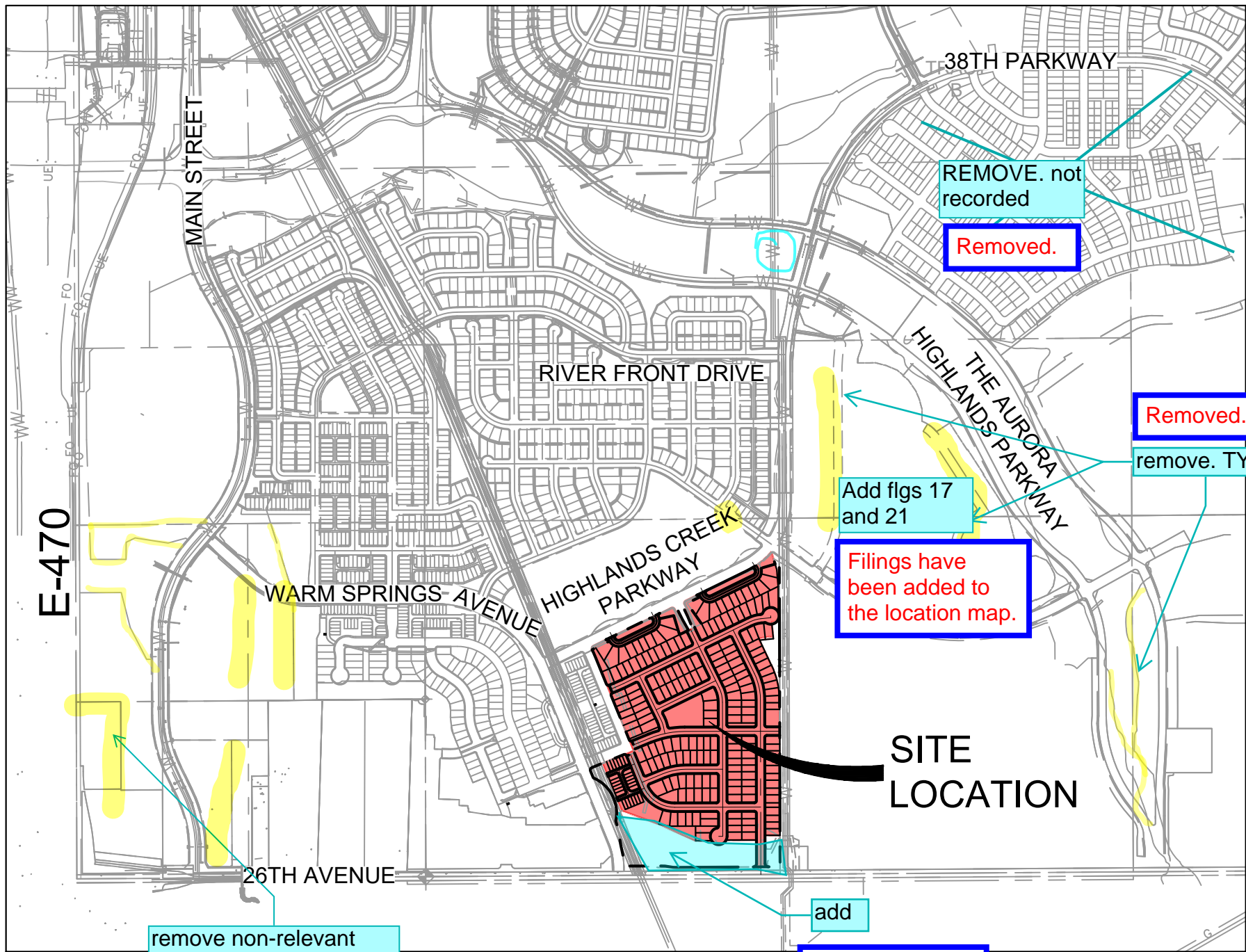


Matrix Design Group
comment responses

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



LOCATION MAP

SCALE: 1" = 1,000'

DESCRIPTION	SHEET NUMBER
COVER SHEET	01
GENERAL NOTES	02
TYPICAL LOT SECTIONS	03
TYPICAL ROADWAY SECTIONS	04
CSP TRACKING CHART	05
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PLAN INDEX	07
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LANDSCAPE LOT TYPICALS	24
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NAC ENLARGEMENT	34
MAILBOX ENLARGEMENTS	35
LANDSCAPE DETAILS	36 - 39
LIGHTING DETAILS	40

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

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.

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
SINGLE FAMILY DETACHED	202 UNITS
TWO FAMILY (DUPLX)	24 UNITS
STORIES	2
MA OF 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
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

CIVIL ENGINEER

MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO. 80202
PH: 303-572-0200
CONTACT: JEFF KILLION, P.E.
JEFF.KILLION@MATRIXDESIGNGROUP.COM

LANDSCAPE ARCHITECT

MATRIX DESIGN GROUP
707 17TH STREET, SUITE 3150
DENVER, CO. 80202
PH: 303-572-0200
CONTACT: THOMAS KOPF, PLA, ASLA
THOMAS.KOPF@MATRIXDESIGNGROUP.COM

DEVELOPER

AURORA HIGHLANDS, LLC
CARLO FERREIRA
250 S PILOT ROAD
LAS VEGAS, NV 89119

PROJECT APPLICANT

AURORA HIGHLANDS, LLC
CARLO FERREIRA
250 S PILOT ROAD
LAS VEGAS, NV 89119

Developer/Applicant: LENNAR
Contact: JACK BECKWITT
Address & Zip Code: 9193 JAMAICA STREET 4TH FLOOR ENGLEWOOD, CO 80112
Phone: Fax: Email: JACK.BECKWITT@LENNAR.COM

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: _____

AMENDMENTS

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: COVER SHEET

DATE: JUNE 2024

PREPARED BY:

Matrix

Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET: 01 OF 40

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;

- 1. 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;
- 2. 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;
- 3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 64.91 FEET;
- 4. 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;

- 1. 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;
- 2. 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;
- 3. 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;
- 4. 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;
- 5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°23'14", AN ARC LENGTH OF 395.58 FEET;
- 6. 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;

- 1. NORTH 26°03'00" WEST, A DISTANCE OF 3.50 FEET;
- 2. 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;
- 3. 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;
- 4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET;
- 5. 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;
- 6. 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;
- 7. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°45'05", AN ARC LENGTH OF 16.20 FEET;
- 8. NON-TANGENT TO SAID CURVE, NORTH 77°26'17" EAST, A DISTANCE OF 110.51 FEET;
- 9. SOUTH 17°03'42" EAST, A DISTANCE OF 149.13 FEET;
- 10. NORTH 63°57'00" EAST, A DISTANCE OF 75.31 FEET;
- 11. NORTH 29°51'50" WEST, A DISTANCE OF 94.84 FEET;
- 12. NORTH 26°03'00" WEST, A DISTANCE OF 97.37 FEET;

- 13. NORTH 63°57'00" EAST, A DISTANCE OF 46.00 FEET;
- 14. SOUTH 26°03'00" EAST, A DISTANCE OF 97.37 FEET;
- 15. SOUTH 22°14'09" EAST, A DISTANCE OF 94.84 FEET;
- 16. NORTH 63°57'00" EAST, A DISTANCE OF 75.31 FEET;
- 17. NORTH 35°02'18" WEST, A DISTANCE OF 188.82 FEET;
- 18. 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;
- 19. 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;
- 20. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET;
- 21. 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;
- 22. 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;
- 23. 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;
- 24. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'05", AN ARC LENGTH OF 21.30 FEET;
- 25. NON-TANGENT TO SAID CURVE, NORTH 73°25'27" EAST, A DISTANCE OF 110.24 FEET;
- 26. NORTH 16°33'24" WEST, A DISTANCE OF 42.63 FEET;
- 27. 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 3S6638NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-0208, 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 19-0208. ELEVATION = 5521.54 (NAVD88)

ABBREVIATIONS

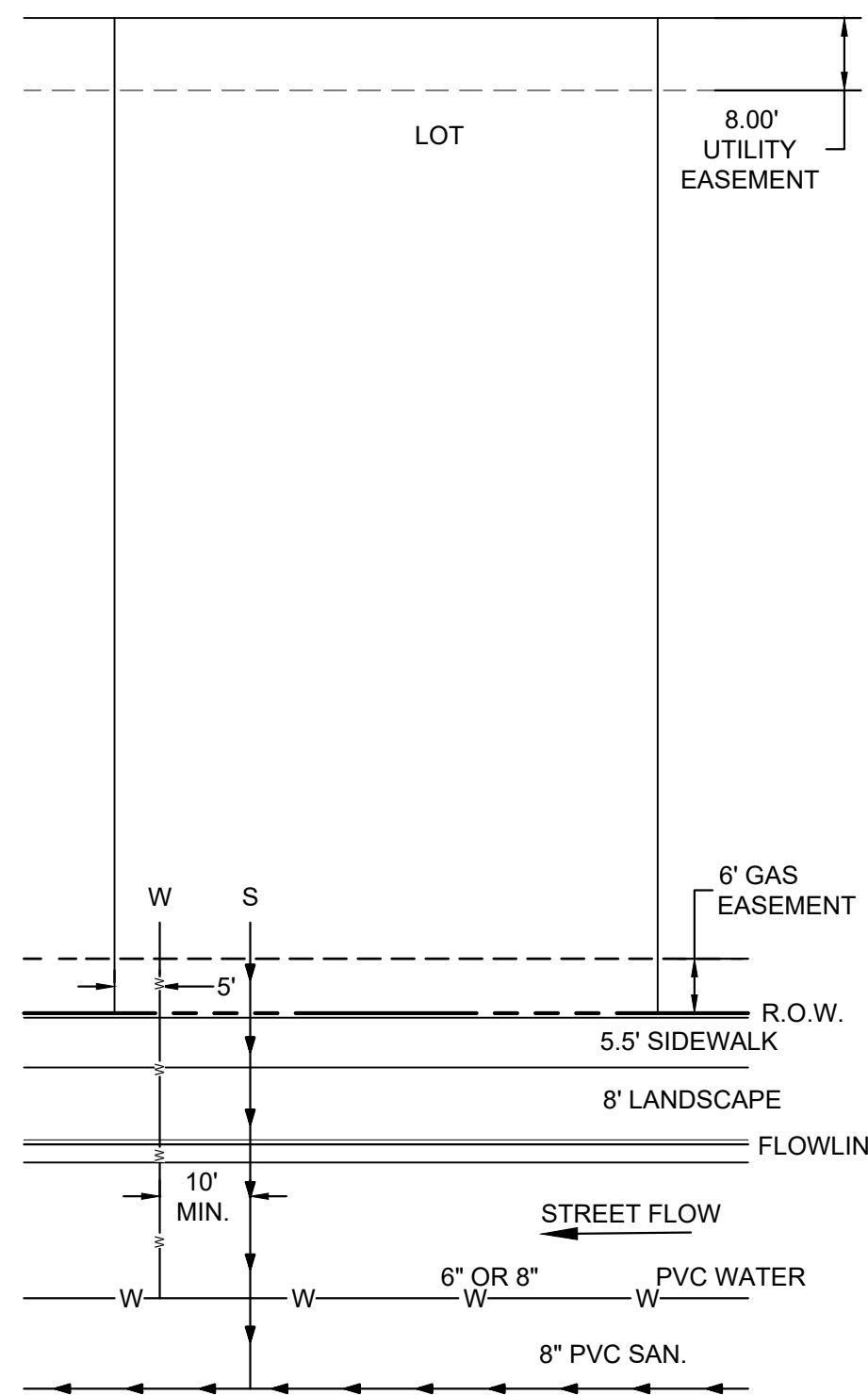
APPROX	APPROXIMATE OR APPROXIMATELY
CI	CAST IRON
CL OR C/L	CENTERLINE
CONC	CONCRETE
DIA	DIAMETER
DTL	DETAIL
DIP	DUCTILE IRON PIPE
EA	EACH
ELEV OR EL	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX. OR EXIST	EXISTING
FL OR F/L	FLOWLINE
GB	GRADE BREAK
G.E.	GAS EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	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	STANDARD
STD	SANITARY SEWER
SS OR SAN	
TOP OF PIPE	
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
VERT	VERTICAL
W/	WITH

SYMBOLS

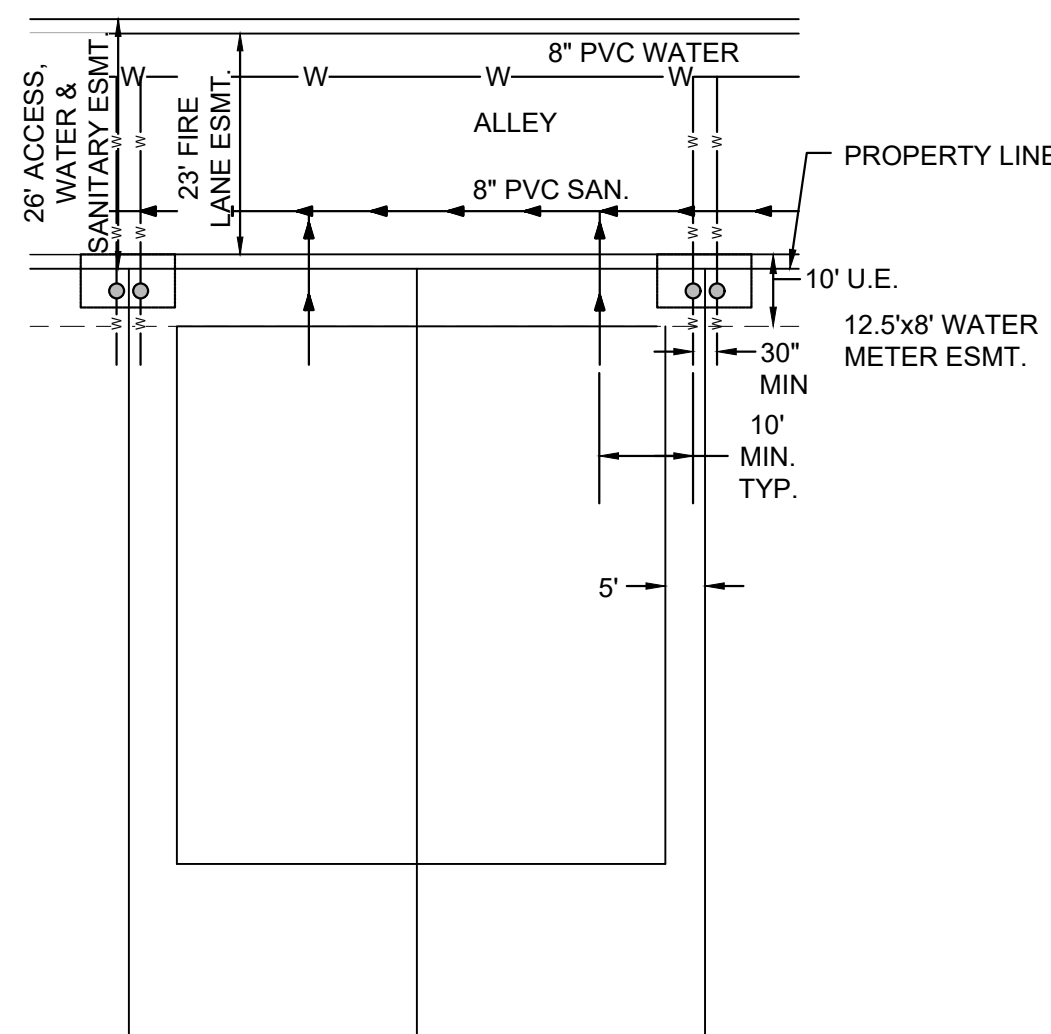
	DRAINAGE SWALE
	RIGHT OF WAY
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	PROPOSED 4' SPLIT RAIL FENCE
	DECIDUOUS TREE
	CONIFEROUS TREE
	EXISTING RESIDENTIAL LIGHT
	PROPOSED PEDESTRIAN LIGHT TYPE SL-1
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING POWER POLE
	PROPOSED BEND W/ THRUST 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

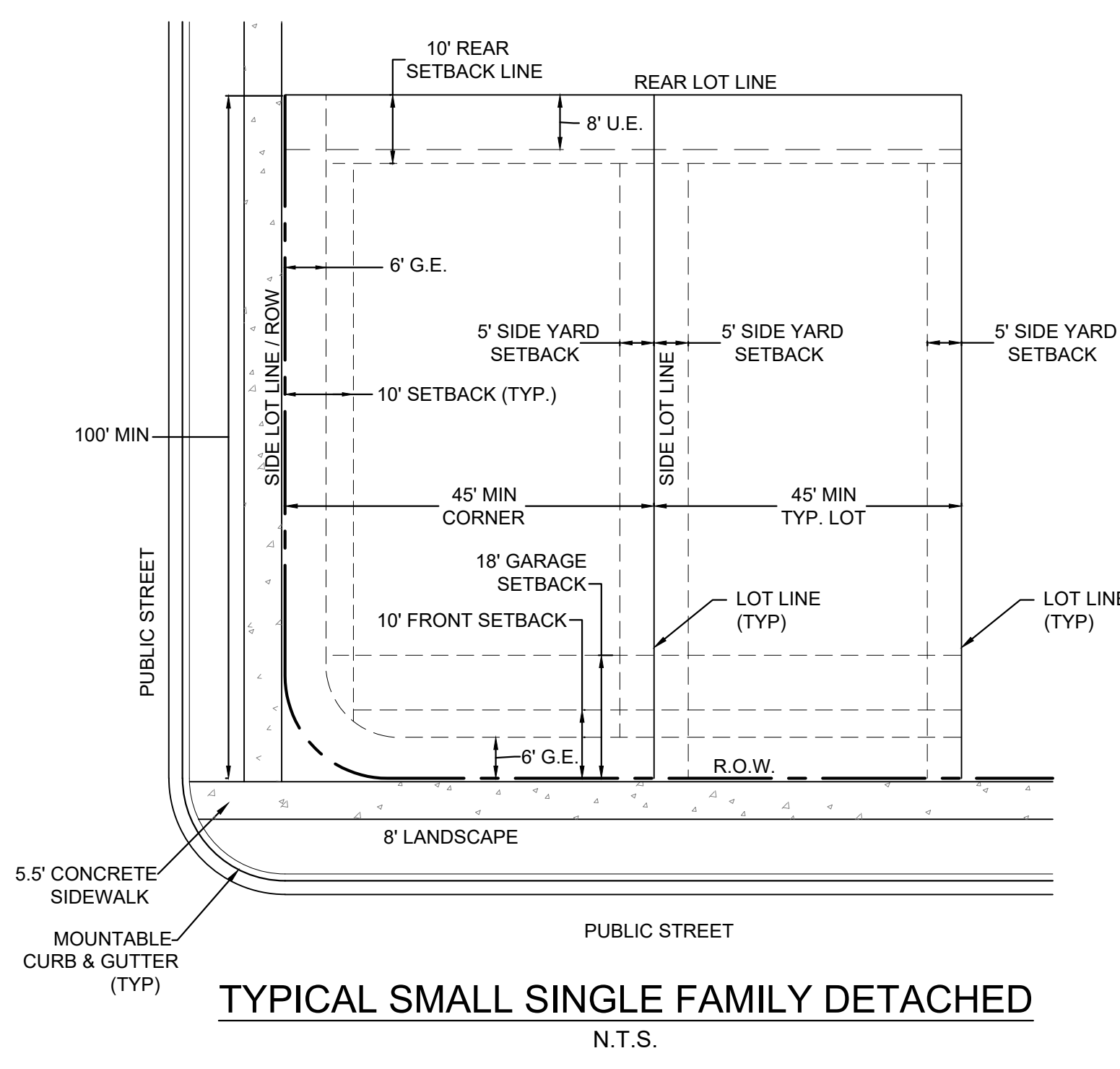
1. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. 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.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED 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, HEREBY 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.
7. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN 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.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE. IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
12. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
13. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
14. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
15. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(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 C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
16. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
17. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
18. ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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 PLANFOR THE DEVELOPMENT.
24. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS.



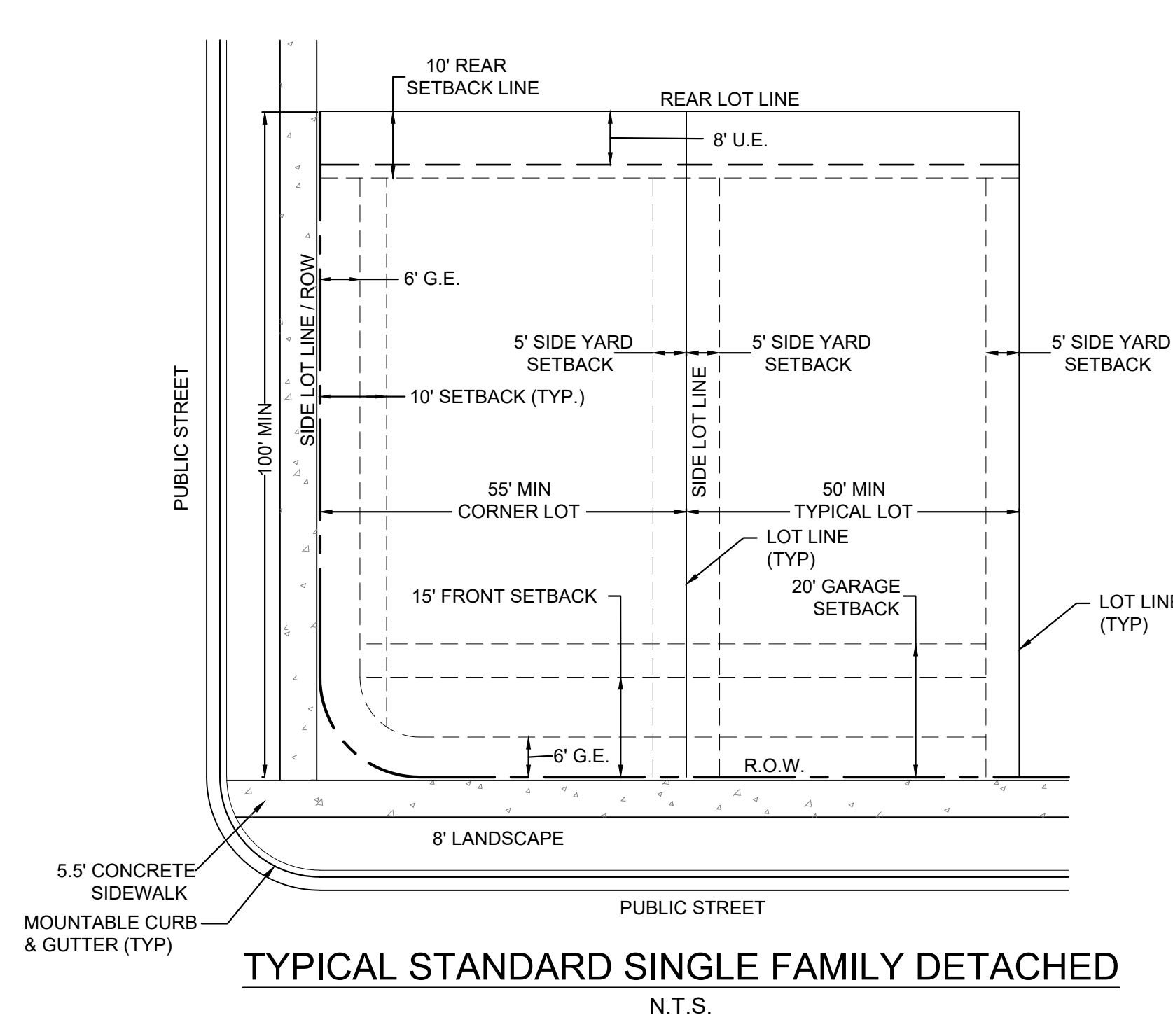
TYPICAL LOT SERVICES
N.T.S.



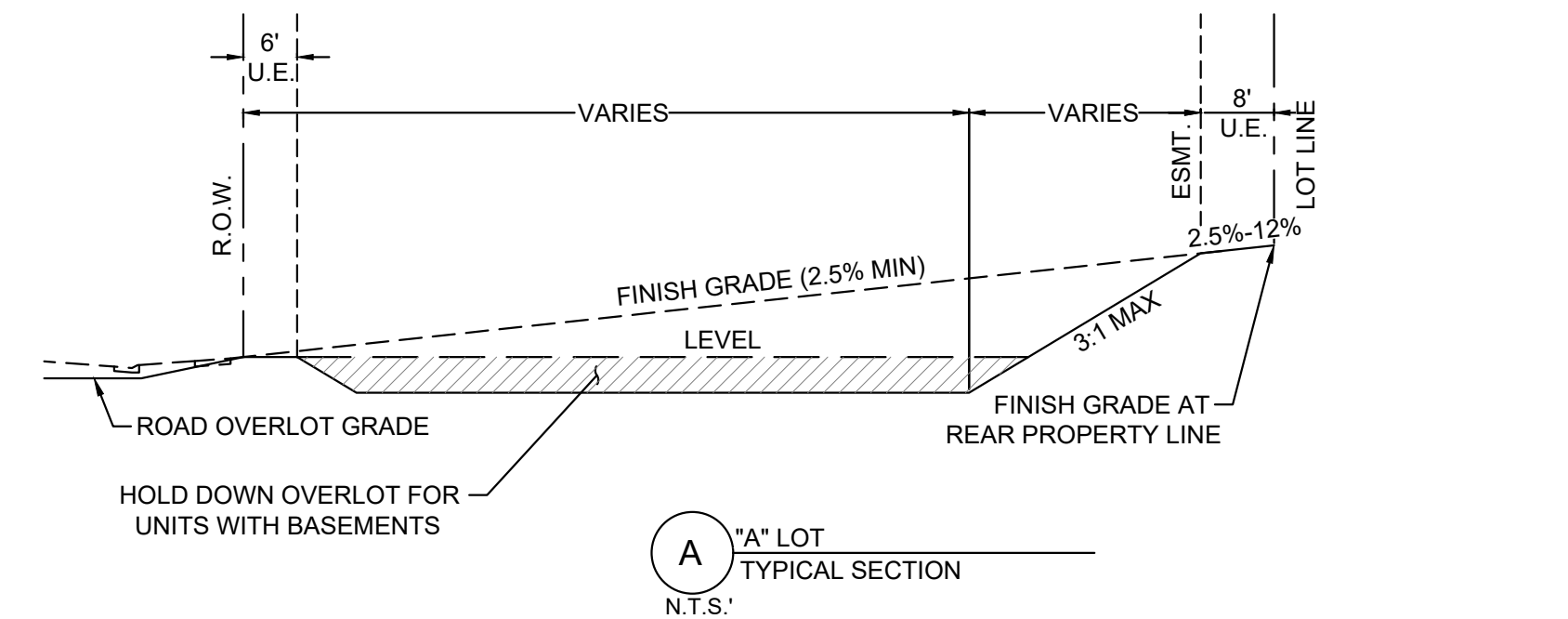
TYPICAL DUPLEX LOT SERVICES
N.T.S.



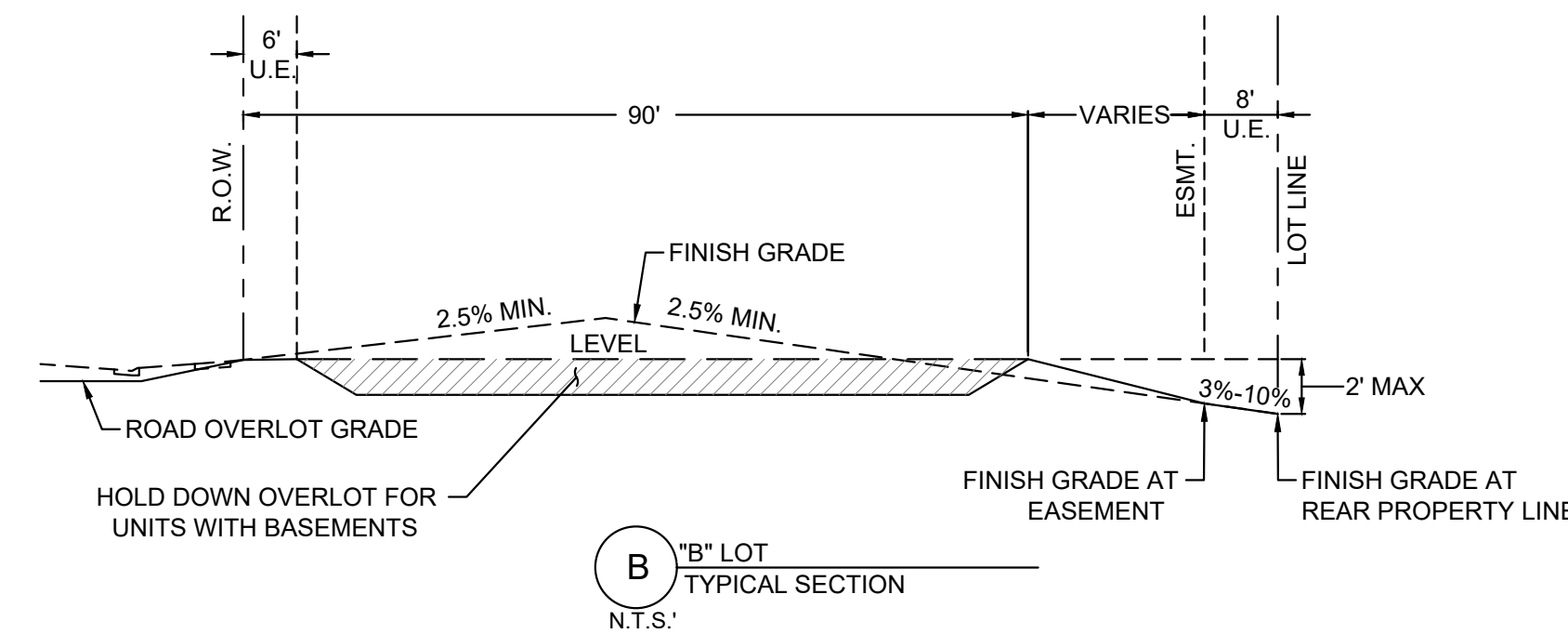
TYPICAL SMALL SINGLE FAMILY DETACHED
N.T.S.
(30'-50' FRONTAGE)



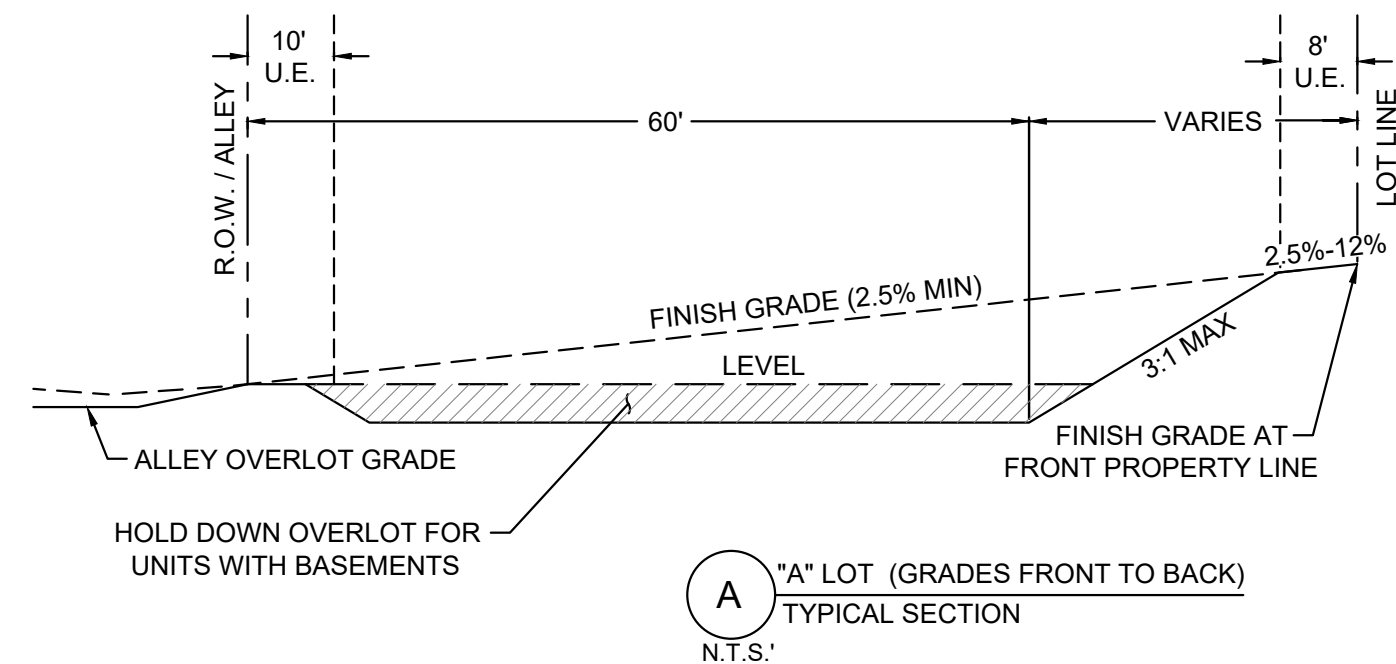
TYPICAL STANDARD SINGLE FAMILY DETACHED
N.T.S.
(50'-59', 60'-69' and 70'+ FRONTAGE)



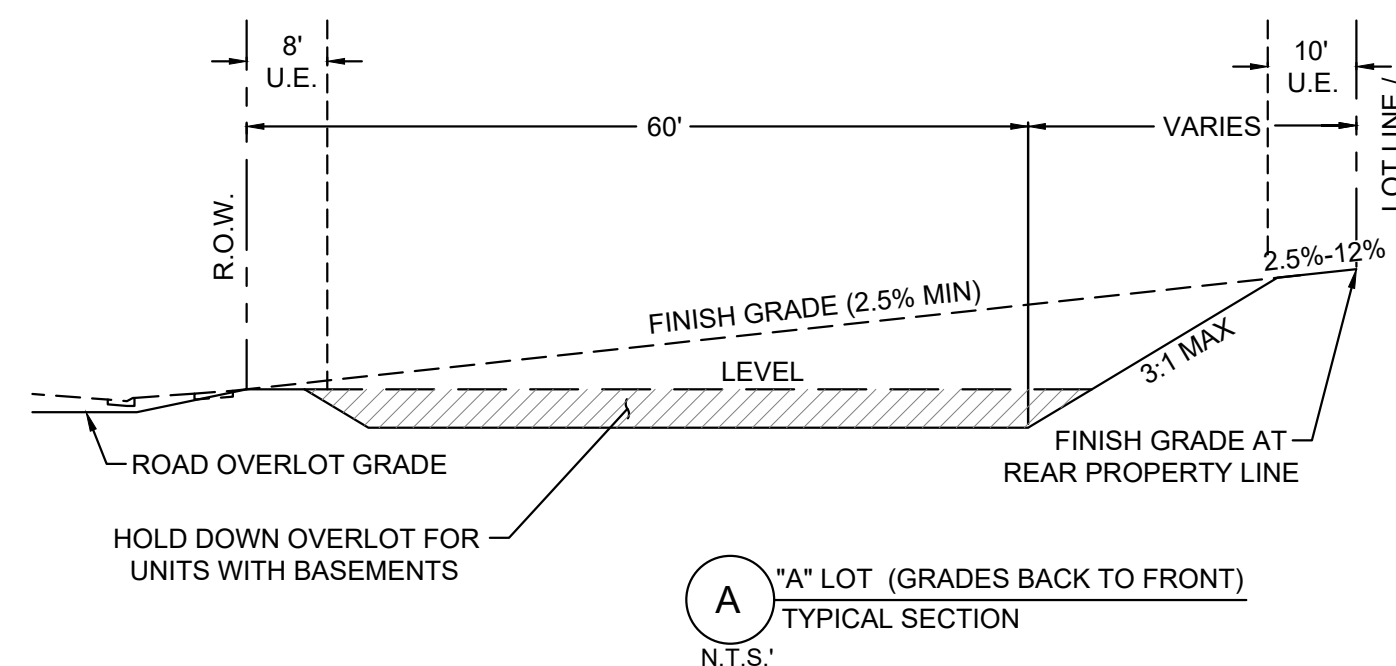
A' LOT TYPICAL SECTION
N.T.S.



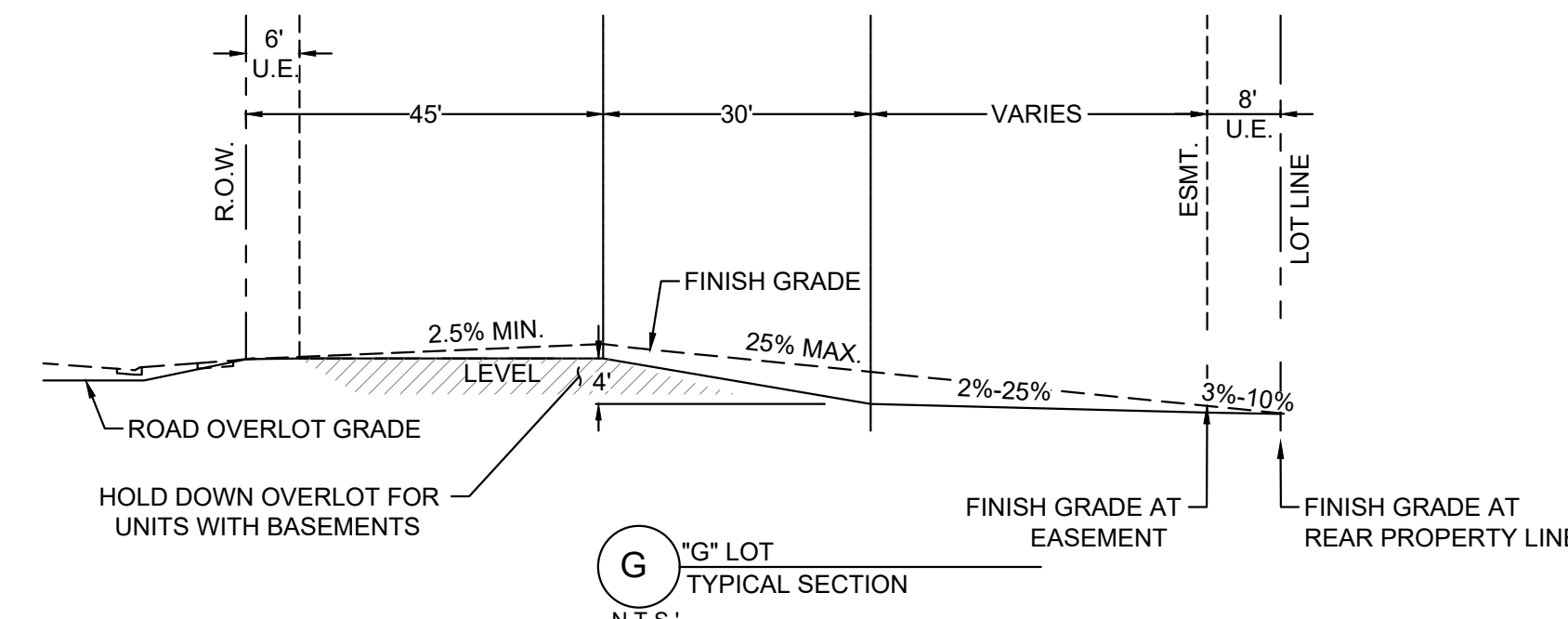
B' LOT TYPICAL SECTION
N.T.S.



