

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 201900089309 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:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29, WHENCE THE WEST LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 00°08'27" EAST, ALL BEARINGS ARE HEREON REFERENCED TO THIS LINE;

THENCE SOUTH 44°22'03" EAST, A DISTANCE OF 498.28 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 55°54'14" EAST, A DISTANCE OF 65.33 FEET;
THENCE SOUTH 55°11'36" EAST, A DISTANCE OF 49.31 FEET;
THENCE SOUTH 54°38'54" EAST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 56°09'26" EAST, A DISTANCE OF 65.58 FEET;
THENCE NORTH 32°16'44" EAST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 59°17'17" EAST, A DISTANCE OF 65.47 FEET;
THENCE SOUTH 62°25'20" EAST, A DISTANCE OF 65.47 FEET;
THENCE SOUTH 65°17'43" EAST, A DISTANCE OF 54.56 FEET;
THENCE SOUTH 67°54'25" EAST, A DISTANCE OF 54.56 FEET;
THENCE SOUTH 70°46'48" EAST, A DISTANCE OF 65.47 FEET;
THENCE SOUTH 73°13'21" EAST, A DISTANCE OF 36.58 FEET;
THENCE SOUTH 75°24'15" EAST, A DISTANCE OF 54.56 FEET;
THENCE SOUTH 78°00'57" EAST, A DISTANCE OF 54.56 FEET;
THENCE SOUTH 10°40'42" WEST, A DISTANCE OF 4.00 FEET;
THENCE SOUTH 80°53'19" EAST, A DISTANCE OF 65.69 FEET
THENCE SOUTH 84°01'22" EAST, A DISTANCE OF 65.69 FEET;
THENCE SOUTH 87°09'25" EAST, A DISTANCE OF 65.69 FEET;
THENCE SOUTH 89°53'44" EAST, A DISTANCE OF 53.32 FEET;
THENCE NORTH 89°26'51" EAST, A DISTANCE OF 58.93 FEET;
THENCE SOUTH 03°15'41" WEST, A DISTANCE OF 21.55 FEET;
THENCE SOUTH 00°33'09" EAST, A DISTANCE OF 46.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,557.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°28'28", AN ARC LENGTH OF 121.59 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92°14'14", AN ARC LENGTH OF 32.20 FEET;
THENCE TANGENT TO SAID CURVE, NORTH 00°33'09" WEST, A DISTANCE OF 46.33 FEET;
THENCE NORTH 04°22'00" WEST, A DISTANCE OF 21.55 FEET;
THENCE NORTH 89°26'51" EAST, A DISTANCE OF 175.85 FEET;
THENCE NORTH 81°55'40" EAST, A DISTANCE OF 67.47 FEET;
THENCE NORTH 08°21'58" WEST, A DISTANCE OF 3.41 FEET;
THENCE NORTH 79°36'14" EAST, A DISTANCE OF 67.13 FEET;
THENCE NORTH 75°32'40" EAST, A DISTANCE OF 67.13 FEET;
THENCE NORTH 71°29'05" EAST, A DISTANCE OF 55.93 FEET;
THENCE NORTH 68°46'44" EAST, A DISTANCE OF 55.93 FEET;
THENCE NORTH 65°53'00" EAST, A DISTANCE OF 51.52 FEET;
THENCE SOUTH 24°07'00" EAST, A DISTANCE OF 3.51 FEET;
THENCE NORTH 65°53'00" EAST, A DISTANCE OF 91.50 FEET;
THENCE NORTH 61°24'24" EAST, A DISTANCE OF 198.93 FEET;
THENCE SOUTH 165°39'35" WEST, A DISTANCE OF 81.50 FEET;

THENCE NORTH 79°11'04" EAST, A DISTANCE OF 7.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 191.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 10°22'20" WEST;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°32'57", AN ARC LENGTH OF 48.50 FEET;
THENCE NON-TANGENT TO SAID CURVE, NORTH 60°56'07" EAST, A DISTANCE OF 26.69;
THENCE SOUTH 29°03'55" EAST, A DISTANCE OF 78.00 FEET;

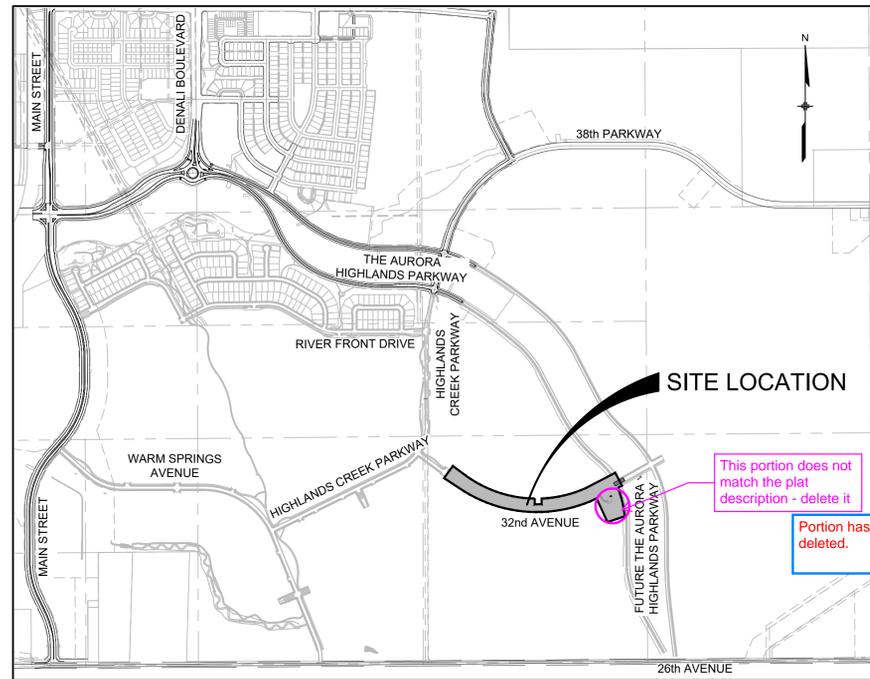
THENCE SOUTH 60°56'07" WEST, A DISTANCE OF 156.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,635.00 FEET;
THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 65°28'41", AN ARC LENGTH OF 1,868.49 FEET;
THENCE NORTH 53°35'11" WEST, A DISTANCE OF 115.37 FEET TO THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 RECORDED AT RECEPTION NO. 2023000042190 IN SAID RECORDS;
THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES:

- 1. NORTH 36°24'49" EAST, A DISTANCE OF 78.00 FEET;
2. NORTH 53°35'11" WEST, A DISTANCE OF 6.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
4. TANGENT TO SAID CURVE, NORTH 36°24'49" EAST, A DISTANCE OF 19.36 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 732.00 FEET;
5. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'03", AN ARC LENGTH OF 29.61 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 6.983 ACRES, (304,200 SQUARE FEET), MORE OR LESS

32ND AVENUE
(BETWEEN N. IRVINGTON ST. TO TAH PARKWAY)
AT THE AURORA HIGHLANDS
SITE PLAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19
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



LOCATION MAP

SCALE: 1" = 1000'

Descriptions have been adjusted to match plat.

Portion has been deleted.

This portion does not match the plat description - delete it

PROJECT CONTROL:

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

BENCHMARK:

CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAMETER BRASS CAP STAMPED "COA BM, 19-020B, E-090A" LOCATED ON TOP OF THE SOUTH WALL AT THE SOUTHEAST CORNER OF THE EAST 26TH AVENUE BRIDGE CROSSING OVER E-470. AKA 19-020B.

ELEVATION = 5521.54 (NAVD88)

BASIS OF BEARINGS:

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATIONS BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR SOUTH 00°08'27" EAST, A DISTANCE OF 2666.98 FEET.

PROJECT APPLICANT

AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT
8390 EAST CRESCENT PARKWAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
PH: (303) 339-4938
CONTACT: MATT HOPPER

LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
PH: (303) 892-1166
CONTACT: SEAN MALONE

DEVELOPER

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

CIVIL ENGINEER

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

LIGHTING

CLANTON & ASSOCIATES, INC.
4699 NAUTILUS COURT SOUTH, STE. 102
BOULDER, CO. 80301
PH: 303-530-7229
CONTACT: ANNIE KUCZKOWSKI
ANNIE@CLANTONASSOCIATES.COM

INDEX OF SHEETS

Table with 2 columns: DESCRIPTION and SHEET NUMBER. Includes entries like COVER SHEET (01), GENERAL NOTES & ABBREVIATIONS (02), SITE PLAN TRACKING CHARTS (03), etc.

SITE PLAN DATA BLOCK table with columns for various metrics like LAND AREA WITHIN PROPERTY LINES (6.98 AC), NUMBER OF UNITS PROPOSED (N/A), etc.

REFER TO TRACKING CHART SHEET FOR MORE INFORMATION

OWNERS SIGNATURES

32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

LEGAL DESCRIPTION: THE AURORA HIGHLANDS SUBDIVISION FILING NO. 19 (SEE DESCRIPTION THIS SHEET)

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

IN WITNESS THEREOF, AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY, HAS CAUSED

THESE PRESENTS TO BE EXECUTED THIS \_\_\_ DAY OF \_\_\_ AD 20\_\_.

BY: \_\_\_, AS \_\_\_

STATE OF COLORADO \_\_\_ )SS

COUNTY OF \_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_

AD 20\_\_.

BY \_\_\_, AS \_\_\_

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 & ZONING COMMISSION: \_\_\_ (CHAIRPERSON) DATE: \_\_\_

CITY COUNCIL: \_\_\_ (MAYOR) DATE: \_\_\_

ATTEST: \_\_\_ (CITY CLERK) DATE: \_\_\_

DATABASE APPROVAL DATE: \_\_\_

32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

COVER SHEET

DATE: JUNE 2024

PREPARED BY:



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



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SHEET: 01 OF 22

R:\21.1229.005 (The Aurora Highlands, 32nd Avenue)\500 CAD\500 Plan Sets\Development Plan\COVER Sheet.dwg

**REQUIRED SITE PLAN NOTES**

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
- 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.
- 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.

**ADDITIONAL NOTES**

- 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 PHOTOMETRIC 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 SUBMITTED 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.

**SYMBOLS**

	EXISTING PAVED ROAD
	EXISTING UNDERGROUND UTILITY
	PROPOSED UNDERGROUND UTILITY
	DRAINAGE
	RIGHT OF WAY
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	DECIDUOUS TREE
	CONIFEROUS TREE
	EXISTING RESIDENTIAL LIGHT
	PROPOSED RESIDENTIAL LIGHT
	EXISTING PEDESTRIAN LIGHT
	PROPOSED PEDESTRIAN LIGHT
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING POWER POLE
	PROPOSED BEND W/ THRUST BLOCK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	PROPOSED BUTTERFLY 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

**ABBREVIATIONS**

AB	AS-BUILT	LP	LOW POINT
ASSY	ASSEMBLY	MAX	MAXIMUM
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS	MFG	MANUFACTURER
APPROX	APPROXIMATE OR APPROXIMATELY	MH	MANHOLE
AVE	AVENUE	MID	MIDDLE OR MIDPOINT
B OR B/L	BASELINE BLVD BOULEVARD	MIN	MINIMUM
CI	CAST IRON	MJ	MECHANICAL JOINT
CEN	CENTER	MOD	MODIFIED
C OR C/L	CENTERLINE	MSL	MEAN SEA LEVEL
CLR	CLEAR	NIC	NOT IN CONTRACT
CMP	CORRUGATED METAL PIPE	NO	NUMBER
CONC	CONCRETE	NOM	NOMINAL
CONST	CONSTRUCTION	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
CFS	CUBIC FEET PER SECOND	PR OR PP	PROPOSED
CY	CUBIC YARD	PGL	PROFILE GRADE LINE
DWMD	DENVER WASTEWATER MANAGEMENT DISTRICT	R OR P/L	PROPERTY LINE
DIA	DIAMETER	PVC	POINT OF VERTICAL CURVE
DN	DOWN	PVC	POLYVINYL CHLORIDE
DTL	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	PVMT OR PVT	PAVEMENT
DWG	DRAWING	R OR RAD	RADIUS
EA	EACH	RCBC	REINFORCED CONCRETE BOX CULVERT
ELEV OR EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EOP	EDGE OF PAVEMENT	RED	REDUCER
ESMT	EASEMENT	REF	REFERENCE
EW	EACH WAY	REINF	REINFORCING
EX. OR EXIST	EXISTING	REQ	REQUIRED
FIN	FINISHED	REV	REVISION
Q	FLOW (CFS)	RT	RIGHT
R OR F/L	FLOWLINE	SCH	SCHEDULE
FLG	FLANGE	SD OR STM	STORM SEWER
FPS	FEET PER SECOND	SWK / SDWK / SW	SIDEWALK
FH	FIRE HYDRANT	SQ	SQUARE
FT	FOOT/FEET	ST	STREET
FRP	FIBERGLASS REINFORCED PIPE	STA	STATION
FUT	FUTURE	STD	STANDARD
GAL	GALLON	STL	STEEL
GALV	GALVANIZED	SS OR SAN	SANITARY SEWER
GAU	GAUGE (MATERIAL)	TB	THRUST BLOCK
GB	GRADE BREAK	THD	THREADED
GV	GATE VALVE	THICK	THICKNESS
GW	GROUNDWATER	T.O.P	TOP OF PIPE
HBP	HOT BITUMINOUS PAVEMENT	TYP	TYPICAL
HDPE	HIGH DENSITY POLYETHYLENE	VERT	VERTICAL
HGL	HYDRAULIC GRADE LINE	VGC	VERTICAL GRANITE CURB
HP	HIGH POINT	w/	WITH
HORIZ	HORIZONTAL	WSE	WATER SURFACE ELEVATION
HCL	HORIZONTAL CONTROL LINE		
HR	HOUR		
IN	INCH		
INV	INVERT		
JT	JOINT		
LAT	LATERAL		
LBS	POUNDS		
LF	LINEAR FEET		
LT	LEFT		
BVCS	BEGINNING VERTICAL CURVE STATION		
BVCE	BEGINNING VERTICAL CURVE ELEVATION		
EVCS	ENDING VERTICAL CURVE STATION		
EVCE	ENDING VERTICAL CURVE ELEVATION		

32ND AVENUE  
AT THE AURORA HIGHLANDS  
SITE PLAN

GENERAL NOTES & LEGEND

DATE: JUNE 2024

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: 02 OF 22

# SITE PLAN TRACKING CHARTS

Filing No.	Site Plan No.	Village	Acres	No. Units
1	1	6	48.05	84
2	2	6	61.6	226
3	HGNP*	6	24.8	0
4	4	5	4.1	9
5	5	5	17.68	47
6	6	5	5.1	26
8	8	5	37.66	174
10	10	4	61.98	176
11	PP 11**	4	13.53	0
14	14	7	49.1	218
15	15	4	73.5	417
16	16	4	70.46	273
19	32nd Ave	9	6.98	0
<b>Total</b>			<b>474.54</b>	

