



# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Advisory Comment: All blank spaces and missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

MM Response: Missing reception numbers will be added once executed.

## LEGAL DESCRIPTIONS:

**SOUTH PARCEL BOUNDARY**  
LOT 1, BLOCK 3 OF SKYDANCE SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, N00°13'34"W A DISTANCE OF 862.35 FEET; THENCE N89°46'26"E A DISTANCE OF 72.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH PICADILLY ROAD AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) CONSECUTIVE COURSES: 1) N00°13'34"W A DISTANCE OF 376.96 FEET; 2) THENCE N05°15'37"E A DISTANCE OF 125.51 FEET; 3) THENCE N00°13'34"W A DISTANCE OF 257.37 FEET; 4) THENCE 15.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 44.50 FEET, A CENTRAL ANGLE OF 20°25'52" AND A CHORD WHICH BEARS N09°59'23"E A DISTANCE OF 15.78 FEET TO A POINT OF REVERSE CURVATURE; 5) THENCE 10.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 34.50 FEET, A CENTRAL ANGLE OF 17°36'30" AND A CHORD WHICH BEARS N11°36'47"E A DISTANCE OF 10.56 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 59TH PLACE AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) CONSECUTIVE COURSES: 1) 8.18 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 18°44'42" AND A CHORD WHICH BEARS N80°24'06"E A DISTANCE OF 8.14 FEET TO A POINT OF TANGENCY; 2) THENCE N89°46'26"E A DISTANCE OF 168.16 FEET; 3) THENCE 245.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 468.00 FEET, A CENTRAL ANGLE OF 30°01'19" AND A CHORD WHICH BEARS S75°02'46"E A DISTANCE OF 242.43 FEET TO A POINT OF TANGENCY; 4) THENCE S59°40'21"E A DISTANCE OF 442.40 FEET; 5) THENCE 810.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 432.00 FEET, A CENTRAL ANGLE OF 107°29'37" AND A CHORD WHICH BEARS N66°34'51"E A DISTANCE OF 696.74 FEET TO A POINT OF REVERSE CURVATURE; 6) 33.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°44'24" AND A CHORD WHICH BEARS N51°42'14"E A DISTANCE OF 31.38 FEET TO A POINT OF TANGENCY; 7) THENCE S89°25'33"E A DISTANCE OF 1006.81 FEET; 8) THENCE 38.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°05'12" AND A CHORD WHICH BEARS S44°52'57"E A DISTANCE OF 35.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF NORTH TIBET STREET AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) S00°20'21"E A DISTANCE OF 435.48 FEET; 2) THENCE S03°54'12"W A DISTANCE OF 162.20 FEET; 3) THENCE S00°20'21"E A DISTANCE OF 175.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 57TH AVENUE AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES: 1) 39.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'17" AND A CHORD WHICH BEARS S44°39'17"W A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY; 2) THENCE S89°38'55"W A DISTANCE OF 132.75 FEET; 3) THENCE S83°56'18"W A DISTANCE OF 100.50 FEET; 4) THENCE S89°38'55"W A DISTANCE OF 944.90 FEET; 5) THENCE S89°38'55"W A DISTANCE OF 826.61 FEET; 6) THENCE N87°29'15"W A DISTANCE OF 200.15 FEET; 7) THENCE S89°38'55"W A DISTANCE OF 254.04 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF NORTH PICADILLY ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) N00°21'05"W A DISTANCE OF 11.50 FEET; 2) THENCE 21.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.50 FEET, A CENTRAL ANGLE OF 30°24'03" AND A CHORD WHICH BEARS N15°25'38"W A DISTANCE OF 21.24 FEET TO A POINT OF REVERSE CURVATURE; 3) THENCE 19.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 39.50 FEET, A CENTRAL ANGLE OF 28°29'34" AND A CHORD WHICH BEARS N16°22'52"W A DISTANCE OF 19.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 42.353 ACRES OR 1,844,902 SQUARE FEET, MORE OR LESS.

**NORTHWEST PARCEL BOUNDARY**  
LOT 1, BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12, THENCE ALONG THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, S00°13'34"E A DISTANCE OF 76.36 FEET; THENCE N89°46'26"E A DISTANCE OF 72.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF EAST 60TH AVENUE AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) 39.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°48'00" AND A CHORD WHICH BEARS N45°10'26"E A DISTANCE OF 35.60 FEET TO A POINT OF TANGENCY; 2) THENCE S89°25'33"E A DISTANCE OF 1180.49 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF NORTH ROME STREET AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY AND THE NORTHERLY RIGHT-OF-WAY OF EAST 59TH PLACE AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_, THE FOLLOWING NINE (9) CONSECUTIVE COURSES: 1) 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S44°25'33"E A DISTANCE OF 35.36 FEET; 2) THENCE S00°34'27"W A DISTANCE OF 83.51 FEET; 3) THENCE 374.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1232.00 FEET, A CENTRAL ANGLE OF 17°25'02" AND A CHORD WHICH BEARS S08°48'50"E A DISTANCE OF 373.07 FEET; 4) THENCE S19°24'46"E A DISTANCE OF 274.89 FEET; 5) THENCE 897.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 368.00 FEET, A CENTRAL ANGLE OF 139°44'51" AND A CHORD WHICH BEARS S50°27'14"W A DISTANCE OF 691.06 FEET; 6) THENCE N59°40'21"W A DISTANCE OF 442.60 FEET; 7) THENCE 277.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 532.00 FEET, A CENTRAL ANGLE OF 29°52'22" AND A CHORD WHICH BEARS N74°56'57"W A DISTANCE OF 274.24 FEET; 8) THENCE N88°35'21"W A DISTANCE OF 105.28 FEET; 9) THENCE S89°46'26"W A DISTANCE OF 64.71 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF NORTH PICADILLY ROAD AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N45°13'34"W A DISTANCE OF 35.36 FEET TO A POINT OF TANGENCY; 2) THENCE N00°13'34"W A DISTANCE OF 841.49 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 31.728 ACRES OR 1,382,055 SQUARE FEET, MORE OR LESS.

SAID PARCELS CONTAIN A TOTAL OF 74.081 ACRES OR 3,226,957 SQUARE FEET, MORE OR LESS.

ALL LINEAL UNITS ARE IN U.S. SURVEY FEET.

TRACT USE TABLE				
TRACT / BLOCK	AREA (AC.)	AREA (S.F.)	OWNERSHIP/MAINTENANCE	USE*
TRACT A	3.062	133,394	HOME OWNERS ASSOCIATION	OS/D
TRACT B	6.519	283,958	CITY OF AURORA	D/P
TRACT C	1.883	82,004	HOME OWNERS ASSOCIATION	OS/D
TRACT D	0.897	39,056	HOME OWNERS ASSOCIATION	OS/D
TRACT E	0.104	4,524	HOME OWNERS ASSOCIATION	OS/D
TRACT F	0.287	12,487	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT G	0.569	24,801	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT H	0.077	3,335	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT I	0.077	3,335	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT J	0.077	3,335	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT K	0.077	3,373	HOME OWNERS ASSOCIATION	A/W/S/F
TRACT L	0.078	3,380	HOME OWNERS ASSOCIATION	A/W/S/F
BLOCK 12	2.394	104,297	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT
BLOCK 13	2.993	130,364	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT
BLOCK 14	23.102	1,006,332	FUTURE DEVELOPMENT	FUTURE DEVELOPMENT

\* OS=OPEN SPACE; A=ACCESS; D=DRAINAGE; W=WATER; S=SANITARY; F=FIRE LANE; P=PUBLIC LAND

PERCENTAGE			LOT COUNT
<b>TOTAL LOTS</b>	<b>100%</b>		<b>159</b>
A. TOTAL SMALL RESIDENTIAL LOTS (MAX. 50%)	35%		55
B. FRONT-LOADED SMALL RESIDENTIAL LOTS (MAX. 35%)	0%		0
* C. STANDARD RESIDENTIAL LOTS (MIN. 40%)	65%		104
<b>TOTAL:</b>	<b>100%</b>		<b>159</b>
* D. TOTAL LOTS WITH 60' WIDTH OR GREATER	12%		19
PRODUCT TYPE % BREAKDOWN			
E. REQUIRED PRODUCT MIX (MAX. 60% OF SINGLE TYPE)	SINGLE-FAMILY (TYPE 1)	12%	19
	SINGLE-FAMILY (TYPE 2)	25%	39
	SINGLE-FAMILY (TYPE 3)	14%	23
	SINGLE-FAMILY (TYPE 4)	11%	17
	SINGLE-FAMILY (TYPE 5)	4%	6
	SINGLE-FAMILY (TYPE 6)	35%	55
<b>TOTAL</b>	<b>100%</b>		<b>159</b>

\* LINE D IS INCLUDED IN LINE C CALCULATION

MAXIMUM AMOUNT OF UNITS PERMITS		1596	(PER TAB 8 OF SKYDANCE MASTER PLAN)	
	Min. / Max. Permitted	Used to Date	Remaining Available	
Small Lot Total	Max. 50% of Total Units	798	55	743
Small Lot Front-Loaded	Max. 35% of Total Units	559	N/A	559
Standard Total	Max. 40% of Total Units	638	104	534
Single Type	Max. 60% of Total Units	958		Reference Tracking Chart

SINGLE FAMILY UNIT TRACKING		
SFDPA's	MASTERPLAN UNITS	SITEPLAN UNITS
PA-2	88	86
PA-4	21	22
PA-18	54	51
<b>TOTAL</b>	<b>163</b>	<b>159</b>
		DIFFERENCE -4

Difference is spelled incorrectly

MM Response: Spelling updated

OPEN SPACETRACKING		
OSPAs	MASTERPLAN AC	SITEPLAN AC
PA-1	1.82	1.60
PA-3	1.48	2.83
PA-19	1.07	0.66
<b>TOTAL</b>	<b>4.37</b>	<b>5.09</b>
		DIFFERENCE 0.72

Population Tracking Chart			
Product Type	Lot Totals	People Per Unit	Population
Single-Family	159	2.65	421
<b>Total</b>	<b>159</b>		<b>421</b>

LOT TRACKING CHART											
NEIGHBORHOOD #	MF		SMALL LOTS				STANDARD LOTS (>50')				TOTAL
	TRADITIONAL	% OF TOTAL	TOWNHOMES	PAIRED HOME	<50' FRONTAGE	% OF TOTAL	50'-59' FRONTAGE	60'+ FRONTAGE	% OF TOTAL		
				FRONT-LOAD	ALT-LOAD	FRONT-LOAD	ALT-LOAD				
<b>EXISTING/APPROVED</b>											
N/A	0	0%	0	0	0	0	0	0	0%	0	0%
<b>PROPOSED/ IN-PROCESS AT TIME OF INTIAL SUBMITTAL</b>											
1	0	0%	0	0	0	0	55	34%	85	19	65% 159
2	0	0%	0	0	144	0	226	0%	0	0	0% 370
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>144</b>	<b>0</b>	<b>281</b>	<b>34%</b>	<b>85</b>	<b>19</b>	<b>65% 529</b>

CCRP - LOT TYPE COMPLIANCE					
LOT TYPE	LOT SIZE (W' X D')	GARAGE ORIENTATION	COA LOT SIZE DESIGNATION	CCRP	TOTAL LOT COUNT
SINGLE-FAMILY (TYPE 1)	60' X 100'	FRONT LOAD	STANDARD	19	19
SINGLE-FAMILY (TYPE 2)	55' X 100'	FRONT LOAD	STANDARD	39	39
SINGLE-FAMILY (TYPE 3)	55' X 100'	ALLEY LOAD	STANDARD	23	23
SINGLE-FAMILY (TYPE 4)	50' X 100'	FRONT LOAD	STANDARD	17	50
SINGLE-FAMILY (TYPE 5)	50' X 100'	ALLEY LOAD	STANDARD	6	6
SINGLE-FAMILY (TYPE 6)	45' X 100'	ALLEY LOAD	SMALL	55	55
<b>TOTAL</b>				<b>159</b>	<b>159</b>

PARKS, RECREATION & OPEN SPACE TRACKING										
NEIGHBORHOOD #	TOTAL POPULATION	NEIGHBORHOOD PARK			COMMUNITY PARK			OPEN SPACE		
		DEDICATION REQUIRED (AC)	DEDICATION PROVIDED (AC)	DIFFERENCE (AC)	DEDICATION REQUIRED (AC)	DEDICATION PROVIDED (AC)	DIFFERENCE (AC)	DEDICATION REQUIRED (AC)	DEDICATION PROVIDED (AC)	DIFFERENCE (AC)
1	421	1.2	N/A	N/A	0.46	N/A	N/A	3.28	5.09	1.81+

\* NEIGHBORHOOD PARK AC WILL BE PROVIDED THROUGH PA-16 PARK SUBMITTAL  
\* COMMUNITY PARK DEDICATION TO BE PROVIDED THROUGH CASH-IN-LEIU

OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

MARTIN/MARTIN CONSULTANTS & ENGINEERS  
3249 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225  
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pcs group

SKYDANCE NEIGHBORHOOD #1 SITE PLAN

NOTES

Issue / Revisions	Date
1ST SUBMITTAL	11-28-23
2ND SUBMITTAL	4-12-24
3RD SUBMITTAL	7-3-24
4TH SUBMITTAL	10-1-24

Sheet Number:

2

# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

OWNER:  
SKYDANCE METRO DISTRICT

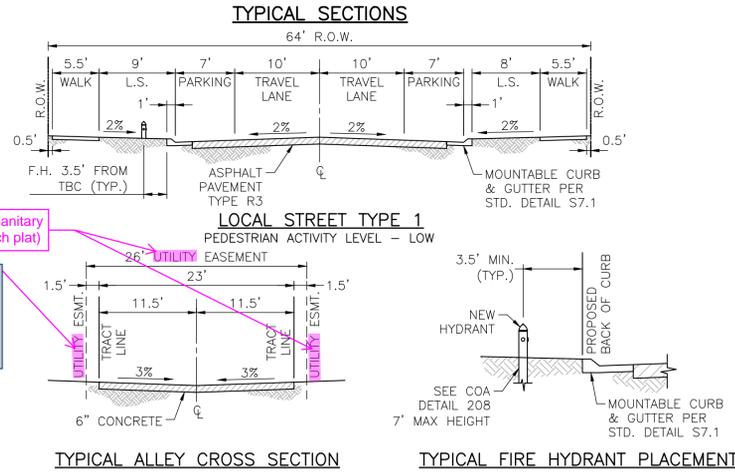
PROJECT TEAM:

MARTIN/MARTIN  
CONSULTING ENGINEERS  
3249 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80226  
303.831.6500 MARTINMARTIN.COM

pcs group

## REQUIREMENTS FOR PHASED CONSTRUCTION SITES AND PROJECTS:

- PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
- "THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS THIS SITE."
- "EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE."
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS APPLIANCES.
- AT THE TIME OF CSP SUBMITTAL THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING SUFFICIENT ROADWAYS FOR FIRE APPARATUS ACCESS (EX.: PUBLIC ROADWAY OR FIRE LANE EASEMENT) TO WITHIN 150 FEET OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS AS REQUIRED BY THE ADOPTED FIRE CODE. THE ADDITION OF ANY NEW FIRE APPARATUS ACCESS ROADWAY WILL REQUIRE THE EXTENSION OF A LOOPED WATER MAIN SYSTEM TO SUPPORT THE REQUIRED FIRE HYDRANTS ALONG THESE ROADWAYS. SIZING OF THE WATER MAIN EXTENSIONS MUST BE MADE BASED ON CITY OF AURORA-MANDATED FIRE FLOWS REQUIRED TO SUPPORT THE REQUIRED FIRE HYDRANTS FOR EACH PHASE OF CONSTRUCTION.
  - SINGLE FAMILY DEVELOPMENTS
  - DEVELOPMENTS OF ONE-OR TWO-FAMILY DWELLINGS WHERE THE NUMBER OF DWELLINGS EXCEEDS 30 SHALL BE PROVIDED WITH SEPARATE AND APPROVED FIRE APPARATUS ROADS...(2015 IFC D107.1). THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE OVERALL MAXIMUM DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSSES. (2015 IFC D107.2)

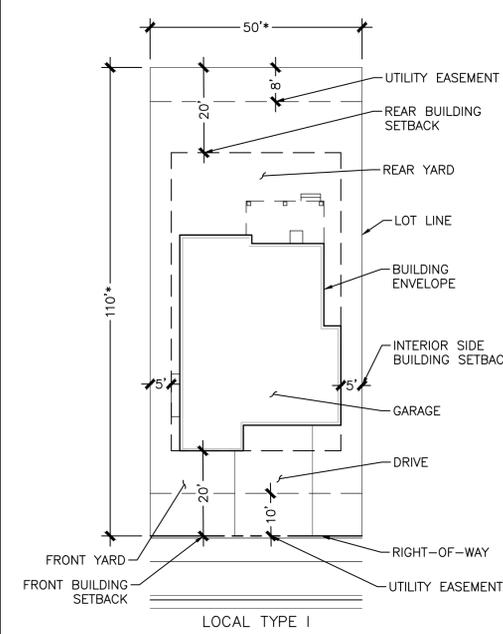


Water and Sanitary Sewer (match plat)

MM Response: Easement callouts have been revised.

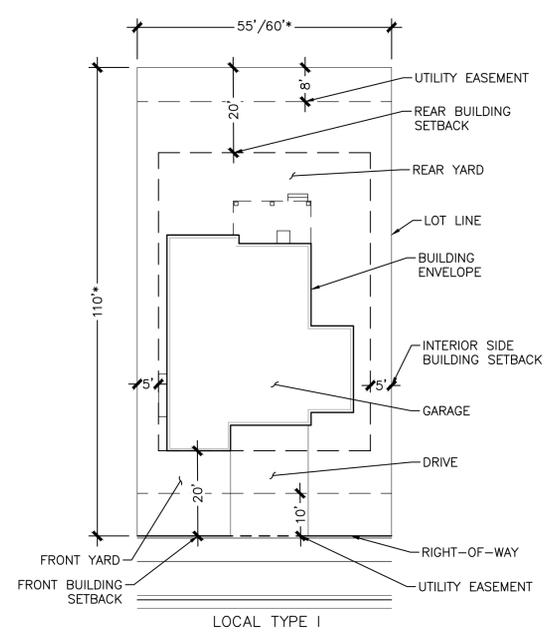
change this to match the plat

MM Response: Easement callout has been revised.



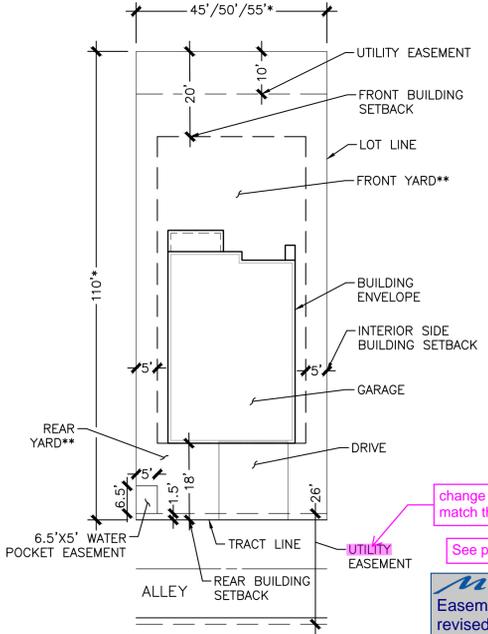
\* LOT WIDTH AND DEPTH VARIES  
\* LOT WIDTH MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK LINE PER CITY OF AURORA STANDARDS

**INTERIOR STANDARD LOT (TYP)**  
SCALE: 1"=20'



\* LOT WIDTH AND DEPTH VARIES  
\* LOT WIDTH MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK LINE PER CITY OF AURORA STANDARDS

**INTERIOR LARGE LOT (TYP)**  
SCALE: 1"=20'



\* LOT WIDTH AND DEPTH VARIES  
\* LOT WIDTH MEASURED AT THE MINIMUM REQUIRED FRONT SETBACK LINE PER CITY OF AURORA STANDARDS

**ALLEY LOADED LOT (TYP)**  
SCALE: 1"=20'

- WHERE A SIDE-LOADED GARAGE IS PLACED EITHER IN THE FRONT YARD OR TO THE REAR OF THE MAIN HOUSE, THE FRONT HOUSE SETBACK MAY BE REDUCED TO 15 FEET.
- WHERE LOTS FRONT ON A STREET WITH A DETACHED 5 FOOT WIDE SIDEWALK AND MINIMUM 8 FOOT TREE LAWN, BOTH OF WHICH ARE LOCATED OUTSIDE THE LOT'S PROPERTY LINE, FRONT SETBACKS MAY BE REDUCED IN THE FOLLOWING MANNER.
  - THE FRONT SETBACK FROM THE PROPERTY LINE TO THE NEAREST NON-GARAGE PORTION OF THE HOUSE, EXCLUDING UNENCLOSED PORCHES AND WINDOW BAYS 8 FEET OR LESS IN WIDTH, MAY BE REDUCED TO 17 FEET FOR STANDARD LOTS AND 15 FEET FOR SMALL LOTS.
  - THE FRONT SETBACK TO THE NEAREST UNENCLOSED PORCH OR WINDOW BAY 8 FEET OR LESS IN WIDTH MAY BE REDUCED TO 12 FEET FOR STANDARD LOTS AND 10 FEET FOR SMALL LOTS.
  - WHERE A SIDE-LOADED GARAGE IS PLACED IN THE FRONT YARD, THE FRONT SETBACK FROM THE PROPERTY LINE TO THE NON-DOOR SIDE OF THE GARAGE MAY BE REDUCED TO 12 FEET FOR STANDARD LOTS AND 8 FEET FOR SMALL LOTS.

PLOT DATE: Tuesday, October 1, 2024 2:04 PM LAST SAVED BY: SHUDGENS  
DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family\PLANS\CSP\_SF\_DETACHED\01-03\_COVER & NOTES.dwg

SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN

NOTES & DETAILS

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
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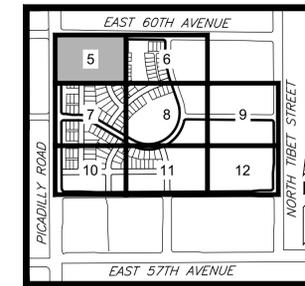


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A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Advisory Comment: All blank spaces and missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

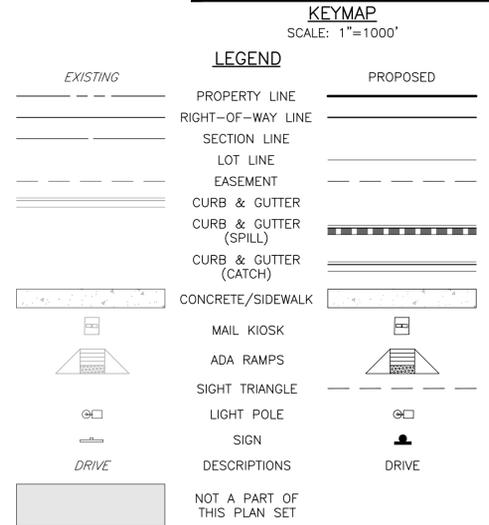
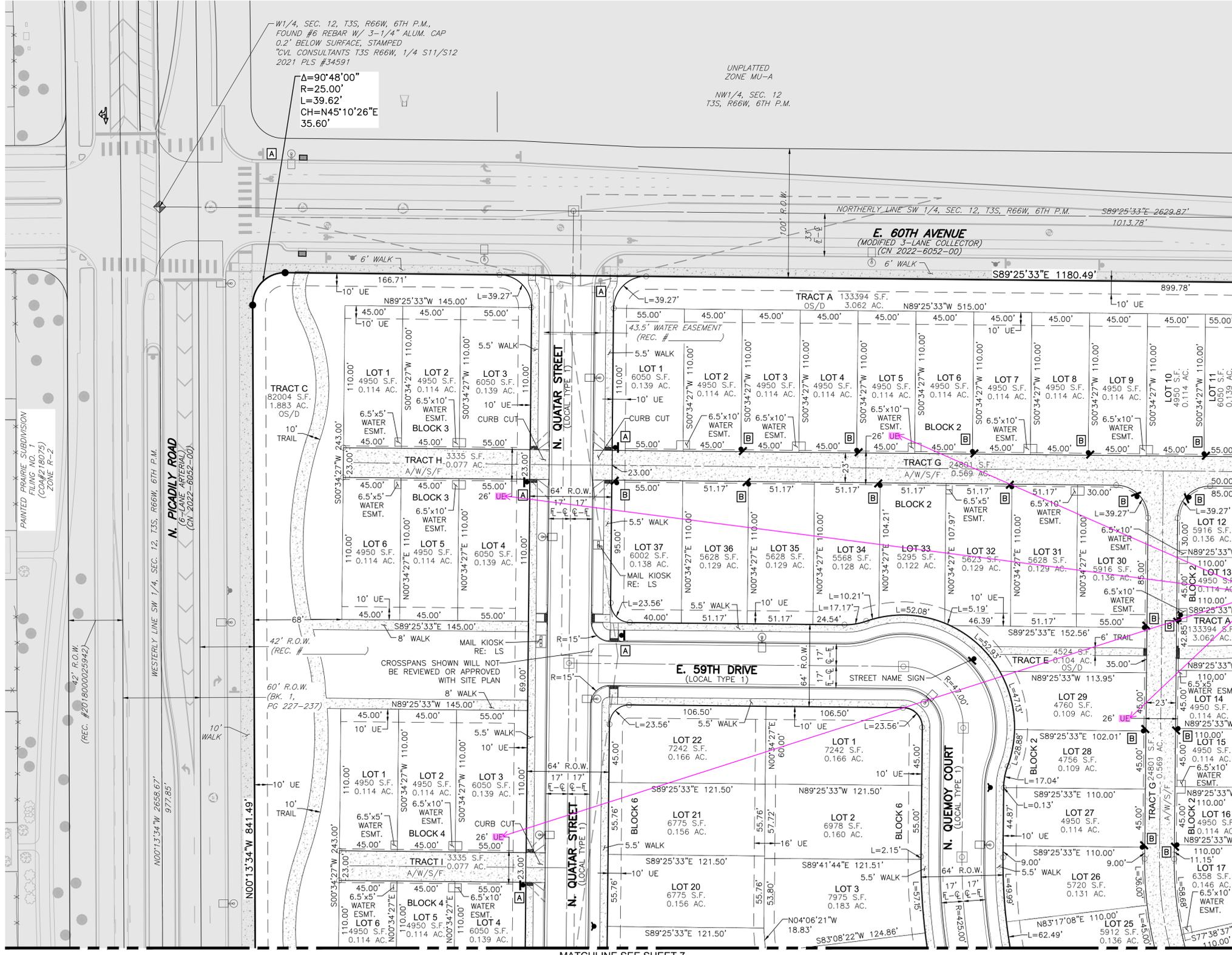
MM Response: Missing reception numbers will be added once executed.



OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:  
MARTIN/MARTIN CONSULTANTS & ENGINEERS  
3249 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80225  
303.831.6500 MAARTIN@MARTIN.COM

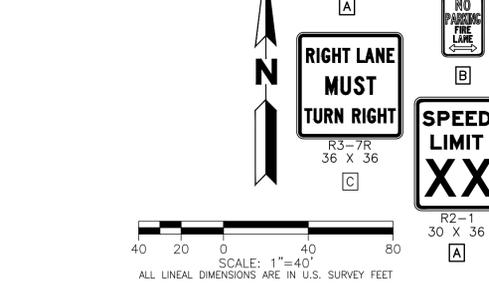
pcs group



- NOTES:**
- REFER TO LANDSCAPE PLAN FOR FENCE LOCATIONS AND TYPES.
  - REFER TO LANDSCAPE PLANS FOR PEDESTRIAN AMENITIES ALONG CONCRETE TRAILS.
  - ALL PAVEMENT TO BE ASPHALT UNLESS OTHERWISE INDICATED.
  - REFERENCE COA DETAIL TE-11.0 FOR SIGN SUPPORT DETAIL AND SIGN POST INSTALLATION NOTES.
  - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
  - PROPOSED STREET LIGHTS ARE TYPE SL-1 WITH A HEIGHT OF 30 FEET.
  - CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE PROPOSED RANGE BOXES, MONUMENT BOXES WITH REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR TO BE SET AFTER CONSTRUCTION IS COMPLETED PER SEC 147-47 AURORA CITY CODE AND PER SEC 38-51-105 (9) (A) & (B) COLORADO REVISED STATUTES 2017, WHERE CONFLICTS OCCUR WITH ABOVE GRADE UTILITY STRUCTURES (MANHOLES, VALVE BOXES, ETC.) OFFSET CENTERLINE MONUMENT BOXES AS NEEDED ALONG GENERAL ALIGNMENT OF ROADWAY CENTERLINE.



MM Response: Easement labels have been revised.



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PLOT DATE: Tuesday, October 1, 2024 2:04 PM LAST SAVED BY: SHUDGENS  
DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family\PLANS\CSP\SF DETACHED\05-12\_SITE\_PLAN.dwg

SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
SITE PLAN

Issue / Revisions	Date
1ST SUBMITTAL	11-28-23
2ND SUBMITTAL	4-12-24
3RD SUBMITTAL	7-3-24
4TH SUBMITTAL	10-1-24

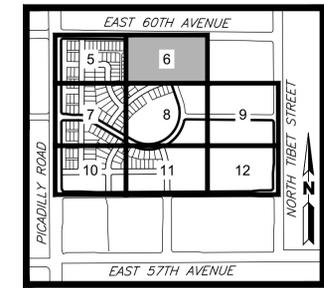
Sheet Number:  
**5**

# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

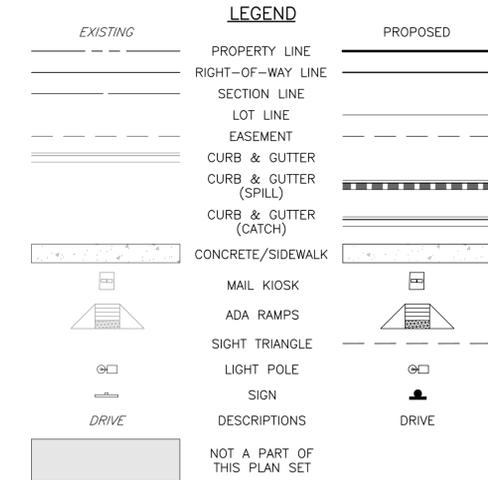
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MM Response: Missing reception numbers will be added once executed.