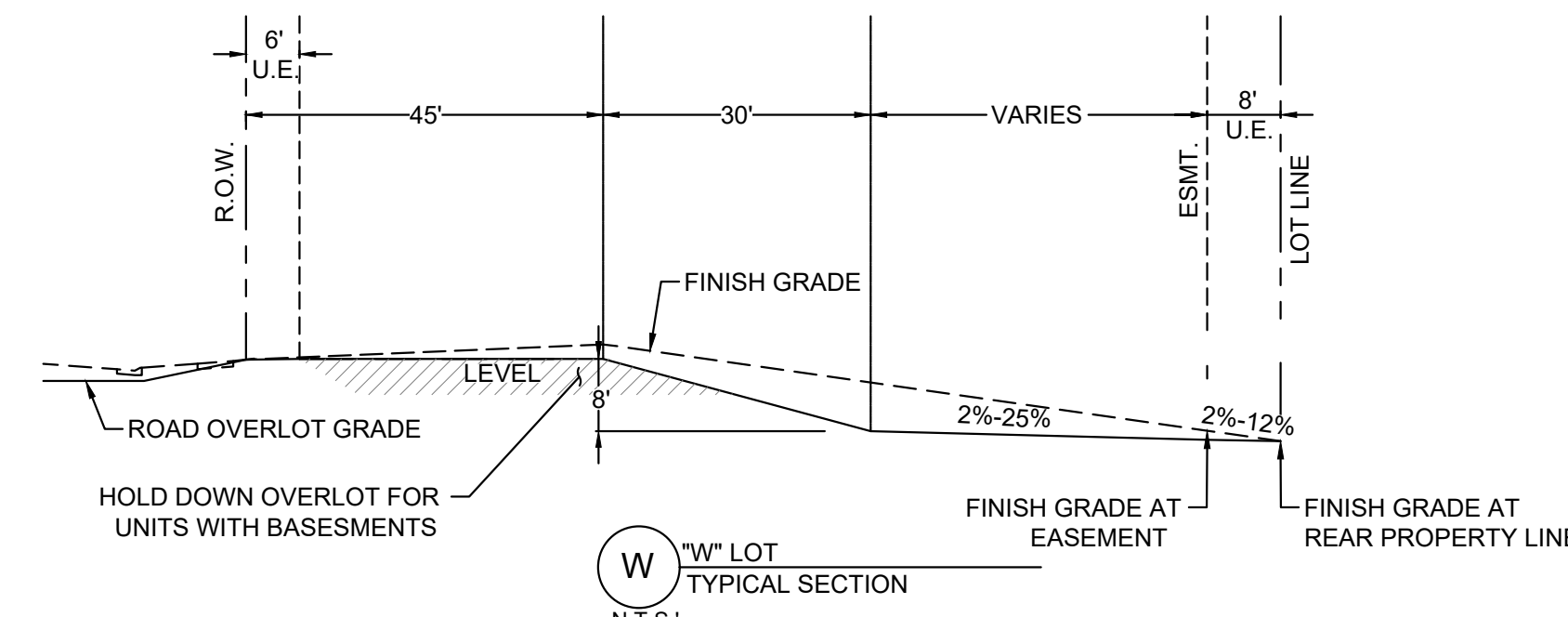
A' LOT (GRADES FRONT TO BACK) TYPICAL SECTION
N.T.S.



A' LOT (GRADES BACK TO FRONT) TYPICAL SECTION
N.T.S.

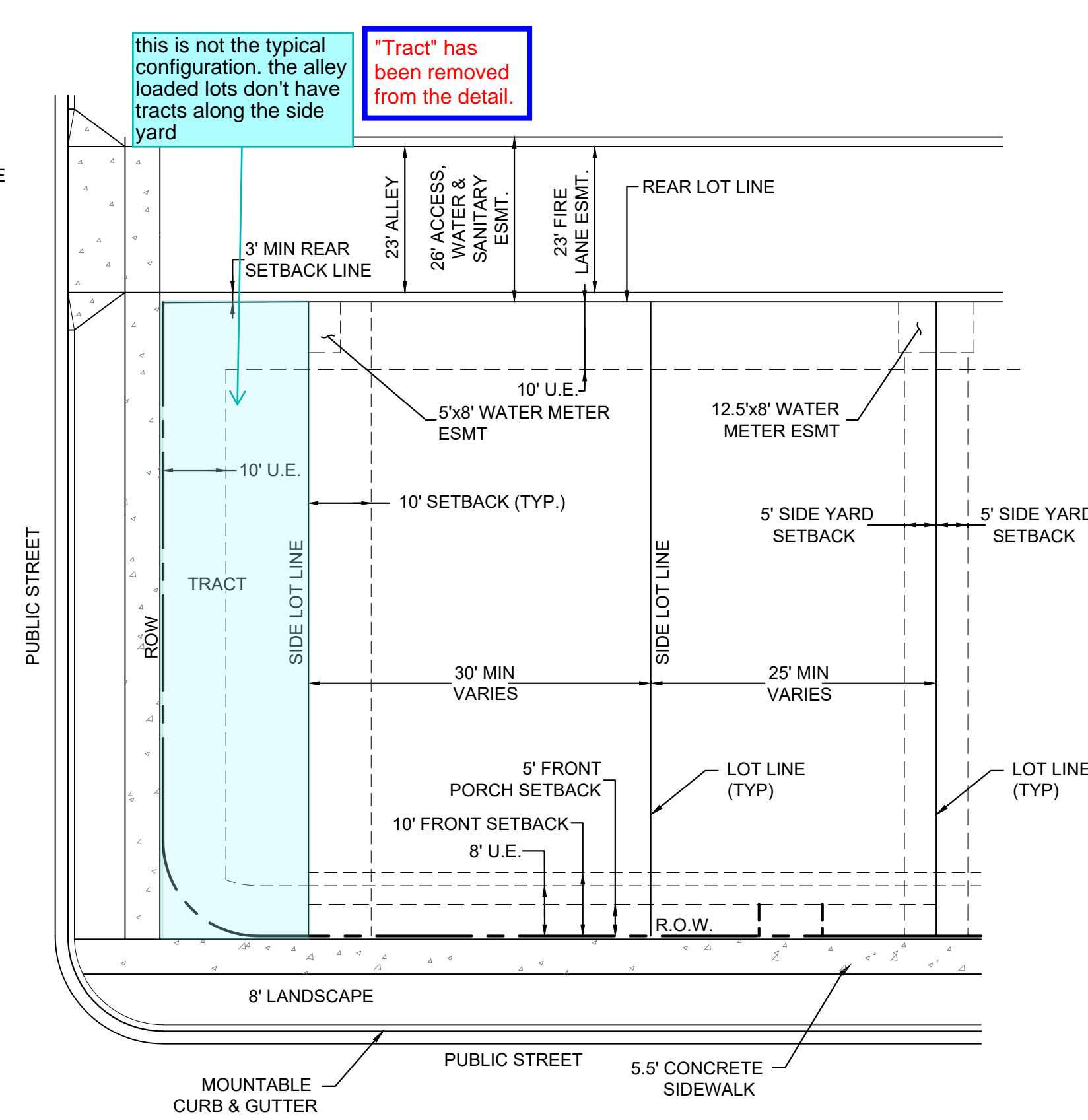


G' LOT TYPICAL SECTION
N.T.S.



W' LOT TYPICAL SECTION
N.T.S.

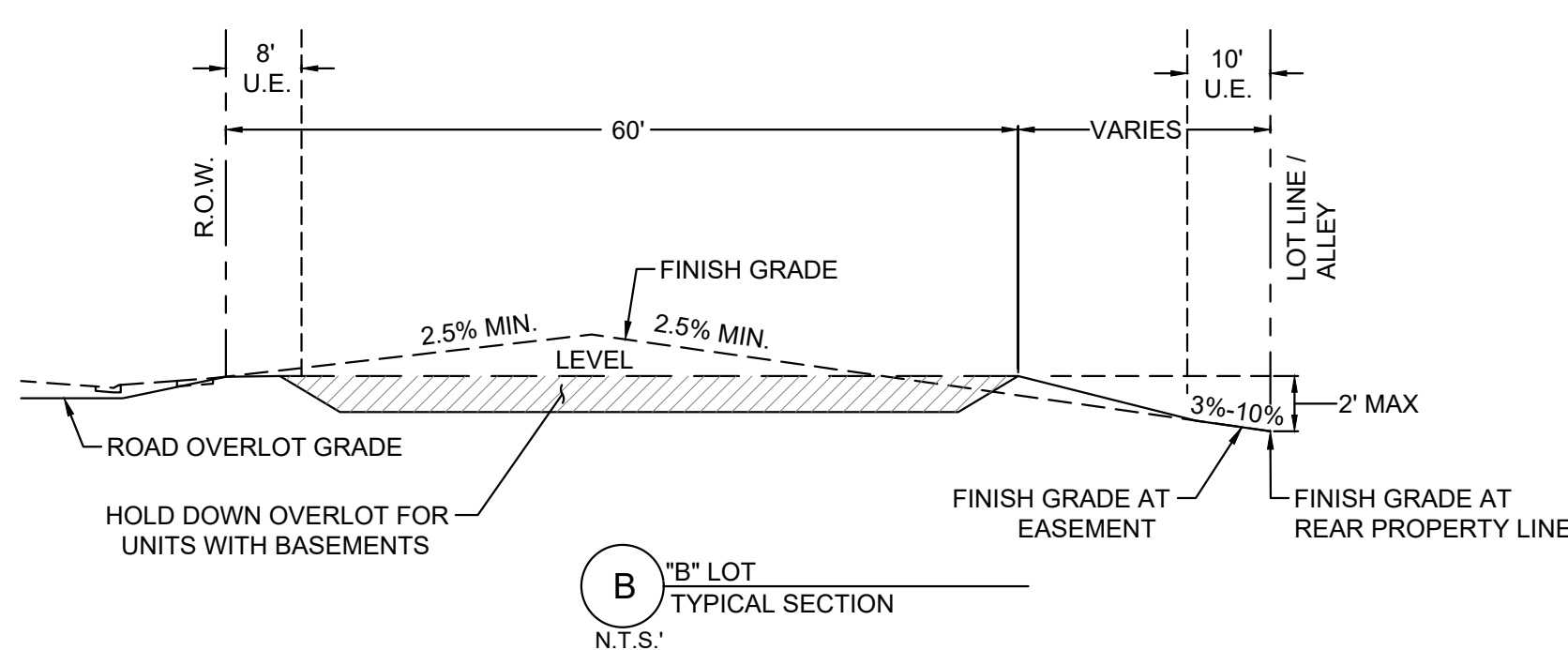
TYPICAL LOT GRADING TEMPLATES
N.T.S.



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

Lot Dimensions Table					
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



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 ENCROACH INTO ANY EASEMENT OR SETBACK.

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.

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: TYPICAL LOT SECTIONS

DATE: JUNE 2024

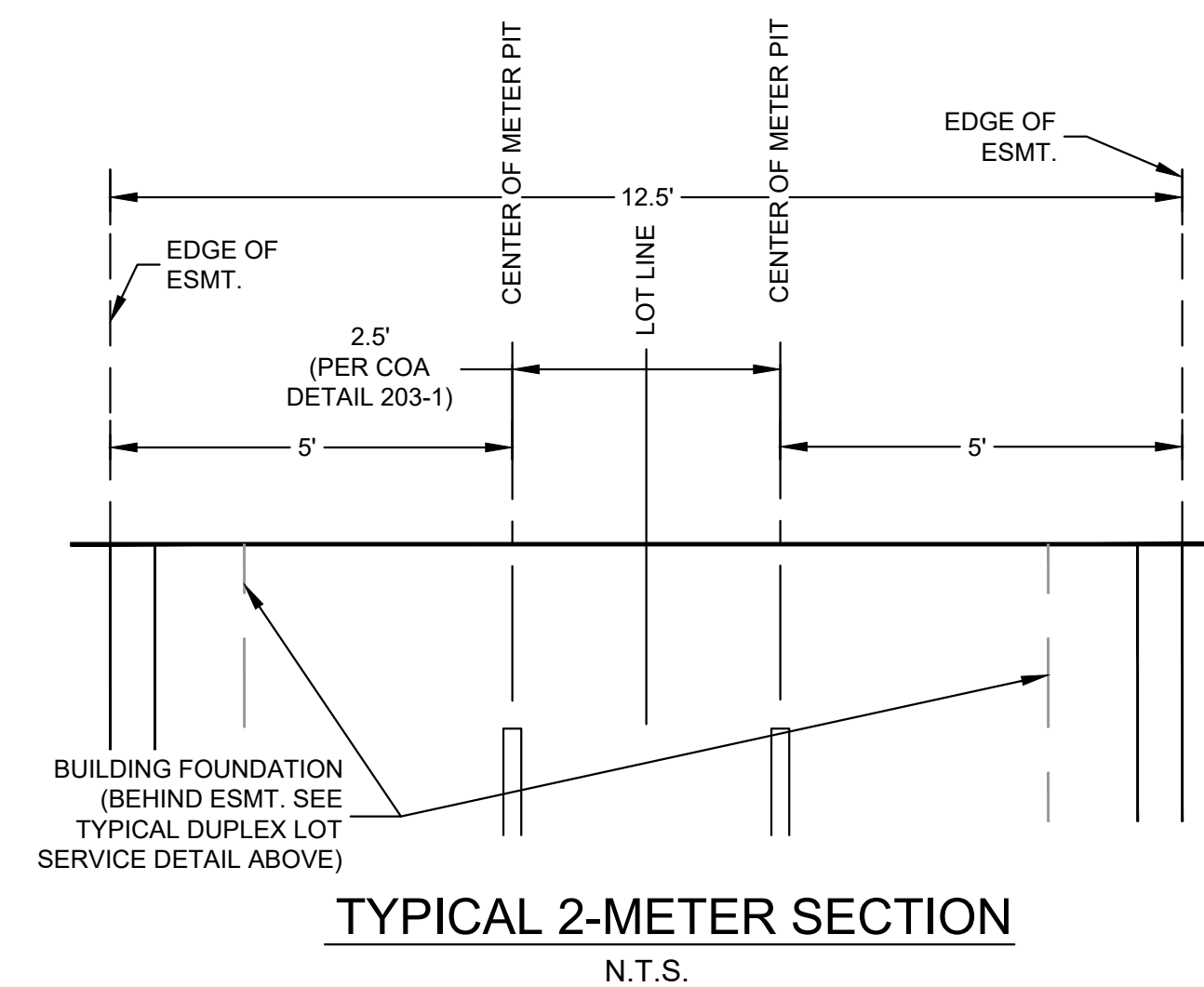
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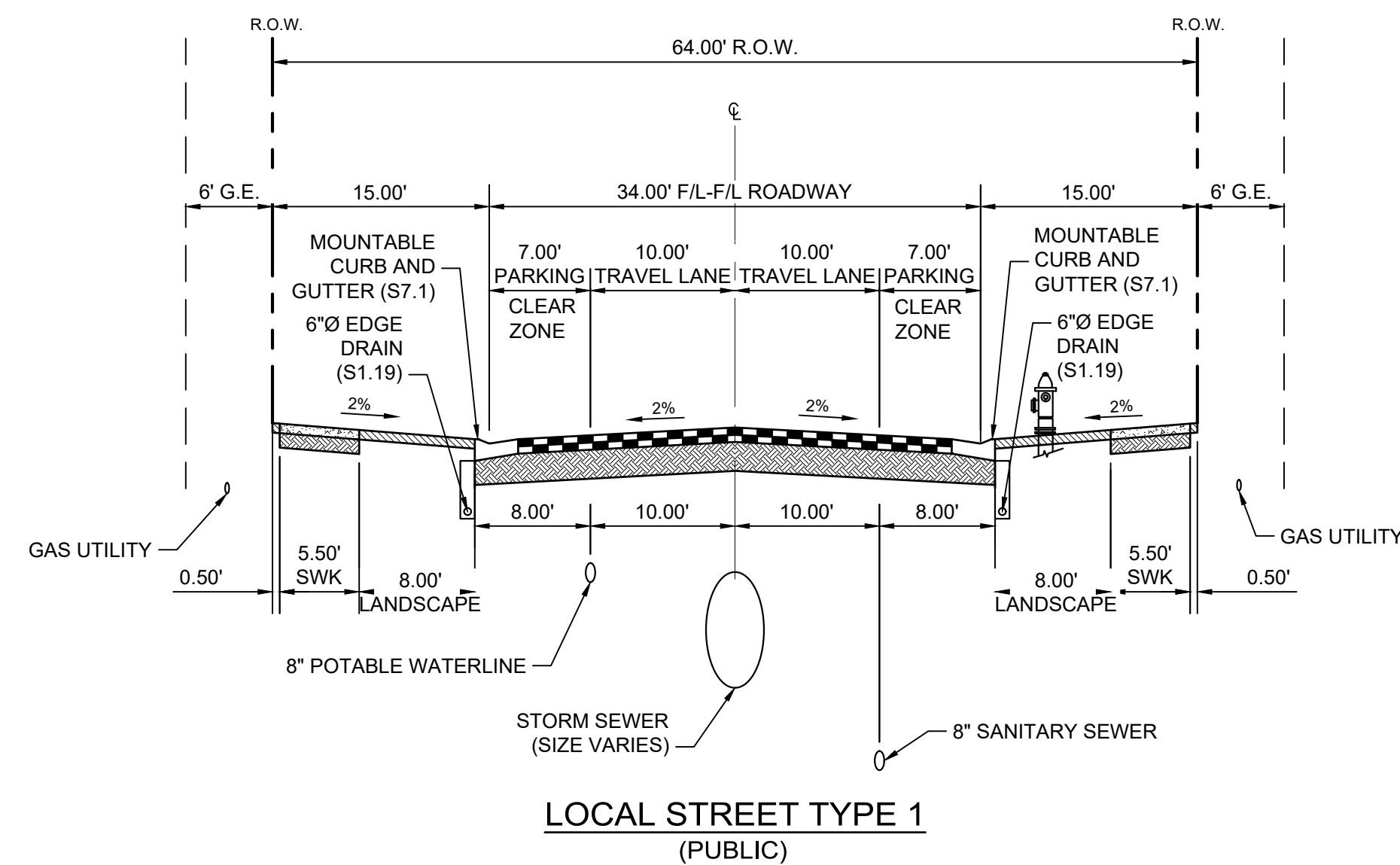
SHEET: 03 OF 40



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

Add a section for the Loop Lane

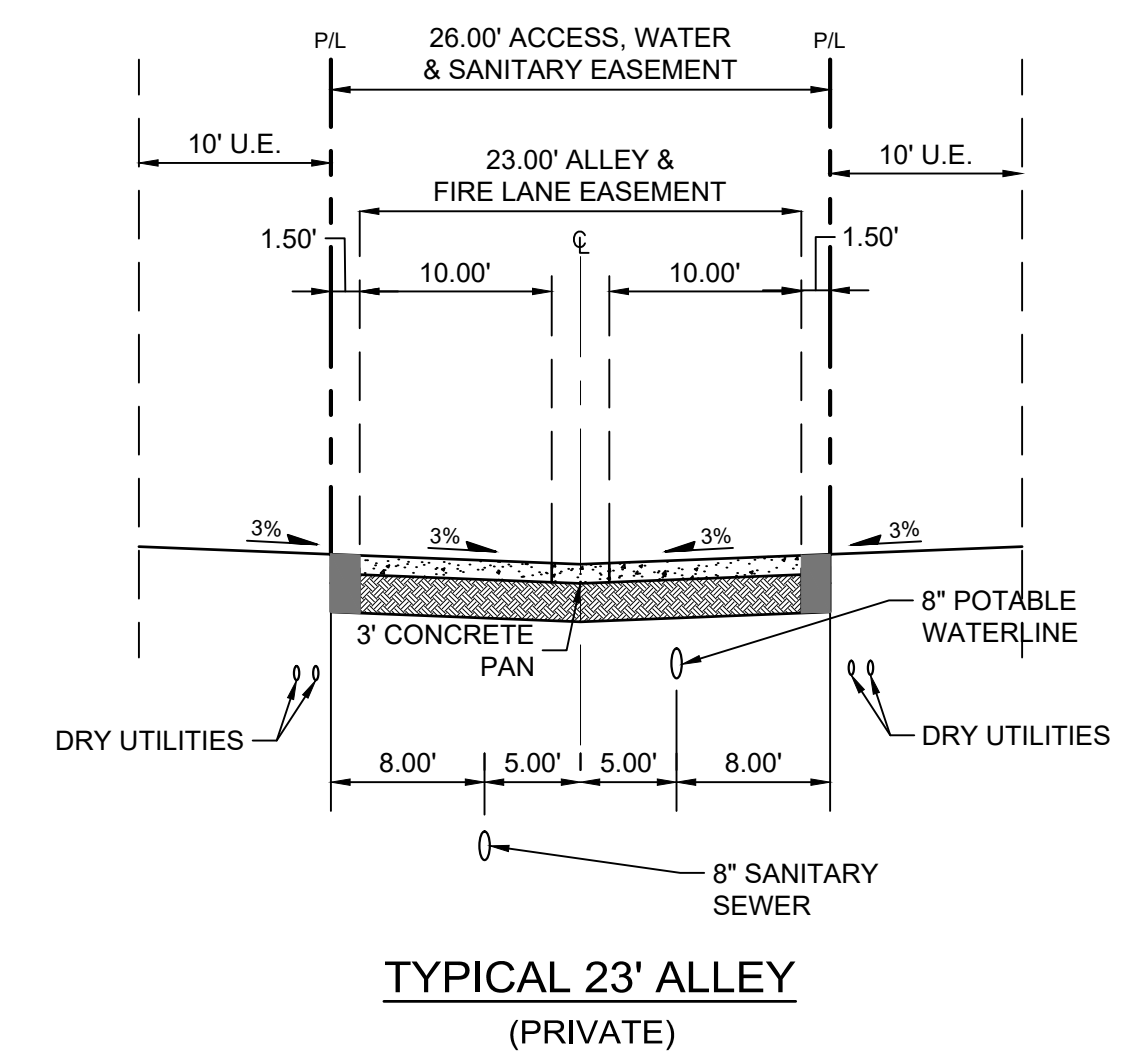
Loop lane section has been added.



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:

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SHEET: 04 OF 40

replace with plat
number

1. Total number of units shall not exceed 12,487.
2. Percentages of units are subject to the minimum/maximums as written under the FDP Urban Design Standards - Lot Standards.
3. 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 as 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.

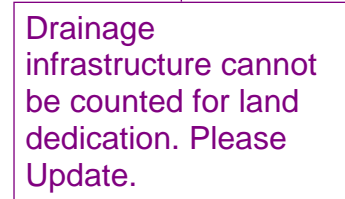
Revise Chart for clarity please separate by "village"

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

Parks, Recreation, and Open Space Tracking Chart													
				Neighborhood Park			Community Park			Open Space			
ISP No.	Site Plan No.	Filing No.	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	
1			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
1 Am 01			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.55	3.55	
	CONTEXTUAL SITE PLAN #1		1	223	0.67	0.00	-0.67	0.24	0.00	-0.24	1.74	2.37	0.63
	CONTEXTUAL SITE PLAN #2		2	599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.60	1.93
	HIGHLAND CREEK NEIGHBORHOOD PARK		3	0	0.00	7.49	7.49	0.00	0.00	0.00	0.00	0.00	0.00
	PRELIMINARY PLAT #4		4	24	0.07	0.00	-0.07	0.03	0.00	-0.03	0.19	0.00	-0.19
	PRELIMINARY PLAT #5		5	125	0.37	0.00	-0.37	0.14	0.00	-0.14	0.97	2.18	1.21
	PRELIMINARY PLAT #6		6	69	0.21	0.00	-0.21	0.08	0.00	-0.08	0.54	0.00	-0.54
	SITE PLAN #7		7	236	0.71	0.00	-0.71	0.26	0.00	-0.26	1.84	1.40	-0.44
	PRELIMINARY PLAT #8		8	461	1.38	0.00	-1.38	0.51	0.00	-0.51	3.60	1.23	-2.37
	PRELIMINARY PLAT #9		9	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	PRELIMINARY PLAT #10		10	466	1.40	0.00	-1.40	0.51	0.00	-0.51	3.64	4.12	0.48
	PRELIMINARY PLAT #11		11	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.86	9.86
	SITE PLAN #12		12	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.18	57.18
	SITE PLAN #13		13	34	0.10	0.00	-0.10	0.04	0.00	-0.04	0.27	0.00	-0.27
	SITE PLAN #14		14	578	1.73	0.00	-1.73	0.64	0.00	-0.64	4.51	4.75	0.24
	SITE PLAN #15		15	1105	3.32	0.00	-3.32	1.22	0.00	-1.22	8.62	7.79	-0.83
	SITE PLAN #16		16	723	2.17	0.00	-2.17	0.80	0.00	-0.80	5.64	3.27	-2.37
	NEIGHBORHOOD PARK #2		18	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	32ND AVENUE		19	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.35	3.35
	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-32	NORTH - AREA B	NORTH - B	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.77	2.77	
PA-34	NORTH - AREA B	NORTH - B	408	1.22	0.00	-1.22	0.45	0.00	-0.45	3.18	6.62	3.44	
PA-35	NORTH - AREA B	NORTH - B	686	2.06	0.00	-2.06	0.75	0.00	-0.75	5.35	6.10	0.75	
PA-39	NORTH - AREA C	NORTH - C	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.56	7.56	
PA-40	NORTH - AREA C	NORTH - C	933	2.80	0.00	-2.80	1.03	0.00	-1.03	7.28	7.09	-0.18	
PA-44	NORTH - AREA C	NORTH - C	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.92	3.92	
PA-46	NORTH - AREA C	NORTH - C	1238	3.71	0.00	-3.71	1.36	0.00	-1.36	9.65	12.06	2.40	
PA-58	NEIGHBORHOOD PARK #3		0	0.00	6.87	6.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PA-65.2 & 65.3	LENNAR PHASE 1		599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.91	2.24	
		Totals	10836	32.51	18.82	-13.69	11.92	0.00	-11.92	84.52	203.44	118.92	







Community Population Tracking Chart			
Filing	Site Plan	Population	
1	CONTEXTUAL SITE PLAN #1		223
2	CONTEXTUAL SITE PLAN #2		599
3	HIGHLAND CREEK NEIGHBORHOOD PARK		0
4	PRELIMINARY PLAT #4		124
5	PRELIMINARY PLAT #5		25
6	PRELIMINARY PLAT #6		0
7	SITE PLAN #7		236
8	PRELIMINARY PLAT #8		461
9	PRELIMINARY PLAT #9		0
10	PRELIMINARY PLAT #10		466
11	PRELIMINARY PLAT #11		0
12	SITE PLAN #12		0
13	SITE PLAN #13		34
14	SITE PLAN #14		578
15	SITE PLAN #15		1105
16	SITE PLAN #16		723
18	NEIGHBORHOOD PARK #2		0
19	32ND AVENUE		0
25	SITE PLAN #25		0
PA-4	NORTH - AREA A		355
PA-5	NORTH - AREA A		379
PA-6	NORTH - AREA A		443
PA-12	NORTH - AREA A		0
PA-13	NORTH - AREA A		281
PA-29	NORTH - AREA B		432
PA-34	NORTH - AREA B		445
PA-35	NORTH - AREA B		408
PA-40	NORTH - AREA C		1373
PA-46	NORTH - AREA C		933
PA-58	SUNSET PARK		0
PA-65.2 & 65.3	LENNAR PHASE 1		7148
Total			16839

* Open Space credit is calculated at 50% due to detention.



KEY MAP
SCALE: 1" = 200'

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)
-  OPEN SPACE TRACTS (DEDICATED)

THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1

TITLE: CSP TRACKING CHART

DATE: JUNE 2024

PREPARED BY: _____



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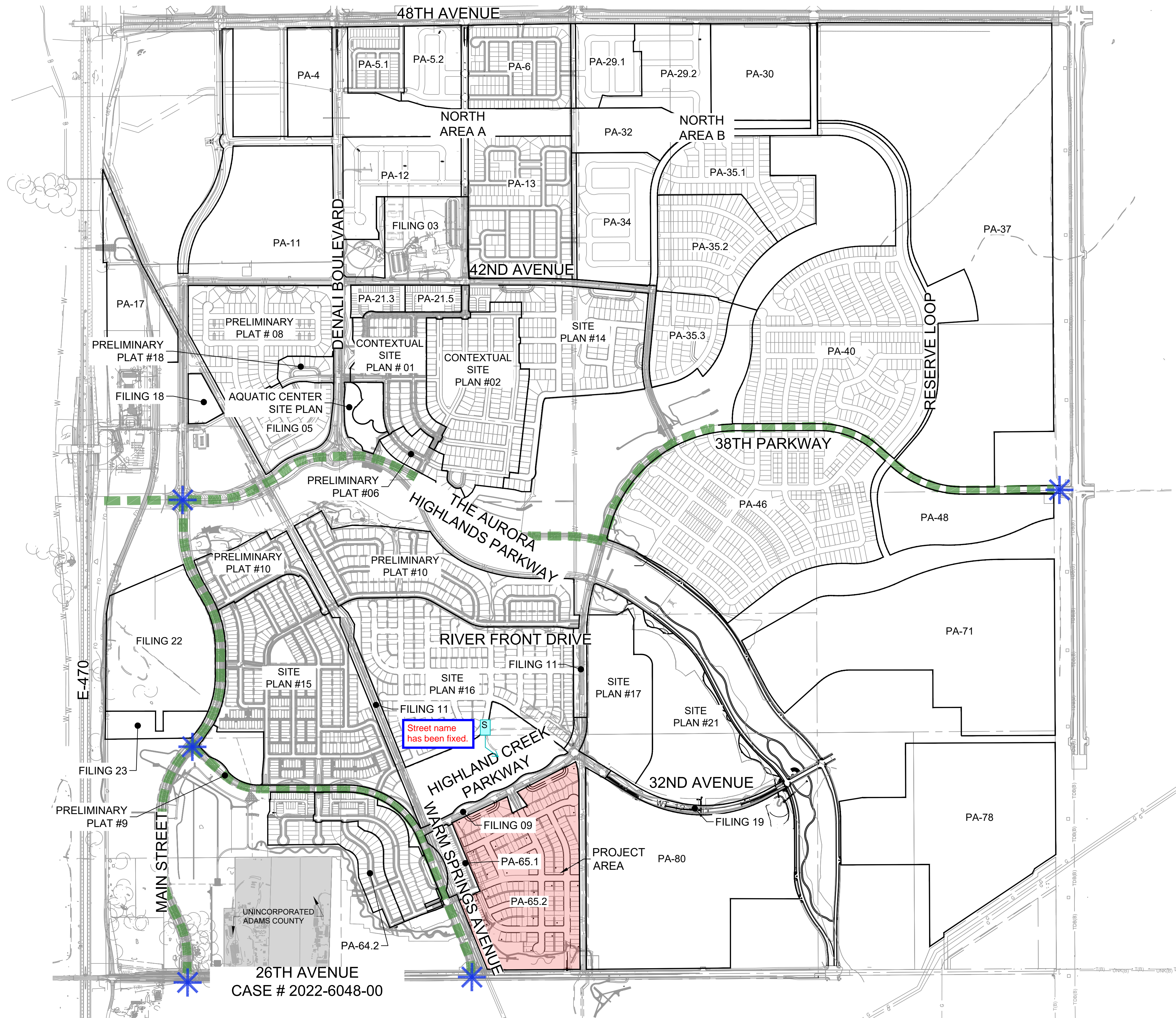
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REQUIRED INFRASTRUCTURE NOTES:

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:

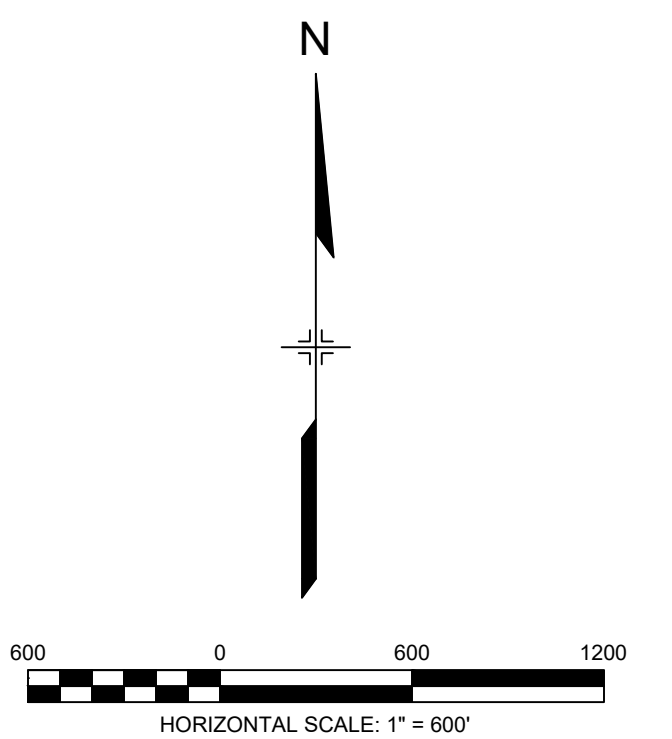
- WATER:**
1. ONSITE AND REQUIRED OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- SANITARY SEWER:**
1. ONSITE AND REQUIRED OFFSITE INFRASTRUCTURE INITIALLY ACCEPTED BY CITY
- STORM DRAINAGE:**
1. OFFSITE INFRASTRUCTURE:
 - REGIONAL DETENTION AND WATER QUALITY FACILITIES LOCATED DOWNSTREAM OF SITE.
- 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

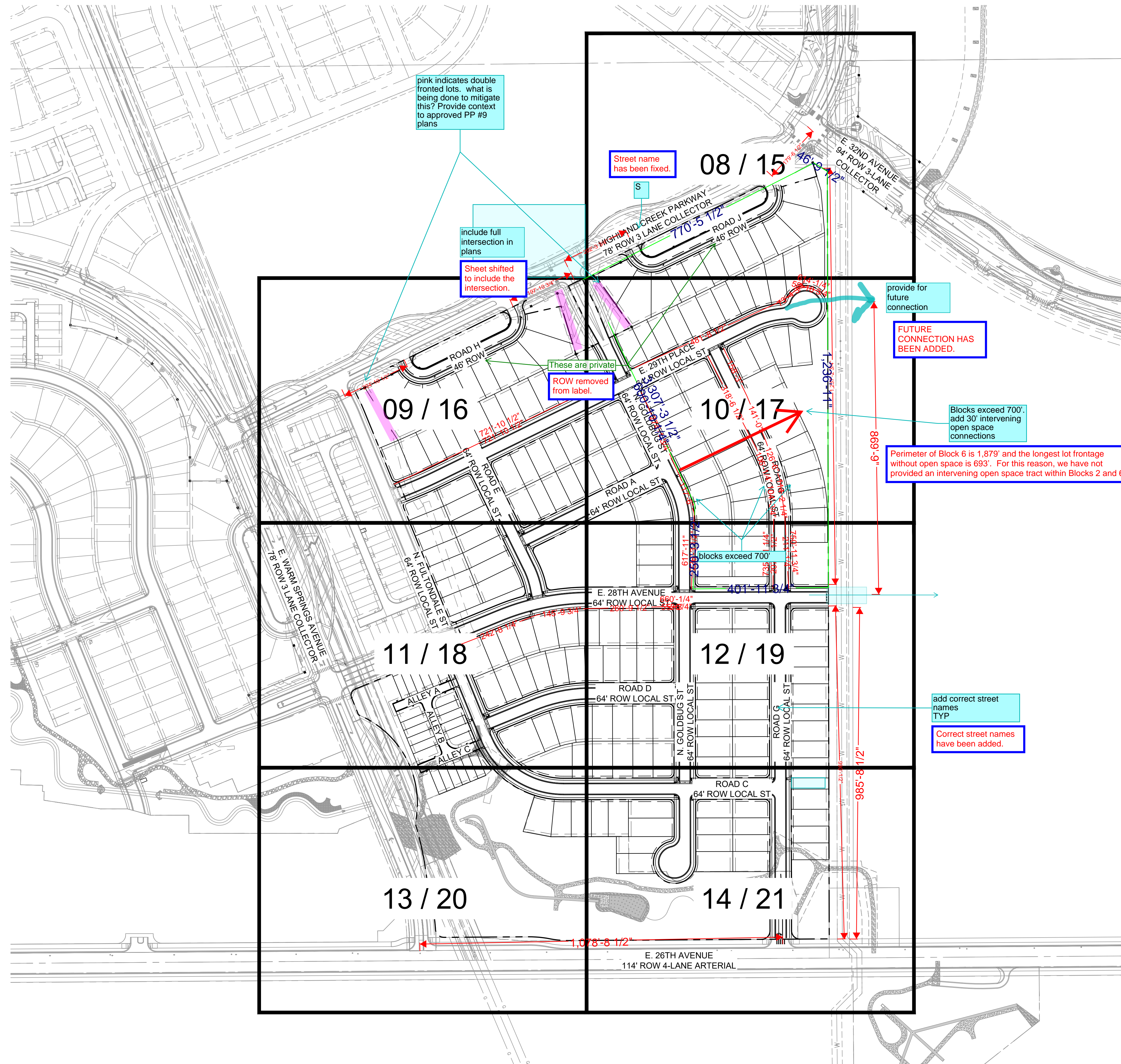
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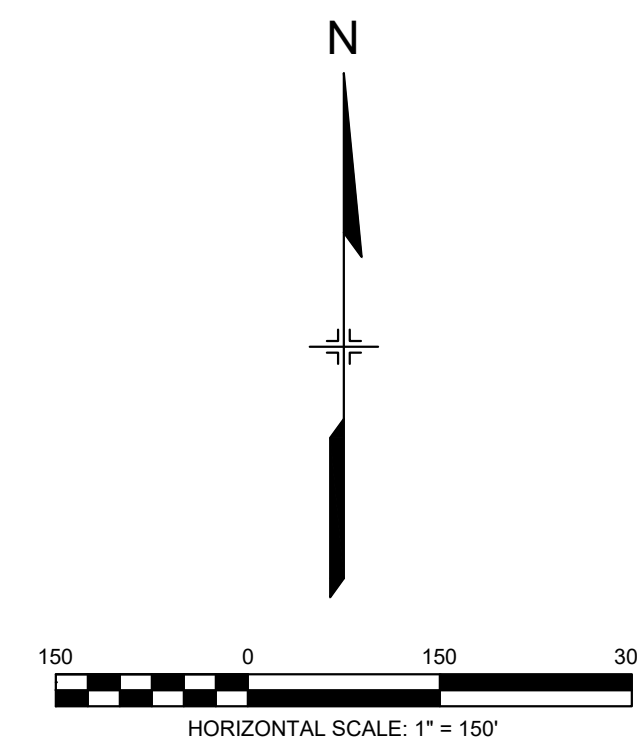


Max block length = 700'
perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet, to
Provide connectivity for development to the east.
Lots shall not back up to local street

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.

add correct street names
TYP
Correct street names
have been added.



