

TALLYN'S REACH FILING No. 14

SITE PLAN

DEDICATION AND PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE WEST HALF OF SECTION 29, TOGETHER WITH TRACT N, TALLYN'S REACH SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. A9182128 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SITUATED IN THE WEST HALF OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29;

THENCE SOUTH 44°26'22" EAST, A DISTANCE OF 631.26 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SMOKY HILL ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF SMOKY HILL ROAD THE FOLLOWING FIVE (5) COURSES:

1. THENCE SOUTH 75°01'29" EAST A DISTANCE OF 452.61 FEET TO A POINT ON A CURVE;
2. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17°30'20", A RADIUS OF 1120.00 FEET, AND AN ARC LENGTH OF 342.19 FEET, THE CHORD OF WHICH BEARS SOUTH 66°13'47" EAST, TO A POINT ON A CURVE;
3. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 28°07'10", A RADIUS OF 573.00 FEET, AND AN ARC LENGTH OF 281.22 FEET, THE CHORD OF WHICH BEARS SOUTH 43°22'05" EAST, TO A POINT ON A CURVE;
4. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°17'27", A RADIUS OF 3205.96 FEET, AND AN ARC LENGTH OF 240.10 FEET, THE CHORD OF WHICH BEARS SOUTH 27°15'37" EAST;
5. THENCE SOUTH 25°04'11" EAST, A DISTANCE OF 1536.58 FEET TO A POINT OF CURVATURE ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ARAPAHOE ROAD RECORDED AT RECEPTION NO. B2163288 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST ARAPAHOE ROAD THE FOLLOWING FOUR (4) COURSES:

1. THENCE ALONG THE ARC OF CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.27 FEET;
2. THENCE SOUTH 64°55'49" WEST, A DISTANCE OF 560.40 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 32°11'27", A RADIUS OF 883.00 FEET AND AN ARC LENGTH OF 496.10 FEET TO A POINT OF COMPOUND CURVATURE;
4. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 93°19'17", A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 32.58 FEET TO A POINT ON THE BOUNDARY OF TALLYN'S REACH SUBDIVISION FILING NO. 3, A SUBDIVISION PLAT RECORDED AT RECEPTION NO B0050119 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ALONG SAID BOUNDARY OF TALLYN'S REACH SUBDIVISION FILING NO. 3 THE FOLLOWING SEVENTEEN (17) COURSES:

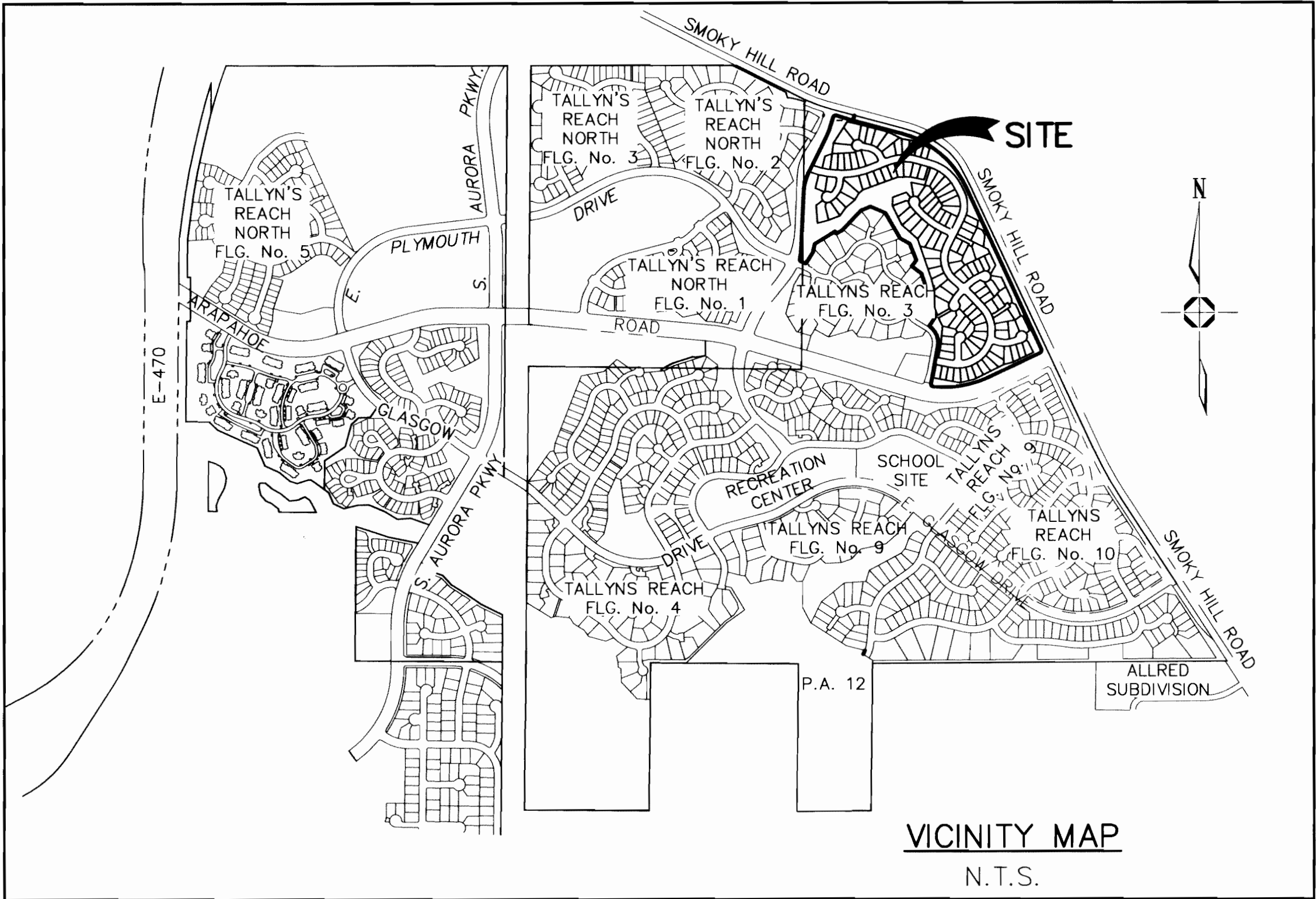
1. THENCE NORTH 10°26'33" EAST, A DISTANCE OF 333.56 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 66°12'41", A RADIUS OF 180.00 FEET AND AN ARC LENGTH OF 208.01 FEET;
3. THENCE NORTH 33°09'53" EAST, A DISTANCE OF 101.42 FEET;
4. THENCE NORTH 18°03'07" WEST, A DISTANCE OF 405.48 FEET;
5. THENCE NORTH 53°26'55" WEST, A DISTANCE OF 106.83 FEET;
6. THENCE NORTH 38°16'43" EAST, A DISTANCE OF 66.93 FEET;
7. THENCE NORTH 21°43'37" WEST, A DISTANCE OF 159.64 FEET;
8. THENCE NORTH 60°54'58" WEST, A DISTANCE OF 98.17 FEET;
9. THENCE NORTH 30°06'44" WEST, A DISTANCE OF 262.35 FEET;
10. THENCE NORTH 66°47'33" WEST, A DISTANCE OF 143.36 FEET;
11. THENCE SOUTH 66°46'48" WEST, A DISTANCE OF 91.72 FEET;
12. THENCE SOUTH 43°45'05" WEST, A DISTANCE OF 245.95 FEET;
13. THENCE SOUTH 62°30'58" WEST, A DISTANCE OF 60.04 FEET;
14. THENCE NORTH 24°54'01" WEST, A DISTANCE OF 21.38 FEET;
15. THENCE SOUTH 58°35'15" WEST, A DISTANCE OF 212.39 FEET;
16. THENCE SOUTH 12°53'22" WEST, A DISTANCE OF 78.44 FEET;
17. THENCE SOUTH 32°53'37" WEST, A DISTANCE OF 115.72 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT N, TALLYN'S REACH SUBDIVISION FILING NO. 1;

THENCE ALONG THE BOUNDARY OF SAID TRACT N THE FOLLOWING TEN (10) COURSES:

1. THENCE NORTH 67°11'58" WEST, A DISTANCE OF 45.25 FEET TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 80°51'42", A RADIUS OF 20.00 FEET AND AN ARC LENGTH OF 28.23 FEET TO A POINT OF REVERSE CURVATURE;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°11'40", A RADIUS OF 447.25 FEET AND AN ARC LENGTH OF 87.38 FEET;
4. THENCE NORTH 02°28'04" EAST, A DISTANCE OF 509.78 FEET;
5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23°52'39", A RADIUS OF 401.25 FEET AND AN ARC LENGTH OF 167.22 FEET;
6. THENCE NORTH 26°20'43" EAST, A DISTANCE OF 351.55 FEET TO A POINT OF CURVATURE;
7. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10°31'54", A RADIUS OF 768.00 FEET AND AN ARC LENGTH OF 141.17 FEET;
8. THENCE NORTH 15°48'49" EAST, A DISTANCE OF 57.02 FEET TO A POINT OF CURVATURE;
9. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°09'42", A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 38.90 FEET;
10. THENCE SOUTH 75°01'29" EAST, A DISTANCE OF 154.97 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT N AND A POINT ON THE BOUNDARY OF SAID TALLYN'S REACH SUBDIVISION FILING NO. 1;

THENCE NORTH 14°58'31" EAST, ALONG SAID BOUNDARY OF TALLYN'S REACH SUBDIVISION FILING NO. 1 A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,365,571 SQUARE FEET, OR 54.31 ACRES, MORE OR LESS.



INDEX:

- 1) COVER SHEET
- 2) NOTES
- 3-5) DETAILS & LOT MATRIX
- 6) SHEET INDEX
- 7-15) SITE PLANS
- 16-27) LANDSCAPE PLANS

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Sol Ryan DATE: 10-28-05

PLANNING DIRECTOR: Robert Watter DATE: 10/28/05

PLANNING COMMISSION: HA DATE: 6/8/05
CHAIRPERSON

CITY COUNCIL: NA DATE: NA
MAYOR

ATTEST: NA DATE: NA
CITY CLERK

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
_____ COUNTY, COLORADO AT _____ O'CLOCK ____ M,

THIS _____ DAY OF _____, AD _____.

CLERK AND RECORDER: _____

DEPUTY: _____

SITE DATA:

ZONING CLASSIFICATION: S.F.D.
PROPOSED USES: SINGLE FAMILY DETACHED @ 2.38 DU/AC
MAXIMUM HEIGHT OF BUILDINGS: 35 FEET
LAND AREA WITHIN PROPERTY LINE: 54.31 ACRES
NUMBER OF UNITS PROPOSED: 129

MORTGAGE HOLDER:

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

Chong Shun
KEYBANK NATIONAL ASSOCIATION

OWNERS CERTIFICATE:

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 CARMA (COLORADO), INC., A NEVADA CORPORATION

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 14th

DAY OF OCTOBER AD 2005

BY: Thomas P. Morton

ATTEST: Carol Dodero

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF OCTOBER 14 AD 2005 BY THOMAS P. MORTON

WITNESS MY HAND AND OFFICIAL SEAL

Carol Dodero
NOTARY PUBLIC

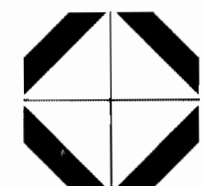
MY COMMISSION EXPIRES 4/30/06

ADDRESS: 9110 E. NICHOLS AVE #180
ENGLEWOOD CO 80112

DEVELOPER

CARMA (COLORADO), INC.
TOM MORTON
HIGHLAND PLACE II
9110 E. NICHOLS AVE., NO. 180
ENGLEWOOD, CO 80111
TEL: 303-706-9451
FAX: 303-706-9453

ENGINEER



Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200

AMENDMENTS	
<u>Minor Amndmnt - 2/28/2006 - 2005-4006-01</u>	
<u>1</u> Meritage model 4510 (see paper files)	
<u>Minor Amndmnt - 2/28/2006 - 2005-4006-02</u>	
<u>2</u> Meritage model 4520 (see paper files)	
<u>Minor Amndmnt - 2/28/2006 - 2005-4006-03</u>	
<u>3</u> Meritage model 4530 (see paper files)	
<u>Minor Amndmnt - 2/28/2006 - 2005-4006-04</u>	
<u>4</u> Meritage model 4540 (see paper files)	
<u>Minor Amndmnt - 2/28/2006 - 2005-4006-05</u>	
<u>5</u> Meritage model 4550 (see paper files)	
<u>Minor Amndmnt - 2/28/2006 - 2005-4006-06</u>	
<u>6</u> Meritage model 5010 (see paper files)	
<u>Minor Amndmnt - 2/28/2006 - 2005-4006-07</u>	
<u>7</u> Meritage model 5020 (see paper files)	
<u>Minor Amndmnt - 2/28/2006 - 2005-4006-08</u>	
<u>8</u> Meritage model 5030 (see paper files)	
<u>Minor Amndmnt - 2/28/2006 - 2005-4006-09</u>	
<u>9</u> Meritage model 5040 (see paper files)	
<u>10</u> MASONRY WALL ALONG SMOKY HILL 7-10-2006 2005-4006-10	
<u>11</u>	9/16/24: MONUMENT SIGN

NOTES:

1. EXCEPT AS SET FORTH HEREIN, THIS SITE PLAN SHALL COMPLY WITH THE APPROVED GENERAL DEVELOPMENT PLAN (GDP) FOR TALLYN'S REACH, PREVIOUSLY CALLED PROMONTORY PARK.
2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE TALLYN'S REACH METROPOLITAN DISTRICT NO. 1, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
3. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
4. 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 HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. 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 FRONT YARD LANDSCAPING FOR EACH INDIVIDUAL LOT WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, 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 SYSTEMS AND/OR PRIVATE UTILITIES.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT 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.
11. NOT WITHSTANDING 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 UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE ET CETERA 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.

NOTES (Con't.)

15. 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.
16. ALL STREET CROSS-SECTIONS MEET CITY STANDARD SECTIONS UNLESS SHOWN OTHERWISE ON SHEET 5 OF THIS SITE PLAN.
17. EMERGENCY TURNAROUND PORTIONS OF EACH DEAD-END STREET WILL BE POSTED "NO PARKING" (DURING INTERIM CONSTRUCTION).
18. NO ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATION, FOOTERS, CANTILEVERED WALLS, ETC.) ARE ALLOWED TO ENCROACH INTO ANY EASEMENT. SETBACK ENVELOPES SHOW OPTIMUM ALLOWANCE. REFER TO GDP FOR ADDITIONAL OFFSET REQUIREMENTS AND EXCEPTIONS.
19. ALL UTILITIES SHALL BE UNDERGROUND.
20. TRACT A, C, AND D SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. TRACT B IS HEREBY GRANTED TO THE CITY OF AURORA FOR DRAINAGE, UTILITY, PUBLIC LAND, AND REGIONAL TRAIL PURPOSES AND WILL BE CONSTRUCTED BY THE DEVELOPER TO THE CITY OF AURORA SPECIFICATIONS.
22. STREET LIGHTS ARE REQUIRED FOR ALL PUBLIC STREETS IN AND ADJACENT TO THE ABOVE DEVELOPMENT. NOTE: STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER. COORDINATE THE INSTALLATION WITH AURORA PUBLIC WORKS @ 303-739-7300.
23. DETACHED STORAGE SHEDS ARE NOT ALLOWED IN THIS FILING.
24. PERIMETER FENCES SHALL MEET THE TWO AND THREE RAIL PERIMETER FENCE REQUIREMENT DETAILED IN THE TALLYN'S REACH DESIGN SOURCE BOOK AND AS DETAILED HEREIN, SHALL BE CONSTRUCTED BY THE BUILDER.
25. EACH DWELLING UNIT MUST COMPLY TO CITY OF AURORA PARKING REQUIREMENTS FOR SINGLE FAMILY DETACHED UNITS (SF-D). TWO SPACES PER DWELLING UNIT ARE REQUIRED. SPACES CAN BE ACCOMMODATED IN GARAGE OR DRIVEWAY.
26. DRIVEWAY LOCATIONS SHOWN HEREON ARE NOT INTENDED TO REPRESENT FINAL LOCATIONS. FINAL LOCATION SHALL BE DETERMINED BY BUILDER. THE SINGLE UNITS ON THIS CONTEXTUAL SITE PLAN SHALL CONFORM TO THE ALTERNATIVELY LOADED GARAGE REQUIREMENTS PER SECTION 1302, ARTICLE 13 OF THE CITY OF AURORA ZONING CODE.
27. THE DEVELOPER SHALL ADHERE TO THE TREE PROTECTION PLAN (TAP) APPROVED FOR THIS SITE. THE DEVELOPER MUST AMEND THE TAP AND LANDSCAPE PLAN BEFORE REMOVING OR RELOCATING ANY TREES DESIGNATED FOR PROTECTION. SETBACKS HAVE BEEN MODIFIED ON SOME LOTS TO PROTECT TREES. BUILDER AND HOME OWNERS MUST CONFORM TO THE TAP AND APPLICABLE CITY ORDINANCES.
28. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL STREET SIGNS SHOWN ON THIS PLAN IN ACCORDANCE WITH THE 2000 "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
29. CARMA COLORADO, INC. IS TO START CONSTRUCTION OF ONE HALF OF SMOKY HILL ROAD PER SEPARATE AGREEMENT WITH THE CITY OF AURORA PRIOR TO RECEIVING FIRST CERTIFICATE OF OCCUPANCY FOR TALLYN'S REACH FILING NO. 14.
30. THE TALLYN'S REACH METROPOLITAN DISTRICT NO. 1 IS RESPONSIBLE FOR THE CONSTRUCTION OF THE CHECK STRUCTURES AND HEADWALL CUTTING PROTECTION WITHIN ROBINSON GULCH WITH THE CONSTRUCTION OF TALLYN'S REACH FILING NO. 14.
31. CARMA COLORADO, INC. (CONTACT TOM MORTON, HIGHLAND PLACE II, 9110 E. NICHOLS AVE., No. 180, ENGLEWOOD, CO. 80111) HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE FUNDING OF 50% OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTION OF S. TALLYN'S REACH PARKWAY AND SMOKY HILL ROAD AND EAST ARAPAHOE ROAD AND SMOKY HILL ROAD IF AND WHEN SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS AS DESCRIBED IN THE 2003 MANUAL UNIFORM TRAFFIC CONTROL DEVICES. FOR WARRANT PURPOSES, MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THE THRU AND LEFT TURN LANE MOVEMENTS AND 50% OF THE RIGHT-TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY THE CITY) SHALL BE SIGNED BY CARMA COLORADO, INC. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.