Lot Tracking Chart											
Product Types											
Filing No.	Site Plan No.	MF			Small Lots			Standard Lots (>50')			Total
		Traditional	Town Center	% of Total	Townhome	Paired Home	% of Total	50'-59' Frontage	60'+ Frontage	% of Total	
1	1	0	0	0.00%	0	0	0.00%	54	30	100.00%	84
2	2	0	0	0.00%	0	44	19.47%	73	109	80.53%	226
3	HGNP*	0	0	0.00%	0	0	0.00%	0	0	0.00%	0
4	4	0	0	0.00%	0	0	0.00%	3	6	100.00%	9
5	5	0	0	0.00%	0	0	0.00%	32	15	100.00%	47
6	6	0	0	0.00%	0	0	0.00%	0	26	100.00%	26
8	8	0	0	0.00%	0	0	0.00%	72	40	58.62%	174
10	10	0	0	0.00%	0	0	0.00%	0	176	100.00%	176
11	PP 11**	0	0	0.00%	0	0	0.00%	0	0	0.00%	0
14	14	0	0	0.00%	0	62	28.44%	81	75	71.56%	218
15	15	0	0	0.00%	0	122	94.48%	23	0	5.52%	417
16	16	0	0	0.00%	0	0	16.85%	113	114	83.15%	273
19	32nd Ave	0	0	0.00%	0	0	0.00%	0	0	0%	0
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>228</b>	<b>37.45%</b>	<b>0</b>	<b>613</b>	<b>33.63%</b>	<b>1650</b>

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

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

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

Maximum Amount of Units Permitted		12487	
	Min./Max. Permitted	Used to Date	Remaining Available
Multi-Family	Max. 32% of Total Units	3996	3996
Small Lot Total	Max. 50% of Total Units	6244	5744
Small Lot Front-Loaded	Max. 35% of Total Units	4370	4305
Standard Total	Min. 40% of Total Units	4995	4382

Population Tracking Chart			
Filing No. / Site Plan No.	Lot Totals	People Per Unit	Population
19 / 32nd Ave	0	2.65	0
Product Type	0	2.50	0
Single-Family	0	2.02	0
Multi-Family	0	1.58	0
Transit Station Area	0	1.58	0
Active Adult	0	1.58	0
Total	0	0	0

Filing	Site Plan	Population
1	1	222.6
2	2	598.9
3	3	0
4	4	23.85
5	5	124.55
6	6	68.9
8	8	461.1
10	10	466.4
11	11	0
14	14	577.7
15	15	1105.5
16	16	723.45
19	19	0
<b>Total</b>		<b>4372.95</b>

Lot Dimensions Table					
Lot Type	Min. Lot Size	Min. Lot Frontage	Minimum Setbacks		
			Front	Rear	Side
N/A	N/A	N/A	N/A	N/A	N/A

Parks, Recreation, and Open Space Tracking Chart												
ISP No.	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
1			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1 Am 01			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.55	3.55
	1	1	223	0.67	7.14	6.47	0.25	0.00	-0.25	1.74	2.37	0.63
	2	2	599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.60	1.93
	3	3	0	0.00	7.50	7.50	0.00	0.00	0.00	0.00	0.00	0.00
	4	4	24	0.07	0.00	-0.07	0.03	0.00	-0.03	0.19	0.00	-0.19
	5	5	125	0.38	0.00	-0.38	0.14	0.00	-0.14	0.98	2.18	1.21
	6	6	69	0.21	0.00	-0.21	0.08	0.00	-0.08	0.54	0.00	-0.54
	8	8	461	1.38	0.00	-1.38	0.51	0.00	-0.51	3.60	1.23	-2.37
	10	10	466	1.40	0.00	-1.40	0.51	0.00	-0.51	3.64	4.12	0.48
	11	11	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.86	9.86
	14	14	578	1.73	0.00	-1.73	0.64	0.00	-0.64	4.51	4.75	0.24
	15	15	1106	3.32	0.00	-3.32	1.22	0.00	-1.22	8.63	7.79	-0.84
	16	16	723	2.17	0.00	-2.17	0.80	0.00	-0.80	5.64	3.27	-2.37
	19	19	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.35	3.35
<b>Totals</b>			<b>4375</b>	<b>13.12</b>	<b>14.64</b>	<b>1.52</b>	<b>4.81</b>	<b>0.00</b>	<b>-4.81</b>	<b>34.12</b>	<b>49.07</b>	<b>14.95</b>

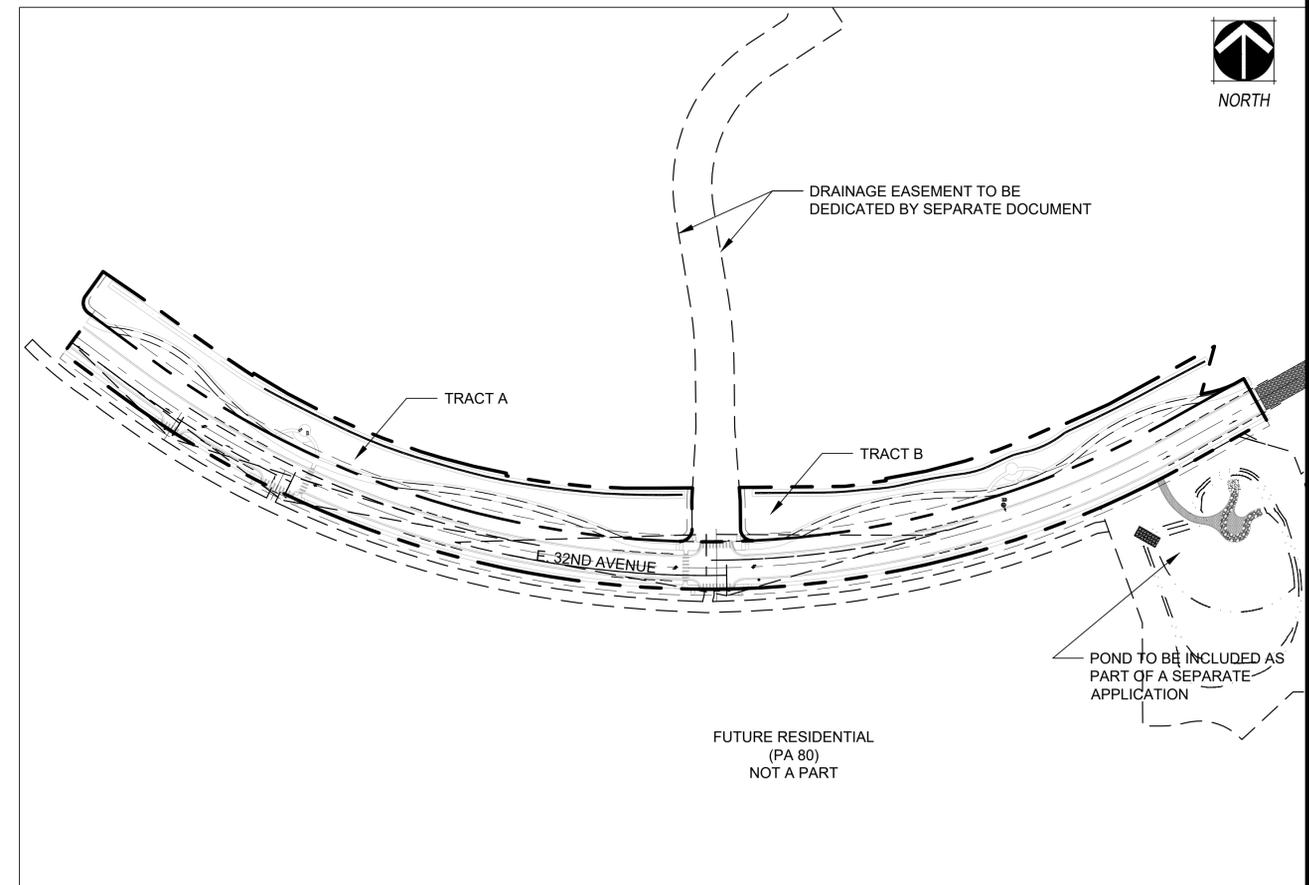
1. Dedication requirements based off of then current code requirements and anticipated population.

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

E	15			1.29
G	15			0.32
J	15			0.32
K*	15			0.52
L	15			0.17
M	15			0.15
N	15			0.26
O	15			0.83
P	15			0.08
X	15			0.81
AA	15			0.97
CC	15			0.40
DD	15			0.80
EE	15			0.49
KK	15			0.13
LL	15			0.06
NN	15			0.08
PP	15			0.08
QQ	15			0.13
A	16			0.32
B*	16			1.06
F	16			1.38
H*	16			0.51
A	19			1.84
B	19			1.51
<b>Total</b>		<b>14.64</b>	<b>0</b>	<b>49.07</b>

\* Indicates a portion of tract

# SITE PLAN LOT TRACKING EXHIBIT



32ND AVENUE AT THE AURORA  
 HIGHLANDS SITE PLAN

DATE: JUNE 21, 2024

PREPARED BY:  
**NORRIS DESIGN**  
 Planning | Landscape Architecture | Branding

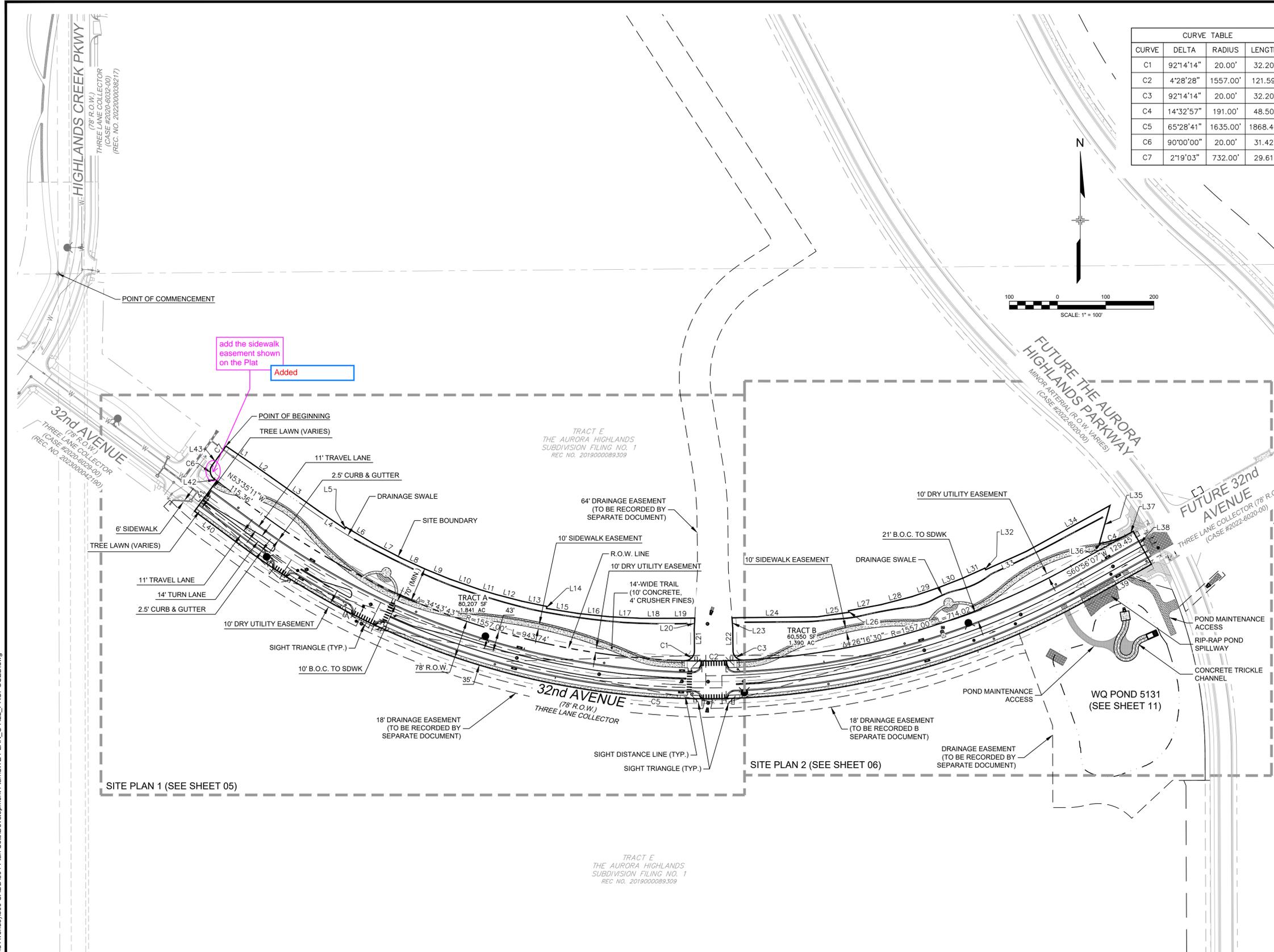
1101 Bannock Street  
 Denver, Colorado 80204  
 P 303.892.1166  
 www.norris-design.com

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SHEET: 3 OF 22

R:\21.1229.005 (The Aurora Highlands, 32nd Avenue)\500 CADD\504 Plan Sets\Development\Plan\Site Plan\_O-ALL\_PROPOSED.dwg



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	92°14'14"	20.00'	32.20'
C2	4°28'28"	1557.00'	121.59'
C3	92°14'14"	20.00'	32.20'
C4	14°32'57"	191.00'	48.50'
C5	65°28'41"	1635.00'	1868.49'
C6	90°00'00"	20.00'	31.42'
C7	2°19'03"	732.00'	29.61'

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S55°54'14"E	65.33'	L23	N04°22'00"W	21.55'
L2	S55°11'36"E	49.31'	L24	N89°26'51"E	175.85'
L3	S54°38'54"E	120.00'	L25	N81°55'40"E	67.47'
L4	S56°09'26"E	65.58'	L26	N08°21'58"W	3.41'
L5	N32°16'44"E	4.00'	L27	N79°16'14"E	67.13'
L6	S59°17'17"E	65.47'	L28	N75°32'40"E	67.13'
L7	S62°25'20"E	65.47'	L29	N71°29'05"E	55.93'
L8	S65°17'43"E	54.56'	L30	N68°46'44"E	55.93'
L9	S67°54'25"E	54.56'	L31	N65°53'00"E	51.52'
L10	S70°46'48"E	65.47'	L32	S24°07'00"E	3.51'
L11	S73°13'21"E	36.58'	L33	N65°53'00"E	91.50'
L12	S75°24'15"E	54.56'	L34	N61°24'24"E	198.93'
L13	S78°00'57"E	54.56'	L35	S15°39'35"W	81.50'
L14	S10°40'42"W	4.00'	L36	N79°11'04"E	7.88'
L15	S80°53'19"E	65.69'	L37	N60°56'07"E	18.83'
L16	S84°01'22"E	65.69'	L38	S29°03'55"E	78.00'
L17	S87°09'25"E	65.69'	L39	S60°56'07"W	148.29'
L18	S89°53'44"E	53.32'	L40	N53°35'11"W	115.37'
L19	N89°26'51"E	58.93'	L41	N36°24'49"E	78.00'
L20	S03°15'41"W	21.55'	L42	N53°35'11"W	6.83'
L21	S00°33'09"E	46.33'	L43	N36°24'49"E	19.36'
L22	N00°33'09"W	46.33'			

LEGEND	
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY

- NOTES:**
- THE STORM SEWER SYSTEM WITHIN THE PUBLIC R.O.W. IS PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA. THE STORM SEWER SYSTEM OUTSIDE OF THE PUBLIC R.O.W. IS PRIVATE AND TO BE MAINTAINED BY THE AACMD.
  - STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL PLACEMENT WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS AND WILL BE SUBMITTED WITH FINAL CIVIL STREET LIGHTING PLAN.
  - THE WATER LINE EAST OF THE INTERSECTION INTO THE NORTH AND SOUTH DEVELOPMENTS WILL NOT BE ACTIVATED UNTIL THE CONNECTION TO TAH PARKWAY IS CONSTRUCTED. IF THE REMAINDER OF THE 32ND AVENUE WATER LINE NEEDS TO BECOME ACTIVATED, IT WILL BE LOOPED WITH THE SYSTEM WITHIN THE DEVELOPMENT TO THE NORTH.
  - THE 10' CONCRETE PORTION OF THE 14'-WIDE TRAIL WILL BE WITHIN A SIDEWALK EASEMENT AND MAINTAINED BY THE CITY OF AURORA. THE 4' CRUSHER FINES PORTION OF THE 14'-WIDE TRAIL AND OTHER SMALLER SIDEWALK FEATURES OUTSIDE OF THE SIDEWALK EASEMENT WILL BE MAINTAINED BY AACMD.
  - REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.

