

# THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH SITE PLAN

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## DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	7.95 ACRES
NUMBER OF UNITS PROPOSED	27 UNITS
BUILDING HEIGHT	35' MAXIMUM
HARD SURFACE AREA	53,096 S.F. (SIDEWALKS AND ROADS)
LANDSCAPE AREA	41,148 S.F.
PRESENT ZONING CLASSIFICATION	GENERAL DEVELOPMENT PLAN - SADDLE ROCK GOLF CLUB NORTH
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 SQUARE FEET
TYPE OF SIGN	NEIGHBORHOOD I.D. SIGNS PER DESIGN GUIDELINES, 3 SF SIGN AREA, 6' TALL
PARKING SPACES REQUIRED	2 PER UNIT, 2 GUEST SPACES PER UNIT
PARKING SPACES PROVIDED	2 PER UNIT PROVIDED IN GARAGE, 2 GUEST SPACES PROVIDED IN DRIVEWAY
PHASED NATIVE GRASS AREA (IF APPLICABLE)	0 ACRES
PROPOSED USES	SFD RESIDENTIAL
OPEN SPACE	26,318 S.F. (EXCLUDES STREET BUFFER AREA)

STRUCTURES ARE NON-SPRINKLERED  
STRUCTURES SHALL BE CONSTRUCTED UNDER THE 2015 IRC  
CONSTRUCTION TYPE = V-N SINGLE FAMILY HOMES

## CITY OF AURORA STANDARD NOTES:

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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 APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH THE COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 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 AND INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- 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 PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATIONS OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND 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.

## GENERAL NOTES:

- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SITE LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIALS OR ANY OTHER VISUAL OBSTACLE OF 26" IN HEIGHT DURING THE CONSTRUCTION PERIOD AND AT MATURITY OF PLANTS PER COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS PER 4.04.2.10 OF THE CITY OF AURORA ROADWAY SPECIFICATIONS.
- LOCAL, STATE AND FEDERAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER IF CONFLICTS OCCUR.
- THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA CSP APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE OWNER'S REPRESENTATIVE FOR ADDITIONAL INFORMATION.
- FINAL STREET TREE PLACEMENT WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITIES AND INDIVIDUAL DRIVEWAY LOCATIONS.

## ARCHITECTURAL REQUIREMENTS TYPICAL:

THE PROJECT IS GOVERNED BY THE SADDLE ROCK GDP ARCHITECTURAL STANDARDS AND THE SADDLE ROCK DESIGN GUIDELINES. THE PROPOSED HOUSE DESIGNS MUST BE APPROVED BY THE SADDLE ROCK ARCHITECTURAL CONTROL COMMITTEE. THE SADDLE ROCK GDP REQUIRES HIGH QUALITY DEVELOPMENT. THIS INCLUDES THAT ALL REAR AND SIDE ELEVATIONS REFLECT THE ARCHITECTURAL INTEGRITY OF THE FRONT ELEVATION. SIMILAR WOOD TRIM, ACCENT MATERIALS, AND ARCHITECTURAL CHARACTER SHALL BE EXTENDED TO THE REAR AND SIDE ELEVATIONS. SPECIAL DESIGN STANDARDS ALSO APPLY TO REAR YARD DECKS AND FENCES.

SECTION 146-405(F)8 OF THE CITY OF AURORA ZONING CODE ESTABLISHED THE APPROVAL CRITERIA FOR BUILDING ARCHITECTURE AN URBAN DESIGN.

## PROS REQUIREMENTS:

THE TOTAL LAND DEDICATION FOR NEIGHBORHOOD PARK, COMMUNITY PARK, AND OPEN SPACES PURPOSES IS 0.669 ACRES AND SHALL BE SATISFIED BY A CASH-IN-LIEU PAYMENT. FEES FOR PARK CONSTRUCTION COSTS SHALL BE EQUAL TO THE CURRENT YEAR (AT TIME OF PERMIT) FEES.

## LEGAL DESCRIPTION:

A RESUBDIVISION OF TRACT E, SADDLE ROCK NORTH SUBDIVISION FILING NO. 4 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## LEGEND

	PROPOSED WATER METER
	PROPOSED EASEMENT
	PROPOSED SET BACK
	PROPOSED LOT LINE
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	STORM SEWER EASEMENT
	SANITARY SEWER EASEMENT
	UTILITY EASEMENT
	GAS EASEMENT

OWNER:  
THE SADDLE ROCK LLC  
ATTN: BRODIE SMITH  
1875 LAWRENCE ST., SUITE 900  
DENVER, CO 80202

ENGINEER - CIVIL, DRAINAGE, UTILITY  
HCL ENGINEERING & SURVEYING, LLC.  
ATTN: BYRON GLENN, P.E.  
5600 S. QUEBEC STREET, SUITE 205B  
GREENWOOD VILLAGE, CO 80111  
303-773-1605 EXT. 124

SURVEYOR  
HCL ENGINEERING & SURVEYING, LLC.  
ATTN: JULIAN SISNEROS, P.L.S.  
5600 S. QUEBEC STREET, SUITE 205B  
GREENWOOD VILLAGE, CO 80111  
303-773-1605 EXT. 122

PLANNER/LANDSCAPE ARCHITECT  
THK ASSOCIATES, INC.  
ATTN: JULIE GAMEC, PLA  
2953 S. PEORIA STREET, SUITE 101  
AURORA, CO 80014  
303-770-7201

## SIGNATURE BLOCK

THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH SITE PLAN  
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: SADDLE ROCK NORTH FILING NO. 5, BLOCK 1 AND 2

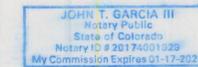
THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, 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.

IN WITNESS THEREOF, THE SADDLE ROCK LLC, A COLORADO LIMITED LIABILITY COMPANY, BY THE COLORADO LLC, A COLORADO LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 21 DAY OF NOV, AD. 2022.

BY:

AS MANAGER OF THE COLORADO LLC, A COLORADO LIMITED LIABILITY COMPANY, AS MANAGER OF THE SADDLE ROCK LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO )  
COUNTY OF Denver ) SS



WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

NOTARY SEAL

MY COMMISSION EXPIRES 1/17/25

NOTARY BUSINESS ADDRESS: 1875 Lawrence St. Suite 900, Denver, CO 80202

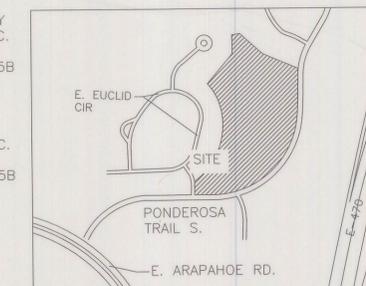
## CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: 12/1/22  
PLANNING DIRECTOR: DATE: 12/1/22  
PLANNING COMMISSION: DATE: 12/1/22  
(CHAIRPERSON)  
CITY COUNCIL: DATE: 12/5/2022  
(MAYOR)  
ATTEST: DATE: 12-5-22  
(CITY CLERK)



DATABASE APPROVAL DATE 1/10/22

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: \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 500'

## AMENDMENTS

- 2/03/2025 - Removed proposed sod to keep existing rock mulch in Ponderosa Trail S tree lawn, removed two trees in the drainage, modified landscaping for the detention pond and the park to match current CDs and Plat Amendment, updated grading, easements, and lot lines in the base information to match current CDs and Plat Amendment. Reference sheets 2-10

REVISIONS	DATE	#	DESCRIPTION
3RD SUBMITTAL TO COA	09/17/2021		
4TH SUBMITTAL TO COA	04/19/2022		
5TH SUBMITTAL TO COA	07/28/2022		
6TH SUBMITTAL TO COA	08/31/2022		
7TH SUBMITTAL TO COA	09/23/2022		
			<b>MINOR AMENDMENT</b>

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH  
DRAWING: COVER SHEET  
CLIENT: CITY OF AURORA  
DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: 04/19/2022

JULIE GAMEC, PLA  
JGAMEC@THKASSOC.COM  
303-770-7201 EXT 113

associates inc.  
2953 South Peoria Street, Ste 101  
Aurora, Colorado 80014  
303-770-7201 FAX 770-7132

SHEET NUMBER  
C-1

# THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

## SITE PLAN

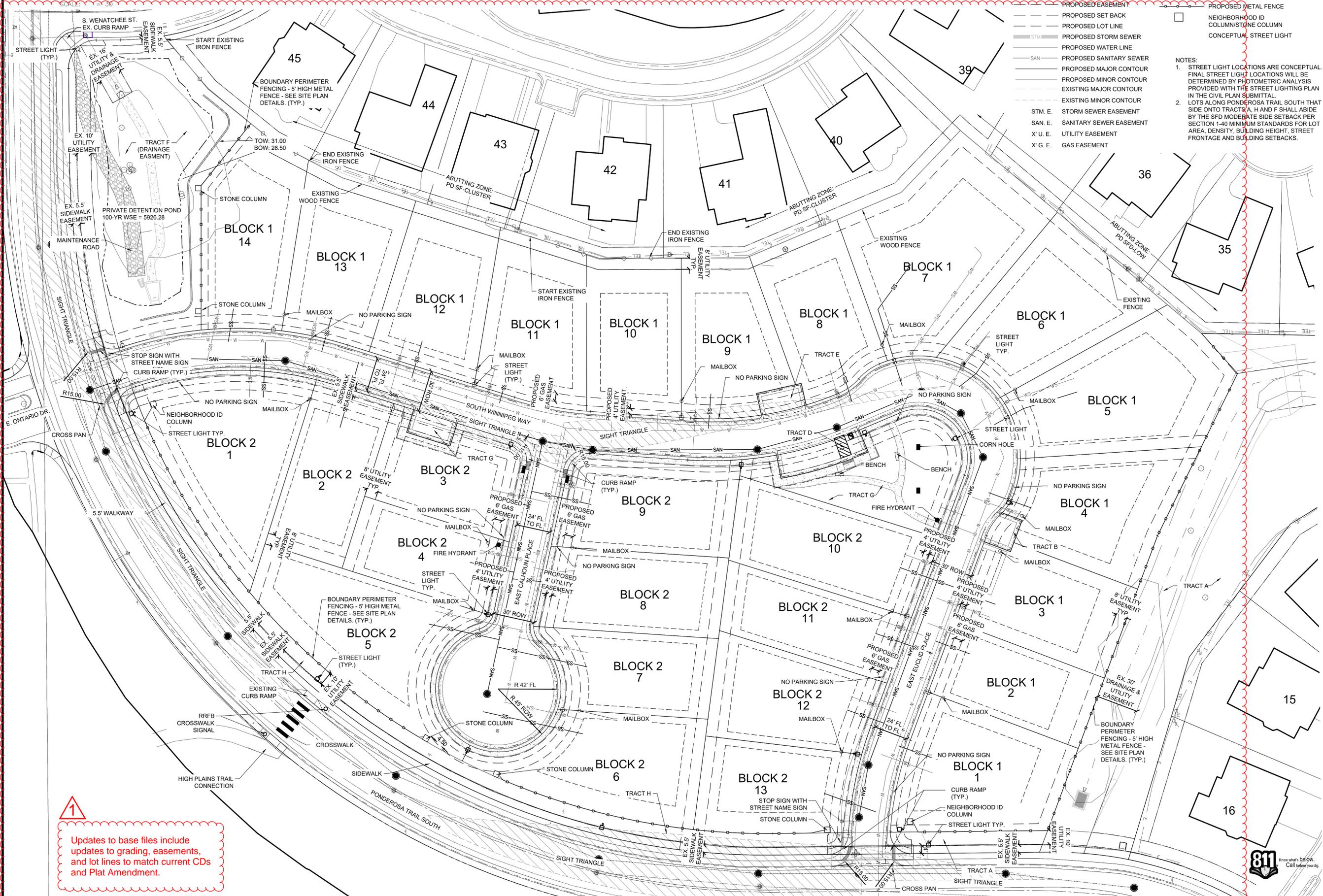


1

- LEGEND**
- PROPOSED WATER METER
  - PROPOSED EASEMENT
  - PROPOSED SET BACK
  - PROPOSED LOT LINE
  - PROPOSED STORM SEWER
  - PROPOSED WATER LINE
  - PROPOSED SANITARY SEWER
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING IRON FENCE
  - PROPOSED METAL FENCE
  - NEIGHBORHOOD ID COLUMN/STONE COLUMN
  - CONCEPTUAL STREET LIGHT
- STM. E. STORM SEWER EASEMENT  
 SAN. E. SANITARY SEWER EASEMENT  
 X' U. E. UTILITY EASEMENT  
 X' G. E. GAS EASEMENT

**NOTES:**

- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS PROVIDED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.
- LOTS ALONG PONDEROSA TRAIL SOUTH THAT SIDE ONTO TRACTS A, H AND F SHALL ABIDE BY THE SFD MODERATE SIDE SETBACK PER SECTION 1-40 MINIMUM STANDARDS FOR LOT AREA, DENSITY, BUILDING HEIGHT, STREET FRONTAGE AND BUILDING SETBACKS.



1

Updates to base files include updates to grading, easements, and lot lines to match current CDs and Plat Amendment.

