

April 5, 2022

City of Aurora  
Attn: Dan Osoba  
15151 E Alameda Pkwy  
Aurora, CO 80012

**Re: Third Technical Submission Review – Cross Creek PA-C2 Site Plan and Replat**

Application Number: **DA-1594-09**  
Case Numbers: **2003-4004-86; 2021-3030-00**

Dear Mr. Osoba:

Thank you for taking the time along with City staff to review information from the Third Technical Submittal of Cross Creek PA-C2 Site Plan and Replat. Valuable feedback was received on March 16, 2022 and updates made can be seen on the following pages. Should you have any questions or concerns please feel free to reach out by phone, 303-892-1166 or by email, [eappelgate@norris-design.com](mailto:eappelgate@norris-design.com).

We look forward to working with the City of Aurora to make this project a success.

Sincerely,  
Norris Design



Elyse Appelgate  
Associate

## Second Technical Submission Review

### PLANNING DEPARTMENT COMMENTS

#### 1. Community, Questions, Comments and Concerns

1A. No further comments, questions or concerns were received from neighbors or neighborhood organizations during this review.

**Response: Noted, thank you.**

#### 2. Completeness and Clarity of the Application

Sheet 1

2A. No further completeness issues remain.

**Response: Noted, thank you.**

#### 3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 15

3A. Please add the following It does not appear as if note that was supposed to be included on this sheet as well as sheet 21 was actually provided. Provide the following note on sheets 15 and 21. "Front yard landscaping for Lots A, B and C must be provided and approved as an amendment to the Site Plan prior to building permit issuance." Note: "Front yard landscaping for Lots A, B, and C must be provided and approved as an amendment to the Site Plan prior to building permit issuance."

**Response: Note added to sheets 15 and 21.**

Sheet 21

3B. Please add the following It does not appear as if note that was supposed to be included on this sheet as well as sheet 21 was actually provided. Provide the following note on sheets 15 and 21. "Front yard landscaping for Lots A, B and C must be provided and approved as an amendment to the Site Plan prior to building permit issuance." Note: "Front yard landscaping for Lots A, B, and C must be provided and approved as an amendment to the Site Plan prior to building permit issuance."

**Response: Note added to sheets 15 and 21.**

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 4. Traffic Engineering (Stephen Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Site Plan Comments

Sheet 17

4A. Add the sight triangles to the location shown on the redlines.

**Response: No sight triangle for end of private drive. This does not connect through to E 5th Ave.**

4B. Verify mature plant height meets COA 4.04.10.2.10 height requirements.

**Response: Plant species and heights have been confirmed in previous submittal to be in accordance with height requirements.**

4C. Add the sight triangle easement.

**Response: Easement added per civil. Annotation added to landscape plan for easement.**

Sheet 19

4D. 50' minimum spacing between the trees and stop sign is required.

**Response: Tree removed.**

**5. Aurora Water** (Nina Khanzadeh / nkhanzad@auroragov.org / Comments in red)

Site Plan Comments

Sheet 1

5A. Ensure the land areas in the data block are consistent with the MUS.

**Response: We are in conformance with the Master Utility Study, because that study anticipated greater utility demands for a commercial land use than what this now-residential site needs.**

5B. The Site Plan and Civil Plan is to be in conformance with the approved MUS. Please provide a MUS conformance letter with the Civil Plans.

**Response: We are in conformance with the Master Utility Study.**

Sheet 8

5C. Ensure you are meeting maintenance path slope limitations as listed in the drainage manual.

**Response: The maintenance access slopes match the design criteria in the drainage manual.**

5D. It appears there are different line types being called out as the drainage easement boundary.

**Response: The line along Addison is a right-of-way line and is continuous, the line along the southern boundary is an easement line and is a dashed line type.**

5E. Call out the area on the plan that depicts the potential area for where vehicular access is available to the forebay.

**Response: The layout of the pond outfalls has changed and access is provided for all forebays.**

5F. The inlets will require license agreements since they are located in a private alley and within a utility easement, typical. Please coordinate with Real Property on all license agreement issues.

**Response: Per discussions with staff, these will be prepared and included with the current license agreement that has been submitted for review.**

5G. Site Plans need to show and label dimensions of all pocket utility easements.

**Response: Additional labels have been added to the pocket easements as noted.**

Final Plat Comments

Sheet 4

Site Plan Comments

Sheet 1

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5G. Site Plans need to show and label dimensions of all pocket utility easements.

**Response: Additional labels have been added to the pocket easements as noted.**

## **6. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)**

### *Site Plan Comments*

6A. The sidewalk easement may not be allowed by the City of Aurora Engineering Department. Please confirm, typical.

**Response: The green court layout was worked through with city staff and an “Administrative Decision” was approved for the layout which included the 5’ sidewalk easements on the back of the lots shown on the plan. Please see the attached email attempting to confirm this; no response was received from city staff.**

6B. A license agreement is required for the fence crossing the utility easements. Contact Grace Gray at ggray@auroragov.org to continue this process.

**Response: The license agreement has been submitted for review. Additional items have been requested to be added to this license and are being prepared for submittal and review.**

### *Final Plat Comments*

6C. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

**Response: An updated title commitment is included with this submittal.**

6D. Send in the Certificate of Taxes Due showing they are paid in full up to and through the plat approval date of recording. This can be obtained from the County Treasurer’s Office.

**Response: A copy of the certificate of taxes is included with this submittal.**

6E. Per comment 6A above, please ensure that the sidewalk easement will be permitted by the City of Aurora Engineering Department.

**Response: The green court layout was worked through with city staff and an “Administrative Decision” was approved for the layout which included the 5’ sidewalk easements on the back of the lots shown on the plan.**

6F. Please see the comments, edits and corrections requested on the plat redlines.

**Response: Plat comments, edits and corrections on the redlines have been addressed. See comment responses in the PDF.**

Robert Locken

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From: Robert Locken  
Sent: Thursday, March 24, 2022 12:09 PM  
To: 'dosoba@auroragov.org'  
Cc: Kurtis Williams  
Subject: Cross Creek PA-C2 Site Plan And Plat - DA-1594-09 - Case No. 2003-4004-86;  
2021-3030-00; 2001-7010-05  
Attachments: 2022-03-24-Comment Sidewalk Esmt.pdf

Daniel,

On our latest comments received from the city on the above project, we received a comment from Maurice (see attached PDF) regarding the sidewalk easements at the rear of the lots along 6<sup>th</sup> Parkway. We had prepared exhibits that were submitted to the City back in September of last year and received Administrative Approval for the layout we were proposing. Can this be referenced in our response to the comments and not require that we get the OK from Public Works? Let me know your thoughts on this and the best way to proceed so that we may finalize plan updates and submit for approval. Thanks!!

Bob

Site Plan and Civil Plans to be in conformance with approved MUS. Provide MUS conformance letter with Civil Plans.

JR-WE ARE IN CONFORMANCE WITH THE MASTER UTILITY STUDY. A LETTER WILL BE PROVIDED PRIOR TO WITH THE CONSTRUCTION PLANS.

# CROSS CREEK PA-C2 | SITE PLAN

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## LEGAL DESCRIPTION

A RESUBDIVISION OF TRACT B, BLOCK 2, OF CROSS CREEK SUBDIVISION FILING NO. 4, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## PROJECT DATA

MASTER PLAN	CROSS CREEK
PRESENT ZONING CLASSIFICATION	R-2
SUB-AREA	C
TOTAL AREA	26.68 AC
ROW AREA	1.36 AC
OFF-SITE TRACT A (DETENTION POND) AREA	9.74 AC
RESIDENTIAL SITE PLAN AREA (NET)	15.58 AC / 100%
	2.90 AC / 19%
A	6.70 AC / 43%
EYS	5.98 AC / 38%
DETACHED LOTS PROPOSED	139
DENSITY (SITE PLAN NET AREA)	10.5 DU/AC
2015 IRC OCCUPANCY CLASSIFICATIONS	SINGLE FAMILY - DETACHED - NON-SPRINKLERED
MAXIMUM ALLOWED BUILDING HEIGHT	38'-0"
MAXIMUM PROPOSED BUILDING HEIGHT	29'-0"
PARKING SPACES (REQUIRED: 2 SPACES/ UNIT)	278 OFF-STREET SPACES
SIGNS PROPOSED	1
SIGN TYPE	MONUMENT
SIGN AREA (96 SF MAX.)	81.7 SF

Ensure these lands areas are consistent with MUS

JR-WE ARE IN CONFORMANCE WITH THE MASTER UTILITY STUDY. AS THAT STUY ASSUMED A COMMERCIAL LAND USE, WITH GREATER UTILITY NEEDS THAN THIS NOW-RESIDENTIAL SITE PLAN. A LETTER WILL BE PROVIDED PRIOR TO WITH THE CONSTRUCTION PLANS.

## VICINITY MAP



## SHEET INDEX

- |                           |  |                                 |
|---------------------------|--|---------------------------------|
| 1. COVER SHEET            | 10. GRADING & UTILITY PLAN               | 19. LANDSCAPE PLAN              |
| 2. OVERALL SITE PLAN      | 11. GRADING & UTILITY PLAN               | 20. LANDSCAPE PLAN              |
| 3. SITE PLAN              | 12. GRADING & UTILITY PLAN               | 21. ON-LOT LANDSCAPE            |
| 4. SITE PLAN              | 13. SIGNING, STRIPING, AND LIGHTING PLAN | 22. LANDSCAPE DETAILS           |
| 5. SITE PLAN              | 14. SITE PLAN DETAILS                    | 23. LANDSCAPE DETAILS           |
| 6. SITE PLAN              | 15. LANDSCAPE NOTES                      | 24. LANDSCAPE DETAILS           |
| 7. SITE PLAN              | 16. OVERALL LANDSCAPE & FENCE PLAN       | 25. SITE LIGHTING - PHOTOMETRIC |
| 8. GRADING & UTILITY PLAN | 17. LANDSCAPE PLAN                       | 26. SITE LIGHTING - PHOTOMETRIC |
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## SIGNATURE BLOCK

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.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE

BY: \_\_\_\_\_  
 (PRINCIPALS OR OWNERS)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO  
 COUNTY OF \_\_\_\_\_

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

BY: \_\_\_\_\_  
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
 (NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

## CITY OF AURORA APPROVALS:

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

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

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

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

## RECORDER'S CERTIFICATE:

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

\_\_\_\_\_, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

## PROJECT TEAM

<b>APPLICANT</b> SUNRISE PARTNERS, LP 37 KODIAK CRESCENT SUITE 300 TORONTO, ONTARIO M3J 3E5 866.256.0088 DAVID MEYEROWITZ	<b>PLANNER</b> NORRIS DESIGN 1101 BANNOCK ST. DENVER, CO 80204 303.892.1166 DIANA RAEI	<b>PHOTOMETRIC ENGINEER</b> STUDIO LIGHTNING 63 SUNSET DR. BAILEY, CO 80421 303.242.1572 JACOB BENNEFIELD
<b>LANDSCAPE ARCHITECT</b> NORRIS DESIGN 1101 BANNOCK ST, DENVER, CO 80204 303.892.1166 BRAD HAIGH	<b>TRAFFIC ENGINEER</b> SM ROCHA, LLC 8703 YATES DRIVE, SUITE 210 WESTMINSTER, COLORADO 80031 303.458.9798 MIKE ROCHA	<b>CIVIL ENGINEER</b> JR ENGINEERING LLC 7200 S. ALTON WAY, C400 CENTENNIAL, CO 80112 303.740.9393 KURTIS WILLIAMS

## ADJUSTMENTS

CODE SECTION 4.2.3.A.5.A. DIMENSIONAL STANDARDS - PRIVATE OPEN SPACE ON SMALL RESIDENTIAL LOTS

ADJUSTMENT REQUEST THE APPLICANT REQUESTS THAT PORCH DIMENSIONS MAY BE REDUCED UP TO 10% FROM 6.0' X 8.0' TO 5.2' BY 7.2'.

JUSTIFICATION THE UDO REQUIRES THAT SMALL RESIDENTIAL LOTS (NOT FRONTING GREENCOURTS) PROVIDE A MINIMUM OF 180 SQUARE FEET OF PRIVATE OPEN SPACE ON-LOT, WITH MINIMUM DIMENSIONS OF 10' X10'; IF THIS AREA IS IN THE FRONT YARD, A 6' X 8' PORCH MUST BE PROVIDED. WHILE ALL HOMES WILL FEATURE FRONT PORCHES, THE APPLICANT IS REQUESTING AN ADMINISTRATIVE ADJUSTMENT TO PROVIDE RELIEF FROM THE 6' X 8' MINIMUM DIMENSIONS, THROUGH A 10% DIMENSIONAL REDUCTION TO 5.4' X 7.2'.

IN AN EFFORT TO PROVIDE VARIOUS SINGLE-FAMILY DETACHED OPTIONS TO THE RENTAL MARKET, THE APPLICANT IS PROPOSING HOMES OF DIFFERENT DEPTHS ON THE SAME-SIZED LOTS, THROUGHOUT. THE DIMENSIONS OF SOME HOMES WILL NOT PERMIT A FULL 6' X 8' PORCH DEPTH, BUT CAN ACCOMMODATE PORCHES WITH 10% DIMENSIONAL REDUCTIONS.

## NOTES

- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.A
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 25 DECIBELS UNDER WORSE-CASE NOISE CONDITIONS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE DEVELOPER, THEIR SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- THE DEVELOPER, THEIR 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE

RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

- THE 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 ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- 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.
- PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

CROSS CREEK PA-C2 | SITE PLAN  
 North Addison Way and East 6th Parkway  
 Aurora, Colorado

OWNER:  
 Sunrise Partners LP  
 David Meyerowitz

37 Kodiak Crescent Suite 300  
 Toronto, Ontario M3J 3E5

NOT FOR  
 CONSTRUCTION

DATE:  
 Site Plan 01 - 05/04/21  
 Site Plan 02 - 07/12/21  
 Site Plan 03 - 09/30/21  
 Site Plan 04 - 12/02/21  
 Site Plan 05 - 01/31/22

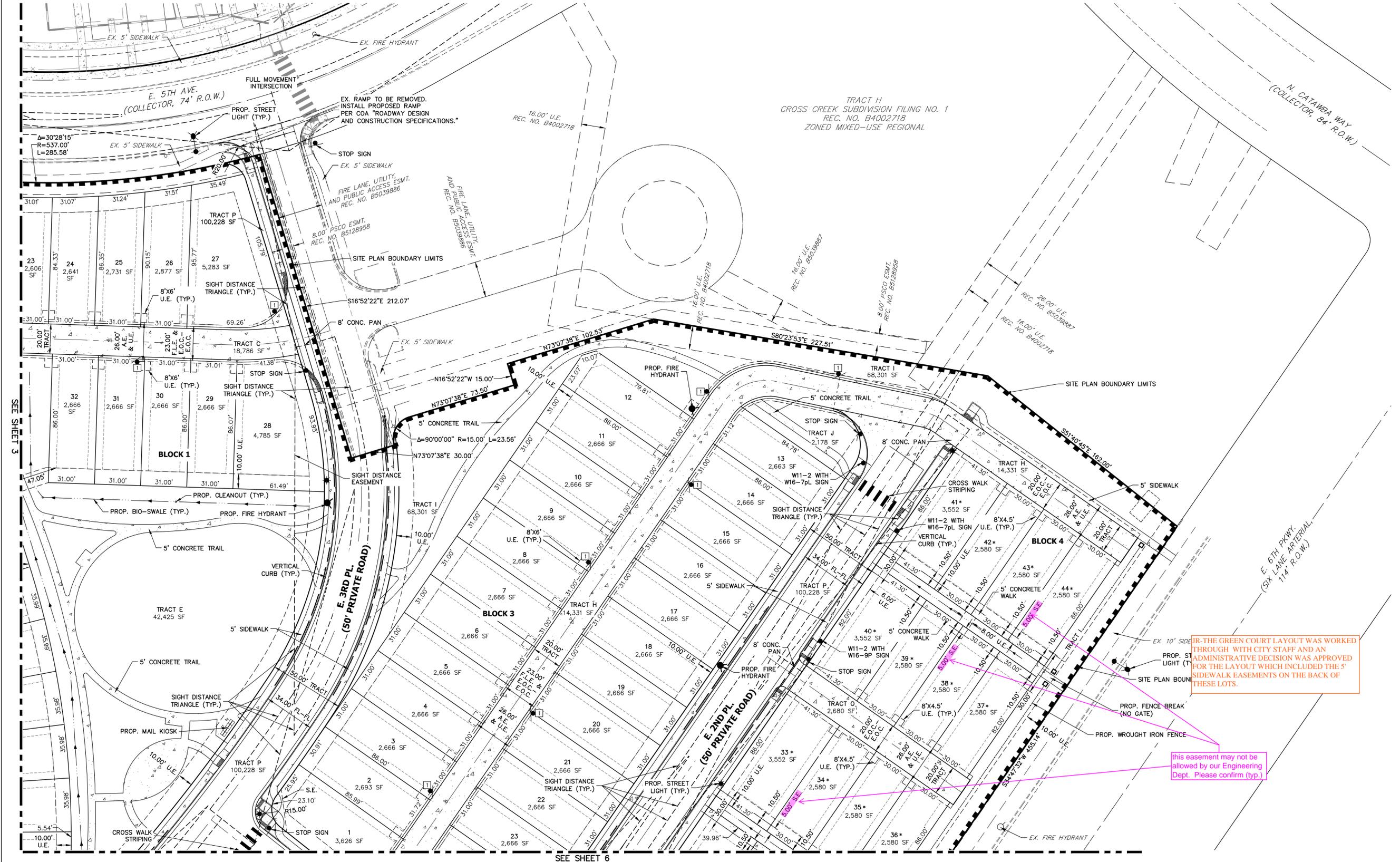
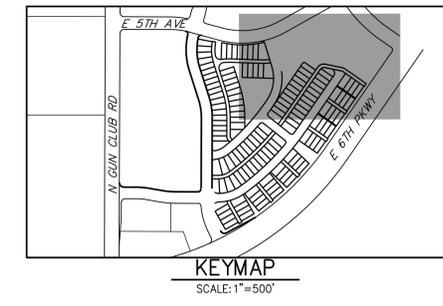
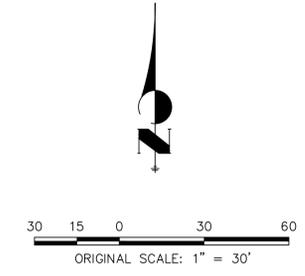
SHEET TITLE:  
 COVER SHEET

