

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2  
A RESUBDIVISION OF A PORTION OF TRACT D AND ALL OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 13

DEDICATION

TWO PARCELS OF LAND BEING A PART OF TRACT D AND ALL OF TRACT K THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 19, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°17'53" EAST, A DISTANCE OF 2,652.90 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE SOUTH 25°58'08" EAST, A DISTANCE 317.30 FEET TO THE NORTHWEST CORNER OF SAID TRACT K AND THE SOUTHERLY RIGHT-OF-WAY OF EAST 42ND AVENUE AS DESCRIBED IN SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY'S OF SAID TRACT K THE FOLLOWING TWELVE (12) COURSES:

- SOUTH 89°59'12" EAST, A DISTANCE OF 1,054.23 FEET;
- DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 82°51'41" EAST, A DISTANCE OF 88.68 FEET;
- SOUTH 89°59'12" EAST, A DISTANCE OF 65.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 248.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 918.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 160.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°23'23", AN ARC LENGTH OF 40.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 95.00 FEET;
- SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°48'27", AN ARC LENGTH OF 148.91 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 139.14 FEET;
- NORTH 03°55'07" EAST, A DISTANCE OF 94.94 FEET;
- NORTH 00°19'04" WEST, A DISTANCE OF 267.86 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8.618 ACRES, (375,382 SQUARE FEET), MORE OR LESS.

TOGETHER WITH;

PARCEL B

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 19, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°17'53" EAST, A DISTANCE OF 2,652.90 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE SOUTH 56°26'51" EAST, A DISTANCE OF 1,174.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT D, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 3 AS DEPICTED ON SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID TRACT D, THE FOLLOWING THIRTEEN (13) COURSES;

- SOUTH 89°59'12" EAST, A DISTANCE OF 97.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 89°59'12" 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 89°59'12" EAST;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- TANGENT TO SAID CURVE, SOUTH 89°59'12" EAST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- NON-TANGENT TO SAID CURVE, SOUTH 89°59'12" 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 89°59'12" EAST;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- TANGENT TO SAID CURVE, SOUTH 89°59'12" EAST, A DISTANCE OF 13.00 FEET;

DEDICATION

- NORTH 00°00'48" EAST, A DISTANCE OF 64.00 FEET;
- SOUTH 89°59'12" EAST, A DISTANCE OF 217.27 FEET;
- NORTH 00°00'48" EAST, A DISTANCE OF 110.00 FEET;
- ALONG SAID SOUTHERLY BOUNDARY AND THE EASTERLY EXTENSION THEREOF, SOUTH 89°59'12" EAST, A DISTANCE OF 350.00 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 174.00 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 12.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 190.00 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°00'48" WEST, 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°00'48" WEST;

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°00'48" WEST, A DISTANCE OF 190.00 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°00'48" WEST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 99.06 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 77.04 FEET;

THENCE SOUTH 05°36'23" WEST, A DISTANCE OF 71.76 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 1,017.25 FEET;

THENCE NORTH 83°27'46" WEST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 83°27'46" WEST, A DISTANCE OF 56.09 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 83°27'46" EAST, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 81°49'34" EAST, A DISTANCE OF 70.03 FEET;

THENCE SOUTH 73°43'38" EAST, A DISTANCE OF 71.02 FEET;

THENCE SOUTH 89°01'19" EAST, A DISTANCE OF 48.03 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 454.63 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT D, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,448.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°32'19" EAST;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARIES OF SAID TRACT D THE FOLLOWING TWENTY-ONE (21) COURSES;

- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°25'39", AN ARC LENGTH OF 870.06 FEET;
- TANGENT TO SAID CURVE, NORTH 49°02'02" WEST, A DISTANCE OF 179.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,943.99 FEET;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'19", AN ARC LENGTH OF 228.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00;
- DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°12'44", AN ARC LENGTH OF 36.74 FEET;
- TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 69.04 FEET;
- NORTH 17°08'47" EAST, A DISTANCE OF 50.99 FEET;
- NORTH 28°27'22" EAST, A DISTANCE OF 4.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;
- EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 28°27'22" EAST;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

DEDICATION

11. TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 195.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;

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

13. NON-TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 28°27'22" EAST;

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

15. TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 96.45 FEET;

16. NORTH 61°32'38" WEST, A DISTANCE OF 128.59 FEET;

17. NORTH 48°58'36" WEST, A DISTANCE OF 58.31 FEET;

18. NORTH 35°59'58" WEST, A DISTANCE OF 58.31 FEET;

19. NORTH 23°01'21" WEST, A DISTANCE OF 58.31 FEET;

20. NORTH 08°04'58" WEST, A DISTANCE OF 58.12 FEET;

21. NORTH 00°00'48" EAST, A DISTANCE OF 956.48 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 52.954 ACRES, (2,306,657 SQUARE FEET), MORE OR LESS.

CONTAINING AN COMBINED AREA OF 61.572 ACRES, (2,682,039 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1992) REFERENCED TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 00°17'53" EAST, A DISTANCE OF 2,652.90 FEET.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-961015-CO DATED APRIL 28, 2020 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE SUBJECT PROPERTY BUT IS NOT A PLOTTABLE ITEM.
- ALL OWNERS OF LOTS ADJACENT TO EAST 36TH AVENUE, GOLD BUG STREET, FULTONDALE STREET, EAST 38TH AVENUE, EAST 39TH AVENUE, AND EAST 41ST AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L AND M ARE TO BE PRIVATELY OWNED AND MAINTAINED.

are these all the qualified streets?

RESPONSE: List has been revised to include E. 37th Avenue as well.

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

AzTEC  
CONSULTANTS, INC.

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

AzTec Proj. No.: 135919-02

Drawn By: RDR

DATE OF  
PREPARATION: 05-09-2019

SCALE: NA

SHEET 2 OF 13

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF A PORTION OF TRACT D AND ALL OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30,

TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 13

**POINT OF COMMENCEMENT**

*C 1/4 CORNER SECTION 19*

FOUND 2" ALUM. CAP STAMPED "WESTERN  
STATES SURVEYING INC. LS 28649" 0.5'± BELOW  
SURFACE PER MONUMENT RECORD FILED BY PLS  
28649 AND ACCEPTED ON JULY 28, 2000

## POINT OF BEGINNING

	LINE TABLE	
LINE	BEARING	LENGTH
L1	S89°59'12"E	97.50'
L2	S89°59'12"E	64.00'
L3	S89°59'12"E	190.00'
L4	S89°59'12"E	64.00'
L5	S89°59'12"E	13.00'
L6	N00°00'48"E	64.00'
L7	S89°59'12"E	217.27'
L8	N00°00'48"E	110.00'
L9	S89°59'12"E	350.00'
L10	S00°00'48"W	174.00'
L11	N89°59'12"W	12.27'
L12	S00°00'48"W	190.00'
L13	S00°00'48"W	64.00'
L14	S00°00'48"W	190.00'
L15	S00°00'48"W	64.00'
L16	S89°59'12"E	99.06'
L17	S00°00'48"W	77.04'
L18	S05°36'23"W	71.76'
L19	S06°32'14"W	1017.25'
L20	N83°27'46"W	95.00'
L21	S06°32'14"W	64.00'
L22	N83°27'46"W	56.09'
L23	S06°32'14"W	120.00'
L24	S83°27'46"E	70.00'
L25	N81°49'34"W	70.03'
L26	S73°43'38"E	71.02'
L27	S89°01'19"E	48.03'
L28	N06°32'14"E	454.63'
L29	N49°02'02"W	179.05'
L30	N28°27'22"E	69.04'
L31	N17°08'47"E	50.99'
L32	N28°27'22"E	4.19'
L33	N28°27'22"E	64.00'
L34	N28°27'22"E	195.00'
L35	N28°27'22"E	64.00'
L36	N28°27'22"E	96.45'
L37	N61°32'38"W	128.59'
L38	N48°58'36"W	58.31'
L39	N35°59'58"W	58.31'
L40	N23°01'21"W	58.31'
L41	N08°04'58"W	58.12'
L42	N00°00'48"E	956.48'
L43	S89°59'12"E	1054.23'
L44	S82°51'41"E	88.68'
L45	S89°59'12"E	65.93'
L46	S00°00'48"W	248.50'
L47	N89°59'12"W	918.63'
L48	N89°59'12"W	139.14'
L49	N03°55'07"E	94.94'
L50	N00°19'04"W	267.86'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'
C5	90°00'00"	15.00'	23.56'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	34°25'39"	1448.00'	870.06'
C10	6°43'19"	1943.99'	228.07'
C11	84°12'44"	25.00'	36.74'
C12	90°00'00"	15.00'	23.56'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'
C15	90°00'00"	15.00'	23.56'
C16	90°00'00"	20.00'	31.42'
C17	90°00'00"	20.00'	31.42'
C18	14°23'23"	160.00'	40.18'
C19	89°48'27"	95.00'	148.91'

add the off site easements to be dedicated by separate documents

RESPONSE: ADDED

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

SW 1/4 SEC. 20,  
T.3S., R.65W., SIXTH P.M.

SE CORNER SECTION 19

SE 1/4 SEC. 19,  
T.3S., R.65W., SIXTH P.M.

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

-E 1/4 CORNER SECTION 30

THE AURORA  
HIGHLANDS PARKWAY

REC. NO. 2019000089309 -  
2651.82' REC. NO. 2020000049252  
NE 1/4 OF SEC. 30 TRACT H

-C 1/4 CORNER SECTION 30

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

**AZTEC**  
CONSULTANTS, INC.

AzTec Proj. No.: 135919-02

300 East Mineral Ave., Suite 1  
 Littleton, Colorado 80122  
 Phone: (303) 713-1898  
 Fax: (303) 713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)

Drawn By:

DATE OF PREPARATION:	05-09-2019
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SCALE: 1"=200'

S H E E T   3   O F   13

A RESUBDIVISION OF A PORTION OF TRACT D AND ALL OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

TRACT D  
THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 1  
REC. NO. 20199000089309

RESPONSE: ADDED.

1 ○ SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP  
STAMPED "AZTEC LS 38668"

△ MONUMENT BOXES WITH A REASONABLY PERMANENT  
MONUMENT BEARING THE LICENSE NUMBER OF THE  
RESPONSIBLE SURVEYOR, TO BE SET AFTER  
CONSTRUCTION IS COMPLETE PER SEC. 147-47  
AURORA CITY CODE AND PER SEC. 38-51-105-(9)  
(a) & (b) COLORADO REVISED STATUTES 2018.

U.E. UTILITY EASEMENT

G.E. GAS EASEMENT

(NR) DENOTES NON-RADIAL LINE

1 ○ BLOCK NUMBER

◆ ALIQUOT MONUMENT AS SHOWN

NOTE: TRACTS B & G ARE PUBLIC ACCESS AND  
UTILITY EASEMENTS IN THEIR ENTIRETY

**AZTEC**  
CONSULTANTS, INC.

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Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.azteconsultants.com](http://www.azteconsultants.com)

SCALE:	1"=50'
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SHEET 7 OF 13

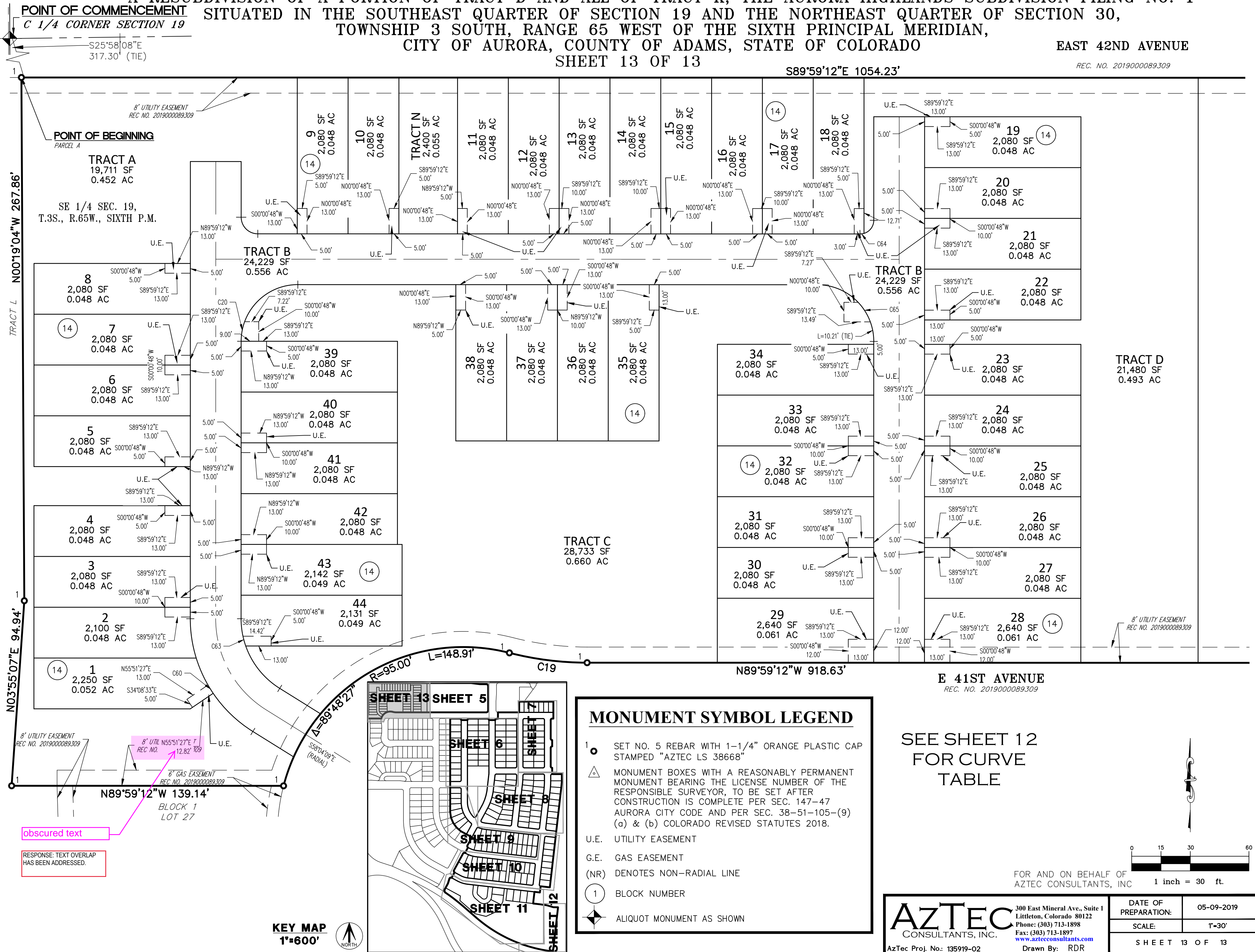
AzTec Proj. No.: 135919-02

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

A RESUBDIVISION OF A PORTION OF TRACT D AND ALL OF TRACT K, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF SECTION 30,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 13 OF 13

EAST 42ND AVENUE

REC. NO. 2019000089309



POINT OF COMMENCEMENT  
C 1/4 CORNER SECTION 19

S25°58'08"E  
317.30' (TIE)

POINT OF BEGINNING  
PARCEL A

TRACT A  
19,711 SF  
0.452 AC  
  
SE 1/4 SEC. 19,  
T.3S., R.65W., SIXTH P.M.

TRACT B  
24,229 SF  
0.556 AC

TRACT B  
24,229 SF  
0.556 AC

TRACT D  
21,480 SF  
0.493 AC

TRACT C  
28,733 SF  
0.660 AC

## MONUMENT SYMBOL LEGEND

- 1 SET NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38668"
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b) COLORADO REVISED STATUTES 2018.
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- 1 BLOCK NUMBER
- ALIQUOT MONUMENT AS SHOWN

SEE SHEET 12  
FOR CURVE  
TABLE

0 15 30 60  
1 inch = 30 ft.

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
Aztec Proj. No: 135919-02  
Drawn By: RDR

DATE OF PREPARATION:	05-09-2019
SCALE:	1"=30'
SHEET 13 OF 13	

KEY MAP  
1"=600'



LEGAL DESCRIPTION

THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2

TWO PARCELS OF LAND BEING A PART OF TRACT D AND ALL OF TRACT A THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1, IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTIONS 19, AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IN SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 19, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°17'53" EAST, A DISTANCE OF 2,652.90 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE SOUTH 25°58'08" EAST, A DISTANCE 317.30 FEET TO THE NORTHWEST CORNER OF SAID TRACT K AND THE SOUTHERLY RIGHT-OF-WAY OF 42ND AVENUE AS DESCRIBED IN SAID THE AURORA HIGHLANDS FILING NO. 1, AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY'S OF SAID TRACT K THE FOLLOWING TWELVE (12) COURSES:

1. SOUTH 89°59'12" EAST, A DISTANCE OF 1,054.23 FEET;
2. DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 82°51'41" EAST, A DISTANCE OF 88.68 FEET;
3. SOUTH 89°59'12" EAST, A DISTANCE OF 65.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
5. TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 248.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
6. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
7. TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 918.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 160.00 FEET;
8. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°22'23", AN ARC LENGTH OF 40.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 95.00 FEET;
9. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°48'27", AN ARC LENGTH OF 148.91 FEET;
10. NON-TANGENT TO SAID CURVE, NORTH 89°59'12" WEST, A DISTANCE OF 139.14 FEET;
11. NORTH 03°55'07" EAST, A DISTANCE OF 94.94 FEET;
12. NORTH 00°19'04" WEST, A DISTANCE OF 267.86 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 8.618 ACRES, (375382 SQUARE FEET), MORE OR LESS.

