

Matrix Design Group
comment responses

THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Title has been fixed.

Information has been fixed.

OWNERS SIGNATURES

THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1
LEGAL DESCRIPTION: SEE SHEET 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.

OWNER

IN WITNESS THEREOF,
AURORA HIGHLANDS, LLC,
A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC.,
A NEVADA CORPORATION

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD 20__

BY: _____

NAME: _____

ITS: _____

STATE OF: _____

COUNTY OF: _____

ACKNOWLEDGES BEFORE ME ON _____
2024 BY CARLO FERREIRA, PRESIDENT OF CGF MANAGEMENT, INC.,
A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC,
A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND ZONING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

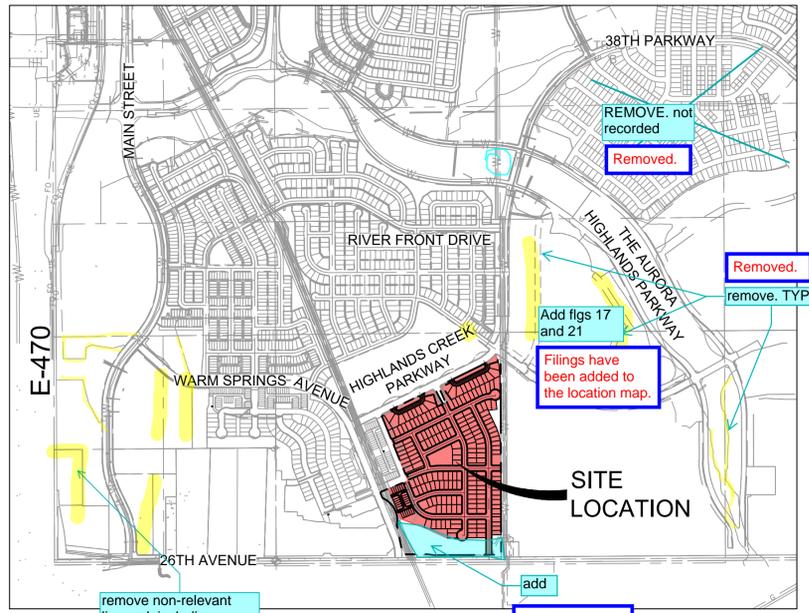
CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

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LOCATION MAP
SCALE: 1" = 1,000'

SITE PLAN DATA BLOCK	
SITE DATA	
LAND AREA WITHIN PROPERTY LINES	57.42 AC / 2,501,151 SF
TOTAL NUMBER OF UNITS PROPOSED	226 UNITS Information has been fixed.
SINGLE FAMILY DETACHED	202 UNITS
TWO FAMILY (DUPLX)	24 UNITS
STORIES	2
MA DF BUILDINGS	38
PRESENT ZONING CLASSIFICATION	R-2, MEDIUM DENSITY RESIDENTIAL
2021 IRC & 2021 IECC CONSTRUCTION TYPE & CLASSIFICATION R3, SINGLE FAMILY DETACHED (NON-SPRINKLERED)	V-B
AVERAGE RESIDENTIAL DENSITY	3.9 DU/AC Information has been fixed.
LOT AREA	31.25 AC / 1,361,176 SF
TRACT/OPEN SPACE AREA	12.47 AC / 543,407 SF
ROAD/ROW AREA	13.70 AC / 596,568 SF

Aurora Water - Utilities comments by Iman Ghazali (ighazali@auroragov.org)

Submit a Utility Conformance Letter to verify that the number of dwelling units are consistent with the approved MUS (EDN 219069) and that revisions to the design of water and sanitary mains will not be required

The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations

CIVIL ENGINEER
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DEVELOPER
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CARLO FERREIRA
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PROJECT APPLICANT
AURORA HIGHLANDS, LLC
CARLO FERREIRA
250 S PILOT ROAD
LAS VEGAS, NV 89119

Developer/Applicant: LENNAR
Contact: JACK BECKWITT
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Phone: Fax: Email: JACK.BECKWITT@LENNAR.COM

AMENDMENTS

Empty box for amendments.

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: COVER SHEET

DATE: JUNE 2024

PREPARED BY:



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Sheet count has been revised.

delete. TYP all sheets



NOT FOR CONSTRUCTION

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 201900089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, WHENCE THE SOUTH LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 89°37'56" WEST, A DISTANCE OF 2653.23, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°07'18" WEST, A DISTANCE OF 57.00 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY EAST 26TH AVENUE, AND THE POINT OF BEGINNING;

THENCE ALONG SAID PROPOSED NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

- DEPARTING SAID EAST LINE, SOUTH 89°37'56" WEST, A DISTANCE OF 774.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 276.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.29 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 324.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 64.91 FEET;
- TANGENT TO SAID CURVE, SOUTH 89°37'56" WEST, A DISTANCE OF 275.29 FEET TO THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 AS RECORDED AT RECEPTION NO. 2023000042190 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES;

- NORTH 00°30'57" WEST, A DISTANCE OF 3.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 558.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°30'03" WEST;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'13", AN ARC LENGTH OF 116.90 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 767.50 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°45'23", AN ARC LENGTH OF 77.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 913.50 FEET;
- NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°14'41", AN ARC LENGTH OF 147.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 77°51'59" WEST;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°23'14", AN ARC LENGTH OF 395.58 FEET;
- NORTH 22°11'09" WEST, A DISTANCE OF 54.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 67°48'51" EAST, A DISTANCE OF 257.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 2.50 FEET;

THENCE NORTH 67°48'51" EAST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 22°11'09" WEST, A DISTANCE OF 10.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°11'09" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 357.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°11'09" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 216.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 532.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'51", AN ARC LENGTH OF 35.88 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 26°03'00" WEST, A DISTANCE OF 22.97 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9;

THENCE ALONG SAID SOUTHEAST BOUNDARY THE FOLLOWING TWENTY-SEVEN (27) COURSES;

- NORTH 26°03'00" WEST, A DISTANCE OF 3.50 FEET;
- NORTH 63°57'00" EAST, A DISTANCE OF 146.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 79.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°19'17" EAST;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'32", AN ARC LENGTH OF 2.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET;
- TANGENT TO SAID CURVE, NORTH 63°57'00" EAST, A DISTANCE OF 450.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 79.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°45'05", AN ARC LENGTH OF 16.20 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 77°26'17" EAST, A DISTANCE OF 110.51 FEET;
- SOUTH 17°03'42" EAST, A DISTANCE OF 149.13 FEET;
- NORTH 63°57'00" EAST, A DISTANCE OF 75.31 FEET;
- NORTH 29°51'50" WEST, A DISTANCE OF 94.84 FEET;
- NORTH 26°03'00" WEST, A DISTANCE OF 97.37 FEET;

- NORTH 63°57'00" EAST, A DISTANCE OF 46.00 FEET;
- SOUTH 26°03'00" EAST, A DISTANCE OF 97.37 FEET;
- SOUTH 22°14'09" EAST, A DISTANCE OF 94.84 FEET;
- NORTH 63°57'00" EAST, A DISTANCE OF 75.31 FEET;
- NORTH 35°02'18" WEST, A DISTANCE OF 188.82 FEET;
- NORTH 63°57'00" EAST, A DISTANCE OF 109.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 79.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°19'17" EAST;
- NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'32", AN ARC LENGTH OF 2.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
- WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET;
- TANGENT TO SAID CURVE, NORTH 63°57'00" EAST, A DISTANCE OF 416.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 585.00 FEET;
- NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°02'25", AN ARC LENGTH OF 122.93 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
- SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°56'13", AN ARC LENGTH OF 29.30 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 79.00 FEET;
- SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'05", AN ARC LENGTH OF 21.30 FEET;
- NON-TANGENT TO SAID CURVE, NORTH 73°25'27" EAST, A DISTANCE OF 110.24 FEET;
- NORTH 16°33'24" WEST, A DISTANCE OF 42.63 FEET;
- SOUTH 60°11'11" EAST, A DISTANCE OF 49.99 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, SOUTH 00°08'27" EAST, A DISTANCE OF 2,282.61 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 57.419 ACRES, (2,501,151 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS:

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

BENCHMARK:

CITY OF AURORA BENCHMARK 356636NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-020B, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-020B. ELEVATION = 5521.54 (NAVD88)

ABBREVIATIONS

APPROX	APPROXIMATE OR APPROXIMATELY
CI	CAST IRON
☉ OR C/L	CENTERLINE
CONC	CONCRETE
DIA	DIAMETER
DTL	DETAIL
DIP	DUCTILE IRON PIPE
EA	EACH
ELEV OR EL	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX. OR EXIST	EXISTING
⌈ OR F/L	FLOWLINE
GB	GRADE BREAK
G.E.	GAS EASEMENT
HDP	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HCL	HORIZONTAL CONTROL LINE
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
PR OR PP	PROPOSED
PL OR P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVMT OR PVT	PAVEMENT
R OR RAD	RADIUS
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
SD OR STM	STORM SEWER
SWK / SDWK / SW	SIDEWALK
ST	STATION
STA	STATION
STD	STANDARD
SS OR SAN	SANITARY SEWER
TOP OF PIPE	
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
VERT	VERTICAL
w/	WITH

SYMBOLS

	DRAINAGE SWALE
	RIGHT OF WAY
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	PROPOSED 4' SPLIT RAIL FENCE
	DECIDUOUS TREE
	CONIFEROUS TREE
	EXISTING RESIDENTIAL LIGHT
	PROPOSED PEDESTRIAN LIGHT TYPE SL-1
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING POWER POLE
	PROPOSED BEND W/ THRUST BLOCK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	EXISTING VALVE
	PROPOSED CROSS W/THRUST BLOCK
	WATER SERVICE W/ METER
	FLOW ARROW
	PROPOSED STORM DRAIN/INLET
	EXISTING STORM DRAIN/INLET
	SANITARY SEWER SERVICE
	PLUG PIPE
	PROPOSED BLOWOFF ASSEMBLY
	PROPOSED TEE W/ THRUST BLOCK
	EXISTING SIGN
	PROPOSED SIGN

REQUIRED SITE PLAN NOTES

- THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES 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 AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, ITS 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 LANDSCAPE 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 THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN 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 (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT 04 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- TRAFFIC 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.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 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.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS.

Remove notes, duplicate of notes above

Notes have been removed.

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GENERAL NOTES

DATE: JUNE 2024

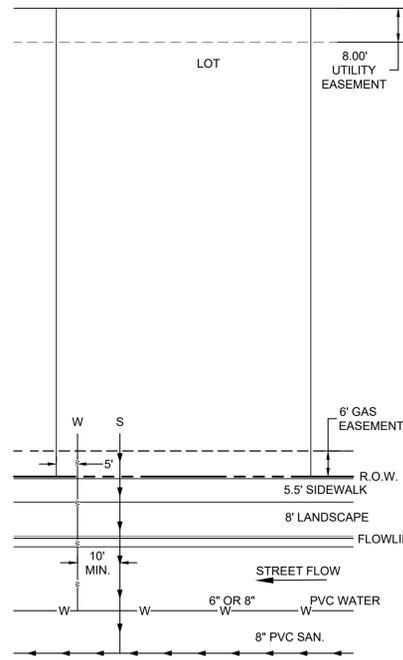
PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

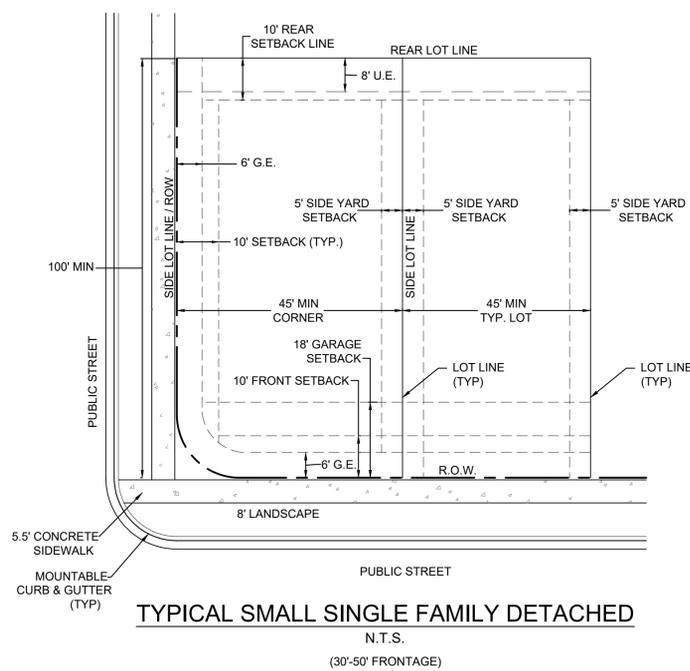


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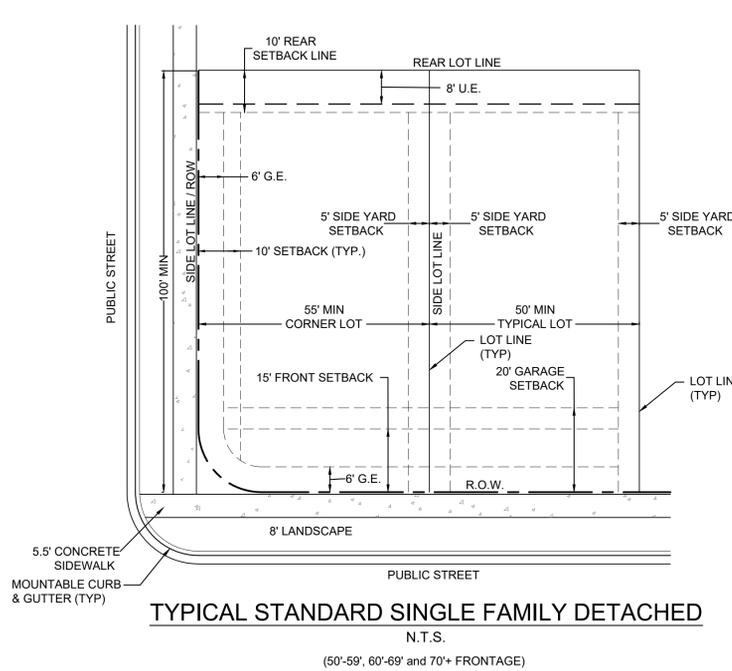
SHEET: 02 OF 40



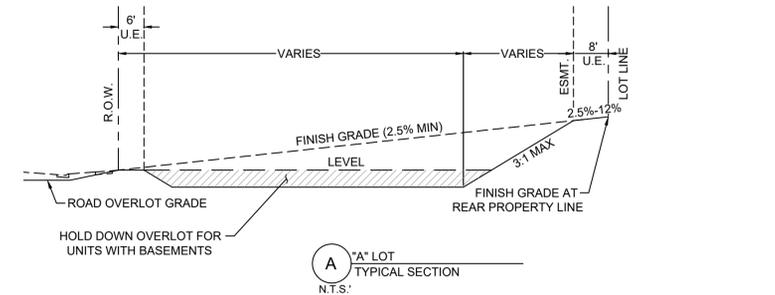
TYPICAL LOT SERVICES
N.T.S.



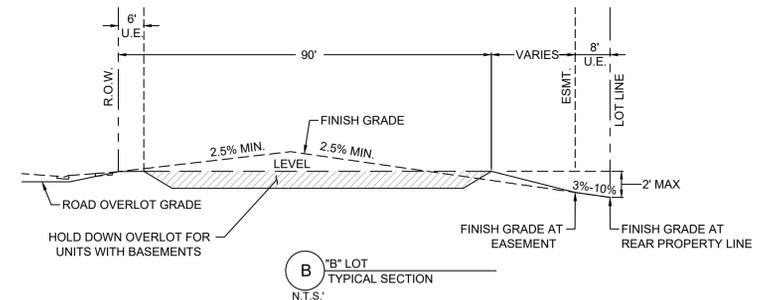
TYPICAL SMALL SINGLE FAMILY DETACHED
N.T.S.
(30'-50' FRONTAGE)



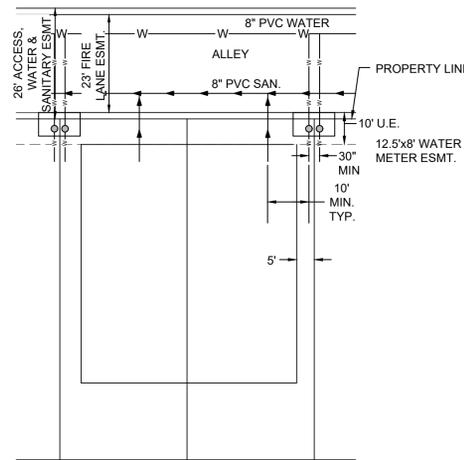
TYPICAL STANDARD SINGLE FAMILY DETACHED
N.T.S.
(50'-59', 60'-69' and 70'+ FRONTAGE)



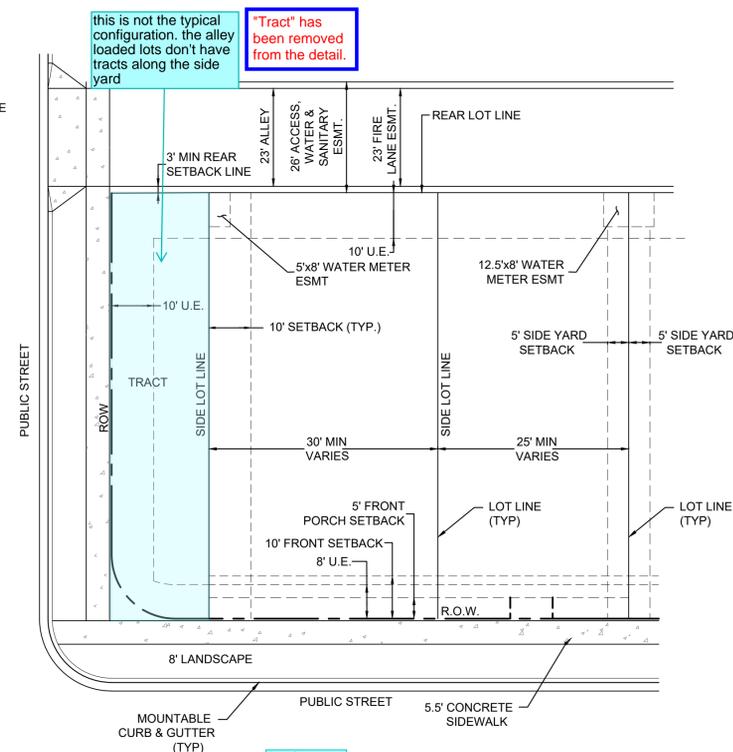
A "A" LOT TYPICAL SECTION
N.T.S.



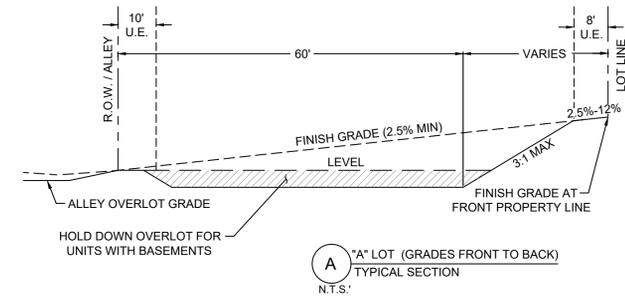
B "B" LOT TYPICAL SECTION
N.T.S.



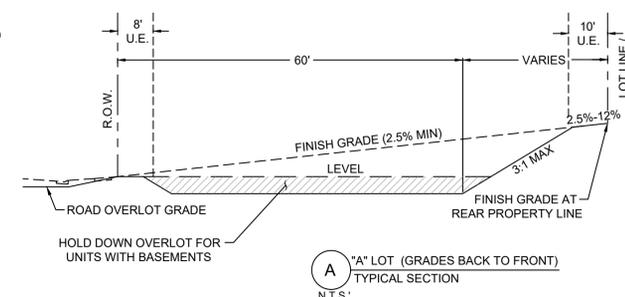
TYPICAL DUPLEX LOT SERVICES
N.T.S.



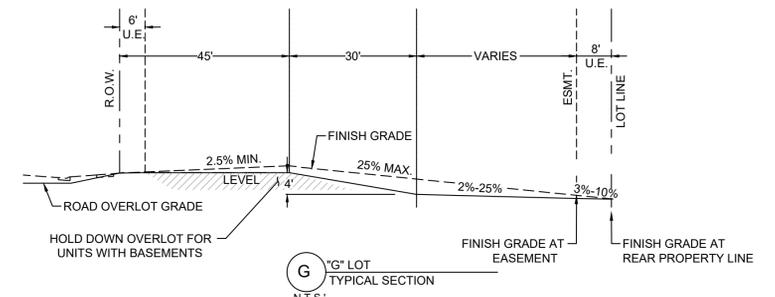
TYPICAL REAR LOAD TWO-FAMILY ATTACHED / DUPLEX
N.T.S.
(25' FRONTAGE)



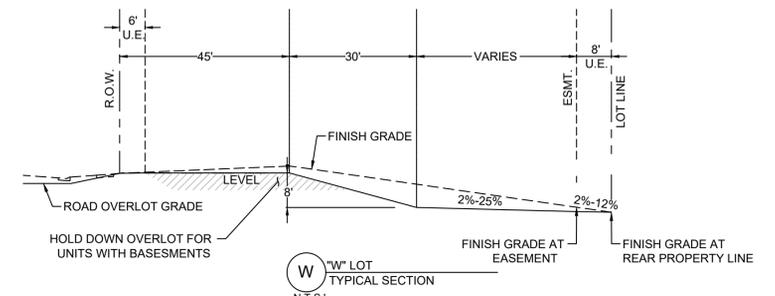
A "A" LOT (GRADES FRONT TO BACK) TYPICAL SECTION
N.T.S.



A "A" LOT (GRADES BACK TO FRONT) TYPICAL SECTION
N.T.S.

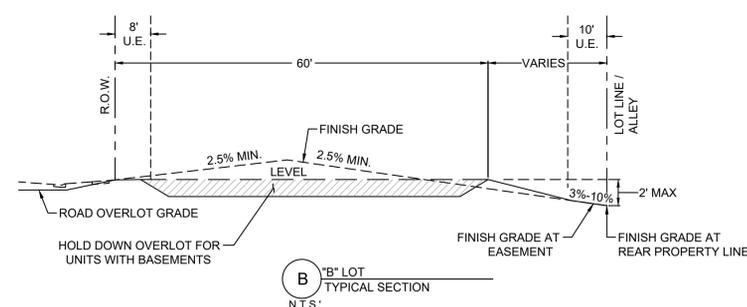


G "G" LOT TYPICAL SECTION
N.T.S.



W "W" LOT TYPICAL SECTION
N.T.S.

TYPICAL LOT GRADING TEMPLATES
N.T.S.



B "B" LOT TYPICAL SECTION
N.T.S.

TYPICAL DUPLEX LOT GRADING TEMPLATES
N.T.S.

- NOTE:**
- EASEMENTS SHOWN ON TYPICAL LOT PLANS AND SECTIONS ARE GENERAL AND MAY NOT APPLY TO EACH SPECIFIC LOT. REFER TO SITE PLANS FOR SPECIFIC UTILITY EASEMENT LOCATIONS.
 - ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT TO ENCRUSH INTO ANY EASEMENT OR ENCROACH INTO ANY EASEMENT.
- ADD** Information has been fixed.
- All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street.
 - Each Small Residential Lot shall incorporate a private, usable outdoor space or spaces with direct access to the dwelling unit on the lot. The required private, usable outdoor space shall contain at least 180 square feet of area and have minimum length and width dimensions of 10 feet.
 - A front yard may be counted toward the open space requirement if the front yard meets the minimum dimensions and the space includes a front porch, deck or similar space with minimum dimensions of six feet by eight feet.

Lot Type	Min. Lot Size (SF)	Min. Lot Frontage	Minimum Setbacks		
			Front	Rear	Side
two family (duplex) - Alt. Load	1250	>25'	10' House / 5' Porch	3' or 20'	5' / 10' Corners
Small Lot - Front Load	<4500	>145'	10' House / 18' Garage	10'	5' / 10' Corners
Standard Lot	4500	>50'	15' House / 20' Garage	10'	5' / 10' Corners

Information has been fixed for this lot dimensions table

Information has been fixed.

THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1

TITLE: TYPICAL LOT SECTIONS

DATE: JUNE 2024

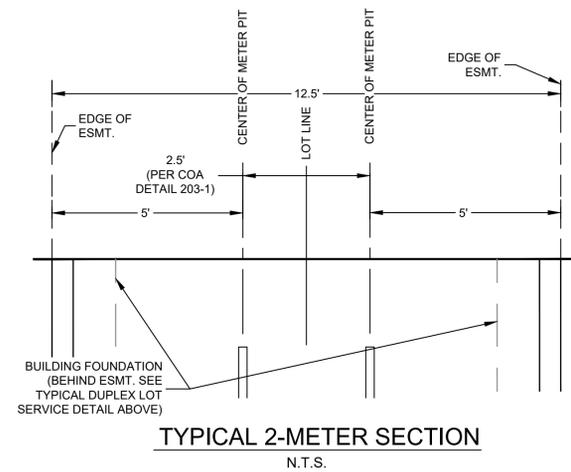
PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
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P 303.572.0200
www.matrixdesigngroup.com



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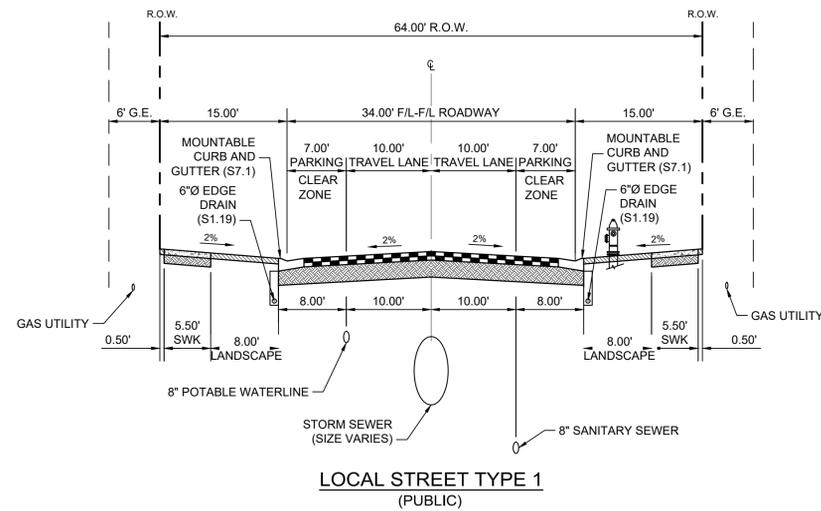
SHEET: 03 OF 40



Need a separate typical section for the private road H & J

Add a section for the Loop Lane

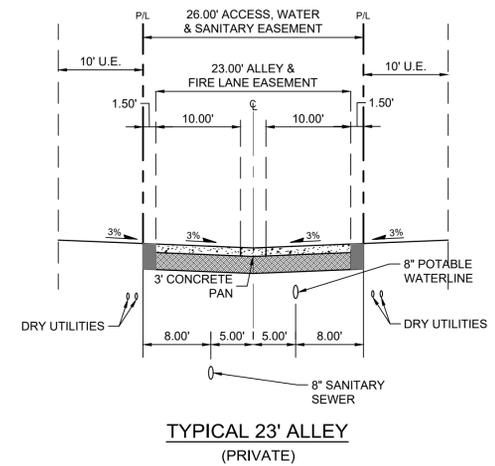
Loop lane section has been added.



NOTE: PRIVATE UTILITIES TO BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY

Include the roadway names for the public street

Roadway names have been included in the detail.



