

REQUIRED SITE PLAN NOTES

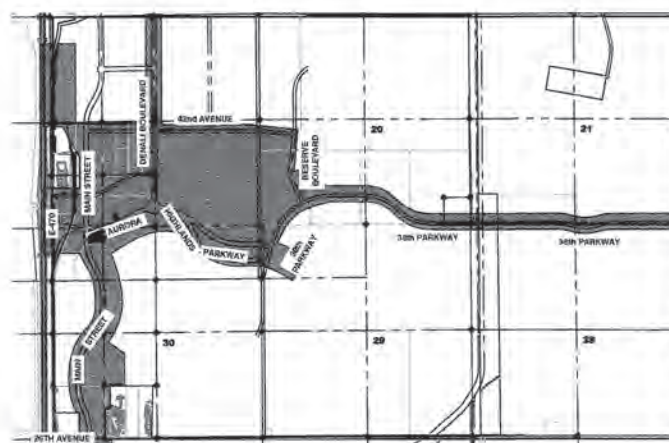
1. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES 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".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. LANDSCAPING WILL BE COMPLETED IN ACCORDANCE WITH APPROVED CIVIL DRAWINGS APPLICABLE TO INDEPENDENT CONTEXTUAL SITE PLANS.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HERIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHT-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, AND REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE. IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL, CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT, AS NEEDED, OR VICE VERSA.
12. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
14. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANDS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRUCH INTO ANY PUBLIC EASEMENT OR FIRE LANE.
15. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-9.2(2)(D) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
16. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
17. STREET LIGHTING WILL BE COMPLETED IN ACCORDANCE WITH APPROVED CIVIL DRAWINGS APPLICABLE TO INDEPENDENT CONTEXTUAL SITE PLANS.
18. PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 20 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 32 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2 INCH RIVER ROCK, CRUSHED GRANITE, OR OTHER AGGREGATE WITH NOT LESS THAN ONE INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS, IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
19. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE FIRE/LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
20. EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINT OF ACCESS DURING EACH PHASE OF CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATERLINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
21. ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
22. DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS. (2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NO LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OF AREA TO BE SERVED, MEASURED IN A S STRAIGHT LINE BETWEEN ACCESSES. (2015 IFC D104.3)
23. TRAFFIC SIGNAL ESCROWS WILL BE PAID CONSISTENT WITH CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE PER SECTION 147-37.5.
24. ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
25. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
26. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANDS, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
27. DISTRICT SHALL MAINTAIN ALL SIDEWALKS LOCATED OUTSIDE OF PROPOSED RIGHT OF WAY AND ALL LANDSCAPING AND IRRIGATION WITHIN THE STREET MEDIANS.

THE AURORA HIGHLANDS

THE AURORA HIGHLANDS INFRASTRUCTURE SITE PLAN - NO. 1

LOCATED IN SECTIONS 19, 20, 21, 28, 29 AND 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE
6TH PRINCIPAL MERIDIAN,
CITY OF AURORA, STATE OF COLORADO

LOCATION MAP



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C-7	SECONDARY EMERGENCY ACCESS
C-8	PHASING PLAN
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C-10-C-11	INFRASTRUCTURE SITE PLAN MAIN STREET
C-12	INFRASTRUCTURE SITE PLAN MAIN STREET & 38TH PLACE (PRIVATE)
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C-37-C-38	38TH PARKWAY INTERIM IMPROVEMENTS
C-39-C-41	SANITARY OUTFALL-SITE IMPROVEMENTS

please flatten
the plans before
resubmittal.

RESPONSE: Plans have
been flattened, but they
are still large files due to
the source material.

OWNERS SIGNATURES

THE AURORA HIGHLANDS INFRASTRUCTURE SITE PLAN - PHASE NO. 1

LEGAL DESCRIPTION: N/A

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 C-1A FOR OWNER SIGNATURES.

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: 10/15/19

PLANNING DIRECTOR: _____ DATE: 10-15-2019

ATTEST: _____ (CITY CLERK) DATE: _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER

OF Adams Co COLORADO AT 10:09 O'CLOCK AM.

THIS 17 DAY OF OCTOBER 2019 A.D.

CLERK AND RECORDER: _____

DEPUTY: Jo Vincent

201900089307

ADJUSTMENTS:

Article 146-4.4.7.9.L.1 | Table 4.7-4 Fence Location and Height: Residential Uses
Limits side and rear yard fencing to a maximum of 6 feet in height.

Adjustment Request: The Applicant requests an increase in fence and wall height to be 8' along residential rear and side yards abutting land located along the eastern and northern boundaries of the following Adams County parcels: 0181930301003, 0181930301002, and 0181930300006.

Justification: The adjacent Adams County parcels are currently zoned as A-3 and are host to land uses that are not compatible with the proposed master planned community and planned single-family homes. The Applicant proposes to construct an 8' masonry wall to screen these uses from single-family homes located within the Aurora Highlands community. The proposed masonry wall complies with the UDO standards for industrial properties, is at an additional expense not required by the developer, and will benefit the future residents of the community.

AMENDMENTS:

AMENDMENT 01 - INCLUSION OF A ROADWAY CONNECTION TO MAIN STREET, FENCING (MIX OF MASONRY WALL AND METAL PICKET), MONUMENTATION, RETAIL TRAIL EXTENSION, AND VARIOUS LANDSCAPING IMPROVEMENTS. TOTAL NET AREA OF 9.93 ACRES INCREASE WITH THIS AMENDMENT (13.35 ACRES TOTAL ADDED / 3.42 ACRES REMOVED).

THE AURORA HIGHLANDS ISP #1 AMEND 01
TITLE: COVER SHEET
DATE: ~~OCTOBER 9, 2019~~ APRIL 19, 2021



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

SHEET: C-1

PROJECT OWNER/OPERATOR(S):

AEROTROPOLIS AREA COORDINATING METROPOLITAN DISTRICT
C/O TERRA FORMA SOLUTIONS, INC.
TODD JOHNSON
141 UNION BLVD #150
LAKEWOOD, CO 80228
PH: 303-257-7653

ENGINEER CONTACT(S):

HR GREEN DEVELOPMENT, LLC
RYAN LITTLETON, P.E.
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PH: 720-602-4999
rlittleton@hrgreen.com

LANDSCAPE ARCHITECT:

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

Dial 811 or 1-800-892-0123



Know what's below.
Call before you dig.

