

I:\JOB FOLDERS\1023 - LENNAR\1023-000A\PROJ\PRELIM\PLAT\COVER PRINTED ON: 6/26/2025 10:03 AM

WATERSTONE SUBDIVISION FILING NO. 4

SITE PLAN

A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGAL DESCRIPTION:

THE PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 18, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIX PRINCIPAL MERIDIAN;

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

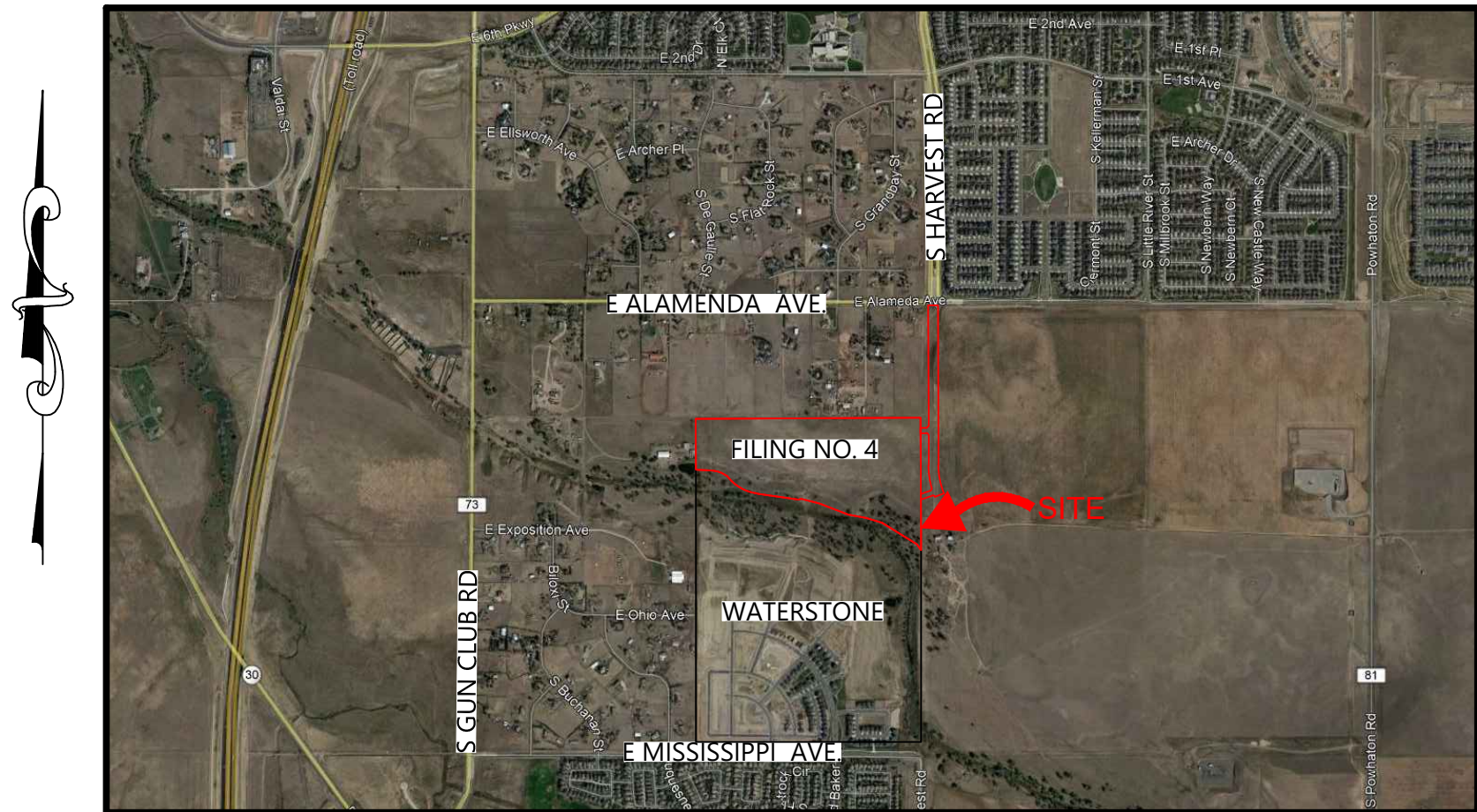
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED PLS 36850, 2004, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 18, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED PLS 36850, 2004 BEARS S 00°12'27" E, A DISTANCE OF 1,325.70 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;
THENCE ALONG THE EAST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, S 00°12'27" E, A DISTANCE OF 1325.70 FEET TO SAID EAST QUARTER CORNER OF SECTION 18;
THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, S 00°14'55" E, A DISTANCE OF 237.00 FEET;
THENCE N 36°29'11" W, A DISTANCE OF 84.53 FEET;
THENCE N 58°15'00" W, A DISTANCE OF 480.00 FEET;
THENCE N 73°00'00" W, A DISTANCE OF 195.00 FEET;
THENCE N 79°00'00" W, A DISTANCE OF 220.00 FEET;
THENCE N 69°15'00" W, A DISTANCE OF 360.00 FEET;
THENCE N 74°45'00" W, A DISTANCE OF 225.00 FEET;
THENCE S 70°00'00" W, A DISTANCE OF 30.00 FEET;
THENCE N 82°00'00" W, A DISTANCE OF 495.00 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 46°49'42" AND AN ARC LENGTH OF 425.00 FEET, THE CHORD OF WHICH BEARS N 59°45'05" W, A DISTANCE OF 413.27 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 34°01'10" AND AN ARC LENGTH OF 190.00 FEET, THE CHORD OF WHICH BEARS N 69°59'25" W, A DISTANCE OF 187.22 FEET;
THENCE N 87°00'00" W, A DISTANCE OF 190.00 FEET TO THE WEST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18;
THENCE ALONG THE WEST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, N 00°27'39" W, A DISTANCE OF 601.38 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18;
THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 18, N 89°41'33" E, A DISTANCE OF 2654.68 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 61.512 ACRES, (2,679,478 SQUARE FEET), MORE OR LESS.

TECHNICAL DATA

PRESENT ZONING CLASSIFICATION	R-2 (MEDIUM DENSITY RESIDENTIAL)
LAND AREA WITHIN PROPERTY LINES	61.51 ACRES
NUMBER OF LOTS (BUILDINGS)	163 SINGLE FAMILY DWELLINGS
TOTAL LOT AREA	23.45 AC (1,021,333 SF)
TOTAL R.O.W. AREA 12.60 AC (548,895 SF)	
TOTAL TRACT AREA 25.46 AC (1,109,249 SF)	
LOT SIZE	MIN. 50' X 110' (5,500 SF)
PERMITTED DENSITY	8 DU/AC
PROPOSED DENSITY	3.3 DU/AC
OPEN SPACE REQUIRED	7 AC
OPEN SPACE PROVIDED (INCLUDING PRIVATE PARKS)	12.05 AC
REQUIRED NUMBER OF SIGNS	1 - MONUMENT LOCATION PER FDP (96 SF & 6' HEIGHT MAX.)
PROPOSED NUMBER OF SIGNS	2 - PRIMARY AND SECONDARY (30 SF MAX. SIGN FACE & 6' MAX. HEIGHT)
PARKING REQUIRED (2 SPACES PER DWELLING UNIT & 1 GUEST SPACE PER 5 DWELLING UNITS)	385 STANDARD SPACES
PARKING PROVIDED	700 STANDARD SPACES (LOCATED IN GARAGES & DRIVEWAYS)
BIKE PARKING PROVIDED	12 SPACES (6 RACKS)
2015 IRC CONSTRUCTION TYPE	V-B
2015 IRC OCCUPANCY CLASS	R-3
SQUARE FOOTAGE OF BUILDINGS	1,420 - 2,743 SF
GROSS SQUARE FOOTAGE OF BUILDINGS	447,109 SF (2,743 X 163)
MAXIMUM HEIGHT OF BUILDINGS	30'-0"
SPRINKLERED (YES/NO)	NO

VICINITY MAP



SCALE: 1" = 2000'

OWNER & DEVELOPER	CIVIL ENGINEER	LANDSCAPE	SURVEYOR
LENNAR 9193 JAMAICA ST. ENGLEWOOD, COLORADO 80112 PHONE: 720-369-3835 CONTACT: JOSEPH HUEY	LJA ENGINEERING, INC. 1765 WEST 121ST AVE., SUITE 300 WESTMINSTER, COLORADO 80234 PHONE: 303-421-4244 CONTACT: XYLINA WARREN-LAIRD	LJA ENGINEERING 1765 WEST 121ST AVENUE, SUITE 300 WESTMINSTER, COLORADO 80234 PHONE: 303-858-2356 CONTACT: JONAH WEISS, PLA	LJA SURVEYING, INC. 7800 E UNION AVE., UNIT 575 DENVER, COLORADO 80237 PHONE: 303-358-7002 CONTACT: DEREK BROWN
AGENCY LIST			
CITY OF AURORA 15151 EAST ALAMEDA PARKWAY AURORA, COLORADO 80012 PHONE: 303-739-7345	AURORA FIRE DEPARTMENT 15151 EAST ALAMEDA PARKWAY AURORA, COLORADO 80012 PHONE: 303-326-8999	AURORA WATER DEPARTMENT 15151 EAST ALAMEDA PARKWAY AURORA, COLORADO 80012 PHONE: 303-326-8114	

Sheet List Table		Sheet List Table		Sheet List Table	
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06	Site Plan	25	Landscape Plan		
07	Site Plan	26	Landscape Plan		
08	Site Plan	27	Landscape Plan		
09	Grading & Utility Plan	28	Tract C-Park Enlargement		
10	Grading & Utility Plan	29	Tract C-Park Enlargement		
11	Grading & Utility Plan	30	Monument Landscape Plan & Elevation		
12	Grading & Utility Plan	31	Site & Landscape Details		
13	Grading & Utility Plan				
14	Overall Landscape Plan & Parks-Open Space Table	32	Site & Landscape Details		
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15	Landscape Notes, Plant Schedule & Tabulations	34	Architectural Elevations		
16	Tree Inventory & Mitigation	35	Architectural Elevations		
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		41	Architectural Elevations		

SIGNATURES:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OR THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, LENNAR OF COLORADO, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

____ DAY OF _____ AD, _____.

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS

COUNTY OF)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ AD, _____.

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

BY: _____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____ NOTARY BUSINESS ADDRESS: _____.

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT ____ O'CLOCK ____ M, THIS ____ DAY OF _____ AD, _____.

CLERK AND RECORDER _____ DEPUTY: _____

CITY OF AURORA APPROVALS

PLANNING DIRECTOR _____	DATE _____
PLANNING COMMISSION (CHAIR PERSON) _____	DATE _____
CITY COUNCIL (MAYOR) _____	DATE _____
CITY ATTORNEY (ATTORNEY) _____	DATE _____
ATTEST (CITY CLERK) _____	DATE _____
DATABASE APPROVAL DATE _____	DATE _____

AMENDMENTS



1765 W. 121st Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

No.	Rev.	Date:	Revision Type:
1			
2			
3			
4			
5			
6			
Designed: XWL		Job No.: 1023-0004	Sheet: 01 of 42
Prepared: ICA		Scale Horiz: N/A	Date: June 24, 2025
Approved: XWL		Scale Vert: N/A	

Waterstone Subdivision Filing No. 4

Aurora, Colorado

Site Plan

Cover Sheet

Client: Lennar of Colorado, LLC
Address: 9193 S. Jamaica Street
Englewood, CO 80112
Contact: Joseph Huey
joesph.huey@lennar.com



Know what's below.
Call before you dig.

No. 01

SITE PLAN NOTES:

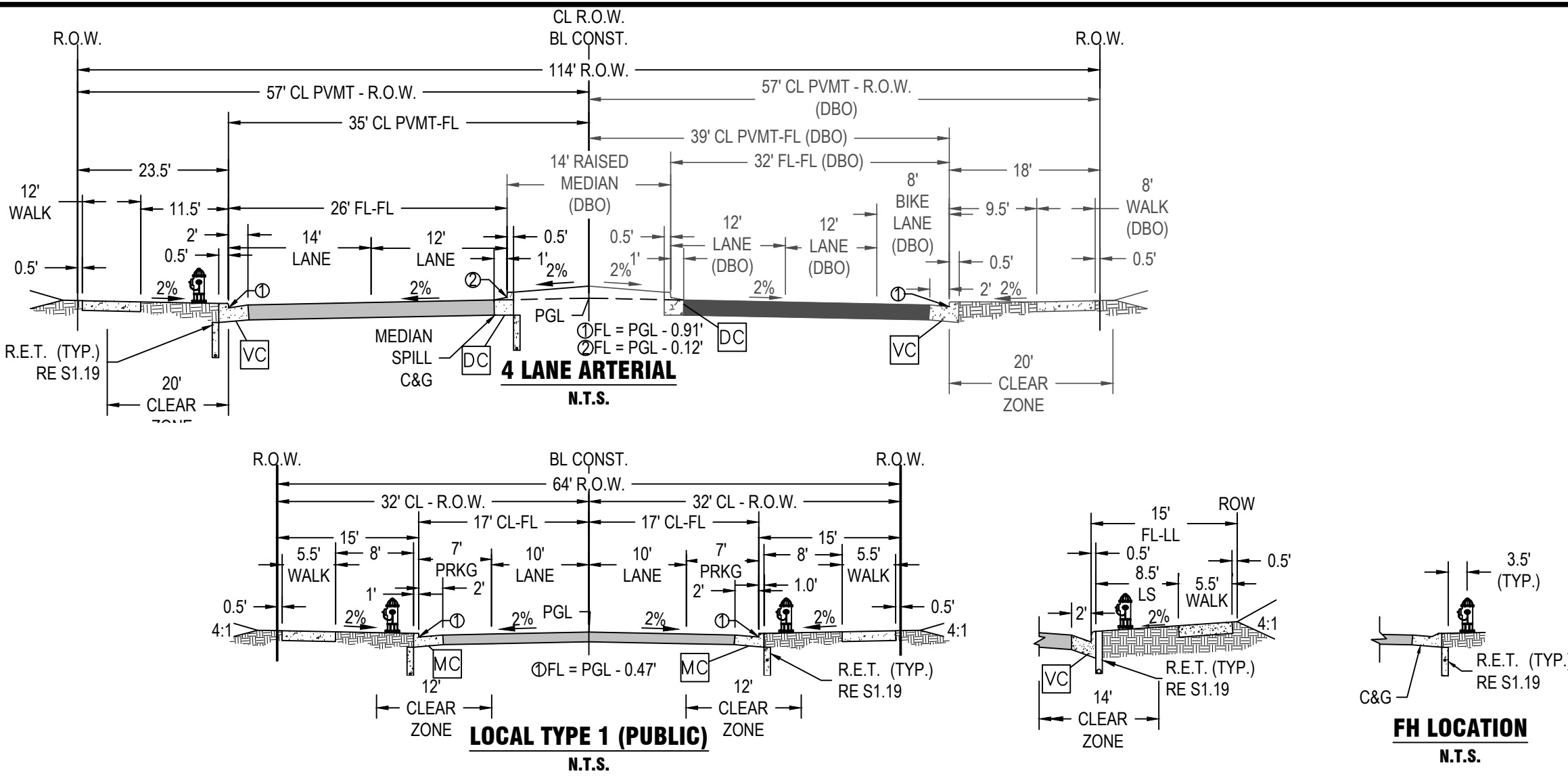
1. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
4. ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE ICC A117.1-2009.
5. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SEVICE AND EMERGENCY VEHICLES IS GRANTED OVER, AND ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED POPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMNTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
7. THE SITE PLAN COVER SHEET MUST REFLECT AN "IMPLEMENTATION PLAN" FOR ALL MULTI-FAMILY PROJECTS. PER HOUSE BILL 03-1221, SECTION 9-5-106, THE BUILDER OF ANY PROJECT REGULATED BY THIS ARTICLE SHALL CREATE AN IMPLEMENTATION PLAN THAT GUARANTEES THE TIMELY AND EVENLY PHASED DELIVERY OF THE REQUIRED NUMBER OF ACCESSIBLE UNITS. SUCH PLAN SHALL CLEARLY SPECIFY THE NUMBER AND TYPE OF UNITS REQUIRED AND THE ORDER IN WHICH THEY ARE TO BE COMPLETED. SUCH IMPLEMENTATION PLAN SHALL BE SUBJECT TO APPROVAL BY THE ENTITY WITH ENFORCEMENT AUTHORITY IN SUCH PROJECT'S JURISDICTION. THE IMPLEMENTATION PLAN SHALL NOT BE APPROVED IF MORE THAN THIRTY PERCENT OF THE PROJECT IS INTENDED TO BE COMPLETED WITHOUT PROVIDING A PORTION OF ACCESSIBLE UNITS REQUIRED BY SECTION 9-5-105; EXCEPT THAT, IF AN UNDUDE HARSHSHIP CAN BE DEMONSTRATED, OR OTHER GUARANTEES PROVIDED ARE DEEMED SUFFICIENT, THE JURISDICTION HAVING RESPONSIBILITY FOR ENFORCEMENT MAY GRANT EXCEPTIONS TO THIS REQUIREMENT. THE IMPLEMENTATION PLAN SHALL BE APPROVED BY THE GOVERNMENTAL UNIT RESPONSIBLE FOR ENFORCEMENT BEFORE A BUILDING PERMIT IS ISSUED.
8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY,PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.
10. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREETLIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
11. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
12. THE PARK IN PLANNING AREA 2 MUST BE FULLY CONSTRUCTED PRIOR TO THE 100TH CERTIFICATE OF OCCUPANCY WITHIN PLANNING AREA 1.
13. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA (THE CITY) IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
14. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
15. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
16. PEDESTRIAN CROSSING SIGNAGE SHALL INCLUDE RECTANGULAR RAPID FLASH BEACONS (RRFP).
17. WET TAP CONNECTIONS ON PVC WATER TRANSMISSION MAINS (24" PVC MAIN) ARE TO BE PERFORMED BY A LICENSED THIRD PARTY CONTRACTOR
18. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWNINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL COMPUTATIONS ARE CORRECT.

LEGEND	
	Property Line
	Right of Way Line
	Centerline
	Easement Line
	Lot Line
	Site Line
	Sight Distance Line
	100-YR W.S.E.
	Retaining Wall
	Prop. Asphalt Pavement
	Prop. Asphalt Mill & Overlay
	Prop. Concrete Pavement
	Prop. Concrete Walk
	Ex. Concrete Walk
	Ex. Asphalt Pavement
	Sight Distance Area
	Rip Rap
	Sanitary Sewer Line
	Water Line
	Storm Sewer Line
	Ex. Sanitary Line
	Ex. Water Line
	Ex. Storm Sewer Line
	Ex. Fiber Optic Line
	Sanitary Service Line
	Water Service Line
	Sanitary Sewer Manhole
	Fire Hydrant
	Thrust Block
	Water Valve
	Water Meter
	Storm Manhole
	Ex. Sanitary Sewer Manhole
	Ex. Water Valve
	Ex. Fire Hydrant
	Ex. Storm Manhole
	Ex. Street Light
	Prop. Street Light
	Stop Sign
	Proposed Major Contour
	Proposed Minor Contour
	Existing Major Contour
	Existing Minor Contour

DESIGN BY OTHER NOTE
IMPROVEMENTS LABELED AS DESIGNED BY OTHERS (DBO) ARE PER THE PARKLANDS VILLAGE 2 SUBDIVISION FILING NO. 1 CONSTRUCTION PLANS (COA RSN 1747183) BY KIMLEY HORN ASSOCIATES, INC. AND NOT PART OF THESE PLANS.

GENERAL ABBREVIATIONS

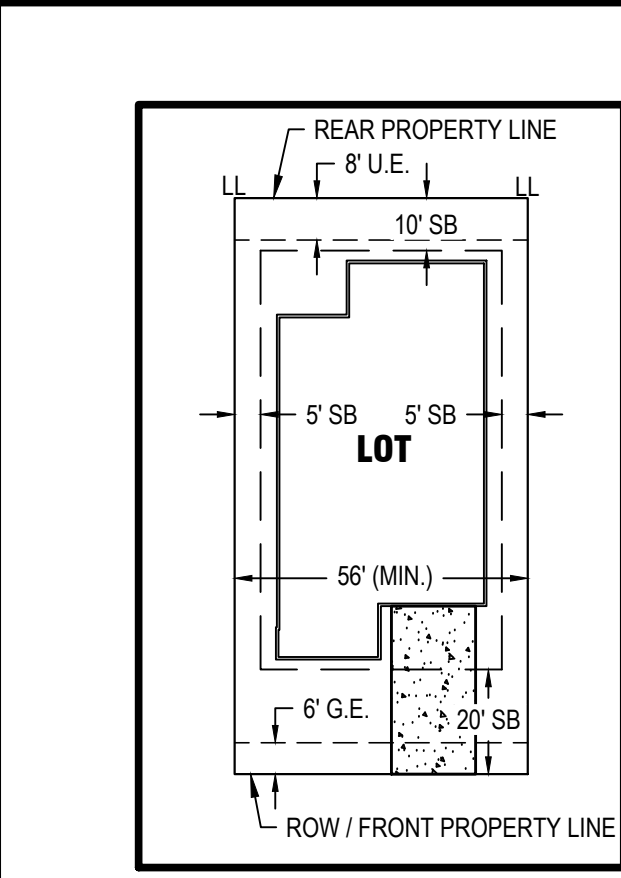
AB	ASBUILT (SURVEYED)
A.E.	ACCESS EASEMENT
A.S.C.	ACTIVE STREAM CORRIDOR
A.U.E.	ACCESS & UTILITY EASEMENT
BL CONST	BASELINE OF CONSTRUCTION
BLK	BLOCK
B.S.I	BY SEPARATE INSTRUMENT
CE	CURB EXTENSION
CL	CENTERLINE
CT	CURB TRANSITION
CWN	CROWN
DBO	DESIGN BY OTHERS
DC	MEDIAN CURB & MEDIAN
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
EOP	EDGE OF PAVEMENT
FE5	FLARED END SECTION
FGB	FINISHED GROUND AT BOTTOM WALL
FGT	FINISHED GROUND AT TOP WALL
FH	FIRE HYDRANT
FL E.	FLOWLINE
FV	FIRE LANE EASEMENT
G	FINISHED GROUND
G.E.	GAS EASEMENT
HP	HIGH POINT
INTCP	INTERCEPTOR
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
MC	MOUNTABLE CURB & GUTTER
MH	MANHOLE
MSE	MECHANICALLY STABILIZED EARTH
P	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PGL	PROFILE GRADE LINE
PRC	POINT OF REVERSE CURVATURE
PRIV.	PRIVATE
PT	POINT OF TANGENCY
PUD	PRIVATE UNDERDRAIN SYSTEM
R.T.	ROADWAY EDGE TREATMENT
R.O.W.	RIGHT OF WAY
RN	RECORDING NUMBER
SB	SETBACK
SD.E.	SIGHT DISTANCE EASEMENT
S.E.	SANITARY EASEMENT
SEC	SECTION LINE
SL	SANITARY LINE
ST.E.	SANITARY SERVICE
SW	STORM EASEMENT
SW.E.	SIDEWALK EASEMENT
TB	THRUST BLOCK
TC	TOP OF CURB
TOF	TOP OF FOUNDATION
TR.E.	TRAFFIC EASEMENT
TRLE.	TRAIL EASEMENT
U.E.	UTILITY EASEMENT
VC	VERTICAL CURB & GUTTER
W.E.	WATER EASEMENT
WL	WATER LINE
WS	WATER SERVICE
W.S.W.	WATER SURFACE ELEVATION
WSS	WATER SAMPLING STATION
WV	WATER VALVE



STREET SUMMARY	
STREET TYPE	NAME
LOCAL TYPE 1 (PUBLIC)	E. VIRGINIA AVE., S. ELK ST., S. EATON PARK ST., S. FLAT ROCK ST., S. FULTONDALE ST., S. GRAND BAKER ST., S. GOLD BUG ST., S. HALEYVILLE ST., E. CENTER AVE., S. HARVEST RD.
4 LANE ARTERIAL	

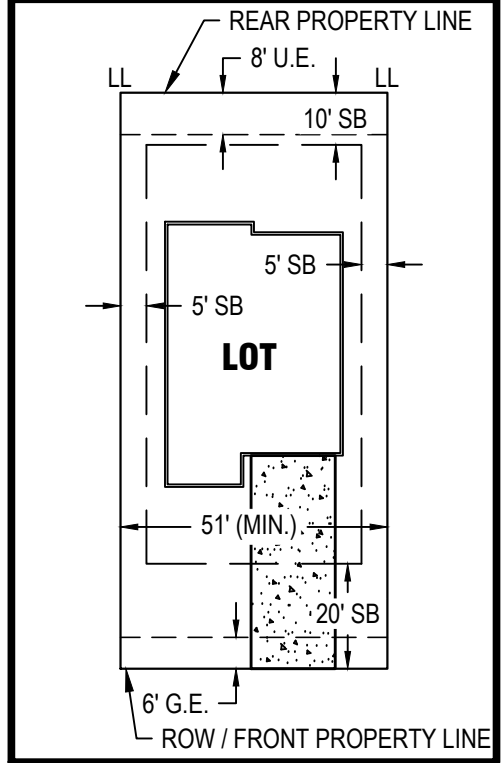
Roadway Classification	ADT	Design Speed (mph)	Pedestrian Activity Level
Local Street Type I	1500	30	Low
Four Lane Arterial	16,900	50	Low

PARKS AND OPEN SPACE INVENTORY AND PHASING							
TRACT	TRACT USE (WITH PUBLIC AMENITIES) & OWNERSHIP	PHASING PLAN & TRIGGER FOR EACH PHASE	SQ. FT.	AC.	*DETENTION POND AREA (AC.)	*TOTAL PLD AREA (AC.)	RECEIVING CREDIT FOR PARK/OPEN SPACE PUBLIC LAND DEDICATION CREDIT (Y/N)
DESCRIPTION AND INVENTORY OF FACILITIES							
ITEM							
QTY.							
B	OPEN SPACE, COMMUNITY CONNECTOR TRAIL (METRO DISTRICT)	SINGLE PHASE	119,150	2.7	1.3	1.5	Y
C	POCKET PARK, REGIONAL TRAIL, OPEN SPACE (METRO DISTRICT)	SINGLE PHASE	139,181	3.2	0	3.2	Y
D	OPEN SPACE, NEIGHBORHOOD CONNECTOR TRAIL (METRO DISTRICT)	SINGLE PHASE	182,677	4.2	0	4.2	Y
E	OPEN SPACE, (METRO DISTRICT)	SINGLE PHASE	39,698	0.9	0	0.9	Y
I	OPEN SPACE, REGIONAL TRAIL (METRO DISTRICT)	SINGLE PHASE	361,551	8.3	0	8.3	Y
L	OPEN SPACE, REGIONAL TRAIL (METRO DISTRICT)	SINGLE PHASE	129,194	3.0	1.0	2.0	Y
M	POCKET PARK, (METRO DISTRICT)	SINGLE PHASE	63,424	1.5	0	1.5	Y
TOTAL PARK & OPEN SPACE PLD CREDIT (AC.)			21.5				



TYPICAL LOT EASEMENT LAYOUT
40' BUILDING
N.T.S.

- NOTES:
1. LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.
2. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALKS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

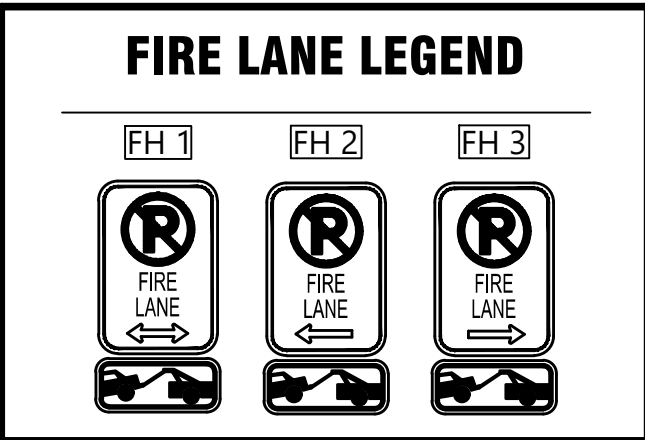


TYPICAL LOT EASEMENT LAYOUT
35' BUILDING
N.T.S.

- NOTES:
1. LOT EASEMENTS SHALL BE AS SHOWN ON THIS DETAIL UNLESS OTHERWISE NOTED ON PLANS.
2. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALKS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

LAND SUMMARY			
	SQ. FT.	ACRES	%
LOT AREA	1,018,142	23.37	38.0%
ROADWAY AREA	548,926	12.60	20.5%
OPEN SPACE AREA (TRACTS A - M)	1,112,409	25.54	41.5%
TOTAL AREA	2,679,478	61.51	100%
TOTAL LOTS	163		

TRACT SUMMARY				
	USE	OWNED	MAINT.	
		HOA	HOA	
TRACT A	DRAINAGE, OPEN SPACE, UTILITY	HOA	HOA	60,036 1.38
TRACT B	DRAINAGE, DETENTION, PUBLIC ACCESS, UTILITY	HOA	HOA	118,635 2.72
TRACT C	DRAINAGE, POCKET PARK, PUBLIC ACCESS, UTILITY	HOA	HOA	139,181 3.20
TRACT D	LANDSCAPE & IRRIGATION, UTILITY	HOA	HOA	182,677 4.19
TRACT E	LANDSCAPE & IRRIGATION, UTILITY	HOA	HOA	39,698 0.91
TRACT F	DRAINAGE, PUBLIC ACCESS, UTILITY	HOA	HOA	2,701 0.06
TRACT G	DRAINAGE, PUBLIC ACCESS, UTILITY	HOA	HOA	2,603 0.06
TRACT H	DRAINAGE, PUBLIC ACCESS, UTILITY	HOA	HOA	2,199 0.05
TRACT I	DRAINAGE, NEIGHBORHOOD PARK, PUBLIC ACCESS, UTILITY	HOA	HOA	361,551 8.30
TRACT J	DRAINAGE, PUBLIC ACCESS, UTILITY	HOA	HOA	5,595 0.13
TRACT K	DRAINAGE, PUBLIC ACCESS, UTILITY	HOA	HOA	6,017 0.14
TRACT L	DRAINAGE, PUBLIC ACCESS, UTILITY	HOA	HOA	129,194 2.97
TRACT M	DRAINAGE, PUBLIC ACCESS, UTILITY	HOA	HOA	62,324 1.43
TOTAL AREA				1,112,409 25.54



PROJECT BENCHMARK:
CITY OF AURORA BENCHMARK 456518SW001 (AKA M-095) BEING A 3" BRASS CAP ATOP 30" STEEL PIPE IN CONCRETE LOCATE AT THE NORTH RIGHT OF WAY FENCE ON EAST MISSISSIPPI AVE. AT THE MOST NORTHERLY FENCE AT THE JOG IN FENCES AND IN THE VICINITY OF THE 1/4 LINE FOR SECTIONS 18 AND 19 TOWNSHIP 4 SOUTH, RANGE 65 WEST.
ELEVATION = 5603.652 (NAVD88)

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Revision Type: No. 1 2 3 4 5 6
Rev. Date: 1 2 3 4 5 6
No. 1 2 3 4 5 6

Sheet: 02 of 42
Job No.: 1023-0004
Scale Horiz: 1" = 50'
Scale Vert: N/A

Date: June 24, 2025

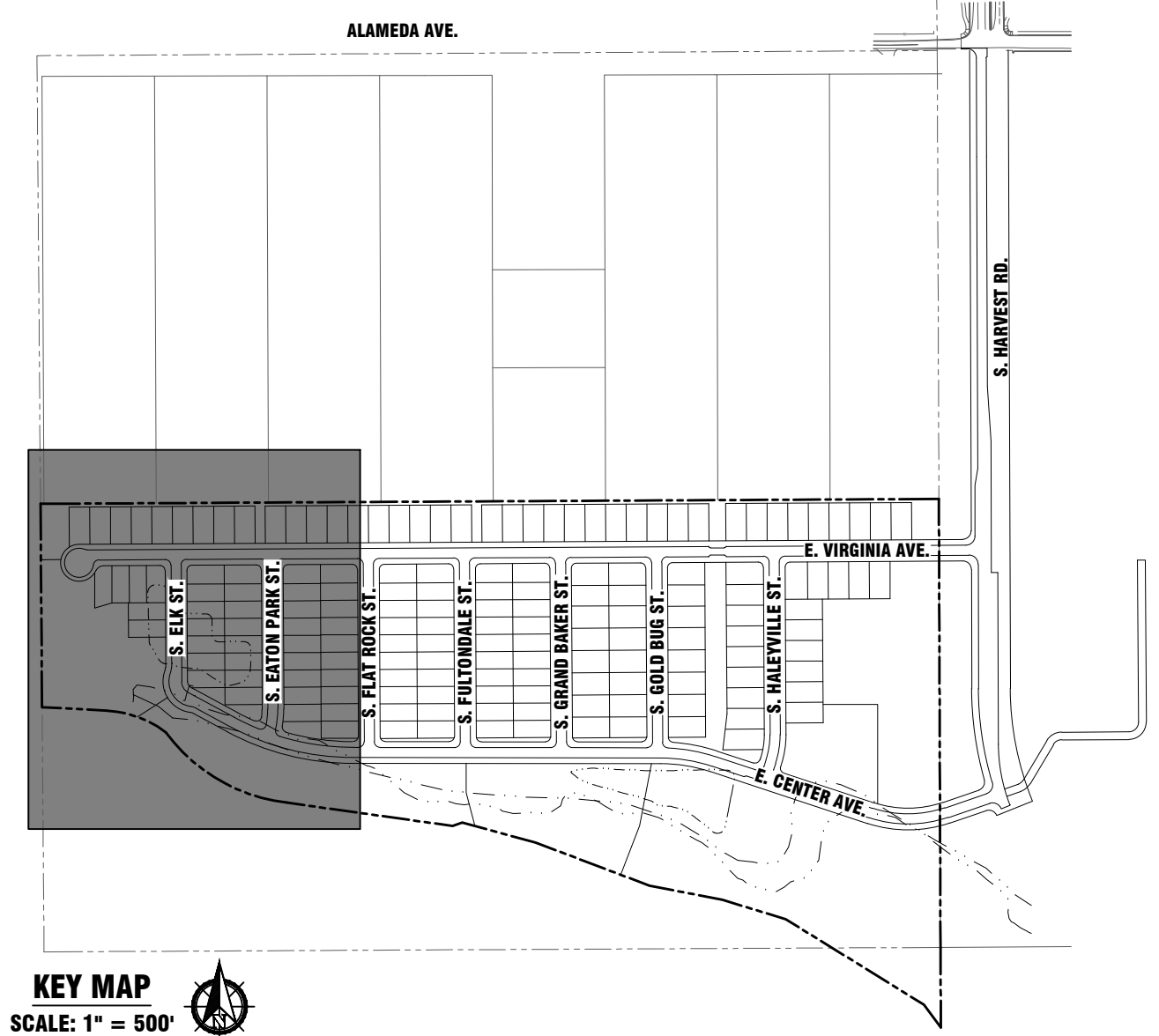
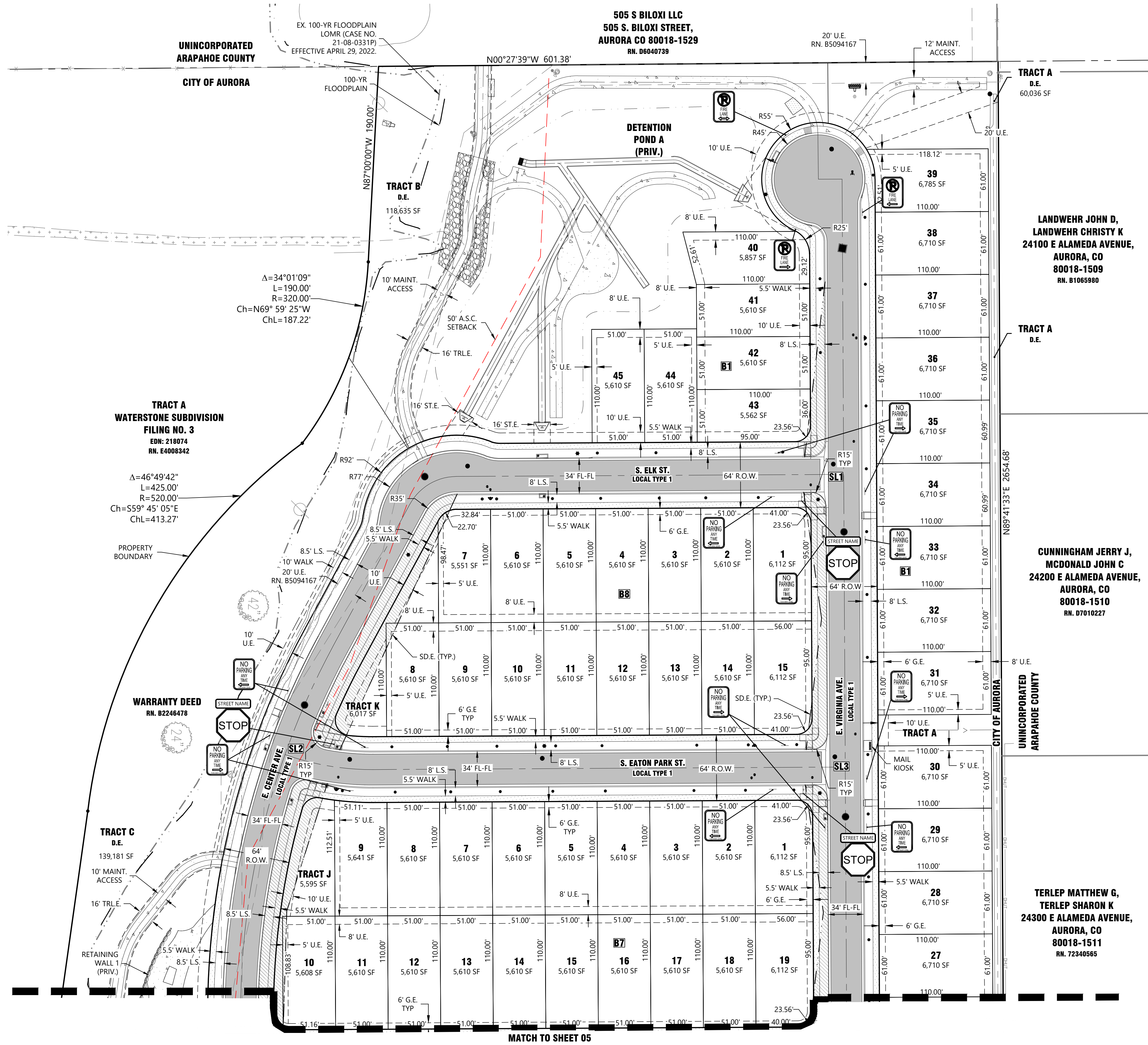
Waterstone Subdivision Filing No. 4
Aurora, Colorado
Site Plan

Notes & Legend

Client: Lemar of Colorado, LLC
Address: 9193 S. Jamaica Street
Englewood, CO 80112
Contact: Joseph Huey
Joseph.Huey@lemar.com

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No. 02



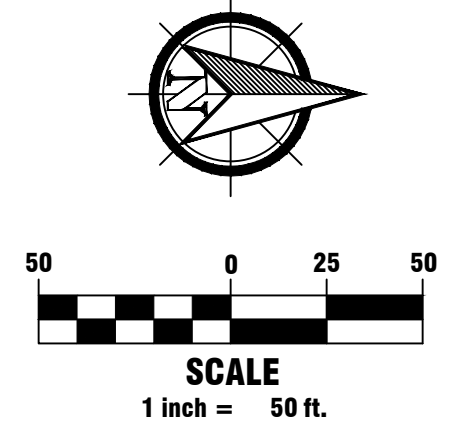
- SITE PLAN NOTES**
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SIGHT LINE NUMBER	*A (ft)	*B (ft)	DESIGN SPEED (MPH)
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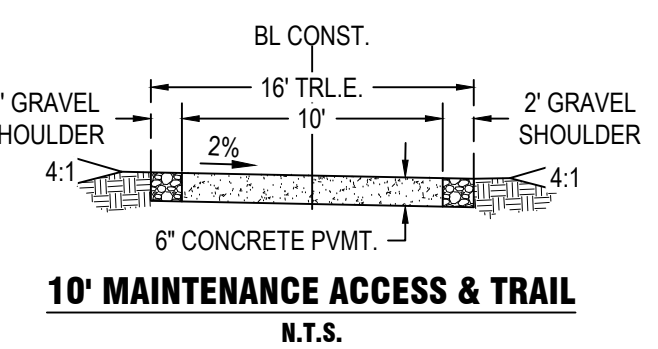
SL1 SIGHT LINE SYMBOL
SIGHT DISTANCE AREA
* A AND B LENGTHS ARE BASED ON AURORA ROADWAY DETAIL TE-13.1

TRACT SUMMARY				
	USE	OWNED	MAINT.	
TRACT A	DRAINAGE, OPEN SPACE, UTILITY	HOA	HOA	SQ. FT. ACRES
TRACT B	DRAINAGE, DETENTION, PUBLIC ACCESS, UTILITY	HOA	HOA	60,036 1.38
TRACT C	DRAINAGE, POCKET PARK, PUBLIC ACCESS, UTILITY	HOA	HOA	118,635 2.72
TRACT D	LANDSCAPE & IRRIGATION, UTILITY	HOA	HOA	139,181 3.20
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ELEVATION = 5603.652 (NAVD88)



LAND SUMMARY			
	SQ. FT.	ACRES	%
LOT AREA	1,018,142	23.37	38.0%
ROADWAY AREA	548,926	12.60	20.5%
OPEN SPACE AREA (TRACTS A - M)	1,112,409	25.54	41.5%
TOTAL AREA	2,679,478	61.51	100%
TOTAL LOTS	163		



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Rev. Date: 1 2 3 4 5 6
Revision Type: No. 1 2 3 4 5 6

Job No.: 1023-0004
Scale Horiz: 1" = 50'
Scale Vert: N/A

Sheet: 04 of 42
Date: June 24, 2025

Designed: XWL
Prepared: ICA
Approved: XWL

Waterstone Subdivision Filing No. 4
Aurora, Colorado
Site Plan

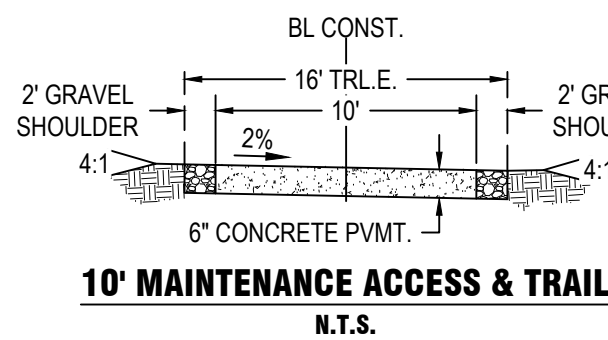
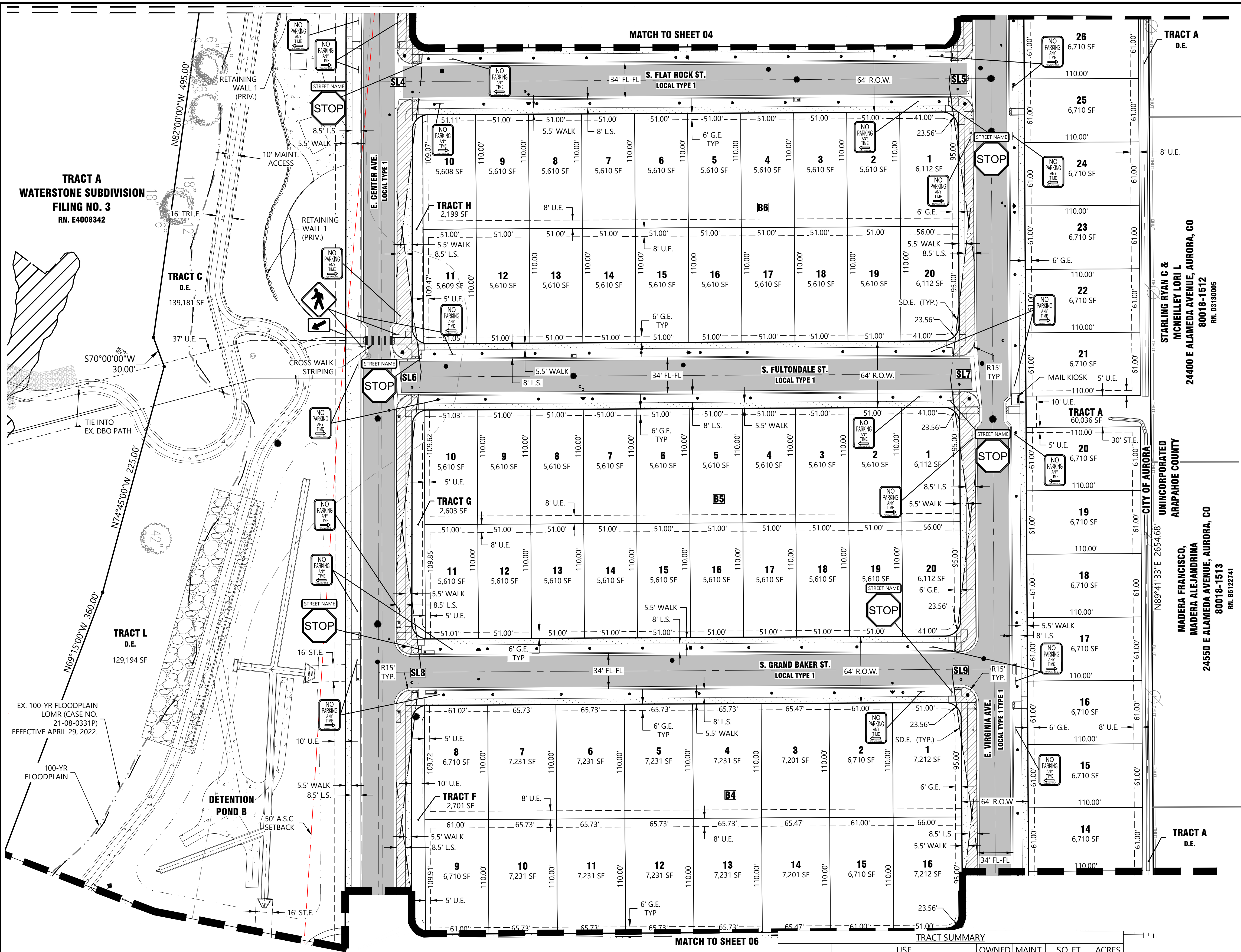
Proj. Name: Lenmar of Colorado, LLC
Location: 9193 S. Jamaica Street
Englewood, CO 80112
Plan Set: Sheet Name: Joseph Huey
Contact: Joseph.Huey@lenmar.com

Client: Lenmar of Colorado, LLC
Address: 9193 S. Jamaica Street
Englewood, CO 80112
Plan Set: Sheet Name: Joseph Huey
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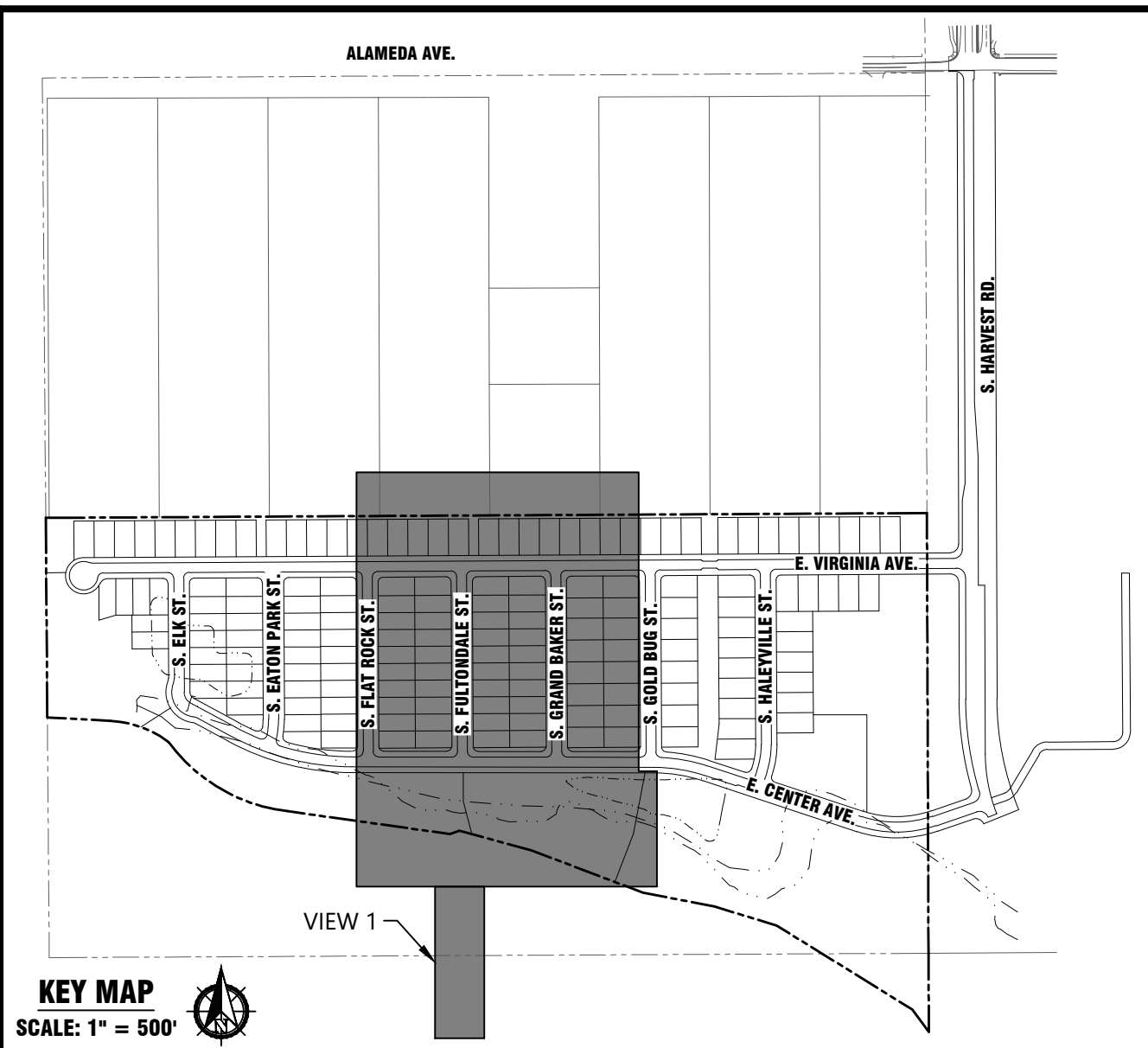
No. 04

I:\JOB FOLDERS\1023 - LENMAR\1023-000A\PROD\PRELIM PLAT\SITE PLAN - PRINTED ON: 6/26/2025 10:09 AM



LAND SUMMARY			
LOT AREA	SQ. FT.	ACRES	%
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TOTAL AREA				1,112,409 25.54

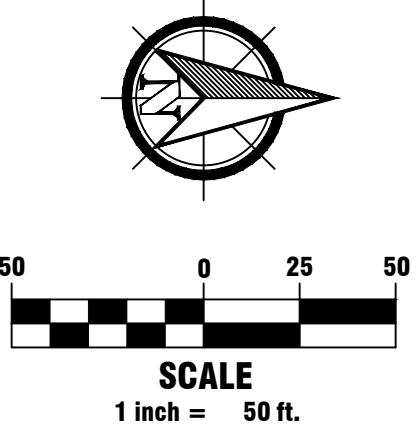


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SL1 SIGHT LINE SYMBOL
SIGHT DISTANCE AREA
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No. 1 2 3 4 5 6
Rev. Date: 1 2 3 4 5 6
Revision Type: 1 2 3 4 5 6

Client: Lenmar of Colorado, LLC
Address: 9193 S. Jamaica Street
Englewood, CO 80112
Contact: Joseph Huey
Joseph.Huey@lenmar.com

Project Name: Waterstone Subdivision Filing No. 4
Location: Aurora, Colorado
Plan Set: Site Plan
Sheet Name: Site Plan

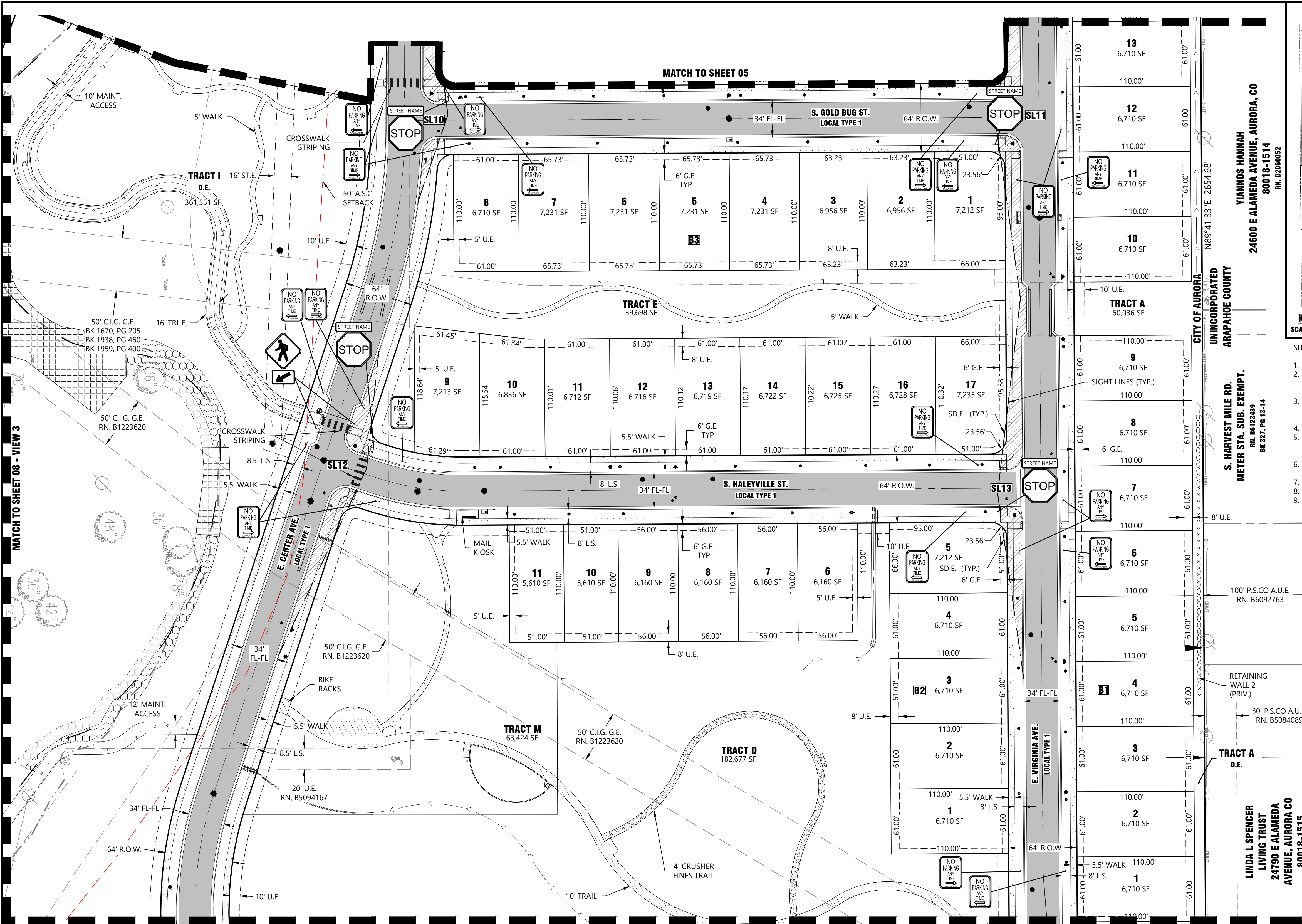
Job No.: 1023-0004
Scale Horiz: 1" = 50'
Scale Vert: N/A

