

VICINITY MAP

N.T.S.

BENCHMARK:

CITY OF AURORA BENCHMARK SH-107.5:
3" DIA. BRASS CAP ATOP A 30" LONG
STEEL PIPE IN CONCRETE 1 FT. SWLY OF
NELY R.O.W. FENCE FOR SMOKY HILL ROAD &
3.9 FT. NWLY OF A FENCE CORNER, AND ALSO
185 FT. NWLY FROM N. JAMISON CIRCLE
CENTERLINE GOING W. OF SMOKY HILL ROAD.

CITY OF AURORA ELEVATION = 6156.367 FT.

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 _____ HAS CAUSED
THESE PRESENTS TO BE EXECUTED THIS 21st DAY OF
March AD 2006

BY: Keith Schoonover

ATTEST: David S. Snow

AMENDMENTS

Minor Amendment

8-16-18

LEGEND

CURB & GUTTER
& WALK

CROSS PAN

MID BLOCK RAMP

WATER LINE WITH

APPURTENANCES

SANITARY SEWER

WITH MH

SIDEWALK/TRAIL

STORM SEWER (PUBLIC)

FUTURE STORM SEWER (PUBLIC)

STORM INLET

FORCE MAIN

MAJOR & MINOR

CONTOURS

STREET LIGHT

DRAINAGE

FLOW ARROW

CENTER LINE

EASEMENT LINE

RIGHT OF WAY

PROPERTY BOUNDARY

LOT NUMBER

BLOCK NUMBER

LOW POINT

HIGH POINT

CONSTRUCTION

PHASE LINE

BUILDING ENVELOPE

(SEE TYPICAL LOT CONSTRAINTS

DETAIL - RIGHT)

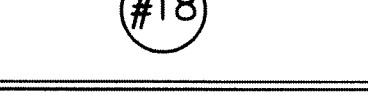
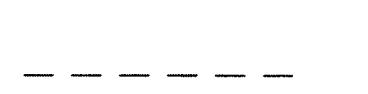
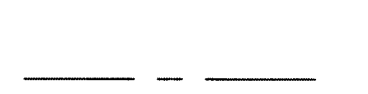
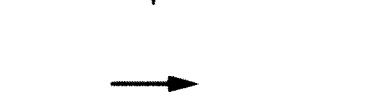
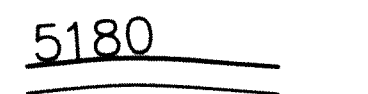
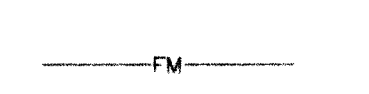
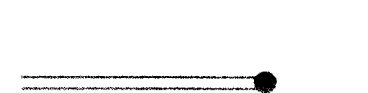
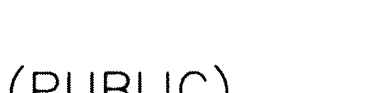
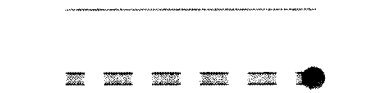
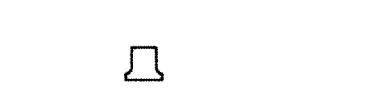
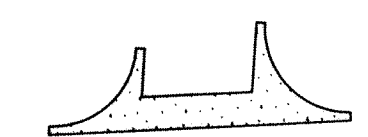
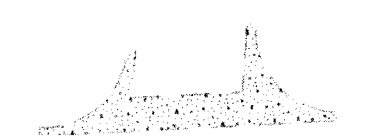
GOLF COURSE

HOLE NUMBER

EXISTING



PROPOSED



LAND USE SUMMARY TABLE:

FILING 1 TOTAL NO. OF UNITS APPROVED	243
FILING 2 TOTAL NO. OF UNITS APPROVED	283
FILING 3 TOTAL NO. OF UNITS PROPOSED	205
FILING 4 TOTAL NO. OF UNITS PROPOSED	157
TOTAL NO. OF UNITS APPROVED/PROPOSED TO DATE	894
TOTAL NO. OF UNITS ALLOWED PER THE FDP	900
TOTAL NO. OF UNITS REMAINING TO BE PROPOSED	6
TOTAL NO. OF SFD SMALL UNITS APPROVED/PROPOSED TO DATE	?
TOTAL NO. OF SFD STANDARD UNITS APPROVED/PROPOSED TO DATE	88
TOTAL NO. OF SFD LARGE UNITS APPROVED/PROPOSED TO DATE	609
TOTAL NO. OF SFD ESTATE UNITS APPROVED/PROPOSED TO DATE	34

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF DOUGLAS)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ME THIS 21st DAY OF March AD 2006

BY Keith Schoonover

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

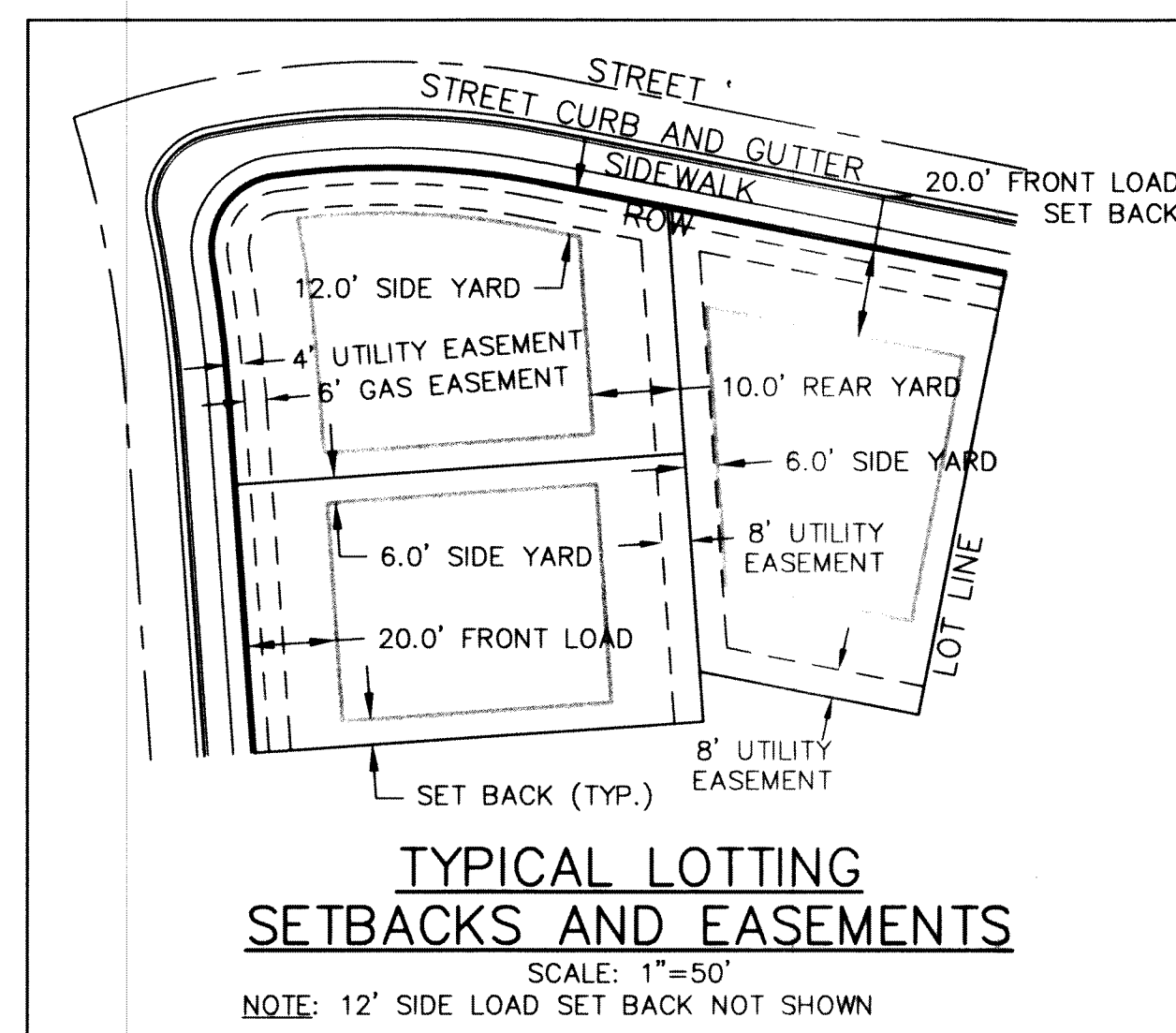
MY COMMISSION EXPIRES 12-9-09

ADDRESS: _____

DATA:

LAND AREA WITHIN PROPERTY LINES	47.770 AC.
NUMBER OF UNITS PROPOSED	157
NUMBER OF BUILDINGS	157
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	35'
GROSS FLOOR AREA	N/A
TOTAL BUILDING COVERAGE	N/A
HARD SURFACE AREA	0.0 AC
LANDSCAPE AREA	11.338 AC
PHASED NATIVE GRASS AREA (IF APPLICABLE)	N/A
PRESENT ZONING CLASSIFICATION	E-470 LOW & MEDIUM DENSITY RESIDENTIAL
PERMITTED MAXIMUM SIGN AREA	20 SF.
PROPOSED SIGN, TYPE AND SQFT.	N/A
PARKING SPACES REQUIRED	2/UNIT + 2 GUEST
PARKING SPACES PROVIDED	2/UNIT + 2 GUEST
HANDICAP SPACES PROVIDED	N/A
HANDICAP SPACES PROVIDED	N/A

FILING 4:



SHEET INDEX:

- 1 COVER SHEET
- 2 TYPICAL ROADWAY SECTIONS AND LAND USE TABLE
- 3 STEEP SLOPE STANDARDS
- 4 LEGAL DESCRIPTION, NOTES & BOUNDARY CURVE & LINE TABLE
- 5-6 OVERALL PLAN
- 7 OVERALL PHASING MAP
- 8-14 SITE PLAN
- 15 OVERALL DRAINAGE IMPROVEMENTS MAP
- 16 LANDSCAPE PLAN
- 17 MONUMENT DETAILS

CITY OF AURORA APPROVALS:

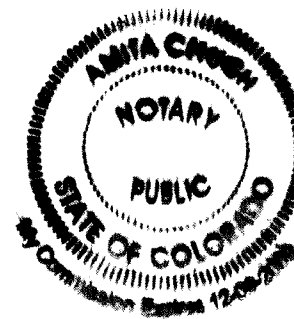
CITY ATTORNEY: Ad. Riqua DATE: 9-12-06
PLANNING DIRECTOR: Alit Watter DATE: 9/12/06
PLANNING COMMISSION: NA DATE: NA
CHAIRMAN
CITY COUNCIL: NA DATE: NA
MAYOR
ATTEST: NA DATE: NA
CITY CLERK