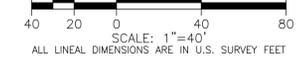
KEYMAP SCALE: 1"=1000'



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**EASEMENT LEGEND:**  
 UE - UTILITY EASEMENT  
 WSE - WATER & SANITARY SEWER EASEMENT



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OWNER: SKYDANCE METRO DISTRICT

PROJECT TEAM:



SKYDANCE NEIGHBORHOOD #1 SITE PLAN

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No.	Sheet Number:
1	6

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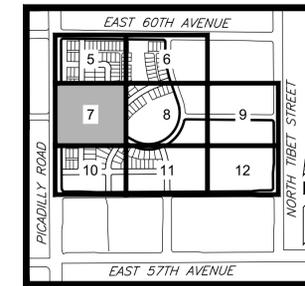
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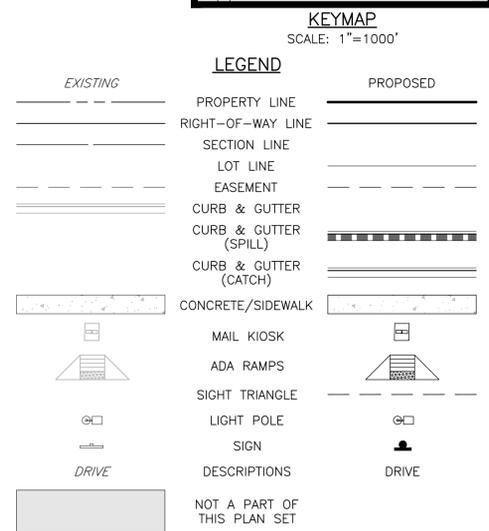
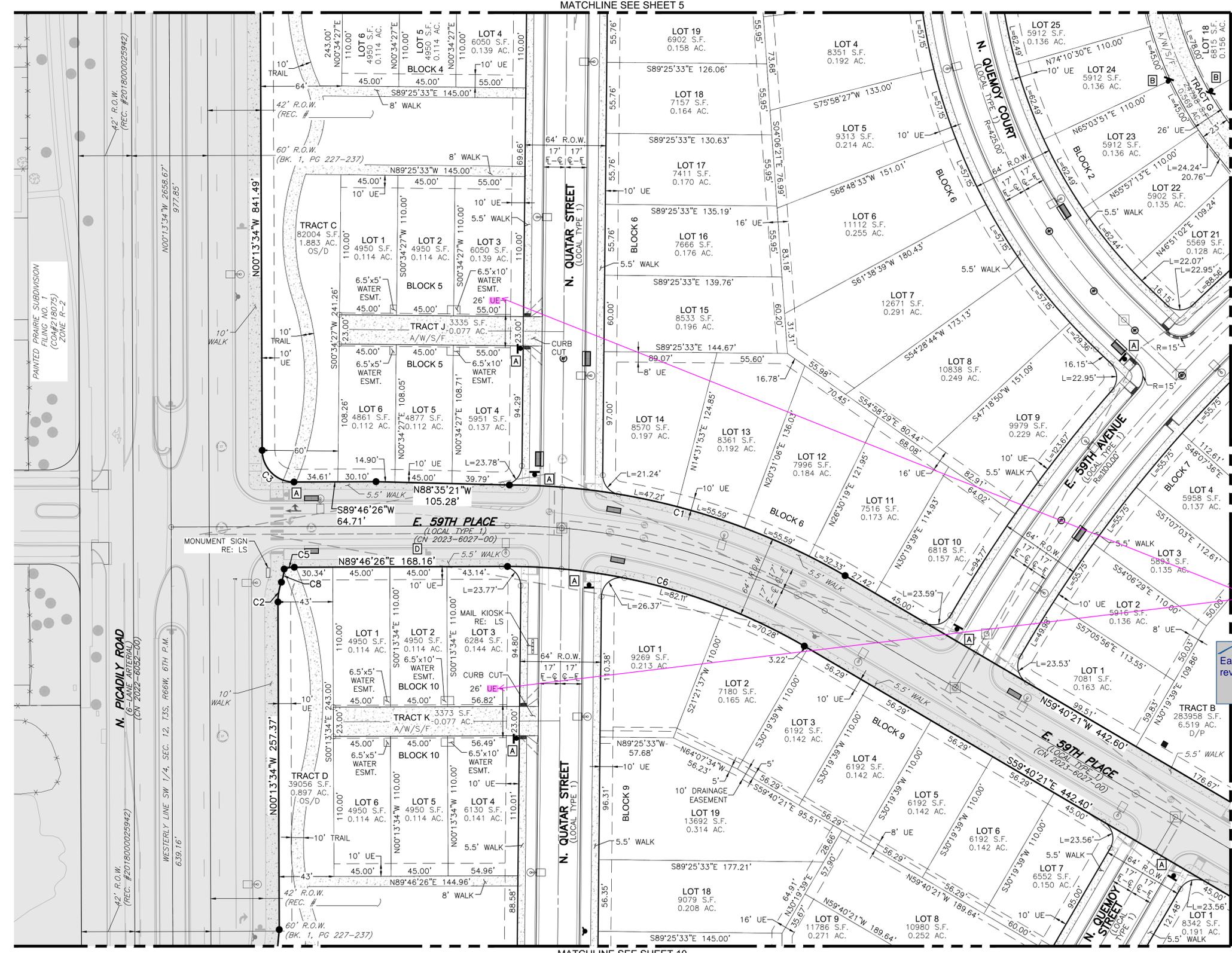


OWNER:  
SKYDANCE METRO DISTRICT

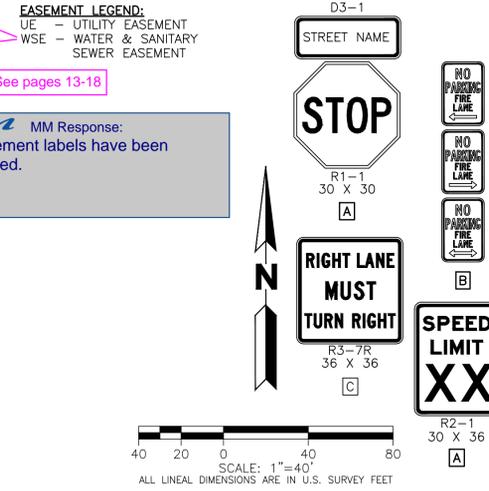
PROJECT TEAM:  
MARTIN/MARTIN CONSULTANTS, L.P.  
3249 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80235  
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Sheet Number: 7

# SKYDANCE

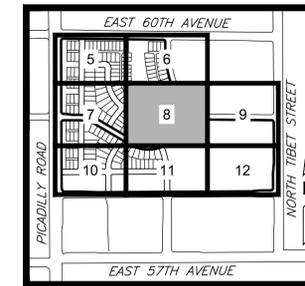
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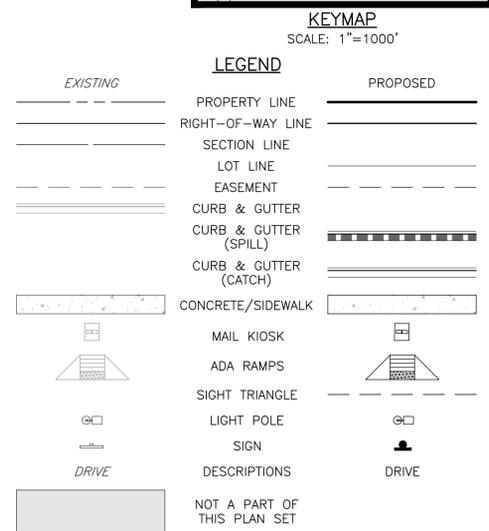
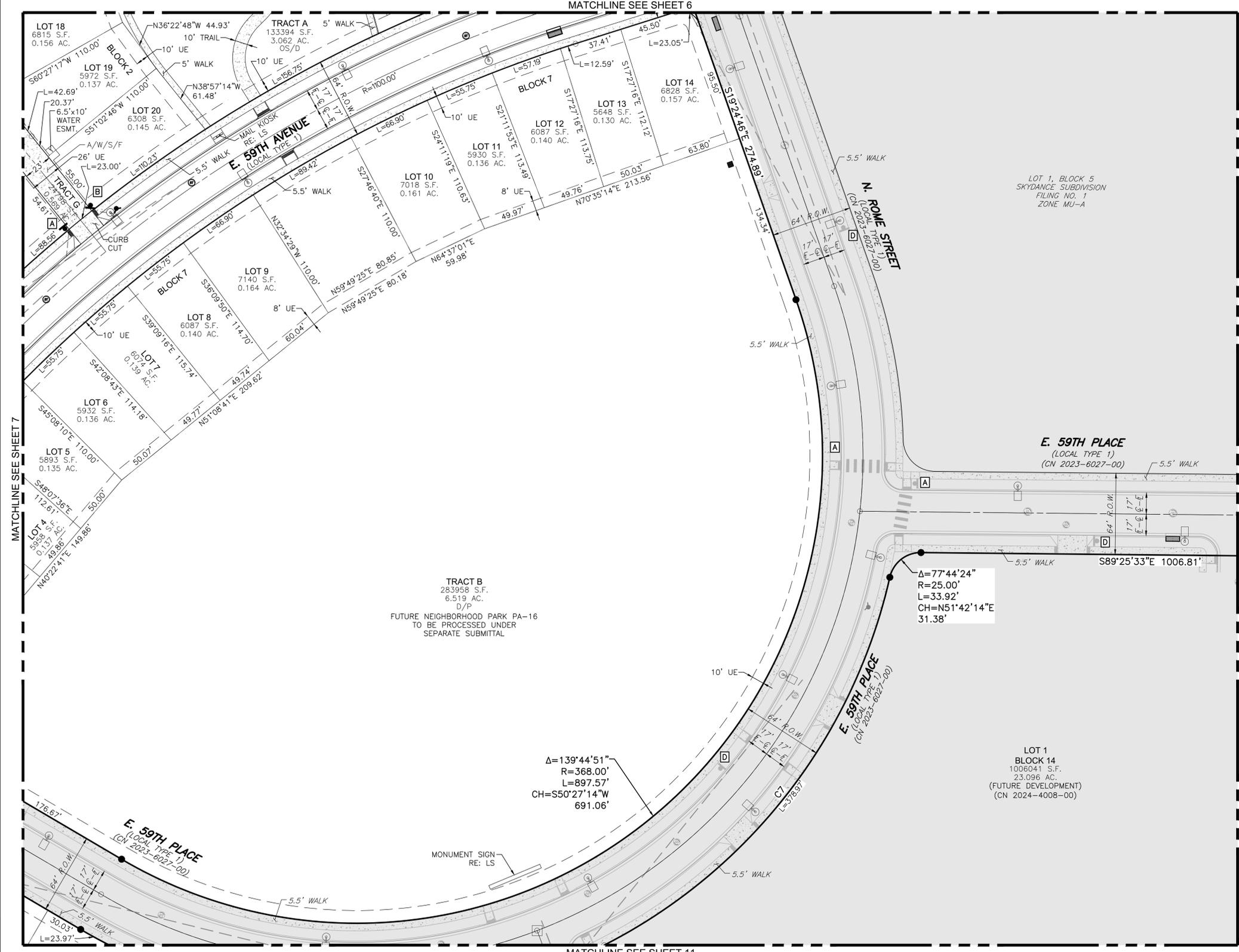
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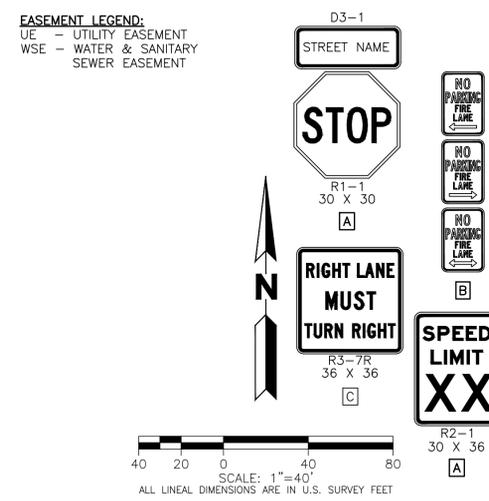
OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:  
MARTIN/MARTIN CONSULTANTS & ENGINEERS  
3249 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80225  
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SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN

No.	Issue / Revisions	Date
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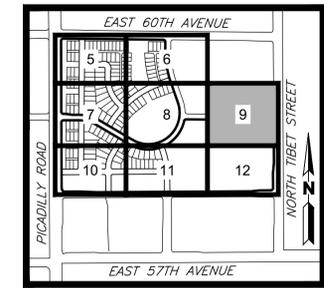
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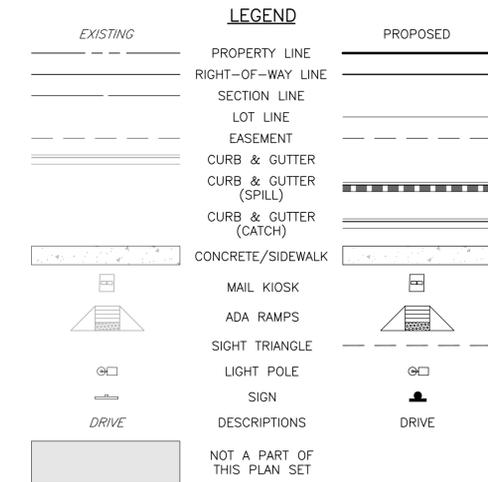
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KEYMAP  
SCALE: 1"=1000'



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**EASEMENT LEGEND:**

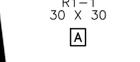
- UE - UTILITY EASEMENT
- WSE - WATER & SANITARY SEWER EASEMENT

D3-1

STREET NAME



R1-1  
30 X 30  
A



R3-7R  
36 X 36  
C

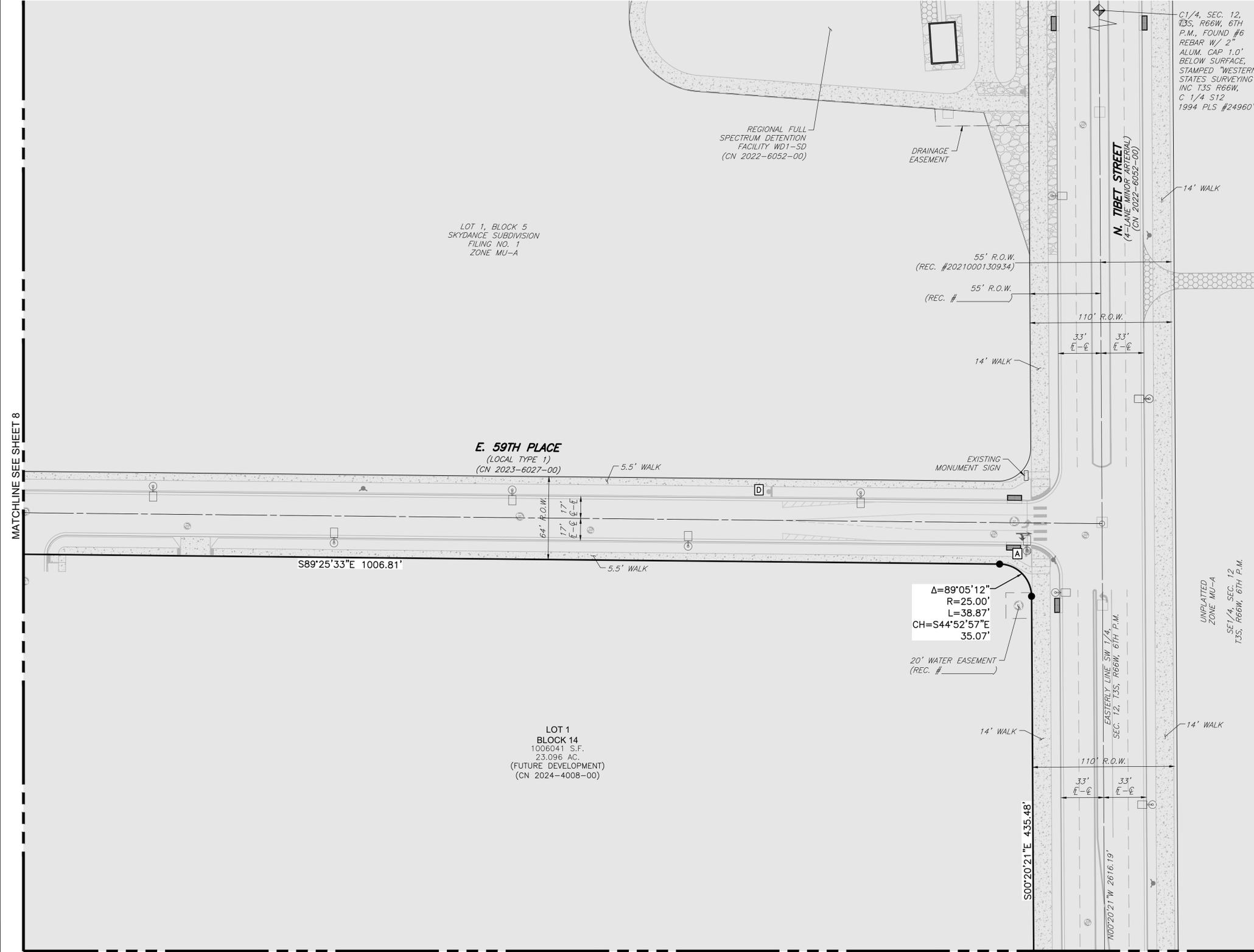


R2-1  
30 X 36  
A



SCALE: 1"=40'  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

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MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 12

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SKYDANCE NEIGHBORHOOD #1 SITE PLAN

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1	11-28-23
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Sheet Number:

9

SITE PLAN



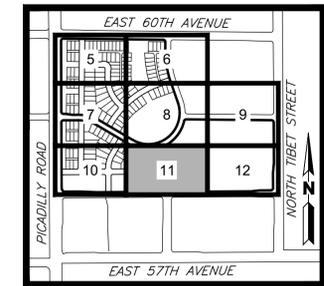
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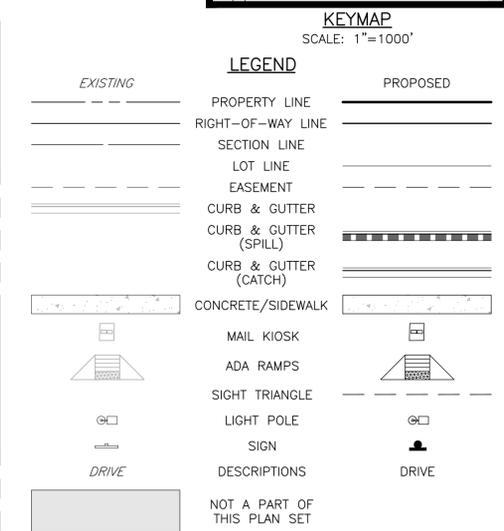
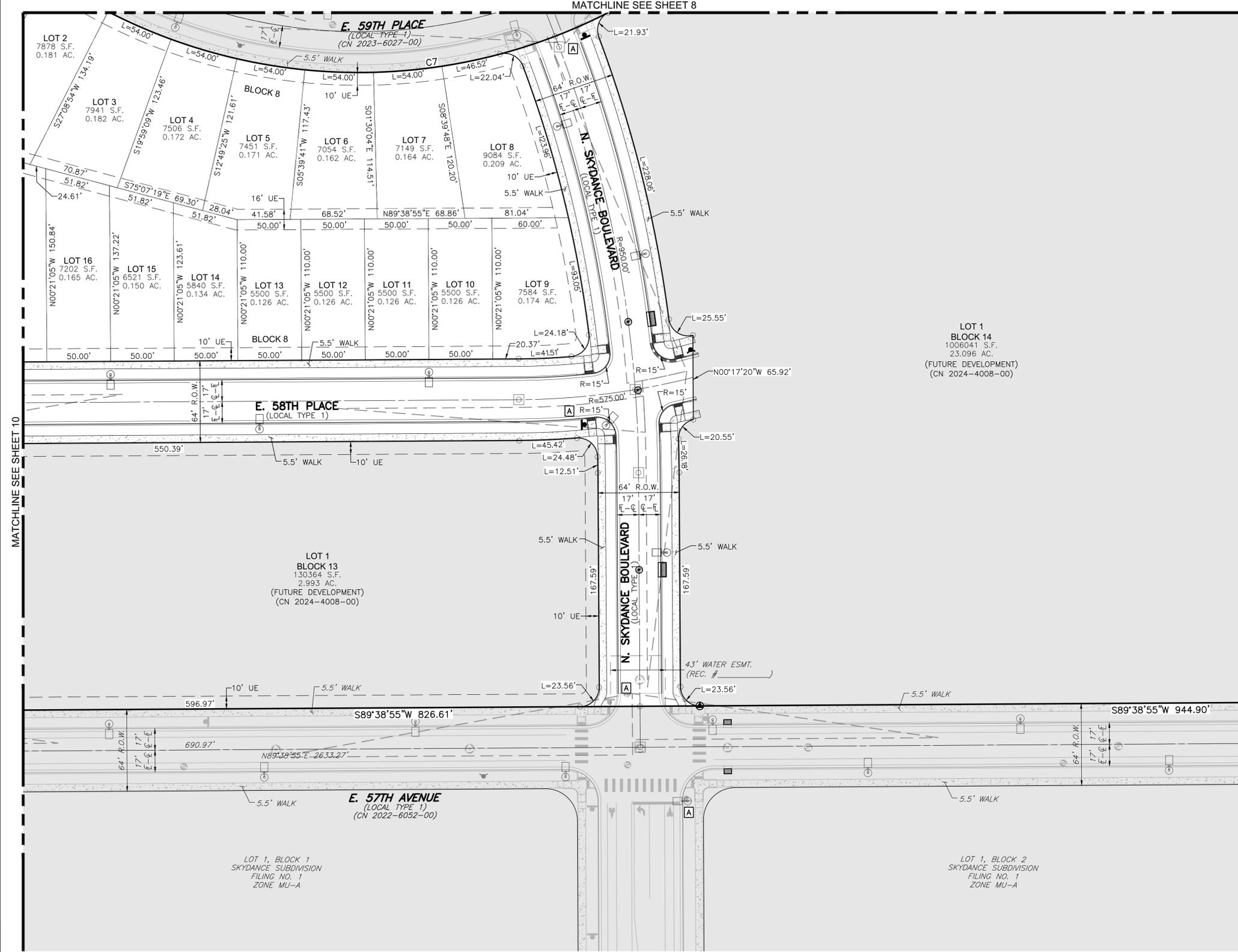
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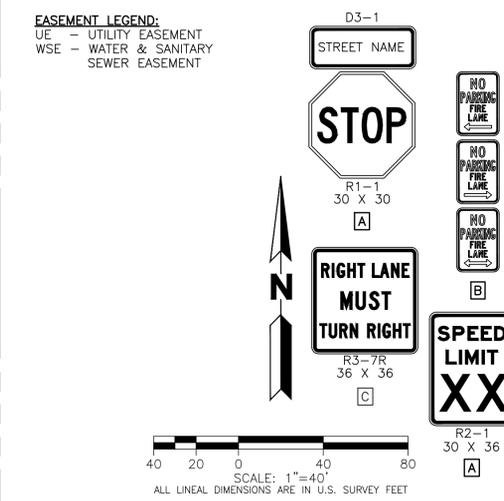
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DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family\PLANS\CSP\SF DETACHED\05-12-SITE PLAN.dwg

SKYDANCE NEIGHBORHOOD #1 SITE PLAN

Issue / Revisions	Date
1ST SUBMITTAL	11-28-23
2ND SUBMITTAL	4-12-24
3RD SUBMITTAL	7-3-24
4TH SUBMITTAL	10-1-24

Sheet Number:  
**11**

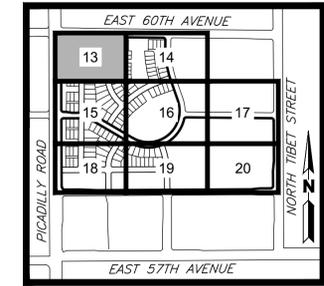


# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Advisory Comment: All blank spaces and missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

MM Response: Missing reception numbers will be added once executed.



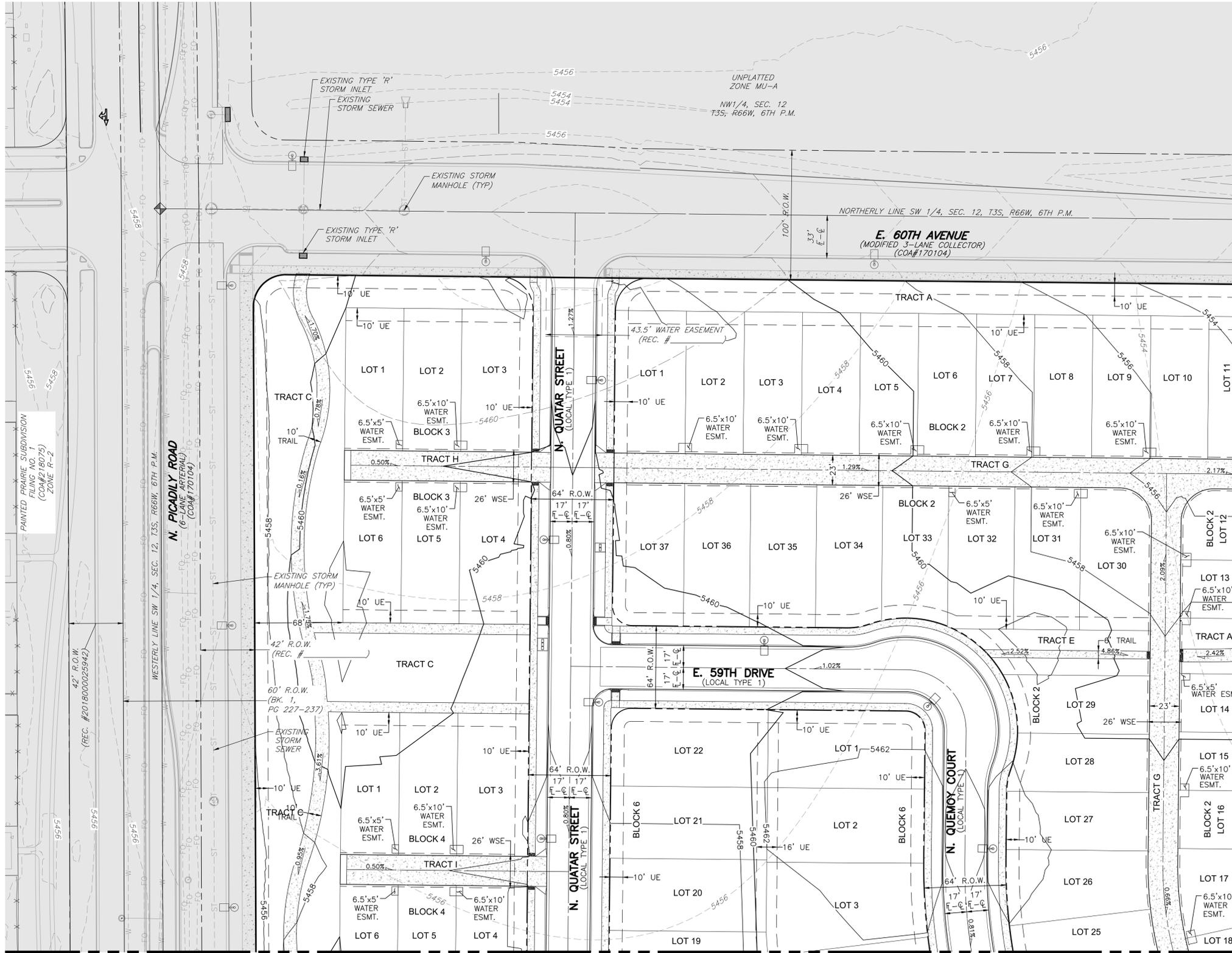
KEYMAP  
SCALE: 1"=1000'

OWNER:  
SKYDANCE METRO DISTRICT

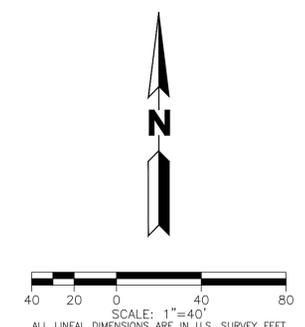
PROJECT TEAM:

MARTIN/MARTIN  
CONSULTING & ENGINEERS  
3249 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80225  
303.831.6500 MARTINMARTIN.COM

pcs group



- NOTES:**
- ALL STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
  - ALL PUBLIC INFRASTRUCTURE SHALL BE MAINTAINED BY THE CITY OF AURORA.
  - ALL PRIVATE STORM INFRASTRUCTURE SHALL BE MAINTAINED BY THE METRO DISTRICT.
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- EASEMENT LEGEND:**  
 UE - UTILITY EASEMENT  
 WSE - WATER & SANITARY SEWER EASEMENT



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PLOT DATE: Tuesday, October 1, 2024 2:05 PM LAST SAVED BY: SHUDGENS  
 DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family\PLANS\CSP\SF DETACHED\13-20\_GRADING PLAN.dwg

SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
GRADING PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
2	2ND SUBMITTAL	4-12-24
3	3RD SUBMITTAL	7-3-24
4	4TH SUBMITTAL	10-1-24

Sheet Number:  
**13**

# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

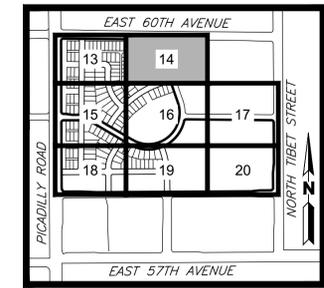
A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

MARTIN/MARTIN CONSULTING & ENGINEERS  
3249 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80225  
303.481.6500 MARTINMARTIN.COM

pcs group



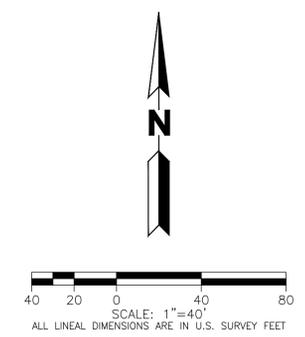
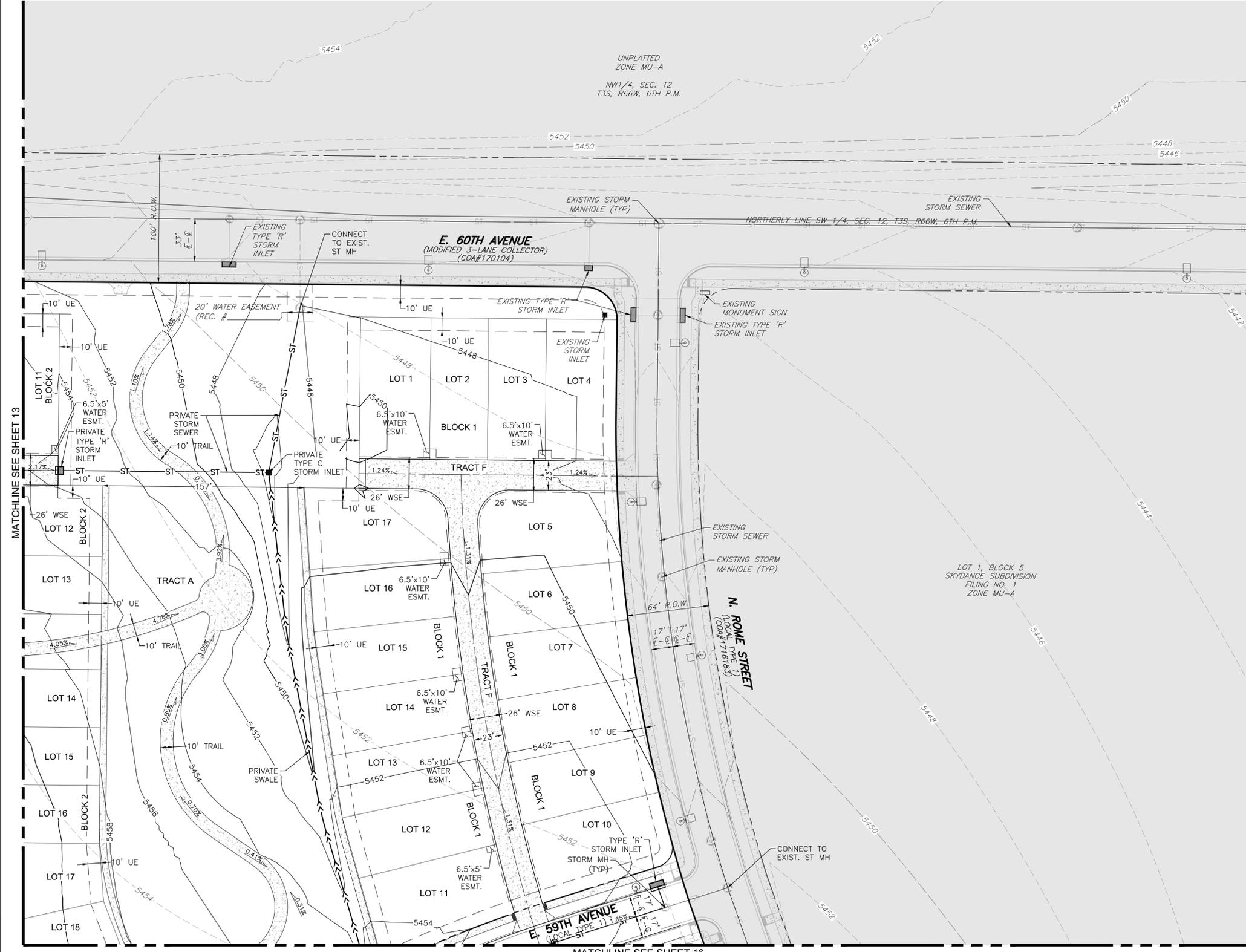
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SCALE: 1"=1000'

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MM Response:  
Missing reception numbers will be added once executed.

