

The comments in green were made by Kendra Hanagami, and can be contacted at khanagam@auroragov.org

Repeat Comment:

Comment response identified that the Foundry Masterplan update is intended to be submitted in mid-March, but is not yet submitted to the City. As of 3/19/24, I could not see a masterplan submittal in process. Prior to site plan approval, the Foundry Masterplan amendment needs to be submitted to show consistent roadway widths at the intersections and roundabouts.

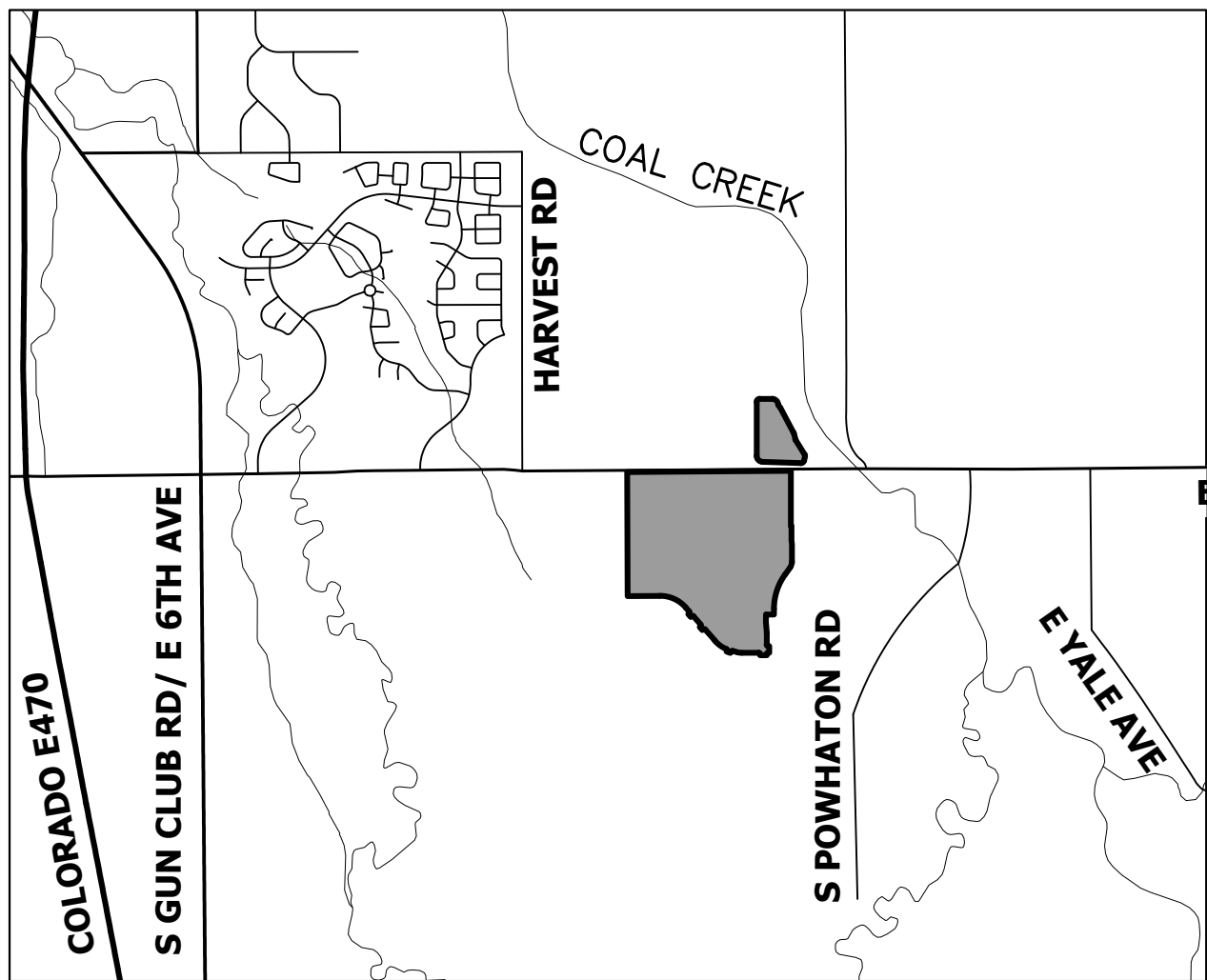
RESPONSE: PIP amendment #1 was approved in July 2024.

## FOUNDRY SITE PLAN 1 SITE PLAN

### A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO FOUNDRY SUBDIVISION FILING NO. 1

VICINITY MAP

1"=3000'



#### SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN TRACKING
- 3 CONTEXT MAP
- 4-15 SITE PLAN
- 16-18 E. JEWELL AVE. IMPROVEMENTS
- 19 OVERALL UTILITY PLAN
- 20-31 GRADING & UTILITY PLAN
- 32 REGIONAL DETENTION POND
- 33-44 SIGNAGE & STRIPING PLANS
- 45 SITE PLAN DETAILS
- 46-48 TYPICAL SECTIONS
- 49 TYPICAL PRODUCT DETAILS
- 50-119 LANDSCAPE NOTES, PLANS & DETAILS

#### PROJECT DATA

FOUNDRY SITE PLAN 1		
NUMBER OF DWELLING UNITS	458	
LAND AREA WITHIN PROPERTY LINES (ACRES)	148.5394	
NUMBER OF UNITS PROPOSED (NON SPRINKLED)	458	
NUMBER OF STORIES	2-3	
MAXIMUM HEIGHT OF BUILDINGS	38' MAX	
CONSTRUCTION TYPE	V-B	
IRC OCCUPANCY CLASSIFICATION	R-3	
ADMINISTRATIVE ACTIVITY CENTER (ACRES)	9.9594	6.70%
OPEN SPACE AREA (TRACTS) (ACRES)	18.843	12.69%
LANDSCAPE AREA (ACRES)	31.5367	21.23%
LOT AREA (ACRES)	43.71	29.43%
TRACT AREA	68.1337	45.87%
PUBLIC ROW AREA (ACRES)	36.6957	24.70%
ZONING CLASSIFICATION	R-2	
NO. OF MONUMENT SIGNS	2	
LOOP LANE PARKING (7 REQ)	1 ON STREET	
	916 REQ	
ONSITE PARKING (2 REQ PER UNIT)	916 PROVIDED	
MAXIMUM SIGNAGE AREA	PER SIGN CODE & MASTER PLAN	
	360 (PRIMARY)	
TOTAL MONUMENT SIGN AREA	+65(SECONDARY)	
	=425 SF	

#### PARKS, RECREATION & OPEN SPACE

PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

#### GENERAL NOTE

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL STREET NAME, AND SIGNAGE ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THE ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
2. 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. ANY LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
3. 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. THESE EASEMENTS OR RIGHTS-OF-WAY, THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEMS NECESSARY OR CONVENIENT.
4. 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.
5. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VI- NUMBERING OF BUILDINGS.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
7. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
8. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
10. 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.
11. 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.

12. (APPLICANT/OWNER NAME, ADDRESS, PHONE) SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COST FOR THE INTERSECTION OF JEWELL AVENUE AND KEWAUNEE STREET AND THE INTERSECTION OF JEWELL AVENUE AND SOUTH MUSCADINE WAY, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPROMISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 126-38 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE, THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
13. APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX 750' SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.
14. A 50' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: COLORADO INTERSTATE GAS) OR PETROLEUM (EXAMPLE: PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL (OR EAVE LINE) OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 53, U.S. DEPARTMENT OF TRANSPORTATION, 10-1-99 EDITION, CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ANY LOCATION 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.
15. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
16. 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 OCCUPANCY WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
17. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 -1998, OWNER OF PROPERTY FOR THE ABOVE PERMIT.
18. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING -FIRE LANE".

#### SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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 THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.

BY: \_\_\_\_\_  
(PRINCIPAL OR OWNERS)

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD

BY: \_\_\_\_\_  
(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.

CLERK AND RECORDER \_\_\_\_\_

DEPUTY \_\_\_\_\_

#### CITY OF AURORA APPROVALS

CITY ATTORNEY \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL DATE \_\_\_\_\_

#### AMENDMENTS:

#### LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF THAT PROPERTY RECORDED UNDER RECEPTION NO. E222823, A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. E1157135, AND A PORTION OF TASKO ACRES SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. 1929919, ALL IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "PLS 13155" AT THE NORTHWEST CORNER, AND BY A 3-1/4" ALUMINUM CAP STAMPED "LS 15244" AT THE NORTH QUARTER CORNER, BEARING N89°35'54"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, N89°35'54"E A DISTANCE OF 1721.87 FEET;

THENCE DEPARTING SAID NORTH LINE, S00°24'06"E A DISTANCE OF 30.00 FEET, TO THE NORTHWESTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. E1157135 IN THE RECORDS OF ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JEWELL AVENUE RECORDED UNDER RECEPTION NO. B9105255, AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. N89°35'54"E A DISTANCE OF 948.64 FEET;
2. N89°35'47"E A DISTANCE OF 820.66 FEET;
3. N89°35'47"E A DISTANCE OF 916.37 FEET, TO A POINT ON THE WESTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. D0111474;

THENCE ON THE WESTERLY AND SOUTHERLY LINES OF SAID PROPERTY, THE FOLLOWING TWO (2) COURSES:

1. S00°08'35"W A DISTANCE OF 903.75 FEET;
2. N89°35'13"E A DISTANCE OF 11.07 FEET;

- THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING FIFTY-EIGHT (58) COURSES:
1. S00°24'45"E A DISTANCE OF 57.36 FEET;
  2. S00°12'12"E A DISTANCE OF 180.00 FEET;
  3. S05°41'56"E A DISTANCE OF 60.28 FEET;
  4. S00°12'12"E A DISTANCE OF 291.18 FEET, TO A POINT OF CURVE;
  5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 158.50 FEET, A CENTRAL ANGLE OF 36°22'38" AND AN ARC LENGTH OF 100.63 FEET, TO A POINT OF TANGENT;
  6. S36°10'26"W A DISTANCE OF 136.08 FEET, TO A POINT OF CURVE;
  7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 962.00 FEET, A CENTRAL ANGLE OF 36°01'53" AND AN ARC LENGTH OF 604.97 FEET, TO A POINT OF TANGENT;
  8. S00°08'32"W A DISTANCE OF 94.76 FEET;
  9. N89°51'29"W A DISTANCE OF 130.01 FEET;
  10. S00°08'32"W A DISTANCE OF 115.47 FEET, TO A POINT OF CURVE;
  11. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1153.00 FEET, A CENTRAL ANGLE OF 04°15'46" AND AN ARC LENGTH OF 85.78 FEET, TO A POINT OF REVERSE CURVE;
  12. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 13°15'29" AND AN ARC LENGTH OF 164.29, TO A POINT OF NON-TANGENT;
  13. S01°48'39"W A DISTANCE OF 8.07 FEET;
  14. S08°56'19"E A DISTANCE OF 61.16 FEET, TO A POINT OF CURVE;
  15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 479.00 FEET, A CENTRAL ANGLE OF 07°01'27" AND AN ARC LENGTH OF 58.72 FEET, TO A POINT OF COMPOUND TANGENT CURVE;
  16. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 34°27'54" AND AN ARC LENGTH OF 35.49 TO A POINT OF TANGENT;
  17. S50°25'40"E A DISTANCE OF 2.87 FEET, TO A POINT OF CURVE;
  18. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 48°31'00" AND AN ARC LENGTH OF 66.90 FEET, TO A POINT OF NON-TANGENT;
  19. S08°56'40"E A DISTANCE OF 78.00 FEET;
  20. S81°03'20"W A DISTANCE OF 38.94 FEET, TO A POINT OF CURVE;
  21. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 479.00 FEET, A CENTRAL ANGLE OF 06°59'57" AND AN ARC LENGTH OF 58.51 FEET, TO A POINT OF COMPOUND TANGENT CURVE;
  22. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS

OF 59.00 FEET, A CENTRAL ANGLE OF 35.55 FEET, TO A POINT OF TANGENT;

23. S39°31'57"W A DISTANCE OF 2.7 FEET, TO A POINT OF CURVE;
24. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 48°30'24" AND AN ARC LENGTH OF 66.88 FEET, TO A POINT OF COMPOUND TANGENT CURVE;
25. S81°01'33"W A DISTANCE OF 38.79 FEET, TO A POINT OF CURVE;
26. N08°58'27"W A DISTANCE OF 38.79 FEET, TO A POINT OF CURVE;
27. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 479.00 FEET, A CENTRAL ANGLE OF 07°01'26" AND AN ARC LENGTH OF 58.72 FEET, TO A POINT OF COMPOUND TANGENT CURVE;
28. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 59.00 FEET, A CENTRAL ANGLE OF 34°27'03" AND AN ARC LENGTH OF 35.48 FEET, TO A POINT OF TANGENT;
29. N50°26'56"W A DISTANCE OF 2.89 FEET, TO A POINT OF CURVE;
30. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 48°30'23" AND AN ARC LENGTH OF 66.88 FEET, TO A POINT OF TANGENT;
31. S81°02'40"W A DISTANCE OF 20.72 FEET;
32. S73°55'10"W A DISTANCE OF 8.06 FEET;
33. S81°02'40"W A DISTANCE OF 49.67 FEET, TO A POINT OF CURVE;
34. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 971.00 FEET, A CENTRAL ANGLE OF 09°05'18" AND AN ARC LENGTH OF 154.02 FEET, TO A POINT OF COMPOUND CURVE;
35. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 13°01'42" AND AN ARC LENGTH OF 122.79 FEET, TO A POINT OF REVERSE TANGENT CURVE;
36. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 84°40'19" AND AN ARC LENGTH OF 29.56 FEET, TO A POINT OF TANGENT;
37. S18°29'21"W A DISTANCE OF 19.54 FEET;
38. N71°30'39"W A DISTANCE OF 64.00 FEET;
39. N18°29'21"E A DISTANCE OF 19.54 FEET, TO A POINT OF CURVE;
40. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 84°40'19" AND AN ARC LENGTH OF 29.56 FEET, TO A POINT OF REVERSE TANGENT CURVE;
41. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 24°50'19" AND AN ARC LENGTH OF 234.10 TO A POINT OF TANGENT;
42. N41°20'40"W A DISTANCE OF 246.03 FEET, TO A POINT OF CURVE;
43. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;
44. S48°39'20"W A DISTANCE OF 20.00 FEET;
45. N48°39'20"W A DISTANCE OF 67.00 FEET;
46. N48°39'20"E A DISTANCE OF 20.00 FEET, TO A POINT OF CURVE;
47. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;
48. N41°20'40"W A DISTANCE OF 180.00 FEET, TO A POINT OF CURVE;
49. THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;
50. S48°39'20"W A DISTANCE OF 20.00 FEET;
51. N41°20'40"W A DISTANCE OF 64.00 FEET;
52. N48°39'20"E A DISTANCE OF 20.00 FEET, TO A POINT OF CURVE;
53. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF TANGENT;
54. THENCE N41°20'40"W A DISTANCE OF 86.99 FEET, TO A POINT OF NON-TANGENT CURVE;
55. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S48°50'50"W, HAVING A RADIUS OF 560.02 FEET, A CENTRAL ANGLE OF 49°02'28" AND AN ARC LENGTH OF 479.33 FEET, TO A POINT OF TANGENT;
56. S89°48'21"W A DISTANCE OF 471.28 FEET, TO A POINT OF CURVE;
57. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 30°01'28" AND AN ARC LENGTH OF 31.42 FEET, TO A POINT OF NON-TANGENT;
58. S89°48'21"W A DISTANCE OF 38.00 FEET, TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY RECORDED UNDER RECEPTION NO. E1157135;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N00°12'53"W A DISTANCE OF 1094.63 FEET;
2. N00°12'53"W A DISTANCE OF 958.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 6,470,585 SQUARE FEET OR 148.5442 ACRES.

#### OWNER MASTER DEVELOPER BUILDER

CENTURY COMMUNITIES, LLC  
8390 CRESCENT PKWY, STE 650  
GREENWOOD VILLAGE, CO 80111  
CONTACT: CINDY MYERS  
(303) 551-8420  
CINDY.MYERS@CENTURYCOMMUNITIES.COM

#### PLANNER/APPLICANT

NORRIS DESIGN  
1105 BARNACK STREET  
DENVER, CO 80204  
CONTACT: EVA MATHER  
(303) 892-1166  
EMATHER@NORRIS-DESIGN.COM

#### OWNERS REPRESENTATIVE

INTEGRITY LAND VENTURES LLC  
7200 S. ALTON WAY  
CENTENNIAL, CO 80112  
CONTACT: JERRY B RICHMOND III  
(303) 267-6255  
JERRY@INTEGRITYLANDVENTURES.COM

#### LANDSCAPE ARCHITECT

NORRIS DESIGN  
1105 BARNACK STREET  
DENVER, CO 80204  
CONTACT: SEAN MALONE  
(303) 892-1166  
SMALONE@NORRIS-DESIGN.COM

#### CIVIL ENGINEER SURVEYOR

JR ENGINEERING, LLC  
7200 S ALTON WAY STE C400  
CENTENNIAL, CO 80112  
CONTACT: KURTIS WILLIAMS  
(303)-267-6190  
KWILLIAMS@JRENGINEERING.COM

#### TRAFFIC ENGINEERING

LSC TRANSPORTATION CONSULTANTS  
1889 YORK STREET  
DENVER, CO 80206  
CONTACT: CHRIS MCGRANAHAN  
(303) 333-1105  
CSMCGRANAHAN@SCTTRANS.COM

FOUNDRY SITE PLAN 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01

09/06/2023 SDP 02

11/17/2023 SDP 03

01/19/2024 SDP 04

03/08/2024 SDP 05

SHEET TITLE:

COVER SHEET

1 OF 119



Filing No.	Site Plan No.	Planning Areas	Acreage	No. Units
1	1	1,2,3,4,5,6,7,8,9,10,14	148	458
<b>Total</b>			<b>148</b>	<b>458</b>

Lot Tracking Chart													
		Multi-Family	Small Lots					Standard Lots (>50')					
Filing No.	Site Plan No.		Paired Home	Single Family Detached Alley Loaded	Single Family Detached Alley Loaded Green Court	45' Min Frontage	% Small Lots of Total Lots	Townhome	Townhome Green Court	50' Min Frontage	60' Min Frontage	% Standard Lots of Total Lots	Total
1	1	0	140	55	27	24	54.47%	26	15	114	57	46.30%	458
		0%	30.57%	12%	6%	5.9%	54.47%	5.68%	3.28%	24.89%	12.45%	46.30%	100%
		0	140	55	27	24	54.47%	26	15	114	57	46.30%	458

Lot Dimensions Table					
Lot Type	Min. Lot Size (SF)	Min. Lot Frontage	Minimum Setbacks		
			Front	Rear	Side
SFD 45	4,950	45'	20'	10'	5'
SFD 50	5,500	50'	20'	10'	5'
SFD 60	6,600	60'	20'	10'	5'
Small Lot 32	2,400	32'	13	10'	4'
Small Lot 32 Green Court	2,400	32'	13	10'	4'
Small Lot Paired	4,350	58'	10'	3'	5'
Small Lot Paired Green Court	4,350	58'	10'	3'	5'
Townhome	1,650	88'	10.5'	4'	10'
Townhome Green Court	1,650	88'	10.5'	4'	10'

Population Tracking Chart			
Site Plan No. 1			
Product	Units	People/Unit	Population
SFD 50	114	2.65	302
SFD 60	57	2.65	151
SFD 45	24	2.65	64
Small Lot 32	82	2.65	217
Small Lot Paired	140	2.65	371
Townhome	41	2.65	109
<b>Total</b>	<b>458</b>		<b>1214</b>

Parks, Recreation, and Open Space Tracking Chart										
		Neighborhood Park			Community Park			Open Space		
Site Plan No.	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
1	1214.0	3.64	10.38	6.74	1.34	0.00	-1.34	9.47	19.59	10.12
	1214	3.64	10.38	6.74	1.34	0.00	-1.34	9.47	19.59	10.12

1. REQUIRED LAND DEDICATION FOR COMMUNITY PARK PURPOSES IS 1.34 ACRES. THE LAND DEDICATION REQUIREMENT SHALL BE SATISFIED BY A CASH-IN-LIEU PAYMENT.

2. EACH UNIT WILL HAVE A PARK DEVELOPMENT FEE DUE WHEN BUILDING PERMITS ARE PULLED. FEES WILL BE BASED ON THE PER-ACRE PARK CONSTRUCTION COSTS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

Tract Dedication Table					Programmatic Elements **
Tract	Site Plan No. 1	Dedication Type			
		Neigh. Park	Com. Park	Open Space	
A	1			1.82	Pet Pick-Up Station, Raised Garden Bed, Bench, Monument Sign
H	1			1.70	Bench, Raised Garden Bed, Monument Sign
S	1			0.09	Bench
Z	1			0.20	Pet Pick-Up Station, Trash Receptacle, Bench, Mail Kiosk
AE	1			0.06	Bench, Trash Receptacle, Mail Kiosk
AG	1	3.03			Pump Track, Athletic Fields, Play Equipment (2x age groups), Shelters, Bench, Pet Pick Up, Trash Receptacle
AR	1			0.08	Bench, Trash Receptacle, Mail Kiosk
AW	1			0.69	Bench, FOUNDRY Cube, Trash Receptacle Pet Pick-Up Station, Mail Kiosk
BG	1			1.86	Picnic Table, Trash Receptacle, Pet Pick-Up Station, Raised Garden Bed, Bench, Mail Kiosk
BQ	1			0.12	Pet Pick-Up, Bench
BR	1			0.15	Bench, Trash Receptacle, Pet Pick-Up Station, Mail Kiosk
BS	1			0.21	Bench
BU*	3			0.19	Bench
BV	1			9.36	Shade Structure, Pet Pick-Up Station, FOUNDRY cube, Bench, Trail, Bike Rack, Trash Receptacle, Picnic Table,
BW	2			2.99	Trail, pet pick-up station
BX*	2	7.03			
BY	1			0.07	Pet Pick-Up Station
Total		10.06	0.00	19.59	

CHECKED BY: SM  
DRAWN BY: ES, JK, EC

The site plan for Jewell Avenue shows a series of tracts (A through BX) along the street. The tracts are color-coded and labeled with their respective zoning and lot configurations. The plan includes a legend on the right side with symbols for Townhome Green Court, Townhome, Small Lot Paired Green Court, Small Lot Paired Alley Loaded, 32' Wide Small Lot SFD Green Court, 32' Wide Small Lot SFD, 45' Wide SFD Small Lot SFD, 50' Wide Front SFD, and 60' Wide Front SFD. A north arrow is located in the bottom left corner.

**Legend:**

- TOWNHOME GREEN COURT
- TOWNHOME
- SMALL LOT PAIRED GREEN COURT
- SMALL LOT PAIRED ALLEY LOADED
- 32' WIDE SMALL LOT SFD GREEN COURT
- 32' WIDE SMALL LOT SFD
- 45' WIDE SFD SMALL LOT SFD
- 50' WIDE FRONT SFD
- 60' WIDE FRONT SFD

**Tracts and Notes:**

- TRACT A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

**Repeat Comment:**

Comment response identified that the Foundry Masterplan update is intended to be submitted in mid-March, but is not yet submitted to the City. As of 3/19/24, I could not see a masterplan submittal in process. Prior to site plan approval, the Foundry Masterplan amendment needs to be submitted to show consistent roadway widths at the intersections and roundabouts.

**RESPONSE:** PIP amendment #1 was approved in July 2024.

# FOUNDRY SITE PLAN PHASE 1

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:

06/17/2023 SDP 01
09/15/2023 SDP 02
11/17/2023 SDP 03
01/19/2024 SDP 04
03/08/2024 SDP 05

SHEET TITLE:  
TRACKING SHEET



FOUNDRY SITE PLAN 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01

09/06/2023 SDP 02

11/17/2023 SDP 03

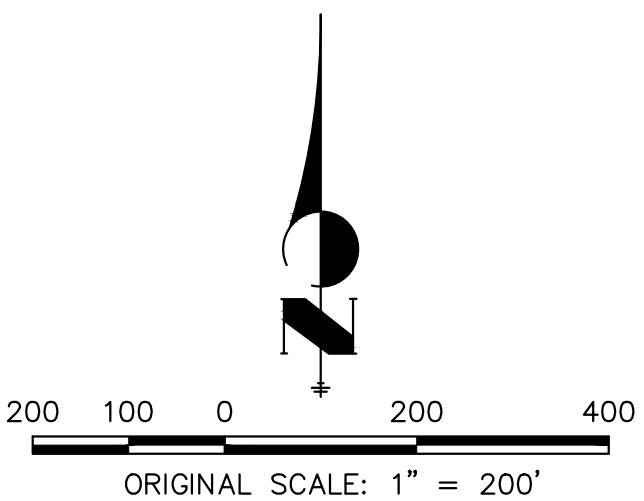
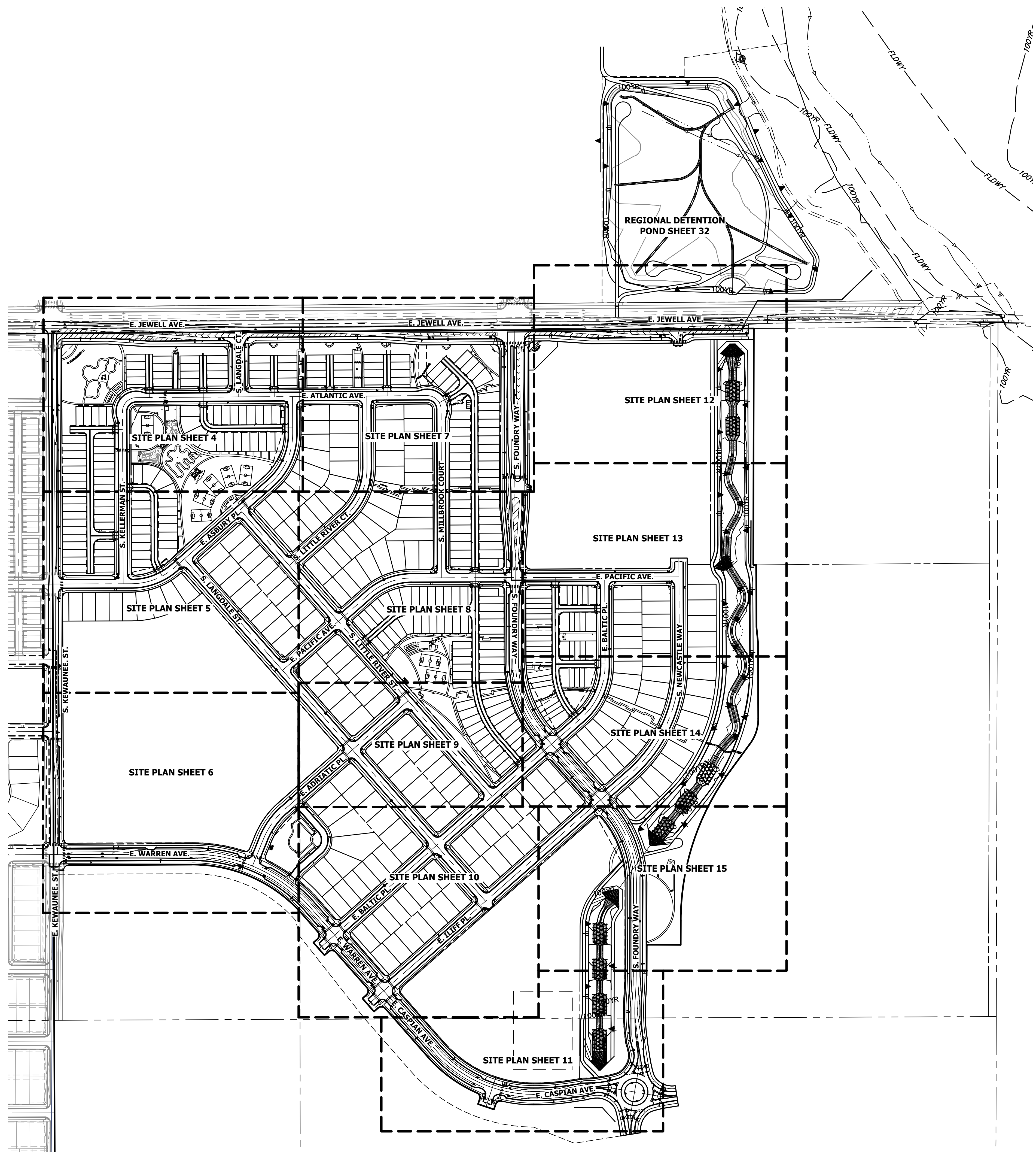
01/19/2024 SDP 04

03/08/2024 SDP 05

SHEET TITLE:

TEXT MAP

3 OF 119



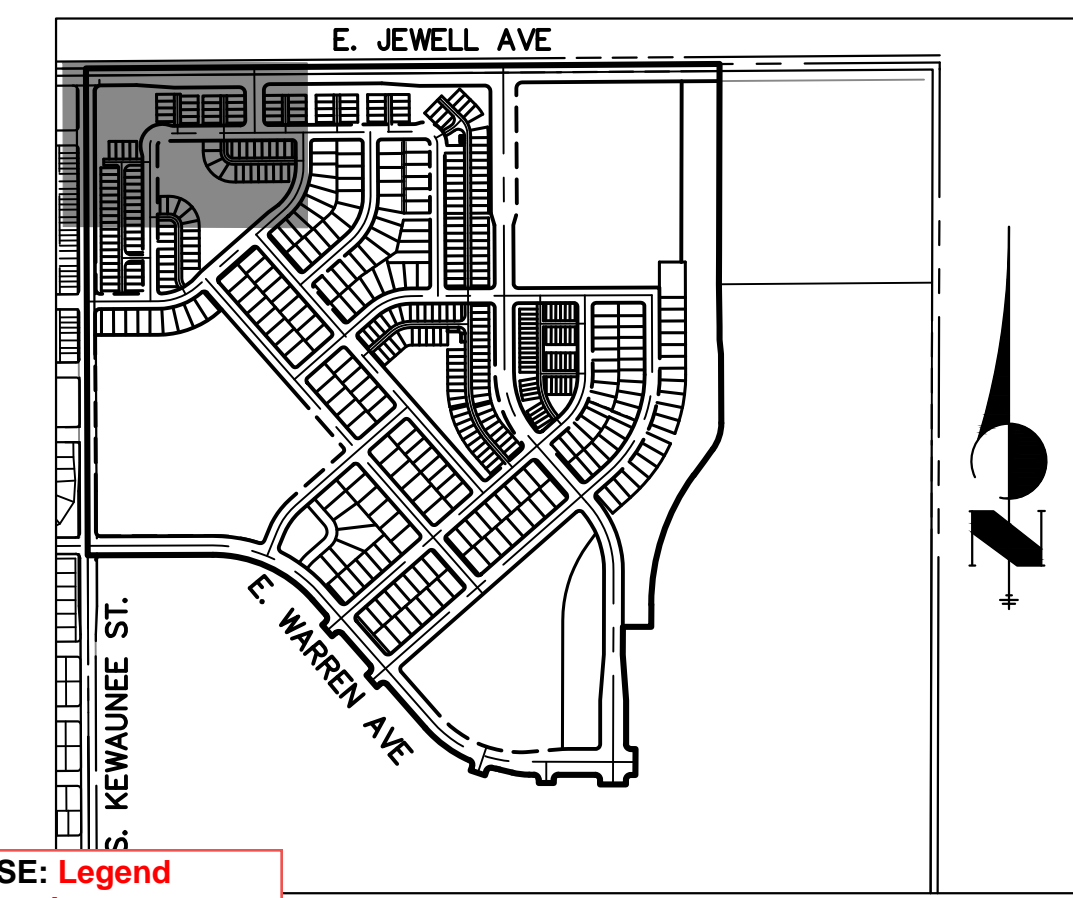
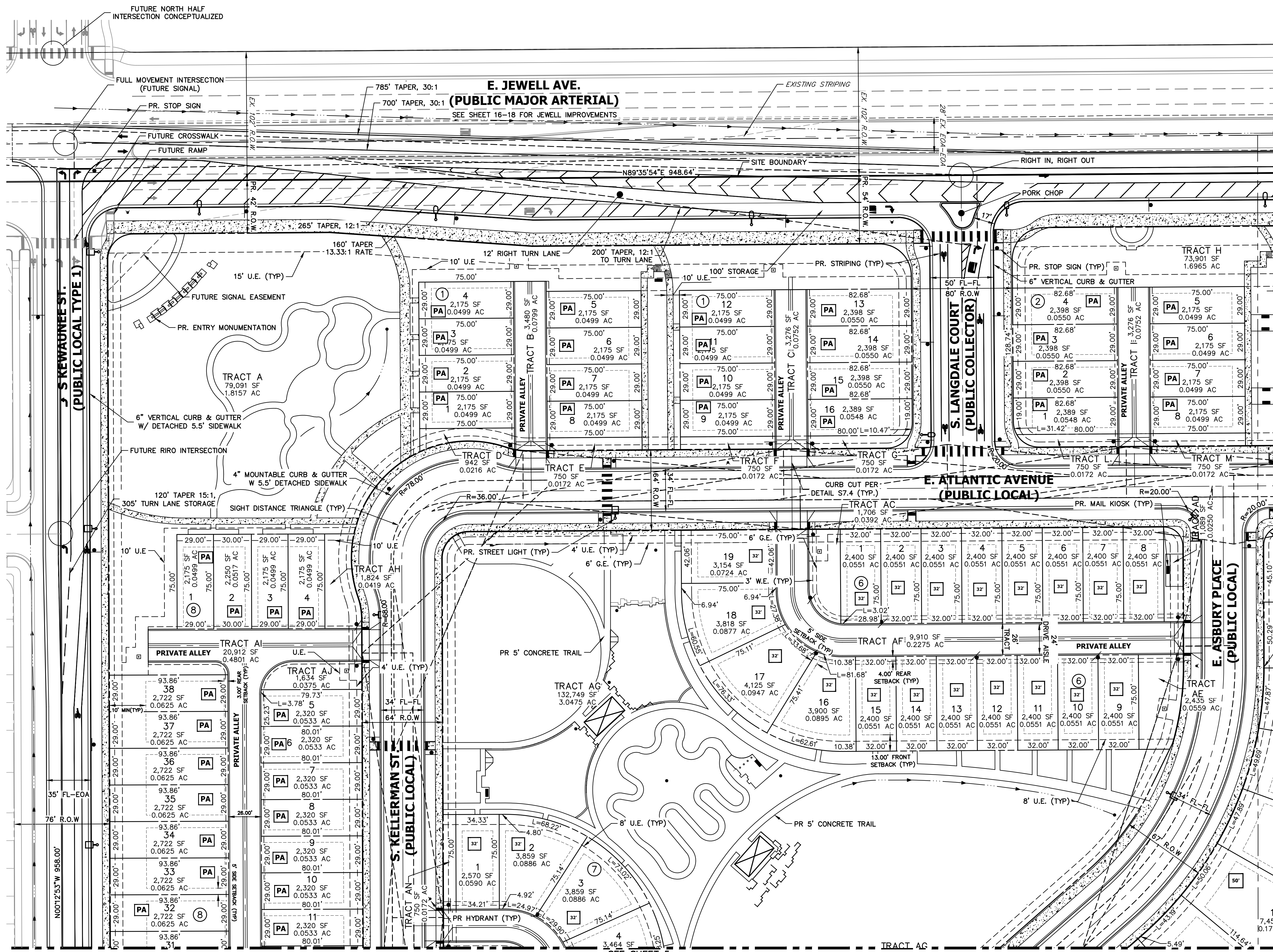
Know what's **below**.  
**Call** before you dig.



**J·R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)





### KEY MAP

SCALE: N.T.S.

RESPONSE: Legend updated to show continuous lines

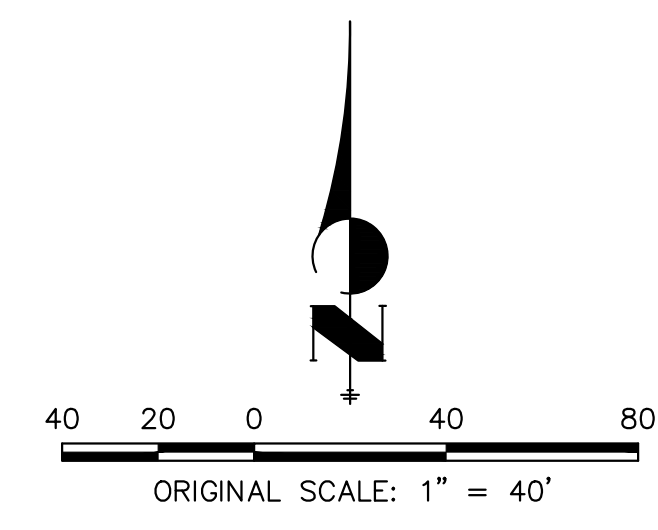
All these lines need to be solid/continuous lines (typ.)

### LEGEND

- PROP. RIGHT OF WAY
- EX. RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROP. EASEMENT
- EX. EASEMENT
- SIGHT DISTANCE TRIANGLE
- PROP. CURB & GUTTER
- PROP. SPILL CURB & GUTTER
- EX. CURB & GUTTER
- BUILDING SETBACK
- FENCE LINE
- TOP OF SLOPE
- TOE OF SLOPE
- 100YR SWALE
- PROPOSED PARKING SPACE COUNT
- PROP. STREET LIGHT
- EX. STREET LIGHT
- PROP. SIGN
- EX. SIGN
- EX. FIRE HYDRANT
- PROP. STORM MANHOLE
- EX. STORM MANHOLE
- PROP. INLET
- INDICATES LOT WITH SPECIAL SETBACK
- EX. CONCRETE SIDEWALK
- PROP. CONCRETE SIDEWALK
- STAMPED OR COLORED CONCRETE
- BARRICADE
- MAIL KIOSK
- S.E. SIDEWALK EASEMENT
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- E.E. ELECTRICAL EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- # ADDRESS SIGN LOCATION
- E.O.C. EDGE OF CONCRETE
- S.D.E. SIGHT DISTANCE EASEMENT
- \* ADA ACCESSIBLE UNIT

delete - none on the plat

RESPONSE: Removed E.E from legend.



### NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
- SEE SHEET 35 FOR TYPICAL LOT DETAILS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTO-METRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
- WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING ON-STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".

### TRACT NOTES:

- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER & SANITARY EASEMENT AND AS PUBLIC ACCESS EASEMENT
- TRACT AF
  - TRACT AI
  - TRACT AP
  - TRACT AX
  - TRACT B
  - TRACT BI
  - TRACT BP
  - TRACT C
  - TRACT I
  - TRACT J
  - TRACT K
  - TRACT U

RESPONSE: Updated tract notes to specify easements

### JEWELL AVENUE NOTE

- ISP FOR JEWELL AVENUE IS ANTICIPATED AND WOULD SUPERSEDE INTERIM CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.

## FOUNDRY SITE PLAN 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24  
DATE:  
06/17/2023 SDP 01  
09/06/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
SITE PLAN



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



FOUNDRY SITE PLAN 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

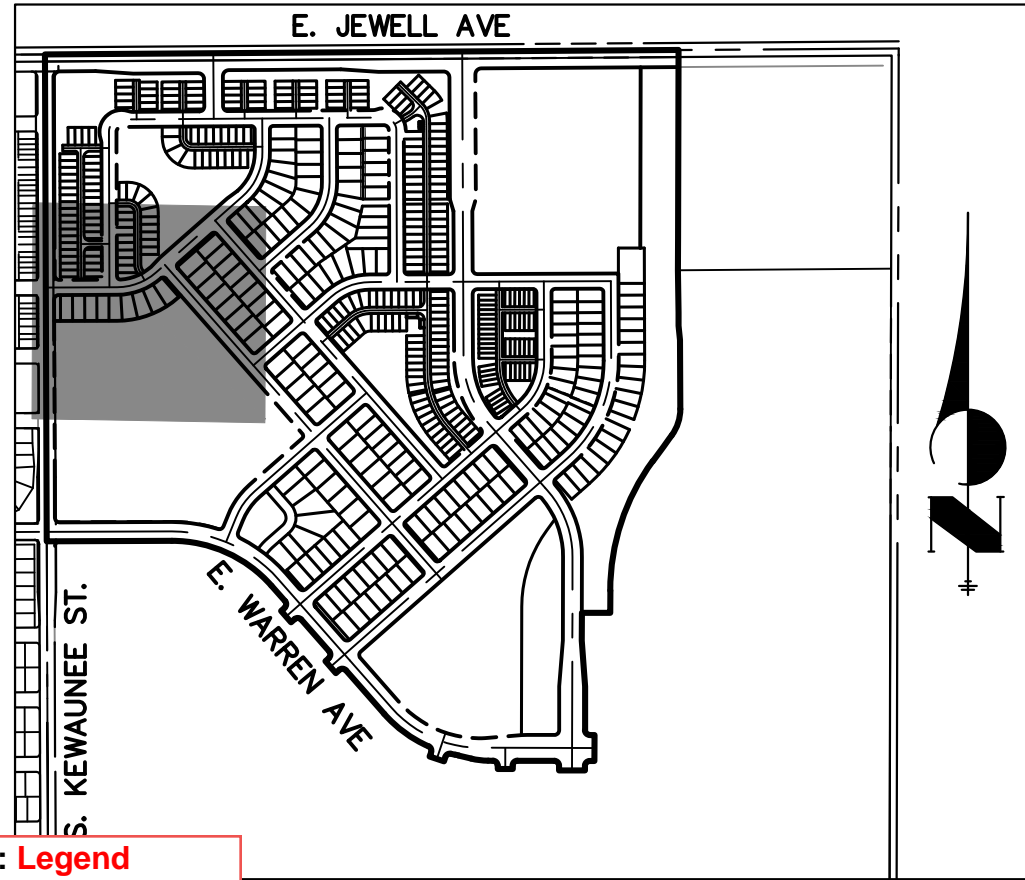
NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01  
09/06/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
SITE PLAN



KEY MAP

SCALE: N.T.S.

RESPONSE: Legend  
updated to show  
continuous lines

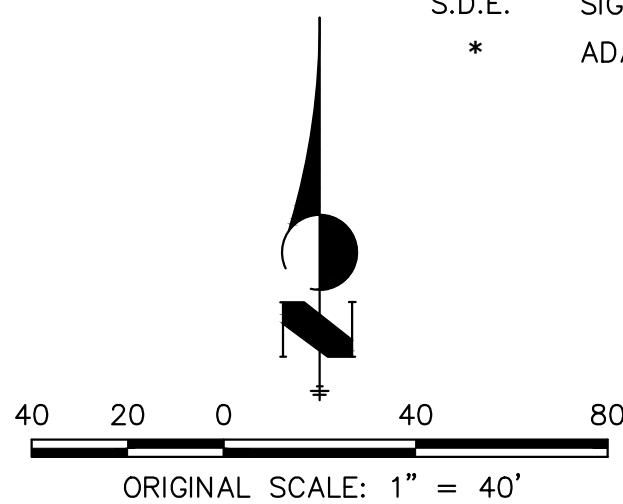
All these lines need to be  
solid/continuous lines (typ.)

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT

delete - none on the plat

RESPONSE:  
Removed E.E from legend.



NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
- SEE SHEET 35 FOR TYPICAL LOT DETAILS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
- WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING ON-STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".

TRACT NOTES:

- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER & SANITARY EASEMENT

TRACT AF  
TRACT AI  
TRACT AP  
TRACT AX  
TRACT B  
TRACT BI  
TRACT BP  
TRACT C  
TRACT I  
TRACT J  
TRACT K  
TRACT U

RESPONSE:  
Updated tract notes  
to specify easements

SEE SHEET 6

SEE SHEET 4

SEE SHEET 8







FOUNDRY SITE PLAN 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

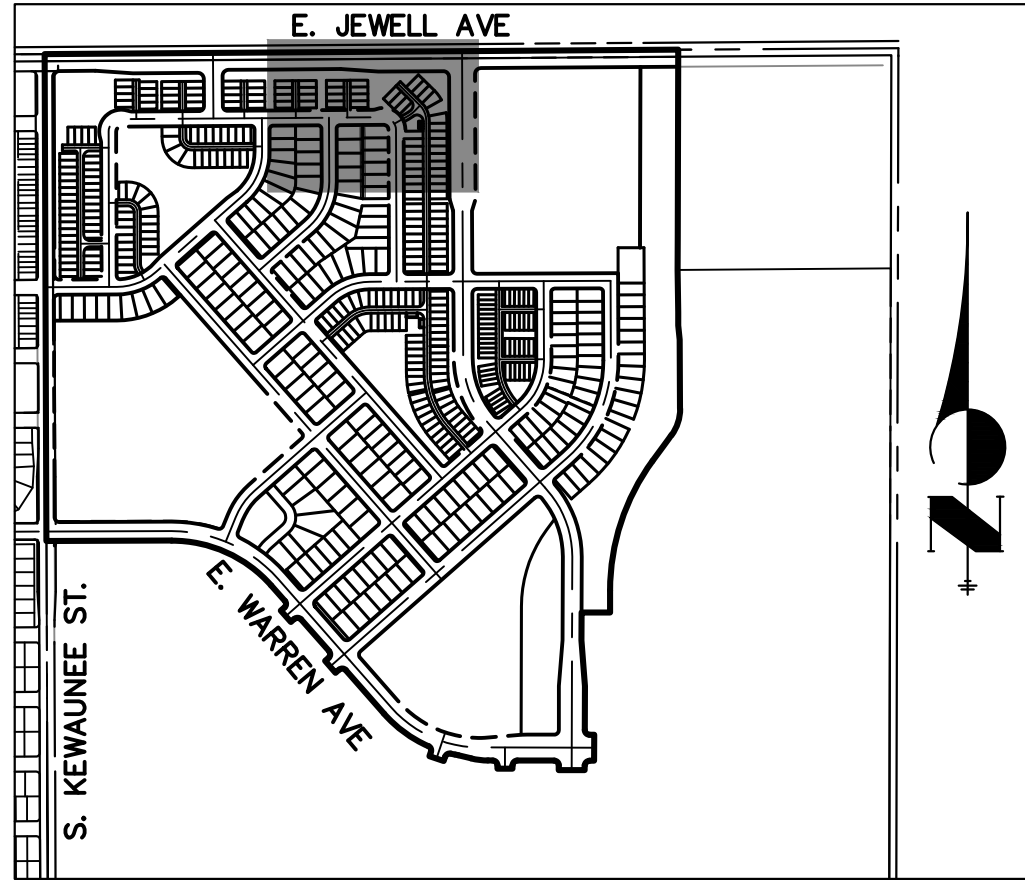
NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01  
09/06/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
SITE PLAN



KEY MAP

SCALE: N.T.S

RESPONSE: Legend  
updated to show  
continuous lines

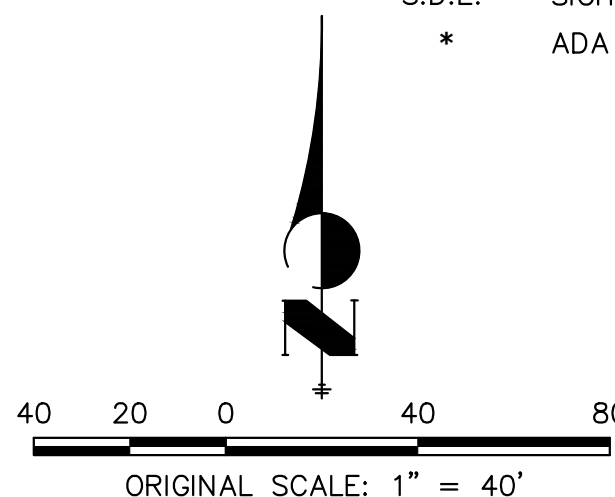
All these lines need to be  
solid/continuous lines (typ.)

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
# symbol"/>	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT
*	ADA ACCESSIBLE UNIT

RESPONSE:  
Removed E.E from legend.

delete - none on the plat



NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
- SEE SHEET 35 FOR TYPICAL LOT DETAILS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
- WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING ON-STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".

TRACT NOTES:

- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER & SANITARY EASEMENT AND AS PUBLIC ACCESS EASEMENT
- TRACT AF  
TRACT AI  
TRACT AP  
TRACT AX  
TRACT B  
TRACT BI  
TRACT BP  
TRACT C  
TRACT I  
TRACT J  
TRACT K  
TRACT U

RESPONSE:  
Updated tract notes  
to specify easements

JEWELL AVENUE NOTE

- ISP FOR JEWELL AVENUE IS ANTICIPATED AND WOULD SUPERSEDE INTERIM CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.



FOUNDRY SITE PLAN 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

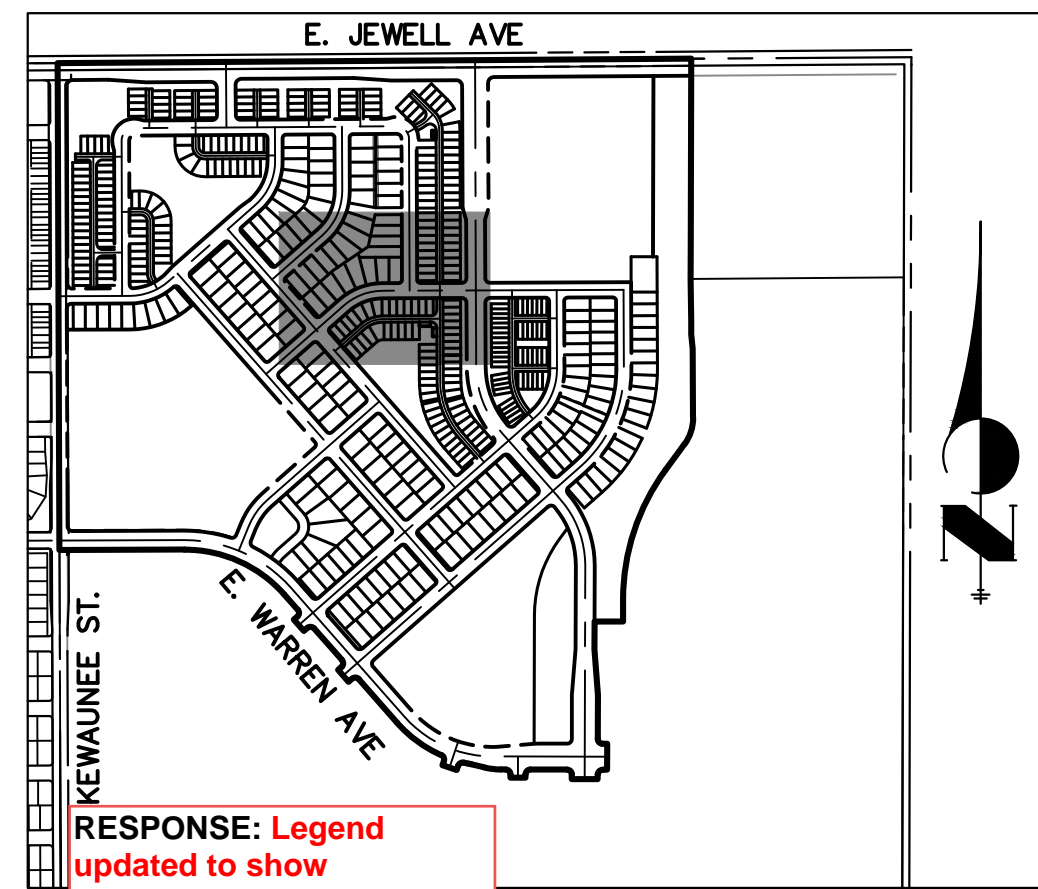
NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01  
09/06/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
SITE PLAN



RESPONSE: Legend  
updated to show  
continuous lines

KEY MAP

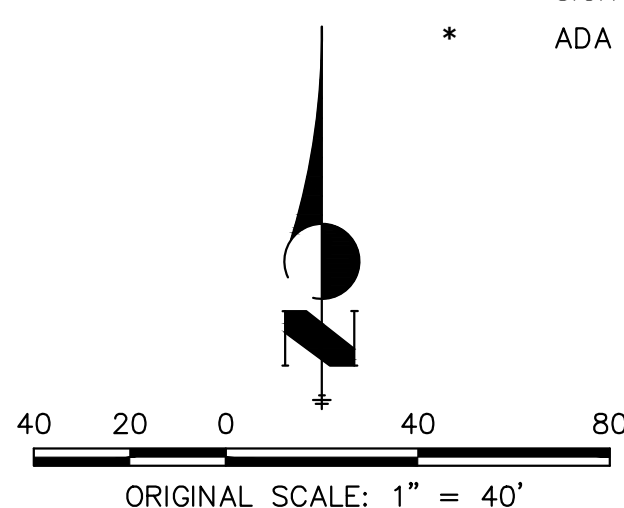
All these lines need to be  
solid/continuous lines (typ.)

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT
*	ADA ACCESSIBLE UNIT

RESPONSE:  
Removed E.E. from legend.

delete - none on the plat

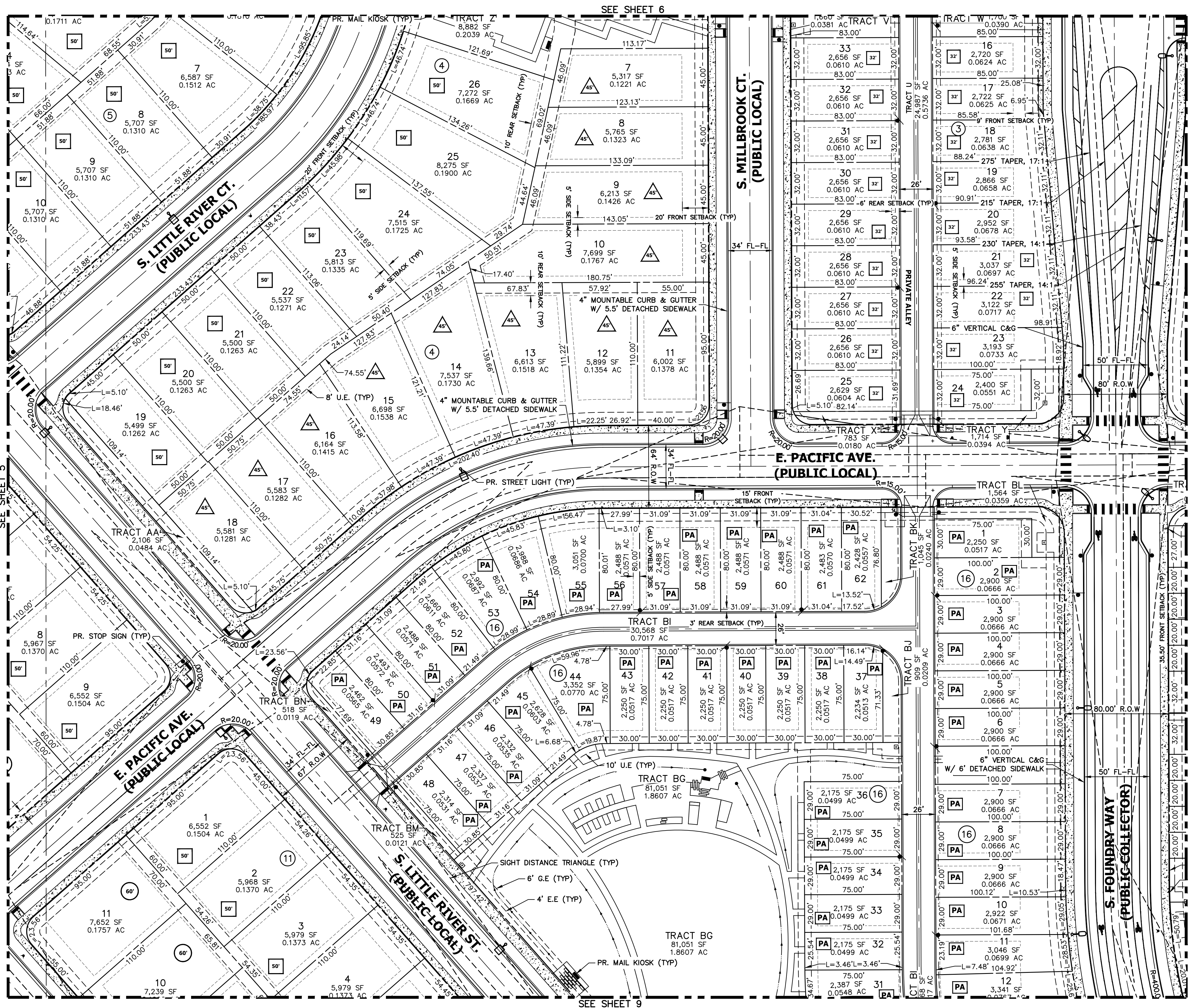


Know what's below.  
Call before you dig.



J-R ENGINEERING  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
- SEE SHEET 35 FOR TYPICAL LOT DETAILS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
- WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING ON-STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".

TRACT NOTES:

- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER & SANITARY EASEMENT AND AS PUBLIC ACCESS EASEMENT

easement

RESPONSE:  
Updated tract notes  
to specify easements



FOUNDRY SITE PLAN 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

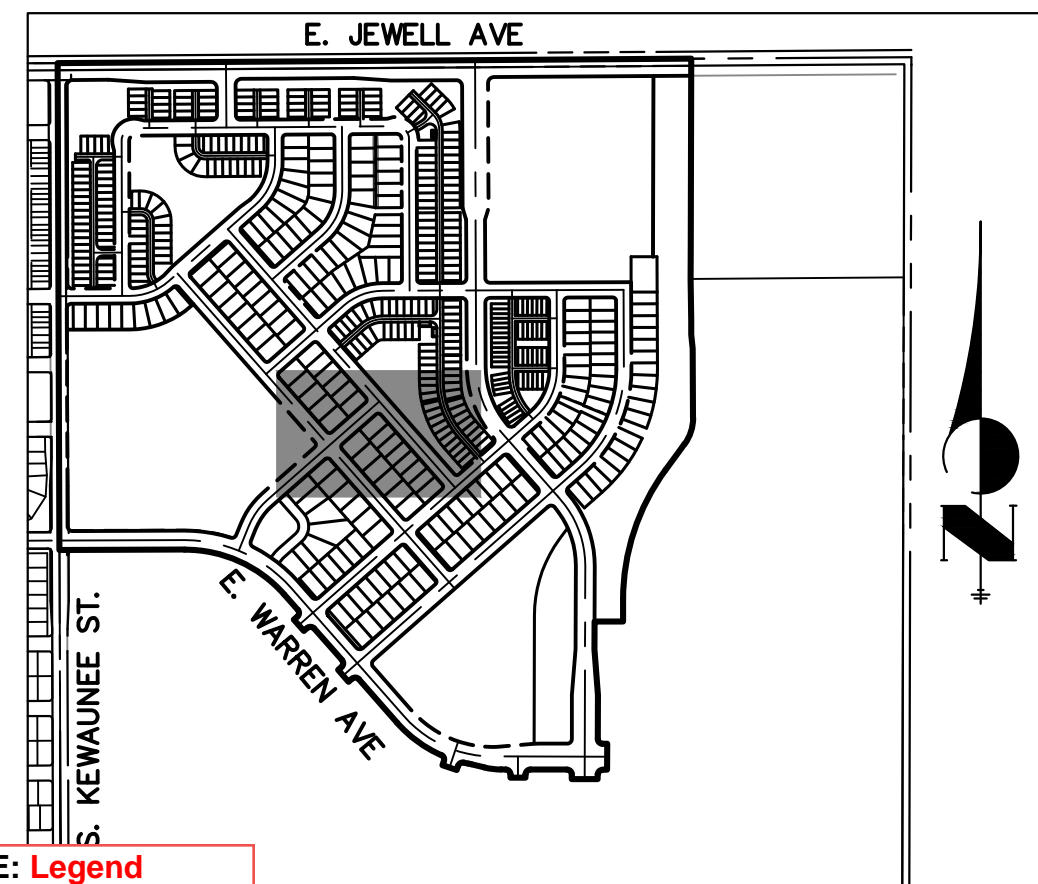
03/08/24

DATE:

06/17/2023 SDP 01  
09/06/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
SITE PLAN

9 OF 119



KEY MAP

RESPONSE: Legend  
updated to show  
continuous lines

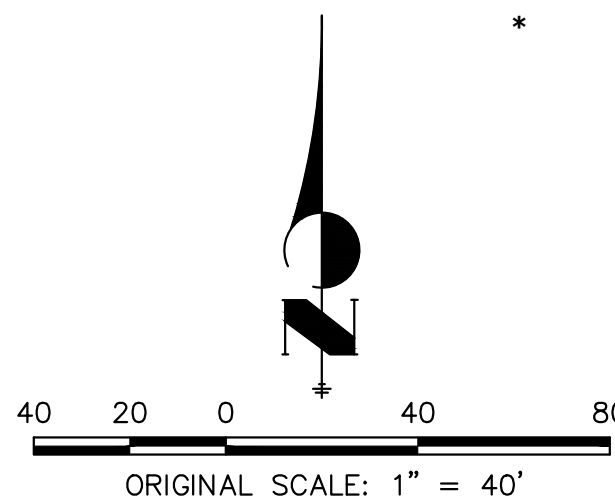
All these lines need to be  
solid/continuous lines (typ.)

LEGEND

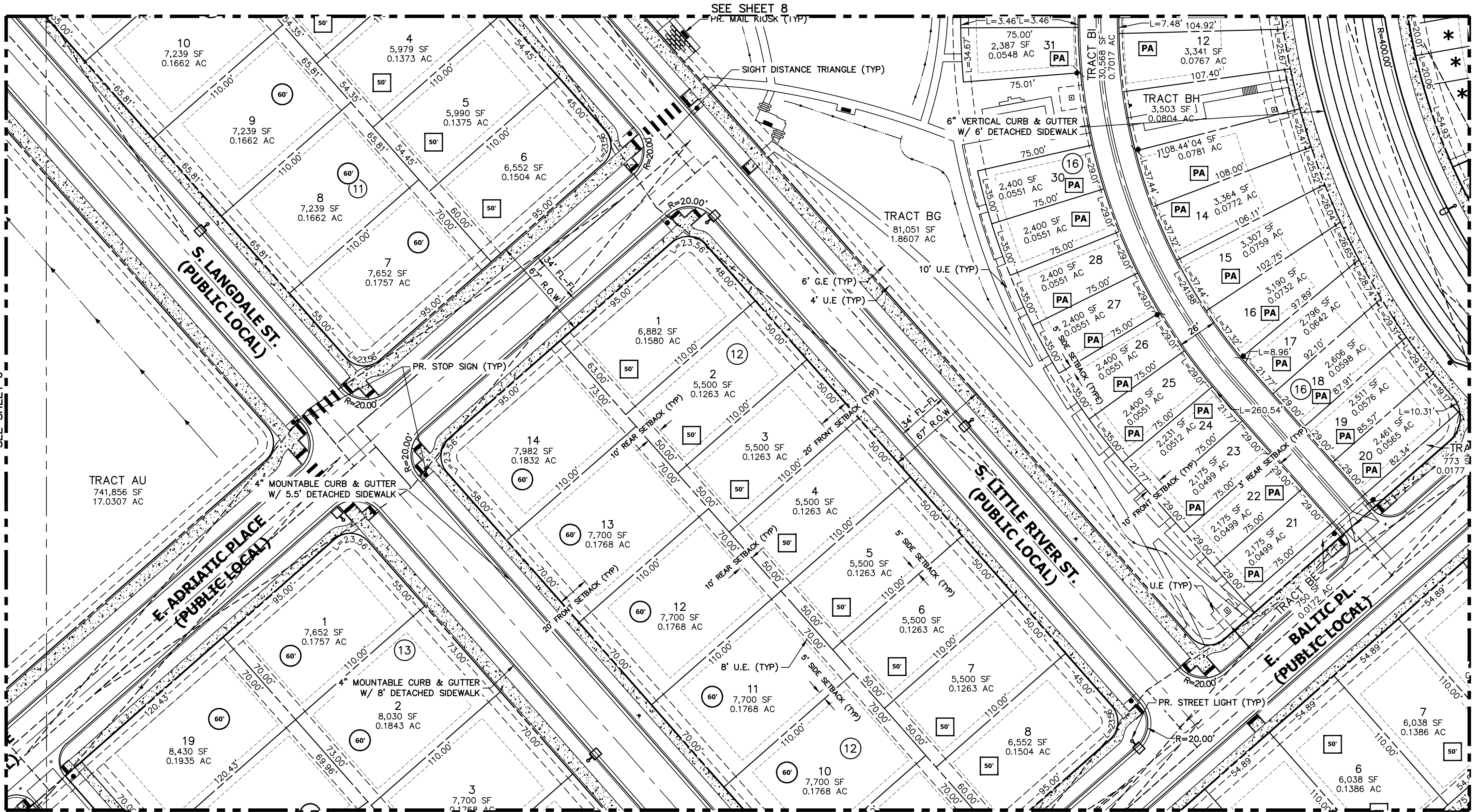
	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	S.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	U.E. UTILITY EASEMENT
	E.E. ELECTRICAL EASEMENT
	D.E. DRAINAGE EASEMENT
	A.E. ACCESS EASEMENT
	F.L.E. FIRE LANE EASEMENT
	# ADDRESS SIGN LOCATION
	E.O.C. EDGE OF CONCRETE
	S.D.E. SIGHT DISTANCE EASEMENT
	* ADA ACCESSIBLE UNIT

RESPONSE:  
Removed E.E from legend.

delete - none on the plat



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
- SEE SHEET 35 FOR TYPICAL LOT DETAILS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
- WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING ON-STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".

TRACT NOTES:

- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER & SANITARY EASEMENT AND AS PUBLIC ACCESS EASEMENT
- TRACT AF  
TRACT AI  
TRACT AP  
TRACT AX  
TRACT B  
TRACT BI  
TRACT BP  
TRACT C  
TRACT I  
TRACT J  
TRACT K  
TRACT U

easement

RESPONSE:  
Updated tract notes  
to specify easements



# FOUNDRY SITE PLAN 1

**SITE PLAN**  
**AURORA, CO**

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

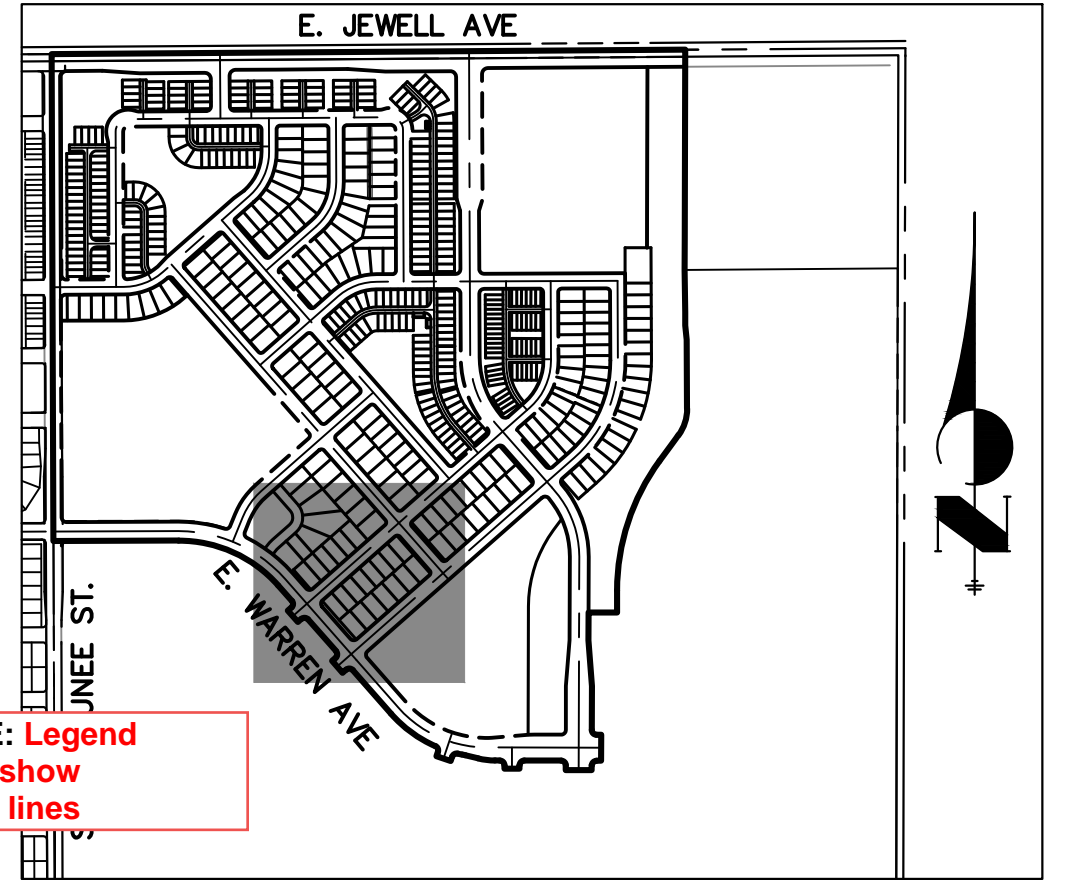
03/08/24

DATE:

6/17/2023 SDP 01  
9/06/2023 SDP 02  
1/17/2023 SDP 03  
1/19/2024 SDP 04  
3/08/2024 SDP 05

SHEET TITLE:  
SITE PLAN

0 OF 119



**RESPONSE:** Legend updated to show continuous lines

All these lines need to be solid/continuous lines (typ.)

## KEY MAP

SCALE: N.T.S

## LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	S.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	U.E. UTILITY EASEMENT
	<b>E.E. ELECTRICAL EASEMENT</b>
	D.E. DRAINAGE EASEMENT
	A.E. ACCESS EASEMENT
	F.I.L.E. FIRE LANE EASEMENT
	# ADDRESS SIGN LOCATION
	E.O.C. EDGE OF CONCRETE
	S.D.E. SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT



Know what's **below**.  
Call before you dig.

delete - none on the plat

**RESPONSE:**  
Removed E.E from legend.

40 20 0 40

ORIGINAL SCALE: 1" = 40'

**NOTES:**

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
3. SEE SHEET 35 FOR TYPICAL LOT DETAILS.
4. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
5. INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 1:1.
6. ALL SIDEWALKS ARE LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
7. WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING ON-STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".

**TRACT NOTES:**

1. THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER & SANITARY EASEMENT AND AS PUBLIC ACCESS EASEMENT

**RESPONSE:**  
Updated tract notes  
to specify easements

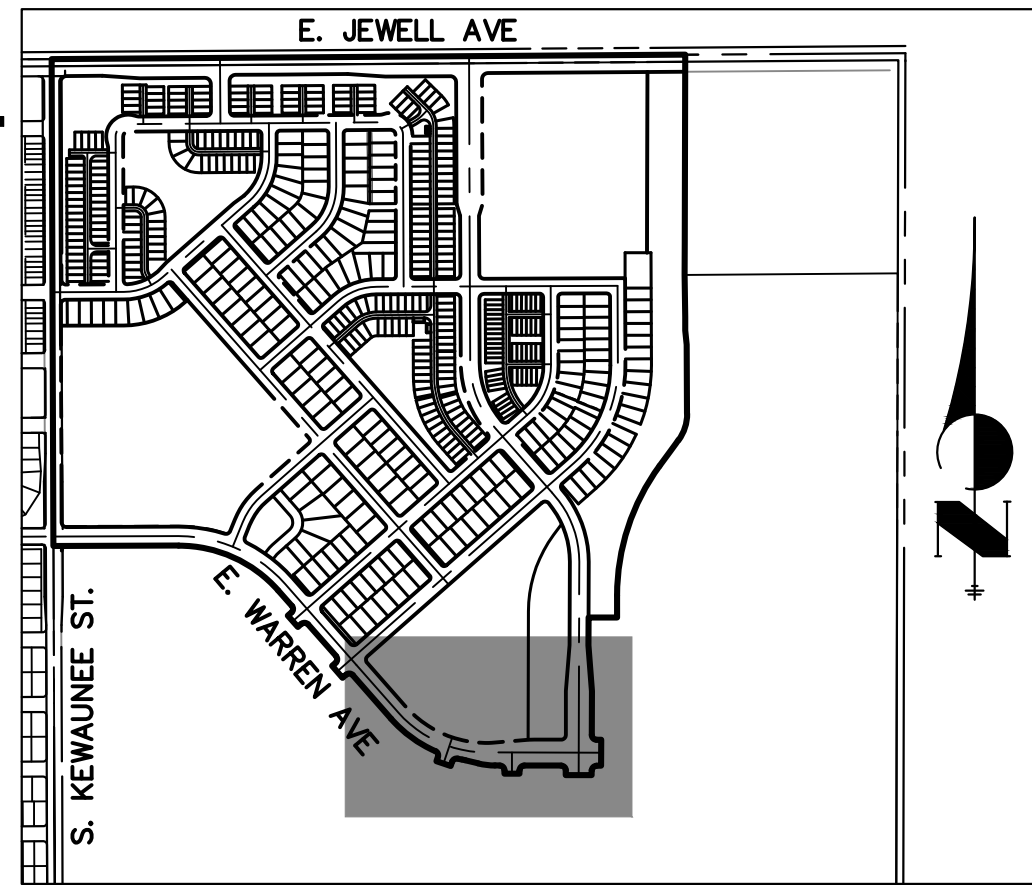


**J·R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

CHECKED BY: DRC  
DRAWN BY: JG





## KEY MAP

SCALE: N.T.S.

RESPONSE: Legend  
updated to show  
continuous lines

All these lines need to be  
solid/continuous lines (typ.)

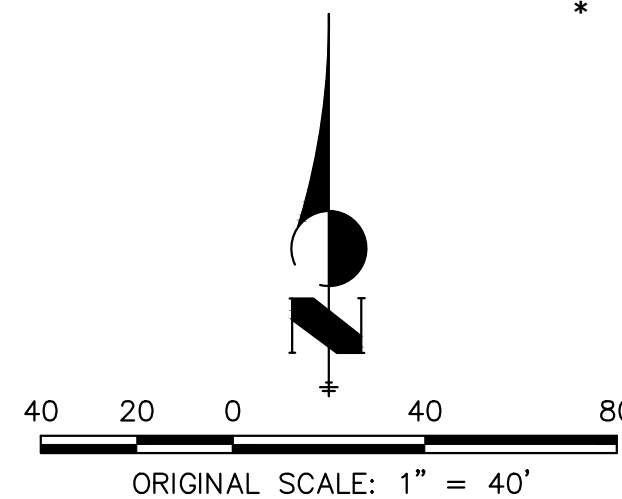
## LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK

S.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
E.E.	ELECTRICAL EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
F.L.E.	FIRE LANE EASEMENT
#	ADDRESS SIGN LOCATION
E.O.C	EDGE OF CONCRETE
S.D.E.	SIGHT DISTANCE EASEMENT
*	ADA ACCESSIBLE UNIT

RESPONSE:  
Removed E.E from legend.

delete - none on the plat



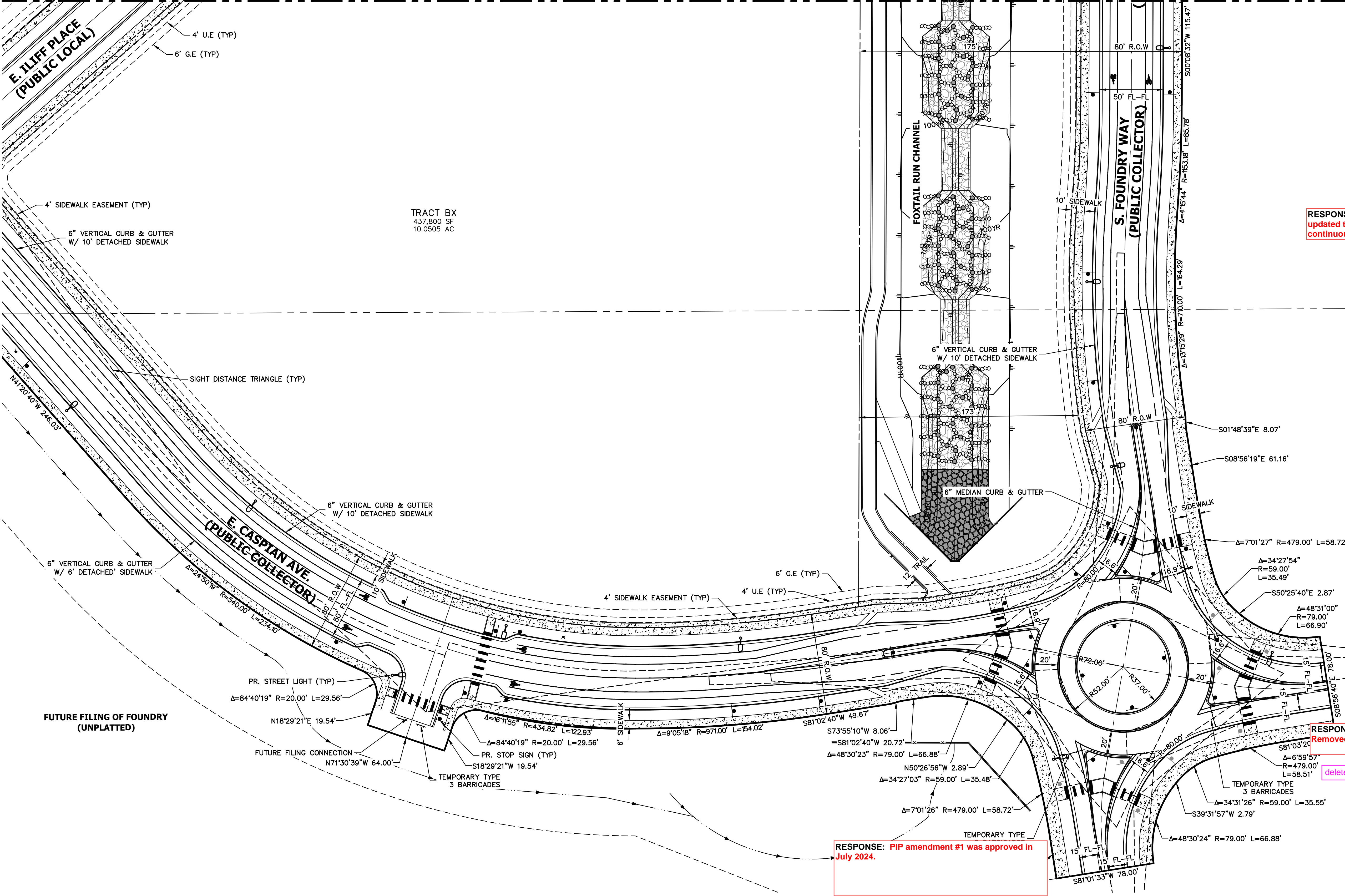
Know what's below.  
Call before you dig.



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

SEE SHEET 10

SEE SHEET 15



## NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
- SEE SHEET 35 FOR TYPICAL LOT DETAILS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
- WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING ON-STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".

## TRACT NOTES:

- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER & SANITARY EASEMENT AND AS PUBLIC ACCESS EASEMENT
- TRACT AF  
TRACT AI  
TRACT AP  
TRACT AX  
TRACT B  
TRACT BI  
TRACT BP  
TRACT C  
TRACT I  
TRACT J  
TRACT K  
TRACT U

RESPONSE:  
Updated tract notes  
to specify easements

## Repeat Comment:

Comment response identified that the Foundry Masterplan update is intended to be submitted in mid-March, but is not yet submitted to the City. As of 3/19/24, I could not see a masterplan submittal in process. Prior to site plan approval, the Foundry Masterplan amendment needs to be submitted to show consistent roadway widths at the intersections and roundabouts.



FOUNDRY SITE PLAN 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01

09/06/2023 SDP 02

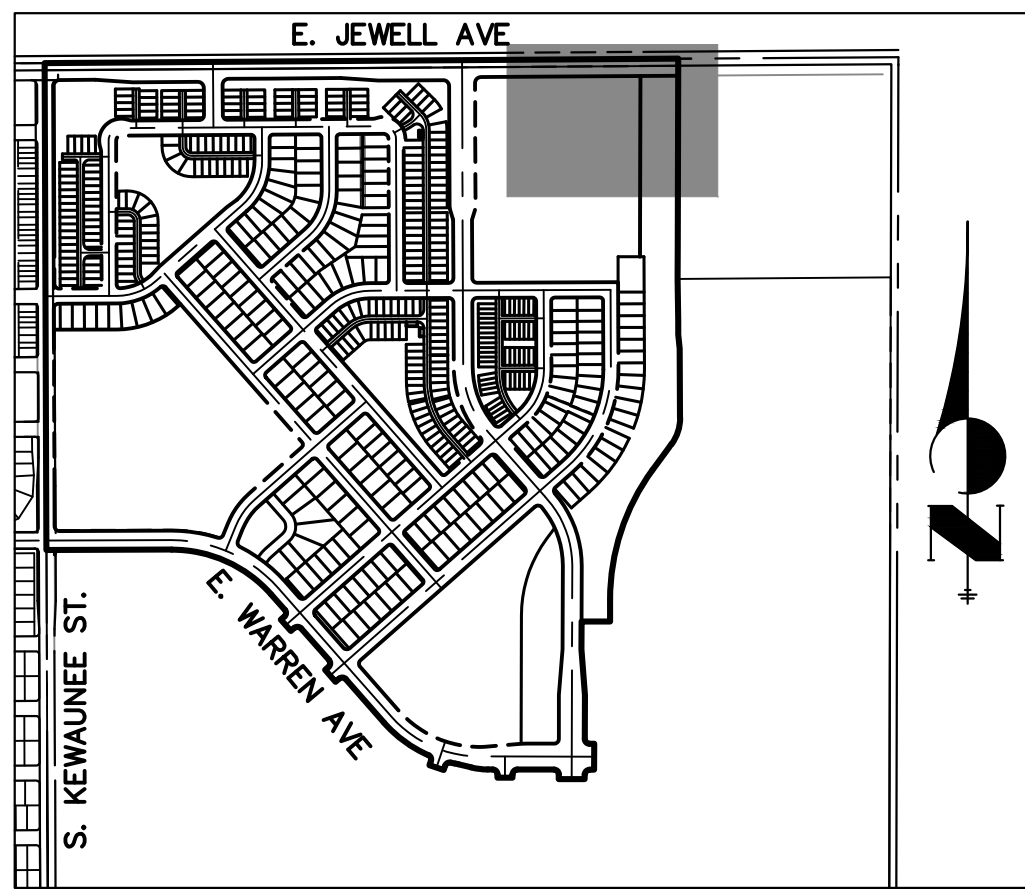
11/17/2023 SDP 03

01/19/2024 SDP 04

03/08/2024 SDP 05

SHEET TITLE:

SITE PLAN



KEY MAP

SCALE: N.T.S

RESPONSE: Legend  
updated to show  
continuous lines

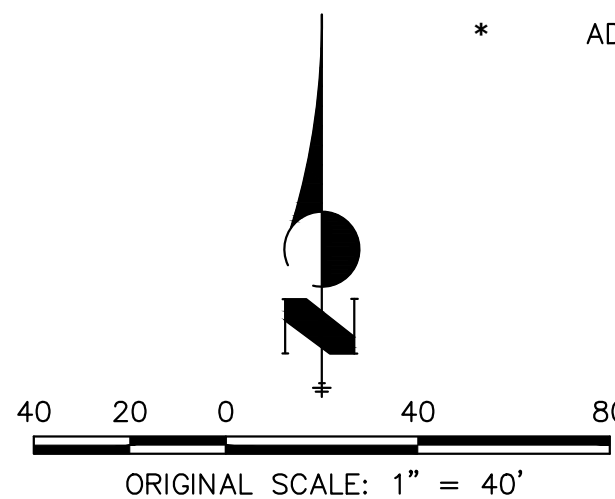
All these lines need to be  
solid/continuous lines (typ.)

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT

RESPONSE:  
Removed E.E from legend.

delete - none on the plat



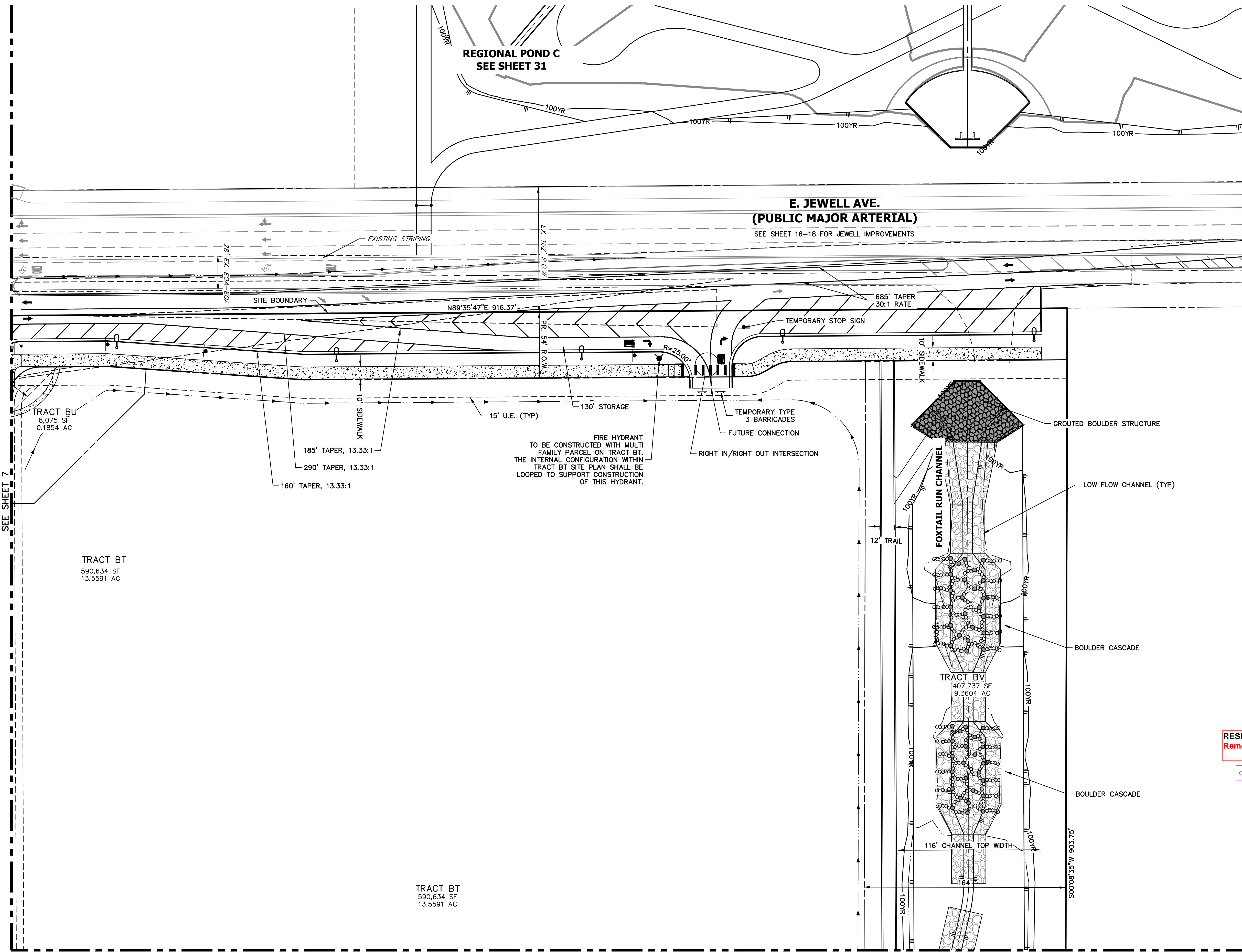
Know what's below.  
Call before you dig.



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

E. JEWELL AVE.  
(PUBLIC MAJOR ARTERIAL)

SEE SHEET 16-18 FOR JEWELL IMPROVEMENTS



NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- MINIMUM 7" DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
- SEE SHEET 35 FOR TYPICAL LOT DETAILS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
- WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING ON-STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".

TRACT NOTES:

- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER & SANITARY EASEMENT AND AS PUBLIC ACCESS EASEMENT
- TRACT AF  
TRACT AI  
TRACT AP  
TRACT AX  
TRACT B  
TRACT BI  
TRACT BP  
TRACT C  
TRACT I  
TRACT J  
TRACT K  
TRACT U

easement

RESPONSE:  
Updated tract notes  
to specify easements

JEWELL AVENUE NOTE

- ISP FOR JEWELL AVENUE IS ANTICIPATED AND WOULD SUPERSEDE INTERIM CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.

SEE SHEET 13

REGIONAL POND C  
SEE SHEET 31

SEE SHEET 7



FOUNDRY SITE PLAN 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01

09/06/2023 SDP 02

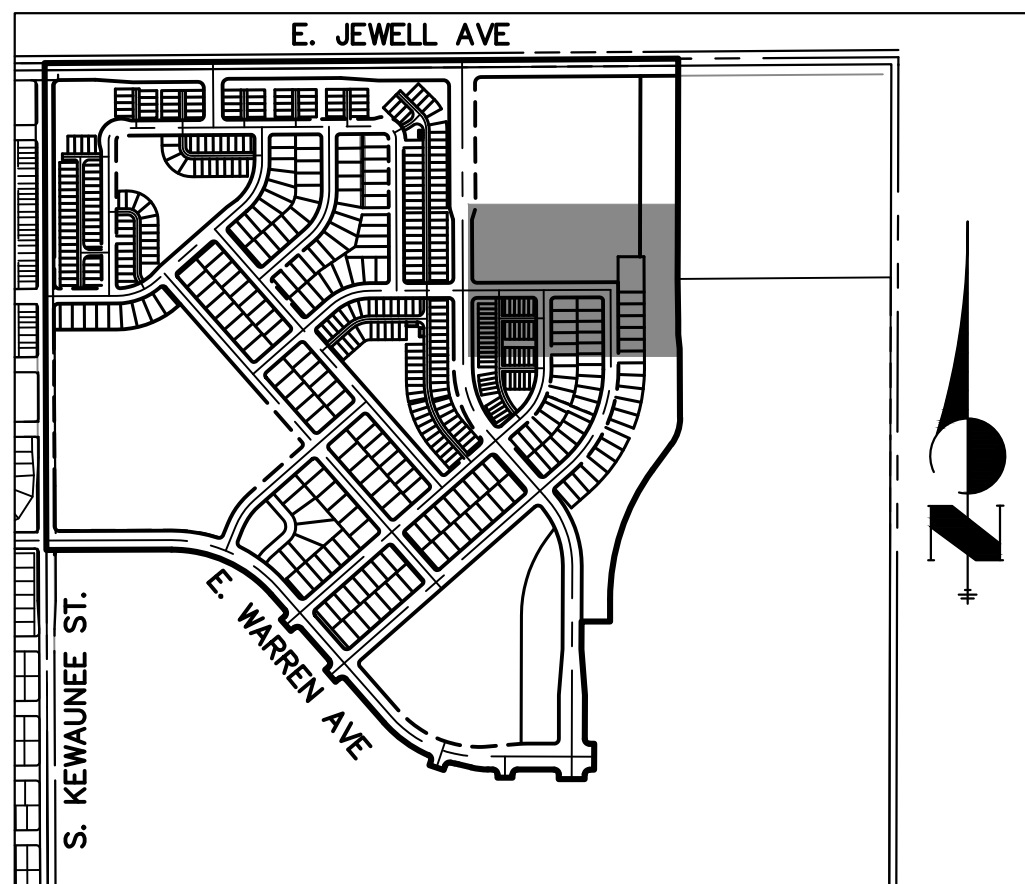
11/17/2023 SDP 03

01/19/2024 SDP 04

03/08/2024 SDP 05

SHEET TITLE:

SITE PLAN



RESPONSE: Legend  
updated to show  
continuous lines

KEY MAP

SCALE: N.T.S.

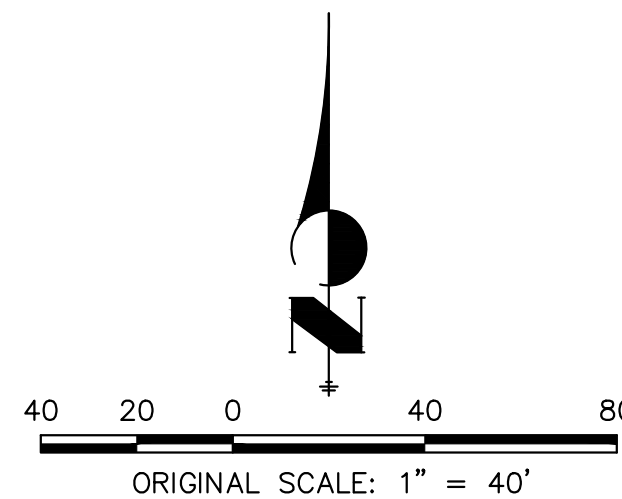
All these lines need to be  
solid/continuous lines (typ.)

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT

RESPONSE:  
Removed E.E. from legend.

delete - none on the plat



Know what's below.  
Call before you dig.



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

SEE SHEET 12

SEE SHEET 14

TRACT BT  
590,634 SF  
13.5591 AC

TRACT BV  
407,737 SF  
9.3604 AC

TRACT BV  
407,737 SF  
9.3604 AC

TRACT NOTES:

- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER & SANITARY EASEMENT AND AS PUBLIC ACCESS EASEMENT
- TRACT AF  
TRACT AI  
TRACT AP  
TRACT AX  
TRACT B  
TRACT BI  
TRACT BP  
TRACT C  
TRACT I  
TRACT J  
TRACT K  
TRACT U

RESPONSE:  
Updated tract notes  
to specify easements

NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
- SEE SHEET 35 FOR TYPICAL LOT DETAILS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
- WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING ON-STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".



FOUNDRY SITE PLAN 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01

09/06/2023 SDP 02

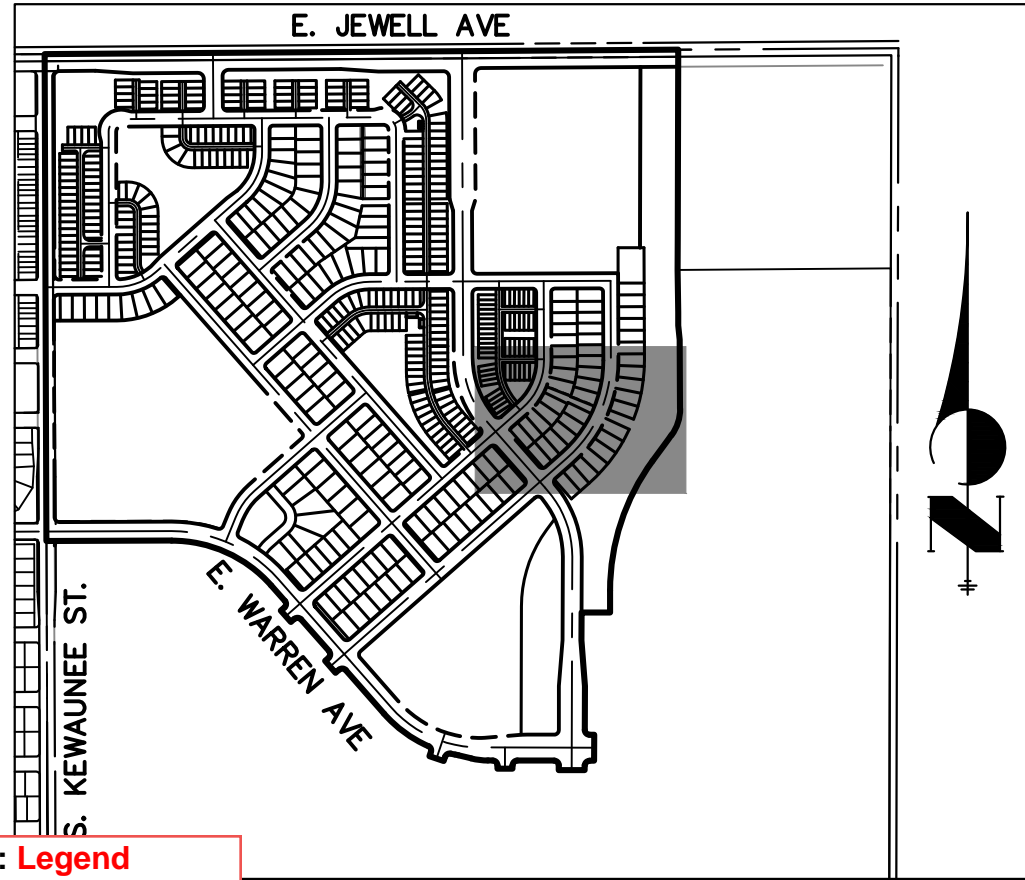
11/17/2023 SDP 03

01/19/2024 SDP 04

03/08/2024 SDP 05

SHEET TITLE:

SITE PLAN



KEY MAP

SCALE: N.T.S

RESPONSE: Legend  
updated to show  
continuous lines  
All these lines need to be  
solid/continuous lines (typ.)

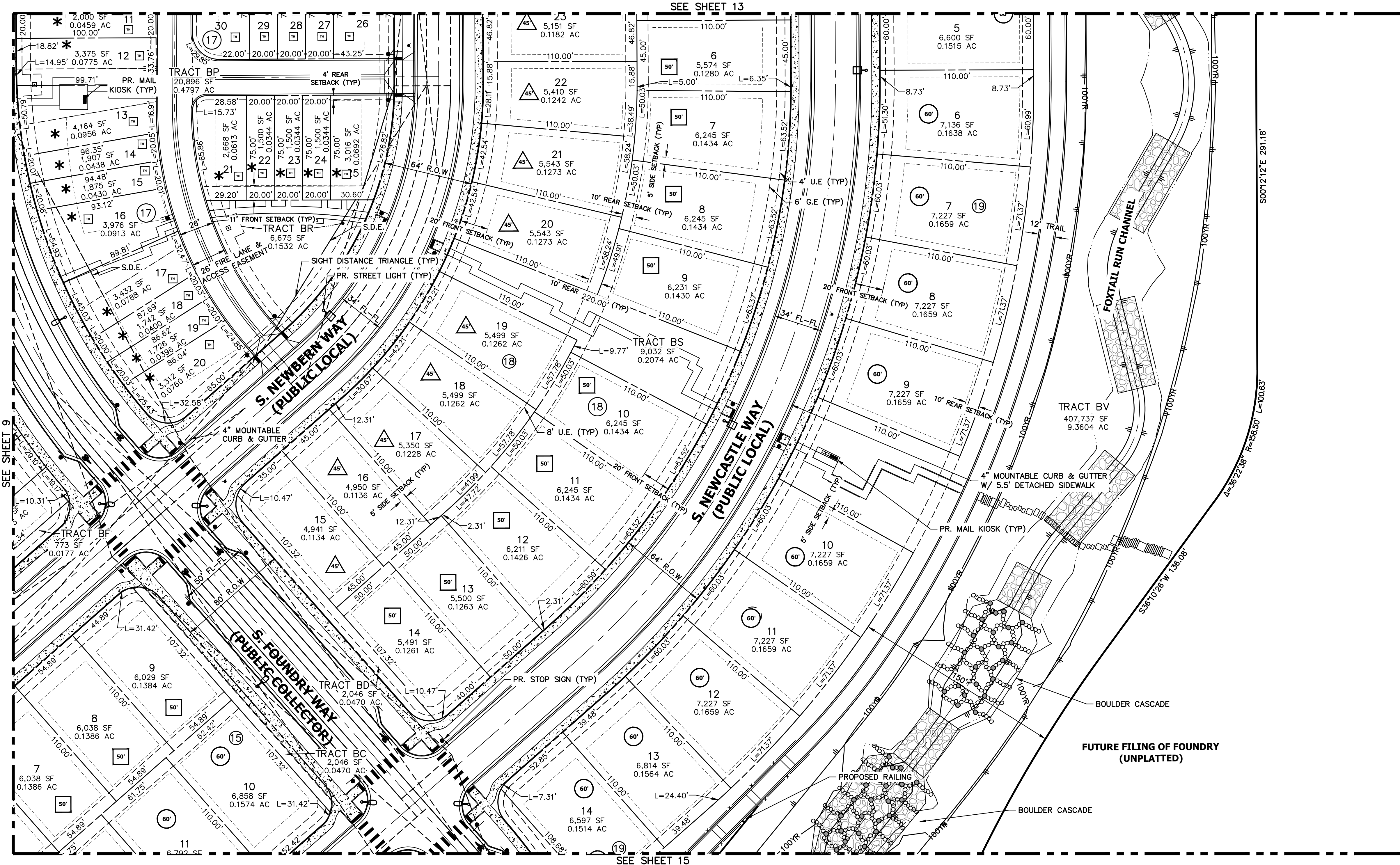
LEGEND



- PROP. RIGHT OF WAY
- EX. RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROP. EASEMENT
- EX. EASEMENT
- SIGHT DISTANCE TRIANGLE
- PROP. CURB & GUTTER
- PROP. SPILL CURB & GUTTER
- EX. CURB & GUTTER
- BUILDING SETBACK
- FENCE LINE
- TOP OF SLOPE
- TOE OF SLOPE
- 100YR SWALE
- PROPOSED PARKING SPACE COUNT
- PROP. STREET LIGHT
- EX. STREET LIGHT
- PROP. SIGN
- EX. SIGN
- EX. FIRE HYDRANT
- PROP. STORM MANHOLE
- EX. STORM MANHOLE
- PROP. INLET
- INDICATES LOT WITH SPECIAL SETBACK
- EX. CONCRETE SIDEWALK
- PROP. CONCRETE SIDEWALK
- STAMPED OR COLORED CONCRETE
- BARRICADE
- MAIL KIOSK
- S.E. SIDEWALK EASEMENT
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- E.E. ELECTRICAL EASEMENT**
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- # ADDRESS SIGN LOCATION
- E.O.C. EDGE OF CONCRETE
- S.D.E. SIGHT DISTANCE EASEMENT
- \* ADA ACCESSIBLE UNIT

RESPONSE:  
Removed E.E from legend.

delete - none on the plat



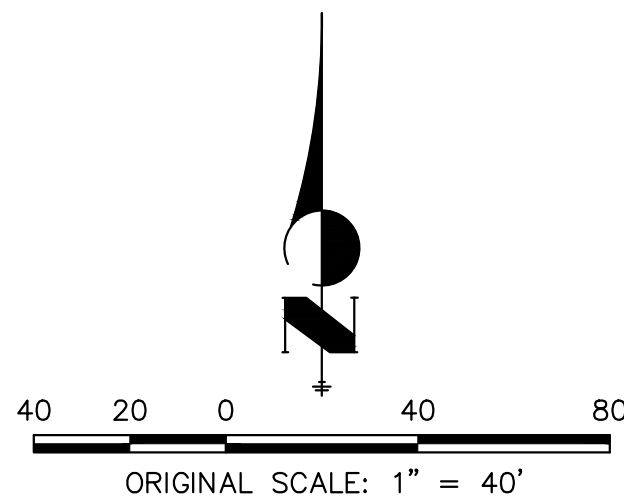
NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
- SEE SHEET 35 FOR TYPICAL LOT DETAILS.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
- WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING ON-STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".

TRACT NOTES:

- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER & SANITARY EASEMENT AND AS PUBLIC ACCESS EASEMENT
- TRACT AF
  - TRACT AI
  - TRACT AP
  - TRACT AX
  - TRACT B
  - TRACT BI
  - TRACT BP
  - TRACT C
  - TRACT I
  - TRACT J
  - TRACT K
  - TRACT U

RESPONSE:  
Updated tract notes  
to specify easements



Know what's below.  
Call before you dig.