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 20____

CLERK AND RECORDER: _____

DEPUTY: _____



HIGH PLAINS COUNTRY CLUB - FILING NO. 4

SITE PLAN
COVER SHEET

Project No.	187003336
Date	8/15/05
Sheet	1

High Plains Country Club Subdivision Filing No. 4 - Lot Summary							
Lot Data Table				Product Type Std. Dimensions			
Block No.	Lot No.	Area (sq.ft.)	Area (acres)	Frontage (feet)	Width	Depth	Type
1	1	7,402	0.170	82.11	62	100	STD
1	2	6,270	0.144	57.00	62	100	STD
1	3	6,820	0.157	62.00	62	100	STD
1	4	6,270	0.144	57.00	62	100	STD
1	5	7,312	0.168	74.92	62	100	STD
1	6	6,270	0.144	57.00	62	100	STD
1	7	6,820	0.157	62.00	62	100	STD
1	8	6,820	0.157	62.00	62	100	STD
1	9	6,820	0.157	62.00	62	100	STD
1	10	6,820	0.157	62.00	62	100	STD
1	11	6,820	0.157	62.00	62	100	STD
1	12	6,820	0.157	62.00	62	100	STD
1	13	6,820	0.157	62.00	62	100	STD
1	14	6,800	0.156	62.00	62	100	STD
1	15	7,261	0.167	67.02	62	100	STD
1	16	11,502	0.264	56.22	62	100	STD
1	17	8,646	0.198	56.22	62	100	STD
1	18	5,977	0.137	59.06	57	100	SM
1	19	5,684	0.130	57.00	57	100	SM
1	20	5,689	0.131	57.00	57	100	SM
1	21	5,689	0.131	57.00	57	100	SM
1	22	5,689	0.131	57.00	57	100	SM
1	23	5,515	0.127	57.92	57	100	SM
1	24	6,534	0.150	64.23	62	100	STD
1	25	8,070	0.185	46.80	62	100	STD
1	26	8,200	0.188	58.19	62	100	STD
2	1	6,830	0.157	66.12	62	100	STD
2	2	7,274	0.167	56.88	62	100	STD
2	3	6,900	0.158	57.00	62	100	STD
2	4	7,014	0.161	57.00	62	100	STD
2	5	7,132	0.164	128.38	62	100	STD
2	6	6,532	0.150	56.88	62	100	STD
2	7	6,532	0.150	56.88	62	100	STD
2	8	6,532	0.150	56.88	62	100	STD
2	9	6,307	0.145	56.97	62	100	STD
2	10	6,156	0.141	57.00	62	100	STD
2	11	6,156	0.141	57.00	62	100	STD
2	12	6,156	0.141	57.00	62	100	STD
2	13	6,156	0.141	57.00	62	100	STD
2	14	6,019	0.138	57.91	62	100	STD
2	15	8,575	0.197	65.73	62	100	STD
3	1	7,308	0.168	153.29	62	100	STD
3	2	6,000	0.138	60.00	57	100	SM
3	3	6,000	0.138	60.00	57	100	SM
3	4	6,000	0.138	60.00	57	100	SM
3	5	6,000	0.138	60.00	57	100	SM
3	6	6,444	0.148	129.32	62	100	STD
3	7	5,846	0.134	57.01	57	100	SM
2	12	6,156	0.141	57.00	62	100	STD
2	13	6,156	0.141	57.00	62	100	STD
2	14	6,019	0.138	57.91	62	100	STD
2	15	8,575	0.197	65.73	62	100	STD
3	1	7,308	0.168	153.29	62	100	STD
3	2	6,000	0.138	60.00	57	100	SM
3	3	6,000	0.138	60.00	57	100	SM
3	4	6,000	0.138	60.00	57	100	SM
3	5	6,000	0.138	60.00	57	100	SM
3	6	6,444	0.148	129.32	62	100	STD
3	7	5,846	0.134	57.01	57	100	SM
3	8	5,700	0.131	57.00	57	100	SM
3	9	6,934	0.159	57.00	62	100	STD
3	10	9,339	0.214	185.40	62	100	STD
3	11	8,995	0.206	117.47	62	100	STD
3	12	8,990	0.206	57.00	62	100	STD
3	13	12,537	0.288	147.31	62	100	STD
4	1	12,223	0.281	171.29	62	100	STD
4	2	8,474	0.195	72.25	62	100	STD
4	3	7,883	0.181	63.37	62	100	STD
4	4	10,373	0.238	67.56	62	100	STD
4	5	12,314	0.283	68.56	62	100	STD
4	6	8,107	0.186	63.68	62	100	STD
4	7	7,256	0.167	62.00	62	100	STD
4	8	6,853	0.157	62.92	62	100	STD
4	9	7,232	0.166	56.41	62	100	STD
4	10	10,586	0.243	56.22	62	100	STD
4	11	8,128	0.187	57.03	62	100	STD
4	12	6,710	0.154	64.34	62	100	STD
4	13	7,049	0.162	66.00	62	100	STD
4	14	6,966	0.160	66.00	62	100	STD
4	15	7,401	0.170	65.60	62	100	STD
4	16	7,310	0.168	65.59	62	100	STD
4	17	6,518	0.150	62.02	62	100	STD
4	18	6,510	0.149	62.00	62	100	STD
4	19	6,510	0.149	62.00	62	100	STD
4	20	7,647	0.176	177.90	62	100	STD
4	21	6,281	0.144	53.27	62	100	STD
4	22	7,096	0.163	50.34	62	100	STD
4	23	7,772	0.178	50.77	62	100	STD
4	24	7,826	0.180	46.33	62	100	STD
4	25	9,038	0.207	207.63	62	100	STD
4	26	10,657	0.245	61.04	62	100	STD

High Plains Country Club Subdivision Filing No. 4 - Lot Summary							
Lot Data Table				Product Type Std. Dimensions			
Block No.	Lot No.	Area (sq.ft.)	Area (acres)	Frontage (feet)	Width	Depth	Type
4	27	8,955	0.206	61.04	62	100	STD
4	28	7,220	0.166	59.62	62	100	STD
4	29	6,123	0.141	57.00	62	100	STD
4	30	5,923	0.136	57.00	57	100	SM
4	31	6,088	0.140	58.46	62	100	STD
4	32	6,394	0.147	59.33	62	100	STD
4	33	6,717	0.154	67.37	62	100	STD
4	34	6,202	0.142	57.00	62	100	STD
4	35	6,101	0.140	57.00	62	100	STD
4	36	6,000	0.138	57.00	57	100	SM
4	37	5,999	0.135	57.00	57	100	SM
4	38	6,003	0.138	60.56	62	100	STD
4	39	7,899	0.177	39.36	62	100	STD
5	1	11,191	0.257	169.75	62	100	STD
5	2	9,321	0.214	66.40	62	100	STD
5	3	9,321	0.214	66.40	62	100	STD
5	4	9,321	0.214	66.40	62	100	STD
5	5	9,321	0.214	66.40	62	100	STD
5	6	8,136	0.187	63.16	62	100	STD
5	7	10,641	0.244	80.71	62	100	STD
5	8	9,888	0.199	196.47	62	100	STD
5	9	6,200	0.142	62.00	62	100	STD
5	10	6,346	0.146	68.45	62	100	STD
5	11	7,023	0.161	73.70	62	100	STD
5	12	6,200	0.142	62.00	62	100	STD
5	13	6,200	0.142	62.00	62	100	STD
5	14	6,200	0.142	62.00	62	100	STD
5	15	6,200	0.142	62.00	62	100	STD
5	16	6,200	0.142	62.00	62	100	STD
5	17	6,958	0.160	62.00	62	100	STD
5	18	8,282	0.190	62.00	62	100	STD
5	19	9,164	0.210	62.00	62	100	STD
5	20	7,268	0.167	65.87	62	100	STD
5	21	6,200	0.142	62.00	62	100	STD
5	22	6,200	0.142	62.00	62	100	STD
5	23	6,200	0.142	62.00	62	100	STD
5	24	6,200	0.142	62.00	62	100	STD
5	25	6,200	0.142	62.00	62	100	STD
5	26	6,211	0.143	62.04	62	100	STD
5	27	7,189	0.165	64.25	62	100	STD
5	28	7,895	0.181	62.65	62	100	STD
5	29	10,201	0.234	123.96	62	100	STD
5	30	9,401	0.216	62.00	62	100	STD
5	31	8,740	0.201	82.66	62	100	STD
6	1	7,553	0.173	154.40	62	100	STD
6	2	6,200	0.142	62.00	62	100	STD
6	3	6,200	0.142	62.00	62	100	STD
6	4	6,883	0.158	65.28	62	100	STD
6	5	7,039	0.162	65.46	62	100	STD
6	6	6,200	0.142	62.00	62	100	STD
6	7	6,200	0.142	62.00	62	100	STD
6	8	6,200	0.142	62.00	62	100	STD
6	9	6,200	0.142	62.00	62	100	STD
6	10	6,410	0.147	62.00	62	100	STD
6	11	8,722	0.200	183.66	62	100	STD
6	12	9,869	0.227	155.69	62	100	STD
6	13	6,604	0.152	66.01	62	100	STD
6	14	6,600	0.152	66.00	62	100	STD
6	15	6,600	0.152	66.00	62	100	STD
6	16	6,200	0.142	62.00	62	100	STD
6	17	6,888	0.158	76.28	62	100	STD
6	18	6,413	0.147	65.22	62	100	STD
6	19	6,200	0.142	62.00	62	100	STD
6	20	6,200	0.142	62.00	62	100	STD
6	21	7,974	0.183	144.72	62	100	STD

