

DESIGN SUPPLEMENT

STERLING HILLS FILING 9 AND 10

MASTER LANDSCAPE PLAN

SHEET 2 OF 13

KEY OF LANDSCAPE PLANS

Admin Amdt. 1999-3053-03 11-23-04

Conditionally approved amendment to allow 6-foot privacy fences on select corner lots. (in accordance to detail on sheet 13)

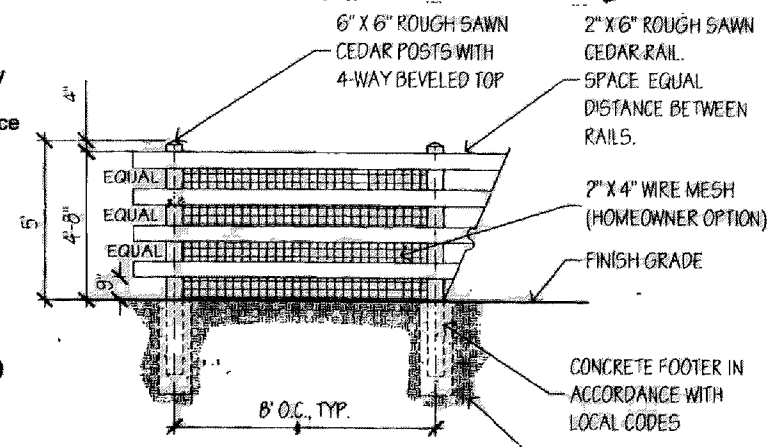
- Conditions:
- A 10-foot minimum setback is required on reverse corner lots *
 - A 4-foot minimum setback is required on corner lots that are not reverse corner lots **
 - The area between the sidewalk and fence must be landscaped and maintained by the homeowner in accordance to code
 - Neither of the privacy fence allowances will extend to lot 14, Block 19 (19171 E. Harvard Drive) as both street frontages qualify as "front yards" and therefore, neither street frontages qualify as a side yard. (This is a 5-sided lot)

MYLAR CHANGE 1999-3053-04 (SHEET 12 OF 13 OF MASTER LANDSCAPE PLAN)

- ADDITION OF 20'x20' RAMADA WITH 22'x22' PAD
- 46'x30' BASKETBALL COURT
- CONNECTING SIDEWALKS TO EXISTING BETWEEN PADS & WALKS
- ADDITION OF SHRUBS AND REPLACING 2 DEAD TREES

MA - 1999-3053-04 - 3/28/2024 - Playground area expansion and the addition of a three person swing set. The applicant is planting the 6 trees on the northern portion of the playground that are reflected on the site plan to be in compliance with the site plan. The playground is located at the corner of East Lasalle Place and South Argonne Street.

5' CEDAR 4-RAIL FENCE

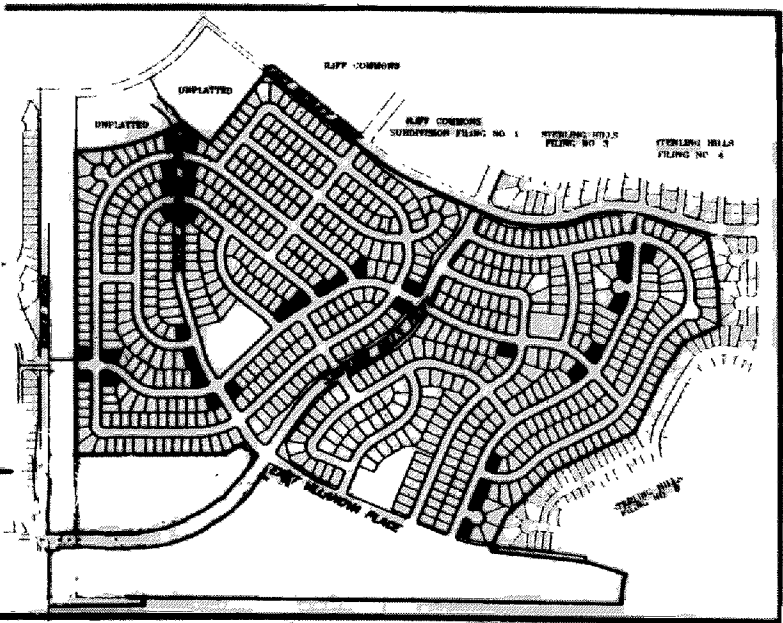


Sterling Hills Subdivision Filing No. 9

- LOT 16, BLOCK 5 2580 S. Ensenada Way
- LOT 1, BLOCK 9 19541 E. Lasalle Place
- LOT 15, BLOCK 9 19550 E. Dickinson Place
- LOT 16, BLOCK 9 2413 S. Flanders Ct.
- LOT 20, BLOCK 9 2493 S. Flanders Ct.
- LOT 9, BLOCK 10 19532 E. Lasalle Place
- LOT 1, BLOCK 11 2517 S. Fundy Circle
- LOT 1, BLOCK 12 2411 S. Fundy Circle
- LOT 43, BLOCK 13 2620 S. Fundy Circle
- LOT 44, BLOCK 13 2624 S. Flanders Ct.
- LOT 49, BLOCK 15 2848 S. Flanders Ct.

Sterling Hills Subdivision Filing No. 10

- LOT 25, BLOCK 2 18504 E. Vassar Dr.
- LOT 1, BLOCK 3 18501 E. Lasalle Place
- LOT 18, BLOCK 3 18694 E. Lasalle Place
- LOT 1, BLOCK 4 18693 E. Lasalle Place
- LOT 10, BLOCK 4 18500 E. Harvard Dr.
- LOT 29, BLOCK 4 2539 S. Andes Circle
- LOT 1, BLOCK 5 2538 S. Andes Circle
- LOT 16, BLOCK 5 2452 S. Andes Circle
- LOT 14, BLOCK 6 18674 E. Harvard Dr.
- LOT 15, BLOCK 6 2451 S. Andes Circle
- LOT 1, BLOCK 7 18501 E. Harvard Dr.
- LOT 30, BLOCK 7 18675 E. Harvard Dr.
- LOT 1, BLOCK 8 18709 E. Harvard Dr.
- LOT 1, BLOCK 11 18710 E. Harvard Dr.
- LOT 23, BLOCK 12 2450 S. Biscay Ct.
- LOT 12, BLOCK 12 2455 S. Biscay Ct.
- LOT 1, BLOCK 13 18712 E. Lasalle Place
- LOT 1, BLOCK 15 19176 E. Vassar Dr.
- LOT 1, BLOCK 17 2540 S. Bahama Way
- LOT 18, BLOCK 17 2543 S. Biscay Ct.
- LOT 7, BLOCK 18 19188 E. Harvard Dr.
- LOT 8, BLOCK 18 2548 S. Biscay Ct.
- LOT 22, BLOCK 21 19249 E. Dickinson Dr.



MINOR MONUMENT LOCATION

(A) SEE SHEET 8 OF 13

MAJOR MONUMENT LOCATIONS

(B) SEE SHEET 3 OF 13

(C) SEE SHEET 6 OF 13

* RCL = Reverse Corner Lot

LANDSCAPE SHEET INDEX

SHEET	INDEX
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SHEET 5	TRACT B, C AND D, FILING 9 TRACT C AND B, FILING 10
SHEET 6	TRACT A AND L, FILING 9 TRACT D, H, J, AND K, FILING 10
SHEET 7	TOWER ROAD, DRAINAGE EASEMENT, MAJOR MONUMENT, MINOR MONUMENT
SHEET 8	TOWER ROAD, TRACT F, FILING 10
SHEET 9	TOWER ROAD
SHEET 10	TRACT E, FILING 10,
SHEET 11	TRACT A, H, AND J, FILING 9
SHEET 12	TRACT K, FILING 9, TYPICAL LOT
SHEET 13	LANDSCAPE DETAILS: POLYETHYLENE EDGING; PLANT LIST FOR SHORT GRASS; TREES AND SHRUBS; ORNAMENTAL AND 6' PRIVACY FENCE; PLANTING DETAILS

OCTOBER 21, 1999
OCTOBER 14, 1999
SEPTEMBER 10, 1999
MAY 26, 1999
APRIL 29, 1999

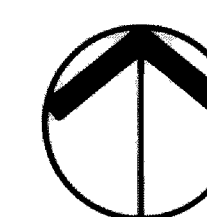
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NORTH



SCALE: 1" = 200'

Admin Amndmnt - 8/22/2001 - 1999-3054-03

Waive 4-foot front setback stagger requirement on Lot 12 Block 13 (see sheet 2)