32ND AVENUE  
AT THE AURORA HIGHLANDS  
SITE PLAN

OVERALL SITE PLAN

DATE: JUNE 2024

PREPARED BY:

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

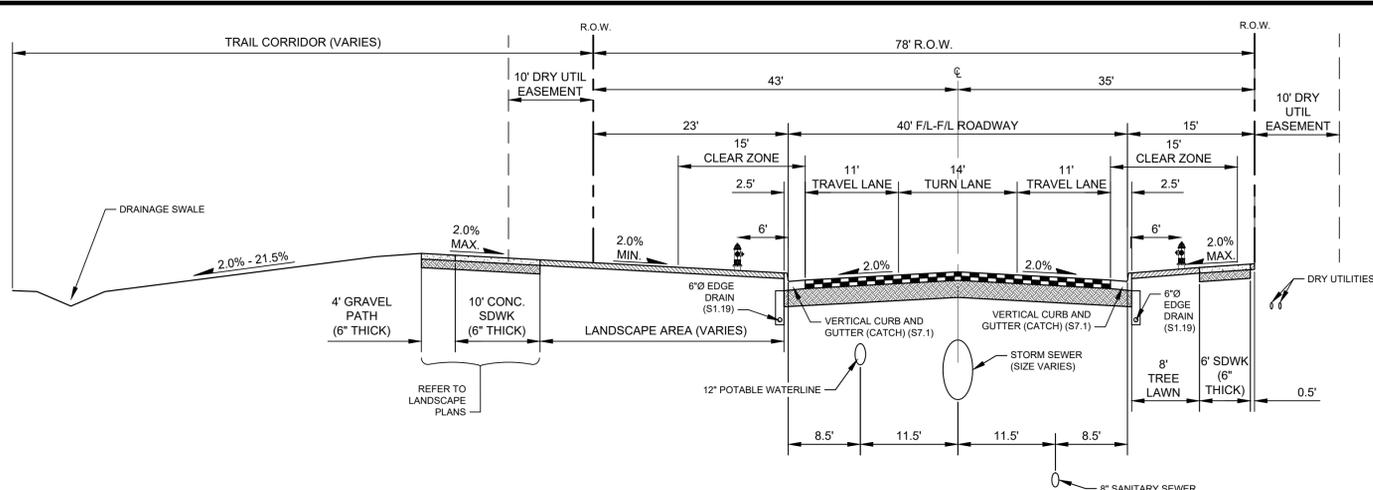
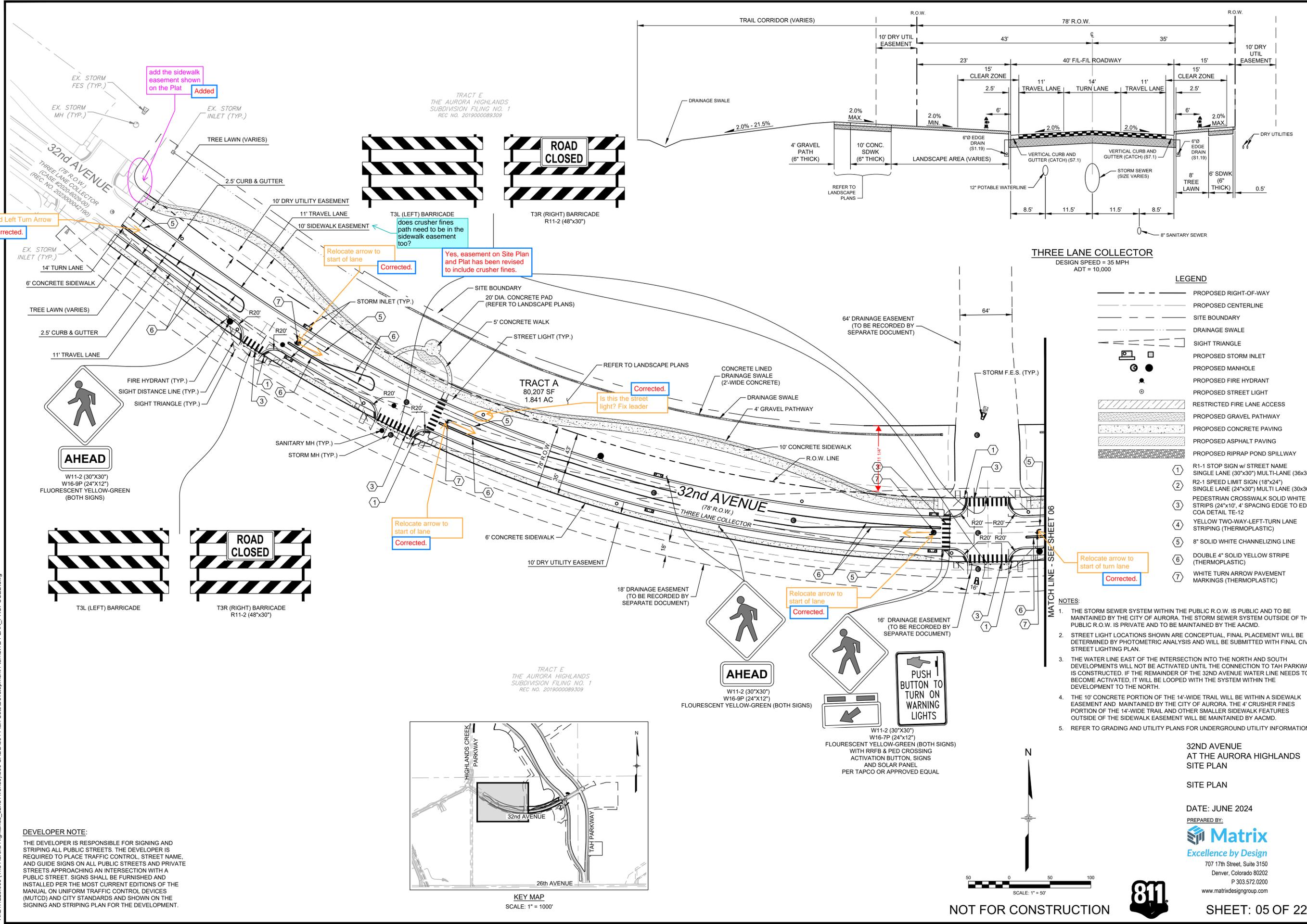


NOT FOR CONSTRUCTION

SHEET: 04 OF 22

**DEVELOPER NOTE:**  
THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS RESPONSIBLE 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 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.

R:\21.1229.005 (The Aurora Highlands, 32nd Avenue)\500 CADD\504 Plan Sets\Development Plan\Site Plan\_PROPOSED.dwg



THREE LANE COLLECTOR  
DESIGN SPEED = 35 MPH  
ADT = 10,000

**LEGEND**

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- SITE BOUNDARY
- DRAINAGE SWALE
- SIGHT TRIANGLE
- PROPOSED STORM INLET
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- RESTRICTED FIRE LANE ACCESS
- PROPOSED GRAVEL PATHWAY
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED RIPRAP POND SPILLWAY

- 1 R1-1 STOP SIGN w/ STREET NAME SINGLE LANE (30"x30") MULTI-LANE (36x36")
- 2 R2-1 SPEED LIMIT SIGN (18"x24") SINGLE LANE (24"x30") MULTI LANE (30x36")
- 3 PEDESTRIAN CROSSWALK SOLID WHITE STRIPS (24"x10", 4" SPACING EDGE TO EDGE) COA DETAIL TE-12
- 4 YELLOW TWO-WAY-LEFT-TURN LANE STRIPING (THERMOPLASTIC)
- 5 8" SOLID WHITE CHANNELIZING LINE
- 6 DOUBLE 4" SOLID YELLOW STRIPE (THERMOPLASTIC)
- 7 WHITE TURN ARROW PAVEMENT MARKINGS (THERMOPLASTIC)

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32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

SITE PLAN

DATE: JUNE 2024

PREPARED BY:  
**Matrix**  
Excellence by Design

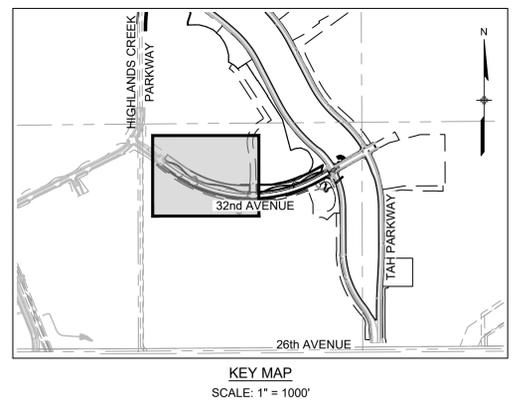
707 17th Street, Suite 3150  
Denver, Colorado 80202  
P 303.572.0200  
www.matrixdesigngroup.com



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SHEET: 05 OF 22

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add the sidewalk easement shown on the Plat  
Added

Add Left Turn Arrow  
Corrected.

Relocate arrow to start of lane  
Corrected.

does crusher fines path need to be in the sidewalk easement too?  
Yes, easement on Site Plan and Plat has been revised to include crusher fines.  
Corrected.

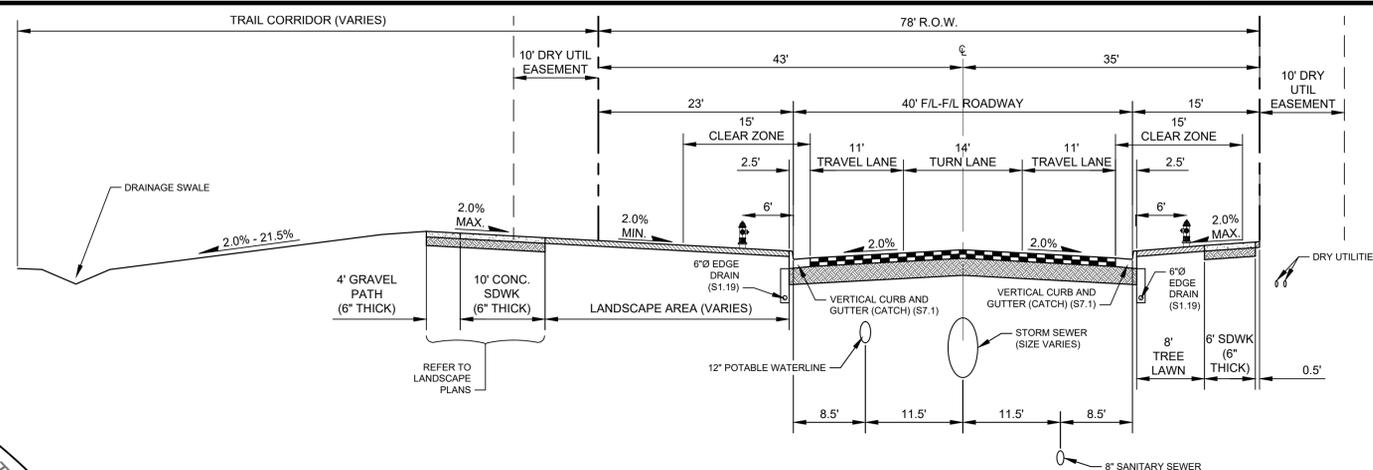
Is this the street light? Fix leader  
Corrected.

Relocate arrow to start of lane  
Corrected.

Relocate arrow to start of lane  
Corrected.

Relocate arrow to start of turn lane  
Corrected.



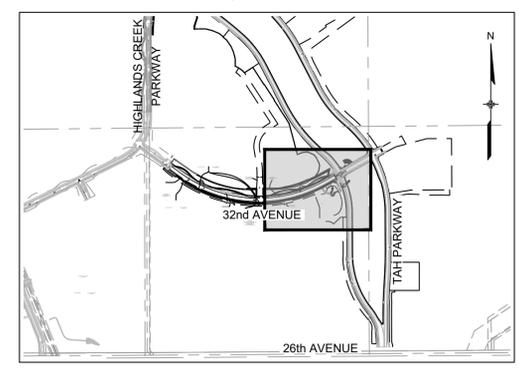


**THREE LANE COLLECTOR**  
DESIGN SPEED = 35 MPH  
ADT = 10,000

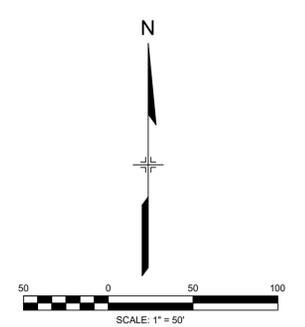
**LEGEND**

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED STORM INLET
	PROPOSED MANHOLE
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  5. REFER TO GRADING AND UTILITY PLANS FOR UNDERGROUND UTILITY INFORMATION.



**KEY MAP**  
SCALE: 1" = 1000'



NOT FOR CONSTRUCTION



32ND AVENUE  
AT THE AURORA HIGHLANDS  
SITE PLAN

DATE: JUNE 2024

PREPARED BY:  
**Matrix**  
Excellence by Design

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

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



**AHEAD**

W11-2 (30"x30")  
W16-9P (24"x12")  
FLUORESCENT YELLOW-GREEN  
(BOTH SIGNS)

match plat = 1.39 ac  
Corrected.