WITH THE FOLLOWING:

COUNTY: ADAMS
CITY-TOWNSHIP: AURORA-TOWNSHIP 3 SOUTH
SEC. & 1/4 SEC. NO. # WEST QUADRANT SEC 19 & 30

Two (2) working days before you dig
(Excluding Sat., Sun. & Holidays)

SITE BENCHMARK:

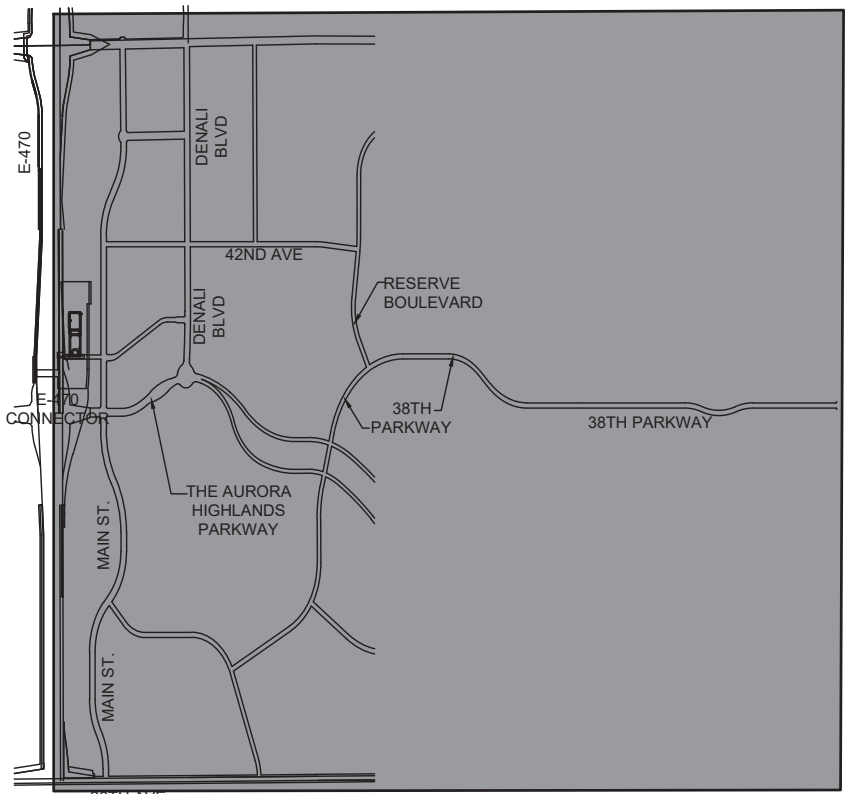
CITY OF AURORA BENCHMARK 3S6638NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-0604A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B.

ELEVATION = 5521.54 (NAVD88)

BASIS OF BEARINGS:

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

NOTE: SEE SHEET C-8 FOR PHASING PLAN



LEGEND

- RIGHT-OF-WAY
EXISTING EASEMENT
PR. SIDEWALK EASEMENT
PR. UTILITY EASEMENT
PR. DRAINAGE EASEMENT

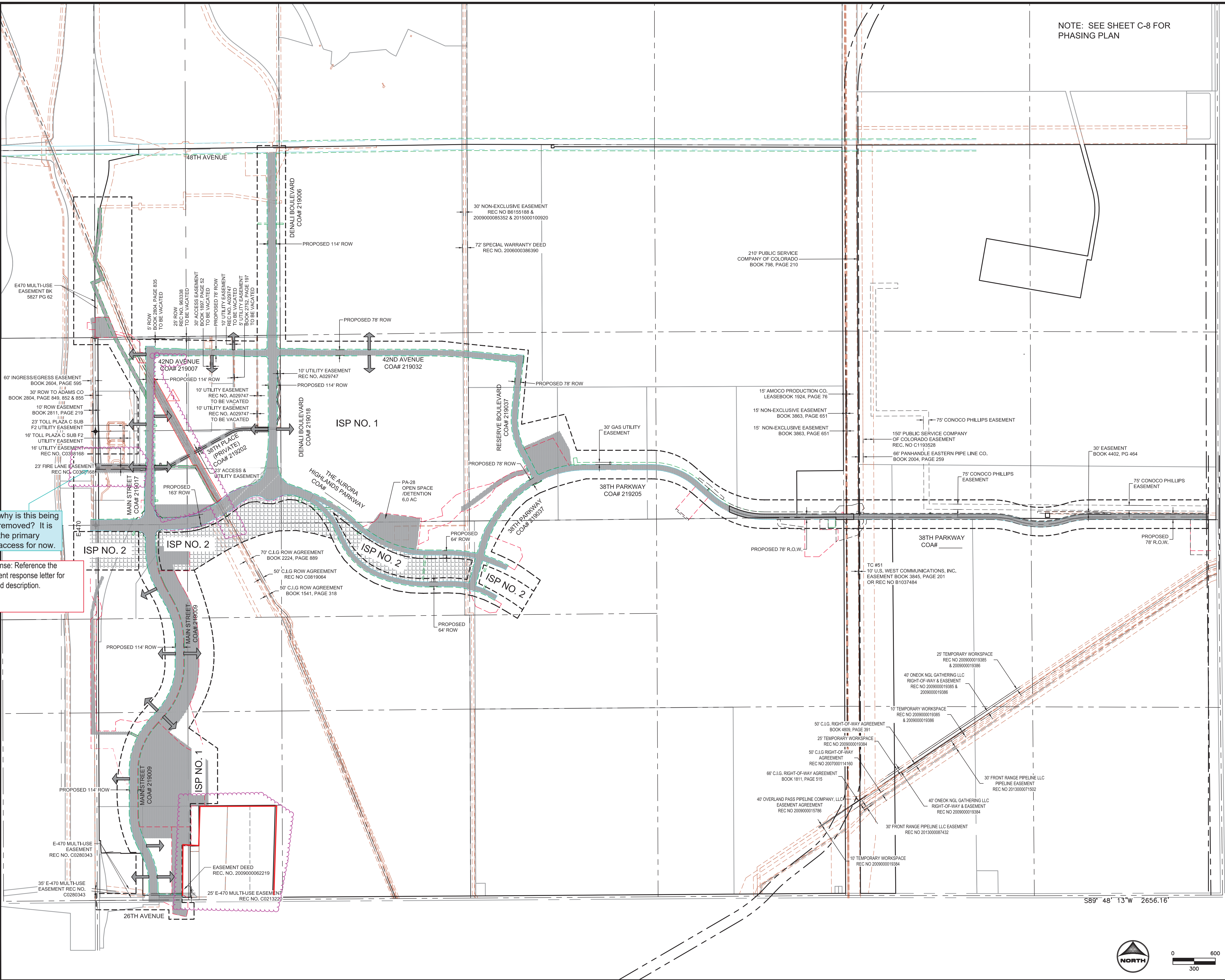
- POTENTIAL PLANNING AREA ACCESS
ISP No. 1
ISP No. 2

