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BASIS OF BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T4S, R66W, 6TH P.M. WHICH BEARS NORTH 89°16'48" EAST, A DISTANCE OF 2,654.32 FEET AND IS MONUMENTED AT THE S 1/4 CORNER ON A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON, T4S R66W, 1/4 S1/812, 2018, PLS 38318" AND AT THE SE COR. SEC. 1, T4S, R66W, 6TH P.M., BY A FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S, S1/8S1/2S7, R66W/R69W/ 2012 PLS 23427".

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 1 BEARS NORTH 89°16'48" EAST, A DISTANCE OF 2654.32 FEET;

THENCE NORTH 36°29'56" WEST, A DISTANCE OF 1,888.40 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT D, NORTH 00°28'45" WEST, A DISTANCE OF 533.32 FEET;

THENCE NORTH 58°31'07" EAST, A DISTANCE OF 268.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 130.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°36'30", AN ARC LENGTH OF 157.94 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 276.50 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°18'12", AN ARC LENGTH OF 348.92 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 100°30'48", AN ARC LENGTH OF 307.00 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 120.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°12'23", AN ARC LENGTH OF 151.23 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 89°31'14" EAST, A DISTANCE OF 80.47 FEET;

THENCE NORTH 24°13'26" EAST, A DISTANCE OF 90.86 FEET;

THENCE SOUTH 65°46'34" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 65°46'34" EAST;

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

THENCE SOUTH 24°13'26" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 24°13'26" 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, SOUTH 24°13'26" WEST, A DISTANCE OF 78.07 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 393.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°42'11", AN ARC LENGTH OF 169.44 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 00°28'45" EAST, A DISTANCE OF 133.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°28'45" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°28'45" EAST;

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°28'45" EAST, A DISTANCE OF 158.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°28'45" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°28'45" EAST;

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

THENCE NON-TANGENT TO SAID CURVE, SOUTH 00°28'45" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°28'45" EAST;

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°28'45" EAST, A DISTANCE OF 153.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59", AN ARC LENGTH OF 31.42 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST 8TH AVENUE AS SHOWN ON HORIZON UPTOWN SUBDIVISION FILING NO. 3 RECORDED AT RECEPTION NO. E1067745 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 89°31'15" WEST, A DISTANCE OF 884.55 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 18.095 ACRES, (788,227 SQUARE FEET), MORE OR LESS.

OWNERS CERTIFICATE

HORIZON UPTOWN
HORIZON UPTOWN PHASE 8 INFRASTRUCTURE SITE PLAN
LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDINGS, 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, WITHDRAW OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 20 _____

STATE OF COLORADO (_____) SS COUNTY OF (_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ AD, 20 _____

NOTARY PUBLIC

BY: _____
WITNESS MY HAND AND OFFICIAL SEAL

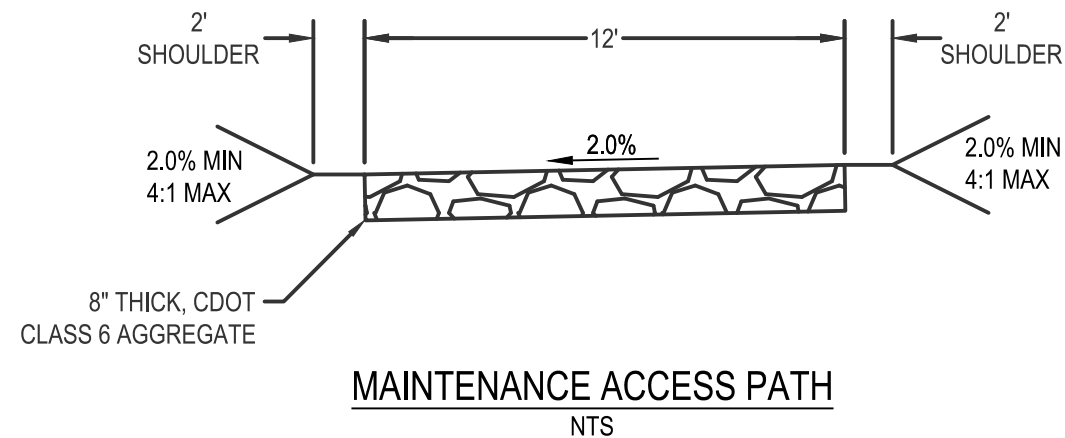
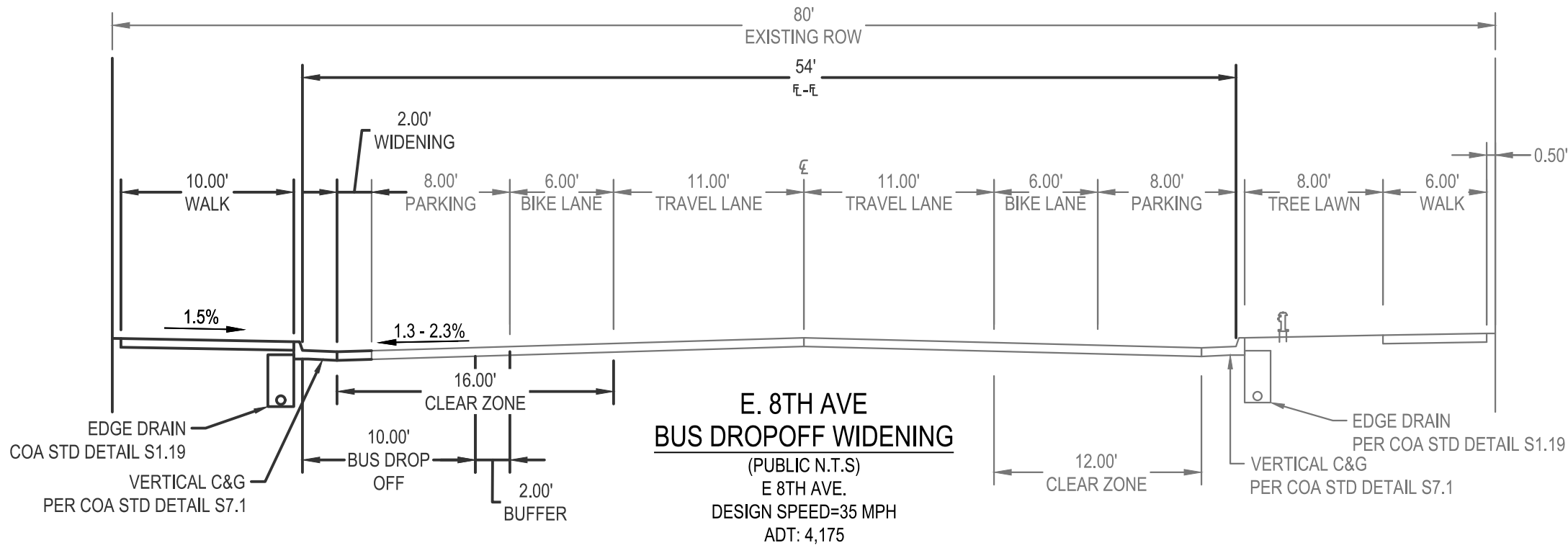
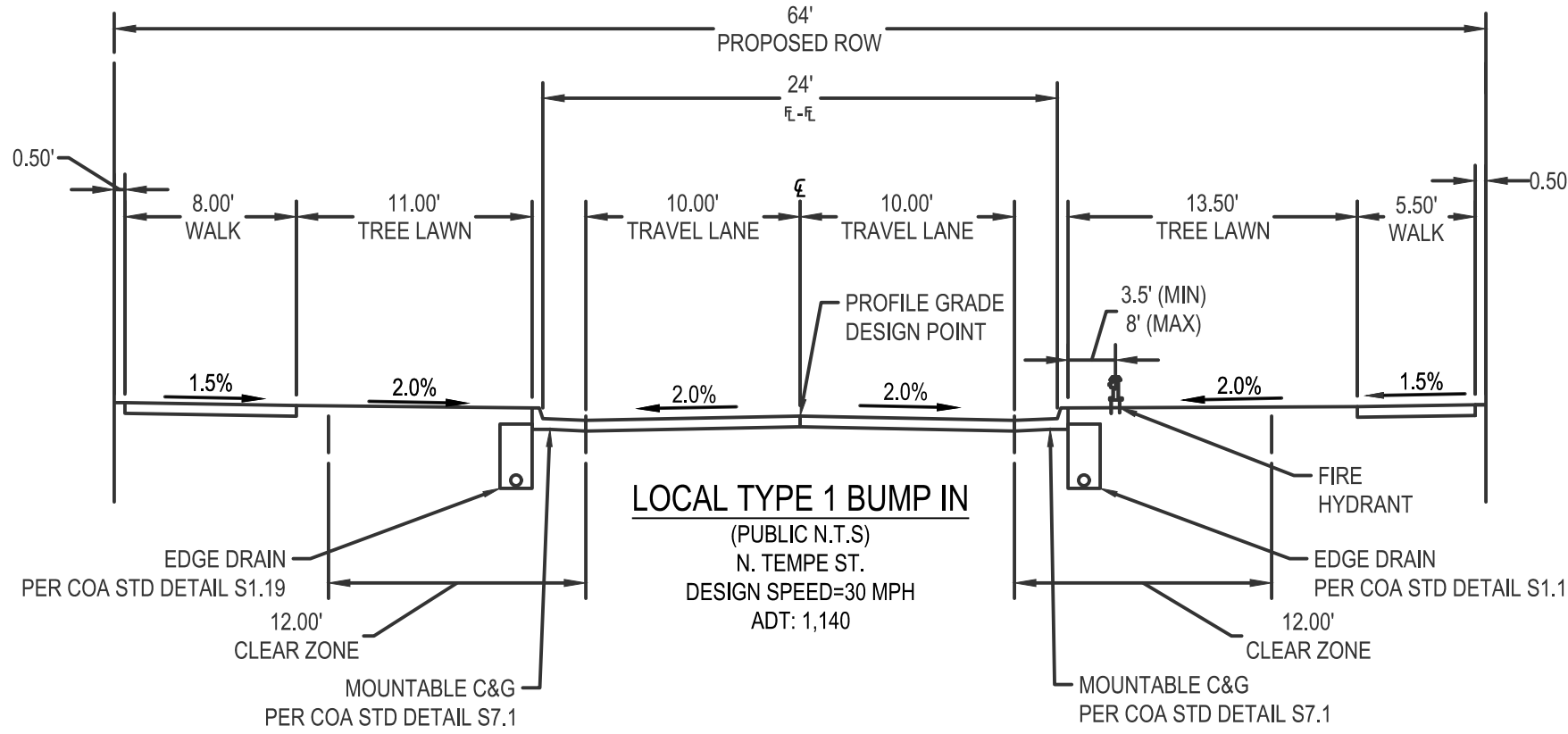
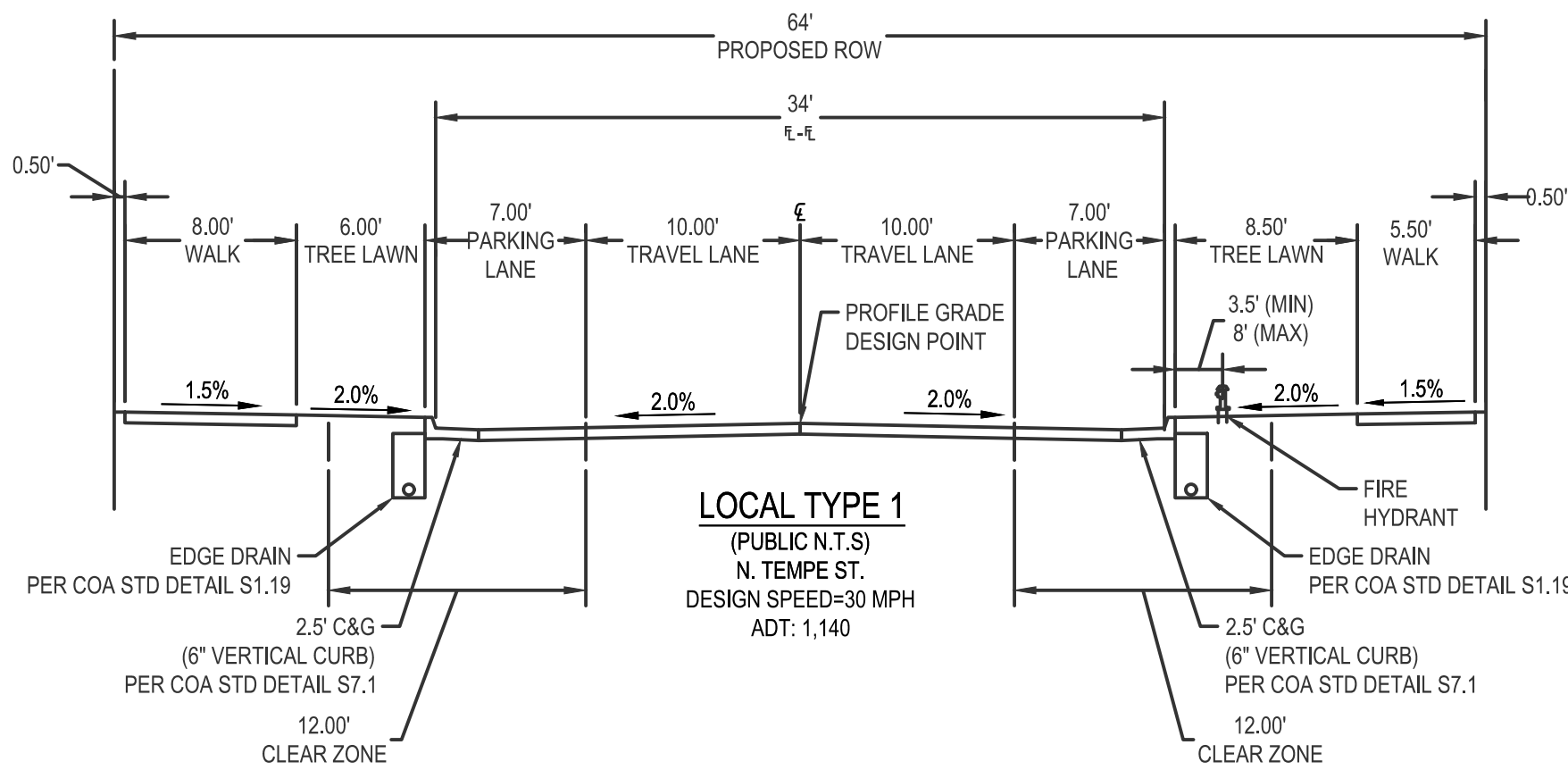
MY COMMISSION EXPIRES: _____ ADDRESS: _____

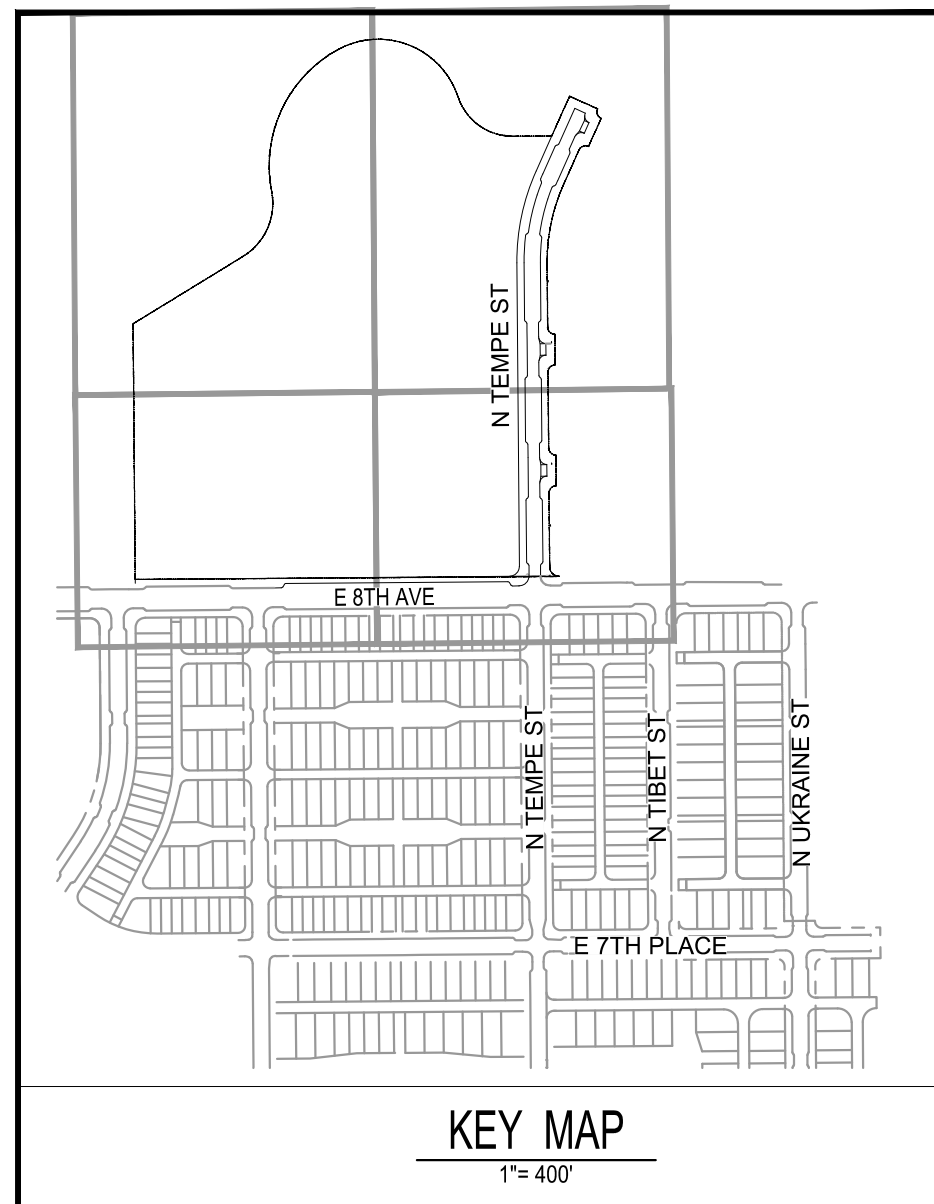
SITE PLAN NOTES:

1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR. THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. ACCESSIBLE EGRESS ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC OVERPASS AND UNDERPASS. THE ACCESSIBLE EGRESS ENTRANCES THEY SERVE, THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASE ON THE 2021 INTERNATIONAL BUILDING CODE CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
4. THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED HEREIN ARE ACKNOWLEDGED BY THE DEVELOPER. THE CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHT-OF-WAY, THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHT-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, 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.
6. 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 THE CITY ENGINEER.
7. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER. THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE STREET LIGHTING RIGHTS 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
8. 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.
9. 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.
10. ALL ZONING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
11. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY SERVE. IF EQUIPMENT IS VISIBLE BEHIND SCREENS DONT MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, OR HIS/HERS DESIGNATED SUCCESSION, MAY REQUIRE THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
12. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE 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.
13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
14. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT. THE CITY OF AURORA DOES NOT INTEND TO AGREE TO ANY CHANGES, MODIFICATIONS, OR VICE VERSA.
15. 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.
16. 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.
17. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
18. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE PLACED IN ACCORDANCE WITH THE AUSTIN TRAFFIC CONTROL AND STRIPING MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
19. AN APPROVED MEANS OF ACCESS OR OTHER PASSAGEWAY THAT IS FORMALLY DEDICATED AND IDENTIFIED TO PROVIDE ACCESS FOR EMERGENCY APPARATUS WHERE PARKING IS PROHIBITED.
20. ALL SIGNAGE MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
21. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

ABBREVIATIONS

AD	ACRE	INV	INVERT
AD	ALGEBRAIC DIFFERENCE	IRR	IRRIGATION
AH	AHEAD	KB	KICK (THRUST) BLOCK
ARCH	ARCHITECT	LE	LANDSCAPE EASEMENT
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS	LF	LINEAR FEET
ASSM	ASSEMBLY	LN	LANE
AVE	AVENUE	LMR	LETTER OF MAP REVISION
BB	BOX BASE	LP	LOW POINT
BK	BACK	LS	LUMP SUM
BNDY	BOUNDARY	LT	LEFT
BOP	BOTTOM OF PIPE	MAX	MAXIMUM
BOV	BLOW OFF VALVE	MDDP	MASTER DEVELOPMENT DRAINAGE PLAN
BFV	BUTTERFLY VALVE	MH	MANHOLE
BLVD	BOULEVARD	MIN	MINIMUM
BOW	BOW DOWN	N	NORTH
CAG	CURB & GUTTER	NRP	NON-REINFORCED CONCRETE PIPE
CATV	CABLE TELEVISION	ODP	OFFICIAL DEVELOPMENT PLAN
CB	CATCH BASIN	OHE	OVERHEAD ELECTRIC
CBC	CONCRETE BOX CULVERT	OHU	OVERHEAD UTILITY
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION	PC	POINT OF CURVATURE
CDS	CUL-DE-SAC	PCC	POINT OF COMPOUND CURVATURE
CFD	CUBIC FEET PER SECOND	PCR	POINT OF CURB RETURN
CL	CENTER LINE	PDP	PRELIMINARY DEVELOPMENT PLAN
CLMR	CONDITIONAL LETTER OF MAP REVISION	PE	PROFESSIONAL ENGINEER
CLR	CLEAR	PGL	PROPOSED GRADE LINE
CMP	CORRUGATED METAL PIPE	PI	POINT OF INTERSECTION
C.O.	CLEAN OUT	PKWY	PARKWAY
CONC	CONCRETE	PL	PROPERTY LINE
CR	CIRCLE	PR	PROPOSED
CSP	CORRUGATED STEEL PIPE	PRC	POINT OF REVERSE CURVATURE
CT	COURT	PT	POINT OF TANGENCY
CTRB	CONCRETE THRUST REDUCER BLOCK	PV	PLUG VALVE
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
DBPS	DRAINAGE BASIN PLANNING STUDY	R	RADIUS
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONCRETE PIPE
DIA	DIAMETER	RD	ROAD
Ø	DIAMETER	ROW	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	RT	RIGHT
DR	DRIVE	S	SOUTH
DRC	DESIGN REVIEW COMMITTEE	STE	STEEL
DU	DWELLING UNITS	SAN	SANITARY SEWER
E	EAST	SF	SQUARE FEET
EA	EACH	ST	STREET
EGL	ENERGY GRADE LINE	STA	STATION
EL	ELEVATION	STM	STORM SEWER
ELEC	ELECTRIC	SY	SQUARE YARD
EOA	EDGE OF ASPHALT	SY-IN	SQUARE YARD INCH
ESMT	EASEMENT	SSWE	SANITARY SEWER AND WATER EASEMENT
EST	ESTIMATE	TB	THRUST BLOCK
EX	EXISTING	TBC	TOP BACK OF CURB
FDP	FINAL DEVELOPMENT PLAN	TBW	TOP BACK OF WALK
FDR	FINAL DRAINAGE REPORT	TEL	TELEPHONE
FDS	FLARED END SECTION	TOA	TOP OF ASPHALT
FG	FINISHED GRADE	TOL	TOP OF BOX
FI	FIRE HYDRANT	TOC	TOP OF CURB OR CONCRETE
FL	FLOWLINE	TFC	TOP OF FOUNDATION
FIL	FILING	TOP	TOP OF PIPE
FO	FIBER OPTIC CABLE	TW	TOP OF WALL
GAS	GAS LINE	TYP	TYPICAL
GB	GRADE BREAK	UFCDD	URBAN DRAINAGE AND FLOOD CONTROL DISTRICT
GE	GAS EASEMENT	UE	UTILITY EASEMENT
GIS	GEOGRAPHIC INFORMATION SYSTEM	U&DE	UTILITY & DRAINAGE EASEMENT
GL	GAS LINE	UGE	UNDERGROUND ELECTRIC
GPS	GLOBAL POSITIONING SYSTEM	VCP	VITRIFIED CLAY PIPE
GV	GATE VALVE	VPC	VERTICAL POINT OF CURVATURE
H	HANDICAP	VPI	VERTICAL POINT OF INTERSECTION
HCL	HORIZONTAL CONTROL LINE	VPT	VERTICAL POINT OF TANGENCY
HDC	HIGH DEFLECTION COUPLING	VTC	VEHICLE TRACKING CONTROL
HDPE	HIGH DENSITY POLYETHYLENE	W	WEST
HGL	HYDRAULIC GRADE LINE	WL	WATER LINE
HOA	HOME OWNERS ASSOCIATION	WM	WATER MAIN
HP	HIGH POINT	WRD	WATER RESOURCES DEPARTMENT
I	INLET	WS	WATER SURFACE
IE	IRRIGATION EASEMENT	WSE	WATER SURFACE ELEVATION
INT	INTERSECTION	WTR	WATER
		YR	YEAR