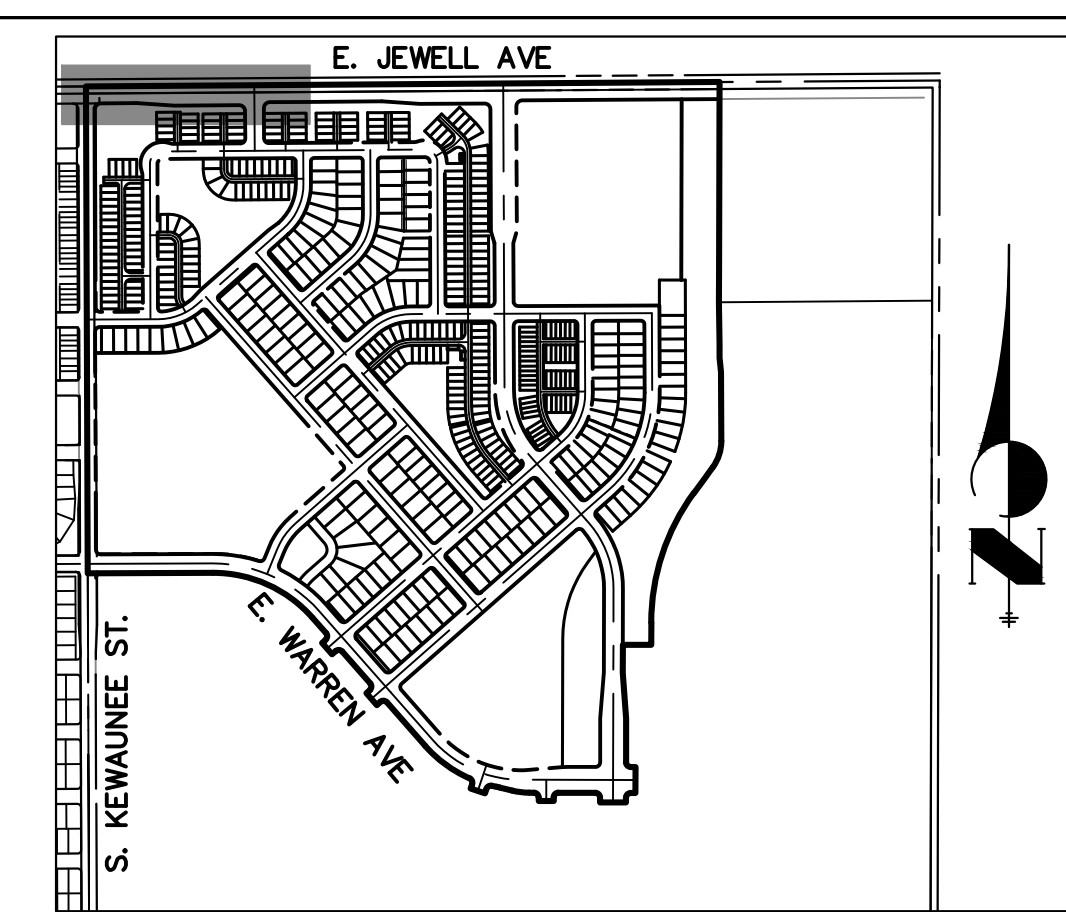
J-R ENGINEERING  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

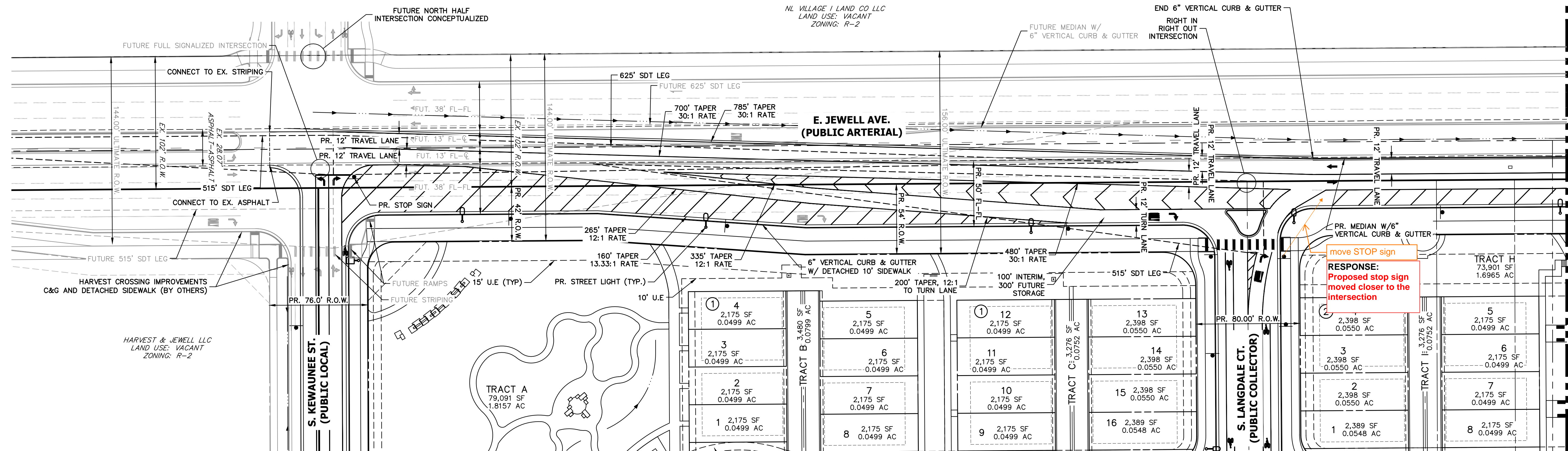








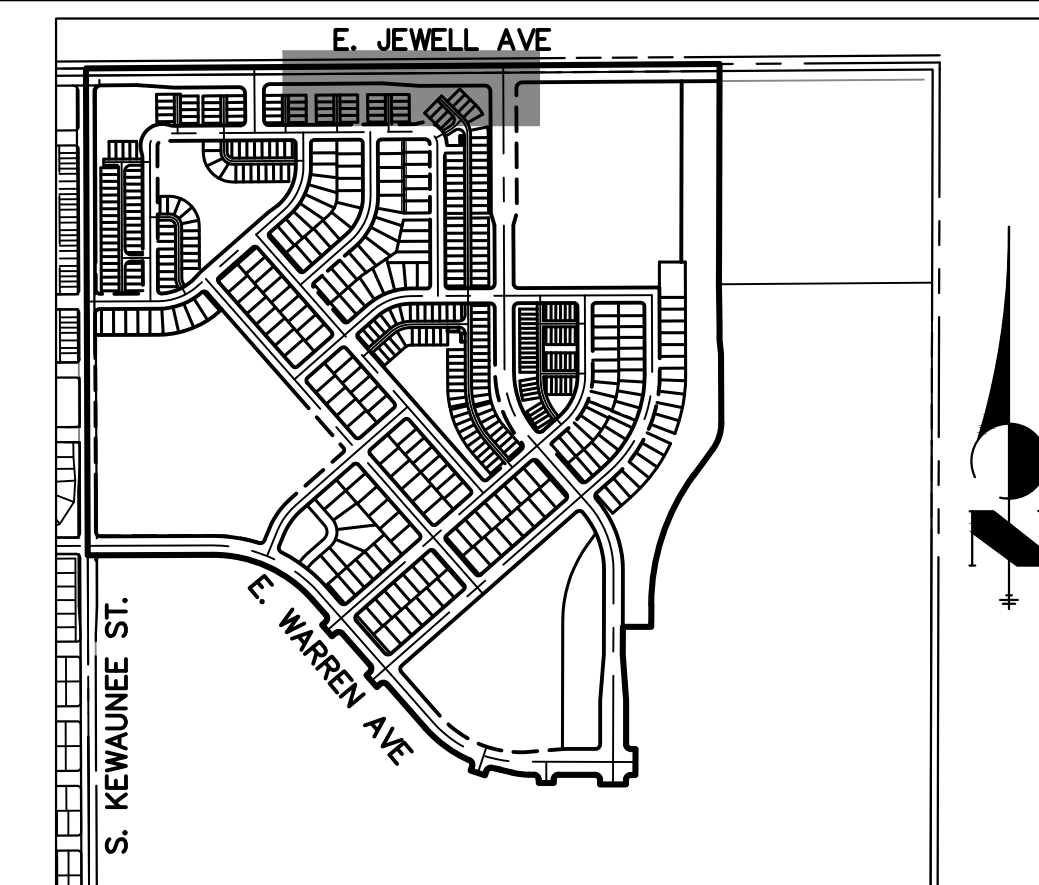
## FUTURE IMPROVEMENTS BY OTHERS



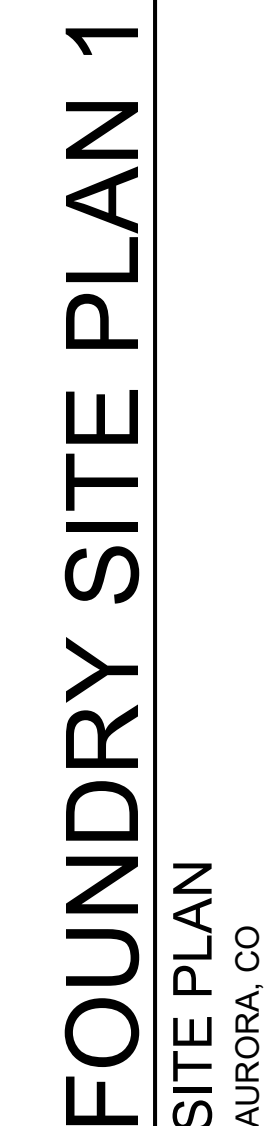
6 OF 119

CHECKED BY: DRC  
DRAWN BY: JG





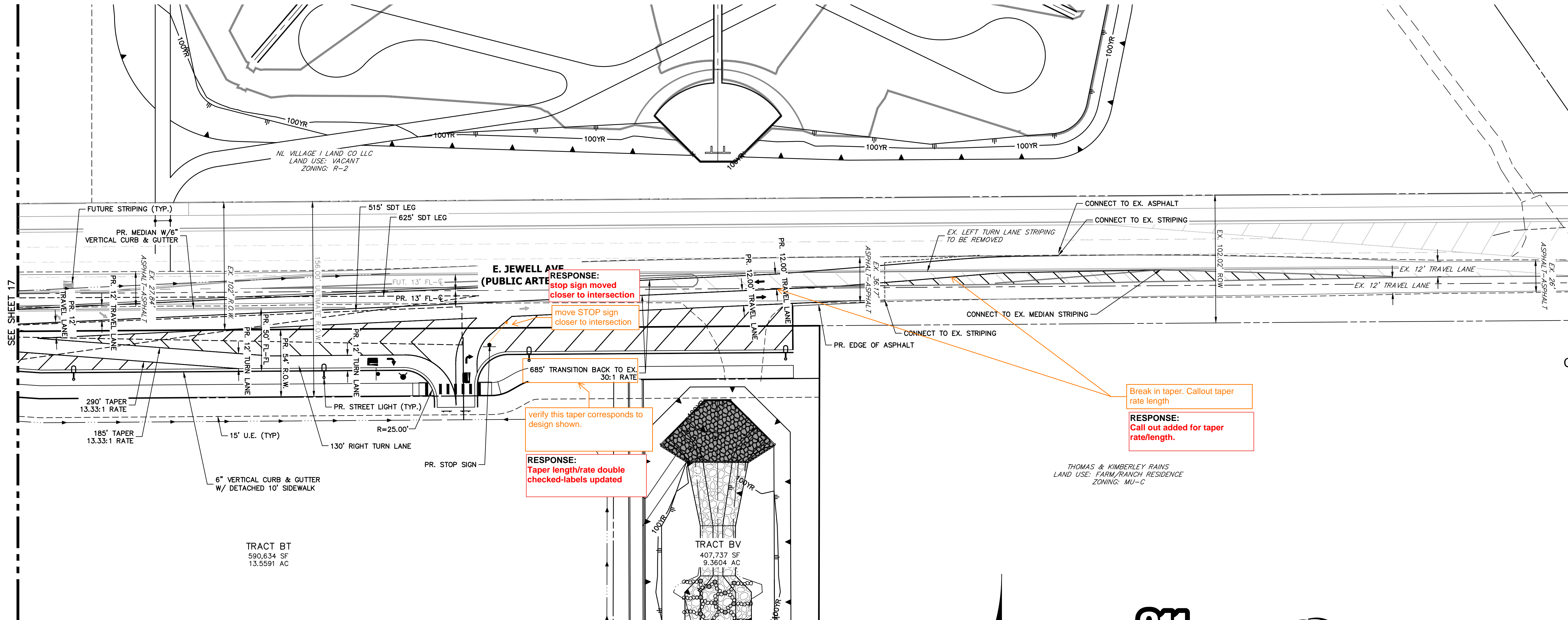
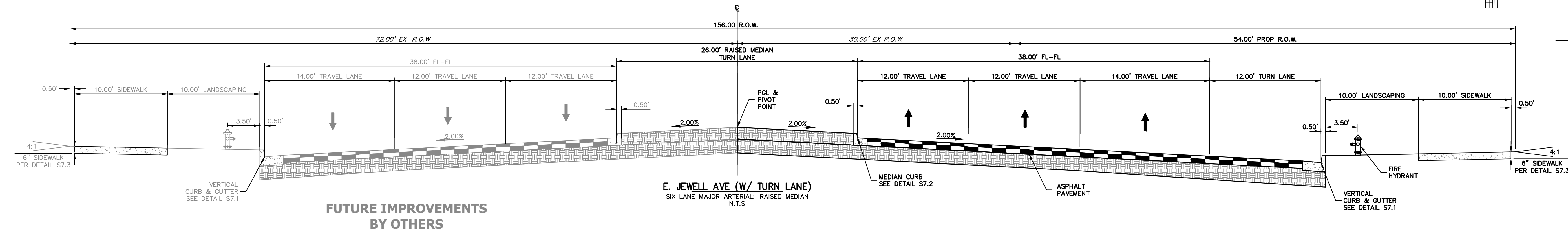
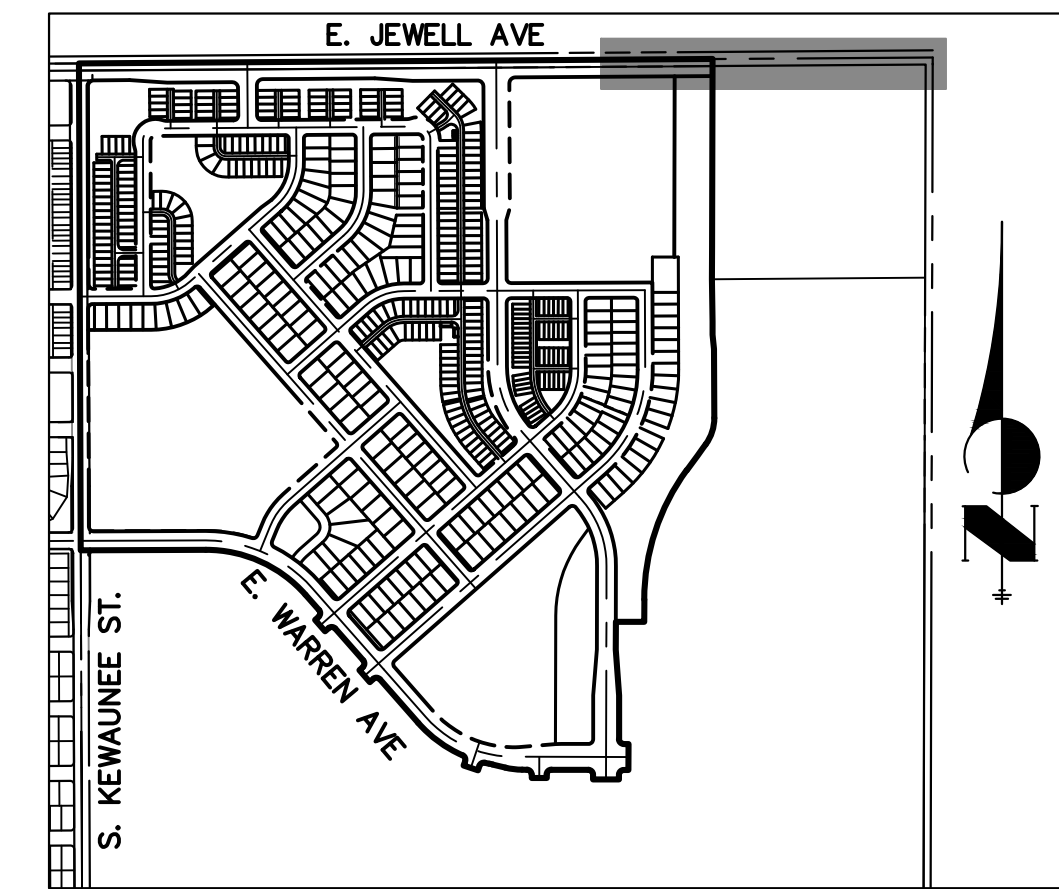
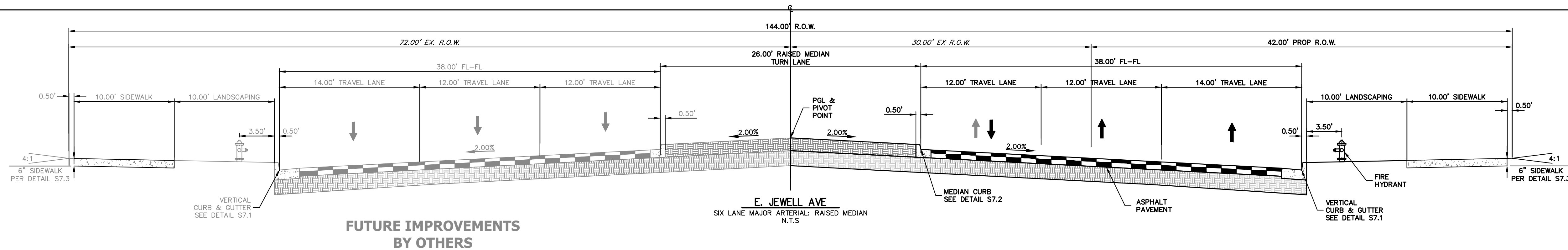
**NORRIS-DESIGN.COM**



SHEET TITLE:  
E. JEWELL AVE.  
IMPROVEMENTS

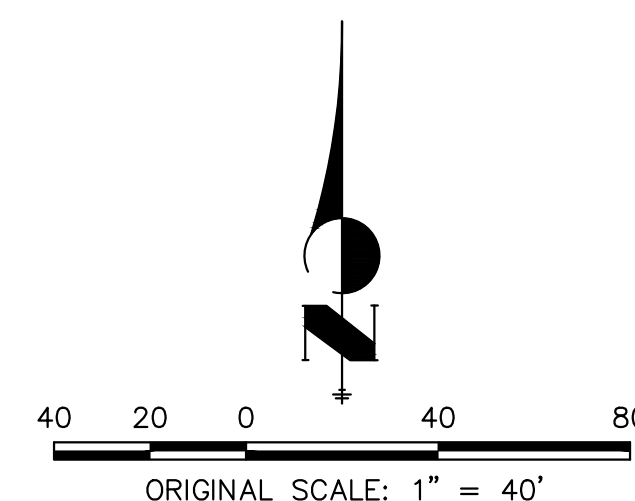
Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)





JEWELL AVENUE NOTE

1. ISP FOR JEWELL AVENUE IS ANTICIPATED AND WOULD SUPERSEDE INTERIM CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



# FOUNDRY SITE PLAN 1

**SITE PLAN**  
**AURORA, CO**

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

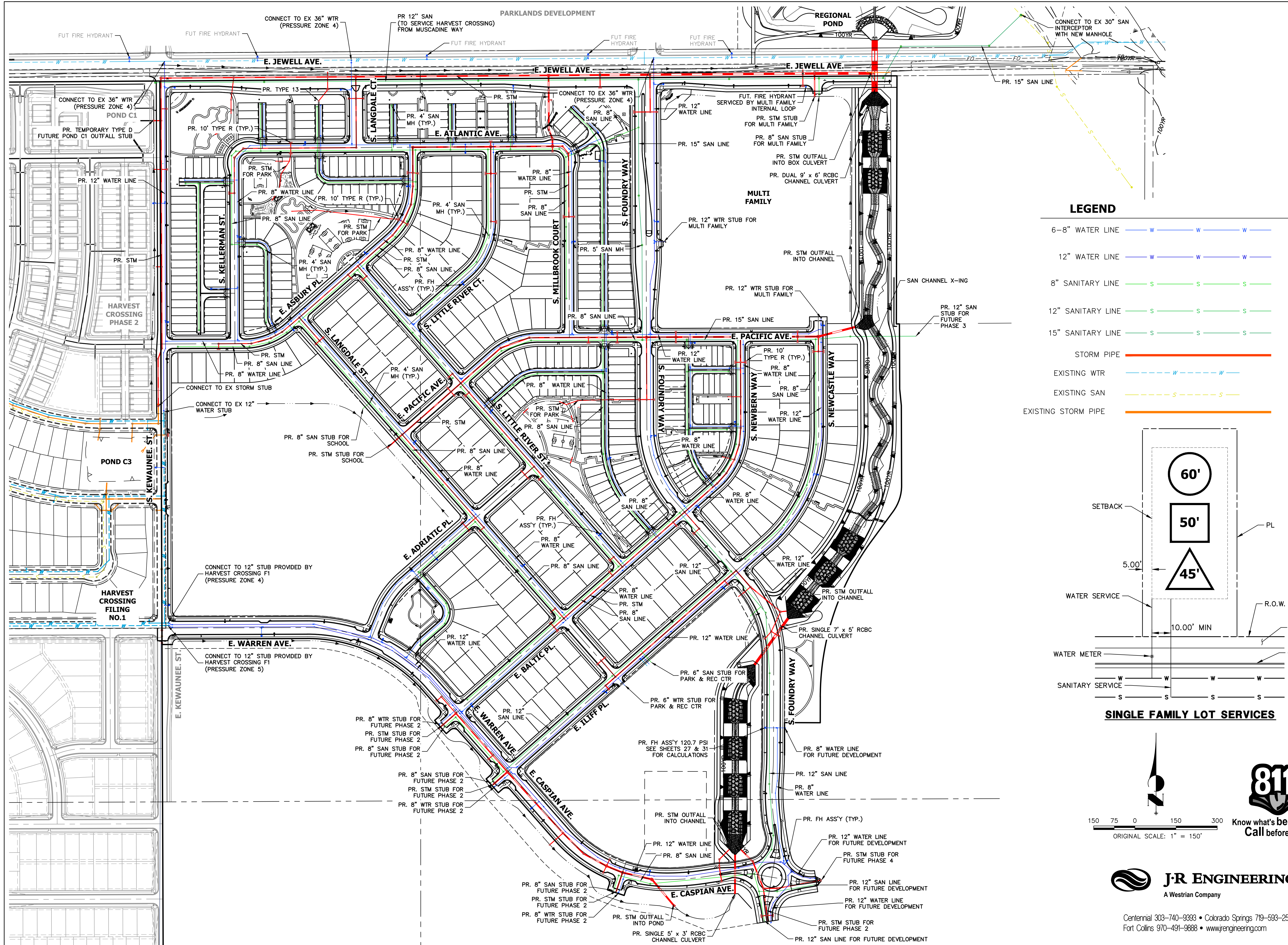
DATE: \_\_\_\_\_

06/17/2023 SDP 01  
09/06/2023 SDP 02  
11/17/2023 SDP 03  
01/29/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:

OVERALL UTILITY  
LAN

19 OF 119



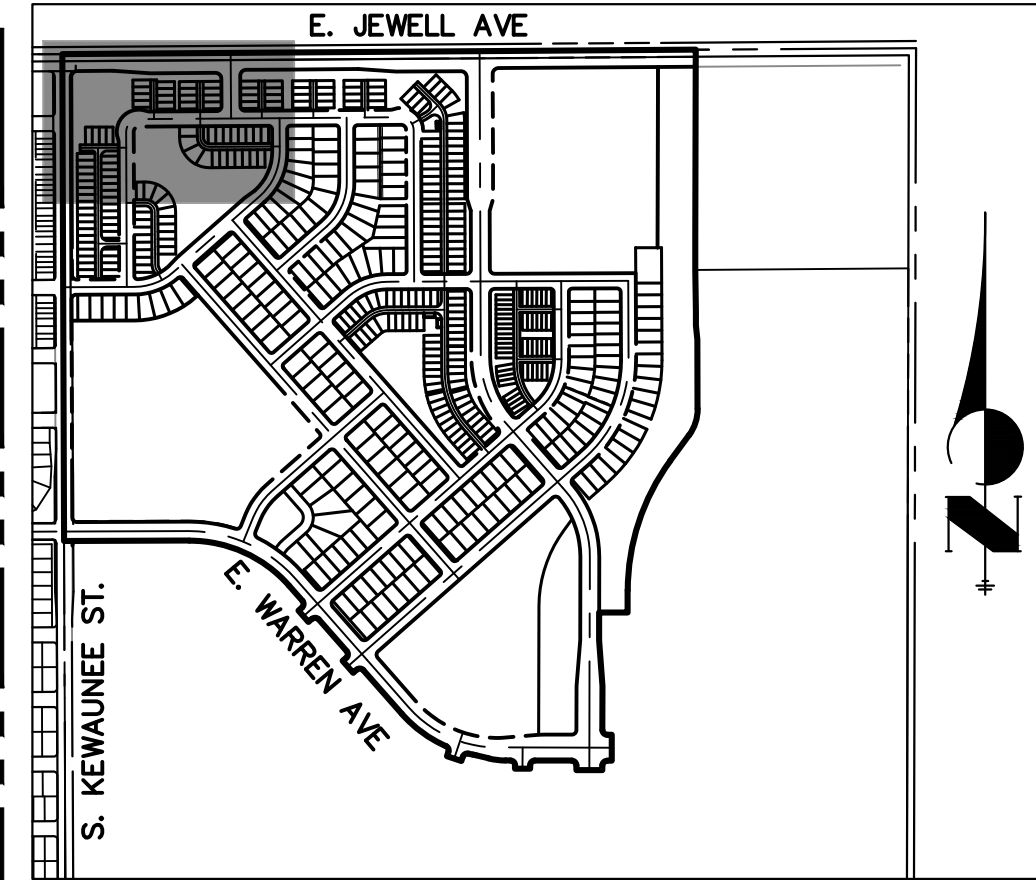
CHECKED BY: DRC  
DRAWN BY: JG

**J·R ENGINEERING**

**A Westrian Company**

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jengineering.com](http://www.jengineering.com)





## KEY MAP

SCALE: N.T.S.

## GENERAL NOTES

1. PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
2. PROPOSED STORM SEWER IN ALLEYS OR GREEN COURTS WILL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL SANITARY AND STORM MANHOLES THAT ENROACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
4. ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
5. THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
6. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
7. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
8. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
9. THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
10. THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER AND SANITARY AND AS PUBLIC ACCESS EASEMENT TRACTS AF, AI, AP, AX, B, BI, BP, C, I, J, K, LL.

**811**  
Know what's below.  
Call before you dig.

40 20 0 40 80  
ORIGINAL SCALE: 1" = 40'



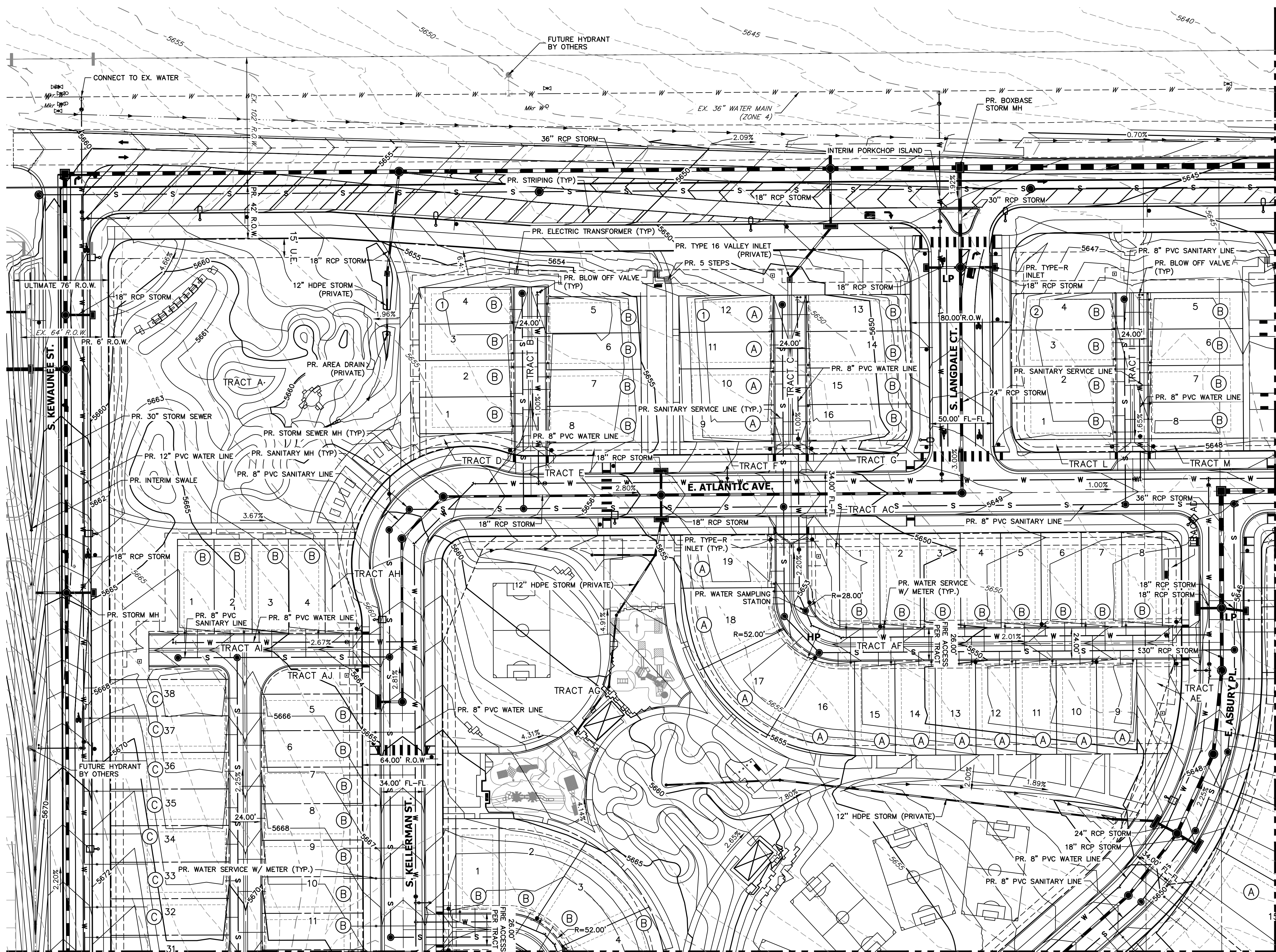
**J-R ENGINEERING**

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9883 • www.jrengineering.com

## JEWELL AVENUE NOTE

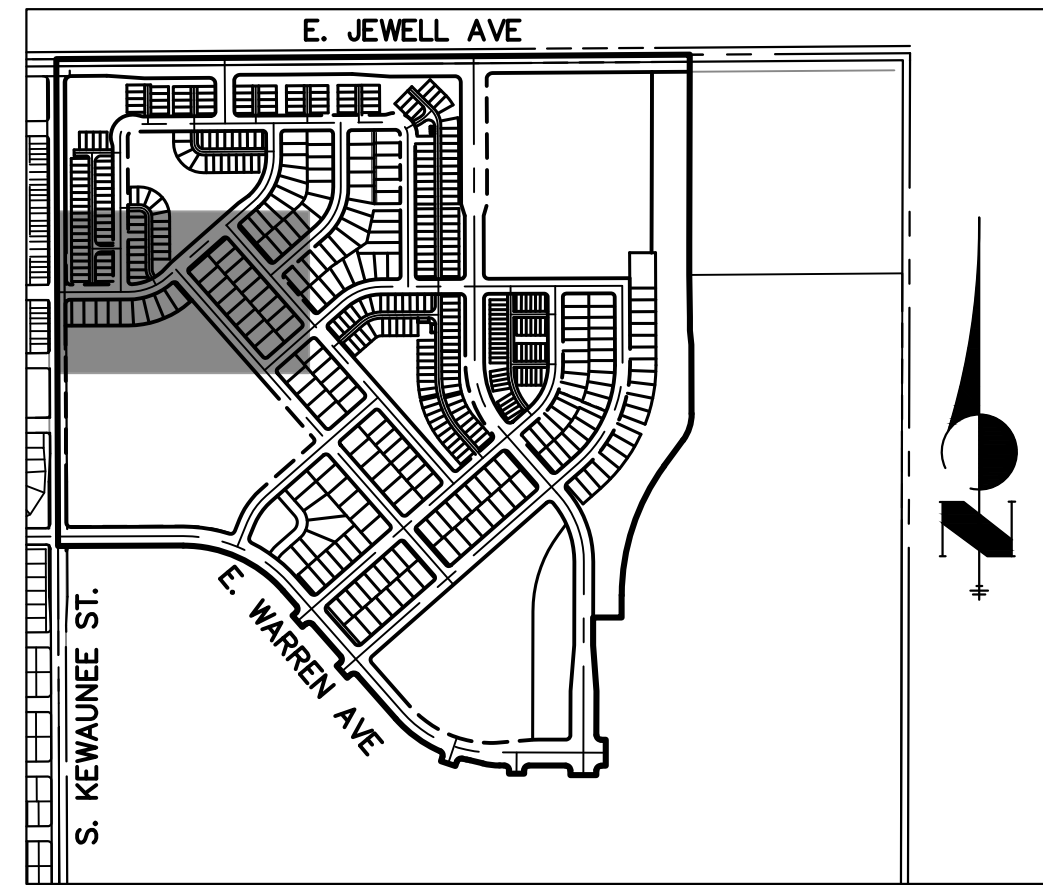
1. ISP FOR JEWELL AVENUE IS ANTICIPATED AND WOULD SUPERSEDE INTERIM CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.



## LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR		EXISTING SIGN
	PROPOSED STORM SEWER		EXISTING WATERLINE		EXISTING MAJOR CONTOUR		
	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER				PROPOSED FIRE HYDRANT
	PROPOSED GAS LINE		EXISTING SANITARY SEWER				PROPOSED SIGN
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE				PROPOSED VALVE
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT				PROPOSED MH
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE				
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				



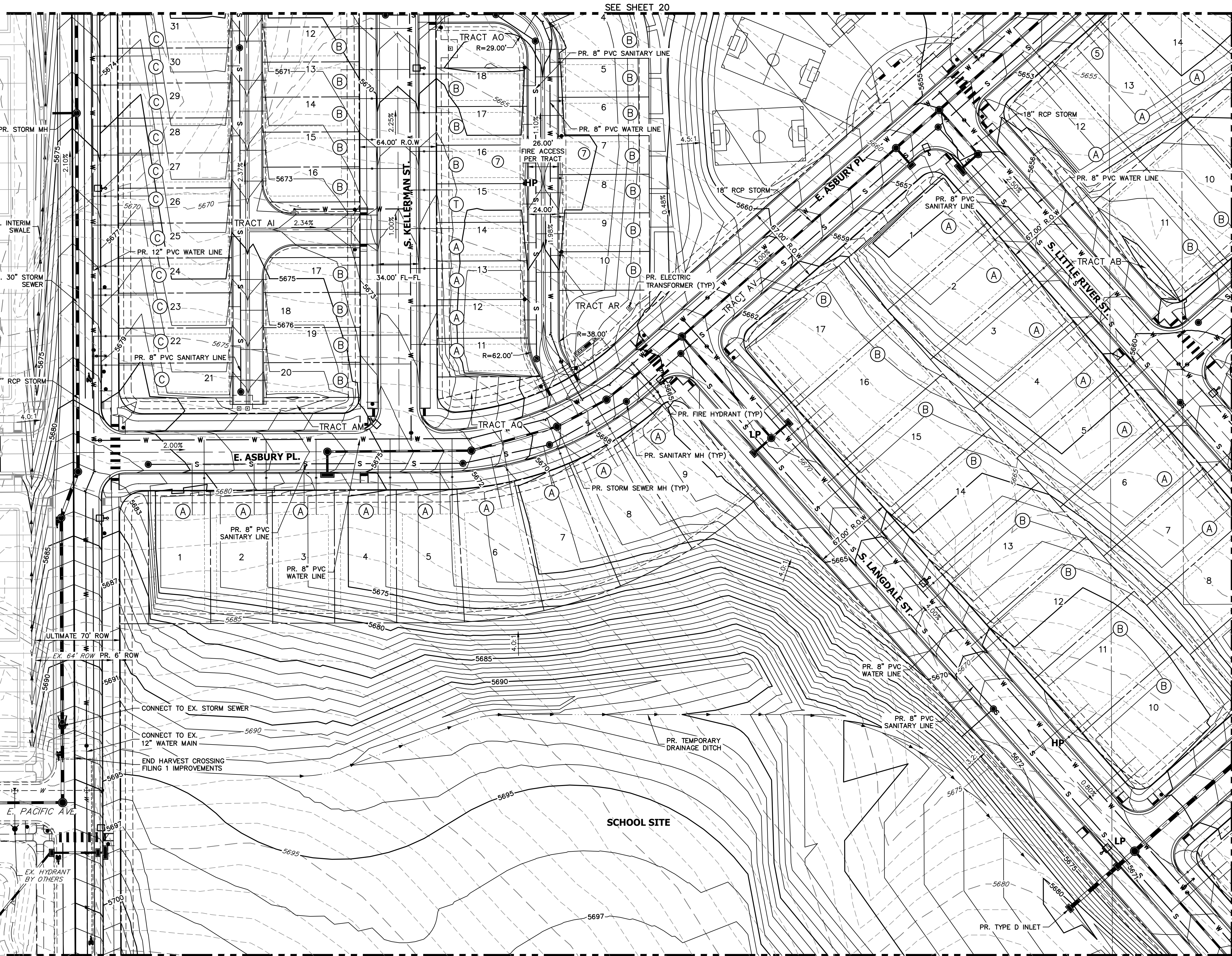
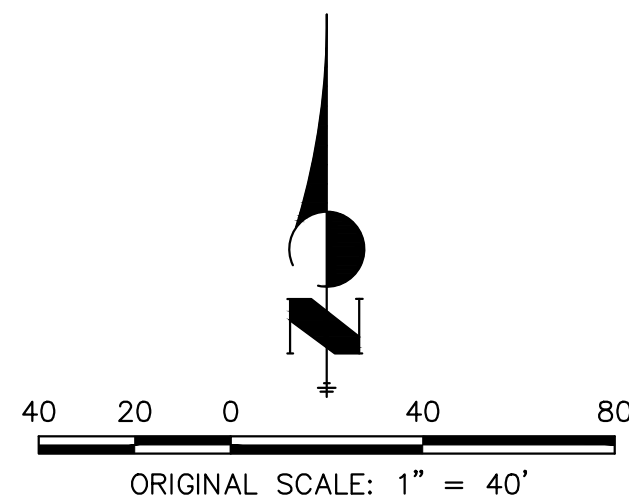


## KEY MAP

SCALE: N.T.S

## LEGEND

	6" VERTICAL CATCH CURB W/ 1' GUTTER
	6" VERTICAL SPILL CURB W/ 1' GUTTER
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED TOP OF SLOPE
	PROPOSED TOE OF SLOPE
	PROPOSED EASEMENT
	PROPOSED GRASS SWALE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING CURB & GUTTER
	EXISTING GASLINE
	EXISTING WATERLINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING ELECTRIC LINE
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF CONCRETE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EFFECTIVE 100YR FLOOD PLAIN
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED VALVE
	PROPOSED MH
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT
	EXISTING SIGN



## GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- PROPOSED STORM SEWER IN ALLEYS OR GREEN COURTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL SANITARY AND STORM MANHOLES THAT ENROACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
- THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE. AROUND THE BUILDING, IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
- THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER AND SANITARY EASEMENT AND AS PUBLIC ACCESS.

RESPONSE:

Updated general notes to specify easements



Know what's below.  
Call before you dig.

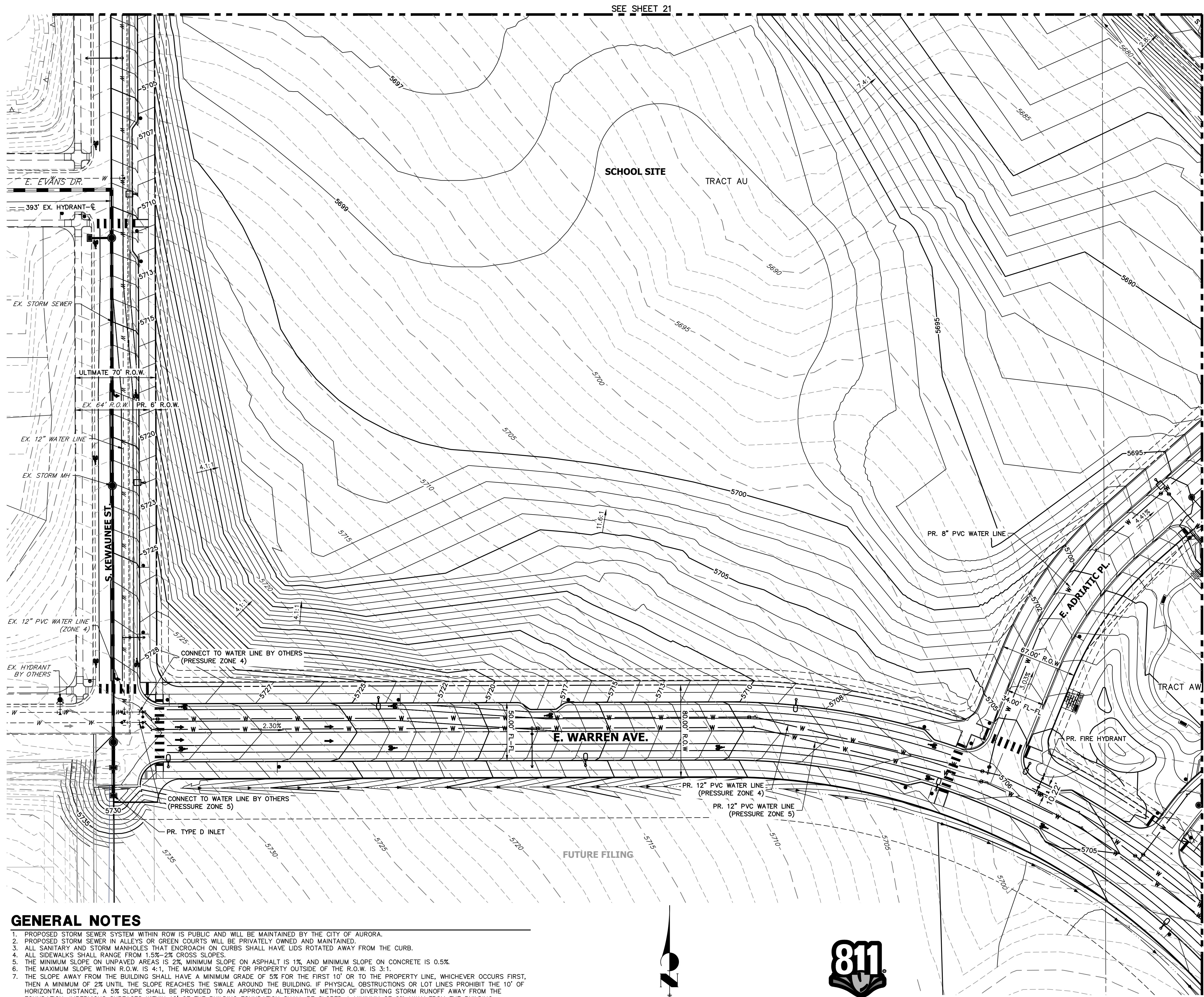


J-R ENGINEERING

A Westrian Company

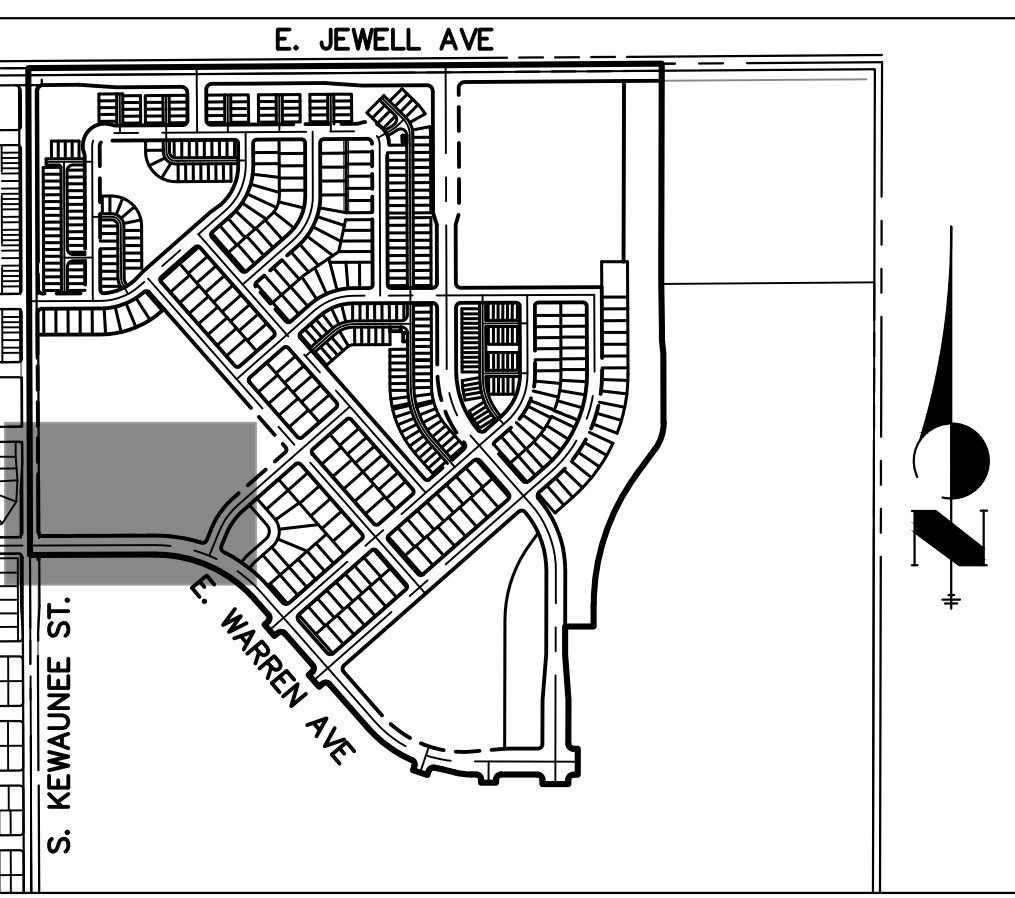
Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)





- ### GENERAL NOTES

  1. PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
  2. PROPOSED STORM SEWER IN ALLEYS OR GREEN COURTS WILL BE PRIVATELY OWNED AND MAINTAINED.
  3. ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
  4. ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
  5. THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
  6. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
  7. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
  8. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10% THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
  9. THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
  10. THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER AND SANITARY TRACTS AF, AI, AP, AX, B, BI, BP, C, I, J, K, U.
- RESPONSE:**  
Updated general notes to specify easements



KEY MAP  
SCALE: N.T.S

LEGEND	
	6" VERTICAL CATCH CURB W/ 1" GUTTER
	6" VERTICAL SPILL CURB W/ 1" GUTTER
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED TOP OF SLOPE
	PROPOSED TOE OF SLOPE
	PROPOSED EASEMENT
	PROPOSED GRASS SWALE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING CURB & GUTTER
	EXISTING GASLINE
	EXISTING WATERLINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING ELECTRIC LINE
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF CONCRETE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EFFECTIVE 100YR FLOOD PLAIN
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED VALVE
	PROPOSED MH
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT
	EXISTING SIGN

FOUNDRY SITE PLAN 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24  
DATE:

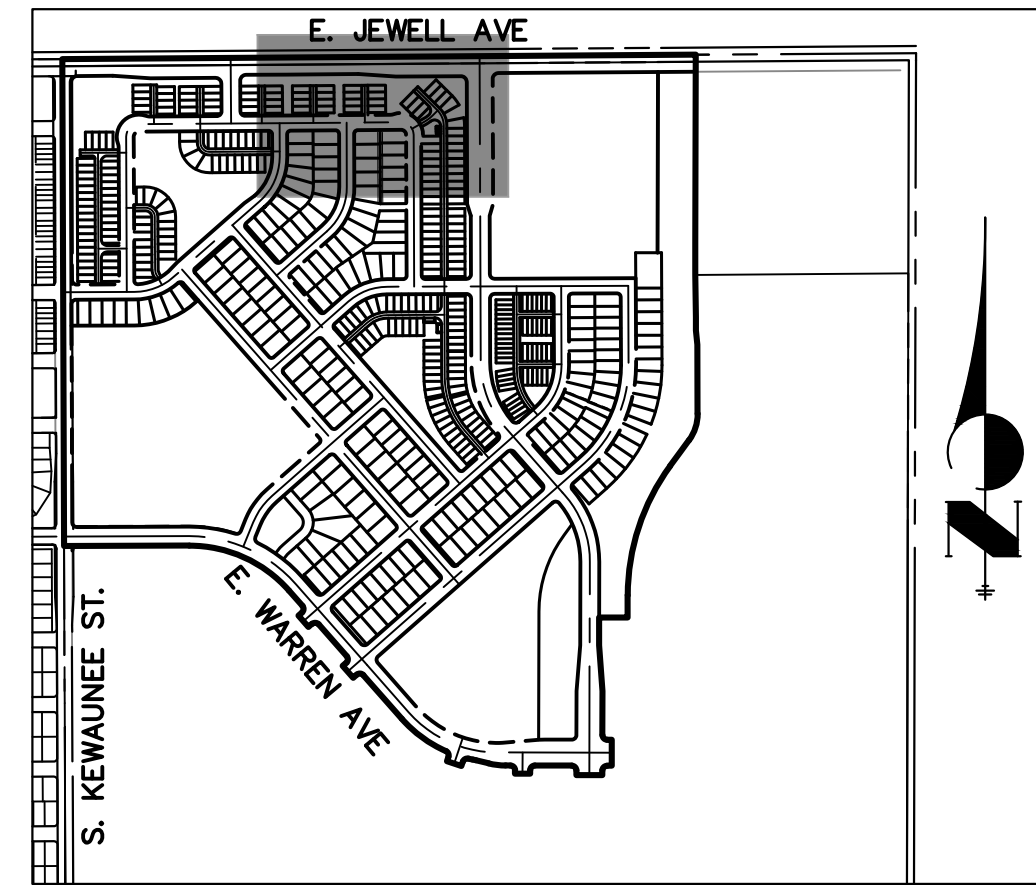
- 06/17/2023 SDP 01
- 09/06/2023 SDP 02
- 11/17/2023 SDP 03
- 01/19/2024 SDP 04
- 03/08/2024 SDP 05

SHEET TITLE:  
GRADING &  
UTILITY PLAN

**J-R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



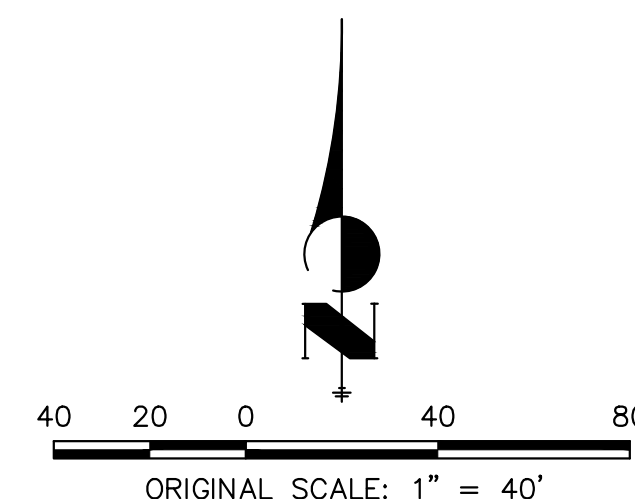


## KEY MAP

SCALE: N.T.S.

## LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER
	6" VERTICAL SPILL CURB W/ 1" GUTTER
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED TOP OF SLOPE
	PROPOSED TOE OF SLOPE
	PROPOSED EASEMENT
	PROPOSED GRASS SWALE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING CURB & GUTTER
	EXISTING GASLINE
	EXISTING WATERLINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING ELECTRIC LINE
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF CONCRETE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EFFECTIVE 100YR FLOOD PLAIN
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED VALVE
	PROPOSED MH
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT
	EXISTING SIGN



Know what's below.  
Call before you dig.



**J-R ENGINEERING**

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

## FOUNDRY SITE PLAN 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01

09/06/2023 SDP 02

11/17/2023 SDP 03

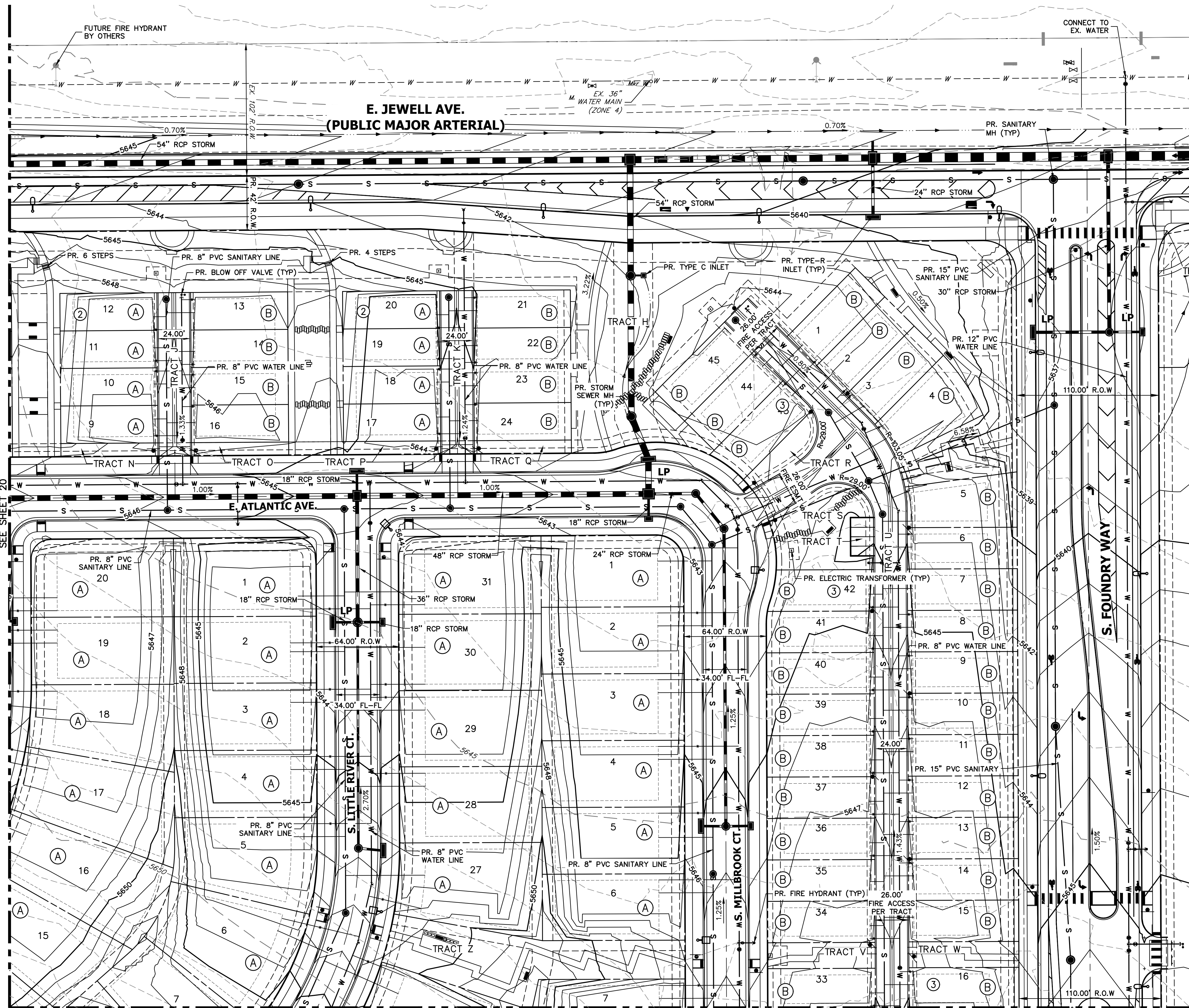
01/19/2024 SDP 04

03/08/2024 SDP 05

SHEET TITLE:

GRADING &  
UTILITY PLAN

23 OF 119



## GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- PROPOSED STORM SEWER IN ALLEYS OR GREEN COURTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL SANITARY AND STORM MANHOLES THAT ENCOACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
- THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
- THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER AND SANITARY TRACTS AND AS PUBLIC ACCESS TRACTS.

## JEWELL AVENUE NOTE

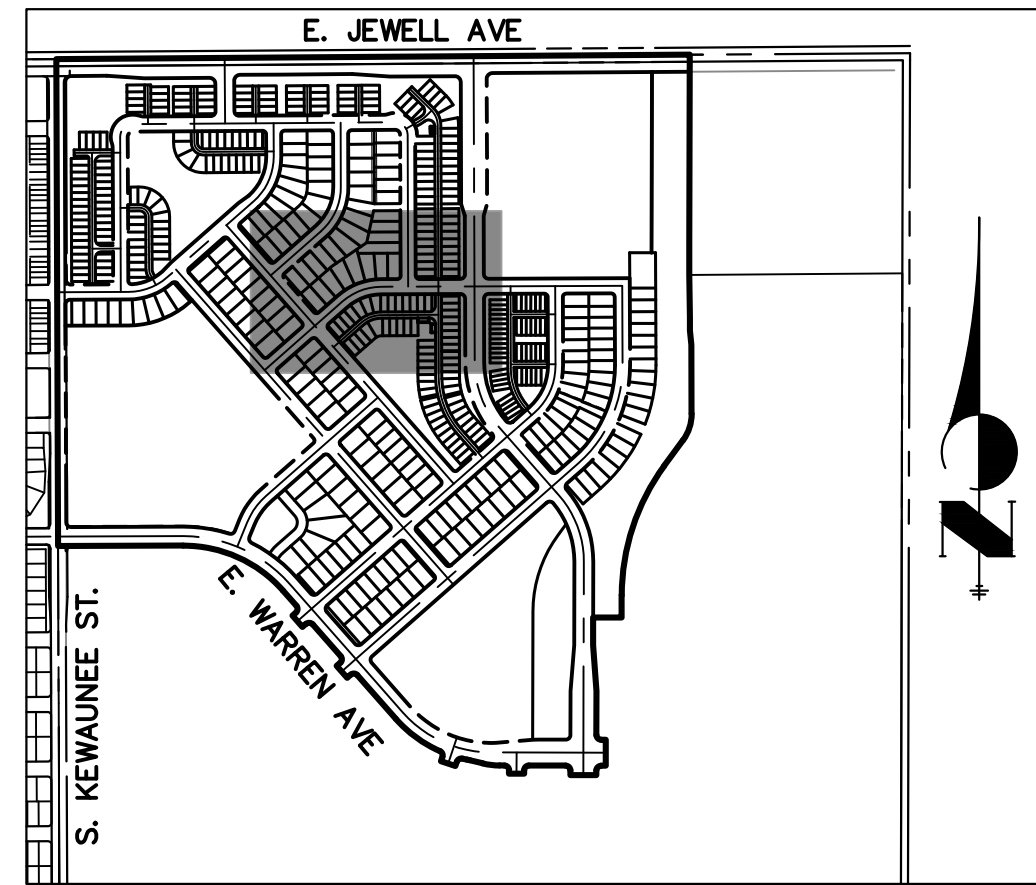
- ISP FOR JEWELL AVENUE IS ANTICIPATED AND WOULD SUPERSEDE INTERIM CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.

## RESPONSE:

Updated general notes to specify easements

easement





## KEY MAP

SCALE: N.T.S.

## LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER
	6" VERTICAL SPILL CURB W/ 1" GUTTER
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED TOP OF SLOPE
	PROPOSED TOE OF SLOPE
	PROPOSED EASEMENT
	PROPOSED GRASS SWALE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING CURB & GUTTER
	EXISTING GASLINE
	EXISTING WATERLINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING ELECTRIC LINE
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF CONCRETE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EFFECTIVE 100YR FLOOD PLAIN
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED VALVE
	PROPOSED MH
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT
	EXISTING SIGN

## FOUNDRY SITE PLAN 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01

09/06/2023 SDP 02

11/17/2023 SDP 03

01/19/2024 SDP 04

03/08/2024 SDP 05

SHEET TITLE:

GRADING &  
UTILITY PLAN



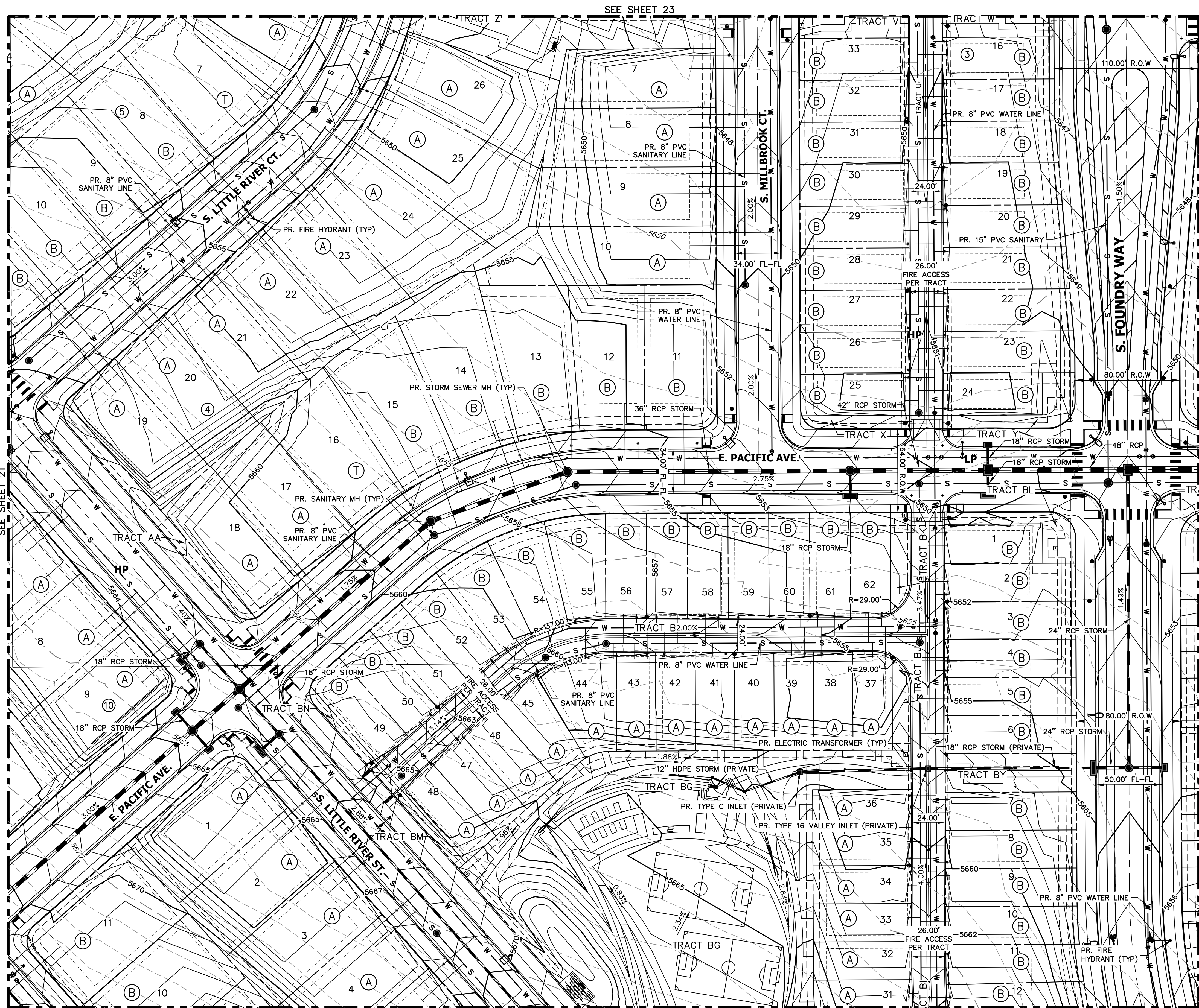
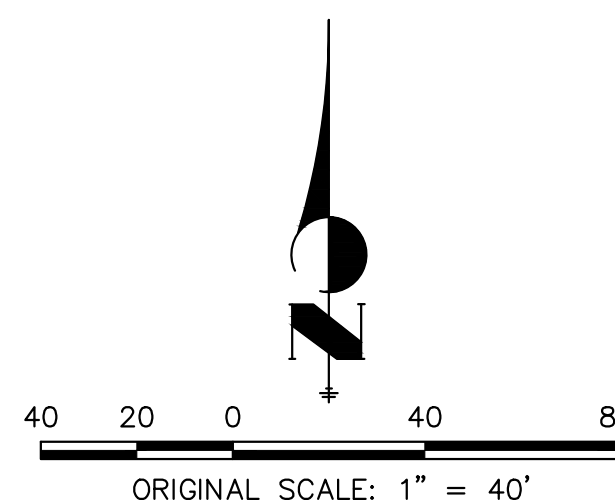
**J-R ENGINEERING**

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



Know what's below.  
Call before you dig.



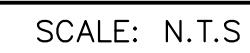
## GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- PROPOSED STORM SEWER IN ALLEYS OR GREEN COURTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
- THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
- THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER AND SANITARY AND AS PUBLIC ACCESSIBLE. TRACTS AF, AI, AP, AX, B, BI, BP, C, I, J, K, U.

RESPONSE:  
Updated general  
notes to specify  
easements

easement



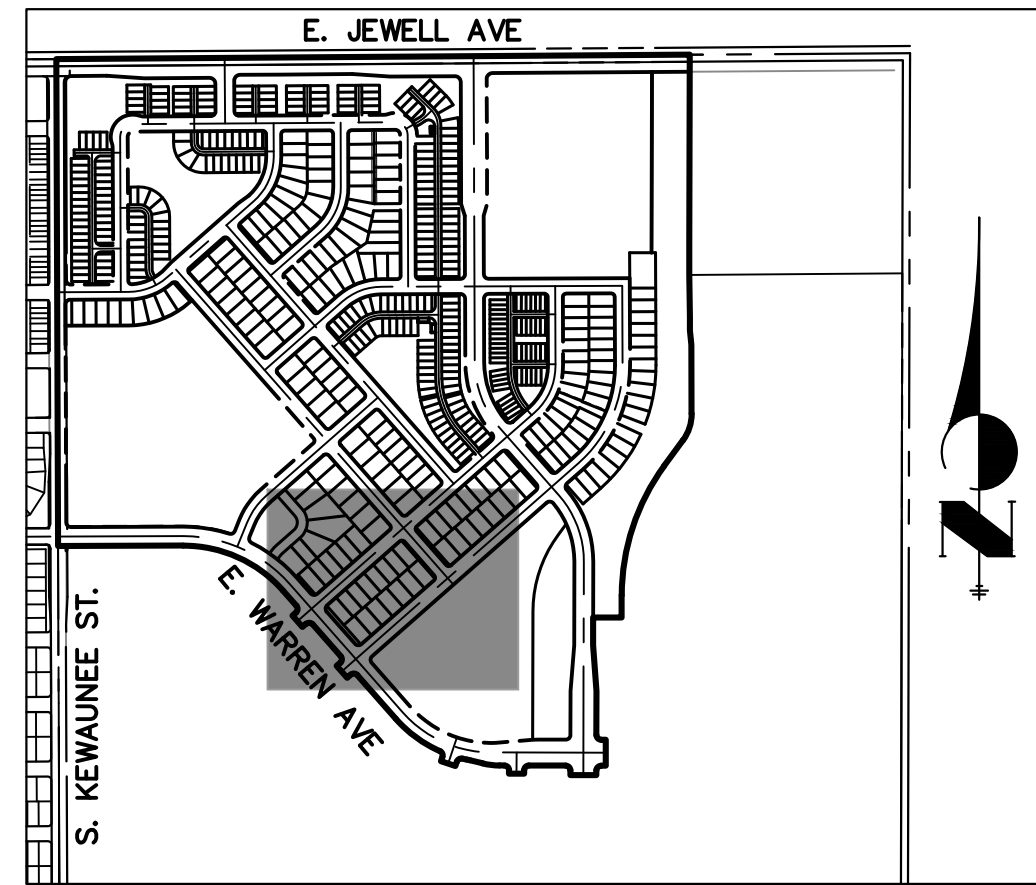


**SITE PLAN**  
**AURORA, CO**

25 OF 119







## KEY MAP

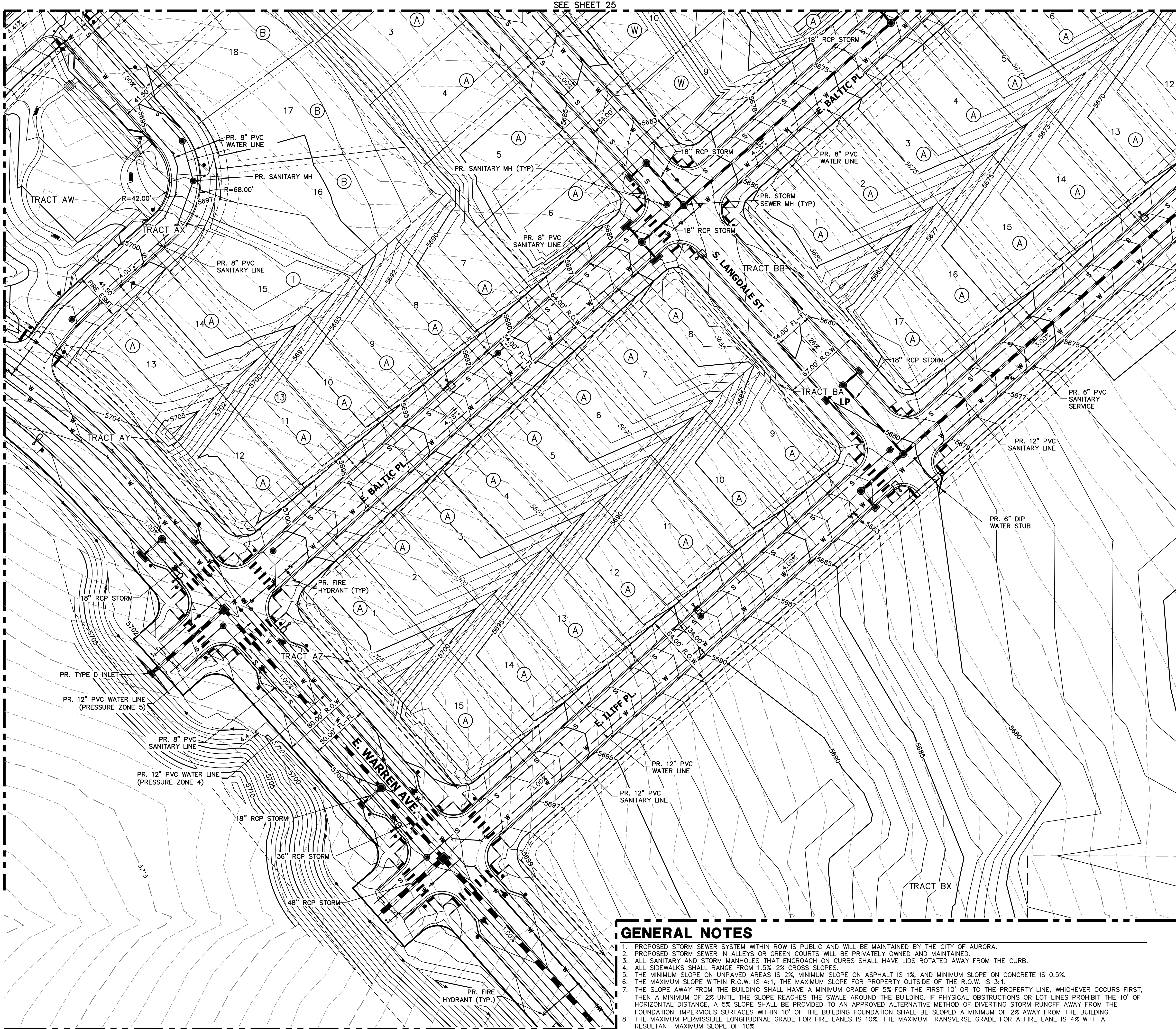
SCALE: N.T.S.

## LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER
	6" VERTICAL SPILL CURB W/ 1" GUTTER
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED TOP OF SLOPE
	PROPOSED TOE OF SLOPE
	PROPOSED EASEMENT
	PROPOSED GRASS SWALE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING CURB & GUTTER
	EXISTING GASLINE
	EXISTING WATERLINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING ELECTRIC LINE
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF CONCRETE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EFFECTIVE 100YR FLOOD PLAIN
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED VALVE
	PROPOSED MH
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT
	EXISTING SIGN

SEE SHEET 31

SEE SHEET 22



## GENERAL NOTES

1. PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
2. PROPOSED STORM SEWER IN ALLEYS OR GREEN COURTS WILL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
4. ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
5. THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
6. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
7. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
8. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
9. THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH EXCEED 5%.
10. THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER AND SANITARY AND AS PUBLIC ACCESS TRACTS AF, AI, AP, AX, B, BI, BP, C, I, J, K, U.

RESPONSE:  
Updated general  
notes to specify  
easements



**J-R ENGINEERING**

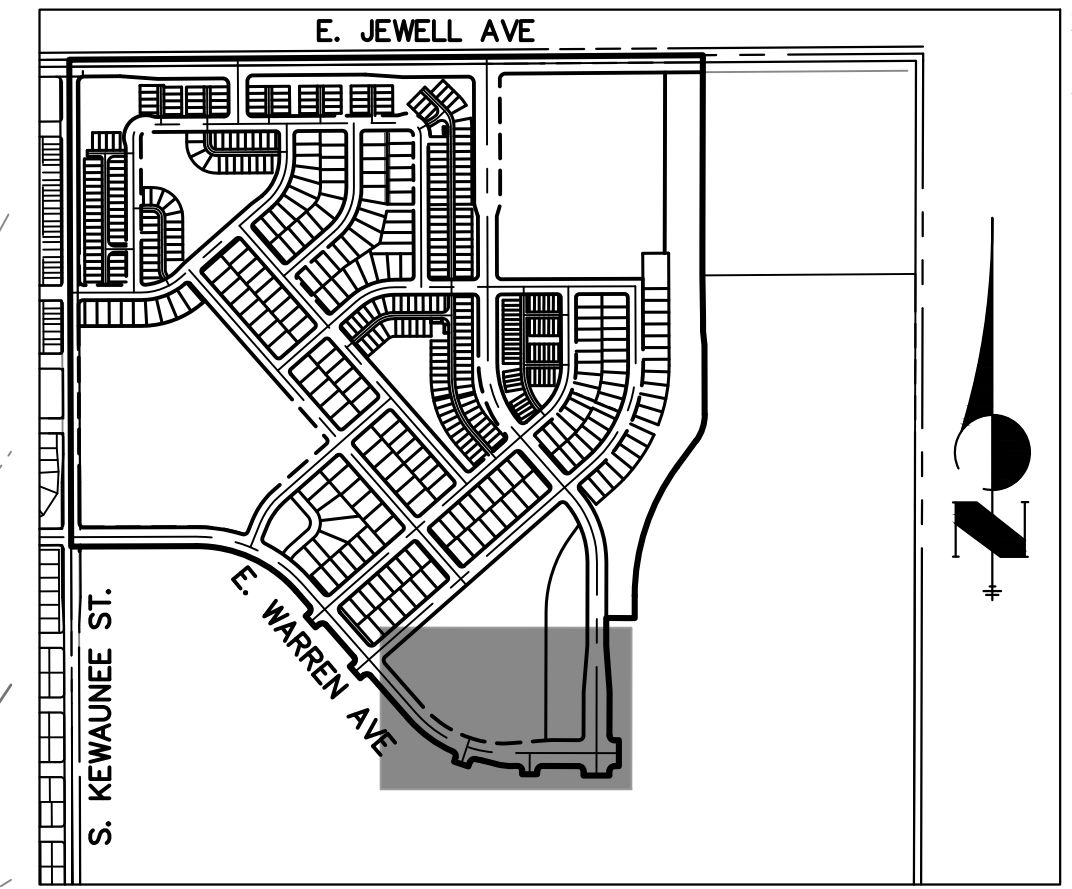
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



Know what's below.  
Call before you dig.





## KEY MAP

SCALE: N.T.S.

## DEAD END CALCULATION

$5672.17 - 5687.56 = -15.39'$   
 $0.434'(-15.39') = -6.68'$  PSI  
 $114\text{PSI}(-6.68\text{PSI}) = 120.68'$  PSI

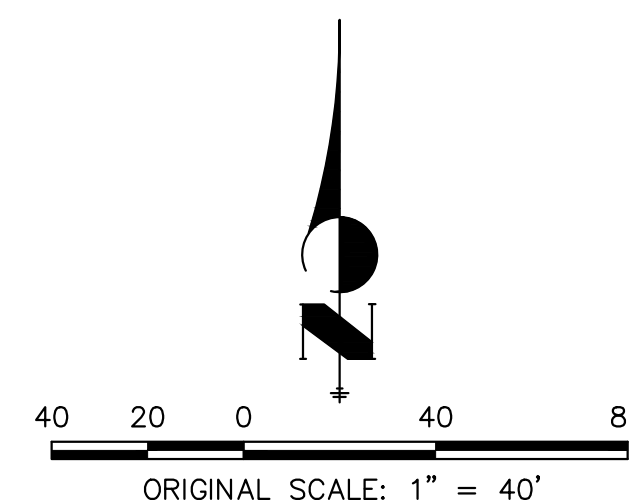
## GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- PROPOSED STORM SEWER IN ALLEYS OR GREEN COURTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
- THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
- THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER AND SANITARY TRACTS AF, AI, AP, AX, B, BI, BP, C, I, J, K, U.

RESPONSE:  
Updated general  
notes to specify  
easements

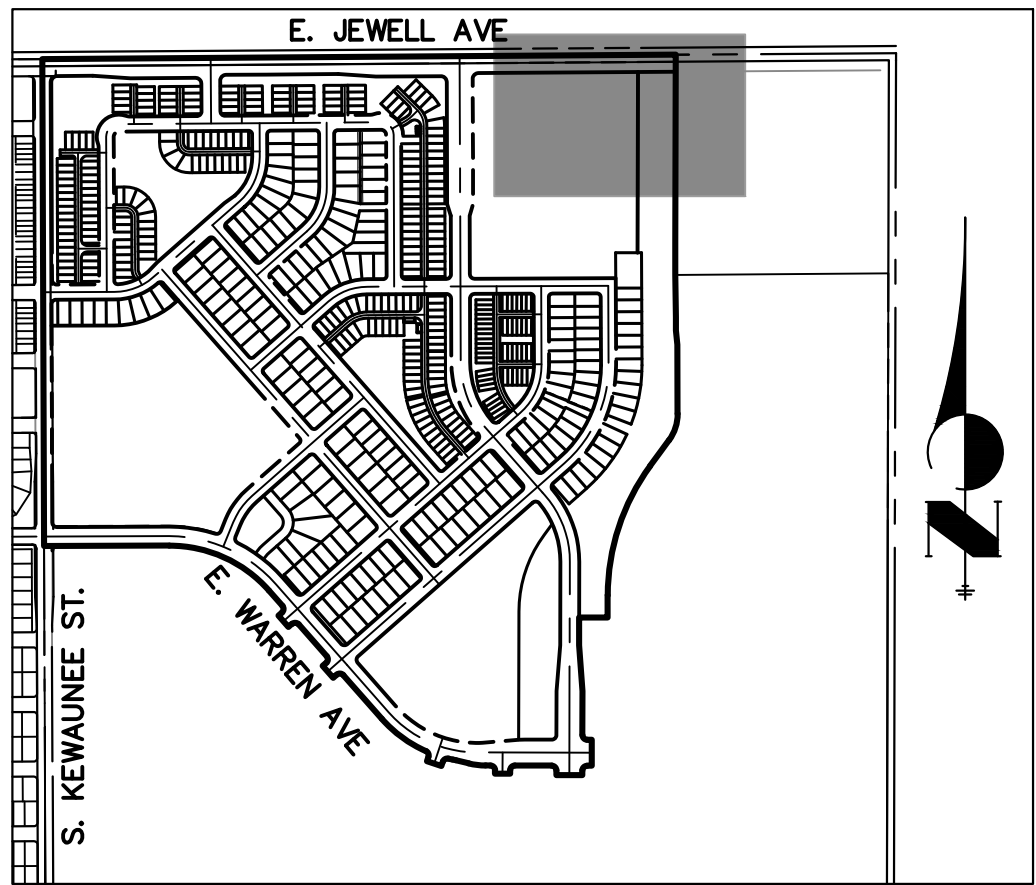
## LEGEND

	6" VERTICAL CATCH CURB W/ 1' GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1' GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR		EXISTING SIGN
	PROPOSED STORM SEWER		EXISTING WATERLINE		EXISTING MAJOR CONTOUR		
	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER		PROPOSED FIRE HYDRANT		
	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED LIGHT		
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED VALVE		
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com





## KEY MAP

SCALE: N.T.S

## LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER
	6" VERTICAL SPILL CURB W/ 1" GUTTER
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED TOP OF SLOPE
	PROPOSED TOE OF SLOPE
	PROPOSED EASEMENT
	PROPOSED GRASS SWALE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING CURB & GUTTER
	EXISTING GASLINE
	EXISTING WATERLINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING ELECTRIC LINE
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF CONCRETE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EFFECTIVE 100YR FLOOD PLAIN
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED VALVE
	PROPOSED MH
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT
	EXISTING SIGN

## FOUNDRY SITE PLAN 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01

09/06/2023 SDP 02

11/17/2023 SDP 03

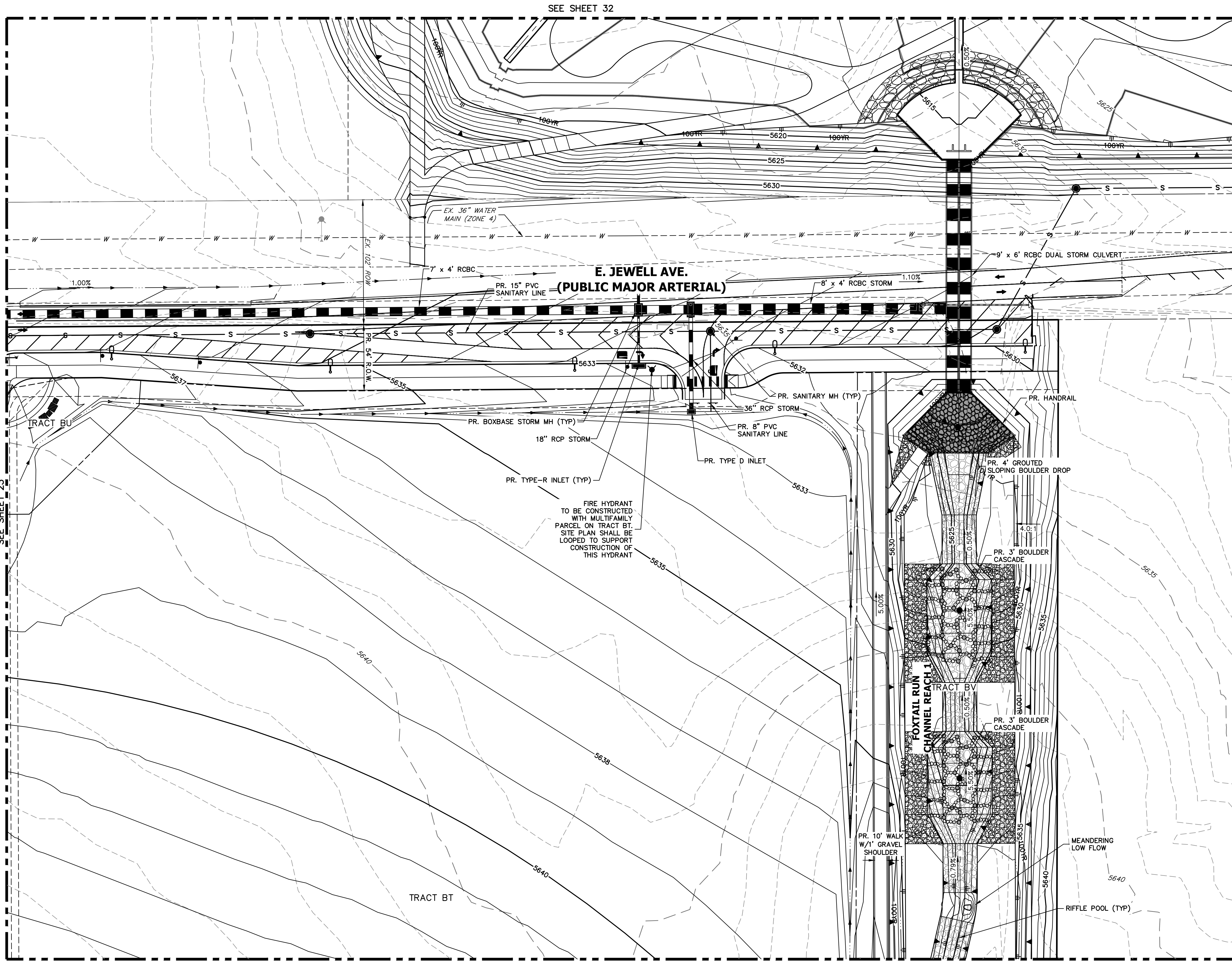
01/19/2024 SDP 04

03/08/2024 SDP 05

SHEET TITLE:

GRADING &  
UTILITY PLAN

28 OF 119



## GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- PROPOSED STORM SEWER IN ALLEYS OR GREEN COURTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL SANITARY AND STORM MANHOLES THAT ENCROACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
- THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
- THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER AND SANITARY TRACTS AND AS PUBLIC ACCESS TRACTS AF, AI, AP, AX, B, BI, BP, C, I, J, K, U.

## JEWELL AVENUE NOTE

- ISP FOR JEWELL AVENUE IS ANTICIPATED AND WOULD SUPERSEDE INTERIM CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.

## RESPONSE:

Updated general notes to specify easements

easement

CHECKED BY: DRC  
DRAWN BY: CJS



40 20 0 40 80  
ORIGINAL SCALE: 1" = 40'



Know what's below.  
Call before you dig.

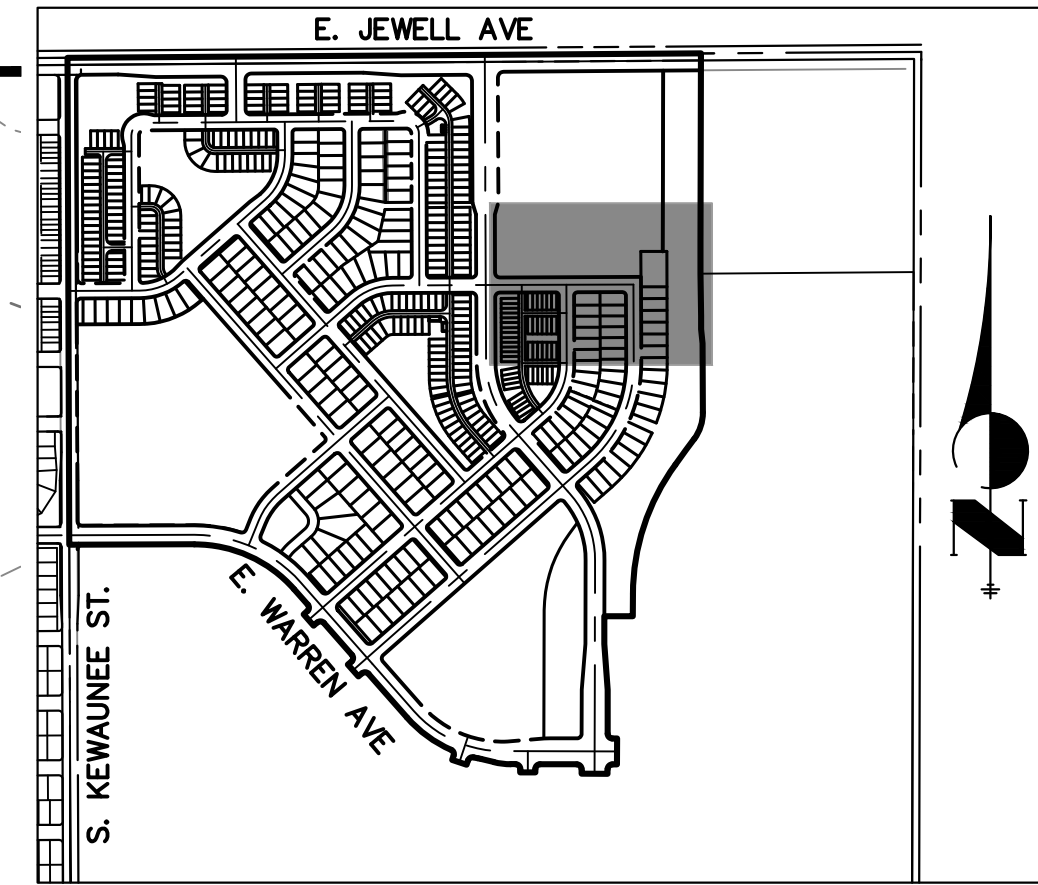


J-R ENGINEERING

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com





## KEY MAP

SCALE: N.T.S.

## LEGEND

	6" VERTICAL CATCH CURB W/ 1' GUTTER
	6" VERTICAL SPILL CURB W/ 1' GUTTER
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED TOP OF SLOPE
	PROPOSED TOE OF SLOPE
	PROPOSED EASEMENT
	PROPOSED GRASS SWALE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING CURB & GUTTER
	EXISTING GASLINE
	EXISTING WATERLINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING ELECTRIC LINE
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF CONCRETE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EFFECTIVE 100YR FLOOD PLAIN
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED VALVE
	PROPOSED MH
	PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT
	EXISTING SIGN

# FOUNDRY SITE PLAN 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

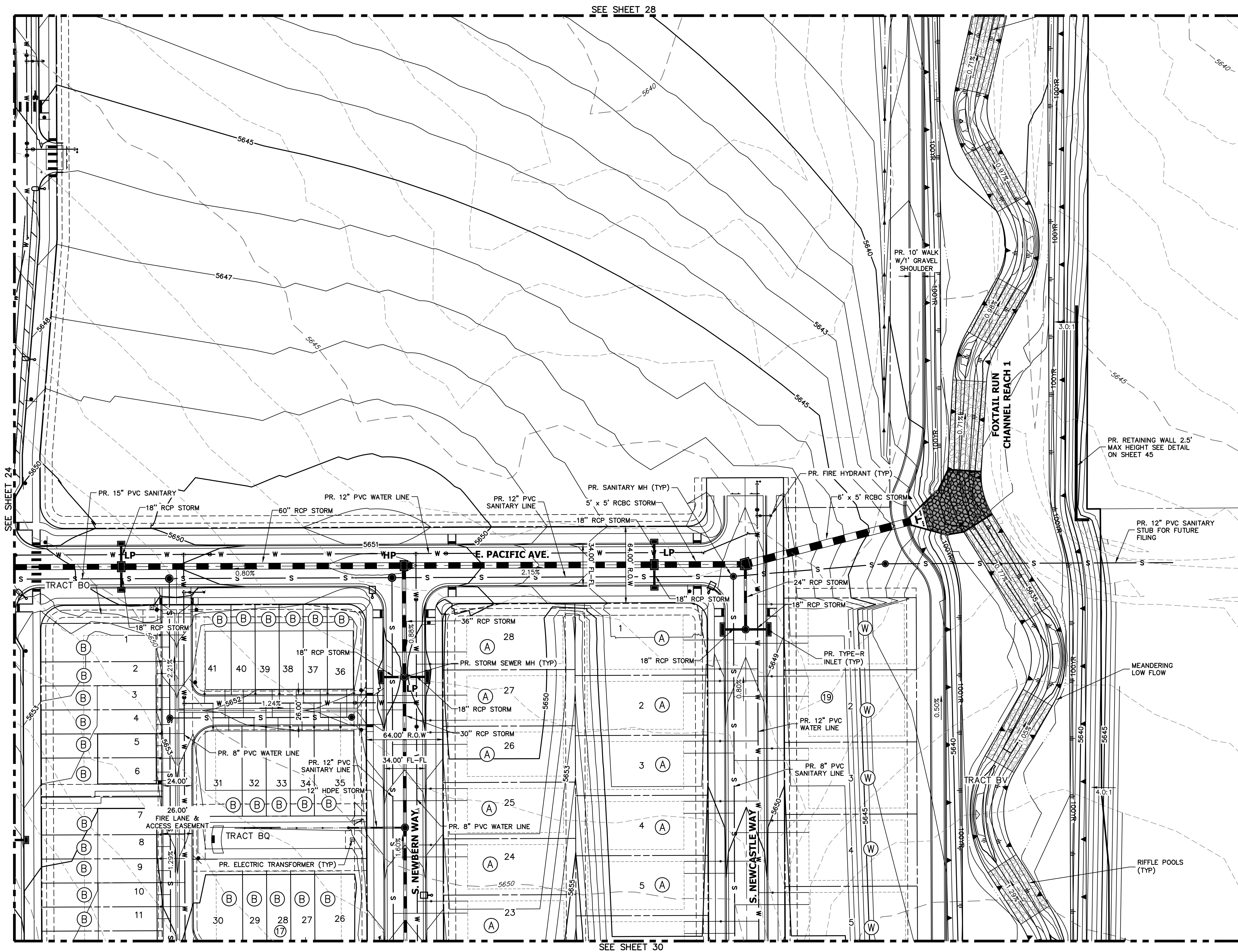
03/08/24

DATE:

06/17/2023 SDP 01  
09/06/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:

GRADING &  
UTILITY PLAN

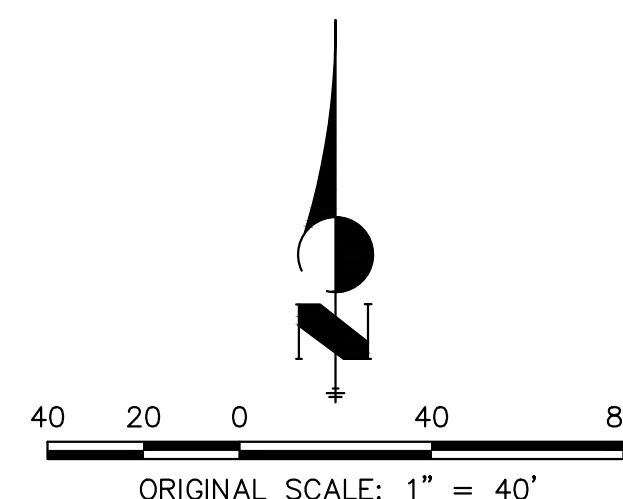


## GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- PROPOSED STORM SEWER IN ALLEYS OR GREEN COURTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
- THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
- THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER AND SANITARY EASEMENTS, AND AS PUBLIC ACCESSIBLE TRACTS AF, AI, AP, AX, B, BI, BP, C, I, J, K, U.

RESPONSE:  
Updated general  
notes to specify  
easements

easement



Know what's below.  
Call before you dig.

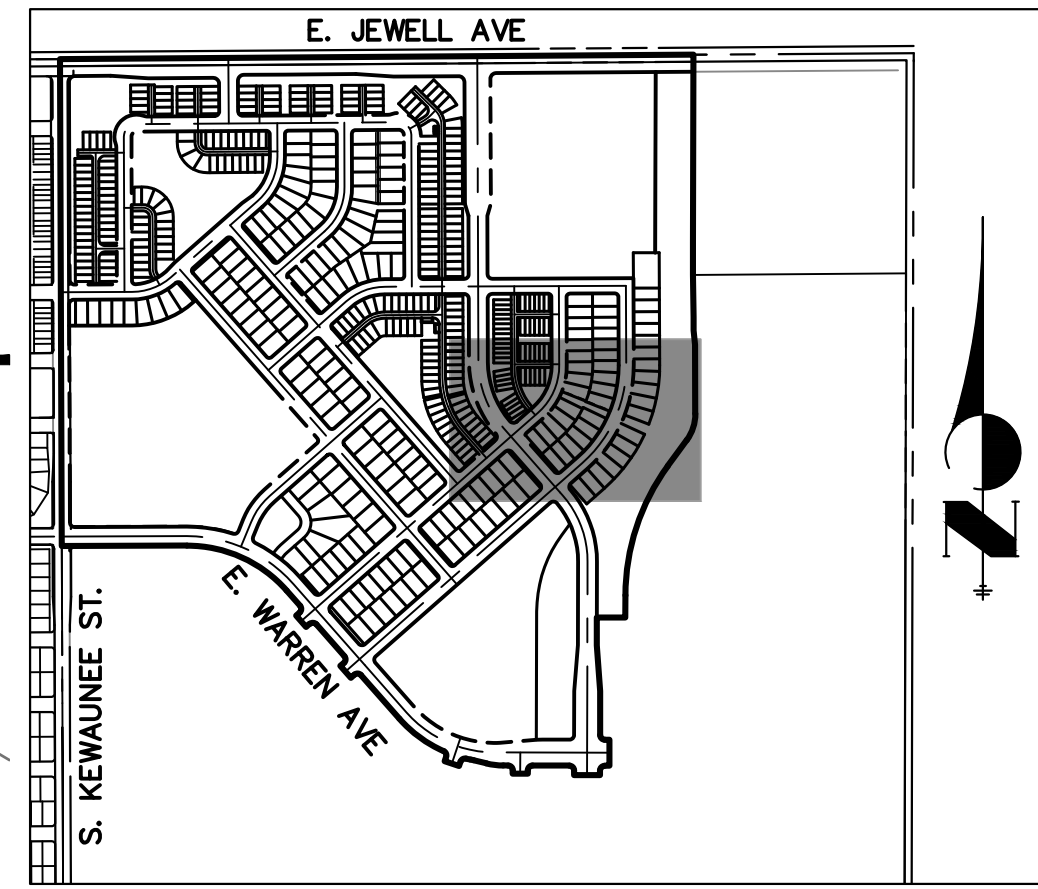


**J-R ENGINEERING**

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)





## KEY MAP

SCALE: N.T.S.

## GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- PROPOSED STORM SEWER IN ALLEYS OR GREEN COURTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL SANITARY AND STORM MANHOLES THAT ENCRoACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
- THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
- THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
- THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
- THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER AND SANITARY TRACTS AF, AI, AP, AX, B, BI, BP, C, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AND AS PUBLIC ACCESS EASEMENT TRACTS AF, AI, AP, AX, B, BI, BP, C, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

RESPONSE:  
Updated general  
notes to specify  
easements

# FOUNDRY SITE PLAN 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01

09/06/2023 SDP 02

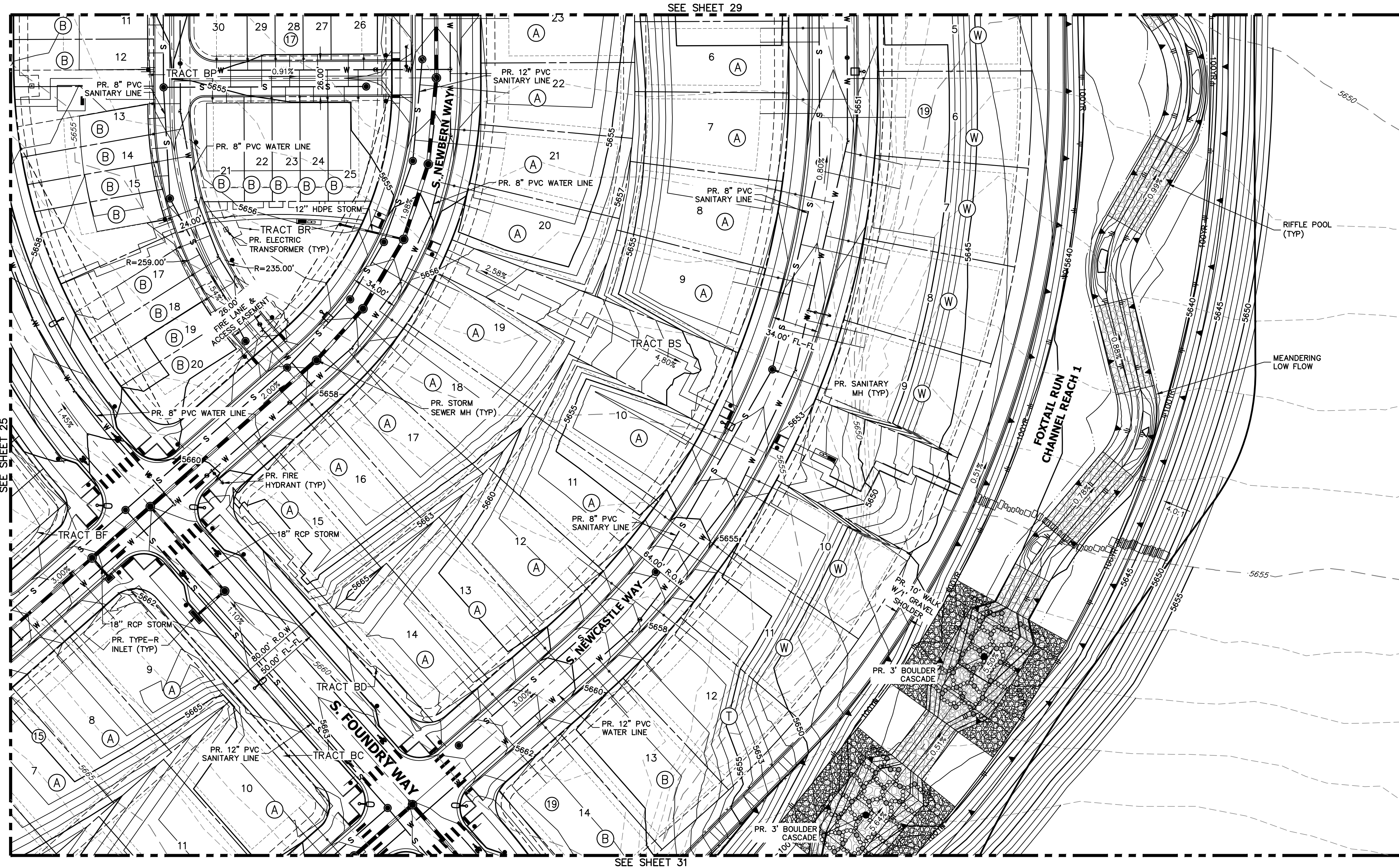
11/17/2023 SDP 03

01/19/2024 SDP 04

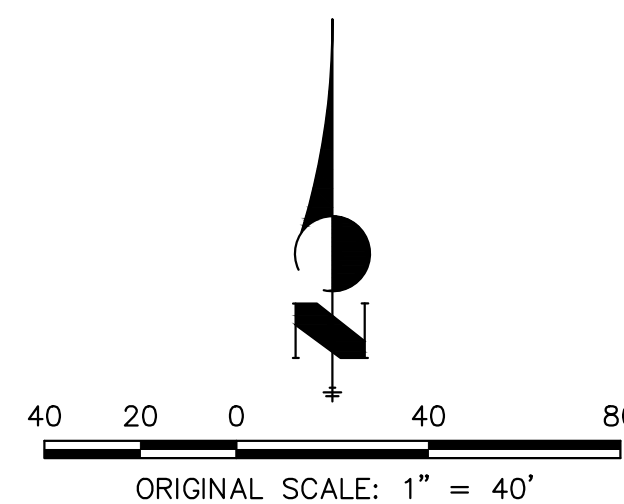
03/08/2024 SDP 05

SHEET TITLE:

GRADING &  
UTILITY PLAN



## LEGEND

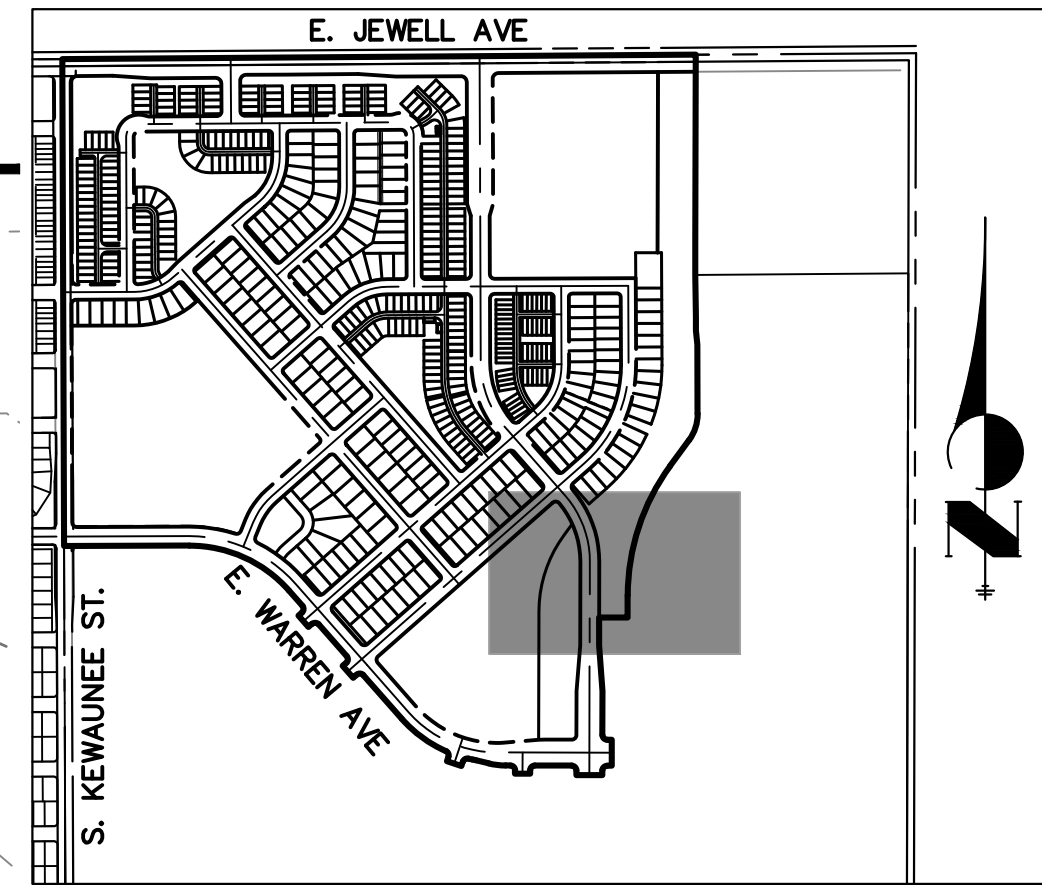
Know what's below.  
Call before you dig.



**J-R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)





## KEY MAP

SCALE: N.T.S

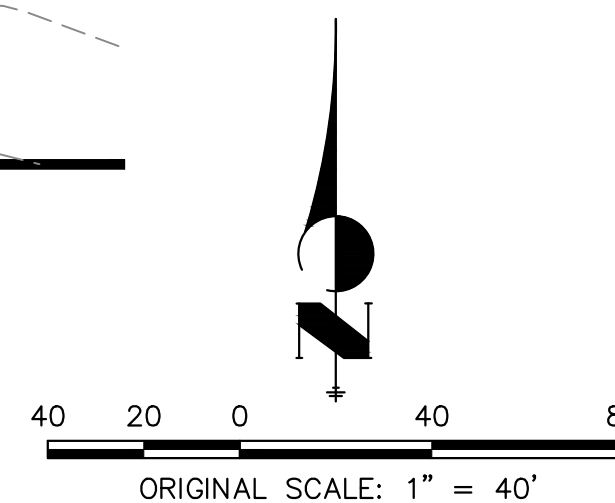
## DEAD END CALCULATION

$5672.17' - 5687.56' = -15.39'$   
 $0.434' \times -15.39' = -6.68' \text{ PSI}$   
 $114 \text{ PSI} - (-6.68 \text{ PSI}) = 120.68' \text{ PSI}$

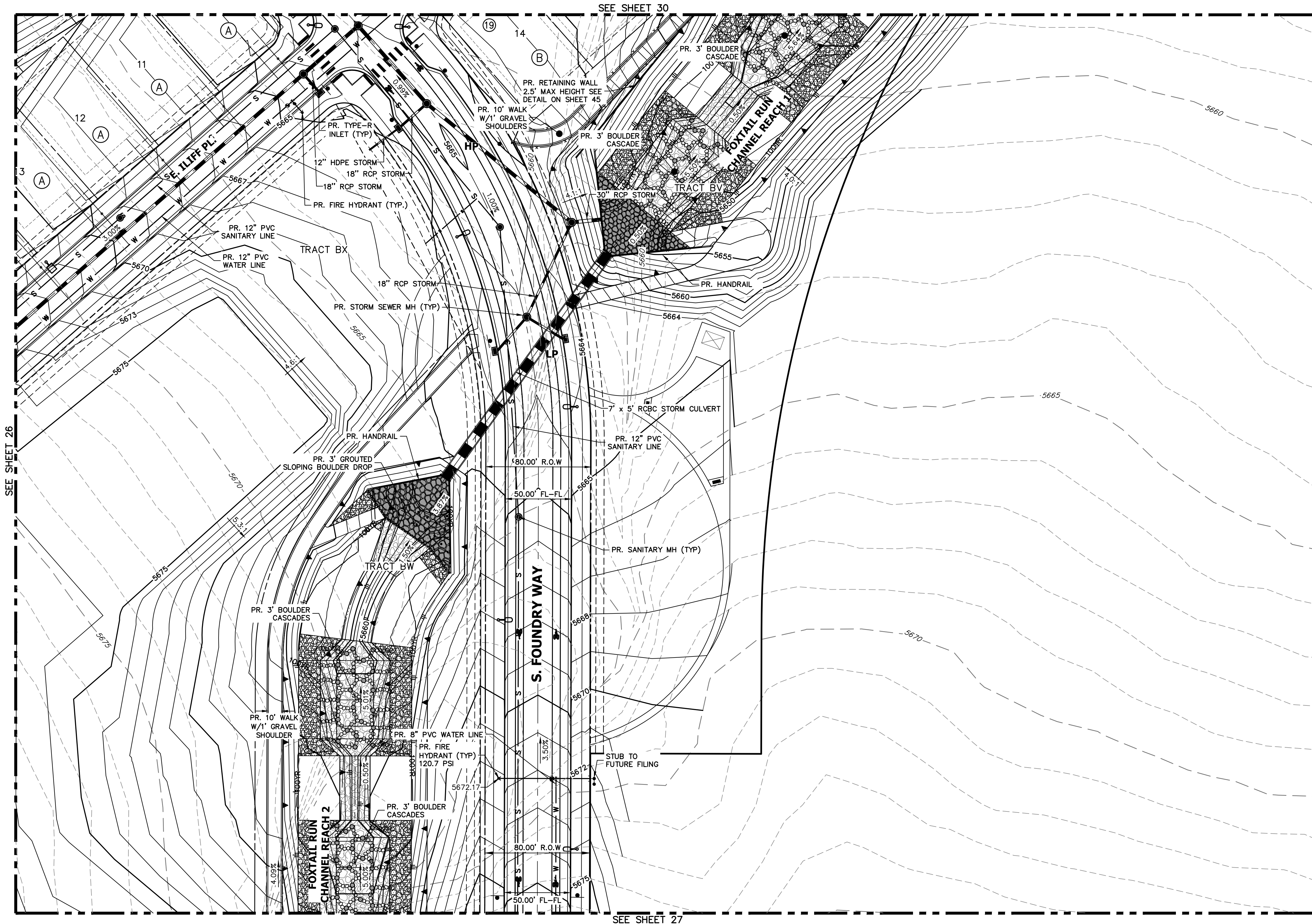
## GENERAL NOTES

1. PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
2. PROPOSED STORM SEWER IN ALLEYS OR GREEN COURTS WILL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
4. ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
5. THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
6. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
7. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION.
8. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
9. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
10. THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
11. THE FOLLOWING TRACTS REPRESENT ALLEY TRACTS AND SHALL BE DEDICATED AS WATER AND SANITARY AND AS PUBLIC ACCESS EASEMENT TRACTS AF, AI, AP, AX, B, BI, BP, C, I, J, K, L.

RESPONSE:  
Updated general  
notes to specify  
easements



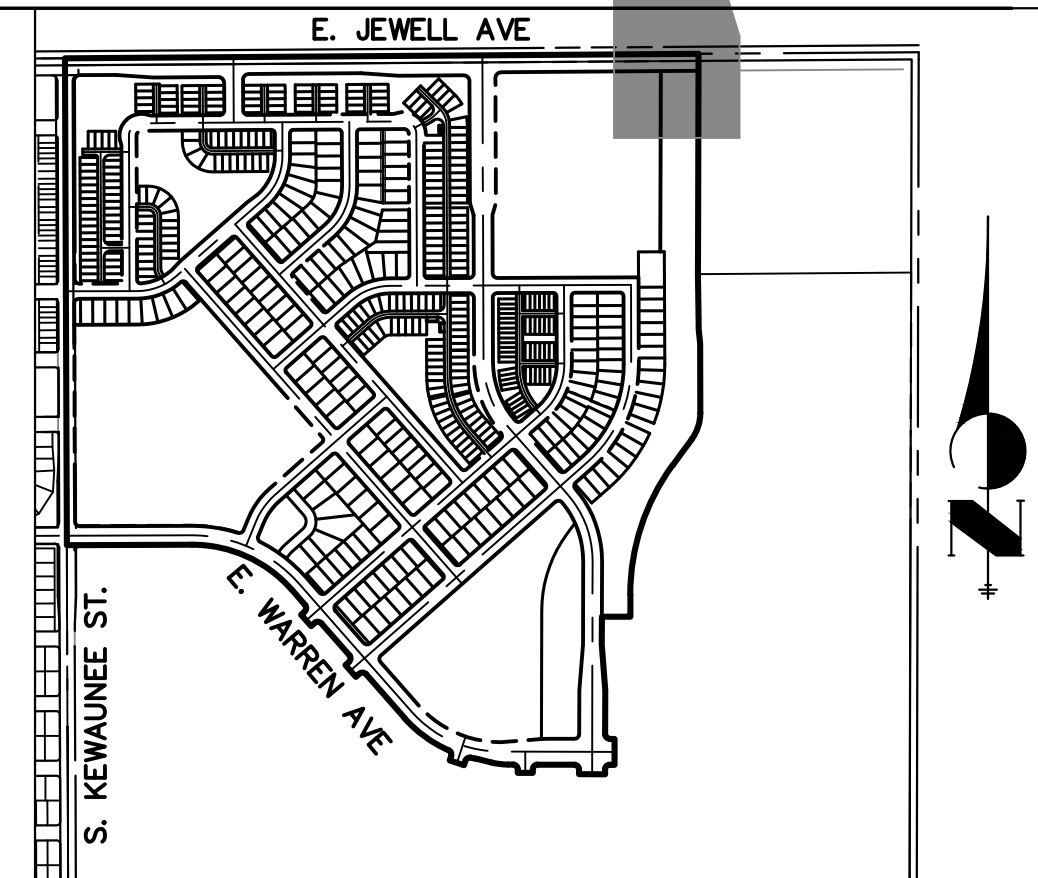
Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



## LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR		EXISTING SIGN
	PROPOSED STORM SEWER		EXISTING WATERLINE		EXISTING MAJOR CONTOUR		
	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER		PROPOSED FIRE HYDRANT		
	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED LIGHT		
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED VALVE		
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				





## KEY MAP

SCALE: N.T.S.