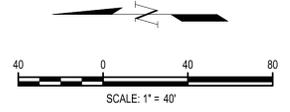
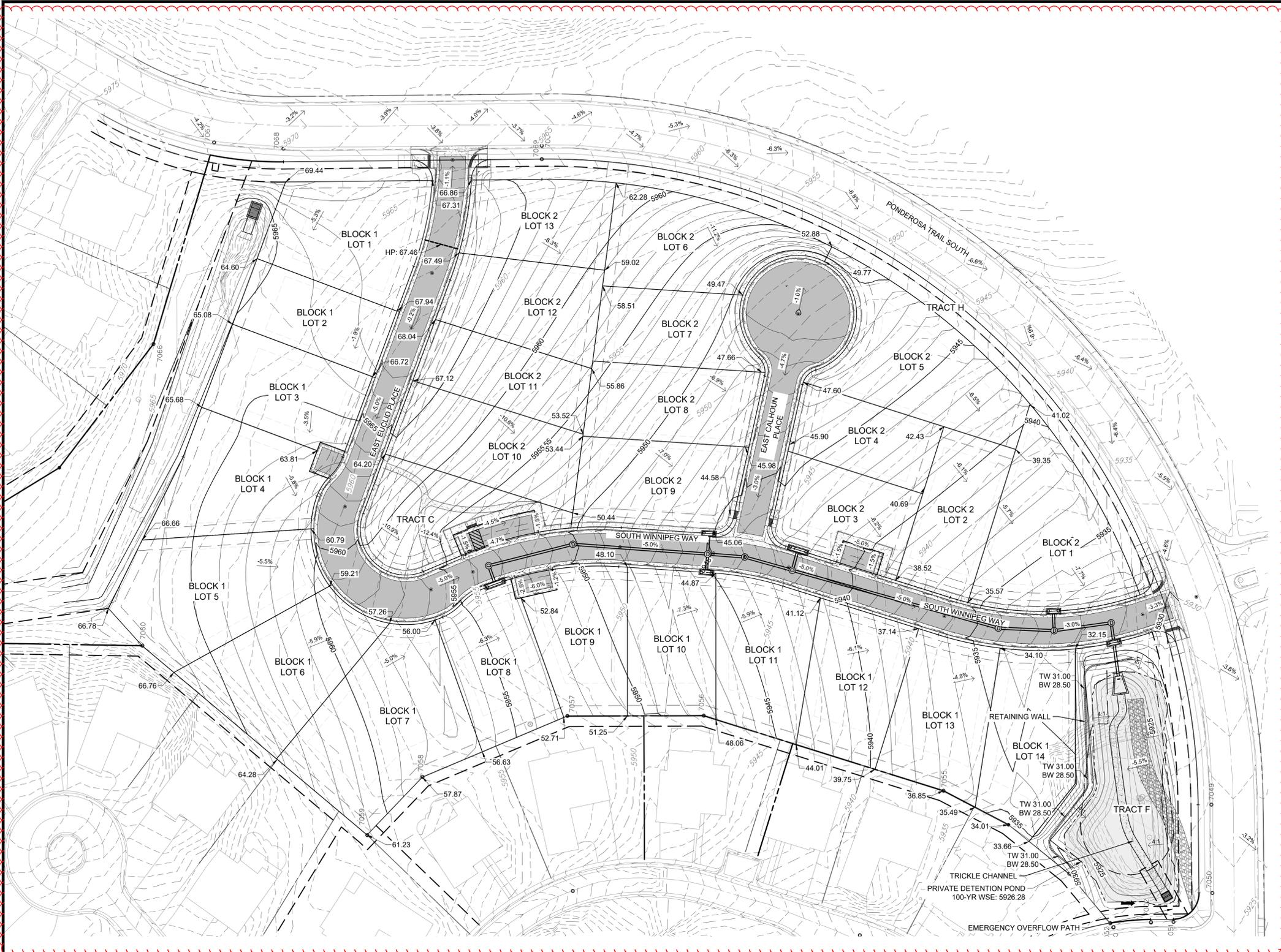
PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH	DATE: 02/03/2025
DRAWING: SITE PLAN	REVISIONS:
CLIENT: CITY OF AURORA	3RD SUBMITTAL TO COA 09/17/2021
DESIGNED BY:	4TH SUBMITTAL TO COA 04/19/2022
DRAWN BY:	5TH SUBMITTAL TO COA 07/28/2022
CHECKED BY:	6TH SUBMITTAL TO COA 08/31/2022
	7TH SUBMITTAL TO COA 09/23/2022
	<b>MINOR AMENDMENT</b>

JULIE GAMEC, PLA  
 JGAMEC@THKASSOC.COM  
 2953 South Peoria Street, Ste 101  
 Aurora, Colorado 80014  
 303-770-7201 FAX 770-7132

associates inc.  
 811 Know what's below. Call before you dig.

SHEET NUMBER: S-1  
 SHEET 2 OF 12  
 PROJECT NO. 8172.000

2025-01-29 4:04pm By: rmmak  
 F:\2019\_sada\190016 Saddle Rock\Com\2024\11.04 - Arch\13-Plan Set\190016\_03\03\16\_03\03\16\_03\03\16\_03\03\16\_03\16\_03.dwg



- LEGEND**
- PR MAJOR CONTOUR
  - PR MINOR CONTOUR
  - PR ROADWAY CENTERLINE
  - PROPOSED BACK OF CURB
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED BACK OF WALK
  - PR FLOWLINE
  - PR EASEMENT
  - PR SETBACK
  - PR LOT LINE
  - EX MAJOR CONTOUR
  - EX MINOR CONTOUR
  - EXISTING FLOWLINE
  - EXISTING BACK OF CURB
  - EXISTING WALK
  - EXISTING EDGE OF PAVEMENT

**NOTES:**  
 1. STORM SEWER SHOWN ON PLANS IS PUBLIC AND TO BE MAINTAINED BY COA

REVISIONS	DATE
# 1	02/03/2025

PROJECT: SADDLE ROCK SUBDIVISION FILING 5	DRAWING: OVERLOT GRADING PLAN
CLIENT: BLVD HOLDINGS LLC	DESIGNED BY: [Redacted]
SCALE: 1" = 40'	DRAWN BY: [Redacted]
DATE: 1/29/25	CHECKED BY: [Redacted]

HCL ENGINEERING & SURVEYING, L.L.C.  
 100016 SADDLE ROCK ST, STE 200  
 CENTENNIAL, CO 80111  
 PHONE: 303.773.1605  
 FAX: 303.773.3297  
 WWW.HCLENGINEERING.COM



ENGINEERS • SURVEYORS • ARCHITECTS

SHEET NUMBER  
G-1

SHEET 3 OF 12  
PROJECT NO. 190016

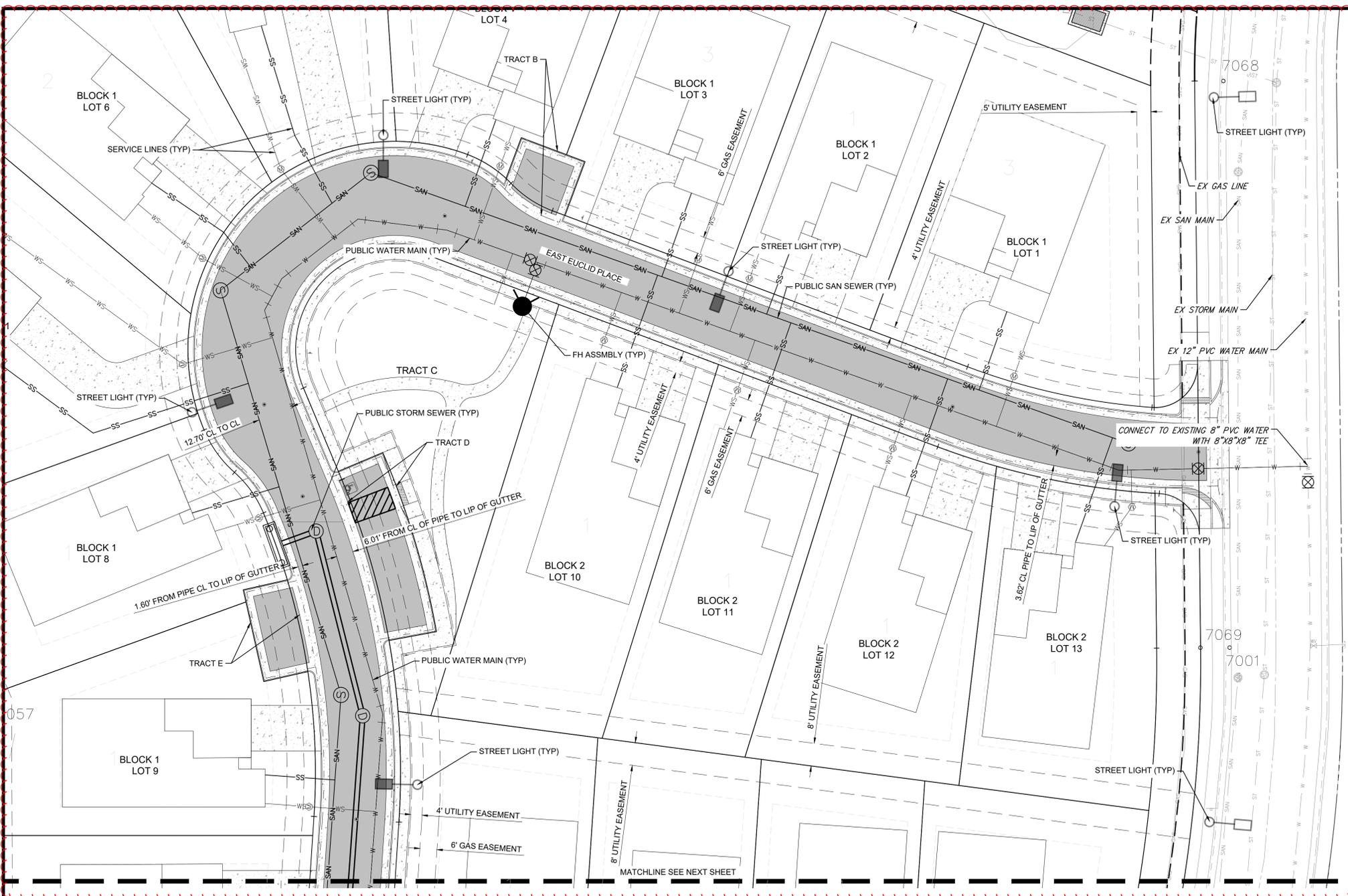


**FOR BURIED UTILITY INFORMATION  
 THREE (3) BUSINESS DAYS  
 BEFORE YOU DIG**  
 CALL 811  
 (or 1-800-922-1987)  
 UTILITY NOTIFICATION  
 CENTER OF COLORADO (UNCC)  
 www.uncc.org



**1**  
 Updates to base files include  
 updates to grading, easements,  
 and lot lines to match current CDs  
 and Plat Amendment.

2025-01-29 4:06pm By: rmmalk  
 F:\2019 jobs\190016 Saddle Rock\COA\2024\11.04 - Arch\190016-PR-UTL.dwg



**811**  
 FOR BURIED UTILITY INFORMATION  
 THREE (3) BUSINESS DAYS  
 BEFORE YOU DIG  
 CALL 811  
 (or 1-800-922-1987)  
 UTILITY NOTIFICATION  
 CENTER OF COLORADO (UNCC)  
 www.uncc.org



**COA 2020 STANDARD UTILITY NOTES:**

- All materials, workmanship, construction details, and testing for the water line construction shall conform to Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure latest revision as set forth by the Aurora Water.
- All fire hydrants shall be located not less than three feet - six inches (3'-6") and not more than eight feet (8') from the back of curb to the center of the hydrant and be unobstructed on the street side. Minimum clearance on all other sides shall be five feet (5'). Fire hydrants must be grade staked in the field. Fire hydrants are not allowed in sidewalks.
- All fire hydrants must be grade staked in the field whenever curb and gutter has not been installed.
- All utility easements must remain unobstructed and fully accessible along their entire length for maintenance equipment.
- Water main restraint shall be in accordance with Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure latest revision. Megalugs or Uni-flange may be used in place of rods and clamps.
- Water line valves are not allowed in cross pans.
- All water meters, water service lines and sanitary sewer service lines are not allowed in or under driveways.
- All sanitary service lines shall be tees off of mains. Wyes shall be used for lots at back of cul-de-sacs, or upstream of a dead-end manhole.
- Water Pressure Zone 8. Zero (0) psi @ elevation 6340. A Pressure Reducing Valve (PRV) is required when the pressure at the building unit is greater than eighty (80) psi. PRV's are not allowed in City of Aurora owned and maintained meter pits.
- Adjust all manholes, fire hydrants, and valve boxes to grade per Aurora Water Standards and Specifications Regarding Water, Sanitary Sewer and Storm Sewer Infrastructure latest revision, as necessary.
- Fire service lines without chemical feed systems require at least a double check backflow assembly. All other fire lines, commercial, multi-family and master metered single family residential water service lines require a reduced pressure backflow assembly. Contractors are required to contact Aurora Water to schedule a backflow assembly inspection prior to the issuance of a certificate of occupancy.
- The Contractor shall contact Aurora Water Engineering at 303-739-7370 for inspection of any required grease traps or sand/oil interceptors prior to the issuance of the certificate of occupancy.
- The Contractor shall contact the Aurora Water Inspection Line at 303-739-7385 at least two (2) business days in advance of commencing construction of any wet utility to schedule inspections.
- The Soils Resistivity Test was performed and the resistivity is between 380-732 Ohm - centimeter.
- Ductile iron and steel pipe shall not be used on this site due to the corrosive nature of the soils. All pipe shall be PVC per Section 14 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure, latest edition.
- All ductile iron fittings and appurtenances shall be double bonded and double poly-wrapped per Section 12 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure, latest revision.