Admin Amdt 6/25/04

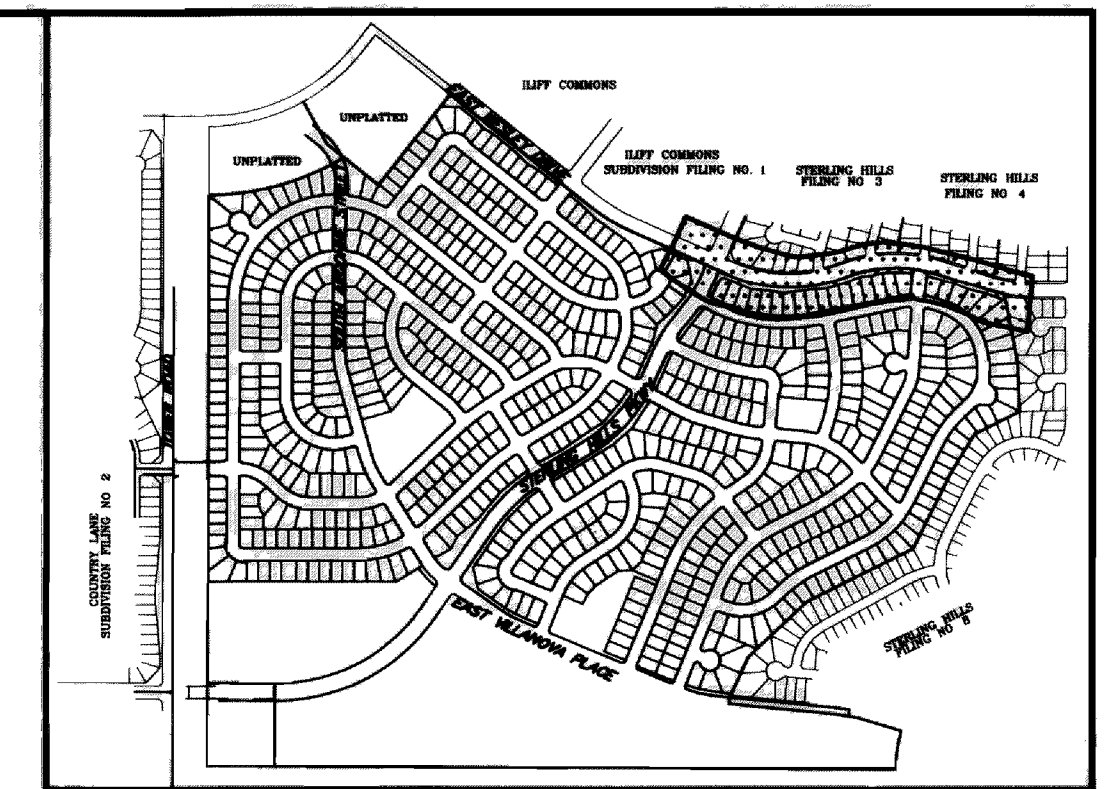
Allow an alternate privacy fence on a corner lot @ 19532 E. Lasalle Place. See file for details

DESIGN SUPPLEMENT

STERLING HILLS FILING 9 AND 10

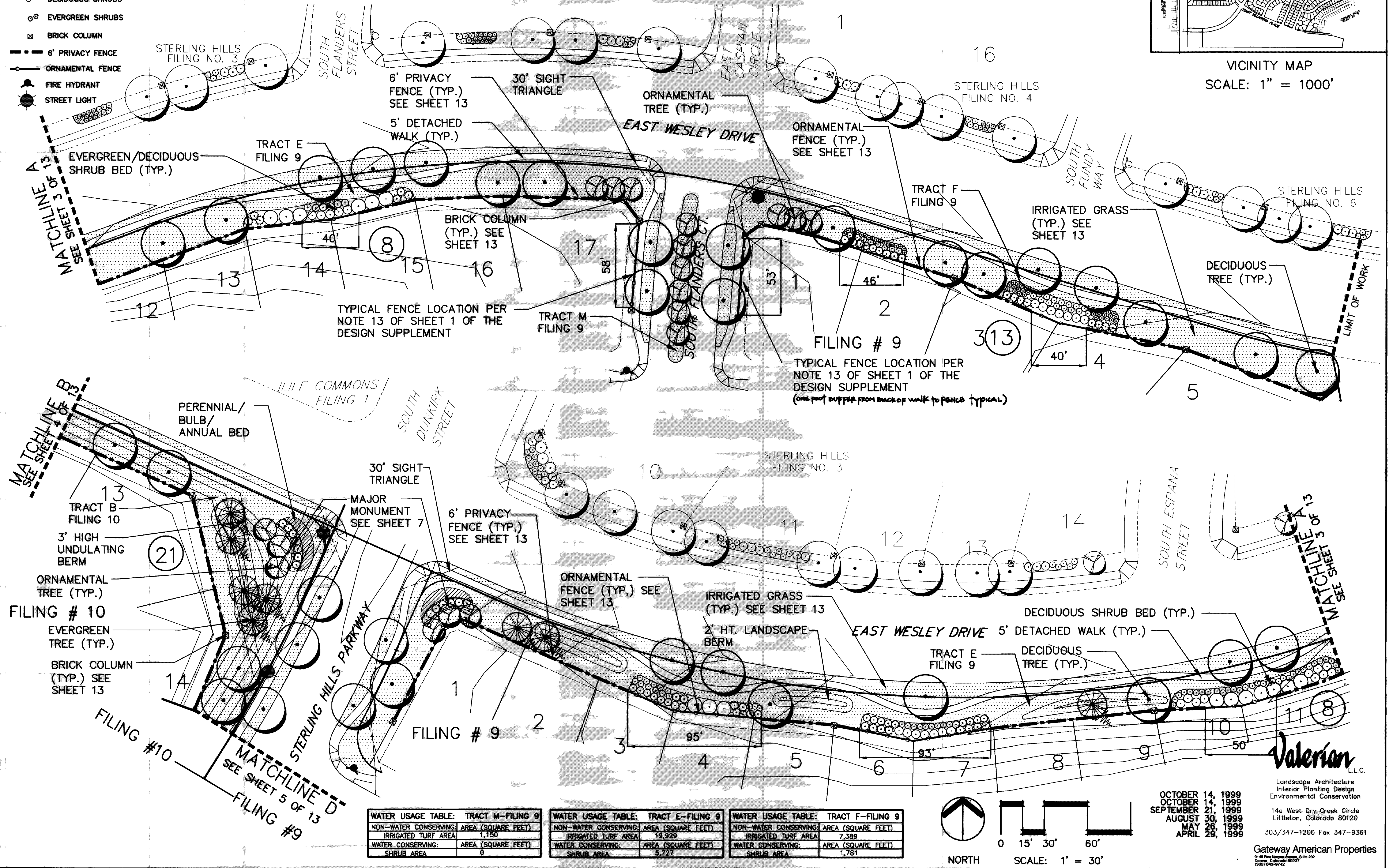
MASTER LANDSCAPE PLAN

SHEET 3 OF 13



VICINITY MAP
SCALE: 1" = 1000'

- LANDSCAPE KEY**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ⊙ ORNAMENTAL TREE
 - DECIDUOUS SHRUBS
 - ⊙ EVERGREEN SHRUBS
 - ⊠ BRICK COLUMN
 - 6' PRIVACY FENCE
 - ORNAMENTAL FENCE
 - FIRE HYDRANT
 - STREET LIGHT



WATER USAGE TABLE: TRACT M-FILING 9

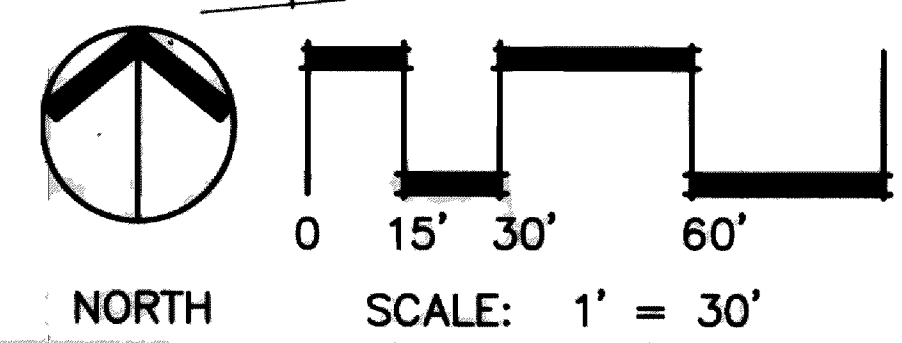
NON-WATER CONSERVING:	AREA (SQUARE FEET)
IRRIGATED TURF AREA	1,150
WATER CONSERVING:	AREA (SQUARE FEET)
SHRUB AREA	0

WATER USAGE TABLE: TRACT E-FILING 9

NON-WATER CONSERVING:	AREA (SQUARE FEET)
IRRIGATED TURF AREA	19,929
WATER CONSERVING:	AREA (SQUARE FEET)
SHRUB AREA	5,727