**LEGEND**

	PROP. RIGHT OF WAY		PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
	EX. RIGHT OF WAY		EX. STREET LIGHT		PROP. CONCRETE SIDEWALK
	PROPERTY LINE		PROP. SIGN		S.E. SIDEWALK EASEMENT
	BOUNDARY LINE		PROP. FIRE LANE SIGN		G.E. GAS EASEMENT
	CENTERLINE		EX. SIGN		U.E. UTILITY EASEMENT
	PROP. EASEMENT		PROP. FIRE HYDRANT		D.E. DRAINAGE EASEMENT
	EX. EASEMENT		EX. FIRE HYDRANT		A.E. ACCESS EASEMENT
	SIGHT DISTANCE TRIANGLE		PROP. STORM MANHOLE		F.L.E. FIRE LANE EASEMENT
	PROP. CURB & GUTTER		EX. STORM MANHOLE		# ADDRESS SIGN LOCATION
	PROP. SPILL CURB & GUTTER		PROP. INLET		E.O.C. EDGE OF CONCRETE
	EX. CURB & GUTTER		PROP. MAIL KIOSK		
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		

**NOTES:**

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
3. MIN. DEPTH OF ROAD OVER-EXCAVATED IS 3'.
4. NON HATCHED DRIVEWAY IS ASPHALT PAVEMENT.
5. SEE SHEET 14 FOR TYPICAL LOT DETAILS.
6. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
7. TRACT P IS DEDICATED AS AN ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAN.
8. THE PROPOSED DETENTION POND IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY CROSS CREEK METROPOLITAN DISTRICT NO. 2.
9. INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.



**CROSS CREEK PA-C2 | SITE PLAN**  
North Addison Way and East 6th Parkway  
Aurora, Colorado

OWNER:  
Sunrise Partners LP  
David Meyerowitz

37 Kodiak Crescent Suite 300  
Toronto, Ontario M3J 3E5

**NOT FOR CONSTRUCTION**

DATE:  
Site Plan 01 - 05/04/21  
Site Plan 02 - 07/12/21  
Site Plan 03 - 09/30/21  
Site Plan 04 - 12/02/21  
Site Plan 05 - 01/27/22

SHEET TITLE:  
SITE PLAN

CHECKED BY:  
DRAWN BY:

IR-THE GREEN COURT LAYOUT WAS WORKED THROUGH WITH CITY STAFF AND AN ADMINISTRATIVE DECISION WAS APPROVED FOR THE LAYOUT WHICH INCLUDED THE 5' SIDEWALK EASEMENTS ON THE BACK OF THESE LOTS.

this easement may not be allowed by our Engineering Dept. Please confirm (typ.)

SEE SHEET 3

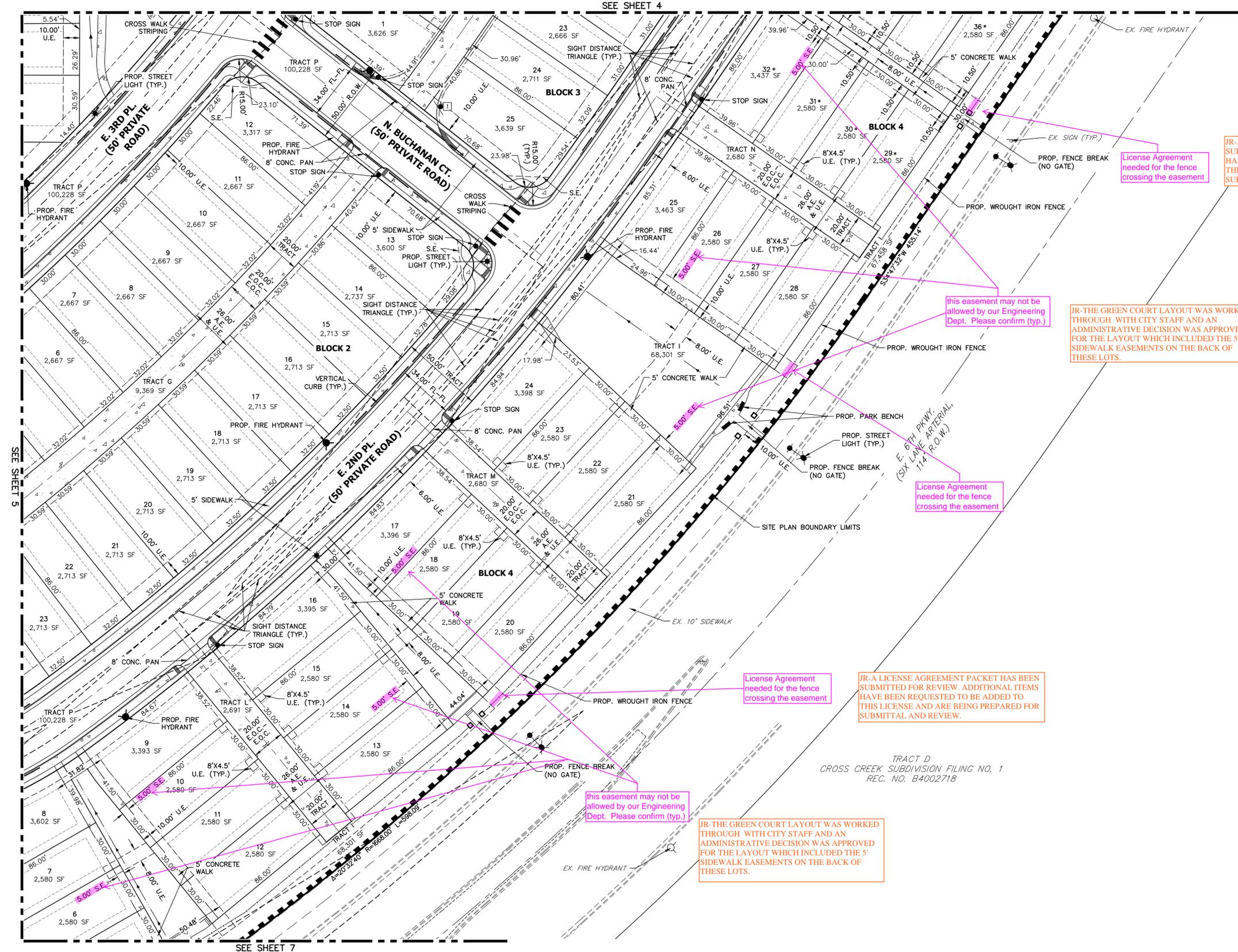
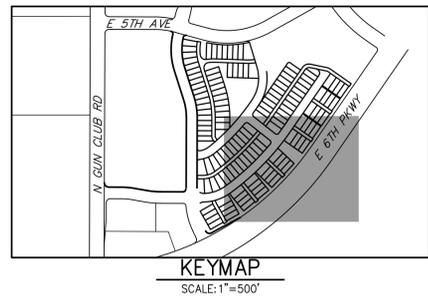
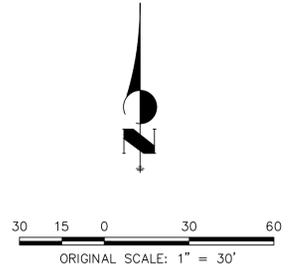
SEE SHEET 6

**LEGEND**

	PROP. RIGHT OF WAY		PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
	EX. RIGHT OF WAY		EX. STREET LIGHT		PROP. CONCRETE SIDEWALK
	PROPERTY LINE		PROP. SIGN		S.E. SIDEWALK EASEMENT
	BOUNDARY LINE		PROP. FIRE LANE SIGN		G.E. GAS EASEMENT
	CENTERLINE		EX. SIGN		U.E. UTILITY EASEMENT
	PROP. EASEMENT		PROP. FIRE HYDRANT		D.E. DRAINAGE EASEMENT
	EX. EASEMENT		EX. FIRE HYDRANT		A.E. ACCESS EASEMENT
	SIGHT DISTANCE TRIANGLE		PROP. STORM MANHOLE		F.L.E. FIRE LANE EASEMENT
	PROP. CURB & GUTTER		EX. STORM MANHOLE		# ADDRESS SIGN LOCATION
	PROP. SPILL CURB & GUTTER		PROP. INLET		E.O.C. EDGE OF CONCRETE
	EX. CURB & GUTTER		PROP. MAIL KIOSK		
	BUILDING SETBACK				
			INDICATES LOT WITH SPECIAL SETBACK		

**NOTES:**

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
3. MIN. DEPTH OF ROAD OVER-EXCAVATED IS 3'.
4. NON HATCHED DRIVEWAY IS ASPHALT PAVEMENT.
5. SEE SHEET 14 FOR TYPICAL LOT DETAILS.
6. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
7. TRACT P IS DEDICATED AS AN ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAN.
8. THE PROPOSED DETENTION POND IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY CROSS CREEK METROPOLITAN DISTRICT NO. 2.
9. INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.



License Agreement needed for the fence crossing the easement

JR-A LICENSE AGREEMENT PACKET HAS BEEN SUBMITTED FOR REVIEW. ADDITIONAL ITEMS HAVE BEEN REQUESTED TO BE ADDED TO THIS LICENSE AND ARE BEING PREPARED FOR SUBMITTAL AND REVIEW.

[this easement may not be allowed by our Engineering Dept. Please confirm (typ.)]

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TRACT D  
CROSS CREEK SUBDIVISION FILING NO. 1  
REC. NO. B4002718

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SITE PLAN

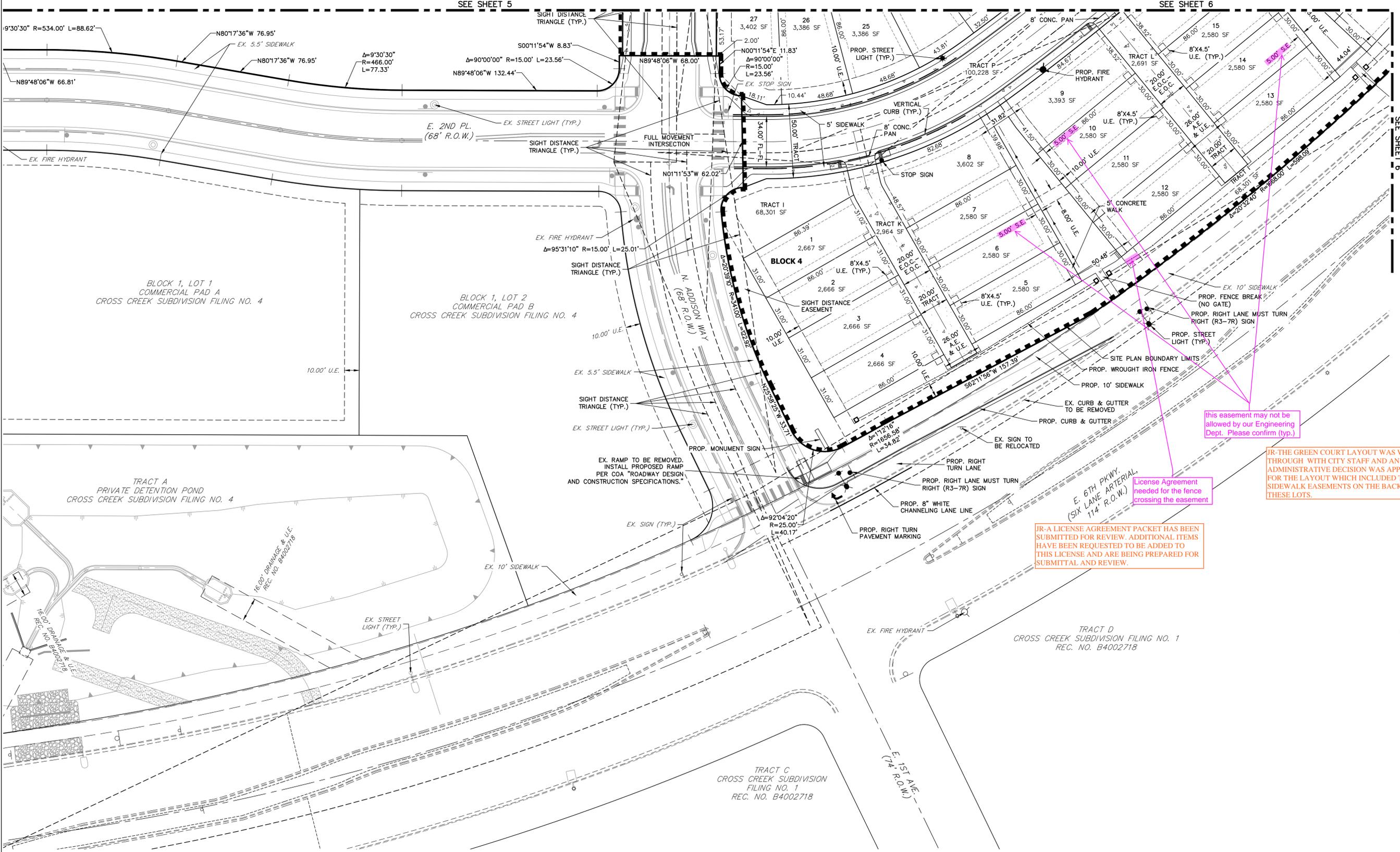
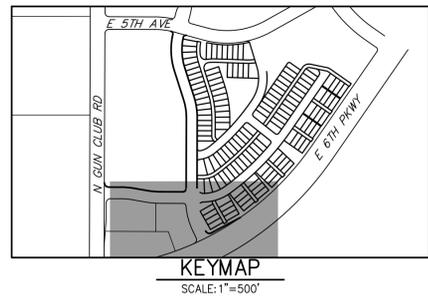
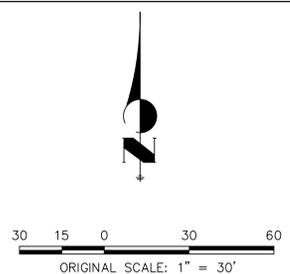
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**LEGEND**

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	EX. RIGHT OF WAY		EX. STREET LIGHT		PROP. CONCRETE SIDEWALK
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	PROP. CURB & GUTTER		EX. STORM MANHOLE		# ADDRESS SIGN LOCATION
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SITE PLAN

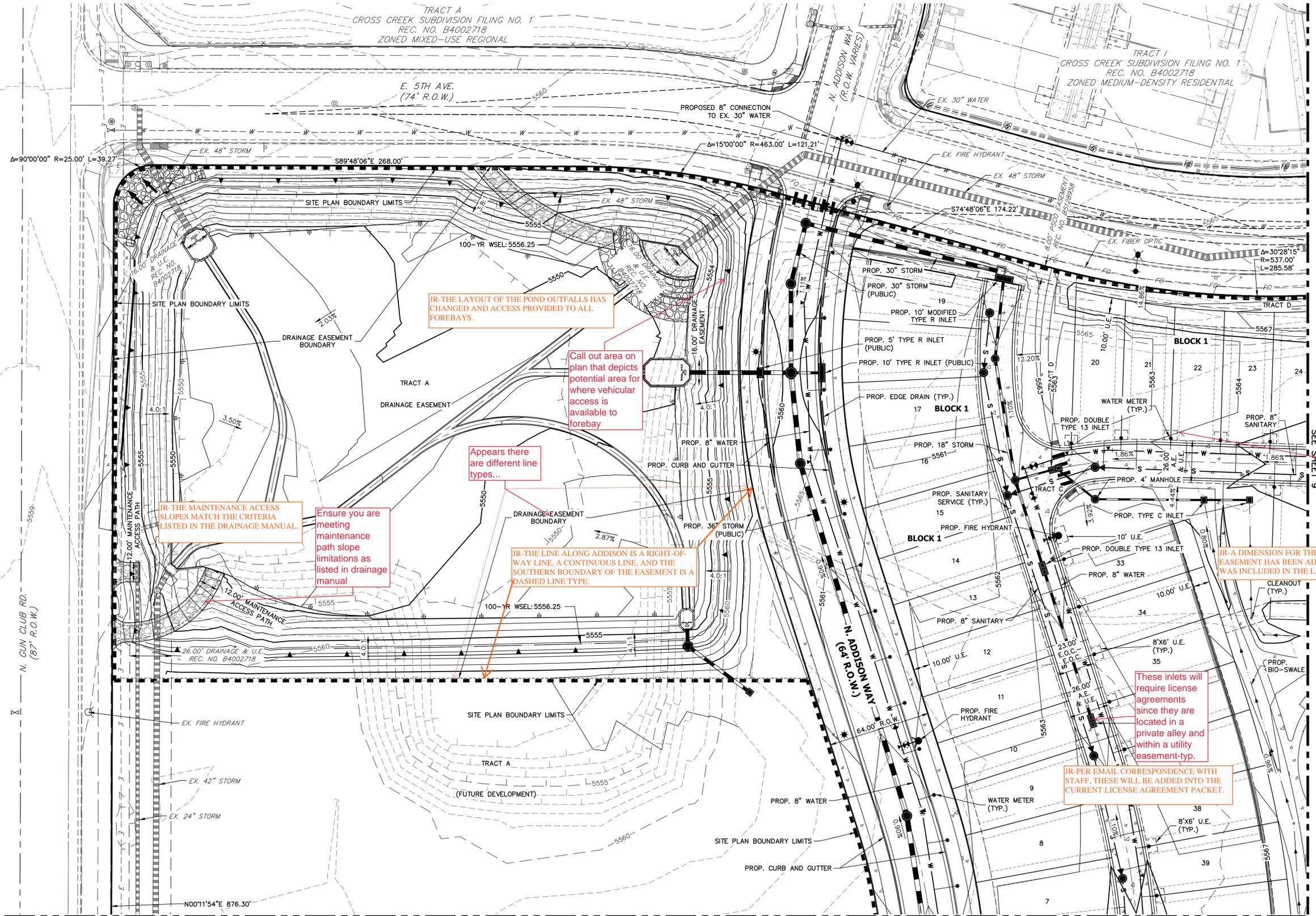
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**LEGEND**