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: PLAN INDEX

DATE: JUNE 2024

PREPARED BY:

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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-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.

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

Make sure easement names match the plat and vice versa. (Typical)

show, label and dimension all adjacent sidewalks. TYP all sheets.

All adjacent sidewalks dimensioned and labeled.

Mail kiosks locations have been revised so that they are not located on collectors.

check with traffic, kiosks are typically not recommended on a collector. They would be better located on the loop lane.

Sight triangles adjusted to be even with the stop signs.

move up to be even with stop sign

This denotes the sign as an existing sign. "EX" added to signage keynotes.

Is 'EX' street name signs? Not in Signage Keynotes

Plat calls for proposed?

This is an existing easement from filing 9.

Point of Intersection Sight Triangle needs to be aligned with STOP sign

Sight triangles adjusted to be even with the stop signs.

All adjacent sidewalks dimensioned and labeled.

show, label and dimension all adjacent sidewalks. TYP all sheets.

include full intersection in plans

Viewport has been shifted to include the intersection in plans.

MATCHLINE - SEE SHEET 10

Label Fire Lane Easement?

Fire lane easement has been labeled.

What are 'EX' and '7'? Neither in Keynotes

Keynote changed to 6. "EX" denotes the sign as an existing sign.

CORRECTED.

Tract N
TAH Filing No. 9
Rec. No. ###

Label added to plan.

dimension?
Dimension added.

Sign removed.
remove sign

label sidewalk easement

Easement labeled.

is this the ROW line?
fix alignment and/or show sidewalk easement

is any fencing included in TAH PP #9? Show and label.

Proposed fencing is shown in the legend.

provide a section for the loop lane

Section for loop lanes has been provided.

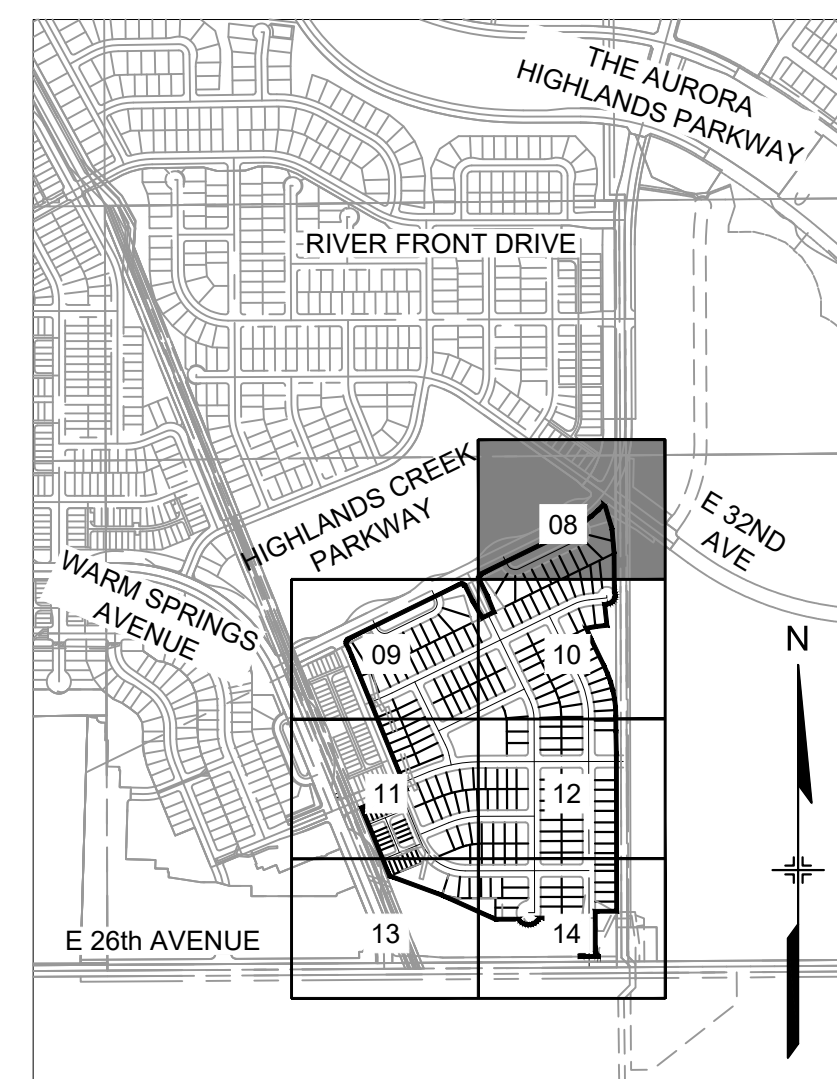
Tract O?
Label added to plan.

This is private, there is no ROW
ROW label removed from plan.

Labels added.

21?

22?

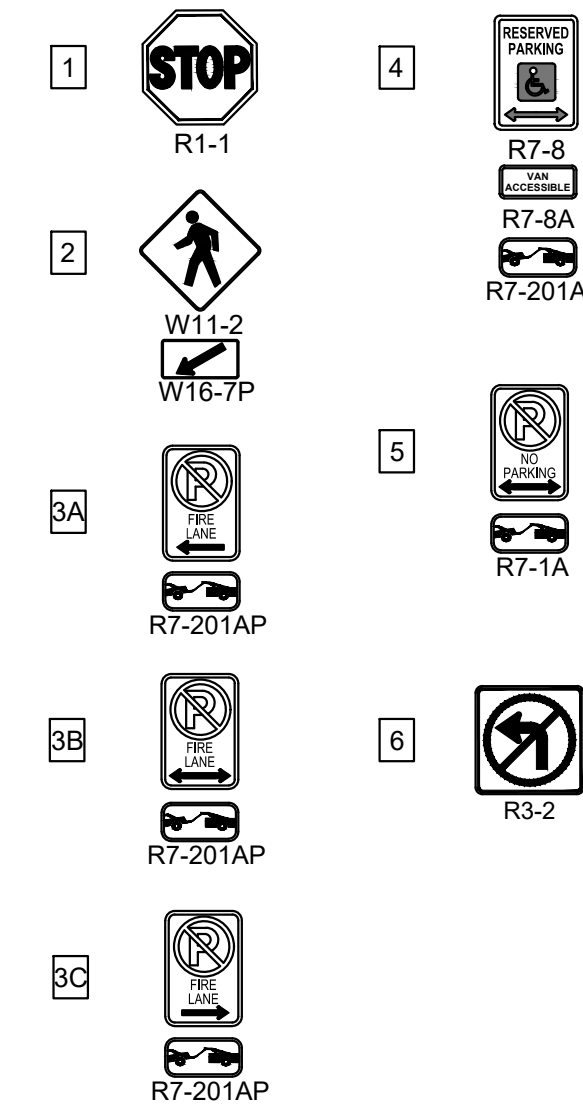


KEY MAP
SCALE: 1" = 1000'

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 01

DATE: JUNE 2024

PREPARED BY:

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 www.matrixdesigngroup.com



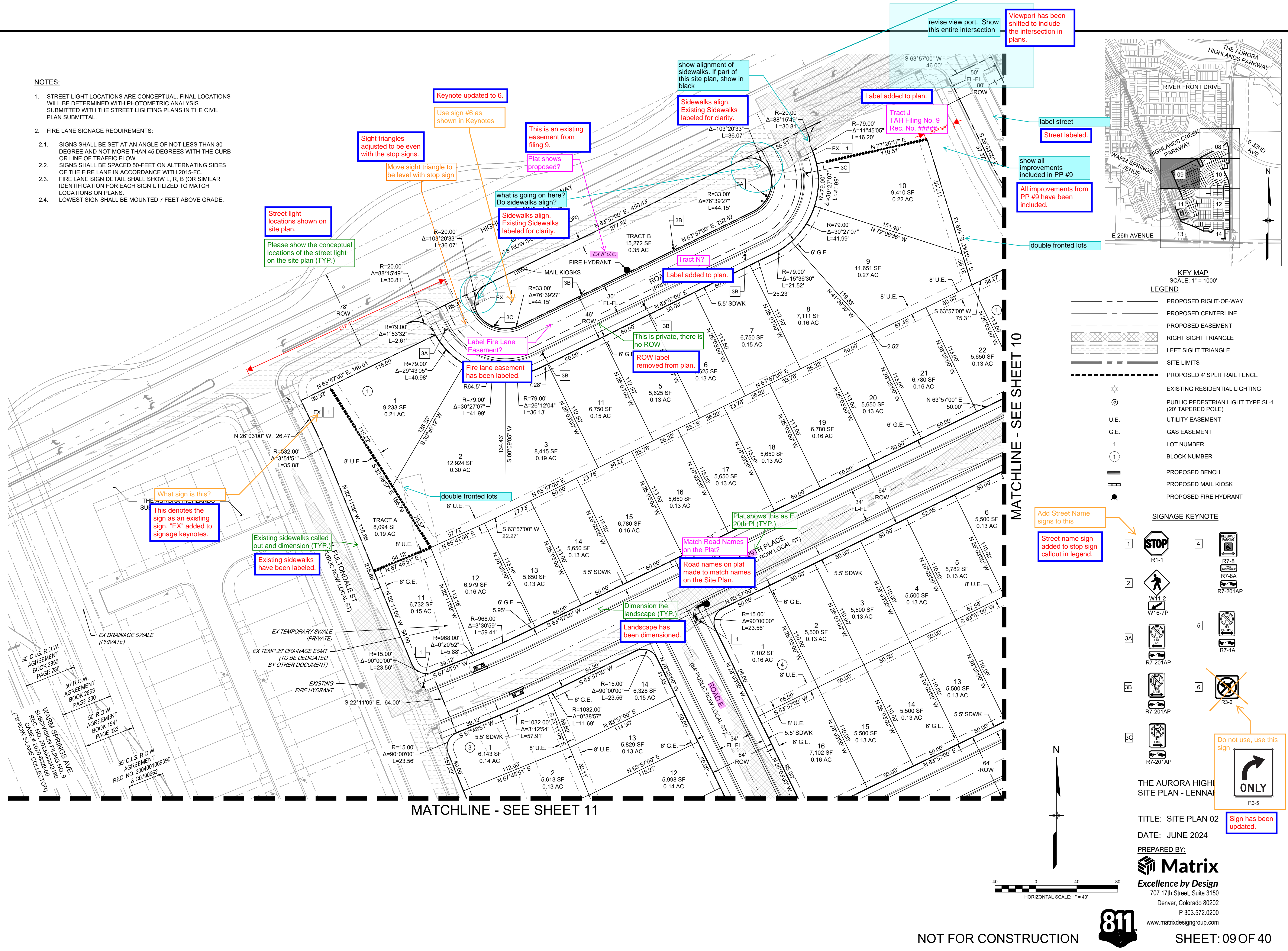
HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION

SHEET: 08 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-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.



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.

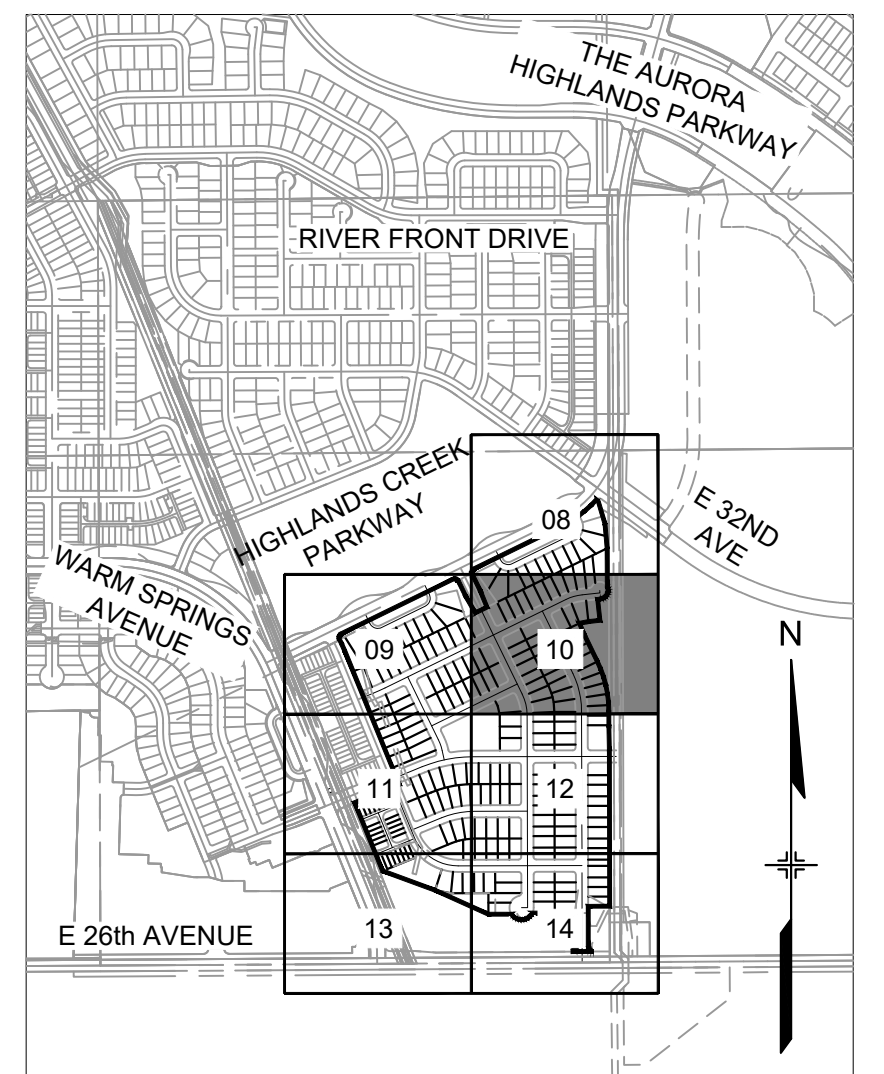
Easement labeled and trimmed.
Label Easement & if U.E. trim out of exclusive G.E.?

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

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

NOTES:

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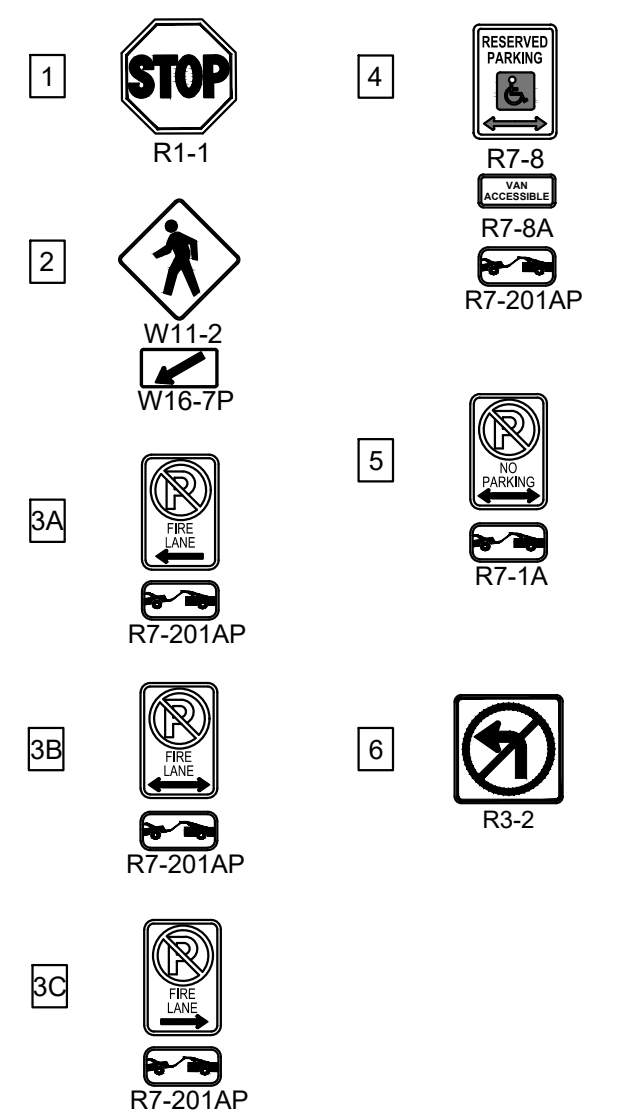


KEY MAP
SCALE: 1" = 100'

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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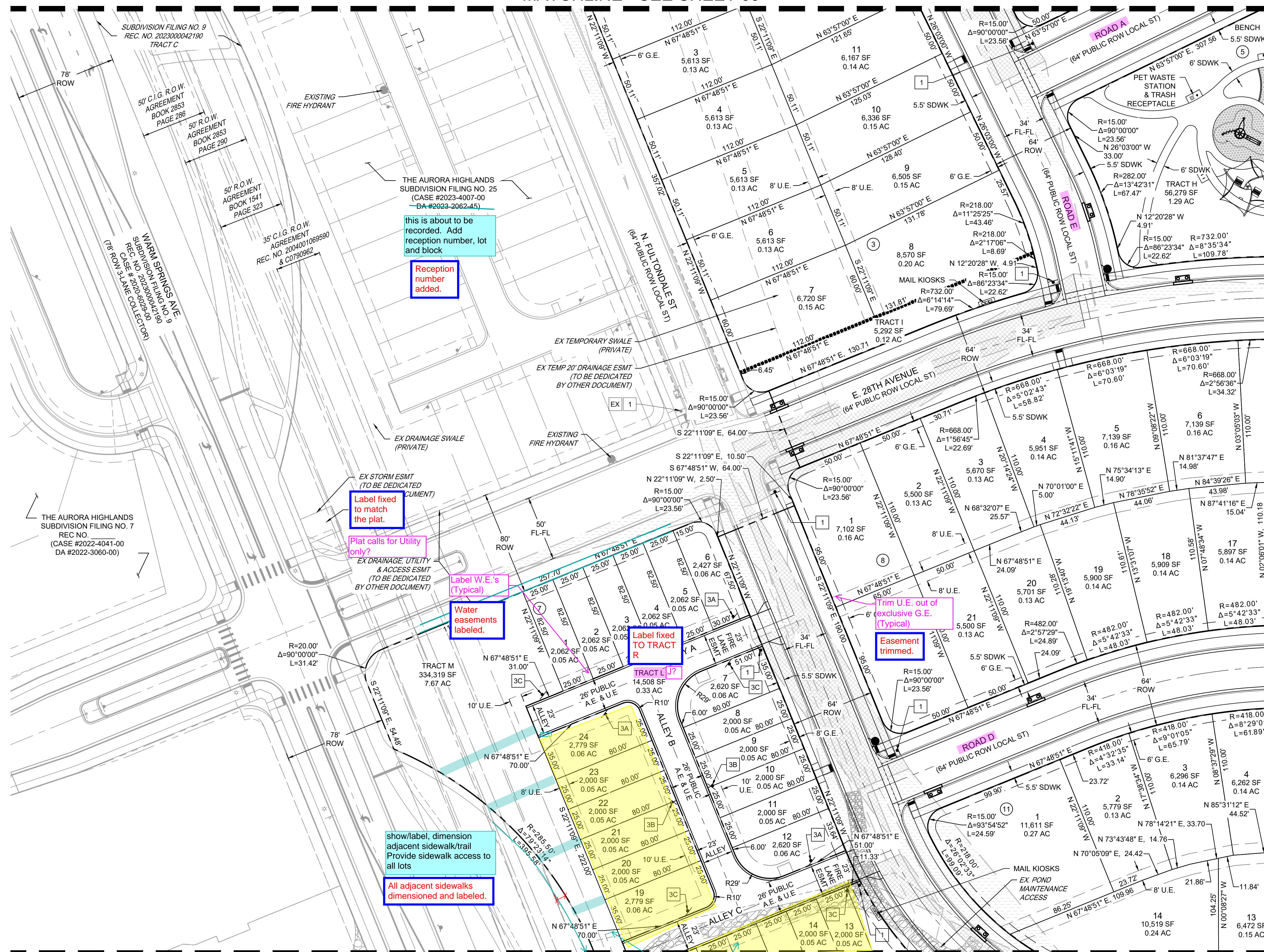
HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION



SHEET: 10 OF 40

MATCHLINE - SEE SHEET 09



MATCHLINE - SEE SHEET 13

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:

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.
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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.



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

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HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION

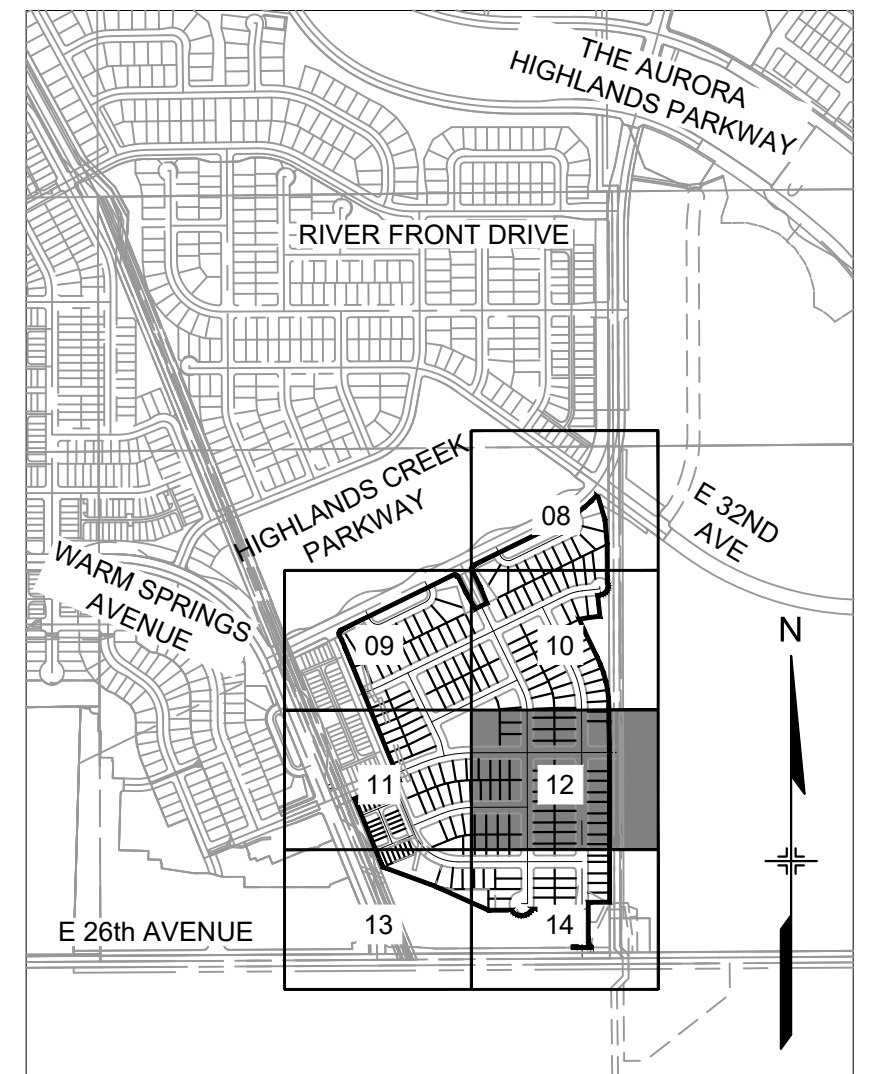
811

SHEET: 11 OF 40

MATCHLINE - SEE SHEET 10

NOTES:

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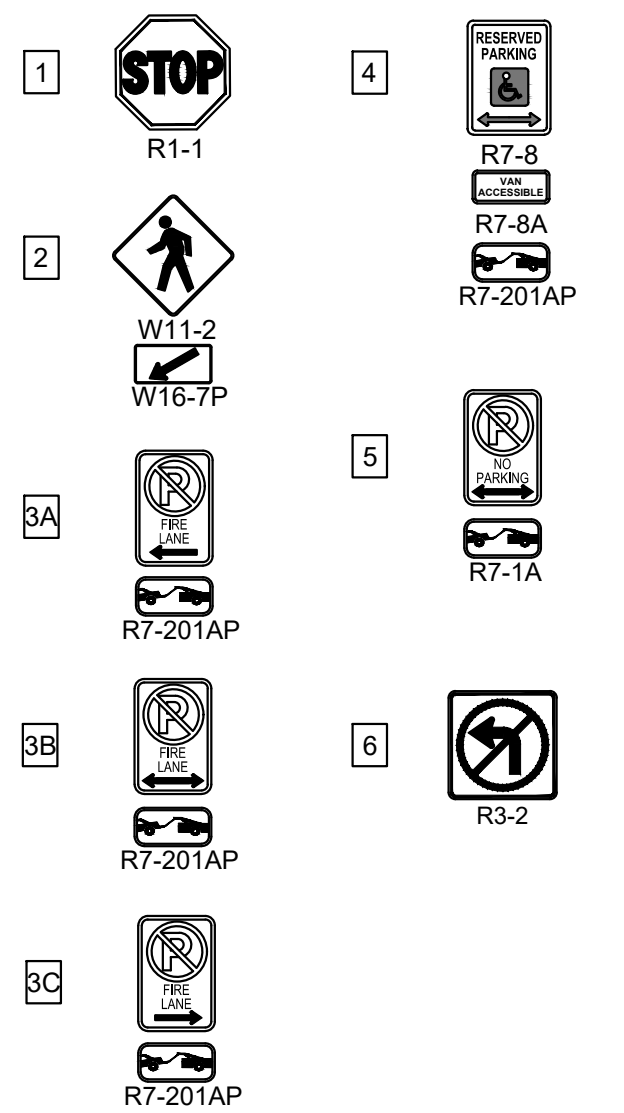


KEY MAP
SCALE: 1" = 100'

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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SHEET: 12 OF 40

NOT FOR CONSTRUCTION

too small. TYP

Block text size has
been increased.

HORIZONTAL SCALE: 1" = 40'

MATCHLINE - SEE SHEET 11

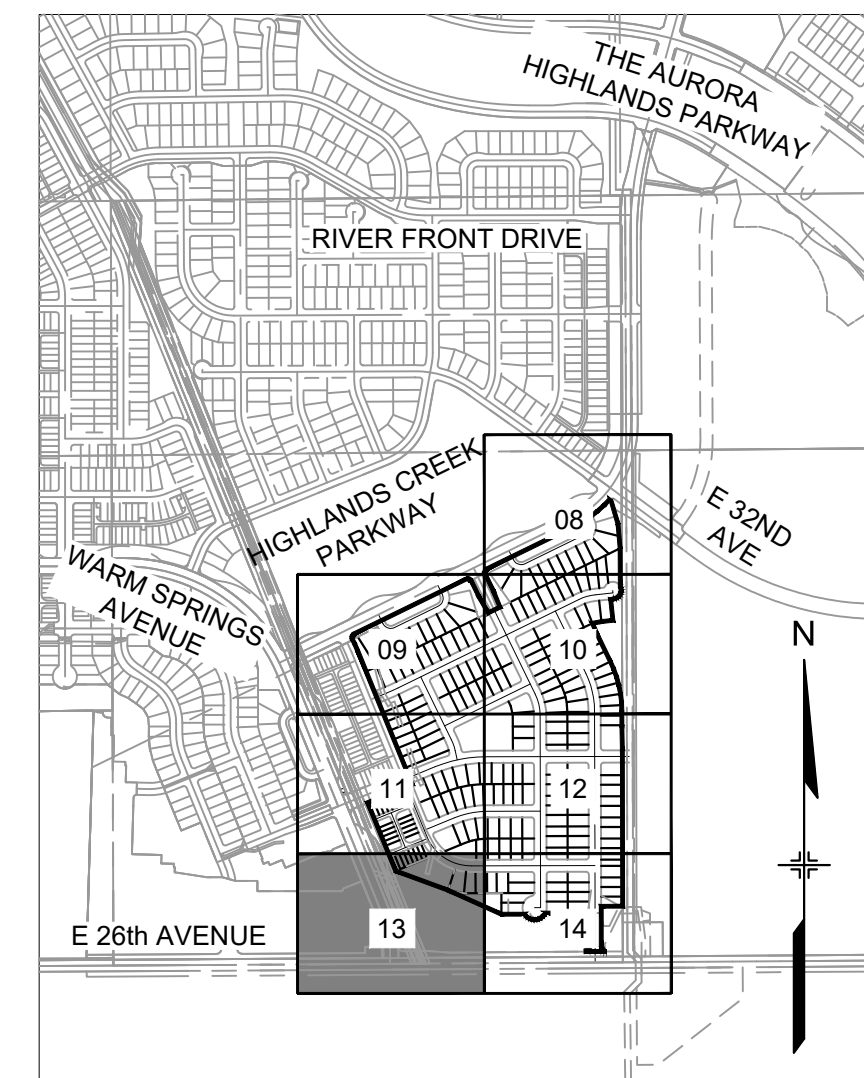
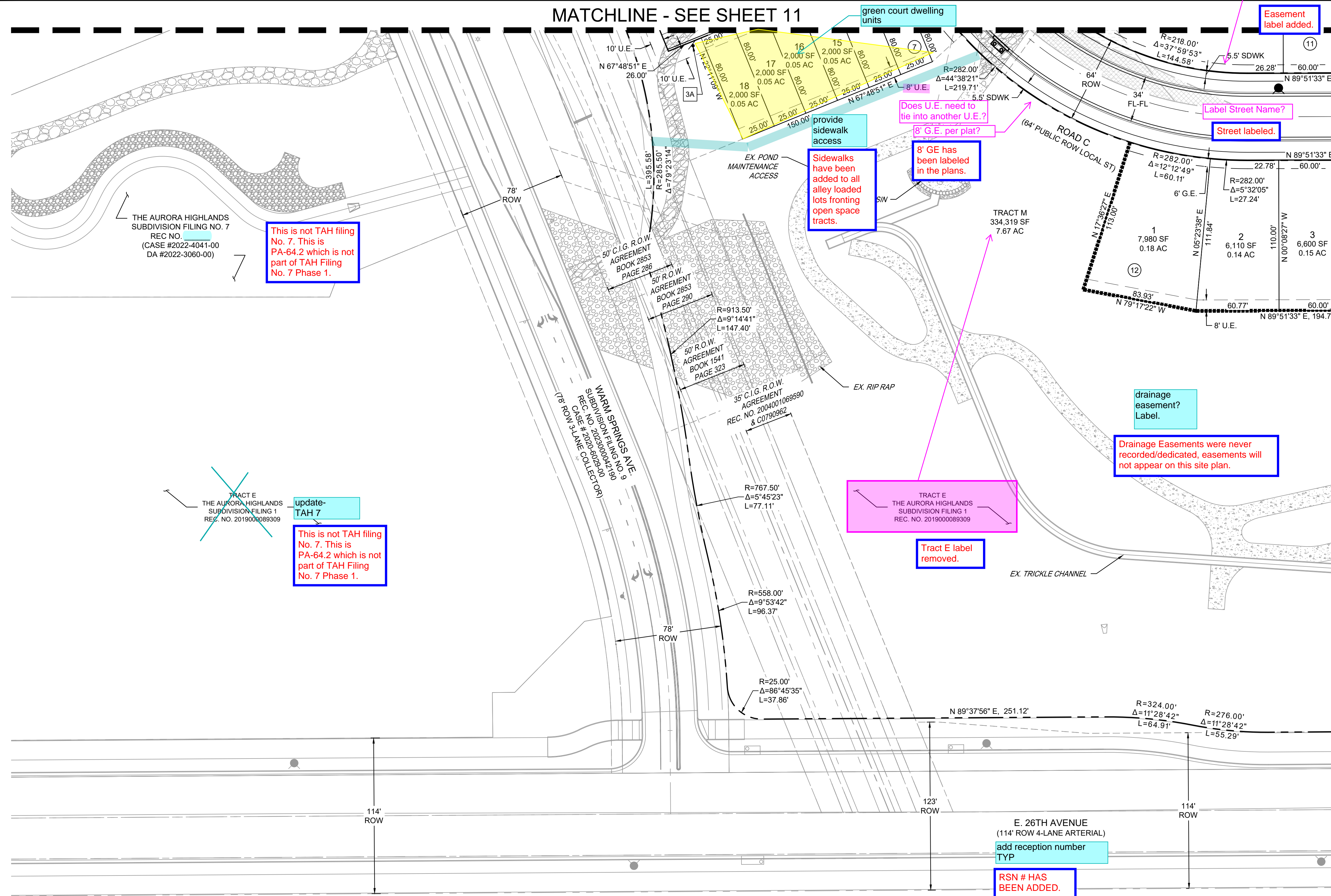
MATCHLINE - SEE SHEET 14

will there be bollards
in the interim?

There will be type
3 barricades
during the interim.

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

Easement
trimmed.



KEY MAP
SCALE: 1" = 100'

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		7-8	
3A		7-8A	
3B		7-1A	
3C		6	

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 06

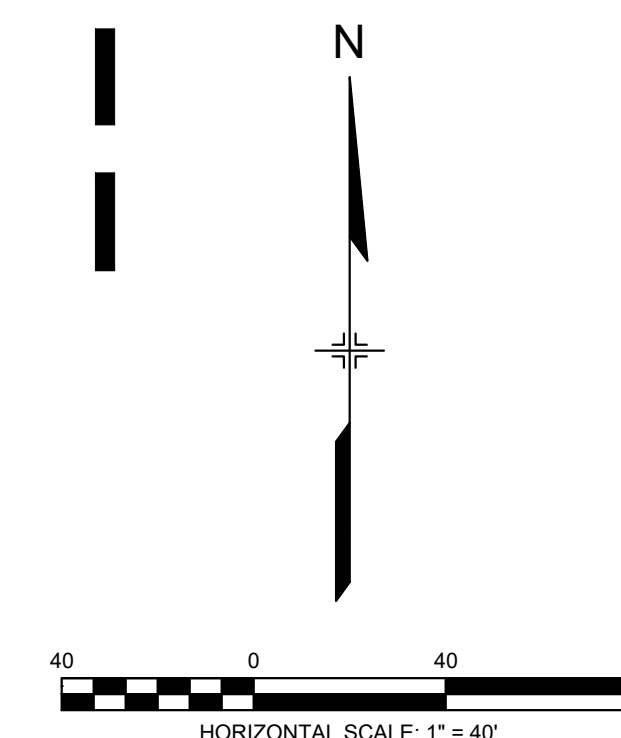
DATE: JUNE 2024

PREPARED BY:

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P 303.572.0200
www.matrixdesigngroup.com

NOTES:

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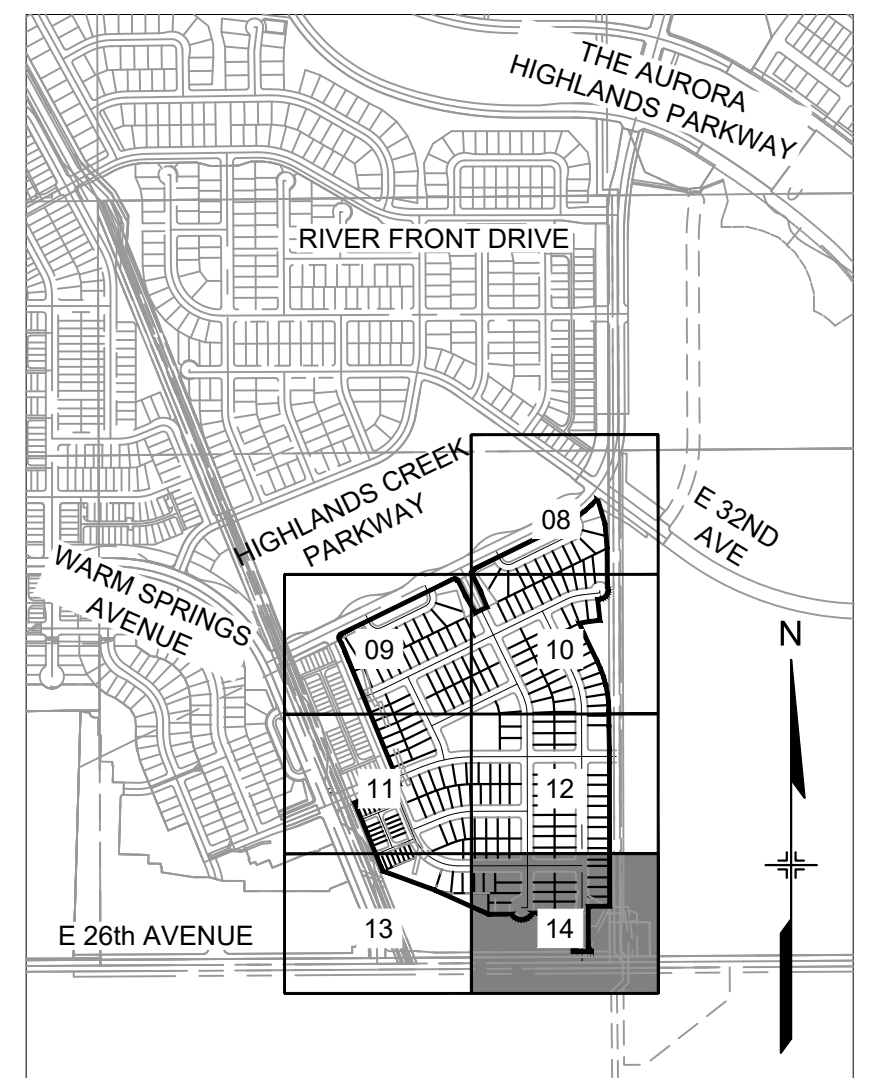


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SHEET: 13 OF 40

MATCHLINE - SEE SHEET 12

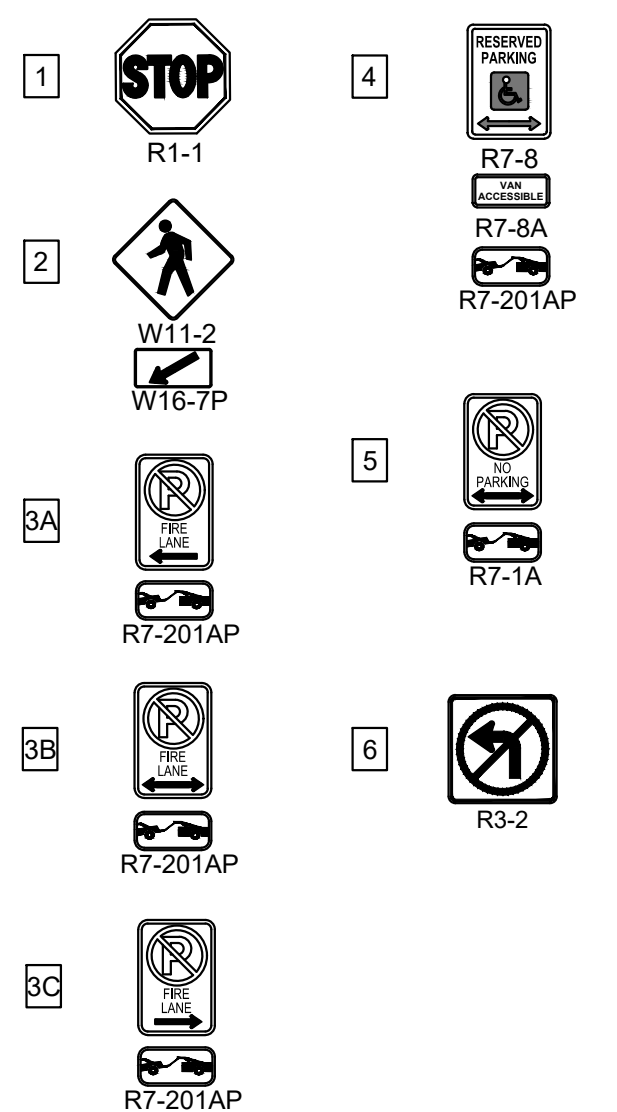


KEY MAP
SCALE: 1" = 1000'

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)
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- 1 LOT NUMBER
- ① BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE KEYNOTE



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 07

DATE: JUNE 2024

PREPARED BY:

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40 40.00 ft 80
HORIZONTAL SCALE: 1" = 40'



NOT FOR CONSTRUCTION

SHEET: 14 OF 40

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.
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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.