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: TYPICAL ROADWAY SECTIONS

DATE: JUNE 2024

PREPARED BY:

Matrix
Excellence by Design

707 17th Street, Suite 3150
Denver, Colorado 80202
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www.matrixdesigngroup.com



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SHEET: 04 OF 40

Lot Tracking Chart																							
Filing No.	Site Plan No.	Product Types																		Total			
		Small Lots												Standard Lots (>50')									
		MF		Motor Court		Townhome		Paired Home		<50' Frontage				50'-59' Frontage		60'-69' Frontage		70'+ Frontage			>60' Frontage		
Traditional	Town Center	% of Total	Motor Court	Townhome	Front-Load	% of Total	Alt-Load	% of Total	Front-Load	% of Total	Alt-Load	% of Total	Small Lot Front-Load % of Total	Total Small Lot % of Total	50'-59' Frontage % of Total	60'-69' Frontage % of Total	70'+ Frontage % of Total	>60' Frontage % of Total	Standard Lots % of Total				
1	CONTEXTUAL SITE PLAN #1	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	54	64.29%	30	0	35.71%	100.00%	84		
2	CONTEXTUAL SITE PLAN #2	0	0	0.00%	0	0	0	0.00%	44	19.47%	0	0.00%	0	0.00%	73	32.30%	105	4	48.23%	80.53%	226		
3	HIGHLAND CREEK NEIGHBORHOOD PARK	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0	0.00%	0.00%	0		
4	PRELIMINARY PLAT #4	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	3	33.33%	6	0	66.67%	100.00%	9		
5	PRELIMINARY PLAT #5	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	32	68.09%	15	0	31.91%	100.00%	47		
6	PRELIMINARY PLAT #6	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	26	0	100.00%	100.00%	26		
7	SITE PLAN #7	0	0	0.00%	0	0	0	0.00%	38	42.70%	18	20.22%	0	0.00%	20.22%	62.92%	22	24.72%	4	7	12.36%	37.08%	89
8	PRELIMINARY PLAT #8	0	0	0.00%	72	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	41.38%	40	22.99%	62	0	35.63%	58.62%	174	
9	PRELIMINARY PLAT #9	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0	0.00%	0.00%	0		
10	PRELIMINARY PLAT #10	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	84	100.00%	100.00%	100.00%	176		
11	PRELIMINARY PLAT #11	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0	0.00%	0.00%	0		
12	SITE PLAN #12	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0	0.00%	0.00%	0		
13	SITE PLAN #13	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	13	0	100.00%	100.00%	13		
14	SITE PLAN #14	0	0	0.00%	0	0	0	0.00%	62	28.44%	0	0.00%	0	0.00%	81	37.16%	75	0	34.40%	71.56%	218		
15	SITE PLAN #15	0	0	0.00%	0	0	122	29.26%	0	0.00%	59	14.15%	207	49.64%	43.41%	93.05%	29	6.95%	0	0.00%	0.00%	417	
16	SITE PLAN #16	0	0	0.00%	0	0	0	0.00%	0	0.00%	46	16.85%	0	0.00%	16.85%	113	41.39%	114	0	41.76%	83.15%	273	
17	SITE PLAN #17	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	57	58.76%	40	0	41.24%	100.00%	97		
18	NEIGHBORHOOD PARK #2	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0	0.00%	0.00%	0		
19	32ND AVENUE	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0	0.00%	0.00%	0		
21	SITE PLAN #21	0	0	0.00%	96	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	30	0.00%	42	10	0.00%	0.00%	178		
25	SITE PLAN #25	0	0	0.00%	0	0	0	0.00%	76	56.72%	12	8.96%	0	0.00%	65.67%	28	20.90%	15	3	13.43%	34.33%	134	
PA-4	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	143	0.00%	0	0.00%	0	0.00%	0	0	0.00%	0.00%	143		
PA-5	NORTH - AREA A	0	0	0.00%	0	0	98	58.68%	0	0.00%	0	0.00%	69	41.32%	58.68%	100.00%	0	0	0.00%	0.00%	167		
PA-6	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	51	38.64%	0	0.00%	38.64%	78	59.09%	3	0	2.27%	61.36%	132	
PA-12	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	106	100.00%	0	0	0.00%	0.00%	106		
PA-13	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	41	25.15%	0	0.00%	25.15%	7	4.29%	111	4	70.55%	74.85%	163	
PA-29	NORTH - AREA B	0	0	0.00%	0	0	0	0.00%	0	0.00%	51	30.36%	0	0.00%	30.36%	114	67.86%	2	1	1.79%	69.64%	168	
PA-34	NORTH - AREA B	0	0	0.00%	68	0	0	0.00%	0	0.00%	11	7.14%	0	0.00%	7.14%	51.30%	75	48.70%	0	0.00%	0.00%	154	
PA-35	NORTH - AREA B	0	0	0.00%	0	0	0	0.00%	0	0.00%	3	1.16%	0	0.00%	1.16%	114	44.02%	115	27	54.83%	98.84%	259	
PA-40	NORTH - AREA C	0	0	0.00%	0	0	0	0.00%	0	0.00%	172	48.86%	0	0.00%	48.86%	142	40.34%	21	17	10.80%	51.14%	352	
PA-46	NORTH - AREA C	0	0	0.00%	96	0	0	0.00%	0	0.00%	36	7.71%	91	19.49%	7.71%	47.75%	153	32.76%	60	31	19.49%	52.25%	467
PA-58	SUNSET PARK	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0	0.00%	0.00%	0		
PA-65.2 & 65.3	LENNAR PHASE 1	0	0	0.00%	0	0	0	0.00%	24	10.62%	25	11.06%	0	0.00%	11.06%	21.68%	95	42.04%	74	8	36.28%	78.32%	226
	Total	0	0	0.00%	332	0	220	4.89%	244	17.70%	479	10.65%	556	12.36%	15.54%	40.71%	1446	32.15%	1025	196	27.15%	59.29%	4498

replace with plat number

Notes:

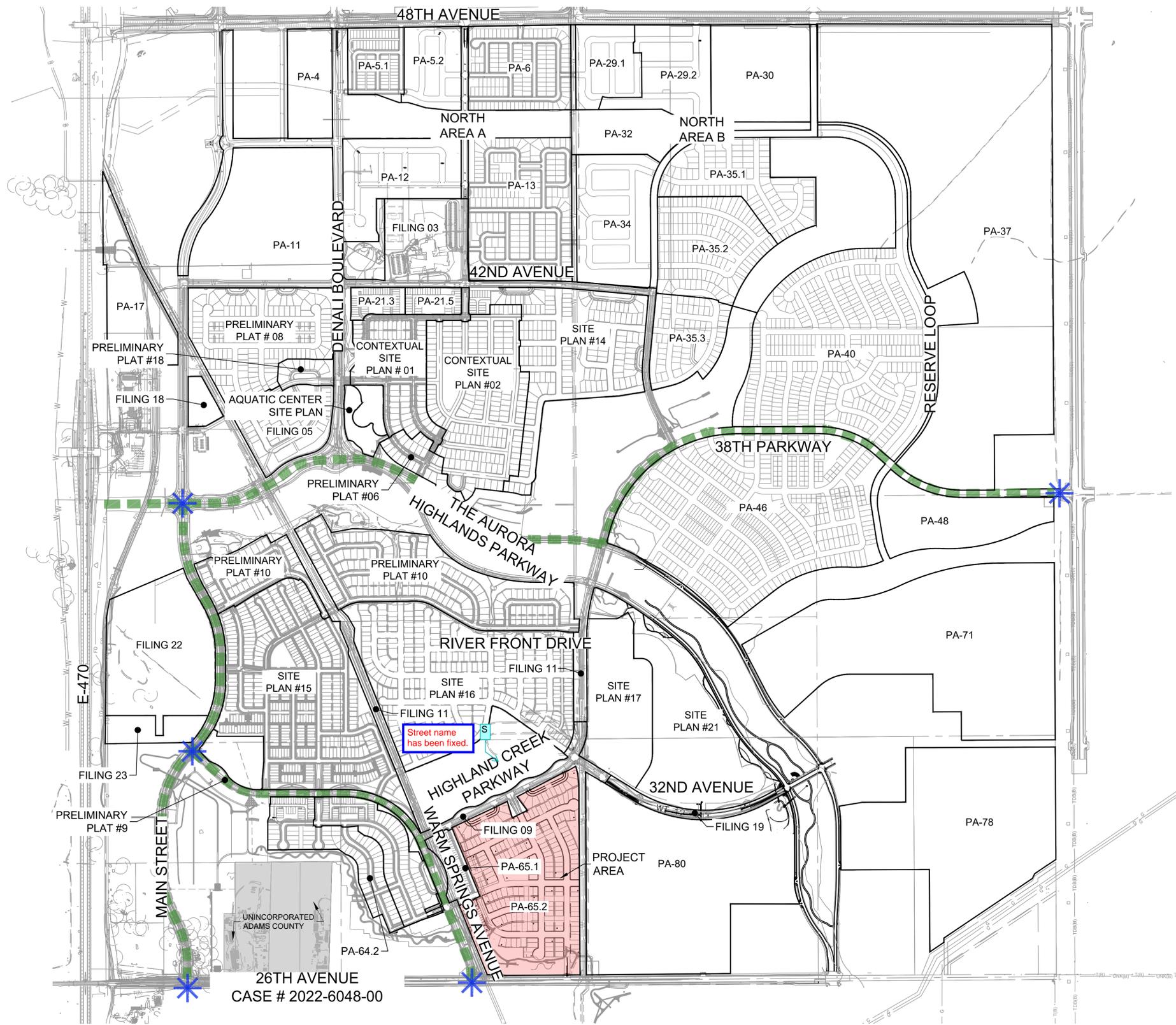
- Total number of units shall not exceed 12,487.
- Percentages of total are subject to the minimum/maximums as written under the FDP Urban Design Standards - Lot Standards.
- If no more than 35% of the total number of lots are small, the increased small lot percentage below does not apply. (Excludes master plan communities of less than 100 lots)
 - Up to 50% of the total number of lots may be Small Lots.
 - No more than 35% of the total number of lots may be small front loaded.
 - No more than 60% of the total number of lots may be a single type as described in the Product Mix Section of Tab 10.
 - Groupings of small lots should be distributed throughout a master plan and site plan.
 - A minimum of 40% of the total number of lots must be standard or larger.
 - If a master plan includes 200 lots or more, a minimum 10% of the total number of lots must have a 60' minimum frontage and 6,000 sf of lot area.
- A maximum of 32% Multi-family allowed.
 - 4 A maximum of 32% Multi-family allowed.

Revise Chart for clarity please separate by "village"

Include a separate tracking chart including tracts on this plan set.

Filing No.	Site Plan No.	Village	Acreage	No. Units
1	1	6	48.05	84
2	2	6	61.6	226
3	3	6	24.8	0
4	4	5	4.1	9
5	5	5	17.68	47
6	6	6	5.1	26
7	7	3	16.7	89
8	8	5	37.66	174
9	9	3	19.51	0
10	10	4	61.98	176
11	11	4	13.53	0
12	12	4	66.04	0
13	13	5	2.14	13
14	14	7	49.1	218
15	15	4	43.14	417
16	16	4	70.46	273
17	17	9	24.59	97
18	18	9	4.45	0
19	19	9	6.98	0
21	21	9	34.4	178
25	25	3	32.48	134
PA-4	North - A	5	14.8	143
PA-5	North - A	6	25.08	167
PA-6	North - A	6	24.75	132
PA-12	North - A	6	24.41	106
PA-13	North - A	6	41.53	163
AREA A ROADS, DRAINAGE & OPEN SPACE OUTSIDE OF RESIDENTIAL PLANNING AREAS	NORTH - A	1, 5, 6	26.33	0
PA-23	WARM SPRINGS	2	8.06	0
PA-29	North - B	7	36.28	168
PA-34	North - B	7	27.85	154
PA-35	North - B	7	70.35	259
AREA B ROADS, DRAINAGE & OPEN SPACE OUTSIDE OF RESIDENTIAL PLANNING AREAS	North - B	7	11.14	0
PA-40	North - C	8	87.13	352
PA-46	North - C	8	100.68	467
AREA C ROADS, DRAINAGE & OPEN SPACE OUTSIDE OF RESIDENTIAL PLANNING AREAS	North - C	7	22.96	0
PA-58	Sunset Park	4	6.87	0
PA-65.2 & 65.3	LENNAR PH. 1	3	57.42	226
	Total	1230.13	4498	

Parks, Recreation, and Open Space Tracking Chart												
ISP No.	Site Plan No.	Filing No.	Total Population	Neighborhood Park			Community Park			Open Space		
				Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
1	CONTEXTUAL SITE PLAN #1	1	223	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	CONTEXTUAL SITE PLAN #2	2	599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.60	1.93
3	HIGHLAND CREEK NEIGHBORHOOD PARK	3	0	0.00	7.49	7.49	0.00	0.00	0.00	0.00	0.00	0.00
4	PRELIMINARY PLAT #4	4	24	0.07	0.00	-0.07	0.03	0.00	-0.03	0.19	0.00	-0.19
5	PRELIMINARY PLAT #5	5	125	0.37	0.00	-0.37	0.14	0.00	-0.14	0.97	2.18	1.21
6	PRELIMINARY PLAT #6	6	69	0.21	0.00	-0.21	0.08	0.00	-0.08	0.54	0.00	-0.54
7	SITE PLAN #7	7	236	0.71	0.00	-0.71	0.26	0.00	-0.26	1.84	1.40	-0.44
8	PRELIMINARY PLAT #8	8	461	1.38	0.00	-1.38	0.51	0.00	-0.51	3.60	1.23	-2.37
9	PRELIMINARY PLAT #9	9	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	PRELIMINARY PLAT #10	10	466	1.40	0.00	-1.40	0.51	0.00	-0.51	3.64	4.12	0.48
11	PRELIMINARY PLAT #11	11	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.86	9.86
12	SITE PLAN #12	12	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.18	57.18
13	SITE PLAN #13	13	34	0.10	0.00	-0.10	0.04	0.00	-0.04	0.27	0.00	-0.27
14	SITE PLAN #14	14	578	1.73	0.00	-1.73	0.64	0.00	-0.64	4.51	4.75	0.24
15	SITE PLAN #15	15	1105	3.32	0.00	-3.32	1.22	0.00	-1.22	8.62	7.79	-0.83
16	SITE PLAN #16	16	723	2.17	0.00	-2.17	0.80	0.00	-0.80	5.64	3.27	-2.37
18	NEIGHBORHOOD PARK #2	18	0	0.00	4.46	4.46	0.00	0.00	0.00	0.00	0.00	0.00
19	32ND AVENUE	19	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.35	3.35
25	SITE PLAN #25	25	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.31	12.31
PA-4	NORTH - AREA A	NORTH - A	379	1.14	0.00	-1.14	0.42	0.00	-0.42	2.96	3.84	0.88
PA-5	NORTH - AREA A	NORTH - A	443	1.33	0.00	-1.33	0.49	0.00	-0.49	3.45	3.43	-0.02
PA-6	NORTH - AREA A	NORTH - A	350	1.05	0.00	-1.05	0.38	0.00	-0.38	2.73	1.91	-0.82
PA-7	NORTH - AREA A	NORTH - A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.58	9.58
PA-12	NORTH - AREA A	NORTH - A	281	0.84	0.00	-0.84	0.31	0.00	-0.31	2.19	3.20	1.01
PA-13	NORTH - AREA A	NORTH - A	432	1.30	0.00	-1.30	0.48	0.00	-0.48	3.37	4.13	0.76
PA-29	NORTH - AREA B	NORTH - B	445	1.34	0.00	-1.34	0.49	0.00	-0.49	3.47	4.36	0.89
PA												



26TH AVENUE
CASE # 2022-6048-00

Street name
has been fixed.

REQUIRED INFRASTRUCTURE NOTES:

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF BUILDING PERMIT:

- WATER:
 1. ONSITE WATER LINES AND FIRE HYDRANTS
- SANITARY SEWER:
 1. ONSITE SANITARY SEWER LINES
- STORM DRAINAGE:
 1. ONSITE INLETS AND STORM SEWER.
 2. REFERENCE GRADING & UTILITY PLANS FOR OFFSITE STORM SEWER REQUIRED.
- ROADWAY:
 1. ONSITE AGGREGATE BASE COURSE CAPABLE OF SUPPORTING LIFE SAFETY EQUIPMENT.

THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

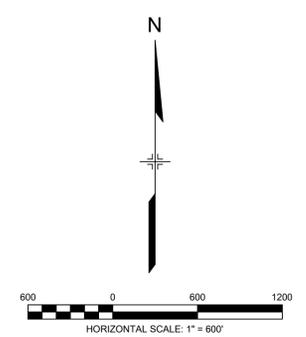
- WATER:
 1. ONSITE AND REQUIRED OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- SANITARY SEWER:
 1. ONSITE AND REQUIRED OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- STORM DRAINAGE:
 1. OFFSITE INFRASTRUCTURE: REGIONAL DETENTION AND WATER QUALITY FACILITIES LOCATED DOWNSTREAM OF SITE.
- ROADWAY:
 1. ONSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY, AND 2 POINTS OF ACCESS TO THE ASSOCIATED PLANNING AREA.

ADDITIONAL NOTES:

1. CONVEYANCE OF ALL RIGHT-OF-WAY AND EASEMENTS NEEDED TO ACCOMMODATE THE REFERENCED PUBLIC IMPROVEMENTS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. INFRASTRUCTURE INITIALLY ACCEPTED BY THE CITY INDICATES THE INFRASTRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY'S PUBLISHED DESIGN CRITERIA AND THE CITY HAS APPROVED THE DESIGN AND ACCEPTED THE CONSTRUCTED INFRASTRUCTURE.
3. THE ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY PER THE APPROVED PUBLIC IMPROVEMENT PLAN.

LEGEND:

- DEVELOPMENT ACCESS LOCATIONS
- EXISTING INFRASTRUCTURE



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: CONTEXT MAP

DATE: JUNE 2024

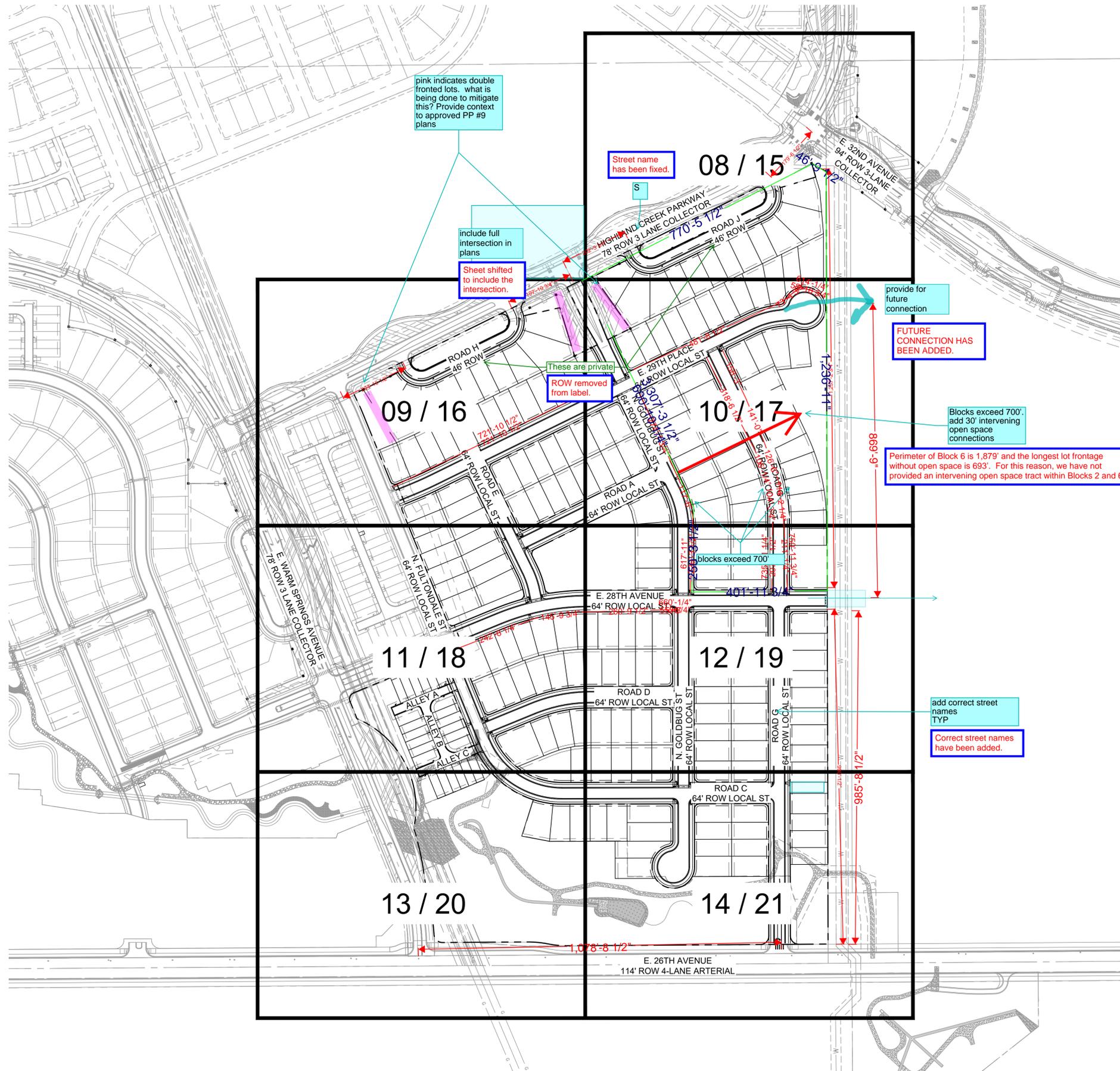
PREPARED BY:

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NOT FOR CONSTRUCTION

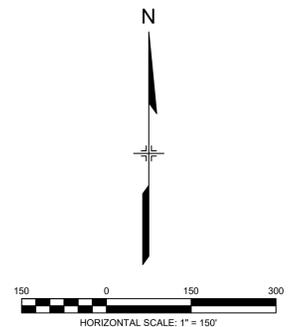
SHEET: 06 OF 40



Max block length = 700' perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet. to Provide connectivity for development to the east. Lots shall not back up to local street

Block. A parcel of land within a platted subdivision bounded on all sides by streets or avenues, other physical boundaries such as a body of water, or the exterior boundary of a platted subdivision.

Perimeter of Block 6 is 1,879' and the longest lot frontage without open space is 693'. For this reason, we have not provided an intervening open space tract within Blocks 2 and 6.



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: PLAN INDEX
DATE: JUNE 2024
PREPARED BY:

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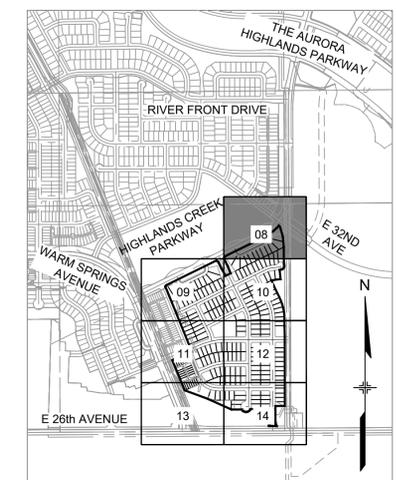
NOT FOR CONSTRUCTION

SHEET: 07 OF 40

NOTES:

- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- FIRE LANE SIGNAGE REQUIREMENTS:
 - SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 - SIGNS SHALL BE SPACED 50 FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
 - FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
 - LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

Do not see any mail box kiosks within site:
 • Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:
 - Outside of sight triangles as defined by COA Roadway Manual, standard TE-13
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)
 - A minimum of 30' away from stop signs (for stop sign visibility)
 - A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)
 - Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress



- KEY MAP**
SCALE: 1" = 1000'
- LEGEND**
- PROPOSED RIGHT-OF-WAY
 - PROPOSED CENTERLINE
 - PROPOSED EASEMENT
 - RIGHT SIGHT TRIANGLE
 - LEFT SIGHT TRIANGLE
 - SITE LIMITS
 - PROPOSED 4' SPLIT RAIL FENCE
 - EXISTING RESIDENTIAL LIGHTING
 - PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
 - UTILITY EASEMENT
 - GAS EASEMENT
 - LOT NUMBER
 - BLOCK NUMBER
 - PROPOSED BENCH
 - PROPOSED MAIL KIOSK
 - PROPOSED FIRE HYDRANT

- SIGNAGE KEYNOTE**
- | | | | |
|----|--|---|--|
| 1 | | 4 | |
| 2 | | 5 | |
| 3A | | 6 | |
| 3B | | 7 | |
| 3C | | | |

THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 01
 DATE: JUNE 2024
 PREPARED BY:
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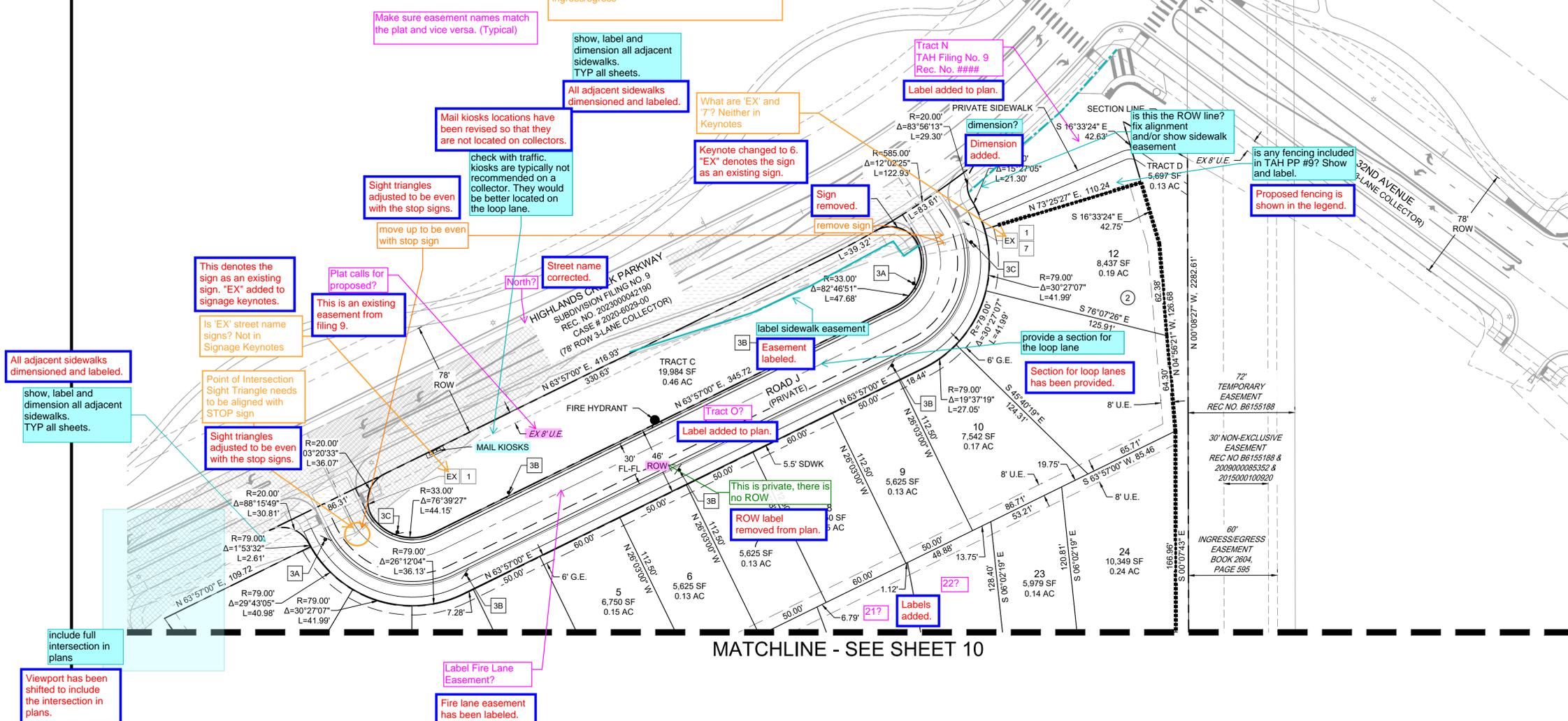


NOT FOR CONSTRUCTION



SHEET: 08 OF 40

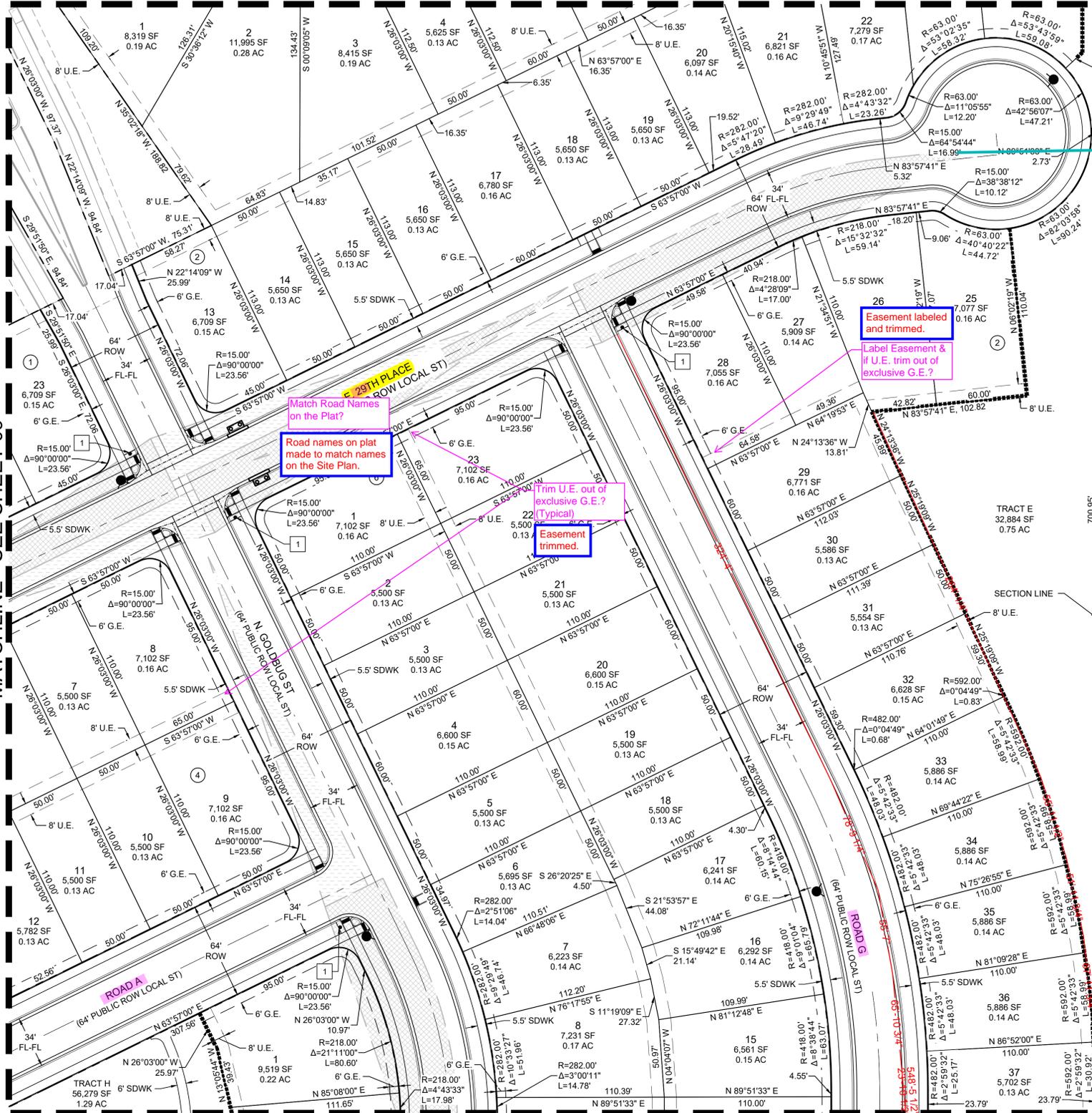
MATCHLINE - SEE SHEET 10



MATCHLINE - SEE SHEET 08

MATCHLINE - SEE SHEET 09

MATCHLINE - SEE SHEET 12



this road should be stubbed for future connection to the east.