WATER USAGE TABLE: TRACT F-FILING 9

NON-WATER CONSERVING:	AREA (SQUARE FEET)
IRRIGATED TURF AREA	7,389
WATER CONSERVING:	AREA (SQUARE FEET)
SHRUB AREA	1,781



OCTOBER 14, 1999
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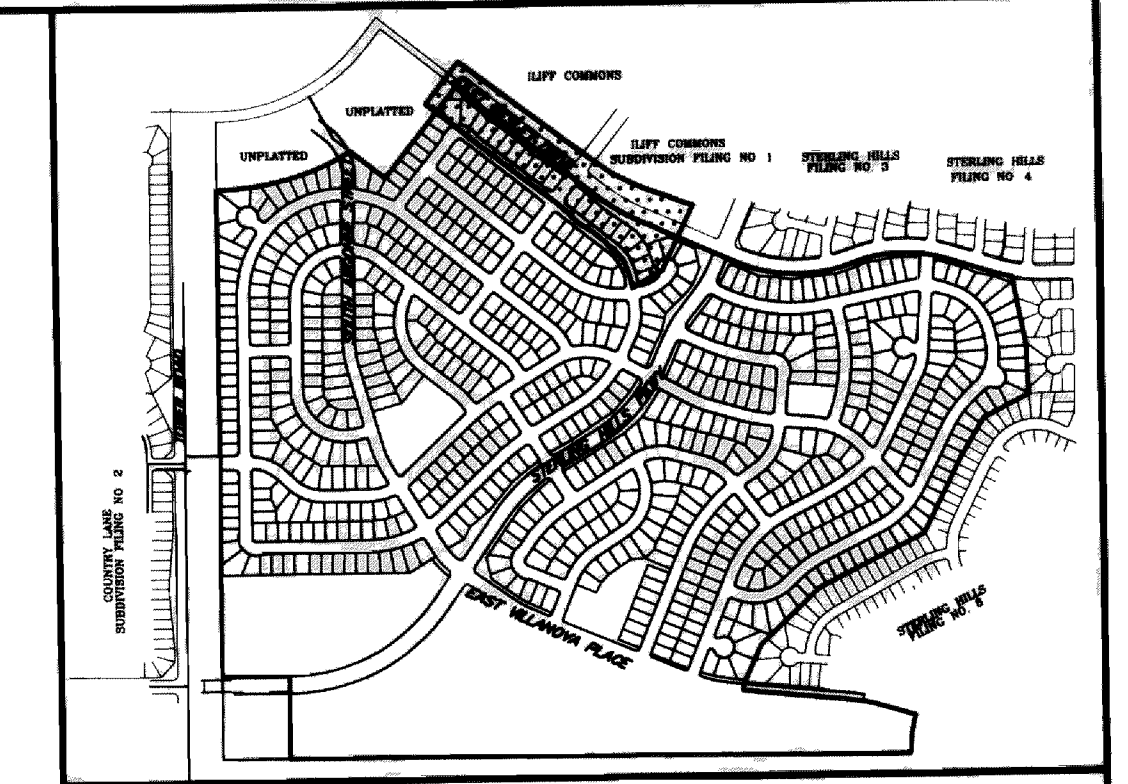
Valerian LLC
Landscape Architecture
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9145 East Hampden Avenue, Suite 202
Denver, Colorado 80237
(303) 668-4742

STERLING HILLS FILING 9 AND 10 MASTER LANDSCAPE PLAN SHEET 3 OF 13
STERLING HILLS FL. 9 & 10 DESIGN SUPPLEMENT 3053-1 + 99-3054-1

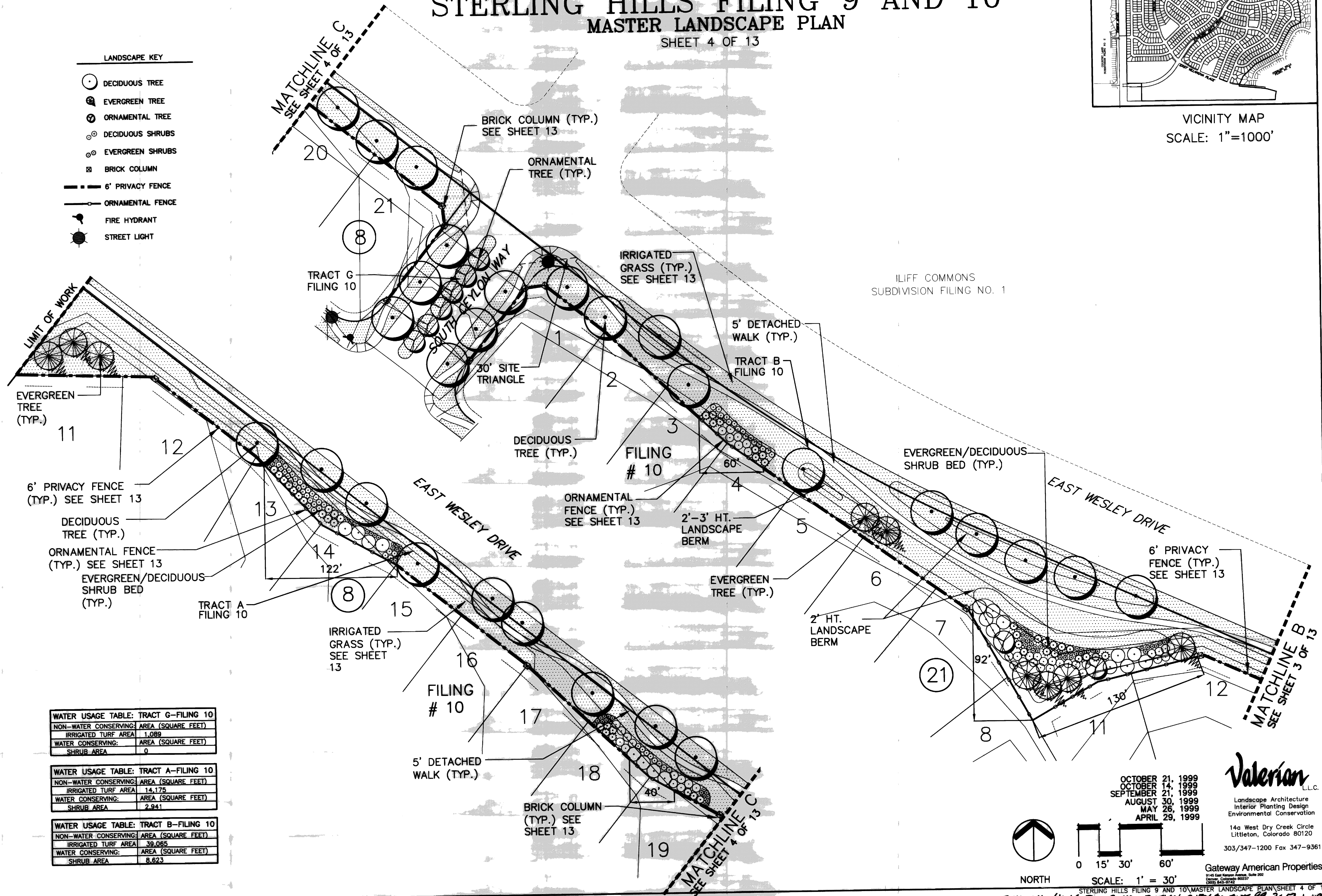
DESIGN SUPPLEMENT STERLING HILLS FILING 9 AND 10 MASTER LANDSCAPE PLAN

SHEET 4 OF 13



VICINITY MAP
SCALE: 1"=1000'

- LANDSCAPE KEY**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ⊙ ORNAMENTAL TREE
 - ⊙ DECIDUOUS SHRUBS
 - ⊙ EVERGREEN SHRUBS
 - ⊠ BRICK COLUMN
 - 6' PRIVACY FENCE
 - ORNAMENTAL FENCE
 - FIRE HYDRANT
 - STREET LIGHT

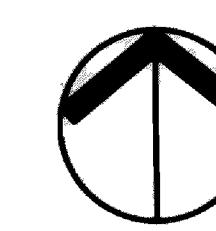


WATER USAGE TABLE: TRACT G-FILING 10	
NON-WATER CONSERVING AREA (SQUARE FEET)	
IRRIGATED TURF AREA	1,089
WATER CONSERVING AREA (SQUARE FEET)	
SHRUB AREA	0

WATER USAGE TABLE: TRACT A-FILING 10	
NON-WATER CONSERVING AREA (SQUARE FEET)	
IRRIGATED TURF AREA	14,175
WATER CONSERVING AREA (SQUARE FEET)	
SHRUB AREA	2,941

WATER USAGE TABLE: TRACT B-FILING 10	
NON-WATER CONSERVING AREA (SQUARE FEET)	
IRRIGATED TURF AREA	39,065
WATER CONSERVING AREA (SQUARE FEET)	
SHRUB AREA	8,623

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0 15' 30' 60'