REQUIRED ARCHITECTURAL TOOLS:

VISUAL INTEREST FROM INTERIOR AND EXTERIOR STREETS, AS WELL AS FROM ADJACENT PUBLIC OPEN SPACE IS ENHANCED BY A DIVERSITY OF LOT ORIENTATION ALONG PARCEL EDGES (EAST ARAPAHOE ROAD, SMOKY HILL ROAD AND SOUTH TALLYN'S REACH PARKWAY) AND A VARIATION OF LOT ORIENTATION WITHIN THE NEIGHBORHOOD. THE HOME DESIGN WILL FEATURE ARCHITECTURAL TOOLS 1, 2, & 5.

1. TOOLS 1 AND 2 WILL BE SATISFIED BY SPECIFIC BUILDER SUBMITTAL OF ARCHITECTURAL PLANS.
2. IN ADDITION, TOOL #5 WILL ALSO BE SATISFIED. PRODUCT HAS BEEN CLUSTERED AROUND A CUL-DE-SAC TO BREAK UP LONG STRETCHES OF HOMES, AND TO ADD VARIETY TO THE STREET SCENE.
3. THE APPROVAL AND CONSENT OF THE ARCHITECTURAL REVIEW COMMITTEE MUST BE OBTAINED PRIOR TO SUBMITTING ARCHITECTURAL PLANS TO THE CITY OF AURORA.

HOME OWNER INSTALLED CUSTOM LANDSCAPING:

THE CITY OF AURORA ("COA") HAS CHARGED THE TALLYN'S REACH DESIGN REVIEW COMMITTEE ("DRC") WITH APPROVING ALL LANDSCAPING PLANS AND CONSTRUCTION UNDER TERMS AND CONDITIONS SET FORTH BY CITY CODE SEC. 146-1450.

REQUIREMENTS FOR SINGLE-FAMILY DETACHED AND TWO-FAMILY RESIDENCES. ALL NEW SINGLE-FAMILY RESIDENTIAL DWELLINGS SHALL BE PROVIDED WITH FRONT YARD LANDSCAPING AND SIDE YARD (IF APPLICABLE) LANDSCAPING WHICH SHALL BE INSTALLED BY THE HOMEOWNER. THE LANDSCAPING MUST BE COMPLETED WITHIN 180 DAYS AFTER CLOSING ON THE PROPERTY IF THE CLOSING OCCURS DURING A GROWING SEASON (APRIL 1 THROUGH NOVEMBER 1 IN THE SAME YEAR) OR DURING THE NEXT GROWING SEASON IF THE PROPERTY CLOSURES OUTSIDE OF THIS CYCLE.

IRRIGATION:
FRONT YARD LANDSCAPING SHALL INCLUDE AUTOMATIC IRRIGATION SHALL ALSO
BE INSTALLED WHERE THE SIDE YARD FACES A PUBLIC RIGHT-OF-WAY OR
OTHER PUBLIC SPACE.

FRONT YARD AND SIDE YARD LANDSCAPING SHALL BE PER COA REQUIREMENTS
CODE 146-1450 TABLES 14.3A AND 14.3B EXCEPT FOR TREE PLANTING.

TREE PLANTING:
BUILDERS ARE RESPONSIBLE FOR INSTALLING THE REQUIRED STREET TREES IN THE PARKWAY BETWEEN THE BACK OF CURB AND FRONT OF WALK. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THESE TREES. TREES THAT DIE AND REQUIRE REPLACEMENT MUST BE REPLACED WITH A LIKE TREE WITH A MINIMUM CALIPER OF 3 INCHES.

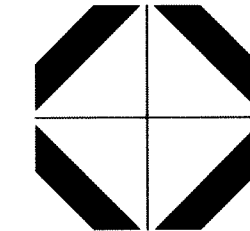
THE OWNER SHALL INSTALL AT LEAST ONE DECIDUOUS SHADE TREE OF NO LESS THAN 3 INCHES CALIPER IN THEIR FRONT YARD LANDSCAPE PLAN AND AT LEAST ONE EVERGREEN TREE OF NO LESS THAN 8 FOOT, TWO 2-¹/₂ INCH MINIMUM CALIPER DECIDUOUS TREES MAY BE USED AS A REPLACEMENT FOR THE ONE 3 INCH DECIDUOUS TREE. TWO ORNAMENTAL TREES WITH A MINIMUM CALIPER OF 2 INCHES MAY BE USED AS A REPLACEMENT FOR AN EVERGREEN TREE.

A LIST OF APPROVED TREES THAT MAY BE USED CAN BE FOUND IN THE TALLYN'S REACH LANDSCAPE DESIGN AND REVIEW REQUIREMENTS.

NO EXTERIOR ELEVATION SITE OR LANDSCAPE RELATED CONSTRUCTION
ACTIVITIES MAY COMMENCE WITHOUT PRIOR WRITTEN APPROVAL OF THE DRC.

[illegible]

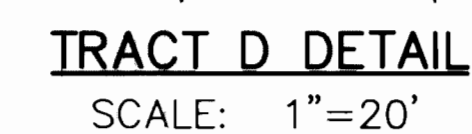
Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
(303) 980-0200



TALLYN'S REACH
FILING No. 14

SITE PLAN NOTES

Project:	Title:
Scale: N/A	
Date: DECEMBER, 2004	
Job No.	3184
File No.	3184-GN
Sheet	2 of 27