- Minor Amndmnt – 4/17/2006 - 2005-4025-01

1 Ryland Model 716 (see paper files)
- Minor Amndmnt – 4/17/2006 - 2005-4025-02

2 Ryland Model 731 (see paper files)
- Minor Amndmnt – 4/17/2006 - 2005-4025-03

3 Ryland Model 755 (see paper files)
- Minor Amndmnt – 4/17/2006 - 2005-4025-04

4 Ryland Model 765 (see paper files)
- Minor Amndmnt – 6/30/2006 - 2005-4025-05

5 Ryland Model 360 (see paper files)
- Minor Amndmnt – 6/30/2006 - 2005-4025-06

6 Ryland Model 707 (see paper files)
- Minor Amndmnt – 6/30/2006 - 2005-4025-07

7 Ryland Model 725 (see paper files)
- Minor Amndmnt – 6/30/2006 - 2005-4025-08

8 Ryland Model 740 (see paper files)
- Minor Amndmnt – 8/4/2006 - 2005-4025-09

9 Ryland Model 745 (see paper files)
- Minor Amndmnt – 8/4/2006 - 2005-4025-10

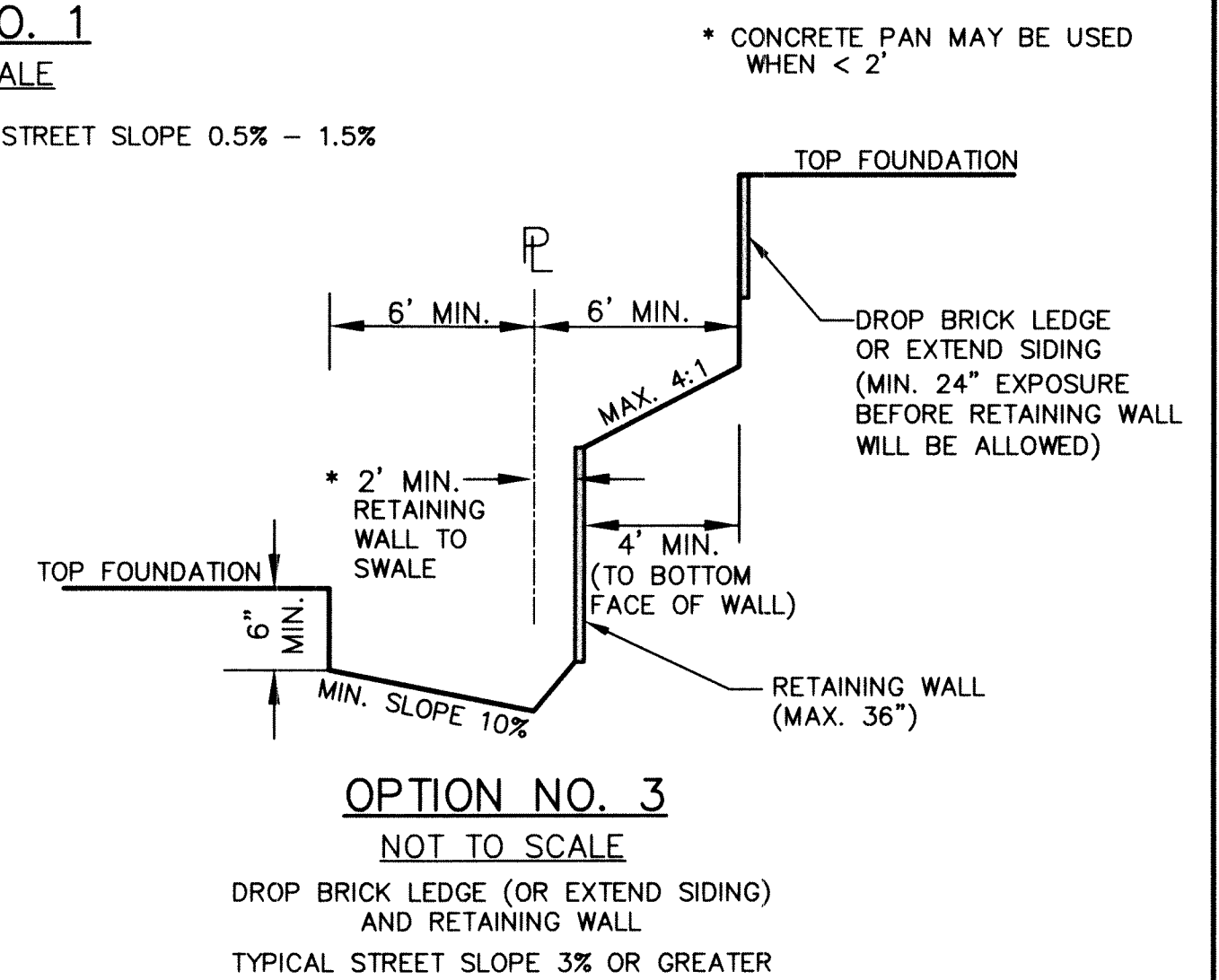
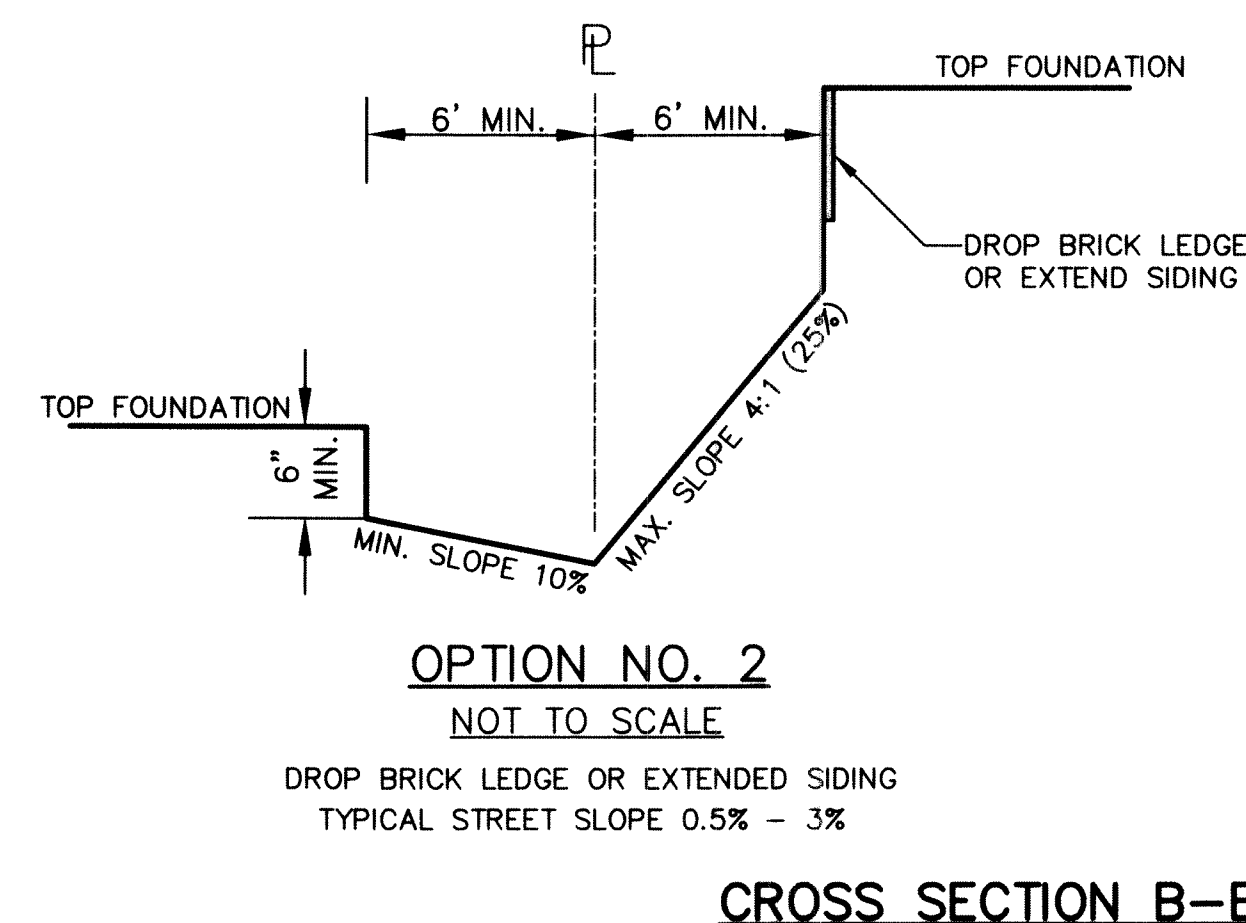
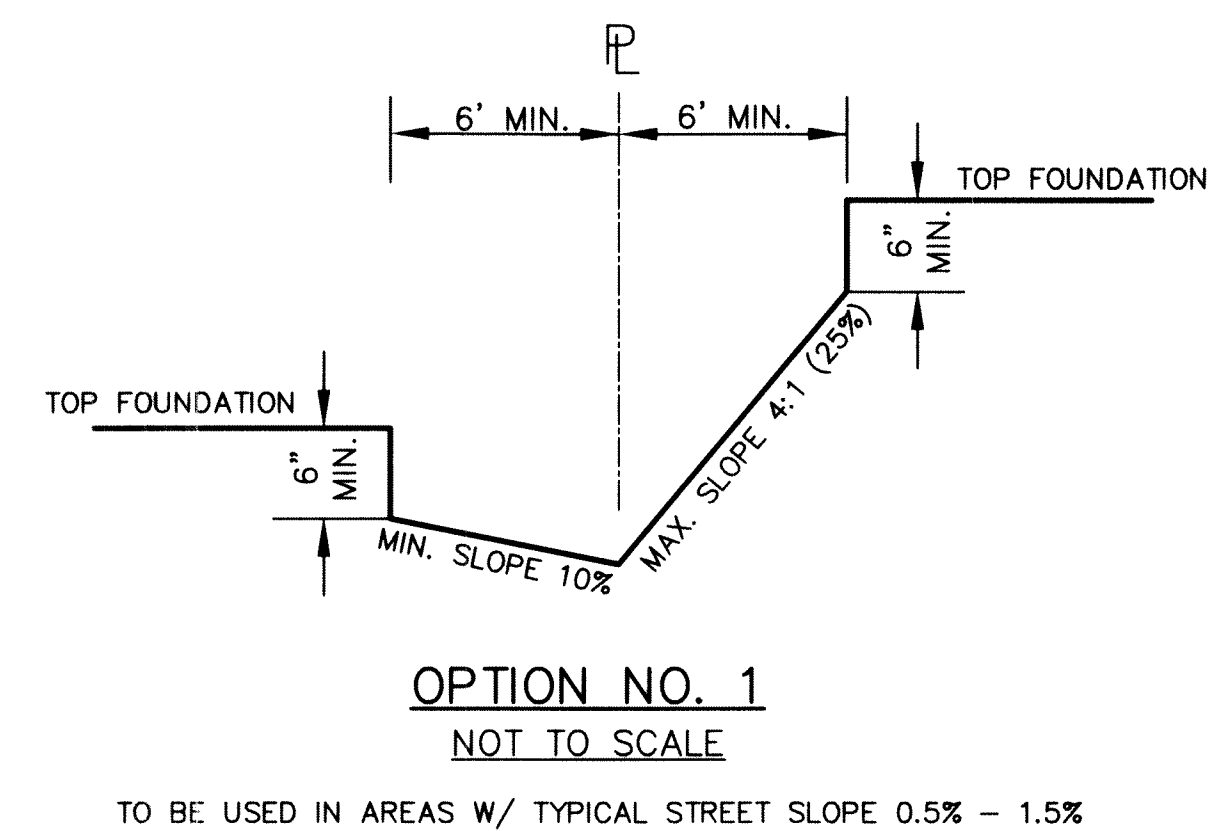
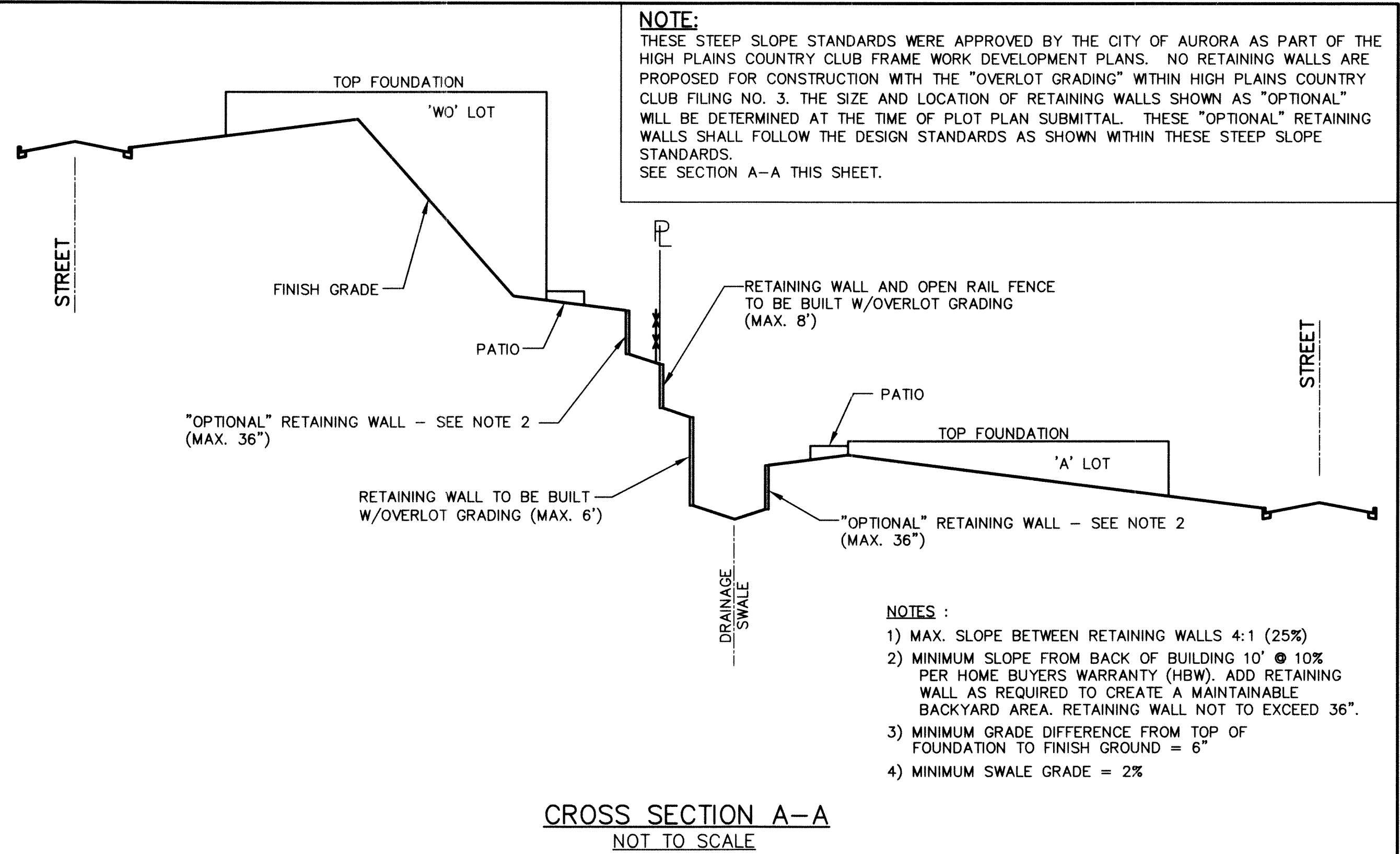
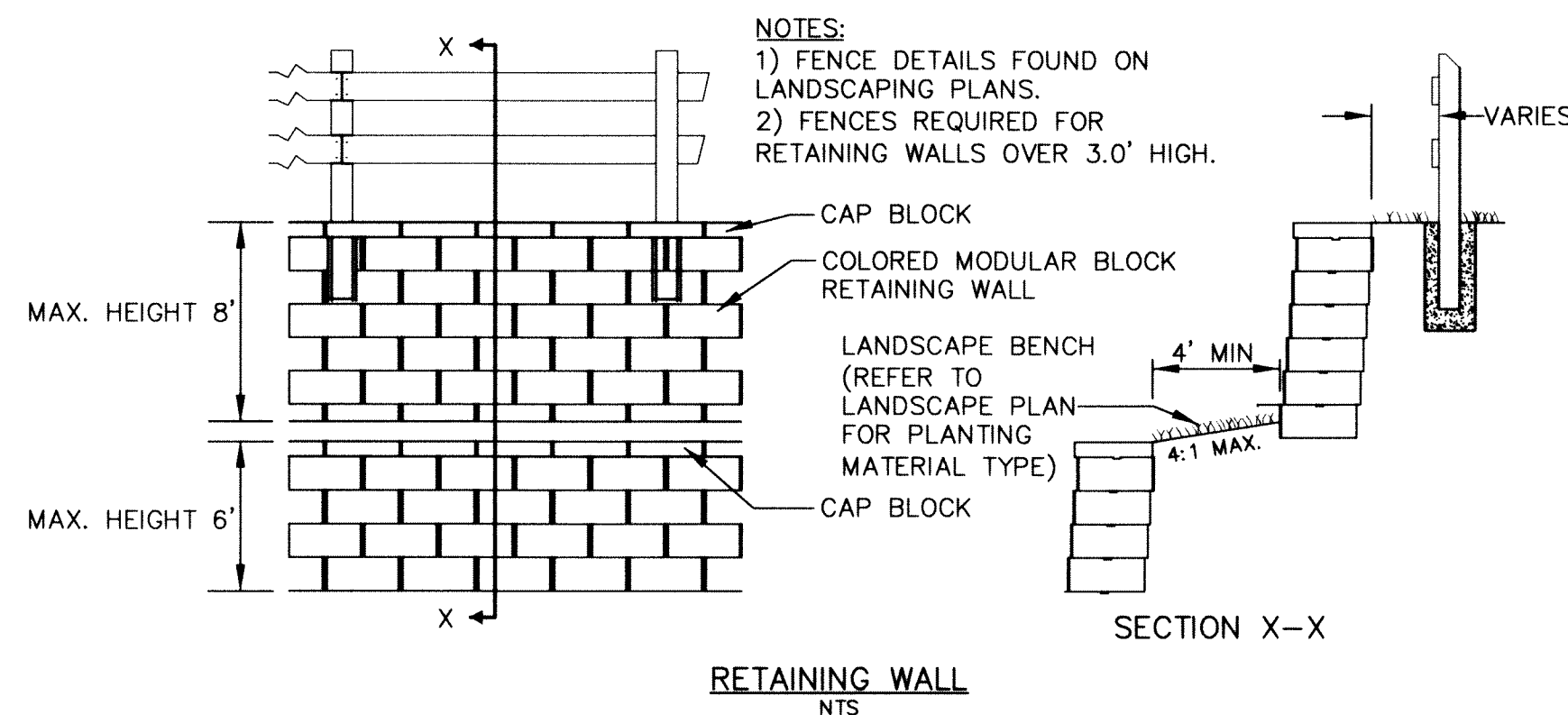
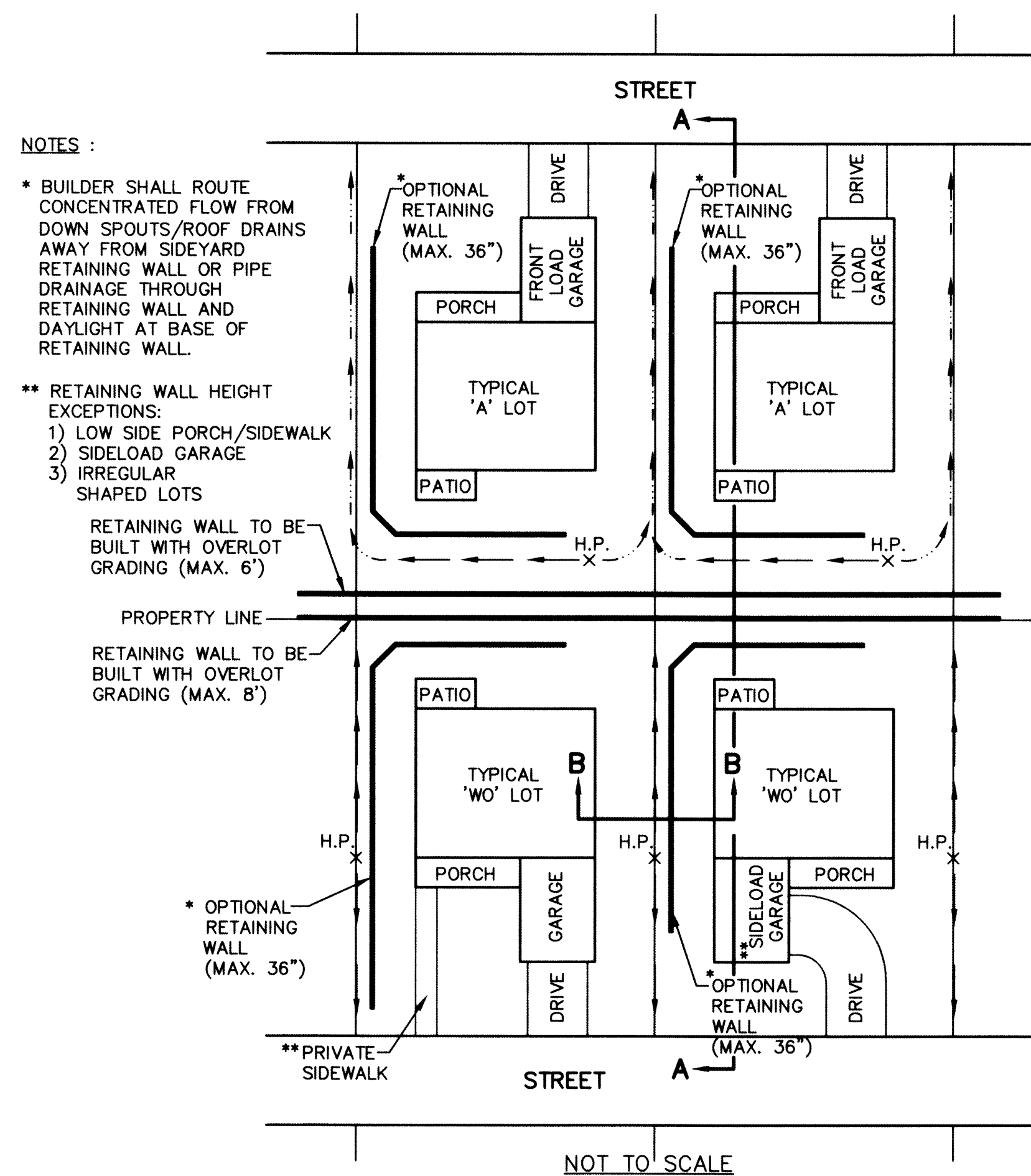
10 Ryland Model 775 (see paper files)
- Minor Amndmnt – 8/4/2006 - 2005-4025-11