# FOUNDRY SITE PLAN 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

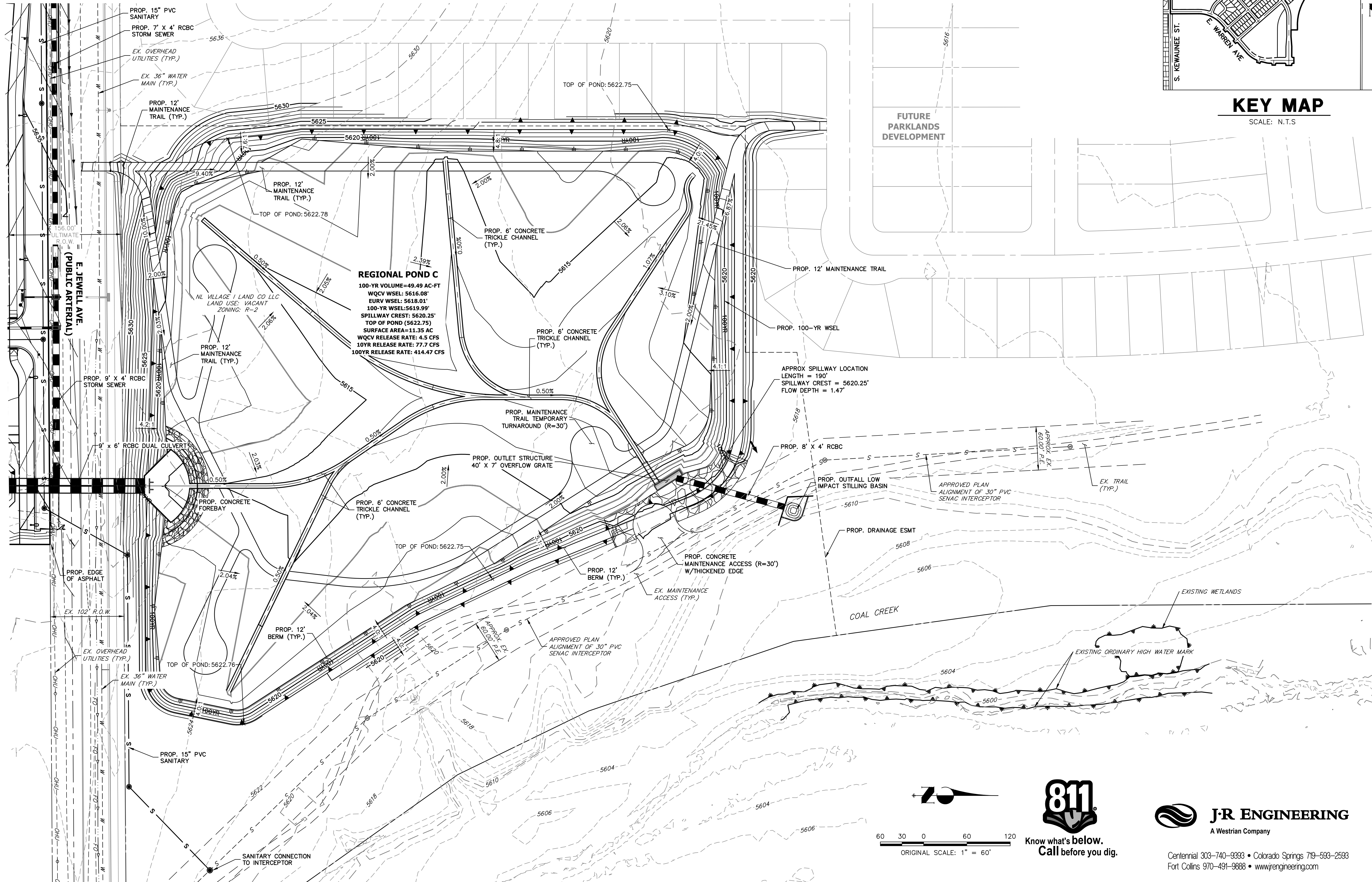
DATE:

06/17/2023 SDP 01  
09/06/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:

REGIONAL  
DETENTION  
POND

32 OF 119



60 30 0 60 120  
ORIGINAL SCALE: 1" = 60'



Know what's below.  
Call before you dig.

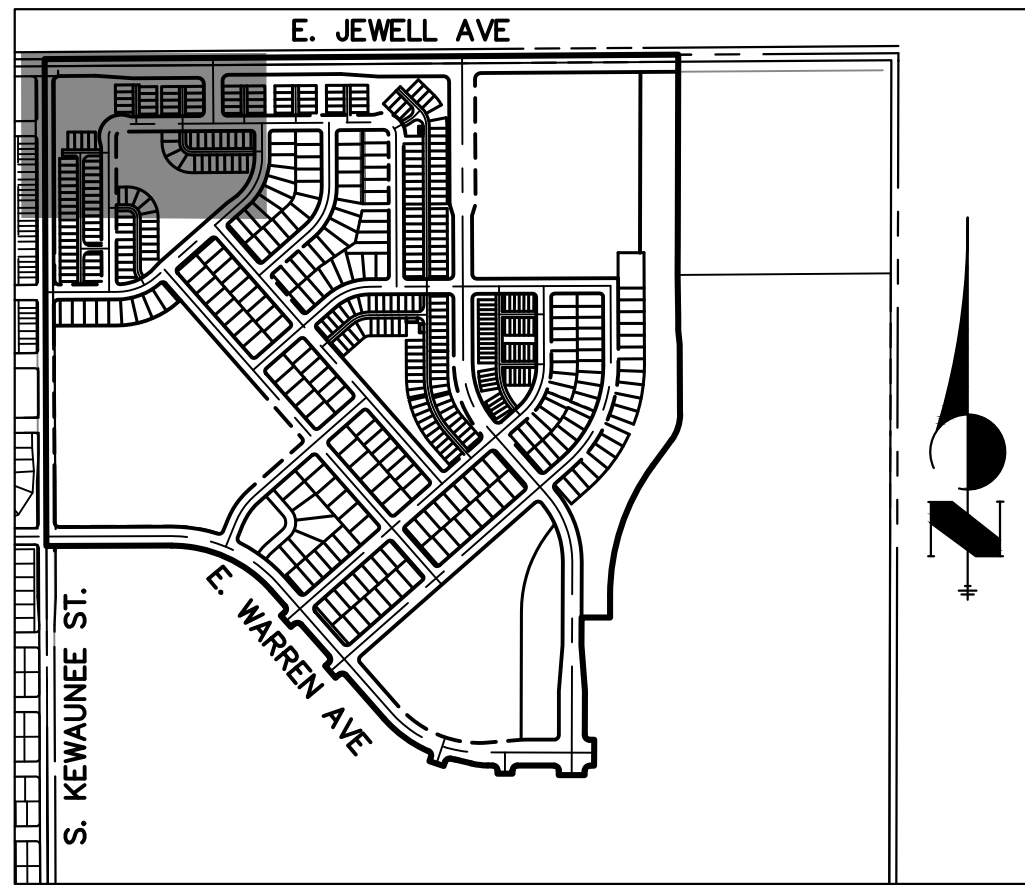


**J-R ENGINEERING**

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com





## KEY MAP

SCALE: N.T.S.

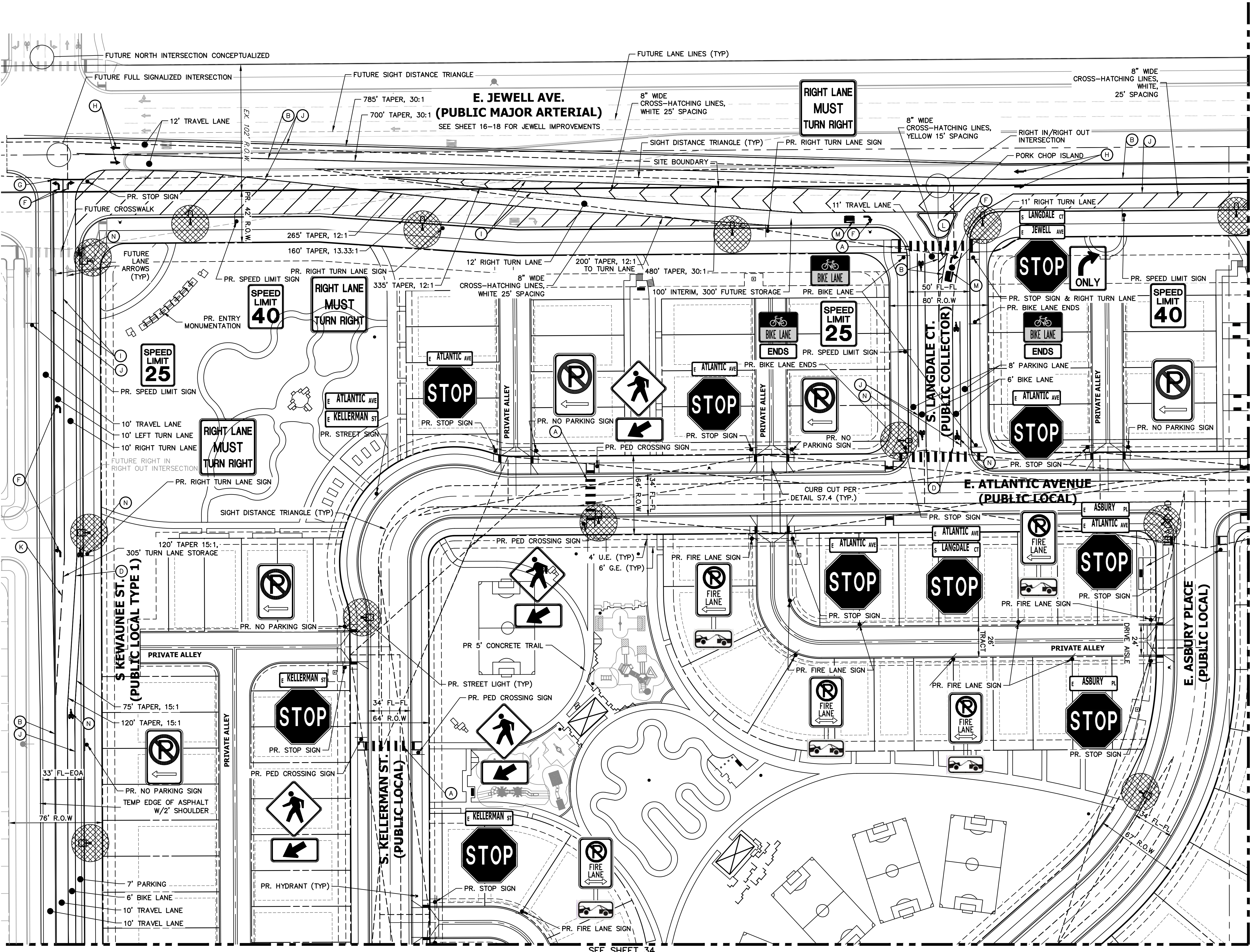
## LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT
	PROPOSED LIGHT



Know what's below.  
Call before you dig.

40 20 0 40 80  
ORIGINAL SCALE: 1" = 40'



## MARKING LEGEND

- |                                                                   |                                                                 |                                                                      |
|-------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------|
| (A) CROSSWALK - 2' x 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.    | (F) TURN SYMBOL - 6'1" x 8', SOLID WHITE, THERMO-PLASTIC.       | (K) LANE DROP LINE - 8" WIDE x 3' LONG, 12' GAP, WHITE EPOXY         |
| (B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.     | (G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.          | (L) EDGE LINE - 6" WIDE, SOLID YELLOW.                               |
| (C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (H) STRAIGHT ARROW SHAPE - 6' x 2', SOLID WHITE, THERMO-PLASTIC | (M) "ONLY" PAVEMENT MARKING- 6' x 8', SOLID WHITE THERMO-PLASTIC.    |
| (D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY              | (N) HELMETED BICYCLIST SYMBOL- 4'2" x 6', SOLID WHITE THERMO-PLASTIC |
| (E) THRU-TURN SYMBOL - 7'2" x 12'9", SOLID WHITE, THERMO-PLASTIC. | (J) EDGE LINE- 6" WIDE, SOLID WHITE                             | (O) DOTTED EXTENSION LINE-8" x 2' LONG, 4' GAP, WHITE EPOXY          |

## JEWELL AVENUE NOTE

- ISP FOR JEWELL AVENUE IS ANTICIPATED AND WOULD SUPERSEDE INTERIM CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.

## SITE PLAN LIGHTING NOTE.

- SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA DIFFER, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
- PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
- ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



**J-R ENGINEERING**

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



FOUNDRY SITE PLAN 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

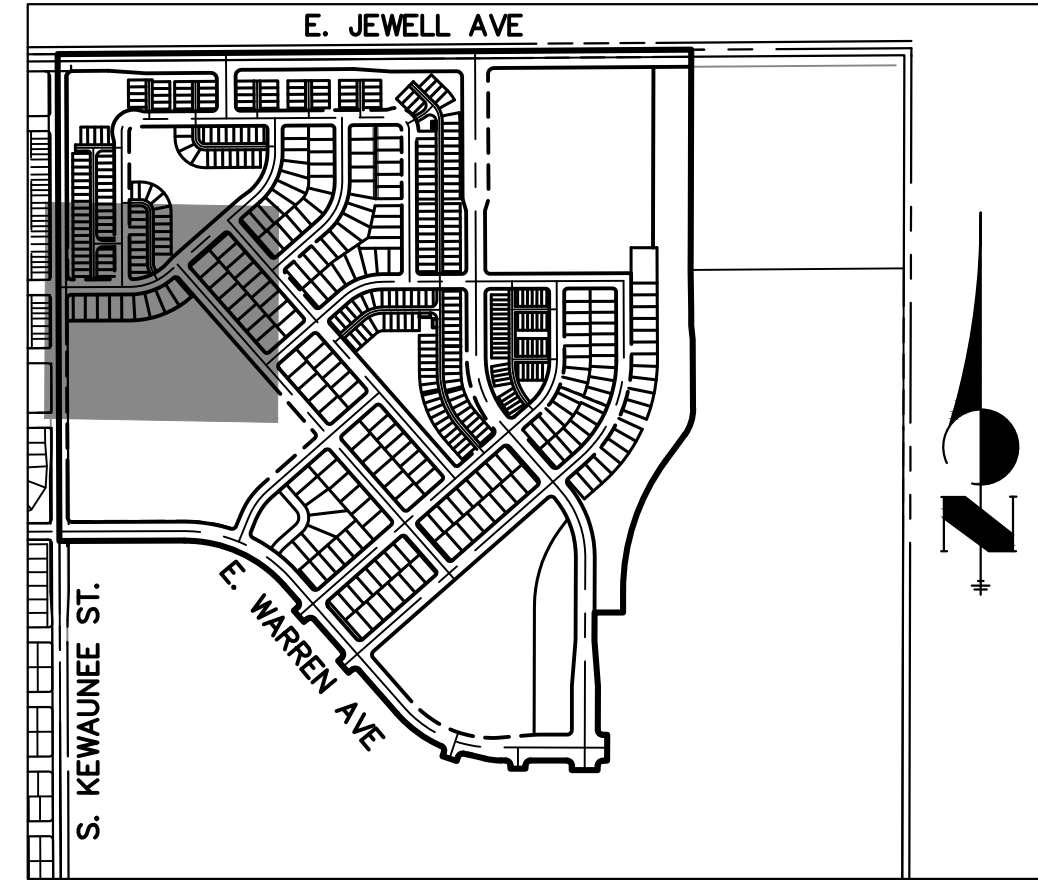
03/08/24

DATE:

06/17/2023 SDP 01  
09/06/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:

SIGNAGE &  
STRIPING PLANS

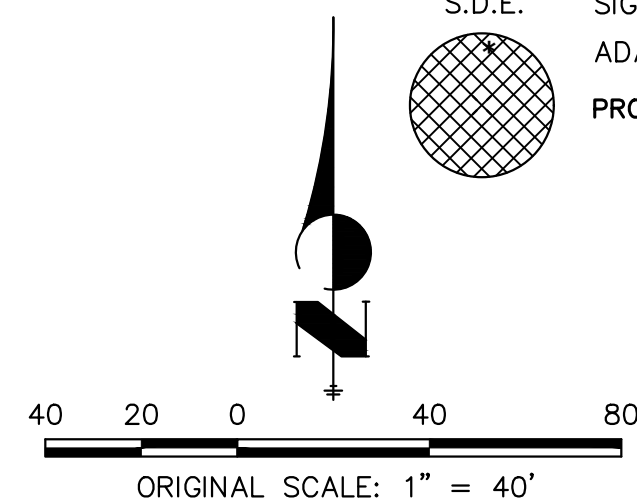


KEY MAP

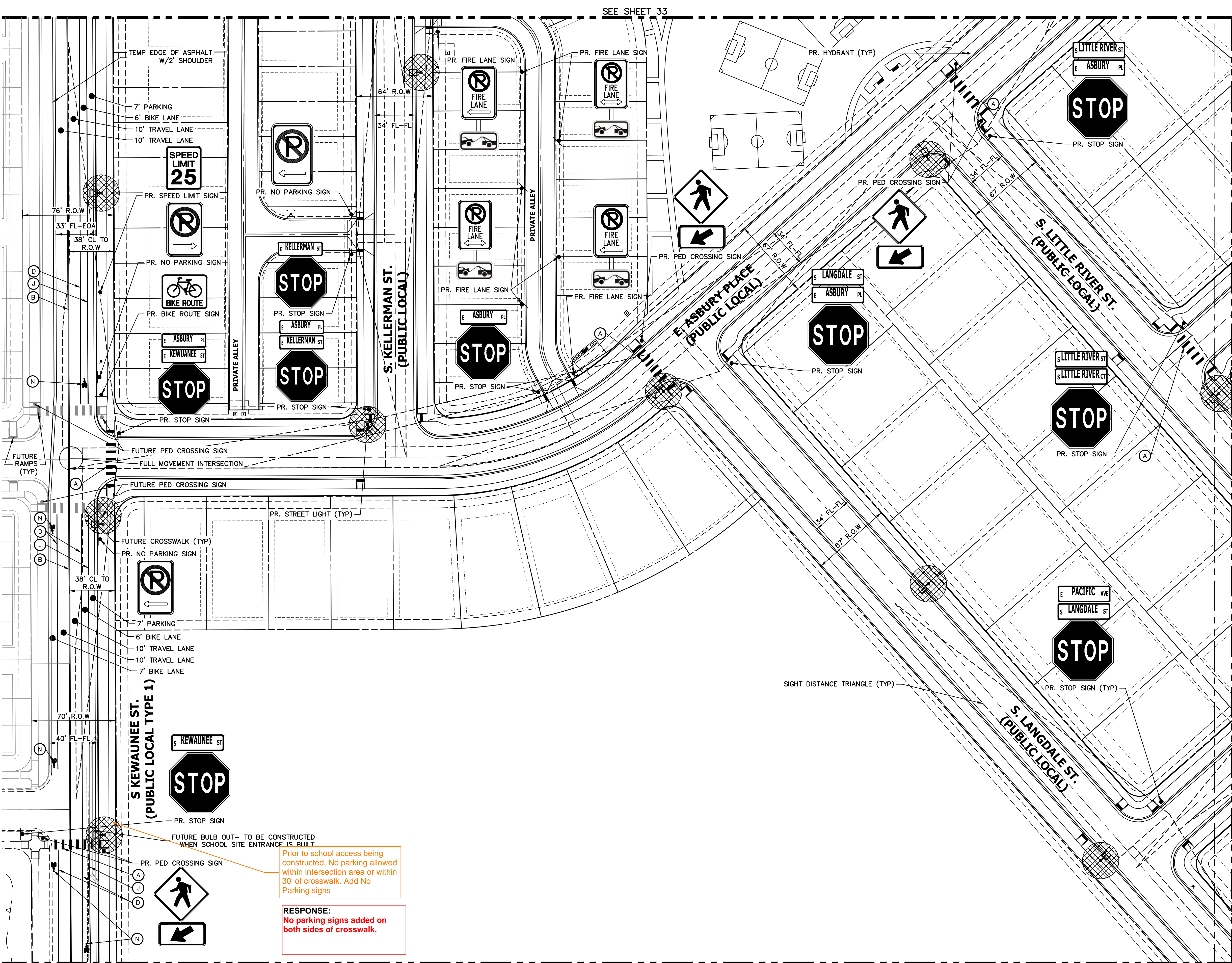
SCALE: N.T.S.

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	S.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	U.E. UTILITY EASEMENT
	E.E. ELECTRICAL EASEMENT
	D.E. DRAINAGE EASEMENT
	A.E. ACCESS EASEMENT
	F.L.E. FIRE LANE EASEMENT
	# ADDRESS SIGN LOCATION
	E.O.C. EDGE OF CONCRETE
	S.D.E. SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT
	PROPOSED LIGHT



Know what's below.  
Call before you dig.



MARKING LEGEND

(A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.	(F) TURN SYMBOL - 6'1" X 8', SOLID WHITE, THERMO-PLASTIC.	(K) LANE DROP LINE- 8" WIDE X 3' LONG, 12' GAP, WHITE EPOXY
(B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.	(G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.	(L) EDGE LINE- 6" WIDE, SOLID YELLOW.
(C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.	(H) STRAIGHT ARROW SHAPE - 6' X 2', SOLID WHITE, THERMO-PLASTIC	(M) "ONLY" PAVEMENT MARKING- 6' X 8', SOLID WHITE THERMO-PLASTIC.
(D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.	(I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY	(N) HELMETED BICYCLIST SYMBOL- 4'2" X 6', SOLID WHITE THERMO-PLASTIC
(E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC.	(J) EDGE LINE- 6" WIDE, SOLID WHITE	(O) DOTTED EXTENSION LINE-8" X 2' LONG, 4' GAP, WHITE EPOXY

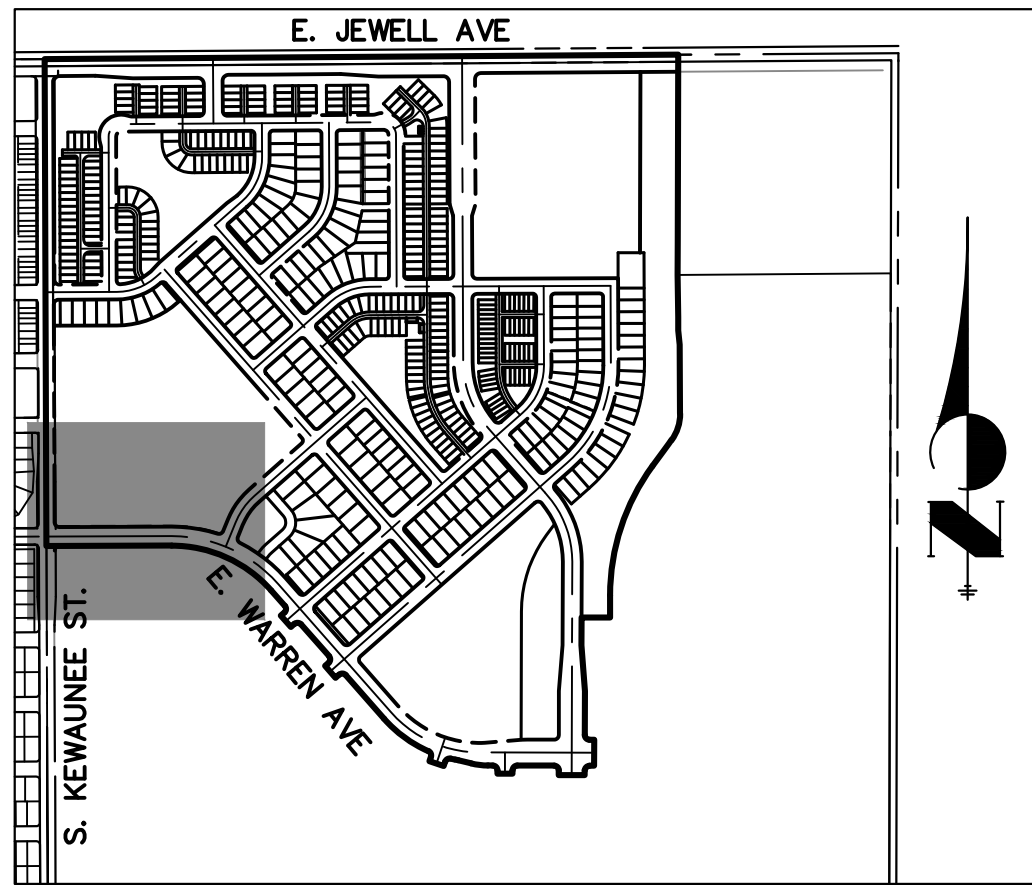
SITE PLAN LIGHTING NOTE.

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



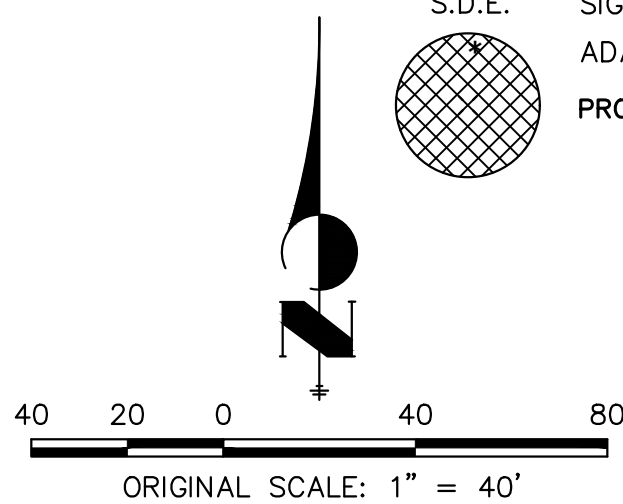


## KEY MAP

SCALE: N.T.S

## LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	S.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	U.E. UTILITY EASEMENT
	E.E. ELECTRICAL EASEMENT
	D.E. DRAINAGE EASEMENT
	A.E. ACCESS EASEMENT
	F.L.E. FIRE LANE EASEMENT
	# ADDRESS SIGN LOCATION
	E.O.C. EDGE OF CONCRETE
	S.D.E. SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT
	PROPOSED LIGHT



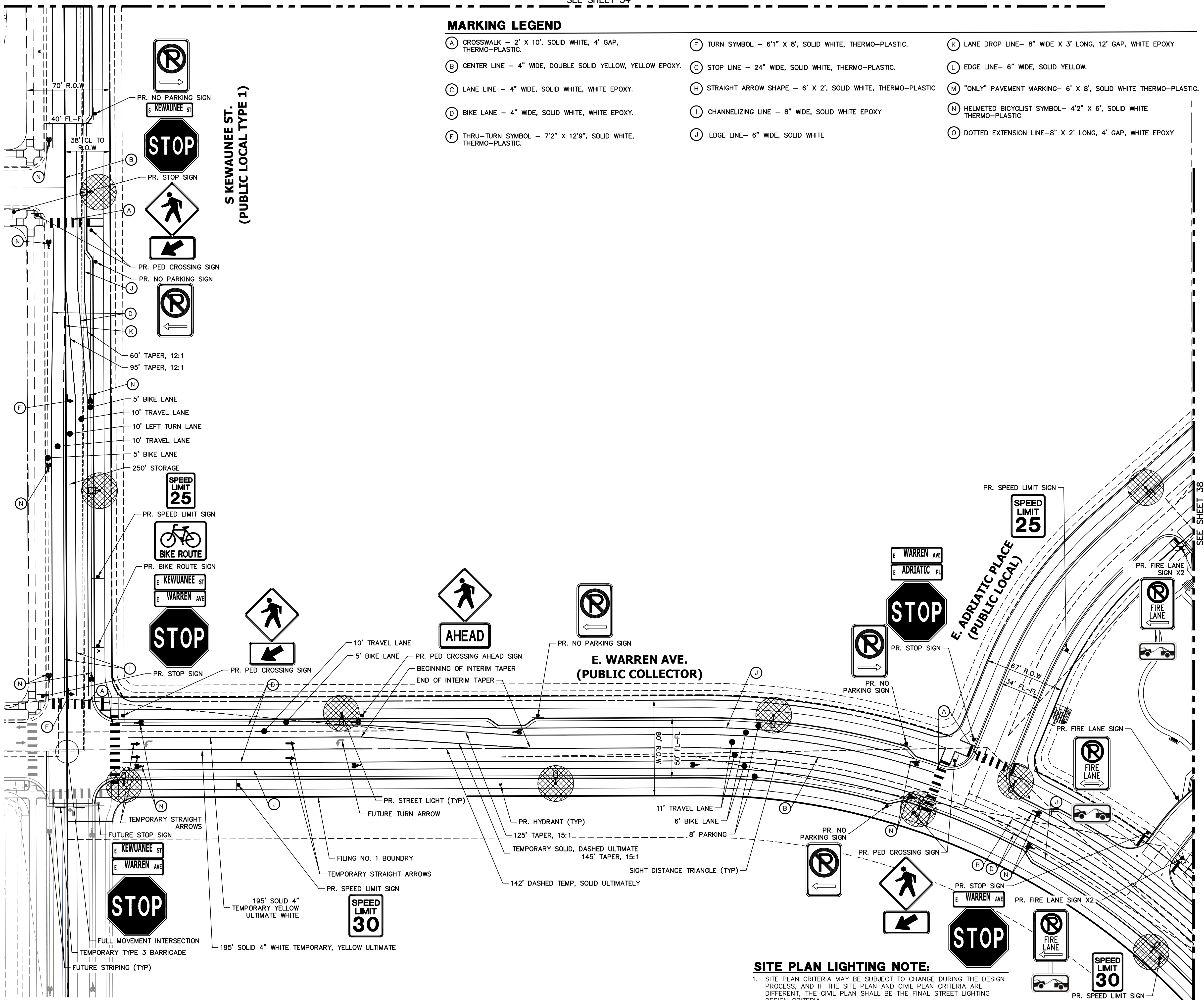
## SITE PLAN LIGHTING NOTE.

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.

SEE SHEET 34

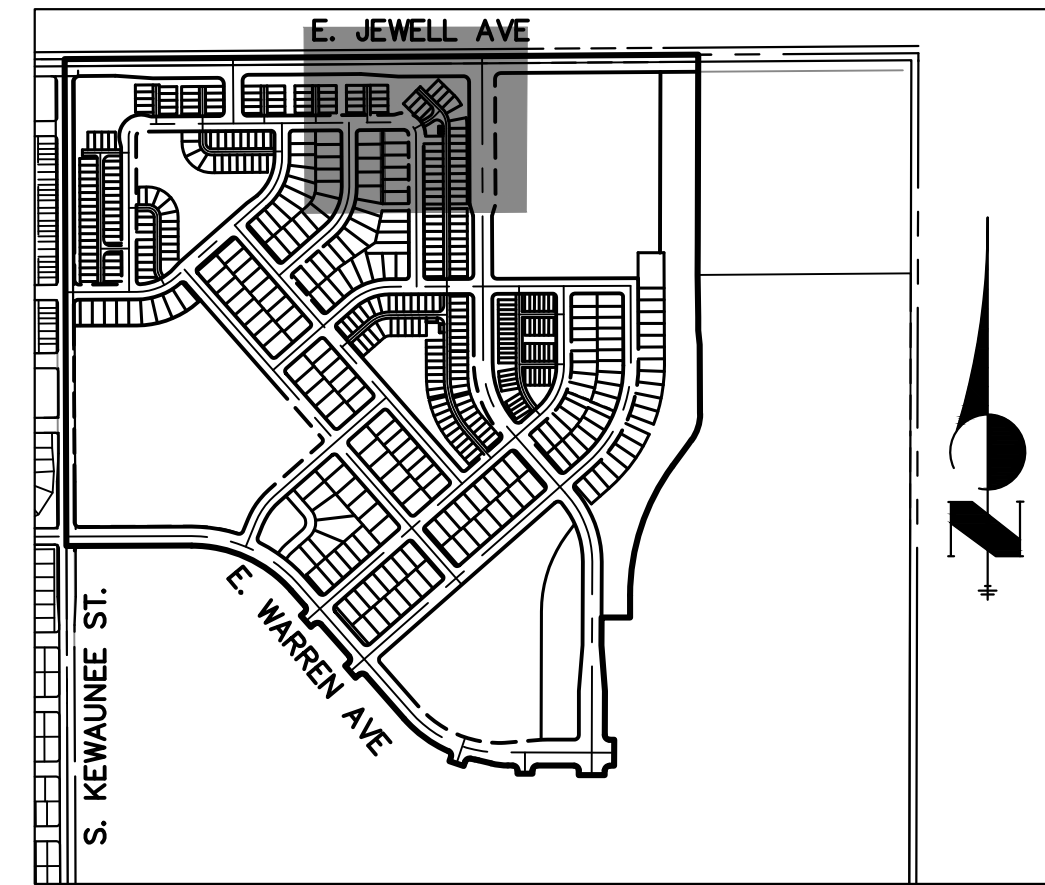
## MARKING LEGEND

- |                                                                   |                                                                 |                                                                      |
|-------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------|
| (A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.    | (F) TURN SYMBOL - 6'1" X 8', SOLID WHITE, THERMO-PLASTIC.       | (K) LANE DROP LINE- 8" WIDE X 3' LONG, 12' GAP, WHITE EPOXY          |
| (B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.     | (G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.          | (L) EDGE LINE- 6" WIDE, SOLID YELLOW.                                |
| (C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (H) STRAIGHT ARROW SHAPE - 6' X 2', SOLID WHITE, THERMO-PLASTIC | (M) "ONLY" PAVEMENT MARKING- 6' X 8', SOLID WHITE THERMO-PLASTIC.    |
| (D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY              | (N) HELMETED BICYCLIST SYMBOL- 4'2" X 6', SOLID WHITE THERMO-PLASTIC |
| (E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC. | (J) EDGE LINE- 6" WIDE, SOLID WHITE                             | (O) DOTTED EXTENSION LINE-8" X 2' LONG, 4' GAP, WHITE EPOXY          |



SEE SHEET 38



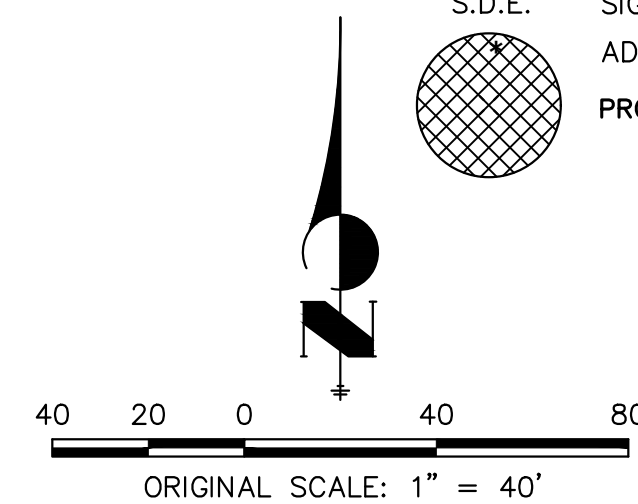


## KEY MAP

SCALE: N.T.S

## LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
# symbol"/>	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT
	PROPOSED LIGHT



## MARKING LEGEND

- |                                                                   |                                                                 |                                                                      |
|-------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------|
| (A) CROSSWALK - 2' x 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.    | (F) TURN SYMBOL - 6'1" x 8', SOLID WHITE, THERMO-PLASTIC.       | (K) LANE DROP LINE - 8" WIDE x 3' LONG, 12' GAP, WHITE EPOXY         |
| (B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.     | (G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.          | (L) EDGE LINE - 6" WIDE, SOLID YELLOW.                               |
| (C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (H) STRAIGHT ARROW SHAPE - 6' x 2', SOLID WHITE, THERMO-PLASTIC | (M) "ONLY" PAVEMENT MARKING- 6' x 8', SOLID WHITE THERMO-PLASTIC.    |
| (D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY              | (N) HELMETED BICYCLIST SYMBOL- 4'2" x 6', SOLID WHITE THERMO-PLASTIC |
| (E) THRU-TURN SYMBOL - 7'2" x 12'9", SOLID WHITE, THERMO-PLASTIC. | (J) EDGE LINE- 6" WIDE, SOLID WHITE                             | (O) DOTTED EXTENSION LINE-8" x 2' LONG, 4' GAP, WHITE EPOXY          |

## JEWELL AVENUE NOTE

- ISP FOR JEWELL AVENUE IS ANTICIPATED AND WOULD SUPERSEDE INTERIM CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.

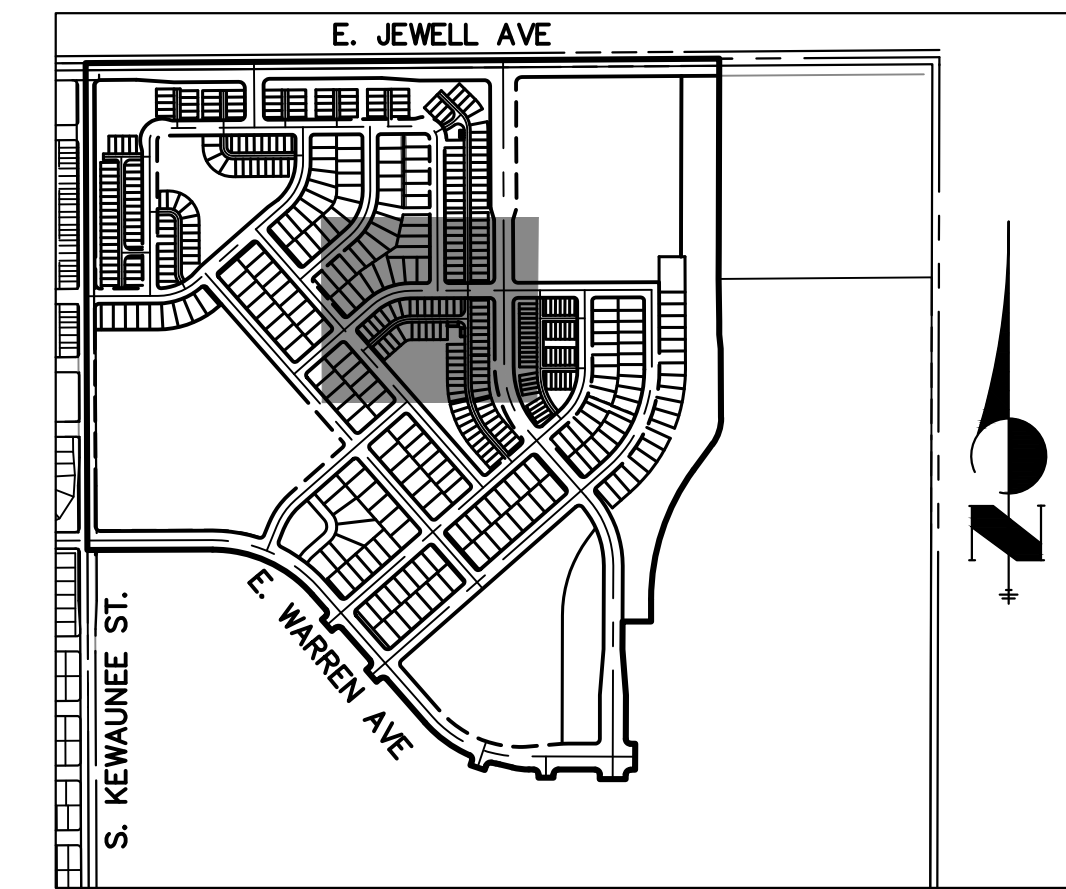
## SITE PLAN LIGHTING NOTE.

- SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
- PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
- ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



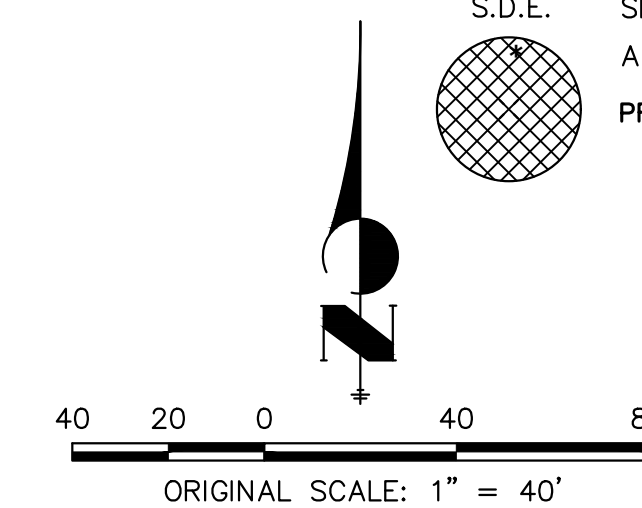


## KEY MAP

SCALE: N.T.S

## LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	S.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	U.E. UTILITY EASEMENT
	E.E. ELECTRICAL EASEMENT
	D.E. DRAINAGE EASEMENT
	A.E. ACCESS EASEMENT
	F.L.E. FIRE LANE EASEMENT
	# ADDRESS SIGN LOCATION
	E.O.C. EDGE OF CONCRETE
	S.D.E. SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT
	PROPOSED LIGHT



Know what's below.  
Call before you dig.

## MARKING LEGEND

- |                                                                   |                                                                 |                                                                      |
|-------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------|
| (A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.    | (F) TURN SYMBOL - 6'1" X 8', SOLID WHITE, THERMO-PLASTIC.       | (K) LANE DROP LINE- 8" WIDE X 3' LONG, 12' GAP, WHITE EPOXY          |
| (B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.     | (G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.          | (L) EDGE LINE- 6" WIDE, SOLID YELLOW.                                |
| (C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (H) STRAIGHT ARROW SHAPE - 6' X 2', SOLID WHITE, THERMO-PLASTIC | (M) "ONLY" PAVEMENT MARKING- 6' X 8', SOLID WHITE THERMO-PLASTIC.    |
| (D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY              | (N) HELMETED BICYCLIST SYMBOL- 4'2" X 6', SOLID WHITE THERMO-PLASTIC |
| (E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC. | (J) EDGE LINE- 6" WIDE, SOLID WHITE                             | (O) DOTTED EXTENSION LINE-8" X 2' LONG, 4' GAP, WHITE EPOXY          |

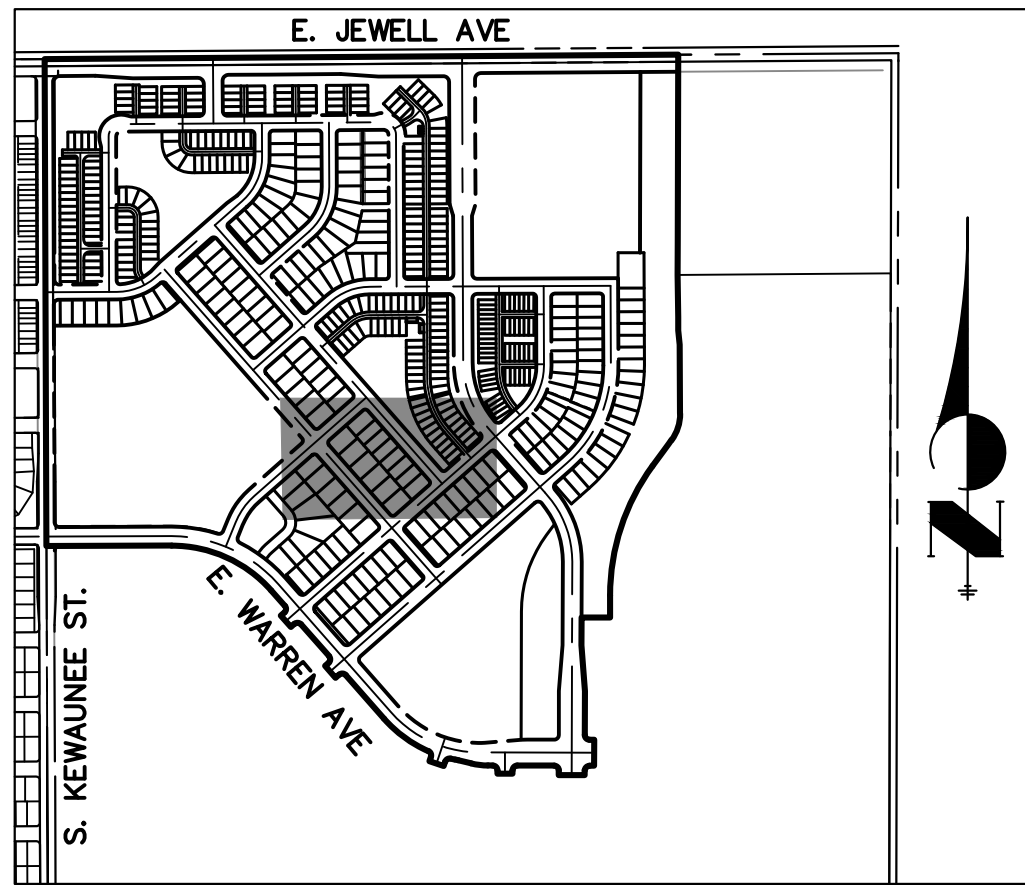
## SITE PLAN LIGHTING NOTE.

- SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
- PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
- ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



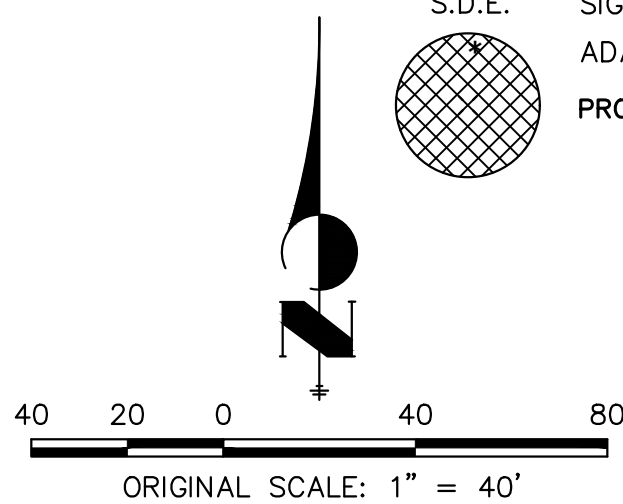


## KEY MAP

SCALE: N.T.S

## LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	S.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	U.E. UTILITY EASEMENT
	E.E. ELECTRICAL EASEMENT
	D.E. DRAINAGE EASEMENT
	A.E. ACCESS EASEMENT
	F.L.E. FIRE LANE EASEMENT
	# ADDRESS SIGN LOCATION
	E.O.C. EDGE OF CONCRETE
	S.D.E. SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT
	PROPOSED LIGHT



## MARKING LEGEND

	(A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.		(F) TURN SYMBOL - 6'1" X 8', SOLID WHITE, THERMO-PLASTIC.		(K) LANE DROP LINE- 8" WIDE X 3' LONG, 12' GAP, WHITE EPOXY
	(B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.		(G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.		(L) EDGE LINE- 6" WIDE, SOLID YELLOW.
	(C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.		(H) STRAIGHT ARROW SHAPE - 6' X 2', SOLID WHITE, THERMO-PLASTIC		(M) "ONLY" PAVEMENT MARKING- 6' X 8', SOLID WHITE THERMO-PLASTIC.
	(D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.		(I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY		(N) HELMETED BICYCLIST SYMBOL- 4'2" X 6', SOLID WHITE THERMO-PLASTIC
	(E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC.		(J) EDGE LINE- 6" WIDE, SOLID WHITE		(O) DOTTED EXTENSION LINE-8" X 2' LONG, 4' GAP, WHITE EPOXY

## SITE PLAN LIGHTING NOTE.

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE:
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.

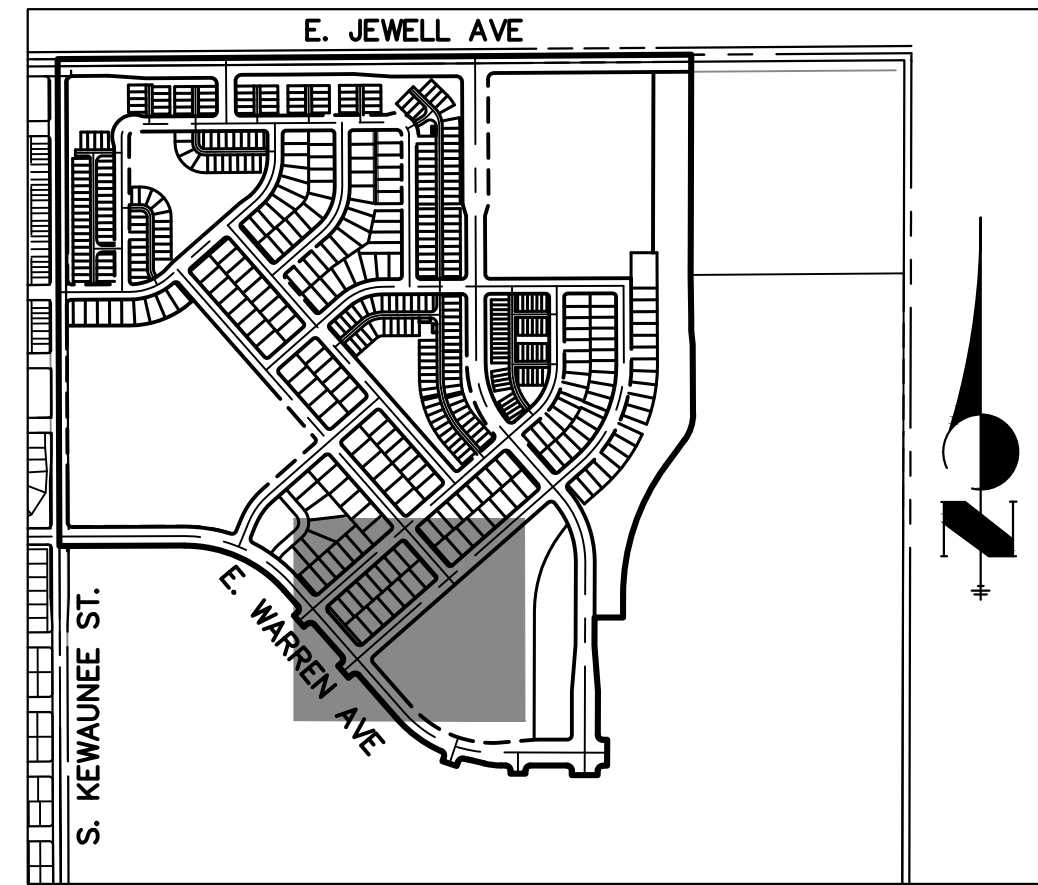


**J-R ENGINEERING**

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)





## KEY MAP

SCALE: N.T.S

## LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	S.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	U.E. UTILITY EASEMENT
	E.E. ELECTRICAL EASEMENT
	D.E. DRAINAGE EASEMENT
	A.E. ACCESS EASEMENT
	F.L.E. FIRE LANE EASEMENT
	# ADDRESS SIGN LOCATION
	E.O.C. EDGE OF CONCRETE
	S.D.E. SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT
	PROPOSED LIGHT

## MARKING LEGEND

- |                                                                   |                                                                 |
|-------------------------------------------------------------------|-----------------------------------------------------------------|
| (A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.    | (F) TURN SYMBOL - 6'1" X 8', SOLID WHITE, THERMO-PLASTIC.       |
| (B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.     | (G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.          |
| (C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (H) STRAIGHT ARROW SHAPE - 6' X 2', SOLID WHITE, THERMO-PLASTIC |
| (D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY              |
| (E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC. | (J) EDGE LINE- 6" WIDE, SOLID WHITE                             |

## SITE PLAN LIGHTING NOTE.

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE:
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



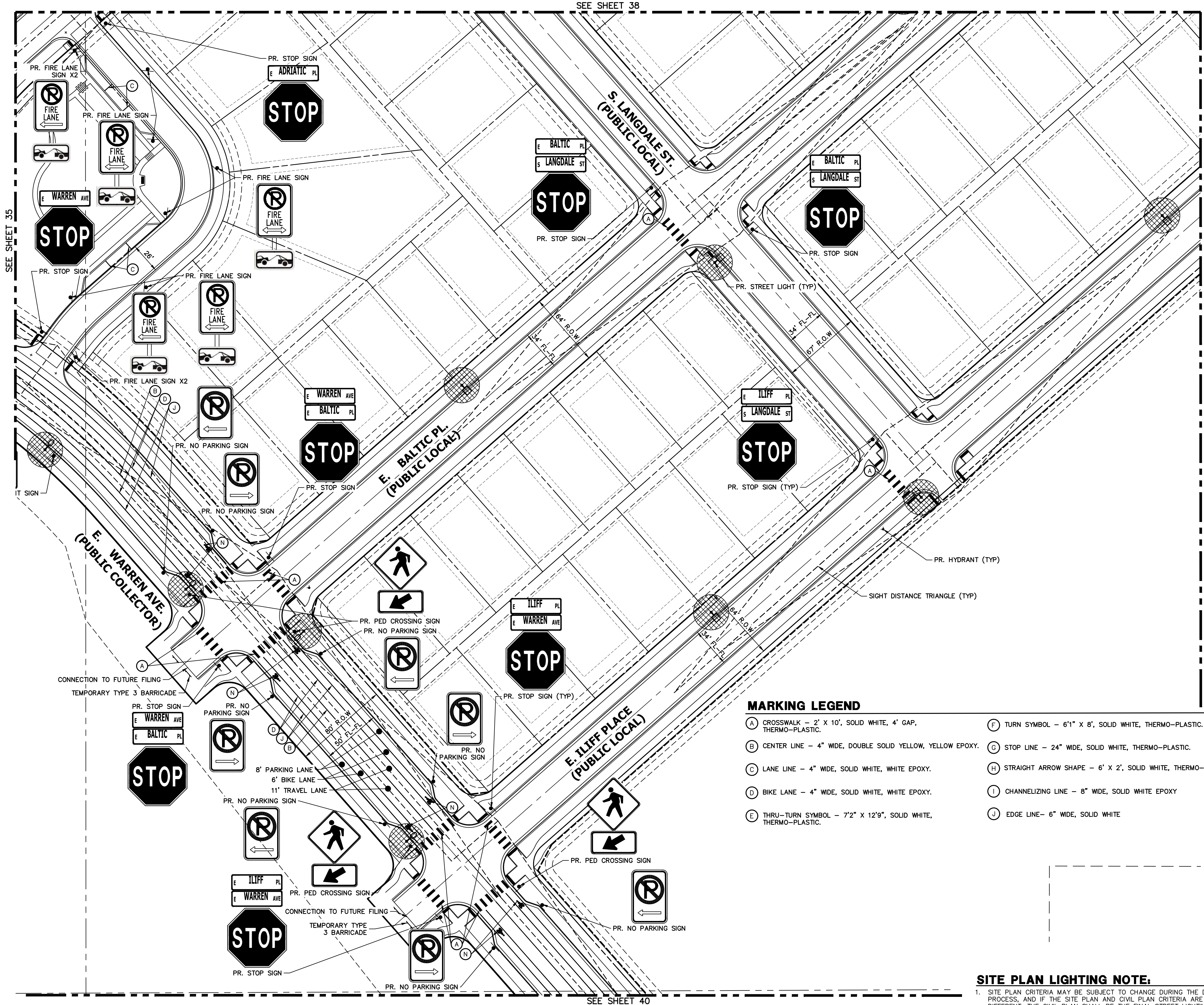
**J-R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

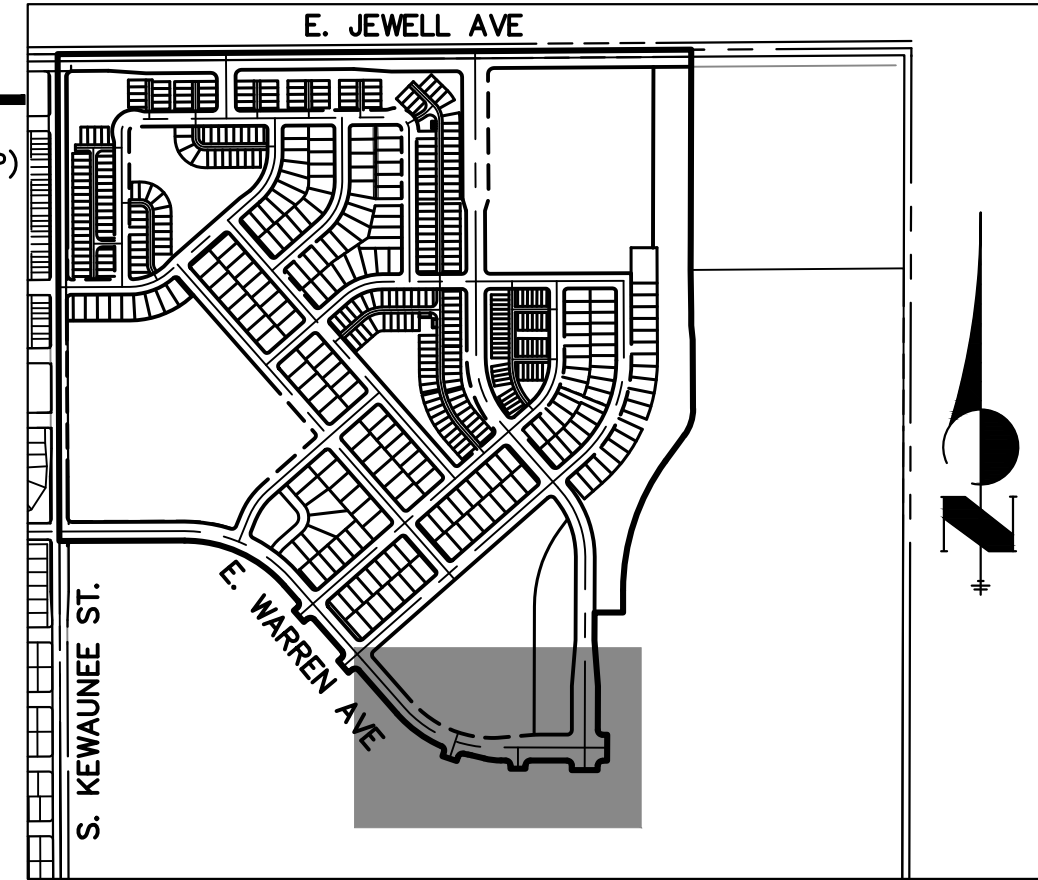


Know what's below.  
Call before you dig.

40 20 0 40 80  
ORIGINAL SCALE: 1" = 40'







KEY MAP

SCALE: N.T.S

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT
	PROPOSED LIGHT



Know what's below.  
Call before you dig.

40 20 0 40 80  
ORIGINAL SCALE: 1" = 40'

SITE PLAN LIGHTING NOTE.

- SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
- PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE:
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
- ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



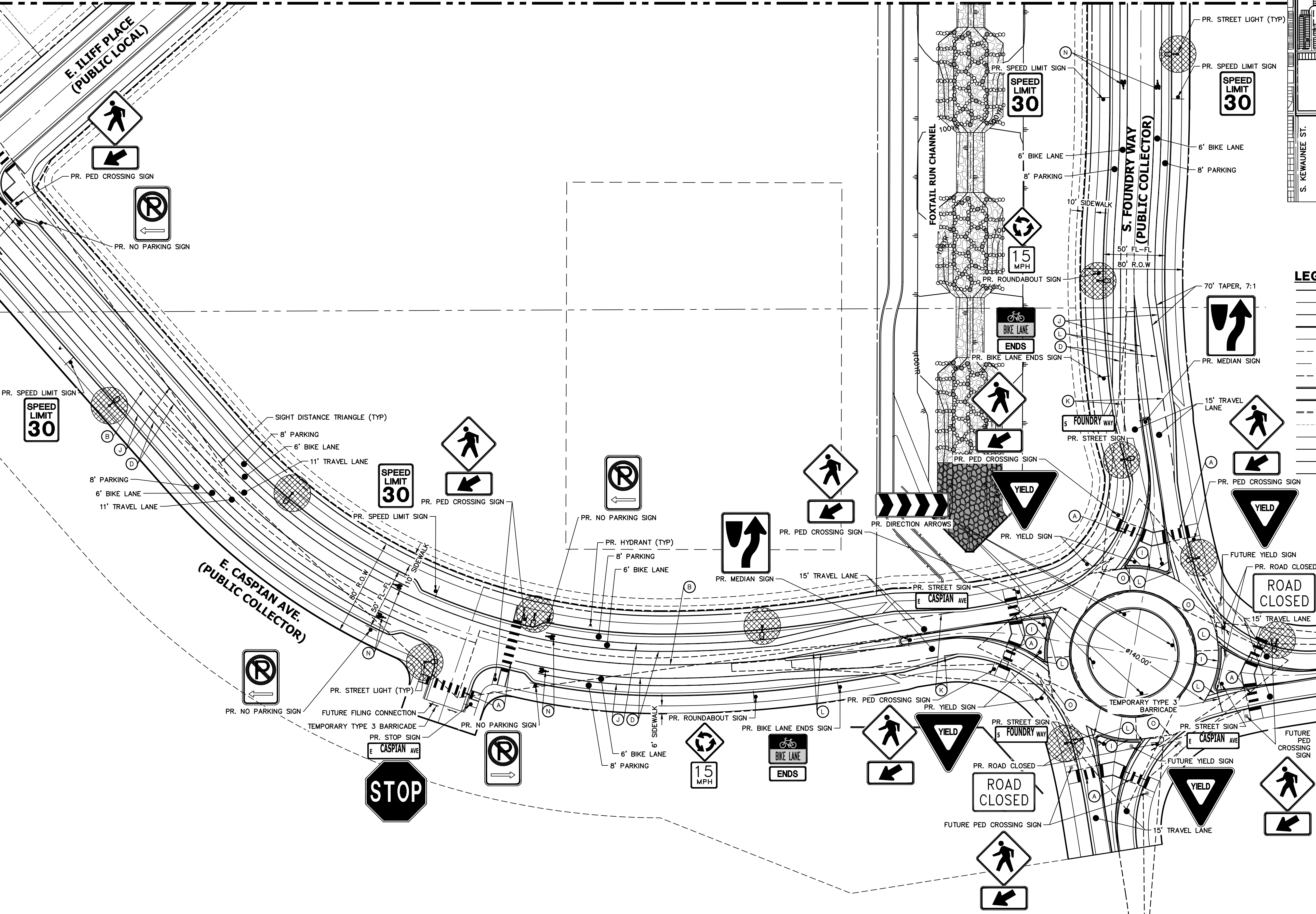
J-R ENGINEERING

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

SEE SHEET 44

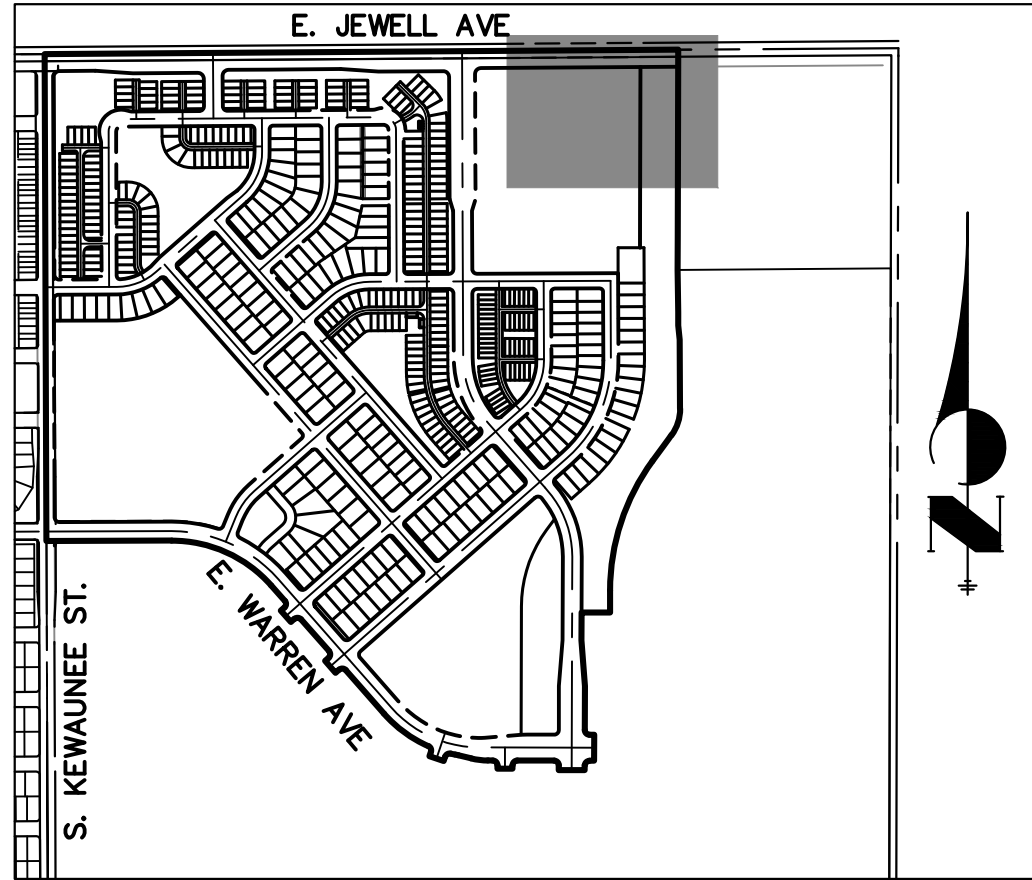
SEE SHEET 39



MARKING LEGEND

- |                                                                   |                                                                 |                                                                      |
|-------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------|
| (A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.    | (F) TURN SYMBOL - 6'1" X 8', SOLID WHITE, THERMO-PLASTIC.       | (K) LANE DROP LINE - 8" WIDE X 3' LONG, 12' GAP, WHITE EPOXY         |
| (B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.     | (G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.          | (L) EDGE LINE - 6" WIDE, SOLID YELLOW.                               |
| (C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (H) STRAIGHT ARROW SHAPE - 6' X 2', SOLID WHITE, THERMO-PLASTIC | (M) "ONLY" PAVEMENT MARKING- 6' X 8', SOLID WHITE THERMO-PLASTIC.    |
| (D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY              | (N) HELMETED BICYCLIST SYMBOL- 4'2" X 6', SOLID WHITE THERMO-PLASTIC |
| (E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC. | (J) EDGE LINE- 6" WIDE, SOLID WHITE                             | (O) DOTTED EXTENSION LINE-8" X 2' LONG, 4' GAP, WHITE EPOXY          |





## KEY MAP

SCALE: N.T.S

### LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT
	PROPOSED LIGHT

## FOUNDRY SITE PLAN 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01

09/06/2023 SDP 02

11/17/2023 SDP 03

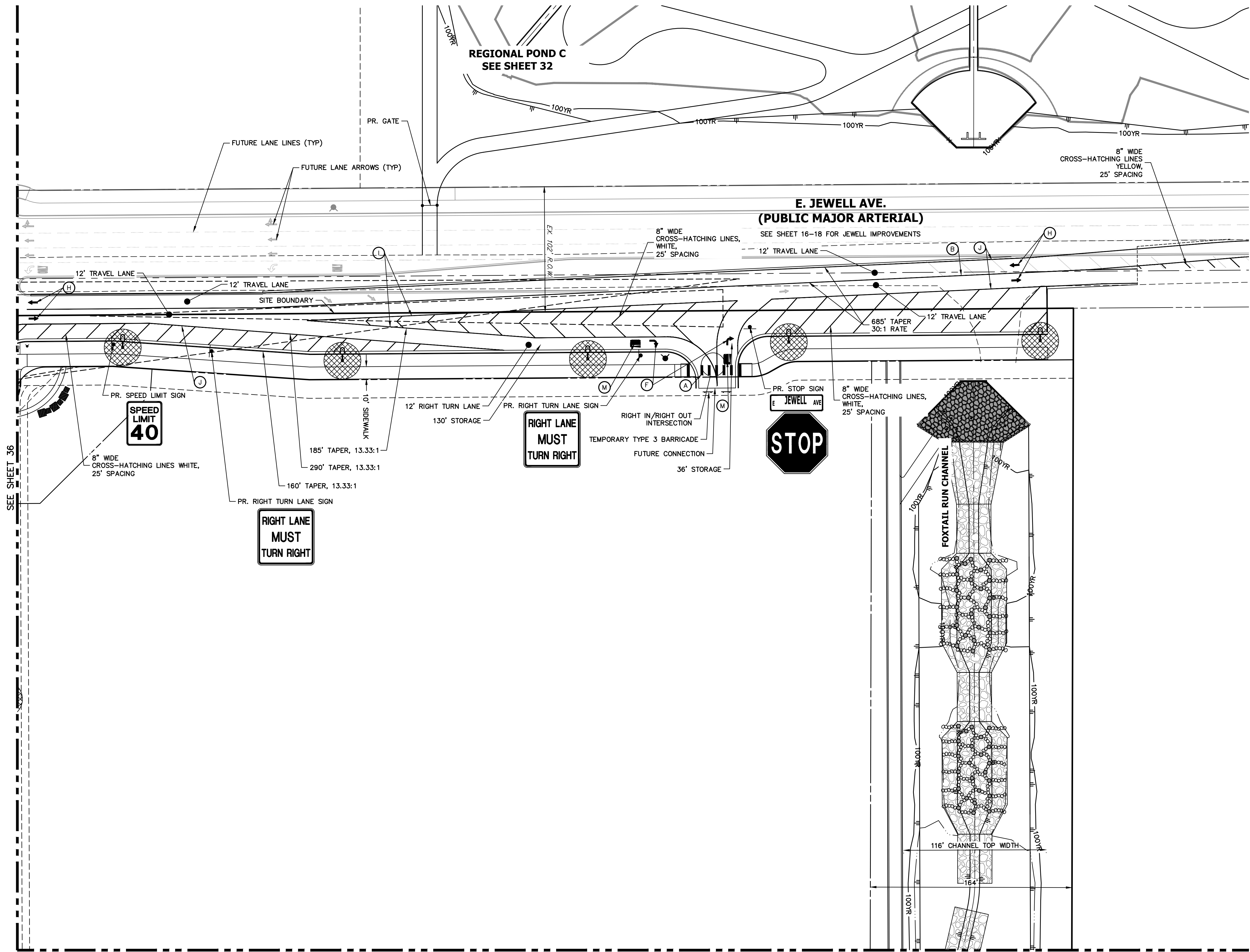
01/19/2024 SDP 04

03/08/2024 SDP 05

SHEET TITLE:

SIGNAGE &  
STRIPING PLANS

41 OF 119



### MARKING LEGEND

(A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.	(F) TURN SYMBOL - 6" X 8", SOLID WHITE, THERMO-PLASTIC.	(K) LANE DROP LINE- 8" WIDE X 3' LONG, 12' GAP, WHITE EPOXY
(B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.	(G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.	(L) EDGE LINE- 6" WIDE, SOLID YELLOW.
(C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.	(H) STRAIGHT ARROW SHAPE - 6" X 2', SOLID WHITE, THERMO-PLASTIC	(M) "ONLY" PAVEMENT MARKING- 6' X 8', SOLID WHITE THERMO-PLASTIC.
(D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.	(I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY	(N) HELMETED BICYCLIST SYMBOL- 4'2" X 6', SOLID WHITE THERMO-PLASTIC
(E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC.	(J) EDGE LINE- 6" WIDE, SOLID WHITE	(O) DOTTED EXTENSION LINE-8" X 2' LONG, 4' GAP, WHITE EPOXY

### JEWELL AVENUE NOTE

1. ISP FOR JEWELL AVENUE IS ANTICIPATED AND WOULD SUPERSEDE INTERIM CONDITIONS ALONG THE FRONTAGE OF THIS PROJECT.

### SITE PLAN LIGHTING NOTE.

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.

**J-R ENGINEERING**  
A Westrian Company

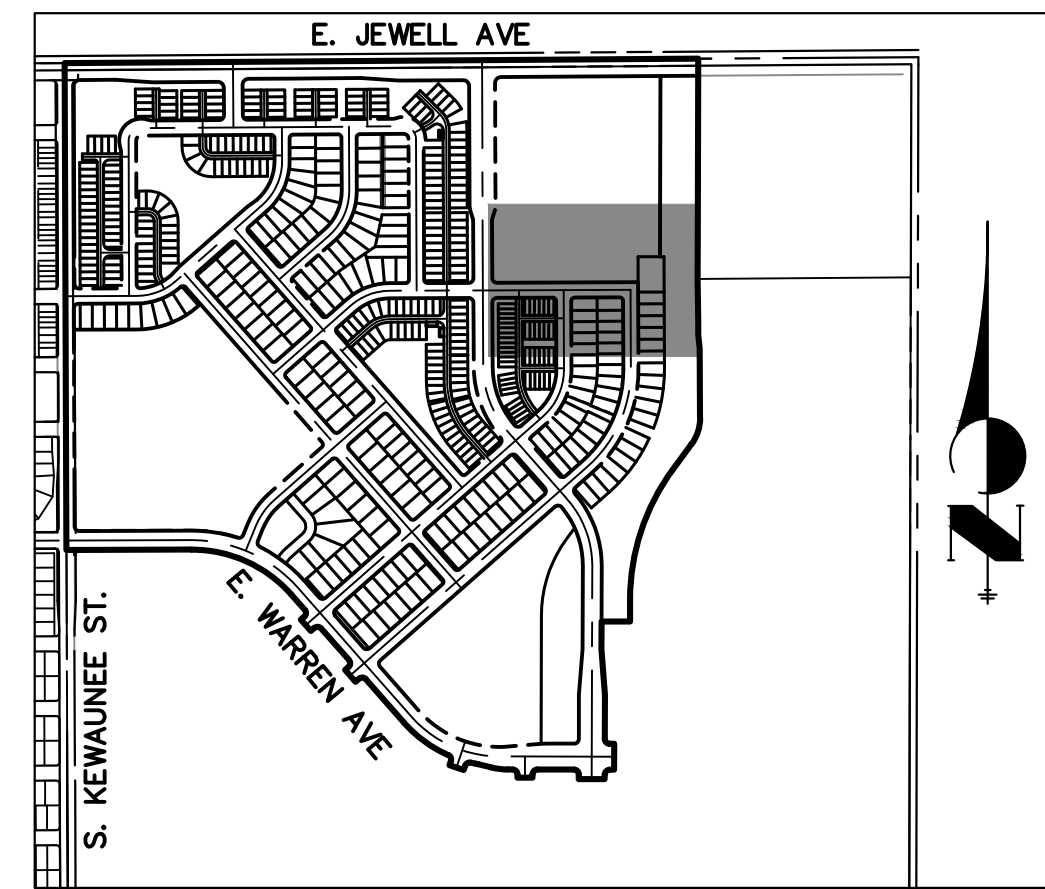
Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



40 20 0 40 80  
ORIGINAL SCALE: 1" = 40'

Know what's below.  
Call before you dig.



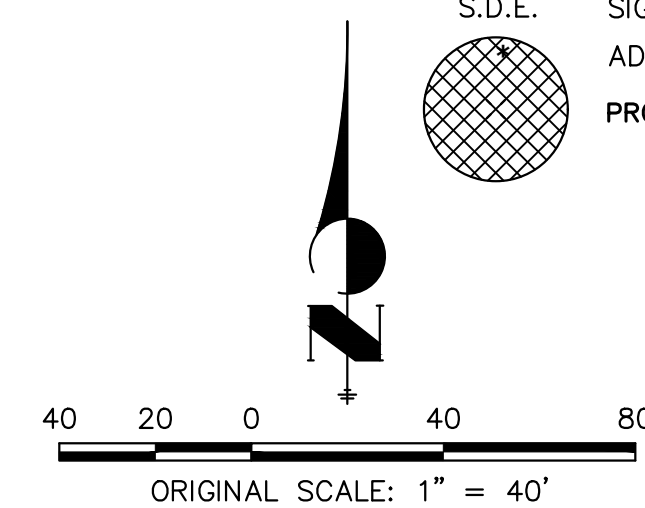


## KEY MAP

SCALE: N.T.S

## LEGEND

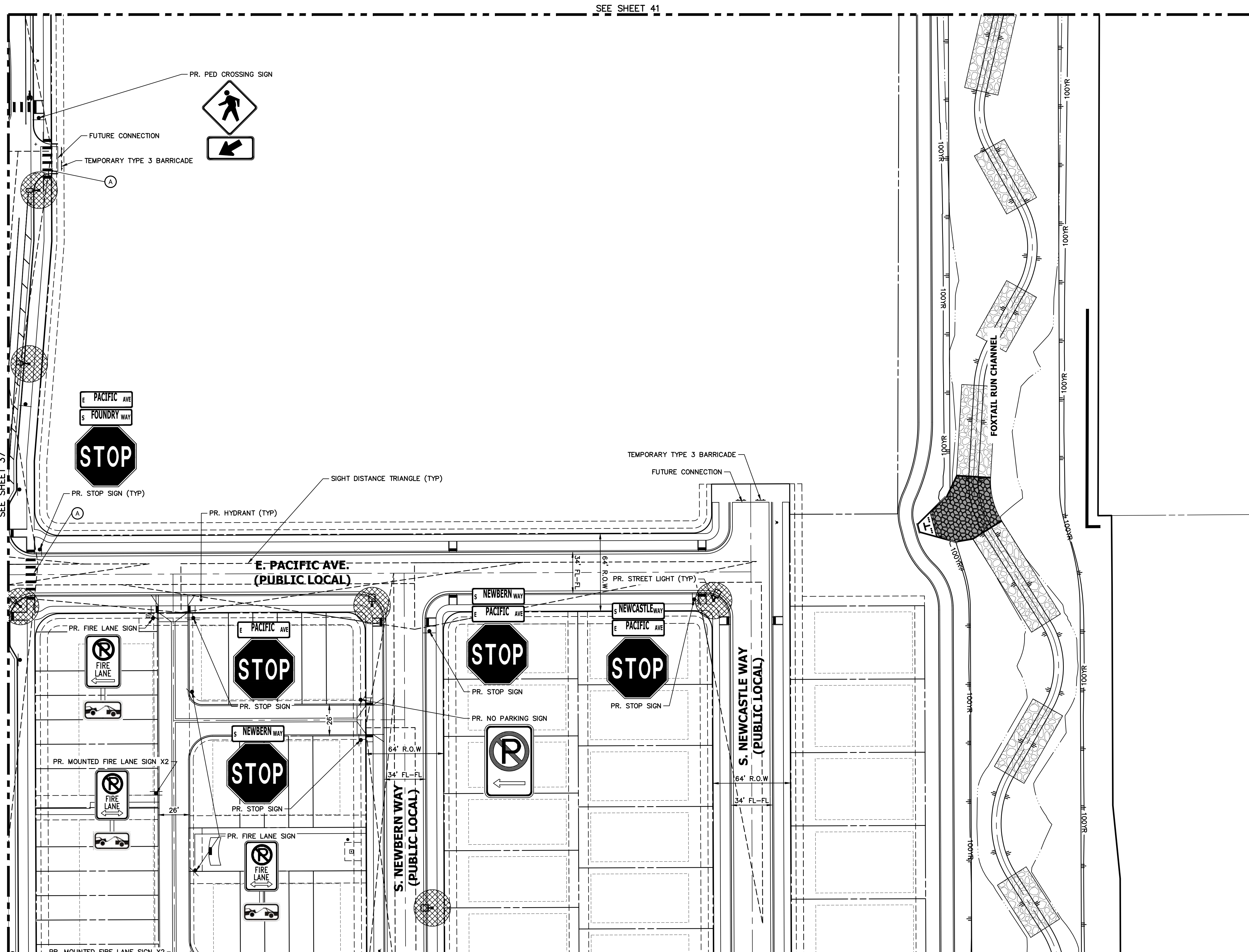
---	PROP. RIGHT OF WAY
---	EX. RIGHT OF WAY
---	PROPERTY LINE
---	BOUNDARY LINE
---	CENTERLINE
---	PROP. EASEMENT
---	EX. EASEMENT
---	SIGHT DISTANCE TRIANGLE
---	PROP. CURB & GUTTER
---	PROP. SPILL CURB & GUTTER
---	EX. CURB & GUTTER
---	BUILDING SETBACK
---	FENCE LINE
---	TOP OF SLOPE
---	TOE OF SLOPE
---	100YR SWALE
⑥	PROPOSED PARKING SPACE COUNT
*	PROP. STREET LIGHT
*	EX. STREET LIGHT
▲	PROP. SIGN
▲	EX. SIGN
○	EX. FIRE HYDRANT
●	PROP. STORM MANHOLE
⊙	EX. STORM MANHOLE
■	PROP. INLET
*	INDICATES LOT WITH SPECIAL SETBACK
---	EX. CONCRETE SIDEWALK
---	PROP. CONCRETE SIDEWALK
---	STAMPED OR COLORED CONCRETE
---	BARRICADE
---	MAIL KIOSK
S.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
E.E.	ELECTRICAL EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
F.L.E.	FIRE LANE EASEMENT
#	ADDRESS SIGN LOCATION
E.O.C	EDGE OF CONCRETE
S.D.E.	SIGHT DISTANCE EASEMENT
⊗	ADA ACCESSIBLE UNIT
⊗	PROPOSED LIGHT



Know what's below.  
Call before you dig.

SEE SHEET 41

SEE SHEET 43



## MARKING LEGEND

- |                                                                   |                                                                 |                                                                      |
|-------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------|
| (A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.    | (F) TURN SYMBOL - 6'1" X 8', SOLID WHITE, THERMO-PLASTIC.       | (K) LANE DROP LINE- 8" WIDE X 3' LONG, 12' GAP, WHITE EPOXY          |
| (B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.     | (G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.          | (L) EDGE LINE- 6" WIDE, SOLID YELLOW.                                |
| (C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (H) STRAIGHT ARROW SHAPE - 6' X 2', SOLID WHITE, THERMO-PLASTIC | (M) "ONLY" PAVEMENT MARKING- 6' X 8', SOLID WHITE THERMO-PLASTIC.    |
| (D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY              | (N) HELMETED BICYCLIST SYMBOL- 4'2" X 6', SOLID WHITE THERMO-PLASTIC |
| (E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC. | (J) EDGE LINE- 6" WIDE, SOLID WHITE                             | (O) DOTTED EXTENSION LINE-8" X 2' LONG, 4' GAP, WHITE EPOXY          |

## SITE PLAN LIGHTING NOTE.

- SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
- PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
- ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



FOUNDRY SITE PLAN 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

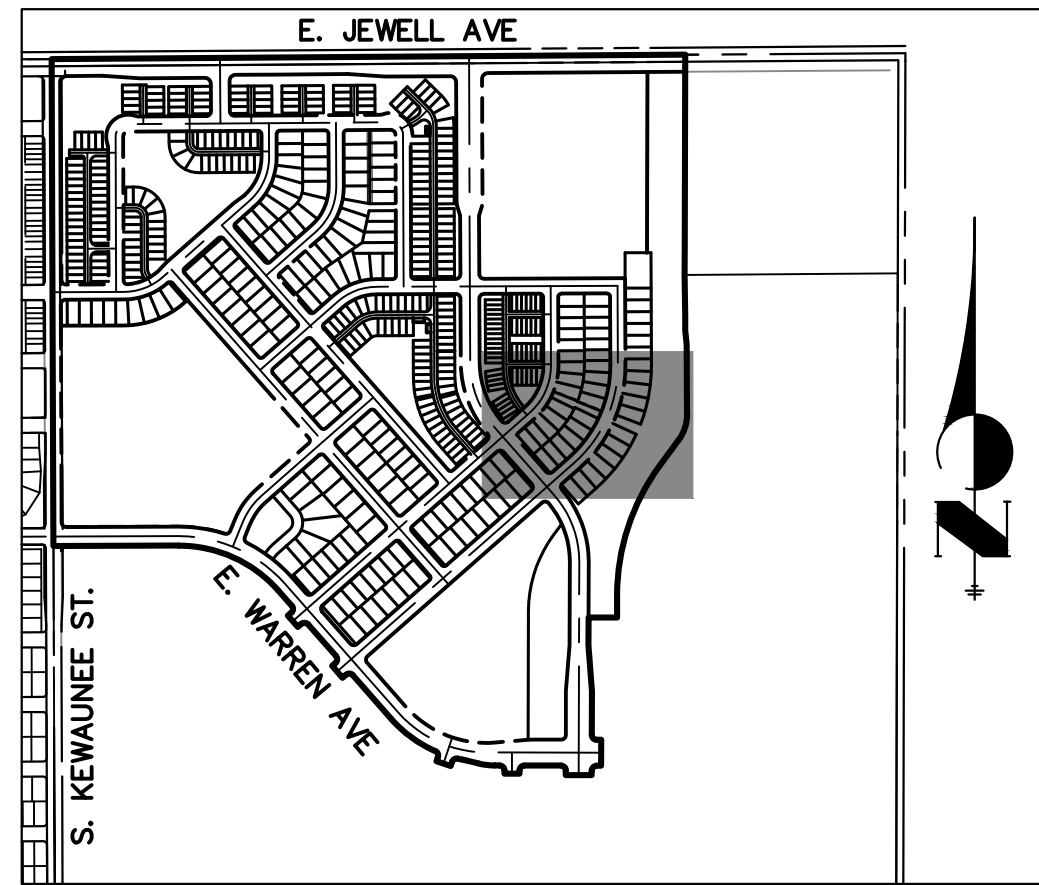
03/08/24

DATE:

06/17/2023 SDP 01  
09/06/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:

SIGNAGE &  
STRIPING PLANS

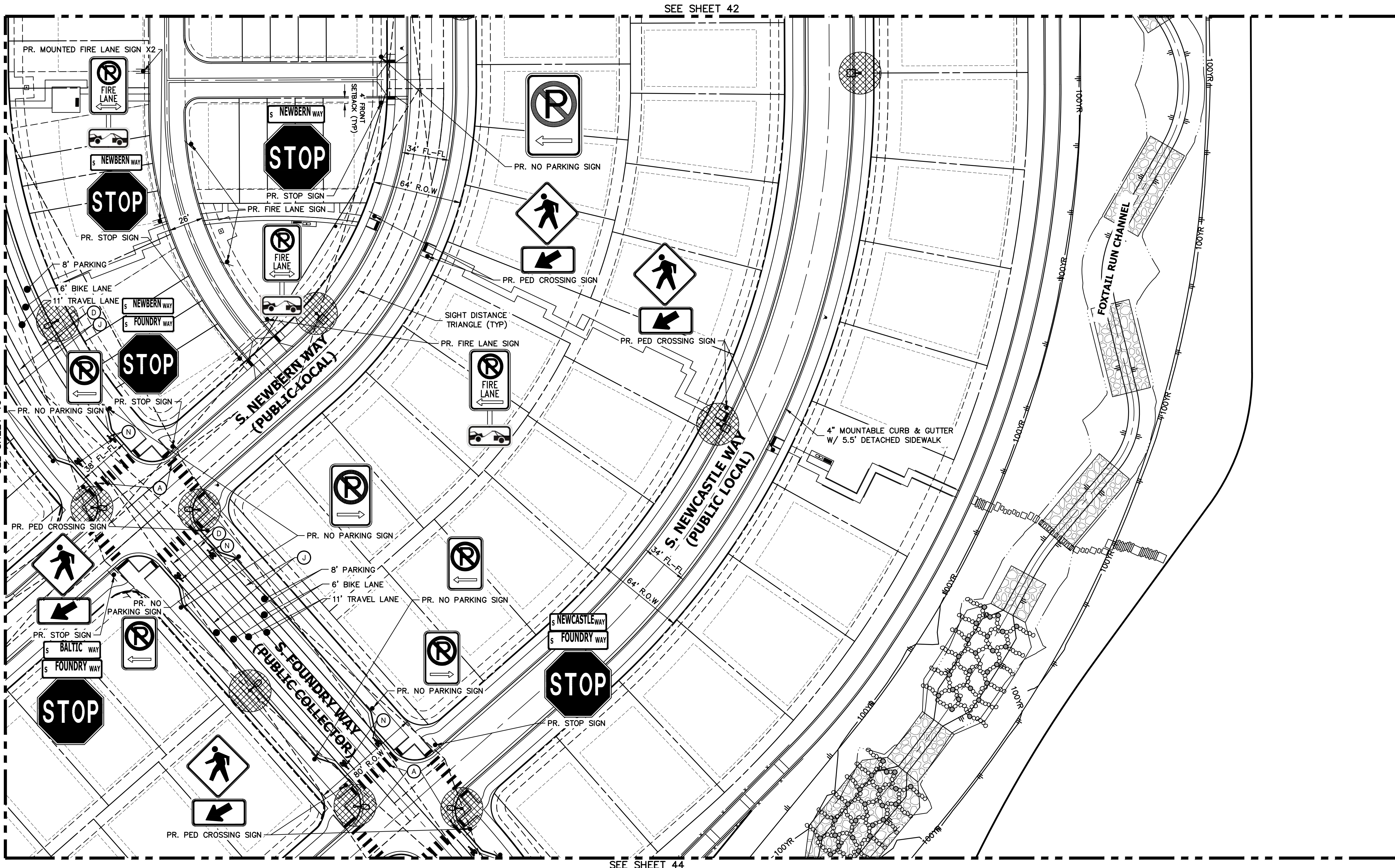
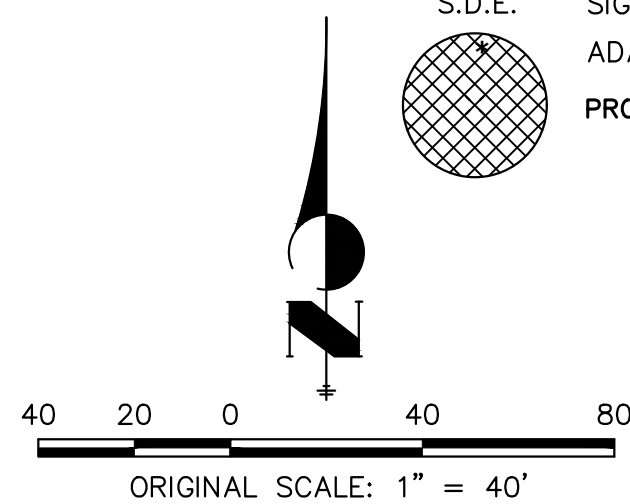


KEY MAP

SCALE: N.T.S

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT
	PROPOSED LIGHT



MARKING LEGEND

(A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.	(F) TURN SYMBOL - 6'1" X 8', SOLID WHITE, THERMO-PLASTIC.	(K) LANE DROP LINE- 8" WIDE X 3' LONG, 12' GAP, WHITE EPOXY
(B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.	(G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.	(L) EDGE LINE- 6" WIDE, SOLID YELLOW.
(C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.	(H) STRAIGHT ARROW SHAPE - 6' X 2', SOLID WHITE, THERMO-PLASTIC	(M) "ONLY" PAVEMENT MARKING- 6' X 8', SOLID WHITE THERMO-PLASTIC.
(D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.	(I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY	(N) HELMETED BICYCLIST SYMBOL- 4'2" X 6', SOLID WHITE THERMO-PLASTIC
(E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC.	(J) EDGE LINE- 6" WIDE, SOLID WHITE	(O) DOTTED EXTENSION LINE-8" X 2' LONG, 4' GAP, WHITE EPOXY

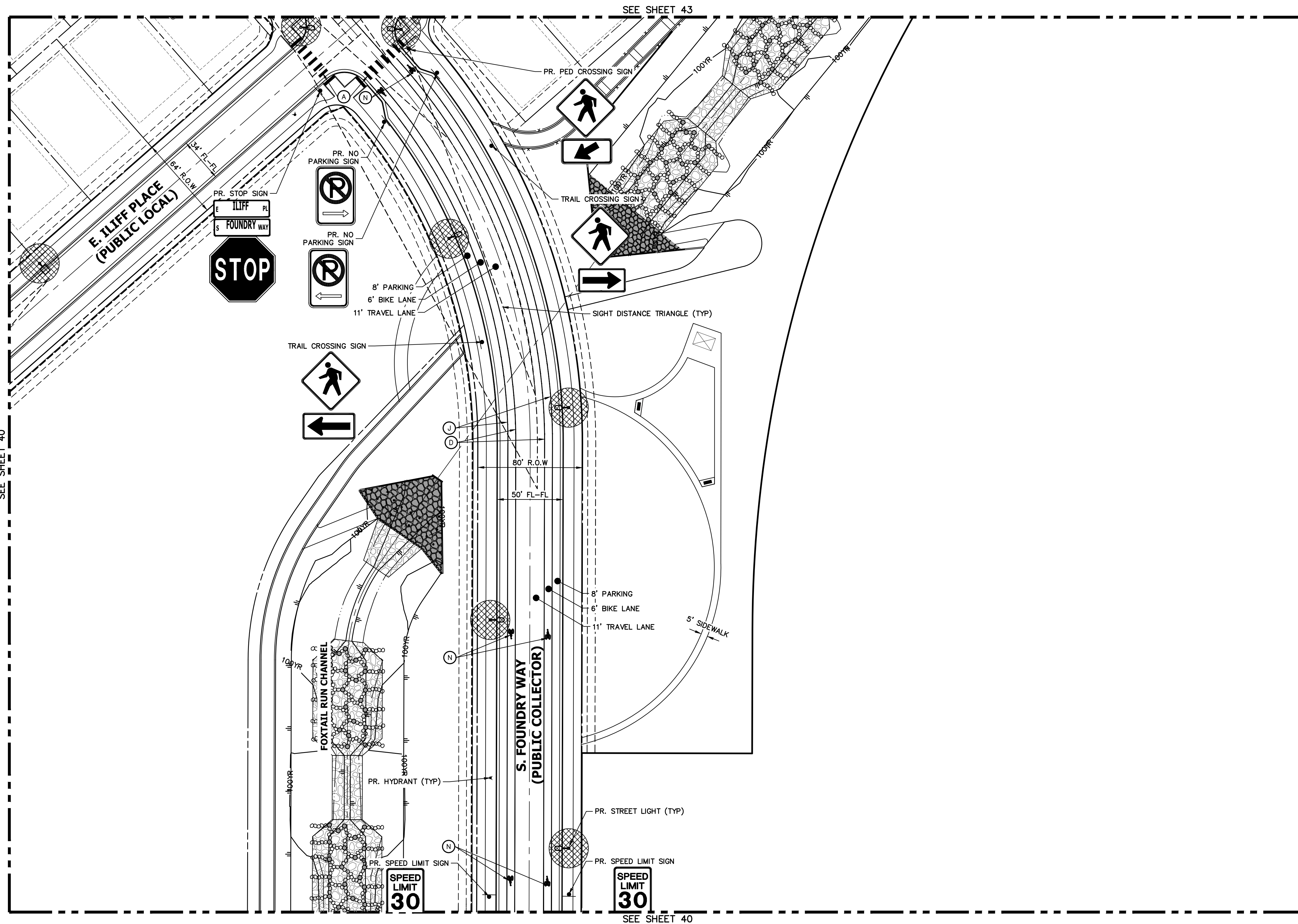
SITE PLAN LIGHTING NOTE.

- SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
- PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
- ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



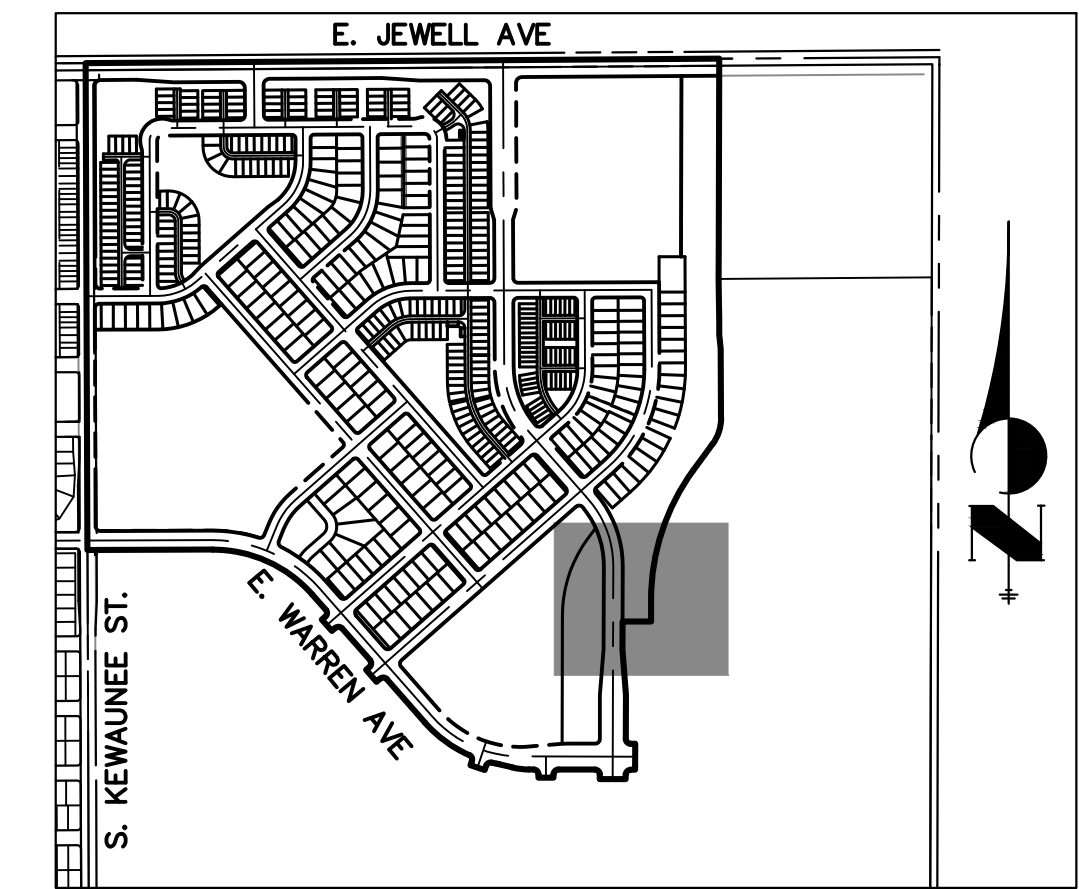


## MARKING LEGEND

- |                                                                   |                                                                 |                                                                      |
|-------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------|
| (A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.    | (F) TURN SYMBOL - 6" X 8', SOLID WHITE, THERMO-PLASTIC.         | (K) LANE DROP LINE - 8" WIDE X 3' LONG, 12' GAP, WHITE EPOXY         |
| (B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.     | (G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.          | (L) EDGE LINE - 6" WIDE, SOLID YELLOW.                               |
| (C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (H) STRAIGHT ARROW SHAPE - 6' X 2', SOLID WHITE, THERMO-PLASTIC | (M) "ONLY" PAVEMENT MARKING- 6' X 8', SOLID WHITE THERMO-PLASTIC.    |
| (D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.                | (I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY              | (N) HELMETED BICYCLIST SYMBOL- 4'2" X 6', SOLID WHITE THERMO-PLASTIC |
| (E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC. | (J) EDGE LINE- 6" WIDE, SOLID WHITE                             | (O) DOTTED EXTENSION LINE-8" X 2' LONG, 4' GAP, WHITE EPOXY          |

**SITE PLAN LIGHTING NOTE:**

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEETS 46-48 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
  - ROADWAY CLASSIFICATIONS
  - NUMBER OF LANES
  - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.

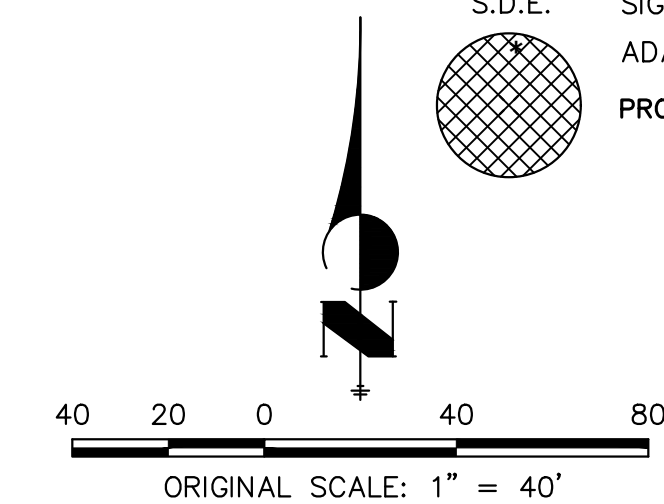


## KEY MAP

SCALE: N.T.S

### LEGEND

	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	BARRICADE
	MAIL KIOSK
S.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
E.E.	ELECTRICAL EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
F.L.E.	FIRE LANE EASEMENT
#	ADDRESS SIGN LOCATION
E.O.C	EDGE OF CONCRETE
S.D.E.	SIGHT DISTANCE EASEMENT
	ADA ACCESSIBLE UNIT
	PROPOSED LIGHT



Know what's **below**.  
Call before you dig.