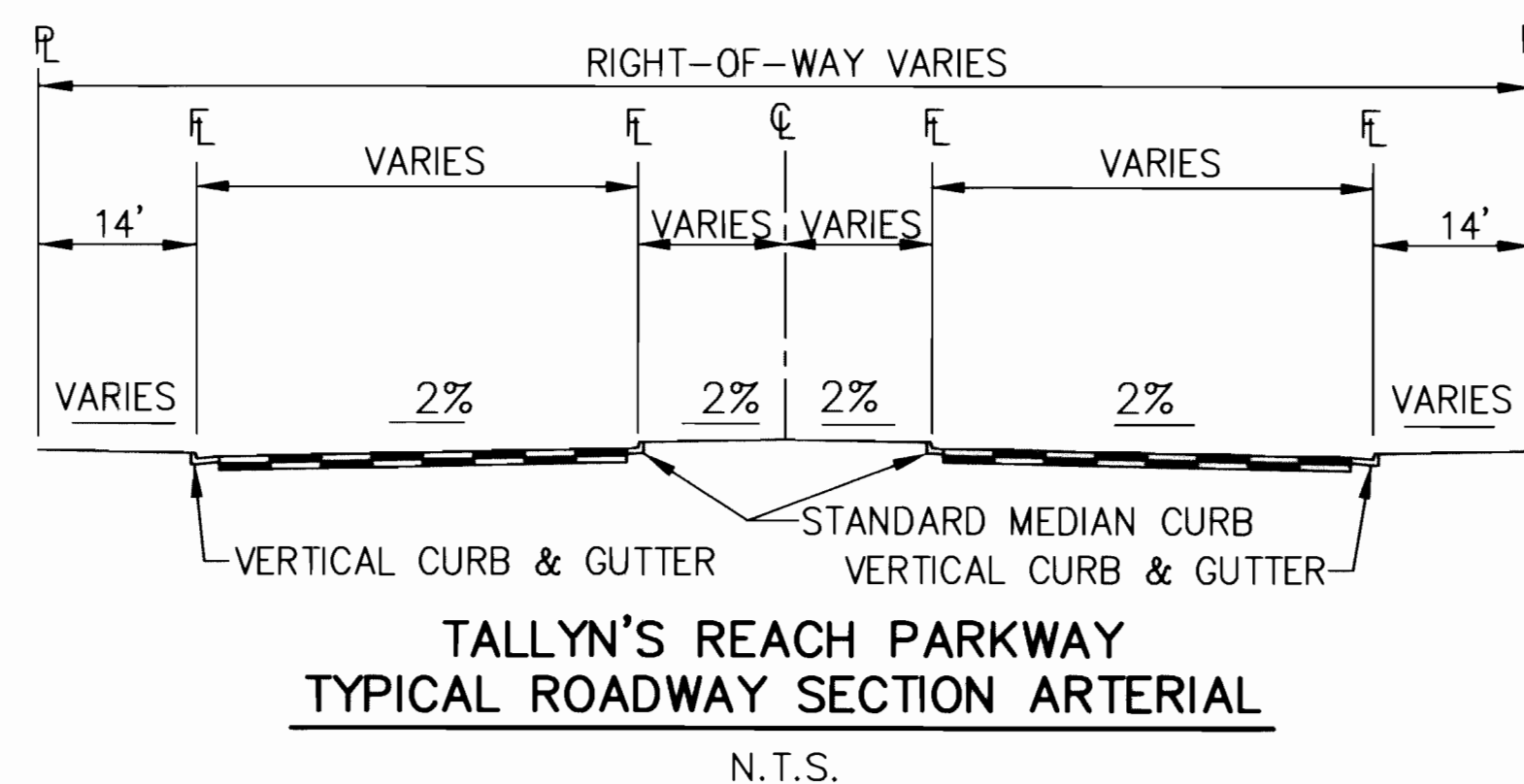
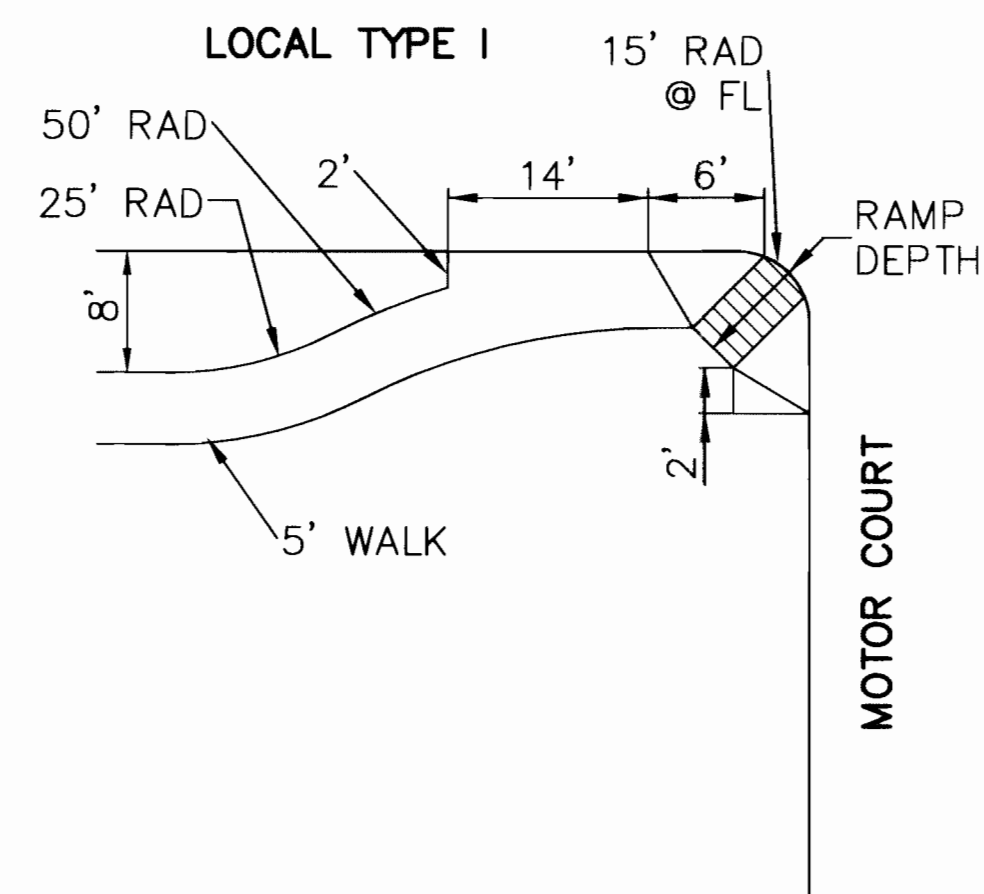
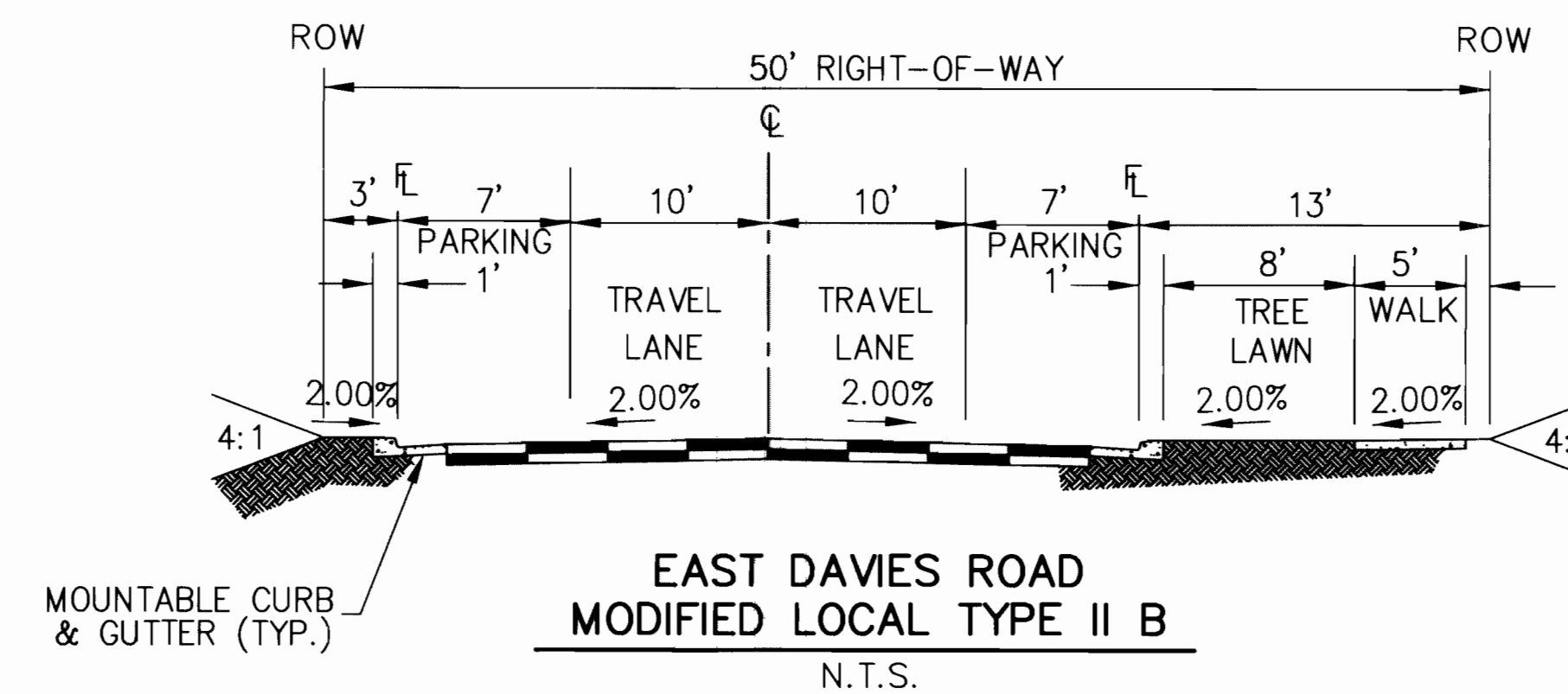
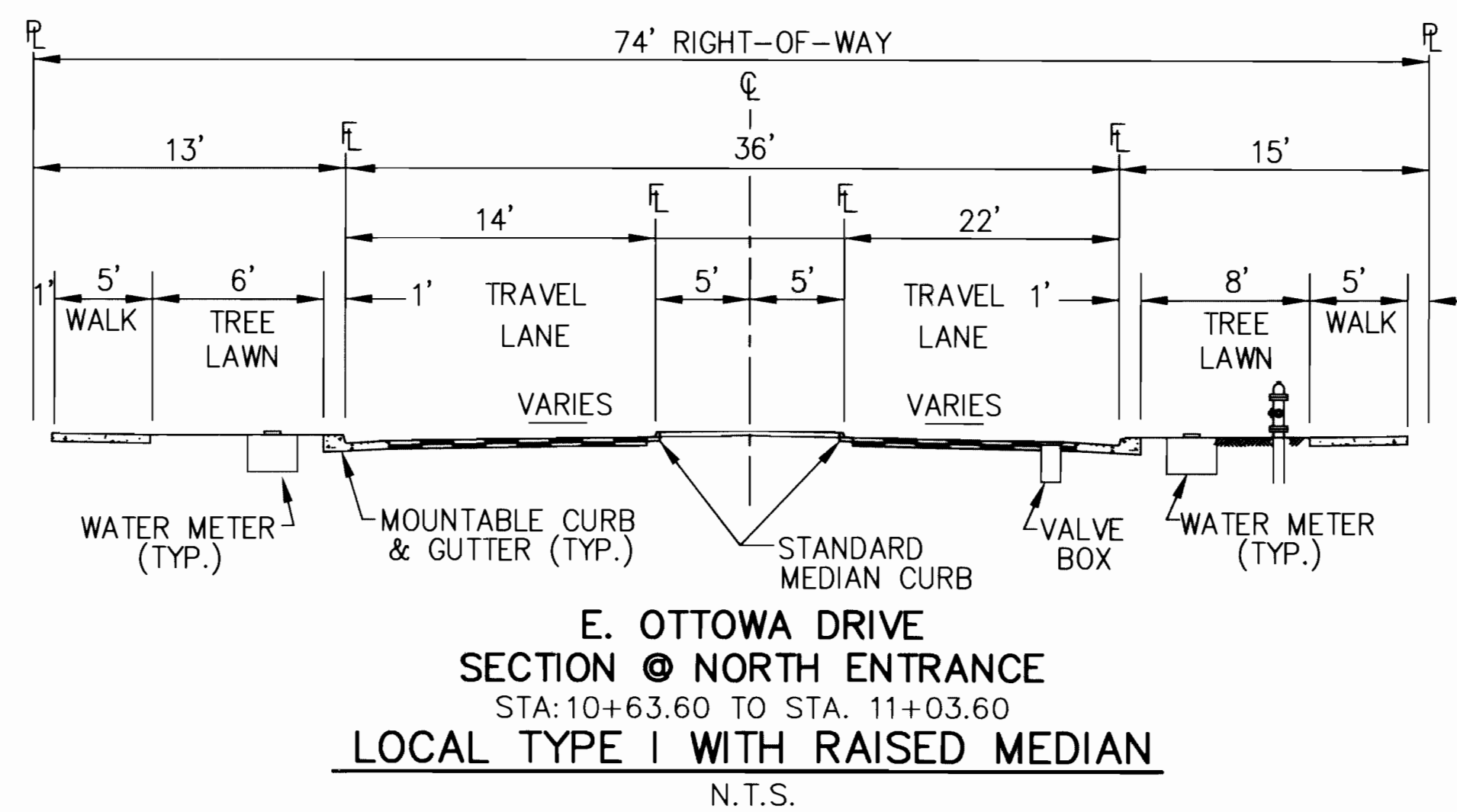
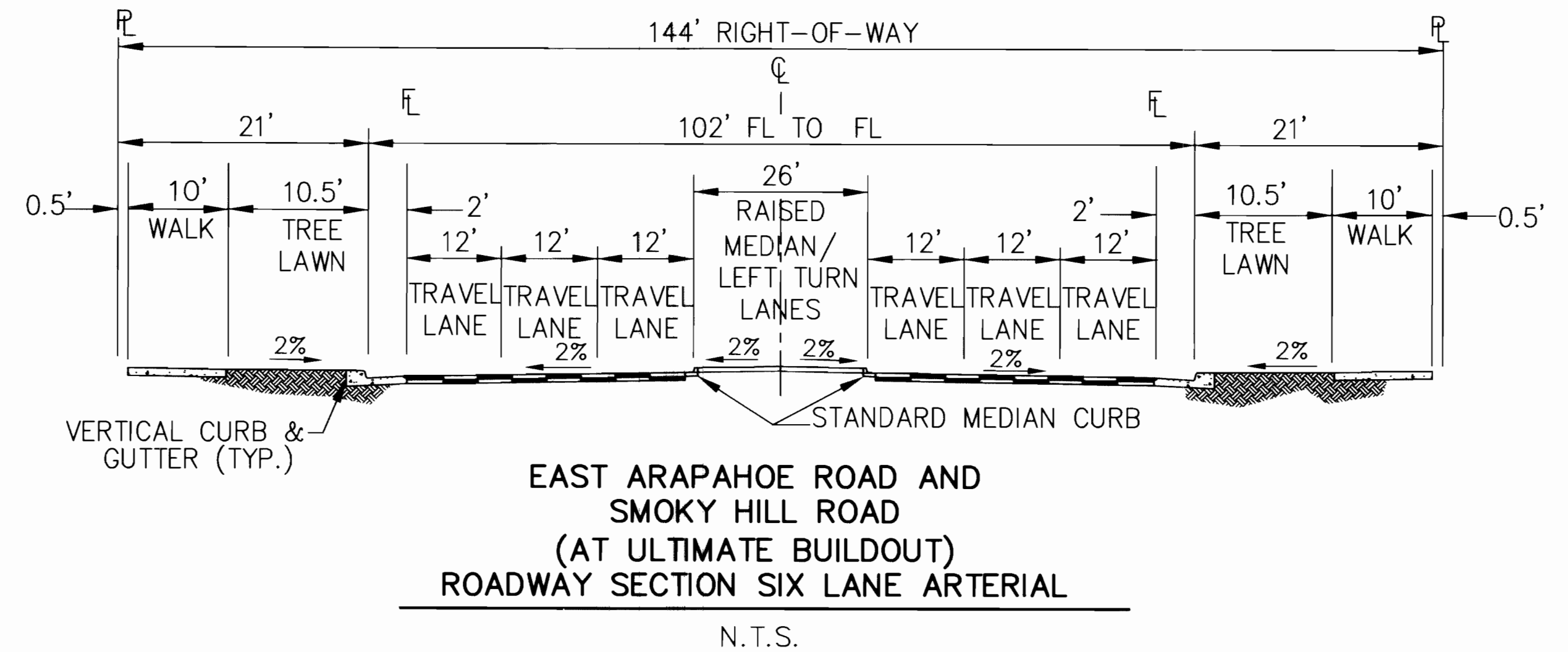
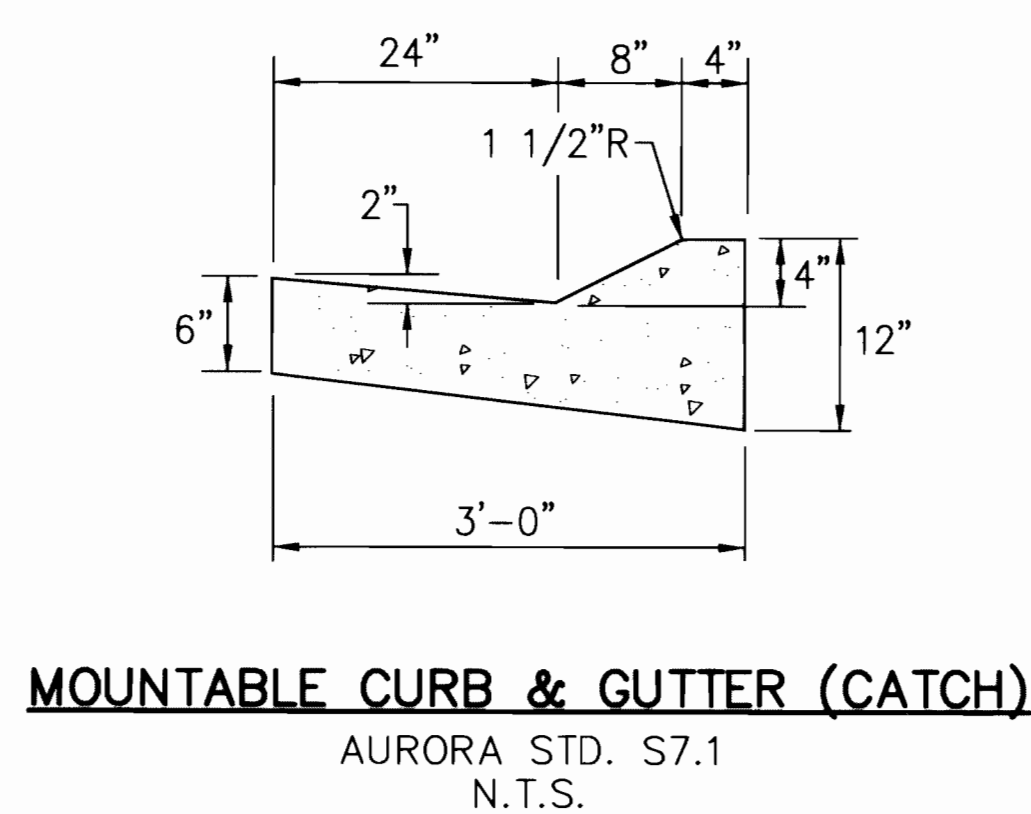
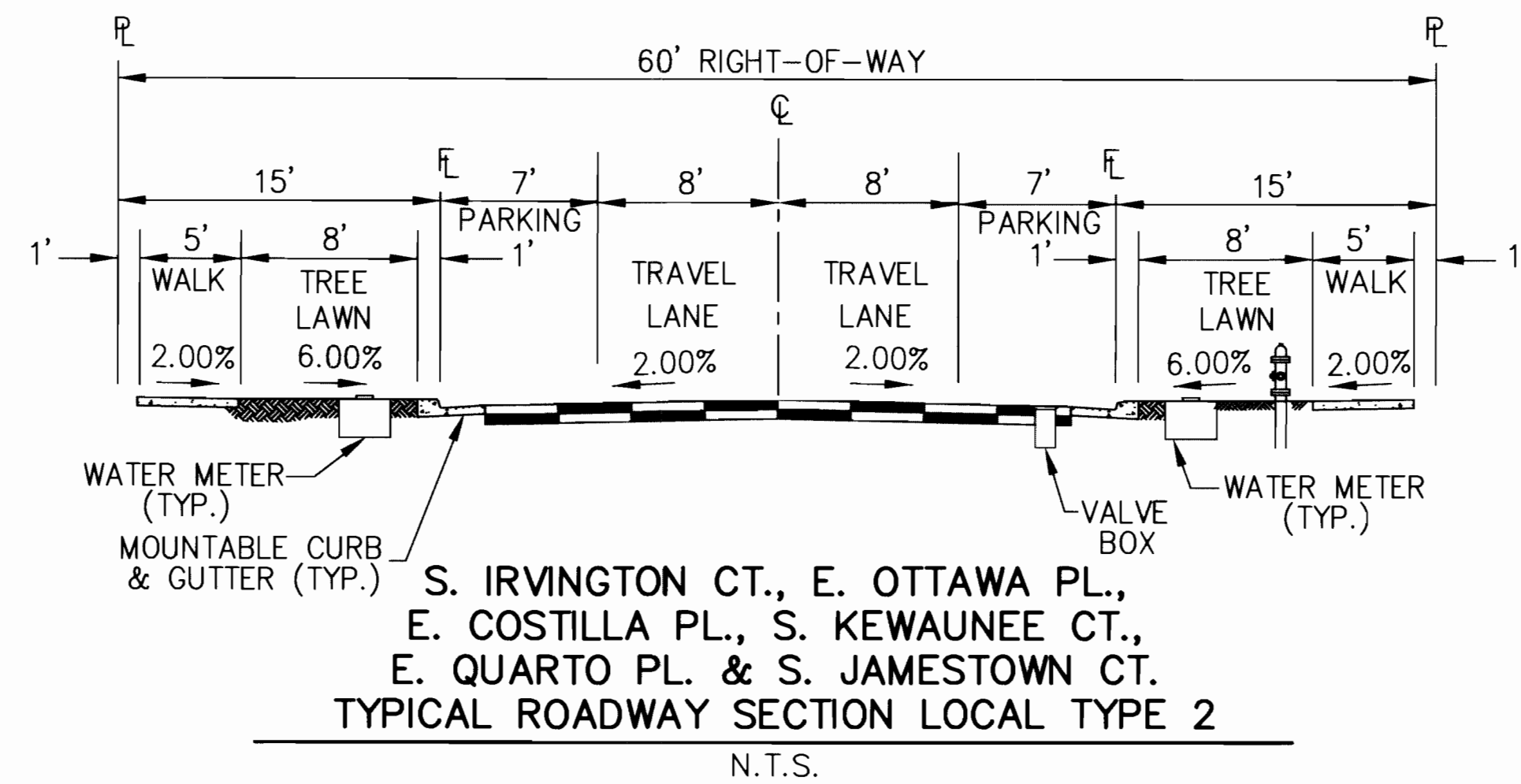
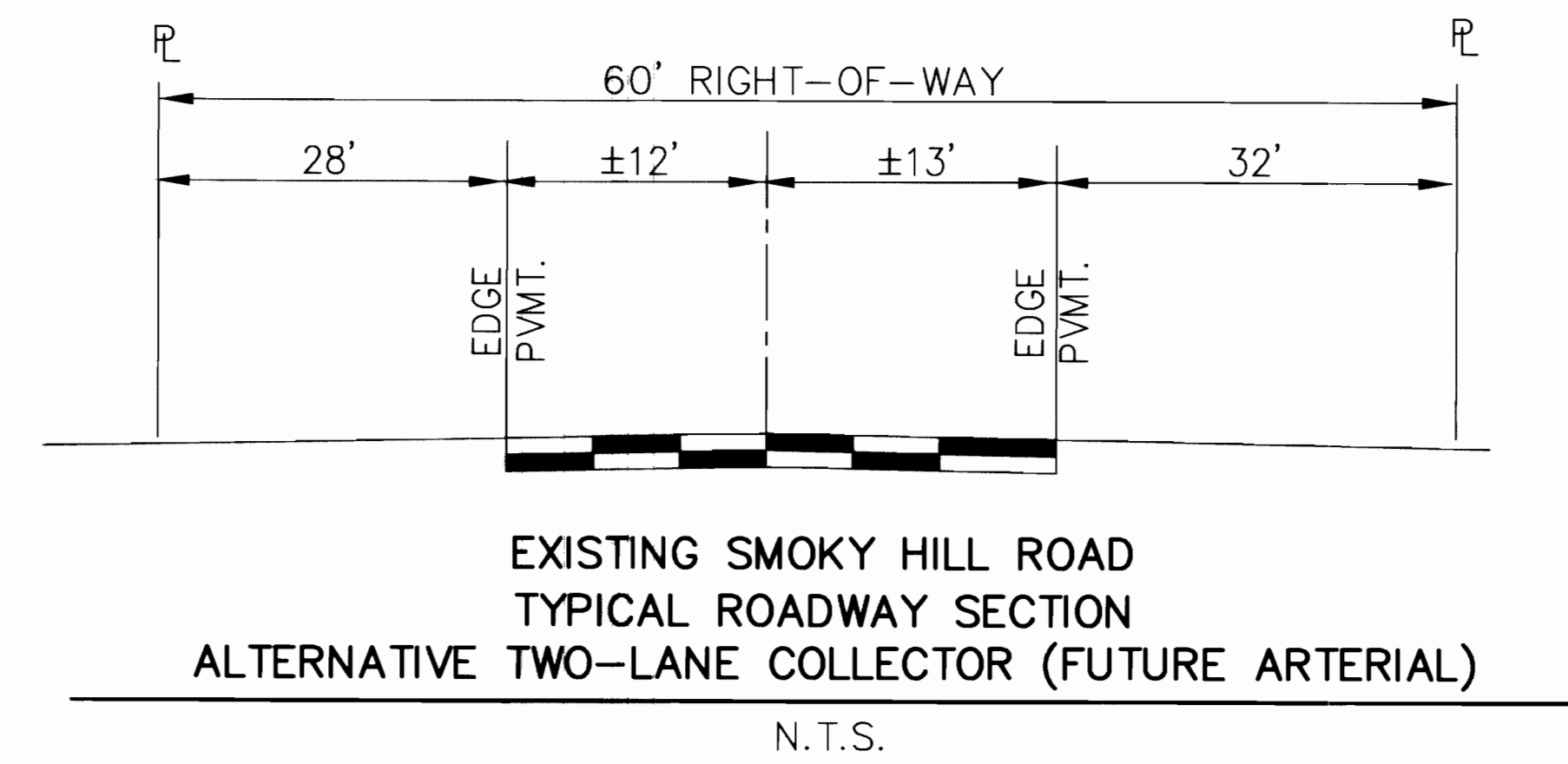
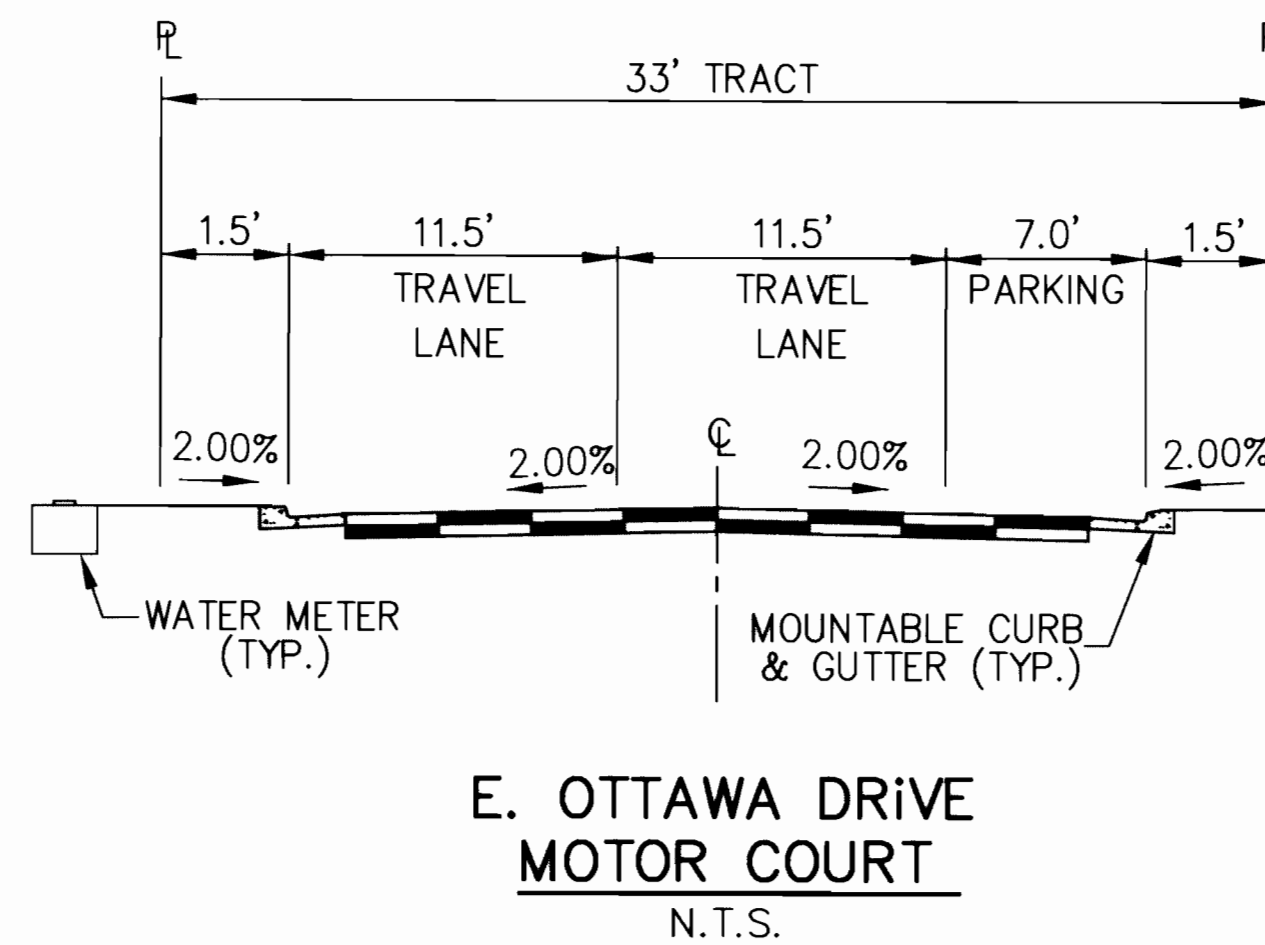
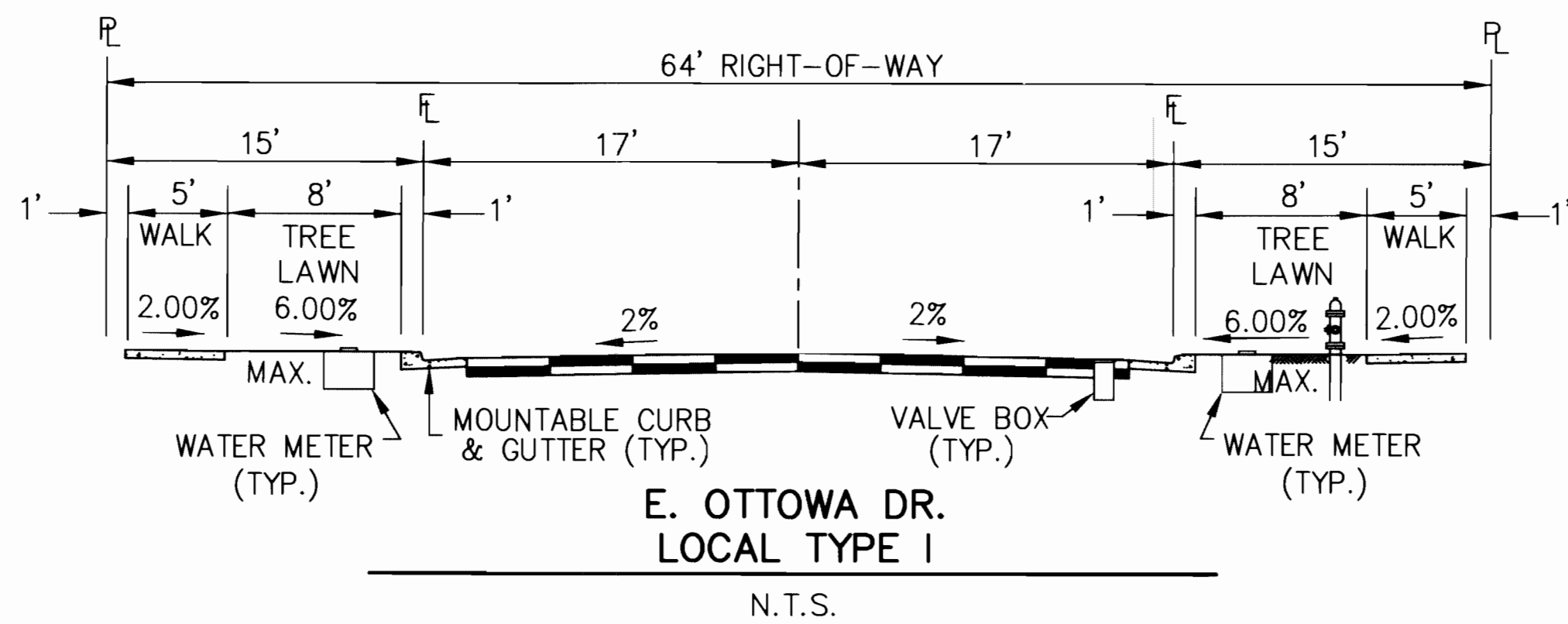
[illegible]

Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
PHONE: (303) 980-0200
FAX: (303) 980-0917
WWW.CARROLL-LANGE.COM

**TALLYN'S REACH
FILING No. 14**

**SITE PLAN
LOT DETAILS**

Project:	Title:
Scale: N.T.S.	
Date: DECEMBER, 2004	
Job No.	3184
File No.	SP03
Sheet	3 of 27



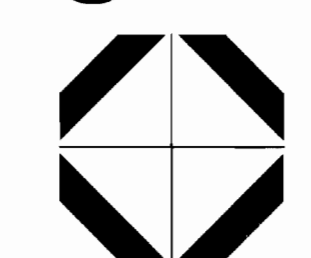
NOTE:
RAMP DEPTH SHALL BE BASED ON THE WIDTH OF THE WIDEST SIDEWALK COMING INTO THE CORNER. FIVE FOOT WALKS SHALL HAVE A MINIMUM RAMP DEPTH OF 6'.

No.	Revisions	Date	By	Chk
2	REVISION PER COA COMMENTS	7-15-05	RBC	
1	REVISION PER COA COMMENTS	04-21-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION

Designed By: J.W. Checked By:

Carroll & Lange
Professional Engineers & Land Surveyors
1100 South Union Blvd., Suite 136
Lakewood, Colorado 80228
(303) 980-0200



**TALLYN'S REACH
FILING No. 14**

**SITE PLAN
STREET SECTION DETAILS**

Project: Title:

Scale: AS SHOWN
Date: DECEMBER, 2004
Job No. 3184
File No. 3184-SP05
Sheet 4 of 27

BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
1	1	8,167	70	64	109	0.19	20	20	0	20
1	2	8,829	66	60	142	0.20	20	0	0	0
1	3	8,746	63	58	150	0.20	20	0	0	0
1	4	8,796	64	58	151	0.20	20	0	0	0
1	5	8,657	64	59	144	0.20	20	0	0	0
1	6	8,826	64	59	151	0.20	20	0	0	20
1	7	13,457	119	102	151	0.31	20	0	20	20
1	8	14,873	84	81	167	0.34	20	0	0	20
1	9	15,168	51	105	153	0.35	20	0	0	20
1	10	16,326	51	99	136	0.37	20	0	0	20
1	11	8,748	65	61	136	0.20	20	0	0	20
1	12	9,698	59	65	148	0.22	20	0	0	20
1	13	13,152	63	86	148	0.30	20	0	0	20
1	14	14,829	57	83	169	0.34	20	0	0	20
1	15	10,647	73	91	118	0.24	20	0	20	0
1	16	8,717	56	64	120	0.20	20	0	0	20
1	17	8,458	56	63	129	0.19	20	0	0	20
1	18	8,011	56	63	127	0.18	20	0	0	20
1	19	7,050	56	60	111	0.16	20	0	0	20
1	20	6,021	58	58	97	0.14	20	0	20	20

BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
2	1	11,023	78	84	124	0.25	20	0	40	40
2	2	11,065	86	87	134	0.25	20	20	0	20
2	3	15,296	46	90	160	0.35	20	0	40	40
2	4	12,032	51	85	150	0.28	20	0	0	40
2	5	10,148	64	75	125	0.23	20	0	0	40
2	6	11,196	68	84	125	0.26	20	0	0	40
2	7	14,026	110	90	150	0.32	20	0	0	40
2	8	14,306	141	91	132	0.33	20	0	0	40
2	9	9,398	73	73	125	0.22	20	0	0	40
2	10	8,603	66	69	125	0.20	20	0	0	40
2	11	8,192	65	65	125	0.19	20	0	0	40
2	12	8,348	65	65	127	0.19	20	0	0	40
2	13	8,055	68	62	130	0.18	20	0	0	40
2	14	9,049	78	68	130	0.20	20	0	0	40
2	15	9,156	82	68	130	0.21	20	0	0	40
2	16	7,745	64	60	126	0.18	20	0	0	40
2	17	7,385	60	60	120	0.17	20	40	0	40
2	18	9,503	73	59	155	0.22	20	0	40	0
2	19	9,637	73	59	155	0.22	20	0	0	0
2	20	10,081	73	58	171	0.23	20	0	0	0

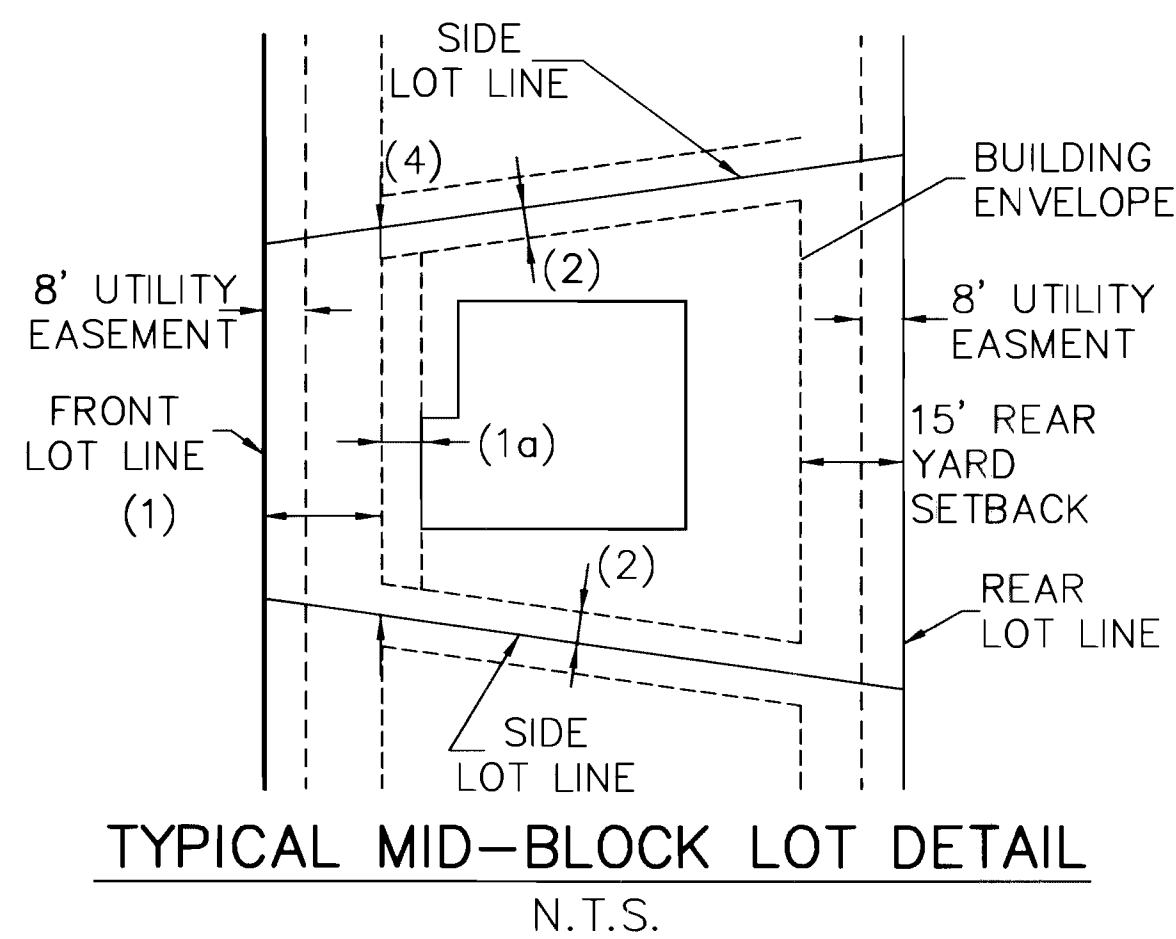
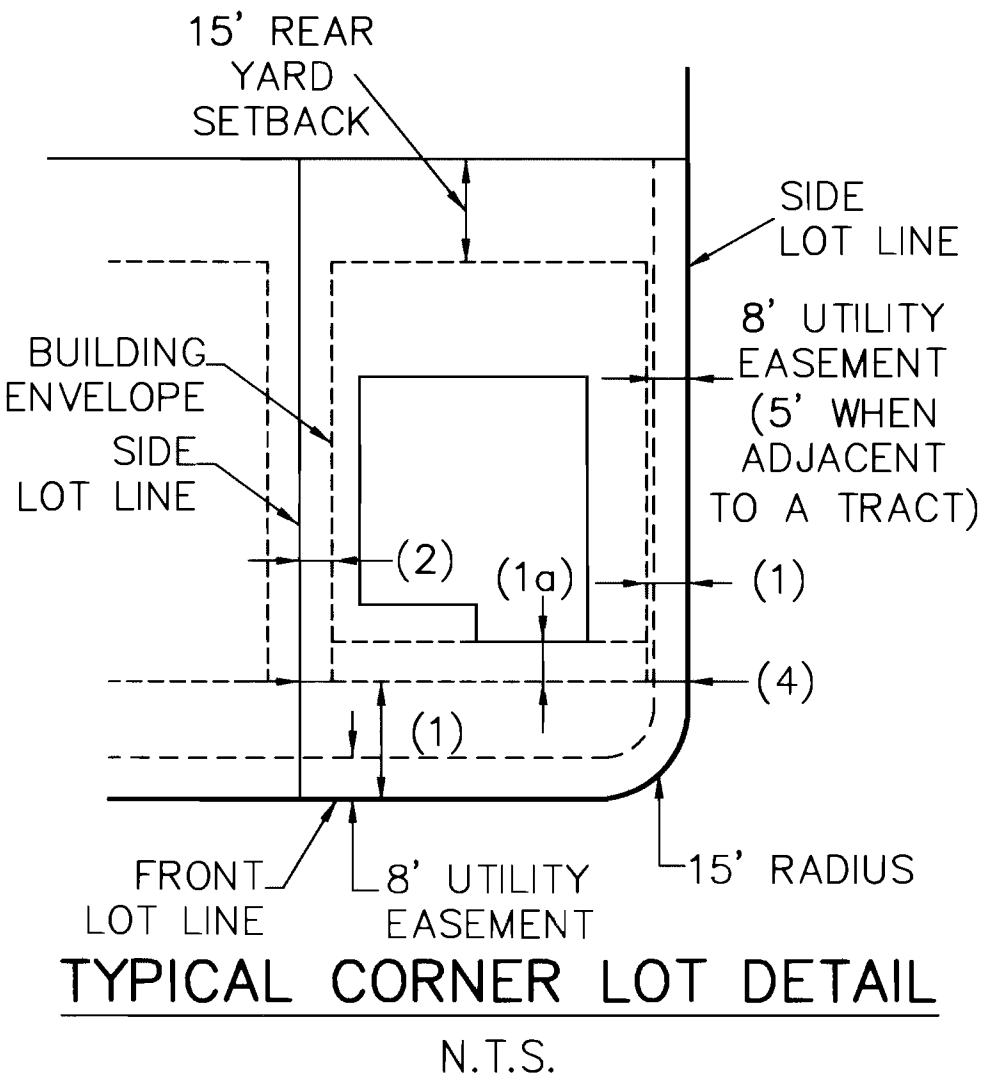
SETBACK CRITERIA

- FRONT SETBACKS (a):
12-FT FROM BUILDING LINE TO BACK-OF-WALK, EXCLUSIVE OF GARAGE;
20-FT FROM FRONT LOADED GARAGE TO BACK-OF-WALK;
10-FT FROM SIDE WALL OF SIDE LOADED GARAGE TO BACK-OF-WALK.

(a) ON ADJACENT LOTS, THE SETBACK OF EACH HOME'S FRONT BUILDING LINE SHALL VARY BY A MINIMUM OF 4-FT IN ACCORDANCE WITH SECTION 1302 (E) OF THE AURORA ZONING CODE. THIS REQUIREMENT SHALL NOT APPLY TO DWELLINGS ON LOTS FRONTING ON A STREET WHOSE RADIUS OF CURVATURE AT THE FLOWLINE IS 250-FT OR LESS, NOR TO ADJACENT LOTS SEPARATED BY A STREET OR OPEN SPACE TRACT OF MORE THAN 30-FT IN WIDTH.