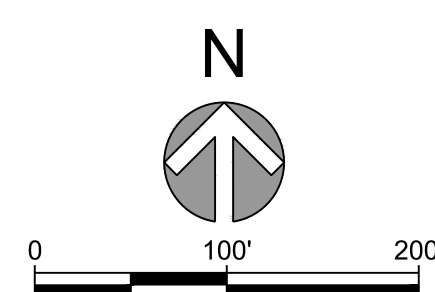




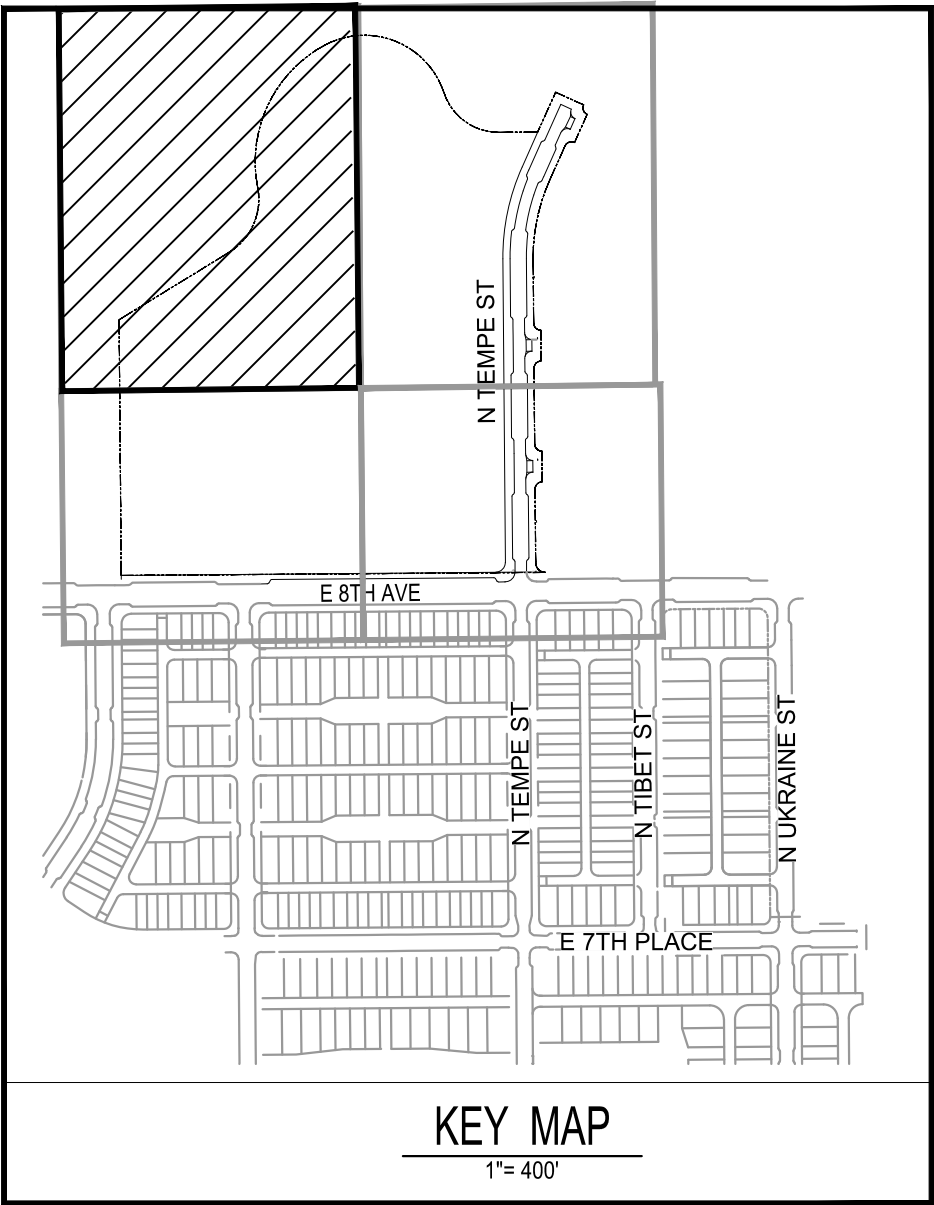
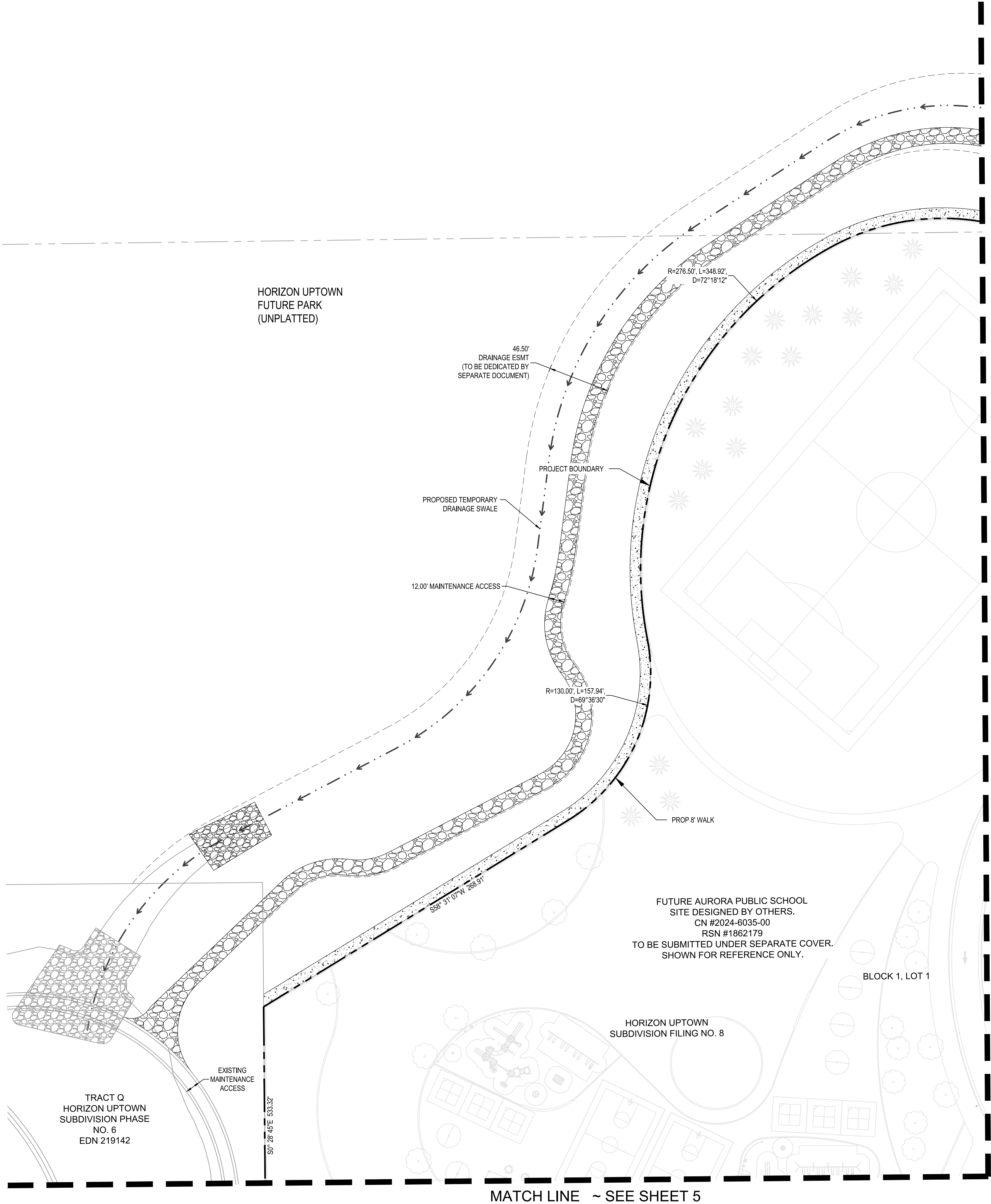
	PROPERTY BOUNDARY LINE
	PROPOSED DRAINAGE EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	EXISTING SEWER MANHOLE
	EXISTING DRAIN MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREETLIGHT
	PROPOSED WATER METER, & BLOWOFF VALVE
	PROPOSED WATER WELL & AIR RELEASE VALVE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER INLET, MANHOLE & FLARED END SECTION
	PROPOSED ELECTRIC BOX, ELECTRIC METER, TRANSFORMER & SWITCH CABINET
	PROPOSED SWALE CENTERLINE
	PROPOSED ROADWAY SIGN, & STREET LIGHT

CITY OF AURORA BENCHMARK NO. 4S6601NW003: 3" DIAMETER CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE 4 FT. NORTH OF SOUTH R.O.W. FENCE BEING SOUTH OF THE S. FRONTAGE ROAD FOR I-70 APPROX. 1/4 MILE EAST OF PICADILLY ROAD, SAID MONUMENT BEING 254 FT. M/L WEST OF A POWER POLE WITH TRANSFORMER ON ITS WEST SIDE.
ELEV. 5543.30 FT. NAVD 1988 CONVERTED FROM NGVD 29.

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T4S, R66W, 6TH PM. WHICH BEARS NORTH 89°16'48" EAST, A DISTANCE OF 2,654.32 FEET AND IS MONUMENTED AT THE S 1/4 CORNER BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON, T4S R66W, 1/4 S1/2 S12, 1/8 PL3 38318" AND AT THE SE CORNER BY A SOUTHEAST COR. SEC. 1, T4S, R66W, 6TH PM. FOUND NO. 6 BEAR WITH 2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S, S1/8S/2S12/37, R66W/R65W/12 S22 PL2 23427".

[illegible]

File Location: Q:\DEN\Projects\100183.01 Horizon Uptown\PROJECT\SU183-07_HUF9\CAD\CDs\100183.00-01_Site Plan.dwg Plot Date: 5/19/2025 11:41 AM Last Saved By: ALEX MARGURY



LEGEND

- PROPERTY BOUNDARY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREETLIGHT
- PROPOSED WATER METER, & BLOWOFF VALVE
- PROPOSED WATER WELL & AIR RELEASE VALVE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER INLET, MANHOLE & FLARED END SECTION
- PROPOSED ELECTRIC BOX, ELECTRIC METER, TRANSFORMER & SWITCH CABINET
- PROPOSED SWALE CENTERLINE
- PROPOSED ROADWAY SIGN, & STREET LIGHT

BENCHMARK

CITY OF AURORA BENCHMARK NO. 4S6601NW003: 3" DIAMETER CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE 4 FT. NORTH OF SOUTH R.O.W. FENCE BEING SOUTH OF THE S. FRONTAGE ROAD FOR I-70 APPROX. 1/4 MILE EAST OF PICADILLY ROAD, SAID MONUMENT BEING 254 FT. M/L WEST OF A POWER POLE WITH TRANSFORMER ON ITS WEST SIDE. ELEV. 5543.30 FT. NAVD 1988 CONVERTED FROM NGVD 29.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T4S, R66W, 6TH P.M. WHICH BEARS NORTH 89°16'48" EAST, A DISTANCE OF 2,654.32 FEET AND IS MONUMENTED AT THE S 1/4 CORNER BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON, T4S R66W, 1/4 S1/4S12, 2018, PLS 38318" AND AT THE SE CORNER BY A SOUTHEAST COR. SEC. 1, T4S, R66W, 6TH P.M., FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S, S1/4S6/S12/S7, R66W/R65W/2012 PLS 23427".

0 40' 80'

N

811

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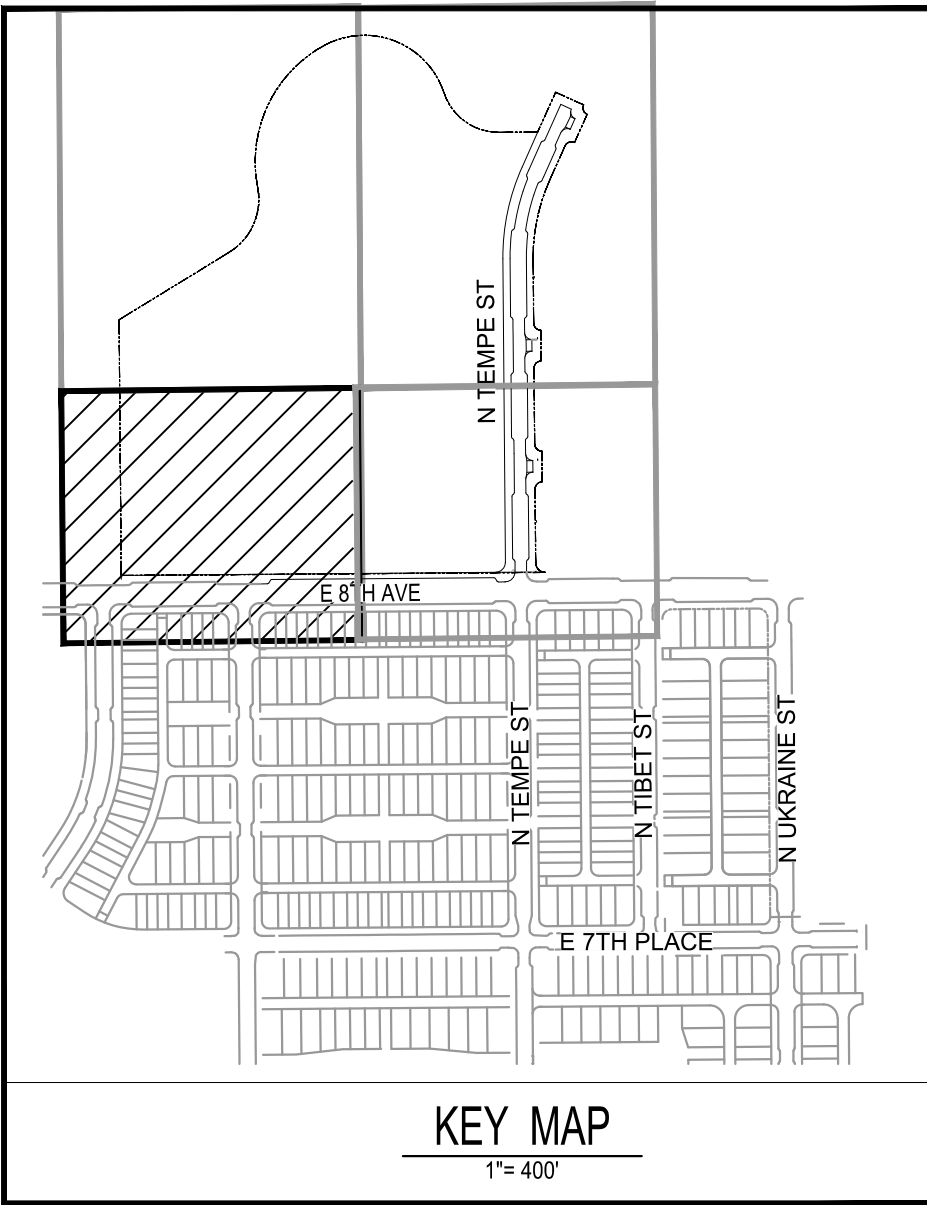
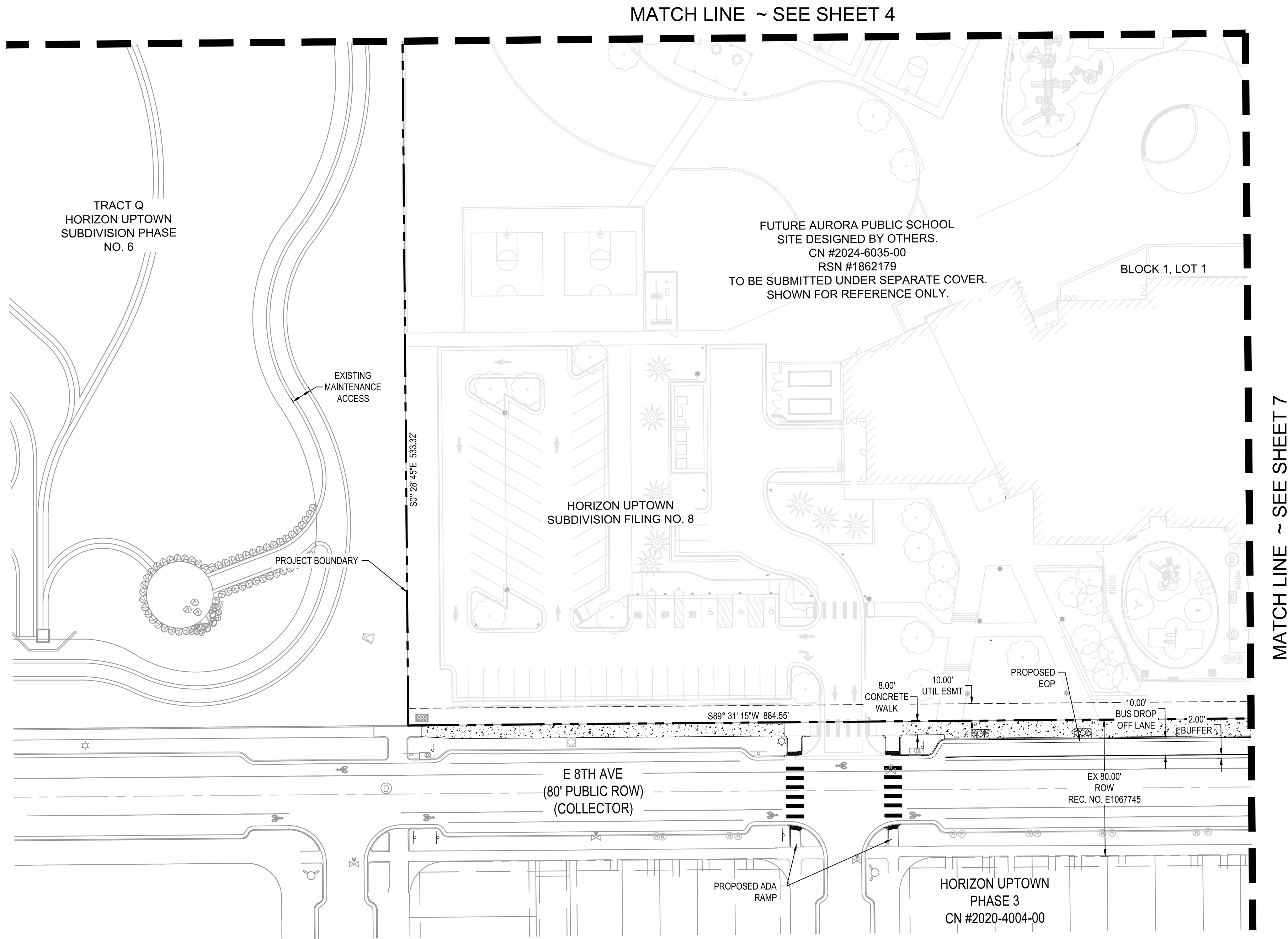
HORIZON UPTOWN SUBDIVISION FILING NO. 8
INFRASTRUCTURE SITE PLAN
SITE PLAN
AURORA, COLORADO

REV	DATE	DESCRIPTION	CHN	CHKD	APPR
0	04/03/2025	ISSUED FOR APPROVAL			

JOB NUMBER: 100183.01
DATE: 04/03/2025
SHEET: 4

FOR AND ON BEHALF OF MERRICK & COMPANY

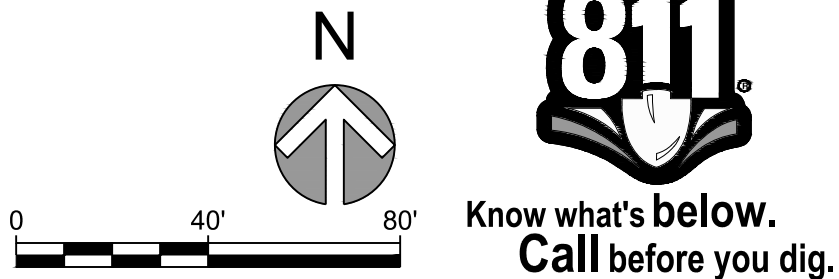
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LEGEND	
	PROPERTY BOUNDARY LINE
	PROPOSED DRAINAGE EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	EXISTING SEWER MANHOLE
	EXISTING DRAIN MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREETLIGHT
	PROPOSED WATER METER, & BLOWOFF VALVE
	PROPOSED WATER WELL & AIR RELEASE VALVE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER INLET, MANHOLE & FLARED END SECTION
	PROPOSED ELECTRIC BOX, ELECTRIC METER, TRANSFORMER & SWITCH CABINET
	PROPOSED SWALE CENTERLINE
	PROPOSED ROADWAY SIGN, & STREET LIGHT

BENCHMARK
CITY OF AURORA BENCHMARK NO. 4S6601NW003: 3" DIAMETER CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE 4 FT. NORTH OF SOUTH R.O.W. FENCE BEING SOUTH OF THE S. FRONTAGE ROAD FOR I-70 APPROX. 1/4 MILE EAST OF PICADILLY ROAD, SAID MONUMENT BEING 254 FT. W/L WEST OF A POWER POLE WITH TRANSFORMER ON ITS WEST SIDE.
ELEV. 5543.30 FT. NAVD 1988 CONVERTED FROM NGVD 29.

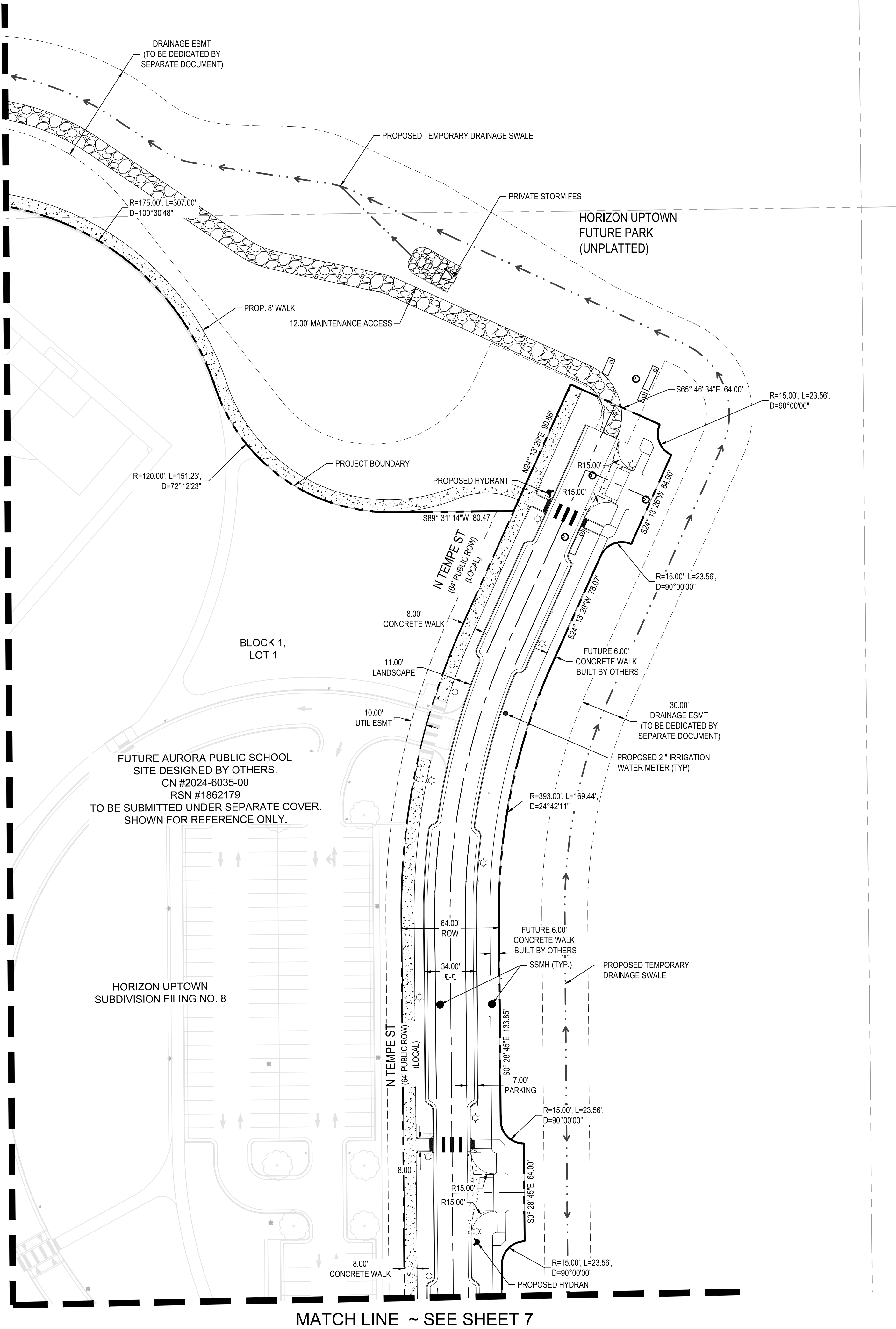
BASIS OF BEARING
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T4S, R66W, 6TH P.M. WHICH BEARS NORTH 89°16'48" EAST, A DISTANCE OF 2,654.32 FEET AND IS MONUMENTED AT THE S 1/4 CORNER BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON, T4S R66W, 1/4 S1/S12, 2018, PLS 36318" AND AT THE SE CORNER BY A SOUTHEAST COR. SEC. 1, T4S, R66W, 6TH P.M., FOUND NO. 8 REBAR WITH 2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S, S1/S6/S12/S7, R66W/R6SW/ 2012 PLS 23427".



