Matrix Design Group, Inc.
707 17th Street, Suite 3150
Denver, CO 80202
O 303.572.0200
F 303.572.0202
matrixdesigngroup.com

April 22, 2025

Debbie Bickmire
City of Aurora
Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, CO 80012

RE: Response to Comments
The Aurora Highlands Lennar Phase 2 – Site Plan – First Review
Application Number: DA-2062-68
Case Numbers: 2025-3010-00, 2025-4005-00

Dear Debbie:
Below are the city comments followed by the responses.

Comment
Response:

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns Comment
Comment
1A. Notification was sent to twenty-three (16) adjacent property owners, seven (9) outside agencies, and five (2) registered community associations. Comments were received from three (3) outside agencies and are attached to or included in this letter. No comments were received from adjacent property owners or community associations. Please include responses to each of the comments with your next submittal.
Response: Responses have been provided.

2. Completeness and Clarity of the Application Comment
Letter of Introduction
Comment
2A. Address comments and edits in the letter of introduction
Response: Comments and edits addressed in LOI

Site Plan
Comment
2B. Provide sidewalk access to all alley-loaded lots fronting open space tracts. The access should also connect to the adjacent public streets and guest parking spaces. The front door of each dwelling unit should be accessible to the street without having to walk through the alley.
Response: Sidewalks have been provided with access from the front door of each dwelling unit fronting open space tracts to adjacent public streets and guest parking spaces.

Comment
2C. Lots fronting open spaces are considered green court lots. The green court open space should be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the green court open space. While this area must be landscaped, our expectation is for the green court to provide outdoor activation and gathering spots.

Response: An access path to accommodate pedestrian access has been added to all alley loaded lots. There is limited space for outdoor activation and gathering areas for the lots fronting the open space due to the detention pond. A small amenity area with a bench and boulders has been added off the north side of the access path to fulfill this requirement.

Comment
2D. Each small residential lot shall incorporate a private outdoor space consisting of a minimum of 180 square feet with a minimum width of 10'. Ensure it meets the minimum dimensional requirements. A front yard may be counted toward this requirement if the front yard meets the minimum dimensions, and the space includes a front porch, deck, or similar space with minimum dimensions of six feet by eight feet. Demonstrate on the lot typicals where this will be available for the alley-loaded lot type. A Green Court Dwelling that meets the requirements in Section 146-4.2.3.C has satisfied this common open space requirement.
Response: Private outdoor spaces meeting minimum requirements of 180sqft and a 10ft width for the alley-loaded lots have been labeled and dimensioned on the lot typical. These spaces include a 6ft by 8ft porch that is also labeled and dimensioned.

Comment
2E. The legal does not match the plat. Provide a legal description for this site.
Response: Legal description has been revised.

Comment
2F. Revise the site area to be consistent with the plat area.
Response: Site area has been revised to be consistent with plat area.

Comment
2G. Expand the Location Map to include the intersection of The Aurora Highlands Pkwy and E. 26th Avenue.
Response: Location map has been revised to include TAH Pkwy and 26th intersection.

Comment
2H. Add lines to update the reception numbers for the dedication of the right-of-way for E. 26th Avenue and The Aurora Highlands Parkway. Access to those streets is required to support the development of this area.
Response: Added/revised.

Comment
2I. The minimum width for a front-loaded lot is 45'. Please update all references to lesser dimensions.
Response: References to dimension revised.

Comment
2J. Setbacks for front-loaded lots 50' and wider are the same. Unless the utility design differs, only one lot typical is needed.
Response: Revised. Removed unneeded items.

Comment
2K. Some alley-loaded lots front the street, others front open space. Ensure there are lot typicals for both lot types and show the location(s) of utilities.
Response: Revised to include lot typicals accordingly.

Comment
2L. Why did the loop lane section change from that used in previous site plans. The proposed section does not include an easement wide enough for water and sewer.
Response: Revised section/easement width

Comment
2M. Revise the Lot Key on Sheet 6 to darker colors or to read in black and white. The colors used are too light and won't reproduce.
Response: Revised

Comment
2N. The legal does not match the plat. Provide a legal description for this site. Show, label, and dimension all existing and proposed easements. Include associated subdivision plat information and/or reception numbers for existing easements.
Response: Legal description has been revised. Dimensions for existing and proposed easements have been revised.

Comment
2O. There is an existing drainage easement that runs south of E. 32nd Avenue (see right) that is not shown on the site plan. The easement runs through some of the lots. Show the easement on the site plan, grading, and landscape sheets. Add a note, if applicable, that it is to be removed by a separate document. If it is to remain, revise the lots and landscape accordingly.
Response: Drainage easement shown (matched with plat).

Comment
2P. Please be advised, that future development in Tract E (Filing 1) will be required to have access to N. Jamestown Street and/or E. 28th Avenue. Please add a note on the site plan that "Development in Tract E may require access to N. Jamestown Street and/or E. 28th Avenue subject to a future site plan."
Response: Entrance added @ E 28th Ave and N Kellerman St. Entrance added @ E 27th Ave and N Jamestown St.

Comment
2Q. Provide sidewalk access to the fronts of all alley-loaded lots. Connect this sidewalk to the alley for access to guest parking.
Response: Revised/provided.

Comment
2R. Label all existing and proposed streets. Include the name, right-of-way width, street classification, and reception number. Show full intersections and the names of opposing streets. Expand the plans to include the full intersection of Highlands Creek Parkway and N. Goldbug Street.
Response: Existing and proposed street labels revised/added.

Comment
2S. The legal does not match the plat. Provide a legal description for this site. Label and dimension all internal and adjacent sidewalks. Reference adjacent site plans and include case numbers.
Response: Legal description has been revised. Internal and adjacent sidewalks labeled and dimensioned.

Comment
2T. Identify all adjacent subdivisions. Include name, lot, block tract, area, and reception number.
Response: Addressed.

3. Landscape
Comment
3A. Rearrange landscape sheets in the following order: Landscape Tables, Plant Schedule, Lot Typicals, Landscape Notes, Fencing Plan, and Tree Mitigation Plan.
Response: Landscape sheets have been rearranged accordingly.

Comment
3B. When will the curbside landscape be installed adjacent to Tract E, along N. Jamestown Street and E. 28th Avenue, and by whom?
Response: Builder to install river rock during construction.

Comment
3C. Where is Road A?
Response: Road A has been labeled on key map and all appropriate plans.

Comment
3D. Review the area for Tract K and Tract P. Add a footnote for Tract P to identify the full tract area and the landscape area has been adjusted to remove the parking area.
Response: All tract areas have been reviewed. Footnotes indicating total tract areas, including the detention pond and parking areas, have been added to the landscape tables for tracts G, K and P.

Comment
3E. Remove the PA Area columns from the tables. That is only needed when there is more than one planning area.
Response: PA area columns have been removed from the tables.

Comment
3F. Add lot typicals for lots 80-89' and 90+ and revise the Key Map to show the locations.
Response: Lot typicals for lots 80-89' and 90-100' have been added. Key map has been revised to show the locations of the 90-100' lots, but the other two lots highlighted on the map are 70-79'. We were unable to find lots that were 80-89'.

Comment
3G. There are no duplex lots that are immediately adjacent to a corner, therefore, the side yard landscape can be removed from that typical.
Response: Side yard landscape has been removed from the duplex lot typical.

Comment
3H. Revise the scale/width of the paired home (25') and the 45-49' lot typicals so the plant quantities can be verified.
Response: The widths of the paired home and 45-49' lot typicals have been adjusted to the correct widths and plant quantities updated.

Comment
3I. The maximum percentage of grasses in the curbside landscape is 40%. Planters B and D exceed 40%, which is okay, however, those planters should not be located consecutively. Please review the planter locations to confirm the plant distribution meets the 40% maximum over individual street segments (vs. full street length) as demonstrated with yellow in the image to the right.
Response: Planters A, C and D each have 12 grasses (4 shrub equivalents) and 8 shrubs. If we understand the requirements correctly, this means that these planters count for 12 shrubs each and 4/12 or 33% of the shrub count is fulfilled by grass equivalents. Planter B has 9 grasses (3 shrub equivalents) and 8 shrubs. This means that this planter counts for 11 shrubs total and 3/11 or 27% of the shrub count is fulfilled by grass equivalents. Because each planter is below the 40% maximum grass shrub equivalency requirement, the street segments will be also.

Comment
3J. Specify seedless varieties for trees used in the curbside landscape.
Response: Seedless varieties have been specified for Ohio Buckeye and Kentucky Coffeetree.

Comment
3K. Add landscape buffers where lots back up to streets. Add a buffer table and provide a minimum 20' width, and one tree and ten shrubs per 40 lf. The buffer and tract landscape can overlap; however, the buffer landscape should be distributed to provide adequate buffer behind all lots.
Response: Buffer landscape has been added in the appropriate areas. A buffer table stating the minimum 20' buffer width requirement, the landscape requirements of 1 tree and 10 shrubs per 40lf, and the number of trees, shrubs and grasses in each buffer has been added.

Comment
3L. Verify easement locations and revise the landscape to keep trees out of easements. There appear to be significant conflicts with utilities and trees.
Response: Easement locations have been verified, and trees have been moved out of easements.

Comment
3M. The scale of the Fencing and Wall Plan is too small to read well. Please revise.
Response: The scale of the fencing on the Fencing and Wall Plan has been increased and lines thickened for visibility.

Comment
3N. Columns are required for fences adjacent to arterials and collectors.
Response: Fences next to arterials and collectors have been replaced with masonry walls with columns.

Comment
3O. A masonry fence adjacent to The Aurora Highlands Parkway would be acceptable.
Response: A masonry wall with columns has replaced the open-style picket fence adjacent to The Aurora Highlands Parkway.

Comment
3P. Where is Road A? Add sight triangles.
Response: Road A has been labeled on the key map and all appropriate plans. Sight triangles have been added to landscape plans.

Comment
3Q. Label adjacent site plans provide curbside landscape and include case numbers.
Response: The 26th street curbside landscape has been provided and labeled with RSN number. The curbside landscape for 32nd street has been labeled, but we are still waiting on the plans and case number from Norris.

Comment
3R. See red lines and address all comments and notations.
Response: All redlines, comments and notations have been addressed.

4. Addressing
Comment
4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
Response: Noted, however we have already provided the CAD file to Phil Turner and street names have been received. We can provide again if that is still necessary.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering
Comment
5A. Public streets shall have public street lights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

This information (if it's not already shown) can be added to the street sections.
Response: Revised to include relevant information for streets

Comment
5B. The alley section is 23’ wide but the site plan has 26’ alleys.
Response: Revised to show consistent 26’ sections.

Comment
5C. The minimum inside radius for a fire lane easement is 29 feet.
Response: Per conversations with Will Polk, the fire lane easements have been revised to remove the extensions at the dead ends of the alleys. The hose length requirements of 150 feet will still be met with the revised fire lane easement limits. With the removal of the dead-end extensions, all radii within the easements now meet requirements. Note that per Will’s request, the fire lane edge of the fire lane easement at the corners is 90- degrees (rather than maintaining the minimum 52-foot outside curved radius).

Comment
5D. Remove all the islands within the right-of-way.
Response: Islands removed; plans revised accordingly.

Comment
5E. Provide the case number for 32nd Avenue. In conformance with the recently approved PIP, 32nd shall be approved before the approval of this site plan.
Response: Revised/provided.

Comment
5F. Remove all ramps that don't have a receiving ramp. Crossings should be provided at the right side of a T-intersection per section 4.A.3.c of the 2025 Roadway Manual.
Response: Revised. Removed/added ramps accordingly.

Comment
5G. Show how E. 28th Avenue connects to TAH Parkway.
Response: Revised/connection shown in plans.

Comment
5H. Provide the correct case number for the E. 26th Avenue plans between E-470 to Aerotropolis Parkway. In conformance with the recently approved PIP, E. 26th Avenue, shall be approved before the approval of this site plan.
Response: Revised/provided.

Comment
5I. Provide a minimum 1% slope in the street centerline per Section 7.B of the 2025 Roadway Manual.
Response: variance requested; our goal was to match the existing mass-grade surface which were 0.8% slope @ street centerline, typical.

Comment
5J. Maximum 3% slope up to the intersection 100' per Figure 7.C-1 of the 2025 Roadway Manual.
Response: Noted/ensured.

Comment
5K. Label the slopes in all alleys.
Response: Revised. Slopes labeled in alleys.

Comment
5L. Streetlights will be reviewed and approved with the civil plans.
Response: Noted

Comment
5M. Label the concrete walkway and crusher fines trail details as “Private”.
Response: Revised/updated.

6. Traffic

Site Plan

Comment

6A. Provide stop signs at alleys.

Response: Provided/revised.

Comment

3B. The Jamestown approach to E. 32nd Avenue right lane is a shared through/right. Remove RLMTR and Right ONLY signage.

Response: Revised/removed.

Comment

6C. ADA ramp locations must have receiving ramps.

Response: Repeat comment. See 5F

Comment

6D. Remove pedestrian crossing sign assemblies. They are not needed.

Response: Removed/revised.

Comment

6E. Redirect tapers per SHAC are 15:1.

Response: Taper has been revised to 15:1 redirect

Comment

6F. Revise signage per redline comments.

Response: Revised

Comment

6G. Provide mail kiosk call-outs.

Response: Mail kiosks labeled

Comment

6H. Sight triangles are not required for uncontrolled approaches.

Response: Sight triangles have been removed on N. Jamestown. Only, not 29th place. Looking at this, Do we need to get rid of the site triangles on 29th PL.

Traffic Conformance Letter

Comment

6I. Address comments on redlines.

Response: Comments to be addressed.

7. Fire / Life Safety

Site Plan

Comment

7A. Show the accessible parking provided in the Site Data.

Response: Number of parking stalls and number of ADA parking have been updated in Site Data Block.

Comment

7B. Add fire lane easement to the alley and loop lane sections.

Response: Fire lane easement added to sections accordingly.

Comment

7C. Add/remove signs per comments on the redlines.

Response: Signs added/removed accordingly.

Comment
7D. Provide a 29' inside turning radius for fire lane easements.
Response: Repeat comment. See 5C.

Comment
7E. Show the existing hydrants on E. 26th and E. 32nd Avenues.
Response: Existing hydrants have been added to plans.

Plat
Comment
7F. Provide a 29' inside turning radius for fire lane easements.
Response: Repeat comment. See 5C.

8. <u>Aurora Water</u>
Comment
8A. The site plan will not be approved until Preliminary Drainage Report is approved.
Response: Noted

Comment
8B. Do not specify pipe sizes on the site plan.
Response: Line types have been revised. Pipe sizes have been removed from plans/legend.

Comment
8C. Show meters on all of the lot typicals.
Response: Meters have been added to the typical sections. Revised to maintain at least 36" separation between water meters.

Comment
8D. Ensure there is a 5' horizontal separation is maintained between waterlines and the edge of the gutter.
Response: Utility lines have been revised 5' off of edge of pavement.

Comment
8E. There are a lot of issues with the service lines you are showing. Comments have been added throughout calling out issues, however, some may have been missed. Overall, address the following:

- Keep sanitary service lines out of and away from manholes.
  Response: Addressed/revised.
- Maintain 10 feet between sanitary and water services.
  Response: Addressed/revised.
- Maintain 3 feet between service lines of the same type.
  Response: Addressed/revised.
- Connect service lines perpendicular to the main.
  Response: Addressed/revised
- Sanitary lines cannot bend.
  Response: Addressed/revised.
- If water service is more than five feet from the lot line, make sure there is not conflict with a driveway.
  Response: Service has been revised.

Comment
8F. Relocate text so utilities are not obscured.
Response: Text removed/ revised.

Comment
8G. Relocate valves outside of intersections and crosspans.
Response: All valves have been updated.

Comment
8H. Easements for two utilities must be 26' wide.
Response: Noted. Plans updated.

Comment
8I. Provide a 10' horizontal separation between water and sanitary services.
Response: Addressed.

Comment
8J. Coordinate stubs/connections with adjacent plans.
Response: Noted. Stub/connections to be coordinated with adjacent plans.

9. PROS
Comment
9A. Include ADA-specific play equipment in the playground.
Response: ADA play equipment has been included in both the 2-5 and 5-12 year playgrounds.

Comment
9B. Include more amenities in amenity spaces to receive OS credit.
Response: Locations for amenity spaces seem unusual. Please provide more clarity as to what the requirements state and what kinds of amenities should be provided in these spaces.

Comment
9C. Include activity nodes along the easement trail (Tracts A, V, and R).
Response: Activity nodes have been included along the regional/easement trail at appropriate locations. Some of the amenities for these nodes are included in the Lennar Phase 1 SP. The amenities for the nodes included in this Lennar Phase 2 SP have been labeled to provide more clarity.

Comment
9D. Drainage is not eligible for open space. Remove drainage infrastructure from the open space credit.
Response: Drainage Infrastructure has been removed from the Open Space area calculation.

10. Land Review Services
Site Plan
Comment
10A. Revise the legal description to match the plat.
Response: Legal description revised to match the plat.

Comment
10B. Specify the utility type(s) within all easements on the lot typicals and the plans. All easement types and labels should match the site plan and subdivision plat.
Response: Revised/specified.

Comment
10C. Clarify easements in loop lanes and remove right-of-way references.
Response: Revised. Easements clarified and ROW reference removed.

Comment
10D. Ensure all tracts are labeled, including in alleys.
Response: Revised/labeled accordingly.

Comment
10E. Label all existing easements and include the reception numbers.
Response: Revised/labeled accordingly.

Comment
10F. Revise/trim out easements as noted on the redlines.
Response: Easements trimmed/revised

Comment
10G. Label Tract E or dedicate right-of-way along E. 26th Avenue, Trim U.E. out of exclusive G.E.'s.
Response: ROW being dedicated by plate but not recorded yet. Under DA-2062-39, titled 26th Avenue Subdivision Filing No. 1, Case # 2022-6048-00 U.E trimmed.

Comment
10H. Utility Plans: Manholes should not be located to conflict with road center line control monuments.
Response: Revised.

(Plat)
Comment
10I. Revise ownership to match the title commitment.
Response: Plat has been revised.

Comment
10J. Revise the written legal description and graphics to be consistent.
Response: Plat has been revised.

Comment
10K. Revise/edit text per comments on the redlines.
Response: Plat has been revised.

Comment
10L. Add the note for non-exclusive trail easement access.
Response: Plat has been revised.

Comment
10M. Easements described in notes 12 and 13 must be released or restricted prior to plat approval.
Response: Noted.

Comment
10N. Revise block numbering to be in a logical order.
Response: Revised.

Comment
10O. Clarify access to E. 26th Avenue, i.e. right-of-way dedication or access easement.
Response: ROW being dedicated by plate but not recorded yet. Under DA-2062-39, titled 26th Avenue Subdivision Filing No. 1, Case # 2022-6048-00. Correct Case NO. provided for 26th Ave.

Comment
10P. All easement types and labels should match the site plan and plat.
Response: Revised to match/consistent with plat.

Comment
10Q. Provide access across Tract E (the trail) for E. 28th and E. 29th Avenues.
Response: Revised to provide access.

Comment
10R. Identify all existing and proposed easements for the trail corridor.
Response: Revised/Identified.

Comment
10S. Verify easement widths.
Response: Easement widths verified/updated accordingly.

Comment
10T. Show the information for The Aurora Highlands Subdivision Filing. No. 30 if it will be recorded prior to this plat.
Response: Revised accordingly.

Comment
10U. The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
Response: Noted. Following updated checklist.

Comment
10V. Provide an updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.
Response: Noted. To be provided.

Comment
10W. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
Response: Noted. To be provided.

Comment
10X. Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted no later than your second submittal of the plat.
Response: Noted. To be submitted.

Comment
10Y. Please be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
Response: Noted

11. Revenue/Aurora Water/TAPs
Comment
11A. Storm Drain Development fees due: $100,219.46
Response: Noted

12. Energy & Environment
Comment
12A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface.

The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.
Response: Noted

13. Xcel Energy

Comment

13A. See attached comment letter.

Response: Acknowledged/noted.

14. Aurora Public Schools

Comment

14A. APS agreed to apply the school land dedication requirement for the purpose of calculating cash-in-lieu of land as site plans are approved for the Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, the school obligation for the residential units in the currently approved site plans do not exceed the total planned school land dedication for the overall development.

Response: Noted.

Sincerely,

Jeff Killion, P.E.
Director – Civil Engineering Matrix Design Group, Inc.

cc: 24.1328.015

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

March 7, 2025

Matrix Response

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Debbie Bickmire

Re: The Aurora Highlands Lennar Phase 2, Case # DA-2062-68

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **The Aurora Highlands Lennar Phase 2** and has a **conflict**. The pocket water easements hinder the use of the 10-foot-wide utility easements for dry utilities on the alley side of those lots.

This comment does not align with previous Filings on the Aurora Highlands. 8' wide Pocket Water easements are used on all alley loaded duplex lots. The utility easement is 10' wide

Please be aware PSCo owns ribution facilities along East 26th Av r must complete the application proc vice, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformer/s), the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Matrix Design Group, Inc.
1601 Blake Street, Suite 200
Denver, CO 80202
O 303.572.0200
F 303.572.0202
matrixdesigngroup.com

February 17, 2025

Matrix Response

City of Aurora – Planning Department
Debbie Bickmire
15151 E. Alameda
Parkway, 2nd Floor
Aurora, Colorado 80012

Re: Letter of Introduction for The Aurora Highlands Lennar Phase 2 Site Plan

Ms. Bickmire:

On behalf of the Applicant, Lennar Colorado, I am pleased to submit this Letter of Introduction for Lennar Phase 2 Site Plan at The Aurora Highlands.

fixed.

The following team of consultants has been assembled to complete this application:

Owner / Master Developer: Lennar Colorado Jack Beckwitt 9193 Jamaica Street, 4th Floor Englewood, CO 80112 303.486.5053 Jack.Beckwitt@Lennar.com	**Applicant / Builder:** Lennar Colorado Jack Beckwitt 9193 Jamaica Street, 4th Floor Englewood, CO 80112 303.486.5053 Jack.Beckwitt@Lennar.com	**Civil Engineer:** Matrix Design Group Jeff Killion, P.E. 707 17th Street, STE 3150 Denver, CO 80202 303.226.7832 Jeff_Killion@matrixdesigngroup.com
Planner: Matrix Design Group Tom Kopf 707 17th Street, STE 3150 Denver, CO 80202 303-502-0200 Thomas.Kopf@matrixdesigngroup.com	**Landscape Architect:** Matrix Design Group Tom Kopf 707 17th Street, STE 3150 Denver, CO 80202 303-502-0200 Thomas.Kopf@matrixdesigngroup.com	**Surveyor (for future platting):** Aztec Consultants, Inc. Brady Moorhead 300 E. Mineral Ave, #1 Littleton, CO 80122 303.327.7499 bmoorhead@aztecconsultants.com

Site Location:
Lennar Phase 2 is an 80.7-acre single family residential community located in northeastern Aurora, Colorado. The community is generally located at the northeast corner of 26th Avenue and Warm Springs Avenue in the Aurora Highlands development.

this is the location of Phase 1

revised.

Project Overview:
The project will consist of 361 dwelling units with 267 single family units and 94 alley loaded duplex units.

Amenities:

The site includes a Neighborhood Activity Center (NAC), required nodes along the trails, and sidewalk stubs to the future trail to be located in between PA-79.

Public Art:

Per the MP, no public art is proposed in this application and will be installed and designed by Site Plan at a later date.

Approval Criteria:

A. The application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property.
The proposed Site Plan application retains compliance with the UDO, the approved MP for the community as well as the City's Comprehensive Plan, Aurora Places. The proposal is consistent with Aurora Places Emerging Neighborhoods Placetype as the community provides necessary infrastructure to support a mix of residential options for buyers which in turn will support future, planned retail, restaurants, commercial, and other neighborhood services.

B. The City's existing infrastructure and public improvements, including but not limited to its water, wastewater,street, trail, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the degree practicable.

add a response

revised.

C. Major Site Plans shall be designed to preserve and protect natural areas, ridgelines, swales, natural landforms, water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development and to integrate those areas into site design where practicable.
The design of this Site Plan intends to minimize the impact to the existing topography and maintain the drainage patterns outlined in the approved Master Drainage Study (approved with MP), where applicable. There are no intended negative impacts to environmentally sensitive areas as outlined above.

D. The application will improve or expand multi-modal connections with adjacent sites, neighborhoods, and urban centers.

This site plan is designed to successfully accommodate both pedestrian and vehicular connectivity as outlined in the Traffic Impact Study. We understand that the open space and trail network are key design elements in every development parcel linking residents to community amenities such as nearby parks, schools, and futurecommercial centers.

E. The application is compatible with surrounding uses in terms of size, scale and building façade materials.
This application is compatible with the surrounding uses as represented in the MP and other master studies.

F. The application mitigates any adverse impacts on the surrounding area to the degree practicable.
There are no anticipated adverse impacts associated with the proposed Site Plan application.

Adjustments:

No adjustments are being requested at this time.

We look forward to working with the City of Aurora on the review and approval of these next phases of The Aurora Highlands. Feel free to contact me with any questions or request for additional information.

Sincerely,

Jeff Killion, PE
Matrix Design Group, Inc.

cc: 24.1099.010, Task 2.0

Matrix Design Group, Inc.
707 17th Street Suite 3150
Denver, CO 80202
O 303.572.0200
matrixdesigngroup.com

2025-03-07 (DJK) reviewed, minor comment to show correct In/Out values of previous Duplex daily traffic.

January 23, 2025

Matt Hopper
Aerotropolis Area Coordinating Metropolitan District
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

2025-04-16 MATRIX DESIGN GROUP RESPONSES

RE: The Aurora Highlands - Lennar Phase 2 Traffic Conformance Letter

Dear Mr. Hopper,

Matrix Design Group, Inc. (Matrix) is pleased to present this letter to investigate the traffic impacts of the Lennar Phase 2 project located at the northwest corner of 26th Avenue and The Aurora Highlands Parkway in the Aurora Highlands development. This 80.7-acre development was previously studied as PA 80-1 and PA 80-2 in *The Aurora Highlands Filings 7 Phases 1-3 DR Horton TIS* (2020). According to this study a total of 382 dwelling units was anticipated for this area, including 284 single-family detached units, and 98 Duplex/Townhomes. The latest site plan shows a total of 361 units, including 267 single family detached units, and 94 Duplex/Townhomes. Matrix can confirm that the total site trips for this development have been reduced compared to what was previously studied in the 2020 TIS. Table 1 below shows the comparison between the previous study (2020) and the latest site plan.

Would be 358/359

Table 1 – Trip Generation Comparison

2020 Study *(ITE Trip Generation Manual 10th Edition)*														
ITE Code- Land Use	**Unit**	**Value**		**AM**				**PM**				**DAILY**		
				IN	**OUT**	**TOTAL**		**IN**	**OUT**	**TOTAL**		**IN**	**OUT**	**TOTAL**
210 - Single Family Detached	Dwelling Units	284		54	156	210		179	105	284		1,341	1,341	2,681
215 - Duplex/Townhome	Dwelling Units	98		10	35	45		35	21	56		717	717	717
TOTAL		**382**		**64**	**191**	**255**		**214**	**126**	**340**		**1,699**	**1,699**	**3,398**
Current *(ITE Trip Generation Manual 11th Edition)*														
ITE Code- Land Use	**Unit**	**Value**	**Equation**	**AM**			**Equation**	**PM**			**Equation**	**DAILY**		
				IN	**OUT**	**TOTAL**		**IN**	**OUT**	**TOTAL**		**IN**	**OUT**	**TOTAL**
210 - Single Family Detached	Dwelling Units	267	Ln(T) = 0.91 Ln(X) + 0.12	46	137	183	Ln(T) = 0.94 Ln(X) + 0.27	158	93	251	Ln(T) = 0.92 Ln(X) + 2.68	1,245	1,245	2,490
215 - Duplex/Townhome	Dwelling Units	94	T = 0.52(X) - 5.70	11	32	43	T = 0.60(X) - 3.93	31	22	53	T = 7.62(X) - 50.48	333	333	666
TOTAL		**361**		**57**	**169**	**226**		**189**	**115**	**304**		**1,578**	**1,578**	**3,156**
DIFFERENCE		**-21**		**-7**	**-22**	**-29**		**-25**	**-11**	**-36**		**-121**	**-121**	**-242**

Therefore, the results of the previous traffic study are valid and no additional analysis is necessary.

Thank you for reviewing our traffic letter. The inbound/outbound traffic from the previous study has been revised

Regards,

COLORADO LICENSED
SCOTT BARNHART
37447
PROFESSIONAL ENGINEER

Scott D. Barnhart, P.E., PTOE
Deputy Director of Transportation Service
01/23/2025

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISIO
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 23

(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2025 Subdivision Plat Checklist Item 19.b.

(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2025 Subdivision Plat Checklist Item #19.a.

(**Advisory Comment**) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. **Please check these items before sending the plat in for recording.**

Comments Noted. Thank You.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 AS RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089309, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Addressed

LEGAL DESCRIPTION CONTINUED ON SHEET 2.

Lots, Blocks, and Tracts?

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO TRACTS RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER:

AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

Match the ownership shown in the title commitment. The commitment only shows one owner?

BY: _____

BY: _____

NAME: _____

IT'S: _____

Title Commitment is old. A new title commitment has been ordered. Owner names shown are correct.

STATE OF _____)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20_____ AD. BY _____,

AS _____, OF _____, A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER:

MILLROSE PROPERTIES COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

BY: _____

NAME: _____

IT'S: _____

STATE OF _____)
)SS
COUNTY OF _____)

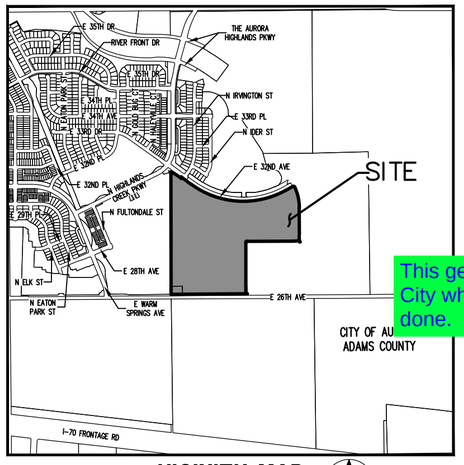
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20_____ AD. BY _____,

AS _____, OF _____ INC., A NEVADA CORPORATION, MANAGER OF LENNAR COLORADO, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
SCALE 1" = 2000'
NORTH

This gets filled in by the City when signatures are done.

SH

SHEET 1	COVER SHEET
SHEET 2	LEGAL DESCRIPTION,
SHEET 3	COVENANTS, GENERAL NOTES, LEGENDS
SHEETS 4	BOUNDARY SHEET
SHEETS 5-22	LOT DETAIL SHEETS
SHEET 23	LINE AND CURVE TABLES

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS ____ DAY OF _____, 20__ AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

_____ _____
CITY ENGINEER DATE

_____ _____
PLANNING DIRECTOR DATE

Date will be added when we get closer to this Plat recording

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 20_____.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FOR REVIEW
DO NOT RECORD

BRADY J. MOORHEAD, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 38668
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

AzTec Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24 Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	N/A
SHEET 1 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

DEDICATION – LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29, WHENCE THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 BEARS NORTH 00°08'27" WEST, A DISTANCE OF 2,666.98 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID WEST LINE, NORTH 00°08'27" WEST, A DISTANCE OF 57.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°08'27" WEST, A DISTANCE OF 2,282.61 FEET TO THE SOUTHERLY BOUNDARY OF TRACT N AS DEPICTED ON THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 RECORDED JULY 25, 2023, AT RECEPTION NO. 2023000042190, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING 4 COURSES;

1. SOUTH 60°11'11" EAST, A DISTANCE OF 123.37 FEET;
2. SOUTH 53°35'11" EAST, A DISTANCE OF 110.07 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 79.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 57°12'54" EAST;
3. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'32", AN ARC LENGTH OF 2.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF EAST 32ND AVENUE AS SHOWN ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9;

THENCE ALONG THE SOUTHERLY RIGHT–OF–WAY OF EAST 32ND AVENUE AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 AND THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19 AS RECORDED DECEMBER 27, 2024, AT RECEPTION NO. 2024000072010, IN SAID OFFICIAL RECORDS AND THE EASTERLY EXTENSION THEREOF THE FOLLOWING 3 COURSES;

1. NON–TANGENT TO SAID CURVE, SOUTH 53°35'11" EAST, A DISTANCE OF 227.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,635.00 FEET;
2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°28'44", AN ARC LENGTH OF 1,868.52 FEET;
3. TANGENT TO SAID CURVE, NORTH 60°56'05" EAST, A DISTANCE OF 149.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 25.00 FEET;

THENCE DEPARTING SAID EASTERLY EXTENSION, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°51'22", AN ARC LENGTH OF 40.95 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 902.00 FEET;

DEDICATION – LEGAL DESCRIPTION CONTINUED:

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°58'17", AN ARC LENGTH OF 393.12 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°14'17" EAST, A DISTANCE OF 488.15 FEET;

THENCE SOUTH 04°23'19" WEST, A DISTANCE OF 56.44 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,090.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 86°48'08" EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°07'24", AN ARC LENGTH OF 97.47 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 81°40'44" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°43'14", AN ARC LENGTH OF 37.84 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 84°57'29" WEST, A DISTANCE OF 80.56 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 532.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°54'03", AN ARC LENGTH OF 45.51 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 89°51'33" WEST, A DISTANCE OF 835.72 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°08'27" EAST, A DISTANCE OF 936.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°15'51", AN ARC LENGTH OF 39.39 FEET;

THENCE NON–TANGENT TO SAID CURVE, SOUTH 89°35'42" WEST, A DISTANCE OF 1,417.13 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 80.692 ACRES, (3,514,945 SQUARE FEET), MORE OR LESS.

97.38?

28'18"?

Graphics shows C3 = 5°07'07"?

Addressed. Revised curve line work. C3 tag now is correct.

Addressed

on a line 57.00 feet northerly of and parallel with the south line of said Southwest Quarter of Section 29?

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	N/A
SHEET 2 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA OR ("CITY");

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE [illegible]DS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

Comment Noted. Thank You!

May require 1/2 road improvement dedication if 27.00' of additional ROW gets granted along E. 26th Avenue.

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING – FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HEREINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIALMEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

COVENANTS:

AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. 2024000018661

4/10/2024

Addressed

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. 2024000018661

4/10/2024

Addressed

THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY , AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

Addressed

Non-exclusive trail easements are hereby granted to the City of Aurora for the purpose of maintaining, reconstructing, and using such trails together with the right of ingress and egress, provided the City shall not interfere with any other structures or improvements.

These easements will need to be released or restricted prior to plat approval.

Not Addressed. These easements have been on every Plat within this project. Per the language in the the telecommunication easement document the blanket telecommunication easement within the area being platted by this Plat will get revised to what telecommunication easements are being dedicated by this Plat after the Plat records, so no this easement does not need to be released.

Per the language in the temp construction easement document the blanket temp construction easement that falls within the area being platted by this Plat automatically gets released by the recording of this Plat, so a separate release of this easement is not needed.

GENERAL NOTES:

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DES[illegible] AS FIRE LANES AND EMERGENCY AND SERVICE [illegible] – FIRE LANE".

Not Addressed.This is the B.O.B. line not a call out to a section corner

2. BEARINGS ARE BASED ON THE ASSUMED BEARING OF NORTH 00°08'27" WEST, A DISTANCE OF 2,666.98 FEET ALONG THE WEST LINE OF THE SOUTHWEST Corner? OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3" BRASS CAP STAMPING ILLEGIBLE 2.5' ± BELOW THE SURFACE IN A RANGE BOX PER MONUMENT RECORD BY PLS 38318 AND ACCEPTED SEPTEMBER 30, 2018 AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 29, AND A FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON, T3S, 1/4, S30-S29, R65W, 2018, PLS 38318" DOWN 0.8' BELOW THE SURFACE IN A RANGE BOX PER MONUMENT RECORD BY PLS 38318 AND ACCEPTED ON OCTOBER 31, 2018 AT THE WEST QUARTER CORNER OF SAID SECTION 29, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

West?

3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

4. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.

5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

6. FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-999653A-2-CO, DATED MARCH 27, 2024 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.

7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.

Gap?

Addressed

8. ALL OWNERS OF LOTS ADJACENT TO EAST 32ND AVENUE, EAST 29TH PLACE, , EAST 28TH AVENUE, EAST 27TH PLACE, EAST 26TH PLACE, EAST 26TH AVENUE, NORTH IRVINGTON STREET, NORTH IRVINGTON COURT, NORTH IDER STREET, NORTH JACKSON STREET, NORTH JAMESTOWN STREET, NORTH KEWAUNEE STREET, NORTH KELLERMAN STREET, AND NORTH LANGDALE STREET, SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

9. TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, AND Y ARE TO BE PRIVATELY OWNED AND MAINTAINED.

10. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.

11. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.

12. A TELECOMMUNICATIONS EASEMENT RECORDED OCTOBER 17, 2019 AT RECEPTION NO. 2019000089102 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.

13. A TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED JULY 10, 2019 AT RECEPTION NO. 2019000053755 COVERS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE, THEREFORE IS NOT A PLOTTABLE ITEM.

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24 Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	N/A
SHEET 3 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 23

W 1/4 COR. SEC. 29, T3S, R65W, 6TH P.M., FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON, T3S, 1/4, S30-S29, R65W, 2018, PLS 38318" DOWN 0.8' BELOW THE SURFACE IN A RANGE BOX PER MONUMENT RECORD BY PLS 38318 AND ACCEPTED ON OCTOBER 31, 2018

NORTH LINE OF THE SW 1/4 OF SEC. 29

E 32ND AVE
(78' WIDE PUBLIC ROW)
REC. NO. 2023000042190

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

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

E 32ND AVE
(78' WIDE PUBLIC ROW)
REC. NO. 2024000072010

TRACT B
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19
REC. NO. 2024000072010

TRACT A
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19
REC. NO. 2024000072010

TRACT N
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9
REC. NO. 2023000042190

78'
L1
C2
C1
S57°12'54"E
(RADIAL)
Addressed
3

N60°56'05"E
149.01'
Δ=93°51'22"
R=25.00'
L=40.95'
Δ=24°58'17"
R=902.00'
L=393.12'

Block numbering should be in logical order?
Addressed
4?
Addressed

Δ=65°28'44" R=1635.00' L=1868.52'
L=1200.00'
L=668.52'

TRACT A
TRACT B
TRACT W
TRACT C
TRACT D
TRACT G
TRACT X
TRACT E
TRACT F
TRACT H
TRACT I
TRACT J
TRACT K
TRACT P
TRACT Y
TRACT N
TRACT M
TRACT L
TRACT O
TRACT V

E 29TH PL

N IRVINGTON ST

1082.61'

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

(BASIS OF BEARINGS)
WEST LINE OF THE SW 1/4 OF SEC. 29
N00°08'27"W 2666.98'

EAST LINE OF THE SW 1/4 OF SEC. 29

S00°14'17"E 488.1

L4
N86°48'08"E
(RADIAL)
C3

E 28TH AVE

TRACT S
TRACT Q
TRACT T
TRACT R
TRACT U

N IRVINGTON CT
N IDER ST
N JACKSON GAP ST
N JAMESTOWN ST
N KEWAUNEE ST
N KELLERMAN ST
N LANGDALE ST

Illegible
Addressed

S89°51'33"W 835.72'
Δ=90°00'00"
R=15.00'
L=23.56'
C5
L5
S81°28'18"W
(RADIAL)

SEE SHEET 23
FOR LINE AND
CURVE TABLES

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

SE 1/4 SEC. 30, T.3S., R.65W., SIXTH P.M.

SW 1/4 SEC. 29, T.3S., R.65W., SIXTH P.M.

SE 1/4 SEC. 29, T.3S., R.65W., SIXTH P.M.

N00°08'27"W 2282.61'
1200.00'

E 27TH PL
E 26TH PL

S00°08'27"E 936.90'

Addressed

I understand this is to be dedicated for ROW. Add a note and leave a line for the reception number. It will be required prior to recordation of this plat.

Addressed

Record shows 3" Diameter Galvenized pipe?

Δ=90°15'51"
R=25.00'
L=39.39'

POINT OF BEGINNING

N00°08'27"W
57.00' (TIE)

617.13'

S89°35'42"W 1417.13'

60' 30'

N89°35'42"E 2645.72'
SOUTH LINE OF THE SW 1/4 OF SEC. 29

30'

E 26TH AVE
(60' WIDE PUBLIC ROW)
ROAD PETITION #622, BOOK 5 OF B.O.A.C.C.

POINT OF COMMENCEMENT
SW COR. SEC. 29, T3S, R65W, 6TH P.M.,
FOUND 3" BRASS CAP STAMPING ILLEGIBLE 2.5'± BELOW THE SURFACE IN A RANGE BOX PER MONUMENT RECORD BY PLS 38318 AND ACCEPTED ON SEPTEMBER 30, 2018

S 1/4 COR. SEC. 29, T3S, R65W, 6TH P.M., FOUND 5/8" ALUMINUM ROD WITH A 3" BRASS CAP STAMPED "CITY OF AURORA LS 16848, T3S, 1/4, 29-32, R65W, (1989)" 1.0± BELOW THE SURFACE IN A RANGE BOX PER MONUMENT RECORD ACCEPTED JUNE 14, 1989 BY PLS 16848

Addressed
per written basis of bearing "#6 Rebar with"

No Access across Tract E? Dedicate ROW?

Addressed

MONUMENT SYMBOL LEGEND

- ○ SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- ● FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- FOUND SECTION CORNER AS SHOWN HEREON
- △ MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2024.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

0' 100' 200' 400'
SCALE: 1" = 200'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 200'
SHEET 4 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 23

All easement types and labels should match between the site plan and subdivision plat.

Comment Noted. Thank You!

Addressed

Exclusive G.E. should continue. (Typical)

Site Plan calls for a 10' Regional Trail? Easement?

Addressed

Has the 72' temporary easement and the 30' non-exclusive easement been released?

No these easements will not be released and do not affect any proposed Lots.

E 29th Pl will continue through on the TAH Filing No. 33 Plat we are currently preparing

Access across Tract E? or Filing No. 33?

Comment Noted. We do not prepare the Site Plan but I will let the project engineer know.

Addressed

Bold exterior boundary labels. (Typical)

this easement is not shown on the site plan. Is it to be vacated?

Has the existing 10' U.E. been released?

Does not appear to be off Record. Will dedicate a 10 UE by this Plat

Site Plan Calls for Water and Sanitary Sewer also?

Tract W is Water, Sanitary Sewer, and private access in it's entirety?

Addressed

65°28'44"?

Addressed

1868.52'?

Addressed

Does U.E. need to continue through Tract?

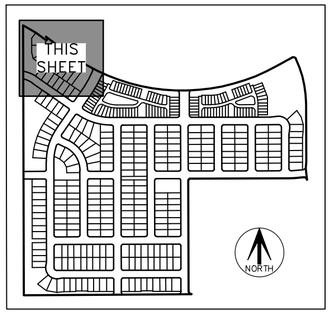
Addressed

SEE SHEET 4 FOR MONUMENT LEGEND

SEE SHEET 23 FOR LINE AND CURVE TABLES

SEE SHEET 16

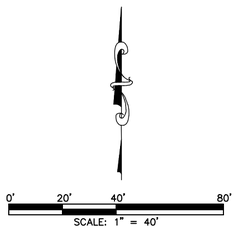
SEE SHEET 6



KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER
	23' FIRE LANE EASEMENT



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 40'
SHEET 5 OF 23	

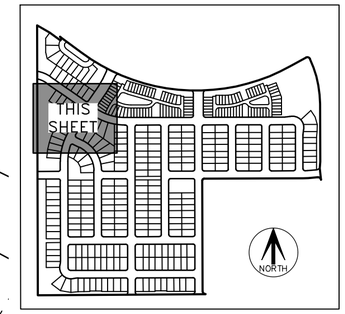
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 23

SEE SHEET 5

SEE SHEET 5



KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

(BASIS OF BEARINGS)
WEST LINE OF THE SW 1/4 OF SEC. 29
S00°08'27"E 2666.98'

N00°08'27"W 2282.61'

780.67'

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

SW 1/4 SEC. 29, T.3S., R.65W., SIXTH P.M.

TRACT V
109,737 SF
2.519 AC

E. 29TH PLACE
(64' WIDE PUBLIC ROW)

N. IRVINGTON STREET
(PUBLIC ROW WIDTH VARIES)

N. IRVINGTON COURT
(64' WIDE PUBLIC ROW)

TRACT E

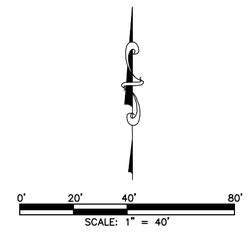
TRACT F

SEE SHEET 4
FOR MONUMENT
LEGEND

SEE SHEET 23
FOR LINE AND
CURVE TABLES

SEE SHEET 12

SEE SHEETS 16-19
FOR ANNOTATION



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 7

SEE SHEET 7

AzTec Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

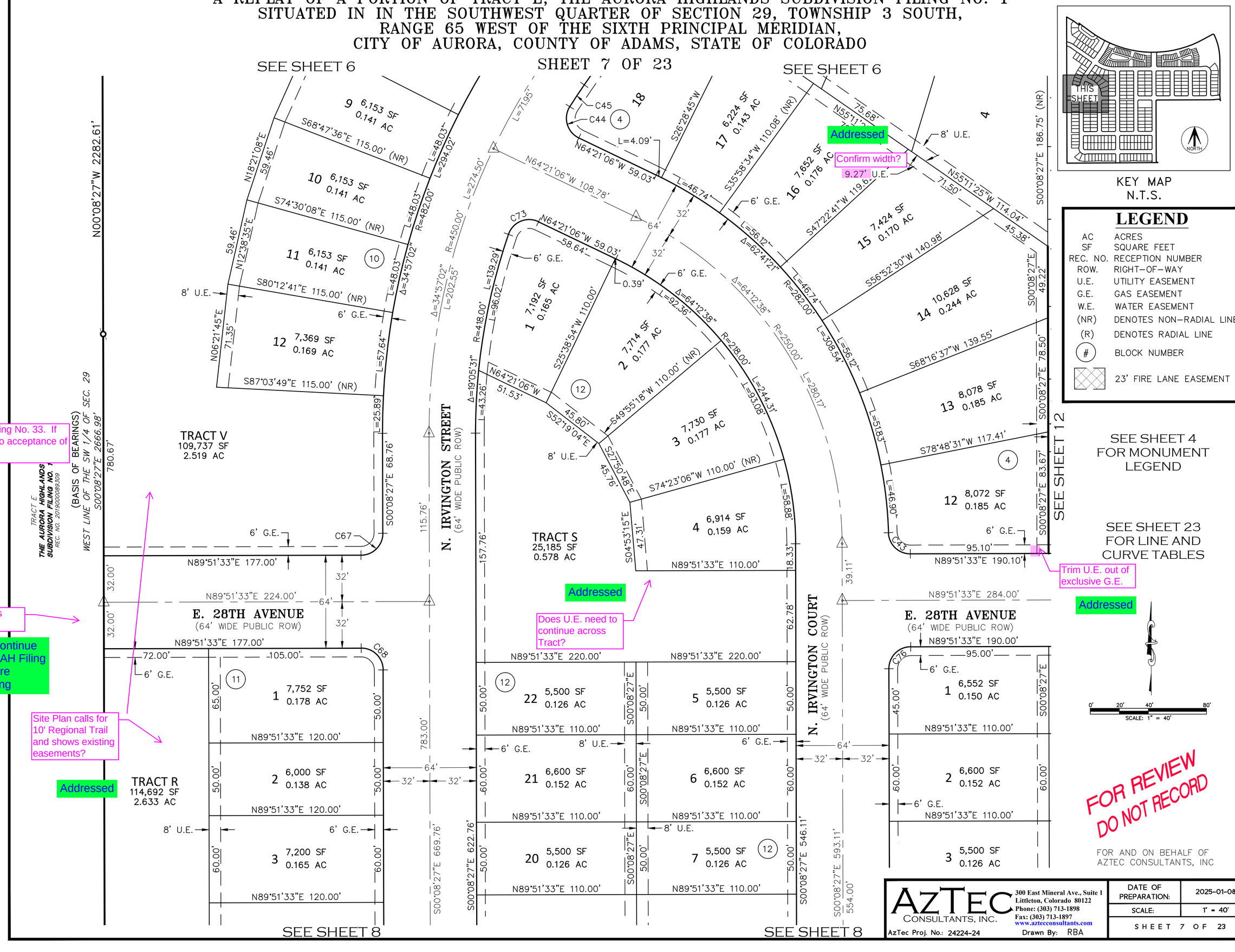
AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 40'
SHEET 6 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 23



KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

SEE SHEET 4
FOR MONUMENT
LEGEND

SEE SHEET 23
FOR LINE AND
CURVE TABLES

Trim U.E. out of exclusive G.E.