THE AURORA HIGHLANDS ISP #1
TITLE: ROW AND EASEMENT EXHIBIT
DATE: OCTOBER 9, 2019



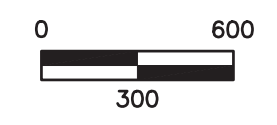
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

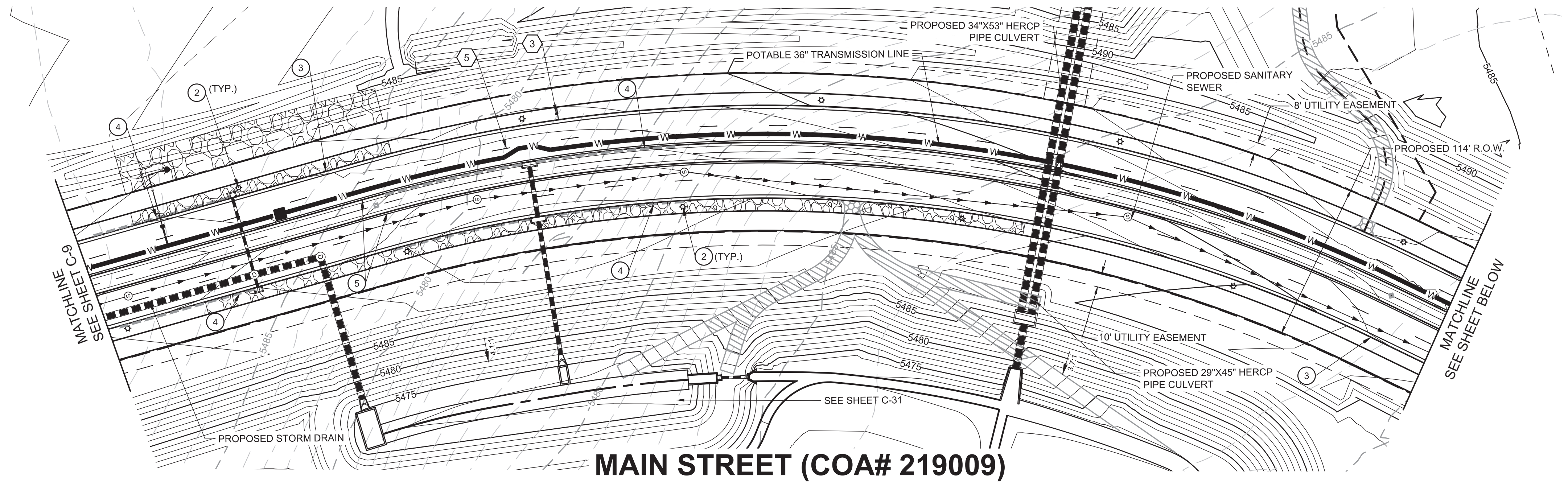
SHEET: C-3



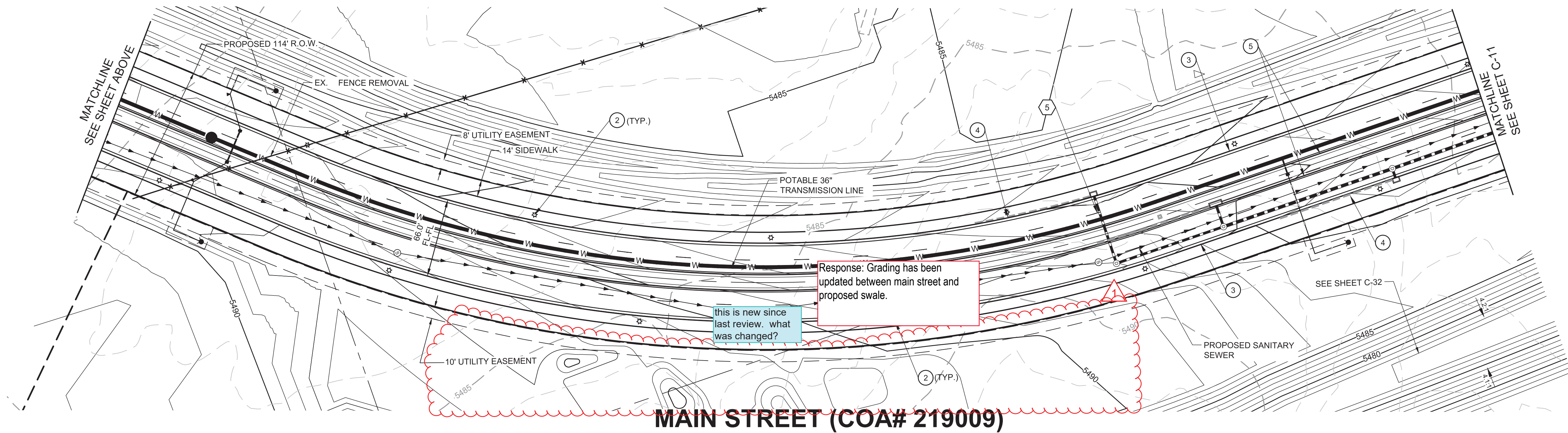
why is this being removed? It is the primary access for now.

Response: Reference the comment response letter for detailed description.