TOGETHER WITH;

PARCEL B

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 19, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°17'53" EAST, A DISTANCE OF 2,652.90 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE SOUTH 56°26'51" EAST, A DISTANCE OF 1,174.16 FEET TO THE NORTHWEST CORNER OF SAID TRACT D AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID TRACT D, THE FOLLOWING THIRTEEN (13) COURSES:

1. SOUTH 89°59'12" EAST, A DISTANCE OF 97.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
2. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
3. NON-TANGENT TO SAID CURVE, SOUTH 89°59'12" 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 89°59'12" EAST;
4. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
5. TANGENT TO SAID CURVE, SOUTH 89°59'12" EAST, A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;
6. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
7. NON-TANGENT TO SAID CURVE, SOUTH 89°59'12" 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 89°59'12" EAST;
8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
9. TANGENT TO SAID CURVE, SOUTH 89°59'12" EAST, A DISTANCE OF 13.00 FEET;
10. NORTH 00°00'48" EAST, A DISTANCE OF 64.00 FEET;
11. SOUTH 89°59'12" EAST, A DISTANCE OF 217.27 FEET;
12. NORTH 00°00'48" EAST, A DISTANCE OF 110.00 FEET;
13. ALONG SAID SOUTHERLY BOUNDARY AND THE EASTERLY EXTENSION THEREOF, SOUTH 89°59'12" EAST, A DISTANCE OF 350.00 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 174.00 FEET;

THENCE NORTH 89°59'12" WEST, A DISTANCE OF 12.27 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET;

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

THENCE TANGENT TO SAID CURVE, SOUTH 00°00'48" WEST, A DISTANCE OF 190.00 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°00'48" WEST, 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°00'48" WEST;

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°00'48" WEST, A DISTANCE OF 190.00 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°00'48" WEST, A DISTANCE OF 64.00 FEET;

THENCE SOUTH 89°59'12" EAST, A DISTANCE OF 99.06 FEET;

THENCE SOUTH 00°00'48" WEST, A DISTANCE OF 77.04 FEET;

THENCE SOUTH 05°36'23" WEST, A DISTANCE OF 71.76 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 1,017.25 FEET;

THENCE NORTH 83°27'46" WEST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 83°27'46" WEST, A DISTANCE OF 56.09 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 83°27'46" EAST, A DISTANCE OF 70.00 FEET;

THENCE SOUTH 81°49'34" EAST, A DISTANCE OF 70.03 FEET;

THENCE SOUTH 73°43'38" EAST, A DISTANCE OF 71.02 FEET;

THENCE SOUTH 89°01'19" EAST, A DISTANCE OF 48.03 FEET;

THENCE SOUTH 06°32'14" WEST, A DISTANCE OF 454.63 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT D, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,448.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 06°32'19" EAST;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARIES OF SAID TRACT D THE FOLLOWING TWENTY-ONE (21) COURSES:

1. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°25'39", AN ARC LENGTH OF 870.06 FEET;
2. TANGENT TO SAID CURVE, NORTH 49°02'02" WEST, A DISTANCE OF 179.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,944.00 FEET
3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°43'19", AN ARC LENGTH OF 228.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00;
4. DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°12'44", AN ARC LENGTH OF 36.74 FEET;
5. TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 69.04 FEET;
6. NORTH 17°08'47" EAST, A DISTANCE OF 50.99 FEET;
7. NORTH 28°27'22" EAST, A DISTANCE OF 4.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;
8. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
9. NON-TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 28°27'22" EAST;
10. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
11. TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 195.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET;
12. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
13. NON-TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 28°27'22" EAST;
14. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;
15. TANGENT TO SAID CURVE, NORTH 28°27'22" EAST, A DISTANCE OF 96.45 FEET;
16. NORTH 61°32'38" WEST, A DISTANCE OF 128.59 FEET;
17. NORTH 48°58'36" WEST, A DISTANCE OF 58.31 FEET;
18. NORTH 35°59'58" WEST, A DISTANCE OF 58.31 FEET;
19. NORTH 23°01'21" WEST, A DISTANCE OF 58.31 FEET;
20. NORTH 08°04'58" WEST, A DISTANCE OF 58.12 FEET;
21. NORTH 00°00'48" EAST, A DISTANCE OF 956.48 FEET TO THE POINT OF BEGINNING.

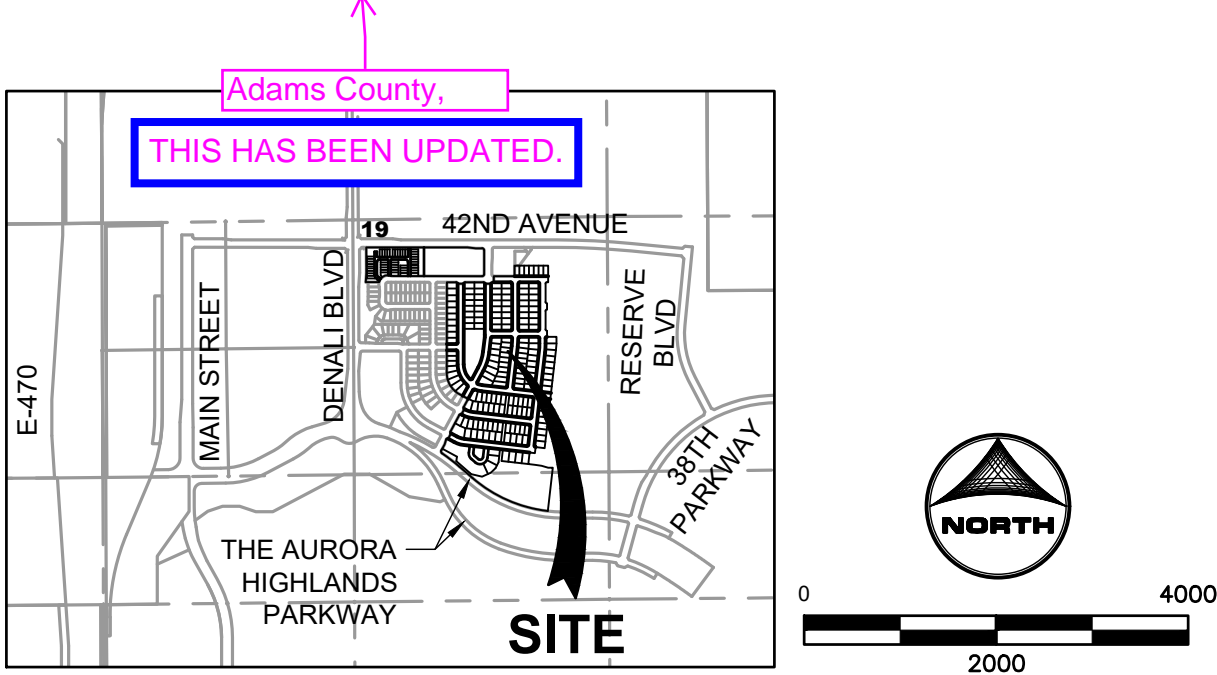
CONTAINING AN AREA OF 52.954 ACRES, (2,306,657 SQUARE FEET), MORE OR LESS.

CONTAINING AN COMBINED AREA OF 61.572 ACRES, (2,682,039 SQUARE FEET), MORE OR LESS.



THE AURORA HIGHLANDS  
CONTEXTUAL SITE PLAN #2

A RESUBDIVISION OF A PORTION OF TRACT D AND ALL OF TRACT K,  
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19 AND THE NORTHEAST QUARTER OF  
SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, STATE OF COLORADO



SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2-3	GENERAL NOTES & TYPICAL SECTIONS
4	CSP TRACKING CHARTS
5-6	LOT AREA TABLES
7	CONTEXT MAP
8	OVERALL SITE & PHASING PLAN
9 - 12	SITE PLAN
13	OVERALL UTILITY PLAN
14 - 17	GRADING & UTILITY PLAN
18	MAIL KIOSK ACCESSIBILITY
19	LANDSCAPE COVER SHEET
20	LANDSCAPE NOTES
21-36	LANDSCAPE PLAN
37	NAC ENLARGEMENT
38	HYDROZONE MAP
39	MASTER FENCE AND TRAIL PLAN
40	TREE MITIGATION PLAN
41-45	LANDSCAPE DETAILS

LAND AREA WITHIN PROPERTY LINES	61.6 AC
SINGLE-FAMILY UNITS PROPOSED	182
DUPLEX UNITS PROPOSED	44
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	38 FT.
CONSTRUCTION TYPE	V-B
IBC OCCUPANCY CLASSIFICATION	R-3
HARD SURFACE AREA	16.1 AC
OPEN SPACE	5.45 AC
LANDSCAPE AREA	5.66 AC
ZONING CLASSIFICATION	R-2, MEDIUM DENSITY RESIDENTIAL
PARKING SPACES REQUIRED (GARAGE/DRIVE/ON-STREET)	2 PER UNIT
REQUIRED GUEST PARKING FOR DUPLEX UNITS	1 PER 5 UNITS (9 REQ/18 PROVIDED)
HANDICAP SPACES REQUIRED	N/A
HANDICAP SPACES PROVIDED	N/A
LOT AREA	31.3 AC
TRACT AREA	17.6 AC
PUBLIC R.O.W. AREA	12.7 AC

THESE NUMBERS HAVE BEEN UPDATED. NORRIS RESPONSE.

how do these correlate to landscape numbers on Sheet 19?

OWNERS SIGNATURES

THE AURORA HIGHLANDS CONTEXTUAL SITE PLAN #2

LEGAL DESCRIPTION: SEE THIS SHEET

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

SEE SHEET 2 FOR OWNER SIGNATURES.

CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING AND ZONING: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMISSION (CHAIRPERSON)

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

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

DATABASE APPROVAL DATE: \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER

OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

20\_\_ AD AT \_\_\_\_\_ O'CLOCK \_\_ M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY

INSTRUMENT NO.: \_\_\_\_\_

THE AMENDMENT BLOCK HAS BEEN ADDED.

Add an Amendment block

**SITE BENCHMARK:**  
CITY OF AURORA BENCHMARK 3S6636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.  
ELEVATION = 5521.54 (NAVD88)

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

THE AURORA HIGHLANDS CSP #2

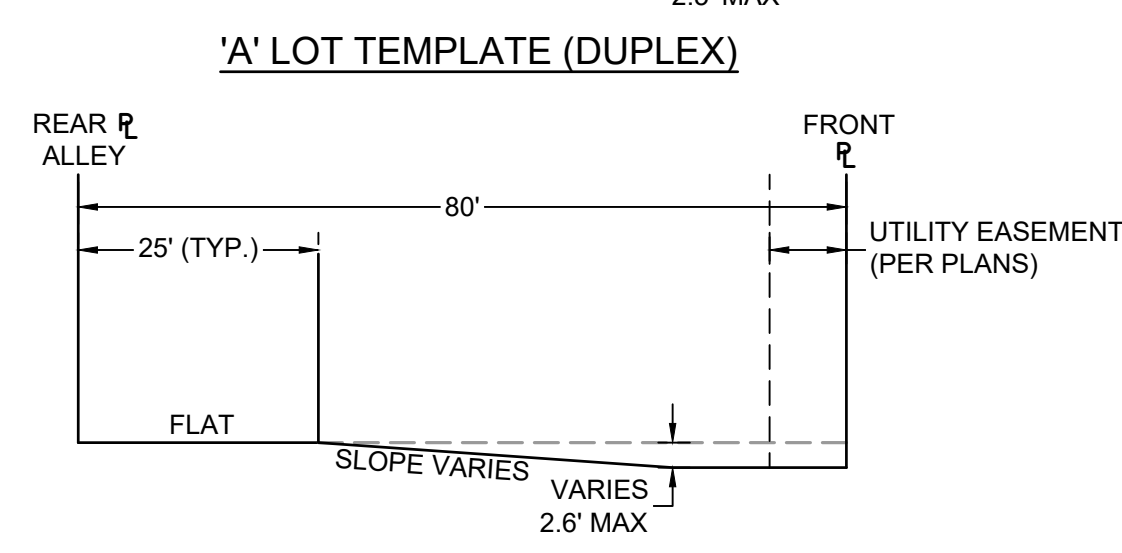
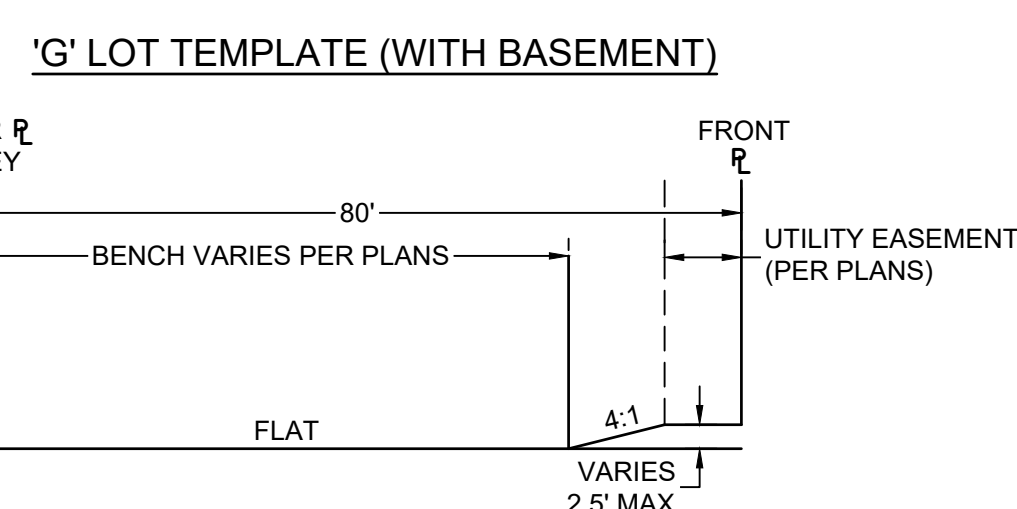
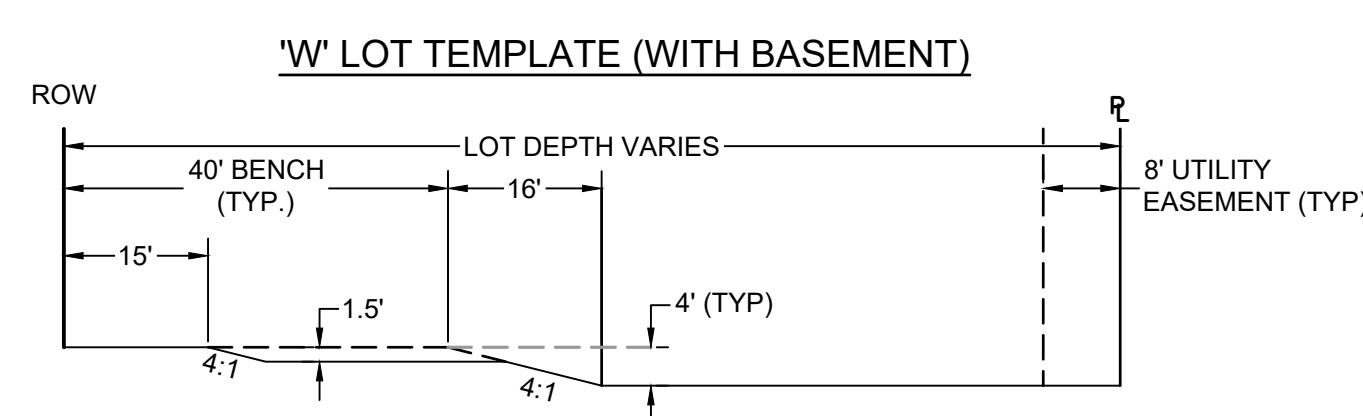
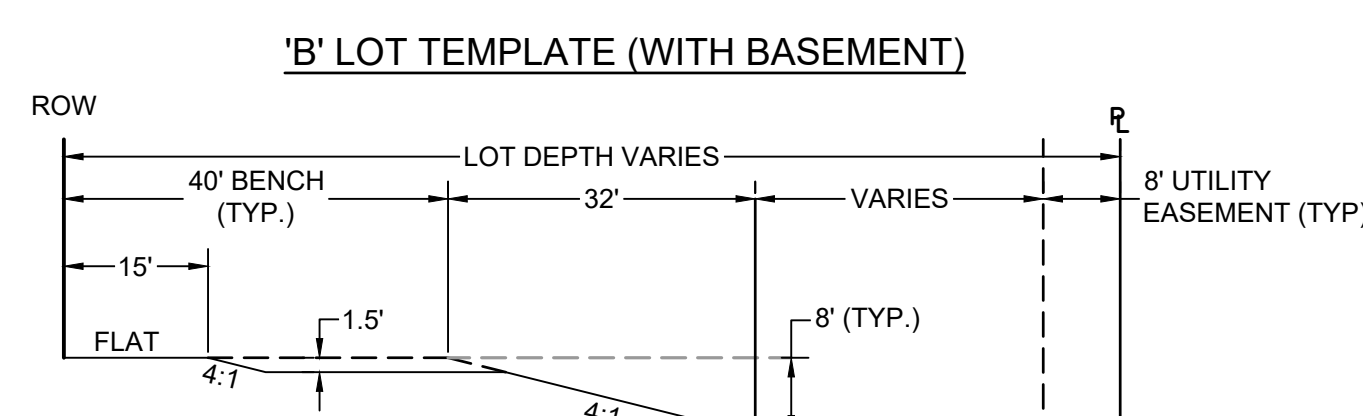
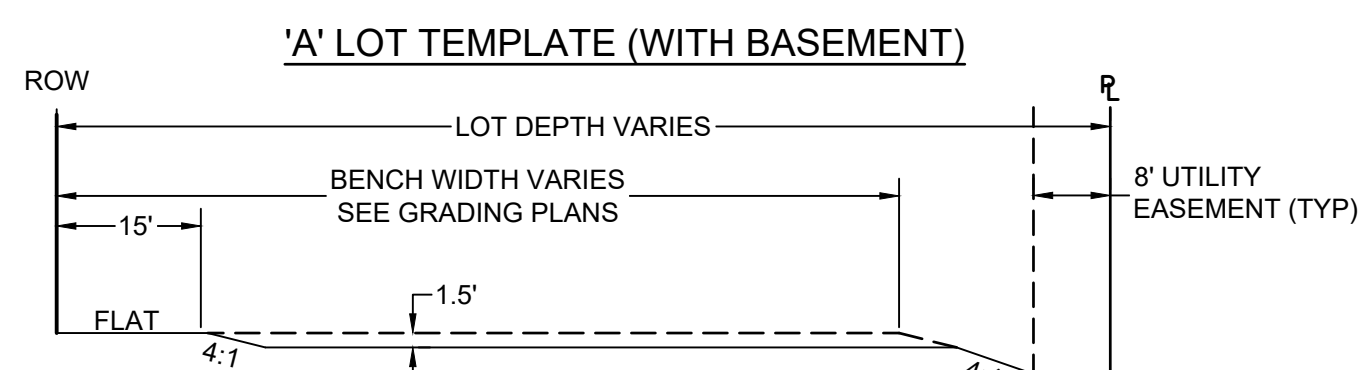
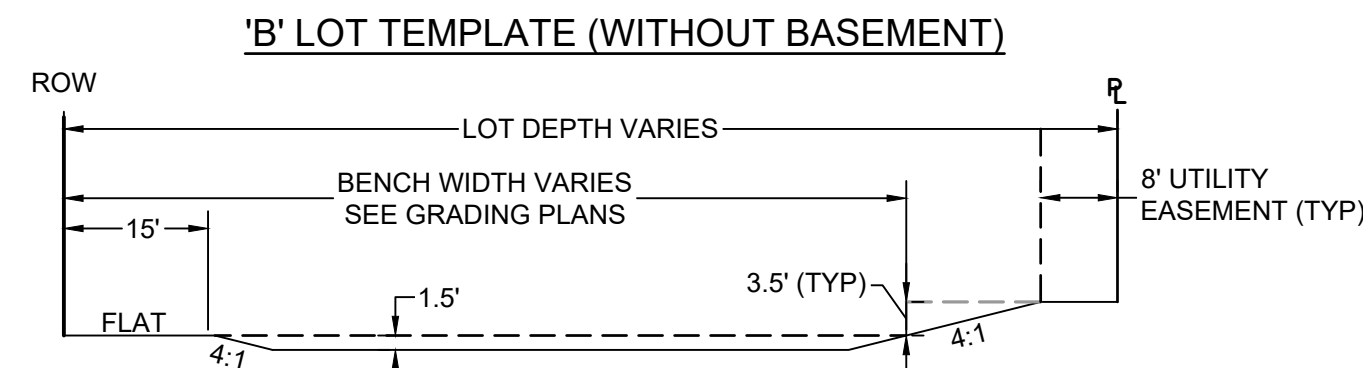
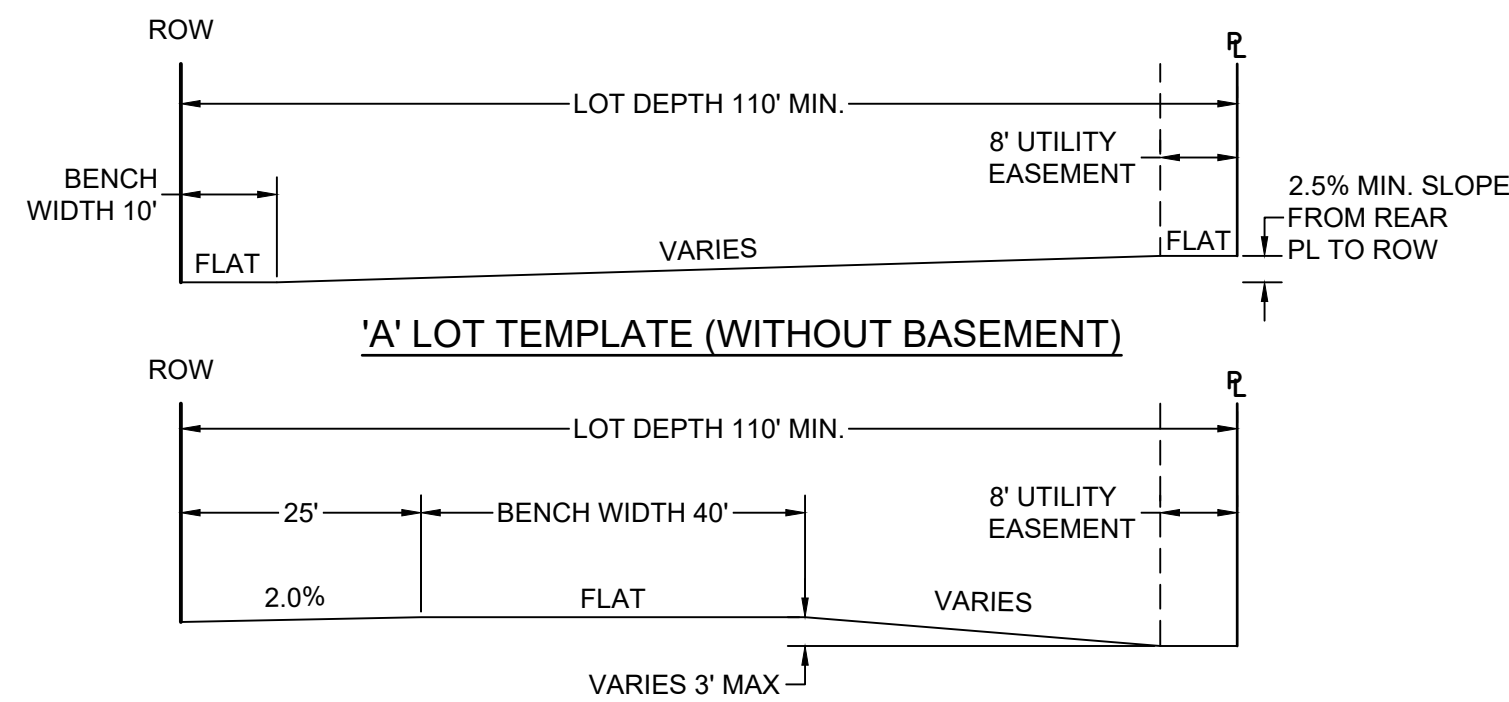
TITLE: COVER SHEET