Comment Noted. Thank You!

Site Plan shows TAH Filing No. 33. If this will be platted prior to acceptance of this plat show that filing.

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 40'
SHEET 7 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

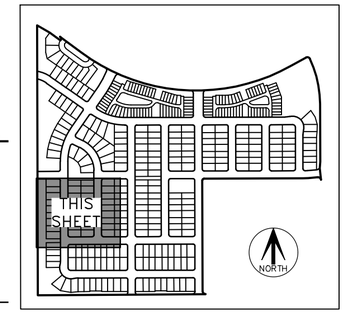
A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Once F33 gets recorded line work will be added

Tract E or TAH Filing No. 33?

10' Regional Trail and existing Easements?

Addressed



KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

SEE SHEET 4
FOR MONUMENT
LEGEND

SEE SHEET 23
FOR LINE AND
CURVE TABLES

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 40'
SHEET 8 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 23

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

Once F33 gets recorded line work will be added

Tract E or TAH Filing No. 33?

All easements of record are shown.

Show and label all existing easements to include recording information.

10' Regional Trail Easement?

Addressed

POINT OF BEGINNING

740.10'

S89°35'42"W 1417.13'

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

57'

POINT OF COMMENCEMENT
SW COR. SEC. 29, T3S, R65W, 6TH P.M.,
FOUND 3" BRASS CAP STAMPING ILLEGIBLE 2.5'± BELOW THE SURFACE IN A RANGE BOX
PER MONUMENT RECORD BY PLS 38318 AND ACCEPTED ON SEPTEMBER 30, 2018

N00°08'27"W 57.00' (TIE)

SOUTH LINE OF THE SW 1/4 OF SEC. 29
S89°35'42"W 2645.72'

E 26TH AVE
(60' WIDE PUBLIC ROW)
ROAD PETITION #622, BOOK 5 OF B.O.A.C.C.

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

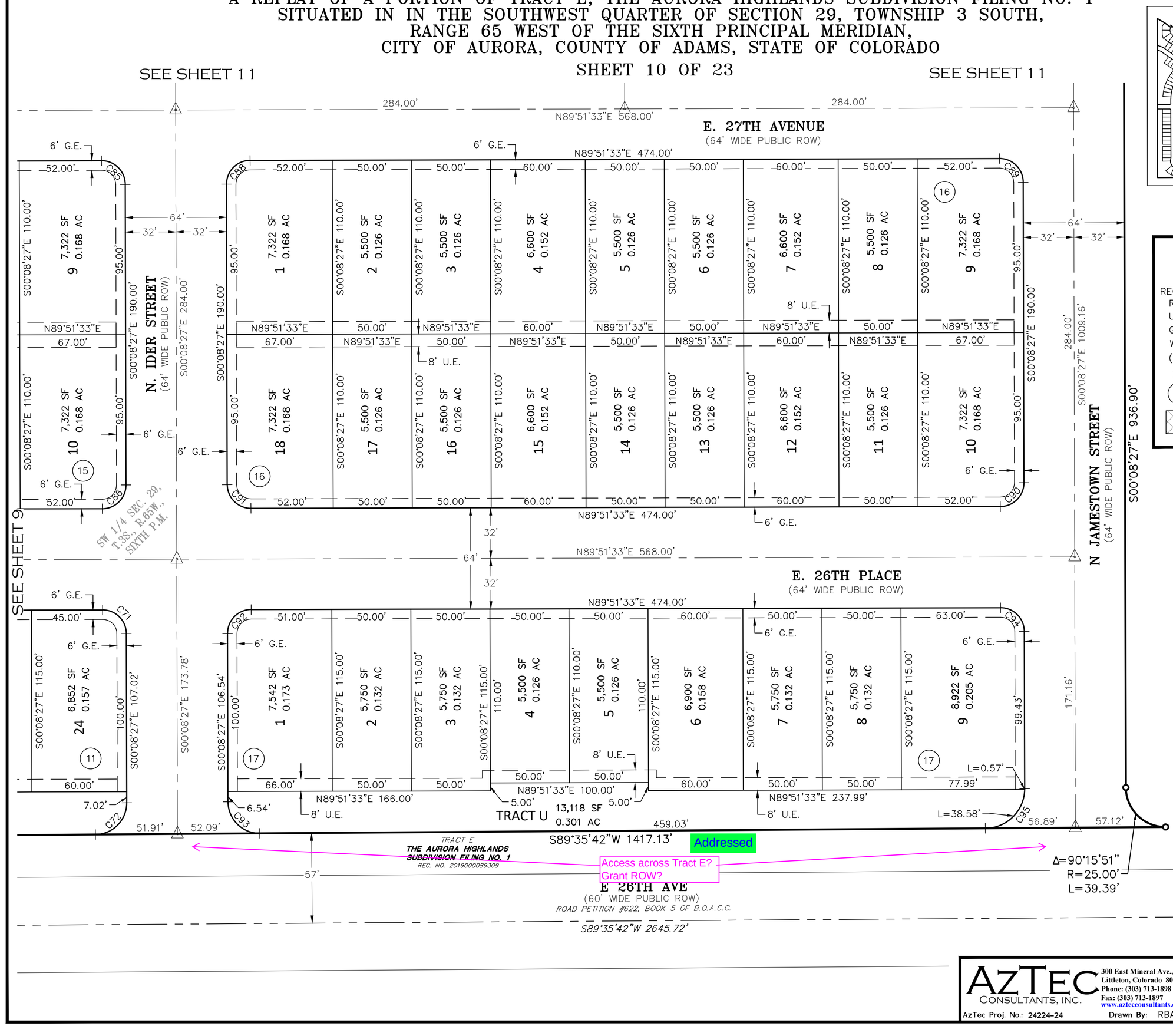
AzTec Proj. No.: 24224-24
Drawn By: RBA

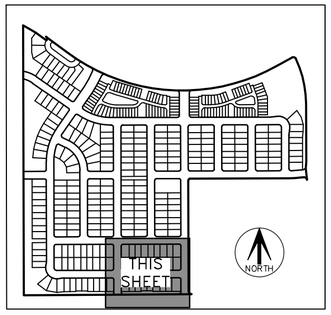
DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 40'
SHEET 9 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 10 OF 23





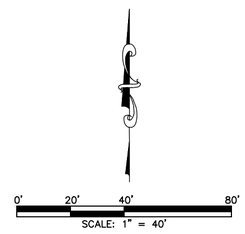
KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

SEE SHEET 4 FOR MONUMENT LEGEND

SEE SHEET 23 FOR LINE AND CURVE TABLES



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

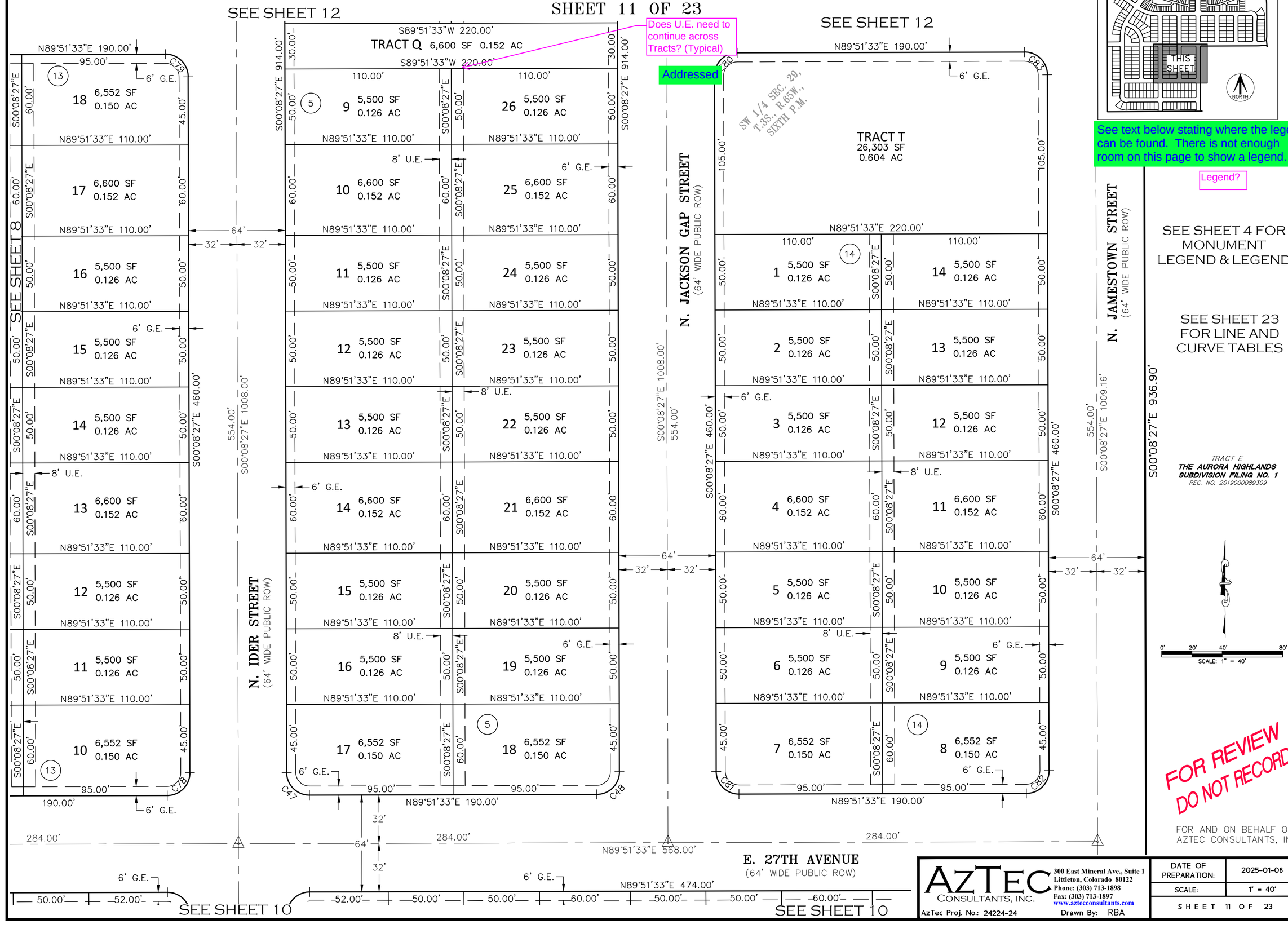
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 40'
SHEET 10 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 11 OF 23



See text below stating where the legend can be found. There is not enough room on this page to show a legend.

Legend?

SEE SHEET 4 FOR MONUMENT LEGEND & LEGEND

SEE SHEET 23 FOR LINE AND CURVE TABLES

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

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

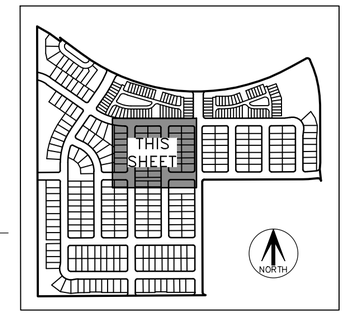
DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 40'
SHEET 11 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 18

SEE SHEET 19



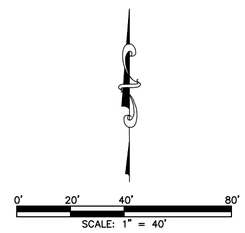
KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

SEE SHEET 4
FOR MONUMENT
LEGEND

SEE SHEET 23
FOR LINE AND
CURVE TABLES



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 6

SEE SHEET 7

SEE SHEET 13

SEE SHEET 11

SEE SHEET 11

N. IDER STREET (64' WIDE PUBLIC ROW)

N. JACKSON GAP STREET (64' WIDE PUBLIC ROW)

E. 29TH PLACE (64' WIDE PUBLIC ROW)

E. 28TH AVENUE (64' WIDE PUBLIC ROW)

TRACT Q 6,600 SF 0.152 AC

TRACT T 26,303 SF 0.604 AC

SW 1/4 SEC. 29, T.3S., R.65W., SIXTH P.M.

Overplotting?

Addressed

Addressed

Addressed

Trim U.E. out of exclusive G.E. (Typical)

Does U.E. need to continue across Tracts? (Typical)

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

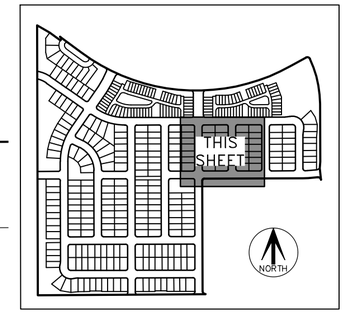
DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 40'
SHEET 12 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 19

SEE SHEET 20



KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

S89°51'33"W 676.13'
S89°51'33"W 676.13'
S89°51'33"W 797.00'
284.00'
284.00'
284.00'
32'
64'
32'

E. 29TH PLACE
(64' WIDE PUBLIC ROW)

N. KEWAUNEE STREET
(64' WIDE PUBLIC ROW)

N. JAMESTOWN STREET
(64' WIDE PUBLIC ROW)

E. 28TH AVENUE
(64' WIDE PUBLIC ROW)

S89°51'33"W 190.00'
N89°51'33"E 110.00'
S00°08'27"E 454.00'
S00°08'27"E 360.00'
95.00'
50.00'
60.00'
65.00'
70.00'
45.00'
55.00'
6' G.E.
8' U.E.

Block 7		Block 8	
1	7,102 SF 0.163 AC	1	7,102 SF 0.163 AC
2	5,500 SF 0.126 AC	2	5,500 SF 0.126 AC
3	5,500 SF 0.126 AC	3	5,500 SF 0.126 AC
4	6,600 SF 0.152 AC	4	6,600 SF 0.152 AC
5	5,500 SF 0.126 AC	5	5,500 SF 0.126 AC
6	5,500 SF 0.126 AC	6	5,500 SF 0.126 AC
7	7,102 SF 0.163 AC	7	7,102 SF 0.163 AC
8	7,102 SF 0.163 AC	8	7,102 SF 0.176 AC
9	5,500 SF 0.126 AC	9	5,500 SF 0.126 AC
10	5,500 SF 0.126 AC	10	5,500 SF 0.126 AC
11	6,600 SF 0.152 AC	11	6,600 SF 0.152 AC
12	5,500 SF 0.126 AC	12	5,500 SF 0.126 AC
13	5,500 SF 0.126 AC	13	5,500 SF 0.126 AC
14	6,552 SF 0.150 AC	14	7,102 SF 0.163 AC

TRACT T
26,303 SF
0.604 AC

Δ=90°00'00"
R=15.00'
L=23.56'

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

N89°51'33"E 882.72'
S89°51'33"W 835.72'

SW 1/4 SEC. 29, T.3S., R.65W., SIXTH P.M.

SEE SHEET 12

SEE SHEET 14

SEE SHEET 11

SEE SHEET 4
FOR MONUMENT
LEGEND

SEE SHEET 23
FOR LINE AND
CURVE TABLES

0' 20' 40' 80'
SCALE: 1" = 40'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

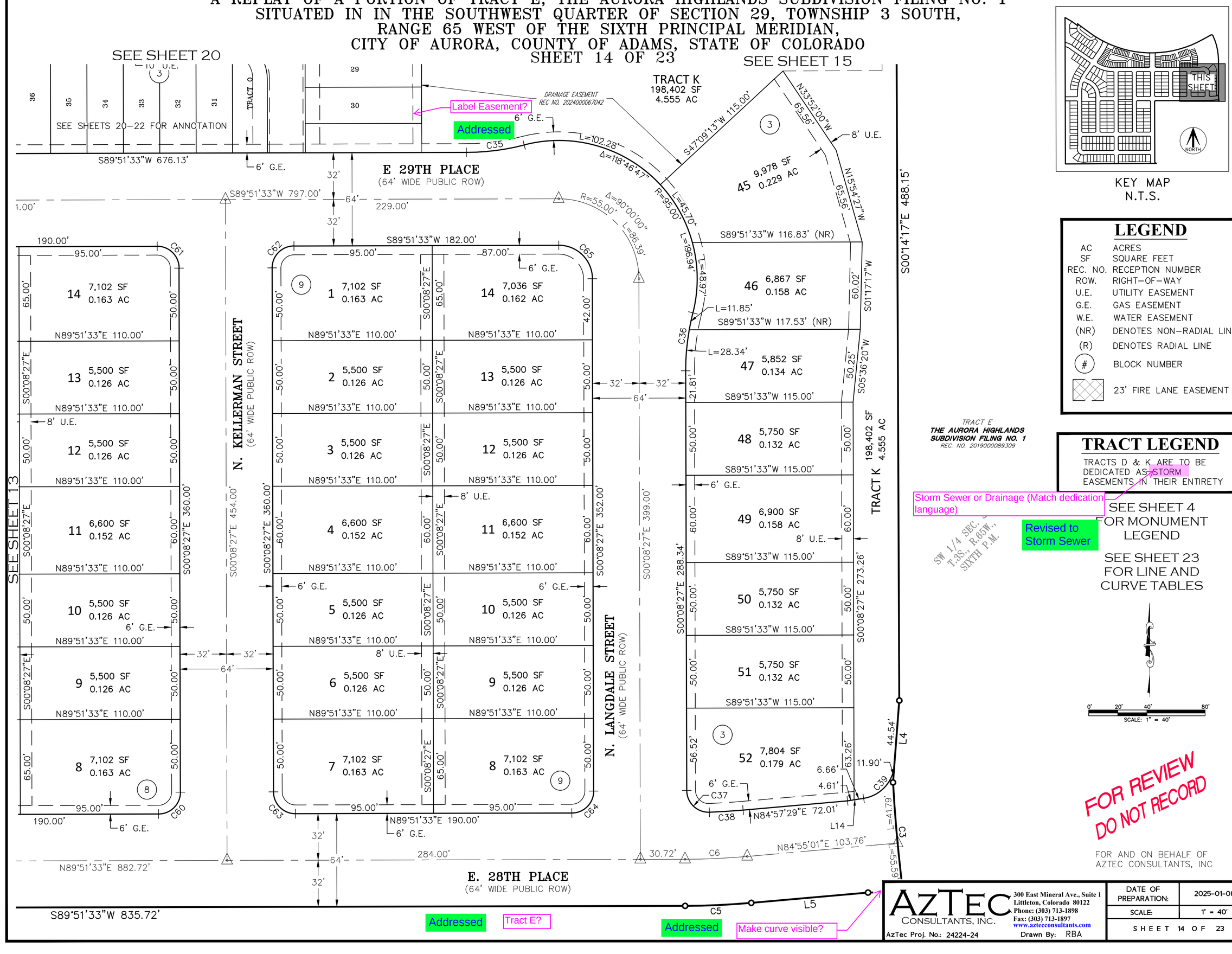
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 40'
SHEET 13 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 14 OF 23



KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

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

TRACT LEGEND

TRACTS D & K ARE TO BE DEDICATED AS STORM EASEMENTS IN THEIR ENTIRETY

Storm Sewer or Drainage (Match dedication language)

Revised to Storm Sewer

SW 1/4 SEC. 29, T.3S., R.65W., SIXTH P.M.

SEE SHEET 4 FOR MONUMENT LEGEND

SEE SHEET 23 FOR LINE AND CURVE TABLES

FOR REVIEW
DO NOT RECORD

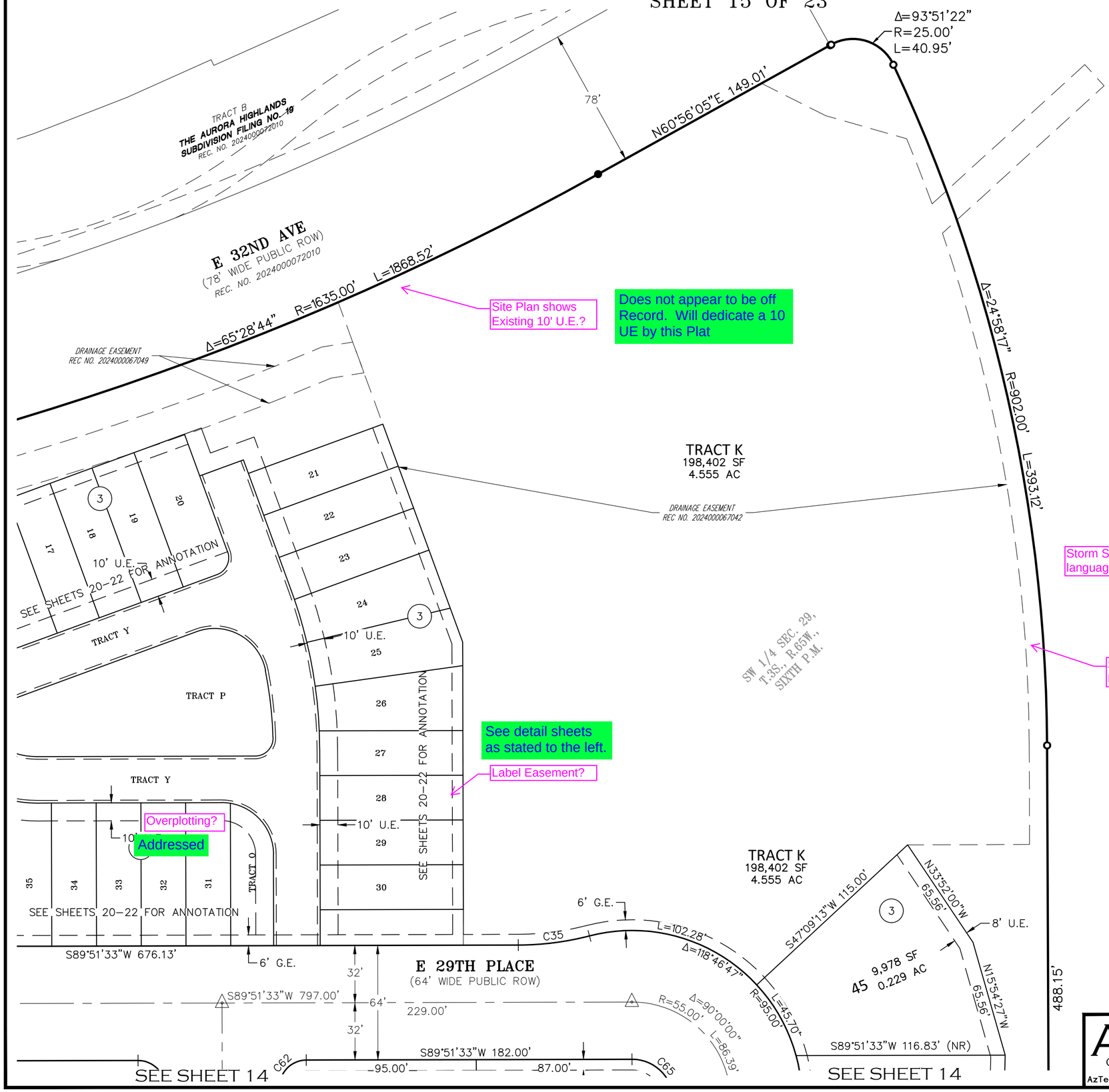
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

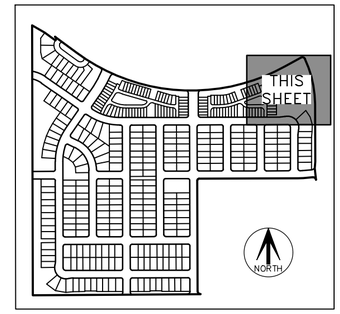
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 40'
SHEET 14 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 23





KEY MAP
N.T.S.

LEGEND

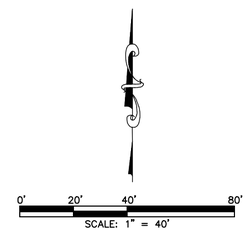
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

TRACT LEGEND

TRACTS D & K ARE TO BE DEDICATED AS STORM EASEMENTS IN THEIR ENTIRETY

SEE SHEET 4 FOR MONUMENT LEGEND

SEE SHEET 23 FOR LINE AND CURVE TABLES



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

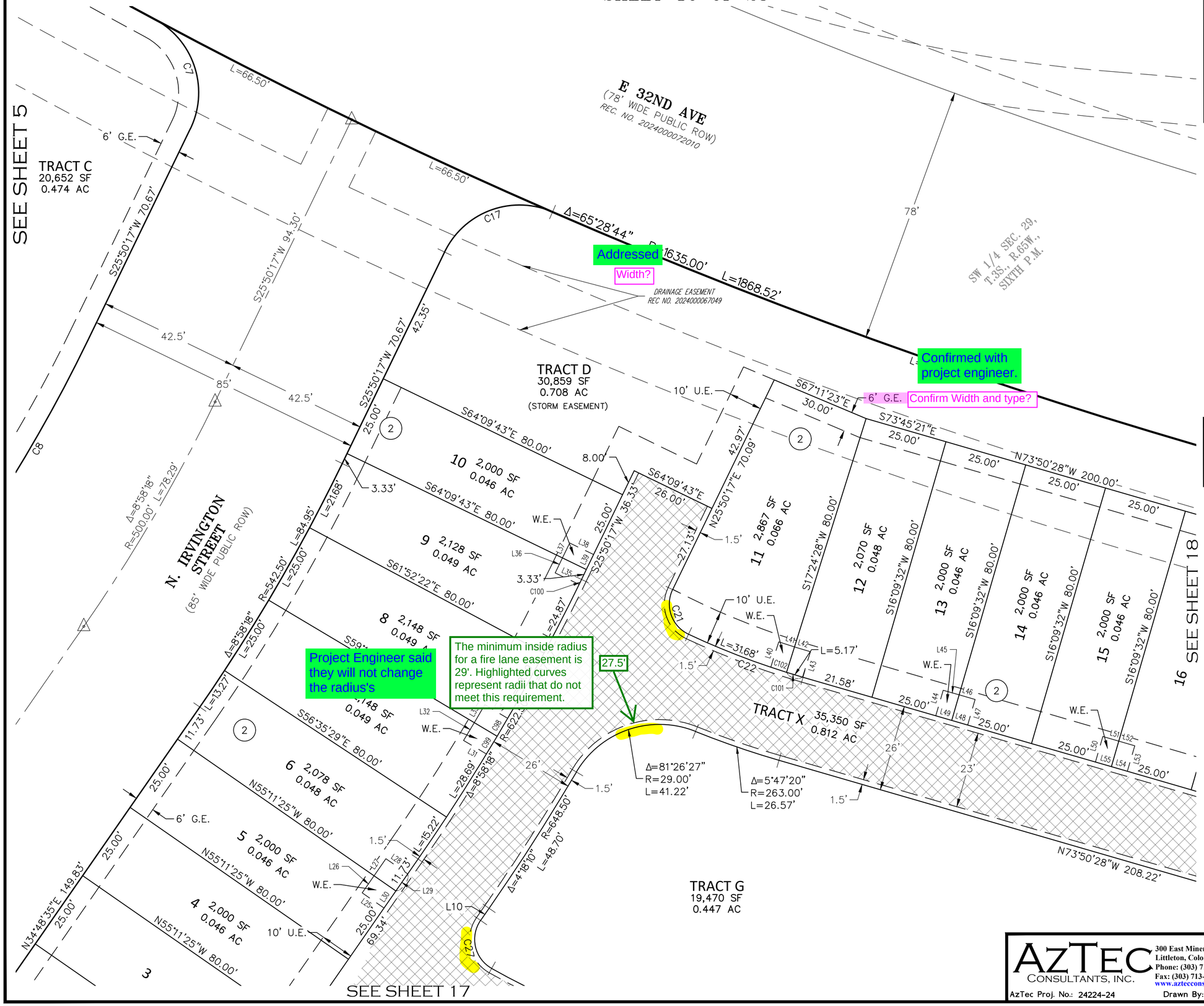
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

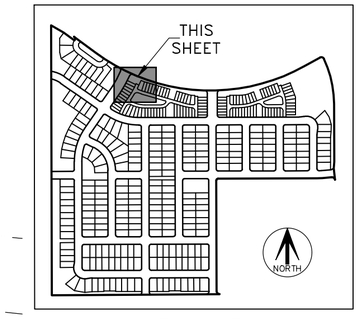
AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 40'
SHEET 15 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 16 OF 23





KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	27' FIRE LANE EASEMENT

Addressed

Tract X is an Access, Water and Sanitary Sewer Easement in it's entirety?

TRACT LEGEND

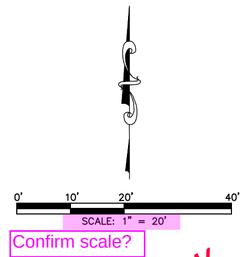
TRACTS D & K ARE TO BE DEDICATED AS STORM EASEMENTS IN THEIR ENTIRETY

Storm Sewer or Drainage (Match dedication language) Typical)

SEE SHEET 4
NUMENT
END

Revised to Storm Sewer

SEE SHEET 23
FOR LINE AND
CURVE TABLES



Confirm scale?

Confirmed

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

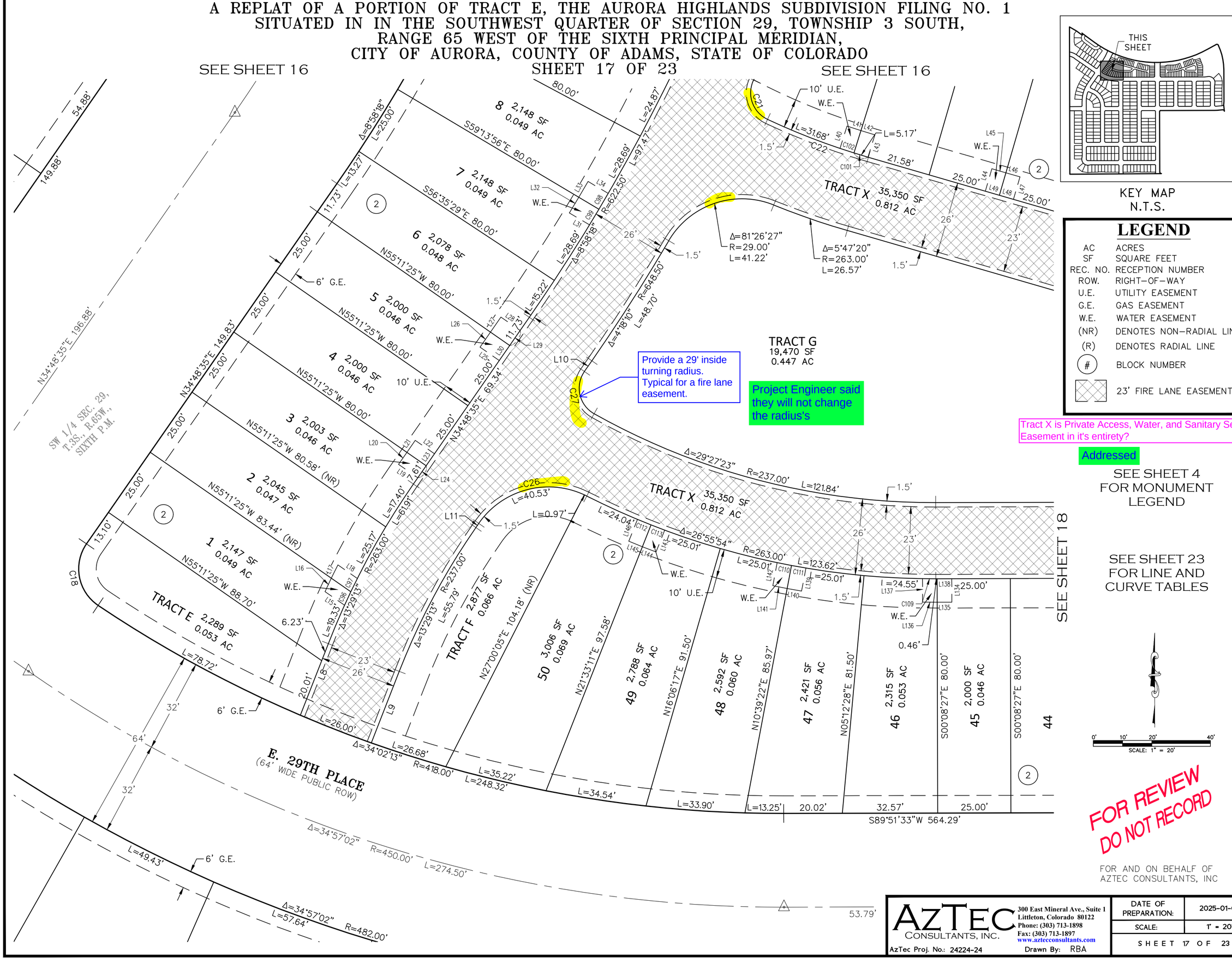
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 20'
SHEET 16 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 17 OF 23



LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

Tract X is Private Access, Water, and Sanitary Sewer Easement in it's entirety?

Addressed

SEE SHEET 4 FOR MONUMENT LEGEND

SEE SHEET 23 FOR LINE AND CURVE TABLES

0' 10' 20' 40'
SCALE: 1" = 20'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

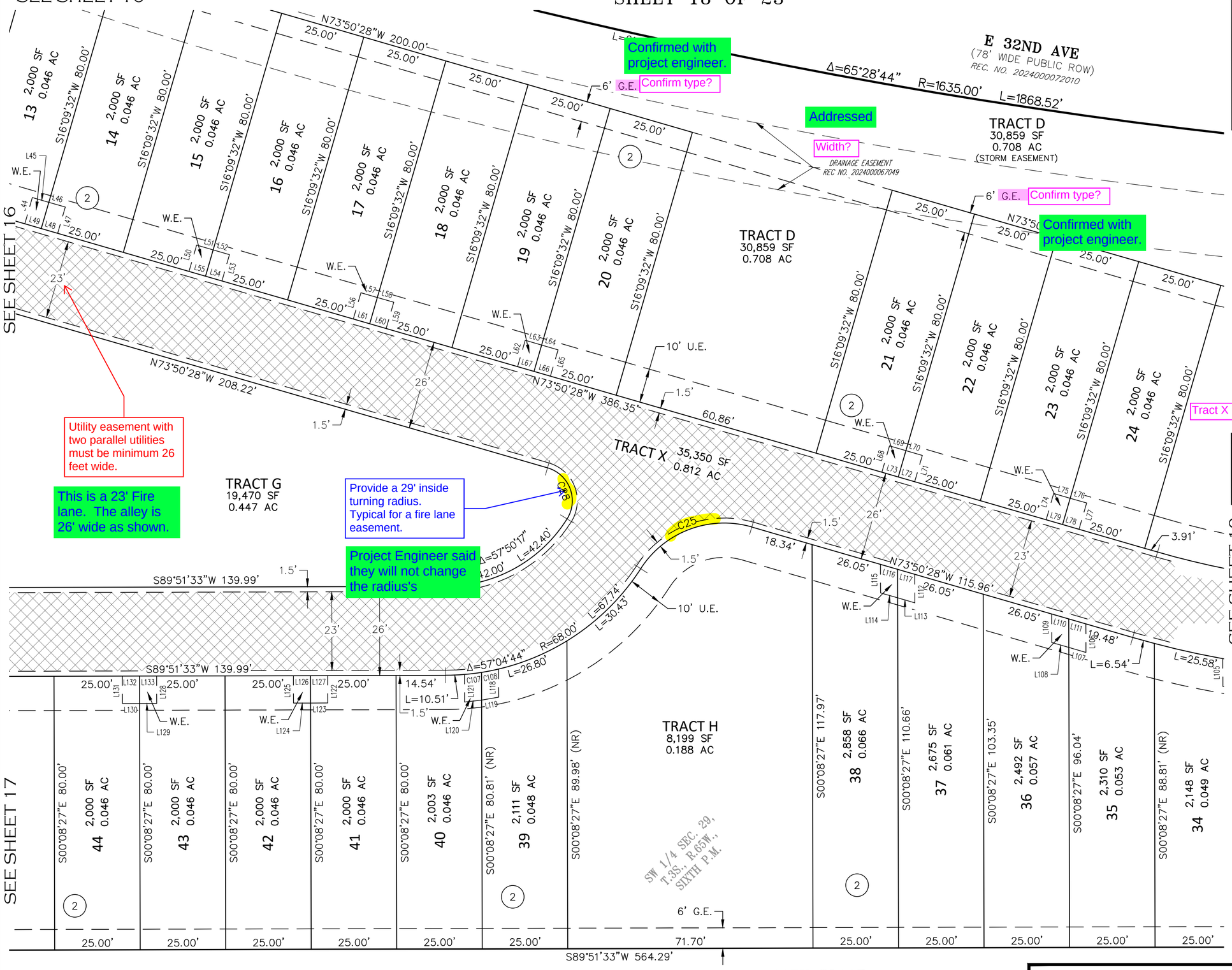
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 20'
SHEET 17 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 18 OF 23



Confirmed with project engineer.

Confirm type?

Addressed

Width?

Confirmed with project engineer.

Utility easement with two parallel utilities must be minimum 26 feet wide.

This is a 23' Fire lane. The alley is 26' wide as shown.

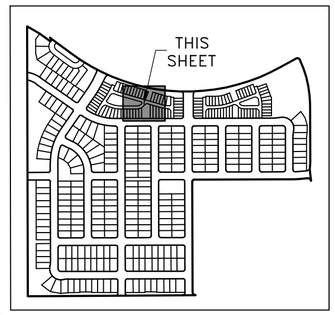
Provide a 29' inside turning radius. Typical for a fire lane easement.

Project Engineer said they will not change the radius's

Tract X is an Access and Water Easement in it's entirety?

Storm Sewer

Revised to Storm Sewer



KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER

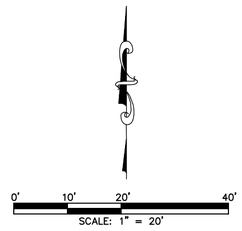
23' Addressed SEMENT

TRACT LEGEND

TRACTS D & K ARE TO BE DEDICATED AS STORM EASEMENTS IN THEIR ENTIRETY

SHEET 4
NUMENT
LEGEND

SEE SHEET 23
FOR LINE AND
CURVE TABLES



FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

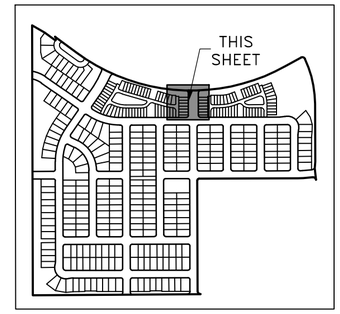
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 20'
SHEET 18 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 19 OF 23



KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' F SEMENT

Addressed

Tract X is an Access and Water Easement in it's entirety?

TRACT LEGEND

TRACTS D & K ARE TO BE DEDICATED AS STORM EASEMENTS IN THEIR ENTIRETY

Storm Sewer

Revised to Storm Sewer

SEE SHEET 4
UMENT
LEGEND

SEE SHEET 23
FOR LINE AND
CURVE TABLES

SCALE: 1" = 20'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

E 32ND AVE
(78' WIDE PUBLIC ROW)
REC. NO. 2024000072010

SW 1/4 SEC. 29, T.3S., R.65W., SIXTH P.M.

L=619.66' Δ=65°28'44" R=1635.00' L=1868.52' L=747.56'
L=66.67' L=66.34'

C20 C29

DRAINAGE EASEMENT
REC NO. 2024000067049

TRACT D
30,859 SF
0.708 AC
(STORM EASEMENT)

TRACT K
198,402 SF
4.555 AC
(STORM EASEMENT)

N. JAMESTOWN STREET
(85' WIDE PUBLIC ROW)

SEE SHEET 18

S16°09'32"W 80.00'
N77°05'33"W 25.00'
N86°46'22"W 30.00'
S89°51'33"W 26.00'
N89°51'33"E 80.00'
S08°27'09"W 80.00'
S00°08'27"E 69.97'
S00°08'27"E 61.97'
S00°08'27"E 187.72'
S00°08'27"E 258.81'
S00°08'27"E 188.65'
S00°08'27"E 178.00'
S00°08'27"E 88.81' (NR)
S00°08'27"E 83.46' (NR)
S00°08'27"E 80.43' (NR)
S00°08'27"E 51.87'
S89°51'33"W 564.29'
S89°51'33"W 676.13'

25	2,440 SF	0.056 AC
26	2,874 SF	0.066 AC
27	2,000 SF	0.046 AC
28	2,000 SF	0.046 AC
29	2,000 SF	0.046 AC
30	2,000 SF	0.046 AC
31	2,000 SF	0.046 AC
32	2,000 SF	0.046 AC
34	2,148 SF	0.049 AC
33	2,045 SF	0.047 AC
TRACT I	1,761 SF	0.040 AC
TRACT J	1,552 SF	0.036 AC
6	2,000 SF	0.046 AC
5	2,000 SF	0.046 AC
4	2,000 SF	0.046 AC
3	2,000 SF	0.046 AC
2	2,000 SF	0.046 AC
1	2,000 SF	0.046 AC
TRACT L	1,552 SF	0.036 AC

L=31.88' Δ=15°24'49" R=237.00' L=31.88' L=63.76'
Δ=11°52'42" R=263.00' L=54.52' L=25.58' L=22.40' L=2.79' L=40.53'

Project Engineer said they will not change the radius's

6' G.E. 10' U.E. W.E. 1.5' 23' 26' 8.00' 32.72' 33.65' 25.00' 20.00' 5.00' 3.91' 85' 42.5'

E. 29TH PLACE
(64' WIDE PUBLIC ROW)

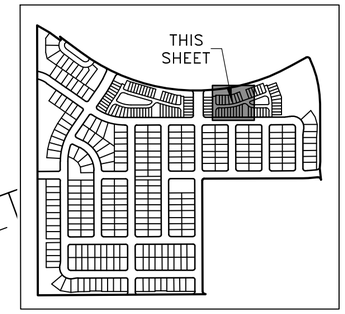
AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 20'
SHEET 19 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 20 OF 23



KEY MAP
N.T.S.

SEE SHEET 22

E 32ND AVE
(78' WIDE PUBLIC ROW)
REC. NO. 2024000072010

Δ=65°28'44" R=1635.00' L=1868.52'

TRACT K
198,402 SF
4.555 AC
(STORM EASEMENT)

Width?
DRAINAGE EASEMENT
REC NO. 2024000067049

Addressed

Addressed

SW 1/4 SEC. 29, T.3S., R.65W., SIXTH P.M.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' Addressed ASEMENT

Provide a 29' inside turning radius. Typical for a fire lane easement.

Project Engineer said they will not change the radius's

Tract Y is an Access and Water Easement in it's entirety?

TRACT LEGEND

TRACTS D & K ARE TO BE DEDICATED AS STORM EASEMENTS IN THEIR ENTIRETY

Storm Sewer

Revised to Storm Sewer

SEE SHEET 4 FOR MON LEGEND

SEE SHEET 23 FOR LINE AND CURVE TABLES

0' 10' 20' 40'
SCALE: 1" = 20'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

SEE SHEET 19

SEE SHEET 21

E. 29TH PLACE
(85' WIDE PUBLIC ROW)

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

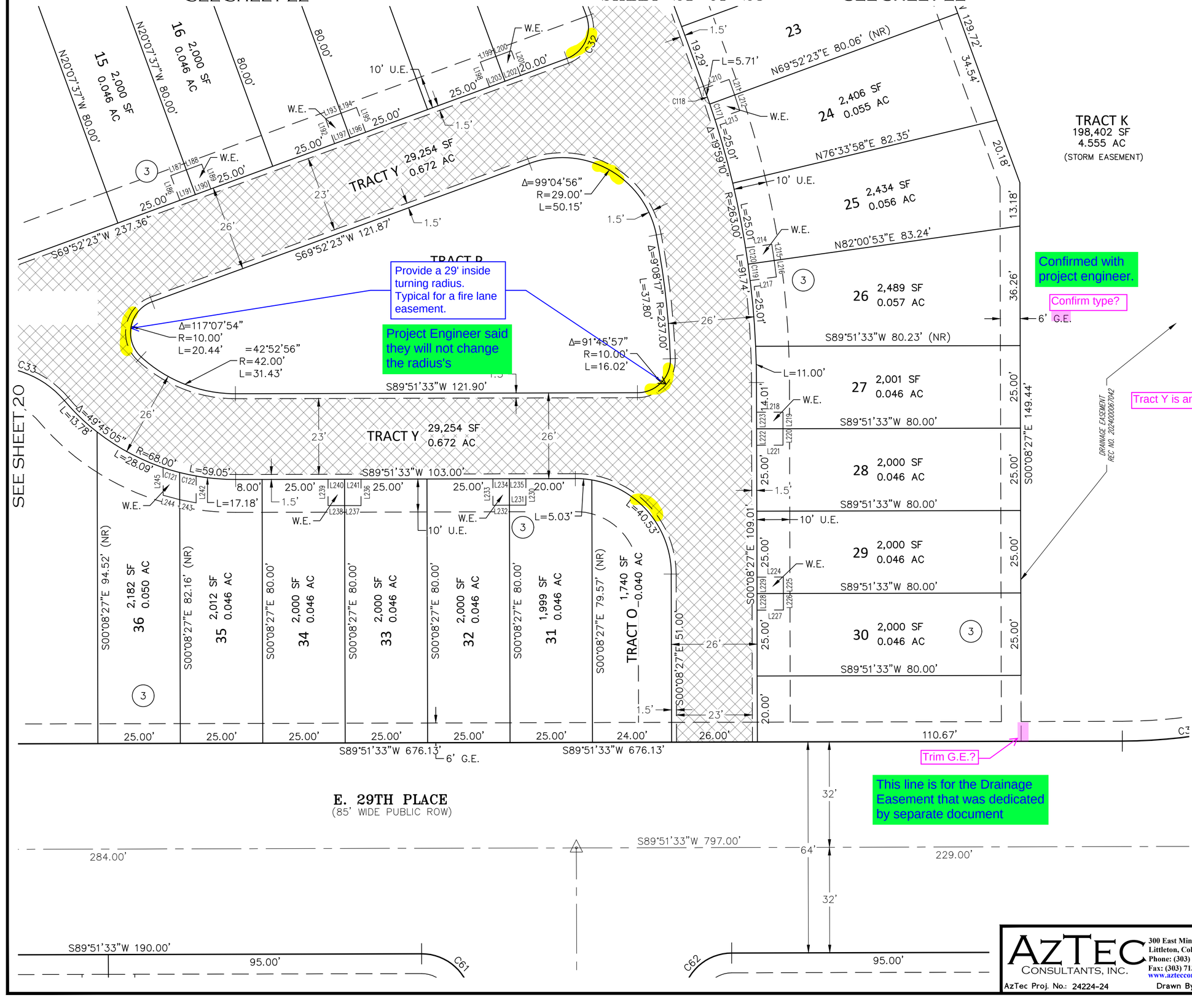
AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 20'
SHEET 20 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 21 OF 23



Provide a 29' inside turning radius. Typical for a fire lane easement.