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	STORM SEWER	---
⊙	STORM MANHOLE	⊙
⊙	STORM INLET	⊙
⊙	FLARED END SECTION	⊙
⊙	LIGHT POLE	⊙
⊙	SIGN	⊙
→	GRADING ARROW	→
→	DRIVE	→
→	DESCRIPTIONS	→
→	SPOT ELEVATIONS	→

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PLOT DATE: Tuesday, October 1, 2024 2:05 PM LAST SAVED BY: SHUDGENS  
DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4\_Single Family\PLANS\CSP\SF\_DETACHED\13-20\_GRADING\_PLAN.dwg

SKYDANCE NEIGHBORHOOD #1 SITE PLAN

GRADING PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
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4	4TH SUBMITTAL	10-1-24

Sheet Number:

14

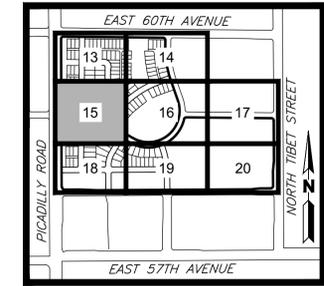
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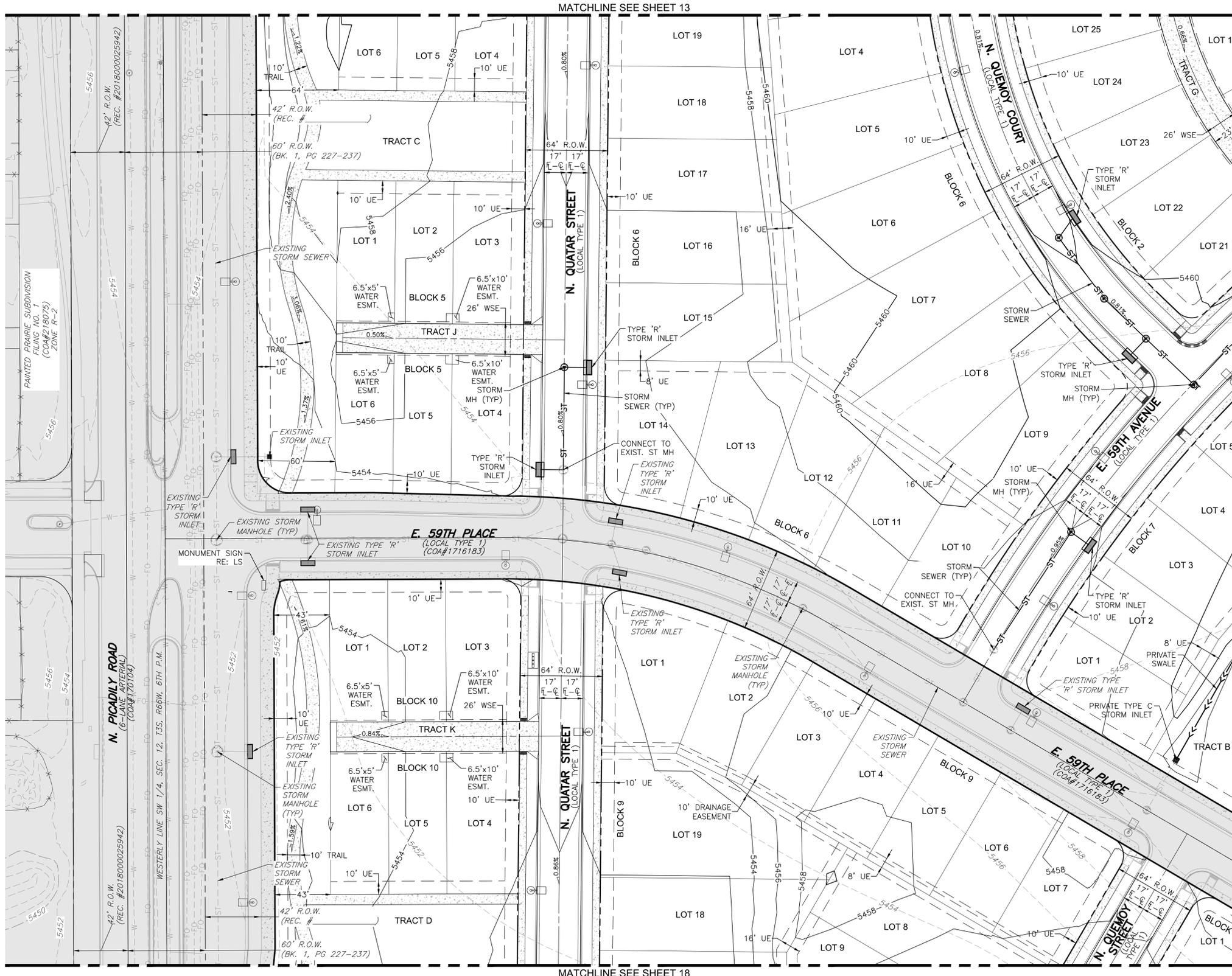
KEYMAP  
SCALE: 1"=1000'

OWNER:  
SKYDANCE METRO DISTRICT

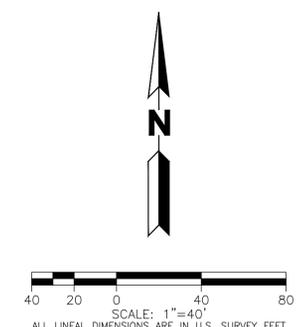
PROJECT TEAM:

MARTIN/MARTIN CONSULTING & ENGINEERS  
3249 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225  
303.681.6500 MARTINMARTIN.COM

pcs group



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 DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family\PLANS\CSP\SF DETACHED\13-20\_GRADING PLAN.dwg

SKYDANCE NEIGHBORHOOD #1 SITE PLAN

GRADING PLAN

Issue / Revisions	Date
1ST SUBMITTAL	11-28-23
2ND SUBMITTAL	4-12-24
3RD SUBMITTAL	7-3-24
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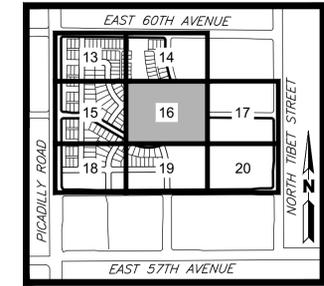
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**15**

# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

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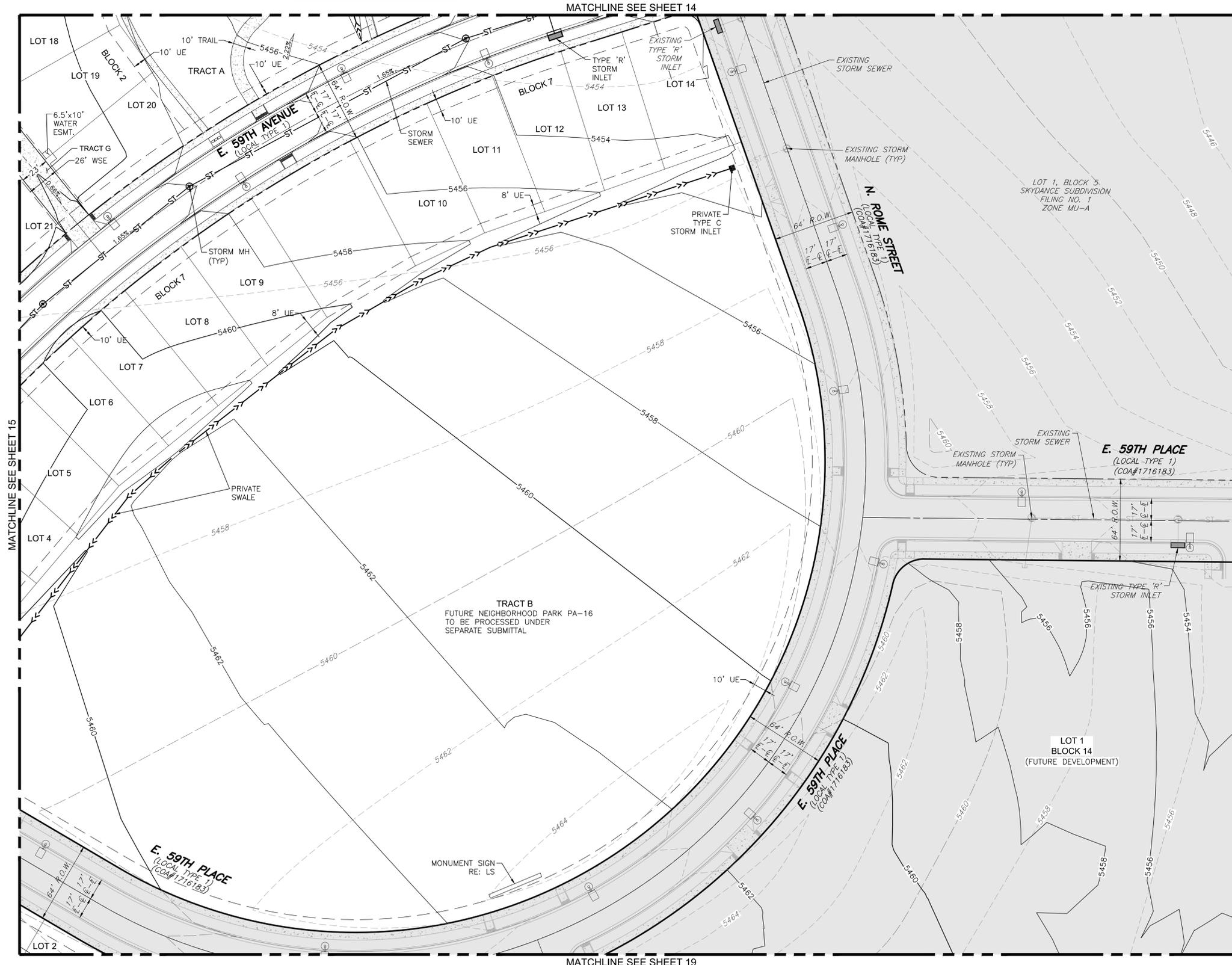


KEYMAP  
SCALE: 1"=1000'

OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

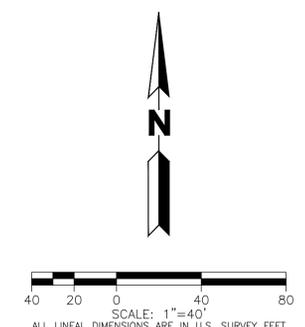
MARTIN/MARTIN CONSULTING & ENGINEERS  
3249 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225  
303.831.6500 MARTINMARTIN.COM



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	STORM SEWER	---
⊙	STORM MANHOLE	⊙
⊙	STORM INLET	⊙
⊙	FLARED END SECTION	⊙
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⊙	SIGN	⊙
→	GRADING ARROW	→
→	DESCRIPTIONS	→
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**EASEMENT LEGEND:**  
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SKYDANCE NEIGHBORHOOD #1 SITE PLAN  
GRADING PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
2	2ND SUBMITTAL	4-12-24
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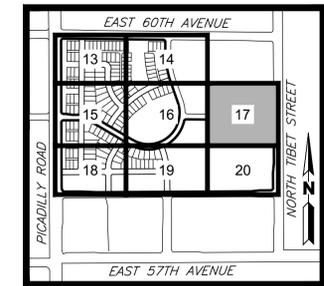
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# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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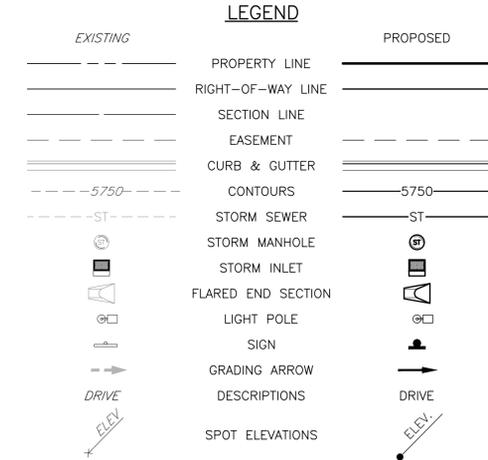


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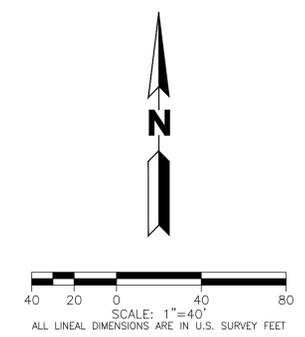
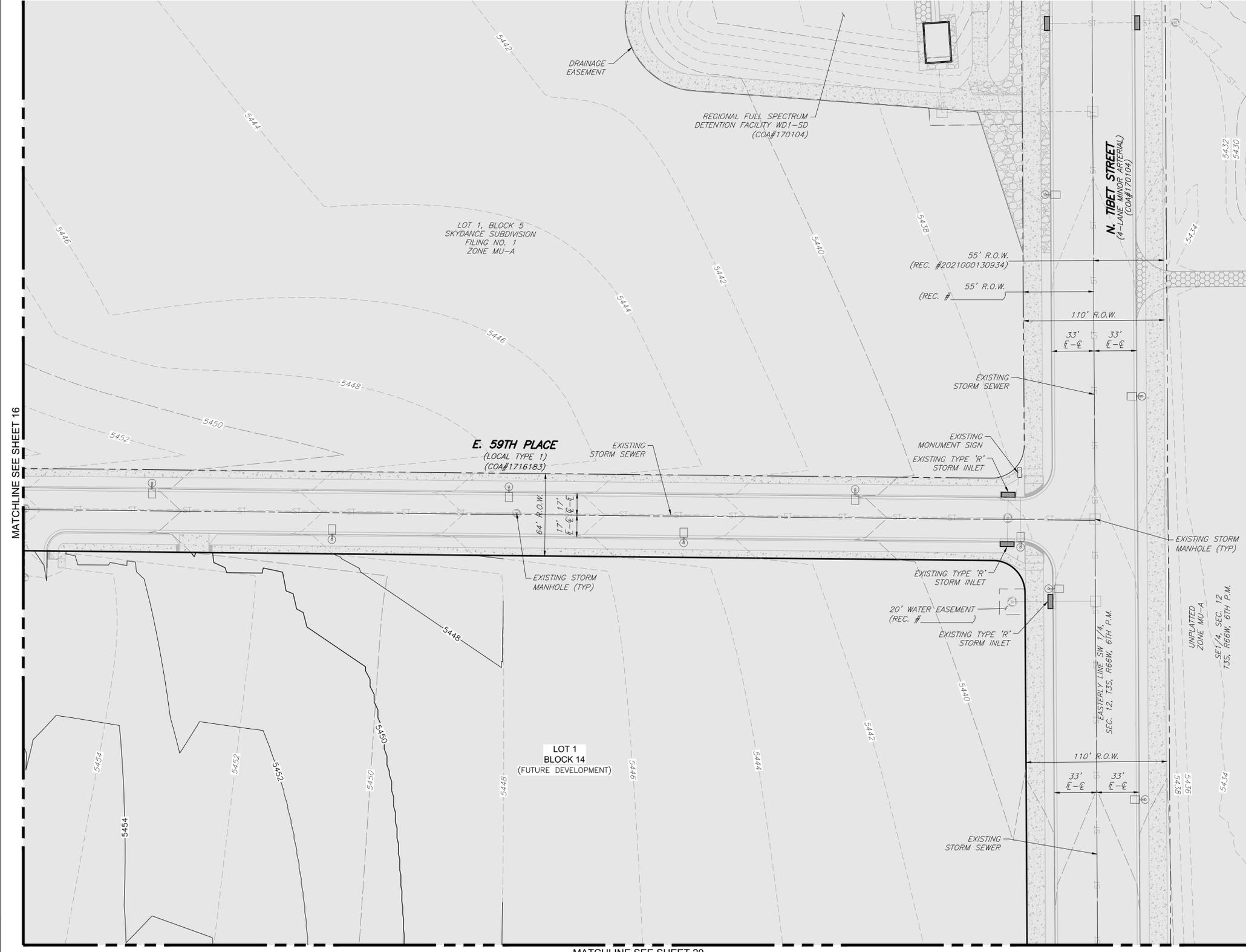
OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:  
MARTIN/MARTIN CONSULTING & ENGINEERS  
3249 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80235  
303.431.6500 MAARTIN@MARTIN.COM

pcs group



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PLOT DATE: Tuesday, October 1, 2024 2:05 PM LAST SAVED BY: SHUDGENS  
DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4\_Single Family\PLANS\CSP\SF DETACHED\13-20\_GRADING PLAN.dwg

SKYDANCE NEIGHBORHOOD #1 SITE PLAN

GRADING PLAN

Issue / Revisions	Date
1	11-28-23
2	4-12-24
3	7-3-24
4	10-1-24

Sheet Number:  
**17**

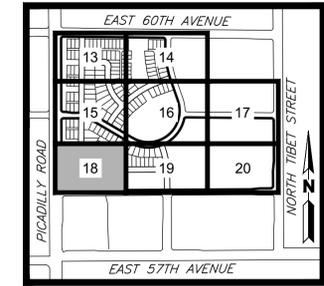
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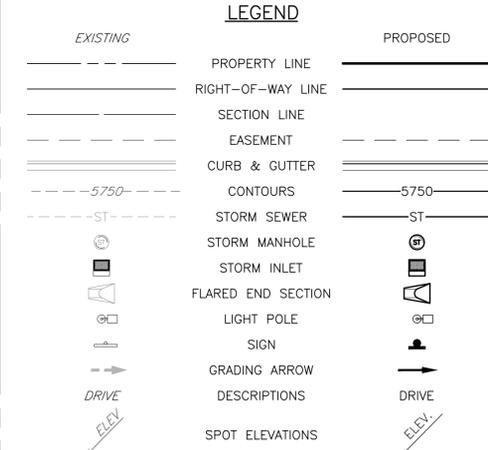
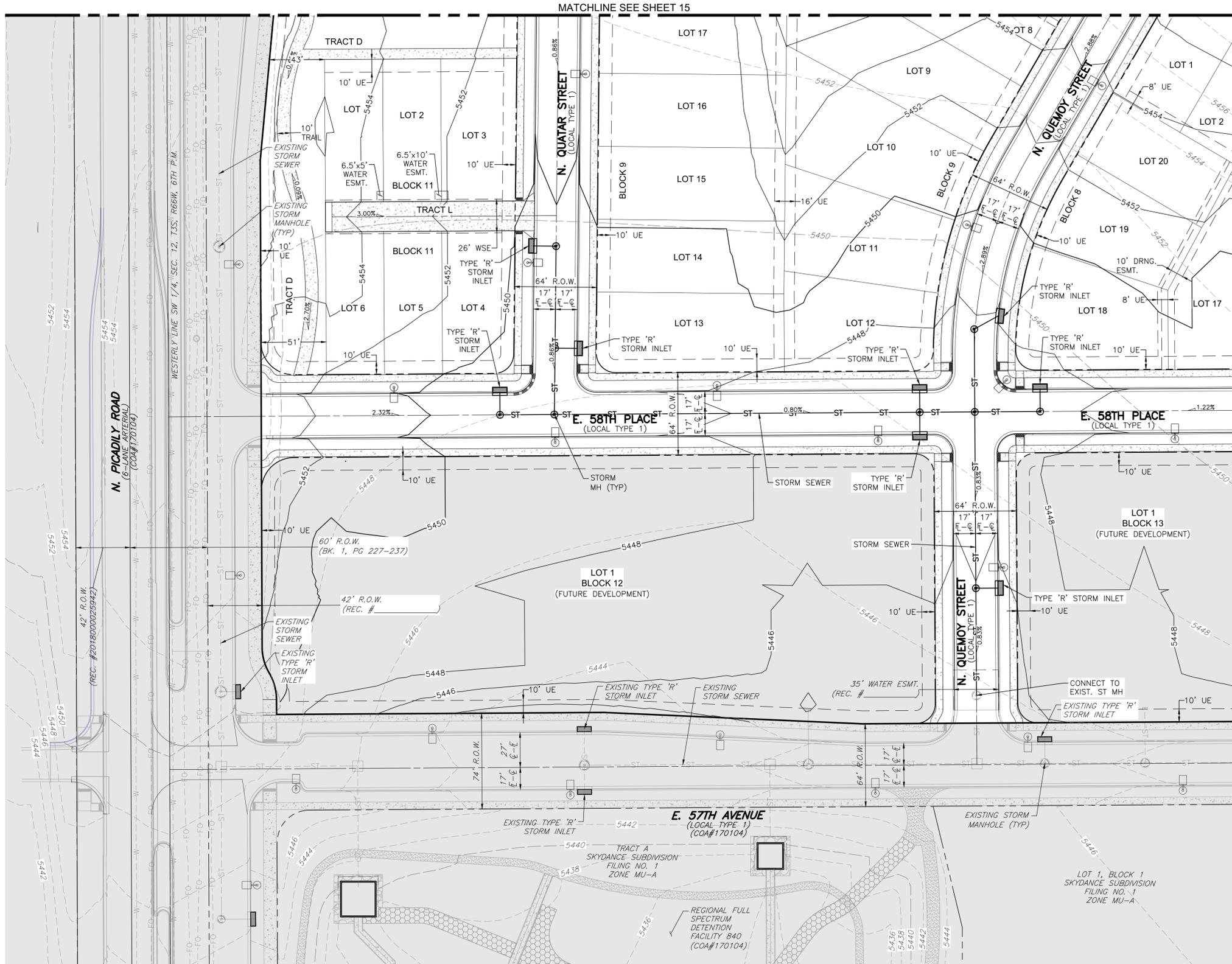
KEYMAP  
SCALE: 1"=1000'

OWNER:  
SKYDANCE METRO DISTRICT

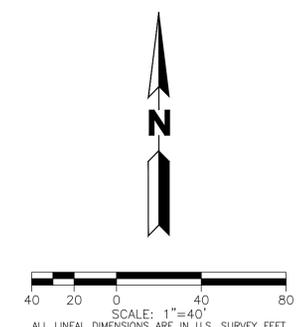
PROJECT TEAM:

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CONSULTANTS & ENGINEERS  
3249 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80225  
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SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
GRADING PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
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Sheet Number:  
**18**

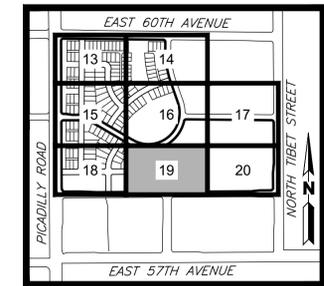
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DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4 Single Family\PLANS\CSP\SF DETACHED\13-20\_GRADING PLAN.dwg

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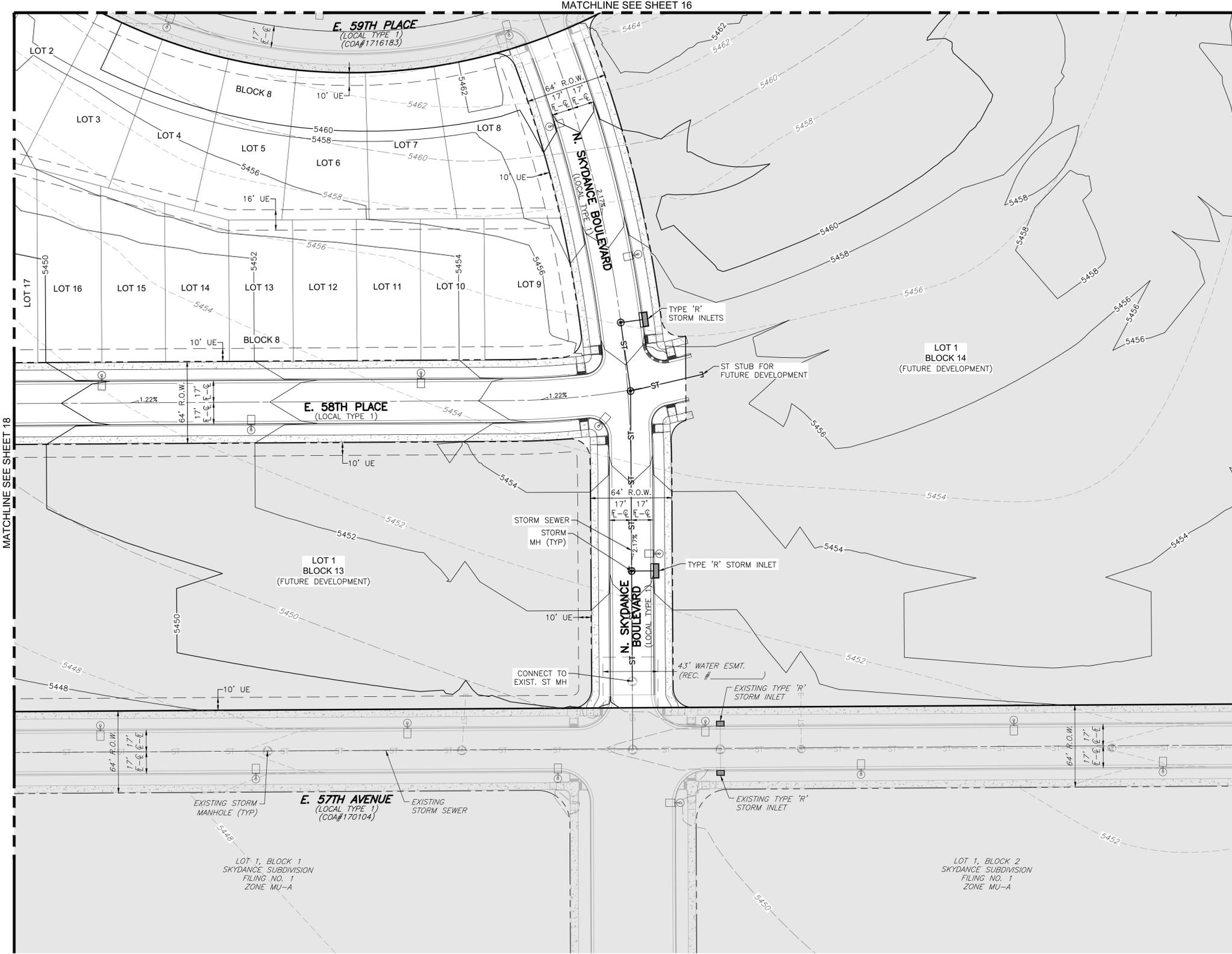