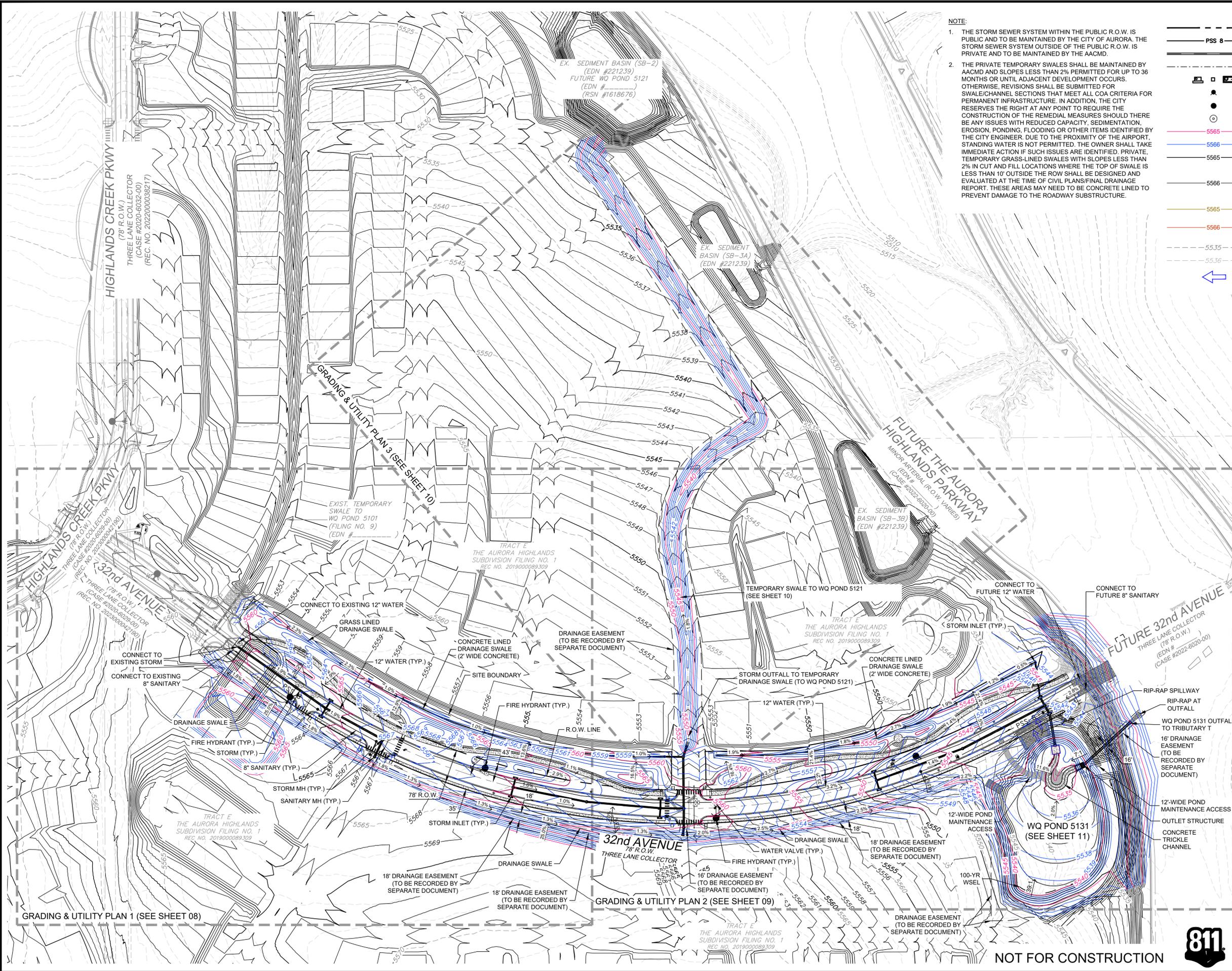
right-of-way linework  
should match legend  
Corrected.

Is this the street  
light? Revise leader  
Corrected.

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R:\21.1229.005 (The Aurora Highlands, 32nd Avenue)\500 CAD\504 Plan Set\Development Plan\SITE PLAN\_PROPOSED.dwg

R:\21-1229-005 (The Aurora Highlands, 32nd Avenue)\500 CADD\504 Plan Sets\Development Plan\GRADING & UTIL PLAN\_C-ALL\_PROPOSED.dwg



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**LEGEND**

- SITE BOUNDARY
- PSS 8 --- PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED WATER
- PROPOSED INLET
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
- ⊙ PROPOSED LIGHT POLE
- 5565 --- PROPOSED 5' CONTOUR
- 5566 --- PROPOSED 1' CONTOUR
- 5565 --- PROPOSED 5' CONTOUR (EDN #221239, UNLESS OTHERWISE NOTED)
- 5566 --- PROPOSED 1' CONTOUR (EDN #221239, UNLESS OTHERWISE NOTED)
- 5565 --- PROPOSED 5' CONTOUR (EDN #222235)
- 5566 --- PROPOSED 1' CONTOUR (EDN #222235)
- 5535 --- EXISTING 5' CONTOUR
- 5536 --- EXISTING 1' CONTOUR
- ← PROPOSED EMERGENCY OVERFLOW



32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

OVERALL GRADING & UTILITY PLAN

DATE: JUNE 2024

PREPARED BY:



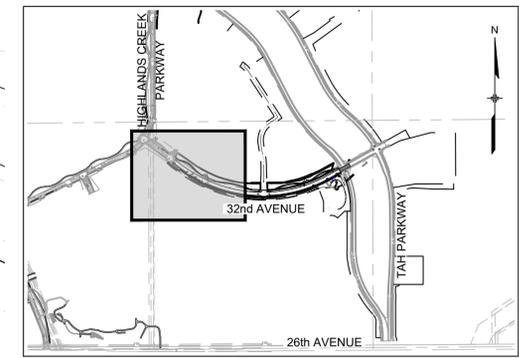
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SHEET: 07 OF 22

R:\21-1229-005 (The Aurora Highlands, 32nd Avenue)\500 CADD\504 Plan Sets\Development Plan\GRADING & UTIL PLAN\_C-ALL\_PROPOSED.dwg



KEY MAP  
SCALE: 1" = 1000'

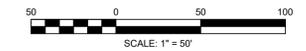
LEGEND

- SITE BOUNDARY
- PSS 8 --- PROPOSED SANITARY
- PROPOSED STORM
- PROPOSED WATER
- PROPOSED INLET
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE
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MATCH LINE - SEE SHEET 09



32ND AVENUE  
AT THE AURORA HIGHLANDS  
SITE PLAN  
GRADING & UTILITY PLAN

DATE: JUNE 2024

PREPARED BY:

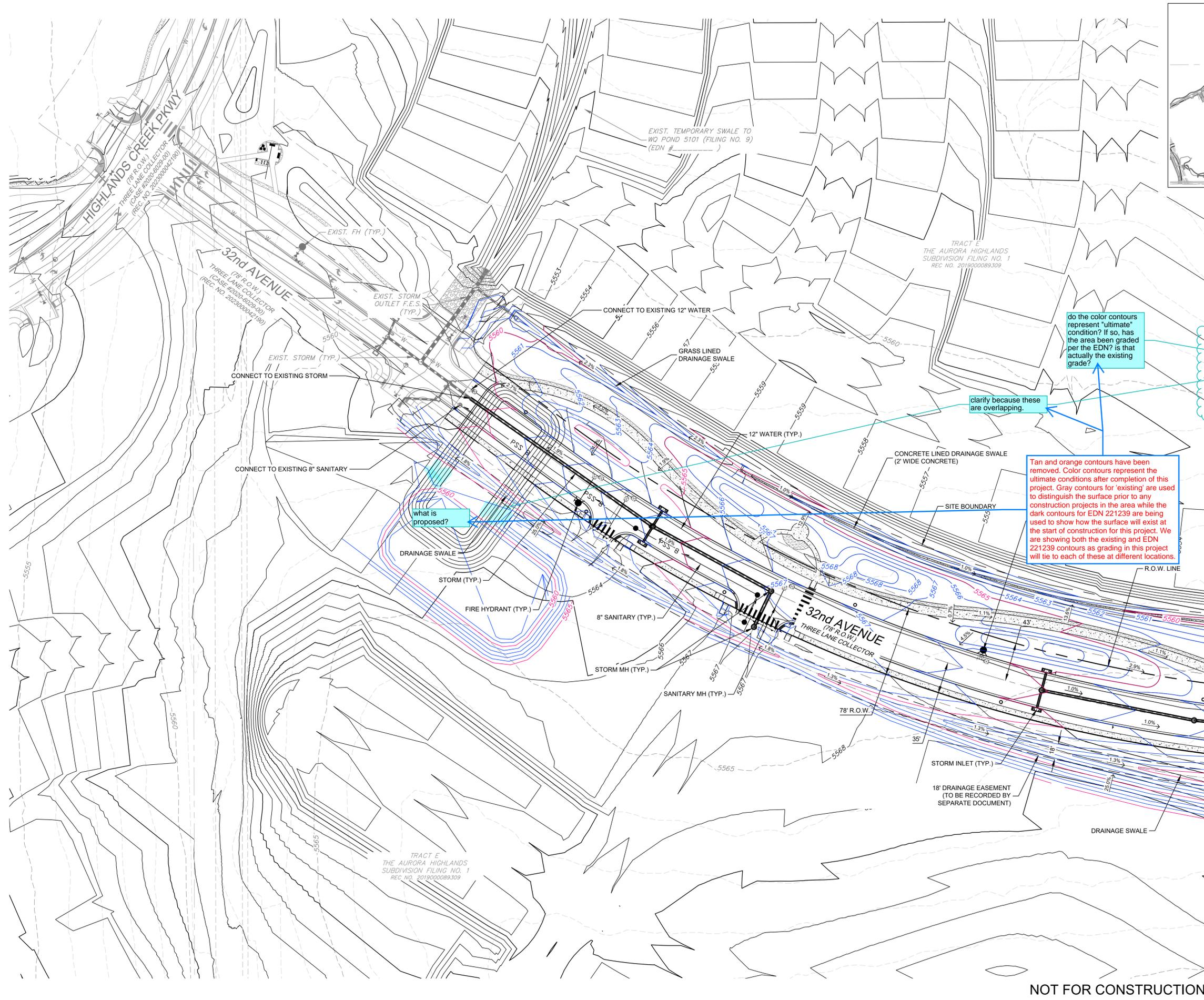


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SHEET: 08 OF 22

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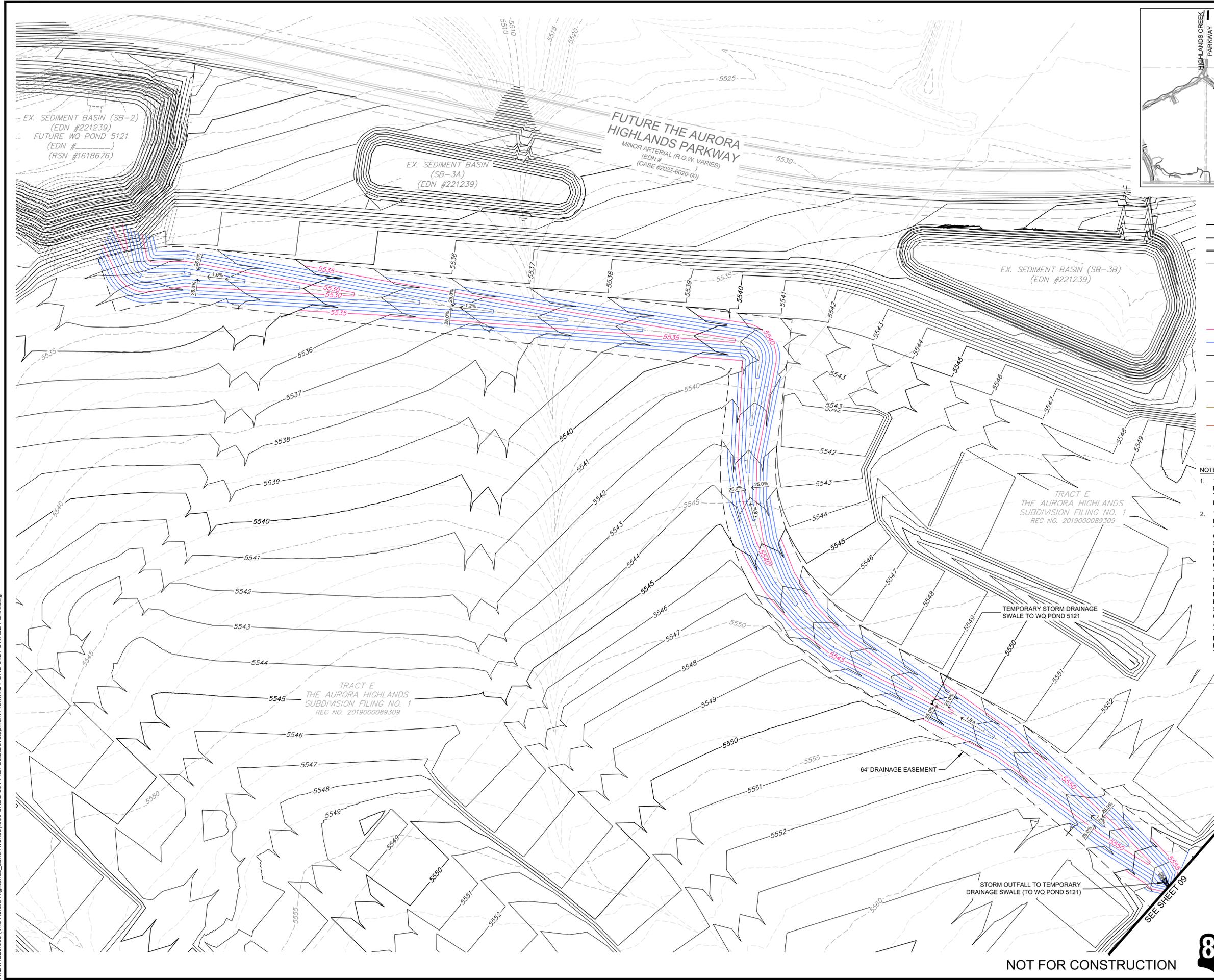
Tan and orange contours have been removed. Color contours represent the ultimate conditions after completion of this project. Gray contours for 'existing' are used to distinguish the surface prior to any construction projects in the area while the dark contours for EDN 221239 are being used to show how the surface will exist at the start of construction for this project. We are showing both the existing and EDN 221239 contours as grading in this project will tie to each of these at different locations.

do the color contours represent 'ultimate' condition? If so, has the area been graded per the EDN? is that actually the existing grade?

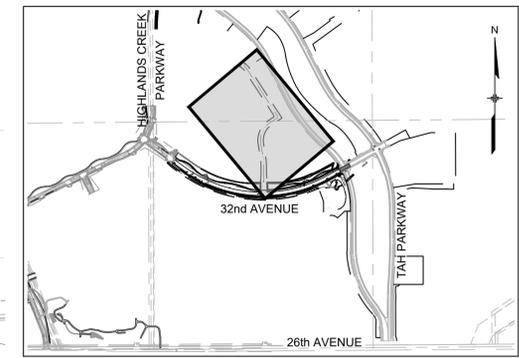
clarify because these are overlapping.

what is proposed?