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
R3-7

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.

Match the Plat Tract Names. (Typical)

Label matches the plat; TRACT J

TO BE REMOVE D* added to callouts

to be removed?

Label matches the plat; TRACT K

add reception number TYP all existing easements

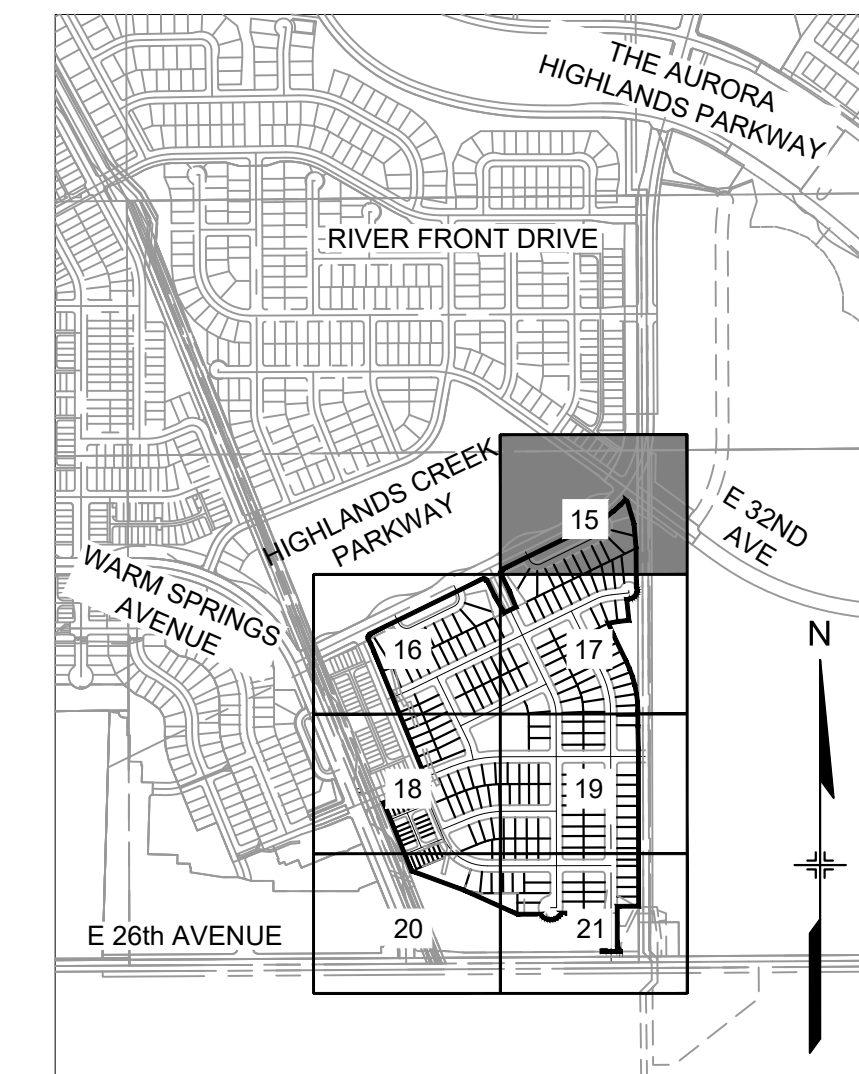
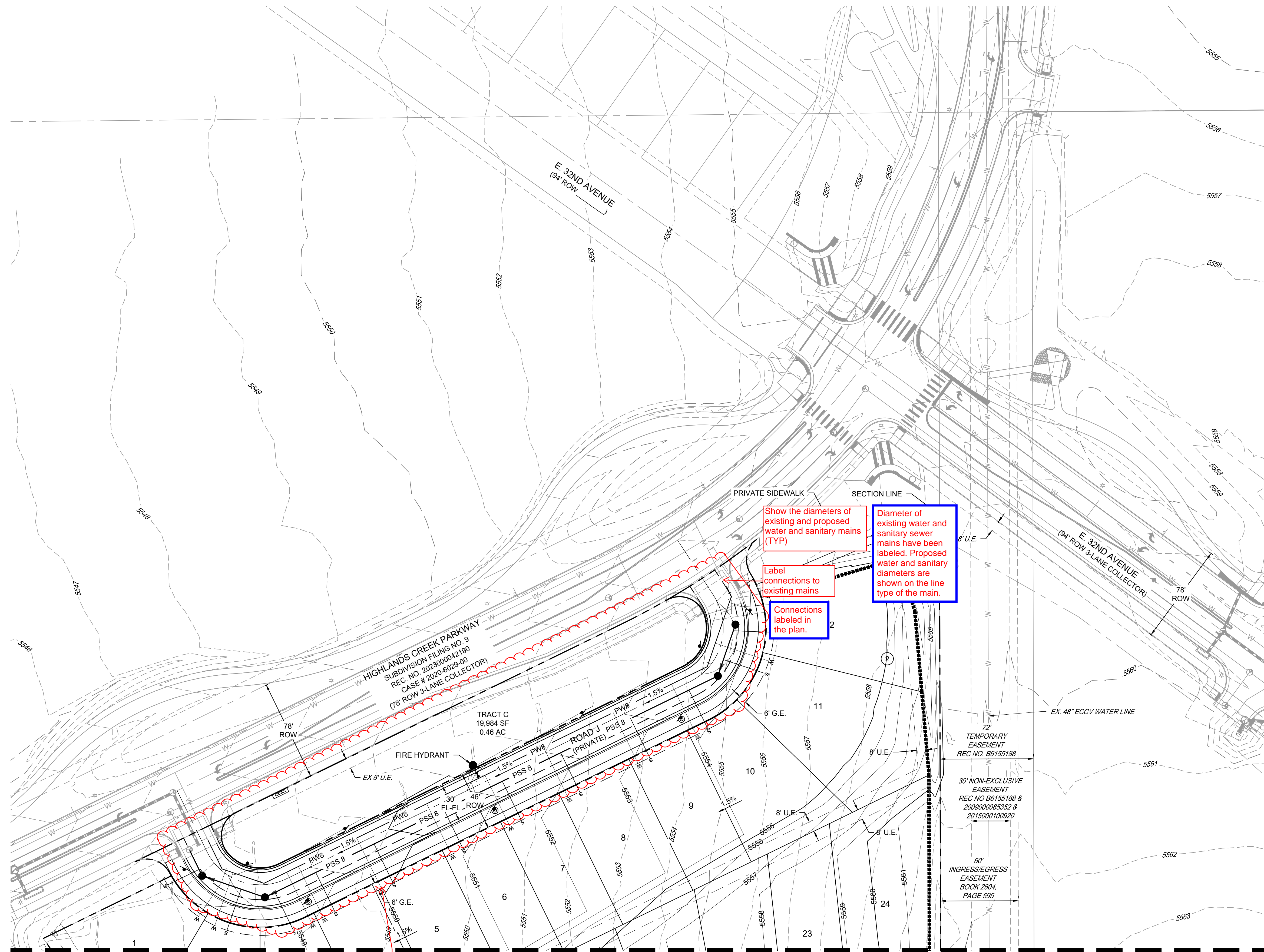
will any of this drainage easement be vacated?

add reception number TYP all existing easements

Easement trimmed.

E 27TH AVE. STREET NAME HAS BEEN ADDED.

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



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.

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

Provide water and sanitary easements within this private

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

Label connections to existing mains

Connections labeled in the plan.

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.

MATCHLINE - SEE SHEET 17

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 01

DATE: JUNE 2024

PREPARED BY:

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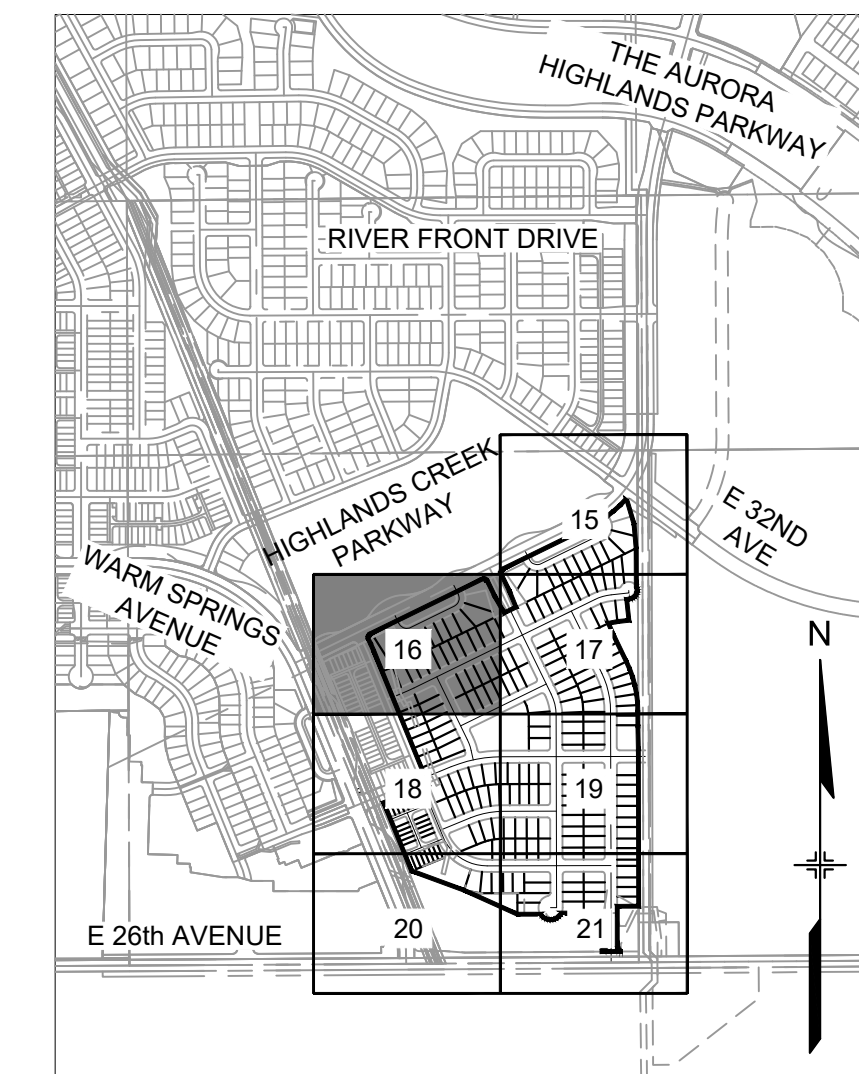
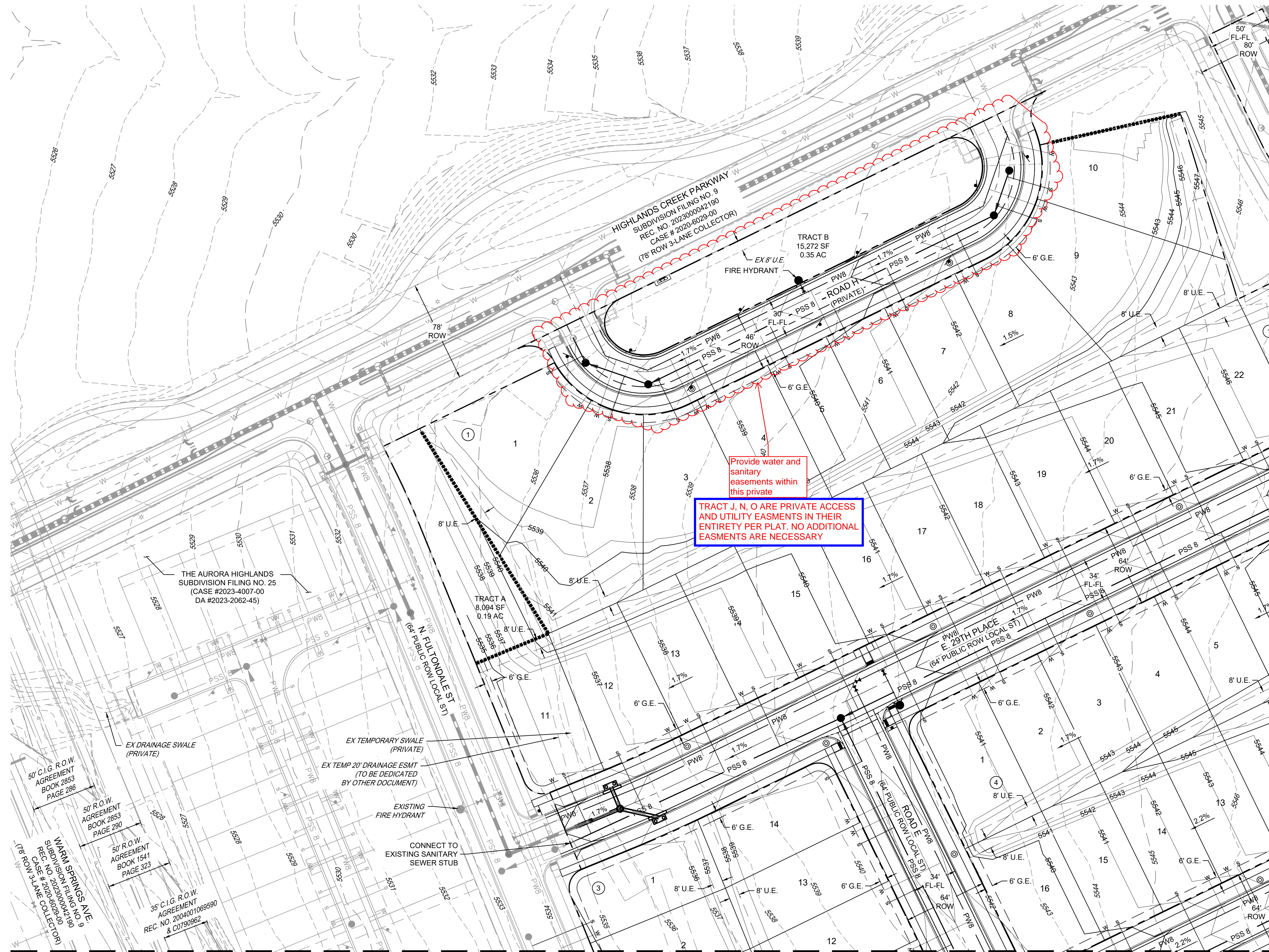
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40 0 40 80
HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION

811

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
	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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4. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 02

DATE: JUNE 2024

PREPARED BY:

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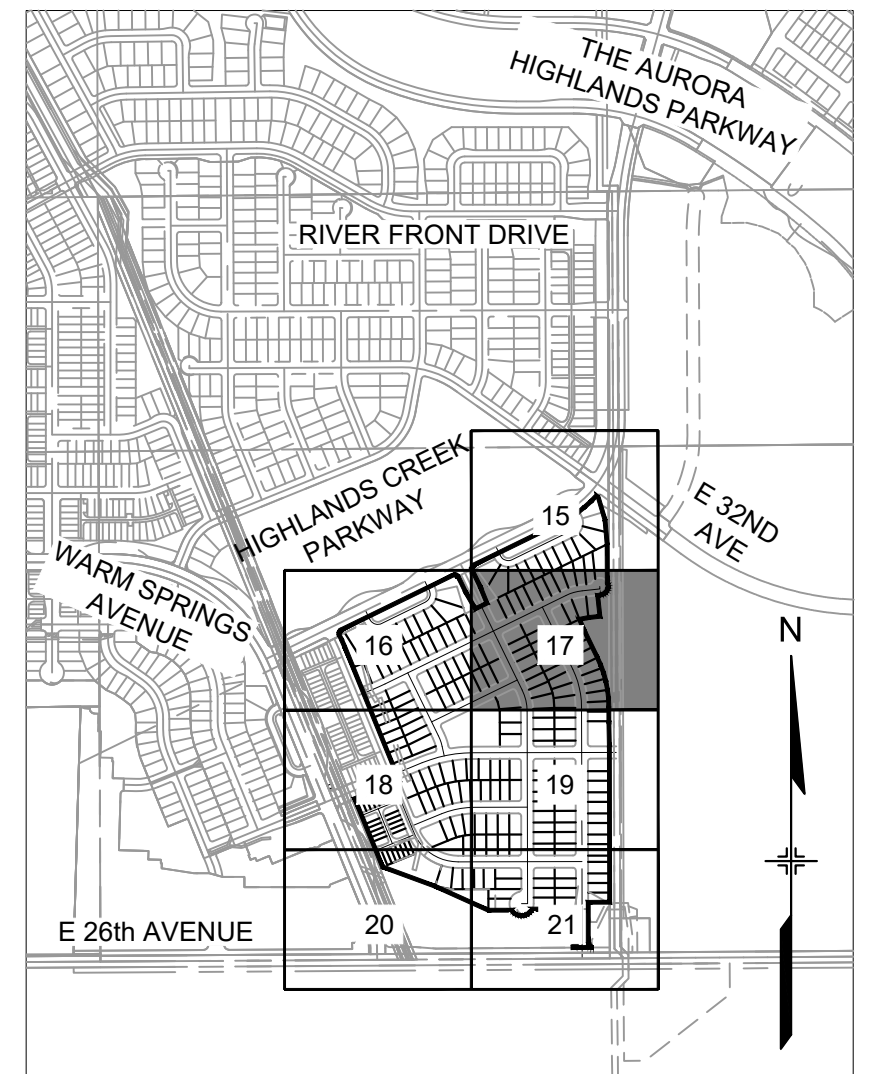
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SHEET: 16 OF 40

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 19



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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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.

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 03

DATE: JUNE 2024

PREPARED BY:

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Excellence by Design

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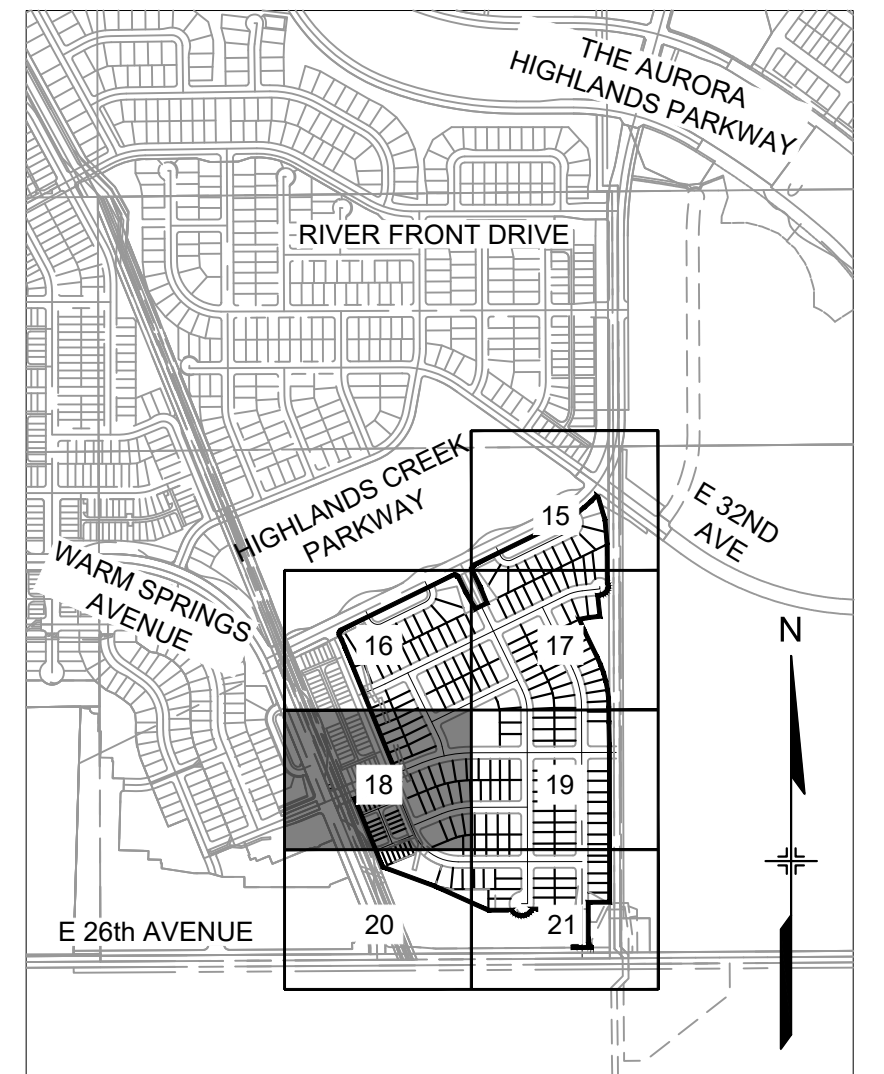


40 0 40 80
HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION

SHEET: 17 OF 40

MATCHLINE - SEE SHEET 20



LEGEND

NOTES:

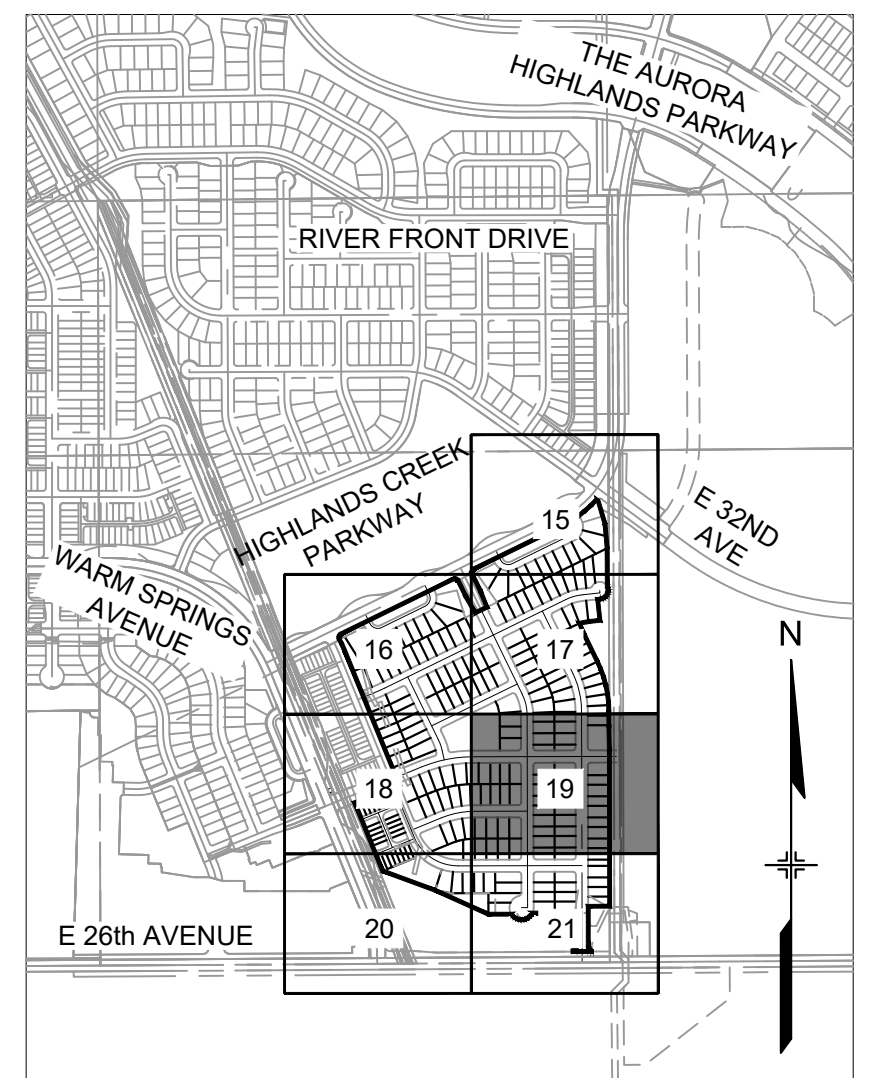
-

SHEET: 18 OF 40

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 21



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.

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 05

DATE: JUNE 2024

PREPARED BY:

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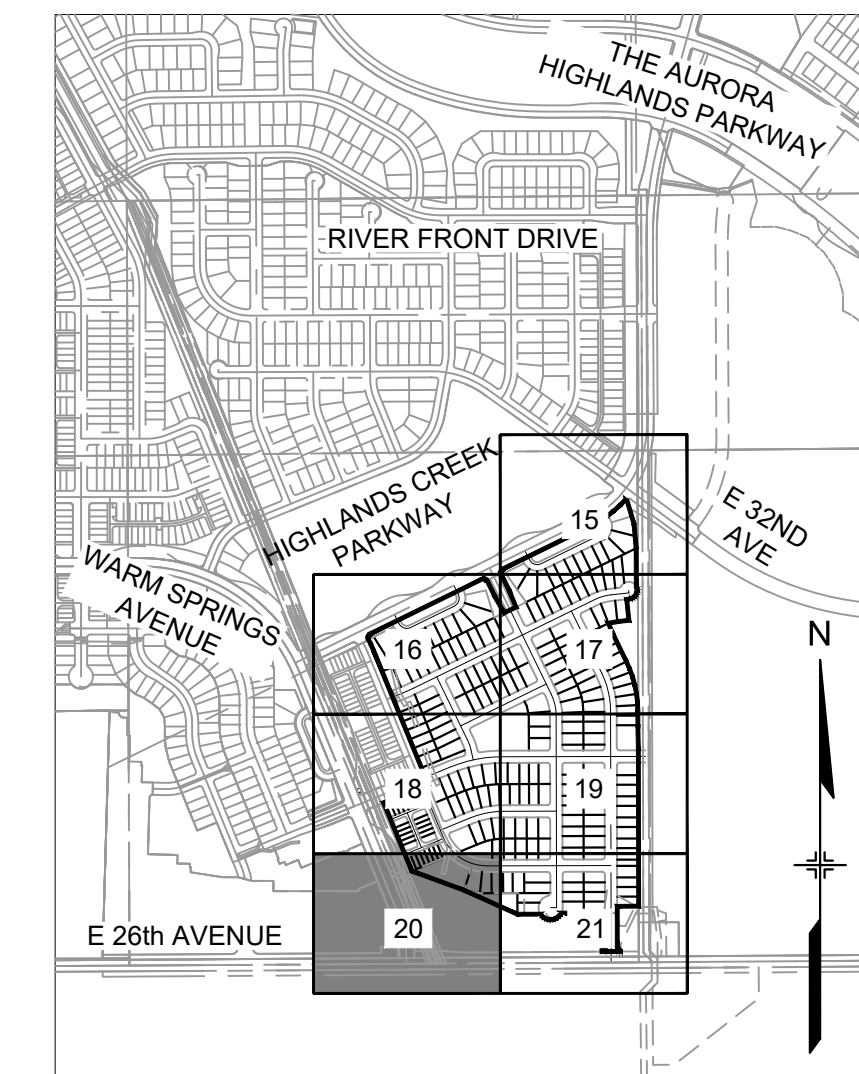
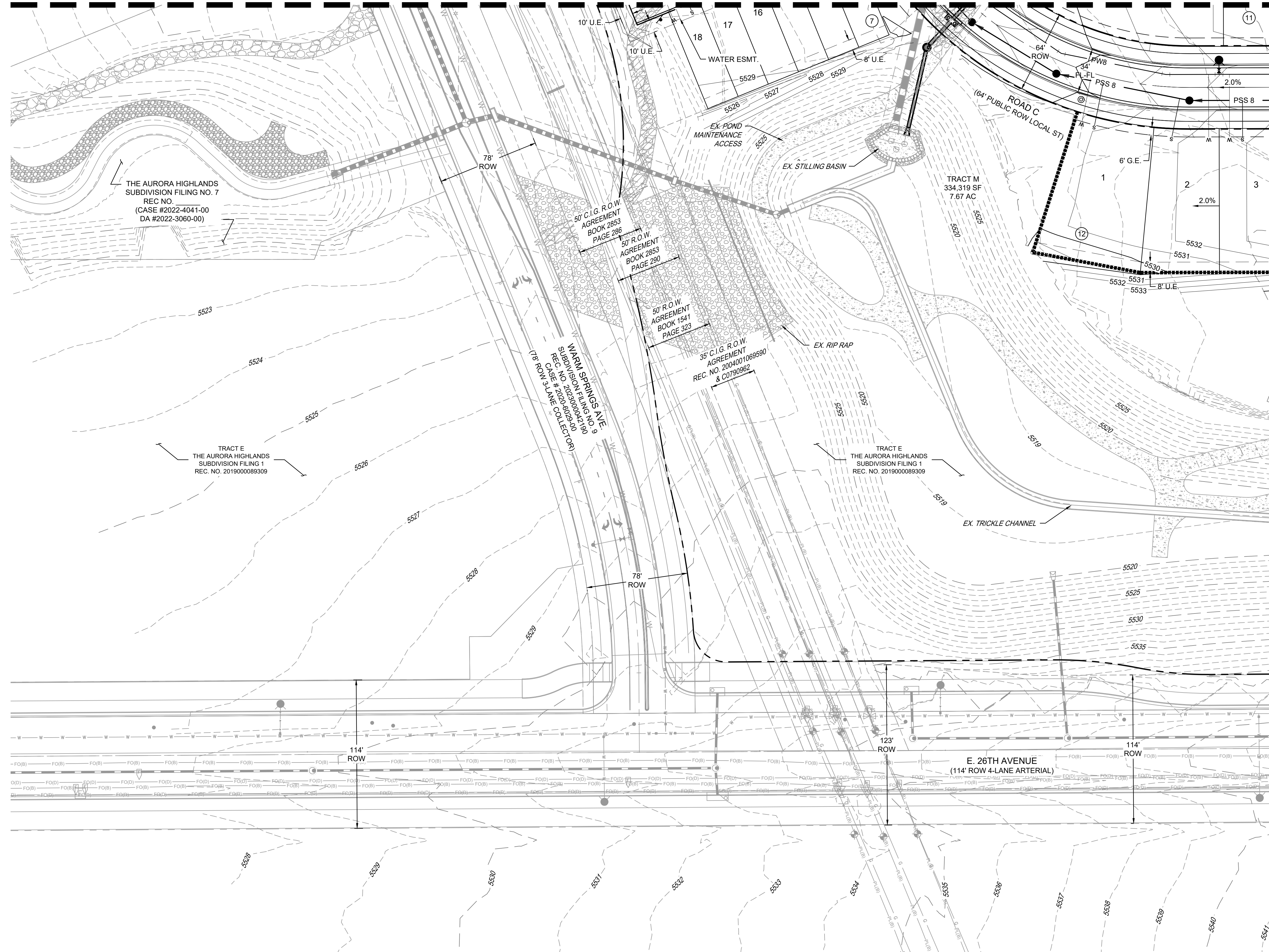


40 0 40 80
HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION

SHEET: 19 OF 40

MATCHLINE - SEE SHEET 18



KEY MAP
SCALE: 1" = 1000'

LEGEND

PSS 8	PROPOSED SANITARY
PWB	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.
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5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 06

DATE: JUNE 2024

PREPARED BY:

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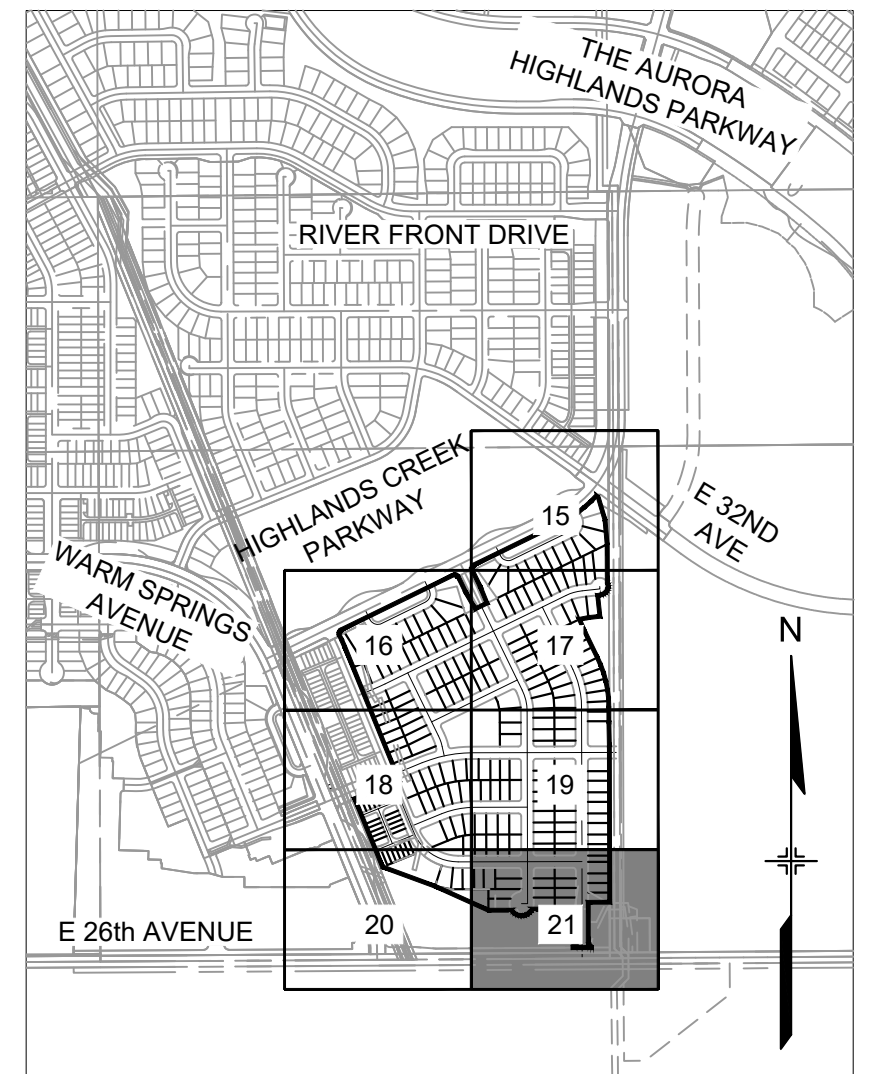
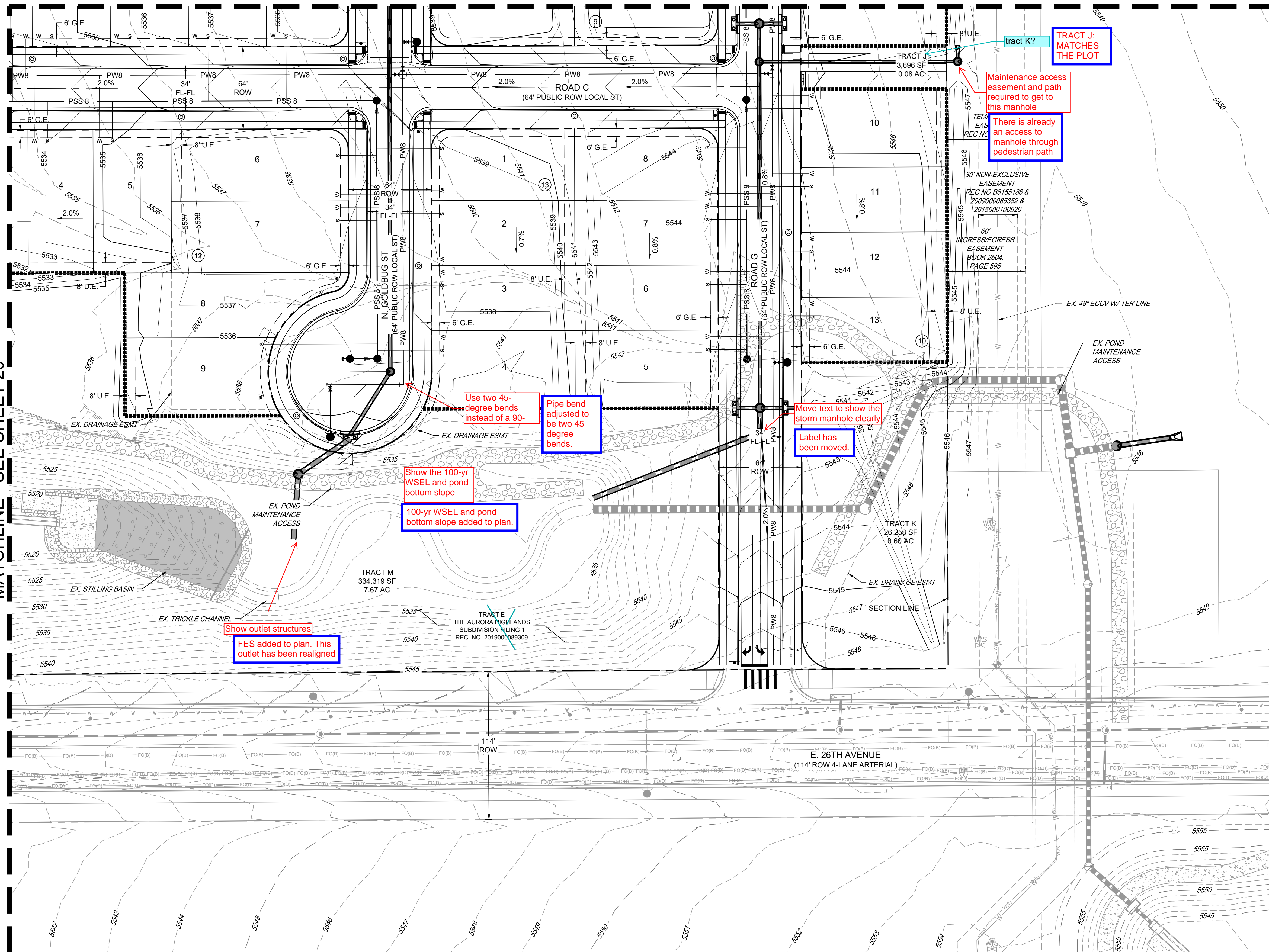
40 0 40 80
HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION

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
	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.