KEYMAP  
SCALE: 1"=1000'

OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:  
MARTIN/MARTIN CONSULTING & ENGINEERS  
3249 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80225  
303.481.6500 MARTINMARTIN.COM

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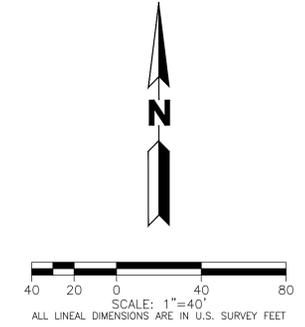
EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
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- WSE - WATER & SANITARY SEWER EASEMENT



PLOT DATE: Tuesday, October 1, 2024 2:05 PM LAST SAVED BY: SHUDGENS  
DRAWING LOCATION: G:\WHITE\23.0411-Sky Dance PA-2 and PA-4\_Single Family\PLANS\CSP\SF\_DETACHED\13-20\_GRADING\_PLAN.dwg

SKYDANCE NEIGHBORHOOD #1 SITE PLAN

GRADING PLAN

Issue / Revisions	Date
1ST SUBMITTAL	11-28-23
2ND SUBMITTAL	4-12-24
3RD SUBMITTAL	7-3-24
4TH SUBMITTAL	10-1-24

Sheet Number:

19

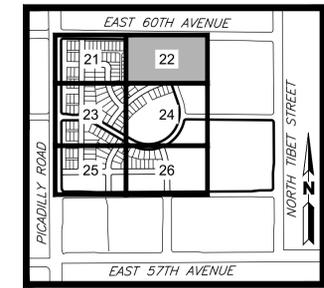
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# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP  
SCALE: 1"=1000'

OWNER:  
SKYDANCE METRO DISTRICT

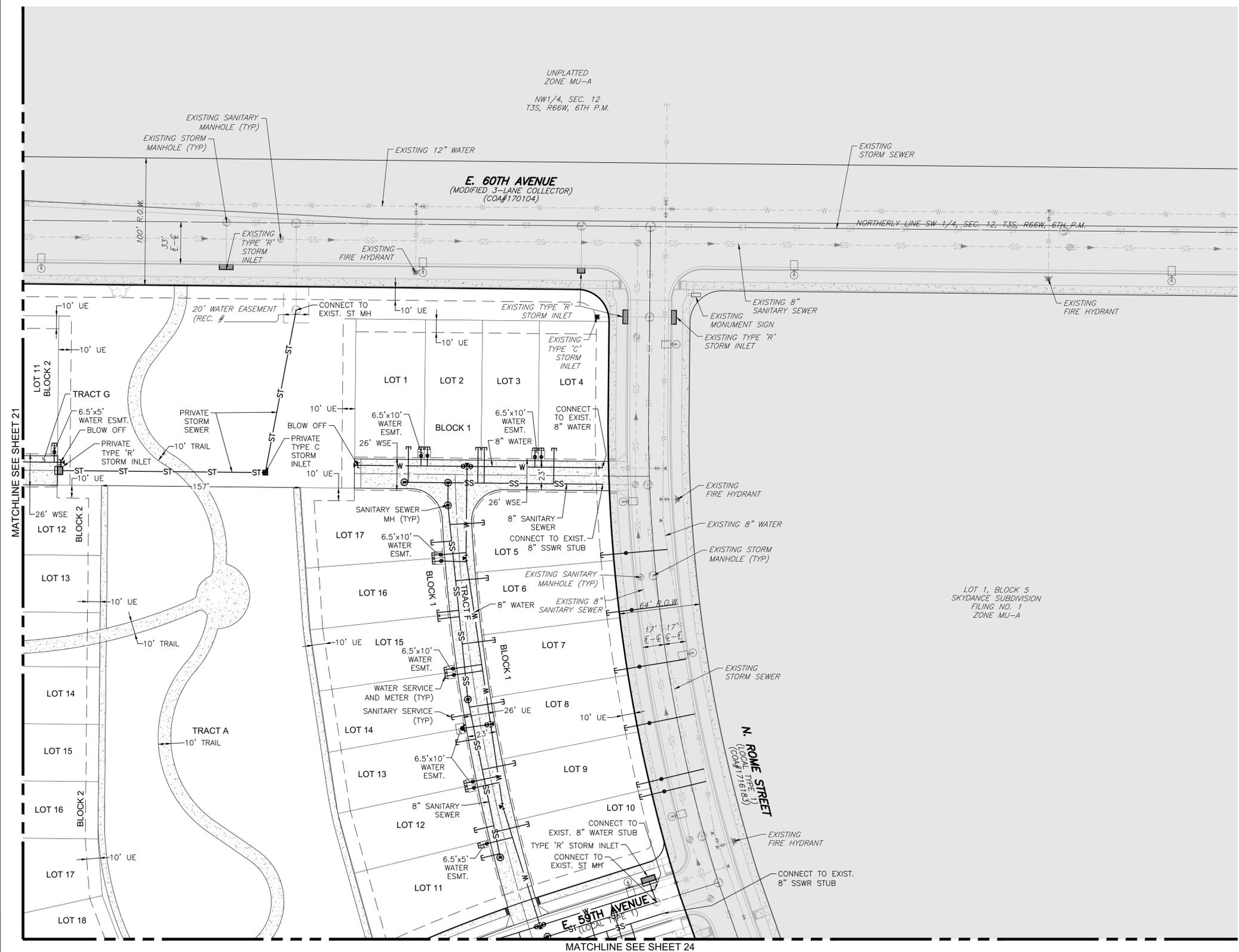
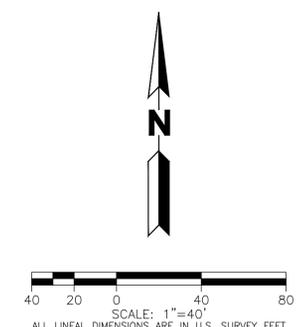
PROJECT TEAM:  
MARTIN/MARTIN CONSULTING & ENGINEERS  
3249 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80225  
303.431.6500 MAARTIN@MARTIN.COM

pcs group

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	CURB & GUTTER	---
---	STORM SEWER	ST
---	STORM MANHOLE	⊕
---	STORM INLET	⊕
---	FLARED END SECTION	⊕
---	SANITARY SEWER	SS
---	SANITARY MANHOLE	⊕
---	WATER LINE	W
---	WATER VALVE	⊕
---	FIRE HYDRANT	⊕
---	WATER METER	⊕
---	LIGHT POLE	⊕
---	FIBER OPTIC	FO
---	DRIVE	DRIVE

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**EASEMENT LEGEND:**  
UE - UTILITY EASEMENT  
WSE - WATER & SANITARY SEWER EASEMENT



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SKYDANCE NEIGHBORHOOD #1 SITE PLAN  
UTILITY PLAN

Issue / Revisions	Date
1ST SUBMITTAL	11-28-23
2ND SUBMITTAL	4-12-24
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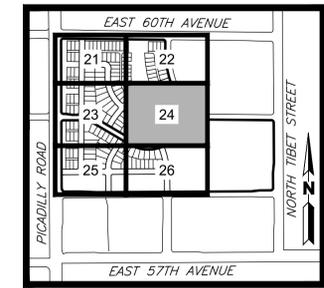
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**22**

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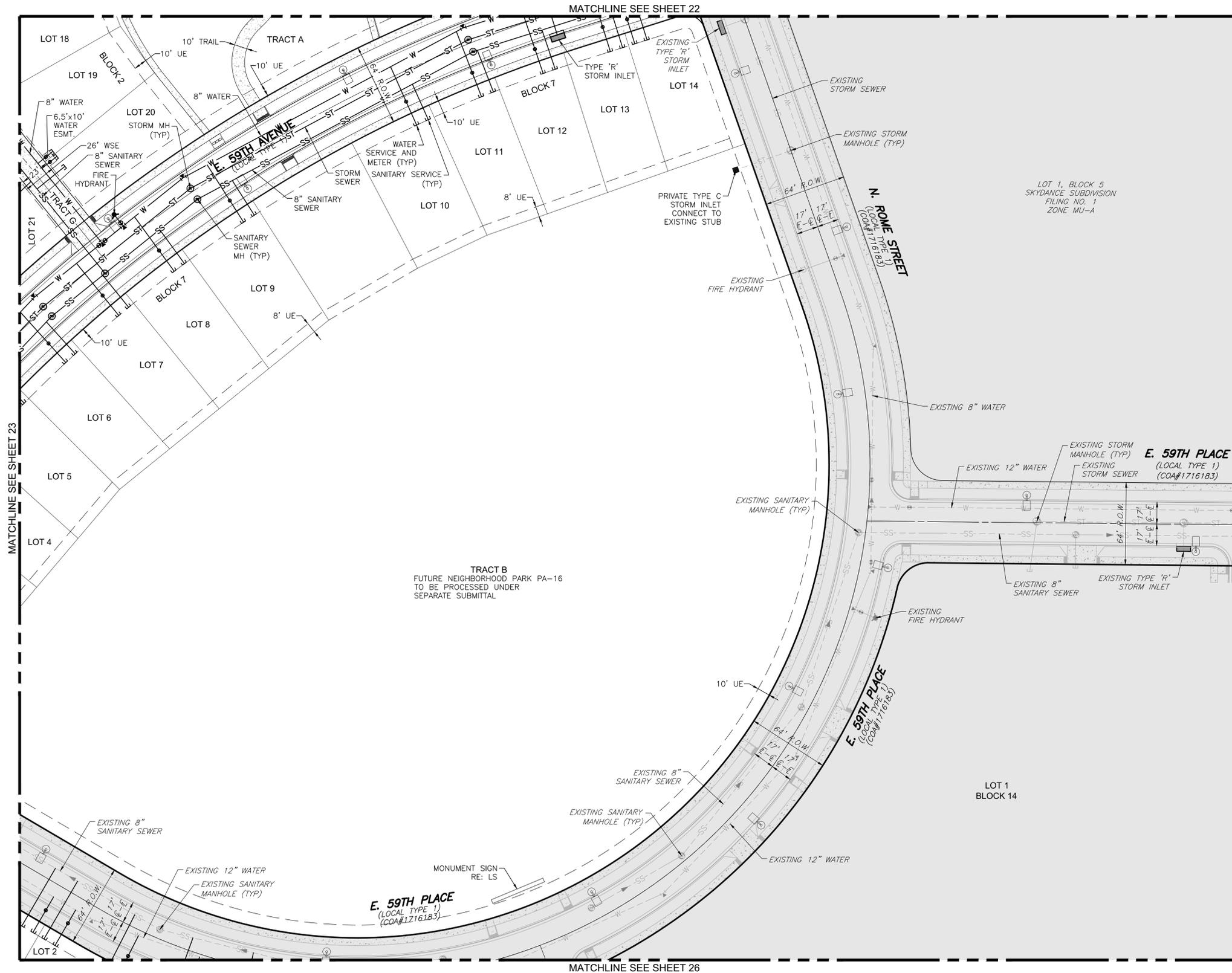


KEYMAP  
SCALE: 1"=1000'

OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

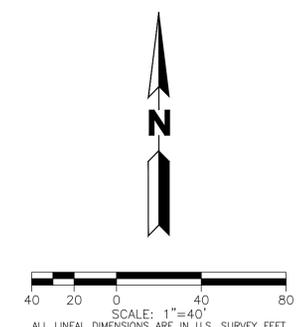
MARTIN/MARTIN  
CONSULTING ENGINEERS  
3249 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225  
303.831.6500 MAARTIN@MARTIN.COM



EXISTING		PROPOSED	
---	PROPERTY LINE	---	PROPERTY LINE
---	RIGHT-OF-WAY LINE	---	RIGHT-OF-WAY LINE
---	SECTION LINE	---	SECTION LINE
---	EASEMENT	---	EASEMENT
---	CURB & GUTTER	---	CURB & GUTTER
---	STORM SEWER	---	STORM SEWER
---	STORM MANHOLE	---	STORM MANHOLE
---	STORM INLET	---	STORM INLET
---	FLARED END SECTION	---	FLARED END SECTION
---	SANITARY SEWER	---	SANITARY SEWER
---	SANITARY MANHOLE	---	SANITARY MANHOLE
---	WATER LINE	---	WATER LINE
---	WATER VALVE	---	WATER VALVE
---	FIRE HYDRANT	---	FIRE HYDRANT
---	WATER METER	---	WATER METER
---	LIGHT POLE	---	LIGHT POLE
---	FIBER OPTIC	---	FIBER OPTIC
---	DRIVE	---	DRIVE
	DESCRIPTIONS		DRIVE

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**EASEMENT LEGEND:**  
 UE - UTILITY EASEMENT  
 WSE - WATER & SANITARY SEWER EASEMENT



SKYDANCE  
 NEIGHBORHOOD #1 SITE PLAN  
 UTILITY PLAN

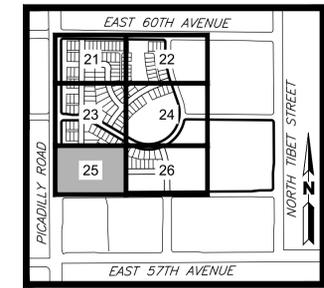
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4TH SUBMITTAL	10-1-24

Sheet Number:  
**24**

PLOT DATE: Tuesday, October 1, 2024 2:05 PM LAST SAVED BY: SHUDGENS  
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# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



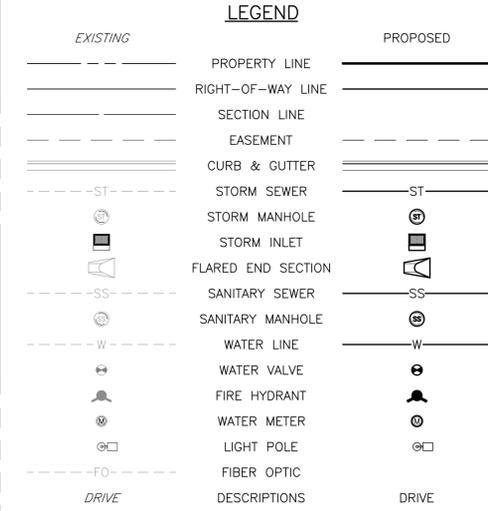
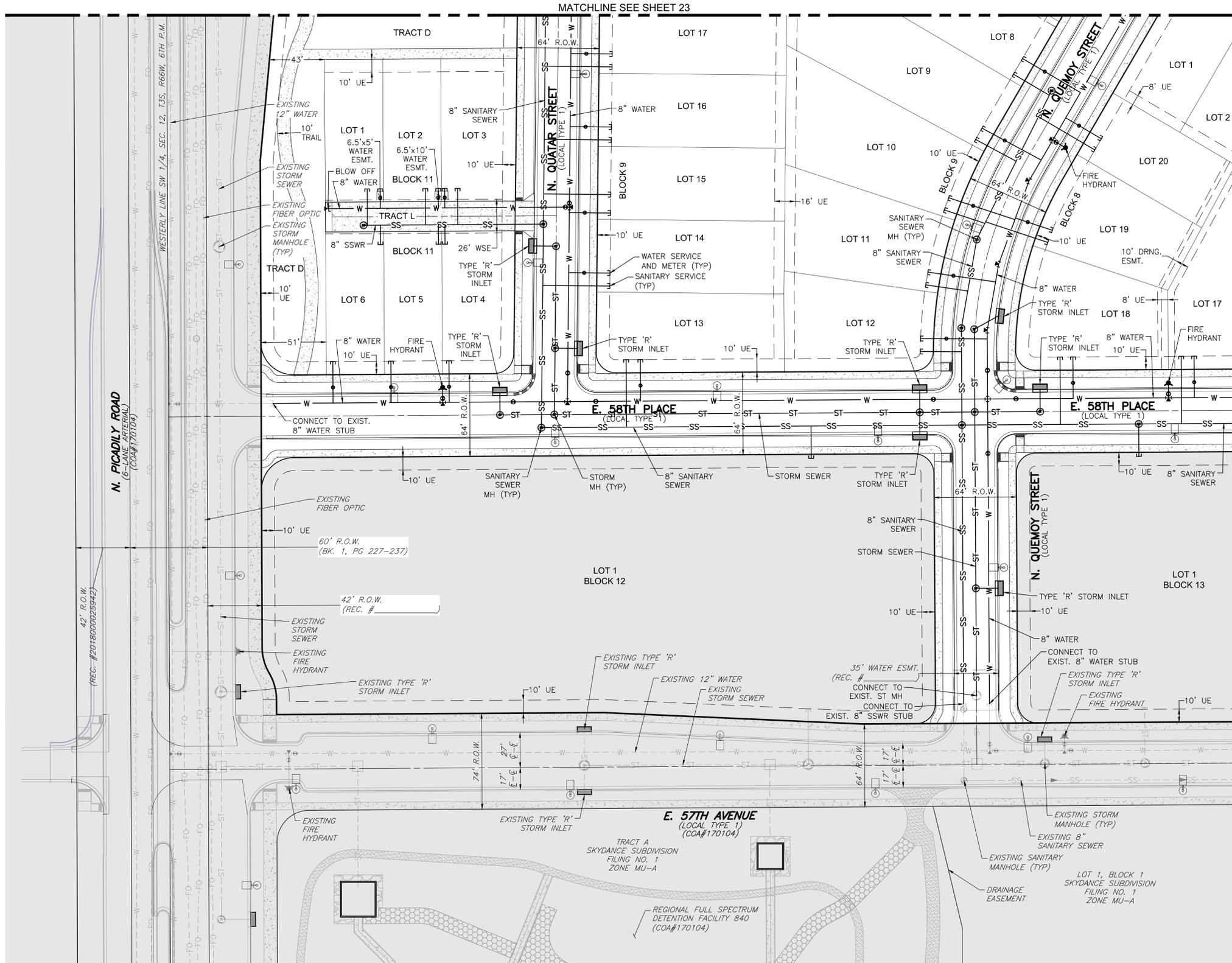
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OWNER:  
SKYDANCE METRO DISTRICT

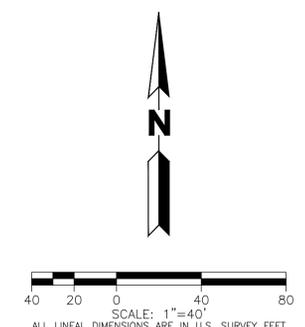
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pcs group



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SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN

UTILITY PLAN

Issue / Revisions	Date
1	11-28-23
2	4-12-24
3	7-3-24
4	10-1-24

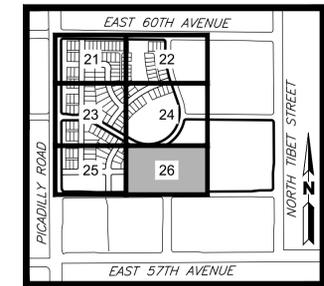
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25

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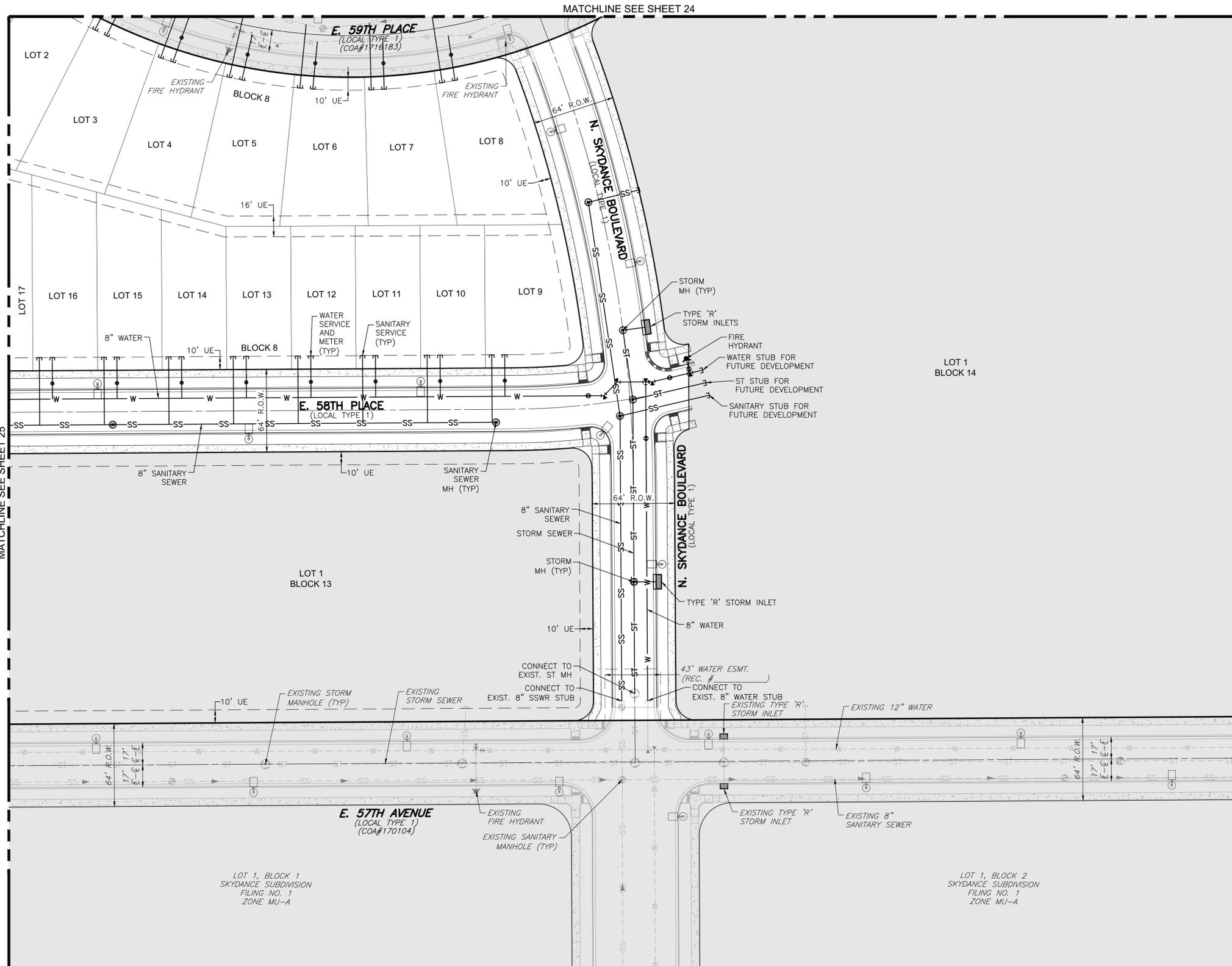
KEYMAP  
SCALE: 1"=1000'

OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

MARTIN/MARTIN CONSULTING & ENGINEERS  
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303.831.6500 MAARTIN@MARTIN.COM

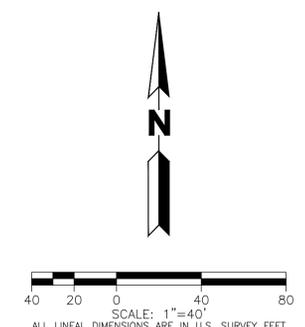
pcs group



EXISTING	LEGEND	PROPOSED
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---	RIGHT-OF-WAY LINE	---
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---	EASEMENT	---
---	CURB & GUTTER	---
---	STORM SEWER	ST
⊙	STORM MANHOLE	⊙
⊠	STORM INLET	⊠
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---	SANITARY SEWER	SS
⊙	SANITARY MANHOLE	⊙
---	WATER LINE	W
⊙	WATER VALVE	⊙
⊙	FIRE HYDRANT	⊙
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SKYDANCE NEIGHBORHOOD #1 SITE PLAN  
UTILITY PLAN

Issue / Revisions	Date
11-28-23	
4-12-24	
7-3-24	
10-1-24	

Sheet Number:  
**26**

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OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

MARTIN/MARTIN  
CONSULTANTS, L.P.  
13395 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80232  
303.431.6100 MMARTIN@MARTINMARTIN.COM

pcs group

NOT FOR CONSTRUCTION

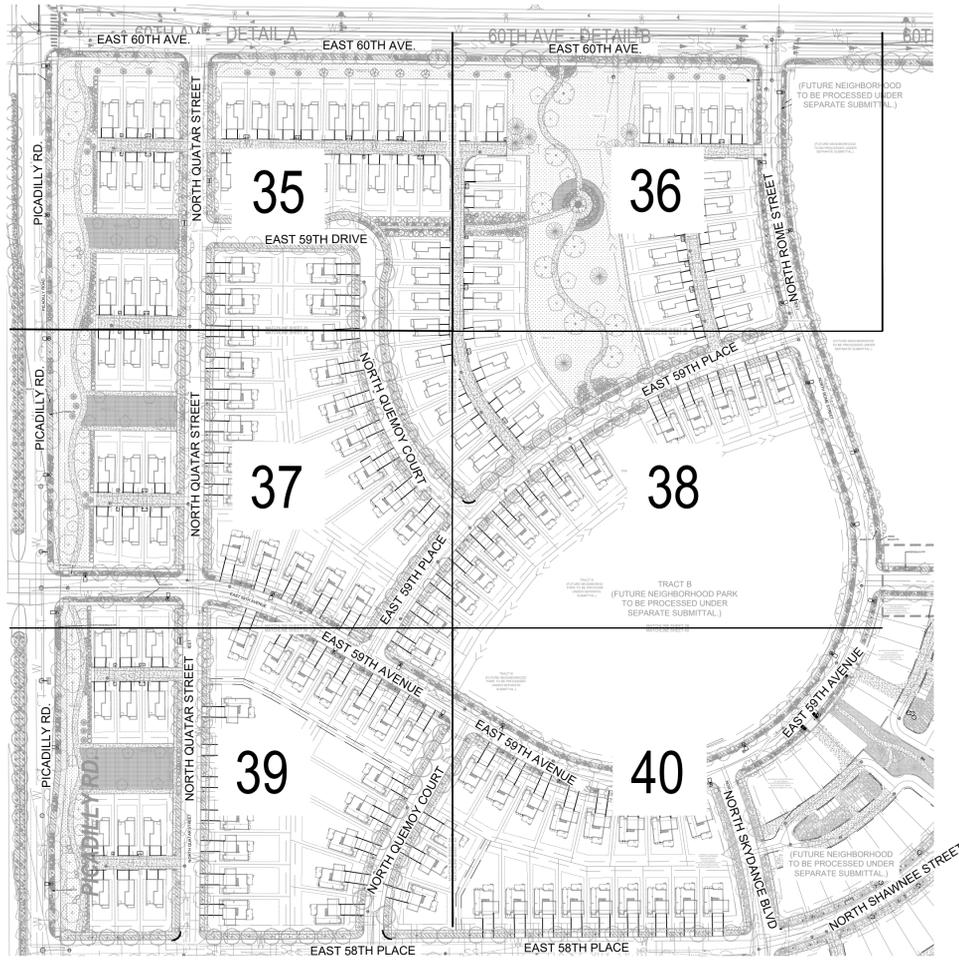
SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
LANDSCAPE KEY MAP & NOTES

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
1	2ND SUBMITTAL	4-12-24
1	3RD SUBMITTAL	7-3-24

Sheet Number:

## CITY OF AURORA NOTES:

- SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WITHIN THE RIGHT OF WAY, INCLUDING CURBSIDE LANDSCAPE, WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO FINAL ACCEPTANCE OF THE ACCOMPANYING ROADS. LANDSCAPING WILL BE INSTALLED WITHIN TRACTS AND DETENTION PONDS AS DELINEATED ON THE PLAN CONCURRENT WITH ADJACENT FILING.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
- ALL LANDSCAPE 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.
- LIGHTING PROPOSED WITHIN THIS PLAN ARE OVERHEAD STREET LIGHTS. PLEASE REFER TO ENGINEERING PLANS FOR FURTHER DETAIL.
- SURFACE MATERIAL FOR VEHICLES ARE TYPICALLY ASPHALT FOR ROADS AND CONCRETE FOR ALLEYS. SIDEWALKS ARE TYPICALLY CONCRETE. PLEASE REFER TO ENGINEERING PLANS FOR MORE DETAIL.
- ALL FUTURE PHASES THAT ARE DISTURBED BY CONSTRUCTION WILL BE SEEDED AND STABILIZED IN ACCORDANCE WITH REQUIREMENTS FOUND IN THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION AND SEDIMENT CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE THAT OBSCURES SIGHT VISIBILITY ABOVE THE SIGHT TRIANGLE AREA FOR MORE THAN SIX HORIZONTAL INCHES BETWEEN A HEIGHT OF 26 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TREES WITH AN EXPECTED MATURE DIAMETER AT BREST HEIGHT (DBH) OF SIX INCHES OR LESS MAY BE PLANTED AND MAINTAINED WITHIN THE SIGHT TRIANGLE AREA IF ALL BRANCHES ARE TRIMMED TO MAINTAIN A CLEAR VISION FOR A VERTICAL HEIGHT OF 96 INCHES ABOVE THE ROADWAY SURFACE PER AURORA MUNICIPAL CODE 146-4.2.3.1
- FIRE LIFE SAFETY LANDSCAPE NOTES:
  - THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF THE ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
  - A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
  - LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNED) AS FIRE LANE EASEMENTS (OR CORRIDORS).