11 Ryland Model 785 (see paper files)

High Plains Country Club Subdivision Filing No. 4 - Lot Summary							
Lot Data Table					Product Type Std. Dimensions		
Block No.	Lot No.	Area (sq.ft.)	Area (acres)	Frontage (feet)	Width	Depth	Type
6	11	8,722	0.200	183.66	62	100	STD
6	12	9,869	0.227	155.69	62	100	STD
6	13	6,604	0.152	66.01	62	100	STD
6	14	6,600	0.152	66.00	62	100	STD
6	15	6,600	0.152	66.00	62	100	STD
6	16	6,200	0.142	62.00	62	100	STD
6	17	6,888	0.158	76.28	62	100	STD
6	18	6,413	0.147	65.22	62	100	STD
6	19	6,200	0.142	62.00	62	100	STD
6	20	6,200	0.142	62.00	62	100	STD
6	21	7,974	0.183	144.72	62	100	STD
7	1	8,388	0.193	182.32	62	100	STD
7	2	5,700	0.131	57.00	57	100	SM
7	3	5,700	0.131	57.00	57	100	SM
7	4	5,700	0.131	57.00	57	100	SM
7	5	8,273	0.190	78.12	62	100	STD
7	6	10,294	0.236	233.15	62	100	STD
7	7	9,968	0.229	62.00	62	100	STD
7	8	7,735	0.178	85.13	62	100	STD
7	9	6,909	0.159	76.71	62	100	STD
7	10	5,700	0.131	57.00	57	100	SM
7	11	6,143	0.141	56.81	62	100	STD
7	12	7,804	0.179	135.96	62	100	STD

1. NO CONCENTRATED DRAINAGE FROM DOWNSPOUTS/ROOF DRAINS SHALL BE ALLOWED TO DIRECTLY DISCHARGE/FLOW OVER THE TOP OF RETAINING WALLS WITHOUT SPECIAL ATTENTION TO PREVENTING EROSION AND WALL DAMAGE.
2. THE MINIMUM DISTANCE BETWEEN BASE OF RETAINING WALLS AND BUILDINGS SHALL BE FOUR (4) FEET.
3. THE MINIMUM SEPARATION FROM BASE OF RETAINING WALLS TO SIDE YARD DRAINAGE SWALE SHALL BE TWO (2) FEET, OR A CONCRETE PAN MAY BE USED (UNLESS REQUIRED FOR A/C COMPRESSORS, STOOPS, ETC.)
4. THE MAXIMUM SLOPE BETWEEN TIERED RETAINING WALLS SHALL BE FOUR HORIZONTAL TO ONE VERTICAL (4:1).
5. OPEN RAIL FENCES ARE REQUIRED AT THE TOP OF ALL SINGLE WALLS OVER 36 INCHES IN HEIGHT, OR WHEN IN A TIERED CONFIGURATION AT THE TOP OF THE UPPER RETAINING WALL IF ANY OF THE WALLS EXCEED 36 INCHES IN HEIGHT.
6. STRUCTURAL CALCULATIONS ARE REQUIRED FOR ALL RETAINING WALLS OVER 48 INCHES IN HEIGHT PER CITY OF AURORA CODE. TIERED RETAINING WALLS LESS THAN 48 INCHES IN HEIGHT REQUIRE STRUCTURAL CALCULATIONS IF THE SEPARATION BETWEEN WALLS IS LESS THAN THE HEIGHT OF THE TALLEST RETAINING WALL.
7. ALL RETAINING WALLS WITHIN SINGLE FAMILY HOME SITES SHALL BE MAXIMUM 36 INCHES IN HEIGHT (MEASURED FROM FINAL GRADE TO TOP OF WALL). WALLS GREATER THAN 36 INCHES IN HEIGHT MAY BE ALLOWED IN LIMITED AREAS (i.e. LOW SIDE PORCH, SIDE LOAD GARAGE, IRREGULAR SHAPED LOT, ETC.) AND WILL BE EVALUATED ON A CASE BY CASE BASIS.
8. THE MINIMUM SLOPE AWAY FROM THE BACK 10' OF THE BUILDING IS 10% OR GREATER PER HOME BUYERS WARRANTY (HBW).
9. THE MINIMUM DRAINAGE SWALE GRADE SHALL BE 2%.
10. THE HOME BUILDER SHALL OFFER, AS AN 'OPTION', TO THE HOME BUYER ONE SERVICE ACCESS FROM THE FRONT YARD TO BACK OF LOT, UNLESS IT IS DETERMINED THAT THE ACCESS CAN NOT BE CONSTRUCTED DUE TO EITHER HORIZONTAL OR VERTICAL CONSTRAINTS.
11. ALL RETAINING WALLS ON THE HOMESITE SHALL BE OF SIMILAR MATERIAL.
12. STEEP SLOPE GUIDELINES APPLY FOR A 'TYPICAL' LOT. VARIATIONS MAY BE REQUIRED FOR IRREGULAR SHAPED LOTS, SIDE LOAD GARAGES, LOW SIDE PORCHES, SIDEWALKS, ETC.

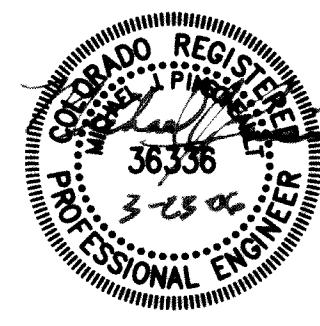
1. THE FOLLOWING ARE OPTIONS THAT CAN BE UTILIZED TO MINIMIZE STEEP GRADE IMPACTS TO INDIVIDUAL HOME SITES. THESE ARE OFFERED TO PROVIDE ALTERNATIVES TO THE BUILDER. OTHER ALTERNATIVES MAY BE PRESENTED DURING THE BUILDING PERMIT PROCESS AND WILL BE REVIEWED AND APPROVED ON A CASE BY CASE BASIS. THE BUILDER MAY SELECT ANY COMBINATION OF THESE ALTERNATIVES AS APPROPRIATE FOR EACH SITE.
2. BACK YARD SLOPES MAY UTILIZE THE FOLLOWING OPTIONS TO REDUCE THE IMPACT OF STEEP SLOPES BY THE FOLLOWING METHODS, LISTED IN ORDER OF PRIORITY:
 - A. INCREASED BASEMENT DEPTH FOR WALKOUT LOTS.
 - B. TIERED RETAINING WALLS.
 - C. INCREASE SEPARATION BETWEEN BACKS OF STRUCTURES.
 - D. REPLACE LOWER LEVEL PATIO WITH A DECK.
3. RETAINING WALL DRAINAGE MAY UTILIZE THE FOLLOWING OPTIONS:
 - A. DIRECT DOWN SPOUTS AWAY FROM WALL.
 - B. PROVIDE PIPING OF RUNOFF THROUGH WALL TO DAYLIGHT AT BASE OF WALL.
4. SIDE YARD SLOPES MAY UTILIZE THE FOLLOWING OPTIONS TO REDUCE THE IMPACT OF STEEP GRADES BETWEEN BUILDINGS, BASED ON STREET SLOPES, AS FOLLOWS:
 - A. STREET GRADE 0.5-1.5% = GRADE AWAY FROM THE BUILDING AT A MAX. SLOPE OF 4:1 OR STEP FOUNDATION/DROP BRICK LEDGE. (REFER TO OPTIONS 1 AND 2 FROM CROSS SECTION B'-B', SHEET 1D)
 - B. STREET GRADE 1.5-3.0% = STEP FOUNDATION/DROP BRICK LEDGE (REFER TO OPTION 2 FROM CROSS SECTION B'-B', SHEET 1D.)
 - C. STREET GRADE 3.0-8.0% = STEP FOUNDATION/DROP BRICK LEDGE EXPOSURE AND/OR RETAINING WALL. (MIN. 24" EXPOSURE BEFORE RETAINING WALL PERMITTED). (REFER TO OPTION 3 FROM CROSS SECTION B'-B', SHEET 1D.)



				Designed By PAR
				Cad Opr. PAR
				Checked By MJP
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Revisions				



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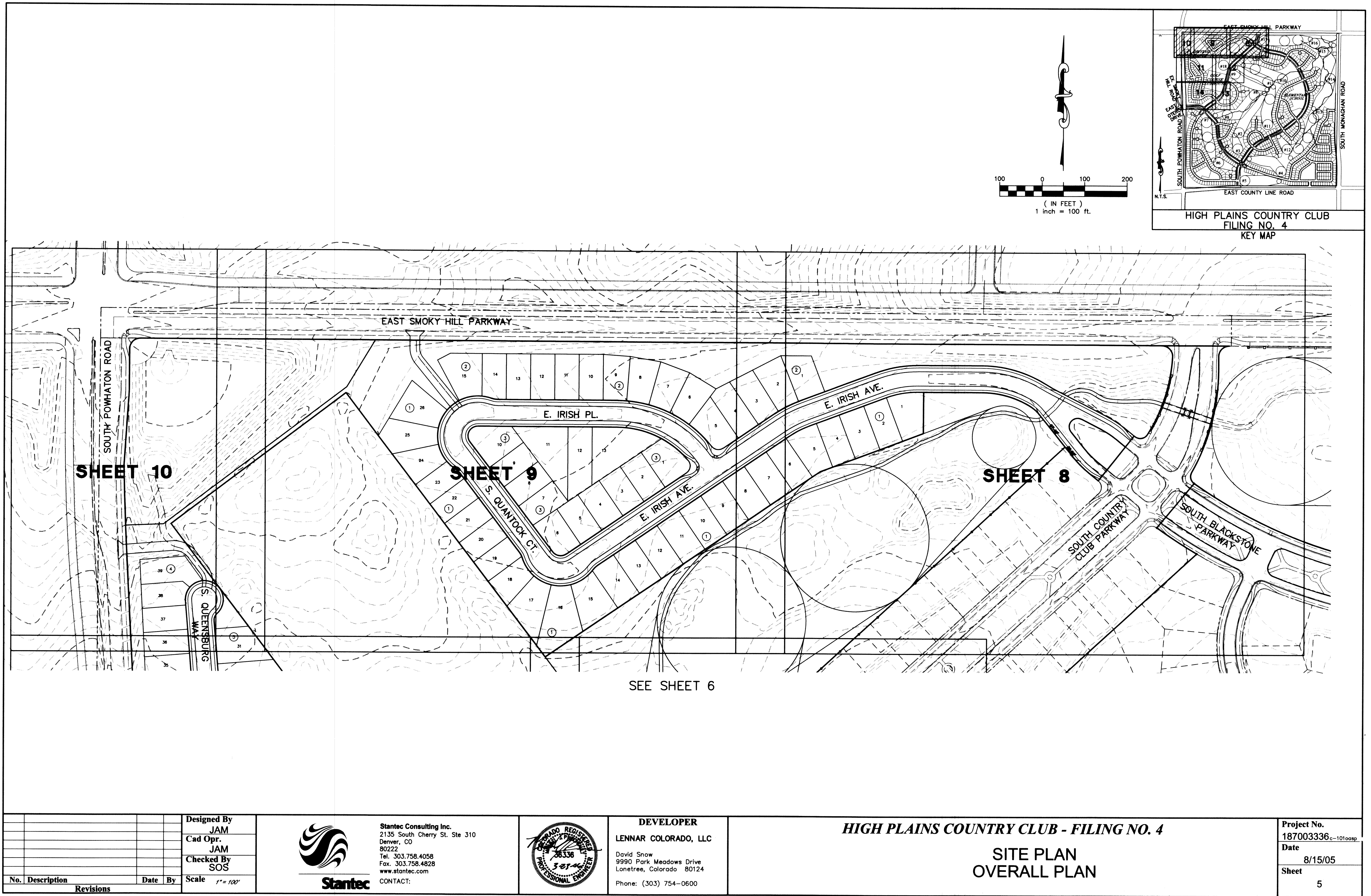