- SIDE SETBACKS:
5-FT TYPICAL WITH 7' REQUIRED WHERE STREET SLOPES EXCEED 8%.
- REAR SETBACK:
15-FT
- 50' MINIMUM LOT WIDTH REQUIRED AT BUILDING SETBACK. (b)

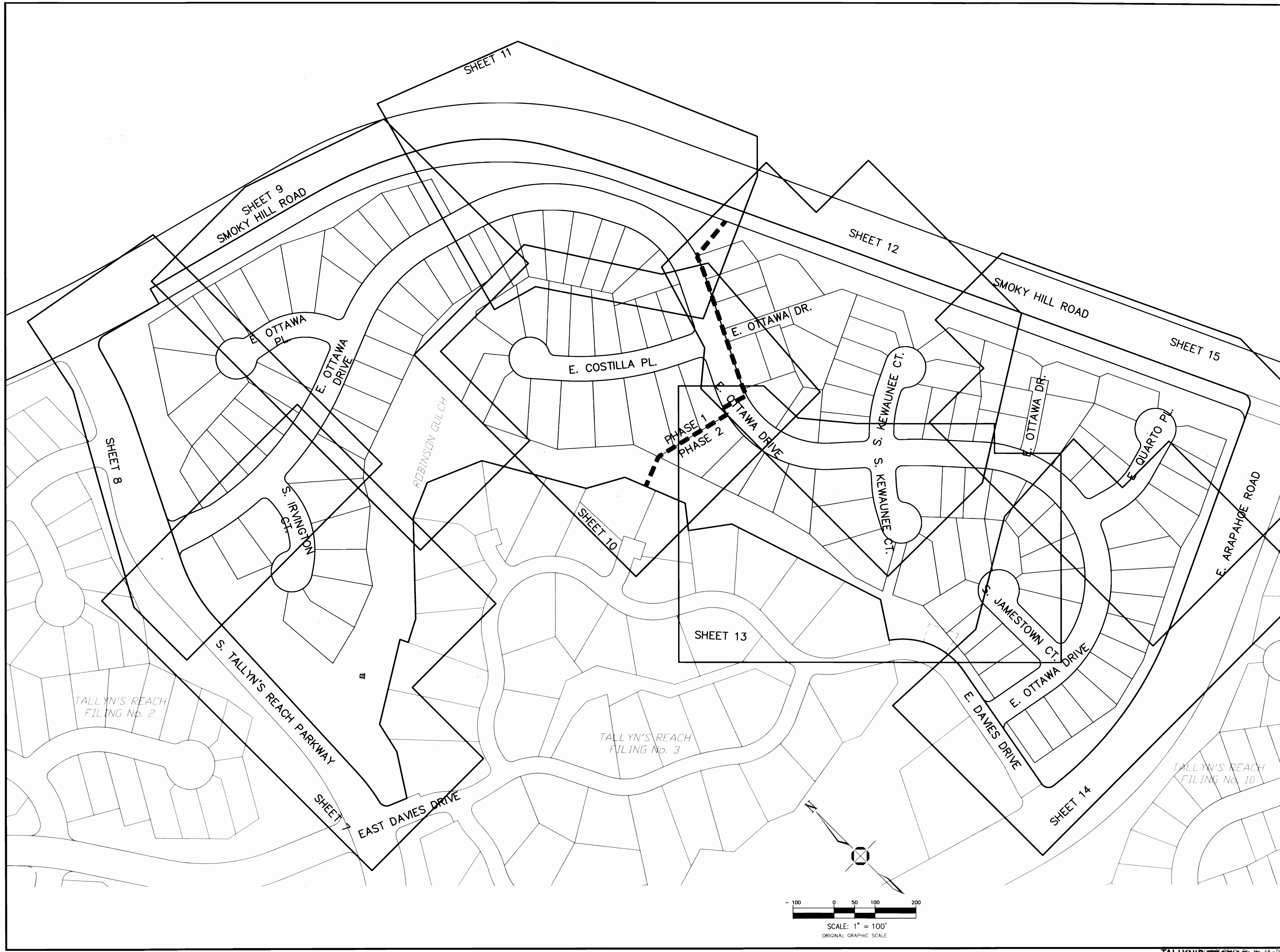
(b) WHERE THE FRONTAGE IS MEASURED ALONG CUL-DE-SAC OR SIMILARLY CURVED STREET WITH MAXIMUM OUTSIDE RADIUS OF 60-FT, THE FRONTAGE MAY BE REDUCED TO 30-FT.



BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
2	21	10,075	70	57	175	0.23	20	0	0	0
2	22	9,561	59	56	169	0.22	20	0	0	0
2	23	10,409	96	63	158	0.24	20	0	0	0
2	24	10,327	93	63	158	0.24	20	0	0	0
2	25	7,696	62	62	125	0.18	20	0	20	0
2	26	7,209	62	58	123	0.17	20	0	0	0
2	27	7,090	64	59	117	0.16	20	0	0	0
2	28	8,867	64	58	147	0.20	20	0	0	0
2	29	9,501	64	57	162	0.22	20	0	0	0
2	30	9,546	69	57	158	0.22	20	0	0	0
2	31	9,540	56	65	130	0.22	20	0	0	0
2	32	9,964	47	83	112	0.23	20	40	0	40
2	33	10,937	47	70	152	0.25	20	0	40	40
2	34	12,074	58	86	147	0.28	20	0	0	40
2	35	11,854	75	75	147	0.27	20	0	0	40
2	36	13,789	77	85	161	0.32	20	0	0	40
2	37	13,635	77	84	161	0.31	20	0	0	40
2	38	16,217	77	86	164	0.37	20	0	0	40
2	39	12,038	61	68	170	0.28	20	0	0	0
2	40	10,980	67	67	162	0.25	20	20	0	0
2	41	14,300	68	89	145	0.33	20	0	0	40
2	42	10,742	68	82	124	0.25	20	0	0	40
2	43	9,812	68	80	124	0.23	20	0	0	40
2	44	11,461	68	84	126	0.26	20	0	0	40
2	45	11,503	74	81	142	0.26	20	0	20	0
2	46	14,300	80	88	150	0.33	20	0	0	40
2	47	14,670	63	116	123	0.34	20	40	0	40
2	48	13,522	53	89	132	0.31	20	0	40	40
2	49	12,581	48	66	170	0.29	20	0	0	0
2	50	11,871	114	109	114	0.27	20	0	20	20
2	51	6,806	55	55	123	0.16	20	0	0	0
2	52	7,334	65	60	122	0.17	20	0	0	0
2	53	8,075	84	69	110	0.19	20	0	0	0
2	54	8,114	84	69	110	0.19	20	0	0	0
2	55	8,965	84	67	123	0.21	20	0	0	0
2	56	9,536	84	63	146	0.22	20	0	0	0
2	57	9,963	84	62	157	0.23	20	0	0	20
2	58	11,462	110	73	154	0.26	20	20	0	20
2	59	8,938	77	74	128	0.21	20	0	0	0
2	60	10,069	61	68	128	0.23	20	0	0	0
2	61	9,895	62	79	115	0.23	20	0	0	40
2	62	8,074	68	69	115	0.19	20	0	0	40
2	63	8,275	71	65	121	0.19	20	0	0	40
2	64	9,557	69	69	139	0.22	20	20	0	40

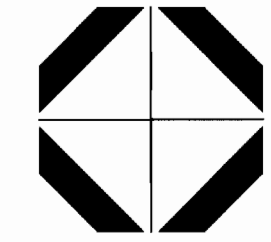
BLOCK NO.	LOT NO.	AREA (sq. ft.)	FRONTAGE (ft.)	LOT WIDTH (ft.)	LOT DEPTH (ft.)	AREA (acres)	REQUIRED MINIMUM MASONRY %			
							FRONT	LEFT	RIGHT	REAR
3	1	7,479	60	60	117	0.17	20	20	0	20
3	2	8,303	62	62	134	0.19	20	0	0	0
3	3	8,972	67	67	134	0.21	20	0	20	0
3	4	13,009	122	104	131	0.30	20	0	20	20
3	5	13,519	55	100	122	0.31	20	20	0	0
3	6	13,041	45	99	122	0.30	20	0	0	0
3	7	7,440	72	62	120	0.17	20	0	0	0
3	8	8,626	72	72	120	0.20	20	0	20	0
3	9	10,661	117	83	120	0.24	20	0	0	0
3	10	9,949	105	78	120	0.23	20	0	0	0
3	11	8,298	60	69	121	0.19	20	20	0	0
3	12	7,479	54	61	121	0.17	20	0	0	0
3	13	7,114	54	59	121	0.16	20	0	0	0
3	14	6,595	53	55	121	0.15	20	0	0	0
3	15	7,207	44	55	122	0.17	20	0	0	0
3	16	8,696	35	55	157	0.20	20	0	20	0
3	17	9,989	40	84	135	0.23	20	20	0	0
3	18	9,438	64	68	135	0.22	20	0	0	0
3	19	9,667	71	77	137	0.22	20	20	0	20
3	20	7,726	63	62	120	0.18	20	0	0	0
3	21	6,936	61	60	111	0.16	20	0	0	0
3	22	9,101	76	74	120	0.21	20	20	0	0
3	23	8,239	77	67	120	0.19	20	0	0	0
3	24	12,117	79	90	120	0.28	20	0	20	0
3	25	9,721	79	76	120	0.22	20	20	0	0
3	26	13,721	57	85	152	0.31	20	20	0	0
3	27	8,145	61	69	119	0.19	20	0	0	0
3	28	9,685	66	82	125	0.22	20	0	20	0
3	29	11,890	117	86	111	0.27	20	0	0	0
3	30	11,309	80	82	111	0.26	20	0	20	0
3	31	7,692	49	63	126	0.18	20	20	0	20
3	32	7,443	57	57	126	0.17	20	0	0	20
3	33	8,512	57	60	135	0.20	20	0	0	20
3	34	10,514	53	69	147	0.24	20	0	0	20
3	35	11,385	74	92	126	0.26	20	20	0	0
3	36	10,647	54	64	154	0.24	20	0	0	20
3	37	8,953	54	64	131	0.21	20	0	0	20
3	38	7,742	54	62	121	0.18	20	0	0	20
3	39	7,408	54	61	121	0.17	20	0	0	20
3	40	7,566	54	62	122	0.17	20	0	0	20
3	41	7,758	54	62	122	0.18	20	0	0	20
3	42	7,820	54	62	122	0.18	20	0	0	20
3	43	7,026	54	58	120	0.16	20	0	0	20
3	44	6,600	55	55	120	0.15	20	0	0	20
3	45	6,600	55	55	120	0.15	20	0	20	20

P:\16\SITE PLANS\164-SP04.dwg 10/9/2005 4:11:24 PM E3:3, 1:1



TALLYN'S REACH
FILING No. 14
SITE PLAN
SHEET INDEX

Project: Title:
Scale: 1" = 100'
Date: DECEMBER, 2004
Job No. 3184
File No. 3184-SP04
Sheet 6 of 27

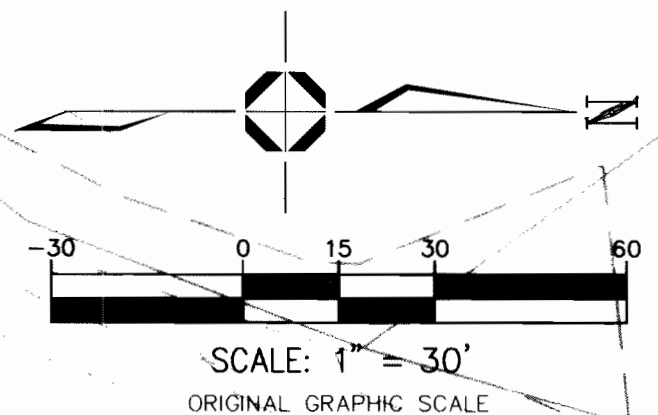
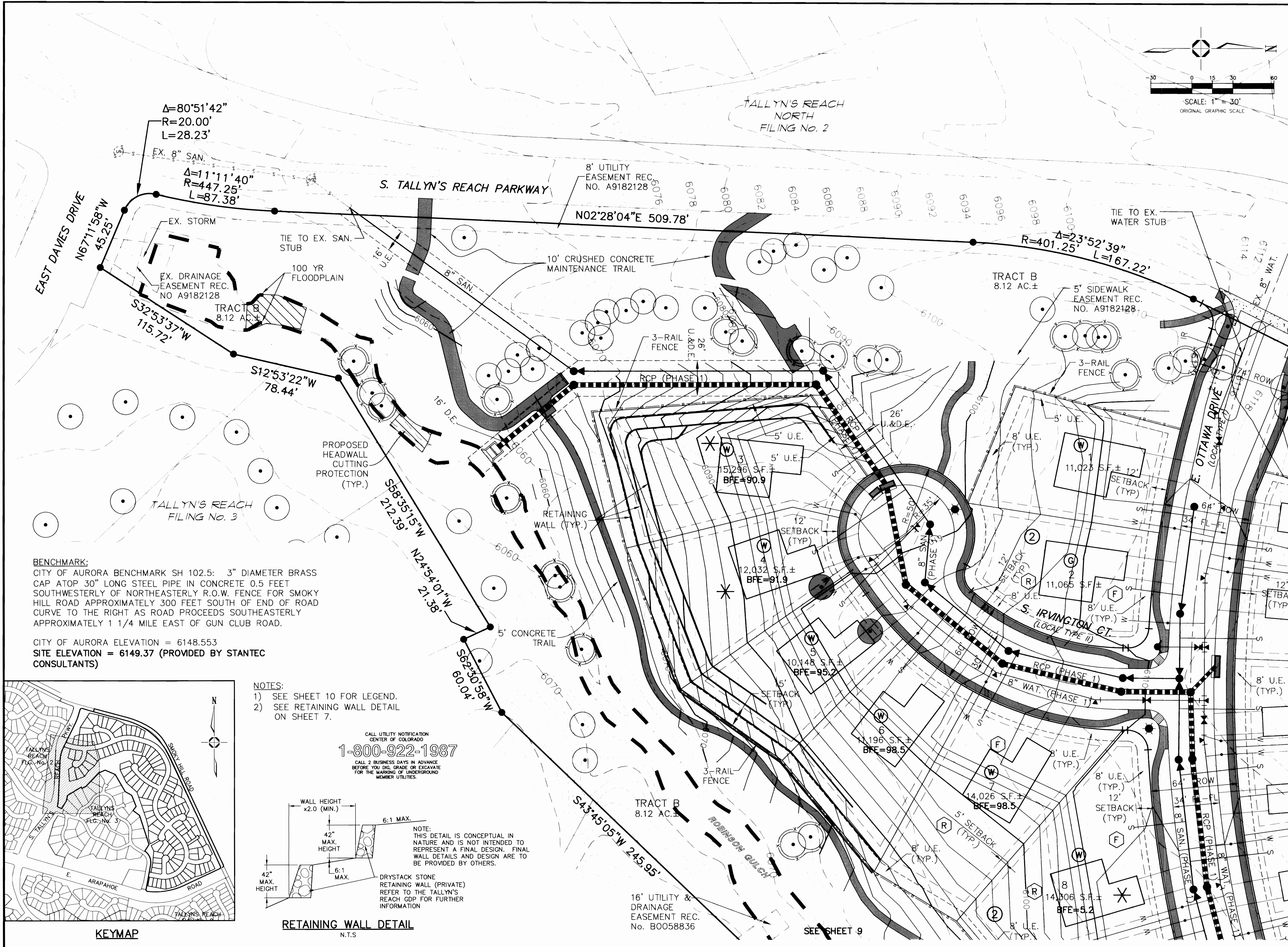


Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Phoenix, Arizona 85004
PHONE: (602) 980-0200
FAX: (602) 980-0917
WWW.CARROLL-LANGE.COM

No.	Revisions	Date	By	Chk
2	REVISION PER COA COMMENTS	7-15-05	RBC	
1	REVISION PER COA COMMENTS	04-21-05	RBC	
1	Revisions	Date	By	Chk
SEE MASTER REVISION/TRACKING TABULATION				
Designed By: JW				Checked By:

Record Documents
ONLY ITEMS MARKED WITH "AS" REFLECT AS-CONSTRUCTED INFORMATION BY CARROLL & LANGE, INC. "AS" INDICATES AS-CONSTRUCTED INFORMATION IS SHOWN ONLY FOR THE INFORMATION OF THE USER. "AS" CONSTRUCTED CONDITIONS SHOULD NOT BE ASSUMED.
☐ SANITARY SEWER
☐ STORM SEWER
☐ WATER
FOR AND ON BEHALF OF
CARROLL & LANGE, INC.
DATE: _____
DATE: _____
DATE: _____

P:\3184\SITE PLAN\3184-SP07-08.dwg, 10/5/2005 4:30:45 PM, E3-13, 11

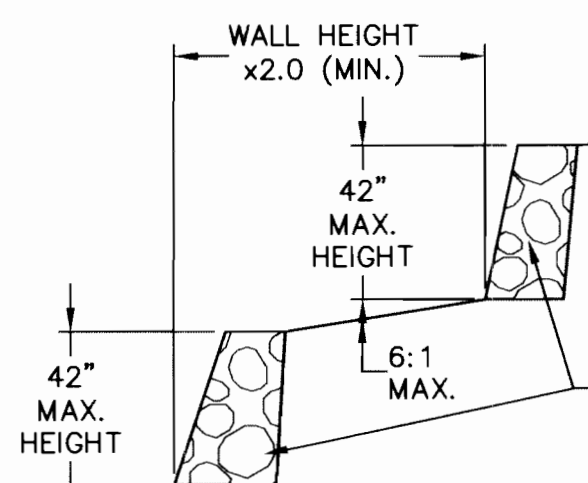


BENCHMARK:
CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553
SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC CONSULTANTS)

- NOTES:**
- 1) SEE SHEET 10 FOR LEGEND.
 - 2) SEE RETAINING WALL DETAIL ON SHEET 7.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



NOTE:
THIS DETAIL IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO REPRESENT A FINAL DESIGN. FINAL WALL DETAILS AND DESIGN ARE TO BE PROVIDED BY OTHERS.

DRYSTACK STONE RETAINING WALL (PRIVATE)
REFER TO THE TALLYN'S REACH GDP FOR FURTHER INFORMATION

KEYMAP

RETAINING WALL DETAIL
N.T.S.

16' UTILITY & DRAINAGE
EASEMENT REC.
No. B0058836

SEE SHEET 9

Record Documents

ONLY ITEMS MARKED WITH "AP" REFLECT AS-CONSTRUCTED INFORMATION. "AS" INDICATES INFORMATION NOT SHOWN ON THIS PLAN. "AP" INDICATES INFORMATION SHOWN ON THIS PLAN. "AS" INDICATES INFORMATION NOT SHOWN ON THIS PLAN. "AS" INDICATES INFORMATION NOT SHOWN ON THIS PLAN.

DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE

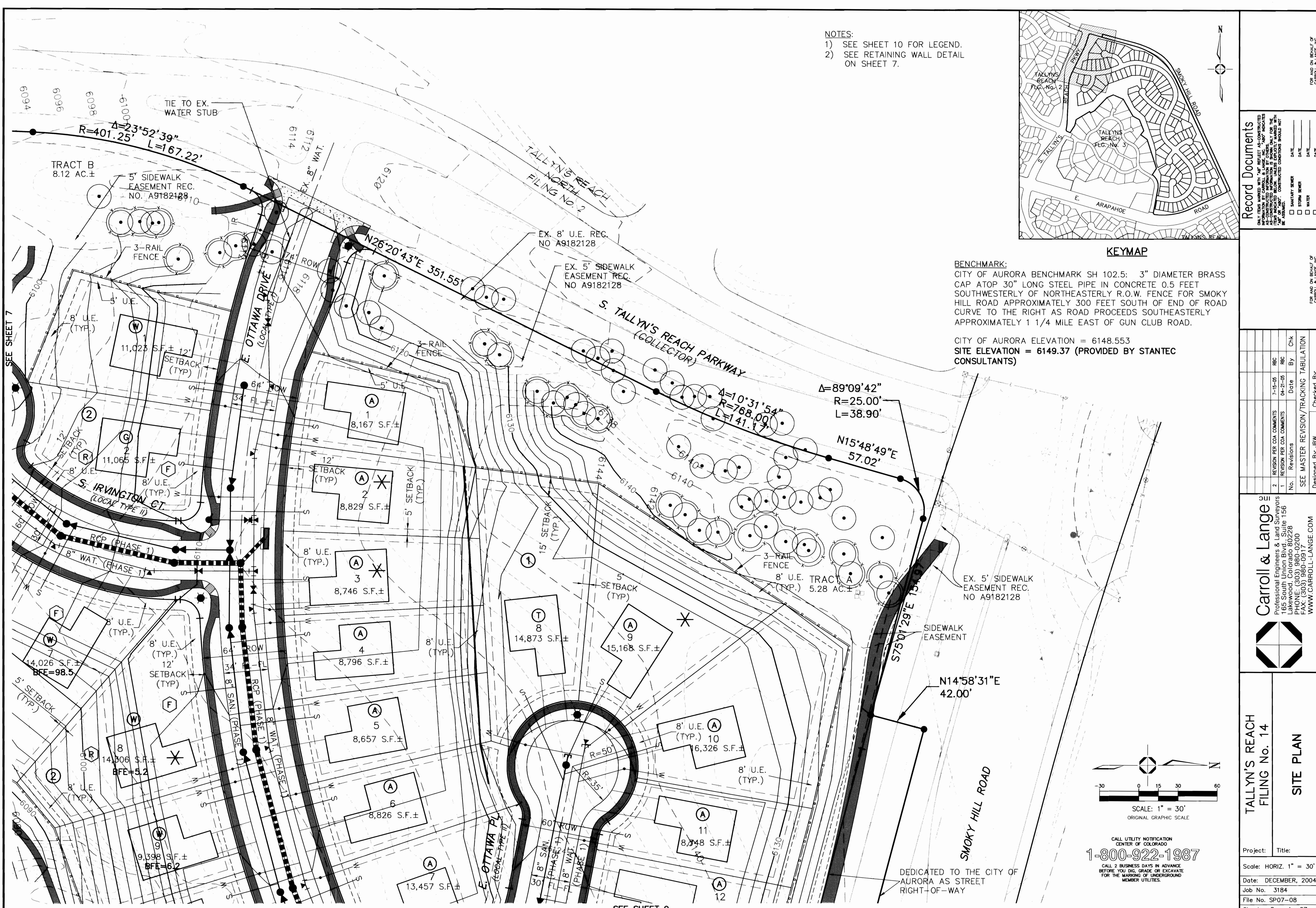
REVISION	REVISION PER COA COMMENTS	DATE	BY	CHK
1	REVISION PER COA COMMENTS	04-21-05	RBC	
2	REVISION PER COA COMMENTS	7-15-05	RBC	

SEE MASTER REVISION/TRACKING TABULATION

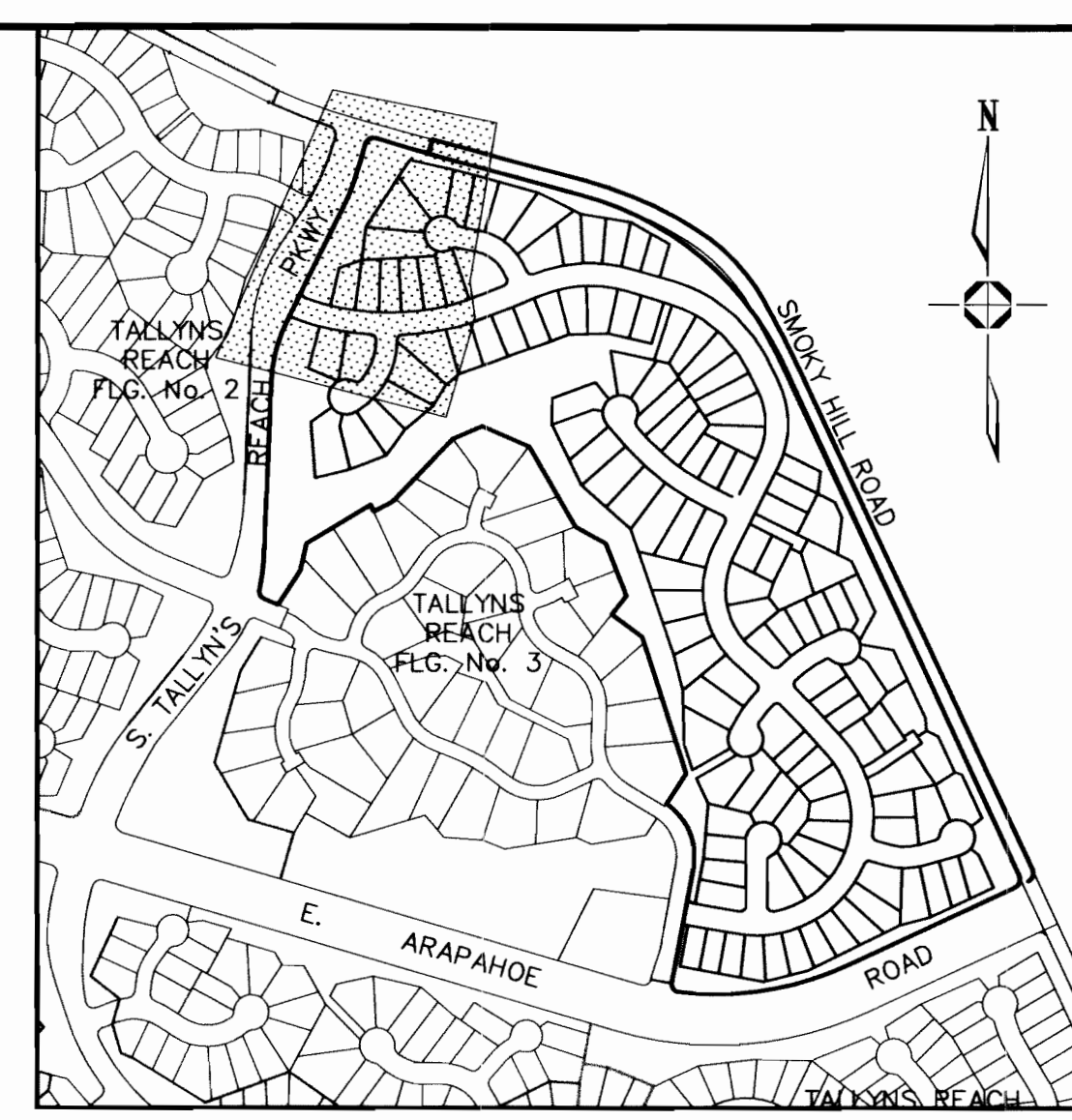
Designed By: BW Checked By:

Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 150
Lakewood, Colorado 80228
PHONE: (303) 980-0200
FAX: (303) 980-0917
WWW.CARROLL-LANGE.COM

Project:	Title:
Scale: HORIZ. 1" = 30'	
Date: DECEMBER, 2004	
Job No. 3184	
File No. SP07-08	
Sheet 7 of 27	



NOTES:
1) SEE SHEET 10 FOR LEGEND.
2) SEE RETAINING WALL DETAIL ON SHEET 7.



BENCHMARK:
CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553
SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC CONSULTANTS)

Record Documents

ONLY ITEMS MARKED WITH "AP" REFLECT AS-CONSTRUCTED. ALL OTHERS ARE FOR INFORMATION ONLY. ITEMS NOT MARKED WITH "AP" ARE NOT TO BE CONSTRUCTED. ITEMS NOT MARKED WITH "AP" ARE NOT TO BE CONSTRUCTED. ITEMS NOT MARKED WITH "AP" ARE NOT TO BE CONSTRUCTED.

DATE: _____
DATE: _____
DATE: _____

DATE: _____
DATE: _____
DATE: _____

No.	Revisions	Date	By	Chk
1	REVISION PER COA COMMENTS	04-21-05	RBC	
2	REVISION PER COA COMMENTS	07-15-05	RBC	

Carroll & Lange
Professional Engineers & Land Surveyors
1655 South University Avenue, Suite 156
Lakewood, Colorado 80228
PHONE: (303) 980-0200
FAX: (303) 980-0917
WWW.CARROLL-LANGE.COM

TALLYN'S REACH FILING No. 14

SITE PLAN

Project: _____ Title: _____

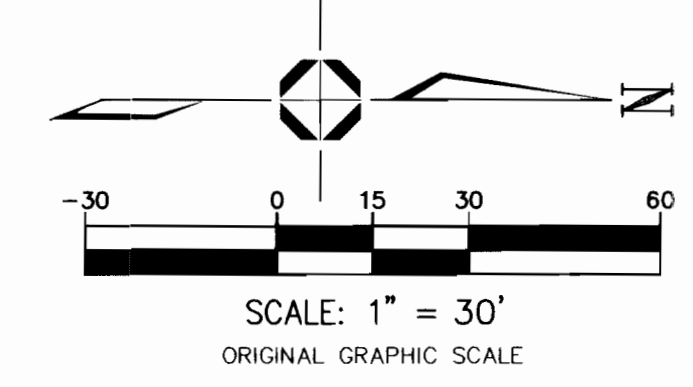
Scale: HORIZ. 1" = 30'

Date: DECEMBER, 2004

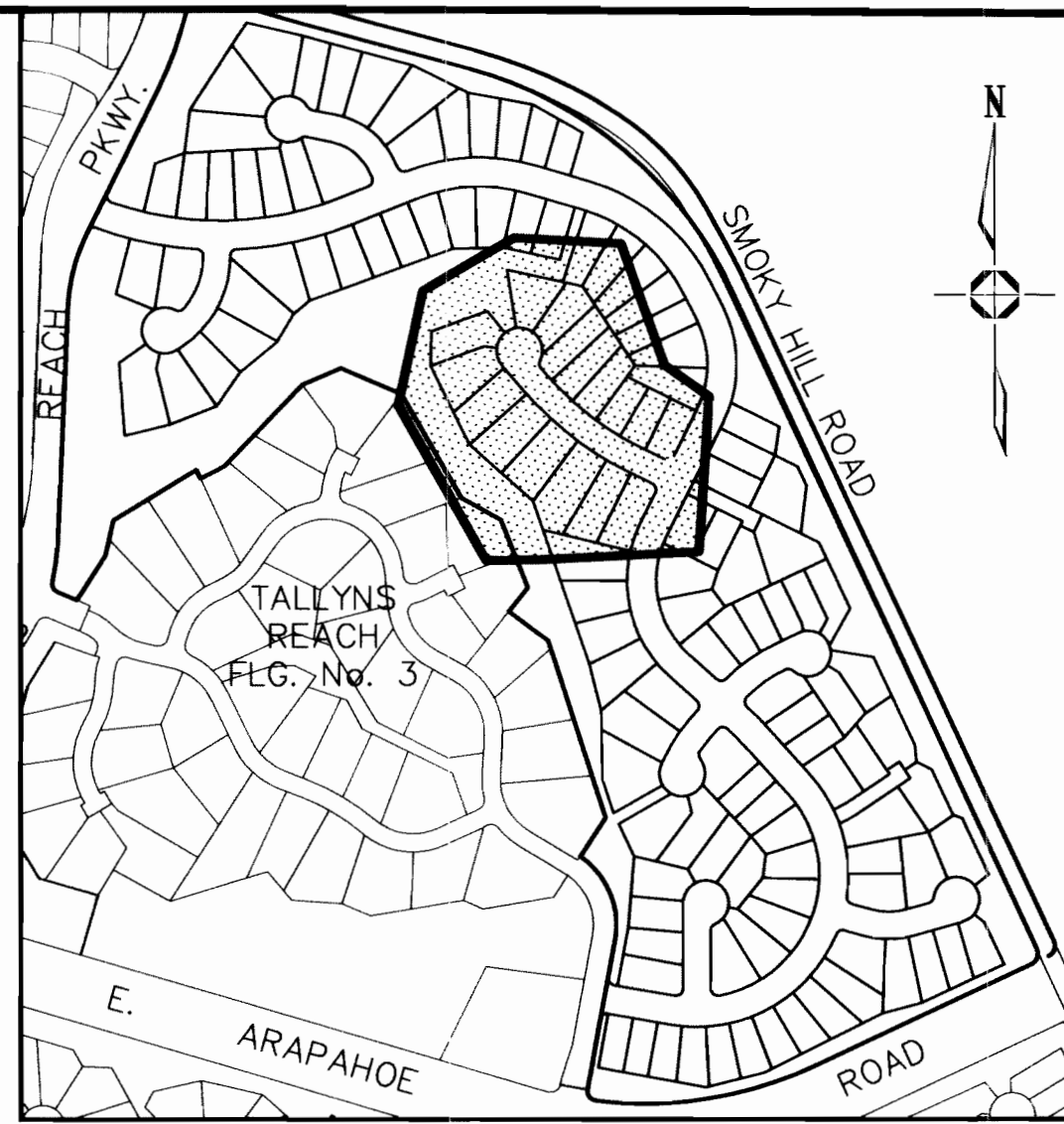
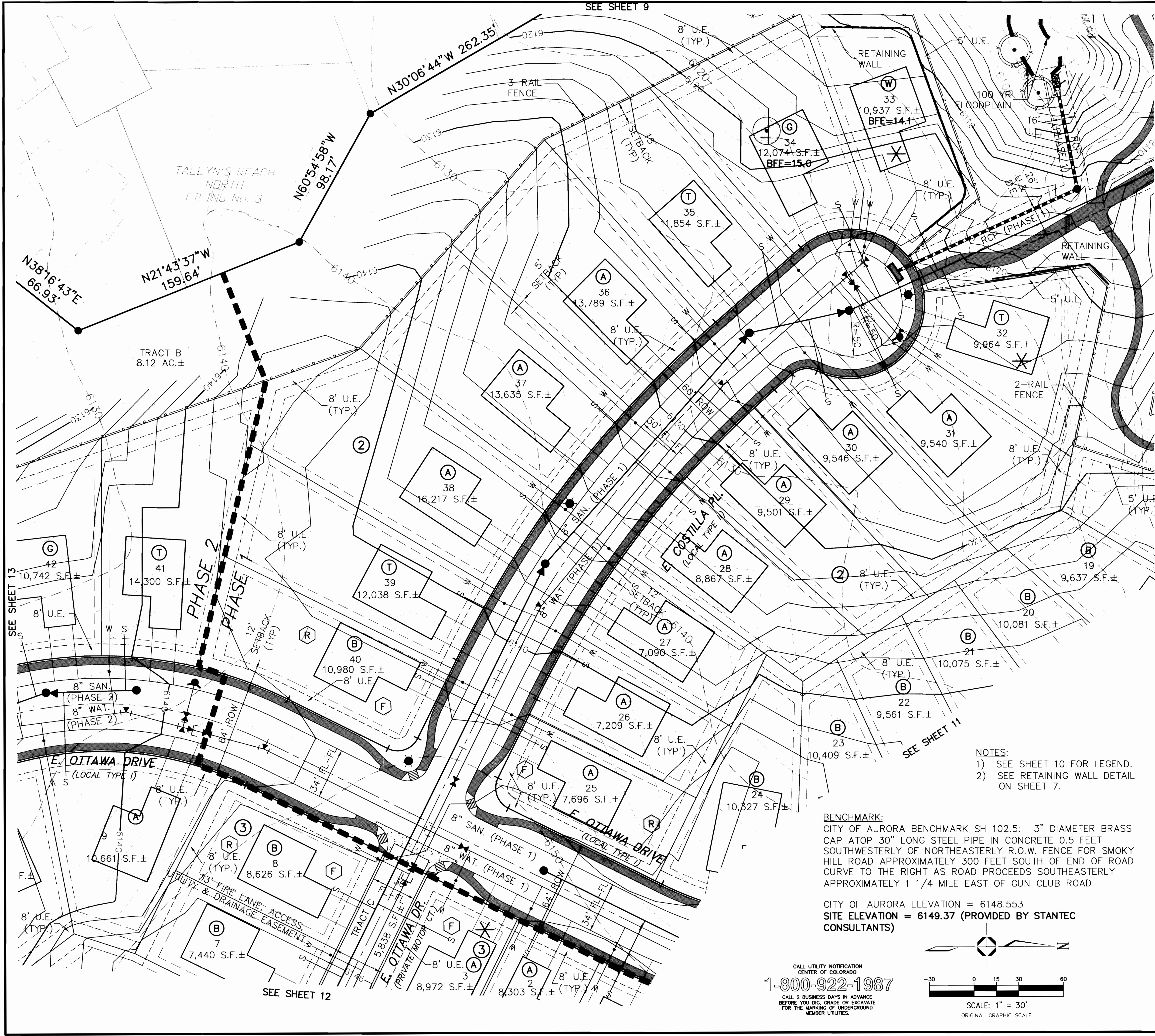
Job No. 3184

File No. SP07-08

Sheet 8 of 27


































CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



KEYMAP

LEGEND

- | | |
|---|--|
|  | EXISTING WATERLINE
W/EXISTING FIRE HYDRANT |
|  | EXISTING STORM SEWER |
|  | EXISTING STORM INLET |
|  | EXISTING SANITARY SEWER |
|  | EXISTING GAS LINE |
|  | PROPOSED STORM SEWER |
|  | PROPOSED STORM INLET |
|  | PROPOSED WATERLINE
W/FIRE HYDRANT |
|  | PROPOSED SANITARY SEWER |
|  | PROPOSED WATER SERVICE
W/WATER METER |
|  | PROPOSED SANITARY SERVICE |
|  | PROPOSED CONTOUR |
|  | EXISTING CONTOUR |
|  | LOT TYPE "A" |
|  | LOT TYPE "B" |
|  | LOT TYPE "GARDEN" |
|  | LOT TYPE "WALK OUT" |
|  | LOT TYPE "TRANSITION" |
|  | LOT NUMBER W/
SQUARE FOOTAGE |
|  | BLOCK NUMBER |
|  | PROPOSED 5' SIDEWALK |
|  | CURB RAMP |
|  | MID-BLOCK CURB RAMP |
|  | DRAINAGE SWALE |
|  | MINIMUM BUILDING ENVELOPE
TO MAIN BODY OF HOUSE |
|  | PROPOSED EASEMENT |
|  | PROPOSED SPLIT-RAIL FENCE |
|  | EXISTING SIDEWALK |
|  | U.E.
UTILITY EASEMENT |
|  | D.E.
DRAINAGE EASEMENT |
|  | FRONT YARD |
| | REAR YARD |
| | STREET LIGHTS |
| | TREE TO REMAIN |
| | TREE TO BE REMOVED |
| | TREE PRESERVATION AREA |
| | TREE TO BE RELOCATED |
| | UTILITY SERVICE LOCATIONS
VARY FROM TYPICAL DETAILS |
| | BFE
BASEMENT FLOOR ELEVATION |

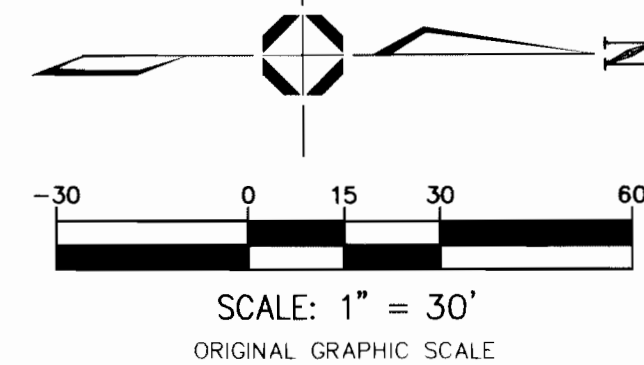
NOTES:

- 1) SEE SHEET 10 FOR LEGEND.
- 2) SEE RETAINING WALL DETAIL ON SHEET 7.