R:\211229\_005 (The Aurora Highlands\_32nd Avenue)\500 CADD\504 Plan Sets\Development Plan\WQ Pond 5121 SWALE PLAN.dwg

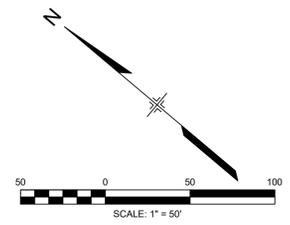


**KEY MAP**  
SCALE: 1" = 1000'

**LEGEND**

	SITE BOUNDARY
	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE
	PROPOSED LIGHT POLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR (EDN #221239, UNLESS OTHERWISE NOTED)
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32ND AVENUE  
AT THE AURORA HIGHLANDS  
SITE PLAN  
GRADING & UTILITY PLAN

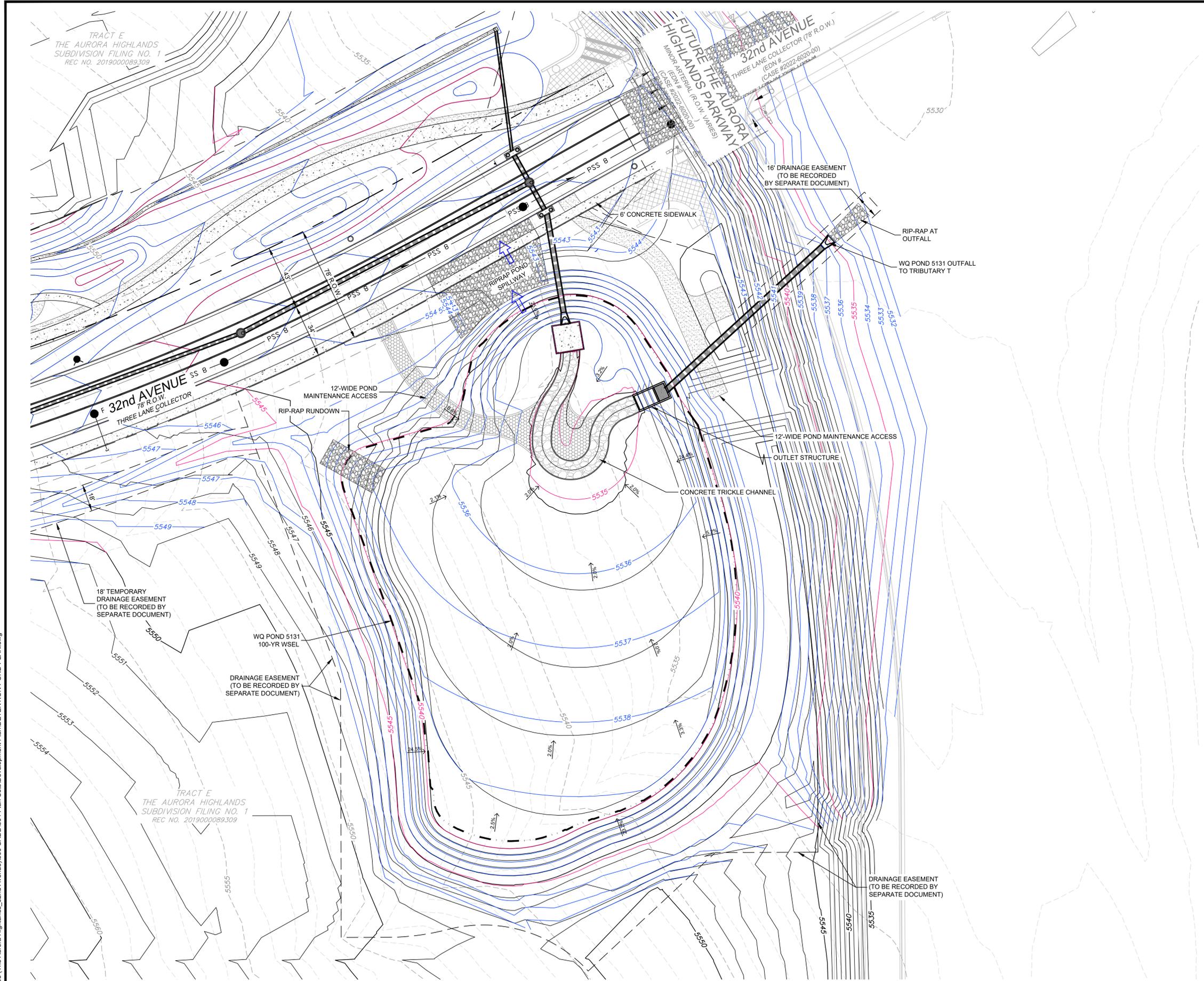
DATE: JUNE 2024  
PREPARED BY:  
**Matrix**  
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SHEET: 10 OF 22

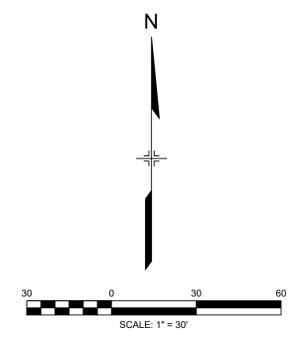
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**LEGEND**

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	SITE BOUNDARY
	DRAINAGE SWALE
	SIGHT TRIANGLE
	PROPOSED STORM INLET
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STREET LIGHT
	RESTRICTED FIRE LANE ACCESS
	PROPOSED GRAVEL PATHWAY
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED RIPRAP POND SPILLWAY
	PROPOSED EMERGENCY OVERTFLOW

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32ND AVENUE  
 AT THE AURORA HIGHLANDS  
 SITE PLAN

WATER QUALITY  
 POND 5131 PLAN

DATE: JUNE 2024

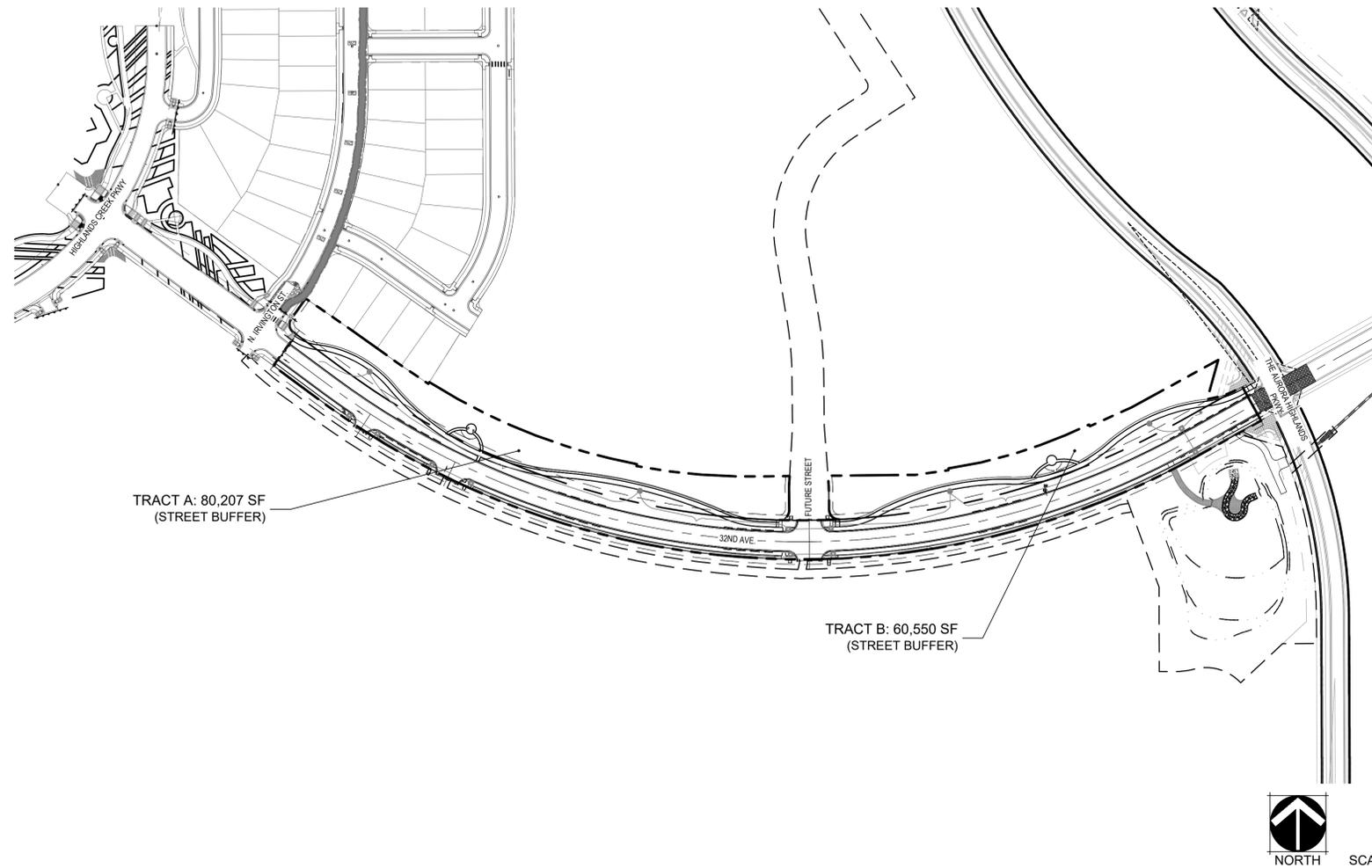
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SHEET: 11 OF 22

TRACT KEY MAP



SHEET INDEX

- L1.00 - COVER
- L1.01 - PLANT SCHEDULE
- L2.00 - LANDSCAPE PLAN
- L2.01 - LANDSCAPE PLAN
- L2.02 - LANDSCAPE PLAN
- L2.03 - LANDSCAPE PLAN
- L3.01 - MASTER FENCE & TRAIL PLAN
- L3.00 - HYDROZONE MAP
- L3.02 - TREE MITIGATION PLAN
- L4.01 - LANDSCAPE DETAIL
- L4.00 - LANDSCAPE DETAIL

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 1461435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" LOCAL RIVER ROCK. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" COBBLESTONE (RIVER ROCK). WEED BARRIER IS REQUIRED UNDER RIVER ROCK AND COBBLE. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
11. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

STREET FRONTAGE BUFFER

Street Frontage Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: 32nd Ave - North Side (1 Tree and 10 Shrubs per 40 LF)	2,029	51	51	508	#5 Cont Shrubs 813 #1 Cont Grasses 2,564
<b>Totals:</b>	2,029	51	51	508	1,667

NOTES:

- 1.) Street Frontage Buffers are minimum 20' and maximum 100' wide.
- 2.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

STANDARD RIGHTS-OF-WAY STREET TREE TABLE

Street Tree Description	Length (LF)	Trees Required	Trees Provided
32nd Ave North Side (1 Tree / 40 LF)	1,930	49	50
32nd Ave South Side (1 Tree / 40 LF)	1,834	46	46
<b>Totals:</b>	3,764	95	96

NOTES:

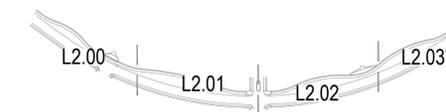
- 1.) Intersecting drives are excluded from linear foot calculations.

WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Non-Irrigated (Wetland Seed) (SF)	Non-Irrigated Area/Pavement (SF)	Total Area (SF)
<b>A</b>	44,800	6,981	-	28,426	80,207
<b>B</b>	31,768	3,574	-	25,208	60,550
<b>ROW</b>	31,855	20,836	-	110,752	163,443
<b>Totals:</b>	108,423	31,391	-	164,386	304,200

KEY MAP

SCALE: 1" = 400'



32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

DATE: JUNE 21, 2024

PREPARED BY:  
**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding

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



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L1.00 - COVER  
SHEET: 12 OF 22

PLANTING SCHEDULE

	QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	WATER USE
<b>DECIDUOUS CANOPY TREE</b>						
	23	ESE	EMERALD SUNSHINE ELM	ULMUS PROPINQUA 'JFS-BIEBERICH'	2 1/2" CAL. B&B	LOW
	11	LAS	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2 1/2" CAL. B&B	MODERATE
	17	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER'	2 1/2" CAL. B&B	VERY LOW
	25	TEX	TEXAS RED OAK	QUERCUS BUCKLEYI	2 1/2" CAL. B&B	MODERATE
	20	WHO	WHITE OAK	QUERCUS ALBA	2 1/2" CAL. B&B	VERY LOW
<b>EVERGREEN TREES</b>						
	17	BOP	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6' HT. MIN (SPECIMEN)	MODERATE
	9	PVP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HT. MIN (SPECIMEN)	VERY LOW
	15	SBH	BLACK HILLS SPRUCE	PICEA PUNGENS 'DENSATA'	6' HT. MIN (SPECIMEN)	LOW
<b>DECIDUOUS ORNAMENTAL TREE</b>						
	8	PRF	PRAIRIE FIRE CRAB APPLE	MALUS 'PRAIRIE FIRE'	2" CAL. B&B	LOW
	10	TCH	COCKSPUR THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL. B&B	LOW
<b>DECIDUOUS SHRUBS 2-4' SPREAD</b>						
	93	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	#5 CONT.	VERY LOW
	18	KND	DOUBLE KNOCKOUT ROSE	ROSA 'RADTKO'	#5 CONT.	LOW
	49	LED	DWARF LEADPLANT	AMORPHA NANA	#5 CONT.	VERY LOW
	8	LMS	LIMEMOUND SPIREA	S. X BUMALDA 'LIMEMOUND'	#5 CONT.	LOW
	28	ORB	ROCKET ORANGE BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	#5 CONT.	LOW
	173	RSD	DWARF RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA 'LACY BLUE'	#5 CONT.	VERY LOW
	18	SLH	SWEETSPIRE 'LITTLE HENRY'	ITEA VIRGINICA 'SPRICH'	#5 CONT.	MODERATE
<b>DECIDUOUS SHRUBS 5-6' SPREAD</b>						
	52	BPU	BUTTERFLY BUSH	BUDDLEIA DAVIDII	#5 CONT.	LOW
	23	FER	FERNBUSH	CHAMAEBATIARA MILLEFOLIUM	#5 CONT.	LOW
	12	GNI	GOLDEN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	#5 CONT.	LOW
	8	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	VERY LOW
	114	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	VERY LOW
	12	RBA	RED BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA'	#5 CONT.	LOW
	12	REC	RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	#5 CONT.	LOW
	20	RSB	RED SNOWBERRY	SYMPHORICARPOS ORBICULATUS	#5 CONT.	LOW
	12	YCU	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.	VERY LOW
	<b>DECIDUOUS SHRUBS 7-9' SPREAD</b>					
	12	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	#5 CONT.	LOW
	14	AMP	AMERICAN PLUM	PRUNUS AMERICANA	#5 CONT.	VERY LOW
	26	CWL	COMMON WHITE LILAC	SYRINGA VULGARIS ALBA	#5 CONT.	VERY LOW
	17	GST	GOLDEN SMOKE TREE	COTINUS COGGYGRIA 'ANCOT'	#5 CONT.	LOW
	16	NAC	NANKING CHERRY	PRUNUS TOMENTOSA	#5 CONT.	LOW
	11	NCC	NATIVE CHOKECHERRY	PRUNUS VIRGINIANA	#5 CONT.	LOW
	11	NCG	CENTER GLOW NINEBARK	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	#5 CONT.	LOW
	6	SAA	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	VERY LOW
	10	TWS	TALL WESTERN SAGE	ARTEMISIA TRIDENTATA	#5 CONT.	VERY LOW
	<b>EVERGREEN SHRUBS 2-4" SPREAD</b>					
	8	MAN	PANCHITO MANAZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	VERY LOW
<b>EVERGREEN SHRUBS 5-6" SPREAD</b>						
	21	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	VERY LOW
	3	CCB	CORAL BEAUTY COTONEASTER	CYTISUS DAMMERI 'CORAL BEAUTY'	#5 CONT.	MODERATE
	2	CHI	CHIEFTAIN MANAZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.	VERY LOW
	12	OGH	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	#5 CONT.	VERY LOW
<b>EVERGREEN SHRUBS 7-9" SPREAD</b>						
	29	MTA	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	#5 CONT.	LOW
<b>ORNAMENTAL GRASSES</b>						
	169	APG	UNDAUNTED ALPINE PLUME GRASS	ACHNATHERUM CALAMAGROSTIS 'PUND02S'	#1 CONT.	LOW
	59	FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	LOW
	481	GBA	BLONDE AMBITION GRAMA GRASS	BOUPELOUA GRACILIS 'BLONDE AMBITION' <span style="border: 1px solid black; padding: 1px;">30-36" tall</span>	#1 CONT.	VERY LOW
	313	GRM	MUHLY GRASS	MUHLENBERGIA REVERCHONII 'UNDAUNTED' <span style="border: 1px solid black; padding: 1px;">24-36"</span>	#1 CONT.	VERY LOW
	196	HFB	LITTLE BUNNY HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	#1 CONT.	VERY LOW
	823	MFG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	#1 CONT.	VERY LOW
	6	PAH	HARDY PAMPAS GRASS	ERIANTHUS RAVENNAE	#1 CONT.	LOW
	134	PDG	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	VERY LOW
	326	RSG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH' <span style="border: 1px solid black; padding: 1px;">3-4"</span>	#1 CONT.	LOW
	<b>PERENNIALS</b>					
	25	CFL	PURPLE CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.	VERY LOW
	41	CLT	LITTLE TRUDY CATMINT	NEPETA 'PSIFKE'	#1 CONT.	LOW
	90	DDY	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.	VERY LOW
	35	HSU	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONT.	VERY LOW
	76	SEF	SEA FOAM SAGE	ARTEMISIA VERSICOLOR 'SEA FOAM'	#1 CONT.	VERY LOW