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 07

DATE: JUNE 2024

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40 0 40 80
HORIZONTAL SCALE: 1" = 40'

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SHEET: 21 OF 40

4.7.5. REQUIRED LANDSCAPING.

- P. 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

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** LS.
- 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 ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

ADD A NOTE IDENTIFYING WHO WILL BE REPOSNSIBLE 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

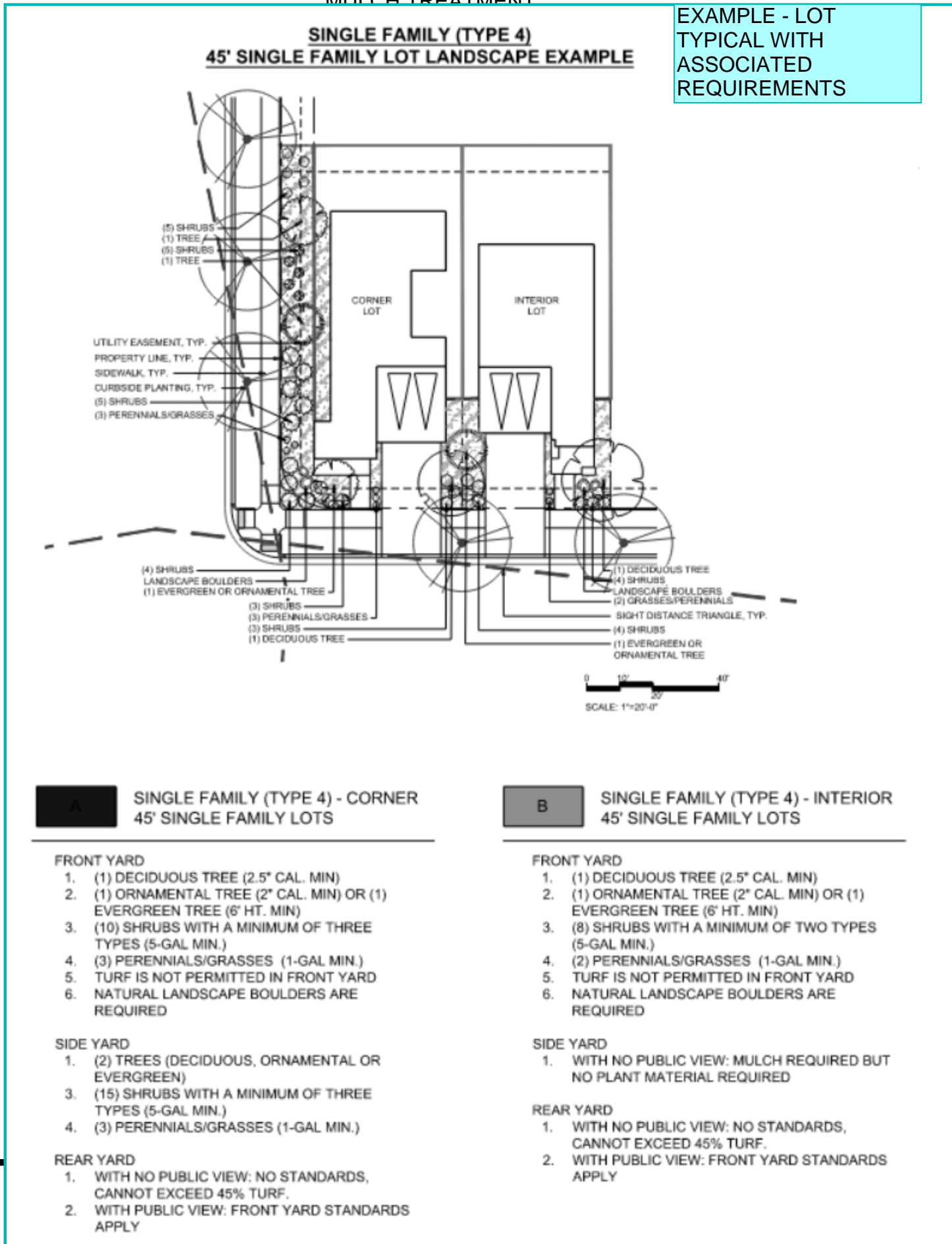
TYPICAL MOTOR COURT LOTS

- WHEN REAR LOTS **delete. Not applicable** TO A STREET, THE UNIT WILL FRONT THE STREET.
- SHARED DRIVES ARE **delete. Not 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.

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

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	#####
HARD SURFACE AREA		0	#####
LANDSCAPE AREA		0	#####
MAXIMUM % OF COOL SEASON GRASSES ALLOWED		0	0.00
% OF COOL SEASON GRASSES PROVIDED		0	.

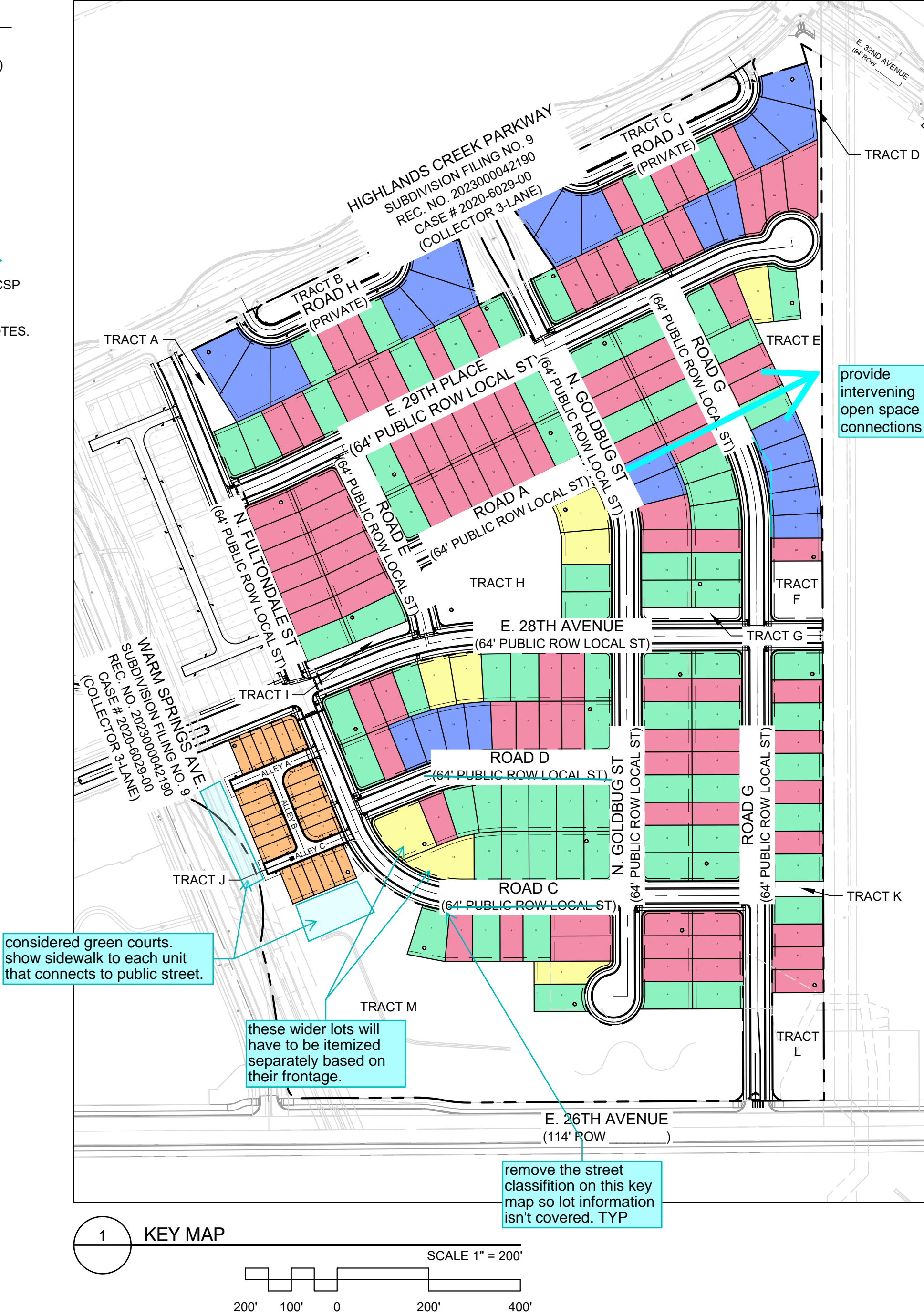
CURBSIDE LANDSCAPE TABLE								
STREET NAME	STREET LENGTH (LF)	TREES REQUIRED (1/40 LF)	TREES PROVIDED	CURBSIDE LANDSCAPE AREA (SF)	SHRUBS REQUIRED (1/40 SF)	SHRUBS PROVIDED (5 gal)	PERENNIALS PROVIDED (1 gal)	GRASSES PROVIDED (5 gal)
PA 65.3								
ROAD H	468	12	12	3746	94	142	0	118
ROAD J	577	15	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

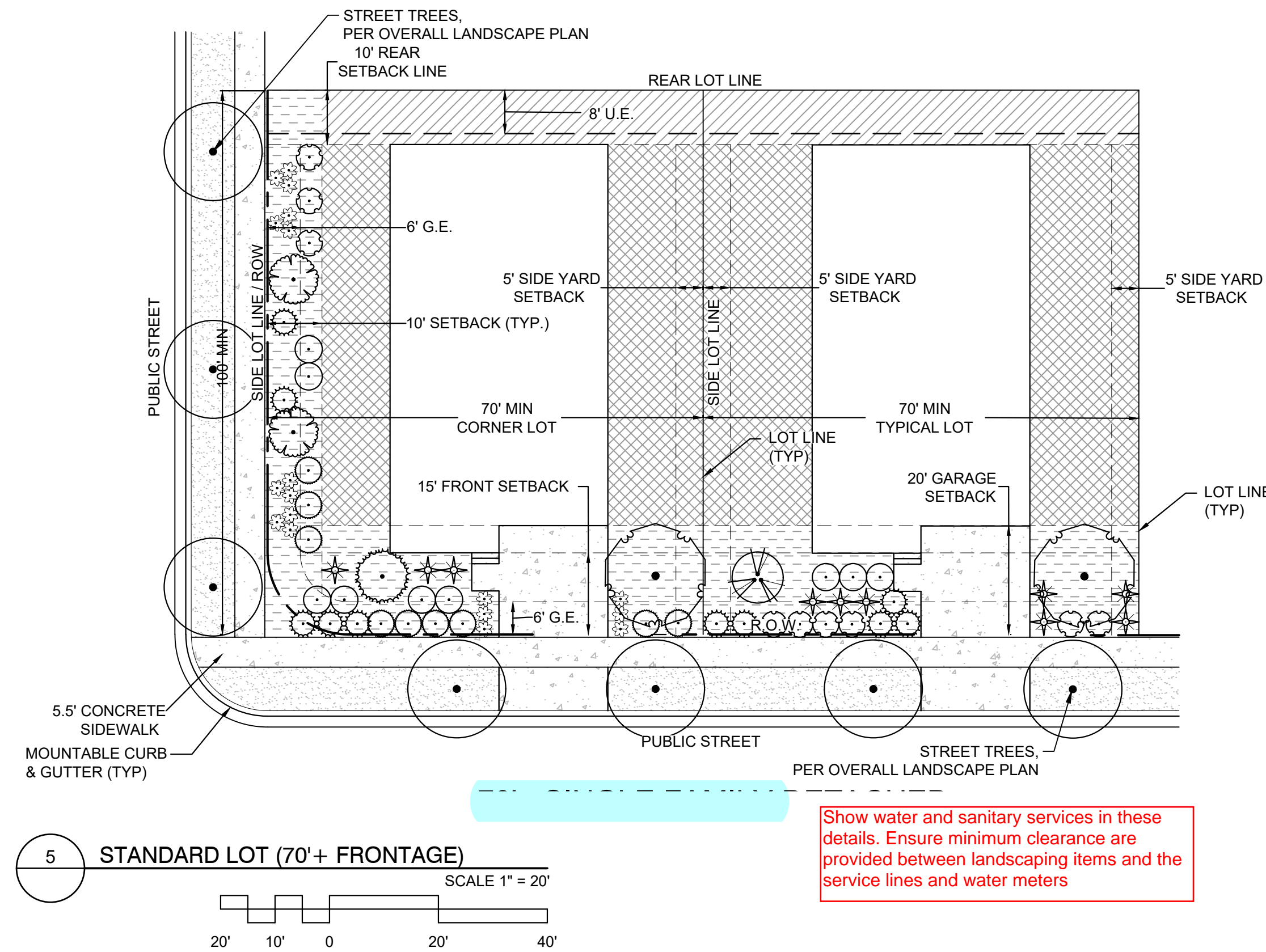
TRACT LANDSCAPE TABLE								
PA AREA only relevant on PA large area site plans	TRACT NAME	TRACT AREA (SF)	TREES REQUIRED (1 /4,000 SF)	TREES PROVIDED	SHRUBS REQUIRED (10 / 4,000 SF)	SHRUBS PROVIDED (5 gal)	PERENNIALS PROVIDED (1 gal)	GRASSES PROVIDED (5 gal)
	A	8094	3	3	30	104	0	0
	B	15272	4	4	40	74	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					
PA AREA	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

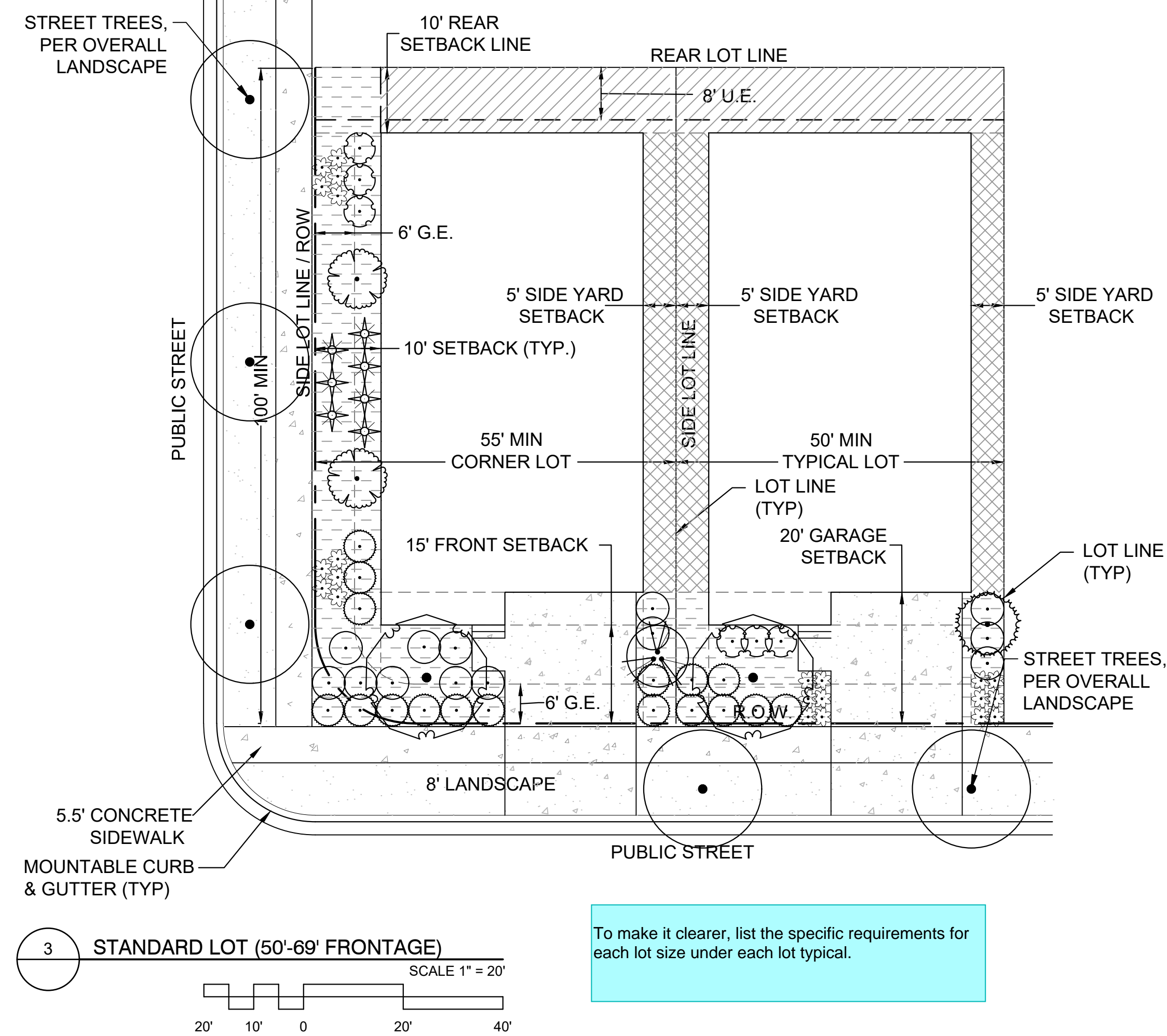
- LEGEND
- PAIRED HOME, REAR LOAD (25' FRONTAGE)
 - SMALL LOT (35-50' FRONTAGE)
 - STANDARD LOT (50-59' FRONTAGE)
 - STANDARD LOT (60'-69' FRONTAGE)
 - STANDARD LOT (70'+ FRONTAGE)

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

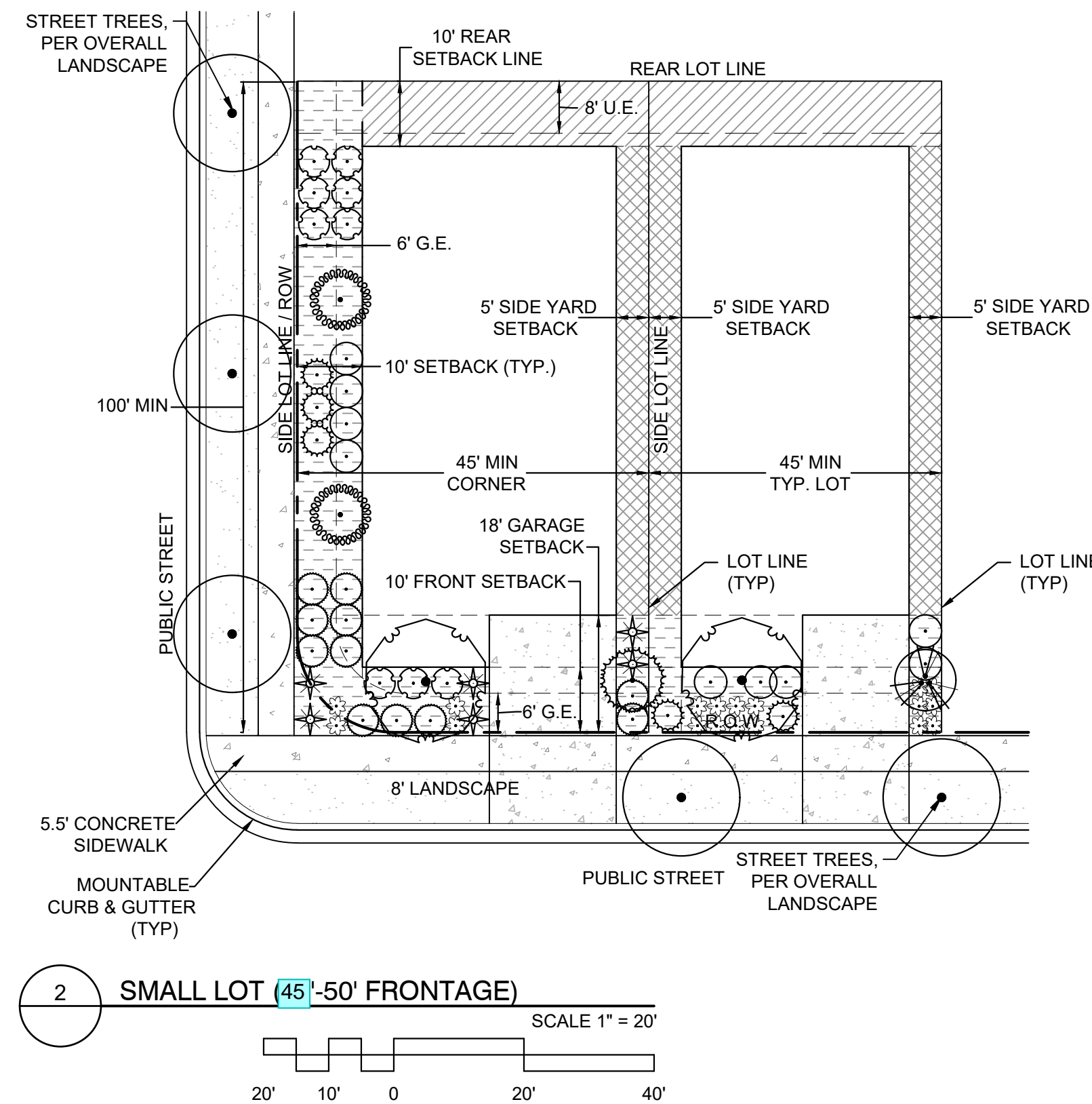




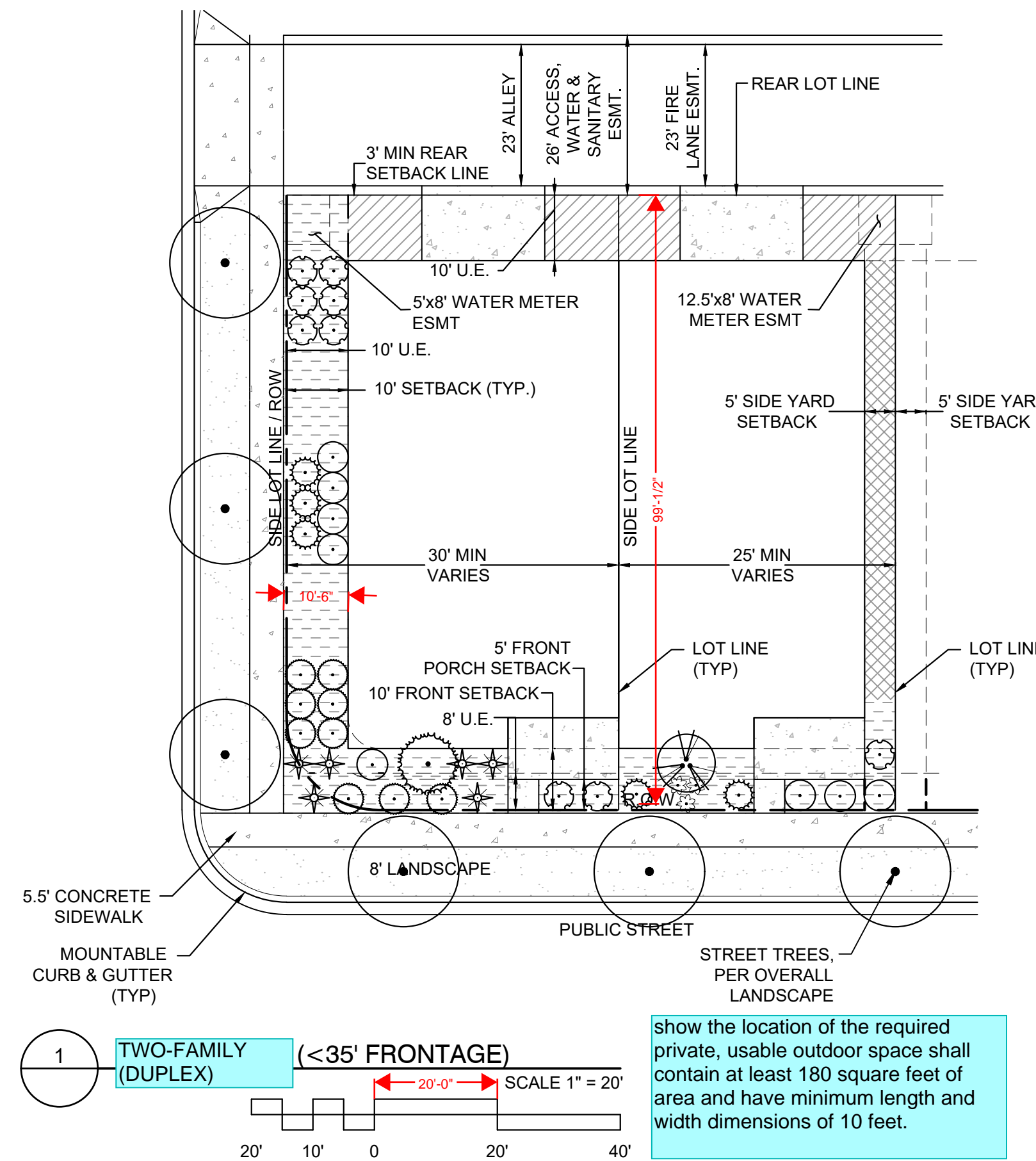
Show water and sanitary services in these details. Ensure minimum clearance are provided between landscaping items and the service lines and water meters



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



Revise typicals per UDO requirements.



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

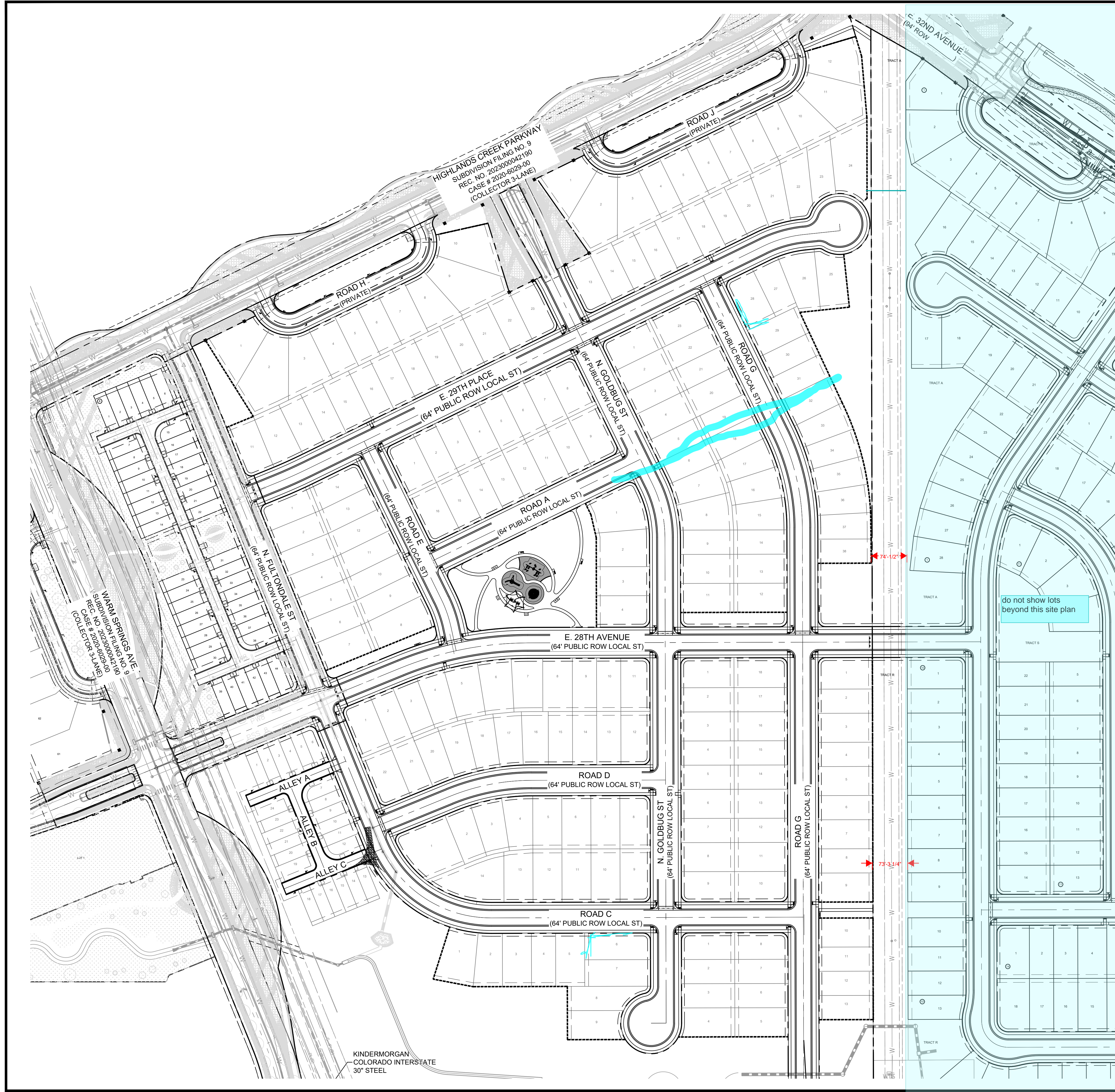
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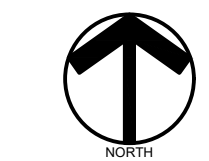


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SHEET: 24 OF 40



- 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)



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: FENCING AND WALL PLAN

DATE: JUNE 2024

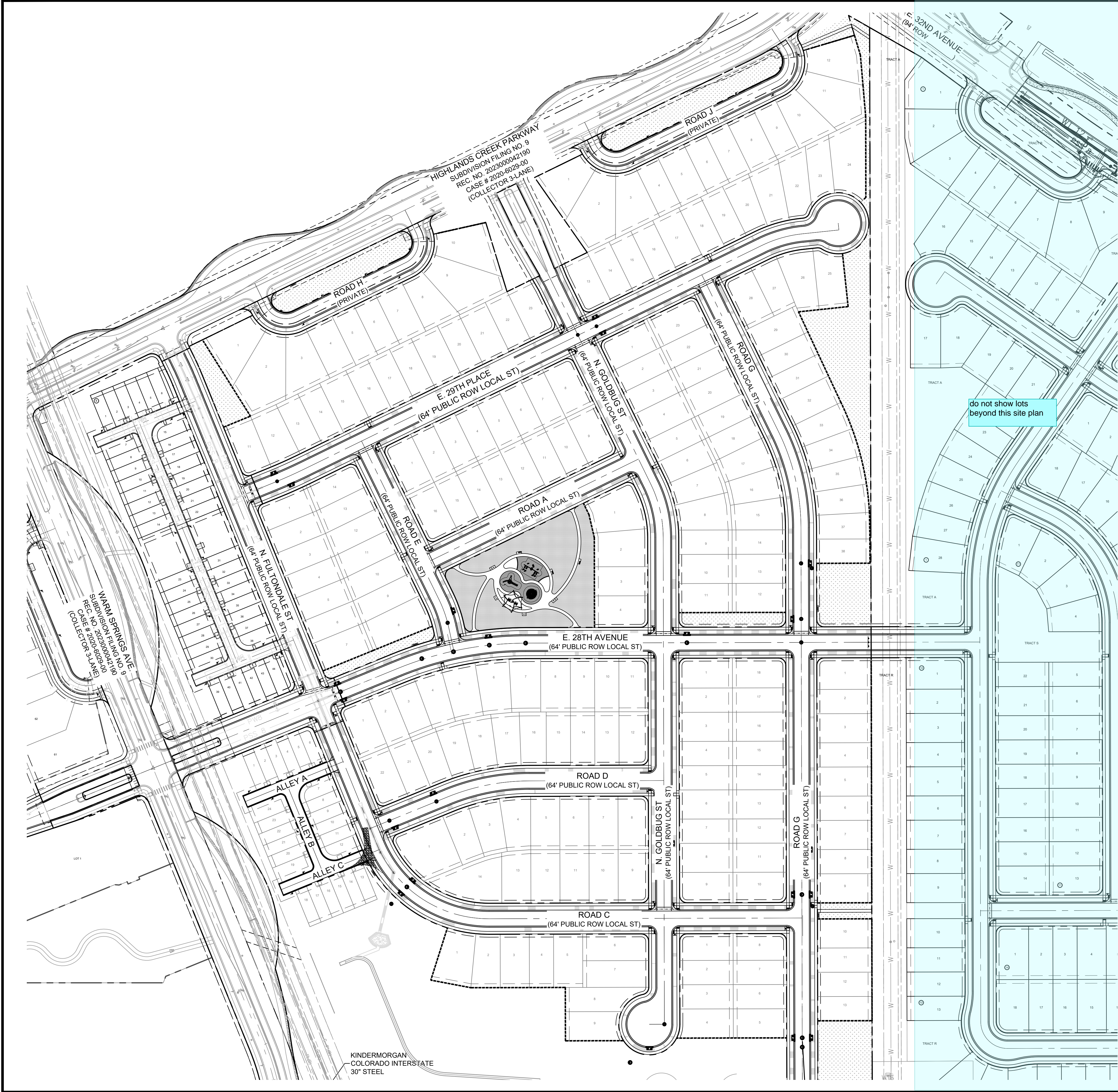
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SHEET: 25 OF 40



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"



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: EXISTING TREE PLAN

DATE: JUNE 2024














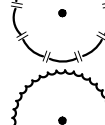
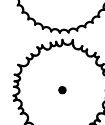
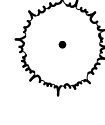
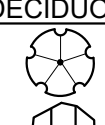
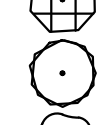
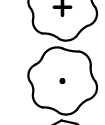
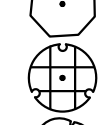
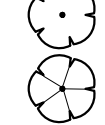
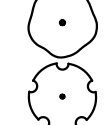
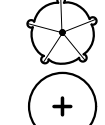
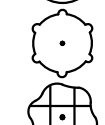
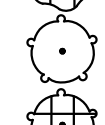





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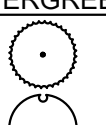
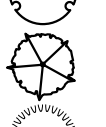

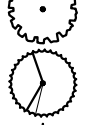
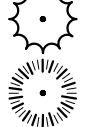

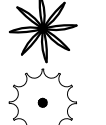
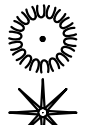
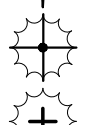
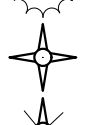
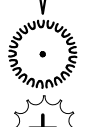



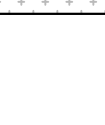








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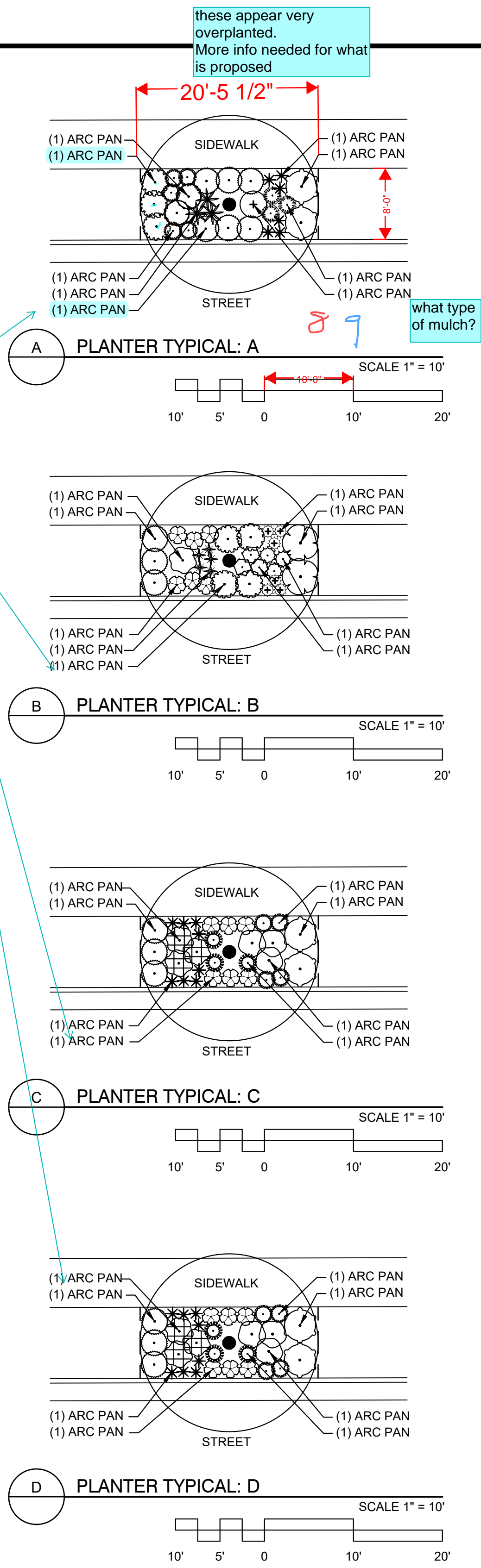