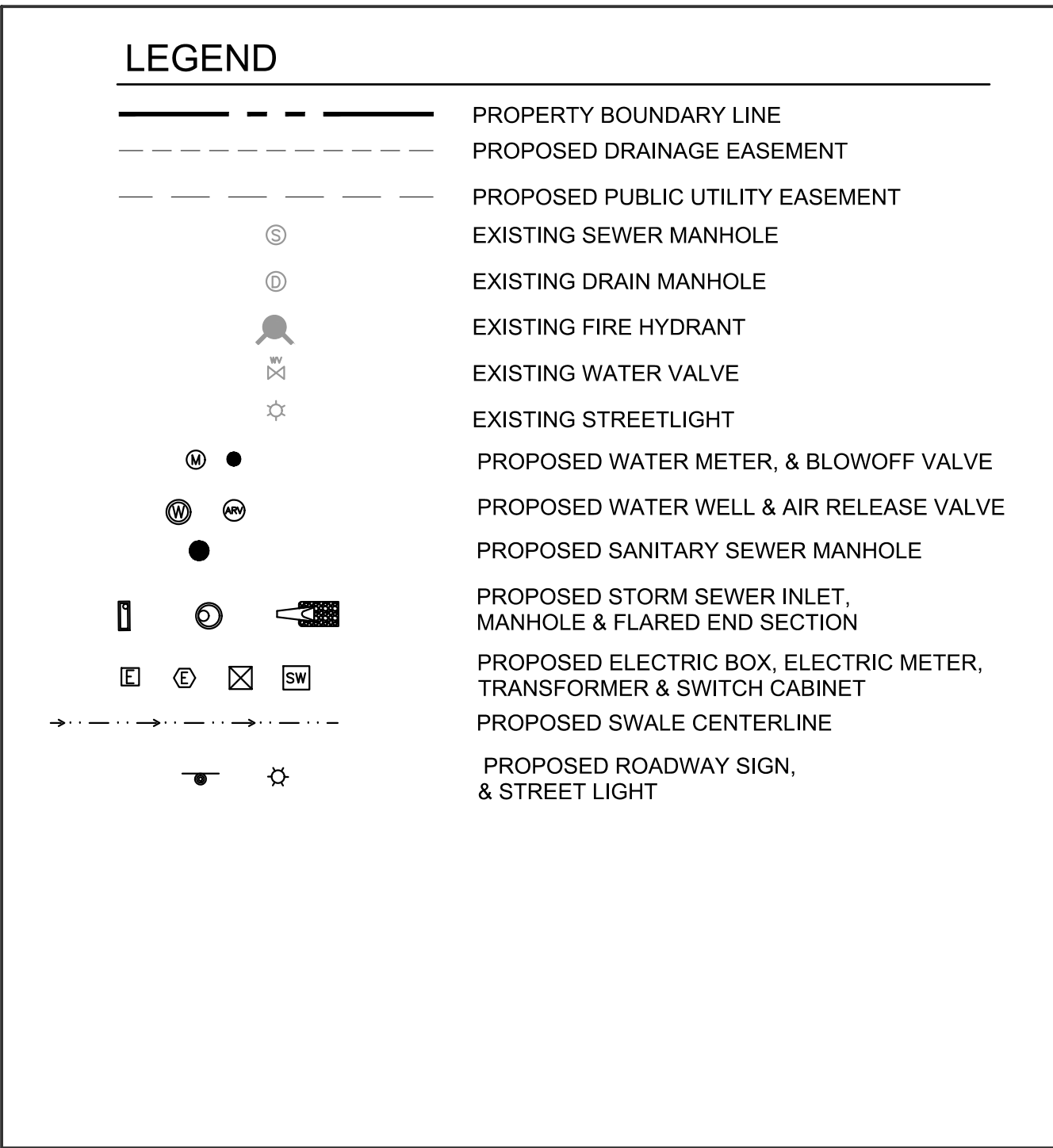
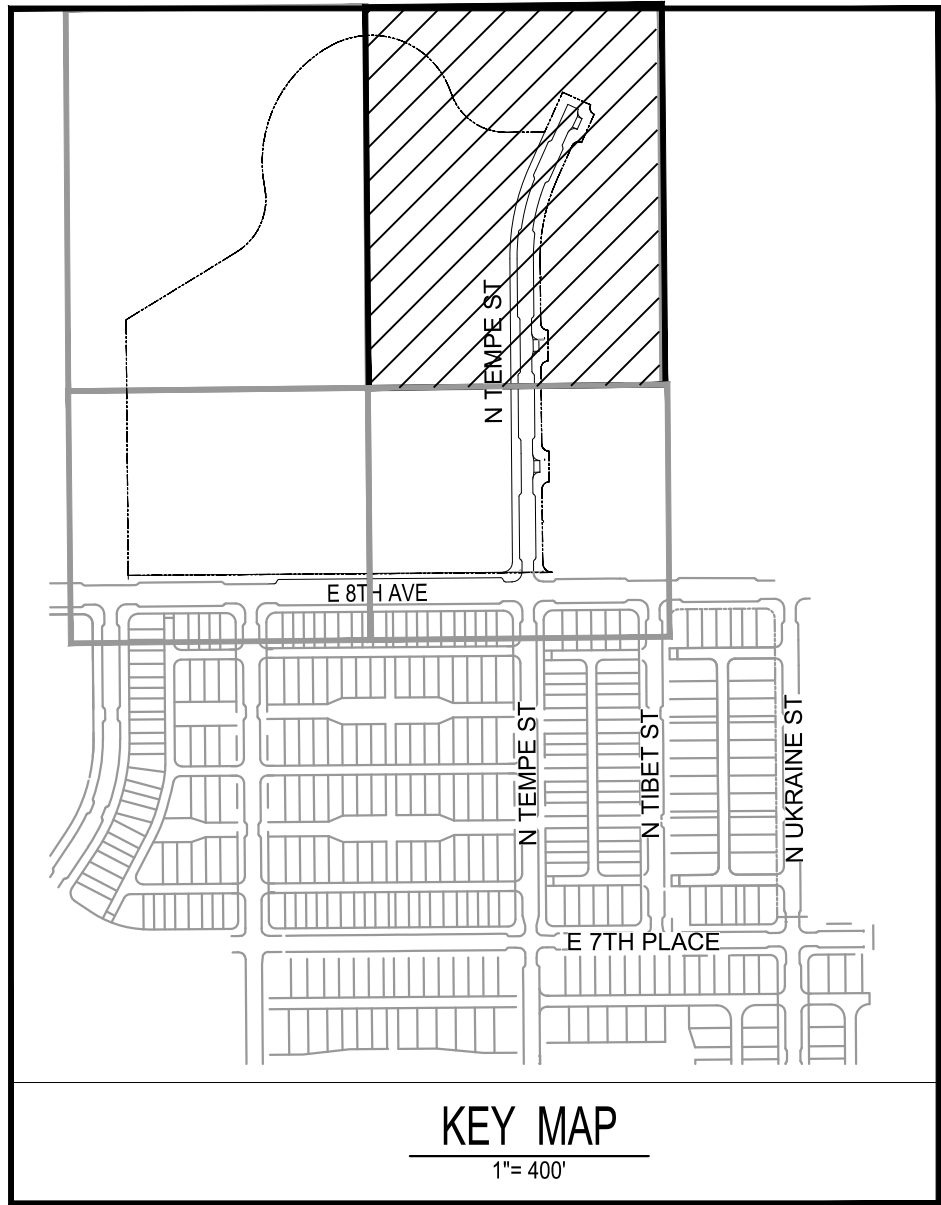
 Engineering / Architecture / Design-Build / Surveying / Planning / Geospatial Solutions 8051 E. MAPLEWOOD AVENUE, SUITE 300 DENVER, COLORADO 80231 303.751.9741 www.merrick.com	
TITLE	
HORIZON UPTOWN SUBDIVISION FILING NO. 8 INFRASTRUCTURE SITE PLAN SITE PLAN AURORA, COLORADO	
JOB NUMBER 100183.01	DATE 04/03/2025
SHEET 5	
FOR AND ON BEHALF OF MERRICK & COMPANY	

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MATCH LINE ~ SEE SHEET 4



MATCH LINE ~ SEE SHEET 7

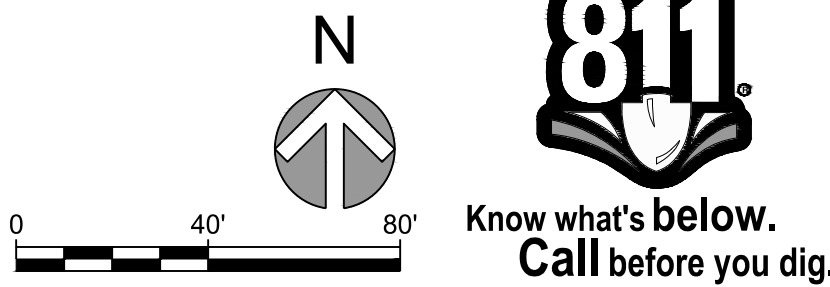


BENCHMARK

CITY OF AURORA BENCHMARK NO. 456601NW003: 3" DIAMETER CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE 4 FT. NORTH OF SOUTH R.O.W. FENCE BEING SOUTH OF THE S. FRONTAGE ROAD FOR I-70 APPROX. 1/4 MILE EAST OF PICADILLY ROAD, SAID MONUMENT BEING 254 FT. MIL WEST OF A POWER POLE WITH TRANSFORMER ON ITS WEST SIDE. ELEV. 5543.30 FT. NAVD 1988 CONVERTED FROM NGVD 29.

BASIS OF BEARING

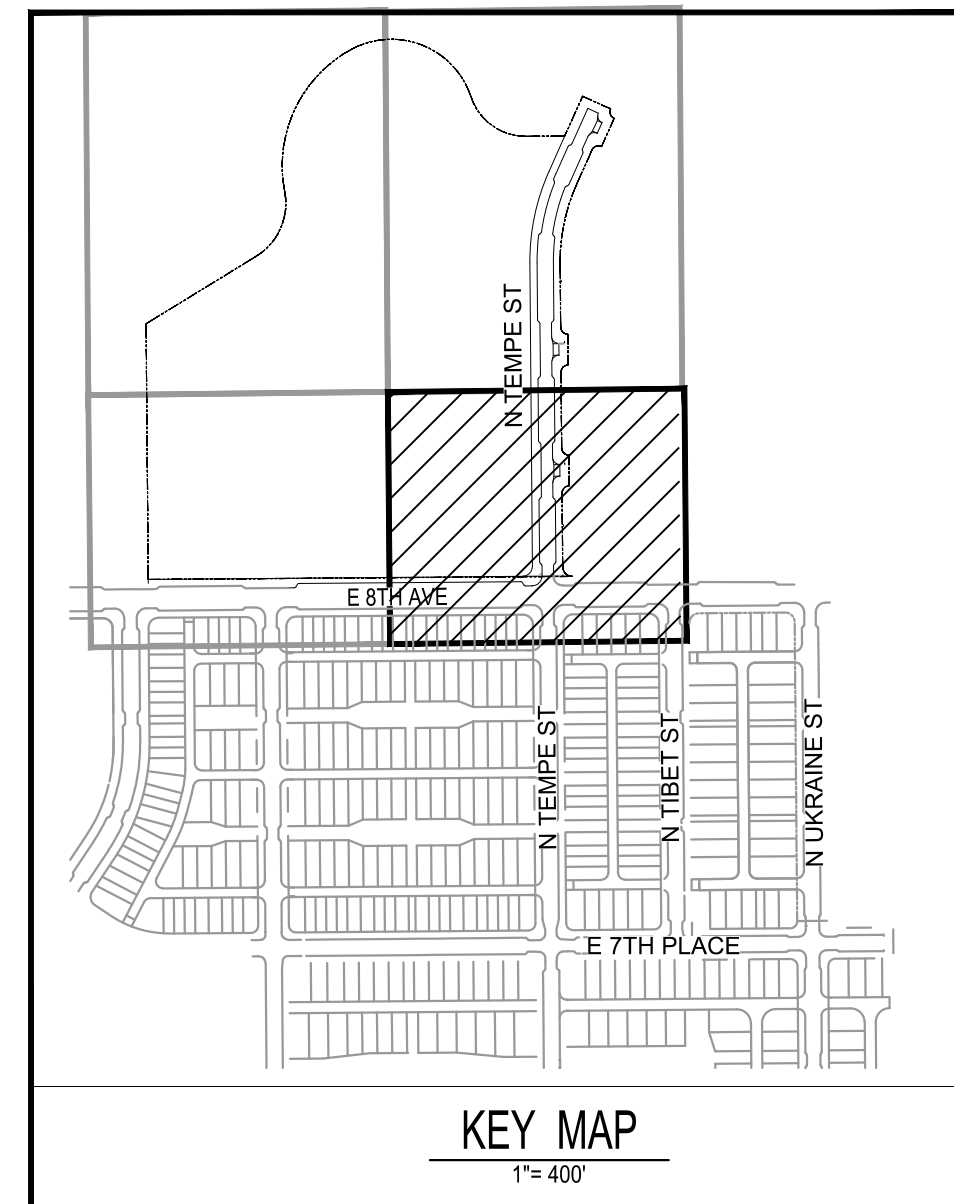
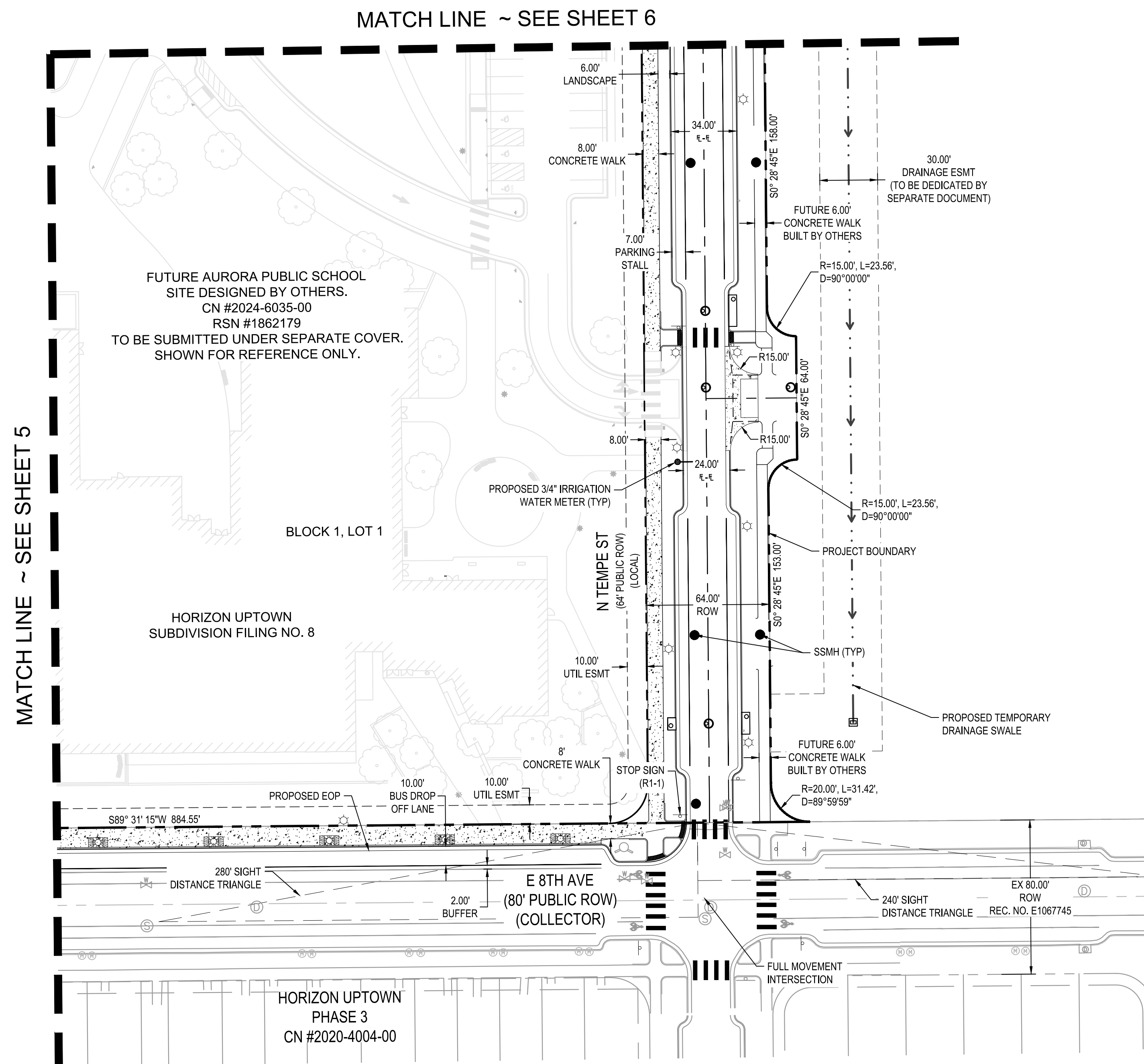
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T4S, R66W, 6TH P.M. WHICH BEARS NORTH 89°16'48" EAST, A DISTANCE OF 2,654.32 FEET AND IS MONUMENTED AT THE S 1/4 CORNER BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON, T4S R66W, 1/4 S1/S12, 2018, PLS 38318" AND AT THE SE CORNER BY A SOUTHEAST COR. SEC. 1, T4S, R66W, 6TH P.M., FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S, S1/S6/S12/S7, R66W/R65W/ 2012 PLS 23427".



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HORIZON UPTOWN SUBDIVISION FILING NO. 8 INFRASTRUCTURE SITE PLAN SITE PLAN AURORA, COLORADO

REV	ISSUED FOR APPROVAL	DATE	CHND/CHKD/APPR
0	ISSUED FOR APPROVAL	04/03/2025	



LEGEND

	PROPERTY BOUNDARY LINE
	PROPOSED DRAINAGE EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	EXISTING SEWER MANHOLE
	EXISTING DRAIN MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREETLIGHT
	PROPOSED WATER METER, & BLOWOFF VALVE
	PROPOSED WATER WELL & AIR RELEASE VALVE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER INLET, MANHOLE & FLARED END SECTION
	PROPOSED ELECTRIC BOX, ELECTRIC METER, TRANSFORMER & SWITCH CABINET
	PROPOSED SWALE CENTERLINE
	PROPOSED ROADWAY SIGN, & STREET LIGHT

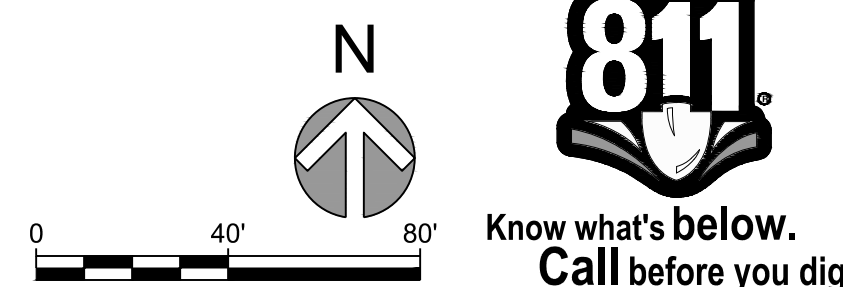
BENCHMARK

CITY OF AURORA BENCHMARK NO. 4586011NW003: 3" DIAMETER CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE 4 FT. NORTH OF SOUTH R.O.W. FENCE BEING SOUTH OF THE S. FRONTAGE ROAD FOR I-70 APPROX. 1/4 MILE EAST OF PICADILLO ROAD, SAID MONUMENT BEING 254 FT. MIL WEST OF A POWER POLE WITH TRANSFORMER ON ITS WEST SIDE.

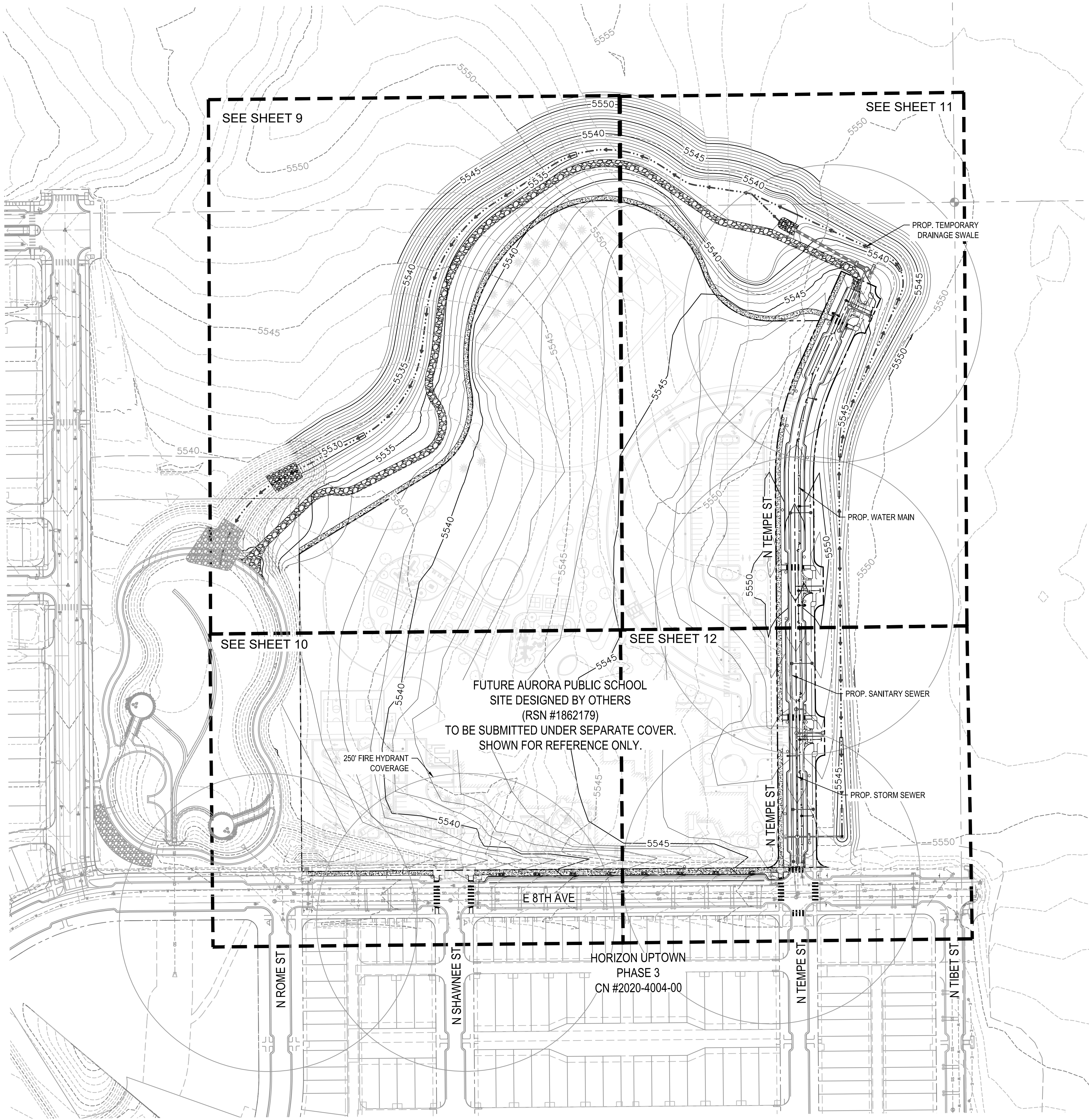
ELEV. 5543.30 FT. NAVD 1988 CONVERTED FROM NGVD 29.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T4S, R66W, S1/4 CORNER OF THE S1/4 CORNER OF R40 S1/4 E40W EAST. A DISTANCE OF 3,554.32 FEET AND IS MONUMENTED AT THE S 1/4 CORNER BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON, T4S R66W, 1/4 S1/2S12, 2018, PLS 38318" AND AT THE SE CORNER BY A SOUTHEAST COR. SEC. 1, T4S, R66W, 6TH P.M., FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S, R66W S1/2S12/2, R66W/R65W/ 2012 PLS 23427".



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LEGEND

PROPERTY BOUNDARY LINE

PROPOSED DRAINAGE EASEMENT

PROPOSED PUBLIC UTILITY EASEMENT

EXISTING SEWER MANHOLE

EXISTING DRAIN MANHOLE

EXISTING FIRE HYDRANT

EXISTING WATER VALVE

EXISTING STREETLIGHT

EXISTING WATER MAIN

EXISTING STORM SEWER

EXISTING SANITARY SEWER

PROPOSED WATER MAIN, GATE VALVE, TEE, & FIRE HYDRANT ASSEMBLY

PROPOSED WATER METER, BUTTERFLY VALVE, REDUCER & BLOWOFF VALVE

PROPOSED WATER WELL & AIR RELEASE VALVE

PROPOSED WATER BENDS/FITTINGS

PROPOSED IRRIGATION BOX

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER, INLET, MANHOLE & FLARED END SECTION

PROPOSED ELECTRIC BOX, ELECTRIC METER, TRANSFORMER & SWITCH CABINET

PROPOSED SWALE CENTERLINE

PROPOSED ROADWAY SIGN, & STREET LIGHT

BENCHMARK

CITY OF AURORA BENCHMARK NO. 4S6601NW003: 3" DIAMETER CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE 4 FT. NORTH OF SOUTH R.O.W. FENCE BEING SOUTH OF THE S. FRONTAGE ROAD FOR I-70 APPROX. 1/4 MILE EAST OF PICADILLY ROAD, SAID MONUMENT BEING 254 FT. ML. WEST OF A POWER POLE WITH TRANSFORMER ON ITS WEST SIDE. ELEV. 5543.30 FT. NAVD 1988 CONVERTED FROM NGVD 29.