—	PROP. RIGHT OF WAY	—	PROP. 20" STREET LIGHT	—	—	—	PROP. SAN. SEWER W/ MH
—	EX. RIGHT OF WAY	—	PROP. 30" STREET LIGHT	—	—	—	EX. SAN. SEWER W/ MH
—	PROP. LINE	—	EX. STREET LIGHT	—	—	—	PROP. STORM SEWER W/ MH
—	BOUNDARY LINE	—	EX. ELECTRIC LINE	—	—	—	EX. STORM SEWER W/ MH
—	CENTERLINE	—	PROP. FIRE HYDRANT	—	—	—	PROP. INLET
—	PROP. EASEMENT	—	EX. FIRE HYDRANT	—	—	—	PROP. INDEX CONTOUR
—	EX. EASEMENT	—	2" BLOW-OFF ASSEMBLY	—	—	—	PROP. INTERMEDIATE CONTOUR
—	PROP. CURB & GUTTER	—	PROP. WATER LINE W/ G.V.	—	—	—	EX. INTERMEDIATE CONTOUR
—	EX. CURB & GUTTER	—	EX. WATER LINE W/ G.V.	—	—	—	TOP & BOTTOM OF WALL ELEVATIONS
—	EX. FENCE	—	PROP. WATER SERVICE W/ METER	—	—	—	BUILDING SETBACK
—	PROP. CONCRETE SIDEWALK	—	PROP. SAN. SERVICE	—	—	—	EMERGENCY OVERFLOW DIRECTION
—	EX. CONCRETE SIDEWALK	—	PROP. WALL	—	—	—	

**NOTES:**

1. ALL INTERNAL STORM SEWERS ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOA, UNLESS INDICATED OTHERWISE WHERE INDICATED AS PUBLIC. STORM SEWER SHALL BE MAINTAINED BY THE CITY OF AURORA.
2. ALL WATER MAINS ARE PUBLIC AS WELL AS THE SERVICE LINE FROM THE MAIN TO THE METER PIT (PER COA DETAIL 201-1).
3. ALL SANITARY SEWER MAINS ARE PUBLIC. ALL SANITARY SERVICES ARE PRIVATE.
4. SEE SHEET 13 FOR SIGNING, STRIPING, AND LIGHTING PLAN.
5. REFER TO FINAL PLAN FOR ALL METER PIT AND FIRE HYDRANT EASEMENT DIMENSIONS.
6. TRACT P IS DEDICATED AS AN ACCESS, UTILITY AND FIRE LANE EASEMENT ON THE FINAL PLAN.



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We ask for site plans to show and label dimensions of all pocket utility easements

OR CONSTRUCTION

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**SHEET TITLE:**  
GRADING AND UTILITY PLAN

CHECKED BY:  
DRAWN BY:

SEE SHEET 10

SEE SHEET 9

# CITY OF AURORA NOTES

- ALL LANDSCAPED BEDS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL SEEDED AREAS ARE TO RECEIVE PROFILE PROGANICS ORGANIC ENGINEERED SOIL MEDIA WITH PROMATRIX TACIFIER HYDROSEEDING. TO BE INSTALLED BY CERTIFIED PROFILE HYDROSEED APPLICATOR PER MANUFACTURER SPECIFICATIONS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF ¾" TO 1 1/2" RIVER ROCK TO MATCH EXISTING CROSS CREEK RIVER ROCK COLOR. FOR AREAS SPECIFIED AS COBBLE, USE 4-8" COBBLE TO MATCH EXISTING CROSS CREEK COBBLE COLOR. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. COBBLE, AND RIVER ROCK IS AVAILABLE AT PIONEER SAND WWW.PIONEERSAND.COM OR APPROVED EQUAL.
- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

# GENERAL NOTES

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.
- ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

# STREET TREE TABLE

STREET	LENGTH	TREES REQUIRED (1 TREE / 40 LF)	TREES PROVIDED	EXISTING TREES TO REMAIN	TRANSFERS
E 5TH AVENUE (SOUTH SIDE)	645 LF	16	16	N/A	0
E 6TH PARKWAY (WEST SIDE, DISTURBED AREA ONLY, 21 EXISTING TREES IN 1058 LF OF UNDISTURBED LANDSCAPE TO REMAIN)	151 LF PROPOSED (1058 LF EXISTING) 1209 LF TOTAL	31	10	21	0
N ADDISON WAY (EAST SIDE)	840 LF	21	24	N/A	0
N ADDISON WAY (WEST SIDE - SEE NOTE BELOW)	262 LF	7	8	N/A	0
E. 3RD PLACE (NORTHWEST SIDE)	620 LF	16	17	2	0
E. 3RD PLACE (SOUTHEAST SIDE)	496 LF	13	16	N/A	0
N BUCHANAN COURT (NORTHEAST SIDE)	78 LF	2	2	N/A	0
N BUCHANAN COURT (SOUTHWEST SIDE)	79 LF	2	3	N/A	0
E. 2ND PLACE (NORTHWEST SIDE)	840 LF	21	21	N/A	0
E. 2ND PLACE (SOUTHEAST SIDE)	832 LF	21	23	N/A	0

### NOTES:

- TEMPORARY LANDSCAPE ONLY, CURBSIDE TREE REQUIREMENTS TO BE MET WITH FUTURE DEVELOPMENT ALONG WEST SIDE OF N ADDISON WAY, SOUTH OF DETENTION POND.

# CURBSIDE LANDSCAPE TABLE - (DETACHED WALKS ONLY)

STREET	AREA (SF)	SHRUB EQUIVALENTS REQUIRED (SEE NOTE 1)*	SHRUBS PROVIDED	ORNAMENTAL GRASSES PROVIDED (40% MAX)	SHRUBS TO TREE EQUIVALENTS
E 5TH AVENUE (SOUTH SIDE)	2914 SF	0*	0	0	0
E 6TH PARKWAY (NORTH SIDE)	2154 SF	0*	10	20	0
N ADDISON WAY (EAST SIDE)	8445 SF	0*	0	0	0
N ADDISON WAY (WEST SIDE ABUTTING DETENTION POND)	2560 SF	0*	0	0	0
N ADDISON WAY (WEST SIDE NOT ABUTTING DETENTION POND IMPROVEMENTS)	TEMPORARY LANDSCAPE ONLY, LANDSCAPE AND IRRIGATION REQUIREMENTS TO BE MET WITH FUTURE DEVELOPMENT ALONG WEST SIDE OF N ADDISON WAY.				

### NOTES:

- \* (0) ZERO SHRUBS REQUIRED AS THE FDP PERMITS THE INSTALLATION OF SOD.
- SHRUBS AND GRASSES IN TABLE ARE A MINIMUM #5 CONTAINER SIZE.
- CURBSIDE LANDSCAPE REPLACEMENT AREA CALCULATION BASED ON NON-SOD AREA WITHIN RESPECTIVE CURBSIDE LANDSCAPE.

# OPEN SPACE LANDSCAPE TRACT TABLE

LANDSCAPE TRACT	DESCRIPTION	AREA (SQUARE FEET)	TREE REQUIREMENT	TREES REQUIRED	TREES PROVIDED	SHRUB REQUIREMENT	REQUIRED SHRUB EQUIVALENTS	PROVIDED SHRUBS	PROVIDED ORNAMENTAL GRASS/ PERENNIAL SHRUB EQUIVALENTS. (40% MAX) SEE NOTES*	TRANSFERS
TRACT A	DETENTION POND	26,048 SF ABOVE FLOODLINE	(1 PER 4000 SQUARE FEET)	7	13	(10 PER 4000 SQUARE FEET)	65	131	8	0
TRACT B	OPEN SPACE	4,183 SF	(1 PER 3000 SQUARE FEET)	2	2	(10 PER 3000 SQUARE FEET)	14	17	1	0
TRACT D	OPEN SPACE	8,670 SF	(1 PER 4000 SQUARE FEET)	3	7	(10 PER 4000 SQUARE FEET)	22	51	16	0
TRACT E	OPEN SPACE	42,425 SF	(1 PER 3000 SQUARE FEET)	14	14	(10 PER 4000 SQUARE FEET)	141	152	28	0
TRACT F	OPEN SPACE	2,647 SF	(1 PER 3000 SQUARE FEET)	1	2	(10 PER 3000 SQUARE FEET)	9	10	0	0
TRACT I	OPEN SPACE	68,301 SF	(1 PER 4000 SQUARE FEET)	18	62	(10 PER 4000 SQUARE FEET)	171	442	113	0
TRACT J	OPEN SPACE	2178 SF	(1 PER 3000 SQUARE FEET)	1	2	(10 PER 3000 SQUARE FEET)	8	11	2	0

NOTE: (1) ONE SHRUB EQUIVALENT PROVIDED FOR EVERY (3) THREE, 1 GALLON ORNAMENTAL GRASS OR PERENNIAL.

# LANDSCAPE PLANT LIST

## DECIDUOUS CANOPY TREES

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AGM	7	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN MAPLE	3" CAL.
CAT	28	CATALPA SPECIOSA	WESTERN CATALPA	3" CAL.
HAC	10	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	3" CAL.
IMP	12	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	3" CAL.
SKY	15	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL.
KCT	24	GYMNOCLADUS DIOICUS	KENTUCKY COFFEE TREE	3" CAL.
TIL	21	TILIA AMERICANA 'REDMOND'	REDMOND LINDEN	3" CAL.
SWO	12	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.
CHN	13	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	3" CAL.
UVF	9	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	3" CAL.
UAC	11	ULMUS JAPONICA X WILSONIANA	ACCOLADE ELM	3" CAL.

## ORNAMENTAL TREES

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
ASB	3	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY	6' MULTISTEM
ABA	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE AMELANCHIER	6' MULTISTEM
TCH	4	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	2' CAL.
MCC	3	MALUS 'CORALCOLE'	CORALBURST CRABAPPLE	2" CAL.
MSS	6	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
CR2	2	PRUNUS VIRGINIANA 'SHUBERT'	CANADA RED CHOKECHERRY	2" CAL.
CCP	2	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2" CAL.
SRI	5	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2" CAL.
USP	1	PYRUS USSURIENSIS	USSURIAN PEAR	2" CAL.

## EVERGREEN TREES

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
BHS	13	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT.
CBS	4	PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HT.
BCS	12	PICEA PUNGENS 'BAKER'	BAKER'S COLORADO SPRUCE	6' HT.
PIN	5	PINUS EDULIS	PINYON PINE	6' HT.
AUS	2	PINUS NIGRA	AUSTRIAN PINE	6' HT.
PON	3	PINUS PONDEROSA	PONDEROSA PINE	6' HT.

## UPRIGHT EVERGREEN SHRUBS 5-8' SPREAD

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
SPJ	6	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	6' HT.
CGJ	6	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER	6' HT.
MGJ	21	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	6' HT.
WBJ	14	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	6' HT.
EAB	12	PICEA HELDREICHII 'EMERALD ARROW'	EMERALD ARROW BOSNIAN PINE	6' HT.

## EVERGREEN SHRUBS 5-8' SPREAD

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
BUF	24	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT.
BMJ	20	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	#5 CONT.
BHJ	19	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	#5 CONT.
BCJ	29	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5 CONT.

## EVERGREEN SHRUBS 2-5' SPREAD

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
OGH	12	MAHONIA AQUILIFOLIUM	OREGON GRAPE HOLLY	#5 CONT.
RYU	26	HESPERALOE PARVIFLORA	RED YUCCA	#5 CONT.
YUC	9	YUCCA FILAMENTOSA	ADAM'S NEEDLE YUCCA	#5 CONT.

## DECIDUOUS SHRUBS 5-8' SPREAD

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
ARS	33	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	#5 CONT.
RTD	8	CORNUS SERICEA 'BAILEY'	BAILEY RED TWIG DOGWOOD	#5 CONT.
YTD	12	CORNUS SERICEA FLAVIRAMEA	YELLOW TWIG DOGWOOD	#5 CONT.
PVT	20	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	#5 CONT.
NBC	32	PHYSOCARPUS OPULIFOLIUS	COPPERTINA NINEBARK	#5 CONT.
LDW	19	SYRINGA X PRESTONIAE 'DONALD WYMAN'	DONALD WYMAN LILAC	#5 CONT.
LMC	31	SYRINGA X PRESTONIAE 'MISS CANADA'	MISS CANADA LILAC	#5 CONT.
VIB	9	VIBURNUM LANTANA	MOHICAN VIBURNUM	#5 CONT.

## DECIDUOUS SHRUBS 4-6' SPREAD

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TWS	27	ARTEMISIA TRIDENTATA	TALL WESTERN SAGEBRUSH	#5 CONT.
BMS	12	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	#5 CONT.
DKS	28	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA	#5 CONT.
GRB	27	ERICAMERIA NAUSEOSA VAR. GLABRATA	TALL GREEN RABBITBRUSH	#5 CONT.
RAB	20	ERICAMERIA NAUSEOSA VAR. SPECIOSA	TALL BLUE RABBITBRUSH	#5 CONT.
GLS	43	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC	#5 CONT.
CTS	29	RHUS TRILOBATA 'AUTUMN AMBER'	CREEPING THREE-LEAF SUMAC	#5 CONT.
ALP	10	RIBES ALPINUM	ALPINE CURRANT	#5 CONT.
CUR	17	RIBES AUREUM	YELLOW FLOWERING CURRANT	#5 CONT.
DKL	13	DWARF KOREAN LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.

## DECIDUOUS SHRUBS 2-5' SPREAD

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
IBC	11	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY BLACK CHOKEBERRY	#5 CONT.
BCB	8	BUDDLEJA 'BLUE CHIP'	DWARF BUTTERFLY BUSH	#5 CONT.
CBC	15	COTONEASTER 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	#5 CONT.
DRB	61	ERICAMERIA NAUSEOSA VAR. NAUSEOSA	DWARF BLUE RABBITBRUSH	#5 CONT.
DRS	81	PEROVSKIA ATRIPILICOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	#5 CONT.
DMM	29	PHILADELPHUS X VIRGINALIS 'DWF. MINN. SNOWFLAKE'	DWARF MINNESOTA MOCKORANGE	#5 CONT.
PTF	14	POTENTILLA FRUTICOSA	POTENTILLA	#5 CONT.
WSC	28	PRUNUS BESSEYI 'PAWNEE BUTTES'	WESTERN SAND CHERRY	#5 CONT.
SMS	9	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	#5 CONT.

## ORNAMENTAL GRASSES

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
BAG	94	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASSES	#1 CONT.
FRG	37	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	AVALANCHE FEATHER REED GRASS	#1 CONT.
MHG	61	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN HAIR GRASS	#1 CONT.
BSS	37	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL BLUE SWITCH GRASS	#1 CONT.
RSJ	32	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS	#1 CONT.
LBP	50	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	#1 CONT.
BLB	21	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	#1 CONT.
LBS	5	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM	#1 CONT.
IND	45	SORGASTRUM NUTANS	INDIAN GRASS	#1 CONT.

## PERENNIALS

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
CWL	20	NEPETA FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	#1 CONT.
EPM	20	ECHINANCEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	#1 CONT.
YRW	15	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW	#1 CONT.
LLC	6	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS	#1 CONT.
RFJ	25	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.
AJS	10	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	#1 CONT.
MNS	22	SALVIA X SYLVESTRIS 'MAINACHT'	MAY-NIGHT SALVIA	#1 CONT.

NOTE: ADDITIONAL QUANTITIES FOR ON-LOT PLANTING, NOT INCLUDED IN TABLE QUANTITY ABOVE.

# IRRIGATED BLUE / FESCUE MIX SOD

SOD SELECTION SHALL BE DROUGHT TOLERANT BLUEGRASS HYBRID (TEXAS HYBRID BLUEGRASS) AND DROUGHT TOLERANT FESCUE MIX. SELECTION SHALL BE REVIEWED AND APPROVED BY CITY OF AURORA.