**WATER MAIN NOTES:**

- WATER SERVICES SHALL BE EXTENDED 2' BEYOND THE RIGHT-OF-WAY AND SANITARY SERVICES SHALL BE EXTENDED 15' BEYOND RIGHT-OF-WAY.
- MINIMUM SEPARATION BETWEEN WATER MAIN AND LIP OF CURB AND GUTTER IS 5.0'.
- ALL WATER MAINS SHALL BE PVC MEETING ALL REQUIREMENTS OF THE COA WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE MANUAL UNLESS OTHERWISE NOTED. ALL THRUST BLOCKS (TB) AT FITTINGS SHALL BE PER COA STANDARD DETAIL 221.
- AT WATERLINE LOWERING CALLOUTS, LOWER WATERLINE UNDER STORM SEWER AND SANITARY SEWER AS REQUIRED TO MAINTAIN A MINIMUM OF 2' CLEARANCE. SEE COA STANDARD DETAIL 222.
- ALL WATER METER RIM ELEVATIONS SHALL BE SET PER COA STANDARD DETAIL 200.
- ALL WATER METER VAULTS SHALL BE SET PER COA STANDARD DETAIL 201.
- PER COA WATER SERVICE LINE REQUIREMENTS, WATER SERVICE LINE WILL BE CONSTRUCTED ON THE SHORTEST AND STRAIGHTEST ROUTE POSSIBLE. AT NO TIME WILL THE SERVICE LINE BE ANY CLOSER THAN 5' TO THE SIDE PROPERTY LINE AND NO SERVICE LINE MAY BE CONSTRUCTED THROUGH OR IN FRONT OF ANY ADJOINING PROPERTY. THE LATERAL SHALL BE LOCATED NO CLOSER THAN 4' FROM ALL OTHER UTILITIES AND 6' FROM ALL PEDESTALS.
- MINIMUM SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER IS 10'.
- DEFLECTIONS AT ALL JOINTS SHALL NOT EXCEED 1".
- ALL RESIDENTIAL WATER SERVICES SHALL BE 3/4" TYPE K COPPER.

**GENERAL NOTES:**

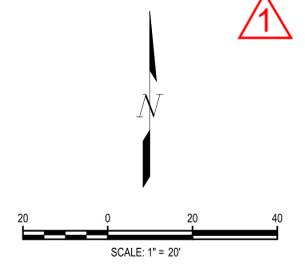
- ALL ROADS, STORM SEWER, SANITARY & WATER MAIN ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS NOTED OTHERWISE. ALL INLETS OUTSIDE OF THE ROW ARE PRIVATE AND WILL BE MAINTAINED BY THE BEACON POINT METRO DISTRICT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
- ALL SERVICES ARE OFFSETR A MINIMUM OF 10' FROM EDGE TO EDGE

**BENCHMARK:**

BENCHMARK NO. 556625NE002, MARKED "COA BM ZA-086.5", A FOUND 3" DIAMETER BRASS CAP ON THE SW CORNER OF CURB OPENING INLET STRUCTURE BEING AT THE NW CORNER OF ARAPAHOE RD & PONDEROSA TRAIL SOUTH. ELEVATION 5,904.01' (NAVD 1988)

**LEGEND**

— ST — ST —	EXISTING PROPERTY LINE
— SAN —	EXISTING STORM
— W — W —	EXISTING SANITARY
— FO — FO —	EXISTING WATER
— GAS — GAS —	EXISTING FIBER OPTIC
— E — E —	EXISTING GAS
— — —	EXISTING ELECTRIC
— — —	EXISTING FLOWLINE
— — —	EXISTING BACK OF CURB
— — —	EXISTING WALK
— — —	EXISTING EDGE OF PAVEMENT
— — —	EXISTING STRIPING
— — —	EXISTING FENCE
— — —	EXISTING ASPHALT
— — —	EXISTING CONCRETE
— — —	EXISTING BUILDING
— STM —	PROPOSED STORM
— SAN —	PROPOSED SANITARY
— W — W —	PROPOSED WATER
— FO — FO —	PROPOSED FIBER OPTIC
— GAS — GAS —	PROPOSED GAS
— E — E —	PROPOSED ELECTRIC
— — —	PROPOSED FLOWLINE
— — —	PROPOSED BACK OF CURB
— — —	PROPOSED WALK
●	PROPOSED FIRE HYDRANT
⊗	PROPOSED WATER VALVE



REVISIONS	DATE	#	DESCRIPTION
	02/03/2025	1	MINOR AMENDMENT

PROJECT: SADDLE ROCK SUBDIVISION FILING 5  
 DRAWING: OVERALL UTILITY PLAN 1  
 CLIENT: BLVD HOLDINGS LLC  
 DESIGNED BY: [Name]  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1" = 20'  
 DATE: 1/29/25

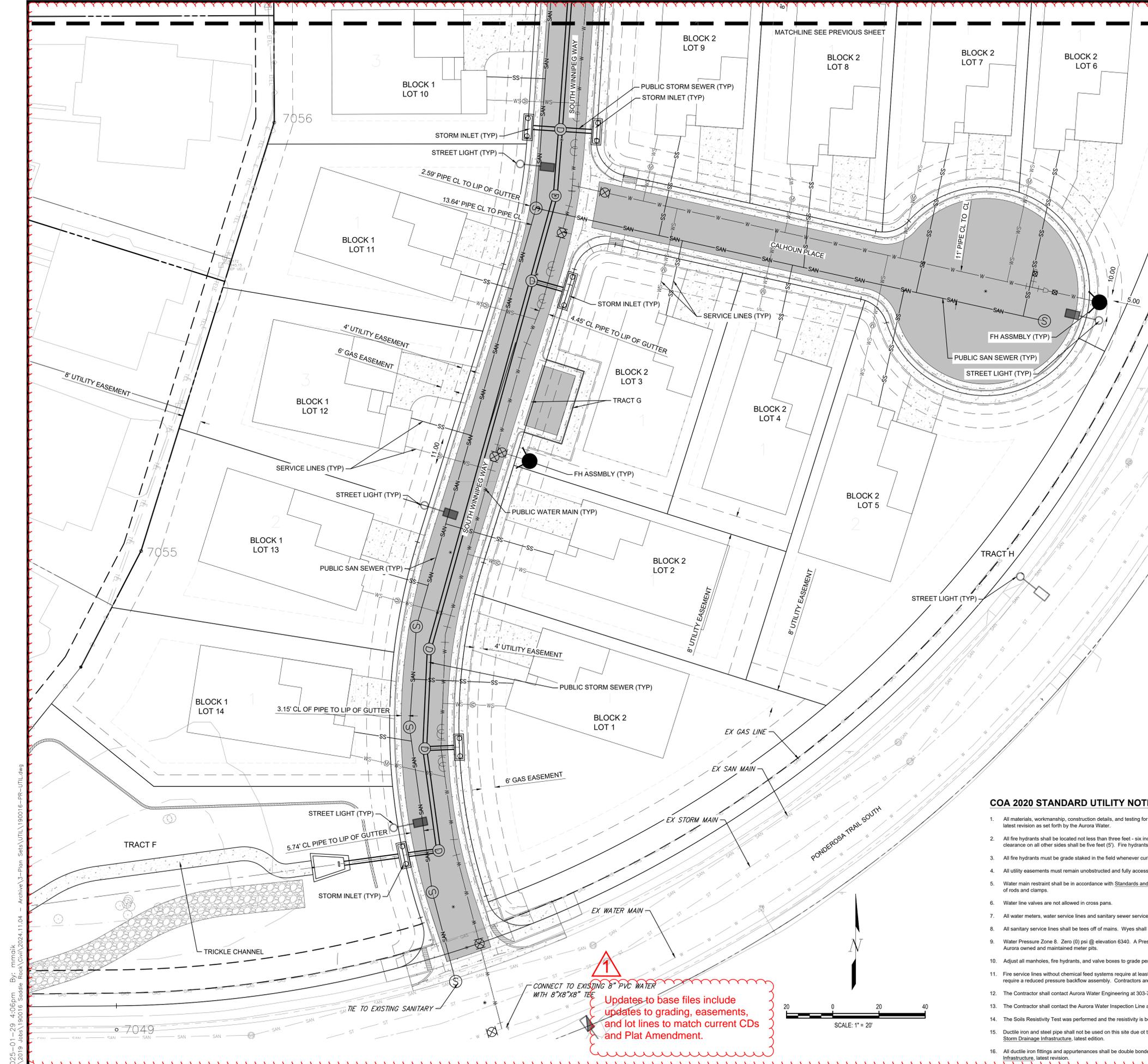
HCL ENGINEERING & SURVEYING, L.L.C.  
 1800 S. BROADWAY, SUITE 200  
 CENTENNIAL, CO 80111  
 PHONE: 303.773.1605  
 FAX: 303.773.3297  
 WWW.HCLENGINEERING.COM

**HCL**  
 ENGINEERS • SURVEYORS • ARCHITECTS

SHEET NUMBER  
**U-1**

SHEET 4 OF 12  
 PROJECT NO. 190016

**1**  
 Updates to base files include updates to grading, easements, and lot lines to match current CDs and Plat Amendment.



**811**

FOR BURIED UTILITY INFORMATION  
 THREE (3) BUSINESS DAYS  
 BEFORE YOU DIG  
 CALL 811  
 (or 1-800-922-1987)  
 UTILITY NOTIFICATION  
 CENTER OF COLORADO (UNCC)  
 www.uncc.org

**LEGEND**

---	ST	EXISTING PROPERTY LINE
---	SAN	EXISTING STORM
---	W	EXISTING SANITARY
---	FO	EXISTING WATER
---	GAS	EXISTING FIBER OPTIC
---	E	EXISTING GAS
---	---	EXISTING ELECTRIC
---	---	EXISTING FLOWLINE
---	---	EXISTING BACK OF CURB
---	---	EXISTING WALK
---	---	EXISTING EDGE OF PAVEMENT
---	---	EXISTING STRIPING
---	---	EXISTING FENCE
---	---	EXISTING ASPHALT
---	---	EXISTING CONCRETE
---	---	EXISTING BUILDING
---	STM	PROPOSED STORM
---	SAN	PROPOSED SANITARY
---	W	PROPOSED WATER
---	FO	PROPOSED FIBER OPTIC
---	GAS	PROPOSED GAS
---	E	PROPOSED ELECTRIC
---	---	PROPOSED FLOWLINE
---	---	PROPOSED BACK OF CURB
---	---	PROPOSED WALK
---	---	PROPOSED FIRE HYDRANT
---	---	PROPOSED WATER VALVE

- WATER MAIN NOTES:**
1. WATER SERVICES SHALL BE EXTENDED 2' BEYOND THE RIGHT-OF-WAY AND SANITARY SERVICES SHALL BE EXTENDED 15' BEYOND RIGHT-OF-WAY.
  2. MINIMUM SEPARATION BETWEEN WATER MAIN AND LIP OF CURB AND GUTTER IS 5.0'.
  3. ALL WATER MAINS SHALL BE PVC MEETING ALL REQUIREMENTS OF THE COA WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE MANUAL UNLESS OTHERWISE NOTED. ALL THRUST BLOCKS (TB) AT FITTINGS SHALL BE PER COA STANDARD DETAIL 221.
  4. AT WATERLINE LOWERING CALLOUTS, LOWER WATERLINE UNDER STORM SEWER AND SANITARY SEWER AS REQUIRED TO MAINTAIN A MINIMUM OF 2' CLEARANCE. SEE COA STANDARD DETAIL 222.
  5. ALL WATER METER RIM ELEVATIONS SHALL BE SET PER COA STANDARD DETAIL 200.
  6. ALL WATER METER VAULTS SHALL BE SET PER COA STANDARD DETAIL 201.
  7. PER COA WATER SERVICE LINE REQUIREMENTS, WATER SERVICE LINE WILL BE CONSTRUCTED ON THE SHORTEST AND STRAIGHTEST ROUTE POSSIBLE. AT NO TIME WILL THE SERVICE LINE BE ANY CLOSER THAN 5' TO THE SIDE PROPERTY LINE AND NO SERVICE LINE MAY BE CONSTRUCTED THROUGH OR IN FRONT OF ANY ADJOINING PROPERTY. THE LATERAL SHALL BE LOCATED NO CLOSER THAN 4' FROM ALL OTHER UTILITIES AND 6' FROM ALL PEDESTALS.
  8. MINIMUM SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER IS 10'.
  9. DEFLECTIONS AT ALL JOINTS SHALL NOT EXCEED 1".
  10. ALL RESIDENTIAL WATER SERVICES SHALL BE 1/2" TYPE K COPPER.
- GENERAL NOTES:**
- ALL ROADS, STORM SEWER, SANITARY & WATER MAIN ARE PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA UNLESS NOTED OTHERWISE. ALL INLETS OUTSIDE OF THE ROW ARE PRIVATE AND WILL BE MAINTAINED BY THE BEACON POINT METRO DISTRICT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION.
- ALL SERVICES ARE OFFSETR A MINIMUM OF 10' FROM EDGE TO EDGE