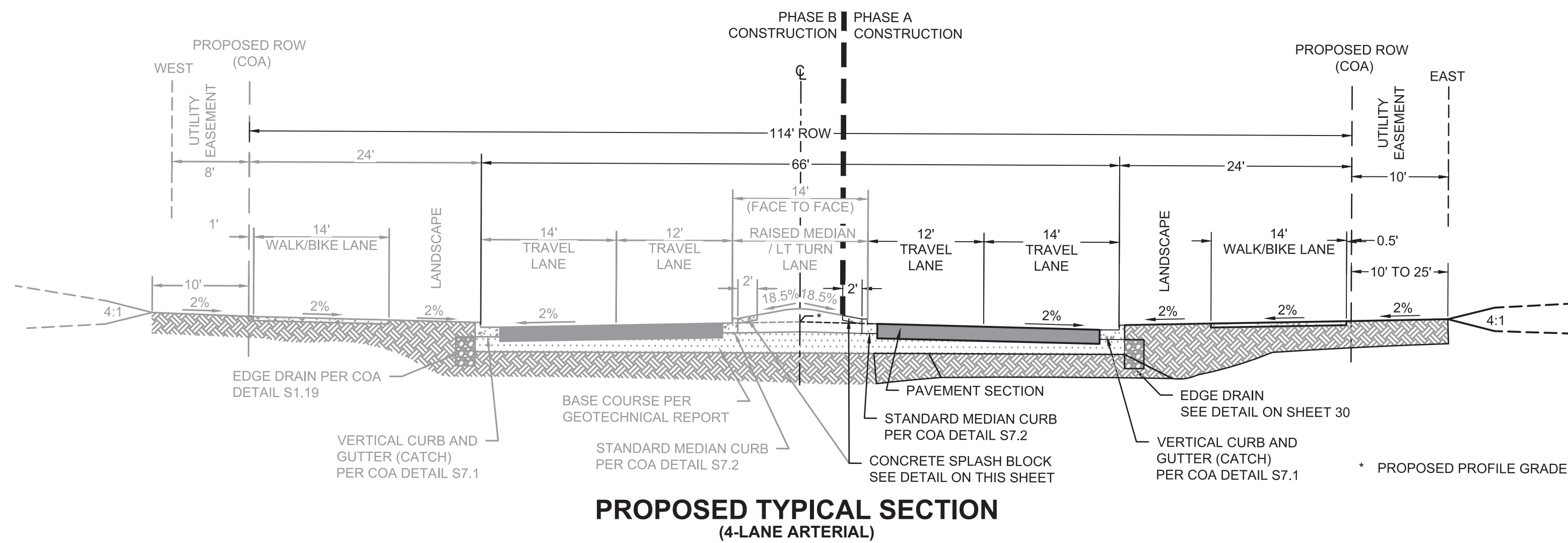




MAIN STREET (COA# 219009)



MAIN STREET (COA# 219009)



PROPOSED TYPICAL SECTION
(4-LANE ARTERIAL)

KEYMAP

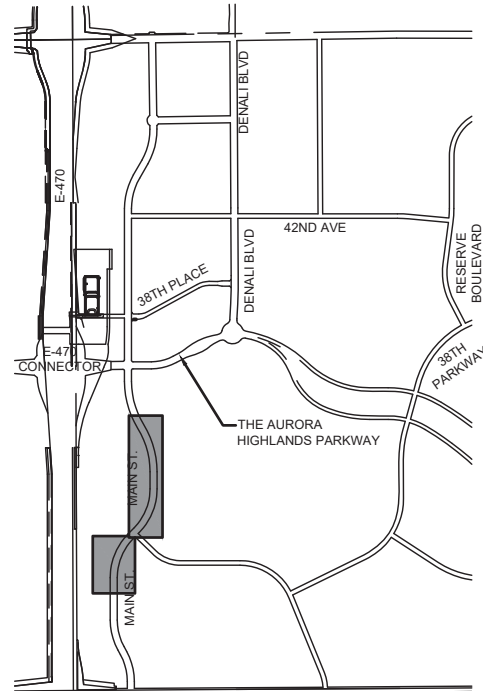
- LEGEND**
- EXISTING MINOR (1')
 - EXISTING MAJOR (5')
 - PROPOSED MINOR (1')
 - PROPOSED MAJOR (5')
 - CENTERLINE
 - RIGHT-OF-WAY
 - EASEMENT
 - PROPOSED WATER LINE
 - PROPOSED 36" WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM LINE
 - OVERHEAD ELECTRIC
 - EASEMENT
 - EDGE OF PAVEMENT
 - EXISTING FENCE
 - GAS
 - EDGE OF DIRT ROAD
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM MANHOLE
 - RANGE BOX (CONTRACTOR RESPONSIBLE FOR INSTALLATION)

PEDESTRIAN CROSSWALK

- ROADWAY RECONSTRUCTION AREA (26TH AVE ONLY)
- EXISTING ROADWAY IMPROVEMENT AREA (26TH AVE ONLY)
- MAINTENANCE ACCESS ROAD/PATH
- EXISTING ADAMS COUNTY
- EXISTING E-470
- PROPOSED STREET LIGHT SL4-COBRAHEAD LED ON 30' STEEL POLE
- PROPOSED FIRE HYDRANT PROPOSED GATE VALVE
- TURN ARROW PAVEMENT MARKINGS
- PROPOSED DRAINAGE ARROW

- 1 R1-1 STOP SIGN W/ STREET SIGN NAME SINGLE LANE (30'X30") MULTI-LANE (36'X36")
- 2 RIGHT LANE MUST TURN RIGHT SIGN R3-7R SINGLE LANE (30'X30") MULTI-LANE (36'X36")
- 3 R2-1 SPEED LIMIT SIGN (18'X24") SINGLE LANE (24'X30") MULTI-LANE (30'X36")
- 4 NO PARKING ANY TIME (12'X18") R7-1
- 5 4" WHITE SKIP STRIPE
- 6 DOUBLE 4" SOLID YELLOW STRIPE
- 7 4" WHITE SOLID STRIPE
- 8 TYPE III BARRICADE

- 1 CURB RAMP, COA DETAIL S9.8
- 2 PROPOSED STREET LIGHT
- 3 PROPOSED 6" VERTICAL CURB AND GUTTER, COA DETAIL S7.1
- 4 ROADWAY EDGE DRAIN, COA DETAIL S1.19
- 5 PROPOSED MEDIAN CURB, COA DETAIL S7.1