Project Engineer said they will not change the radius's

Confirmed with project engineer.

Confirm type?

Tract Y is an Access and Water Easement in it's entirety?

Trim G.E.?

This line is for the Drainage Easement that was dedicated by separate document

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER
	23' FIRE LANE EASEMENT

Addressed

TRACT LEGEND

TRACTS D & K ARE TO BE DEDICATED AS STORM EASEMENTS IN THEIR ENTIRETY

Storm Sewer

Revised to Storm Sewer

SEE SHEET 4 FOR MONUMENT LEGEND

SEE SHEET 23 FOR LINE AND CURVE TABLES

SCALE: 1" = 20'

DRAINAGE EASEMENT REC NO. 2024000061042

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

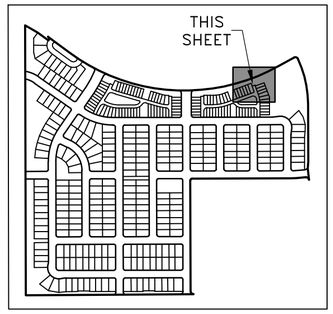
AzTec Consultants, Inc.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 20'
SHEET 21 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 22 OF 23



KEY MAP
N.T.S.

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
W.E.	WATER EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
(#)	BLOCK NUMBER
	23' FIRE LANE EASEMENT

Addressed

Tract Y is an Access, Water, and Sanitary Sewer Easement in it's entirety?

TRACT LEGEND

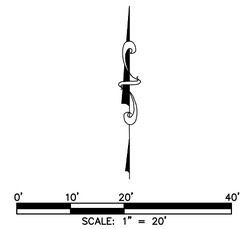
TRACTS D & K ARE TO BE DEDICATED AS STORM EASEMENTS IN THEIR ENTIRETY

Storm Sewer

Revised to Storm Sewer

SEE SHEET 4 FOR MONUMENT LEGEND

SEE SHEET 23 FOR LINE AND CURVE TABLES



E 32ND AVE
(78' WIDE PUBLIC ROW)
REC. NO. 2024000072010

78'

Δ=65°28'44" R=1635.00' L=1868.52'

L=747.56'

TRACT K
198,402 SF
4.555 AC
(STORM EASEMENT)

DRAINAGE EASEMENT
REC NO. 2024000067049

SW 1/4 SEC. 29, T.3S., R.65W., SIXTH P.M.

DRAINAGE EASEMENT
REC NO. 2024000067042

Confirmed with project engineer.

Confirm type?

6' G.E.

S69°52'23"W 155.00'

N69°52'23"E 80.00'

S69°52'23"W 26.00'

8.00'

30.00'

24.88'

25.00'

N20°07'37"W 70.00'

N20°07'37"W 80.00'

N20°07'37"W 77.29'

45.12'

23'

1.5'

W.E.

10' U.E.

20.00'

C32

19.29'

L=5.71'

C117

L=25.01'

Δ=19°59'00"

R=263.00'

L=25.01'

C120

C119

L=91.74'

Project Engineer said they will not change the radius's

Δ=99°04'56"
R=29.00'
L=50.15'

TRACT Y
29,254 SF
0.672 AC

TRACT P
8,295 SF
0.190 AC

21 2,000 SF 0.046 AC

22 2,000 SF 0.046 AC

23 2,000 SF 0.046 AC

24 2,406 SF 0.055 AC

25 2,434 SF 0.056 AC

20 2,379 SF 0.055 AC

19 2,000 SF 0.046 AC

18 2,000 SF 0.046 AC

17 2,000 SF 0.046 AC

16 2,000 SF 0.046 AC

15 2,000 SF 0.046 AC

N69°52'23"E 80.00'

N69°52'23"E 80.06' (NR)

N76°33'58"E 82.35'

N82°00'53"E 83.24'

N20°07'37"W 129.72'

34.54'

20.18'

13.18'

S69°52'23"W 237.36'

S69°52'23"W 121.87'

55.94'

26'

SEE SHEET 21

SEE SHEET 21

TRACT K
198,402 SF
4.555 AC
(STORM EASEMENT)

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	1" = 20'
SHEET 22 OF 23	

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 40

A REPLAT OF A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1
SITUATED IN IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 23 OF 23

Per closure and written?
Delta = 5°07'24"
L = 97.47

Addressed

LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°11'11"E	123.37'
L2	S53°35'11"E	110.07'
L3	S53°35'11"E	227.14'
L4	S04°23'19"W	56.44'
L5	S84°57'29"W	80.56'
L6	S16°28'13"E	28.60'
L7	S14°22'39"W	16.42'
L8	S21°19'22"W	26.24'
L9	S21°19'22"W	26.24'
L10	N34°48'35"E	4.45'
L11	N34°48'35"E	1.70'
L12	S55°11'25"E	4.07'
L13	S89°51'33"W	6.79'
L14	N81°08'39"E	11.26'
L15	N55°11'25"W	8.13'
L16	N25°16'25"E	5.06'
L17	N26°20'38"E	5.06'
L18	N55°11'25"W	8.08'
L19	N55°11'25"W	8.00'
L20	N34°48'35"E	5.00'
L21	N34°48'35"E	5.00'
L22	S55°11'25"E	8.00'
L23	N34°48'35"E	5.00'
L24	N34°48'35"E	5.00'
L25	N55°11'25"W	8.00'
L26	N34°48'35"E	6.25'
L27	N34°48'35"E	6.25'
L28	S55°11'25"E	8.00'
L29	N34°48'35"E	6.25'
L30	N34°48'35"E	6.25'
L31	S59°13'56"E	8.00'
L32	N31°03'33"E	6.25'
L33	N30°28'35"E	6.25'
L34	N59°13'56"W	8.00'
L35	S64°09'43"E	8.00'
L36	N25°51'51"E	5.00'
L37	N25°50'17"E	5.00'
L38	S64°09'43"E	8.00'
L39	N25°50'17"E	5.00'
L40	S17°24'28"W	8.00'
L41	S71°58'00"E	5.00'
L42	S73°13'04"E	5.00'
L43	N17°24'28"E	8.00'
L44	S16°09'32"W	8.00'
L45	S73°50'28"E	5.00'
L46	S73°50'28"E	5.00'
L47	N16°09'32"E	8.00'
L48	S73°50'28"E	5.00'
L49	S73°50'28"E	5.00'
L50	S16°09'32"W	8.00'

LINE TABLE		
LINE	BEARING	LENGTH
L51	S73°50'28"E	5.00'
L52	S73°50'28"E	5.00'
L53	N16°09'32"E	8.00'
L54	S73°50'28"E	5.00'
L55	S73°50'28"E	5.00'
L56	S16°09'32"W	8.00'
L57	S73°50'28"E	5.00'
L58	S73°50'28"E	5.00'
L59	N16°09'32"E	8.00'
L60	S73°50'28"E	5.00'
L61	S73°50'28"E	5.00'
L62	S16°09'32"W	8.00'
L63	S73°50'28"E	5.00'
L64	S73°50'28"E	5.00'
L65	N16°09'32"E	8.00'
L66	S73°50'28"E	5.00'
L67	S73°50'28"E	5.00'
L68	S16°09'32"W	8.00'
L69	S73°50'28"E	5.00'
L70	S73°50'28"E	5.00'
L71	N16°09'32"E	8.00'
L72	S73°50'28"E	5.00'
L73	S73°50'28"E	5.00'
L74	S16°09'32"W	8.00'
L75	S73°50'28"E	5.00'
L76	S73°50'28"E	5.00'
L77	N16°09'32"E	8.00'
L78	S73°50'28"E	5.00'
L79	S73°50'28"E	5.00'
L80	S08°27'09"W	8.00'
L81	S80°55'19"E	5.00'
L82	S82°10'23"E	5.00'
L83	N08°27'09"E	8.00'
L84	S89°51'33"W	8.00'
L85	N00°08'27"W	5.00'
L86	N00°08'27"W	5.00'
L87	N89°51'33"E	8.00'
L88	S00°08'27"E	5.00'
L89	S00°08'27"E	5.00'
L90	S89°51'33"W	8.00'
L91	N00°08'27"W	5.00'
L92	N00°08'27"W	5.00'
L93	N89°51'33"E	8.00'
L94	S00°08'27"E	5.00'
L95	S00°08'27"E	5.00'
L96	S89°51'33"W	8.00'
L97	N00°08'27"W	5.00'
L98	N00°08'27"W	5.00'
L99	N89°51'33"E	8.00'
L100	S00°08'27"E	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L101	S00°08'27"E	5.00'
L102	S00°08'27"E	8.08'
L103	S81°38'58"E	5.06'
L104	S80°34'44"E	5.06'
L105	S00°08'27"E	8.13'
L106	S00°08'27"E	8.34'
L107	S73°50'28"E	5.21'
L108	S73°50'28"E	5.21'
L109	S00°08'27"E	8.34'
L110	N73°50'28"W	5.21'
L111	N73°50'28"W	5.21'
L112	S00°08'27"E	8.34'
L113	S73°50'28"E	5.21'
L114	S73°50'28"E	5.21'
L115	S00°08'27"E	8.34'
L116	N73°50'28"W	5.21'
L117	N73°50'28"W	5.21'
L118	N00°08'27"W	8.19'
L119	S80°01'53"W	5.07'
L120	S83°50'24"W	5.03'
L121	S00°08'27"E	8.02'
L122	S00°08'27"E	8.00'
L123	S89°51'33"W	5.00'
L124	S89°51'33"W	5.00'
L125	N00°08'27"W	8.00'
L126	S89°51'33"W	5.00'
L127	S89°51'33"W	5.00'
L128	S00°08'27"E	8.00'
L129	S89°51'33"W	5.00'
L130	S89°51'33"W	5.00'
L131	N00°08'27"W	8.00'
L132	S89°51'33"W	5.00'
L133	S89°51'33"W	5.00'
L134	S00°08'27"E	8.00'
L135	S89°51'33"W	5.00'
L136	N89°42'17"W	5.00'
L137	N00°08'27"W	8.00'
L138	S89°51'33"W	5.00'
L139	N10°39'22"E	8.00'
L140	N79°52'21"W	5.00'
L141	N78°48'55"W	5.00'
L142	N10°39'22"E	8.00'
L143	N21°33'11"E	8.00'
L144	N68°58'32"W	5.00'
L145	N67°55'06"W	5.00'
L146	S21°33'11"W	8.00'
L147	S89°51'33"W	8.00'
L148	N00°08'27"W	5.00'
L149	N00°08'27"W	5.00'
L150	S89°51'33"W	8.00'

LINE TABLE		
LINE	BEARING	LENGTH
L151	N00°08'27"W	5.00'
L152	N00°08'27"W	5.00'
L153	N89°51'33"E	8.00'
L154	N00°08'27"W	5.00'
L155	N00°08'27"W	5.00'
L156	S89°51'33"W	8.00'
L157	N00°08'27"W	5.00'
L158	N00°08'27"W	5.00'
L159	S89°51'33"W	8.00'
L160	N00°08'27"W	5.00'
L161	N00°08'27"W	5.00'
L162	S89°51'33"W	8.00'
L163	N00°08'27"W	5.00'
L164	N00°08'27"W	5.00'
L165	S00°08'27"E	8.00'
L166	N89°51'33"E	5.00'
L167	N89°51'33"E	5.00'
L168	S00°08'27"E	8.00'
L169	N89°51'33"E	5.00'
L170	N89°51'33"E	5.00'
L171	S00°22'21"E	8.00'
L172	N89°49'42"E	5.00'
L173	N89°11'32"E	5.00'
L174	N00°22'21"W	8.00'
L175	N89°51'33"E	3.64'
L176	S11°31'26"E	8.00'
L177	N78°54'42"E	5.00'
L178	N78°02'27"E	5.00'
L179	S11°31'26"E	8.00'
L180	N20°07'37"W	8.00'
L181	N69°52'23"E	5.00'
L182	N69°52'23"E	5.00'
L183	N20°07'37"W	8.00'
L184	N69°52'23"E	5.00'
L185	N69°52'23"E	5.00'
L186	S20°07'37"E	8.00'
L187	N69°52'23"E	5.00'
L188	N69°52'23"E	5.00'
L189	N20°07'37"W	8.00'
L190	N69°52'23"E	5.00'
L191	N69°52'23"E	5.00'
L192	N20°07'37"W	8.00'
L193	N69°52'23"E	5.00'
L194	N69°52'23"E	5.00'
L195	N20°07'37"W	8.00'
L196	N69°52'23"E	5.00'
L197	N69°52'23"E	5.00'
L198	N20°07'37"W	8.00'
L199	N69°52'23"E	5.00'
L200	N69°52'23"E	5.00'

LINE TABLE		
LINE	BEARING	LENGTH
L201	S20°07'37"E	8.00'
L202	N69°52'23"E	5.00'
L203	N69°52'23"E	5.00'
L204	S69°52'23"W	8.00'
L205	N20°07'37"W	5.00'
L206	N20°07'37"W	5.00'
L207	N69°52'23"E	8.00'
L208	S20°07'37"E	5.00'
L209	S20°07'37"E	5.00'
L210	N69°52'23"E	8.00'
L211	N19°26'51"W	5.00'
L212	N18°23'24"W	5.00'
L213	S69°52'23"W	8.01'
L214	S82°00'53"W	8.00'
L215	N08°30'50"W	5.00'
L216	N07°27'24"W	5.00'
L217	N82°00'53"E	8.00'
L218	S89°51'33"W	8.00'
L219	N00°08'27"W	5.00'
L220	N00°08'27"W	5.00'
L221	N89°51'33"E	8.00'
L222	S00°08'27"E	5.00'
L223	S00°08'27"E	5.00'
L224	S89°51'33"W	8.00'
L225	N00°08'27"W	5.00'
L226	N00°08'27"W	5.00'
L227	N89°51'33"E	8.00'
L228	S00°08'27"E	5.00'
L229	S00°08'27"E	5.00'
L230	S00°08'27"E	8.00'
L231	N89°51'33"E	5.00'
L232	N89°51'33"E	5.00'
L233	N00°08'27"W	8.00'
L234	S89°51'33"W	5.00'
L235	S89°51'33"W	5.00'
L236	S00°08'27"E	8.00'
L237	S89°51'33"W	5.00'
L238	S89°51'33"W	5.00'
L239	N00°08'27"W	8.00'
L240	S89°51'33"W	5.00'
L241	S89°51'33"W	5.00'
L242	S00°08'27"E	8.11'
L243	S79°08'22"E	5.09'
L244	S75°16'07"E	5.17'
L245	S00°08'27"E	8.40'
L247	S00°08'27"E	8.51'
L248	N70°34'16"E	5.28'
L249	N00°08'27"W	8.42'
L250	N71°23'14"E	5.28'
L251	S00°08'27"E	8.17'

LINE TABLE		
LINE	BEARING	LENGTH
L252	N78°34'59"E	5.09'
L253	N79°22'10"E	5.09'
L254	N00°08'27"W	8.13'
L255	N00°08'27"W	8.02'
L256	N86°22'34"E	5.01'
L257	N87°08'58"E	5.01'
L258	S00°08'27"E	8.01'
L259	S00°08'27"E	8.00'
L260	N89°51'33"E	5.00'
L261	N89°51'33"E	5.00'
L262	N00°08'27"W	8.00'
L263	S89°51'33"W	5.00'
L264	S89°51'33"W	5.00'
L265	N36°24'49"E	19.09'
L266	S33°25'00"W	18.99'
L267	N36°24'49"E	19.37'
L268	S33°25'00"W	19.14'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	1°53'32"	79.00'	2.61'
C2	88°15'49"	20.00'	30.81'
C3	5°07'07"	1090.00'	97.38'
C4	86°43'14"	25.00'	37.84'
C5	4°54'03"	532.00'	45.51'
C6	4°54'03"	500.00'	42.77'
C7	87°40'10"	25.00'	38.25'
C8	8°58'18"	457.50'	71.64'
C9	90°00'00"	15.00'	23.56'
C10	103°20'33"	20.00'	36.07'
C11	76°39'27"	33.00'	44.15'
C12	1°50'14"	1685.00'	54.03'
C13	76°52'37"	33.00'	44.28'
C14	103°33'41"	20.00'	36.15'
C15	86°32'58"	20.00'	30.21'
C16	1°50'14"	1731.00'	55.50'
C17	87°40'10"	25.00'	38.25'
C18	90°54'49"	15.00'	23.80'
C19	90°00'00"	15.00'	23.56'
C20	88°04'00"	25.00'	38.43'
C21	90°46'20"	10.00'	15.84'
C22	8°54'25"	237.00'	36.84'
C23	90°53'11"	10.00'	15.86'
C24	85°34'43"	29.00'	43.32'
C25	73°22'43"	29.00'	37.14'
C26	81°58'52"	29.00'	41.49'
C27	95°29'39"	10.00'	16.67'
C28	105°51'44"	10.00'	18.48'
C29	87°16'21"	25.00'	38.08'
C30	90°00'00"	15.00'	23.56'
C31	90°00'00"	10.00'	15.71'
C32	90°00'00"	10.00'	15.71'
C33	69°44'15"	29.00'	35.30'
C34	90°00'00"	29.00'	45.55'
C35	14°23'23"	160.00'	40.18'
C36	14°23'23"	160.00'	40.18'
C37	92°03'37"	15.00'	24.10'
C38	2°50'27"	468.00'	23.20'
C39	76°45'20"	25.00'	33.49'
C40	90°00'00"	15.00'	23.56'
C41	90°00'00"	15.00'	23.56'
C42	90°00'00"	15.00'	23.56'
C43	88°28'43"	15.00'	23.16'
C44	96°41'51"	15.00'	25.32'
C45	2°27'50"	418.00'	17.97'
C46	90°00'00"	15.00'	23.56'
C47	90°00'00"	15.00'	23.56'
C48	90°00'00"	15.00'	23.56'
C49	90°00'00"	15.00'	23.56'
C50	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C51	90°00'00"	15.00'	23.56'
C52	90°00'00"	15.00'	23.56'
C53	90°00'00"	15.00'	23.56'
C54	90°00'00"	15.00'	23.56'
C55	90°00'00"	15.00'	23.56'
C56	90°00'00"	15.00'	23.56'
C57	90°00'00"	15.00'	23.56'
C58	90°00'00"	15.00'	23.56'
C59	90°00'00"	15.00'	23.56'
C60	90°00'00"	15.00'	23.56'
C61	90°00'00"	15.00'	23.56'
C62	90°00'00"	15.00'	23.56'
C63	90°00'00"	15.00'	23.56'
C64	90°00'00"	15.00'	23.56'
C65	90°00'00"	23.00'	36.13'
C66	90°00'00"	15.00'	23.56'
C67	90°00'00"	15.00'	23.56'
C68	90°00'00"	15.00'	23.56'
C69	14°23'23"	160.00'	40.18'
C70	14°23'23"	160.00'	40.18'
C71	90°00'00"	15.00'	23.56'
C72	89°44'09"	20.00'	31.32'
C73	96°41'51"	15.00'	25.32'
C74	90°00'00"	15.00'	23.56'
C75	90°00'00"	15.00'	23.56'
C76	90°00'00"	15.00'	23.56'
C77	90°00'00"	15.00'	23.56'
C78	90°00'00"	15.00'	23.56'
C79	90°00'00"	15.00'	23.56'
C80	90°00'00"	15.00'	23.56'
C81	90°00'00"	15.00'	23.56'
C82	90°00'00"	15.00'	23.56'
C83	90°00'00"	15.00'	23.56'
C84	90°00'00"	15.00'	23.56'
C85	90°00'00"	15.00'	23.56'
C86	90°00'00"	15.00'	23.56'
C87	90°00'00"	23.00'	36.13'
C88	90°00'00"	15.00'	23.56'
C89	90°00'00"	15.00'	23.56'
C90	90°00'00"	15.00'	23.56'
C91	90°00'00"	15.00'	23.56'
C92	90°00'00"	15.00'	23.56'
C93	90°15'51"	20.00'	31.51'
C94	90°00'00"	15.00'	23.56'
C95	89°44'09"	25.00'	39.15'
C96	1°06'20"	263.00'	5.07'
C97	1°06'07"	263.00'	5.06'
C98	0°34'31"	622.50'	6.25'
C99	0°34'31"	622.50'	6.25'
C100	0°09'15"	622.50'	1.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C101	1°12'32"	237.00'	5.00'
C102	1°12'32"	237.00'	5.00'
C103	1°12'32"	237.00'	5.00'
C104	1°12'32"	237.00'	5.00'
C105	1°06'20"	263.00'	5.07'
C106	1°06'08"	263.00'	5.06'
C107	4°14'35"	68.00'	5.04'
C108	4°17'34"	68.00'	5.09'
C109	0°59'23"	263.00'	4.54'
C110	1°05'22"	263.00'	5.00'
C111	1°05'22"	263.00'	5.00'
C112	1°05'22"	263.00'	5.00'
C113	1°05'22"	263.00'	5.00'
C114	0°51'00"	337.00'	5.00'
C115	0°51'00"	337.00'	5.00'
C116	0°51'00"	337.00'	5.00'
C117	1°05'23"	263.00'	5.00'
C118	1°05'22"	263.00'	5.00'
C119	1°05'22"	263.00'	5.00'
C120	1°05'22"	263.00'	5.00'
C121	4°23'56"	68.00'	5.22'
C122	4°18'48"	68.00'	5.12'
C123	0°50'03"	363.00'	5.28'
C124	0°48'12"	363.00'	5.09'
C125	0°48'20"	363.00'	5.10'
C126	0°47'24"	363.00'	5.01'
C127	0°47'27"	363.00'	5.01'
C128	14°30'58"	44.50'	11.27'
C129	15°38'21"	44.50'	12.15'
C130	15°01'52"	21.50'	5.64'
C131	16°14'04"	21.50'	6.09'

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 24224-24
Drawn By: RBA

DATE OF PREPARATION:	2025-01-08
SCALE:	N/A
SHEET 23 OF 23	

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

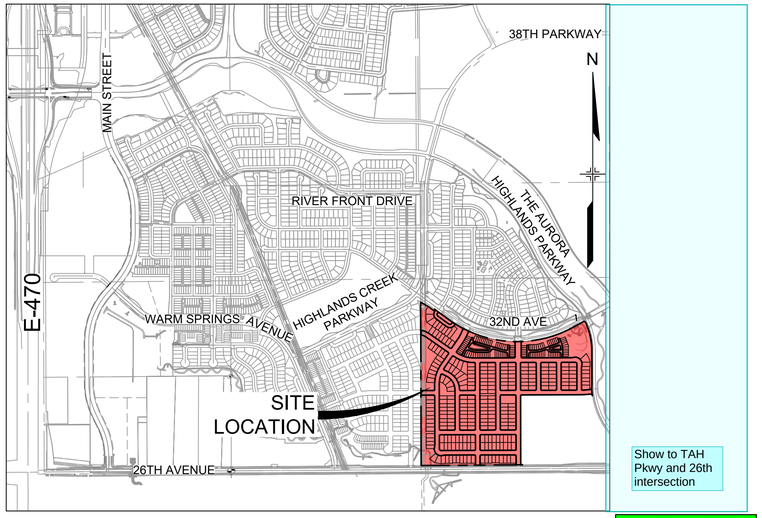
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Matrix Response

Advisory: Site plan will not be approved until Preliminary Drainage Report is approved.

INDEX OF SHEETS

DESCRIPTION	SHEET NUMBER
COVER SHEET	01
GENERAL NOTES	02
TYPICAL LOT DETAILS	03 - 05
CSP TRACKING CHART	06
PROS TRACKING CHART	07
PLAN INDEX	08
SITE PLANS	09 - 17
GRADING & UTILITY PLANS	18 - 26
NOTES & TABLES & LOT TYPICALS	27 - 29
FENCING AND WALL PLAN	30
EXISTING TREE PLAN	31
PLANT SCHEDULE	32
LANDSCAPE PLAN	33 - 43
NAC ENLARGEMENT	44
MAILBOX ENLARGEMENTS	45
LANDSCAPE DETAILS	46 - 50
LIGHTING DETAILS	51



Show to TAH Pkwy and 26th intersection

LOCATION MAP

SCALE: 1" = 1,000'

TAH Parkway and 26th Ave Intersections shown.

matched with plat

different on plat

SITE PLAN DATA BLOCK	
SITE DATA	
LAND AREA WITHIN PROPERTY LINES	80.7 AC / 3,514,940 SF
TOTAL NUMBER OF UNITS PROPOSED	361 UNITS
SINGLE FAMILY DETACHED	267 UNITS
TWO FAMILY (DUPLEX)	94 UNITS
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	38
PRESENT ZONING CLASSIFICATION	R-2, MEDIUM DENSITY RESIDENTIAL
2021 IRC & 2021 IECC CONSTRUCTION TYPE & CLASSIFICATION R3, SINGLE FAMILY DETACHED (NON-SPRINKLERED)	V-B
AVERAGE RESIDENTIAL DENSITY	4.1 DU/AC
LOT AREA	43.5 AC / 1,895,250 SF
TRACT/OPEN SPACE AREA	14.5 AC / 629,683 SF
ROAD/ROW AREA	22.7 AC / 990,007 SF

Show accessible parking in data block.

Accessible parking data shown.

OWNERS SIGNATURES

THE AURORA HIGHLANDS LENNAR PHASE 2 - SITE PLAN.
LEGAL DESCRIPTION: SEE SHEET 2.
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.

OWNER

IN WITNESS THEREOF,
LENNAR HOMES OF COLORADO

BY: CGF MANAGEMENT, INC,
A NEVADA CORPORATION

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2025

BY: _____

NAME: _____

ITS: _____

STATE OF: _____

COUNTY OF: _____

ACKNOWLEDGES BEFORE ME ON _____, 2025
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)

DATABASE APPROVAL DATE: _____

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO. 80202
PH: 303-572-0200
CONTACT: THOMAS KOPF, PLA, ASLA
THOMAS.KOPF@MATRIXDESIGNGROUP.COM

DEVELOPER

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

PROJECT APPLICANT/ PROPERTY OWNER

LENNAR COLORADO
9193 JAMAICA STREET 4TH FLOOR
ENGLEWOOD, CO 80112
CONTACT: JACK BECKWITT
JACK.BECKWITT@LENNAR.COM

AMENDMENTS

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: COVER SHEET

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811

LEGAL DESCRIPTION

this legal description is not what is shown on the plat

matched with plat description

matched with plat description

A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

matched with plat description

Match the plat description.

CING AT THE SOUTHEAST CORNER OF SAID SECTION 30, WHENCE THE SOUTH LINE OF SAID SOUTHEAST QUARTER BEARS 37'56" WEST, A DISTANCE OF 2653.23, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°08'27" WEST, A DISTANCE OF 57.00 FEET TO THE NORTHERLY RIGHT-OF-WAY EAST 26TH AVENUE (RSN# 1659981), AND THE POINT OF BEGINNING;

THENCE ALONG SAID PROPOSED NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

1. DEPARTING SAID EAST LINE, SOUTH 89°37'56" WEST, A DISTANCE OF 774.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 276.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.29 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 324.00 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 64.91 FEET;
4. TANGENT TO SAID CURVE, SOUTH 89°37'56" WEST, A DISTANCE OF 275.29 FEET TO THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 AS RECORDED AT RECEPTION NO. 2023000042190 IN SAID RECORDS;

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

1. NORTH 00°30'57" WEST, A DISTANCE OF 3.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 558.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°30'03" WEST;
2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'13", AN ARC LENGTH OF 116.90 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 767.50 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°45'23", AN ARC LENGTH OF 77.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 913.50 FEET;
4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°14'41", AN ARC LENGTH OF 147.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 77°51'59" WEST;
5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°23'14", AN ARC LENGTH OF 395.58 FEET;
6. NORTH 22°11'09" WEST, A DISTANCE OF 54.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 67°48'51" EAST, A DISTANCE OF 257.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 2.50 FEET;

THENCE NORTH 67°48'51" EAST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 22°11'09" WEST, A DISTANCE OF 10.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°11'09" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 357.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°11'09" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 216.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 532.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'51", AN ARC LENGTH OF 35.88 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 26°03'00" WEST, A DISTANCE OF 22.97 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9;

THENCE ALONG SAID SOUTHEAST BOUNDARY THE FOLLOWING TWENTY-SEVEN (27) COURSES;

1. NORTH 26°03'00" WEST, A DISTANCE OF 3.50 FEET;
2. NORTH 63°57'00" EAST, A DISTANCE OF 146.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 79.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°19'17" EAST;
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'32", AN ARC LENGTH OF 2.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET;
5. TANGENT TO SAID CURVE, NORTH 63°57'00" EAST, A DISTANCE OF 450.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 79.00 FEET;
7. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°45'05", AN ARC LENGTH OF 16.20 FEET;
8. NON-TANGENT TO SAID CURVE, NORTH 77°26'17" EAST, A DISTANCE OF 110.51 FEET;
9. SOUTH 17°03'42" EAST, A DISTANCE OF 149.13 FEET;
10. NORTH 63°57'00" EAST, A DISTANCE OF 75.31 FEET;
11. NORTH 29°51'50" WEST, A DISTANCE OF 94.84 FEET;
12. NORTH 26°03'00" WEST, A DISTANCE OF 97.37 FEET;
13. NORTH 63°57'00" EAST, A DISTANCE OF 46.00 FEET;
14. SOUTH 26°03'00" EAST, A DISTANCE OF 97.37 FEET;
15. SOUTH 22°14'09" EAST, A DISTANCE OF 94.84 FEET;
16. NORTH 63°57'00" EAST, A DISTANCE OF 75.31 FEET;
17. NORTH 35°02'18" WEST, A DISTANCE OF 188.82 FEET;
18. NORTH 63°57'00" EAST, A DISTANCE OF 109.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 79.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°19'17" EAST;
19. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'32", AN ARC LENGTH OF 2.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
20. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET;
21. TANGENT TO SAID CURVE, NORTH 63°57'00" EAST, A DISTANCE OF 416.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 585.00 FEET;
22. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°02'25", AN ARC LENGTH OF 122.93 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
23. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°56'13", AN ARC LENGTH OF 29.30 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 79.00 FEET;
24. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'05", AN ARC LENGTH OF 21.30 FEET;
25. NON-TANGENT TO SAID CURVE, NORTH 73°25'27" EAST, A DISTANCE OF 110.24 FEET;
26. NORTH 16°33'24" WEST, A DISTANCE OF 42.63 FEET;
27. SOUTH 60°11'11" EAST, A DISTANCE OF 49.99 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, SOUTH 00°08'27" EAST, A DISTANCE OF 2,282.61 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 57.419 ACRES, (2,501,151 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS:

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

BENCHMARK:

Don't indicate pipe sizes on the site plan

Pipe sizes not shown on the site plan; will be shown in the CDs.

CITY OF AURORA BENCHMARK 3S6636NE003 B
BRASS CAP (COA BM, 19-020B, E-090A) ATOP T
S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSS
BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS
ON THE E. END. AKA 19-020B.
ELEVATION = 5521.54 (NAVD88)

ABBREVIATIONS

APPROX	APPROXIMATE OR APPROXIMATELY
CI	CAST IRON
℄ OR C/L	CENTERLINE
CONC	CONCRETE
DIA	DIAMETER
DTL	DETAIL
DIP	DUCTILE IRON PIPE
EA	EACH
ELEV OR EL	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX. OR EXIST	EXISTING
℄ OR F/L	FLOWLINE
GB	GRADE BREAK
G.E.	GAS EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HCL	HORIZONTAL CONTROL LINE
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
PR OR PP	PROPOSED
PL OR P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVMT OR PVT	PAVEMENT
R OR RAD	RADIUS
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
SD OR STM	STORM SEWER
SWK / SDWK / SW	SIDEWALK
ST	STREET
STA	STATION
STD	STANDARD
SS OR SAN	SANITARY SEWER
TOP OF PIPE	
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
VERT	VERTICAL
w/	WITH

SYMBOLS

DRAINAGE SWALE

RIGHT OF WAY

PROPOSED STORM DRAIN

PROPOSED SANITARY SEWER

PSS 10

PROPOSED WATER

PW 8

PROPOSED 4' SPLIT RAIL FENCE

DECIDUOUS TREE

CONIFEROUS TREE

EXISTING RESIDENTIAL LIGHT

PROPOSED PEDESTRIAN LIGHT TYPE SL-1

EXISTING MANHOLE

PROPOSED MANHOLE

EXISTING POWER POLE

PROPOSED BEND W/ THRUST BLOCK

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

PROPOSED GATE VALVE

EXISTING VALVE

PROPOSED CROSS W/THRUST BLOCK

WATER SERVICE W/ METER

FLOW ARROW

PROPOSED STORM DRAIN/INLET

EXISTING STORM DRAIN/INLET

SANITARY SEWER SERVICE

PLUG PIPE

PROPOSED BLOWOFF ASSEMBLY

PROPOSED TEE W/ THRUST BLOCK

EXISTING SIGN

PROPOSED SIGN

REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPE WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE. IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
12. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
14. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
15. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
16. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
17. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
18. ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
19. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
20. TRAFFIC SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
21. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
22. 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.

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

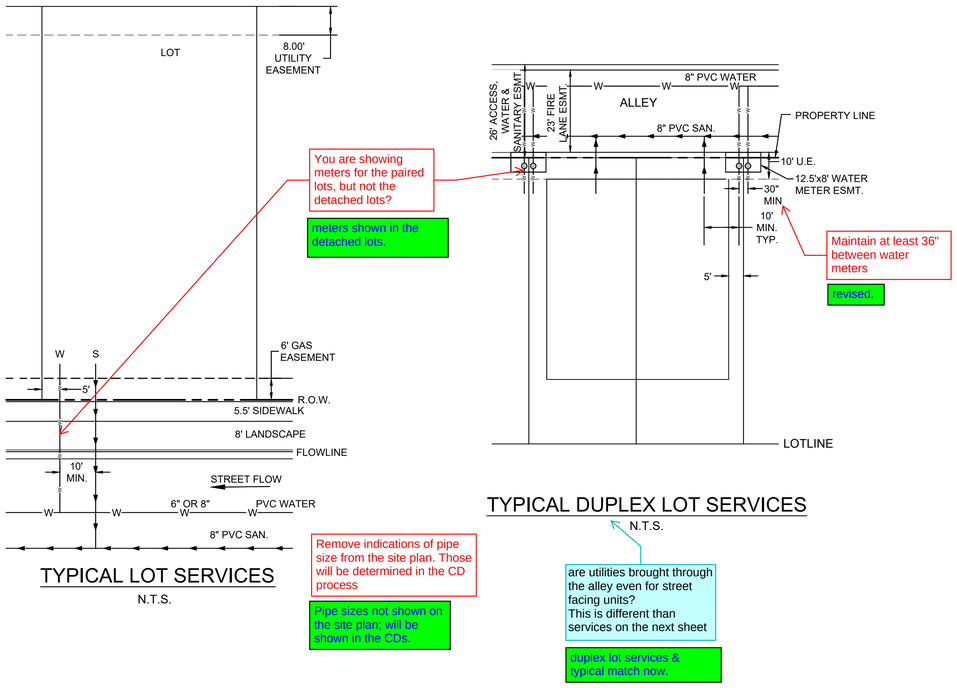
TITLE: GENERAL NOTES SHEETS

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811



You are showing meters for the paired lots, but not the detached lots?

meters shown in the detached lots.

Maintain at least 36" between water meters

revised.

Remove indications of pipe size from the site plan. Those will be determined in the CD process

Pipe sizes not shown on the site plan; will be shown in the CDs.

TYPICAL LOT SERVICES

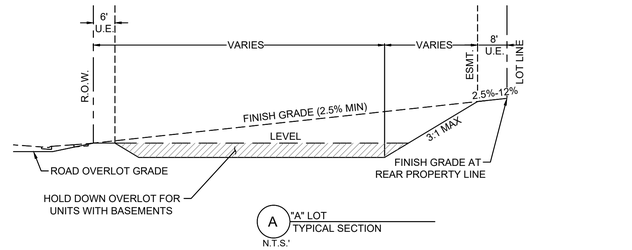
N.T.S.

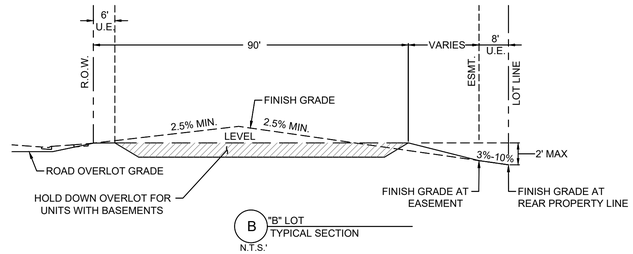
TYPICAL DUPLEX LOT SERVICES

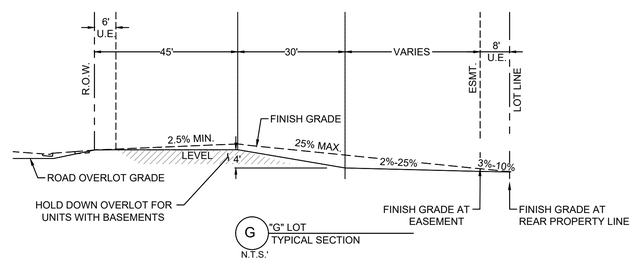
N.T.S.

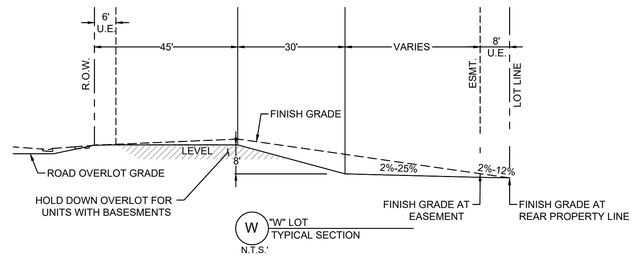
are utilities brought through the alley even for street facing units?
This is different than services on the next sheet

duplex lot services & typical match now.



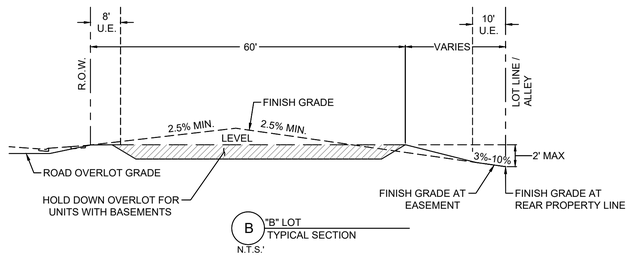






TYPICAL LOT GRADING TEMPLATES

N.T.S.



TYPICAL DUPLEX LOT GRADING TEMPLATES

N.T.S.

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

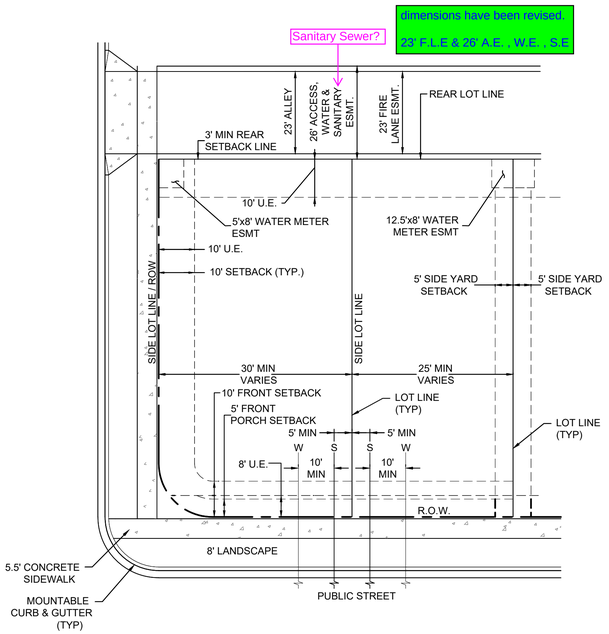
TITLE: TYPICAL LOT DETAILS

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

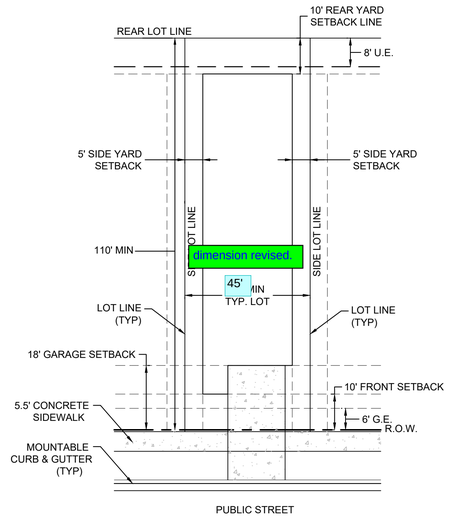
SHEET: 03



TYPICAL REAR LOAD TWO FAMILY / DUPLEX

add a lot typical for a duplex that fronts open space and show utilities

see typical duplex lot services on the last page

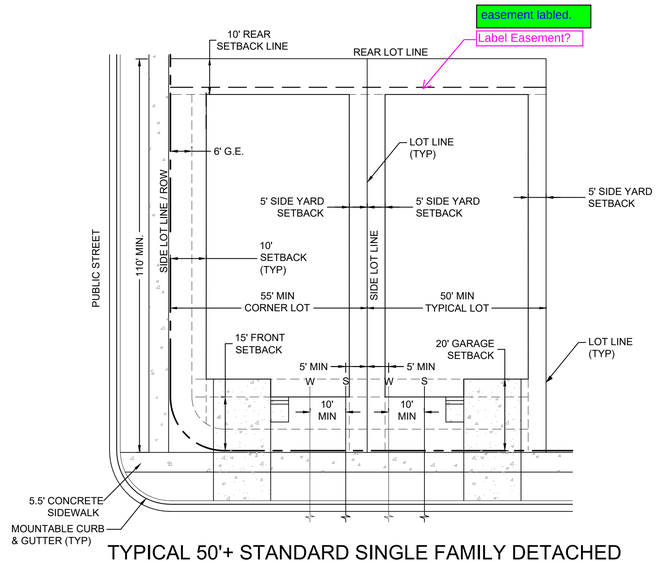


TYPICAL SMALL SINGLE FAMILY DETACHED

N.T.S.

(45-49')

added.

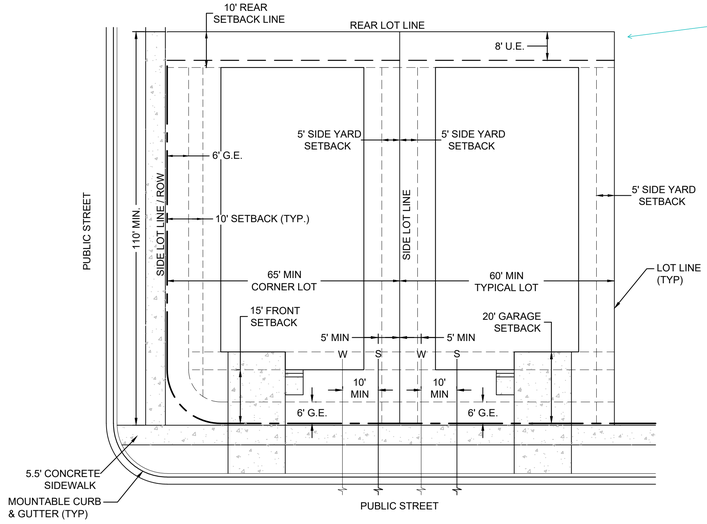


TYPICAL 50'+ STANDARD SINGLE FAMILY DETACHED

N.T.S.

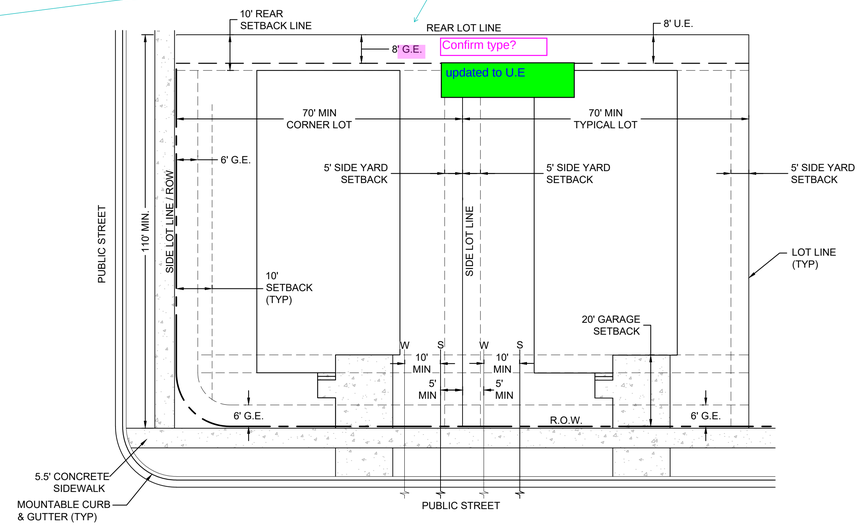
noted.

setbacks for lots 50' and wider are the same. Unless the utility design differs, only one lot typical is needed.



TYPICAL 60'+ STANDARD SINGLE FAMILY DETACHED

N.T.S.



TYPICAL 70'+ SINGLE FAMILY DETACHED

N.T.S.

Lot Dimensions Table

Lot Type	Min. Lot Size (SF)	Min. Lot Frontage	Minimum Setbacks		
			Front	Rear	Side
Two Family (Duplex) - Alt. Load	1250	25'	10' House / 5' Porch	3'	5' / 10' Corners
Small Lot - Front Load	<4500	45'*	10' House / 18' Garage	10'	5' / 10' Corners
Standard Lot	4500	50'	15' House / 20' Garage	10'	5' / 10' Corners

* 35' min. for lots located on a curve or cul-de-sac

NOTE:

1. EASEMENTS SHOWN ON TYPICAL LOT PLANS AND SECTIONS ARE GENERAL AND MAY NOT APPLY TO EACH SPECIFIC LOT. REFER TO SITE PLANS FOR SPECIFIC UTILITY EASEMENT LOCATIONS.
2. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
3. ALL GREEN COURT DWELLINGS SHALL HAVE FRONT ENTRY FEATURES (PORCHES OR STOOPS) FRONTING ON A GREEN COURT OPEN SPACE OR A STREET.
4. EACH SMALL RESIDENTIAL LOT SHALL INCORPORATE A PRIVATE, USABLE OUTDOOR SPACE OR SPACES WITH DIRECT ACCESS TO THE DWELLING UNIT ON THE LOT. THE REQUIRED PRIVATE, USABLE OUTDOOR SPACE SHALL CONTAIN AT LEAST 180 SQUARE FEET OF AREA AND HAVE MINIMUM LENGTH AND WIDTH DIMENSIONS OF 10 FEET.
5. A FRONT YARD MAY BE COUNTED TOWARD THE OPEN SPACE REQUIREMENT IF THE FRONT YARD MEETS THE MINIMUM DIMENSIONS AND THE SPACE INCLUDES A FRONT PORCH, DECK OR SIMILAR SPACE WITH MINIMUM DIMENSIONS OF SIX FEET BY EIGHT FEET.