- COA 2020 STANDARD UTILITY NOTES:**
1. All materials, workmanship, construction details, and testing for the water line construction shall conform to Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure latest revision as set forth by the Aurora Water.
  2. All fire hydrants shall be located not less than three feet - six inches (3'-6") and not more than eight feet (8') from the back of curb to the center of the hydrant and be unobstructed on the street side. Minimum clearance on all other sides shall be five feet (5'). Fire hydrants must be grade staked in the field. Fire hydrants are not allowed in sidewalks.
  3. All fire hydrants must be grade staked in the field whenever curb and gutter has not been installed.
  4. All utility easements must remain unobstructed and fully accessible along their entire length for maintenance equipment.
  5. Water main restraint shall be in accordance with Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure latest revision. Megalugs or Uni-flange may be used in place of rods and clamps.
  6. Water line valves are not allowed in cross pans.
  7. All water meters, water service lines and sanitary sewer service lines are not allowed in or under driveways.
  8. All sanitary service lines shall be tees off of mains. Wyes shall be used for lots at back of cul-de-sacs, or upstream of a dead-end manhole.
  9. Water Pressure Zone 8. Zero (0) psi @ elevation 6340. A Pressure Reducing Valve (PRV) is required when the pressure at the building unit is greater than eighty (80) psi. PRV's are not allowed in City of Aurora owned and maintained meter pits.
  10. Adjust all manholes, fire hydrants, and valve boxes to grade per Aurora Water Standards and Specifications Regarding Water, Sanitary Sewer and Storm Sewer Infrastructure latest revision, as necessary.
  11. Fire service lines without chemical feed systems require at least a double check backflow assembly. All other fire lines, commercial, multi-family and master metered single family residential water service lines require a reduced pressure backflow assembly. Contractors are required to contact Aurora Water to schedule a backflow assembly inspection prior to the issuance of a certificate of occupancy.
  12. The Contractor shall contact Aurora Water Engineering at 303-739-7370 for inspection of any required grease traps or sand/oil interceptors prior to the issuance of the certificate of occupancy.
  13. The Contractor shall contact the Aurora Water Inspection Line at 303-739-7385 at least two (2) business days in advance of commencing construction of any wet utility to schedule inspections.
  14. The Soils Resistivity Test was performed and the resistivity is between 380-732 Ohm - centimeter.
  15. Ductile iron and steel pipe shall not be used on this site due to the corrosive nature of the soils. All pipe shall be PVC per Section 14 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure, latest edition.
  16. All ductile iron fittings and appurtenances shall be double bonded and double poly-wrapped per Section 12 of the Standards and Specifications Regarding Water, Sanitary Sewer and Storm Drainage Infrastructure, latest revision.

Updates to base files include updates to grading, easements, and lot lines to match current CDs and Plat Amendment.

PROJECT: SADDLE ROCK SUBDIVISION FILING 5

DRAWING: OVERALL UTILITY PLAN 2

CLIENT: BLVD HOLDINGS LLC

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 02/03/2025

REVISIONS: MINOR AMENDMENT

HCL ENGINEERING & SURVEYING, L.L.C.  
 1600 S. W. 10TH ST, STE 200  
 CENTENNIAL, CO 80111  
 PHONE: 303.773.1605  
 FAX: 303.773.3297  
 WWW.HCLENGINEERING.COM

**HCL**  
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SHEET NUMBER  
 U-2

SHEET 5 OF 12  
 PROJECT NO. 190016

2025-01-29 4:06pm By: rmmalk  
 1/1/2019 10:01:16 Stadler Rock Com\2024.11.04 - Archive\3-Plan Sets\UTIL\190016-PR-UTIL.dwg

# THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

## SITE PLAN

### STREET FRONTAGE REQUIREMENTS

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1 / 40' LF)	TREES PROVIDED
A	PONDEROSA TRAIL S	1,100'	128' OF DRIVE EXCLUDED	25	26
B	S WENATCHEE ST	50'	----	1	1
C	S WINNIPEG WAY	902'	310' OF DRIVE EXCLUDED	23	28
E	E EUCLID PL	730'	220' OF DRIVE EXCLUDED	12	14
D	E CALHOUN PL	501'	140' OF DRIVE EXCLUDED	9	9

NOTE: EXCLUDED DRIVEWAYS (20') AND PARKING LOTS (35').

### WATER CONSERVATION TABLE

NON-WATER CONSERVING (SOD)	4,560 S.F. 18%
WATER CONSERVING (NATIVE AND SHRUBS)	15,477 S.F. 61%
NON-IRRIGATED (DETENTION POND)	5,232 S.F. 21%
<b>TOTAL LANDSCAPE AREA</b>	<b>25,269 S.F. 100%</b>

### PRIVATE COMMON OPEN SPACE

TRACT	TREES, 10' SHRUBS PER 4,000 SF	REQUIRED	PROVIDED
TRACT A 36,498 SF	9 TREES 90 SHRUBS	18 TREES 0 SHRUBS*	
TRACT C 7,871 SF	2 TREES 20 SHRUBS	15 TREES 8 SHRUBS*	
TRACT H 10,141 SF	3 TREES 30 SHRUBS	0 TREES 76 SHRUBS	

### DETENTION POND LANDSCAPE

TRACT	TREES, 10' SHRUBS PER 4,000 SF	REQUIRED	PROVIDED
TRACT F 19,434 SF - DETENTION POND	5 TREES 50 SHRUBS	11 TREES 26 SHRUBS	

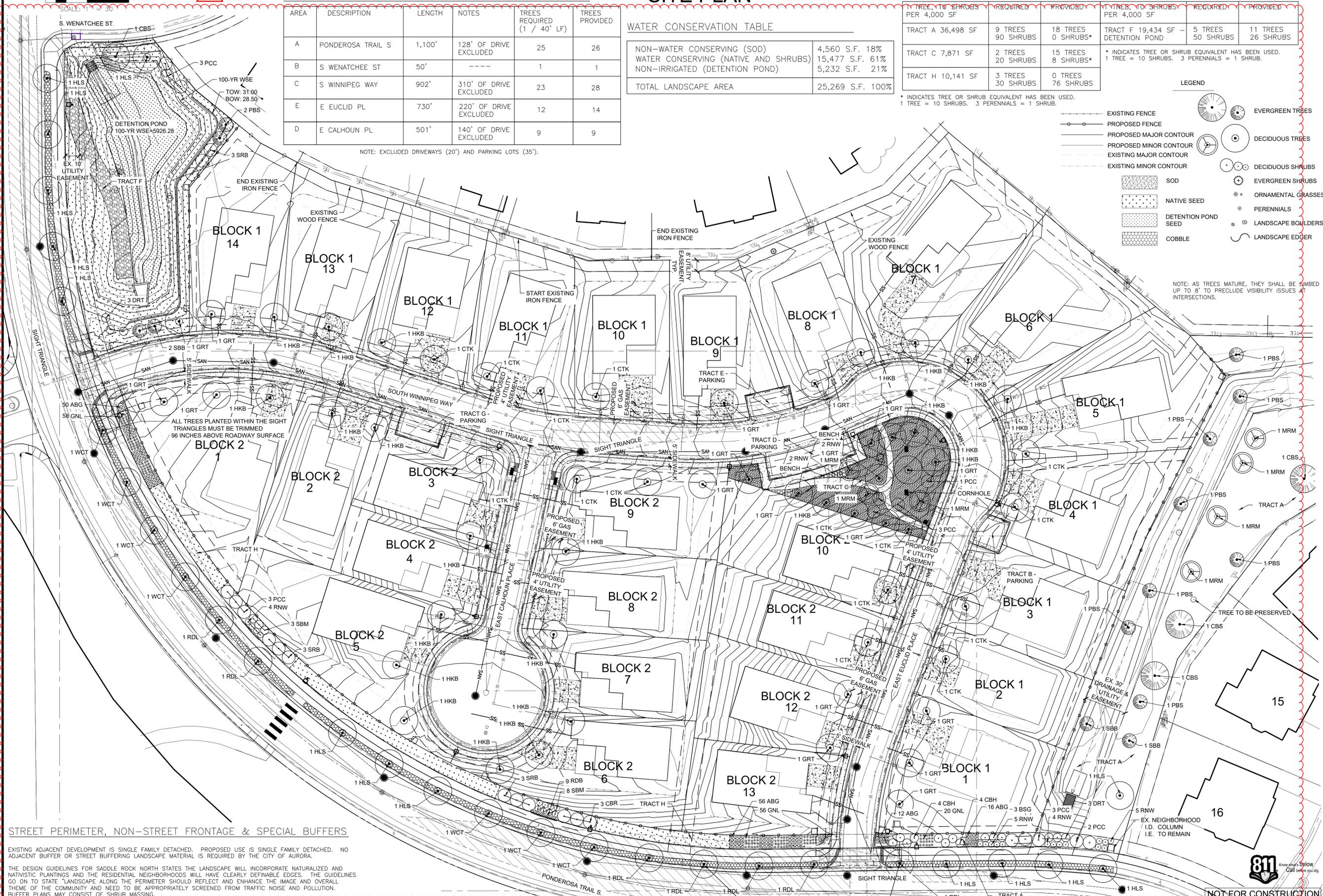
\* INDICATES TREE OR SHRUB EQUIVALENT HAS BEEN USED. 1 TREE = 10 SHRUBS. 3 PERENNIALS = 1 SHRUB.

\* INDICATES TREE OR SHRUB EQUIVALENT HAS BEEN USED. 1 TREE = 10 SHRUBS. 3 PERENNIALS = 1 SHRUB.

### LEGEND

- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- SOD
- NATIVE SEED
- DETENTION POND SEED
- COBBLE
- EVERGREEN TREES
- DECIDUOUS TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- LANDSCAPE BOULDERS
- LANDSCAPE EDGER

NOTE: AS TREES MATURE, THEY SHALL BE TRIMMED UP TO 8' TO PRECLUDE VISIBILITY ISSUES AT INTERSECTIONS.



### STREET PERIMETER, NON-STREET FRONTAGE & SPECIAL BUFFERS

EXISTING ADJACENT DEVELOPMENT IS SINGLE FAMILY DETACHED. PROPOSED USE IS SINGLE FAMILY DETACHED. NO ADJACENT BUFFER OR STREET BUFFERING LANDSCAPE MATERIAL IS REQUIRED BY THE CITY OF AURORA.

THE DESIGN GUIDELINES FOR SADDLE ROCK NORTH STATES THE LANDSCAPE WILL INCORPORATE NATURALIZED AND NATIVISTIC PLANTINGS AND THE RESIDENTIAL NEIGHBORHOODS WILL HAVE CLEARLY DEFINABLE EDGES. THE GUIDELINES GO ON TO STATE "LANDSCAPE ALONG THE PERIMETER SHOULD REFLECT AND ENHANCE THE IMAGE AND OVERALL THEME OF THE COMMUNITY AND NEED TO BE APPROPRIATELY SCREENED FROM TRAFFIC NOISE AND POLLUTION. BUFFER PLANS MAY CONSIST OF SHRUB MASSING."

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

DRAWING: LANDSCAPE PLAN

CLIENT: CITY OF AURORA

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 01/30/2025

REVISIONS:

#	DATE	DESCRIPTION
3RD	09/17/2021	SUBMITTAL TO COA
4TH	04/19/2022	SUBMITTAL TO COA
5TH	07/28/2022	SUBMITTAL TO COA
6TH	08/31/2022	SUBMITTAL TO COA
7TH	09/23/2022	SUBMITTAL TO COA

MINOR AMENDMENT

DATE: 02/03/2025

JULIE GAMEC, PLA  
JGAMEC@THKASSOC.COM  
2953 South Peoria Street, Ste 101  
Aurora, Colorado 80014  
303-770-7201 FAX 770-7132

associates inc.

811 Know what's Below. Call before you dig.

SHEET NUMBER: L-1

SHEET 6 OF 12  
PROJECT NO. 8172.000

# THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

## SITE PLAN

### PLANT SCHEDULE

	SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	WATER REQ.
DECIDUOUS TREES	GRT	15	Koeleruteria paniculata	Golden Rain Tree	3" CAL.	LOW
	HKB	22	Celtis occidentalis	Hackberry	3" CAL.	LOW
	CTK	15	Gymnocladus dioica	Kentucky Coffeetree	3" CAL.	LOW
	RDL	7	Tilia americana 'Redmond'	Redmond Linden	3" CAL.	MED
	HLS	14	Gleditsia tri. inermis 'Shademaster'	Shademaster Honeylocust	3" CAL.	LOW
	WCT	7	Catalpa speciosa	Western Catalpa	3" CAL.	LOW
	TOTAL	80				
ORNAMENTAL TREES	MRM	4	Acer glabrum	Rocky Mountain Maple	6' MULTI/2.0"	LOW
	TOTAL	4				
EVERGREEN TREES	PBS	10	Pinus heldreichii (leucodermis)	Bosnian Pine	6' TALL	LOW
	CBS	2	Picea pungens	Colorado Spruce	6' TALL	MED
	SBB	3	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	6' TALL	MED
	TOTAL	15				
DECIDUOUS SHRUBS	SRB	9	Cotinus coggygia 'Royal Purple'	Royal Purple Smoke Tree	5 GAL.	MED
	CBH	28	Symphoricarpos orbiculatus	Hancock Coralberry	5 GAL.	LOW
	RNW	18	Rosa 'Nearly Wild'	Nearly Wild Rose	5 GAL.	LOW
	SBM	11	Caryopteris x cladonensis	Blue Mist Spirea	5 GAL.	LOW
	PCC	11	Prunus virginiana	Chokecherry	5 GAL.	MED
	BSG	3	Viburnum x burkwoodii	Burkwood Viburnum	5 GAL.	MED
	CBR	3	Symphoricarpos orbiculatus	Red Coralberry	5 GAL.	LOW
	DRT	3	Cornus stolonifera	Red-Twig Dogwood	5 GAL.	MED
	TOTAL	86				
	EVERGREEN SHRUBS	JCS	5	Juniperus chinensis 'Spartan'	Spartan Juniper	10 GAL.
TOTAL	5					
ORNAMENTAL GRASSES	GNL	22	Deschampsia cespitosa 'Northern Lights'	Northern Lights Grass	1 GAL.	MED
	TOTAL	22				
PERENNIALS	RDB	9	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan	1 GAL.	LOW
	ABG	76	Alyssum montanum 'Mountain Gold'	Basket of Gold	1 GAL.	LOW
	TOTAL	85				

NOTE: ALL DECIDUOUS TREES HAVE BEEN UP SIZED TO 3.0" FOR A TOTAL OF 43.5 CALIPER INCHES MITIGATE.