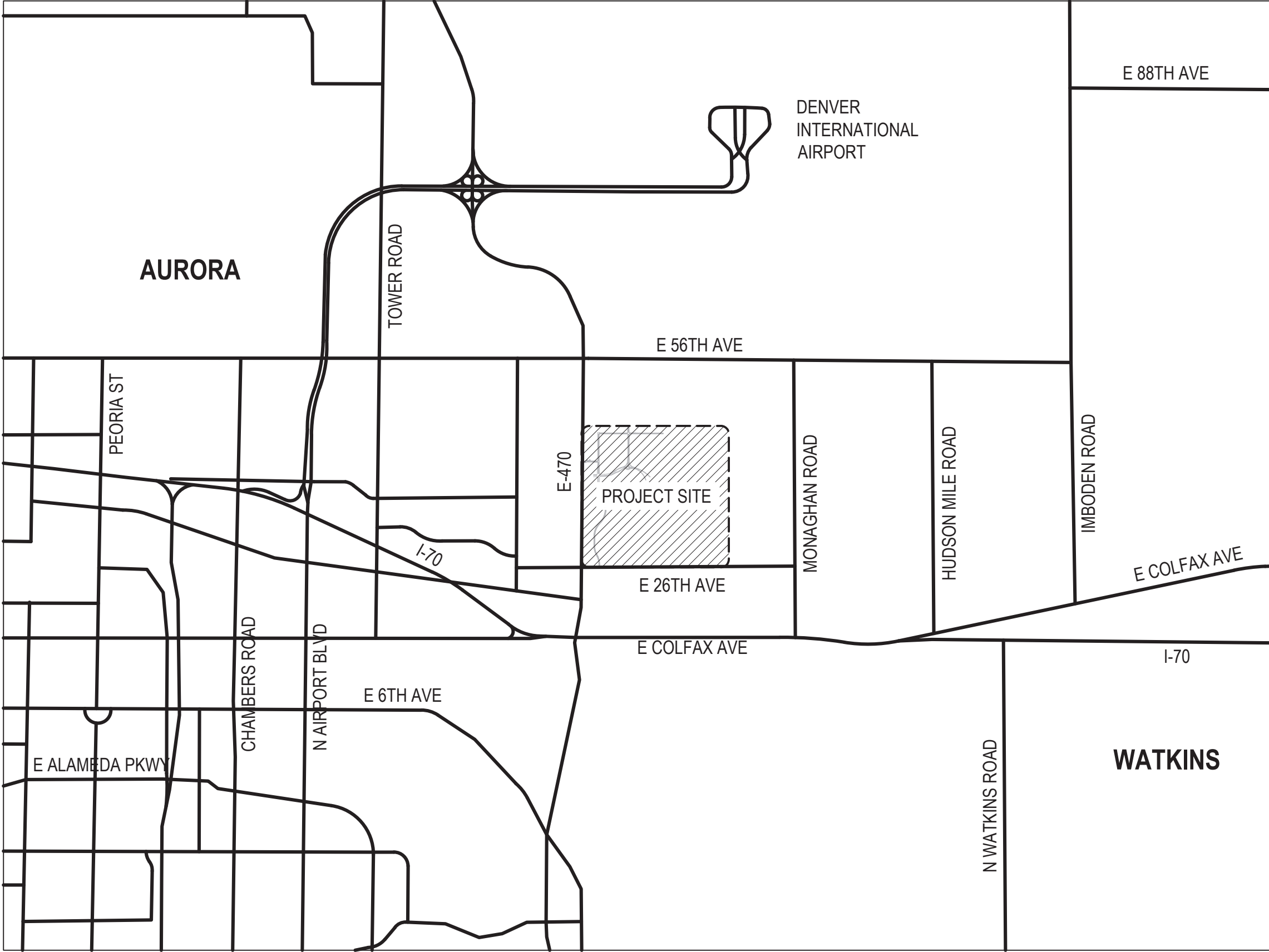
THE AURORA HIGHLANDS ISP #1
TITLE: MAIN STREET
DATE: OCTOBER 9, 2019



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

SHEET:C-10

VICINITY MAP



MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

QTY.	ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	COLOR / FINISH / MODEL	NOTES
	A	RIVER ROCK MULCH	PIONEER SAND AND GRAVEL www.pioneersand.com	1-1/2" RIVER ROCK	ROUND, WASHED RIVER ROCK; TAN COLOR	INSTALL AT 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES
	B	GORILLA HAIR SHREDDED LANDSCAPE MULCH	PIONEER SAND AND GRAVEL www.pioneersand.com		WESTERN RED CEDAR MULCH	INSTALL AT 3" DEPTH OVER GEOTEXTILE WEED CONTROL FABRIC PER GENERAL LANDSCAPE NOTES
	C	PAVING TYPE 1	BELGARD www.belgard.com	ASHLAR PATTERN	MODULINE PAVER	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	D	PAVING TYPE 2	BELGARD www.belgard.com	RUNNING BOND	MODULINE PAVER	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	E	COLORLED CONCRETE 1	COLORADO HARDSCAPES www.coloradohardscapes.com	N/A	COLOR: HARVEST GOLD	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	F	COLORLED CONCRETE 2	COLORADO HARDSCAPES www.coloradohardscapes.com	N/A	COLOR: TERRA COTTA	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION
	G	COBBLESTONE	PIONEER SAND AND GRAVEL www.pioneersand.com	4"-6" COBBLESTONE (RIVER ROCK)	TAN RIVER ROCK	REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION

NATIVE SEED MIX

W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
W	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
C	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	27%	8.0 LBS.
W	BLUE GRAMA	BOUTELOUA GRACILIS	18%	5.5 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	13%	4.0 LBS.
C	RED CLOVER	TRIFOLIUM PRATENSE	7%	2.0 LBS.

W/C = WARM OR COOL SEASON
33% MAX COOL SEASON GRASSES

NOTES:

1) TURF PERCENTAGE FOR THIS ISP EXCEEDS 33%. AS ADJACENT CSP'S ARE SUBMITTED AND APPROVED, STREET SIDE LANDSCAPE TURF WILL BE AVERAGED WITH THE ADJACENT CSP OPEN SPACE TURF TO REDUCE THE OVERALL TURF PERCENTAGE TO 33% OR LESS. THE OVERALL COMBINED STREET SIDE LANDSCAPE TURF AND OPEN SPACE TURF SHALL BE 33% OR LESS OF THE LANDSCAPE AREA.