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: TYPICAL LOT DETAILS

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

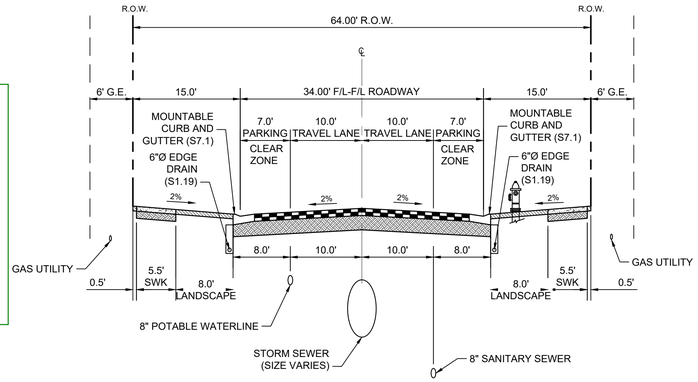
Public streets shall have public streetlights in conformance with COA standards.

For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

This information (if its not already shown) can be added to the street sections provided if desired.

noted.

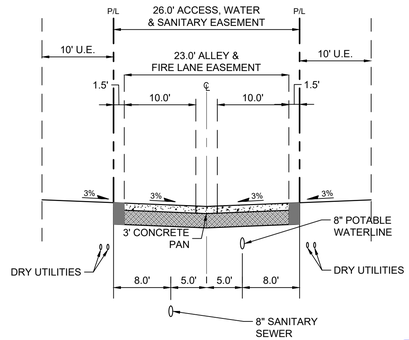


LOCAL STREET TYPE 1

E. 26TH PL, E. 27TH AVE, E. 28TH AVE, E. 29TH PL, N. IRVINGTON CT, N. IRVINGTON ST, N. IDER ST, N. JACKSON GAP ST, N. JAMESTOWN ST, N. KELLERMAN ST, N. KEWAUNEE ST, AND N. LANGDALE ST

NOTE:

PRIVATE UTILITIES TO BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY



TYPICAL 23' ALLEY

(PRIVATE)

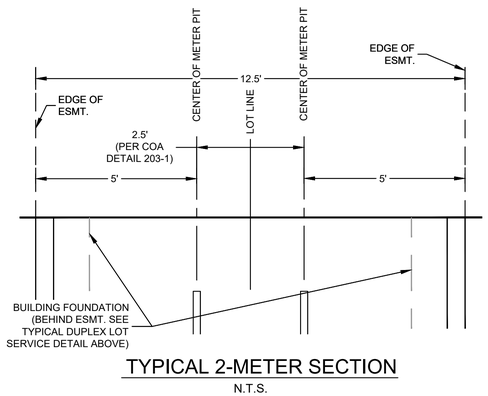
ALLEY 01, ALLEY 02, ALLEY 03, ALLEY 04, ALLEY 05, ALLEY 06, ALLEY 07 AND ALLEY 08

Add & Fire Lane Easement.

label added.

The alleys on the site plan sheets are 26' wide.

width revised to 26'



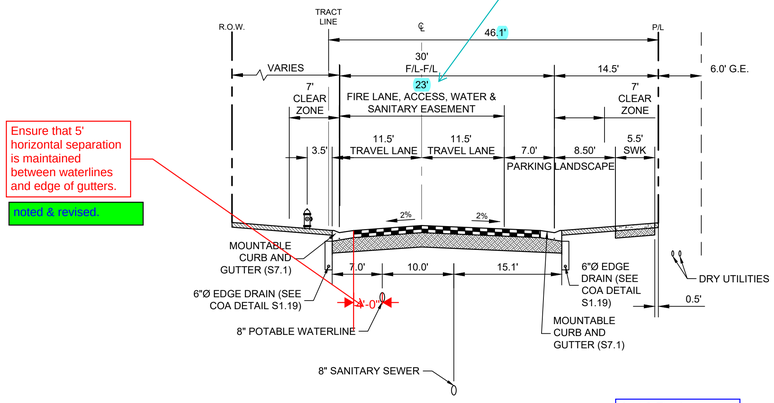
TYPICAL 2-METER SECTION

N.T.S.

dimensions have been revised.

23' F.L.E & 26' A.E. , W.E. , S.E

not wide enough for multiple utilities



Ensure that 5' horizontal separation is maintained between waterlines and edge of gutters.

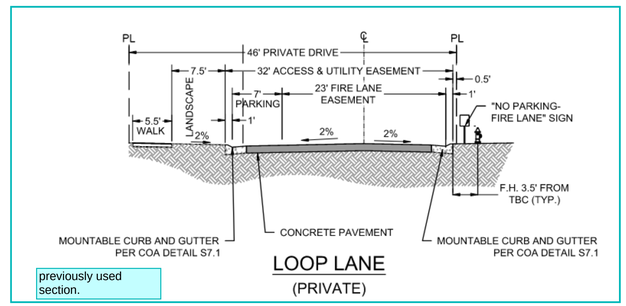
noted & revised.

LOOP LANE (PRIVATE)

TRACT W

Add & Fire Lane Easement.

label added.



LOOP LANE

(PRIVATE)

previously used section.

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: TYPICAL LOT DETAILS

DATE: FEBRUARY 2025

PREPARED BY:

Matrix

Excellence by Design

707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

SHEET: 05

Lot Tracking Chart

Filing / PA No.	Site Plan No.	MF Traditional	MF Town Center	MF % of Total	Small Lots: Motor Court	Small Lots: Townhome	Small Lots: Paired Home Front-Load	Small Lots: Paired Home % of Total	Small Lots: Paired Home Alt.-Load	Small Lots: Paired Home % of Total	Small Lots: <50' Frontage Front-Load	Small Lots: <50' Frontage % of Total	Small Lots: <50' Frontage Alt.-Load	Small Lots: <50' Frontage % of Total	Small Lot Front-Load % of Total	Total Small Lot % of Total	Standard Lots (>50'): 50'-59' Frontage	Standard Lots (>50'): % of Total	Standard Lots (>50'): 60'-69' Frontage	Standard Lots (>50'): 70'+ Frontage	Standard Lots (>50'): >60' Frontage % of Total	Standard Lots % of Total	Total
1	CONTEXTUAL SITE PLAN #1	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	54	64.29%	30	0	35.71%	100.00%	84
2	CONTEXTUAL SITE PLAN #2	0	0	0.00%	0	0	0	0.00%	44	19.47%	0	0.00%	0	0.00%	0.00%	19.47%	73	32.30%	105	4	48.23%	80.53%	226
3	HIGHLAND CREEK NEIGHBORHOOD PARK	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0
4	PRELIMINARY PLAT #4	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	3	33.33%	6	0	66.67%	100.00%	9
5	PRELIMINARY PLAT #5	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	32	68.09%	15	0	31.91%	100.00%	47
6	PRELIMINARY PLAT #6	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	26	0	100.00%	100.00%	26
7	SITE PLAN #7	0	0	0.00%	0	0	0	0.00%	38	42.70%	18	20.22%	0	0.00%	20.22%	62.92%	22	24.72%	4	7	12.36%	37.08%	89
8	PRELIMINARY PLAT #8	0	0	0.00%	72	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	41.38%	40	22.99%	62	0	35.63%	58.62%	174
9	PRELIMINARY PLAT #9	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0
10	PRELIMINARY PLAT #10	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	92	84	100.00%	100.00%	176
11	PRELIMINARY PLAT #11	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0
12	SITE PLAN #12	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0
13	SITE PLAN #13	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	13	0	100.00%	100.00%	13
14	SITE PLAN #14	0	0	0.00%	0	0	0	0.00%	62	28.44%	0	0.00%	0	0.00%	0.00%	28.44%	81	37.16%	75	0	34.40%	71.56%	218
15	SITE PLAN #15	0	0	0.00%	0	0	122	29.26%	0	0.00%	59	14.15%	207	49.64%	43.41%	93.05%	29	6.95%	0	0	0.00%	0.00%	417
16	SITE PLAN #16	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	46	16.85%	0.00%	16.85%	113	41.39%	114	0	41.76%	83.15%	273
17	SITE PLAN #17	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	57	58.76%	40	0	41.24%	100.00%	97
18	NEIGHBORHOOD PARK #2	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0
19	32ND AVENUE	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0
21	SITE PLAN #21	0	0	0.00%	96	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	30	0.00%	42	10	0.00%	0.00%	178
25	SITE PLAN #25	0	0	0.00%	0	0	0	0.00%	76	56.72%	12	8.96%	0	0.00%	0.00%	65.67%	28	20.90%	15	3	13.43%	34.33%	134
PA-4	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	143	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	143
PA-5	NORTH - AREA A	0	0	0.00%	0	0	98	58.68%	0	0.00%	0	0.00%	69	41.32%	58.68%	100.00%	0	0.00%	0	0	0.00%	0.00%	167
PA-6	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	51	38.64%	0	0.00%	0.00%	38.64%	78	59.09%	3	0	2.27%	61.36%	132
PA-12	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	106	100.00%	0	0	0.00%	0.00%	106
PA-13	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	41	25.15%	0	0.00%	25.15%	25.15%	7	4.29%	111	4	70.55%	74.85%	163
PA-29	NORTH - AREA B	0	0	0.00%	0	0	0	0.00%	0	0.00%	51	30.36%	0	0.00%	0.00%	30.36%	114	67.86%	2	1	1.79%	69.64%	168
PA-34	NORTH - AREA B	0	0	0.00%	68	0	0	0.00%	0	0.00%	11	7.14%	0	0.00%	7.14%	51.30%	75	48.70%	0	0	0.00%	0.00%	154
PA-35	NORTH - AREA B	0	0	0.00%	0	0	0	0.00%	0	0.00%	1	0.54%	0	0.00%	0.54%	0.54%	95	51.08%	66	24	48.39%	99.46%	186
PA-35.3	NORTH - AREA B	0	0	0.00%	0	0	0	0.00%	0	0.00%	2	2.74%	0	0.00%	2.74%	2.74%	19	26.03%	49	3	71.23%	97.26%	73
PA-40	NORTH - AREA C	0	0	0.00%	0	0	0	0.00%	0	0.00%	172	48.86%	0	0.00%	48.86%	48.86%	142	40.34%	21	17	10.80%	51.14%	352
PA-46	NORTH - AREA C	0	0	0.00%	96	0	0	0.00%	0	0.00%	36	7.71%	91	19.49%	7.71%	47.75%	153	32.76%	60	31	19.49%	52.25%	467
PA-58	SUNSET PARK	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0
33	LENNAR PHASE 1	0	0	0.00%	0	0	0	0.00%	52	21.22%	26	10.61%	0	0.00%	10.61%	31.84%	89	36.33%	71	7	31.84%	68.16%	245
PA-80.1	**LENNAR PHASE 2**	**0**	**0**	**0.00%**	**0**	**0**	**0**	**0.00%**	**94**	**100.00%**	**0**	**0.00%**	**0**	**0.00%**	**0.00%**	**100.00%**	**0**	**0.00%**	**0**	**0**	**0.00%**	**0.00%**	**94**
PA-80.2	**LENNAR PHASE 2**	**0**	**0**	**0.00%**	**0**	**0**	**0**	**0.00%**	**0**	**0.00%**	**17**	**6.37%**	**0**	**0.00%**	**6.37%**	**6.37%**	**147**	**55.06%**	**93**	**10**	**38.58%**	**93.63%**	**267**
	Total	**0**	**0**	**0.00%**	**332**	**0**	**220**	**4.51%**	**366**	**18.82%**	**497**	**10.19%**	**556**	**11.40%**	**14.70%**	**40.41%**	**1587**	**32.53%**	**1115**	**205**	**27.06%**	**59.59%**	**4878**

Notes:
1. Total number of units shall not exceed 12,553.
2. Percentages of total are subject to the minimum/maximums as written under the FDP Urban Design Standards - Lot Standards.
3. If no more than 35% of the total number of lots are small, the increased small lot percentage below does not apply. (Excludes master plan communities of less than 100 lots)
   - Up to 50 % of the total number of lots may be Small Lots.
   - No more than 35% of the total number of lots may be small front loaded.
   - No more than 60% of the total number of lots may be a single type as described in the Product Mix Section of Tab 10.
   - Groupings of small lots should be distributed throughout a master plan and site plan.
   - A minimum of 40% of the total number of lots must be standard or larger.
   - If a master plan includes 200 lots or more, a minimum 10% of the total number of lots must have a 60' minimum frontage and 6,000 sf of lot area.
4. A maximum of 32% Multi-family allowed.
   4 A maximum of 32% Mulit-family allowed.

Filing/Site Plan Land Use Tracking Chart

Filing No.	Site Plan No.	Village	Acreage	No. Units
1	1	6	48.05	84
2	2	6	61.6	226
3	3	6	24.8	0
4	4	5	4.1	9
5	5	5	17.68	47
6	6	6	5.1	26
7	7	3	16.7	89
8	8	5	37.66	174
9	9	3	19.51	0
10	10	4	61.98	176
11	11	4	13.53	0
12	12	4	66.04	0
13	13	5	2.14	13
14	14	7	49.1	218
15	15	4	43.14	417
16	16	4	70.46	273
17	17	9	24.59	97
18	18	9	4.46	0
19	19	9	6.98	0
21	21	9	34.4	178
25	25	3	32.48	134
PA-4	North - A	5	14.8	143
PA-5	North - A	6	24.62	167
PA-6	North - A	6	24.52	132
PA-12	North - A	6	24.37	106
PA-13	North - A	6	41.68	163
AREA A ROADS, DRAINAGE & OPEN SPACE OUTSIDE OF RESIDENTIAL PLANNING AREAS	NORTH - A	1, 5, 6	26.33	0
PA-29	North - B	7	34.48	168
PA-34	North - B	7	29.14	154
PA-35.1, 35.2	North - B	7	50.06	186
PA-35.3	North - B	7	20.13	73
AREA B ROADS, DRAINAGE & OPEN SPACE OUTSIDE OF RESIDENTIAL PLANNING AREAS	North - B	7	11.14	0
PA-40	North - C	8	79.20	352
PA-46	North - C	8	100.73	467
AREA C ROADS, DRAINAGE & OPEN SPACE OUTSIDE OF RESIDENTIAL PLANNING AREAS	North -C	7	22.96	0
PA-58	Sunset Park	4	6.87	0
PA-65.2 & 65.3	Lennar Ph. 1	3	57.42	245
PA-80.1 & 80.2	**Lennar Ph. 2**	**9**	**80.69**	**361**
	Total		**1148.655**	**4878**

Community Population Tracking Chart

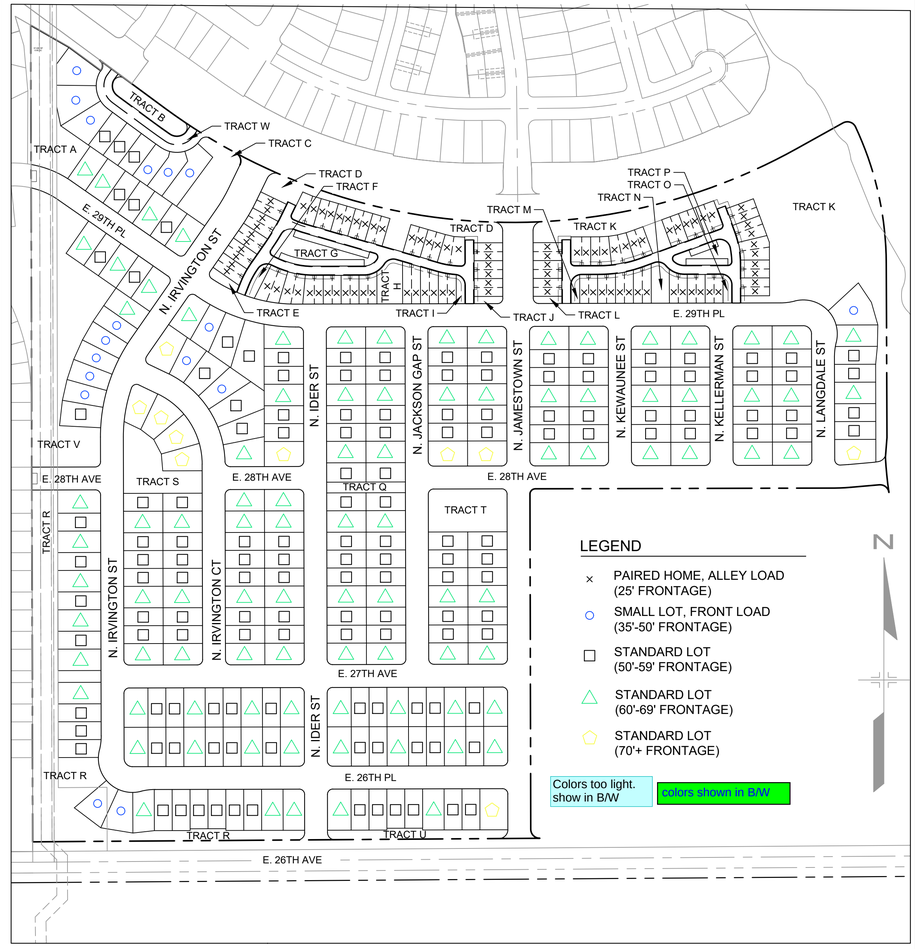
Filing	Site Plan	Population
1	CONTEXTUAL SITE PLAN #1	223
2	CONTEXTUAL SITE PLAN #2	599
3	HIGHLAND CREEK NEIGHBORHOOD PARK	0
4	PRELIMINARY PLAT #4	24
5	PRELIMINARY PLAT #5	125
6	PRELIMINARY PLAT #6	69
7	SITE PLAN #7	236
8	PRELIMINARY PLAT #8	461
9	PRELIMINARY PLAT #9	0
10	PRELIMINARY PLAT #10	466
11	PRELIMINARY PLAT #11	0
12	SITE PLAN #12	0
13	SITE PLAN #13	34
14	SITE PLAN #14	578
15	SITE PLAN #15	1105
16	SITE PLAN #16	723
17	SITE PLAN #17	257
18	NEIGHBORHOOD PARK #2	0
19	32ND AVENUE	0
21	SITE PLAN #21	472
25	SITE PLAN #25	355
PA-4	NORTH - AREA A	379
PA-5	NORTH - AREA A	443
PA-6	NORTH - AREA A	350
PA-12	NORTH - AREA A	281
PA-13	NORTH - AREA A	432
PA-29	NORTH - AREA B	445
PA-34	NORTH - AREA B	408
PA-35.1/35.2	NORTH - AREA B	493
PA-35.3	NORTH - AREA B	193
PA-40	NORTH - AREA C	933
PA-46	NORTH - AREA C	1238
PA-58	SUNSET PARK	0
33	LENNAR PHASE 1	649
PA-80.1/80.2	**LENNAR PHASE 2**	**957**
Total		12927

Maximum Amount of Units Permitted		12553
	Min./Max. Permitted	
Multi-Family	Max. 32% of Total Units	4017
Small Lot Total	Max. 50% of Total Units	6277
Small Lot Front-Loaded	Max. 35% of Total Units	4394
Standard Total	Min. 40% of Total Units	5021

Population Tracking Chart

North Area C

Product Type	Lot Totals	People Per Unit	Population
Single-Family	4878	2.65	12927
Multi-Family	0	2.50	0
Transit Station Area	0	2.02	0
Active Adult	0	1.58	0
Total	**4878**		**12927**



KEY MAP
SCALE: 1" = 200'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: LOT TRACKING CHART

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

Parks, Recreation, and Open Space Tracking Chart (by Village)

Key: Standard Text = Approved or Current Filings/Planning Areas
Italic Text = Future Filings/Planning Areas
Bold Text = Current Filing of this Application

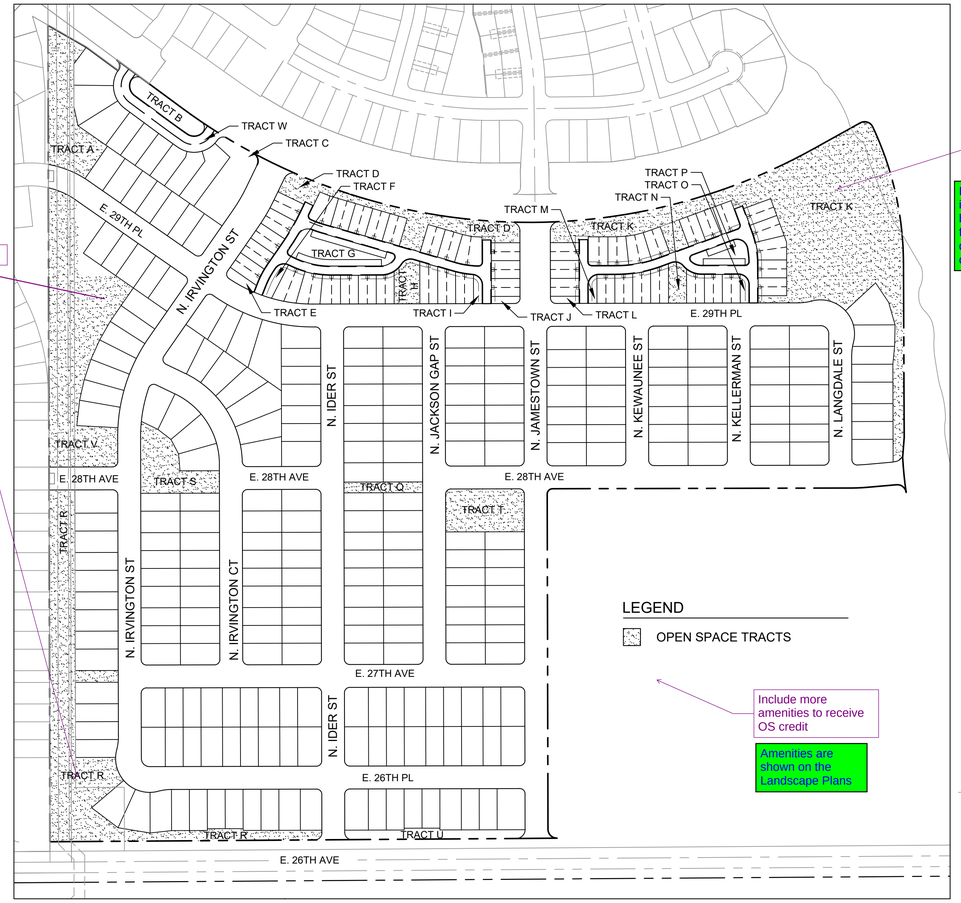
Planning Area	Village	Site Plan No.	Filing No.	Total Population	Neighborhood Park			Community Park			Open Space		
					Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
		ISP-01		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		ISP-1 Am 01		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.55	3.55
Subtotal				0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.55	3.55
9	*1*	*OTHER - From FDP (Small Urban Park)*		*0*	*0.00*	*1.47*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*2.44*	*2.44*
1 & 2	*1*	*OTHER - From FDP (Small Urban Park as measured for FDP); OS Unknown*		*0*	*0.00*	*2.11*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*4.53*	*4.53*
2	*1*	*Mixed Use Placeholder, total population shown can be in all PAs in order to reach total units of 12,487, subject to individual planning area max; OS unknown*		*10583*	*31.75*	*0.72*	*19.21*	*11.64*	*0.00*	*-11.64*	*82.54*	*0.00*	*-82.54*
3	*1*					*3.00*							
10	*1*					*2.27*							
11	*1*					*3.40*							
14	*1*					*1.17*							
17	*1*					*1.98*							
22	*1*	*AAC*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Village 1 Subtotal - Future				*10583*	*31.75*	*16.12*	*19.21*	*11.64*	*0.00*	*-11.64*	*82.54*	*6.97*	*-75.57*
	2	*Filing 23 - Warm Springs*	*23*	*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
57	*2*	*Corporate - OS unknown*		*0*	*0.00*	*1.95*	*1.95*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
63	*2*	*Commercial - OS unknown*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
51	*2*	*Open Space / Detention*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*7.54*	
Village 2 Subtotal - Future				*0*	*0.00*	*1.95*	*1.95*	*0.00*	*0.00*	*0.00*	*0.00*	*7.54*	*0.00*
PA-64.1	3	SITE PLAN #7	7	236	0.71	0.00	-0.71	0.26	0.00	-0.26	1.84	1.40	-0.44
	3	PRELIMINARY PLAT #9	9	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PA-64.1, 65.1	3	SITE PLAN #25	25	355	1.07	0.00	-1.07	0.39	0.00	-0.39	2.77	12.31	9.54
65.2 & 65.3	3	LENNAR PHASE 1		649	1.95	0.00	-1.95	0.71	0.00	-0.71	5.06	9.11	4.05
Village 3 Subtotal - Current				1240	3.72	0.00	-3.72	1.36	0.00	-1.36	9.67	22.82	13.15
61.1	*3*	*Open Space / Detention*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*14.06*	*14.06*
61.2	*3*	*Mixed Use*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*4.54*	*4.54*
64.2	*3*	*Future Residential*		*525*	*1.57*	*0.00*	*-1.57*	*0.58*	*0.00*	*-0.58*	*4.09*	*9.89*	*5.80*
64.4	*3*	*Included in Mixed Use above (PAs 2, 3, 10, 11, 14, 17); OS unknown*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
62	*3*	*Trail Corridor*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*3.44*	*3.44*
Village 3 Subtotal - Future				*525*	*1.57*	*0.00*	*-1.57*	*0.58*	*0.00*	*-0.58*	*4.09*	*31.93*	*27.84*
PA-52.1, 55.1	4	PRELIMINARY PLAT #10	10	466	1.40	0.00	-1.40	0.51	0.00	-0.51	3.64	4.12	0.48
	4	PRELIMINARY PLAT #11	11	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.86	9.86
	4	SITE PLAN #12	12	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.18	57.18
PA-52.2	4	SITE PLAN #15	15	1105	3.32	0.00	-3.32	1.22	0.00	-1.22	8.62	7.79	-0.83
PA-55.2	4	SITE PLAN #16	16	723	2.17	0.00	-2.17	0.80	0.00	-0.80	5.64	3.27	-2.37
Village 4 Subtotal - Current				2295	6.88	0.00	-6.88	2.52	0.00	-2.52	17.90	82.22	64.32
60	*4*	*PA 60 Neighborhood Park*		*0*	*0.00*	*8.09*	*8.09*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
58	*4*	*PA 58 Neighborhood Park*		*0*	*0.00*	*6.87*	*6.87*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
53	*4*	*Highlands Creek Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*17.04*	*17.04*
59	*4*	*School*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
27.1	*4*	*Highlands Creek Open Space / Detention*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*21.95*	*21.95*
56	*4*	*Trail Corridor*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*3.02*	*3.02*
Village 4 Subtotal - Future				*0*	*0.00*	*14.96*	*14.96*	*0.00*	*0.00*	*0.00*	*0.00*	*42.01*	*42.01*
PA-19.1	5	PRELIMINARY PLAT #4	4	24	0.07	0.00	-0.07	0.03	0.00	-0.03	0.19	0.00	-0.19
PA-19.2, 19.3	5	PRELIMINARY PLAT #5	5	125	0.37	0.00	-0.37	0.14	0.00	-0.14	0.97	2.18	1.21
PA-19.4	5	PRELIMINARY PLAT #8	8	461	1.38	0.00	-1.38	0.51	0.00	-0.51	3.60	1.23	-2.37
	5	SITE PLAN #13	13	34	0.10	0.00	-0.10	0.04	0.00	-0.04	0.27	0.00	-0.27
PA-26.1	5	NEIGHBORHOOD PARK #2	18	0	0.00	3.65	3.65	0.00	0.00	0.00	0.00	0.00	0.00
PA-4	5	NORTH - AREA A	NORTH - A	379	1.14	0.00	-1.14	0.42	0.00	-0.42	2.96	3.84	0.88
Village 5 Subtotal - Current				1023	3.07	3.65	0.58	1.13	0.00	-1.13	7.98	7.25	-0.73
23	*5*	*Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*7.47*	*7.47*
26.2	*5*	*Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*2.67*	*2.67*
Village 5 Subtotal - Future				*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*10.14*	*10.14*
PA-21.1	6	CONTEXTUAL SITE PLAN #1	1	223	0.67	0.00	-0.67	0.24	0.00	-0.24	1.74	2.37	0.63
PA-21.2, 21.3	6	CONTEXTUAL SITE PLAN #2	2	599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.60	1.93
PA-15	6	HIGHLAND CREEK NEIGHBORHOOD PARK	3	0	0.00	7.50	7.50	0.00	0.00	0.00	0.00	0.00	0.00
PA-21.4	6	PRELIMINARY PLAT #6	6	69	0.21	0.00	-0.21	0.08	0.00	-0.08	0.54	0.00	-0.54
PA-5	6	NORTH - AREA A	NORTH - A	443	1.33	0.00	-1.33	0.49	0.00	-0.49	3.45	3.27	-0.18
PA-6	6	NORTH - AREA A	NORTH - A	350	1.05	0.00	-1.05	0.38	0.00	-0.38	2.73	1.91	-0.82
PA-7	6	NORTH - AREA A	NORTH - A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.58	9.58
PA-12	6	NORTH - AREA A	NORTH - A	281	0.84	0.00	-0.84	0.31	0.00	-0.31	2.19	3.20	1.01
PA-13	6	NORTH - AREA A	NORTH - A	432	1.30	0.00	-1.30	0.48	0.00	-0.48	3.37	4.14	0.77
PA-24	6	AQUATIC CENTER PARK		0	0.00	3.78	3.78	0.00	0.00	0.00	0.00	0.00	0.00
Village 6 Subtotal - Current				2396	7.19	11.28	4.09	2.64	0.00	-2.64	18.69	31.07	12.38
8	*6*	*PA 8*		*0*	*0.00*	*5.02*	*5.02*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
20	*6*	*Trail Corridor*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*2.37*	*2.37*
42	*6*	*Trail Corridor*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*1.93*	*1.93*
28	*6*	*Detention pond - OS unknown*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*3.16*	*3.16*
Village 6 Subtotal - Future				*0*	*0.00*	*5.02*	*5.02*	*0.00*	*0.00*	*0.00*	*0.00*	*7.46*	*7.46*
PA-21.5, 21.6, 38	7	SITE PLAN #14	14	578	1.73	0.00	-1.73	0.64	0.00	-0.64	4.51	4.75	0.24
PA-29	7	NORTH - AREA B	NORTH - B	445	1.34	0.00	-1.34	0.49	0.00	-0.49	3.47	4.36	0.89
PA-32	7	NORTH - AREA B	NORTH - B	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.38	3.38
PA-34	7	NORTH - AREA B	NORTH - B	408	1.22	0.00	-1.22	0.45	0.00	-0.45	3.18	6.00	2.82
PA-35.1, 35.2	7	NORTH - AREA B	NORTH - B	493	1.48	0.00	-1.48	0.54	0.00	-0.54	3.84	4.00	0.16
		WARM SPRINGS	17				0.00			0.00			0.00
PA-35.3	7	NORTH - AREA B	NORTH - B	193	0.58	0.00	-0.58	0.21	0.00	-0.21	1.51	2.10	0.59
PA-39	7	NORTH - AREA C	NORTH - C	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.40	13.40
PA-44	7	NORTH - AREA C	NORTH - C	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.68	6.68
Village 7 Subtotal - Current				2117	6.35	0.00	-6.35	2.33	0.00	-2.33	16.52	44.67	28.16
36	*7*	*School*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
43	*7*	*PA-43 Community Park*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*35.71*	*35.71*	*0.00*	*4.29*	*4.29*
45	*7*	*PA-45 Neighborhood Park*		*0*	*0.00*	*10.09*	*10.09*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
32	*7*	*PA-32 Tract A*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*7.16*	*7.16*
Village 7 Subtotal - Future				*0*	*0.00*	*10.09*	*10.09*	*0.00*	*35.71*	*35.71*	*0.00*	*11.45*	*11.45*
PA-40	8	NORTH - AREA C	PA-40	933	2.80	0.00	-2.80	1.03	0.00	-1.03	7.28	6.81	-0.47
PA-46	8	NORTH - AREA C	PA-46	1238	3.71	0.00	-3.71	1.36	0.00	-1.36	9.65	14.06	4.41
Village 8 Subtotal - Current				2170	6.51	0.00	-6.51	2.39	0.00	-2.39	16.93	20.87	3.94

Tract Dedication Table - Lennar Ph 2

Tract	Filing	Dedication Type		
		Neigh. Park	Com. Park	Open Space
A				0.85
D				0.71
H				0.19
K				4.55
N				0.13
Q				0.15
R				2.63
S				0.58
T				0.60
V				2.52
Total		0.00	0.00	12.91

Show Nodes

Nodes are shown on the Landscape Plans



Remove drainage infrastructure from dedication

Drainage infrastructure has been removed from Open Space dedication in charts

Include more amenities to receive OS credit

Amenities are shown on the Landscape Plans

KEY MAP
SCALE: 1" = 200'

PA-37.1	*8*	*PA-37.1*		*685*	*2.06*	*0.00*	*-2.06*	*0.75*	*0.00*	*-0.75*	*5.34*	*3.61*	*-1.73*
PA-37.2	*8*	*PA-37.2*		*1224*	*3.67*	*0.00*	*-3.67*	*1.35*	*0.00*	*-1.35*	*9.55*	*7.65*	*-1.90*
PA-37.3	*8*	*PA-37.3*		*1373*	*4.12*	*0.00*	*-4.12*	*1.51*	*0.00*	*-1.51*	*10.71*	*7.70*	*-3.01*
PA-48	*8*	*PA 48 Future Single Family*	*PA-48*	*188*	*0.56*	*0.00*	*-0.56*	*0.21*	*0.00*	*-0.21*	*1.47*	*0.00*	*-1.47*
68	*8*	*PA 68 NP*		*0*	*0.00*	*6.12*	*6.12*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
33	*8*	*PA 33 NP*		*0*	*0.00*	*7.66*	*7.66*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
31	*8*	*Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*9.03*	*9.03*
47	*8*	*Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*1.90*	*1.90*
67	*8*	*Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*7.69*	*7.69*
69	*8*	*Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*7.00*	*7.00*
Village 8 Subtotal - Future				*3470*	*10.41*	*13.78*	*3.37*	*3.82*	*0.00*	*-3.82*	*27.07*	*44.58*	*17.51*
70	9	Filing 17	17	257	0.77	0.00	-0.77	0.28	0.00	-0.28	2.00	0.66	-1.34
	9	32ND AVENUE	19	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.35	3.35
PA-70	9	SITE PLAN #21	70	472	1.42	0.00	-1.42	0.52	0.00	-0.52	3.68	12.10	8.42
80.1 & 80.2	**9**	**Lennar Phase 2**		**957**	**2.87**	**0.00**	**-2.87**	**1.05**	**0.00**	**-1.05**	**7.46**	**12.91**	**5.45**
Village 9 Subtotal - Current				1685	5.06	0.00	-5.06	1.85	0.00	-1.85	13.15	29.02	15.88
80.3	*9*	*Future Multi-Family*		*1650*	*4.95*	*0.00*	*-4.95*	*1.82*	*0.00*	*-1.82*	*12.87*	*2.30*	*-10.57*
66	*9*	*Highland Creek Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*21.17*	*21.17*
72	*9*	*Highland Creek Neighborhood Park*		*0*	*0.00*	*7.83*	*7.83*	*0.00*	*0.00*	*0.00*	*0.00*	*10.14*	*10.14*
80.4	*9*	*(incl in 80.3)*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
81	*9*	*Highland Creek Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*15.97*	*15.97*
76	*9*	*Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*4.30*	*4.30*	*4.30*
79	*9*	*Trail Corridor - incl. in Lennar Ph 2*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
Village 9 Subtotal - Future				*1650*	*4.95*	*7.83*	*2.88*	*1.82*	*0.00*	*-1.82*	*12.87*	*53.88*	*41.01*
PA-71.1	*10*	*PA-71.1*		*1582*	*4.75*	*0.00*	*-4.75*	*1.74*	*0.00*	*-1.74*	*12.34*	*3.45*	*-8.89*
PA-71.2	*10*	*PA-71.2*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.42*	*0.42*
PA-78.1	*10*	*PA-78.1*		*508*	*1.52*	*0.00*	*-1.52*	*0.56*	*0.00*	*-0.56*	*3.96*	*5.78*	*1.82*
PA-78.2	*10*	*PA-78.2*		*1216*	*3.65*	*0.00*	*-3.65*	*1.34*	*0.00*	*-1.34*	*9.49*	*0.49*	*-9.00*
PA-78.3	*10*	*PA-78.3*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
73	*10*	*PA 73 NP*		*0*	*0.00*	*6.89*	*6.89*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
41	*10*	*PA 41 NP*		*0*	*0.00*	*5.81*	*5.81*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*
77	*10*	*Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*5.90*	*5.90*
83	*10*	*Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*15.51*	*15.51*
86	*10*	*Open Space*		*0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*1.99*	*1.99*
Village 10 Subtotal - Future				*3306*	*9.92*	*12.70*	*2.78*	*3.64*	*0.00*	*-3.64*	*25.79*	*33.54*	*7.75*
Totals - Current				12927	38.78	14.93	23.85	14.22	0.00	14.22	100.83	241.48	-140.65
Totals - Future				*19533*	*58.60*	*82.45*	*-23.85*	*21.49*	*35.71*	*-14.22*	*152.36*	*249.50*	*-97.14*
Totals				32460	97.38	97.38	0.00	35.71	35.71	0.00	253.19	490.98	237.79

NOT FOR CONSTRUCTION

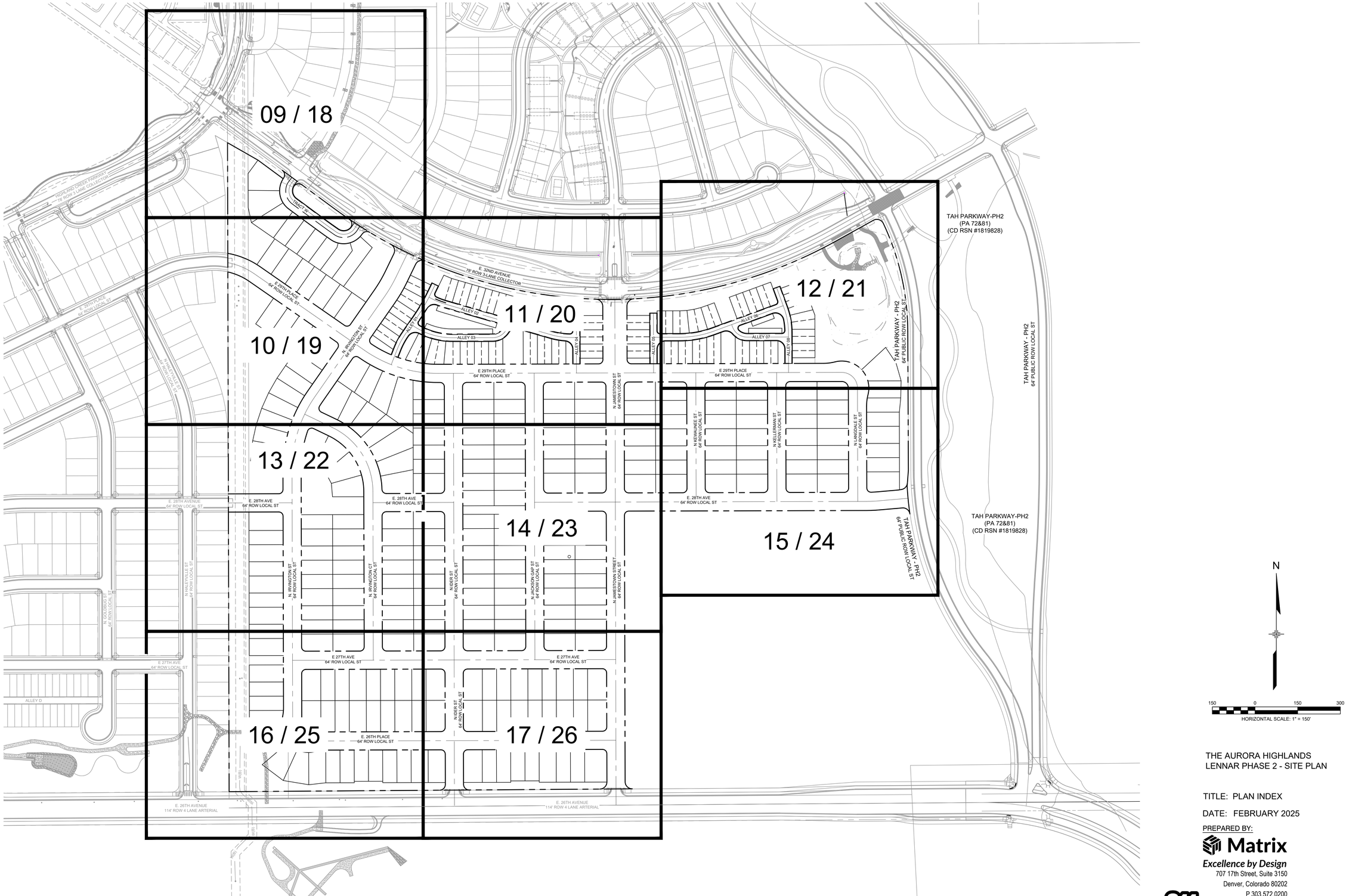
THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: PROS TRACKING CHART

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811



THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

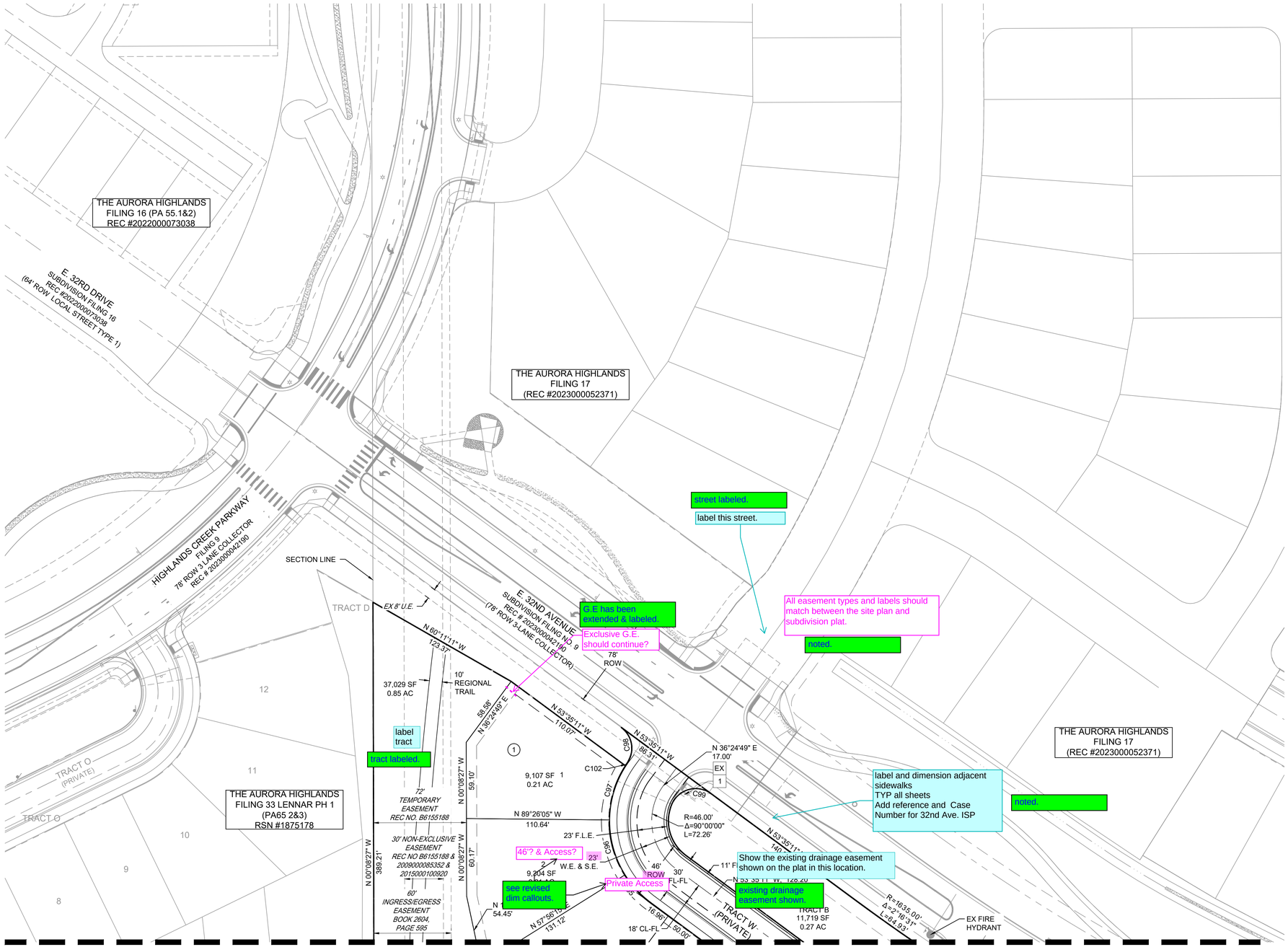
TITLE: PLAN INDEX

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

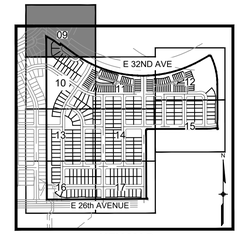
NOT FOR CONSTRUCTION

SHEET: 08



MATCHLINE - SEE SHEET 10

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C95	29.68	79.00'	21°31'26"
C96	44.99	79.00'	32°37'40"
C97	44.42	79.00'	32°13'10"
C98	30.81	20.00'	88°15'49"
C99	36.07	20.00'	103°20'33"
C102	2.61	79.00'	1°53'32"



KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- PROPOSED SL2 PUBLIC STREET LIGHT (25' TAPERED POLE)
- F.L.E./A.E. — FIRE LANE EASEMENT/ACCESS EASEMENT
- G.E. — GAS EASEMENT — updated.
- U.E. — UTILITY EASEMENT
- W.E. — WATER EASEMENT — Sewer (Typical)
- W.S.E. — WATER & SANITARY EASEMENT
- 1 — LOT NUMBER
- (1) — BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE LEGEND & KEYNOTE

N

HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: SITE PLAN 01

DATE: FEBRUARY 2025

PREPARED BY:

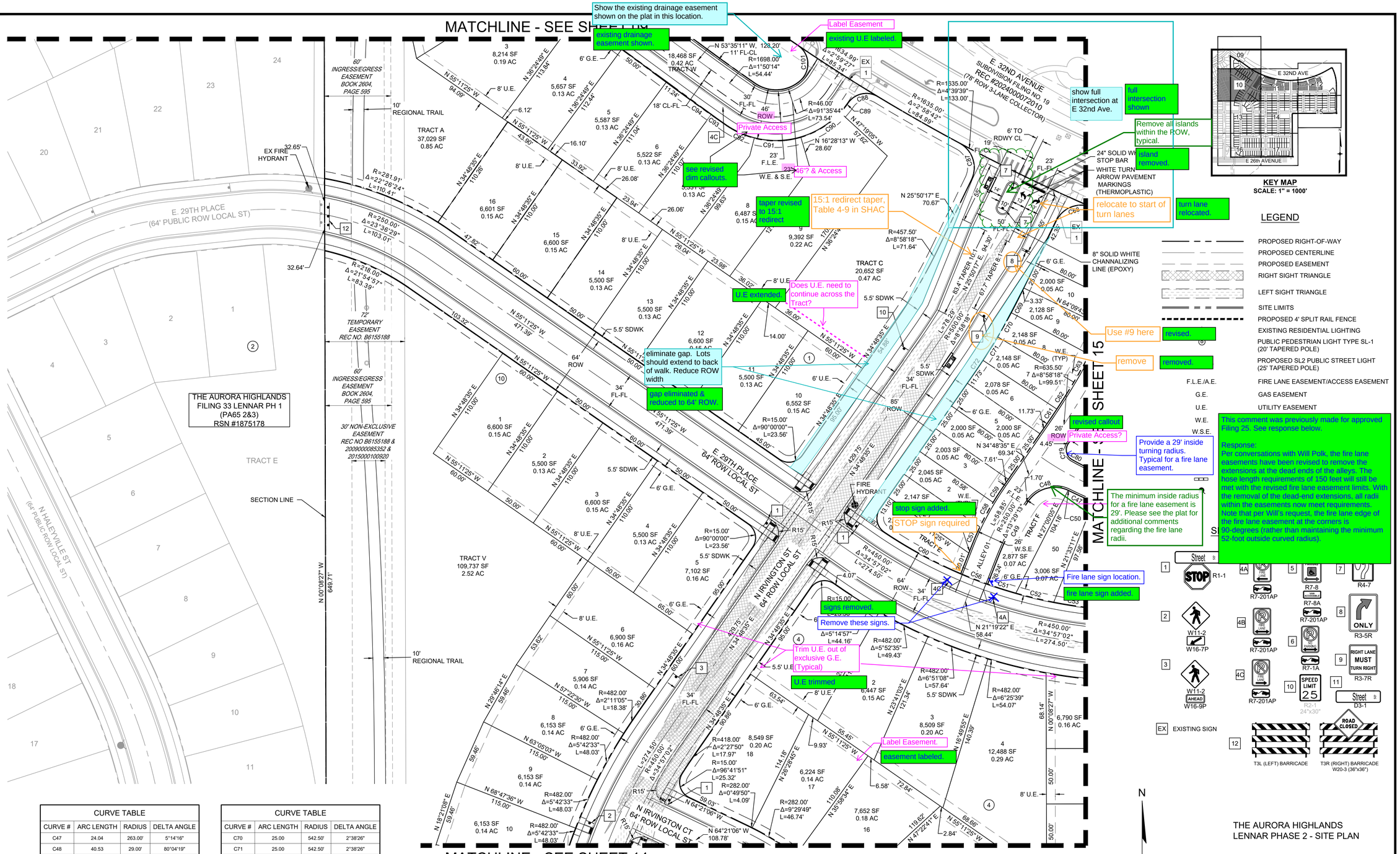
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS. SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. FIRE LANE SIGNAGE REQUIREMENTS:
   - 2.1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
   - 2.2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
   - 2.3. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
   - 2.4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

NOT FOR CONSTRUCTION

811



CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C47	24.04	263.00'	5°14'16"
C48	40.53	29.00'	80°04'19"
C49	55.79	237.00'	13°29'13"
C51	26.68	418.00'	3°39'27"
C52	35.22	418.00'	4°49'42"
C56	26.00	418.00'	3°33'52"
C57	19.33	263.00'	4°12'41"
C58	25.17	263.00'	5°29'03"
C59	17.40	263.00'	3°47'29"
C60	78.72	418.00'	10°47'27"
C61	15.22	622.50'	1°24'04"
C62	28.69	622.50'	2°38'26"
C63	28.69	622.50'	2°38'26"
C68	38.25	25.00'	87°40'10"
C69	21.68	542.50'	2°17'22"

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C70	25.00	542.50'	2°38'26"
C71	25.00	542.50'	2°38'26"
C72	13.27	542.50'	1°24'04"
C79	16.67	10.00'	95°29'39"
C80	121.84	237.00'	29°27'23"
C87	38.25	25.00'	87°39'45"
C88	30.21	20.00'	86°32'58"
C89	11.15	79.00'	8°05'05"
C90	42.53	79.00'	30°50'52"
C91	42.53	79.00'	30°50'52"
C92	27.85	79.00'	20°11'56"
C93	16.74	1731.00'	0°33'14"
C94	38.76	1731.00'	1°16'59"
C101	36.14	20.00'	103°31'36"

NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. FIRE LANE SIGNAGE REQUIREMENTS:
   - 2.1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
   - 2.2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
   - 2.3. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
   - 2.4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 14

THE AURORA HIGHLANDS
FILING 21 (PA-70)
(DA-2062-37)

EX FIRE HYDRANT

E. 32ND AVENUE
SUBDIVISION FILING NO. 19
2000072010
(MINOR COLLECTOR)

E. 29TH PLACE
64' ROW LOCAL ST

E. 29TH PLACE
(64' PUBLIC ROW LOCAL ST)

ALLEY 01 PRIVATE
ALLEY 02 PRIVATE
ALLEY 03 PRIVATE
ALLEY 04 PRIVATE
ALLEY 05 PRIVATE

N IDER ST
64' ROW LOCAL ST
N 00°08'27" W, 1520.16'

N JACKSON GAP ST
64' ROW LOCAL ST
N 00°08'27" W, 1008.00'

N JAMESTOWN ST
64' ROW LOCAL ST

TRACT G
19,470 SF
0.45 AC

TRACT H
8,199 SF
0.19 AC

TRACT J

TRACT D
30,859 SF
0.71 AC

TRACT K
19,470 SF
0.45 AC

TRACT L
0.04 AC

7,102 SF
0.16 AC

EX FIRE HYDRANT

FIRE HYDRANT

24" SOLID WHITE STOP BAR

8" SOLID WHITE CHANALIZING LINE (EPOXY)

EX FIRE HYDRANT WHITE TURN ARROW PAVEMENT MARKINGS (THERMOPLASTIC)

6' TO RDWY CL

19' FL-FL

23' FL-FL

50' FL-FL

34' FL-FL

64' ROW

26' ROW

R=1635.00'
Δ=21°42'54"
L=619.66'

R=1635.00'
Δ=4°39'40"
L=133.01'

R=250.00'
Δ=10°53'31"
L=47.53'

R=250.00'
Δ=34°57'02"
L=152.50'

R=55.00'
Δ=73°42'01"
L=70.75'

R=482.00'
Δ=10°32'43"
L=88.71'

R=15.00'
Δ=90°00'00"
L=23.56'

R=250.00'
Δ=16°17'59"
L=71.12'

120' TAPER 12:1

60' TAPER 8:1

N 89°51'33" E

N 00°08'27" W

N 16°09'32" E

N 73°50'28" W

N 08°27'09" E

N 10°38'22" E

N 05°12'28" E

N 16°08'17" E

S 16°09'32" W

S 73°50'28" E

S 08°27'09" W

S 10°38'22" W

S 05°12'28" W

S 16°08'17" W

S 00°08'27" E

N 89°51'33" E, 110.00'

N 89°51'33" E, 1418.79'

N 89°51'33" E, 1778.98'

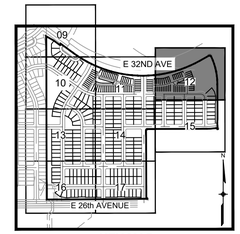
N 89°51'33" E, 1761.58'

N 89°51'33" E, 1761.58'

N 89°51'33" E, 1761.58

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C33	38.43	25.00'	88°04'00"
C34	2.79	29.00'	5°30'24"
C35	40.53	29.00'	80°04'19"
C36	37.14	29.00'	73°22'43"
C37	22.40	263.00'	4°52'50"
C38	25.58	263.00'	5°34'19"
C39	6.54	263.00'	1°25'32"
C40	30.43	68.00'	25°38'36"
C41	26.80	68.00'	22°34'59"
C42	10.51	68.00'	8°51'10"
C43	24.55	263.00'	5°20'55"
C44	25.01	263.00'	5°26'54"
C45	25.01	263.00'	5°26'54"
C46	25.01	263.00'	5°26'54"
C54	33.90	418.00'	4°38'47"
C55	13.25	418.00'	1°48'56"

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C65	5.17	237.00'	1°14'56"
C66	31.68	237.00'	7°39'29"
C67	15.84	10.00'	90°46'20"
C73	31.88	237.00'	7°42'23"
C74	15.86	10.00'	90°53'11"
C75	31.88	237.00'	7°42'26"
C76	42.40	42.00'	57°50'17"
C77	18.48	10.00'	105°51'44"
C78	121.84	237.00'	29°27'23"
C81	48.70	648.50'	4°18'10"
C82	26.57	263.00'	5°47'20"
C83	26.57	263.00'	5°47'20"
C84	41.22	29.00'	81°26'27"



KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- PROPOSED SL2 PUBLIC STREET LIGHT (25' TAPERED POLE)
- F.L.E./A.E. — FIRE LANE EASEMENT/ACCESS EASEMENT
- G.E. — GAS EASEMENT
- U.E. — UTILITY EASEMENT
- W.E. — WATER EASEMENT
- W.S.E. — WATER & SANITARY EASEMENT
- 1 — LOT NUMBER
- (1) — BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE LEGEND & KEYNOTE

1 STOP R1-1 (Street S D3-1)
2 W11-2 W16-7P
3 W11-2 AHEAD W16-9P
4A R7-201AP
4B R7-201AP
4C R7-201AP
5 RESERVED PARKING R7-8 / VAN ACCESSIBLE R7-8A
6 NO PARKING R7-1A
7 R4-7
8 ONLY R3-5R
9 RIGHT LANE MUST TURN RIGHT R3-7R
10 SPEED LIMIT 25 R2-1 24"x30"
11 Street S D3-1
12 T3L (LEFT) BARRICADE; T3R (RIGHT) BARRICADE W20-3 (36"x36")
EX EXISTING SIGN

Where fire lane signs are shown provide a 30-to-45-degree angle to oncoming traffic.

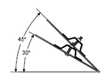
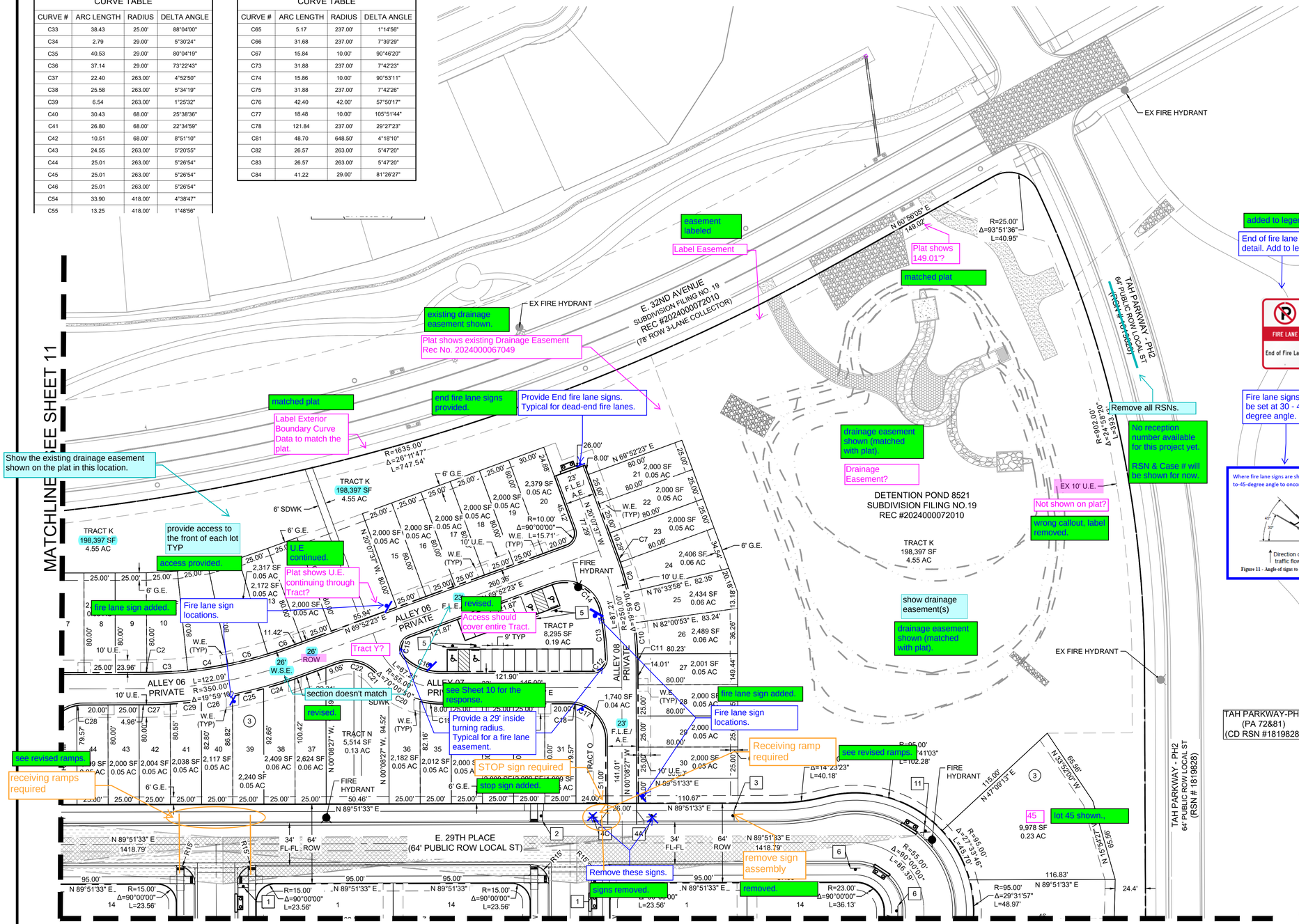


Figure 11 - Angle of signs to oncoming traffic



N

HORIZONTAL SCALE: 1" = 40'

NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. FIRE LANE SIGNAGE REQUIREMENTS:
   - 2.1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
   - 2.2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
   - 2.3. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
   - 2.4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

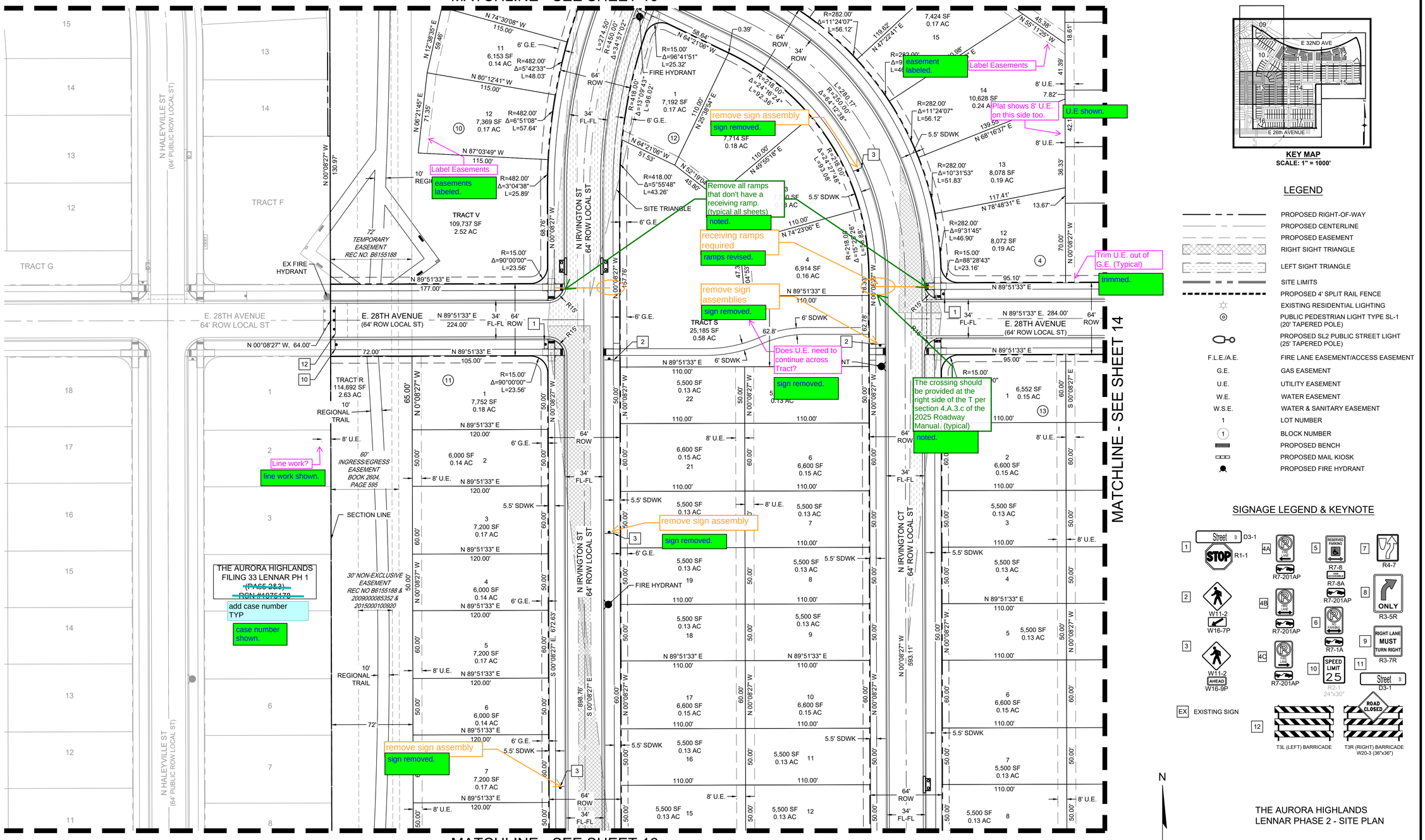
TITLE: SITE PLAN 04

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

SHEET: 12



KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- PROPOSED SL2 PUBLIC STREET LIGHT (25' TAPERED POLE)
- F.L.E./A.E. — FIRE LANE EASEMENT/ACCESS EASEMENT
- G.E. — GAS EASEMENT
- U.E. — UTILITY EASEMENT
- W.E. — WATER EASEMENT
- W.S.E. — WATER & SANITARY EASEMENT
- 1 — LOT NUMBER
- (1) — BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE LEGEND & KEYNOTE

NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. FIRE LANE SIGNAGE REQUIREMENTS:
   - 2.1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
   - 2.2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
   - 2.3. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
   - 2.4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: SITE PLAN 05

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 17

N IDER ST 64' ROW LOCAL ST

N JACKSON GAP ST 64' ROW LOCAL ST

N JAMESTOWN ST 64' ROW LOCAL ST

E. 28TH AVENUE (64' ROW LOCAL ST)

remove sign assembly

sign removed.

receiving ramps required

see revised ramps.

label mail kiosks TYP

mail kiosk labeled.

Does U.E. need to continue across Tract?

U.E continued.

remove sign assembies

sign removed.

remove sign assembly

sign removed.

Trim U.E. out of G.E. (Typical)

U.E trimmed.

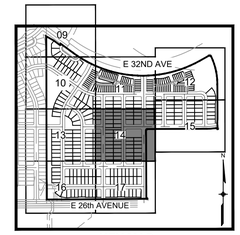
sight triangle updated.

sight triangles not required for uncontrolled approaches

Label Easement?

these are not easements, used for landscape edges (layer frozen)

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING 1
REC #2019000089309



KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- PROPOSED SL2 PUBLIC STREET LIGHT (25' TAPERED POLE)
- F.L.E./A.E. — FIRE LANE EASEMENT/ACCESS EASEMENT
- G.E. — GAS EASEMENT
- U.E. — UTILITY EASEMENT
- W.E. — WATER EASEMENT
- W.S.E. — WATER & SANITARY EASEMENT
- 1 — LOT NUMBER
- (1) — BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE LEGEND & KEYNOTE

1 Street D3-1 / STOP R1-1
2 W11-2 / W16-7P
3 W11-2 AHEAD / W16-9P
4A R7-201AP
4B R7-201AP
4C R7-201AP
5 RESERVED PARKING R7-8 / R7-8A
6 NO PARKING R7-1A
7 R4-7
8 ONLY R3-5R
9 RIGHT LANE MUST TURN RIGHT R3-7R
10 SPEED LIMIT 25 R2-1 24"x30"
11 Street D3-1
12 T3L (LEFT) BARRICADE / T3R (RIGHT) BARRICADE W20-3 (36"x36")
EX EXISTING SIGN

NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. FIRE LANE SIGNAGE REQUIREMENTS:
   - 2.1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
   - 2.2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
   - 2.3. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
   - 2.4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: SITE PLAN 06

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 14

N KEWAUNEE ST 64' ROW LOCAL ST

N KELLERMAN ST 64' ROW LOCAL ST

N LANGDALE ST 64' ROW LOCAL ST

E. 28TH AVENUE (64' ROW LOCAL ST)

TRACT K 198,397 SF 4.55 AC

TAH PARKWAY-PH2 (PA 72&81) (CD RSN #1619628)

add reference to case number. Add line for reception number. Road is required for this site plan.

No reception number available for this project yet.

RSN & Case # will be shown for now.

Storm Sewer or Drainage Easement per plat?

Tracts D&K are getting dedicated their entirety as Storm Sewer & Drainage Easements.

How does this street connect in to TAH Parkway?

see updated connection.

remove sign assembly

sign removed.

receiving ramp required

see revised ramp.

receiving ramps required

see revised ramp.

remove sign assembly

sign removed.

receiving ramp required

see revised ramp.

FYI. Access to E 28th Ave may be required for future development

entrance added @ E 28th Ave and N Kellerman St.

U.E trimmed.

Trim U.E. out of G.E. (Typical)

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING 1
REC #2019000089309

remove RSN and add line for reception number

No reception number available for this project yet.

RSN & Case # will be shown for now.

minor arterial?

changed to 4 lane arterial (ROW varies)

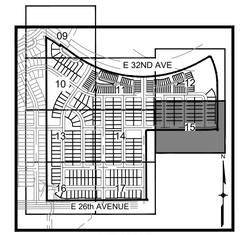
TAH PARKWAY-PH2 (PA 72&81)

reference Case Number 2022-6020-00

No reception number available for this project yet.

RSN & Case # will be shown for now.

TAH PARKWAY - PH2 64' PUBLIC ROW LOCAL ST (RSN #1619628)

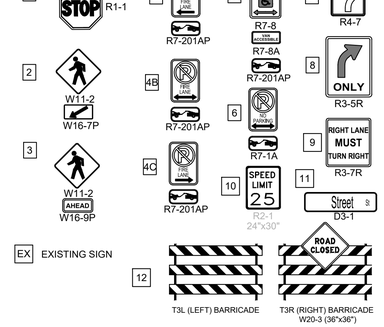


KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- PROPOSED SL2 PUBLIC STREET LIGHT (25' TAPERED POLE)
- F.L.E./A.E. FIRE LANE EASEMENT/ACCESS EASEMENT
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- W.S.E. WATER & SANITARY EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE LEGEND & KEYNOTE



NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. FIRE LANE SIGNAGE REQUIREMENTS:
   - 2.1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
   - 2.2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
   - 2.3. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
   - 2.4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: SITE PLAN 07

DATE: FEBRUARY 2025

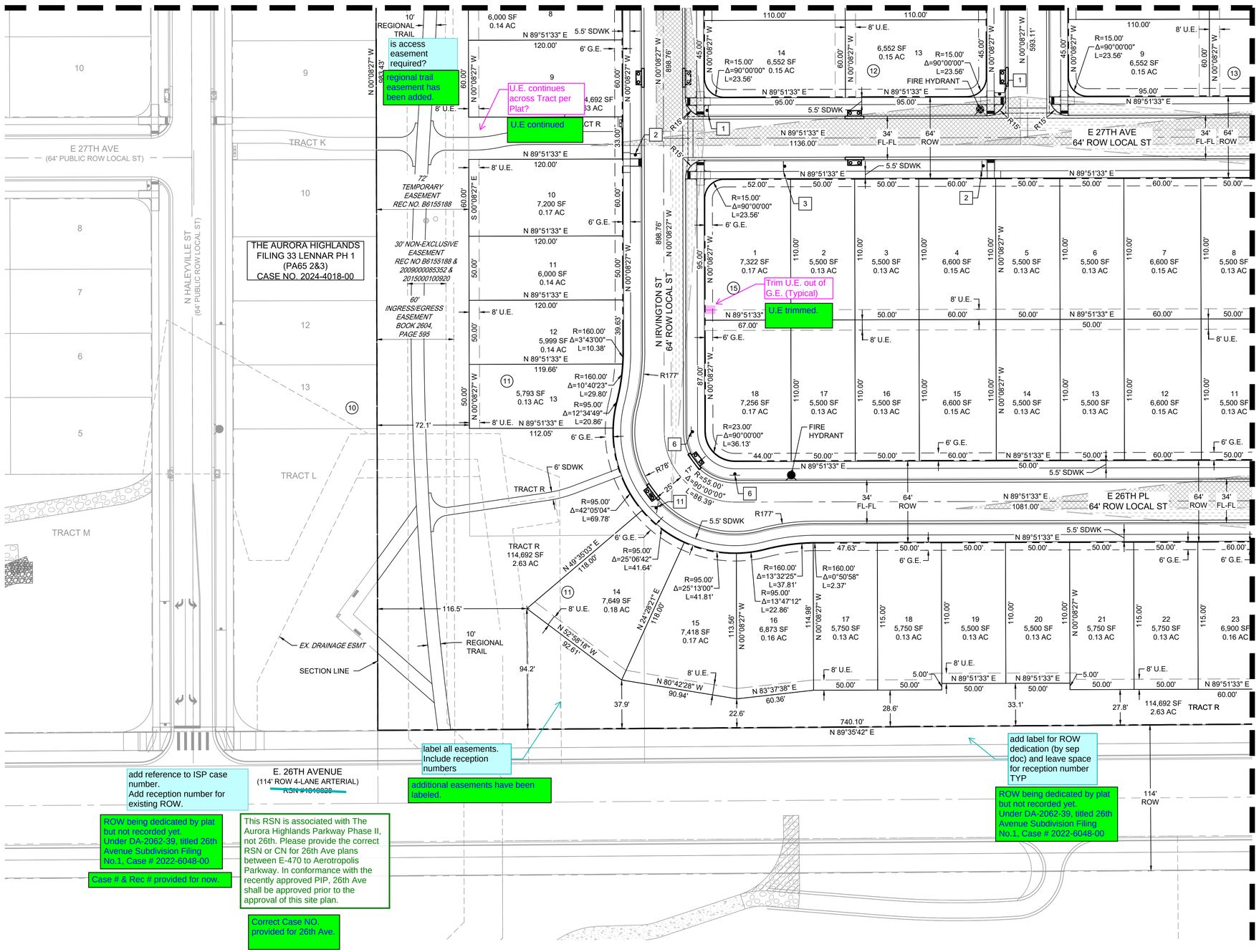
PREPARED BY:

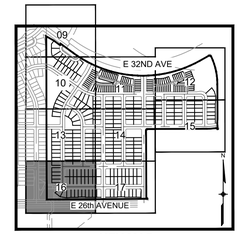
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811

NOT FOR CONSTRUCTION

SHEET: 15



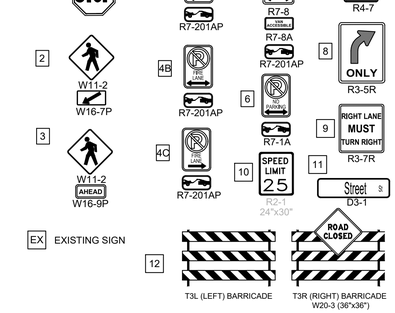


KEY MAP
SCALE: 1" = 1000'

LEGEND

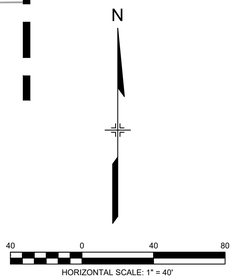
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- PROPOSED SL2 PUBLIC STREET LIGHT (25' TAPERED POLE)
- F.L.E./A.E. — FIRE LANE EASEMENT/ACCESS EASEMENT
- G.E. — GAS EASEMENT
- U.E. — UTILITY EASEMENT
- W.E. — WATER EASEMENT
- W.S.E. — WATER & SANITARY EASEMENT
- 1 — LOT NUMBER
- (1) — BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE LEGEND & KEYNOTE



NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. FIRE LANE SIGNAGE REQUIREMENTS:
   - 2.1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
   - 2.2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
   - 2.3. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
   - 2.4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.



THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: SITE PLAN 08

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 16

E 27TH AVE
64' ROW LOCAL ST

E 26TH PL
64' ROW LOCAL ST

N IDER ST
64' ROW LOCAL ST

N JAMESTOWN ST
64' ROW LOCAL ST

E. 26TH AVENUE
(114' ROW 4-LANE ARTERIAL)
PSN #1040020

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING 1
REC #2019000089309

TRACT U
13,118 SF
0.30 AC

entrance added @ E 27th Ave and N Jamestown St

FYI, at least one point of Access will be required to the east for future development

Tract E TAH F1?

Proposed 27' Grant ROW?

add label for ROW dedication (by sep doc) and leave space for reception number TYP

ROW being dedicated by plat but not recorded yet. Under DA-2062-39, titled 26th Avenue Subdivision Filing No.1, Case # 2022-6048-00

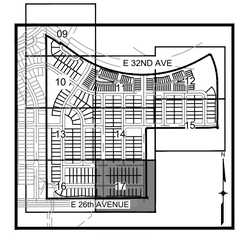
add reference to ISP case number. Add reception number for existing ROW.

ROW being dedicated by plat but not recorded yet. Under DA-2062-39, titled 26th Avenue Subdivision Filing No.1, Case # 2022-6048-00

Case # & Rec # provided for now.

Trim U.E. out of G.E. (Typical)

U.E trimmed.



KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- PROPOSED SL2 PUBLIC STREET LIGHT (25' TAPERED POLE)
- F.L.E./A.E. — FIRE LANE EASEMENT/ACCESS EASEMENT
- G.E. — GAS EASEMENT
- U.E. — UTILITY EASEMENT
- W.E. — WATER EASEMENT
- W.S.E. — WATER & SANITARY EASEMENT
- 1 — LOT NUMBER
- (1) — BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE LEGEND & KEYNOTE

1 — Street S D3-1 / STOP R1-1
2 — W11-2 / W16-7P
3 — W11-2 AHEAD / W16-9P
4A — R7-201AP
4B — R7-201AP
4C — R7-201AP
5 — RESERVED PARKING R7-8
6 — R7-1A
7 — R4-7
8 — ONLY R3-5R
9 — RIGHT LANE MUST TURN RIGHT R3-7R
10 — SPEED LIMIT 25 R2-1 24"x30"
11 — Street S D3-1
12 — T3L (LEFT) BARRICADE; T3R (RIGHT) BARRICADE W20-3 (36"x36")
EX — EXISTING SIGN

NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. FIRE LANE SIGNAGE REQUIREMENTS:
   - 2.1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
   - 2.2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
   - 2.3. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
   - 2.4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: SITE PLAN 09

DATE: FEBRUARY 2025

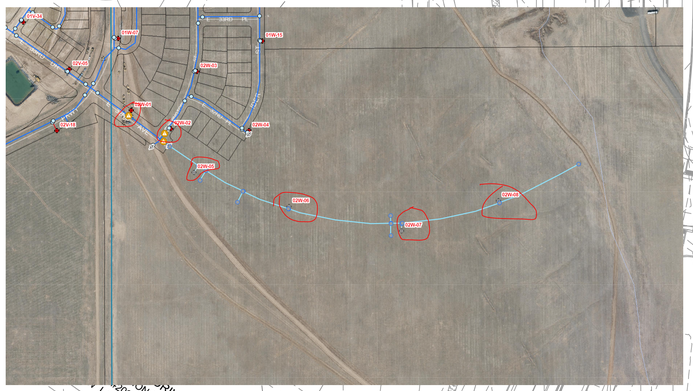
PREPARED BY:

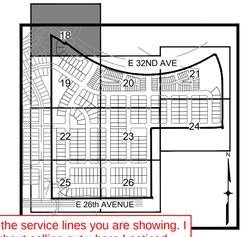
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

SHEET: 17





There are a lot of issues with the service lines you are showing. I have added comments throughout calling out where I noticed issues, but I might now have caught everything.

Overall
- keep sanitary service lines out of and away from manholes.
- maintain 10 feet between sanitary and water services
- maintain 3 feet between service lines of the same type
- connect service lines perpendicular to the main
- sanitary lines cannot bend
- if your water service is more than 5 feet from the lot line, make sure there is not conflict with a driveway.

Feel free to reach out to Samantha Bayliff at sbayliff@auroragov.org if you have further questions or need more clarity.

noted.

service lines have been updated. see revised utility network.

THE AURORA HIGHLANDS FILING 17 (REC #2023000052371)

Please show existing fire hydrant on 32nd Ave. See snippet.

existing fire hydrant shown.

HIGHLANDS CREEK PARKWAY
FILING 9
78' ROW 3 LANE COLLECTOR
REC # 2023000042190

SECTION LINE

EX 8" U.E.

E. 32ND AVENUE
SUBDIVISION FILING NO. 9
REC #2023000042190
(78' ROW 3-LANE COLLECTOR)

78' ROW

CONNECT TO EXISTING MH W/ NEW 8" SANITARY SEWER LINE.CONTRACTOR TO CONTACT ENGINEER W/ ANY DISCRPINCIES OF TIE INVERT PRIOR TO CONSTRUCTION.

REMOVE EX PLUG AND CONNECT TO EX WATERLINE W/ NEW 8" WATERLINE.

TRACT A
37,029 SF
0.85 AC

10' REGIONAL TRAIL

text removed.

Please move text off of the utilities so I can properly review the utility layout

8' U.E.

72' TEMPORARY EASEMENT REC NO. B6155188

30' NON-EXCLUSIVE EASEMENT REC NO B6155188 & 2009000085352 & 2015000100920

60' INGRESS/EGRESS EASEMENT BOOK 2604, PAGE 595

EX. 48" ECCV WATER LINE

6' G.E.

23' F.L.E.
23' W.E. & S.E.

TRACT W
17,461 SF
0.42 AC

46' ROW

30' FL-FL

11' FL-CL

EX 10' U.E.

18' CL-FL

PSS 8

TRACT W (PRIVATE)

TRACT B
11,719 SF
0.27 AC

EX FIRE HYDRANT

Advisory, ensure that at least 5' vertical separation is maintained between waterlines and the edge of gutter.

noted.

THE AURORA HIGHLANDS FILING 17 (REC #2023000052371)

THE AURORA HIGHLANDS FILING 33 LENNAR PH 1 (PA65 2&3) RSN #1875178

TRACT O
PSS 8 (PRIVATE)

MATCHLINE - SEE SHEET 19

show existing drainage easement. TYP along E. 32nd Ave.

existing drainage easement shown

Don't identify the pipe sizes in the site plan, that will be done in the CDs.
TYP all utility sheets

legend notes revised.

LEGEND

Remove pipe sizes

PSS 8	PROPOSED
	PROPOSED
PW8	PROPOSED
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
S	SANITARY SERVICE
W	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	EMERGENCY OVERFLOW
F.L.E./A.E.	FIRE LANE/ACCESS EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.S.E.	WATER & SANITARY EASEMENT

pipe sizes removed from legend

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ~~ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.~~
3. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
4. ~~ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.~~
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: GRADING AND UTILITY PLAN 01

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

SHEET: 18

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 20

REMOVE EX PLUG AND CONNECT TO EX WATERLINE W/ NEW 8" WATERLINE.

CONNECT TO EXISTING MH W/ NEW 8" SANITARY SEWER LINE.CONTRACTOR TO CONTACT ENGINEER W/ ANY DISCRPINCIES OF TIE INVERT PRIOR TO CONSTRUCTION.

E. 29TH PLACE (64' PUBLIC ROW LOCAL ST)

THE AURORA HIGHLANDS FILING 33 LENNAR PH 1 (PA65 2&3) RSN #1875178

60' INGRESS/EGRESS EASEMENT BOOK 2604, PAGE 595

72' TEMPORARY EASEMENT REC NO. B6155188

60' INGRESS/EGRESS EASEMENT BOOK 2604, PAGE 595

30' NON-EXCLUSIVE EASEMENT REC NO B6155188 & 2009000085352 & 20150001010320

SECTION LINE

EX. 48" ECCV WATER LINE

10' REGIONAL TRAIL

TRACT A 37,029 SF 0.85 AC

TRACT V 109,737 SF 2.52 AC

TRACT B 11,719 SF 0.27 AC

TRACT C 20,652 SF 0.47 AC

TRACT D 30,859 SF 0.71 AC

TRACT E 2,289 SF 0.05 AC

TRACT F 2,877 SF 0.07 AC

17,461 SF 0.42 AC

E. 32ND AVENUE SUBDIVISION FILING NO. 19 REC # 2024000072010 (78' ROW 3-LANE COLLECTOR) WT 12

E. 29TH PLACE ROW LOCAL ST

N. IRVINGTON ST 64' ROW LOCAL ST

64' ROW

34' FL-FL

46' ROW

30' FL-FL

18' CL-FL

11' FL-CL

19' FL-CL

23' FL-FL

23' F.L.E.

23' W.E. & S.E.

23' W.S.E.

50' FL-FL

26' ROW

10' U.E.

8' U.E.

6' G.E.

5.5' SDWK

PSS 8

PW8

FIRE HYDRANT

R15'

6' TO RDWY CL

CONNECT TO EXISTING MH W/ NEW 8" SANITARY SEWER .CONTRACTOR TO ENGINEER W/ ANY IES OF TIE INVERT O CONSTRUCTION.

83.4' TAPER 10:1

67.7' TAPER 8:1

W.E. (TYP)

ALLEY TO PRIVATE

E 32ND AVE

E 26th AVENUE

KEY MAP
SCALE: 1" = 1000'

Ensure that 5' is maintained between waterlines and the edge of gutters.

noted.

Please clear text so I can see the utilities.

text cleared out.

Service lines cannot connect at an angle. Must connect perpendicular to the main.

noted.

Is this paint or a raised curb/median? Looks like your storm manhole is right on top of it, which might not work if this is a raised curb/median.

island removed.

variance will be requested. our goal was to match the existing mass-grade surface which were 0.8% slope @ street centerline, typical.

Minimum 1% slope in street centerline per section 7.B of the 2025 Roadway Manual, typical.

Why is the sanitary service located so far back?

service lines revised.

Please clear text from services

text cleared out.

Move valves out of the intersection, preferably behind the curb return

all valves moved out of the intersection.

Clear text from the water structures.

text cleared out.

service lines revised.

Ensure that there will not be interference between water service and driveway

Clear text so utilities and service connections are visible.

text cleared out.

Move valves outside of the intersection. Additionally valves cannot be located within a crosspan.

all valves moved out of the intersection.

removed. TYP

Remove pipe sizes

LEGEND

PSS 8	PROPOSED SANITARY
	PROPOSED STORM
PW8	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
S	SANITARY SERVICE
W	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	EMERGENCY OVERFLOW
F.L.E./A.E.	FIRE LANE/ACCESS EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.S.E.	WATER & SANITARY EASEMENT

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
3. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
4. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

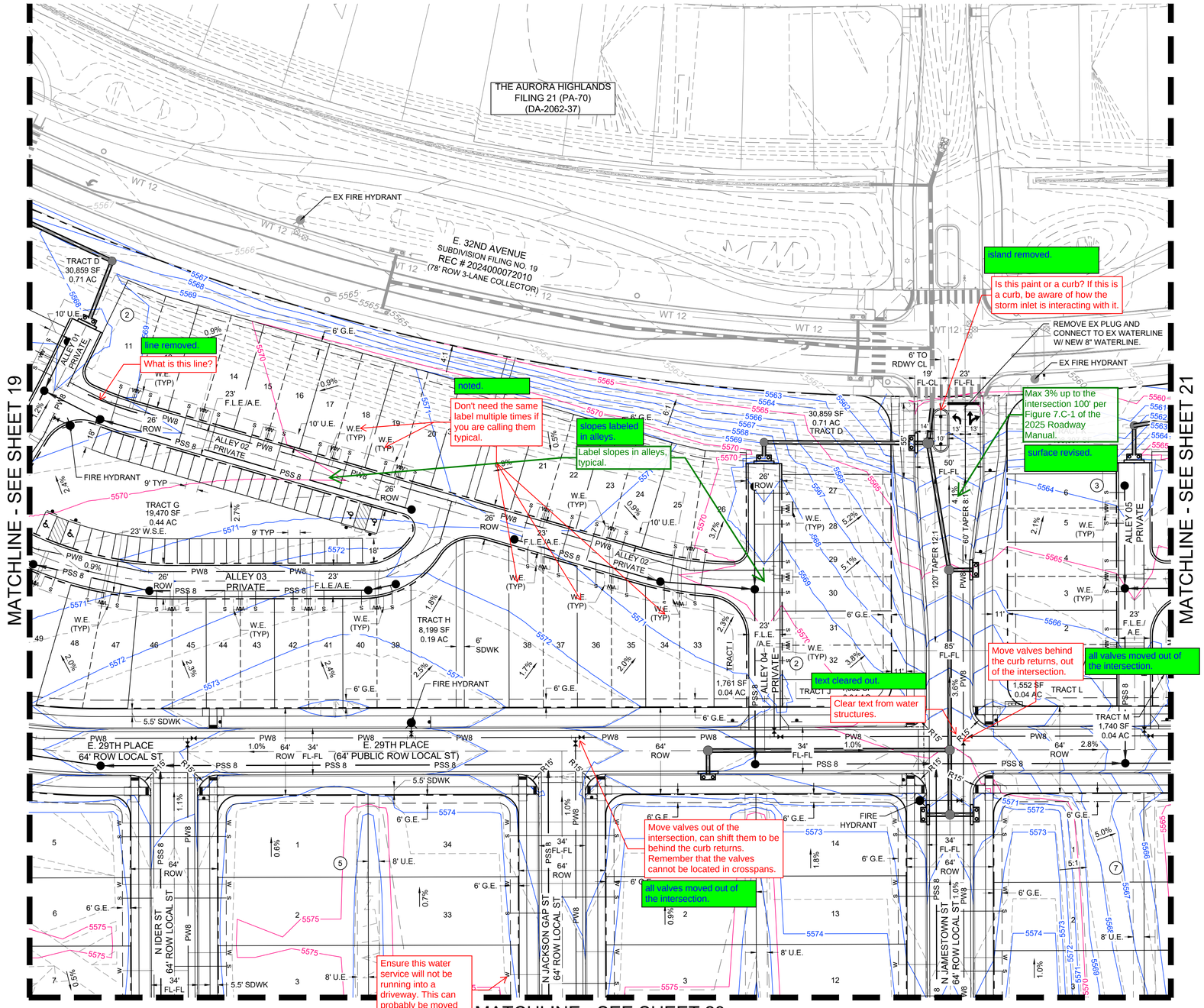
TITLE: GRADING AND UTILITY PLAN 02

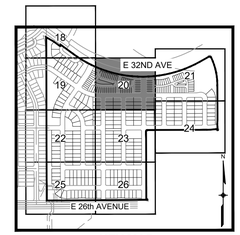
DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION





KEY MAP
SCALE: 1" = 1000'

LEGEND

Remove pipe sizes

PSS 8	PROPOSED SANITARY
	PROPOSED STORM
PW8	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
S	SANITARY SERVICE
W	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	EMERGENCY OVERFLOW
F.L.E./A.E.	FIRE LANE/ACCESS EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.S.E.	WATER & SANITARY EASEMENT

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
3. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
4. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

N

HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

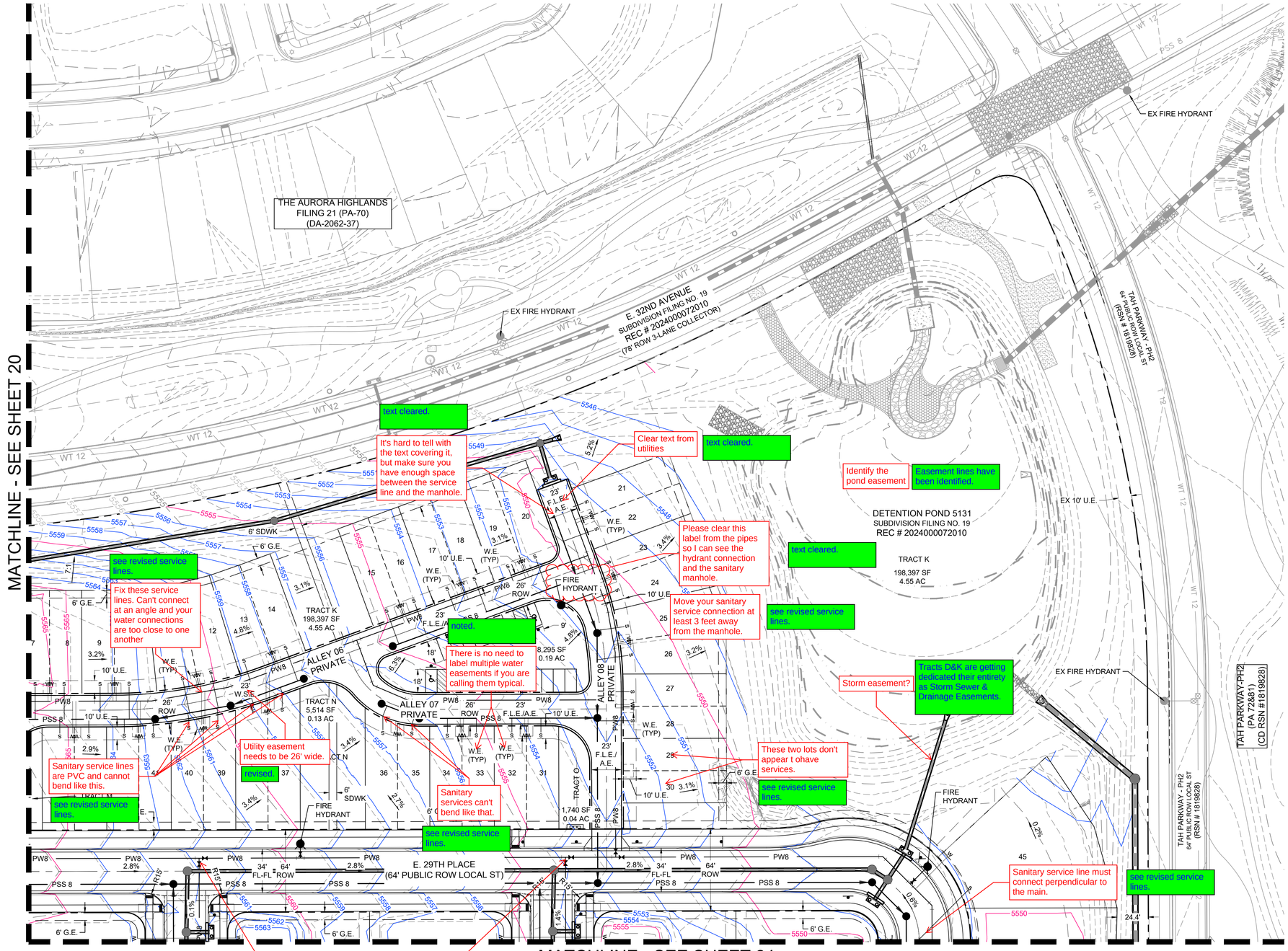
TITLE: GRADING AND UTILITY PLAN 03

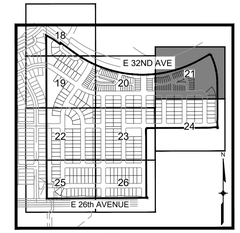
DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION





KEY MAP
SCALE: 1" = 1000'

LEGEND

Remove pipe sizes

PSS 8	PROPOSED SANITARY
	PROPOSED STORM
PW8	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
S	SANITARY SERVICE
W	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	EMERGENCY OVERFLOW
F.L.E./A.E.	FIRE LANE/ACCESS EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.S.E.	WATER & SANITARY EASEMENT

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
3. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
4. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: GRADING AND UTILITY PLAN 04

DATE: FEBRUARY 2025

PREPARED BY:

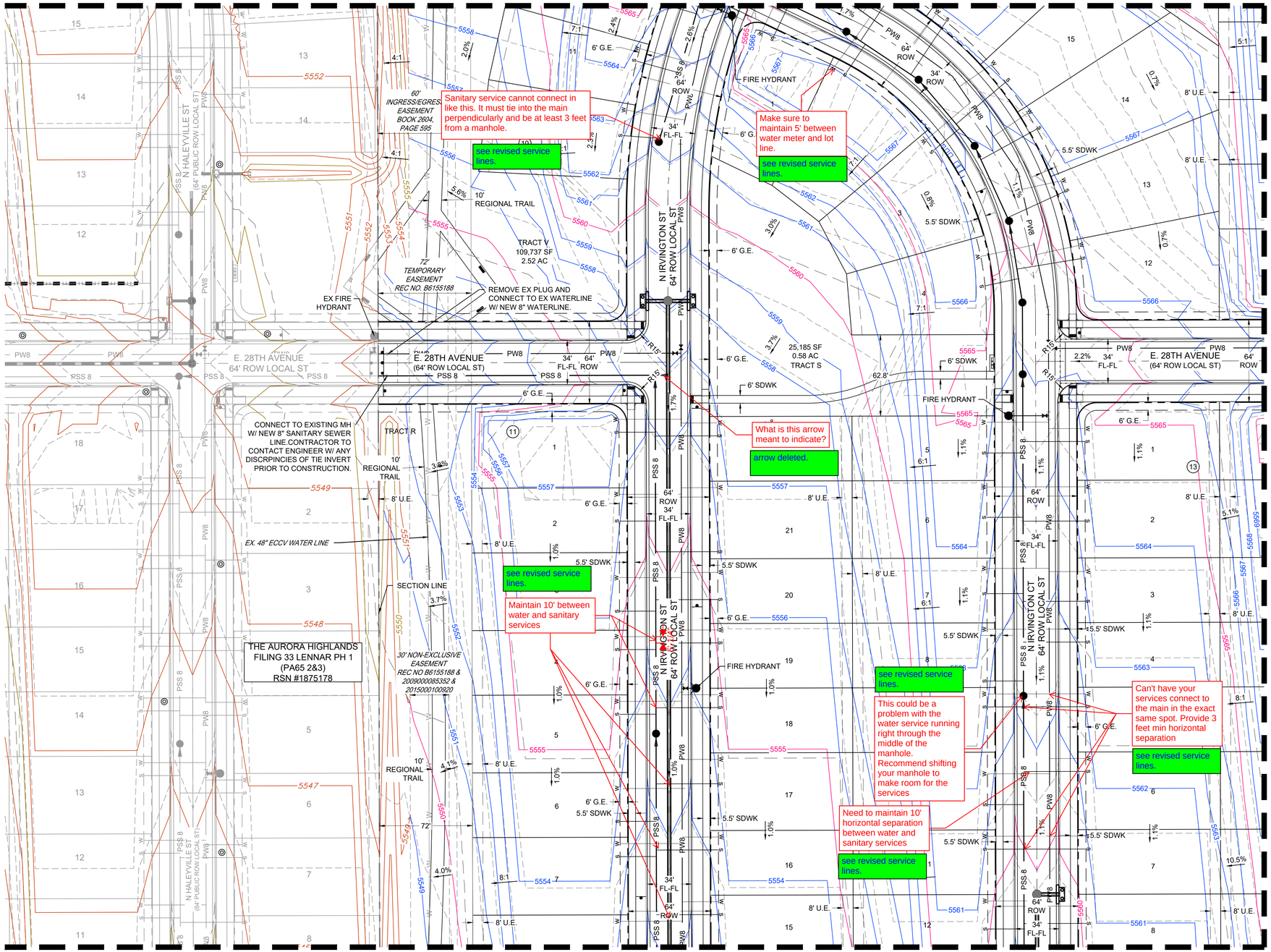
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811

NOT FOR CONSTRUCTION

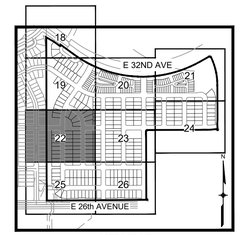
SHEET: 21

MATCHLINE - SEE SHEET 19



MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 23



KEY MAP
SCALE: 1" = 1000'

LEGEND — Remove pipe sizes

PSS 8	PROPOSED SANITARY
PW8	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
S	SANITARY SERVICE
W	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	EMERGENCY OVERFLOW
F.L.E./A.E.	FIRE LANE/ACCESS EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.S.E.	WATER & SANITARY EASEMENT

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
3. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
4. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: GRADING AND UTILITY PLAN 05

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

SHEET: 22

MATCHLINE - SEE SHEET 20

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 26

see revised service lines.