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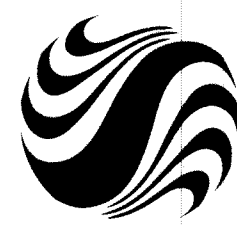
SITE PLAN

STEEP SLOPE STANDARDS

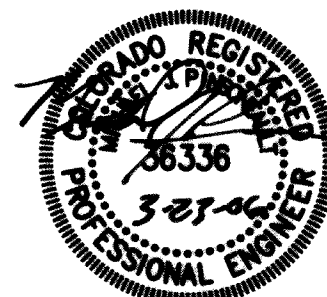
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				JAM
				Cad Opr.
				JAM
				Checked By
				SOS
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Revisions				1" = 100'



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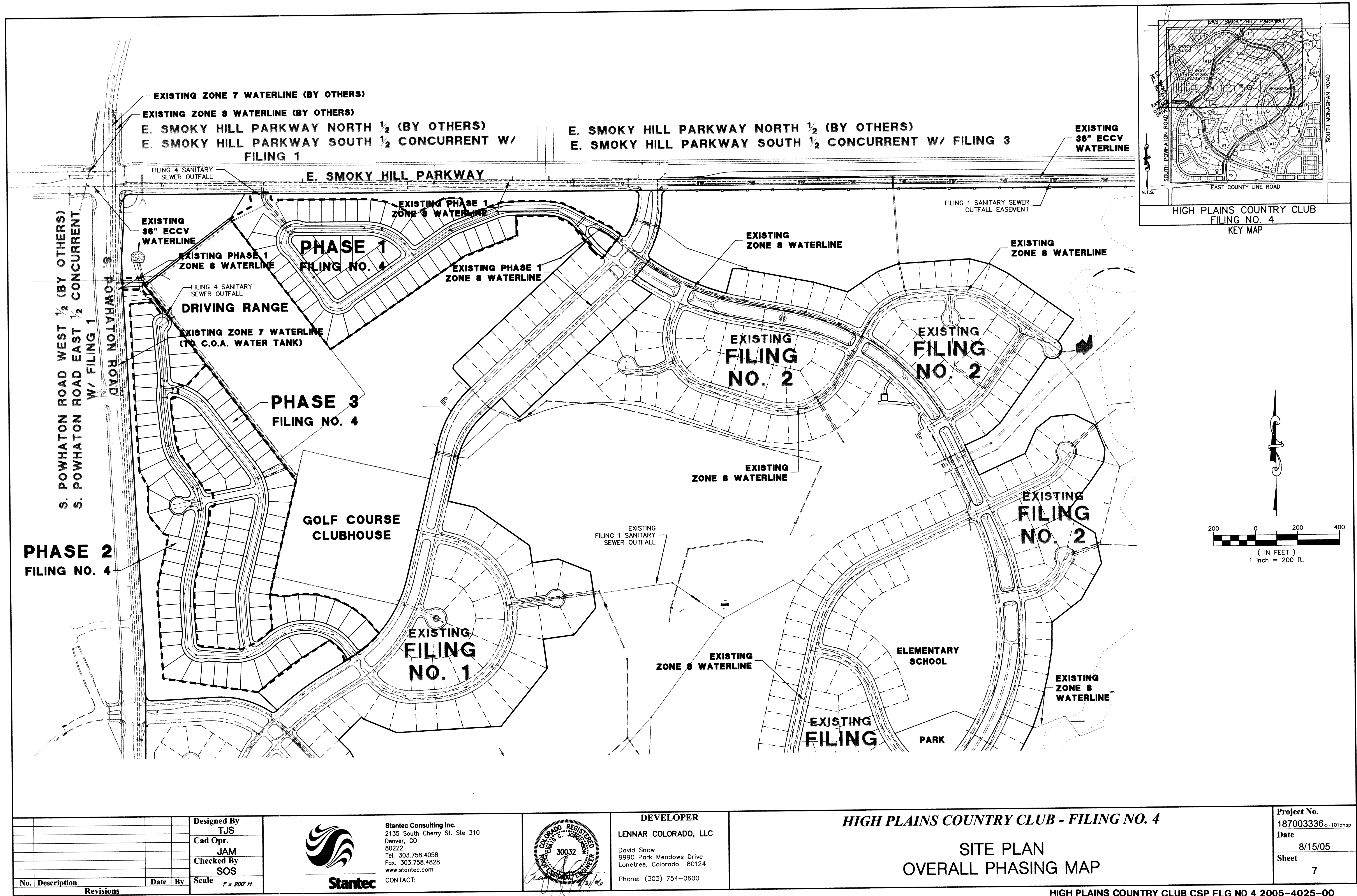


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SITE PLAN
OVERALL PLAN

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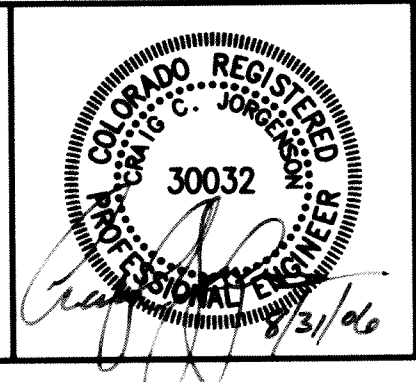
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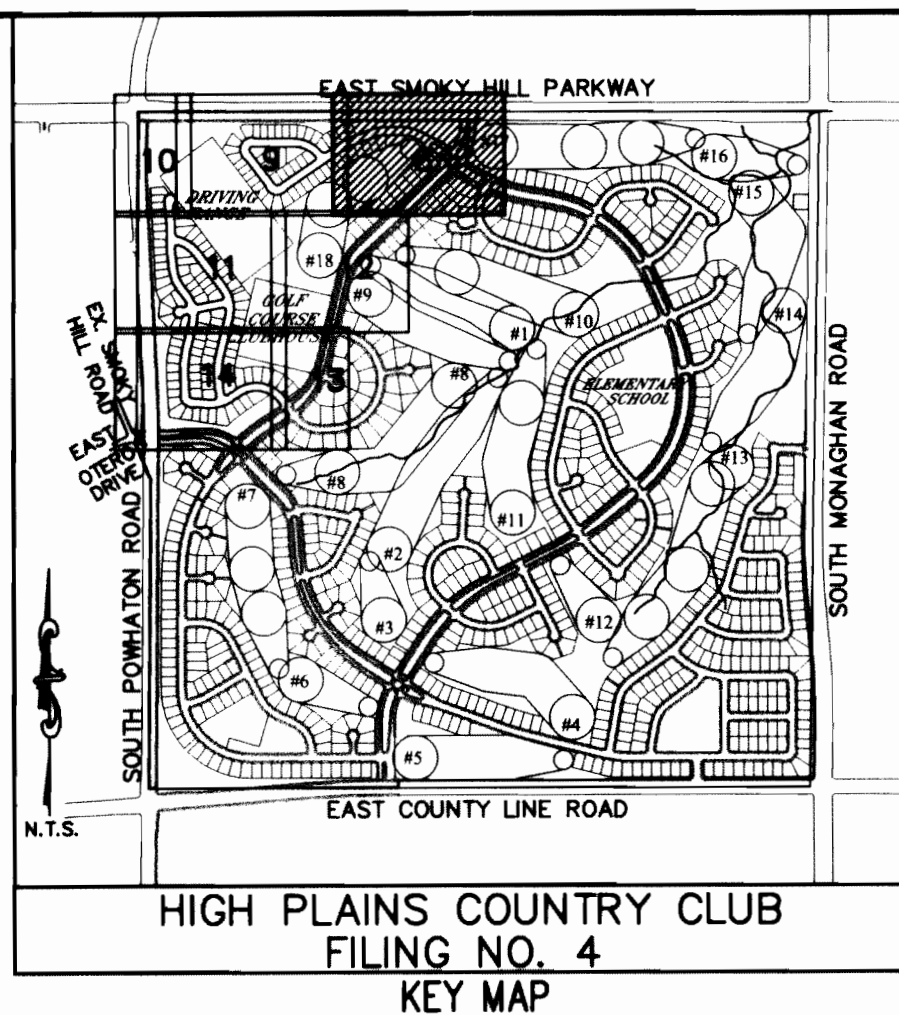
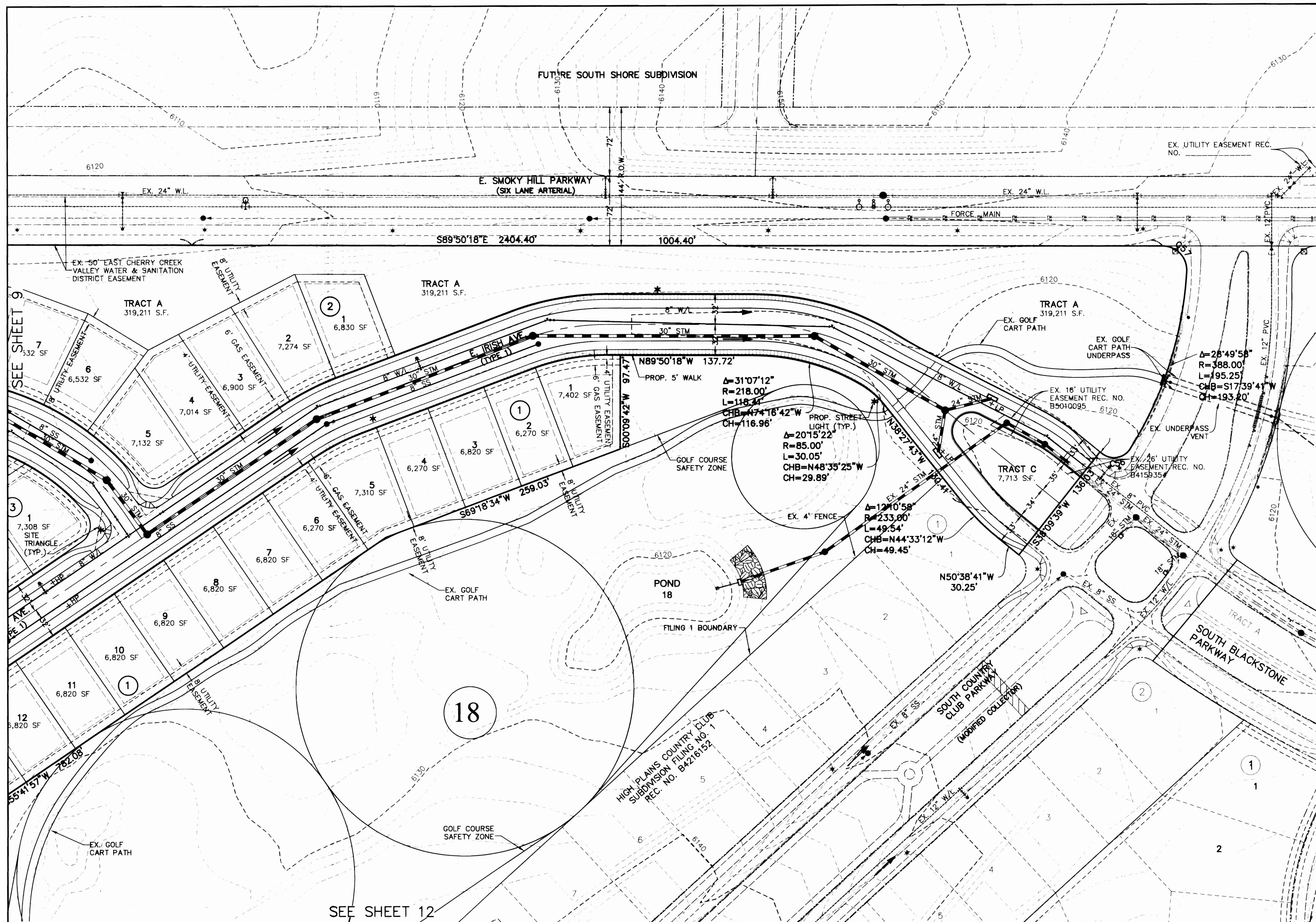
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HIGH PLAINS COUNTRY CLUB - FILING NO. 4

SITE PLAN

OVERALL PHASING MAP

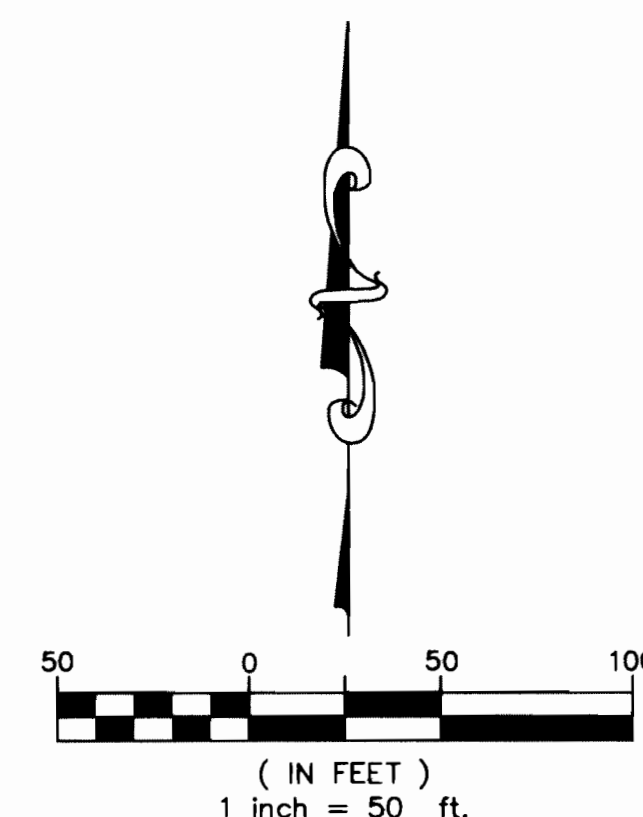
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NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT"
EXHIBIT ON SHEET 1 FOR SETBACK AND EASEMENT
DIMENSIONS

CONSTRUCT FIRE LANE SIGNS ON ALTERNATING SIDES
OF THE EMERGENCY ACCESS ROADWAYS EVERY 50 FEET.
SIGNS TO BE AT 45° ANGLE FACING TRAFFIC.