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SHEET: 26 OF 40

PLANT SCHEDULE						Add the size at installation ie. caliper, gallons
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		
	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	CHRY'SOTHAMNUS 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 'ALLEGHANY'	ALLEGHANY LANTANAPHYLLUM VIBURNUM	Low - Medium	

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	HELICOTRICHON 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 INOR specific	ORGANIC MULCH	INORGANIC MULCH



- 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:

Matrix
Excellence by Design
707 17th Street, Suite 3150

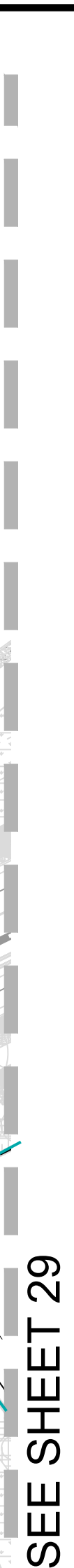
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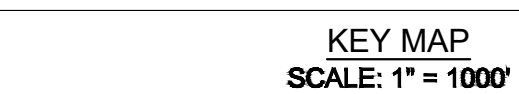
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SHEET: 27 OF 40



matchlines overlap.
Revise to align

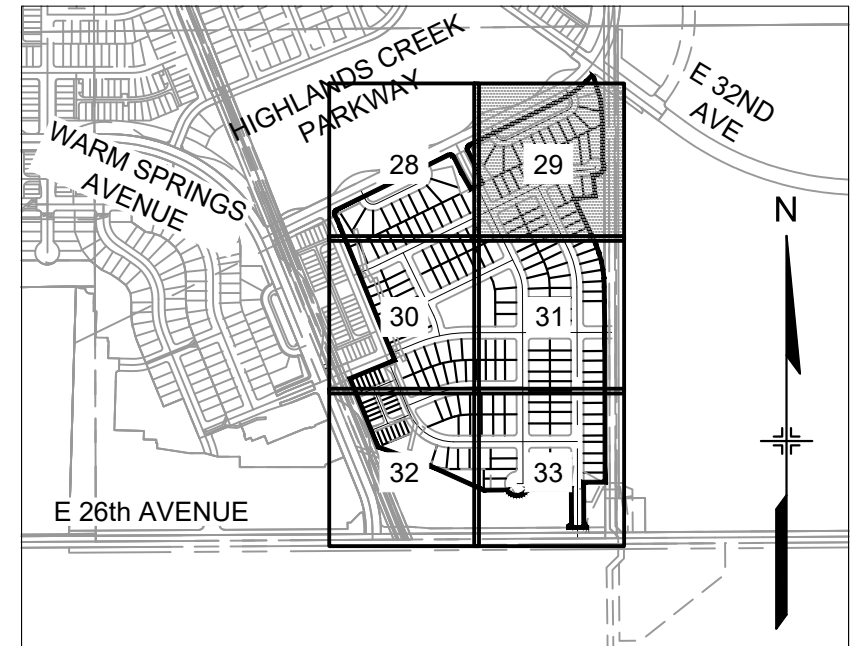


SHEET: 28 OF 40

SEE SHEET 28

SEE SHEET 31

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	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	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 HELICTOTRICHON SEMPERVIRENS
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		MUH UN3	2,184	BLUE OAT GRASS MUHLBERGIA REVERCHONII 'PUND01S'
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		PAN HEA	108	UNDAUNTED® RUBY MUHL 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 HETEPIDEPIS 'TARA'
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE		SPO WRI	53	TARA PRAIRIE DROPSEED SPOROBOLUS WRIGHTII
DECIDUOUS SHRUBS				PERENNIALS			
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)		ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS'
	BER ATN	60	LOW SCAPE MOUND BLACK CHOKEBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'	SOD AND SEED MIX			
	BER CRI	190	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY'		TUR SDE	180,756 SF	KANNAN CREEK® SULPHUR BUCKWHEAT NATIVE SEED
	BUD AGN	21	CRIMSON PYGMY JAPANESE BARBERRY BUDDLEIA ALTERNIFOLIA 'ARGENTEA'	MULCH			
	CAR BMS	100	SILVER FOUNTAIN BUTTERFLY BUSH CARYOPTERIS X CLANDONENSIS 'BLUE MIST'		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH INORGANIC MULCH
	CHR NAU	423	BLUE MIST BLUEBEARD CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS	NOTES:			
	COR B25	54	DWARF BLUE RABBITBRUSH CORNIUS SERICEA 'BAILEY'	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COT COR	370	BAYLEY'S RED TWIG DOGWOOD COTONEASTER APICULATUS	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	FAL PAR	134	CRANBERRY COTONEASTER FALLUGIA PARADOXA				
	PER LIT	315	APACHE PLUME PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'				
	PHI SN3	109	LITTLE SPIRE RUSSIAN SAGE PHILADELPHUS X 'SNOWBELLE'				
	PHY CEN	16	SNOWBELLE MOCK ORANGE PHYSCARPUS OPULIFOLIUS 'CENTER GLOW'				
	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				



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:

Matrix
Excellence by Design

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Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



SHEET: 29 OF 40

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label and dimension
buffer width
TYP

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

matchline does not
register properly

show sight triangles.
TYP

show/label all stop signs
on all landscape plans

label tract
include tract area in
SF. TYP

label tract
include tract area in SF.
TYP

add this symbol to the
legend

shrubs can be planted
in front of stop signs

remove seed from
landscape beds.

fix overwrites
TYP

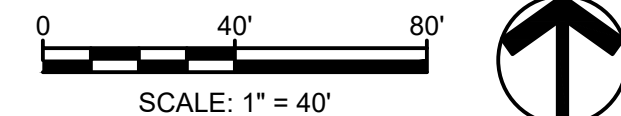
label tract
include tract area in
SF. TYP

be more
specific

SEE SHEET 28



SEE SHEET 32

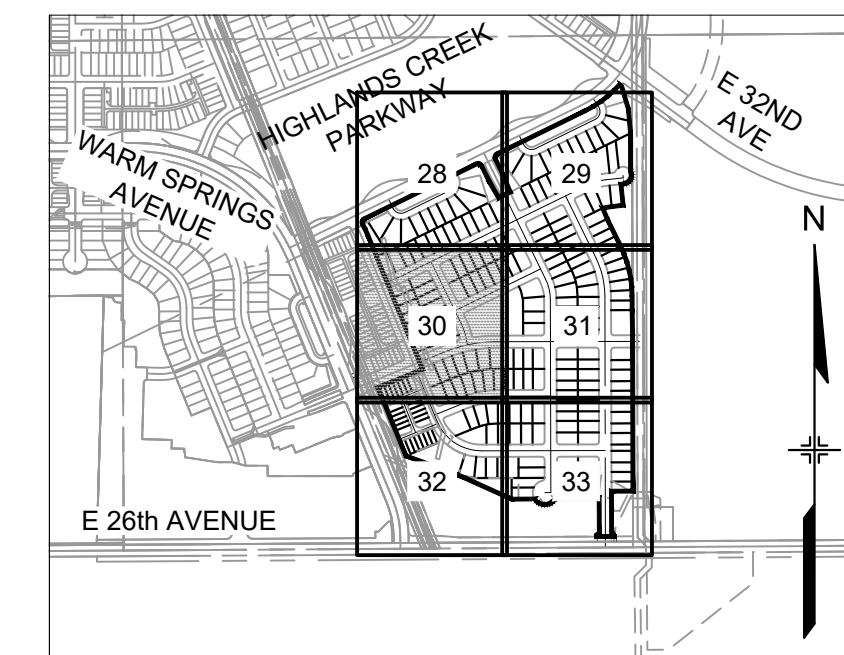


PLANT SCHEDULE

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	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	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 MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL TREES				ORNAMENTAL GRASSES			
	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE		BOU BLO	729	BOULELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD		CAL BCY	390	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN		HEL SEM	282	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		MUH UN3	2,184	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		PAN HEA	108	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		PEN HAM	852	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
EVERGREEN TREES					SCH BLU	108	SCHIZACHYRIUM SCOPARIUM 'MINNBLUE' BLUE HEAVEN® LITTLE BLUESTEM
	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		SCH ST2	470	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE		SPO TAR	1,282	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE		SPO WRI	53	SPOROBOLUS WRIGHTII BIG SACATON
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE	PERENNIALS			
DECIDUOUS SHRUBS					ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' KANNAH CREEK® SULPHUR BUCKWHEAT
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY	SOD AND SEED MIX			
	BER ATN	60	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF RED LEAF JAPANESE BARBERRY		TUR SDE	180,756 SF	NATIVE SEED
	BER CRI	190	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	MULCH			
	BUD AGN	21	BUDDLEIA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH
	CAR BMS	100	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	NOTES:			
	CHR NAU	423	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBUSH	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COR B25	54	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	COT COR	370	COTONEASTER APICULATUS CRANBERRY COTONEASTER				
	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 OPUULIFOLIUS '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 RHITIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM				

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



KEY MAP
SCALE: 1" = 1000'

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

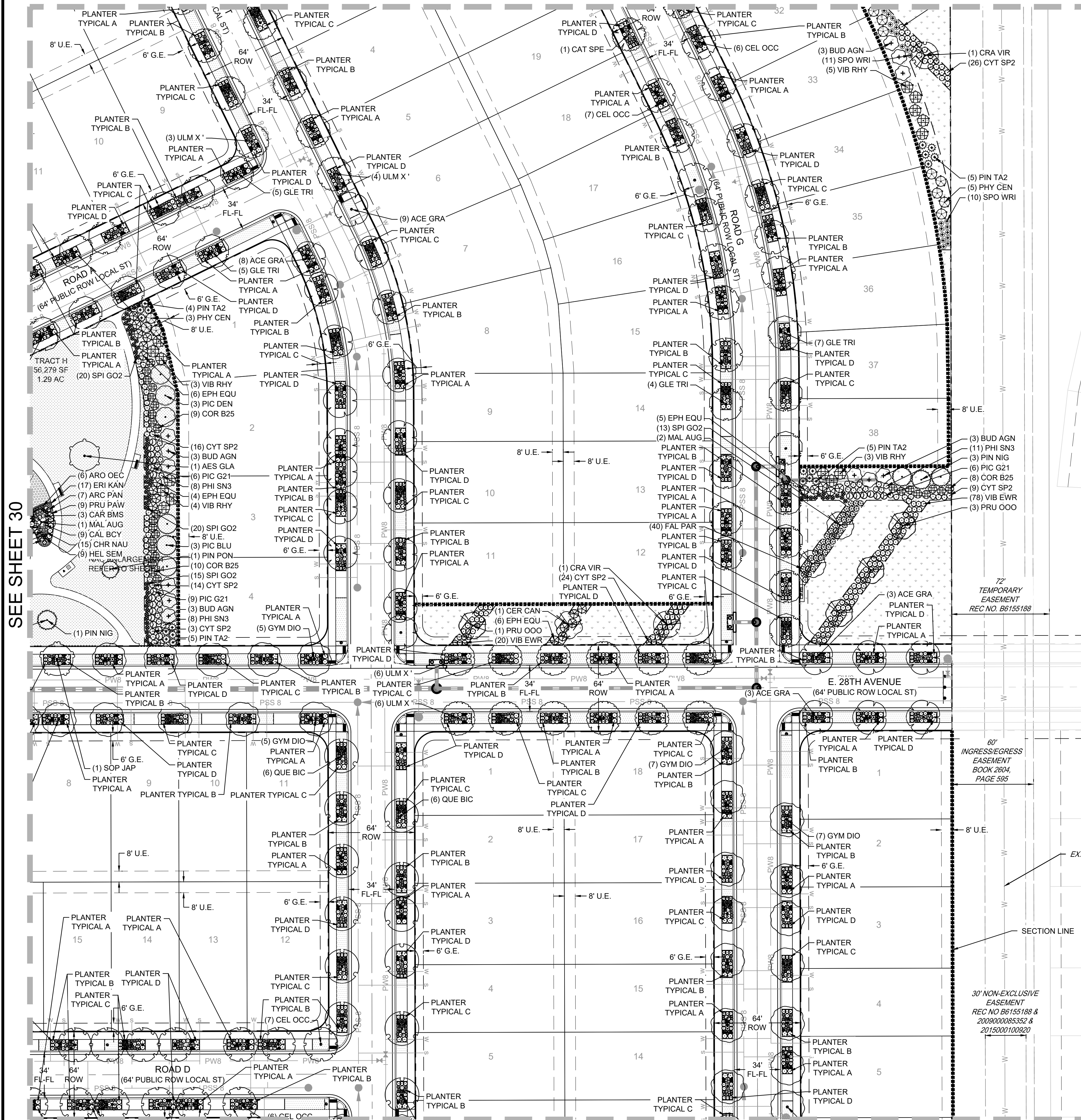
PREPARED BY:

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www.matrixdesigngroup.com



SHEET: 30 OF 40

SEE SHEET 29



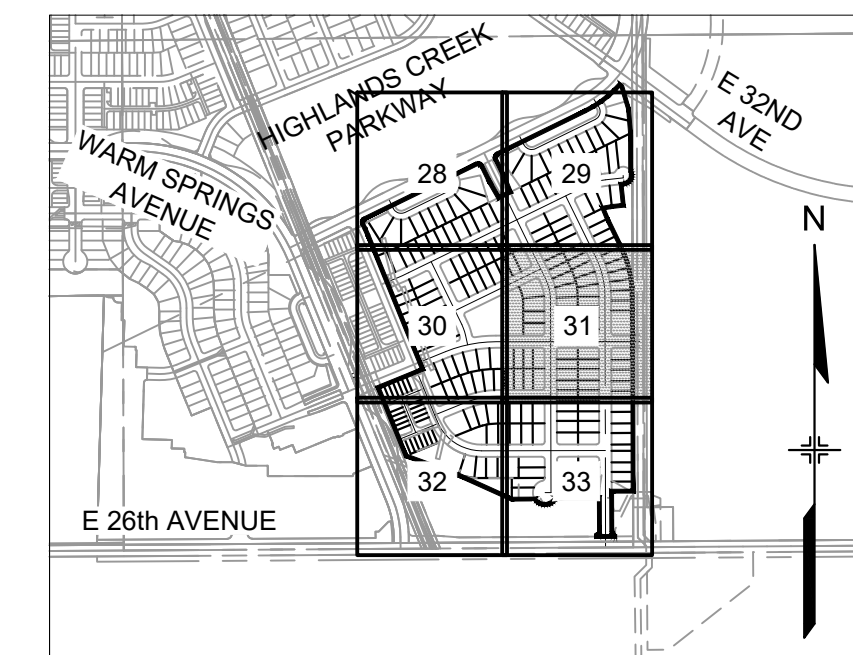
SEE SHEET 33

SCALE: 1" = 40'



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	CYTISUS PURGANS 'SPANISH GOLD'
	CAT SPE	53	CATALPA SPECIOSA WESTERN CATALPA		EPH EQU	62	EPHEDRA EQUSETINA
	CEL OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY		HES PAR	273	HESPERALOE PARVIFLORA
	GLE TRI	65	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' HONEY LOCUST		KRA LAN	282	KRASCHENNIKOVIA CERATOIDES LANATA
	GYM DIO	58	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE		MAH REP	972	MAHONIA REPENS
	QUE BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK		PIC G21	34	PICEA PUNGENS 'GLOBOSA'
	SOP JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE		PIN PIN	282	PINUS MONOPHYLLA 'BLUE JAZZ'
	ULM X'	57	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM		PIN JNH	405	BLUE JAZZ PINON PINE
ORNAMENTAL TREES					PIN TA2	34	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
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		HEL SEM	282	CALAMAGROSTIS BRACHYTRICHA
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		MUH UN3	2,184	KOREAN FEATHER REED GRASS
	PRU OOO	12	PRUNUS X 'P0025' SUCKER PUNCH® CHOKECHERRY		PAN HEA	108	HELICTOTRICHON SEMPERVIRENS
EVERGREEN TREES					PEN HAM	852	BLUE OAT GRASS
	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		SCH BLU	108	MUHLBERGIA REVERCHONII 'PUND01S'
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE		SCH ST2	470	UNDAUNTED® RUBY MUHLY
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE		SPO TAR	1,282	PANICUM VIRGATUM 'HEAVY METAL'
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE		SPO WRI	53	HEAVY METAL SWITCH GRASS
DECIDUOUS SHRUBS				PERENNIALS			
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)		ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS'
	BER ATN	60	LOW SCAPE MOUND BLACK CHOKEBERRY	SOD AND SEED MIX			
	BER CRI	190	BERBERIS THUNBERGII 'ATROPURPUREA NANA'		TUR SDE	180,756 SF	KANNAH CREEK® SULPHUR BUCKWHEAT
	BUD AGN	21	DWARF RED LEAF JAPANESE BARBERRY	MULCH			
	CAR BMS	100	BERBERIS THUNBERGII 'CRIMSON PYGMY'		INO ROU	8,485 SF	NATIVE SEED
	CHR NAU	423	CRIMSON PYGMY JAPANESE BARBERRY	NOTES:			
	COR B25	54	BUDDLEIA ALTERNIFOLIA 'ARGENTEA'	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COT COR	370	SILVER FOUNTAIN BUTTERFLY BUSH	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	FAL PAR	134	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	LEGEND			
	PER LIT	315	BLUE MIST BLUEBEARD		PROPOSED RIGHT-OF-WAY		
	PHI SN3	109	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS		PROPOSED CENTERLINE		
	PHY CEN	16	DWARF BLUE RABBITBRUSH		PROPOSED EASEMENT		
	POT DRO	95	CORNUS SERICEA 'BAILEY'		RIGHT SIGHT TRIANGLE		
	PRU PAW	397	BAYLEY'S RED TWIG DOGWOOD		LEFT SIGHT TRIANGLE		
	SPI GO2	536	COTONEASTER APICULATUS		SITE LIMITS		
	VIB EWR	288	CRANBERRY COTONEASTER		PROPOSED 4' SPLIT RAIL FENCE		
	VIB RHY	39	FALLUGIA PARADOXA		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'

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

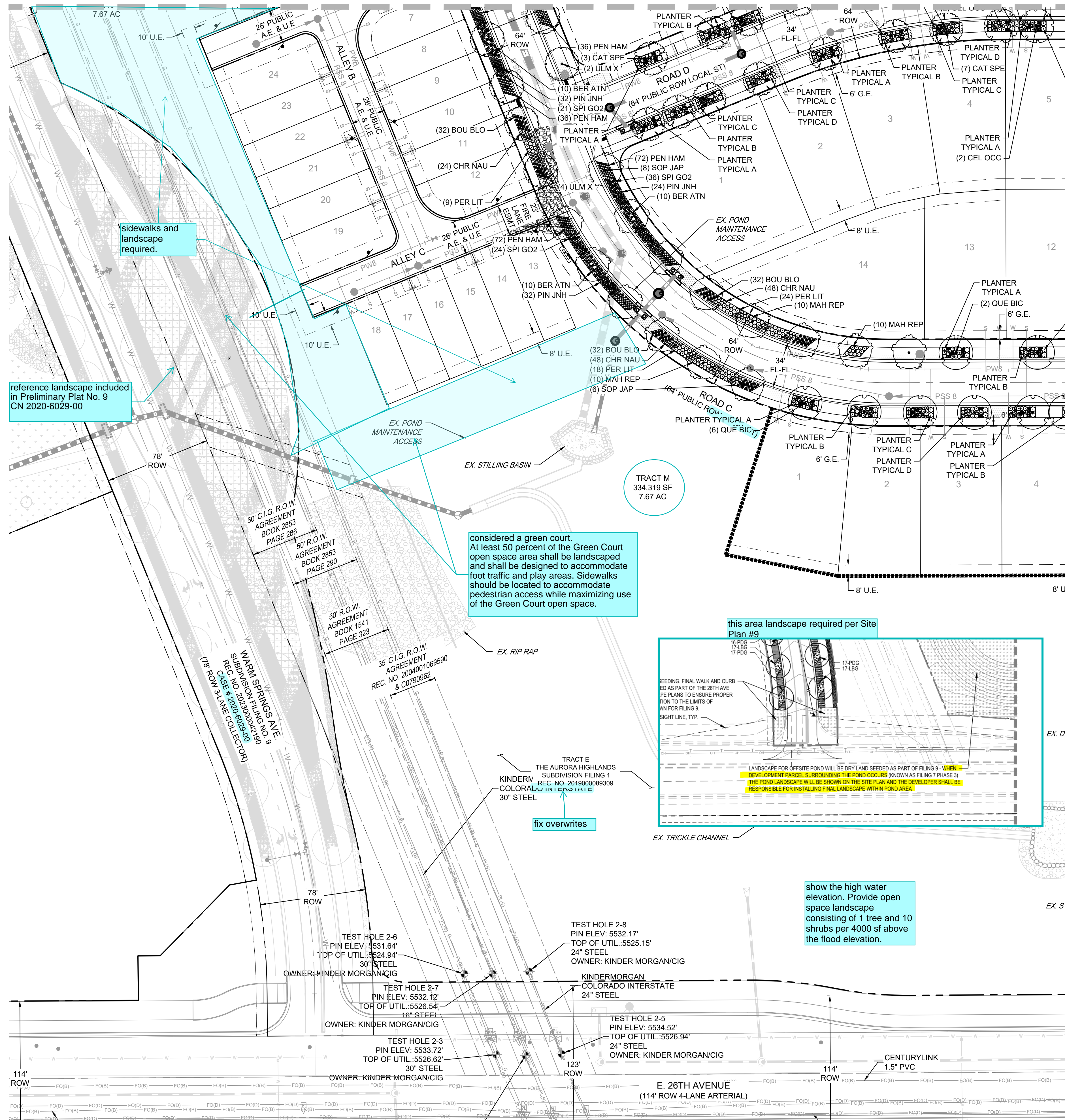
DATE: JUNE 2024

PREPARED BY:

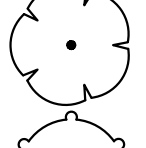

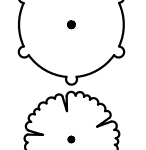

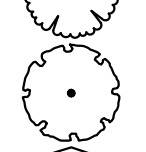

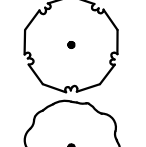

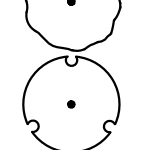

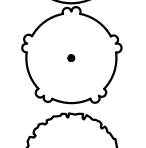

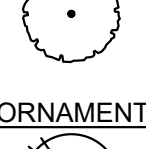

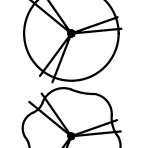

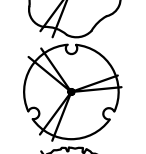


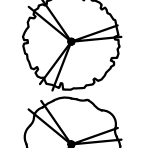
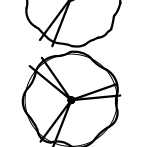

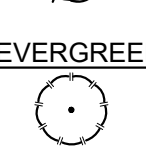

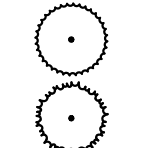






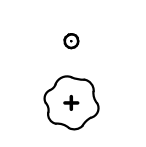

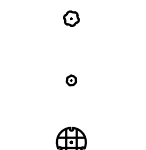

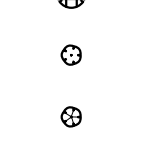

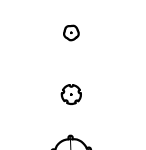
























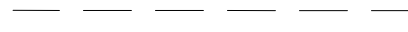













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SHEET: 31 OF 40

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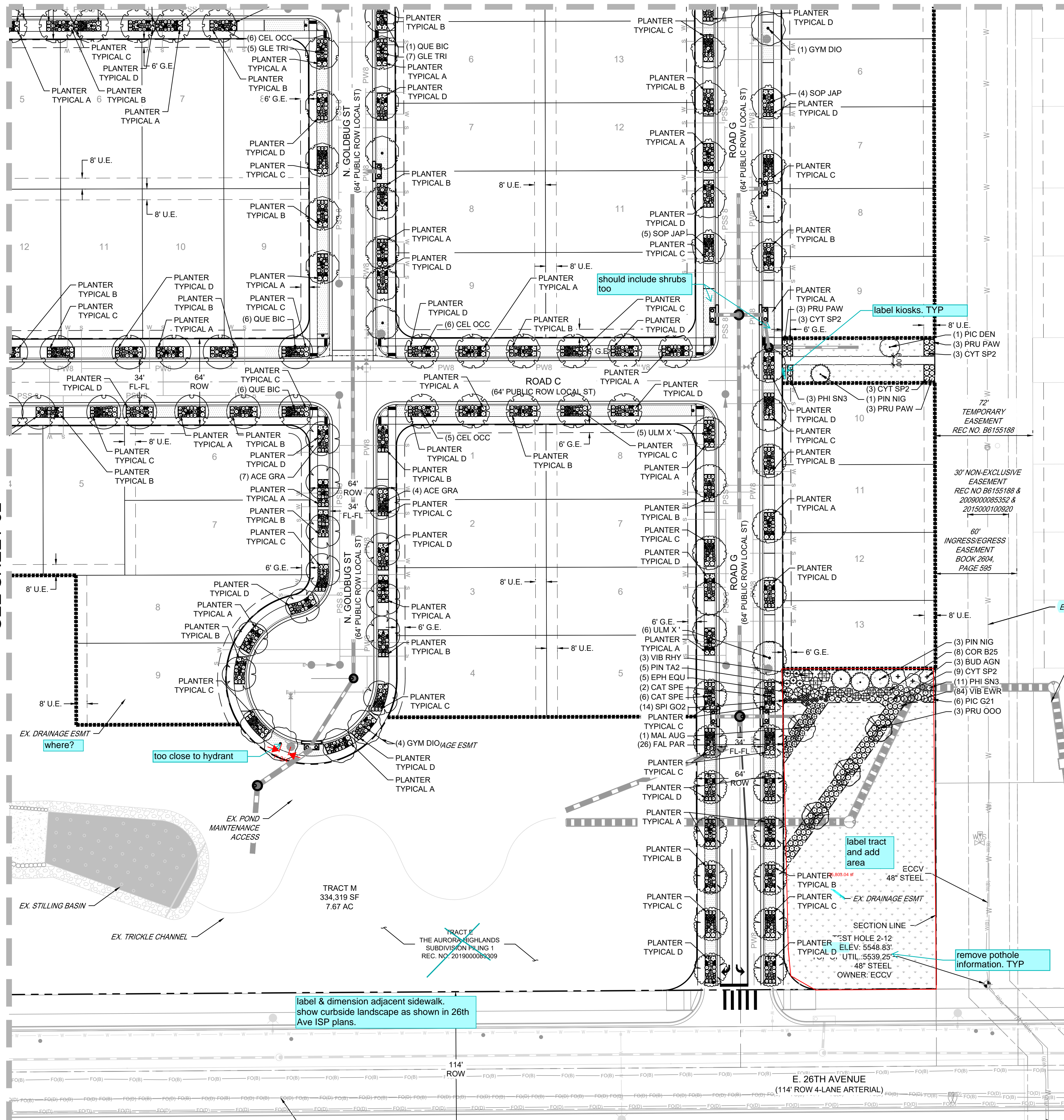


PLANT SCHEDULE

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	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'		KRA LAN	282	RED YUCCA KRASCHENNIKOVIA 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	BOUTELOUA 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 'PUND01S'
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		PAN HEA	108	UNDAUNTED® RUBY MUHL 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 TANNENBAUM SPOROBOLUS WRIGHTII
DECIDUOUS SHRUBS				PERENNIALS			
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)		ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS'
	BER ATN	60	LOW SCAPE MOUND BLACK CHOKEBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'	SOD AND SEED MIX			
	BER CRI	190	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY'		TUR SDE	180,756 SF	KANNAH CREEK® SULPHUR BUCKWHEAT NATIVE SEED
	BUD AGN	21	CRIMSON PYGMY JAPANESE BARBERRY BUDDLEIA ALTERNIFOLIA 'ARGENTEA'	MULCH			
	CAR BMS	100	SILVER FOUNTAIN BUTTERFLY BUSH CARYOPTERIS X CLANDONENSIS 'BLUE MIST'		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH INORGANIC MULCH
	CHR NAU	423	BLUE MIST BLUEBEARD CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS	NOTES:			
	COR B25	54	DWARF BLUE RABBITBRUSH CORNIUS SERICEA 'BAILEY'	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COT COR	370	BAYLEY'S RED TWIG DOGWOOD COTONEASTER APICULATUS	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	FAL PAR	134	CRANBERRY COTONEASTER FALLUGIA PARADOXA				
	PER LIT	315	APACHE PLUME PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'				
	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				
				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		
					20' TAPERED POLE		
					UTILITY EASEMENT		
					GAS EASEMENT		
					LOT NUMBER		
					BLOCK NUMBER		
					PROPOSED BENCH		
					PROPOSED MAIL KIOSK		
					PROPOSED FIRE HYDRANT		

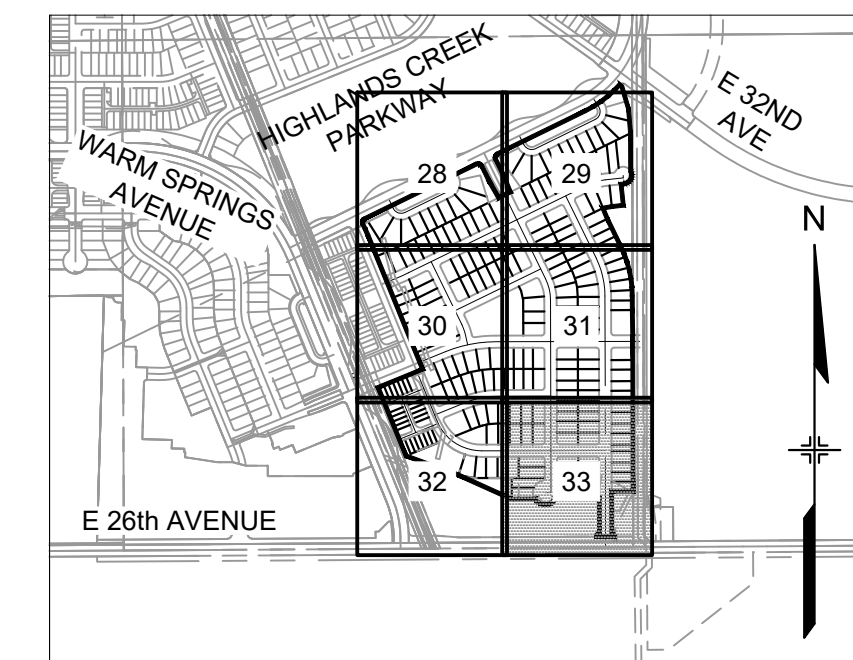
SEE SHEET 31

SEE SHEET 32



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'		KRA LAN	282	RED YUCCA KRASCHENINNIKOVIA CERATOIDES LANATA
	GYM DIO	58	GYMNOCLADUS DIOICIS '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 'PUND01S'
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		PAN HA	108	UNDaunted® RUBY MUHL 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	PRAIRIE DROPSID SPOROBOLUS WRIGHTII
DECIDUOUS SHRUBS				PERENNIALS			
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)		ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS'
	BER ATN	60	LOW SCAPE MOUND BLACK CHOKEBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'	SOD AND SEED MIX			
	BER CRI	190	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY'		TUR SDE	180,756 SF	KANNAH CREEK® SULPHUR BUCKWHEAT NATIVE SEED
	BUD AGN	21	CRIMSON PYGMY JAPANESE BARBERRY BUDDLEIA ALTERNIFOLIA 'ARGENTEA'	MULCH			
	CAR BMS	100	SILVER FOUNTAIN BUTTERFLY BUSH CARYOPTERIS X CLANDONENSIS 'BLUE MIST'		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH INORGANIC MULCH
	CHR NAU	423	BLUE MIST BLUEBEARD CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS	NOTES:			
	COR B25	54	DWARF BLUE RABBITBRUSH CORONIS SERICEA 'BAILEY'	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COT COR	370	BAYLEY'S RED TWIG DOGWOOD COTONEASTER APICULATUS	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	FAL PAR	134	CRANBERRY COTONEASTER FALLUGIA PARADOXA	LEGEND			
	PER LIT	315	APACHE PLUME PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'		PROPOSED RIGHT-OF-WAY		
	PHI SN3	109	LITTLE SPIRE RUSSIAN SAGE PHILADELPHUS X 'SNOWBELLE'		PROPOSED CENTERLINE		
	PHY CEN	16	SNOWBELLE MOCK ORANGE PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'		PROPOSED EASEMENT		
	POT DRO	95	CENTER GLOW NINEBARK POTENTILLA FRUTICOSA 'GOLD DROP'		RIGHT SIGHT TRIANGLE		
	PRU PAW	397	GOLD DROP BUSH CINQUEFOIL PRUNUS BESSEYI 'P01S'		LEFT SIGHT TRIANGLE		
	SPI GO2	536	PAWNEE BUTTES® SAND CHERRY SPIRAEA JAPONICA 'GOLDMOUND'		SITE LIMITS		
	VIB EWR	288	GOLDMOUND JAPANESE SPIREA VIBURNUM BUREJAETICUM 'P017S'		PROPOSED 4' SPLIT RAIL FENCE		
	VIB RHY	39	MINI MAN™ DWARF MANCHURIAN VIBURNUM VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'		EXISTING RESIDENTIAL LIGHTING		
			ALLEGHANY LANTANAPHYLLUM VIBURNUM		PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)		



KEY MAP
SCALE: 1" = 1000'

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:

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

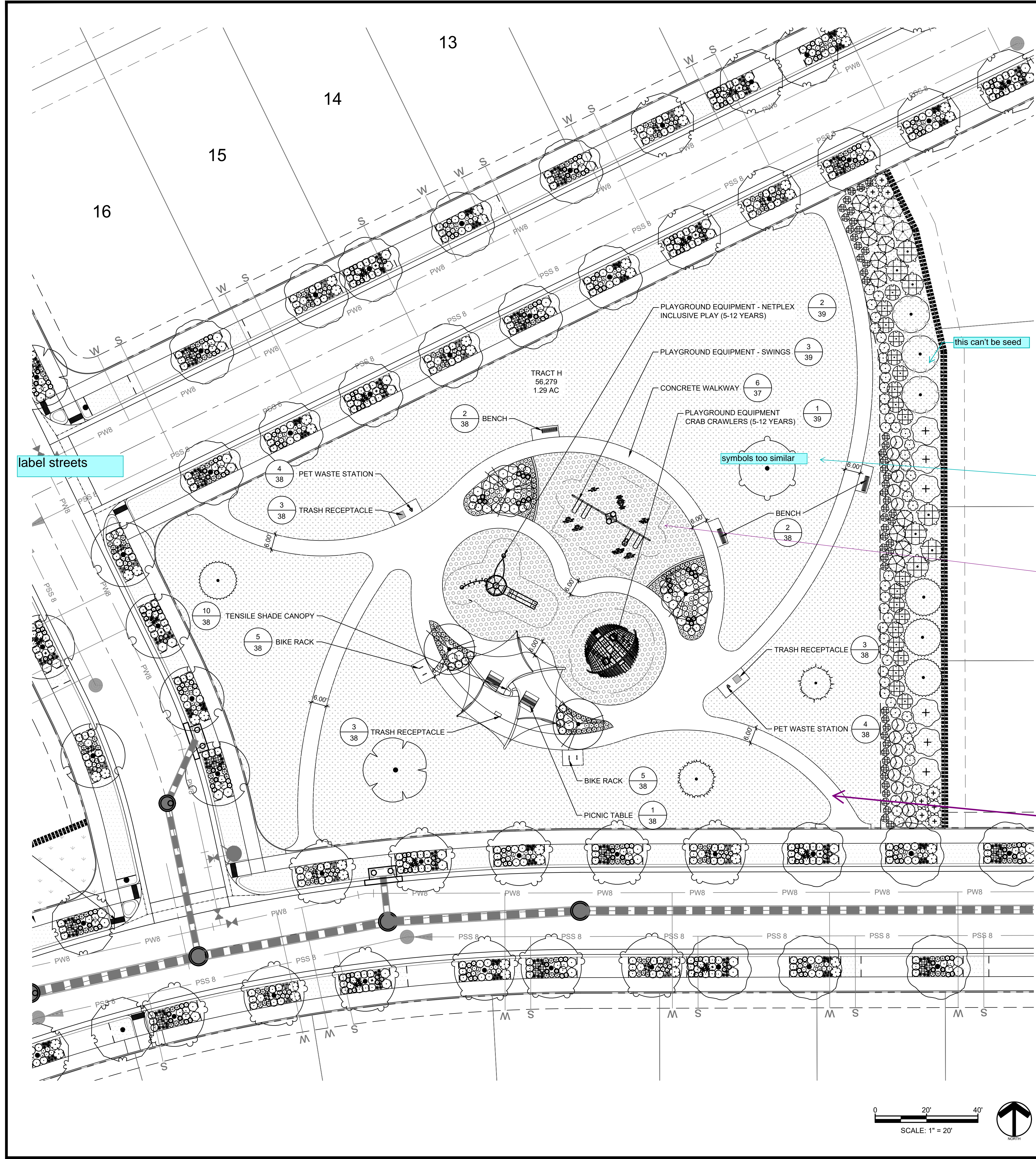


SHEET: 33 OF 40

NOT FOR CONSTRUCTION

0 40' 80'
SCALE: 1" = 40'