DATE: JULY 15, 2020

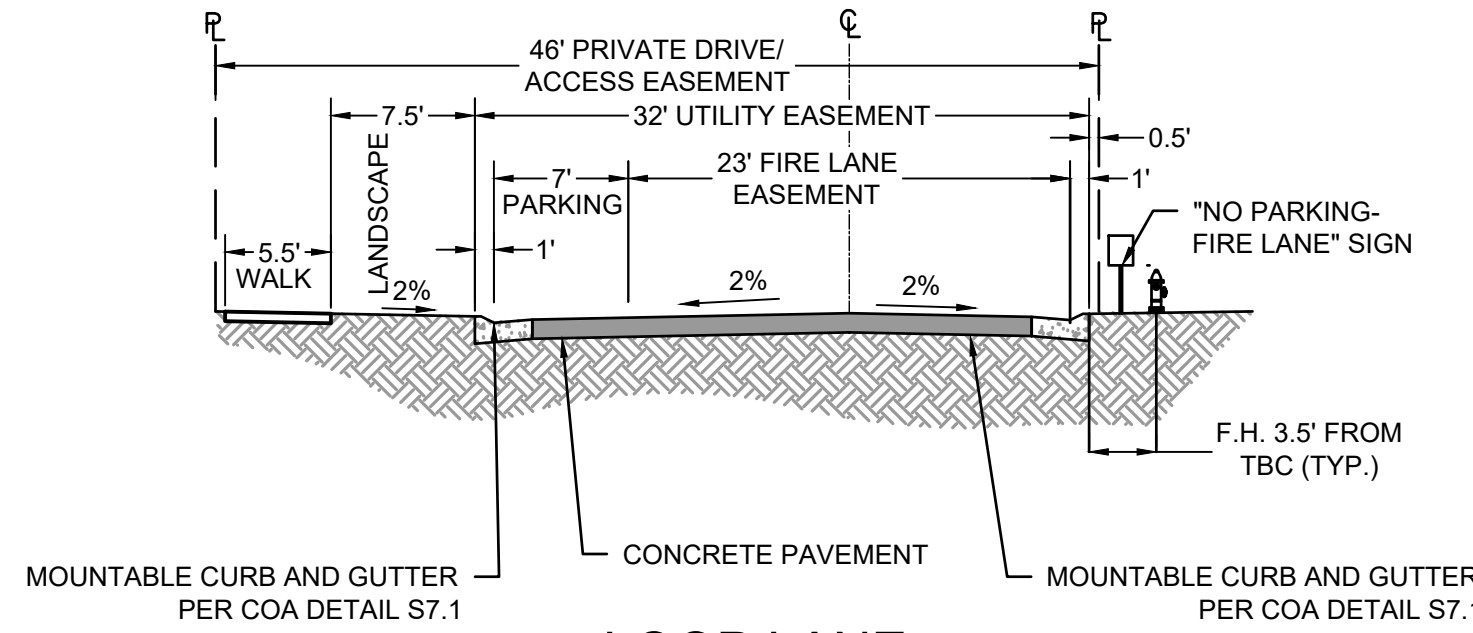


HRGreen

5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM



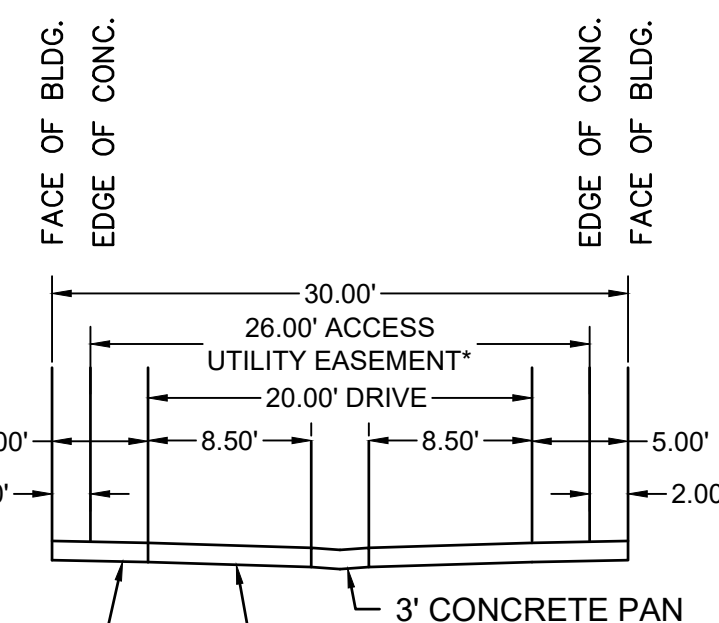
'B' LOT TEMPLATE (DUPLEX)



## LOOP LANE

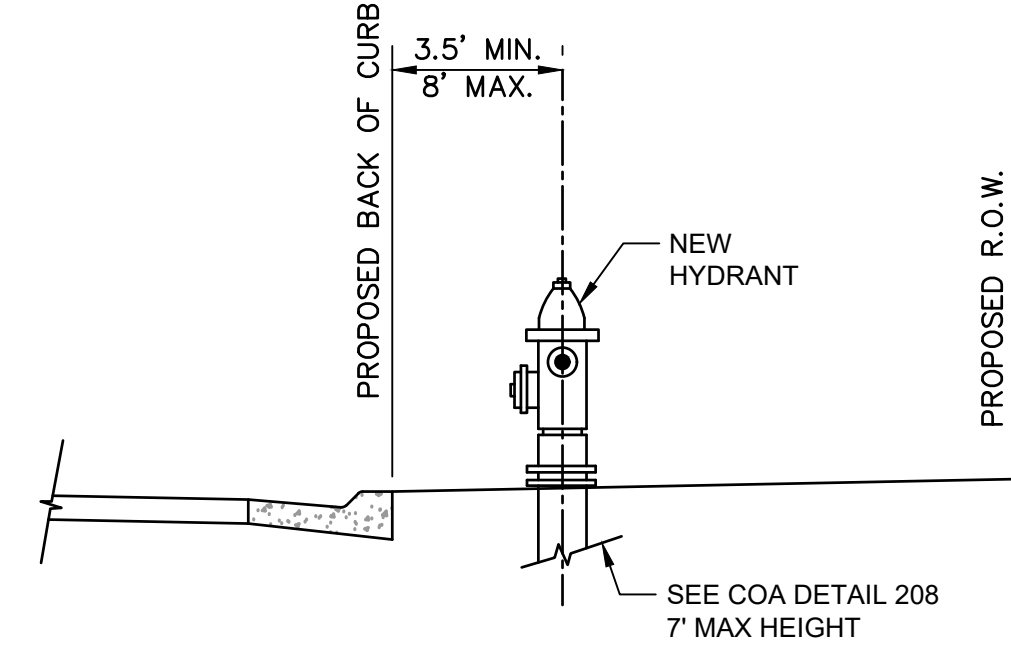
### TRACT G

(TRACT G IS AN ACCESS EASEMENT IN ITS ENTIRETY)

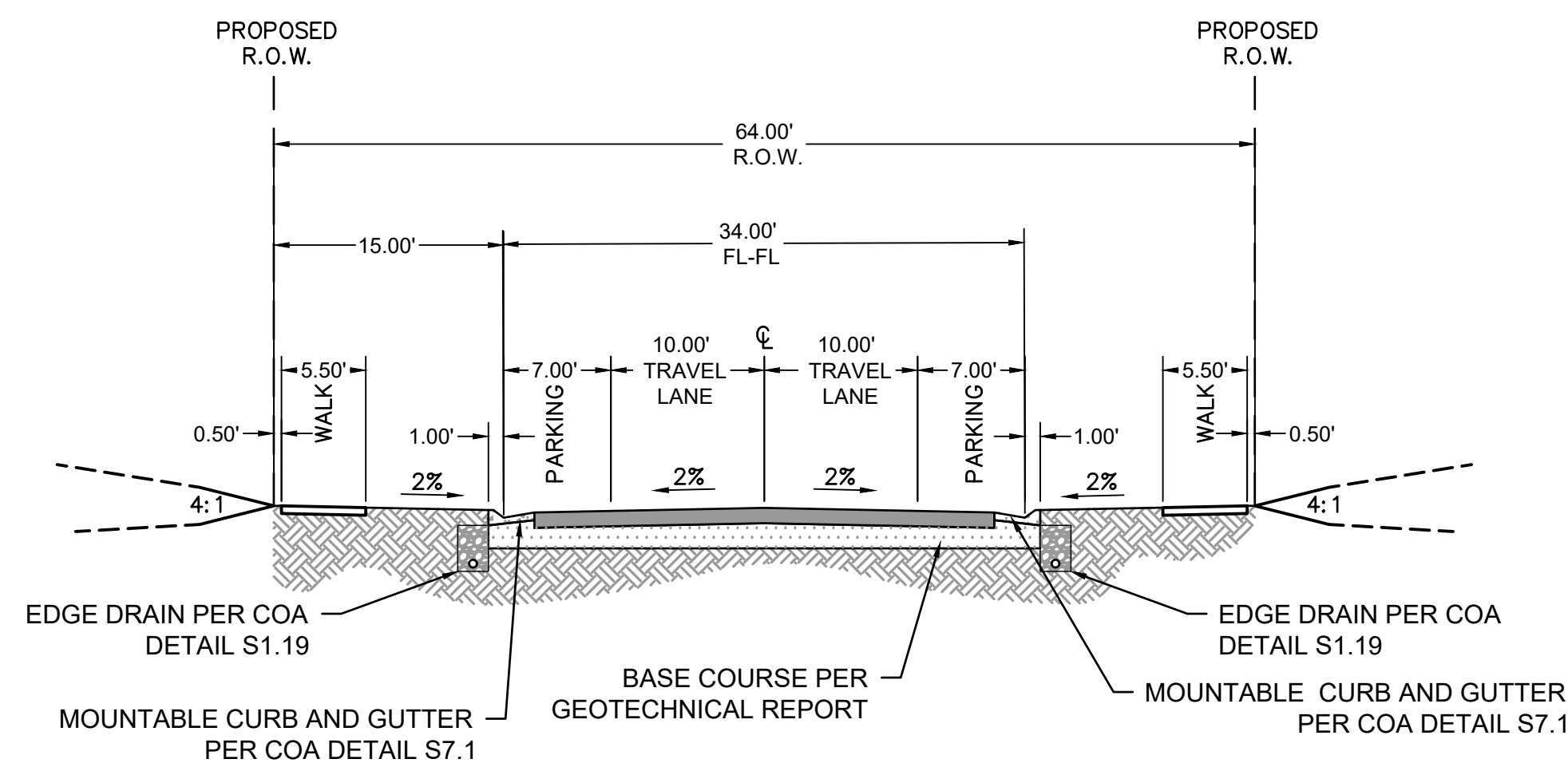


## TYPICAL 20' ALLEY SECTION

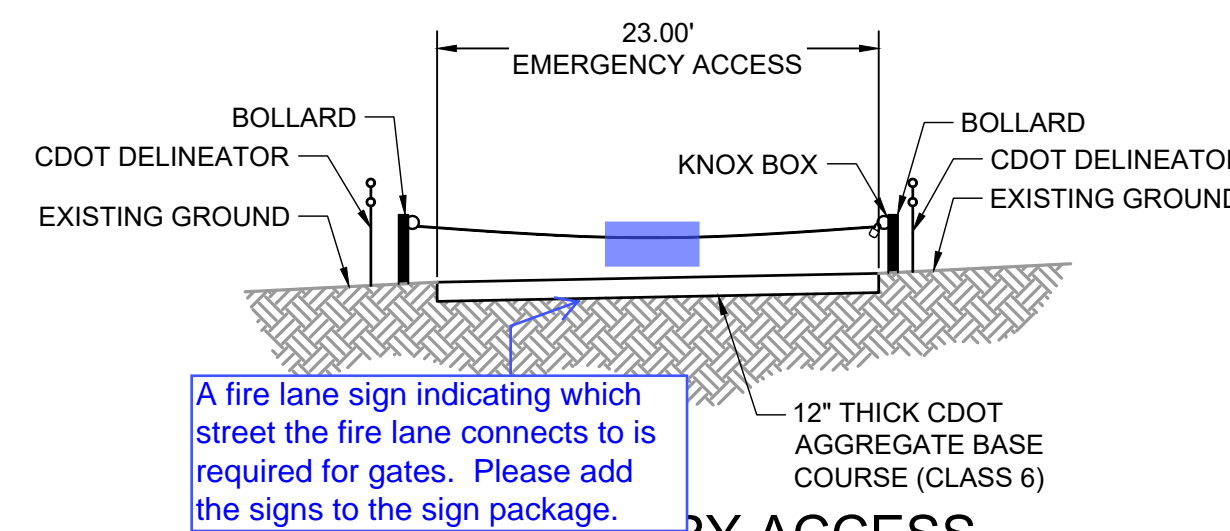
\*ADJACENT TO BLOCK 14, BUILDINGS 21 THRU 25 AND 35 THRU 46