Road has been stubbed for future connection.

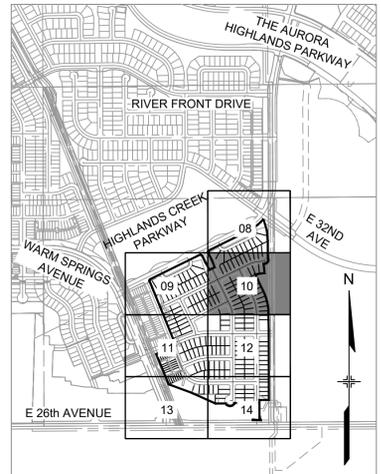
Match Road Names on the Plat?
Road names on plat made to match names on the Site Plan.

Trim U.E. out of exclusive G.E.?
(Typical)
Easement trimmed.

Easement labeled and trimmed.
Label Easement & if U.E. trim out of exclusive G.E.?

NOTES:

- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- FIRE LANE SIGNAGE REQUIREMENTS:
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 - SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
 - FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
 - LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

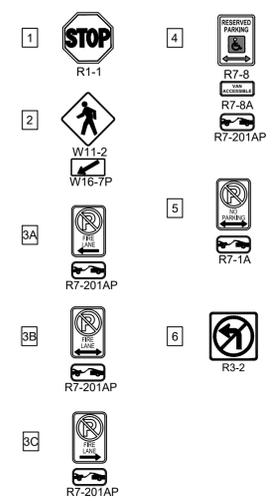


KEY MAP SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- UTILITY EASEMENT
- GAS EASEMENT
- LOT NUMBER
- BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE KEYNOTE



THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 03

DATE: JUNE 2024

PREPARED BY:

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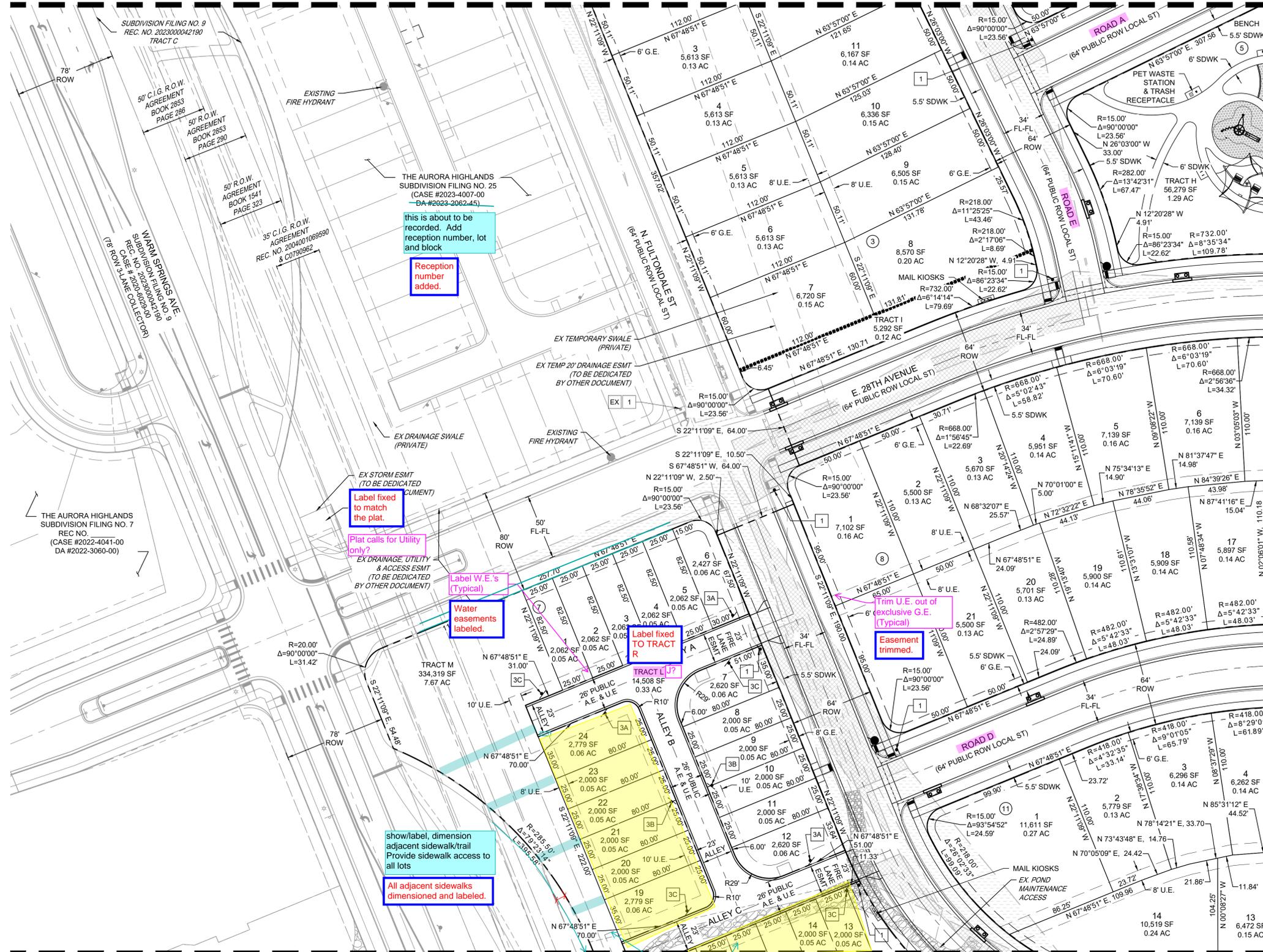


NOT FOR CONSTRUCTION

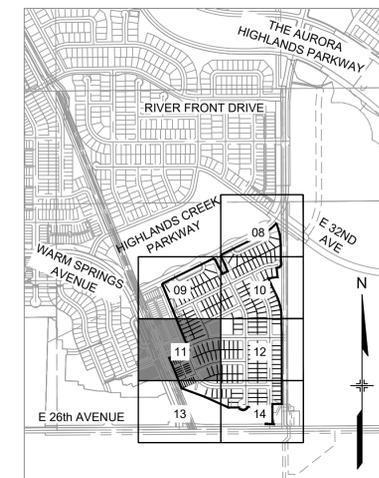


SHEET: 10 OF 40

MATCHLINE - SEE SHEET 09



MATCHLINE - SEE SHEET 13



KEY MAP

SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- ☼ EXISTING RESIDENTIAL LIGHTING
- ⊙ PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- 1 LOT NUMBER
- ① BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE KEYNOTE

- 1 STOP R1-1
- 2 W11-2 W16-7P
- 3A R7-201AP
- 3B R7-201AP
- 3C R7-201AP
- 4 RESERVED PARKING R7-8 R7-8A R7-201AP
- 5 R7-1A
- 6 R3-2

See previous sheet comments

Sign has been updated.

THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 04
 DATE: JUNE 2024
 PREPARED BY:
Matrix
 Excellence by Design
 707 17th Street, Suite 3150
 Denver, Colorado 80202
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 www.matrixdesigngroup.com

NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. FIRE LANE SIGNAGE REQUIREMENTS:
 - 2.1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 - 2.2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
 - 2.3. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS).
 - 2.4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

these are considered green court dwelling units. Provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves.

GUEST PARKING HAS BEEN ADDED IN 2 LOCATIONS AND THE REMAINING GUEST PARKING WILL BE STREET PARKING.



HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION



SHEET: 11 OF 40

MATCHLINE - SEE SHEET 10

Trim U.E. out of exclusive G.E. (Typical)
Easement trimmed.

NOTES:

- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
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 - SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-F.C.
 - FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS).
 - LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

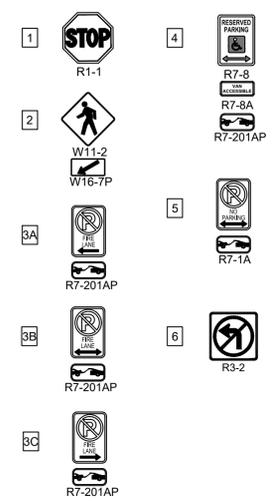


KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- UTILITY EASEMENT
- GAS EASEMENT
- LOT NUMBER
- BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE KEYNOTE



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 05

DATE: JUNE 2024

PREPARED BY:



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Denver, Colorado 80202

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too small. TYP

Block text size has been increased.

will there be bollards in the interim?
There will be type 3 barricades during the interim.

30' NON-EXCLUSIVE EASEMENT
REC NO B6155188 & 2009000085352 & 2015000100920

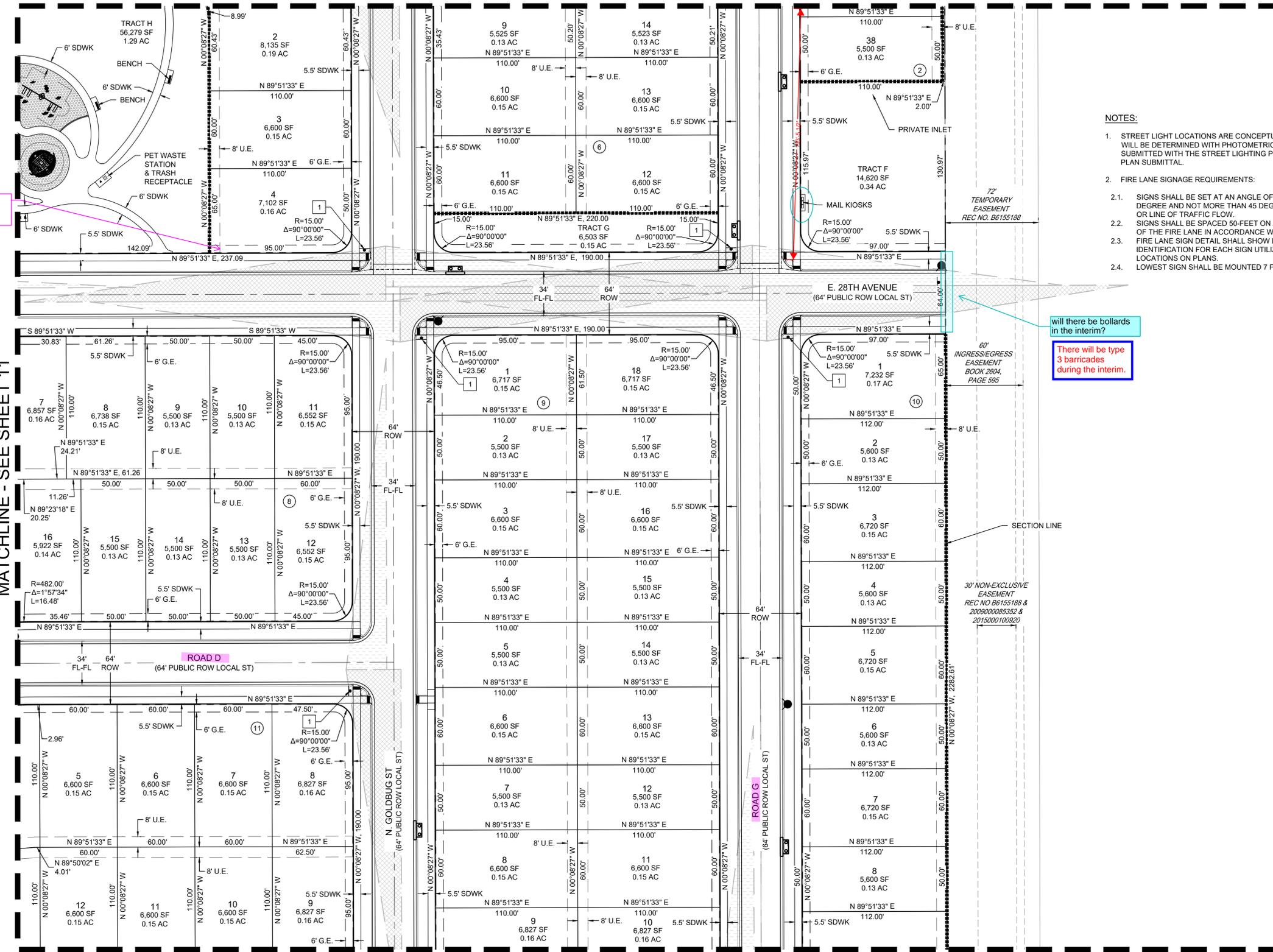
SECTION LINE

60' INGRESS/EGRESS EASEMENT
BOOK 2804, PAGE 585

72' TEMPORARY EASEMENT
REC NO B6155188

MATCHLINE - SEE SHEET 14

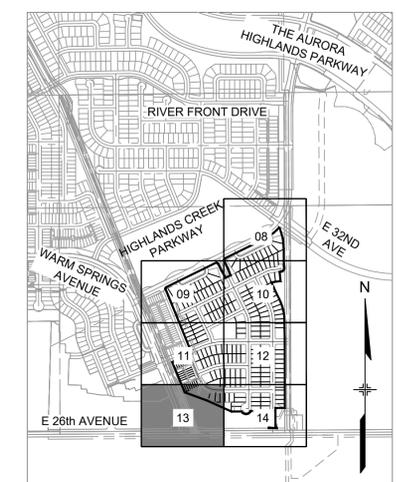
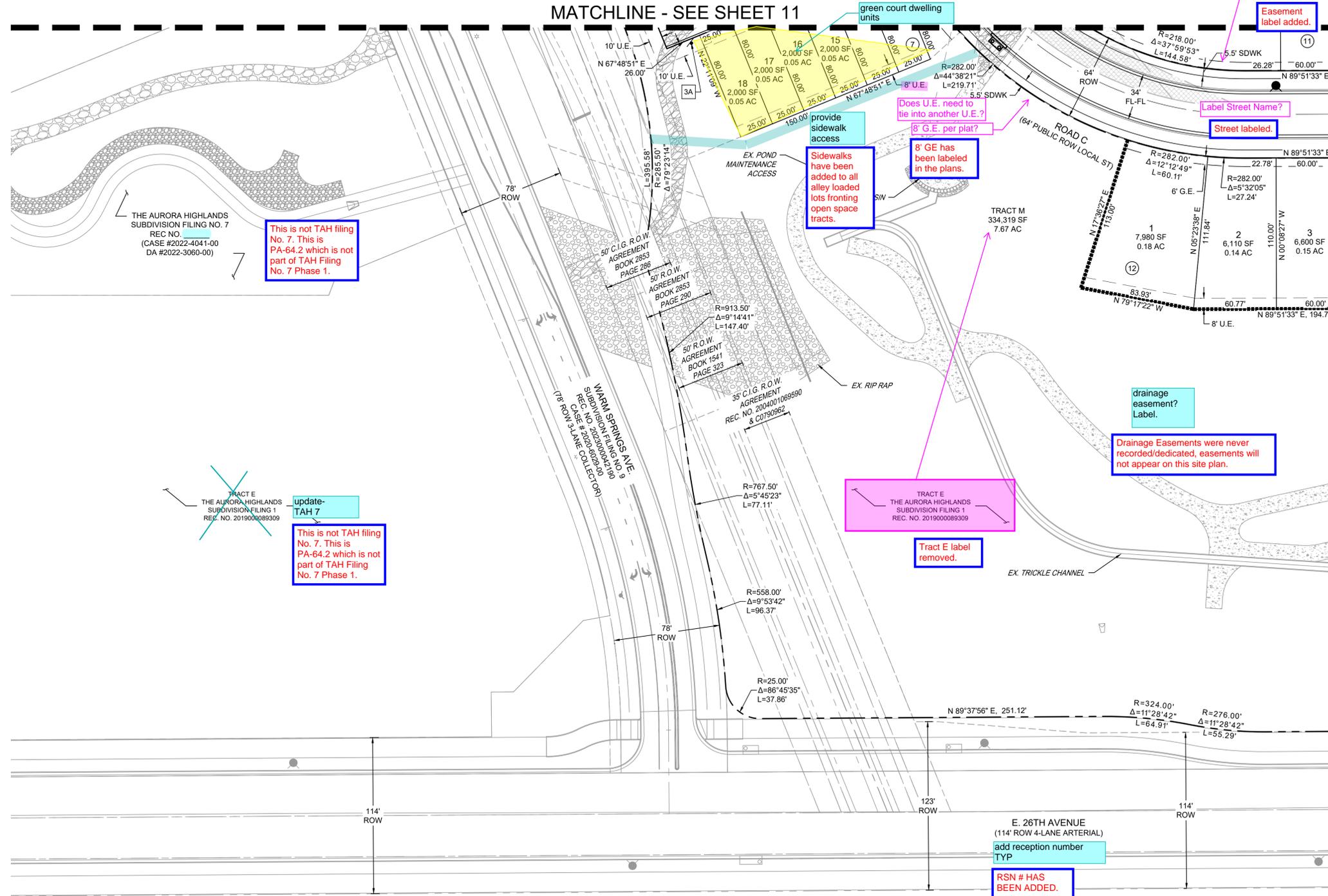
MATCHLINE - SEE SHEET 11



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SHEET: 12 OF 40

MATCHLINE - SEE SHEET 11



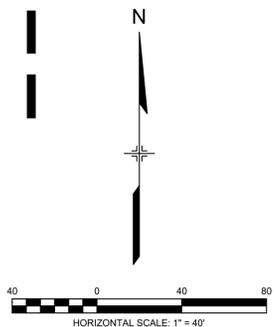
LEGEND

	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	RIGHT SIGHT TRIANGLE
	LEFT SIGHT TRIANGLE
	SITE LIMITS
	PROPOSED 4' SPLIT RAIL FENCE
	EXISTING RESIDENTIAL LIGHTING
	PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
	UTILITY EASEMENT
	GAS EASEMENT
	LOT NUMBER
	BLOCK NUMBER
	PROPOSED BENCH
	PROPOSED MAIL KIOSK
	PROPOSED FIRE HYDRANT

SIGNAGE KEYNOTE

	R1-1		R7-8
	W11-2		R7-8A
	W16-7P		R7-201AP
	SA		R7-1A
	R7-201AP		R7-1A
	SB		R3-2
	R7-201AP		Sign has been updated.
	BC		
	R7-201AP		

- NOTES:
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
 - FIRE LANE SIGNAGE REQUIREMENTS:
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 - FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
 - LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.



NOT FOR CONSTRUCTION



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 06

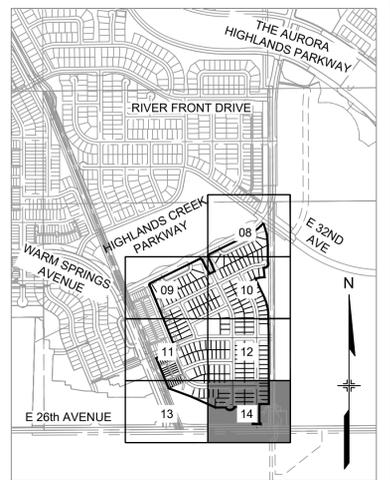
DATE: JUNE 2024

PREPARED BY:

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Denver, Colorado 80202
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SHEET: 13 OF 40

MATCHLINE - SEE SHEET 12



KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- UTILITY EASEMENT
- GAS EASEMENT
- LOT NUMBER
- BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE KEYNOTE

- | | | | |
|----|--|---|--|
| 1 | | 4 | |
| 2 | | 5 | |
| 3A | | 6 | |
| 3B | | 7 | |
| 3C | | | |

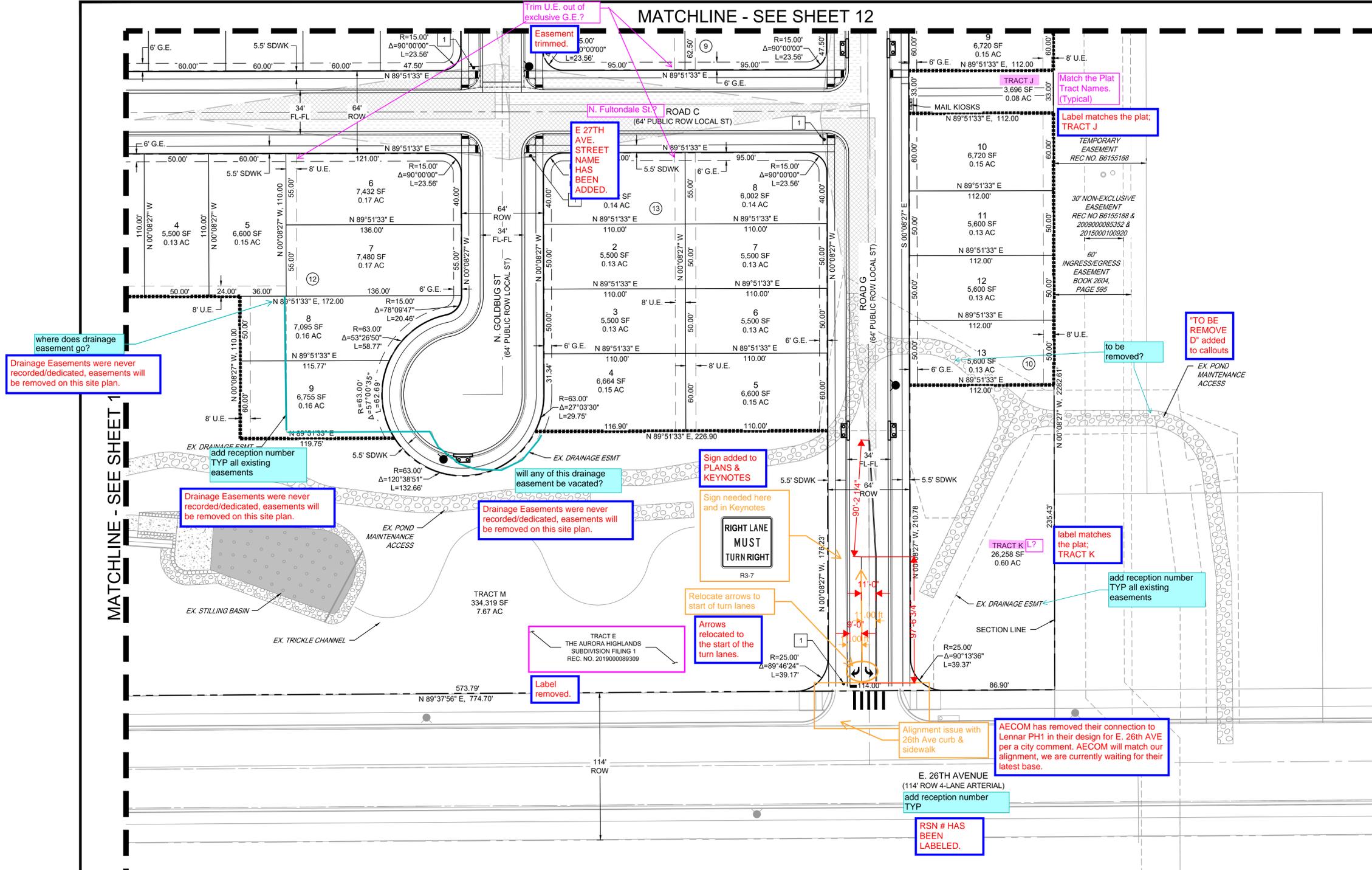
THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 07

DATE: JUNE 2024

PREPARED BY:

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where does drainage easement go?
Drainage Easements were never recorded/dedicated, easements will be removed on this site plan.

Drainage Easements were never recorded/dedicated, easements will be removed on this site plan.

Drainage Easements were never recorded/dedicated, easements will be removed on this site plan.

Label removed.

Sign added to PLANS & KEYNOTES

Sign needed here and in Keynotes

RIGHT LANE MUST TURN RIGHT

Relocate arrows to start of turn lanes

Arrows relocated to the start of the turn lanes.

Alignment issue with 26th Ave curb & sidewalk

AECOM has removed their connection to Lennar PH1 in their design for E. 26th AVE per a city comment. AECOM will match our alignment, we are currently waiting for their latest base.

RSN # HAS BEEN LABELED.

TO BE REMOVE D' added to callouts

to be removed?

Label matches the plat; TRACT K

Match the Plat Tract Names. (Typical)

Label matches the plat; TRACT J

Trim U.E. out of exclusive G.E.?

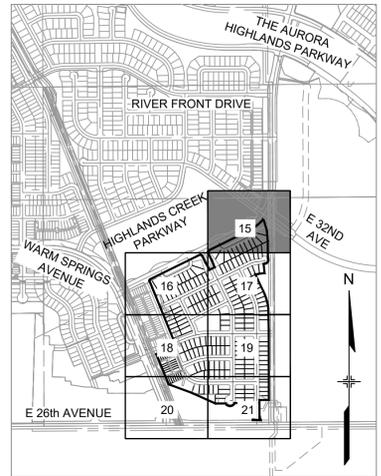
Easement trimmed.

N. FULTON AVE. STREET NAME HAS BEEN ADDED.

NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. FIRE LANE SIGNAGE REQUIREMENTS:
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 - 2.3. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
 - 2.4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.





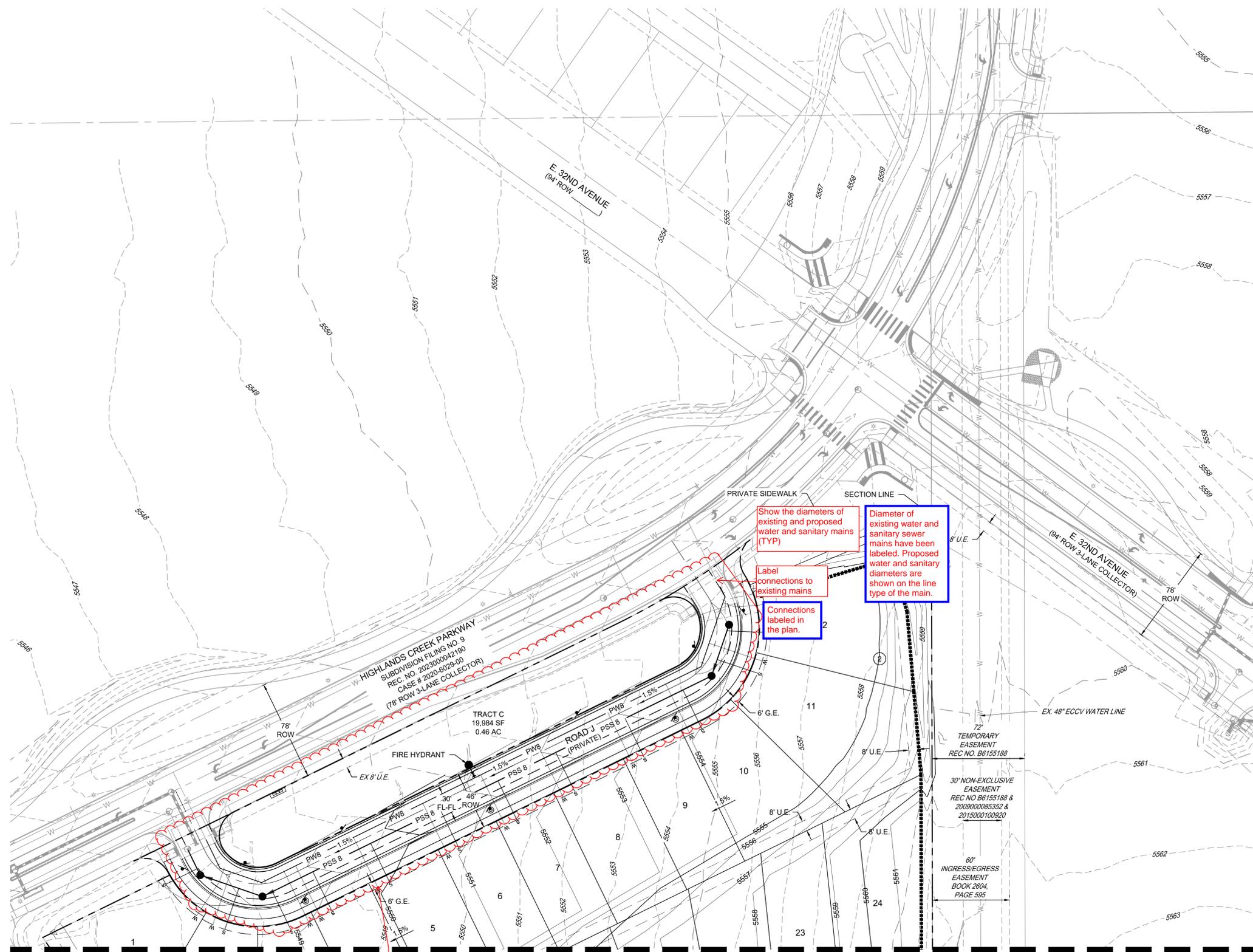
KEY MAP
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	PROPOSED EMERGENCY OVERFLOW

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
3. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
4. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.



Show the diameters of existing and proposed water and sanitary mains (TYP)

Diameter of existing water and sanitary sewer mains have been labeled. Proposed water and sanitary diameters are shown on the line type of the main.