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0	REVISION DESCRIPTION	04/03/2025	

HORIZON UPTOWN SUBDIVISION FILING NO. 8
INFRASTRUCTURE SITE PLAN
OVERALL UTILITY AND GRADING PLAN
AURORA, COLORADO

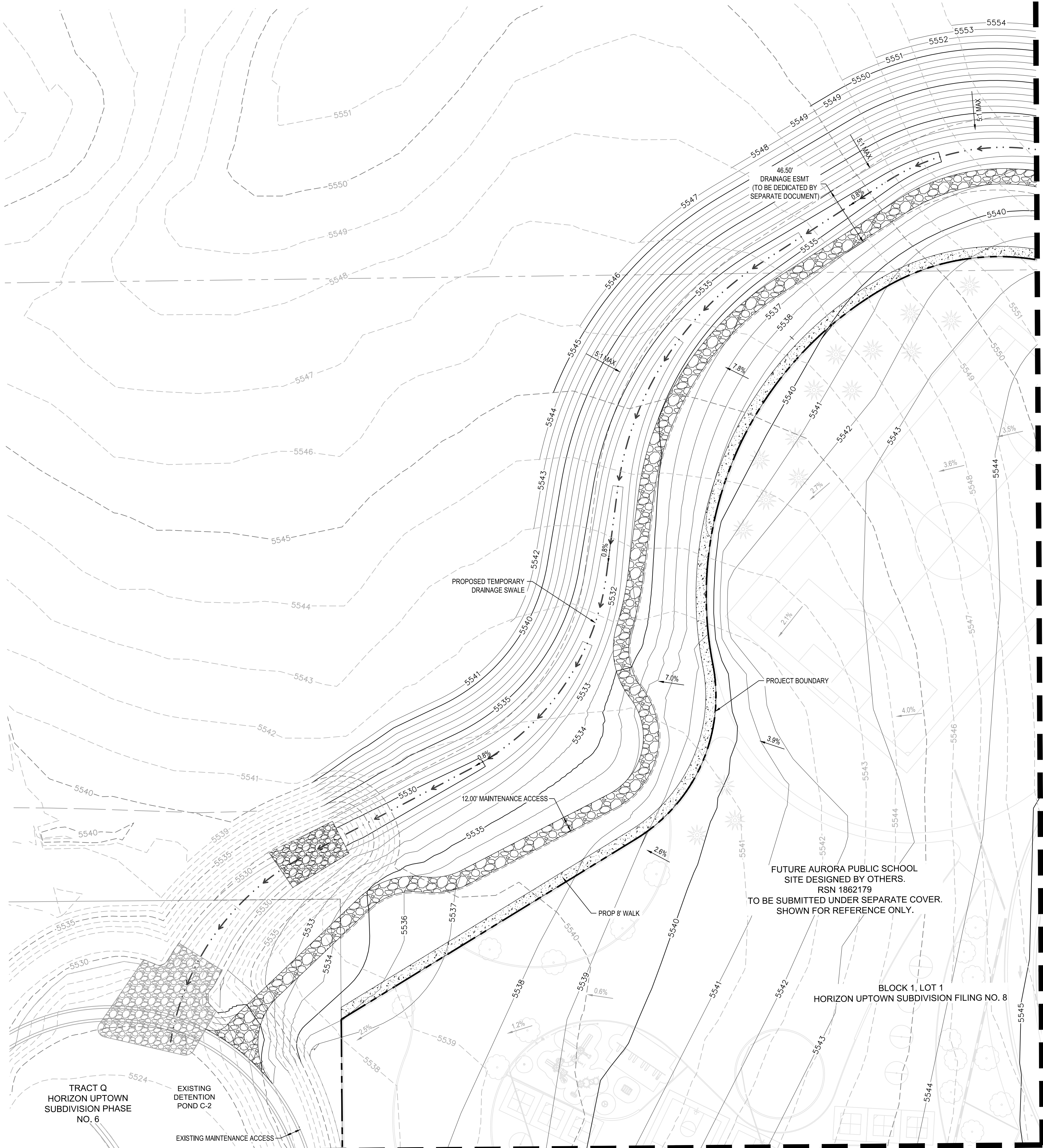
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JOB NUMBER
100183.01

DATE
04/03/2025

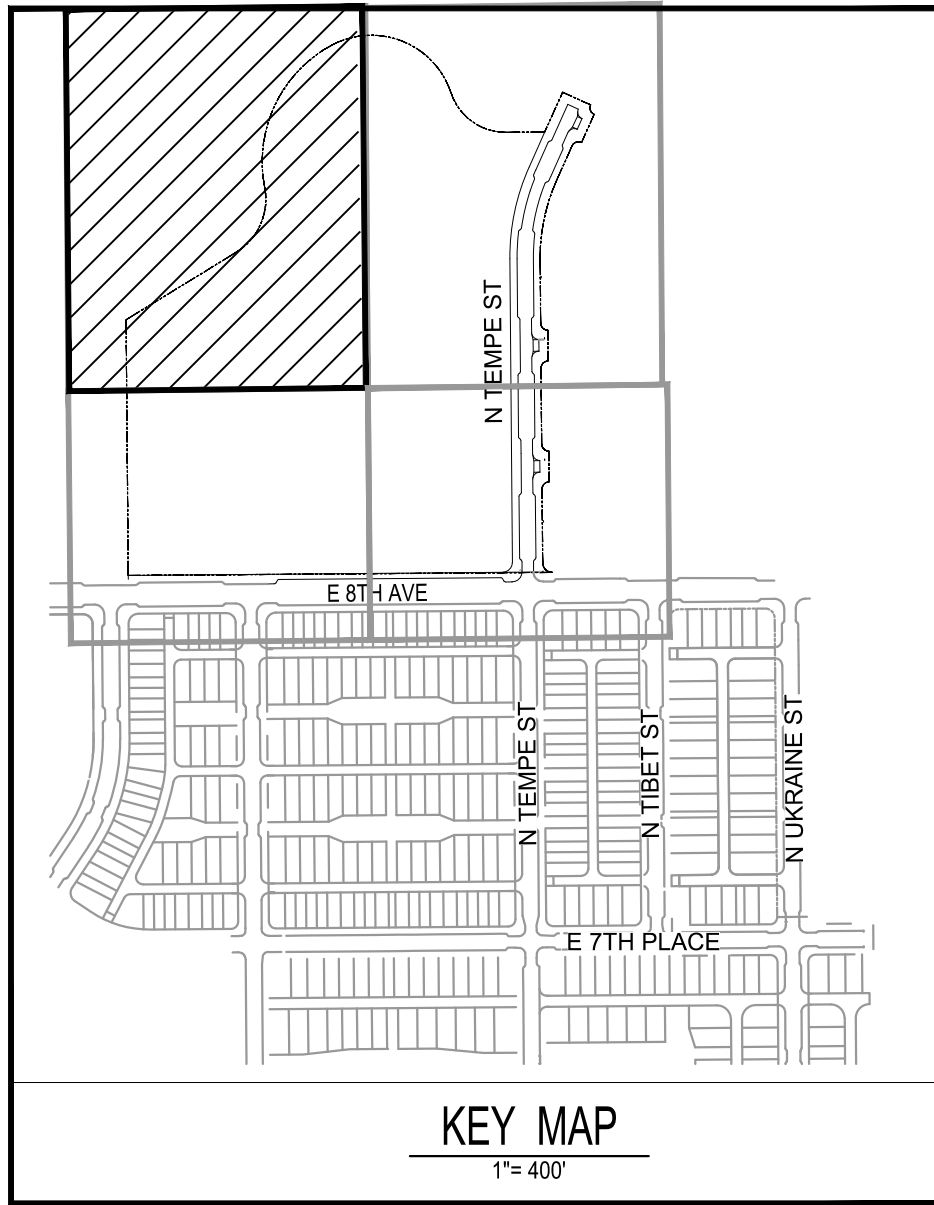
SHEET
8

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SITE PLAN NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
7. ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
8. THE SLOPE OF THE SWALE OR OVERLOT GRADING OF LESS THAN 2% IS PERMITTED FOR UP TO 24 MONTHS OR UNTIL DEVELOPMENT ON THE PARCEL OCCURS. OTHERWISE, REVISIONS SHALL BE SUBMITTED FOR GRADING TO MEET THE MINIMUM 2% SLOPE. IN ADDITION, THE CITY RESERVES THE RIGHT AT ANY POINT TO REQUIRE REVISIONS AND CONSTRUCTION SHOULD BE THERE ANY ISSUES WITH REDUCED CAPACITY, SEDIMENTATION, PONDING, OR OTHER ITEMS IDENTIFIED BY THE CITY ENGINEER. STANDING WATER IS NOT PERMITTED, AND THE OWNER SHALL TAKE IMMEDIATE ACTION IF SUCH ISSUES ARE IDENTIFIED.



LEGEND

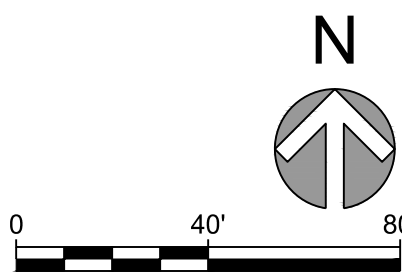
- PROPERTY BOUNDARY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED TOPO CONTOURS
- EXISTING TOPO CONTOURS
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREETLIGHT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER METER, BUTTERFLY VALVE, REDUCER & BLOWOFF VALVE
- PROPOSED WATER WELL & AIR RELEASE VALVE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER, INLET, MANHOLE & FLARED END SECTION
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED ELECTRIC BOX, ELECTRIC METER, TRANSFORMER & SWITCH CABINET
- PROPOSED SWALE CENTERLINE
- PROPOSED ROADWAY SIGN, & STREET LIGHT

BENCHMARK

CITY OF AURORA BENCHMARK NO. 456601NW003: 3" DIAMETER CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE 4 FT. NORTH OF SOUTH R.O.W. FENCE BEING SOUTH OF THE S. FRONTAGE ROAD FOR I-70 APPROX. 1/4 MILE EAST OF PICADILLY ROAD, S&D MONUMENT BEING 254 FT. ML WEST OF A POWER POLE WITH TRANSFORMER ON ITS WEST SIDE. ELEV. 5543.30 FT. NAVD 1988 CONVERTED FROM NGVD 29.

BASIS OF BEARING

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MATCH LINE ~ SEE SHEET 11

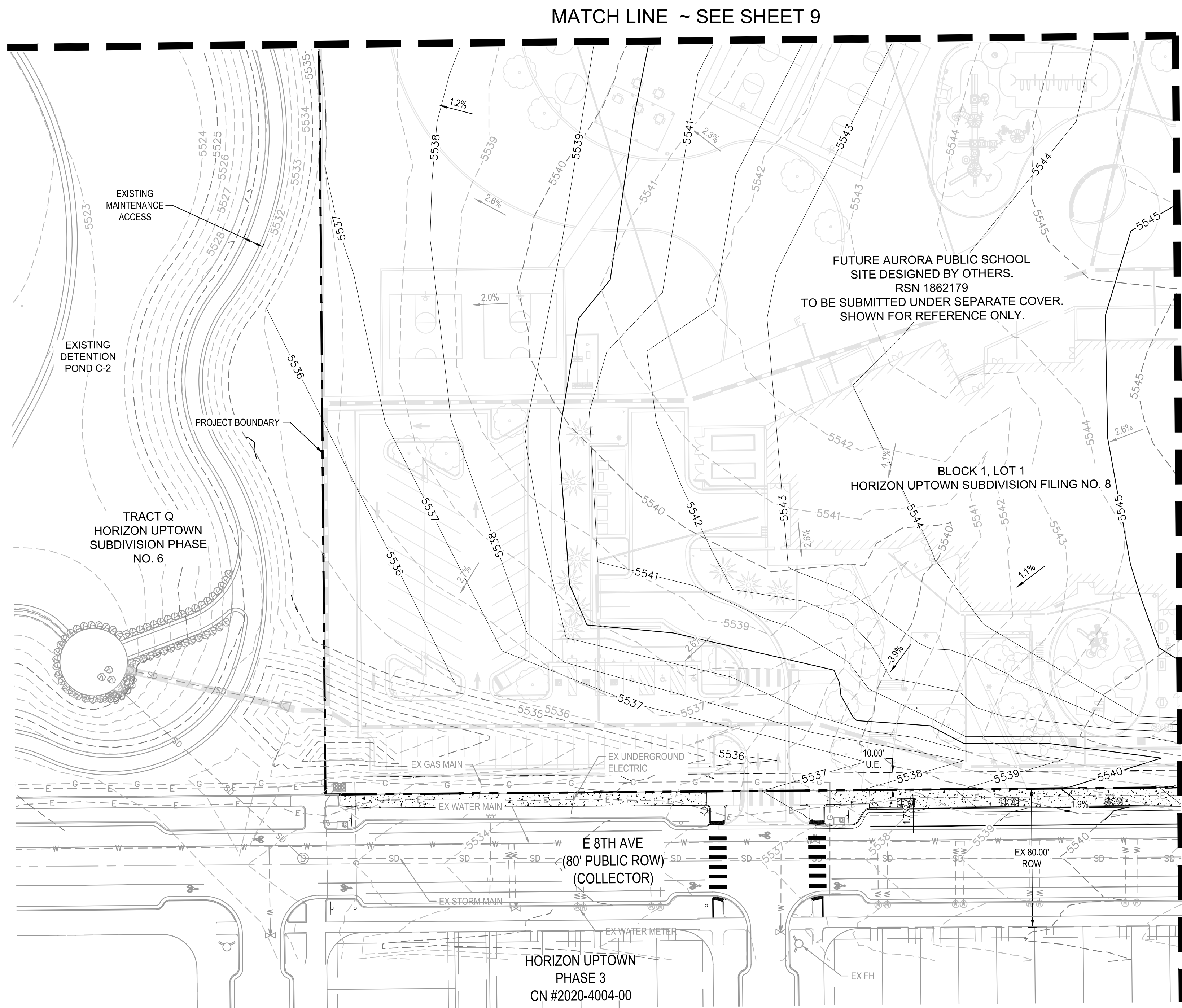
MATCH LINE ~ SEE SHEET 10

REV	ISSUED FOR APPROVAL	DATE	CHND/CHKD/APPR
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HORIZON UPTOWN SUBDIVISION FILING NO. 8
INFRASTRUCTURE SITE PLAN
GRADING AND UTILITY PLAN
AURORA, COLORADO

JOB NUMBER	100183.01
DATE	04/03/2025
SHEET	9

File Location: Q:\DEN\Projects\100183.00 Horizon Uptown\PROJECT\SU10183.00-01 Grading and Utility Planning Plot Date: 5/9/2025 11:43 AM Last Saved By: BRANDON CURELL



SITE PLAN NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
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LEGEND

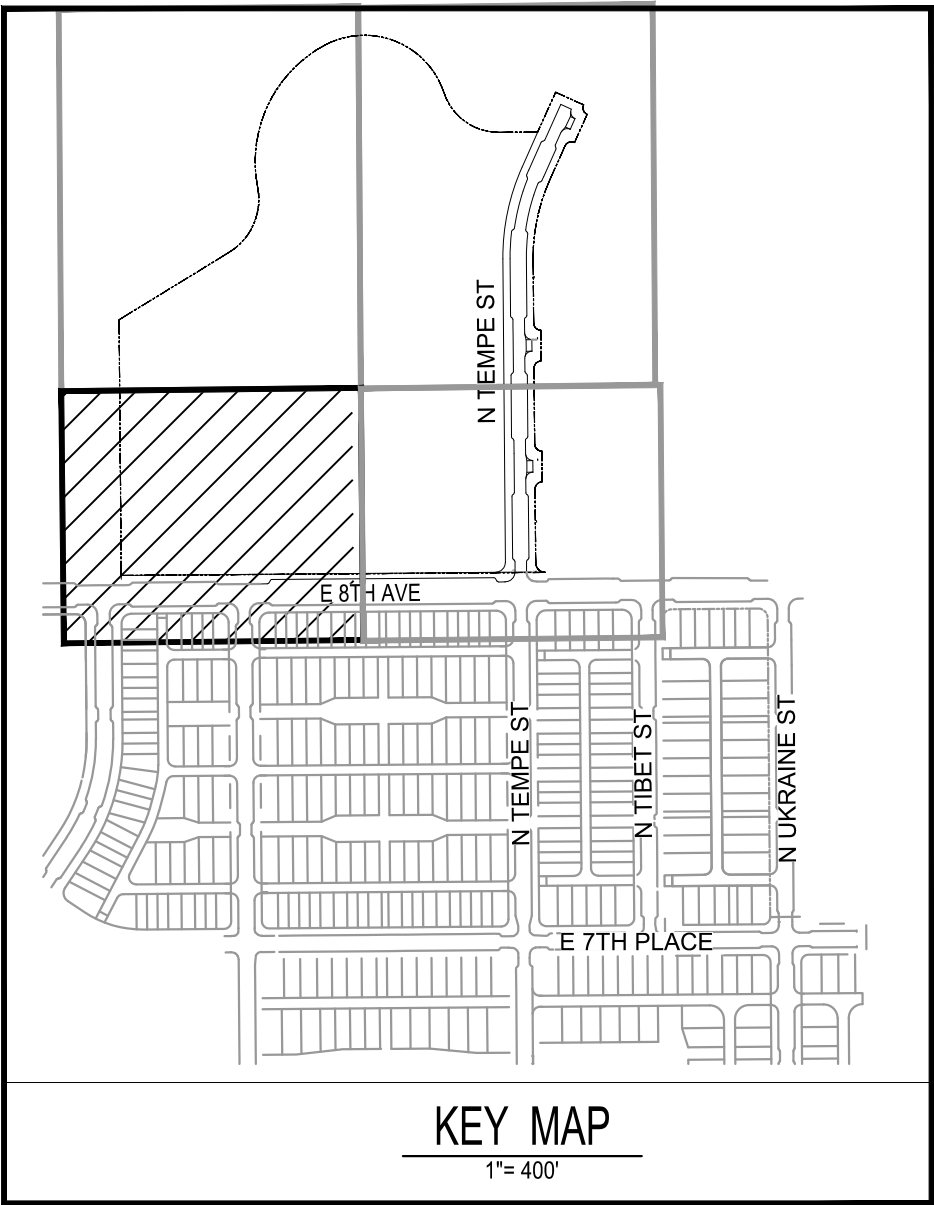
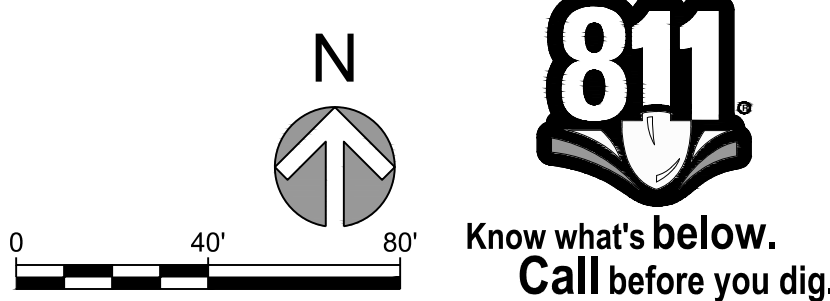
- PROPERTY BOUNDARY LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED TOPO CONTOURS
- EXISTING TOPO CONTOURS
- EXISTING SEWER MANHOLE
- EXISTING DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREETLIGHT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
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BENCHMARK

CITY OF AURORA BENCHMARK NO. 456801NW003: 3" DIAMETER CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE 4 FT. NORTH OF SOUTH R.O.W. FENCE BEING SOUTH OF THE S. FRONTAGE ROAD FOR I-70 APPROX. 1/4 MILE EAST OF PICADILLY ROAD, SAID MONUMENT BEING 254 FT. MIL WEST OF A POWER POLE WITH TRANSFORMER ON ITS WEST SIDE. ELEV. 5543.30 FT. NAVD 1988 CONVERTED FROM NGVD 29.

BASIS OF BEARING

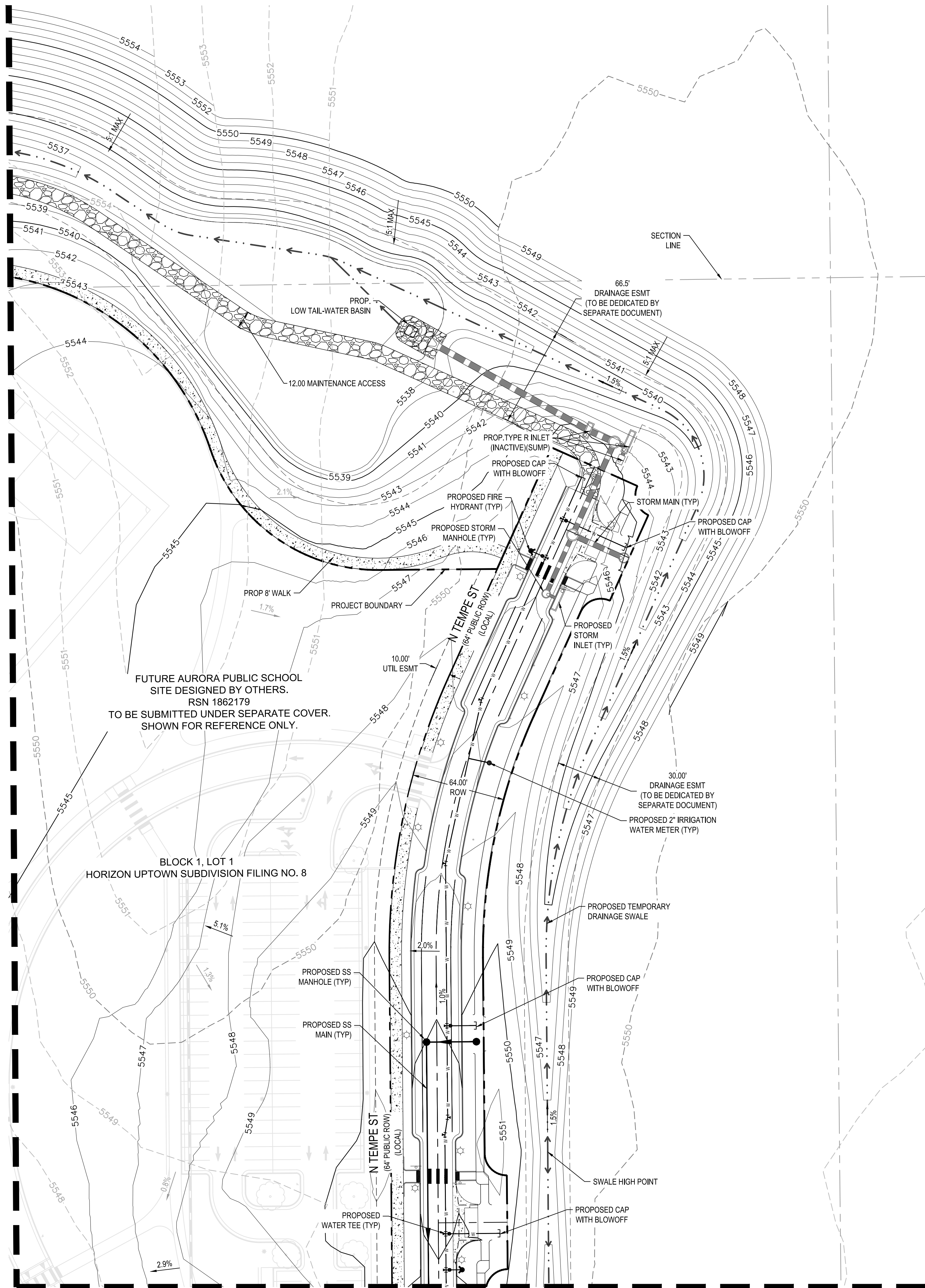
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File Location: Q:\DEN\Projects\100183.01 Horizon Uptown\PROJECT\SU0183.01\Grading and Utility Planning\Plot Date:5/9/2025 11:43 AM Last Saved By: BRANDON CURELL

MATCH LINE ~ SEE SHEET 9



MATCH LINE ~ SEE SHEET 12

SITE PLAN NOTES

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
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LEGEND