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 EQUISETINA
	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		PIN EDU	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 JNH	405	DWARF GLOBE BLUE SPRUCE PINUS EDULIS
	ULM X'	57	ULMUS X 'MORTON GLASSY' TRIUMPH™ ELM		PIN TA2	34	PINYON PINE PINUS MONOPHYLLA 'BLUE JAZZ'
ORNAMENTAL TREES				ORNAMENTAL GRASSES			
	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE		BOU BLO	729	BLONDE AMBITION BLUE GRAMA BOUTELOUA GRACILIS 'BLONDE AMBITION'
	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD		CAL BCY	390	BLONDE AMBITION BLUE GRAMA CALAMAGROSTIS BRACHYTRICHA
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN		HEL SEM	282	KOREAN FEATHER REED GRASS HELICOTRICHON SEMPERVIRENS
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		MUH UN3	2,184	BLUE OAT GRASS MUHLENBERGIA REVERCHONII 'PUND01S'
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		PAN HEA	108	UNDAUNTED® RUBY MUHLY PANICUM VIRGATUM 'HEAVY METAL'
	PRU OOO	12	PRUNUS X 'P0025' SUCKER PUNCH® CHOCHECHERRY		PEN HAM	852	HEAVY METAL SWITCH GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
EVERGREEN TREES					SCH BLU	108	HAMELN FOUNTAIN GRASS SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'
	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		SCH ST2	470	BLUE HEAVEN® LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE		SPO TAR	1,282	STANDING OVATION LITTLE BLUESTEM SPOROBOLUS HETEROLEPIS 'TARA'
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE		SPO WRI	53	TARA PRAIRIE DROPSIDE SPOROBOLUS WRIGHTII
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE	PERENNIALS			
DECIDUOUS SHRUBS					ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' KANNAH CREEK® SULPHUR BUCKWHEAT
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)	SOD AND SEED MIX			
	BER ATN	60	LOW SCAPE MOUND BLACK CHOCHEBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'		TUR SDE	180,756 SF	NATIVE SEED
	BER CRI	190	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY'	MULCH			
	BUD AGN	21	CRIMSON PYGMY JAPANESE BARBERRY BUDDLEJA ALTERNIFOLIA 'ARGENTEA'		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH
	CAR BMS	100	SILVER FOUNTAIN BUTTERFLY BUSH CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	NOTES:			
	CHR NAU	423	BLUE MIST BLUEBEARD CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COR B25	54	DWARF BLUE RABBITBRUSH CORNUS SERICEA 'BAILEY'	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	COT COR	370	BAYLEY'S RED TWIG DOGWOOD COTONEASTER APICULATUS	Play surface must be ADA compliant			
	FAL PAR	134	CRANBERRY COTONEASTER FALLUGIA PARADOXIA	what is this? Stone?			
	PER LIT	315	APACHE PLUME PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'				
	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 'ALLEGHAN'				
			ALLEGHAN LANTANAPHYLLUM VIBURNUM				

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

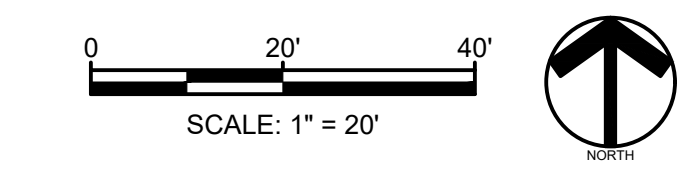
KEY MAP
SCALE: 1" = 100'

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

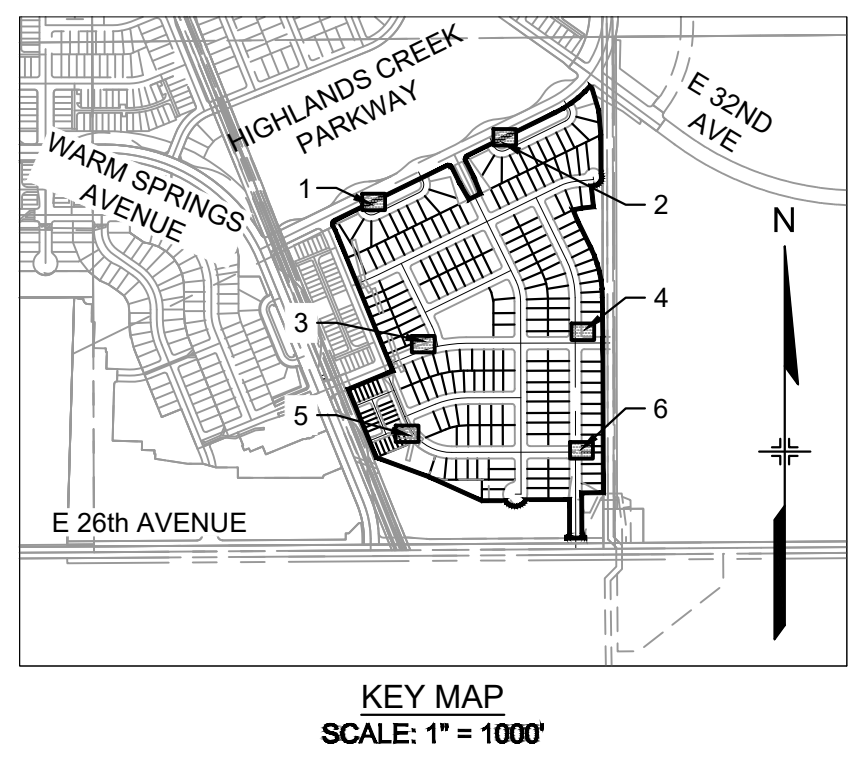
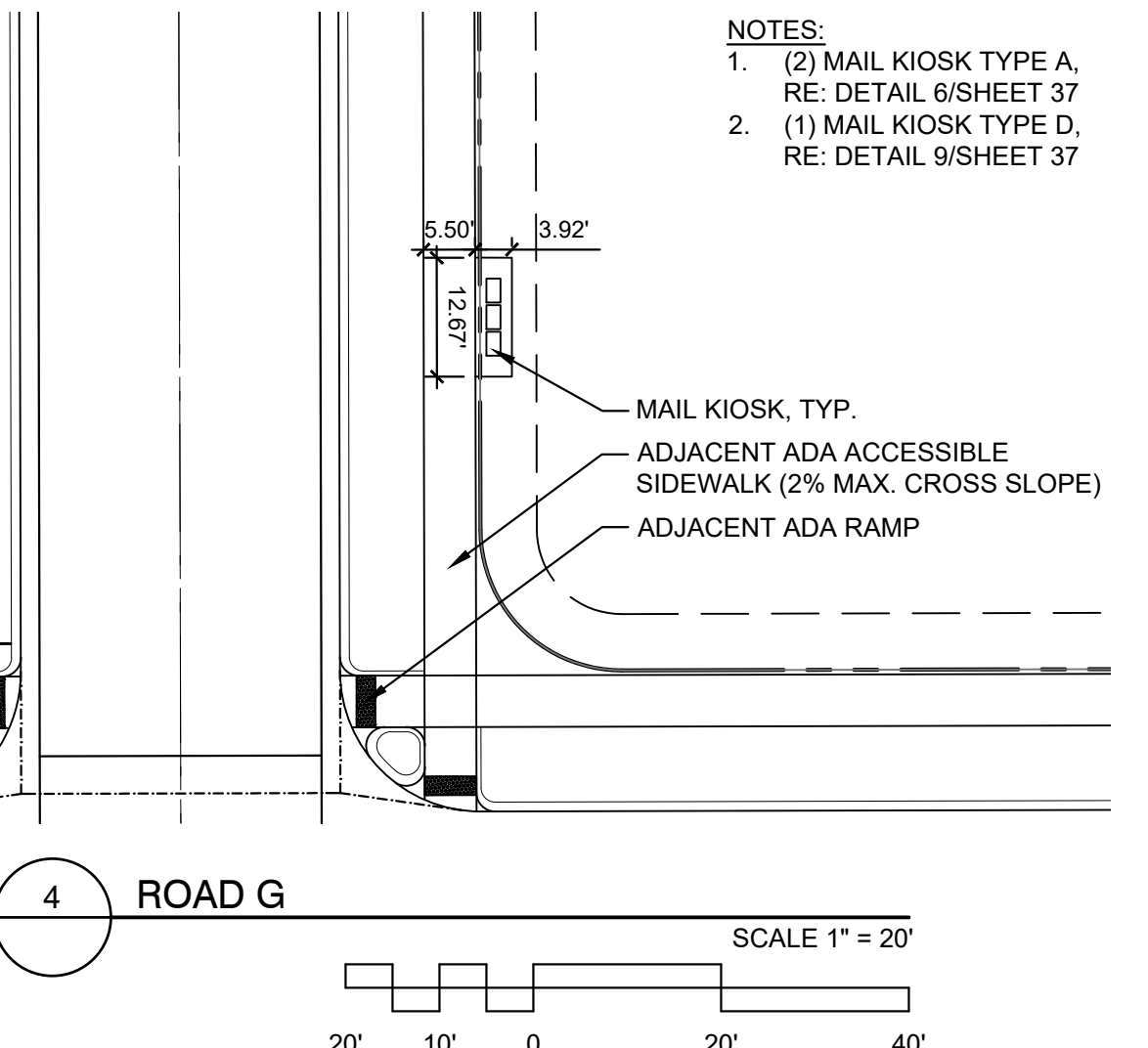
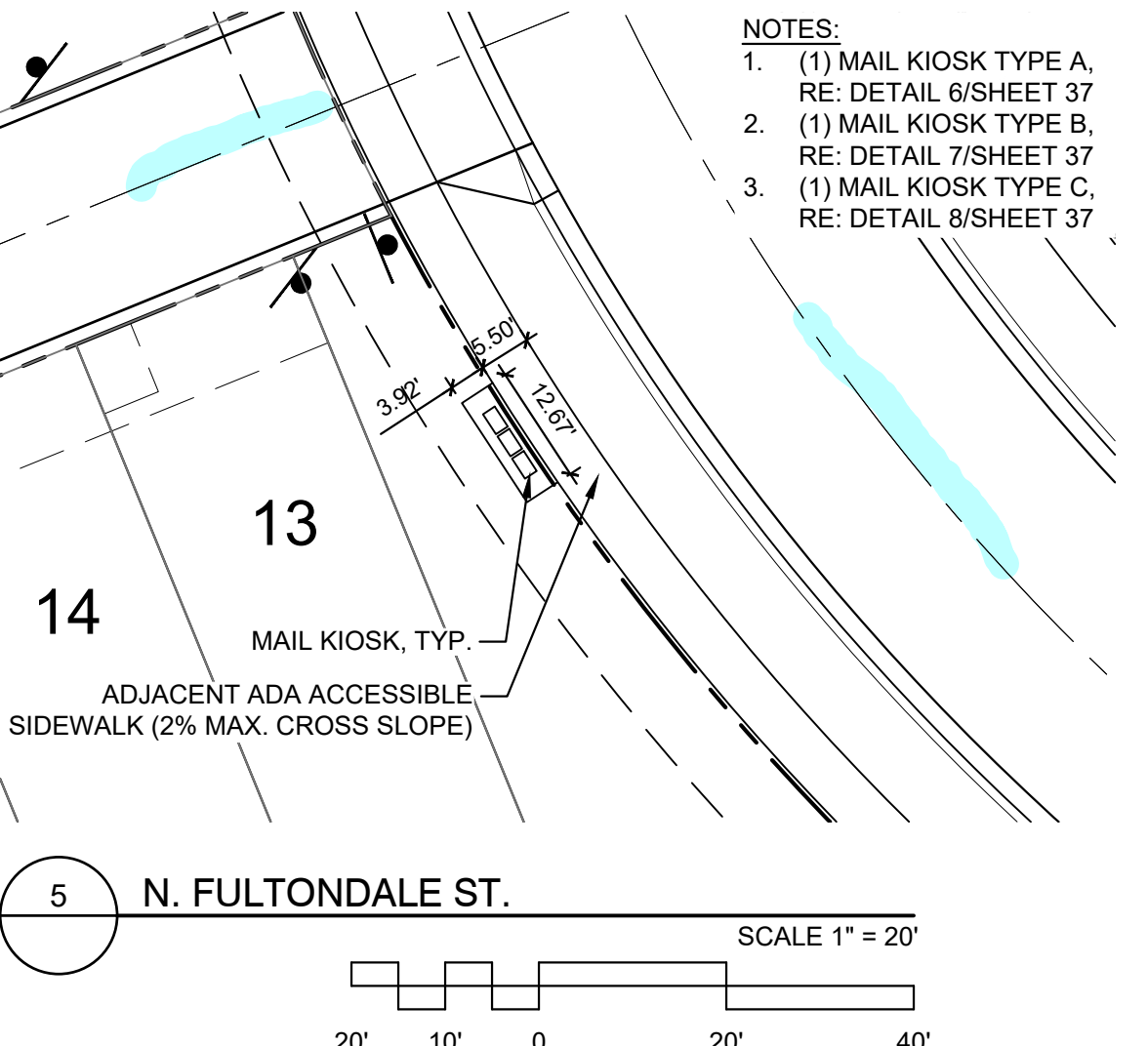
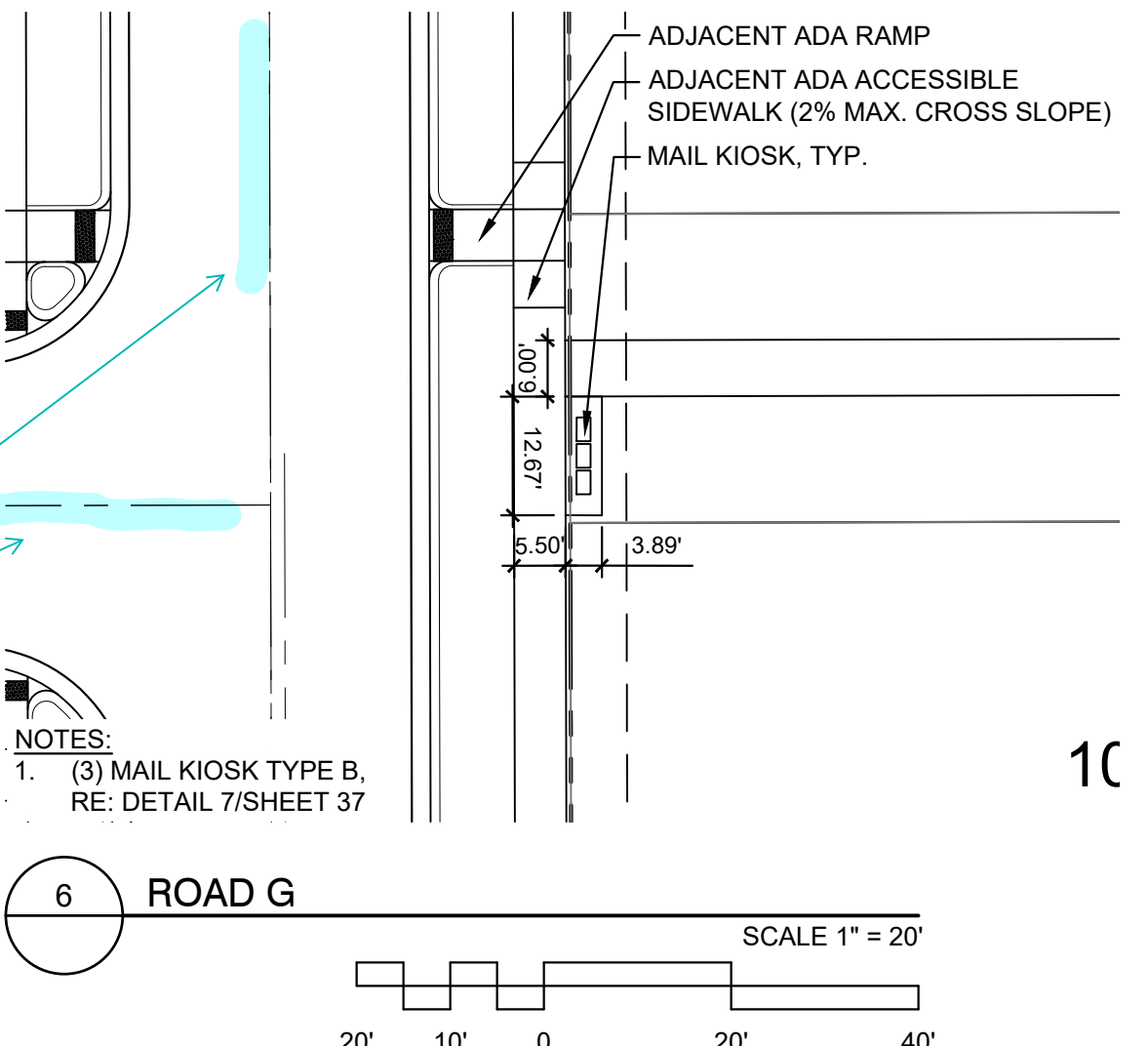
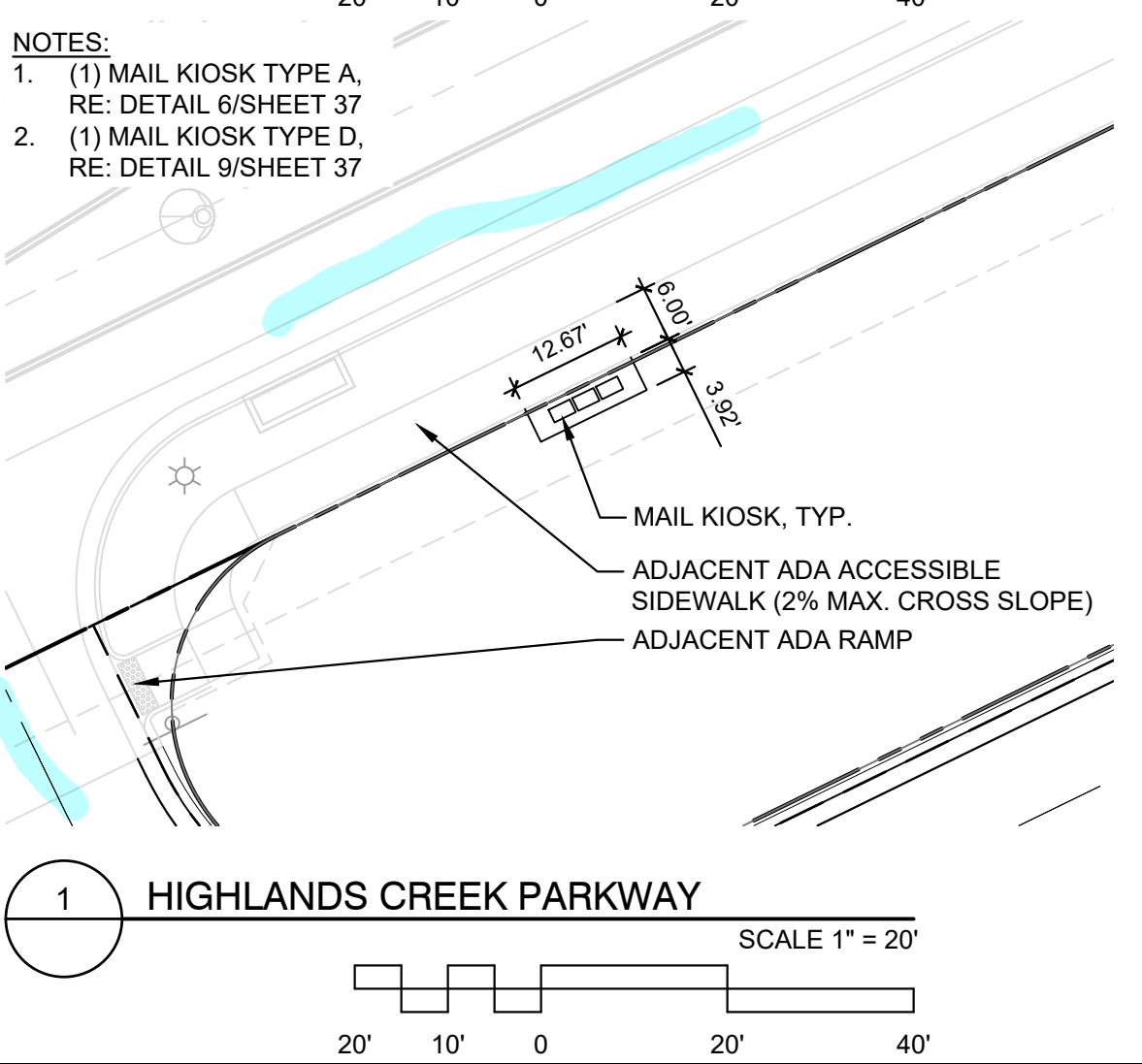
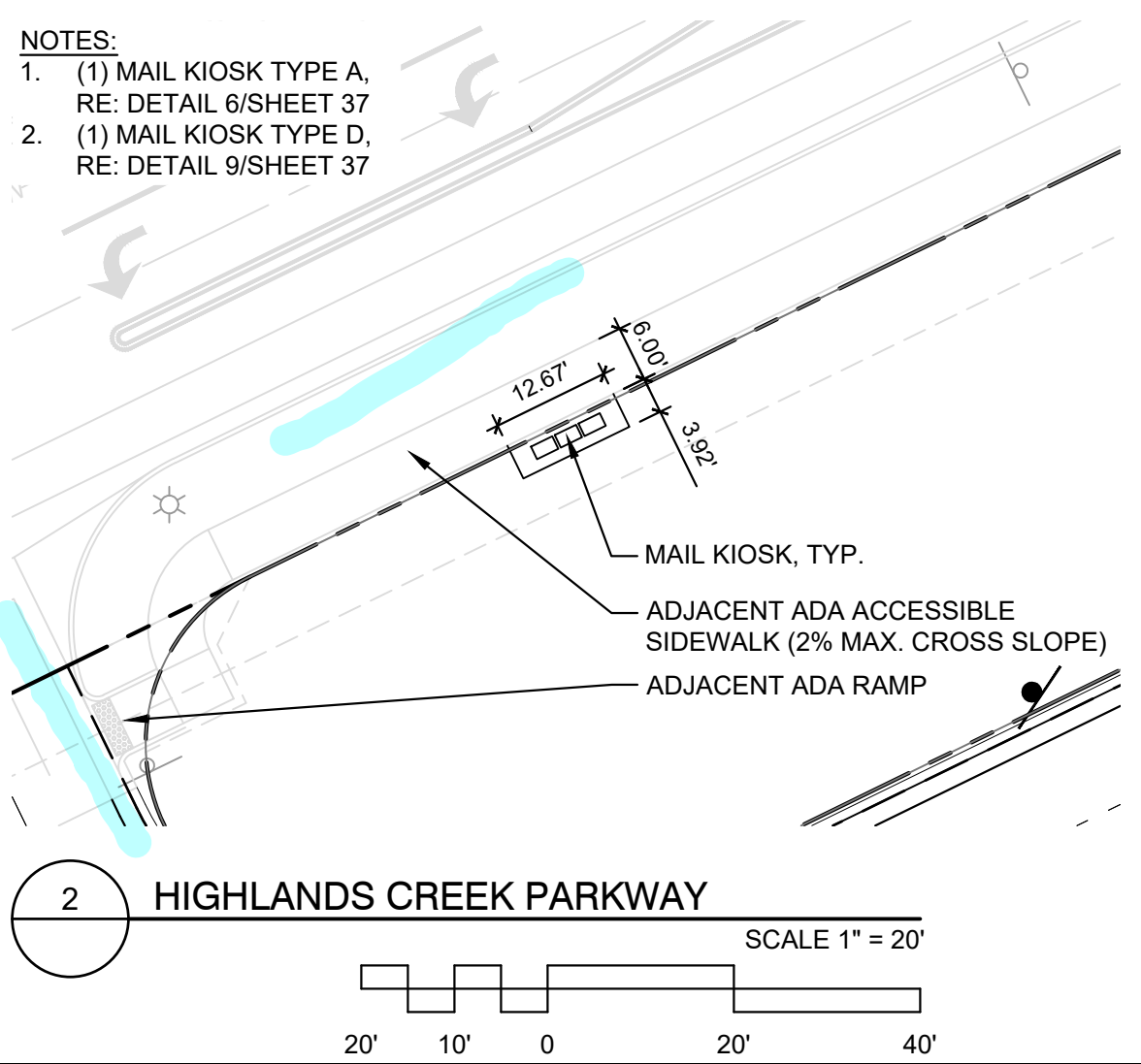
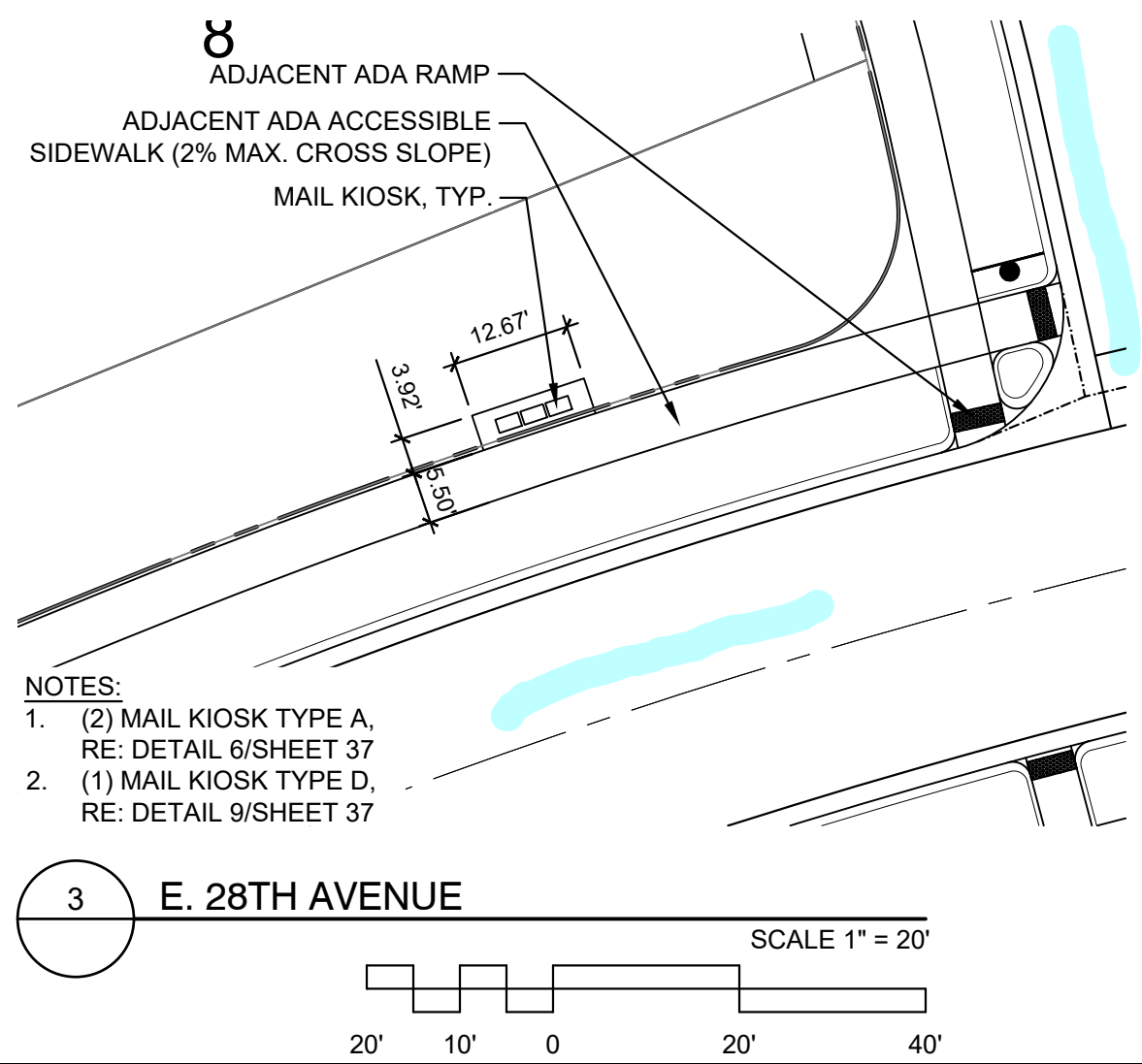
TITLE: NAC ENLARGEMENT
DATE: JUNE 2024
PREPARED BY:
Matrix
Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com

811

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

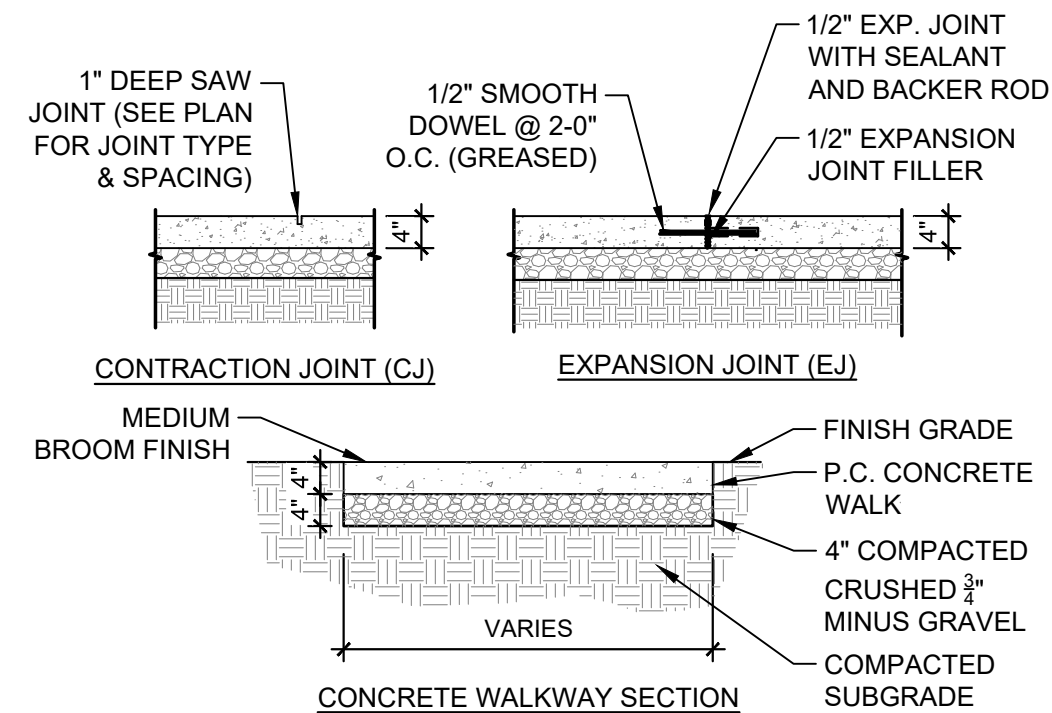
PREPARED BY:

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SHEET: 37

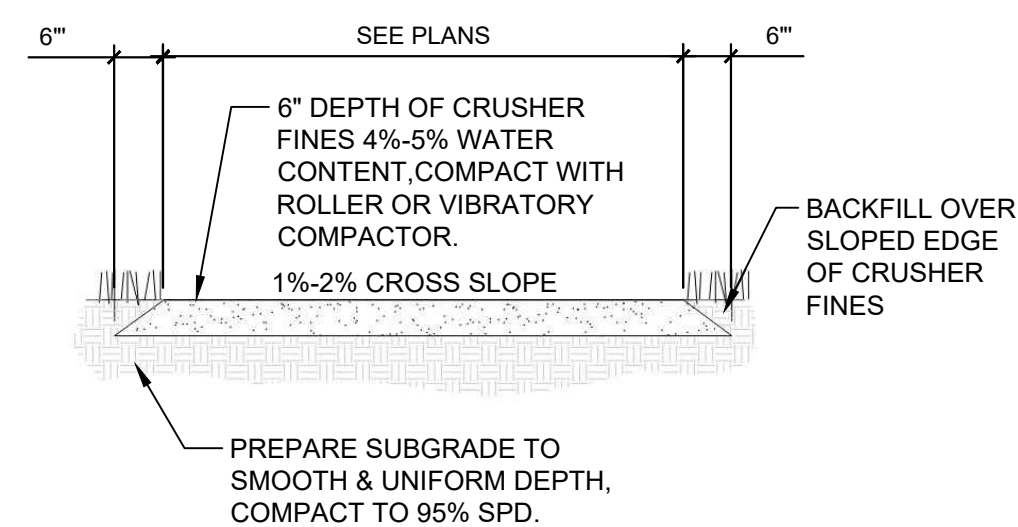


- NOTES:
1. PROVIDE EXPANSION JOINTS EVERY 60' MAXIMUM OR WHEN ABUTTING ADJACENT STRUCTURES OR EXISTING PAVEMENT
 2. PROVIDE CONTRACTION JOINTS AT A MAXIMUM OF 8' O.C.
 3. REFER TO MATERIAL SCHEDULE, SHEET LS02 ITEM A, FOR FINISH INFORMATION

6 CONCRETE WALKWAY

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

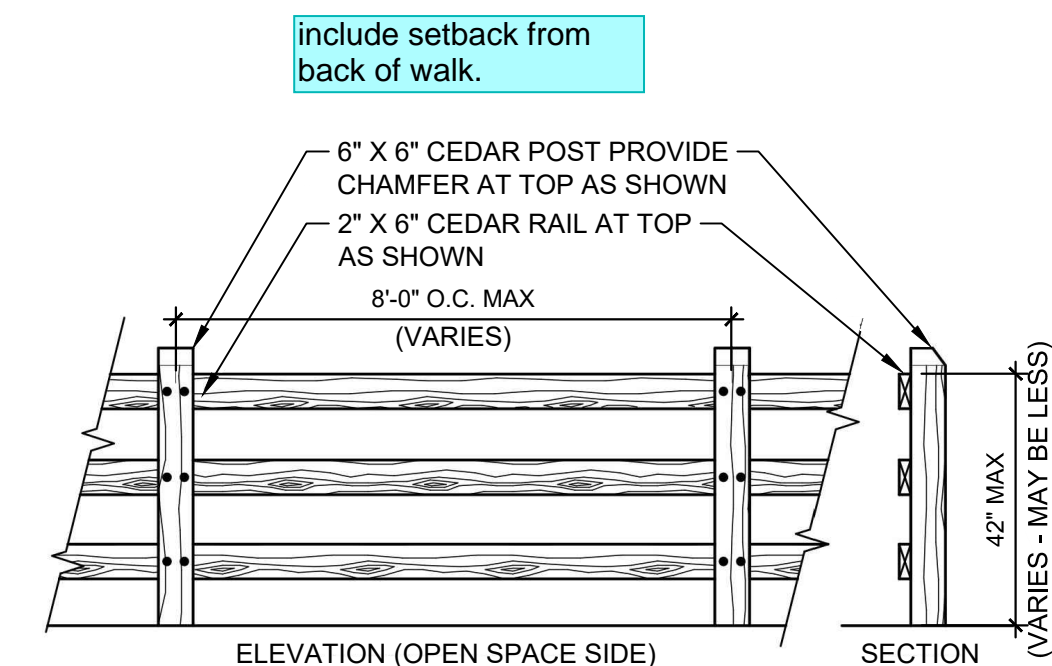
MD-AU-01



5 CRUSHER FINES TRAIL

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

MD-AU-29

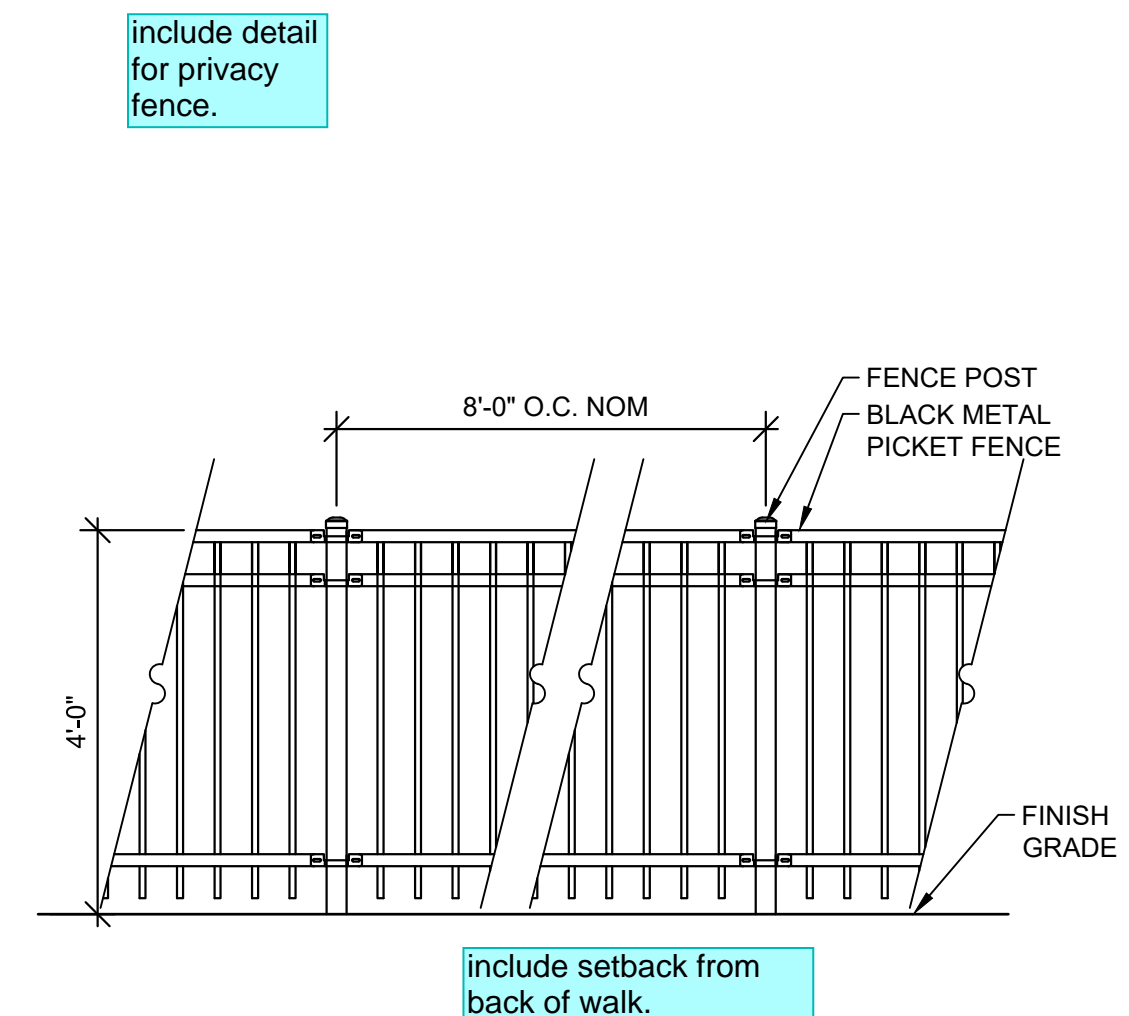


- NOTES:
1. SEE PLANS FOR LOCATION/EXTENT
 2. INSTALLATION OF A 4" SQUARE PLASTIC COATED WIRE GRID (BLACK) IS ALLOWED FOR THE PURPOSES OF PET CONTROL ON OPEN SPACE FENCES
 3. ALL WOOD TO BE TREATED ROUGH SAWN CEDAR OR APPROVED EQUAL
 4. ALL HARDWARE TO BE STAINLESS STEEL OR HAND DIPPED GALVANIZED STEEL
 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

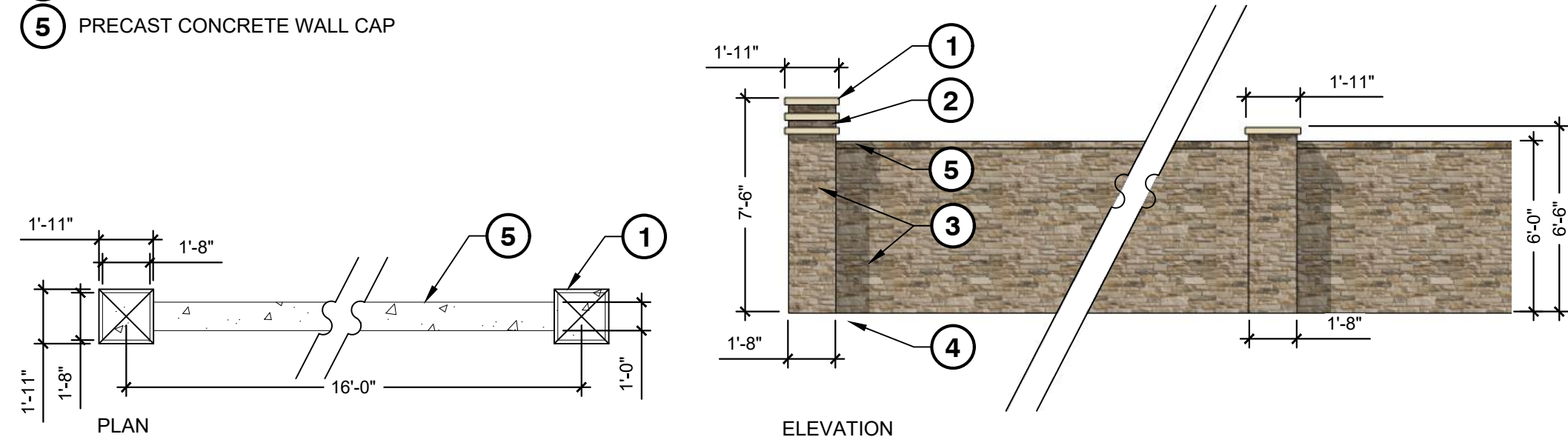


3 METAL FENCE

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.