Label connections to existing mains

Connections labeled in the plan.

Provide water and sanitary easements within this private

TRACT J, N, O ARE PRIVATE ACCESS AND UTILITY EASMENTS IN THEIR ENTIRETY PER PLAT. NO ADDITIONAL EASMENTS ARE NECESSARY

MATCHLINE - SEE SHEET 17



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 01

DATE: JUNE 2024

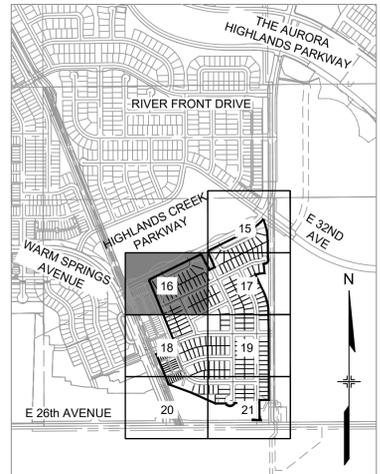
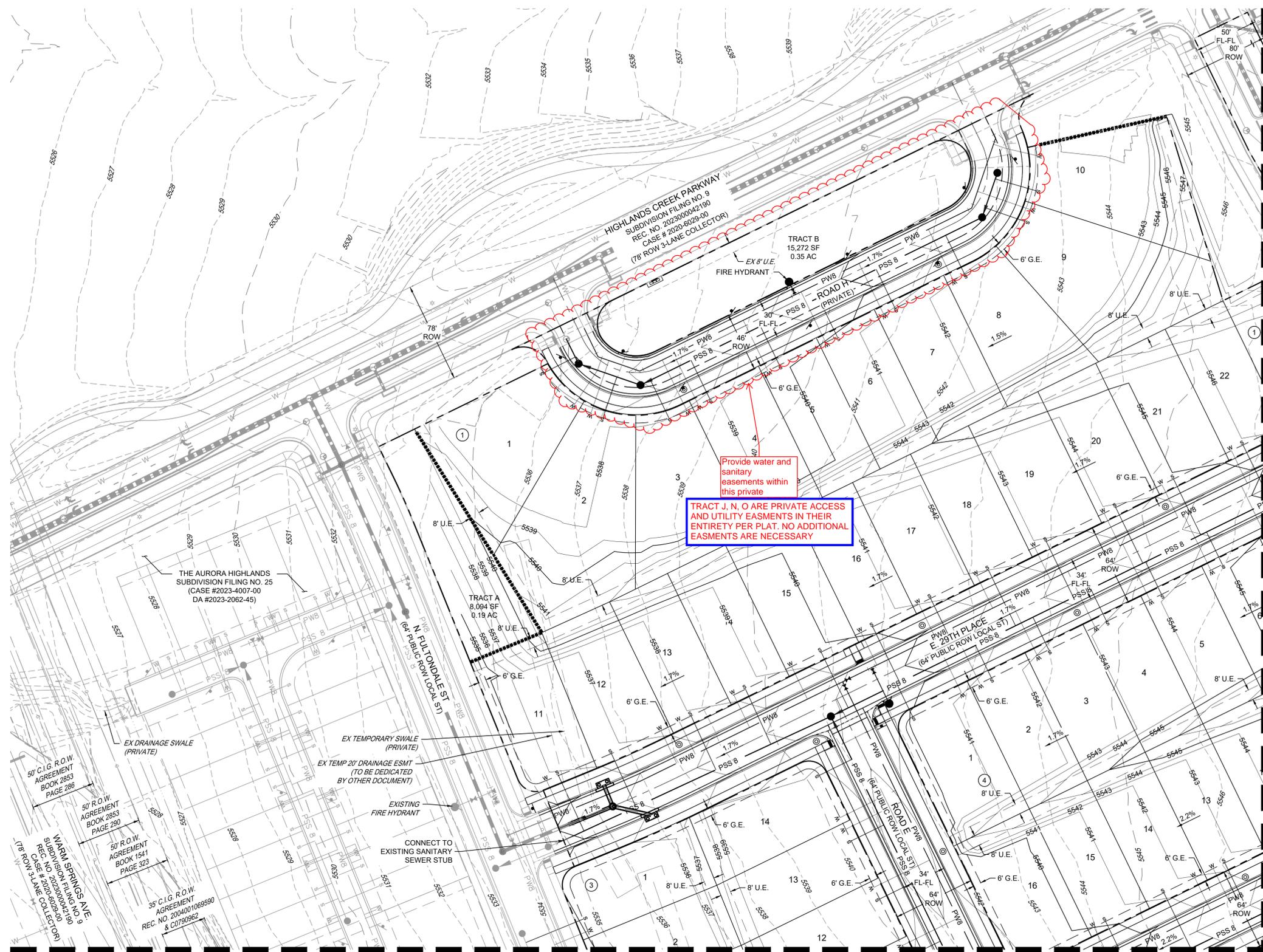
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SHEET: 15 OF 40



KEY MAP
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	PROPOSED EMERGENCY OVERFLOW

NOTES:

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6. SEE SHEET 3 FOR TYPICAL SECTIONS.

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 18



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 02

DATE: JUNE 2024

PREPARED BY:

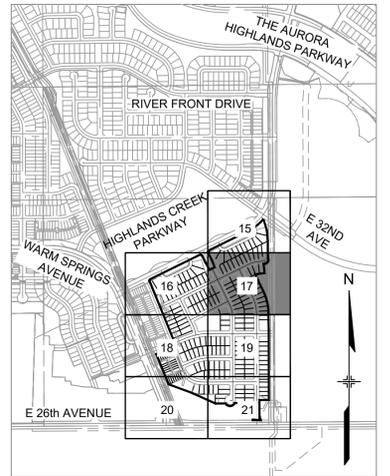
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SHEET: 16 OF 40

MATCHLINE - SEE SHEET 15



KEY MAP
SCALE: 1" = 1000'

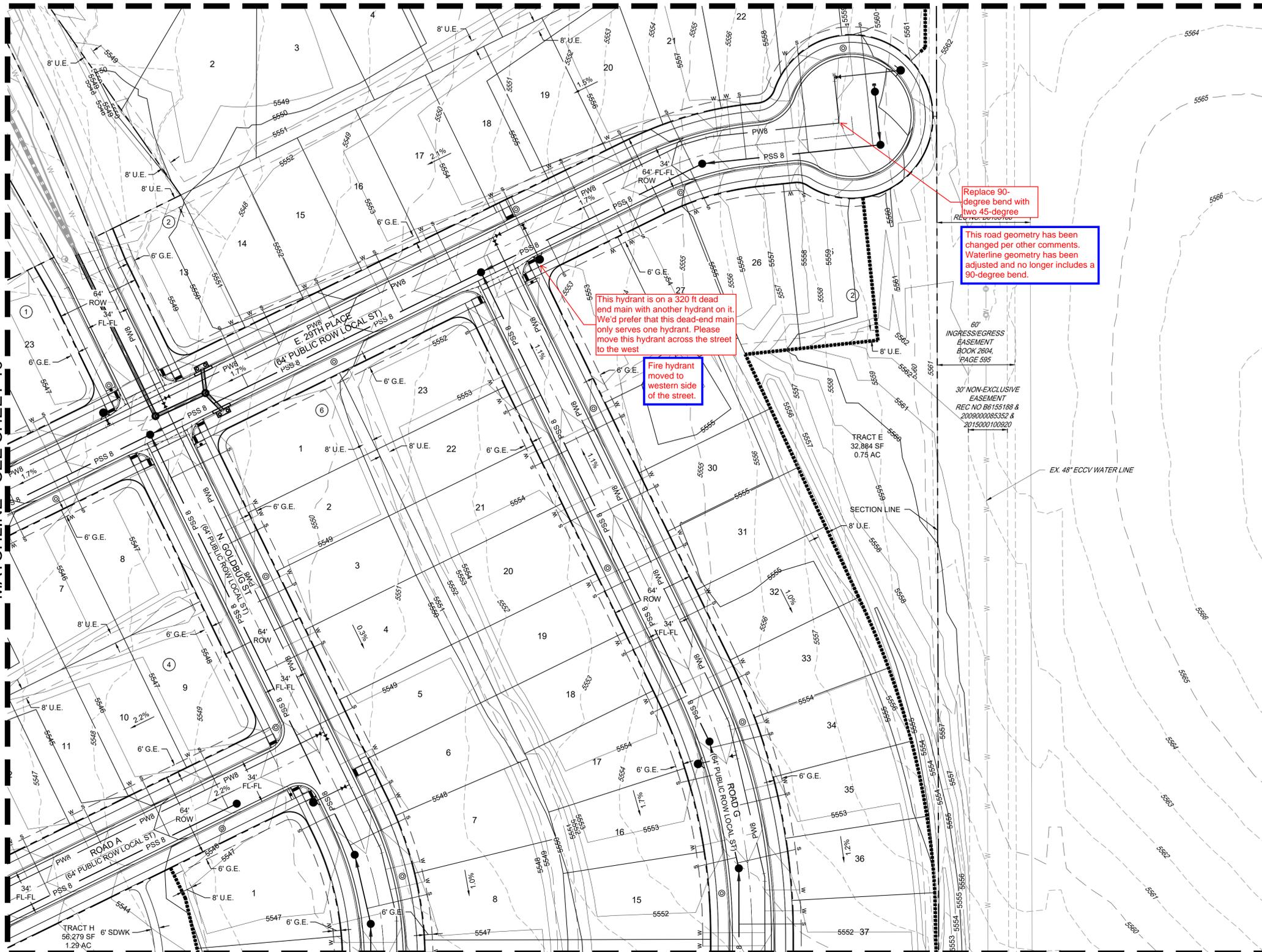
LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH

NOTES:

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6. SEE SHEET 3 FOR TYPICAL SECTIONS.

MATCHLINE - SEE SHEET 16



MATCHLINE - SEE SHEET 19

Replace 90-degree bend with two 45-degree bends.

This road geometry has been changed per other comments. Waterline geometry has been adjusted and no longer includes a 90-degree bend.

This hydrant is on a 320 ft dead end main with another hydrant on it. We'd prefer that this dead-end main only serves one hydrant. Please move this hydrant across the street to the west.

Fire hydrant moved to western side of the street.



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 03

DATE: JUNE 2024

PREPARED BY:



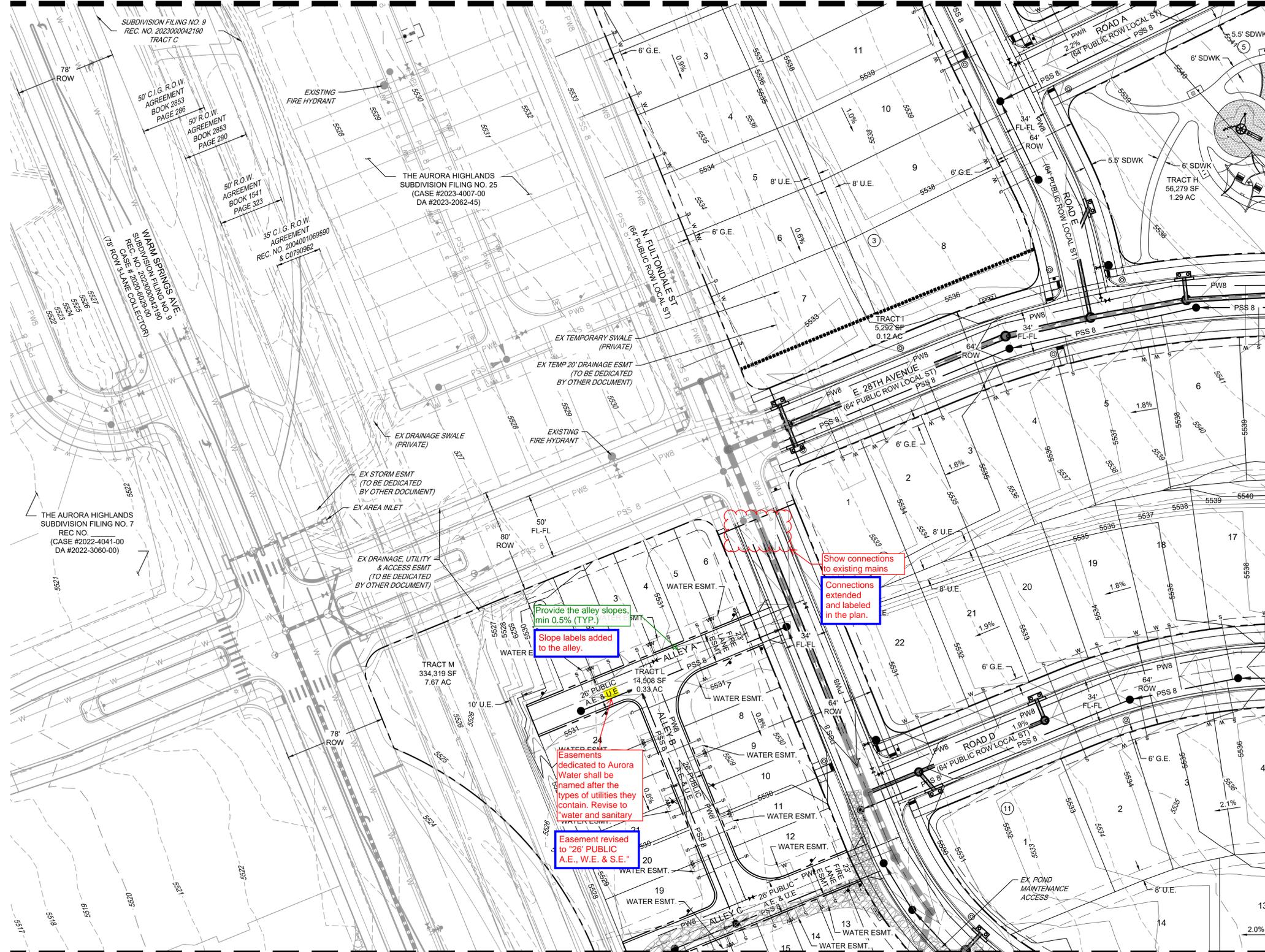
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SHEET: 17 OF 40

MATCHLINE - SEE SHEET 16



MATCHLINE - SEE SHEET 20



KEY MAP
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	PROPOSED EMERGENCY OVERFLOW

NOTES:

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5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

Show connections to existing mains

Connections extended and labeled in the plan.

Provide the alley slopes, min 0.5% (TYP.)

Slope labels added to the alley.

Easements dedicated to Aurora Water shall be named after the types of utilities they contain. Revise to "water and sanitary"

Easement revised to "26" PUBLIC A.E., W.E. & S.E."



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 04

DATE: JUNE 2024

PREPARED BY:



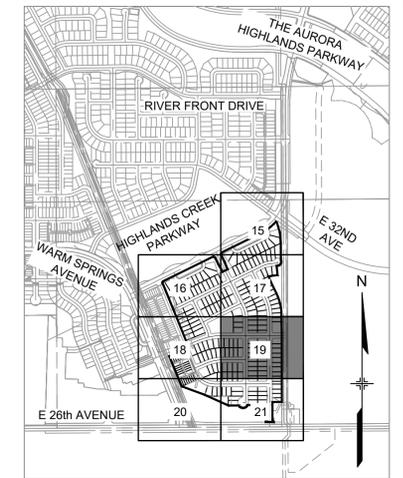
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SHEET: 18 OF 40

MATCHLINE - SEE SHEET 17



KEY MAP
SCALE: 1" = 1000'

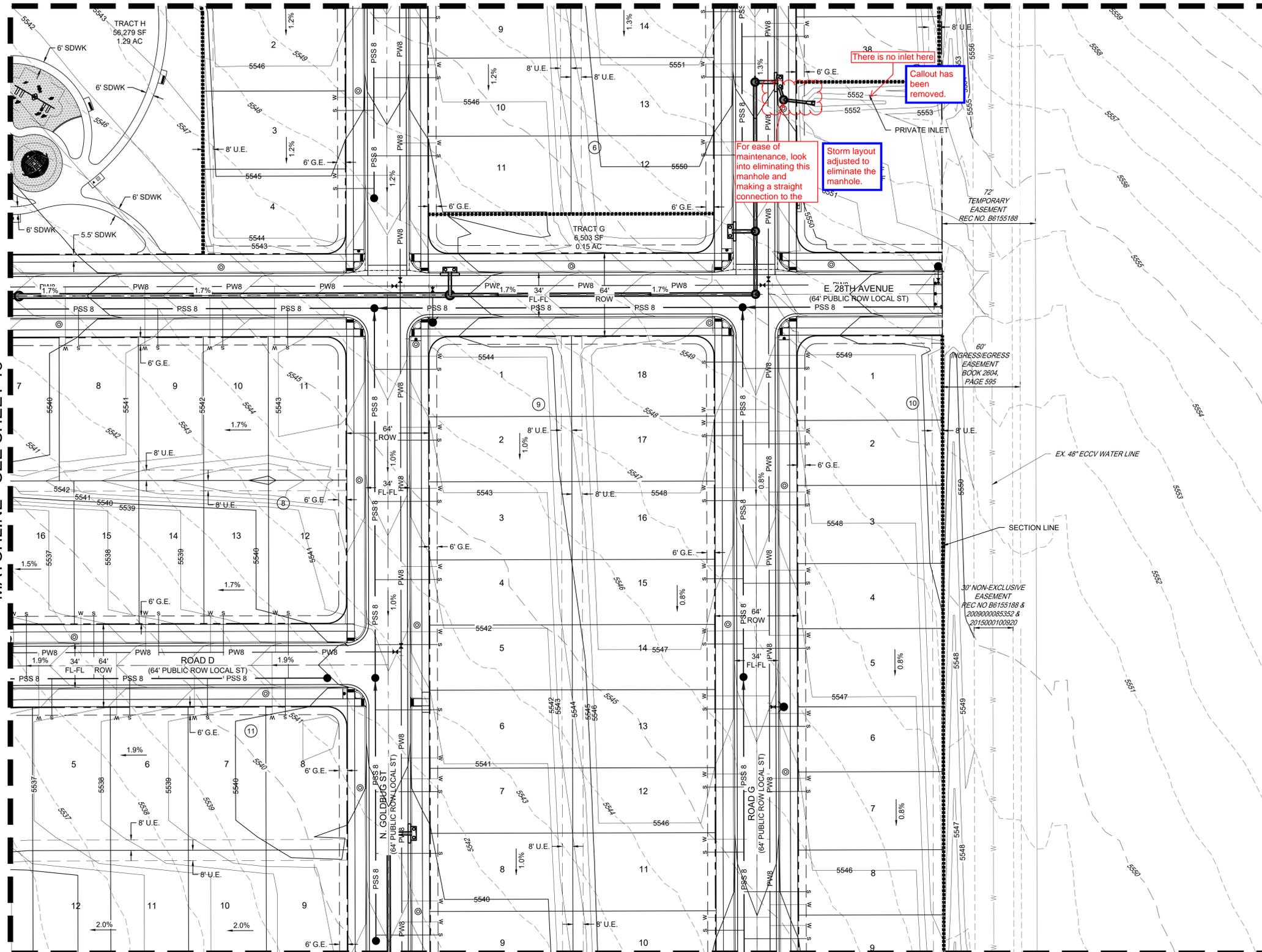
LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
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6. SEE SHEET 3 FOR TYPICAL SECTIONS.

MATCHLINE - SEE SHEET 18



MATCHLINE - SEE SHEET 21



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 05

DATE: JUNE 2024

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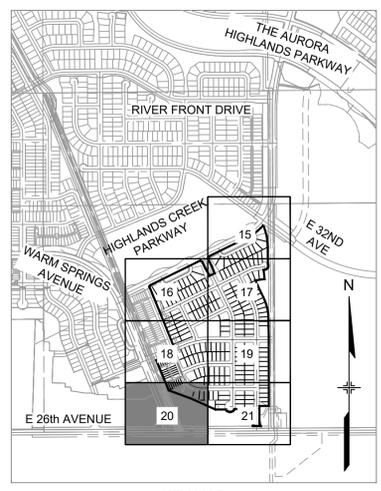
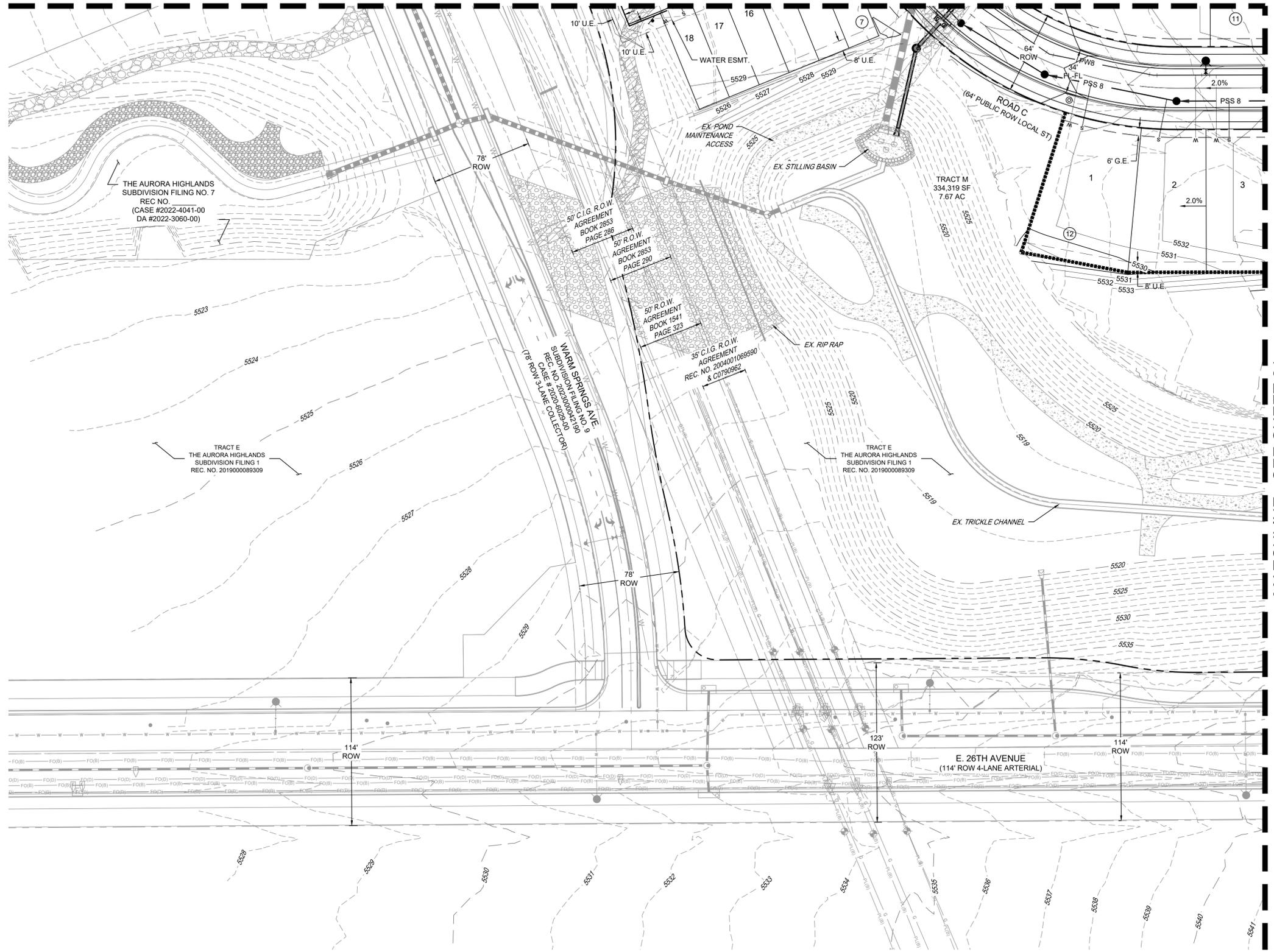
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SHEET: 19 OF 40

MATCHLINE - SEE SHEET 18



KEY MAP
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
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	WATER SERVICE
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6. SEE SHEET 3 FOR TYPICAL SECTIONS.

MATCHLINE - SEE SHEET 21



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 06

DATE: JUNE 2024

PREPARED BY:

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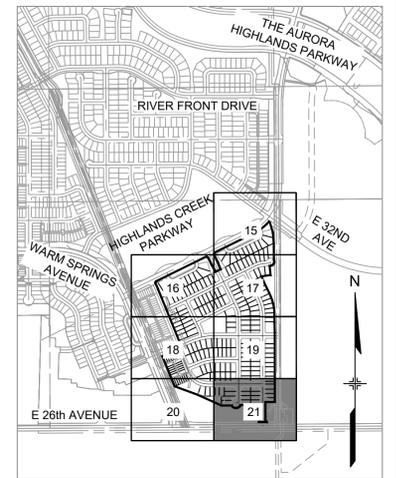
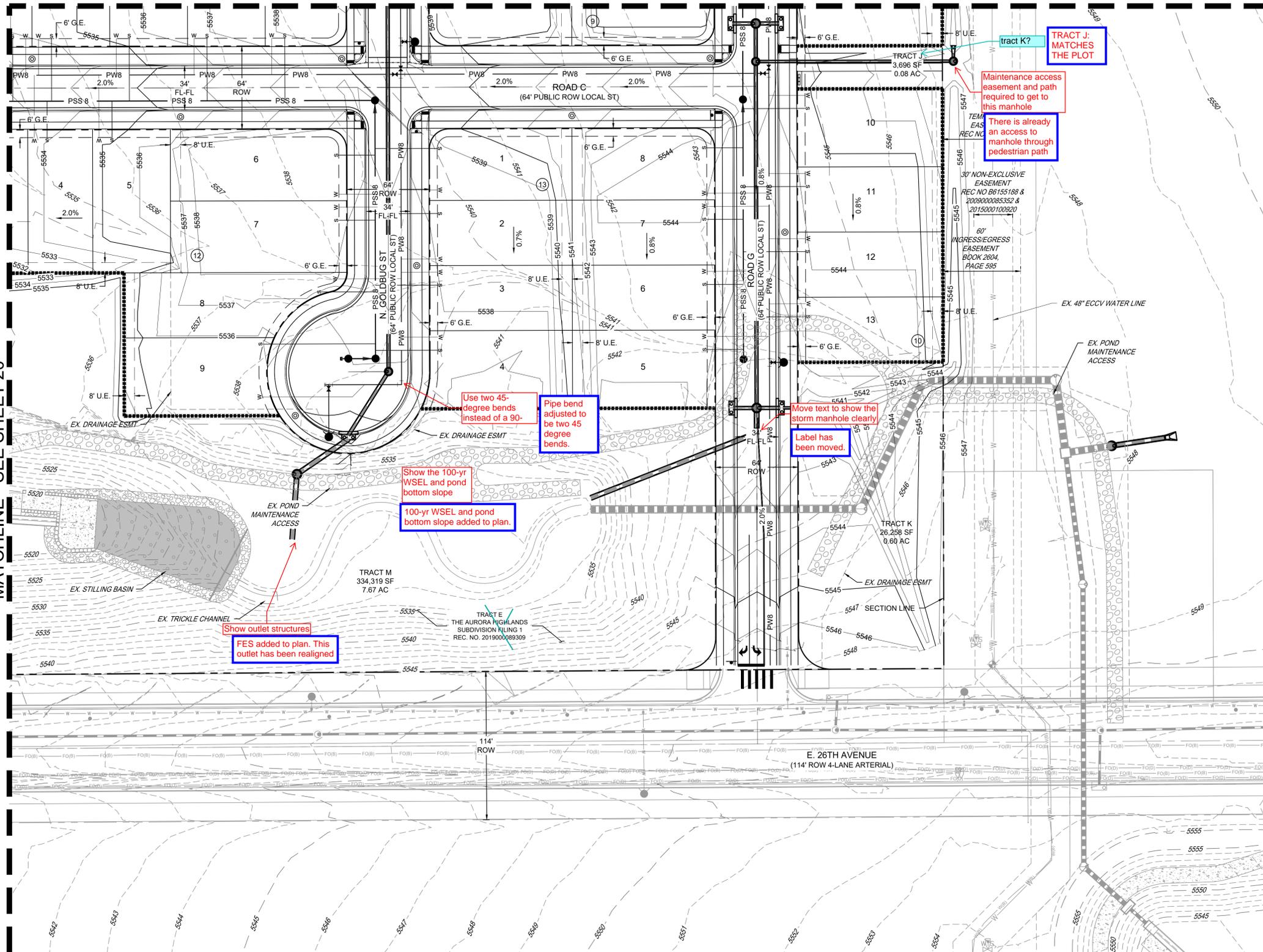


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SHEET: 20 OF 40

MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 20



KEY MAP
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED EASEMENT
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6. SEE SHEET 3 FOR TYPICAL SECTIONS.



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 07

DATE: JUNE 2024

PREPARED BY:

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SHEET: 21 OF 40

4.7.5. REQUIRED LANDSCAPING.

6. d. For Green Court Dwellings on lots smaller than 4,000 square feet or less than 50 feet in width, as described in Section 146-4.2.3.B, the Planning Director may approve crediting Green Court open space landscaping towards required front yard landscaping, based on the degree of tract landscaping provided.

Table 4.7-3

Residential Yard Landscape Requirements

Front, side, and rear yard landscaping requirements for single-family detached and two-family (duplex) dwellings

Areas located in front of the house elevation not including the streetscape area between the sidewalk and street curbs.

Side and rear yards visible to the public shall comply with front yard standards.