DRYLAND SEED MIX

COMMON NAME	% OF TOTAL	PLS PER ACRE
EPHRAIM CRESTED WHEATGRASS	30%	7.5 LBS.
SHEEP FESCUE	25%	6.25 LBS.
PERENNIAL RYEGRASS	20%	5.0 LBS.
CHEWINGS FESCUE	15%	3.75 LBS.
CANADA BLUEGRASS	10%	2.5 LBS.
TOTAL	100%	25.0 LBS.

IRRIGATED MANICURED TURF TYPE TALL FESCUE SOD

HEAT TOLERANT, IMPROVED TEXAS BLUEGRASS BLEND OR APPROVED EQUAL.
CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE-STANDING LIGHTS WITHIN THIS PLAN ARE STREET LIGHTS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE SPECIFIED IN THE MATERIAL SCHEDULE ON THIS SHEET.
- 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 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.
- 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 1.5" TAN RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4"-6" COBBLESTONE (RIVER ROCK). WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.02.2.10. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES.
- 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.

STANDARD RIGHTS-OF-WAY STREET TREE REQUIREMENTS

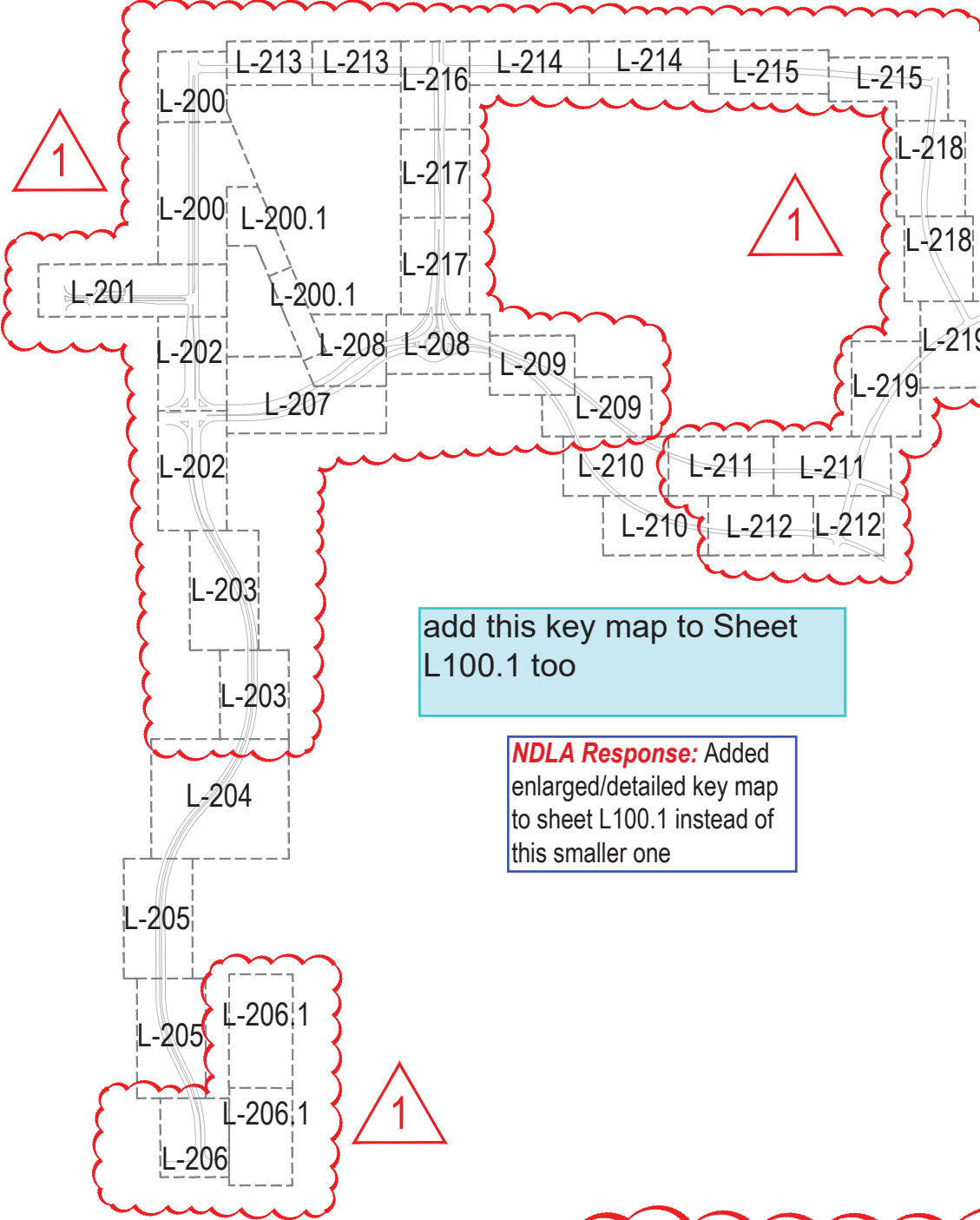
STREET DESCRIPTION	STREET FRONTAGE LENGTH	# OF TREES REQUIRED	# OF TREE LAWN TREES PROVIDED
DENALI BLVD			
STREET FRONTAGE (1 TREE / 40 FT.)	3,167	79	79
42ND AVE			
STREET FRONTAGE (1 TREE / 40 FT.)	7,786	195	212
MAIN STREET			
STREET FRONTAGE (1 TREE / 40 FT.)	13,830	346	362
RESERVE BOULEVARD			
STREET FRONTAGE (1 TREE / 40 FT.)	2,611	65	82
38TH PARKWAY			
STREET FRONTAGE (1 TREE / 40 FT.)	2,686	67	67
THE AURORA HIGHLANDS PARKWAY			
STREET FRONTAGE (1 TREE / 40 FT.)	9,312	233	221 ¹
PP-14 ROAD (42ND AVE ENTRANCE)			
STREET FRONTAGE (1 TREE / 40 FT.)	58	2	2
PP-14 ROAD (E. 41ST AVE)			
STREET FRONTAGE (1 TREE / 40 FT.)	32	1	2
PP-14 ROAD (E. 38TH AVE)			
STREET FRONTAGE (1 TREE / 40 FT.)	40	1	1
TOTALS	39,522	989	1028

NOTES:

1. DUE TO THE UTILITY EASEMENTS AND UTILITY ROUTING CONFLICTS, STREET TREES CANNOT BE PLANTED IN SOME AREAS. WHERE POSSIBLE, THESE REQUIRED TREES HAVE BEEN RELOCATED TO OTHER STREET FRONTAGES.