EMERGENCY ACCESS ROADWAYS TO BE CONSTRUCTED
OF GRASS PAVERS AS DETAILED IN THE LANDSCAPE PLANS.



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Cad Opr. PAR					
Checked By MJP					
No.	Description	Date	By	Scale	1" = 50'
Revisions					



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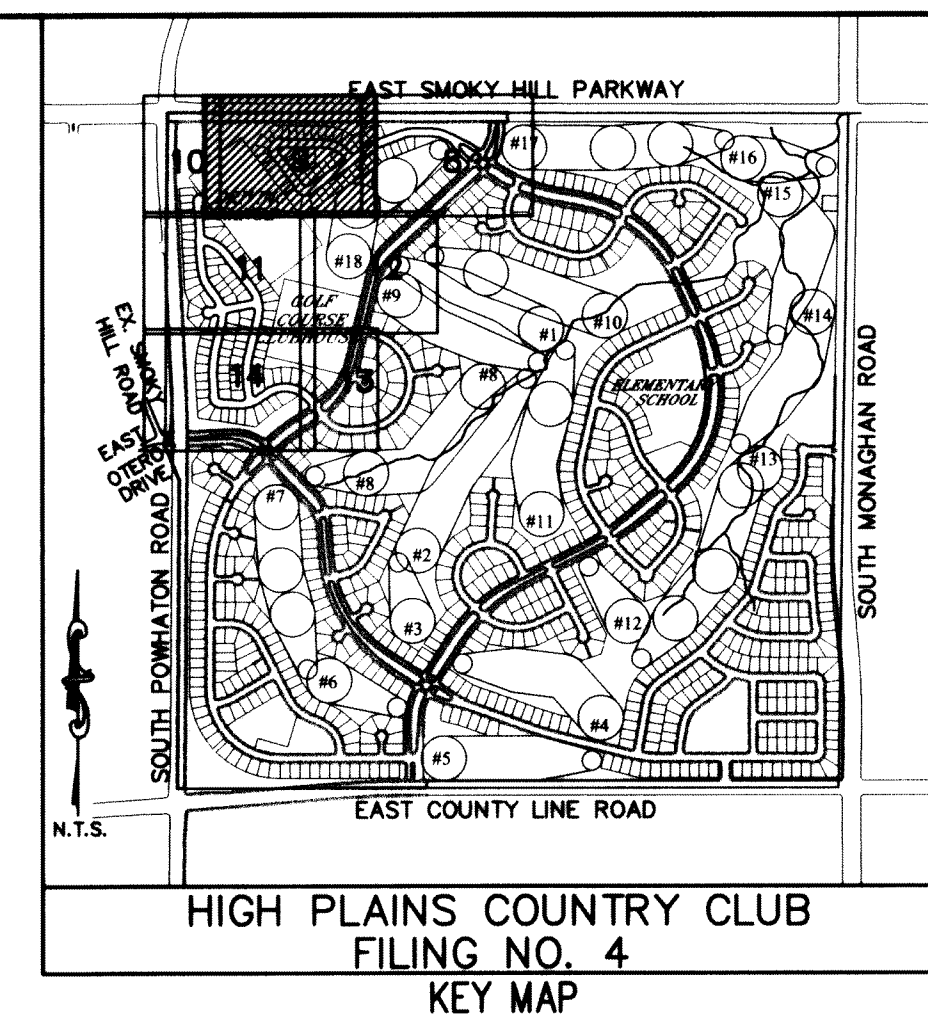
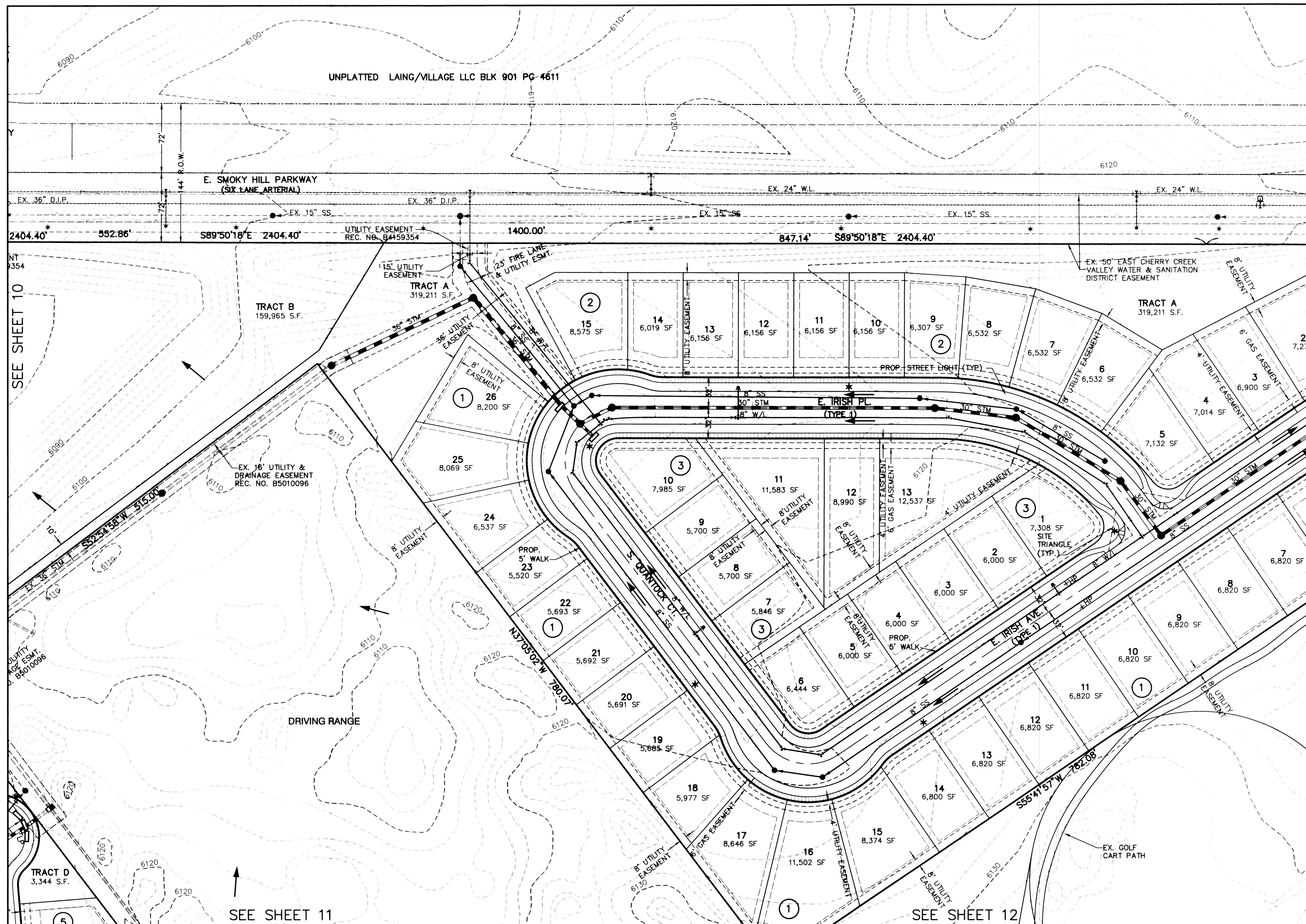


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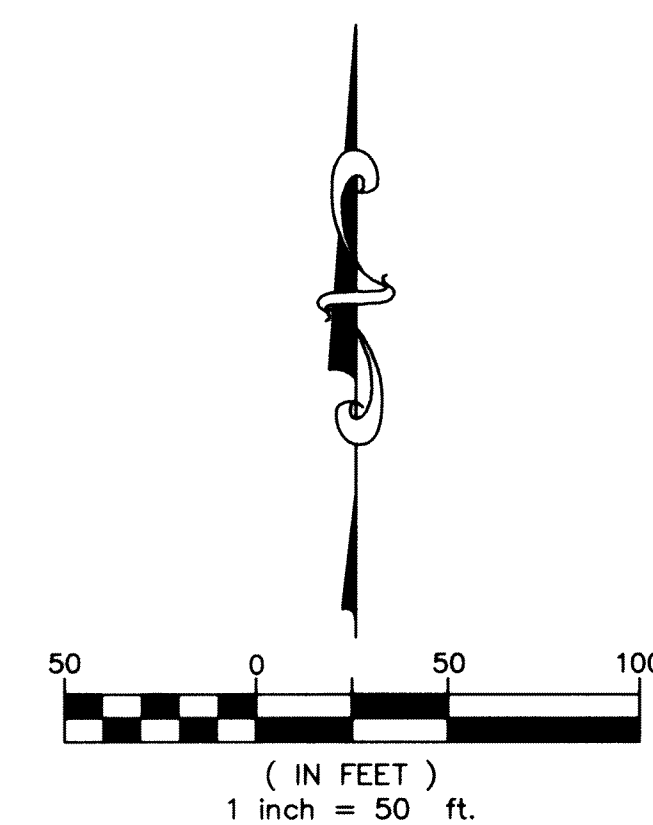
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SITE PLAN

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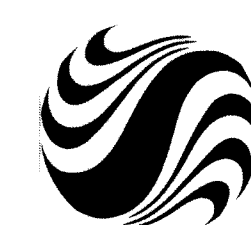


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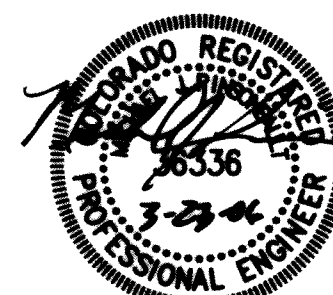


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1	Revisions			1" = 50'