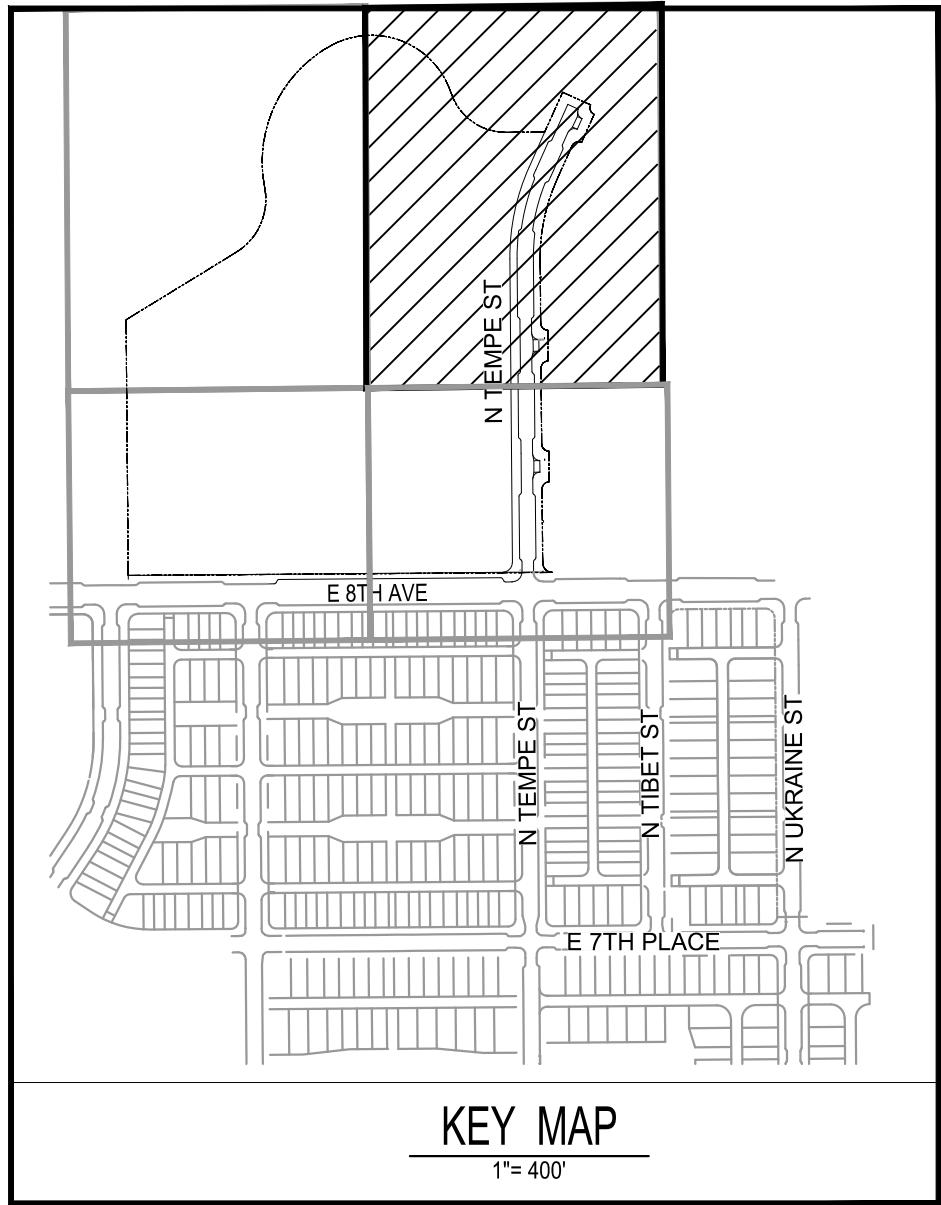
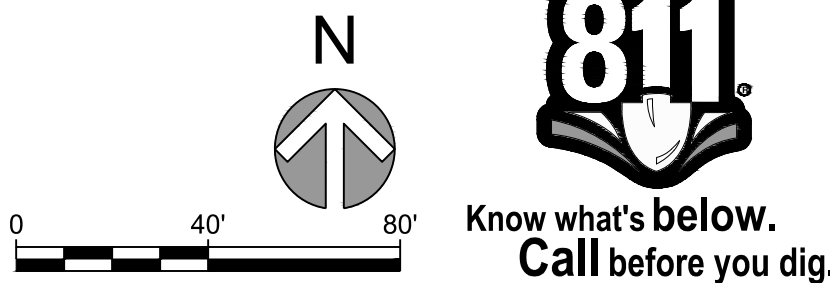
- PROPERTY BOUNDARY LINE
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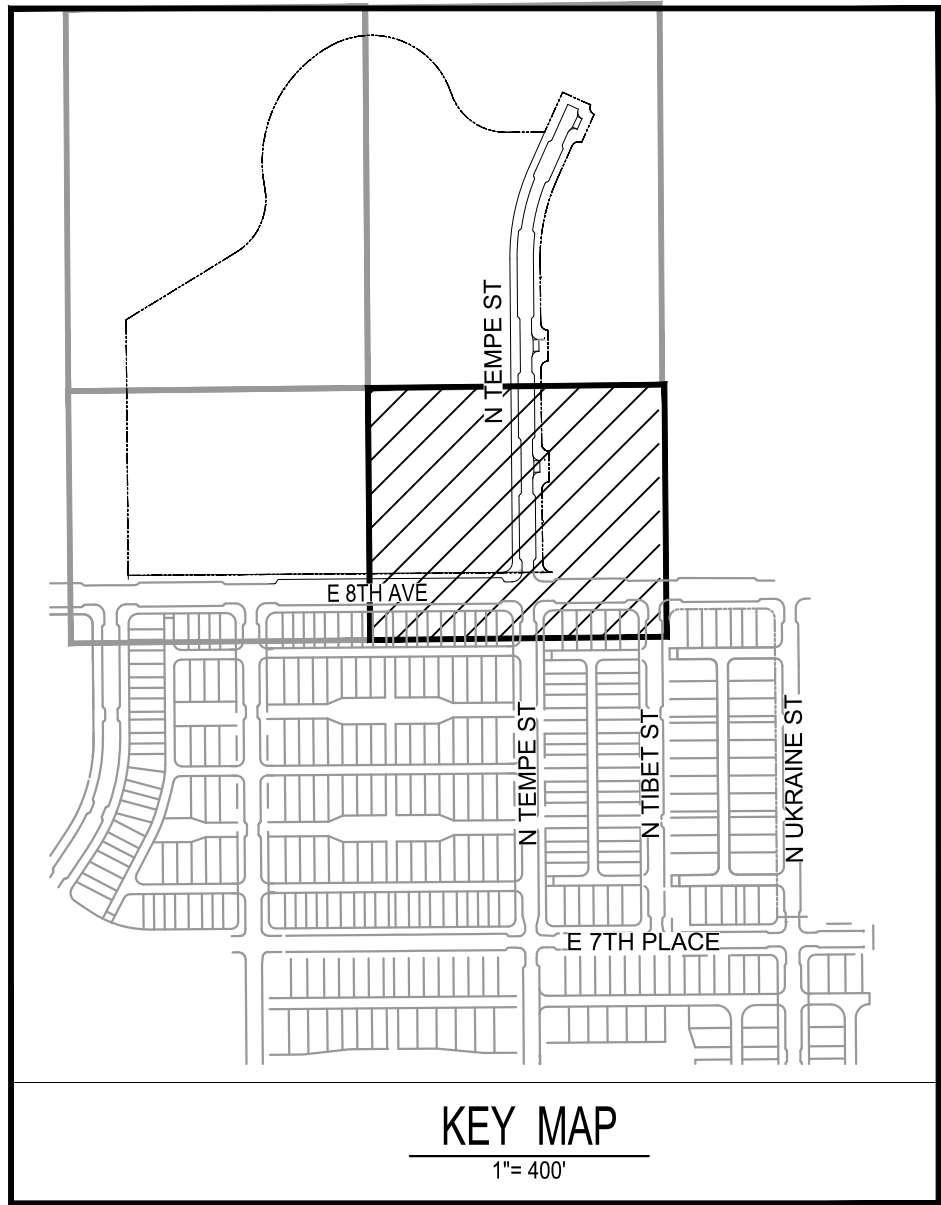
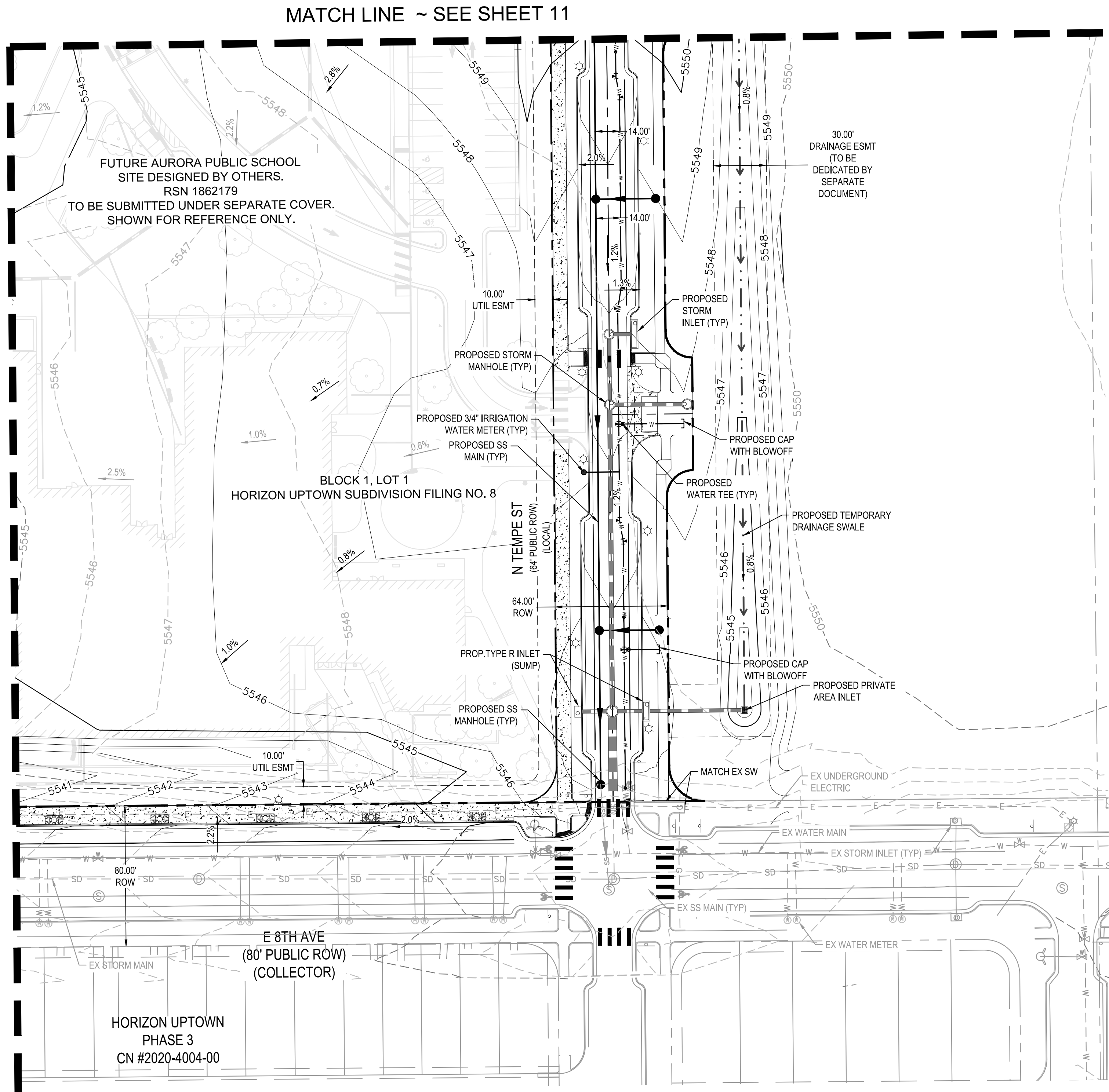
HORIZON UPTOWN SUBDIVISION FILING NO. 8 INFRASTRUCTURE SITE PLAN GRADING AND UTILITY PLAN AURORA, COLORADO

REV	ISSUED FOR APPROVAL	DATE	CHND/CHKD/APPR
0	ISSUED FOR APPROVAL	04/03/2025	

JOB NUMBER	100183.01
DATE	04/03/2025
SHEET	11

File Location: Q:\DEN\Projects\100183.01 Horizon Uptown\PROJECT\SU10183.01 Grading and Utility Planning Plot Date: 5/9/2025 11:44 AM Last Saved By: BRANDON CUIHEL

MATCH LINE ~ SEE SHEET 10



LEGEND

---	PROPERTY BOUNDARY LINE
- - - -	PROPOSED DRAINAGE EASEMENT
- - - -	PROPOSED PUBLIC UTILITY EASEMENT
---	EXISTING UNDERGROUND ELECTRIC
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BENCHMARK

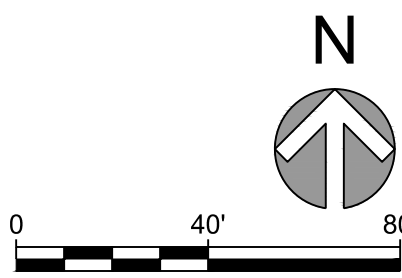
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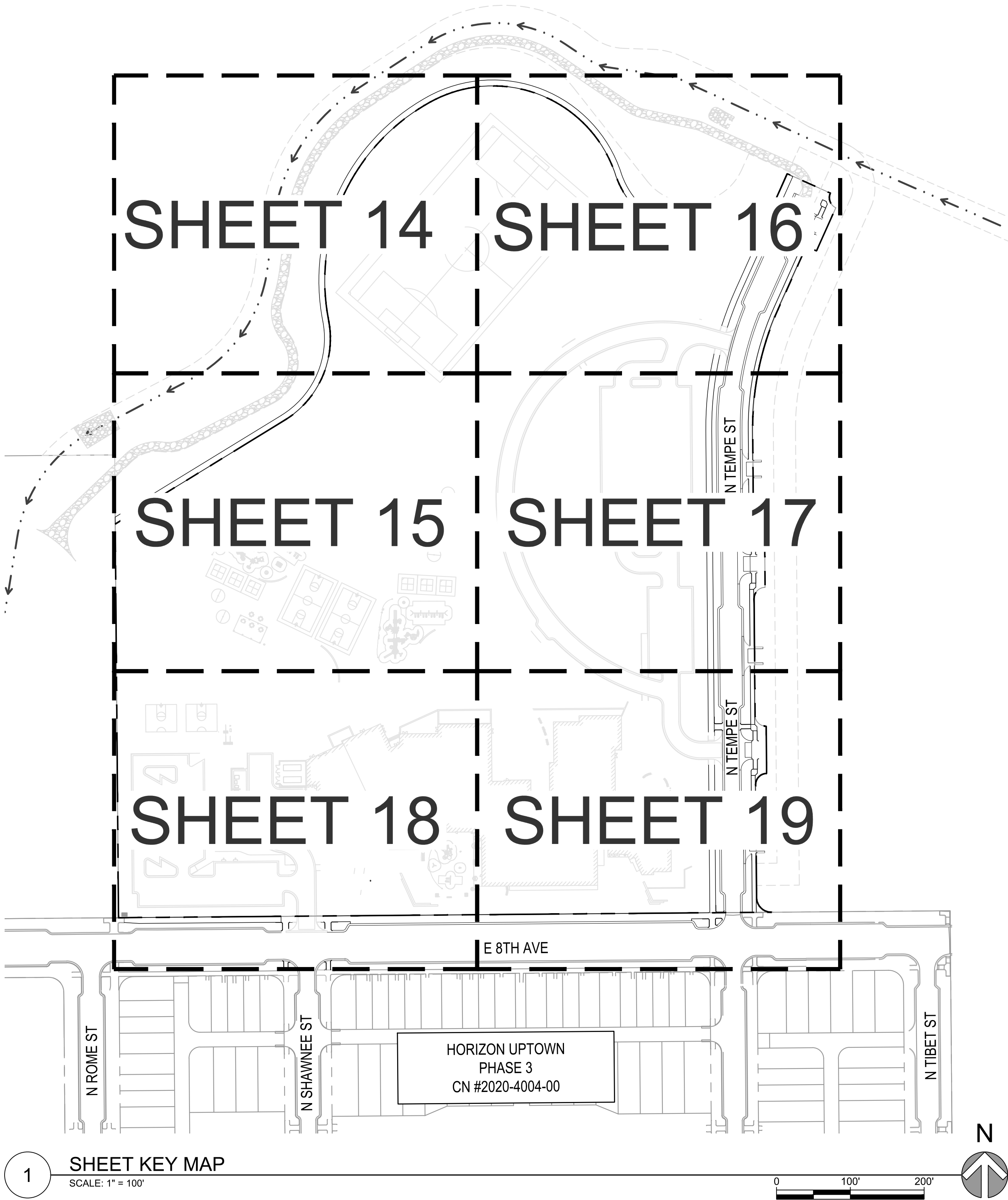


REV	ISSUED FOR APPROVAL	DATE	CHNDC/KHO/JPPR
0	ISSUED FOR APPROVAL	04/03/2025	

HORIZON UPTOWN SUBDIVISION FILING NO. 8 INFRASTRUCTURE SITE PLAN GRADING AND UTILITY PLAN AURORA, COLORADO

JOB NUMBER	100183.01
DATE	04/03/2025
SHEET	12

File Location: Q:\DEN\Projects\10183.01 Horizon Uptown\LANDSCAPE\PHU-PHASE3\H1-LA-SHEETS\ISP\LANDSCAPE COVER.dwg Plot Date: 5/9/2025 11:44 AM Last Saved By: BRANDON CURIEL



LANDSCAPE CHARTS

CURBSIDE LANDSCAPE REQUIREMENTS TABLE													
STANDARD RIGHTS-OF-WAY													
DESCRIPTION	STREET TYPE	LENGTH OF STREET	ALLEYS	SUBTRACT ALLEYS	STOP SIGNS	SUBTRACT SIGNS	TOTAL LENGTH	BUFFER PROVIDED	REQUIREMENTS	TREES REQUIRED/ PROVIDED	REQUIREMENTS	TOTAL SQ/FT	SHRUBS REQUIRED/PROVIDED
EAST TEMPE ST	COLLECTORS	889	3	135	3	150	604	8.5' TREE LAWN	1 TREE PER 40 LINEAR FEET	15/15	1 SHRUBS PER 40 SQUARE FEET	8263	207/315
WEST TEMPE ST	COLLECTORS	940	0	0	4	200	740	6' TREE LAWN	1 TREE PER 40 LINEAR FEET	17/20	1 SHRUBS PER 40 SQUARE FEET	7198	180/314
NORTH 8TH AVE	COLLECTORS	742	0	0	0	0	742	6.5' TREE LAWN	1 TREE PER 40 LINEAR FEET	19/14(5 TREES REMOVED PER CITY/APS BUS DROP OFF)	1 SHRUBS PER 40 SQUARE FEET	2268	57/109(60 SHRUBS REMOVED PER CITY/APS BUS DROP OFF)

CITY OF AURORA STANDARD NOTES

1. PREPARED BACKFILL FOR TREE/SHRUB PLANTING SHALL BE A MIX OF 2/3 IMPORTED OR SALVAGED TOPSOIL AND 1/3 ORGANIC SOIL AMENDMENT. WHERE TREES AND SHRUBS ARE LOCATED IN LARGE BEDS PROVIDE SOIL AMENDMENT AT A RATE OF FOUR (4) CUBIC YARDS PER 1,000 SQUARE FEET AND TILL EIGHT INCHES INTO THE SOIL THROUGHOUT THE ENTIRE PLANTING BED, NOT JUST IN EXCAVATED PLANTING HOLES.
2. ALL NATIVE SEED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET OR AS DIRECTED IN A SOIL ANALYSIS REPORT.
3. FREE-STANDING LIGHTS SHALL BE DOWNCAST AND HOUSE SIDE SHIELDED, INSTALLED IN LOCATIONS PER THESE PLANS AND COORDINATED WITH THE ELECTRICAL PLANS.
4. SURFACE MATERIAL OF SIDEWALKS, VEHICULAR DRIVES AND PLAZA AREAS SHALL CONFORM TO ADA REQUIREMENTS AND BE MATERIALS AS NOTED IN THESE SITE AND LANDSCAPE PLANS.
5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL LANDSCAPING IMPROVEMENTS INCLUDING FEATURES, PLANTINGS, MATERIALS, IRRIGATION AND TREE GRATES AS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPING PLAN ON FILE IN THE PLANNING DEPARTMENT. AURORA PUBLIC SCHOOLS WILL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF AFOREMENTIONED IMPROVEMENTS (INCLUDING TREE GRATES) FOR AREAS ADJACENT TO LOT 1, BLOCK 1 (NORTH OF 8TH AVE AND WEST OF TEMPE ST). ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN UPON THE COMPLETION OF THE ROADWAY INFRASTRUCTURE (EXCLUDING AREAS EAST OF TEMPE ST WHICH ARE DEFERRED TO FUTURE DEVELOPMENT).
7. 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.
8. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES					
	HL	15	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5" CAL.
	WO	18	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.
	UP	16	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	2.5" CAL.
DECIDUOUS SHRUBS					
	DRS	140	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	5 GAL.
	WNB	104	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE® NINEBARK	5 GAL.
	PGS	95	POTENTILLA FRUTICOSA 'GOLD STAR'	GOLD STAR BUSH CINQUEFOIL	5 GAL.
	GLS	46	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.
	GMC	119	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	5 GAL.
	VMM	53	VIBURNUM BUREJAETICUM 'P017S'	MINI MAN™ DWARF MANCHURIAN VIBURNUM	5 GAL.
EVERGREEN SHRUBS					
	BCJ	40	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	5 GAL.
ORNAMENTAL GRASSES					
	MML	106	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL.
	ML	35	MUHLENBERGIA CAPILLARIS 'LENCA'	REGAL MIST® PINK MUHLY GRASS	5 GAL.
GROUND COVERS					
	WM	8,148 SF		WOOD MULCH WASHINGTON RED CEDAR	—
	CR	1,449 SF		CRUSHER FINES	—
	MRR	2,259 SF		ROCK MULCH (TYP) 4'-8" COBBLE MESA GREY	—
	CMG	6,004 SF		ROCK MULCH (TYP) 1 1/2" MESA RIVER ROCK	—

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DENVER, COLORADO 80231
303.751.0741
www.merrick.com

TITLE

HORIZON UPTOWN SUBDIVISION FILING NO. 8
INFRASTRUCTURE SITE PLAN
LANDSCAPE COVER
AURORA, COLORADO

NOT FOR CONSTRUCTION

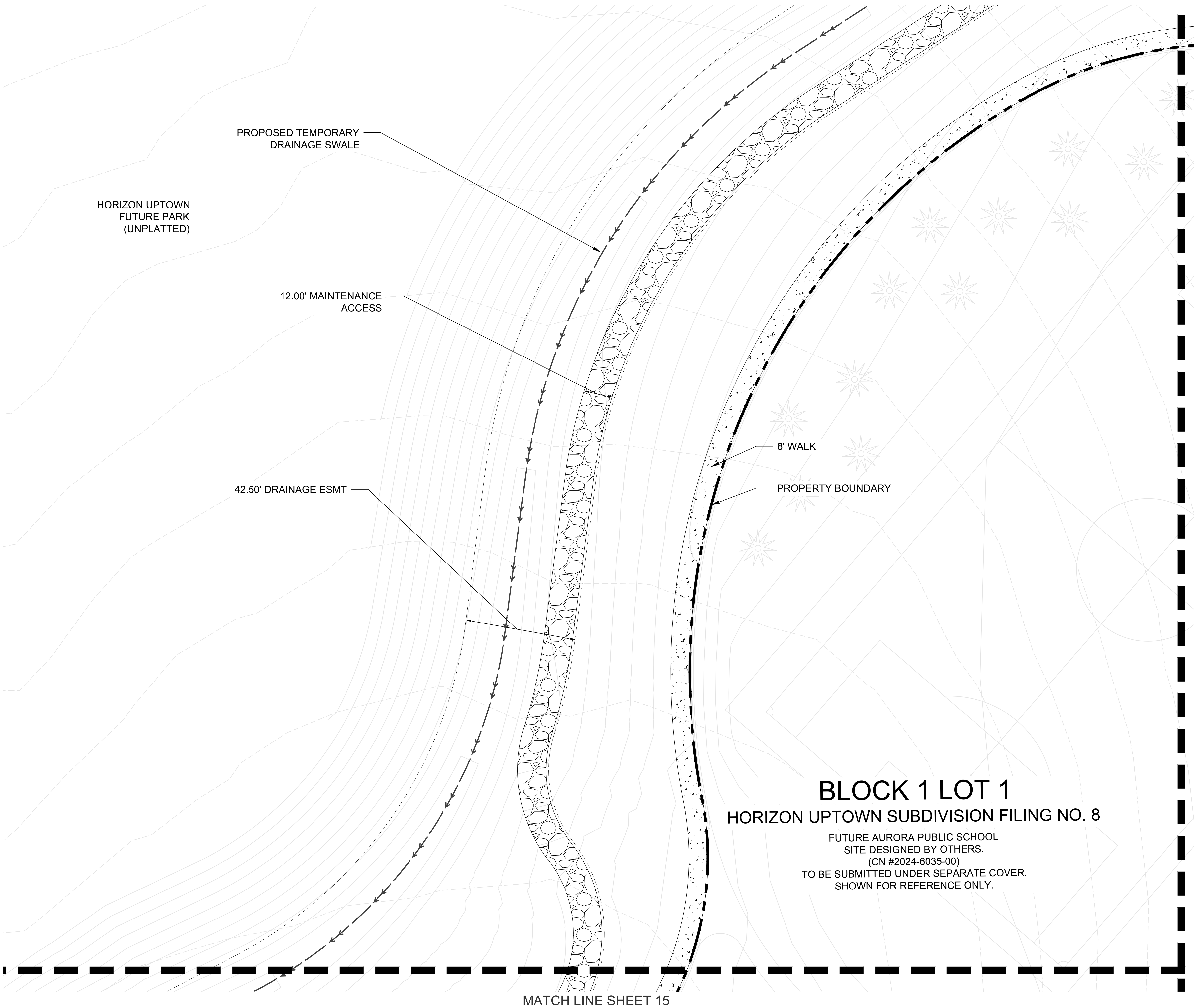
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER
100183.01

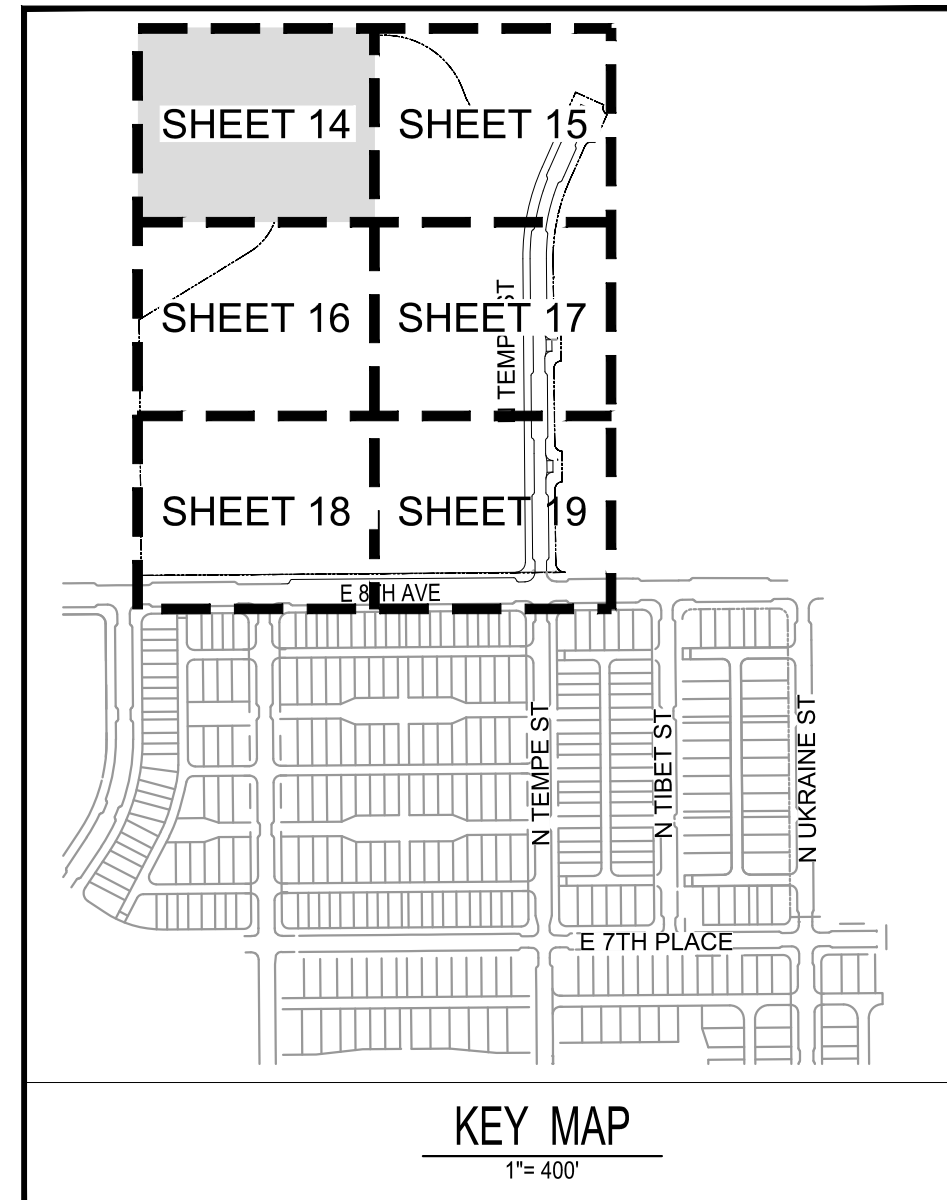
DATE
04/03/2025

SHEET
13

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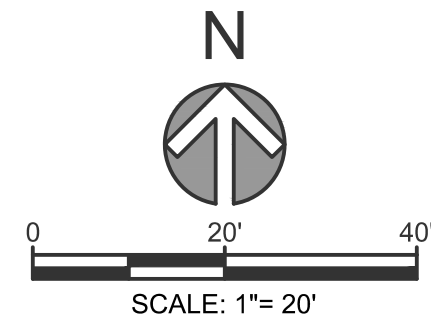


BLOCK 1 LOT 1
HORIZON UPTOWN SUBDIVISION FILING NO. 8
FUTURE AURORA PUBLIC SCHOOL
SITE DESIGNED BY OTHERS.
(CN #2024-6035-00)
TO BE SUBMITTED UNDER SEPARATE COVER.
SHOWN FOR REFERENCE ONLY.