Designed: XWL
Prepared: ICA
Approved: XWL

Sheet: 05 of 42
Date: June 24, 2025

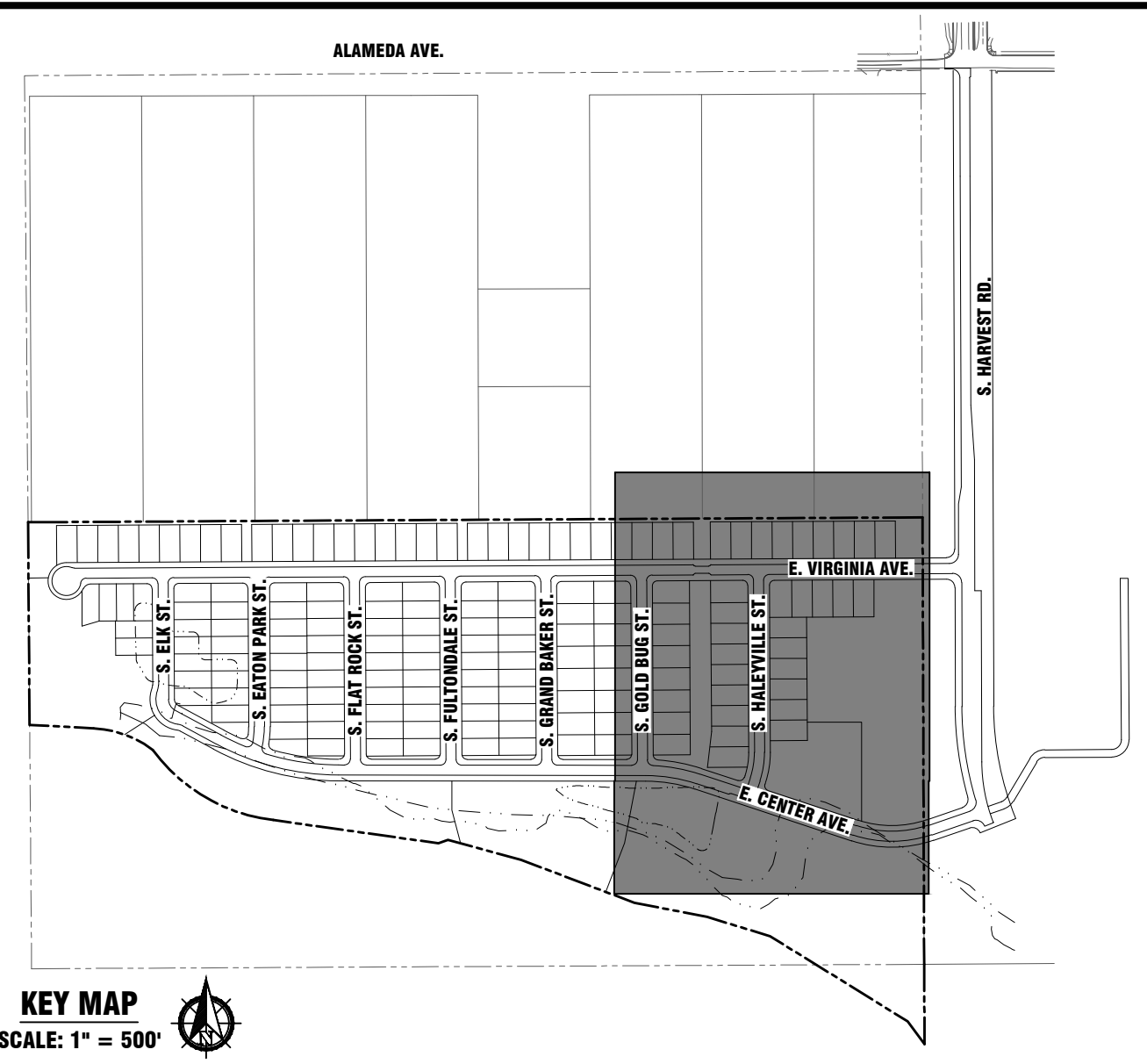
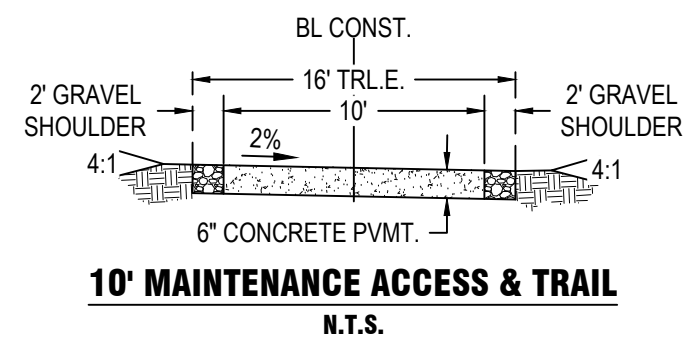
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No. 05



TRACT SUMMARY					
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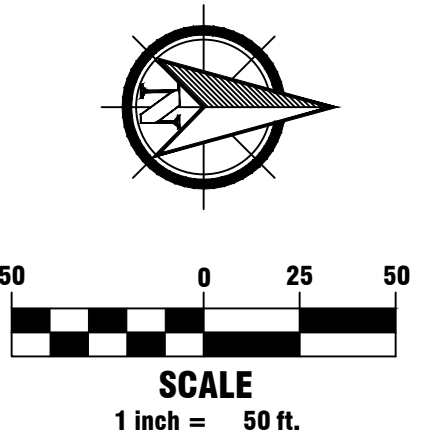



- KEY MAP**
SCALE: 1" = 500'
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SL1 SIGHT LINE SYMBOL
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Rev. Type: 1 2 3 4 5 6

No. 1 2 3 4 5 6

Waterstone Subdivision Filing No. 4
Aurora, Colorado
Site Plan

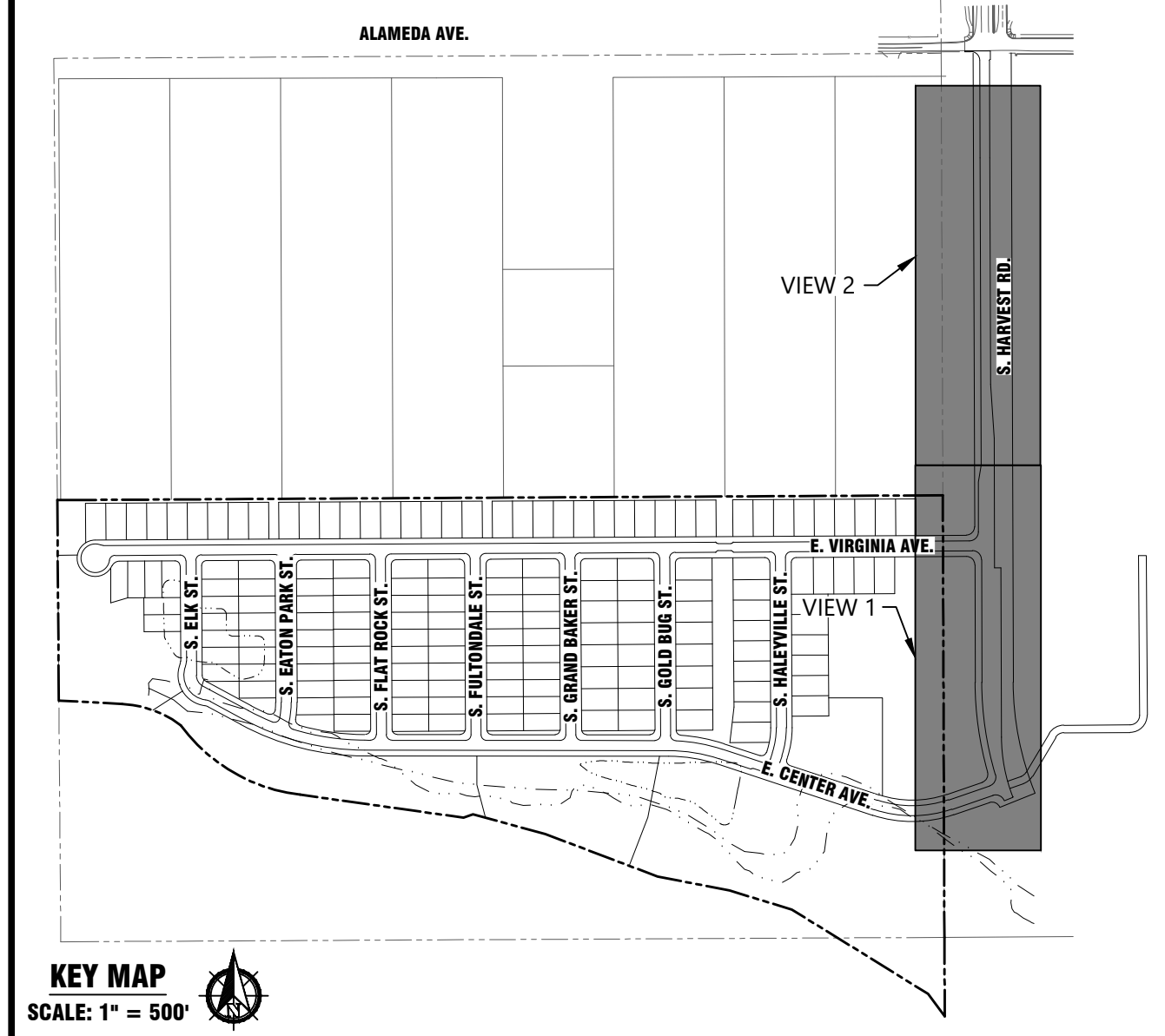
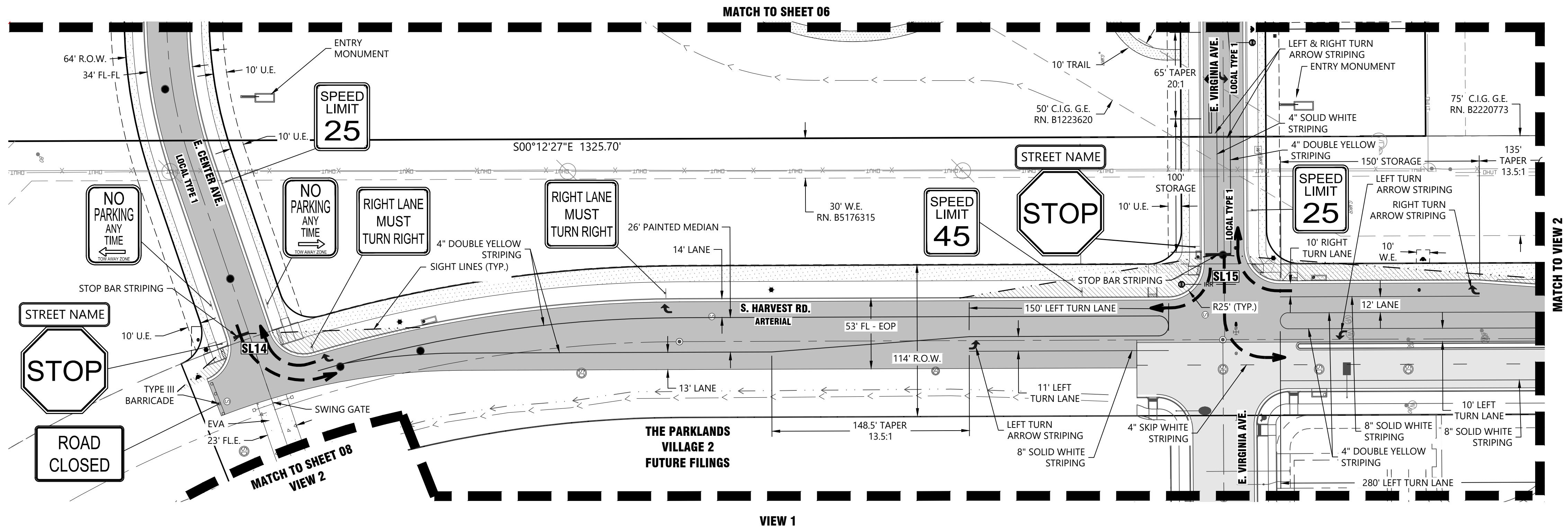
Proj. Name: Lenmar of Colorado, LLC
Location: 9193 S. Jamaica Street
Englewood, CO 80112
Plan Set: 1023-000A
Sheet Name: 06 of 42
Date: June 24, 2025

Client: Lenmar of Colorado, LLC
Address: 9193 S. Jamaica Street
Englewood, CO 80112
Contact: Joseph Huey
Joseph.Huey@lenmar.com

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Revision Type:		Revision Type:	
No.	Rev. Date:	No.	Rev. Date:
1		2	
3		4	
5		6	
Designed: XWL		Job No.: 1023-0004	
Prepared: ICA		Scale Horiz: 1" = 50'	
Approved: XWL		Scale Vert: N/A	
		Sheet: 07 of 42	
		Date: June 24, 2025	

Waterstone Subdivision Filing No. 4

Aurora, Colorado

Site Plan

Site Plan

Proj. Name:

Location:

Plan Set:

Sheet Name:

Client:
Lemar of Colorado, LLC

Address:
9193 S. Jamaica Street
Englewood, CO 80112

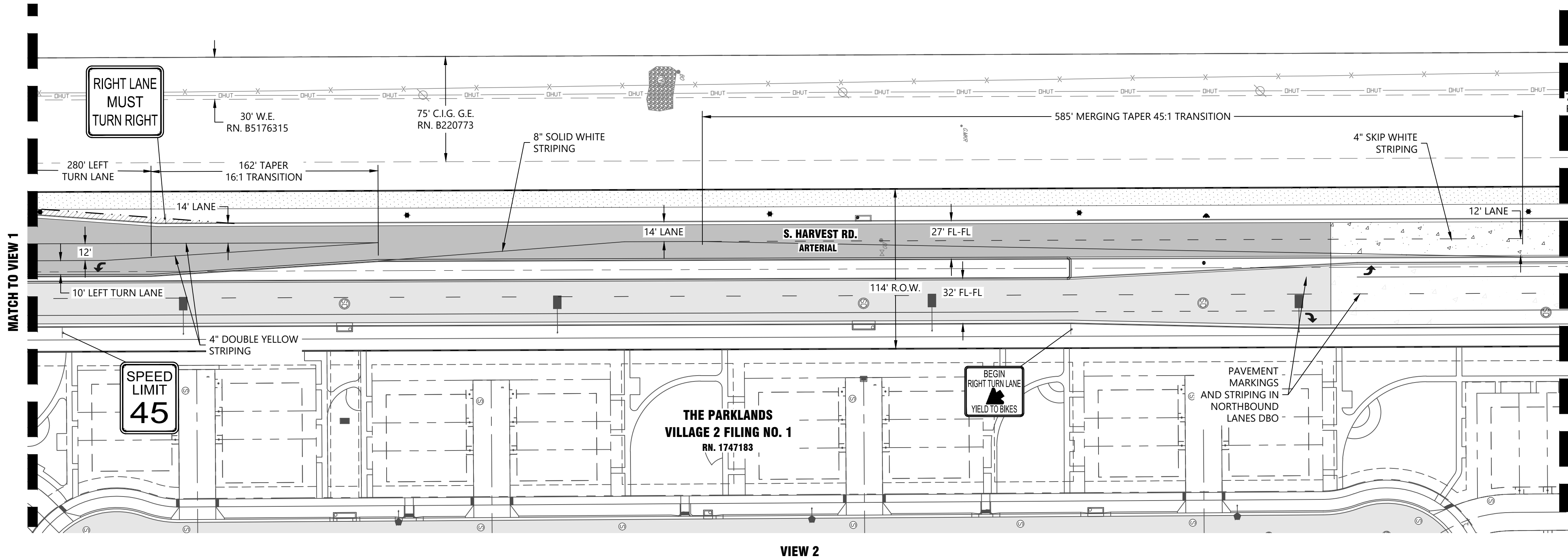
Contact:
Joseph Huey
Joseph.Huey@lemar.com



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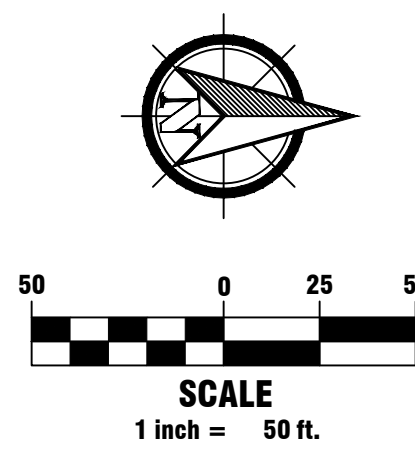
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PROJECT BENCHMARK:

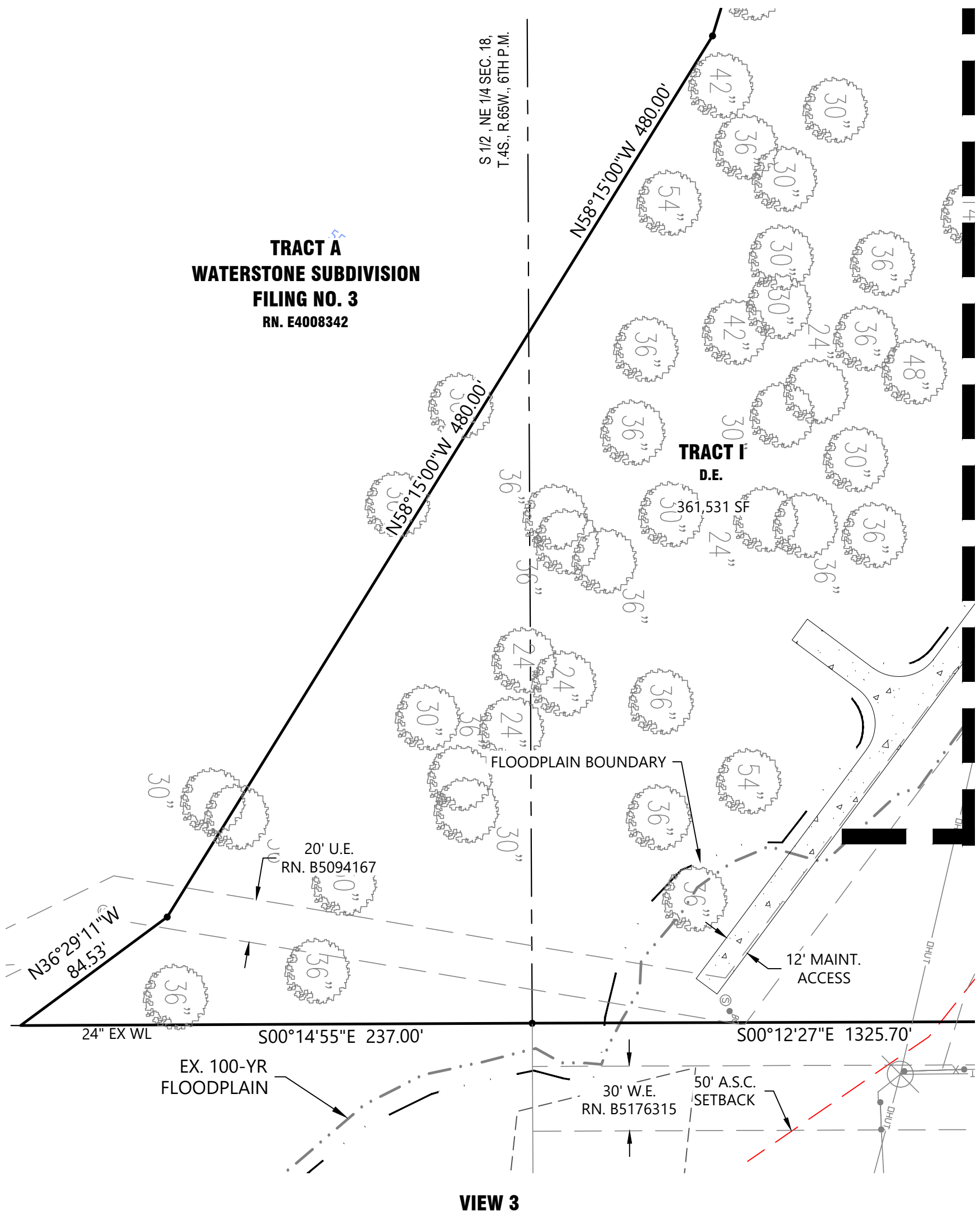
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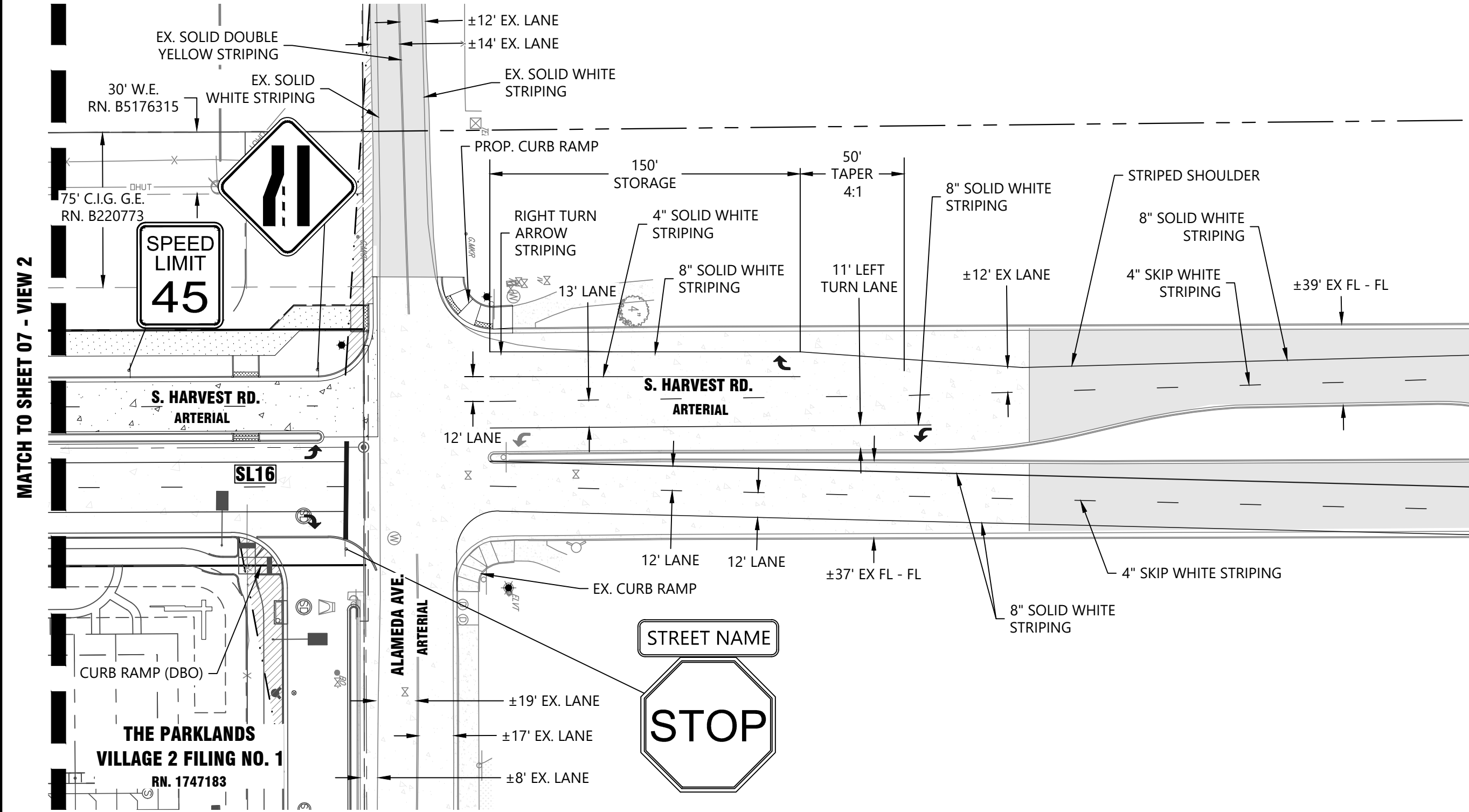


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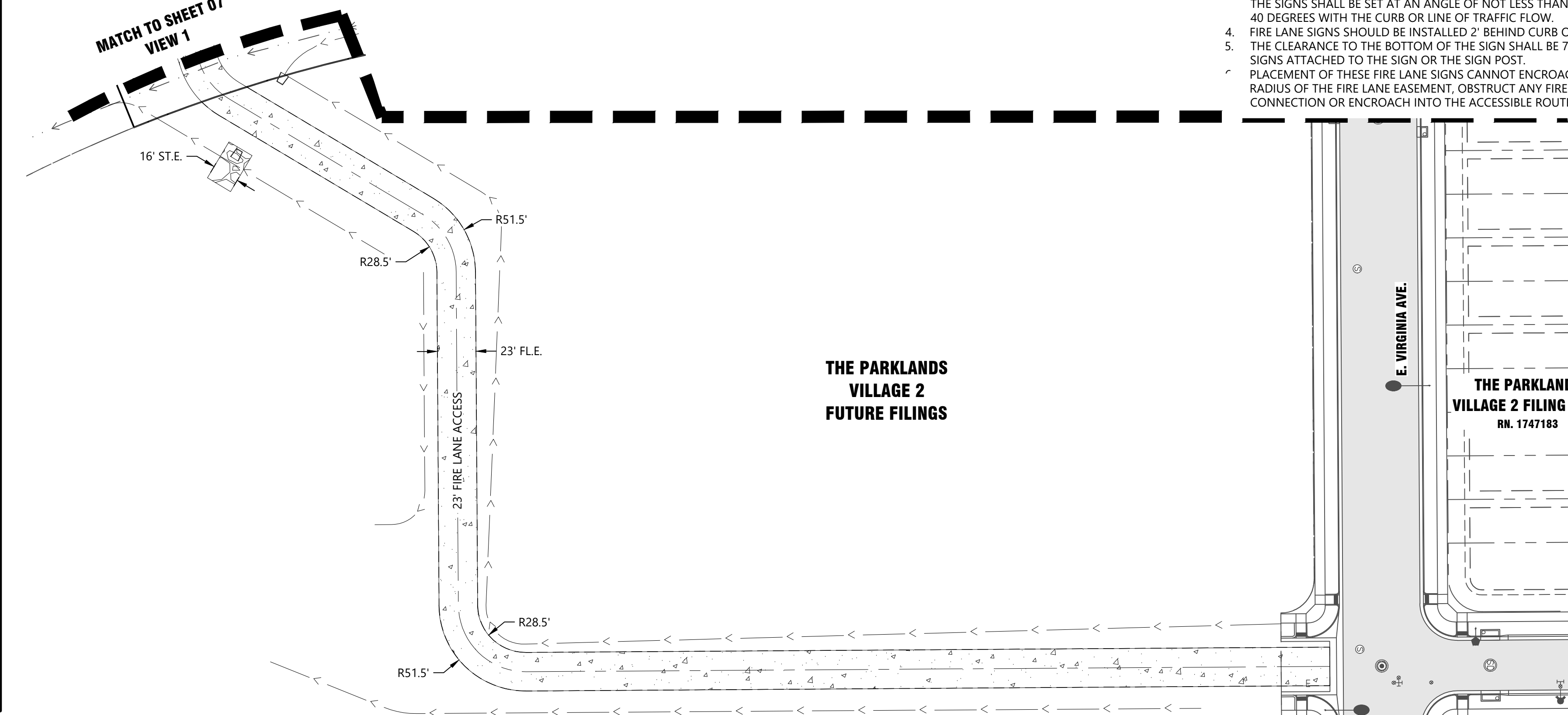
SL1 SIGHT LINE SYMBOL
SIGHT DISTANCE AREA
* A AND B LENGTHS ARE BASED ON AURORA ROADWAY DETAIL TE-13.1



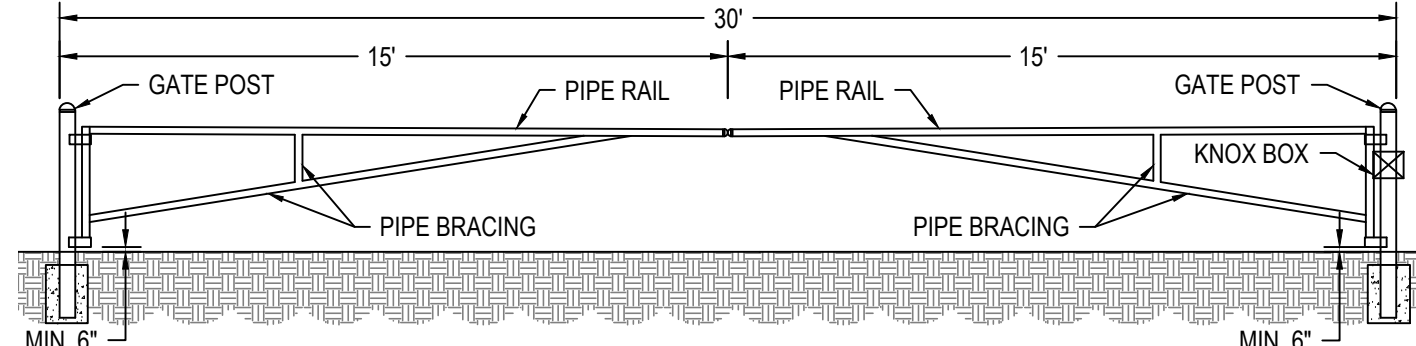
VIEW 3



VIEW 1



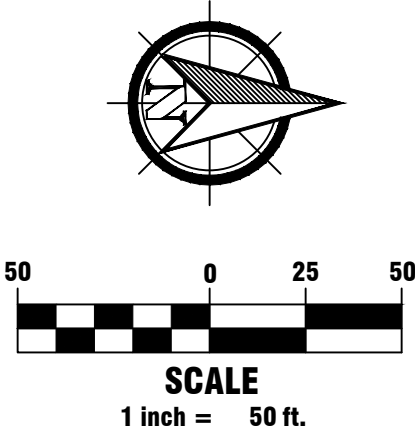
VIEW 2



SWING GATE DETAIL
N.T.S.

THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

PROJECT BENCHMARK:
CITY OF AURORA BENCHMARK 456518SW001 (AKA M-095) BEING A 3" BRASS CAP ATOP 30" STEEL PIPE IN CONCRETE LOCATE AT THE NORTH RIGHT OF WAY FENCE ON EAST MISSISSIPPI AVE. AT THE MOST NORTHERLY FENCE AT THE JOG IN FENCES AND IN THE VICINITY OF THE 1/4 LINE FOR SECTIONS 18 AND 19 TOWNSHIP 4 SOUTH, RANGE 65 WEST.
ELEVATION = 5603.652 (NAVD88)



KEY MAP
SCALE: 1" = 500'

SITE PLAN NOTES

- SEE SHEET C.02 FOR LEGEND, TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS.
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- MINIMUM SLOPE WITHIN TRACTS = 2.0%
- ALL STORM SEWER INFRASTRUCTURE IS PUBLIC UNLESS OTHERWISE NOTED.
- DETENTION PONDS AND POND OUTLET STRUCTURES ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

FIRE LANE NOTES:

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LAND ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 40 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.



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1			
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Job No.: 1023-0004	Scale Horiz: 1" = 50'	Scale Vert: N/A
Sheet: 08 of 42	Date: June 24, 2025	
Designed: XWL	Prepared: XWL	Approved: XWL

Waterstone Subdivision Filing No. 4

Aurora, Colorado

Site Plan

Site Plan

Proj. Name:

Client: Lemar of Colorado, LLC

Location:

Address: 9193 S. Jamaica Street
Englewood, CO 80112

Plan Set:

Sheet Name:

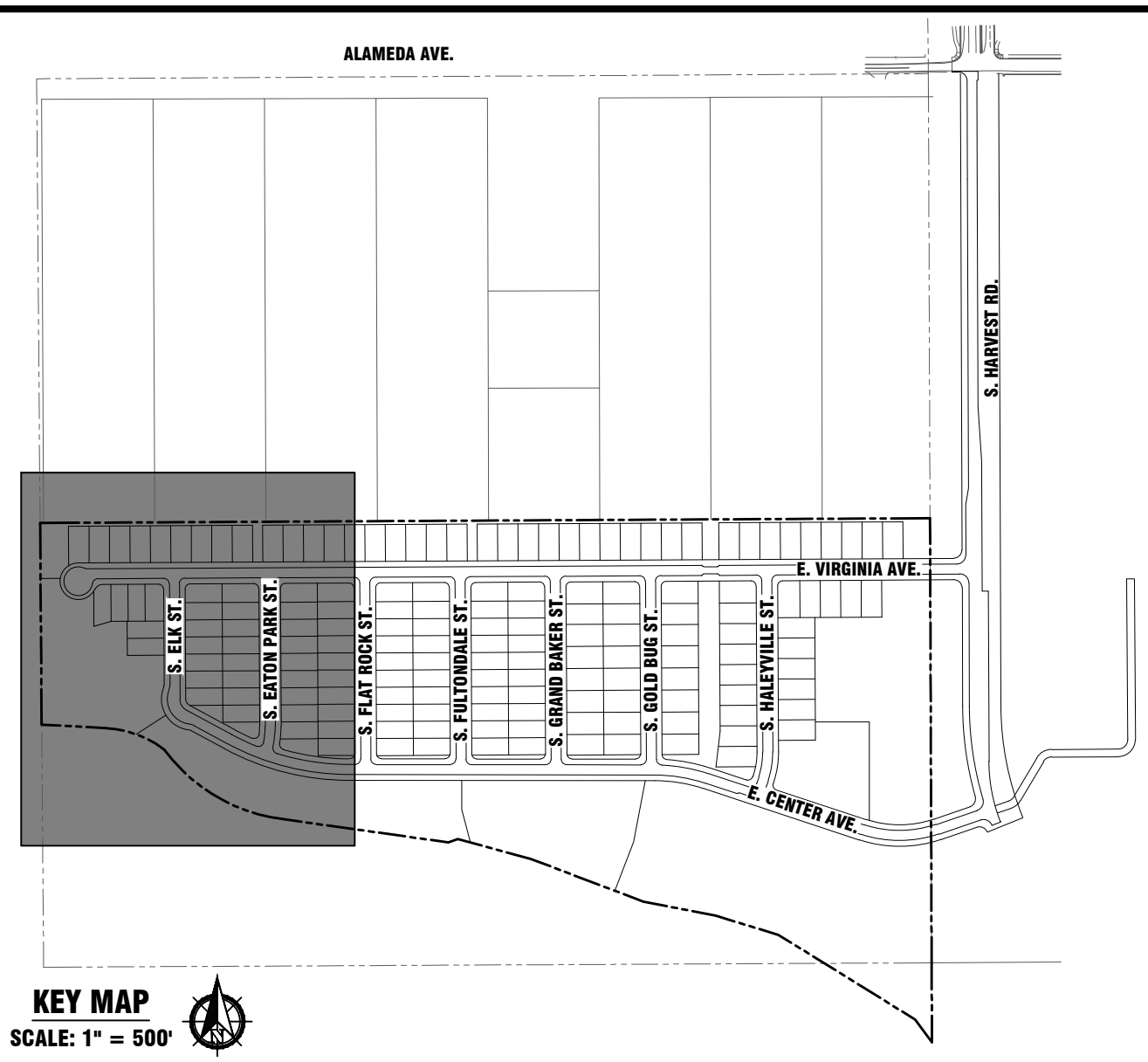
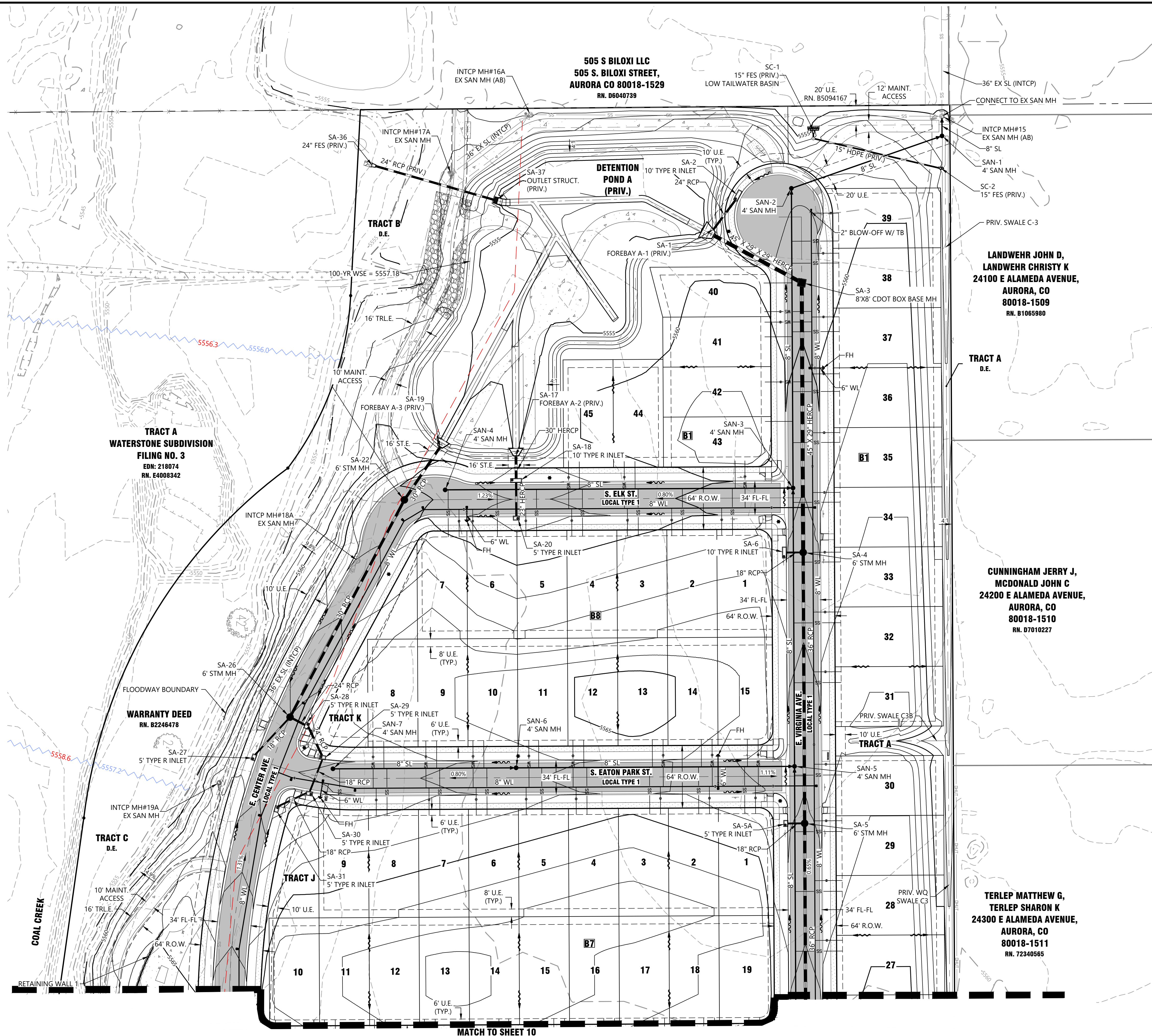
Contact: Joseph Huey
Joseph.Huey@lemar.com



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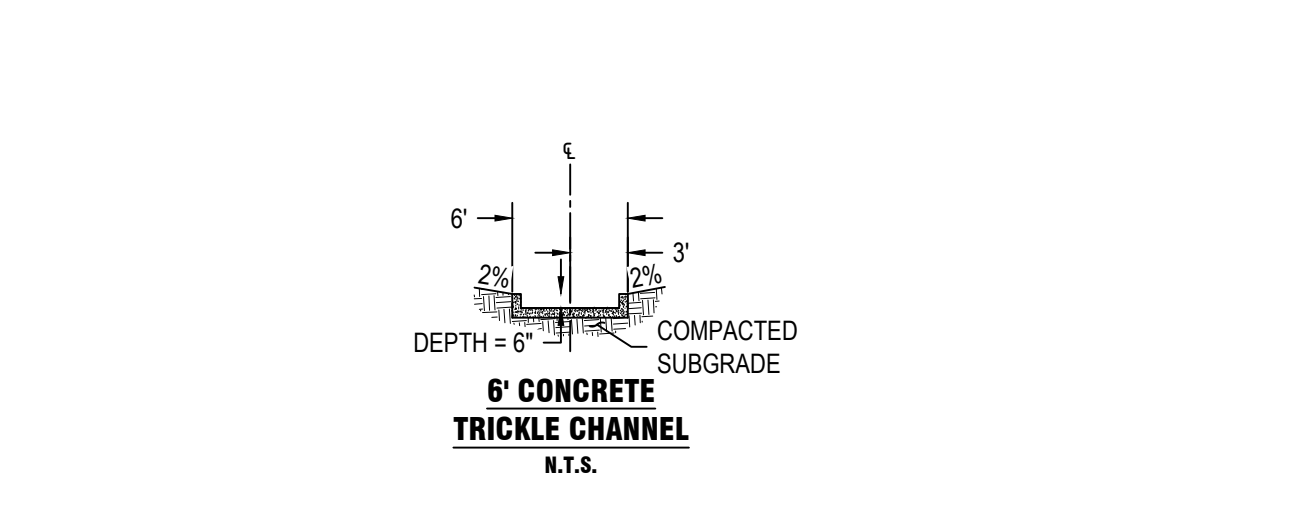
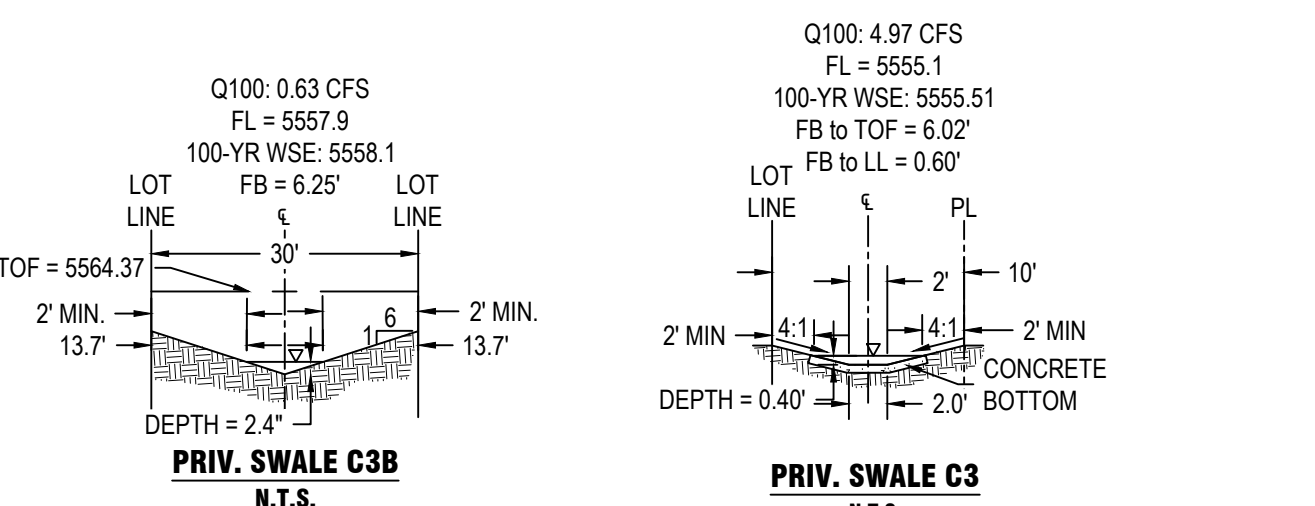
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08



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ELEVATION = 5603.652 (NAVD88)

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3			3		
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5			5		
6			6		

Job No.: 1023-0004
Scale Horiz: 1" = 50'
Scale Vert: N/A

Designed: WCK
Prepared: WCK
Approved: WCK

Waterstone Subdivision Filing No. 4
Aurora, Colorado
Site Plan

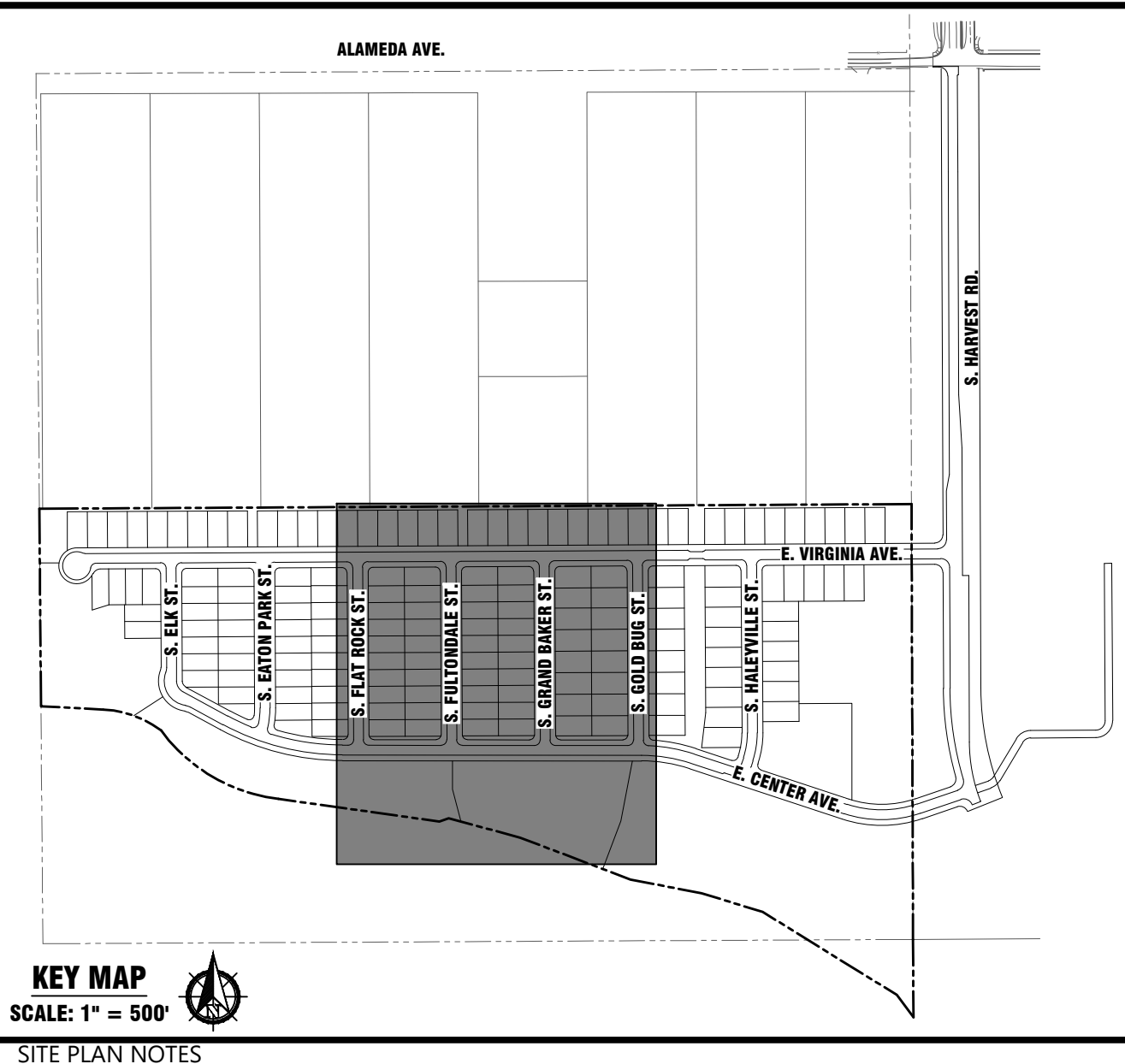
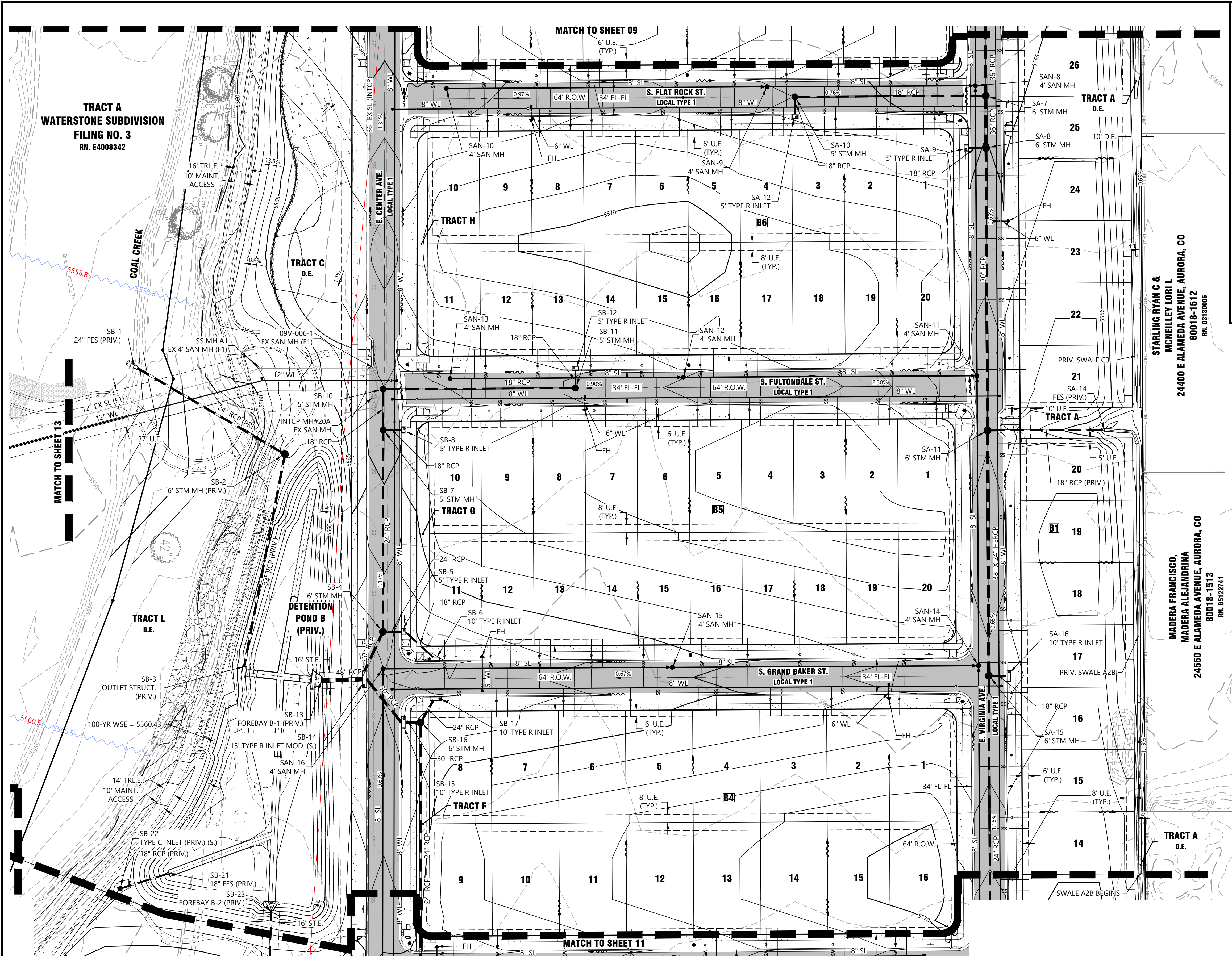
Grading & Utility Plan

Client: Lemar of Colorado, LLC
Address: 9193 S. Jamaica Street
Englewood, CO 80112
Contact: Joseph Huey
Joseph.Huey@leamar.com