# NATURE'S PRAIRIE SOD (XERIC MIX), LESS THAN 15" PPT.

WC	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS / ACRE
C	CREEPING RED FESCUE	FESTUCA RUBRA	PROPRIETARY BLEND, "NATURE'S PRAIRIE	
C	PAIRIE JUNEGRASS	KOELERIA MACRANTHA	TURF," PER TURF MASTER LLC,	
C	TUFTED HAIRGRASS	DESCHAMPSIA CESPITOSA	WWW.TURFMASTERSOD.COM	
W	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA		

# IRRIGATED NATIVE SEED MIX, WC LESS THAN 15" PPT.

WC	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS / ACRE
W	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	8.75 LBS.
C	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	35%	8.75 LBS.
W	BLUE GRAMA	BOUTELOUA GRACILIS	10%	2.5 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	10%	2.5 LBS.
C	RED CLOVER	TRIFOLIUM PRATENSE	10%	2.5 LBS.
45% MAX COOL SEASON GRASSES			TOTAL	100%
				25.0 LBS.

# NON-IRRIGATED TEMPORARY NATIVE SEED MIX

REFER TO IRRIGATED NATIVE SEED MIX FOR SPECIFICATIONS. NON-IRRIGATED APPLICATION SHALL BE USED IN AREAS OF TEMPORARY COVER ONLY, SEE LANDSCAPE PLAN.

It does not appear as if note that was supposed to be included on this sheet as well as Sheet 21 was actually provided. Provide the following note on sheets 15 and 21. \*Front yard landscaping for Lots A, B and C must be provided and approved as an amendment to the Site Plan prior to building permit issuance\*.

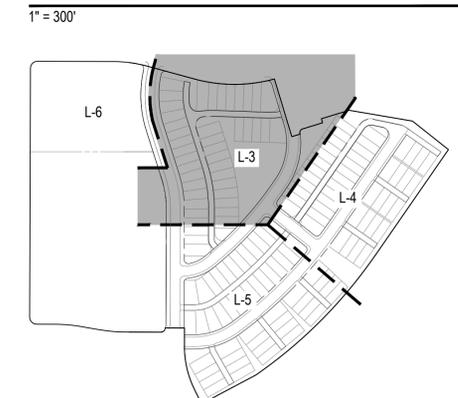
ND Comment: Note added to sheets 15 and 21.

**LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- 3/4" TO 1 1/2" STONE MULCH
- CRUSHER FINES
- BLUE / FESCUE MIX SOD
- IRRIGATED NATURE'S PRAIRIE XERIC SOD
- IRRIGATED NATIVE SEED MIX
- NON-IRRIGATED TEMP. NATIVE SEED
- NON-IRRIGATED DETENTION POND BASIN NATIVE SEED
- SPADE-CUT EDGE
- STEEL EDGER
- MOW LINE
- SIGHT DISTANCE LINE
- PROPERTY LINE
- ORNAMENTAL METAL FENCE
- OPEN SPACE FENCE
- COLUMN
- PET WASTE STATION
- BENCH
- PICNIC TABLE
- TRASH / RECYCLE
- BIKE RACK
- LANDSCAPE BOULDER

NOTE:  
 1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

**KEYMAP**



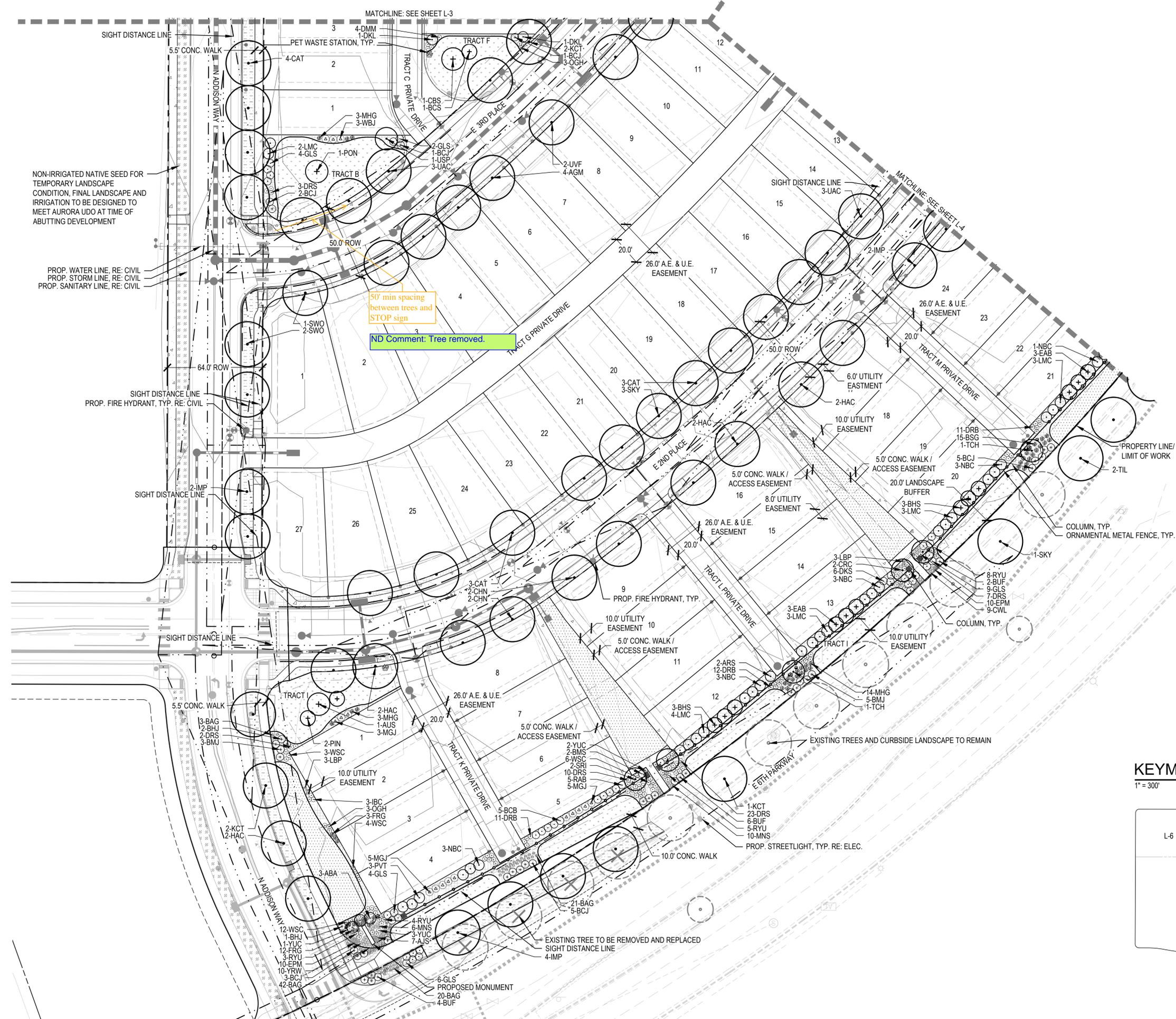
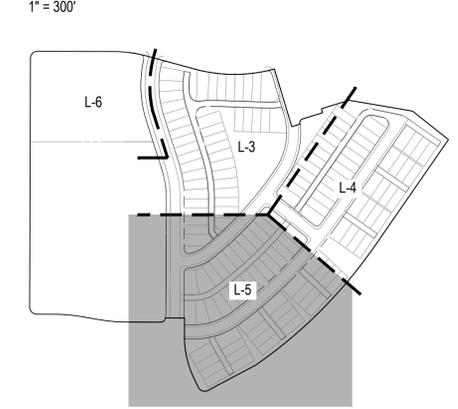
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 JN/DR  
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 EG/TRN

**LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
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- BLUE / FESCUE MIX SOD
- IRRIGATED NATURE'S PRAIRIE XERIC SOD
- IRRIGATED NATIVE SEED MIX
- NON-IRRIGATED TEMP. NATIVE SEED
- NON-IRRIGATED DETENTION POND BASIN NATIVE SEED
- SPADE-CUT EDGE
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- BIKE RACK
- LANDSCAPE BOULDER

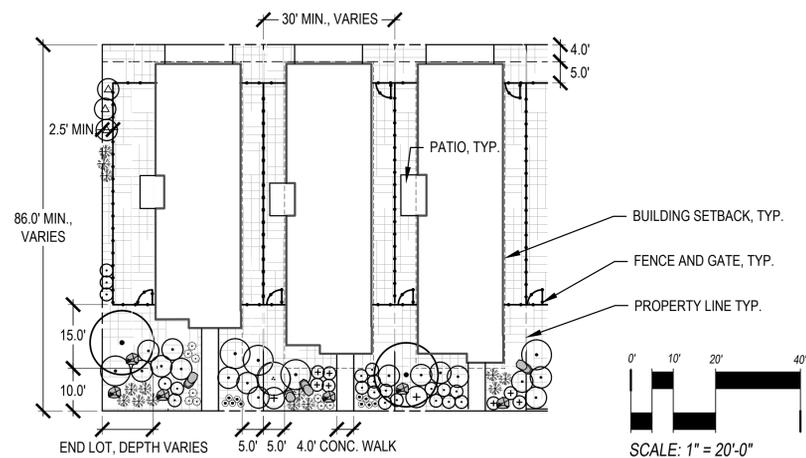
**NOTE:**  
 1. ALL PROPOSED LANDSCAPING WITHIN SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

**KEYMAP**



CHECKED BY: JN/DR  
 DRAWN BY: EG/TRN

ON-LOT TYPICAL - XERIC, WATER WISE XERIC LOT TYPE



LOT TYPE KEYMAP SCALE: 1" = 200'



NOTE:  
SEE LANDSCAPE REQUIREMENTS TABLE BELOW FOR ON-LOT LANDSCAPE REQUIREMENTS FOR X AND G LOTS.

ON-LOT PLANT LIST

ORNAMENTAL TREES		
FAM	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE 6' MULTISTEM
HWM	ACER TATARICUM 'GAR-ANN'	HOT WINGS MAPLE 6' MULTISTEM
ASB	AMELANCHIER LAEVIS	ALLEGHENY SERVICEBERRY 6' MULTISTEM
ABA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE AMELANCHIER 6' MULTISTEM
NPP	PRUNUS CERISIFERA 'NEWPORT'	NEWPORT PLUM 2" CAL.
CRC	PRUNUS VIRGINIANA 'SHUBERT'	CANADA RED CHOKECHERRY 2" CAL.
CCP	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR 2" CAL.
SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC 2" CAL.
USP	PYRUS USSURIENSIS	USSURIAN PEAR 2" CAL.

UPRIGHT EVERGREEN SHRUBS 5-8' SPREAD		
SPJ	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER 6' HT.
CGJ	JUNIPERUS SCOPULORUM 'COLOGREEN'	COLOGREEN JUNIPER 6' HT.
MGJ	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER 6' HT.
WBJ	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER 6' HT.
EAB	PICEA HELDREICHII 'EMERALD ARROW'	EMERALD ARROW BOSNIAN PINE 6' HT.

EVERGREEN SHRUBS 5-8' SPREAD		
BUF	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER #5 CONT.
BMJ	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER #5 CONT.
BHJ	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER #5 CONT.
BCJ	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER #5 CONT.

EVERGREEN SHRUBS 2-5' SPREAD		
OGH	MAHONIA AQUILIFOLIUM	OREGON GRAPE HOLLY #5 CONT.
RYU	HESPERALOE PARVIFLORA	RED YUCCA #5 CONT.
SMP	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE #5 CONT.
YUC	YUCCA FILAMENTOSA	ADAM'S NEEDLE YUCCA #5 CONT.

DECIDUOUS SHRUBS 5-8' SPREAD		
ARS	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY #5 CONT.
RTD	CORNUS SERICEA 'BAILEY'	BAILEY RED TWIG DOGWOOD #5 CONT.
YTD	CORNUS SERICEA FLAVIRAMEA	YELLOW TWIG DOGWOOD #5 CONT.
PVT	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET #5 CONT.
NBC	PHYSCARPUS OPULIFOLIUS	COPPERTINA NINEBARK #5 CONT.
LDW	SYRINGA X PRESTONIAE 'DONALD WYMAN'	DONALD WYMAN LILAC #5 CONT.
LMC	SYRINGA X PRESTONIAE 'MISS CANADA'	MISS CANADA LILAC #5 CONT.
VIB	VIBURNUM LANTANA	MOHICAN VIBURNUM #5 CONT.

DECIDUOUS SHRUBS 4-6' SPREAD		
BMS	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA #5 CONT.
DKS	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT SPIREA #5 CONT.
GRB	ERICAMERIA NAUSEOSA VAR. GLABRATA	TALL GREEN RABBITBRUSH #5 CONT.
RAB	ERICAMERIA NAUSEOSA VAR. SPECIOSA	TALL BLUE RABBITBRUSH #5 CONT.
ALP	RIBES ALPINUM	ALPINE CURRANT #5 CONT.
CUR	RIBES AUREUM	YELLOW FLOWERING CURRANT #5 CONT.
DKL	DWARF KOREAN LILAC	SYRINGA PATULA 'MISS KIM' #5 CONT.

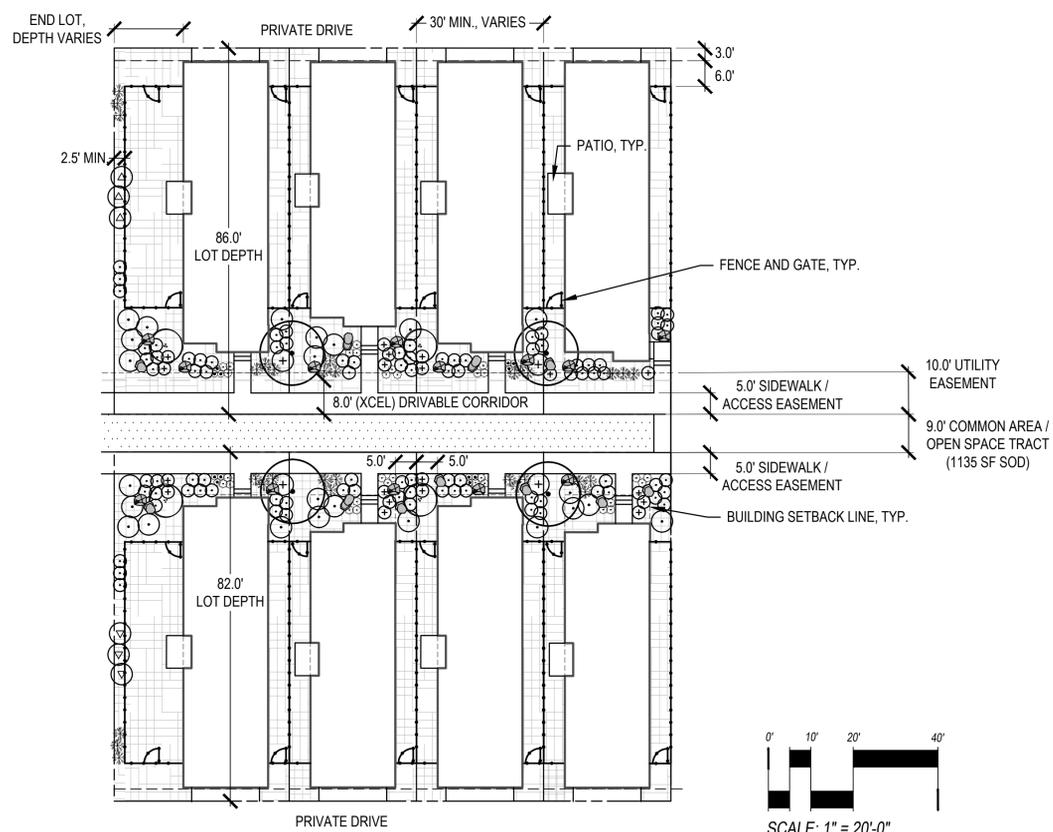
DECIDUOUS SHRUBS 2-5' SPREAD		
IBC	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY BLACK CHOKEBERRY #5 CONT.
BCB	BUDDLEJA 'BLUE CHIP'	DWARF BUTTERFLY BUSH #5 CONT.
CBG	COTONEASTER 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER #5 CONT.
DRB	ERICAMERIA NAUSEOSA VAR. NAUSEOSA	DWARF BLUE RABBITBRUSH #5 CONT.
DRS	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE #5 CONT.
DMM	PHILADELPHUS X VIRGINALIS 'DWF. MINN. SNOWFLAKE'	DWARF MINNESOTA MOCKORANGE #5 CONT.
PTF	POTENTILLA FRUTICOSA	POTENTILLA #5 CONT.
WSC	PRUNUS BESSEYI 'PAWNEE BUTTES'	WESTERN SAND CHERRY #5 CONT.
SMS	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA #5 CONT.

ORNAMENTAL GRASSES		
BAG	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION GRASSES #1 CONT.
FRG	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	AVALANCHE FEATHER REED GRASS #1 CONT.
MHG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN HAIR GRASS #1 CONT.
BSG	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL BLUE SWITCH GRASS #1 CONT.
RSG	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH RED SWITCH GRASS #1 CONT.
LBP	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS #1 CONT.
BLB	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM #1 CONT.
LBS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	THE BLUES LITTLE BLUESTEM #1 CONT.
IND	SORGASTRUM NUTANS	INDIAN GRASS #1 CONT.