## TYPICAL FIRE HYDRANT PLACEMENT



## LOCAL STREET TYPE 1

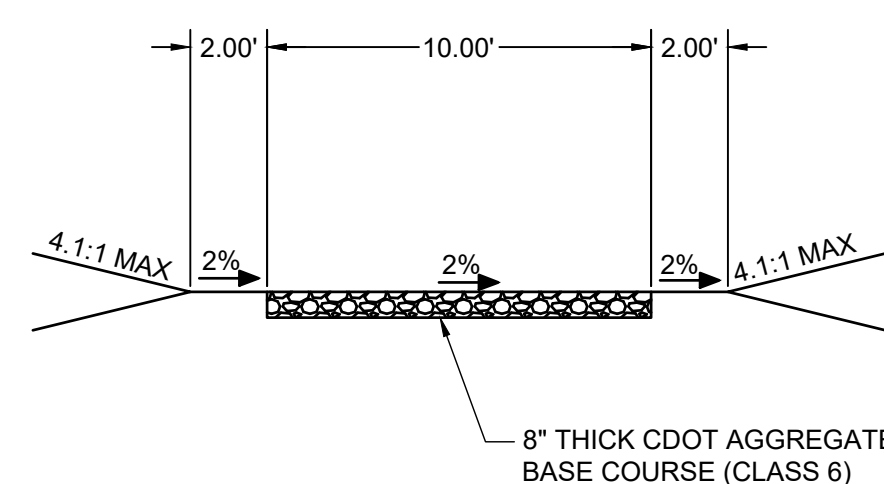


1. SIGN GRAPHIC HAS BEEN ADDED. SIGN DETAILS HAVE BEEN ADDED TO THE OVERALL SITE/PHASING PLAN SHEET.
2. A fire lane sign indicating which street the fire lane connects to is required for gates. Please add the signs to the sign package.
3. EDGE OF FIRE LANE TO BE DELINEATED WITH CDOT TYPE I (YELLOW) PLASTIC REFLECTIVE DELINEATORS PER CDOT DETAIL S-612.
4. DELINEATORS SHALL BE SPACED AT 40' INTERVALS.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	15.00'	23.56'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'
C19	14°23'23"	160.00'	40.18'
C21	89°59'59"	8.50'	13.35'
C22	90°00'00"	29.00'	45.55'
C23	90°00'00"	8.50'	13.35'
C24	90°00'00"	8.50'	13.35'
C25	90°00'00"	7.00'	11.00'
C26	90°00'00"	29.00'	45.55'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	15.00'	23.56'
C29	90°00'00"	15.00'	23.56'
C30	90°00'00"	15.00'	23.56'
C31	90°00'00"	15.00'	23.56'
C32	90°00'00"	15.00'	23.56'
C33	90°00'00"	15.00'	23.56'
C34	90°00'00"	15.00'	23.56'
C35	90°00'00"	15.00'	23.56'
C36	89°35'20"	15.00'	23.45'
C37	90°27'45"	15.00'	23.68'
C38	83°28'34"	15.00'	21.85'

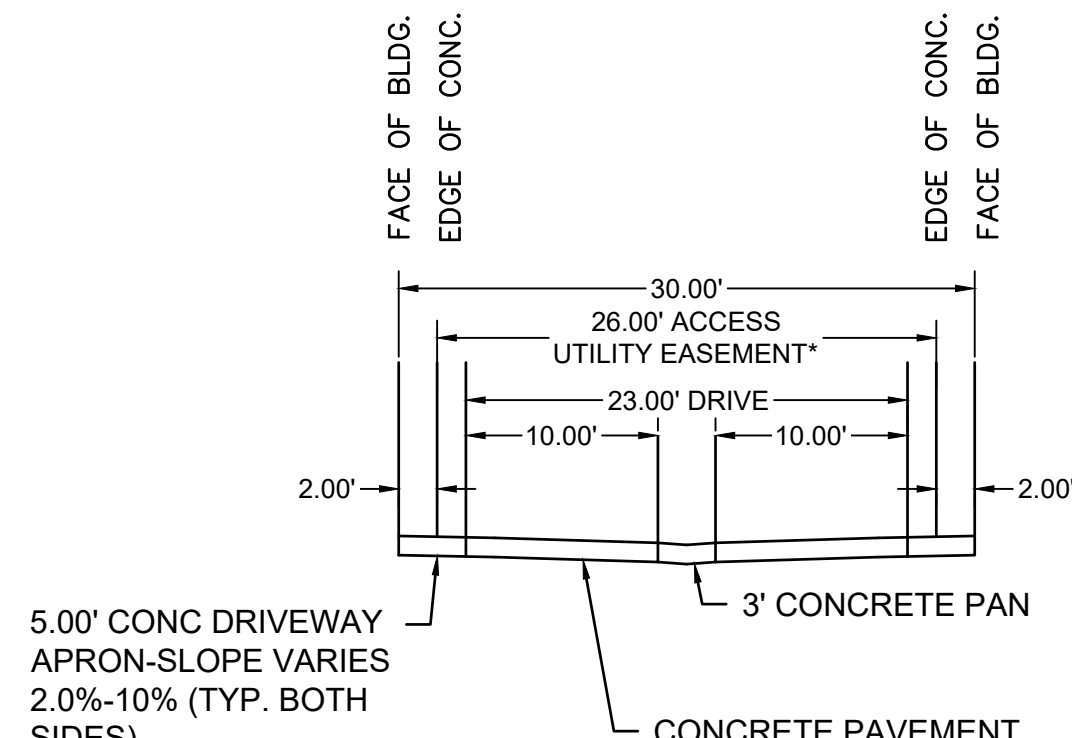
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C35	90°00'00"	15.00'	23.56'
C36	89°35'20"	15.00'	23.45'
C37	90°27'45"	15.00'	23.68'
C38	83°28'34"	15.00'	21.85'
C39	90°00'00"	15.00'	23.56'
C40	90°00'00"	15.00'	23.56'
C41	106°52'35"	15.00'	27.98'
C42	78°33'19"	15.00'	20.57'
C43	99°56'51"	15.00'	26.17'
C44	83°13'09"	15.00'	21.79'
C45	90°00'00"	15.00'	23.56'
C46	90°00'00"	15.00'	23.56'
C47	90°00'00"	15.00'	23.56'
C48	90°00'00"	15.00'	23.56'
C49	90°00'00"	15.00'	23.56'
C50	90°00'00"	15.00'	23.56'
C51	90°00'00"	15.00'	23.56'
C52	90°00'00"	15.00'	23.56'
C53	90°00'00"	15.00'	23.56'
C54	90°00'00"	15.00'	23.56'
C55	90°00'00"	15.00'	23.56'
C56	90°00'00"	15.00'	23.56'
C57	90°00'00"	15.00'	23.56'
C58	90°00'00"	15.00'	23.56'
C59	58°04'58"	55.00'	55.76'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°59'12"E	97.50'
L2	S89°59'12"E	64.00'
L4	S89°59'12"E	64.00'
L5	S89°59'12"E	13.00'
L6	N00°00'48"E	64.00'
L33	N28°27'22"E	64.00'
L34	S28°27'22"W	195.00'



## TYPICAL UTILITY ACCESS SECTION

NOTE: MAXIMUM LONGITUDINAL SLOPE IS TO BE 10%



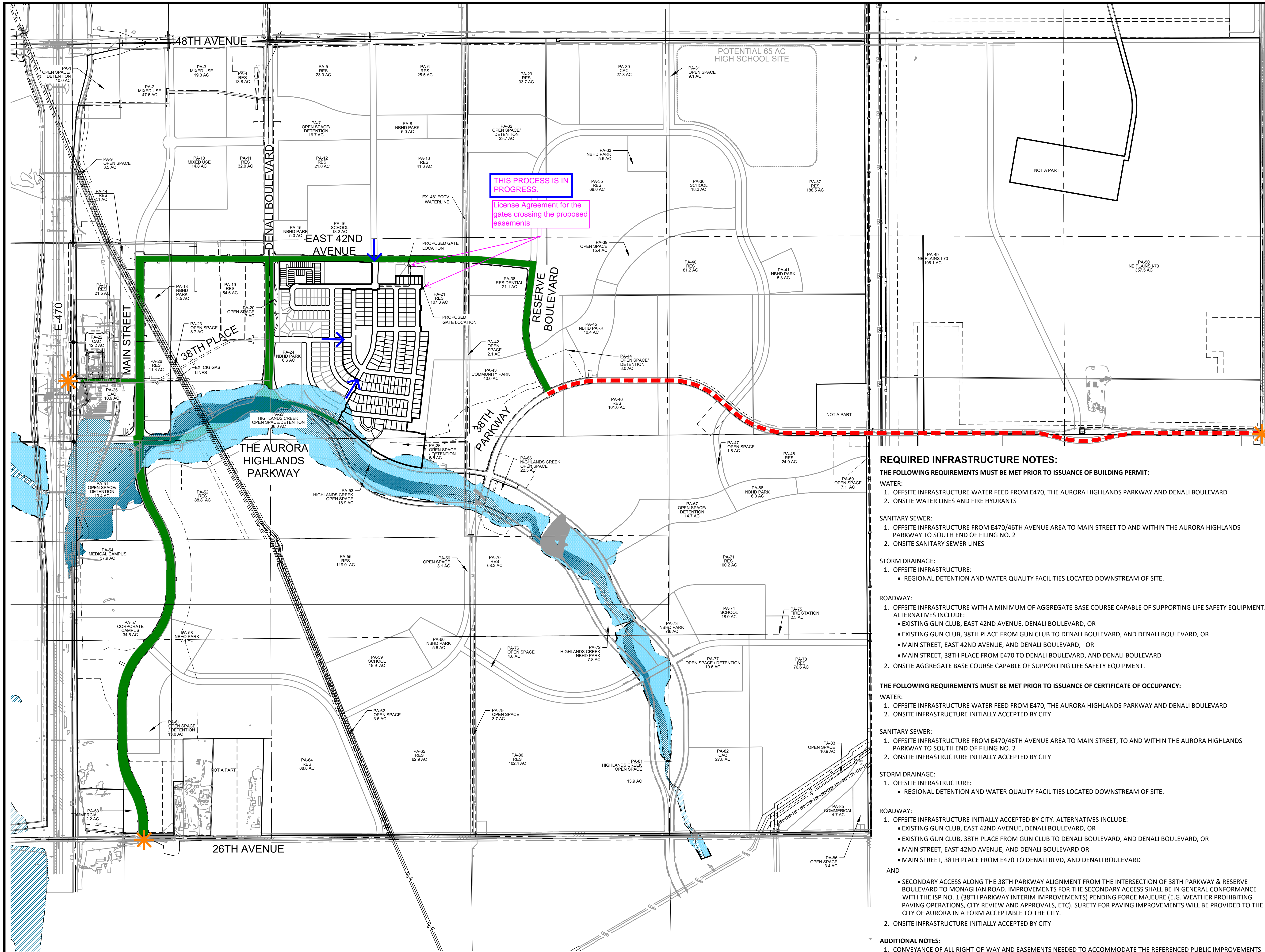
## TYPICAL 23' ALLEY SECTION

\*ADJACENT TO BLOCK 14, BUILDINGS 1 THRU 20 AND 26 THRU 30 THERE WILL BE A 23.00' FIRE LANE EASEMENT THAT IS SEPARATE FORM THE 26' ACCESS & UTILITY EASEMENT

THE AURORA HIGHLANDS CSP #2  
TITLE: GENERAL NOTES & TYPICAL SECTIONS  
DATE: JULY 15, 2020

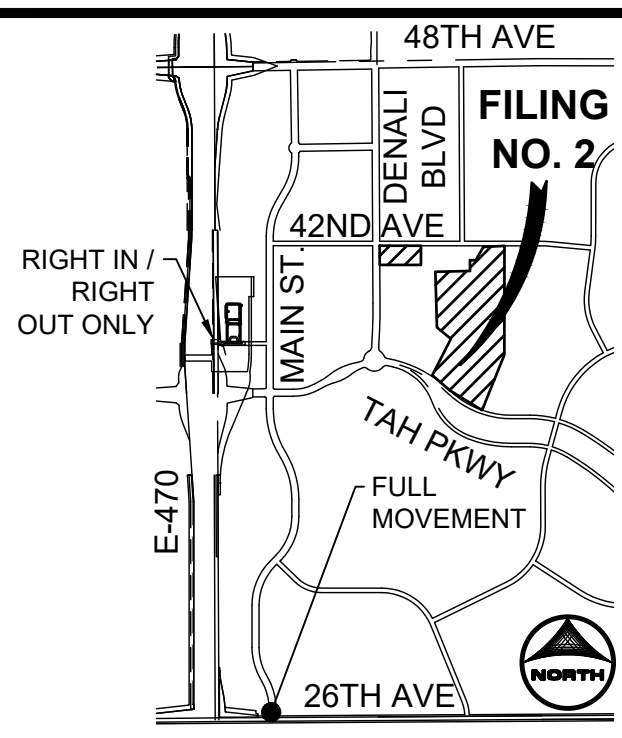


5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM



THIS PROCESS IS IN PROGRESS.

License Agreement for the gates crossing the proposed easements



- LEGEND:**
- DEVELOPMENT ACCESS LOCATIONS
  - EXISTING FLOODWAY
  - EXISTING 100-YR FLOODPLAIN
  - INFRASTRUCTURE PHASE 1 IMPROVEMENTS
  - FILING 2 SITE ACCESS
  - SECONDARY EMERGENCY ACCESS

**REQUIRED INFRASTRUCTURE NOTES:**

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

- WATER:**
- OFFSITE INFRASTRUCTURE WATER FEED FROM E470, THE AURORA HIGHLANDS PARKWAY AND DENALI BOULEVARD
  - ONSITE WATER LINES AND FIRE HYDRANTS
- SANITARY SEWER:**
- OFFSITE INFRASTRUCTURE FROM E470/46TH AVENUE AREA TO MAIN STREET TO AND WITHIN THE AURORA HIGHLANDS PARKWAY TO SOUTH END OF FILING NO. 2
  - ONSITE SANITARY SEWER LINES
- STORM DRAINAGE:**
- OFFSITE INFRASTRUCTURE:
    - REGIONAL DETENTION AND WATER QUALITY FACILITIES LOCATED DOWNSTREAM OF SITE.

- ROADWAY:**
- OFFSITE INFRASTRUCTURE WITH A MINIMUM OF AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT. ALTERNATIVES INCLUDE:
    - EXISTING GUN CLUB, EAST 42ND AVENUE, DENALI BOULEVARD, OR
    - EXISTING GUN CLUB, 38TH PLACE FROM GUN CLUB TO DENALI BOULEVARD, AND DENALI BOULEVARD, OR
    - MAIN STREET, EAST 42ND AVENUE, AND DENALI BOULEVARD, OR
    - MAIN STREET, 38TH PLACE FROM E470 TO DENALI BOULEVARD, AND DENALI BOULEVARD
  - ONSITE AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT.

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

- WATER:**
- OFFSITE INFRASTRUCTURE WATER FEED FROM E470, THE AURORA HIGHLANDS PARKWAY AND DENALI BOULEVARD
  - ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- SANITARY SEWER:**
- OFFSITE INFRASTRUCTURE FROM E470/46TH AVENUE AREA TO MAIN STREET, TO AND WITHIN THE AURORA HIGHLANDS PARKWAY TO SOUTH END OF FILING NO. 2
  - ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY

- STORM DRAINAGE:**
- OFFSITE INFRASTRUCTURE:
    - REGIONAL DETENTION AND WATER QUALITY FACILITIES LOCATED DOWNSTREAM OF SITE.