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THE AURORA HIGHLANDS ISP 1 AMENDMENT 01
TITLE: LANDSCAPE NOTES
DATE: APRIL 16, 2021

NORRIS DESIGN
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TRACT LANDSCAPE TABLE

Area (Tract)	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
Unplatted Tract (Aurora Highlands Parkway and Main Street)	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	9,405	3	11	24	#5 Cont. Shrubs:	0
						#1 Cont. Grasses:	97
SP-03 Tract A ₂	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	5,377	2	18	14	#5 Cont. Shrubs:	58
						#1 Cont. Grasses:	147
SP-03 Tract C ₂	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	7,420	2	3	19	#5 Cont. Shrubs:	28
						#1 Cont. Grasses:	225
TAH Filing No 1 Tract C _{1,4}	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	330,240	83	45	826	#5 Cont. Shrubs:	402
						#1 Cont. Grasses:	4,560
TAH Filing No 1 Tract D ₁	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	8,633	3	3	22	#5 Cont. Shrubs:	108
						#1 Cont. Grasses:	330
TAH Filing No 1 Tract E ₁	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	4,206	2	3	11	#5 Cont. Shrubs:	36
						#1 Cont. Grasses:	89
TAH Filing No 1 Tract H ₁	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	34,079	9	29	86	#5 Cont. Shrubs:	291
						#1 Cont. Grasses:	599
TAH Filing No 1 Tract P ₁	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	8,005	3	12	21	#5 Cont. Shrubs:	31
						#1 Cont. Grasses:	129
PP-08 Tract B ₃	Landscape Area (1 Tree and 10 Shrubs per 4,000 SF)	29,089	8	9	73	#5 Cont. Shrubs:	108
						#1 Cont. Grasses:	1,193
	Totals:	436,454	115	133	1,096	3,518	

- NOTES:
- 1.) Only a Portion of TAH filing No. 1 Tract C, D, E, H, P is included in this submittal. Remainder of these Tracts to be in Future Filings.
- 2.) Only a Portion of SP-03 Tract A and C is included in this submittal. Refer to SP-03 for remainder of these Tracts.
- 3.) Only a Portion of PP-08 Tract B is included in the Tract Landscape. 60,058 SF or PP-08 Tract B is included in the Main Steet and 42nd Avenue Street Frontage Buffer as part of this submittal. 24,847 SF of PP-08 Tract B is included in the PP-08 Tract Landscape Table.
- 4.) Shrubs Replacing Trees: TAH Filing No. 1 Tract C - 380 Shrubs for 38 Trees
- 5.) 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.

WATER USE TABLE

Area (Tract)	Water Conserving Irrigation (Non-Sod) (SF)	Non-Water Conserving Irrigation (Sod) (SF)	Non-Irrigated (Temporary seed) (SF)	Non-Irrigated Area/ Pavement (SF)	Total Area (SF)
Unplatted Tract	3,710	3,796	-	1,899	9,405
SP-03 Tract A	5,308	69	-	-	5,377
SP-03 Tract C	4,075	3,013	-	332	7,420
PP-05 Tract C	6,739	4,957	-	350	12,046
PP-08 Tract B	60,265	22,715	-	6,167	89,147
PP-08 Tract G	32,751	15,069	-	-	47,820
PP-10 Tract A	7,363	4,189	-	66	11,618
PP-14 Tract J	3,383	1,356	-	-	4,739
PP-14 Tract K (Loop Lane)	-	129	-	-	129
PP-14 Tract M	9,284	3,988	-	-	13,272
PP-14 Tract N	5,980	3,010	-	2,490	11,480
PP-14 Tract P (Loop Lane)	-	520	-	-	520
PP-14 Tract Q	16,329	6,400	-	-	22,729
PP-14 Tract R	6,990	2,900	-	-	9,890
PP-14 Tract S (Loop Lane)	-	660	-	-	660
PP-14 Entrance (E. 41st Ave)	-	993	-	-	993
PP-14 Entrance (E. 38th Ave)	-	554	-	-	554
PP-14 Entrance (E. 42nd entrance)	-	1,481	-	-	1,481
PP-14 Tract U	8,348	2,932	-	-	11,280
PP-15 Tract A	9,907	3,266	-	-	13,173
PP-15 Tract K	7,782	2,891	-	-	10,673
TAH Filing No. 1 Tract B	29,180	7,762	-	8,840	45,782
TAH Filing No. 1 Tract C	232,863	28,042	15,874	176,324	453,103
TAH Filing No. 1 Tract D	4,492	-	-	4,141	8,633
TAH Filing No. 1 Tract E	10,622	1,905	-	3,900	16,427
TAH Filing No. 1 Tract F	6,192	1,812	-	1,343	9,347
TAH Filing No. 1 Tract H	19,655	6,053	-	8,671	34,379
TAH Filing No. 1 Tract P	5,483	2,270	-	252	8,005
ROW	184,671	527,333	-	1,994,362	2,706,366
Totals:	681,372	660,065	15,874	2,209,137	3,566,448

- NOTES:
- 1.) Total area for PP-14 Tracts K, P, and S just includes square footage of landscape shown within this submittal.

STREET FRONTAGE BUFFER

Street Frontage Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
Street Perimeter Buffer: RESERVE BLVD ₁ (1 Tree and 10 Shrubs per 40 LF)	579	15	66	145	#5 Cont Shrubs:	353
					#1 Cont Grasses:	993
Street Perimeter Buffer: 42ND AVENUE _{2,9} (1 Tree and 10 Shrubs per 40 LF)	1,758	44	141	440	#5 Cont Shrubs:	777
					#1 Cont Grasses:	2,550
Street Perimeter Buffer: 38TH PARKWAY _{3,8} (1 Tree and 10 Shrubs per 40 LF)	127	4	0	32	#5 Cont Shrubs:	56
					#1 Cont Grasses:	220
Street Perimeter Buffer: AURORA HIGHLANDS PKWY _{4,9} (1 Tree and 10 Shrubs per 40 LF)	1,175	30	43	294	#5 Cont Shrubs:	246
					#1 Cont Grasses:	4,387
Street Perimeter Buffer: MAIN STREET ₅ (1 Tree and 10 Shrubs per 40 LF)	3,554	89	144	889	#5 Cont Shrubs:	918
					#1 Cont Grasses:	4,528
Street Perimeter Buffer: DENALI BLVD _{6,9} (1 Tree and 10 Shrubs per 40 LF)	1,046	27	84	262	#5 Cont Shrubs:	188
					#1 Cont Grasses:	1,137
Street Perimeter Buffer: 26TH AVENUE ₇ (1 Tree and 10 Shrubs per 40 LF)	350	9	18	88	#5 Cont Shrubs:	141
					#1 Cont Grasses:	404
Totals:	8,589	218	496	2,150	7,419	