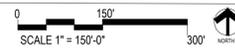
LANDSCAPE SHEETS INDEX	
27	LANDSCAPE KEY MAP & NOTES
28	LOT LAYOUT
29	LANDSCAPE LOT TYPICALS
30	LANDSCAPE LOT TYPICALS
31	LANDSCAPE LOT TYPICALS
32	LANDSCAPE LOT TYPICALS
33	WATER USE PLAN
34	PLANTING SCHEDULE
35	LANDSCAPE PLAN
36	LANDSCAPE PLAN
37	LANDSCAPE PLAN
38	LANDSCAPE PLAN
39	LANDSCAPE PLAN
40	LANDSCAPE PLAN
41	PLANTING DETAILS & CHARTS
42	SITE DETAILS
43	FENCING PLAN & DETAILS
44	MAILBOX PLAN

TRACT OPEN SPACE LANDSCAPE REQUIREMENTS					
TRACT	TRACT AREA (SF)	TOTAL SHRUBS REQUIRED (10 SHRUBS PER 4,000 SF)	TOTAL TREES REQUIRED (1 TREE PER 4,000)	SHRUBS PROVIDED	TREES PROVIDED
TRACT A	134,619	337	34	360	61
TRACT C	83,099	208	21	209	43
TRACT D	39,621	99	10	133	25
TRACT E	4,545	11	1	119	2

CURBSIDE TREE LAWN PLANTING REQUIREMENTS							
STREET NAME	TREE LAWN SIDE OF STREET	TREE LAWN LENGTH (LF)	TREE LAWN WIDTH (LF)	AREA OF CURBSIDE LANDSCAPE (SF)	TOTAL SHRUBS REQUIRED (1/40 SF)	TOTAL SHRUBS PROVIDED	% GRASSES OUT OF TOTAL PLANTS (NOT TO EXCEED 40%)
NORTH QUARTAR STREET	WEST	253	8	2,024	51	53	1%
	EAST	27	8	216	5	13	38%
EAST 59TH DRIVE	NORTH/ EAST	130	8	1,040	26	28	0%
EAST 59TH PLACE	NORTH	155	8	1,240	31	36	25%
	SOUTH	89	8	712	18	19	3%

RIGHT OF WAY STREET TREE REQUIREMENTS					
STREET NAME	STREET SIDE	CURBSIDE LENGTH (LF)	NO. OF STREET SIGNS (REQUIRES 50' CLEAR ZONE)	TOTAL TREES REQUIRED	TREES PROVIDED
EAST 58TH PLACE	NORTH	922	0	23	23
NORTH QUARTAR STREET	WEST	1268	2	29	30
	EAST	1070	2	24	24
NORTH QUEMOY STREET	WEST	286	1	6	7
	EAST	303	1	6	6
EAST 59TH DRIVE	NORTH/EAST	325	1	7	7
	SOUTH/WEST	258	1	5	6
EAST 59TH PLACE	NORTH	802	1	19	19
	SOUTH	567	1	13	10
NORTH QUEMOY COURT	WEST	299	1	6	7
	EAST	457	1	10	11
TOTAL LENGTH =			6557	TOTAL TREES =	149

SHEET INDEX MAP



# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

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OWNER:  
SKYDANCE METRO DISTRICT

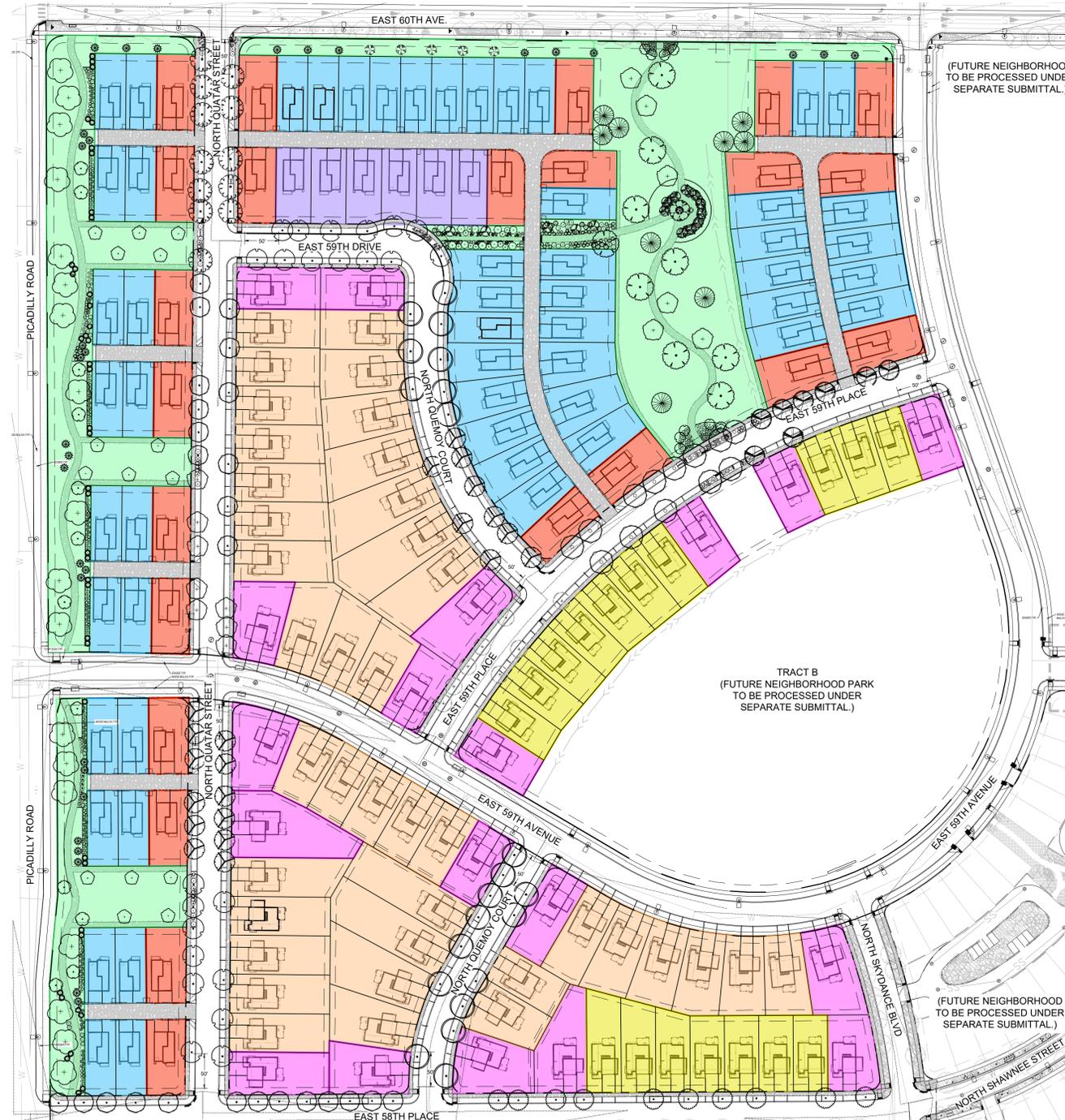
PROJECT TEAM:



## RESIDENTIAL LOT TYPE LEGEND

	55' ALLEY LOAD CORNER ONLY		55' FRONT LOAD INTERIOR ONLY
	50' ALLEY LOAD INTERIOR ONLY		50' FRONT LOAD INTERIOR ONLY
	45' ALLEY LOAD INTERIOR ONLY		OPEN SPACE
	60' FRONT LOAD CORNER ONLY		

NOTE:  
FOR SPECIFIC MINIMUM LANDSCAPE PLANT QUANTITIES PER INDIVIDUAL LOT TYPE, PLEASE REFER TO INDIVIDUAL LANDSCAPE TYPICAL SHEETS .



RESIDENTIAL LOT TYPE MAP



NOT FOR CONSTRUCTION

SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
RESIDENTIAL LOT TYPE MAP

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
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OWNER:  
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PROJECT TEAM:

MARTIN/MARTIN CONSULTING ENGINEERS  
12495 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80225  
303.431.6100 MARTINMARTIN.COM

pcs group

## RECOMMENDED PLANT LIST FOR ON LOT & CURBSIDE LANDSCAPE

CODE	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH
<b>ORNAMENTAL TREE</b>					
ACM	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE-MULT-STEM	B & B	1.5" CAL	18' X 18'
RMM	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	6' CLUMP	6' HT	15' X 15'
AG2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	6' CLUMP	20' X 10'

CODE	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH
<b>DECIDUOUS TREES</b>					
NSM	ACER 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	B & B	2.5" CAL	40' X 30'
SSM	ACER MIYABEI 'STATE STREET'	MIYABEI MAPLE, 'STATE STREET'	B & B	2.5" CAL	30' X 25'
AO	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2" CAL	35' X 35'
HC	CATALPA SPECIOSA 'HEARTLAND'	HEARTLAND CATALPA	B & B	2.5" CAL	40' X 20'
G2	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' TM	SKYLINE THORNLESS HONEY LOCUST	B & B	2" CAL	35' X 35'
GK	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEE TREE - 'ESPRESSO'	B & B	2.5" CAL	60' X 40'
QS	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2" CAL	40' X 30'
RR	ROBINIA PSEUDOACACIA 'PURPLE ROBE'	PURPLE ROBE BLACK LOCUST	670 GAL	2.5" CAL	35' X 25'
UA	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B	2" CAL	45' X 35'
AE3	ULMUS X 'FRONTIER'	AMERICAN ELM	B & B	2" CAL	50' X 40'

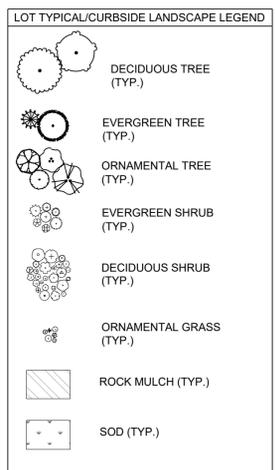
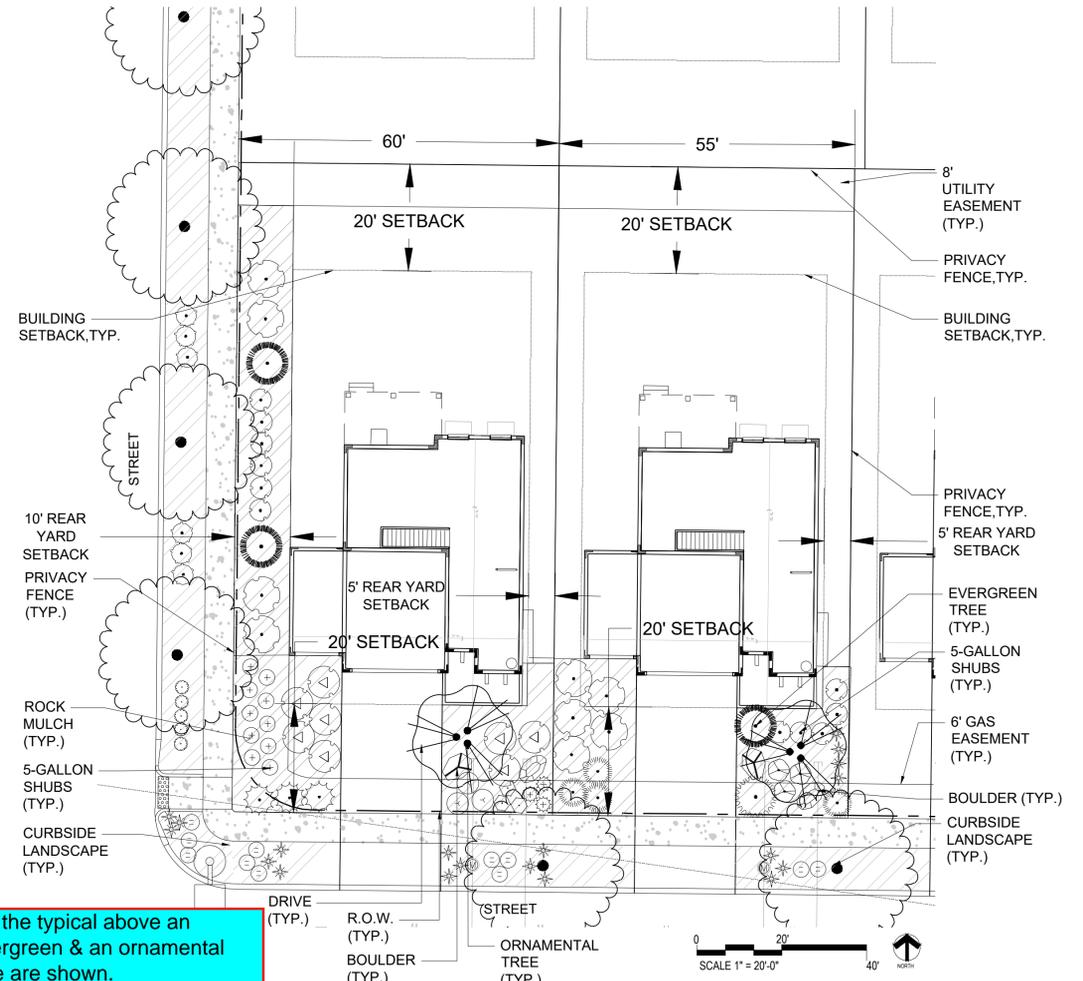
CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
<b>EVERGREEN TREES</b>				
JS2	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	25 GAL	6' HT
JS	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	B & B	6' HT.
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	6' HT. MIN.
PU	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HT. MIN.
PF2	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR COLORADO SPRUCE	B & B	6' HT. MIN.
PP	PINUS EDULIS	PINON PINE	B & B	6' HT
PF	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6' HT. MIN.
PH3	PINUS HELDREICHII	BOSNIAN PINE	B & B	6'-8' HT
PN3	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8' HT
PO	PINUS NIGRA 'OREGON GREEN'	OREGON GREEN AUSTRIAN PINE	B & B	6' HT. MIN.

CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
<b>DECIDUOUS SHRUBS</b>				
CPB	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	2' X 3'
DBB	Buddleia X 'BLUE CHIP'	DWARF BLUE-PURPLE BUTTERFLY BUSH	5 GAL	2.5' X 2.4'
DKS	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL	2.5' X 2.5'
CA2	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	4' X 4'
CI	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	5 GAL	4' X 5'
CK	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	4' X 3'
CBB	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	5' X 5'
PL2	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	2' X 3'
DSM	PHILADELPHUS X VIRGINALIS 'DWARF SNOWFLAKE'	DWARF SNOWFLAKE MOCKORANGE	5 GAL	4' X 4'
DGN	PHYSOCARPUS OPULEFOLIUS 'DART'S GOLD'	YELLOW NINEBARK	5 GAL	4' X 4'
PL	PHYSOCARPUS OPULEFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	3' X 4'
POT	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	2' X 3'
GFP	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL	3' X 4'
PBS	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 5'
THB	RHAMNUS FRANGULA 'COLUMNARIS'	TALL HEDGE BUCKTHORN	5 GAL	4' X 12'
RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 8'
RA	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	1.5' X 6'
PKR	ROSA X 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	5 GAL	3' X 4'
AWS	SPIRAEA JAPONICA 'ANTHONY WATERER'	SPIREA, 'ANTHONY WATERER'	5 GAL	3' X 4'
GFS	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL	4' X 4'
SA2	SPIRAEA JAPONICA 'ALBIFLORA'	WHITE JAPANESE SPIREA	5 GAL	2' X 2'
NFS	SPIRAEA X BUMALDA 'NEON FLASH'	NEON FLASH SPIREA	5 GAL	3'-4'
SA	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL	4' X 4'
MKL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	4' X 5'

CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
<b>EVERGREEN SHRUBS</b>				
AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	2' X 5'
EA	CHRYSOTHAMNUS NAUSEOSA VAR. NAUSEOSA	BABY BLUE RABBITBRUSH	5 GAL	2' X 3'
CC	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	5 GAL	2' X 5'
SGB	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	4' X 4'
EE	GENISTA LYDIA	WOODWAXEN	5 GAL	2' X 2'
JUB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 7'
JUC	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	5 GAL	9" X 8'
SCJ	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	2' X 6'
JS3	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	5' X 7'
MR	MAHONIA REPENS	CREeping OREGON GRAPE	5 GAL	1.5' X 3'
PML	PINUS MUGO 'LAARHEIDE'	LAARHEIDE GOLDEN MUGO	5 GAL	2' X 4'
PM	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL	5' X 5'

CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
<b>GRASSES</b>				
BB	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3'
FRG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	5' X 30"
HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	1.5' X 2'
PMG	MISCANTHUS PURPURASCENS 'AUTUMN RED'	AUTUMN RED FLAME GRASS	5 GAL	5' X 3'
MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	5 GAL	4' X 3'
M2	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL	4' X 5'
MM	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL	4' X 3'
DMG2	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	5 GAL	4' X 4'
MR2	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	MUHLY	5 GAL	3' X 3'
NP	NASSELLA TENUISSIMA 'PONY TAILS'	MEXICAN FEATHERGRASS	5 GAL	2' X 2'
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	5 GAL	2' X 2'
SL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	5 GAL	2.5' X 2.5'

CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
<b>PERENNIAL</b>				
AC2	ACHILLEA MILLEFOLIUM 'COLORADO'	COLORADO MIX COMMON YARROW	5 GAL	2' X 2'
AR	ACHILLEA MILLEFOLIUM 'RED VELVET'	RED VELVET COMMON YARROW	5 GAL	2' X 2'
AC	AGASTACHE CANA 'SINNING'	SONORAN SUNSET® HUMMINGBIRD MINT	5 GAL	1.5' X 1.5'
CT	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	5 GAL	1' X 2'
DMG	COREOPSIS GRANDIFLORA 'BABY SUN'	DWARF TICKSEED	5 GAL	2' X 2'
IG	IRIS X GERMANICA	GERMAN IRIS	5 GAL	1' X 1'
PB3	PHLOX SUBULATA 'EMERALD BLUE'	EMERALD BLUE PHLOX	5 GAL	6" X 1.5'
RE	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	5 GAL	2' X 2'
SP	SALVIA PACHYPHYLLA	MOJAVE SAGE	5 GAL	2.5' X 2.5'



Response: Ornamental tree removed.

On the typical above an evergreen & an ornamental tree are shown.

8 are reflected on the plan.

Response: Shrubs moved to have only 5 shrubs on 55' lot curbside landscape.

- 60' SINGLE FAMILY (CORNER FRONT LOADED)**
- FRONT YARD**
- 1 SHADE TREE (2.5" CAL. MIN) OR 1 ORNAMENTAL TREE (2" CAL. MIN) OR 1 EVERGREEN TREE (6' HT. MIN)
  - MINIMUM 37 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE
  - MAXIMUM 30% CAN BE PERENNIALS/ ORNAMENTAL GRASSES - (11) 1-GAL AND (6) 5-GAL
  - FRONT YARD FENCING SHALL BE INCORPORATED INTO FRONT YARD.
  - REQUIRED FRONT YARD FEATURE OF 2 BOULDERS OR EARTH BERM LESS THAN OR EQUAL TO 2.5' HT. OR WALLS/FENCES SHALL BE REQUIRED.
- SIDE YARD**
- WITH PUBLIC VIEW: 2 TREES REQUIRED TREES CAN BE SHADE TREE (2.5" CAL. MIN) OR ORNAMENTAL TREE (2" CAL. MIN) OR EVERGREEN TREE (6' HT. MIN)
  - MINIMUM 10 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE
  - MAXIMUM 3 OF 10 SHRUBS CAN BE PERENNIALS/ ORNAMENTAL GRASSES AT 5 GAL SIZE.
  - BACK YARD FENCING SHALL BE INCORPORATED INTO SIDE YARD.
  - WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED
- REAR YARD**
- NO PUBLIC VIEW: CANNOT EXCEED 45% TURF. NO OTHER STANDARDS
- 55' SINGLE FAMILY (INTERIOR FRONT LOADED)**
- FRONT YARD**
- 1 SHADE TREE (2.5" CAL. MIN) OR 1 ORNAMENTAL TREE (2" CAL. MIN) OR 1 EVERGREEN TREE (6' HT. MIN)
  - MINIMUM 23 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL SIZE.
  - MAXIMUM 30% CAN BE PERENNIALS/ ORNAMENTAL GRASSES - (7) 1-GAL AND (4) 5-GAL
  - FRONT YARD FENCING SHALL BE INCORPORATED INTO FRONT YARD.
  - REQUIRED FRONT YARD FEATURE OF 2 BOULDERS OR EARTH BERM LESS THAN OR EQUAL TO 2.5' HT. OR WALLS/FENCES SHALL BE REQUIRED.
- SIDE YARD**
- WITH PUBLIC VIEW: 2 TREES REQUIRED TREES CAN BE SHADE TREE (2.5" CAL. MIN) OR ORNAMENTAL TREE (2" CAL. MIN) OR EVERGREEN TREE (6' HT. MIN)
  - MINIMUM 10 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE
  - MAXIMUM 3 OF 10 SHRUBS CAN BE PERENNIALS/ ORNAMENTAL GRASSES AT 5 GAL SIZE.
  - BACK YARD FENCING SHALL BE INCORPORATED INTO SIDE YARD.
  - WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED
- REAR YARD**
- NO PUBLIC VIEW: CANNOT EXCEED 45% TURF. NO OTHER STANDARDS
- CURBSIDE LANDSCAPE REQUIREMENTS**
- 60' SINGLE FAMILY (CORNER FRONT LOADED)**
- TREE REQUIREMENT: (1) TREE PER (40) LINEAR FEET - **4 TREES**
- SHRUB REQUIREMENT: (1) SHRUB PER (40) SQUARE FEET - **32 SHRUBS**
- 55' SINGLE FAMILY (CORNER FRONT LOADED)**
- TREE REQUIREMENT: (1) TREE PER (40) LINEAR FEET - **1 TREES**
- SHRUB REQUIREMENT: (1) SHRUB PER (40) SQUARE FEET - **5 SHRUBS**
- \* DRIVEWAY LOCATIONS ARE CONCEPTUAL CURBSIDE LANDSCAPE TO BE ADJUSTED AT TIME OF HOME BUILDING. ALL PLANTING REQUIREMENTS SHALL BE MET.
- NOTE:**
- THE PLANT LIST SHALL BE USED TO CREATE VARIATIONS OF PLANT TYPES ON EACH LOT.
  - MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY THIRD LOT OF DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN LAYOUT WITH 50% OR MORE OF THE SAME PLANT MATERIAL.
  - PLANT MATERIAL AND LAYOUT SHOULD VARY BETWEEN LOTS SO THAT THE DESIGNS AND PLANTS ARE NOT REPEATED TOO FREQUENTLY. EACH ON-LOT LANDSCAPE TYPICAL IS ILLUSTRATED FOR PURPOSES OF INTENT ONLY. THIS TYPICAL PLAN MAY BE ADJUSTED TO FIT ALTERNATE FOOTPRINTS AND LOT SHAPES PROVIDED THE CITY OF AURORA'S RESIDENTIAL YARD LANDSCAPE REQUIREMENTS ARE MET.

NOT FOR CONSTRUCTION

SKYDANCE NEIGHBORHOOD #1 SITE PLAN LANDSCAPE LOT TYPICALS

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
2	2ND SUBMITTAL	4-12-24
3	3RD SUBMITTAL	7-3-24

Sheet Number:

# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

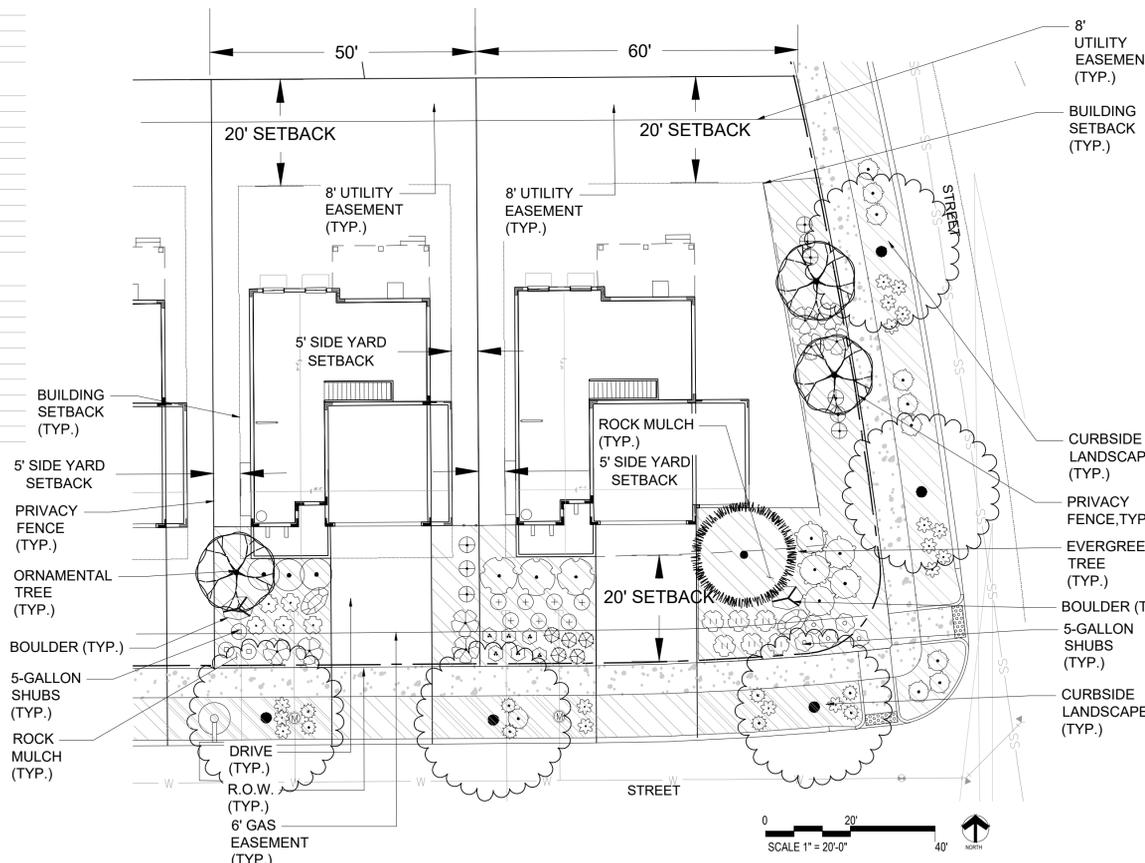
MARTIN/MARTIN  
CONSULTING ENGINEERS  
13495 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80225  
303.431.6100 MARTINMARTIN.COM

pcs group

## RECOMMENDED PLANT LIST FOR ON LOT & CURBSIDE LANDSCAPE

CODE	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH
<b>ORNAMENTAL TREE</b>					
ACM	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE-MULT-STEM	B & B	1.5" CAL	18' X 18'
RMM	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	6' CLUMP	6' HT	15' X 15'
AG2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	6' CLUMP	20' X 10'
<b>DECIDUOUS TREES</b>					
NSM	ACER 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	B & B	2.5" CAL	40' X 30'
SSM	ACER MIYABEI 'STATE STREET'	MIYABEI MAPLE, 'STATE STREET'	B & B	2.5" CAL	30' X 25'
AO	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2" CAL	35' X 35'
HC	CATALPA SPECIOSA 'HEARTLAND'	HEARTLAND CATALPA	B & B	2.5" CAL	40' X 20'
GI2	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' TM	SKYLINE THORNLESS HONEY LOCUST	B & B	2" CAL	35' X 35'
GK	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEE TREE - 'ESPRESSO'	B & B	2.5" CAL	60' X 40'
QS	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2" CAL	40' X 30'
RR	ROBINIA PSEUDOACACIA 'PURPLE ROBE'	PURPLE ROBE BLACK LOCUST	670 GAL	2.5" CAL	35' X 25'
UA	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B	2" CAL	45' X 35'
AE3	ULMUS X 'FRONTIER'	AMERICAN ELM	B & B	2" CAL	50' X 40'
<b>EVERGREEN TREES</b>					
JS2	JUNIPERUS SCOOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	25 GAL	6' HT	15' X 8'
JS	JUNIPERUS SCOOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	B & B	6' HT.	20' X 6'
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	6' HT. MIN.	30' X 20'
PU	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HT. MIN.	12' X 8'
PF2	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR COLORADO SPRUCE	B & B	6' HT. MIN.	10' X 3'
PP	PINUS EDULIS	PINON PINE	B & B	6' HT.	25' X 20'
PH3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6' HT. MIN.	20' X 10'
PH4	PINUS HELDREICHII	BOSNIAN PINE	B & B	6'-8' HT	20' X 12'
PN3	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8' HT	50' X 30'
PO	PINUS NIGRA 'OREGON GREEN'	OREGON GREEN AUSTRIAN PINE	B & B	6' HT. MIN.	15' X 10'
CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	
<b>DECIDUOUS SHRUBS</b>					
CPB	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	2' X 3'	
DBB	BUDDLEJA X 'BLUE CHIP'	DWARF BLUE-PURPLE BUTTERFLY BUSH	5 GAL	2.5" X 2.4"	
DKS	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL	2.5" X 2.5"	
CA2	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	4' X 4'	
CI	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	5 GAL	4' X 5'	
CK	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	4' X 3'	
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PL2	PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	2' X 3'	
DSM	PHILADELPHUS X VIRGINIALIS 'DWARF SNOWFLAKE'	DWARF SNOWFLAKE MOCKORANGE	5 GAL	4' X 4'	
DGN	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	YELLOW NINEBARK	5 GAL	4' X 4'	
PL	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	3' X 4'	
POT	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	2' X 3'	
GFP	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL	3' X 4'	
PBS	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 5"	
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SA2	SPIRAEA JAPONICA 'ALBIFLORA'	WHITE JAPANESE SPIREA	5 GAL	2' X 2"	
NFS	SPIRAEA X BUMALDA 'NEON FLASH'	NEON FLASH SPIREA	5 GAL	3-4"	
SA	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL	4' X 4"	
MKL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	4' X 5"	
<b>EVERGREEN SHRUBS</b>					
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EA	CHRYSOETHAMNUS NAUSEOSA VAR. NAUSEOSA	BABY BLUE RABBITBRUSH	5 GAL	2' X 3"	
CC	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	5 GAL	2' X 5"	
SGB	CYTISUS PURPURASCENS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	4' X 4"	
EE	GENISTA LYDIA	WOADWAXEN	5 GAL	2' X 2"	
JUB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 7"	
JUC	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	5 GAL	9" X 8"	
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JS3	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	5' X 7"	
MR	MAHONIA REPENS	CREEPIING OREGON GRAPE	5 GAL	1.5' X 3"	
PML	PINUS MUGO 'LAARHEIDE'	LAARHEIDE GOLDEN MUGO	5 GAL	2' X 4"	
PM	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL	5' X 5"	
<b>GRASSES</b>					
BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3"	
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HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	1.5' X 2"	
PMG	MISCANTHUS PURPURASCENS 'AUTUMN RED'	AUTUMN RED FLAME GRASS	5 GAL	5' X 3"	
MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	5 GAL	4' X 3"	
MG2	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL	4' X 5"	
MM	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL	4' X 3"	
DMG2	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	5 GAL	4' X 4"	
MR2	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	MUHLY	5 GAL	3' X 3"	
NP	NASSELLA TENUISSIMA 'PONY TAILS'	MEXICAN FEATHERGRASS	5 GAL	2' X 2"	
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	5 GAL	2' X 2"	
SL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	5 GAL	2.5' X 2.5"	
<b>PERENNIAL</b>					
AC2	ACHILLEA MILLEFOLIUM 'COLORADO'	COLORADO MIX COMMON YARROW	5 GAL	2' X 2"	
AR	ACHILLEA MILLEFOLIUM 'RED VELVET'	RED VELVET COMMON YARROW	5 GAL	2' X 2"	
AC	AGASTACHE CANA 'SINNING'	SONORAN SUNSET® HUMMINGBIRD MINT	5 GAL	1.5' X 1.5"	
CT	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	5 GAL	1' X 2"	
DMG	COREOPSIS GRANDIFLORA 'BABY SUN'	DWARF TICKSEED	5 GAL	2' X 2"	
IG	IRIS X GERMANICA	GERMAN IRIS	5 GAL	1' X 1"	
PB3	PHLOX SUBULATA 'EMERALD BLUE'	EMERALD BLUE PHLOX	5 GAL	6" X 1.5"	
RE	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	5 GAL	2' X 2"	
SP	SALVIA PACHYPHYLLA	MOJAVE SAGE	5 GAL	2.5' X 2.5"	

## FRONT LOADED LOT TYPICALS



**50' SINGLE FAMILY (INTERIOR FRONT LOADED)**

- FRONT YARD**
- 1 SHADE TREE (2.5" CAL. MIN) OR 1 ORNAMENTAL TREE (2" CAL. MIN) OR 1 EVERGREEN TREE (6' HT. MIN)
  2. MINIMUM 18 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE.
  3. MAXIMUM 30% CAN BE PERENNIALS/ORNAMENTAL GRASSES - (4) 1-GAL AND (2) 5-GAL
  4. FRONT YARD FENCING SHALL BE INCORPORATED INTO FRONT YARD.
  5. REQUIRED FRONT YARD FEATURE OF 2 BOULDERS OR EARTH BERM LESS THAN OR EQUAL TO 2.5' HT. OR WALLS/FENCES SHALL BE REQUIRED.