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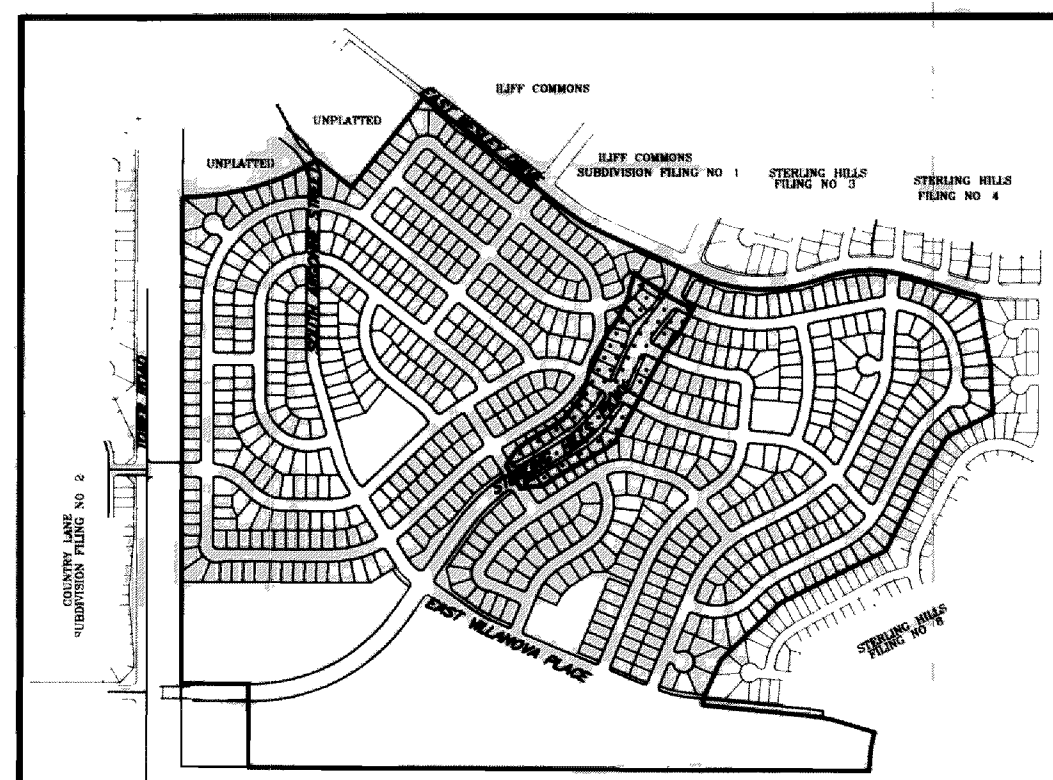
STERLING HILLS FILING 9 AND 10 MASTER LANDSCAPE PLAN SHEET 4 OF 13
STERLING HILLS FIL. 9&10 DESIGN SUPPLEMENT 99-3053-1 497-2054

DESIGN SUPPLEMENT

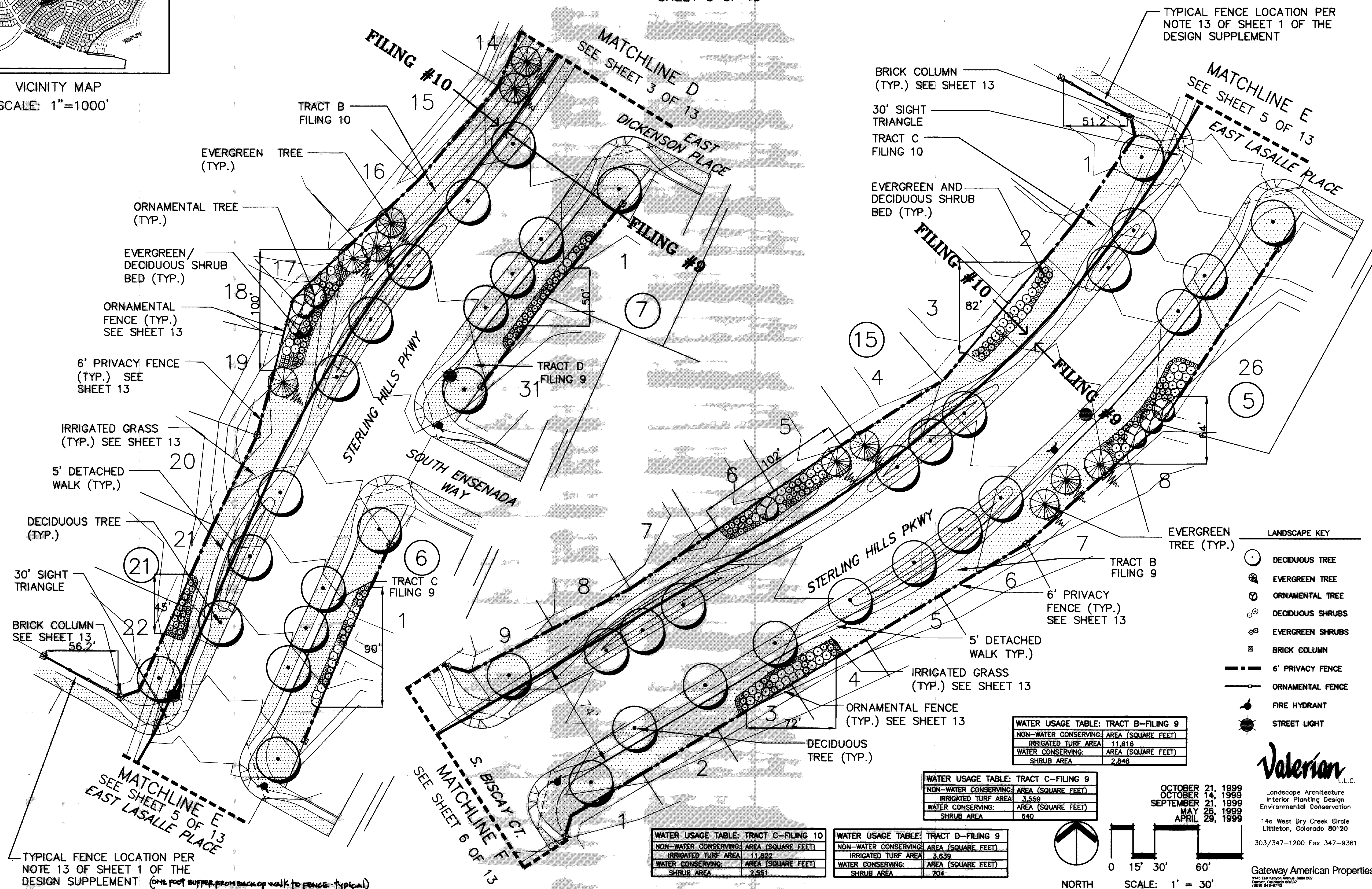
STERLING HILLS FILING 9 AND 10

MASTER LANDSCAPE PLAN

SHEET 5 OF 13



VICINITY MAP
SCALE: 1"=1000'



WATER USAGE TABLE: TRACT B-FILING 9	
NON-WATER CONSERVING AREA (SQUARE FEET)	
IRRIGATED TURF AREA	11,616
WATER CONSERVING AREA (SQUARE FEET)	
SHRUB AREA	2,848

WATER USAGE TABLE: TRACT C-FILING 9	
NON-WATER CONSERVING AREA (SQUARE FEET)	
IRRIGATED TURF AREA	3,559
WATER CONSERVING AREA (SQUARE FEET)	
SHRUB AREA	840

WATER USAGE TABLE: TRACT C-FILING 10	
NON-WATER CONSERVING AREA (SQUARE FEET)	
IRRIGATED TURF AREA	11,822
WATER CONSERVING AREA (SQUARE FEET)	
SHRUB AREA	2,551

WATER USAGE TABLE: TRACT D-FILING 9	
NON-WATER CONSERVING AREA (SQUARE FEET)	
IRRIGATED TURF AREA	3,639
WATER CONSERVING AREA (SQUARE FEET)	
SHRUB AREA	704

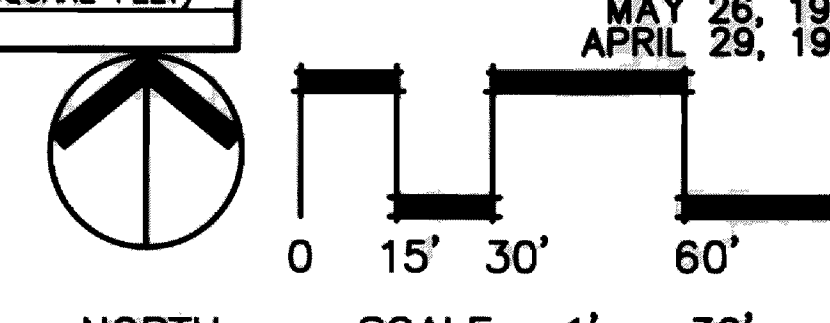
LANDSCAPE KEY

- DECIDUOUS TREE
- EVERGREEN TREE
- ⊗ ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ⊗ BRICK COLUMN
- 6' PRIVACY FENCE
- ORNAMENTAL FENCE
- FIRE HYDRANT
- STREET LIGHT

Valerian L.L.C.