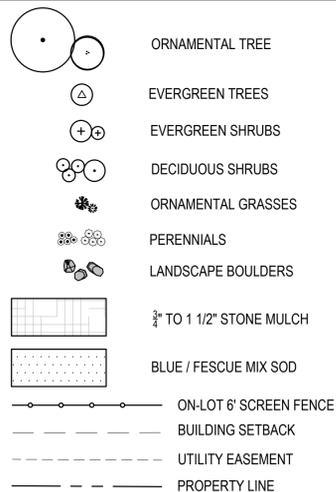
PERENNIALS		
CWL	INEPETA FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT #1 CONT.
PRR	PENSTEMON X MEXICALI RED ROCKS	RED ROCKS PENSTEMON #1 CONT.
EPM	ECHINANCEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER #1 CONT.
MNS	SALVIA X SYLVESTRIS 'MAINACHT'	MAY-NIGHT SALVIA #1 CONT.
YRW	ACHILLEA X 'MOONSHINE'	MOONSHINE YARROW #1 CONT.
LLC	COREOPSIS LANCEOLATA	LANCELEAF COREOPSIS #1 CONT.
RFG	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN #1 CONT.
AJS	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM #1 CONT.
MNS	SALVIA X SYLVESTRIS 'MAINACHT'	MAY-NIGHT SALVIA #1 CONT.

NOTE: REFER TO SHEET L-1 FOR NON ON-LOT PLANT LIST

ON-LOT TYPICAL - GREEN COURT, WATER-WISE XERIC LOT TYPE



LEGEND



ON-LOT PLANTING NOTES

- XERIC (X LOT) AND GREEN COURT (G LOT) NOTES:
- REFER TO SHEET L-1 FOR GENERAL NOTES AND CITY OF AURORA NOTES.
  - NO TWO CONSECUTIVE LOTS SHALL BE LANDSCAPED IN AN IDENTICAL MANNER.
  - PLANT MATERIAL SELECTION SHALL VARY. ALL SPECIES LISTED SHALL BE USED, AND SHALL BE UTILIZED IN AN EVENLY-DISTRIBUTED MANNER.
  - THREE ONE-GALLON ORNAMENTAL GRASSES AND PERENNIALS MAY ACCOUNT FOR ONE SHRUB EQUIVALENT.
  - NO MORE THAN 30% OF ORNAMENTAL GRASSES AND/OR PERENNIALS MAY BE COUNTED TOWARDS THE SHRUB REQUIREMENT FOR EACH LOT.
  - LOTS MUST INCLUDE A MINIMUM OF THREE DIFFERENT SPECIES.
  - PATIOS AND BUILDING FOOTPRINTS SUBJECT TO ARCHITECTURAL CHANGE, PERMUTATIONS IN BUILDING ARRANGEMENT AND ARCHITECTURE.

LANDSCAPE REQUIREMENTS

XERIC (X LOT) AND GREEN COURT (G LOT) - WATER-WISE XERIC OPTIONS

FRONT LOT TURF: 0%  
FRONT LOT TREES: 1 ORNAMENTAL MIN.  
FRONT LOT SHRUB EQUIVALENTS: 15 MIN.  
SIDE LOT (END LOTS ONLY): 3 SHRUBS AND 3 SMALL UPRIGHT EVERGREENS  
REAR LOT: N/A  
NOTE: ALL FRONT LOT LANDSCAPING SHALL INCLUDE A MINIMUM OF 3 BOULDERS WITH A MINIMUM OF 18" HEIGHT, AND A MINIMUM WIDTH AND DEPTH OF 2' X 3'.

CROSS CREEK PA-C2 | SITE PLAN  
North Addison Way and East 6th Parkway  
Aurora, Colorado

OWNER:  
Sunrise Partners LP  
David Meyerowitz

37 Kodiak Crescent Suite 300  
Toronto, Ontario M3J 3E5

NOT FOR  
CONSTRUCTION

DATE:  
Site Plan 01 - 05/04/21  
Site Plan 02 - 07/12/21  
Site Plan 03 - 09/30/21  
Site Plan 04 - 12/02/21  
Site Plan 05 - 01/31/22

SHEET TITLE:  
LANDSCAPE  
NOTES

L-7  
21 OF 27

CHECKED BY:  
DRAWN BY:

ND Comment: Note added to sheets 15 and 21.

It does not appear as if note that was supposed to be included on this sheet as well as sheet 15 was actually provided. Provide the following note on sheets 15 and 21. "Front yard landscaping for Lots A, B and C must be provided and approved as an amendment to the Site Plan prior to building permit issuance."



# CROSS CREEK SUBDIVISION FILING NO. 5

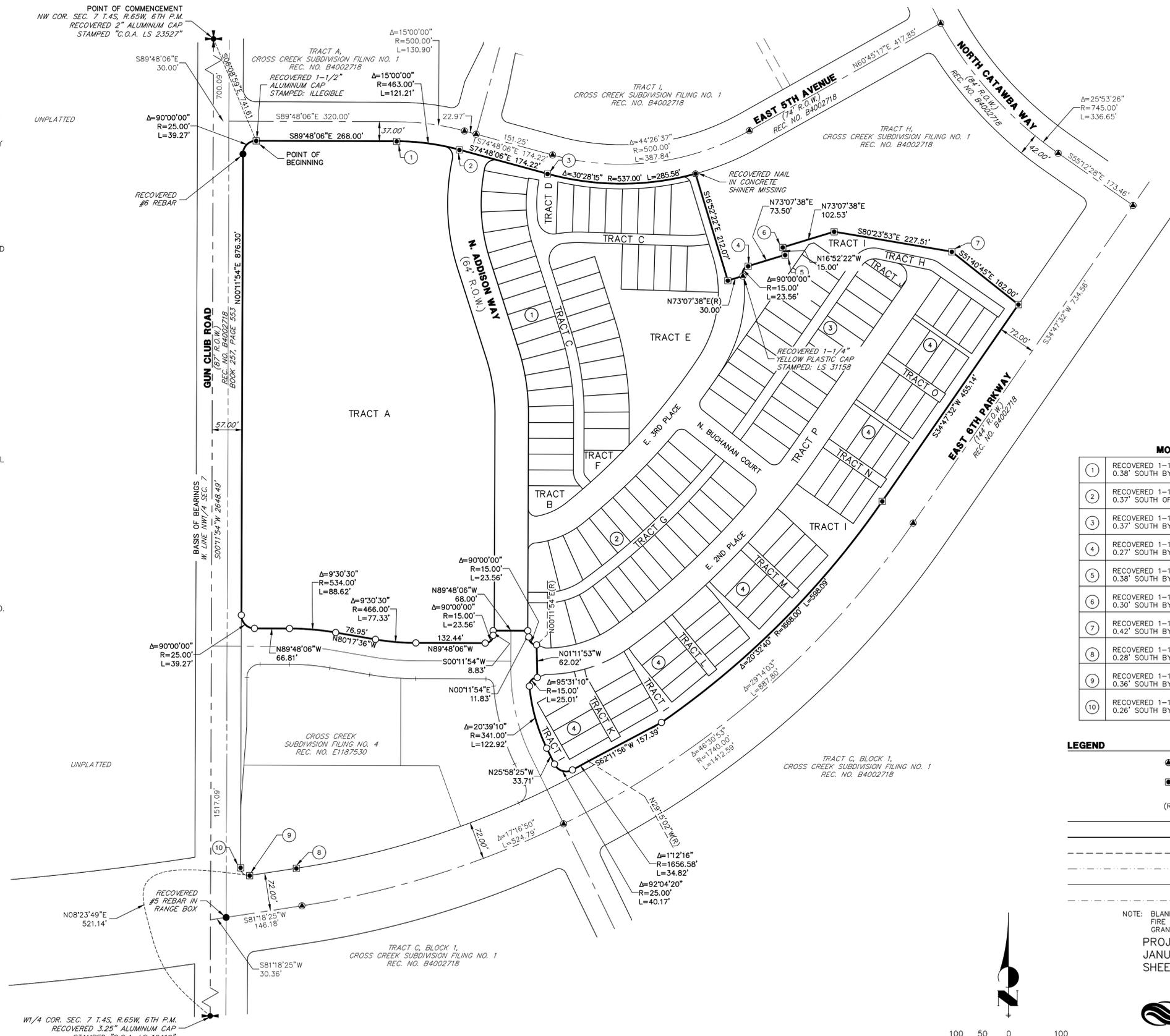
## A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4

### LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

#### CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**GENERAL NOTES:**

- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. ABJ70563257-4, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MARCH 8, 2021 AT 5:00 P.M.  
JR - ADDRESSED
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- 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 HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".
- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHWEST CORNER BY A #6 REBAR WITH A 2" ALUMINUM CAP STAMPED "CITY OF AURORA T4S 1/6 12/7 R66W/R65W 2012 PLS 23527" IN A RANGE BOX AND AT THE WEST QUARTER CORNER BY A #6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "CITY OF AURORA T4S 12/7 R66W/R65W 1983 LS 16419" IN A RANGE BOX, BEARING S00°11'54"W, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- TRACTS A-P ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- ALL OWNERS OF LOTS ADJACENT TO GUN CLUB ROAD, EAST 6TH PARKWAY, NORTH ADDISON WAY, EAST 3RD PLACE, EAST 2ND PLACE AND NORTH BUCHANAN COURT 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.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT RECORDED UNDER RECEPTION NO. B2090871 AFFECTS THE PROPERTY.



**MONUMENT LEGEND**

1	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.38' SOUTH BY 0.07' EAST OF CALCULATED POSITION
2	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.37' SOUTH OF CALCULATED POSITION
3	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.37' SOUTH BY 0.15' WEST OF CALCULATED POSITION
4	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.27' SOUTH BY 0.03' EAST OF CALCULATED POSITION
5	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.38' SOUTH BY 0.22' EAST OF CALCULATED POSITION
6	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.30' SOUTH BY 0.12' EAST OF CALCULATED POSITION
7	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.42' SOUTH BY 0.10' EAST OF CALCULATED POSITION
8	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.28' SOUTH BY 0.15' EAST OF CALCULATED POSITION
9	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.36' SOUTH BY 0.21' EAST OF CALCULATED POSITION
10	RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583 0.26' SOUTH BY 0.18' EAST OF CALCULATED POSITION

**LEGEND**

- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED: LS 9329, IN A RANGE BOX
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583
- (R) RADIAL
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- - - PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE

NOTE: BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS HEREBY GRANTED OVER TRACT P.

PROJ. NO. 15879.32  
 JANUARY 20, 2022  
 SHEET 2 OF 11

the entirety of  
JR - ADDRESSED

**J-R ENGINEERING**  
 A Westrian Company

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# CROSS CREEK SUBDIVISION FILING NO. 5

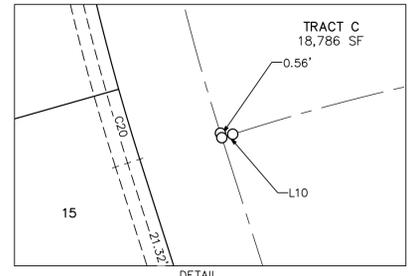
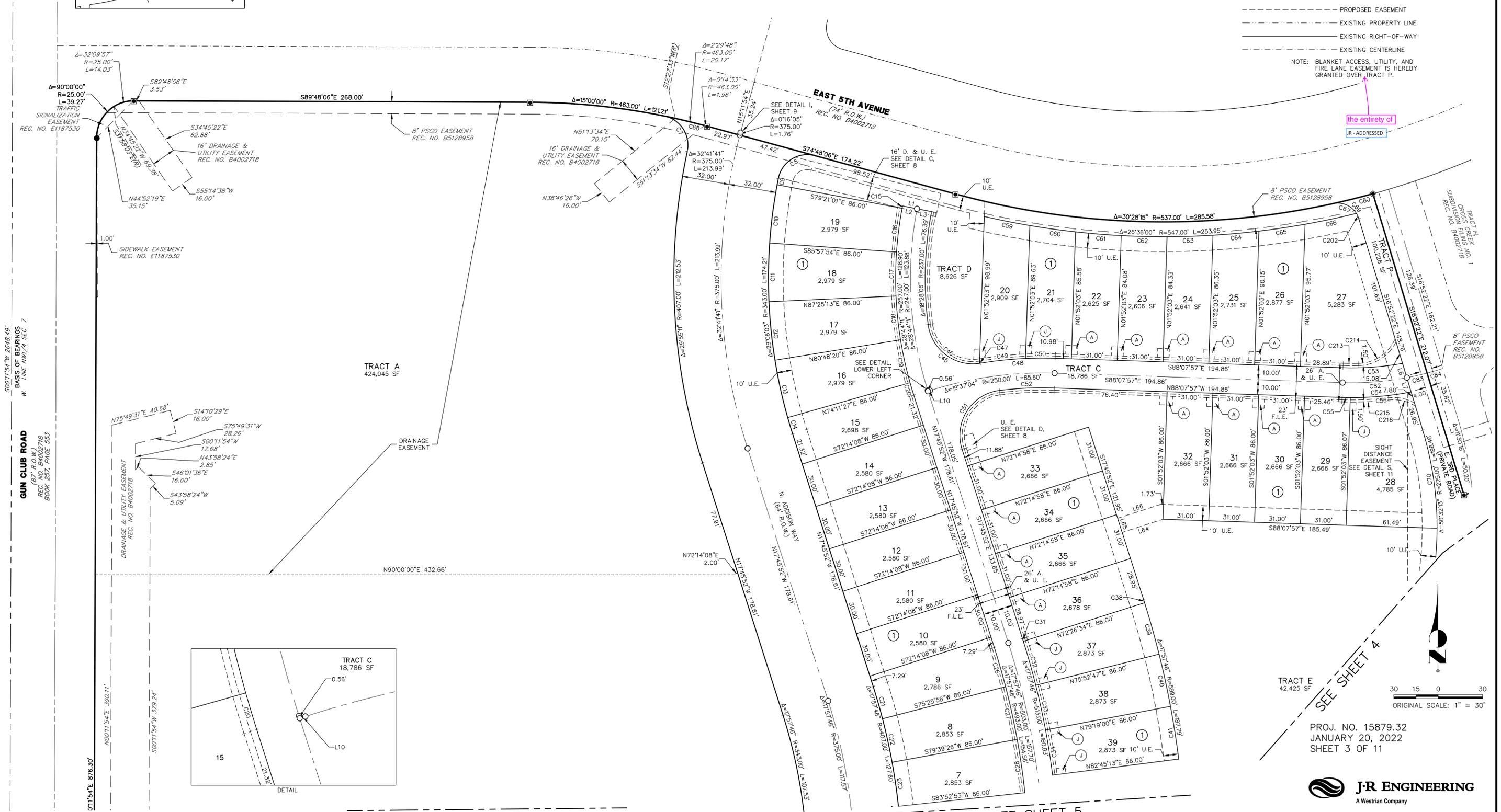
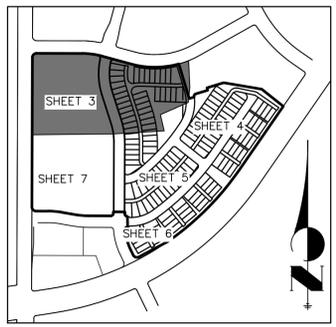
A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## LEGEND

- SET 18" #5 REBAR WITH PURPLE PLASTIC CAP STAMPED "JR ENG LS 38578"
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED: LS 9329, IN A RANGE BOX
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583
- (R) RADIAL
- A. & U.E. ACCESS AND UTILITY EASEMENT
- S.E. SIDEWALK EASEMENT
- U.E. UTILITY EASEMENT
- (A) (B) (J) POCKET EASEMENT DETAIL, SHEET 8
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- - - PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE

NOTE: BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS HEREBY GRANTED OVER TRACT P.

the entirety of JR-ADDRESSED



SEE SHEET 4



PROJ. NO. 15879.32  
 JANUARY 20, 2022  
 SHEET 3 OF 11



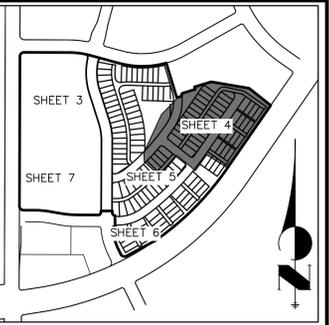
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SEE SHEET 7