A	Turf[1]	Turf option: Shall not exceed the lessor of 45% or 500 sq. ft. Refer to Note 1 below.
B	Trees[2]	1 shade tree (≥ 2.5 in. caliper) or 1 ornamental tree (≥ 2 in. caliper) or 1 evergreen tree (≥ 6 ft. tall). Refer to Subsections 146-4.7.5.P.6.c and d.
C	Shrubs	Min no. of shrubs = (front yard landscaped area in sq. ft. - turf area in sq. ft.) x 0.025. Artificial turf is permitted after the shrub count is met. 30% of shrub count can be ornamental grasses or perennials. When 9 or more shrubs are required, at least 3 plant species must be included to provide seasonal/visual interest.
D	Rock and Inorganic Mulches	Mulch is required and may be organic or inorganic. If all inorganic mulch is proposed, 2 different types and sizes are required. White rock, red lava rock and rubber mulches are not permitted. When rock mulch is used and abuts a hard surface (concrete, curb, pavers, sidewalk) it must be a minimum size of 1/2 in. screened.
E	Pavers	Up to 25% of landscape area can be provided as pavers such as brick and natural stone.
F	Features	1 of the following shall be incorporated in the front yard: a. Wall 1 - 2.5 ft. high made of decorative stone, stucco, or CMU. b. Fence. c. Earth berm ≤ 2.5 ft. tall with slopes not to exceed 1:4 rise:run. d. Natural boulders ≥ 2 ft. x 2 ft. x 2 ft.
G	Side Yards	Side yards with no public view: No plant material required; mulch required. Side yards with public view: Front yard standards apply + 1 tree per 25 linear feet.
H	Rear Yards	Rear yards with no public view: May have the lessor of < 45% turf or 500 sq. ft. Rear yards with public view: Front yard standards apply.

Note:

[1] New turf installations are limited to the rear lots of residential homes and the front yards of alley-loaded residential homes and shall not exceed the lessor of 45% or 500 square feet of the front or back yard areas.

[2] This requirement may not be applicable based upon lot size and a reduction or exemption may be approved by the Planning Director based on lot and site constraints and other landscaping, screening, and buffering provided for the development.

number of shrubs is based on the size of the front yard.

lot landscape requirements should be on the same sheet as the typical. To make it clearer, list the specific requirements under each lot typical.

Revise and update lot typicals

per the pending Master Plan amendment, the lot landscape should be in compliance with the UDO.

CITY OF AURORA STANDARD NOTES

- ALL LANDSCAPE AREAS ARE TO RECEIVE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA.
- PROPOSED FREE STANDING LIGHTS WILL BE STREET LIGHTS.
- SURFACE MATERIAL OF WALKS SHALL BE BROOM FINISH CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE 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 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.
- PLANTING BEDS SHALL BE MULCHED WITH CEDAR MULCH TO A DEPTH OF 4". ALL BEDS ARE TO BE CONTAINED BY PLASTIC EDGER, SURE-LOC OR EQUAL. EDGER IS NOT REQUIRED WHERE BED IS ADJACENT TO CURBS, WALLS OR WALKS, OR AROUND TREE PITS.
- ALL SOD AREAS SHALL BE KENTUCKY AND TEXAS BLUEGRASS HYBRID MIX, SUBJECT TO APPROVAL BY AURORA WATER PER NEW WATER ORDINANCE.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2 10'
- TREES IN THE RIGHT-OF-WAYS MUST BE A MINIMUM OF 8- FEET AWAY FROM ANY WATER AND SANITARY SEWER MAIN.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

ADD A NOTE IDENTIFYING WHO WILL BE REPOSIBLE FOR TRACT LANDSCAPE, IE. BUILDER, METRO DISTRICT,....

LANDSCAPE LOT TYPICAL NOTES

GENERAL

- ALL CANOPY TREES TO BE 2.5" CALIPER. ALL ORNAMENTAL TREES TO BE 2" CALIPER OR 6' HEIGHT CLUMP, AND ALL EVERGREEN TREES TO BE 6' HEIGHT.
- ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #5 CONTAINERS.
- GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) GRASSES PER (1) SHRUB.
- RE: FDP FOR ALLOWED FENCE TYPES AND SETBACK.
- FENCES SHALL BE A MIN. 18" BEHIND SIDEWALK UNLESS GREATER SETBACK IS REQUIRED.
- MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN THE SAME LAYOUT WITH 50% OR MORE OF THE SAME PLANT MATERIAL.

FRONT YARD LANDSCAPING

- ALL SMALL LOTS (<50') TO HAVE AT MINIMUM (1) SHADE TREE OR (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS.
- ALL STANDARD LOTS (50'-59') TO HAVE AT MINIMUM (1) SHADE TREE OR (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS.
- ALL STANDARD LOTS (60'-79') TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS.
- ALL STANDARD LOTS (80' +) TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (26) SHRUBS.
- ROCK MULCH IS LIMITED TO NOT MORE THAN 50% OF THE AREA TO BE LANDSCAPED.

SIDE YARD LANDSCAPING

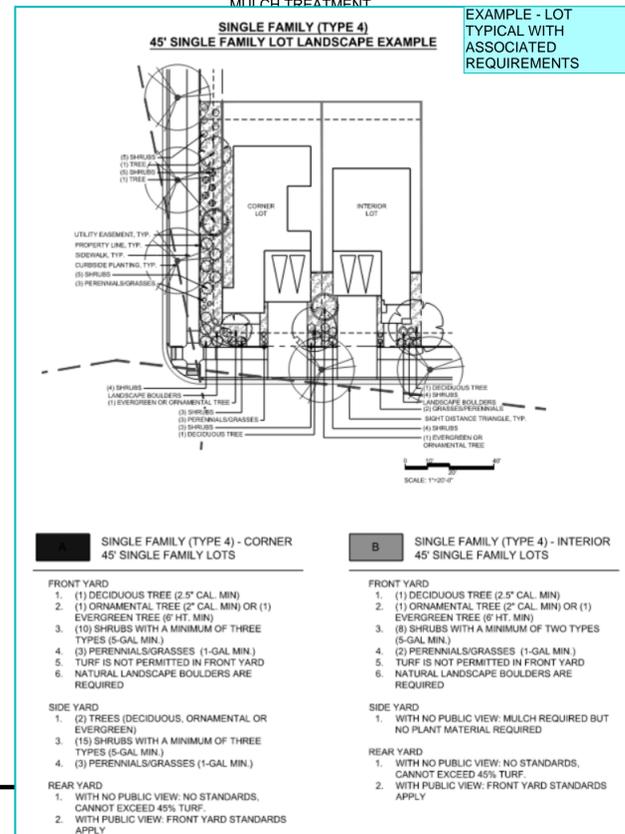
- INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
- EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW -SHALL BE LANDSCAPED WITH SHRUBS AND TREES AT THE RATE OF 1 TREE AND 10 SHRUBS PER 40 LINEAR FEET OF SIDE YARD

TYPICAL MOTOR COURT LOTS

- WHEN REAR LOTS ADJACENT TO A STREET, THE UNIT WILL FRONT THE STREET.
- SHARED DRIVES ARE APPLICABLE AND WILL BE MAINTAINED BY THE HOA.
- A FRONT YARD MAY BE COUNTED TOWARD THE 480 SQUARE FOOT OPEN SPACE REQUIREMENT IF THE FRONT YARD MEETS REQUIREMENTS DESCRIBED IN SECTION 146-4.2.3.A, MEETS THE MINIMUM LENGTH AND WIDTH DIMENSIONS OF 10' AND THE SPACE INCLUDES A FRONT PORCH, DECK, OR SIMILAR SPACE WITH MINIMUM DIMENSIONS OF SIX FEET BY EIGHT FEET.
- HOMES IN PA-34 ON MOTOR COURT LOTS IMMEDIATELY ADJACENT TO TRACTS E AND D SHALL BE ORIENTED SO THE FRONT IS FACING THE TRACT.

CURBSIDE LANDSCAPE NOTES

- CURBSIDE LANDSCAPES SHALL PROVIDE NO LESS THAN ONE SHRUB PER 40 SQUARE FEET OF CURBSIDE LANDSCAPE AREA.
- ALL SHRUBS AND ORNAMENTAL GRASSES SHALL BE FIVE GALLON SIZE AT TIME OF INSTALLATION.
- ORNAMENTAL GRASSES MAY BE PROVIDED AT A MAXIMUM OF 40% OF THE SHRUB COUNT.
- NO MORE THAN FIVE PERCENT OF PERENNIALS MAY BE PROVIDED AS SHRUB EQUIVALENTS. PERENNIALS SHALL BE PROVIDED AT A RATIO OF THREE ONE-GALLON PERENNIALS TO ONE FIVE-GALLON SHRUB.
- THE CURBSIDE PLANTING BED THAT IS REMAINING SHALL BE COMPLETED WITH EITHER WOOD OR ROCK MULCH OR NATIVE SEED. CRUSHER FINES MAY NOT BE USED AS A MULCH TREATMENT



THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE NOTES

DATE: JUNE 2024

PREPARED BY:

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SHEET 23

SITE DATA TABLE			
SITE DATA		AREA IN SF	%
TOTAL SITE AREA: (- ac)		0	100.00
LOT AREA		0	##### fill in
HARD SURFACE AREA		0	##### fill in
LANDSCAPE AREA		0	##### fill in
MAXIMUM % OF COOL SEASON GRASSES ALLOWED		0	0.00
% OF COOL SEASON GRASSES PROVIDED		0	

CURBSIDE LANDSCAPE TABLE								
STREET NAME	STREET LENGTH (LF)	TREES REQUIRED (1/40 LF)	TREES PROVIDED	CURBSIDE LANDSCAPE AREA (SF)	SHRUBS REQUIRED (1/40 SF)	SHRUBS PROVIDED (5 gal)	PERENNIALS PROVIDED (1 gal)	GRASSES PROVIDED (5 gal)
PA 65.3								
ROAD H	468	12	12	3746	94	142	0	118
ROAD J	577	15	15	4618	115	164	0	129
E. 29TH PLACE (NORTH)	1352	34	34	10819	270	497	0	413
E. 29TH PLACE (SOUTH)	1255	32	32	10040	251	561	0	479
ROAD A (NORTH)	433	11	11	3461	87	198	0	157
ROAD A (SOUTH)	433	11	11	3461	87	191	0	166
E. 28TH AVENUE (NORTH)	954	24	25	7633	191	426	0	354
E. 28TH AVENUE (SOUTH)	985	25	25	7876	197	426	0	354
ROAD D (NORTH)	566	15	15	4529	113	220	0	168
ROAD D (SOUTH)	549	14	14	4394	110	252	0	202
ROAD C (NORTH)	674	17	17	5394	135	307	0	207
ROAD C (SOUTH)	697	18	18	5579	139	327	0	252
ROAD E (WEST)	399	10	10	3192	80	164	0	129
ROAD E (EAST)	362	10	10	2893	72	174	0	152
N. GOLDBUG (WEST)	1371	35	35	10968	274	585	0	595
N. GOLDBUG (EAST)	1528	39	39	12227	306	583	0	598
ROAD G (WEST)	1654	42	42	13232	331	732	0	601
ROAD G (EAST)	1722	44	44	13772	344	708	0	595
N. FULTONDALE ST (WEST)	385	10	10	3076	77	208	0	192
N. FULTONDALE ST (EAST)	354	9	9	2831	71	161	0	160
TOTAL	16717	427	428	133740	3343	7026	0	6021

TRACT LANDSCAPE TABLE								
TRACT NAME	TRACT AREA (SF)	TREES REQUIRED (1/4,000 SF)	TREES PROVIDED	SHRUBS REQUIRED (10/4,000 SF)	SHRUBS PROVIDED (5 gal)	PERENNIALS PROVIDED (1 gal)	GRASSES PROVIDED (5 gal)	
PA AREA only relevant on PA large area site plans								
A	8094	3	3	30	104	0	0	
B	15272	4	4	40	74	0	158	
C	19984	5	5	50	108	0	150	
D	5697	2	2	20	20	0	0	
E	32884	9	17	90	265	0	43	
F	14620	4	8	40	181	0	0	
G	6503	2	3	20	50	0	0	
H	56279	15	15	150	279	64	44	
I	5292	2	3	20	36	0	0	
K	3696	1	2	10	21	0	0	
L	26258	7	7	70	174	0	0	
TOTAL	194579	54	69	540	1312	64	395	

WATER ZONES TABLE					
TRACT NAME	TRACT AREA (SF)	NON-WATER CONSERVING	WATER CONSERVING	NON-WATER Z	
PA 65.3					
A	8094	0	1914	6180	
B	15272	0	2784	12488	
C	19984	0	3303	16681	
D	5697	0	355	5342	
E	32884	0	15701	17183	
F	14620	0	4918	9702	
G	6503	0	1153	5350	
H	56279	0	7581	48698	
I	5292	0	840	4452	
K	3696	0	380	3316	
L	26258	0	4770	21488	
TOTAL	194579	0	43699	150880	

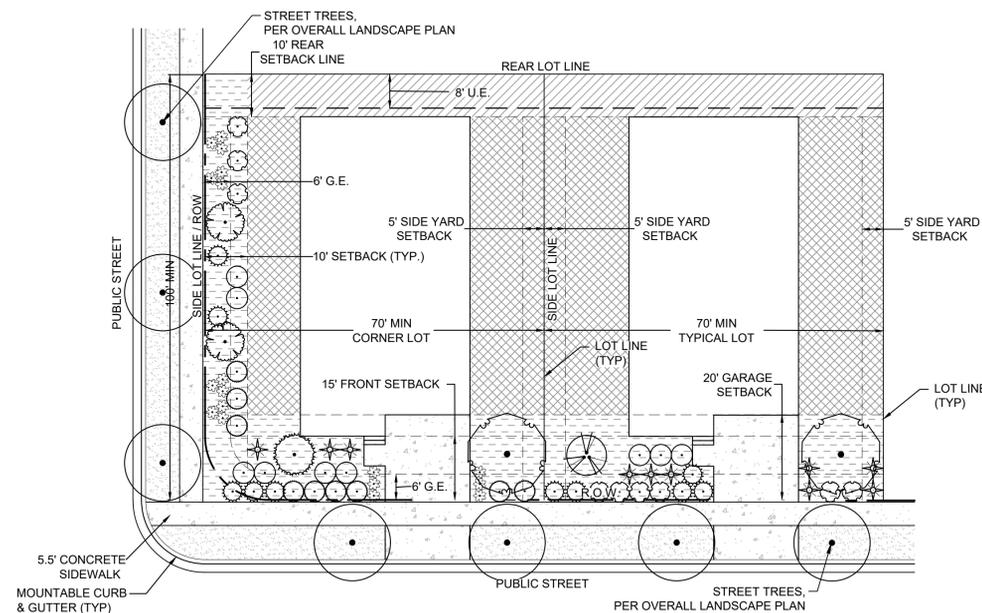
- LEGEND**
- PAIRED HOME, REAR LOAD (25' FRONTAGE)
 - SMALL LOT (35-50' FRONTAGE)
 - STANDARD LOT (50-59' FRONTAGE)
 - STANDARD LOT (60-69' FRONTAGE)
 - STANDARD LOT (70+ FRONTAGE)

- NOTES:**
- REFER TO SHEET 06 FOR CSP TRACKING CHARTS.
 - REFER TO SHEET 22 FOR CURBSIDE LANDSCAPE NOTES.



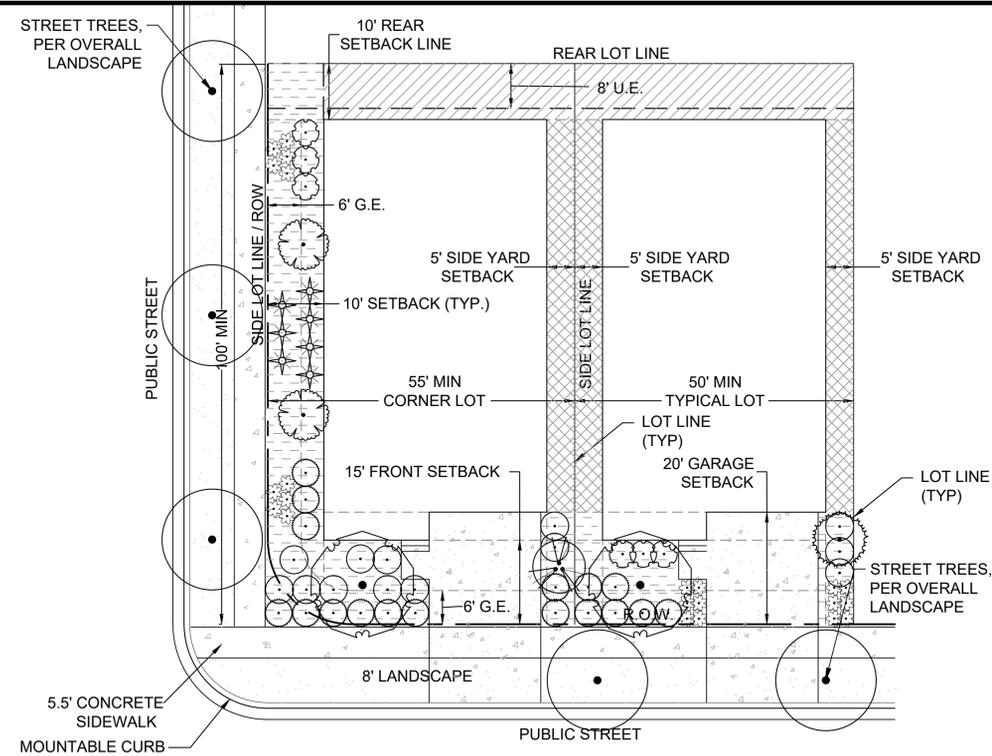
add street names

include Tract M



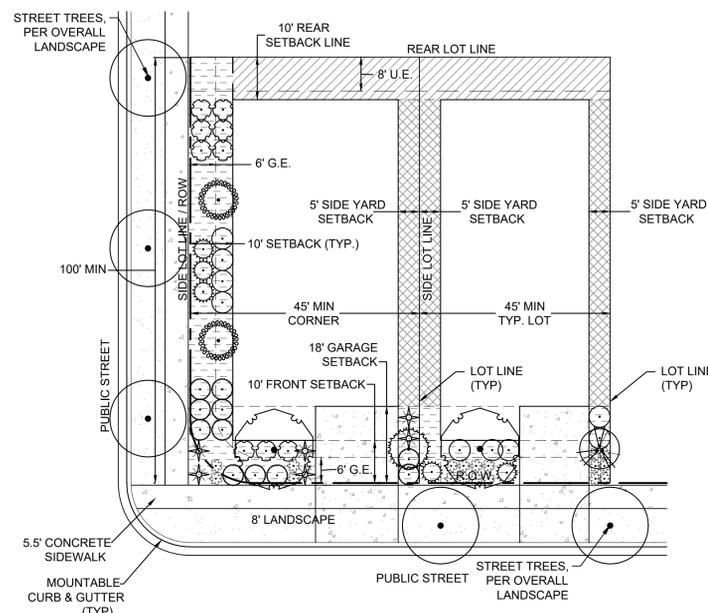
5 STANDARD LOT (70'+ FRONTAGE)
SCALE 1" = 20'

Show water and sanitary services in these details. Ensure minimum clearance are provided between landscaping items and the service lines and water meters



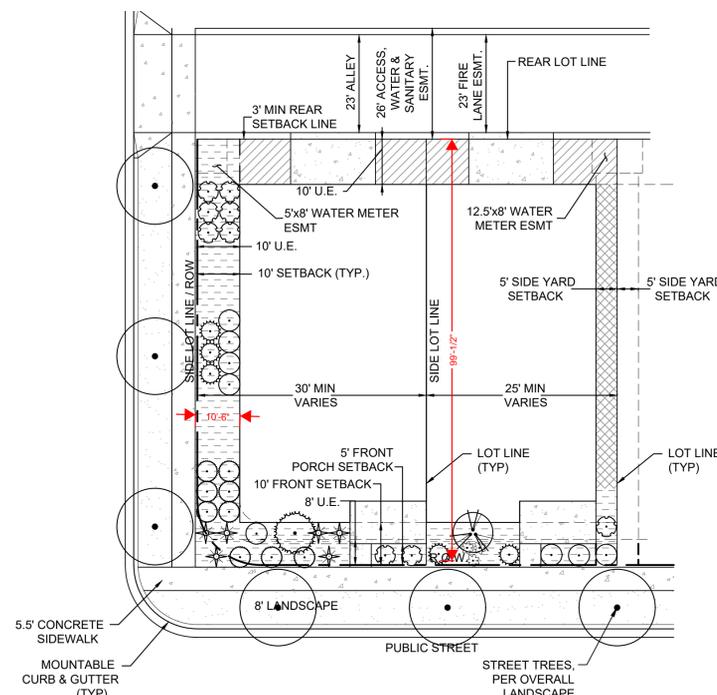
3 STANDARD LOT (50'-69' FRONTAGE)
SCALE 1" = 20'

To make it clearer, list the specific requirements for each lot size under each lot typical.



2 SMALL LOT (45'-50' FRONTAGE)
SCALE 1" = 20'

Revise typicals per UDO requirements.



1 TWO-FAMILY (DUPLICATE) (<35' FRONTAGE)
SCALE 1" = 20'

show the location of the required private, usable outdoor space shall contain at least 180 square feet of area and have minimum length and width dimensions of 10 feet.

- LEGEND**
- RIGHT-OF-WAY
 - LOT LINE
 - BACKYARD LANDSCAPE, BY HOMEOWNER
 - NO IRRIGATION ZONE
 - CRUSHER FINES
- NOTES:**
1. U.E. - UTILITY EASEMENT
 2. D.U.E. - DRY UTILITY EASEMENT
 3. G.E. - GAS EASEMENT

- PLANT LEGEND**
- DECIDUOUS CANOPY TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - ORNAMENTAL GRASSES
- indicate a size, ie. 1 or 5 gal.

rearrange so the lot requirements are on the same sheet as the lot typicals

- NOTES:**
1. REFER TO SHEET 22 FOR CITY OF AURORA STANDARD NOTES.
 2. REFER TO SHEET 22 FOR LANDSCAPE LOT TYPICAL NOTES.

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE LOT TYPICALS

DATE: JUNE 2024

PREPARED BY:

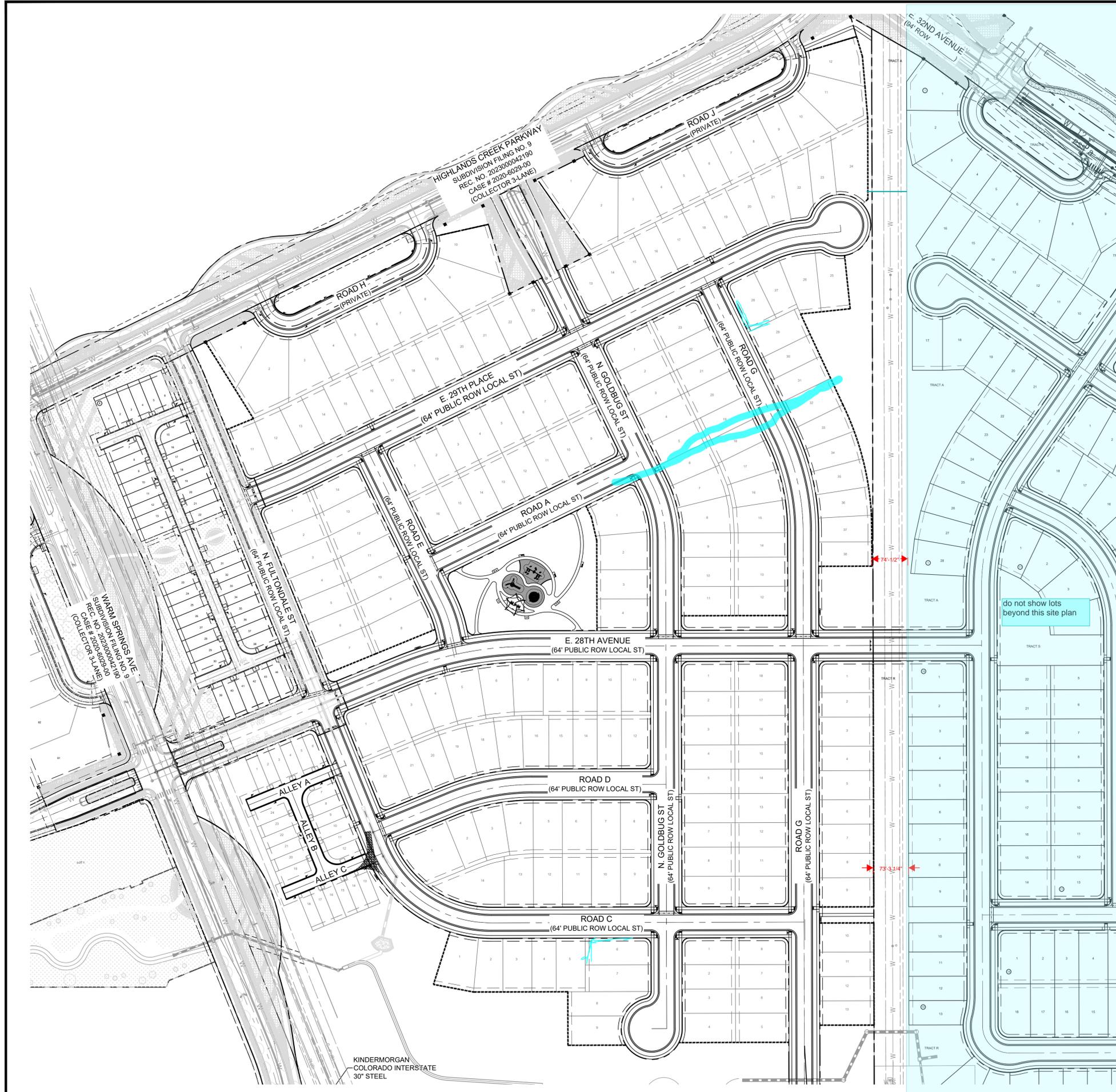
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SHEET: 24 OF 40

- LEGEND**
- LIMITS OF WORK
 - MATCHLINE
 - - - 6' METAL FENCE (DETAIL 03 / SHEET 36)
 - 6' MASONRY WALL (DETAIL 02 / SHEET 36)
 - - - - 4' SPLIT RAIL FENCE (DETAIL 04 / SHEET 36)
 - WALL COLUMN (DETAIL 01 / SHEET 36)



do not show lots beyond this site plan

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: FENCING AND WALL PLAN

DATE: JUNE 2024

PREPARED BY:

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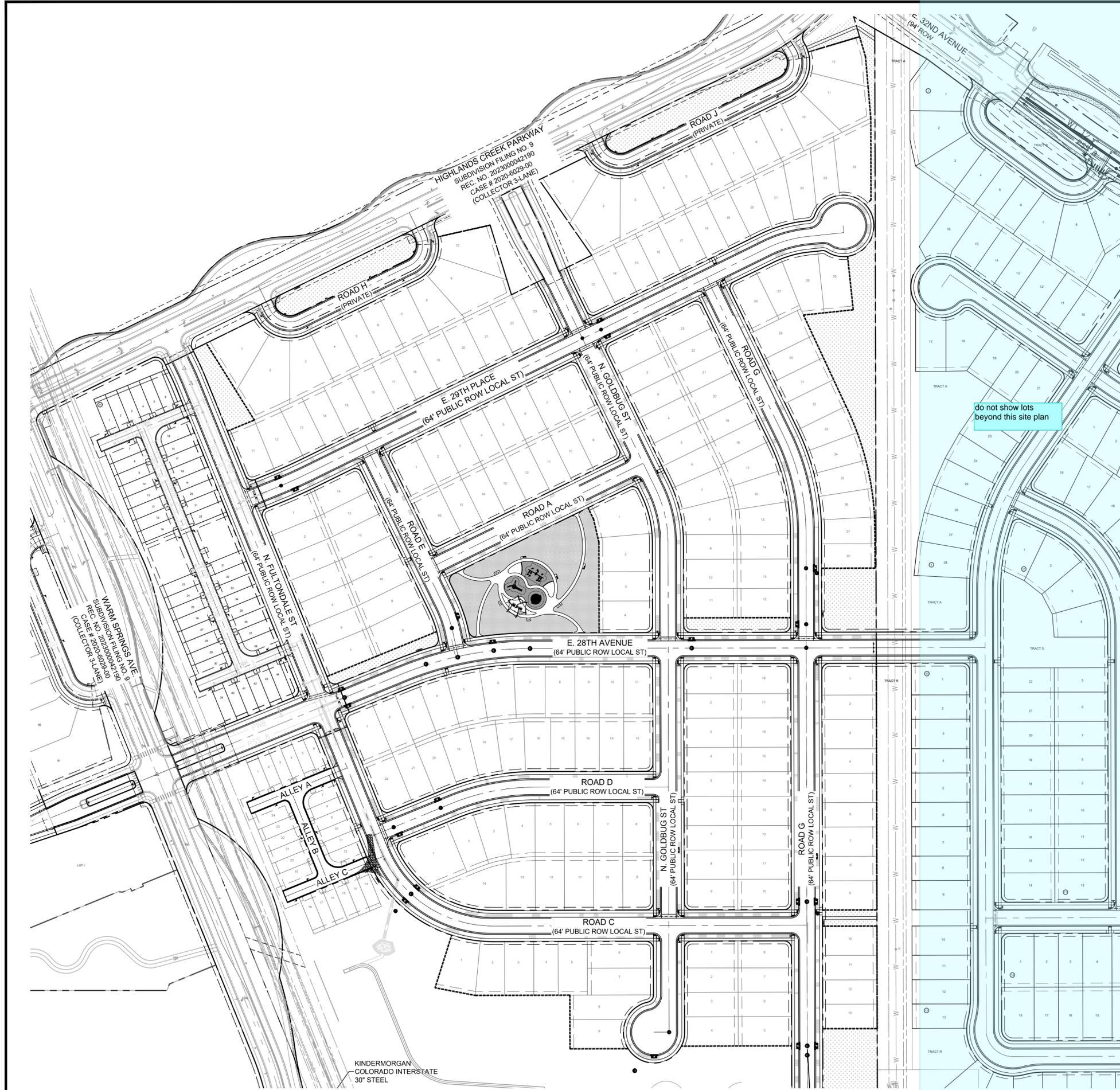
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SHEET: 25 OF 40

WARM SPRINGS AVE.
SUBDIVISION FILING NO. 9
REC. NO. 2023000042190
CASE # 2023-6029-000
(COLLECTOR 3-LANE)

HIGHLANDS CREEK PARKWAY
SUBDIVISION FILING NO. 9
REC. NO. 2023000042190
CASE # 2023-6029-000
(COLLECTOR 3-LANE)

KINDERMORGAN
COLORADO INTERSTATE
30" STEEL



EXISTING TREE SUMMARY

NOTE: THERE ARE (0) EXISTING TREES WITHIN THIS SITE PLAN.