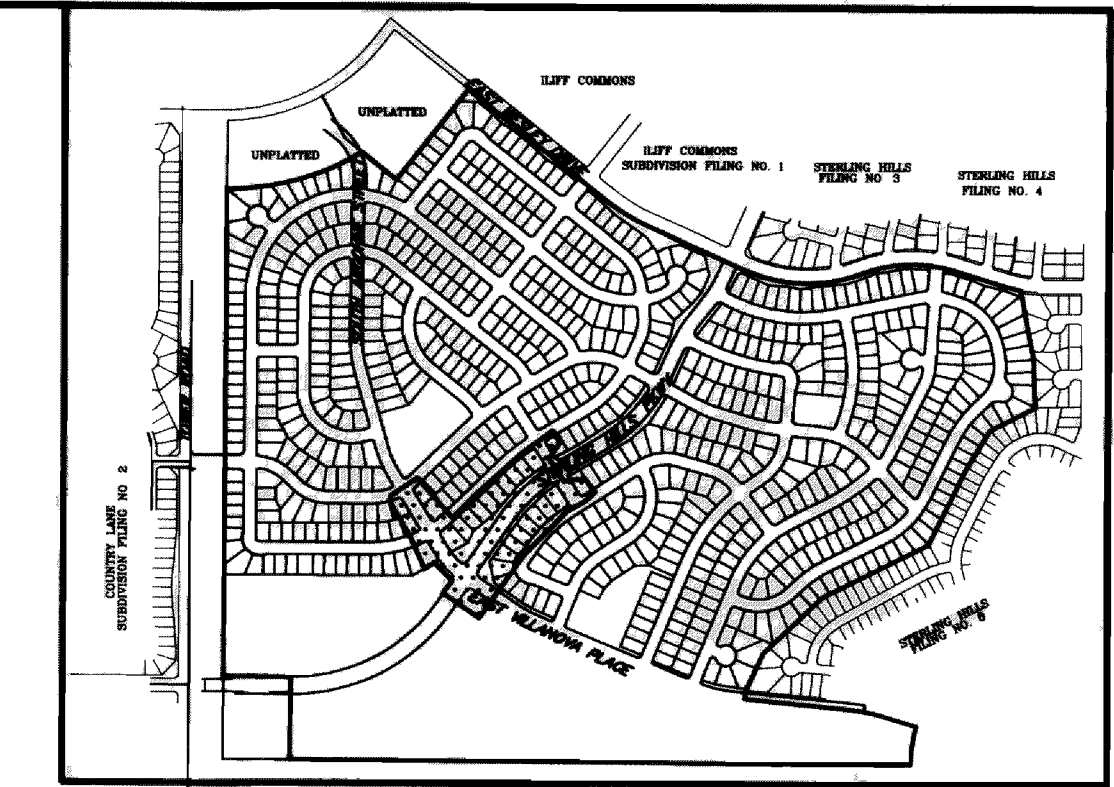
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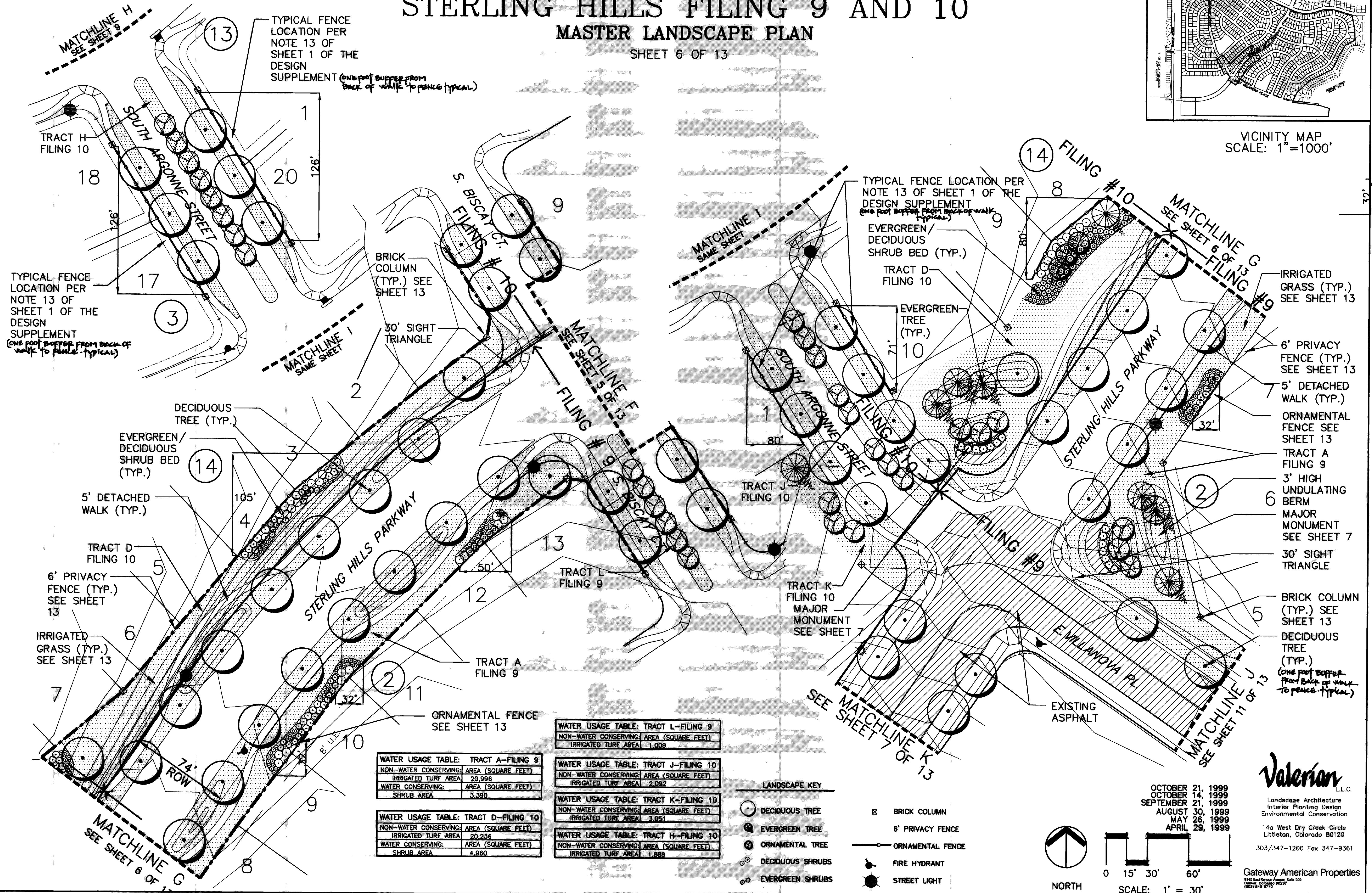


DESIGN SUPPLEMENT STERLING HILLS FILING 9 AND 10 MASTER LANDSCAPE PLAN

SHEET 6 OF 13



VICINITY MAP
SCALE: 1"=1000'



WATER USAGE TABLE: TRACT A-FILING 9

NON-WATER CONSERVING AREA (SQUARE FEET)	20,996
IRRIGATED TURF AREA	20,996
WATER CONSERVING AREA (SQUARE FEET)	3,390
SHRUB AREA	3,390

WATER USAGE TABLE: TRACT D-FILING 10

NON-WATER CONSERVING AREA (SQUARE FEET)	20,236
IRRIGATED TURF AREA	20,236
WATER CONSERVING AREA (SQUARE FEET)	4,960
SHRUB AREA	4,960