SEE SHEET 5

# CROSS CREEK SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

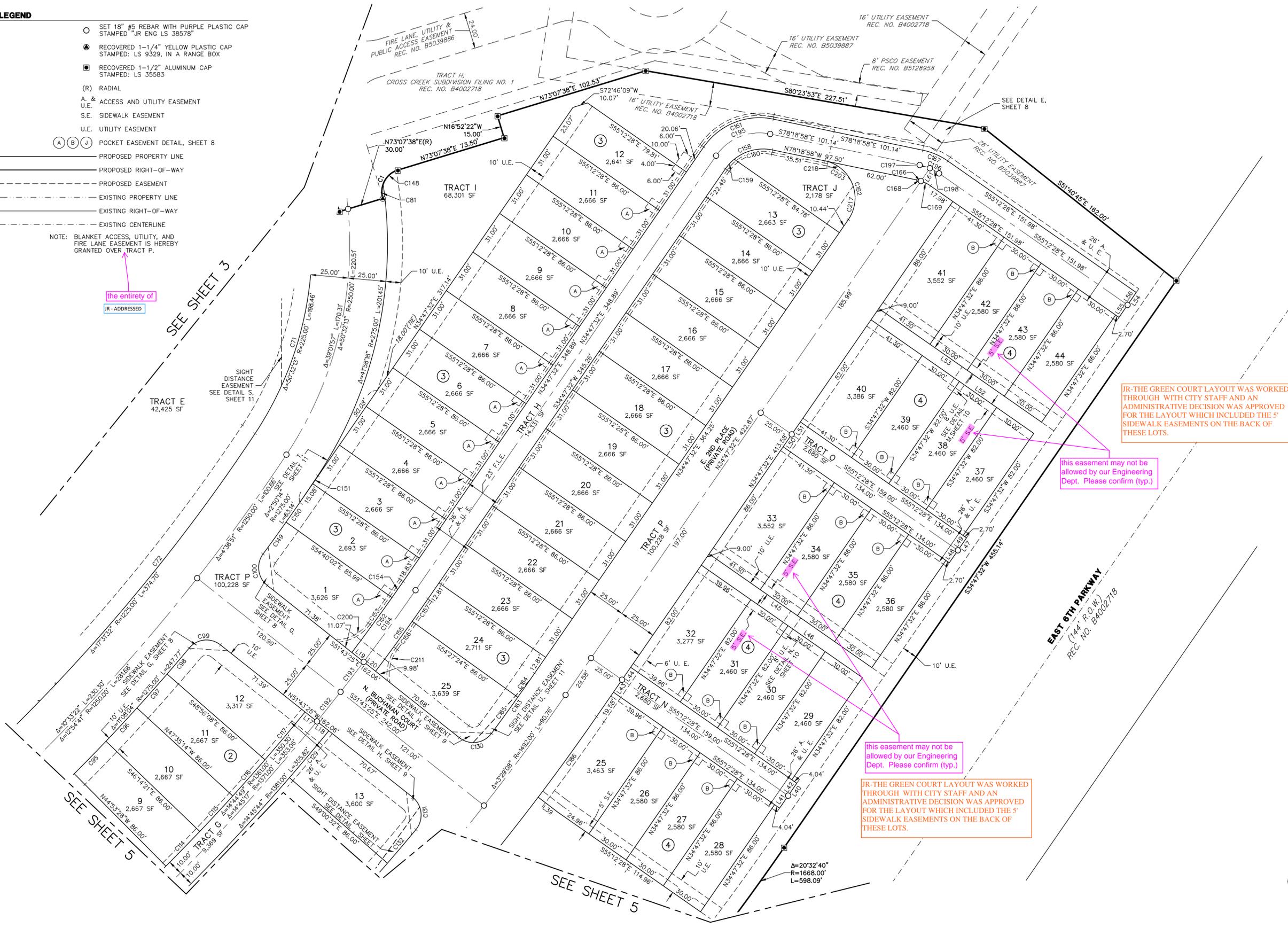


## LEGEND

- SET 18" #5 REBAR WITH PURPLE PLASTIC CAP STAMPED "JR ENG LS 38578"
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED: LS 9329, IN A RANGE BOX
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583
- (R) RADIAL
- A. & U.E. ACCESS AND UTILITY EASEMENT
- S.E. SIDEWALK EASEMENT
- U.E. UTILITY EASEMENT
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NOTE: BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS HEREBY GRANTED OVER TRACT P.

the entirety of  
 JR-ADDRESSED

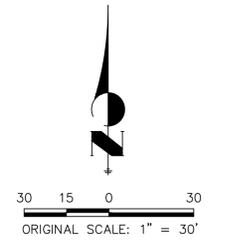


JR-THE GREEN COURT LAYOUT WAS WORKED THROUGH WITH CITY STAFF AND AN ADMINISTRATIVE DECISION WAS APPROVED FOR THE LAYOUT WHICH INCLUDED THE 5' SIDEWALK EASEMENTS ON THE BACK OF THESE LOTS.

this easement may not be allowed by our Engineering Dept. Please confirm (typ.)

this easement may not be allowed by our Engineering Dept. Please confirm (typ.)

JR-THE GREEN COURT LAYOUT WAS WORKED THROUGH WITH CITY STAFF AND AN ADMINISTRATIVE DECISION WAS APPROVED FOR THE LAYOUT WHICH INCLUDED THE 5' SIDEWALK EASEMENTS ON THE BACK OF THESE LOTS.



PROJ. NO. 15879.32  
 JANUARY 20, 2022  
 SHEET 4 OF 11



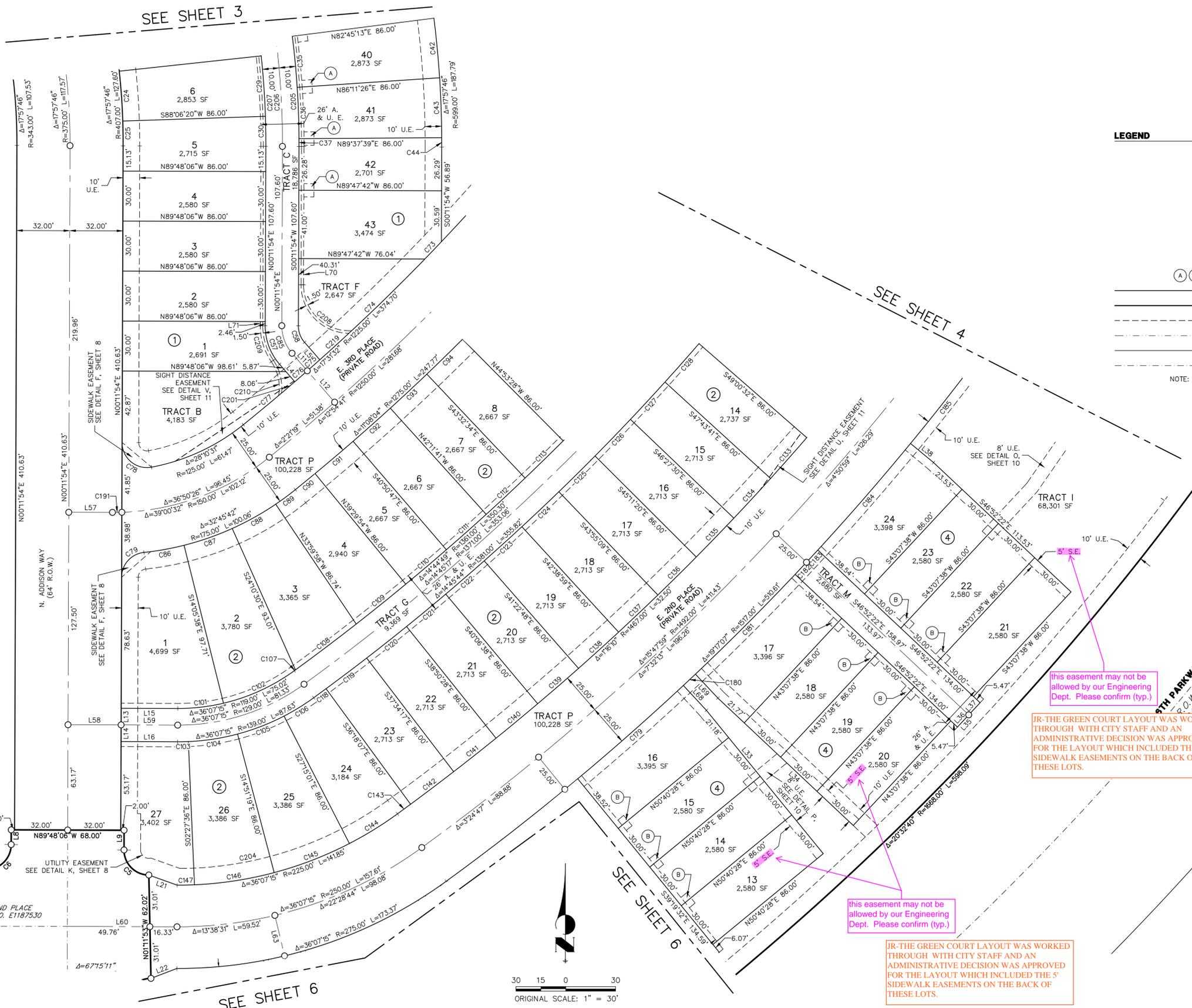
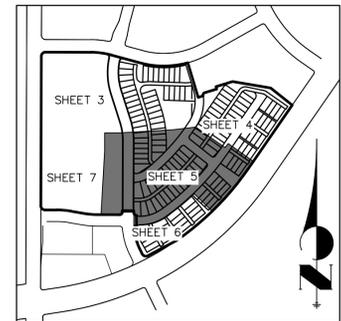
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# CROSS CREEK SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- LEGEND**
- SET 16" #5 REBAR WITH PURPLE PLASTIC CAP STAMPED "JR ENG LS 38578"
  - RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED: LS 9329, IN A RANGE BOX
  - RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583
  - (R) RADIAL
  - A, & U.E. ACCESS AND UTILITY EASEMENT
  - S.E. SIDEWALK EASEMENT
  - U.E. UTILITY EASEMENT
  - (A) (B) (J) POCKET EASEMENT DETAIL, SHEET 8
  - PROPOSED PROPERTY LINE
  - - - PROPOSED RIGHT-OF-WAY
  - - - PROPOSED EASEMENT
  - EXISTING PROPERTY LINE
  - - - EXISTING RIGHT-OF-WAY
  - - - EXISTING CENTERLINE

NOTE: BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS HEREBY GRANTED OVER TRACT P.

the entirety of JR-ADDRESSED

this easement may not be allowed by our Engineering Dept. Please confirm (typ.)

JR-THE GREEN COURT LAYOUT WAS WORKED THROUGH WITH CITY STAFF AND AN ADMINISTRATIVE DECISION WAS APPROVED FOR THE LAYOUT WHICH INCLUDED THE 5' SIDEWALK EASEMENTS ON THE BACK OF THESE LOTS.

this easement may not be allowed by our Engineering Dept. Please confirm (typ.)

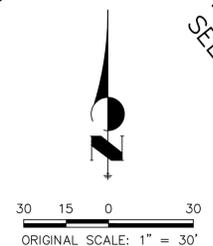
JR-THE GREEN COURT LAYOUT WAS WORKED THROUGH WITH CITY STAFF AND AN ADMINISTRATIVE DECISION WAS APPROVED FOR THE LAYOUT WHICH INCLUDED THE 5' SIDEWALK EASEMENTS ON THE BACK OF THESE LOTS.

SEE SHEET 7

SEE SHEET 3

SEE SHEET 4

SEE SHEET 6



PROJ. NO. 15879.32  
JANUARY 20, 2022  
SHEET 5 OF 11

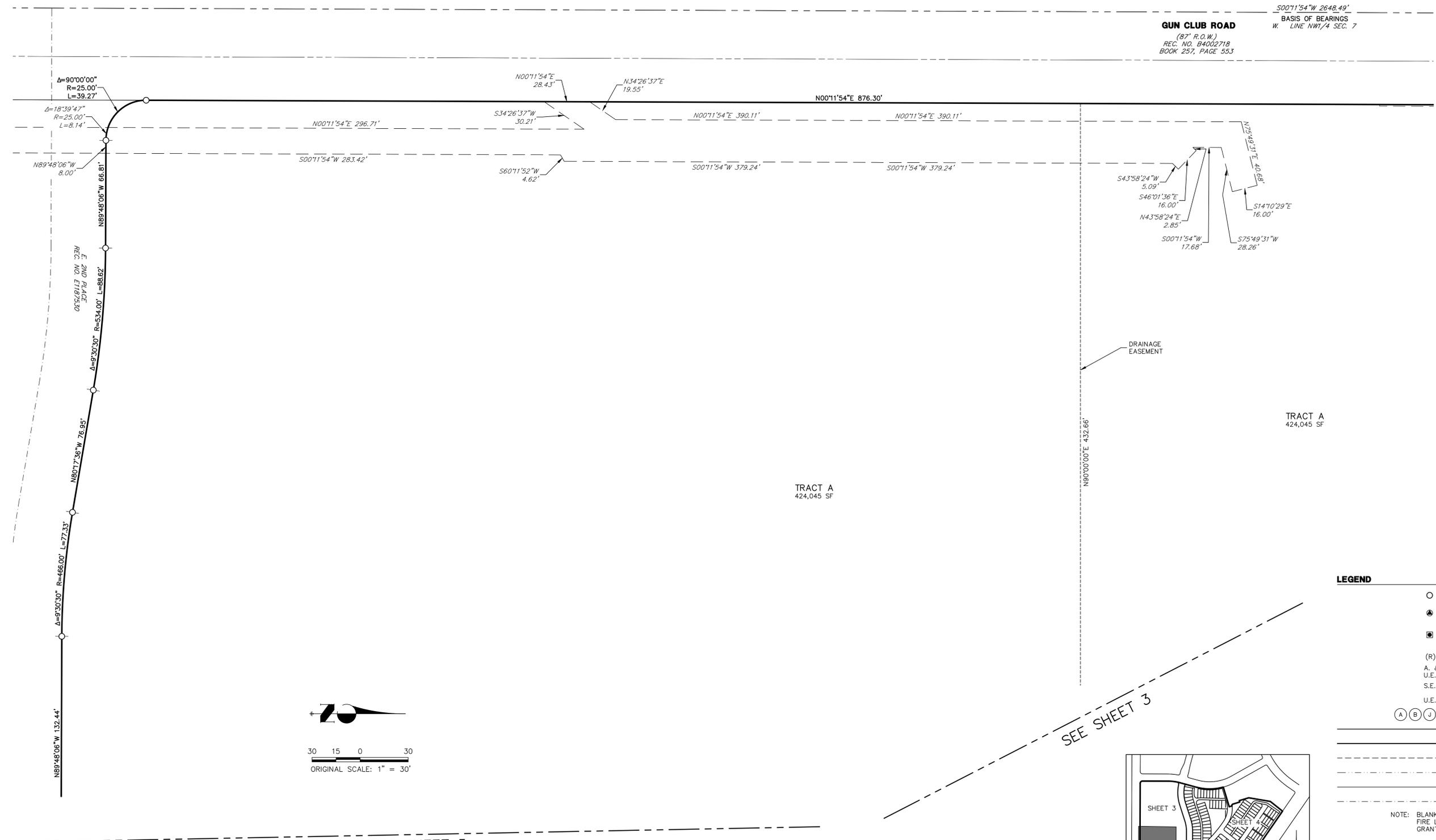


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# CROSS CREEK SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.  
 CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



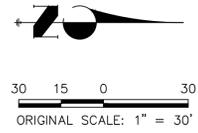
**GUN CLUB ROAD**  
 (87' R.O.W.)  
 REC. NO. B4002718  
 BOOK 257, PAGE 553

BASIS OF BEARINGS  
 W. LINE NW1/4 SEC. 7  
 S00°11'54"W 2648.49'

SEE SHEET 3

SEE SHEET 3

SEE SHEET 5



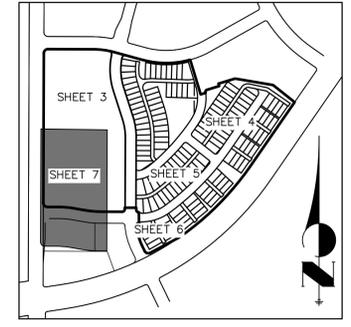
- LEGEND**
- SET 18" #5 REBAR WITH PURPLE PLASTIC CAP STAMPED "JR ENG LS 38578"
  - RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED: LS 9329, IN A RANGE BOX
  - RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583
  - (R) RADIAL
  - A. & U.E. ACCESS AND UTILITY EASEMENT
  - S.E. SIDEWALK EASEMENT
  - U.E. UTILITY EASEMENT
  - (A) (B) (J) POCKET EASEMENT DETAIL, SHEET 8
  - PROPOSED PROPERTY LINE
  - PROPOSED RIGHT-OF-WAY
  - - - PROPOSED EASEMENT
  - EXISTING PROPERTY LINE
  - EXISTING RIGHT-OF-WAY
  - - - EXISTING CENTERLINE

NOTE: BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS HEREBY GRANTED OVER TRACT A.