**J·R ENGINEERING**  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

# FOUNDRY SITE PLAN 1

---

SITE PLAN  
AURORA, CO

**SITE PLANS**  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE: \_\_\_\_\_

06/17/2023 SDP 01  
09/06/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

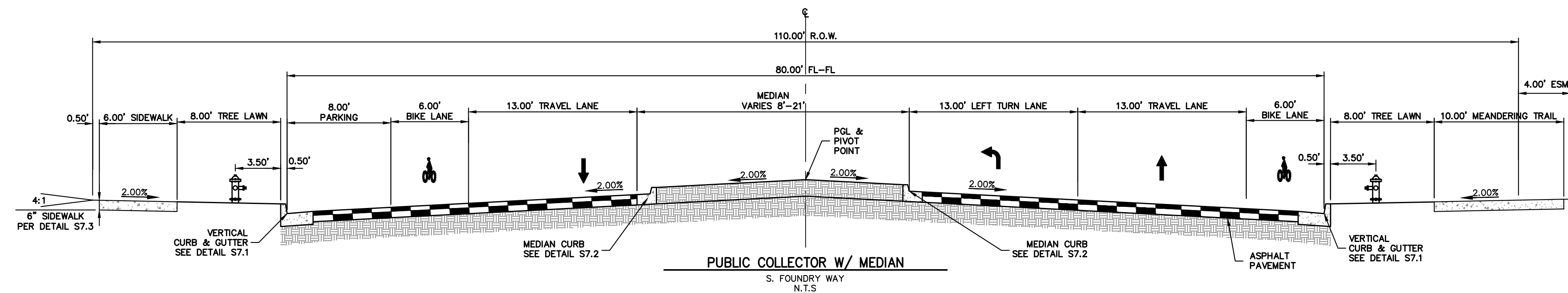
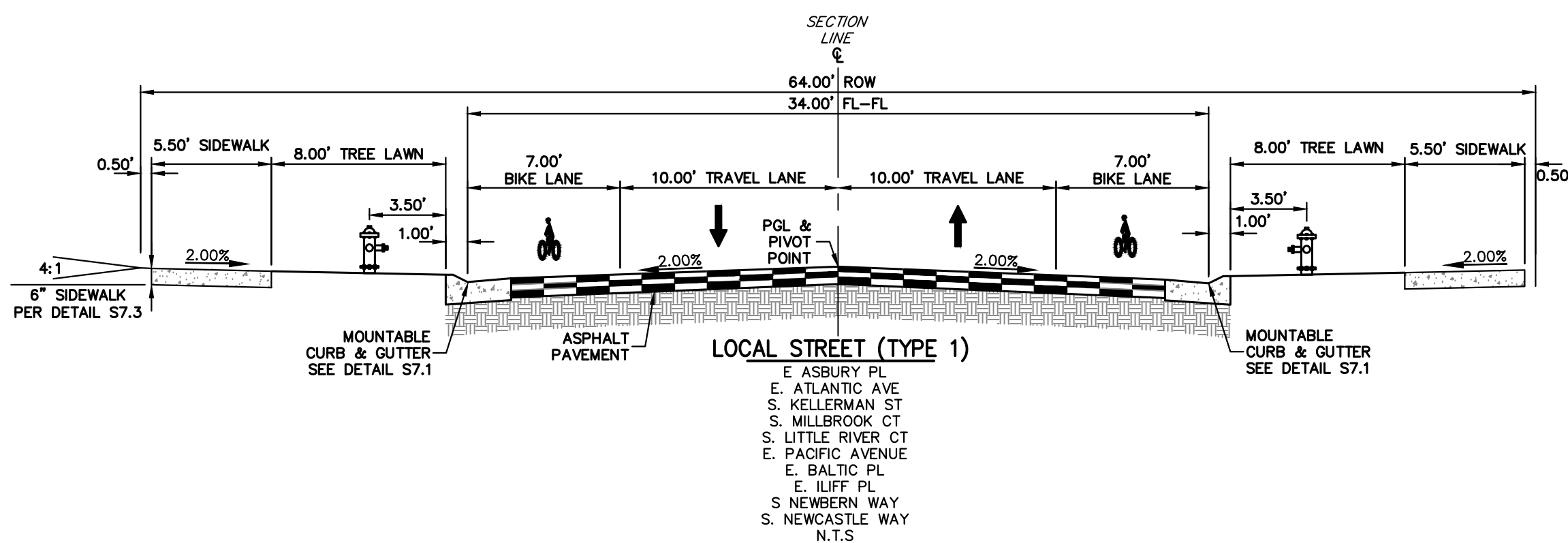
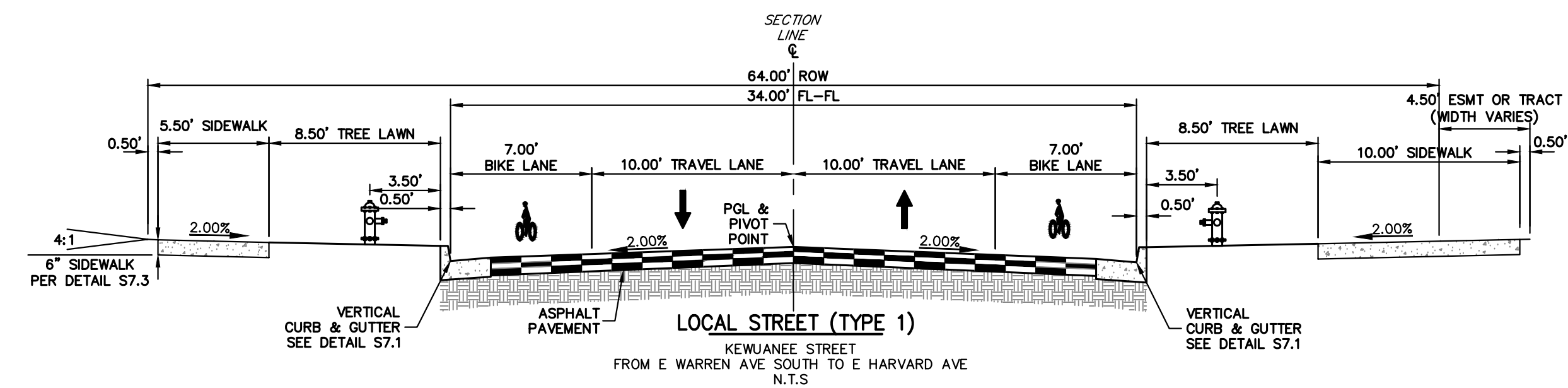
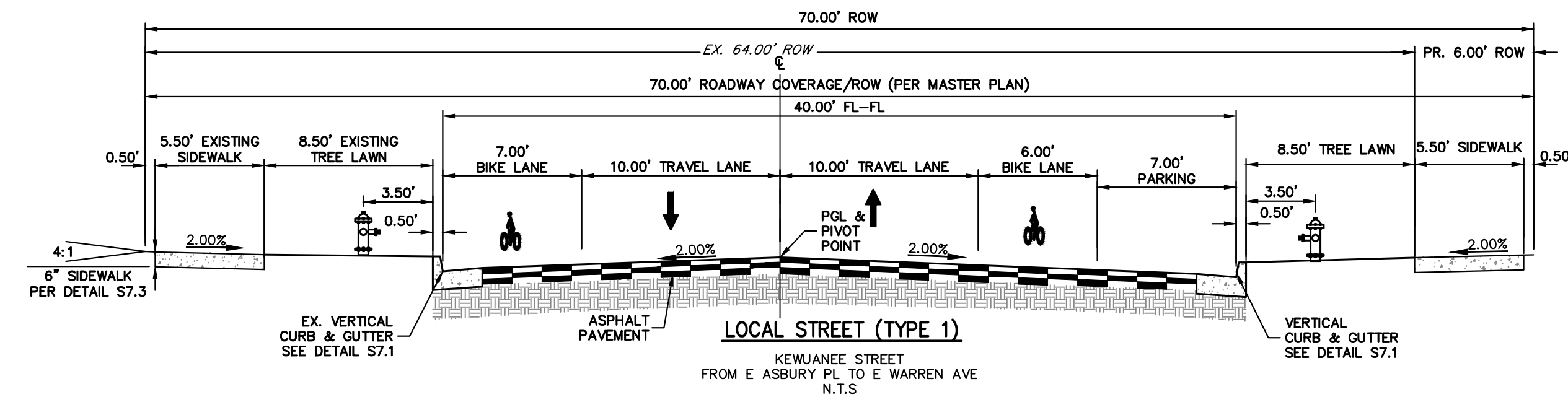
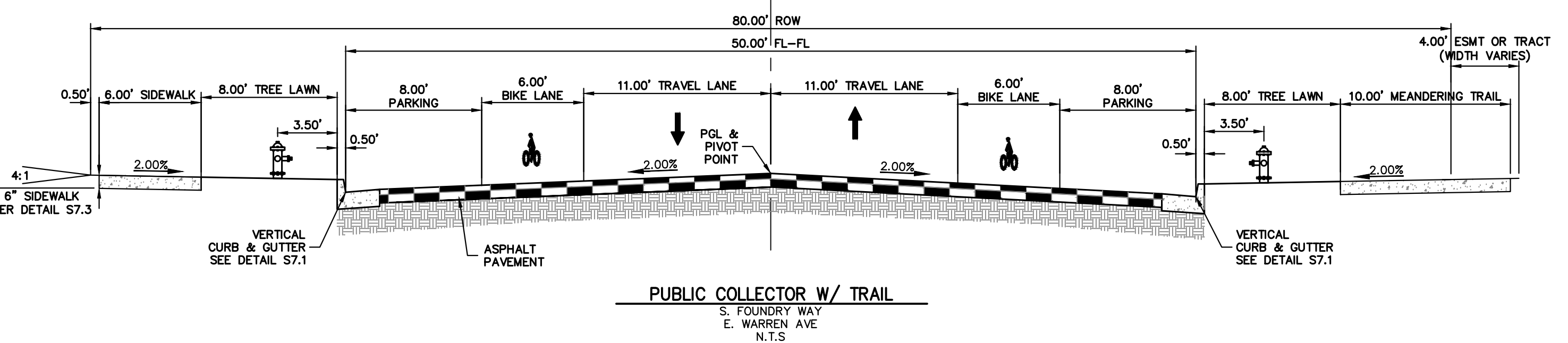
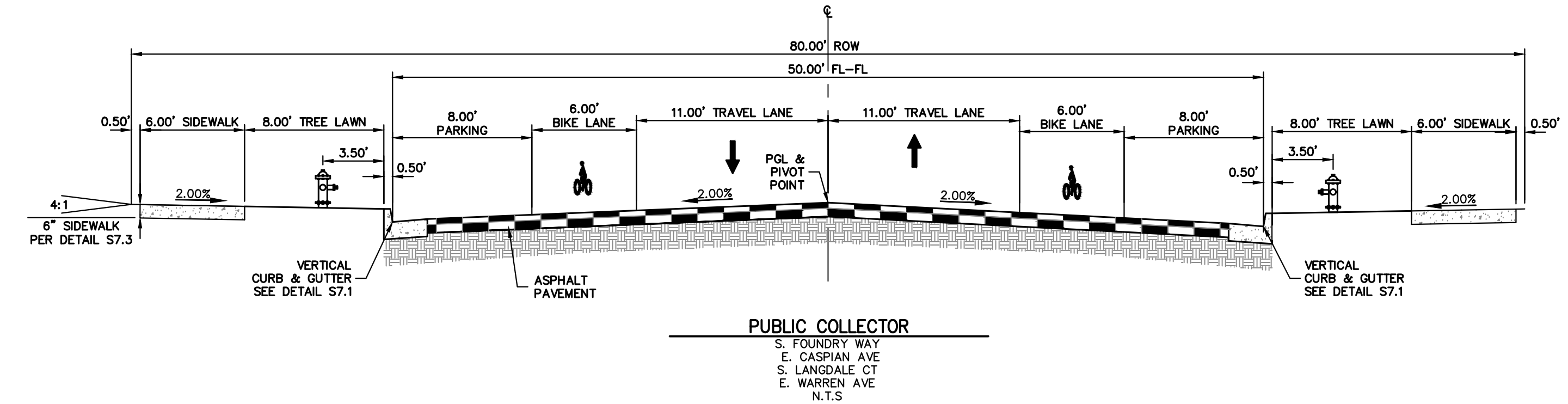
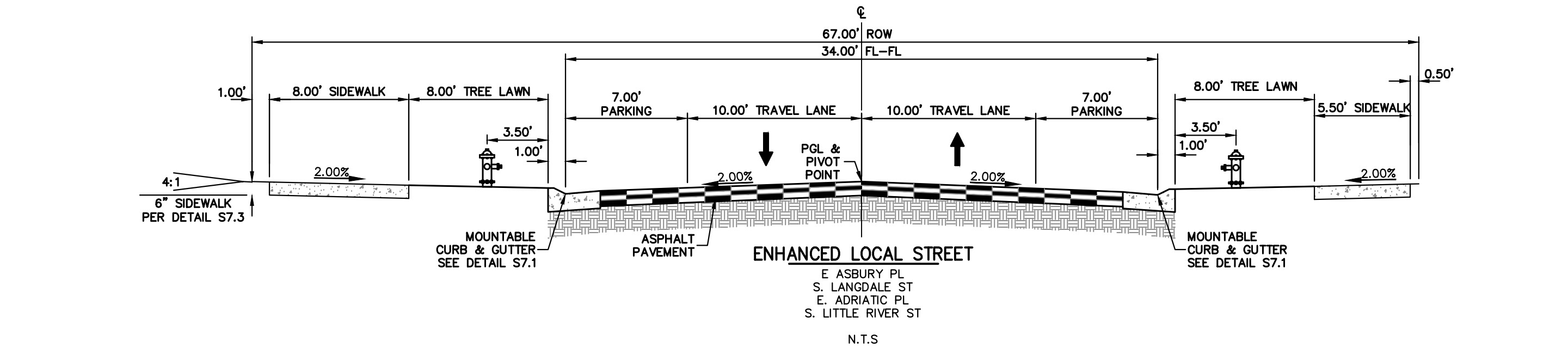
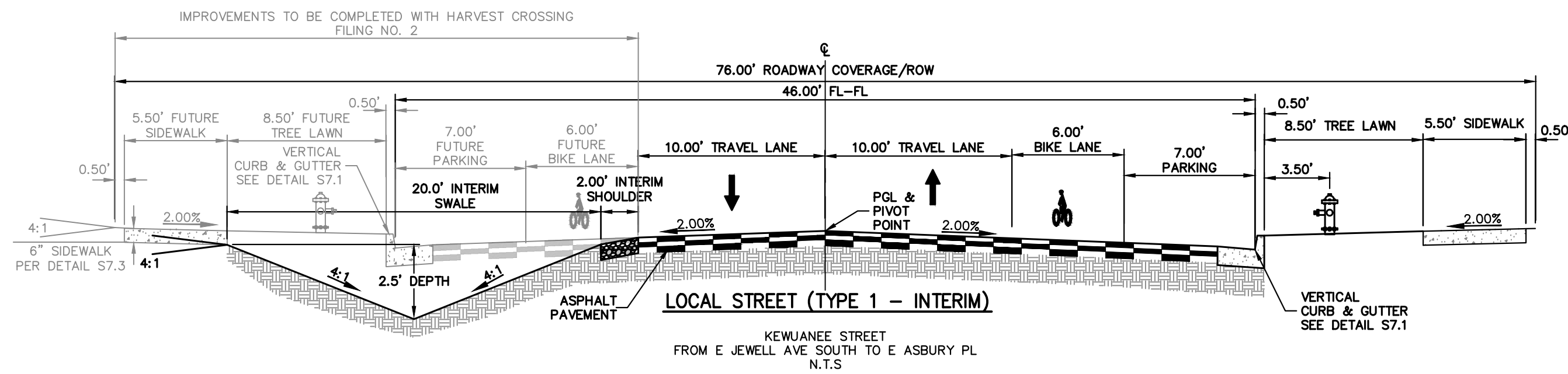
SHEET TITLE:

## SIGNAGE & STRIPING PLANS

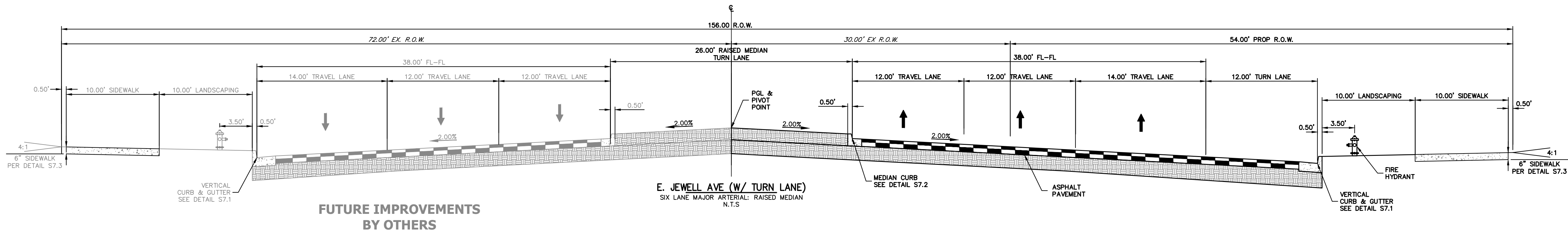
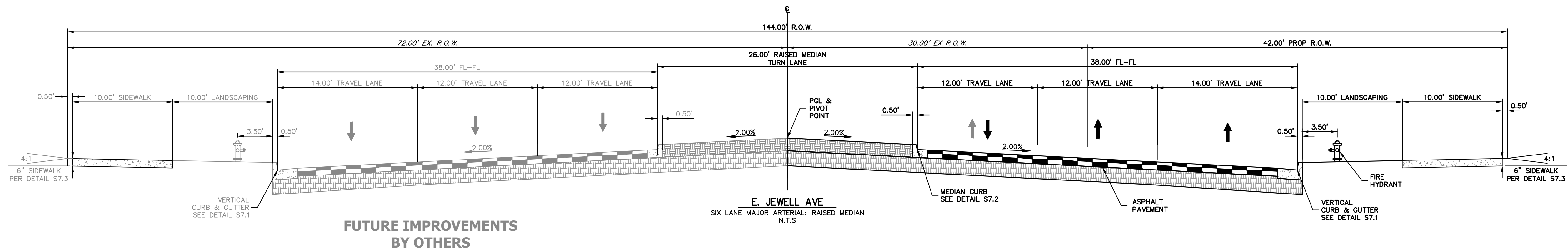




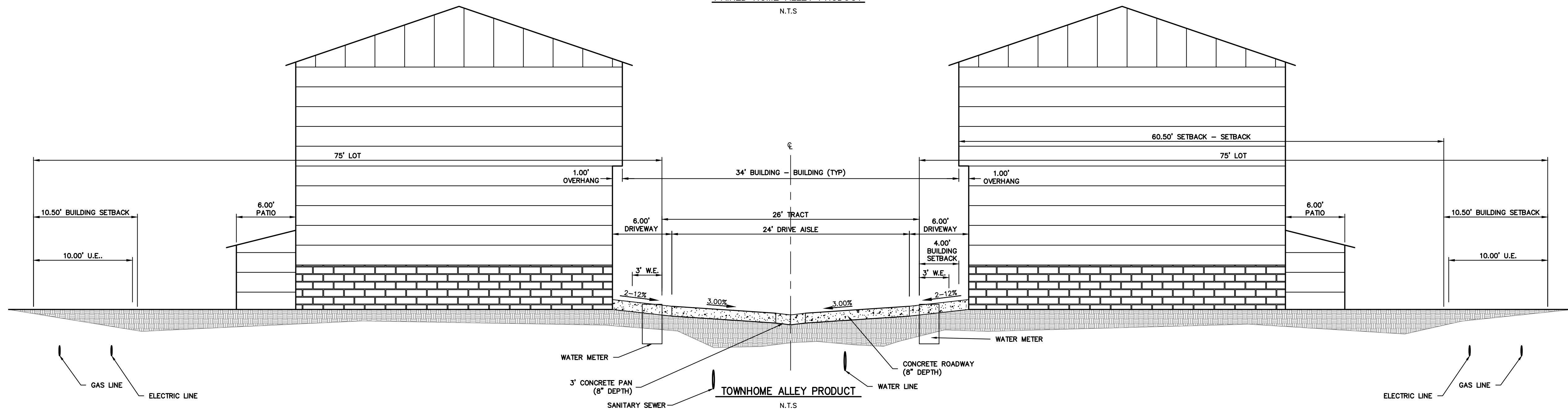
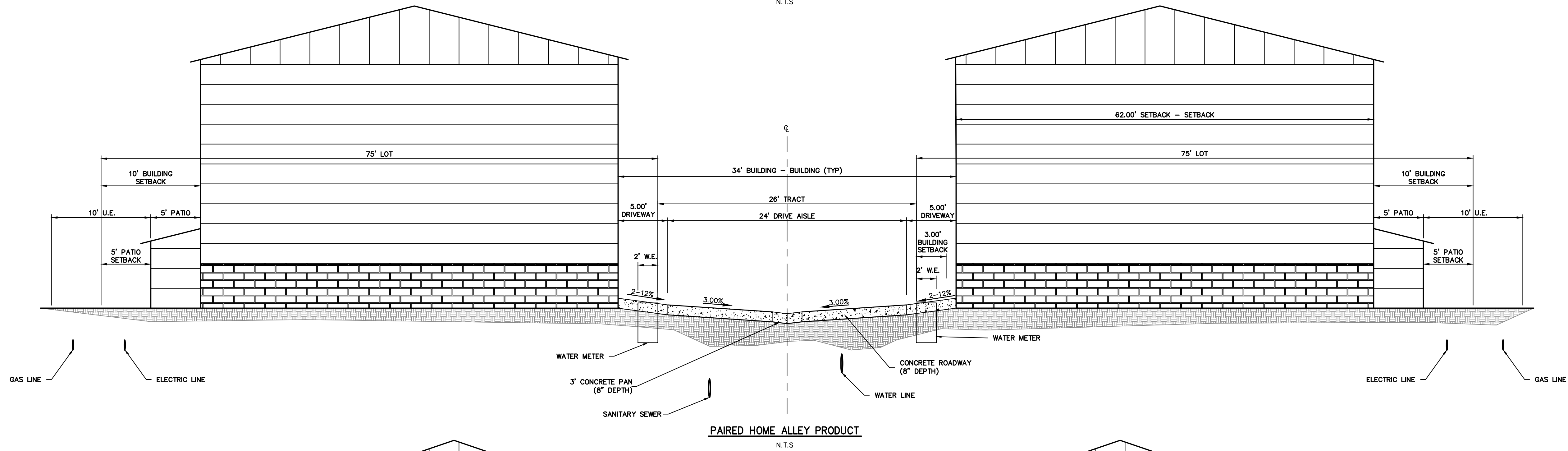
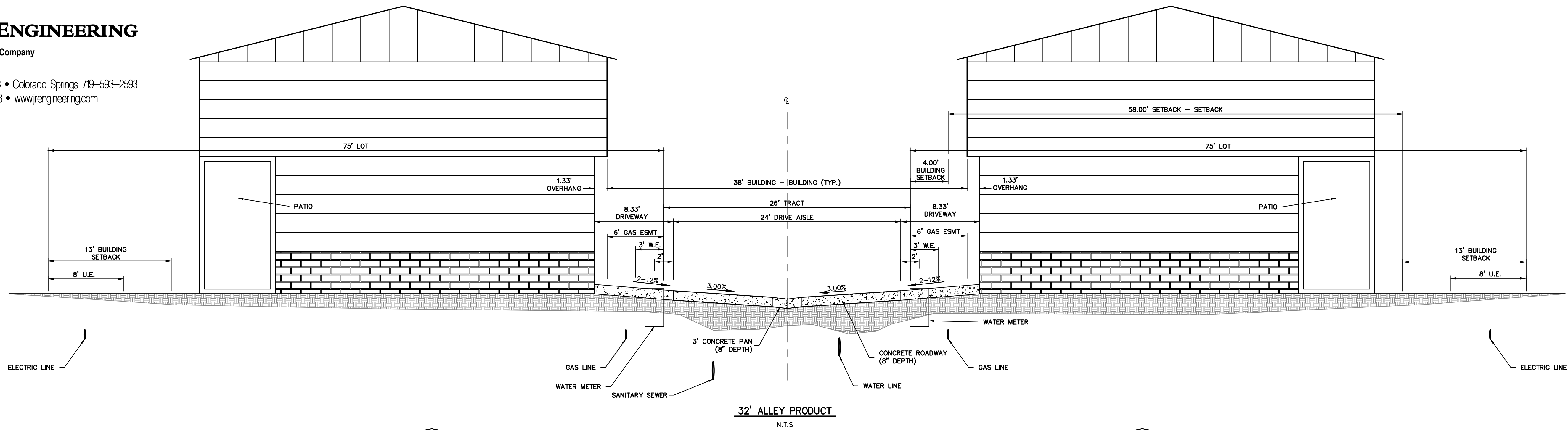












**FOUNDRY SITE PLAN 1**  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

03/08/24

DATE:

06/17/2023 SDP 01

09/06/2023 SDP 02

11/17/2023 SDP 03

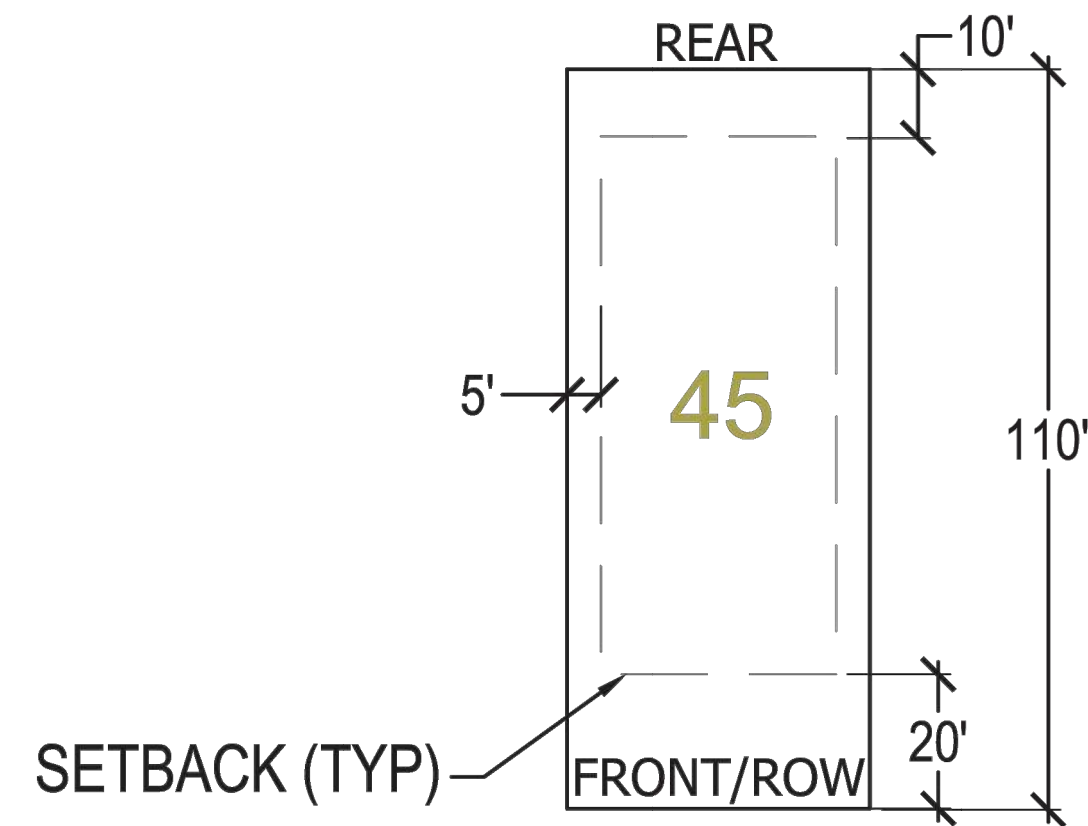
01/19/2024 SDP 04

03/09/2024 SDP 05

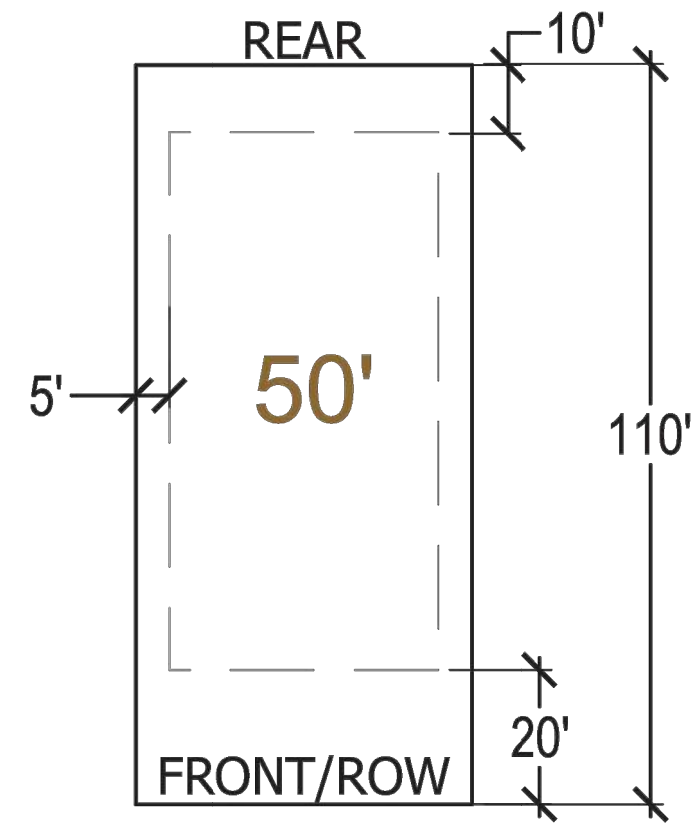
SHEET TITLE:

TYPICAL  
SECTIONS

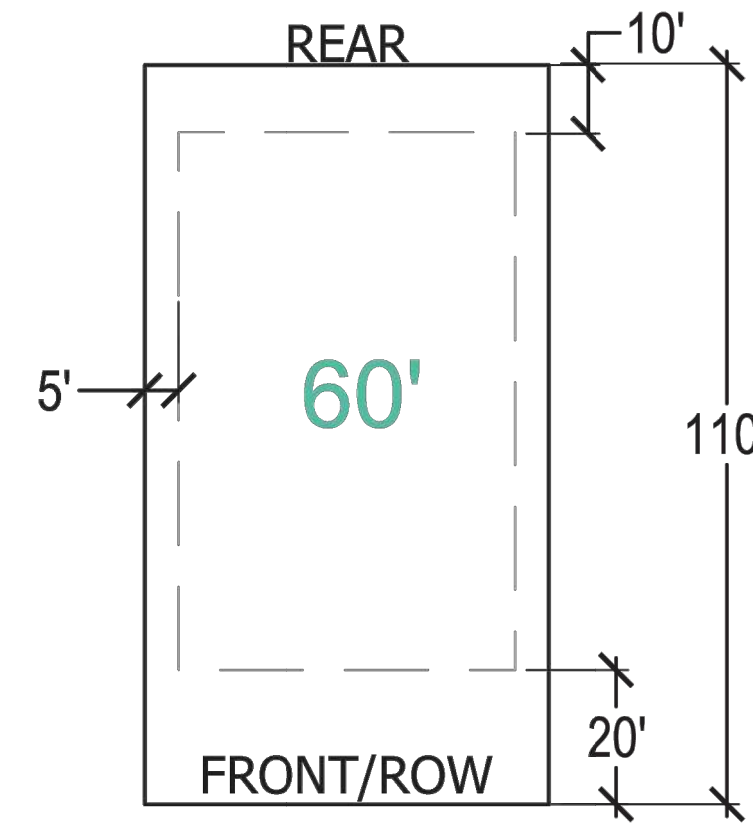




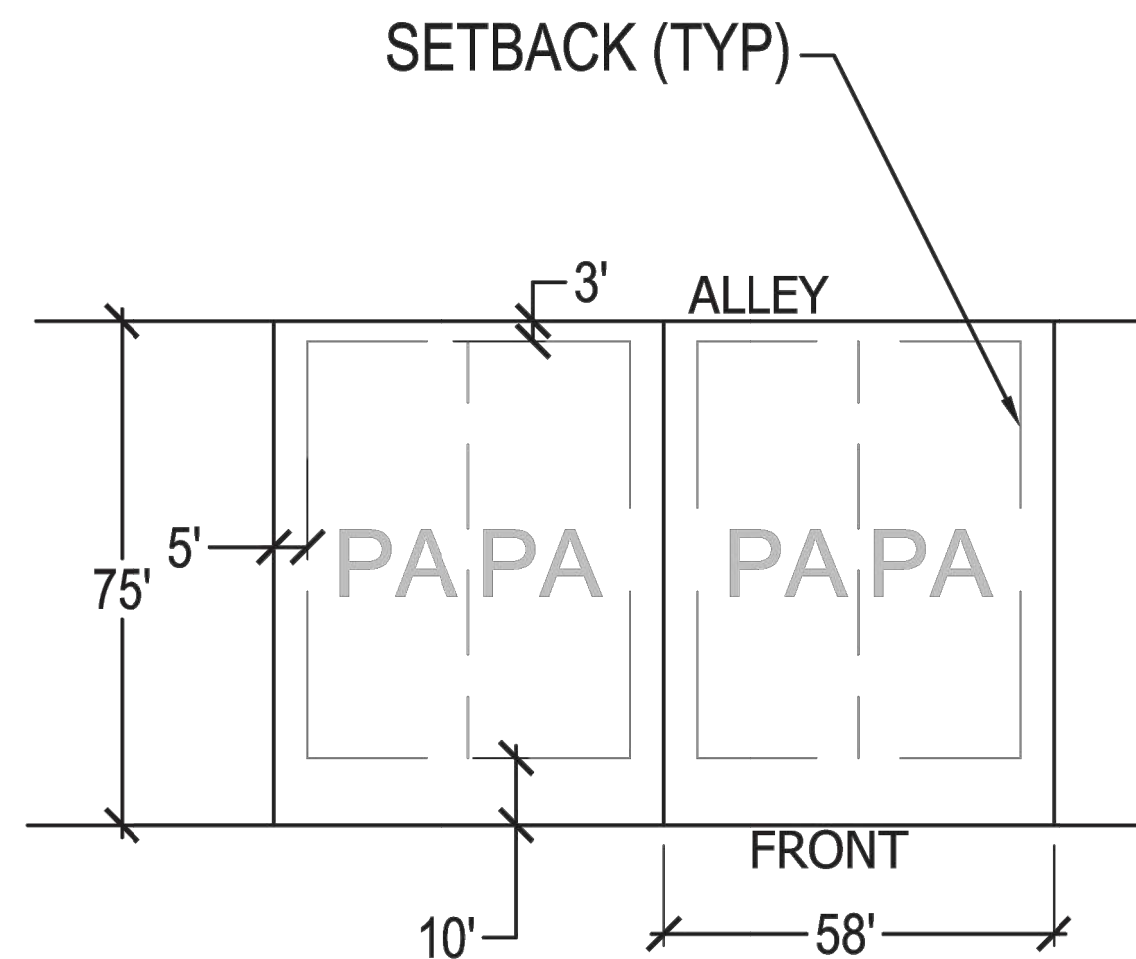
Single Family  
45'x110'  
Front Loaded



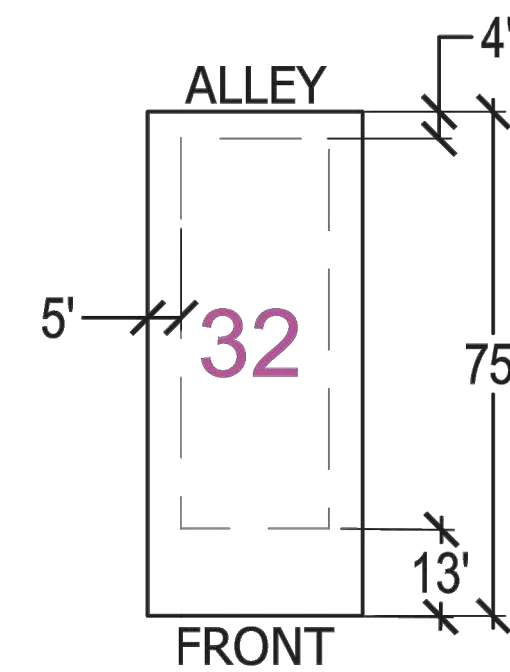
Single Family  
50'x110'  
Front Loaded



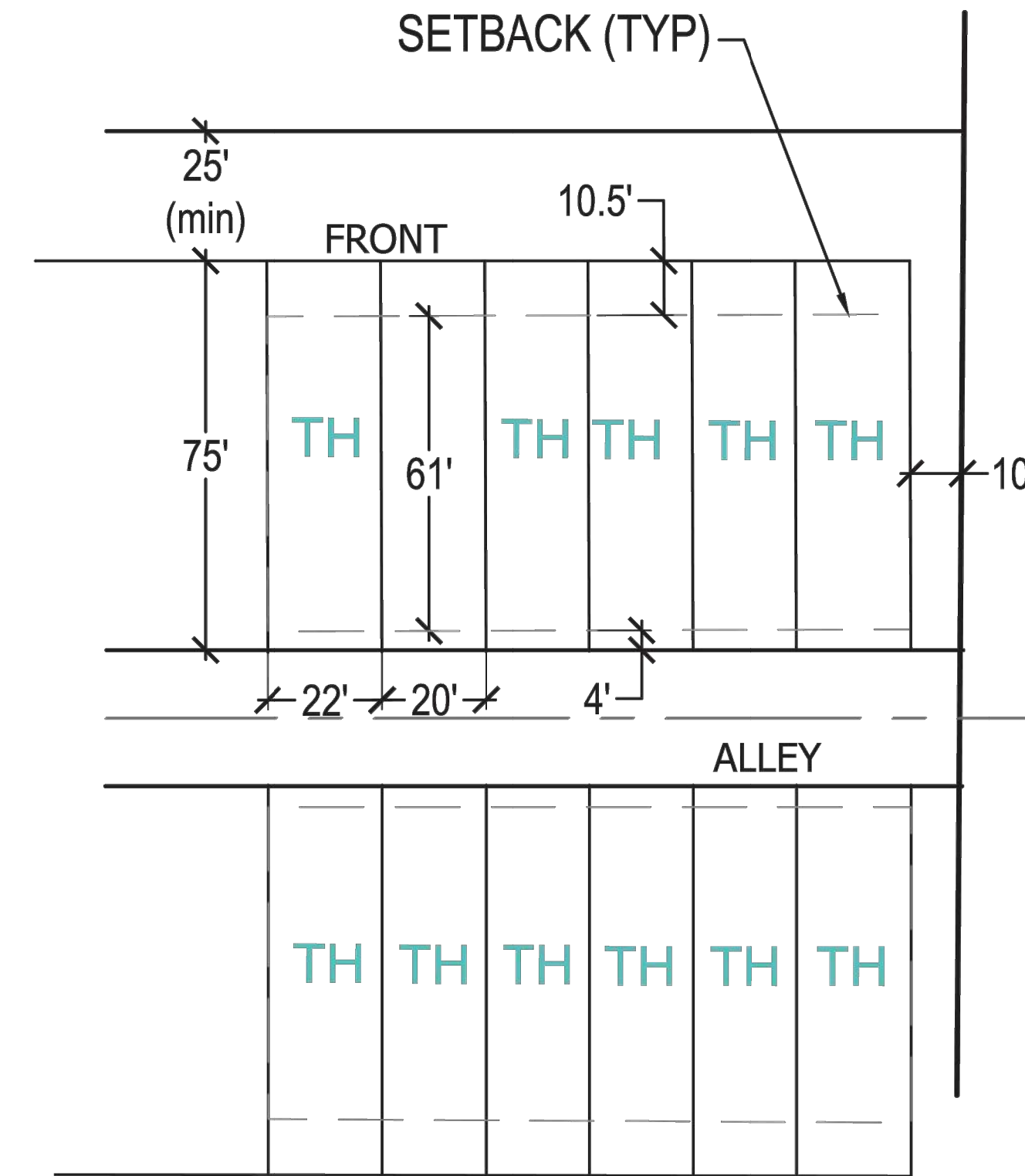
Single Family  
60'x110'  
Front Loaded



Paired  
58'x75'  
Alley Loaded



Cottage/Patio Home  
32'x75'  
Alley Loaded



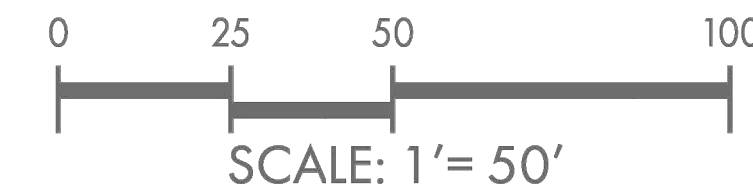
Townhomes  
20'-22'x75'  
Alley Loaded

Notes:

1. Corner lots have an additional 5' setback (minimum)
2. Refer to UDO Section 4.2.4 for Setback Exceptions and Encroachments

FOUNDRY | LOT TYPICALS

03/23/2023



SETBACK NOTE

- PLEASE SEE TABLE 4.2-6 FOR ALL HOUSE, PORCH & GARAGE SETBACKS FOR SFD, SFD (SMALL) AND DUPLEX UNITS



J-R ENGINEERING  
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com



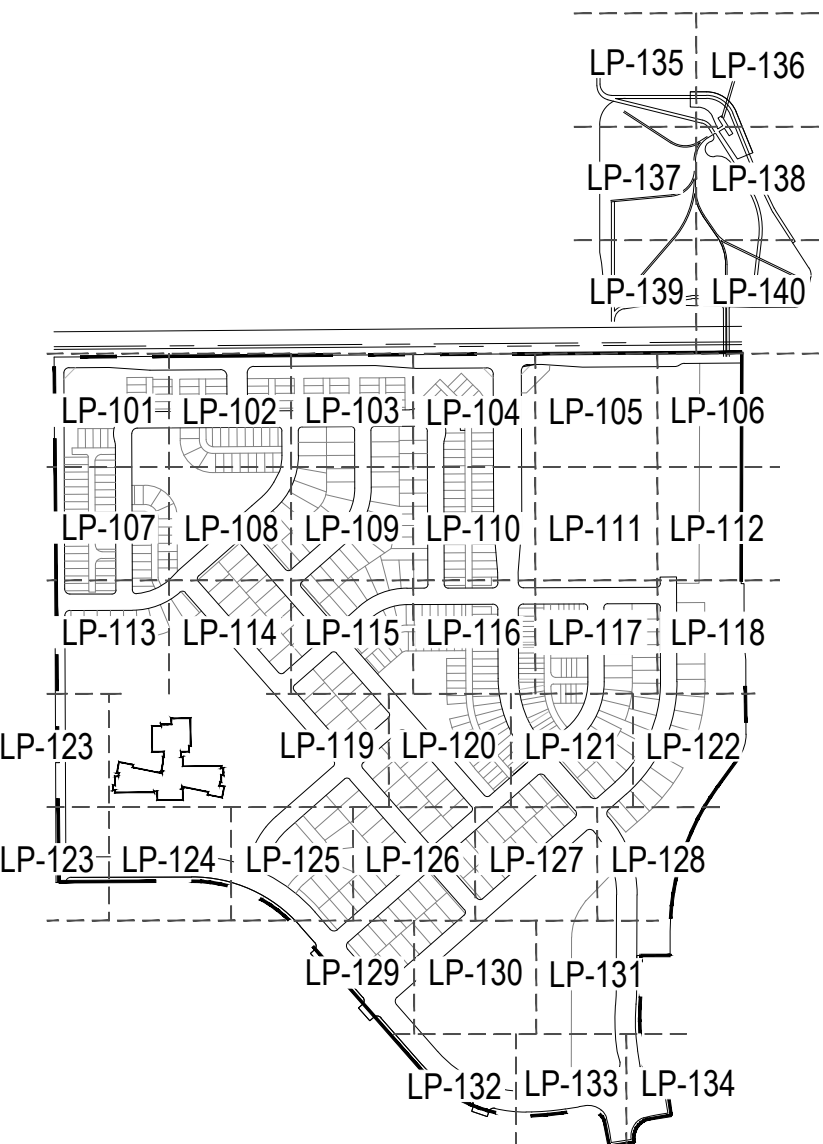
CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREESTANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/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 CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPE PLANTINGS CANNOT ENCROACH MORE THAN 25% INTO ADJACENT FIRE LANE EASEMENTS.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF .75" GOLDSTONE. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE .75" GOLDSTONE. FOR AREAS SPECIFIED AS COBBLE, USE 2"-4" GOLDSTONE. WEED BARRIER IS REQUIRED UNDER RIVER ROCK AND COBBLE. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

VICINITY MAP



KEY MAP



SHEET INDEX

Overall Sheet #	Sheet Number	Sheet Title	70	LP-116	LANDSCAPE PLAN	92	LP-138	LANDSCAPE PLAN	114	LP-403	LANDSCAPE DETAILS
50	LP-001	LANDSCAPE NOTES	71	LP-117	LANDSCAPE PLAN	93	LP-139	LANDSCAPE PLAN	115	LP-404	LANDSCAPE DETAILS
51	LP-002	LANDSCAPE TABLES	72	LP-118	LANDSCAPE PLAN	94	LP-140	LANDSCAPE PLAN	116	LP-405	LANDSCAPE DETAILS
52	LP-003	LANDSCAPE SCHEDULES	73	LP-119	LANDSCAPE PLAN	95	LP-200	LANDSCAPE LOT TYPICALS	117	LP-406	6-12 Y.O. PLAYGROUND
53	LP-004	LANDSCAPE SCHEDULES	74	LP-120	LANDSCAPE PLAN	96	LP-201	LANDSCAPE LOT TYPICALS	118	LP-407	2-5 Y.O. PLAYGROUND
54	LP-100	OVERALL LANDSCAPE PLAN	75	LP-121	LANDSCAPE PLAN	97	LP-202	LANDSCAPE LOT TYPICALS	119	LP-408	LANDSCAPE DETAILS
55	LP-101	LANDSCAPE PLAN	76	LP-122	LANDSCAPE PLAN	98	LP-203	LANDSCAPE LOT TYPICALS			
56	LP-102	LANDSCAPE PLAN	77	LP-123	LANDSCAPE PLAN	99	LP-204	LANDSCAPE LOT TYPICALS			
57	LP-103	LANDSCAPE PLAN	78	LP-124	LANDSCAPE PLAN	100	LP-205	LANDSCAPE LOT TYPICALS			
58	LP-104	LANDSCAPE PLAN	79	LP-125	LANDSCAPE PLAN	101	LP-206	LANDSCAPE LOT TYPICALS			
59	LP-105	LANDSCAPE PLAN	80	LP-126	LANDSCAPE PLAN	102	LP-207	LANDSCAPE LOT TYPICALS			
60	LP-106	LANDSCAPE PLAN	81	LP-127	LANDSCAPE PLAN	103	LP-300	MASTER FENCE AND TRAIL PLAN			
61	LP-107	LANDSCAPE PLAN	82	LP-128	LANDSCAPE PLAN	104	LP-301	MASTER FENCE AND TRAIL PLAN			
62	LP-108	LANDSCAPE PLAN	83	LP-129	LANDSCAPE PLAN	105	LP-302	HYDROZONE MAP			
63	LP-109	LANDSCAPE PLAN	84	LP-130	LANDSCAPE PLAN	106	LP-303	HYDROZONE MAP			
64	LP-110	LANDSCAPE PLAN	85	LP-131	LANDSCAPE PLAN	107	LP-304	TREE MITIGATION PLAN			
65	LP-111	LANDSCAPE PLAN	86	LP-132	LANDSCAPE PLAN	108	LP-305	TREE MITIGATION PLAN			
66	LP-112	LANDSCAPE PLAN	87	LP-133	LANDSCAPE PLAN	109	LP-306	MAIL KIOSK PLAN			
67	LP-113	LANDSCAPE PLAN	88	LP-134	LANDSCAPE PLAN	110	LP-307	MAIL KIOSK PLAN			
68	LP-114	LANDSCAPE PLAN	89	LP-135	LANDSCAPE PLAN	111	LP-400	LANDSCAPE DETAILS			
69	LP-115	LANDSCAPE PLAN	90	LP-136	LANDSCAPE PLAN	112	LP-401	LANDSCAPE DETAILS			
			91	LP-137	LANDSCAPE PLAN	113	LP-402	LANDSCAPE DETAILS			

FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
NOTES  
SHEET 50 OF 119

LP-001



STANDARD RIGHTS-OF-WAY STREET TREE TABLE

Street Tree Description	Length (LF)	Trees Required	Trees Provided
E JEWELL AVE (SOUTH) (1 Tree / 40 LF)	2,325	59	59
S KEWAUNEE ST (EAST) (1 Tree / 40 LF)	1,832	46	48
E WARREN AVE (SOUTH) (1 Tree / 40 LF)	1,287	33	34
E WARREN AVE (NORTH) (1 Tree / 40 LF)	1,241	32	32
E CASPIAN AVE (SOUTH) (1 Tree / 40 LF)	977	25	25
E CASPIAN AVE (NORTH) (1 Tree / 40 LF)	955	24	27
E ASBURY PL (NORTHWEST) (1 Tree / 40 LF)	1,066	27	27
E ASBURY PL (SOUTHEAST) (1 Tree / 40 LF)	1,126	29	29
S KELLERMAN ST (EAST) (1 Tree / 40 LF)	620	16	16
S KELLERMAN ST (WEST) (1 Tree / 40 LF)	603	16	16
E ATLANTIC AVE (NORTH) (1 Tree / 40 LF)	937	27	27
E ATLANTIC AVE (SOUTH) (1 Tree / 40 LF)	950	25	25
S MILLBROOK CT (EAST) (1 Tree / 40 LF)	605	16	16
S MILLBROOK CT (WEST) (1 Tree / 40 LF)	578	15	14*
S LITTLE RIVER CT (NORTHWEST) (1 Tree / 40 LF)	680	17	17
S LITTLE RIVER CT (SOUTHEAST) (1 Tree / 40 LF)	673	17	17
S LITTLE RIVER ST (NORTHEAST) (1 Tree / 40 LF)	1,198	30	28**
S LITTLE RIVER ST (SOUTHWEST) (1 Tree / 40 LF)	1,235	31	31
S LANGDALE ST (NORTHEAST) (1 Tree / 40 LF)	1,444	37	37
S LANGDALE ST (SOUTHWEST) (1 Tree / 40 LF)	1,516	38	37*
E PACIFIC AVE (NORTH) (1 Tree / 40 LF)	1,288	33	33
E PACIFIC AVE (SOUTH) (1 Tree / 40 LF)	1,207	31	31
S ADRIATIC PL (NORTHWEST) (1 Tree / 40 LF)	737	19	17*
S ADRIATIC PL (SOUTHEAST) (1 Tree / 40 LF)	658	17	17
E BALTIC PL (NORTHWEST) (1 Tree / 40 LF)	803	21	21
E BALTIC PL (SOUTHEAST) (1 Tree / 40 LF)	914	23	23
S NEWCASTLE WAY (NORTHWEST) (1 Tree / 40 LF)	876	22	21*
S NEWCASTLE WAY (SOUTHEAST) (1 Tree / 40 LF)	977	25	24*
E ILIFF PL (NORTHWEST) (1 Tree / 40 LF)	926	24	22*
E ILIFF PL (SOUTHEAST) (1 Tree / 40 LF)	965	25	22**
S NEWBERN WAY (NORTHWEST) (1 Tree / 40 LF)	518	13	14
S NEWBERN WAY (SOUTHEAST) (1 Tree / 40 LF)	637	16	16
S FOUNDRY WAY (EAST) (1 Tree / 40 LF)	2,787	70	71
S FOUNDRY WAY (WEST) (1 Tree / 40 LF)	2,670	67	65**
S LANGDALE CT. (EAST) (1 Tree / 40 LF)	167	5	3**
S LANGDALE CT. (WEST) (1 Tree / 40 LF)	156	4	3**
Totals:	37,978	975	965

NOTES:

1.) Intersecting drives are excluded from linear foot calculations.

2.) \* Required trees could not be reasonably accomodated due to utility connections or stop sign offsets. Additional trees were placed across site to make up for the deficit.

3.) \*\* Required trees have been provided as shrub equivalents at a rate of 12 shrubs per 1 tree. Additional overages have been provided in the curbside landscape table.

TRACT LANDSCAPE TABLE

Area (Tract)	Description	Requirement	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided (1) 5 Gal. or (3) 1 Gal. Om Grass / Perennial
A*	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	79,091	20	40	198	310
D	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	942	1	0	3	13
E	Landscape Area / Trail Corridor	1 Tree and 10 Shrubs per 4,000 SF	750	1	0	2	12
F	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	750	1	0	2	11
G	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	750	1	0	2	16
H*	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	73,901	19	54	185	296
L	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	750	1	0	2	12
M	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	750	1	0	2	12
N	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	750	1	0	2	12
O	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	750	1	0	2	12
P	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	750	1	0	2	11
Q	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	750	1	0	2	12
R	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	1,257	1	1	4	4
S	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	3,989	1	1	10	10
V	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	1,660	1	0	5	15
W	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	1,700	1	2	5	8
X	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	783	1	0	2	12
Y	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	2,106	1	1	6	6
Z	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	8,882	3	3	23	23
AA	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	2,106	1	0	6	16
AB	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	2,106	1	0	6	16
AC	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	1,706	1	0	5	15
AD	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	1,089	1	1	3	3
AE	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	2,435	1	1	7	7
AG	Landscape Area / Neighborhood Park	1 Tree and 10 Shrubs per 4,000 SF	131,942	33	38	330	268
AI	PRIVATE DRIVE	1 Tree and 10 Shrubs per 4,000 SF	-	-	-	-	-
AJ	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	1,634	1	1	5	5
AK	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	683	1	1	2	2
AL	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	683	1	0	2	12
AM	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	2,306	1	0	6	16
AO	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	2,612	1	1	7	7
AP	PRIVATE DRIVE	1 Tree and 10 Shrubs per 4,000 SF	-	-	-	-	-
AQ	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	2,031	1	1	6	6
AR	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	3,494	1	1	9	9
AT	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	1,053	1	0	3	13
AU	Future Submittal	1 Tree and 10 Shrubs per 4,000 SF	-	-	0	-	0
AV	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	2,106	1	0	6	16
AW	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	30,126	8	8	76	111
AX	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	14,999	-	-	-	-
AY	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	4,245	2	0	11	31
AZ	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	3,548	1	1	9	9
BA	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	1,455	1	0	4	15
BB	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	2,106	1	0	6	18
BC	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	2,046	1	0	6	17
BD	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	2,046	1	0	6	16
BE	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	750	1	1	2	3
BF	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	773	1	0	2	12
BG	Landscape Area / Trail Corridor	1 Tree and 10 Shrubs per 4,000 SF	81,051	21	24	203	202
BH	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	3,503	1	3	9	7
BI	PRIVATE DRIVE	1 Tree and 10 Shrubs per 4,000 SF	-	-	-	-	-
BJ	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	909	1	1	3	5
BK	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	1,045	1	1	3	9
BL	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	1,564	1	1	4	4
BN	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	518	1	0	2	12
BO	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	1,415	1	0	4	12
BP	PRIVATE DRIVE	1 Tree and 10 Shrubs per 4,000 SF	-	-	-	-	-
BQ	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	5,112	2	2	13	15
BR	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	6,675	2	2	17	17
BS	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	9,032	3	3	23	23
BT	Future Submittal	1 Tree and 10 Shrubs per 4,000 SF	-	-	-	-	-
BU	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	8,075	3	7	21	22
BV	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	407,737	102	99	1,020	943
BX	Future Submittal	1 Tree and 10 Shrubs per 4,000 SF	-	-	-	-	-
CB	Landscape Area	1 Tree and 10 Shrubs per 4,000 SF	769	1	1	2	2
CC	Landscape Area / Trail Corridor	1 Tree and 10 Shrubs per 4,000 SF	750	1	1	2	2
Totals:			929,296	263	302	2,310	2,725

NOTES:

1.) \* Only a portion of this Tract is included in the Open Space Landscape. The rest is included in the required Street Frontage Buffer.

2.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

3.) \*\* Total plantable area calculated by Tract Area subtracted by the 100 Year Floodplain

STREET FRONTAGE BUFFER

Street Frontage Description	Length (LF)	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
Street Perimeter Buffer: E Jewell Ave (South) (1 Tree and 10 Shrubs per 40 LF)	1,650	20	20	42	42	413	#5 Cont Shrubs Tree Equivalent	413 0
Totals:	1,650	-	-	42	42	413	413	

NOTES:

1.) Tree surplus credited equivalent of 1 tree = 10 shrubs.

2.) Street Frontage Buffers are minimum 20' and maximum 100' wide.

3.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

CURBSIDE LANDSCAPE TABLE

Street	Area (SF)	Shrubs Required (1 Shrub per 40 SF)	Shrubs Provided	Ornamental Grasses / Perennials Equivalents Provided (40% Max)	Total
E JEWELL AVE (SOUTH)	24,567	615	480	144	624
S KEWAUNEE ST (EAST)	15,764	395	314	85	399
E WARREN AVE (NORTH)	11,349	284	238	46	284
E WARREN AVE (SOUTH)	11,600	290	223	67	290
E CASPIAN AVE (NORTH)	8,253	207	186	22	208
E CASPIAN AVE (SOUTH)	8,668	217	189	28	217
E ASBURY PL (NORTHWEST)	8,168	205	182	23	205
E ASBURY PL (SOUTHEAST)	2,010	51	44	7	51
S KELLERMAN ST (EAST)	2,517	63	56	7	63
S KELLERMAN ST (WEST)	1,230	31	28	3	31
E ATLANTIC AVE (NORTH)	7,641	192	181	11	192
E ATLANTIC AVE (SOUTH)	1,739	44	39	5	44
S MILLBROOK CT (EAST)	387	10	10	0	10
S MILLBROOK CT (WEST)	184	5	5	0	5
S LITTLE RIVER CT (SOUTHEAST)	239	6	5	1	6
S LITTLE RIVER ST (NORTHEAST)*	9,725	244	237	31	268
S LANGDALE ST (NORTHEAST)	1,681	43	38	5	43
S LANGDALE ST (SOUTHWEST)	8,934	224	204	20	224
E PACIFIC AVE (NORTH)	5,972	150	125	25	150
E PACIFIC AVE (SOUTH)	1,947	49	40	9	49
S ADRIATIC PL (NORTHWEST)	4,313	108	97	11	108
S ADRIATIC PL (SOUTHEAST)	3,845	97	85	12	97
E BALTIC PL (NORTHWEST)	1,839	46	45	1	46
S. NEWBERN WAY (NORTHWEST)	4,249	107	96	11	107
S. NEWBERN WAY (SOUTHEAST)	356	9	9	0	9
E ILIFF PL (SOUTHEAST)*	7,724	194	176	30	206
S NEWCASTLE WAY (NORTHWEST)*	850	22	32	2	34
S NEWCASTLE WAY (SOUTHEAST)	1,368	35	33	2	35
S FOUNDRY WAY (EAST)	23,676	592	532	60	592
S FOUNDRY WAY (WEST)*	22,478	562	524	62	586
S LANGDALE CT. (EAST)*	1,222	31	54	1	55
S LANGDALE CT. (WEST)*	1,278	32	44	0	44
Totals:	204,495	5,160	4,551	730	5,281

NOTES: Refer to lot typicals for Homebuilder shrubs and ornamental grasses layout. Ornamental grasses and perennials calculated at 3 to 1 shrub.

\*Required trees have been provided as shrub equivalents at a rate of 12 shrubs per 1 tree

HYDRO-ZONE TABLES (RE: LP-302 & 303)

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	129,745 SF	11.5%
MODERATE WATER USE	824,455 SF	74%
LOW / NON-IRRIGATED	160,623 SF	14.5%
TOTAL AREA	1,114,422 SF	100%



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
DECIDUOUS CANOPY TREES						
AC EQ	121	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	B & B	2.5" CAL.	MOD
AC RS	91	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	B & B	2.5" CAL.	MOD
CA SP	87	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW
CE CH	91	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	B & B	2.5" CAL.	LOW
GL IM	87	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	B & B	2.5" CAL.	LOW
GL SK	75	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2.5" CAL.	LOW
GY ES	103	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.	LOW
QU CH	92	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.	LOW
QU RO	118	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.	LOW
QU HE	3	QUERCUS X MACDANIELII 'CLEMONS'	HERITAGE® OAK	B & B	2.5" CAL.	LOW
TI RE	5	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.	MOD
UL VF	60	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	B & B	2.5" CAL.	MOD
UL AC	38	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	ACCOLADE ELM	B & B	2.5" CAL.	MOD
UL LB	80	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	B & B	2.5" CAL.	MOD
UL TR	108	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	B & B	2.5" CAL.	MOD

EVERGREEN TREES						
PI ED	17	PINUS EDULIS	PINYON PINE	B & B	6' HT.	VERY LOW
PI VP	39	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6' HT.	LOW
PI BO	7	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HT.	LOW
PI M	5	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	B & B	6' HT.	LOW
PI AS	1	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN PINE	B & B	6' HT.	LOW
PI PO	26	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.	LOW

ORNAMENTAL TREES						
AC MG	4	ACER GRANDIDENTATUM 'JFS-NUMEX 3'	MESA GLOW® BIGTOOTH MAPLE	B & B	2" CAL.	LOW
AC HP	1	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2" CAL.	LOW
AM SF	10	AMELANCHIER LAEVIS 'JFS-ARB'	SPRING FLURRY® ALLEGHENY SERVICEBERRY	B & B	2" CAL.	LOW
AM AB	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL.	LOW
CR AM	2	CRATAEGUS AMBIGUA	RUSSIAN HAWTHORN	B & B	2" CAL.	LOW
CR TC	4	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL.	LOW
PR SC	1	PRUNUS VIRGINIANA 'SCHUBERT'	SCHUBERT CHOKECHERRY	B & B	2" CAL.	LOW
PR SP	10	PRUNUS X VIRGINIANA 'P002S'	SUCKER PUNCH® RED CHOKECHERRY	B & B	2" CAL.	LOW
PY AB	1	PYRUS CALLERYANA 'AUTUMN BLAZE'	AUTUMN BLAZE CALLERY PEAR	B & B	2" CAL.	MOD

DECIDUOUS SHRUB - LARGE						
AM RG	155	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	CONT.	5 GAL.	LOW
AR TR	16	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	5 GAL.	LOW
CH MI	91	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	CONT.	5 GAL.	VERY LOW
CO BY	100	CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW TATARIAN DOGWOOD	CONT.	5 GAL.	MOD
CO RP	173	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	CONT.	5 GAL.	MOD
CO LU	52	COTONEASTER LUCIDUS	SHINY COTONEASTER	CONT.	5 GAL.	VERY LOW
ER TG	22	ERICAMERIA NAUSEOSA GLABRATA	TALL GREEN RABBITBRUSH	CONT.	5 GAL.	VERY LOW
ER SP	130	ERICAMERIA NAUSEOSA SPECIOSA	TALL BLUE RABBITBRUSH	CONT.	5 GAL.	VERY LOW
FA AP	67	FALLUGIA PARADOXA	APACHE PLUME	CONT.	5 GAL.	VERY LOW
LI CP	58	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	CONT.	5 GAL.	VERY LOW
PH DN	54	PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO® NINEBARK	CONT.	5 GAL.	LOW
PH CO	86	PHYSOCARPUS OPULIFOLIUS COPPERTINA	COPPERTINA NINEBARK	CONT.	5 GAL.	LOW
PR CI	112	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	CONT.	5 GAL.	VERY LOW
RH GL	11	RHUS GLABRA	SMOOTH SUMAC	CONT.	5 GAL.	VERY LOW
RH TY	33	RHUS TYPHINA	STAGHORN SUMAC	CONT.	5 GAL.	VERY LOW
SH BB	47	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	5 GAL.	VERY LOW
SY VU	75	SYRINGA VULGARIS	COMMON LILAC	CONT.	5 GAL.	LOW
SY DW	57	SYRINGA X PRESTONIAE 'DONALD WYMAN'	DONALD WYMAN LILAC	CONT.	5 GAL.	LOW
VI LA	38	VIBURNUM LANTANA 'MOHICAN'	MOHICAN WAYFARING TREE	CONT.	5 GAL.	LOW

DECIDUOUS SHRUB - MEDIUM						
AM LP	98	AMORPHA CANESCENS	LEADPLANT	CONT.	5 GAL.	VERY LOW
AR LS	217	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	CONT.	5 GAL.	LOW
AR IB	16	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY™ BLACK CHOKEBERRY	CONT.	5 GAL.	LOW
CA BM	709	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	5 GAL.	LOW
CH DB	140	CHRYSTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	CONT.	5 GAL.	VERY LOW
PE LI	314	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.	VERY LOW
PO FR	114	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	5 GAL.	LOW
PO GD	77	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP BUSH CINQUEFOIL	CONT.	5 GAL.	LOW
PO MC	51	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	MCKAY'S WHITE BUSH CINQUEFOIL	CONT.	5 GAL.	MOD
RI GM	26	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRRANT	CONT.	5 GAL.	LOW
SP SM	17	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	CONT.	5 GAL.	MOD
SY MK	27	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	5 GAL.	LOW

DECIDUOUS SHRUB - SMALL						
AM NA	83	AMORPHA NANA	DWARF FALSE INDIGO	CONT.	5 GAL.	VERY LOW
LI LO	677	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL.	LOW
NE WL	101	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	5 GAL.	VERY LOW
PE LS	59	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.	LOW
PR PB	665	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	5 GAL.	VERY LOW
RH GS	286	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL.	VERY LOW
RH AU	274	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.	VERY LOW
RO FC	1,083	ROSA FLOWER CARPET® CORAL	CORAL FLOWER CARPET ROSE	CONT.	5 GAL.	LOW

EVERGREEN SHRUB - LARGE						
EP JF	99	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	CONT.	5 GAL.	VERY LOW
PY FT	35	PYRACANTHA COCCINEA 'WYATTII'	WYATTII SCARLET FIRETHORN	CONT.	5 GAL.	LOW

EVERGREEN SHRUB - MEDIUM						
HE YY	6	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	CONT.	5 GAL.	VERY LOW
JU TX	15	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMARIX JUNIPER	CONT.	5 GAL.	LOW
MA OG	21	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	5 GAL.	VERY LOW
PI DM	17	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	CONT.	5 GAL.	LOW
PI AP	56	PINUS SYLVESTRIS 'ALBYN PROSTRATA'	ALBYN PROSTRATA SCOTCH PINE	CONT.	5 GAL.	LOW
YU BA	3	YUCCA BACCATA	BANANA YUCCA	CONT.	5 GAL.	VERY LOW
YU BR	13	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE ADAM'S NEEDLE	CONT.	5 GAL.	VERY LOW

EVERGREEN SHRUB - SMALL						
AR PA	323	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL.	VERY LOW
JU BH	100	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	5 GAL.	LOW
JU WI	282	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	CONT.	5 GAL.	LOW
JU BM	12	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	5 GAL.	LOW
JU BF	12	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	CONT.	5 GAL.	LOW

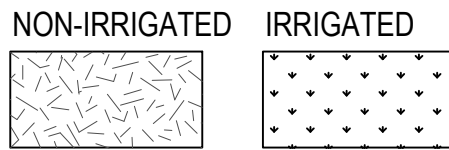
ORNAMENTAL GRASSES LARGE						
AN GE	24	ANDROPOGON GERARDII	BIG BLUESTEM	CONT.	5 GAL.	LOW
CA AV	27	CALAMAGROSTIS X ACUTIFLORA 'AVALANCHE'	AVALANCHE FEATHER REED GRASS	CONT.	5 GAL.	LOW
HE SE	43	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	5 GAL.	LOW
MI ML	33	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	CONT.	5 GAL.	LOW
PA DB	24	PANICUM VIRGATUM 'DALLAS BLUES'	DALLAS BLUES SWITCH GRASS	CONT.	5 GAL.	LOW
PA HM	152	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	CONT.	5 GAL.	LOW
SC SC	772	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	5 GAL.	LOW
SC SO	31	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	CONT.	5 GAL.	VERY LOW
SO IS	23	SORGHASTRUM NUTANS 'INDIAN STEEL'	INDIAN STEEL INDIAN GRASS	CONT.	5 GAL.	LOW
SO SB	49	SORGHASTRUM NUTANS 'SIOUX BLUE'	SIOUX BLUE INDIAN GRASS	CONT.	5 GAL.	LOW
SP WR	6	SPOROBOLUS WRIGHTII	BIG SACATON	CONT.	5 GAL.	LOW

ORNAMENTAL GRASSES SMALL						
BO BA	796	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	VERY LOW
CA BR	543	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	5 GAL.	LOW
CA KF	234	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	5 GAL.	LOW
PE HA	148	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	5 GAL.	LOW
PE KR	689	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	CONT.	5 GAL.	LOW

PERENNIALS						
AC LM	62	ACHILLEA MILLEFOLIUM 'ACBZ0002'	LITTLE MOONSHINE COMMON YARROW	CONT.	5 GAL.	LOW
AM BS	3	AMSONIA HUBRICHTII	ARKANSAS BLUESTAR	CONT.	5 GAL.	LOW
AR VF	12	ARTEMISIA LUDOVICIANA 'VALERIE FINNIS'	VALERIE FINNIS SAGEBRUSH	CONT.	5 GAL.	VERY LOW
AR RM	6	ARTEMISIA VERSICOLOR 'SEAFOAM'	SEA FOAM SAGEBRUSH	CONT.	5 GAL.	LOW
AS LB	8	ASTER LATERIFLORUS 'LADY IN BLACK'	LADY IN BLACK CALICO ASTER	CONT.	5 GAL.	MOD
CE PL	4	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	CONT.	5 GAL.	LOW
CO MB	58	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	CONT.	5 GAL.	LOW
ER BL	12	ERYNGIUM PLANUM 'BLAUKAPPE'	BLAUKAPPE SEA HOLLY	CONT.	5 GAL.	LOW
GE JB	3	GERANIUM X 'JOHNSON'S BLUE'	JOHNSON'S BLUE GERANIUM	CONT.	5 GAL.	MOD
LI BS	15	LIATRIS SPICATA 'FLORISTAN VIOLET'	FLORISTAN VIOLET BLAZING STAR	CONT.	5 GAL.	LOW
NE BW	6	NEPETA RACEMOSA 'BLUE WONDER'	BLUE WONDER CATMINT	CONT.	5 GAL.	LOW
PE BJ	23	PERSICARIA AFFINIS 'BORDER JEWEL'	HIMALAYAN BORDER JEWEL	CONT.	5 GAL.	LOW
RU GS	25	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	CONT.	5 GAL.	LOW
SA MN	6	SALVIA X SYLVESTRIS 'MAINACHT'	MAINACHT SAGE	CONT.	5 GAL.	LOW
SA SH	6	SALVIA X SYLVESTRIS 'SNOW HILL'	SNOW HILL MEADOW SAGE	CONT.	5 GAL.	LOW
SE GM	8	SEDUM ACRE	GOLDMOSS STONECROP	CONT.	5 GAL.	LOW
TH AF	2	THYMUS PRAECOX 'ALBIFLORUS'	WHITE MOTHER OF THYME	CONT.	5 GAL.	LOW

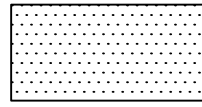
NOTE: ALL ORNAMENTAL GRASSES WITHIN THE CURBSIDE LANDSCAPE ARE REQUIRED TO BE 5 GAL. SIZE.

NON-IRRIGATED AND IRRIGATED NATIVE SEED MIX				
W/C	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
W	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	36%	10.8 LBS.
C	BEARDLESS WHEATGRASS	PSEUDOROEGNERIA SPICATA VAR INERMIS	27%	8.1 LBS.
W	BLUE GRAMA	BOUTELOUA GRACILIS	18%	5.4 LBS.
W	BUFFALOGRASS	BUCHLOE DACTYLOIDES	13%	3.9 LBS.
C	RED CLOVER	TRIFOLIUM PRATENSE	6%	1.8 LBS.
W/C = WARM OR COOL SEASON 33% MAXIMUM COOL SEASON GRASSES			TOTAL	100% 30.0 LBS.



IRRIGATED RECREATIONAL TURF

HEAT TOLERANT, IMPROVED TEXAS BLUEGRASS BLEND OR APPROVED EQUAL.  
CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.





LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-101	LANDSCAPE BED	GOLDSTONE	FRONT RANGE MATERIALS	N/A	.75"	N/A	SPREAD MULCH OVER SPECIFIED LANDSCAPE FABRIC 3" DEEP
M-102	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP -SHEET LP-201	BLUESTONE	FRONT RANGE MATERIALS		1.5"		SPREAD MULCH OVER SPECIFIED LANDSCAPE FABRIC TO 3" DEPTH.
M-103	LANDSCAPE COBBLE	GOLDSTONE	FRONT RANGE MATERIALS	N/A	2-4"	N/A	SPREAD OVER SPECIFIED LANDSCAPE FABRIC TO 6" DEPTH.
M-104	CRUSHER FINES	GREY BREEZE	PIONEER SAND AND GRAVEL				INSTALL PER PROVIDED DETAIL
M-105	POURED-IN-PLACE RUBBERIZED SURFACING	EPDM	FIBAR	75% STANDARD BEIGE 25% MID-GRAY	RE: LANDSCAPE PLANS		INSTALL PER MANUFACTURER'S SPECIFCATIONS
M-106	LANDSCAPE TURF	TURF GRASS BLEND	BITTERSWEET TURF FARMS INC.	NA	RE: LANDSCAPE PLANS		
M-107	METAL EDGER	PERF EDGE (16GA)	COYOTE LANDSCAPE PRODUCTS	GALVANIZED	RE: LANDSCAPE PLANS	2 / LP-400	INSTALL PER PROVIDED DETAIL
M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER	FRONT RANGE MATERIAL	FIELD SELECTION PREFERENCE FOR BOULDERS WITH GREATER IRON DEPOSITS	~4' X3' X3'	6 / LP-400	INSTALL PER PROVIDED DETAIL.
M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER	FRONT RANGE MATERIAL	FIELD SELECTION PREFERENCE FOR BOULDERS WITH GREATER IRON DEPOSITS	~3' X2' X2'	6 / LP-400	INSTALL PER PROVIDED DETAIL
M-110	LANDSCAPE BOULDER 3	GOLDSTONE	FRONT RANGE MATERIAL		3' X3' X3'	6 / LP-400	INSTALL PER PROVIDED DETAIL
M-111	NATIVE SEED	DRYLAND SEED	ARKANSAS VALLEY SEED CO				
M-112	UNIRRIGATED NATIVE SEED	DRYLAND SEED MIX	ARKANSAS VALLEY SEED CO				
M-113	PEDAL TRACK MATERIAL TBD						
M-114	CONCRETE PLANK PAVER	LARGE SCALE CALARCO® PAVERS	STEPSTONE INC.	1412 AGAVE	18" X 48" X 2 1/2"	2 / LP-401	ENSURE INSTALLATION SURFACE MEETS MANUFACTURER'S SPECIFICATIONS
M-115	PLAYGROUND FIBAR	FIBAR SYSTEM 300	FIBAR		RE: LANDSCAPE PLANS		INSTALL PER MANUFACTUERER'S SPECIFICATIONS

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL DWGS.
N-11	STOP SIGN, (TYP.)

SITE FURNISHINGS & AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL
S-01	BENCH - 1	6FT. GABION-STYLE BENCH	ANOVA	CAN1872P	MAHOGANY PLASTIC SLATS <i>TEXTURED BLACK CAGE PANELS</i>	18"H X 24"W X 72"L	1/LP-405
S-02	BENCH - 2	2FT. SQUARE GABION-STYLE STOOL	ANOVA	CAN1824R	MAHOGANY PLASTIC SLATS <i>TEXTURED BLACK CAGE PANELS</i>	18"H X 24"SQ.	2/LP-405
S-03	BENCH - 3	6FT. INFINITY BENCH	ANOVA	#PINF24L6R	MAHOGANY PLASTIC SLATS <i>TEXTURED BLACK FRAME/LEGS</i>	19IN. H X 24IN. W X 72IN. L.	3/LP-405
S-04	BOLLARD	GABION BOLLARD	TBD	TBD	PHOTO PROVIDED FOR REFERENCE		9/LP-405
S-05	PICNIC TABLE	8' RECTANGULAR RECYCLED PLASTIC ADA PICNIC TABLE	ANOVA	#T1038R	MAHOGANY PLASTIC SLAT COLOR <i>TEXTURED BLACK FRAME</i>	29IN.H X 64IN.W X 96IN.L	8/LP-405
S-06	TRASH RECEPTACLE	VIBE 45 GALLON RECYCLED PLASTIC TRASH RECEPTACLE WITH BONNET TOP	ANOVA	#RLA45R	MAHOGANY PLASTIC SLAT COLORS <i>TEXTURED BLACK FRAME COLOR</i>	49"H X 24"W X 30"D	7/LP-405
S-07	BIKE RACK	MONOLINE CORE BIKE RACK	SITE PIECES	ML-CORE-8	DARK BRONZE	8" X 3" X 36"H	6/LP-405
S-08	PLANTER 1	EP 4951 PLANTER	EQUIPARC	EP 4951-IPE-P	IPE WOODCOVERINGS <i>BLACK STRUCTURE</i>	22"D X 50.25"L X 21"H	4/LP-405
S-09	PLANTER 2	EP 4950	EQUIPARC	EP 495-IPE-P	IPE WOOD COVERINGS <i>BLACK STRUCTURE</i>	22"D X 19.17"L X 21"H	5/LP-405
S-10	FOUNDRY CUBE	FOUNDRY CUBE	BY CONTRACTOR		REFER TO DETAIL	REFER TO DETAIL	5/LP-402
S-11	PET PICK-UP STATION	DOG WASTE STATION	DOG WASTE DEPOT		MATTE BLACK		
S-12	RAISED GARDEN BED	RAISED GARDEN BED	TBD		TBD		2 / LP-403
S-13	PLAY EQUIPMENT 2-5 YRS	VARIES	VARIES				LP-407
S-14	PLAY EQUIPMENT 6-12 YRS	VARIES	VARIES				LP-406
S-15	FOUNDRY PRIMARY MONUMENT	FOUNDRY PRIMARY MONUMENT	TBD	TBD		TBD	1 / LP-403
S-16	FOUNDRY SECONDARY MONUMENT	FOUNDRY SECONDARY MONUMENT	TBD		TBD		3 / LP-403
S-17	FOUNDRY SHADE SHELTER	FOUNDRY SHADE SHELTER			TBD	RE: LANDSCAPE PLANS	5 / LP-404
S-18	MAIL KIOSK	CLUSTER BOX UNIT	SALSBURY		BLACK	30.5" W X 62" H X 18" D	1+2/LP-408



FOUNDRY SITE PLAN PHASE 1

SITE PLAN  
AURORA, CO

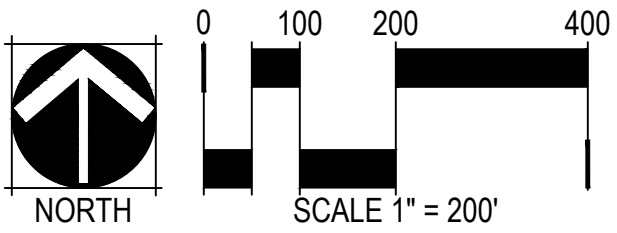
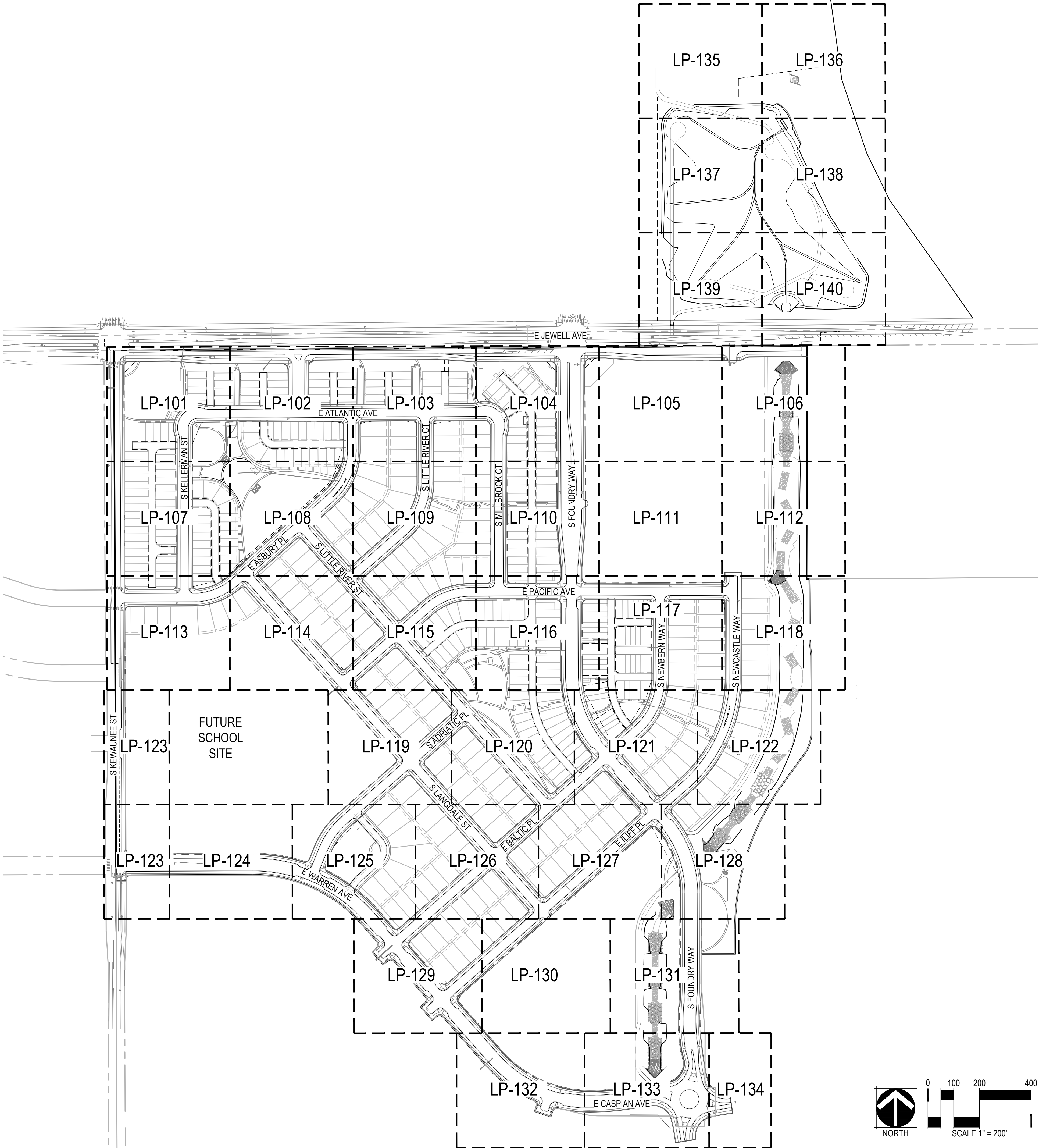
OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
OVERALL  
LANDSCAPE PLAN  
SHEET 54 OF 119

LP-100





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 55 OF 119

LP-101

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 4'-4" X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 3'-3" X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

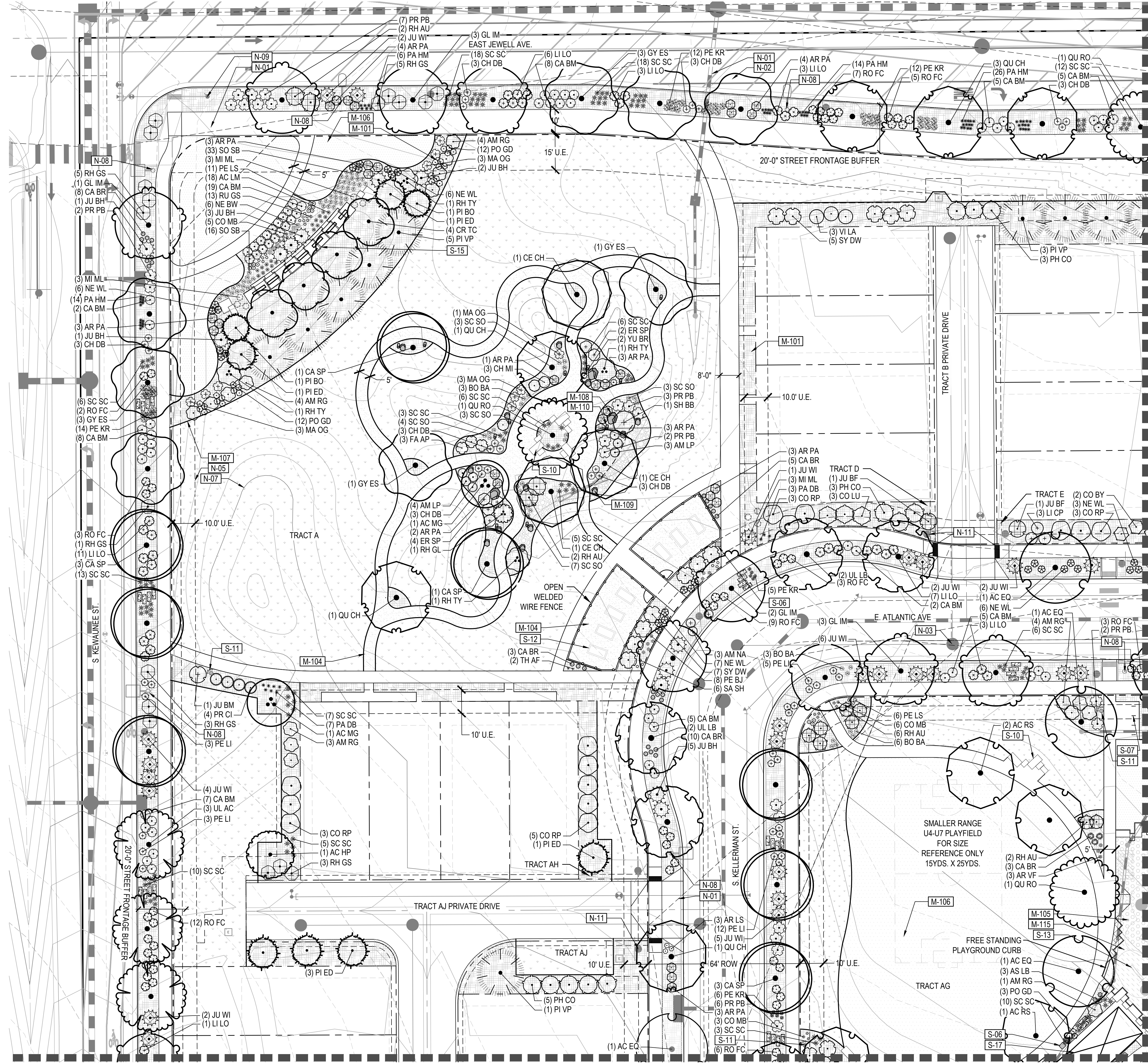
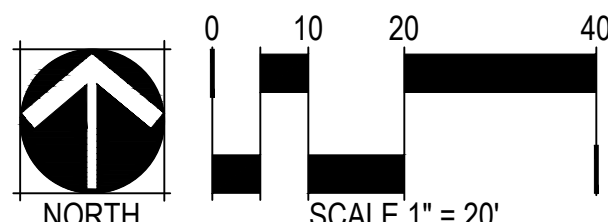
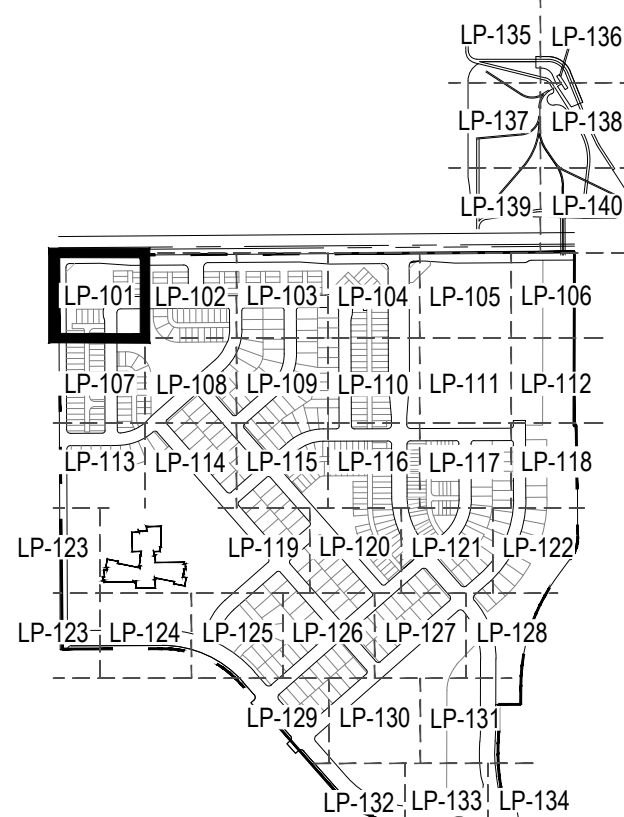
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINE TYPE	DESCRIPTION	LINE TYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-102

MATCHLINE, SEE SHEET LP-107



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 56 OF 119

LP-102

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

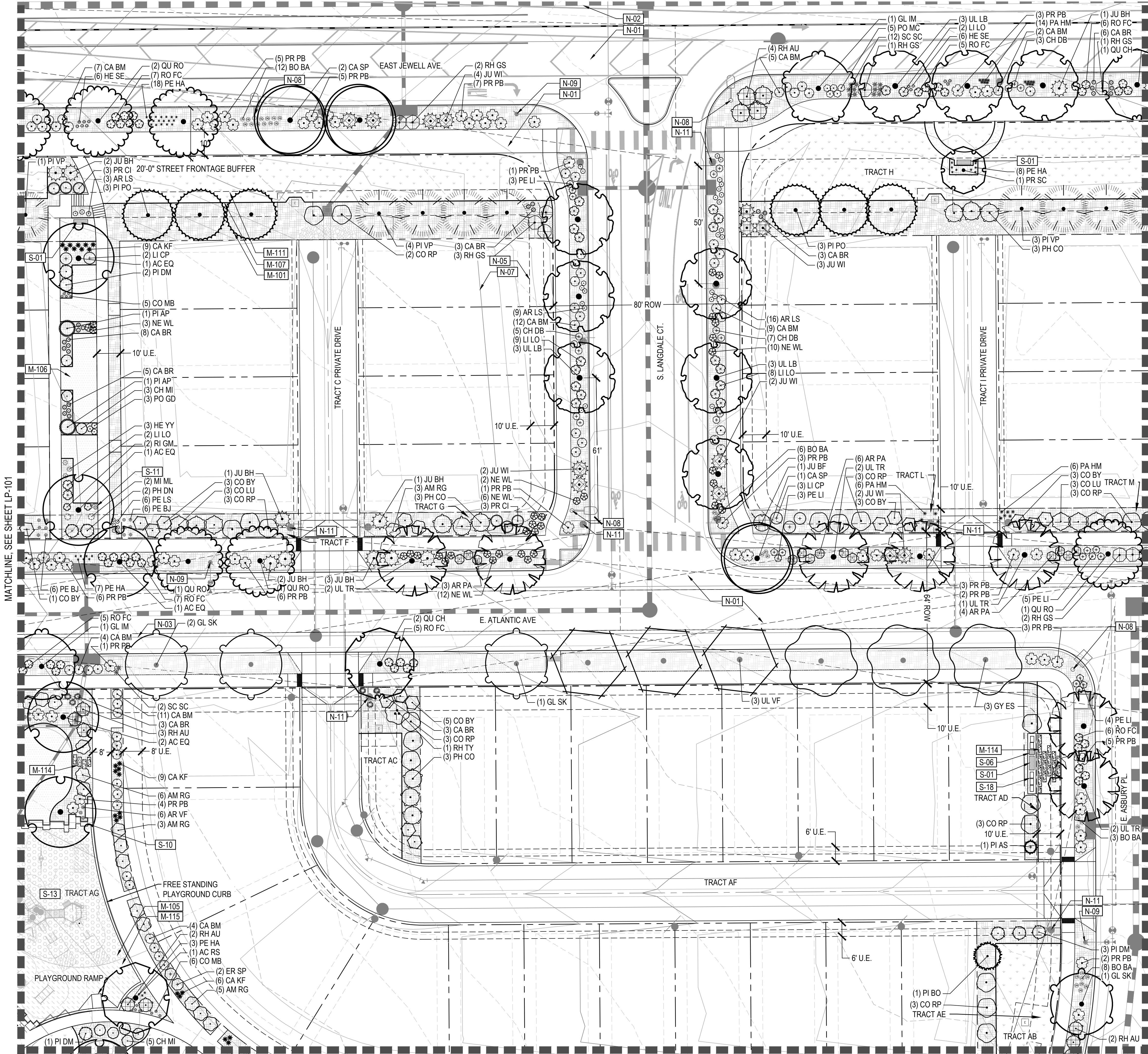
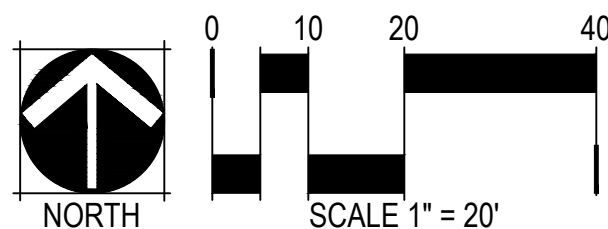
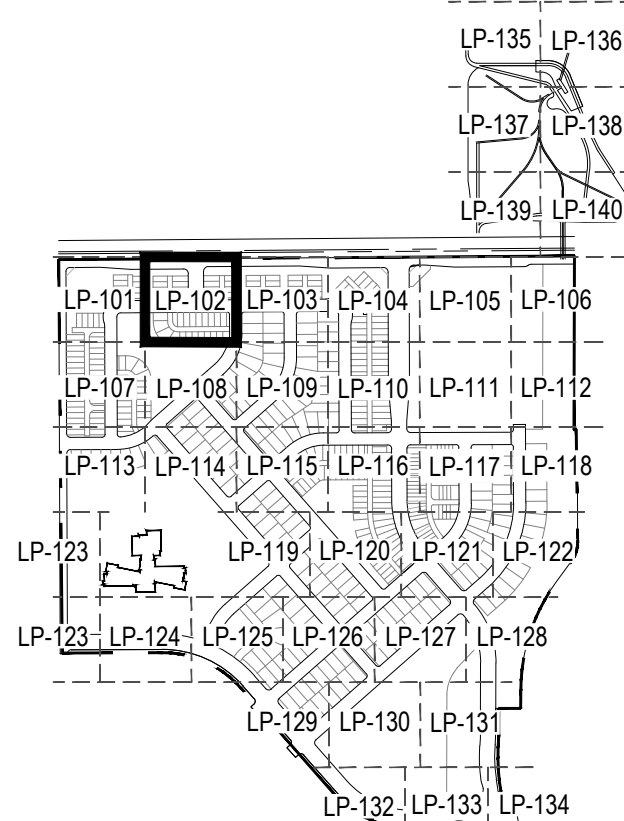
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 4'-4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 3'-3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINE TYPE	DESCRIPTION	LINE TYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-108

MATCHLINE, SEE SHEET LP-103

MATCHLINE, SEE SHEET LP-101



FOUNDRY SITE PLAN PHASE 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 57 OF 119

LP-103

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 1'-4' X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 1'-3' X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 1' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

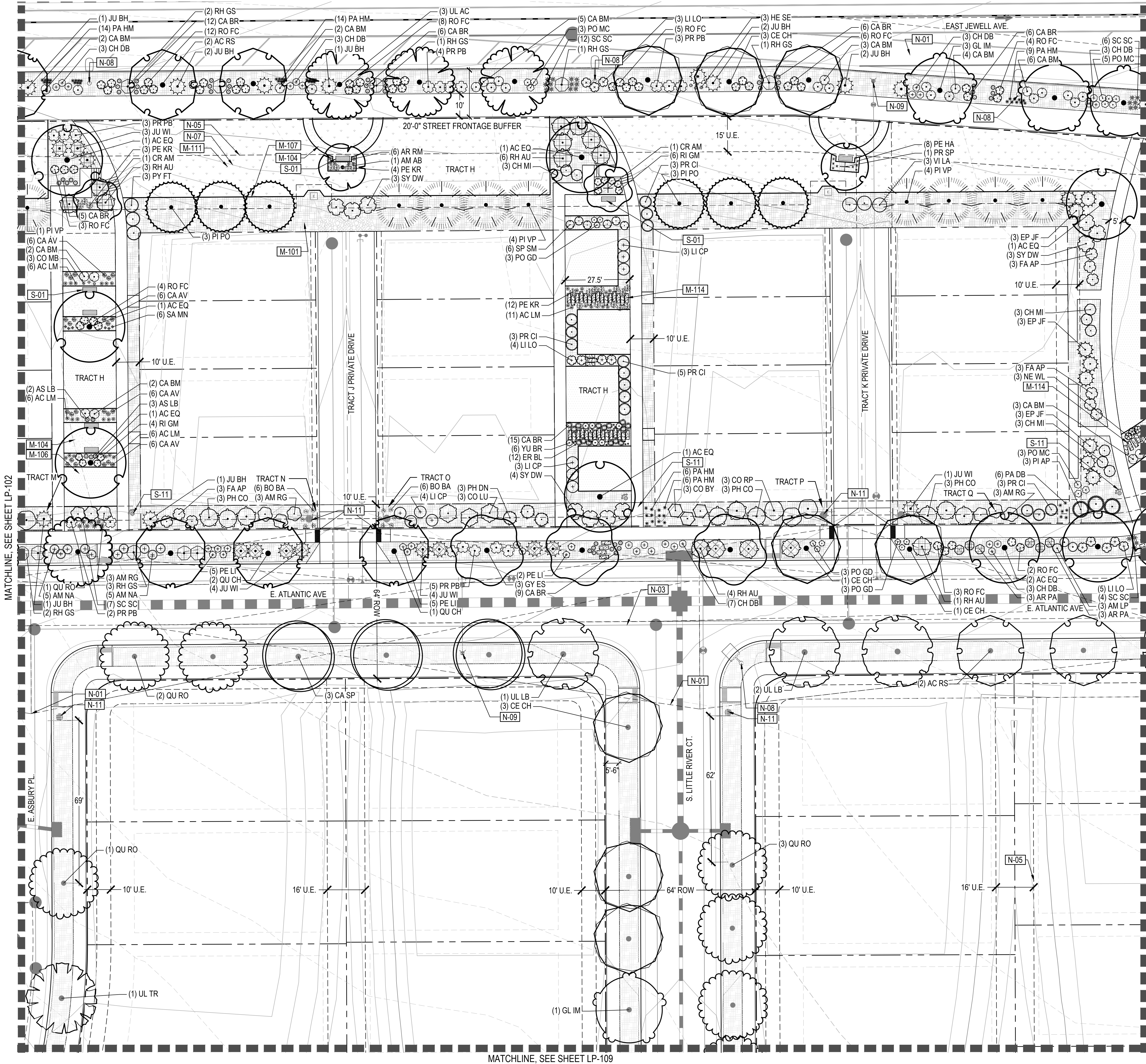
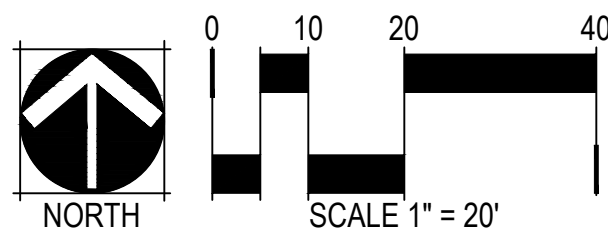
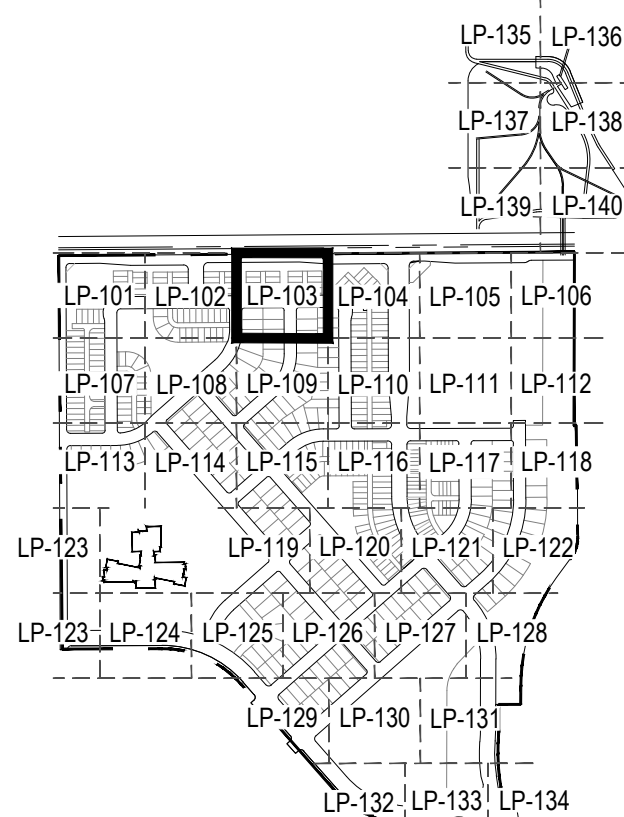
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	LP-407
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-406
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-109

MATCHLINE, SEE SHEET LP-104

MATCHLINE, SEE SHEET LP-102



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 58 OF 119

LP-104

**LEGEND**

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 4'-4" X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 3'-3" X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

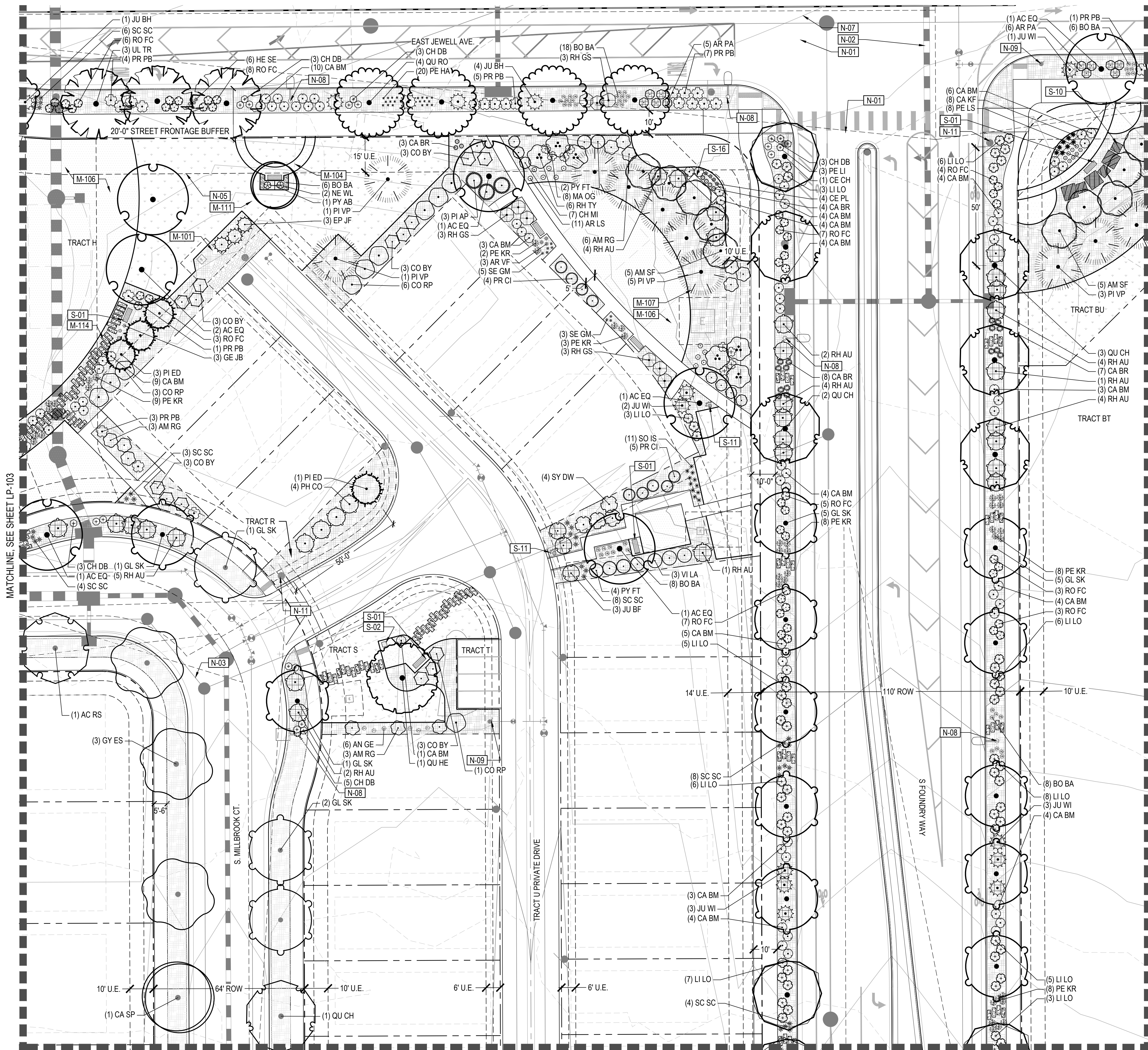
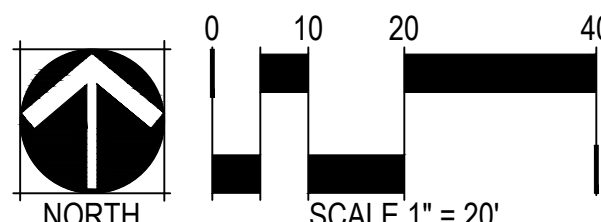
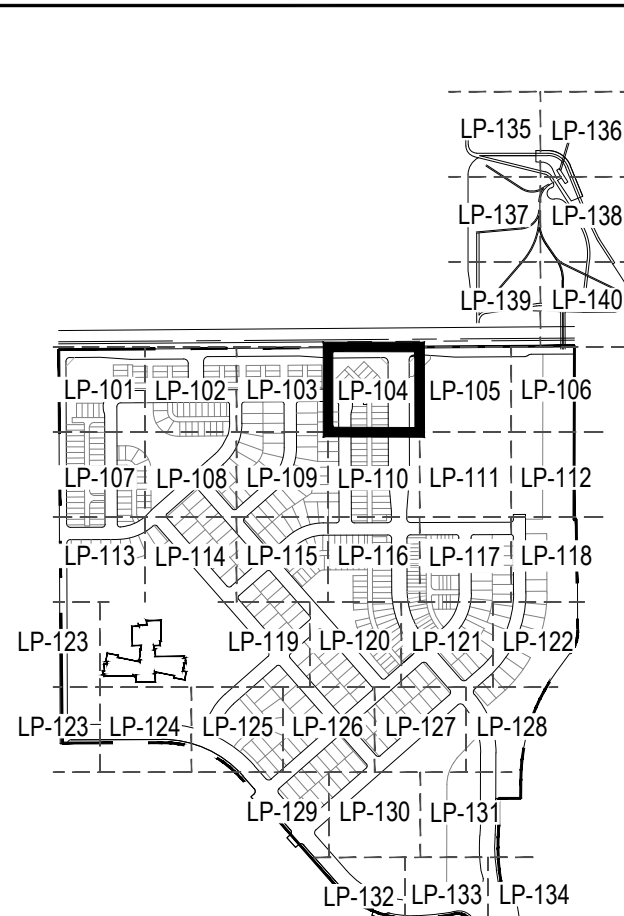
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

**NOTES**

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

**KEY MAP**





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 59 OF 119

LP-105

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

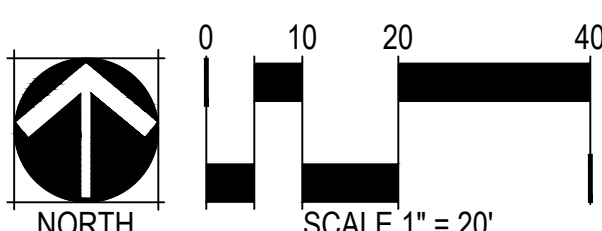
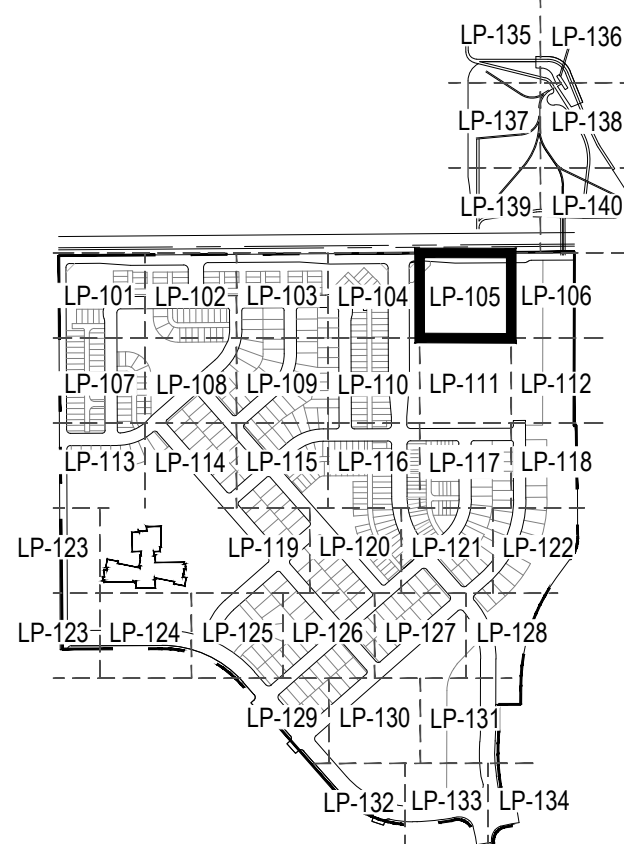
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER   ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER   ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE   3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306.7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-104

MATCHLINE, SEE SHEET LP-106

MATCHLINE, SEE SHEET LP-111

CHECKED BY: SM  
DRAWN BY: ES, JK, EC



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 60 OF 119

LP-106

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

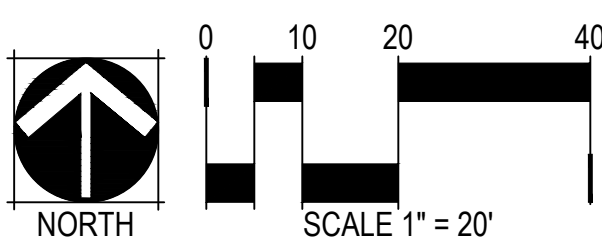
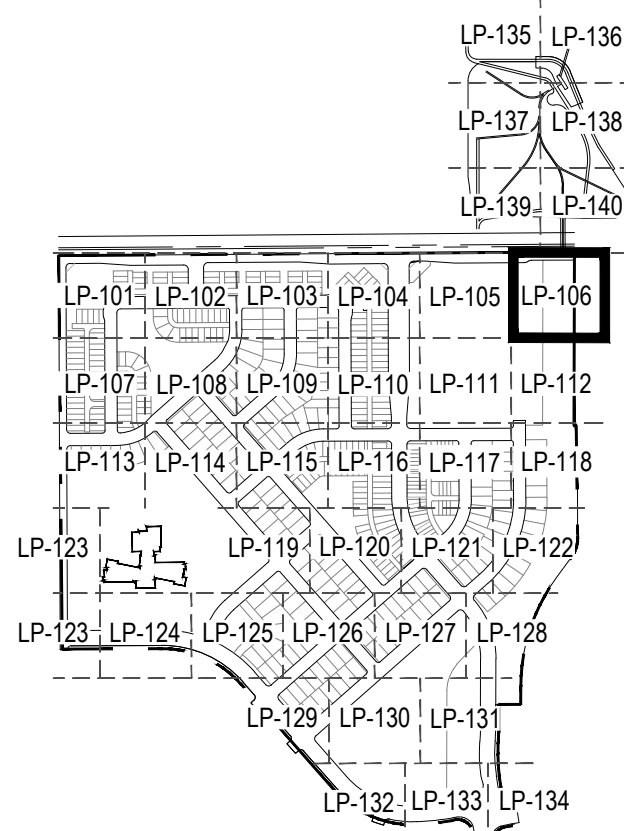
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER   ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER   ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE   3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-105

MATCHLINE, SEE SHEET LP-106

MATCHLINE, SEE SHEET LP-112

CHECKED BY: SM  
DRAWN BY: ES, JK, EC



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 61 OF 119

LP-107

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

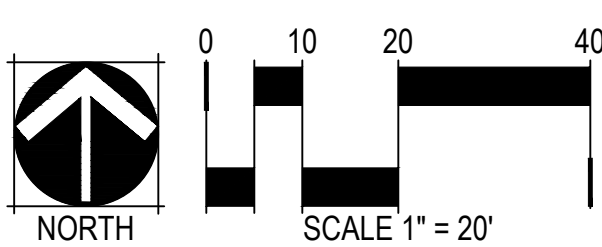
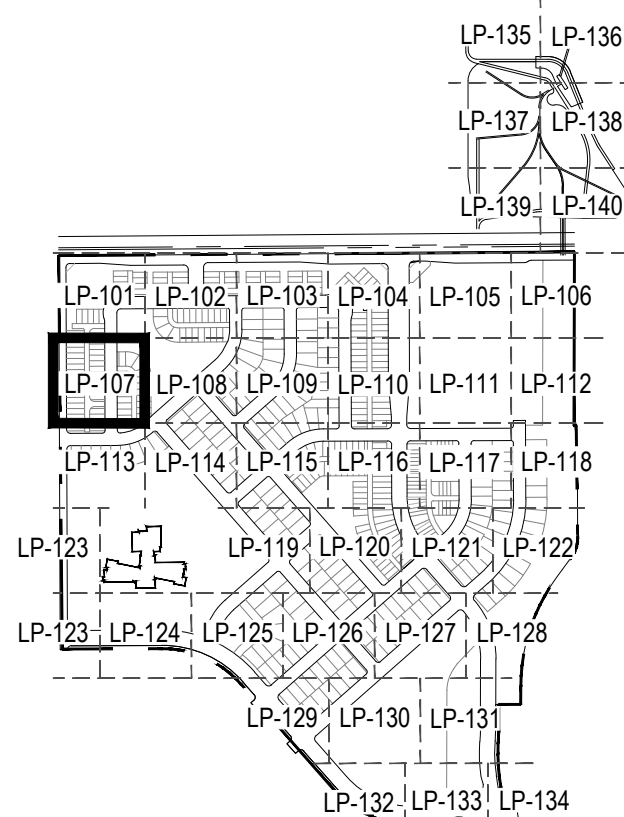
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 1'-4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 1'-3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINE TYPE	DESCRIPTION	LINE TYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

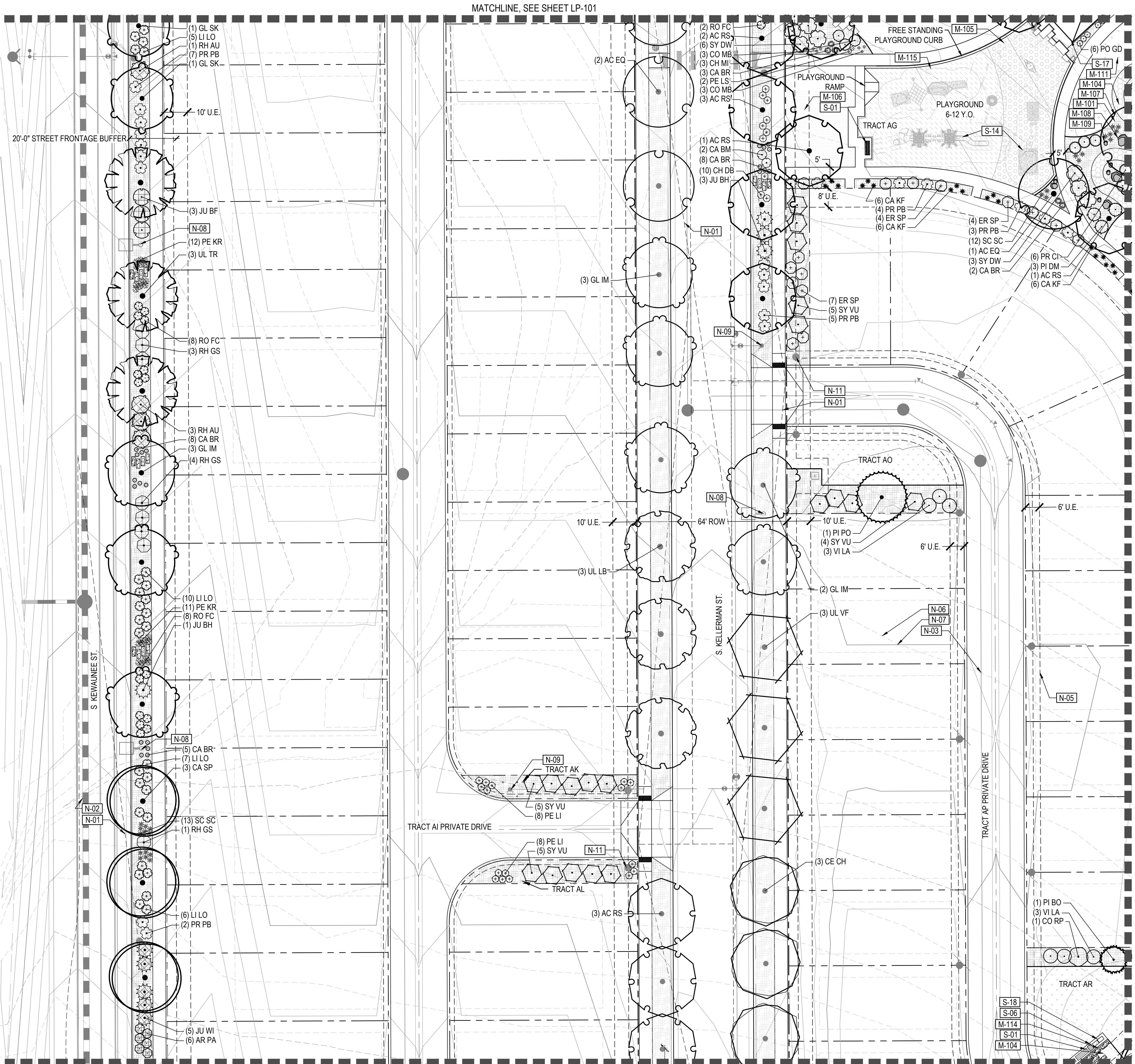
KEY MAP



MATCHLINE, SEE SHEET LP-101

MATCHLINE, SEE SHEET LP-113

MATCHLINE, SEE SHEET LP-108





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 62 OF 119

LP-108

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 4'-4' X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 3'-3' X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

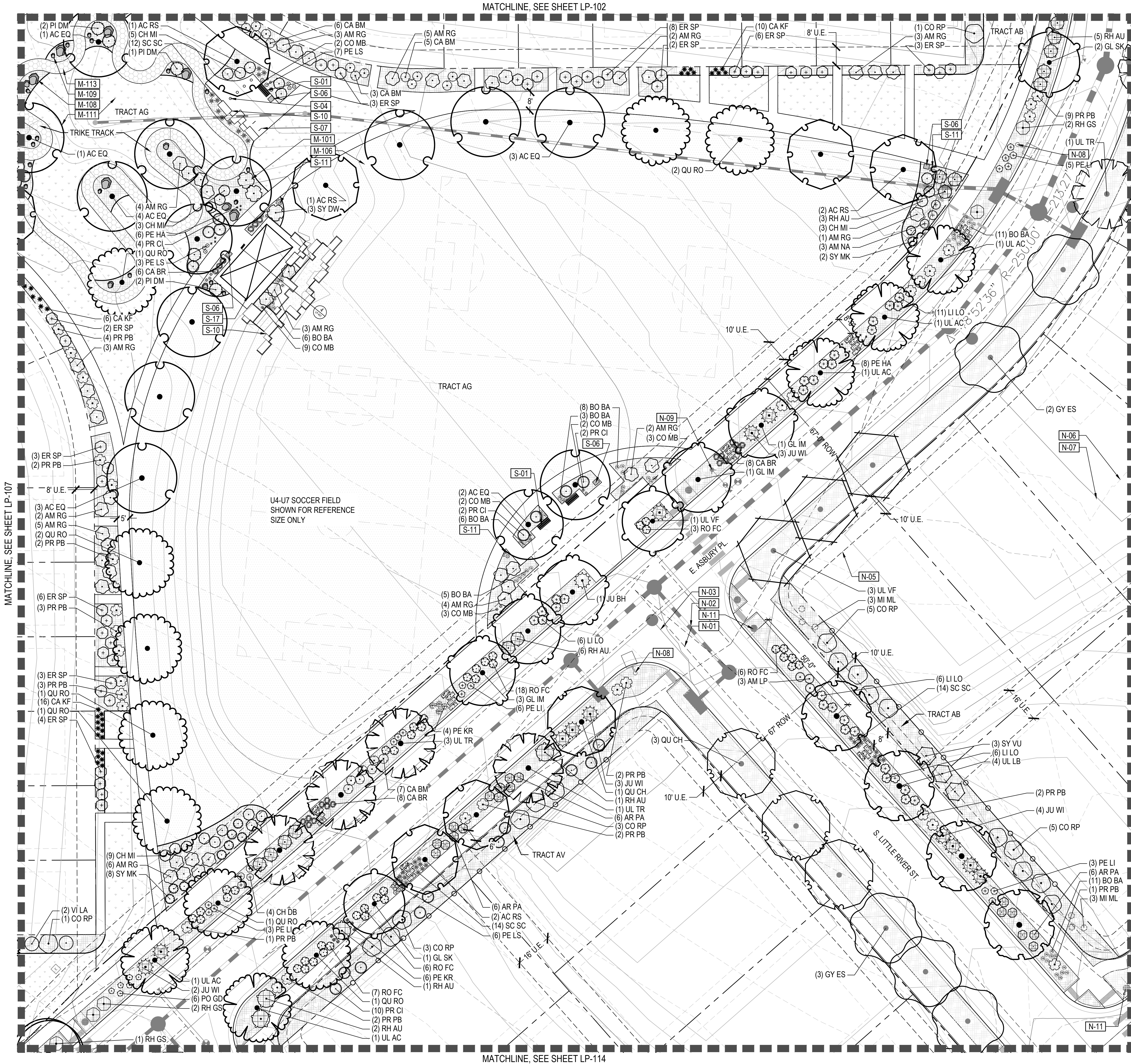
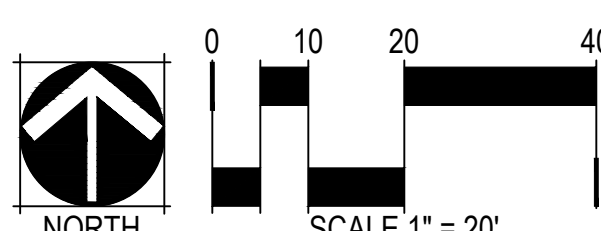
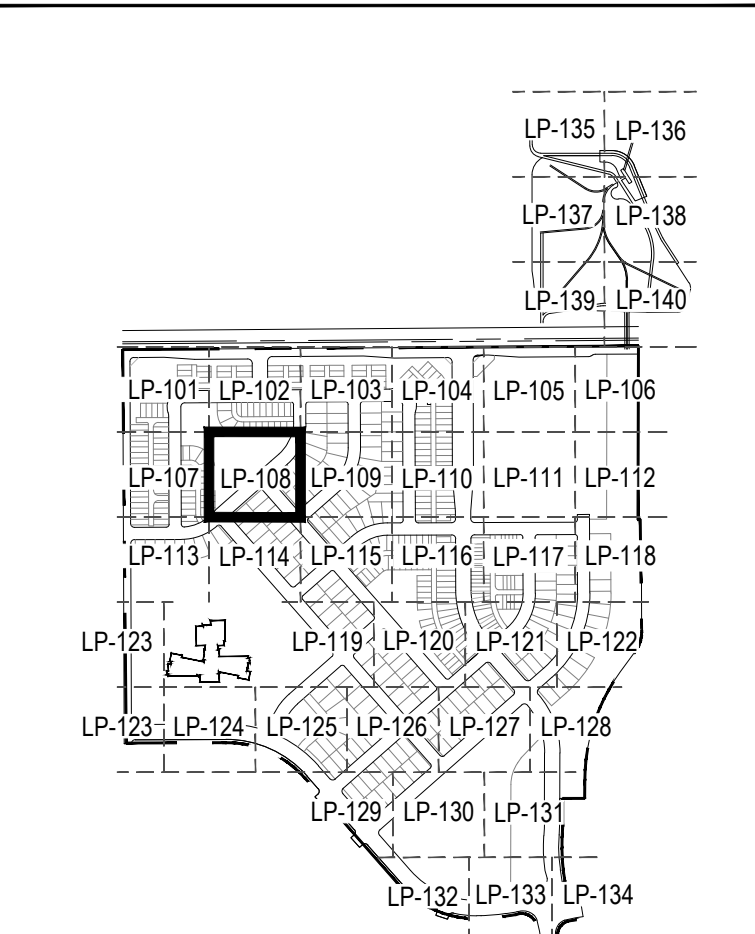
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINE TYPE	DESCRIPTION	LINE TYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 63 OF 119

LP-109

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

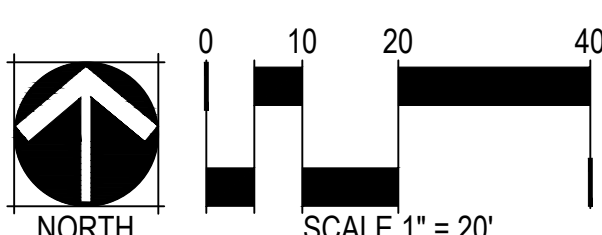
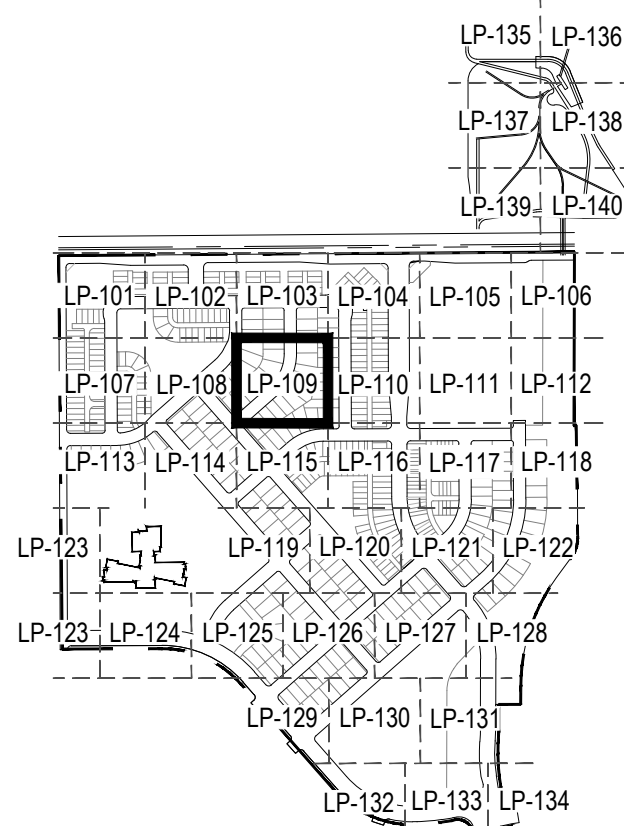
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-103

MATCHLINE, SEE SHEET LP-115

MATCHLINE, SEE SHEET LP-108

MATCHLINE, SEE SHEET LP-110

CHECKED BY: SM  
DRAWN BY: ES, JK, EC



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 64 OF 119

LP-110

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 1'-4' X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 1'-3' X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

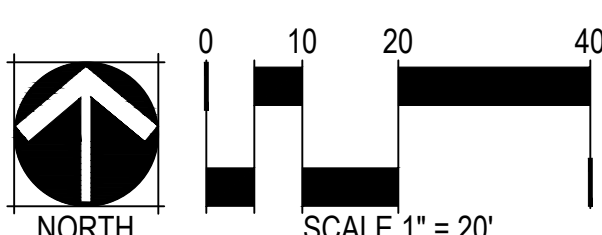
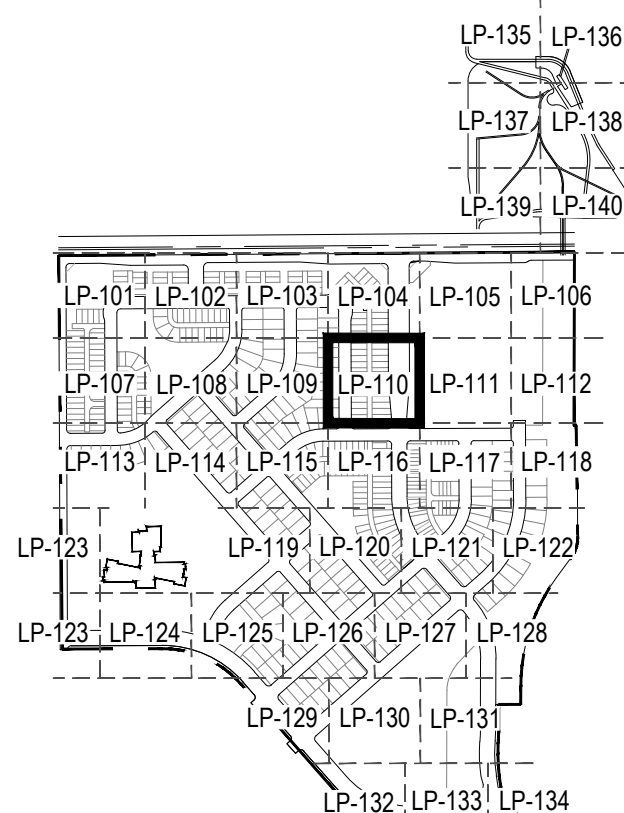
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-104

MATCHLINE, SEE SHEET LP-116

MATCHLINE, SEE SHEET LP-109

MATCHLINE, SEE SHEET LP-111

CHECKED BY: SM  
DRAWN BY: ES, JK, EC



FOUNDRY SITE PLAN PHASE 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 65 OF 119

LP-111

LEGEND

CODE	DESCRIPTION		
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.		
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.		
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.		
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.		
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.		
N-06	EXISTING CONTOUR (TYP.)		
N-07	PROPOSED CONTOUR (TYP.)		
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.		
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.		
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45		
N-11	STOP SIGN (TYP.)		