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MJP



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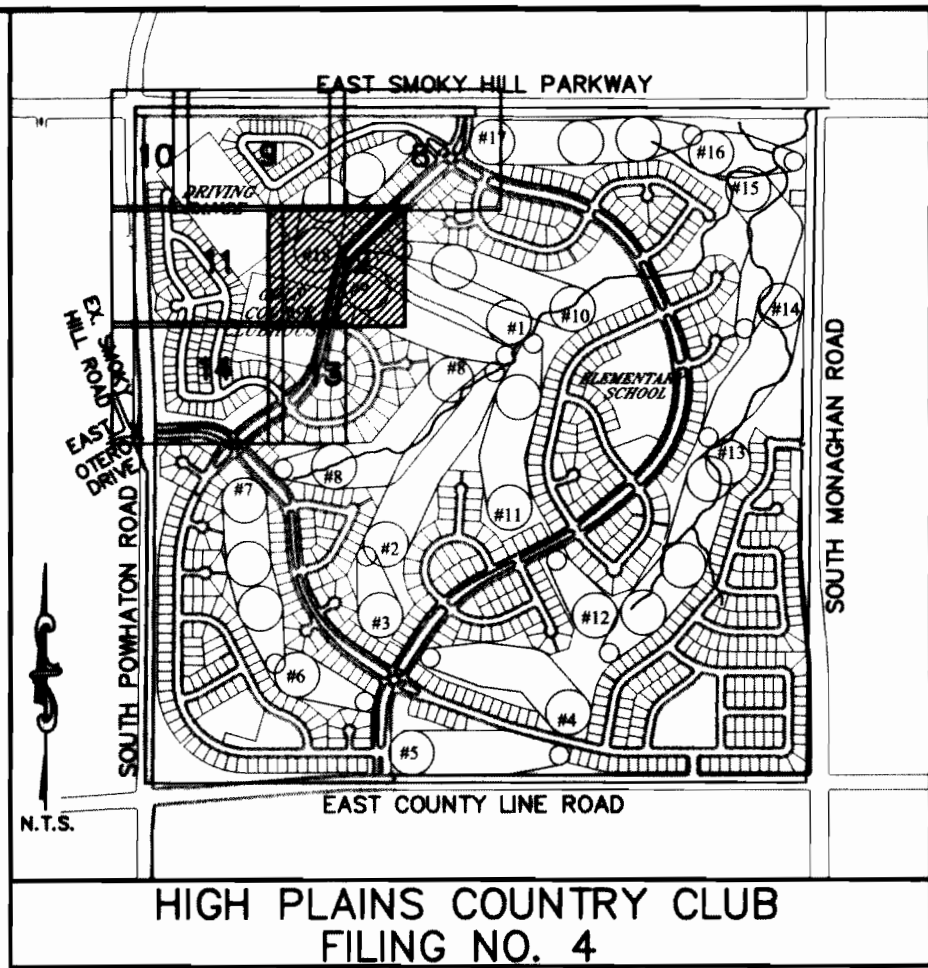
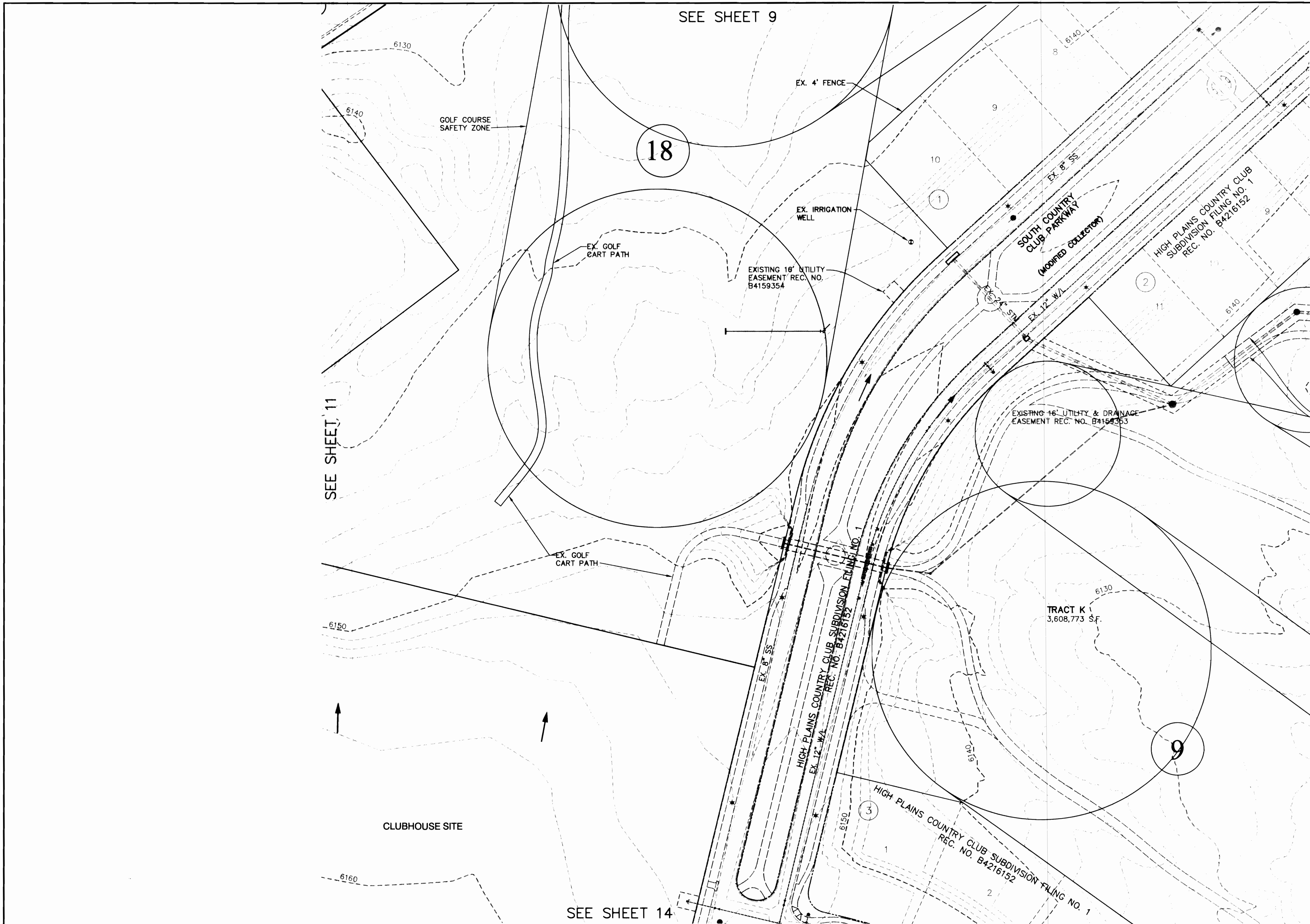


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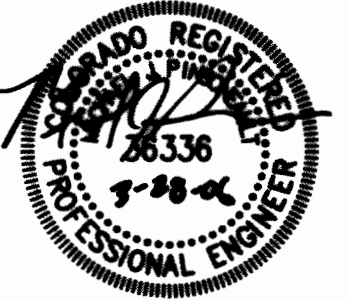
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					PAR
					Checked By
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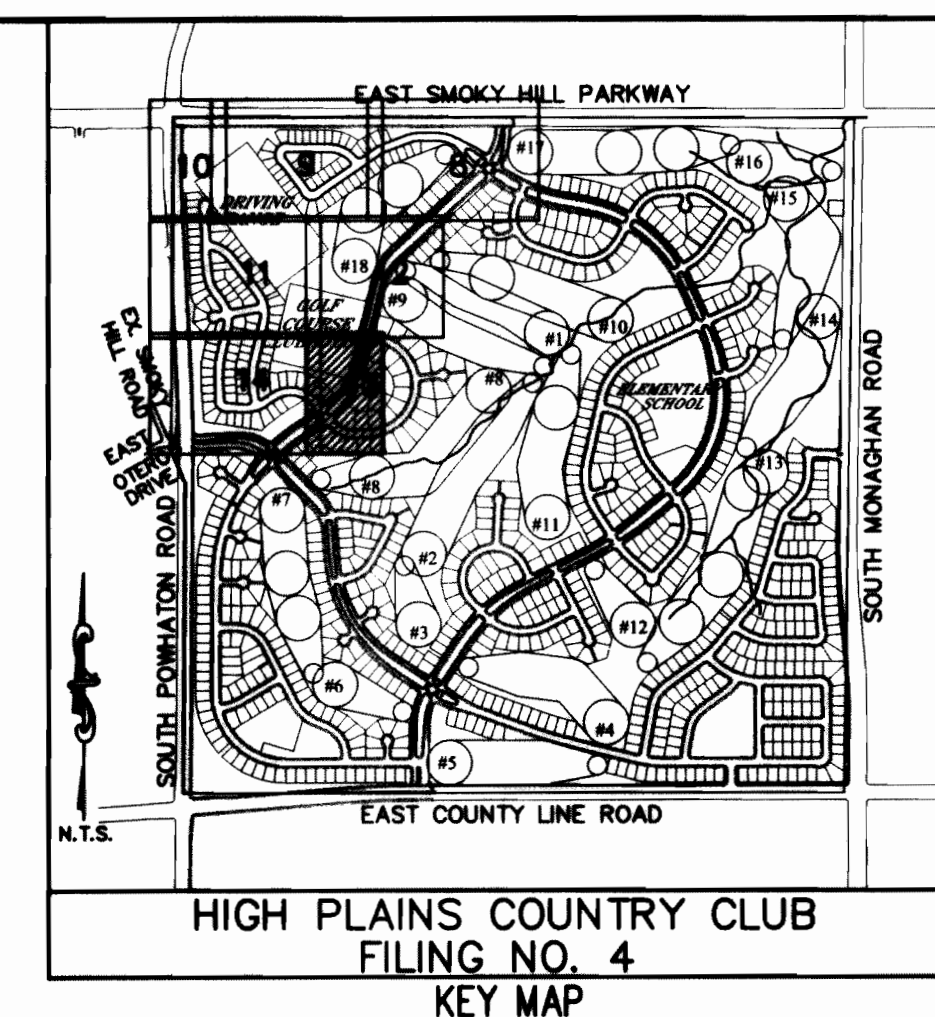


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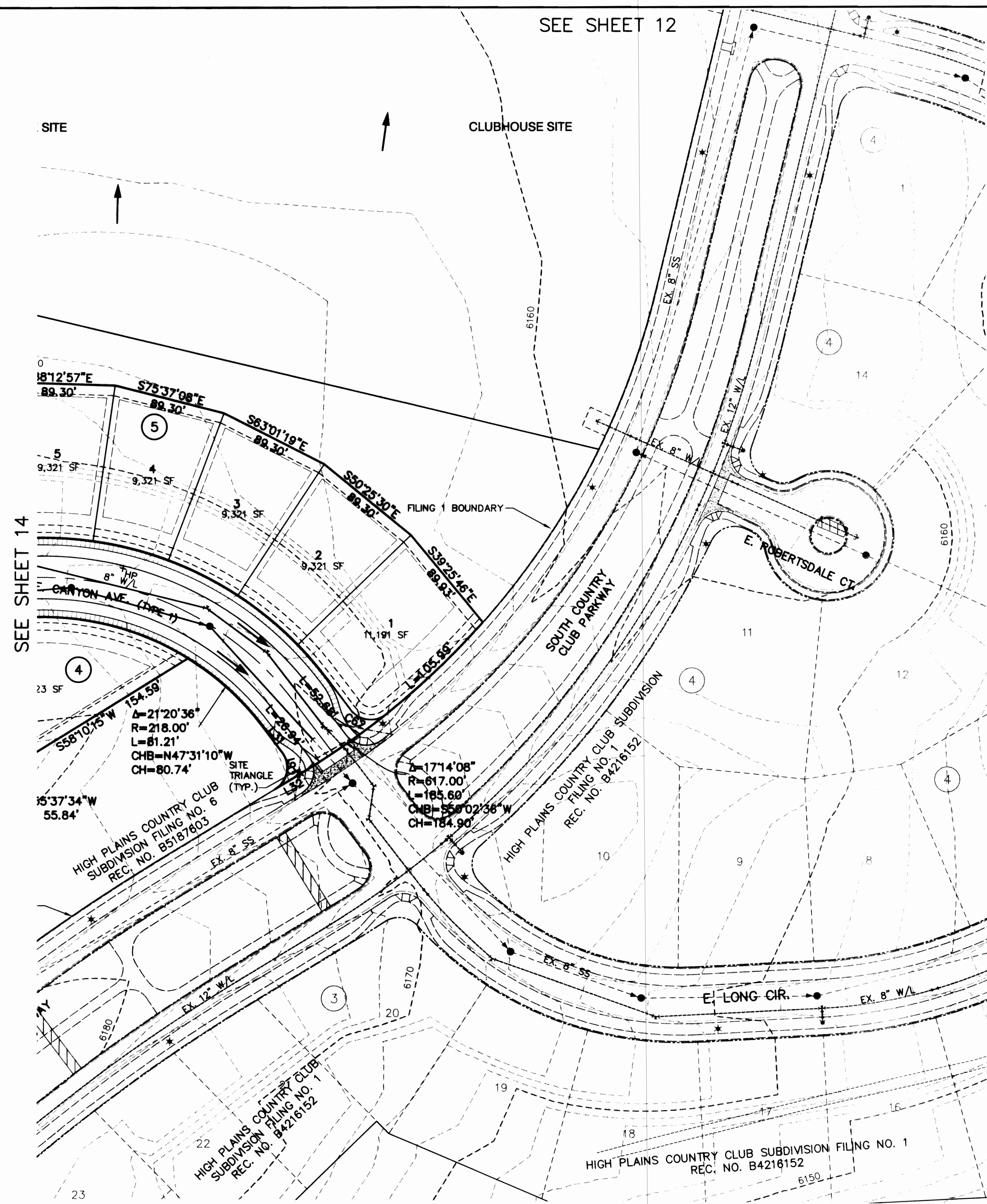
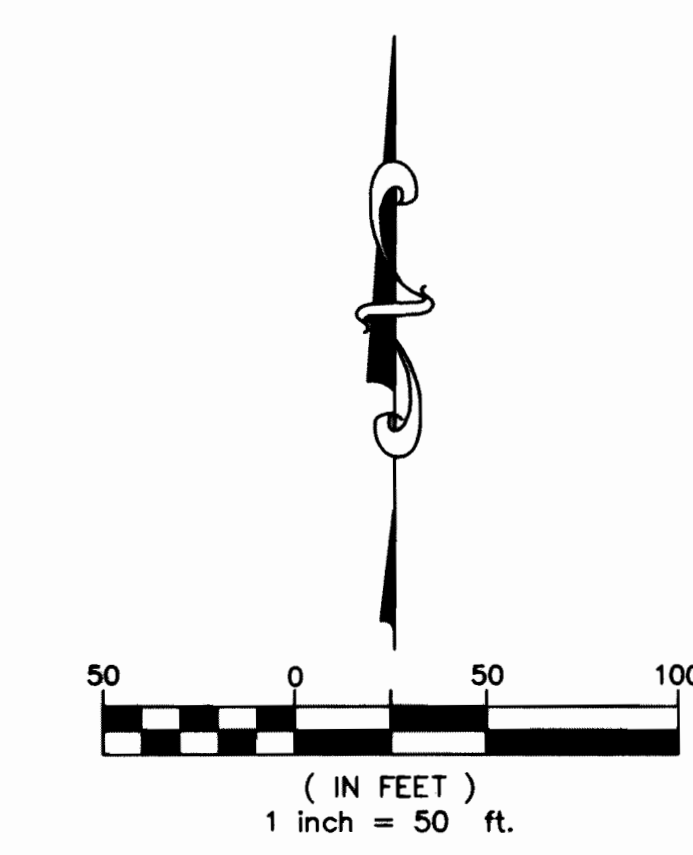
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				PAR
Revisions				Checked By
				MJP
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				1" = 50'