PROJ. NO. 15879.32  
 JANUARY 20, 2022  
 SHEET 7 OF 11



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# CROSS CREEK SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	15.00'	23.56'	S28°07'38"W 21.21'
C2	1°12'16"	1656.58'	34.82'	N61°21'06"E 34.82'
C3	92°04'20"	25.00'	40.17'	S72°00'35"E 35.99'
C4	95°31'10"	15.00'	25.01'	S42°26'19"W 22.21'
C5	90°00'00"	15.00'	23.56'	S44°48'06"E 21.21'
C6	90°00'00"	15.00'	23.56'	N45°11'54"E 21.21'
C7	90°38'10"	20.00'	31.64'	N33°09'46"W 28.44'
C8	93°51'43"	20.00'	32.76'	S58°16'02"W 29.22'
C9	0°42'53"	343.00'	4.28'	S10°58'44"W 4.28'
C10	6°36'59"	343.00'	39.61'	S07°18'48"W 39.59'
C11	6°36'57"	343.00'	39.61'	S00°41'50"W 39.58'
C12	6°36'56"	343.00'	39.60'	S05°55'06"E 39.58'
C13	6°36'54"	343.00'	39.60'	S12°32'01"E 39.58'
C14	1°55'24"	343.00'	11.51'	S16°48'10"E 11.51'
C15	0°21'35"	257.00'	1.61'	S10°47'31"W 1.61'
C16	6°37'01"	257.00'	29.68'	S07°18'13"W 29.66'
C17	6°36'59"	257.00'	29.68'	S10°58'44"W 29.66'
C18	6°36'57"	257.00'	29.67'	S05°55'44"E 29.66'
C19	6°36'55"	257.00'	29.67'	S12°32'40"E 29.66'
C20	1°54'45"	257.00'	8.58'	S16°48'30"E 8.58'
C21	3°11'51"	407.00'	22.71'	N16°09'57"W 22.71'
C22	4°13'27"	407.00'	30.01'	N12°27'18"W 30.00'
C23	4°13'27"	407.00'	30.01'	N08°13'51"W 30.00'
C24	4°13'27"	407.00'	30.01'	N04°00'24"W 30.00'
C25	2°05'34"	407.00'	14.87'	N00°50'53"W 14.87'
C26	3°11'51"	493.00'	27.51'	N16°09'57"W 27.51'
C27	4°13'27"	493.00'	36.35'	N12°27'18"W 36.34'
C28	4°13'27"	493.00'	36.35'	N08°13'51"W 36.34'
C29	4°13'27"	493.00'	36.35'	N04°00'24"W 36.34'
C30	2°05'34"	493.00'	18.01'	N00°50'53"W 18.01'
C31	0°13'33"	513.00'	2.02'	N17°39'06"W 2.02'
C32	3°26'35"	513.00'	30.83'	N15°49'02"W 30.82'
C33	3°26'34"	513.00'	30.83'	N12°22'28"W 30.82'
C34	3°26'34"	513.00'	30.83'	N08°55'54"W 30.82'
C35	3°26'34"	513.00'	30.82'	N05°29'20"W 30.82'
C36	3°26'33"	513.00'	30.82'	N02°02'46"W 30.82'
C37	0°31'24"	513.00'	4.69'	N00°03'48"W 4.69'
C38	0°13'23"	599.00'	2.33'	N17°39'11"W 2.33'
C39	3°26'32"	599.00'	35.99'	N15°49'13"W 35.98'
C40	3°26'31"	599.00'	35.99'	N12°22'42"W 35.98'
C41	3°26'31"	599.00'	35.98'	N08°56'11"W 35.98'
C42	3°26'31"	599.00'	35.98'	N05°29'40"W 35.98'
C43	3°26'30"	599.00'	35.98'	N02°03'09"W 35.98'
C44	0°31'48"	599.00'	5.54'	N00°04'00"W 5.54'
C45	91°51'00"	30.50'	48.89'	S53°25'18"E 43.82'
C46	90°58'32"	30.50'	48.43'	S52°59'03"E 43.50'
C47	0°52'29"	30.50'	0.47'	N81°05'27"E 0.47'
C48	111°2'50"	260.00'	50.89'	S86°15'37"W 50.81'
C49	6°47'52"	260.00'	30.85'	S84°03'08"W 30.83'
C50	4°24'59"	260.00'	20.04'	S89°39'33"W 20.04'
C51	100°47'24"	30.50'	53.65'	S32°37'49"W 47.00'
C52	8°50'32"	240.00'	37.04'	S87°26'47"W 37.00'
C53	12°10'34"	190.00'	40.38'	N85°46'46"E 40.30'
C54	12°48'13"	210.00'	46.93'	N85°27'56"E 46.83'
C55	1°30'40"	210.00'	5.54'	S88°53'17"E 5.54'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C56	11°17'33"	210.00'	41.39'	N84°42'36"E 41.32'
C57	41°21'50"	35.00'	25.27'	S20°29'01"E 24.72'
C58	41°21'50"	15.00'	10.83'	S20°29'01"E 10.60'
C59	3°17'27"	547.00'	31.42'	S78°49'17"E 31.41'
C60	3°15'56"	547.00'	31.18'	S82°05'58"E 31.17'
C61	3°15'05"	547.00'	31.04'	S85°21'29"E 31.04'
C62	3°14'52"	547.00'	31.01'	S88°36'27"E 31.00'
C63	3°15'16"	547.00'	31.27'	N88°08'29"E 31.07'
C64	3°16'19"	547.00'	31.24'	N84°52'42"E 31.23'
C65	3°18'02"	547.00'	31.51'	N81°35'31"E 31.51'
C66	3°43'04"	547.00'	35.49'	N78°04'59"E 35.49'
C67	69°47'35"	15.00'	18.27'	N67°24'17"W 17.16'
C68	3°40'45"	463.00'	29.73'	N76°38'29"W 29.73'
C69	85°25'42"	15.00'	22.37'	N59°35'13"W 20.35'
C70	17°03'48"	225.00'	67.01'	N08°20'28"W 66.76'
C71	33°28'25"	225.00'	131.45'	N16°55'38"E 129.59'
C72	9°56'02"	1225.00'	212.39'	N38°37'52"E 212.12'
C73	0°40'25"	1225.00'	14.40'	N43°56'05"E 14.40'
C74	4°05'42"	1225.00'	87.55'	N46°19'09"E 87.53'
C75	0°28'04"	1225.00'	10.00'	N48°36'02"E 10.00'
C76	0°28'04"	1225.00'	10.00'	N49°04'06"E 10.00'
C77	1°53'15"	1225.00'	40.35'	N50°14'45"E 40.35'
C78	100°50'01"	15.00'	26.40'	S50°13'06"E 23.12'
C79	83°45'10"	15.00'	21.93'	S42°04'29"W 20.03'
C80	2°58'17"	537.00'	27.85'	N76°12'47"E 27.84'
C81	3°6'24'31"	15.00'	9.53'	S01°19'54"W 9.37'
C82	12°30'20"	200.00'	43.65'	N85°36'52"E 43.57'
C83	4°01'21"	200.00'	14.04'	N72°21'02"E 14.04'
C84	2°35'22"	243.44'	11.00'	N73°54'12"E 11.00'
C85	41°21'50"	25.00'	18.05'	S20°29'01"E 17.66'
C86	8°02'42"	175.00'	24.57'	N79°55'43"E 24.55'
C87	10°04'53"	175.00'	30.79'	N70°51'56"E 30.75'
C88	9°49'28"	175.00'	30.01'	N60°54'46"E 29.97'
C89	4°48'40"	175.00'	14.69'	N53°35'42"E 14.69'
C90	0°41'16"	1275.00'	15.31'	N50°50'44"E 15.31'
C91	1°20'53"	1275.00'	30.00'	N49°49'39"E 30.00'
C92	1°20'53"	1275.00'	30.00'	N48°28'46"E 30.00'
C93	1°20'53"	1275.00'	30.00'	N47°07'52"E 30.00'
C94	1°20'53"	1275.00'	30.00'	N45°46'59"E 30.00'
C95	1°20'53"	1275.00'	30.00'	N44°26'06"E 30.00'
C96	1°20'53"	1275.00'	30.00'	N43°05'12"E 30.00'
C97	1°20'53"	1275.00'	30.00'	N41°44'19"E 30.00'
C98	1°00'34"	1275.00'	22.46'	N40°33'35"E 22.46'
C99	88°13'17"	15.00'	23.10'	S84°09'57"W 20.88'
C100	88°13'29"	15.00'	23.10'	S07°36'40"E 20.88'
C101	13°23'37"	119.00'	27.82'	N83°30'06"E 27.75'
C102	22°43'39"	119.00'	47.20'	N65°26'28"E 46.89'
C103	2°39'30"	139.00'	6.45'	N88°52'09"E 6.45'
C104	12°23'43"	139.00'	30.07'	N81°20'33"E 30.01'
C105	12°23'43"	139.00'	30.07'	N68°56'50"E 30.01'
C106	8°40'20"	139.00'	21.04'	N58°24'49"E 21.02'
C107	0°02'10"	1361.00'	0.86'	N54°03'33"E 0.86'
C108	1°55'40"	1361.00'	45.79'	N53°04'38"E 45.79'
C109	1°36'43"	1361.00'	38.29'	N51°18'27"E 38.29'
C110	1°20'53"	1361.00'	32.02'	N49°49'38"E 32.02'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C111	1°20'53"	1361.00'	32.02'	N48°28'45"E 32.02'
C112	1°20'53"	1361.00'	32.02'	N47°07'51"E 32.02'
C113	1°20'53"	1361.00'	32.02'	N45°46'58"E 32.02'
C114	1°20'53"	1361.00'	32.02'	N44°26'05"E 32.02'
C115	1°20'53"	1361.00'	32.02'	N43°05'11"E 32.02'
C116	1°20'53"	1361.00'	32.02'	N41°44'18"E 32.02'
C117	1°44'02"	1361.00'	41.19'	N40°11'50"E 41.18'
C118	0°22'52"	1381.00'	9.19'	N53°53'12"E 9.19'
C119	1°16'10"	1381.00'	30.59'	N53°03'41"E 30.59'
C120	1°16'10"	1381.00'	30.59'	N51°47'32"E 30.59'
C121	1°16'10"	1381.00'	30.59'	N50°31'22"E 30.59'
C122	1°16'10"	1381.00'	30.59'	N49°15'13"E 30.59'
C123	1°16'10"	1381.00'	30.59'	N47°59'03"E 30.59'
C124	1°16'09"	1381.00'	30.59'	N46°42'54"E 30.59'
C125	1°16'09"	1381.00'	30.59'	N45°26'44"E 30.59'
C126	1°16'09"	1381.00'	30.59'	N44°10'35"E 30.59'
C127	1°16'09"	1381.00'	30.59'	N42°54'25"E 30.59'
C128	1°16'50"	1381.00'	30.86'	N41°37'56"E 30.86'
C129	1°40'37"	1381.00'	40.42'	N40°09'13"E 40.42'
C130	91°34'38"	15.00'	23.97'	N82°29'16"E 21.50'
C131	91°34'48"	15.00'	23.98'	N05°56'01"W 21.50'
C132	1°08'08"	1467.00'	29.08'	N40°25'27"E 29.08'
C133	1°16'50"	1467.00'	32.78'	N41°37'56"E 32.78'
C134	1°16'10"	1467.00'	32.50'	N42°54'25"E 32.50'
C135	1°16'10"	1467.00'	32.50'	N44°10'35"E 32.50'
C136	1°16'10"	1467.00'	32.50'	N45°26'44"E 32.50'
C137	1°16'10"	1467.00'	32.50'	N46°42'54"E 32.50'
C138	1°16'10"	1467.00'	32.50'	N47°59'04"E 32.50'
C139	1°16'10"	1467.00'	32.50'	N49°15'13"E 32.50'
C140	1°16'10"	1467.00'	32.50'	N50°31'23"E 32.50'
C141	1°16'10"	1467.00'	32.50'	N51°47'32"E 32.50'
C142	1°16'10"	1467.00'	32.50'	N53°03'42"E 32.50'
C143	0°22'52"	1466.56'	9.76'	N53°53'14"E 9.76'
C144	8°40'20"	225.00'	34.06'	N68°24'49"E 34.02'
C145	12°23'43"	225.00'	48.68'	N68°56'50"E 48.58'
C146	12°23'43"	225.00'	48.68'	N81°20'33"E 48.58'
C147	2°39'30"	225.00'	10.44'	N88°52'09"E 10.44'
C148	53°35'29"	15.00'	14.03'	S46°19'54"W 13.52'
C149	1°09'58"	1275.00'	25.95'	N35°55'06"E 25.95'
C150	0°42'41"	1275.00'	15.83'	N34°58'47"E 15.83'
C151	0°57'35"	1275.00'	21.36'	N34°08'39"E 21.36'
C152	1°53'26"	1361.00'	44.91'	N36°16'48"E 44.90'
C153	1°53'26"	1361.00'	44.91'	N36°16'48"E 44.90'
C154	0°32'33"	1361.00'	12.89'	N35°03'49"E 12.89'
C155	2°26'54"	1381.00'	59.01'	N36°00'59"E 59.01'
C156	1°41'43"	1381.00'	40.86'	N36°23'35"E 40.86'
C157	0°45'11"	1381.00'	18.15'	N35°10'08"E 18.15'
C158	6°53'30"	30.50'	35.61'	S68°14'17"W 33.62'
C159	16°16'54"	30.50'	8.67'	S42°55'59"W 8.64'
C160	50°36'36"	30.50'	26.94'	S76°22'44"W 26.07'
C161	6°53'30"	45.00'	52.54'	S68°14'17"W 49.60'
C162	11°30'63"	25.00'	49.35'	N21°45'43"W 41.72'
C163	1°09'14"	1467.00'	29.54'	N36°07'20"E 29.54'
C164	0°45'11"	1467.00'	19.28'	N35°10'07"E 19.28'
C165	1°09'14"	1467.00'	29.54'	N36°07'20"E 29.54'

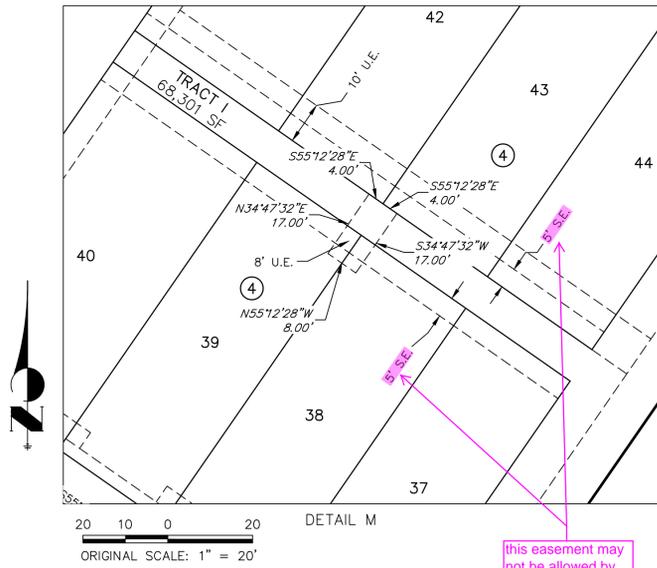
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C166	23°06'30"	25.00'	10.08'	N66°45'43"W 10.01'
C167	23°06'30"	45.00'	18.15'	N66°45'43"W 18.03'
C168	6°47'39"	25.00'	2.96'	N74°55'08"W 2.96'
C169	16°18'51"	25.00'	7.12'	N63°21'53"W 7.09'
C170	11°33'29"	275.00'	55.47'	N84°25'10"E 55.38'
C171	2°05'02"	275.00'	10.00'	N77°35'54"E 10.00'
C172	2°05'02"	275.00'	10.00'	N75°30'52"E 10.00'
C173	17°13'32"	275.00'	82.68'	N65°51'35"E 82.37'
C174	2°16'20"	275.00'	10.91'	N65°06'40"E 10.90'
C175	0°53'51"	275.00'	4.31'	N54°31'34"E 4.31'
C176	3°02'07"	1517.00'	80.36'	N52°33'35"E 80.35'
C177	0°22'40"	1517.00'	10.00'	N50°51'12"E 10.00'
C178	0°22'40"	1517.00'	10.00'	N50°28'32"E 10.00'

# CROSS CREEK SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4

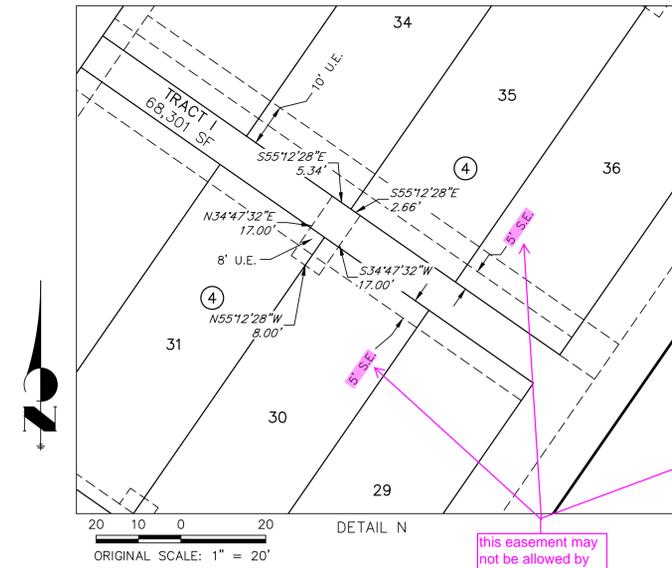
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



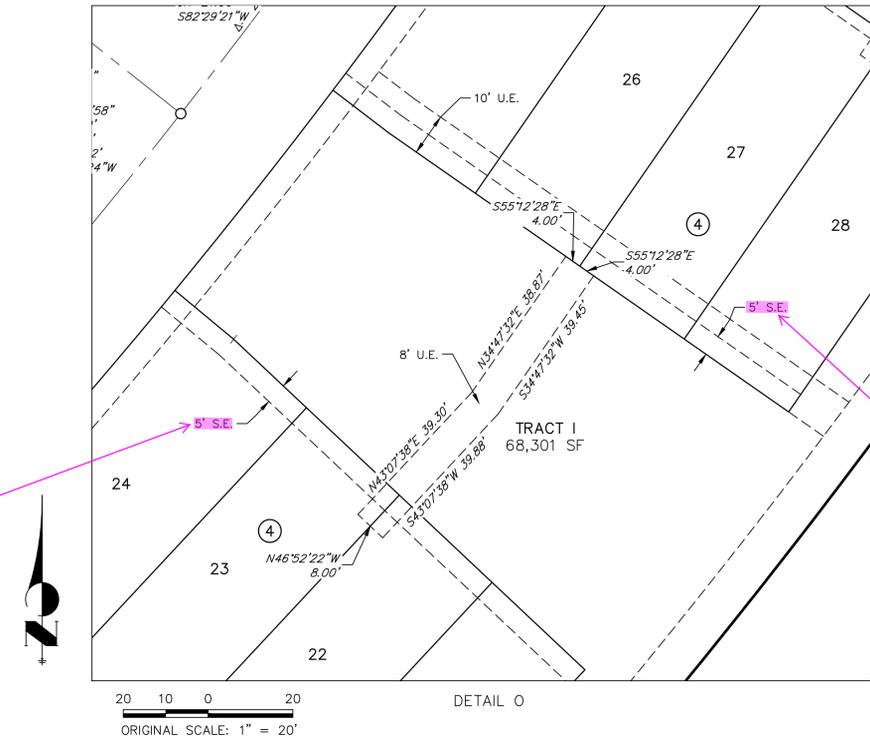
this easement may not be allowed by our Engineering Dept. Please confirm (typ.)