IRRIGATED AND NON-IRRIGATED NATIVE SEED MIX

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
C	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	25%	3.75 LBS.
C	CRESTED WHEATGRASS	AGROPYRON CRISTATUM	25%	3.75 LBS.
W	BLUE GRAMA	BOUPELOUA GRACILIS	10%	1.5 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	20%	3.0 LBS.
C	SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	15%	2.25 LBS.
W	ALKALI SACATON	SPOROBOLUS AIROIDES	5%	0.75 LBS.
W/C = WARM OR COOL SEASON MIX HAS BEEN APPROVED BY DENVER INTERNATIONAL AIRPORT			TOTAL	100% 15.0 LBS.

IRRIGATED MANICURED TURF SOD

TALL FESCUE BLEND OR APPROVED EQUAL.

32ND AVENUE AT THE AURORA  
HIGHLANDS SITE PLAN

DATE: JUNE 21, 2024

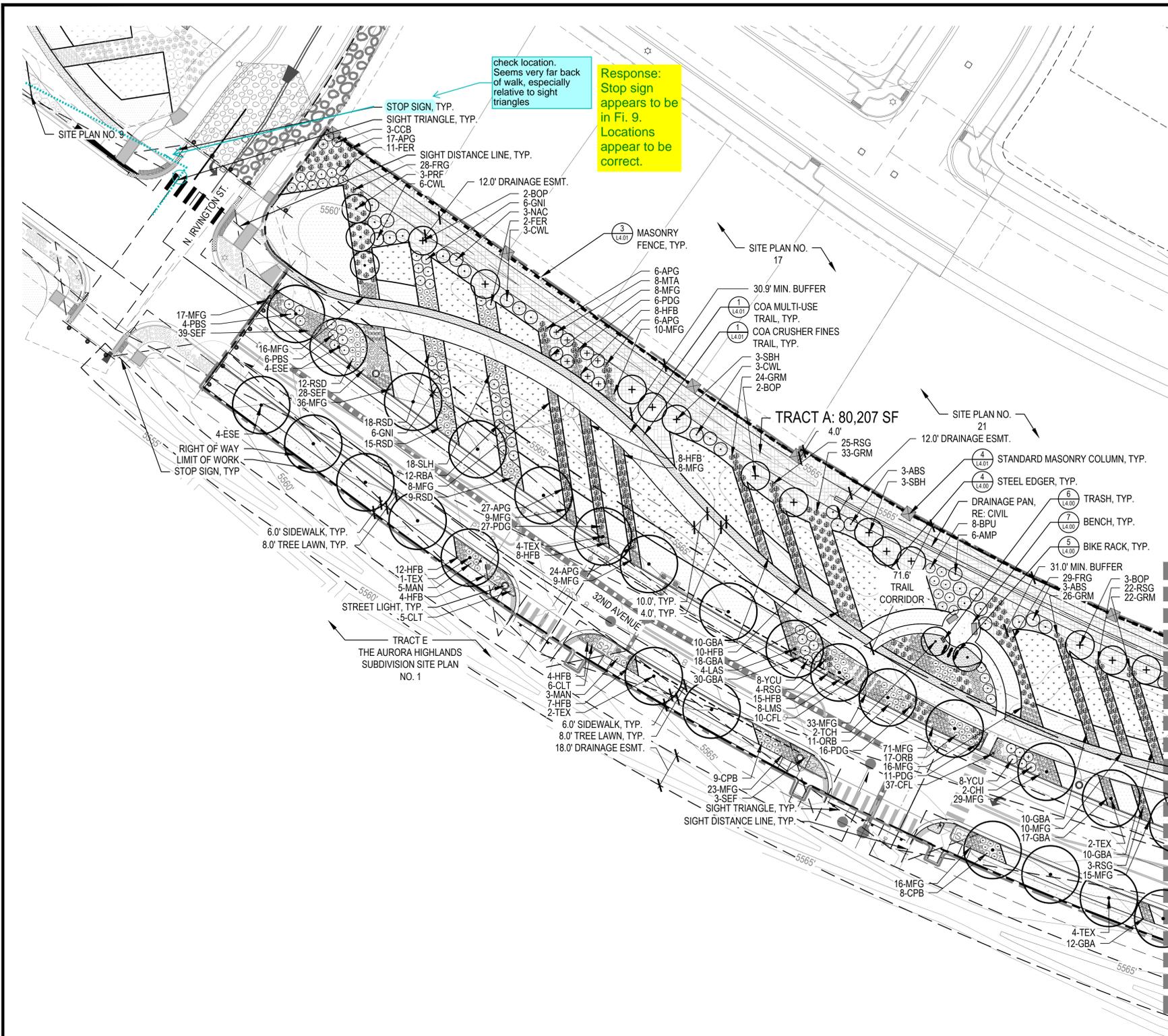
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L1.01 - PLANT SCHEDULE  
SHEET: 13 OF 22



**LEGEND**

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE
	RIGHT OF WAY (ROW)
	STEEL EDGER (4/L4.00)
	MASONRY FENCE (3/L4.01)
	IRRIGATED MANICURED TURF SOG (DEVELOPER)
	NON-IRRIGATED NATIVE SEED
	100% IRRIGATED NATIVE GRASS SEED MIX
	CRUSHER FINES
	COBBLE
	WOOD MULCH
	DECIDUOUS CANOPY TREE (1/L4.00)
	ORNAMENTAL TREES (1/L4.00)
	EVERGREEN TREES (1/L4.00)
	DECIDUOUS SHRUBS (2/L4.00)
	EVERGREEN SHRUBS (2/L4.00)
	ORNAMENTAL GRASSES (3/L4.00)
	PERENNIALS (3/L4.00)
	FIRE HYDRANT (RE: CIVIL)
	STREET LIGHT (RE: CIVIL, 2/L4.01)
	BENCH (7/L4.00)
	BIKE RACK (5/L4.00)
	TRASH CAN (6/L4.00)
	STANDARD MASONRY COLUMN (4/L4.01)

- NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.

KEY MAP SCALE: 1" = 400'



32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

DATE: JUNE 21, 2024

PREPARED BY:  
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L2.00 - LANDSCAPE PLAN  
 SHEET: 14 OF 22

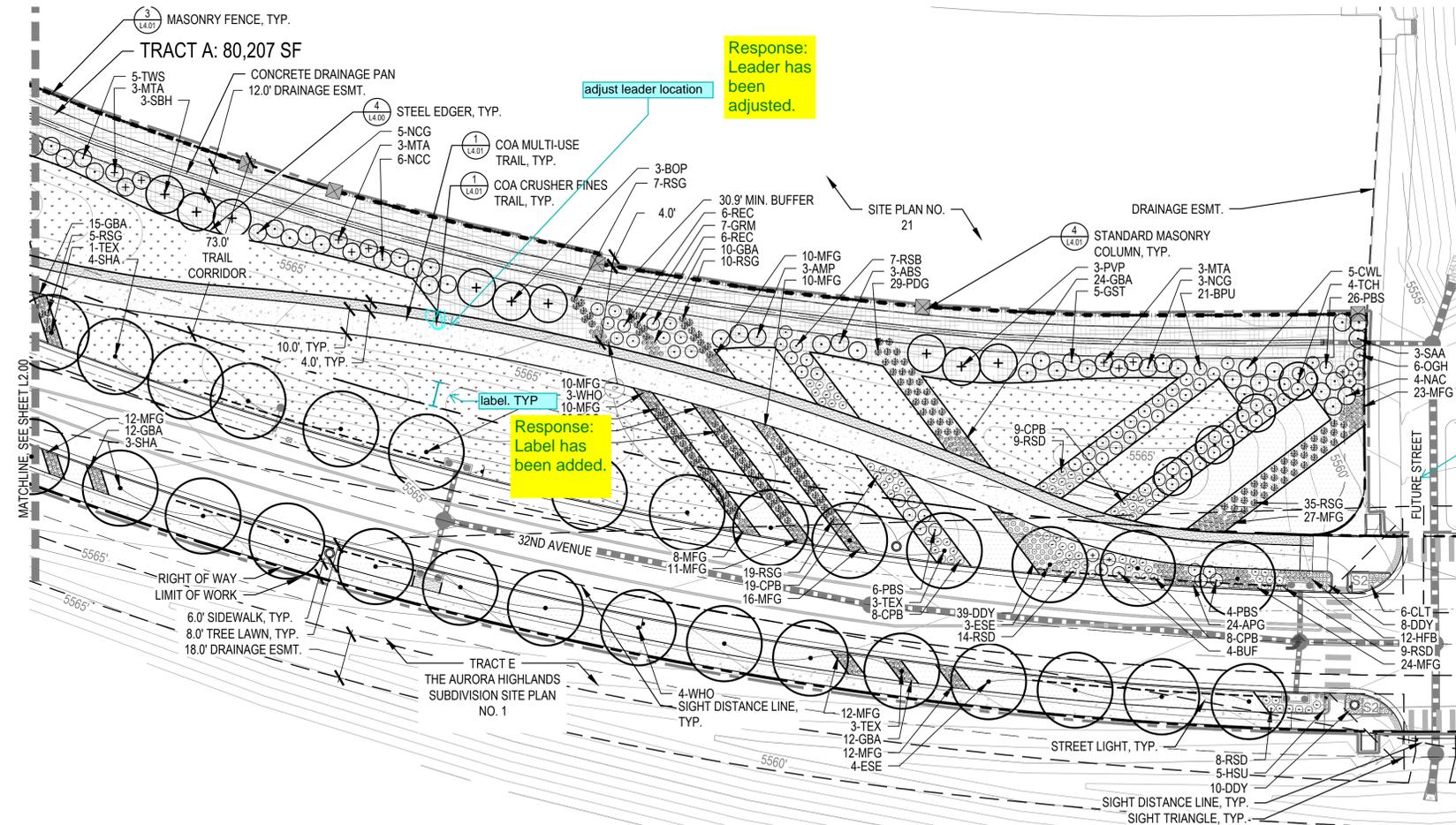


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**LEGEND**

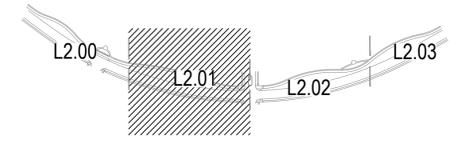
- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- RIGHT OF WAY (ROW)
- STEEL EDGER (4/L4.00)
- MASONRY FENCE (3/L4.01)
- IRRIGATED MANICURED TURF SOD (DEVELOPER)
- NON-IRRIGATED NATIVE SEED
- 100% IRRIGATED NATIVE GRASS SEED MIX
- CRUSHER FINES
- COBBLE
- WOOD MULCH
- DECIDUOUS CANOPY TREE (1/L4.00)
- ORNAMENTAL TREES (1/L4.00)
- EVERGREEN TREES (1/L4.00)
- DECIDUOUS SHRUBS (2/L4.00)
- EVERGREEN SHRUBS (2/L4.00)
- ORNAMENTAL GRASSES (3/L4.00)
- PERENNIALS (3/L4.00)
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL, 2/L4.01)
- BENCH (7/L4.00)
- BIKE RACK (5/L4.00)
- TRASH CAN (6/L4.00)
- STANDARD MASONRY COLUMN (4/L4.01)



Response: Street name has been updated.

- NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.