- ROADWAY:**
- OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY. ALTERNATIVES INCLUDE:
    - EXISTING GUN CLUB, EAST 42ND AVENUE, DENALI BOULEVARD, OR
    - EXISTING GUN CLUB, 38TH PLACE FROM GUN CLUB TO DENALI BOULEVARD, AND DENALI BOULEVARD, OR
    - MAIN STREET, EAST 42ND AVENUE, AND DENALI BOULEVARD OR
    - MAIN STREET, 38TH PLACE FROM E470 TO DENALI BLVD, AND DENALI BOULEVARD

- AND**
- SECONDARY ACCESS ALONG THE 38TH PARKWAY ALIGNMENT FROM THE INTERSECTION OF 38TH PARKWAY & RESERVE BOULEVARD TO MONAGHAN ROAD. IMPROVEMENTS FOR THE SECONDARY ACCESS SHALL BE IN GENERAL CONFORMANCE WITH THE (ISP NO. 1 (38TH PARKWAY INTERIM IMPROVEMENTS) PENDING FOR MAJEUURE (E.G. WEATHER PROHIBITING PAVING OPERATIONS, CITY REVIEW AND APPROVALS, ETC). SURETY FOR PAVING IMPROVEMENTS WILL BE PROVIDED TO THE CITY OF AURORA IN A FORM ACCEPTABLE TO THE CITY.
- ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY

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



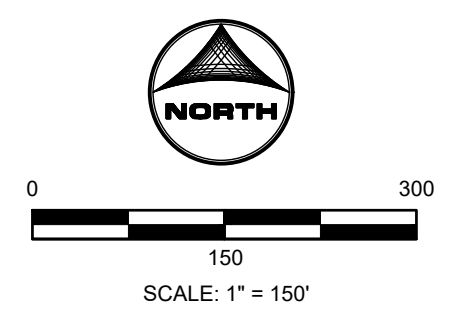
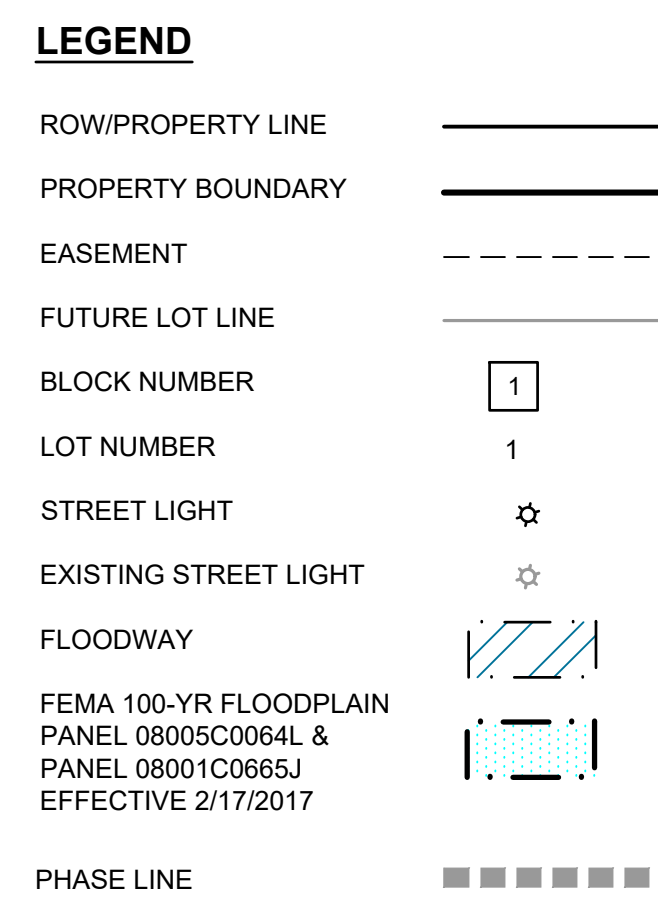
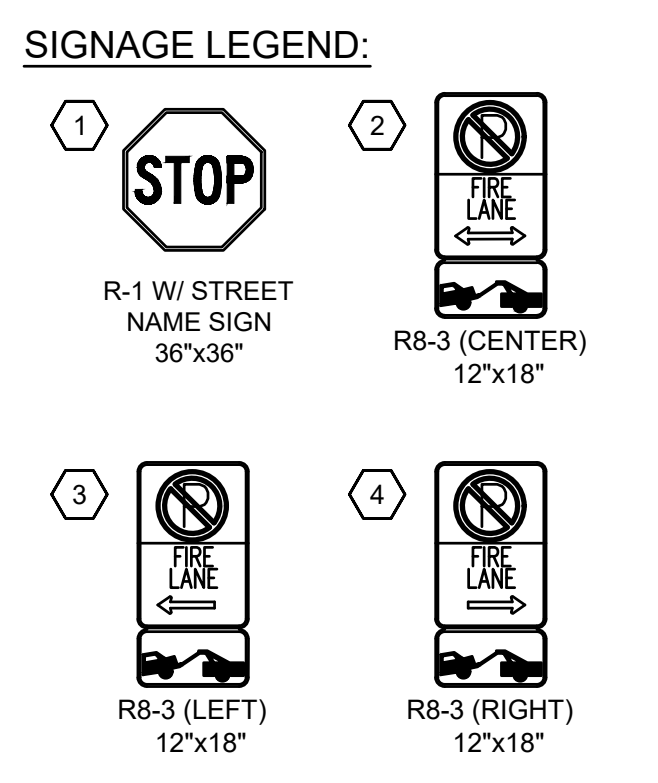
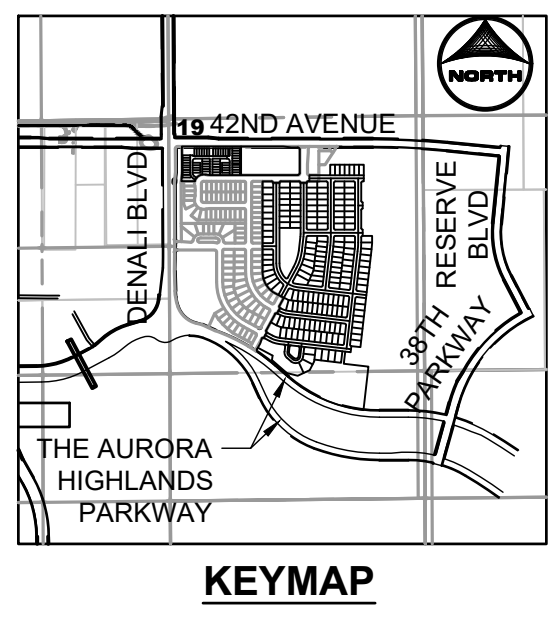
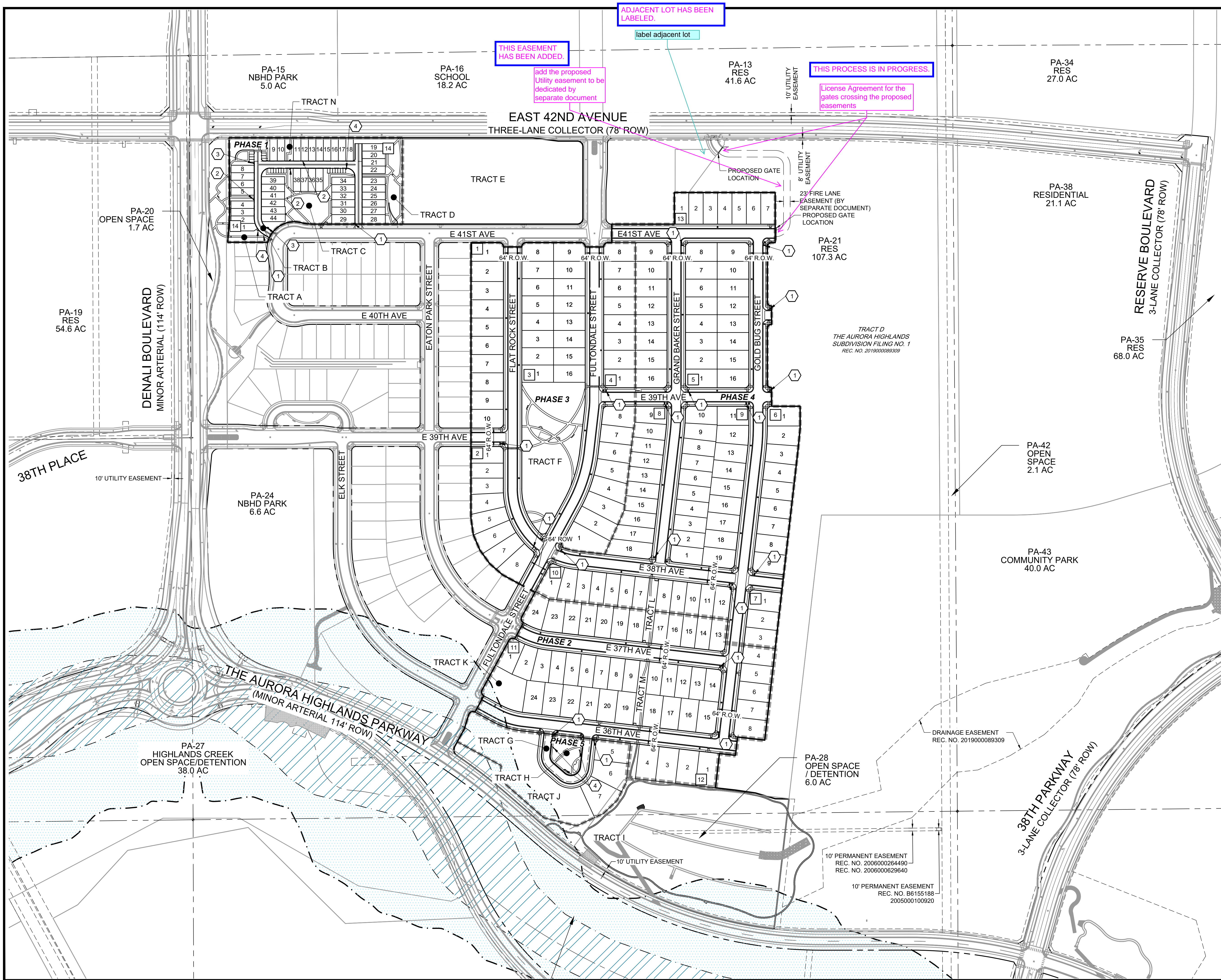
THE AURORA HIGHLANDS CSP #2

TITLE: CONTEXT MAP

DATE: JULY 15, 2020



5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRRGREEN.COM



THE AURORA HIGHLANDS CSP #2  
TITLE: OVERALL SITE & PHASING PLAN  
DATE: JULY 15, 2020

**H3G**  
**HRGreen**  
5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM



KEYMAP

LEGEND

- ROW/PROPERTY LINE —————
- PROPERTY BOUNDARY —————
- EASEMENT - - - - -
- SETBACK - - - - -
- FUTURE EASEMENT - - - - -
- FUTURE SETBACK - - - - -
- FUTURE LOT LINE - - - - -
- SIGHT TRIANGLE - - - - -
- FIRE HYDRANT
- BLOCK NUMBER 1
- LOT NUMBER 1
- STREET LIGHT
- EXISTING STREET LIGHT
- PARKING COUNT

NOTES

- SEE SHEET 3 FOR LINE AND CURVE INFORMATION
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE LIGHTING PLANS WITH THE CIVIL PLANS.

THE AURORA HIGHLANDS CSP #2

TITLE: SITE PLAN

DATE: JULY 15, 2020



5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM

SHEET: 9 OF 45



SCALE: 1" = 50'

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

PROPOSED GATE LOCATION

License Agreement for the gates crossing the proposed easements

THIS PROCESS IS IN PROGRESS.

THIS LANGUAGE HAS BEEN ADDED.

to be dedicated

23' FIRE LANE EASEMENT (BY SEPARATE DOCUMENT)

20' U.E. BY SEPARATE DOCUMENT

PROPOSED GATE LOCATION

20' U.E. REC. NO. 2019000089309 (TO BE VACATED BY SEPARATE DOCUMENT)

begin these easement processes with Andy Niquette (aniquette@auroragov.org)

THIS PROCESS IS IN PROGRESS.

23' FIRE LANE EASEMENT REC. NO. 2019000089309 (TO BE VACATED BY SEPARATE DOCUMENT)

8' U.E. REC. NO. 2019000089309

5.5' SIDEWALK

TRACT U  
75,083 SF  
1.724 AC

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

LOT 1  
BLOCK 6

8' U.E.

5.5' SIDEWALK

TRACT E  
200,112 SF  
4.594 AC

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

LOT 1  
BLOCK 6

8' U.E.

5.5' SIDEWALK

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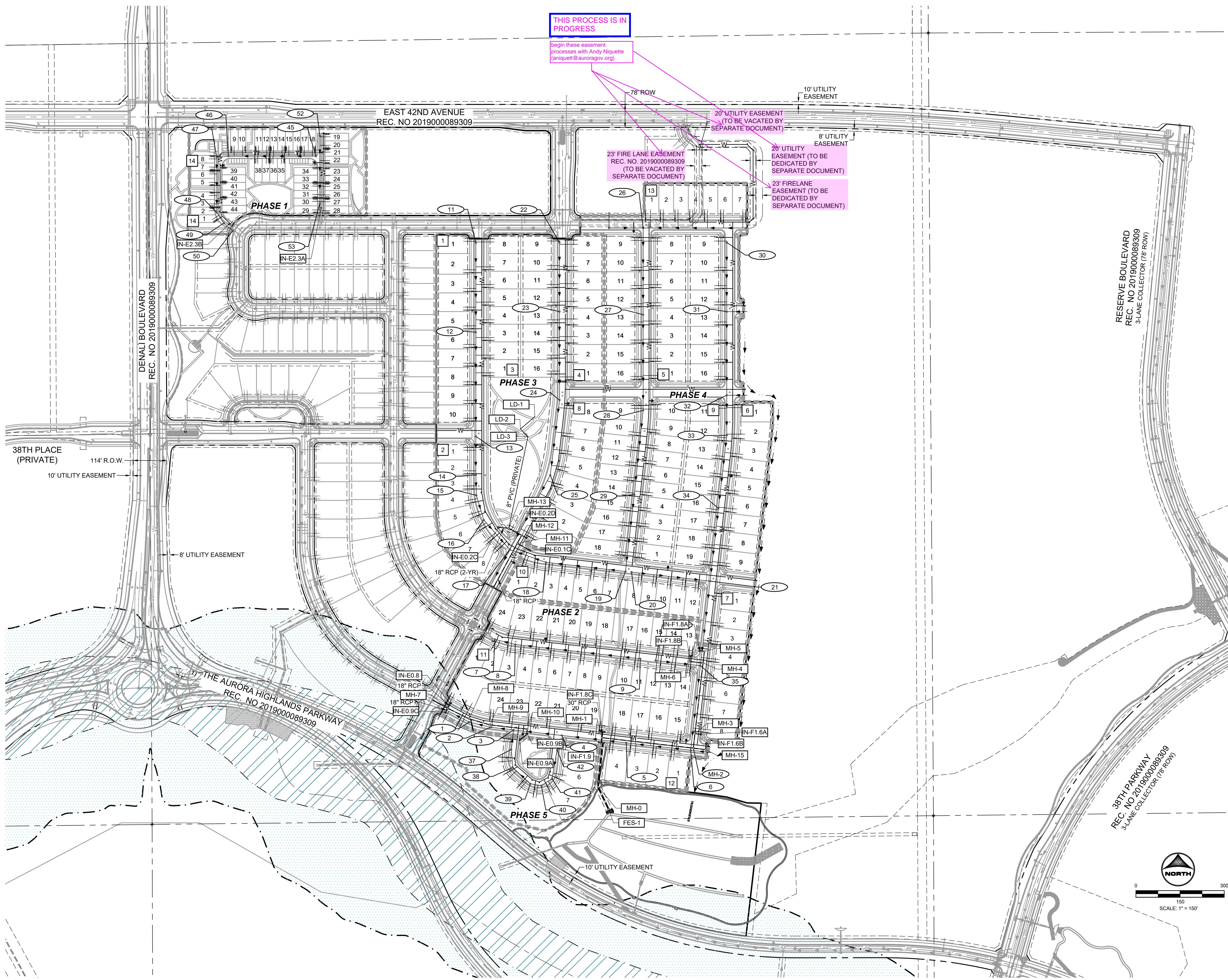
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THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 1  
REC. NO. 2019000089309

LOT 1  
BLOCK 6

8' U.E.

5.5' SIDEWALK



**KEYMAP:**

**NOTES**

1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 3 FOR TYPICAL SECTIONS.