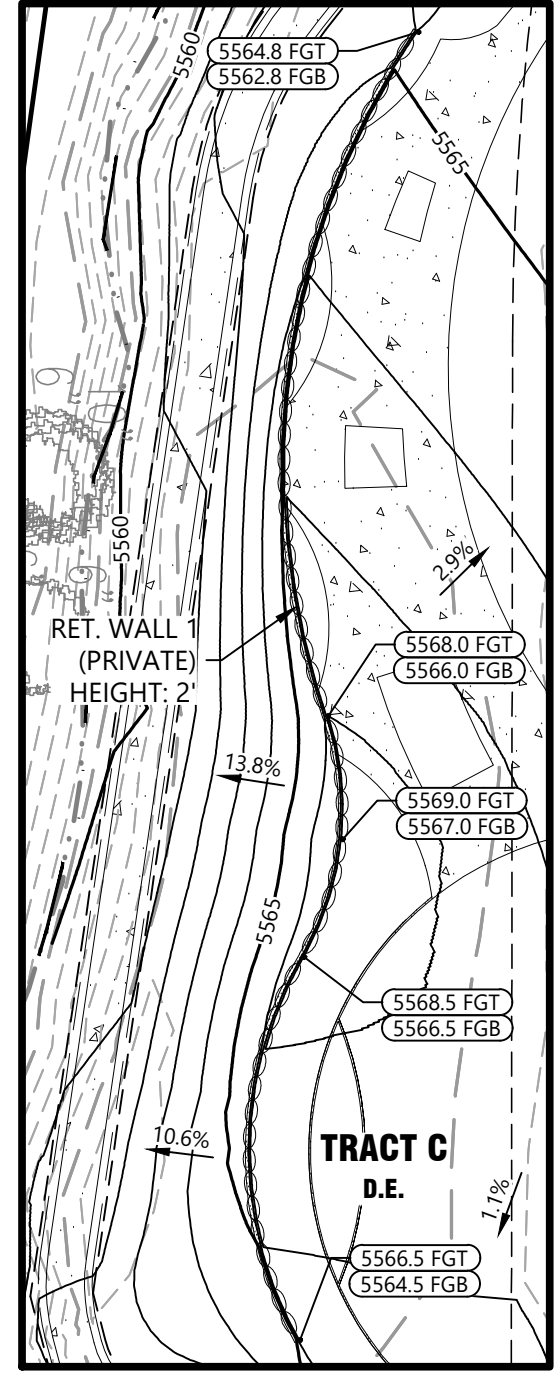
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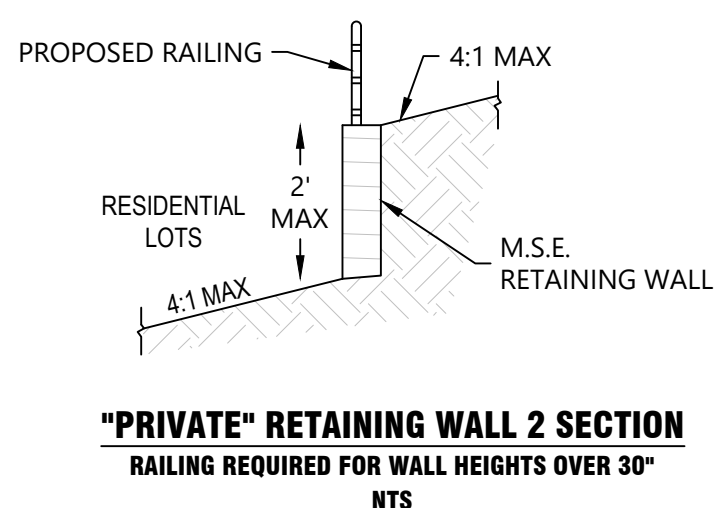
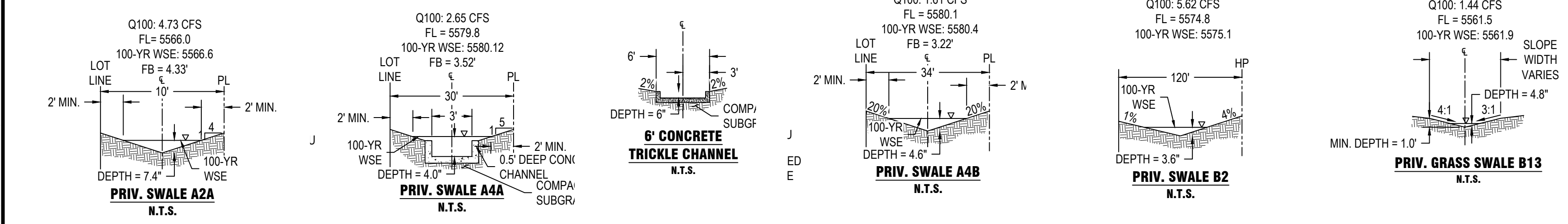
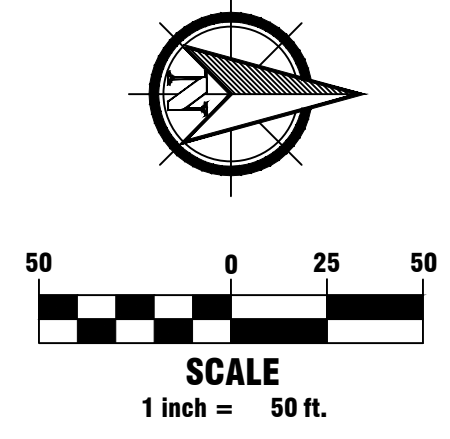
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VIEW 1 - "PRIVATE" RETAINING WALL 1

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ELEVATION = 5603.652 (NAVD88)





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Designed: WXL
Prepared: WXL
Approved: WXL

Job No.: 1023-0004
Scale Horiz: 1" = 50'
Scale Vert: N/A

Sheet: 10 of 42
Date: June 24, 2025

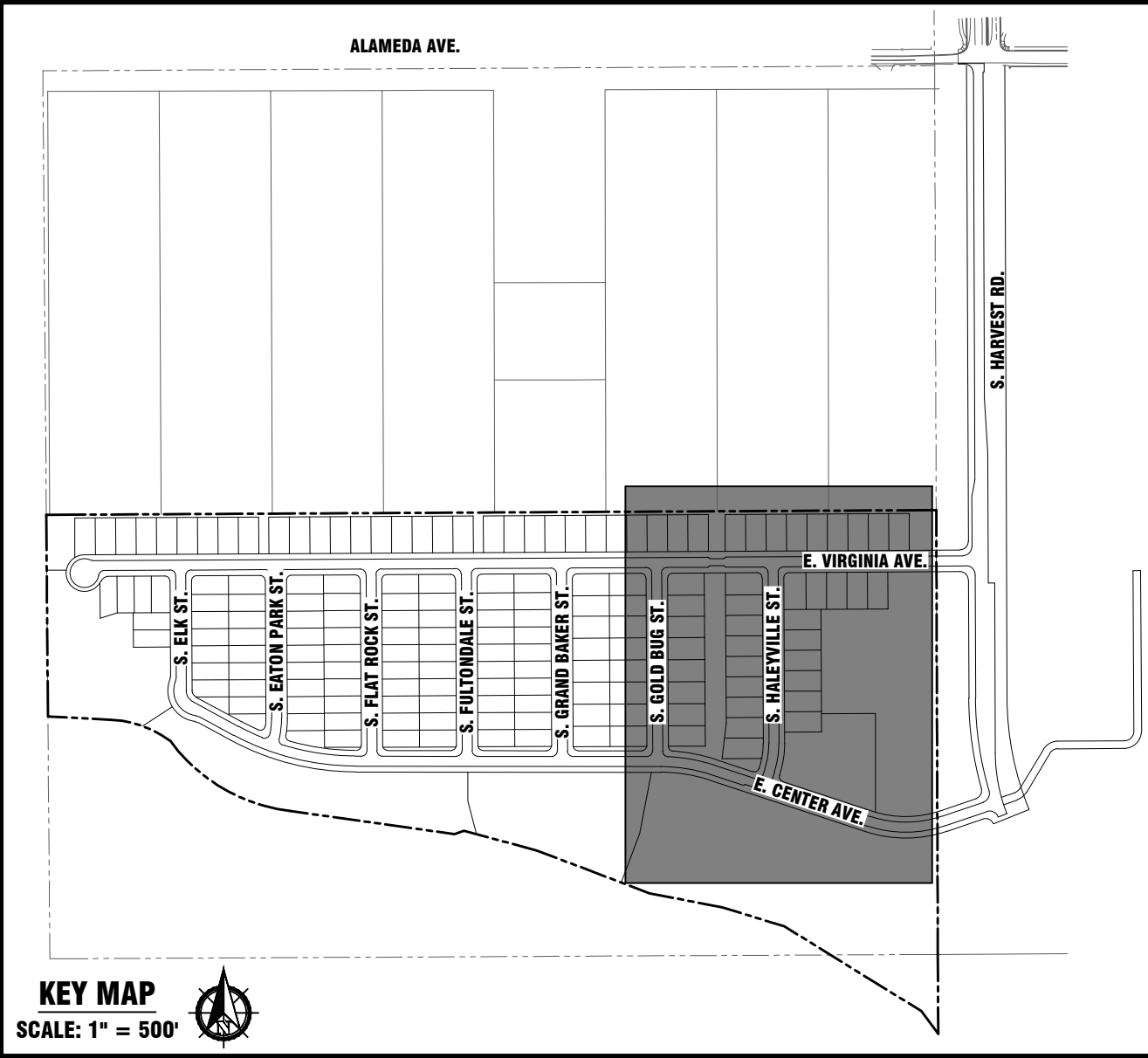
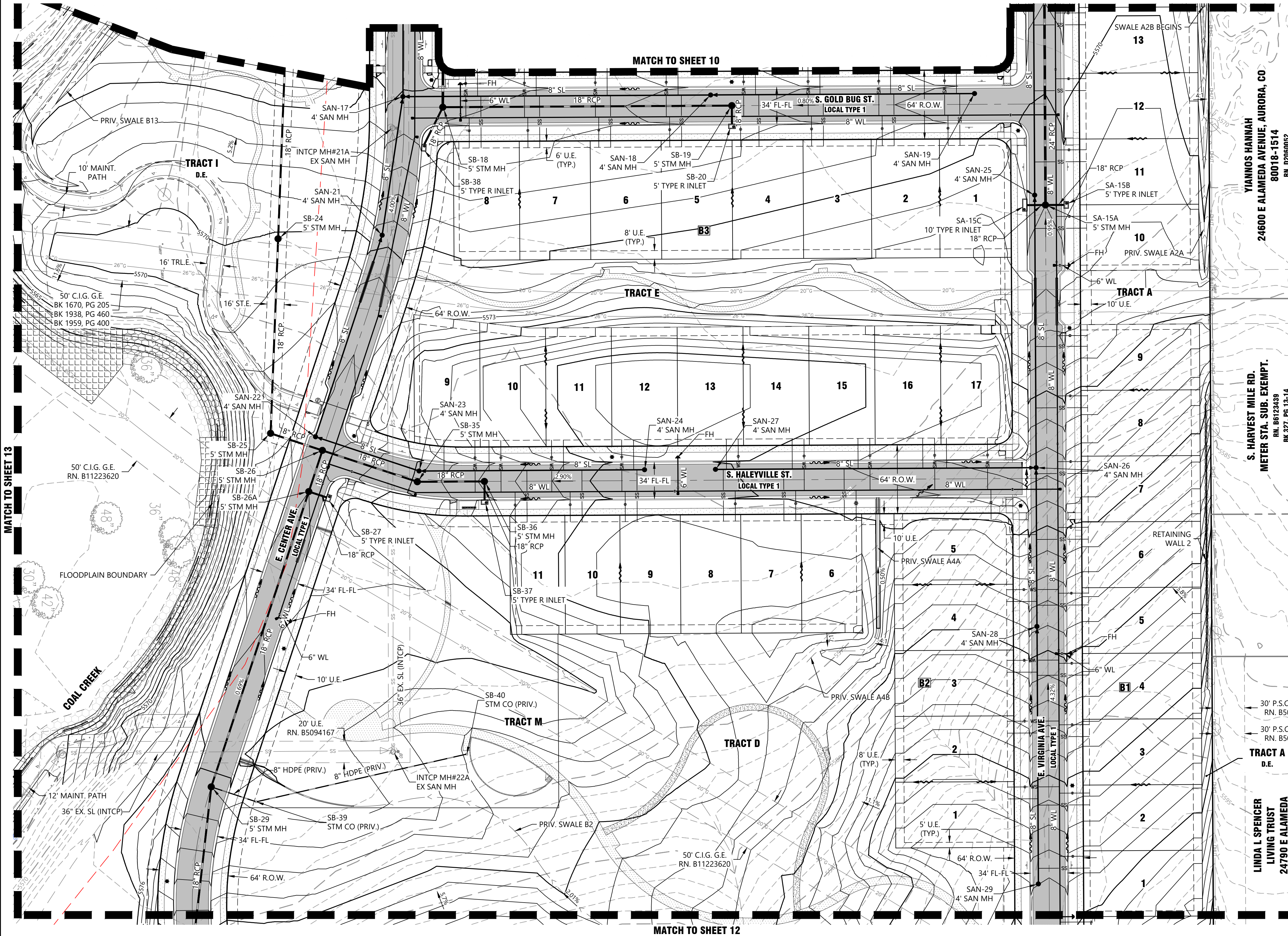
Waterstone Subdivision Filing No. 4
Aurora, Colorado
Site Plan
Grading & Utility Plan

Client: Lemar of Colorado, LLC
Address: 9193 S. Jamaica Street
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Contact: Joseph Huey
joseph.huey@lemar.com



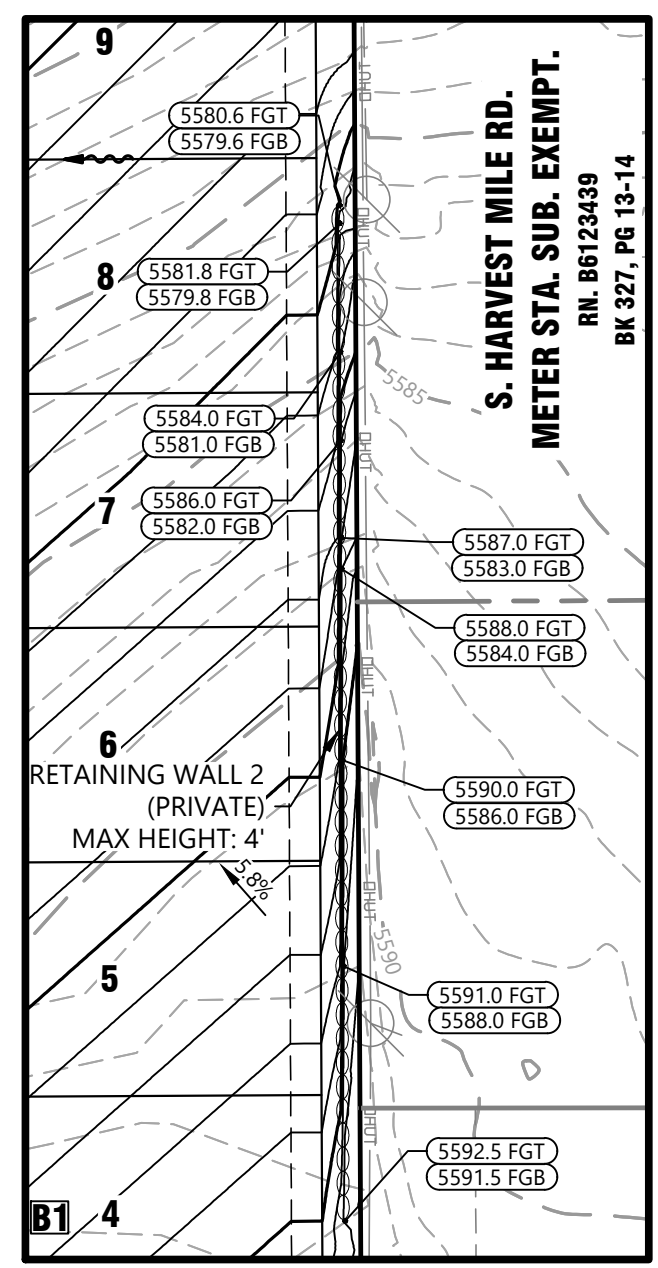
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No. 10



- KEY MAP**
SCALE: 1" = 500'
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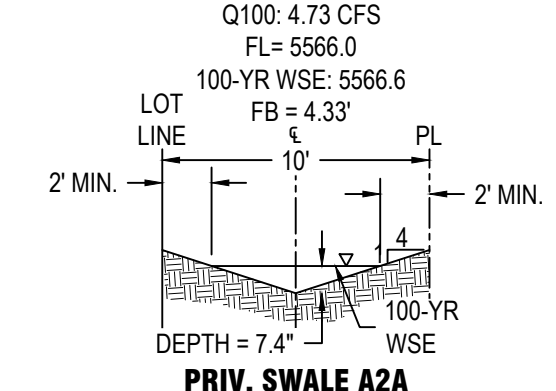
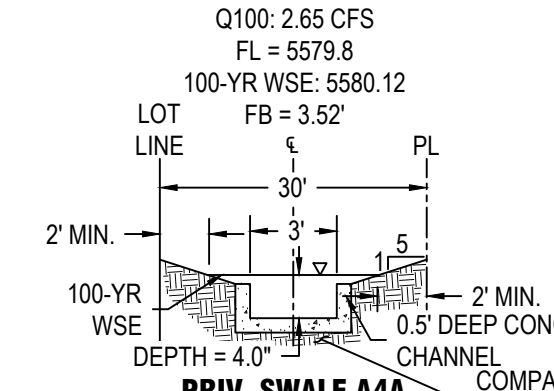
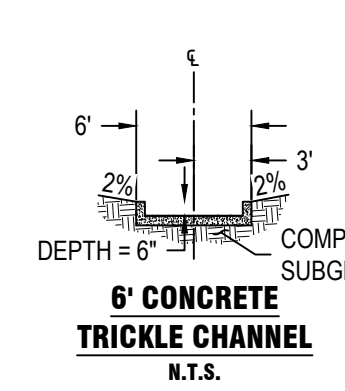
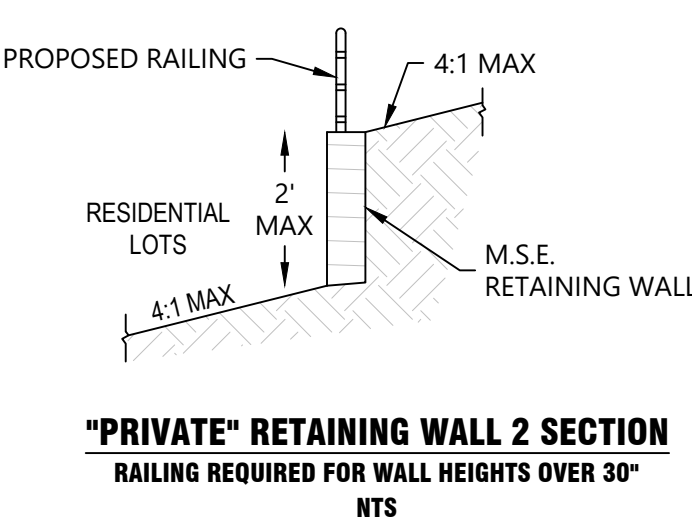
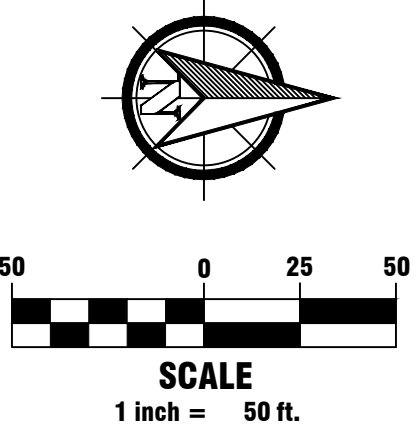
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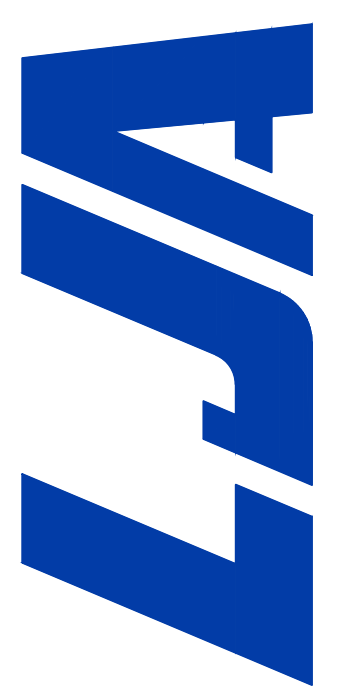


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2			WXL				
3			WXL				
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6			WXL				

Waterstone Subdivision Filing No. 4
Aurora, Colorado
Site Plan
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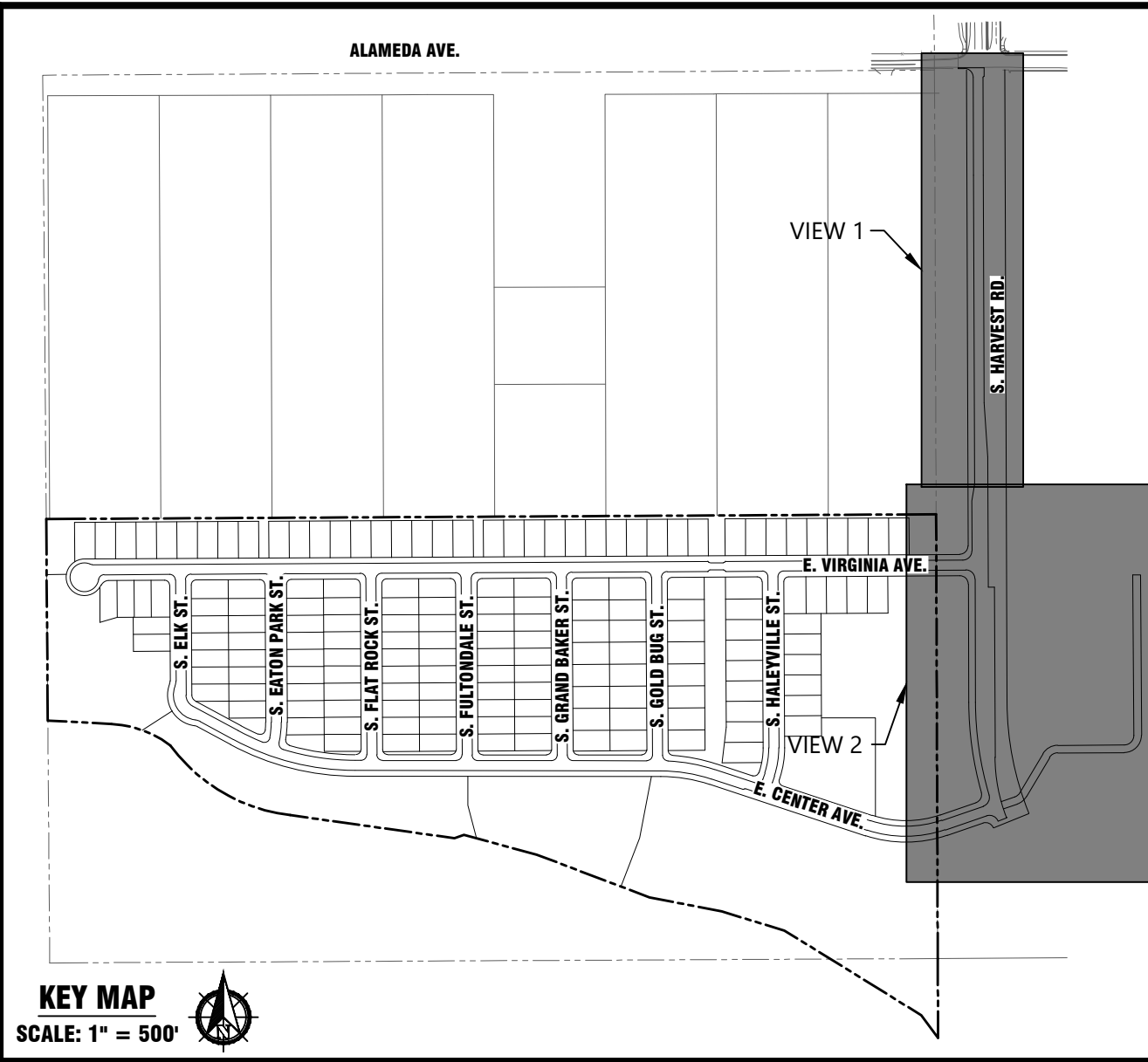
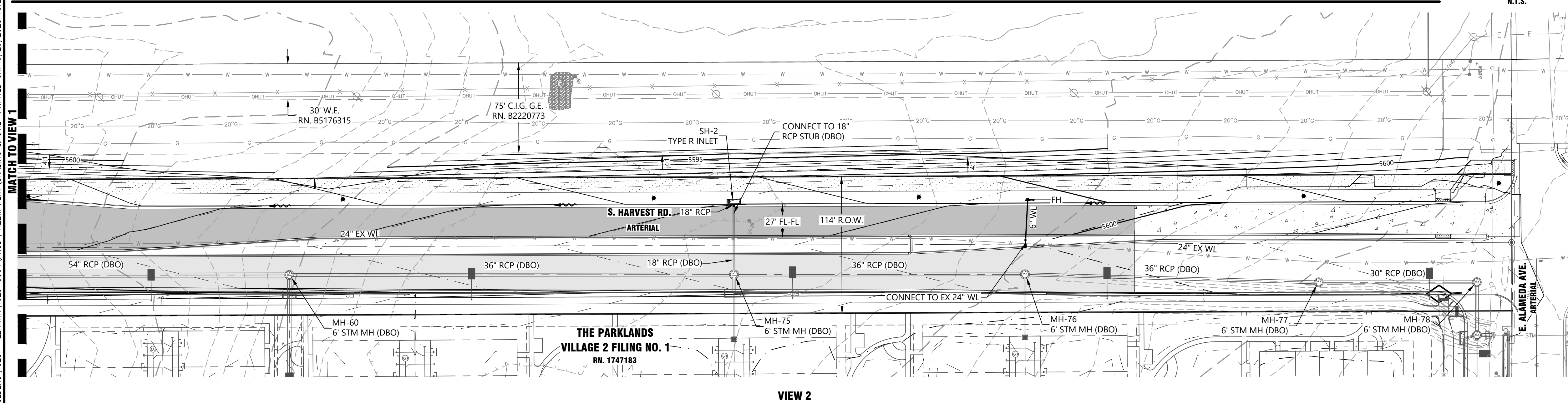
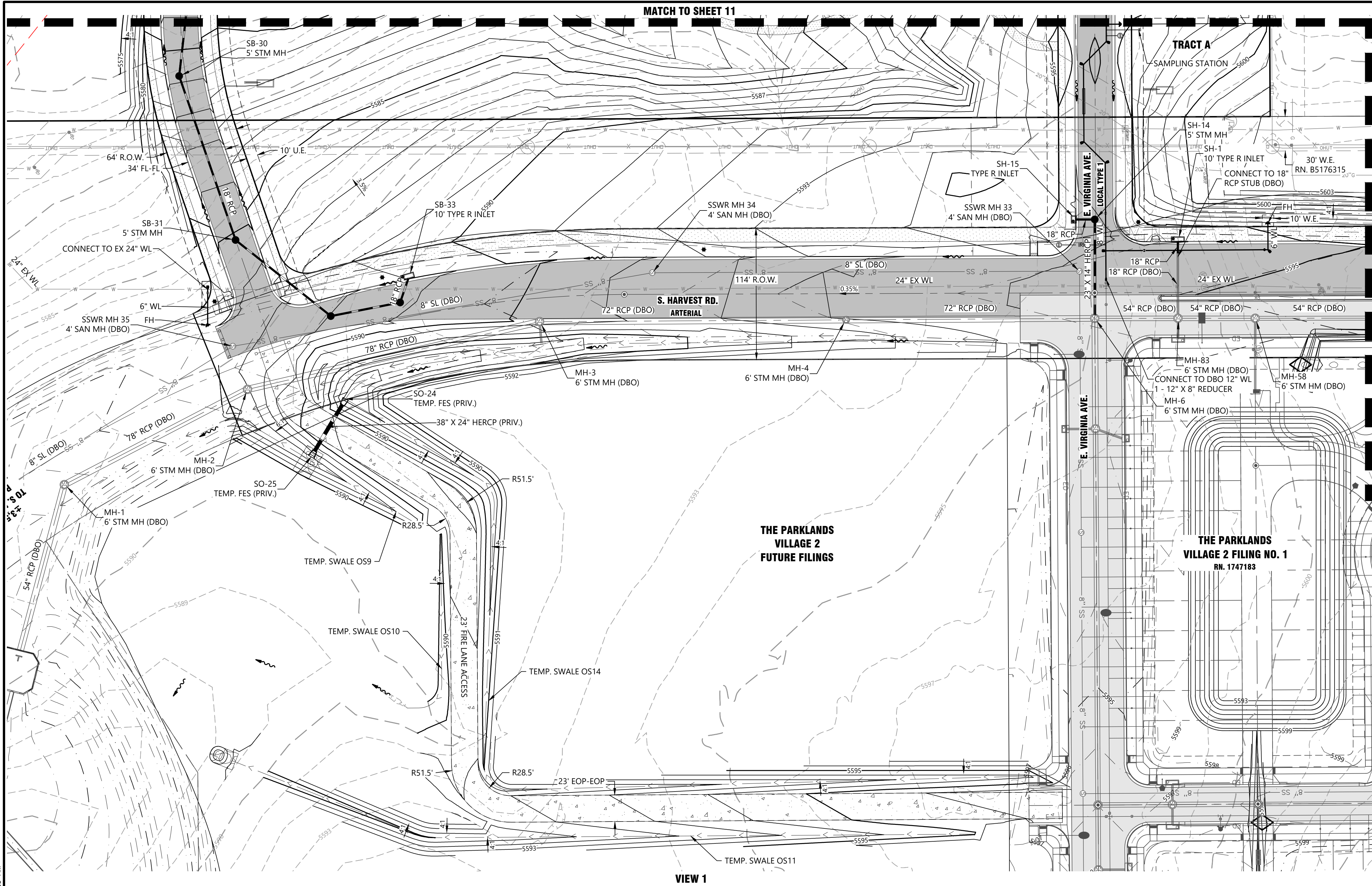
Client: Lenmar of Colorado, LLC
Address: 9193 S. Jamaica Street
Englewood, CO 80112
Contact: Joseph Huey
Joseph.Huey@lenmar.com



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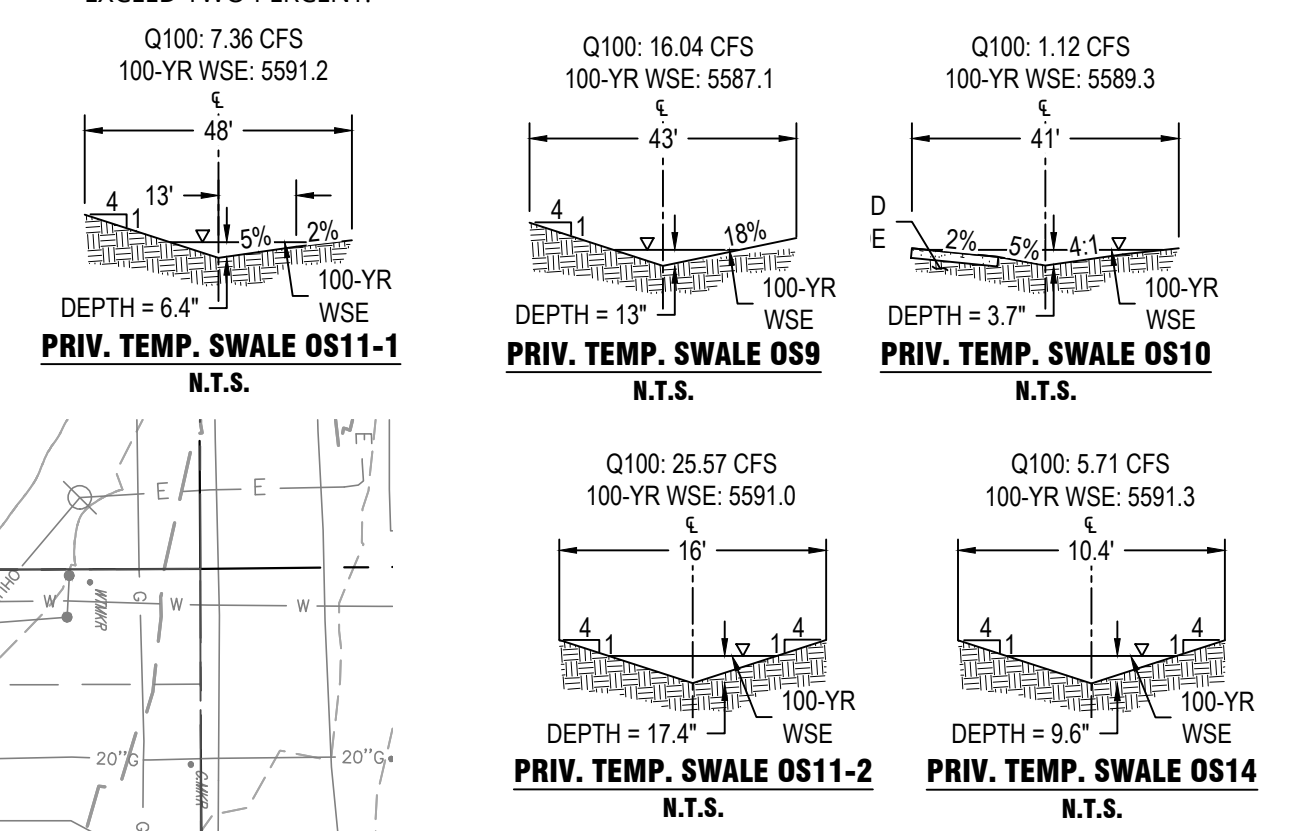
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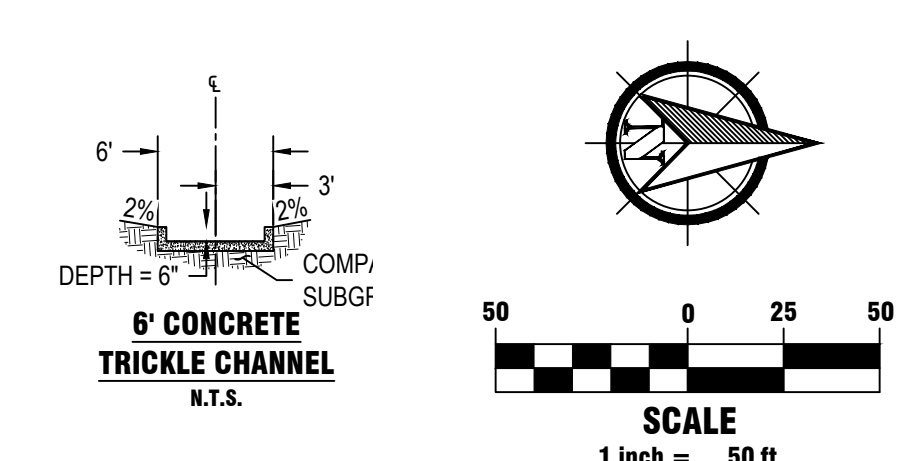



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 - DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
 - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINE PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1 THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS TEN PERCENT. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT.



PROJECT BENCHMARK:
CITY OF AURORA BENCHMARK 456518SW001 (AKA M-095) BEING A 3" BRASS CAP ATOP 30" STEEL PIPE IN CONCRETE LOCATE AT THE NORTH RIGHT OF WAY FENCE ON EAST MISSISSIPPI AVE. AT THE MOST NORTHERLY FENCE AT THE JOG IN FENCES AND IN THE VICINITY OF THE 1/4 LINE FOR SECTIONS 18 AND 19 TOWNSHIP 4 SOUTH, RANGE 65 WEST.
ELEVATION = 5603.652 (NAVD88)





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1				12 of 42	
2					
3					
4					
5					
6					

Designed: WCK
Prepared: WCK
Approved: N/A

Job No.: 1023-0004
Scale Horiz: 1" = 50'
Scale Vert: N/A

Waterstone Subdivision Filing No. 4
Aurora, Colorado
Site Plan
Grading & Utility Plan

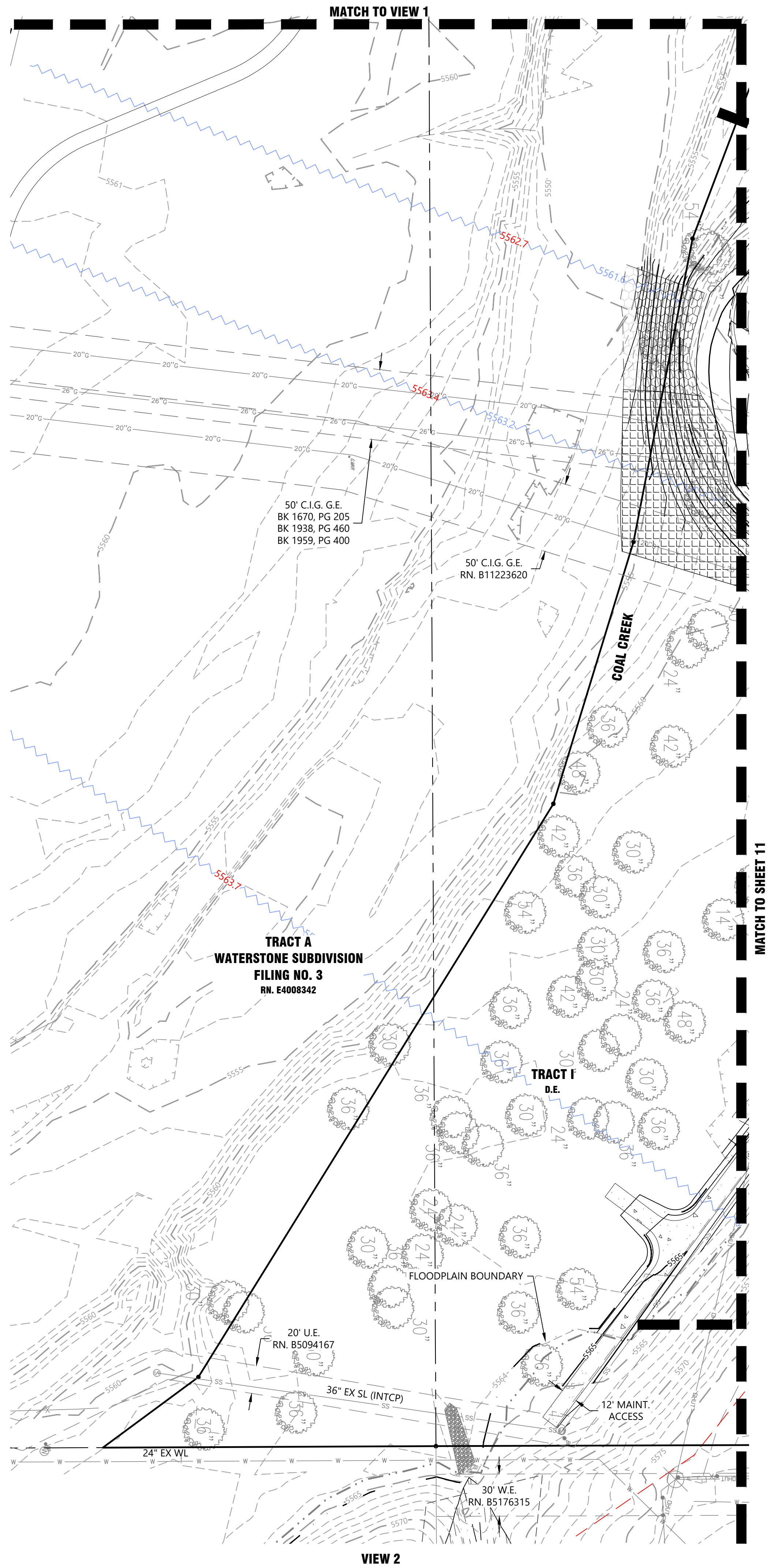
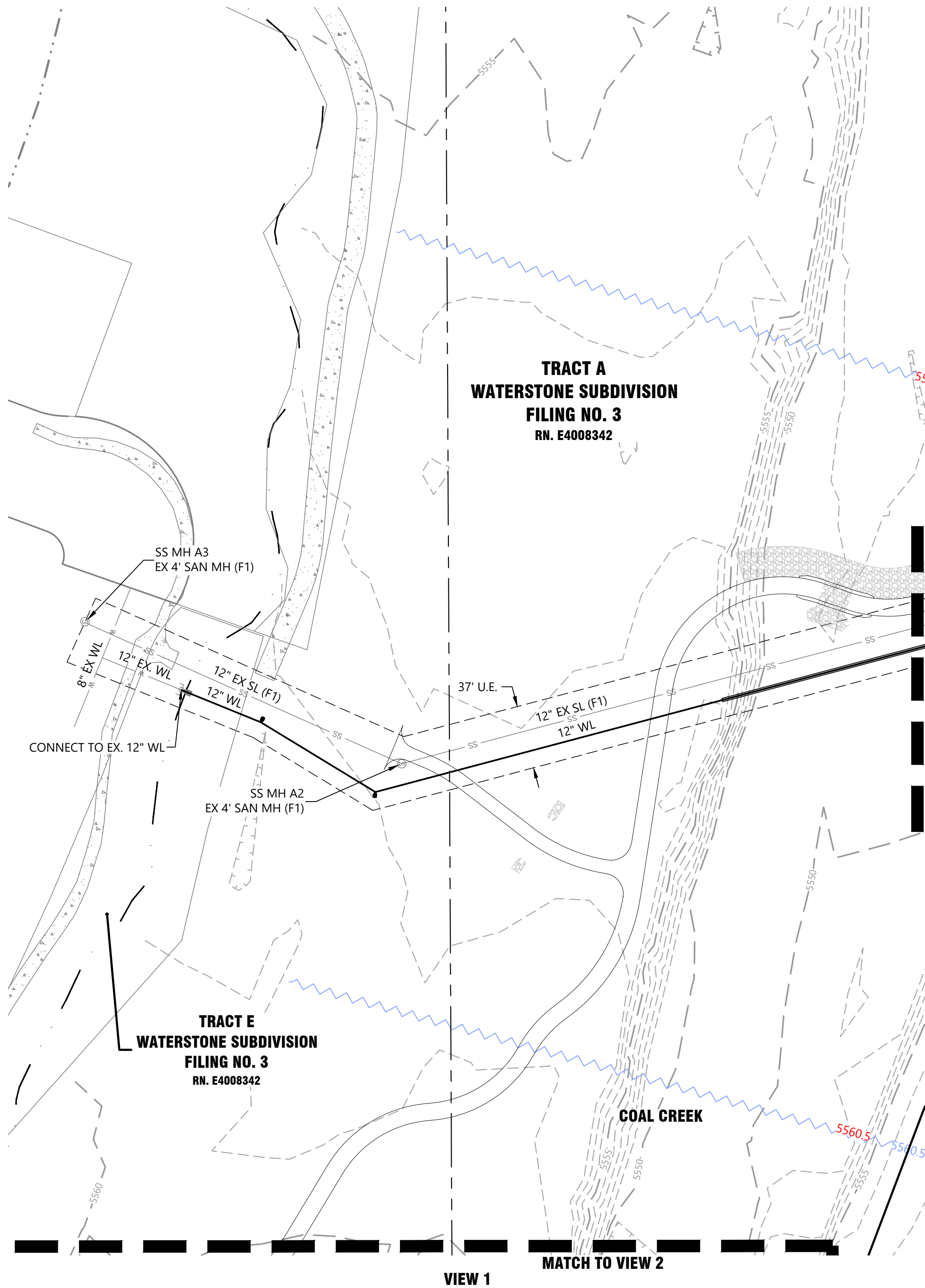
Client: Lemar of Colorado, LLC
Address: 9193 S. Jamaica Street
Englewood, CO 80112
Contact: Joseph Huey
Joseph.Huey@lemar.com



Know what's below.
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No. 12

I:\JOB FOLDERS\1023 - LENMAR\1023-000A\PROD\PRELIM PLAT\GRADING & UTIL PRINTED ON: 6/26/2025 10:29 AM



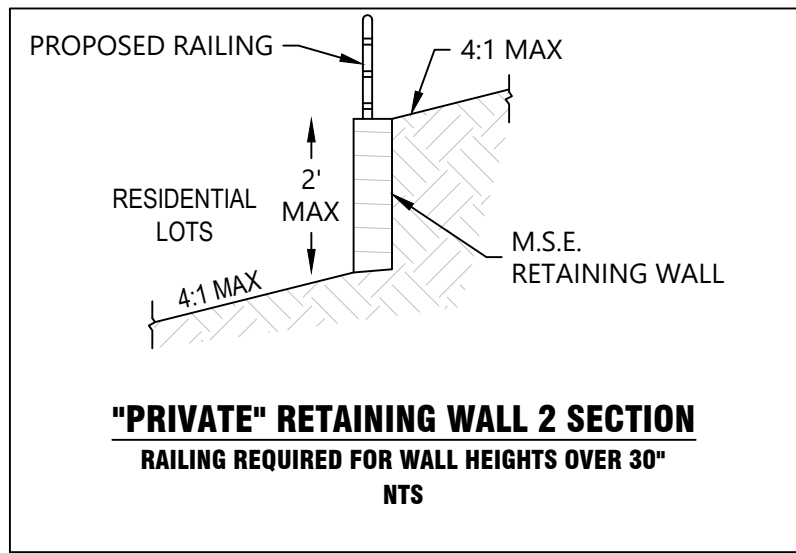
KEY MAP
SCALE: 1" = 500'

SITE PLAN NOTES

- SEE SHEET C.02 FOR LEGEND, TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS.
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. PEDESTRIAN CROSSING SIGNAGE SHALL INCLUDE RECTANGULAR RAPID FLASH BEACONS (RRFP).
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS SHALL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- WET TAP CONNECTIONS ON PVC WATER TRANSMISSION MAINS (2" PVC MAIN) ARE TO BE PERFORMED BY A LICENSED THIRD PARTY CONTRACTOR.
- MINIMUM SLOPE WITHIN TRACTS = 2.0%.
- ALL STORM SEWER INFRASTRUCTURE IS PUBLIC UNLESS OTHERWISE NOTED.
- DETENTION PONDS AND POND OUTLET STRUCTURES ARE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

GRADING NOTES

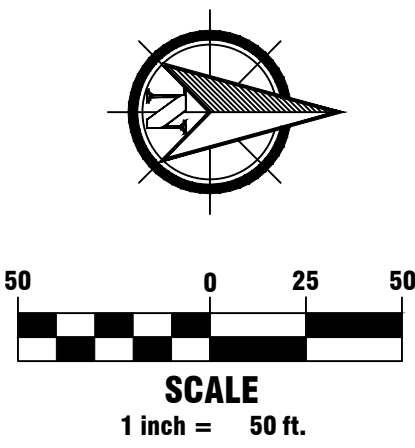
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No.	Rev.	Date:	Revision Type:	Job No.:	Scale:	Horizontal:	Vertical:	Sheet:	Date:
1				1023-0004	1" = 50'			13 of 42	June 24, 2025
2									
3									
4									
5									
6									
				WXL	WXL	WXL	WXL		
				Designed:	Prepared:	Approved:			
				WXL	WXL	WXL	WXL		

Waterstone Subdivision Filing No. 4

Aurora, Colorado

Site Plan

Grading & Utility Plan

Client: Lenmar of Colorado, LLC





Address: 9193 S. Jamaica Street
Englewood, CO 80112

Contact: Joseph Huey
Joseph.Huey@lenmar.com

Know what's below.
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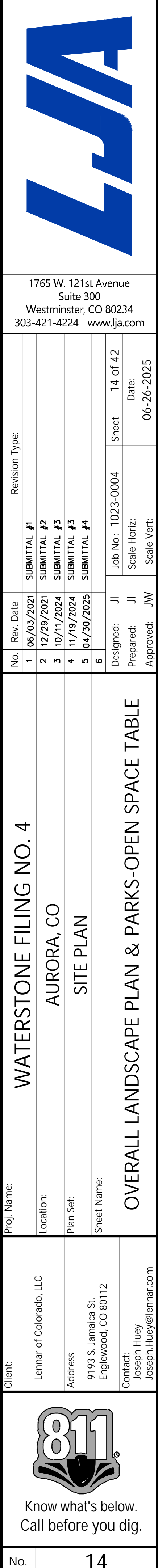
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OPEN SPACE & PUBLIC LAND DEDICATION (PLD) LEGEND

	TRACT BOUNDARY
	*TRACT AREAS CREDITED TO PUBLIC LAND DEDICATION (THESE TRACTS INCLUDE POCKET PARKS, TRAILS AND AMENITIES.)
	*TRACTS A, E, F, G, H, J, K ARE NOT CREDITED TO PARK / OPEN SPACE PLD
	*DETENTION POND AREAS & DRAINAGE STRUCTURES

NOTES

*DETENTION POND & DRAINAGE STRUCTURE ACREAGES ARE EXCLUDED FROM CREDITABLE PLD TRACT AREA.