JR-THE GREEN COURT LAYOUT WAS WORKED THROUGH WITH CITY STAFF AND AN ADMINISTRATIVE DECISION WAS APPROVED FOR THE LAYOUT WHICH INCLUDED THE 5' SIDEWALK EASEMENTS ON THE BACK OF THESE LOTS.



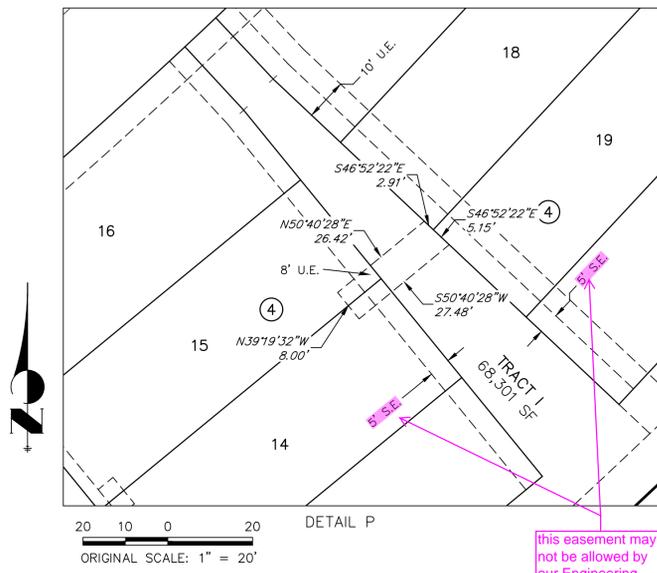
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JR-THE GREEN COURT LAYOUT WAS WORKED THROUGH WITH CITY STAFF AND AN ADMINISTRATIVE DECISION WAS APPROVED FOR THE LAYOUT WHICH INCLUDED THE 5' SIDEWALK EASEMENTS ON THE BACK OF THESE LOTS.



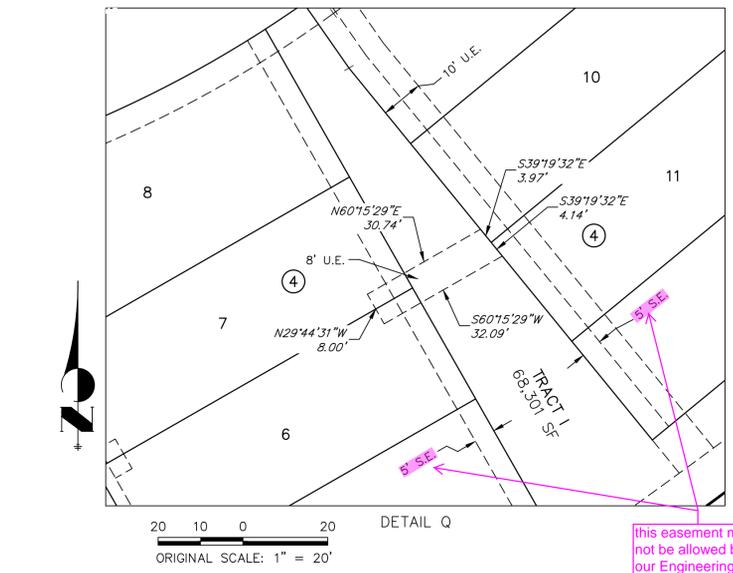
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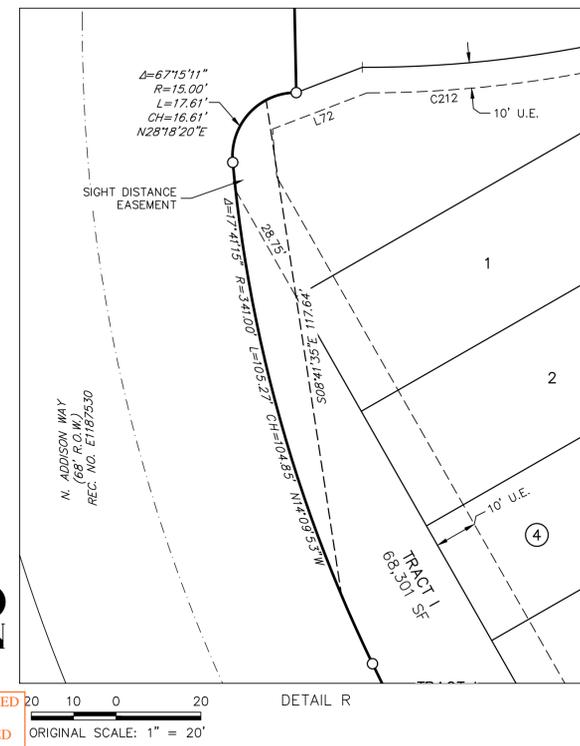
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this easement may not be allowed by our Engineering Dept. Please confirm (typ.)

JR-THE GREEN COURT LAYOUT WAS WORKED THROUGH WITH CITY STAFF AND AN ADMINISTRATIVE DECISION WAS APPROVED FOR THE LAYOUT WHICH INCLUDED THE 5' SIDEWALK EASEMENTS ON THE BACK OF THESE LOTS.



- LEGEND**
- SET 18" #5 REBAR WITH PURPLE PLASTIC CAP STAMPED "JR ENG LS 38578"
  - ⊙ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED: LS 9329, IN A RANGE BOX
  - ⊙ RECOVERED 1-1/2" ALUMINUM CAP STAMPED: LS 35583
  - (R) RADIAL
  - A. & U.E. ACCESS AND UTILITY EASEMENT
  - S.E. SIDEWALK EASEMENT
  - U.E. UTILITY EASEMENT
  - (A) (B) (C) POCKET EASEMENT DETAIL, SHEET 8
  - PROPOSED PROPERTY LINE
  - PROPOSED RIGHT-OF-WAY
  - - - PROPOSED EASEMENT
  - - - EXISTING PROPERTY LINE
  - - - EXISTING RIGHT-OF-WAY
  - - - EXISTING CENTERLINE
- NOTE: BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS HEREBY GRANTED OVER TRACT P.

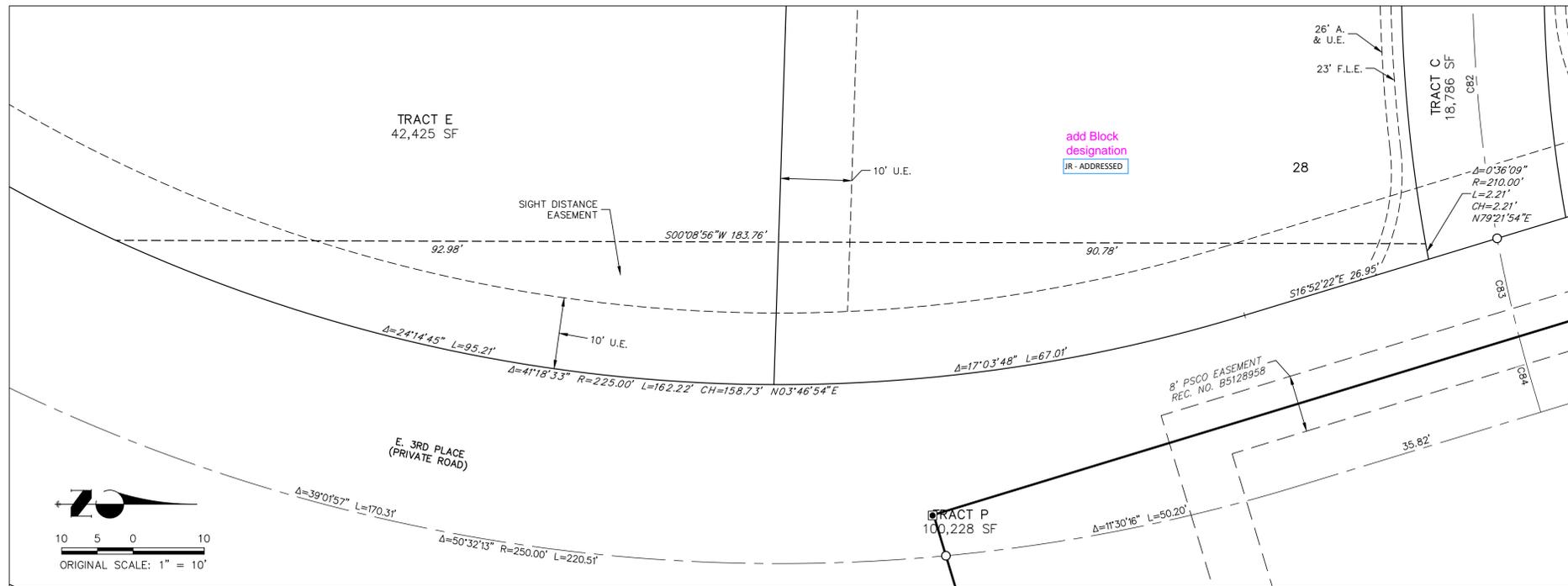
JR-ADDRESSED  
the entirety of  
PROJ. NO. 15879.32  
JANUARY 20, 2022  
SHEET 10 OF 11

# CROSS CREEK SUBDIVISION FILING NO. 5

A RESUBDIVISION OF TRACT B, CROSS CREEK SUBDIVISION FILING NO. 4

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

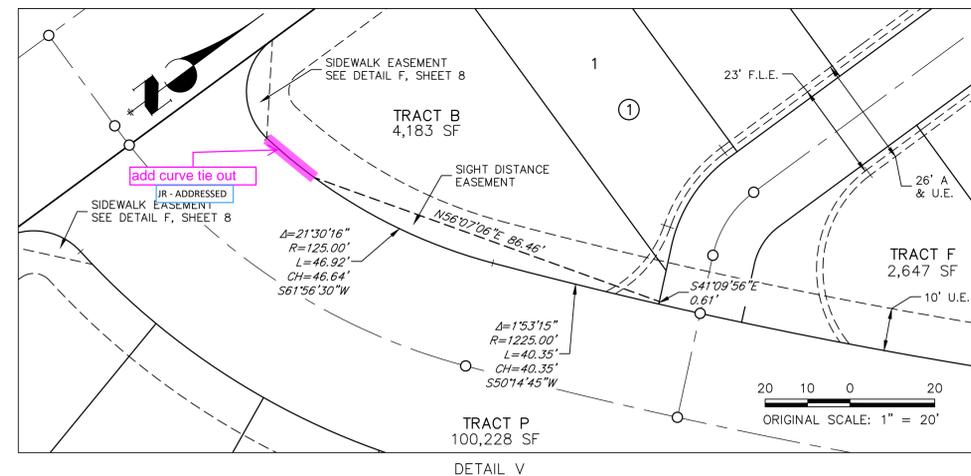
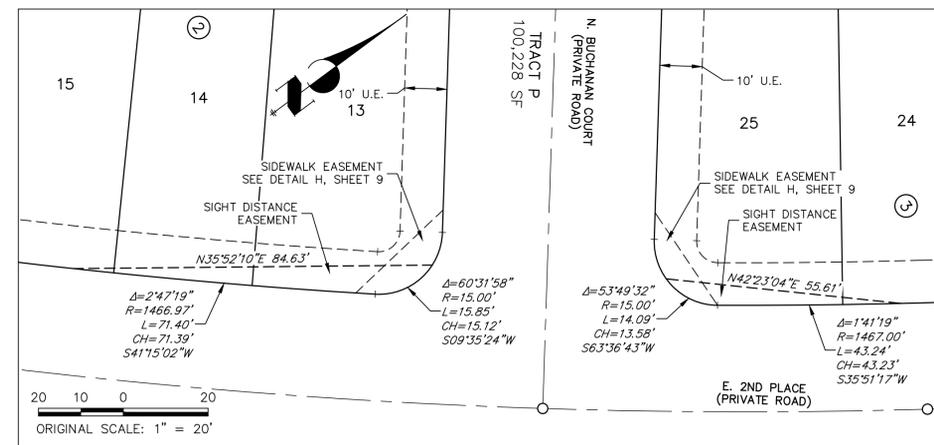
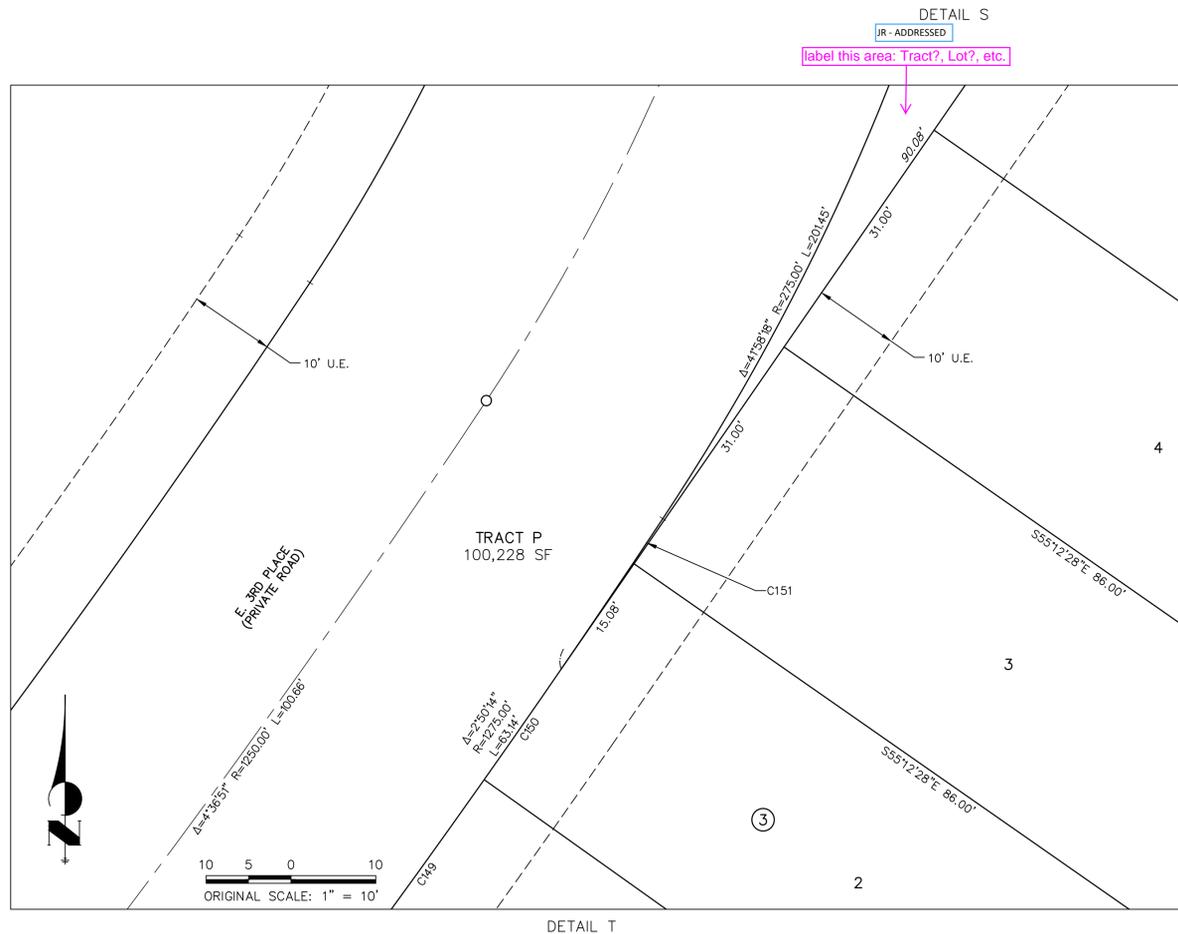


## LEGEND

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- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED: LS 9329, IN A RANGE BOX
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- (R) RADIAL
- A. & U.E. ACCESS AND UTILITY EASEMENT
- S.E. SIDEWALK EASEMENT
- U.E. UTILITY EASEMENT
- (A) (B) (J) POCKET EASEMENT DETAIL, SHEET 8
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- - - PROPOSED EASEMENT
- - - EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE

NOTE: BLANKET ACCESS, UTILITY, AND FIRE LANE EASEMENT IS HEREBY GRANTED OVER TRACT P.

the entirety of JR - ADDRESSED



PROJ. NO. 15879.32  
JANUARY 20, 2022  
SHEET 11 OF 11



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com