LANDSCAPE LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- ROCK MULCH (TYP.)
4"-8" COBBLE - MESA GREY
- ROCK MULCH (TYP.)
1 1/2" MESA RIVER ROCK
- WOOD MULCH
- CRUSHER FINES
- PROPERTY LINE
- EDGER
- MATERIAL CHANGE,
NO EDGER (TYP.)



JOB NUMBER 100183.01	DATE 04/03/2025	SHEET 14	TITLE HORIZON UPTOWN SUBDIVISION FILING NO. 8 INFRASTRUCTURE SITE PLAN LANDSCAPE PLAN AURORA, COLORADO	REV	0	ISSUED FOR APPROVAL	04/03/2025	BL	WA	ML
					1	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR
					2					
					3					

File Location: Q:\DEN\Projects\100183.00 Horizon Uptown Uptown\LANDSCAPE\PHASE\SHU_PHASE\SHU-LA-CAD\1-LA-SHEET\IS\LANDSCAPE PLAN.dwg Plot Date: 5/9/2025 11:44 AM Last Saved By: BOONELITTLE

MATCH LINE SHEET 14

BLOCK 1 LOT 1

HORIZON UPTOWN SUBDIVISION FILING NO. 8

FUTURE AURORA PUBLIC SCHOOL
SITE DESIGNED BY OTHERS.
(CN #2024-6035-00)
TO BE SUBMITTED UNDER SEPARATE COVER.
SHOWN FOR REFERENCE ONLY.

PROPERTY BOUNDARY

12.00' MAINTENANCE
ACCESS

8' WALK

LANDSCAPE TO BE
INSTALLED W/ PH7

EDGER(TYP.)

8' SIDEWALK

FUTURE CURB CUT BY
OTHERS
10' UTILITY EASEMENT
APS PROJECT BOUNDARY

MATCH LINE SHEET 17

HORIZON UPTOWN
FUTURE PARK
(UNPLATTED)

DRAINAGE ESMT

PROPOSED TEMPORARY
DRAINAGE SWALE

2 - WO
3 - VMM
3 - GMC
6 - MML
1 - UP
5 - DRS
3 - WNB
2 - VMM
2 - BCJ
3 - MML

2 - DRS
4 - WNB
2 - BCJ

3 - BCJ
3 - MML
3 - GMC
3 - DRS
1 - HL
1 - GLS

2 - BCJ
3 - WNB
3 - DRS
7 - MML
1 - HL
1 - UP

2 - GLS
1 - HL

5 - PGS
3 - WNB
3 - MML
5 - DRS
1 - UP
5 - WNB
2 - MML
4 - GMC
3 - BCJ

3 - MML
3 - BCJ
4 - DRS

1 - WO
6 - WNB
7 - PGS
11 - GMC
3 - MML
3 - VMM
3 - DRS
1 - HL

3 - BCJ
3 - GMC
5 - MML
1 - VMM

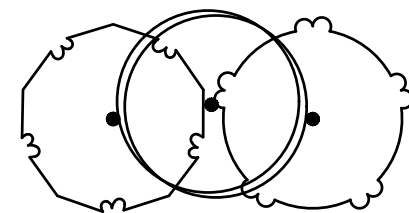
4 - GMC
5 - MML
4 - WNB
1 - GMC

PROPOSED 2"
IRRIGATION
WATER METER

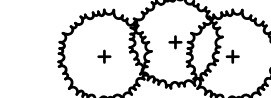
30.00' DRAINAGE ESMT

PROPOSED TEMPORARY
DRAINAGE SWALE

FUTURE SIDEWALK
BUILT BY OTHERS



DECIDUOUS TREES



EVERGREEN TREES



ORNAMENTAL TREES



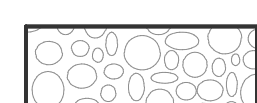
DECIDUOUS SHRUBS



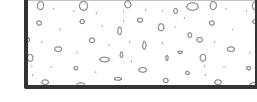
EVERGREEN SHRUBS



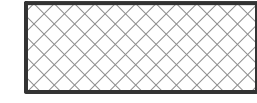
ORNAMENTAL GRASSES



ROCK MULCH (TYP.)
4"-8" COBBLE - MESA GREY



ROCK MULCH (TYP.)
1 1/2" MESA RIVER ROCK



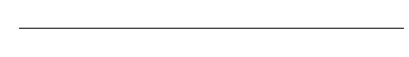
WOOD MULCH



CRUSHER FINES



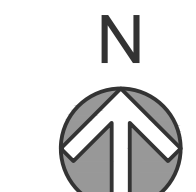
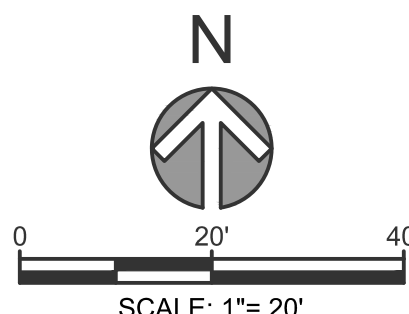
PROPERTY LINE



EDGER



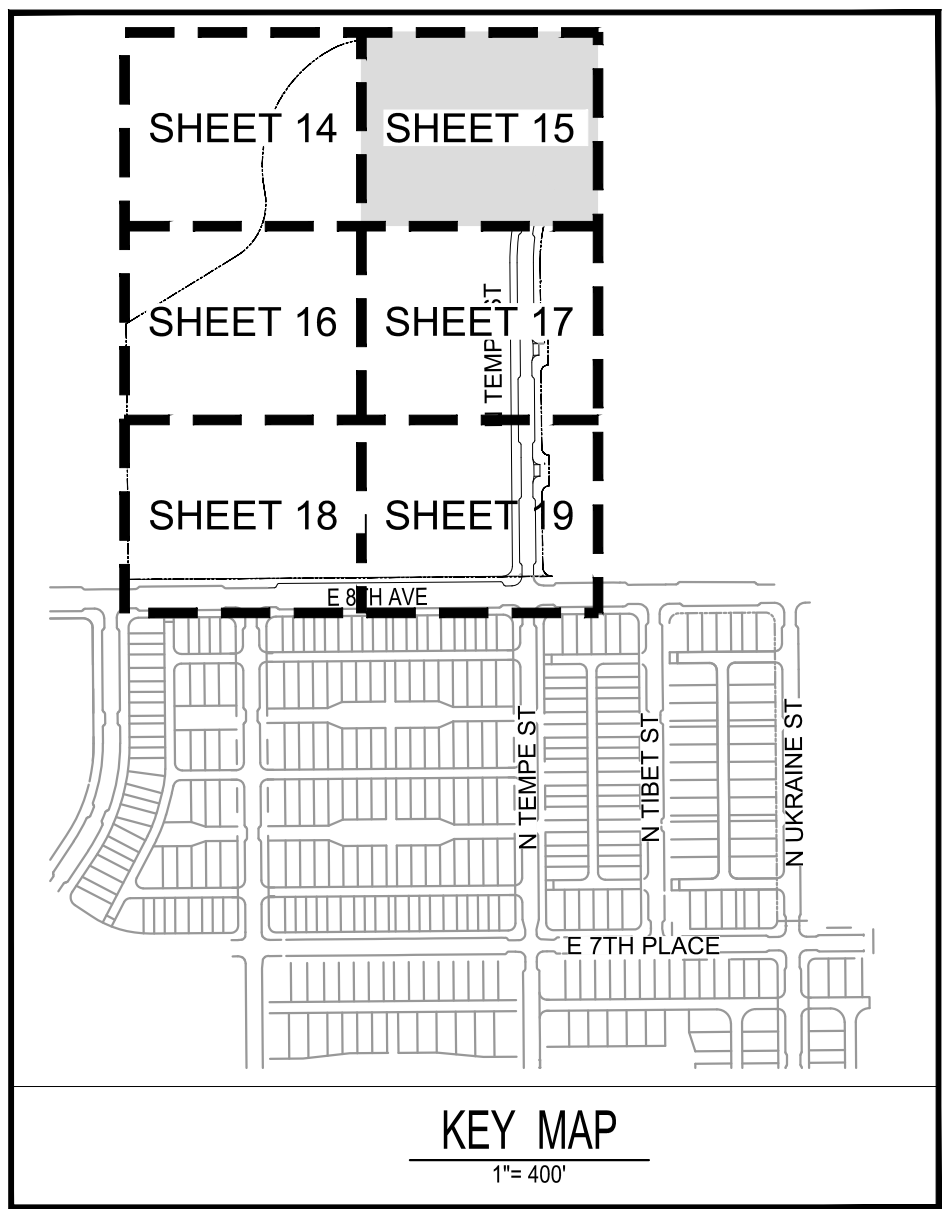
MATERIAL CHANGE,
NO EDGER (TYP.)



SCALE: 1"= 20'



Know what's below.
Call before you dig.



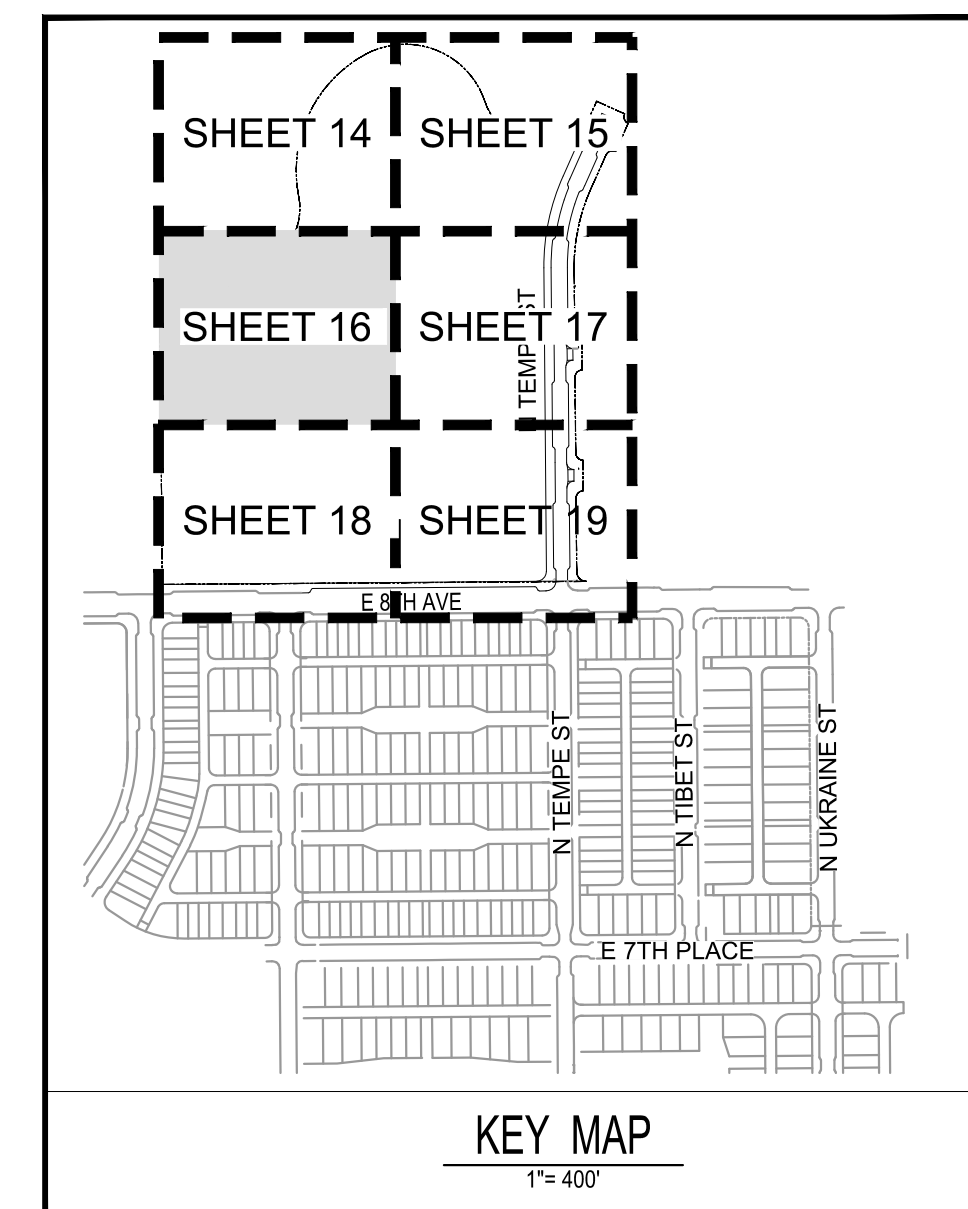
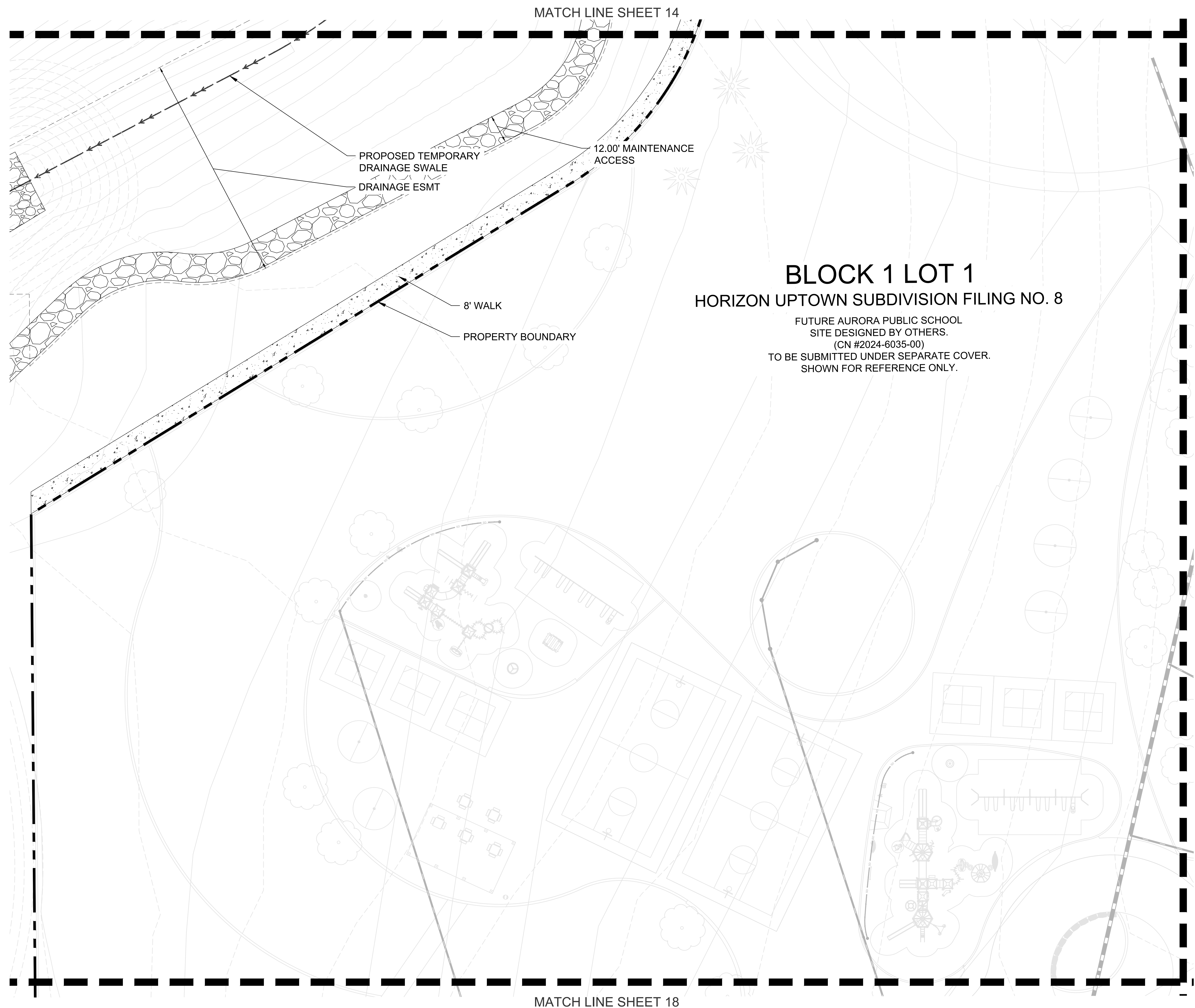
LANDSCAPE LEGEND

REV	DATE	DESCRIPTION	BY	APP
0	04/03/2025	ISSUED FOR APPROVAL	BL	ML

HORIZON UPTOWN SUBDIVISION FILING NO. 8
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

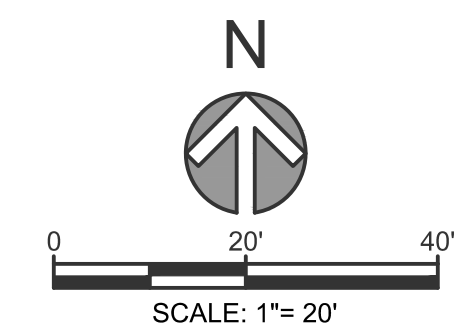
NOT FOR
CONSTRUCTION

JOB NUMBER 100183.01
DATE 04/03/2025
SHEET 15



LANDSCAPE LEGEND

	DECIDUOUS TREES
	EVERGREEN TREES
	ORNAMENTAL TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	ROCK MULCH (TYP. 4"-8" COBBLE - MESA GREY)
	ROCK MULCH (TYP. 1 1/2" MESA RIVER ROCK)
	WOOD MULCH
	CRUSHER FINES
	PROPERTY LINE
	EDGER
	MATERIAL CHANGE NO EDGER (TYP.)



Know what's **below**.
Call before you dig

File Location: Q:\DENProjects\100183.01 Horizon Uptown\LANDSCAPE\PHASE\HORIZON UPTOWN\LANDSCAPE PLAN.dwg Plot Date: 5/19/2025 11:44 AM Last Saved By: BOONELITTLE

MATCH LINE SHEET 15

MATCH LINE SHEET 16

MATCH LINE SHEET 19

BLOCK 1 LOT 1
HORIZON UPTOWN SUBDIVISION FILING NO. 8
FUTURE AURORA PUBLIC SCHOOL
SITE DESIGNED BY OTHERS.
(CN #2024-6035-00)
TO BE SUBMITTED UNDER SEPARATE COVER.
SHOWN FOR REFERENCE ONLY.

10' UTILITY EASEMENT

8' SIDEWALK

EDGER (TYP.)

10' UTILITY EASEMENT

APS PROJECT BOUNDARY

8' SIDEWALK

MATERIAL CHANGE, NO
EDGER

PROPERTY BOUNDARY

FUTURE CURB CUT

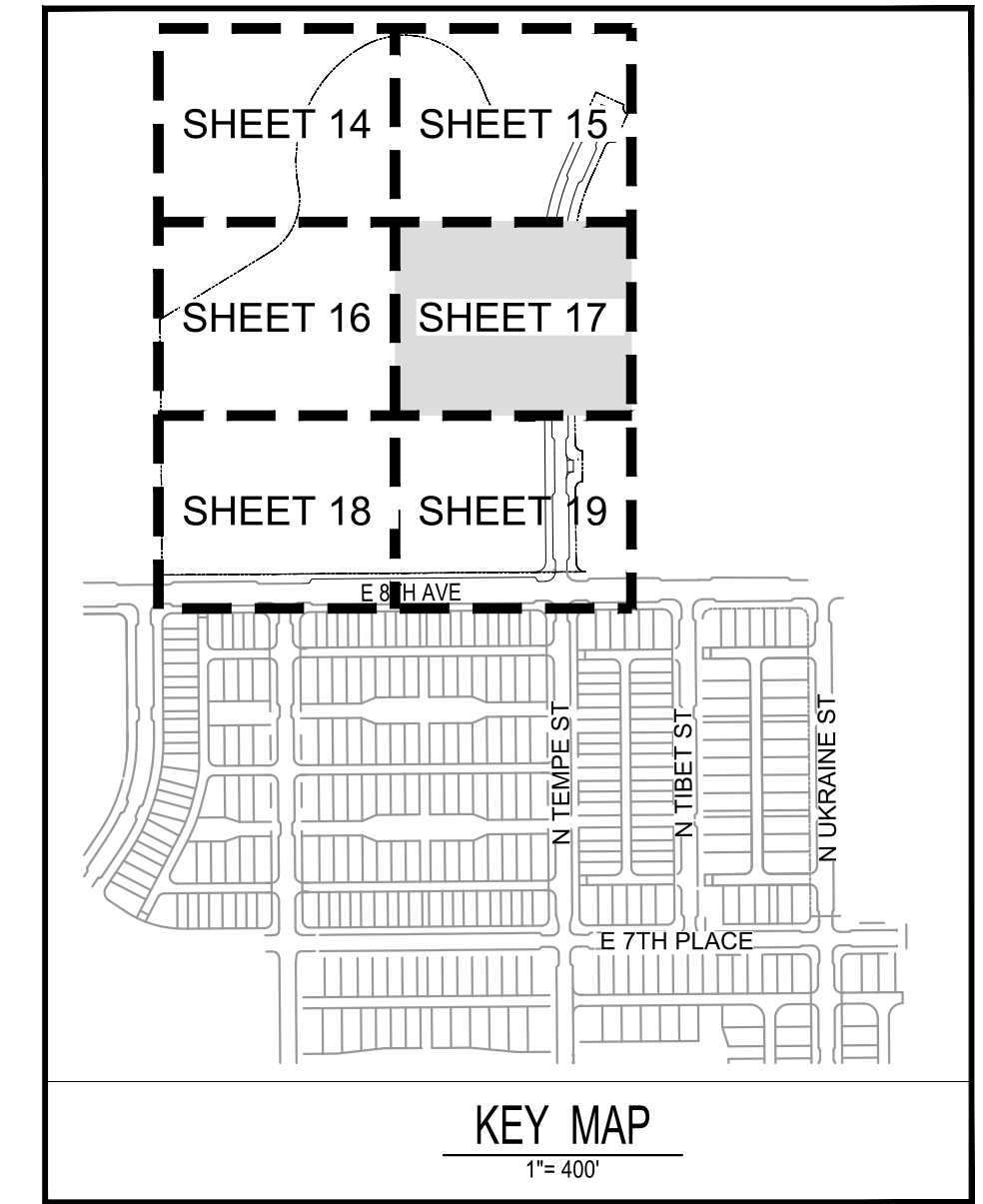
PROPOSED TEMPORARY
DRAINAGE SWALE

30.00' DRAINAGE ESMT

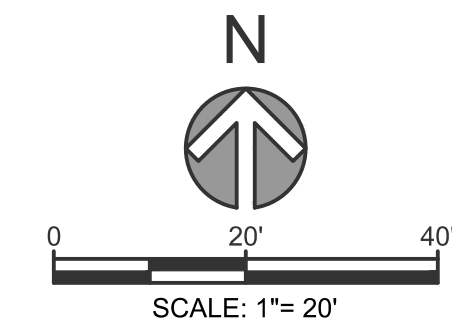
SIGHT TRIANGLE (TYP.)

FUTURE SIDEWALK
BUILT BY OTHERS

FUTURE CURB CUT



LANDSCAPE LEGEND				
	DECIDUOUS TREES			
	EVERGREEN TREES			
	ORNAMENTAL TREES			
	DECIDUOUS SHRUBS			
	EVERGREEN SHRUBS			
	ORNAMENTAL GRASSES			
	ROCK MULCH (TYP.) 4"-8" COBBLE - MESA GREY			
	ROCK MULCH (TYP.) 1 1/2" MESA RIVER ROCK			
	WOOD MULCH			
	CRUSHER FINES			
	PROPERTY LINE			
	EDGER			
	MATERIAL CHANGE, NO EDGER (TYP.)			



JOB NUMBER 100183.01	DATE 04/03/2025	SHEET 17	HORIZON UPTOWN SUBDIVISION FILING NO. 8 INFRASTRUCTURE SITE PLAN LANDSCAPE PLAN AURORA, COLORADO				REV	0	ISSUED FOR APPROVAL	DATE	04/03/2025	BL	WA	ML	APPR

MATCH LINE SHEET 15

BLOCK 1 LOT 1
HORIZON UPTOWN SUBDIVISION FILING NO. 8

FUTURE AURORA PUBLIC SCHOOL
SITE DESIGNED BY OTHERS.
(CN #2024-6035-00)
TO BE SUBMITTED UNDER SEPARATE COVER.
SHOWN FOR REFERENCE ONLY.

– PROPERTY BOUNDARY

EDGER (TYP.)