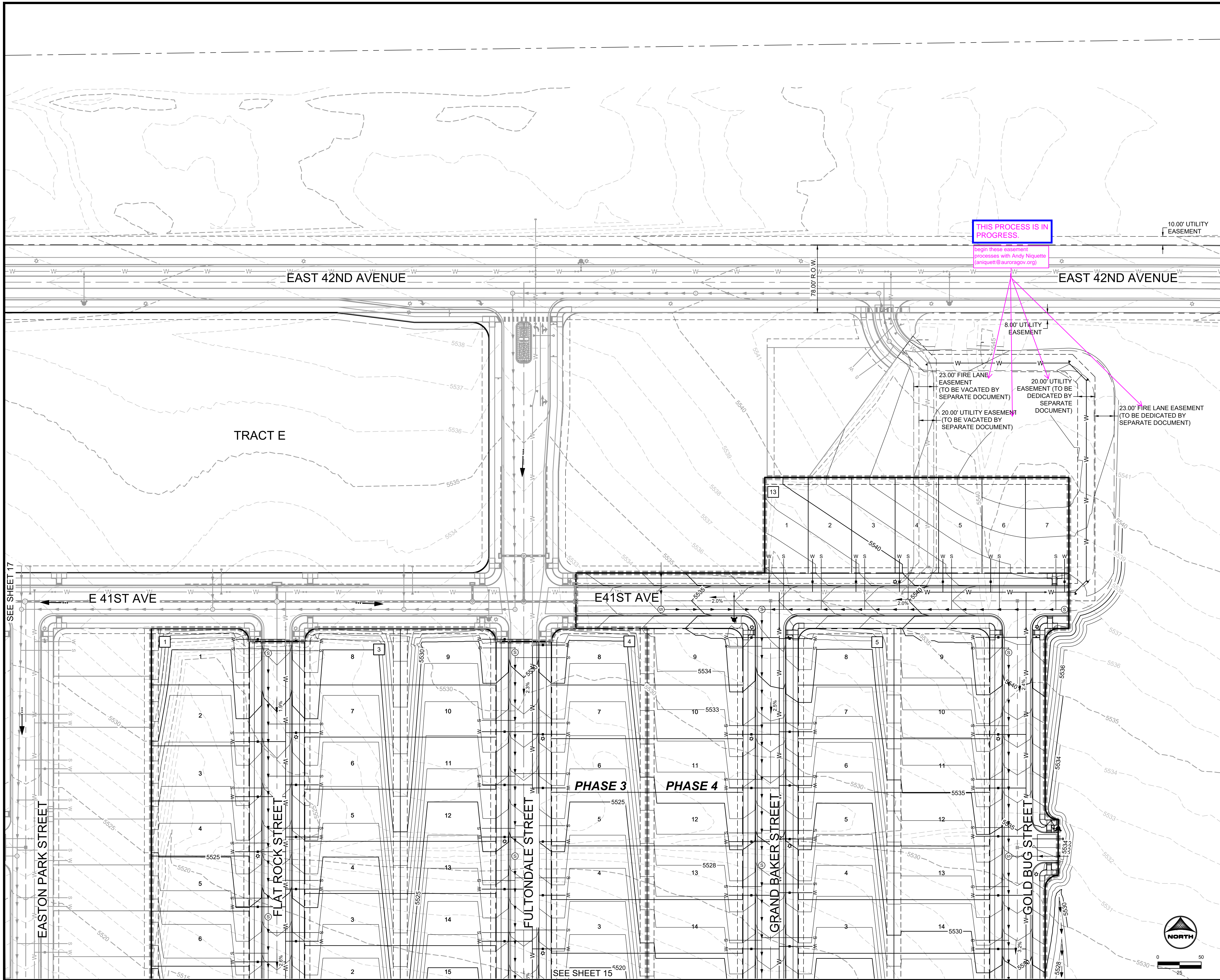
**LEGEND**

- PR. STORM MANHOLE (Symbol)
- PR. STORM INLET (Symbol)
- PR. STORM SEWER (Symbol)
- PR. SANITARY SEWER MANHOLE (Symbol)
- PR. SANITARY SEWER (Symbol)
- PR. WATERMAIN (Symbol)
- EX. STORM MANHOLE (Symbol)
- EX. STORM INLET (Symbol)
- EX. STORM SEWER (Symbol)
- EX. SANITARY SEWER MANHOLE (Symbol)
- EX. SANITARY SEWER (Symbol)
- EX. WATERMAIN (Symbol)
- PR. SANITARY SERVICE (Symbol)
- PR. WATER SERVICE (Symbol)
- PR. FIRE HYDRANT (Symbol)
- PR. WATER VALVE (Symbol)
- BLOCK NUMBER (Symbol)
- SANITARY MANHOLE IDENTIFIER (Symbol)
- STORM MANHOLE IDENTIFIER (Symbol)
- FLOODWAY (Symbol)
- FEMA 100-YR FLOODPLAIN (Symbol)
- FLOW ARROW (Symbol)
- PHASE LINE (Symbol)
- PHASE LINE (Symbol)

THE AURORA HIGHLANDS CSP #2  
TITLE: OVERALL UTILITY PLAN  
DATE: JULY 15, 2020



5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
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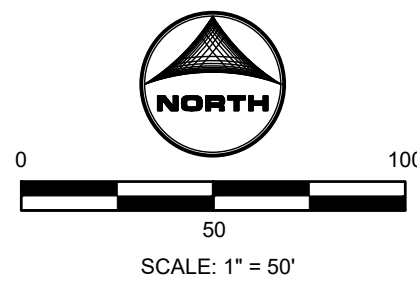
KEYMAP:

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2. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
4. SEE SHEET 3 FOR TYPICAL SECTIONS.

LEGEND

- PR. STORM MANHOLE (Symbol: circle with 'S')
- PR. STORM INLET (Symbol: rectangle)
- PR. STORM SEWER (Symbol: thick line)
- PR. SANITARY SEWER MANHOLE (Symbol: circle with 'S')
- PR. SANITARY SEWER (Symbol: thin line)
- PR. WATERMAIN (Symbol: line with 'W')
- EX. STORM MANHOLE (Symbol: circle with 'S')
- EX. STORM INLET (Symbol: rectangle)
- EX. STORM SEWER (Symbol: thick line)
- EX. SANITARY SEWER MANHOLE (Symbol: circle with 'S')
- EX. SANITARY SEWER (Symbol: thin line)
- EX. WATERMAIN (Symbol: line with 'W')
- PR. SANITARY SERVICE (Symbol: line with 'S')
- PR. WATER SERVICE (Symbol: line with 'W')
- PR. FIRE HYDRANT (Symbol: triangle)
- PR. WATER VALVE (Symbol: cross)
- BLOCK NUMBER (Symbol: 'X' in a box)
- SANITARY MANHOLE IDENTIFIER (Symbol: circle with 'MH-#')
- STORM MANHOLE IDENTIFIER (Symbol: circle with 'MH-#')
- FLOODWAY (Symbol: hatched area)
- FEMA 100-YR FLOODPLAIN (Symbol: dashed line)
- PANEL 08005C0064L & PANEL 08001C0665J EFFECTIVE 2/17/2017
- FLOW ARROW (Symbol: arrow)
- PHASE LINE (Symbol: dashed line)



THE AURORA HIGHLANDS CSP #2  
TITLE: GRADING & UTILITY PLAN  
DATE: JULY 15, 2020



5619 DTC PARKWAY SUITE 1150  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.602.4999  
HRGREEN.COM

STREET FRONTAGE BUFFER

Street Frontage Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Street Perimeter Buffer: 42nd AVENUE <sup>1</sup> (1 Tree and 10 Shrubs per 40 LF)	80	2	4	20	#1 Cont Grasses: 67 #5 Cont Shrubs: 32
Street Perimeter Buffer: AURORA HIGHLANDS PARKWAY <sup>2</sup> (1 Tree and 10 Shrubs per 40 LF)	407	11	15	102	#1 Cont Grasses: 331 #5 Cont Shrubs: 165
Totals:	487	13	19	122	329

NOTES:

- 1.) A portion of Tract D is included in the 42nd Avenue street frontage buffer.  
2.) A portion of Tract I is included in the Aurora Highlands Parkway street frontage buffer.  
3.) Street Frontage Buffers are minimum 20' and maximum 100' wide.  
4.) 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

Standard Rights-of-Way Street Tree Table			
Street Tree Description	Length (LF)	Trees Required	Trees Provided
FLAT ROCK ST (1 Tree / 40 LF)	1968	50	50
EAST 36TH AVENUE (1 Tree / 40 LF)	1569	40	42
EAST 37TH AVENUE (1 Tree / 40 LF)	1381	35	35
EAST 41ST AVENUE (1 Tree / 40 LF)	1373	35	35
FULTONDALE STREET (1 Tree / 40 LF)	2308	58	58
EAST 38TH AVENUE (1 Tree / 40 LF)	1214	31	32
GRAND BAKER STREET (1 Tree / 40 LF)	1967	50	50
GOLD BUG STREET (1 Tree / 40 LF)	2936	74	74
EAST 39TH AVENUE (1 Tree / 40 LF)	810	21	21
TRACT G LOOP LANE (1 Tree / 40 LF)	371	10	10
Totals:	15,897	404	407

NOTES:

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

WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Non-Irrigated (Wetland Seed) (SF)	Non-Irrigated Area/ Pavement (SF)	Total Area (SF)
A	8,778	1,239	-	9,694	19,711
B	-	-	-	24,229	24,229
C	24,628	-	-	4,105	28,733
D	8,367	8,965	-	4,148	21,480
E	-	-	-	185,886	185,886
F	26,233	47,164	-	18,470	91,867
G	-	-	-	18,420	18,420
H	2,170	6,693	-	3,365	12,228
I	184,330	922	108,079	-	293,331
J	-	-	-	70,509	70,509
K	-	-	-	15,960	15,960
L	5,679	-	-	1,531	7,210
M	5,679	-	-	1,531	7,210
N	1,927	-	-	473	2,400
Totals:	267,791	64,983	108,079	358,321	799,174
*L (CSP-01)	9,709	1,295	-	14,279	25,283

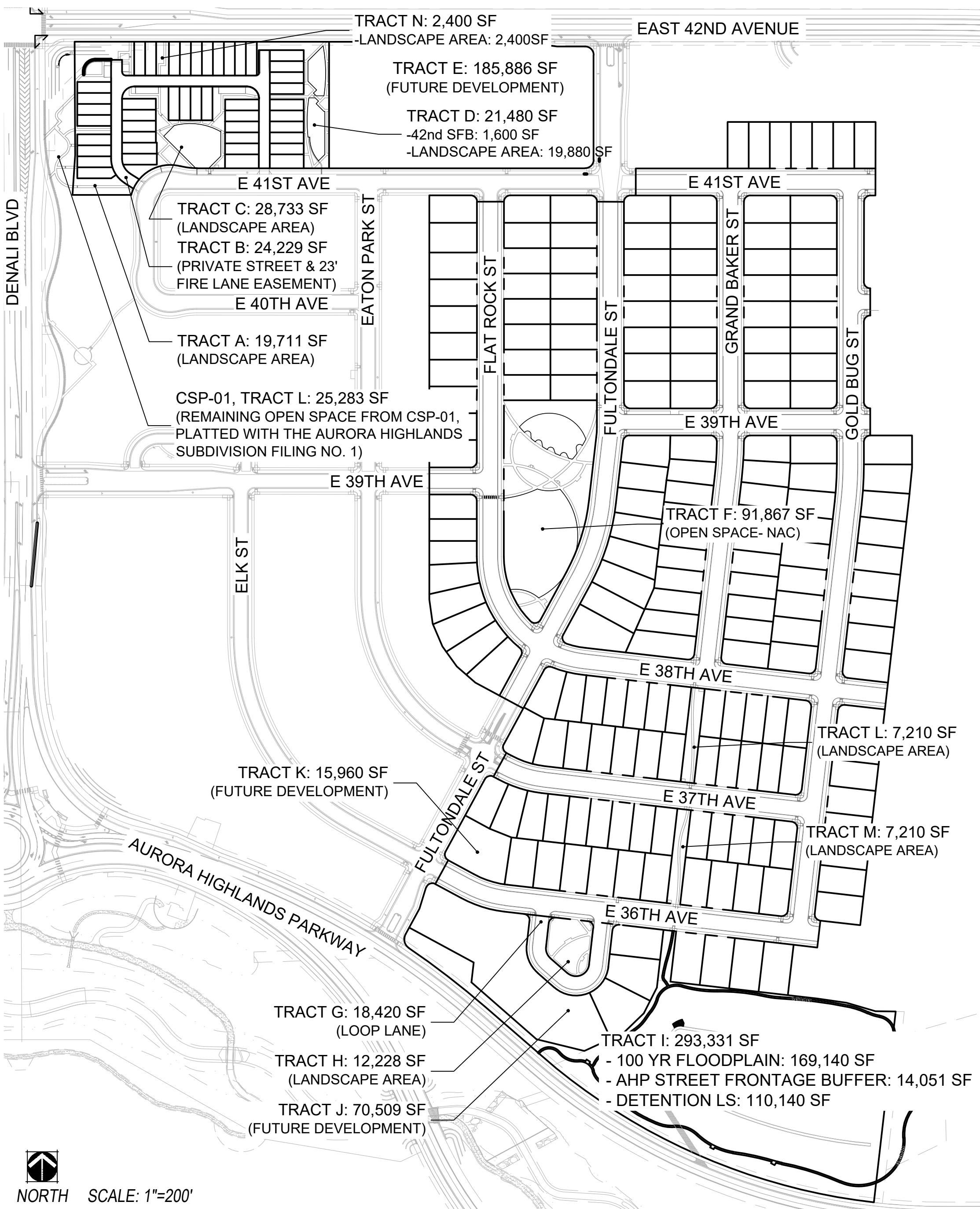
NOTES:

- 1.) Tracts E, J & K are planned for future development and therefore do not have any landscape or irrigation at this time. Landscape within these tracts will be approved with separate CSPs or CSP amendments.  
2.) Tract A includes ISP-01 landscape. Refer to ISP-01 for water use of this landscape.  
\*3.) Tract L, platted with CSP-01, is included in this table as a portion of this landscape was designed with this CSP. Refer to CSP-01 for remaining Tract L square footage and water use. Tract L includes ISP-01 landscape. Refer to ISP-01 for water use of this landscape

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.  
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.  
3. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE.  
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. PERENNIALS AND ANNUL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.  
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.

TRACT KEY MAP



TRACT LANDSCAPE TABLE

Area (Tract)	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
A	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	19,711	5	25	50	#1 Cont Grasses: 321 #5 Cont Shrubs: 246
C	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	28,733	7	21	72	#1 Cont Grasses: 460 #5 Cont Shrubs: 409
D	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	19,880	5	9	50	#1 Cont Grasses: 388 #5 Cont Shrubs: 192
F	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	91,867	23	67	230	#1 Cont Grasses: 1,126 #5 Cont Shrubs: 614
H	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	12,228	3	10	31	#1 Cont Grasses: 238 #5 Cont Shrubs: 73
L	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	7,210	2	8	18	#1 Cont Grasses: 135 #5 Cont Shrubs: 88
M	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	7,210	2	8	18	#1 Cont Grasses: 146 #5 Cont Shrubs: 94
N	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2,400	1	2	10	#1 Cont Grasses: 27 #5 Cont Shrubs: 40
Totals:		189,239	48	150	479	2703
*L (CSP-01)	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	25,283	7	32	64	#1 Cont Grasses: 738 #5 Cont Shrubs: 194

NOTES:

- 1.) Only a portion of Tract D is included in the Tract Landscape Table. The rest is included in the 42nd Avenue Street Frontage Buffer.  
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.  
3.) Tracts E, J, & K are not included in the Tract Landscape Table because they are planned for future development. Landscape within these tracts will be approved with separate site plan amendments.  
\*4.) The remaining square footage in Tract L, from CSP-01, was designed within this CSP. Remaining square footage is shown in this table to show compliance with requirements. Refer to CSP-01 for complete Tract square footage breakdown. Tract L (CSP-01) is not platted with this CSP, refer to The Aurora Highlands Subdivision Filing No. 1 for platted Tract

DETENTION LANDSCAPE

Detention Landscape				
Total Area Excluding 100 Year Floodplain	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Tract I - 110,140 SF (1 Tree and 10 Shrubs per 4000 SF)	28	35	276	#1 Cont Grasses: 448 #5 Cont Shrubs: 329

NOTES:

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

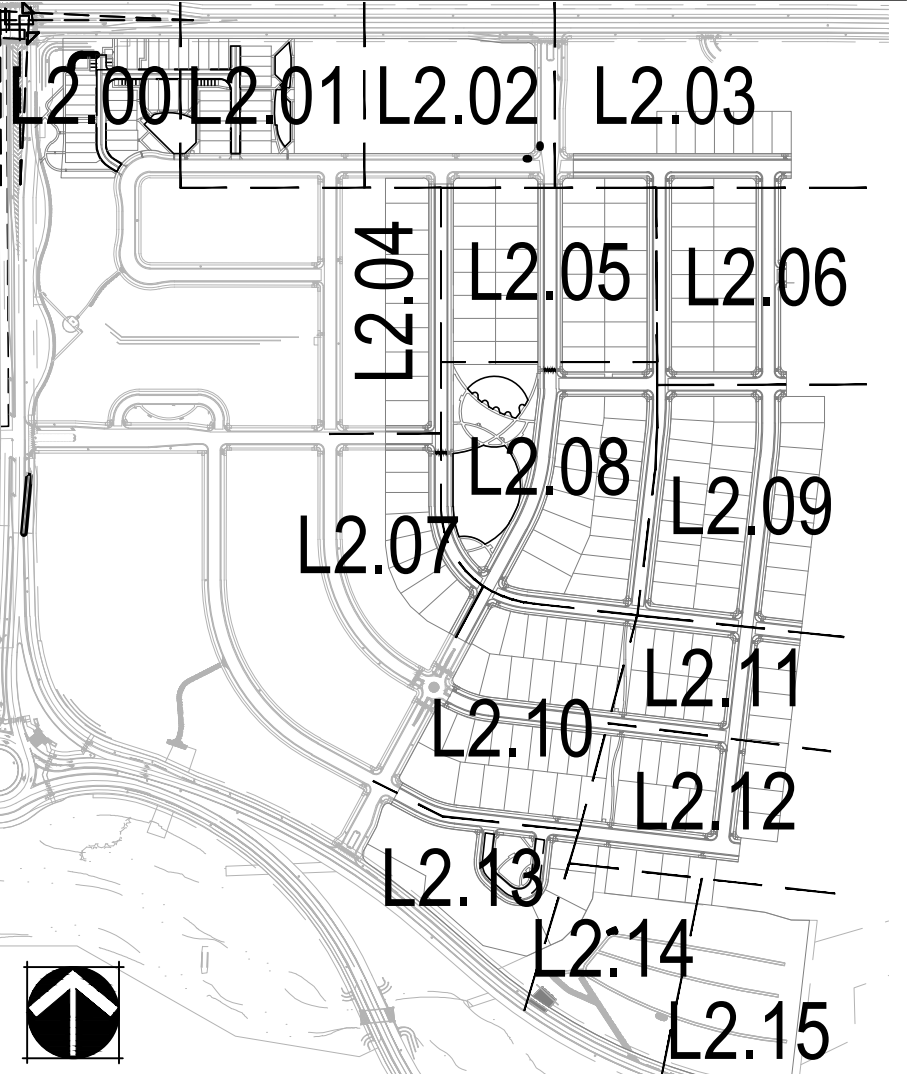
SHARED LANDSCAPE DATA TABLE

SHARED LANDSCAPE DATA TABLE	
SITE LANDSCAPE DATA	
TOTAL LANDSCAPE AREA (CSP-02 ONLY)	PERCENT
HARDSCAPE AREA (CSP-02 ONLY) <sup>1</sup>	100%
COOL SEASON TURF GRASS AREA (CSP-02 ONLY)	6%
ALL OTHER LANDSCAPE AREA (CSP-02 ONLY) <sup>2</sup>	7%
TOTAL LANDSCAPE AREA (CSP-02 W/ ADJACENT ISP LANDSCAPE)	88%
HARDSCAPE AREA <sup>1,3</sup>	100%
COOL SEASON TURF GRASS AREA	5%
ALL OTHER LANDSCAPE AREA <sup>2</sup>	7%

NOTE:

1. HARD SURFACE AREAS INCLUDE ALL INTERNAL WALKS, TRAILS, CRUISER FINE AREAS, OR COBBLE AREAS WITHIN THE INTERNAL RIGHT OF WAY. ADDITIONALLY, IT INCLUDES THE LANDSCAPE WITHIN THE REMAINING TRACT L AREA, PLATTED WITH CSP-01.  
2. ALL OTHER LANDSCAPE AREAS INCLUDE SHRUB BEDS, WALKWAYS, COBBLE AREAS, ETC.  
3. HARD SURFACE AREA EXCLUDES REGIONAL TRAIL, REGIONAL RIGHT-OF-WAY, AND DETENTION AREAS.  
4. TOTAL LANDSCAPE AREAS IN THIS CHART INCLUDE ALL AREAS THAT LIE WITHIN OPEN SPACE AND LANDSCAPE BEDS, CRUISER FINE AREAS, COBBLE AREAS, AND DETENTION AREAS. THIS AREA ALSO INCLUDES THE LANDSCAPE AREA WITHIN THE REMAINING AREA OF TRACT L DESIGNED WITH THIS CSP. TRACT L WAS PLATTED WITH CSP-01, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 PLAT.

SHEET KEY MAP



SHEET INDEX

L0.00	COVER
L1.00	LANDSCAPE NOTES
L2.00	LANDSCAPE PLAN
L2.01	LANDSCAPE PLAN
L2.02	LANDSCAPE PLAN
L2.03	LANDSCAPE PLAN
L2.04	LANDSCAPE PLAN
L2.05	LANDSCAPE PLAN
L2.06	LANDSCAPE PLAN
L2.07	LANDSCAPE PLAN
L2.08	LANDSCAPE PLAN
L2.09	LANDSCAPE PLAN
L2.10	LANDSCAPE PLAN
L2.11	LANDSCAPE PLAN
L2.12	LANDSCAPE PLAN
L2.13	LANDSCAPE PLAN
L2.14	LANDSCAPE PLAN
L2.15	LANDSCAPE PLAN
L2.16	NAC ENLARGEMENT
L2.17	HYDROZONE MAP
L2.18	MASTER FENCE & TRAIL PLAN
L2.19	TREE MITIGATION PLAN
L3.00	LANDSCAPE DETAILS
L3.01	LANDSCAPE DETAILS
L3.02	LANDSCAPE DETAILS
L3.03	LANDSCAPE DETAILS
L3.04	LANDSCAPE DETAILS

THE AURORA HIGHLANDS CSP #2

TITLE: L0.00 - COVER

DATE: JULY 15, 2020



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

L0.00

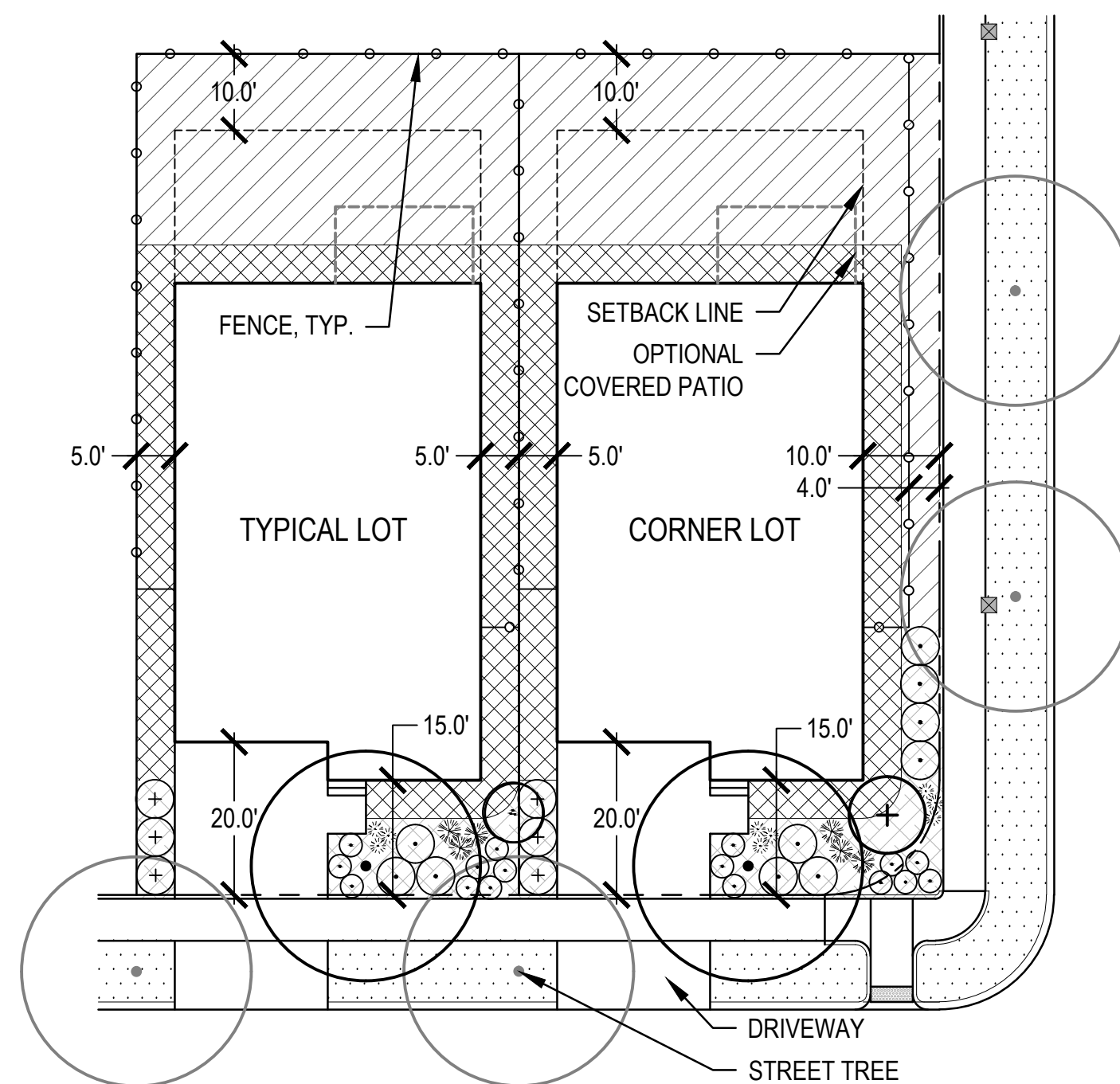
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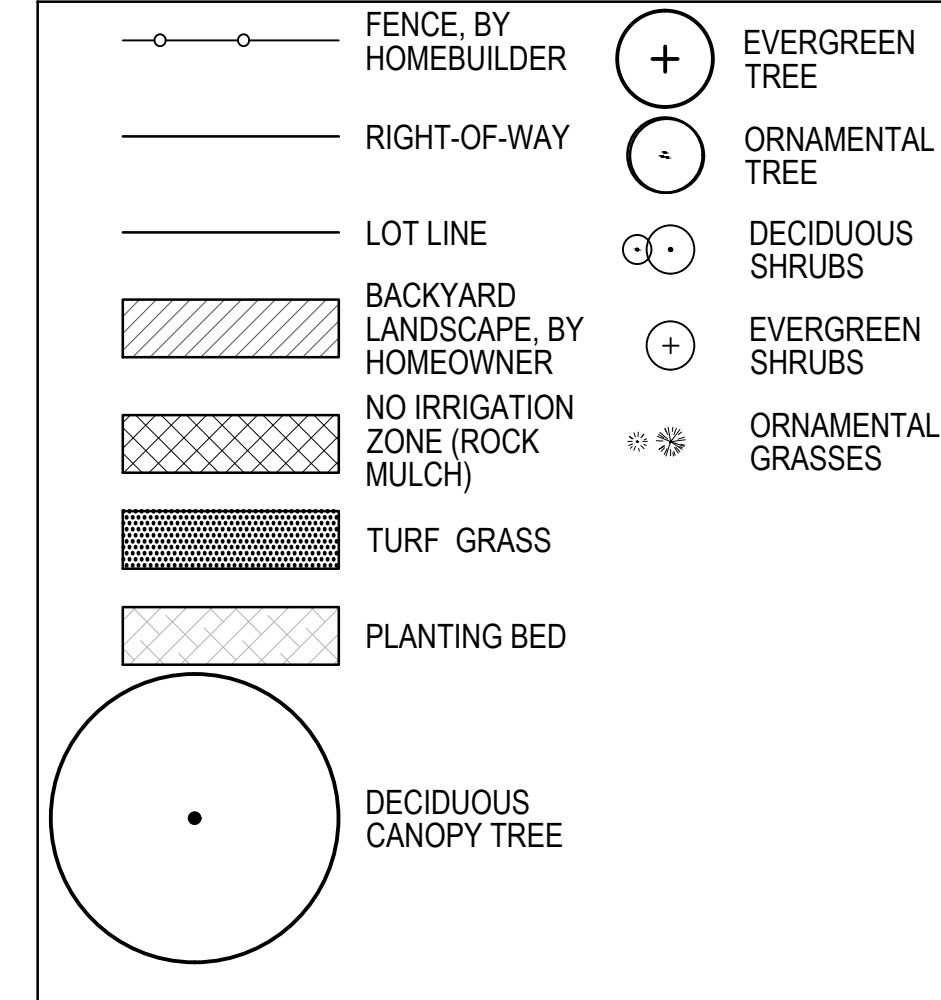
## LANDSCAPE PLANT LIST

QTY	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER USE
DECIDUOUS CANOPY TREES					
23	BTM	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	2 1/2" CAL. B&B	MODERATE
67	EAC	ACCOLADE ELM	ULMUS 'MORTON' ACCOLADE	2 1/2" CAL. B&B	LOW
84	HAC	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B	VERY LOW
26	LAS	AMERICAN SENTRY LINDEN	TILIA AMERICANA 'MCKSENTRY'	2 1/2" CAL. B&B	MODERATE
103	SSM	STATESTREET MAPLE	ACER MIYABEI 'MORTON'	2 1/2" CAL. B&B	MODERATE
137	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER'	2 1/2" CAL. B&B	VERY LOW
18	SMA	SENSATION MAPLE	ACER NEGUNDO 'SENSATION'	2 1/2" CAL. B&B	MODERATE
EVERGREEN TREES					
13	AUS	AUSTRIAN PINE	PINUS NIGRA	6' HT. MIN (SPECIMEN)	VERY LOW
14	BSP	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6' HT. MIN (SPECIMEN)	LOW
15	SBH	BLACK HILLS SPRUCE	PICEA PUNGENS 'DENSATA'	6' HT. MIN (SPECIMEN)	LOW
12	CBS	COLORADO SPRUCE	PICEA PUNGENS	6' HT. MIN (SPECIMEN)	VERY LOW
6	PON	PONDEROSA PINE	PINUS PONDEROSA	6' HT. MIN (SPECIMEN)	VERY LOW
12	SWP	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT. MIN (SPECIMEN)	MODERATE
DECIDUOUS ORNAMENTAL TREES					
12	CCP	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL. B&B	MODERATE
17	SPR	SPRING SNOW CRAB APPLE	MALUS X 'SPRING SNOW'	2" CAL. B&B	LOW
25	TCH	COCKSPUR THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL. B&B	LOW
14	WKH	WINTER KING HAWTHORN	CRATAEGUS VIRIDIS 'WINTER KING'	2" CAL. B&B	MODERATE
DECIDUOUS SHRUBS- 2'-4' SPREAD					
635	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.	VERY LOW
208	MSN	SNOWBELLE MOCKORANGE	PHILADELPHUS 'SNOWBELLE'	#5 CONT.	MODERATE
171	PEG	GLOBE PEASHRUB	CARAGANA FRUTEX GLOBOSA	#5 CONT.	VERY LOW
DECIDUOUS SHRUBS- 5'-6' SPREAD					
193	BPU	BUTTERFLY BUSH	BUDDLEIA DAVIDII	#5 CONT.	LOW
83	DAC	DWARF AMERICAN CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'	#5 CONT.	LOW
78	FOR	SPRING GLORY FORSYTHIA	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	#5 CONT.	LOW
31	GNI	GOLDEN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	#5 CONT.	LOW
121	MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.	VERY LOW
53	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'	#5 CONT.	VERY LOW
28	RSB	RED SNOWBERRY	SYMPHORICARPOS ORBICULATUS	#5 CONT.	LOW
6	YCU	GOLDEN CURRANT	RIBES AUREUM	#5 CONT.	VERY LOW
37	YTD	YELLOW TWIG DOGWOOD	CORNUS SERICEA FLAVIRAMEA	#5 CONT.	LOW
DECIDUOUS SHRUBS - 7'-9' SPREAD					
27	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	#5 CONT.	LOW
3	AMP	AMERICAN PLUM	PRUNUS AMERICANA	#5 CONT.	VERY LOW
101	CWL	COMMON WHITE LILAC	SYRINGA VULGARIS ALBA	#5 CONT.	VERY LOW
26	DWY	DONALD WYMAN LILAC	SYRINGA X PRESTONIAE 'DONALD WYMAN'	#5 CONT.	VERY LOW
31	NAC	NANKING CHERRY	PRUNUS TOMENTOSA	#5 CONT.	LOW
24	RTD	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.	LOW
9	VAJ	AUTUMN JAZZ VIBURNUM	V. DENTATUM 'RALPH SENIOR'	#5 CONT.	MODERATE
48	VBU	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII	#5 CONT.	MODERATE
EVERGREEN SHRUBS - 2'-4' SPREAD					
16	CHI	CHIEFTAIN MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS 'CHIEFTAIN'	#5 CONT.	VERY LOW
47	WOW	WOODWARD JUNIPER	JUNIPERUS SCOPULORUM 'WOODWARD'	#5 CONT.	VERY LOW
27	MAN	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.	VERY LOW
EVERGREEN SHRUBS - 5'- 6' SPREAD					
58	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	VERY LOW
121	BSG	SPANISH GOLD BROOM	CYTISUS PURGAN 'SPANISH GOLD'	#5 CONT.	VERY LOW
191	EMA	MANHATTAN EUONYMUS	EUONYMUS KIAUTSCHOVICA 'MANHATTAN'	#5 CONT.	MODERATE
69	OGH	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	#5 CONT.	VERY LOW
28	GSP	GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.	LOW
37	SPA	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#5 CONT.	VERY LOW
GRASSES					
445	AMG	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSUS 'ADAGIO'	#1 CONT.	LOW
1255	FRG	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	LOW
1167	GBA	BLONDE AMBITION GRAMA GRASS	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.	VERY LOW
337	GHM	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.	LOW
271	GRM	MUHLY GRASS	MUHLENBERGIA HYBRIDS	#1 CONT.	VERY LOW
90	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.	VERY LOW
32	GSG	GIANT SACATON GRASS	SPOROBOLUS WRIGHTII	#1 CONT.	VERY LOW
371	PDG	PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	#1 CONT.	VERY LOW
300	RSG	SHENANDOAH SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	LOW
PERENNIALS (176 TOTAL)					
49	BES	BLACK EYED SUSAN	RUDBEKIA FULGIDA 'GOLDSTURM'	#1 CONT.	MODERATE
40	IPC	INDIAN PAINTERBUSH	CASTILLEJA	#1 CONT.	MODERATE
12	BCL	CLUSTERED BELL FLOWER	CAMPANULA GLOMERATA	#1 CONT.	LOW
6	CFL	PURPLE CONEFLOWER	ECHINACEA PURPUREA	#1 CONT.	VERY LOW
5	HSU	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONT.	VERY LOW
10	PHR	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	#1 CONT.	VERY LOW
54	SMN	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	#1 CONT.	VERY LOW