Maintain 10' horizontal separation between water and santiary

Water cannot connect at the exact same point. Maintain 3' separation.

see revised service lines.

Maintain 3' between service connections.

see revised service lines.

Maintain 3' between service connections.

see revised service lines.

see revised service lines.

The service cannot empty directly into the manhole.

Water cannot connect at the exact same point. Maintain 3' separation.

see revised service lines.

Make sure you have enough clearance between the service line and the storm sewer

see revised service lines.

E. 28TH AVENUE (64' ROW LOCAL ST)

N IDER ST 64' ROW LOCAL ST

N JACKSON GAP ST 64' ROW LOCAL ST

N JAMESTOWN ST 64' ROW LOCAL ST

TRACT Q 6,600 SF 0.15 AC

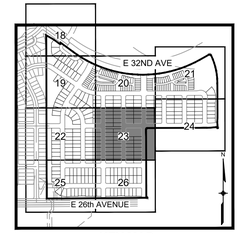
TRACT P 26,303 SF 0.60 AC

TRACT E THE AURORA HIGHLANDS SUBDIVISION FILING 1 REC #2019000089309

SWALE Z1

SWALE U1

FIRE HYDRANT



KEY MAP
SCALE: 1" = 1000'

LEGEND

Remove pipe sizes

PSS 8	PROPOSED SANITARY
	PROPOSED STORM
PW8	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
S	SANITARY SERVICE
W	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	EMERGENCY OVERFLOW
F.L.E./A.E.	FIRE LANE/ACCESS EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.S.E.	WATER & SANITARY EASEMENT

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
3. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
4. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: GRADING AND UTILITY PLAN 06

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

SHEET: 23

MATCHLINE - SEE SHEET 21

MATCHLINE - SEE SHEET 23

see revised service lines.

Services can't connect at the same point

see revised service lines.

Maintain 10' separation between water and sanitary services

see revised service lines

Services cannot connect at the same

see revised service lines.

Cannot connect service lines at the same spot. Maintain 3' separation.

Move valves out of the intersection, move them behind curb return.

valves moved out of intersection

Move text off of valves and tee

noted.

there is no easement for this on the plat or site & landscape plans.

Tracts D&K are getting dedicated their entirety as Storm Sewer & Drainage Easements.

The adjacent plans are not showing a stub here. Coordinate with the adjacent property.

noted.

Remove pipe sizes

E. 28TH AVENUE
(64' ROW LOCAL ST)

N KEWAUNEE ST
64' ROW LOCAL ST

N KELLERMAN ST
64' ROW LOCAL ST

N LANGDALE ST
64' ROW LOCAL ST

TAH PARKWAY-PH2
(PA 72&81)
(CD RSN #18198228)

TAH PARKWAY - PH2
64' PUBLIC ROW LOCAL ST
(RSN # 18198228)

TRACT K

198,397 SF
4.55 AC

EX FIRE HYDRANT

REMOVE EX PLUG AND CONNECT TO EX WATERLINE W/ NEW 8" WATERLINE.

FIRE HYDRANT

SWALE Z1

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING 1
REC #2019000089309

KEY MAP
SCALE: 1" = 1000'

E 32ND AVE
E 26th AVENUE

LEGEND

PSS 8	PROPOSED SANITARY
	PROPOSED STORM
PW8	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
S	SANITARY SERVICE
W	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	EMERGENCY OVERFLOW
F.L.E./A.E.	FIRE LANE/ACCESS EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.S.E.	WATER & SANITARY EASEMENT

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
3. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
4. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: GRADING AND UTILITY PLAN 07

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

SHEET: 24

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 26

Move valves further out of the intersection, preferably outside of the intersection. Valve also cannot be located in the crosspan.

valves moved out of intersection

Ensure that this location won't put the water meter under a driveway.

text cleared

Clear text from utilities, you're covering the water intersection

Move text off of utilities

text cleared

see revised service lines.

Don't place the water service directly under the curb ramp

see revised service lines.

Move valves further out from the intersection, preferably behind the curb returns. Also, valves cannot be located in crosspans.

Clear this service from the inlet.

valves moved out of intersection

see revised service lines.

Don't have a sign right on top of a service line.

see revised service lines.

Remove pipe sizes

fire hydrants shown.

Show fire hydrant on north side of 26th Ave.

Show utilities being built with 26th Avenue

26th ave utilities shown.

E 27TH AVE
(64' PUBLIC ROW LOCAL ST)

THE AURORA HIGHLANDS FILING 33 LENNAR PH 1
(PA65 2&3)
RSN #1875178

N HALEYVILLE ST
(64' PUBLIC ROW LOCAL ST)

N IRVINGTON ST
64' ROW LOCAL ST

E 27TH AVE
64' ROW LOCAL ST

E 26TH PL
64' ROW LOCAL ST

E. 26TH AVENUE
(114' ROW 4-LANE ARTERIAL)
RSN #1819828

10' REGIONAL TRAIL

72' TEMPORARY EASEMENT REC NO. B6155188

30' NON-EXCLUSIVE EASEMENT REC NO B6155188 & 2009000085352 & 2015000100920

60' INGRESS/EGRESS EASEMENT BOOK 2604, PAGE 595

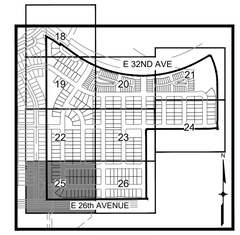
EX. 48" ECCV WATER LINE

EX. DRAINAGE ESMT

SECTION LINE

TRACT R
114,692 SF
2.63 AC

FIRE HYDRANT



KEY MAP
SCALE: 1" = 1000'

LEGEND

PSS 8	PROPOSED SANITARY
PW8	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
S	SANITARY SERVICE
W	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	EMERGENCY OVERFLOW
F.L.E./A.E.	FIRE LANE/ACCESS EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.S.E.	WATER & SANITARY EASEMENT

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
3. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
4. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: GRADING AND UTILITY PLAN 08

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 25

Maintain 10' separation between sanitary and water services.

see revised service lines.

E 27TH AVE
64' ROW LOCAL ST

E 26TH PL
64' ROW LOCAL ST

N IDER ST
64' ROW LOCAL ST

N JAMESTOWN ST
64' ROW LOCAL ST

E. 26TH AVENUE
(114' ROW 4-LANE ARTERIAL)
~~RSN #1010020~~

Move valves out of the intersection, behind curb returns.

valves moved out of intersection

Move valves out of the intersection, behind the curb return. Keep valves out of crosspans.

valves moved out of intersection

Remove text from utilities so I can see what is happening

text cleared

Your water services cannot run through your inlets.

see revised service lines.

Maintain 3' separation between sanitary service connections.

see revised service lines.

Show fire hydrant on north side of 26th Ave.

fire hydrants shown.

Incorrect RSN. 26th Ave is under RSN 1771285

RSN # updated

Show the existing utilities in 26th Ave. Currently it looks like you are not connecting to anything

26th ave utilities shown.

Remove pipe sizes

TRACT E
THE AURORA HIGHLANDS
SUBDIVISION FILING 1
REC #2019000089309

TRACT R
114,692 SF
2.63 AC

13,118 SF
0.30 AC

SWALE U1

WHITE TURN ARROW PAVEMENT MARKINGS (THERMOPLASTIC)

PROPOSED PEDESTRIAN CROSSWALK

REMOVE EX PLUG AND CONNECT TO EX WATERLINE W/ NEW 8" WATERLINE.

KEY MAP
SCALE: 1" = 1000'

LEGEND

PSS 8	PROPOSED SANITARY
	PROPOSED STORM
PW8	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
S	SANITARY SERVICE
W	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	EMERGENCY OVERFLOW
F.L.E./A.E.	FIRE LANE/ACCESS EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.S.E.	WATER & SANITARY EASEMENT

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
3. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
4. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

N

40 0 40 80
HORIZONTAL SCALE: 1" = 40'

THE AURORA HIGHLANDS
LENNAR PHASE 2 - SITE PLAN

TITLE: GRADING AND UTILITY PLAN 09

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

SHEET: 26

CITY OF AURORA STANDARD NOTES

1. ALL LANDSCAPE AREAS ARE TO RECEIVE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA.
2. REFER TO SHEET 51 FOR LED STREET LIGHT AND LED POST TOP LIGHT DETAILS.
3. SURFACE MATERIAL OF WALKS SHALL BE BROOM FINISH CONCRETE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE 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 CERTIFICATES OF OCCUPANCY
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. PLANTING BEDS SHALL BE MULCHED WITH CEDAR MULCH TO A DEPTH OF 4". ALL BEDS ARE TO BE CONTAINED BY PLASTIC EDGER, SURE-LOC OR EQUAL. EDGER IS NOT REQUIRED WHERE BED IS ADJACENT TO CURBS, WALLS OR WALKS, OR AROUND TREE PITS.
8. ALL SOD AREAS SHALL BE KENTUCKY AND TEXAS BLUEGRASS HYBRID MIX, SUBJECT TO APPROVAL BY AURORA WATER PER NEW WATER ORDINANCE.
9. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2 10'.
10. TREES IN THE RIGHT-OF-WAYS MUST BE A MINIMUM OF 8-FEET AWAY FROM ANY WATER AND SANITARY SEWER MAIN.
11. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. 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).

LANDSCAPE LOT TYPICAL NOTES

GENERAL

1. ALL CANOPY TREES TO BE 2.5" CALIPER, ALL ORNAMENTAL TREES TO BE 2" CALIPER OR 6' HEIGHT CLUMP, AND ALL EVERGREEN TREES TO BE 6' HEIGHT.
2. ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #5 CONTAINERS.
3. GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) GRASSES PER (1) SHRUB.
4. RE: FDP FOR ALLOWED FENCE TYPES AND SETBACK.
5. FENCES SHALL BE A MIN. 18" BEHIND SIDEWALK UNLESS GREATER SETBACK IS REQUIRED.
6. MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN THE SAME LAYOUT WITH 50% OR MORE OF THE SAME PLANT MATERIAL.

these specifications can be removed since they are with each landscape typical.

Removed

FRONT YARD LANDSCAPING

7. ALL SMALL LOTS (<50') TO HAVE AT MINIMUM (1) SHADE TREE OR (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS.
8. ALL STANDARD LOTS (50'-59') TO HAVE AT MINIMUM (1) SHADE TREE OR (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS.
9. ALL STANDARD LOTS (60'-79') TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS.
10. ALL STANDARD LOTS (80'+) TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (26) SHRUBS.
11. ROCK MULCH IS LIMITED TO NOT MORE THAN 50% OF THE AREA TO BE LANDSCAPED.

SIDE YARD LANDSCAPING

12. INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
13. EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW SHALL BE LANDSCAPED WITH SHRUBS AND TREES AT THE RATE OF 1 TREE AND 10 SHRUBS PER 40 LINEAR FEET OF SIDE YARD

TYPICAL MOTOR COURT LOTS

Removed

not applicable

MUTUAL ROAD LOTS ARE ADJACENT TO A STREET, THE UNIT WILL FRONT THE STREET.
SHARED DRIVES ARE CONCRETE AND WILL BE MAINTAINED BY THE HOA.

3. A FRONT YARD MAY BE COUNTED TOWARD THE 180 SQUARE FOOT OPEN SPACE REQUIREMENT IF THE FRONT YARD MEETS REQUIREMENTS DESCRIBED IN SECTION 146-4.2.3.A, MEETS THE MINIMUM LENGTH AND WIDTH DIMENSIONS OF 10' AND THE SPACE INCLUDES A FRONT PORCH, DECK, OR SIMILAR SPACE WITH MINIMUM DIMENSIONS OF SIX FEET BY EIGHT FEET.
4. HOMES IN PA-34 ON MOTOR COURT LOTS IMMEDIATELY ADJACENT TO TRACTS E AND D SHALL BE ORIENTED SO THE FRONT IS FACING THE TRACT.

CURBSIDE LANDSCAPE NOTES

1. CURBSIDE LANDSCAPES SHALL PROVIDE NO LESS THAN ONE SHRUB PER 40 SQUARE FEET OF CURBSIDE LANDSCAPE AREA.
2. ALL SHRUBS AND ORNAMENTAL GRASSES SHALL BE FIVE GALLON SIZE AT TIME OF INSTALLATION.
3. ORNAMENTAL GRASSES MAY BE PROVIDED AT A MAXIMUM OF 40% OF THE SHRUB COUNT.
4. NO MORE THAN FIVE PERCENT OF PERENNIALS MAY BE PROVIDED AS SHRUB EQUIVALENTS. PERENNIALS SHALL BE PROVIDED AT A RATIO OF THREE ONE-GALLON PERENNIALS TO ONE FIVE-GALLON SHRUB.
5. THE CURBSIDE PLANTING BED THAT IS REMAINING SHALL BE COMPLETED WITH EITHER WOOD OR ROCK MULCH OR NATIVE SEED. CRUSHER FINES MAY NOT BE USED AS A MULCH TREATMENT.

move notes to follow landscape tables

Notes moved to lot typical sheets

Notes moved to lot typical sheets

move this information to be on the lot typical sheet or to follow the lot typicals.

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE NOTES

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

SITE DATA TABLE

SITE DATA	AREA IN SF	%
TOTAL SITE AREA: (80.7 ac)	3,514,940	100.00
LOT AREA	1,895,250	53.92
HARD SURFACE AREA	818,967	23.30
LANDSCAPE AREA	800,723	22.78
MAXIMUM % OF COOL SEASON GRASSES ALLOWED	264,239	33.00
% OF COOL SEASON GRASSES PROVIDED	0	0

CURBSIDE LANDSCAPE TABLE

STREET NAME	STREET LENGTH (LF)	TREES REQUIRED (1/40 LF)	TREES PROVIDED	CURBSIDE LANDSCAPE AREA (SF)	SHRUBS REQUIRED (1/40 SF)	SHRUBS PROVIDED (5 gal)	PERENNIALS PROVIDED (1 gal)	GRASSES PROVIDED (5 gal)
~~PA 65.3~~								
ROAD A	424	11	11	3393	85	72	0	102
E. 29TH PLACE (N)	2078	52	52	16625	416	312	0	438
E. 29TH PLACE (S)	1857	47	47	14860	371	268	0	327
E. 28TH AVE (N)	1140	29	33	9122	228	184	0	258
E. 28TH AVE (S)	1619	41	41	12952	324	234	0	294
E. 27TH AVE (N)	880	23	23	7040	176	120	0	168
E. 27TH AVE (S)	943	24	24	7544	189	133	0	168
E. 26TH PLACE (N)	959	24	24	7671	192	141	0	180
E. 26TH PLACE (S)	1000	26	26	8003	200	141	0	180
N. IRVINGTON ST. (W)	1712	43	43	13699	342	242	0	303
N. IRVINGTON ST. (E)	1603	41	41	12824	321	234	0	294
N. IRVINGTON CT. (W)	834	21	21	6675	167	120	0	168
N. IRVINGTON CT. (E)	878	22	22	7025	176	120	0	171
N. IDER ST. (W)	1186	30	30	9490	237	184	0	258
N. IDER ST. (E)	1244	32	32	9950	249	184	0	258
N. JACKSON GAP ST. (W)	885	23	23	7084	177	120	0	168
N. JACKSON GAP ST. (E)	828	21	21	6624	166	120	0	168
N. JAMESTOWN ST. (W)	1492	38	38	11938	298	223	0	312
N. JAMESTOWN ST. (E)	1585	40	40	12680	317	224	0	312
N. KEWAUNEE ST. (W)	390	10	10	3120	78	56	0	78
N. KEWAUNEE ST. (E)	390	10	10	3120	78	56	0	78
N. KELLERMAN ST. (W)	390	10	10	3120	78	56	0	78
N. KELLERMAN ST. (E)	390	10	10	3120	78	56	0	78
N. LANGDALE ST. (W)	393	10	10	3143	79	56	0	68
N. LANGDALE ST. (E)	434	11	11	3475	87	64	0	90
TOTAL	23540	598	602	188317	4708	3432	0	4605

PA row removed

where is this?

Road A has been labeled on the key map and landscape plans

Planters A, C and D have 12 grasses while planter B has 9. All planters, and therefore street segments, are adhering to the 40% max grass equivalency requirement. See comment response in comment letter.

The max grasses is 40%
- this can be calculated by street segments vs. each planter
- There is quite a difference in % grasses in the planters
- Have you made sure the % is maintained?

Vary planters so grass heavy planters (B &D) are more spread out across a street **segment** (vs. over the entire length of the street)
ex. A, B, C, A, D, C, B
Do not put B and D side by side

Planters A, C and D have 12 grasses while planter B has 9. All planters, and therefore street segments, are adhering to the 40% max grass equivalency requirement. See comment response in comment letter.

Perennial column removed

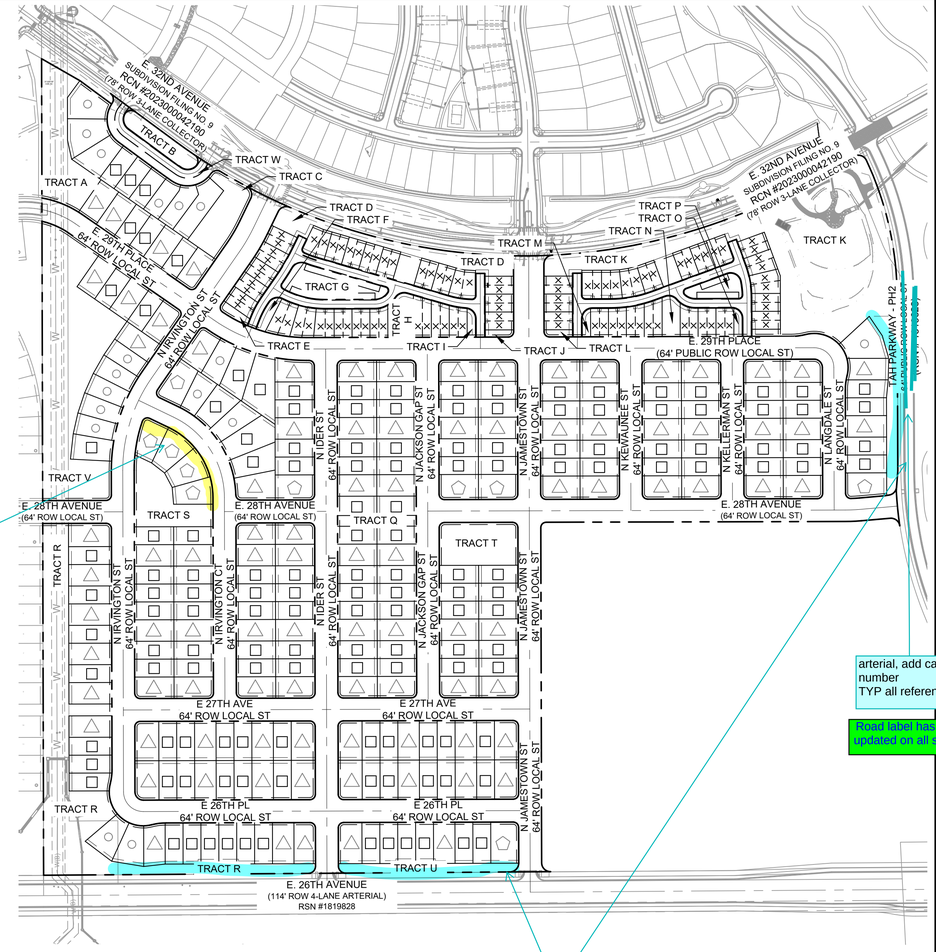
these lots are 80 and 90+
Itemize separately

Lots have been itemized separately, but there are two 90+ lots and two 70-79, not two 80-89.

LEGEND

- × PAIRED HOME, ALLEY LOAD (25' FRONTAGE)
- ○ SMALL LOT, FRONT LOAD (35'-50' FRONTAGE)
- □ STANDARD LOT (50'-59' FRONTAGE)
- △ STANDARD LOT (60'-69' FRONTAGE)
- ⬠ STANDARD LOT (70'+ FRONTAGE)

NOTES:
1. REFER TO SHEET 06 FOR CSP TRACKING CHARTS.
2. REFER TO SHEET 27 FOR CURBSIDE LANDSCAPE NOTES.



1 KEY MAP

SCALE 1" = 200'

200' 100' 0 200' 400'

arterial, add case number
TYP all references

Road label has been updated on all sheets

TRACT LANDSCAPE TABLE

PA AREA	TRACT NAME	TRACT AREA (SF)	TREES REQUIRED (1 /4,000 SF)	TREES PROVIDED	SHRUBS REQUIRED (10 / 4,000 SF)	SHRUBS PROVIDED (5 gal)	PERENNIALS PROVIDED (1 gal)	GRASSES PROVIDED (5 gal)
PA 65.3								
	A	37029	10	10	100	103	0	154
	B	11719	3	3	30	52	0	132
	C	20652	6	6	60	118	0	68
	D	30859	8	8	80	76	0	226
	E	2289	1	1	10	20	0	25
	F	2877	1	1	10	10	0	16
	G	19470	5	5	50	22	0	94
	H	8199	3	3	30	28	0	32
	I	1761	1	1	10	8	0	16
	J	1552	1	1	10	6	0	16
	K	198397	50	50	500	393	0	558
	L	1552	1	1	10	6	0	16
	M	1740	1	1	10	6	0	16
	N	5514	2	2	20	16	0	32
	O	1740	1	1	10	8	0	16
	P	4731	2	2	20	22	0	57
	Q	6600	2	2	20	24	0	0
	R	114692	29	29	290	387	0	694
	S	25185	7	7	70	74	0	32
	T	26303	7	14	70	72	0	32
	U	13118	4	4	40	46	0	176
	V	109737	28	28	280	407	0	423
TOTAL		334804	89	89	890	836	0	1337

PA columns have been removed from the tables

this column can be removed since there is only one PA in this site plan

All tract areas have been revised to match site plan sheets and footnotes stating total tract areas added to tracts G, K, and P.

inconsistencies with the areas on the site plan sheets

add * and footnote: the total area of Tract P = xx. Area adjusted to remove parking spaces.

Footnotes have been added stating the total tract area

WATER ZONES TABLE

PA AREA	TRACT NAME	TRACT AREA (SF)	NON-WATER CONSERVING	WATER CONSERVING	NON-WATER Z
PA 65.3					
	A	37029	0	3714	33315
	B	11719	0	2113	9606
	C	20652	0	2730	17922
	D	30859	0	3963	26896
	E	2289	0	371	1918
	F	2877	0	426	2451
	G	19470	0	1225	18245
	H	8199	0	848	7351
	I	1761	0	329	1432
	J	1552	0	265	1287
	K	198397	0	11513	186884
	L	1552	0	265	1287
	M	1740	0	329	1411
	N	5514	0	574	4940
	O	1740	0	329	1411
	P	4731	0	538	4193
	Q	6600	0	384	6216
	R	114692	0	13972	100720
	S	25185	0	2430	22755
	T	26303	0	3110	23193
	U	13118	0	2468	10650
	V	109737	0	17737	92000
TOTAL		336356	0	27763	308593

PA columns have been removed from the tables

buffer landscape required where lots backup to street. 1 tree 10 shrubs per 40 lf.

Buffer landscape added

Add buffer table
landscape requirement can overlap with tract landscape, however, it should be distributed to provide adequate buffer behind all lots.

Buffer table added and landscape distributed appropriately

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

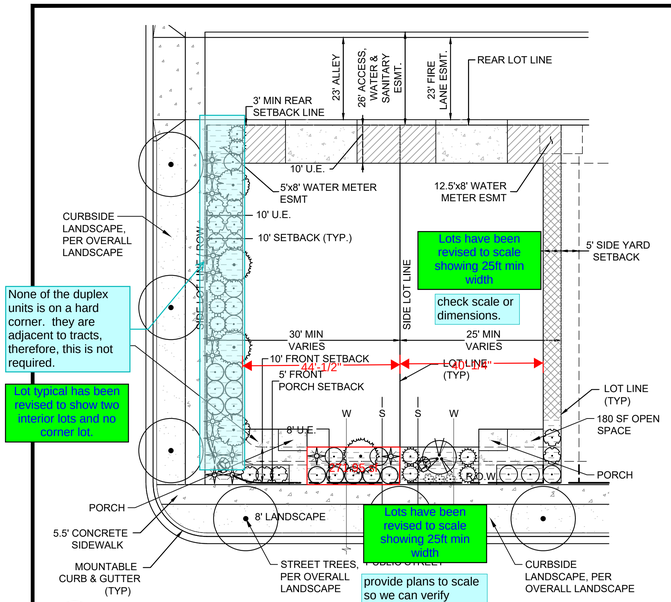
TITLE: LANDSCAPE TABLES

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

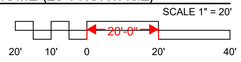
NOT FOR CONSTRUCTION

811



1 PAIRED HOME (25' FRONTAGE)

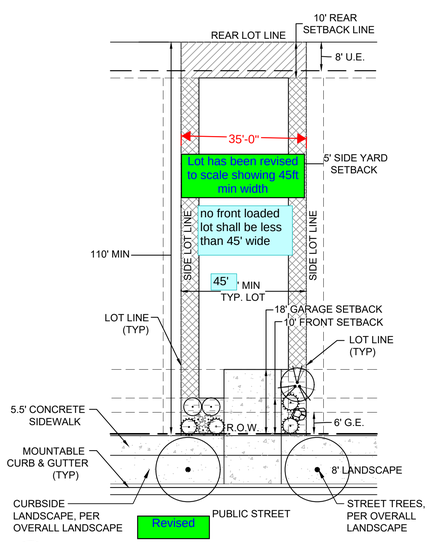
SCALE 1" = 20'



PAIRED HOME (25' FRONTAGE) - INTERIOR LOT		
PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE (OR) FRONT YARD ORNAMENTAL TREE (OR) EVERGREEN TREE	2.5" CAL (OR) 2" CAL (OR) 6' HT	1
FRONT YARD SHRUBS*	#5 CONT.	10
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1

PAIRED HOME (25' FRONTAGE) - CORNER LOT		
PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE (OR) FRONT YARD ORNAMENTAL TREE (OR) EVERGREEN TREE	2.5" CAL (OR) 2" CAL (OR) 6' HT	1
FRONT YARD SHRUBS*	#5 CONT.	12
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1
SIDE YARD TREE (CANOPY, ORNAMENTAL, OR EVERGREEN)	SEE FRONT YARD TREE SIZES	4
SIDE YARD SHRUBS	#5 CONT.	24

* EACH FRONT YARD SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES.

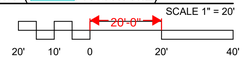


2 SMALL LOT (35'-50' FRONTAGE)

Revised

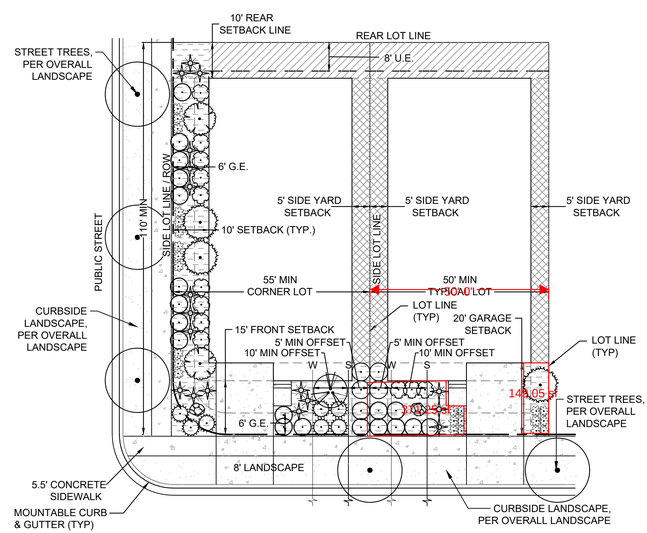
revise per wider lot

SCALE 1" = 20'



SMALL LOT (35'-50' FRONTAGE) - INTERIOR LOT		
PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE (OR) FRONT YARD ORNAMENTAL TREE (OR) EVERGREEN TREE	2.5" CAL (OR) 2" CAL (OR) 6' HT	1
FRONT YARD SHRUBS*	#5 CONT.	7
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1

* EACH FRONT YARD SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES.



3 STANDARD LOT (50'-59' FRONTAGE)

SCALE 1" = 20'

STANDARD LOT (50'-59' FRONTAGE) - INTERIOR LOT		
PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE (OR) FRONT YARD ORNAMENTAL TREE (OR) EVERGREEN TREE	2.5" CAL (OR) 2" CAL (OR) 6' HT	1
FRONT YARD SHRUBS*	#5 CONT.	14
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1

* EACH FRONT YARD SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES.

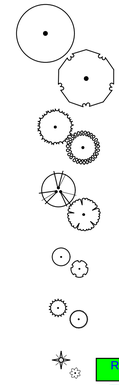
STANDARD LOT (50-59' FRONTAGE) - CORNER LOT		
PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE (OR) FRONT YARD ORNAMENTAL TREE (OR) EVERGREEN TREE	2.5" CAL (OR) 2" CAL (OR) 6' HT	1
FRONT YARD SHRUBS*	#5 CONT.	16
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1
SIDE YARD TREE (CANOPY, ORNAMENTAL, OR EVERGREEN)	SEE FRONT YARD TREE SIZES	4
SIDE YARD SHRUBS	#5 CONT.	25

LEGEND

- RIGHT-OF-WAY
- LOT LINE
- BACKYARD LANDSCAPE, BY HOMEOWNER
- NO IRRIGATION ZONE
- CRUSHER FINES

NOTES:
1. U.E. - UTILITY EASEMENT
2. D.U.E. - DRY UTILITY EASMENT
3. G.E. - GAS EASEMENT

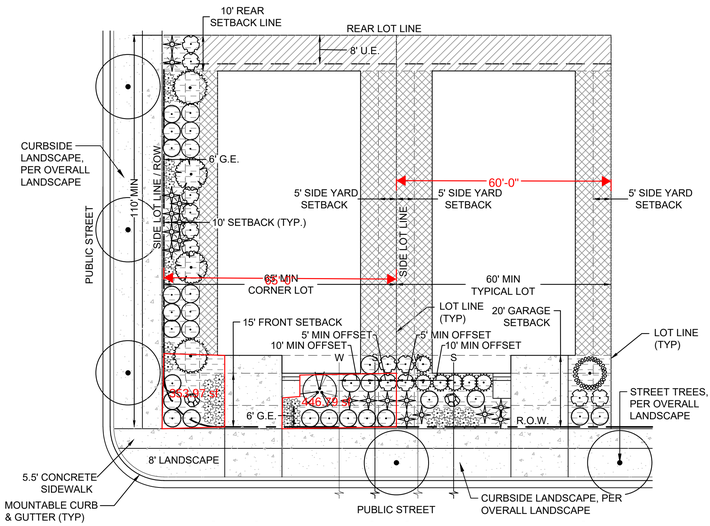
PLANT LEGEND



- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- Revised ORNAMENTAL GRASSES

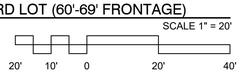
update

NOTES:
1. REFER TO SHEET 27 FOR CITY OF AURORA STANDARD NOTES.
2. REFER TO SHEET 27 FOR LANDSCAPE LOT TYPICAL NOTES.
3. REFER TO SHEET 30 FOR FENCING NOTES.



4 STANDARD LOT (60'-69' FRONTAGE)

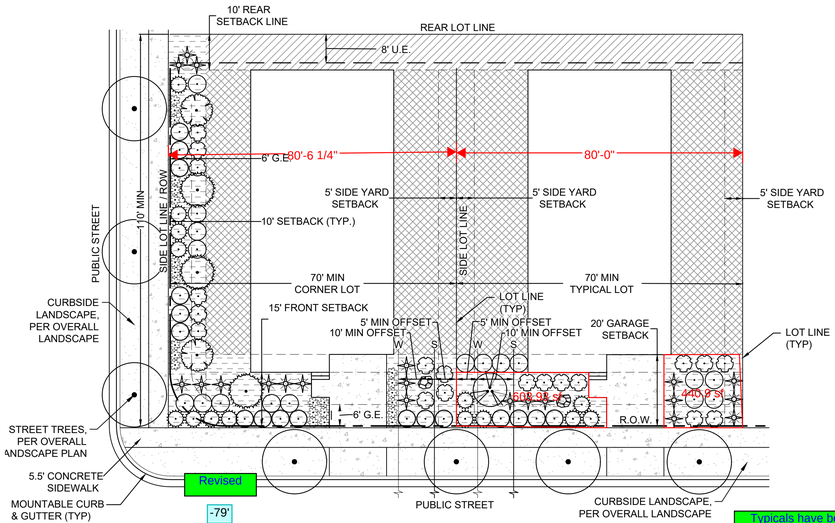
SCALE 1" = 20'



STANDARD LOT (60'-69' FRONTAGE) - INTERIOR LOT		
PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE (OR) FRONT YARD ORNAMENTAL TREE (OR) EVERGREEN TREE	2.5" CAL (OR) 2" CAL (OR) 6' HT	1
FRONT YARD SHRUBS*	#5 CONT.	19
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1

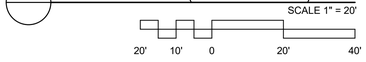
STANDARD LOT (60-69' FRONTAGE) - CORNER LOT		
PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE (OR) FRONT YARD ORNAMENTAL TREE (OR) EVERGREEN TREE	2.5" CAL (OR) 2" CAL (OR) 6' HT	1
FRONT YARD SHRUBS*	#5 CONT.	20
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1
SIDE YARD TREE (CANOPY, ORNAMENTAL, OR EVERGREEN)	SEE FRONT YARD TREE SIZES	4
SIDE YARD SHRUBS	#5 CONT.	25

* EACH FRONT YARD SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES.



5 STANDARD LOT (70'+ FRONTAGE)

SCALE 1" = 20'



Add typicals for 80-89' and 90-100' and add to key map.

Typicals have been added to sheets and key map legend. However there do not appear to be any 80-89ft lots.

STANDARD LOT (70'+ FRONTAGE) - INTERIOR LOT		
PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE (OR) FRONT YARD ORNAMENTAL TREE (OR) EVERGREEN TREE	2.5" CAL (OR) 2" CAL (OR) 6' HT	1
FRONT YARD SHRUBS*	#5 CONT.	30
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1

STANDARD LOT (70'+ FRONTAGE) - CORNER LOT		
PLANT TYPE	SIZE	QTY
FRONT YARD CANOPY TREE (OR) FRONT YARD ORNAMENTAL TREE (OR) EVERGREEN TREE	2.5" CAL (OR) 2" CAL (OR) 6' HT	1
FRONT YARD SHRUBS*	#5 CONT.	27
FRONT YARD SPECIAL FEATURE (BOULDER, SHORT RETAINING WALL, OR SMALL FENCE)		1
SIDE YARD TREE (CANOPY, ORNAMENTAL, OR EVERGREEN)	SEE FRONT YARD TREE SIZES	4
SIDE YARD SHRUBS	#5 CONT.	25

* EACH FRONT YARD SHALL HAVE 2 DIFFERENT MULCH TYPES AND/OR SIZES.

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE LOT TYPICALS

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

SHEET: 29

LEGEND

- LIMITS OF WORK
- MATCHLINE
- 6' METAL FENCE (DETAIL 03 / SHEET 46)
- 6' MASONRY WALL (DETAIL 02 / SHEET 46)
- 4' SPLIT RAIL FENCE (DETAIL 04 / SHEET 46)
- WALL COLUMN (DETAIL 01 / SHEET 46)

* WALL COLUMNS TO BE LOCATED EVERY 60 LF OR EVERY OTHER LOT, AS WELL AS AT ALL DIRECTION CHANGES AND ENDS.