APS PROJECT
BOUNDARY

10' UTILITY EASEMENT

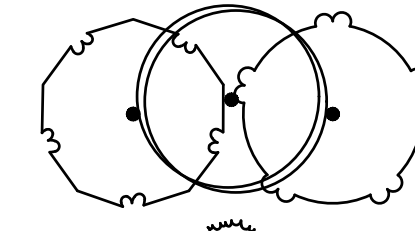
TREE GRATE (TYP.)
SEE DETAIL SHEET 20

ROW

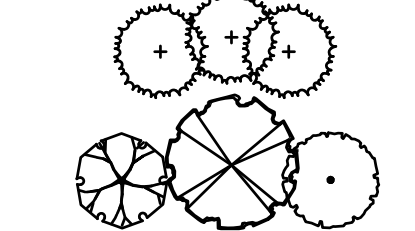
APS PROJECT
BOUNDARY

10' BUS DROP OFF
LANE

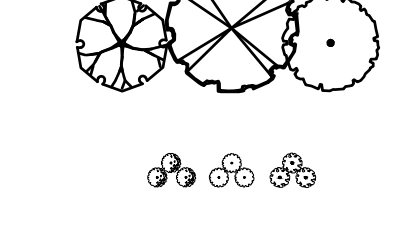
MATCH LINE SHEET 19



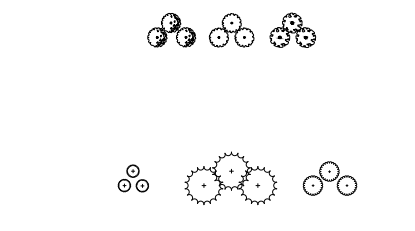
DECIDUOUS TREES



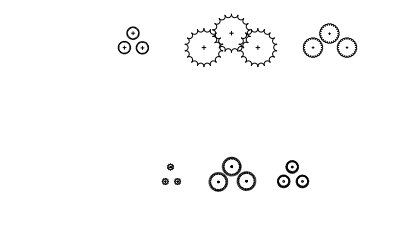
EVERGREEN TREES



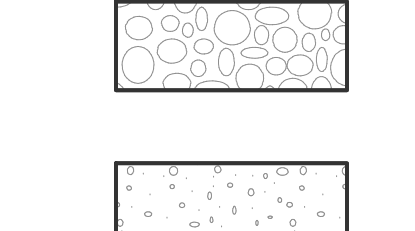
ORNAMENTAL TREES



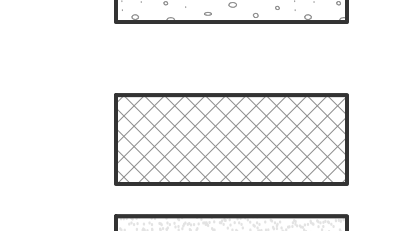
DECIDUOUS SHRUBS



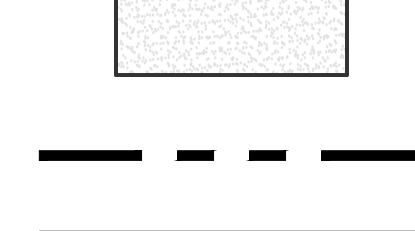
EVERGREEN SHRUBS



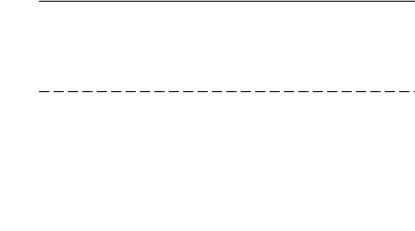
ROCK MULCH (TYP.)
4"-8" COBBLE - MESA GREY



ROCK MULCH (TYP.)
1 1/2" MESA RIVER ROCK



WOOD MULCH



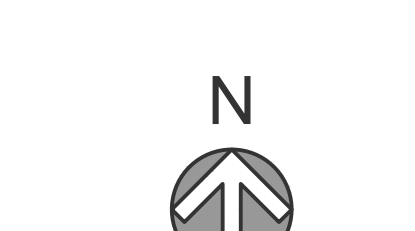
CRUSHER FINES

PROPERTY LINE

EDGER

MATERIAL CHANGE,
NO EDGER (TYP.)

4



Know what's **below**.
Call before you dig.

[illegible]

HORIZON UPTOWN SUBDIVISION FILING NO. 8
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

NOT FOR
CONSTRUCTION

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER
100183.01

DATE
04/03/2025

SHEET
18

File Location: Q:\DEN\Projects\100183.01 Horizon Uptown\LANDSCAPE\PHASES\HORIZON UPTOWN\LANDSCAPE PLAN.dwg Plot Date: 5/9/2025 11:44 AM Last Saved By: BOONELITTLE

MATCH LINE SHEET 18

MATCH LINE SHEET 17

BLOCK 1 LOT 1 HORIZON UPTOWN SUBDIVISION FILING NO. 8

FUTURE AURORA PUBLIC SCHOOL
SITE DESIGNED BY OTHERS.
(CN #2024-6035-00)
TO BE SUBMITTED UNDER SEPARATE COVER.
SHOWN FOR REFERENCE ONLY.

FUTURE CURB CUT BY
OTHERS

8' SIDEWALK
10' UTILITY EASEMENT
APS PROJECT
BOUNDARY

10' UTILITY EASEMENT

ROW

APS PROJECT
BOUNDARY

10' BUS DROP OFF
LANE

TREE GRATE (TYP.)
SEE DETAIL SHEET 20

EDGER (TYP.)

SIGHT TRIANGLE (TYP.)

PROPERTY BOUNDARY

PROPOSED 3/4"
IRRIGATION WATER
METER

FUTURE SIDEWALK
BUILT BY OTHERS

PROPOSED TEMPORARY
DRAINAGE SWALE

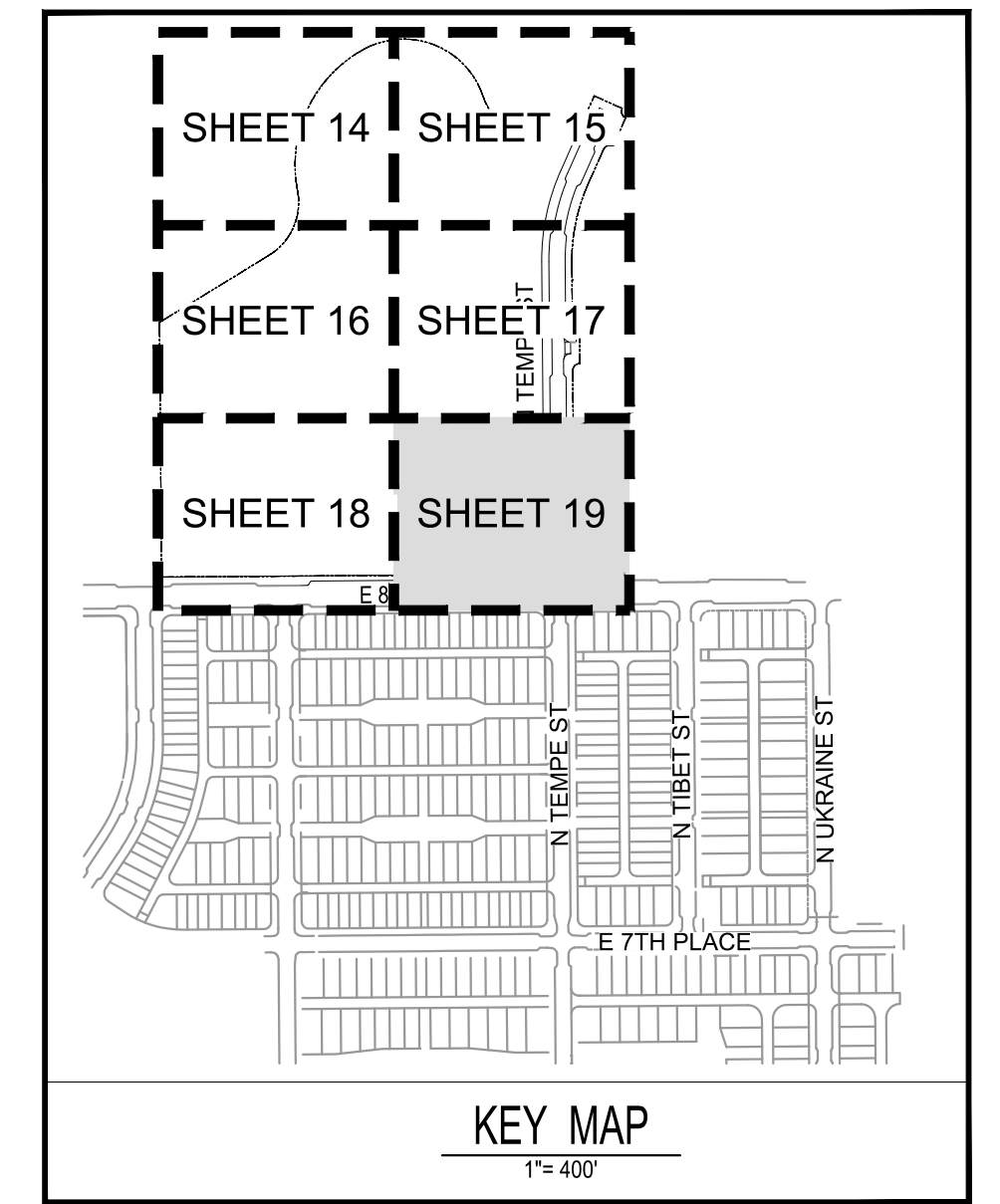
30.00' DRAINAGE ESMT

MATERIAL CHANGE, NO
EDGER REQUIRED TYP.

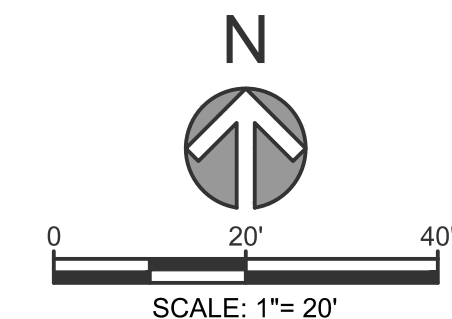
FUTURE CURB CUT

PROPERTY BOUNDARY

SIGHT TRIANGLE (TYP.)



LANDSCAPE LEGEND				
	DECIDUOUS TREES			
	EVERGREEN TREES			
	ORNAMENTAL TREES			
	DECIDUOUS SHRUBS			
	EVERGREEN SHRUBS			
	ORNAMENTAL GRASSES			
	ROCK MULCH (TYP.) 4"-8" COBBLE - MESA GREY			
	ROCK MULCH (TYP.) 1 1/2" MESA RIVER ROCK			
	WOOD MULCH			
	CRUSHER FINES			
	PROPERTY LINE			
	EDGER			
	MATERIAL CHANGE, NO EDGER (TYP.)			



1 LANDSCAPE PLAN
SCALE: 1"=20'

REV	DATE	CHNO/CHKD/APPR	WA	ML
0	04/03/2025	BL		
	ISSUED FOR APPROVAL			
	REVISION DESCRIPTION			

HORIZON UPTOWN SUBDIVISION FILING NO. 8
INFRASTRUCTURE SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

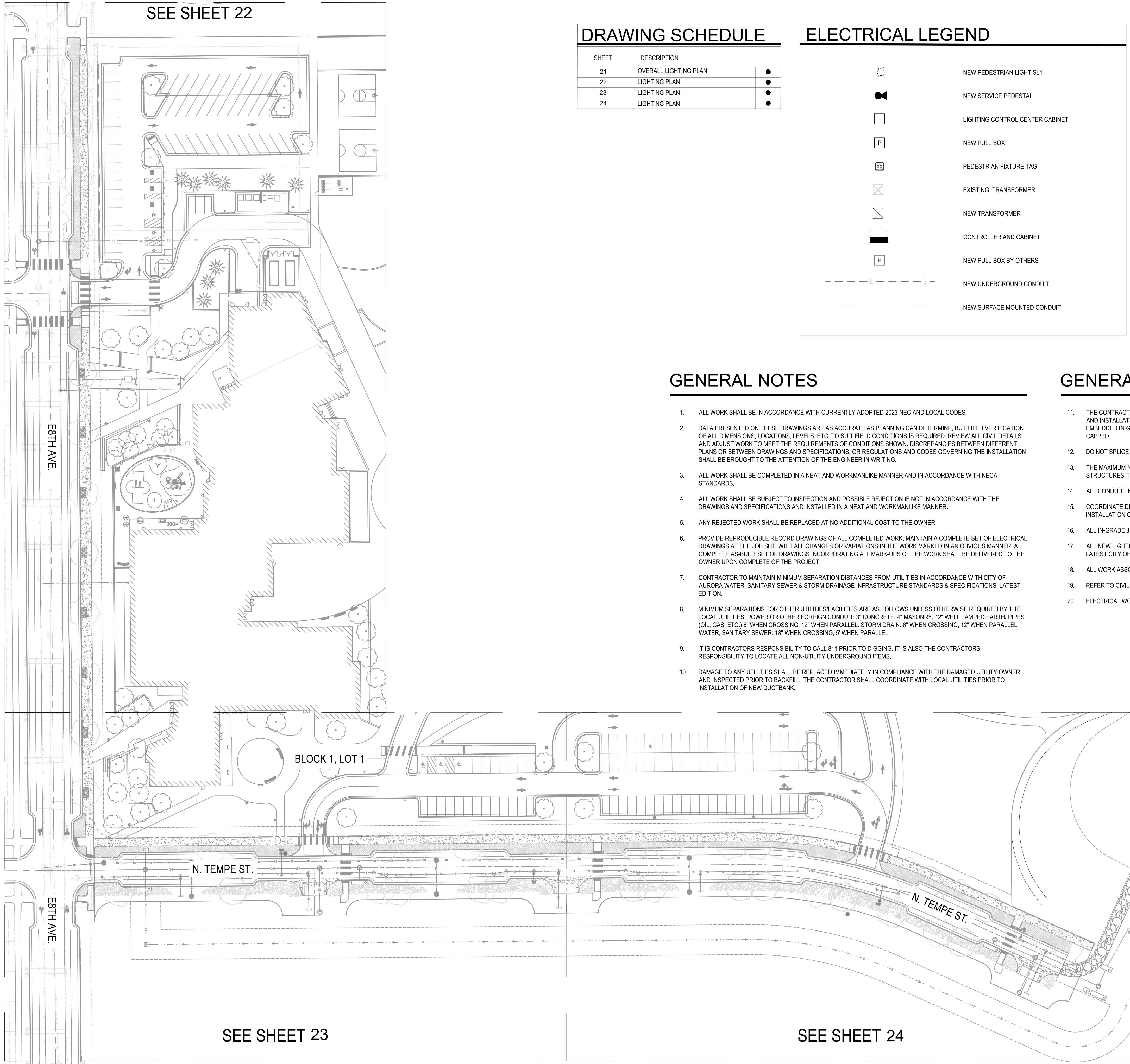
NOT FOR
CONSTRUCTION

JOB NUMBER 100183.01
DATE 04/03/2025
SHEET 19

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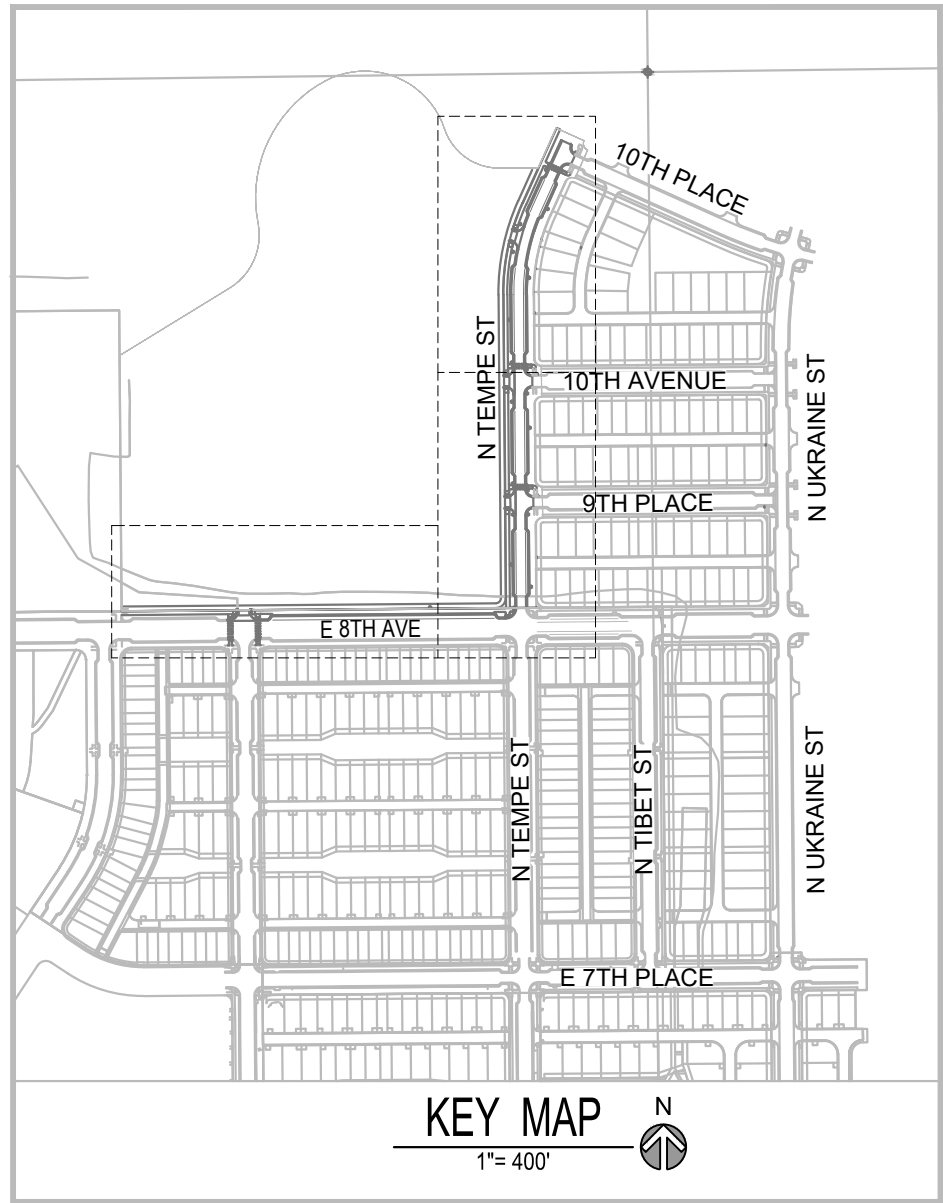


Know what's below.
Call before you dig.



DRAWING SCHEDULE		
SHEET	DESCRIPTION	
21	OVERALL LIGHTING PLAN	●
22	LIGHTING PLAN	●
23	LIGHTING PLAN	●
24	LIGHTING PLAN	●

ELECTRICAL LEGEND	
	NEW PEDESTRIAN LIGHT SL1
	NEW SERVICE PEDESTAL
	LIGHTING CONTROL CENTER CABINET
	NEW PULL BOX
	PEDESTRIAN FIXTURE TAG
	EXISTING TRANSFORMER
	NEW TRANSFORMER
	CONTROLLER AND CABINET
	NEW PULL BOX BY OTHERS
	NEW UNDERGROUND CONDUIT
	NEW SURFACE MOUNTED CONDUIT

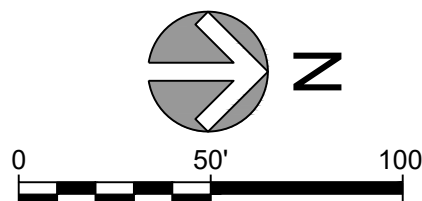


GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH CURRENTLY ADOPTED 2023 NEC AND LOCAL CODES.
- DATA PRESENTED ON THESE DRAWINGS ARE AS ACCURATE AS PLANNING CAN DETERMINE, BUT FIELD VERIFICATION OF ALL DIMENSIONS, LOCATIONS, LEVELS, ETC. TO SUIT FIELD CONDITIONS IS REQUIRED. REVIEW ALL CIVIL DETAILS AND ADJUST WORK TO MEET THE REQUIREMENTS OF CONDITIONS SHOWN. DISCREPANCIES BETWEEN DIFFERENT PLANS OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR REGULATIONS AND CODES GOVERNING THE INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
- ALL WORK SHALL BE COMPLETED IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH NECA STANDARDS.
- ALL WORK SHALL BE SUBJECT TO INSPECTION AND POSSIBLE REJECTION IF NOT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS AND INSTALLED IN A NEAT AND WORKMANLIKE MANNER.
- ANY REJECTED WORK SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE REPRODUCIBLE RECORD DRAWINGS OF ALL COMPLETED WORK. MAINTAIN A COMPLETE SET OF ELECTRICAL DRAWINGS AT THE JOB SITE WITH ALL CHANGES OR VARIATIONS IN THE WORK MARKED IN AN OBVIOUS MANNER. A COMPLETE AS-BUILT SET OF DRAWINGS INCORPORATING ALL MARK-UPS OF THE WORK SHALL BE DELIVERED TO THE OWNER UPON COMPLETE OF THE PROJECT.
- CONTRACTOR TO MAINTAIN MINIMUM SEPARATION DISTANCES FROM UTILITIES IN ACCORDANCE WITH CITY OF AURORA WATER, SANITARY SEWER & STORM DRAINAGE INFRASTRUCTURE STANDARDS & SPECIFICATIONS, LATEST EDITION.
- MINIMUM SEPARATIONS FOR OTHER UTILITIES/FACILITIES ARE AS FOLLOWS UNLESS OTHERWISE REQUIRED BY THE LOCAL UTILITIES, POWER OR OTHER FOREIGN CONDUIT: 3" CONCRETE, 4" MASONRY, 12" WELL TAMPED EARTH, PIPES (OIL, GAS, ETC.) 6" WHEN CROSSING, 12" WHEN PARALLEL, STORM DRAIN: 6" WHEN CROSSING, 12" WHEN PARALLEL, WATER, SANITARY SEWER: 18" WHEN CROSSING, 5" WHEN PARALLEL.
- IT IS CONTRACTORS RESPONSIBILITY TO CALL 811 PRIOR TO DIGGING. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL NON-UTILITY UNDERGROUND ITEMS.
- DAMAGE TO ANY UTILITIES SHALL BE REPLACED IMMEDIATELY IN COMPLIANCE WITH THE DAMAGED UTILITY OWNER AND INSPECTED PRIOR TO BACKFILL. THE CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITIES PRIOR TO INSTALLATION OF NEW DUCTBANK.

GENERAL NOTES CONT.

- THE CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL DISCARD AND ABANDONED MATERIALS FROM DEMOLITION AND INSTALLATION. THIS INCLUDES BUT IS NOT LIMITED TO CONDUIT, FASTENERS, BOXES, & ETC. MATERIALS EMBEDDED IN GRADE AND/OR CONCRETE MAY BE ABANDONED IN PLACE. ALL ABANDONED CONDUIT SHALL BE CAPPED.
- DO NOT SPLICE FEEDER CONDUCTORS UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE ENGINEER.
- THE MAXIMUM NUMBER OF CONDUIT BENDS SHALL NOT BE GREATER THAN 360 DEGREES BETWEEN PULLING STRUCTURES. THIS INCLUDES THE AGGREGATE OF ALL HORIZONTAL AND VERTICAL CHANGES.
- ALL CONDUIT, INNERDUCT, PULLBOXES AND VAULTS SHALL BE LABELED PER THE SPECIFICATIONS.
- COORDINATE DEMOLITION/RELOCATION OF EXISTING XCEL ENERGY ELECTRICAL DEVICES AND EQUIPMENT PRIOR TO INSTALLATION OF NEW WORK.
- ALL IN-GRADE JUNCTION BOXES SHALL BE A MINIMUM TIER 22 TYPE JUNCTION BOX PER ANSI/SCTE-77.
- ALL NEW LIGHTING AND DEVICES ASSOCIATED WITH ENERGIZING THE LIGHTING SYSTEM SHALL ADHERE TO THE LATEST CITY OF AURORA LIGHTING STANDARDS.
- ALL WORK ASSOCIATED WITH THE CITY OF AURORA SHALL BE INSTALLED WITH IN ROW OR AN UTILITY EASEMENT.
- REFER TO CIVIL DRAWINGS FOR ROADWAY CLASSIFICATION AND IMPROVEMENT TYPE INFORMATION.
- ELECTRICAL WORK IS UNDER AUTHORITY OF COA BUILDING DEPARTMENT REVIEW AND PERMITTING.



PROJECT BENCHMARK

CITY OF AURORA BENCHMARK NO. 456601NW003: 3" DIAMETER CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE 4 FT. NORTH OF SOUTH R.O.W. FENCE BEING SOUTH OF THE S. FRONTAGE ROAD FOR I-70 APPROX. 1/4 MILE EAST OF PICADILLY ROAD, SAID MONUMENT BEING 254 FT. MIL WEST OF A POWER POLE WITH TRANSFORMER ON ITS WEST SIDE.
ELEV. 5543.30 FT. NAVD 1988 CONVERTED FROM NGVD 29.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T4S, R66W, 6TH P.M. WHICH BEARS NORTH 89°16'48" EAST, A DISTANCE OF 2,654.32 FEET AND IS MONUMENTED AT THE S 1/4 CORNER BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T4S R66W, 1/4 S1/2, 2018, PLS 38318" AND AT THE SE CORNER BY A SOUTHEAST COR. SEC. 1, T4S, R66W, 6TH P.M., FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S, S1/2S1/2/S7, R66W/R65W/ 2012 PLS 23427".