KEY MAP SCALE: 1" = 400'



**32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN**

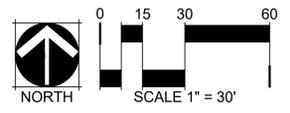
DATE: JUNE 21, 2024



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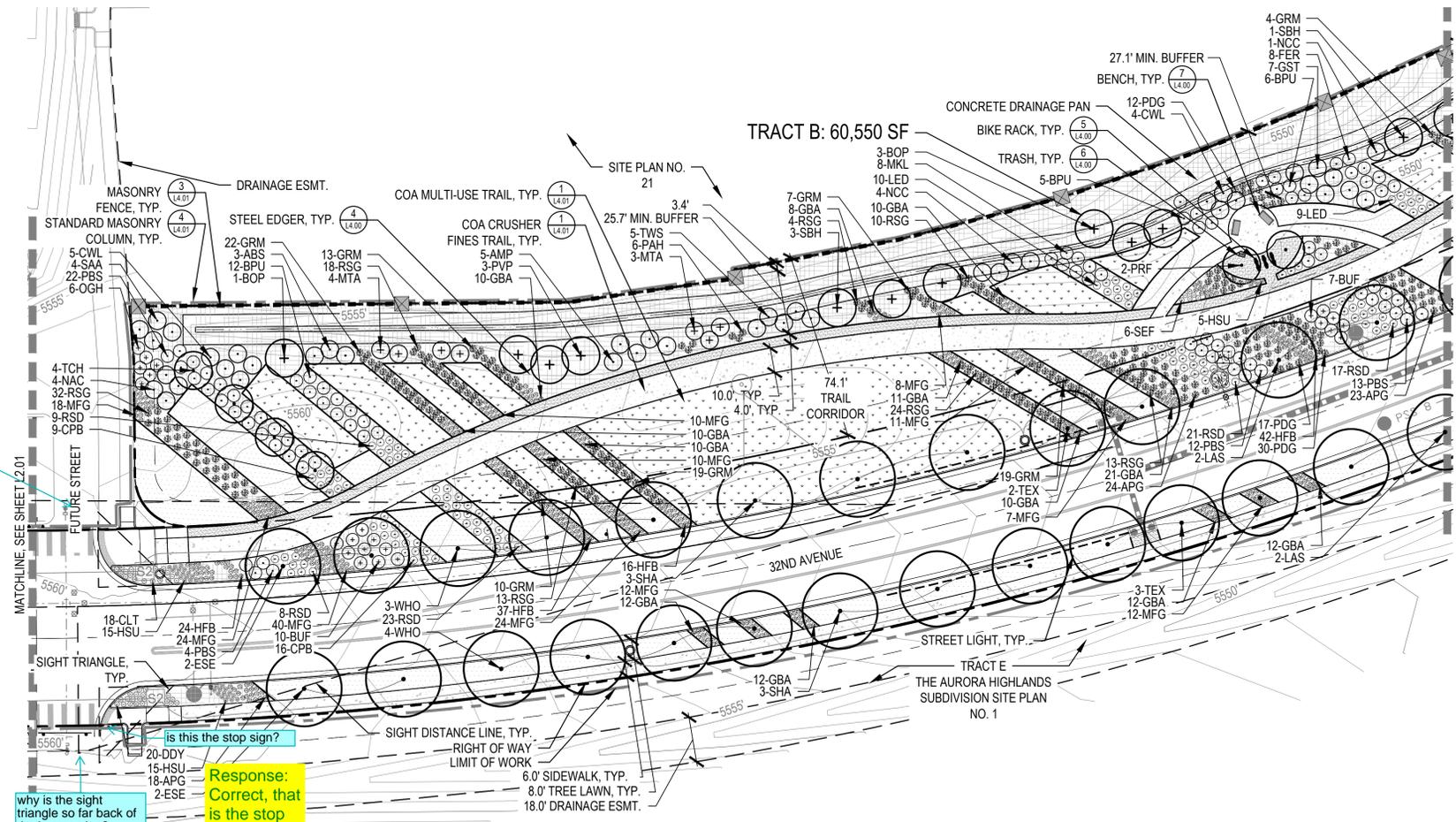
L2.01 - LANDSCAPE PLAN  
SHEET: 15 OF 22



NOT FOR CONSTRUCTION

**LEGEND**

- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- RIGHT OF WAY (ROW)
- STEEL EDGER (4/L4.00)
- MASONRY FENCE (3/L4.01)
- IRRIGATED MANICURED TURF SOD (DEVELOPER)
- NON-IRRIGATED NATIVE SEED
- 100% IRRIGATED NATIVE GRASS SEED MIX
- CRUSHER FINES
- COBBLE
- WOOD MULCH
- DECIDUOUS CANOPY TREE (1/L4.00)
- ORNAMENTAL TREES (1/L4.00)
- EVERGREEN TREES (1/L4.00)
- DECIDUOUS SHRUBS (2/L4.00)
- EVERGREEN SHRUBS (2/L4.00)
- ORNAMENTAL GRASSES (3/L4.00)
- PERENNIALS (3/L4.00)
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL, 2/L4.01)
- BENCH (7/L4.00)
- BIKE RACK (5/L4.00)
- TRASH CAN (6/L4.00)
- STANDARD MASONRY COLUMN (4/L4.01)



this street has been named

Response: Street name has been updated.

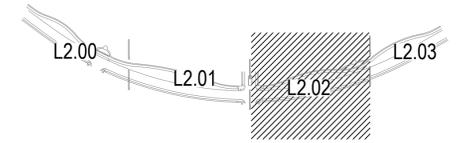
is this the stop sign?  
why is the sight triangle so far back of the intersection?

Response: Correct, that is the stop sign.

Response: Sight triangles have been confirmed with civil

- NOTES:**
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  2. FINAL STREET TREE PLACEMENT SUBJECT TO STOP SIGNS AND STREET LIGHTS.

KEY MAP SCALE: 1" = 400'

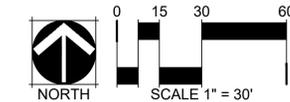


32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

DATE: JUNE 21, 2024

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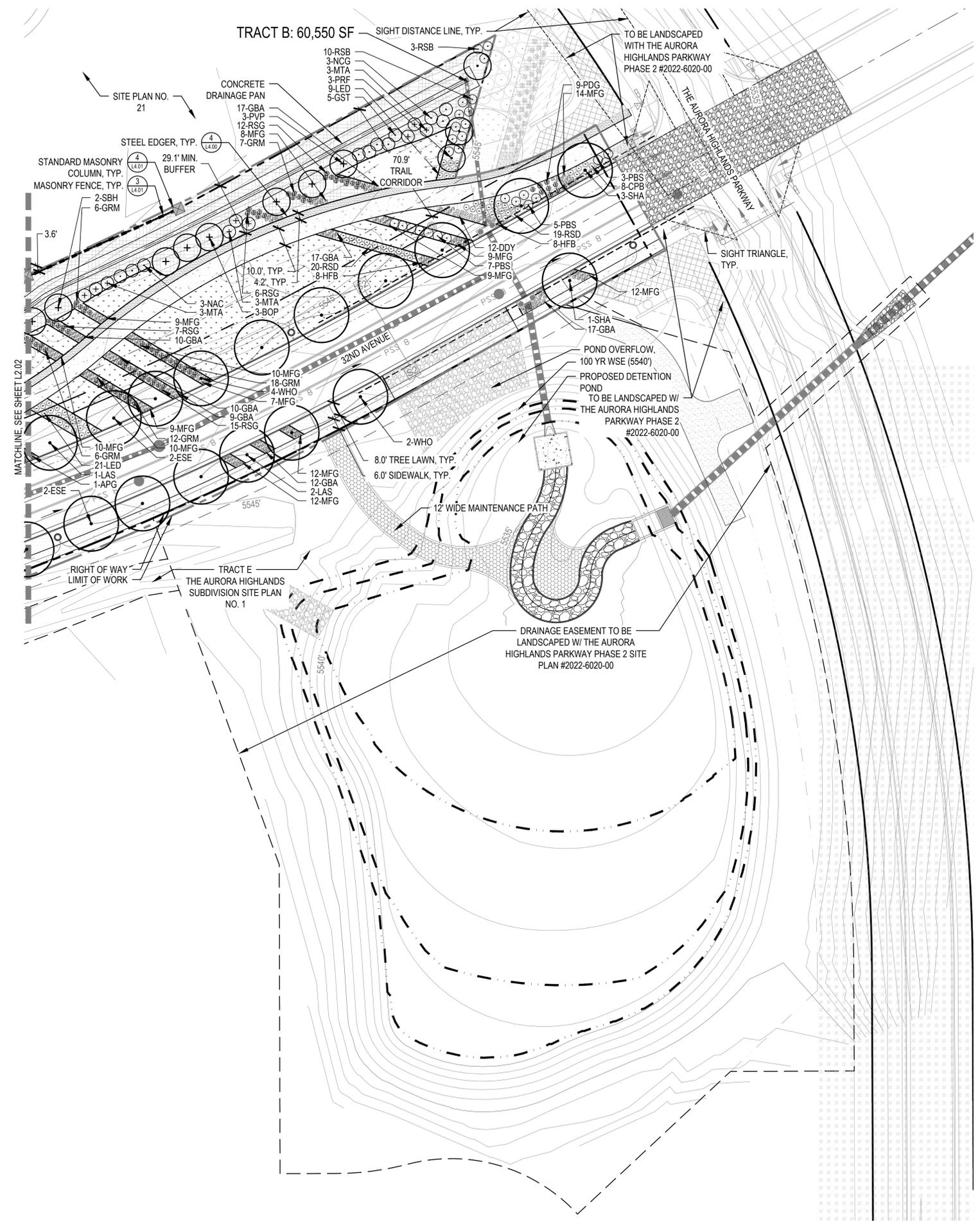
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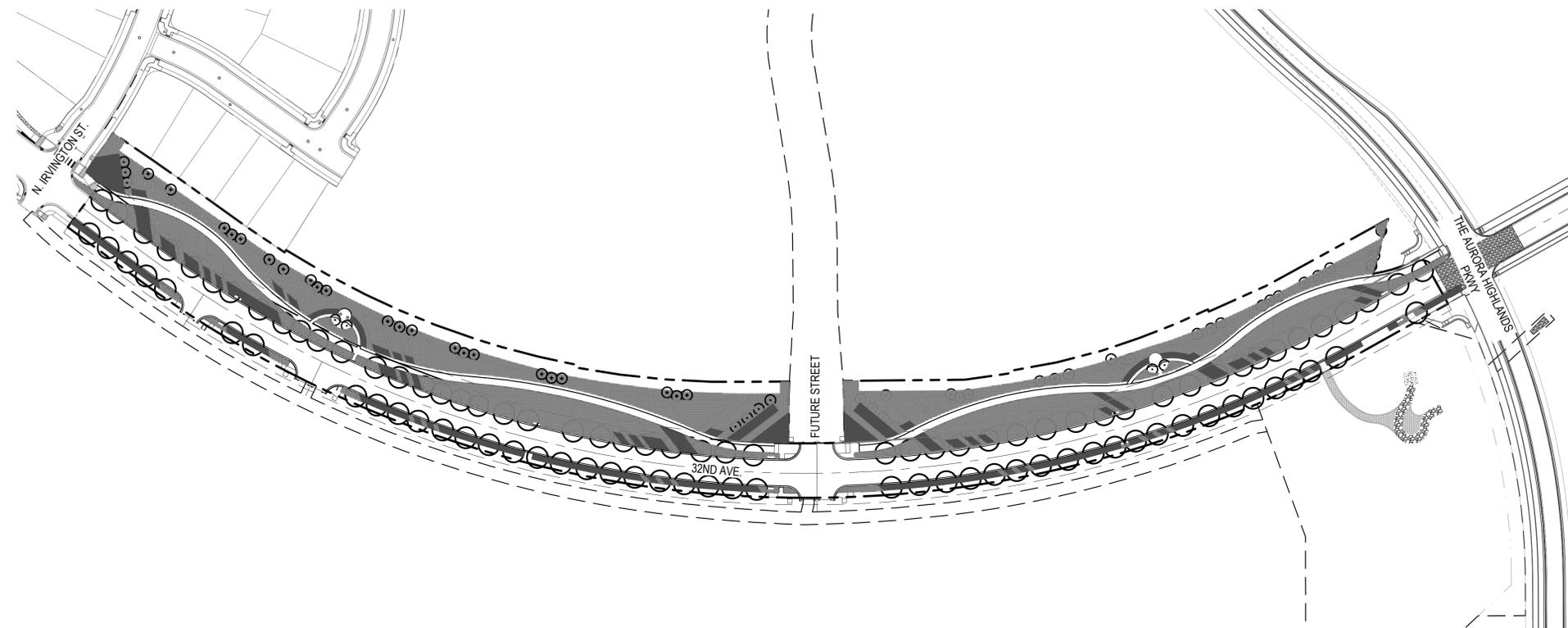


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L2.02 - LANDSCAPE PLAN  
SHEET: 16 OF 22



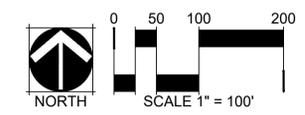


**LEGEND**

- LIMIT-OF-WORK
- PROPERTY LINE
- HIGH WATER USE: MANICURED TURF (IRRIGATED)
- LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- ⊕ EVERGREEN TREES

**HYDRO-ZONE TABLES**

WATER USE TYPE	AREA (SF)
HIGH WATER USE	31,391 SF
LOW WATER USE	108,423 SF
NON-IRRIGATED	164,386 SF
<b>TOTAL IRRIGATED AREA</b>	<b>139,814 SF</b>



32ND AVENUE AT THE AURORA  
HIGHLANDS SITE PLAN

DATE: JUNE 21, 2024

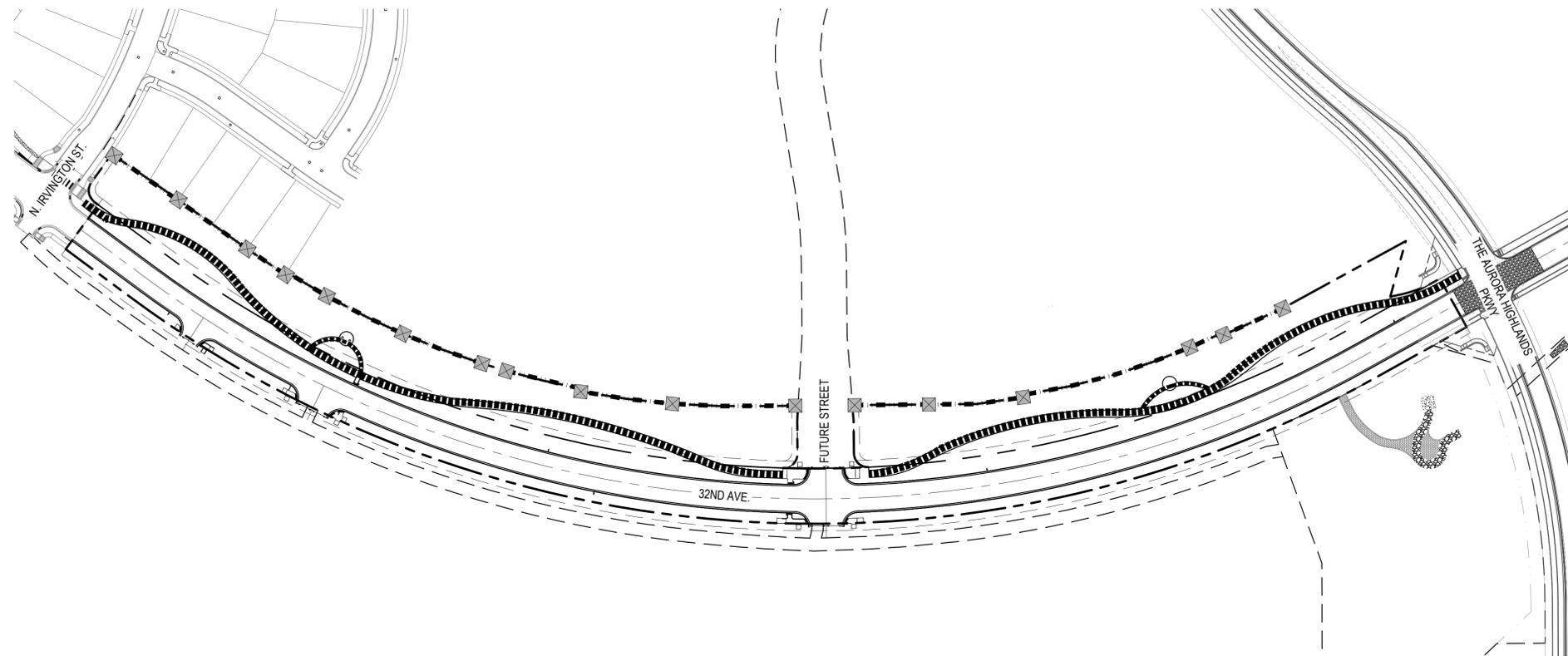
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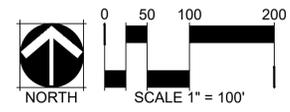