I:\JOB FOLDERS\1023 - LEMAR\1023-0004\LANDSCAPE\04 - DESIGN DEVELOPMENT (DD)\WATERSTONE FILING 4 - SITE PLAN.LA - PRINTED ON: 9/28/2018 12:36 PM

PLANT & GROUND COVER SCHEDULE

DECIDUOUS TREES			
UA	68	ACCOLADE ELM	ULMUS X 'ACCOLADE'
UE	24	ACCOLADE® ELM	ULMUS DAVIDIANA JAPONICA 'MORTON'
AGR	8	BIGTOOTH MAPLE	ACER GRANDIDENTATUM
QB	82	BUCKLEY OAK	QUERCUS BUCKLEYI
QM	77	CHINKAPIN OAK	QUERCUS MUEHLENBERGII
CO	72	COMMON HACKBERRY	CELTIS OCCIDENTALIS
GI	66	DECAF KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA 'MCKBRANCHED' TM
CSP	8	NORTHERN CATALPA	CATALPA SPECIOSA
SAM	3	PEACH LEAF WILLOW	SALIX AMYGDALIOIDES
TR	87	REDMOND AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'
GS	57	SKYLINE HONEY LOCUST	GLEDTISIA TRIACANTHOS 'SKYLINE'

EVERGREEN TREES			
PN	31	AUSTRIAN BLACK PINE	PINUS NIGRA
PL	13	LIMBER PINE	PINUS FLEXILIS
PP	28	PONDEROSA PINE	PINUS PONDEROSA
PS	28	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS

ORNAMENTAL TREES			
PCP	13	CHANTICLEER CALLERY PEAR	PYRUS CALLERYANA 'CLEVELAND SELECT'
SR	13	JAPANESE TREE LILAC	SYRINGA RETICULATA
CCA	4	LAVENDER TWIST EASTERN REDBUD	CERCIS CANADENSIS 'COVEY' TM
AD	4	ROCKY MOUNTAIN MAPLE	ACER GLABRUM DIFFUSUM

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.
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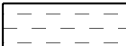
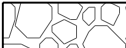

SHRUBS			
POT	119	ABBOTTSWOOD POTENTILLA	POTENTILLA FRUTICOSA 'ABBOTTSWOOD'
CAF	23	ARCTIC FIRE DOGWOOD	CORNUS SERICEA 'ARCTIC FIRE'
BD	7	BLUE CHIP JR. LO & BEHOLD BUTTERFLY BUSH	BUDDLEJA X 'BLUE CHIP JR.'
CCB	62	BLUEBEARD SPIREA	CARYOPTERIS X CLANDONENSIS
JBR	5	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'
SSB	20	COMMON WHITE SNOWBERRY	SYMPHORICARPOS ALBUS
BC	257	CRIMSON PYGMY JAPANESE BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'
PFG	190	DAKOTA SUNSPOT® BUSH CINQUEFOIL	POTENTILLA FRUTICOSA 'FARGO'
RLB	74	DWARF RED LEAF JAPANESE BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'
CM	36	FERNBUSH	CHAMAEBATIARIA MILLEFOLIUM
CG	52	GLOBE PEASHRUB	CARAGANA ARBORESCENS 'GLOBOSA'
BO	31	GOLDEN ROCKET BARBERRY	BERBERIS THUNBERGII 'GOLDEN ROCKET'
SG	235	GOLDFLAME SPIREA	SPIRAEA X BUMALDA 'GOLDFLAME'
RG	43	GREEN MOUND ALPINE CURRANT	RIBES ALPINUM 'GREEN MOUND'
RGL	376	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'
PW	57	HAPPY FACE® WHITE BUSH CINQUEFOIL	POTENTILLA FRUTICOSA 'WHITE LADY'
CAL	19	HEDGE COTONEASTER	COTONEASTER ACUTIFOLIUS LUCIDUS
CKD	141	KELSEYI DWARF REDTWIG DOGWOOD	CORNUS SERICEA 'KELSEYI'
ROR	39	KNOCK OUT SHRUB ROSE	ROSA X 'RADRAZZ' TM
AL	78	LEADPLANT	AMORPHA CANESCENS
VE	56	MINI MAN DWARF MANCHURIAN VIBURNUM	VIBURNUM BUREJAETICUM 'P017S' TM
SF	185	NEON FLASH SPIREA	SPIRAEA JAPONICA 'NEON FLASH'
PBS	268	PAWNEE BUTTES® SAND CHERRY	PRUNUS BESSEYI 'PAWNEE BUTTES'
PC	40	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA
RB	65	RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS
REB	15	RED ELDERBERRY	SAMBUCUS RACEMOSA
RMR	28	RED MEIDLAND® ROSE	ROSA X 'MEINEBLE'
PRS	75	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA
PD	104	SHRUBBY CINQUEFOIL	POTENTILLA FRUTICOSA 'DAKOTA SUNSPOT'
CSG	11	SPANISH GOLD BROOM	CYTISUS PURGANS 'SPANISH GOLD'
TGR	34	TALL GREEN RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS GRAVEOLENS
CAT	23	TOM THUMB CRANBERRY COTONEASTER	COTONEASTER APICULATUS 'TOM THUMB'
LI	12	TWINBERRY	LONICERA INVOLUCRATA
PY	621	YELLOW GEM BUSH CINQUEFOIL	POTENTILLA FRUTICOSA 'YELLOW GEM'
PO	24	YELLOW NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'

EVERGREEN SHRUBS			
JUM	144	ALPINE CARPET COMMON JUNIPER	JUNIPERUS COMMUNIS 'MONDAP' TM
JA	241	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'
JB	28	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'

ORNAMENTAL GRASSES			
BB	77	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'
BOG	22	BLUE AVENA GRASS	HELICOTRICHON SEMPERVIRENS
CKF	17	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
PH	22	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'
CKG	391	KOREAN FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA
LBS	96	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM
MG	52	MILDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'
BL	185	SILVER BLUESTEM	BOTHRICHLOA LAGUROIDES

PERENNIALS			
AAS	37	APACHE SUNSET HYSSOP	AGASTACHE RUPESTRIS 'APACHE SUNSET'
OM	43	MISSOURI PRIMROSE	OENOTHERA MACROCARPA
LM	28	MUNSTEAD ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'
HP	13	RED YUCCA	HESPERALOE PARVIFLORA
ASM	21	SILVER MOUND ARTEMISIA	ARTEMISIA SCHMIDTIANA
LS	29	SNOWLADY SHASTA DAISY	LEUCANTHEMUM X SUPERBUM 'SNOWLADY'
HO	32	STELLA DE ORO DAYLILY	HEMEROCALLIS X 'STELLA DE ORO'
KU	10	TORCHLILY	KNIPHOFIA UVARIA

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME
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MULCH			
	2,899 SF	CRUSHER FINES, 3/8" MINUS, GRAY	CRUSHER FINES, 3/8" MINUS, GRAY
	2,555 SF	ENGINEERED WOOD FIBER SAFETY SURFACING	ENGINEERED WOOD FIBER SAFETY SURFACING
	26,448 SF	ROCK MULCH; 3"-6" RIVER ROCK	ROCK MULCH; 3"-6" RIVER ROCK
	133,668 SF	ROCK MULCH: 1.5"-3" RIVER ROCK	ROCK MULCH: 1.5"-3" RIVER ROCK

SOD/SEED			
	28,688 SF	IRRIGATED SOD	IRRIGATED SOD
	700,860 SF	NATIVE SEED	NATIVE SEED
	69,556 SF	WETLAND SEED	WETLAND SEED
	25,042 SF	WILDFLOWER SEED	WILDFLOWER SEED

B & B	2.5' CAL
B & B	2.5' CAL
B & B	2.5' CAL
B & B	2.5' CAL
B & B	2.5' CAL
B & B	2.5' CAL
B & B	2.5' CAL
B & B	2.5' CAL
B & B	2.5' CAL
B & B	2.5' CAL
B & B	2.5' CAL

B&B	6' HT
B&B	6' HT
B&B	6' HT
B&B	6' HT

B & B	2" CAL
B & B	2" CAL
B & B	2" CAL
B & B	2" CAL

B & B	2" CAL
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5 GAL	POTENTILLA FRUTICOSA 'ABBOTTSWOOD'
5 GAL	CORNUS SERICEA 'ARCTIC FIRE'
5 GAL	BUDDLEJA X 'BLUE CHIP JR.'
5 GAL	CARYOPTERIS X CLANDONENSIS
5 GAL	JUNIPERUS SABINA 'BROADMOOR'
5 GAL	SYMPHORICARPOS ALBUS
5 GAL	BERBERIS THUNBERGII 'CRIMSON PYGMY'
5 GAL	POTENTILLA FRUTICOSA 'FARGO'
5 GAL	BERBERIS THUNBERGII 'ATROPURPUREA NANA'
5 GAL	CHAMAEBATIARIA MILLEFOLIUM
5 GAL	CARAGANA ARBORESCENS 'GLOBOSA'
5 GAL	BERBERIS THUNBERGII 'GOLDEN ROCKET'
5 GAL	SPIRAEA X BUMALDA 'GOLDFLAME'
5 GAL	RIBES ALPINUM 'GREEN MOUND'
5 GAL	RHUS AROMATICA 'GRO-LOW'
5 GAL	POTENTILLA FRUTICOSA 'WHITE LADY'
5 GAL	COTONEASTER ACUTIFOLIUS LUCIDUS
5 GAL	CORNUS SERICEA 'KELSEYI'
5 GAL	ROSA X 'RADRAZZ' TM
5 GAL	AMORPHA CANESCENS
5 GAL	VIBURNUM BUREJAETICUM 'P017S' TM
5 GAL	SPIRAEA JAPONICA 'NEON FLASH'
5 GAL	PRUNUS BESSEYI 'PAWNEE BUTTES'
5 GAL	PRUNUS X CISTENA
5 GAL	CHRYSOETHAMNUS NAUSEOSUS
5 GAL	SAMBUCUS RACEMOSA
5 GAL	ROSA X 'MEINEBLE'
5 GAL	PEROVSKIA ATRIPLICIFOLIA
5 GAL	POTENTILLA FRUTICOSA 'DAKOTA SUNSPOT'
5 GAL	CYTISUS PURGANS 'SPANISH GOLD'
5 GAL	CHRYSOETHAMNUS NAUSEOSUS GRAVEOLENS
5 GAL	COTONEASTER APICULATUS 'TOM THUMB'
5 GAL	LONICERA INVOLUCRATA
5 GAL	POTENTILLA FRUTICOSA 'YELLOW GEM'
5 GAL	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'

5 GAL	JUNIPERUS COMMUNIS 'MONDAP' TM
5 GAL	JUNIPERUS SABINA 'ARCADIA'
5 GAL	JUNIPERUS SABINA 'BROADMOOR'

1 GAL	BOUTELOUA GRACILIS 'BLONDE AMBITION'
1 GAL	HELICOTRICHON SEMPERVIRENS
1 GAL	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
1 GAL	PANICUM VIRGATUM 'HEAVY METAL'
1 GAL	CALAMAGROSTIS ARUNDINACEA BRACHYTRICHA
1 GAL	SCHIZACHYRIUM SCOPARIUM
1 GAL	MISCANTHUS SINENSIS 'GRACILLIMUS'
1 GAL	BOTHRICHLOA LAGUROIDES

1 GAL	AGASTACHE RUPESTRIS 'APACHE SUNSET'
1 GAL	OENOTHERA MACROCARPA
1 GAL	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'
1 GAL	HESPERALOE PARVIFLORA
1 GAL	ARTEMISIA SCHMIDTIANA
1 GAL	LEUCANTHEMUM X SUPERBUM 'SNOWLADY'
1 GAL	HEMEROCALLIS X 'STELLA DE ORO'
1 GAL	KNIPHOFIA UVARIA

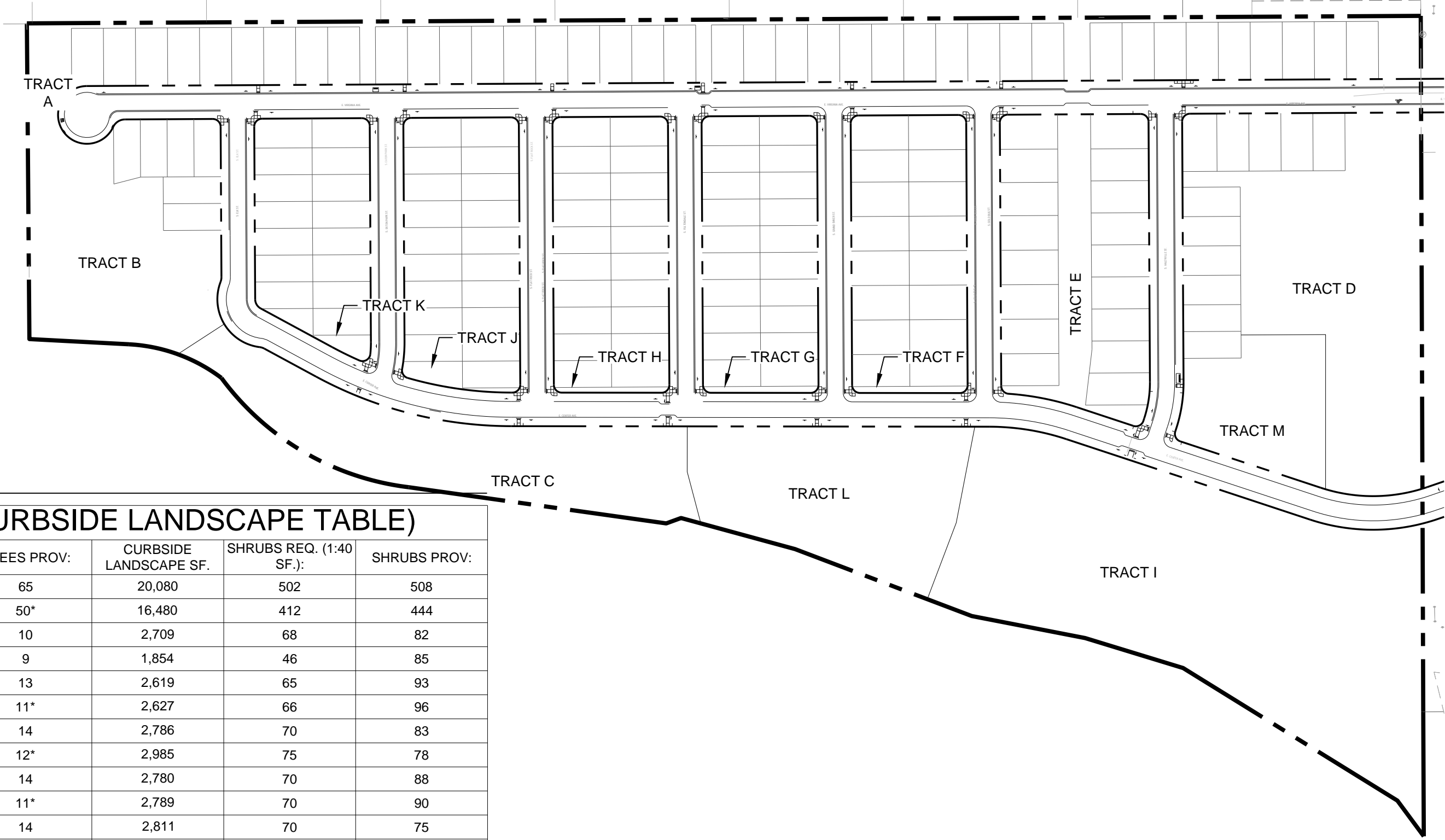
SEED & SOD MIXES

NATIVE SEED MIX
ARKANSAS VALLEY SEED - MULTI-COLOR HIGH ALTITUDE MIX:
30% EPHRAIM CRESTED WHEATGRASS
25% SHEEP FESCUE
15% PERENNIAL RYE
15% CHEWINGS FESCUE
10% CANADA BLUEGRASS
5% ROCKY MOUNTAIN WILDFLOWER MIX

DETENTION SEED MIX
ARKANSAS VALLEY SEED - WETLAND MIX:
7% WOOLLY SEDGE
7% NEBRASKA SEDGE
2% BLUE GRAMA
7% INLAND SALT GRASS
7% BALTIC RUSH
13% PRAIRIE CORDGRASS
20% SWITCHGRASS
17% GREEN NEEDLEGRASS

SOD
3-WAY FESCUE BLEND

TRACT MAP



LANDSCAPE TABULATIONS

STANDARD RIGHTS-OF-WAY TABLE (CURBSIDE LANDSCAPE TABLE)							
STREET NAME	CLASS	LF.	TREES REQ. (1:40 LF.)	TREES PROV.	CURBSIDE LANDSCAPE SF.	SHRUBS REQ. (1:40 SF.)	SHRUBS PROV.
E. VIRGINIA AVE. (NORTH)	LOCAL	2,510'	63	65	20,080	502	508
E. VIRGINIA AVE. (SOUTH)	LOCAL	2,060'	52	50*	16,480	412	444
S. ELK ST. (WEST)	LOCAL	375'	9	10	2,709	68	82
S. ELK ST. (EAST)	LOCAL	350'	9	9	1,854	46	85
S. EATON PARK ST. (WEST)	LOCAL	475'	12	13	2,619	65	93
S. EATON PARK ST. (EAST)	LOCAL	490'	12	11*	2,627	66	96
S. FLAT ROCK ST. (WEST)	LOCAL	525'	13	14	2,786	70	83
S. FLAT ROCK ST. (EAST)	LOCAL	525'	13	12*	2,985	75	78
S. FULTONDALE ST. (WEST)	LOCAL	530'	13	14	2,780	70	88
S. FULTONDALE ST. (EAST)	LOCAL	530'	13	11*	2,789	70	90
S. GRAND BAKER ST. (WEST)	LOCAL	530'	13	14	2,811	70	75
S. GRAND BAKER ST. (EAST)	LOCAL	530'	13	12*	3,060	77	91
S. GOLD BUG ST. (WEST)	LOCAL	530'	13	13	3,084	77	89
S. GOLD BUG ST. (EAST)	LOCAL	530'	13	14	3,084	77	83
S. HALEVILLE ST. (WEST)	LOCAL	530'	13	15	3,548	89	109
S. HALEVILLE ST. (EAST)	LOCAL	610'	15	16	3,869	97	115
E. CENTER AVE. (NORTH)	LOCAL	2,200'	55	47**	17,600	440	440
E. CENTER AVE. (SOUTH)	LOCAL	2,550'	64	64	20,400	510	511
HARVEST ROAD (WEST)	ARTERIAL	2,130'	53	52	N/A	N/A	N/A
NOTES: *ADDITIONAL REQUIRED TREES HAVE BEEN PLACED ON OPPOSITE SIDE OF STREET AND/OR STREET TO MEET TREE REQUIREMENTS DUE TO UTILITY & STREET SIGN CONFLICTS							

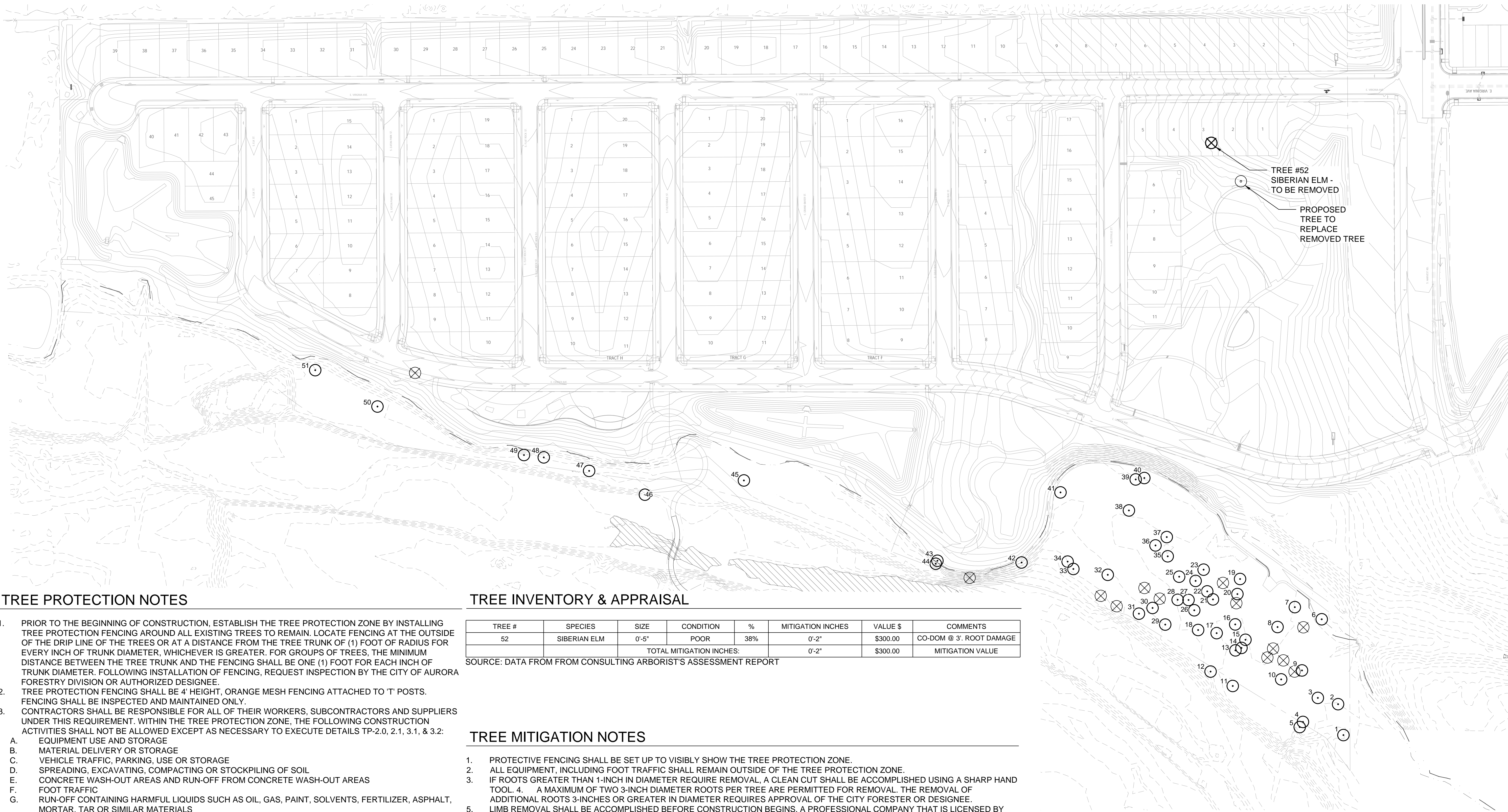
TRACT LANDSCAPE TABLE																			
TRACT NAME	TRACT USE	TRACT AREA (SF.)	LANDSCAPE AREAS EXCLUDED FROM COMMON AREA			TREES				SHRUBS									
			TRACT SF DRAINAGE, DETENTION, FLOODPLAIN OR UNDISTURBED AREAS (SF.)	STREET BUFFER (SF.)	TOTAL TRACT LANDSCAPE AREA (SF.)	TREES REQ'D (1 PER 4,000 SF. LANDSCAPE AREA)	TREES PROVIDED	SHRUB REQ'D (10 PER 4,000 SF. LANDSCAPE AREA)	SHRUBS PROVIDED	*GRASSES/ PERM. PROVIDED	SHRUB EQUIVALENTS (3) GRASS/PERM=1 SHRUB)	TOTAL EXCESS TREES PROVIDED	EXCESS TREES (1) 2.5' DECIDUOUS CAL. EXCESS TREE = 12 SHRUBS)	SHRUB EQUIVALENTS (1) 6' HT. EVERGREEN	SHRUB EQUIVALENTS (1) 2' DECIDUOUS TREE = 10 SHRUBS)	SHRUB EQUIVALENTS (2.5' CAL. EQUIVALENT + 2' CAL. EQUIVALENT)	SHRUBS & EQUIVALENTS PROVIDED		
A	DRAINAGE, OPEN SPACE, UTILITY	60,036	-	0	0	60,036	15.0	17	17	150.1	103	74	25	2	2			24	152
B	DETENTION, PUBLIC ACCESS, UTILITY	119,150	-	63,272*	0	55,878	14.0	21	21	139.7	57	0	0	7	7			84	141
C	DRAINAGE, POCKET PARK, PUBLIC ACCESS	139,181	-	55,175	0	84,006	21.0	30	3	210.0	192	232	77	12	12			144	413
D	OPEN SPACE, PUBLIC ACCESS, UTILITY	182,677	-	0	0	182,677	45.7	76	76	456.7	77	64	21	30	30			364	462
E	LANDSCAPE & IRRIGATION, UTILITY	39,698	-	0	0	39,698	9.9	16	16	99.2	154	30	10	6	6			73	237
F	LANDSCAPE & UTILITY	2,701	-	0	0	2,701	0.7	0	0	6.8	37	0	0	0	0			0	37
G	LANDSCAPE & UTILITY	2,603	-	0	0	2,603	0.7	0	0	6.5	37	0	0	0	0			0	37
H	LANDSCAPE & UTILITY	2,199	-	0	0	2,199	0.5	0	0	5.5	37	0	0	0	0			0	37
I	OPEN SPACE, PUBLIC ACCESS, UTILITY	361,551	-	185,918	0	175,633	43.9	27	41	439.1	97	99	33	24	24	3		319	449
J	LANDSCAPE & UTILITY	5,595	-	0	0	5,704	1.4	5	5	14.3	60	0	0	4	4			43	103
K	LANDSCAPE & UTILITY	6,017	-	0	0	6,017	1.5	5	5	15.0	15	0	0	3	3	1		52	67
L	OPEN SPACE, PUBLIC ACCESS, UTILITY	129,194	-	82,868*	0	46,326	11.6	17	1	115.8	47	0	0	6	6			77	124
M	POCKET PARK, UTILITY	62,324	-	0	0	63,424	15.9	22	22	158.6	87	0	0	6	6			74	161

*THIS AREA ONLY REPRESENTS BELOW THE 100 YEAR WATER SURFACE ELEVATION.

LANDSCAPE NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 3 CY PER 1000 SF FOR SHRUB, ORNAMENTAL GRASS, AND/OR TREE AREAS, 4 CY PER 1000 SF FOR TURF FOR SOD AND/OR SEED AREAS, AND TILLED TO A DEPTH OF 6 INCHES. (5' - 0").
- ALL FREE-STANDING LIGHTS LOCATED WITHIN THE PARK SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOT-CANDLE ON THE WALKING SURFACE. IN THE MEDIUM DENSITY RESIDENTIAL SUBAREA, ON-SITE STREETS AND PARKING AREAS SHALL BE LIT WITH FULL CUTOFF TYPE LIGHTING FIXTURES NO MORE THAN 25 FEET TALL. FIXTURES SHALL BE OF THE DOWNCAST TYPE.
- ALL NEW PAVED ROADWAY SURFACES SHALL BE ASPHALT; SIDEWALKS, WALKS THROUGH THE PARK, AND THE PARK PLAZA SHALL BE CONCRETE UNLESS OTHERWISE SPECIFIED. THICKNESS WILL BE DETERMINED AS PART OF THE CONSTRUCTION DOCUMENT SUBMITTAL SET AND PROVIDED TO THE CITY ENGINEER IN THE DEFAULT ASPHALT PAVING LETTER.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR IND

I:\JOB FOLDERS\1023 - LENMAR\1023-CDDA\LANDSCAPE\04 - DESIGN DEVELOPMENT (CDD)\WATERSTONE FIL NO.4 - SITE PLAN.LA.WATERSTONE FIL NO.4 - SITE PLAN.LA PRINTED ON: 9/28/2018 12:36 PM



TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF (1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE (1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA FORESTRY DIVISION OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED ONLY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1, & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE (1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO (2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

TREE INVENTORY & APPRAISAL

TREE #	SPECIES	SIZE	CONDITION	%	MITIGATION INCHES	VALUE \$	COMMENTS
52	SIBERIAN ELM	0'-5"	POOR	38%	0'-2"	\$300.00	CO-DOM @ 3': ROOT DAMAGE
TOTAL MITIGATION INCHES:					0'-2"	\$300.00	MITIGATION VALUE

SOURCE: DATA FROM FROM CONSULTING ARBORIST'S ASSESSMENT REPORT

TREE MITIGATION NOTES

- PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
- ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
- IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. 4. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE. LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
- DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
- NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
- EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

LEGEND

- EXISTING TREE - DEAD
- EXISTING TREE - TO BE REMOVED
- EXISTING TREE - TO REMAIN
- PROPOSED TREE - CREDITED TOWARD MITIGATION (BEYOND CODE REQUIREMENT)



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No.	Rev. Date:	Revision Type:
1	06/03/2021	SUBMITTAL #1
2	12/29/2021	SUBMITTAL #2
3	10/11/2024	SUBMITTAL #3
4	11/19/2024	SUBMITTAL #4
5	04/30/2025	
6		
Designed:	JJ	Job No.: 1023-0004
Prepared:	JJ	Scale Horiz:
Approved:	JW	Scale Vert:
		Sheet: 16 of 42
		Date: 06-26-2025

WATERSTONE FILING NO. 4

AURORA, CO

SITE PLAN

TREE INVENTORY & MITIGATION PLAN

Proj Name:

Location:

Plan Set:

Sheet Name:

Client:

Lenmar of Colorado, LLC

Address:

9193 S. Inglewood St.
Englewood, CO 80112

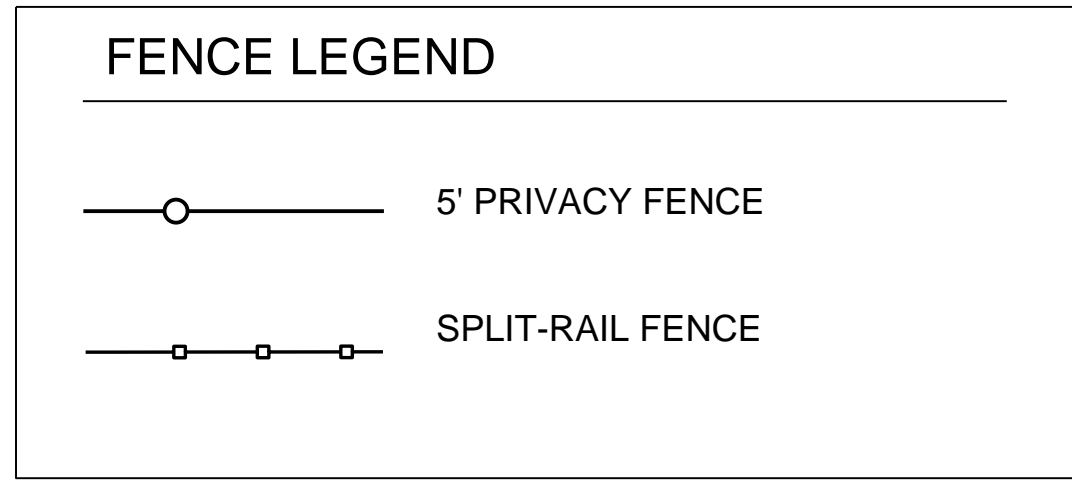
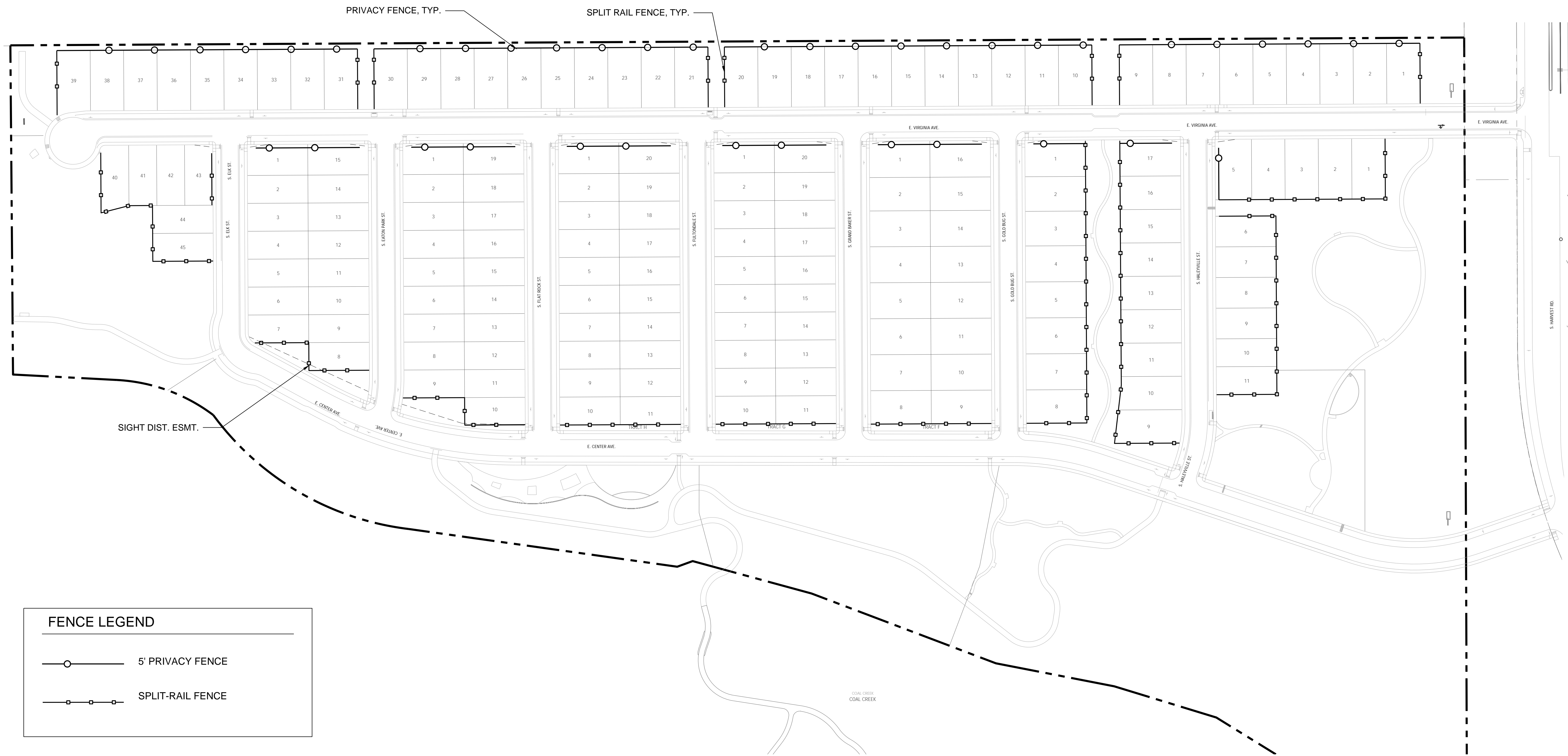
Contact:

Joseph Huey
Joseph.Huey@lenmar.com

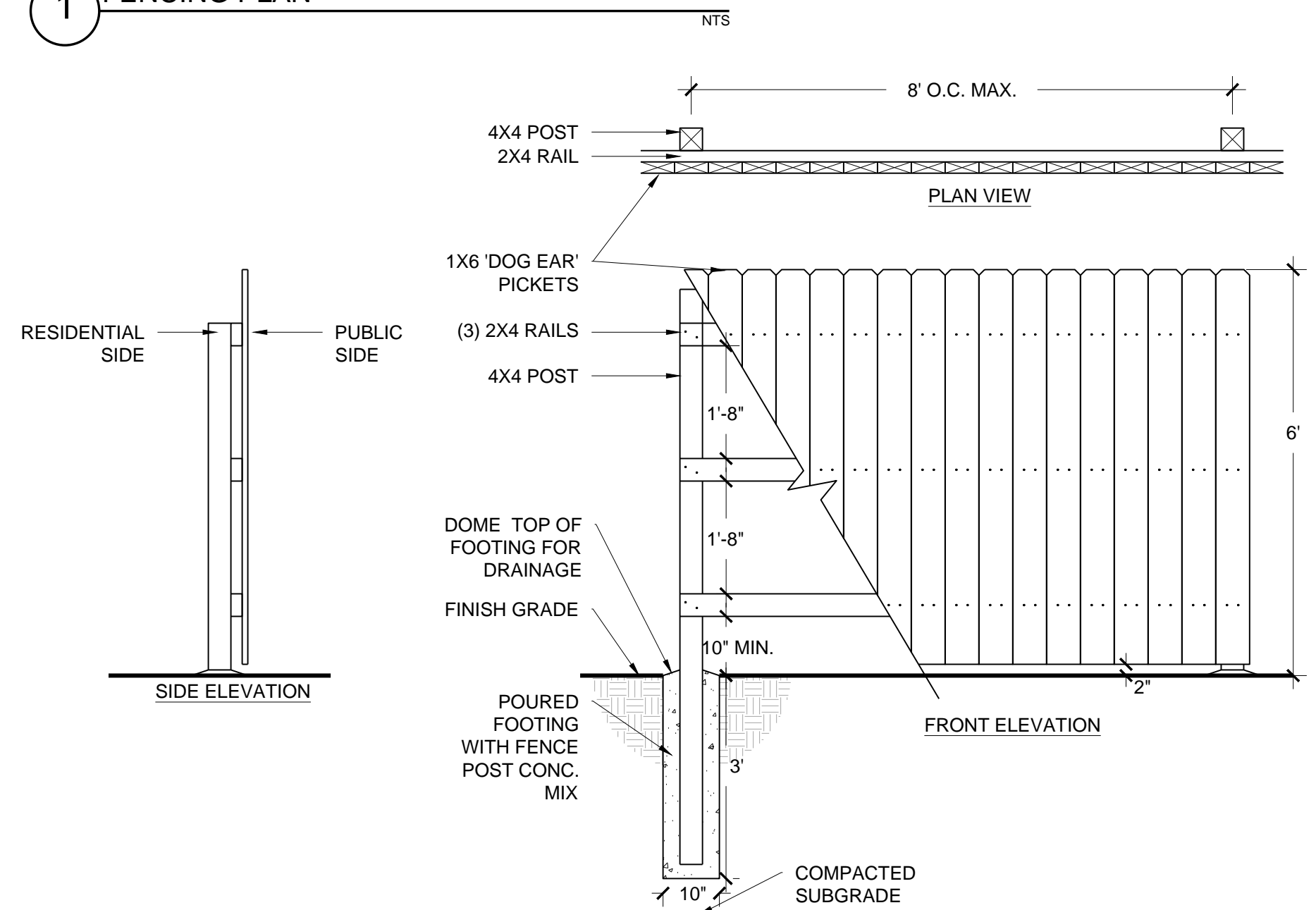


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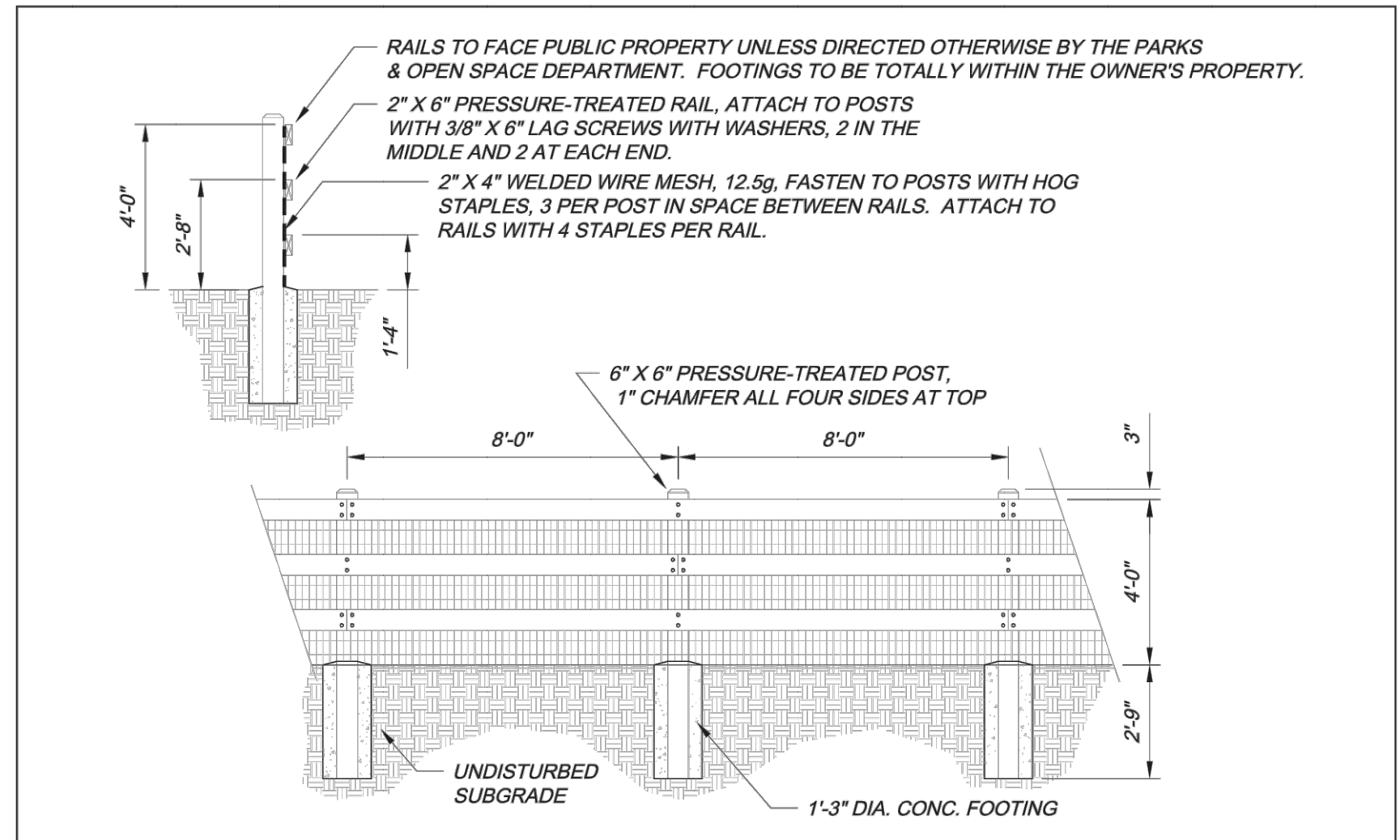


1 FENCING PLAN



2 PRIVACY FENCE

- NOTES:**
1. ALL LUMBER SHALL BE NO. 1 GRADE CEDAR FREE FROM KNOTS, SPLITS, WARPING OR CUPPING.
 2. RAILS/PICKETS SHALL BE SECURED WITH CORROSION RESISTANT SHANK NAILS OR WOOD SCREWS, MINIMUM 2 PER CONNECTION.
 3. POSTS SHALL BE SET PLUMB WITHIN CONC. FOOTINGS FOR MINIMUM 24 HOURS PRIOR TO RAIL/PICKET INSTALLATION.



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

OPEN SPACE
3-RAIL FENCE

PROS
F-1.0

3 SPLIT RAIL FENCE WITH MESH

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No.	Rev. Date:	Rev. Type:	Job No.:	Scale:	Horiz.:	Vert.:
1	06/03/2021	SUBMITTAL #1	1023-0004	17 of 42		
2	12/29/2021	SUBMITTAL #2				
3	10/11/2024	SUBMITTAL #3				
4	11/19/2024	SUBMITTAL #4				
5	04/30/2025					
6						

Designed: JI
Prepared: JI
Approved: JW

Date: 06-26-2025

Project Name: WATERSTONE FILING NO. 4
Location: AURORA, CO
Plan Set: SITE PLAN
Sheet Name: FENCING PLAN & DETAILS

Client: Lenmar of Colorado, LLC
Address: 9103 S. Janelica St.
Englewood, CO 80112
Contact: Joseph Huey
joseph.huey@lenmar.com

Know what's below.
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No. 17

Diagram illustrating four types of lot patterns (A, B, C, D) for single family lots, showing minimum dimensions and reference sheets.

- TYPE A:** 50' x 110' MINIMUM - SINGLE FAMILY CORNER LOTS
REF: SHEET L.20
- TYPE B:** 50' x 110' MINIMUM - SINGLE FAMILY INTERIOR LOTS
REF: SHEET L.20
- TYPE C:** 60' x 110' MINIMUM - SINGLE FAMILY CORNER LOTS
REF: SHEET L.20
- TYPE D:** 60' x 110' MINIMUM - SINGLE FAMILY INTERIOR LOTS
REF: SHEET L.20

REES	BOTANICAL NAME	CAL
Red Maple	Acer rubrum	2.5" Cal
Skyline Honey Locust	Gleditsia triacanthos `Skyline`	2.5" Cal
Red Oak	Quercus rubra	2.5" Cal
Heritage Oak	Quercus x macdanieli `Clemons` TM	2.5" Cal
Greenspire Linden	Tilia cordata `Greenspire`	2.5" Cal
EVERGREEN TREES	BOTANICAL NAME	SIZE
Colorado Spruce	Picea pungens	6-8' Tall
Bosnian Pine	Pinus heldreichii	6-8' Tall
Austrian Black Pine	Pinus nigra	6-8' Tall
ORNAMENTAL TREES	BOTANICAL NAME	CAL
Spring Snow Crabapple	Malus x `Spring Snow`	2" Cal
Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	2" Cal
Japanese Tree Lilac	Syringa reticulata	2" Cal
SHRUBS	BOTANICAL NAME	SIZE
False Indigo	Amorpha nana	5 gal
Panchito Manzanita	Arctostaphylos x `Panchito`	5 gal
Rubber Rabbitbrush	Chrysothamnus nauseosus	5 gal
Red Twig Dogwood	Cornus sericea `Baileyi`	5 gal
Spanish Gold Broom	Cytisus purgans `Spanish Gold`	5 gal
Ma Huang	Ephedra equisetina	5 gal
Emerald `n` Gold Wintercreeper	Euonymus fortunei `Emerald `n` Gold`	5 gal
Sunburst Hypericum	Hypericum frondosum `Sunburst`	5 gal
Andorra Juniper	Juniperus horizontalis `Andorra`	5 gal
Arcadia Juniper	Juniperus sabinia `Arcadia`	5 gal
Russian Sage	Perovskia atriplicifolia	5 gal
Littleleaf Mockorange	Philadelphus microphyllus	5 gal
Mountain Ninebark	Physocarpus monogynus	5 gal
Gold Star Bush Cinquefoil	Potentilla fruticosa `Gold Star`	5 gal
Shrubby Cinquefoil	Potentilla fruticosa `Dakota Sunspot`	5 gal
Pawnee Buttes Sand Cherry	Prunus besseyi `P011S` TM	5 gal
Gro-Low Fragrant Sumac	Rhus aromatica `Gro-Low`	5 gal
Wax Currant	Ribes cereum	5 gal
Pink Double Knock Out Rose	Rosa x `Radtkepink` TM	5 gal
PERENNIALS	BOTANICAL NAME	SIZE
Red Valerian	Centranthus ruber	1 gal
Evergreen Candytuft	Iberis sempervirens	1 gal
May Night Sage	Salvia x sylvestris `May Night`	1 gal
ORNAMENTAL GRASS	BOTANICAL NAME	SIZE
Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`	1 gal
Little Bunny Fountain Grass	Pennisetum alopecuroides `Little Bunny`	1 gal

NOTE:

- THE ABOVE LIST OF RECOMMENDED PLANTS SHALL BE USED TO CREATE VARIATION BETWEEN LOTS.
- INSTALLATION OF THE SAME PLANT MATERIAL OR SAME FRONT YARD LANDSCAPE DESIGN IN ADJOINING LOTS IS PROHIBITED. LOT TYPICAL LANDSCAPE GRAPHICS ARE TO ILLUSTRATE INTENT ONLY. PLANS SHALL BE ADJUSTED TO ACCOMMODATE VARIOUS FOOTPRINTS AND LOT SHAPES.

The site plan illustrates a residential development layout. The streets shown are E Virginia Ave. (top), E Center Ave. (bottom), S. Elk St., S. Eaton Park St., S. Flat Rock St., S. Fultondale St., S. Grand Baker St., S. Gold Bug St., and S. Halleyville St. The lots are arranged in blocks. The top block along E Virginia Ave. contains lots labeled 'D'. The blocks along E Center Ave. contain lots labeled 'A', 'B', 'C', and 'D'. Some lots are shaded with diagonal lines. The plan also shows a parking area on the left and a small building footprint on the right.



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No	Rev. Date:	Revision Type:	18 of 42
1	06/03/2021	SUBMITTAL #1	Date:
2	12/29/2021	SUBMITTAL #2	06-26-2025
3	10/11/2024	SUBMITTAL #3	
4	11/19/2024	SUBMITTAL #3	
5	04/30/2025	SUBMITTAL #4	
6			
	Designed: JI	Job No.: 1023-0004	Sheet:
	Prepared: JW	Scale Horiz:	
	Approved: JW	Scale Vert:	

WATERSTONE FILING NO. 4

AURORA, CO

SITE PLAN

TYPICAL RESIDENTIAL LOT PLAN

Prof. Valerie

Lennar of Colorado, LLC

Sheet Name:

Lennar of Colorado, LLC

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-
-
C
C
C
C

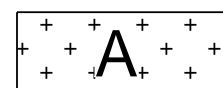
Contact:
Joseph Huey
Joseph.Huey@lennar.com



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No.	18
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50' x 110' SINGLE FAMILY DETACHED - CORNER LOTS

FRONT YARD:

- (2) TREES REQUIRED: 1-SHADE TREE (MIN. 2.5" CAL.) AND 1-ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1-EVERGREEN (MIN. 6' TALL)
- (9) SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

SIDE YARD (STREET):

- (12) SHRUBS MINIMUM (MIN. 5-GAL.)
- 3 DIFFERENT SPECIES IN EACH SIDE YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

- SIDE YARDS WITH NO PUBLIC VIEW: NO PLANT MATERIAL REQUIRED, SIDE YARDS WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY + (1) TREE PER 25 LINEAR FT

REAR YARD:

- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY



50' x 110' SINGLE FAMILY DETACHED - INTERIOR LOTS

FRONT YARD:

- (2) TREES REQUIRED: 1-SHADE TREE (MIN. 2.5" CAL.) AND 1-ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1-EVERGREEN (MIN. 6' TALL)
- (8) SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

REAR YARD:

- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY



60' x 110' SINGLE FAMILY DETACHED - CORNER LOTS

FRONT YARD:

- (2) TREES REQUIRED: 1-SHADE TREE (MIN. 2.5" CAL.) AND 1-ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1-EVERGREEN (MIN. 6' TALL)
- (10) SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

SIDE YARD (STREET):

- (12) SHRUBS MINIMUM (MIN. 5-GAL.)
- 3 DIFFERENT SPECIES IN EACH SIDE YARD
- 30% OF SHRUB COUNT (4 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

- SIDE YARDS WITH NO PUBLIC VIEW: NO PLANT MATERIAL REQUIRED, SIDE YARDS WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY + 1 TREE PER 25 LINEAR FT

REAR YARD:

- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY



60' x 110' SINGLE FAMILY DETACHED - INTERIOR LOTS

FRONT YARD:

- (2) TREES REQUIRED: 1-SHADE TREE (MIN. 2.5" CAL.) AND 1-ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1-EVERGREEN (MIN. 6' TALL)
- (8) SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

REAR YARD:

- WITH NO PUBLIC VIEW: NO STANDARDS (CANNOT EXCEED 45% TURF)
- WITH PUBLIC VIEW: FRONT YARD STANDARDS APPLY

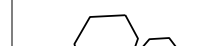
LANDSCAPE LEGEND



ROCK MULCH, TYP.



WOOD MULCH, TYP.



LANDSCAPE BOULDER(S), TYP.

UTILITY LEGEND



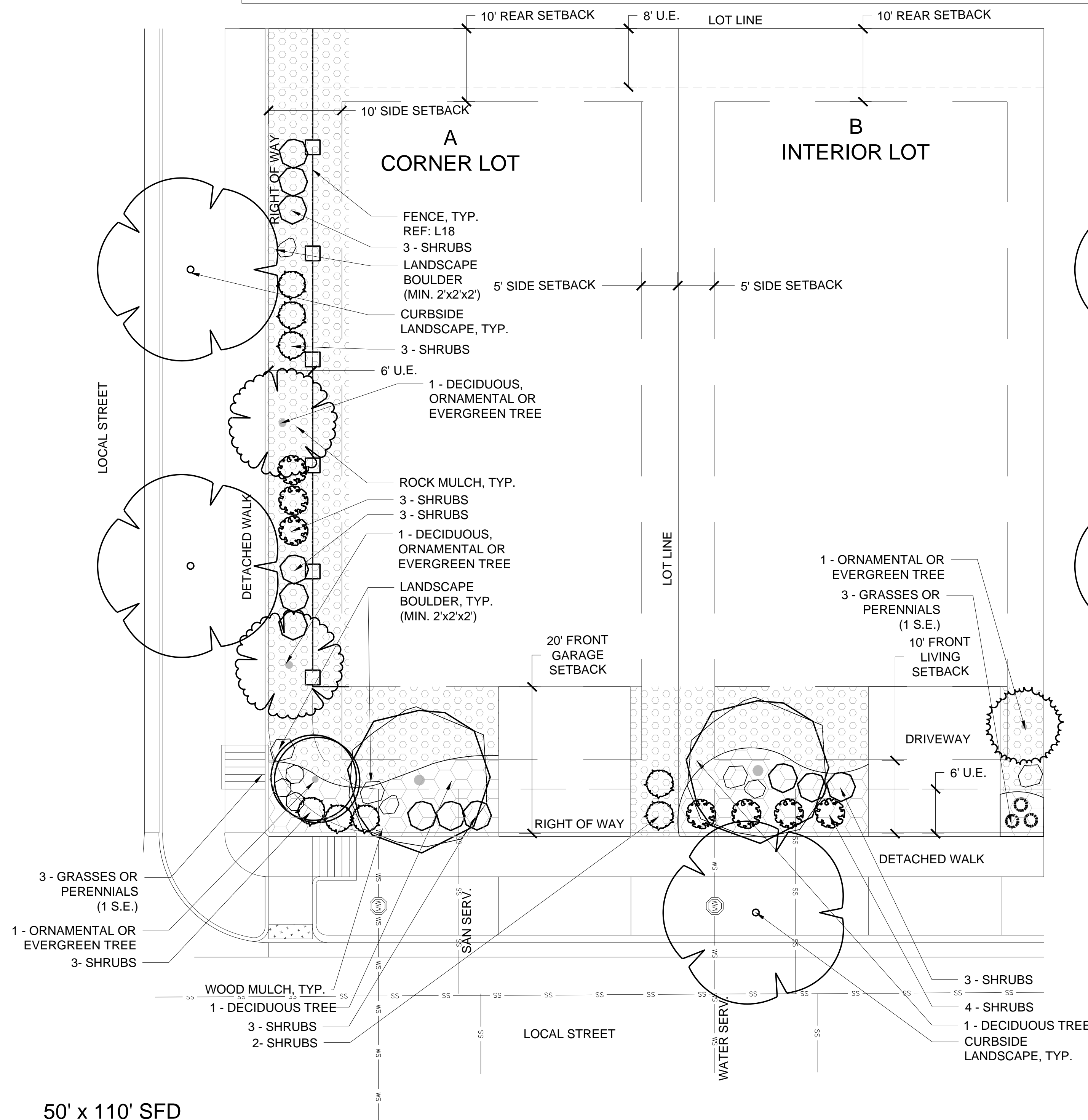
WATER SERVICE LINE & METER (APPROX. LOCATIONS)



SANITARY SERVICE LINE (APPROX. LOCATIONS)

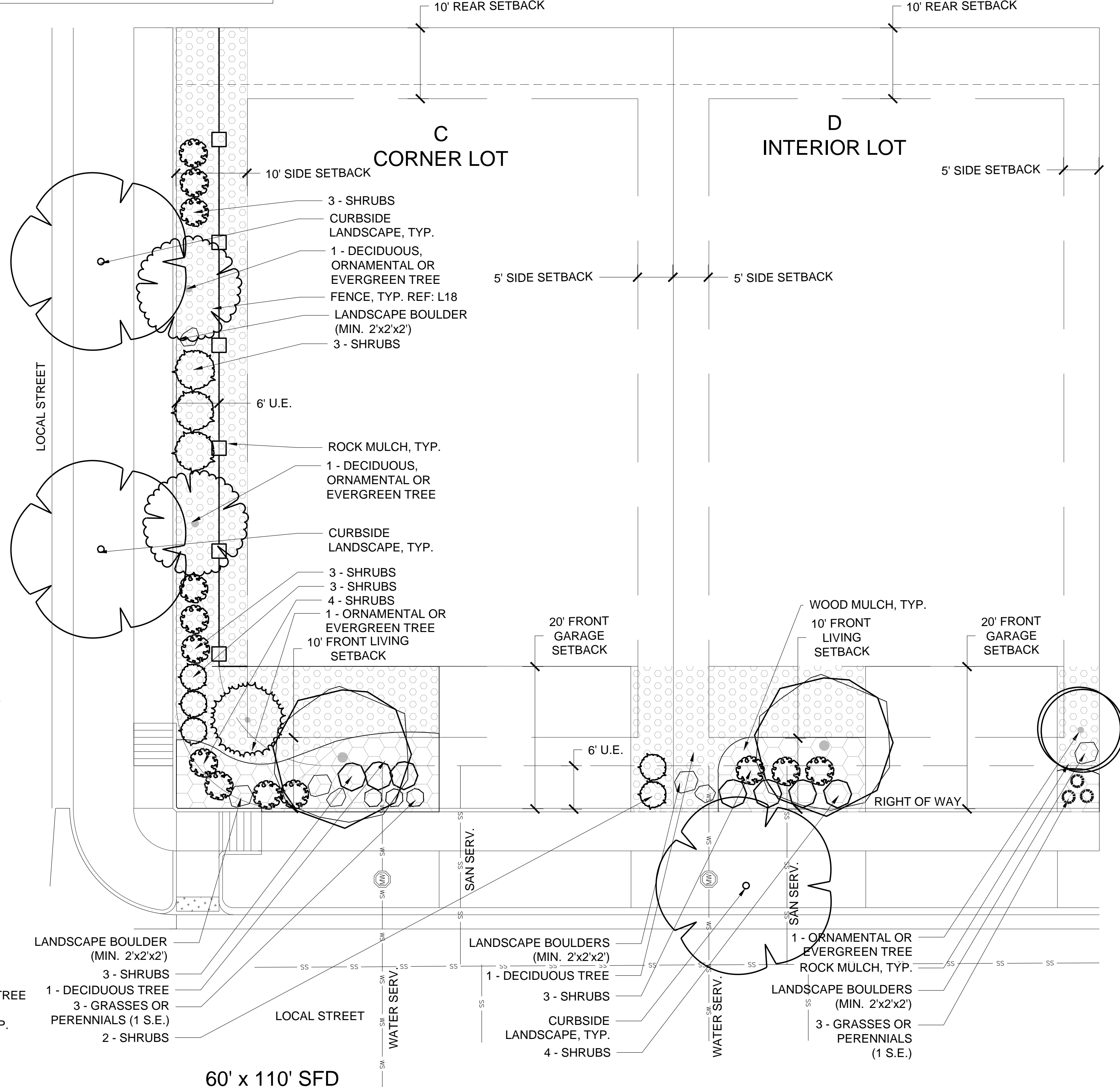
NOTES:

- ROCK/WOOD MULCH AREAS SHALL BE SEPARATED BY STEEL EDGER.
- ORNAMENTAL GRASSES & PERENNIALS SHALL TYPICALLY PLANTED WITHIN WOOD MULCH.
- ALL PLANTING BEDS SHALL CONTAIN ROCK OR WOOD MULCH.
- MAINTAIN TREES MIN. 5' FROM WATER/SANITARY SERVICE LINES
- PLANT SCHEDULE FOR FRONT YARD LANDSCAPING CAN BE FOUND ON SHEET 18.