WATER USAGE TABLE: TRACT L-FILING 9

NON-WATER CONSERVING AREA (SQUARE FEET)	1,009
IRRIGATED TURF AREA	1,009

WATER USAGE TABLE: TRACT J-FILING 10

NON-WATER CONSERVING AREA (SQUARE FEET)	2,092
IRRIGATED TURF AREA	2,092

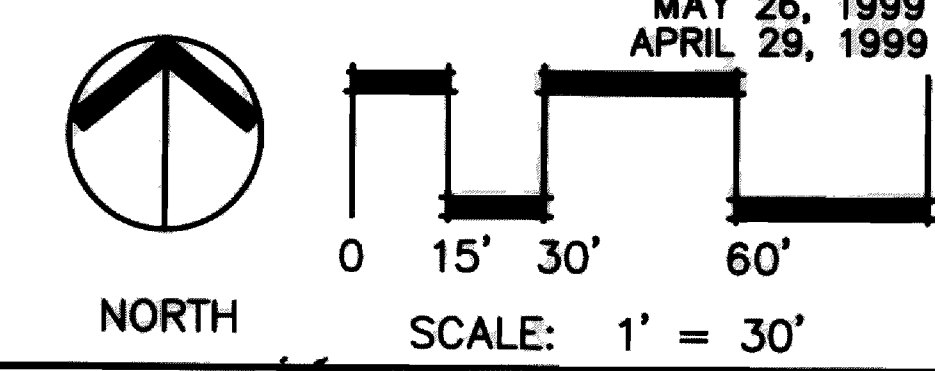
WATER USAGE TABLE: TRACT K-FILING 10

NON-WATER CONSERVING AREA (SQUARE FEET)	3,051
IRRIGATED TURF AREA	3,051

WATER USAGE TABLE: TRACT H-FILING 10

NON-WATER CONSERVING AREA (SQUARE FEET)	1,889
IRRIGATED TURF AREA	1,889

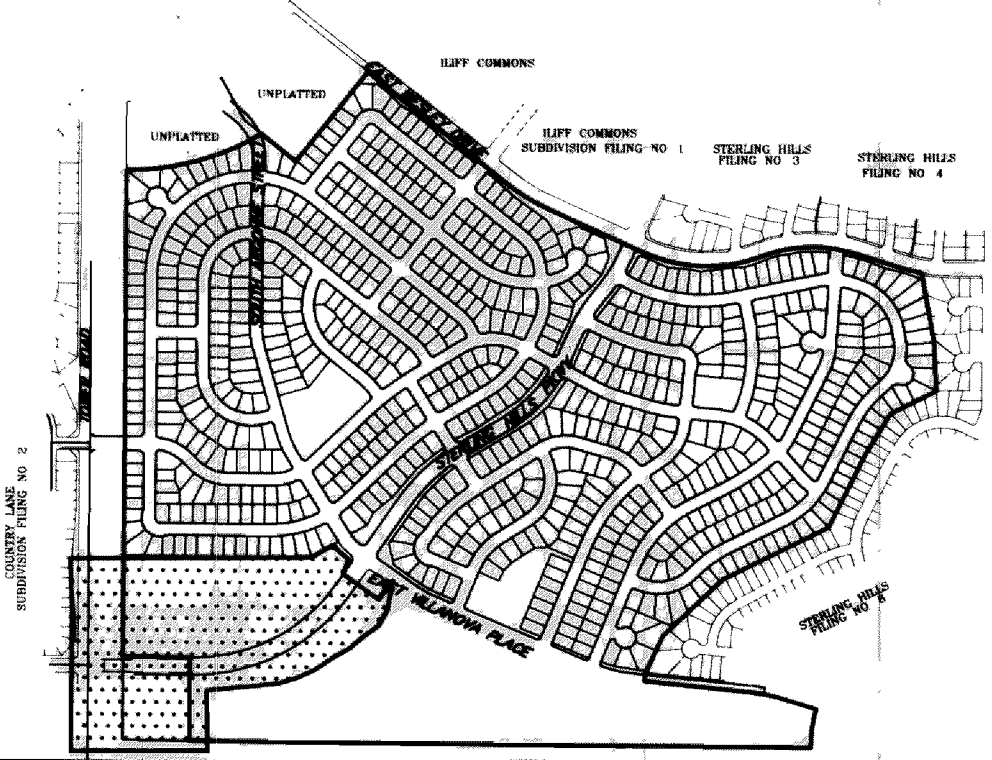
- LANDSCAPE KEY**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ⊙ ORNAMENTAL TREE
 - ⊙ DECIDUOUS SHRUBS
 - ⊙ EVERGREEN SHRUBS
 - ⊠ BRICK COLUMN
 - 6' PRIVACY FENCE
 - ORNAMENTAL FENCE
 - FIRE HYDRANT
 - STREET LIGHT



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OCTOBER 14, 1999
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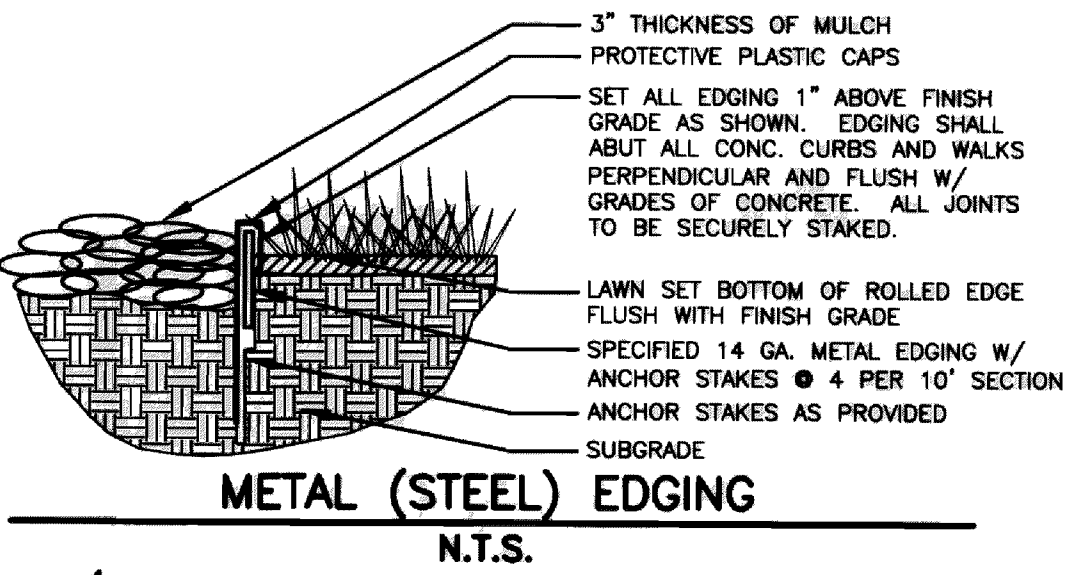
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DESIGN SUPPLEMENT
STERLING HILLS FILING 9 AND 10
MASTER LANDSCAPE PLAN
SHEET 7 OF 13



VICINITY MAP
SCALE: 1"=1000'

- LANDSCAPE KEY
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - 6' PRIVACY FENCE



NOTE: THE PROPOSED IMPROVEMENTS SHOWN WITHIN THE PSCO RIGHT-OF-WAY ARE NOT THE DEVELOPER'S RESPONSIBILITY. THE PROPOSED IMPROVEMENTS WOULD BE CONSTRUCTED AND MAINTAINED ONLY UPON THE CREATION OF A METROPOLITAN DISTRICT ESTABLISHED PURSUANT TO STATUTE AND CITY OF AURORA ORDINANCE. THE AREA IS OWNED BY PSCO AND IS ADJACENT TO THE EAST SIDE OF TOWER ROAD FROM BACK OF CURB TO THE PROPERTY LINE.

- PSCO TRUCK ACCESS DRIVE NO TREES OR SHRUBS, UNPAVED
- POWER POLES
- IRRIGATED GRASS (TYP.) SEE SHEET 13
- 2 1/2" CAL GREENSPIRE LINDEN TO MATCH THE BUCKLEY SUBSTATION STREETSCAPE
- TEMPORARY IRRIGATION TO ESTABLISH SHORT GRASS W/ WILDFLOWER MIX (TYP.) SEE SHEET 9
- 8' DETACHED WALK (TYP.)
- IRRIGATED MANICURED SHORT GRASS
- EVERGREEN TREE (TYP.)
- EVERGREEN/ DECIDUOUS SHRUB BED (TYP.)
- 30' SIGHT TRIANGLE

WATER USAGE TABLE-TOWER ROAD

NON-WATER CONSERVING AREA (SQUARE FEET)	
IRRIGATED TURF AREA	17,758
DIST. SHORT GRASS	33,416
WATER CONSERVING AREA (SQUARE FEET)	
SHRUB AREA	3,723.5
NATURAL UNDISTURBED AREA	12,640

WATER USAGE TABLE-DRAINAGE EASEMENT

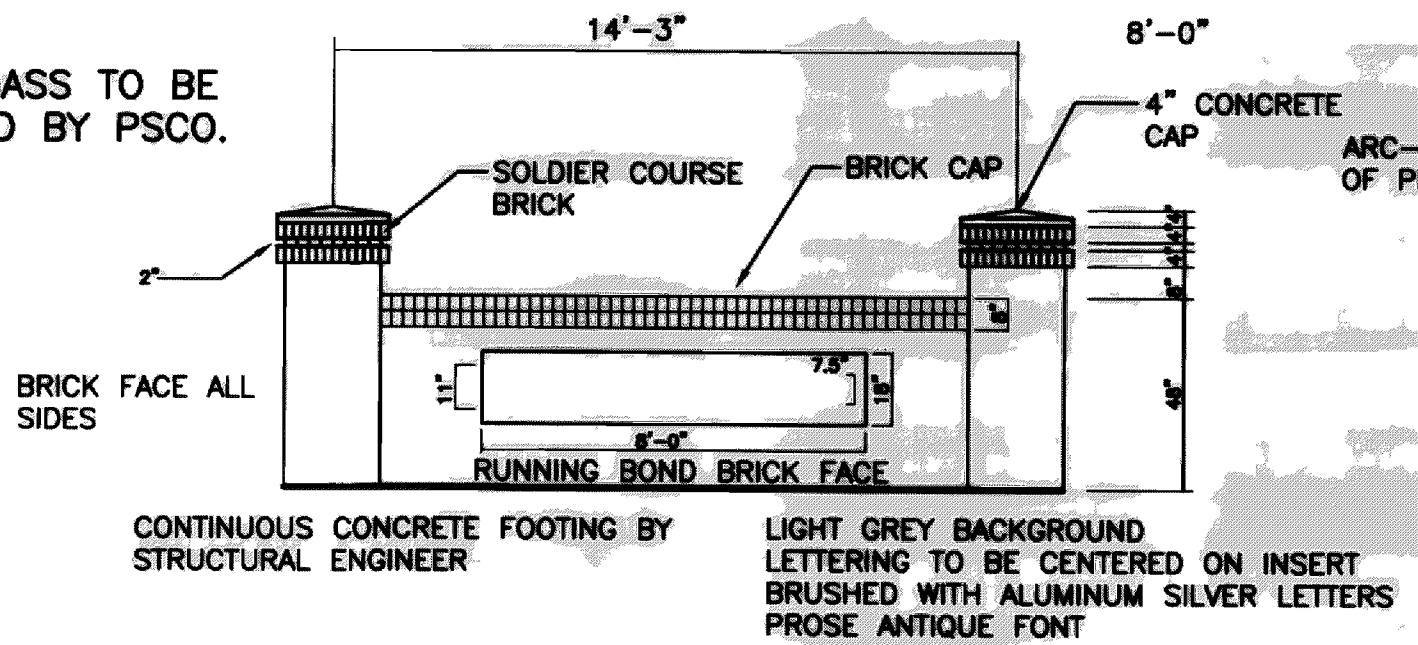
NON-WATER CONSERVING AREA (SQUARE FEET)	
SHORT GRASS AREA	58,160