**60' SINGLE FAMILY (CORNER FRONT LOADED)**

- FRONT YARD**
- 1 SHADE TREE (2.5" CAL. MIN) OR 1 ORNAMENTAL TREE (2" CAL. MIN) OR 1 EVERGREEN TREE (6' HT. MIN)
  2. MINIMUM 37 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE
  3. MAXIMUM 30% CAN BE PERENNIALS/ ORNAMENTAL GRASSES - (11) 1-GAL AND (6) 5-GAL
  4. FRONT YARD FENCING SHALL BE INCORPORATED INTO FRONT YARD.
  5. REQUIRED FRONT YARD FEATURE OF 2 BOULDERS OR EARTH BERM LESS THAN OR EQUAL TO 2.5' HT. OR WALLS/FENCES SHALL BE REQUIRED.

- SIDE YARD**
1. WITH PUBLIC VIEW: 2 TREES REQUIRED TREES CAN BE SHADE TREE (2.5" CAL. MIN) OR ORNAMENTAL TREE (2" CAL. MIN) OR EVERGREEN TREE (6' HT. MIN)
  2. MINIMUM 10 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE
  3. MAXIMUM 3 OF 10 SHRUBS CAN BE PERENNIALS/ ORNAMENTAL GRASSES AT 5 GAL SIZE.
  4. BACK YARD FENCING SHALL BE INCORPORATED INTO SIDE YARD.
  5. WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED

- REAR YARD**
1. NO PUBLIC VIEW: CANNOT EXCEED 45% TURF, NO OTHER STANDARDS

**CURBSIDE LANDSCAPE REQUIREMENTS 60' SINGLE FAMILY (CORNER FRONT LOADED)**

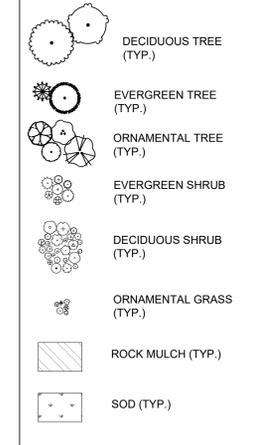
- TREE REQUIREMENT:** (1) TREE PER (40) LINEAR FEET - **MIN. 4 TREES**
- SHRUB REQUIREMENT:** (1) SHRUB PER (40) SQUARE FEET - **MIN. 30 SHRUBS**
- 50' SINGLE FAMILY (INTERIOR FRONT LOADED)**
- TREE REQUIREMENT:** (1) TREE PER (40) LINEAR FEET - **MIN. 1 TREES**
- SHRUB REQUIREMENT:** (1) SHRUB PER (40) SQUARE FEET - **MIN. 5 SHRUBS**

\* DRIVEWAY LOCATIONS ARE CONCEPTUAL CURBSIDE LANDSCAPE TO BE ADJUSTED AT TIME OF HOME BUILDING. ALL PLANTING REQUIREMENTS SHALL BE MET.

**NOTE:**

1. THE PLANT LIST SHALL BE USED TO CREATE VARIATIONS OF PLANT TYPES ON EACH LOT.
2. MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY THIRD LOT OF DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN LAYOUT WITH 50% OR MORE OF THE SAME PLANT MATERIAL.
3. PLANT MATERIAL AND LAYOUT SHOULD VARY BETWEEN LOTS SO THAT THE DESIGNS AND PLANTS ARE NOT REPEATED TOO FREQUENTLY.
4. EACH ON-LOT LANDSCAPE TYPICAL IS ILLUSTRATED FOR PURPOSES OF INTENT ONLY. THIS TYPICAL PLAN MAY BE ADJUSTED TO FIT ALTERNATE FOOTPRINTS AND LOT SHAPES PROVIDED THE CITY OF AURORA'S RESIDENTIAL YARD LANDSCAPE REQUIREMENTS ARE MET.

## LOT TYPICAL/CURBSIDE LANDSCAPE LEGEND



NOT FOR CONSTRUCTION

SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
LANDSCAPE LOT TYPICALS

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
2	2ND SUBMITTAL	4-12-24
3	3RD SUBMITTAL	7-3-24

Sheet Number:

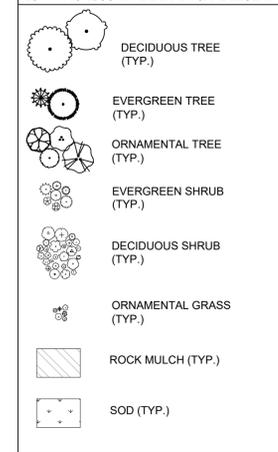
# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

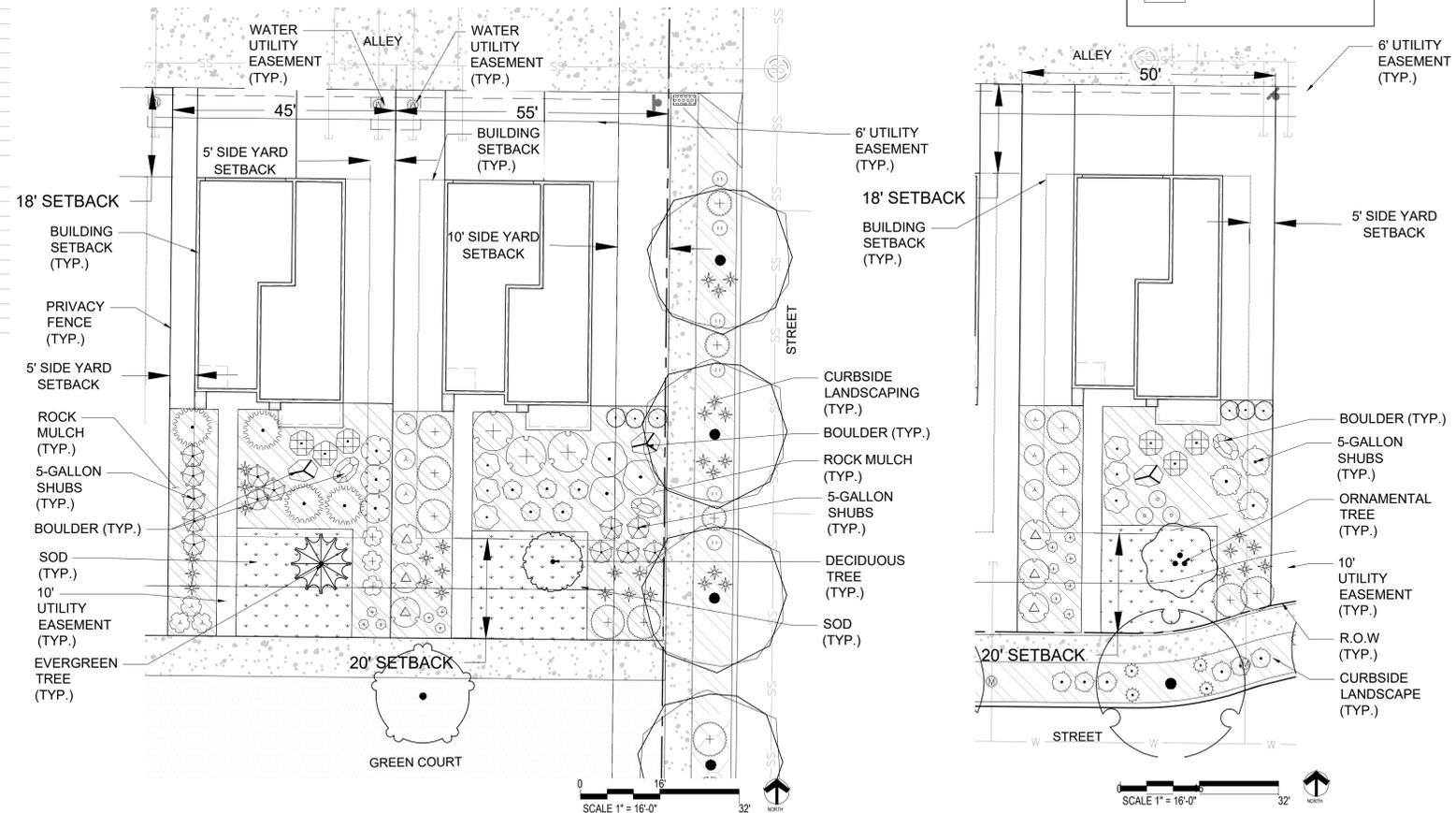
## RECOMMENDED PLANT LIST FOR ON LOT & CURBSIDE LANDSCAPE

CODE	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH
<b>ORNAMENTAL TREE</b>					
ACM	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE-MULT-STEM	B & B	1.5" CAL	18' X 18'
RMM	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	6' CLUMP	6' HT	15' X 15'
AG2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	6' CLUMP	20' X 10'
<b>DECIDUOUS TREES</b>					
NSM	ACER 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	B & B	2.5" CAL	40' X 30'
SSM	ACER MIYABEI 'STATE STREET'	MIYABEI MAPLE, 'STATE STREET'	B & B	2.5" CAL	30' X 25'
AO	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2" CAL	35' X 35'
HC	CATALPA SPECIOSA 'HEARTLAND'	HEARTLAND CATALPA	B & B	2.5" CAL	40' X 20'
GI2	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' TM	SKYLINE THORNLESS HONEY LOCUST	B & B	2" CAL	35' X 35'
GK	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEE TREE - 'ESPRESSO'	B & B	2.5" CAL	60' X 40'
QS	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2" CAL	40' X 30'
RR	ROBINIA PSEUDOACACIA 'PURPLE ROBE'	PURPLE ROBE BLACK LOCUST	670 GAL	2.5" CAL	35' X 25'
UA	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B	2" CAL	45' X 35'
AE3	ULMUS X 'FRONTIER'	AMERICAN ELM	B & B	2" CAL	50' X 40'
<b>EVERGREEN TREES</b>					
JS2	JUNIPERUS SCOOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	25 GAL	6' HT	15' X 8'
JS	JUNIPERUS SCOOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	B & B	6' HT.	20' X 6'
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	6' HT. MIN.	30' X 20'
PU	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HT. MIN.	12' X 8'
PF2	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR COLORADO SPRUCE	B & B	6' HT. MIN.	10' X 3'
PP	PINUS EDULIS	PINON PINE	B & B	6' HT.	25' X 20'
PH3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6' HT. MIN.	20' X 10'
PH4	PINUS HELDREICHII	BOSNIAN PINE	B & B	6'-8" HT	20' X 12'
PN3	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT	50' X 30'
PO	PINUS NIGRA 'OREGON GREEN'	OREGON GREEN AUSTRIAN PINE	B & B	6' HT. MIN.	15' X 10'
CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	
<b>DECIDUOUS SHRUBS</b>					
CPB	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	2' X 3'	
DBB	BUDDLEJA X 'BLUE CHIP'	DWARF BLUE-PURPLE BUTTERFLY BUSH	5 GAL	2.5" X 2.4"	
DKS	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL	2.5" X 2.5"	
CA2	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	4' X 4'	
CI	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	5 GAL	4' X 5'	
CK	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	4' X 3'	
CBB	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	5' X 5'	
PL2	PEROVSKIA ATRIPICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	2' X 3'	
DSM	PHILADELPHUS X VIRGINIALIS 'DWARF SNOWFLAKE'	DWARF SNOWFLAKE MOCKORANGE	5 GAL	4' X 4'	
DGN	PHYSOCARPUS OPIULIFOLIUS 'DART'S GOLD'	YELLOW NINEBARK	5 GAL	4' X 4'	
PL	PHYSOCARPUS OPIULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	3' X 4'	
POT	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	2' X 3'	
GFP	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL	3' X 4'	
PBS	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 5"	
THB	RHAMNUS FRANGULA 'COLUMNARIS'	TALL HEDGE BUCKTHORN	5 GAL	4' X 12"	
RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 8"	
RA	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	1.5' X 6"	
PKR	ROSA X 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	5 GAL	3' X 4'	
AWS	SPIRAEA JAPONICA 'ANTHONY WATERER'	SPIREA, 'ANTHONY WATERER'	5 GAL	3' X 4'	
GFS	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL	4' X 4'	
SA2	SPIRAEA JAPONICA 'ALBIFLORA'	WHITE JAPANESE SPIREA	5 GAL	2' X 2"	
NFS	SPIRAEA X BUMALDA 'NEON FLASH'	NEON FLASH SPIREA	5 GAL	3'-4"	
SA	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL	4' X 4"	
MKL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	4' X 5"	
<b>EVERGREEN SHRUBS</b>					
AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	2' X 5"	
EA	CHRYSOETHAMNUS NAUSEOSA VAR. NAUSEOSA	BABY BLUE RABBITBRUSH	5 GAL	2' X 3"	
CC	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	5 GAL	2' X 5"	
SGB	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	4' X 4"	
EE	GENISTA LYDIA	WOADWAXEN	5 GAL	2' X 2"	
JUB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 7"	
JUC	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	5 GAL	9" X 8"	
SCJ	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	2' X 6"	
JS3	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	5' X 7"	
MR	MAHONIA REPENS	CREEPIING OREGON GRAPE	5 GAL	1.5' X 3"	
PML	PINUS MUGO 'LAARHEIDE'	LAARHEIDE GOLDEN MUGO	5 GAL	2' X 4"	
PM	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL	5' X 5"	
<b>GRASSES</b>					
BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3"	
FRG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	5' X 30"	
HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	1.5' X 2"	
PMG	MISCANTHUS PURPURASCENS 'AUTUMN RED'	AUTUMN RED FLAME GRASS	5 GAL	5' X 3"	
MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	5 GAL	4' X 3"	
MG2	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL	4' X 5"	
MM	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL	4' X 3"	
DMG2	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	5 GAL	4' X 4"	
MR2	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	MUHLY	5 GAL	3' X 3"	
NP	NASSELLA TENUISSIMA 'PONY TAILS'	MEXICAN FEATHERGRASS	5 GAL	2' X 2"	
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	5 GAL	2' X 2"	
SL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	5 GAL	2.5' X 2.5"	
<b>PERENNIAL</b>					
AC2	ACHILLEA MILLEFOLIUM 'COLORADO'	COLORADO MIX COMMON YARROW	5 GAL	2' X 2"	
AR	ACHILLEA MILLEFOLIUM 'RED VELVET'	RED VELVET COMMON YARROW	5 GAL	2' X 2"	
AC	AGASTACHE CANA 'SINNING'	SONORAN SUNSET® HUMMINGBIRD MINT	5 GAL	1.5' X 1.5"	
CT	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	5 GAL	1' X 2"	
DMG	COREOPSIS GRANDIFLORA 'BABY SUN'	DWARF TICKSEED	5 GAL	2' X 2"	
IG	IRIS X GERMANICA	GERMAN IRIS	5 GAL	1' X 1"	
PB3	PHLOX SUBULATA 'EMERALD BLUE'	EMERALD BLUE PHLOX	5 GAL	6" X 1.5"	
RE	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	5 GAL	2' X 2"	
SP	SALVIA PACHYPHYLLA	MOJAVE SAGE	5 GAL	2.5' X 2.5"	

### LOT TYPICAL/CURBSIDE LANDSCAPE LEGEND



### ALLEY LOADED LOT TYPICALS



- 45' SINGLE FAMILY (INTERIOR ALLEY LOADED- GREEN COURT)**
- FRONT YARD**
- 1 SHADE TREE (2.5" CAL. MIN) OR 1 ORNAMENTAL TREE (2" CAL. MIN) OR 1 EVERGREEN TREE (6' HT. MIN)
  - MINIMUM 33 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE.
  - MAXIMUM OF 30% SHRUBS CAN BE PERENNIALS/ ORNAMENTAL GRASSES - (10) 1-GAL AND (5) 5-GAL
  - FRONT YARD FENCING SHALL BE INCORPORATED INTO FRONT YARD.
  - REQUIRED FRONT YARD FEATURE OF 2 BOULDERS OR EARTH BERM LESS THAN OR EQUAL TO 2.5' HT. OR WALLS/FENCES SHALL BE REQUIRED.
- SIDE YARD**
- NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED

- 55' SINGLE FAMILY (CORNER ALLEY LOADED- GREEN COURT)**
- FRONT YARD**
- 1 SHADE TREE (2.5" CAL. MIN) OR 1 ORNAMENTAL TREE (2" CAL. MIN) OR 1 EVERGREEN TREE (6' HT. MIN)
  - MINIMUM 45 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE
  - MAXIMUM 30% SHRUBS CAN BE PERENNIALS/ ORNAMENTAL GRASSES - (13) 1-GAL AND (7) 5-GAL
  - FRONT YARD FENCING SHALL BE INCORPORATED INTO FRONT YARD.
  - REQUIRED FRONT YARD FEATURE OF 2 BOULDERS OR EARTH BERM LESS THAN OR EQUAL TO 2.5' HT. OR WALLS/FENCES SHALL BE REQUIRED.
- SIDE YARD**
- NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED

- 50' SINGLE FAMILY (INTERIOR ALLEY LOADED)**
- FRONT YARD**
- 1 SHADE TREE (2.5" CAL. MIN) OR 1 ORNAMENTAL TREE (2" CAL. MIN) OR 1 EVERGREEN TREE (6' HT. MIN)
  - MINIMUM 39 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE.
  - MAXIMUM 30% SHRUBS CAN BE PERENNIALS/ORNAMENTAL GRASSES - (11) 1-GAL AND (6) 5-GAL.
  - FRONT YARD FENCING SHALL BE INCORPORATED INTO FRONT YARD.
  - REQUIRED FRONT YARD FEATURE OF 2 BOULDERS OR EARTH BERM LESS THAN OR EQUAL TO 2.5' HT. OR WALLS/FENCES SHALL BE REQUIRED.
- SIDE YARD**
- NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED

### CURBSIDE LANDSCAPE REQUIREMENTS

#### 50' SINGLE FAMILY (INTERIOR ALLEY LOADED)

TREE REQUIREMENT: (1) TREE PER (40) LINEAR FEET - MIN. 1 TREES

SHRUB REQUIREMENT: (1) SHRUB PER (40) SQUARE FEET - MIN. 10 SHRUBS

#### 55' SINGLE FAMILY (CORNER ALLEY LOADED - GREEN COURT)

TREE REQUIREMENT: (1) TREE PER (40) LINEAR FEET - MIN. 3 TREES

SHRUB REQUIREMENT: (1) SHRUB PER (40) SQUARE FEET - MIN. 21 SHRUBS

\* DRIVEWAY LOCATIONS ARE CONCEPTUAL CURBSIDE LANDSCAPE TO BE ADJUSTED AT TIME OF HOME BUILDING. ALL PLANTING REQUIREMENTS TO BE MET.

OWNER: SKYDANCE METRO DISTRICT

PROJECT TEAM:



NOT FOR CONSTRUCTION

SKYDANCE NEIGHBORHOOD #1 SITE PLAN LANDSCAPE LOT TYPICALS

Issue / Revisions	Date
1ST SUBMITTAL	11-28-23
2ND SUBMITTAL	4-12-24
3RD SUBMITTAL	7-3-24

Sheet Number:

# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## ALTERANTE LOT TYPICALS

	DECIDUOUS TREE (TYP.)
	EVERGREEN TREE (TYP.)
	ORNAMENTAL TREE (TYP.)
	EVERGREEN SHRUB (TYP.)
	DECIDUOUS SHRUB (TYP.)
	ORNAMENTAL GRASS (TYP.)
	ROCK MULCH (TYP.)
	SOD (TYP.)

### RECOMMENDED PLANT LIST FOR ON LOT & CURBSIDE LANDSCAPE

CODE	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH
<b>ORNAMENTAL TREE</b>					
ACM	ACER GINNALA 'COMPACTUM'	COMPACT AMUR MAPLE-MULT-STEM	B & B	1.5" CAL	18' X 18'
RMM	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	6' CLUMP	6' HT	15' X 15'
AG2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	6' CLUMP	20' X 10'

CODE	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH
<b>DECIDUOUS TREES</b>					
NSM	ACER 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	B & B	2.5" CAL	40' X 30'
SSM	ACER MIYABEI 'STATE STREET'	MIYABEI MAPLE, 'STATE STREET'	B & B	2.5" CAL	30' X 25'
AO	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2" CAL	35' X 35'
HC	CATALPA SPECIOSA 'HEARTLAND'	HEARTLAND CATALPA	B & B	2.5" CAL	40' X 20'
GI2	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' TM	SKYLINE THORNLESS HONEY LOCUST	B & B	2" CAL	35' X 35'
GK	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEE TREE - 'ESPRESSO'	B & B	2.5" CAL	60' X 40'
QS	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2" CAL	40' X 30'
RR	ROBINIA PSEUDOACACIA 'PURPLE ROBE'	PURPLE ROBE BLACK LOCUST	670 GAL	2.5" CAL	35' X 25'
UA	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B	2" CAL	45' X 35'
AE3	ULMUS X 'FRONTIER'	AMERICAN ELM	B & B	2" CAL	50' X 40'

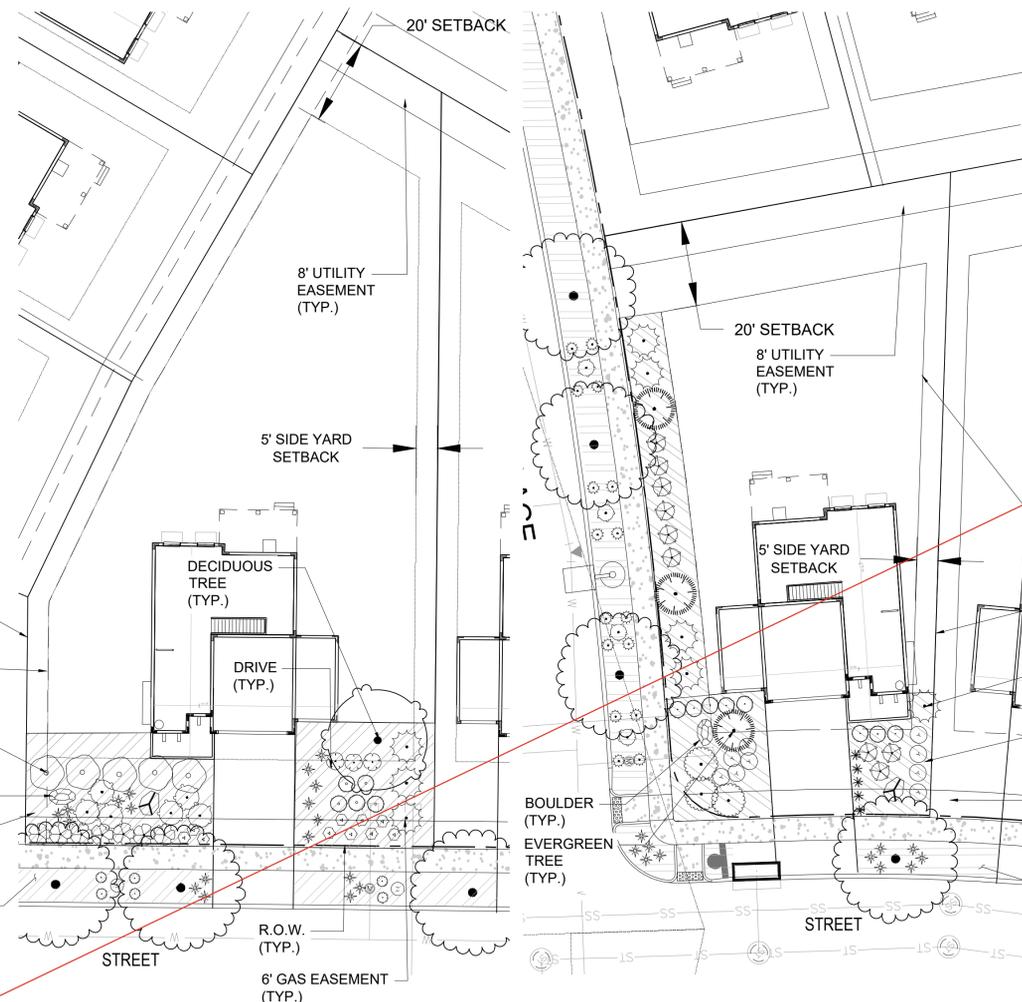
CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
<b>EVERGREEN TREES</b>				
JS2	JUNIPERUS SCOOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	25 GAL	6' HT
JS	JUNIPERUS SCOOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	B & B	6' HT.
PD	PICEA GLAUCOA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	6' HT. MIN.
PU	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HT. MIN.
PF2	PICEA PUNGENS 'FASTIGIATA'	COLUMNAR COLORADO SPRUCE	B & B	6' HT. MIN.
PP	PINUS EDULIS	PINON PINE	B & B	6' HT
PH	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	6' HT. MIN.
PH3	PINUS HELDREICHII	BOSNIAN PINE	B & B	6'-8" HT
PN3	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6'-8" HT
PO	PINUS NIGRA 'OREGON GREEN'	OREGON GREEN AUSTRIAN PINE	B & B	6' HT. MIN.

CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
<b>DECIDUOUS SHRUBS</b>				
CPB	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	2' X 3'
DBB	BUDDLEJA X 'BLUE CHIP'	DWARF BLUE-PURPLE BUTTERFLY BUSH	5 GAL	2.5" X 2.4"
DKS	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL	2.5" X 2.5"
CA2	CORNUS SERICEA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	4' X 4'
CI	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	5 GAL	4' X 5'
CK	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED TWIG DOGWOOD	5 GAL	4' X 3'
CBB	EUONYMUS ALATUS 'COMPACTUS'	COMPACT BURNING BUSH	5 GAL	5' X 5'
PL2	PEROVSKIA ATRIPLEXIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	2' X 3'
DSM	PHILADELPHUS X VIRGINIALIS 'DWARF SNOWFLAKE'	DWARF SNOWFLAKE MOCKORANGE	5 GAL	4' X 4'
DGN	PHYSOCARPUS OPIULIFOLIUS 'DART'S GOLD'	YELLOW NINEBARK	5 GAL	4' X 4'
PL	PHYSOCARPUS OPIULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	4' X 4'
POT	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	2' X 3'
GFP	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL	3' X 4'
PBS	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 5"
THB	RHAMNUS FRANGULA 'COLUMNARIS'	TALL HEDGE BUCKTHORN	5 GAL	4' X 12"
RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 8"
RA	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	1.5' X 6"
PKR	ROSA X 'PINK KNOCKOUT'	PINK KNOCKOUT ROSE	5 GAL	3' X 4'
AWS	SPIRAEA JAPONICA 'ANTHONY WATERER'	SPIREA, 'ANTHONY WATERER'	5 GAL	3' X 4'
GFS	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL	4' X 4'
SA2	SPIRAEA JAPONICA 'ALBIFLORA'	WHITE JAPANESE SPIREA	5 GAL	2' X 2"
NFS	SPIRAEA X BUMALDA 'NEON FLASH'	NEON FLASH SPIREA	5 GAL	3'-4"
SA	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL	4' X 4'
MKL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	4' X 5'

CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
<b>EVERGREEN SHRUBS</b>				
AP	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	2' X 5'
EA	CHRYSOETHAMNUS NAUSEOSA VAR. NAUSEOSA	BABY BLUE RABBITRUSS	5 GAL	2' X 3'
CC	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	5 GAL	2' X 5'
SGB	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	4' X 4'
EE	GENISTA LYDIA	WOADWAXEN	5 GAL	2' X 2"
JUB	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 7"
JUC	JUNIPERUS SABINA 'CALGARY CARPET' TM	CALGARY CARPET JUNIPER	5 GAL	9" X 8"
SCJ	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	2' X 6"
JS3	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	5' X 7"
MR	MAHONIA REPENS	CREEPIING OREGON GRAPE	5 GAL	1.5' X 3'
PML	PINUS MUGO 'LAARHEIDE'	LAARHEIDE GOLDEN MUGO	5 GAL	2' X 4"
PM	PINUS MUGO 'MOPS'	MOPS MUGO PINE	5 GAL	5' X 5"

CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
<b>GRASSES</b>				
BB	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3'
FRG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	5' X 30"
HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	1.5' X 2"
PMG	MISCANTHUS PURPURASCENS 'AUTUMN RED'	AUTUMN RED FLAME GRASS	5 GAL	5' X 3'
MSA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	5 GAL	4' X 3'
MG2	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL	4' X 5'
MM	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	5 GAL	4' X 3'
DMG2	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	5 GAL	4' X 4"
MR2	MUHLBERGIA CAPILLARIS 'REGAL MIST' TM	MUHLI	5 GAL	3' X 3'
NP	NASSELLA TENUISSIMA 'PONY TAILS'	MEXICAN FEATHERGRASS	5 GAL	2' X 2"
PH	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	5 GAL	2' X 2"
SL	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	5 GAL	2.5' X 2.5"

CODE	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH
<b>PERENNIAL</b>				
AC2	ACHILLEA MILLEFOLIUM 'COLORADO'	COLORADO MIX COMMON YARROW	5 GAL	2' X 2"
AR	ACHILLEA MILLEFOLIUM 'RED VELVET'	RED VELVET COMMON YARROW	5 GAL	2' X 2"
AC	AGASTACHE CANA 'SINNING'	SONORAN SUNSET® HUMMINGBIRD MINT	5 GAL	1.5' X 1.5'
CT	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	5 GAL	1' X 2"
DMG	COREOPSIS GRANDIFLORA 'BABY SUN'	DWARF TICKSEED	5 GAL	2' X 2"
IG	IRIS X GERMANICA	GERMAN IRIS	5 GAL	1' X 1"
PB3	PHLOX SUBULATA 'EMERALD BLUE'	EMERALD BLUE PHLOX	5 GAL	6" X 1.5"
RE	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	5 GAL	2' X 2"
SP	SALVIA PACHYPHYLLA	MOJAVE SAGE	5 GAL	2.5' X 2.5"



### CURBSIDE LANDSCAPE REQUIREMENTS

- 60' SINGLE FAMILY (CORNER FRONT LOADED)**
- TREE REQUIREMENT: (1) TREE PER (40) LINEAR FEET - MIN. 4 TREES
  - SHRUB REQUIREMENT: (1) SHRUB PER (40) SQUARE FEET - MIN. 30 SHRUBS
- 60' SINGLE FAMILY (FRONT LOADED)**
- TREE REQUIREMENT: (1) TREE PER (40) LINEAR FEET - MIN. 2 TREES
  - SHRUB REQUIREMENT: (1) SHRUB PER (40) SQUARE FEET - MIN. 14 SHRUBS
- \* DRIVEWAY LOCATIONS ARE CONCEPTUAL CURBSIDE LANDSCAPE TO BE ADJUSTED AT TIME OF HOME BUILDING.