FENCING NOTES

Revised

1. FENCING OR SCREEN WALLS ADJACENT TO PARKS, OPEN SPACE, AND LANDSCAPE TRACTS BY DEVELOPER/BUILDER. OPTIONAL FENCING ADJACENT TO ADJOINING LOTS BY BUILDER OR HOMEOWNER. RE: FDP FOR ALLOWED FENCE TYPES AND SETBACKS.
2. FRONT YARD FENCE TO BE A MAXIMUM 42" HEIGHT AND 18" MINIMUM FROM BACK OF SIDEWALK UNLESS LARGER SETBACK REQUIRED BY ANOTHER PROVISION OF THE UDO. FENCE STYLE TO BE AN OPEN STYLE FENCE NO MORE THAN 50% OPAQUE.
3. REAR YARD FENCE TO BE A MAXIMUM OF 6' HEIGHT AND 4' MINIMUM FROM BACK OF SIDEWALK, OR 8' FROM EXISTING STREET FLOW LINE WHERE NO SIDEWALK IS PROPOSED. FROM Revised
4. SIDE YARD FENCE TO BE A MAXIMUM 6' HEIGHT AND 4' MINIMUM FROM BACK OF SIDEWALK UNLESS LARGER SETBACK REQUIRED BY ANOTHER PROVISION OF THIS UDO. SIDE YARD FENCES ADJACENT TO ROADS (CORNER LOTS) SHALL BE 42" MAXIMUM HEIGHT AND SET BACK A MINIMUM OF 4' FROM THE BACK OF WALK UNLESS LARGER SETBACK REQUIRED BY ANOTHER PROVISION OF THIS UDO..

columns required where backing up to an arterial

Fence changed to masonry wall with columns

masonry wall would be okay

Fence changed to masonry wall with columns

Revised

scale is too small to read line symbols

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: FENCING AND WALL PLAN

DATE: FEBRUARY 2025

PREPARED BY:

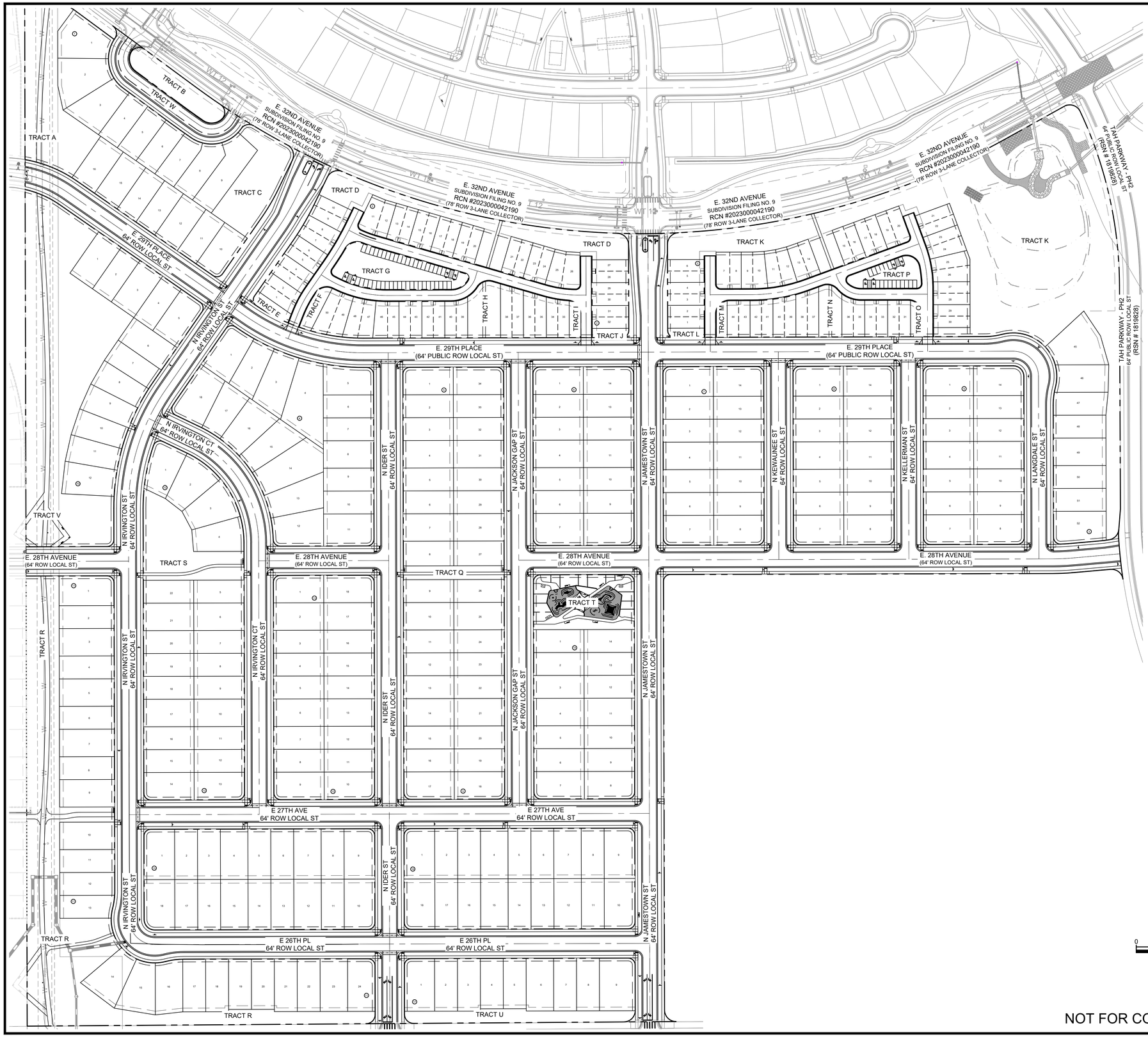
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

0 100' 200'
SCALE: 1" = 100'

NOT FOR CONSTRUCTION

811

SHEET: 30



EXISTING TREE SUMMARY

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

LEGEND

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

TREE PROTECTION PLAN SUMMARY

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

SCALE: 1" = 100'

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: EXISTING TREE PLAN

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	CONTAINER	WATER USE
DECIDUOUS TREES							
	AC BL	74	ACER NIGRUM	BLACK MAPLE	2.5" CAL.	B&B	MEDIUM
	AC GR	65	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	2.5" CAL.	B&B	LOW - MEDIUM
	AC MT	65	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	2.5" CAL.	B&B	MEDIUM
	AE OH	72	AESCULUS GLABRA	OHIO BUCKEYE	2.5" CAL.	B&B	MEDIUM
	CA LL	47	CATALPA SPECIOSA	WESTERN CATALPA	2.5" CAL.	B&B	MEDIUM - HIGH
	CE OC	40	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	B&B	MEDIUM
	GL SH	47	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5" CAL.	B&B	LOW - MEDIUM
	GY KE	57	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.	B&B	LOW - MEDIUM
	PH MA	36	PHELLODENDRON AMURENSE	CORKTREE	2.5" CAL.	B&B	MEDIUM
	QU GA	42	QUERCUS GAMBELII	GAMBEL OAK	2.5" CAL.	B&B	LOW - MEDIUM
	QU RO	37	QUERCUS ROBUR	ENGLISH OAK	2.5" CAL.	B&B	MEDIUM
	UL AC	39	ULMUS X 'MORTON'	ACCOLADE™ ELM	2.5" CAL.	B&B	MEDIUM
	UL AM	38	ULMUS AMERICANA	AMERICAN ELM	2.5" CAL.	B&B	MEDIUM
ORNAMENTAL TREES							
	AC TA	15	ACER TATARICUM	TATARIAN MAPLE	2" CAL.	B&B	MEDIUM
	CE CA	17	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	B&B	MEDIUM
	CR VI	20	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2" CAL.	B&B	LOW - MEDIUM
	KO PA	17	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	B&B	LOW - MEDIUM
	MA AU	16	MALUS ANGUSTIFOLIA	CRABAPPLE	2" CAL.	B&B	
	PR OO	18	PRUNUS X 'P002S'	SUCKER PUNCH® CHOKECHERRY	2" CAL.	B&B	MEDIUM
EVERGREEN TREES							
	PI DE	10	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	6` HT.	B&B	MEDIUM
	PI G2	19	PICEA PUNGENS 'GLAUCA'	BLUE COLORADO SPRUCE	6` HT.	B&B	MEDIUM
	PI NI	18	PINUS NIGRA	AUSTRIAN PINE	6` HT.	B&B	MEDIUM
	PI PO	4	PINUS PONDEROSA	PONDEROSA PINE	6` HT.	B&B	VERY LOW - MEDIUM
	PI PU	21	PICEA PUNGENS 'BAKERI'	BAKER COLORADO SPRUCE	6` HT.	B&B	MEDIUM
	PI ST	5	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	6` HT.	B&B	MEDIUM

Revised

spec seedless variety for street trees

spec seedless variety for street trees

Revised

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	CONTAINER	WATER USE
DECIDUOUS SHRUBS							
	ARO OEC	494	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)	LOW SCAPE MOUND BLACK CHOKEBERRY	5 GAL.		
	BER CRI	150	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL.		
	BUD AGN	3	BUDDLEJA ALTERNIFOLIA 'ARGENTEA'	SILVER FOUNTAIN BUTTERFLY BUSH	5 GAL.		LOW - MEDIUM
	CHR NAU	369	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	5 GAL.		VERY LOW - LOW
	COR B25	13	CORNUS SERICEA 'BAILEYI'	BAYLEY'S RED TWIG DOGWOOD	5 GAL.		LOW - HIGH
	COR KLS	60	CORNUS SERICEA 'KELSEYI'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL.		MEDIUM - HIGH
	COT COR	458	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	5 GAL.		LOW - MEDIUM
	FAL PAR	96	FALLUGIA PARADOXA	APACHE PLUME	5 GAL.		LOW
	PER LIT	123	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL.		VERY LOW
	PHI SN3	225	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	5 GAL.		MEDIUM
	PHY CEN	3	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	CENTER GLOW NINEBARK	5 GAL.		LOW - MEDIUM
	PRU PAW	471	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	5 GAL.		LOW
	SPI GO2	507	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND JAPANESE SPIREA	5 GAL.		MEDIUM
	SPI LPA	111	SPIRAEA JAPONICA LIMEMOUND	LIMEMOUND SPIREA	5 GAL.		
	SPI SPI	107	SPIRAEA JAPONICA `LITTLE PRINCESS`	LITTLE PRINCESS JAPANESE SPIREA	5 GAL.		LOW - MEDIUM
	VIB EWR	309	VIBURNUM BUREJAETICUM 'P017S'	MINI MAN™ DWARF MANCHURIAN VIBURNUM	5 GAL.		VERY LOW - MEDIUM
	VIB RHY	9	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY LANTANAPHYLLUM VIBURNUM	5 GAL.		LOW - MEDIUM
EVERGREEN SHRUBS							
	ARC PAN	537	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL.		LOW - MEDIUM
	CYT SP2	443	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL.		VERY LOW - MEDIUM
	EPH EQU	60	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	5 GAL.		VERY LOW - LOW
	JUN G40	120	JUNIPERUS PROCUMBENS 'GREEN MOUND'	GREEN MOUND JAPANESE GARDEN JUNIPER	5 GAL.		LOW
	MAH REP	247	MAHONIA REPENS	CREEPING MAHONIA	5 GAL.		LOW
	PIC G21	35	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	5 GAL.		MEDIUM
	PIN JA8	333	PINUS MUGO `JAKOBSEN`	JAKOBSEN MUGO PINE	5 GAL.		LOW - MEDIUM
	PIN JNH	369	PINUS MONOPHYLLA 'BLUE JAZZ'	BLUE JAZZ PINON PINE	5 GAL.		VERY LOW - LOW
	PIN TA2	9	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	5 GAL.		LOW - MEDIUM
ORNAMENTAL GRASSES							
	ACH LTI	576	ACHNATHERUM CALAMAGROSTIS 'PUND02S'	UNDAUNTED® ALPINE PLUME GRASS	5 GAL.		LOW - MEDIUM
	BOU BLO	752	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL.		LOW
	CAL KAR	1,415	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	5 GAL.		LOW - MEDIUM
	FES ELJ	184	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	#5 CONT.		LOW
	HEL SEM	210	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL.		LOW
	MEL PI9	666	MELINIS NERVIGLUMIS 'PINK CRYSTALS'	PINK CRYSTALS RUBY GRASS	5 GAL.		MEDIUM
	MUH UN3	1,669	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	5 GAL.		VERY LOW - LOW
	PEN HAM	1,350	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	5 GAL.		LOW - MEDIUM
	SCH ST2	272	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	5 GAL.		LOW - MEDIUM
	SPO TAR	1,380	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	5 GAL.		LOW
	SPO WRI	5	SPOROBOLUS WRIGHTII	BIG SACATON	5 GAL.		VERY LOW
PERENNIALS							
	HEU ROB	138	HEUCHERA PULCHELLA	SANDIA MOUNTAIN CORAL BELLS	#5 CONT.	POT	
	PEN ROS	13	PENSTEMON ROSTRIFLORUS	BRIDGE PENSTEMON	#5 CONT.	POT	MEDIUM

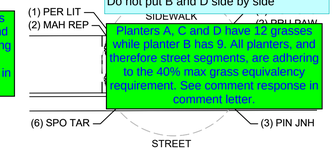
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WATER USE
MULCH							
	INO ROU	102,918 SF	1-1/2" RIVER ROCK MULCH		---		
SEED MIX							
	TUR SDE	526,454 SF	TURF SEED NATIVE		---		

The max grasses is 40%
- this can be calculated by street segments vs. each planter
- There is quite a difference in % grasses in the planters
- Have you made sure the % is maintained?

Planters A, C and D have 12 grasses while planter B has 9. All planters, and therefore street segments, are adhering to the 40% max grass equivalency requirement. See comment response in comment letter.

Vary planters so grass heavy planters (B &D) are more spread out across the entire street segment.
ex. A, B, C, A, D, C, B
Do not put B and D side by side

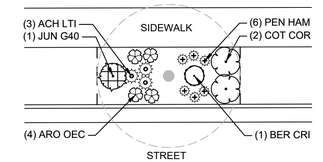
Planters A, C and D have 12 grasses while planter B has 9. All planters, and therefore street segments, are adhering to the 40% max grass equivalency requirement. See comment response in comment letter.



A PLANTER TYPICAL: A

SCALE 1" = 10'

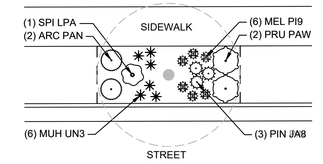
10' 5' 0 10' 20'



B PLANTER TYPICAL: B

SCALE 1" = 10'

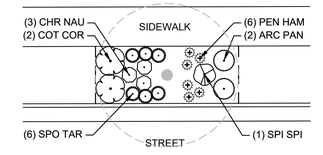
10' 5' 0 10' 20'



C PLANTER TYPICAL: C

SCALE 1" = 10'

10' 5' 0 10' 20'



D PLANTER TYPICAL: D

SCALE 1" = 10'

10' 5' 0 10' 20'

NOTES:
1. REFER TO PLANS FOR PLANTER TYPICAL LOCATIONS.
2. TREE SPECIES IN PLANTERS VARY, REFER TO PLANS FOR TREE SPECIES LOCATIONS.

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: PLANT SCHEDULE

DATE: FEBRUARY 2025

PREPARED BY:

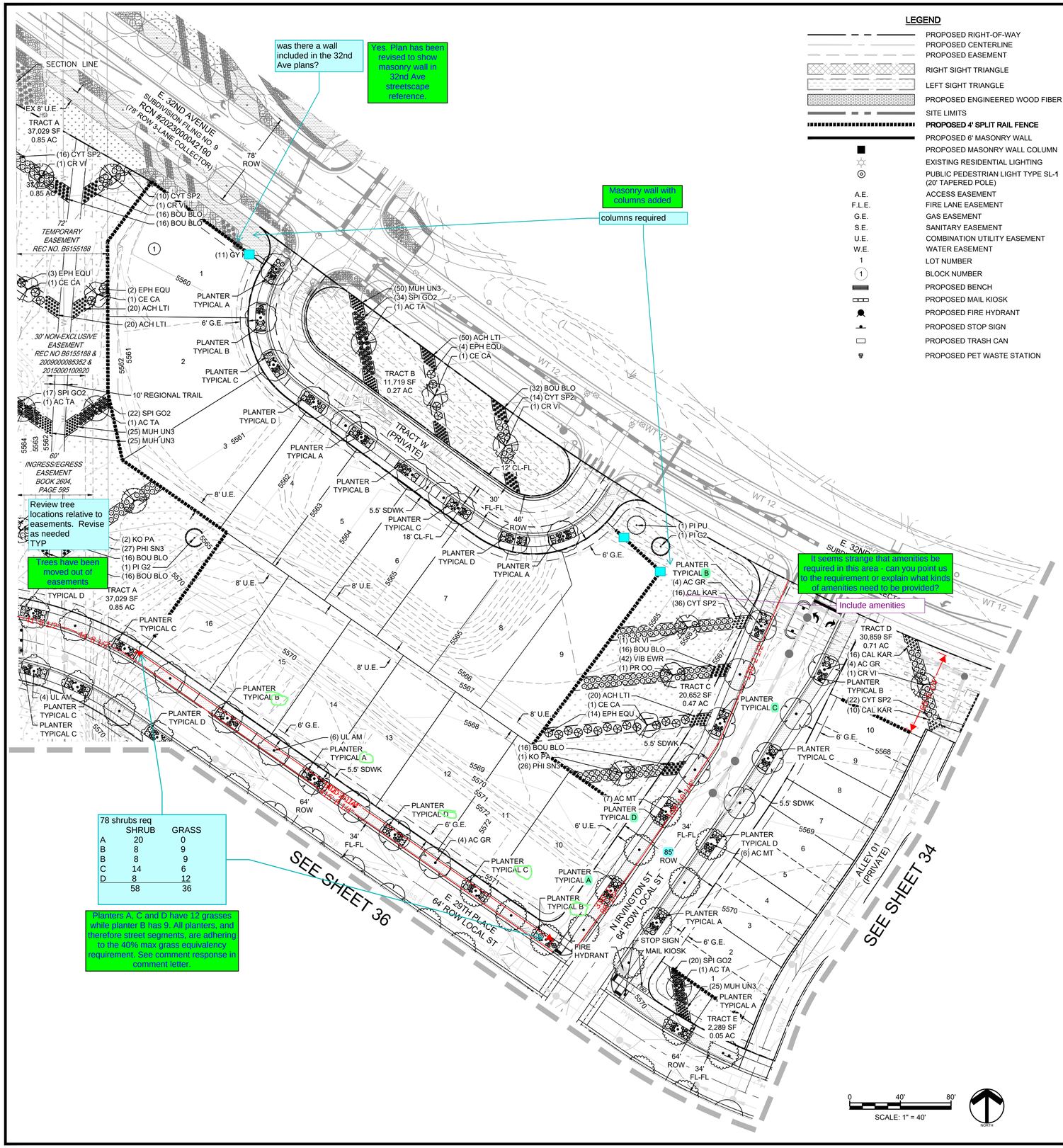
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

Revised

move this sheet to follow Sheet 28.

NOT FOR CONSTRUCTION

811



LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- PROPOSED ENGINEERED WOOD FIBER
- SITE LIMITS
- **PROPOSED 4' SPLIT RAIL FENCE**
- PROPOSED 6' MASONRY WALL
- PROPOSED MASONRY WALL COLUMN
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- G.E. GAS EASEMENT
- S.E. SANITARY EASEMENT
- U.E. COMBINATION UTILITY EASEMENT
- W.E. WATER EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT
- PROPOSED STOP SIGN
- PROPOSED TRASH CAN
- PROPOSED PET WASTE STATION

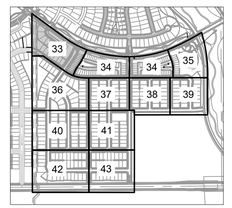
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
•	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
○	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
⊕	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
◦	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
⊕	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
•	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
⊙	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
⊛	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
○	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
⊙	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
⊛	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
⊙	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
✹	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
⊛	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
✹	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
⊙	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
⊛	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
⊙	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
⊙	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
⊛	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
✹	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
⊙	MAH REP	MAHONIA REPENS CREEPING MAHONIA
⊛	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
•	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
•	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
⊛	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
•	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
✹	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
+	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
·	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
•	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
•	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
•	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
•	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
•	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
⊙	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
⊛	SPO WRI	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS		
·	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
○	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.



0 1000' 2000'
SCALE: 1" = 1000'

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: FEBRUARY 2025

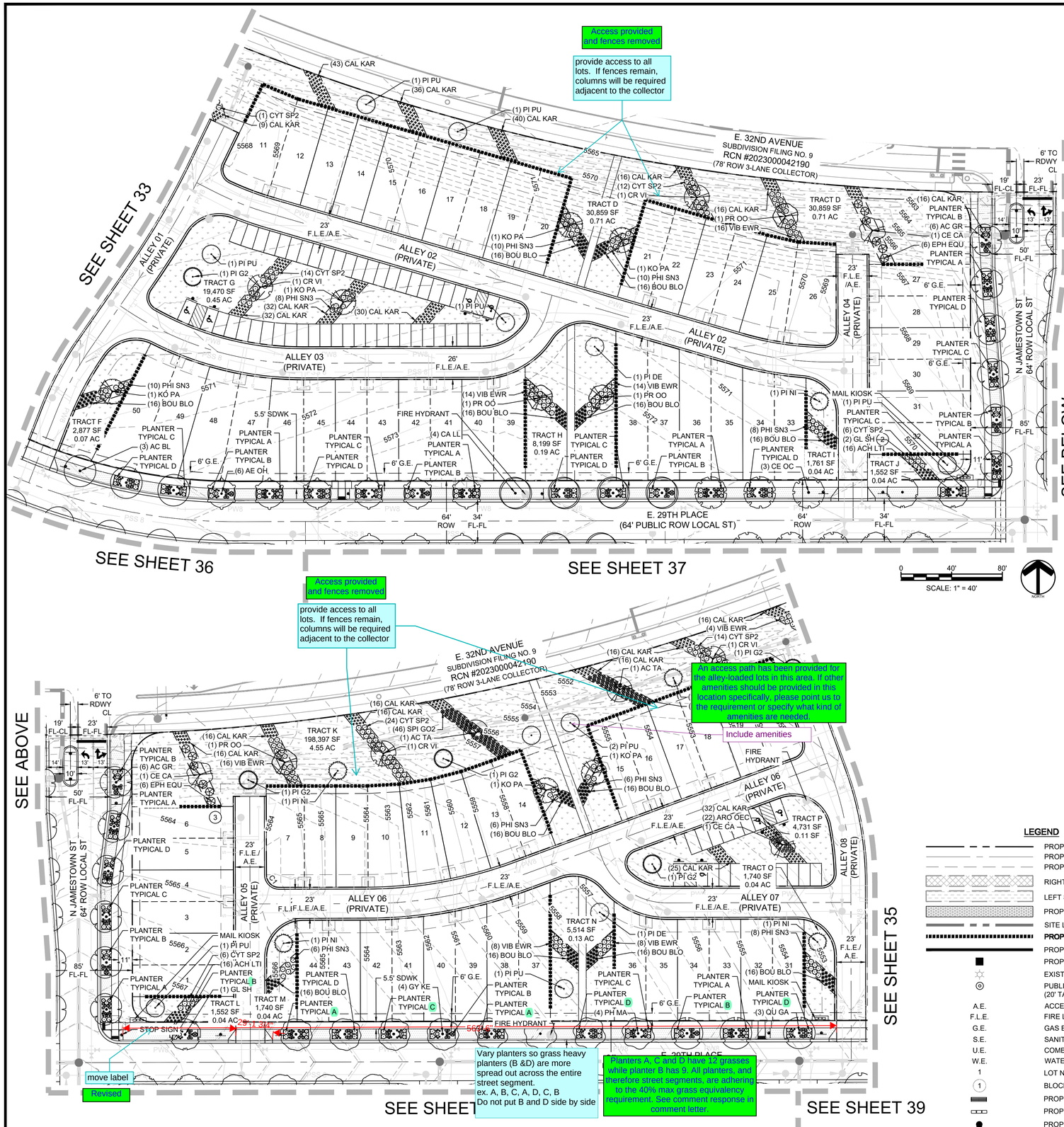
PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

SHEET: 33



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
	MAH REP	MAHONIA REPENS CREEPING MAHONIA
	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PIÑON PINE
	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
	SPO WRI	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS		
	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

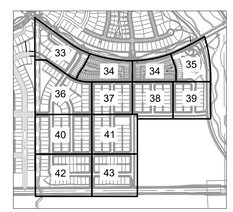
LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- PROPOSED ENGINEERED WOOD FIBER
- SITE LIMITS
- **PROPOSED 4' SPLIT RAIL FENCE**
- PROPOSED 6' MASONRY WALL
- PROPOSED MASONRY WALL COLUMN
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- G.E. GAS EASEMENT
- S.E. SANITARY EASEMENT
- U.E. COMBINATION UTILITY EASEMENT
- W.E. WATER EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

LEGEND (CONT.)

- PROPOSED STOP SIGN
- PROPOSED TRASH CAN
- PROPOSED PET WASTE STATION

NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.



THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

SHEET: 34

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
	MAH REP	MAHONIA REPENS CREEPING MAHONIA
	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
	SPO WRI	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS		
	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

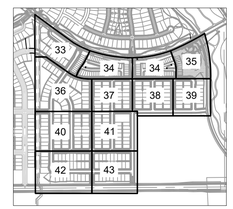
NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- PROPOSED ENGINEERED WOOD FIBER
- SITE LIMITS
- **PROPOSED 4' SPLIT RAIL FENCE**
- PROPOSED 6' MASONRY WALL
- PROPOSED MASONRY WALL COLUMN
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- G.E. GAS EASEMENT
- S.E. SANITARY EASEMENT
- U.E. COMBINATION UTILITY EASEMENT
- W.E. WATER EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

LEGEND (CONT.)

- PROPOSED STOP SIGN
- PROPOSED TRASH CAN
- PROPOSED PET WASTE STATION



THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: FEBRUARY 2025

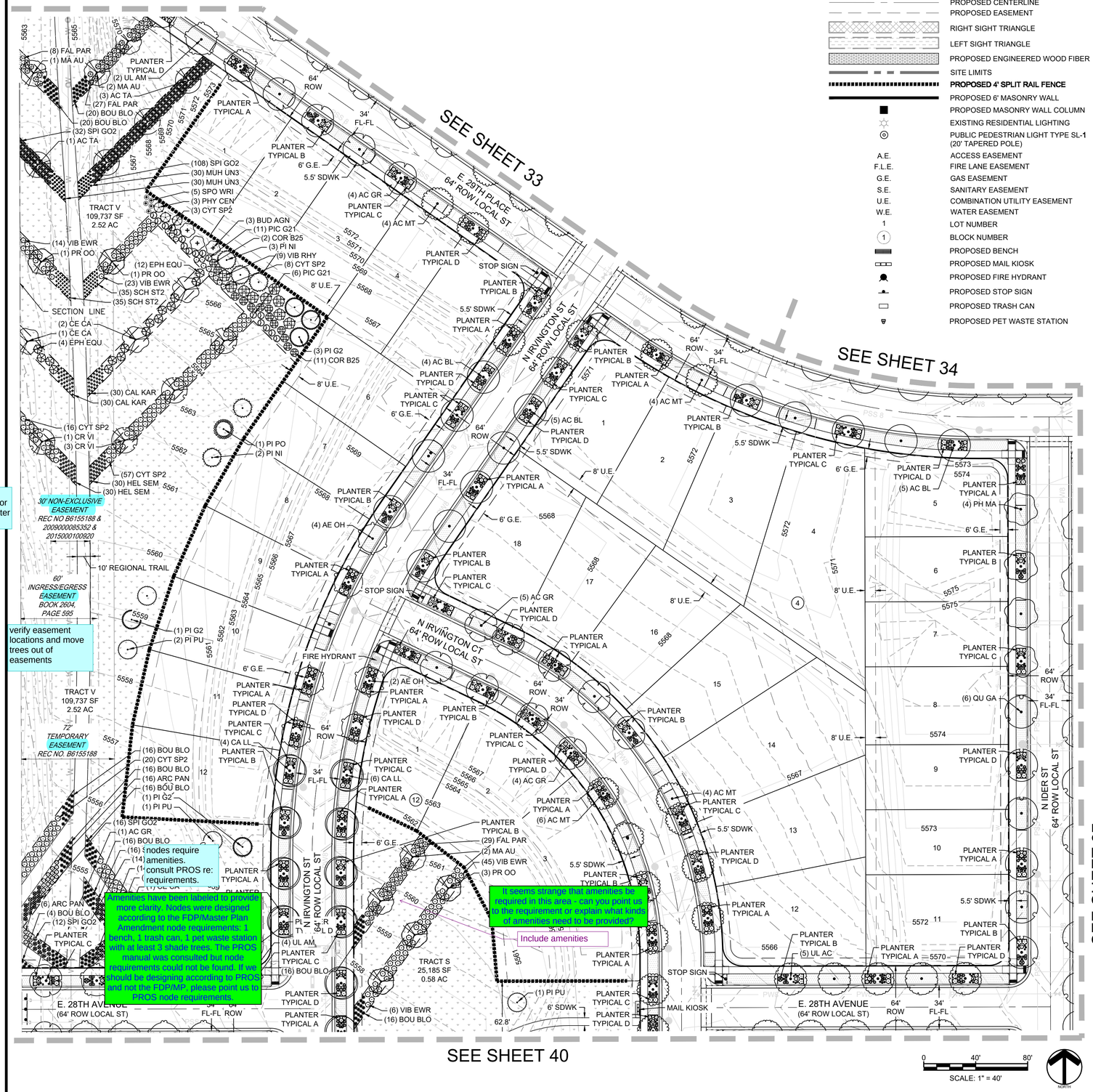
PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

SHEET: 35



which easement is for the ECCV water main?

The non-exclusive easement includes the water main. Label added for ECCV water main easement as well.

verify easement locations and move trees out of easements

Trees have been moved out of easements

nodes require amenities. consult PROS re: requirements.

Amenities have been labeled to provide more clarity. Nodes were designed according to the FDP/Master Plan Amendment node requirements: 1 bench, 1 trash can, 1 pet waste station with at least 3 shade trees. The PROS manual was consulted but node requirements could not be found. If we should be designing according to PROS and not the FDP/MP, please point us to PROS node requirements.

It seems strange that amenities be required in this area - can you point us to the requirement or explain what kinds of amenities need to be provided?

Include amenities

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- PROPOSED ENGINEERED WOOD FIBER
- SITE LIMITS
- **PROPOSED 4' SPLIT RAIL FENCE**
- PROPOSED 6' MASONRY WALL
- PROPOSED MASONRY WALL COLUMN
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- G.E. GAS EASEMENT
- S.E. SANITARY EASEMENT
- U.E. COMBINATION UTILITY EASEMENT
- W.E. WATER EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT
- PROPOSED STOP SIGN
- PROPOSED TRASH CAN
- PROPOSED PET WASTE STATION

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
	MAH REP	MAHONIA REPENS CREEPING MAHONIA
	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
	SPO WRI	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS		
	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: FEBRUARY 2025

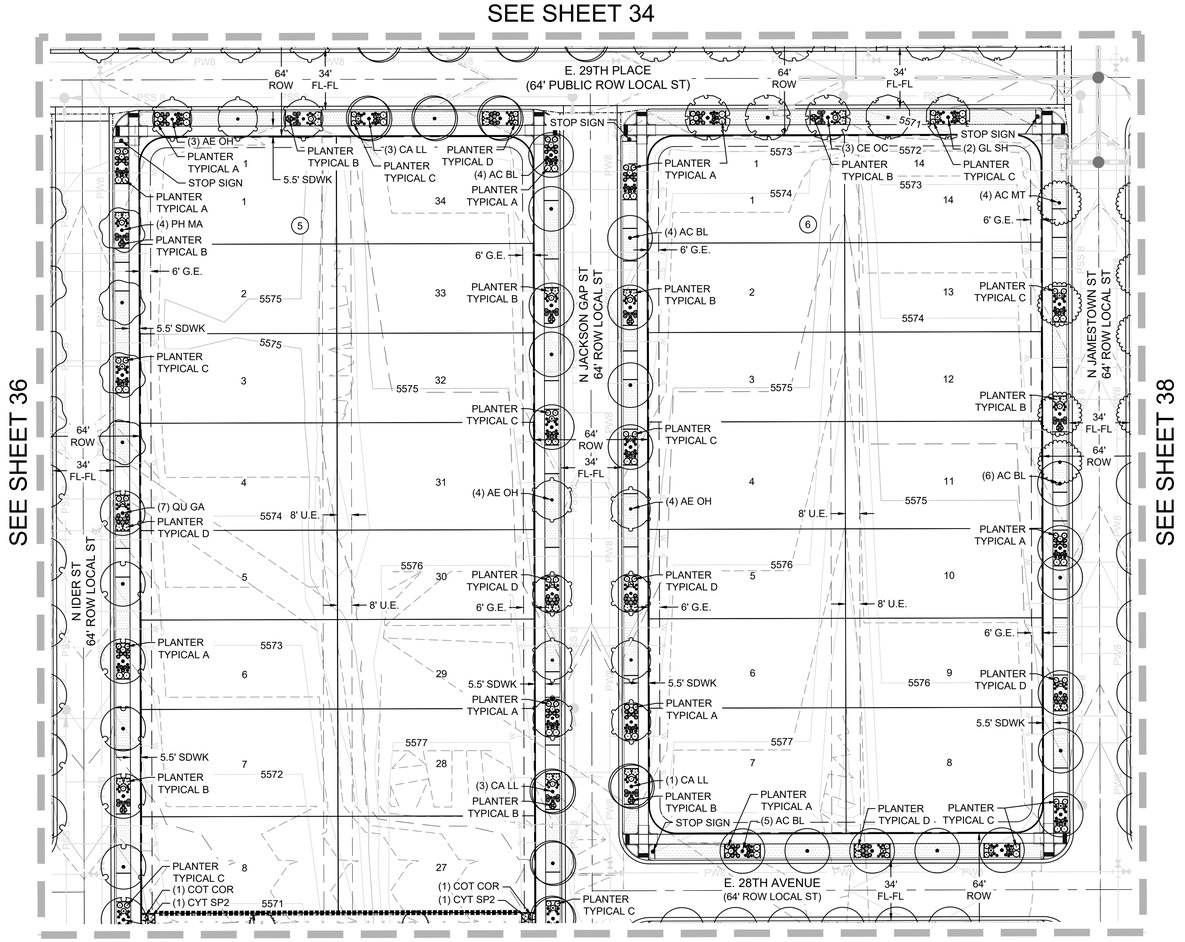
PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811

NOT FOR CONSTRUCTION

SHEET: 36



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
•	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
○	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
+	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
◦	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
⊕	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
•	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
⊙	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
⊛	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
○	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
○	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
⊛	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
○	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
●	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
⊙	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
⊗	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
○	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
⊕	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
○	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
○	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
⊛	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
⊛	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
○	MAH REP	MAHONIA REPENS CREEPING MAHONIA
◎	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
•	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
•	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
⊛	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
•	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
●	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
+	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
·	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
•	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
•	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
•	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
•	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
•	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
⊙	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
⊛	SPO WRI	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS		
·	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
○	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

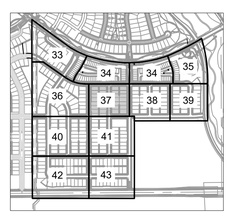
NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- PROPOSED ENGINEERED WOOD FIBER
- SITE LIMITS
- **PROPOSED 4' SPLIT RAIL FENCE**
- PROPOSED 6' MASONRY WALL
- PROPOSED MASONRY WALL COLUMN
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- G.E. GAS EASEMENT
- S.E. SANITARY EASEMENT
- U.E. COMBINATION UTILITY EASEMENT
- W.E. WATER EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

LEGEND (CONT.)

- PROPOSED STOP SIGN
- PROPOSED TRASH CAN
- PROPOSED PET WASTE STATION



NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

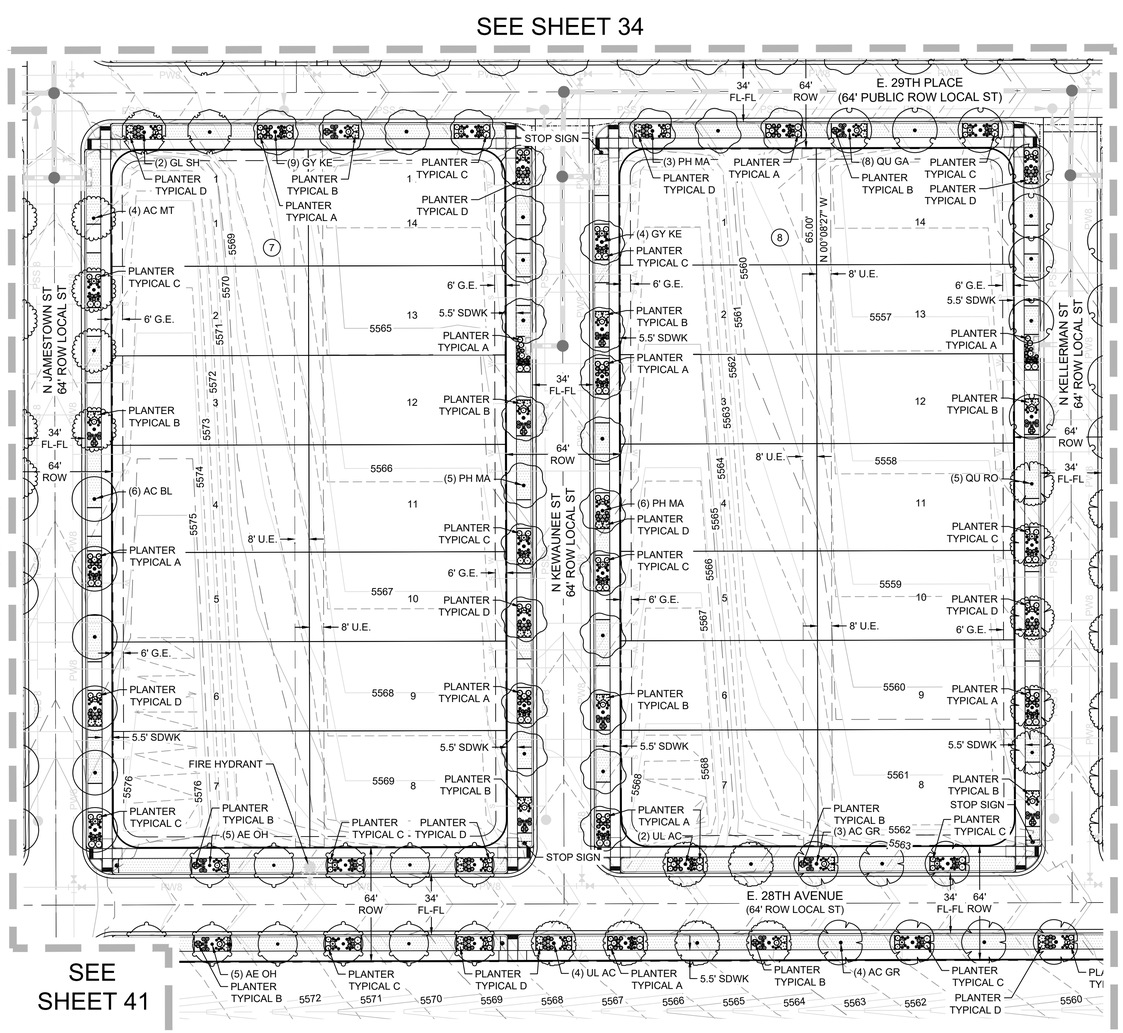
TITLE: LANDSCAPE PLAN

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811



0 40' 80'

SCALE: 1" = 40'

NORTH

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
	MAH REP	MAHONIA REPENS CREEPING MAHONIA
	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
	SPO WRI	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS		
	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- PROPOSED ENGINEERED WOOD FIBER
- SITE LIMITS
- **PROPOSED 4' SPLIT RAIL FENCE**
- PROPOSED 6' MASONRY WALL
- PROPOSED MASONRY WALL COLUMN
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- G.E. GAS EASEMENT
- S.E. SANITARY EASEMENT
- U.E. COMBINATION UTILITY EASEMENT
- W.E. WATER EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

LEGEND (CONT.)

- PROPOSED STOP SIGN
- PROPOSED TRASH CAN
- PROPOSED PET WASTE STATION

0 1000' 2000'

SCALE: 1" = 1000'

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

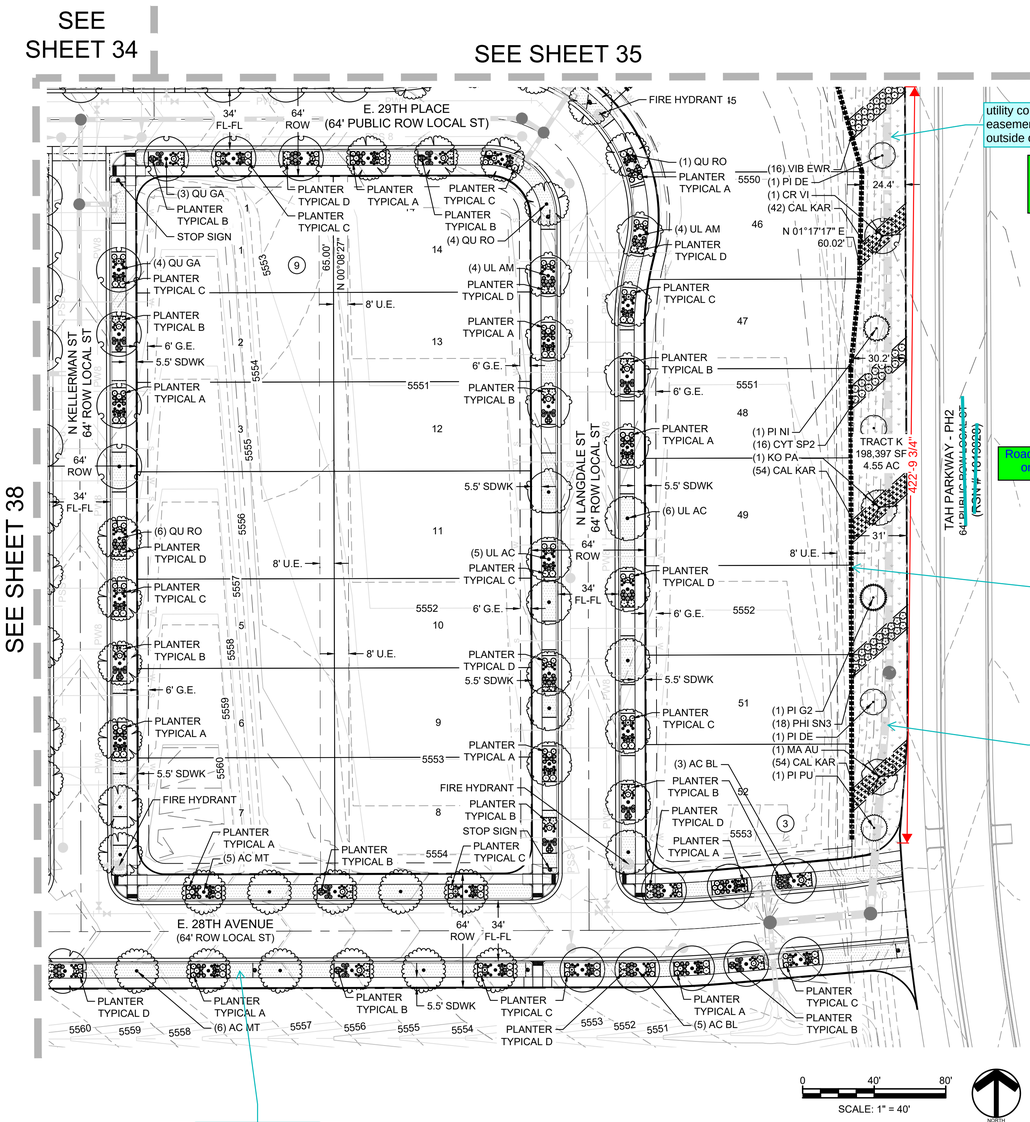
TITLE: LANDSCAPE PLAN

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811



utility conflict? show easement, move trees outside of easement

Trees moved 8ft from storm water pipe. No easement in this area.

Road label revised on all sheets

TAH Pkwy is an arterial. Columns required. Masonry wall would be okay.

Fence replaced with masonry wall and columns

buffer landscape required
1 tree and 10 shrubs per 40 LF. there should be 11 trees in this stretch.

Landscape revised to meet buffer requirements

when will this be installed and by whom?

Builder to install river rock during construction

0 40' 80'
SCALE: 1" = 40'

NORTH

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
•	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
○	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
⬡	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
◦	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
⊕	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
•	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
⊙	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
⊛	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
○	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
⊙	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
⬠	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
⬡	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
✹	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
⊛	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
⊛	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
⊙	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
⊛	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
○	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
⊙	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
⊛	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
✹	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
○	MAH REP	MAHONIA REPENS CREEPING MAHONIA
ⓟ	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
•	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
•	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
⊛	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
•	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
✹	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
+	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
·	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
✦	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
•	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
•	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
•	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
•	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
⊙	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
⊛	SPO WRI	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS		
·	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
○	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- PROPOSED ENGINEERED WOOD FIBER
- SITE LIMITS
- **PROPOSED 4' SPLIT RAIL FENCE**
- PROPOSED 6' MASONRY WALL
- PROPOSED MASONRY WALL COLUMN
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- G.E. GAS EASEMENT
- S.E. SANITARY EASEMENT
- U.E. COMBINATION UTILITY EASEMENT
- W.E. WATER EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

LEGEND (CONT.)

- PROPOSED STOP SIGN
- PROPOSED TRASH CAN
- PROPOSED PET WASTE STATION

0 1000' 2000'
SCALE: 1" = 1000'

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE PLAN

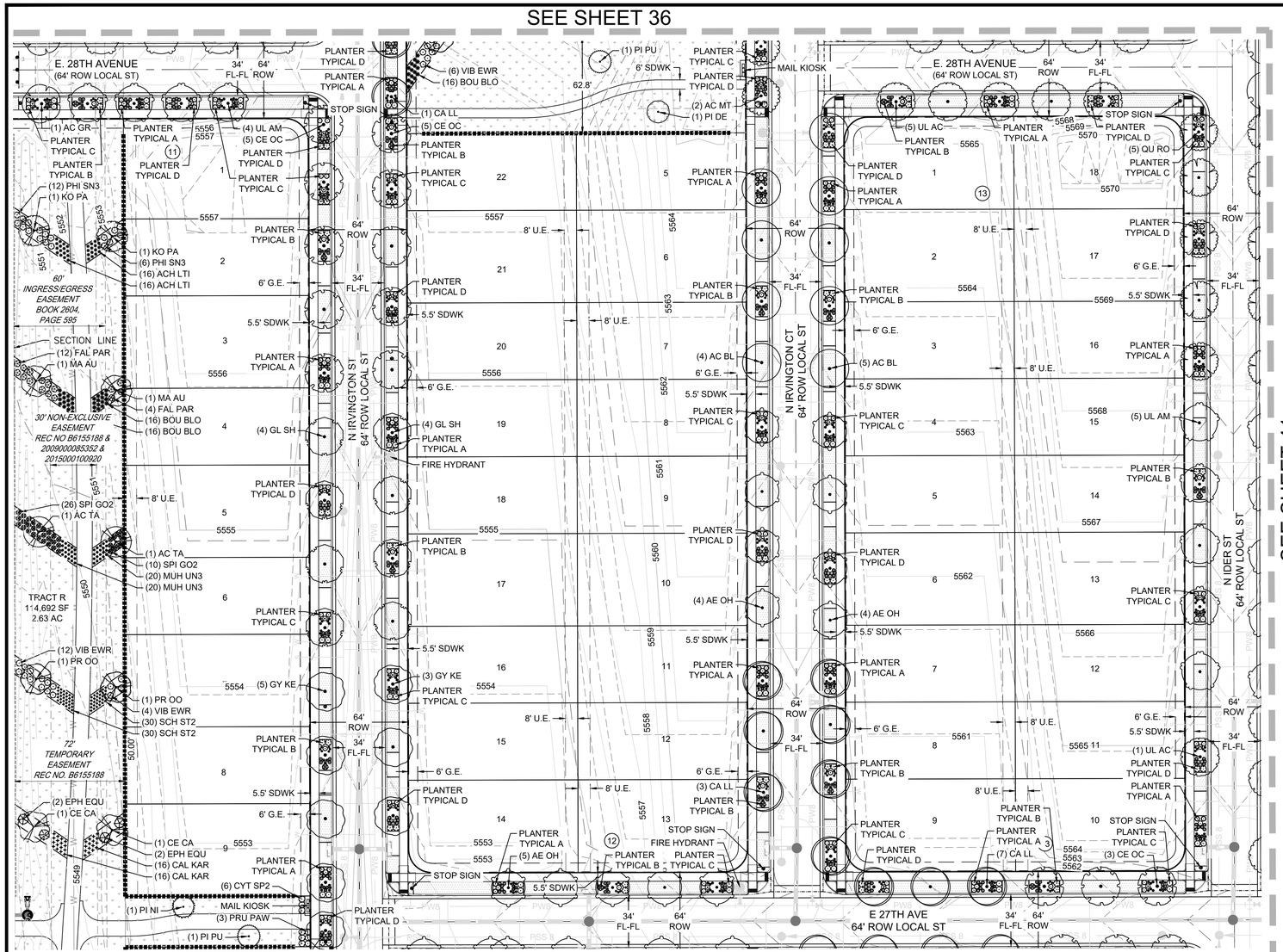
DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811

SHEET: 39



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
	MAH REP	MAHONIA REPENS CREEPING MAHONIA
	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
	SPO WRI	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS		
	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

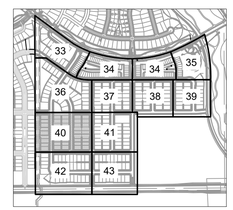
NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- PROPOSED ENGINEERED WOOD FIBER
- SITE LIMITS
- **PROPOSED 4' SPLIT RAIL FENCE**
- PROPOSED 6' MASONRY WALL
- PROPOSED MASONRY WALL COLUMN
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- G.E. GAS EASEMENT
- S.E. SANITARY EASEMENT
- U.E. COMBINATION UTILITY EASEMENT
- W.E. WATER EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

LEGEND (CONT.)