WATER USAGE TABLE-STERLING HILLS

NON-WATER CONSERVING AREA (SQUARE FEET)	
IRRIGATED TURF AREA	7,612

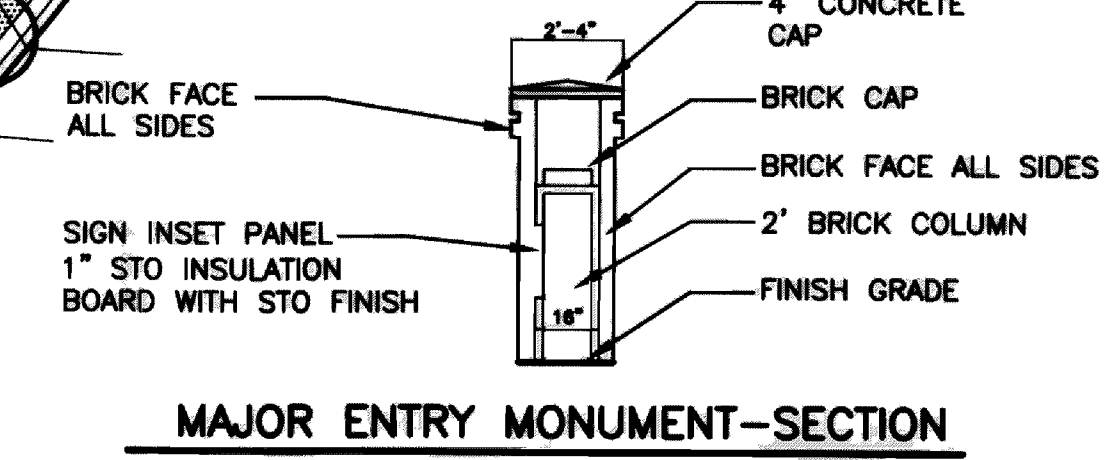
WATER USAGE TABLE-STERLING HILLS

NON-WATER CONSERVING AREA (SQUARE FEET)	
IRRIGATED TURF AREA	10,232

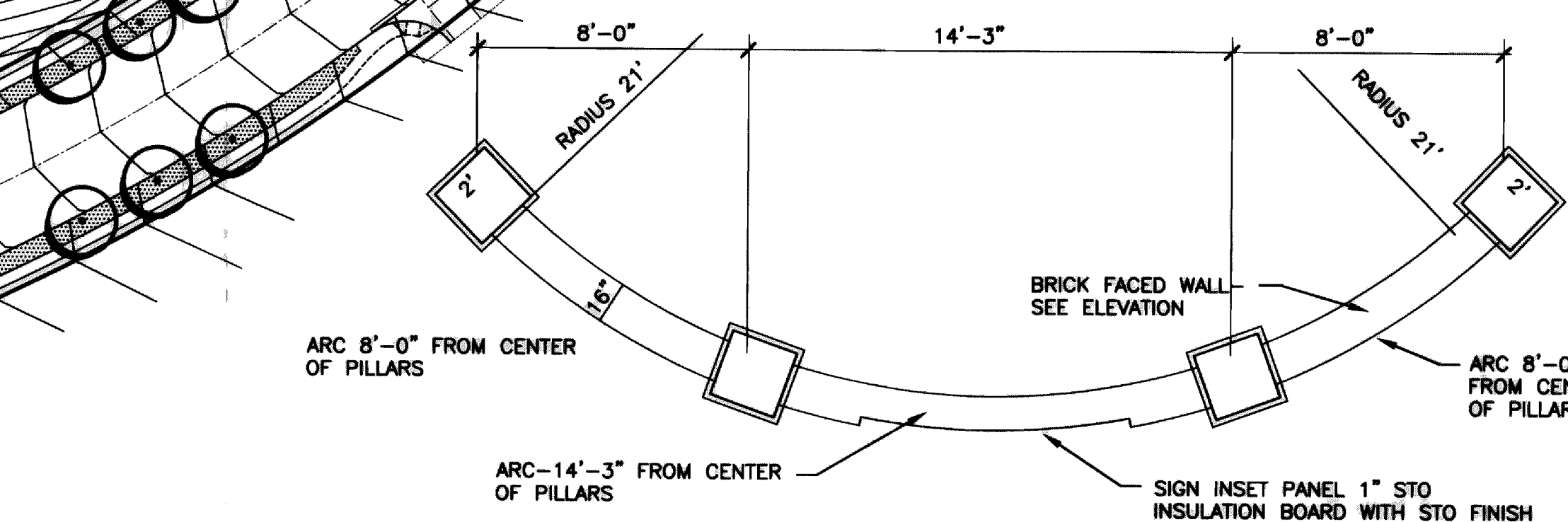


MINOR MONUMENT-ELEVATION
SCALE 1/4"=1'-0"
FINISH AND LETTERING TO MATCH MAJOR ENTRY MONUMENT
SEE SHEET 7 OF 13

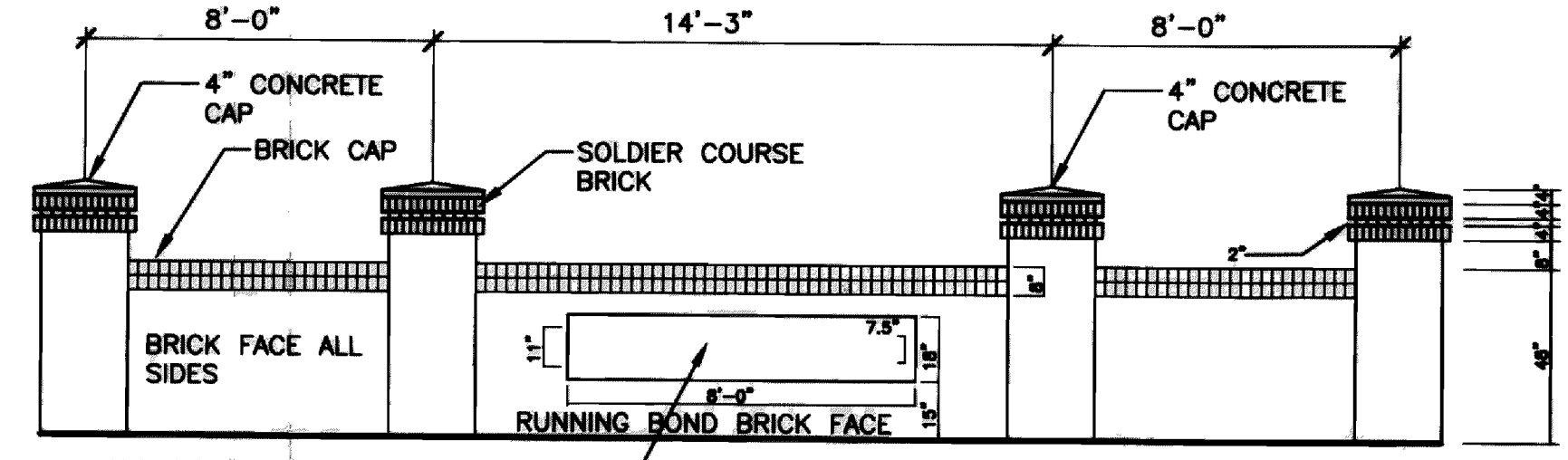
MINOR MONUMENT-PLAN
SCALE 1/4"=1'-0"
FINISH AND LETTERING TO MATCH MAJOR ENTRY MONUMENT
SEE SHEET 7 OF 13



MAJOR ENTRY MONUMENT-SECTION



MAJOR ENTRY MONUMENT-PLAN



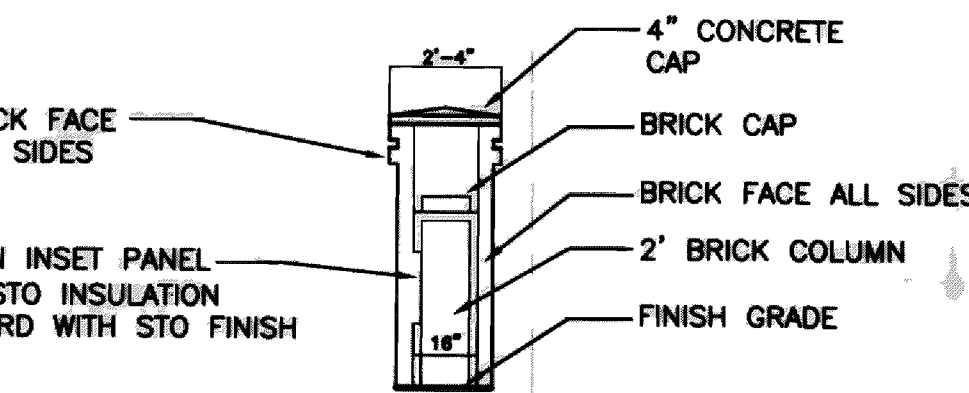
MAJOR ENTRY MONUMENT-ELEVATION

LETTERING TO MATCH ENTRY SIGN AT THE CORNER OF EAST PACIFIC DRIVE AND SOUTH DUNDICK PLACE IN STERLING HILLS FILING NO. 1.