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

TREE PROTECTION PLAN SUMMARY

CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
0"	0"	0"

WARM SPRINGS AVE
 SUBDIVISION FILING NO. 9
 REC. NO. 2022000042190
 CASE # 2022-60229-000
 COLLECTOR 3-LANE

HIGHLANDS CREEK PARKWAY
 SUBDIVISION FILING NO. 9
 REC. NO. 2022000042190
 CASE # 2022-60229-000
 COLLECTOR 3-LANE

KINDERMORGAN
 COLORADO INTERSTATE
 30" STEEL

THE AURORA HIGHLANDS
 SITE PLAN - LENNAR PHASE 1

TITLE: EXISTING TREE PLAN

DATE: JUNE 2024

PREPARED BY:

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 Denver, Colorado 80202
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SHEET: 26 OF 40

PLANT SCHEDULE

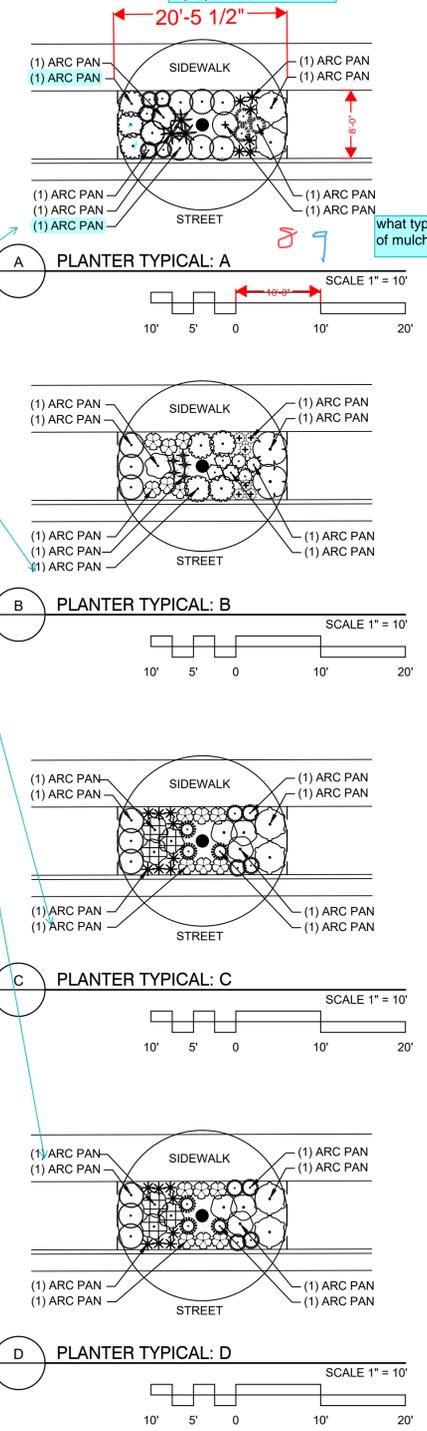
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	WATER USE
DECIDUOUS TREES					
	ACE GRA	63	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	Low - Medium
	AES GLA	1	AESCULUS GLABRA	OHIO BUCKEYE	Medium
	CAT SPE	53	CATALPA SPECIOSA	WESTERN CATALPA	Medium - High
	CEL OCC	50	CELTIS OCCIDENTALIS	COMMON HACKBERRY	Medium
	GLE TRI	65	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	Low - Medium
	GYM DIO	58	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	Low - Medium
	QUE BIC	47	QUERCUS BICOLOR	SWAMP WHITE OAK	Medium - High
	SOP JAP	36	SOPHORA JAPONICA	JAPANESE PAGODA TREE	Low - Medium
	ULM X'	57	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	Medium
ORNAMENTAL TREES					
	ACE TAT	4	ACER TATARICUM	TATARIAN MAPLE	Medium
	CER CAN	6	CERCIS CANADENSIS	EASTERN REDBUD	Medium
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	Low - Medium
	KOE PAN	2	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	Low - Medium
	MAL AUG	8	MALUS ANGUSTIFOLIA	CRABAPPLE	Medium
	PRU OOO	12	PRUNUS X 'P002S'	SUCKER PUNCH® CHOKECHERRY	Medium
EVERGREEN TREES					
	PIC DEN	4	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	Medium
	PIC BLU	9	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	Medium
	PIN NIG	14	PINUS NIGRA	AUSTRIAN PINE	Medium
	PIN PON	1	PINUS PONDEROSA	PONDEROSA PINE	Very low - Medium
DECIDUOUS SHRUBS					
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)	LOW SCAPE MOUND BLACK CHOKEBERRY	Medium
	BER ATN	60	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	DWARF RED LEAF JAPANESE BARBERRY	Low - Medium
	BER CRI	190	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	Low - Medium
	BUD AGN	21	BUDDLEJA ALTERNIFOLIA 'ARGENTEA'	SILVER FOUNTAIN BUTTERFLY BUSH	Low - Medium
	CAR BMS	100	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	Low - Medium
	CHR NAU	423	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	Very low - Low
	COR B25	54	CORNUS SERICEA 'BAILEY'	BAYLEY'S RED TWIG DOGWOOD	Medium - High
	COT COR	370	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	Low - Medium
	FAL PAR	134	FALLUGIA PARADOXA	APACHE PLUME	Low
	PER LIT	315	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	Very low - Low
	PHI SN3	109	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	Medium
	PHY CEN	16	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	CENTER GLOW NINEBARK	Low - Medium
	POT DRO	95	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP BUSH CINQUEFOIL	Medium
	PRU PAW	397	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	Low
	SPI GO2	536	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND JAPANESE SPIREA	Medium
	VIB EWR	288	VIBURNUM BUREJAETICUM 'P017S'	MINI MAN™ DWARF MANCHURIAN VIBURNUM	Very low - Medium
	VIB RHY	39	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGANY'	ALLEGANY LANTANAPHYLLUM VIBURNUM	Low - Medium

Add the size at installation ie. caliper, gallons

Add the size at installation ie. caliper, gallons

these appear very overplanted. More info needed for what is proposed

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	WATER USE
EVERGREEN SHRUBS					
	ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	Low - Medium
	CYT SP2	238	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	Very low - Medium
	EPH EQU	62	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	Very low - Low
	HES PAR	273	HESPERALOE PARVIFLORA	RED YUCCA	Very low
	KRA LAN	282	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	Very low - Low
	MAH REP	972	MAHONIA REPENS	CREEPING MAHONIA	Low
	PIC G21	34	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	Medium
	PIN PIN	282	PINUS EDULIS	PINYON PINE	Low
	PIN JNH	405	PINUS MONOPHYLLA 'BLUE JAZZ'	BLUE JAZZ PINON PINE	Very low - Low
	PIN TA2	34	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	Low - Medium
ORNAMENTAL GRASSES					
	BOU BLO	729	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	Low
	CAL BCY	390	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	Medium
	HEL SEM	282	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	Low
	MUH UN3	2,184	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	Very low - Low
	PAN HEA	108	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	Low - Medium
	PEN HAM	852	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	Low - Medium
	SCH BLU	108	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'	BLUE HEAVEN® LITTLE BLUESTEM	Low - Medium
	SCH ST2	470	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	Low - Medium
	SPO TAR	1,282	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	Low
	SPO WRI	53	SPOROBOLUS WRIGHTII	BIG SACATON	Low - Medium
PERENNIALS					
	ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS'	KANNAH CREEK® SULPHUR BUCKWHEAT	Low - Medium
SOD AND SEED MIX					
	TUR SDE	180,756 SF	NATIVE SEED		
MULCH					
	INO ROU	8,485 SF	be more inorganic specific	ORGANIC MULCH	INORGANIC MULCH



specify type of plant material TYP

remove trees or show in shaded, dashed line. Add note that trees are per the overall landscape plans.

- NOTES:
 1. REFER TO PLANS FOR PLANTER TYPICAL LOCATIONS.
 2. TREE SPECIES IN PLANTERS VARY, REFER TO PLANS FOR TREE SPECIES LOCATIONS.

THE AURORA HIGHLANDS
 SITE PLAN - LENNAR PHASE 1

TITLE: PLANT SCHEDULE

DATE: JUNE 2024

PREPARED BY:

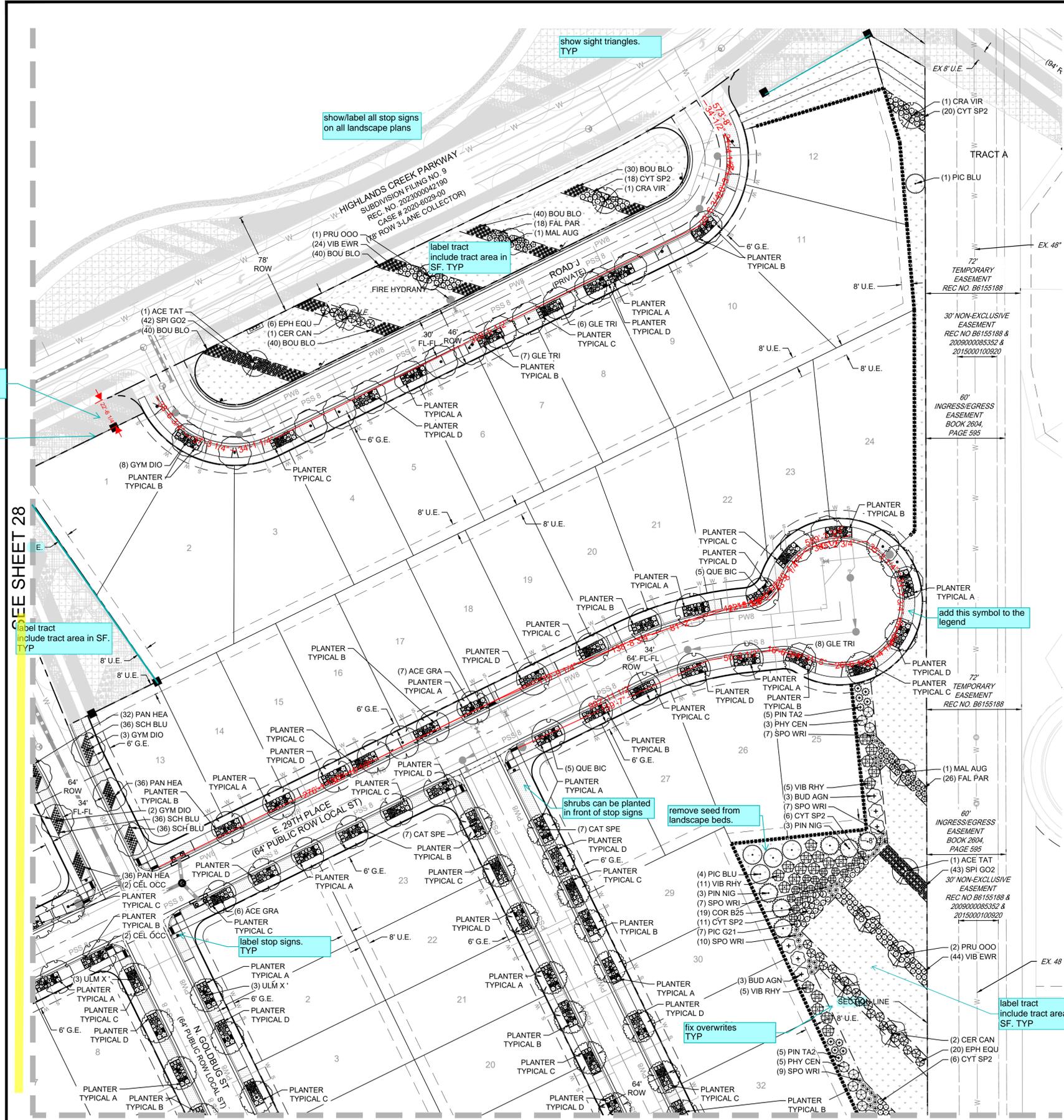
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move to precede sheet 22



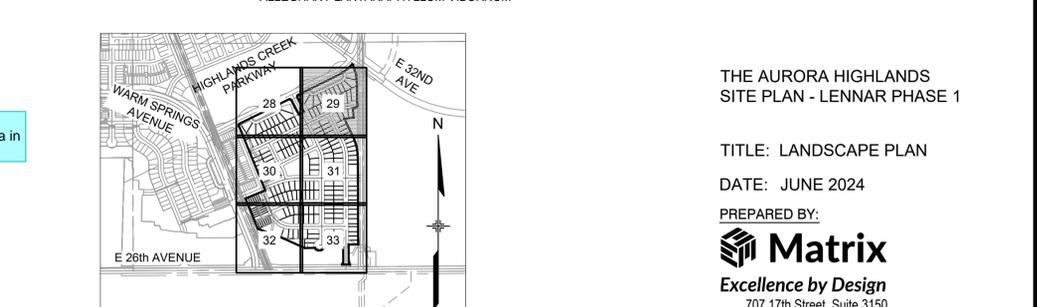
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SHEET: 27 OF 40



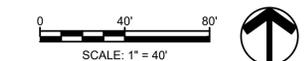
PLANT SCHEDULE				PLANT SCHEDULE			
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES				EVERGREEN SHRUBS			
(Symbol)	ACE GRA	63	ACER GRANDIDENTATUM BIGTOOTH MAPLE	(Symbol)	ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
(Symbol)	AES GLA	1	AESCULUS GLABRA OHIO BUCKEYE	(Symbol)	CYT SP2	238	PANCHITO MANZANITA CYTISUS PURGANS 'SPANISH GOLD'
(Symbol)	CAT SPE	53	CATALPA SPECIOSA WESTERN CATALPA	(Symbol)	EPH EQU	62	SPANISH GOLD BROOM EPHEDRA EQUSETINA
(Symbol)	CEL OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY	(Symbol)	HES PAR	273	BLUESTEM JOINT FIR HESPERALOE PARVIFLORA
(Symbol)	GLE TRI	65	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	(Symbol)	KRA LAN	282	RED YUCCA KRASCHENINNIKOVIA CERATOIDES LANATA
(Symbol)	GYM DIO	58	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	(Symbol)	MAH REP	972	WINTERFAT MAHONIA REPENS
(Symbol)	QUE BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK	(Symbol)	PIC G21	34	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
(Symbol)	SOP JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE	(Symbol)	PIN PIN	282	PINUS EDULIS PINYON PINE
(Symbol)	ULM X'	57	ULMUS X' 'MORTON GLOSSY' TRIUMPH' TILM	(Symbol)	PIN JNH	405	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
ORNAMENTAL TREES				(Symbol)	PIN TA2	34	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
(Symbol)	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE	ORNAMENTAL GRASSES			
(Symbol)	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD	(Symbol)	BOU BLO	729	BOUTELLOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
(Symbol)	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	(Symbol)	CAL BCY	390	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS
(Symbol)	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	(Symbol)	HEL SEM	282	HELICTIS TRICHOM SEMPERVIRENS BLUE OAT GRASS
(Symbol)	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE	(Symbol)	MUH UN3	2,184	MUHLENBERGIA REVERCHONII 'PUND01' UNDAUNTED® RUBY MUHLY
(Symbol)	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY	(Symbol)	PAN HEA	108	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
EVERGREEN TREES				(Symbol)	PEN HAM	852	PENNISETUM ALOPECUROIDES 'HAMEL' HAMEL FOUNTAIN GRASS
(Symbol)	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	(Symbol)	SCH BLU	108	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' BLUE HEAVEN® LITTLE BLUESTEM
(Symbol)	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE	(Symbol)	SCH ST2	470	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
(Symbol)	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE	(Symbol)	SPO TAR	1,282	STANDING OVATION LITTLE BLUESTEM SPOROBOLUS HETEROLEPIS 'TARA'
(Symbol)	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE	(Symbol)	SPO WRI	53	TARA PRAIRIE DROPS® SPOROBOLUS WRIGHTII BIG SACATON
DECIDUOUS SHRUBS				PERENNIALS			
(Symbol)	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY	(Symbol)	ERI KAN	64	ERIOGONUM CREEK® BULPHUR BUCKWHEAT
(Symbol)	BER ATN	60	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF RED LEAF JAPANESE BARBERRY	SOD AND SEED MIX			
(Symbol)	BER CRI	190	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	(Symbol)	TUR SDE	180,756 SF	NATIVE SEED
(Symbol)	BUD AGN	21	BUDDLEIA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH	MULCH			
(Symbol)	CAR BMS	100	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	(Symbol)	INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH be more specific
(Symbol)	CHR NAU	423	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBUSH	NOTES:			
(Symbol)	COR B25	54	CORNUS SERICEA 'BAILEY' BAYLEY'S RED TWIG DOGWOOD	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
(Symbol)	COT COR	370	COTONEASTER APICULATUS CRANBERRY COTONEASTER	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
(Symbol)	FAL PAR	134	FALLUGIA PARADOXA APACHE PLUME	LEGEND			
(Symbol)	PER LIT	315	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	(Symbol)	PROPOSED RIGHT-OF-WAY		
(Symbol)	PHI SN3	109	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE	(Symbol)	PROPOSED CENTERLINE		
(Symbol)	PHY CEN	16	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK	(Symbol)	PROPOSED EASEMENT		
(Symbol)	POT DRO	95	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP BUSH CINQUEFOIL	(Symbol)	RIGHT SIGHT TRIANGLE		
(Symbol)	PRU PAW	397	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY	(Symbol)	LEFT SIGHT TRIANGLE		
(Symbol)	SPI GO2	536	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA	(Symbol)	SITE LIMITS		
(Symbol)	VIB EWR	288	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM	(Symbol)	PROPOSED 4' SPLIT RAIL FENCE		
(Symbol)	VIB RHY	39	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM	(Symbol)	EXISTING RESIDENTIAL LIGHTING		
				(Symbol)	PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)		
				(Symbol)	UTILITY EASEMENT		
				(Symbol)	GAS EASEMENT		
				(Symbol)	LOT NUMBER		
				(Symbol)	BLOCK NUMBER		
				(Symbol)	PROPOSED BENCH		
				(Symbol)	PROPOSED MAIL KIOSK		
				(Symbol)	PROPOSED FIRE HYDRANT		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
(Symbol)	PAN HEA	36	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
(Symbol)	SCH BLU	108	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' BLUE HEAVEN® LITTLE BLUESTEM
(Symbol)	SCH ST2	470	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
(Symbol)	SPO TAR	1,282	STANDING OVATION LITTLE BLUESTEM SPOROBOLUS HETEROLEPIS 'TARA'
(Symbol)	SPO WRI	53	TARA PRAIRIE DROPS® SPOROBOLUS WRIGHTII BIG SACATON
(Symbol)	INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH be more specific



SEE SHEET 28

SEE SHEET 31



label and dimension buffer width TYP

label fence/wall types - reference site plan and case number TYP

show/label all stop signs on all landscape plans

label tract include tract area in SF. TYP

show sight triangles. TYP

add this symbol to the legend

shrub can be planted in front of stop signs

remove seed from landscape beds.

label stop signs. TYP

fix overwrites TYP

label tract include tract area in SF. TYP

matchline does not register properly

THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:



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Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET: 29 OF 40

SEE SHEET 28



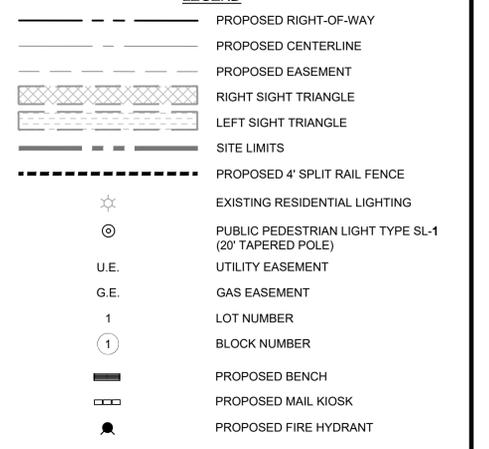
SEE SHEET 32

PLANT SCHEDULE

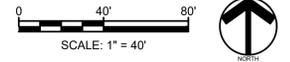
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES							
	ACE GRA	63	ACER GRANDIDENTATUM BIGTOOTH MAPLE		ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	AES GLA	1	AESCLULUS GLABRA OHIO BUCKEYE		CYT SP2	238	PANCHITO MANZANITA CYTISUS PURGANS 'SPANISH GOLD'
	CAT SPE	53	CATALPA SPECIOSA WESTERN CATALPA		EPH EQU	62	SPANISH GOLD BROOM EPHEDRA EQUISSETINA
	CEL OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY		HES PAR	273	BLUESTEM JOINT FIR HESPERALOE PARVIFLORA
	GLE TRI	65	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST		KRA LAN	282	RED YUCCA KRASCHENINNIKOVIA CERATOIDES LANATA
	GYM DIO	58	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE		MAH REP	972	WINTERFAT MAHONIA REPENS
	QUE BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK		PIC G21	34	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	SOP JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE		PIN PIN	282	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
	ULM X'	57	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM		PIN JNH	405	PINUS EDULIS PINNENBAUM MUGO PINE
	ULM X'	57	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM		PIN TA2	34	PINUS EDULIS PINNENBAUM MUGO PINE
ORNAMENTAL TREES							
	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE	ORNAMENTAL GRASSES			
	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD		BOU BLO	729	BOUQUET OF BLUE BOULELOUA GRACILIS 'BLONDE AMBITION'
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN		CAL BCY	390	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		HEL SEM	282	HELICTIS TRICHON SEMPERVIRENS BLUE OAT GRASS
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		MUH UN3	2,184	MUHLENBERGIA REVERCHONII 'PUND01' UNDAUNTED® RUBY MUHLY
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		PAN HEA	108	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
EVERGREEN TREES							
	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		PEN HAM	852	PENNISSETUM ALOPURGIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE		SCH BLU	108	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' BLUE HEAVEN® LITTLE BLUESTEM
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE		SCH ST2	470	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE		SPO TAR	1,282	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DRIFTSEED
DECIDUOUS SHRUBS							
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)		SPO WRI	53	SPOROBOLUS WRIGHTII BIG SACATON
	BER ATN	60	LOW SCAPE MOUND BLACK CHOKEBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'	PERENNIALS			
	BER CRI	190	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY'		ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' KANNAH CREEK® BELLPHUR BUCKWHEAT
	BUD AGN	21	CRIMSON PYGMY JAPANESE BARBERRY BUDDLEJA ALTERNIFOLIA 'ARGENTEA'	SOD AND SEED MIX			
	CAR BMS	100	SILVER FOUNTAIN BUTTERFLY BUSH CARYOPTERIS X CLANDONENSIS 'BLUE MIST'		TUR SDE	180,756 SF	NATIVE SEED
	CHR NAU	423	BLUE MIST BLUEBEARD CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	MULCH			
	COR B25	54	DWARF BLUE RABBITBUSH CORNUS SERICEA 'BAILEY'		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH
	COT COR	370	BAILEY'S RED TWIG DOGWOOD COTONEASTER APICULATUS	NOTES:			
	FAL PAR	134	CRANBERRY COTONEASTER FALLUGIA PARADOXA	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	PER LIT	315	APACHE PLUME PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	PHI SN3	109	LITTLE SPIRE RUSSIAN SAGE PHILADELPHUS X 'SNOWBELLE'				
	PHY CEN	16	SNOWBELLE MOCK ORANGE PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'				
	POT DRO	95	CENTER GLOW NINEBARK POTENTILLA FRUTICOSA 'GOLD DROP'				
	PRU PAW	397	GOLD DROP BUSH CINQUEFOIL PRUNUS BESSEYI 'P011S'				
	SPI GO2	536	PAWNEE BUTTES® SAND CHERRY SPIRAEA JAPONICA 'GOLDMOUND'				
	VIB EWR	288	GOLDMOUND JAPANESE SPIREA VIBURNUM BUREJAETICUM 'P017S'				
	VIB RHY	39	MINI MAN™ DWARF MANCHURIAN VIBURNUM VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM				

SEE SHEET 31

LEGEND



SCALE: 1" = 1000'



THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:

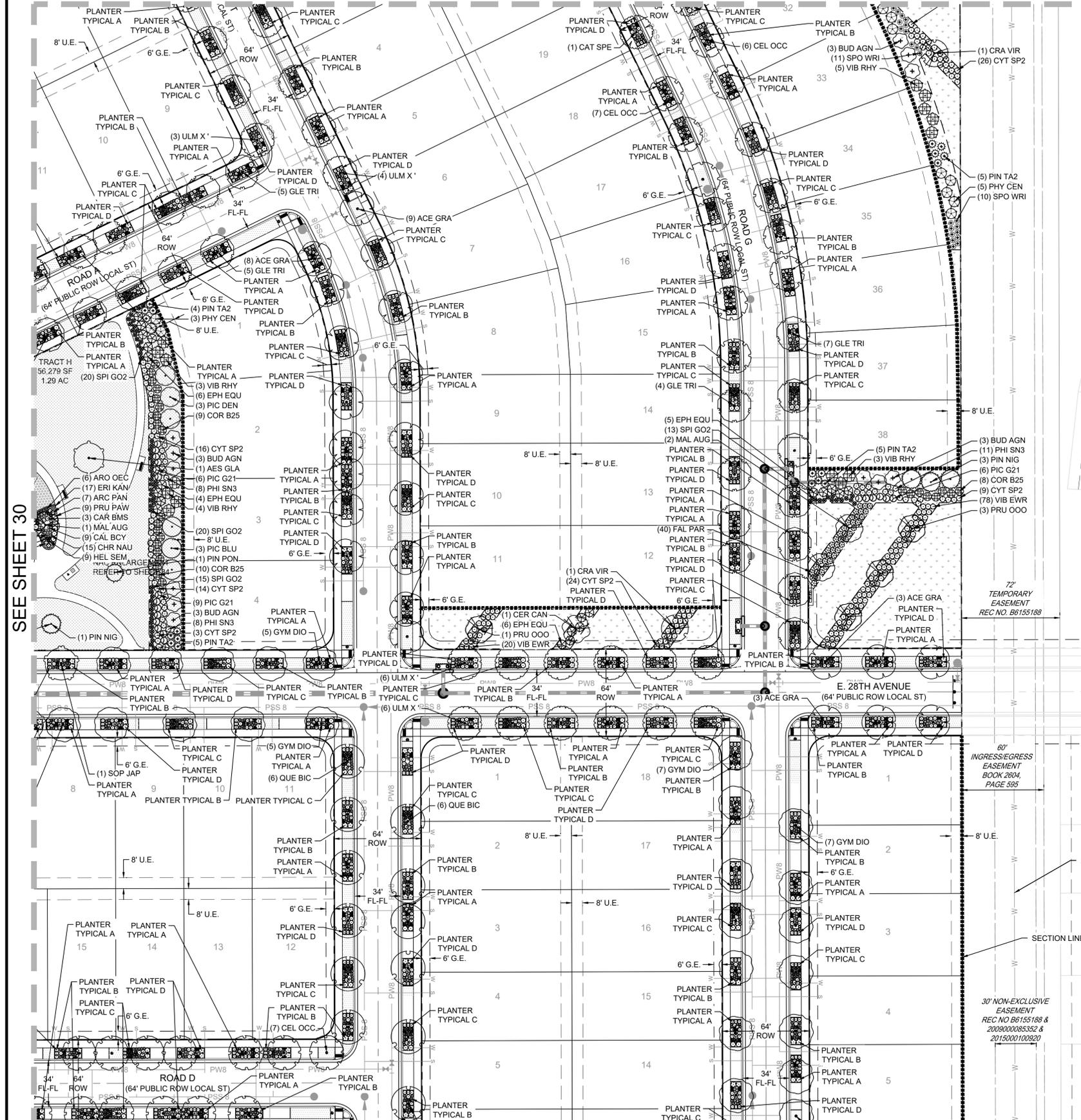
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SHEET: 30 OF 40

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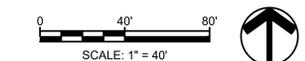
SEE SHEET 33