- PROPOSED STOP SIGN
- PROPOSED TRASH CAN
- PROPOSED PET WASTE STATION



THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE PLAN

DATE: FEBRUARY 2025

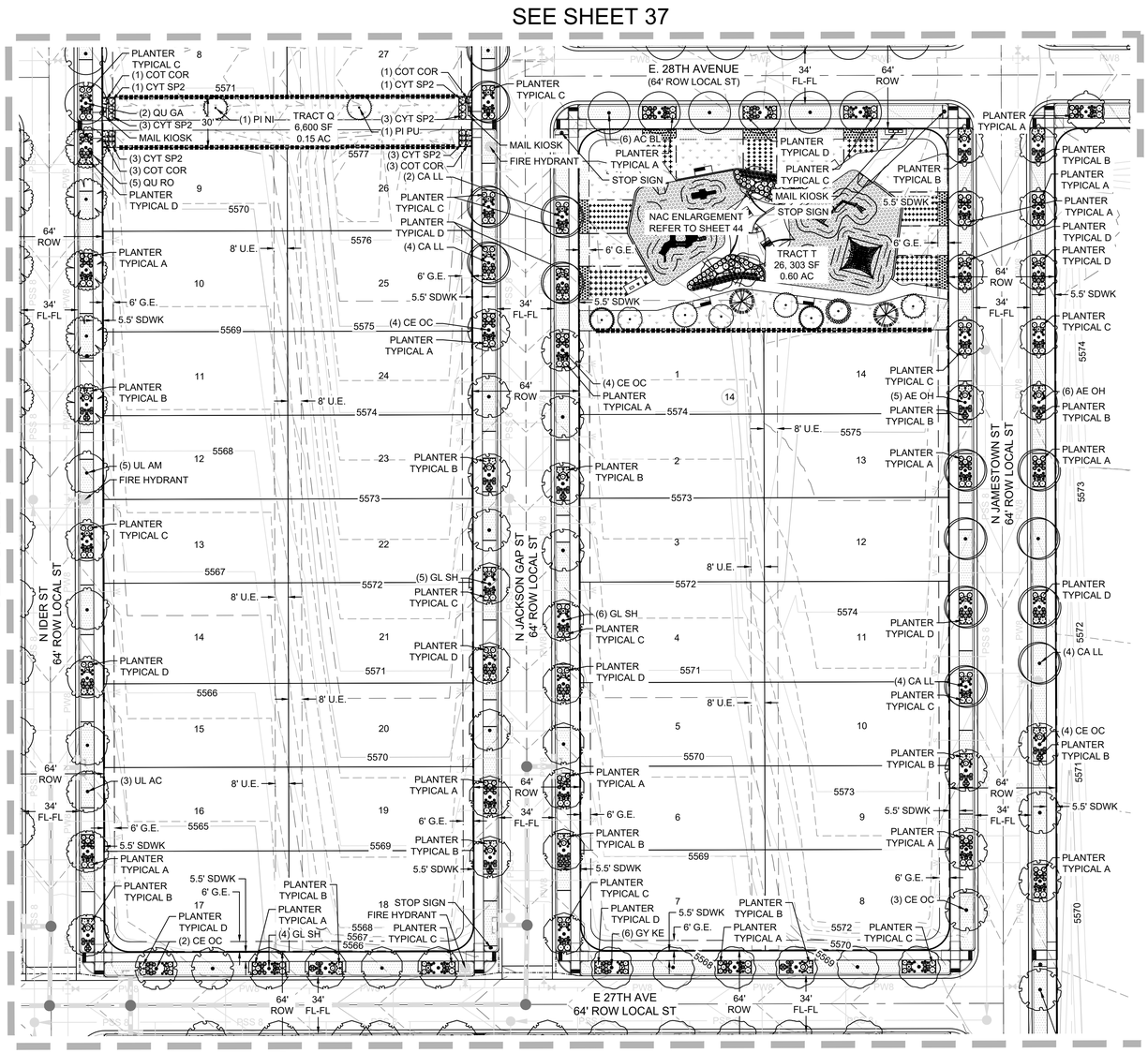
PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

SHEET: 40



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
•	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
○	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
⬡	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
◦	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
⊕	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
•	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
⊙	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
⊛	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
○	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
○	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
⬠	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
○	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
✹	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
⊛	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
⊛	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
○	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
⊕	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
○	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
○	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
⊛	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
⊛	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
○	MAH REP	MAHONIA REPENS CREEPING MAHONIA
⊘	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
•	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
•	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
⊛	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
•	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
✹	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
+	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
·	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
✦	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
•	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
•	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
•	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
•	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
⊛	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
⊛	SPO WRI	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS		
·	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
○	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

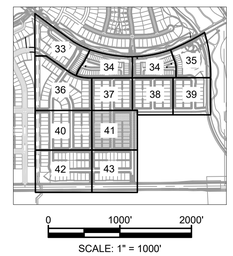
NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- PROPOSED ENGINEERED WOOD FIBER
- SITE LIMITS
- **PROPOSED 4' SPLIT RAIL FENCE**
- PROPOSED 6' MASONRY WALL
- PROPOSED MASONRY WALL COLUMN
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- G.E. GAS EASEMENT
- S.E. SANITARY EASEMENT
- U.E. COMBINATION UTILITY EASEMENT
- W.E. WATER EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

LEGEND (CONT.)

- PROPOSED STOP SIGN
- PROPOSED TRASH CAN
- PROPOSED PET WASTE STATION



THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE PLAN

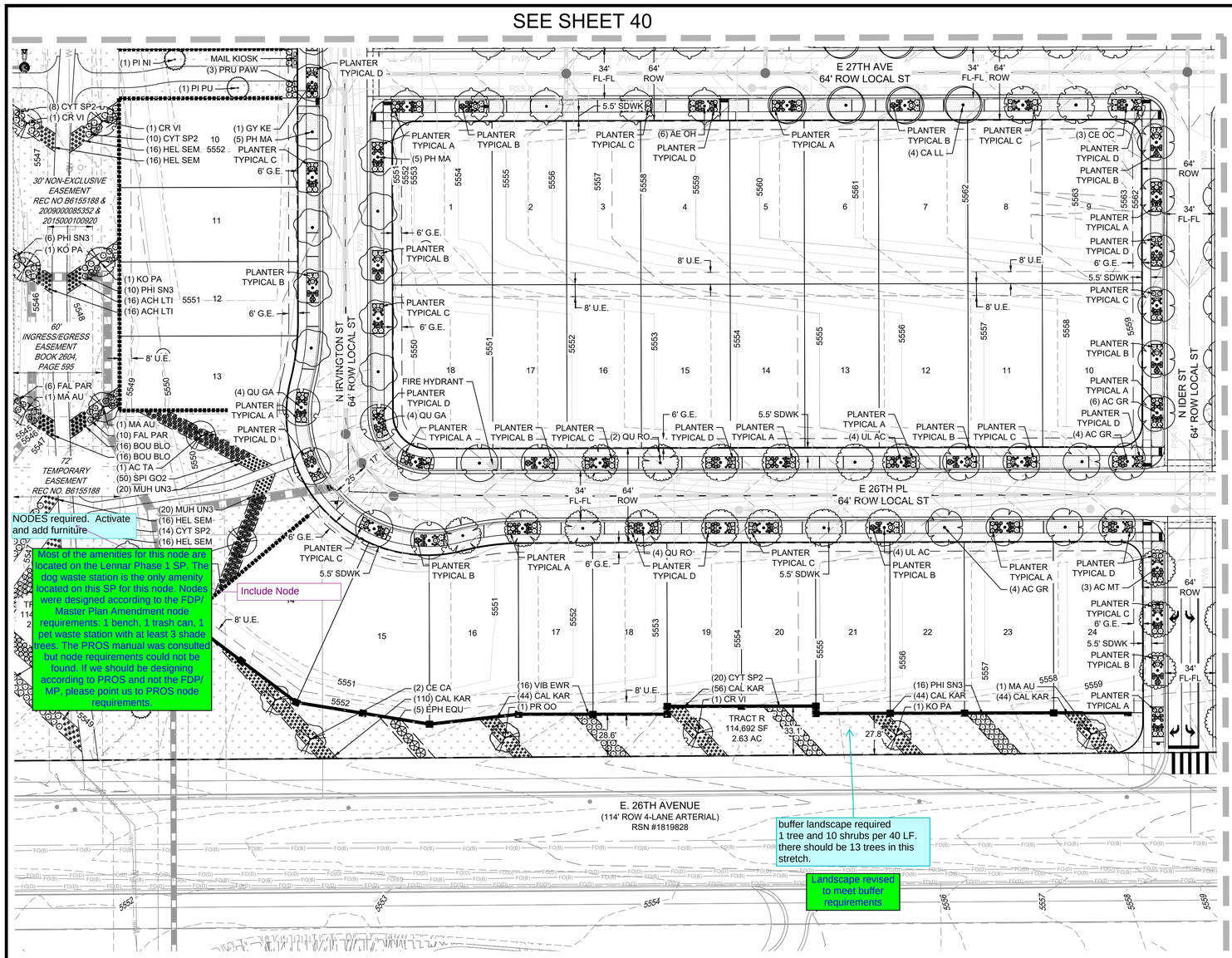
DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811

NOT FOR CONSTRUCTION



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
	MAH REP	MAHONIA REPENS CREEPING MAHONIA
	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
	SPO WRI	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS		
	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

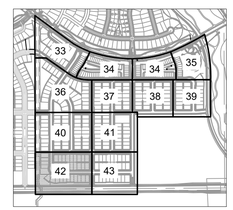
NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- PROPOSED ENGINEERED WOOD FIBER
- SITE LIMITS
- **PROPOSED 4' SPLIT RAIL FENCE**
- PROPOSED 6' MASONRY WALL
- PROPOSED MASONRY WALL COLUMN
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- G.E. GAS EASEMENT
- S.E. SANITARY EASEMENT
- U.E. COMBINATION UTILITY EASEMENT
- W.E. WATER EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

LEGEND (CONT.)

- PROPOSED STOP SIGN
- PROPOSED TRASH CAN
- PROPOSED PET WASTE STATION



THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE PLAN

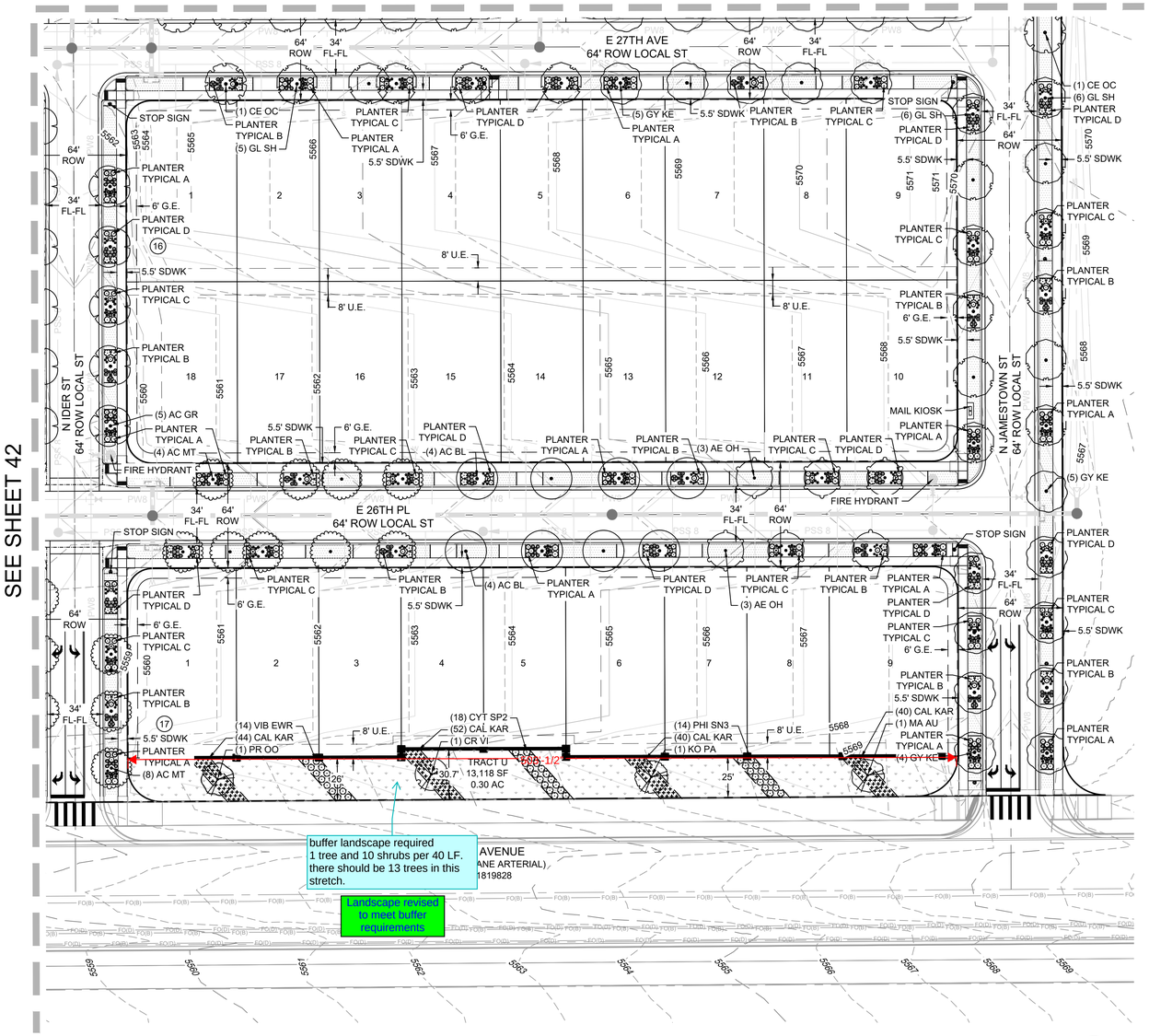
DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

SHEET: 42



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
•	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
○	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
⬡	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
◦	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
⊕	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
•	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
⊙	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
⊛	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
○	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
○	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
⬠	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
⬡	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
✹	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
⊛	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
⊛	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
⬡	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
⊛	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
○	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
⬡	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
⊛	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
✹	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
○	MAH REP	MAHONIA REPENS CREEPING MAHONIA
◎	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
•	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
•	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
⊛	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
•	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
✹	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
+	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
·	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
•	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
•	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
•	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
•	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
•	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
⊛	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
⊛	SPO WRI	SPOROBULUS WRIGHTII BIG SACATON
PERENNIALS		
·	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
○	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.

LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	RIGHT SIGHT TRIANGLE
	LEFT SIGHT TRIANGLE
	PROPOSED ENGINEERED WOOD FIBER
	SITE LIMITS
	PROPOSED 4' SPLIT RAIL FENCE
	PROPOSED 6' MASONRY WALL
■	PROPOSED MASONRY WALL COLUMN
☼	EXISTING RESIDENTIAL LIGHTING
◎	PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
A.E.	ACCESS EASEMENT
F.L.E.	FIRE LANE EASEMENT
G.E.	GAS EASEMENT
S.E.	SANITARY EASEMENT
U.E.	COMBINATION UTILITY EASEMENT
W.E.	WATER EASEMENT
1	LOT NUMBER
(1)	BLOCK NUMBER
	PROPOSED BENCH
	PROPOSED MAIL KIOSK
	PROPOSED FIRE HYDRANT

LEGEND (CONT.)

	PROPOSED STOP SIGN
	PROPOSED TRASH CAN
	PROPOSED PET WASTE STATION

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE PLAN

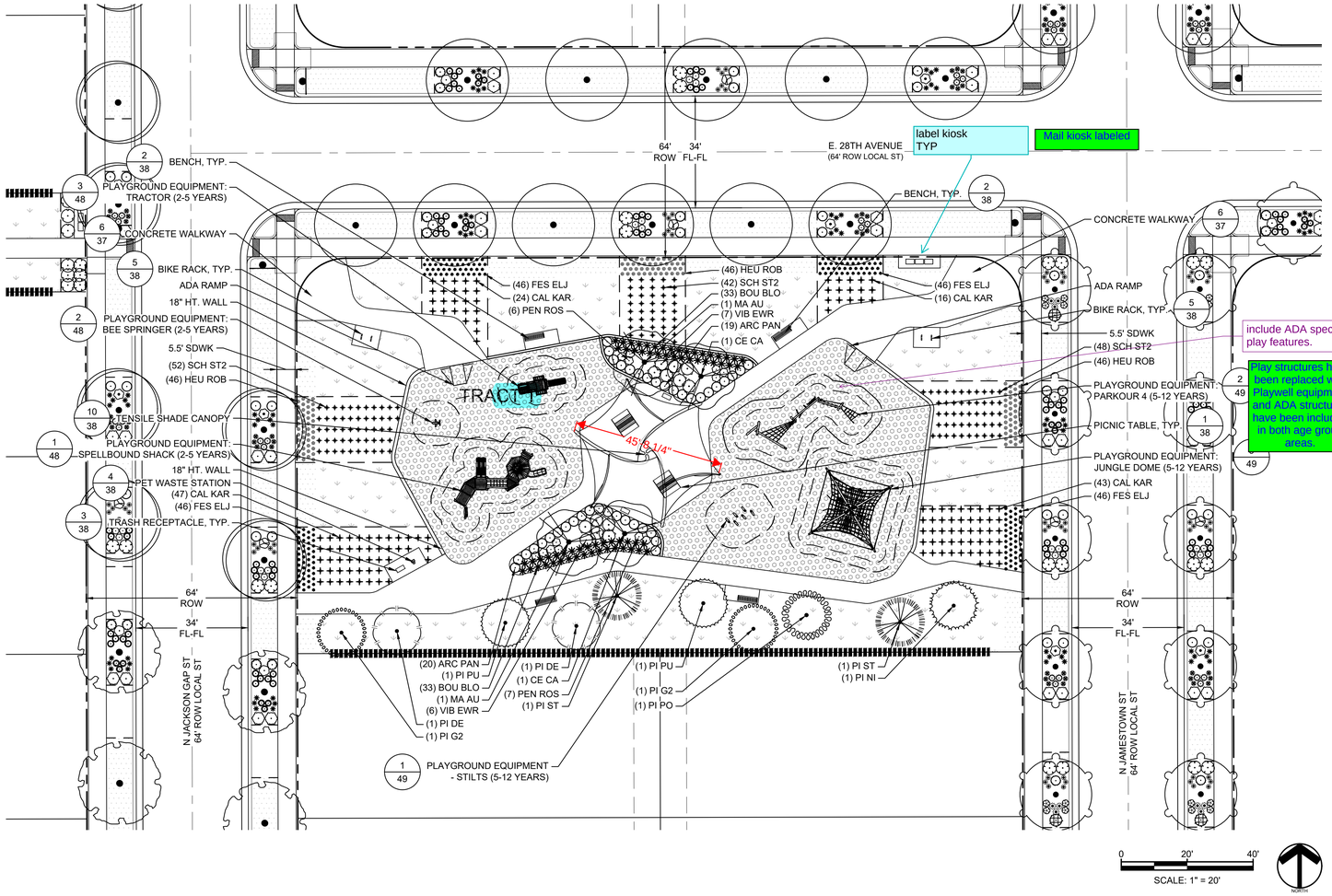
DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AC BL	ACER NIGRUM BLACK MAPLE
	AC GR	ACER GRANDIDENTATUM BIGTOOTH MAPLE
	AC MT	ACER MIYABEI 'MORTON' STATE STREET™ MIYABE MAPLE
	AE OH	AESCULUS GLABRA OHIO BUCKEYE
	CA LL	CATALPA SPECIOSA WESTERN CATALPA
	CE OC	CELTIS OCCIDENTALIS COMMON HACKBERRY
	GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST
	GY KE	GYMNOCLADUS DIOICUS KENTUCKY COFFEETREE
	PH MA	PHELLODENDRON AMURENSE CORKTREE
	QU GA	QUERCUS GAMBELII GAMBEL OAK
	QU RO	QUERCUS ROBUR ENGLISH OAK
	UL AC	ULMUS X 'MORTON' ACCOLADE™ ELM
	UL AM	ULMUS AMERICANA AMERICAN ELM
ORNAMENTAL TREES		
	AC TA	ACER TATARICUM TATARIAN MAPLE
	CE CA	CERCIS CANADENSIS EASTERN REDBUD
	CR VI	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN
	KO PA	KOELREUTERIA PANICULATA GOLDEN RAIN TREE
	MA AU	MALUS ANGUSTIFOLIA CRABAPPLE
	PR OO	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY
EVERGREEN TREES		
	PI DE	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PI G2	PICEA PUNGENS 'GLAUCA' BLUE COLORADO SPRUCE
	PI NI	PINUS NIGRA AUSTRIAN PINE
	PI PO	PINUS PONDEROSA PONDEROSA PINE
	PI PU	PICEA PUNGENS 'BAKERI' BAKER COLORADO SPRUCE
	PI ST	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS SHRUBS		
•	ARO OEC	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY
○	BER CRI	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY
⬡	BUD AGN	BUDDLEJA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH
◦	CHR NAU	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
⊕	COR B25	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD
•	COR KLS	CORNUS SERICEA 'KELSEYI' KELSEY'S DWARF RED TWIG DOGWOOD
⊙	COT COR	COTONEASTER APICULATUS CRANBERRY COTONEASTER
⊛	FAL PAR	FALLUGIA PARADOXA APACHE PLUME
○	PER LIT	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE
○	PHI SN3	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE
⬠	PHY CEN	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK
○	PRU PAW	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY
●	SPI GO2	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA
⊗	SPI LPA	SPIRAEA JAPONICA LIMEMOUND LIMEMOUND SPIREA
⊗	SPI SPI	SPIRAEA JAPONICA `LITTLE PRINCESS` LITTLE PRINCESS JAPANESE SPIREA
○	VIB EWR	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM
⊕	VIB RHY	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM
EVERGREEN SHRUBS		
○	ARC PAN	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' PANCHITO MANZANITA
○	CYT SP2	CYTISUS PURGANS 'SPANISH GOLD' SPANISH GOLD BROOM
⊕	EPH EQU	EPHEDRA EQUISETINA BLUESTEM JOINT FIR
⊛	JUN G40	JUNIPERUS PROCUMBENS 'GREEN MOUND' GREEN MOUND JAPANESE GARDEN JUNIPER
○	MAH REP	MAHONIA REPENS CREEPING MAHONIA
◎	PIC G21	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
•	PIN JA8	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
•	PIN JNH	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
⊙	PIN TA2	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL GRASSES		
•	ACH LTI	ACHNATHERUM CALAMAGROSTIS 'PUND02S' UNDAUNTED® ALPINE PLUME GRASS
●	BOU BLO	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
+	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS
·	FES ELJ	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE
•	HEL SEM	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
•	MEL PI9	MELINIS NERVIGLUMIS 'PINK CRYSTALS' PINK CRYSTALS RUBY GRASS
•	MUH UN3	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
•	PEN HAM	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
•	SCH ST2	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
○	SPO TAR	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
◉	SPO WRI	SPOROBOLUS WRIGHTII BIG SACATON
PERENNIALS		
·	HEU ROB	HEUCHERA PULCHELLA SANDIA MOUNTAIN CORAL BELLS
○	PEN ROS	PENSTEMON ROSTRIFLORUS BRIDGE PENSTEMON
MULCH		
	INO ROU	1-1/2" RIVER ROCK MULCH
SEED MIX		
	TUR SDE	TURF SEED NATIVE

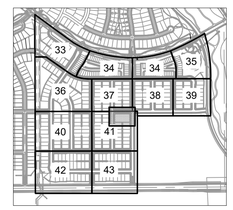
NOTES:
1. REFER TO SHEET 32 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 32 FOR PLANTER TYPICAL ENLARGEMENTS.

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- PROPOSED ENGINEERED WOOD FIBER
- SITE LIMITS
- **PROPOSED 4' SPLIT RAIL FENCE**
- PROPOSED 6' MASONRY WALL
- PROPOSED MASONRY WALL COLUMN
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- G.E. GAS EASEMENT
- S.E. SANITARY EASEMENT
- U.E. COMBINATION UTILITY EASEMENT
- W.E. WATER EASEMENT
- 1 LOT NUMBER
- (1) BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

LEGEND (CONT.)

- PROPOSED STOP SIGN
- PROPOSED TRASH CAN
- PROPOSED PET WASTE STATION



THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: NAC ENLARGEMENT

DATE: FEBRUARY 2025

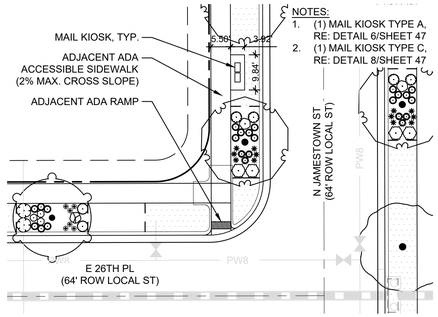
PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

811

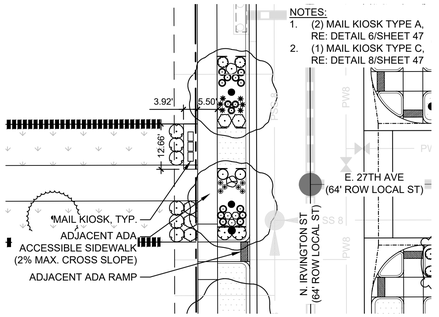
SHEET: 44



10 N. JAMESTOWN ST.

SCALE 1" = 20'

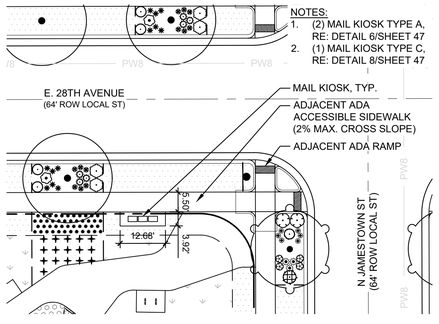
20' 10' 0 20' 40'



9 N. IRVINGTON ST.

SCALE 1" = 20'

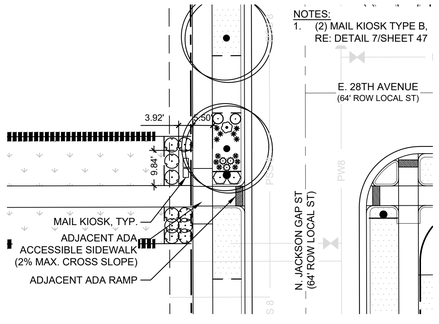
20' 10' 0 20' 40'



8 E. 28TH AVE.

SCALE 1" = 20'

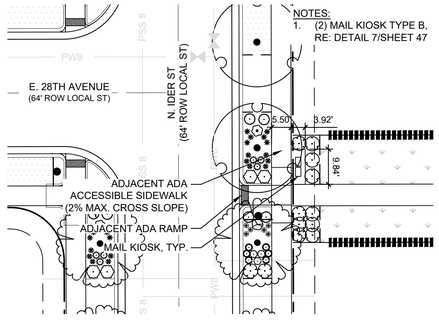
20' 10' 0 20' 40'



7 N. JACKSON GAP ST.

SCALE 1" = 20'

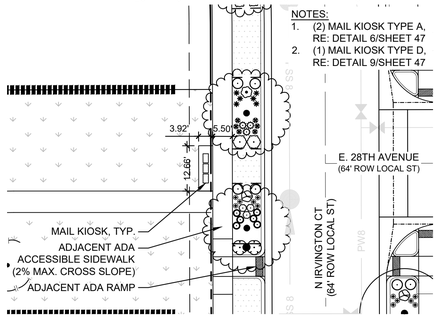
20' 10' 0 20' 40'



6 N. IDER ST.

SCALE 1" = 20'

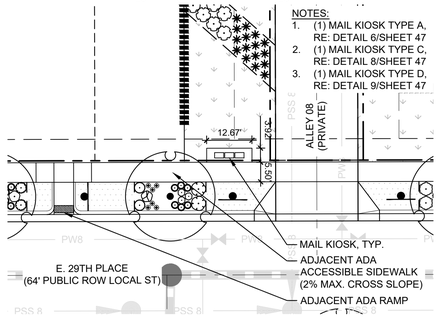
20' 10' 0 20' 40'



5 N. IRVINGTON CT.

SCALE 1" = 20'

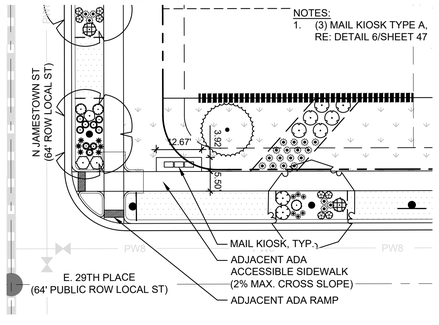
20' 10' 0 20' 40'



4 E. 29TH PLACE

SCALE 1" = 20'

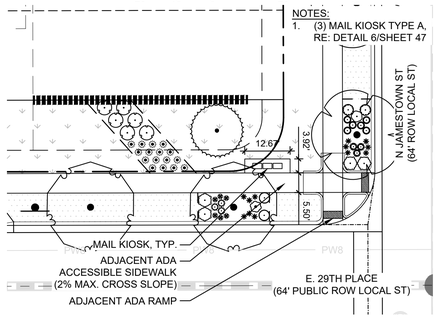
20' 10' 0 20' 40'



3 E. 29TH PLACE

SCALE 1" = 20'

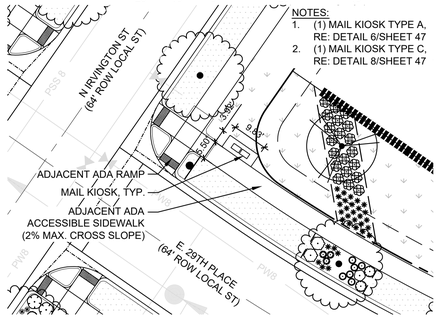
20' 10' 0 20' 40'



2 E. 29TH PLACE

SCALE 1" = 20'

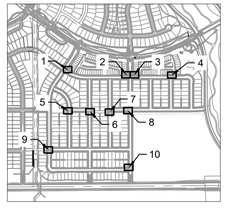
20' 10' 0 20' 40'



1 E. 29TH PLACE

SCALE 1" = 20'

20' 10' 0 20' 40'



0 1000' 2000'

SCALE: 1" = 1000'

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

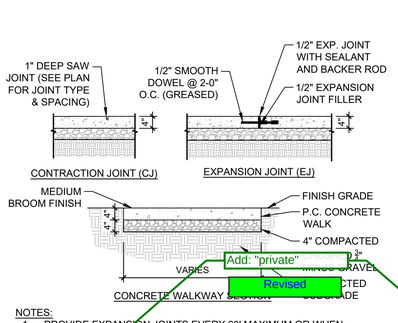
TITLE: MAILBOX ENLARGEMENTS

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

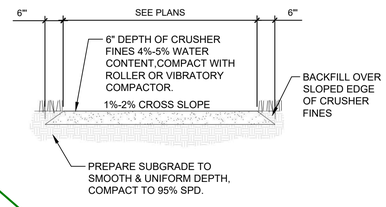
811



NOTES:
1. PROVIDE EXPANSION JOINTS EVERY 60' MAXIMUM OR WHEN ABUTTING ADJACENT STRUCTURES OR EXISTING PAVEMENT
2. PROVIDE CONTRACTION JOINTS AT A MAXIMUM OF 8' O.C.
3. REFER TO MATERIAL SCHEDULE, SHEET LS02 ITEM A, FOR FINISH INFORMATION

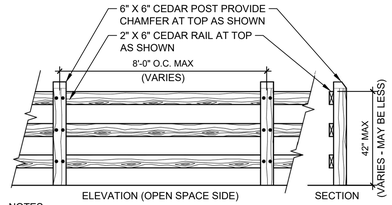
6 CONCRETE WALKWAY

SCALE: 1/2" = 1'-0" MD-AU-01



5 CRUSHER FINES TRAIL

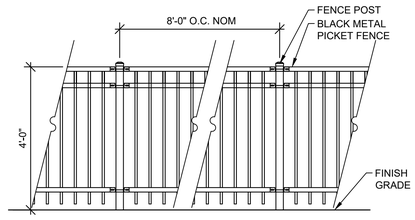
SCALE:1/2" = 1'-0" MD-AU-29



NOTES:
1. SEE PLANS FOR LOCATION/EXTENT
2. INSTALLATION OF A 4" SQUARE PLASTIC COATED WIRE GRID (BLACK) IS ALLOWED FOR THE PURPOSES OF PET CONTROL ON OPEN SPACE FENCES.
3. ALL WOOD TO BE TREATED ROUGH SAWN CEDAR OR APPROVED EQUAL.
4. ALL HARDWARE TO BE STAINLESS STEEL OR HAND DIPPED GALVANIZED STEEL
5. FENCES PROVIDED ALONG SIDE YARDS CONTINUOUS FOR A DISTANCE OF 300FT OR MORE SHALL BE REQUIRED TO BE SETBACK 10FT FROM BACK OF WALK.

4 SPLIT RAIL FENCE

SCALE: 3/8" = 1'-0" MD-AU-46



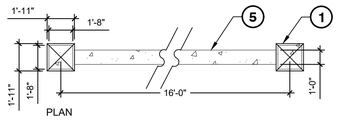
NOTES:
1. FENCES PROVIDED ALONG SIDE YARDS CONTINUOUS FOR A DISTANCE OF 300FT OR MORE SHALL BE REQUIRED TO BE SETBACK 10FT FROM BACK OF WALK

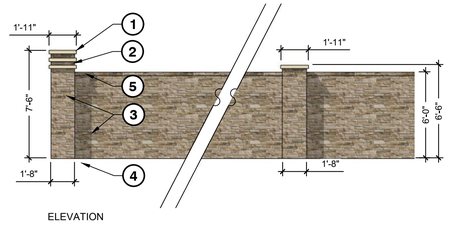
3 METAL FENCE

1/2"=1'-0"

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

NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
2. CONCRETE FOOTING AND WALL ENGINEERED BY OTHERS.
3. REFER TO PLAN FOR MASONRY COLUMN SPACING.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DESIGN AND DETAIL OF MASONRY WALL TO BE REVIEWED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

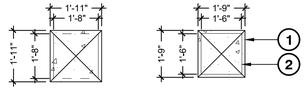


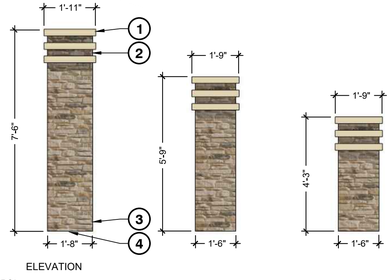


2 MASONRY WALL

SCALE: 1" = 5'-0" MD-AU-45

1. PRECAST CONCRETE COLUMN CAP
2. ACCENT FAUX STONE VENEER
3. PRECAST CONCRETE FAUX STONE VENEER COLUMN
4. CONCRETE FOOTING ENGINEERED BY OTHERS





NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
2. CONCRETE FOOTING ENGINEERED BY OTHERS.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DESIGN AND DETAIL OF MASONRY COLUMNS TO BE REVIEWED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

1 MASONRY COLUMN

SCALE: 3/8" = 1'-0" MD-AU-44

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE DETAILS

DATE: FEBRUARY 2025

PREPARED BY:

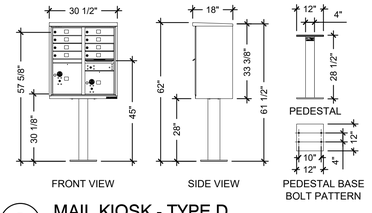
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811

10 TENSILE SHADE CANOPY

NTS

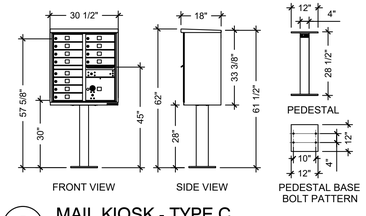
NOTES:
1. BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
2. VITAL CLUSTER BOX UNIT - TYPE I, MODEL #1570-8
3. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
4. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
5. FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012
6. FOOTING BY OTHERS



9 MAIL KIOSK - TYPE D

SCALE: 3/8" = 1'-0"

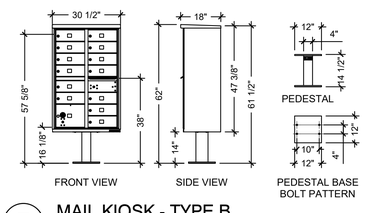
NOTES:
1. BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
2. VITAL CLUSTER BOX UNIT - TYPE II, MODEL #1570-12
3. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
4. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
5. FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012
6. FOOTING BY OTHERS



8 MAIL KIOSK - TYPE C

SCALE: 3/8" = 1'-0"

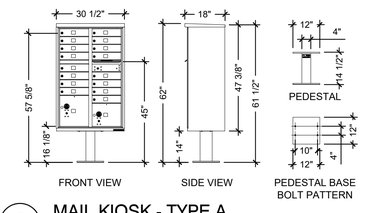
NOTES:
1. BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
2. VITAL CLUSTER BOX UNIT - TYPE IV, MODEL #1570-13
3. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
4. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
5. FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012
6. FOOTING BY OTHERS



7 MAIL KIOSK - TYPE B

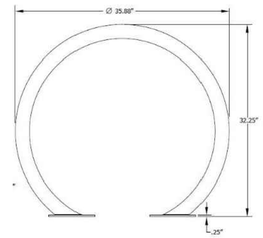
SCALE: 3/8" = 1'-0"

NOTES:
1. BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
2. VITAL CLUSTER BOX UNIT - TYPE III, MODEL #1570-16
3. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
4. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
5. FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012
6. FOOTING BY OTHERS



6 MAIL KIOSK - TYPE A

SCALE: 3/8" = 1'-0"

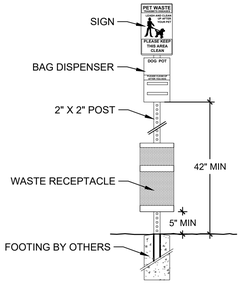


ANOVA
(OR APPROVED EQUAL)
1. PRODUCT: CIRBLEBRS2
2. DESCRIPTION: CIRCLE BIKE RACK
3. SIZE: 32" HEIGHT, 6" WIDTH, 36" LENGTH
4. MATERIALS: STAINLESS STEEL
5. BIKE RACK TO BE SURFACE MOUNTED
6. FOOTING BY OTHERS

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

5 BIKE RACK

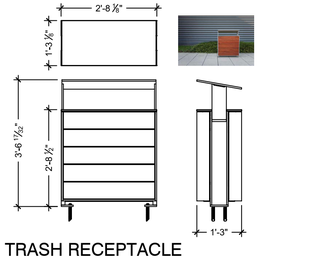
NTS



4 PET WASTE STATION

SCALE: 3/4" = 1'-0" MD-AU-37

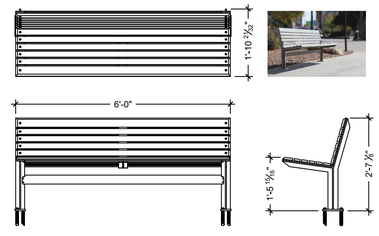
NOTES:
1. FORMS AND SURFACES: (800) 451-0410, 30 PINE STREET, PITTSBURGH, PA 15223
2. APEX 36 GALLON TRASH AND RECYCLING SLAPX-36C
3. SOLID ALUMINUM FRAME WITH SILVER TEXTURE POWDER COAT, CUMARU HARDWOOD SLATS
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS
5. FOOTING BY OTHERS



3 TRASH RECEPTACLE

SCALE: 1/2" = 1'-0" MD-AU-38

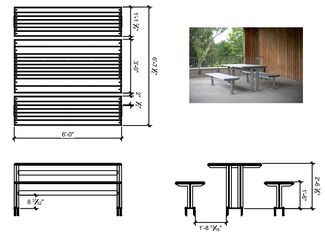
NOTES:
1. FORMS AND SURFACES: (800) 451-0410, 30 PINE STREET, PITTSBURGH, PA 15223
2. 6' KNIGHT BENCH WITH BACK SBKNI-072B
3. SOLID ALUMINUM FRAME WITH SILVER TEXTURE POWDER COAT, IPE HARDWOOD SLATS
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS
5. FOOTING BY OTHERS



2 BENCH

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

NOTES:
1. FORMS AND SURFACES: (800) 451-0410
   30 PINE STREET
   PITTSBURGH, PA 15223
2. KNIGHT BACKLESS TABLE ENSEMBLE STKNI-72NW
3. SOLID CAST ALUMINUM FRAME WITH SILVER TEXTURE POWDERCOAT FINISH AND IPE HARDWOOD SLATS
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS
5. FOOTING BY OTHERS



1 PICNIC TABLE

NTS

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE DETAILS

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811

NOT FOR CONSTRUCTION

SHEET: 47

3 PLAYGROUND EQUIPMENT - TRACTOR (2-5 YEARS)
NTS MD-PR-TAH2-05

2 PLAYGROUND EQUIPMENT - BEE SPRINGER (2-5 YRS)
NTS MD-PR-TAH2-04

1 PLAYGROUND EQUIPMENT - SPELLBOUND SHACK (2-5 YEARS)
NTS MD-PR-TAH2-06

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE DETAILS

DATE: FEBRUARY 2025

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

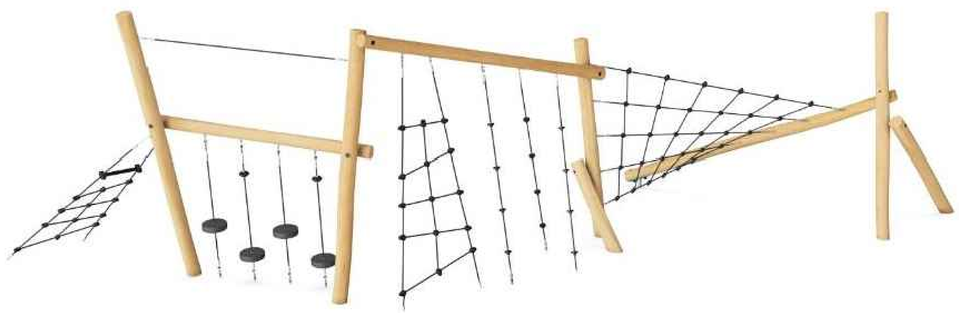
NOT FOR CONSTRUCTION

3 PLAYGROUND EQUIPMENT - JUNGLE DOME (5-12 YEARS)

NTS MD-PR-TAH2-01

Include ADA feature

Play structures have been replaced with Playwell equipment and ADA structures have been included in both age group areas.



2 PLAYGROUND EQUIPMENT - PARKOUR 4 (5-12 YEARS)

NTS MD-PR-TAH2-02

1 PLAYGROUND EQUIPMENT - STILTS (5-12 YEARS)

NTS MD-PR-TAH2-03

NOT FOR CONSTRUCTION

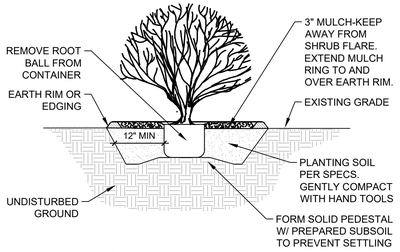
THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE DETAILS

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

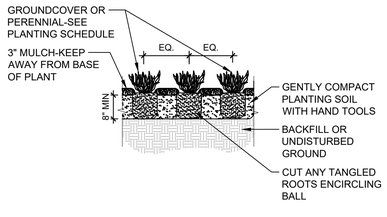
811



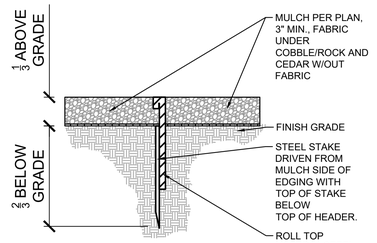
NOTES:
1. SHRUB SHALL BE PLANTED SO ROOT FLARE IS 1" ABOVE ADJACENT FINISH GRADE.

3 SHRUBS
SCALE: 3/8" = 1'-0"

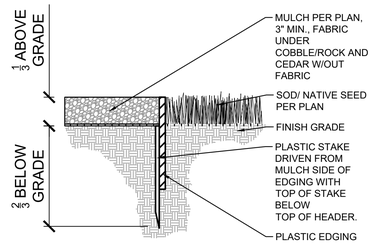
MD-AU-34



2 PERENNIALS AND GRASSES
SCALE: 1/2" = 1'-0"

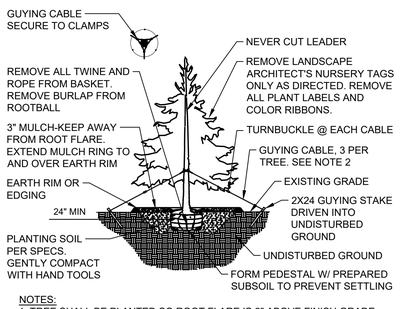


STEEL EDGING (MULCH/ROCK)



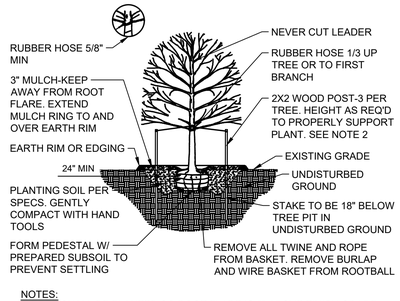
PLASTIC EDGING (MULCH/SOD OR SEED)

1 LANDSCAPE EDGING
NTS



NOTES:
1. TREE SHALL BE PLANTED SO ROOT FLARE IS 2" ABOVE FINISH GRADE.
2. GUY CONIFEROUS TREES 4' TALL AND OVER.
3. COMPLETELY REMOVE WIRE BASKETS FROM ROOT BALL

5 EVERGREEN TREE
SCALE: 1/8" = 1'-0"



NOTES:
1. TREE SHALL BE PLANTED SO ROOT FLARE IS 2" ABOVE FINISH GRADE.
2. STAKE DECIDUOUS TREES UNDER 2" CAL. GUY TREES 2" AND OVER.
3. COMPLETELY REMOVE WIRE BASKETS FROM ROOT BALL

4 DECIDUOUS TREE
SCALE: 1/8" = 1'-0"

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LANDSCAPE DETAILS

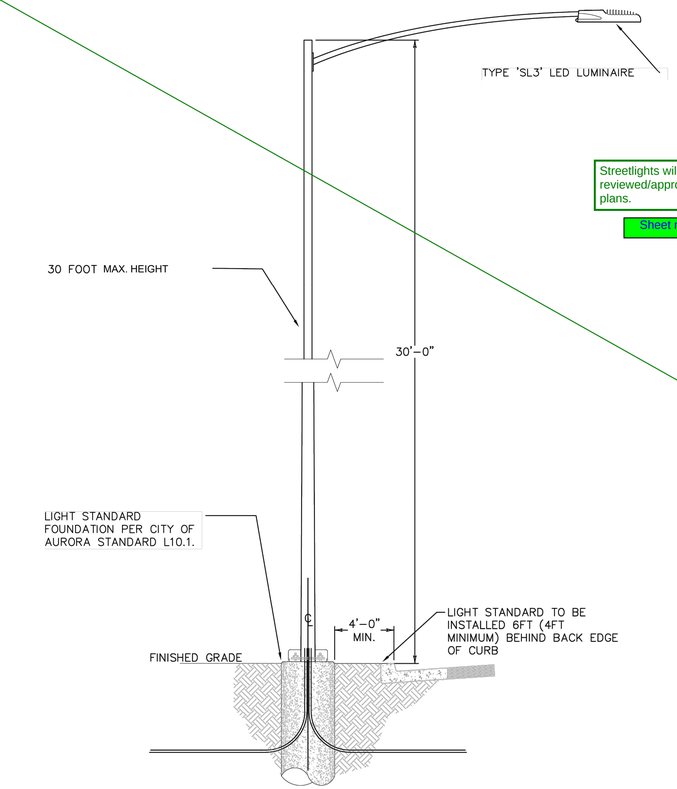
DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811

NOT FOR CONSTRUCTION

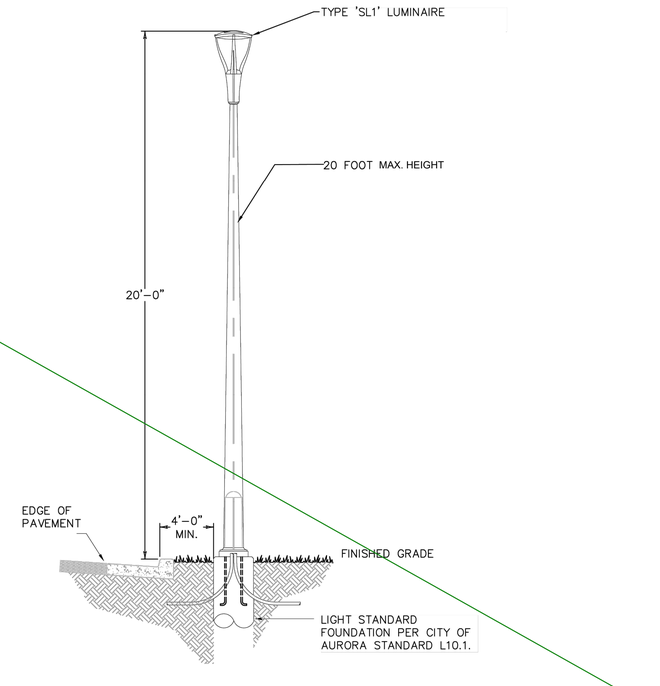
SHEET: 50



1 TYPE 'SL3' LED STREETLIGHT

Streetlights will be reviewed/approved with the civil plans.

Sheet removed



2 TYPE 'SL1' LED POST TOP LIGHT

THE AURORA HIGHLANDS
LENNAR PH 1 - SITE PLAN

TITLE: LIGHTING DETAILS

DATE: FEBRUARY 2025

PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

NOT FOR CONSTRUCTION

SHEET: 51