50' x 110' SFD

Scale 1" = 10'



60' x 110' SFD

Scale 1" = 10'



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No.	Rev. Date:	Rev. Type:	Submittal #1	Submittal #2	Submittal #3	Submittal #4	Job No.:	Scale Horiz:	Scale Vert:	Designed:	Prepared:	Approved:	Sheet:	Date:
1	06/03/2021						1023-0004	J1	J1	J1	J1	J1	19 of 42	06-26-2025
2	12/29/2021													
3	10/11/2024													
4	11/19/2024													
5	04/30/2025													
6														

WATERSTONE FILING NO. 4

AURORA, CO
SITE PLAN

TYPICAL RESIDENTIAL LOT - LANDSCAPE PLAN

Client:	Lenmar of Colorado, LLC
Address:	9103 S. Inglewood St. Englewood, CO 80112
Contact:	Joseph Huey Joseph.Huey@lenmar.com





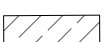

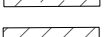







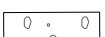








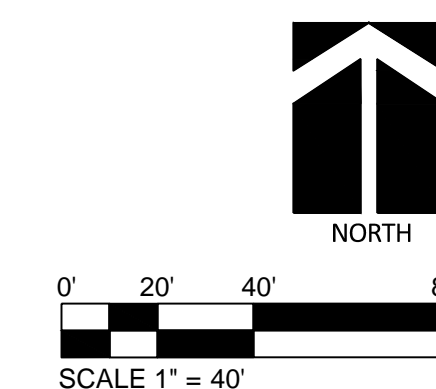
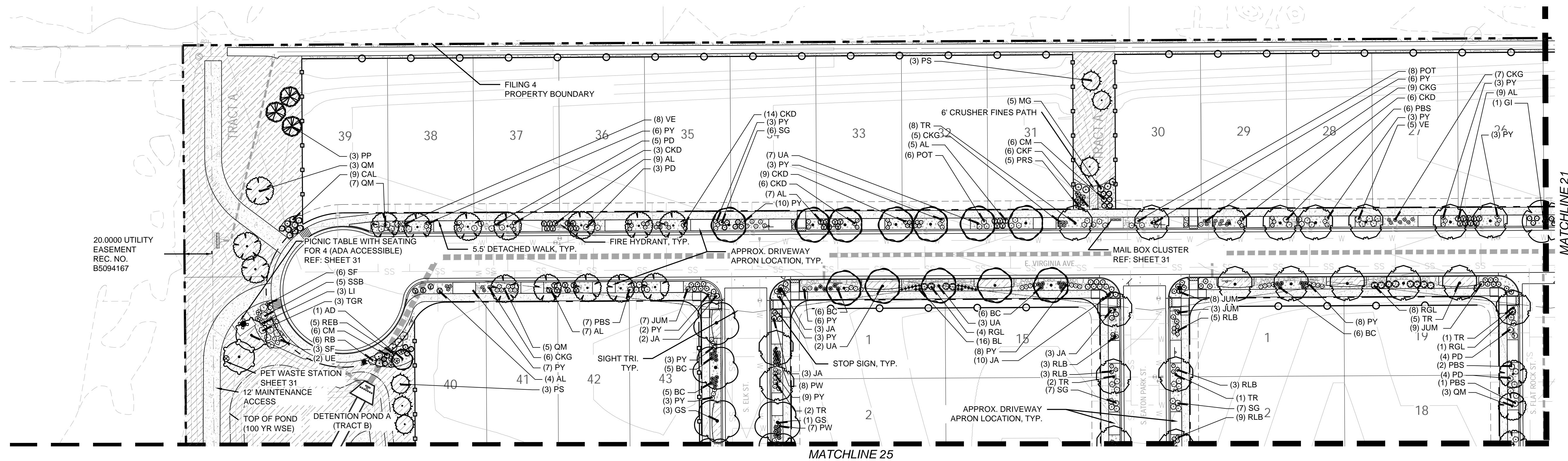
Know what's below.
Call before you dig.

No. 19

\\JOB EOLDERS\1023 - IENNA\1023-0004\ANDSCAPE\04 DESIGN DEVELOPMENT (DD)\WATERSTONE ELL NO 4 SITE PLAN 1A PRINTED ON: 9/28/2018 12:36 PM

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO APPROVAL OF FUTURE SITE PLAN.
2. THE FINAL LOCATION OF STREET TREES WILL BE DEPENDENT UPON THE ULTIMATE LOCATION OF DRIVEWAYS AND UTILITIES TO EACH LOT. LOCATIONS SHOWN ARE APPROXIMATE.
3. ALL PLANTING BEDS SHALL CONTAIN 1.5-3" ROCK MULCH UNLESS OTHERWISE SPECIFIED ON PLANS.
4. ALL LANDSCAPING WITHIN SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
5. LIMITS OF NATIVE SEED BOUNDARY SHALL BE DEPENDENT UPON LIMITS OF GRADING DISTURBANCE AT TIME OF CONSTRUCTION.

	TURF		BENCH
	DETENTION SEED MIX		WASTE RECEPTACLE
	IRRIGATED NATIVE SEED		PET WASTE STATION
	WILDFLOWER MIX		PEDESTRIAN LIGHTING
	CRUSHER FINES		BIKE RACKS
	COBBLE 3-6" DIA.		MAILBOX CLUSTER
	ROCK MULCH 1.5-3" DIA.		PICNIC TABLE
	COLORLED CONCRETE (TRACT C POCKET PARK)		LANDSCAPE BOULDER
	EWF SAFETY SURFACE		ROLL TOP STEEL EDGE
<p>*NOTE: NO EDGER REQUIRED BETWEEN ROCK MULCH TYPES</p>			SIGHT TRIANGLE
			PRIVACY FENCE
			SPLIT RAIL FENCE



WATERSTONE FILING NO. 4

AURORA, CO
SITE PLAN

LANDSCAPE PLAN

Proj. Name:

Location:

Plan Set:

Sheet Name:

Client: Lennar of Colorado, LLC

Address: 9193 S. Jamaica St.
Englewood, CO 80112

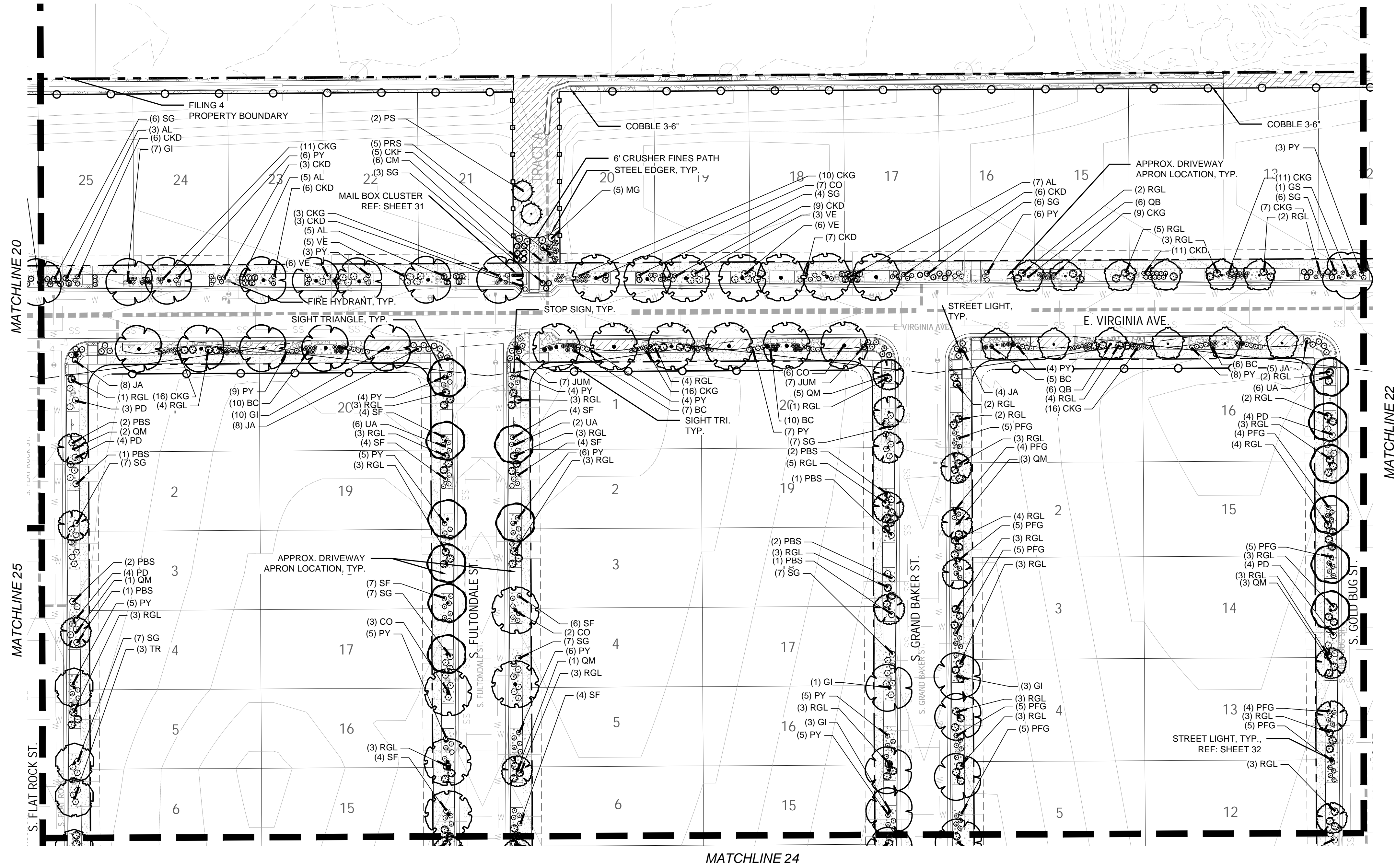
Contact:
Joseph Huey
Joseph.Huey@lennar.com



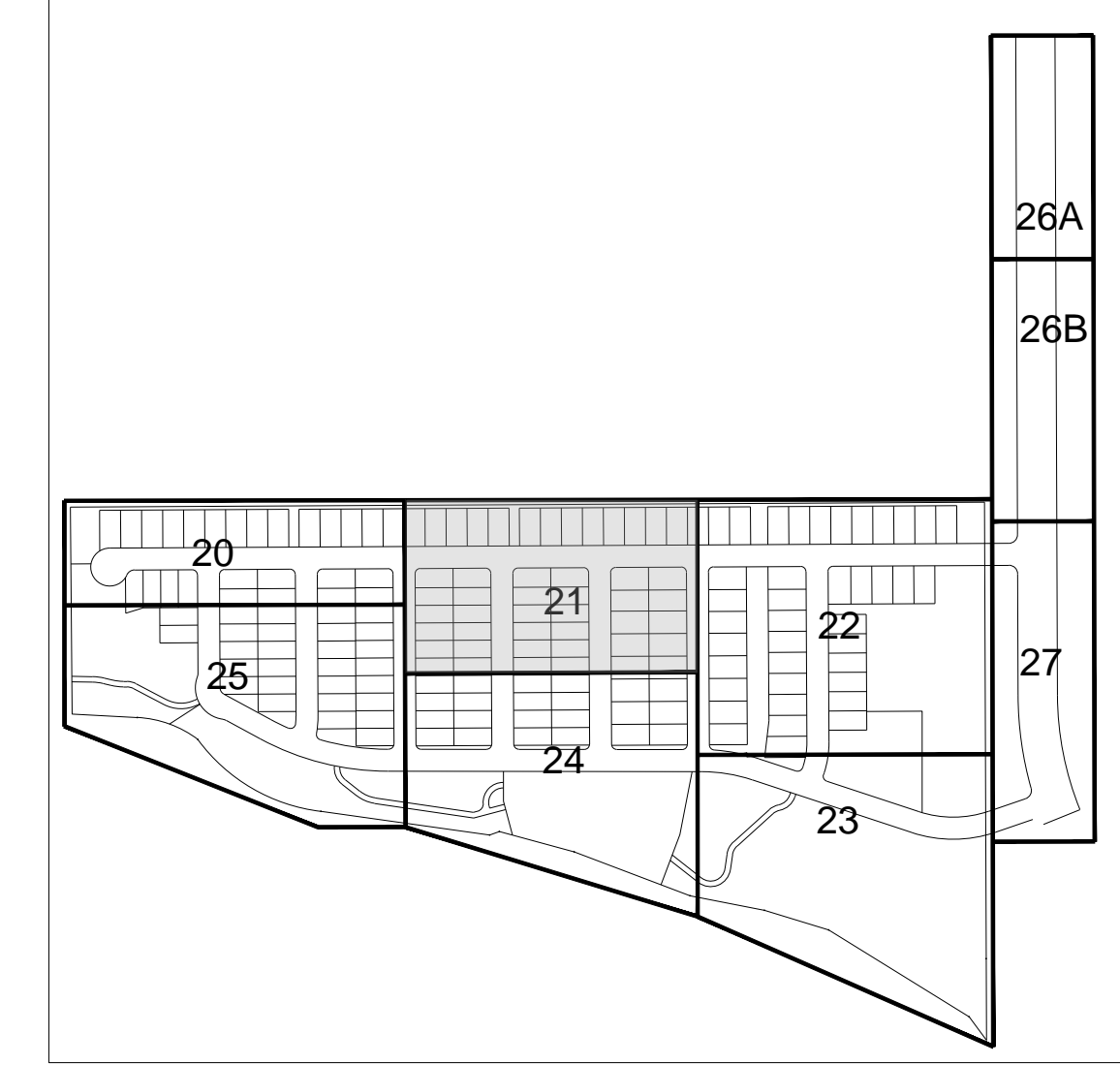
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Call before you dig.







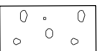
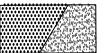













No.	20
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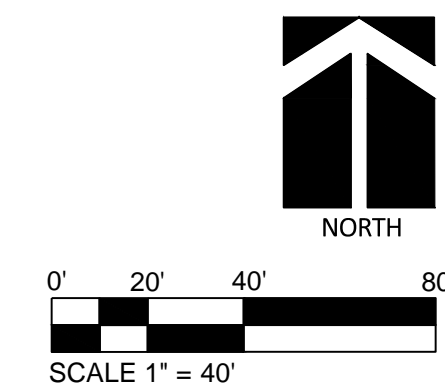



KEYMAP:



LEGEND	
	TURF
	DETENTION SEED MIX
	IRRIGATED NATIVE SEED
	WILDFLOWER MIX
	CRUSHER FINES
	
	
	COLORED CONCRETE (TRACT C POCKET PARK)
	EWF SAFETY SURFACE
*NOTE: NO EDGER REQUIRED BETWEEN ROCK MULCH TYPES	
	BENCH
	WASTE RECEPTACLE
	PET WASTE STATION
	PEDESTRIAN LIGHTING
	BIKE RACKS
	MAILBOX CLUSTER
	PICNIC TABLE
	LANDSCAPE OULDER
	ROLL TOP STEEL EDGE
	SIGHT TRIANGLE
	PRIVACY FENCE
	SPLIT RAIL FENCE

- NOTES:**
- INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO APPROVAL OF FUTURE SITE PLAN.
 - THE FINAL LOCATION OF DRIVEWAYS AND UTILITIES TO EACH LOT. LOCATIONS SHOWN ARE APPROXIMATE.
 - ALL PLANTING BEDS SHALL CONTAIN 1.5-3\"/>





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Revision Type:		Revision Type:	
No.	Rev. Date:	No.	Rev. Date:
1	06/03/2021	1	06/03/2021
2	12/29/2021	2	12/29/2021
3	10/11/2024	3	10/11/2024
4	11/19/2024	4	11/19/2024
5	04/30/2025	5	04/30/2025
6		6	

Job No: 1023-0004
Scale Horiz: 1" = 40'
Scale Vert: 1" = 40'

Designed: JJ
Prepared: JJ
Approved: JW

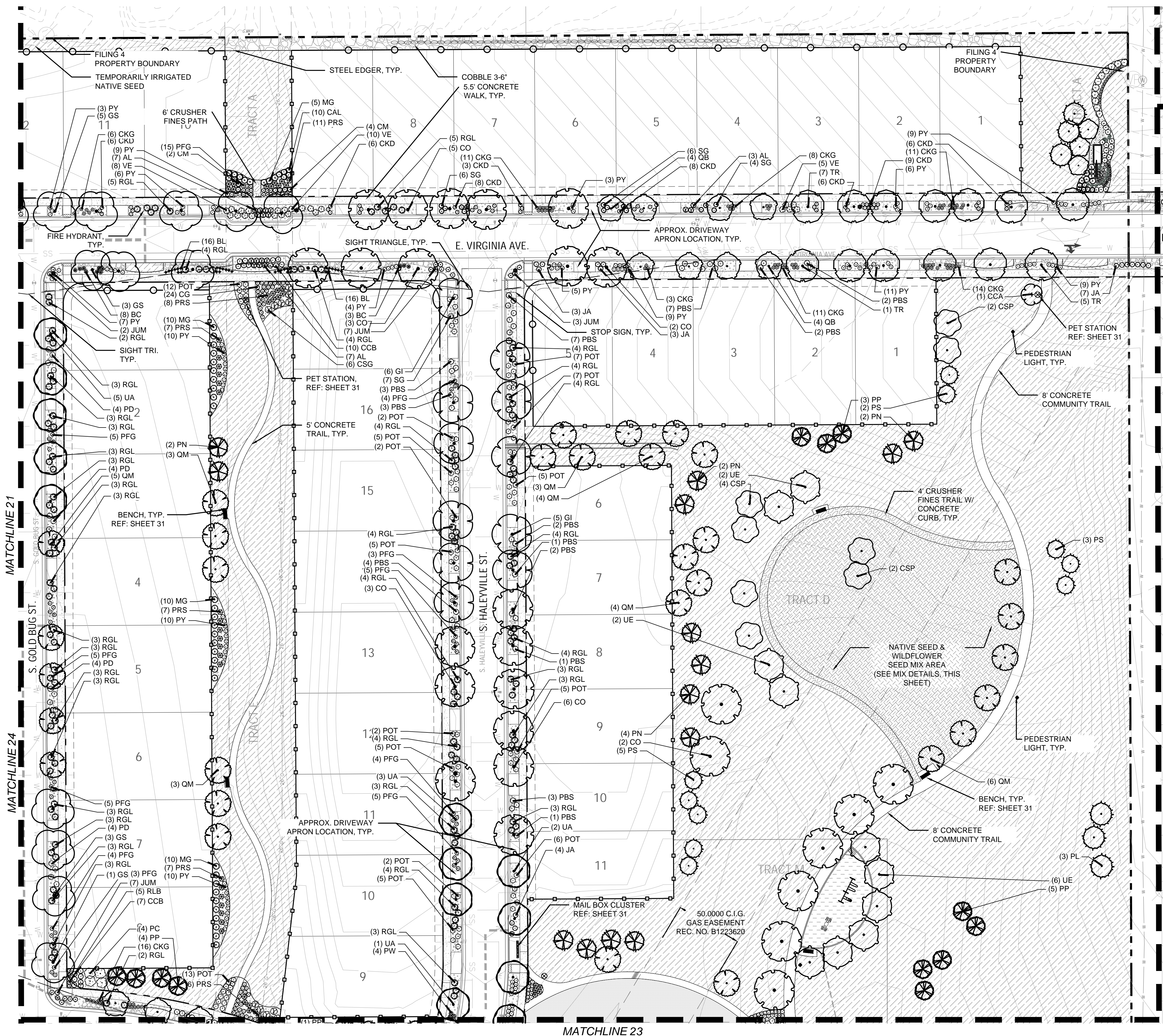
Project Name: WATERSTONE FILING NO. 4
Location: AURORA, CO
Plan Set: SITE PLAN
Sheet Name: LANDSCAPE PLAN

Client: Lenmar of Colorado LLC
Address: 9102 S. Janelica St.
Englewood, CO 80112
Contact: Joseph Huey
Joseph.Huey@lenmar.com

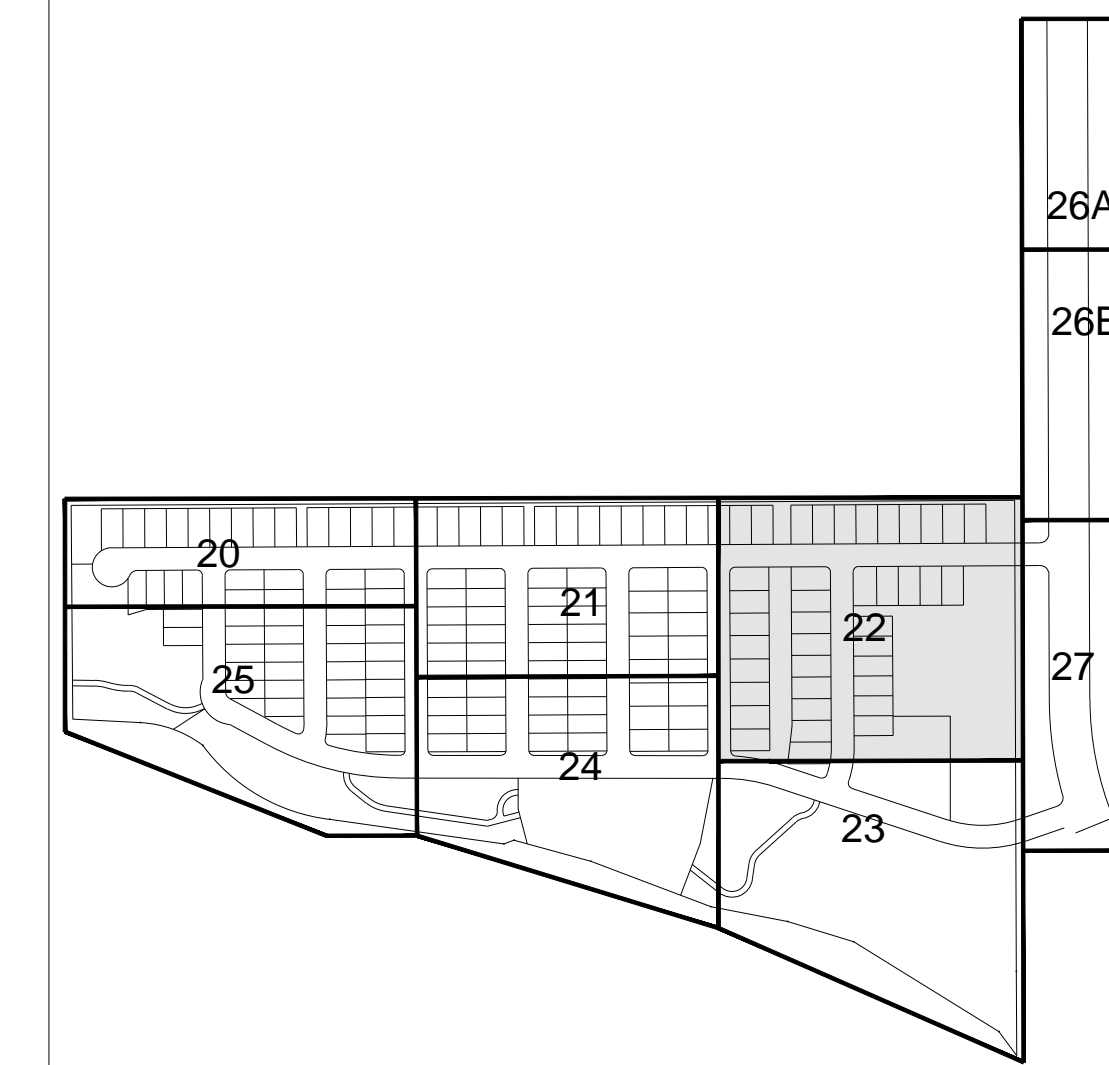


Know what's below.
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














No. 21



KEYMAP:



LEGEND

	TURF		BENCH
	DETENTION SEED MIX		WASTE RECEPTACLE
	IRRIGATED NATIVE SEED		PET WASTE STATION
	WILDFLOWER MIX		PEDESTRIAN LIGHTING
	CRUSHER FINES		BIKE RACKS
	COBBLE 3-6" DIA.		MAILBOX CLUSTER
	ROCK MULCH 1.5-3" DIA.		PICNIC TABLE
	COLORLED CONCRETE (TRAC & POCKET PARK)		LANDSCAPE BOUNDR
	EWF SAFETY SURFACE		ROLL TOP STEEL ED
*NOTE: NO EDGER REQUIRED BETWEEN ROCK MULCH TYPES			SIGHT TRIANGLE
			PRIVACY FENCE
			SPLIT RAIL FENCE

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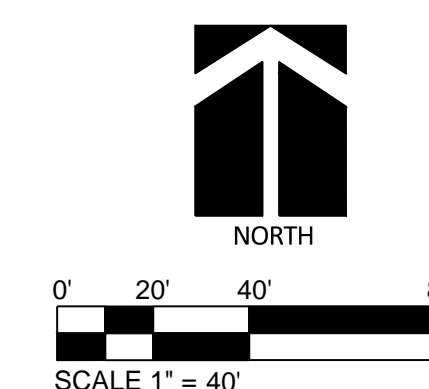
WILD FLOWER SEED MIX

Arkansas Valley Seed - Low Grow Mix:

- Cornflower (*Centaurea cyanus*)
- Baby's Breath (*Gypsophila elegans*)
- Blue Flax (*Linum lewisii*)
- Sweet Alyssum (*Lobularia maritima*)
- Chinese Forget-Me-Not (*Cynoglossum amabile*)
- Dwarf Godetia (*Clarkia amoena*)
- Siberian Wallflower (*Cherianthus allionii*)
- California Poppy (*Eschscholzia californica*)
- Shasta Daisy (*Leucanthemum x superbum*)
- Sweet William Pinks (*Dianthus barbatus*)
- Dwarf Lance-Leaved Coreopsis (*Coreopsis lanceolata*)
- Dwarf Plains Coreopsis (*Coreopsis tinctoria*)
- Annual Candytuft (*Iberis sempervirens*)
- Dwarf Red Coneflower (*Rudbeckia columnifera*)
- Blanketflower (*Gaillardia aristata*)
- Tussock Bellflower (*Campanula carpatica*)
- Johnny Jump-Up (*Viola tricolor*)
- *In-Flower (*Cerastium tomentosum*)

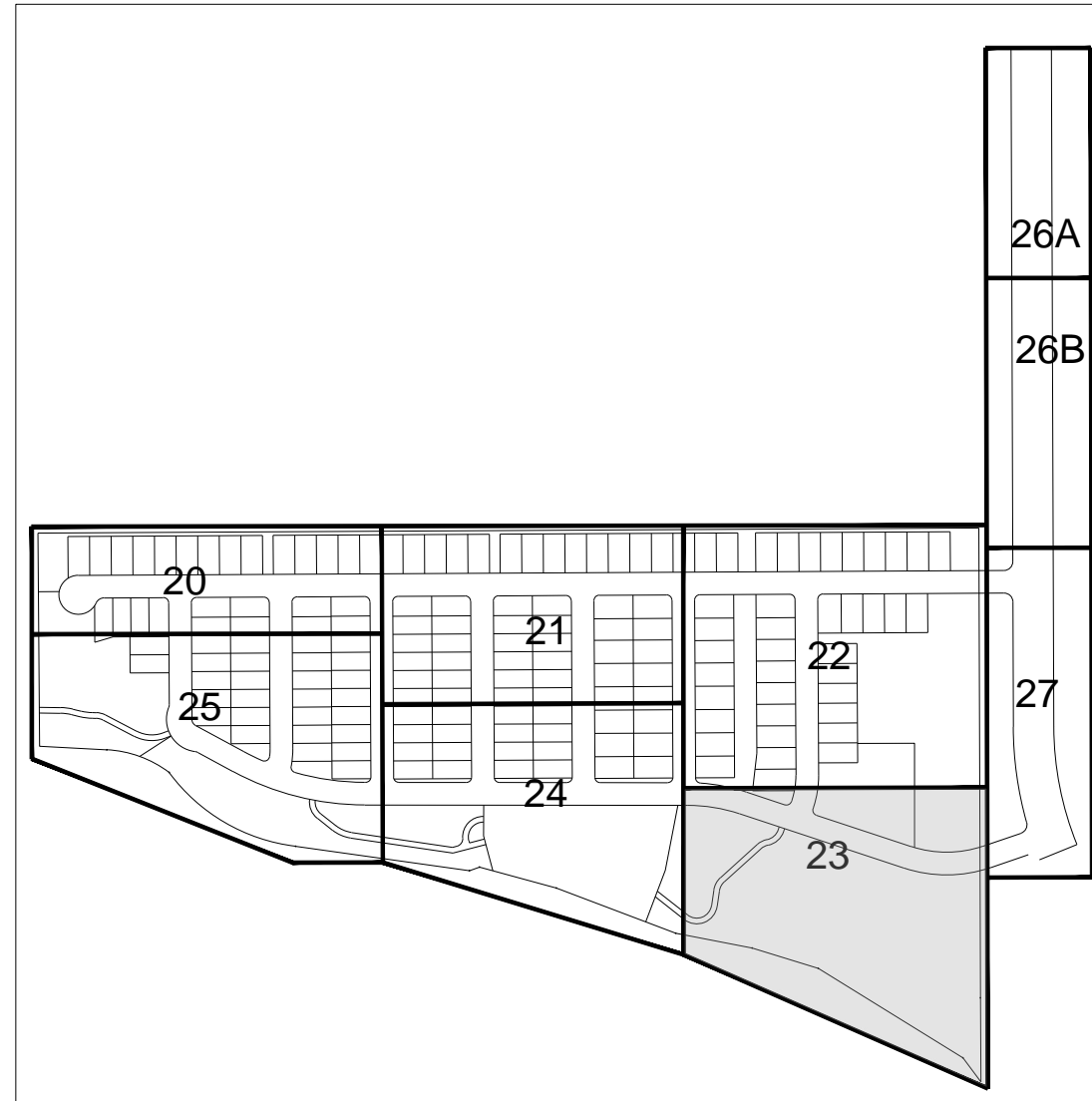
*Formulations and Varieties are subject to change without notice

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






















KEYMAP:



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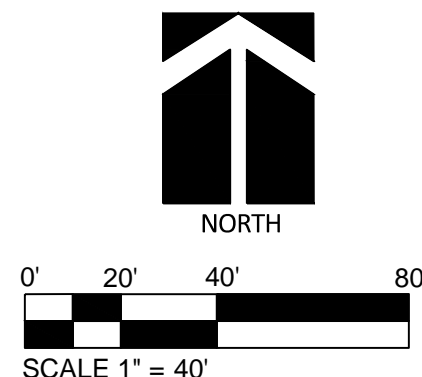
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	DETENTION SEED MIX		WASTE RECEPTACLE
	IRRIGATED NATIVE SEED		PET WASTE STATION
	WILDFLOWER MIX		PEDESTRIAN LIGHTING
	CRUSHER FINES		BIKE RACKS
	COBBLE 3-6" DIA.		MAILBOX CLUSTER
	ROCK MULCH 1.5-3" DIA.		PICNIC TABLE
	COLORLED CONCRETE (TRACT C POCKET PARK)		LANDSCAPE BOULDER
	EWf SAFETY SURFACE		ROLL TOP STEEL EDGE

*NOTE: NO EDGER
REQUIRED BETWEEN ROCK
MULCH TYPES

	SIGHT TRIANGLE
	PRIVACY FENCE
	SPLIT RAIL FENCE

NOTES:

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No.	Rev. Date:	SUBMITTAL #1	Revision Type:
1	06/03/2021	SUBMITTAL #2	
2	12/29/2021	SUBMITTAL #3	
3	10/11/2024	SUBMITTAL #4	
4	11/19/2024		
5	04/30/2025		
6			
Designed: JI	Job No.: 1023-0004	Sheet: 23 of 42	Date:
Prepared: JI	Scale Horiz		06-26-2025
Approved: JW	Scale Vert		

WATERSTONE FILING NO. 4

AURORA, CO

SITE PLAN

LANDSCAPE PLAN

Proj. Name:

Location:

Plan Set:

Sheet Name:

Client: | Jenner of Colorado, LLC

Address:

01928 Journal of Interpersonal Violence 27(10)

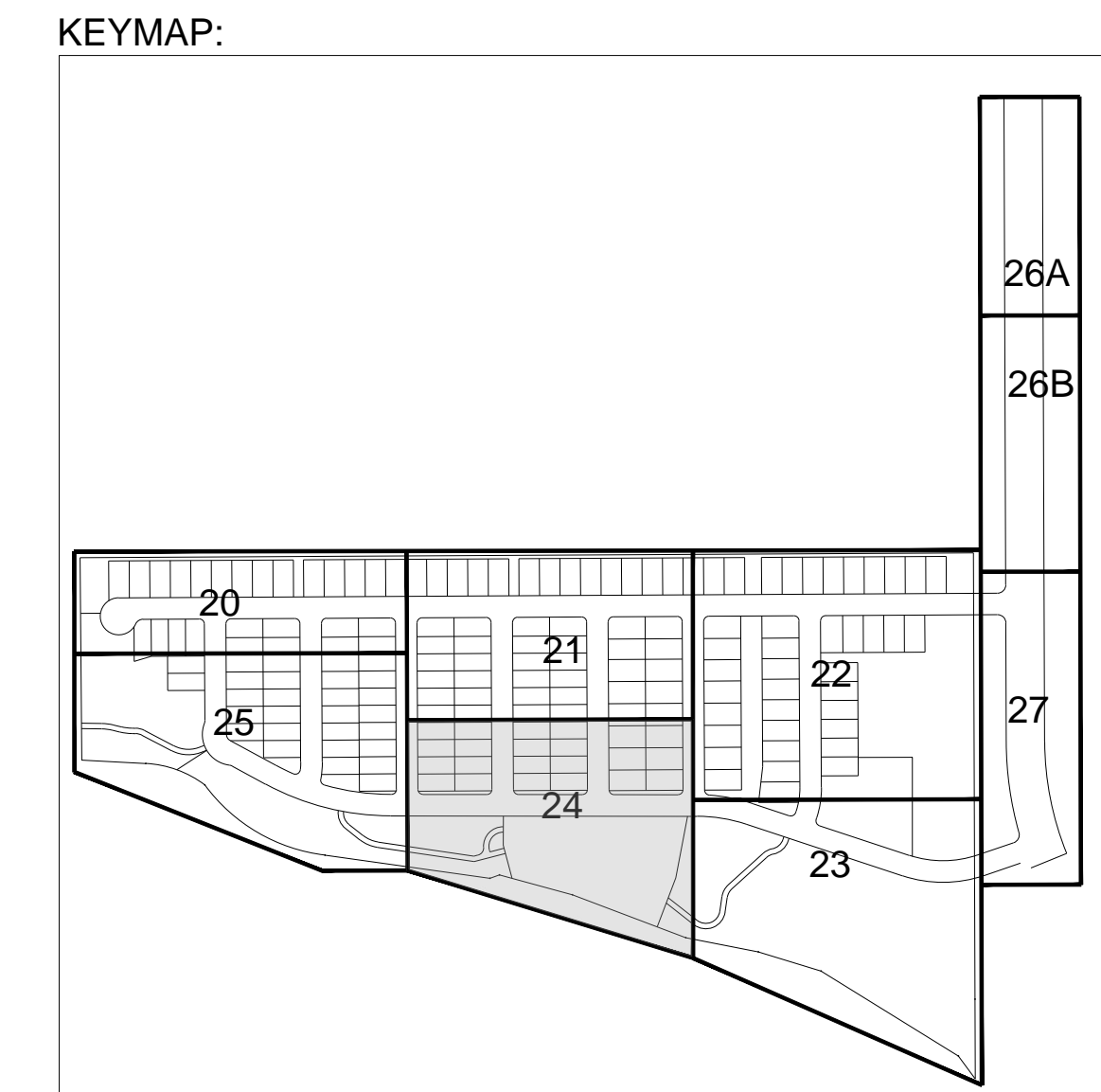
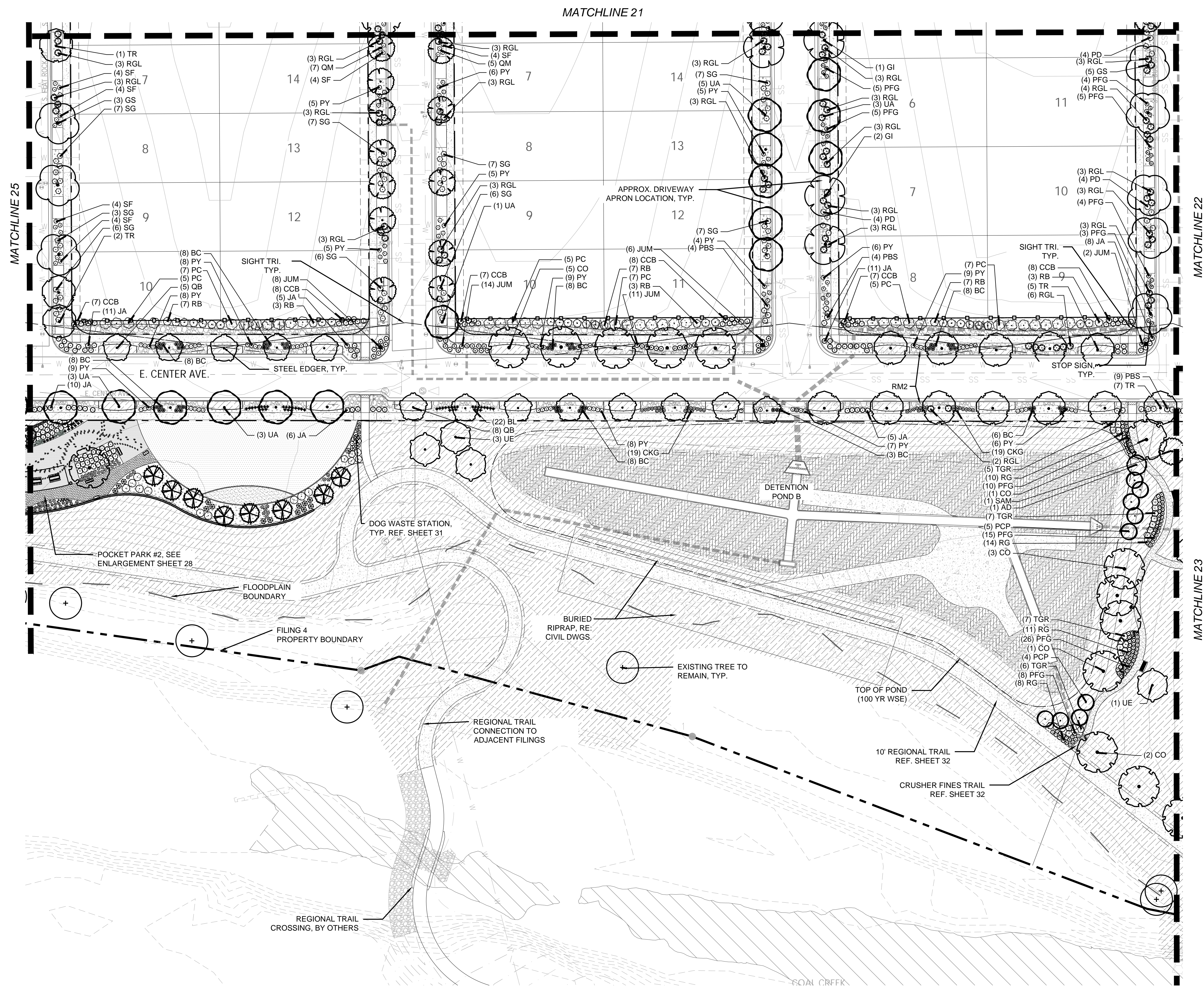
Contact: Joseph Huey
Joseph.Huey@lennar.com
























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23

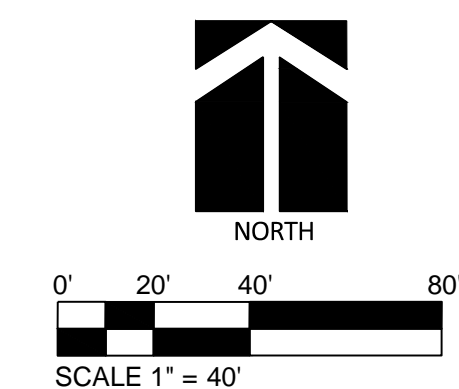


- LEGEND**

	TURF		BENCH
	DETENTION SEED MIX		WASTE RECEPTACLE
	IRRIGATED NATIVE SEED		PET WASTE STATION
	WILDFLOWER MIX		PEDESTRIAN LIGHTING
	CRUSHER FINES		BIKE RACKS
	COBBLE 3-6" DIA.		MAILBOX CLUSTER
	ROCK MULCH 1.5-3" DIA.		PICNIC TABLE
	COLOR C POCKET PARK		LANDSCAPE BOULDER
	EWF SAFETY SURFACE		ROLL TOP STEEL EDGE
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No	Rev. Date:	Revision Type:	Job No.	1023-0004	Sheet:	24 of 42
1	06/03/2021	SUBMITTAL #1	Scale Horiz.		Date:	
2	12/29/2021	SUBMITTAL #2	Scale Vert.		06-26-2025	
3	10/11/2024	SUBMITTAL #3	Scale Horiz.			
4	11/19/2024	SUBMITTAL #4	Scale Vert.			
5	04/30/2025	SUBMITTAL #5				
6						
Designated:	JJ		Prepared:	JW	Approved:	

WATERSTONE FILING NO. 4
AURORA, CO
SITE PLAN

LANDSCAPE PLAN

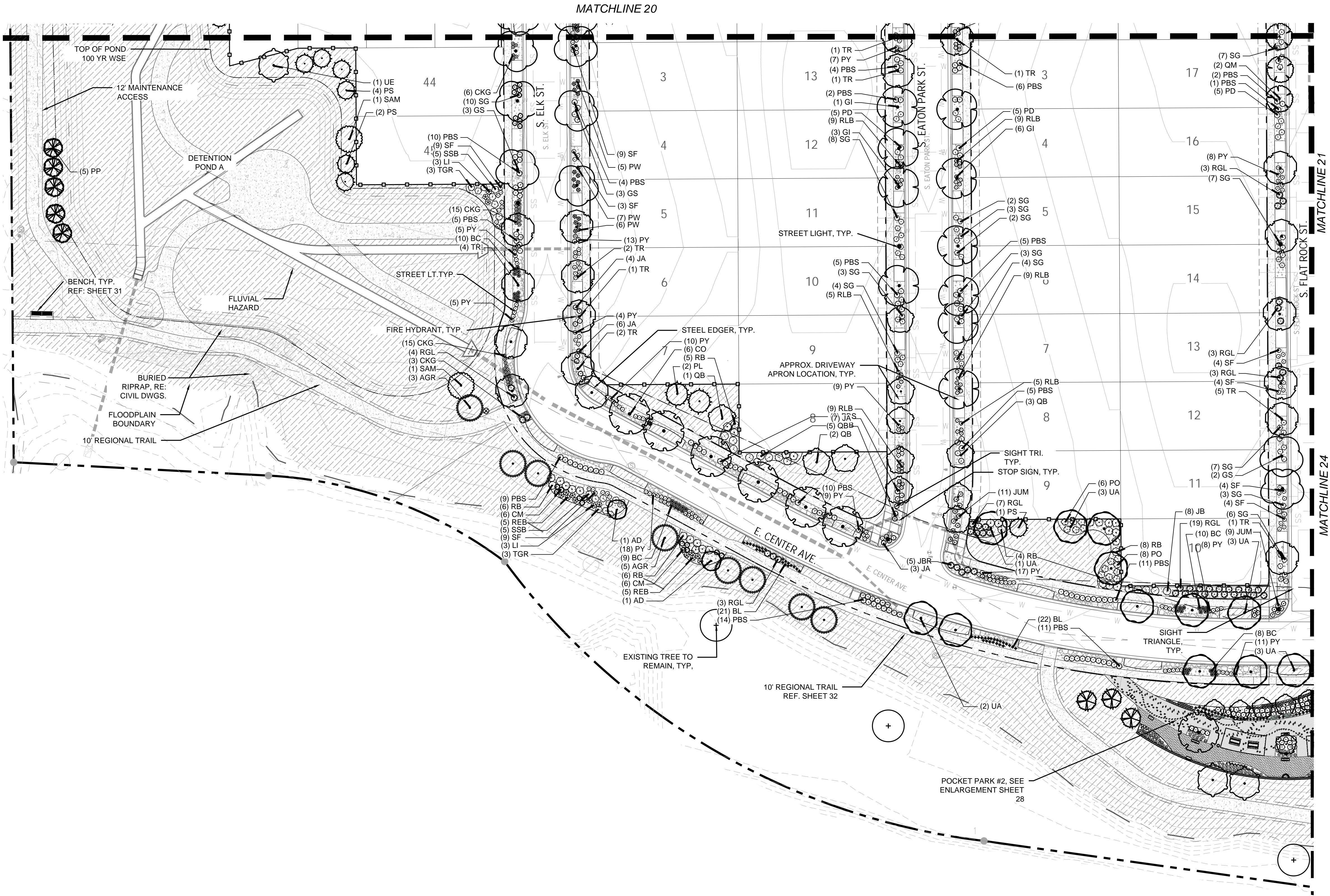
Client:	Lennar of Colorado, LLC	Proj Name:	
Address:	9193 S. Jamaica St. Englewood, CO 80112	Location:	
Contact:	Joseph Huey Joseph.Huey@lennar.com	Plan Set:	
		Sheet Name:	



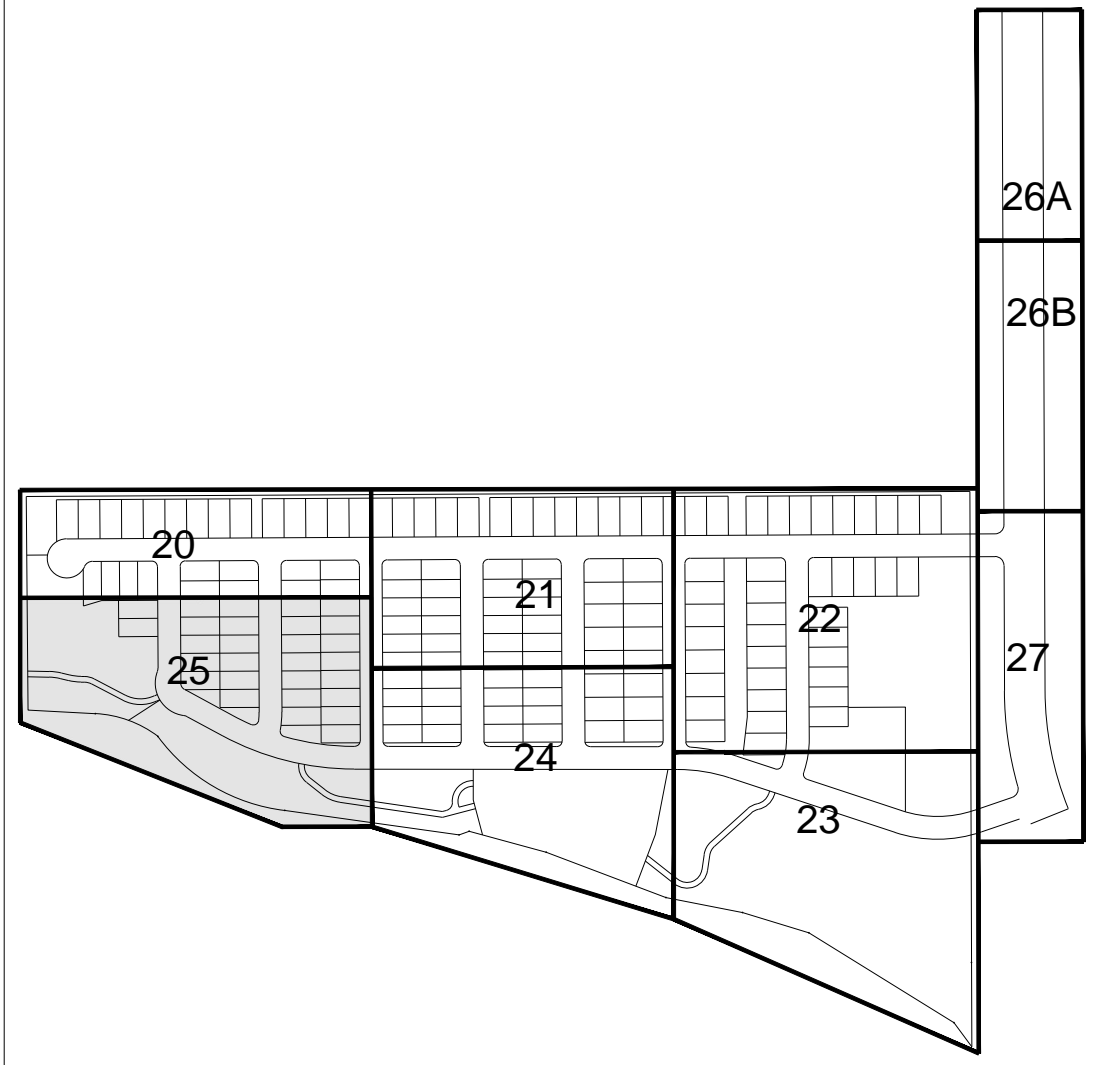
Know what's below.
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No.	24
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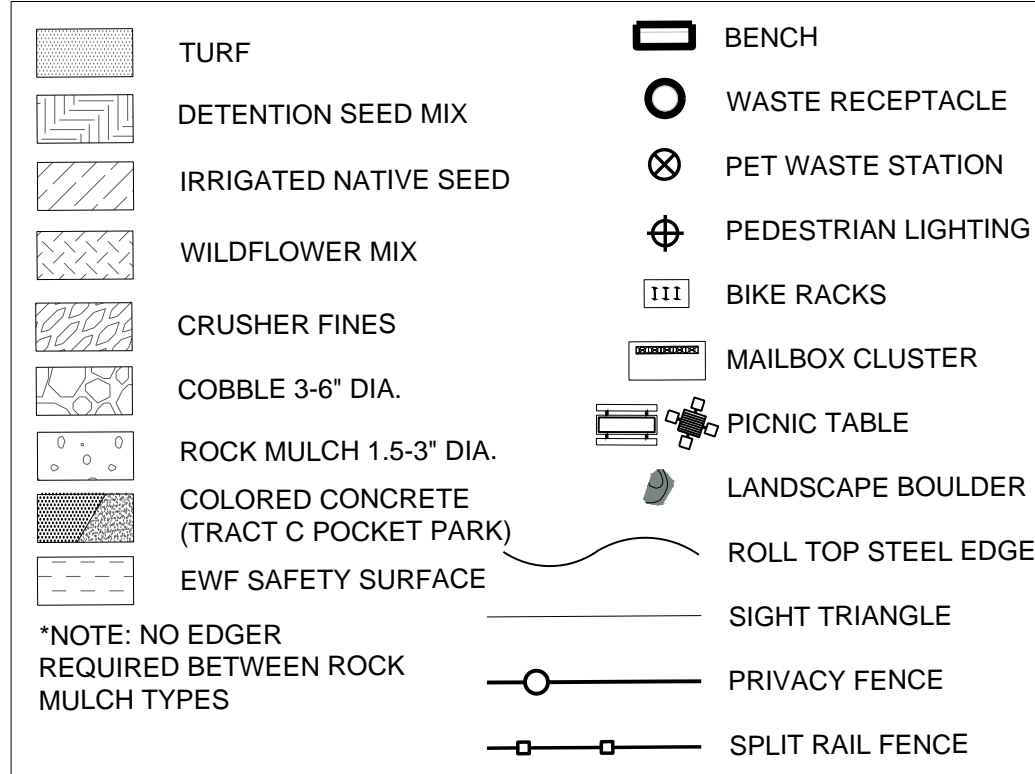
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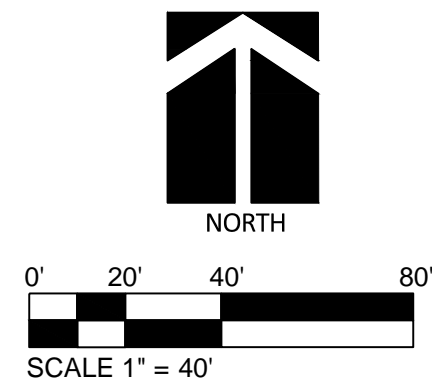


LEGEND



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WATERSTONE FILING NO. 4

AURORA, CO

SITE PLAN

LANDSCAPE PLAN

Proj. Name:

Client:

Location:

Address:

Plan Set:

Sheet Name:

Contact:

Revision Type:

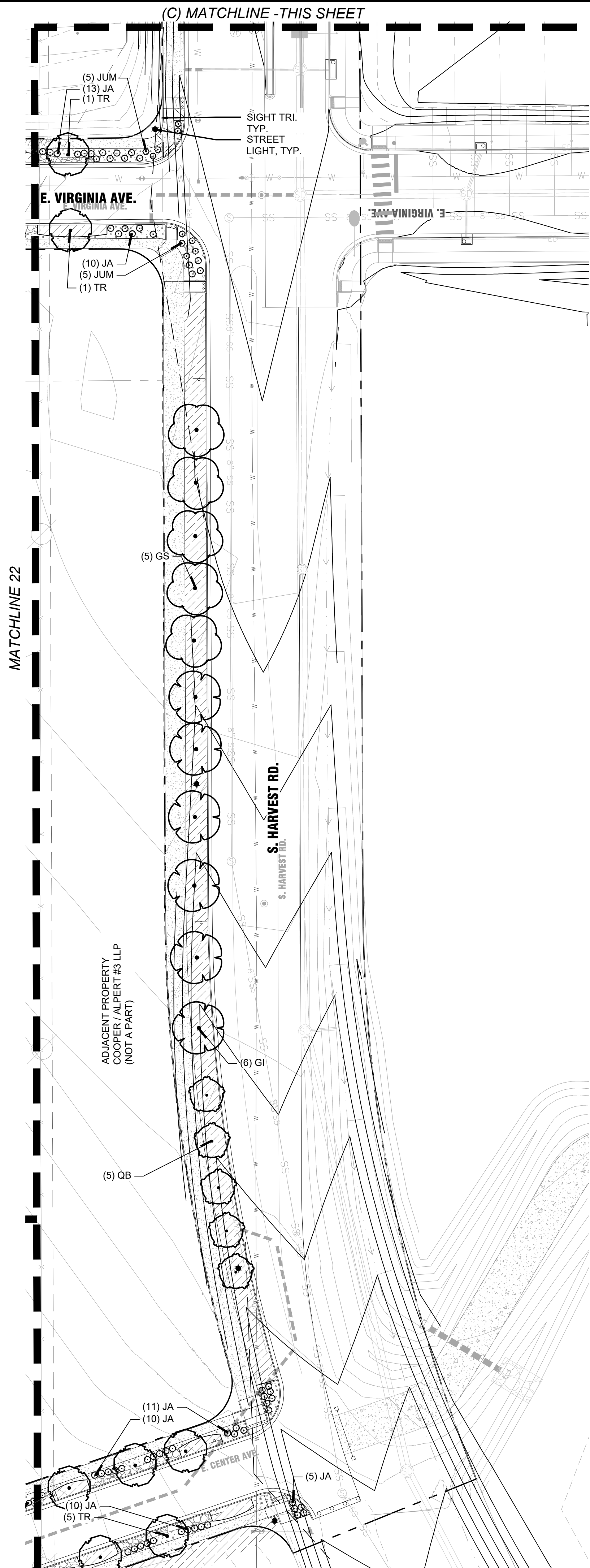
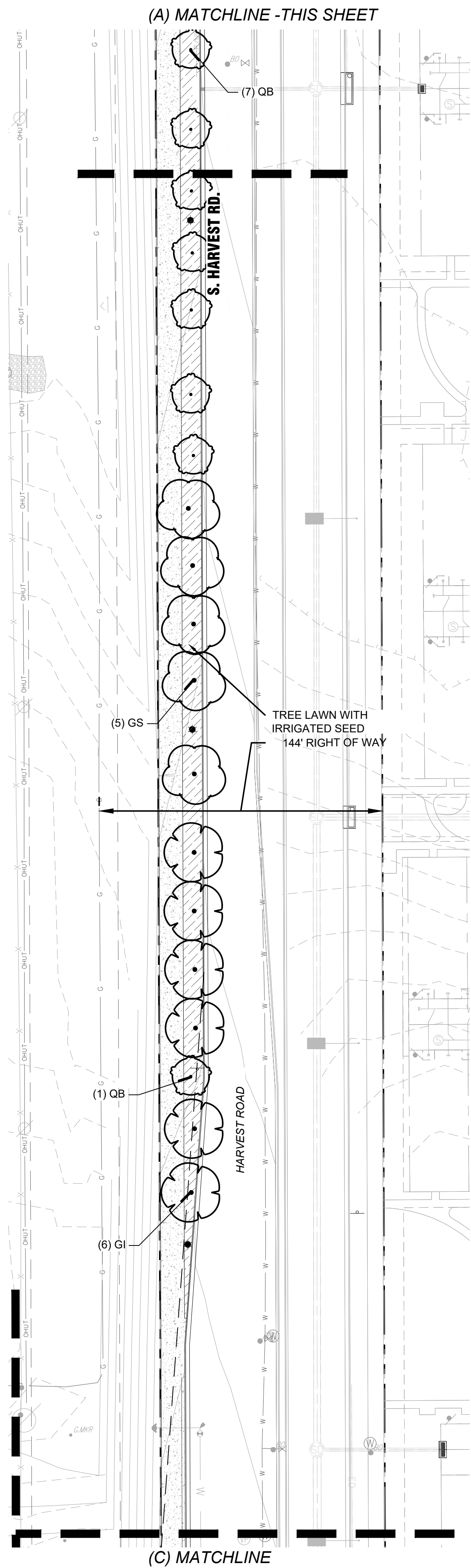
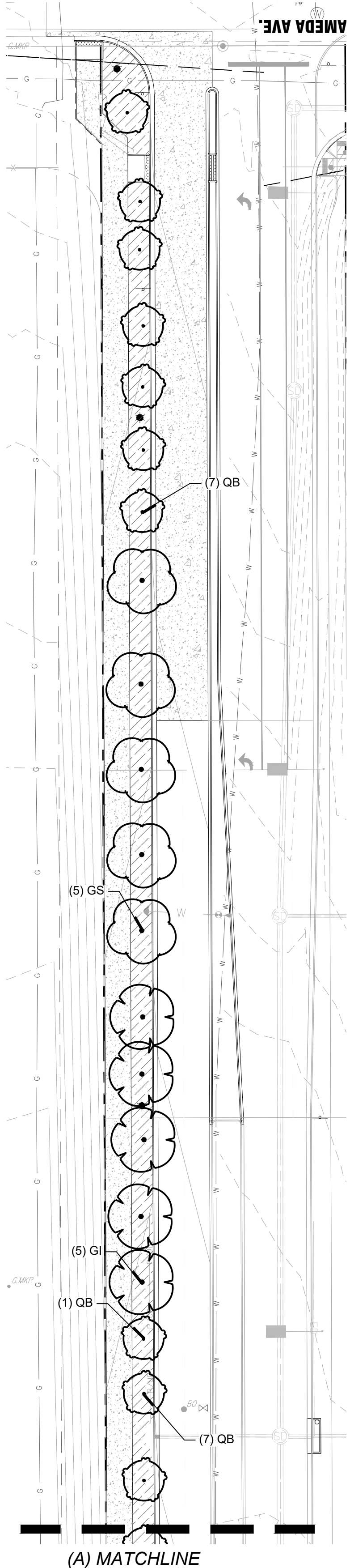
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2	12/29/2021	SUBMITTAL #2	
3	10/11/2024	SUBMITTAL #3	
4	11/19/2024	SUBMITTAL #4	
5	04/30/2025	SUBMITTAL #5	
6			

Job No.: 1023-0004
Scale Horiz: 1" = 40'
Scale Vert: 1" = 40'
Sheet: 25 of 42
Date: 06-26-2025
Designed: JI
Prepared: JW
Approved: JW

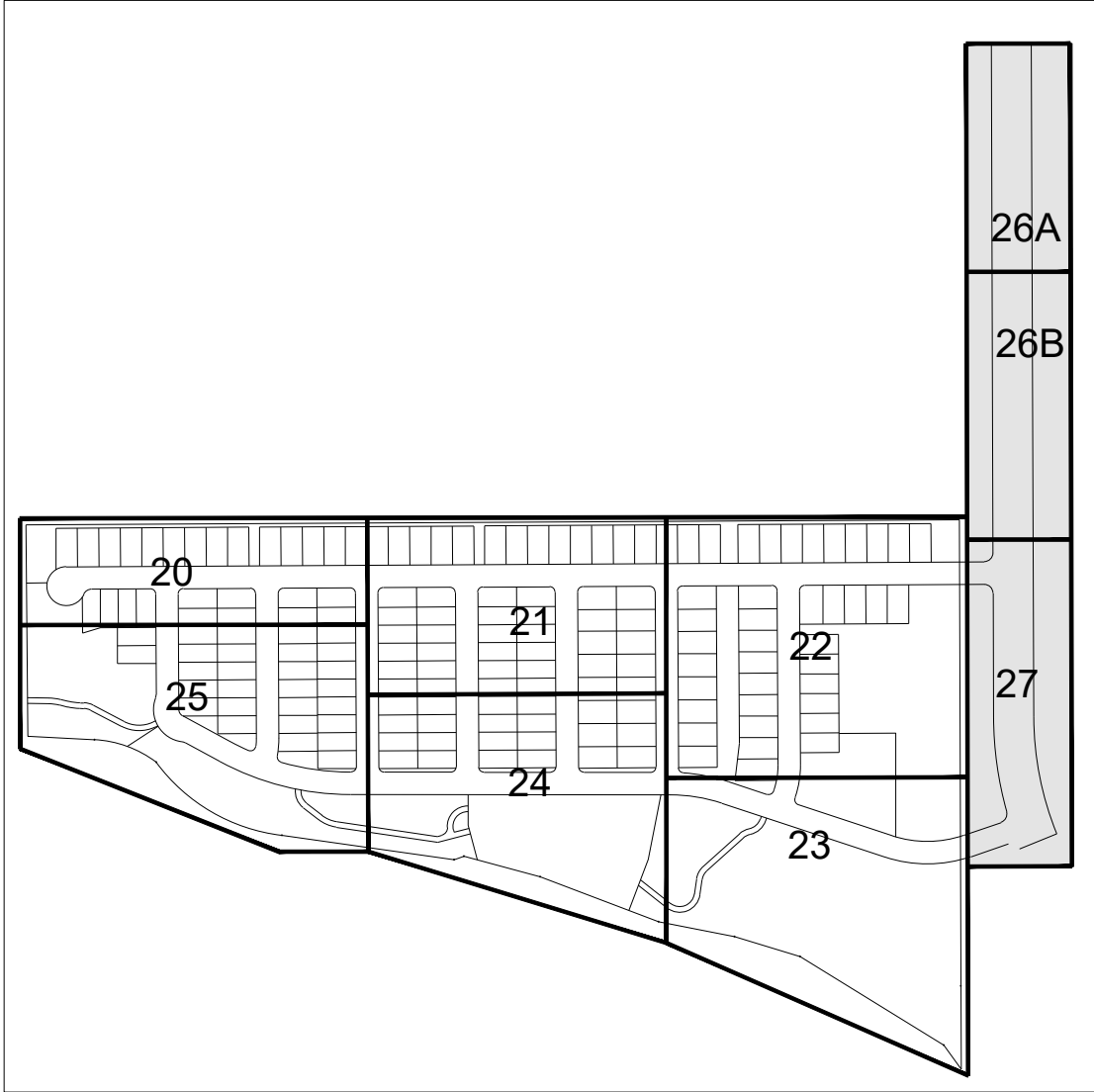
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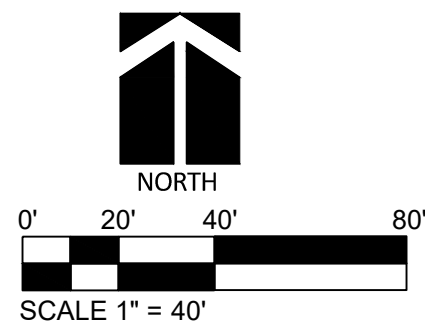



LEGEND

	TURF		BENCH
	DETENTION SEED MIX		WASTE RECEPTACLE
	IRRIGATED NATIVE SEED		PET WASTE STATION
	WILDFLOWER MIX		PEDESTRIAN LIGHTING
	CRUSHER FINES		BIKE RACKS
	COBBLE 3-6" DIA.		MAILBOX CLUSTER
	ROCK MULCH 1.5-3" DIA.		PICNIC TABLE
	COLORLED CONCRETE (TRACT C POCKET PARK)		LANDSCAPE BOULDER
	EWF SAFETY SURFACE		ROLL TOP STEEL EDGE
*NOTE: NO EDGER REQUIRED BETWEEN ROCK MULCH TYPES			SIGHT TRIANGLE
			PRIVACY FENCE
			SPLIT RAIL FENCE

NOTES:


1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO APPROVAL OF FUTURE SITE PLAN.
2. THE FINAL LOCATION OF DRIVEWAYS AND UTILITIES TO EACH LOT. LOCATIONS SHOWN ARE APPROXIMATE.
3. ALL PLANTING BEDS SHALL CONTAIN 1.5-3" ROCK MULCH UNLESS OTHERWISE SPECIFIED ON PLANS.
4. ALL LANDSCAPING WITHIN SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
5. LIMITS OF NATIVE SEED BOUNDARY SHALL BE DEPENDENT UPON LIMITS OF GRADING DISTURBANCE AT TIME OF CONSTRUCTION.





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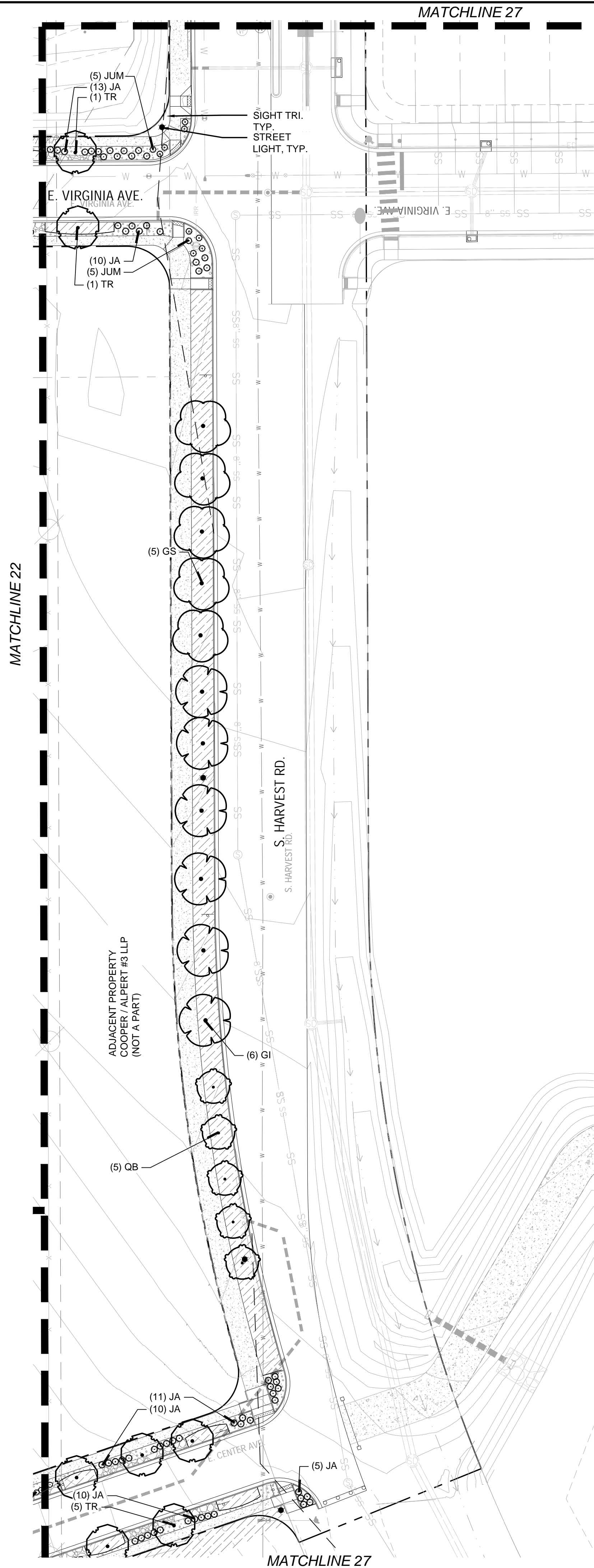
Project Name: WATERSTONE FILING NO. 4		Client: Lemar of Colorado, LLC	
Location: AURORA, CO		Address: 9193 S. Janasica St, Englewood, CO 80112	
Plan Set: SITE PLAN		Contact: Joseph Huey Joseph.Huey@leamar.com	
Sheet Name: LANDSCAPE PLAN		Job No.: 1023-0004	
Revision Type:		Scale Horiz: 1" = 40'	
No. 1		Rev. Date: 06/03/2021	
2		SUBMITTAL #1	
3		SUBMITTAL #2	
4		SUBMITTAL #3	
5		SUBMITTAL #4	
6		SUBMITTAL #5	
Designed: JH		Sheet: 26 of 42	
Prepared: JW		Date: 06-26-2025	
Approved: JW		Scale Vert:	



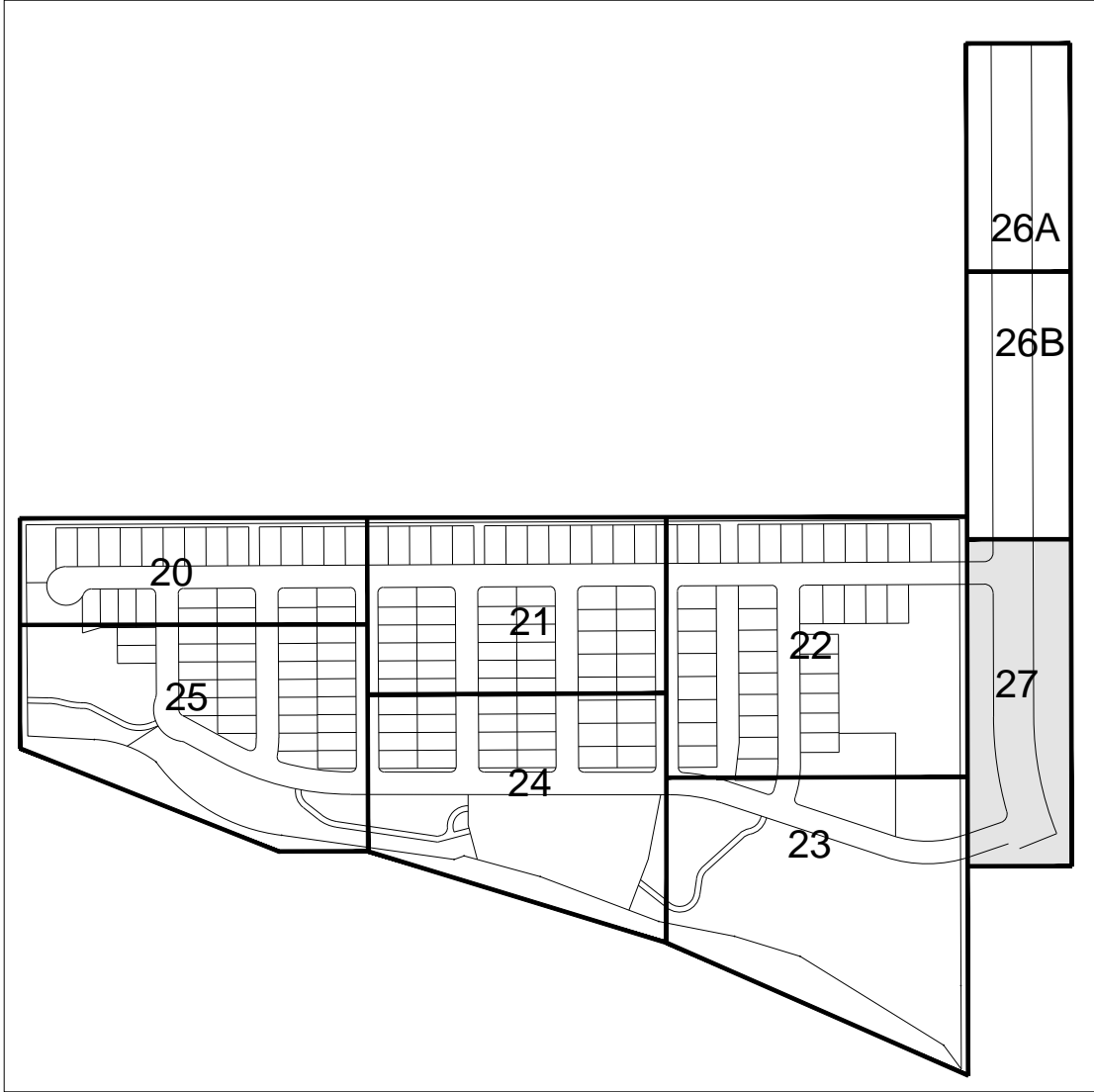
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No. 26

I:\JOB FOLDERS\1023 - LENMAR\1023-0004\LANDSCAPE\04 DESIGN DEVELOPMENT (0D)\WATERSTONE FIL NO.4_SITE PLAN.LA\WATERSTONE FILING 4_SITE PLAN.LA PRINTED ON: 9/28/2018 12:36 PM



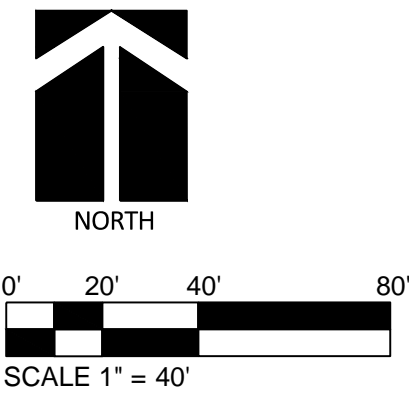
KEYMAP:




LEGEND					
	TURF		BENCH		
	DETENTION SEED MIX		WASTE RECEPTACLE		
	IRRIGATED NATIVE SEED		PET WASTE STATION		
	WILDFLOWER MIX		PEDESTRIAN LIGHTING		
	CRUSHER FINES		BIKE RACKS		
	COBBLE 3-6" DIA.		MAILBOX CLUSTER		
	ROCK MULCH 1.5-3" DIA.		PICNIC TABLE		
	COLORADO CONCRETE (TRACT C POCKET PARK)		LANDSCAPE BOULDER		
	EWF SAFETY SURFACE		ROLL TOP STEEL EDGE		
*NOTE: NO EDGER REQUIRED BETWEEN ROCK MULCH TYPES					SIGHT TRIANGLE
					PRIVACY FENCE
					SPLIT RAIL FENCE

NOTES:

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2. THE FINAL LOCATION OF DRIVEWAYS AND UTILITIES TO EACH LOT. LOCATIONS SHOWN ARE APPROXIMATE.
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Revision Type:		Revision Type:		Revision Type:	
No.	Rev. Date:	No.	Rev. Date:	No.	Rev. Date:
1	06/03/2021	1	06/03/2021	1	06/03/2021
2	12/29/2021	2	12/29/2021	2	12/29/2021
3	10/11/2024	3	10/11/2024	3	10/11/2024
4	11/19/2024	4	11/19/2024	4	11/19/2024
5	04/30/2025	5	04/30/2025	5	04/30/2025
6		6		6	
Designed: JI		Job No.: 1023-0004		Sheet: 27 of 42	
Prepared: JW		Scale Horiz:		Date: 06-26-2025	
Approved: JW		Scale Vert:			

WATERSTONE FILING NO. 4

AURORA, CO

SITE PLAN

LANDSCAPE PLAN

Client:

Lenmar of Colorado, LLC

Address:


9103 S. Janelle St.

Englewood, CO 80112

Contact:

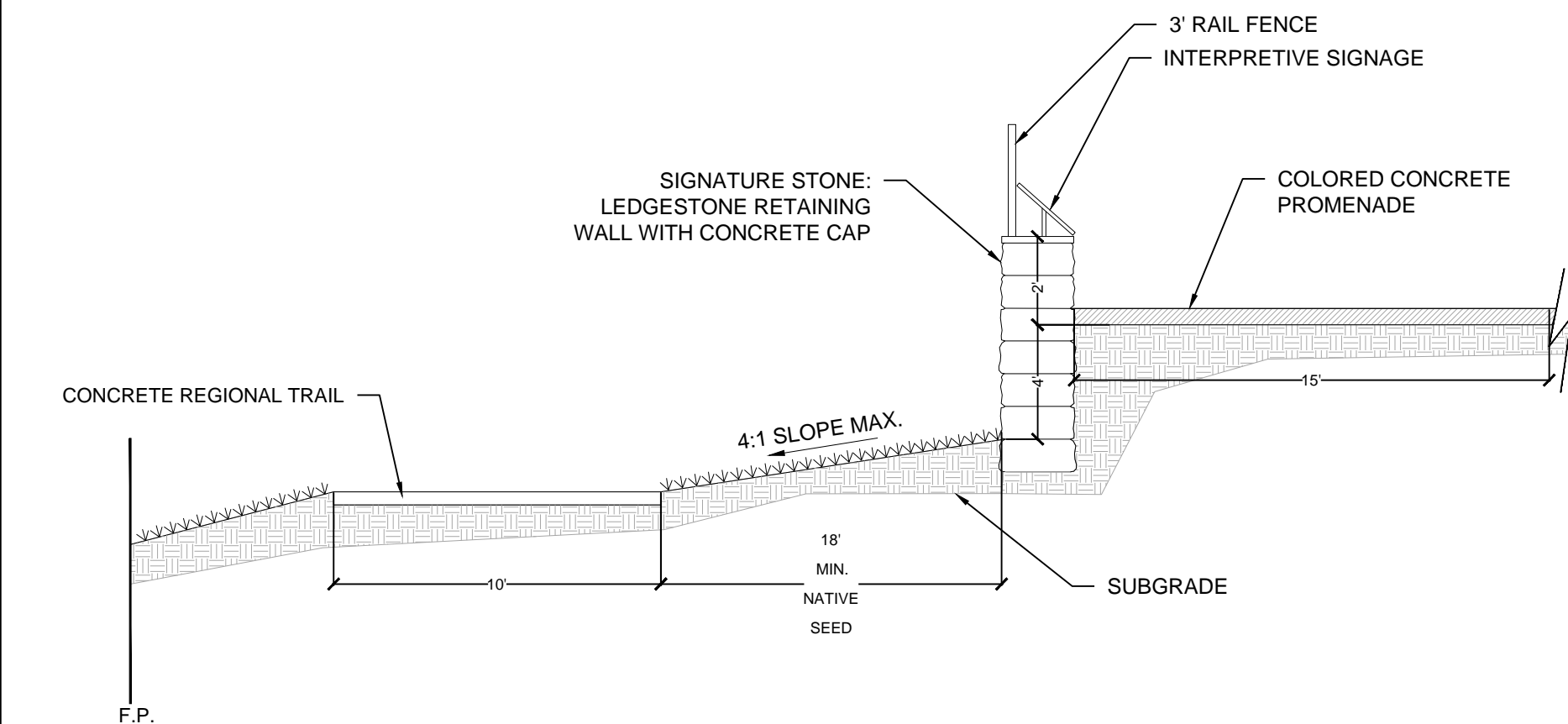
Joseph Huey

Joseph.Huey@lenmar.com

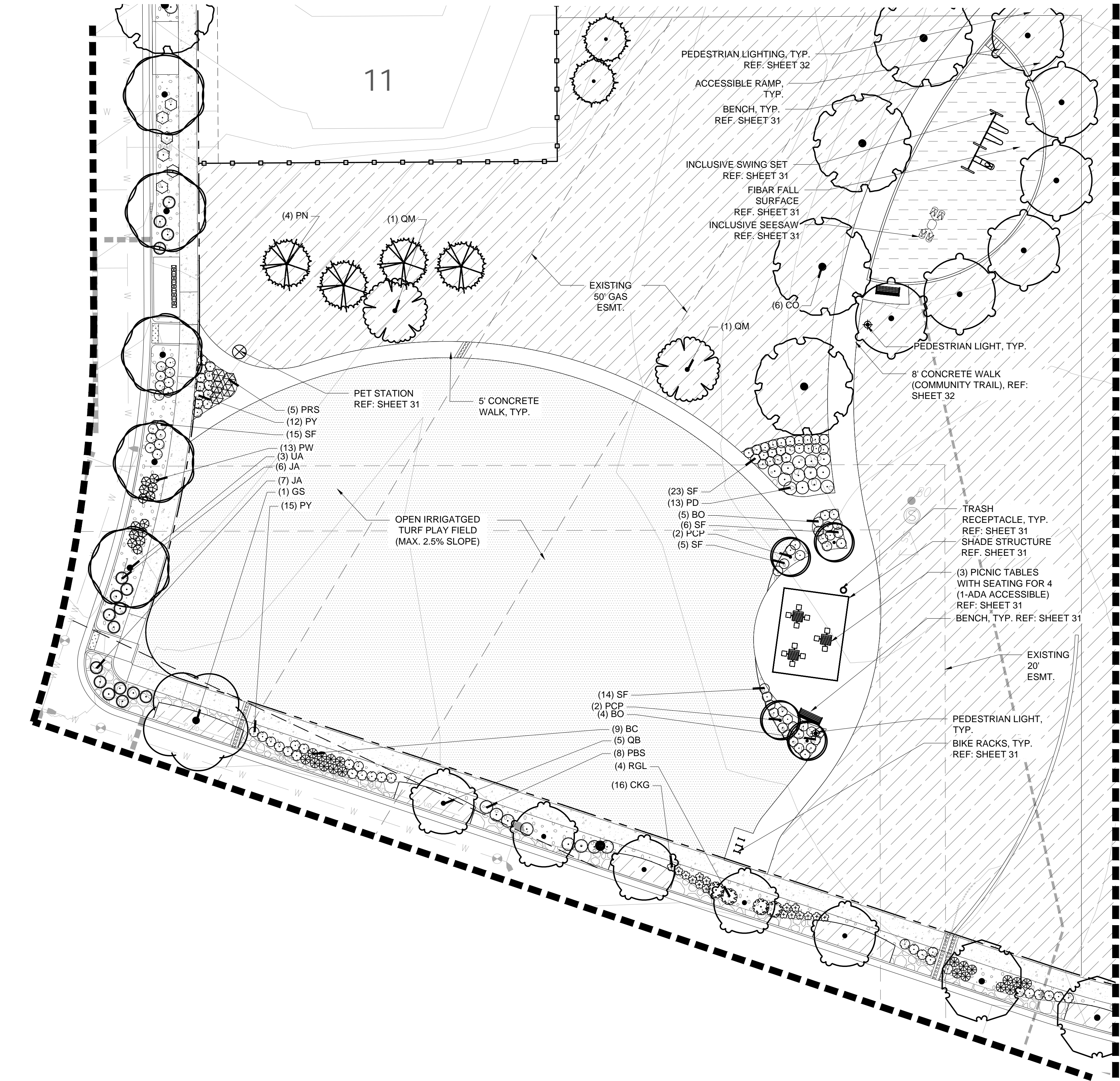


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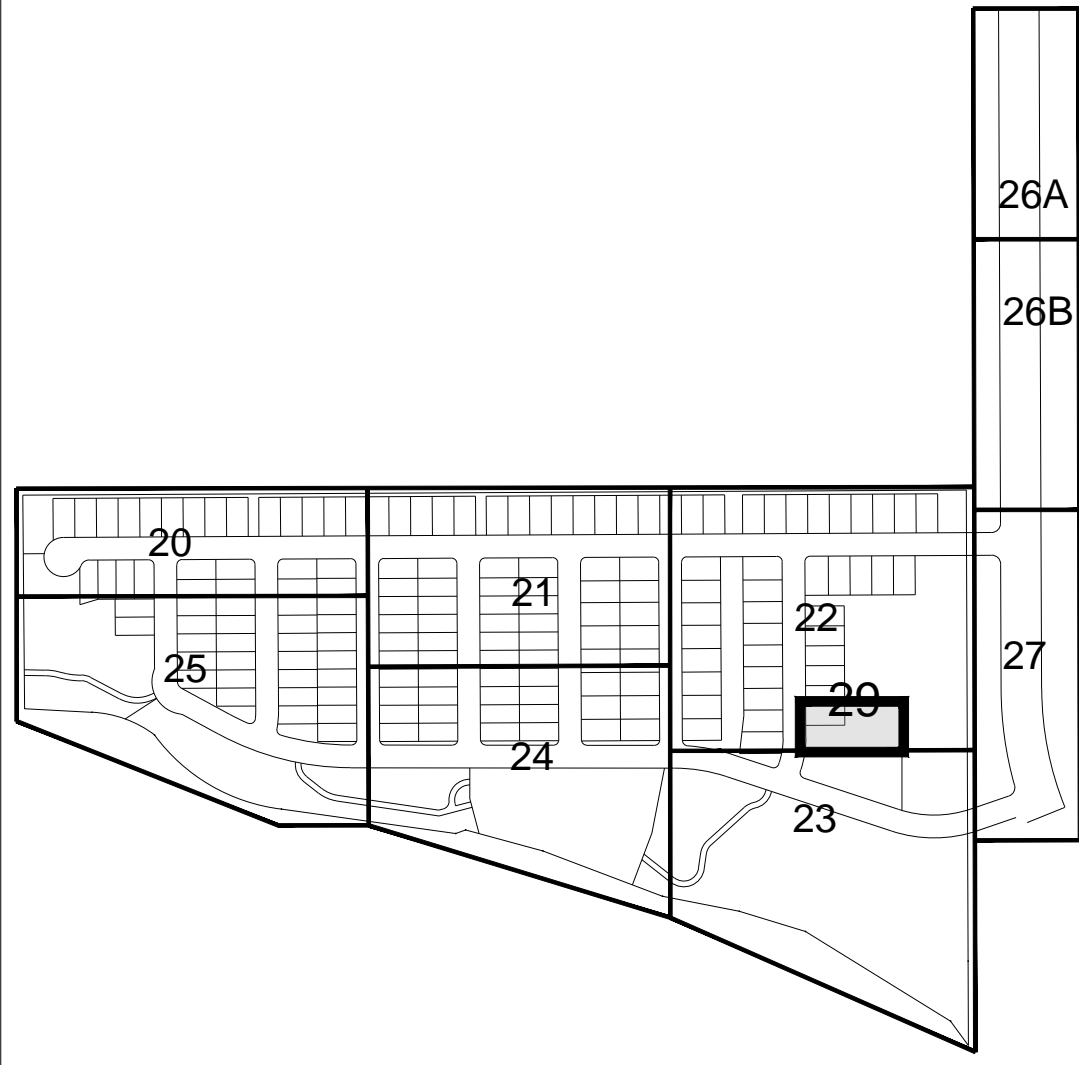


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1 PARK ENLARGEMENT (POCKET PARK #1)
SCALE: 1"=20'-0"

KEYMAP:



LEGEND


	TURF		BENCH
	DETENTION SEED MIX		WASTE RECEPTACLE
	IRRIGATED NATIVE SEED		PET WASTE STATION
	WILDFLOWER MIX		PEDESTRIAN LIGHTING
	CRUSHER FINES		BIKE RACKS
	COBBLE 3-6" DIA.		MAILBOX CLUSTER
	ROCK MULCH 1.5-3" DIA.		PICNIC TABLE
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	EWF SAFETY SURFACE		ROLL TOP STEEL EDGE
*NOTE: NO EDGER REQUIRED BETWEEN ROCK MULCH TYPES			SIGHT TRIANGLE
			PRIVACY FENCE
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POCKET PARK

- AMENITIES PER FDP:
- 4' PATH
 - SEATING AREA
 - OPEN PLAY FIELD
 - ACTIVE PLAY FEATURE (SWING SET)



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Proj. Name:	WATERSTONE FILING NO. 4
Location:	AURORA, CO
Plan Set:	SITE PLAN
Sheet Name:	TRACT M-PARK ENLARGEMENT
Client:	Lemar of Colorado, LLC
Address:	9103 S. Janalea St. Englewood, CO 80112
Contact:	Joseph Huey Joseph.Huey@lemar.com



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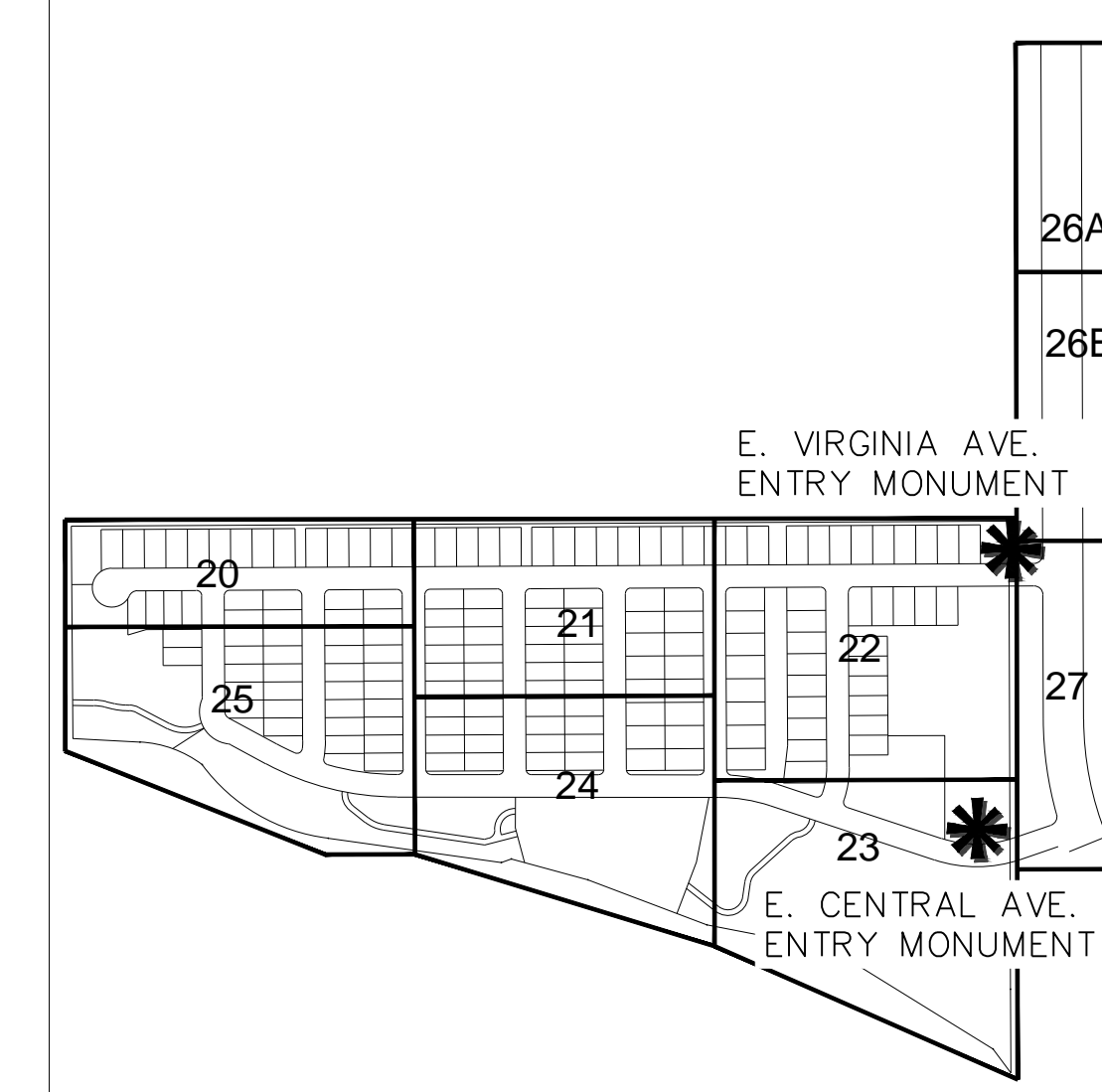
1 CONCEPTUAL MONUMENT ELEVATION
SCALE: NTS

MONUMENT MATERIALS

NATURAL FEATURES THEME PER FDP:
· STACKED STONE WALLS
· CORTEN STEEL SIGN
· SEATING AREA
· SPECIMEN QUALITY PLANTINGS

NOTES:
RENDERING PROVIDED TO DEPICT CHARACTER AND AESTHETIC ONLY. IT IS CONCEPTUAL, SUBJECT TO CHANGE PENDING SIGN PERMIT APPLICATIONS. SOME PLANTINGS MAY NOT BE AN EXACT MATCH. REFER TO THE DETAILS BELOW FOR SPECIFIC PLANT CALLOUTS.

KEYMAP:

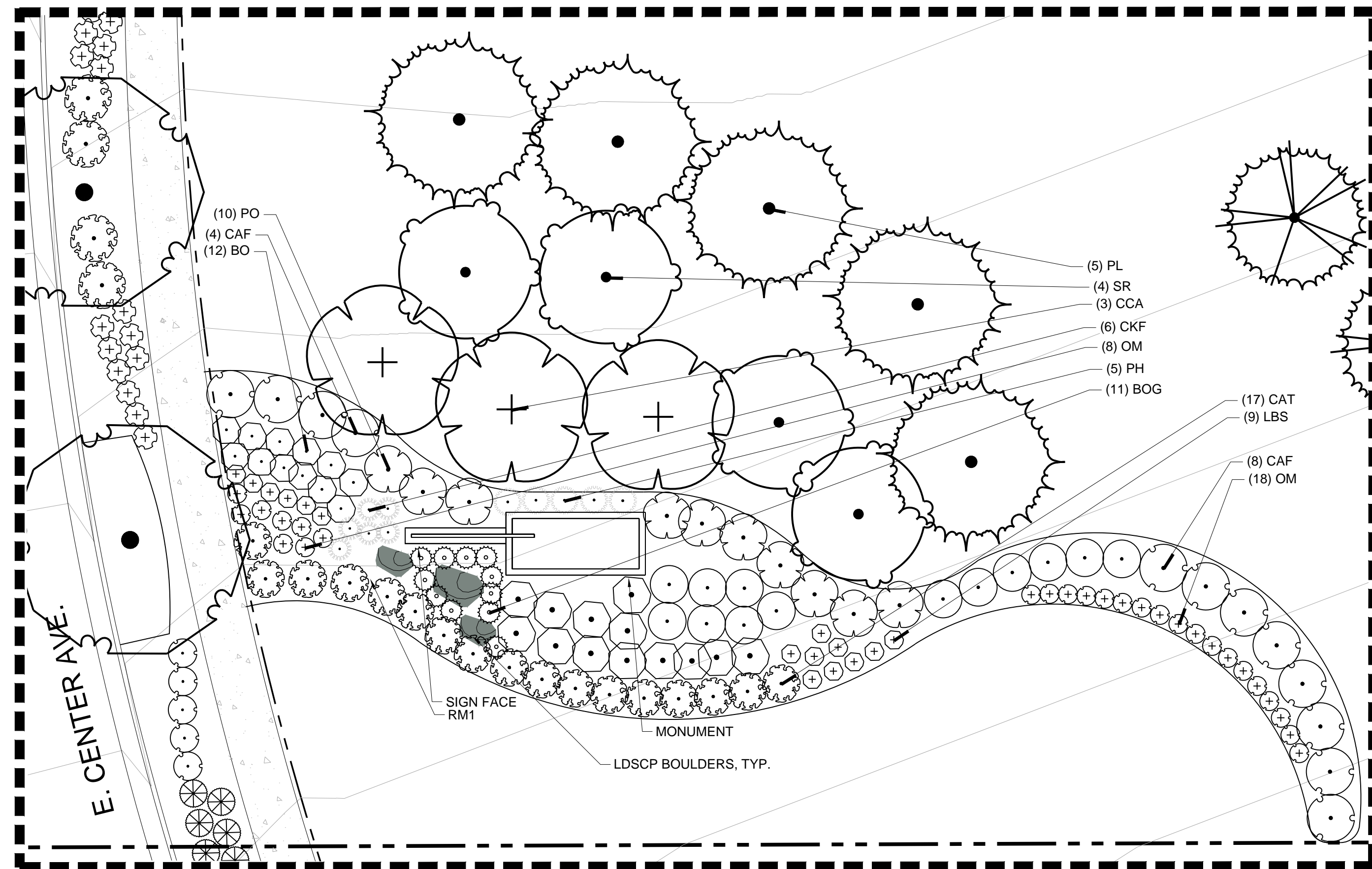


LEGEND

	TURF		BENCH
	DETENTION SEED MIX		WASTE RECEPTACLE
	IRRIGATED NATIVE SEED		PET WASTE STATION
	WILDFLOWER MIX		PEDESTRIAN LIGHTING
	CRUSHER FINES		BIKE RACKS
	COBBLE 3-6" DIA.		MAILBOX CLUSTER
	ROCK MULCH 1.5-3" DIA.		PICNIC TABLE
	COLORLED CONCRETE (TRACT C POCKET PARK)		LANDSCAPE BOULDER
	EWF SAFETY SURFACE		ROLL TOP STEEL EDGE
	*NOTE: NO EDGER REQUIRED BETWEEN ROCK MULCH TYPES		SIGHT TRIANGLE
			PRIVACY FENCE
			SPLIT RAIL FENCE

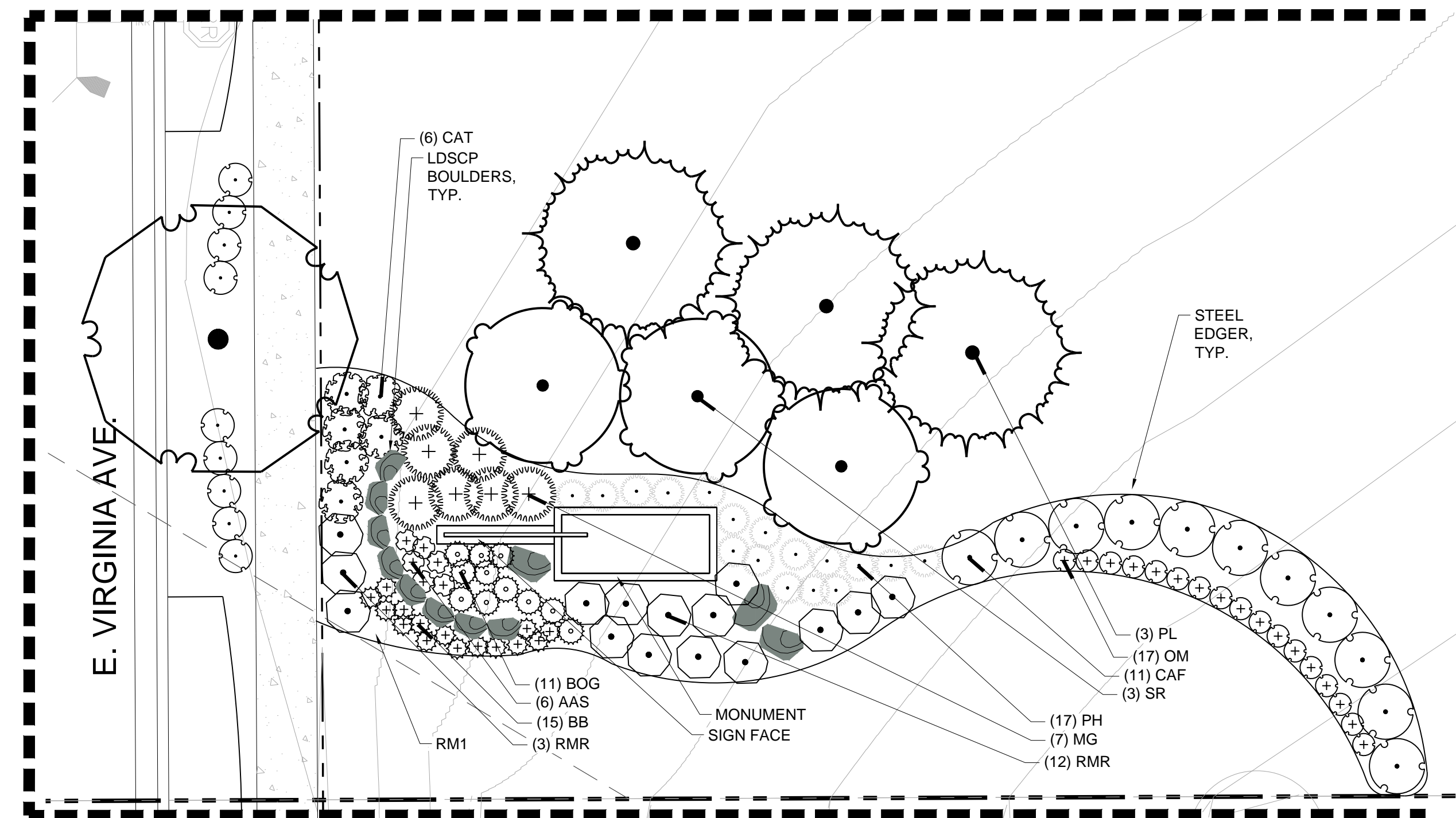
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2 E. CENTER AVE - MONUMENT PLAN ENLARGEMENT
SCALE: NTS

SCALE: 1" = 10'
NORTH



3 E. VIRGINIA AVE - MONUMENT PLAN ENLARGEMENT
SCALE: NTS

SCALE: 1" = 10'
NORTH



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No.	Rev. Date:	Revision Type:	Submittal #1	Submittal #2	Submittal #3	Submittal #4	Job No.:	Scale Horiz:	Scale Vert:	Designed:	Prepared:	Approved:	Sheet:	Date:
1	06/03/2021						1023-0004			JL	JW		30 of 42	06-26-2025
2	12/29/2021													
3	10/11/2024													
4	11/19/2024													
5	04/30/2025													
6														

WATERSTONE FILING NO. 4

AURORA, CO
SITE PLAN

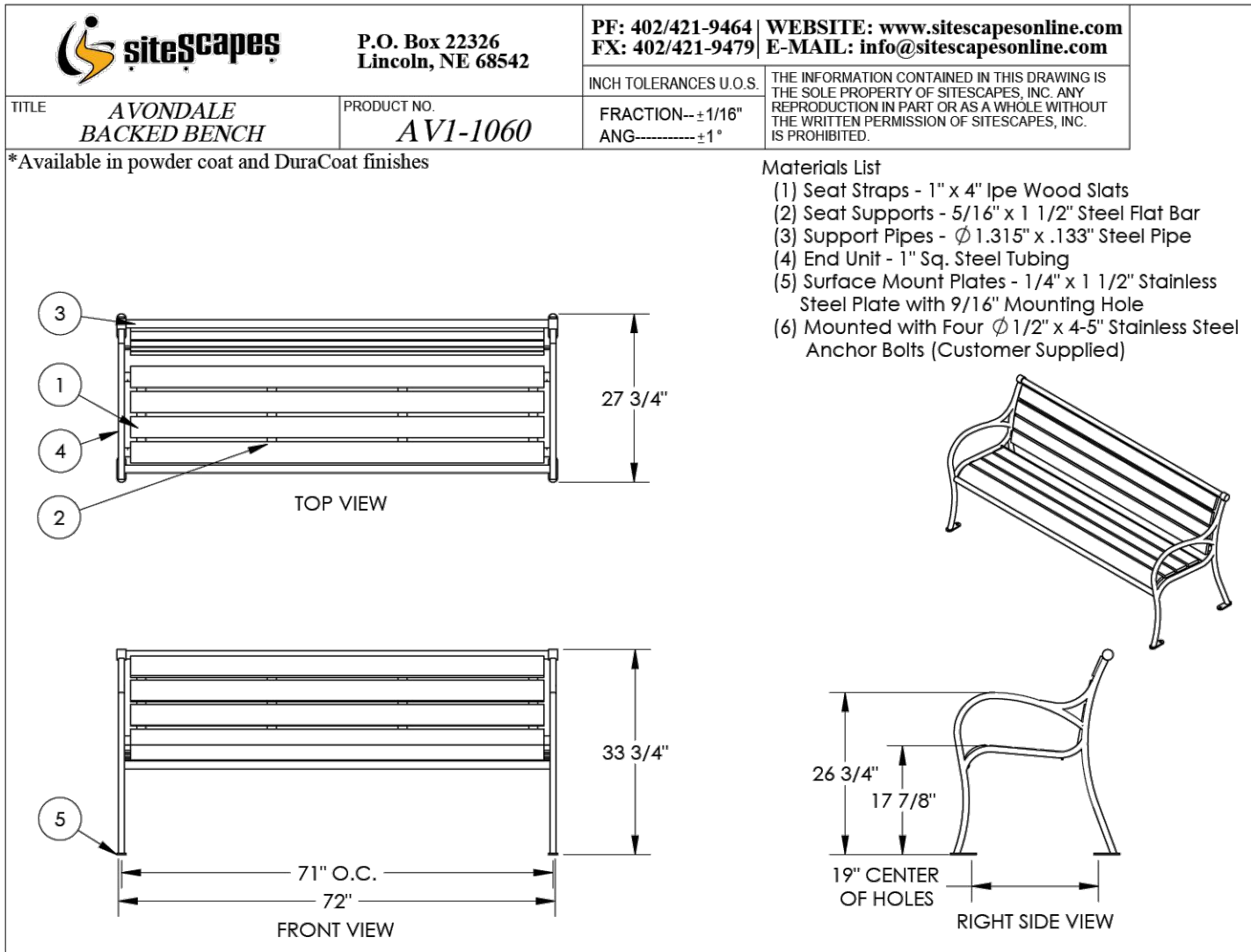
MONUMENT LANDSCAPE PLAN & ELEVATION

Client:	Lenmar of Colorado, LLC
Location:	9103 S. Jamalia St. Englewood, CO 80112
Plan Set:	Address:
Sheet Name:	Contact: Joseph Huey Joseph.Huey@lenmar.com



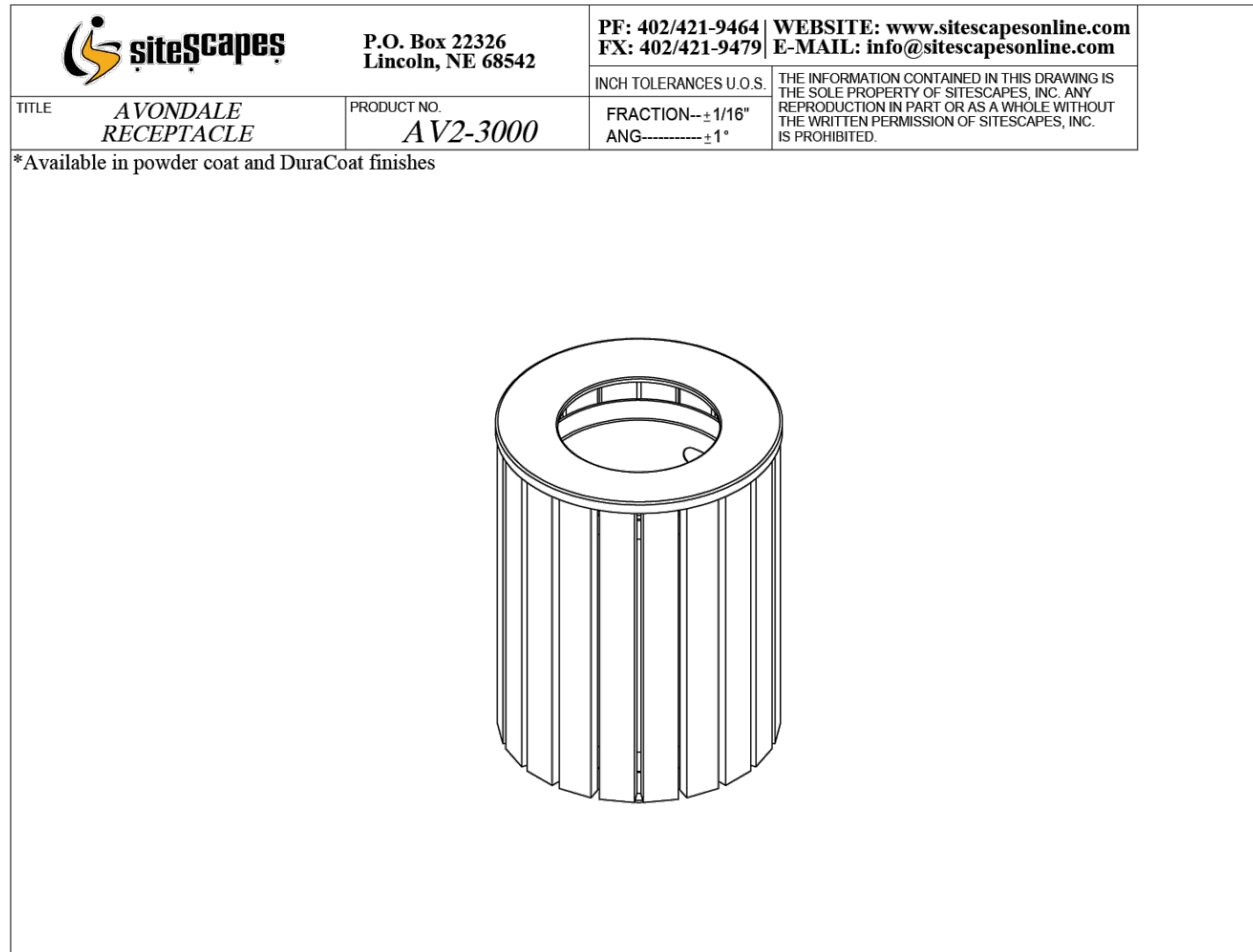
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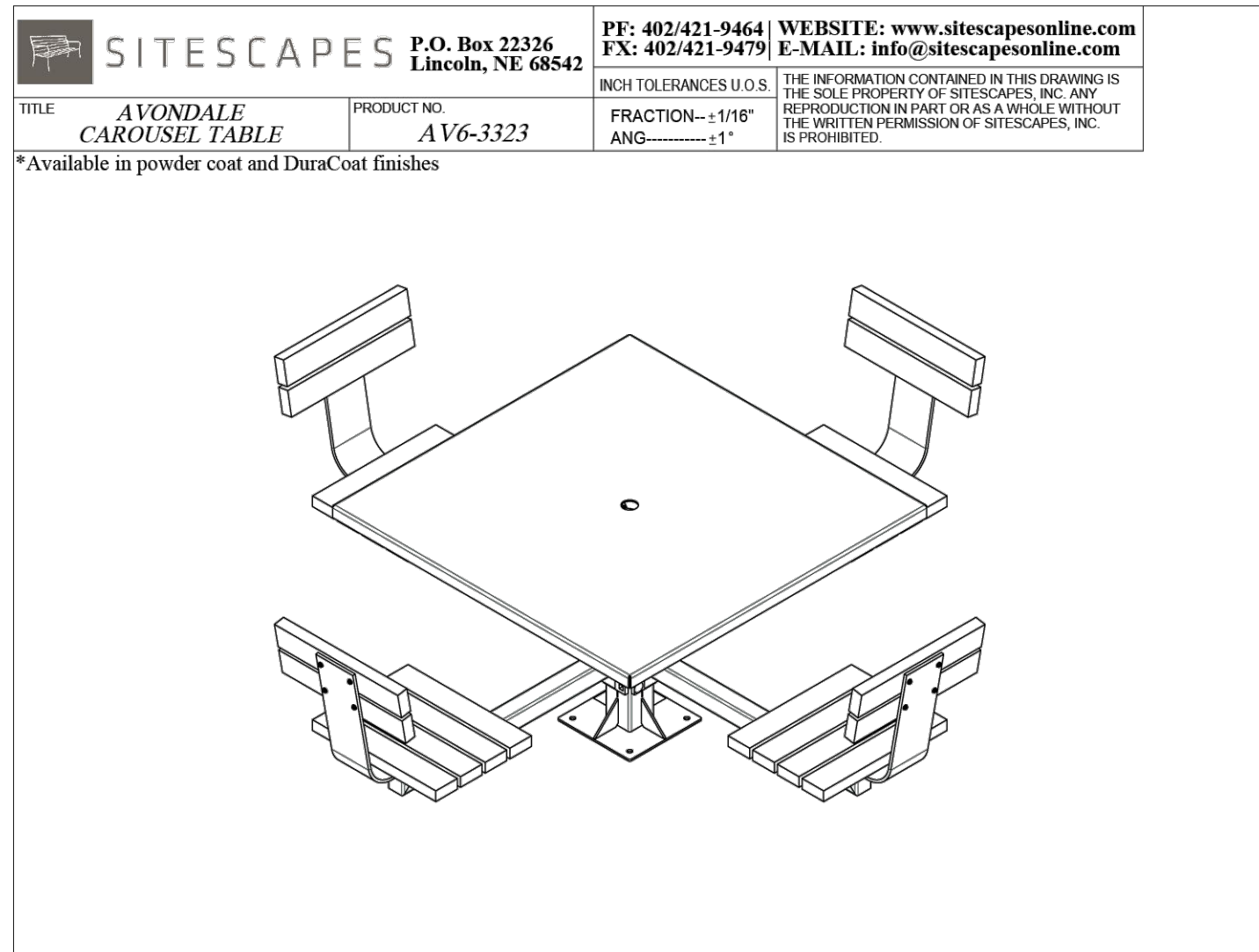
1 6' BENCH