BENCHMARK:
CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS
CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET
SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY
HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD
CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY
APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553
SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC CONSULTANTS)

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



Record Documents

☐ SANITARY SEWER DATE _____
☐ STORM SEWER DATE _____
☐ WATER DATE _____
☐ _____ DATE _____

FOR AND ON BEHALF OF
CARROLL & LANGE, INC.

Checked By

--	--

Assigned By: JBW

Des

--	--

COM

VGE.C

L-LAR

ARROL

www.cfa

www

30'

004

31-09

TALLYN'S REACH
 FILING No. 14

SITE PLAN

Project:	Title:
----------	--------

Scale: HORIZ. 1" = 30'

Date: DECEMBER, 2004

Job No.	3184
---------	------

File No. SP09-10

Sheet 10 of 27

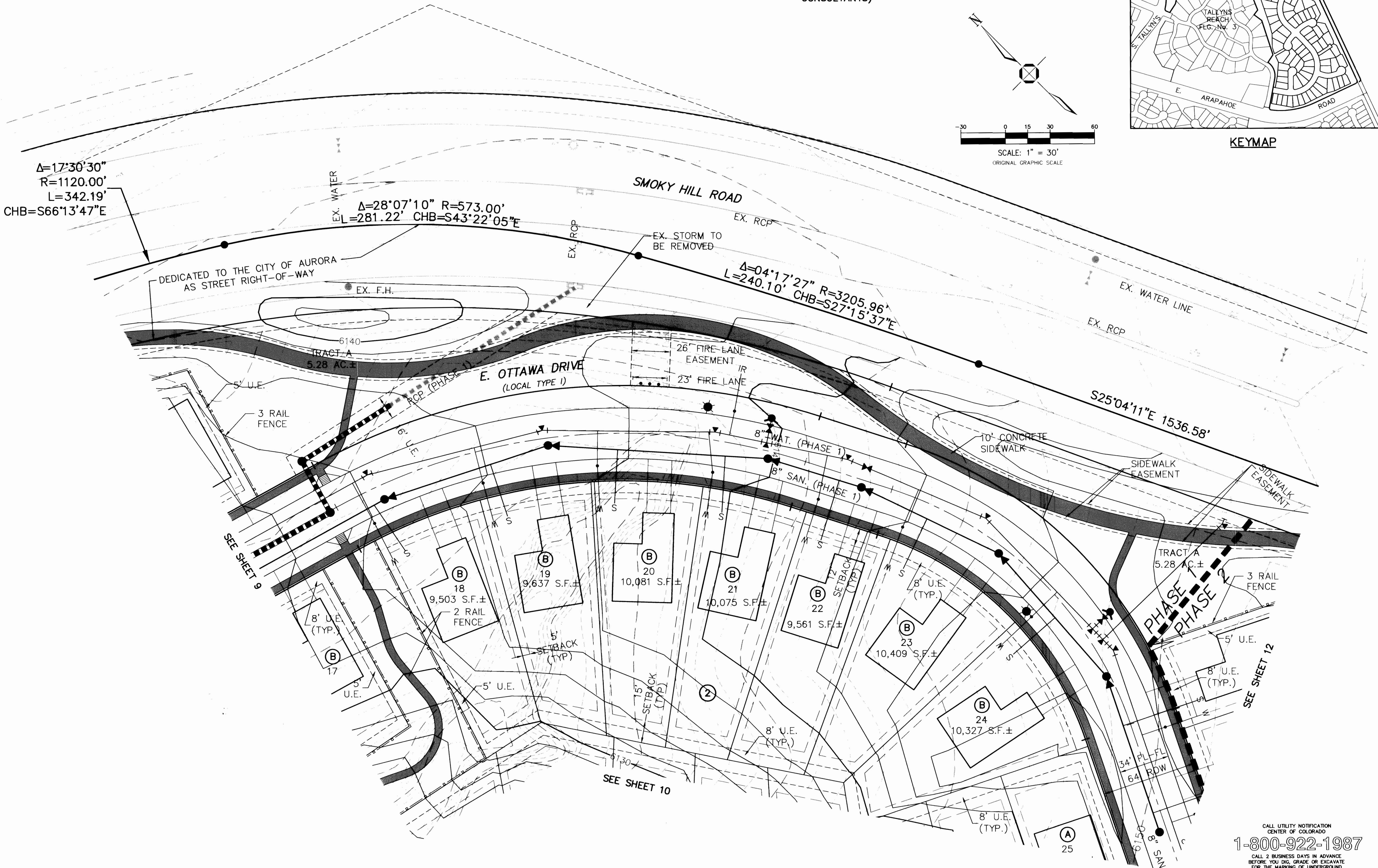
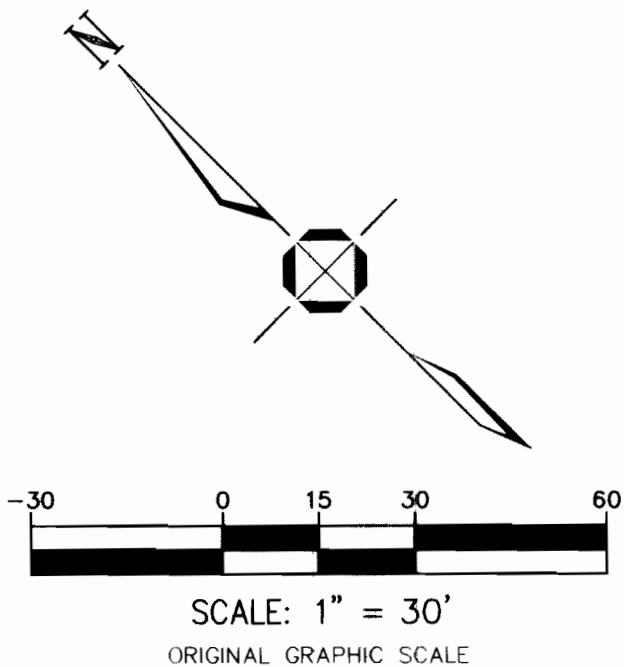
04 REV. APRIL, 2005 J.N. 31
2005-4006-01

TALLYN'S REACH FLG NO 14 2005-4006-01

NOTES:
1) SEE SHEET 10 FOR LEGEND.
2) SEE RETAINING WALL DETAIL ON SHEET 7.

BENCHMARK:
CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553
SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC CONSULTANTS)



Record Documents

ONLY ITEMS MARKED WITH "AC" REFLECT AS-CONSTRUCTED INFORMATION BY CARROLL & LANGE, INC. "ASB" INDICATES AS-BUILT INFORMATION. "ASB" INFORMATION IS SHOWN ONLY FOR THE PORTION OF THE PROJECT WHERE "AS-BUILT" INFORMATION IS AVAILABLE. "ASB" INFORMATION SHOULD NOT BE ASSUMED.	DATE	DATE	DATE
<input type="checkbox"/> SANITARY SEWER	<input type="checkbox"/> STORM SEWER	<input type="checkbox"/> WATER	<input type="checkbox"/>

FOR AND ON BEHALF OF
CARROLL & LANGE, INC.

No.	Revisions	Date	By	Chk
2	REVISION PER COA COMMENTS	7-15-05	JRW	RCB
1	REVISION PER COA COMMENTS	04-21-05	JRW	JRW
1	Revisions			
SEE MASTER REVISION/TRACKING TABULATION				
Designed By: JBW				Checked By:

Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
PHONE: (303) 960-4020
FAX: (303) 960-4020
WWW.CARROLL-LANGE.COM

TALLYN'S REACH
FILING No. 14

SITE PLAN

Project: Title:

Scale: HORIZ. 1" = 30'

Date: DECEMBER, 2004

Job No. 3184

File No. SP11-12

Sheet 11 of 27

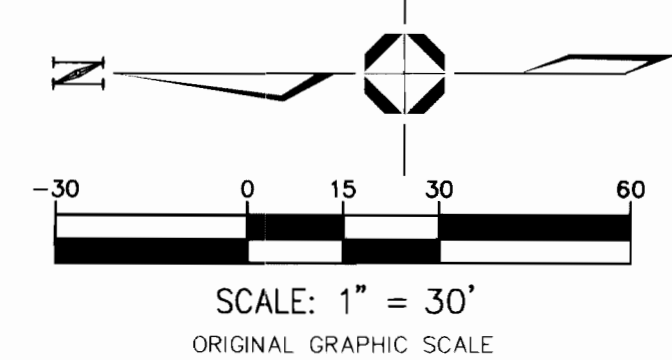
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



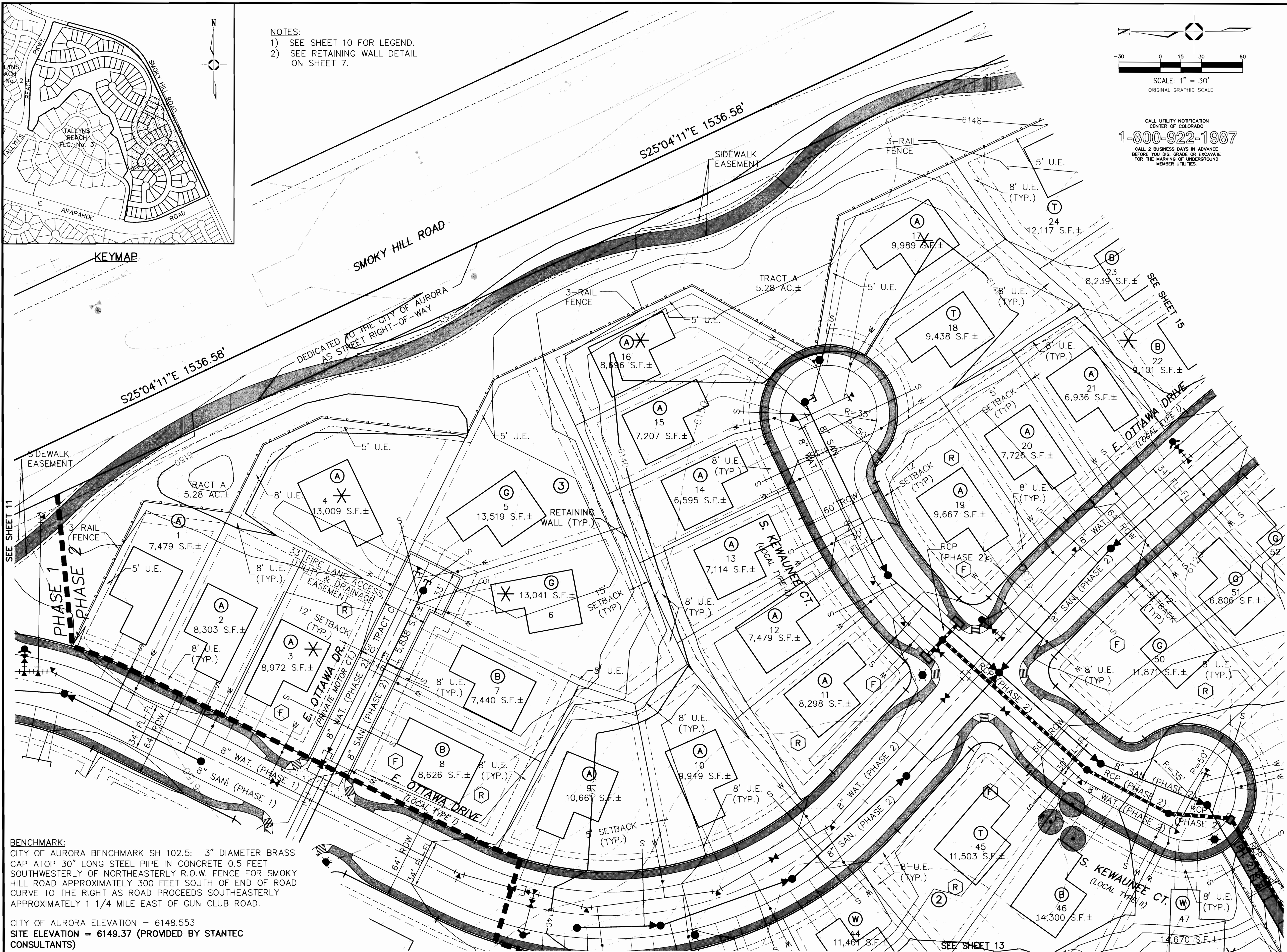
KEYMAP

NOTES:

- 1) SEE SHEET 10 FOR LEGEND.
- 2) SEE RETAINING WALL DETAIL ON SHEET 7.



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



BENCHMARK:
CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS
CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET
SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY
HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD
CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY
APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553
**SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC
CONSULTANTS)**

Record Documents

ONLY ITEMS MARKED WITH "M" REFLECT AS-CONSTRUCTED
ITEMS. ALL OTHERS ARE FOR INFORMATION ONLY. RECORDS
AS-CONSTRUCTED INFORMATION BY OTHERS. RECORDS
ITEMS INDICATED BELOW. UNLESS SPECIFICALLY MARKED WITH
"M" OR "A", CONSTRUCTION CONDITIONS SHOULD NOT
BE ASSUMED.

DATE	DATE	DATE
SANITARY SEWER	STORM SEWER	WATER
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SEE MASTER REVISION/TRACKING TABULATION				Checked By:	
No.	Revisions	Date	By	Chk	
2	REVISION PER COA COMMENTS	7-15-06	RBC		
1	REVISION PER COA COMMENTS	04-21-05	RBC		

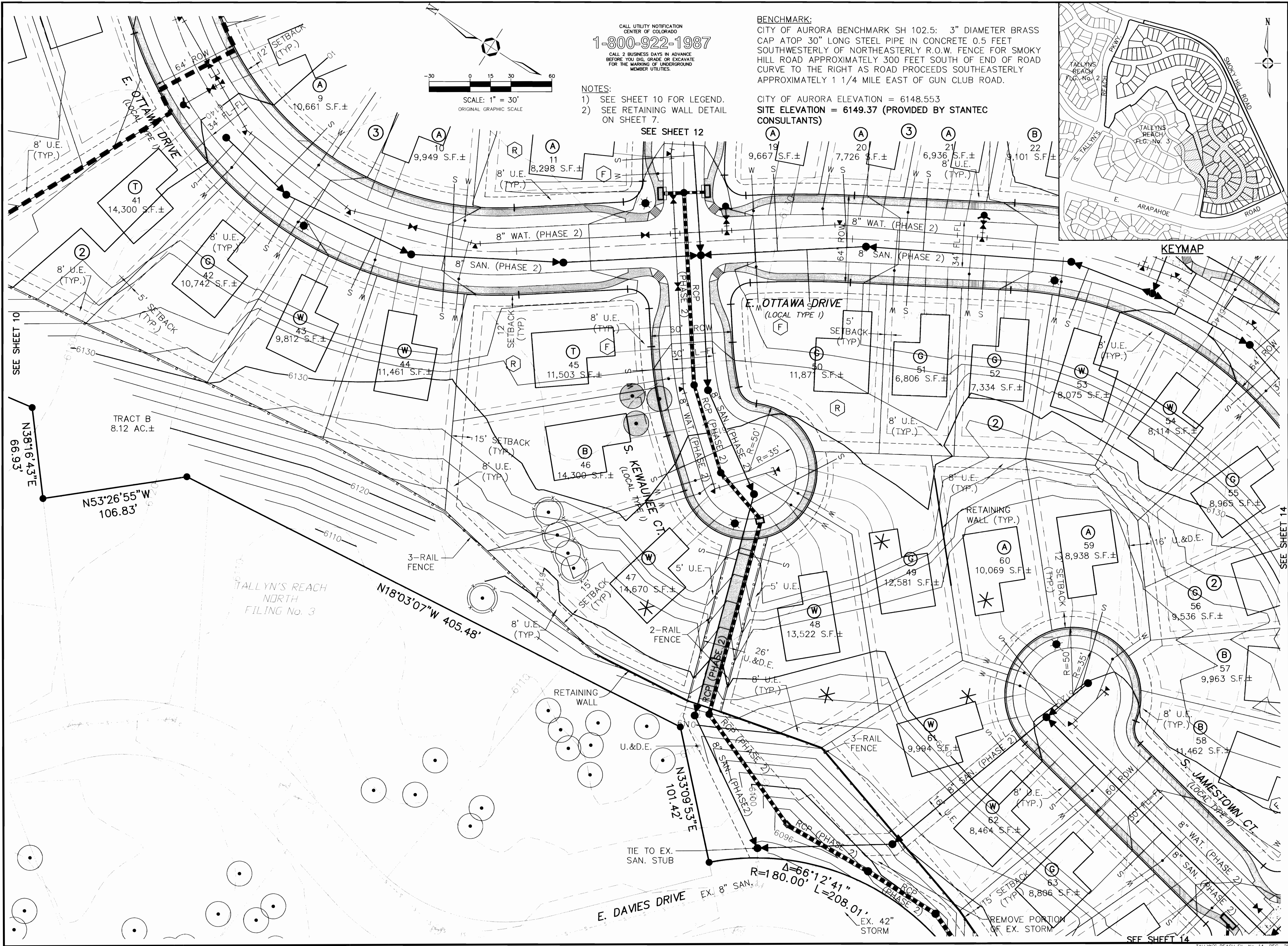
Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
PHONE: (303) 980-0200
FAX: (303) 980-0917
WWW.CARROLL-LANGE.COM

TALLYN'S REACH
FILING No. 14

SITE PLAN

Project: Title:
Scale: HORIZ. 1" = 30'
Date: DECEMBER, 2004
Job No. 3184
File No. SP11-12
Sheet 12 of 27

TALLYN'S REACH FLG NO 14 2005-4006-00



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

- NOTES:
- 1) SEE SHEET 10 FOR LEGEND.
 - 2) SEE RETAINING WALL DETAIL ON SHEET 7.