- NOTES:
- 1.) 19,797 SF of PP-14 Tract Q, 9,805 SF of PP-14 Tract R, and 11,199 SF of PP-14 Tract U is included in the Reserve Boulevard Street Frontage Buffer.
- 2.) 26,347 SF of PP-08 Tract B, 22,602 SF of PP-08 Tract G, 4,739 SF of PP-14 Tract J, 12,961 SF of PP-14 Tract M, 11,480 SF of PP-14 Tract N, and 11,819 SF of PP-14 Tract Q is included in the 42nd Avenue Street Frontage Buffer. 11,682 SF of Tract B of TAH Filing No. 1 plat is included in the 42nd Avenue Street Frontage Buffer.
- 3.) 1,818 SF of TAH Filing No. 1 Tract E is included in the 38th Parkway Street Frontage Buffer.
- 4.) 13,532 SF of Tract B and 95,052 SF of Tract C of TAH Filing No. 1 plat is included in the Aurora Highlands Parkway Street Frontage Buffer. 4,798 SF of PP-05 Tract C is included in the Aurora Highlands Parkway Street Frontage Buffer.
- 5.) 43,435 SF of PP-08 Tract B, 11,618 SF of PP-10 Tract A, 13,173 SF of PP-15 Tract A, and 10,674 SF of PP-15 Tract K is included in the Main Street Frontage Buffer. 27,563 SF of Tract B, 8,672 SF of Tract E, and 7,966 SF of Tract F of TAH Filing No. 1 plat is included in the Main Street Frontage Buffer.
- 6.) 8,522 SF of Tract B of TAH Filing No. 1 plat is included in the Denali Boulevard Street Frontage Buffer. 34,489 SF of PP-08 Tract G and 7,248 SF of PP-05 Tract C is included in the Denali Boulevard Steet Frontage Buffer
- 7.) 7,039 SF of Tract F and 7,500 SF of Tract E of TAH Filing No. 1 plat is included in the 26th Avenue Steet frontage buffer.
- 8.) Shrubs Replacing Trees: 38th Parkway - 40 Shrubs for 4 Trees.
- 9.) Refer to the approved CSP-01 and CSP-02 for Street Frontage Buffer calculations for a Portion of Denali, 42nd Avenue and Aurora Highlands Parkway.
- 10.) Street Frontage Buffers are minimum 20' and maximum 100' wide.
- 11.) 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.

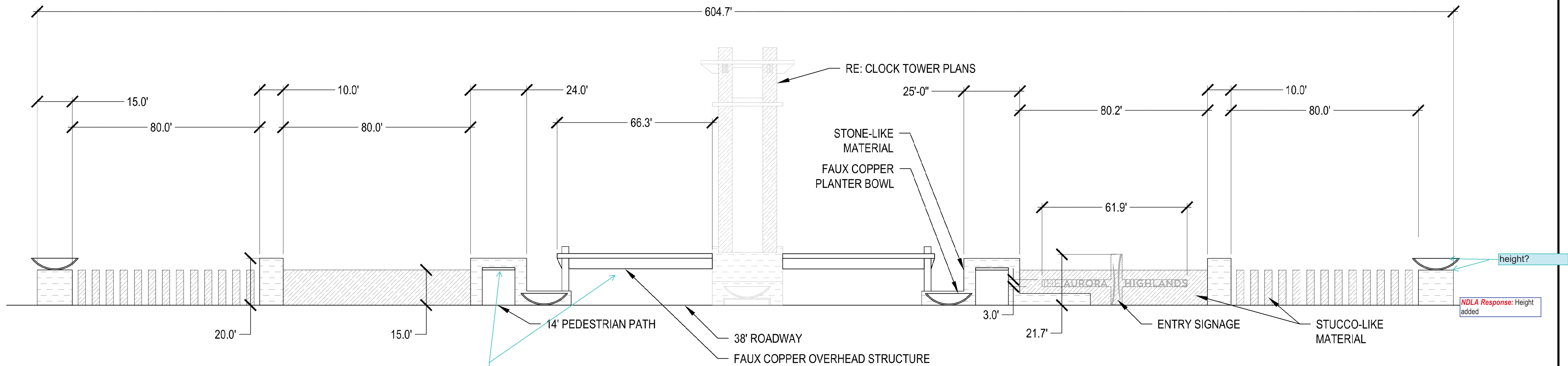
add key map or similar to this Sheet too.
label adjacent site plan/prelim plat filings so
these labels and references make sense.
go ahead and label adjacent filings 4, 5, 10,
15 ... Include references to filings that are
included as active applications, even if they are
not complete.

NDLA Response: Added
detailed key map to this
sheet

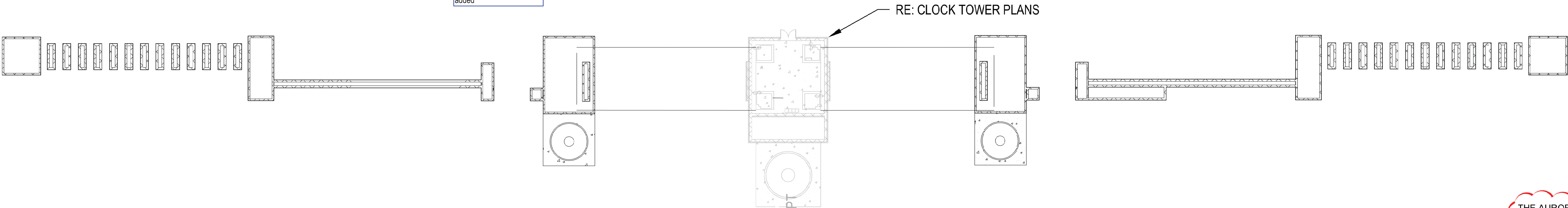
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FRONT ELEVATION



PLAN VIEW