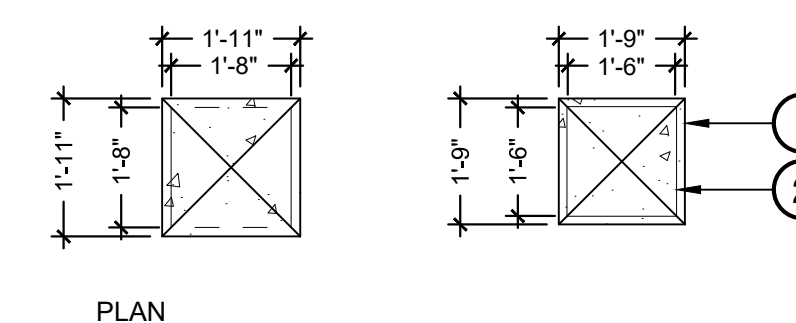


2 MASONRY WALL

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"

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

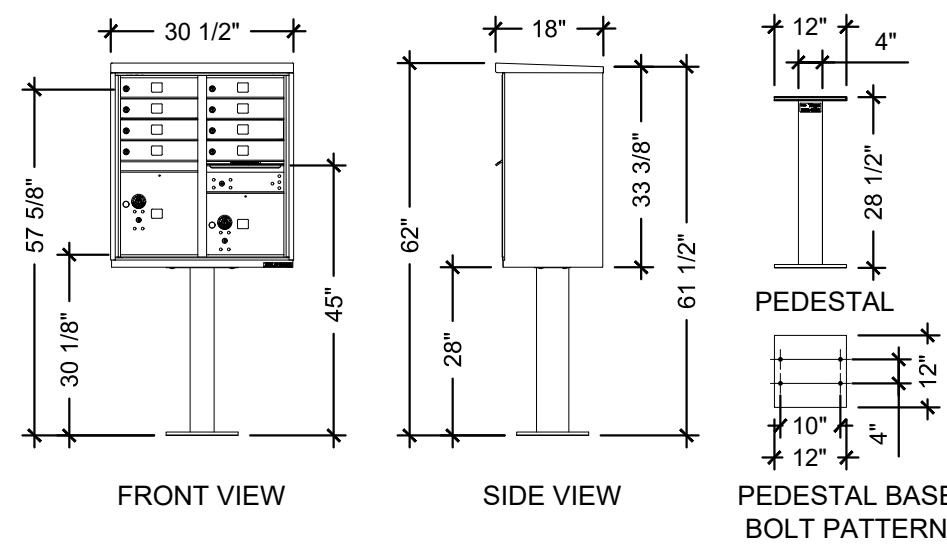
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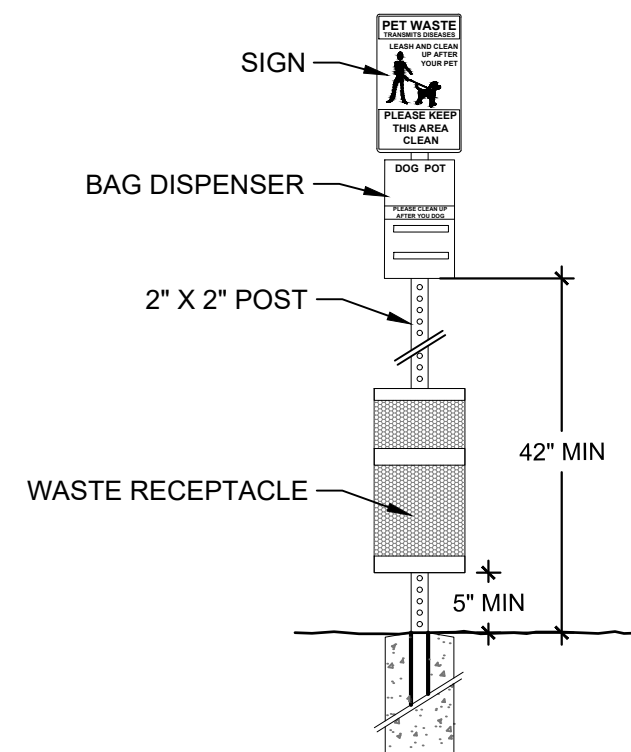
SHEET: 36

NOTES:

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



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

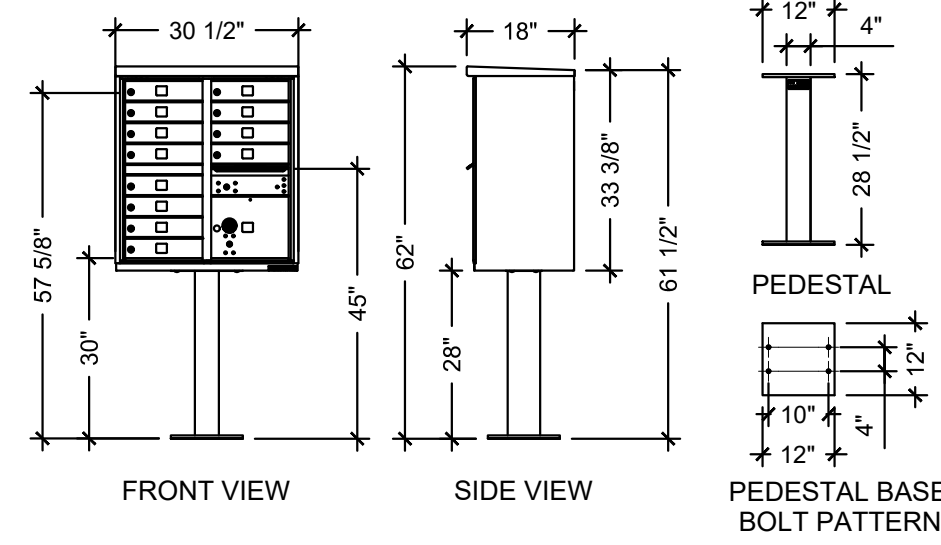


4 PET WASTE STATION
SCALE: 3/4" = 1'-0"

MD-AU-37

NOTES:

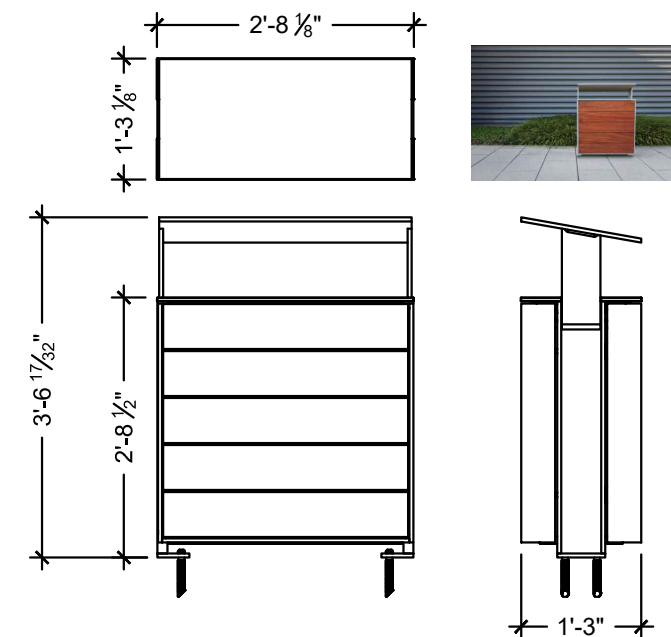
1. BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
2. VITAL CLUSTER BOX UNIT - TYPE II, MODEL #1570-12
3. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
4. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
5. 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:

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

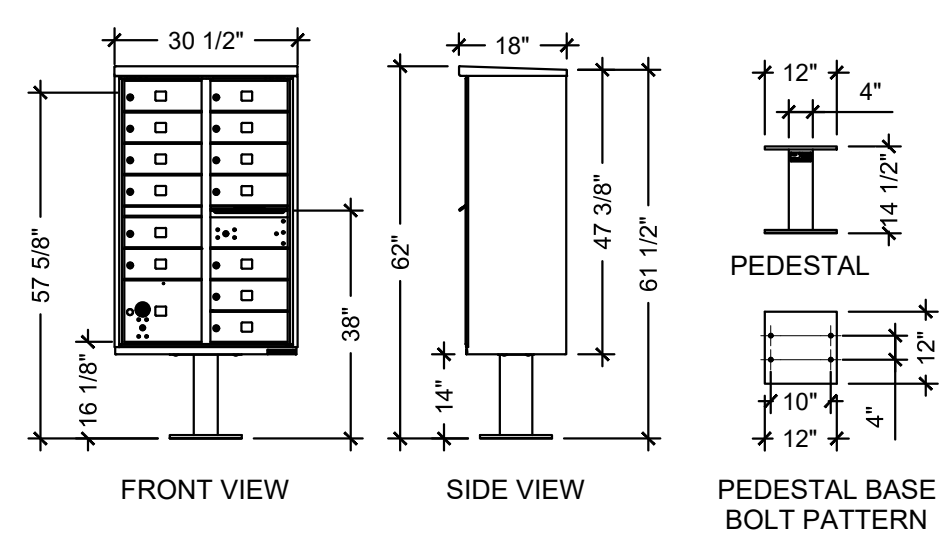


3 TRASH RECEPTACLE
SCALE: 1/2" = 1'-0"

MD-AU-38

NOTES:

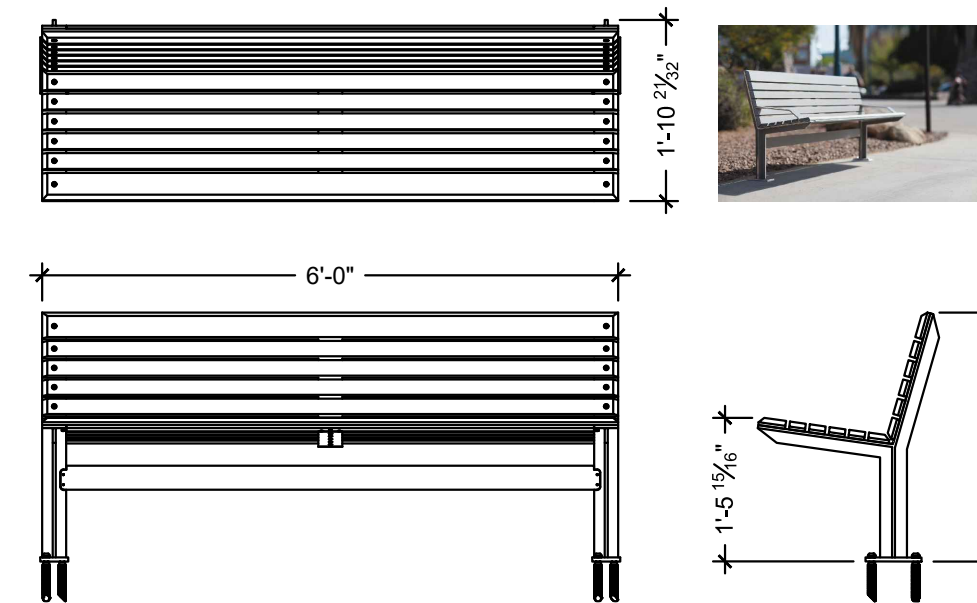
1. BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
2. VITAL CLUSTER BOX UNIT - TYPE IV, MODEL #1570-13
3. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
4. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
5. 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:

1. FORMS AND SURFACES: (800) 451-0410, 30 PINE STREET, PITTSBURGH, PA 15223
2. 6' KNIGHT BENCH WITH BACK SBKNI-072B
3. SOLID ALUMINUM FRAME WITH SILVER TEXTURE POWDER COAT, IPE HARDWOOD SLATS
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS



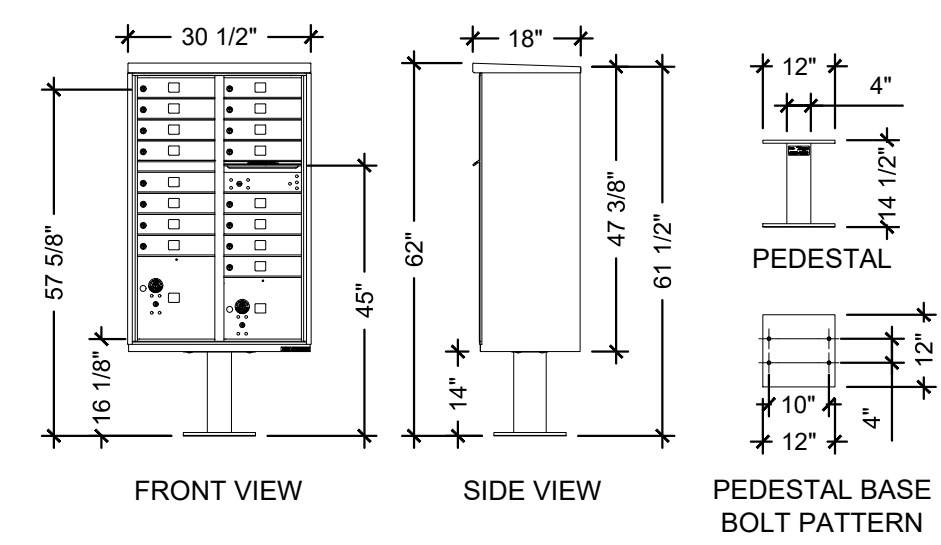
2 BENCH
SCALE: 1/2" = 1'-0"

10 TENSILE SHADE CANOPY
NTS



NOTES:

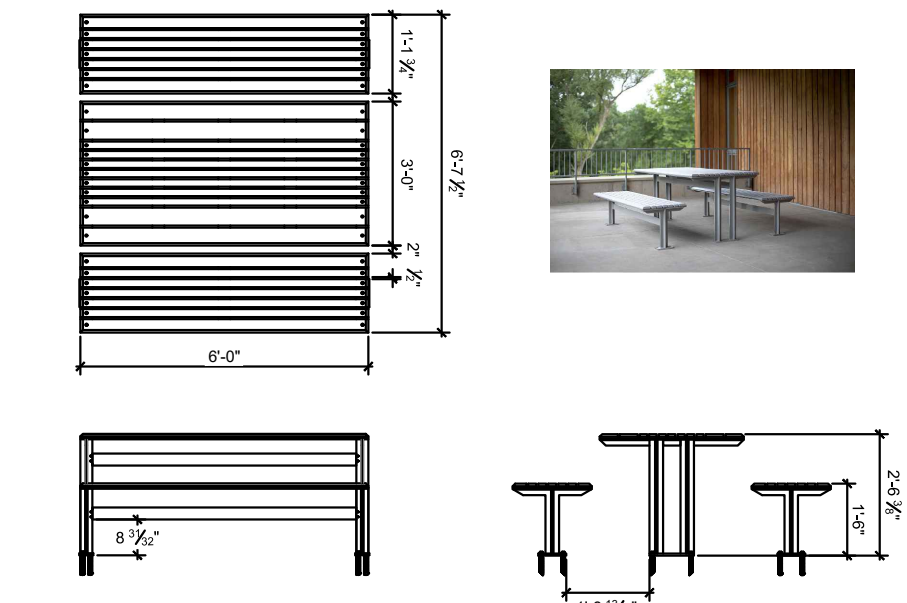
1. BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
2. VITAL CLUSTER BOX UNIT - TYPE III, MODEL #1570-16
3. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
4. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED,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



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

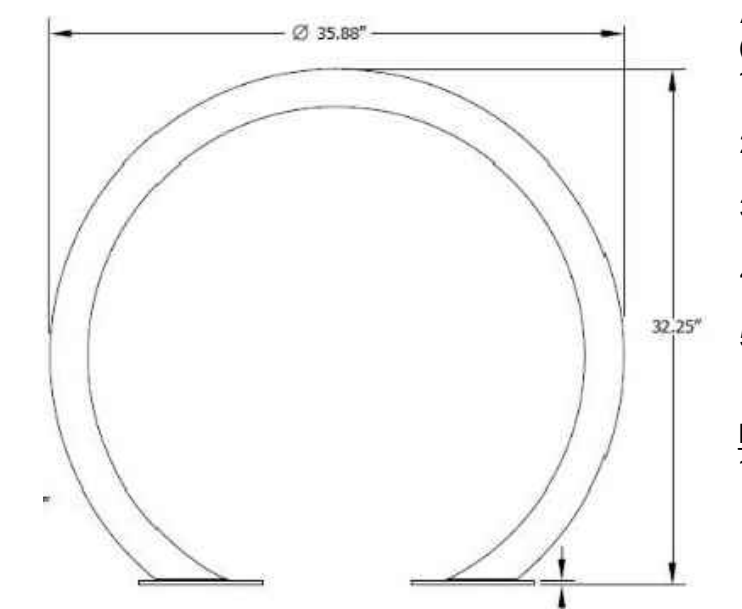
NOTES:

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



1 PICNIC TABLE
NTS

NOT FOR CONSTRUCTION



5 BIKE RACK
NTS

- ANOVA
(OR APPROVED EQUAL)
1. PRODUCT: CIRBLEBS2
 2. DESCRIPTION: CIRCLE BIKE RACK
 3. SIZE: 32" HEIGHT, 6" WIDTH, 36" LENGTH
 4. MATERIALS: STAINLESS STEEL
 5. BIKE RACK TO BE SURFACE MOUNTED

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



THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE DETAILS

DATE: JUNE 2024

PREPARED BY:

Matrix
move this sheet to follow
Sheet 35

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Denver, Colorado 80202
P 303.572.0200
www.matrixdesigngroup.com



SHEET: 38



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



3 PLAYGROUND EQUIPMENT - SWINGS
NTS



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

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

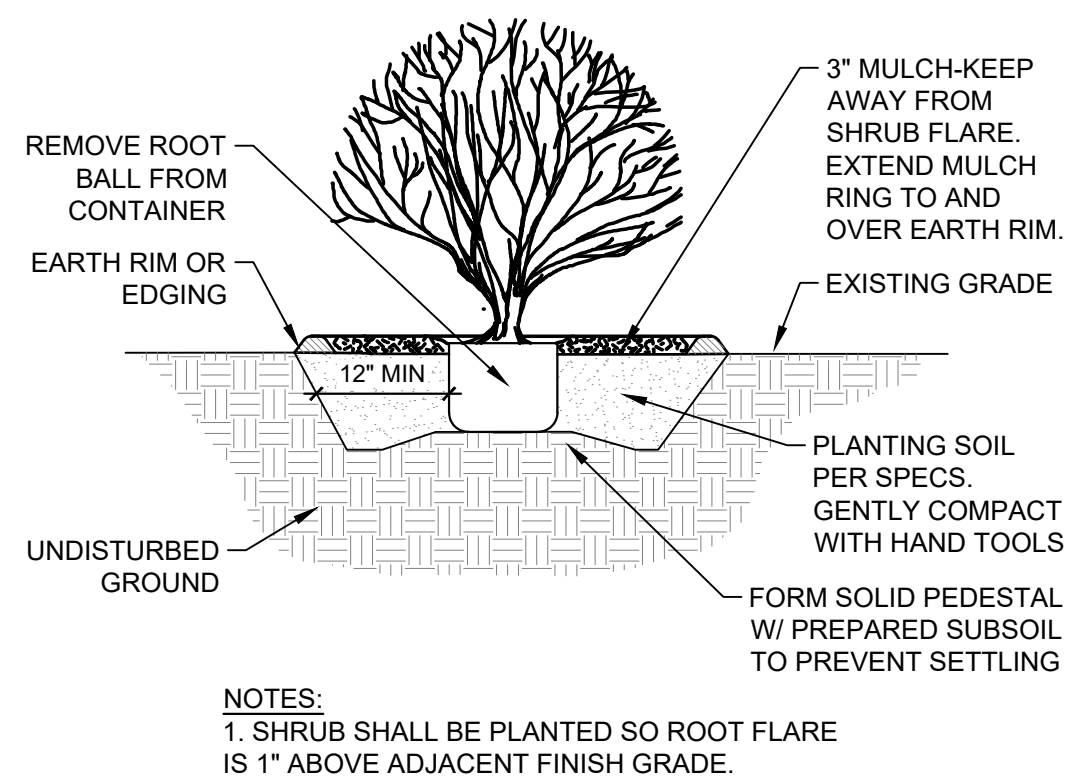
Denver, Colorado 80202

P 303.572.0200

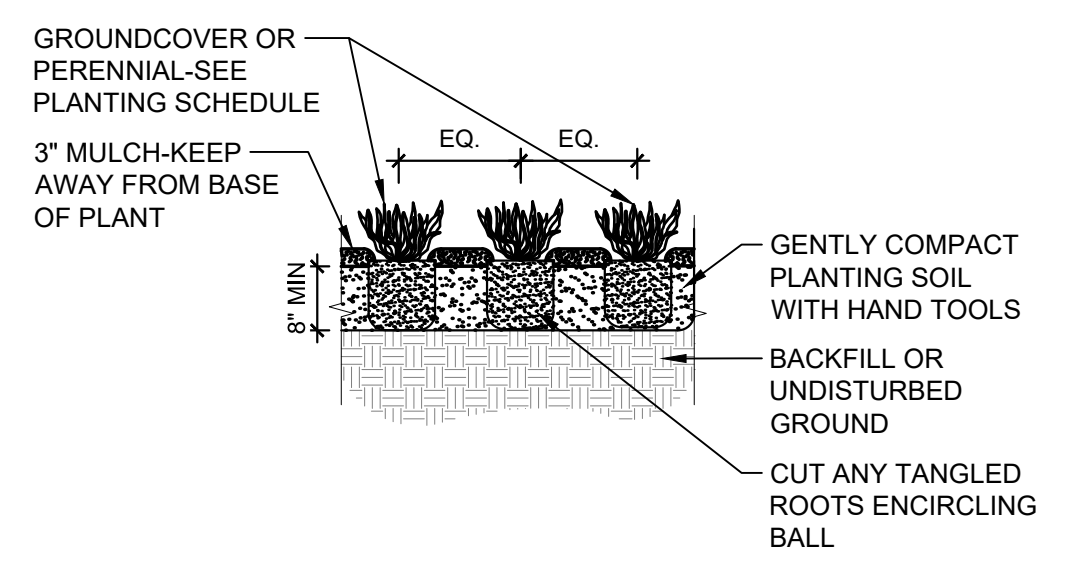
www.matrixdesigngroup.com



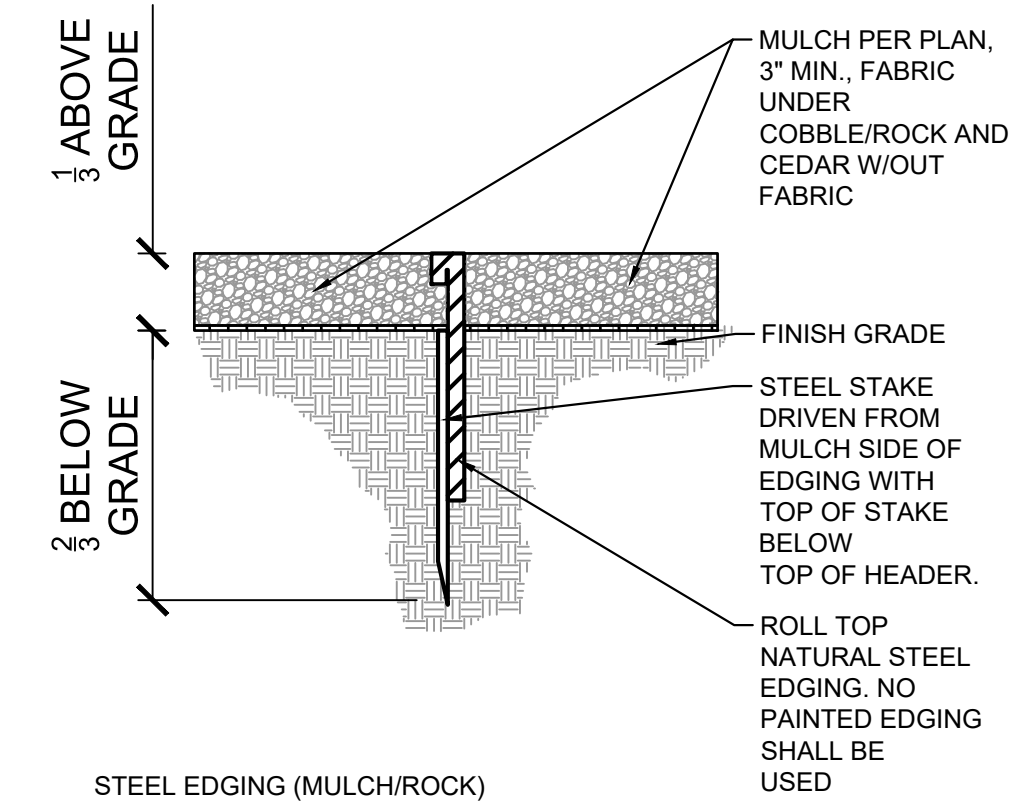
SHEET: 39



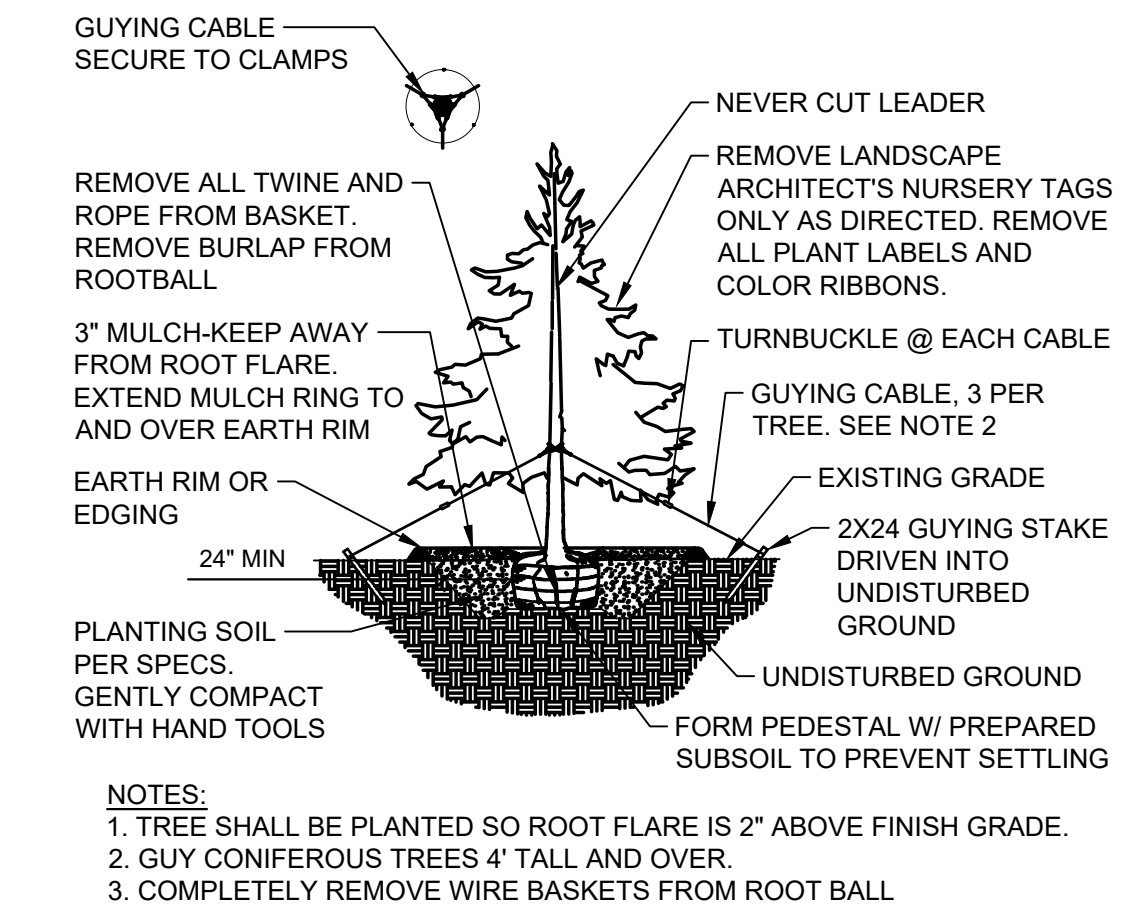
3 SHRUBS
SCALE: 3/8" = 1'-0"
MD-AU-34



2 PERENNIALS AND GRASSES
SCALE: 1/2" = 1'-0"



1 LANDSCAPE EDGING
NTS



5 EVERGREEN TREE
SCALE: 1/8" = 1'-0"



4 DECIDUOUS TREE
SCALE: 1/8" = 1'-0"

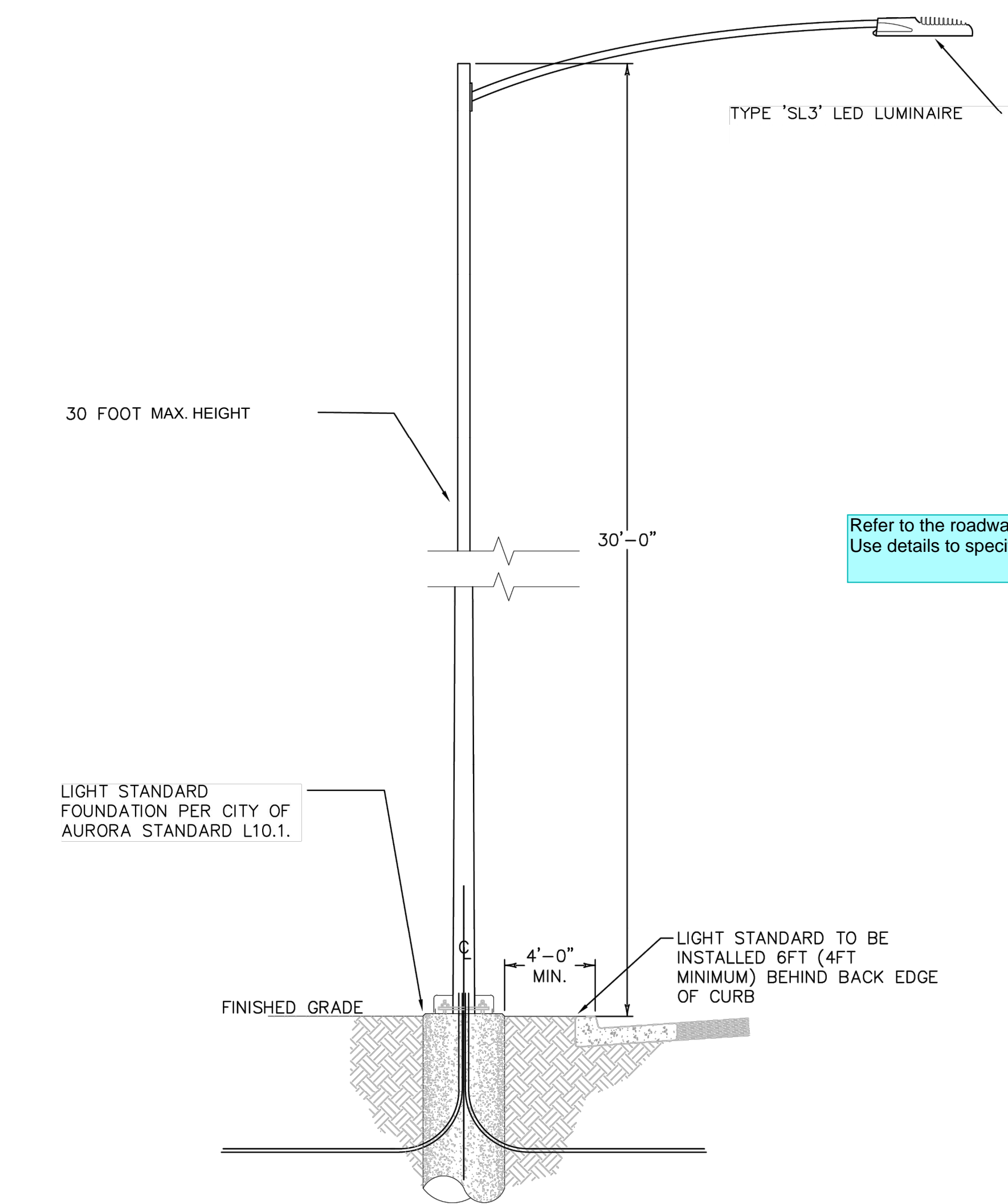
THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE DETAILS

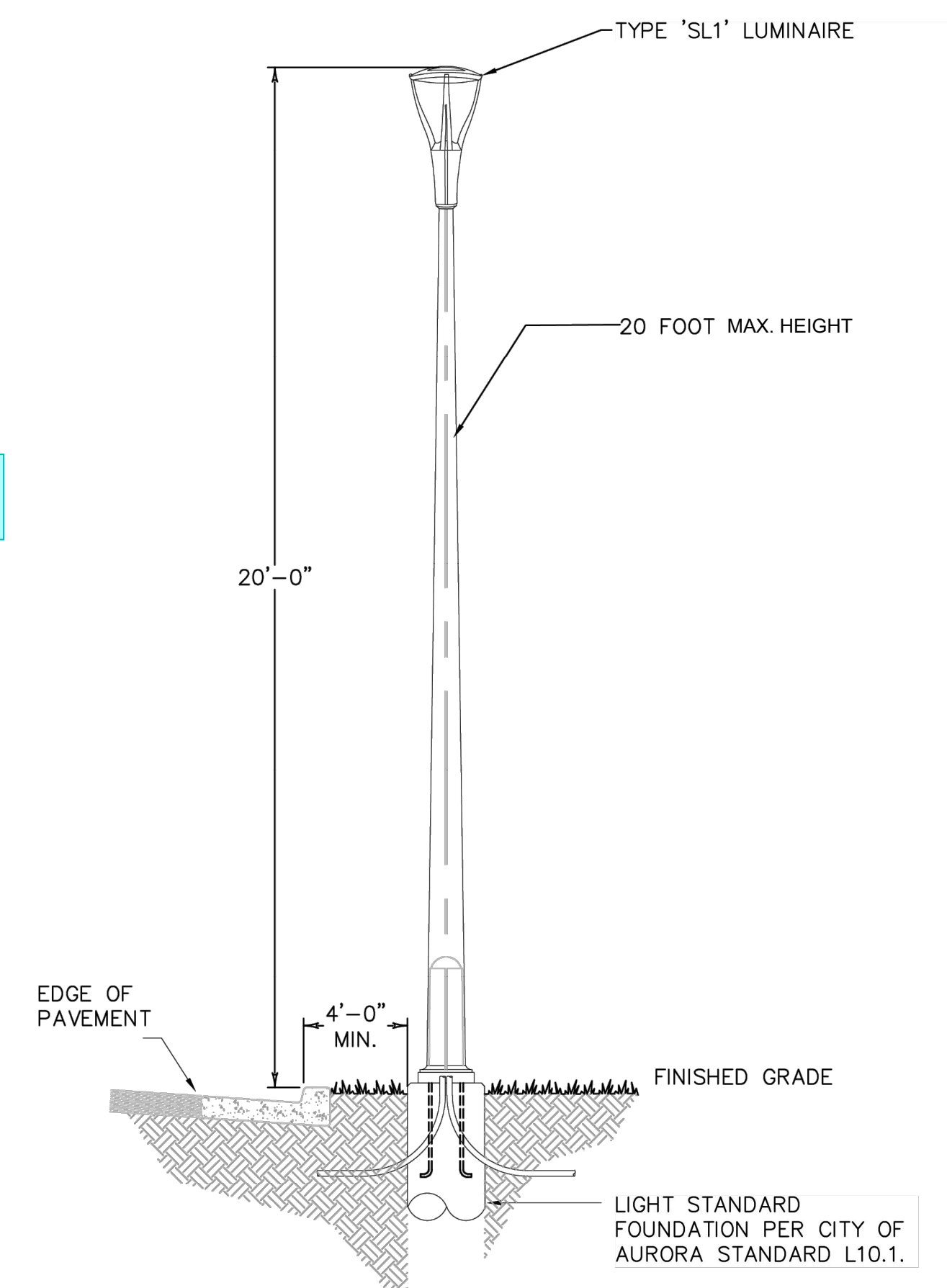
DATE: JUNE 2024
move to follow Sheet 34

Excellence by Design
707 17th Street, Suite 3150
Denver, Colorado 80202
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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

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS
SITE PLAN - LENNAR PHASE 1

TITLE: LIGHTING DETAILS

DATE: JUNE 2024

PREPARED BY:

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SHEET: 40 OF 40



Matrix Design Group, Inc.
707 17th Street Suite 3150
Denver, CO 80202

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.

Matrix Design Group, 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 D. Barnhart, P.E., P.T.O.E.
Senior Associate of Transportation Services

07/08/2024

Excellence by Design