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES							
	ACE GRA	63	ACER GRANDIDENTATUM BIGTOOTH MAPLE		ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	AES GLA	1	AESCULUS GLABRA OHIO BUCKEYE		CYT SP2	238	PANCHITO MANZANITA CYTISUS PURGANS 'SPANISH GOLD'
	CAT SPE	53	CATALPA SPECIOSA WESTERN CATALPA		EPH EQU	62	SPANISH GOLD BROOM EPHEDRA EQUSETINA
	CEL OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY		HES PAR	273	BLUESTEM JOINT FIR HESPERALOE PARVIFLORA
	GLE TRI	65	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST		KRA LAN	282	RED YUCCA KRASCHENINNIKOVIA CERATOIDES LANATA
	GYM DIO	58	GYMNOCLADUS DIOCIS 'ESPRESSO' KENTUCKY COFFEETREE		MAH REP	972	WINTERFAT MAHONIA REPENS
	QUE BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK		PIC G21	34	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	SOP JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE		PIN P21	282	PINUS EDULIS PINYON PINE
	ULM X'	57	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM		PIN JNH	405	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
ORNAMENTAL TREES							
	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE		PIN TA2	34	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD	ORNAMENTAL GRASSES			
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN		BOU BLO	729	BOUTELLOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		CAL BCY	390	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		HEL SEM	282	HELICTIS TRICHOM SEMPERVIRENS BLUE OAT GRASS
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		MUH UN3	2,184	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
EVERGREEN TREES							
	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		MUH HEA	108	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE		PEN HAM	852	PENNISETUM ALOPURGROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE		SCH BLU	108	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' BLUE HEAVEN® LITTLE BLUESTEM
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE		SCH ST2	470	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
DECIDUOUS SHRUBS							
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY		ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' KANNAH CREEK® SULPHUR BUCKWHEAT
	BER ATN	60	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF RED LEAF JAPANESE BARBERRY	PERENNIALS			
	BER CRI	190	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY		TUR SDE	180,756 SF	SOD AND SEED MIX NATIVE SEED
	BUD AGN	21	BUDDLEIA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH	MULCH			
	CAR BMS	100	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH
	CHR NAU	423	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITRUSH	NOTES:			
	COR B25	54	CORNUS SERICEA 'BAILEY' BAYLEY'S RED TWIG DOGWOOD	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COT COR	370	COTONEASTER APICULATUS CRANBERRY COTONEASTER	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	FAL PAR	134	FALLUGIA PARADOXA APACHE PLUME	LEGEND			
	PER LIT	315	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE		PROPOSED RIGHT-OF-WAY		
	PHI SN3	109	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE		PROPOSED CENTERLINE		
	PHY CEN	16	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK		PROPOSED EASEMENT		
	POT DRO	95	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP BUSH CINQUEFOIL		RIGHT SIGHT TRIANGLE		
	PRU PAW	397	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY		LEFT SIGHT TRIANGLE		
	SPI GO2	536	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA		SITE LIMITS		
	VIB EWR	288	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM		PROPOSED 4' SPLIT RAIL FENCE		
	VIB RHY	39	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM		EXISTING RESIDENTIAL LIGHTING		
					PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)		
					UTILITY EASEMENT		
					GAS EASEMENT		
					LOT NUMBER		
					BLOCK NUMBER		
					PROPOSED BENCH		
					PROPOSED MAIL KIOSK		
					PROPOSED FIRE HYDRANT		



KEY MAP
SCALE: 1" = 1000'



SEE SHEET 30

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:

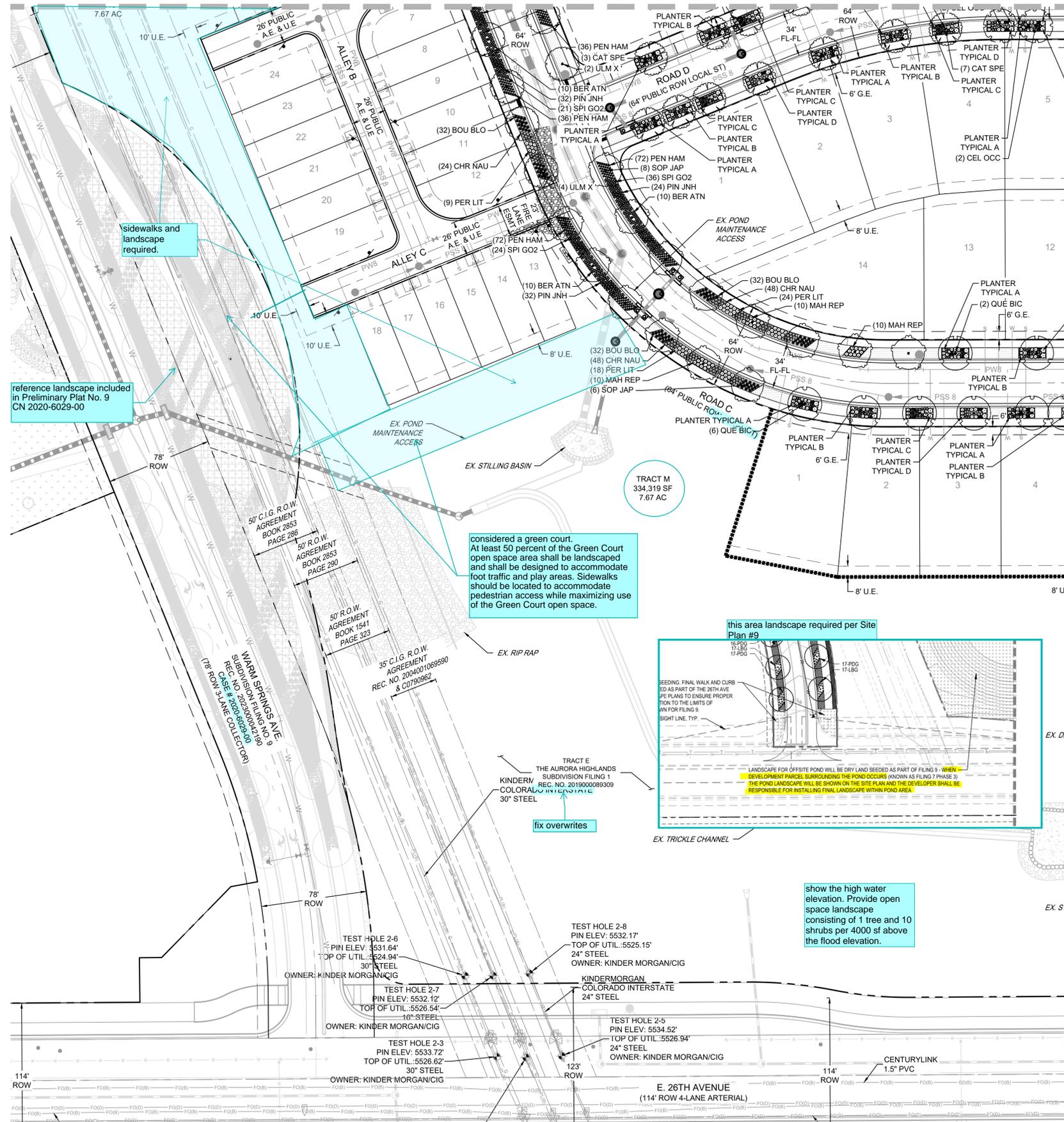
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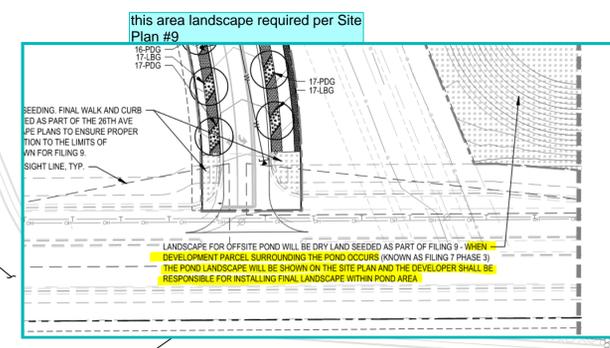
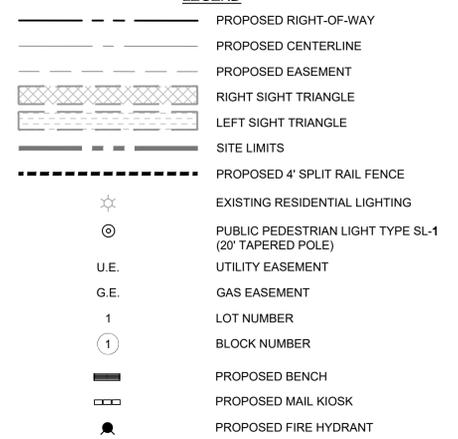


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES				EVERGREEN SHRUBS			
	ACE GRA	63	ACER GRANDIDENTATUM BIGTOOTH MAPLE		ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	AES GLA	1	AESCULUS GLABRA OHIO BUCKEYE		CYT SP2	238	PANCHITO MANZANITA CYTISUS PURGANS 'SPANISH GOLD'
	CAT SPE	53	CATALPA SPECIOSA WESTERN CATALPA		EPH EQU	62	SPANISH GOLD BROOM EPHEDRA EQUISSETINA
	CEL OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY		HES PAR	273	BLUESTEM JOINT FIR HESPERALOE PARVIFLORA
	GLE TRI	65	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST		KRA LAN	282	RED YUCCA KRASCHENINNIKOVIA CERATOIDES LANATA
	GYM DIO	58	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE		MAH REP	972	WINTERFAT MAHONIA REPENS
	QUE BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK		PIC G21	34	CREeping MAHONIA PICEA PUNGENS 'GLOBOSA'
	SOP JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE		PIN PIN	282	DWARF GLOBE BLUE SPRUCE PINUS EDULIS
	ULM X'	57	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM		PIN JNH	405	PINYON PINE PINUS MONOPHYLLA 'BLUE JAZZ'
ORNAMENTAL TREES					PIN TA2	34	BLUE JAZZ PINON PINE PINUS MUGO 'TANNENBAUM'
	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE	ORNAMENTAL GRASSES			
	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD		BOU BLO	729	BOUTELLOUA GRACILIS 'BLONDE AMBITION'
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN		CAL BCY	390	BLONDE AMBITION BLUE GRAMA CALAMAGROSTIS BRACHYTRICHA
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		HEL SEM	282	KOREAN FEATHER REED GRASS HELICTOTRICHON SEMPERVIRENS
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		MUH UN3	2,184	BLUE OAT GRASS MUHLBERGIA REVERCHONII 'PUND01'
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		PAN HEA	108	UNDAUNTER® RUBY MUHLY PANICUM VIRGATUM 'HEAVY METAL'
EVERGREEN TREES					PEN HAM	852	HEAVY METAL SWITCH GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		SCH BLU	108	HAMELN FOUNTAIN GRASS SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE		SCH ST2	470	BLUE HEAVEN® LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE		SPO TAR	1,282	STANDING OVATION LITTLE BLUESTEM SPOROBOLUS HETEROLEPIS 'TARA'
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE		SPO WRI	53	TARA PRAIRIE SPOROBOLUS WRIGHTII
DECIDUOUS SHRUBS				PERENNIALS			
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY		ERI KAN	64	ERIOGONUM UMBELLATA AUREUM 'PSDOWNS' KANNAH CREEK® SULPHUR BUCKWHEAT
	BER ATN	60	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF RED LEAF JAPANESE BARBERRY	SOD AND SEED MIX			
	BER CRI	190	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY		TUR SDE	180,756 SF	NATIVE SEED
	BUD AGN	21	BUDDLEIA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH	MULCH			
	CAR BMS	100	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH
	CHR NAU	423	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH	NOTES:			
	COR B25	54	CORNUS SERICEA 'BAILEY' BAYLEY'S RED TWIG DOGWOOD	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COT COR	370	COTONEASTER APICULATUS CRANBERRY COTONEASTER	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	FAL PAR	134	FALLUGIA PARADOXA APACHE PLUME				
	PER LIT	315	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE				
	PHI SN3	109	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE				
	PHY CEN	16	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK				
	POT DRO	95	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP BUSH CINQUEFOIL				
	PRU PAW	397	PRUNUS BESSLEY 'P011S' PAWNEE BUTTES® SAND CHERRY				
	SPI GO2	536	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA				
	VIB EWR	288	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM				
	VIB RHY	39	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM				

SEE SHEET 33

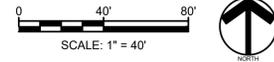
LEGEND



show the high water elevation. Provide open space landscape consisting of 1 tree and 10 shrubs per 4000 sf above the flood elevation.



KEY MAP
SCALE: 1" = 1000'



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:

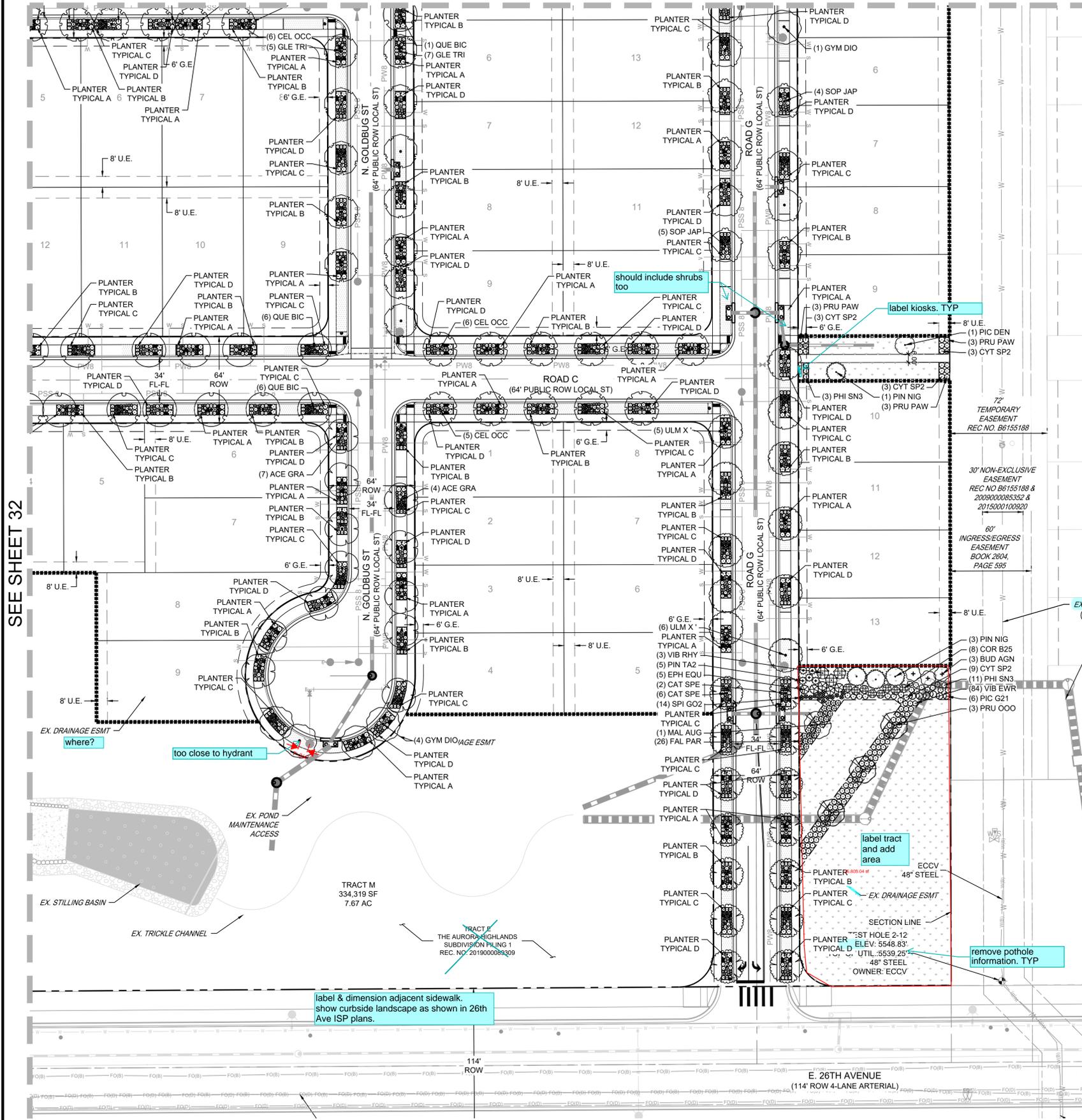
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SHEET: 32 OF 40

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES				EVERGREEN SHRUBS			
	ACE GRA	63	ACER GRANDIDENTATUM BIGTOOTH MAPLE		ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	AES GLA	1	AESCULUS GLABRA OHIO BUCKEYE		CYT SP2	238	PANCHITO MANZANITA CYTISUS PURGANS 'SPANISH GOLD'
	CAT SPE	53	CATALPA SPECIOSA WESTERN CATALPA		EPH EQU	62	SPANISH GOLD BROOM EPHEDRA EQUSETINA
	CEL OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY		HES PAR	273	BLUESTEM JOINT FIR HESPERALOE PARVIFLORA
	GLE TRI	65	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST		KRA LAN	282	RED YUCCA KRASCHENINNIKOVIA CERATOIDES LANATA
	GYM DIO	58	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE		MAH REP	972	WINTERFAT MAHONIA REPENS
	QUE BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK		PIC G21	34	CREEPING MAHONIA PICEA PUNGENS 'GLOBOSA'
	SOP JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE		PIN PIN	282	DWARF GLOBE BLUE SPRUCE PINUS EDULIS
	ULM X'	57	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM		PIN JNH	405	PINYON PINE PINUS MONOPHYLLA 'BLUE JAZZ'
ORNAMENTAL TREES					PIN TA2	34	BLUE JAZZ PINON PINE PINUS MUGO 'TANNENBAUM'
	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE	ORNAMENTAL GRASSES			
	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD		BOU BLO	729	BOULELOUA GRACILIS 'BLONDE AMBITION'
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN		CAL BCY	390	BLONDE AMBITION BLUE GRAMA CALAMAGROSTIS BRACHYTRICHA
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		HEL SEM	282	KOREAN FEATHER REED GRASS HELICTO TRICHON SEMPERVIRENS
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		MUH UN3	2,184	BLUE OAT GRASS MUHLBERGIA REVERCHONII 'PUND01'
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		PAN HEA	108	UNDAUNTER® RUBY MUHLY PANICUM VIRGATUM 'HEAVY METAL'
EVERGREEN TREES					PEN HAM	852	HEAVY METAL SWITCH GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		SCH BLU	108	HAMELN® FOUNTAIN GRASS SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE		SCH ST2	470	BLUE HEAVEN® LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE		SPO TAR	1,282	STANDING OVATION LITTLE BLUESTEM SPOROBOLUS HETEROLOBIUS 'TARA'
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE		SPO WRI	53	TARA PRAIRIE DROPSID SPOROBOLUS WRIGHTII
DECIDUOUS SHRUBS				PERENNIALS			
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY		ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' KANNAH CREEK® SULPHUR BUCKWHEAT
	BER ATN	60	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF RED LEAF JAPANESE BARBERRY	SOD AND SEED MIX			
	BER CRI	190	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY		TUR SDE	180,756 SF	NATIVE SEED
	BUD AGN	21	Buddleia alternifolia 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH	MULCH			
	CAR BMS	100	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH
	CHR NAU	423	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH	NOTES:			
	COR B25	54	CORNUS SERICEA 'BAILEY' BAYLEY'S RED TWIG DOGWOOD	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COT COR	370	COTONEASTER APICULATUS CRANBERRY COTONEASTER	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	FAL PAR	134	FALLUGIA PARADOXA APACHE PLUME				
	PER LIT	315	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE				
	PHI SN3	109	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE				
	PHY CEN	16	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK				
	POT DRO	95	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP BUSH CINQUEFOIL				
	PRU PAW	397	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY				
	SPI GO2	536	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA				
	VIB EWR	288	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM				
	VIB RHY	39	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM				

SEE SHEET 32

EX. DRAINAGE ESMT where?

too close to hydrant

EX. STILLING BASIN

EX. POND MAINTENANCE ACCESS

TRACT M 334,319 SF 7.67 AC

label & dimension adjacent sidewalk. show curbside landscape as shown in 26th Ave ISP plans.

TRACT E THE AURORA HIGHLANDS SUBDIVISION PLING 1 REC. NO. 2019000089309

label tract and add area

EX. DRAINAGE ESMT

SECTION LINE

ST HOLE 2-12 ELEV: 5548.83' UTIL: 5539.25' 48" STEEL

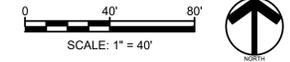
OWNER: ECCV

remove pothole information. TYP

48" STEEL



KEY MAP SCALE: 1" = 1000'



THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

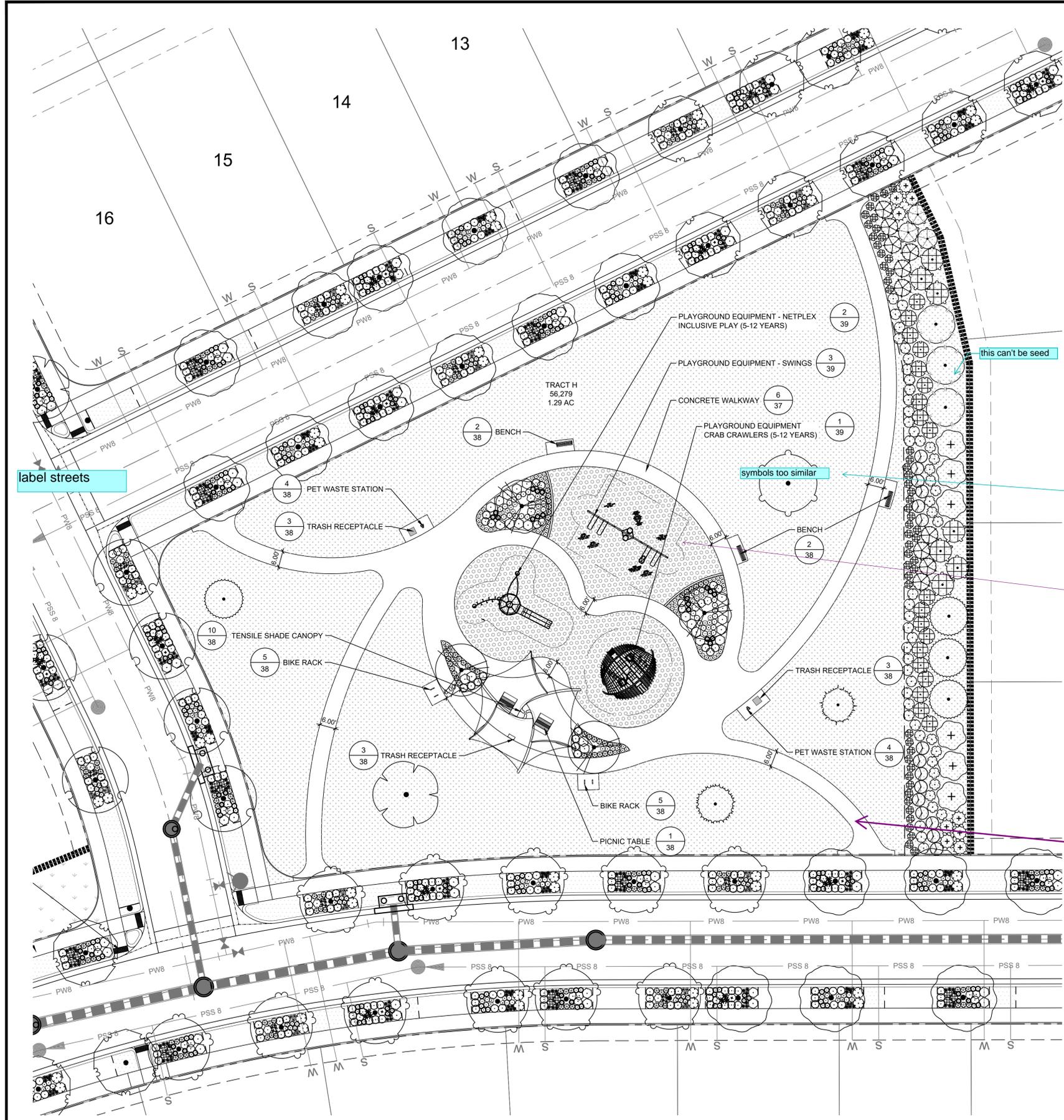
PREPARED BY:

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 Denver, Colorado 80202
 P 303.572.0200
 www.matrixdesigngroup.com



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SHEET: 33 OF 40



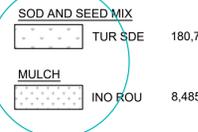
SYMBOL		CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	
DECIDUOUS TREES				EVERGREEN SHRUBS					
(Symbol)	ACE	GRA	63	ACER GRANDIDENTATUM BIGTOOTH MAPLE	(Symbol)	ARC	PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO PANCHITO MANZANITA
(Symbol)	AES	GLA	1	AESCULUS GLABRA OHIO BUCKEYE	(Symbol)	CYT	SP2	238	CYTISUS PURGANS 'SPANISH GOLD'
(Symbol)	CAT	SPE	53	CATALPA SPECIOSA WESTERN CATALPA	(Symbol)	EPH	EQU	62	EPHEDRA EQUSETINA
(Symbol)	CEL	OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY	(Symbol)	HES	PAR	273	BLUESTEM JOINT FIR HESPERALOE PARVIFLORA
(Symbol)	GLE	TRI	65	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	(Symbol)	KRA	LAN	282	RED YUCCA KRASCHENINNIKOVIA CERATOIDES LANATA
(Symbol)	GYM	DIO	58	GYMNOCLADUS DIOICIS 'ESPRESSO' KENTUCKY COFFEETREE	(Symbol)	MAH	REP	972	WINTERFAT MAHONIA REPENS
(Symbol)	QUE	BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK	(Symbol)	PIC	G21	34	CREeping MAHONIA PICEA PUNGENS 'GLOBOSA'
(Symbol)	SOP	JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE	(Symbol)	PIN	PIN	282	DWARF GLOBE BLUE SPRUCE PINUS EDULIS
(Symbol)	ULM	X'	57	ULMUS X 'MORTON GLASSY' TRIUMPH™ ELM	(Symbol)	PIN	JNH	405	PINYON PINE PINUS MONOPHYLLA 'BLUE JAZZ'
ORNAMENTAL TREES				ORNAMENTAL GRASSES					
(Symbol)	ACE	TAT	4	ACER TATARICUM TATARIAN MAPLE	(Symbol)	BOU	BLO	729	BOUTELOUA GRACILIS 'BLONDE AMBITION'
(Symbol)	CER	CAN	6	CERCIS CANADENSIS EASTERN REDBUD	(Symbol)	CAL	BCY	390	BLONDE AMBITION BLUE GRAMA CALAMAGROSTIS BRACHYTRICHA
(Symbol)	CRA	VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	(Symbol)	HEL	SEM	282	KOREAN FEATHER REED GRASS HELICTOTRICHON SEMPERVIRENS
(Symbol)	KOE	PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	(Symbol)	MUH	UN3	2,184	BLUE OAT GRASS MUHLBERGIA REVERCHONII 'PUNDO1S'
(Symbol)	MAL	AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE	(Symbol)	PAN	HEA	108	UNDAUNTED® RUBY MUHLY PANICUM VIRGATUM 'HEAVY METAL'
(Symbol)	PRU	OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY	(Symbol)	PEN	HAM	852	HEAVY METAL SWITCH GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
EVERGREEN TREES				PERENNIALS					
(Symbol)	PIC	DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	(Symbol)	ERI	KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' KANNAH CREEK® SULPHUR BUCKWHEAT
(Symbol)	PIC	BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE	SOD AND SEED MIX				
(Symbol)	PIN	NIG	14	PINUS NIGRA AUSTRIAN PINE	(Symbol)	TUR	SDE	180,756 SF	NATIVE SEED
(Symbol)	PIN	PON	1	PINUS PONDEROSA PONDEROSA PINE	MULCH				
DECIDUOUS SHRUBS				(Symbol) INO ROU 8,485 SF INORGANIC MULCH INORGANIC MULCH					
(Symbol)	ARO	OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)	NOTES:				
(Symbol)	BER	ATN	60	LOW SCAPE MOUND BLACK CHOKEBERRY	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.				
(Symbol)	BER	CRI	190	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.				
(Symbol)	BUD	AGN	21	BERBERIS THUNBERGII 'CRIMSON PYGMY'					
(Symbol)	CAR	BMS	100	CRIMSON PYGMY JAPANESE BARBERRY					
(Symbol)	CHR	NAU	423	BUDLEIA ALTERNIFOLIA 'ADVENTEA'					
(Symbol)	COR	B25	54	SILVER FOUNTAIN BUTTERFLY BUSH					
(Symbol)	COT	COR	370	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'					
(Symbol)	FAL	PAR	134	BLUE MIST BLUEBEARD					
(Symbol)	PER	LIT	315	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS					
(Symbol)	PHY	CEN	16	DWARF BLUE RABBITBRUSH					
(Symbol)	POT	DRO	95	CORNUS SERICEA 'BAILEY'					
(Symbol)	PRU	PAW	397	BAILEY'S RED TWIG DOGWOOD					
(Symbol)	SPI	GO2	536	COTONEASTER APICULATUS					
(Symbol)	VIB	EWR	288	CRANBERRY COTONEASTER					
(Symbol)	VIB	RHY	39	FALLUGIA PARADOXA					
				APACHE PLUME					
				PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'					
				LITTLE SPIRE RUSSIAN SAGE					
				PHILADELPHUS X 'SNOWBELLE'					
				SNOWBELLE MOCK ORANGE					
				PHYSOCARPUS OPUILIFOLIUS 'CENTER GLOW'					
				CENTER GLOW NINEBARK					
				POTENTILLA FRUTICOSA 'GOLD DROP'					
				GOLD DROP BUSH CINQUEFOIL					
				PRUNUS BESSEYI 'P011S'					
				PAWNEE BUTTES® SAND CHERRY					
				SPIRAEA JAPONICA 'GOLDMOUND'					
				GOLDMOUND JAPANESE SPIREA					
				VIBURNUM BUREJAETICUM 'P017S'					
				MINI MAN™ DWARF MANCHURIAN VIBURNUM					
				VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHAN'					
				ALLEGHAN LANTANAPHYLLUM VIBURNUM					

label streets

symbols too similar

this can't be seed

Play surface must be ADA compliant



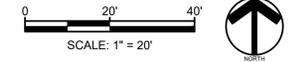
NOTES:
1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.
2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.