## TYPICAL LOT LANDSCAPE (SINGLE FAMILY DETACHED)



## LEGEND



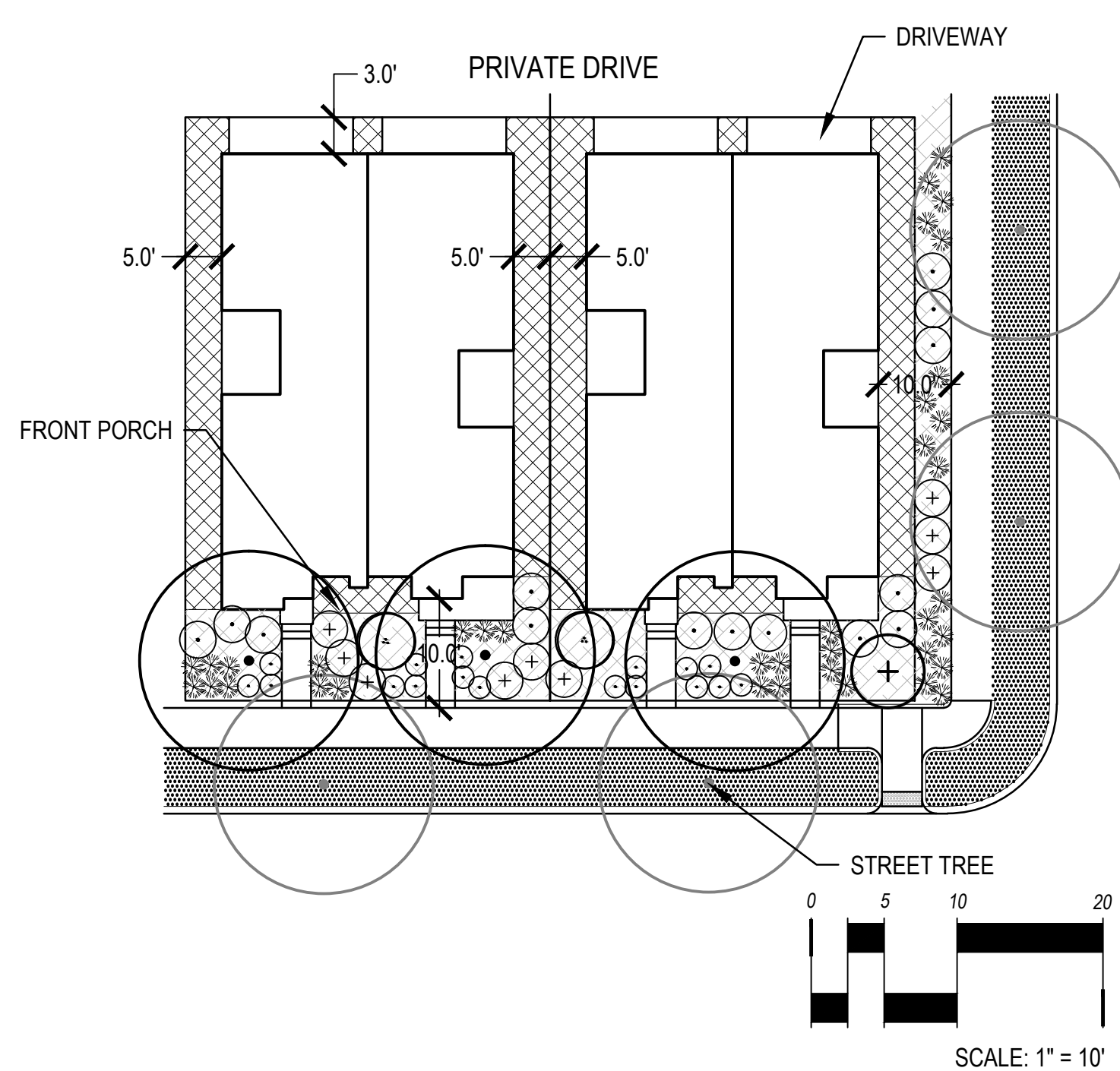
## NOTES

- GENERAL:
- REFER TO FDP APPENDIX (TAB 14) FOR RESIDENTIAL LOT STANDARDS AS THEY RELATE TO LOT SIZE.
  - ALL CANOPY TREES TO BE 2.5" CALIPER, ALL ORNAMENTAL TREES TO BE 2" CALIPER OR 6' HEIGHT CLUMP, AND ALL EVERGREEN TREES TO BE 6' HEIGHT.
  - ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #1 CONTAINERS.
  - GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) GRASSED PER (1) SHRUB.
  - RE: FDP FOR ALLOWED FENCE TYPES AND SETBACK.
  - MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN SAME LAYOUT WITH 50% OR MORE SAME PLANT MATERIAL.
  - USE OF DROUGHT TOLERANT PLANT AND XERIC DESIGN PRINCIPALS ARE ENCOURAGED. ALL REQUIRED PLANT MATERIAL SHALL FALL UNDER THE USDA ZONE 4 OR LOWER CATEGORIES.
- FRONT YARD LANDSCAPING:
- ALL SMALL LOTS (<50') TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS, AND MAXIMUM 50% TURF.
  - ALL STANDARD LOTS (50' +) TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS, AND MAXIMUM 40% TURF.
- SIDE YARD LANDSCAPING:
- INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
  - EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL BE LANDSCAPED WITH TURF, AND SHRUBS AND TREES AT THE RATE OF ONE TREE AND 10 SHRUBS PER 40 LINEAR FEET OF SIDE YARD.

add a standard for Large lots (+60')

Response: Large Lot information has been added.

## TYPICAL LOT LANDSCAPE (DUPLEXES)



IRRIGATED AND NON-IRRIGATED NATIVE SEED MIX				
W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
W	SIDE OATS GRAMA	BOUTELLOUA CURTIPENDULA	36%	10.8 LBS.
C	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	27%	8.1 LBS.
W	BLUE GRAMA	BOUTELLOUA GRACILIS	18%	5.4 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	13%	3.9 LBS.
C	RED CLOVER	TRIFOLIUM PRATENSE	6%	1.8 LBS.
W/C = WARM OR COOL SEASON 33% MAX COOL SEASON GRASSES			TOTAL	100% 30.0 LBS.

## LOWLAND SEED MIX (NON-IRRIGATED)

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
C	INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	5%	1.5 LBS.
W	BIG BLUESTEM	ANDROPOGON GERARDII	5%	1.5 LBS.
C	CANADA WILDRIE	ELYMUS CANADENSIS	5%	1.5 LBS.
W	BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	5%	1.5 LBS.
C	PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	8%	2.4 LBS.
W	SWITCHGRASS	PANICUM VIRGATUM	15%	4.5 LBS.
C	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	10%	3.0 LBS.
W	PRAIRIE CORDGRASS	SPARTINA PECTINATA	15%	4.5 LBS.
W	ALKALI SACATON	SPOROBOLUS AIRODES	15%	4.5 LBS.
W	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	12%	3.6 LBS.
C	NEBRASKA SEDGE	CAREX NEBRASCENSIS	5%	1.5 LBS.
W/C = WARM OR COOL SEASON 33% MAX COOL SEASON GRASSES			TOTAL	100% 30.0 LBS.

## IRRIGATED MANICURED TURF SOD

TALL FESCUE BLEND

## IRRIGATED RECREATIONAL TURF

HEAT TOLERANT, IMPROVED TEXAS BLUEGRASS BLEND

THE AURORA HIGHLANDS CSP #2

TITLE: L1.00 - LANDSCAPE NOTES

DATE: JULY 15, 2020

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

L1.00

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LEGEND

LIMIT-OF-WORK

ISP SHARED AREA BOUNDARY

HIGH WATER USE: MANICURED TURF (IRRIGATED)

HIGH WATER USE: RECREATIONAL TURF (IRRIGATED)

LOW WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED (IRRIGATED)

TEMPORARILY IRRIGATED SEED (Z-ZONE)

NON-IRRIGATED SEED

DECIDUOUS CANOPY TREES

ORNAMENTAL TREES

EVERGREEN TREES

HYDRO-ZONE TABLE (CSP-02)

WATER USE TYPE	AREA (SF)
HIGH WATER USE	21,026 SF (9% OF TOTAL AREA)
RECREATIONAL TURF HIGH WATER USE	65,265 SF (28% OF TOTAL AREA)
LOW WATER USE	148,756 SF
TOTAL PERMANENT IRRIGATED AREA	235,049 SF
TOTAL Z-ZONE AREA	117,943 SF

SHARED LANDSCAPE DATA TABLE

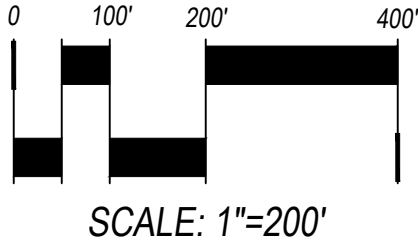
SHARED LANDSCAPE DATA TABLE		
SITE LANDSCAPE DATA	AREA IN SF	PERCENT
TOTAL LANDSCAPE AREA (CSP-02 ONLY)	499,086 SF	100%
HARDSCAPE AREA (CSP-02 ONLY) <sup>1</sup>	27,752 SF	6%
COOL SEASON TURF GRASS AREA (CSP-02 ONLY)	33,928 SF	7%
ALL OTHER LANDSCAPE AREA (CSP-02 ONLY) <sup>2</sup>	437,406 SF	88%
TOTAL LANDSCAPE AREA (CSP-02 W/ ADJACENT ISP LANDSCAPE AREA)	514,063 SF	100%
HARDSCAPE AREA <sup>1,3</sup>	27,752 SF	5%
COOL SEASON TURF GRASS AREA	37,776 SF	7%
ALL OTHER LANDSCAPE AREA <sup>2</sup>	448,535 SF	87%

NOTE:

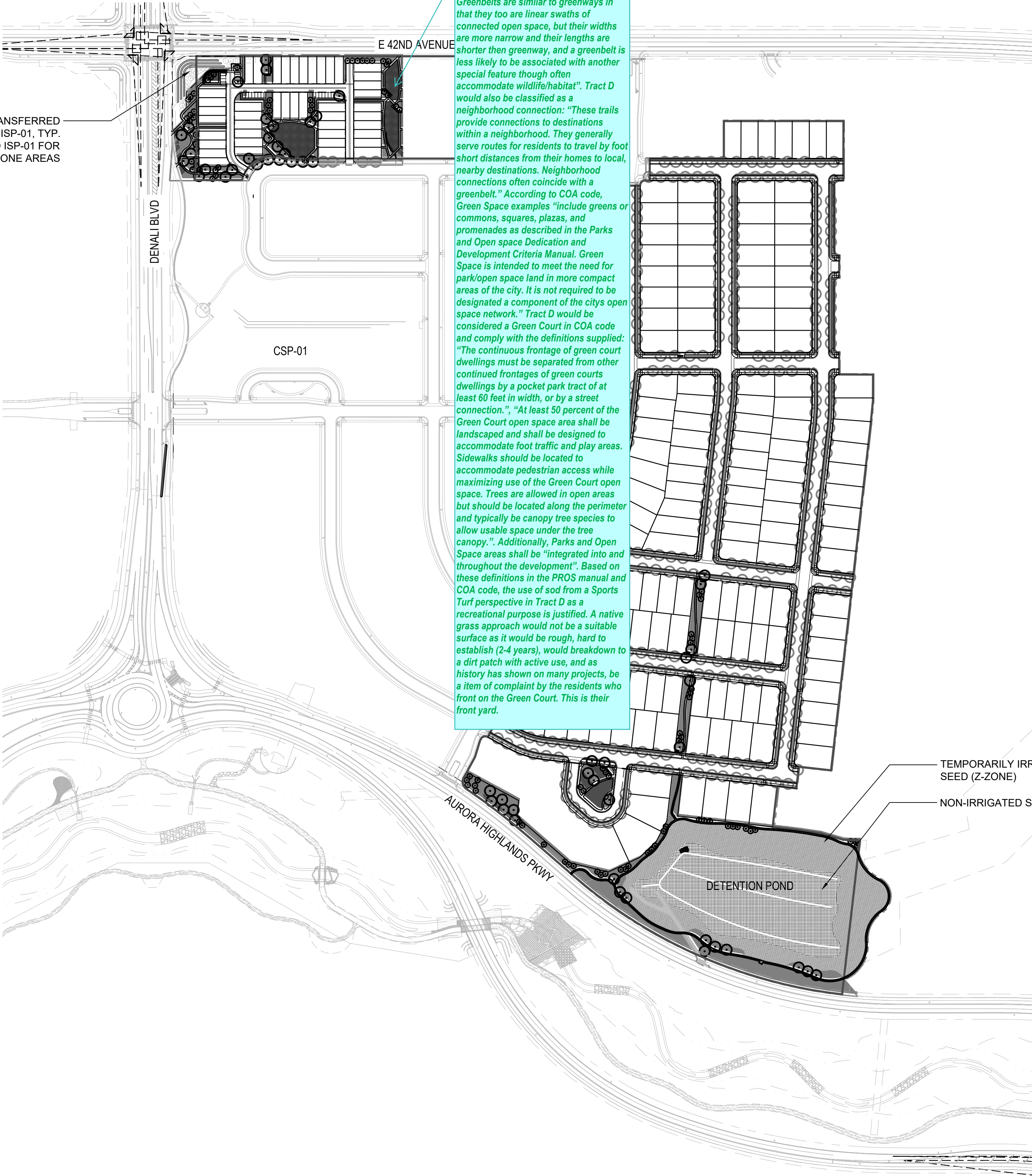
1. HARD SURFACE AREAS INCLUDE ALL INTERNAL WALKS, TRAILS, PAVER AREAS, PLAZAS, ETC.
2. ALL OTHER LANDSCAPE AREAS INCLUDE SHRUB BEDS, WARM SEASON GRASSES, MULCH AREAS, COBBLE AREAS, ETC.
3. HARD SURFACE AREA EXCLUDES REGIONAL TRAIL, REFER TO ISP-01.
4. TOTAL LANDSCAPE AREAS IN THIS CHART INCLUDE ALL LANDSCAPE AND HARD SURFACE AREAS THAT LIE WITHIN OPEN SPACE AND LANDSCAPE AREA TRACTS, AS WELL AS SHRUB BEDS, CRUSHER FINE AREAS, COBBLE AREAS, AND DEVELOPER SOD IN THE INTERNAL RIGHT OF WAY. THIS AREA ALSO INCLUDES THE LANDSCAPE AND HARD SURFACE AREAS WITHIN THE REMAINING AREA OF TRACT L DESIGNED WITH THIS CSP. TRACT L WAS PLATTED WITH CSP-01, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 PLAT.

this table is already on Sheet L0.00. It should only be included once.

**Response:** The Landscape Area on Sheet 1 is calculated differently than the Shared Landscape Data Table on the landscape sheets, these numbers will not match. The Landscape Area on the cover sheet is calculated off the final plat tract information. The Shared Landscape Data Table on the landscape sheets includes both the Landscape Area and Open Space Areas identified on the cover sheet (from the plat information), as well as any developer sod, shrub beds, crusher fine areas, or cobble areas within the internal right of way. Additionally, it includes the landscape within the remaining Tract L area, platted with CSP-01. A note below the Shared Landscape Data Table helps clarify how this total landscape area was calculated.



LANDSCAPE TRANSFERRED FROM ISP-01, TYP. REFER TO ISP-01 FOR HYDROZONE AREAS



logic and reason suggest the activities proposed in this area can also occur on native seed. This is a green court and does not count as recreational turf.

**Response:** According to the PROS manual Tract D would be classified as a Greenway or Greenbelt. "Trails in greenways facilitate both recreation and transportation within the corridor. Greenbelts are similar to greenways in that they too are linear swaths of connected open space, but their widths are more narrow and their lengths are shorter than greenway, and a greenbelt is less likely to be associated with another special feature though often accommodate wildlife/habitat". Tract D would also be classified as a neighborhood connection: "These trails provide connections to destinations within a neighborhood. They generally serve routes for residents to travel by foot short distances from their homes to local, nearby destinations. Neighborhood connections often coincide with a greenbelt." According to COA code, Green Space examples "include greens or commons, squares, plazas, and promenades as described in the Parks and Open space Dedication and Development Criteria Manual. Green Space is intended to meet the need for park/open space land in more compact areas of the city. It is not required to be designated a component of the citys open space network." Tract D would be considered a Green Court in COA code and comply with the definitions supplied: "The continuous frontage of green court dwellings must be separated from other continued frontages of green courts dwellings by a pocket park tract of at least 60 feet in width, or by a street connection.", "At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing use of the Green Court open space. Trees are allowed in open areas but should be located along the perimeter and typically be canopy tree species to allow usable space under the tree canopy.". Additionally, Parks and Open Space areas shall be "integrated into and throughout the development". Based on these definitions in the PROS manual and COA code, the use of sod from a Sports Turf perspective in Tract D as a recreational purpose is justified. A native grass approach would not be a suitable surface as it would be rough, hard to establish (2-4 years), would breakdown to a dirt patch with active use, and as history has shown on many projects, be a item of complaint by the residents who front on the Green Court. This is their front yard.

TEMPORARILY IRRIGATED SEED (Z-ZONE)  
NON-IRRIGATED SEED

THE AURORA HIGHLANDS CSP #2  
TITLE: L2.17 - HYDROZONE MAP  
DATE: JULY 15, 2020



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L2.17

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