HORIZON UPTOWN SUBDIVISION FILING NO. 8
INFRASTRUCTURE SITE PLAN
OVERALL LIGHTING PLAN
AURORA, COLORADO

JOB NUMBER
100183.01

DATE
04/03/2025

SHEET
21

REV	ISSUED FOR APPROVAL	DATE	CHND/CHKD/APPR
0	ISSUED FOR APPROVAL	04/03/2025	

TITLE

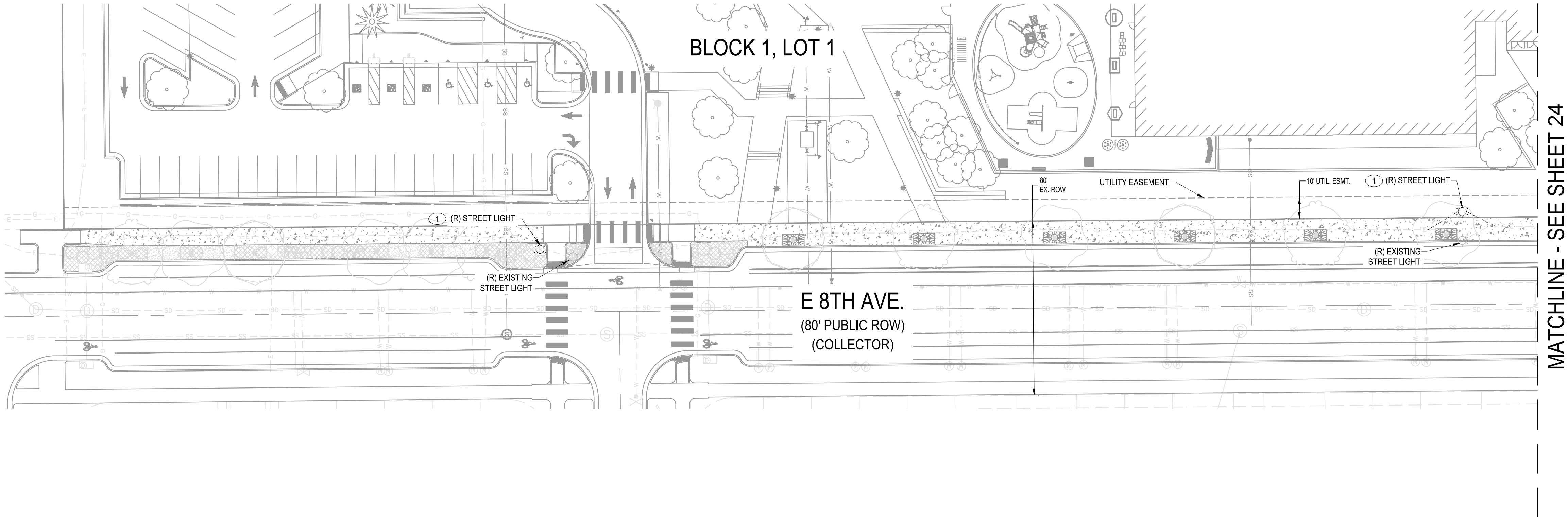
FOR AND ON BEHALF OF MERRICK & COMPANY



File Location: L:\2023\23125 - Horizon Uptown in Aurora\05 - PK Lighting Plan Set - FLING38.dwg Plot Date: 3/12/2025 3:59 PM Last Saved By: HSARINANA



Know what's below.
Call before you dig.



A
66

LIGHTING PLAN

SCALE: 1"=30'

030'60'

SCALE: 1" = 30'

N

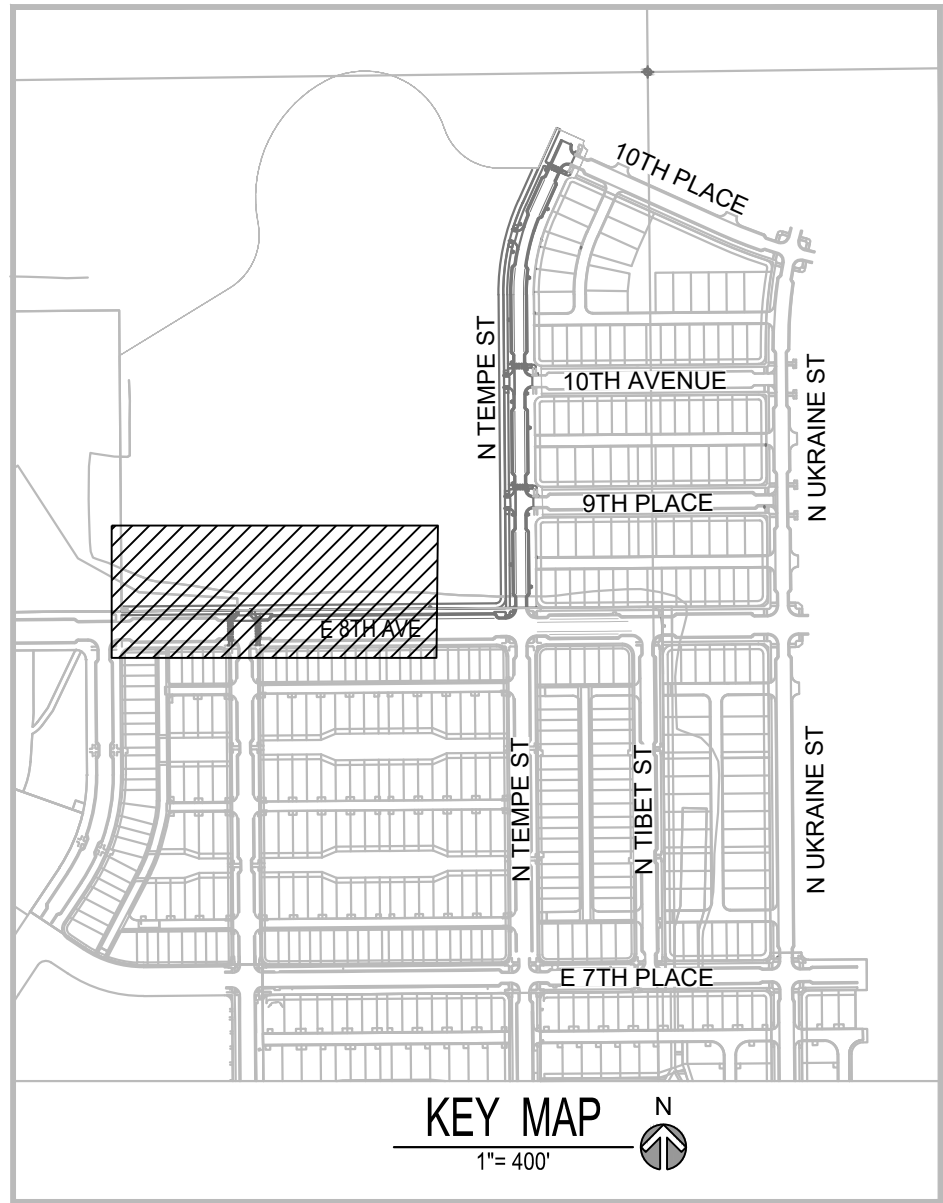
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GENERAL NOTES

- PROPOSED STREET LIGHTING LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- (E) AND/OR HALFTONE LINEWORK INDICATES EXISTING EQUIPMENT TO REMAIN, (N) AND/OR BOLD LINE WEIGHTS INDICATE NEW EQUIPMENT TO BE PROVIDED AND INSTALL BY THE CONTRACTOR, (R) AND/OR BOLD LINE WEIGHTS INDICATE EXISTING EQUIPMENT TO BE RELOCATED.

SHEET NOTES

- EXISTING STREET LIGHT TO BE RELOCATED AND REINSTALLED IN NEW LOCATION SHOWN. COORDINATE WORK WITH THE OWNER/MAINTAINER OF THE FIXTURES AND THE UTILITY AS NEEDED. RE-ROUTE EXISTING CONDUIT TO NEW FIXTURE LOCATION. IF NEW CONDUCTORS ARE REQUIRED, PULL IN THE SAME SIZE, AND TYPE AS EXISTING CIRCUIT.



REV	ISSUED FOR APPROVAL	DATE	CHND/CHKD/APPR
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HORIZON UPTOWN SUBDIVISION FILING NO. 8
INFRASTRUCTURE SITE PLAN
LIGHTING PLAN
AURORA, COLORADO

JOB NUMBER
100183.01

DATE
04/03/2025

SHEET
22

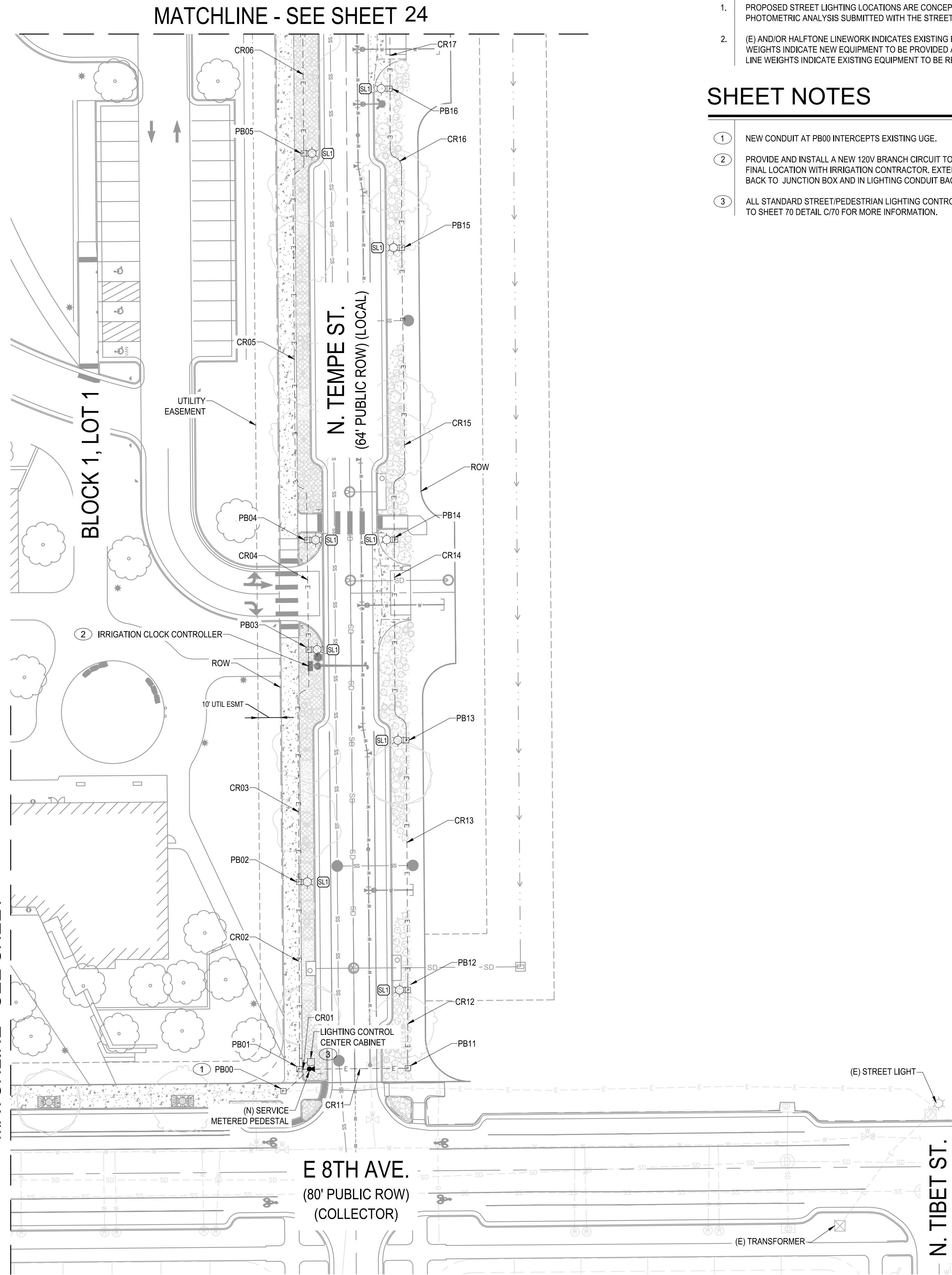
FOR AND ON BEHALF OF MERRICK & COMPANY

PK Electrical, Inc.
ENGINEERING | DESIGN | CONSULTING
4800 E. 17th Avenue, Suite 100, Aurora, CO 80013 | (303) 441-1100
pk@pk-electrical.com



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MATCHLINE - SEE SHEET 23



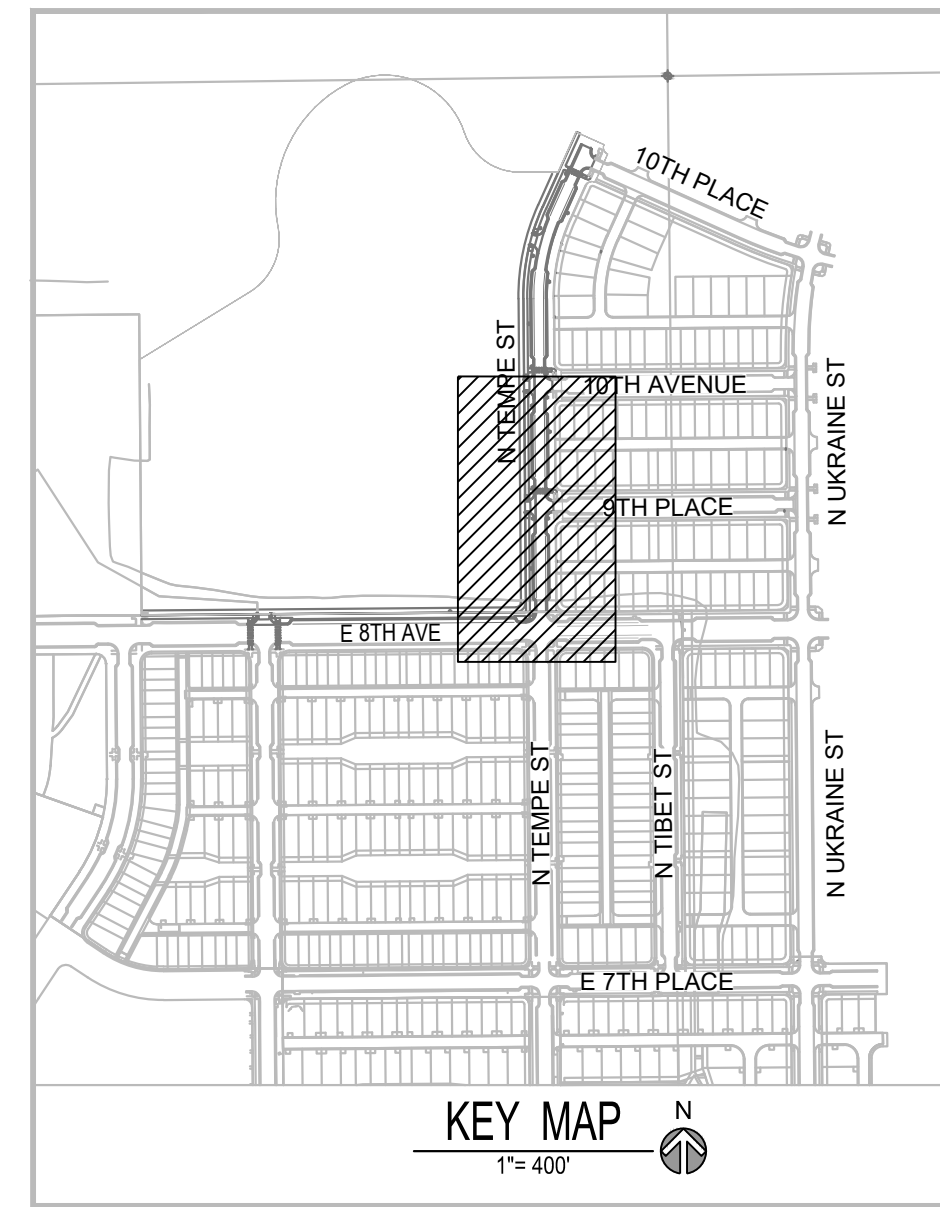
A
67
LIGHTING PLAN
SCALE: 1"=30'

GENERAL NOTES

- PROPOSED STREET LIGHTING LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- (E) AND/OR HALFTONE LINEWORK INDICATES EXISTING EQUIPMENT TO REMAIN, (N) AND/OR BOLD LINE WEIGHTS INDICATE NEW EQUIPMENT TO BE PROVIDED AND INSTALL BY THE CONTRACTOR, (R) AND/OR BOLD LINE WEIGHTS INDICATE EXISTING EQUIPMENT TO BE RELOCATED.

SHEET NOTES

- NEW CONDUIT AT PB00 INTERCEPTS EXISTING UGE.
- PROVIDE AND INSTALL A NEW 120V BRANCH CIRCUIT TO THE NEW IRRIGATION CONTROLLER. COORDINATE FINAL LOCATION WITH IRRIGATION CONTRACTOR. EXTEND (2) #10 XHHW CU, (1) #10 CU GND IN 1" CONDUIT BACK TO JUNCTION BOX AND IN LIGHTING CONDUIT BACK TO METERED PEDESTAL.
- ALL STANDARD STREET/PEDESTRIAN LIGHTING CONTROLLED BY LIGHTING CONTROL CENTER CABINET. REFER TO SHEET 70 DETAIL C/70 FOR MORE INFORMATION.



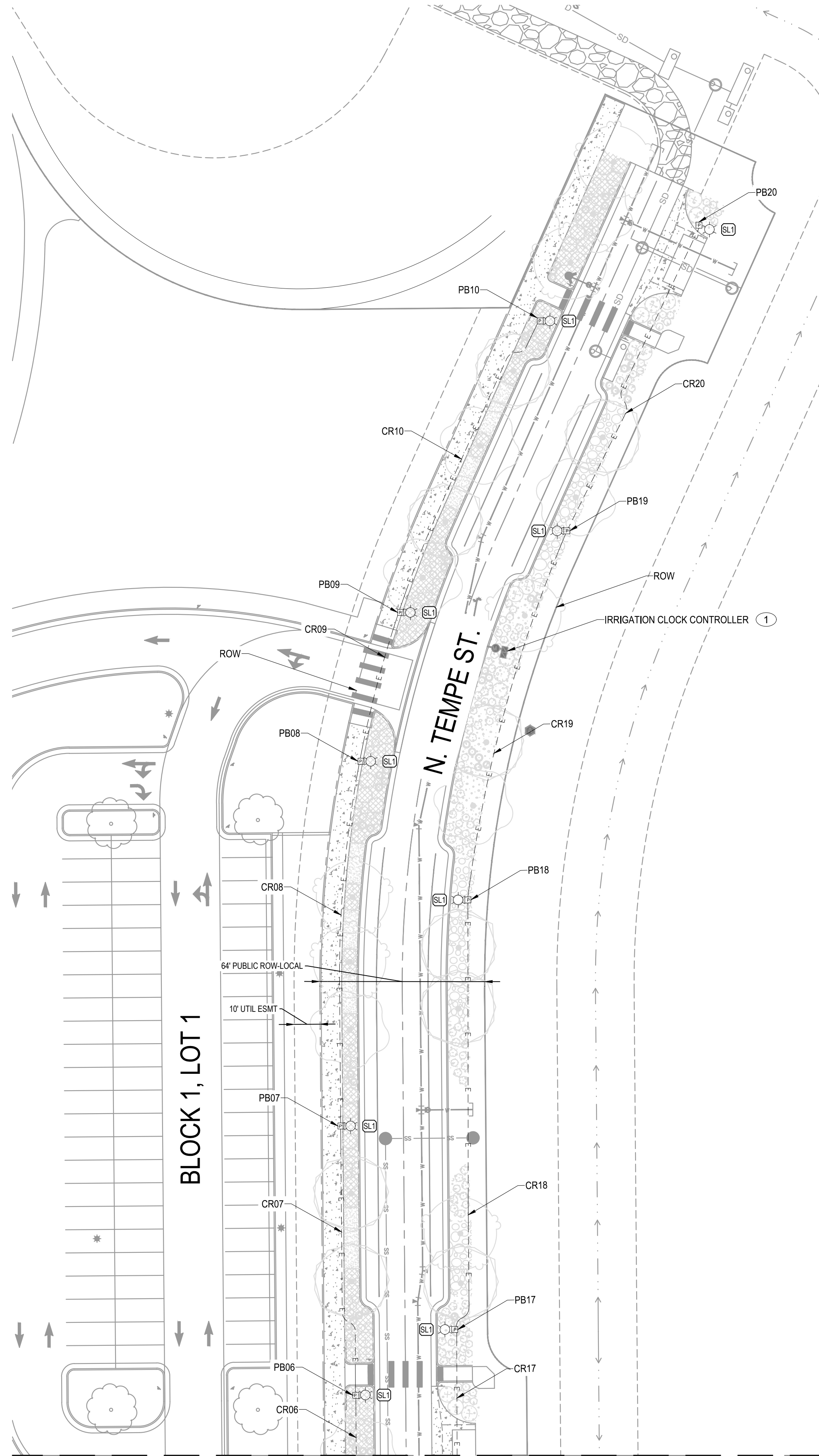
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MATCHLINE - SEE SHEET 23

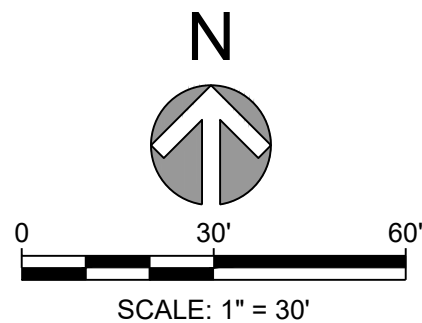
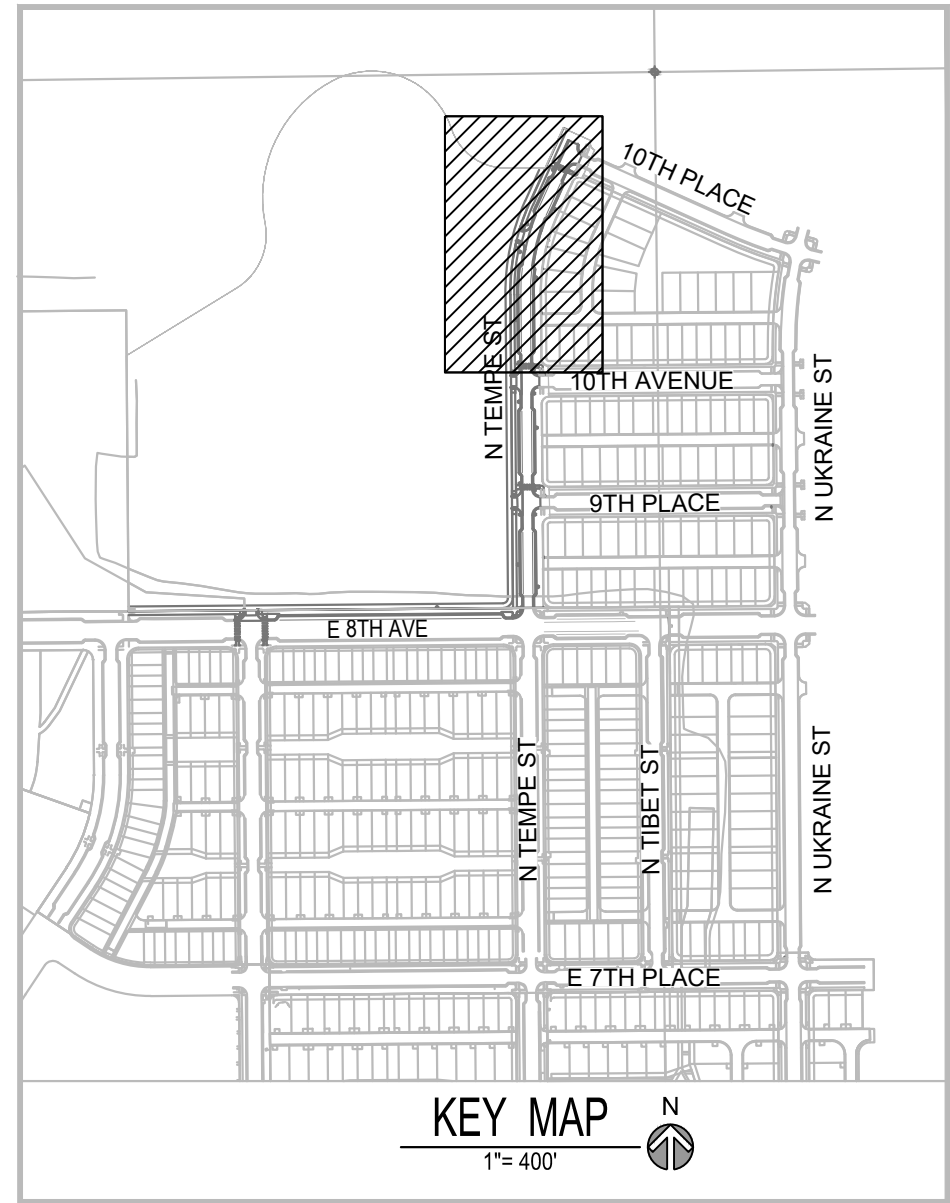
A
68 **LIGHTING PLAN**
SCALE: 1"=30'

GENERAL NOTES

1. PROPOSED STREET LIGHTING LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. (E) AND/OR HALFTONE LINEWORK INDICATES EXISTING EQUIPMENT TO REMAIN, (N) AND/OR BOLD LINE WEIGHTS INDICATE NEW EQUIPMENT TO BE PROVIDED AND INSTALL BY THE CONTRACTOR, (R) AND/OR BOLD LINE WEIGHTS INDICATE EXISTING EQUIPMENT TO BE RELOCATED.

SHEET NOTES

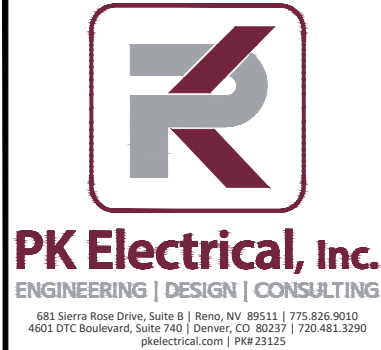
1. PROVIDE AND INSTALL A NEW 120V BRANCH CIRCUIT TO THE NEW IRRIGATION CONTROLLER. COORDINATE FINAL LOCATION WITH IRRIGATION CONTRACTOR. EXTEND (2) #10 XHHW CU, (1) #10 CU GND IN 1" CONDUIT BACK TO JUNCTION BOX AND IN LIGHTING CONDUIT BACK TO METERED PEDESTAL.



HORIZON UPTOWN SUBDIVISION FILING NO. 8
INFRASTRUCTURE SITE PLAN
LIGHTING PLAN
AURORA, COLORADO

JOB NUMBER: 100183.01
DATE: 04/03/2025
SHEET: **24**

REV	ISSUED FOR APPROVAL	REVISION DESCRIPTION	DATE	CHND/CHKD/APPR
0			04/03/2025	



FOR AND ON BEHALF OF AMERICKA & COMPANY