LEGEND	
(Symbol)	PROPOSED RIGHT-OF-WAY
(Symbol)	PROPOSED CENTERLINE
(Symbol)	PROPOSED EASEMENT
(Symbol)	RIGHT SIGHT TRIANGLE
(Symbol)	LEFT SIGHT TRIANGLE
(Symbol)	SITE LIMITS
(Symbol)	PROPOSED 4' SPLIT RAIL FENCE
(Symbol)	EXISTING RESIDENTIAL LIGHTING
(Symbol)	PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
(Symbol)	UTILITY EASEMENT
(Symbol)	GAS EASEMENT
(Symbol)	LOT NUMBER
(Symbol)	BLOCK NUMBER
(Symbol)	PROPOSED BENCH
(Symbol)	PROPOSED MAIL KIOSK
(Symbol)	PROPOSED FIRE HYDRANT

Please label grades and widths on all sidewalks trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.



KEY MAP
SCALE: 1" = 1000'



SCALE: 1" = 20'

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: NAC ENLARGEMENT

DATE: JUNE 2024

PREPARED BY:

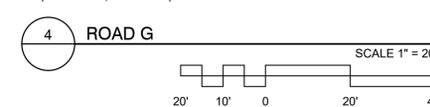
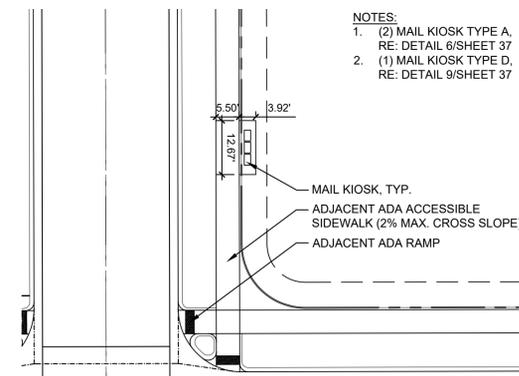
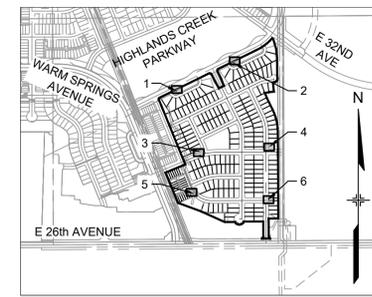
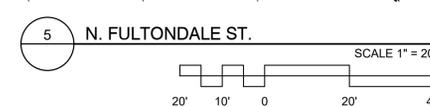
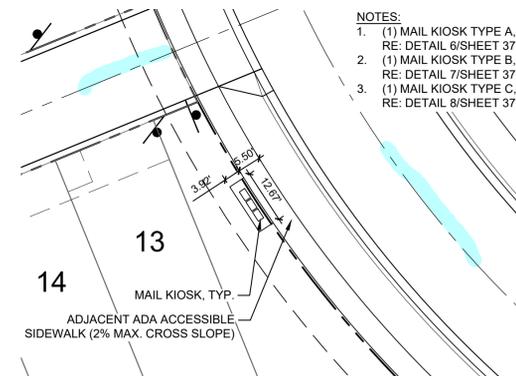
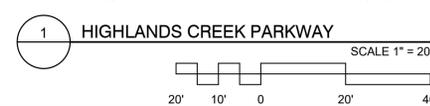
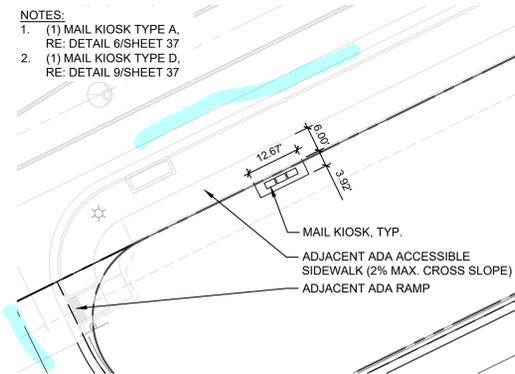
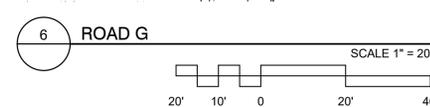
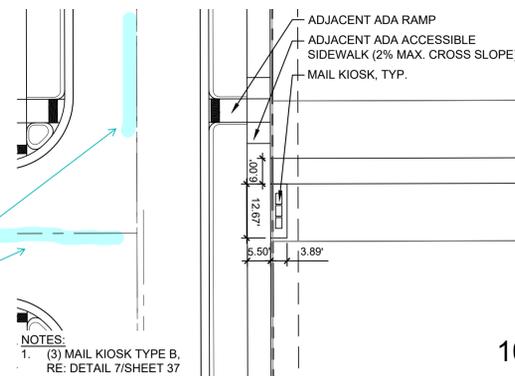
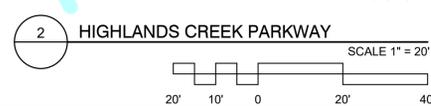
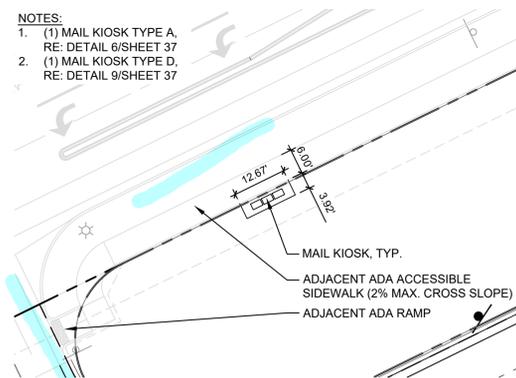
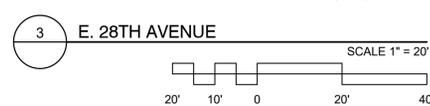
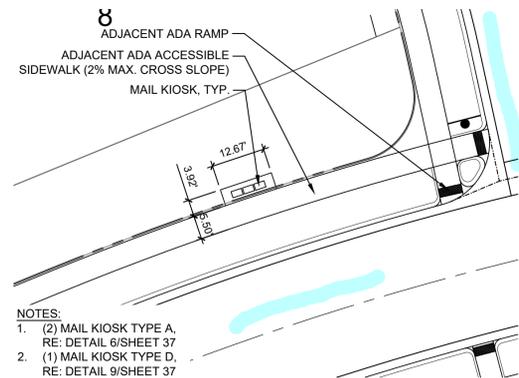
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Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



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SHEET: 34 OF 40

label all street segments and intervening streets TYP



THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1

TITLE: MAILBOX ENLARGEMENTS

DATE: JUNE 2024

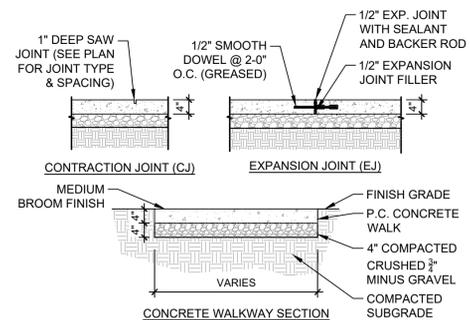
PREPARED BY:

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Denver, Colorado 80202
P 303.572.0200
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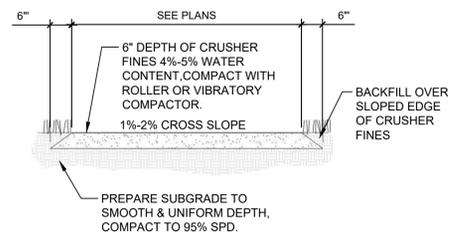
NOT FOR CONSTRUCTION

SHEET: 37

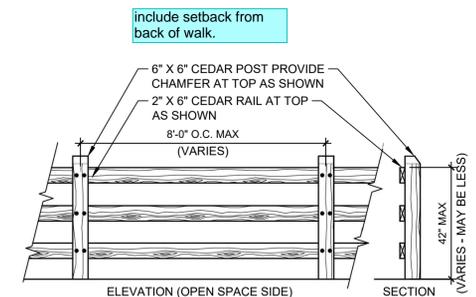


- NOTES:**
1. PROVIDE EXPANSION JOINTS EVERY 60' MAXIMUM OR WHEN ABUTTING ADJACENT STRUCTURES OR EXISTING PAVEMENT
 2. PROVIDE CONTRACTION JOINTS AT A MAXIMUM OF 8' O.C.
 3. REFER TO MATERIAL SCHEDULE, SHEET LS02 ITEM A, FOR FINISH INFORMATION

6 CONCRETE WALKWAY
SCALE: 1/2" = 1'-0" MD-AU-01

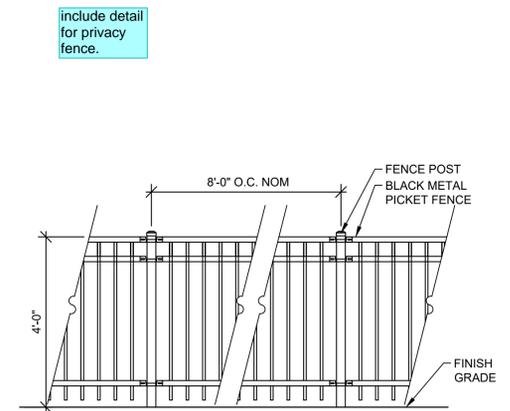


5 CRUSHER FINES TRAIL
SCALE: 1/2" = 1'-0" MD-AU-29



- NOTES:**
1. SEE PLANS FOR LOCATION/EXTENT
 2. INSTALLATION OF A 4" SQUARE PLASTIC COATED WIRE GRID (BLACK) IS ALLOWED FOR THE PURPOSES OF PET CONTROL ON OPEN SPACE FENCES.
 3. ALL WOOD TO BE TREATED ROUGH SAWN CEDAR OR APPROVED EQUAL
 4. ALL HARDWARE TO BE STAINLESS STEEL OR HAND DIPPED GALVANIZED STEEL
 5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DESIGN AND DETAIL OF SPLIT RAIL FENCE TO BE REVIEWED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

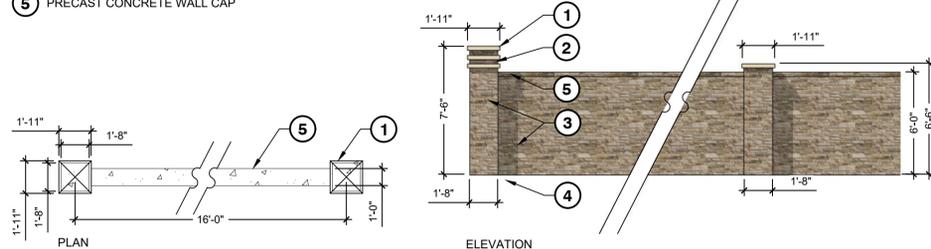
4 SPLIT RAIL FENCE
SCALE: 3/8" = 1'-0" MD-AU-46



3 METAL FENCE
SCALE: 1/2" = 1'-0"

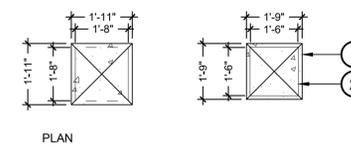
1. PRECAST CONCRETE COLUMN CAP
2. ACCENT FAUX STONE VENEER
3. PRECAST CONCRETE FAUX STONE VENEER COLUMN AND WALL
4. CONCRETE FOOTING ENGINEERED BY OTHERS
5. PRECAST CONCRETE WALL CAP

- NOTES:**
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
 2. CONCRETE FOOTING ENGINEERED BY OTHERS.
 3. REFER TO PLAN FOR MASONRY COLUMN SPACING.
 4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DESIGN AND DETAIL OF MASONRY WALL TO BE REVIEWED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.



2 MASONRY WALL
SCALE: 1" = 5'-0" MD-AU-45

1. PRECAST CONCRETE COLUMN CAP
2. ACCENT FAUX STONE VENEER
3. PRECAST CONCRETE FAUX STONE VENEER COLUMN
4. CONCRETE FOOTING ENGINEERED BY OTHERS



- NOTES:**
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
 2. CONCRETE FOOTING ENGINEERED BY OTHERS.
 4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DESIGN AND DETAIL OF MASONRY COLUMNS TO BE REVIEWED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

1 MASONRY COLUMN
SCALE: 3/8" = 1'-0" MD-AU-44

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE DETAILS

DATE: JUNE 2024

PREPARED BY:

Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



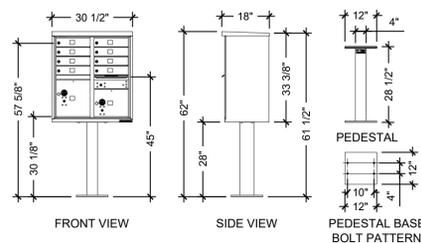
SHEET: 36



10 TENSILE SHADE CANOPY
NTS

NOTES:

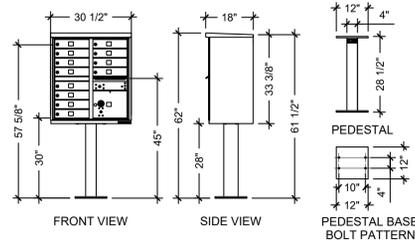
- BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
- VITAL CLUSTER BOX UNIT - TYPE I, MODEL #1570-8
- THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
- PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS
- FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012



9 MAIL KIOSK - TYPE D
SCALE: 3/8" = 1'-0"

NOTES:

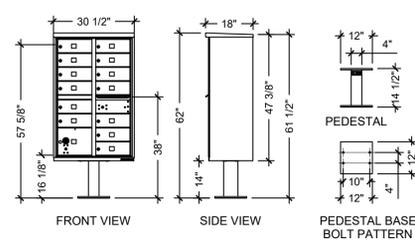
- BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
- VITAL CLUSTER BOX UNIT - TYPE II, MODEL #1570-12
- THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
- PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS
- FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012



8 MAIL KIOSK - TYPE C
SCALE: 3/8" = 1'-0"

NOTES:

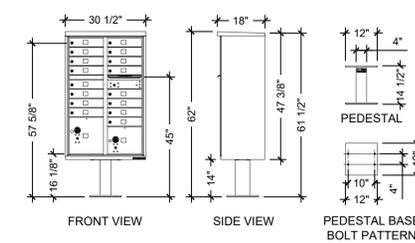
- BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
- VITAL CLUSTER BOX UNIT - TYPE IV, MODEL #1570-13
- THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
- PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS
- FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012



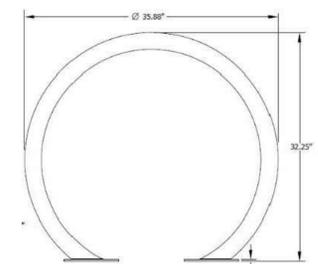
7 MAIL KIOSK - TYPE B
SCALE: 3/8" = 1'-0"

NOTES:

- BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
- VITAL CLUSTER BOX UNIT - TYPE III, MODEL #1570-16
- THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
- PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS
- FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012



6 MAIL KIOSK - TYPE A
SCALE: 3/8" = 1'-0"

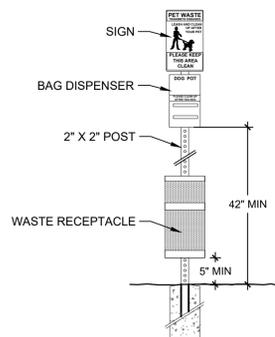


- ANOVA (OR APPROVED EQUAL)
- PRODUCT: CIRBLEBR2
 - DESCRIPTION: CIRCLE BIKE RACK
 - SIZE: 32" HEIGHT, 6" WIDTH, 36" LENGTH
 - MATERIALS: STAINLESS STEEL
 - BIKE RACK TO BE SURFACE MOUNTED

- NOTES:**
- MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.



5 BIKE RACK
NTS

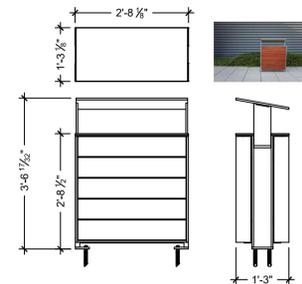


4 PET WASTE STATION
SCALE: 3/4" = 1'-0"

MD-AU-37

NOTES:

- FORMS AND SURFACES: (800) 451-0410, 30 PINE STREET, PITTSBURGH, PA 15223
- APEX 36 GALLON TRASH AND RECYCLING SLAPX-36C
- SOLID ALUMINUM FRAME WITH SILVER TEXTURE POWDER COAT, CUMARU HARDWOOD SLATS
- INSTALL PER MANUFACTURER'S INSTRUCTIONS

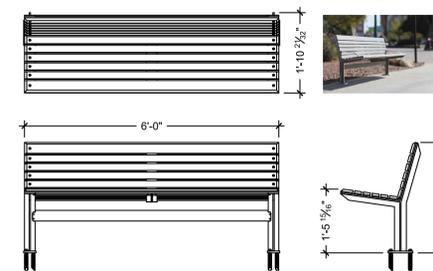


3 TRASH RECEPTACLE
SCALE: 1/2" = 1'-0"

MD-AU-38

NOTES:

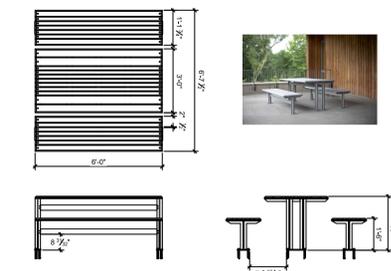
- FORMS AND SURFACES: (800) 451-0410, 30 PINE STREET, PITTSBURGH, PA 15223
- 6' KNIGHT BENCH WITH BACK SBKNI-072B
- SOLID ALUMINUM FRAME WITH SILVER TEXTURE POWDER COAT, IPE HARDWOOD SLATS
- INSTALL PER MANUFACTURER'S INSTRUCTIONS



2 BENCH
SCALE: 1/2" = 1'-0"

NOTES:

- FORMS AND SURFACES: (800) 451-0410, 30 PINE STREET, PITTSBURGH, PA 15223
- KNIGHT BACKLESS TABLE ENSEMBLE STKN-72NW
- SOLID CAST ALUMINUM FRAME WITH SILVER TEXTURE POWDERCOAT FINISH AND IPE HARDWOOD SLATS
- INSTALL PER MANUFACTURER'S INSTRUCTIONS



1 PICNIC TABLE
NTS

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE DETAILS

DATE: JUNE 2024

PREPARED BY:

Matrix
move this sheet to follow
Excel Sheet 35

7671 W. Orchard, Suite 6100
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



SHEET: 38



3 PLAYGROUND EQUIPMENT - SWINGS
NTS



2 PLAYGROUND EQUIPMENT - NETPLEX INCLUSIVE PLAY (5-12 YEARS)
NTS



1 PLAYGROUND EQUIPMENT - CRAB CRAWLER (5-12 YEARS)
NTS

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE DETAILS

DATE: JUNE 2024

PREPARED BY:

Matrix

Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

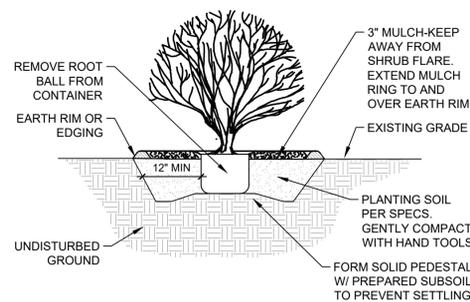
P 303.572.0200

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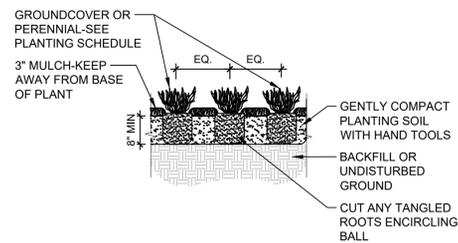
NOT FOR CONSTRUCTION

SHEET: 39

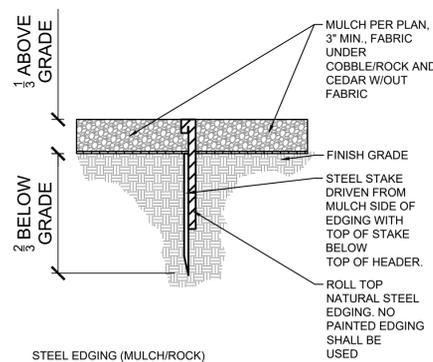


NOTES:
1. SHRUB SHALL BE PLANTED SO ROOT FLARE IS 1\"/>

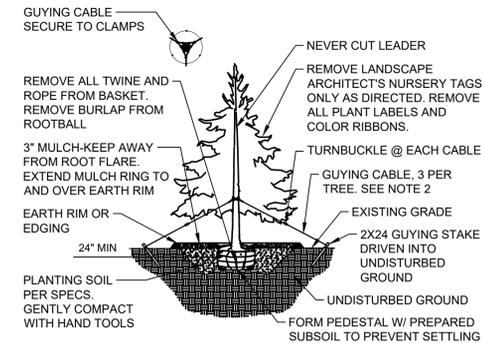
3 SHRUBS
SCALE: 3/8\"/>



2 PERENNIALS AND GRASSES
SCALE: 1/2\"/>

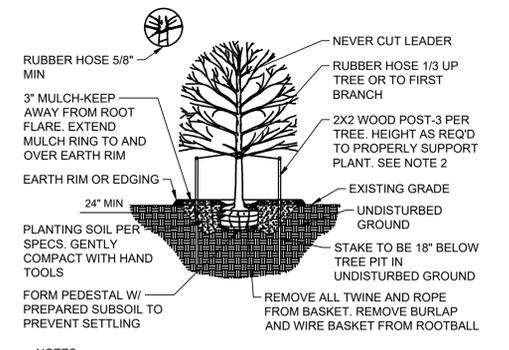


1 LANDSCAPE EDGING
NTS



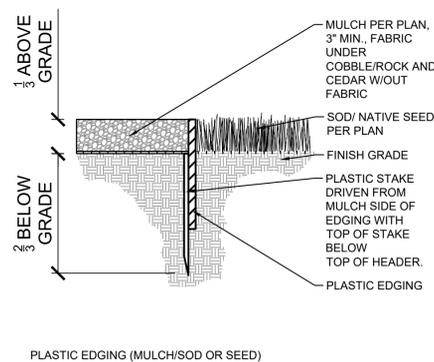
NOTES:
1. TREE SHALL BE PLANTED SO ROOT FLARE IS 2\"/>

5 EVERGREEN TREE
SCALE: 1/8\"/>



NOTES:
1. TREE SHALL BE PLANTED SO ROOT FLARE IS 2\"/>

4 DECIDUOUS TREE
SCALE: 1/8\"/>



PLASTIC EDGING (MULCH/SOD OR SEED)

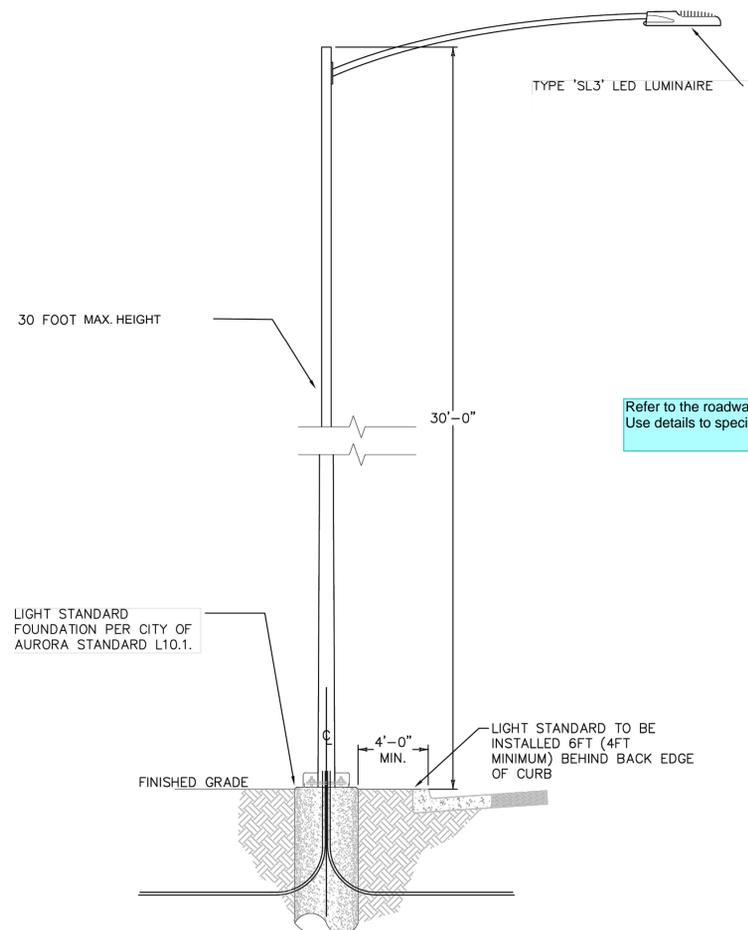
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THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

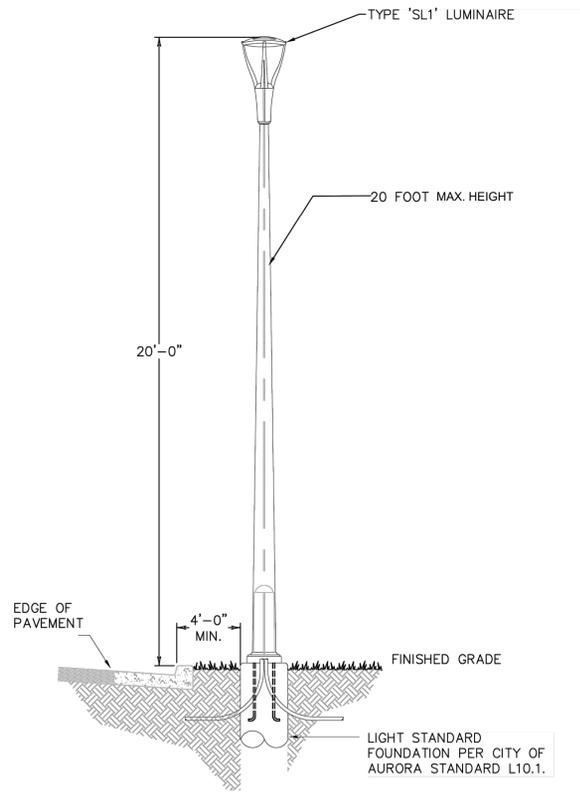
TITLE: LANDSCAPE DETAILS
DATE: JUNE 2024
move to follow Sheet 34

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1 TYPE 'SL3' LED STREETLIGHT



2 TYPE 'SL1' LED POST TOP LIGHT

Refer to the roadway manual fixture type. Use details to specify height.

Remove public street light pole from the site plan. It will need to be included in the civil plan

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LIGHTING DETAILS

DATE: JUNE 2024

PREPARED BY:

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SHEET: 40 OF 40



July 8, 2024

The version of the manual used both for the study and letter has been added.

Planning Metropolitan District
Way, Suite 300
0111

2024-07-31 (DJK) reviewed, couple comments needing addressing to this letter:
- assuming ITE's Trip Gen Ver 10 used in prior study (confirmed from Aldridge's 2020 report), just need text stating such in Table 1.
- Also note that you used the linear equation for generation values

RE: The Aurora Highlands - Lennar Phase 1 Traffic Conformance Letter

The linear or logarithmic equations have been added to the table.

Inc. (Matrix) is pleased to present this letter to investigate the traffic impacts of the development located at the northeast corner of 26th Avenue and Warm Springs Avenue in the Aurora Highlands development. This 57.42-acre development was previously studied as PA-65.2 and PA-65.3 in *The Aurora Highlands Filings 7 Phases 1-3 DR Horton TIS (2020)*. According to this study a total of 271 dwelling units was anticipated for this area, including 219 single-family detached units, and 52 Duplex/Townhomes. The latest site plan shows a total of 226 units, including 202 single family detached units, and 24 Duplex/Townhomes. Consequently, Matrix can confirm that the total site trips for this development have been reduced compared to what was previously studied in the 2020 TIS. Table 1 below shows the trip comparison between the previous study (2020) and the latest site plan.

Table 1 - Trip Generation Comparison

ITE Code- Land Use	Unit	Value	AM			PM			IN	OUT	TOTAL
			IN	OUT	TOTAL	IN	OUT	TOTAL			
2020 Study											
210 - Single Family Detached	Dwelling Units	219	42	120	162	138	81	219	1,034	1,034	2,067
220 - Duplex/Townhome	Dwelling Units	52	6	18	24	18	11	29	191	191	381
TOTAL			48	138	186	156	92	248	1,224	1,224	2,448
Current											
210 - Single Family Detached	Dwelling Units	202	35	106	141	121	71	192	963	963	1,926
215 - Duplex/Townhome	Dwelling Units	24	2	5	7	6	4	10	66	66	132
TOTAL			37	111	148	127	75	202	1,029	1,029	2,058
DIFFERENCE			-11	-27	-38	-29	-17	-46	-195	-195	-390

add Ver 10 used ✓

Add Ver 11 used ✓

Regards,

SCOTT BARNHART, P.E., P.T.O.E.
Senior Associate of Transportation Services

07/08/2024

Excellence by Design