SEE SHEET 12

BENCHMARK:
CITY OF AURORA BENCHMARK SH 102.5: 3" DIAMETER BRASS
CAP ATOP 30" LONG STEEL PIPE IN CONCRETE 0.5 FEET
SOUTHWESTERLY OF NORTHEASTERLY R.O.W. FENCE FOR SMOKY
HILL ROAD APPROXIMATELY 300 FEET SOUTH OF END OF ROAD
CURVE TO THE RIGHT AS ROAD PROCEEDS SOUTHEASTERLY
APPROXIMATELY 1 1/4 MILE EAST OF GUN CLUB ROAD.

CITY OF AURORA ELEVATION = 6148.553
SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC
CONSULTANTS)

KEYMAP

Record Documents

NOTES: THIS SHEET IS A SUMMARY OF THE RECORD DOCUMENTS
SUBMITTED FOR THIS PROJECT. IT DOES NOT INDICATE THE
DATE OF THE RECORD DOCUMENTS. IT IS THE RESPONSIBILITY OF THE
OWNER TO OBTAIN THE RECORD DOCUMENTS FROM THE APPROPRIATE
AGENCY. THE RECORD DOCUMENTS SHOULD BE KEPT ON FILE WITH THE
PROJECT RECORDS.

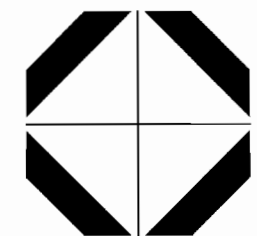
DATE: _____
DATE: _____
DATE: _____

☐ SANITARY SEWER
☐ STORM SEWER
☐ WATER

FOR USE IN RECORD OF
CARROLL & LANGE, INC.

REVISION	PER COA COMMENTS	DATE	BY	CHK
2	REVISION PER COA COMMENTS	7-15-05	RBC	
1	REVISION PER COA COMMENTS	04-21-05	RBC	
No.	Revisions	Date	By	Chk
SEE MASTER REVISION/TRACKING TABULATION				
Designed By: JBW				
Checked By:				

Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
PHONE: (303) 980-0200
FAX: (303) 980-0917
WWW.CARROLL-LANGE.COM



TALLYN'S REACH
FILING No. 14

SITE PLAN

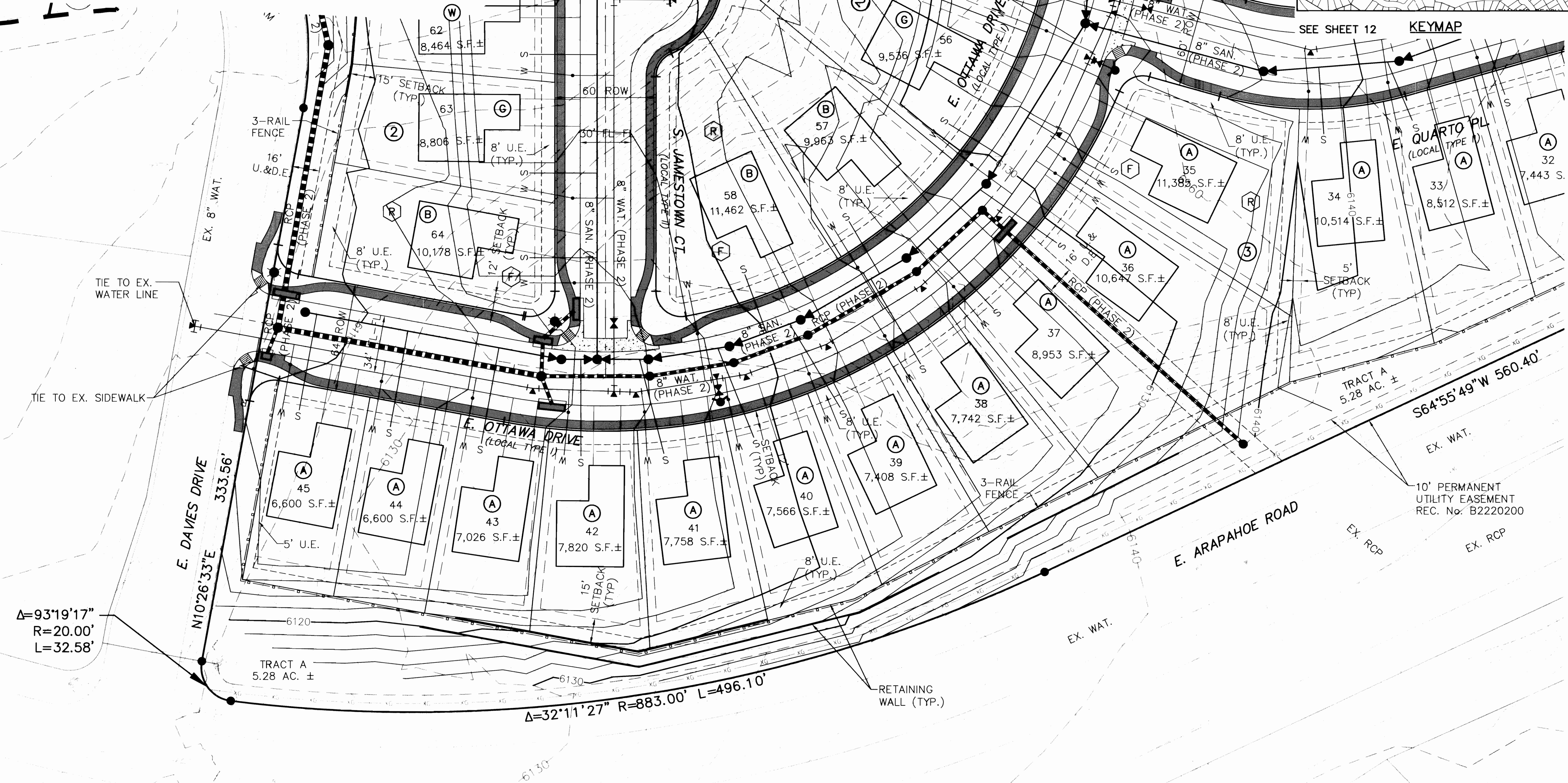
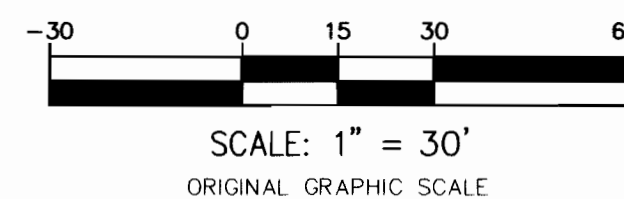
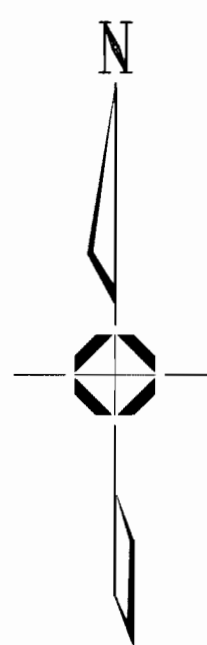
Project: Title:
Scale: HORIZ. 1" = 30'
Date: DECEMBER, 2004
Job No. 3184
File No. SP13-14
Sheet 13 of 27

CITY OF AURORA ELEVATION = 6148.553
SITE ELEVATION = 6149.37 (PROVIDED BY STANTEC
CONSULTANTS)

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

NOTES:

- 1) SEE SHEET 10 FOR LEGEND.
- 2) SEE RETAINING WALL DETAIL ON SHEET 7.



Record Documents

*"AB" REFLECT AS-CONSTRUCTED INFORMATION BY CARROLL & LANGE, INC. *"ABO" INDICATES AS-CONSTRUCTED INFORMATION BY OTHERS.

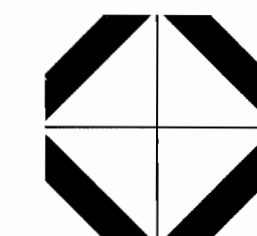
FOR AND ON BEHALF OF

FOR AND ON BEHALF OF

SEE SHEET 15				
No.	Revisions	Date	By	Chk
2	REVISION PER COA COMMENTS	7-15-05	RBC	
1	REVISION PER COA COMMENTS	04-21-05	RBC	
SEE MASTER REVISION/TRACKING TABULATION				

SEE MASTER REVISION/TRACKING TA

Carroll & Lange
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
PHONE: (303) 980-0200
FAX: (303) 980-0917
WWW.CARROLL-LANGE.COM

TALLYN'S REACH
FILING No. 14

SITE PLAN

Project:	Title:
Scale:	HORIZ. 1" = 30'
Date:	DECEMBER, 200
Job No.	3184
File No.	SP13-14
Sheet	14 of 27

TALLYN'S BEACH FLG NO 14 2005-4006-00

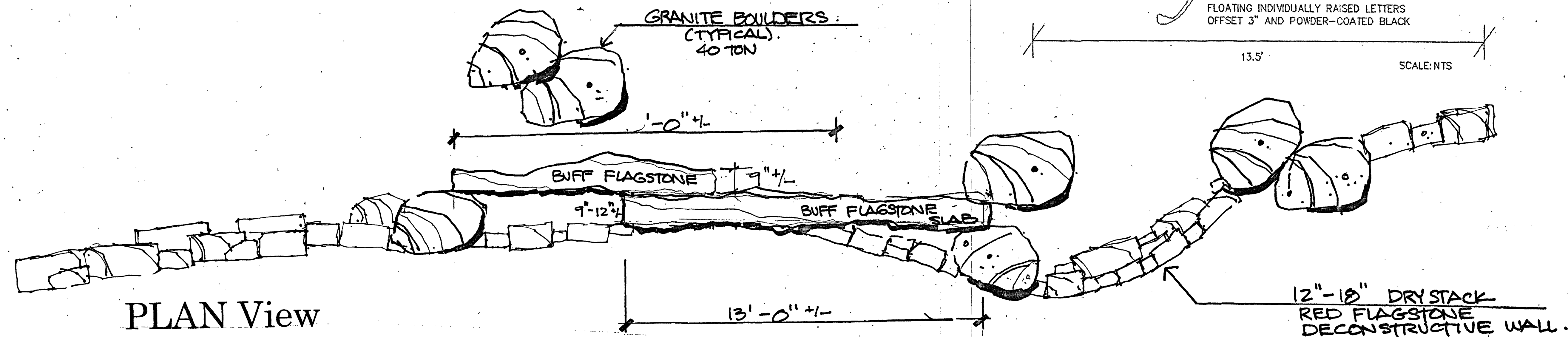
P:\3184\SITE PLAN\3184-SP13-14.dwg, 10/5/2005 4:46:22 PM, E3-13, 1:1

Tallyn's Reach

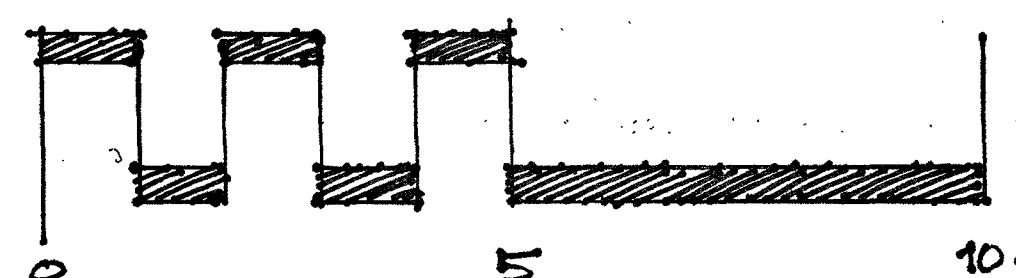
39" 26"

FLOATING INDIVIDUALLY RAISED LETTERS
OFFSET 3" AND POWDER-COATED BLACK

13.5' SCALE: NTS



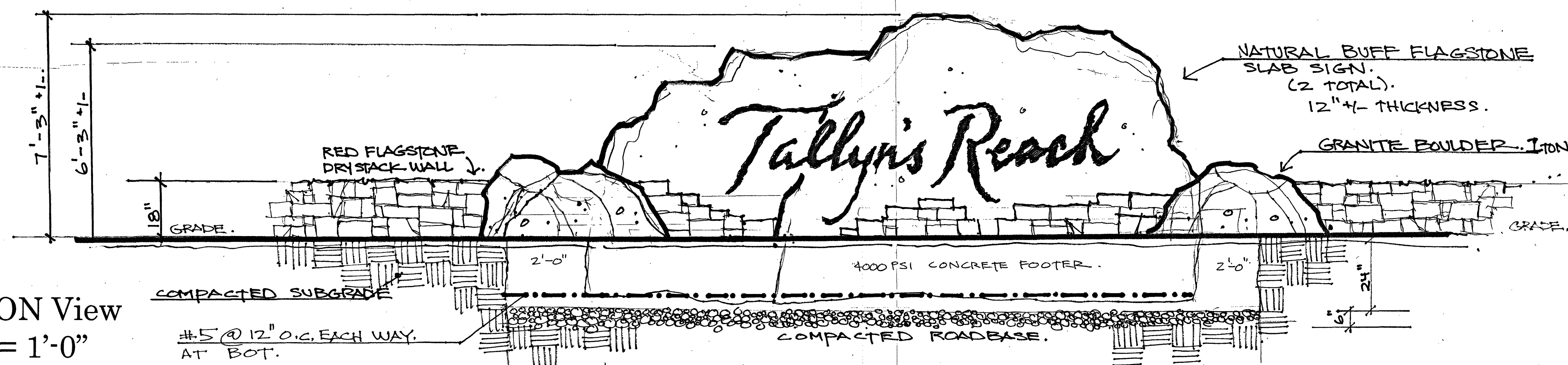
PLAN View
Scale: $\frac{1}{2}$ " = 1'-0"



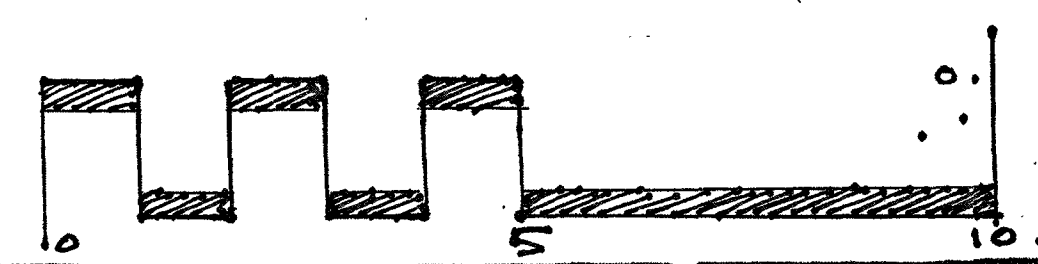
NOTE:

STONE MONUMENT
LAYOUT FOR ILLUSTRATION
PURPOSES ONLY. ACTUAL LAYOUT
AND SHAPE WILL BE
DEPENDANT ON THE STONE
SELECTED FROM THE QUARRY.

Monument



ELEVATION View
Scale: $\frac{1}{2}$ " = 1'-0"



DESIGNSCAPES
COLORADO

DESIGN • CONSTRUCTION • MAINTENANCE

15440 EAST FREMONT DRIVE

CENTENNIAL, CO 80112

(303) 721-9003 • FAX (303) 755-7040

S T A L L Y N S R E A C H M O N U M E N T	E. ARAPAHOE RD & E SMOKY HILL RD	
	Aurora, Colorado 80015	

DESIGNED BY:	DATE:
BRIAN BREED	7/2024
REVISIONS:	
FINAL	7/2024

SCALE: $\frac{1}{2}" = 1' - 0"$	
LEGAL: 005-4602-	
27. TALLYN'S REACH	
PG NO. 6	
JOB	SHEET:
	PG 1 OF 2

THIS PLAN IS PROPERTY OF
DESIGNSCAPES COLORADO, INC.
USE OF THIS PLAN OR THE IDEAS FOUND HERE
ARE PROHIBITED WITHOUT PERMISSION OF
DESIGNSCAPES COLORADO, INC.

FOR STRUCTURALS:
PLEASE SEE S.R.10
BY SUNDANCE STRUCTURAL
CONSULTANTS, LLC. DATED 8.19.2022.



monument