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L3.00 - HYDROZONE MAP  
SHEET: 18 OF 22



- LEGEND**
- PROPERTY LINE
  - 5' CONCRETE TRAIL (NOT INCLUDING SIDEWALKS)
  - ===== 10' CONCRETE TRAIL
  - MASONRY FENCE (REFER TO 3/L4.01)
  - ⊠ STANDARD MASONRY COLUMN (REFER TO 4/L4.01)



32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

DATE: JUNE 21, 2024

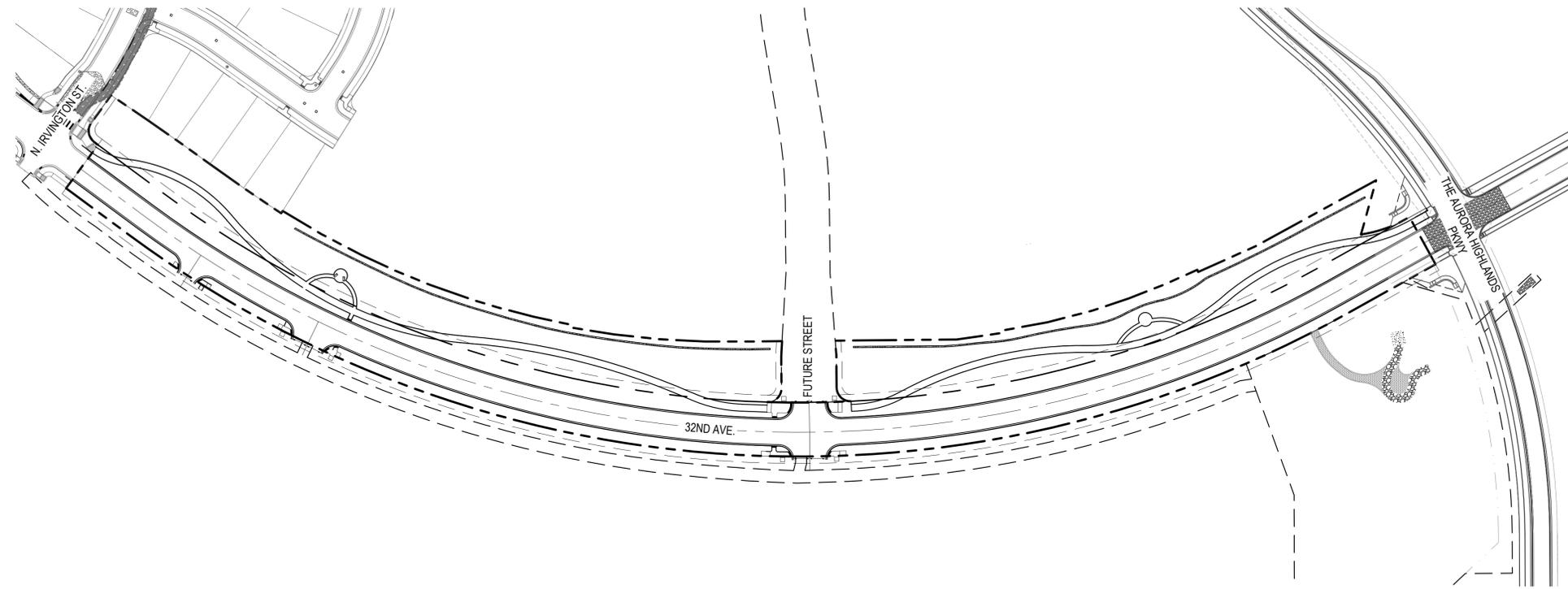
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L3.01 - MASTER FENCE & TRAIL PLAN  
 SHEET: 19 OF 22

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**LEGEND**

-  PROPERTY LINE
-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED

**EXISTING TREE SUMMARY**

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

**TREE PROTECTION PLAN SUMMARY**

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

32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

DATE: JUNE 21, 2024

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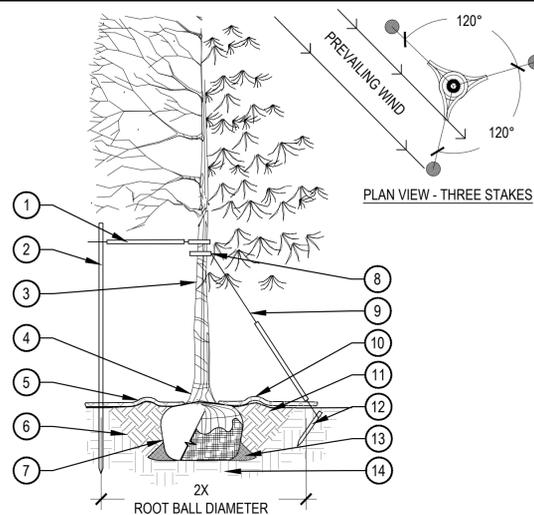
L3.02 - TREE MITIGATION PLAN  
 SHEET: 20 OF 22

**PRUNING NOTES:**

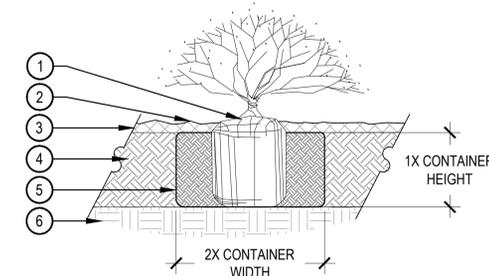
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

**STAKING NOTES:**

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
  - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
  - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
  - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



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



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

**NOTE:**

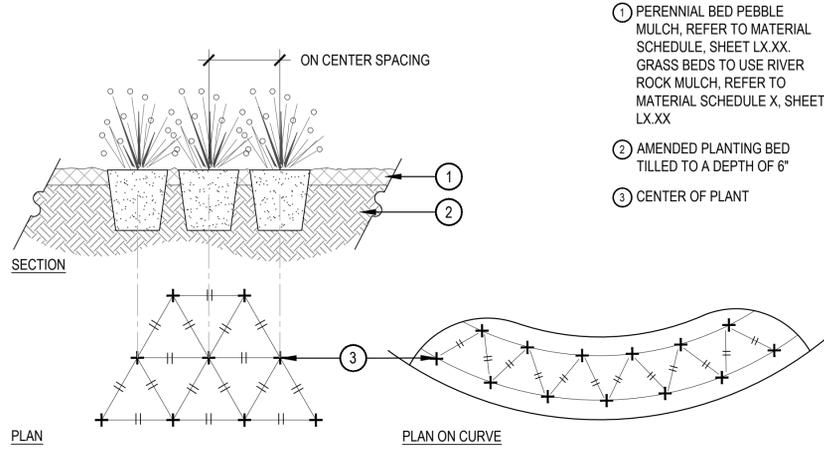
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH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

**1 TREE PLANTING DETAIL**

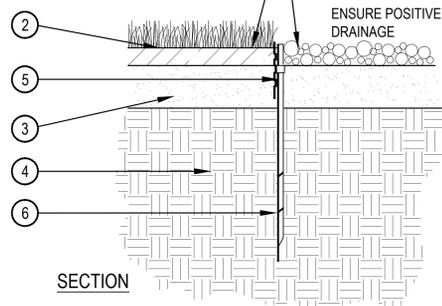
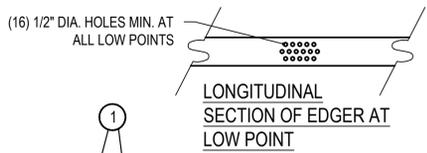
SCALE: 3/16" = 1'-0"

**2 SHRUB PLANTING**

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



- PERENNIAL BED PEBBLE MULCH, REFER TO MATERIAL SCHEDULE, SHEET LX.XX. GRASS BEDS TO USE RIVER ROCK MULCH, REFER TO MATERIAL SCHEDULE X, SHEET LX.XX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT



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

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



- NOTES:**
- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

ANOVA  
PRODUCT: CIRBLEBR2  
DESCRIPTION: CIRCLE BIKE RACK  
SIZE: 32" HEIGHT, 6" WIDTH, 36" LENGTH  
MATERIALS: STAINLESS STEEL  
BIKE RACK TO BE SURFACE MOUNTED

**3 PERENNIAL PLANT LAYOUT**

SCALE: 1" = 1'-0"

**4 STEEL EDGER**

SCALE: 1" = 1'-0"

**5 BIKE RACK**

SCALE: NTS



FORMS + SURFACES  
PRODUCT: SLAPX-36S  
DESCRIPTION: APEX TRASH CAN  
SIZE: 41" HEIGHT, 32" WIDTH, 15" DEPTH  
BODY AND LID: SOLID ALUMINUM, INSET: STAINLESS STEEL  
BODY AND LID COLOR: SILVER TEXTURE, INSET: SATIN FINISH  
RECEPTACLES CAN BE USED FREESTANDING OR SURFACE MOUNTED

- NOTES:**
- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

**6 TRASH CAN**

SCALE: NTS



FORMS + SURFACES  
PRODUCT: SBKNI-072BA  
DESCRIPTION: KNIGHT BENCH  
SIZE: 72" LENGTH, 21.9" DEPTH, 31.1" HEIGHT  
FRAME MATERIAL: SOLID ALUMINUM, SLAT MATERIAL: EXTRUDED ALUMINUM WITH ZINC END CAPS  
FRAME COLOR: SILVER TEXTURE, SEAT COLOR: DARK CORTEN TEXTURE  
SURFACE MOUNT; PROVIDE 6" THICK, 5' LONG X 3' WIDE CONCRETE PAD WHEN IN CRUSHER FINES

- NOTES:**
- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

**7 BENCH**

SCALE: NTS

32ND AVENUE AT THE AURORA HIGHLANDS SITE PLAN

DATE: JUNE 21, 2024

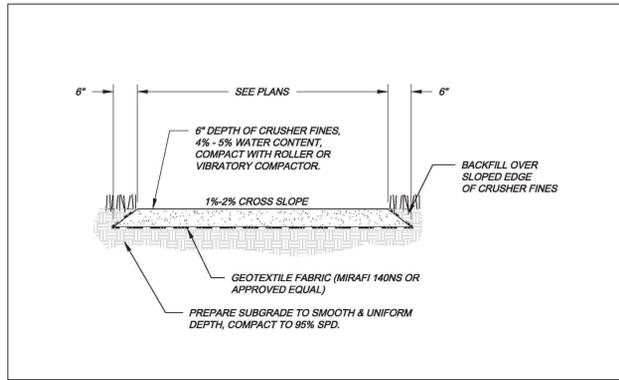
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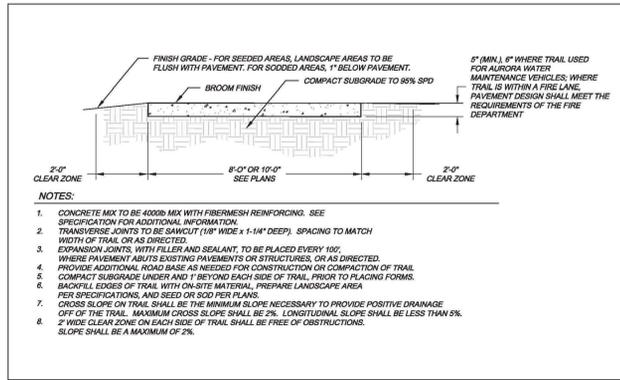
L4.00 - LANDSCAPE DETAIL  
SHEET: 21 OF 22



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

CRUSHER FINES  
TRAIL

P&OS  
T-2.0



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

MULTI-USE  
TRAIL

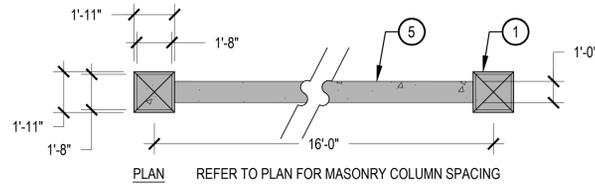
P&OS  
T-1.0



STREETWORKS GALLEON LED  
Arterial & Collector Streets: 25'-30" Mounting Height  
Local Streets: 20' Mounting Height  
Finish: Black

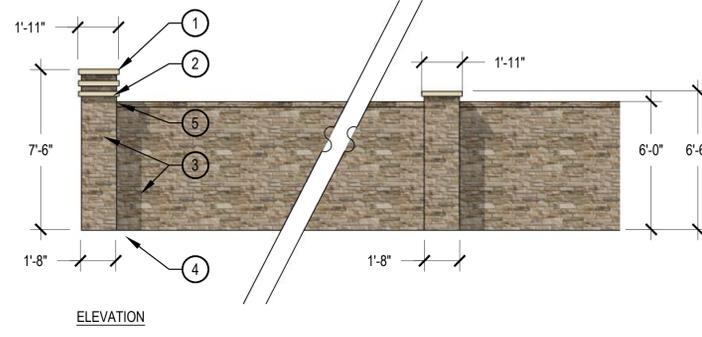
1 CITY OF AURORA STANDARD TRAIL DETAILS

2 LOCAL STREET LIGHT

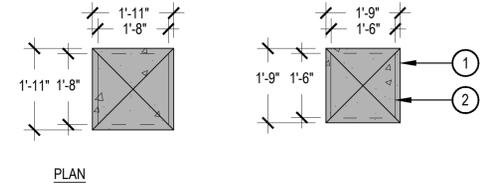


NOTES:  
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.  
2. CONCRETE FOOTING ENGINEERED BY OTHERS.

3 MASONRY FENCE

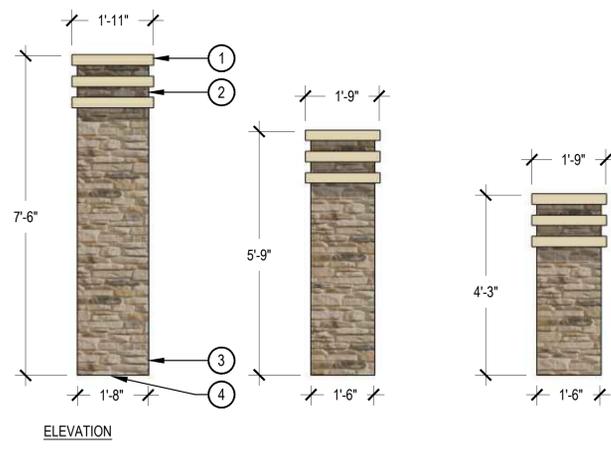


- 1 PRECAST CONCRETE COLUMN CAP
- 2 ACCENT STONE-LIKE VENEER
- 3 PRECAST CONCRETE STONE-LIKE COLUMN AND WALL
- 4 CONCRETE FOOTING ENGINEERED BY OTHERS
- 5 PRECAST CONCRETE WALL CAP



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

4 STANDARD MASONRY COLUMN



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

NOT FOR CONSTRUCTION



32ND AVENUE AT THE AURORA  
HIGHLANDS SITE PLAN

DATE: JUNE 21, 2024

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L4.01 - LANDSCAPE DETAIL  
SHEET: 22 OF 22