### GENERAL NOTES

- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
- ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
- DEVELOPER SHALL ENSURE THAT THE PRELIMINARY LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- NO SLOPES TO EXCEED 3:1
- ANY PROPOSED PLANTING MATERIAL PLANTED IN THE SIGHT TRIANGLES MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

### CITY OF AURORA STANDARD NOTES

- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- FREE STANDING LIGHTS SHALL CONSIST OF THE FOLLOWING FIXTURE: ANTIQUE STREET LAMPS MODEL LTL30 LED. FIXTURES SHALL MATCH THOSE DESCRIBED IN THE DESIGN GUIDELINES AND INSTALLED IN THE EXISTING NEIGHBORHOOD. SEE PHOTOMETRIC PLAN.
- SURFACE MATERIALS OF WALKS AND TRAILS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES SHALL BE ASPHALT. SURFACE MATERIAL AT BENCHES SHALL BE CRUSHER FINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY. THE 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 PRELIMINARY LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES 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 PROP. FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR PROP. FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. 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 PROP. FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- MULCHING FOR SHRUB BEDS TO BE GORILLA HAIR SHREDDED WOOD MULCH OR EQUAL AT MIN. 3" DEEP AND TREES TO BE GORILLA HAIR SHREDDED WOOD MULCH OR EQUAL AT MIN. 3" DEEP.
- ANY PROPOSED PLANTS WITHIN THE SITE TRIANGLE MUST COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF THE CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- FINAL STREET TREE PLACEMENT WILL DEPEND UPON THE ULTIMATE LOCATION OF UTILITIES AND INDIVIDUAL DRIVEWAY LOCATIONS.

### NATIVE SEED AND SOD INFORMATION

**NATIVE SEED - LOW GROW MIX:**  
 30% EPHRAIM CRESTED WHEATGRASS  
 25% SHEEP FESCUE  
 20% PERENNIAL RYE  
 15% CHEWINGS FESCUE  
 10% CANADA BLUE GRASS  
**SEEDING RATE:**  
 DRYLAND - 20-25 LBS/AC

**BUTTERFLY GARDEN NATIVE SEED - LOW GROW MIX WITH ALL PERENNIAL WILDFLOWER MIX**  
 15% BLACK EYED SUSAN  
 15% PERENNIAL LUPINE  
 10% LANCELEAF COREOPSIS  
 10% SWEET WILLIAM  
 10% BLUE FLAX  
 10% SIBERIAN WALL FLOWER  
 6% ROCKY MOUNTAIN PENSTEMON  
 6% PURPLE CONEFLOWER  
 6% GRAYHEADED CONEFLOWER  
 5% SHASTA DAISY  
 4% DWARF COLUMBINE  
 3% PRAIRIE CONEFLOWER

**DETENTION POND SEED - USE 50% LOW GROW NATIVE SEED MIX (ABOVE) AND 50% OF THE FOLLOWING:**

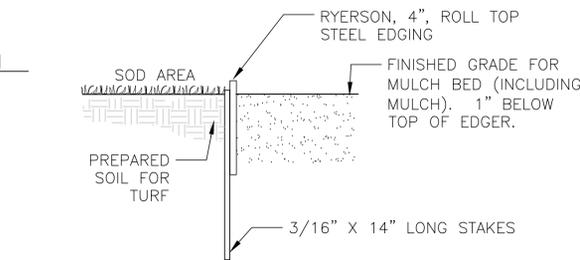
17% SWITCHGRASS (PATHFINDER)  
 63% WESTERN WHEATGRASS (ARRIBA)  
 8% INLAND SALTGRASS  
 2% WOOLY SEDGE  
 1% REDTOP  
 1% BALTIC RUSH  
 8% PRAIRIE CORDGRASS

**SEEDING RATE:**  
 12.4 LBS/AC  
**INCLUDE THE FOLLOWING WILDFLOWERS:**  
 25% NUTTALL'S SUNFLOWER  
 30% WILD BERGAMOT  
 15% YARROW  
 30% BLUE VERBAIN  
**SEEDING RATE:**  
 0.40 LBS/AC

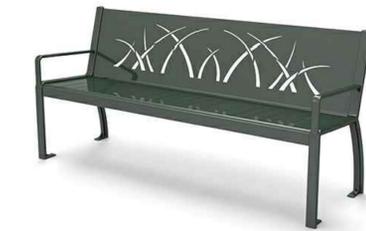
AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.  
 4300 MONACO STREET  
 DENVER, CO 80216  
 P: 303.320.7500  
 WEB: WWW.AVSEEDS.COM

**SOD - RTF SOD, OR APPROVED EQUAL AVAILABLE THROUGH: GREEN VALLEY TURF CO.**  
 13159 N. US HIGHWAY 85  
 LITTLETON, CO 80125  
 P: 303.798.6764  
 WEB: WWW.GVT.NET

**COBBLE**  
 2"-4" PUEBLO GRAY COBBLESTONE @ 4"  
 DEPTH MINIMUM  
 AVAILABLE THROUGH: COLORADO MATERIALS, INC.  
 1541 BOSTON AVE.  
 LONGMONT, CO 80501  
 P: 303.682.2314  
 HTTPS://WWW.COLORADOMATERIALSINC.COM/

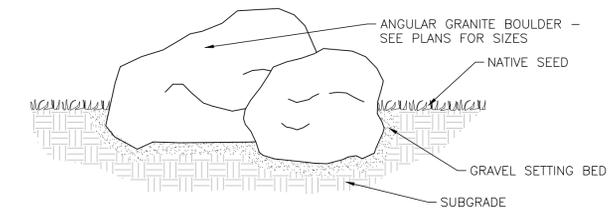


EDGER DETAIL - SOD AND PLANT BED  
 N.T.S.



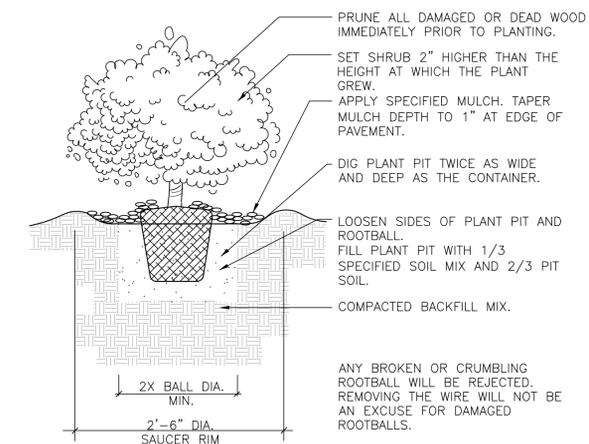
6' LONG BENCH  
 MAGLIN SITE FURNITURE  
 MODEL: MLB970-M  
 COLOR: CORE TEN  
 MAGLIN CORPORATION  
 877-260-9393  
 SALES@MAGLIN.COM

6' BENCH  
 N.T.S.

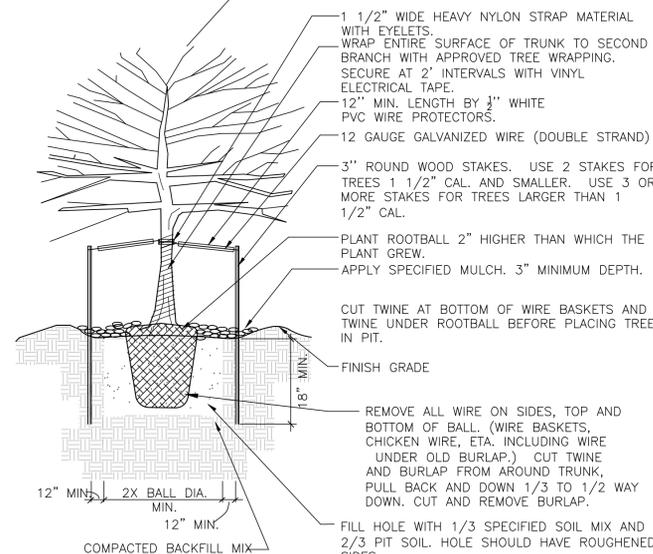


NOTES:  
 1. SEE PLANS FOR BOULDER LOCATIONS. 2'X2'X2' MIN AND 5'X5'X5' MAX ANGULAR GRANITE BOULDERS SHALL BE USED. SIZE AND SHAPE OF BOULDERS TO BE APPROVED BY OWNER PRIOR TO PLACEMENT. BURY 1/3 MIN. OF BOULDER.

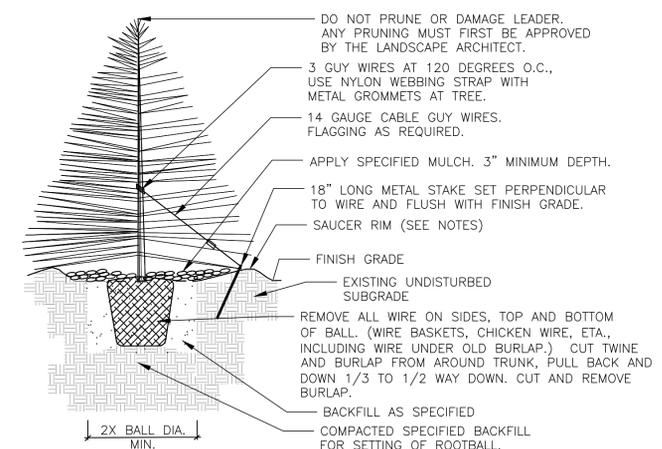
LANDSCAPE BOULDER  
 N.T.S.



SHRUB & PERENNIAL PLANTING DETAIL  
 N.T.S.



DECIDUOUS TREE PLANTING DETAIL  
 N.T.S.



NOTES:  
 1. TREE WILL BE PLANTED TO HAVE SAME RELATIONSHIP TO FINISH GRADE AS ITS PREVIOUS RELATIONSHIP TO FINISH GRADE.  
 2. WATER THOROUGHLY AT THE TIME OF PLANTING. DO NOT FERTILIZE AT THE TIME OF PLANTING.  
 3. SAUCER RIM IS TO BE ON DOWNHILL SIDE ONLY WHEN TREES ARE PLANTED ON SLOPES, BUT SHALL COMPLETELY SURROUND TREE WHEN ON LEVEL GROUND.

EVERGREEN TREE PLANTING DETAIL  
 N.T.S.

#	DATE	REVISIONS
3RD	09/17/2021	SUBMITTAL TO COA
4th	04/19/2022	SUBMITTAL TO COA
5th	07/28/2022	SUBMITTAL TO COA
6th	08/31/2022	SUBMITTAL TO COA
7th	09/23/2022	SUBMITTAL TO COA
	02/03/2025	MINOR AMENDMENT

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH  
 DRAWING: LANDSCAPE SCHEDULE AND DETAILS  
 CLIENT: CITY OF AURORA  
 DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SCALE: HORIZ: [Scale]  
 VERT: [Scale]  
 DATE: 01/30/2025

associates inc.  
 2853 South Peoria Street, Ste 101  
 Aurora, Colorado 80014  
 303-770-7201 FAX 770-7132  
 JULIE GAMEC, PLA  
 JGAMEC@THKASSOC.COM  
 303-770-7201 EXT 113

NOT FOR CONSTRUCTION

# THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

## SITE PLAN

A	
SINGLE-FAMILY STANDARD LOT (6,000 S.F.-7,000 S.F.)	
TREES	<b>2 TOTAL MINIMUM:</b> - ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR ONE (1) EVERGREEN TREE (≥ 6' TALL)
SHRUBS	<b>36 TOTAL MINIMUM:</b> - MINIMUM OF FOUR (4) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	<b>10 TOTAL MINIMUM - (OPTIONAL):</b> - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	<b>400 S.F. MINIMUM</b>

B	
SINGLE-FAMILY MEDIUM SIZE LOT (7,000 S.F.-9,000 S.F.)	
TREES (FRONT YARD)	<b>2 TOTAL MINIMUM:</b> - ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR ONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	<b>4 TOTAL MINIMUM:</b> - ONE (1) TREE PER EVERY 25 LINEAR FEET. *
SHRUBS	<b>62 TOTAL MINIMUM:</b> - MINIMUM OF FIVE (5) PLANT SPECIES
ORNAMENTAL GRASSES / PERENNIALS	<b>18 TOTAL MINIMUM - (OPTIONAL):</b> - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	<b>400 S.F. MINIMUM</b>

C	
SINGLE-FAMILY LARGE LOT (≥9,000 S.F.)	
TREES (FRONT YARD)	<b>2 TOTAL MINIMUM:</b> - ONE (1) SHADE TREE (≥ 2.5" CALIPER) AND EITHER ONE (1) ORNAMENTAL TREE (≥ 2" CALIPER) OR ONE (1) EVERGREEN TREE (≥ 6' TALL)
TREES (SIDE YARD)	<b>2 TOTAL MINIMUM:</b> - ONE (1) TREE PER EVERY 25 LINEAR FEET. *
SHRUBS	<b>68 TOTAL MINIMUM:</b> - MINIMUM OF FIVE (5) PLANT SPECIES - SHRUBS ARE TO BE DISTRIBUTED BETWEEN THE FRONT AND SIDE YARD
ORNAMENTAL GRASSES / PERENNIALS	<b>21 TOTAL MINIMUM - (OPTIONAL):</b> - AT LEAST 30% OF SHRUB COUNT CAN BE ORNAMENTAL GRASSES OR PERENNIALS
TURF AREA	<b>400 S.F. MINIMUM</b>

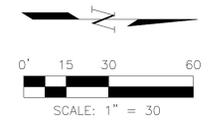
- NOTES:  
 1. ALL LOTS MUST ACCOMMODATE A MINIMUM OF 400 CONTIGUOUS SF OF FRONT YARD TURF AREA.  
 2. FRONT YARD LANDSCAPES MAY NOT REPEAT WITH PLANT MATERIAL OR DESIGN (INCLUDING SPECIES OR LAYOUT) FOR A MINIMUM OF 3 ADJACENT LOTS. LAYOUT AND PLANT MATERIAL MUST VARY. LANDSCAPE INSTALLER MAY NOT UTILIZE ONE DESIGN FOR ALL A, B, C, ETC. LOTS. A MINIMUM OF 10 DIFFERENT DESIGNS ARE ANTICIPATED.