Response: Curbside landscaping and street tree requirements are included on sheet - moved to for clarity.

The street trees and curbside landscaping are missing from these plant lists.

- 60' SINGLE FAMILY (FRONT LOADED)**
- FRONT YARD
- 1 SHADE TREE (2.5" CAL. MIN) OR 1 ORNAMENTAL TREE (2" CAL. MIN) OR 1 EVERGREEN TREE (6' HT. MIN)
  - MINIMUM 51 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE
  - MAXIMUM 30% CAN BE PERENNIALS/ ORNAMENTAL GRASSES - (14) 1-GAL AND (7) 5-GAL.
  - FRONT YARD FENCING SHALL BE INCORPORATED INTO FRONT YARD.
  - REQUIRED FRONT YARD FEATURE OF 2 BOULDERS OR EARTH BERM LESS THAN OR EQUAL TO 2.5' HT. OR WALLS/FENCES SHALL BE REQUIRED.
- SIDE YARD
1. NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED

- 60' SINGLE FAMILY (CORNER FRONT LOADED)**
- FRONT YARD
- 1 SHADE TREE (2.5" CAL. MIN) OR 1 ORNAMENTAL TREE (2" CAL. MIN) OR 1 EVERGREEN TREE (6' HT. MIN)
  - MINIMUM 29 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE
  - MAXIMUM 30% CAN BE PERENNIALS/ ORNAMENTAL GRASSES - (9) 1-GAL AND (4) 5-GAL
  - FRONT YARD FENCING SHALL BE INCORPORATED INTO FRONT YARD.
  - REQUIRED FRONT YARD FEATURE OF 2 BOULDERS OR EARTH BERM LESS THAN OR EQUAL TO 2.5' HT. OR WALLS/FENCES SHALL BE REQUIRED.
- SIDE YARD
- WITH PUBLIC VIEW: 2 TREES REQUIRED TREES CAN BE SHADE TREE (2.5" CAL. MIN) OR ORNAMENTAL TREE (2" CAL. MIN) OR EVERGREEN TREE (6' HT. MIN)
  - MINIMUM 10 SHRUBS WITH A MINIMUM OF THREE DIFFERENT SPECIES AT 5 GAL. SIZE
  - MAXIMUM 3 OF 10 SHRUBS CAN BE PERENNIALS/ ORNAMENTAL GRASSES AT 5 GAL. SIZE.
  - BACK YARD FENCING SHALL BE INCORPORATED INTO SIDE YARD.
  - WITH NO PUBLIC VIEW: MULCH REQUIRED BUT NO PLANT MATERIAL REQUIRED
- SIDE YARD
1. NO PUBLIC VIEW: MULCH REQUIRED BUT NO

**NOTE:**

1. THE PLANT LIST SHALL BE USED TO CREATE VARIATIONS OF PLANT TYPES ON E
2. MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY THIRD LOT ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN LAYOUT WITH THE SAME PLANT MATERIAL.
3. PLANT MATERIAL AND LAYOUT SHOULD VARY BETWEEN LOTS SO THAT THE DES ARE NOT REPEATED TOO FREQUENTLY.
4. EACH ON-LOT LANDSCAPE TYPICAL IS ILLUSTRATED FOR PURPOSES OF INTENT TYPICAL PLAN MAY BE ADJUSTED TO FIT ALTERNATE FOOTPRINTS AND LOT SHAPI CITY OF AURORA'S RESIDENTIAL YARD LANDSCAPE REQUIREMENTS ARE MET.

OWNER:  
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pcs group

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SKYDANCE NEIGHBORHOOD #1 SITE PLAN LANDSCAPE LOT TYPICALS

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
2	2ND SUBMITTAL	4-12-24
3	3RD SUBMITTAL	7-3-24

Sheet Number:

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A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

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**pcs group**

WATER USE TABLE			
SYMBOL	WATER USE AREA TYPE	AREA (SF/AC)	PERCENTAGE OF TOTAL LANDSCAPE AREA
	HIGH WATER USE (SOD)	22,590 SF	7.00%
	LOW WATER USE (SHRUB BEDS & NATIVE SEED)	274,477 SF	93.00%
TOTAL		297,067 SF 6.81 AC	100.00%



WATER-USE PLAN



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SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
RESIDENTIAL LOT TYPE MAP

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
1	2ND SUBMITTAL	4-12-24
1	3RD SUBMITTAL	7-3-24

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OWNER:  
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## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH	IRR ZONE
<b>ORNAMENTAL TREE</b>								
	AG2	15	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL	20' X 10'	
	WKH	9	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	B & B	2" CAL	25' X 20'	LOW
	MP	3	MALUS X 'PRAIRIE FIRE'	PRAIRIE FIRE CRAB APPLE	B & B	2" CAL	15' X 15'	MEDIUM
<b>DECIDUOUS TREES</b>								
	AE2	7	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN MAPLE	B & B	2.5" CAL	40' X 35'	MODERATE
	AO	1	AESCULUS GLABRA	OHIO BUCKEYE	B & B	2.5" CAL	35' X 35'	MODERATE
	HC	12	CATALPA SPECIOSA 'HEARTLAND'	HEARTLAND CATALPA	B & B	2.5" CAL	40' X 20'	LOW
	CO2	1	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	50' X 40'	LOW
	GI	14	GLEDTISIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5" CAL	40' X 35'	LOW
	CRC	15	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	B & B	2.5" CAL	30' X 20'	LOW
	UD	1	ULMUS DAVIDIANA JAPONICA 'DISCOVERY'	DISCOVERY ELM	B & B	2" CAL	50' X 40'	MODERATE
	UA	3	ULMUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	B & B	2.5" CAL	45' X 35'	
	CO	9	ULMUS X 'MORTON GLOSSY'	TRIUMPH ELM	B & B	2.5" CAL	50' X 40'	LOW
<b>EVERGREEN TREES</b>								
	JS2	5	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	25 GAL	6" HT	15' X 8'	LOW
	PH3	26	PINUS HELDREICHII	BOSNIAN PINE	B & B	6"-8" HT	20' X 12'	LOW
	PN3	9	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6"-8" HT	50' X 30'	LOW
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	SUN/SHADE
<b>DECIDUOUS SHRUBS</b>								
	AP	12	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	2' X 5'	VERY LOW	SHADE-SUN
	DKS	18	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST SPIREA	5 GAL	2.5' X 2.5'	MODERATE	FULL SUN
	CS2	10	CORNUS SERICEA 'CARDINAL'	CARDINAL RED-TWIG DOGWOOD	5 GAL	8' X 8'	MEDIUM	F/P SUN
	CI	24	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	5 GAL	4' X 5'	MODERATE	F/P SUN
	FF	12	FORSYTHIA X 'NORTHERN SUN'	NORTHERN SUN FORSYTHIA	5 GAL	10' X 8'	LOW	
	RSA	88	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'	LOW-MOD	FULL SUN
	PL2	68	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	2' X 3'	LOW	FULL SUN
	DGN	16	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	YELLOW NINEBARK	5 GAL	4' X 4'	LOW-MOD	F/P SUN
	MN	15	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	5 GAL	7' X 7'	LOW	F/P SUN
	PLS	23	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	5 GAL	8' X 6'	LOW	FULL SUN
	GC	6	RIBES AUREUM	GOLDEN CURRANT	5 GAL	6' X 6'	LOW	F/P SUN
	AWS	13	SPIRAEA JAPONICA 'ANTHONY WATERER'	SPIREA 'ANTHONY WATERER'	5 GAL	3' X 4'	LOW-MOD	FULL SUN
	GFS	67	SPIRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPIREA	5 GAL	4' X 4'	MODERATE	FULL SUN
	CL	10	SYRINGA OBLATA 'CHEYENNE'	CHEYENNE LILAC	5 GAL	8' X 12'	LOW	
	MKL	58	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL	4' X 5'	LOW	FULL SUN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT				
<b>EVERGREEN SHRUBS</b>									
	JUH	36	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	5 GAL	5' X 8'	LOW-MOD	FULL SUN	
	JUB	9	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8' X 7'	LOW	FULL SUN	
	SGJ	35	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	2' X 6'	LOW	FULL SUN	
	JS3	5	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	5' X 7'	LOW	FULL SUN	
<b>GRASSES</b>									
	BB	29	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3'	LOW	F/P SUN	
	PMG	67	MISCANTHUS PURPURASCENS 'AUTUMN RED'	AUTUMN RED FLAME GRASS	5 GAL	5' X 3'	MODERATE	FULL SUN	
	MG2	95	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	5 GAL	4' X 5'	MODERATE	FULL SUN	
	MV	33	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	5 GAL	4' X 3'	MEDIUM	F/P SUN	
	PH	78	PENNISETUM ALOPECUROIDES 'HA MELN'	HA MELN FOUNTAIN GRASS	5 GAL	2' X 2'	LOW	FULL SUN	

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
<b>GROUND COVER</b>					
<b>SEED</b>					
	NS	104,596 SF	NATIVE SEED MIX - NON-IRR	NATIVE SEED MIX - NON-IRR	SEED
<b>SOD</b>					
	SO2	31,261 SF	TURF GRASS	TURF GRASS	SOD
<b>MULCH</b>					
	RM	3,174 SF	ROCK MULCH 4" DEPTH, 1.5" DRENNAN GRANITE OR SIMILAR	ROCK MULCH	MULCH
	WM	21,641 SF	WOOD MULCH SHREDDED CEDAR	WOOD MULCH	MULCH

RATE	SPECIES	COMMON NAME
12 PLS LBS/AC.	BUCHLOE DACTYLOIDES*	BUFFALO GRASS*
8 PLS LBS/AC.	BOUTELOUA GRACILIS*	BLUE GRAMA*
3 PLS LBS/AC.	KOELERIS CRISTATA	JUNE GRASS
6 PLS LBS/AC.	PASCOPYRUM SMITHII	WESTERN WHEATGRASS
1 PLS LBS/AC.	SPOROBOLUS CRYPTANDRUS*	SAND DROPSEED*

\*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 30 LBS/ACRE RATE FOR MIX.

**NATIVE SEED SCHEDULE**  
**SHORT GRASS PRAIRIE MIX**  
 FOR DRY, UPLAND, SAND LOAM TO CLAY LOAM SOILS, BEST WITH 1-3%+ ORGANIC MATTER. GRASSES ARE SHORT STATURE. SEEDING RATE IS 30 PLS LBS/AC. CROSS DRILL OR BROADCAST SEE AND HARROW, MULCH. FOLLOW SEED SPECIFICATIONS. PLANT HEIGHTS ARE MOSTLY <10 INCHES. WHILE NOT RECOMMENDED, OMITTING WILDFLOWERS, WESTERN WHEAT AND SAND DROPSEED, WILL ASSURE SHORTEST VEGETATION.

\* NOTE :  
 (i) : PLANT SCHEDULE ONLY INCLUDES PLANTINGS AND GROUND COVER IN OPEN SPACE TRACT AREAS. DOES NOT INCLUDE CURBSIDE PLANTINGS.

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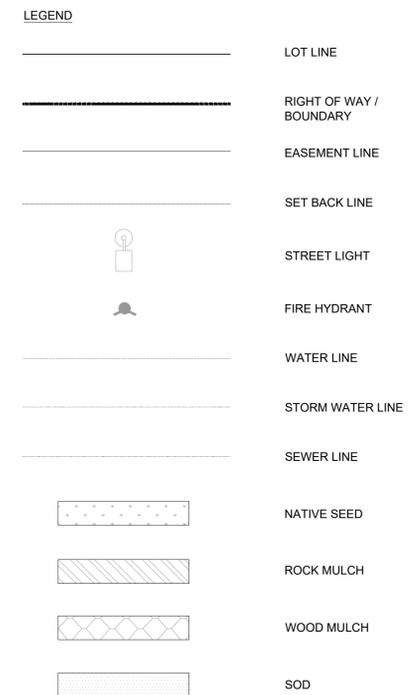
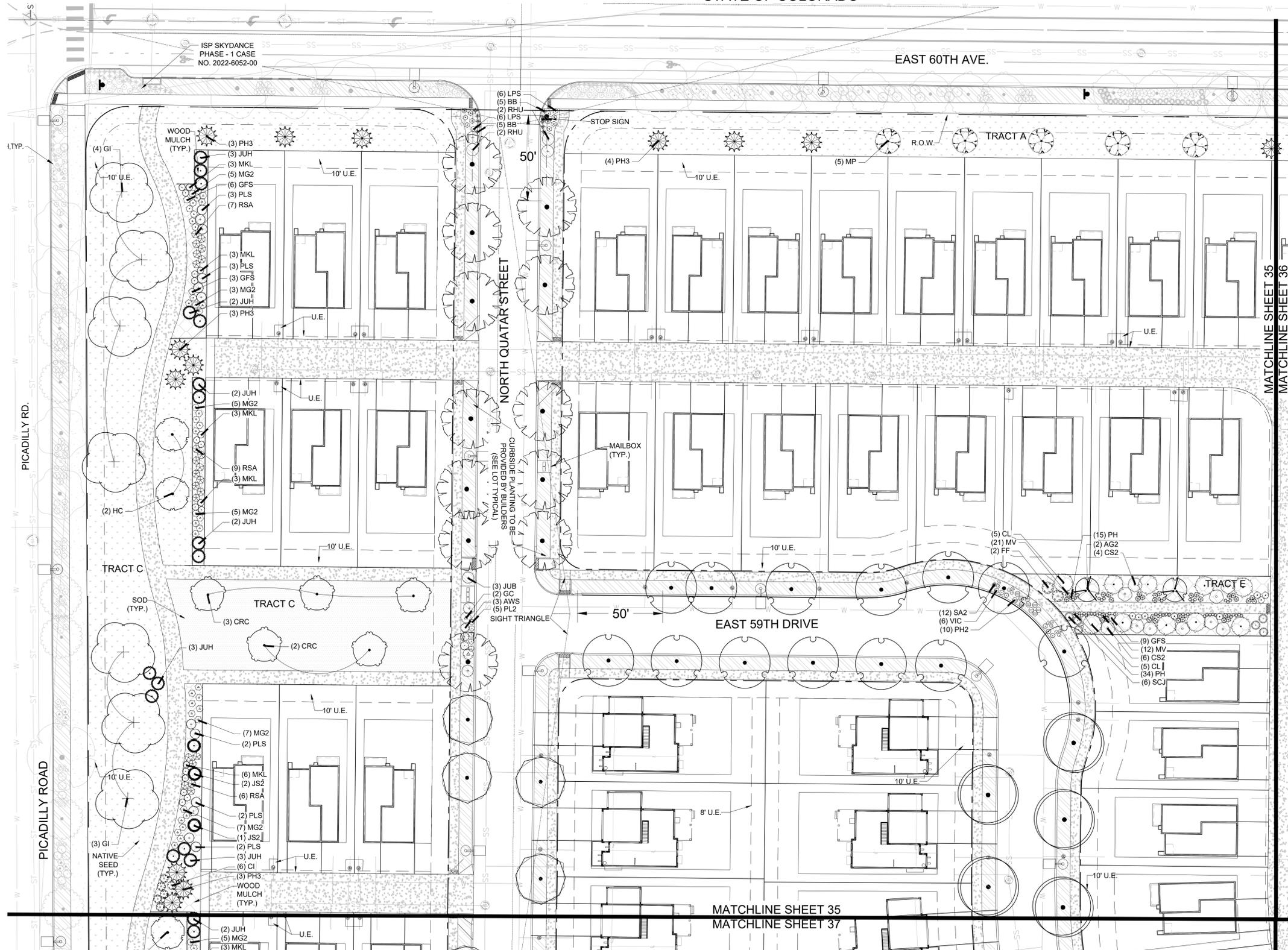
SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
PLANTING SCHEDULE

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
2	2ND SUBMITTAL	4-12-24
3	3RD SUBMITTAL	7-3-24

Sheet Number:

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\*NOTE: DRIVEWAY LOCATIONS ARE TBD AND WILL NOT CONFLICT WITH WATER METERS.

OWNER:  
SKYDANCE METRO DISTRICT

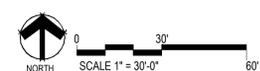
PROJECT TEAM:  
  
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SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
LANDSCAPE PLAN

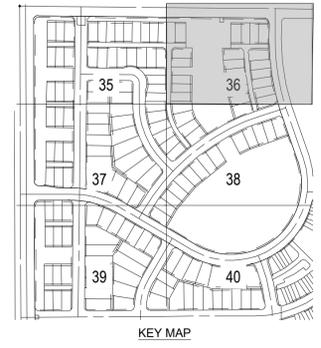
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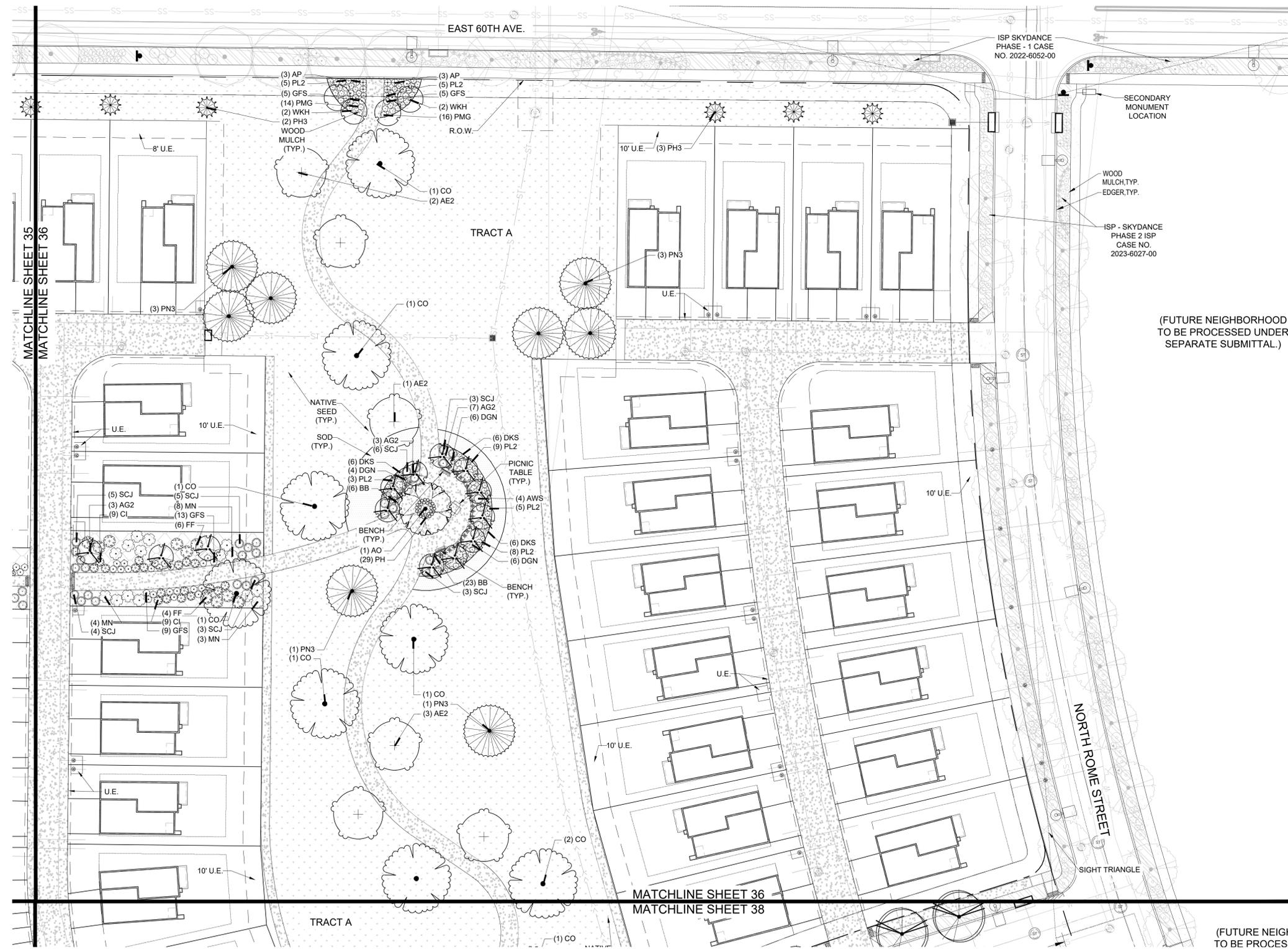
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OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:  
  
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LEGEND

	LOT LINE
	RIGHT OF WAY / BOUNDARY
	EASEMENT LINE
	SET BACK LINE
	STREET LIGHT
	FIRE HYDRANT
	WATER LINE
	STORM WATER LINE
	SEWER LINE
	NATIVE SEED
	ROCK MULCH
	WOOD MULCH
	SOD

(FUTURE NEIGHBORHOOD TO BE PROCESSED UNDER SEPARATE SUBMITTAL.)

\*NOTE: DRIVEWAY LOCATIONS ARE TBD AND WILL NOT CONFLICT WITH WATER METERS.

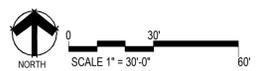
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SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
LANDSCAPE PLAN

Issue / Revisions	Date
1ST SUBMITTAL	11-28-23
2ND SUBMITTAL	4-12-24
3RD SUBMITTAL	7-3-24

No.	Sheet Number:
1	
1	
1	



(FUTURE NEIGHBORHOOD TO BE PROCESSED UNDER SEPARATE SUBMITTAL.)

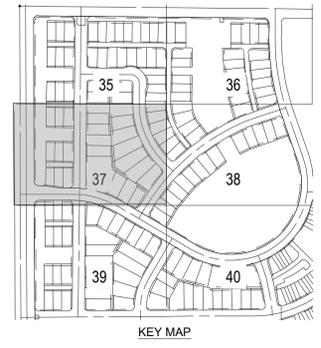
# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

MARTIN/MARTIN  
CONSULTING ENGINEERS  
13499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80232  
303.431.6100 MARTINMARTIN.COM



LEGEND

- LOT LINE
- RIGHT OF WAY / BOUNDARY
- EASEMENT LINE
- SET BACK LINE
- STREET LIGHT
- FIRE HYDRANT
- WATER LINE
- STORM WATER LINE
- SEWER LINE
- NATIVE SEED
- ROCK MULCH
- WOOD MULCH
- SOD

NOTE: DRIVEWAY LOCATIONS ARE TBD AND WILL NOT CONFLICT WITH WATER METERS.

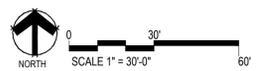
NOT FOR CONSTRUCTION

SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
LANDSCAPE PLAN

ISP - SKYDANCE  
PHASE 2 ISP  
CASE NO.  
2023-6027-00

Issue / Revisions	Date
1ST SUBMITTAL	11-28-23
2ND SUBMITTAL	4-12-24
3RD SUBMITTAL	7-3-24

Sheet Number:



# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

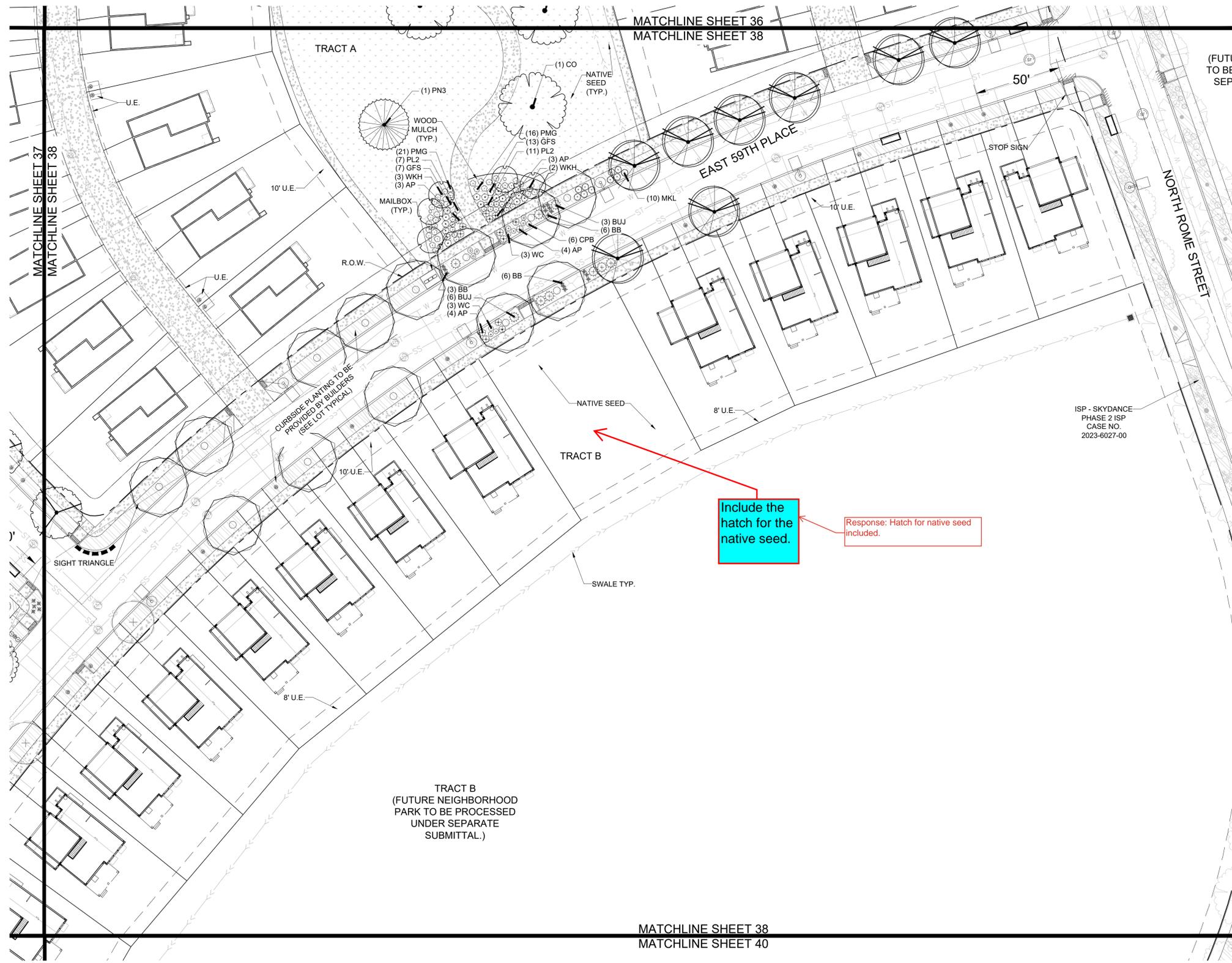
A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

MARTIN/MARTIN  
CONSULTANTS ENGINEERS  
3399 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80233  
303.431.6100 MARTINMARTIN.COM



LEGEND

	LOT LINE
	RIGHT OF WAY / BOUNDARY
	EASEMENT LINE
	SET BACK LINE
	STREET LIGHT
	FIRE HYDRANT
	WATER LINE
	STORM WATER LINE
	SEWER LINE
	NATIVE SEED
	ROCK MULCH
	WOOD MULCH
	SOD

NOTE: DRIVEWAY LOCATIONS ARE TBD AND WILL NOT CONFLICT WITH WATER METERS.

Include the hatch for the native seed.

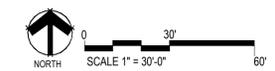
Response: Hatch for native seed included.