SYMBOL	CODE	MATERIAL		RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED		
	N/A	HOMEBUILDER LANDSCAPE BED		REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE		
	M-104	CRUSHER FINES		
	M-105	POURED IN PLACE RUBBERIZED SURFACING		
	M-106	LANDSCAPE TURF		
	M-107	METAL EDGER		
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER	~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER	~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE	3'X3'X3'
	M-111	NATIVE SEED		
	M-112	UNIRRIGATED NATIVE SEED		
	M-113	PEDAL TRACK MATERIAL TBD		
	M-114	CONCRETE PLANK PAVER		
	M-115	PLAYGROUND FIBAR		

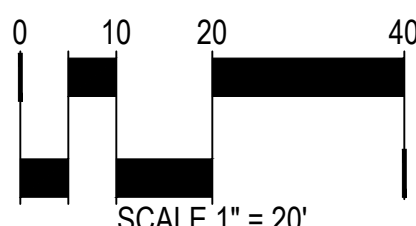
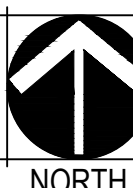
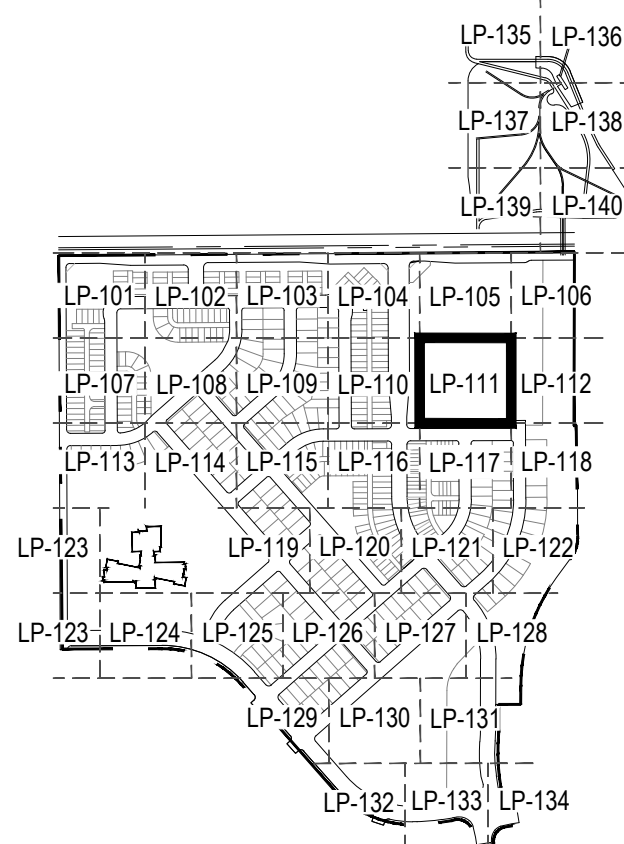
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	EVERGREEN TREES		DECIDUOUS AND EVERGREEN SHRUBS
	ORNAMENTAL GRASSES AND PERENNIALS		

- NOTES
1. ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-110

MATCHLINE, SEE SHEET LP-112

MATCHLINE, SEE SHEET LP-105

MATCHLINE, SEE SHEET LP-117

TRACT BT

N-06  
N-07

CHECKED BY: SM  
DRAWN BY: ES, JK, EC



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 66 OF 119

LP-112

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

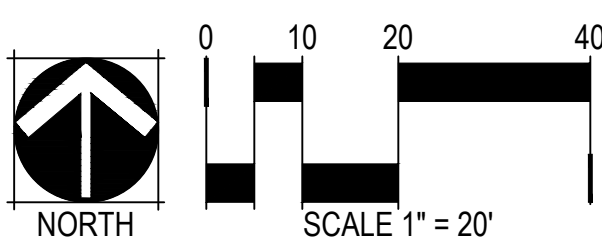
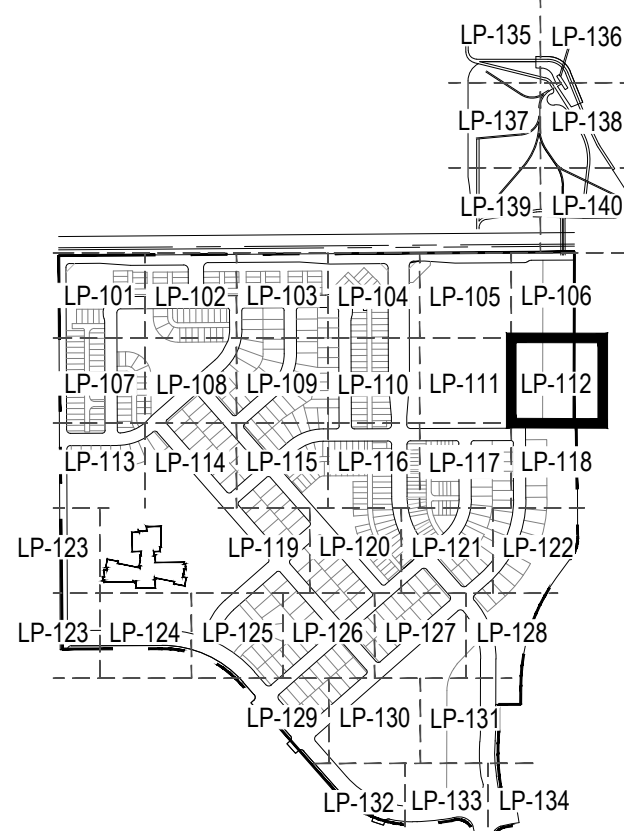
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-111

MATCHLINE, SEE SHEET LP-106

MATCHLINE, SEE SHEET LP-118

- (3) CO RP
- (3) EP JF
- (3) LI CP
- (6) CA BM
- (4) PR CI
- (3) AC RS
- (3) LI CP
- (5) ER SP
- (5) AR PA
- (3) CA BM
- (4) CO LU
- (3) SY DW
- (3) EP JF
- (6) RH GS
- (3) GY ES
- (5) PH DN
- (5) PE LI
- (3) EP JF
- (5) CH MI
- (5) PE LI
- (3) SH BB
- (3) AR PA
- (5) ER TG
- (4) CA BM
- (5) PH DN
- (4) RH GS
- (3) QU RO
- (5) SY DW
- (3) JU TX
- (5) PE LI
- (5) CO BY
- (5) CH DB
- (5) PR CI
- (3) SH BB
- (7) PE LI
- (3) CH DB
- (3) JU TX
- (5) PO MC
- (3) CA BM
- (6) RH GS
- (3) QU RO
- (3) PO FR
- (3) PE LI
- (1) EP JF
- (2) CH MI
- (1) EP JF
- (1) SH BB
- (2) ER SP
- (2) CH MI
- (1) EP JF
- (1) SH BB
- (2) ER SP
- (1) RH TY
- (1) EP JF
- (4) FA AP
- (3) AR TR
- (1) RH TY
- (1) SH BB
- (2) ER SP

N-07  
N-06

TRACT BT

TRACT BV

M-112

M-111

CHANNEL LINE, RE: CIVIL  
RIP RAP, RE: CIVIL

100 YEAR FLOOD LINE

N-10

N-04

S. NEWCASTLE WAY  
64' ROW

CHECKED BY: SM  
DRAWN BY: ES, JK, EC



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 67 OF 119

LP-113

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

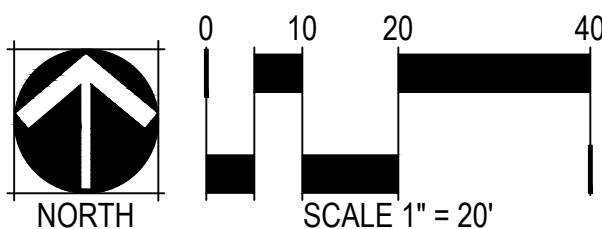
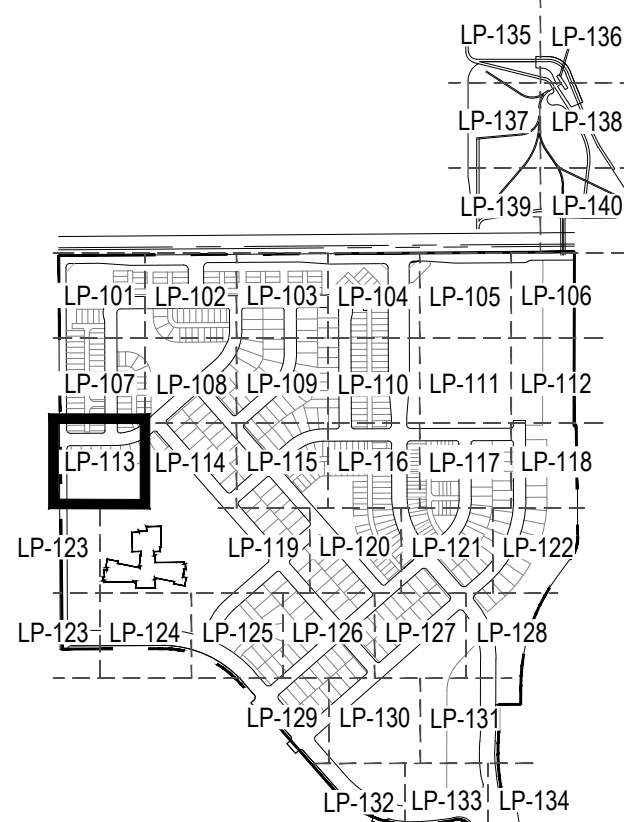
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER -4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER -3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-107

MATCHLINE, SEE SHEET LP-114

MATCHLINE, SEE SHEET LP-123

CHECKED BY: SM  
DRAWN BY: ES, JK, EC



FOUNDRY SITE PLAN PHASE 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 68 OF 119

LP-114

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

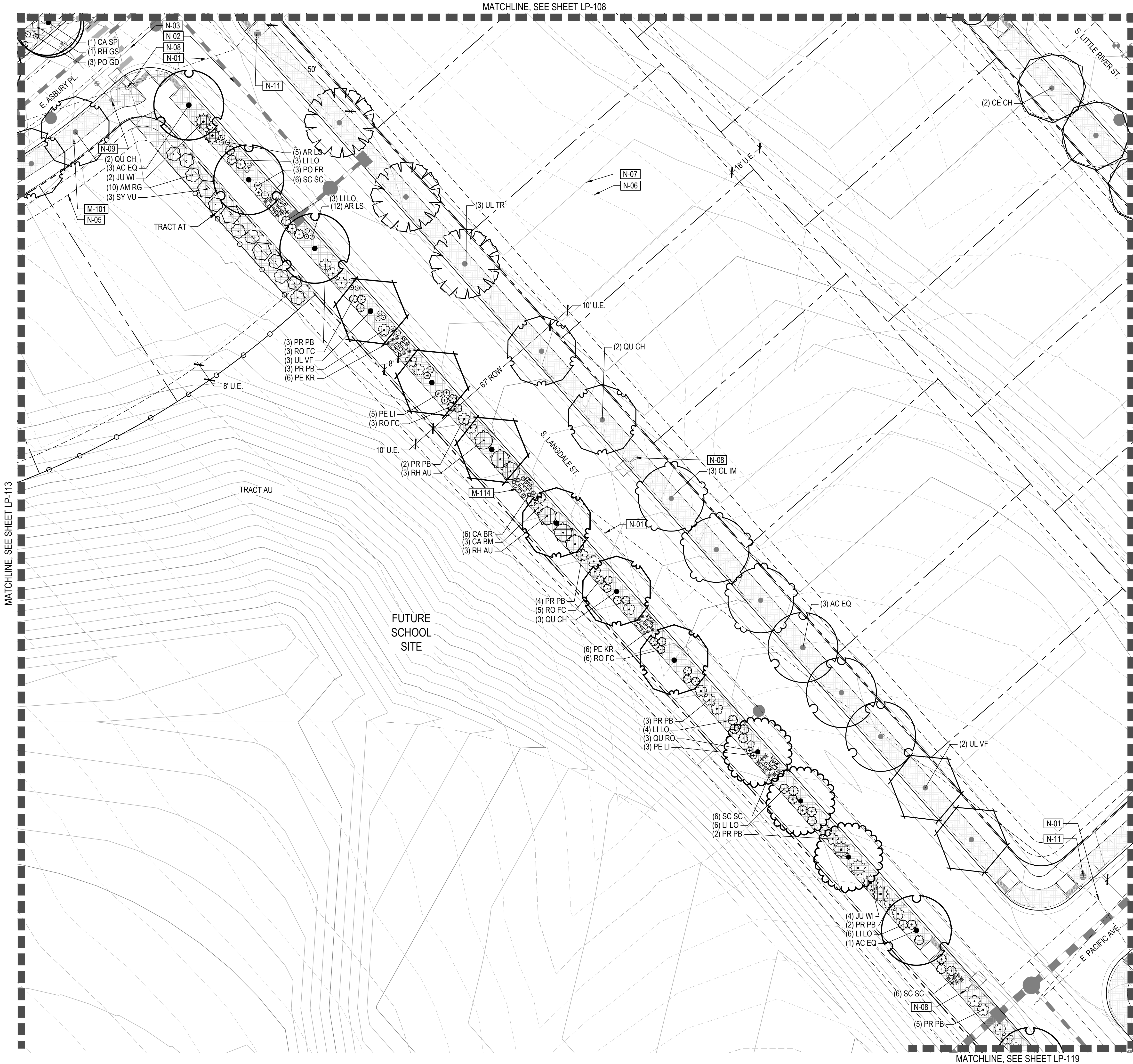
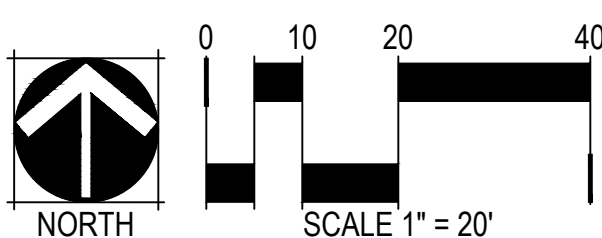
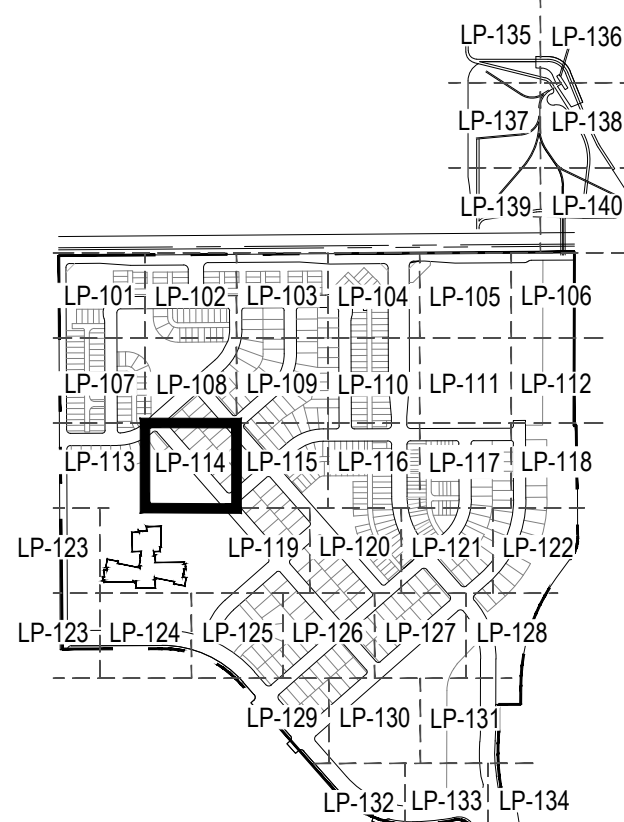
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 1-4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 1-3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 1-3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 69 OF 119

LP-115

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 1'-4' X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 1'-3' X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

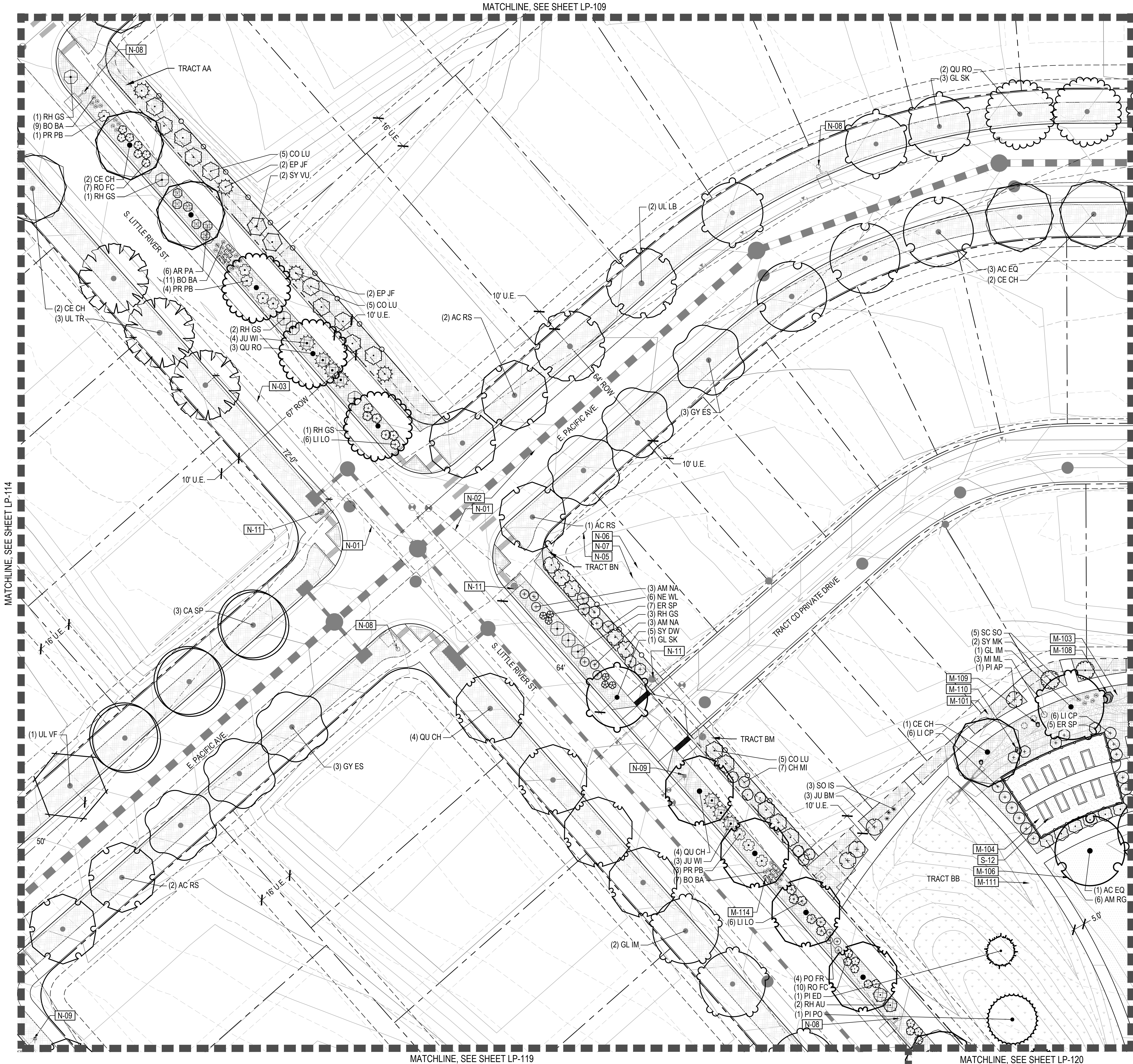
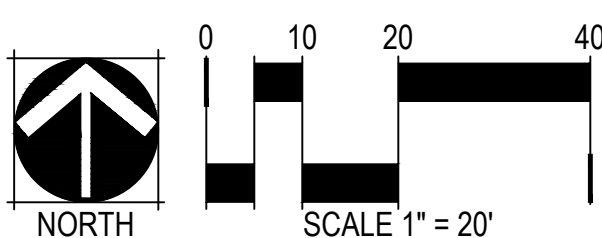
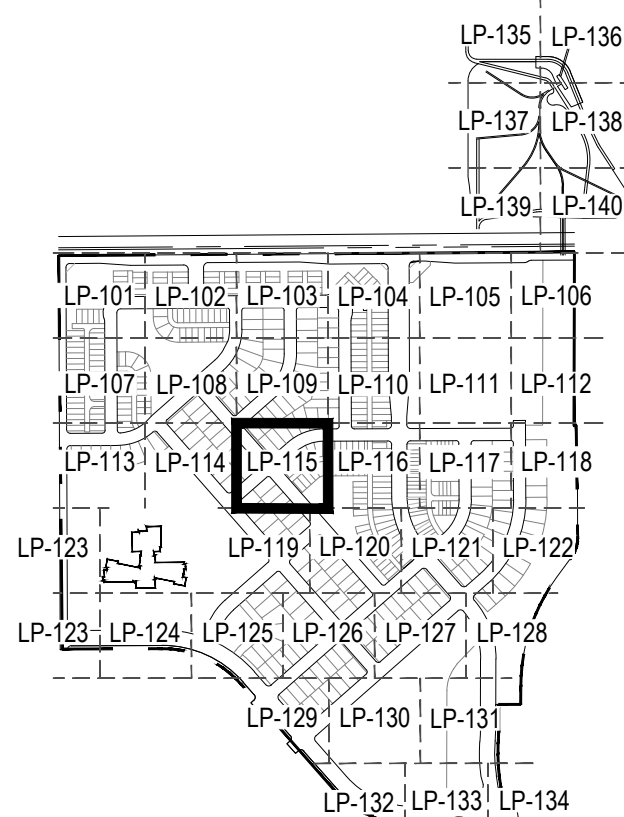
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 70 OF 119

LP-116

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 1'-4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 1'-3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 1'-3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

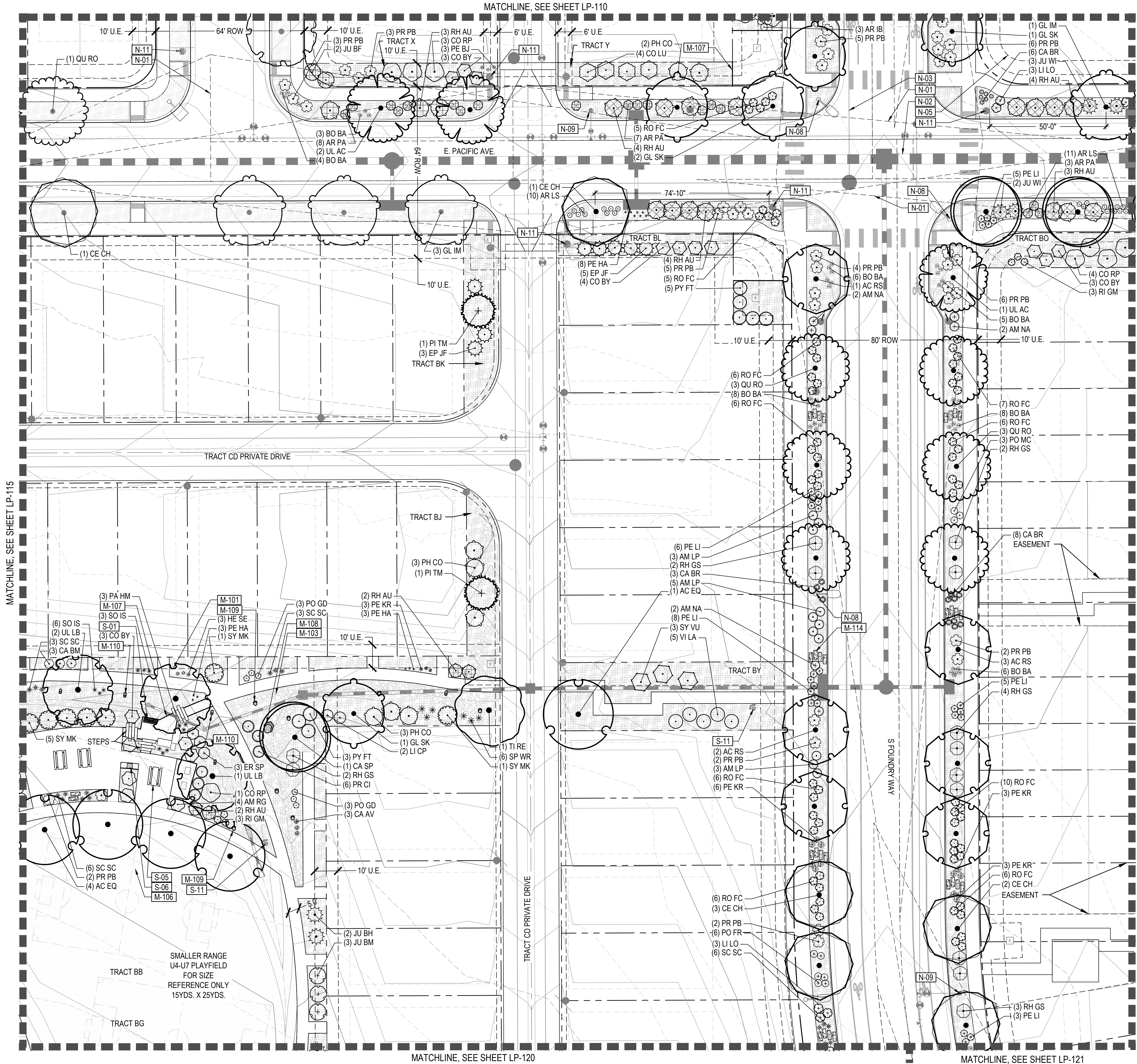
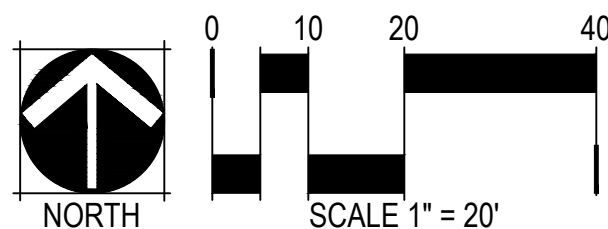
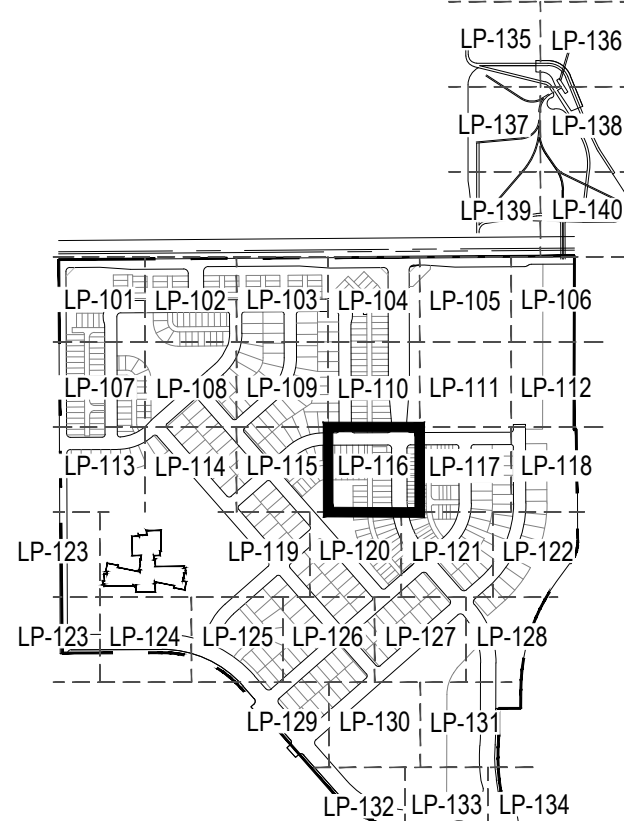
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINE TYPE	DESCRIPTION	LINE TYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-115

CHECKED BY: SM  
DRAWN BY: ES, JK, EC

SMALLER RANGE  
U4-U7 PLAYFIELD  
FOR SIZE  
REFERENCE ONLY  
15YDS. X 25YDS.

MATCHLINE, SEE SHEET LP-120

MATCHLINE, SEE SHEET LP-121

MATCHLINE, SEE SHEET LP-117



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 71 OF 119

LP-117

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

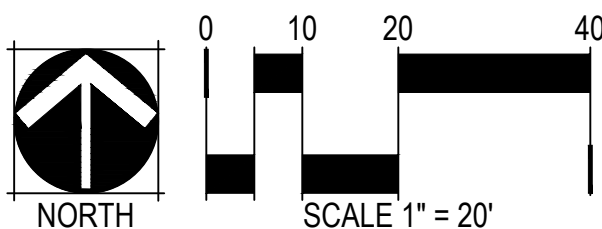
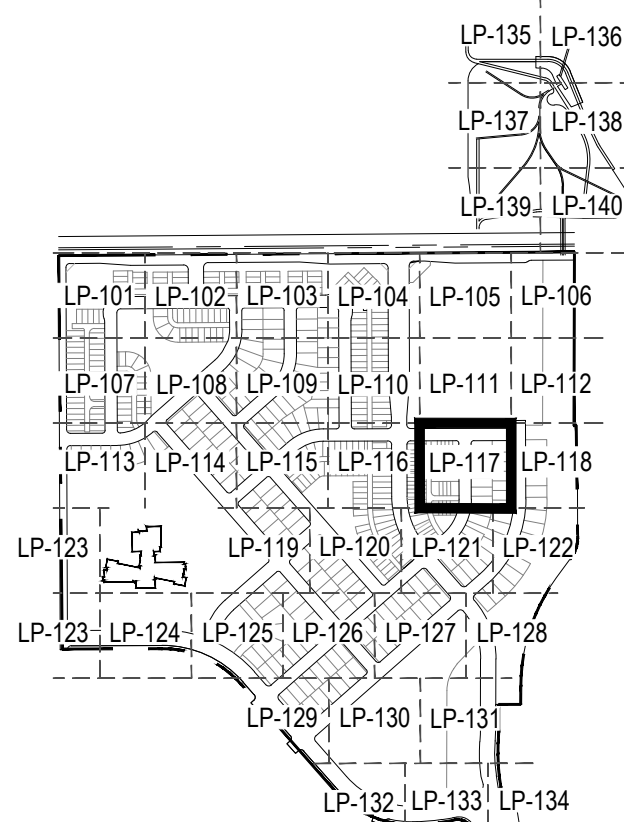
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 1'-4' X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 1'-3' X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 1' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-116

MATCHLINE, SEE SHEET LP-118

MATCHLINE, SEE SHEET LP-111

MATCHLINE, SEE SHEET LP-121

MATCHLINE, SEE SHEET LP-122

CHECKED BY: SM  
DRAWN BY: ES, JK, EC



101 BANNOCK STREET  
DENVER, CO 80204  
P 303.892.1166

# FOUNDRY SITE PLAN PHASE 1

## SITE PLAN

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:

7/2023 SDP 01

5/2023 SDP 02

7/2023 SDP 03

9/2024 SDP 04

3/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

LP-118



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 73 OF 119

LP-119

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 4'-4' X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 3'-3' X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

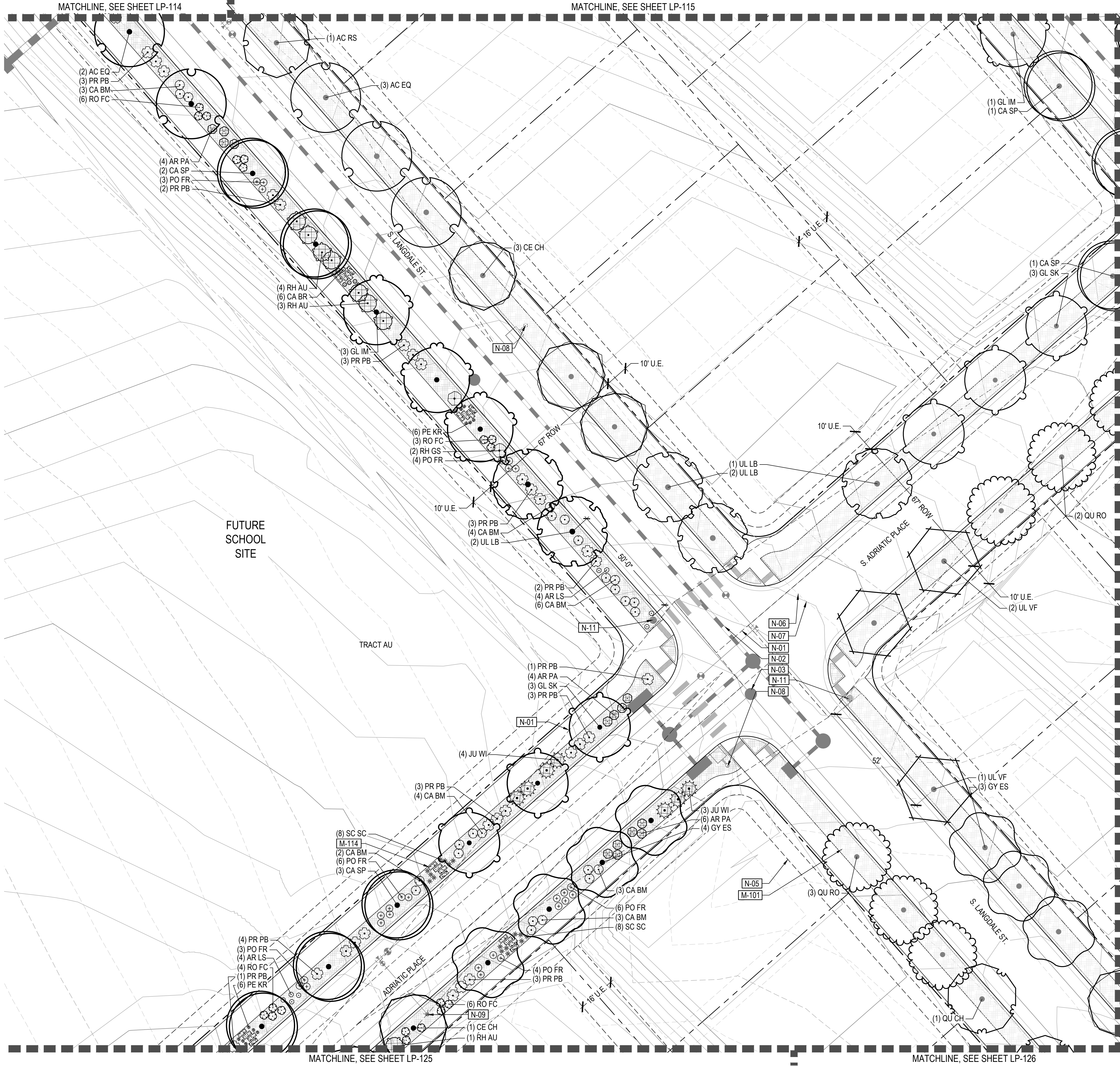
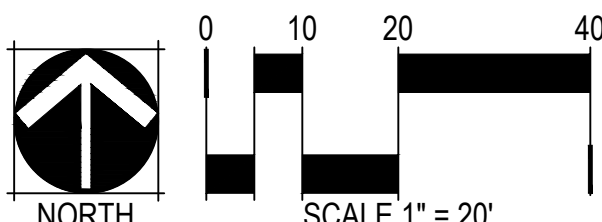
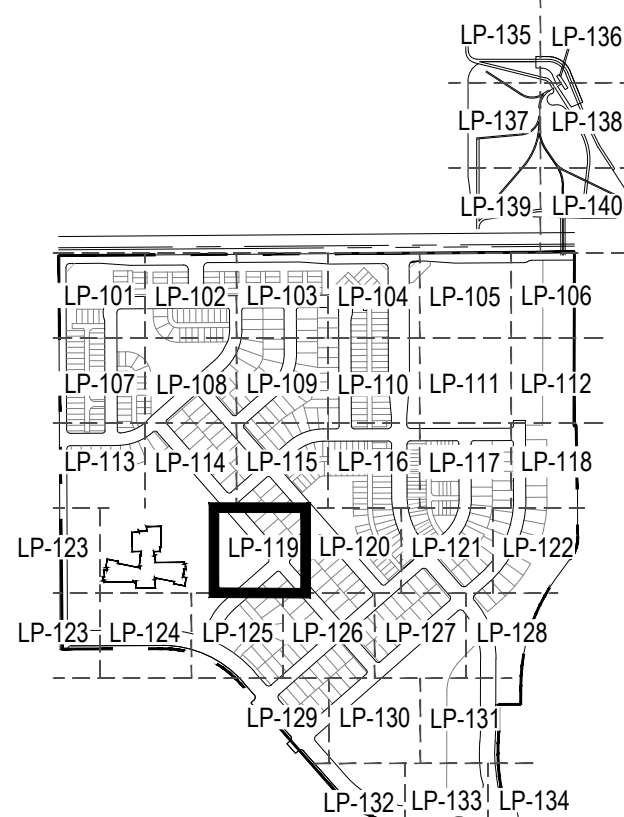
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 74 OF 119

LP-120

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 1'-4' X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 1'-3' X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

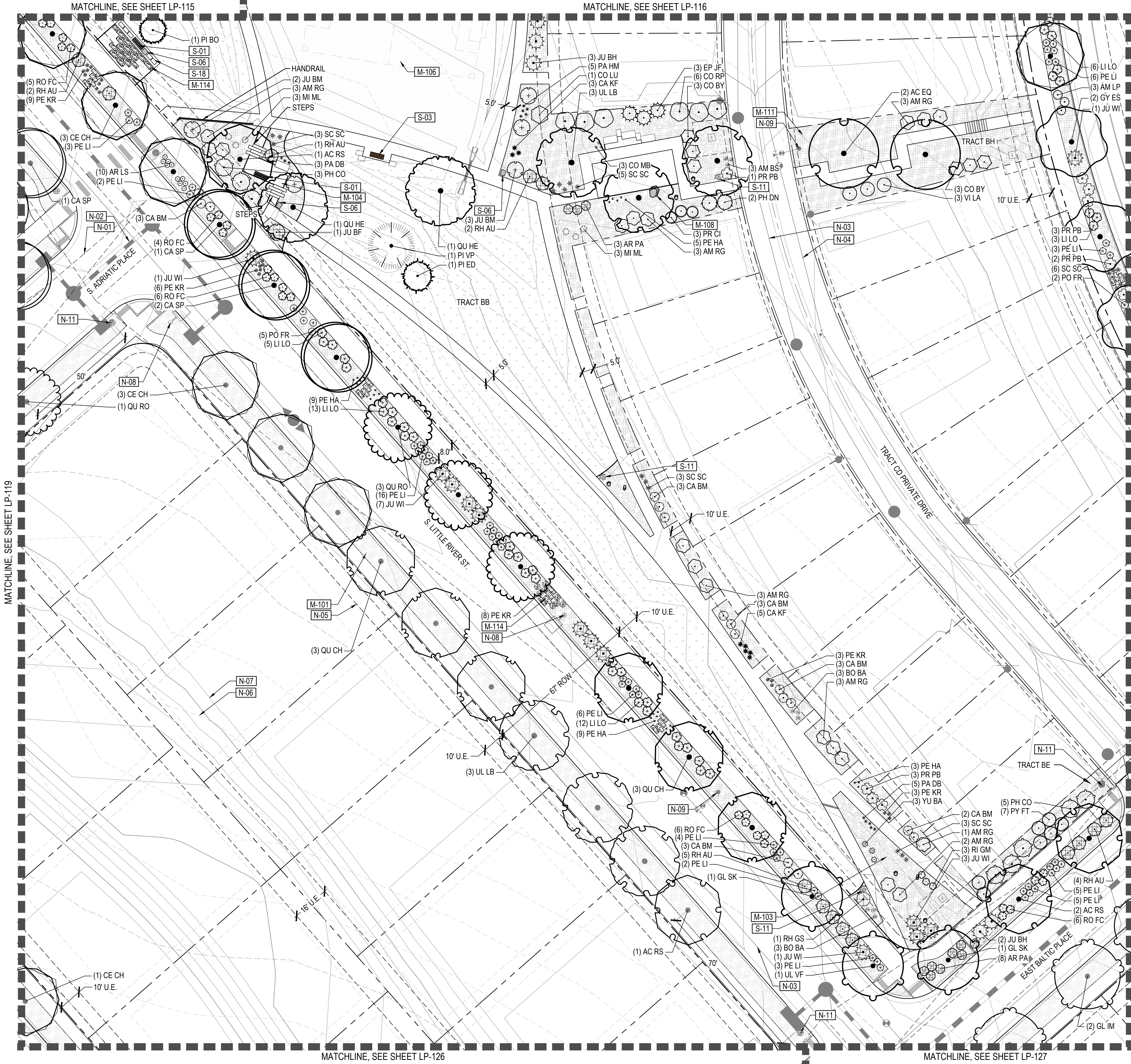
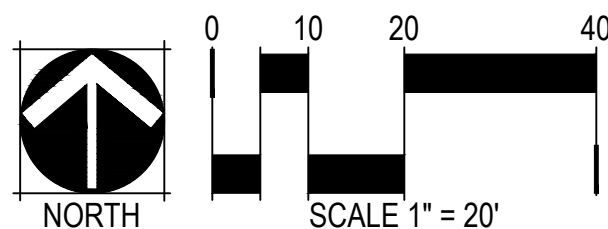
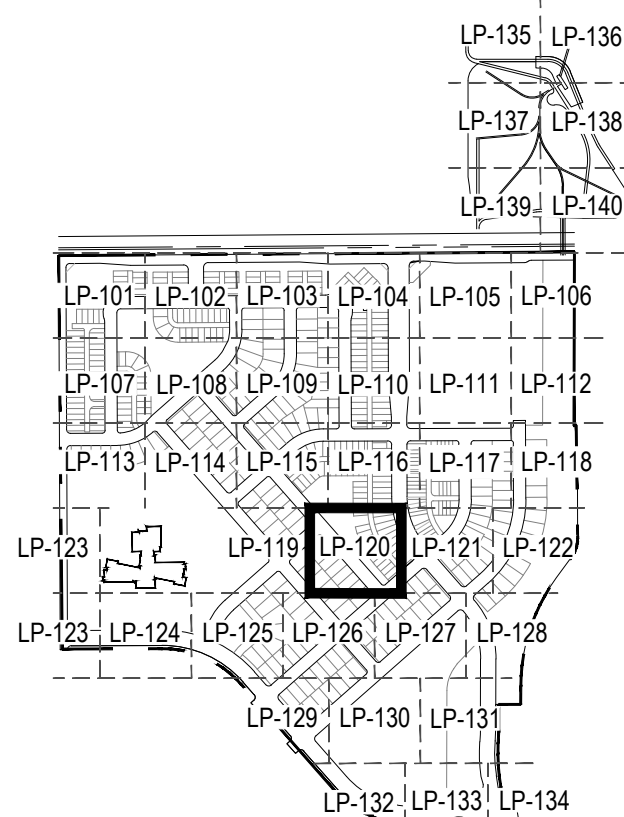
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 75 OF 119

LP-121

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 1'-4' X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 1'-3' X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

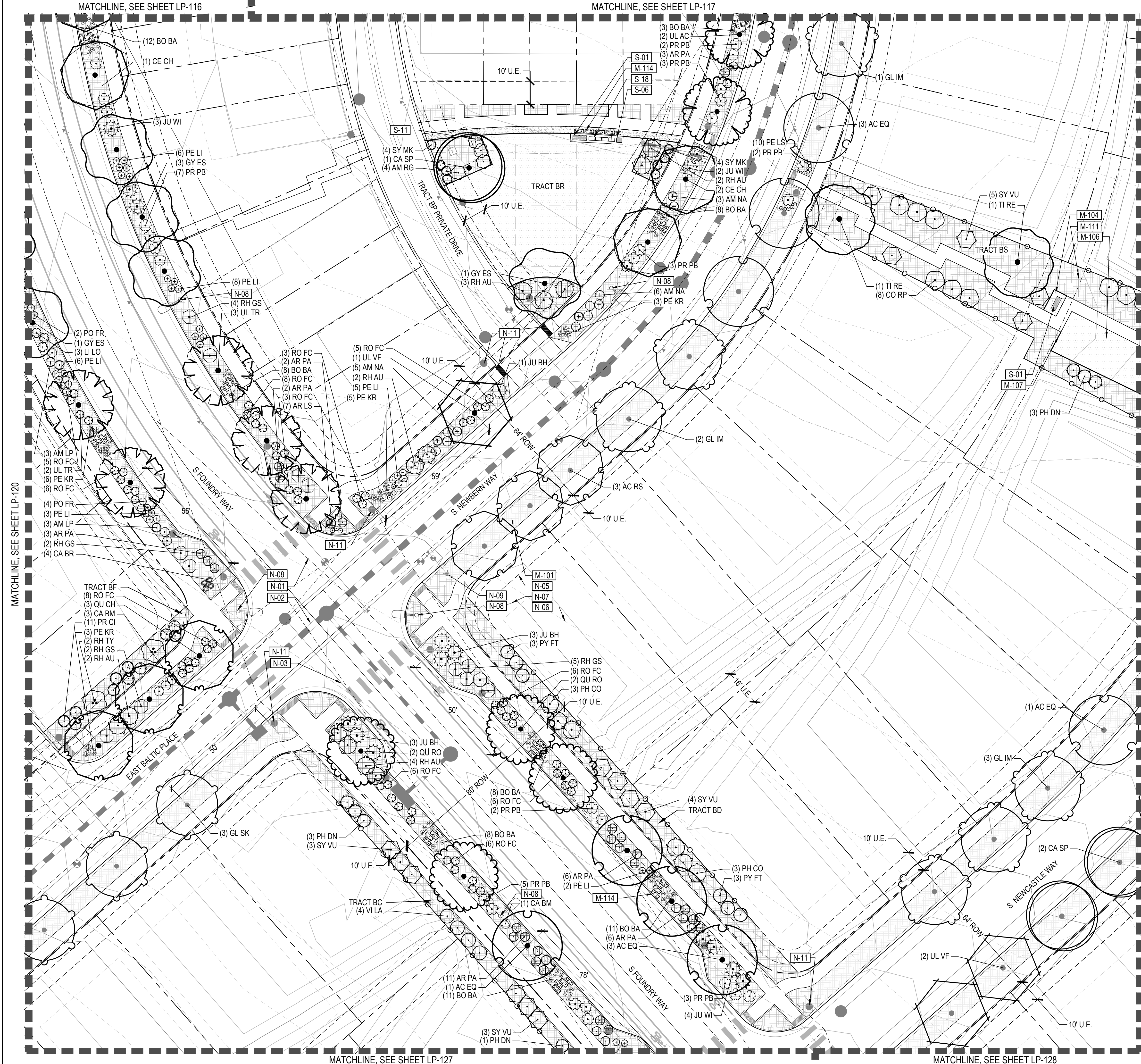
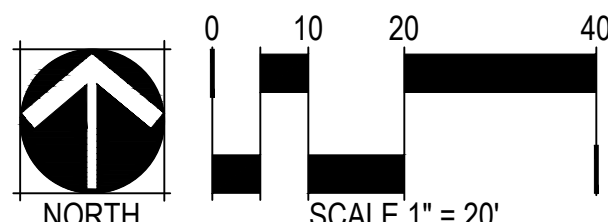
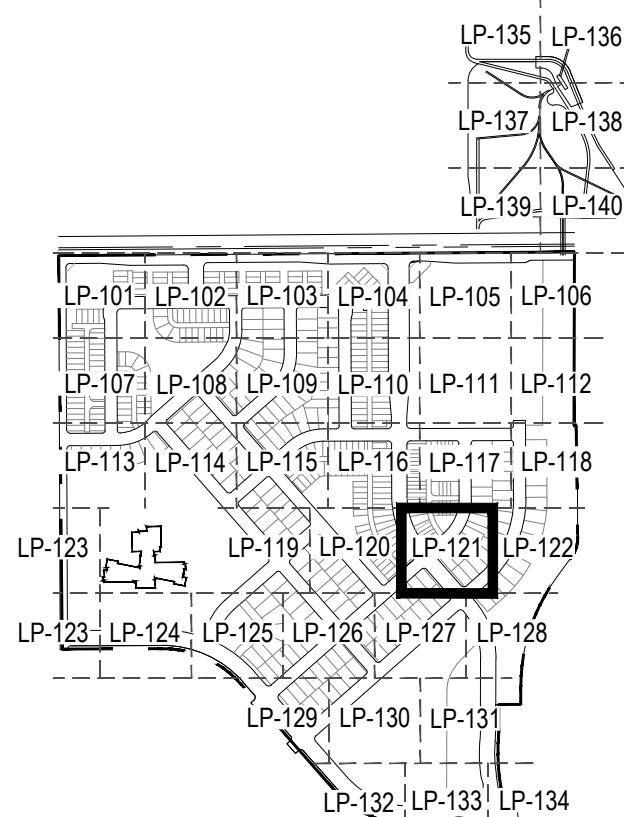
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

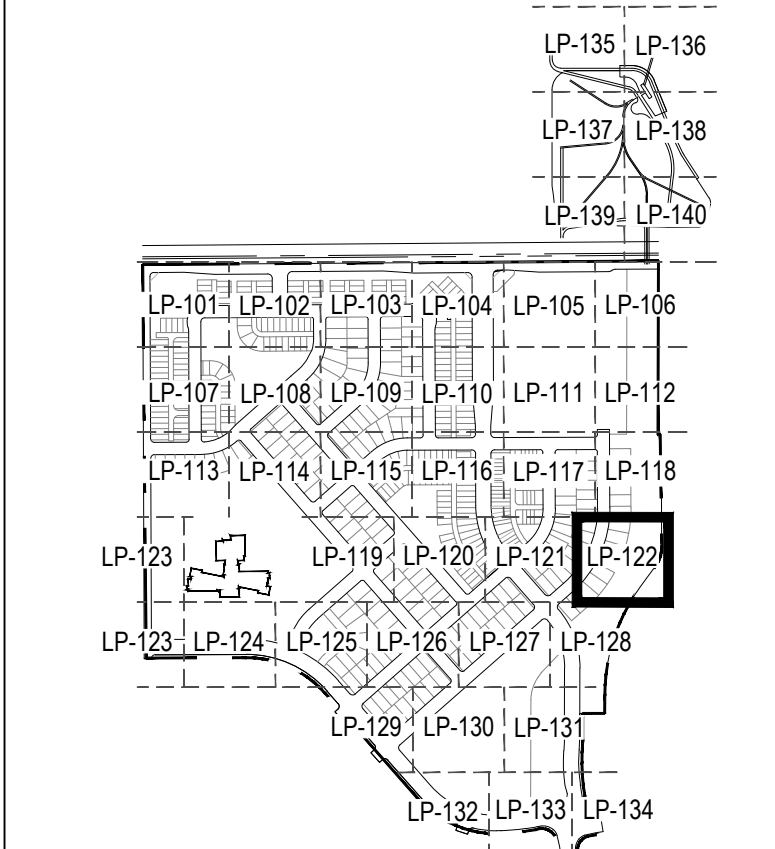
NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP









LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

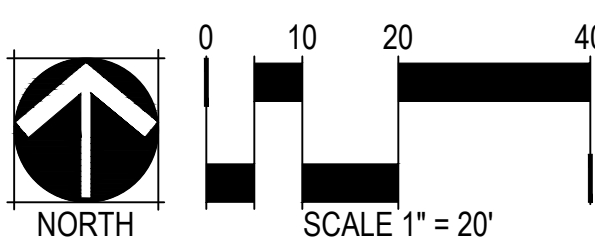
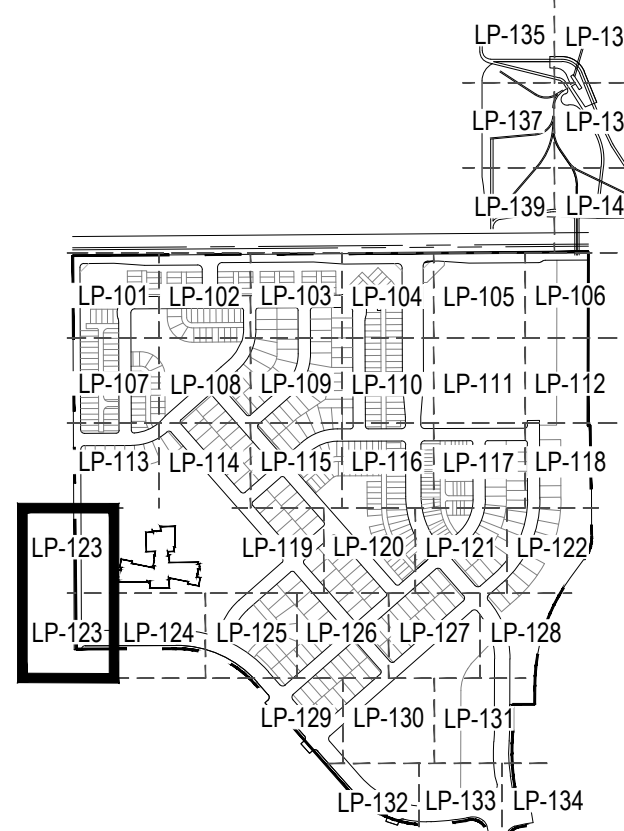
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER -4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER -3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

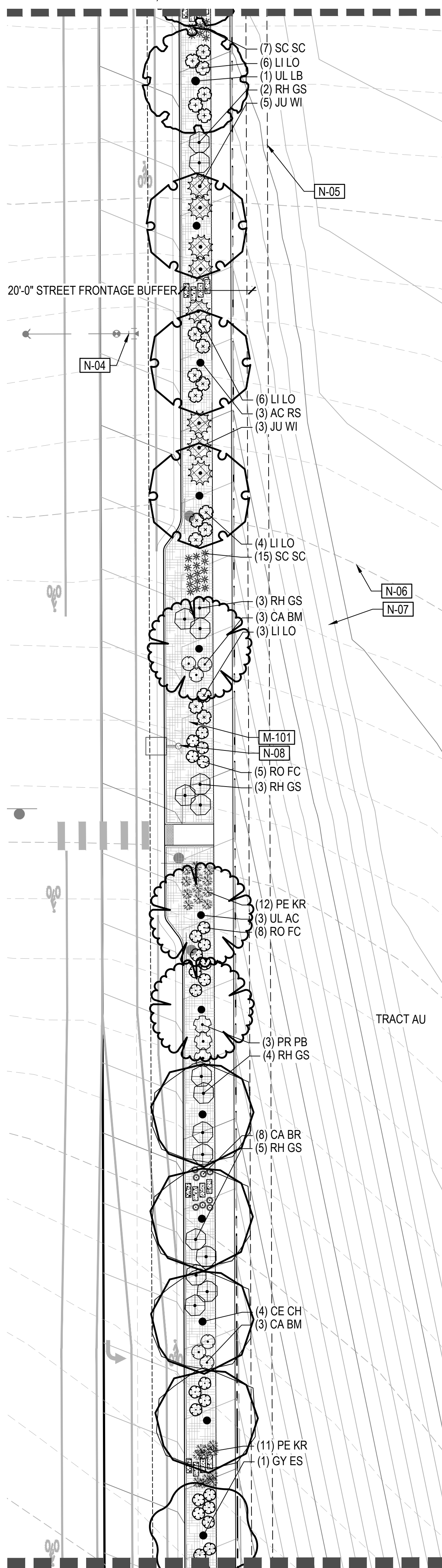
LINE TYPE	DESCRIPTION	LINE TYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP

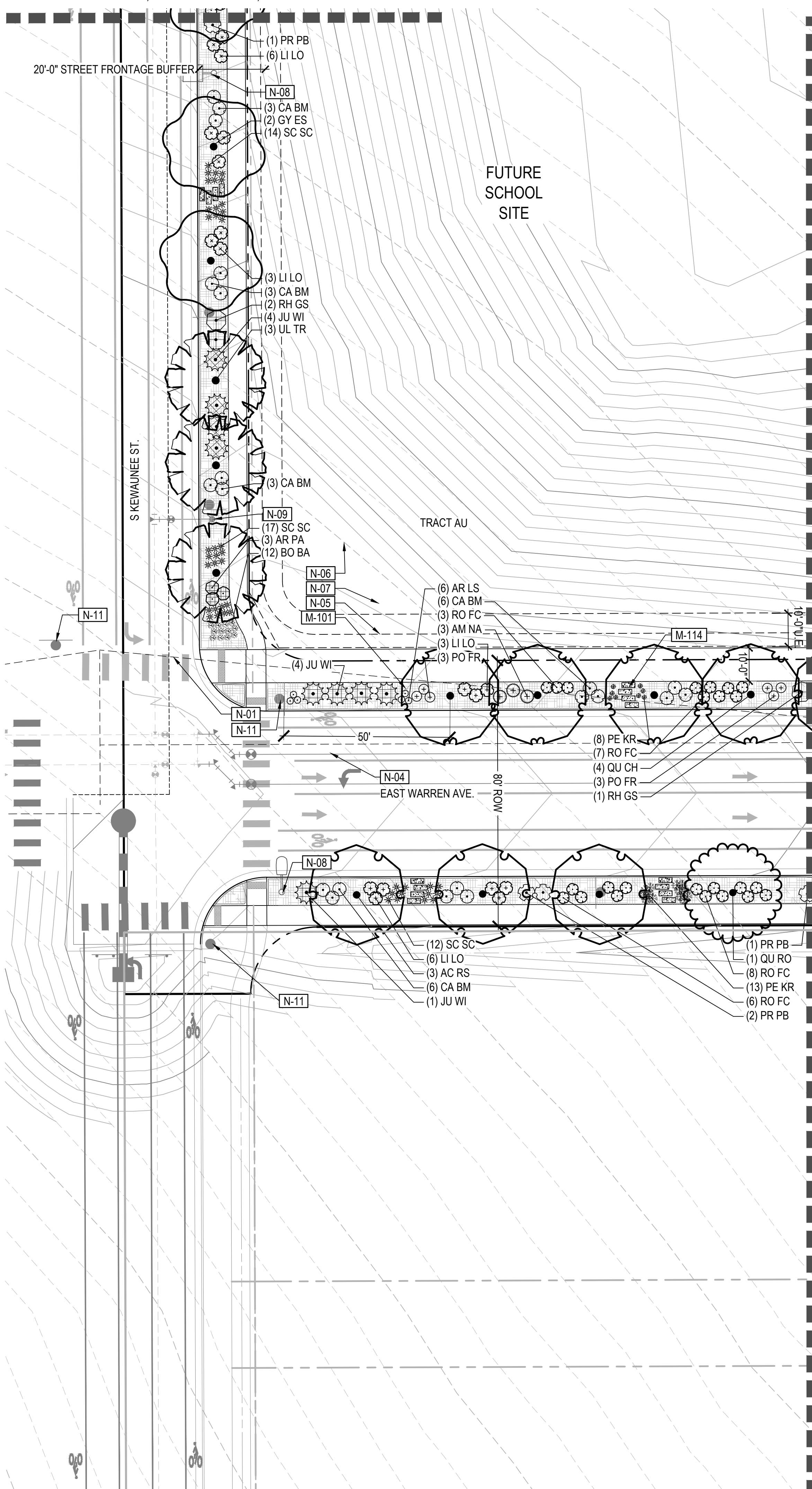


MATCHLINE, SEE SHEET LP-113



MATCHLINE, SEE SHEET LP-123, TOP RIGHT

MATCHLINE, SEE SHEET LP-123, BOTTOM LEFT



MATCHLINE, SEE SHEET LP-124



LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

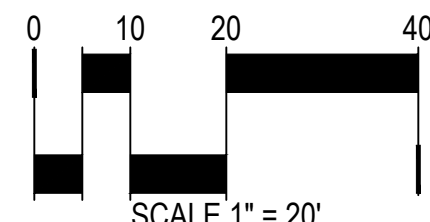
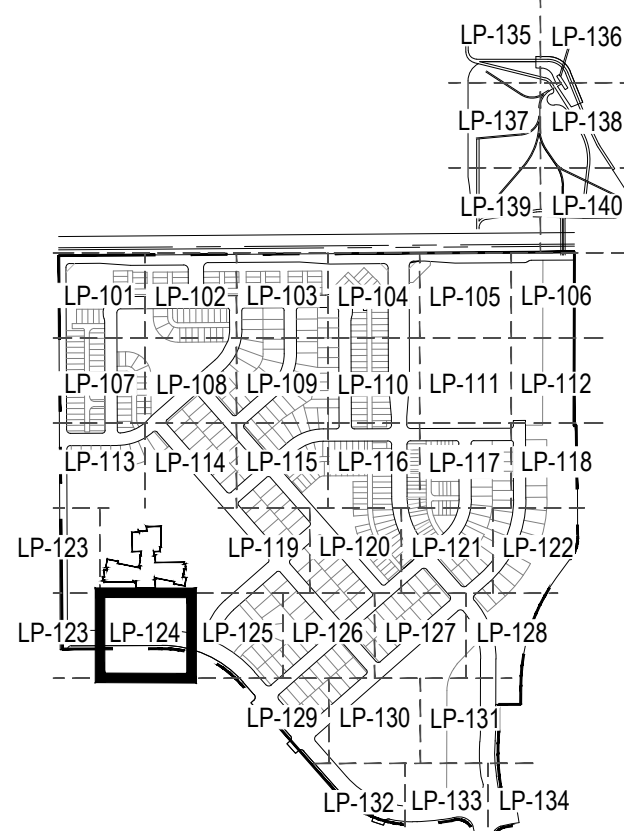
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER   ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER   ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE   3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	LP-407
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-406
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES
1. ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-123

MATCHLINE, SEE SHEET LP-125

FUTURE  
SCHOOL  
SITE

TRACT AU

EAST WARREN AVE.

80' ROW

10' CUL-DE-SAC

(8) CA BR  
(3) AR LS  
(3) AC RS  
(5) RH GS

(4) RO FC  
(2) CA BM  
(15) PE KR

(4) UL LB  
(7) RO FC  
(2) AM NA

(3) LI LO  
(3) CA BM  
(13) SC SC

(3) PO FR  
(3) LI LO  
(7) AR LS

(3) LI LO  
(8) SC SC  
(3) AR LS  
(3) GL IM  
(3) PO FR  
(5) JU WI

(4) CA BM  
(3) JU WI  
(5) RO FC

(16) PE KR  
(2) CA BM  
(2) PO FR

(5) PR PB  
(4) AC EQ  
(10) AR LS

(6) CA BR  
(4) CA BM  
(2) QU RO  
(3) PR PB  
(3) PR PB

(3) CA SP  
(15) PE KR  
(6) CA BM  
(8) RO FC

(1) JU BH  
(6) LI LO  
(4) UL VF  
(16) SC SC  
(6) CA BM

(8) LI LO  
(5) JU WI

(1) RH GS  
(6) CA BM  
(3) LI LO  
(9) SC SC

(16) PE KR  
(3) UL LB  
(6) RO FC

(1) QU RO  
(3) JU BH  
(6) RO FC  
(2) RH GS  
(3) CA BR



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 79 OF 119

LP-125

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

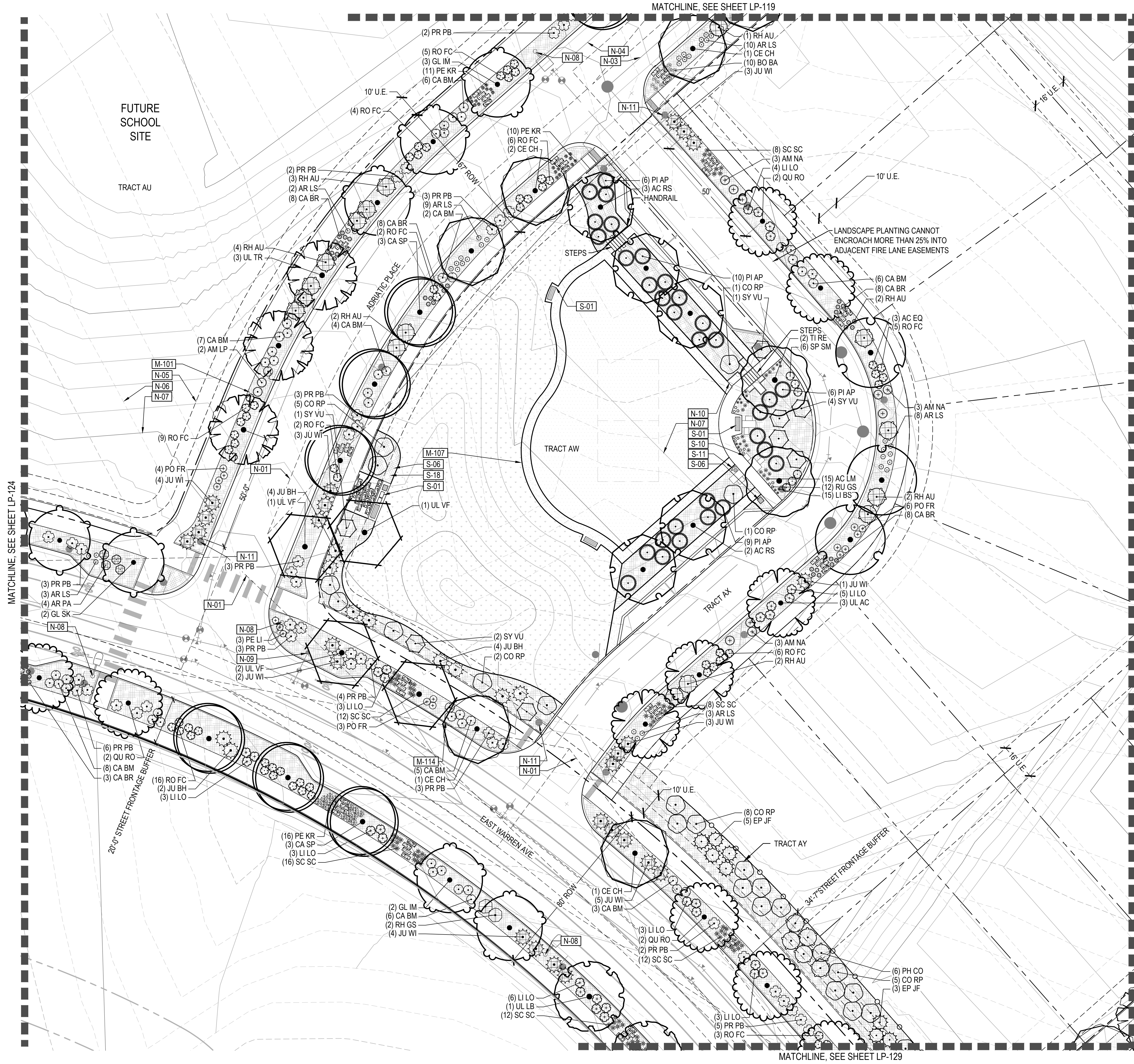
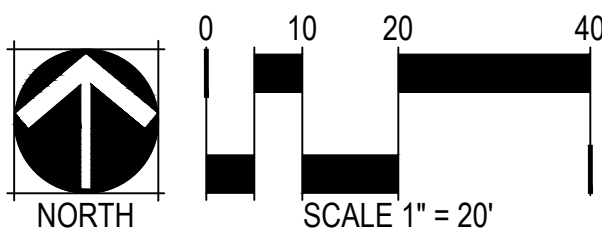
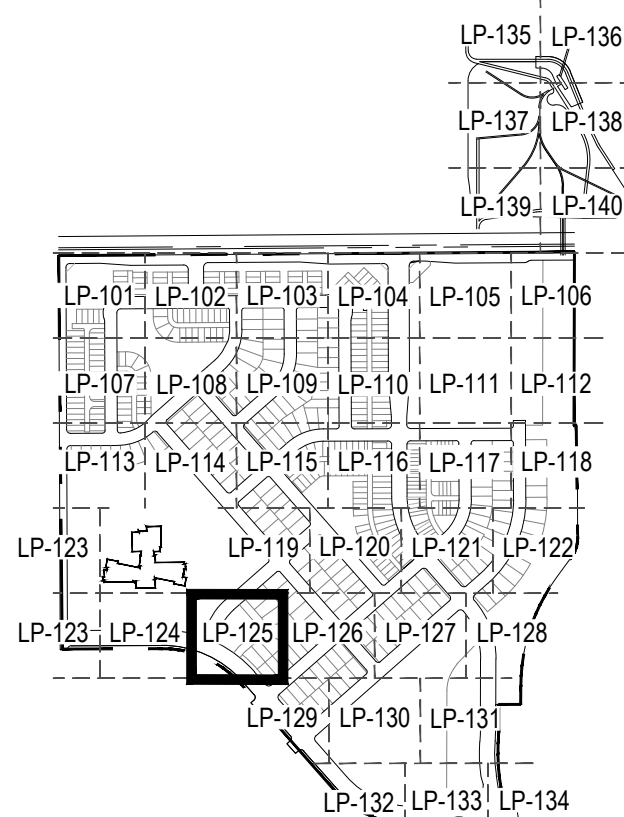
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 1'-4' X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 1'-3' X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	LP-407
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-406
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-403
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

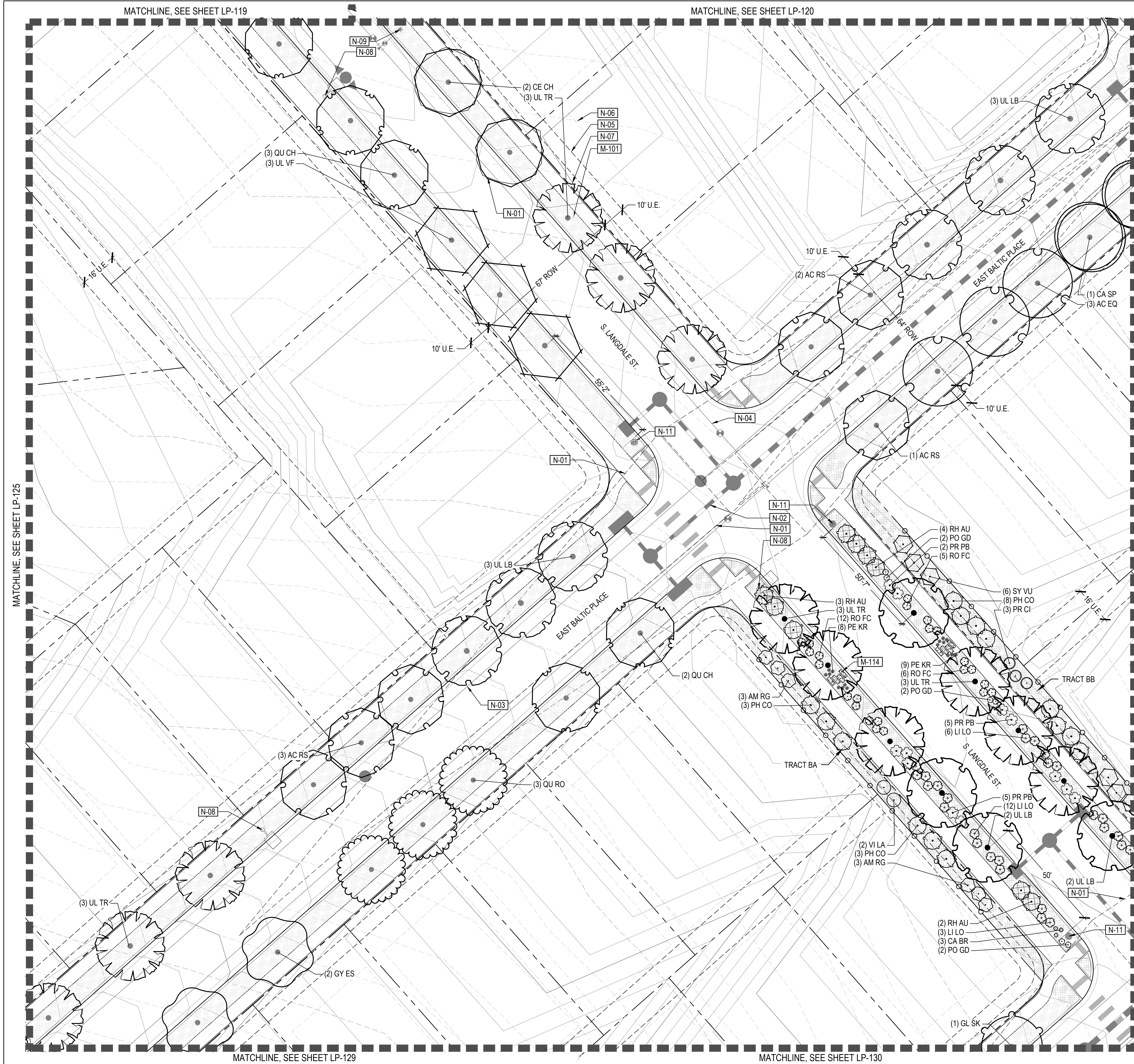
LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

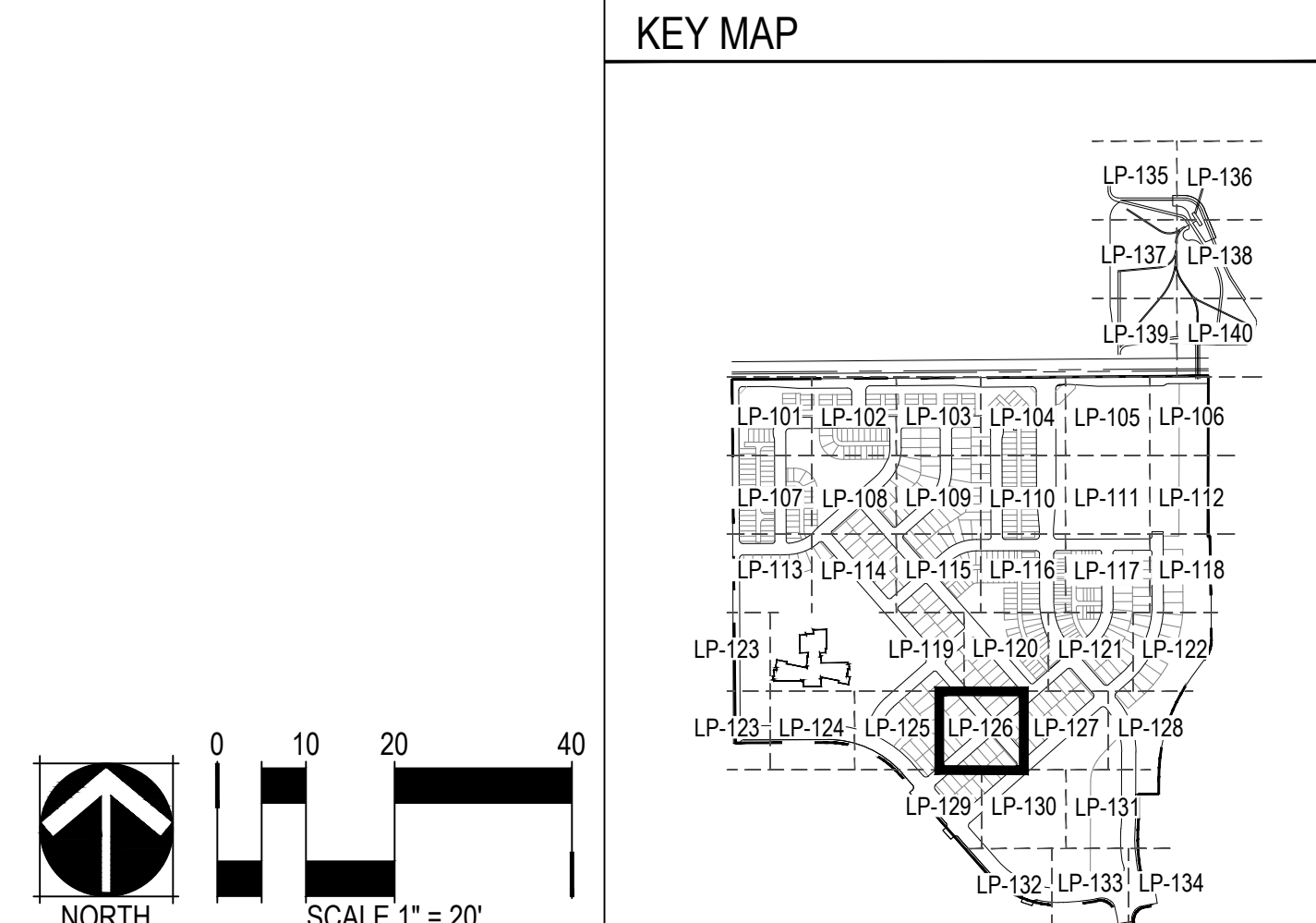
KEY MAP







LEGEND			
CODE	DESCRIPTION		
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.		
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.		
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.		
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.		
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.		
N-06	EXISTING CONTOUR (TYP.)		
N-07	PROPOSED CONTOUR (TYP.)		
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.		
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.		
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45		
N-11	STOP SIGN (TYP.)		
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408
LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6" STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 1/LP-402)
	RIGHT OF WAY		MATCHLINE
 DECIDUOUS CANOPY TREES		 ORNAMENTAL TREES	
 DECIDUOUS AND EVERGREEN SHRUBS		 ORNAMENTAL GRASSES AND PERENNIALS	
		 EVERGREEN TREES	
NOTES			
1. ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10. 2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES, HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.			





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 81 OF 119

LP-127

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER -4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER -3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

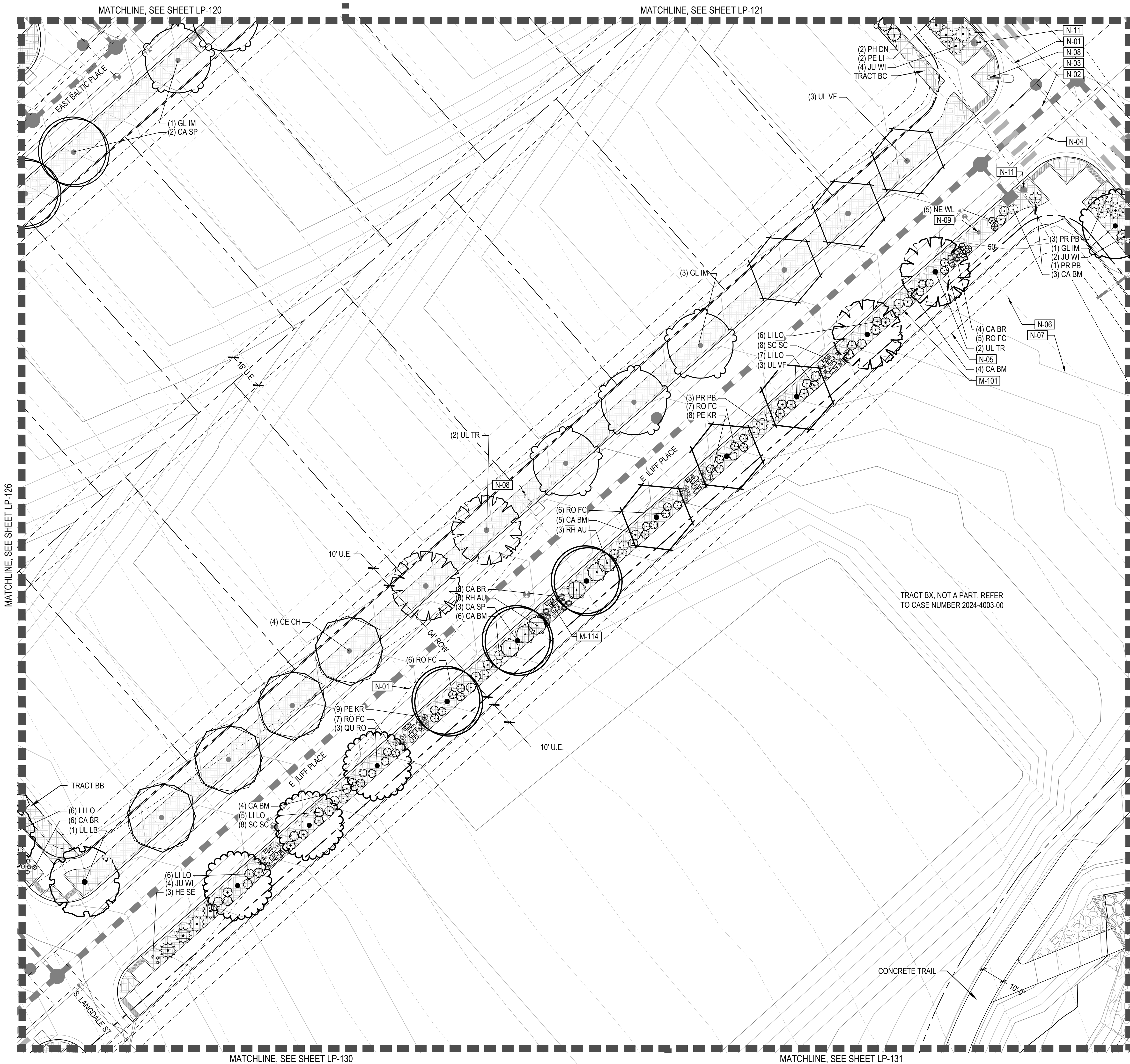
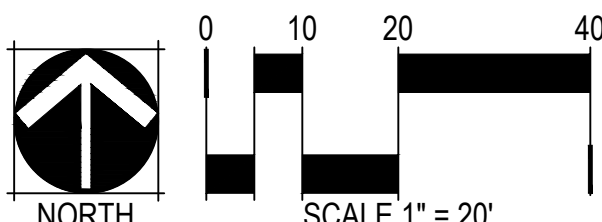
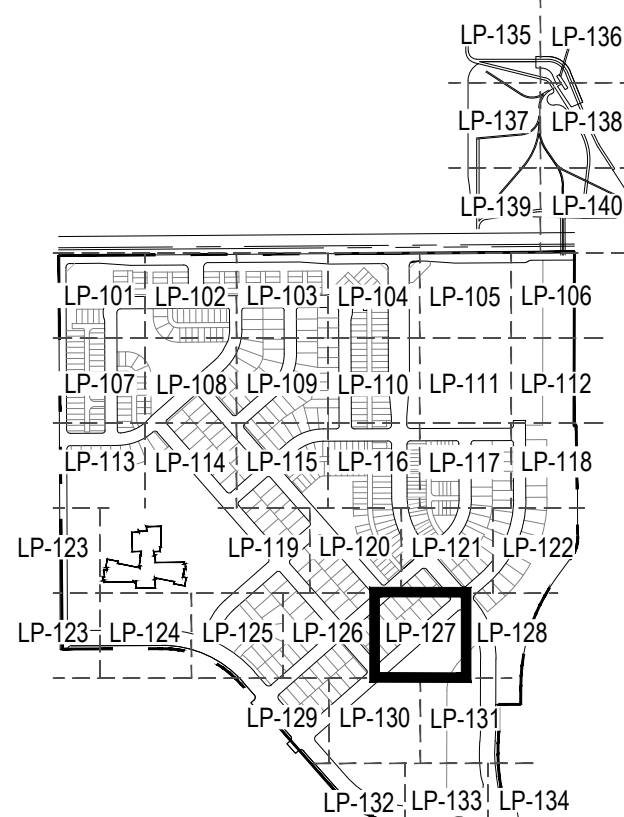
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP





FOUNDRY SITE PLAN PHASE 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 82 OF 119

LP-128

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

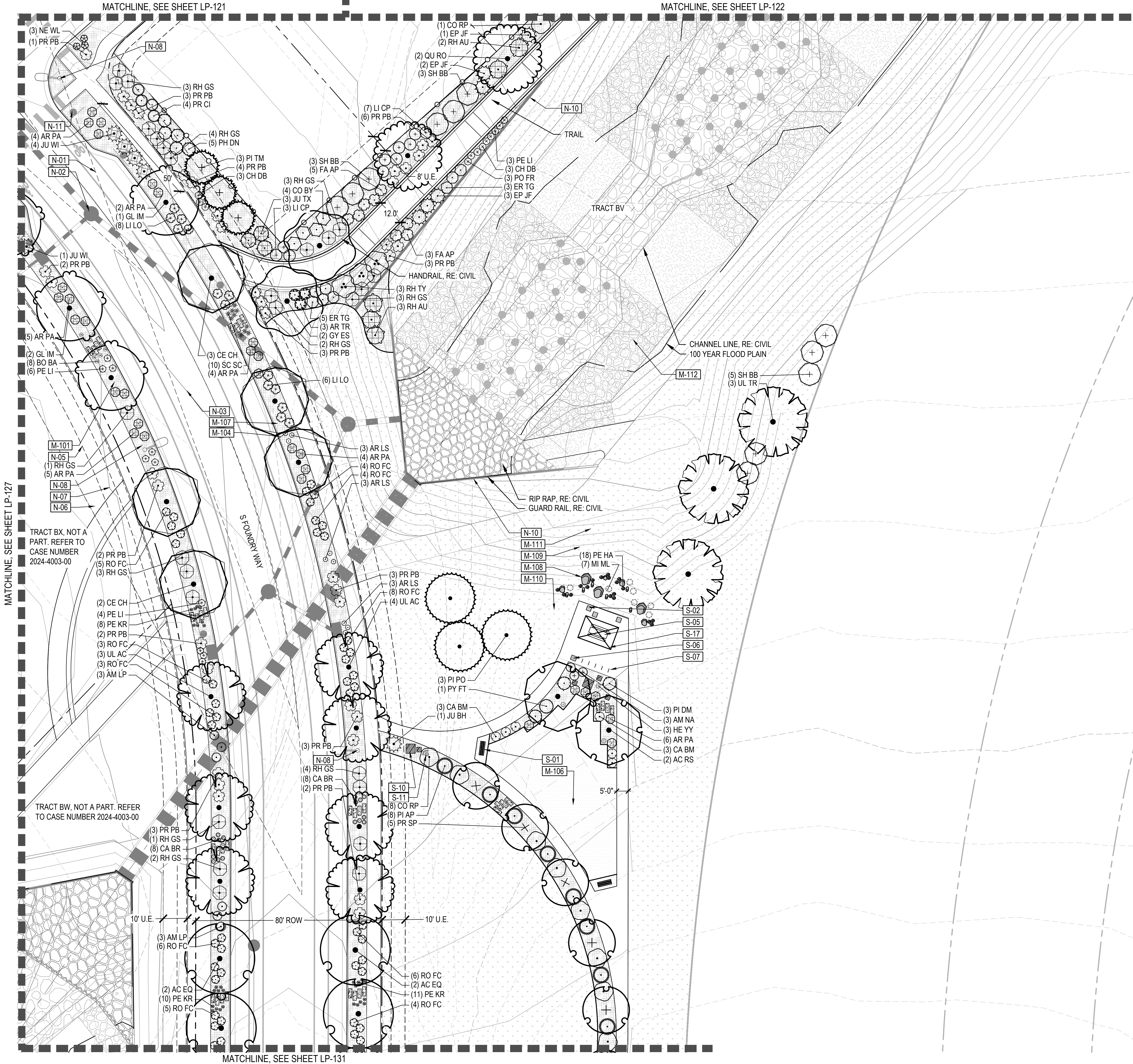
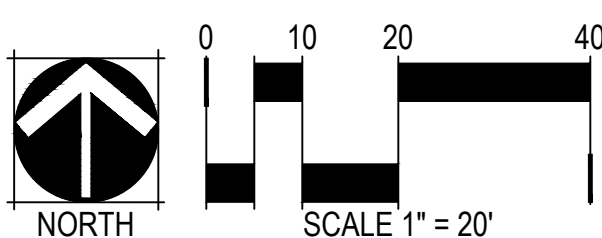
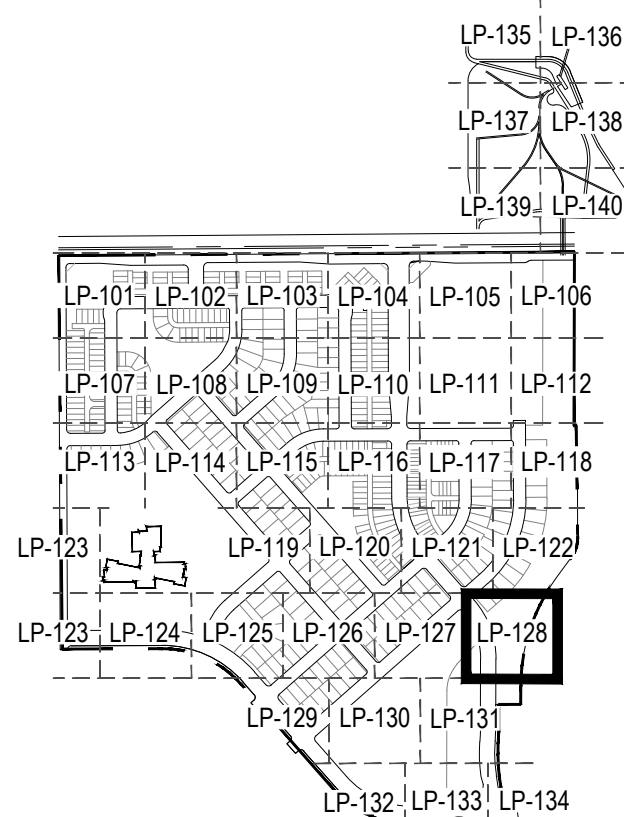
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER 1'-4' X 3' X 3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER 1'-3' X 2' X 2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3' X 3' X 3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	LP-407
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-406
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 83 OF 119

LP-129

**LEGEND**

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER   ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER   ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE   3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

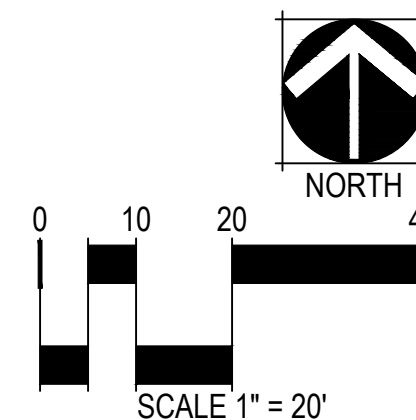
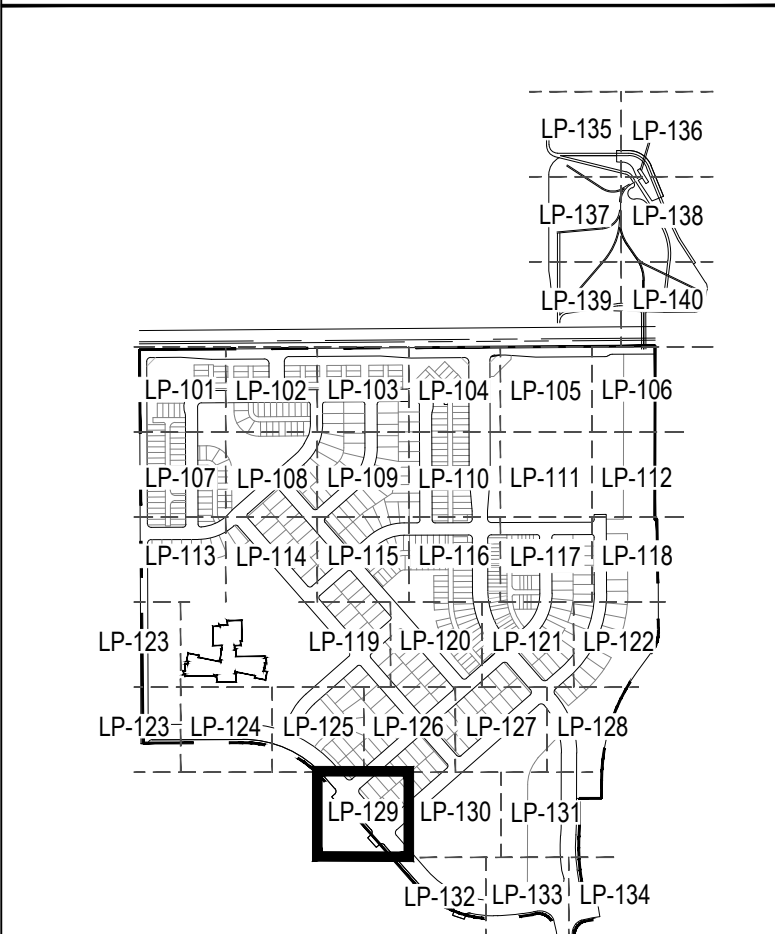
LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 2/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE

DECIDUOUS CANOPY TREES	ORNAMENTAL TREES	EVERGREEN TREES
DECIDUOUS AND EVERGREEN SHRUBS	ORNAMENTAL GRASSES AND PERENNIALS	

**NOTES**

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

**KEY MAP**

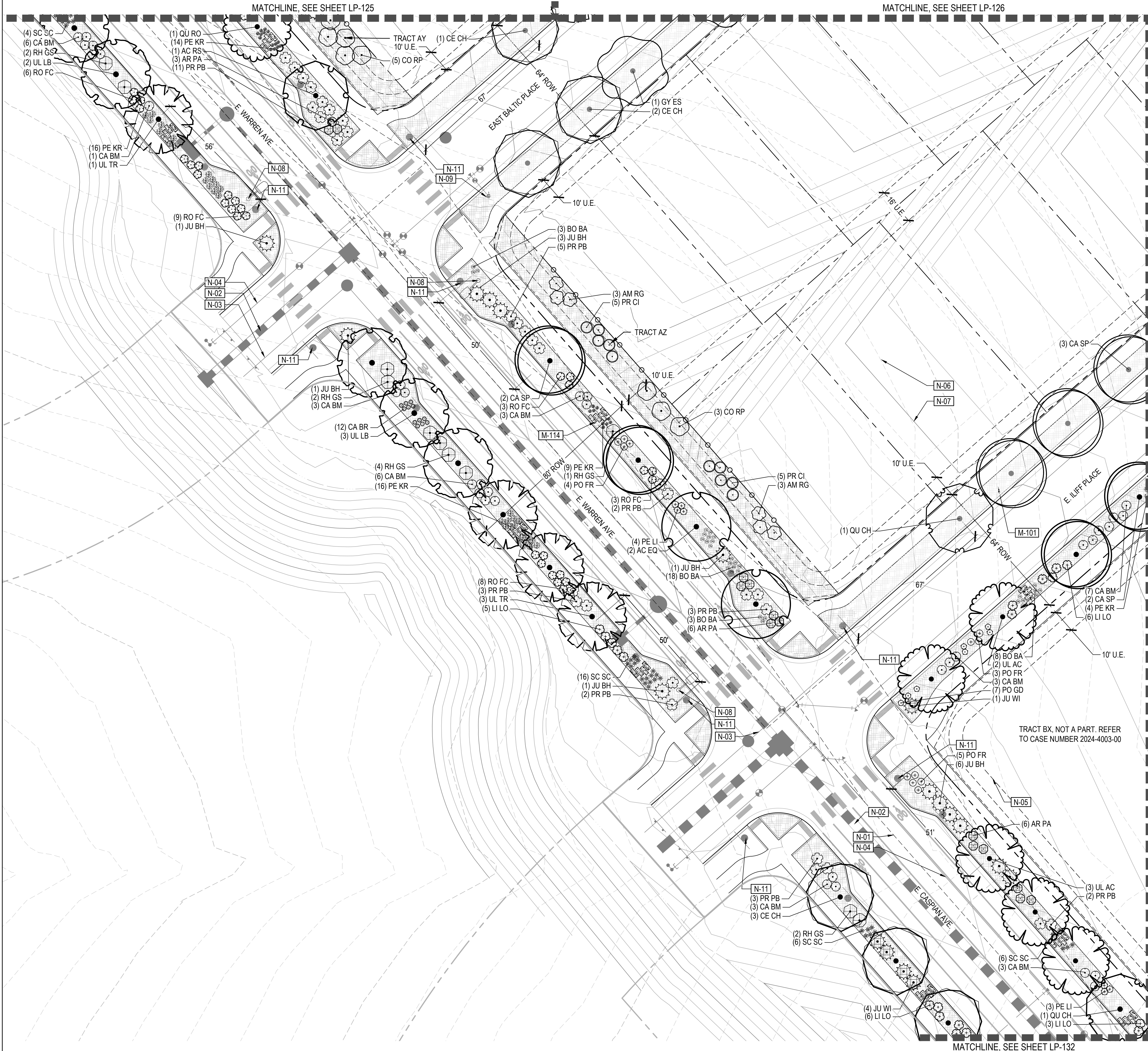


MATCHLINE, SEE SHEET LP-130

MATCHLINE, SEE SHEET LP-132

MATCHLINE, SEE SHEET LP-126

MATCHLINE, SEE SHEET LP-125





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 84 OF 119

LP-130

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

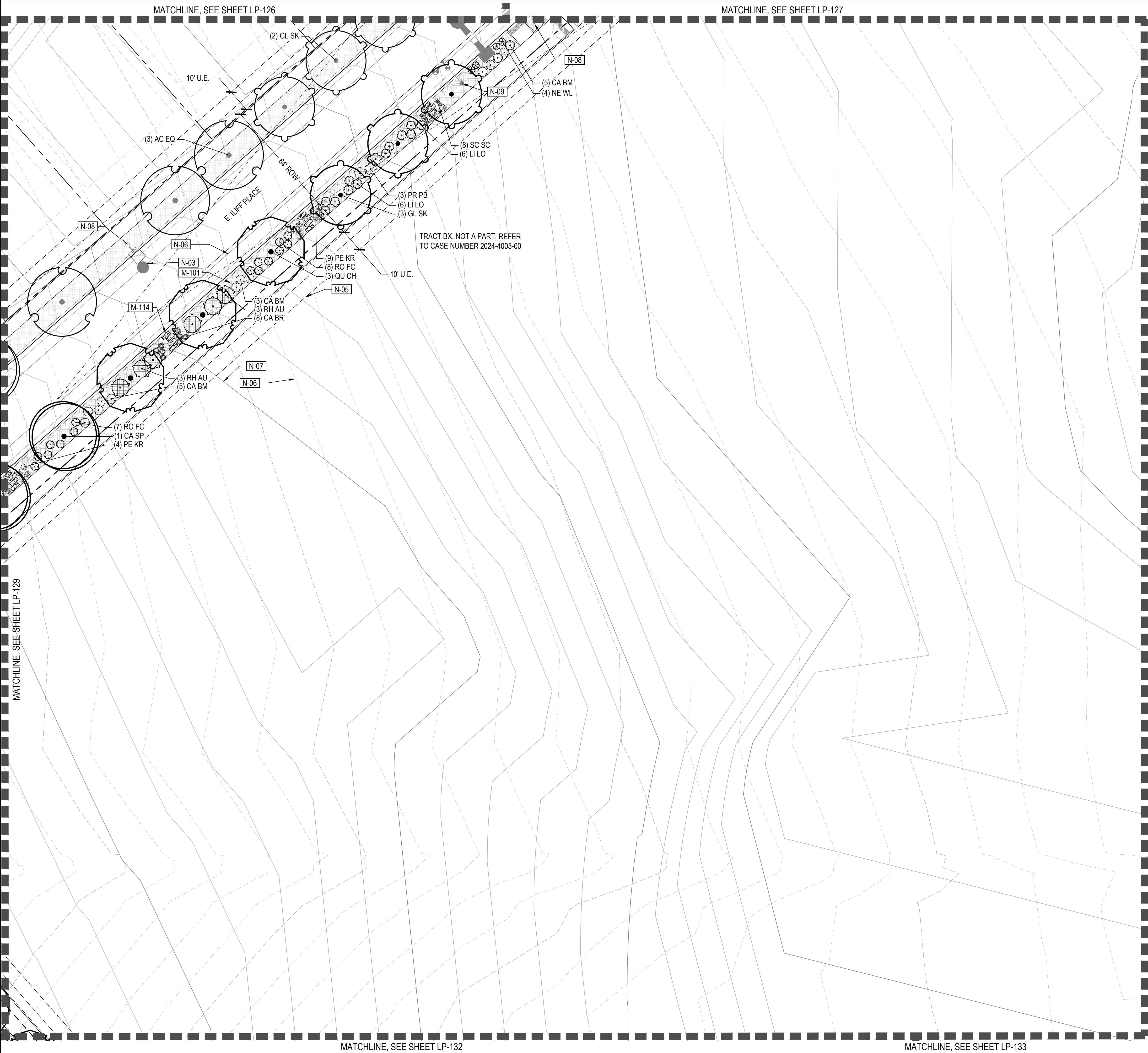
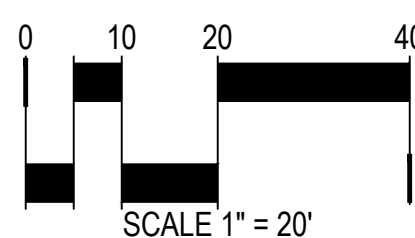
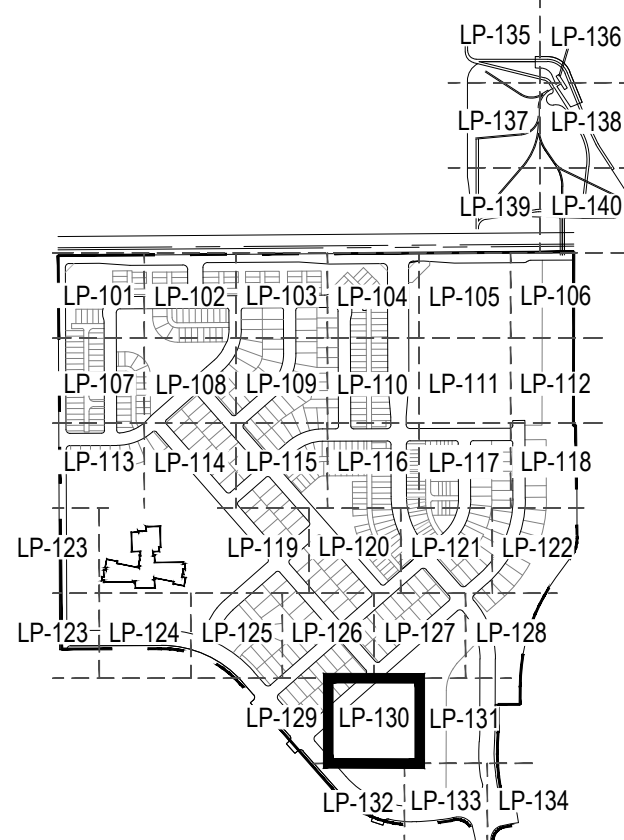
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

**NOTES**

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-131

MATCHLINE, SEE SHEET LP-129

MATCHLINE, SEE SHEET LP-132

MATCHLINE, SEE SHEET LP-133

CHECKED BY: SM  
DRAWN BY: ES, JK, EC



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 85 OF 119

LP-131

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

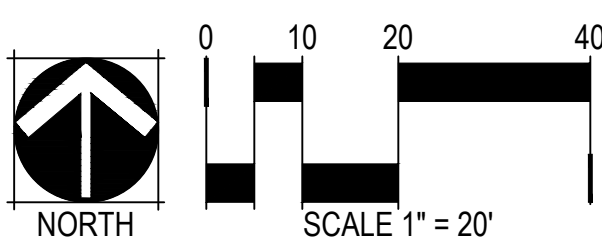
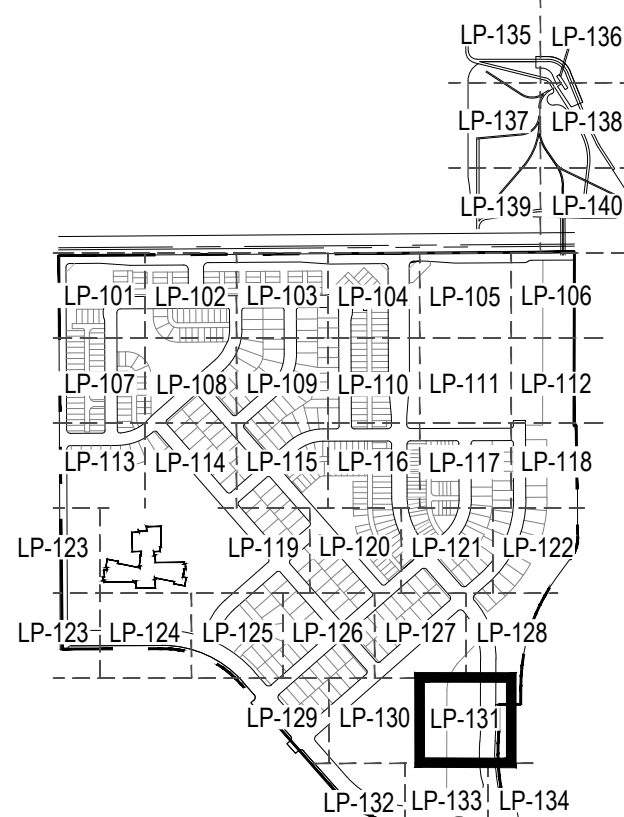
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	EVERGREEN TREES		
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS

NOTES

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-127

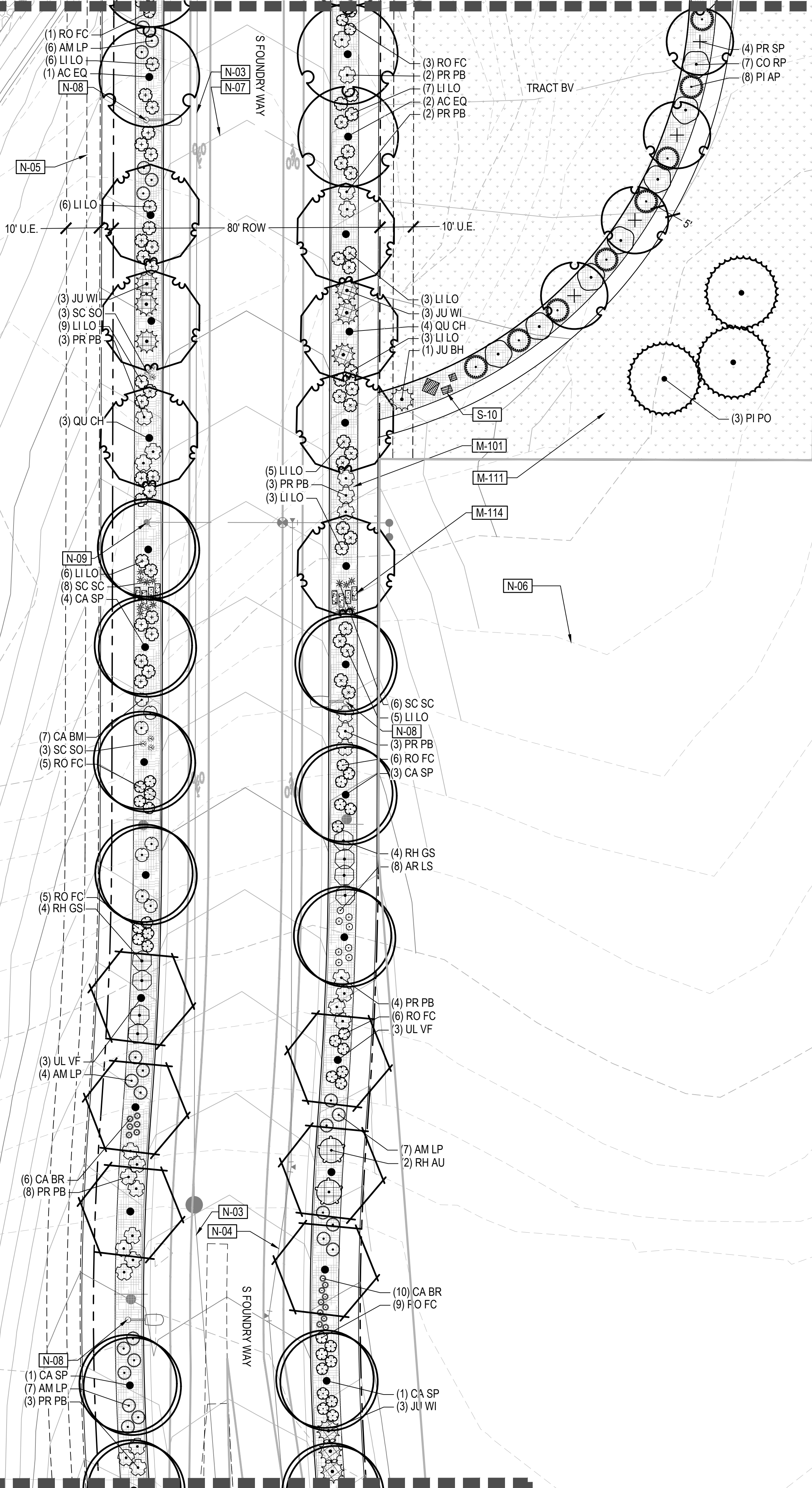
MATCHLINE, SEE SHEET LP-128

MATCHLINE, SEE SHEET LP-133

MATCHLINE, SEE SHEET LP-130

TRACT BX, NOT A PART. REFER  
TO CASE NUMBER 2024-4003-00

TRACT BW, NOT A PART. REFER  
TO CASE NUMBER 2024-4003-00



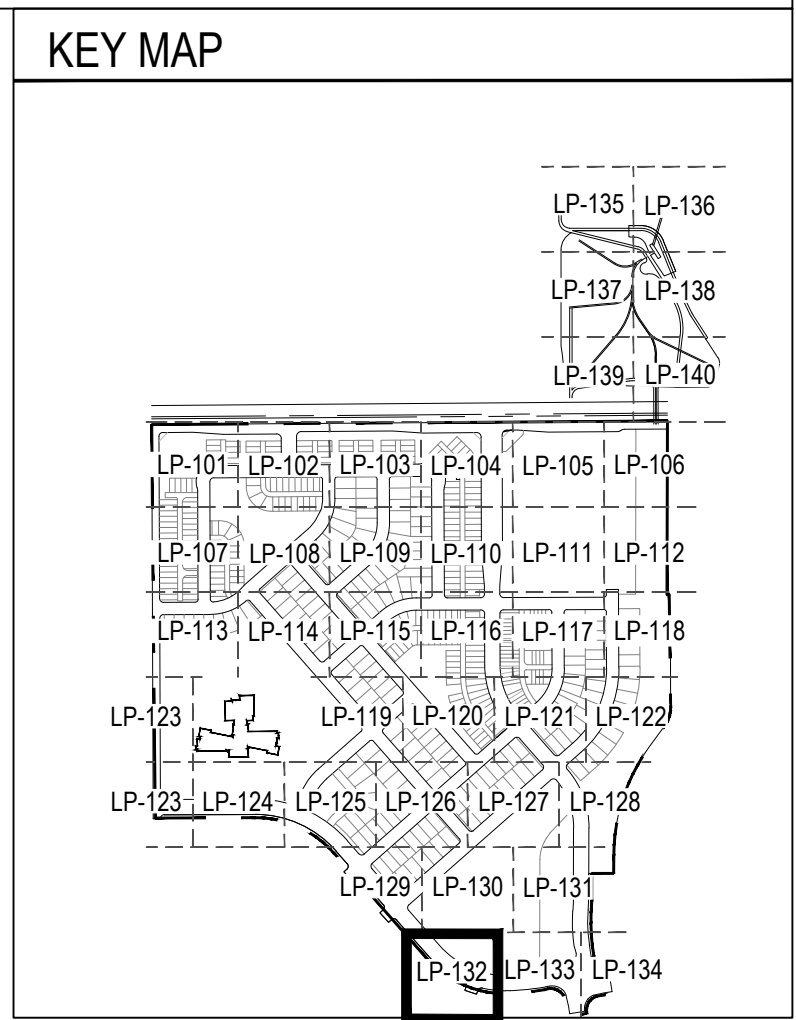
CHECKED BY:  
ES, JK, EC  
DRAWN BY:



MATCHLINE, SEE SHEET LP-130



NORTH



LP-132

CHECKED BY: SM  
DRAWN BY: ES, JK, EC



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 87 OF 119

LP-133

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	M-102	HOMEBUILDER LANDSCAPE BED REFER TO LOT TYP - SHEET LP-201	
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

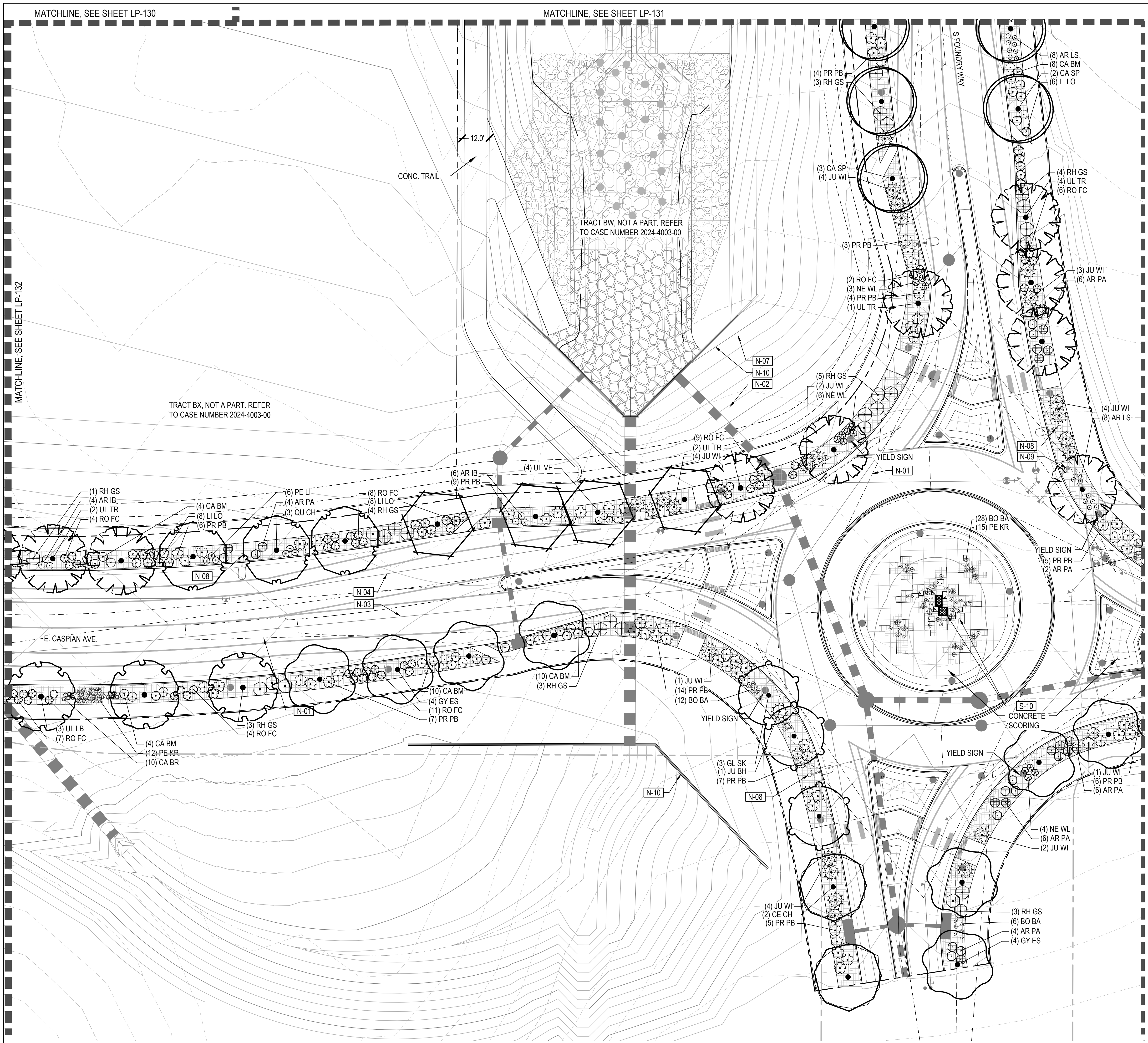
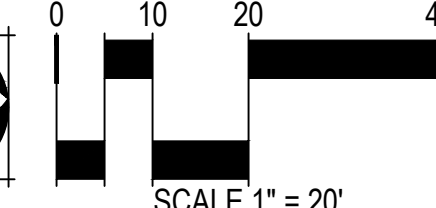
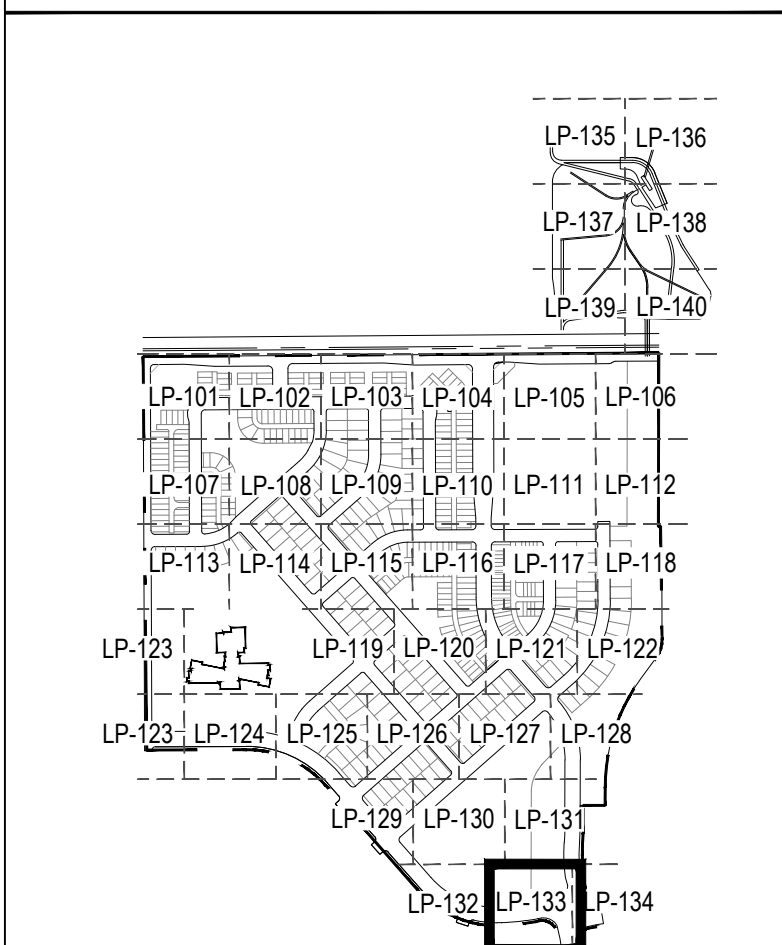
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 2/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

**NOTES**

- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP





FOUNDRY SITE PLAN PHASE 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 88 OF 119

LP-134

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

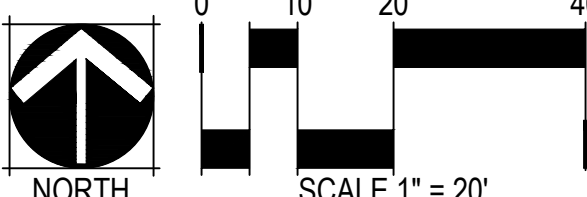
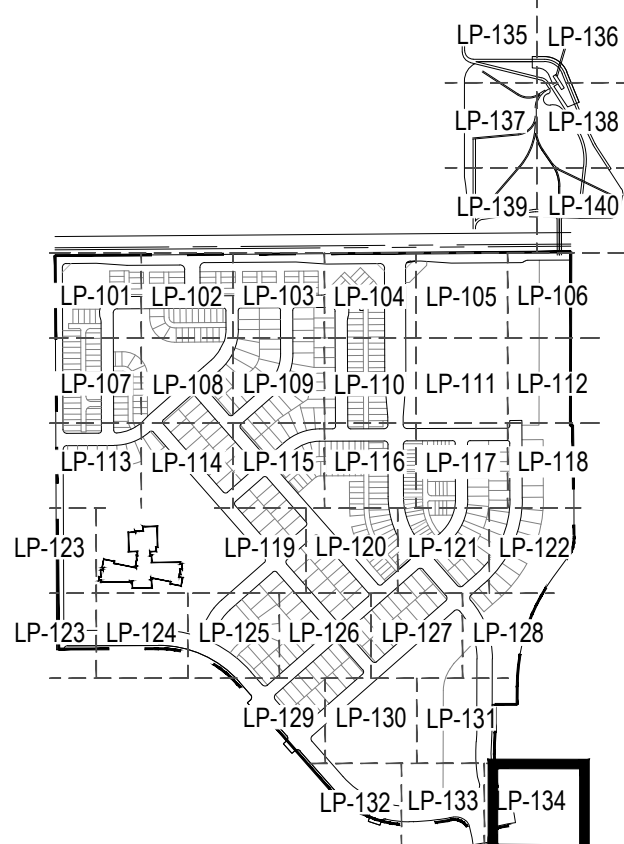
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

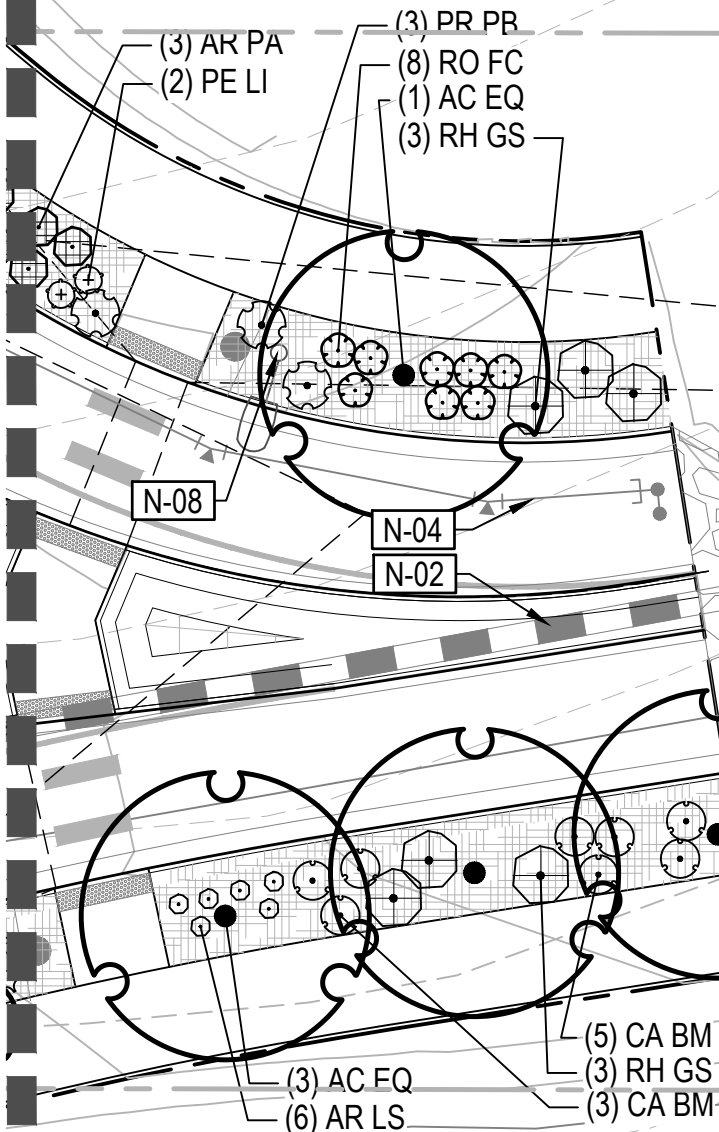
LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES**
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-133





FOUNDRY SITE PLAN PHASE 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 89 OF 119

LP-135

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER   ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER   ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE   3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

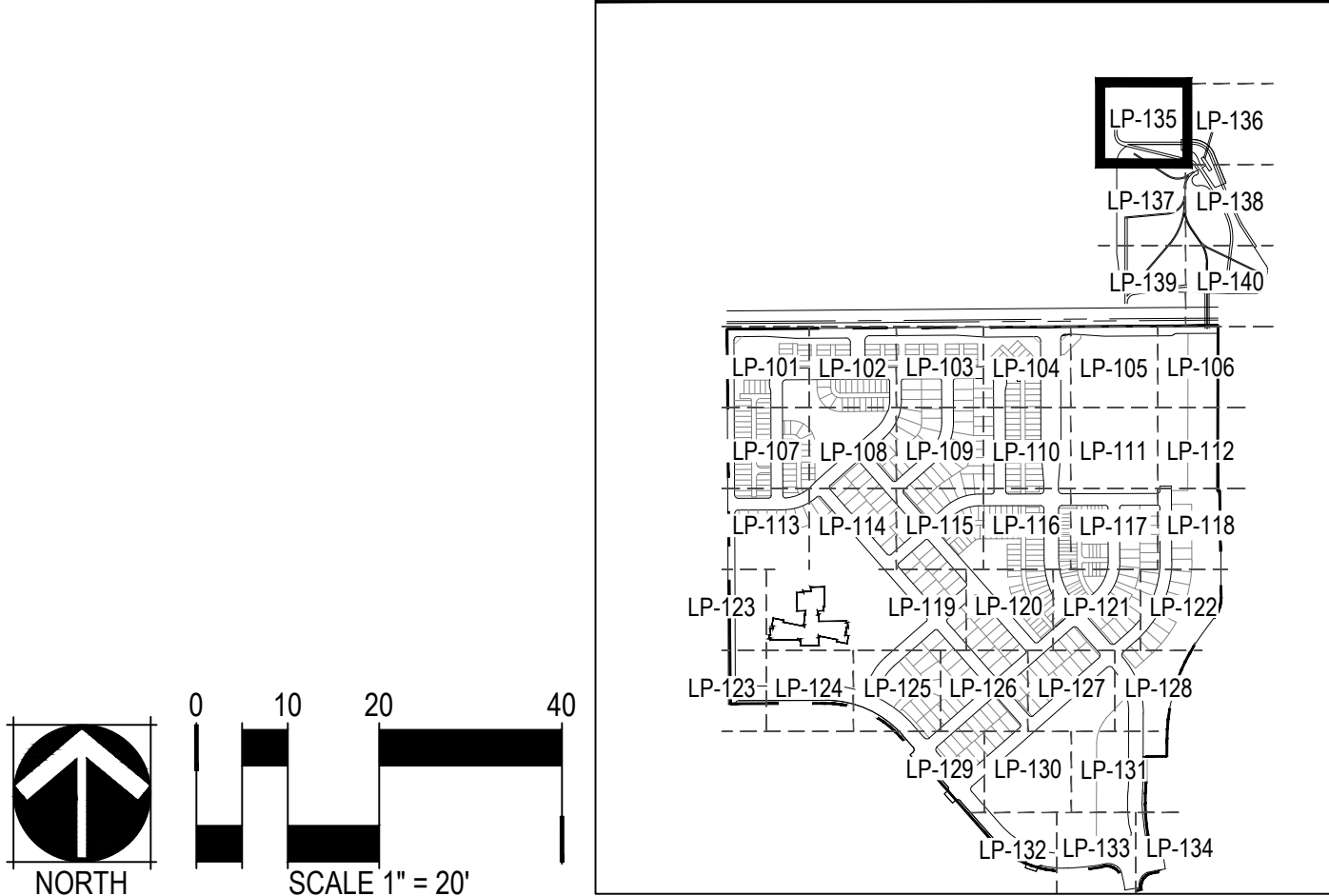
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE

DECIDUOUS CANOPY TREES	ORNAMENTAL TREES	EVERGREEN TREES
DECIDUOUS AND EVERGREEN SHRUBS	ORNAMENTAL GRASSES AND PERENNIALS	

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET #####

MATCHLINE, SEE SHEET LP-136

PROPOSED DRAINAGE EASEMENT

PROP. 12' WIDE 8" GRAVEL  
MAINTENANCE TRAIL (TYP.)

PROP. 6' CONCRETE TRICKLE  
CHANNEL (TYP.)

DETENTION POND, RE: CIVIL

100 YEAR FLOOD LINE  
EURV WSEL LINE  
WQ WSEL LINE

M-112

MATCHLINE, SEE SHEET LP-137



LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER   ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER   ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE   3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

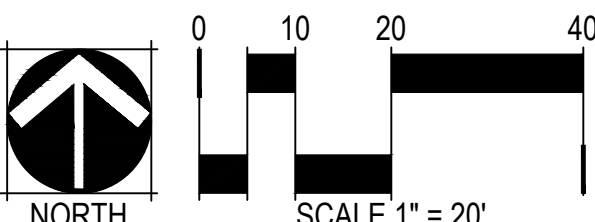
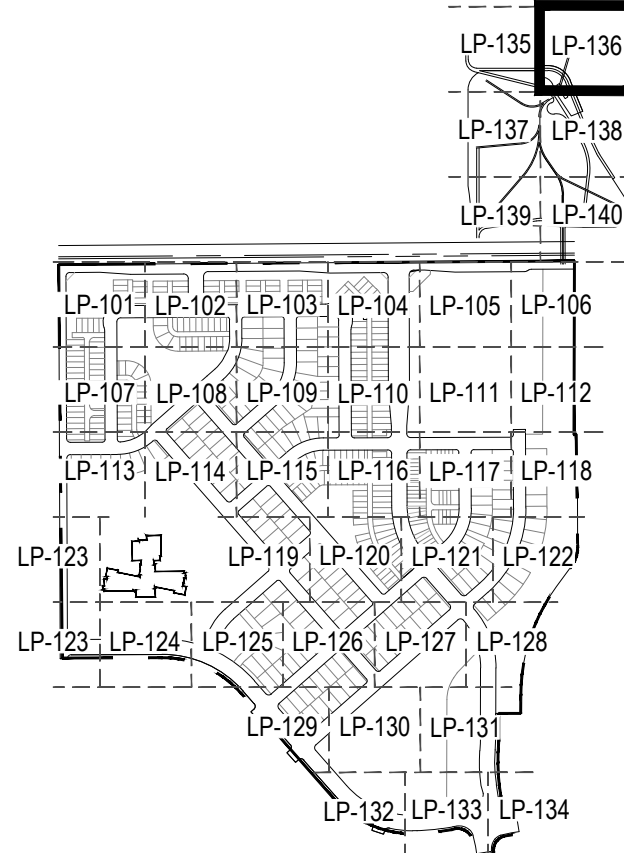
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE

DECIDUOUS CANOPY TREES	ORNAMENTAL TREES	EVERGREEN TREES
DECIDUOUS AND EVERGREEN SHRUBS	ORNAMENTAL GRASSES AND PERENNIALS	

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-135

PROPOSED DRAINAGE EASEMENT  
CONCEPTUAL OUTFALL PROTECTION  
OUTFALL TO COAL CREEK

PROP. 6' X 5' RCBC

100 YEAR FLOOD LINE

EURV WSEL LINE  
WQ WSEL LINE  
DETENTION POND, RE: CIVIL

M-112

MATCHLINE, SEE SHEET LP-138



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 91 OF 119

LP-137

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER   ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER   ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE   3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

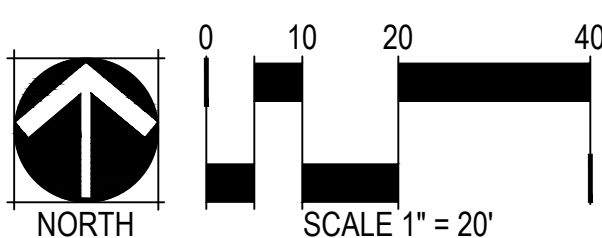
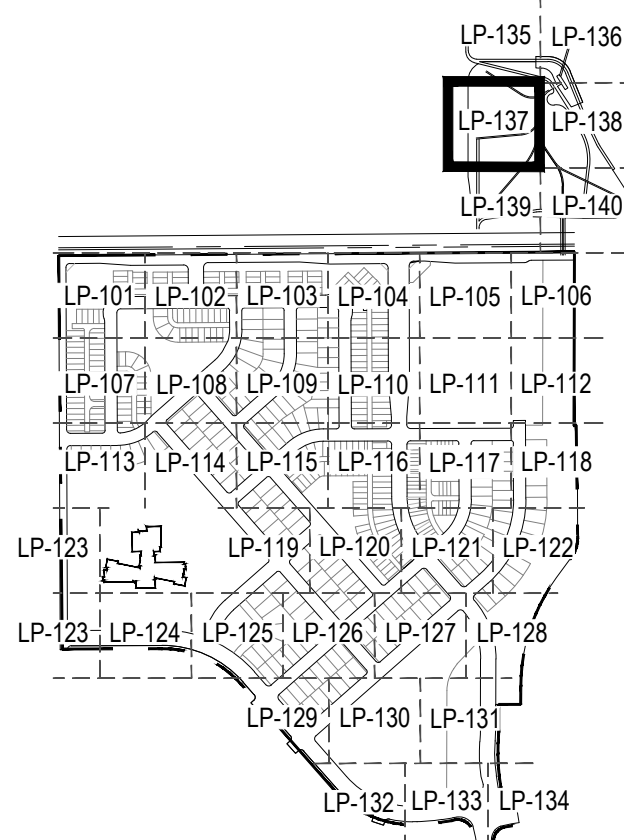
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE

DECIDUOUS CANOPY TREES	ORNAMENTAL TREES	EVERGREEN TREES
DECIDUOUS AND EVERGREEN SHRUBS	ORNAMENTAL GRASSES AND PERENNIALS	

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-135

DETENTION POND,RE: CIVIL

DETENTION POND,RE: CIVIL

RE-VEGETATION PER GRADING,  
EROSION AND SEDIMENT CONTROL  
PLANS, NO LANDSCAPE  
IMPROVEMENTS

PROP. 6' CONCRETE TRICKLE  
CHANNEL (TYP.)

PROPOSED DRAINAGE EASEMENT

100 YEAR FLOOD LINE  
EURV WSEL LINE  
WQ WSEL LINE

MATCHLINE, SEE SHEET LP-139

MATCHLINE, SEE SHEET LP-135



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 92 OF 119

LP-138

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER   ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER   ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE   3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

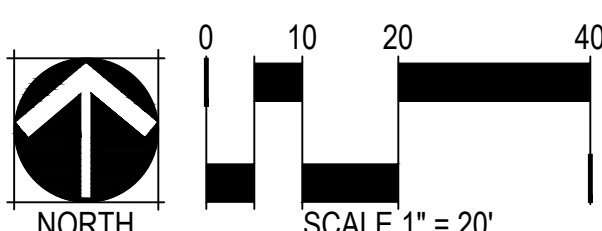
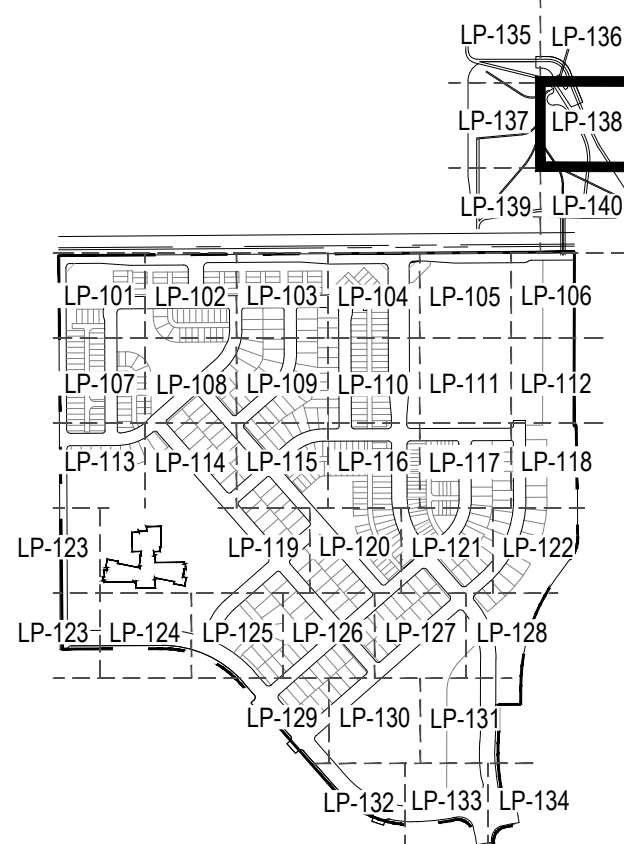
SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE

DECIDUOUS CANOPY TREES	ORNAMENTAL TREES	EVERGREEN TREES
DECIDUOUS AND EVERGREEN SHRUBS	ORNAMENTAL GRASSES AND PERENNIALS	

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-137

MATCHLINE, SEE SHEET LP-136

PROP. OUTLET STRUCTURE  
OVERFLOW GRATE

M-112

100 YEAR FLOOD LINE  
EURV WSEL LINE  
WQ WSEL LINE

DETENTION POND, RE: CIVIL

PROP. 6" CONCRETE TRICKLE  
CHANNEL (TYP.)

PROP. 12' WIDE 8" GRAVEL  
MAINTENANCE TRAIL (TYP.)

12.00'

MATCHLINE, SEE SHEET LP-140

CHECKED BY: SM  
DRAWN BY: ES, JK, EC



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 93 OF 119

LP-139

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

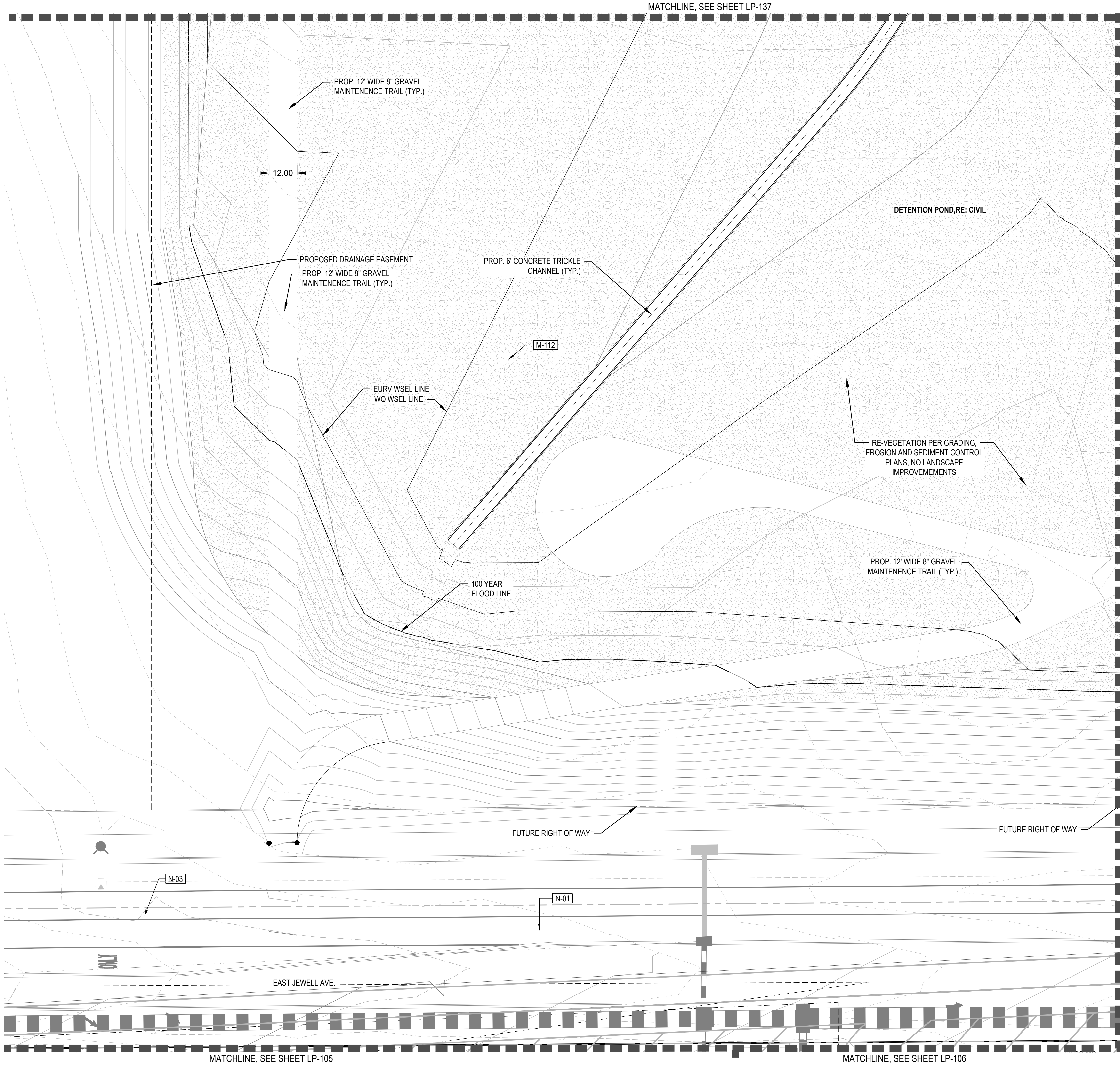
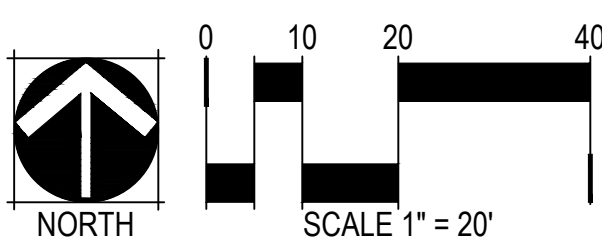
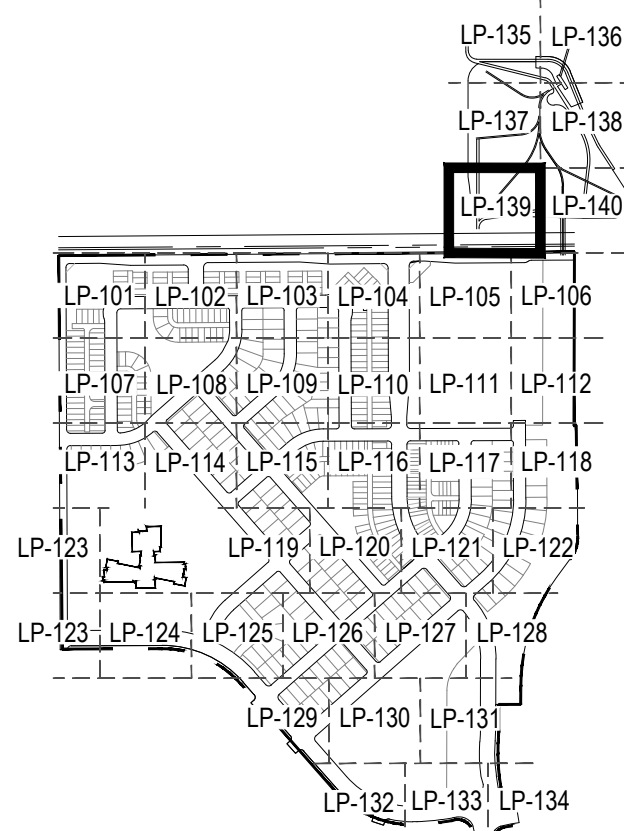
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER   ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER   ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE   3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS
			EVERGREEN TREES

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-140

MATCHLINE, SEE SHEET LP-137

MATCHLINE, SEE SHEET LP-105

MATCHLINE, SEE SHEET LP-106



FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
LANDSCAPE  
PLAN

SHEET 94 OF 119

LP-140

LEGEND

CODE	DESCRIPTION
N-01	SIGHT TRIANGLE (TYP.) RE: CIVIL DWGS.
N-02	PROPOSED STORM SEWER (TYP.) RE: CIVIL DWGS.
N-03	PROPOSED SANITARY SEWER (TYP.) RE: CIVIL DWGS.
N-04	PROPOSED WATER MAIN LINE (TYP.) RE: CIVIL DWGS.
N-05	UTILITY EASEMENT (TYP.) RE: CIVIL DWGS.
N-06	EXISTING CONTOUR (TYP.)
N-07	PROPOSED CONTOUR (TYP.)
N-08	LIGHT POLE (TYP.) RE: ELECTRICAL DWGS.
N-09	FIRE HYDRANT (TYP.) RE: CIVIL DWGS.
N-10	RETAINING WALL (TYP.) RE: CIVIL, SHEET 45
N-11	STOP SIGN (TYP.)

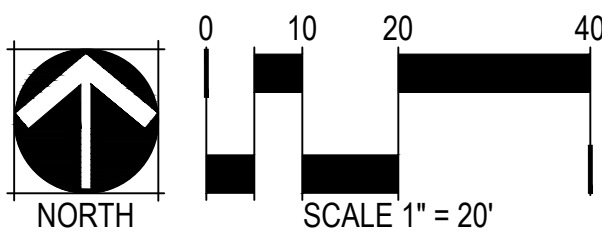
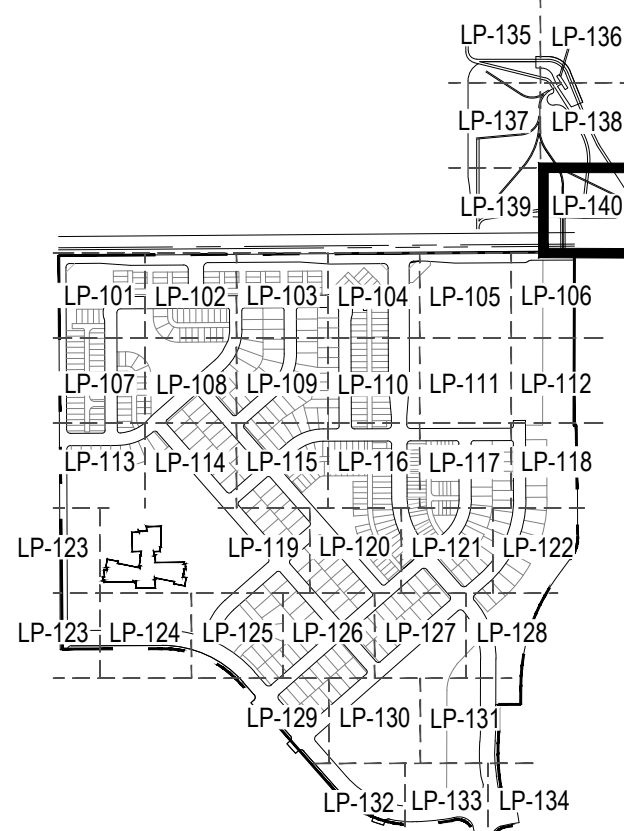
SYMBOL	CODE	MATERIAL	RE: LANDSCAPE SCHEDULES, SHEET LP-004
	M-101	LANDSCAPE BED	
	N/A	HOMEBUILDER LANDSCAPE BED	REFER TO LOT TYP - SHEET LP-201
	M-103	LANDSCAPE COBBLE	
	M-104	CRUSHER FINES	
	M-105	POURED IN PLACE RUBBERIZED SURFACING	
	M-106	LANDSCAPE TURF	
	M-107	METAL EDGER	
	M-108	LANDSCAPE BOULDER 1	GRANITE BOULDER ~4'X3'X3'
	M-109	LANDSCAPE BOULDER 2	GRANITE BOULDER ~3'X2'X2'
	M-110	LANDSCAPE BOULDER 3	GOLDSTONE 3'X3'X3'
	M-111	NATIVE SEED	
	M-112	UNIRRIGATED NATIVE SEED	
	M-113	PEDAL TRACK MATERIAL TBD	
	M-114	CONCRETE PLANK PAVER	
	M-115	PLAYGROUND FIBAR	

SYMBOL	CODE	AMENITY	DETAIL
	S-01	BENCH - 1	1/LP-405
	S-02	BENCH - 2	2/LP-405
	S-03	BENCH - 3	3/LP-405
	S-04	BOLLARD	9/LP-405
	S-05	PICNIC TABLE	8/LP-405
	S-06	TRASH RECEPTACLE	7/LP-405
	S-07	BIKE RACK	6/LP-405
	S-08	PLANTER 1	4/LP-405
	S-09	PLANTER 2	5/LP-405
VARIES	S-10	FOUNDRY CUBE	5/LP-402
	S-11	PET PICK-UP STATION	N/A
	S-12	RAISED GARDEN BED	2/LP-403
	S-13	PLAY EQUIPMENT 2-5 YRS	LP-407
	S-14	PLAY EQUIPMENT 6-12 YRS	LP-406
	S-15	FOUNDRY PRIMARY MONUMENT	1/LP-403
	S-16	FOUNDRY SECONDARY MONUMENT	3/LP-405
	S-17	FOUNDRY SHADE STRUCTURE	5/LP-404
	S-18	MAIL KIOSK RE: LP-306-7 FOR MAIL KIOSK PLAN	1+2/LP-408

LINETYPE	DESCRIPTION	LINETYPE	DESCRIPTION
	6' STANDARD FENCE (DTL 1/LP-402)		OPEN WELDED WIRE FENCE (DTL 2/LP-402)
	RIGHT OF WAY		MATCHLINE
	DECIDUOUS CANOPY TREES		ORNAMENTAL TREES
	DECIDUOUS AND EVERGREEN SHRUBS		ORNAMENTAL GRASSES AND PERENNIALS

- NOTES
- ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL COMPLY WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
  - FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATIONS, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER, HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LANES. HOME BUILDER TO PLACE TREES IN CURBSIDE LANDSCAPE IN FRONT OF EACH LOT PER PLAN.

KEY MAP



MATCHLINE, SEE SHEET LP-139

MATCHLINE, SEE SHEET LP-138

DETENTION POND, RE: CIVIL

PROP. 6" CONCRETE TRICKLE CHANNEL (TYP.)

RE-VEGETATION PER GRADING, EROSION AND SEDIMENT CONTROL PLANS, NO LANDSCAPE IMPROVEMENTS

12.00'

PROP. 12" WIDE 8" GRAVEL MAINTENANCE TRAIL (TYP.)

M-112

100 YEAR FLOOD LINE  
EURV WSEL LINE  
WQ WSEL LINE

PROP. CONCRETE FOREBAY

N-02

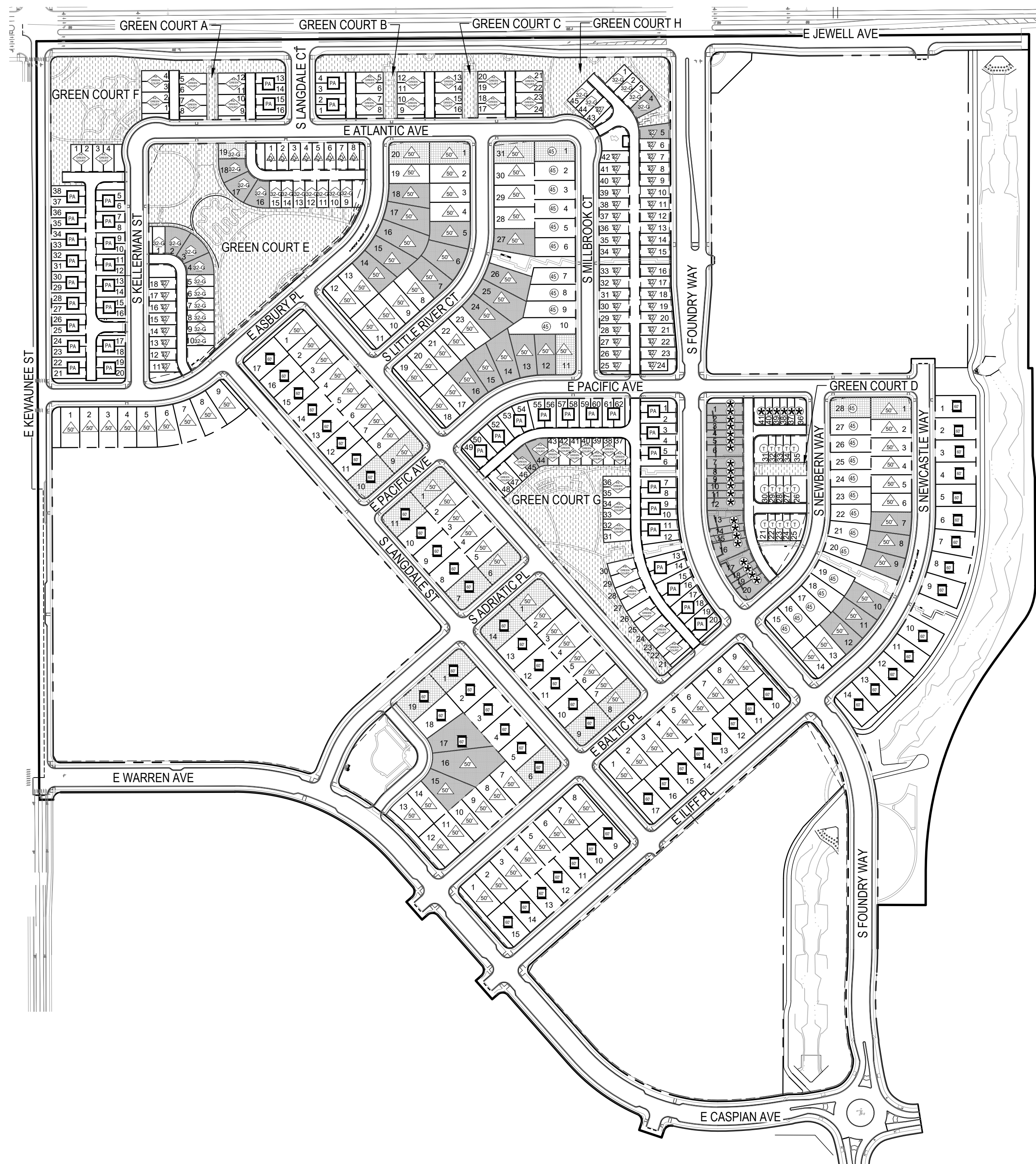
EAST JEWELL AVE.

MATCHLINE, SEE SHEET LP-106

CHECKED BY: SM  
DRAWN BY: ES, JK, EC

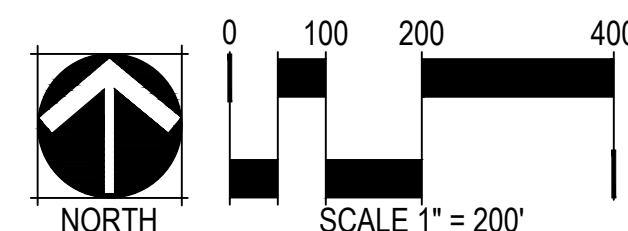


OVERALL ON-LOT TYPICAL KEYMAP



LEGEND

- T TOWNHOME GREEN COURT
- \* TOWNHOME
- PA GREEN COURT SMALL LOT PAIRED GREEN COURT
- PA SMALL LOT PAIRED
- 32-G 32' WIDE SMALL LOT SFD GREEN COURT
- 32 32' WIDE SMALL LOT SFD
- 45 45' WIDE SFD SMALL LOT SFD
- 50' 50' WIDE FRONT SFD
- 60' 60' WIDE FRONT SFD
- CORNER LOTS
- ATYPICAL LOTS
- GREEN COURT TRACT



RESIDENTIAL YARD LANDSCAPE NOTES

GENERAL:

1. REFER TO PLANT LIST ON SHEETS LP-201 THROUGH LP-207 FOR LOT TYPICAL PLANT SPECIES.
2. LOT TYPICAL DESIGNS SHOWN ARE EXAMPLES ONLY. INDIVIDUAL LANDSCAPE DESIGNS ARE HIGHLY ENCOURAGED. PLANT MATERIAL CAN VARY. REFER TO INDIVIDUAL LOT TYPICALS AND THESE NOTES FOR SPECIFIC REQUIREMENTS.
3. REFER TO CITY OF AURORA UDO SECTION 4.7.5.P AND THE CITY OF AURORA LANDSCAPE MANUAL, AND PARKLANDS MASTER PLAN FOR RESIDENTIAL LOT LANDSCAPE STANDARDS AS THEY RELATE TO LOT SIZE.
4. 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.
5. ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #1 CONTAINERS. GRASSES IN THE CURBSIDE LANDSCAPE ARE REQUIRED TO BE #5 CONTAINERS.
6. ORNAMENTAL GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) #1 CONTAINER GRASSES PER (1) #5 CONTAINER SHRUB.
7. MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN SAME LAYOUT WITH 50% OR MORE SAME PLANT MATERIAL.
8. USE OF DROUGHT TOLERANT PLANT AND XERIC DESIGN PRINCIPALS ARE ENCOURAGED. ALL REQUIRED PLANT MATERIAL SHALL FALL UNDER THE USDA ZONE 4 OR LOWER CATEGORIES.
9. LANDSCAPE DESIGNS SHALL HAVE A DIVERSITY OF PLANT MATERIAL. INSTALLED LANDSCAPE SHALL HAVE NO MORE THAN 1/3 OF THE PLANT MATERIAL OF THE SAME SPECIES OR VARIETY.
10. WHEN 9 OF MORE SHRUBS ARE SPECIFIED, THERE MUST BE 3 DIFFERENT PLANT SPECIES.
11. FENCING OR SCREEN WALLS ADJACENT TO PARKS, OPEN SPACE, AND LANDSCAPE TRACTS BY DEVELOPER / BUILDER. OPTIONAL FENCING ADJACENT TO ADJOINING LOTS BY BUILDER OR HOMEOWNER.

FRONT YARD LANDSCAPING:

12. ALL FRONT YARDS FOR LOTS 4,500 SQUARE FEET OR LARGER ARE REQUIRED TO HAVE 1 SHADE TREE (2.5" CALIPER) AND EITHER 1 ORNAMENTAL TREE (2" CALIPER) OR 1 EVERGREEN TREE (6FT TALL).
13. MINIMUM NUMBER OF SHRUBS = (FRONT YARD LANDSCAPED AREA IN SQFT MINUS TURF AREA IN SQFT) X 0.025.

SIDE YARD LANDSCAPING:

14. INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
15. EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW - SHALL COMPLY TO FRONT YARD STANDARDS FOR SINGLE FAMILY LOTS.
16. SIDE YARD FENCES ADJACENT TO ROADS SHALL BE SET BACK A MINIMUM OF 4' FROM THE BACK OF WALK.
17. FENCING OR SCREEN WALLS ADJACENT TO PARKS, OPEN SPACE, AND LANDSCAPE TRACTS BY DEVELOPER / BUILDER. OPTIONAL FENCING ADJACENT TO ADJOINING LOTS BY BUILDER OR HOMEOWNER.
18. REFER TO SHEET LP-002 FOR CURBSIDE PLANTING REQUIREMENTS.

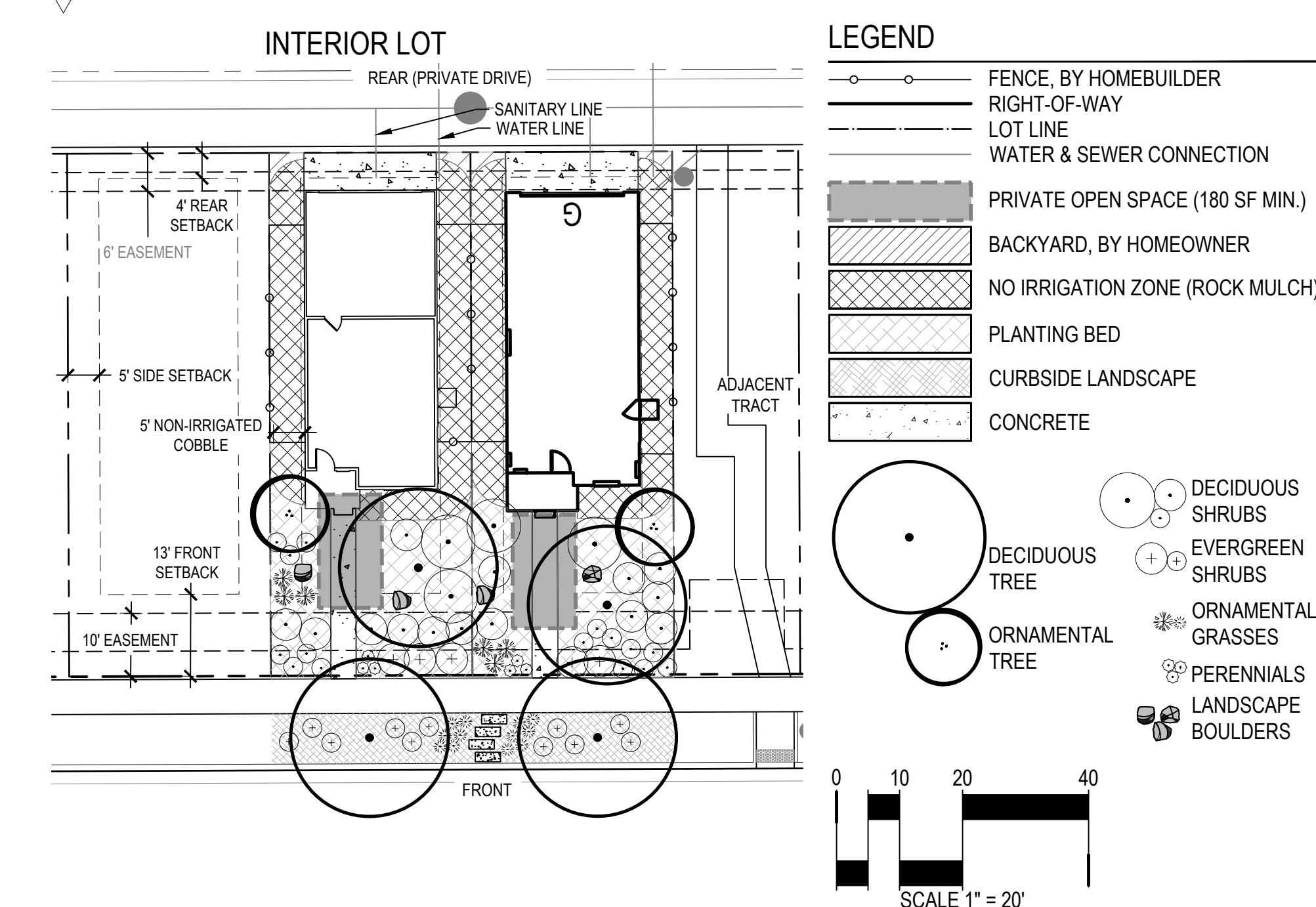
GREEN COURT USABLE OPEN SPACE (MINIMUM 50%)

GREEN COURT	TOTAL AREA SF	TOTAL USABLE OPEN AREA SF	USABLE OPEN SPACE %
GREEN COURT A	3,523 SF	2,834 SF	80%
GREEN COURT B	4,344 SF	3,806 SF	88%
GREEN COURT C	4,923 SF	3,619 SF	74%
GREEN COURT D	4,780 SF	4,077 SF	85%

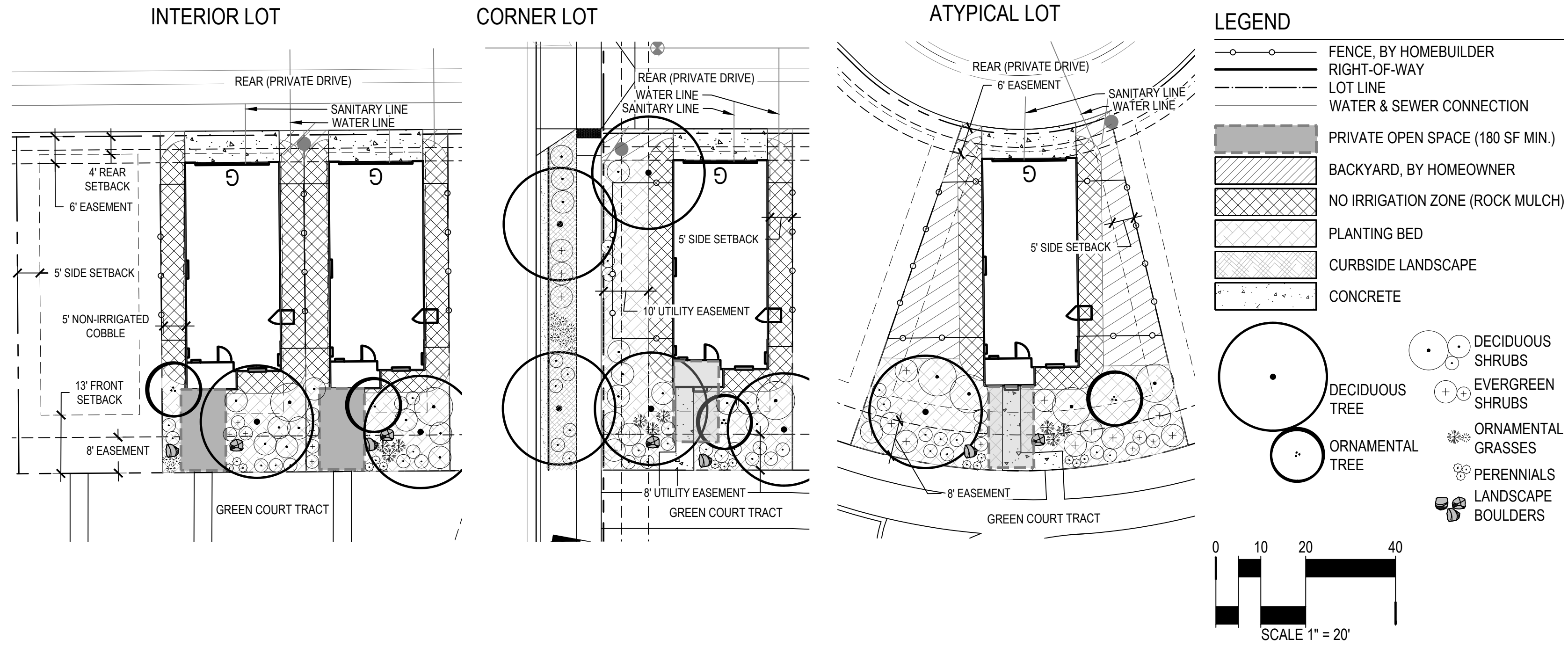
NOTE: GREEN COURTS E, F, G AND H NOT LISTED AS GREEN COURT FRONTAGES IN TABLE ABOVE, AS THESE OPEN PARKS AND OPEN SPACE AREAS ARE DESIGNED BEYOND THE INTENT OF A 'GREEN COURT' TO MEET PROS REQUIREMENTS FOR THEIR DESIGNATED USES.



32' 32' WIDE SINGLE FAMILY DETACHED



32-G 32' WIDE SMALL LOT SINGLE FAMILY DETACHED - GREENCOURT



**INTERIOR LOT**

**FRONT YARD**

- (1) DECIDUOUS TREE (2.5" CAL. MIN.).
- (1) ORNAMENTAL TREE (2" CAL. MIN.) OR (1) EVERGREEN TREE (6' HT. MIN.).
- (16) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL.) MIN.
- TURF IS NOT PERMITTED IN FRONT YARD.
- 2 NATURAL LANDSCAPE BOULDERS ARE REQUIRED.
- NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

**SIDE YARD - INTERIOR**

- WITH NO PUBLIC VIEW: ROCK MULCH REQUIRED BUT NO PLANT MATERIAL IS REQUIRED.

**REAR YARD**

- THIS IS AN ALLEY-ACCESS PRODUCT

**CURBSIDE LANDSCAPE**

- N/A

**CORNER LOT**

**FRONT YARD**

- (1) DECIDUOUS TREE (2.5" CAL. MIN.).
- (1) ORNAMENTAL TREE (2" CAL. MIN.) OR (1) EVERGREEN TREE (6' HT. MIN.).
- (22) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL.) MIN.
- TURF IS NOT PERMITTED IN FRONT YARD.
- 2 NATURAL LANDSCAPE BOULDERS ARE REQUIRED.
- NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

**SIDE YARD - INTERIOR**

- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY AND MAY BE TRANSFERRED TO ADJACENT TRACT AND/OR GREENCOURT TRACT WHEN LOT IS TOO NARROW TO ALLOW FOR SIDE YARD PLANTING.
- TREES AND (7) SHRUBS OR SHRUB EQUIVALENTS SHALL BE PROVIDED.

**REAR YARD**

- THIS IS AN ALLEY-ACCESS PRODUCT

**CURBSIDE LANDSCAPE (SIDE YARD ADJACENT)**

- (2) DECIDUOUS TREES (2.5" CAL. MIN.) AND (15) SHRUBS ARE REQUIRED.
- NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

**ATYPICAL LOT**

**FRONT YARD**

- (1) DECIDUOUS TREE (2.5" CAL. MIN.).
- (1) ORNAMENTAL TREE (2" CAL. MIN.) OR (1) EVERGREEN TREE (6' HT. MIN.).
- (33) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL.) MIN.
- TURF IS NOT PERMITTED IN FRONT YARD.
- (2) NATURAL LANDSCAPE BOULDERS ARE REQUIRED.
- NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

**SIDE YARD**

- WITH NO PUBLIC VIEW: TO PROVIDE A PROPER IRRIGATION OFFSET, MULCH IS REQUIRED BUT NO PLANT MATERIAL REQUIRED.
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY AND MAY BE TRANSFERRED TO ADJACENT TRACT AND/OR GREENCOURT TRACT WHEN LOT IS TOO NARROW TO ALLOW FOR SIDE YARD PLANTING. (2) TREES AND (7) SHRUBS OR SHRUB EQUIVALENTS SHALL BE PROVIDED.

**REAR YARD**

- THIS IS AN ALLEY-ACCESS PRODUCT

**CURBSIDE LANDSCAPE**

- (1) DECIDUOUS TREE (2.5" CAL. MIN.) AND (7) SHRUBS ARE REQUIRED.
- NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

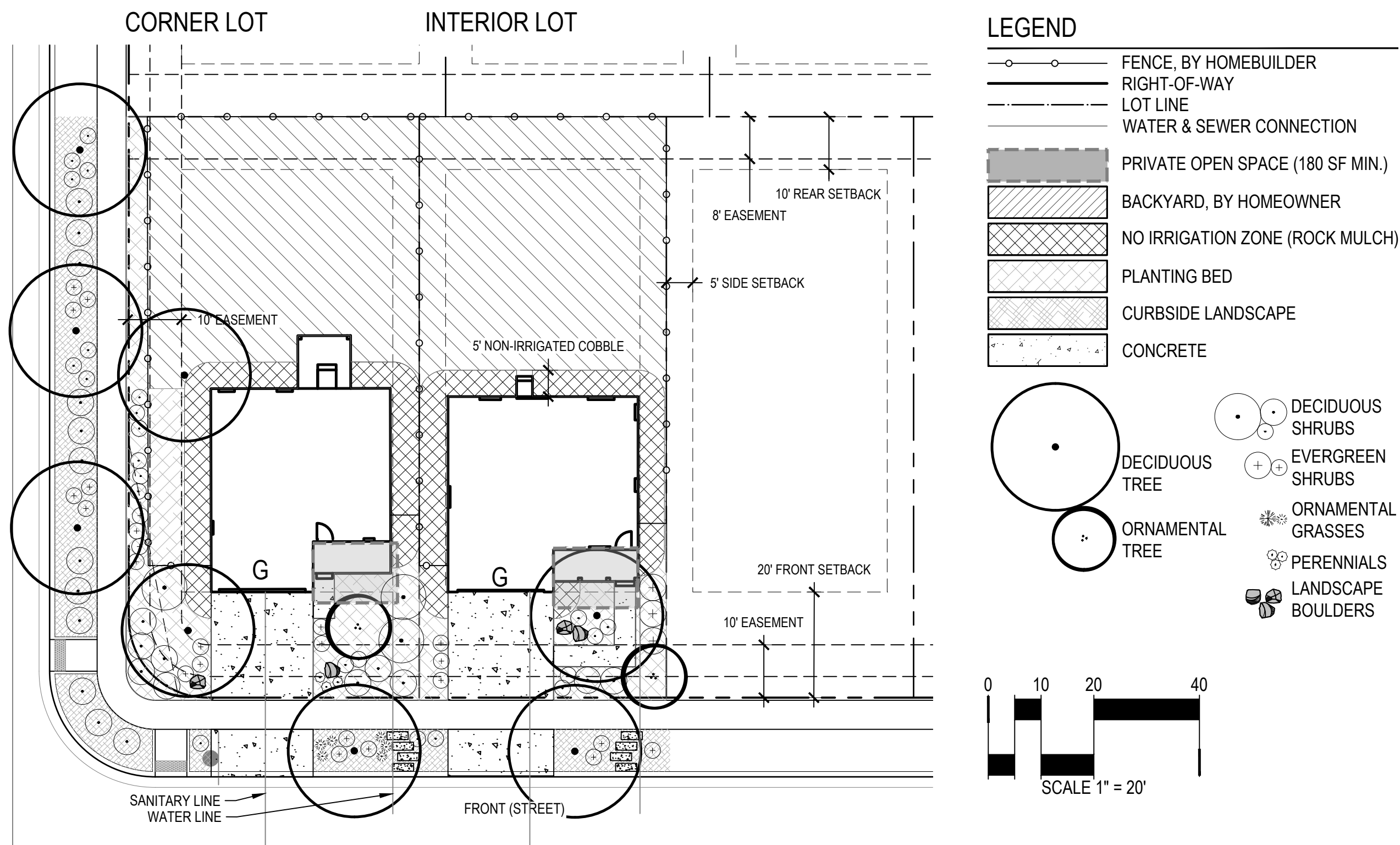
LOT TYPICAL PLANT SCHEDULE - FOR REFERENCE ONLY

DECIDUOUS CANOPY TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC EQ	EMERALD QUEEN 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	B & B	2.5" CAL.	MOD
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW
CE CH	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	B & B	2.5" CAL.	LOW
TI RE	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.	MOD
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC SS	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	B & B	2" CAL.	MOD
AM AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL.	LOW
PR SP	PRUNUS X VIRGINIANA 'P002S'	SUCKER PUNCH® RED CHOKECHERRY	B & B	2" CAL.	LOW
DECIDUOUS SHRUB - LARGE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CH MI	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	CONT.	5 GAL.	VERY LOW
CO BY	CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW TATARIAN DOGWOOD	CONT.	5 GAL.	MOD
SY VU	SYRINGA VULGARIS	COMMON LILAC	CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - MEDIUM	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CA BM	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	5 GAL.	LOW
PE LI	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.	VERY LOW
RI GM	RISES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	5 GAL.	LOW
SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL.	LOW
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.	VERY LOW
EVERGREEN SHRUB - MEDIUM	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
HE YY	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	CONT.	5 GAL.	VERY LOW
MA OG	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	5 GAL.	VERY LOW
EVERGREEN SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR PA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL.	VERY LOW
JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	5 GAL.	LOW
ORNAMENTAL GRASSES LARGE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	5 GAL.	LOW
MI ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	CONT.	5 GAL.	LOW
SC SO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	CONT.	5 GAL.	VERY LOW
ORNAMENTAL GRASSES SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	VERY LOW
CA BR	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	5 GAL.	LOW
PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC LM	ACHILLEA MILLEFOLIUM 'ACBZ0002'	LITTLE MOONSHINE COMMON YARROW	CONT.	5 GAL.	LOW
CO MB	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	CONT.	5 GAL.	LOW
RU GS	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	CONT.	5 GAL.	LOW

CURBSIDE LANDSCAPE PLANT SCHEDULE - FOR REFERENCE ONLY

DECIDUOUS CANOPY TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC EQ	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	B & B	2.5" CAL.	MOD
AC RS	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	B & B	2.5" CAL.	MOD
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW
GL IM	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	B & B	2.5" CAL.	LOW
GL SK	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2.5" CAL.	LOW
QU CH	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.	LOW
QU RO	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.	LOW
UL VF	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	B & B	2.5" CAL.	MOD
UL AC	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	ACCOLADE ELM	B & B	2.5" CAL.	MOD
UL LB	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	B & B	2.5" CAL.	MOD
UL TR	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	B & B	2.5" CAL.	MOD
DECIDUOUS SHRUB - MEDIUM	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM LP	AMORPHA CANESCENS	LEADPLANT	CONT.	5 GAL.	VERY LOW
AR LS	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	CONT.	5 GAL.	LOW
CA BM	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	5 GAL.	LOW
CH DB	CHRYSOHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	CONT.	5 GAL.	VERY LOW
PE LI	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.	VERY LOW
PO FR	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	5 GAL.	LOW
PO GD	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP BUSH CINQUEFOIL	CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM NA	AMORPHA NANA	DWARF FALSE INDIGO	CONT.	5 GAL.	VERY LOW
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL.	LOW
NE WL	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	5 GAL.	VERY LOW
PR PB	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	5 GAL.	VERY LOW
RH GS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL.	VERY LOW
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.	VERY LOW
RO FC	ROSA FLOWER CARPET® CORAL	CORAL FLOWER CARPET ROSE	CONT.	5 GAL.	LOW
EVERGREEN SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR PA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL.	VERY LOW
JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	5 GAL.	LOW
JU BM	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	5 GAL.	LOW
ORNAMENTAL GRASSES LARGE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
SC SC	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	5 GAL.	LOW
SC SO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	CONT.	5 GAL.	VERY LOW
ORNAMENTAL GRASSES SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	VERY LOW
PE HA	PENNISETUM ALOPECUROIDES 'HAELN'	HAELN FOUNTAIN GRASS	CONT.	5 GAL.	LOW

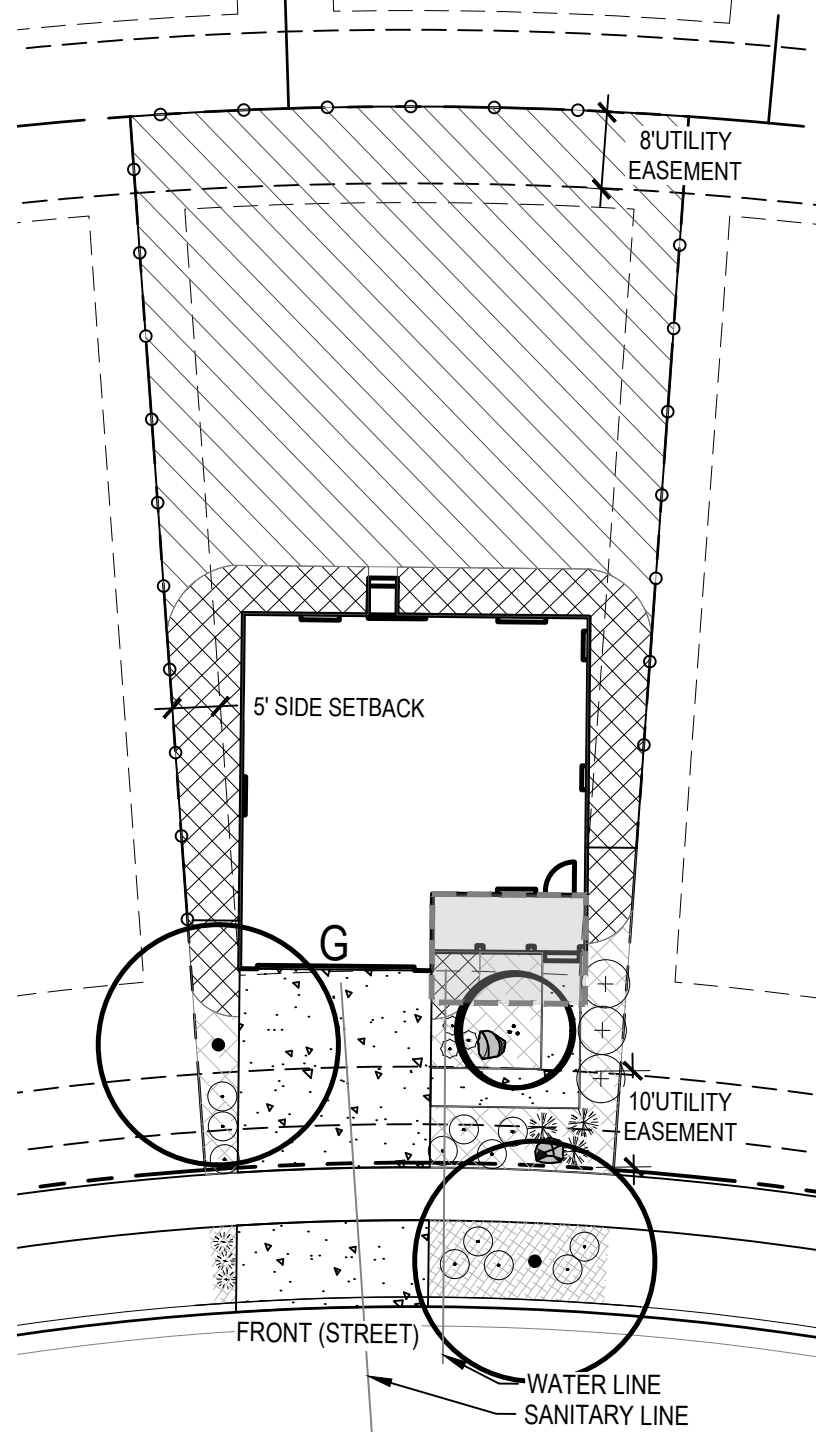




CORNER LOT

- FRONT YARD
- (1) DECIDUOUS TREE (2.5" CAL. MIN.).
  - (1) ORNAMENTAL TREE (2" CAL. MIN.) OR (1) EVERGREEN TREE (6' HT. MIN.).
  - (13) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL) MIN.
  - TURF IS NOT PERMITTED IN FRONT YARD.
  - (2) NATURAL LANDSCAPE BOULDERS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.
- SIDE YARD
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY.
  - (1) TREES AND (10) SHRUBS OR SHRUB EQUIVALENTS SHALL BE PROVIDED.
- REAR YARD
- NO PUBLIC VIEW LANDSCAPE. NO MINIMUM PLANTING REQUIREMENT. TURF AREA MAY NOT EXCEED 45% OF REAR YARD LANDSCAPE.
- CURBSIDE LANDSCAPE
- (4) DECIDUOUS TREES (2.5" CAL. MIN.) AND (31) SHRUBS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

ATYPICAL LOT



INTERIOR LOT

- FRONT YARD
- (1) DECIDUOUS TREE (2.5" CAL. MIN.).
  - (1) ORNAMENTAL TREE (2" CAL. MIN.) OR (1) EVERGREEN TREE (6' HT. MIN.).
  - (13) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL) MIN.
  - TURF IS NOT PERMITTED IN FRONT YARD.
  - (2) NATURAL LANDSCAPE BOULDERS ARE REQUIRED.
- SIDE YARD
- TO PROVIDE A PROPER IRRIGATION OFFSET, MULCH IS REQUIRED BUT NO PLANT MATERIAL REQUIRED.
- REAR YARD
- NO PUBLIC VIEW LANDSCAPE. NO MINIMUM PLANTING REQUIREMENT. TURF AREA MAY NOT EXCEED 45% OF REAR YARD LANDSCAPE.
- CURBSIDE LANDSCAPE
- (1) DECIDUOUS TREE (2.5" CAL. MIN.) AND (10) SHRUBS ARE REQUIRED
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

ATYPICAL LOT

- FRONT YARD
- (1) DECIDUOUS TREE (2.5" CAL. MIN.).
  - (1) ORNAMENTAL TREE (2" CAL. MIN.) OR (1) EVERGREEN TREE (6' HT. MIN.).
  - (12) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL) MIN.
  - TURF IS NOT PERMITTED IN FRONT YARD.
  - (2) NATURAL LANDSCAPE BOULDERS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.
- SIDE YARD
- TO PROVIDE A PROPER IRRIGATION OFFSET, MULCH IS REQUIRED BUT NO PLANT MATERIAL REQUIRED.
- REAR YARD
- NO PUBLIC VIEW LANDSCAPE. NO MINIMUM PLANTING REQUIREMENT. TURF AREA MAY NOT EXCEED 45% OF REAR YARD LANDSCAPE.
- CURBSIDE LANDSCAPE
- (1) DECIDUOUS TREE (2.5" CAL. MIN.) AND (6) SHRUBS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

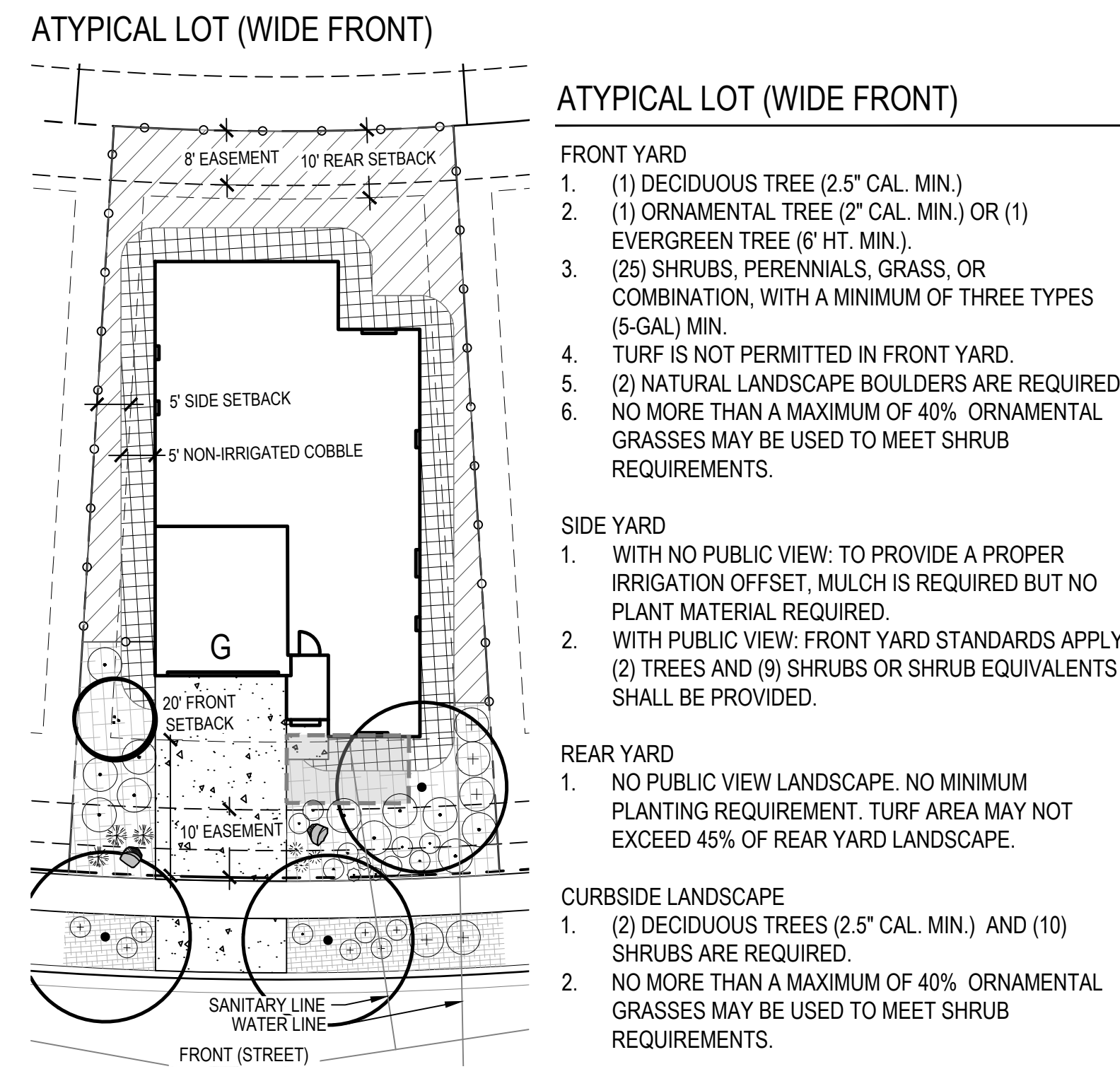
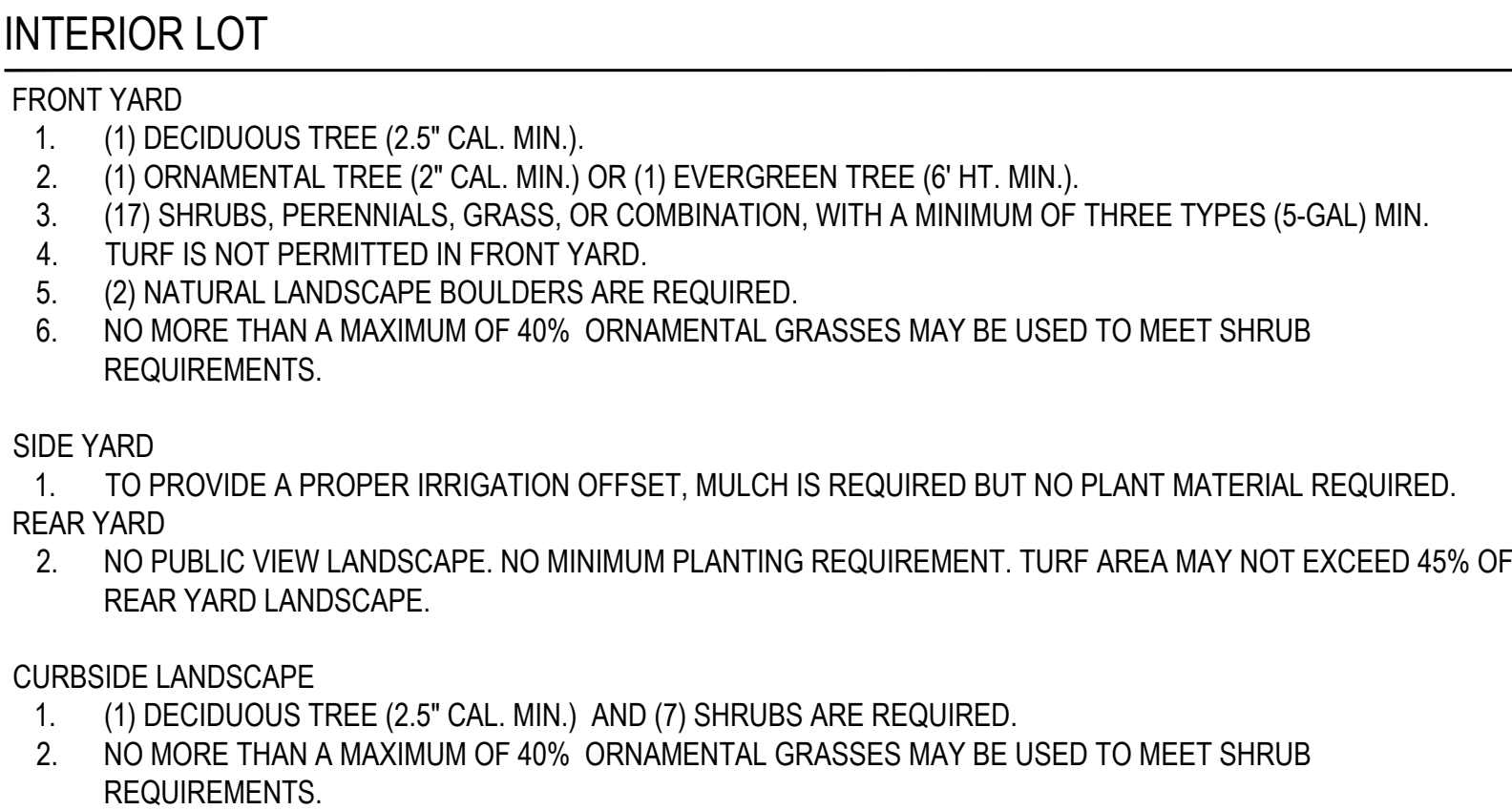
LOT TYPICAL PLANT SCHEDULE - FOR REFERENCE ONLY

DECIDUOUS CANOPY TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC EQ	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	B & B	2.5" CAL.	MOD
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW
CE CH	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	B & B	2.5" CAL.	LOW
TI RE	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.	MOD
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC SS	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	B & B	2" CAL.	MOD
AM AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL.	LOW
PR SP	PRUNUS X VIRGINIANA 'P002S'	SUCKER PUNCH® RED CHOKECHERRY	B & B	2" CAL.	LOW
DECIDUOUS SHRUB - LARGE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CH MI	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	CONT.	5 GAL.	VERY LOW
CO BY	CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW TATARIAN DOGWOOD	CONT.	5 GAL.	MOD
SY VU	SYRINGA VULGARIS	COMMON LILAC	CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - MEDIUM	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CA BM	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	5 GAL.	LOW
PE LI	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.	VERY LOW
RI GM	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	5 GAL.	LOW
SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL.	LOW
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.	VERY LOW
EVERGREEN SHRUB - MEDIUM	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
HE YY	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	CONT.	5 GAL.	VERY LOW
MA OG	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	5 GAL.	VERY LOW
EVERGREEN SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR PA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL.	VERY LOW
JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	5 GAL.	LOW
ORNAMENTAL GRASSES LARGE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	5 GAL.	LOW
MI ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	CONT.	5 GAL.	LOW
SC SO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	CONT.	5 GAL.	VERY LOW
ORNAMENTAL GRASSES SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	VERY LOW
CA BR	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	5 GAL.	LOW
PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC LM	ACHILLEA MILLEFOLIUM 'ACBZ0002'	LITTLE MOONSHINE COMMON YARROW	CONT.	5 GAL.	LOW
CO MB	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	CONT.	5 GAL.	LOW
GL SK	GLEDITSIA TRIACANTHOS 'INERMIS' 'IMPCOLE'	GOLDEN ROSE	CONT.	5 GAL.	LOW

CURBSIDE LANDSCAPE PLANT SCHEDULE - FOR REFERENCE ONLY

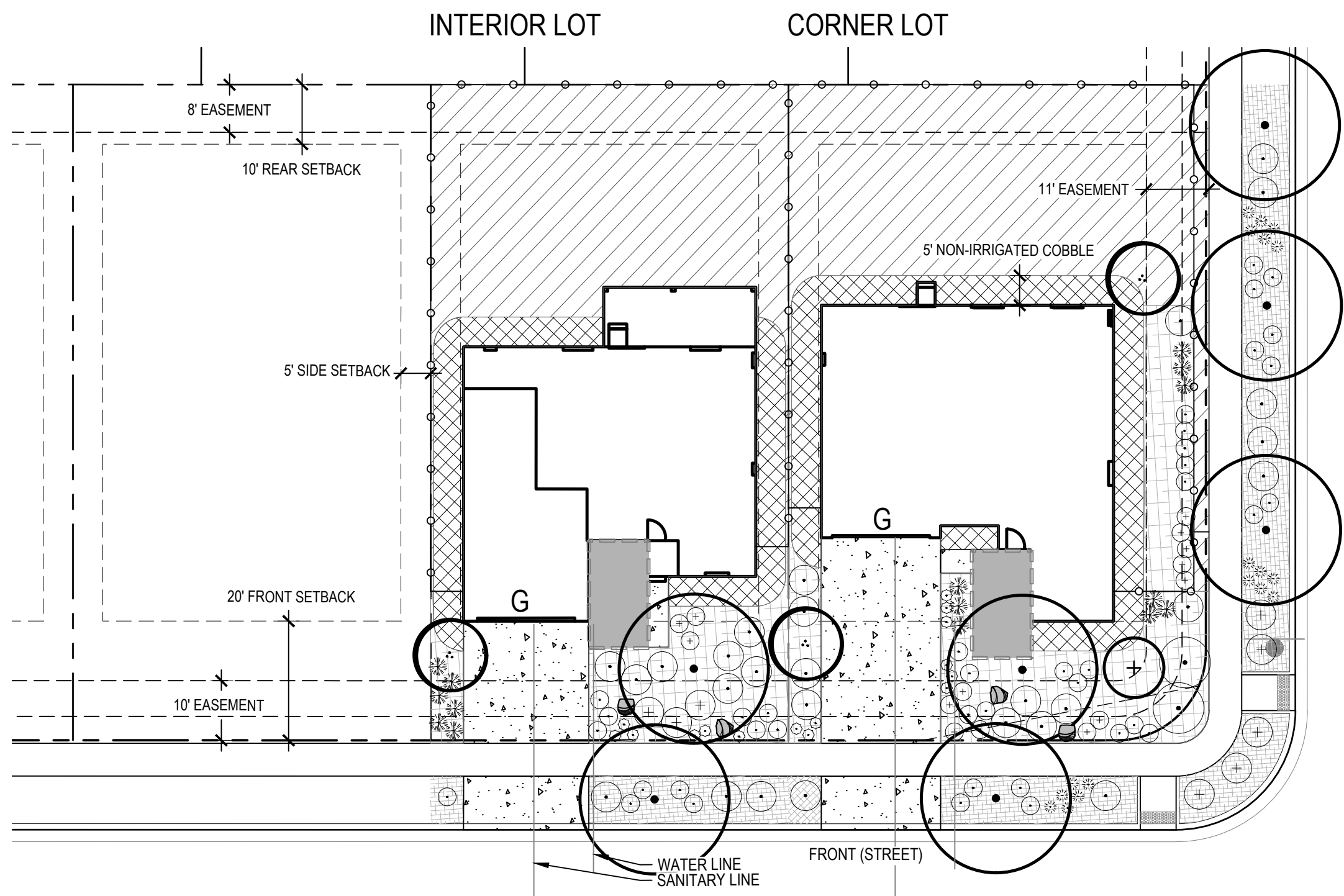
DECIDUOUS CANOPY TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC EQ	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	B & B	2.5" CAL.	MOD
AC RS	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	B & B	2.5" CAL.	MOD
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW
GL IM	GLEDITSIA TRIACANTHOS 'INERMIS' 'IMPCOLE'	IMPERIAL® HONEY LOCUST	B & B	2.5" CAL.	LOW
GL SK	GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2.5" CAL.	LOW
QU CH	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.	LOW
QU RO	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.	LOW
UL VF	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	B & B	2.5" CAL.	MOD
UL AC	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	ACCOLADE ELM	B & B	2.5" CAL.	MOD
UL LB	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	B & B	2.5" CAL.	MOD
UL TR	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	B & B	2.5" CAL.	MOD
DECIDUOUS SHRUB - MEDIUM	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM LP	AMORPHA CANESCENS	LEADPLANT	CONT.	5 GAL.	VERY LOW
AR LS	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	CONT.	5 GAL.	LOW
CA BM	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	5 GAL.	LOW
CH DB	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	CONT.	5 GAL.	VERY LOW
PE LI	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.	VERY LOW
PO FR	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	5 GAL.	LOW
PO GD	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP BUSH CINQUEFOIL	CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM NA	AMORPHA NANA	DWARF FALSE INDIGO	CONT.	5 GAL.	VERY LOW
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL.	LOW
NE WL	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	5 GAL.	VERY LOW
PR PB	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	5 GAL.	VERY LOW
RH GS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL.	VERY LOW
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.	VERY LOW
RO FC	ROSA FLOWER CARPET® CORAL	CORAL FLOWER CARPET ROSE	CONT.	5 GAL.	LOW
EVERGREEN SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR PA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL.	VERY LOW
JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	5 GAL.	LOW
JU BM	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	5 GAL.	LOW
ORNAMENTAL GRASSES LARGE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
SC SC	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	5 GAL.	LOW
SC SO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	CONT.	5 GAL.	VERY LOW
ORNAMENTAL GRASSES SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	VERY LOW
PE HA	PENNISETUM ALOPECUROIDES 'HADELN'	HADELN FOUNTAIN GRASS	CONT.	5 GAL.	LOW





CURBSIDE LANDSCAPE PLANT SCHEDULE - FOR REFERENCE ONLY					
<u>DECIDUOUS CANOPY TREES</u>					
AC EQ	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC RS	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	B & B	2.5' CAL.	MOD
CA SP	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	B & B	2.5' CAL.	MOD
GL IM	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5' CAL.	LOW
GL SK	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	B & B	2.5' CAL.	LOW
QU CH	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2.5' CAL.	LOW
QU RO	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5' CAL.	LOW
UL VF	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5' CAL.	LOW
UL AC	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	B & B	2.5' CAL.	MOD
UL LB	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	ACCOLADE ELM	B & B	2.5' CAL.	MOD
UL TR	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	B & B	2.5' CAL.	MOD
	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	B & B	2.5' CAL.	MOD
<u>DECIDUOUS SHRUB - MEDIUM</u>					
AM LP	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR LS	AMORPHA CANESCENS	LEADPLANT	CONT.	5 GAL.	VERY LOW
CA BM	ARONIA MELANOCARPA 'UCONNMAN165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	CONT.	5 GAL.	LOW
CH DB	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	5 GAL.	LOW
PE LI	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	CONT.	5 GAL.	VERY LOW
PO FR	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.	VERY LOW
PO GD	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	5 GAL.	LOW
	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP BUSH CINQUEFOIL	CONT.	5 GAL.	LOW
<u>DECIDUOUS SHRUB - SMALL</u>					
AM NA	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
LI LO	AMORPHA NANA	DWARF FALSE INDIGO	CONT.	5 GAL.	VERY LOW
NE WL	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL.	LOW
PR PB	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	5 GAL.	VERY LOW
RH GS	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	5 GAL.	VERY LOW
RU AU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL.	VERY LOW
RO FC	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.	VERY LOW
	ROSA FLOWER CARPET® CORAL	CORAL FLOWER CARPET ROSE	CONT.	5 GAL.	LOW
<u>EVERGREEN SHRUB - SMALL</u>					
AR PA	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
JU BH	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL.	VERY LOW
JU BM	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	5 GAL.	LOW
	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	5 GAL.	LOW
<u>ORNAMENTAL GRASSES LARGE</u>					
SC SC	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
SC SO	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	5 GAL.	LOW
	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	CONT.	5 GAL.	VERY LOW
<u>ORNAMENTAL GRASSES SMALL</u>					
BO BA	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
PE HA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	VERY LOW
	PENNISETUM ALOPECUROIDES 'HAEMELN'	HAEMELN FOUNTAIN GRASS	CONT.	5 GAL.	LOW





INTERIOR LOT

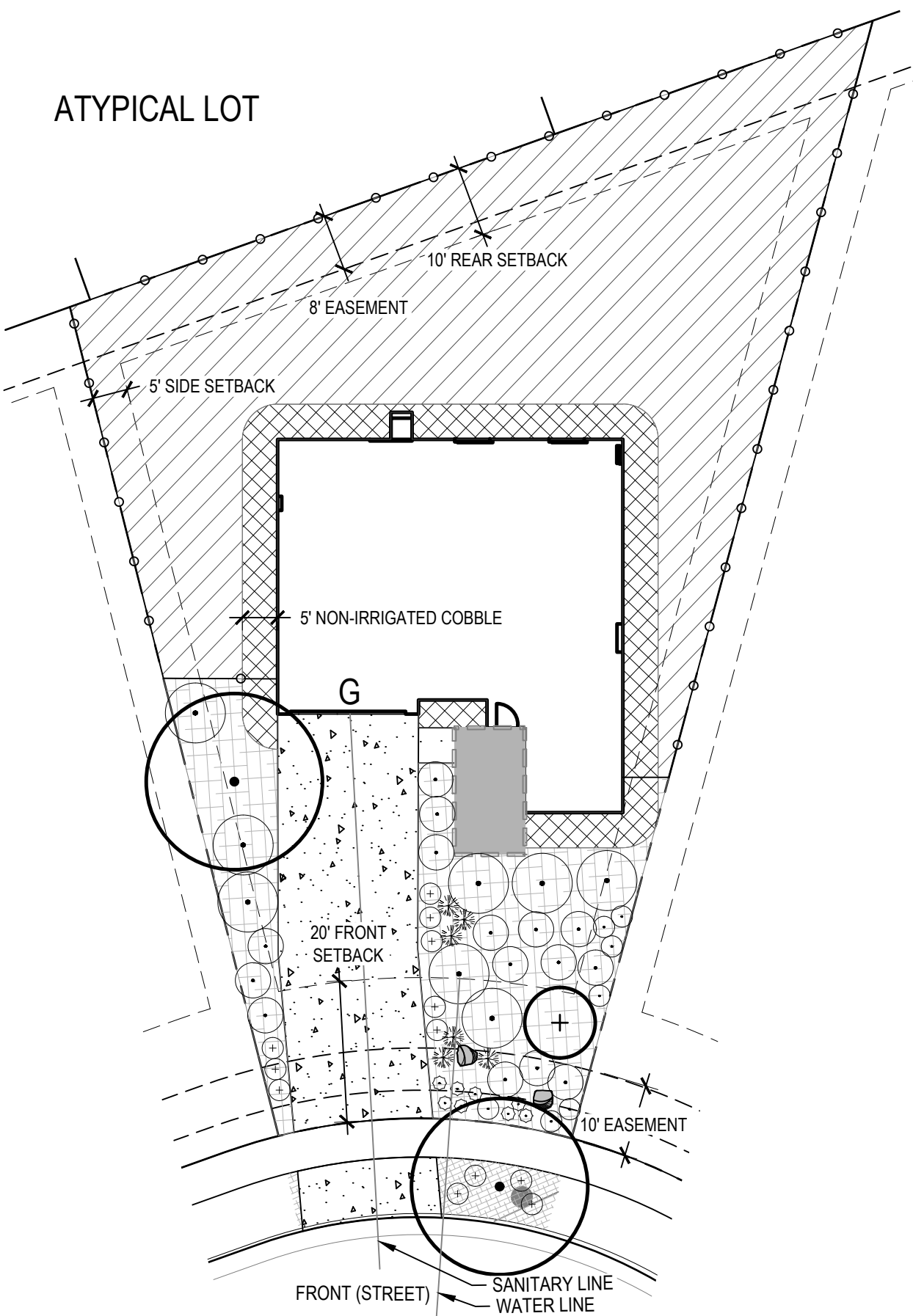
- FRONT YARD
- (1) DECIDUOUS TREE (2.5" CAL. MIN.).
  - (1) ORNAMENTAL TREE (2" CAL. MIN.) OR (1) EVERGREEN TREE (6' HT. MIN.).
  - (24) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL) MIN.
  - TURF IS NOT PERMITTED IN FRONT YARD.
  - (2) NATURAL LANDSCAPE BOULDERS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

- SIDE YARD
- TO PROVIDE A PROPER IRRIGATION OFFSET, MULCH IS REQUIRED BUT NO PLANT MATERIAL REQUIRED.