FRONT YARD TYPICAL PLANT MATERIALS LIST (PER THE SADDLE ROCK NORTH DESIGN GUIDELINES): DECIDUOUS TREES - 2.5" CALIPER MINIMUM SIZE AUTUMN BLAZE MAPLE BURR OAK CANADA RED CHERRY DOWNY HAWTHORN HACKBERRY KENTUCKY COFFEETREE RUSSIAN HAWTHORN ROCKY MOUNTAIN MAPLE SHADEMASTER HONEYLOCUST WESTERN CATALPA EVERGREEN TREES - 6" TALL MINIMUM SIZE BRISTLECONE PINE COLORADO SPRUCE POND PINE PINON PINE AUSTRIAN PINE SHRUBS - 5 GAL. CONTAINER MINIMUM SIZE AMERICAN PLUM RUSSET BUFFALOBERRY BLUE CHIP JUNIPER BAR HARBOR JUNIPER	Acer fremanii 'Jeffersred' Quercus macrocarpa Prunus virginiana 'Shubert' Crataegus mollis Celtis occidentalis Gymnocladus dioica Crataegus ambigua Acer glabrum Gleditsia tri. inermis 'Shademaster' Catalpa speciosa Pinus aristata Picea pungens Pinus ponderosa Pinus cambroides edulis Pinus nigra	BROADMOOR JUNIPER BUFFALO JUNIPER BLUE MIST SPIREA BLUE STEM WILLOW COMPACT AMERICAN CRANBERRY CHOKECHERRY MOUNTAIN MAHOGANY CREEPING MAHONIA WHITESTEM GOOSEBERRY GOLDEN CURRANT GAMBEL OAK ISANTI DOGWOOD LEADPLANT MOUNTAIN NINEBARK MUGO PINE POTENTILLA RED CORALBERRY ROSE SPIREA RED TWIG DOGWOOD SASKATOON SERVICEBERRY TALL BLUE RABBITBRUSH THREE-LEAF SUMAC TAM JUNIPER WAX FLOWER WILD ROSE WESTERN SNOWBERRY WESTERN SANDCHERRY	Juniperus sabina 'Broadmoor' Juniperus horizontalis 'Buffalo' Caryopteris x cladonensis Salix irrorata Viburnum trilobum 'Compactum' Prunus virginiana Cercocarpus ledifolius Mahonia repens Ribes mermis Ribes aureum Quercus gambelii Cornus sericea 'Isanti' Amorphia canescens Physocarpus monogymus Pinus mugo Potentilla fruticosa Symphoricarpos orbiculatus Holiscus dumosus Cornus stolonifera Amelanchier anifolia Chrysothamnus nauseosus spp. Rhus trilobata Juniperus sabina 'Tam' Jamesia americana Rosa woodsii Symphoricarpos occidentalis Prunus besseyi
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Updates to base files include updates to grading, easements, and lot lines to match current CDs and Plat Amendment.

GENERAL STANDARDS (ALL LOTS)	
<b>SIDE YARDS</b>	- SIDE YARDS WITH NO PUBLIC VIEW - NO PLANT MATERIAL REQUIRED - MULCH REQUIRED - SIDE YARD WITH PUBLIC VIEW (LOTS MARKED WITH AN *) - 3 TREES: SHADE, EVERGREEN OR ORNAMENTAL - 18 SHRUBS MINIMUM. MINIMUM OF (3) PLANT SPECIES
<b>REAR YARDS</b>	- REAR YARDS WITH NO PUBLIC VIEW: - ≤ 45% TURF - REAR YARDS WITH PUBLIC VIEW (LOTS MARKED WITH AN **) - 2 TREES: 1 SHADE AND 1 EVERGREEN OR ORNAMENTAL - 23 SHRUBS MINIMUM. MINIMUM OF (5) PLANT SPECIES

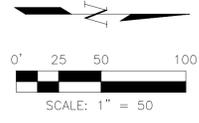


NOT FOR CONSTRUCTION

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH DRAWING: CLIENT: DESIGNED BY: DRAWN BY: CHECKED BY:	DATE: 09/17/2021 #	REVISIONS 3RD SUBMITTAL TO COA 4TH SUBMITTAL TO COA 5TH SUBMITTAL TO COA 6TH SUBMITTAL TO COA 7TH SUBMITTAL TO COA MINOR AMENDMENT
	DATE: 04/19/2022 #	DATE: 07/28/2022 #
	DATE: 08/31/2022 #	DATE: 09/23/2022 #
	DATE: 02/03/2025 #	DATE: 01/30/2025 #
LANDSCAPE SCHEDULE AND DETAILS CITY OF AURORA SCALE: HORIZ: VERT: DATE: 01/30/2025		
associates inc. 2853 South Peoria Street, Ste 101 Aurora, Colorado 80014 303-770-7201 FAX 770-7132		
SHEET NUMBER TFY-1 SHEET 8 OF 12 PROJECT NO. 8172.000		

# THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

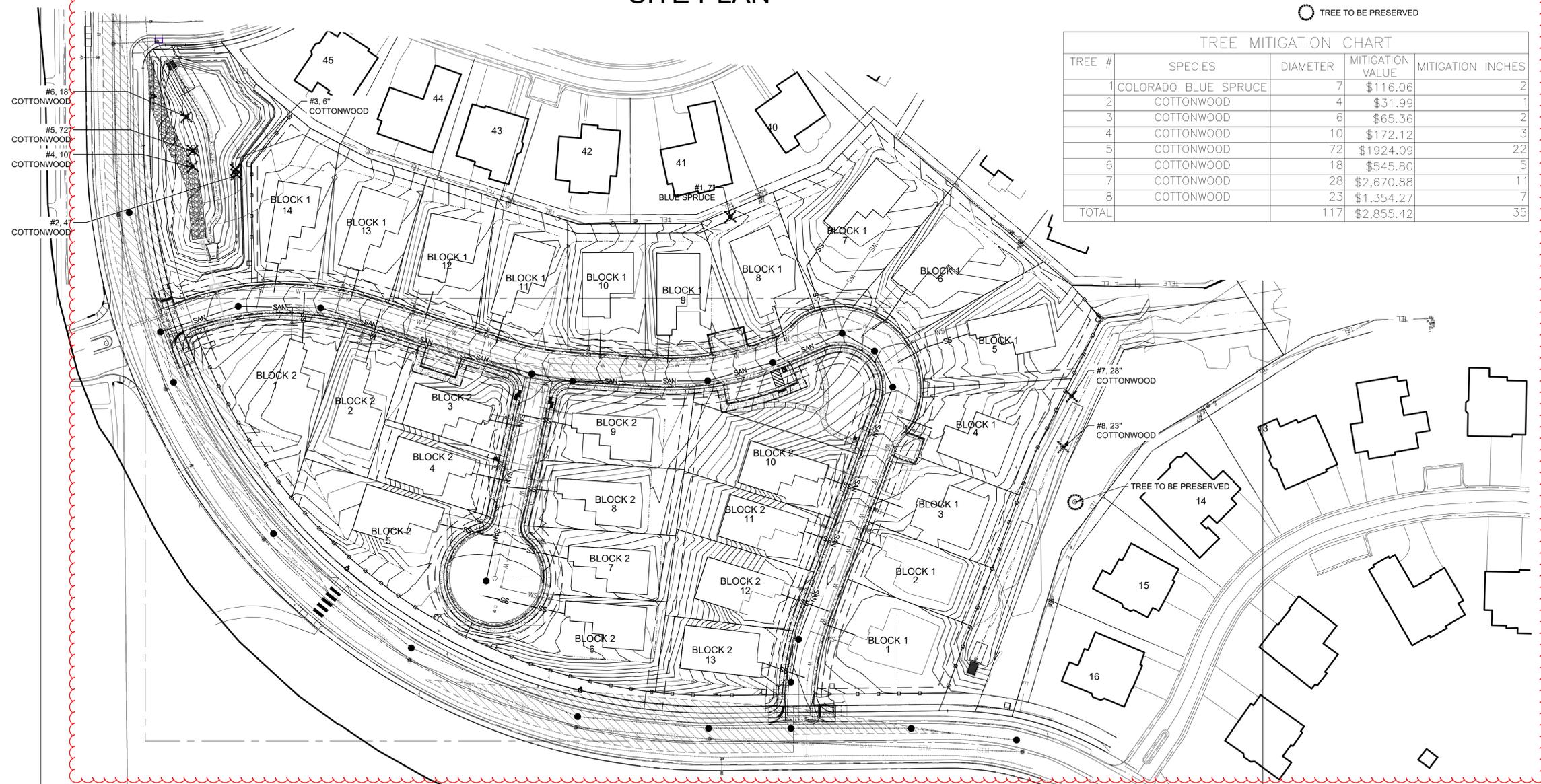
## SITE PLAN



### LEGEND

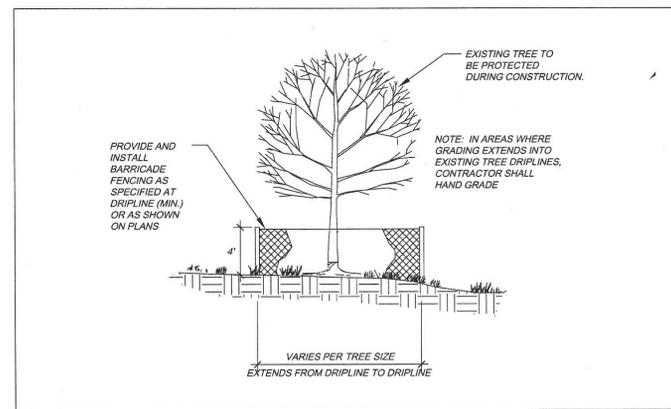
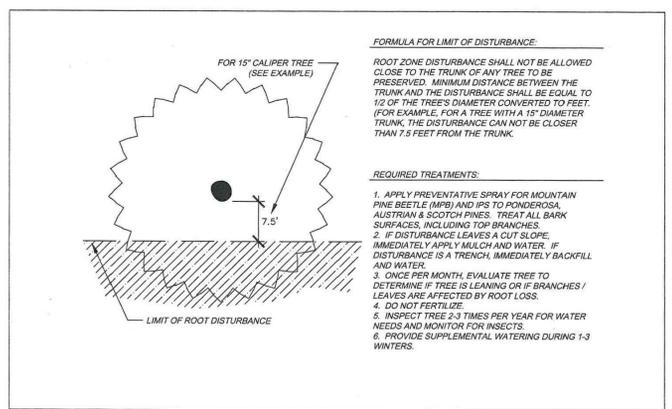
- TREE TO BE REMOVED
- TREE TO BE PRESERVED

TREE MITIGATION CHART				
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES
1	COLORADO BLUE SPRUCE	7	\$116.06	2
2	COTTONWOOD	4	\$31.99	1
3	COTTONWOOD	6	\$65.36	2
4	COTTONWOOD	10	\$172.12	3
5	COTTONWOOD	72	\$1924.09	22
6	COTTONWOOD	18	\$545.80	5
7	COTTONWOOD	28	\$2,670.88	11
8	COTTONWOOD	23	\$1,354.27	7
TOTAL		117	\$2,855.42	35



REVISIONS	
#	DATE
3RD SUBMITTAL TO COA	09/17/2021
4TH SUBMITTAL TO COA	04/19/2022
5TH SUBMITTAL TO COA	07/28/2022
6TH SUBMITTAL TO COA	08/31/2022
7TH SUBMITTAL TO COA	09/23/2022
<b>MINOR AMENDMENT</b>	