NOT FOR CONSTRUCTION

SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
LANDSCAPE PLAN

No.	Issue / Revisions	Date
1	1ST SUBMITTAL	11-28-23
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MATCHLINE SHEET 37  
MATCHLINE SHEET 38

MATCHLINE SHEET 36  
MATCHLINE SHEET 38

MATCHLINE SHEET 38  
MATCHLINE SHEET 40

# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

MARTIN/MARTIN  
CONSULTING ENGINEERS  
3299 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80223  
303.431.6500 MARTINMARTIN.COM



LEGEND

- LOT LINE
- RIGHT OF WAY / BOUNDARY
- EASEMENT LINE
- SET BACK LINE
- STREET LIGHT
- FIRE HYDRANT
- WATER LINE
- STORM WATER LINE
- SEWER LINE
- NATIVE SEED
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NOTE: DRIVEWAY LOCATIONS ARE TBD AND WILL NOT CONFLICT WITH WATER METERS.

NOT FOR CONSTRUCTION

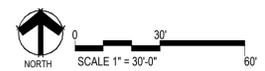
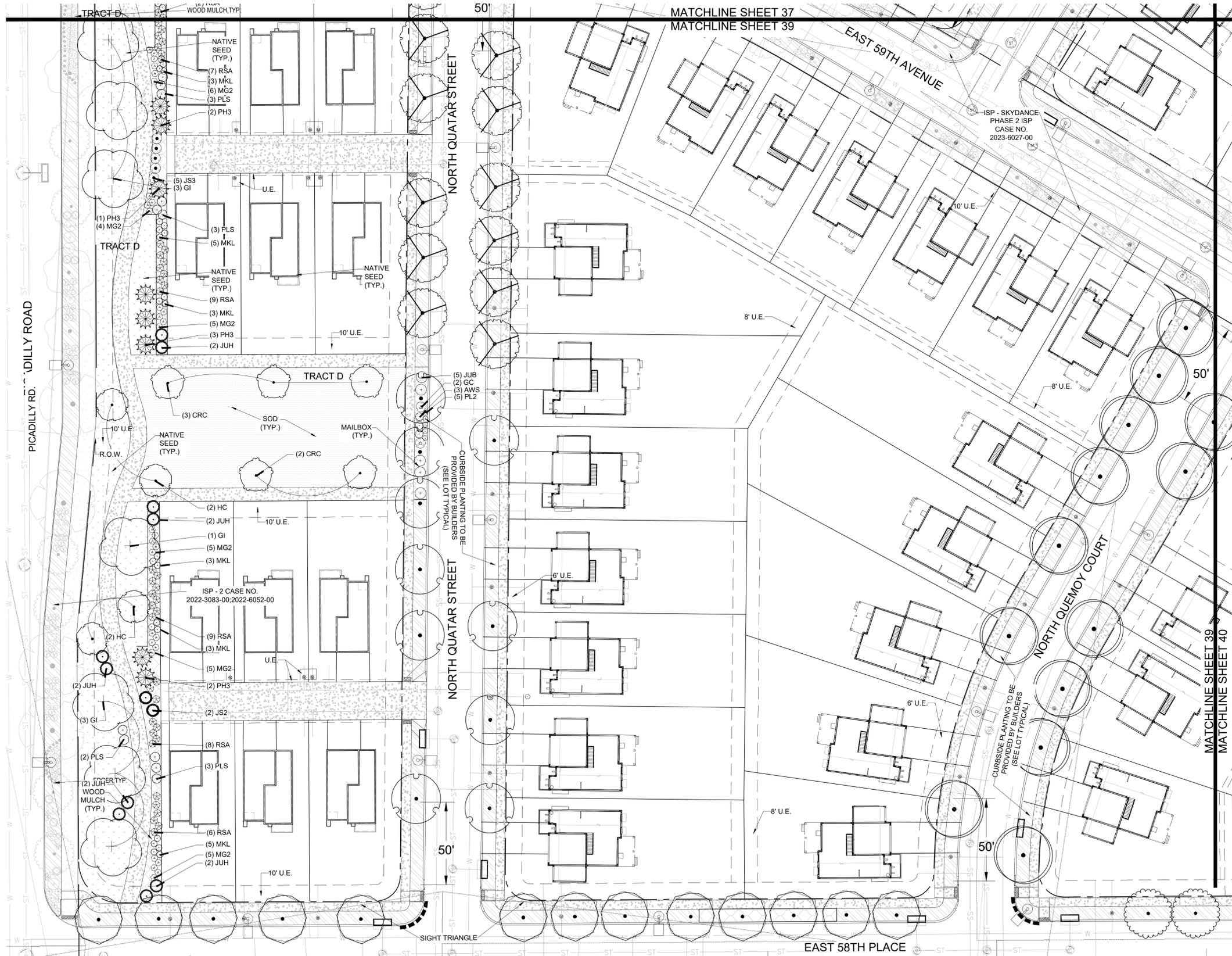
SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN

LANDSCAPE PLAN

Issue / Revisions	Date
1ST SUBMITTAL	11-28-23
2ND SUBMITTAL	4-12-24
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# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEY MAP

OWNER:  
SKYDANCE METRO DISTRICT

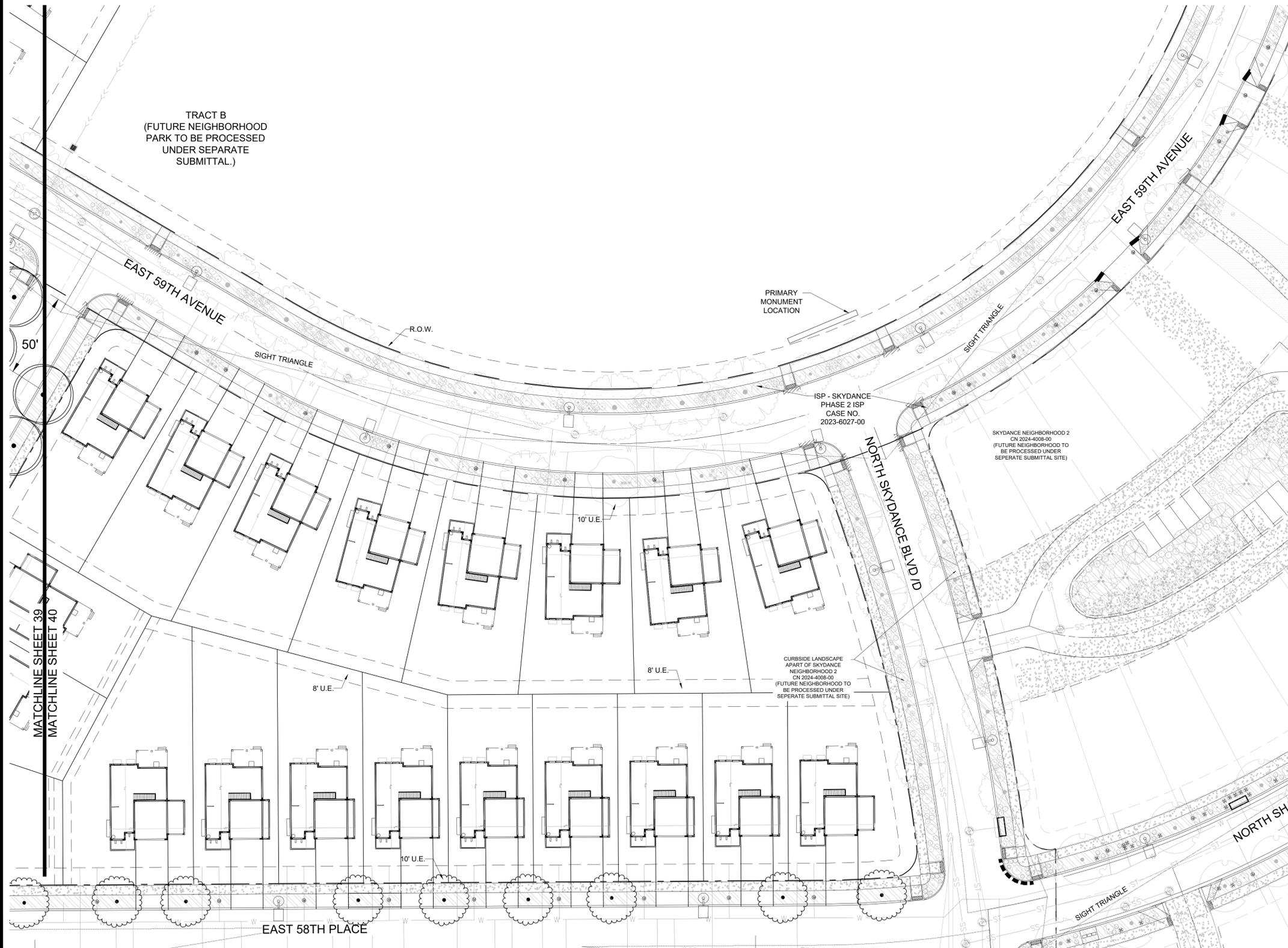
PROJECT TEAM:

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12409 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80225  
303.431.6200 MARTINMARTIN.COM

**pcs group**

NOT FOR CONSTRUCTION

SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
LANDSCAPE PLAN



NOTE: DRIVEWAY LOCATIONS ARE TBD AND WILL NOT CONFLICT WITH WATER METERS.



No.	Issue / Revisions	Date
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Sheet Number:

# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

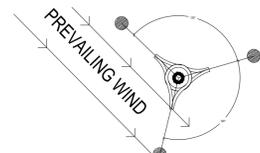
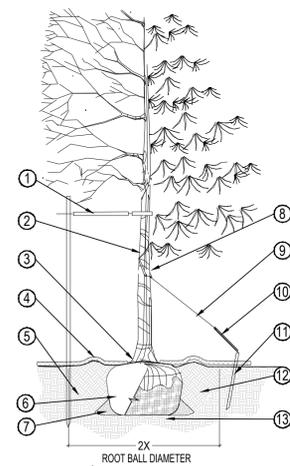
A RESUBDIVISION OF BLOCK 3 AND BLOCK 4 OF SKYDANCE SUBDIVISION FILING NO. 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

MARTIN/MARTIN  
CONSULTING ENGINEERS  
12499 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

pcs group

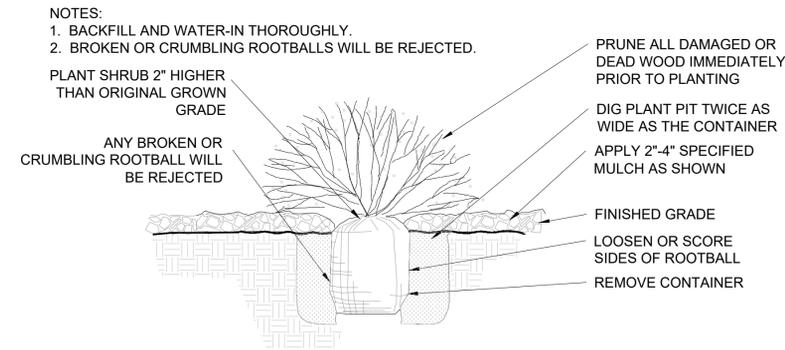


PLAN VIEW - THREE STAKES

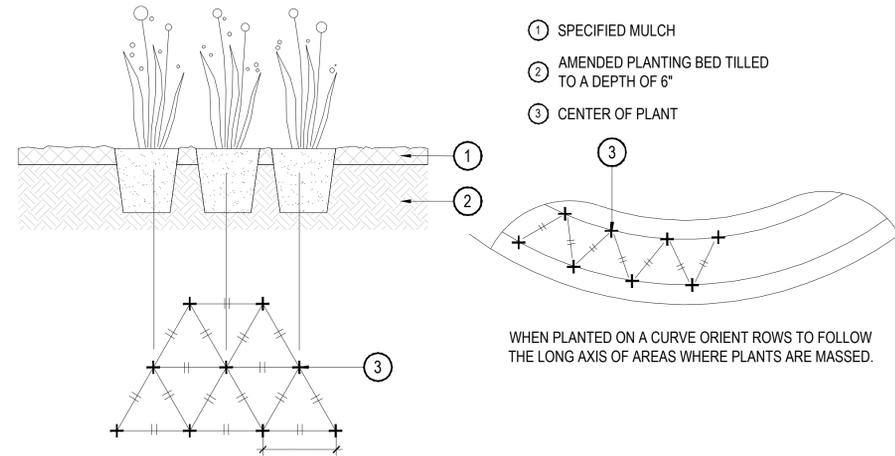
- STAKING NOTES:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
    - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
    - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
    - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  - 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.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- STAKE SHALL BE DRIVEN OUTSIDE ROOT BALL AND IN UNDISTURBED SOIL. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS. 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.
  - ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR WITHIN SIGHT TRIANGLES.



- NOTES:**
- BACKFILL AND WATER-IN THOROUGHLY.
  - BROKEN OR CRUMBLING ROOTBALLS WILL BE REJECTED.
- PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING
- PLANT SHRUB 2" HIGHER THAN ORIGINAL GROWN GRADE
- DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER
- APPLY 2"-4" SPECIFIED MULCH AS SHOWN
- FINISHED GRADE
- LOOSEN OR SCORE SIDES OF ROOTBALL
- REMOVE CONTAINER
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED



- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

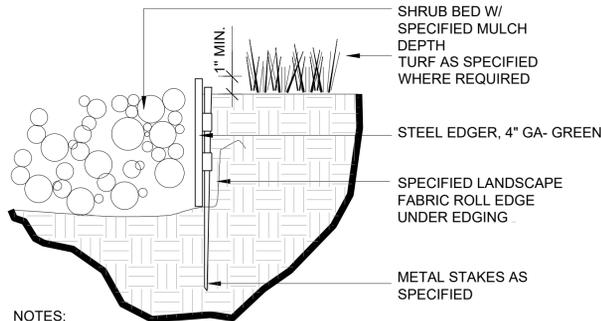
WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

## 1 TREE PLANTING

N.T.S.

## 2 SHRUB PLANTING LAYOUT

N.T.S.



- NOTES:**
- SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
  - EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

## 3 STEEL EDGER

N.T.S.

### TRACT OPEN SPACE LANDSCAPE REQUIREMENTS

TRACT	TRACT AREA (SF)	TOTAL SHRUBS REQUIRED (10 SHRUBS PER 4,000 SF)	TOTAL TREES REQUIRED (1 TREE PER 4,000)	SHRUBS PROVIDED	TREES PROVIDED
TRACT A	134,619	337	34	360	61
TRACT C	83,099	208	21	209	43
TRACT D	39,621	99	10	133	25
TRACT E	4,545	11	1	119	2

### RIGHT OF WAY STREET TREE REQUIREMENTS

STREET NAME	STREET SIDE	CURBSIDE LENGTH (LF)	NO. OF STREET SIGNS (REQUIRES 50' CLEAR ZONE)	TOTAL TREES REQUIRED	TREES PROVIDED
EAST 58TH PLACE	NORTH	1105	0	28	28
NORTH QUARTAR STREET	WEST	1268	2	29	30
	EAST	1368	2	32	32
NORTH QUARTAR COURT	WEST	381	1	8	8
	EAST	363	1	8	8
EAST 59TH DRIVE	NORTH/EAST	782	1	18	19
	SOUTH/WEST	747	1	17	18
EAST 59TH PLACE	NORTH	802	1	19	19
	SOUTH	912	1	22	22
NORTH QUEMOY COURT	NORTH/WEST	392	1	9	8
	SOUTH/EAST	364	1	8	7
<b>TOTAL LENGTH =</b>		<b>8484</b>		<b>TOTAL TREES = 197</b>	<b>199</b>

NOT FOR CONSTRUCTION

SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN

PLANTING DETAILS & CHARTS

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OWNER:  
SKYDANCE METRO DISTRICT

PROJECT TEAM:

MARTIN/MARTIN  
CONSULTING ENGINEERS  
3249 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80233  
303.431.6100 MAINTAINMARTIN.COM

pcs group

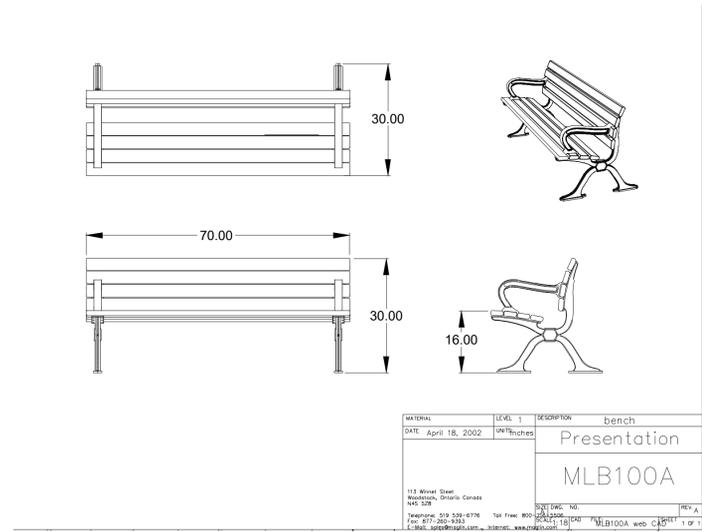
NOT FOR CONSTRUCTION

SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
SITE DETAILS

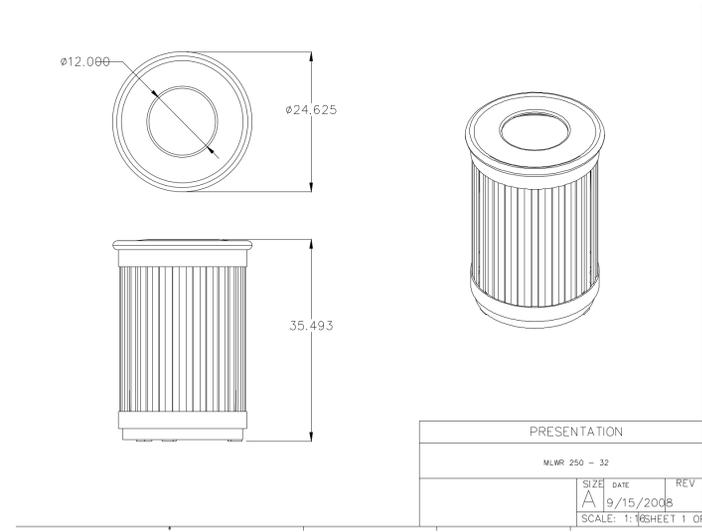
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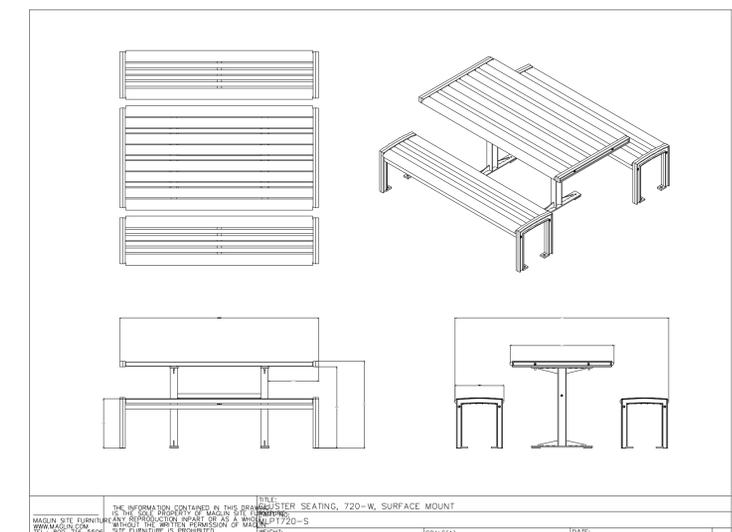
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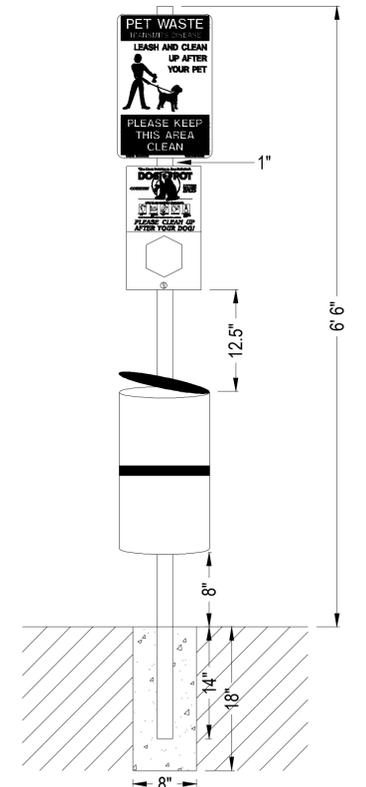
1 BENCH OR APPROVED EQUAL N.T.S.



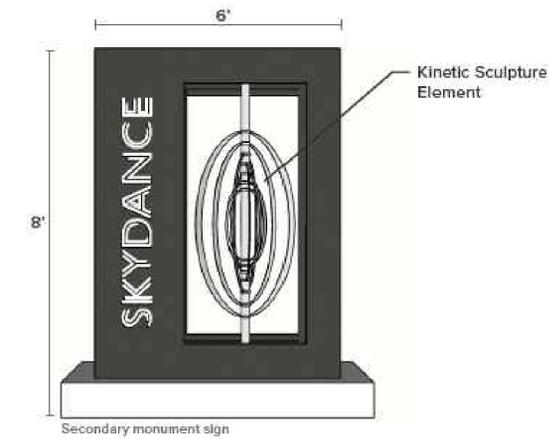
2 TRASH RECEPTACLE OR APPROVED EQUAL N.T.S.



3 PICNIC TABLE OR APPROVED EQUAL N.T.S.



4 PET CLEAN-UP STATION N.T.S.



5 SECONDARY ENTRY MONUMENT N.T.S.

# SKYDANCE NEIGHBORHOOD #1 SITE PLAN

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OWNER:  
SKYDANCE METRO DISTRICT

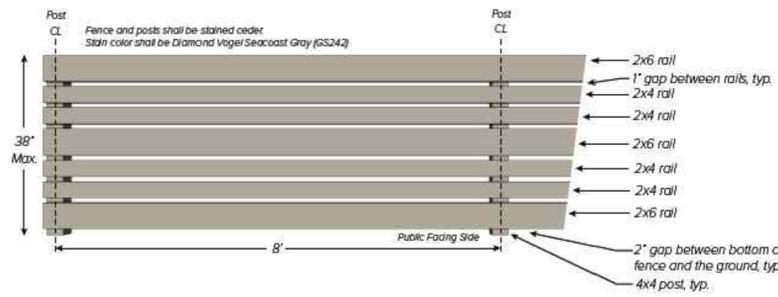
PROJECT TEAM:

MARTIN/MARTIN  
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3249 WEST COLfax AVENUE, LAKEWOOD, COLORADO 80233  
303.431.6500 MMARTINMARTIN.COM

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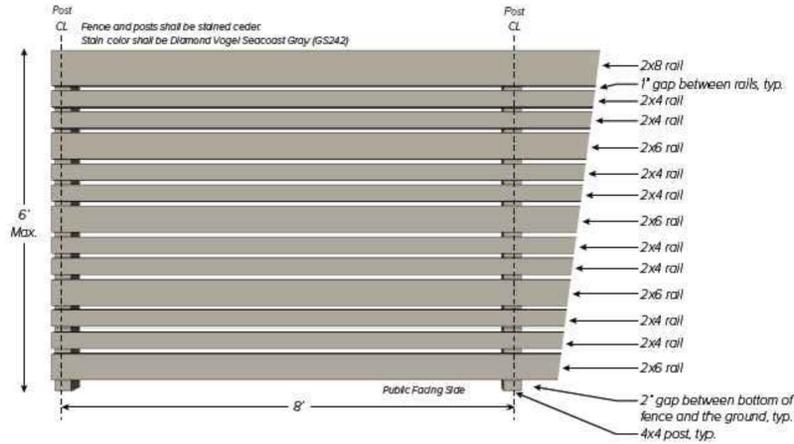
## SINGLE FAMILY DETACHED - FRONT YARD (ROW FACING) DEMARCATION FENCING



1 FRONT YARD FENCING  
OR APPROVED EQUAL

N.T.S.

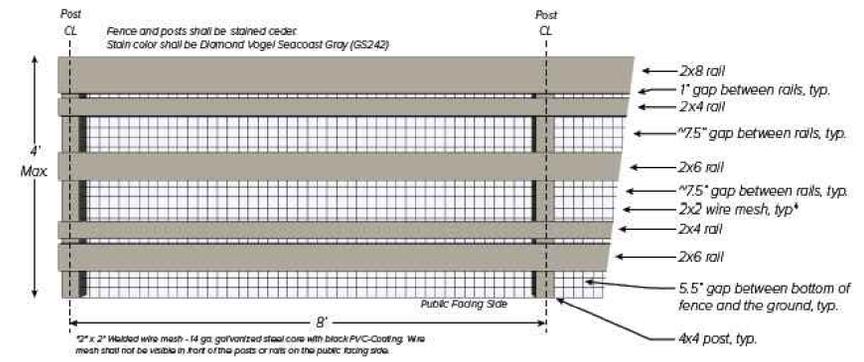
## SINGLE FAMILY DETACHED - REAR & SIDE YARD PRIVACY FENCING



2 REAR AND SIDE YARD FENCING  
OR APPROVED EQUAL

N.T.S.

## SIGNATURE OPEN RAIL FENCE

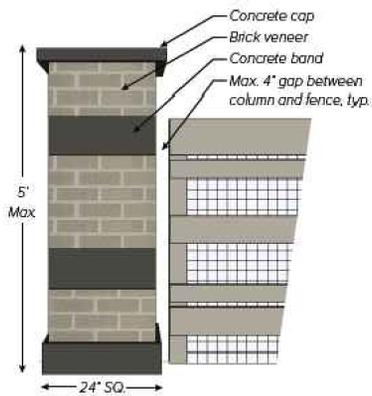


3 SIGNATURE OPEN RAIL FENCE  
OR APPROVED EQUAL

N.T.S.

Where fencing is used in rear/side yards, open rail fencing is required between private yards and arterial streets, public open space, public parks, and the street facing sides of corner lots. This requirement is applicable for single family attached/detached land use areas and multi-family buildings (under 3-stories). It is not applicable for commercial, mixed use commercial land uses, or multi-family buildings (3-stories or greater).

## PILASTER FOR SIGNATURE FENCE

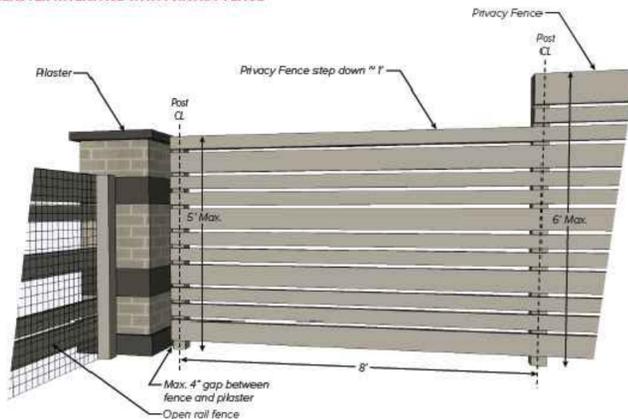


4 FENCE PILASTER  
OR APPROVED EQUAL

N.T.S.

Where fencing is used along arterial & collector roadways, columns shall be used with a minimum spacing of 60' O.C. Columns shall be used with open rail fencing only. Columns are not required when the front of a house faces an arterial & collector roadway even when front yard fencing is used.

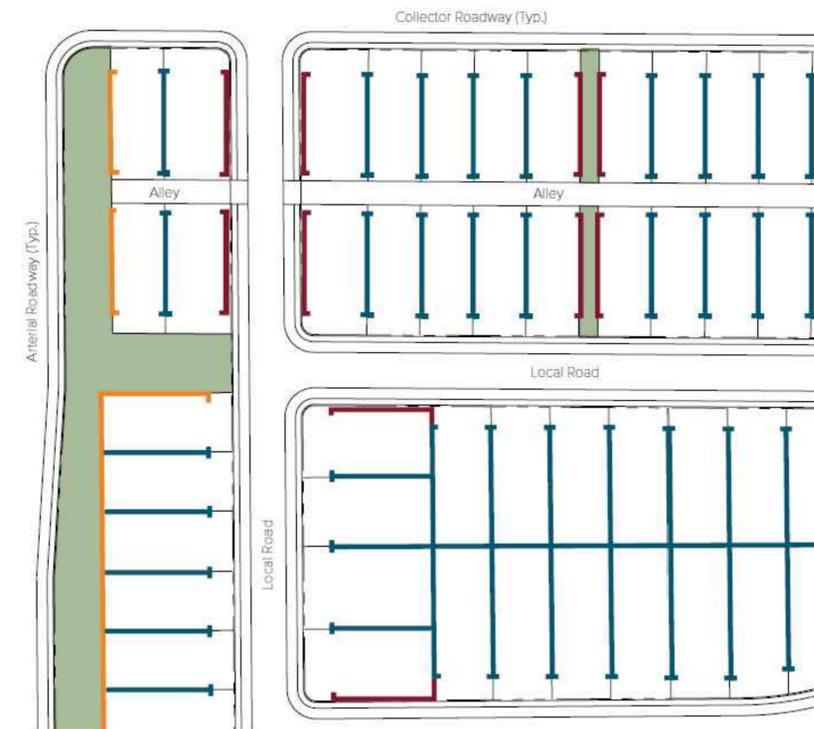
## PILASTER INTERFACE WITH PRIVACY FENCE



5 PILASTER INTERFACE  
OR APPROVED EQUAL

N.T.S.

## FENCE LAYOUT CONCEPT PLAN



6 CONCEPTUAL FENCING PLAN

N.T.S.

- 4' SIGNATURE OPEN RAIL FENCE
- 6' PRIVACY FENCE
- 38" DEMARCATION FENCE
- PARK / OPEN SPACE

### Notes:

- i. Wing fences shall match the side lot fencing, on same side of the house, and shall tie into the house at a location behind the front facade that complements the architectural style of the home.
- ii. Front yard fencing is optional and at the discretion of the Homeowner/Builder. If used, fencing must be consistent with the fencing styles shown herein.

SKYDANCE  
NEIGHBORHOOD #1 SITE PLAN  
FENCING PLAN & DETAILS

No.	Issue / Revisions	Date
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