SCALE: NTS



2 WASTE RECEPTACLE

SCALE: NTS



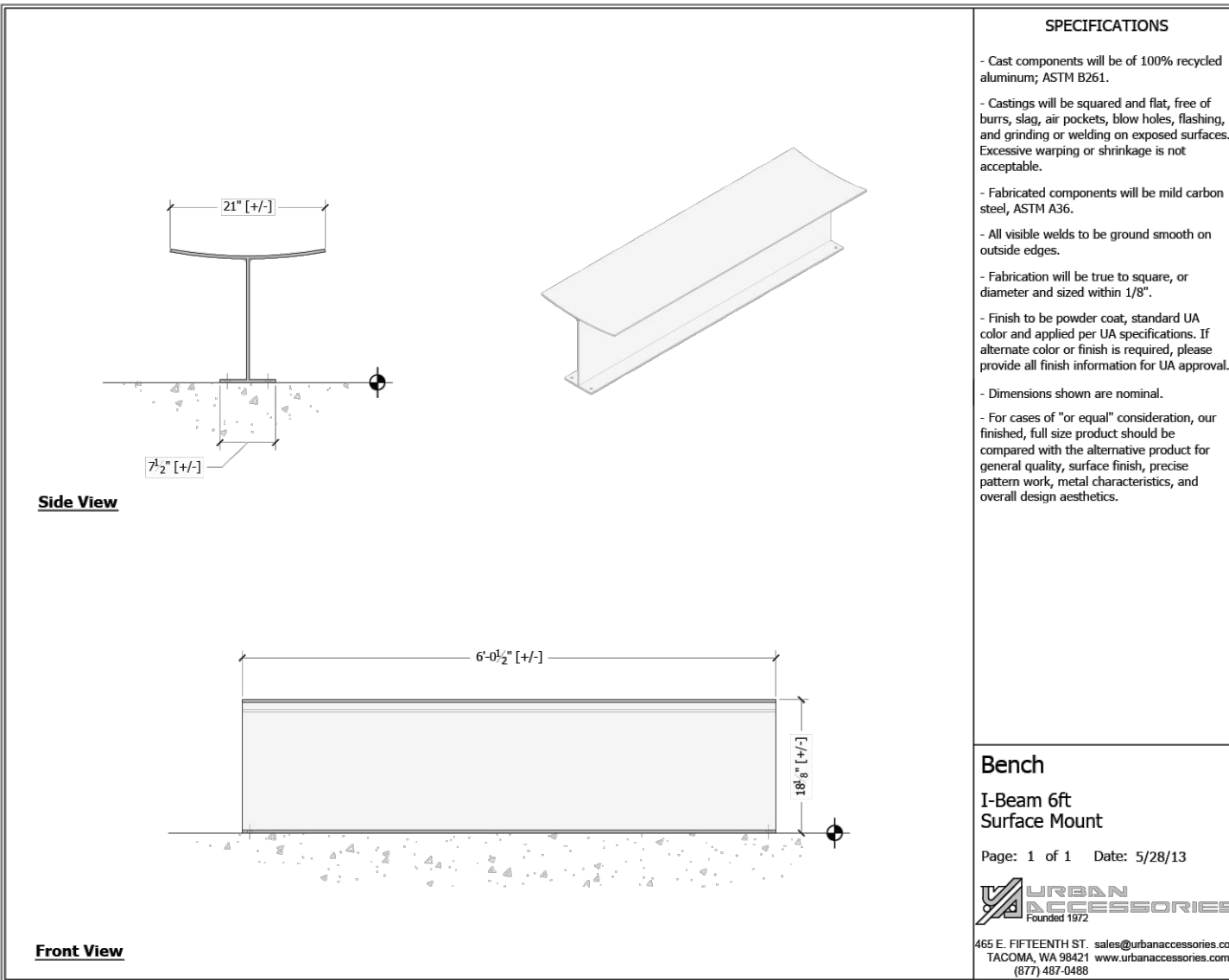
3 PICNIC TABLE (CHAIR STYLE)

SCALE: NTS



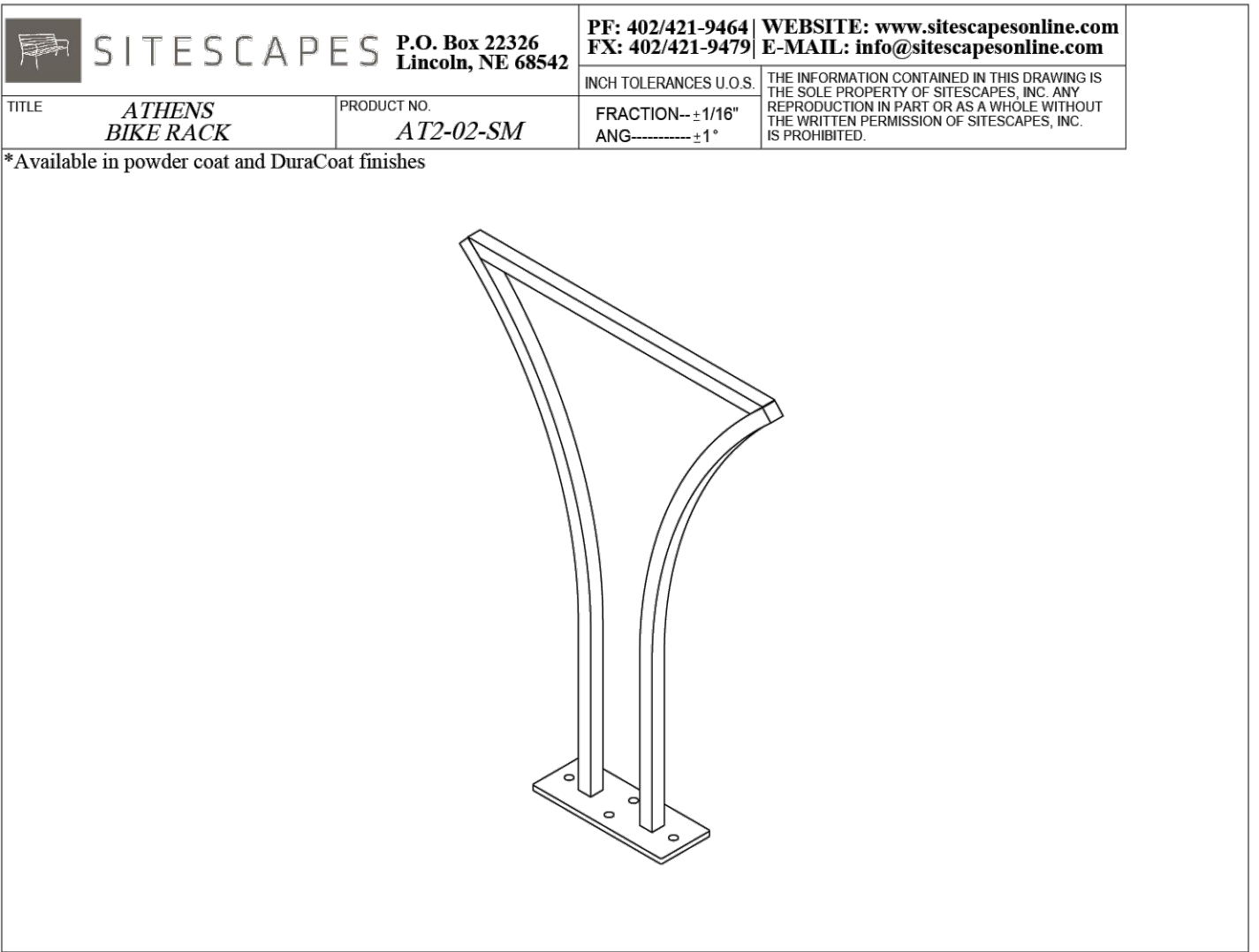
4 PET WASTE STATION

SCALE: NTS



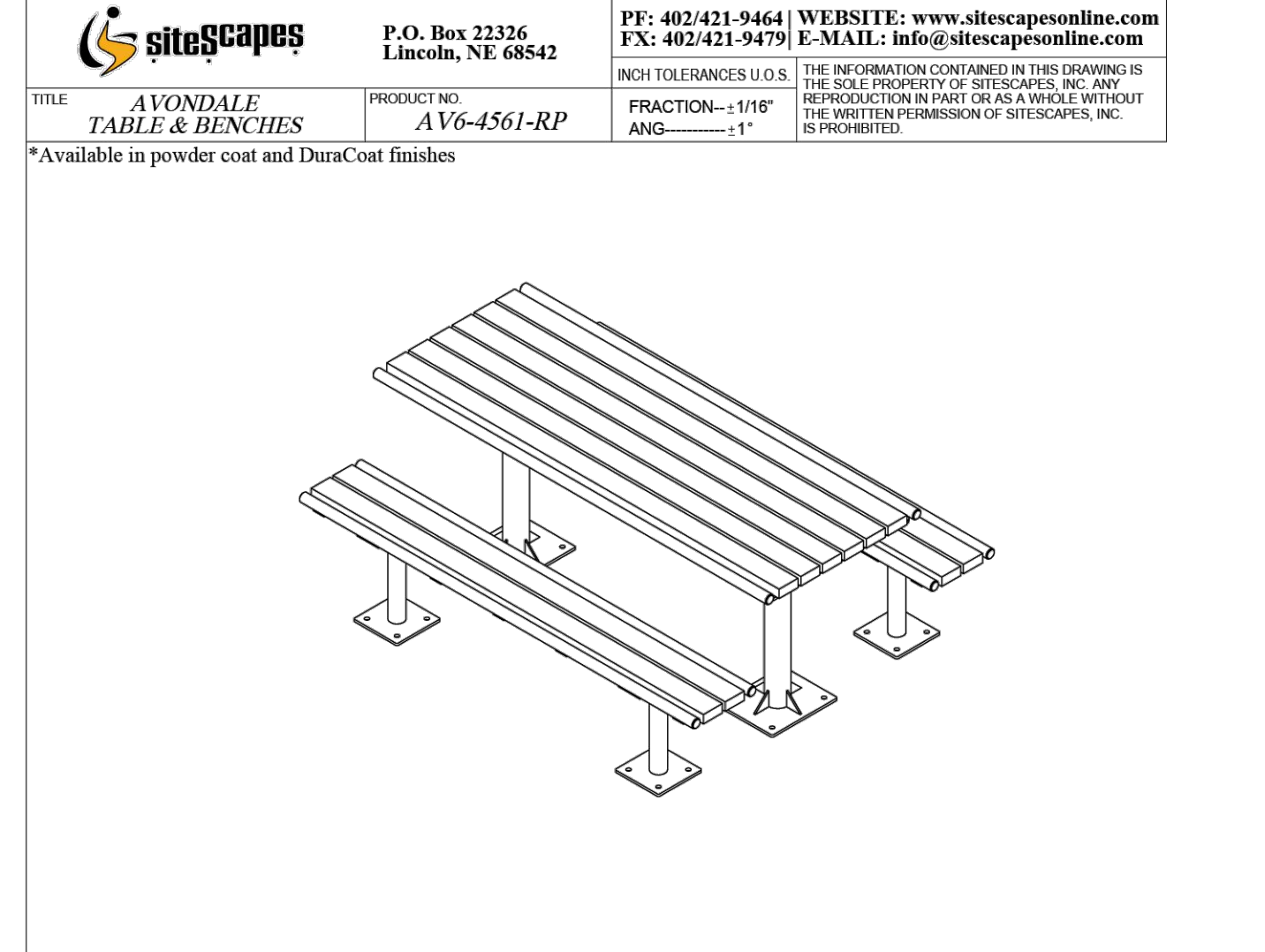
5 6' I-BEAM BENCH (TRACT C PARK ONLY)

SCALE: NTS



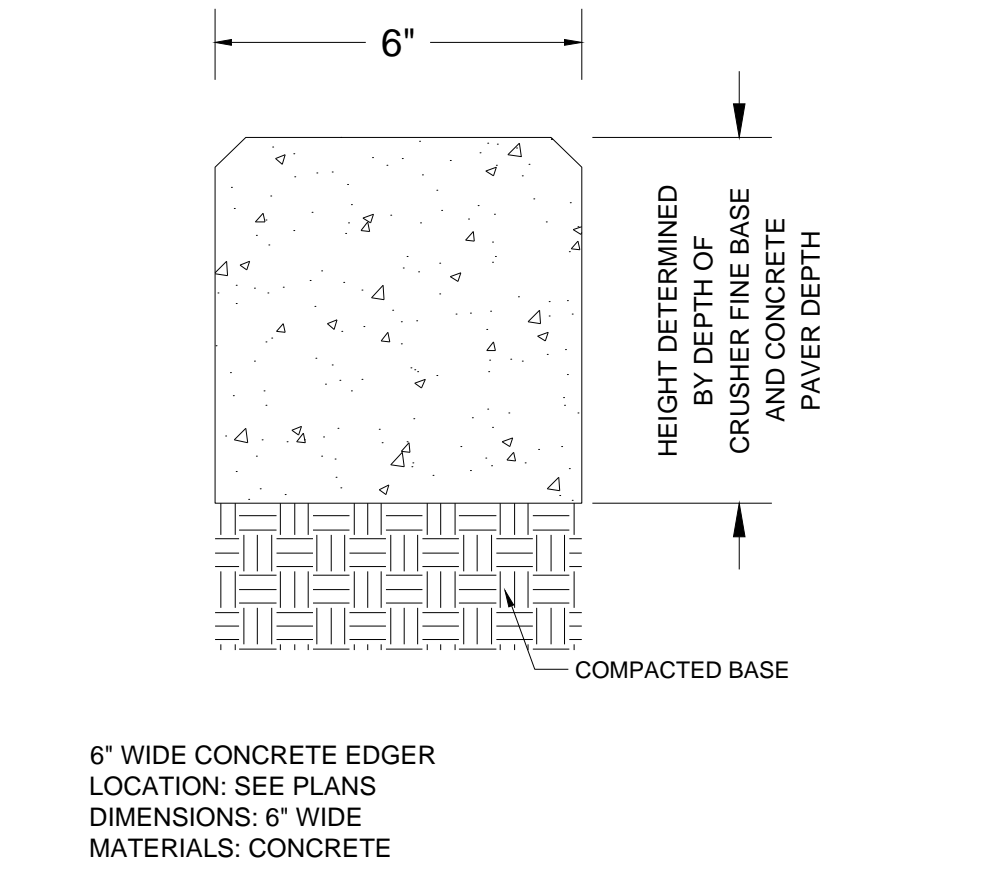
6 BIKE RACK

SCALE: NTS



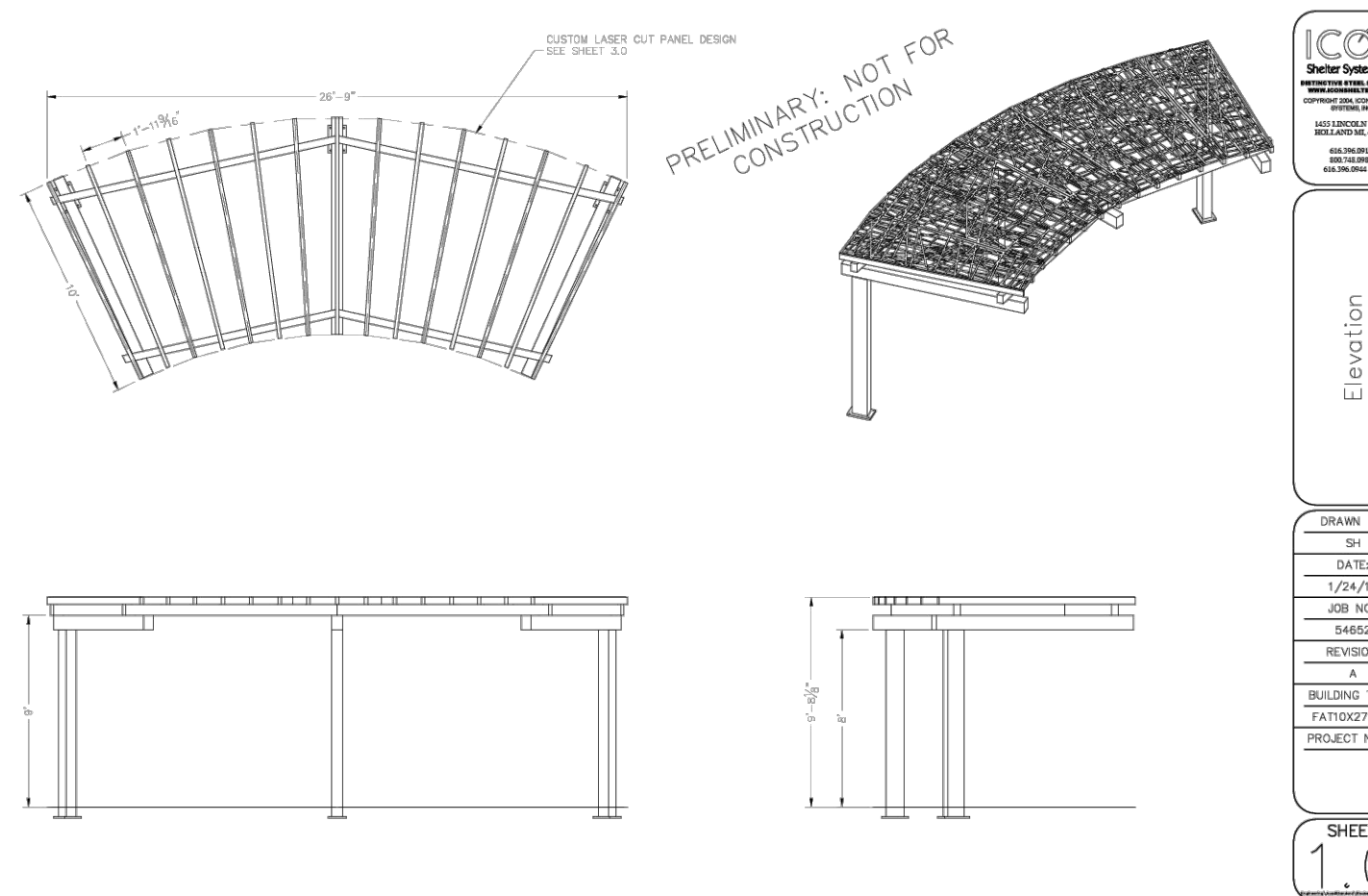
7 PICNIC TABLE (BENCH STYLE)

SCALE: NTS



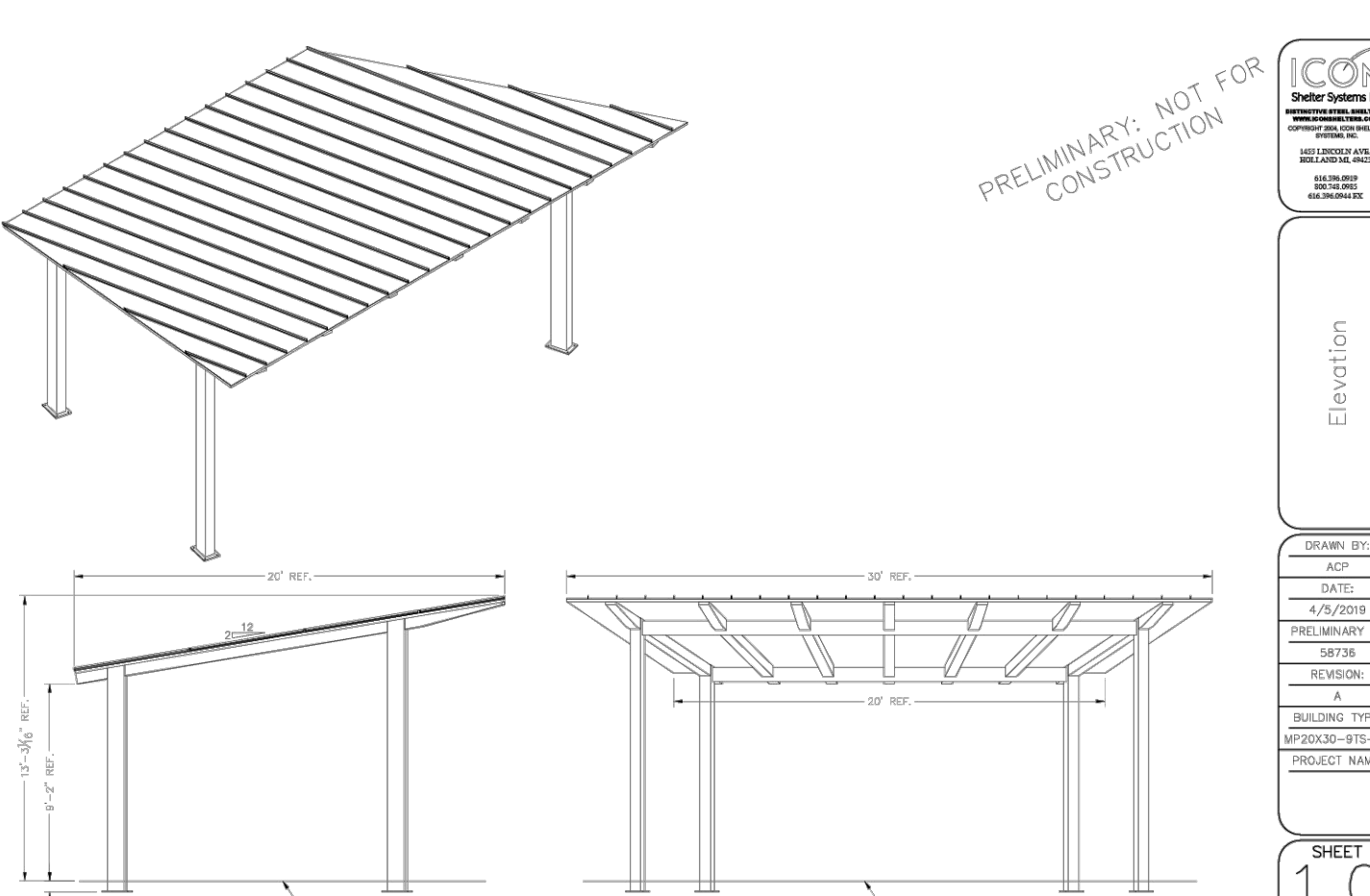
8 CONCRETE EDGE

SCALE: NTS



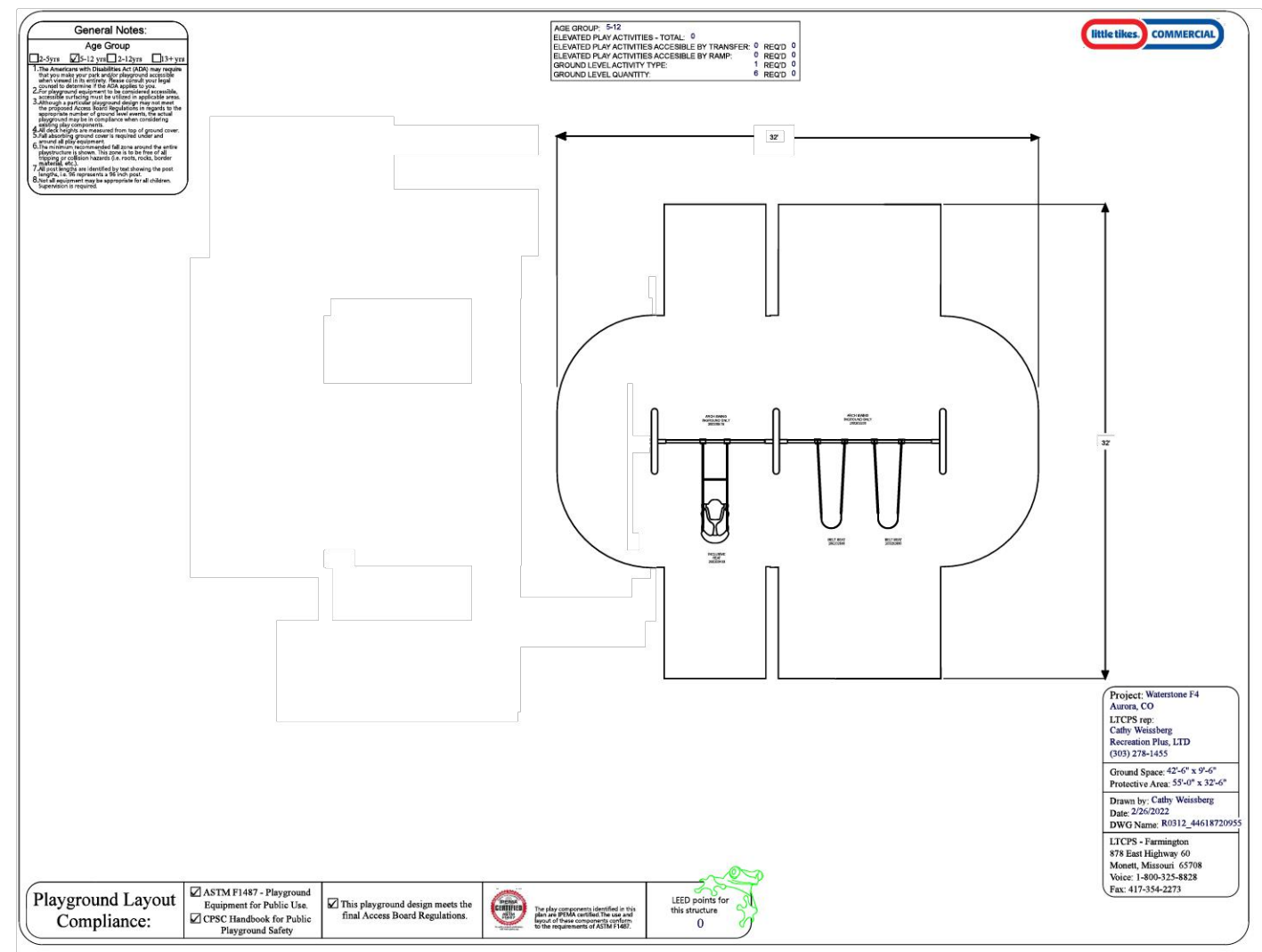
9 SHADE STRUCTURES (TRACT C)

SCALE: NTS



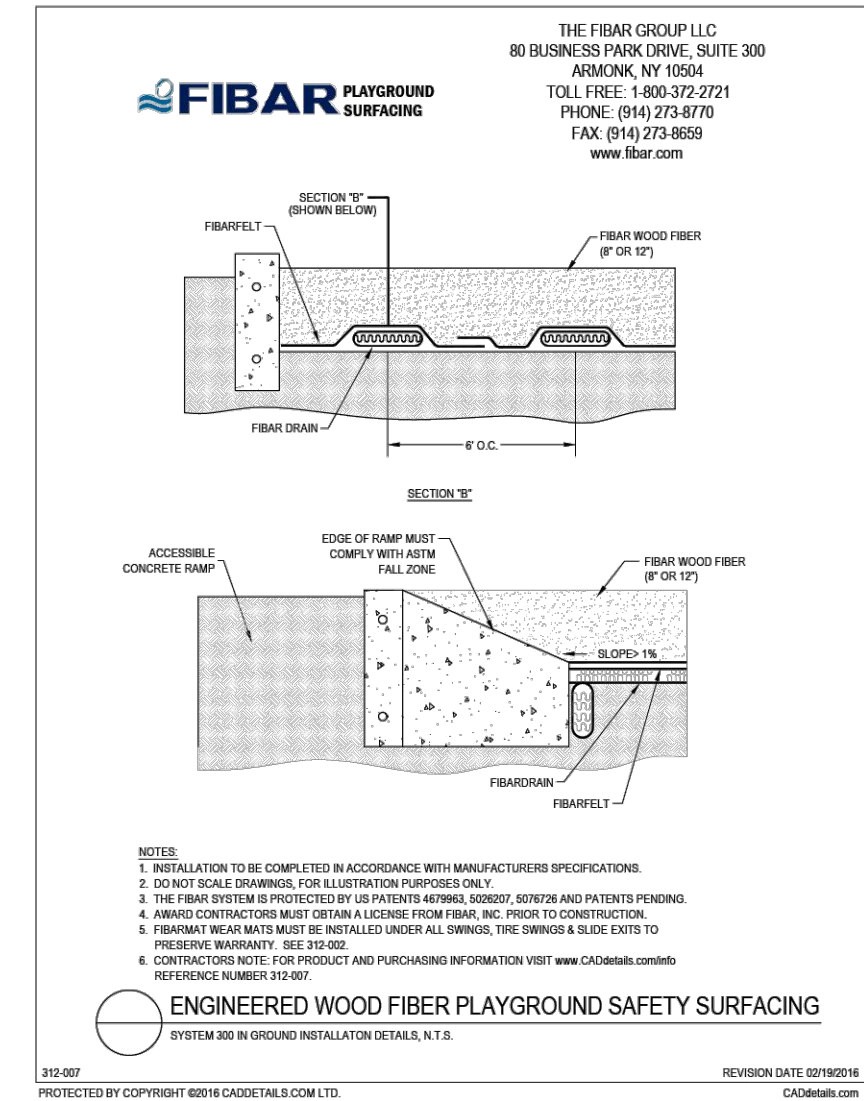
10 SHADE STRUCTURE (TRACT M)

SCALE: NTS



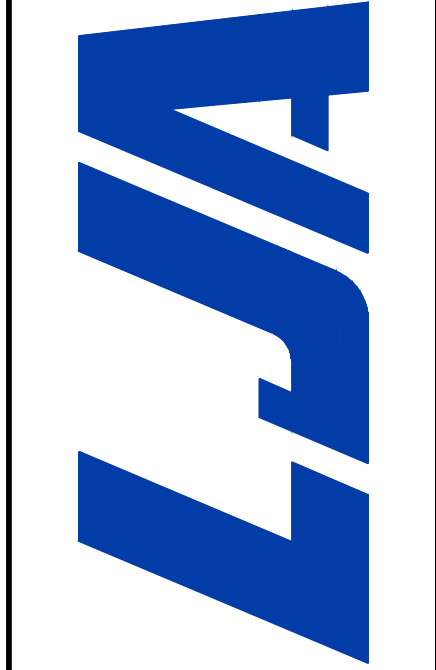
11 SWING SET

SCALE: NTS



12 FIBAR PLAY SURFACE

SCALE: NTS



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1	06/03/2021						1023-0004	31 of 42	
2	12/29/2021								
3	10/11/2024								
4	11/19/2024								
5	04/30/2025								
6									
	Designed: JI								
	Prepared: JW								
	Approved:								

WATERSTONE FILING NO. 4

AURORA, CO

SITE PLAN

SITE & LANDSCAPE DETAILS

Client:

Lennar of Colorado, LLC

Location:

Plan Set:

Sheet Name:

Address:

9103 S. Janss St.

Englewood, CO 80112

Contact:

Joseph Huey

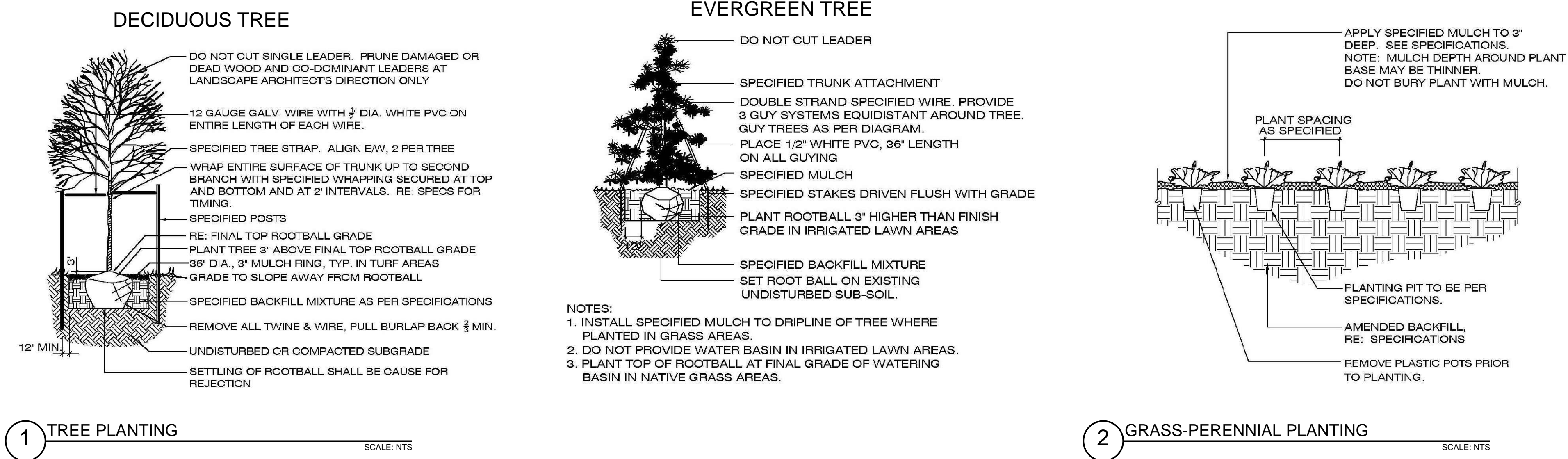
Joseph.Huey@lennar.com

No.

31

NOTE: ALL PRODUCTS MAY BE SUBSTITUTED WITH AN APPROVED EQUAL.

I:\JOB FOLDERS\1023 - LENAAR\1023-000A\LANDSCAPE\04- DESIGN DEVELOPMENT (DD)\WATERSTONE FIL NO.4-SITE PLAN.LA WATERSTONE FIL NO.4-SITE PLAN.LA PRINTED ON: 9/28/2018 12:36 PM

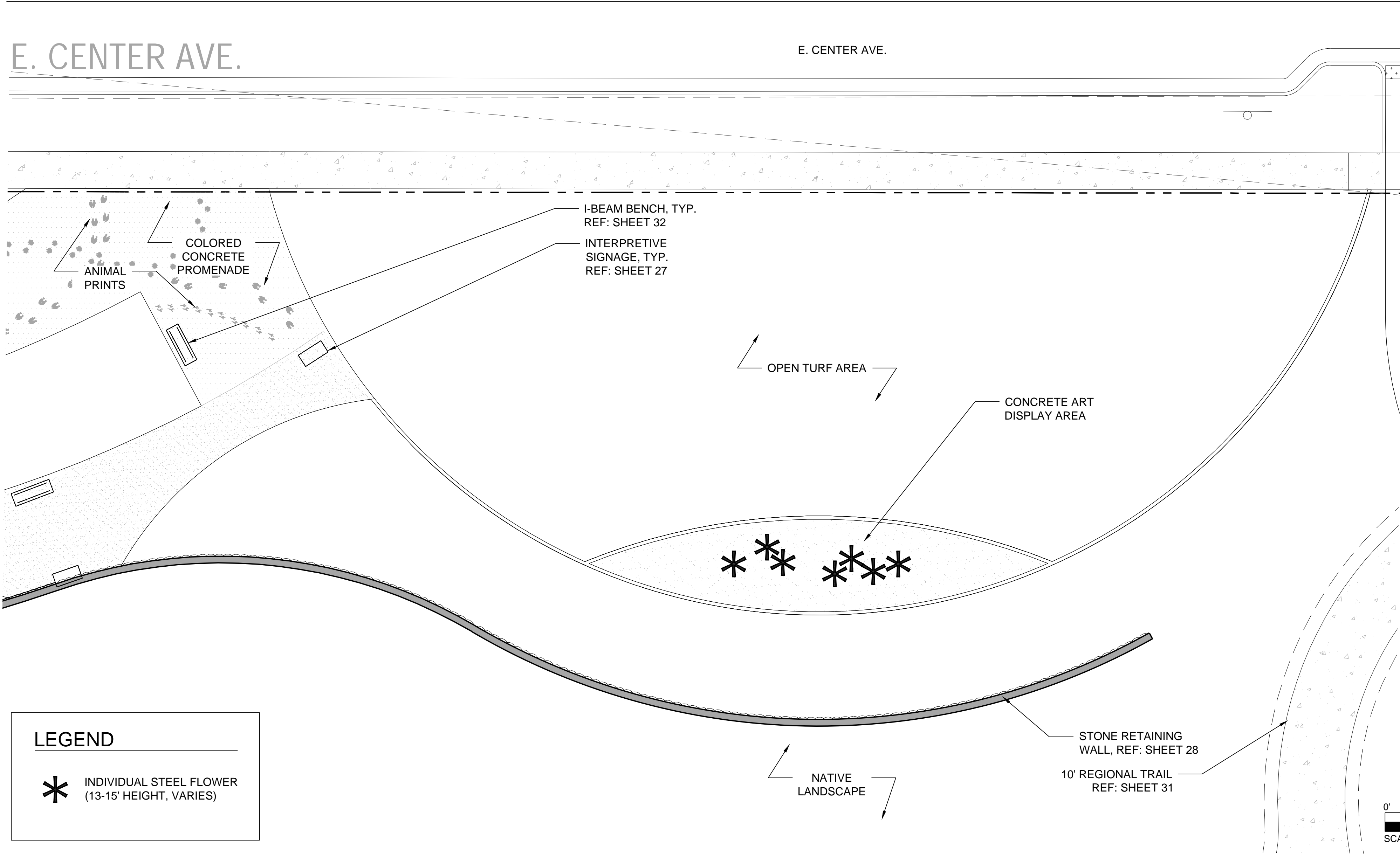


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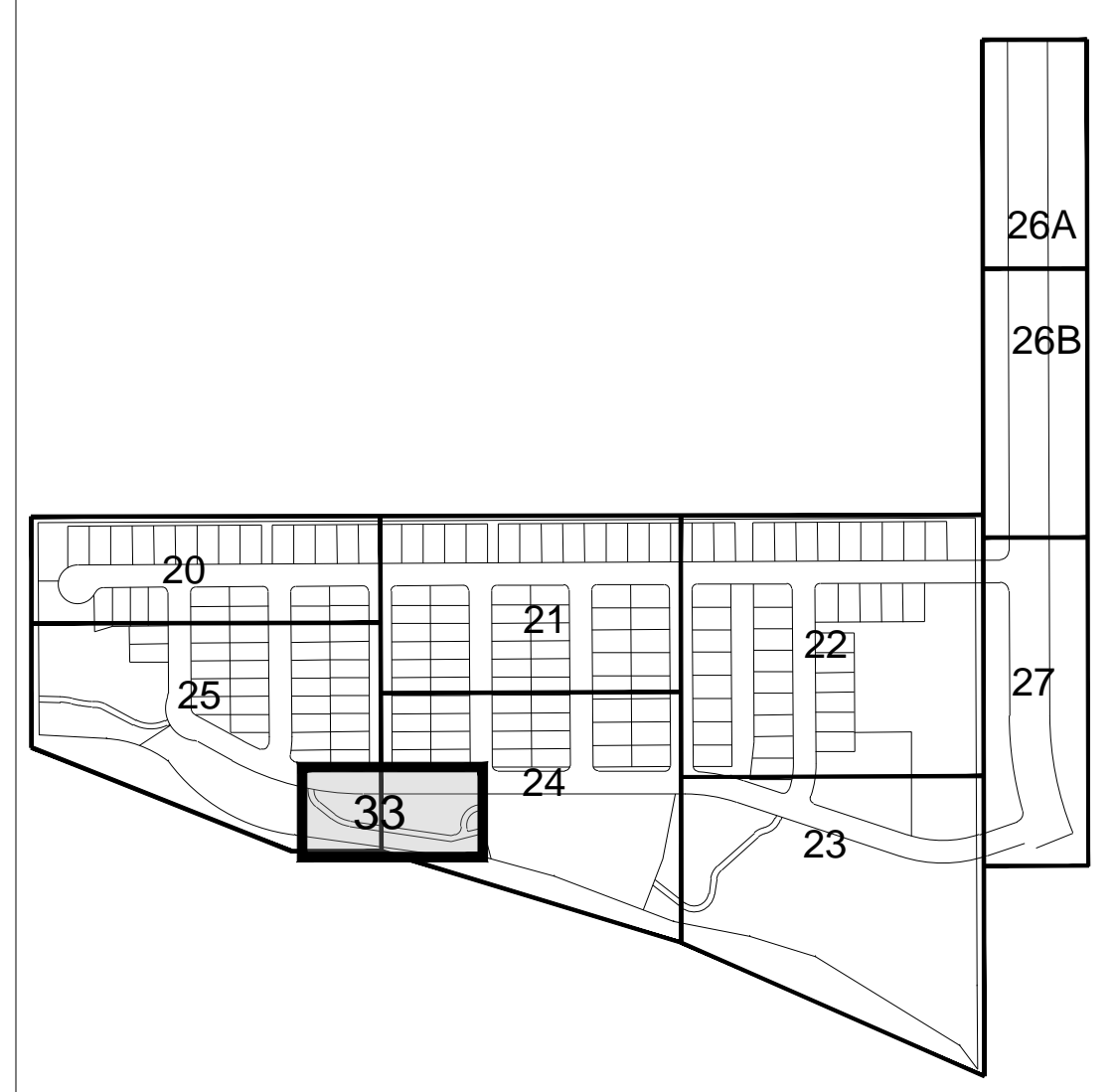
PUBLIC ART EXAMPLE



PUBLIC ART EXHIBIT



KEYMAP:



PUBLIC ART PLAN

NARRATIVE:
WATERSTONE FILING NO. 4 IS A 61.5-ACRE SUBDIVISION LOCATED IN AURORA, COLORADO, SITUATED NORTH OF COAL CREEK. WITH THE ESTABLISHMENT OF A NEIGHBORHOOD AND COMMUNITY COMES THE OPPORTUNITY TO PROVIDE ITS RESIDENTS WITH PUBLIC ART WHICH REFLECTS THE UNIQUE QUALITIES OF THE SITE AND ADDS MEANING WITHIN THE WATERSTONE COMMUNITY. THE SELECTED PIECE IS TO BE INSTALLED WITHIN THE OVERLOOK PARK AND SHOULD ENGAGE AND ENCOURAGE PARK VISITORS TO BECOME REGULAR PARK USERS. THE FOLLOWING ART PLAN WILL DESCRIBE THE FRAMEWORK FOR THE BUDGET, ARTIST SELECTION, METHOD OF PRODUCTION, AND TIMELINE FOR THE IMPLEMENTATION OF THE SELECTED ART PIECE.

BUDGET:

Waterstone Public Art Budget	
Total Site Area	61.5 AC (2,678,940 sf)
Residential Rate	\$330.77/AC
Total Public Art Budget	\$20,342

Project Expenditures		
75%	Professional Artist Budget	\$15,257
5%	Public Art Plan Application Fee	\$1,017
10%	Future Maintenance & Repairs	\$2,034
10%	Project Coordination	\$2,034
	Total	\$20,342*

* Final budget to be further itemized upon artist and artwork design selection

ARTISTIC THEME:

- A. MATERIALS**
WATERSTONE IS A COMMUNITY DEFINED BY THE DISTINCT NATURAL BEAUTY OF COAL CREEK. LARGE STANDS OF COTTONWOODS TREES WITHIN THE UNIQUE RIPARIAN AREA SET THIS COMMUNITY APART FROM NEIGHBORING PROPERTIES. A "NATURAL FEATURES" THEME HAS BEEN SELECTED TO CELEBRATE THESE DISTINCTIVE ATTRIBUTES AT WATERSTONE. THE MAIN ELEMENTS THAT ARE REPEATED WITHIN THE DEVELOPMENT ARE STONE, STEEL, AND WOOD. THE ACCOMPANYING PUBLIC ART SHOULD ALSO FEATURE ONE OR MORE OF THESE SAME ELEMENTS, TO REMAIN CONSISTENT WITH PROPOSED INFRASTRUCTURE.
- B. STYLE**
THE INCLUSION OF PUBLIC ART AT WATERSTONE IS EXPECTED TO ENHANCE THE ENVIRONMENT, TRANSFORM THE LANDSCAPE, AND HEIGHTEN AWARENESS OF THE NATURE THAT SURROUNDS THIS DISTINCTIVE SITE. GIVEN THESE GUIDELINES, WATERSTONE RECOMMENDS THE ART TAKE ON A MORE SCULPTURAL FORM: MASSING IN HEIGHT, AS OPPOSED TO COVERING A LARGE AMOUNT OF SURFACE AREA. REVERENCE WILL BE GIVEN TO PIECES HIGHLIGHTING METAL, STEEL, OR CORTEN STEEL. WHILE THIS SPECIFIC COMPONENT LENDS ITSELF TO A MORE ABSTRACT, MODERN STYLE, THE MATERIALITY OF THE PIECE WILL BE GIVEN HIGHER PRIORITY THAN THE STYLE.
- C. SAMPLE IMAGES**
THE ADJACENT IMAGES SERVE AS AN EXAMPLE OF THE DESIRED MATERIALS AND THEMES FOR THE PUBLIC ART AT WATERSTONE FILING NO. 4.
- D. LOCATION**
1. **MAP OF PUBLIC ART SITE**
THE SITE LOCATION HAS BEEN IDENTIFIED FOR THE ART INSTALLATION. THE SITE IS LOCATED WITHIN THE OVERLOOK PARK, ADJACENT TO COAL CREEK. AT THIS LOCATION, THE LANDSCAPE SERVES A SUPPORTING ROLE AS THE BASE FROM WHICH THE SCULPTURAL ELEMENT CAN RISE AND ACT AS THE FOCAL POINT.
- a. **PUBLIC ART SITE**
THIS OVERLOOK PARK SERVES AS THE CENTRAL FEATURE TO WATERSTONE FILING NO. 4 RESIDENTS. THE SELECTED PIECE SHALL BE PLACED WITHIN THE VICINITY OF THE MAIN PLAZA; THE LANDSCAPE ARCHITECT SHALL IDENTIFY THE FINAL LOCATION. THIS AREA ADJACENT TO THE MAIN PLAZA WOULD BE AN IDEAL LOCATION DUE TO THE PROXIMITY TO THE REGIONAL TRAIL. THE OVERLOOK PARK IS TO REMAIN PART OF THE METRO DISTRICT.
- E. ARTIST SELECTION**
THE ARTIST SHALL BE SELECTED VIA AN INVITATIONAL APPROACH. WATERSTONE FILING NO. 3 SELECTED CHRIS WEED TO DESIGN AND PRODUCE THE PURPLE CONE FLOWER SCULPTURES IN THE CENTRAL PARK. CHRIS WILL PREPARE A DESIGN FOR WATERSTONE FILING NO. 4, CONTINUING THE FLOWER THEME WITH LARGE BLACK EYED SUSAN SCULPTURES.
- F. IMPLEMENTATION**
THE SELECTED PIECES OF ARTWORK SHALL BE INSTALLED IN THE OVERLOOK PARK AT WATERSTONE FILING NO. 4. THE PUBLIC ART PIECE PANEL SHOULD ANTICIPATE A MINIMUM OF 3-4 MONTHS FOR DESIGN, CONSTRUCTION, AND INSTALLATION. FINAL ART PIECE(S) SELECTION MUST BE CONFIRMED PRIOR TO THE BEGINNING OF PARK CONSTRUCTION. FINAL INSTALLATION SHALL BE WITHIN ONE YEAR OF PARK COMPLETION. A MAINTENANCE PLAN TO FOLLOW UPON COMPLETION OF THE PROJECT.