### TREE PRESERVATION DETAILS



### TREE PRESERVATION NOTES

1. TREES LOCATED ON THE ADJACENT PROPERTY LINES SHALL BE PROTECTED. SHOULD DAMAGE OCCUR, THE CONTRACTOR IS RESPONSIBLE FOR THE TREE VALUES WITH THE CITY OF AURORA AND THE ADJACENT PROPERTY OWNER.
2. NO TREES ON THE SITE WILL BE PRESERVED. ONE TREE EXISTS ALONG E. ARIZONA AVE, AND TWO RUSSIAN OLIVE EXIST ON THE NORTHERN PROPERTY LINE.
3. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS.
4. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAY, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
5. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATIONS OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
6. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
7. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHED SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
8. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
9. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: August 1, 2006

**TREE PRESERVATION MEASURES -- 1 SIDE**

**P&OS TP-2.0**

City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: August 1, 2006

**TREE PROTECTION FENCING**

**P&OS TP-3.0**

NOT FOR CONSTRUCTION

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

DRAWING: TREE PROTECTION PLAN

CLIENT: CITY OF AURORA

DESIGNED BY: [Blank]

DRAWN BY: [Blank]

CHECKED BY: [Blank]

DATE: 01/30/2025

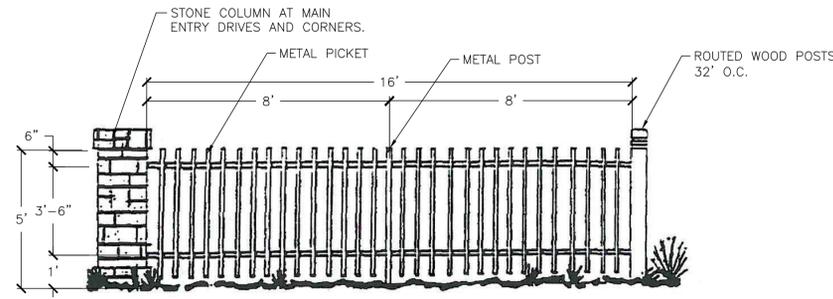
associates inc.  
2853 South Peoria Street, Ste 101  
Aurora, Colorado 80014  
303-770-7201 FAX 770-7132  
JGAMEC@THKASSOC.COM  
303-770-7201 EXT 113

SHEET NUMBER  
TPP-1

SHEET 9 OF 12  
PROJECT NO. 8172.000

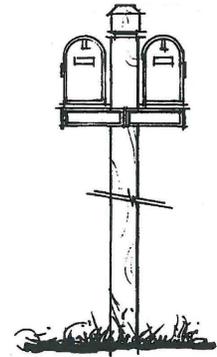
# THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

## SITE PLAN



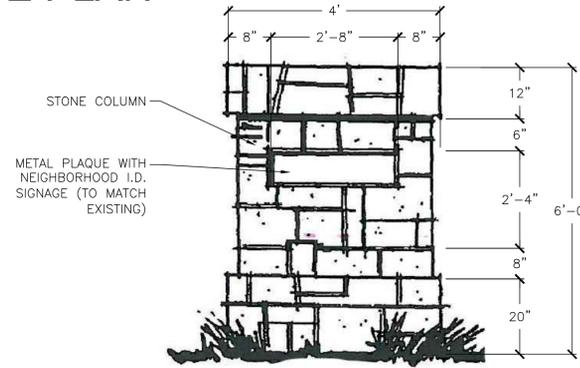
- NOTES:
- FENCING SHALL MATCH SURROUNDING NEIGHBORHOOD.
  - FENCING WILL BE 5' HIGH METAL FENCE PAINTED A RUST BROWN TONE. FENCE WILL BE WROUGHT IRON IN STYLE WITH A TOP AND BOTTOM RAIL AND VERTICAL PICKETS.
  - PICKETS WILL EXTEND 6" ABOVE AND BELOW TOP AND BOTTOM RAILS.
  - ROUTED WOOD POSTS WILL BE PLACED 32' ON CENTER.
  - STONE COLUMNS WITH A BUFF SANDSTONE VENEER WILL BE INCORPORATED INTO THE FENCE AT MAIN ENTRY DRIVES AND AT CORNERS.

FENCING DETAIL – FROM DESIGN GUIDELINES  
N.T.S.



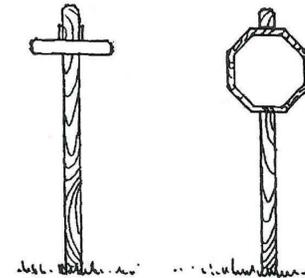
- NOTES:
- MAILBOXES SHALL BE A TWO BOX SYSTEM LOCATED ON THE SHARED PROPERTY LINE BETWEEN TWO LOTS. THESE SHARED BOXES WILL BE METAL AND MOUNTED ON A ROUTED WOOD POST. THE POST WILL BE STAINED OR PAINTED. THE SUPPORT ARM OF THE SYSTEM WILL ADEQUATELY DISPLAY THE ADDRESS FOR EACH BOX.

TYPICAL MAILBOX – FROM DESIGN GUIDELINES  
N.T.S.



- NOTES:
- NEIGHBORHOOD I.D. WILL CONSIST OF ONE STONE COLUMN WITH METAL CAPS AND A METAL PLAQUE FOR NEIGHBORHOOD NAME/LOGO.

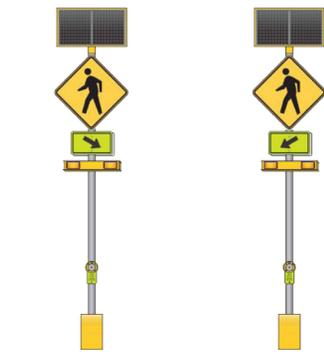
NEIGHBORHOOD I.D. COLUMN – FROM DESIGN GUIDELINES  
N.T.S.



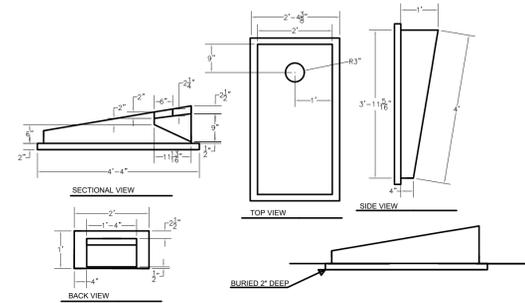
- NOTES:
- TYPICAL STREET SIGNS WILL BE CONSTRUCTED OUT OF 4" X 4" WOOD POSTS. SIGN BLADES AND REGULATORY SIGNS WILL BE ENCASED IN A WOOD TRIM. ALL WOOD ELEMENTS WILL BE STAINED OR PAINTED.
  - SIGNS SHALL BE INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS.
  - 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 APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

DIRECTIONAL SIGNAGE – FROM DESIGN GUIDELINES  
N.T.S.

BLOCK NUMBER	LOT NUMBER	LOT TYPE	LOT AREA (S.F.)	LOT WIDTH	REQUIRED FRONT SETBACK	REQUIRED SIDE SETBACK	REQUIRED REAR SETBACK
1	1	Large Lot (9,000 SF or more)	9,535	128.39	15'	10'	25'
1	2	Standard Lot (6,000 SF to 7,000 SF)	6,174	53.69	15'	5'	25'
1	3	Midsize Lot (7,000 to 9,000 SF)	7,679	65.77	15'	10'	25'
1	4	Large Lot (9,000 SF or more)	9,081	66.56	15'	10'	25'
1	5	Large Lot (9,000 SF or more)	11,730	46.49	15'	10'	25'
1	6	Large Lot (9,000 SF or more)	10,037	55.65	15'	10'	25'
1	7	Large Lot (9,000 SF or more)	13,956	35.35	15'	10'	25'
1	8	Midsize Lot (7,000 to 9,000 SF)	7,574	67.33	15'	10'	25'
1	9	Midsize Lot (7,000 to 9,000 SF)	7,351	57.67	15'	10'	25'
1	10	Midsize Lot (7,000 to 9,000 SF)	7,605	68.15	15'	10'	25'
1	11	Midsize Lot (7,000 to 9,000 SF)	8,318	83.06	15'	10'	25'
1	12	Midsize Lot (7,000 to 9,000 SF)	8,075	79.21	15'	10'	25'
1	13	Midsize Lot (7,000 to 9,000 SF)	8,415	64.58	15'	10'	25'
1	14	Midsize Lot (7,000 to 9,000 SF)	8,784	57.93	15'	10'	25'
2	1	Large Lot (9,000 SF or more)	11,631	134.39	20'	5'	15'
2	2	Midsize Lot (7,000 to 9,000 SF)	7,161	58.01	20'	5'	15'
2	3	Standard Lot (6,000 SF to 7,000 SF)	6,779	79.22	20'	5'	15'
2	4	Standard Lot (6,000 SF to 7,000 SF)	6,006	54.21	20'	5'	15'
2	5	Large Lot (9,000 SF or more)	11,763	120.50	20'	5'	15'
2	6	Large Lot (9,000 SF or more)	9,513	76.86	20'	5'	15'
2	7	Standard Lot (6,000 SF to 7,000 SF)	6,715	65.04	20'	5'	15'
2	8	Midsize Lot (7,000 to 9,000 SF)	7,577	58.65	20'	5'	15'
2	9	Midsize Lot (7,000 to 9,000 SF)	8,511	77.19	20'	5'	15'
2	10	Midsize Lot (7,000 to 9,000 SF)	8,660	60.09	20'	5'	15'
2	11	Standard Lot (6,000 SF to 7,000 SF)	6,587	50.08	20'	5'	15'
2	12	Midsize Lot (7,000 to 9,000 SF)	7,688	67.76	20'	5'	15'
2	13	Standard Lot (6,000 SF to 7,000 SF)	6,991	56.74	20'	5'	15'



SOLAR CROSSWALK SIGNAL AND SIGNAGE  
N.T.S.



PHOTOMETRIC INFORMATION – NEIGHBORHOOD LIGHTING

- NOTES:
- ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006-MENAS OF EGRESS INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE(11LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
  - ALL FIXTURES, POLES AND BASES SHALL BE BLACK IN COLOR.
  - ALL ON-SITE STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA AND MUST MEET COA STANDARDS.
  - THE PHOTOMETRIC PLAN IS REQUIRED WITH THE LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS.
  - NEIGHBORHOOD LIGHTING WILL COMPLY WITH THE AESTHETICS OF THE DESIGN GUIDELINES.

### FIXTURES

PROVIDENCE SERIES  
#PROV-T3-32LED-3K-700-(COLOR:BL) WITH 20' ROUND BLACK POLE.



PERMANENT CORN HOLE  
N.T.S.

PHOTOMETRIC INFORMATION – PONDEROSA TRAIL SOUTH

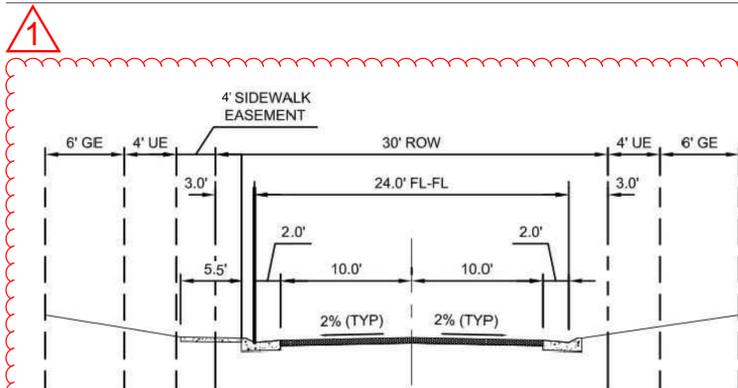
- NOTES:
- ILLUMINATION ALONG PONDEROSA TRAIL SOUTH MUST COMPLY WITH ALL CITY OF AURORA STANDARDS.
  - ALL FIXTURES, POLES AND BASES SHALL BE BLACK IN COLOR.
  - ALL ON-SITE STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA.
  - A STREET LIGHTING PLAN IS REQUIRED WITH THE CIVIL PLAN SUBMITTAL THAT INCLUDES A PHOTOMETRIC ANALYSIS.
  - STREET LIGHT LOCATIONS ARE CONCEPTUAL AND FINAL STREET LIGHT LOCATIONS AND FIXTURES WILL BE DETERMINED WITH THE CIVIL PLANS.

TYPE 'SL-3' FIXTURE:  
LED COBRA HEAD-STYLE MOUNTED ON A 4' TAPERED SINGLE-TUBE UPSWEPT ARM WITH 2-INCH NOMINAL PIPE SIZE TENON. MOUNT ON 30' TALL MAX ROUND TAPERED GALVANIZED STEEL POLE.

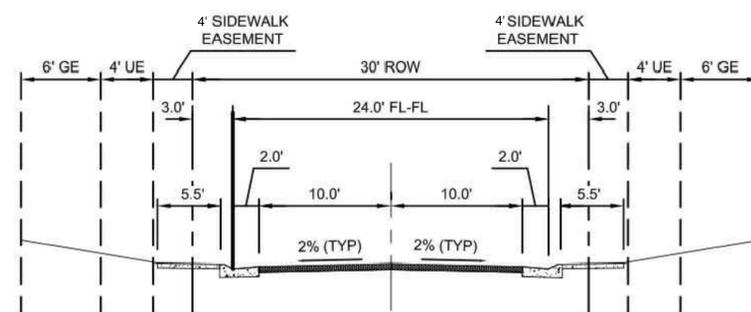
INPUT VOLTAGE, 60 Hz 120VAC  
LUMINAIRE LUMEN OUTPUT 14,000 LUMENS  
LUMINAIRE DISTRIBUTION TYPE II OR III / MEDIUM  
BACKLIGHT-UPLIGHT-GLARE (BUG) RATING MAX. Bx-UO-G2

LUMINAIRE:  
EATON ARCHEON #ARCH-M-AF48-130-F-U-7030-4N7-AP  
POLE:  
MILLERBERND #SJ-041-A-070-A-300-R-GV-NC2

LOT DIAGRAM



TYPICAL STREET CROSS SECTION – SECTION A AND B  
N.T.S.