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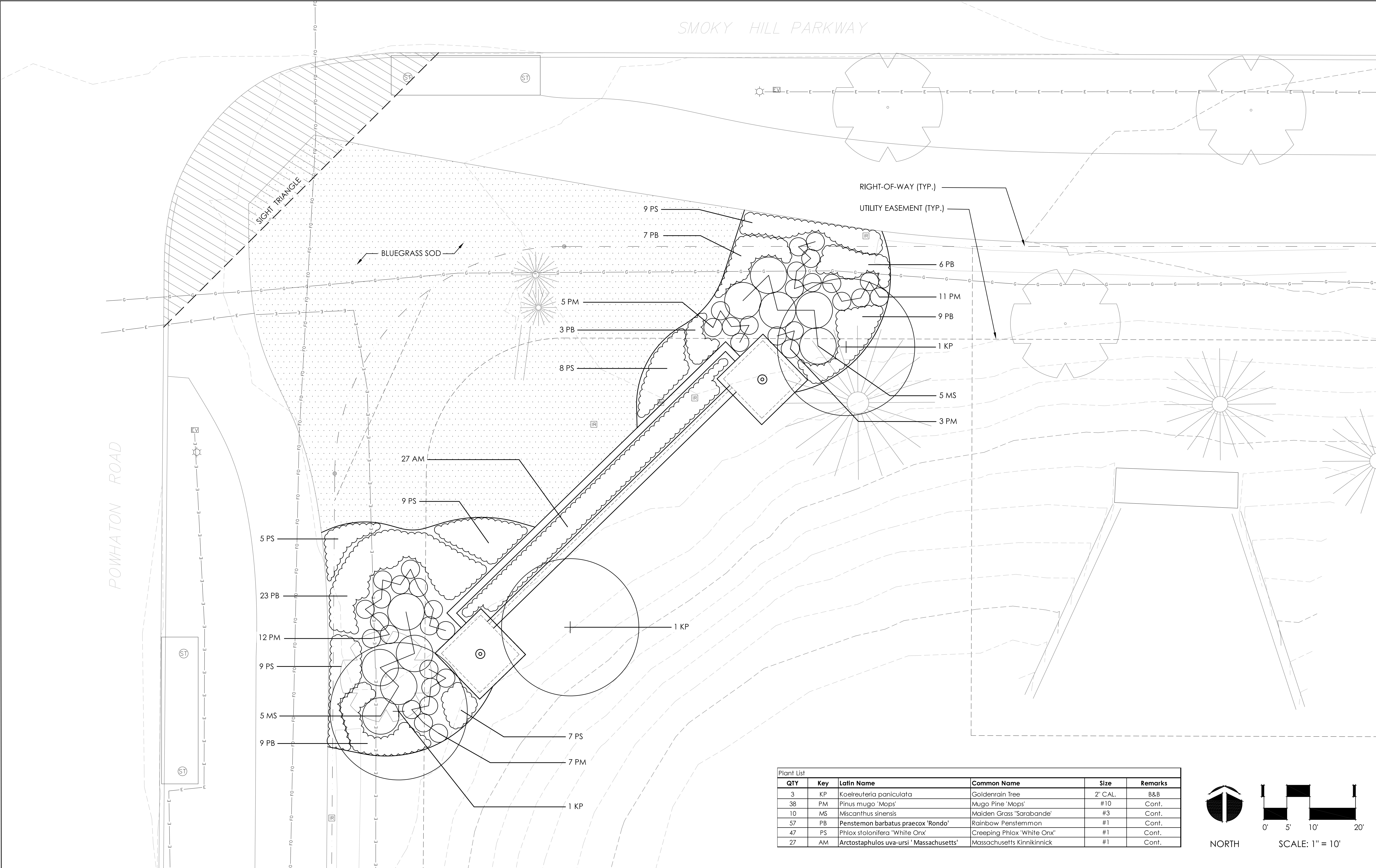


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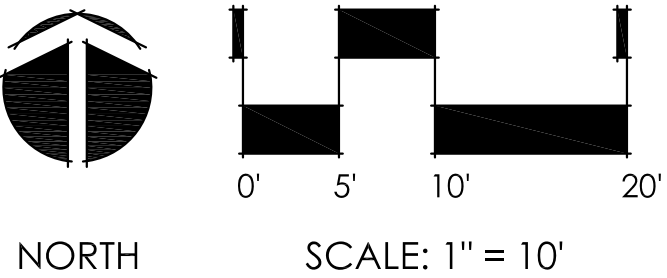
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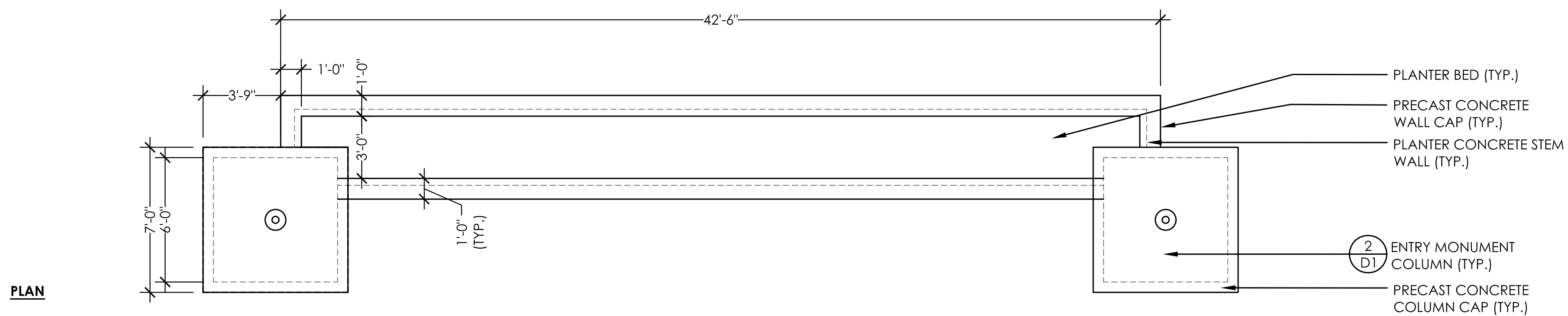
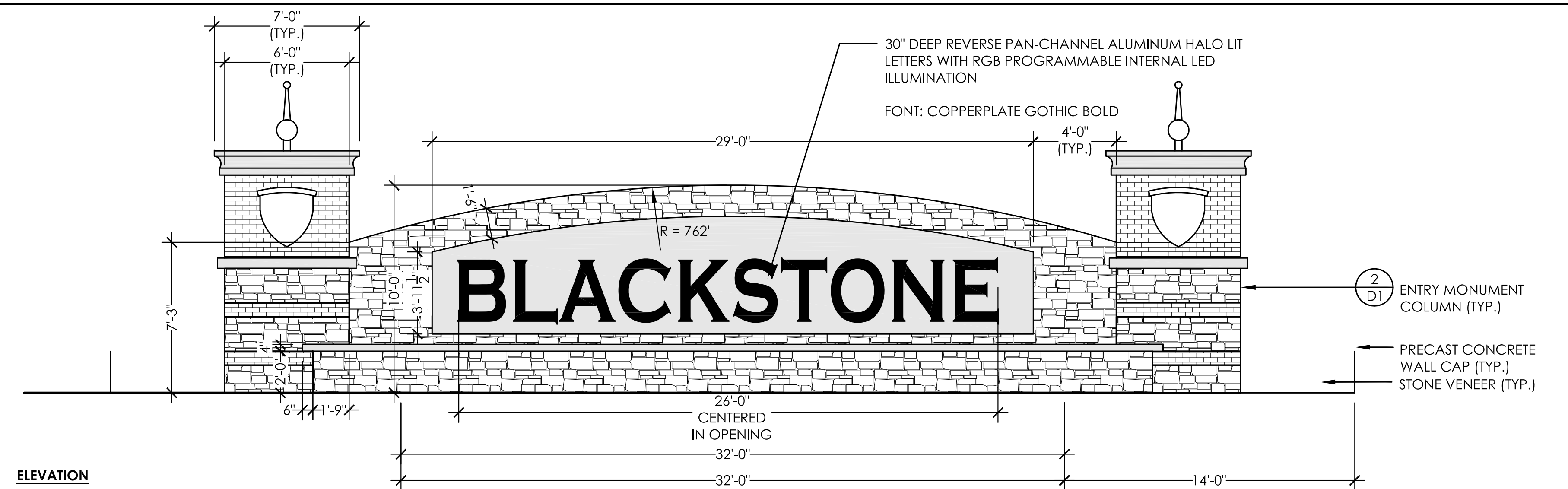
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Plant List					
QTY	Key	Latin Name	Common Name	Size	Remarks
3	KP	Koeleruteria paniculata	Goldenrain Tree	2" CAL.	B&B
38	PM	Pinus mugo 'Mops'	Mugo Pine 'Mops'	#10	Cont.
10	MS	Miscanthus sinensis	Maiden Grass "Sarabande"	#3	Cont.
57	PB	Penstemon barbatus praecox 'Rondo'	Rainbow Penstemmon	#1	Cont.
47	PS	Phlox stolonifera 'White Onx'	Creeping Phlox 'White Onx'	#1	Cont.
27	AM	Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick	#1	Cont.

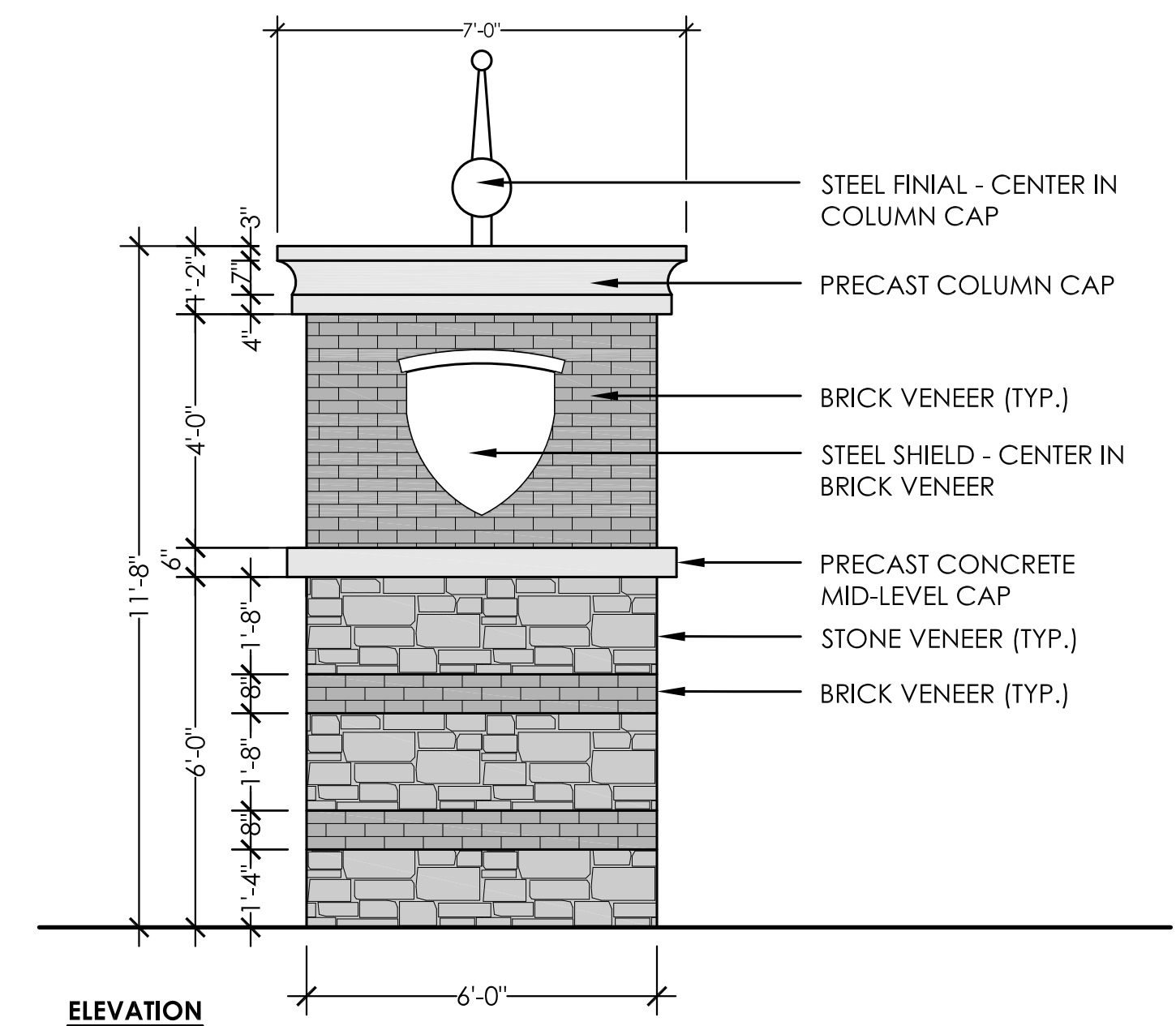


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Revisions				No.	Description	Date	By					16



1 ENTRY MONUMENT D1 PLAN AND ELEVATION

NTS



NOTES:
1. BRICK AND STONE VENEER TO MATCH
EXISTING MONUMENT COLUMNS

2 ENTRY MONUMENT COLUMN
D1 ELEVATION

NTS

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