- REAR YARD
- NO PUBLIC VIEW LANDSCAPE. NO MINIMUM PLANTING REQUIREMENT. TURF AREA MAY NOT EXCEED 45% OF REAR YARD LANDSCAPE.

- CURBSIDE LANDSCAPE
- (1) DECIDUOUS TREE (2.5" CAL. MIN.) AND (8) SHRUBS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

ATYPICAL LOT



CORNER LOT

- FRONT YARD
- (1) DECIDUOUS TREE (2.5" CAL. MIN.).
  - (1) ORNAMENTAL TREE (2" CAL. MIN.) OR (1) EVERGREEN TREE (6' HT. MIN.).
  - (30) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL) MIN.
  - TURF IS NOT PERMITTED IN FRONT YARD.
  - (2) NATURAL LANDSCAPE BOULDERS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

- SIDE YARD
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY.
  - TREES AND (14) SHRUBS OR SHRUB EQUIVALENTS SHALL BE PROVIDED.

- REAR YARD
- NO PUBLIC VIEW LANDSCAPE. NO MINIMUM PLANTING REQUIREMENT. TURF AREA MAY NOT EXCEED 45% OF REAR YARD LANDSCAPE.

- CURBSIDE LANDSCAPE
- (4) DECIDUOUS TREES (2.5" CAL. MIN.) AND (30) SHRUBS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

ATYPICAL LOT

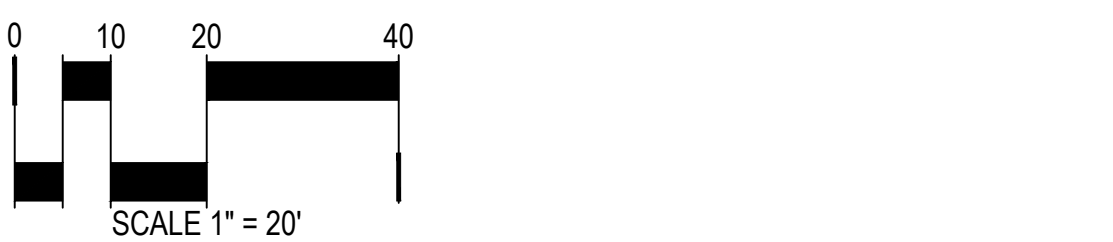
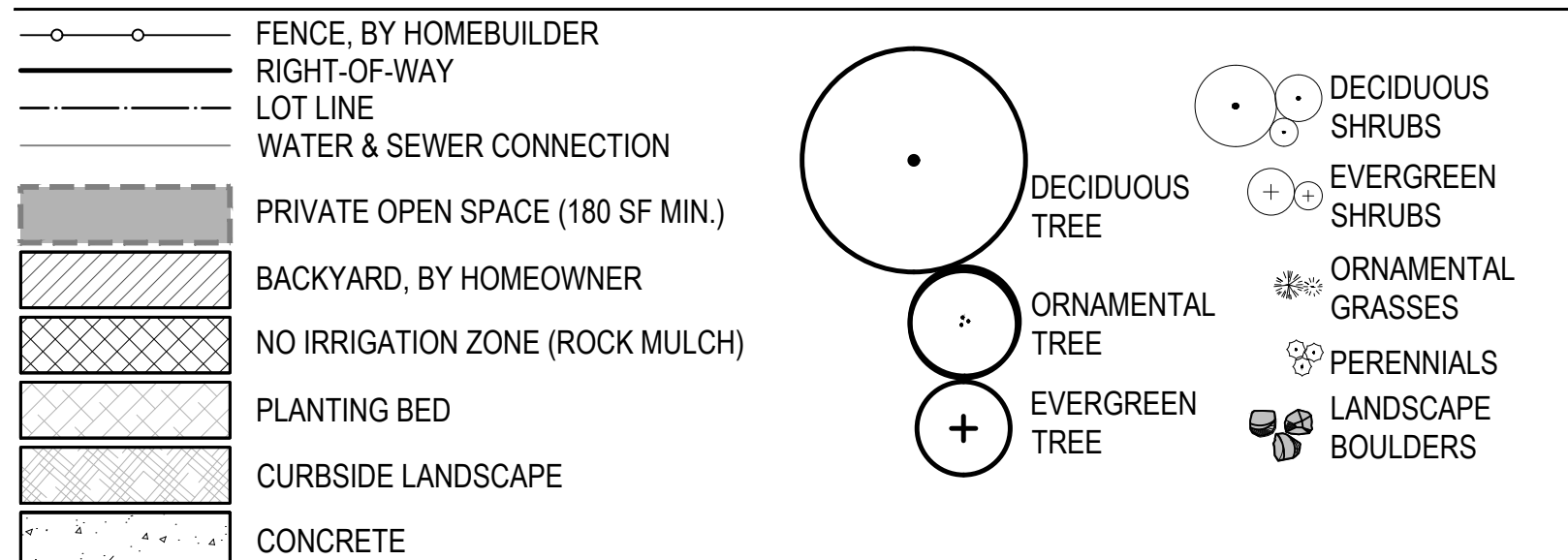
- FRONT YARD
- (1) DECIDUOUS TREE (2.5" CAL. MIN.).
  - (1) ORNAMENTAL TREE (2" CAL. MIN.) OR (1) EVERGREEN TREE (6' HT. MIN.).
  - (17) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL) MIN.
  - TURF IS NOT PERMITTED IN FRONT YARD.
  - (2) NATURAL LANDSCAPE BOULDERS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

- SIDE YARD
- WITH NO PUBLIC VIEW: TO PROVIDE A PROPER IRRIGATION OFFSET, MULCH IS REQUIRED BUT NO PLANT MATERIAL REQUIRED
  - WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY; (2) TREES AND (16) SHRUBS OR SHRUB EQUIVALENTS SHALL BE PROVIDED.

- REAR YARD
- NO PUBLIC VIEW LANDSCAPE. NO MINIMUM PLANTING REQUIREMENT. TURF AREA MAY NOT EXCEED 45% OF REAR YARD LANDSCAPE.

- CURBSIDE LANDSCAPE
- (1) DECIDUOUS TREE (2.5" CAL. MIN.) AND (4) SHRUBS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

LEGEND



LOT TYPICAL PLANT SCHEDULE - FOR REFERENCE ONLY

DECIDUOUS CANOPY TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC EQ	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	B & B	2.5" CAL.	MOD
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW
CE CH	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	B & B	2.5" CAL.	LOW
TI RE	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.	MOD
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
PI ED	PINUS EDULIS	PINYON PINE	B & B	6' HT.	VERY LOW
PI PO	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.	LOW
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC SS	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	B & B	2" CAL.	MOD
AM AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL.	LOW
PR SP	PRUNUS X VIRGINIANA 'P002S'	SUCKER PUNCH® RED CHOKECHERRY	B & B	2" CAL.	LOW
DECIDUOUS SHRUB - LARGE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CH MI	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	CONT.	5 GAL.	VERY LOW
CO BY	CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW TATARIAN DOGWOOD	CONT.	5 GAL.	MOD
SY VU	SYRINGA VULGARIS	COMMON LILAC	CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - MEDIUM	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CA BM	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	5 GAL.	LOW
PE LI	PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.	VERY LOW
RI GM	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	5 GAL.	LOW
SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL.	LOW
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.	VERY LOW
EVERGREEN SHRUB - MEDIUM	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
HE YY	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	CONT.	5 GAL.	VERY LOW
MA OG	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	5 GAL.	VERY LOW
EVERGREEN SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR PA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL.	VERY LOW
JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	5 GAL.	LOW
ORNAMENTAL GRASSES LARGE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	5 GAL.	LOW
MI ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	CONT.	5 GAL.	LOW
SC SO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	CONT.	5 GAL.	VERY LOW
ORNAMENTAL GRASSES SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	VERY LOW
CA BR	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	5 GAL.	LOW
PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC LM	ACHILLEA MILLEFOLIUM 'ACBZ0002'	LITTLE MOONSHINE COMMON YARROW	CONT.	5 GAL.	LOW
CO MB	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	CONT.	5 GAL.	LOW
RU GS	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	CONT.	5 GAL.	LOW

CURBSIDE LANDSCAPE PLANT SCHEDULE - FOR REFERENCE ONLY

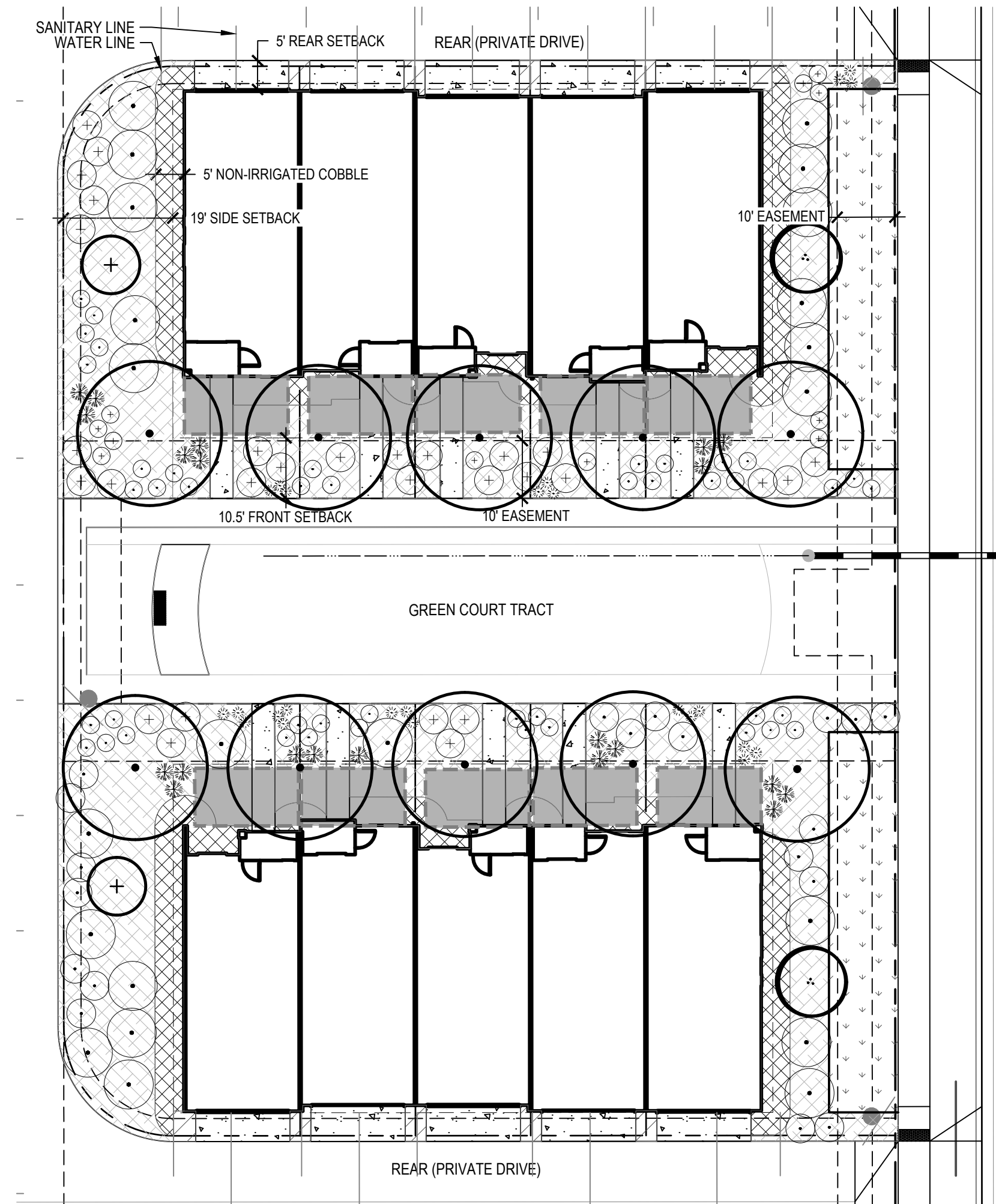
DECIDUOUS CANOPY TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC EQ	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	B & B	2.5" CAL.	MOD
AC RS	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	B & B	2.5" CAL.	MOD
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW
GL IM	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	B & B	2.5" CAL.	LOW
GL SK	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2.5" CAL.	LOW
QU CH	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.	LOW
QU RO	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.	LOW
UL VF	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	B & B	2.5" CAL.	MOD
UL AC	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	ACCOLADE ELM	B & B	2.5" CAL.	MOD
UL LB	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	B & B	2.5" CAL.	MOD
UL TR	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	B & B	2.5" CAL.	MOD
DECIDUOUS SHRUB - MEDIUM	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM LP	AMORPHA CANESCENS	LEADPLANT	CONT.	5 GAL.	VERY LOW
AR LS	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	CONT.	5 GAL.	LOW
CA BM	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	5 GAL.	LOW
CH DB	CHRYSOHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	CONT.	5 GAL.	VERY LOW
PE LI	PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.	VERY LOW
PO FR	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	5 GAL.	LOW
PO GD	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP BUSH CINQUEFOIL	CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM NA	AMORPHA NANA	DWARF FALSE INDIGO	CONT.	5 GAL.	VERY LOW
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL.	LOW
NE WL	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	5 GAL.	VERY LOW
PR PB	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	5 GAL.	VERY LOW
RH GS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL.	VERY LOW
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.	VERY LOW
RO FC	ROSA FLOWER CARPET® CORAL	CORAL FLOWER CARPET ROSE	CONT.	5 GAL.	LOW
EVERGREEN SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR PA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL.	VERY LOW
JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	5 GAL.	LOW
JU BM	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	5 GAL.	LOW
ORNAMENTAL GRASSES LARGE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
SC SC	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	CONT.	5 GAL.	LOW
SC SO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	CONT.	5 GAL.	VERY LOW
ORNAMENTAL GRASSES SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	VERY LOW
PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	5 GAL.	LOW



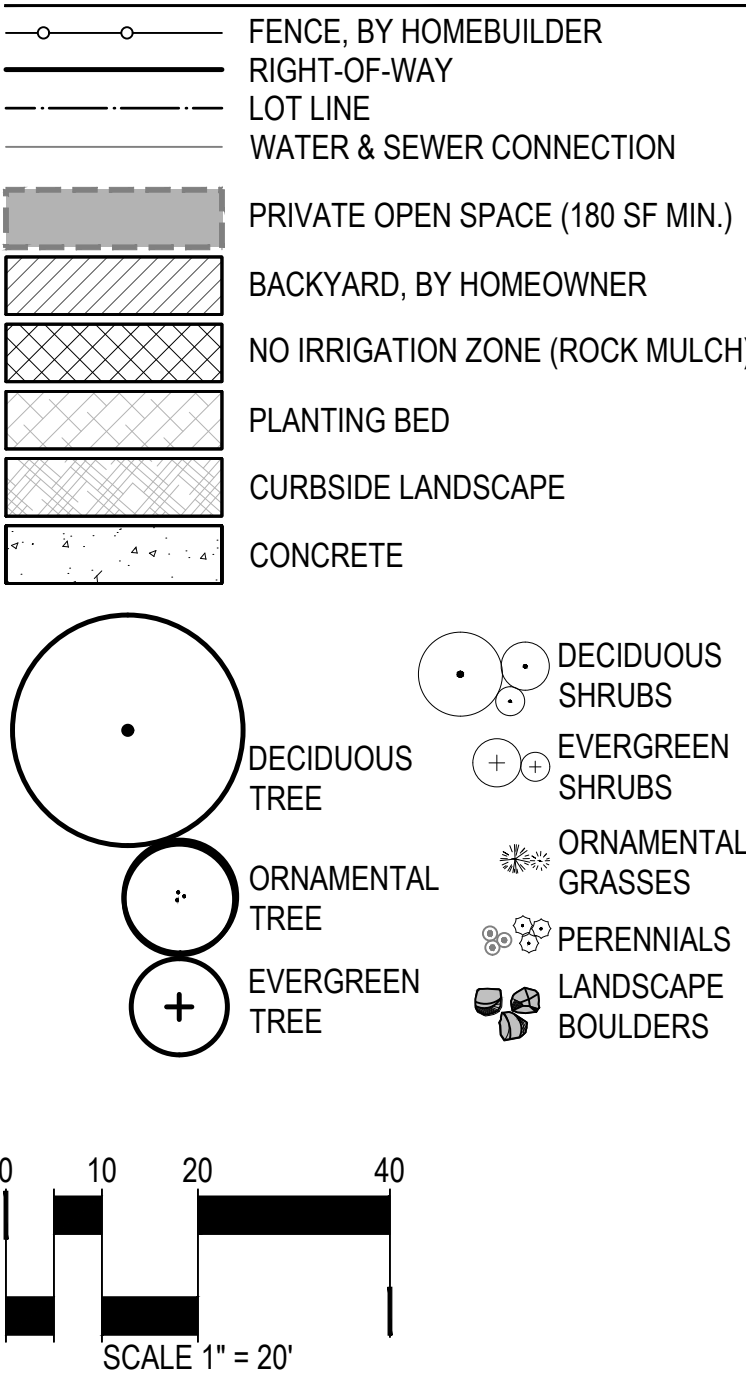
T

TOWNHOMES - GREEN COURT

5-STACK - GREEN COURT



LEGEND



5-STACK LOTS (CALCULATION FOR LOTS COMBINED)

- COMBINED LOT TOTAL REQUIREMENTS
- (5) DECIDUOUS TREE (2.5" CAL. MIN.).
  - (1 MIN.) ORNAMENTAL TREE (2" CAL. MIN.)
  - (1 MIN.) EVERGREEN TREE (6' HT. MIN.).
  - (68) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL) MIN. A MINIMUM OF (11) TALL SHRUBS (6' MATURE HT.) ARE REQUIRED, OF THE (68) SHRUB REQUIREMENT.
  - TURF IS NOT PERMITTED IN FRONT YARD.
  - NO MORE THAN A MAXIMUM OF 40% (27 QTY.) ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

- CURBSIDE LANDSCAPE
- N/A

- LOT REQUIREMENT CALCULATION REFERENCE FOR CODE COMPLIANCE:
- 300 LINEAR FT PERIMETER.
  - 1.25 PLANTS PER 5 LINEAR FEET OF UNIT PERIMETER FOOTAGE ( $(\frac{300}{5}) \times 1.25 = 75$  PLANTS).
  - AT LEAST 5% MIN. MIXTURE OF EVERGREEN AND DECIDUOUS TREES (75 X .05 = 4 TREES MIN).
  - AT LEAST 15% MIN. OF TALL SHRUBS WITH MATURE HEIGHT OF 6' (75 X .15 = 11 TALL SHRUBS).
  - UP TO 80% MIN. MIXTURE OF EVERGREEN AND DECIDUOUS SHRUBS (75 X .8 = 60 SHRUBS).

LOT TYPICAL PLANT SCHEDULE - FOR REFERENCE ONLY

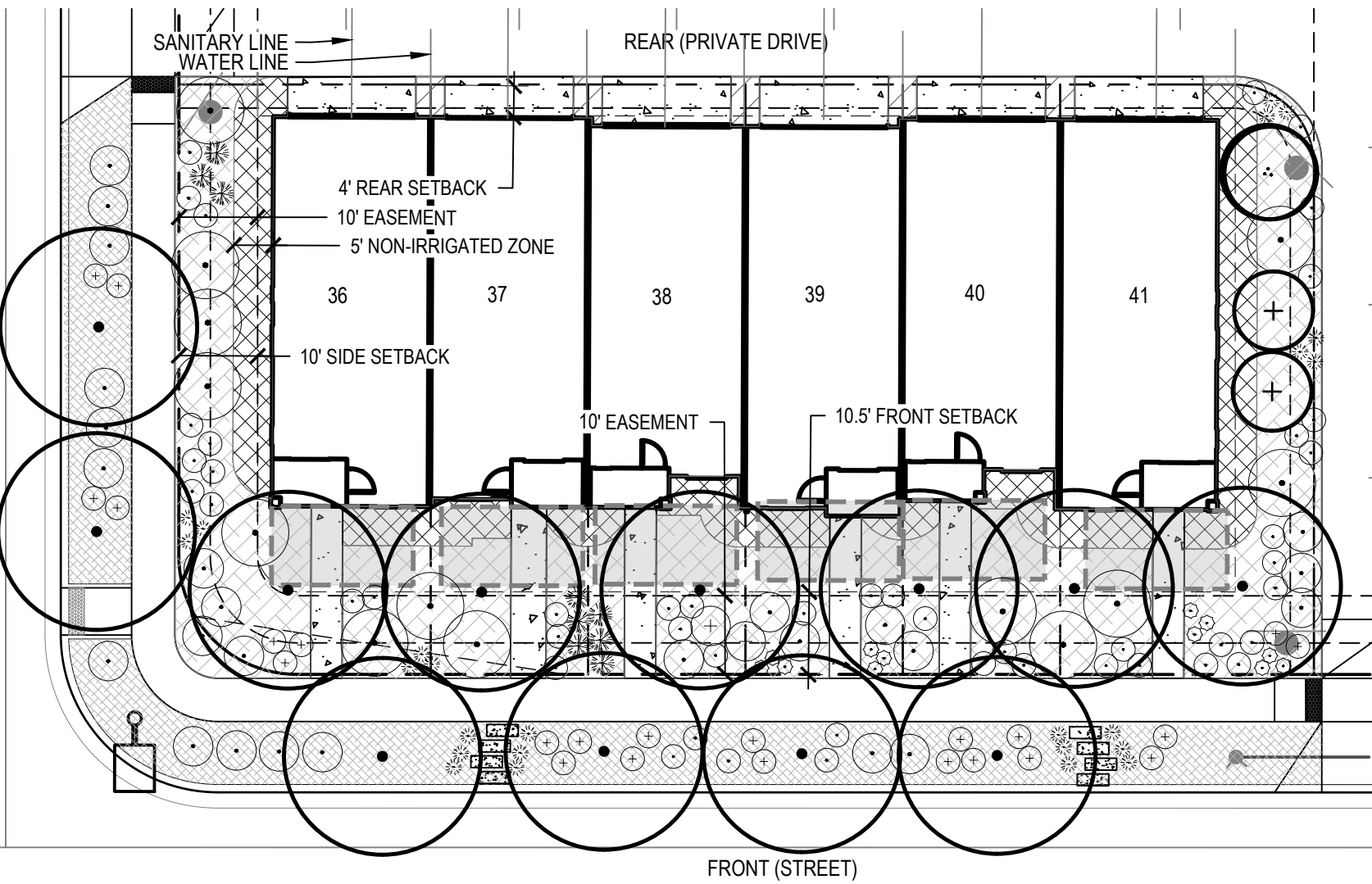
DECIDUOUS CANOPY TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC EQ	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	B & B	2.5" CAL.	MOD
CA SP	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW
CE CH	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	B & B	2.5" CAL.	LOW
TI RE	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.	MOD
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
PI ED	PINUS EDULIS	PINYON PINE	B & B	6' HT.	VERY LOW
PI PO	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.	LOW
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC SS	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	B & B	2" CAL.	MOD
AM AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL.	LOW
PR SP	PRUNUS X VIRGINIANA 'P002S'	SUCKER PUNCH® RED CHOKECHERRY	B & B	2" CAL.	LOW
DECIDUOUS SHRUB - LARGE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CH MI	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	CONT.	5 GAL.	VERY LOW
CO BY	CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW TATARIAN DOGWOOD	CONT.	5 GAL.	MOD
SY VU	SYRINGA VULGARIS	COMMON LILAC	CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - MEDIUM	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CA BM	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	5 GAL.	LOW
PE LI	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.	VERY LOW
RI GM	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	5 GAL.	LOW
SY MK	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL.	LOW
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.	VERY LOW
EVERGREEN SHRUB - MEDIUM	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
HE YY	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	CONT.	5 GAL.	VERY LOW
MA OG	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	5 GAL.	VERY LOW
EVERGREEN SHRUB - SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AR PA	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	5 GAL.	VERY LOW
JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	5 GAL.	LOW
ORNAMENTAL GRASSES LARGE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	5 GAL.	LOW
MI ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	CONT.	5 GAL.	LOW
SC SO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	CONT.	5 GAL.	VERY LOW
ORNAMENTAL GRASSES SMALL	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
BO BA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	VERY LOW
CA BR	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	5 GAL.	LOW
PERENNIALS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC LM	ACHILLEA MILLEFOLIUM 'ACBZ0002'	LITTLE MOONSHINE COMMON YARROW	CONT.	5 GAL.	LOW
CO MB	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	CONT.	5 GAL.	LOW
RU GS	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	CONT.	5 GAL.	LOW





TOWNHOMES

6-STACK (LOTS 36-41, BLOCK 17)



6-STACK LOTS

COMBINED LOT TOTAL REQUIREMENTS

- (6) DECIDUOUS TREE (2.5" CAL. MIN.).
- (1) ORNAMENTAL TREES (2" CAL. MIN.).
- (3) EVERGREEN TREES (6' HT. MIN.).
- (75) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL) MIN. A MINIMUM OF (13) TALL SHRUBS (6' MATURE HT.) ARE REQUIRED, OF THE (75) SHRUB REQUIREMENT.
- TURF AREA SHALL NOT EXCEED 1000 SQUARE FEET OR 40% PER LOT. NO TURF AREAS SHALL HAVE LESS THAN 400 SQUARE FEET OF CONTIGUOUS AREA. TURF AREAS SHALL HAVE A MINIMUM WIDTH AND DEPTH OF 10'. TURF AREAS SHALL ONLY BE PROVIDED WITH LOTS WHICH ALLOW THESE REQUIREMENTS TO BE MET. NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.
- NO MORE THAN A MAXIMUM OF 40% (30 QTY.) ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

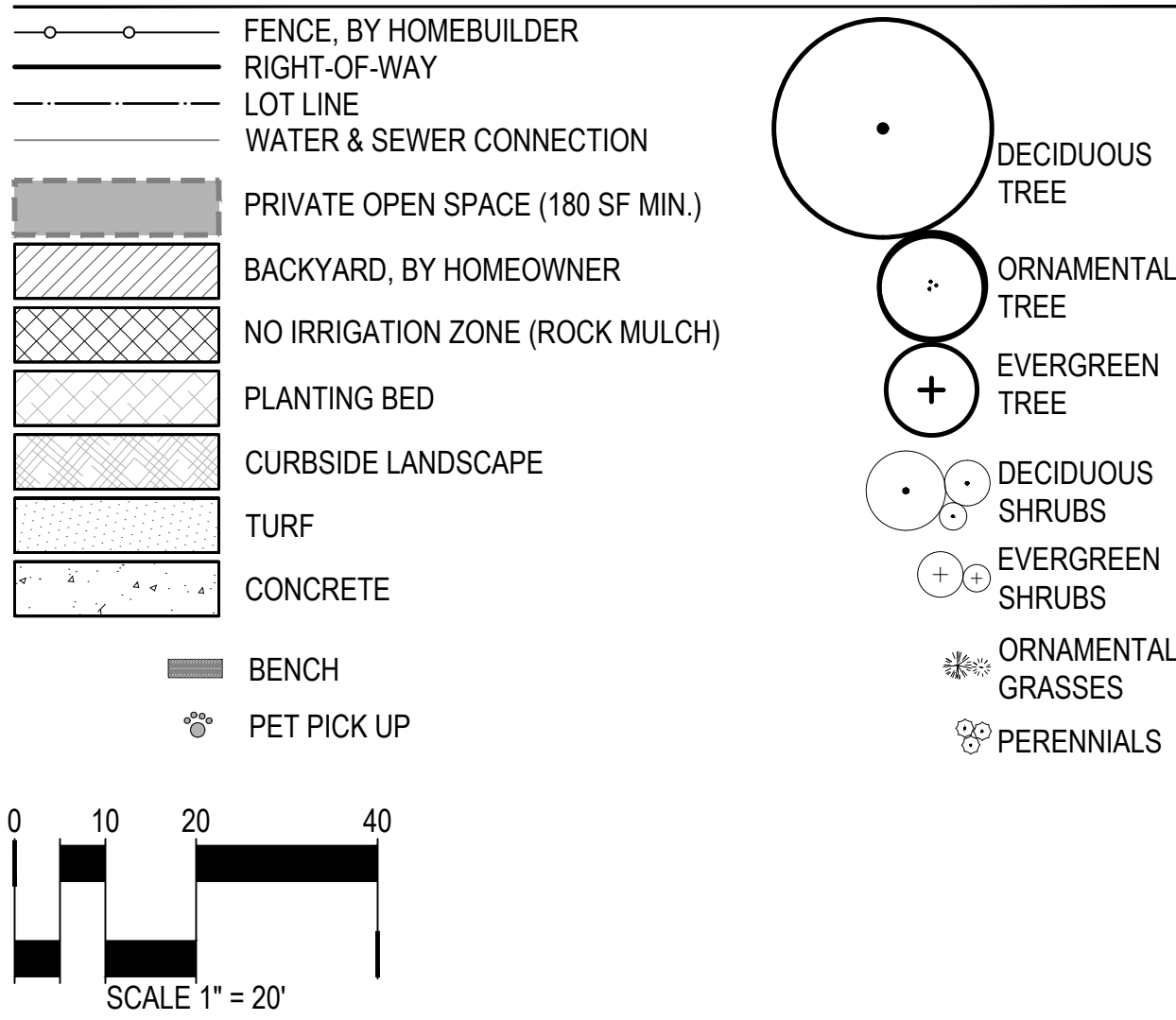
CURBSIDE LANDSCAPE

- (3) DECIDUOUS TREE (2.5" CAL. MIN.) AND (27) SHRUBS ARE REQUIRED.
- NO MORE THAN A MAXIMUM OF 40% (10 QTY.) ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

LOT REQUIREMENT CALCULATION REFERENCE FOR CODE COMPLIANCE:

- 340 LINEAR FT PERIMETER.
- 1.25 PLANTS PER 5 LINEAR FEET OF UNIT PERIMETER FOOTAGE ( $(\frac{340}{5}) \times 1.25 = 85$  PLANTS).
- AT LEAST 5% MIN. MIXTURE OF EVERGREEN AND DECIDUOUS TREES (85 X .05 = 4 TREES MIN.).
- AT LEAST 15% MIN. OF TALL SHRUBS WITH MATURE HEIGHT OF 6' (85 X .15 = 13 TALL SHRUBS MIN.).
- UP TO 80% MIN. MIXTURE OF EVERGREEN AND DECIDUOUS SHRUBS (85 X .8 = 68 SHRUBS).

LEGEND



4-STACK LOTS

COMBINED LOT TOTAL REQUIREMENTS

- (4) DECIDUOUS TREE (2.5" CAL. MIN.).
- (1) ORNAMENTAL TREE (2" CAL. MIN.).
- (2) EVERGREEN TREES (6' HT. MIN.).
- (51) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL) MIN. A MINIMUM OF (9) TALL SHRUBS (6' MATURE HT.) ARE REQUIRED, OF THE (51) SHRUB REQUIREMENT.
- TURF AREA SHALL NOT EXCEED 1000 SQUARE FEET OR 40% PER LOT. NO TURF AREAS SHALL HAVE LESS THAN 400 SQUARE FEET OF CONTIGUOUS AREA. TURF AREAS SHALL HAVE A MINIMUM WIDTH AND DEPTH OF 10'. TURF AREAS SHALL ONLY BE PROVIDED WITH LOTS WHICH ALLOW THESE REQUIREMENTS TO BE MET.
- NO MORE THAN A MAXIMUM OF 40% (20 QTY.) ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

CURBSIDE LANDSCAPE

- (2) DECIDUOUS TREE (2.5" CAL. MIN.) AND (16) SHRUBS ARE REQUIRED.
- NO MORE THAN A MAXIMUM OF 40% (6 QTY.) ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

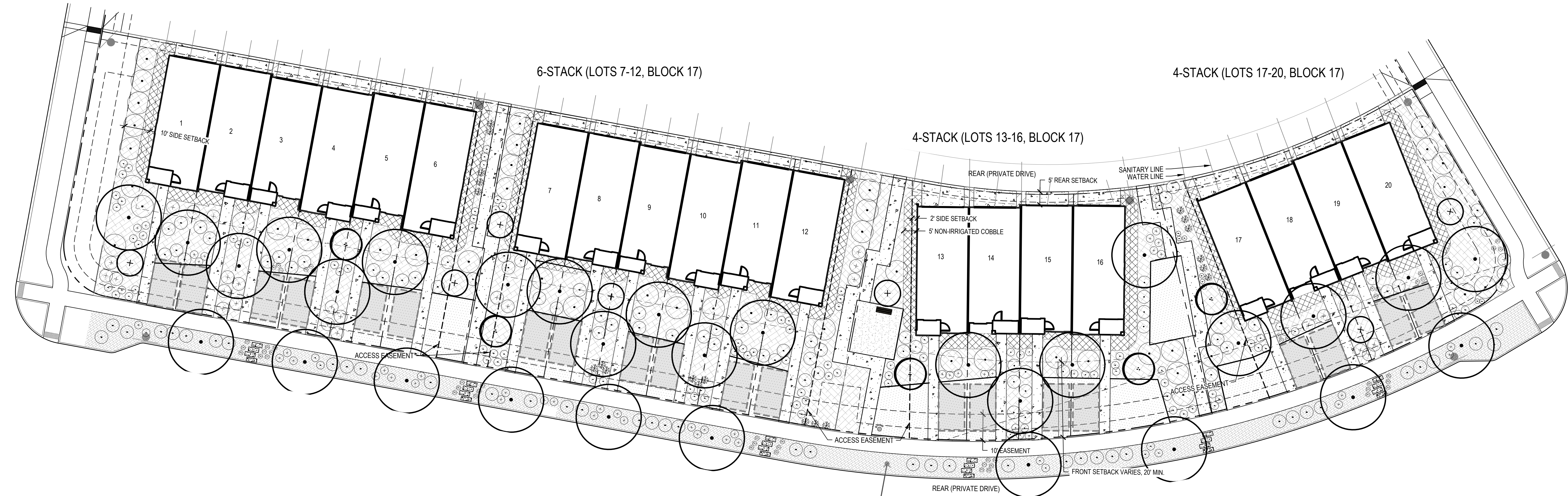
LOT REQUIREMENT CALCULATION REFERENCE FOR CODE COMPLIANCE:

- 230 LINEAR FT PERIMETER.
- 1.25 PLANTS PER 5 LINEAR FEET OF UNIT PERIMETER FOOTAGE ( $(\frac{230}{5}) \times 1.25 = 58$  PLANTS).
- AT LEAST 5% MIN. MIXTURE OF EVERGREEN AND DECIDUOUS TREES (58 X .05 = 3 TREES MIN.).
- AT LEAST 15% MIN. OF TALL SHRUBS WITH MATURE HEIGHT OF 6' (58 X .15 = 9 TALL SHRUBS MIN.).
- UP TO 80% MIN. MIXTURE OF EVERGREEN AND DECIDUOUS SHRUBS (58 X .8 = 46 SHRUBS).

LOT TYPICAL PLANT SCHEDULE - FOR REFERENCE ONLY

DECIDUOUS CANOPY TREES		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	WATER USE
AC EQ		ACER PLATANOIDES 'EMERALD QUEEN'		EMERALD QUEEN NORWAY MAPLE		B & B	2.5" CAL.	MOD
CA SP		CATALPA SPECIOSA		NORTHERN CATALPA		B & B	2.5" CAL.	LOW
CE CH		CELTIS OCCIDENTALIS 'CHICAGOLAND'		CHICAGOLAND HACKBERRY		B & B	2.5" CAL.	LOW
TI RE		TILIA AMERICANA 'REDMOND'		REDMOND AMERICAN LINDEN		B & B	2.5" CAL.	MOD
EVERGREEN TREES		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	WATER USE
PI ED		PINUS EDULIS		PINYON PINE		B & B	6' HT.	VERY LOW
PI PO		PINUS PONDEROSA		PONDEROSA PINE		B & B	6' HT.	LOW
ORNAMENTAL TREES		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	WATER USE
AC SS		ACER MIYABEI 'MORTON'		STATE STREET™ MIYABE MAPLE		B & B	2" CAL.	MOD
AM AB		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'		AUTUMN BRILLIANCE APPLE SERVICEBERRY		B & B	2" CAL.	LOW
PR SP		PRUNUS X VIRGINIANA 'P002S'		SUCKER PUNCH® RED CHOKECHERRY		B & B	2" CAL.	LOW
DECIDUOUS SHRUB - LARGE		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	WATER USE
CH MI		CHAMAEBATIARIA MILLEFOLIUM		FERNBUSH		CONT.	5 GAL.	VERY LOW
CO BY		CORNUS ALBA 'BUD'S YELLOW'		BUD'S YELLOW TATARIAN DOGWOOD		CONT.	5 GAL.	MOD
SY VU		SYRINGA VULGARIS		COMMON LILAC		CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - MEDIUM		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	WATER USE
CA BM		CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS		BLUE MIST SPIREA		CONT.	5 GAL.	LOW
PE LI		PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'		LITTLE SPIRE RUSSIAN SAGE		CONT.	5 GAL.	VERY LOW
RI GM		RIBES ALPINUM 'GREEN MOUND'		GREEN MOUND ALPINE CURRANT		CONT.	5 GAL.	LOW
SY MK		SYRINGA PATULA 'MISS KIM'		MISS KIM KOREAN LILAC		CONT.	5 GAL.	LOW
DECIDUOUS SHRUB - SMALL		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	WATER USE
LI LO		LIGUSTRUM VULGARE 'LODENSE'		LODENSE PRIVET		CONT.	5 GAL.	LOW
RH AU		RHUS TRILOBATA 'AUTUMN AMBER'		AUTUMN AMBER SUMAC		CONT.	5 GAL.	VERY LOW
EVERGREEN SHRUB - MEDIUM		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	WATER USE
HE YY		HESPERALOE PARVIFLORA 'YELLOW'		YELLOW YUCCA		CONT.	5 GAL.	VERY LOW
MA OG		MAHONIA AQUIFOLIUM		OREGON GRAPE		CONT.	5 GAL.	VERY LOW
EVERGREEN SHRUB - SMALL		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	WATER USE
AR PA		ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'		PANCHITO MANZANITA		CONT.	5 GAL.	VERY LOW
JU BH		JUNIPERUS HORIZONTALIS 'BAR HARBOR'		BAR HARBOR CREEPING JUNIPER		CONT.	5 GAL.	LOW
ORNAMENTAL GRASSES LARGE		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	WATER USE
HE SE		HELICTOTRICHON SEMPERVIRENS		BLUE OAT GRASS		CONT.	5 GAL.	LOW
MI ML		MISCANTHUS SINENSIS 'MORNING LIGHT'		MORNING LIGHT EULALIA GRASS		CONT.	5 GAL.	LOW
SC SO		SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'		STANDING OVATION LITTLE BLUESTEM		CONT.	5 GAL.	VERY LOW
ORNAMENTAL GRASSES SMALL		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	WATER USE
BO BA		BOUTELOUA GRACILIS 'BLONDE AMBITION'		BLOND AMBITION BLUE GRAMA GRASS		CONT.	5 GAL.	VERY LOW
CA BR		CALAMAGROSTIS BRACHYTRICHA		KOREAN FEATHER REED GRASS		CONT.	5 GAL.	LOW
PERENNIALS		BOTANICAL NAME		COMMON NAME		ROOT	SIZE	WATER USE
AC LM		ACHILLEA MILLEFOLIUM 'ACBZ0002'		LITTLE MOONSHINE COMMON YARROW		CONT.	5 GAL.	LOW
CO MB		COREOPSIS VERTICILLATA 'MOONBEAM'		MOONBEAM TICKSEED		CONT.	5 GAL.	LOW
RU GS		RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'		GOLDSTURM CONEFLOWER		CONT.	5 GAL.	LOW

6-STACK (LOTS 1-6, BLOCK 17)

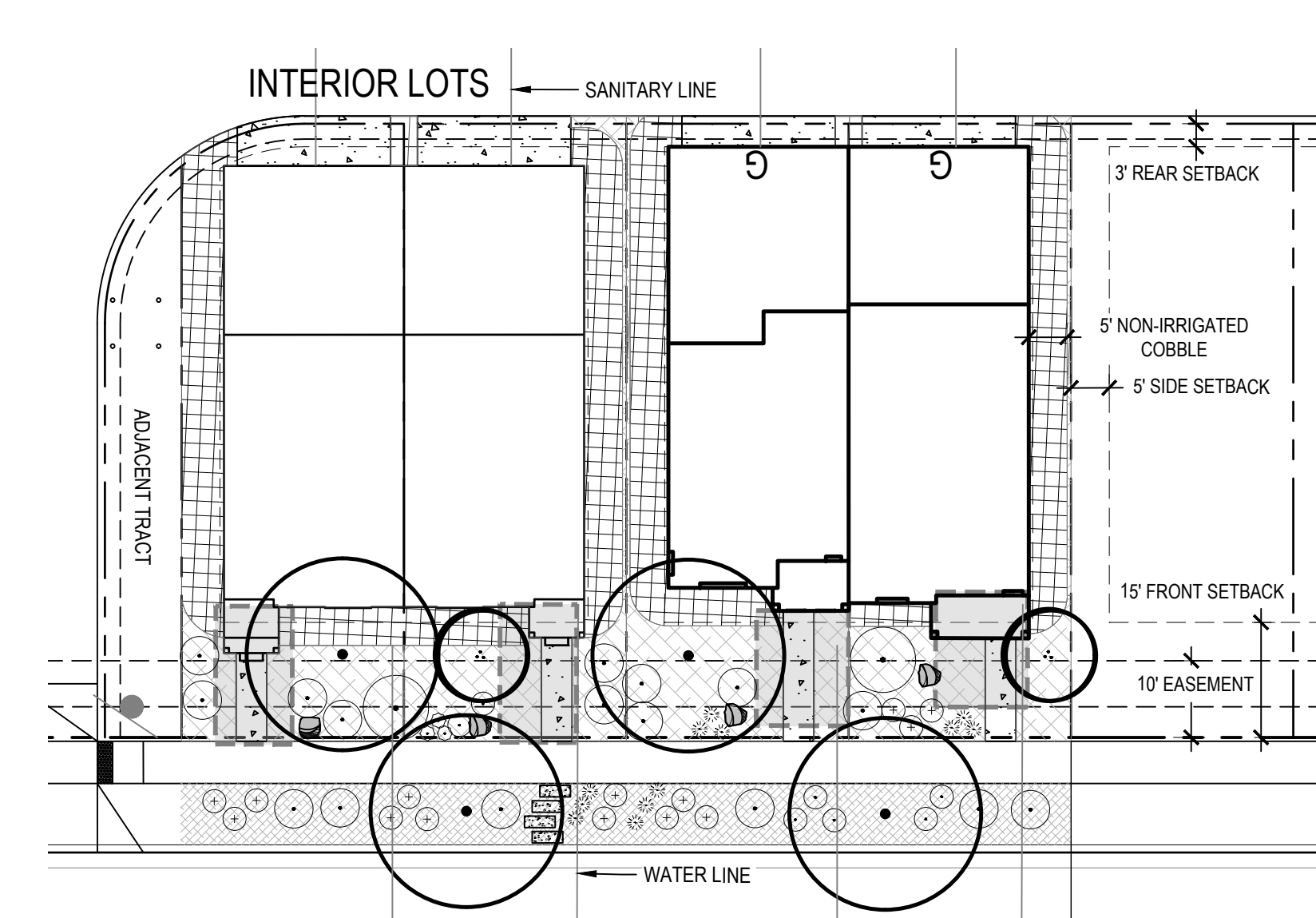


6-STACK (LOTS 7-12, BLOCK 17)

4-STACK (LOTS 17-20, BLOCK 17)

4-STACK (LOTS 13-16, BLOCK 17)





INTERIOR LOT

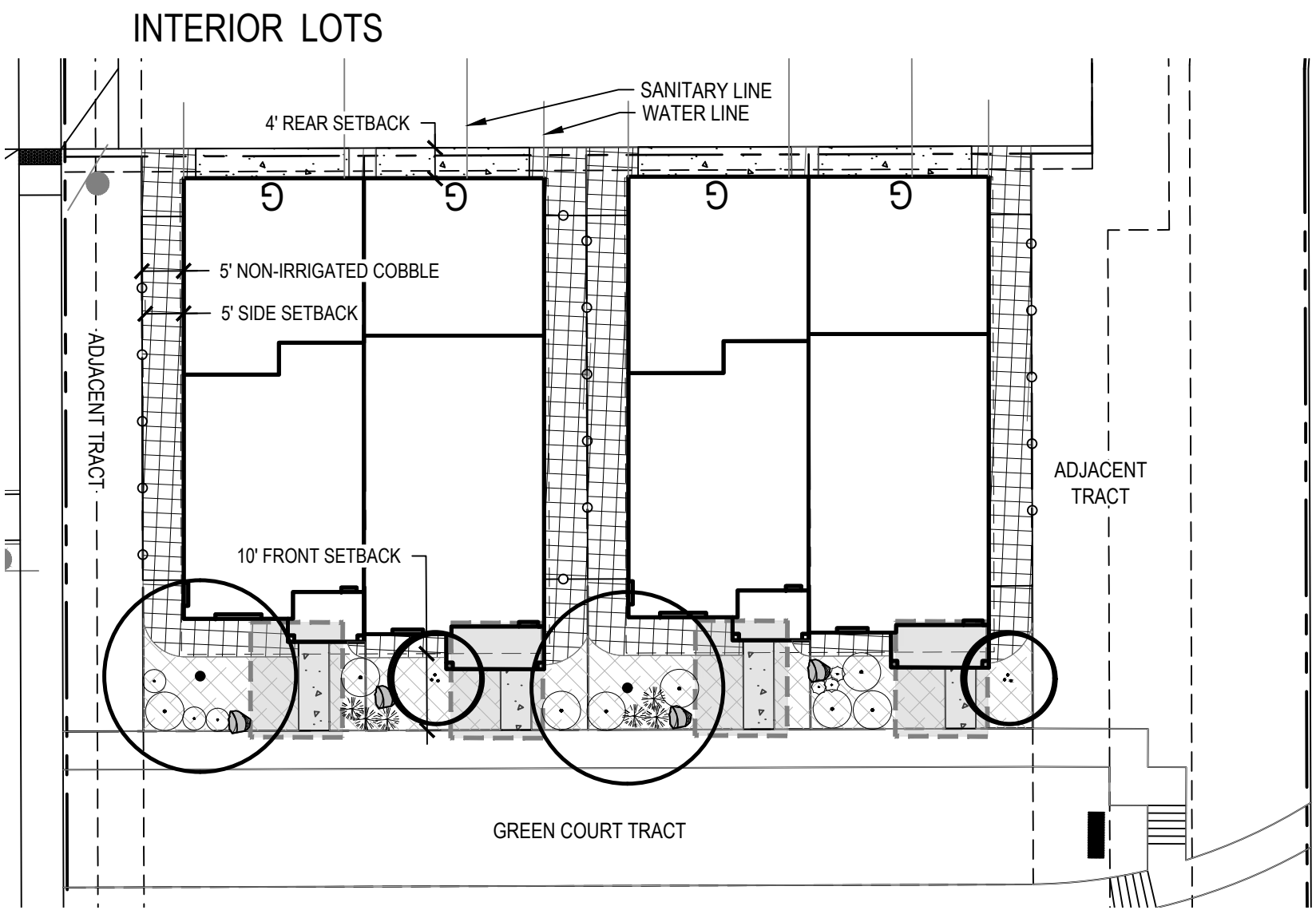
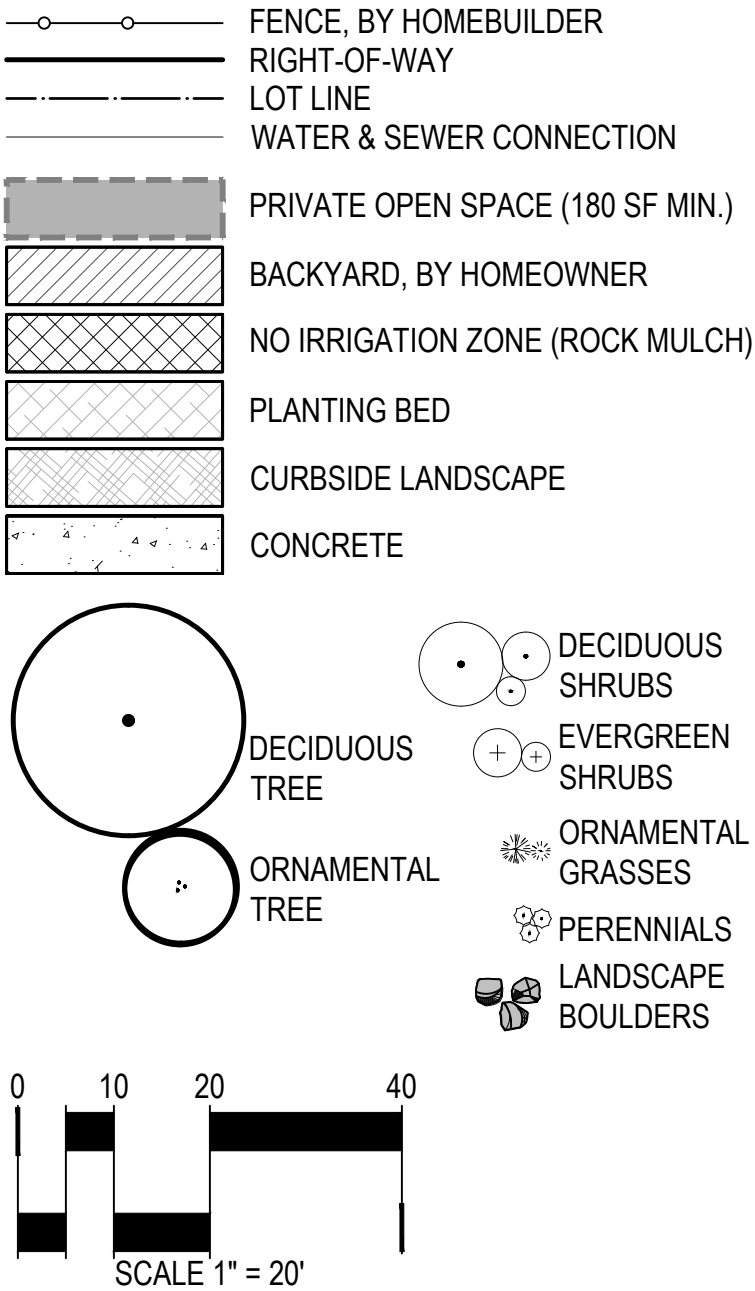
- FRONT YARD
- (1) DECIDUOUS TREE (2.5" CAL. MIN.).
  - (1) ORNAMENTAL TREE (2" CAL. MIN.) OR (1) EVERGREEN TREE (6' HT. MIN.).
  - (10) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL) MIN.
  - TURF IS NOT PERMITTED IN FRONT YARD.
  - 2 NATURAL LANDSCAPE BOULDERS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

- SIDE YARD - INTERIOR
- WITH NO PUBLIC VIEW: ROCK MULCH REQUIRED BUT NO PLANT MATERIAL IS REQUIRED.

- REAR YARD
- THIS IS AN ALLEY-ACCESS PRODUCT.

- CURBSIDE LANDSCAPE
- N/A

LEGEND



INTERIOR LOT

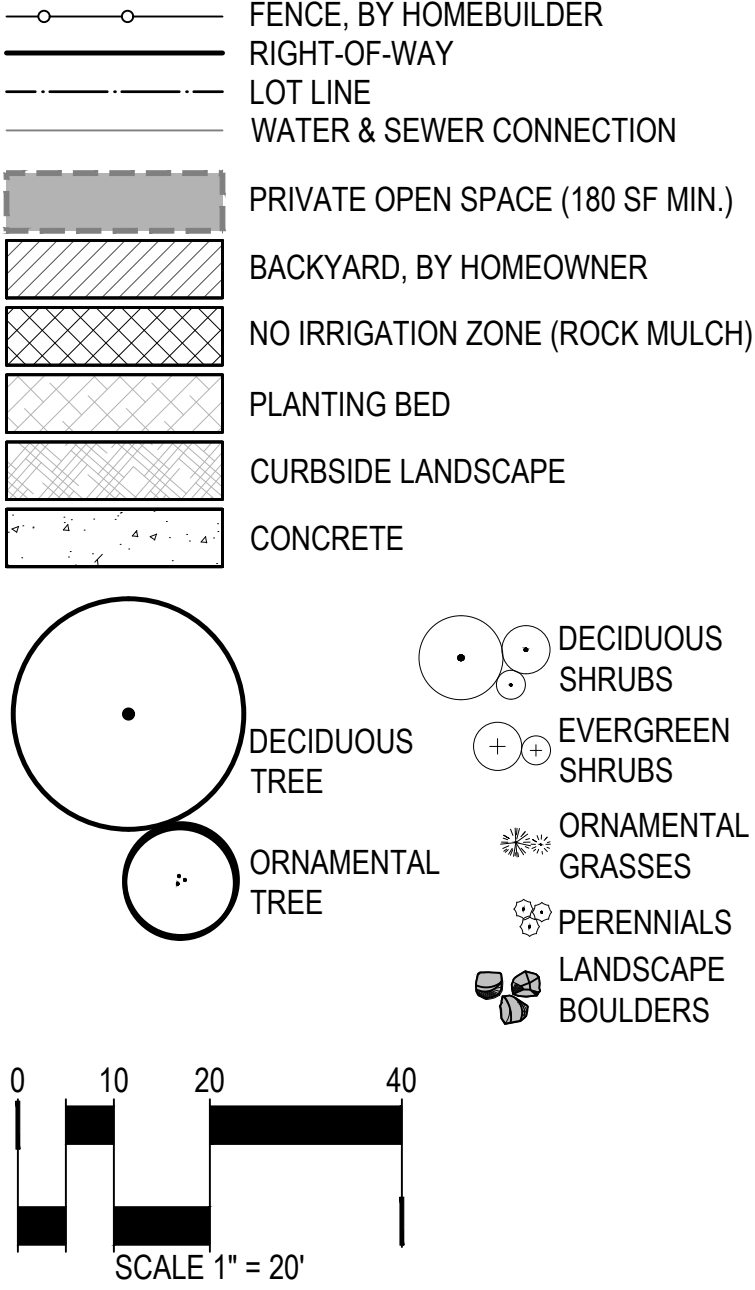
- FRONT YARD
- (1) DECIDUOUS TREE (2.5" CAL. MIN.).
  - (1) ORNAMENTAL TREE (2" CAL. MIN.) OR (1) EVERGREEN TREE (6' HT. MIN.).
  - (7) SHRUBS, PERENNIALS, GRASS, OR COMBINATION, WITH A MINIMUM OF THREE TYPES (5-GAL) MIN.
  - TURF IS NOT PERMITTED IN FRONT YARD.
  - 2 NATURAL LANDSCAPE BOULDERS ARE REQUIRED.
  - NO MORE THAN A MAXIMUM OF 40% ORNAMENTAL GRASSES MAY BE USED TO MEET SHRUB REQUIREMENTS.

- SIDE YARD - INTERIOR
- WITH NO PUBLIC VIEW: ROCK MULCH REQUIRED BUT NO PLANT MATERIAL IS REQUIRED.

- REAR YARD
- THIS IS AN ALLEY-ACCESS PRODUCT.

- CURBSIDE LANDSCAPE
- N/A

LEGEND



LOT TYPICAL PLANT SCHEDULE - FOR REFERENCE ONLY

DECIDUOUS CANOPY TREES			COMMON NAME		
AC EQ	BOTANICAL NAME	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	ROOT	SIZE
CA SP	CATALPA SPECIOSA	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.
CE CH	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	B & B	2.5" CAL.
TI RE	TILIA AMERICANA 'REDMOND'	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.
EVERGREEN TREES			COMMON NAME		
PI ED	BOTANICAL NAME	PINUS EDULIS	PINYON PINE	ROOT	SIZE
PI PO	PINUS PONDEROSA	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.
ORNAMENTAL TREES			COMMON NAME		
AC SS	BOTANICAL NAME	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	ROOT	SIZE
AM AB	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL.
PR SP	PRUNUS X VIRGINIANA 'P002S'	PRUNUS X VIRGINIANA 'P002S'	SUCKER PUNCH® RED CHOKECHERRY	B & B	2" CAL.
DECIDUOUS SHRUB - LARGE			COMMON NAME		
CH MI	BOTANICAL NAME	CHAMAEBATARIA MILLEFOLIUM	FERNBUSH	ROOT	SIZE
CO BY	CORNUS ALBA 'BUD'S YELLOW'	CORNUS ALBA 'BUD'S YELLOW'	BUD'S YELLOW TATARIAN DOGWOOD	CONT.	5 GAL.
SY VU	SYRINGA VULGARIS	SYRINGA VULGARIS	COMMON LILAC	CONT.	5 GAL.
DECIDUOUS SHRUB - MEDIUM			COMMON NAME		
CA BM	BOTANICAL NAME	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	ROOT	SIZE
PE LI	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.
RI GM	RIBES ALPINUM 'GREEN MOUND'	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	CONT.	5 GAL.
SY MK	SYRINGA PATULA 'MISS KIM'	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	CONT.	5 GAL.
DECIDUOUS SHRUB - SMALL			COMMON NAME		
LI LO	BOTANICAL NAME	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	ROOT	SIZE
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.
EVERGREEN SHRUB - MEDIUM			COMMON NAME		
HE YY	BOTANICAL NAME	HESPERALOE PARVIFLORA 'YELLOW'	YELLOW YUCCA	ROOT	SIZE
MA OG	MAHONIA AQUIFOLIUM	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	5 GAL.
EVERGREEN SHRUB - SMALL			COMMON NAME		
AR PA	BOTANICAL NAME	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	ROOT	SIZE
JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	5 GAL.
ORNAMENTAL GRASSES LARGE			COMMON NAME		
HE SE	BOTANICAL NAME	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	ROOT	SIZE
MI ML	MISCANTHUS SINENSIS 'MORNING LIGHT'	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	CONT.	5 GAL.
SC SO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	CONT.	5 GAL.
ORNAMENTAL GRASSES SMALL			COMMON NAME		
BO BA	BOTANICAL NAME	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	ROOT	SIZE
CA BR	CALAMAGROSTIS BRACHYTRICHA	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	CONT.	5 GAL.
PERENNIALS			COMMON NAME		
AC LM	BOTANICAL NAME	ACHILLEA MILLEFOLIUM 'ACBZ0002'	LITTLE MOONSHINE COMMON YARROW	ROOT	SIZE
CO MB	COREOPSIS VERTICILLATA 'MOONBEAM'	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM TICKSEED	CONT.	5 GAL.
RU GS	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	RUDBECKIA FULGIDA SULLIVANTII 'GOLDSTURM'	GOLDSTURM CONEFLOWER	CONT.	5 GAL.

CURBSIDE LANDSCAPE PLANT SCHEDULE - FOR REFERENCE ONLY

DECIDUOUS CANOPY TREES			COMMON NAME		
AC EQ	BOTANICAL NAME	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	ROOT	SIZE
AC RS	ACER RUBRUM 'FRANKSRED'	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	B & B	2.5" CAL.
CA SP	CATALPA SPECIOSA	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.
GL IM	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	IMPERIAL® HONEY LOCUST	B & B	2.5" CAL.
GL SK	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2.5" CAL.
QU CH	QUERCUS MUEHLENBERGII	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.
QU RO	QUERCUS ROBUR	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL.
UL VF	ULMUS AMERICANA 'VALLEY FORGE'	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	B & B	2.5" CAL.
UL AC	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	ULMUS JAPONICA X WILSONIANA 'MORTON' TM	ACCOLADE ELM	B & B	2.5" CAL.
UL LB	ULMUS PARVIFOLIA 'ALLEE'	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	B & B	2.5" CAL.
UL TR	ULMUS X 'MORTON GLOSSY'	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	B & B	2.5" CAL.
DECIDUOUS SHRUB - MEDIUM			COMMON NAME		
AM LP	BOTANICAL NAME	AMORPHA CANESCENS	LEADPLANT	ROOT	SIZE
AR LS	ARONIA MELANOCARPA 'U'CONNAM165'	ARONIA MELANOCARPA 'U'CONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	CONT.	5 GAL.
CA BM	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	CARYOPTERIS X CLANDONENSIS CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	5 GAL.
CH DB	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	CONT.	5 GAL.
PE LI	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	CONT.	5 GAL.
PO FR	POTENTILLA FRUTICOSA	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	CONT.	5 GAL.
PO GD	POTENTILLA FRUTICOSA 'GOLD DROP'	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP BUSH CINQUEFOIL	CONT.	5 GAL.
DECIDUOUS SHRUB - SMALL			COMMON NAME		
AM NA	BOTANICAL NAME	AMORPHA NANA	DWARF FALSE INDIGO	ROOT	SIZE
LI LO	LIGUSTRUM VULGARE 'LODENSE'	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	5 GAL.
NE WL	NEPETA X FAASSENII 'WALKER'S LOW'	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	CONT.	5 GAL.
PR PB	PRUNUS BESSEYI 'P011S'	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	5 GAL.
RH GS	RHUS AROMATICA 'GRO-LOW'	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL.
RH AU	RHUS TRILOBATA 'AUTUMN AMBER'	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	5 GAL.
RO FC	ROSA FLOWER CARPET® CORAL	ROSA FLOWER CARPET® CORAL	CORAL FLOWER CARPET ROSE	CONT.	5 GAL.
EVERGREEN SHRUB - SMALL			COMMON NAME		
AR PA	BOTANICAL NAME	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	ROOT	SIZE
JU BH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	CONT.	5 GAL.
JU BM	JUNIPERUS SABINA 'BROADMOOR'	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	5 GAL.
ORNAMENTAL GRASSES LARGE			COMMON NAME		
SC SC	BOTANICAL NAME	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	ROOT	SIZE
SC SO	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	CONT.	5 GAL.
ORNAMENTAL GRASSES SMALL			COMMON NAME		
BO BA	BOTANICAL NAME	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	ROOT	SIZE
PE HA	PENNISETUM ALOPECUROIDES 'HAMELN'	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	5 GAL.



FOUNDRY SITE PLAN PHASE 1

SITE PLAN  
AURORA, CO

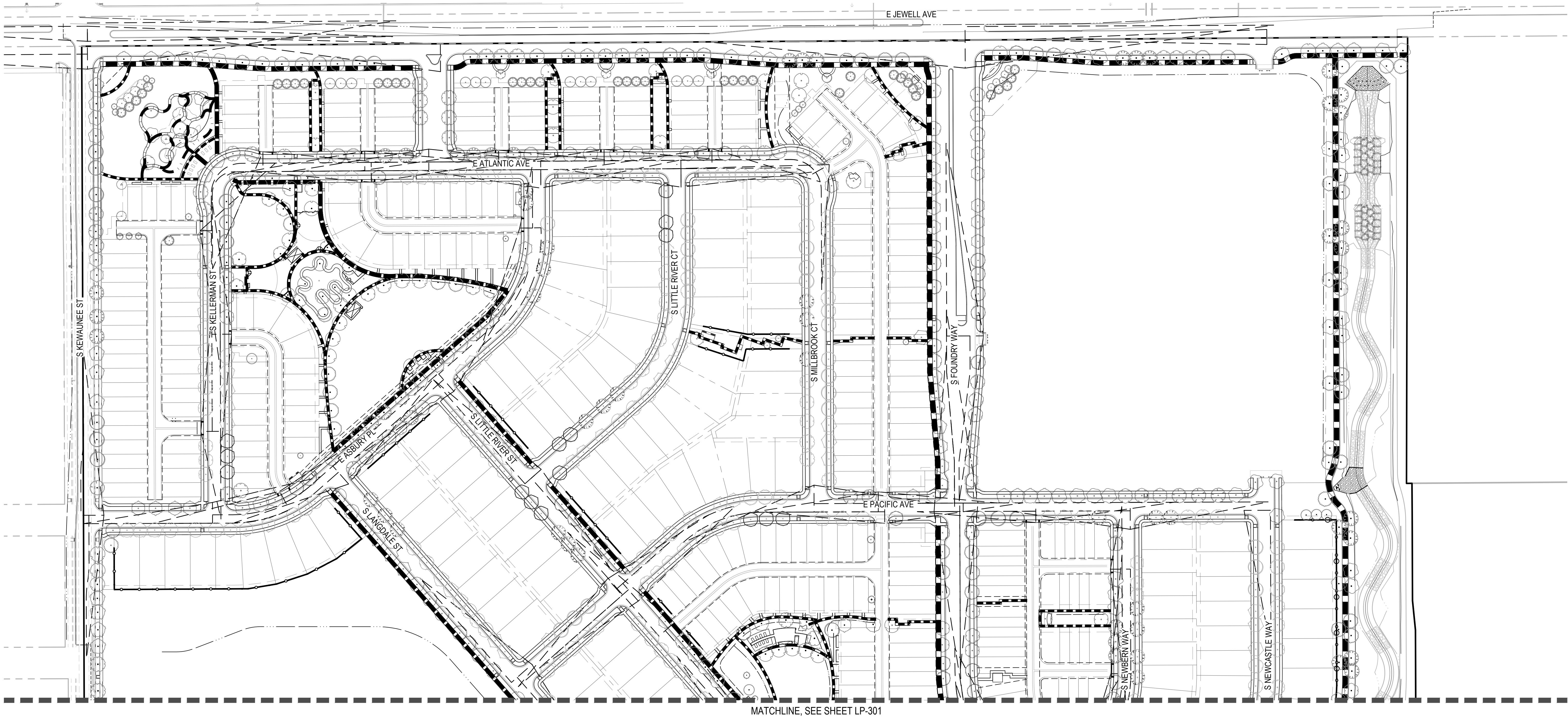
OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

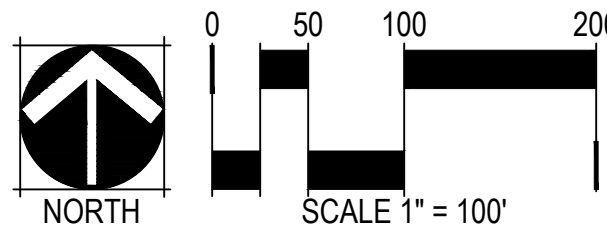
SHEET TITLE:  
MASTER FENCE AND TRAIL PLAN  
SHEET 103 OF 119

LP-300



LEGEND

- |       |                                            |       |                                                             |
|-------|--------------------------------------------|-------|-------------------------------------------------------------|
| ----- | PROPERTY LINE                              | ----- | 5' CONCRETE TRAIL, RE: CIVIL                                |
| ----- | SIGHT DISTANCE LINE                        | ----- | 8' CONCRETE TRAIL / WALK, RE: CIVIL                         |
| ----- | 6' STANDARD FENCE (REFER TO 2/LP-402)      | ----- | 10' CONCRETE TRAIL (NOT INCLUDING ROW SIDEWALKS), RE: CIVIL |
| ----- | OPEN WELDED WIRE FENCE (REFER TO 1/LP-402) | ----- | 5' CRUSHER FINES TRAIL, RE: DETAIL 1/LP-401                 |





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

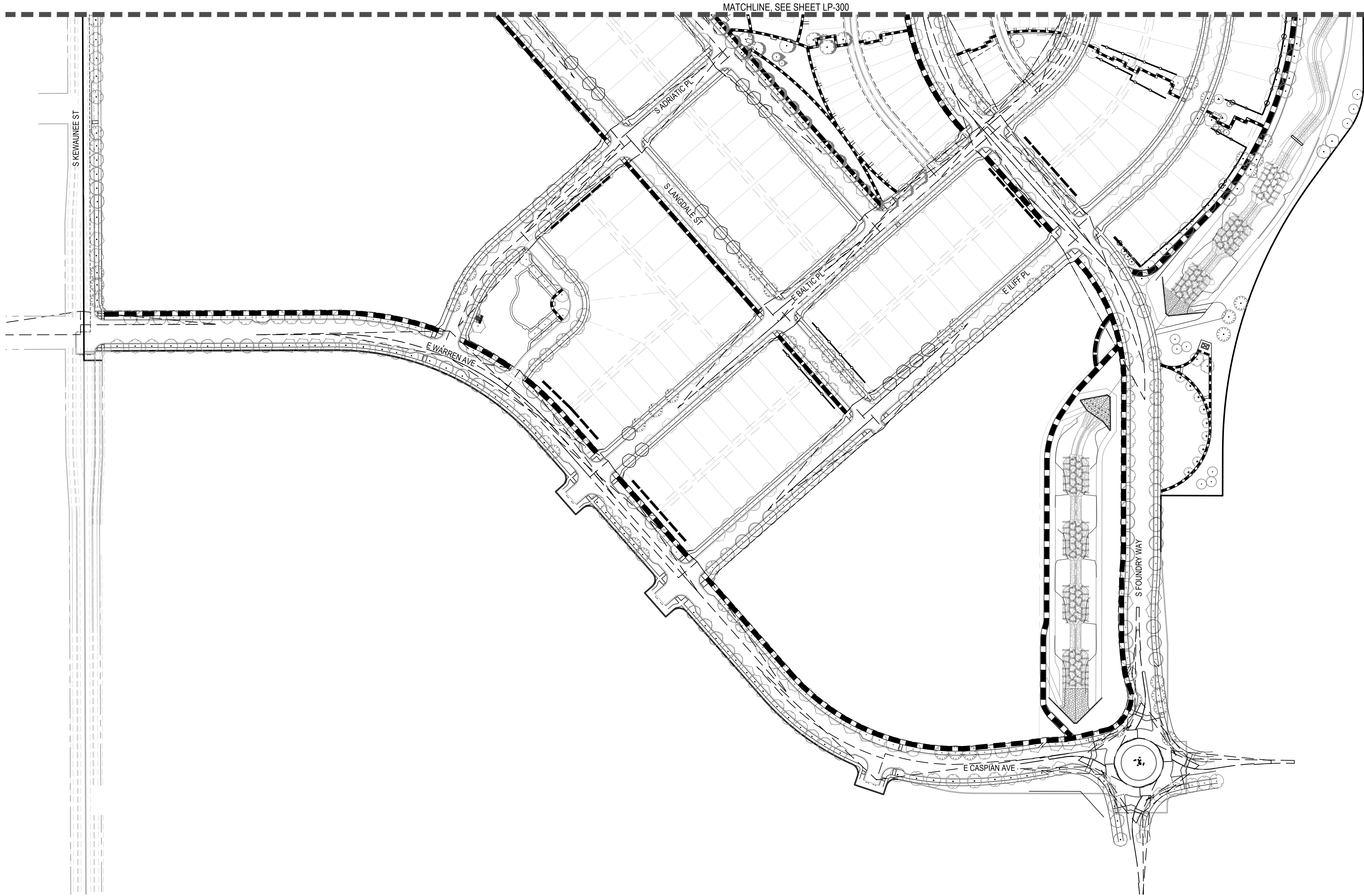
OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

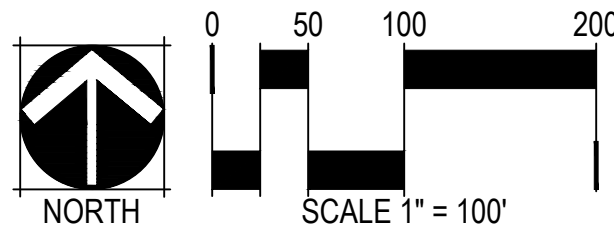
SHEET TITLE:  
MASTER FENCE  
AND TRAIL PLAN  
SHEET 104 OF 119

LP-301



LEGEND

- |       |                                            |       |                                                                |
|-------|--------------------------------------------|-------|----------------------------------------------------------------|
| ----- | PROPERTY LINE                              | ----- | 5' CONCRETE TRAIL, RE: CIVIL                                   |
| ----- | SIGHT DISTANCE LINE                        | ----- | 8' CONCRETE TRAIL / WALK, RE: CIVIL                            |
| ----- | 6' STANDARD FENCE (REFER TO 2/LP-402)      | ----- | 10' CONCRETE TRAIL (NOT INCLUDING ROW<br>SIDEWALKS), RE: CIVIL |
| ----- | OPEN WELDED WIRE FENCE (REFER TO 1/LP-402) | ----- | 5' CRUSHER FINES TRAIL, RE: DETAIL 1/LP-401                    |





FOUNDRY SITE PLAN PHASE 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
HYDROZONE  
MAP

SHEET 105 OF 119

LP-302



MATCHLINE, SEE SHEET LP-303

LEGEND

- PROPERTY LINE

LOW WATER USE/ NON-IRRIGATED: CRUSHER FINES, PLAYGROUND, DRAINAGE AREA

MODERATE WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED

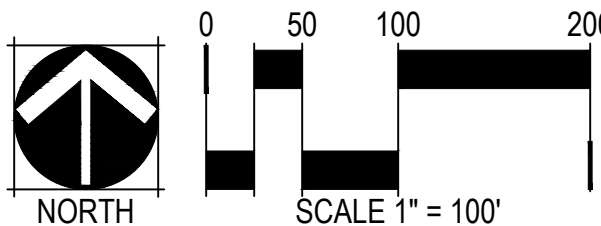
HIGH WATER USE: MANICURED TURF (IRRIGATED)
- HOMEBUILDER TREES

DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES

EVERGREEN TREES

HYDRO-ZONE TABLES

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	129,745 SF	11.5%
MODERATE WATER USE	824,455 SF	74%
LOW / NON-IRRIGATED	160,623 SF	14.5%
TOTAL AREA	1,114,822 SF	100%





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

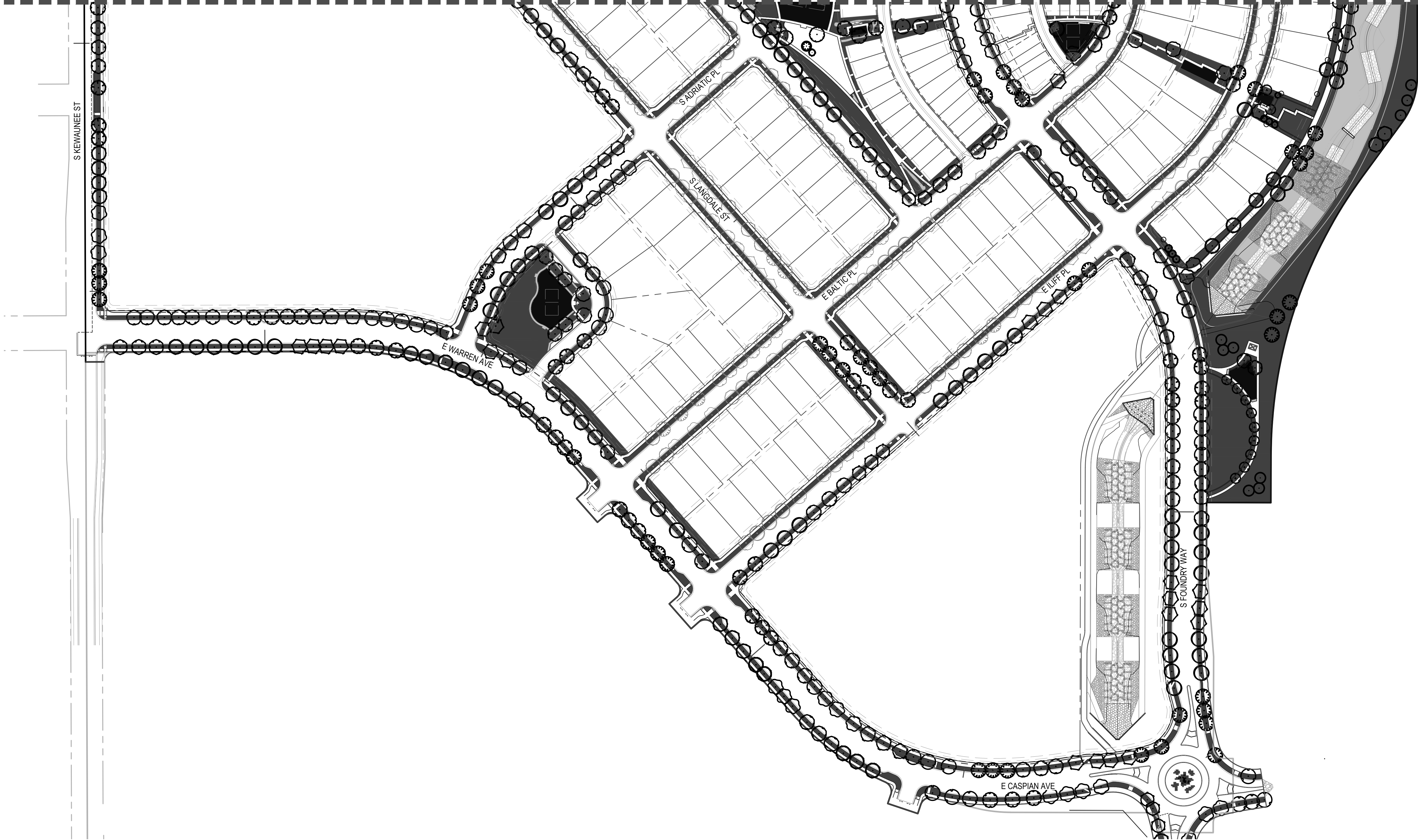
DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
HYDROZONE  
MAP

SHEET 106 OF 119

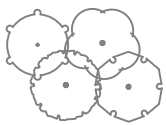
LP-303

MATCHLINE, SEE SHEET LP-302

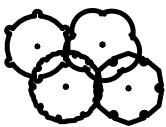


LEGEND

- PROPERTY LINE
- LOW WATER USE/ NON-IRRIGATED: CRUSHER FINES, PLAYGROUND, DRAINAGE AREA
- MODERATE WATER USE: SHRUB BED AND IRRIGATED NATIVE SEED
- HIGH WATER USE: MANICURED TURF (IRRIGATED)



HOMEBUILDER TREES



DECIDUOUS CANOPY TREES



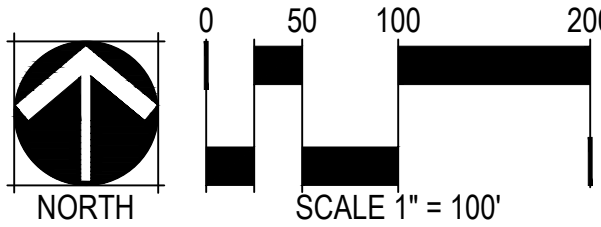
ORNAMENTAL TREES



EVERGREEN TREES

HYDRO-ZONE TABLES

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	129,745 SF	11.5%
MODERATE WATER USE	824,455 SF	74%
LOW / NON-IRRIGATED	160,623 SF	14.5%
TOTAL AREA	1,114,822 SF	100%





FOUNDRY SITE PLAN PHASE 1

SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

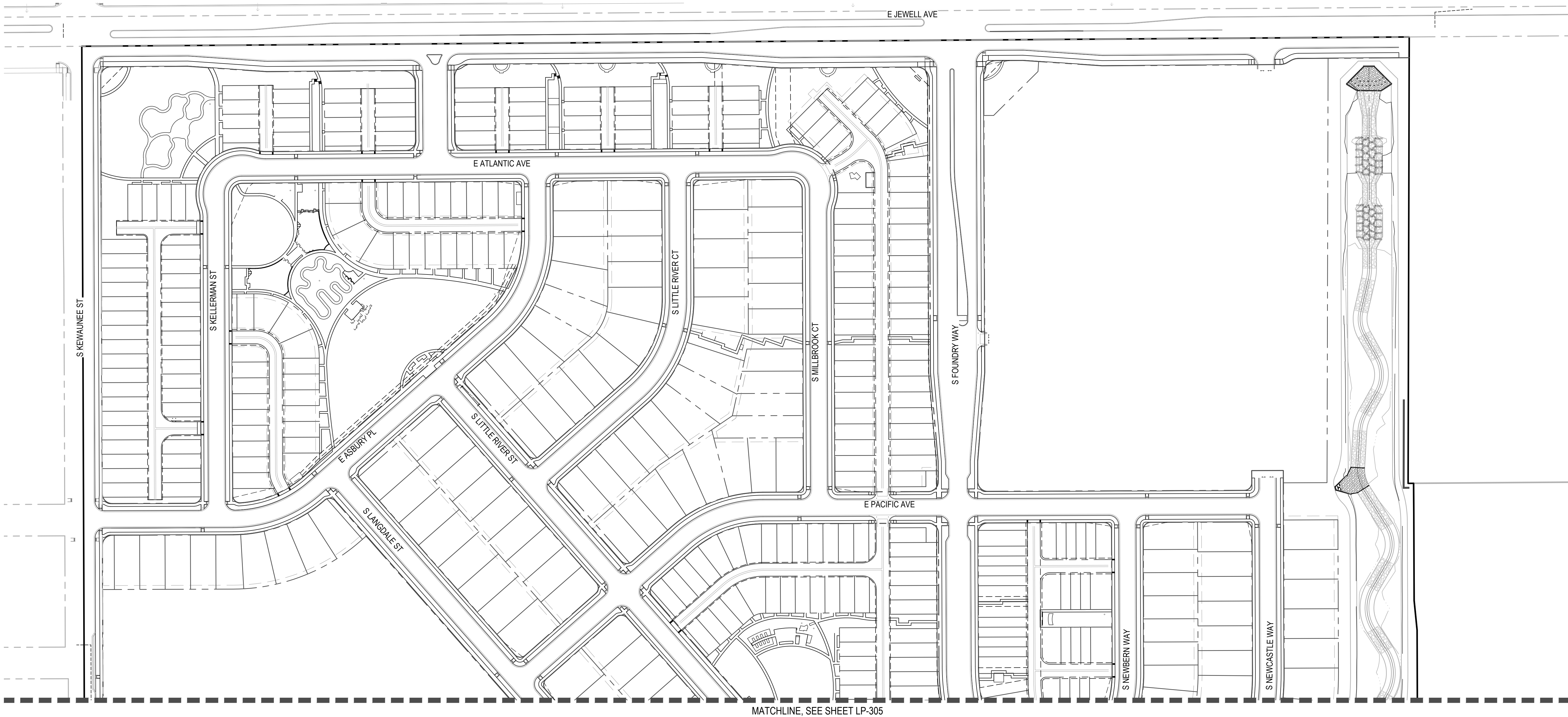
NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
TREE MITIGATION  
PLAN

SHEET 107 OF 119

LP-304



LEGEND

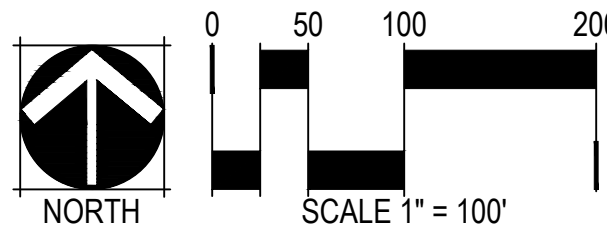
- PROPERTY LINE
- + EXISTING TREE TO REMAIN
- ⊗⊗ EXISTING TREE TO BE REMOVED

EXISTING TREE SUMMARY

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

TREE PROTECTION PLAN SUMMARY

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





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
TREE MITIGATION  
PLAN

SHEET 108 OF 119

LP-305

MATCHLINE, SEE SHEET LP-304

S KEVALINEE ST

S ADRIATIC PL

S LANGDALE ST

E BALTO PL

E LUFF PL

E WARREN AVE

S FOUNDRY WAY

E CASPIAN AVE

LEGEND

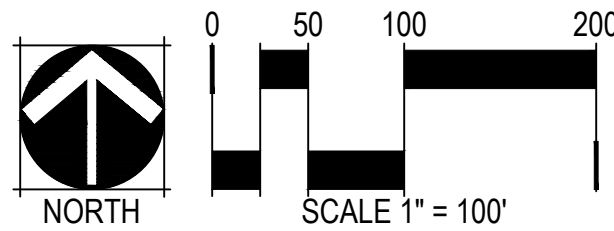
- PROPERTY LINE
- ⊙ ⊕ EXISTING TREE TO REMAIN
- ⊗ ⊗ EXISTING TREE TO BE REMOVED

EXISTING TREE SUMMARY

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

TREE PROTECTION PLAN SUMMARY

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





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

OWNER:  
CENTURY HOMES

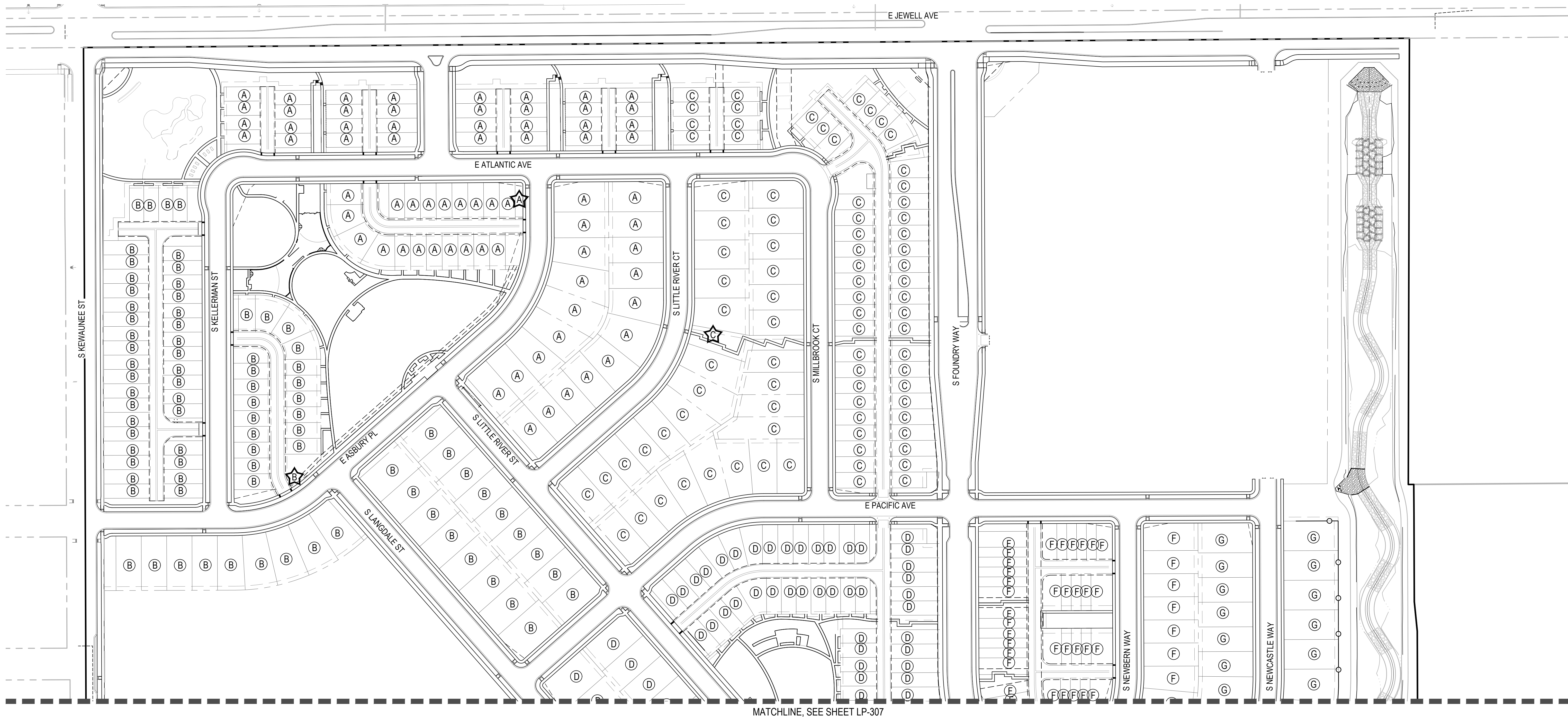
NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
MAIL KIOSK PLAN

SHEET 109 OF 119

LP-306



LEGEND

- ⊗ MAIL ZONE ASSIGNMENT
- ☆ MAIL KIOSK AREA

NOTES

**DETAIL 1/LP-408**  
Salsbury Cluster Box Unit with 16 Doors and 2 Parcel Lockers in Black with USPS Access - Type III

**DETAIL 2/LP-408**  
Salsbury Cluster Box Unit with 8 Doors and 2 Parcel Lockers in Black with USPS Access – Type I

ZONE A

5x Salsbury Cluster Box Unit with 16 Doors and 2 Parcel Lockers in Black with USPS Access - Type III

**75/80 slots | 8 parcel slots**

ZONE B

5x Salsbury Cluster Box Unit with 16 Doors and 2 Parcel Lockers in Black with USPS Access – Type III

**80/80 slots | 10 parcel slots**

ZONE C

5x Salsbury Cluster Box Unit with 16 Doors and 2 Parcel Lockers in Black with USPS Access – Type III

1xSalsbury Cluster Box Unit with 8 Doors and 2 Parcel Lockers in Black with USPS Access – Type I

**86/88 slots | 12 parcel slots**

ZONE D

6x Salsbury Cluster Box Unit with 16 Doors and 2 Parcel Lockers in Black with USPS Access – Type III

**96/96 slots | 12 parcel slots**

ZONE E

3x Salsbury Cluster Box Unit with 16 Doors and 2 Parcel Lockers in Black with USPS Access – Type III

1x Salsbury Cluster Box Unit with 13 Doors and 1 Parcel Locker in Black with USPS Access – Type IV

**57/61 slots | 8 parcel slots**

ZONE F

3x Salsbury Cluster Box Unit with 16 Doors and 2 Parcel Lockers in Black with USPS Access – Type III

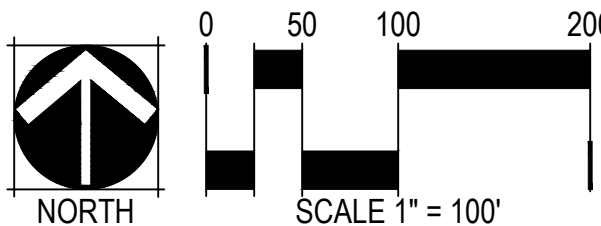
1x Salsbury Cluster Box Unit with 13 Doors and 1 Parcel Locker in Black with USPS Access – Type IV

**56/61 slots | 8 parcel slots**

ZONE G

2x Salsbury Cluster Box Unit with 16 Doors and 2 Parcel Lockers in Black with USPS Access – Type III

**36/36 slots | 4 parcel slots**





FOUNDRY SITE PLAN PHASE 1  
SITE PLAN  
AURORA, CO

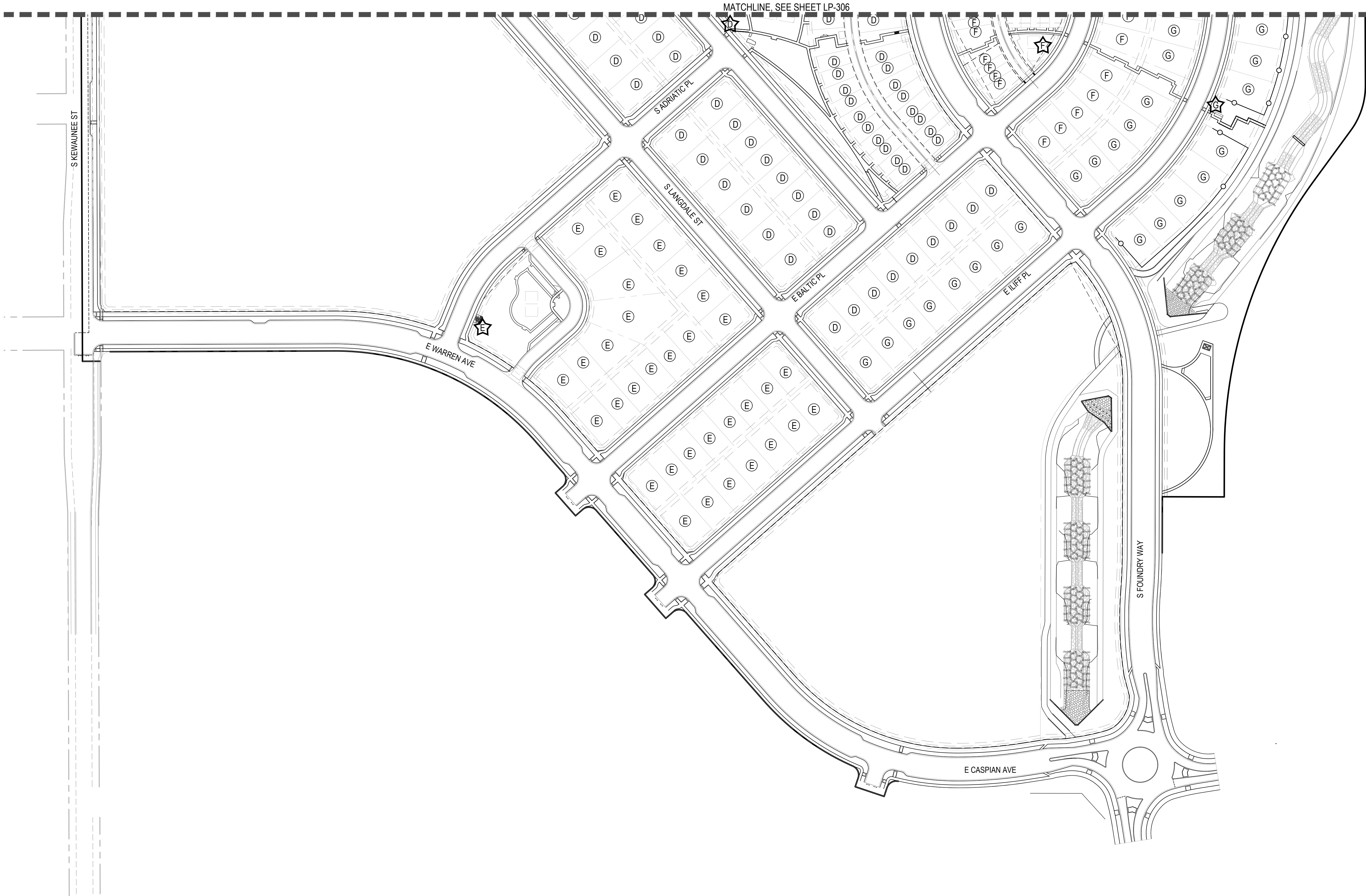
OWNER:  
CENTURY HOMES

NOT FOR  
CONSTRUCTION

DATE:  
06/17/2023 SDP 01  
09/15/2023 SDP 02  
11/17/2023 SDP 03  
01/19/2024 SDP 04  
03/08/2024 SDP 05

SHEET TITLE:  
MAIL KIOSK  
PLAN  
SHEET 110 OF 119

LP-307



LEGEND

- ⊗ MAIL ZONE ASSIGNMENT
- ☆ MAIL KIOSK AREA

NOTES

**DETAIL 1/LP-408**  
Salsbury Cluster Box Unit with 16  
Doors and 2 Parcel Lockers in  
Black with USPS Access - Type III

ZONE A

5x Salsbury Cluster Box Unit with 16  
Doors and 2 Parcel Lockers in Black with  
USPS Access - Type III

75/80 slots | 8 parcel slots

**DETAIL 2/LP-408**  
Salsbury Cluster Box Unit with 8  
Doors and 2 Parcel Lockers in  
Black with USPS Access - Type I

ZONE B

5x Salsbury Cluster Box Unit with 16  
Doors and 2 Parcel Lockers in Black with  
USPS Access - Type III

80/80 slots | 10 parcel slots

ZONE C

5x Salsbury Cluster Box Unit with 16  
Doors and 2 Parcel Lockers in Black with  
USPS Access - Type III

1x Salsbury Cluster Box Unit with 8 Doors  
and 2 Parcel Lockers in Black with USPS  
Access - Type I

86/88 slots | 12 parcel slots

ZONE D

6x Salsbury Cluster Box Unit with 16  
Doors and 2 Parcel Lockers in Black with  
USPS Access - Type III

96/96 slots | 12 parcel slots

ZONE E

3x Salsbury Cluster Box Unit with 16  
Doors and 2 Parcel Lockers in Black with  
USPS Access - Type III

1x Salsbury Cluster Box Unit with 13  
Doors and 1 Parcel Locker in Black with  
USPS Access - Type IV

57/61 slots | 8 parcel slots

ZONE F

3x Salsbury Cluster Box Unit with 16  
Doors and 2 Parcel Lockers in Black with  
USPS Access - Type III

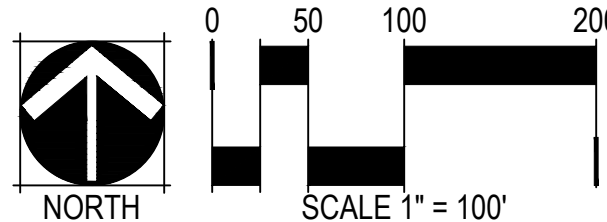
1x Salsbury Cluster Box Unit with 13  
Doors and 1 Parcel Locker in Black with  
USPS Access - Type IV

56/61 slots | 8 parcel slots

ZONE G

2x Salsbury Cluster Box Unit with 16  
Doors and 2 Parcel Lockers in Black with  
USPS Access - Type III

36/36 slots | 4 parcel slots





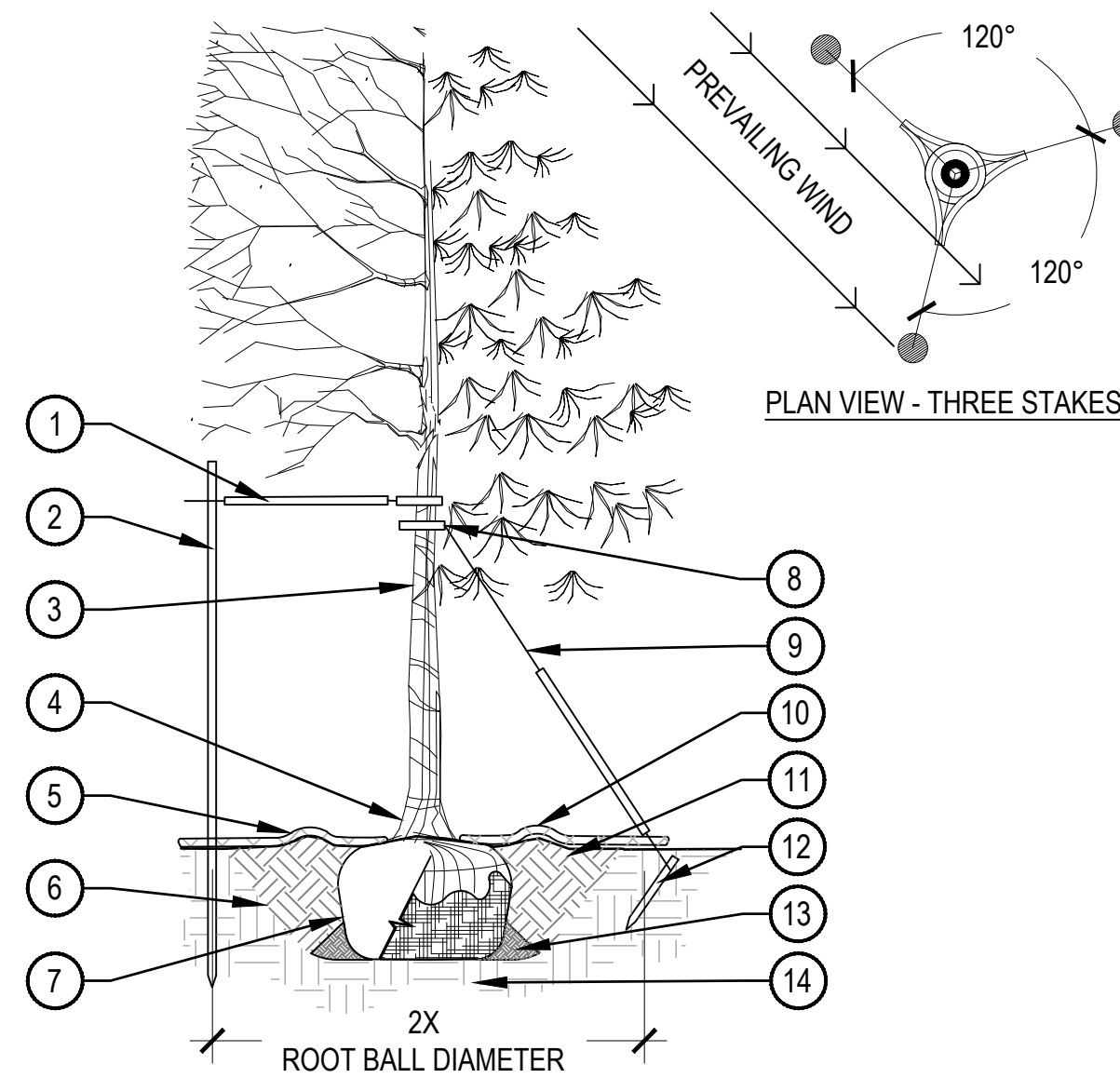
## 1 TREE PLANTING DETAIL

PRUNING NOTES:

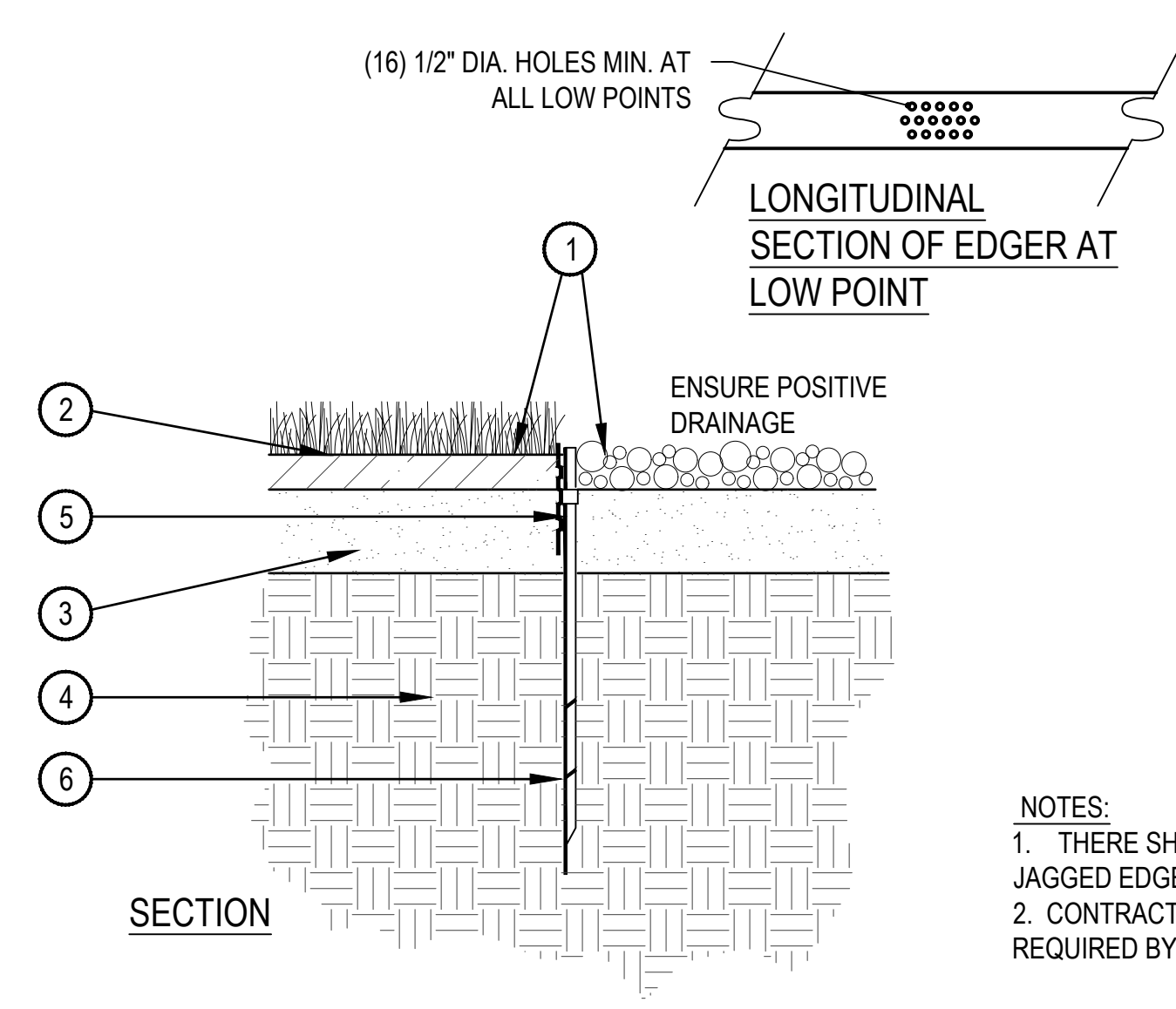
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
  - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
  - b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
  - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- ① PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- ② 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- ③ TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- ④ PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- ⑤ 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- ⑥ 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ⑦ ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- ⑧ GROMMETED NYLON STRAPS
- ⑨ GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- ⑩ 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- ⑪ BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- ⑫ 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- ⑬ PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- ⑭ PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



- ① FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
- ② TURF THATCH
- ③ AMENDED SOIL PER SPECIFICATIONS
- ④ SUBGRADE
- ⑤ STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- ⑥ EDGER STAKE

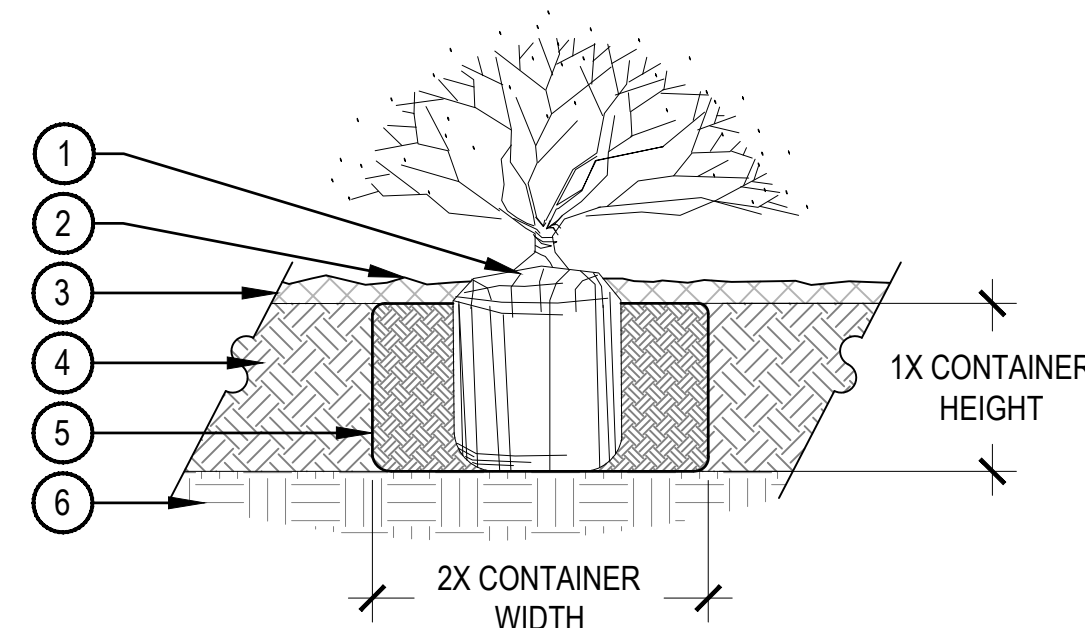
NOTES:

1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

② STEEL EDGER

SCALE: 3/16" = 1'-0"

- ① SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- ② FINISH GRADE (TOP OF MULCH)
- ③ SPECIFIED MULCH. REFER TO MATERIAL SCHEDULE, SHEET LP-004
- ④ TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- ⑤ BACKFILLED AMENDED SOIL
- ⑥ UNDISTURBED SOIL

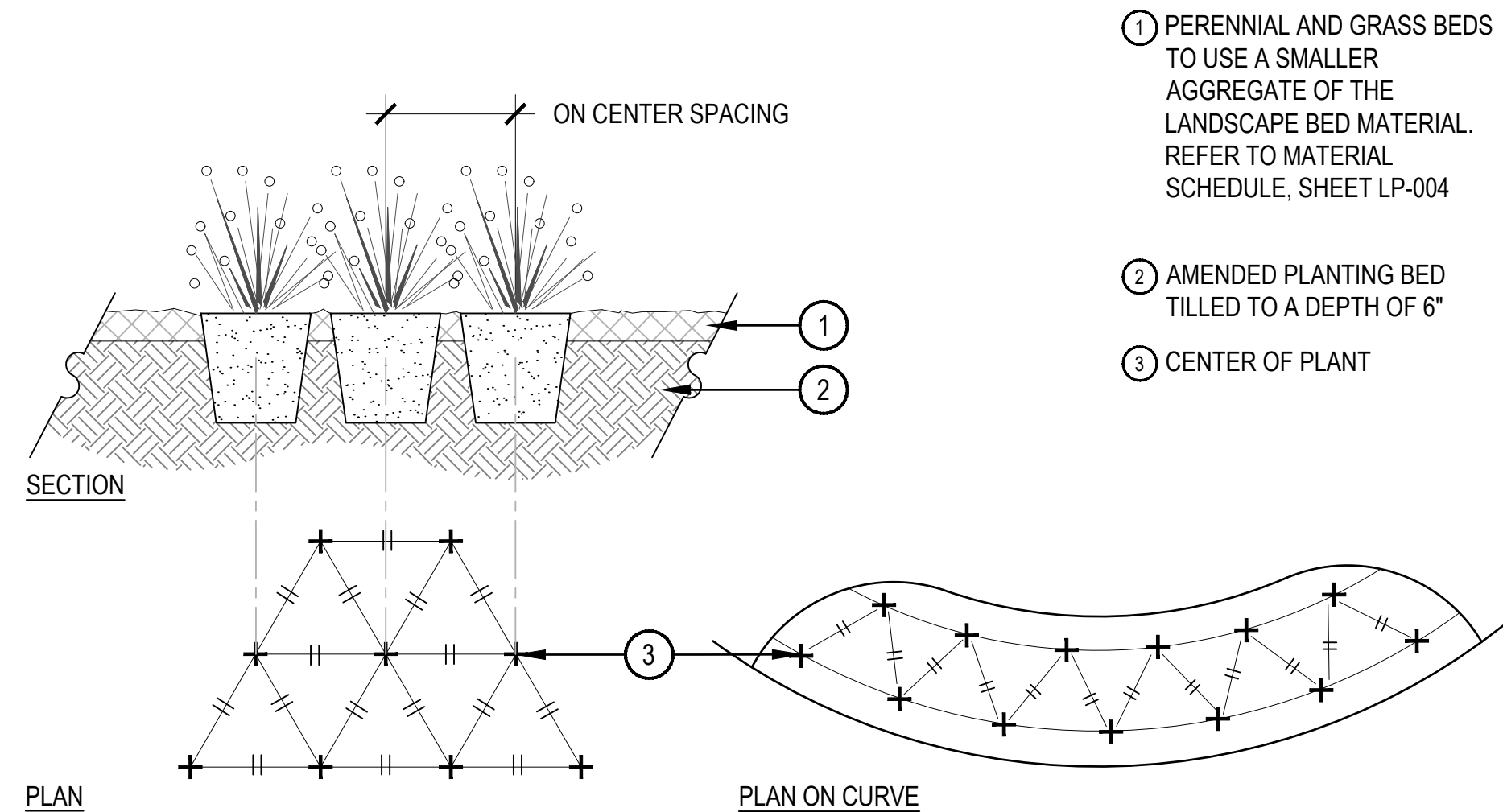


NOTE:

1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING. DO NOT PRUNE MORE THAN 20% OF LIMBS.