TYPICAL STREET CROSS SECTION – SECTION C

#	DATE	REVISIONS
3RD	09/17/2021	SUBMITTAL TO COA
4TH	04/19/2022	SUBMITTAL TO COA
5TH	07/28/2022	SUBMITTAL TO COA
6TH	08/31/2022	SUBMITTAL TO COA
7TH	09/23/2022	SUBMITTAL TO COA
	02/03/2025	MINOR AMENDMENT

PROJECT:	THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH
DRAWING:	SITE PLAN DETAILS
CLIENT:	CITY OF AURORA
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	HORZ: VERT:
DATE:	01/30/2025

**associates inc.**  
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Aurora, Colorado 80014  
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JULIE GAMEC, PLA  
JGAMEC@THKASSOC.COM  
303-770-7201 EXT 113

SHEET NUMBER

S-2

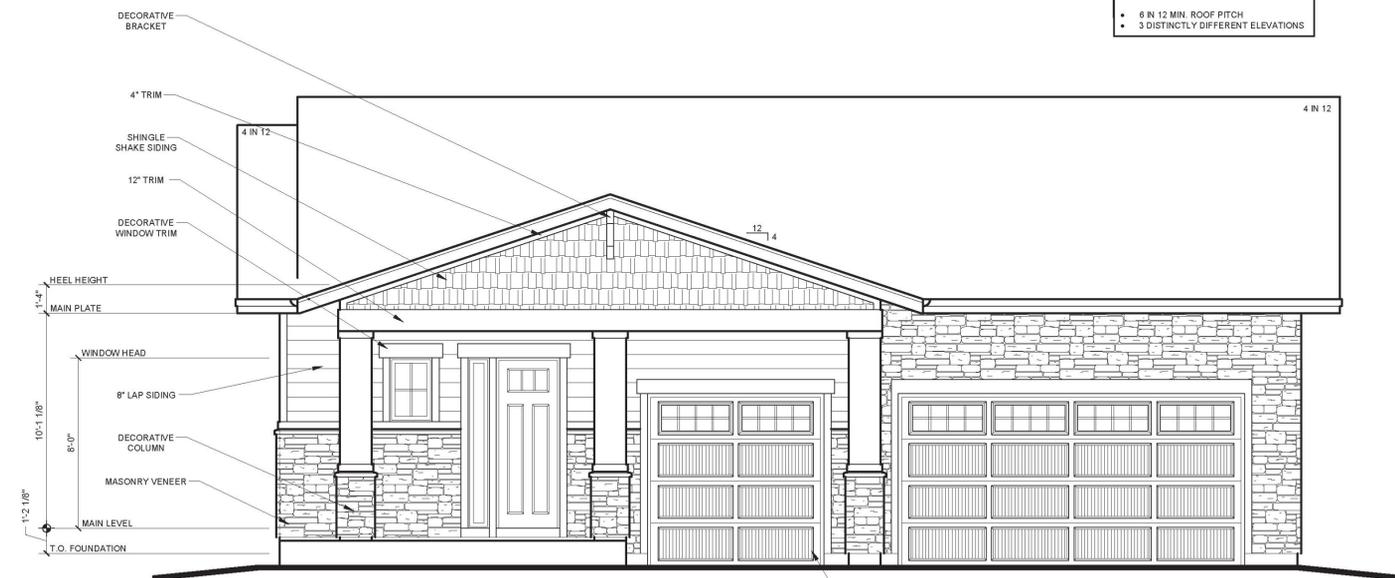
SHEET 10 OF 12  
PROJECT NO. 8172.000

# THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

## SITE PLAN



**1 PLAN 1 - CRAFTSMAN**  
 FRONT ELEVATION MASONRY: 29% SHOWN  
 TOTAL AVERAGE MASONRY: 36% SHOWN  
 SCALE: 1/4" = 1'-0"



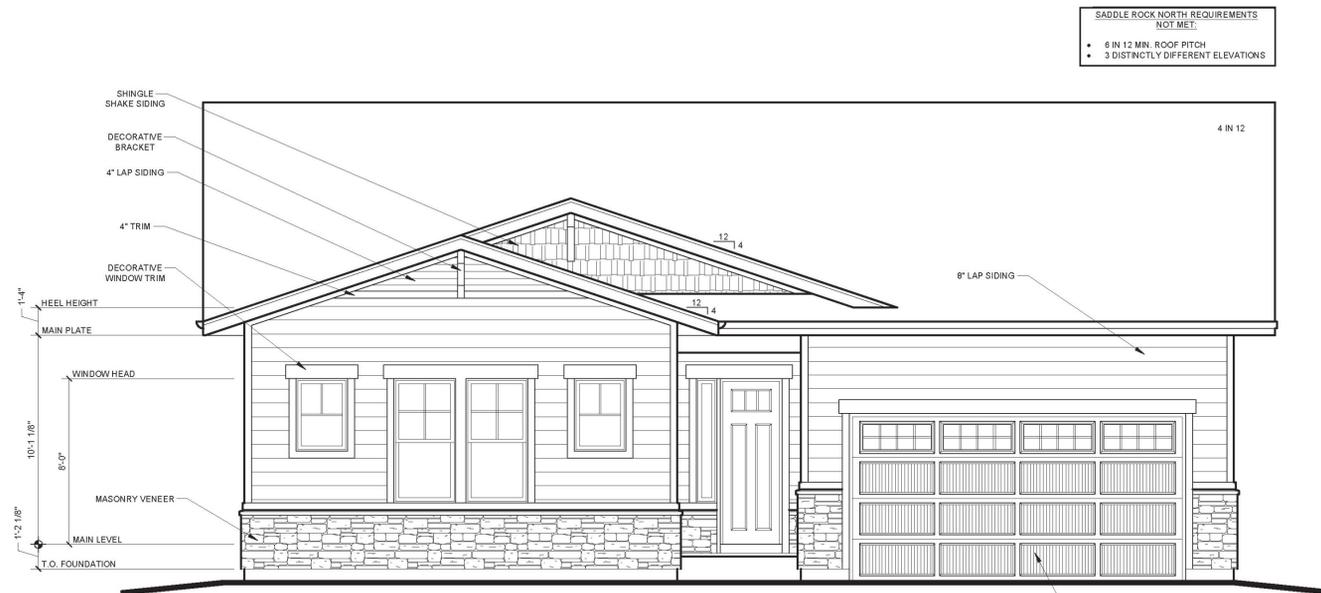
**1 PLAN 2 - CRAFTSMAN**  
 FRONT ELEVATION MASONRY: 46% SHOWN  
 SCALE: 1/4" = 1'-0"

SADDLE ROCK NORTH REQUIREMENTS NOT MET:

- 6 IN 12 MIN. ROOF PITCH
- 3 DISTINCTLY DIFFERENT ELEVATIONS

SADDLE ROCK NORTH REQUIREMENTS MET:

- DECORATIVE COLUMN W/ MASONRY BASE AND BASE & COLLAR TRIM
- VARIED GARAGE DOOR STYLES BETWEEN ELEVATION STYLES
- 2'-0" MIN. OFFSET BETWEEN FRONT LOAD 2-BAY & 1-BAY GARAGE
- 50% MIN. MASONRY ON GARAGE WALLS (58% MASONRY SHOWN)
- WINDOWS IN GARAGE DOORS
- EXTENDED COVERED PORCH ROOF OVER GARAGE DOOR ENCOURAGED
- GARAGE ELEVATION LESS THAN 50% OF HOME'S LOT WIDTH



**1 PLAN 3 - CRAFTSMAN**  
 FRONT ELEVATION MASONRY: 24% SHOWN  
 SCALE: 1/4" = 1'-0"

SADDLE ROCK NORTH REQUIREMENTS NOT MET:

- 6 IN 12 MIN. ROOF PITCH
- 3 DISTINCTLY DIFFERENT ELEVATIONS

SADDLE ROCK NORTH REQUIREMENTS MET:

- VARIED GARAGE DOOR STYLE
- WINDOWS IN GARAGE DOORS
- SIDE LOAD GARAGE ENCOURAGED
- GARAGE ELEVATION LESS THAN 50% OF HOME'S LOT WIDTH

REVISIONS	
#	DATE
3RD	09/17/2021
4th	04/19/2022
5th	07/28/2022
6th	08/31/2022

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

DRAWING: HOUSE ELEVATIONS

CLIENT: CITY OF AURORA

DESIGNED BY: [ ]

DRAWN BY: [ ]

CHECKED BY: [ ]

SCALE: [ ]

DATE: 04/19/2022

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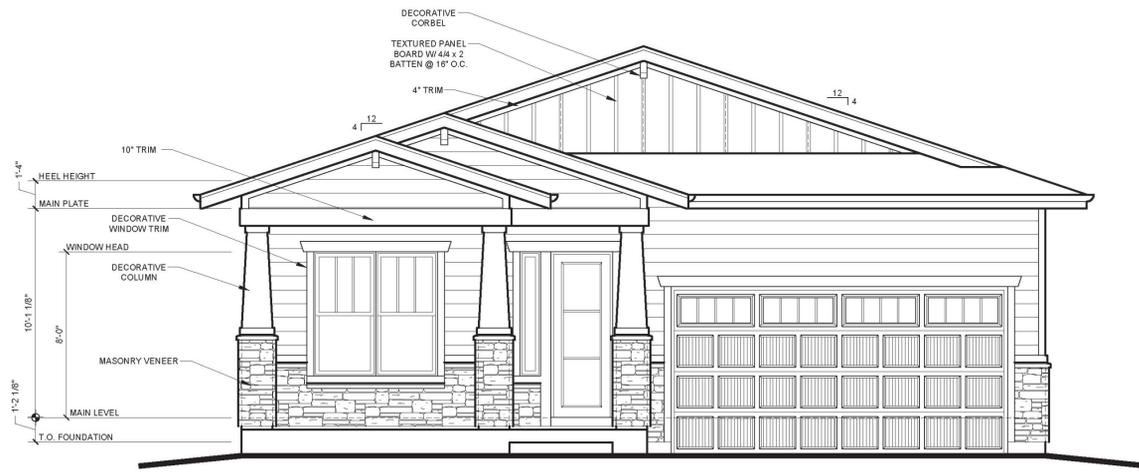
SHEET NUMBER: HE-1

SHEET 11 OF 12

PROJECT NO. 8172.000

# THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

## SITE PLAN



**2 PLAN 1 - BUNGALOW**  
 FRONT ELEVATION MASONRY: 26% SHOWN  
 TOTAL AVERAGE MASONRY: 35% SHOWN  
 SCALE: 1/4" = 1'-0"



**2 PLAN 2 - BUNGALOW**  
 FRONT ELEVATION MASONRY: 38% SHOWN  
 SCALE: 1/4" = 1'-0"



**2 PLAN 3 - BUNGALOW**  
 FRONT ELEVATION MASONRY: 33% SHOWN  
 SCALE: 1/4" = 1'-0"

**SADDLE ROCK NORTH REQUIREMENTS NOT MET:**

- 6 IN 12 MIN. ROOF PITCH
- 3 DISTINCTLY DIFFERENT ELEVATIONS

**SADDLE ROCK NORTH REQUIREMENTS MET:**

- DECORATIVE COLUMN W/ MASONRY BASE AND BASE & COLLAR TRIM
- VARIED GARAGE DOOR STYLES BETWEEN ELEVATION STYLES
- 2'-0" MIN. OFFSET BETWEEN FRONT LOAD 2-BAY & 1-BAY GARAGE
- 50% MIN. MASONRY ON GARAGE WALLS (81% MASONRY SHOWN)
- WINDOWS IN GARAGE DOORS
- EXTENDED COVERED PORCH ROOF OVER GARAGE DOOR ENCOURAGED
- GARAGE ELEVATION LESS THAN 50% OF HOME'S LOT WIDTH

**SADDLE ROCK REQUIREMENTS NOT MET:**

- 6 IN 12 MIN. ROOF PITCH
- 3 DISTINCTLY DIFFERENT ELEVATIONS

**SADDLE ROCK NORTH REQUIREMENTS MET:**

- VARIED GARAGE DOOR STYLES BETWEEN ELEVATION STYLES
- WINDOWS IN GARAGE DOORS
- SIDE LOAD GARAGE ENCOURAGED
- GARAGE ELEVATION LESS THAN 50% OF HOME'S LOT WIDTH

REVISIONS	
#	DATE
3RD	09/17/2021
4th	04/19/2022
5th	07/28/2022
6th	08/31/2022

PROJECT: THE ENCLAVE AT SADDLE ROCK GOLF CLUB NORTH

DRAWING: HOUSE ELEVATIONS

CLIENT: CITY OF AURORA

DESIGNED BY: [ ]

DRAWN BY: [ ]

CHECKED BY: [ ]

SCALE: [ ]

DATE: 04/19/2022

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SHEET NUMBER  
 HE-2  
 SHEET 12 OF 12  
 PROJECT NO. 8172.000