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No.	Rev. Date:	Revision Type:	Job No.:	Scale Horiz:	Scale Vert:
1	06/03/2021	SUBMITTAL #1	1023-0004	J1	JW
2	12/29/2021	SUBMITTAL #2			
3	10/11/2024	SUBMITTAL #3			
4	11/19/2024	SUBMITTAL #4			
5	04/30/2025				
6					

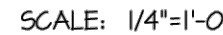
33 of 42
Date: 06-26-2025

WATERSTONE FILING NO. 4
AURORA, CO
SITE PLAN
PUBLIC ART PLAN

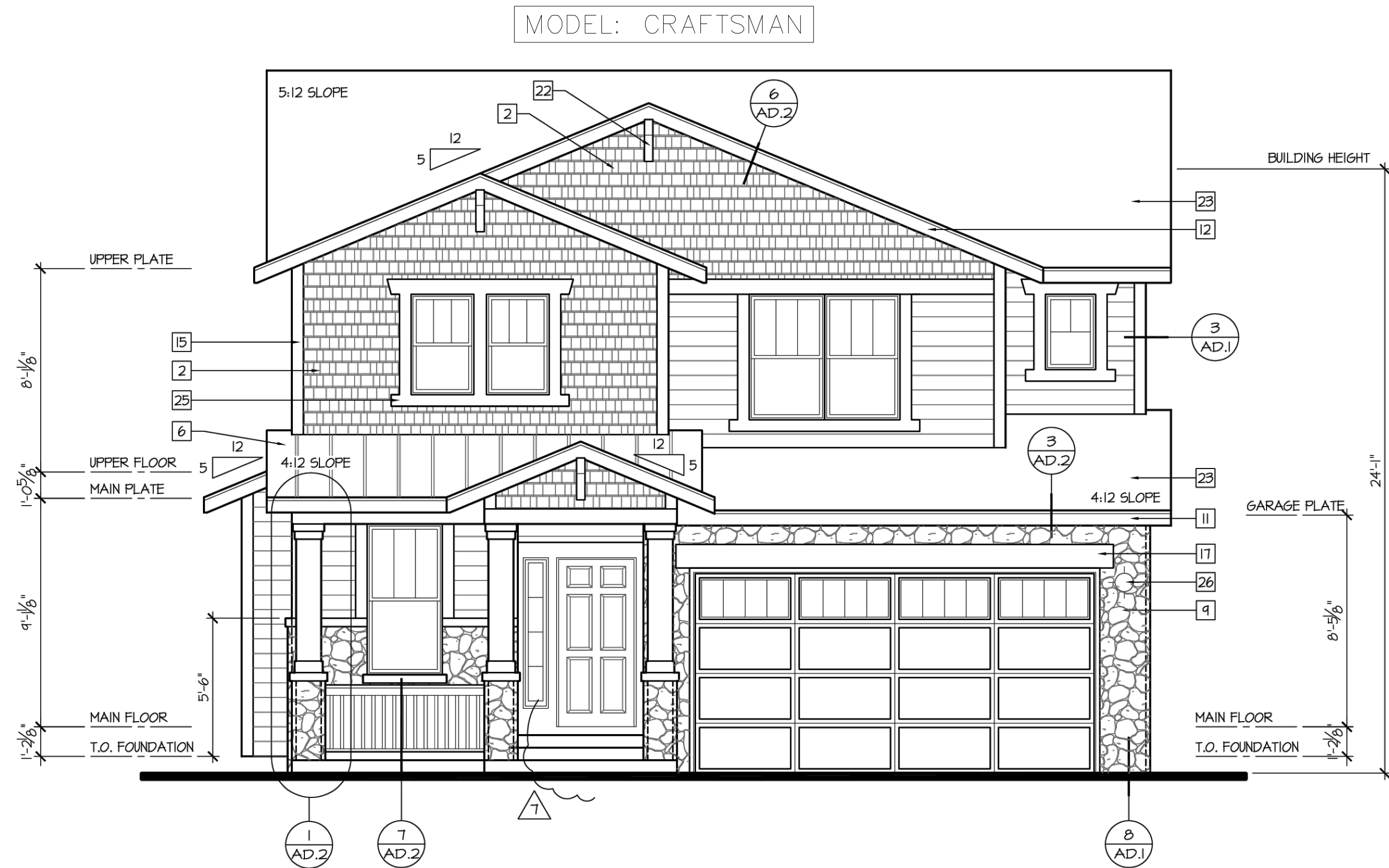
Client: Lenmar of Colorado, LLC
Address: 9193 S. Janelica St.
Englewood, CO 80112
Contact: Joseph Huey
joseph.huey@lenmar.com

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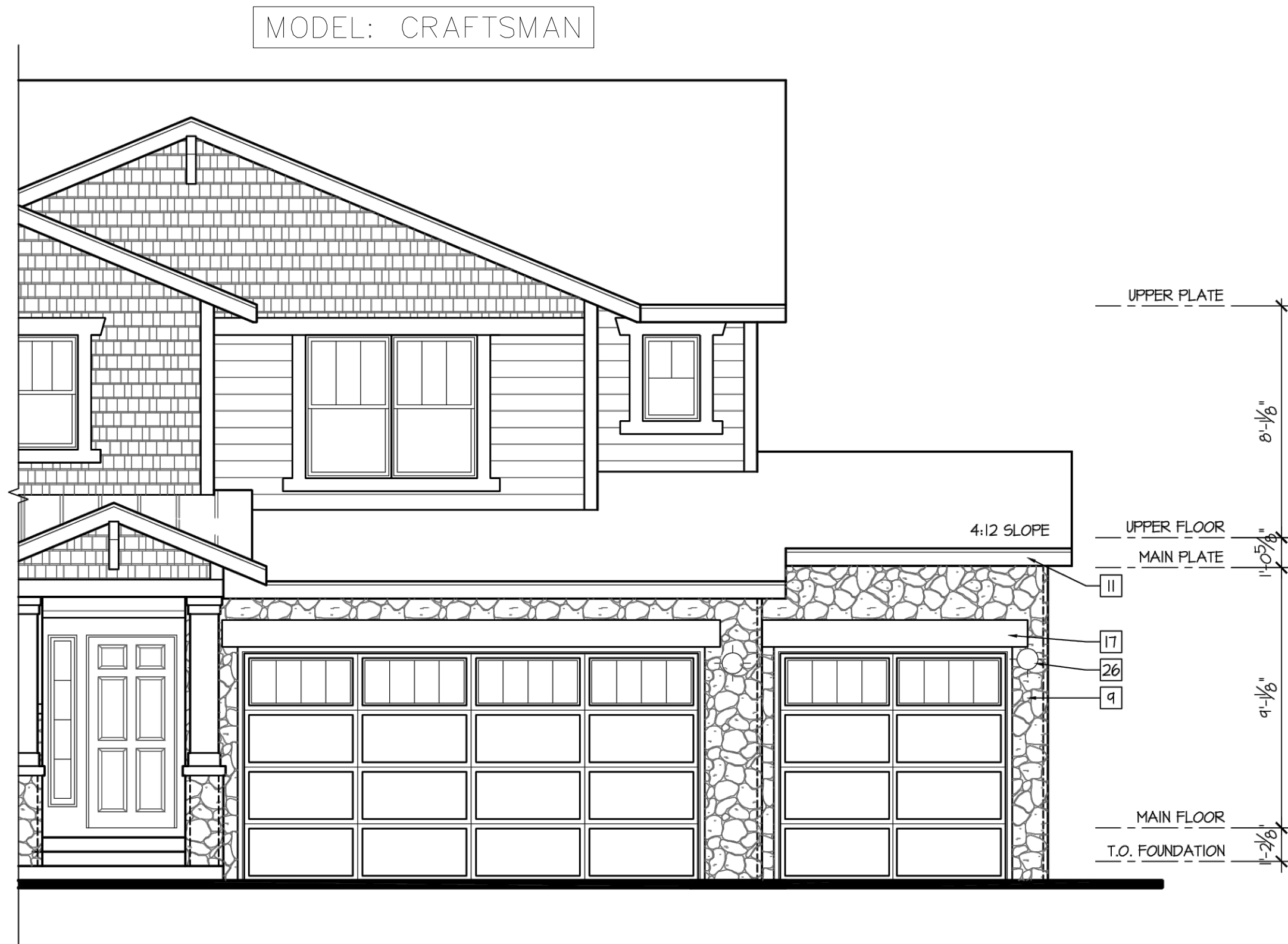


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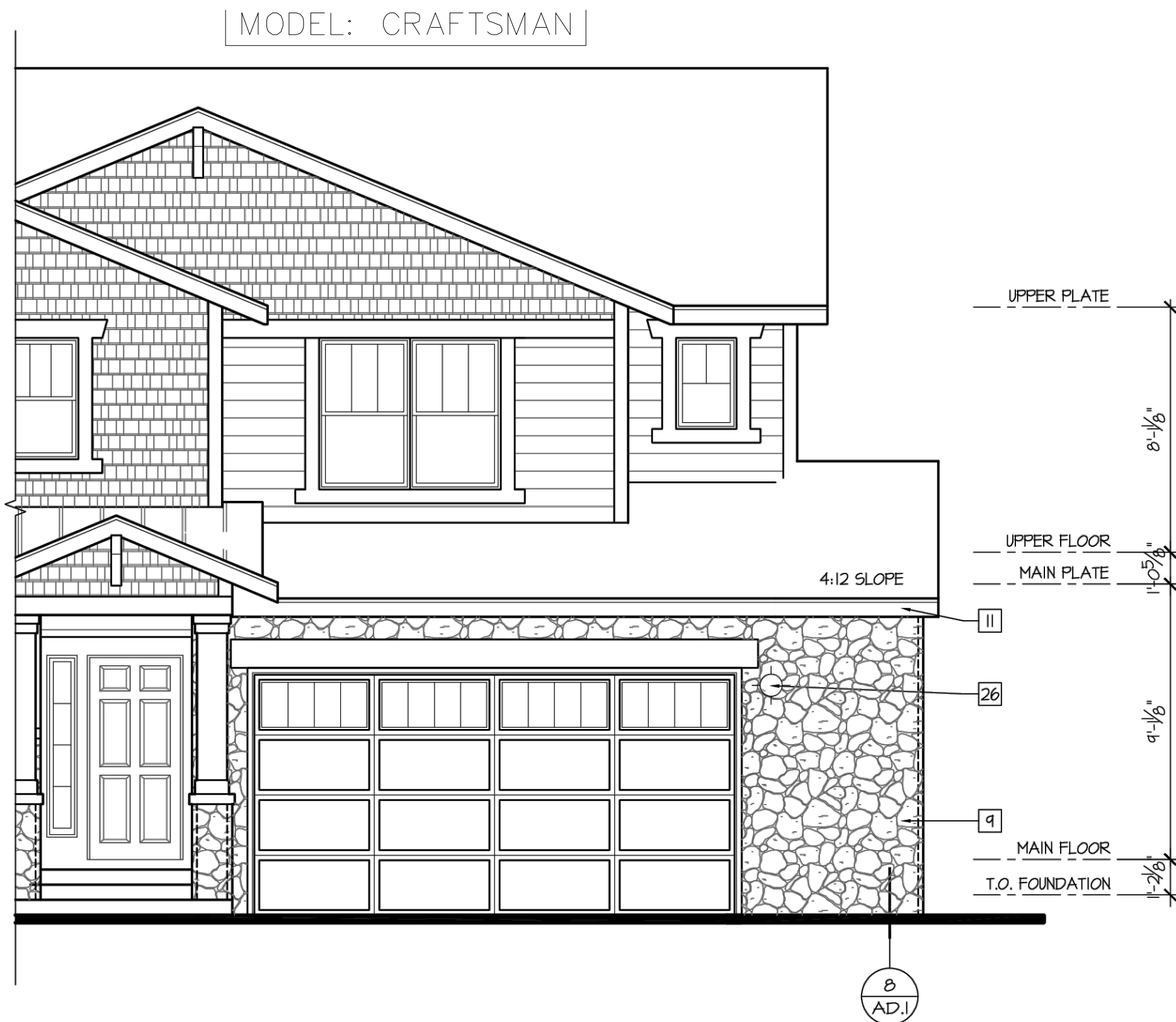
Front Elevation

SCALE: 1/4"=1'-0"



**Opt. 3 Car Garage
Partial Front Elevation**

SCALE: 1/4"=1'-0"



**Opt. 4' Extended Garage
Partial Front Elevation**

SCALE: 1/4"=1'-0"



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SITE PLAN

ARCHITECTURAL ELEVATIONS

Proj. Name:

Location:

Plan Set:

Sheet Name:

Client:
Lennar of Colorado, LLC

Address:
9193 S. Janelle St.
Englewood, CO 80112

Contact:
Joseph Huey
Joseph.Huey@lennar.com



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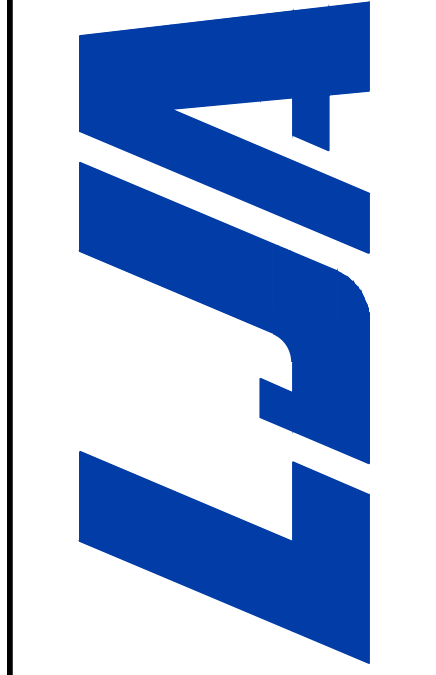
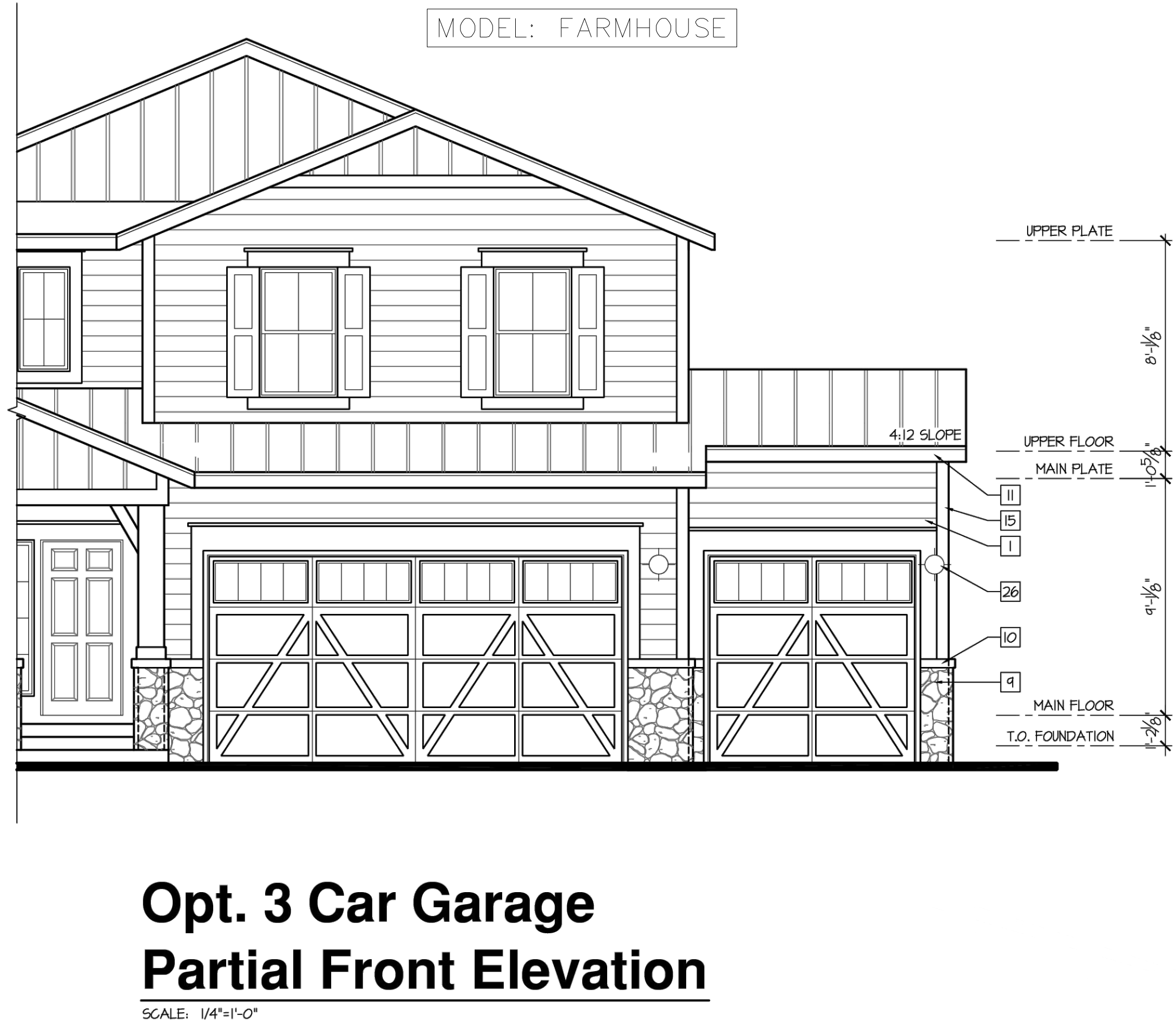
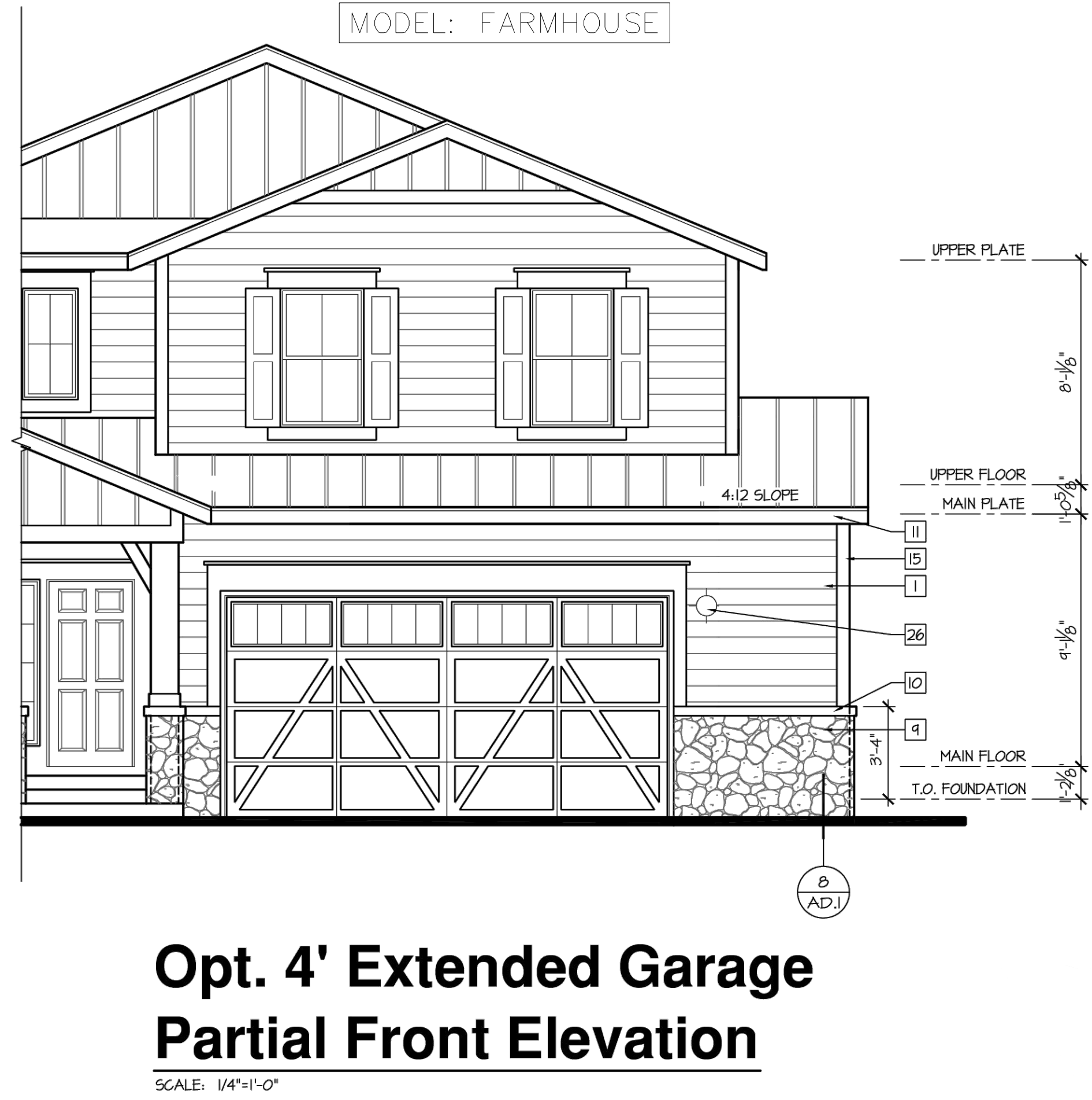
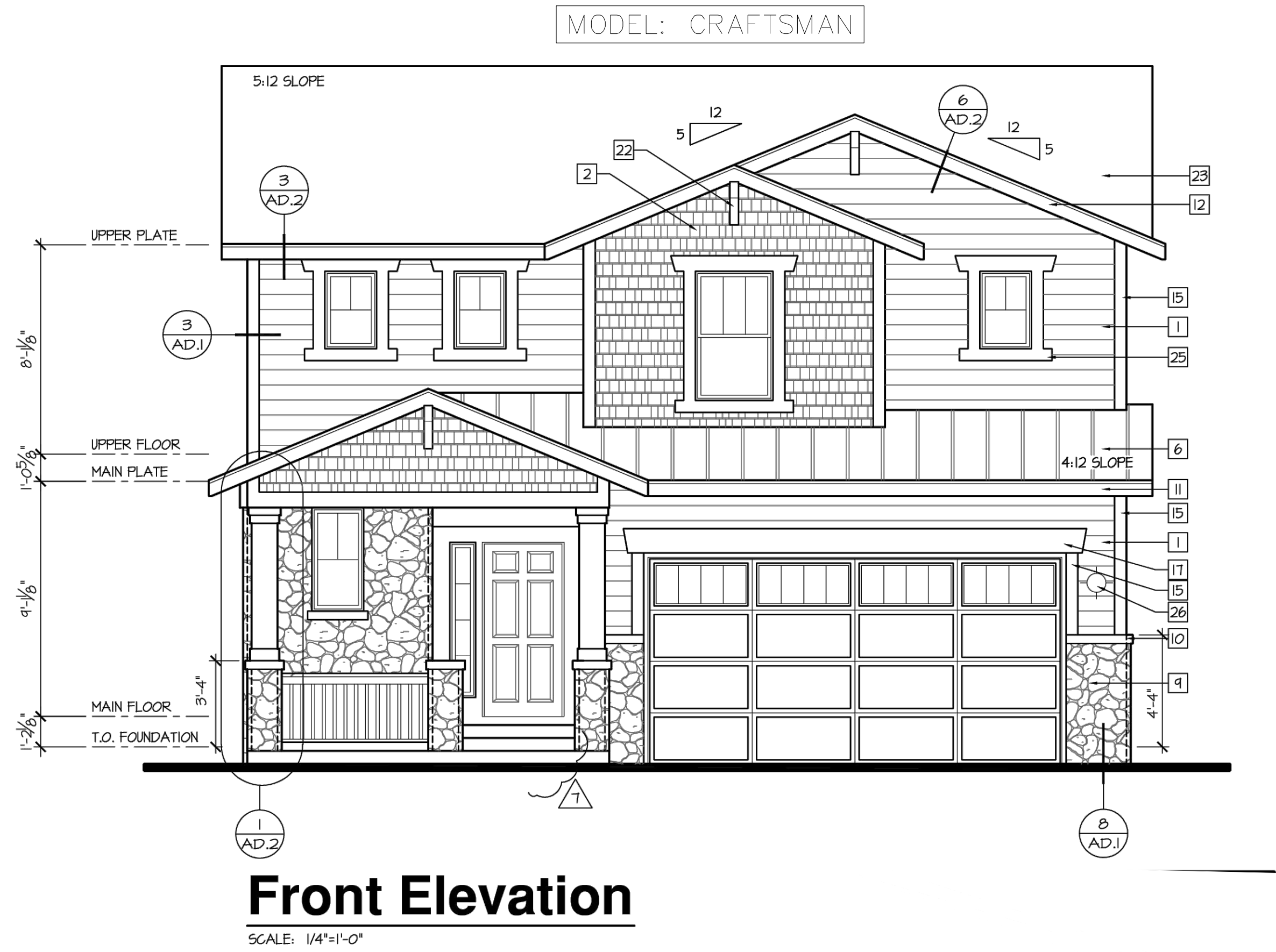
No.

35





I:\JOB FOLDERS\1023 - LENMAR\1023-CDD\LANDSCAPE\04 DESIGN DEVELOPMENT (CDD)\WATERSTONE FIL NO.4_SITE PLAN.LA.WATERSTONE FIL NO.4_SITE PLAN.LA PRINTED ON: 9/28/2018 12:36 PM



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No.	Rev. Date:	Rev. Type:
1	06/03/2021	SUBMITTAL #1
2	12/29/2021	SUBMITTAL #2
3	10/11/2024	SUBMITTAL #3
4	11/19/2024	SUBMITTAL #3
5	04/30/2025	SUBMITTAL #4
6		
Designed: JI Job No.: 1023-0004 Sheet: 39 of 42		
Prepared: JI Scale Horiz: Date: 06-26-2025		
Approved: JW Scale Vert:		

WATERSTONE FILING NO. 4

AURORA, CO

SITE PLAN

ARCHITECTURAL ELEVATIONS

Proj. Name:

Client:
Lemar of Colorado, LLC

Address:
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Englewood, CO 80112

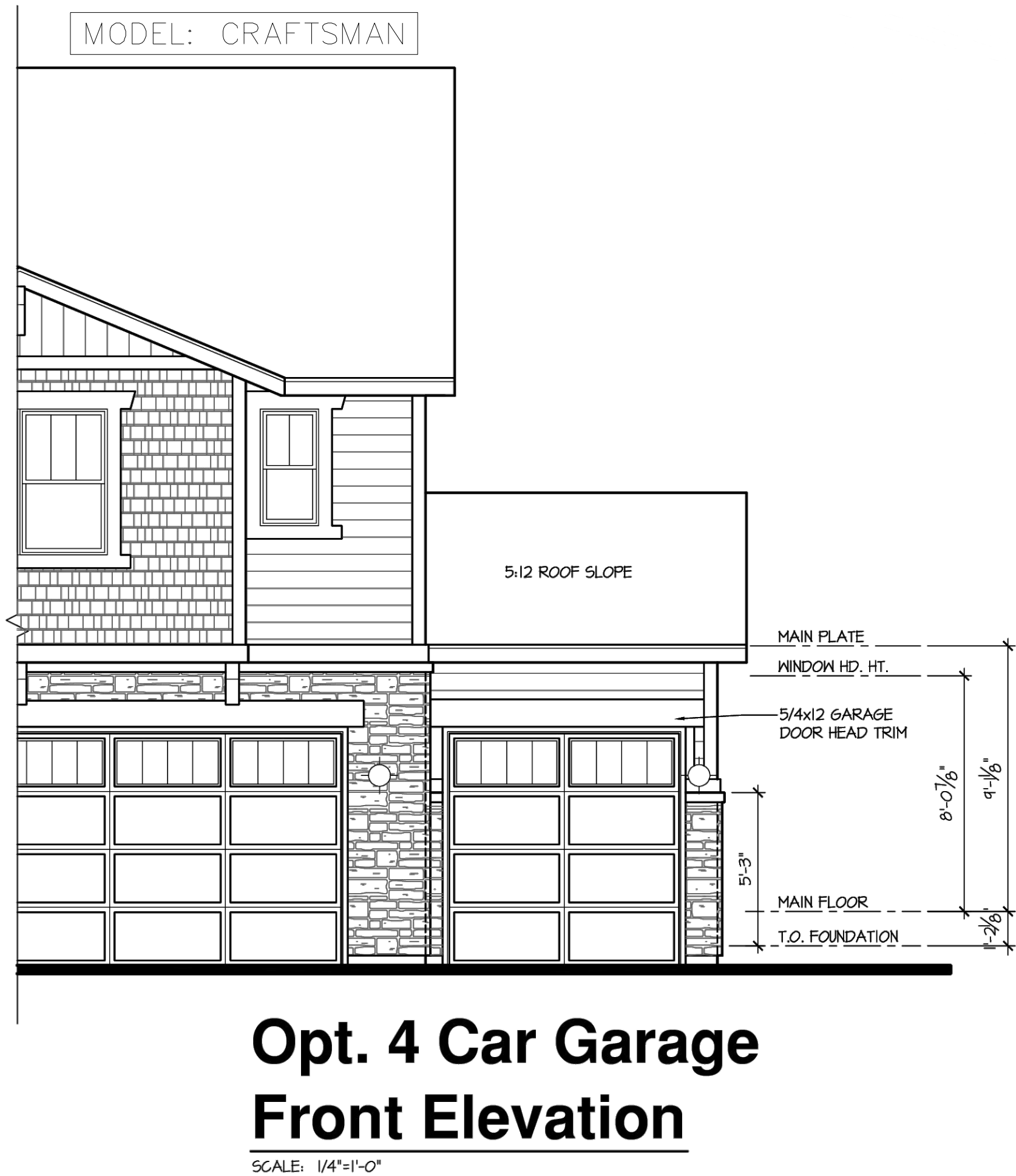
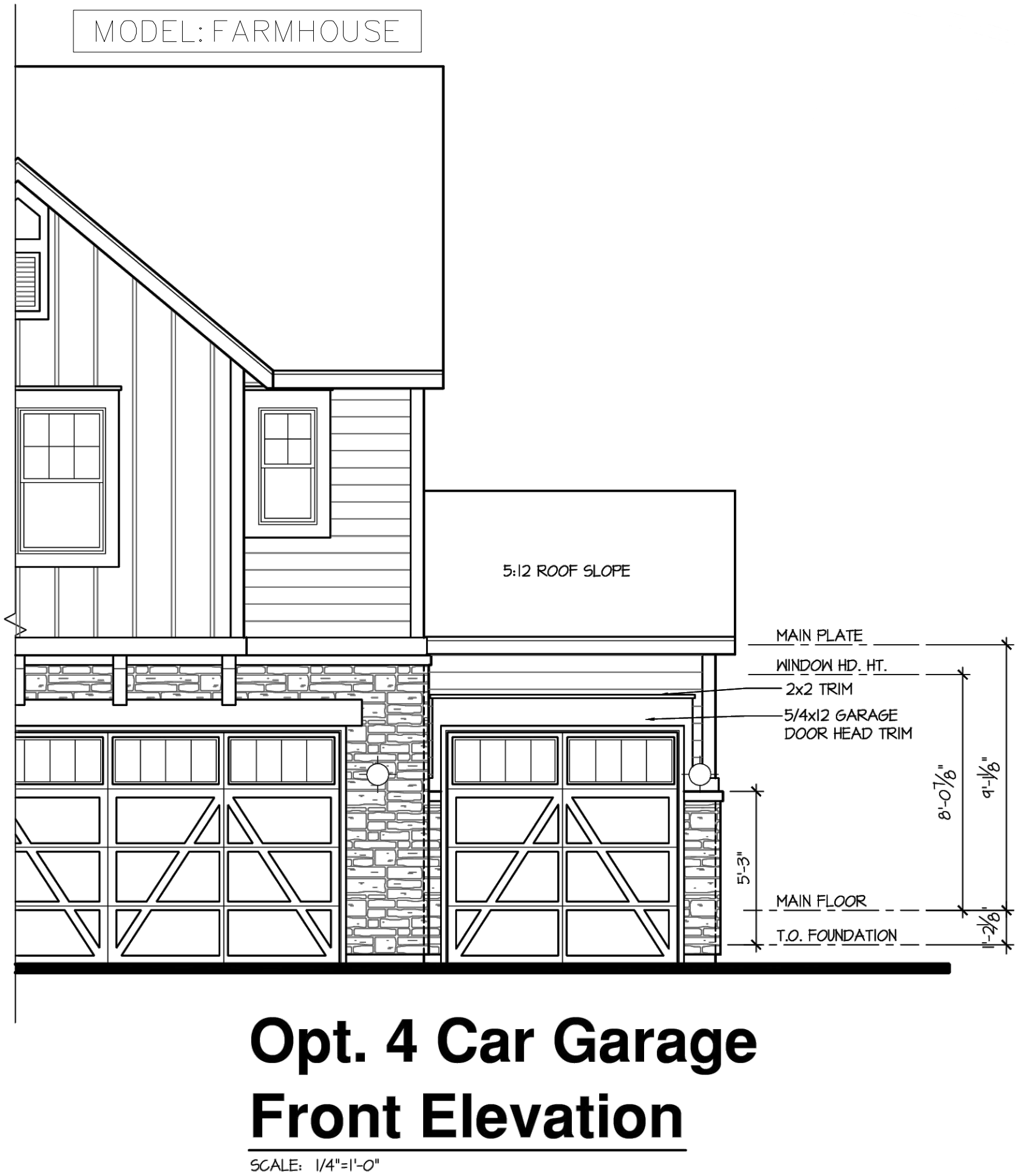
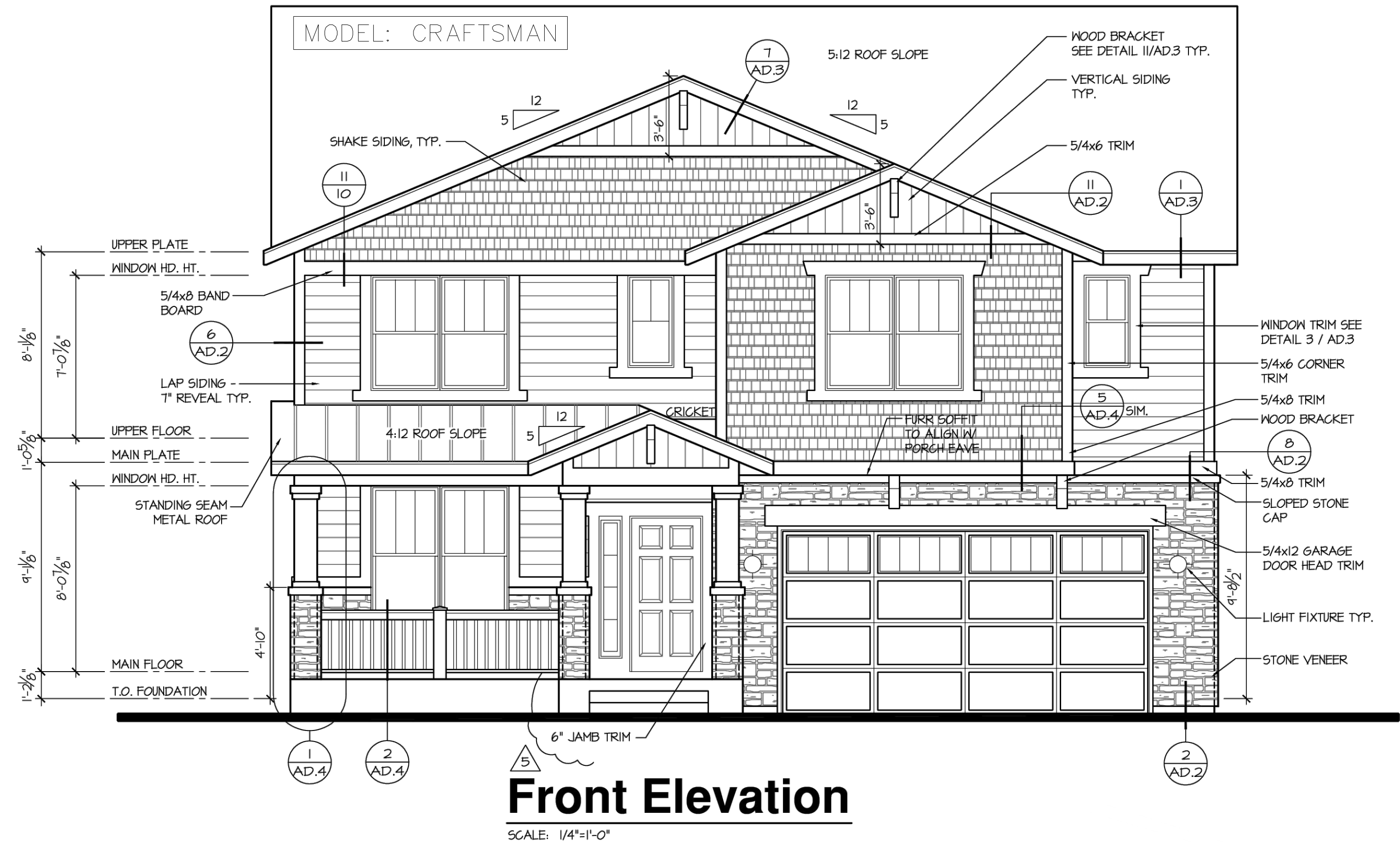
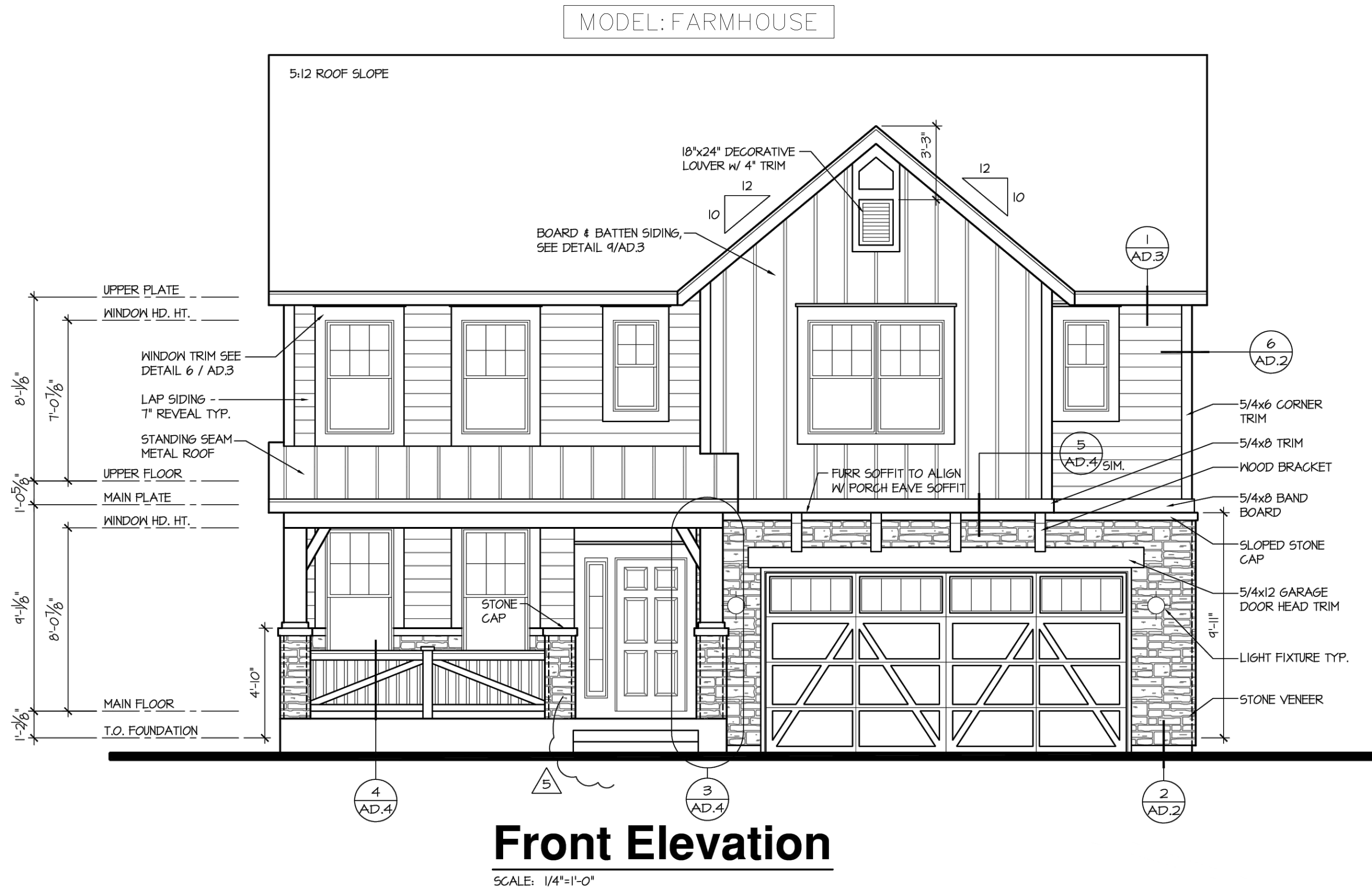
Contact:
Joseph Huey
Joseph.Huey@lemar.com



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No.	Rev. Date:	Rev. Type:	Submittal #1	Submittal #2	Submittal #3	Submittal #4	Job No.:	Scale Horiz:	Scale Vert:	Sheet:	Date:
1	06/03/2021						1023-0004			40 of 42	06-26-2025
2	12/29/2021										
3	10/11/2024										
4	11/19/2024										
5	04/30/2025										
6											
Designed: JI		Job No.:		Scale Horiz:		Scale Vert:		Sheet:		Date:	
Prepared: JW		Job No.:		Scale Horiz:		Scale Vert:		Sheet:		Date:	
Approved: JW		Job No.:		Scale Horiz:		Scale Vert:		Sheet:		Date:	

WATERSTONE FILING NO. 4

AURORA, CO

SITE PLAN

ARCHITECTURAL ELEVATIONS

Proj. Name:

Location:

Plan Set:

Sheet Name:

Client:

Address:

Contact:

Joseph Huey

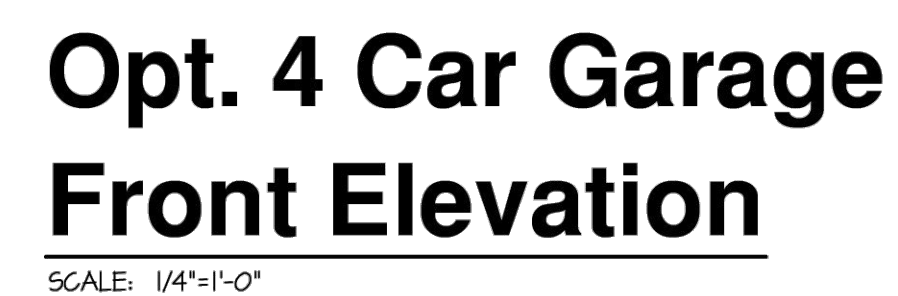
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2	12/29/2021	SUBMITTAL #2
3	10/11/2024	SUBMITTAL #3
4	11/19/2024	SUBMITTAL #3
5	04/30/2025	SUBMITTAL #4
6		
Designed:	JL	Job No.: 1023-0004
Prepared:	JL	Sheet: 41 of 42
Scale Horiz:		Date:
Scale Vert:		06-26-2025
Approved:	JW	

WATERS/STONE FILING NO. 4

AURORA, CO

SITE PLAN

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Prof. Ivamir.

Location:

Plan Set:

Sheet Name:

Lennar of Colorado, LLC

Address: 9193 S. Jamaica St.
Englewood, CO 80112

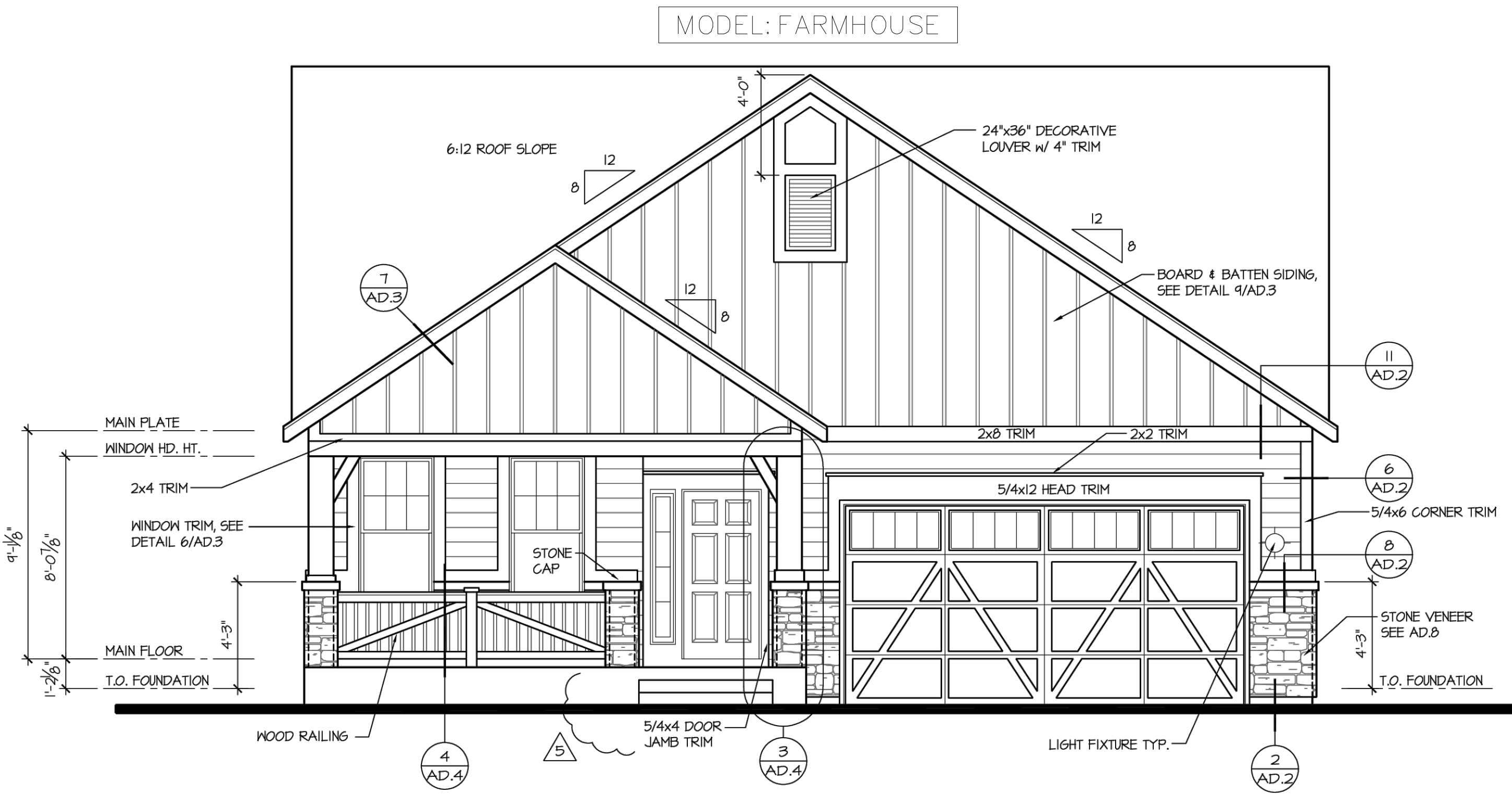
Joseph Huey
Joseph.Huey@lennar.com



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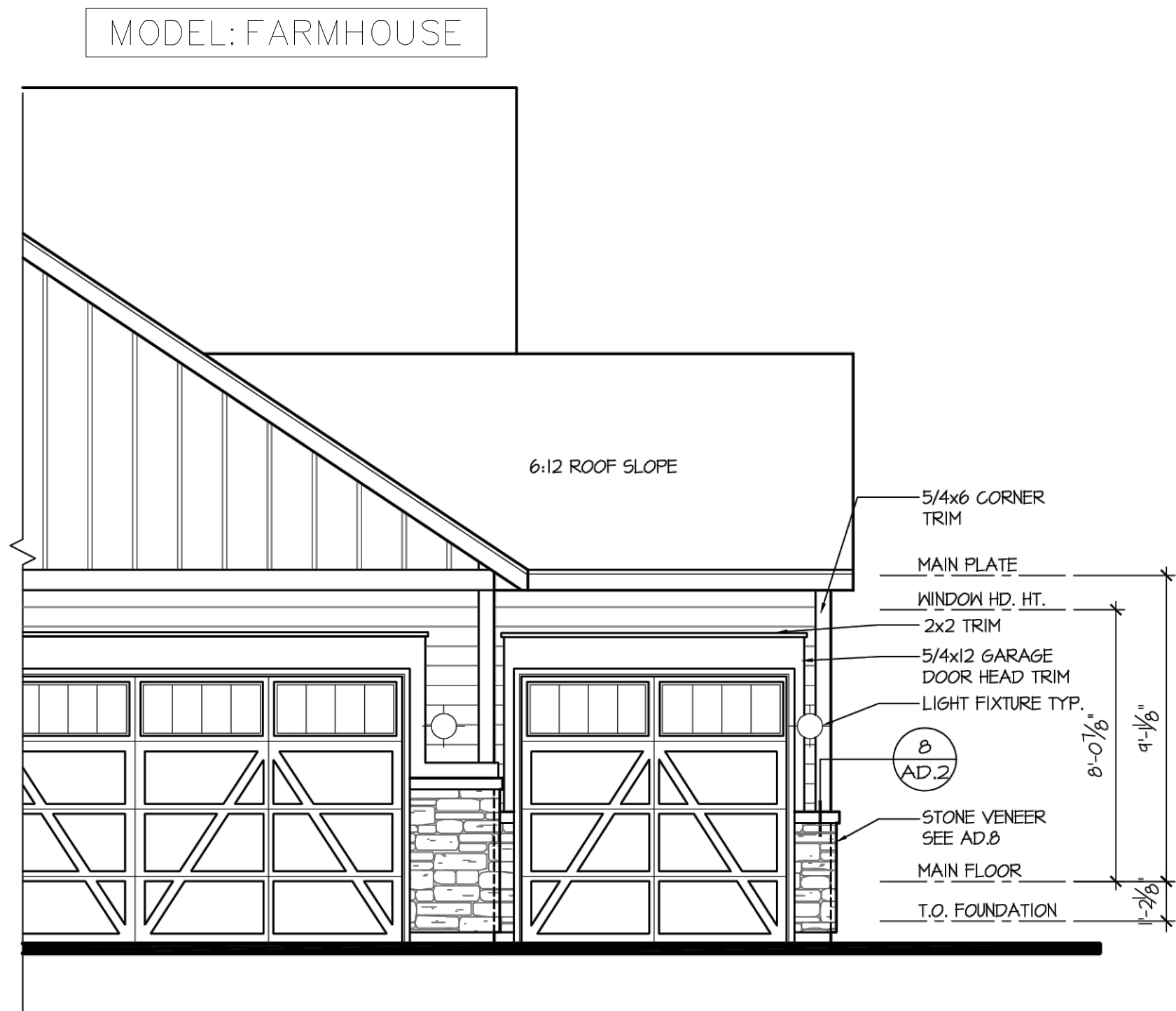
o.	41
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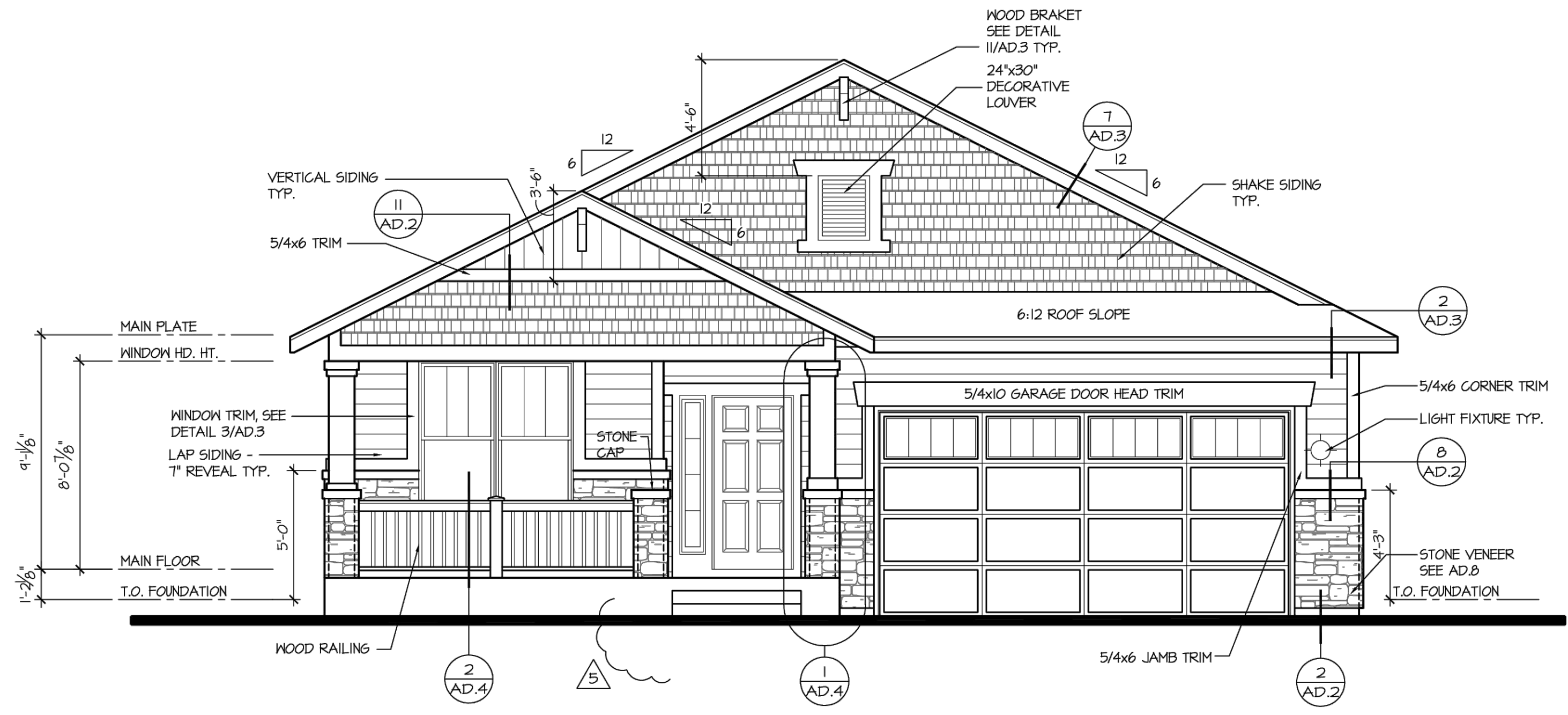
Front Elevation

SCALE: 1/4"=1'-0"



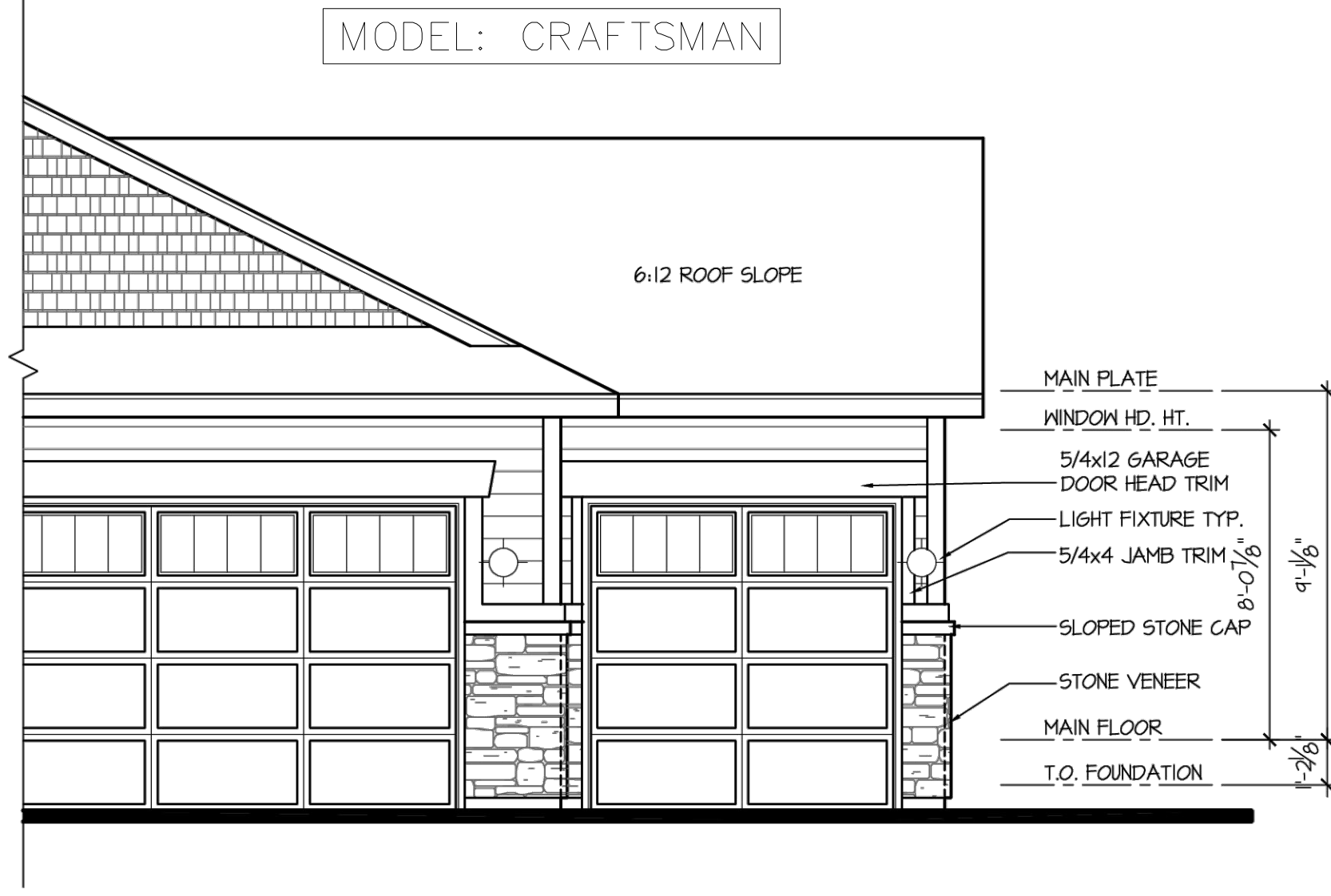
Opt. 3 Car Garage Front Elevation

SCALE: 1/4"=1'-0"



Front Elevation

SCALE: 1/4"=1'-0"



Opt. 3 Car Garage Front Elevation

SCALE: 1/4"=1'-0"



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1	06/03/2021						1023-0004			42 OF 42	06-26-2025
2	12/29/2021										
3	10/11/2024										
4	11/19/2024										
5	04/30/2025										
6											
Designed: JI Job No.: 1023-0004 Sheet: 42 OF 42										Date: 06-26-2025	
Prepared: JI Scale Horiz: Scale Vert:										Date: 06-26-2025	
Approved: JW										Date: 06-26-2025	

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Joseph.Huey@lemar.com



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