### ③ PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



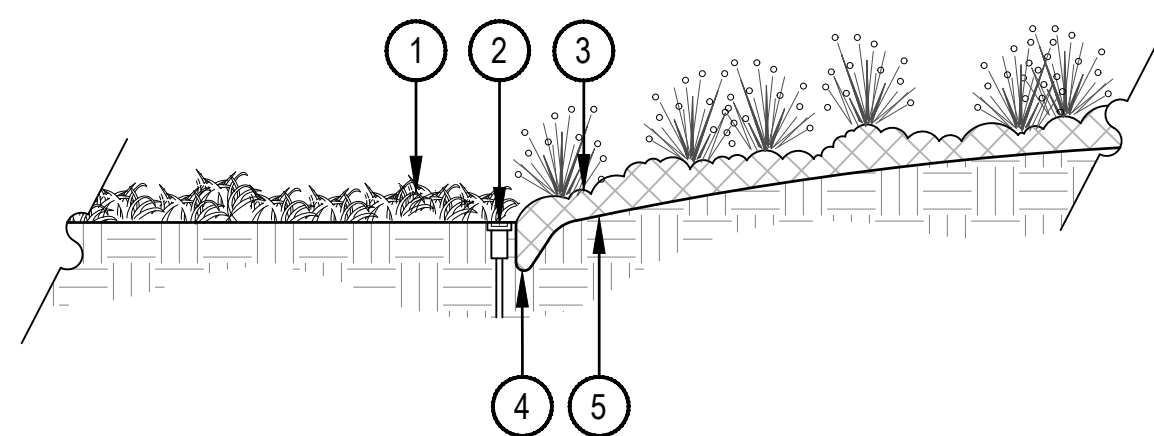
NOTES:

1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

## 4 SHRUB PLANTING

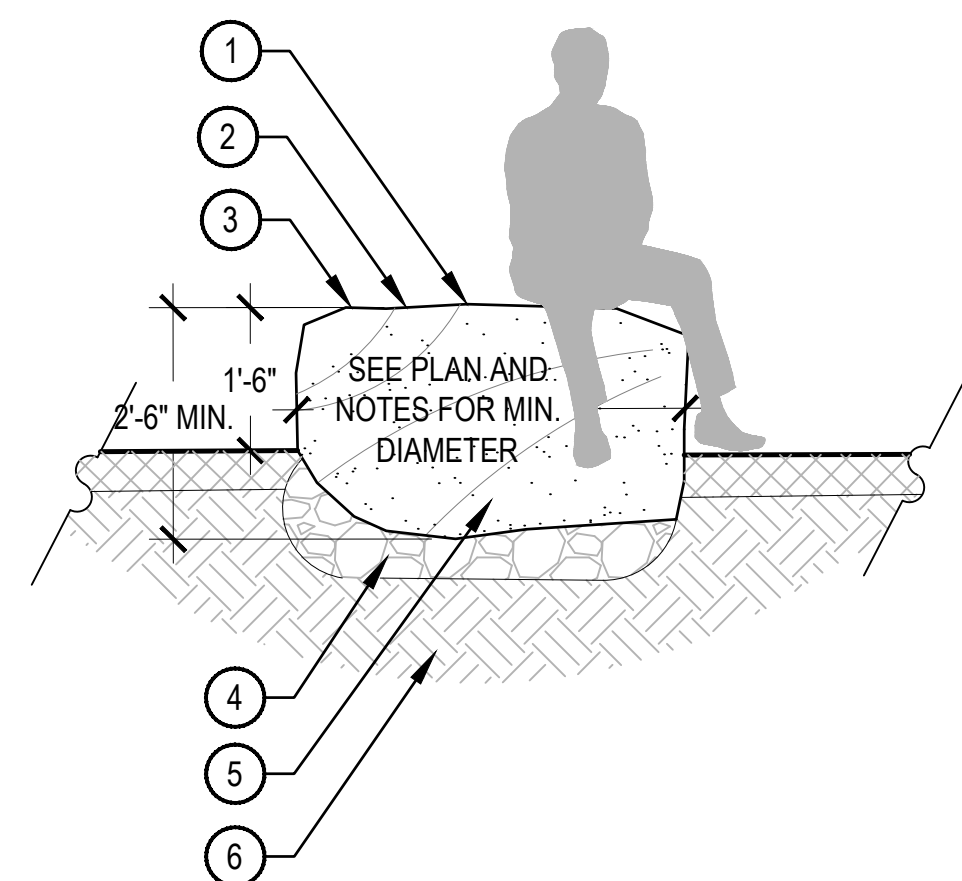
SCALE: 1 1/2" = 1'-0"

- ① TURFGRASS OR DYLAND SEED
- ② IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
- ③ PLANTING BED
- ④ VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADE EDGE
- ⑤ SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP



## 6 SEATING BOULDER

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



NOTES:

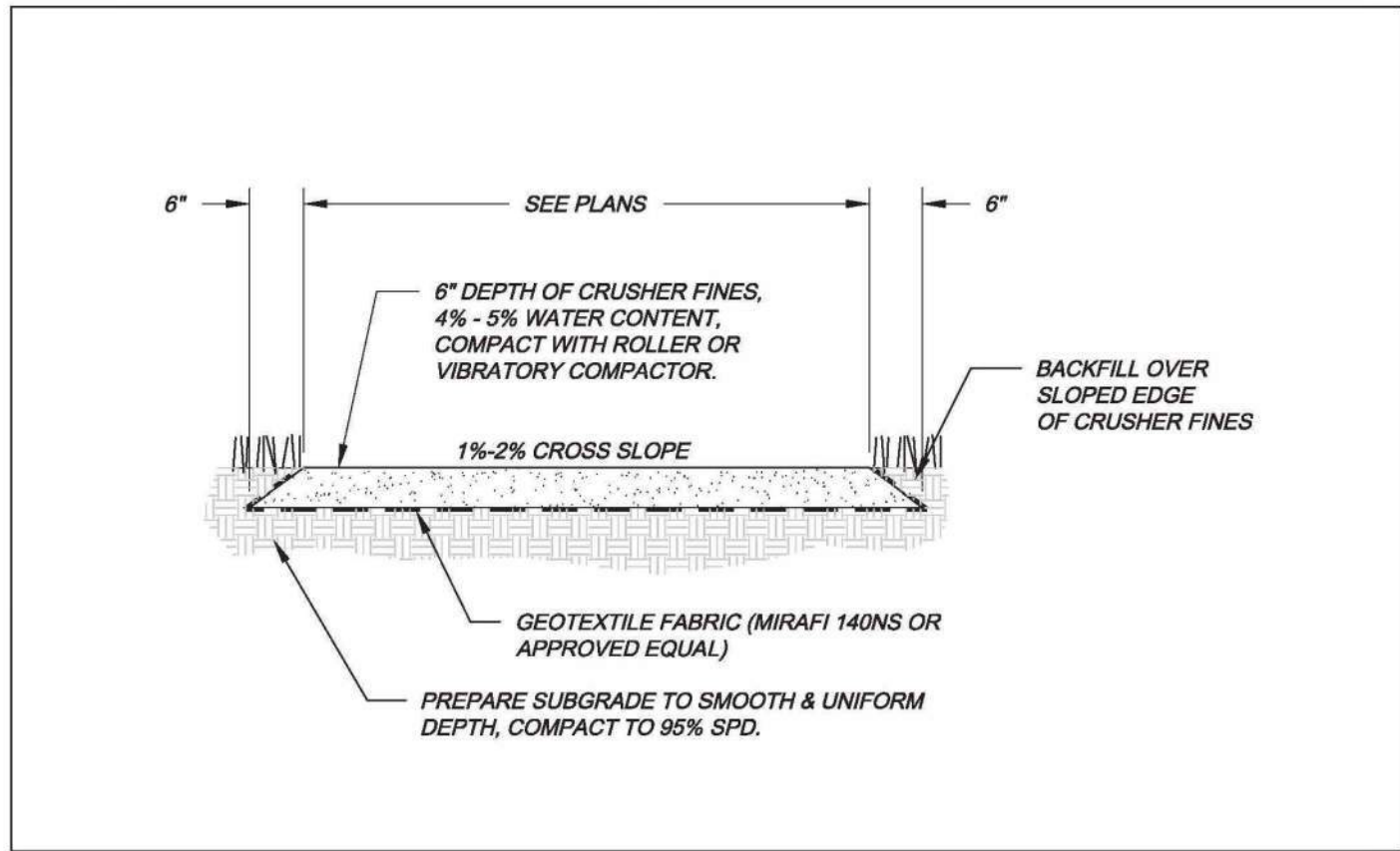
1. REFER TO DETAIL 1, SHEET 53, LANDSCAPE BOULDER, FOR MATERIAL SPECIFICATION AND SIZING.
2. REFER TO LANDSCAPE PLAN FOR SEATING BOULDER QUANTITY.
3. BOULDERS IN SEATING AREAS SHALL BE FLAT-TOPPED.
4. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS OF ALL BOULDERS PRIOR TO PLACING.

⑦ SPADE CUT EDGE

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

- ① FLAT TOPPED BOULDER, TO BE SET LEVEL SIDE UP
- ② MULCH TO BOULDERS, NO GAPS
- ③ APPROXIMATELY 3/4 OF BOULDER EXPOSED
- ④ CRUSHER FINES FOR STABILITY AND LEVELING
- ⑤ 1/4 OF BOULDER BURIED
- ⑥ COMPACTED SUBGRADE

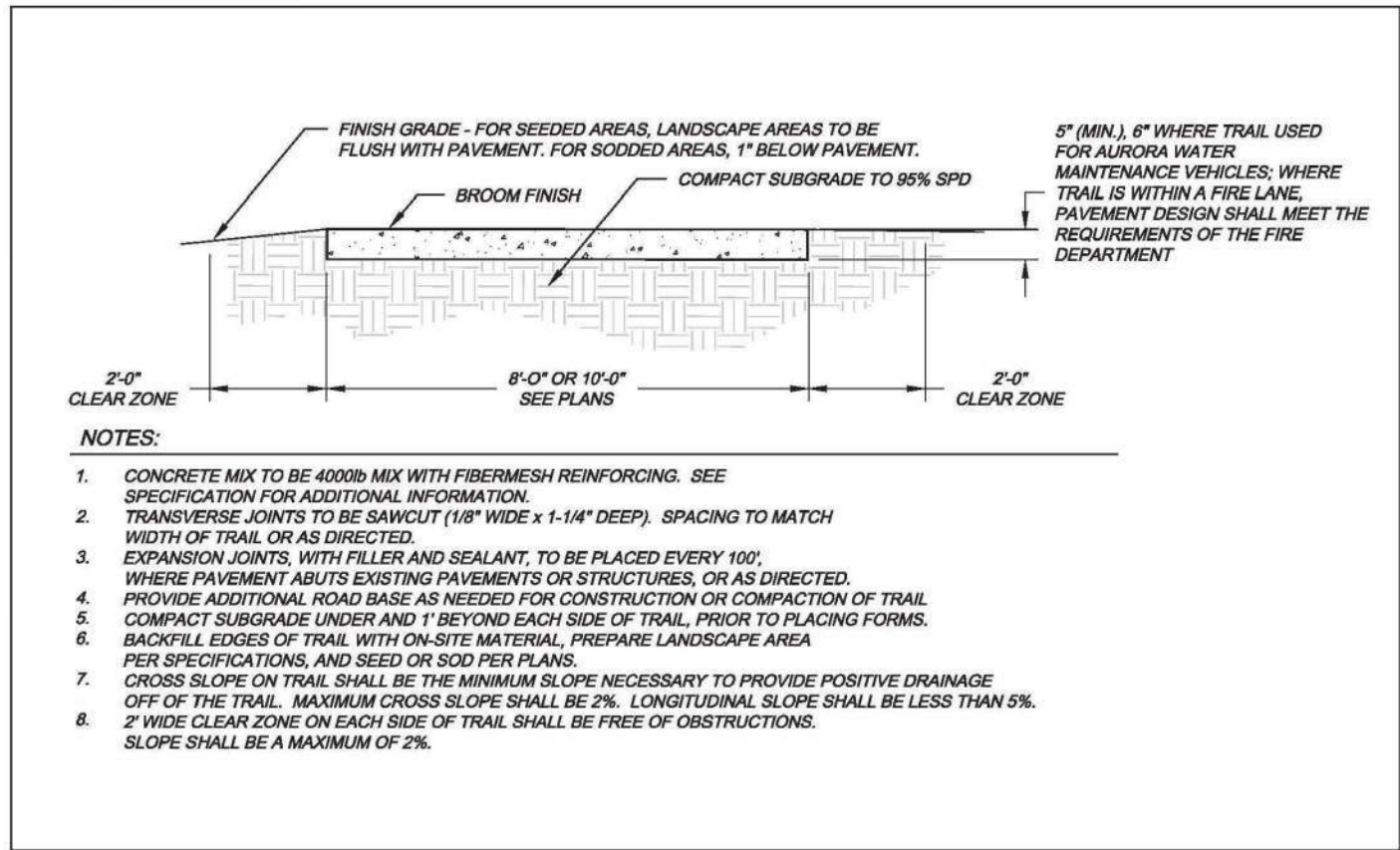




City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: April 3, 2008

CRUSHER FINES  
TRAIL

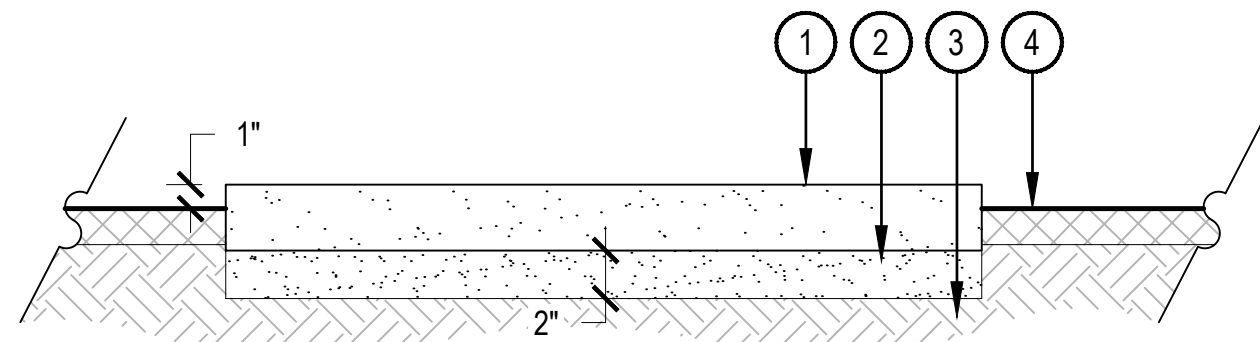
P&OS  
T-2.0



City of Aurora  
PARKS & OPEN SPACE DEPARTMENT  
Date: April 3, 2008

MULTI-USE  
TRAIL

P&OS  
T-1.0



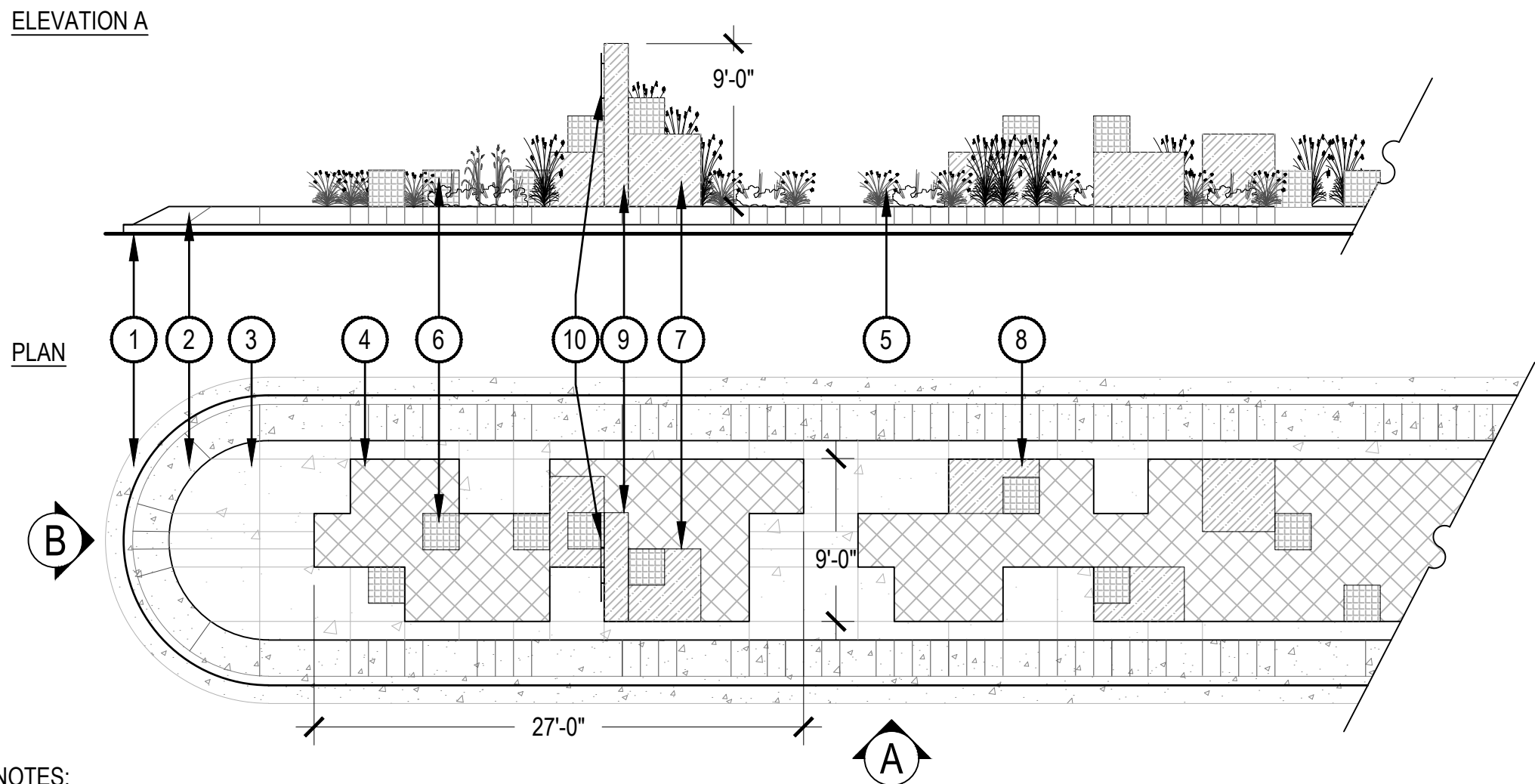
NOTES:  
1. TAMP STONES WITH VIBRATORY PLATE COMPRESSOR TO LOCK STONES IN PLACE.  
2. FINAL PRODUCT SHALL MEET ALL ADA REQUIREMENTS.  
3. SEE PLAN FOR LOCATION.

- 1 PRE-CAST CONCRETE PLANK  
PAVER, RE: MATERIAL  
SCHEDULE ITEM M-114
- 2 2" SAND SETTING LAYER
- 3 SUBGRADE COMPACTED TO  
95% PROCTOR DENSITY
- 4 SURROUNDING LANDSCAPE,  
TOP OF STEPPER SHALL BE  
SET 1" ABOVE ADJACENT  
LANDSCAPE, REFER TO PLANS

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

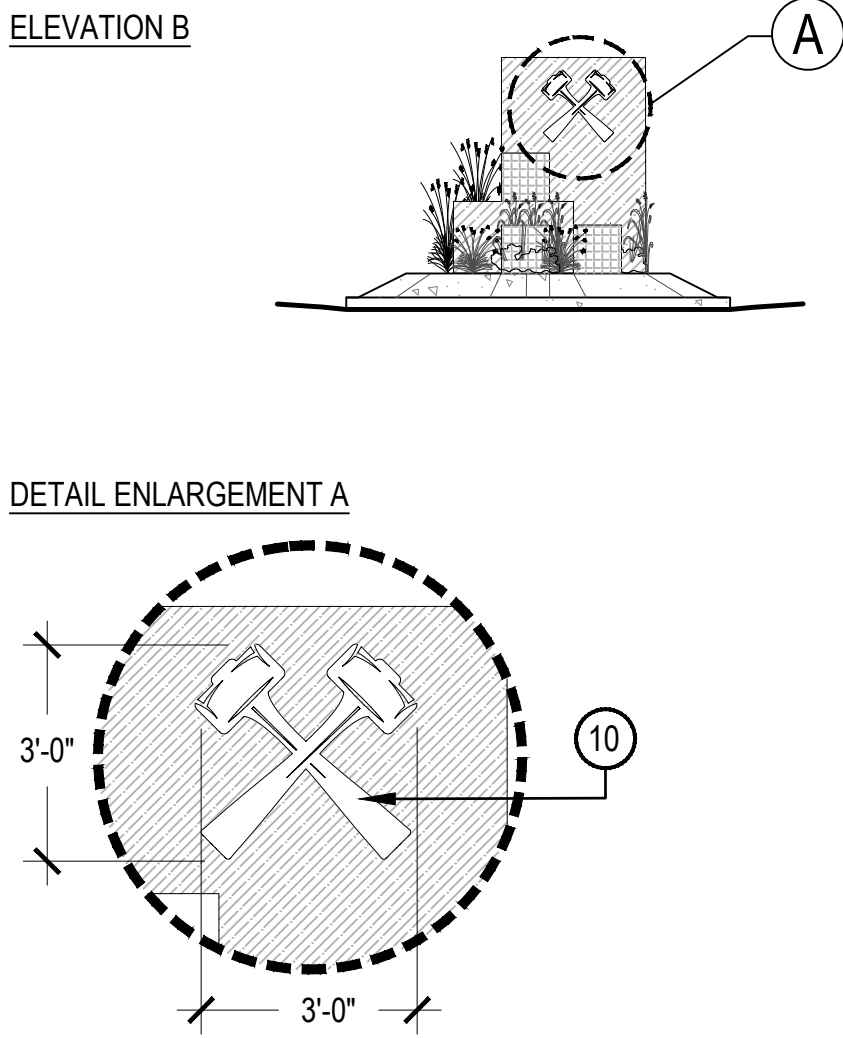
## 1 CITY OF AURORA STANDARD TRAIL DETAILS

ELEVATION A

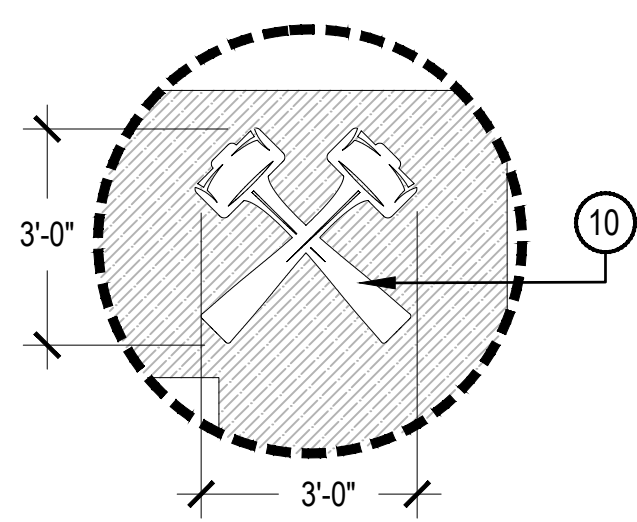


NOTES:  
1. THIS DETAIL IS PROVIDED FOR DESIGN DIRECTION ON MATERIALS AND MONUMENT CONDITIONS ONLY. REFER TO CIVIL FOR DETAILS RELATED TO THE CURB AND GUTTER.  
2. ALL IRRIGATION WITHIN MEDIAN TO BE DRIP. NO OVERHEAD SPRAY PLANNED IN MEDIANS.  
3. REFER TO LANDSCAPE SHEETS FOR PLANTING PLAN AND PRECISE LAYOUT ALONG MEDIAN.

ELEVATION B



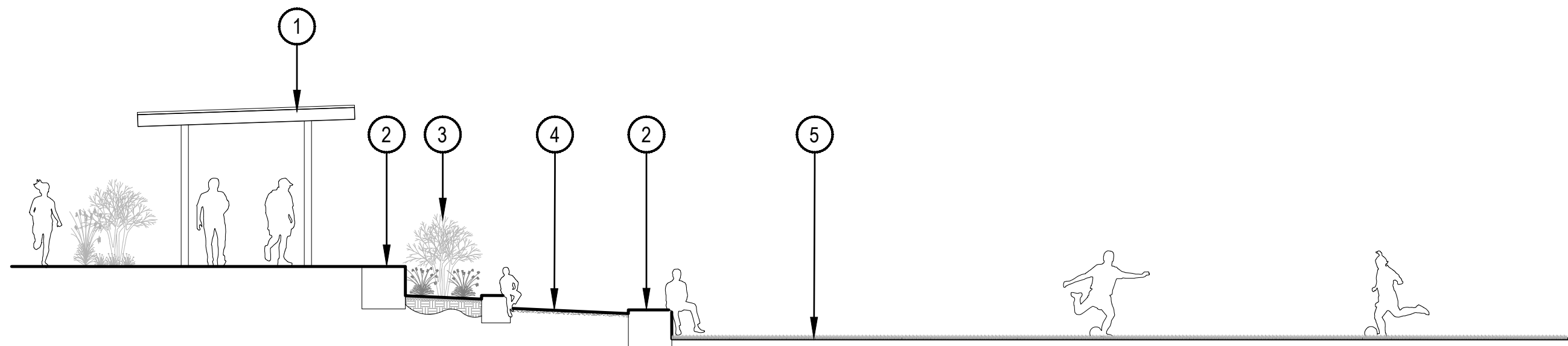
DETAIL ENLARGEMENT A



- 1 PROPOSED CURB AND  
GUTTER, RE: CIVIL
- 2 SPLASH CURB WITH CUSTOM  
SCORE PATTERN
- 3 INTEGRAL COLOR CONCRETE  
WITH CUSTOM SCORE  
PATTERN
- 4 SHRUB BED AREA MULCH, RE:  
MATERIAL SCHEDULE
- 5 PROPOSED LANDSCAPE, RE:  
LANDSCAPE PLANS
- 6 2' FOUNDRY CORTEN CUBE
- 7 4' FOUNDRY MASONRY CUBE
- 8 3'x3'x5' FOUNDRY MASONRY  
CUBE
- 9 1.25'x6'x9' FOUNDRY MASONRY  
TERTIARY MONUMENT
- 10 METAL FOUNDRY LOGO WITH  
PINS

SCALE: 1/8" = 1'-0"

## 3 FOUNDRY MEDIAN



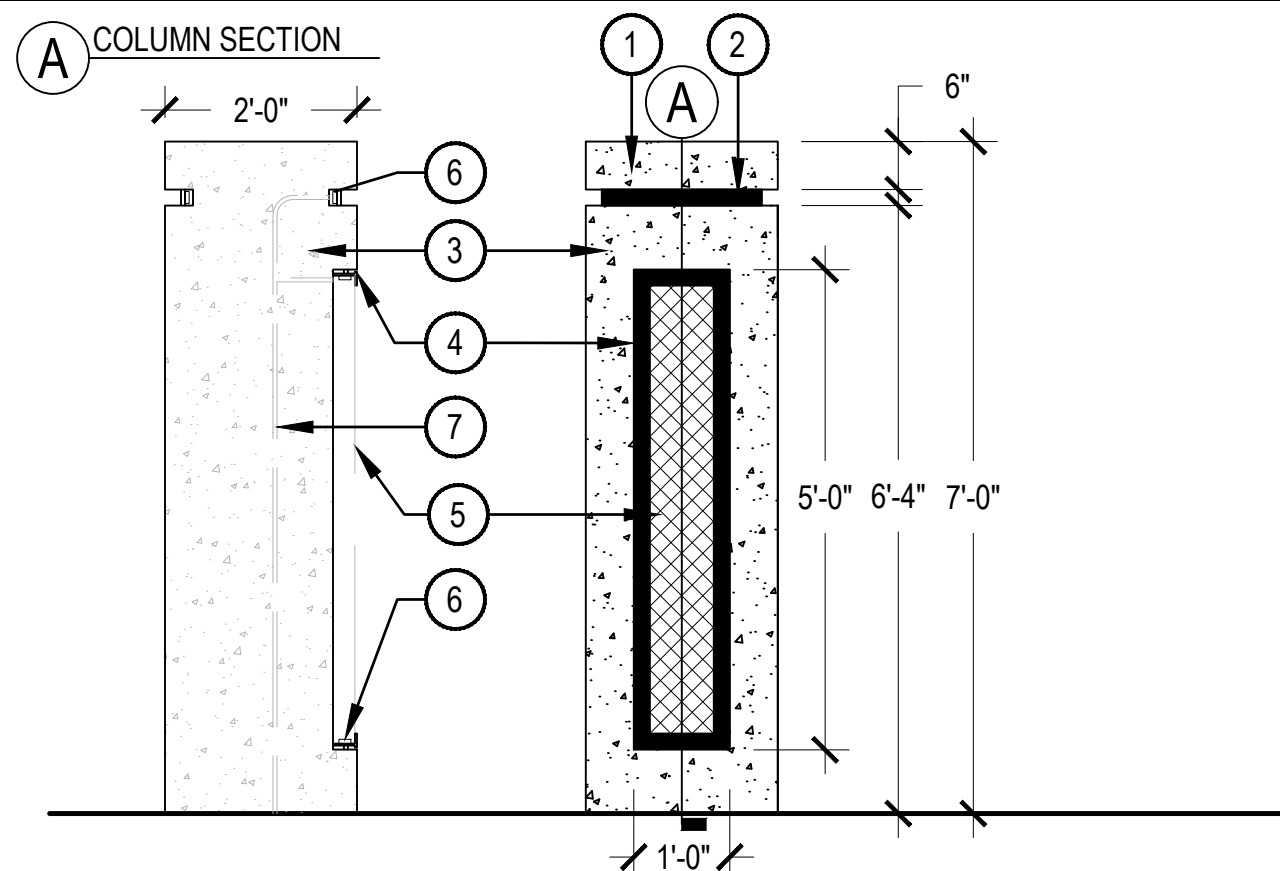
NOTES:  
1. THIS CROSS SECTION IS PROVIDED TO ILLUSTRATE SPECIFIC HEIGHT CONDITIONS ONLY. DEPICTED ELEMENTS ARE REPRESENTATIONAL MASSING ONLY, NOT CONSTRUCTION DETAILS.

## 4 NEIGHBORHOOD PARK SHELTER CROSS SECTION

SCALE: 1/8" = 1'-0"

- 1 PROPOSED PARK SHELTER, RE:  
DETAILS PAGE LP-404
- 2 FOUNDRY CUBES AS  
RETAINING ELEMENT, RE:  
DETAIL 5/LP-402
- 3 LANDSCAPE AREA, RE:  
LANDSCAPE PLANS
- 4 CRUSHER FINES AREA, RE:  
LANDSCAPE PLANS
- 5 ADJACENT FLEX PLAY-FIELD,  
RE: LANDSCAPE PLANS





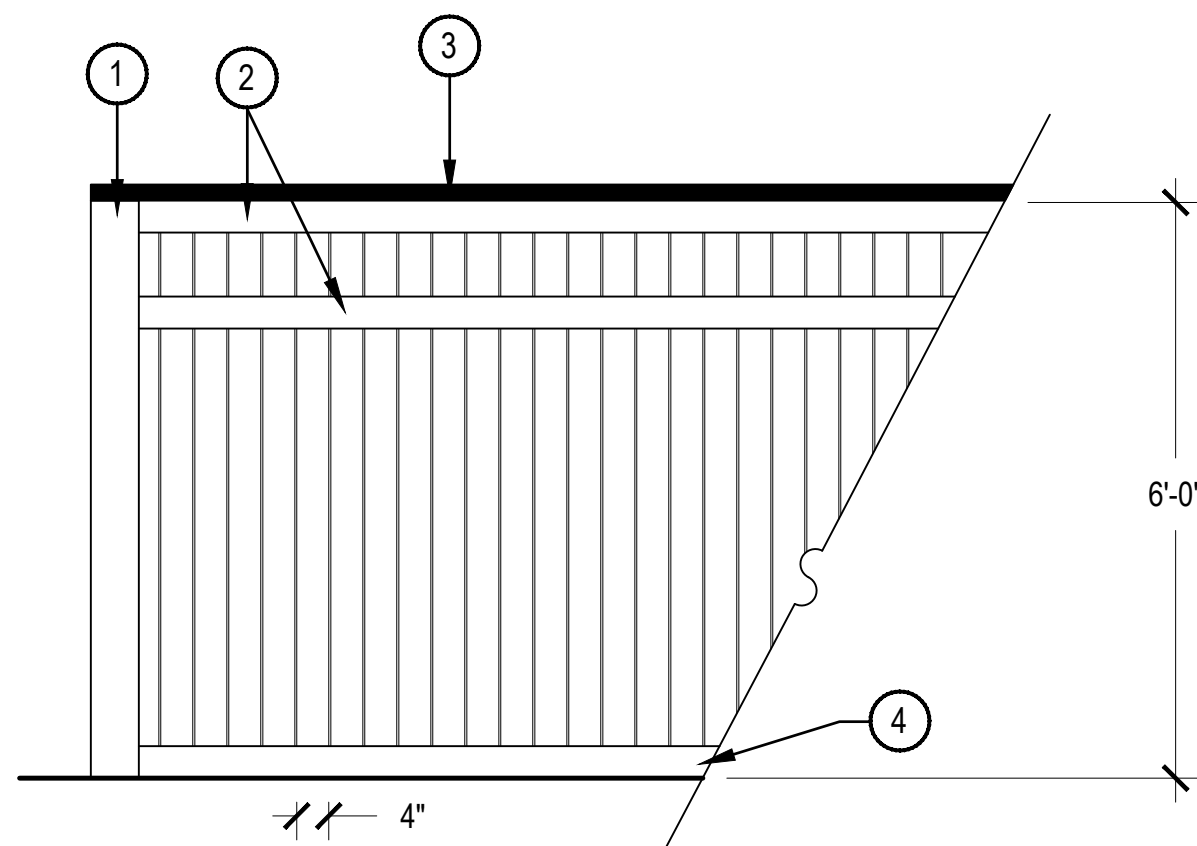
- 1 6" X 2'-0" PRECAST CONCRETE CAP
- 2 2" X 1'-8" CORTEN STEEL ACCENT
- 3 2' X 2' X 7' PRE-CAST COLUMN
- 4 2" CORTEN STEEL ACCENT FRAME
- 5 8" X 4'-8" METAL MESH SCREEN WITH OUTWARD FACING BACK-LIGHTING
- 6 LIGHT SOURCE, PRODUCT SELECTION BY FABRICATOR
- 7 CONDUIT FOR ELECTRICAL WIRING, FINAL SIZE AND COORDINATION BY FABRICATOR

NOTES:

- THESE DETAILS ARE FOR DESIGN DIRECTION ONLY. FABRICATOR OR CONTRACTOR SHALL SUPPLY OWNERS REPRESENTATIVE WITH SHOP DRAWINGS PRIOR TO INSTALLATION.
- FINAL LIGHTING DESIGN SHALL BE SOFT ILLUMINATION PROVIDED WITH APPROVED ENGINEERED SHOP DRAWINGS PRIOR TO CONSTRUCTION. LIGHTING INTERNAL TO MESH METAL SCREEN MAY BE PROVIDED, SHALL ONLY BE PROVIDED ON THE OUTWARD-FACING SIDE, AND SHALL NOT EXCEED 100 WATTS OF INCANDESCENT ILLUMINANCE OR THE EQUIVALENT WITH A COLOR RANGE BETWEEN 2700K AND 4000K. FINAL SHOP DRAWINGS SHALL BE DESIGNED TO MEET ALL APPLICABLE CODES OF UDO CH. 146-4.9.

1 FOUNDRY - RESIDENTIAL FENCE COLUMN

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



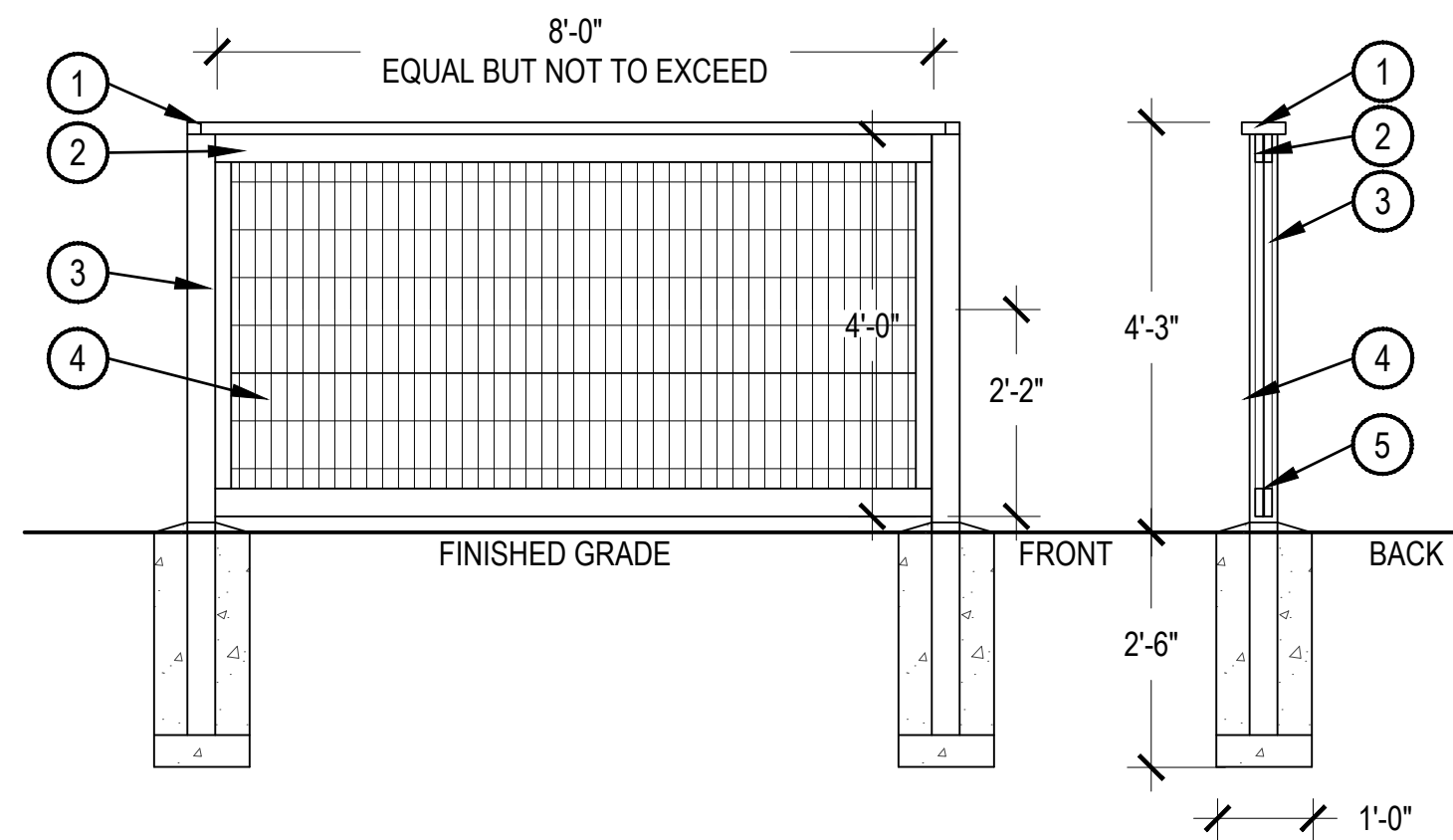
- 1 6"x6" WOODEN POST
- 2 1" X 4" FASCIA
- 3 2" X 4" CAP
- 4 1" X 4" WOODEN PICKET

NOTES:

- THESE DETAILS ARE FOR DESIGN DIRECTION ONLY. FABRICATOR OR CONTRACTOR SHALL SUPPLY OWNERS REPRESENTATIVE WITH SHOP DRAWINGS PRIOR TO INSTALLATION.

2 FOUNDRY - STANDARD FENCE PANEL

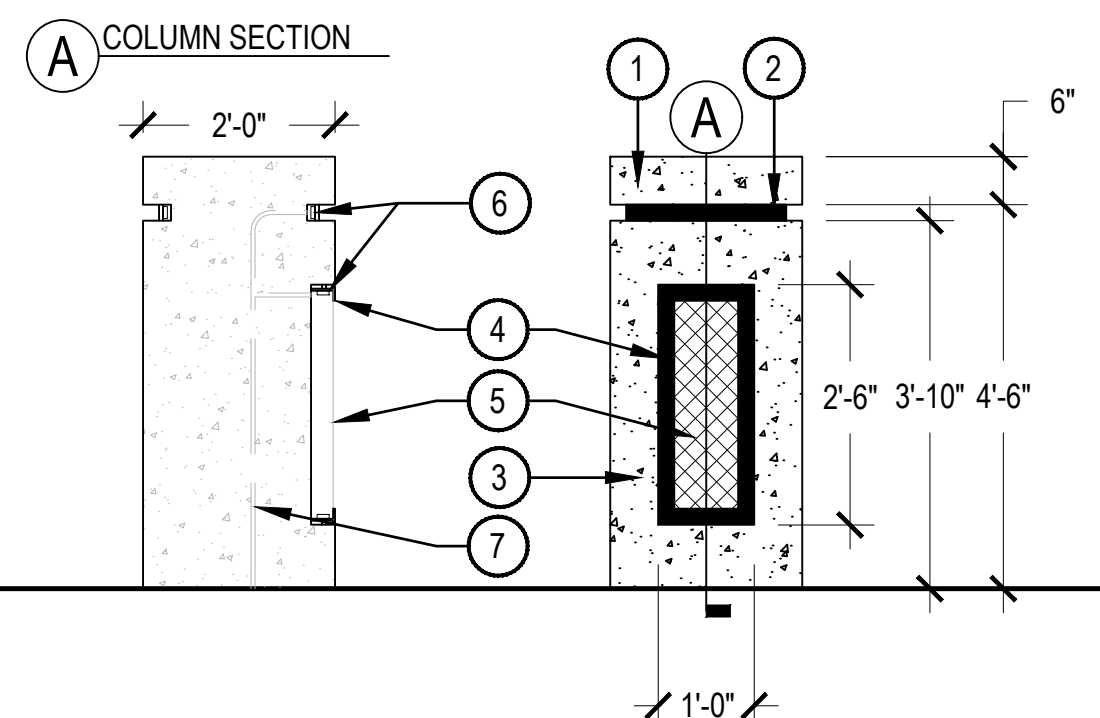
SCALE: 1/2" = 1'-0"



- 1 2" X 6" WEATHER TREATED CEDAR
- 2 1" X 4" WEATHER TREATED CEDAR
- 3 4" X 4" WEATHER TREATED CEDAR POST
- 4 2"X4" GALVANIZED WELDED WIRE MESH 4' X 8' PANELS
- 5 WELDED WIRE MESH SANDWICHED BETWEEN 1"X4" CROSS BRACES

3 OPEN FENCING - WELDED WIRE FENCE

SCALE: 1/2" = 1'



- 1 6" X 2'-0" PRECAST CONCRETE CAP
- 2 2" X 1'-8" CORTEN STEEL ACCENT
- 3 2' X 2' X 7' PRE-CAST COLUMN
- 4 2" CORTEN STEEL ACCENT FRAME
- 5 8" X 4'-8" METAL MESH SCREEN WITH OUTWARD FACING BACK-LIGHTING
- 6 LIGHT SOURCE, PRODUCT SELECTION BY FABRICATOR
- 7 CONDUIT FOR ELECTRICAL WIRING, FINAL SIZE AND COORDINATION BY FABRICATOR

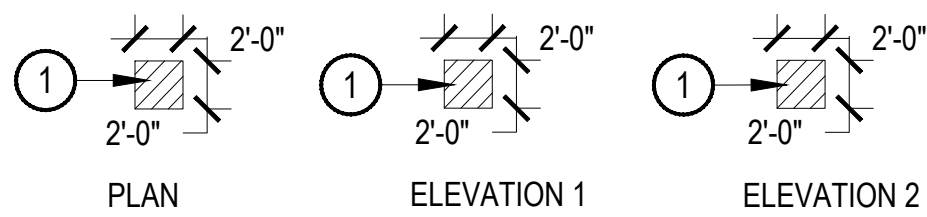
NOTES:

- THESE DETAILS ARE FOR DESIGN DIRECTION ONLY. FABRICATOR OR CONTRACTOR SHALL SUPPLY OWNERS REPRESENTATIVE WITH SHOP DRAWINGS PRIOR TO INSTALLATION.
- FINAL LIGHTING DESIGN SHALL BE SOFT ILLUMINATION PROVIDED WITH APPROVED ENGINEERED SHOP DRAWINGS PRIOR TO CONSTRUCTION. LIGHTING INTERNAL TO MESH METAL SCREEN MAY BE PROVIDED, SHALL ONLY BE PROVIDED ON THE OUTWARD-FACING SIDE, AND SHALL NOT EXCEED 100 WATTS OF INCANDESCENT ILLUMINANCE OR THE EQUIVALENT WITH A COLOR RANGE BETWEEN 2700K AND 4000K. FINAL SHOP DRAWINGS SHALL BE DESIGNED TO MEET ALL APPLICABLE CODES OF UDO CH. 146-4.9.

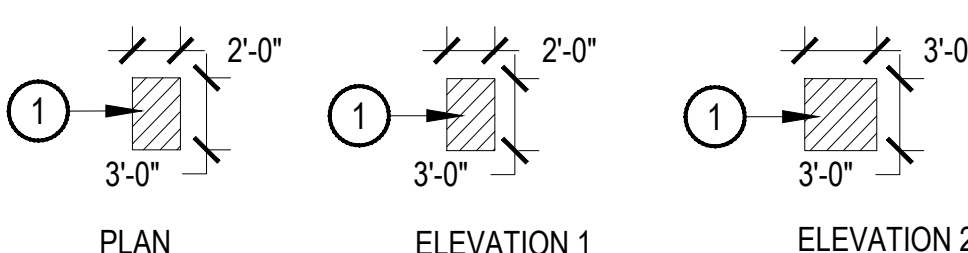
4 FOUNDRY - RESIDENTIAL FENCE COLUMN - 4 ft.

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

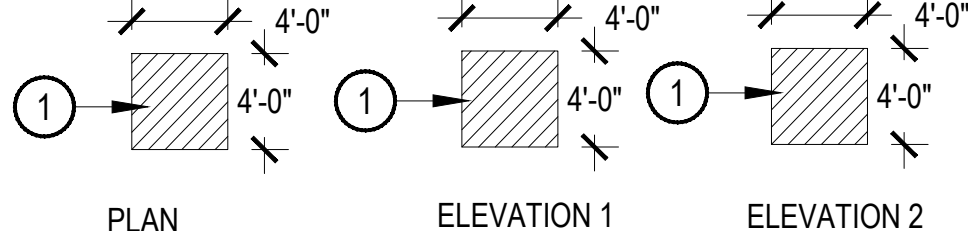
BLOCK CS1 - 2' X 2' X 2' - CORTEN STEEL



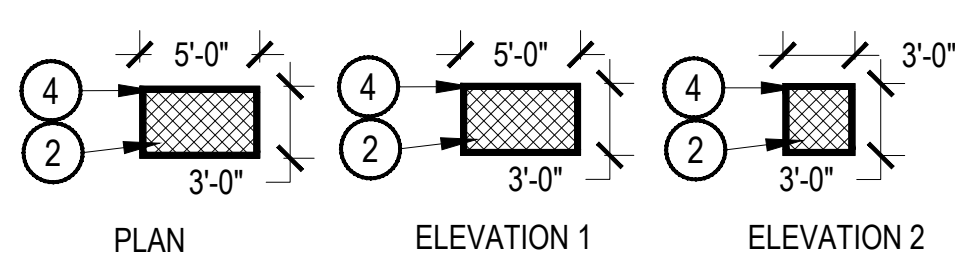
BLOCK CS2 - 2' X 3' X 3' - CORTEN STEEL



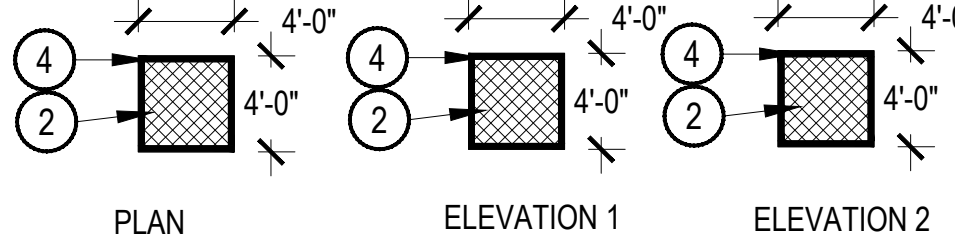
BLOCK CS3 - 4' X 4' X 4' - CORTEN STEEL



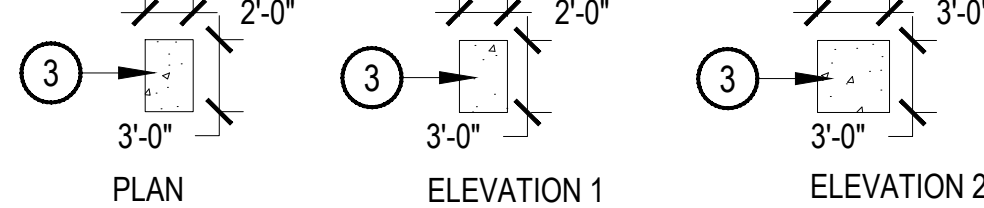
BLOCK G1 - 5' X 3' X 3' - GABION



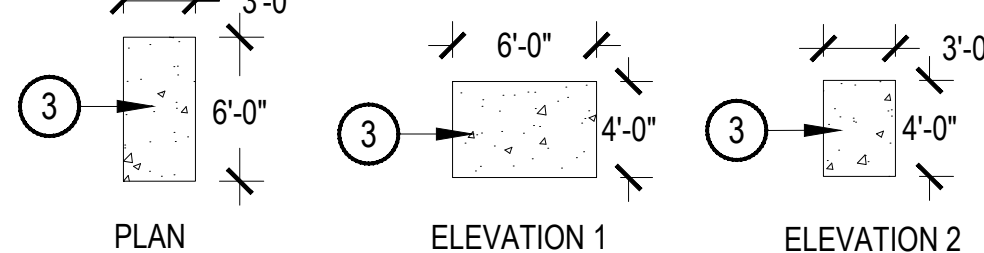
BLOCK G2 - 4' X 4' X 4' - GABION



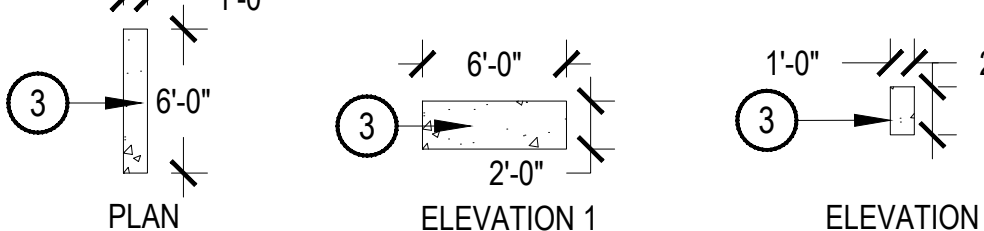
BLOCK C1 - 2' X 3' X 3' - CONCRETE



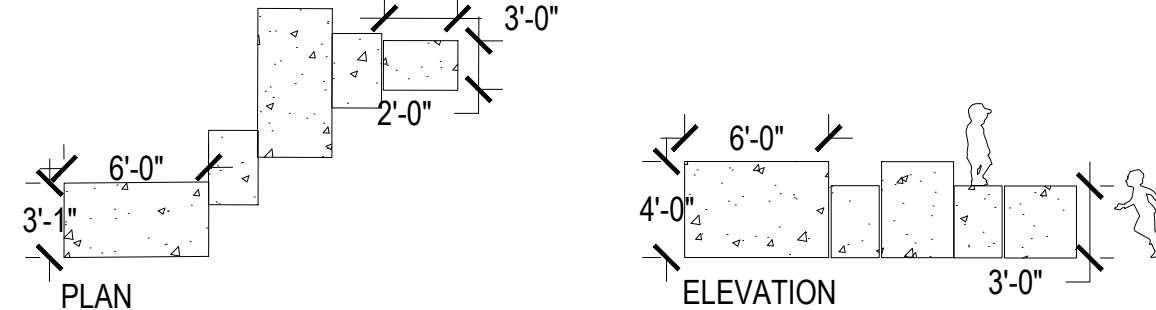
BLOCK C2 - 3' X 6' X 4' - CONCRETE



BLOCK C3 - 1' X 6' X 2' - CONCRETE



EXAMPLE GROUPING



NOTE: THIS DETAIL IS PROVIDED TO COMMUNICATE DESIGN CONTENT ONLY. THIS DETAIL DOES NOT INCLUDE ANY OF THE FOOTING CONDITIONS FOR EACH OF THE MATERIAL TYPES. THESE WILL BE PROVIDED WITH CONSTRUCTION DOCUMENTATION. CUBES MAY BE USED AS RETAINING ELEMENT- SUCH CONDITIONS WILL BE ENGINEERED TO ACCOUNT FOR THE ADDITIONAL FUNCTION.

- 1 CORTEN STEEL
- 2 GABION FILLED WITH ROCKS
- 3 CONCRETE
- 4 3" CORTEN STEEL FRAME

MATERIALS KEY:

CORTEN STEEL

CONCRETE

GABION STEEL CAGE FRAME

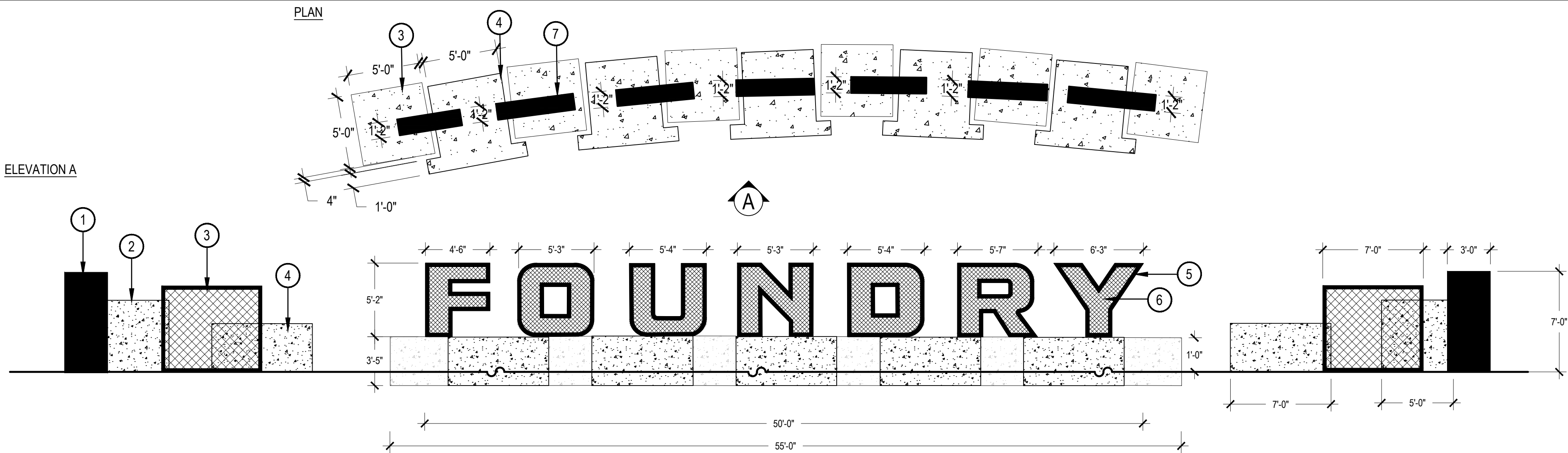
SCALE: 1/8" = 1'-0"

5 FOUNDRY CUBES

SCALE: 1/8" = 1'-0"



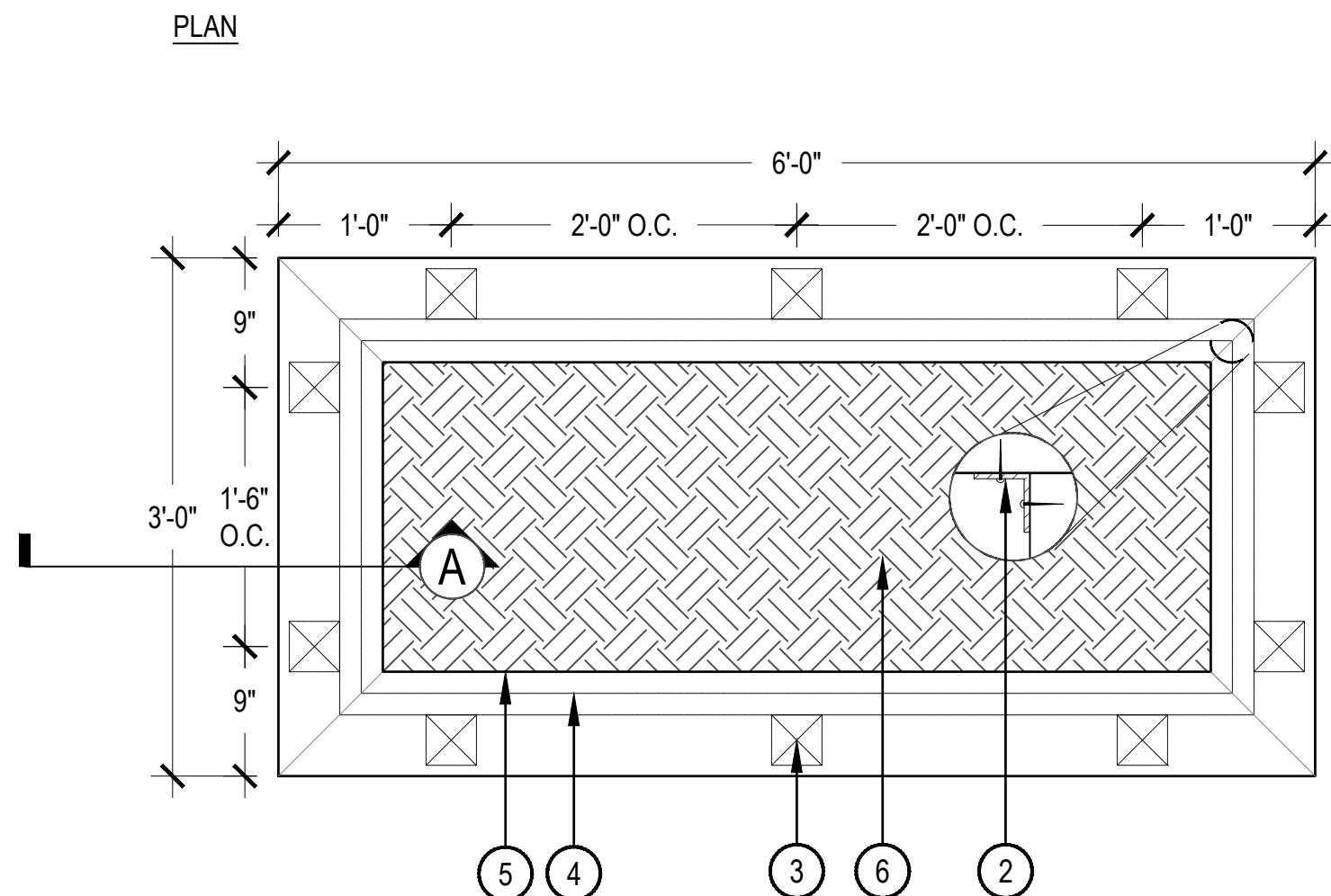
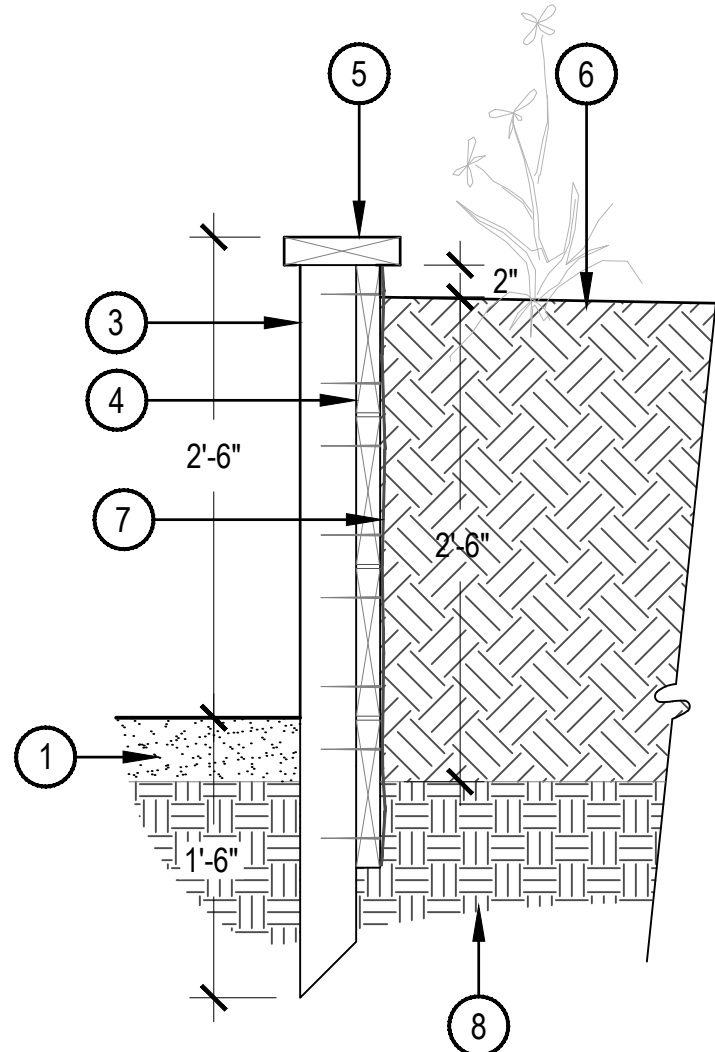
- NOTES:
- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED, AND NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL.
  - CONTRACTOR TO PROVIDE ENGINEERED, STAMPED SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS.
  - CONTRACTOR SHALL PROVIDE SAMPLE(S) OF METALS FOR APPROVAL PRIOR TO FABRICATION.
  - CONTRACTOR TO CONFIRM SITE LOCATION PER LANDSCAPE ARCHITECT PRIOR TO INSTALLATION; GRADE STAKE CERTIFICATION AS NECESSARY.
  - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS, UNLESS OTHERWISE STATED BY A LICENSED ENGINEER.
  - UNLESS OTHERWISE NOTED, ALL REBAR SHALL BE #6 SIZE.
  - MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2".



## 1 FOUNDRY PRIMARY MONUMENT

SCALE: 3/16" = 1'-0"

PLANTER SECTION A



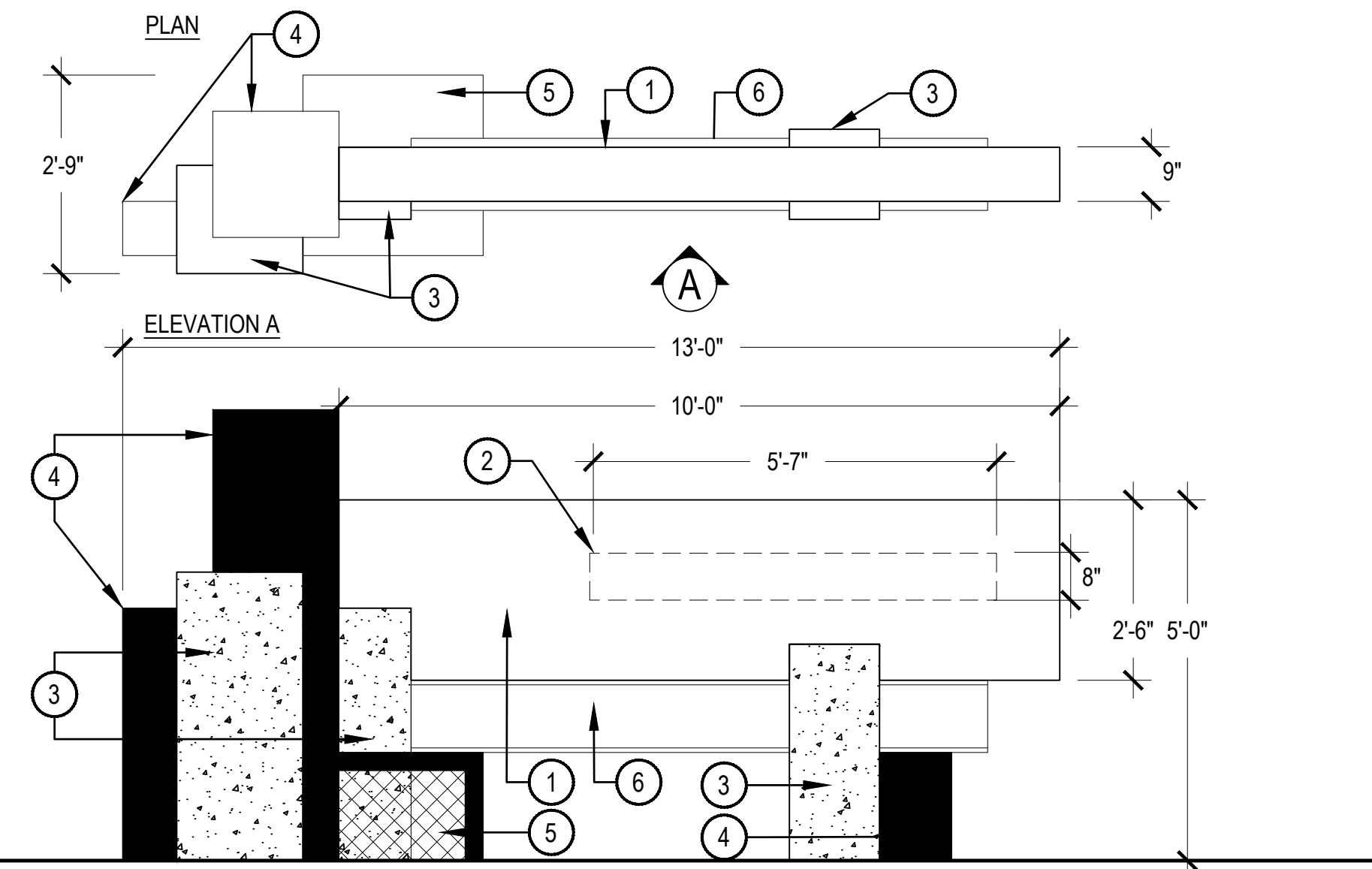
- ADJACENT CRUSHER FINES, SEE LANDSCAPE PLAN
- CONCEALED, GALVANIZED, MECHANICAL FASTENERS
- 4X4 POST: (10 TOTAL) THREE ON LONG SIDES, TWO ON SHORT SIDES, SPACE EQUALLY
- 2X10 LUMBER BURY 3" DEEP, MECHANICALLY FASTEN TO 4X4 POST
- 2X8 LUMBER, CONCEAL FASTENERS
- AMENDED SOIL MIX, RE: LANDSCAPE PLANS AND SPECIFICATIONS
- LANDSCAPE FABRIC, TACK TO TO LUMBER PRIOR TO BACKFILLING
- 8-10" DEPTH LOOSENED NATIVE SOIL

- NOTES:
- ALL LUMBER SHALL BE SELECT, UNTREATED WESTERN RED CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES AND DISCOLORATION.
  - ALL MEMBERS SHALL BE FASTENED WITH GALVANIZED SCREWS.

## 2 RAISED GARDEN BED

SCALE: 1" = 1'-0"

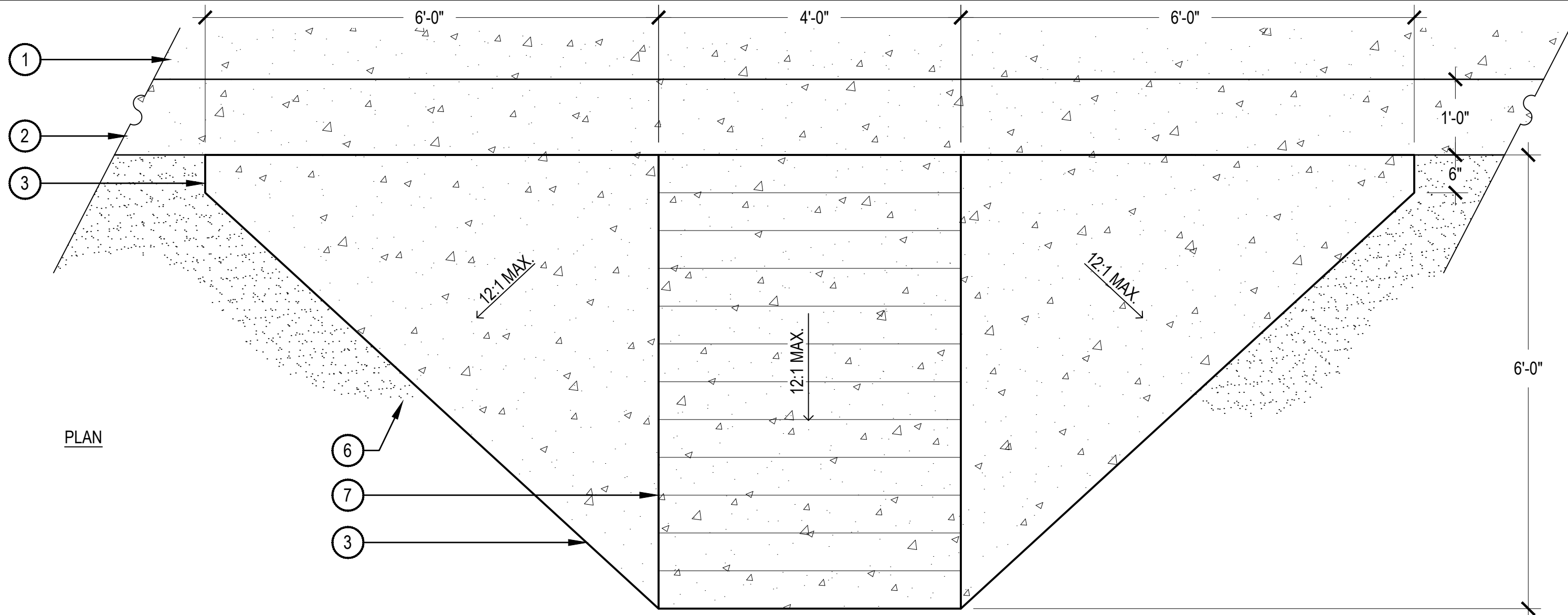
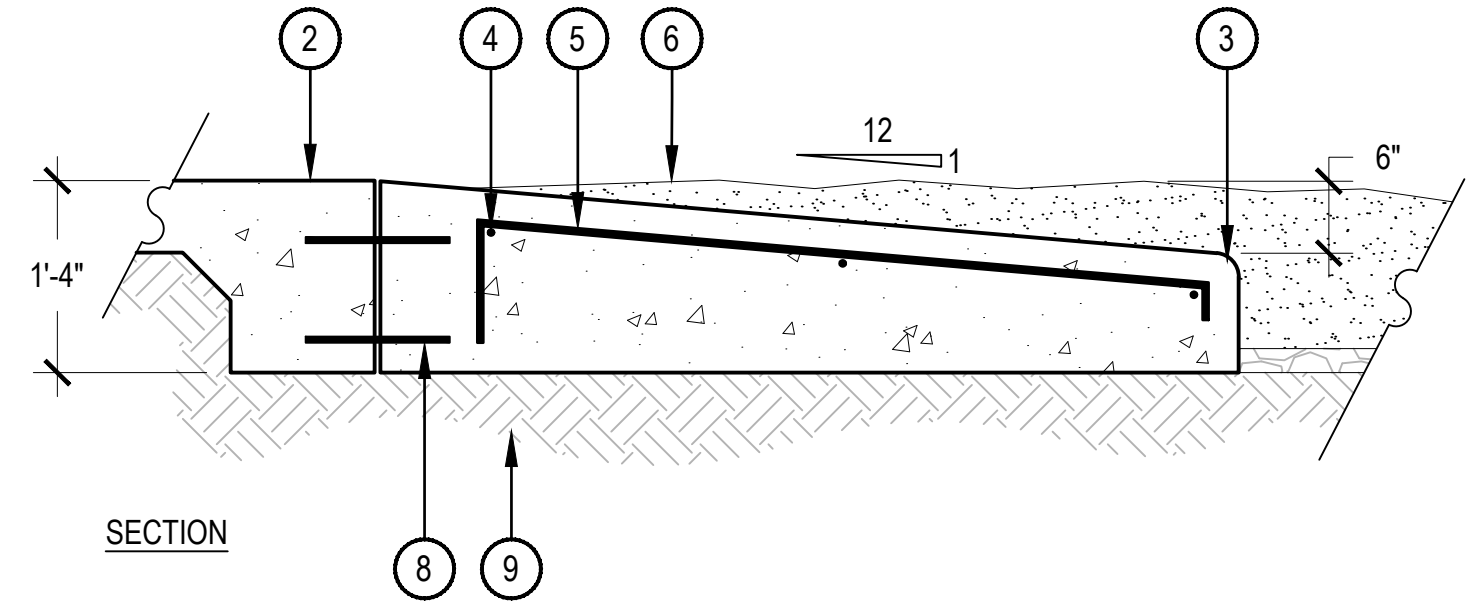
- NOTES:
- NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED, AND NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL.
  - CONTRACTOR TO PROVIDE ENGINEERED, STAMPED SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS.
  - CONTRACTOR SHALL PROVIDE SAMPLE(S) OF METALS FOR APPROVAL PRIOR TO FABRICATION.
  - CONTRACTOR TO CONFIRM SITE LOCATION PER LANDSCAPE ARCHITECT PRIOR TO INSTALLATION; GRADE STAKE CERTIFICATION AS NECESSARY.
  - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS, UNLESS OTHERWISE STATED BY A LICENSED ENGINEER.
  - UNLESS OTHERWISE NOTED, ALL REBAR SHALL BE #6 SIZE.
  - MINIMUM BURY DEPTH ON ALL REBAR SHALL BE 2'-1/2".



## 3 FOUNDRY SECONDARY MONUMENT

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

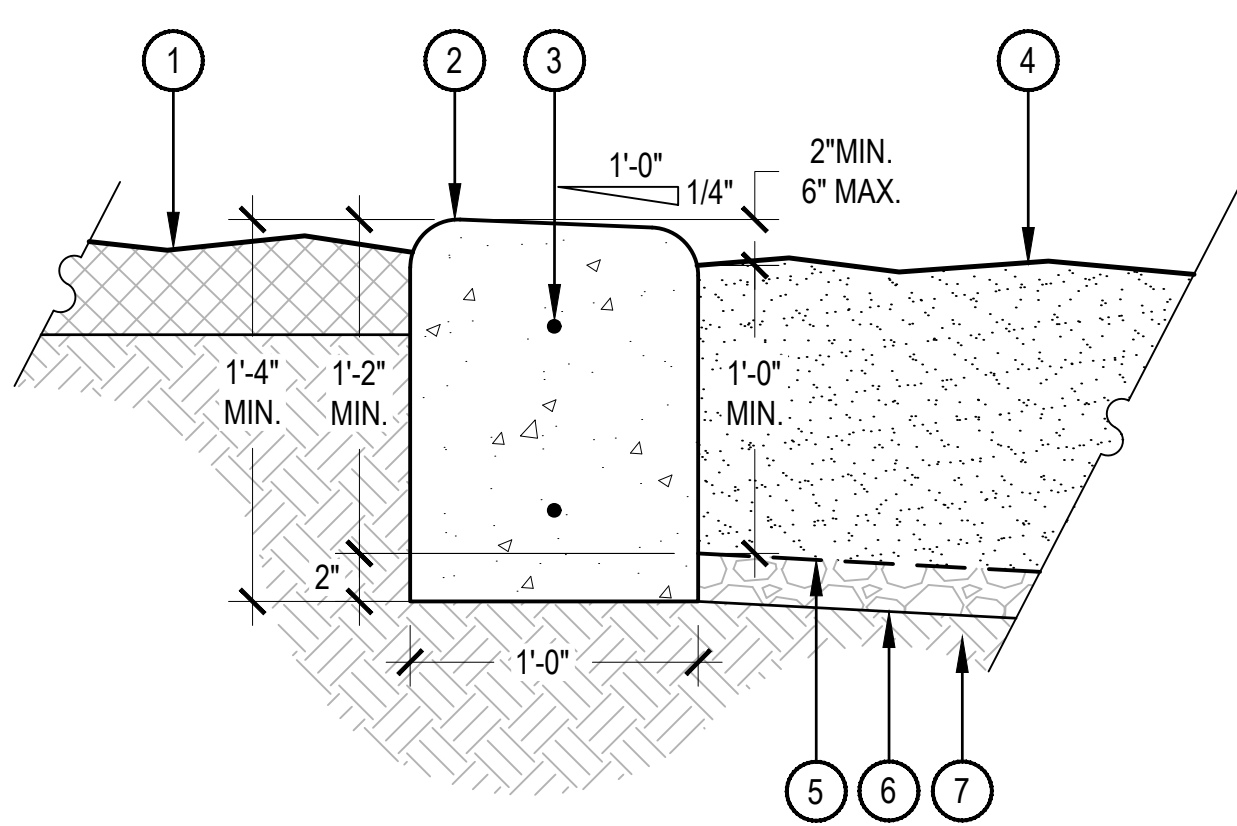




- 1 CONCRETE WALK
- 2 MONOLITHIC CONCRETE CURB, REFER TO DETAIL 3, THIS SHEET
- 3 2" RADIUS ON ALL EXPOSED EDGES
- 4 (3) #4 REBAR
- 5 #4 REBAR 18" ON CENTER
- 6 PLAY SAFETY SURFACE, REFER TO MATERIAL SCHEDULE ITEM M-105, SHEET LP-004
- 7 TOOLED SCORE JOINTS, 6" APART
- 8 (2) #4 DOWELS 18" ON CENTER
- 9 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:  
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

## 1 PLAYGROUND RAMP

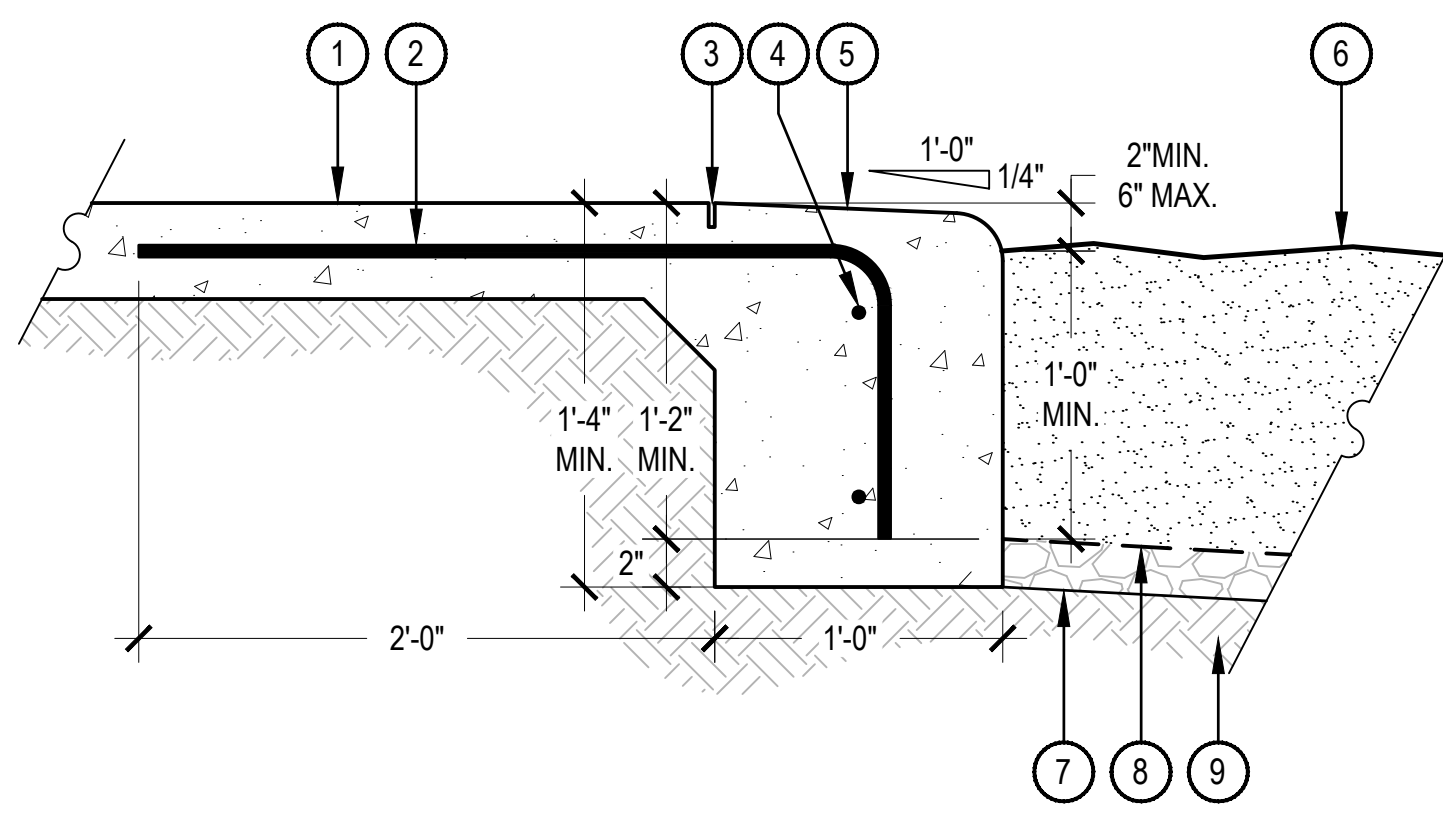


- 1 ADJACENT LANDSCAPE, REFER TO LANDSCAPE PLANS
- 2 CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
- 3 (2) #4 REBAR 24" ON CENTER
- 4 ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET LP-004 ITEM M-105
- 5 GEOTEXTILE FILTER / DRAINAGE MAT
- 6 3/4" WASHED GRAVEL
- 7 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:  
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.  
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%. REFER TO LAYOUT PLAN.  
3. SCORE JOINTS SHALL BE SPACES 5'-0" ON CENTER AND RUN THROUGH TOP AND SIDES OF CURB.  
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

## 2 FREE STANDING CONCRETE PLAYGROUND CURB

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

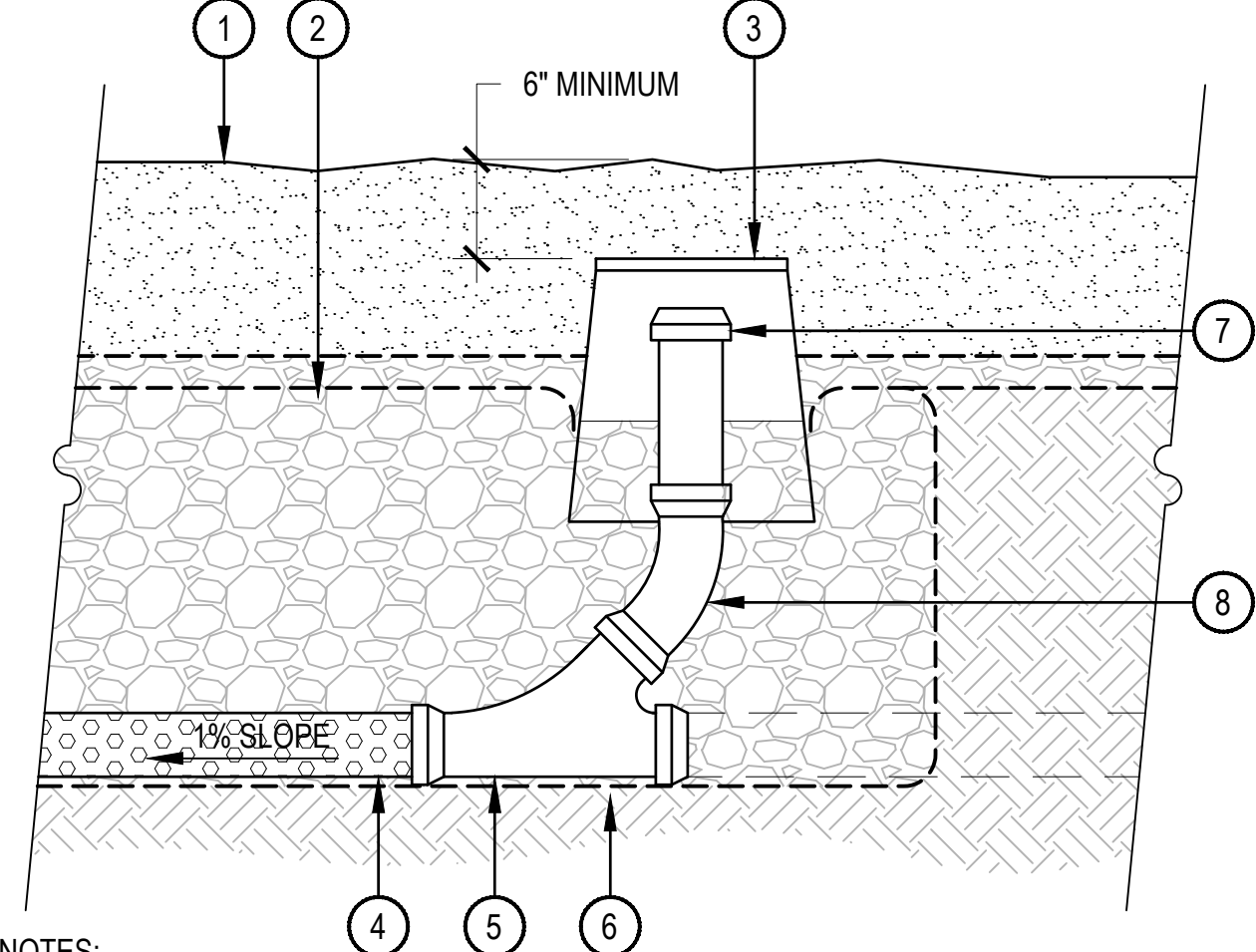


- 1 CONCRETE WALK
- 2 #4 REBAR 24" ON CENTER
- 3 1" DEEP CONTROL JOINT
- 4 (2) #4 REBAR 24" ON CENTER
- 5 CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
- 6 ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET LP-004 ITEM M-105
- 7 3/4" WASHED GRAVEL
- 8 GEOTEXTILE FILTER / DRAINAGE MAT
- 9 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:  
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.  
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%. REFER TO LAYOUT PLAN.  
3. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.  
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

## 3 MONOLITHIC CONCRETE PLAYGROUND CURB

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

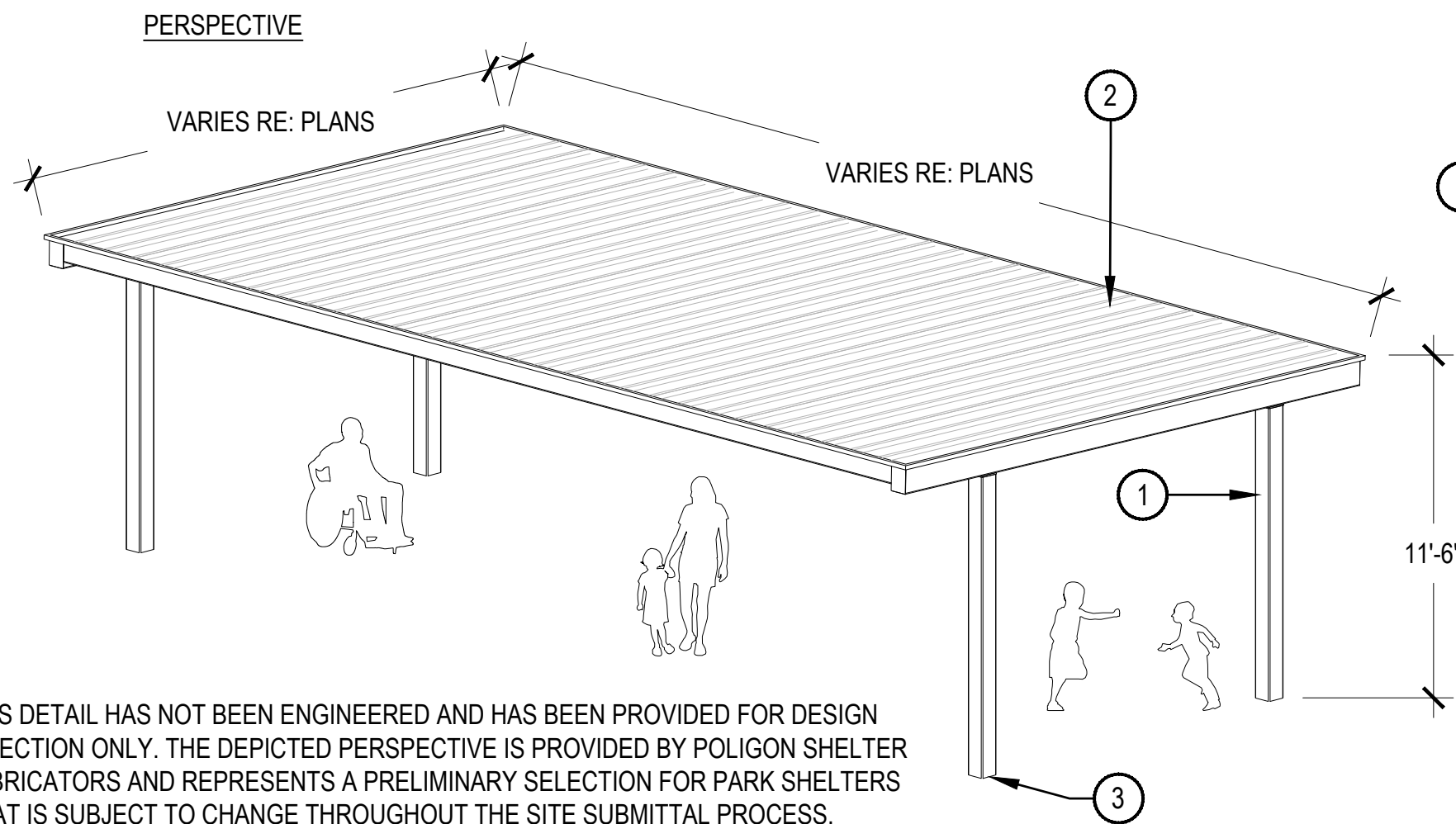


- 1 PLAY SAFETY SURFACE, REFER TO MATERIAL SCHEDULE SHEET LP-004 ITEM M-105
- 2 3/4" WASHED GRAVEL TRENCH WRAPPED IN FILTER FABRIC
- 3 10" DIAMETER ROUND IRRIGATION BOX
- 4 4" DIAMETER PERFORATED PVC DRAIN PIPE, SLOPE AT 1% MINIMUM
- 5 45 DEGREE PVC WYE FITTING
- 6 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 7 THREADED WATER TIGHT CAP
- 8 4" PVC ELBOW

NOTES:  
1. CONFIRM FINAL GRADES PRIOR TO INSTALLATION.  
2. MARK CLEANOUT LOCATION ON ADJACENT PLAYGROUND CURB WITH CO.  
3. COORDINATE OUTFLOW PIPE CONNECTIONS WITH CIVIL OR DAYLIGHT LOCATION.  
4. IF PLAYGROUND SURFACE IS POURED-IN-PLACE, SUPPLY PLUG FOR IRRIGATION BOX ACCESS.

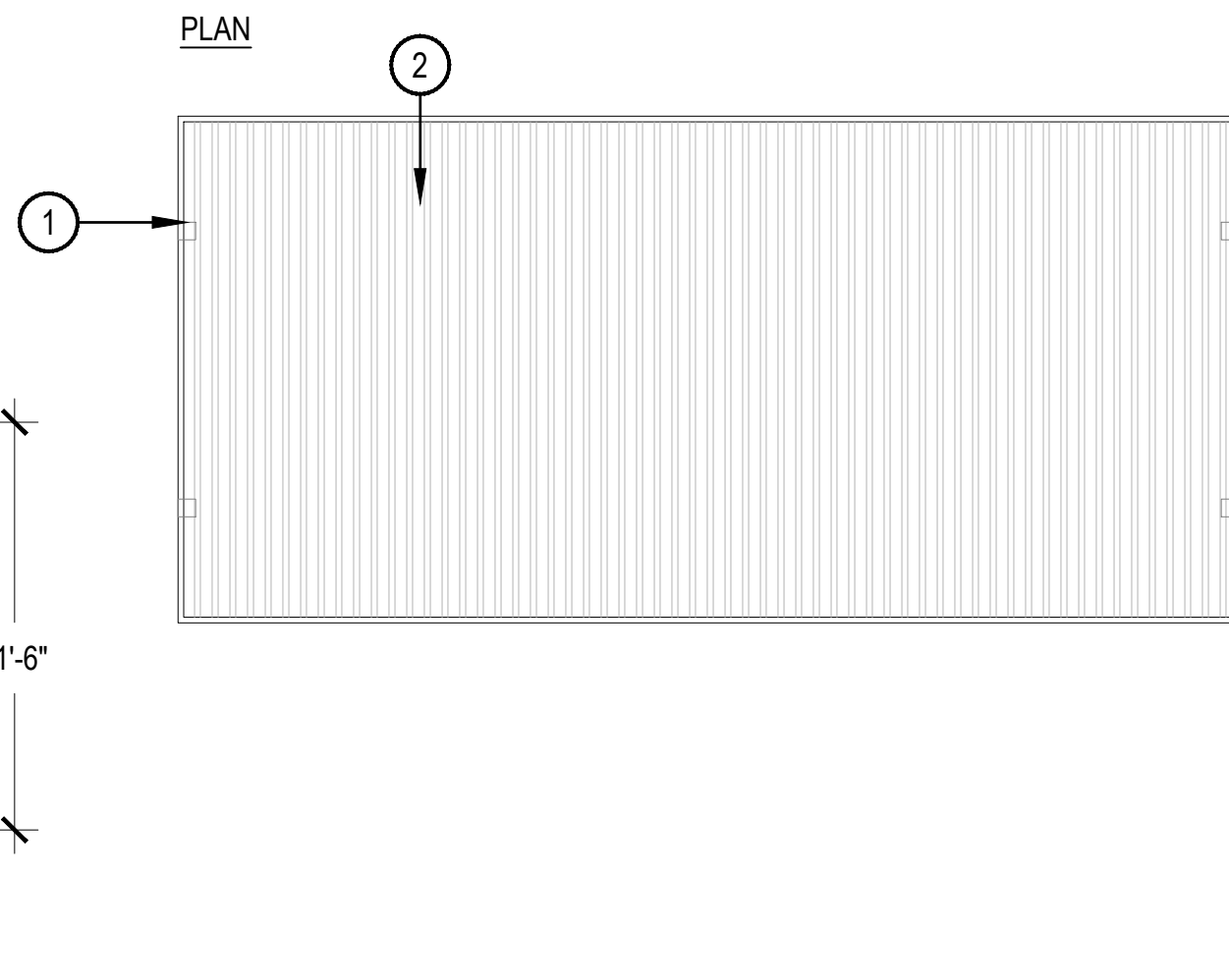
## 4 PLAYGROUND DRAIN CLEANOUT

SCALE: 1" = 1'-0"



NOTES:  
1. THIS DETAIL HAS NOT BEEN ENGINEERED AND HAS BEEN PROVIDED FOR DESIGN DIRECTION ONLY. THE DEPICTED PERSPECTIVE IS PROVIDED BY POLYGON SHELTER FABRICATORS AND REPRESENTS A PRELIMINARY SELECTION FOR PARK SHELTERS THAT IS SUBJECT TO CHANGE THROUGHOUT THE SITE SUBMITTAL PROCESS.  
2. DIFFERENT SIZE SHELTERS ARE USED THROUGHOUT THE SITE, REFER TO LANDSCAPE PLAN FOR PROPOSED DIMENSIONS. FINISHES TO BE UNIFORM BETWEEN EACH.

## 5 FOUNDRY SHADE SHELTERS



- 1 BLACK POWDER COATED OR MAP FINISH POST - BY MANUFACTURER
- 2 PRE-FINISHED CORRUGATED ROOF MATERIAL - BY MANUFACTURER
- 3 POST-IN-GRADE SECURED SUPPORTS, RE: STRUCTURAL

SCALE: 3/16" = 1'-0"





NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

1 BENCH 1

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

2 BENCH 2

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

3 BENCH 3

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

4 PLANTER 1

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

5 PLANTER 2

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

6 BIKE RACK

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

7 TRASH RECEPTACLE

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

8 PICNIC TABLE

SCALE: NTS

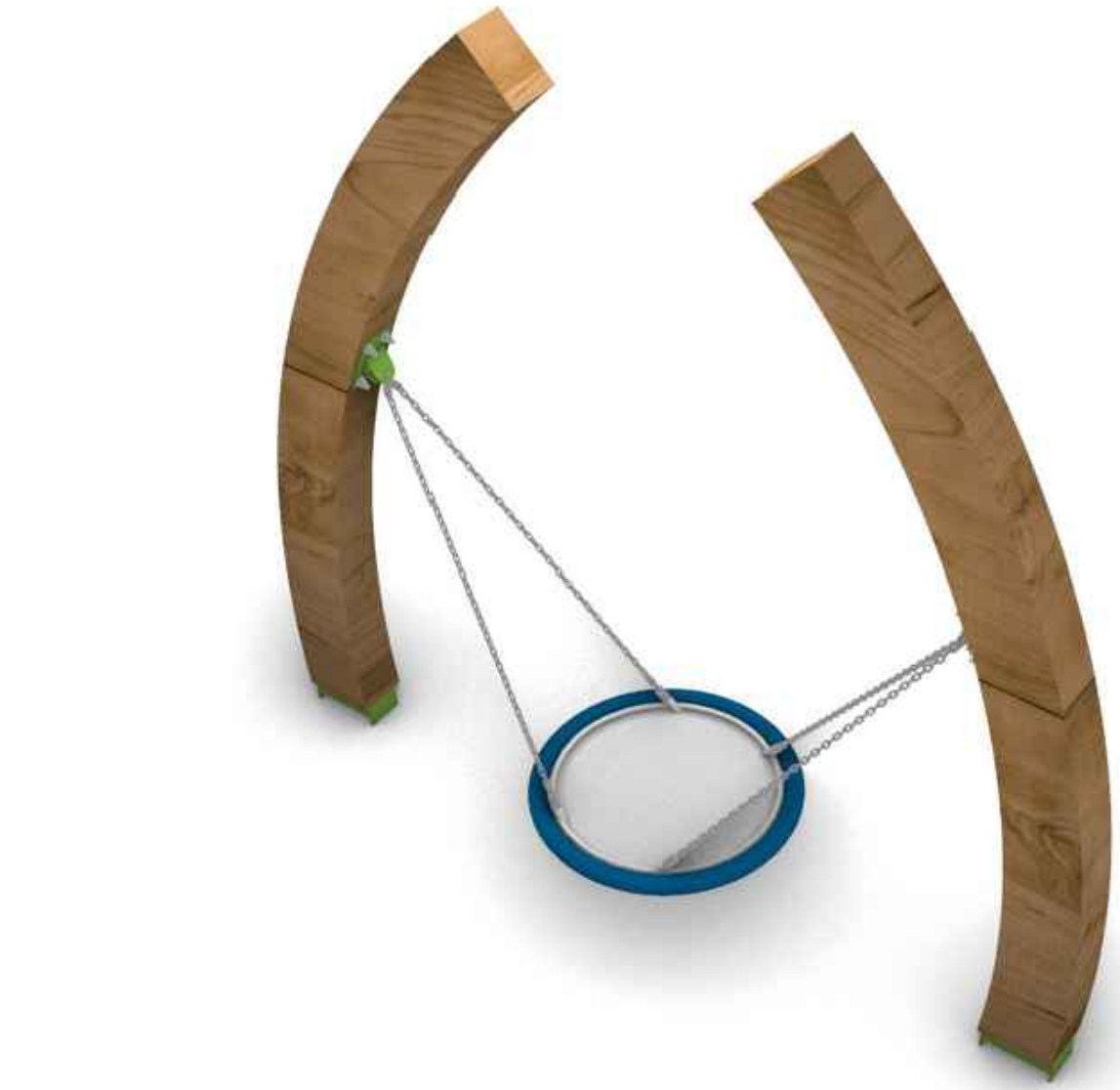


NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

9 BOLLARD

SCALE: NTS





NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

1 BIGGO BOW SOLO SWING

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

2 GALILEO PLAY STRUCTURE

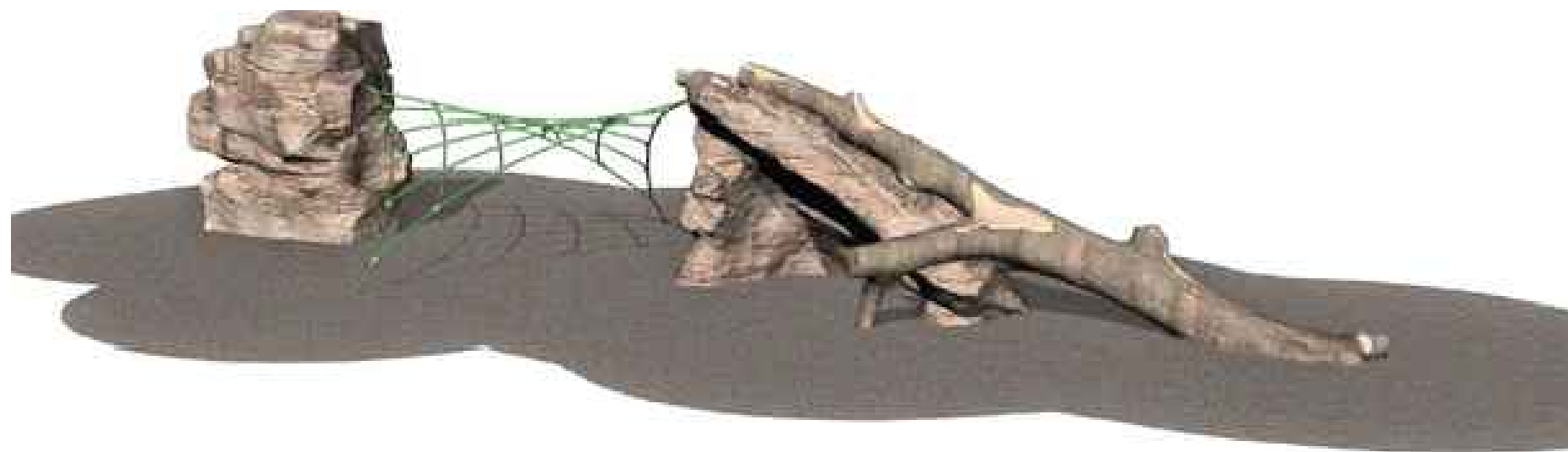
SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

3 BIG CHUTE CLIMBER

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

4 CANYON TRAVERSE

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

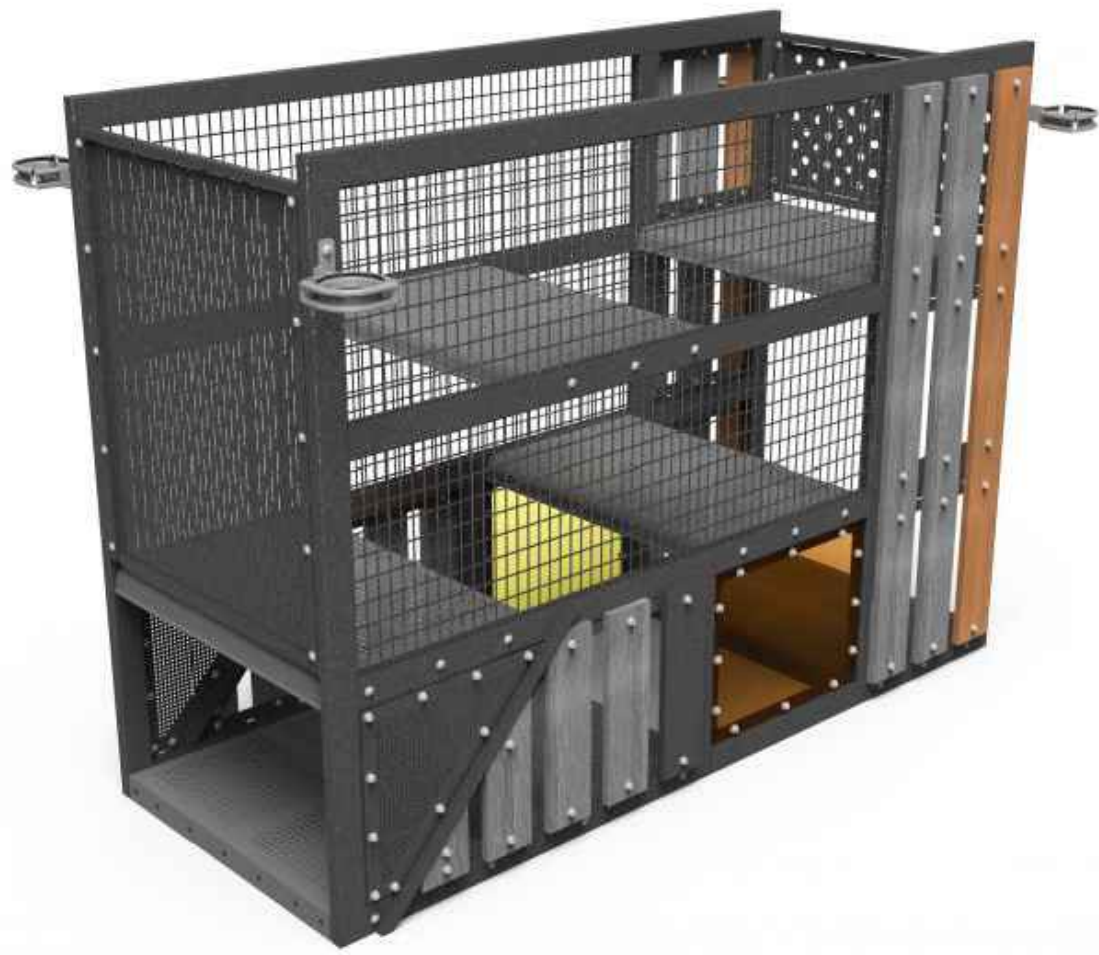
5 TRIPLE BALANCE BEAM

SCALE: NTS





NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.

1 PLAYSTAX STRUCTURE

SCALE: NTS

2 STACKABLE CLIMBER

SCALE: NTS

3 STACKED TIMBER WALL

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.


4 FREESTYLAR SWING

SCALE: NTS



NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.


NOTES:  
1. THE PHOTO IS PROVIDED FOR DESIGN DIRECTION AND INITIAL SELECTION ONLY. AMENITY SELECTIONS MAY SHIFT THROUGHOUT THE DESIGN PROCESS BASED ON PRICING, DESIGN CONSTRAINTS, OR OWNERSHIP FEEDBACK. EQUIVALENT PRODUCTS WILL BE SELECTED.



1

SALSBUY C.B. 16 DOOR 2 PARCEL

SCALE: NTS



2

SALSBUY C.B. 8 DOOR 2 PARCEL

SCALE: NTS