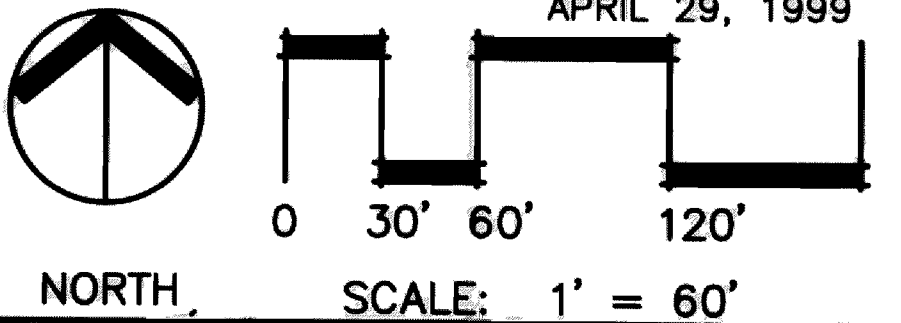
DRAINAGE EASEMENT
DISTURBED AREA TO BE PLANTED WITH NATIVE GRASSES
SEE SHEET 13 OF 13
TOTAL AREA OF DETENTION POND: 58,160 SQUARE FEET
100 YEAR WATER SURFACE ELEVATION: 5578.8 FEET
ADDITIONAL LANDSCAPING WILL BE PROVIDED WITH SITE/PLAN APPROVAL AND DEVELOPMENT OF BLOCK 1 LOT 1 FILING 10

BUCKLEY SUBSTATION

STERLING HILLS PARKWAY



MINOR MONUMENT-SECTION A
SCALE 1/4"=1'-0"



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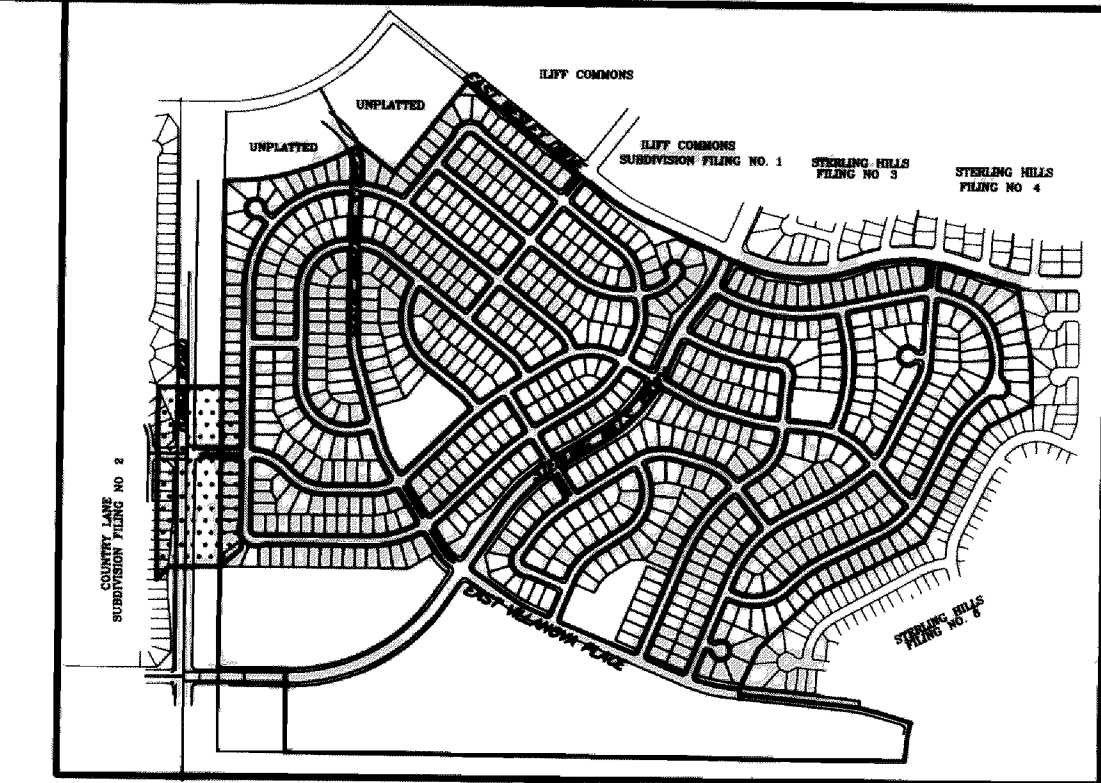
STERLING HILLS FILING 9 AND 10

MASTER LANDSCAPE PLAN

SHEET 8 OF 13

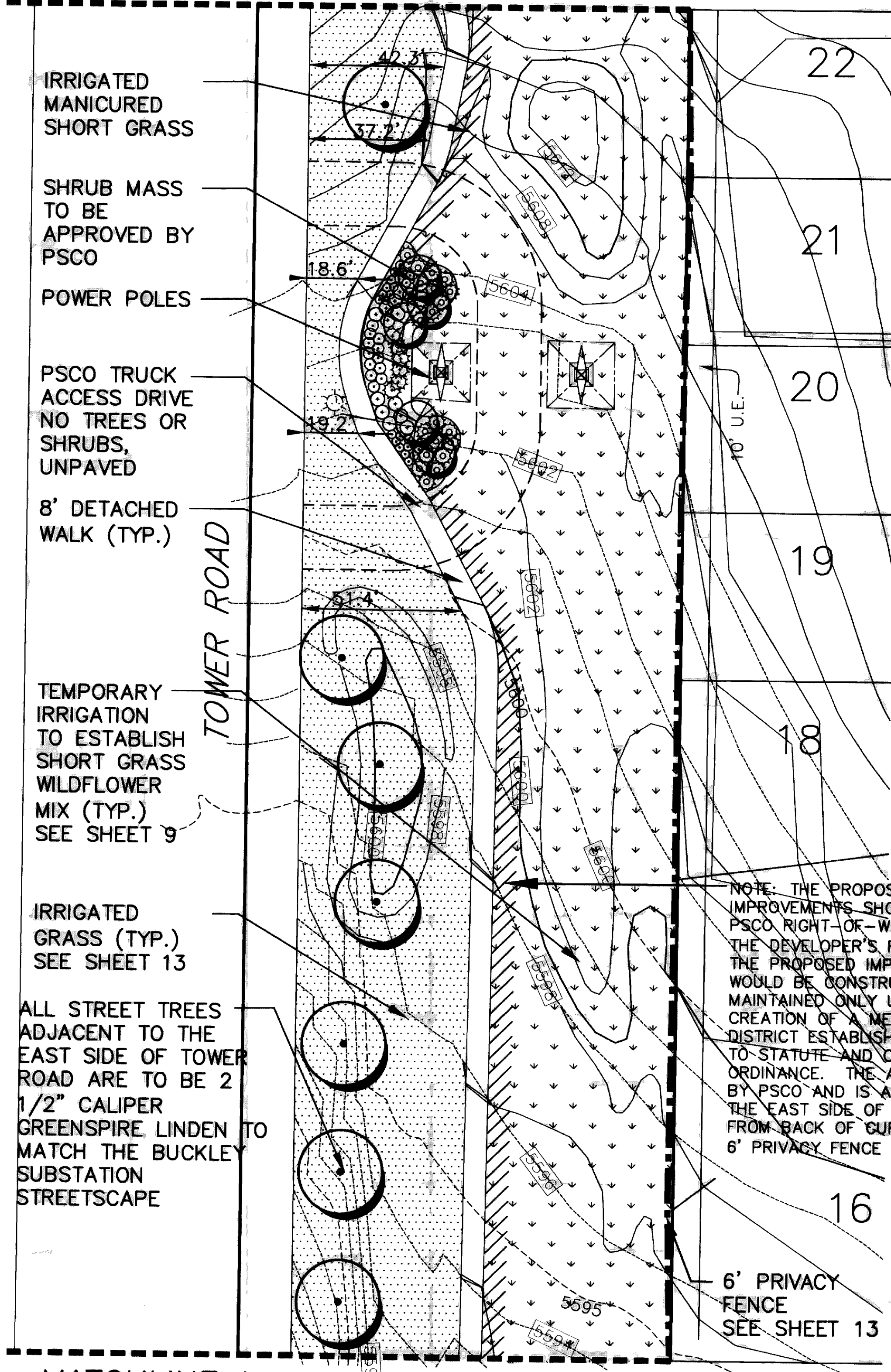
WATER USAGE TABLE: TOWER ROAD	
NON-WATER CONSERVING AREA (SQUARE FEET)	39,747
IRRIGATED TURF AREA	51,569
WATER CONSERVING: AREA (SQUARE FEET)	
SHRUB AREA	7,177
NATURAL UNDISTURBED AREA (SQUARE FEET)	14,347

WATER USAGE TABLE: TRACT F-FILING 10	
NON-WATER CONSERVING AREA (SQUARE FEET)	789
IRRIGATED TURF AREA	



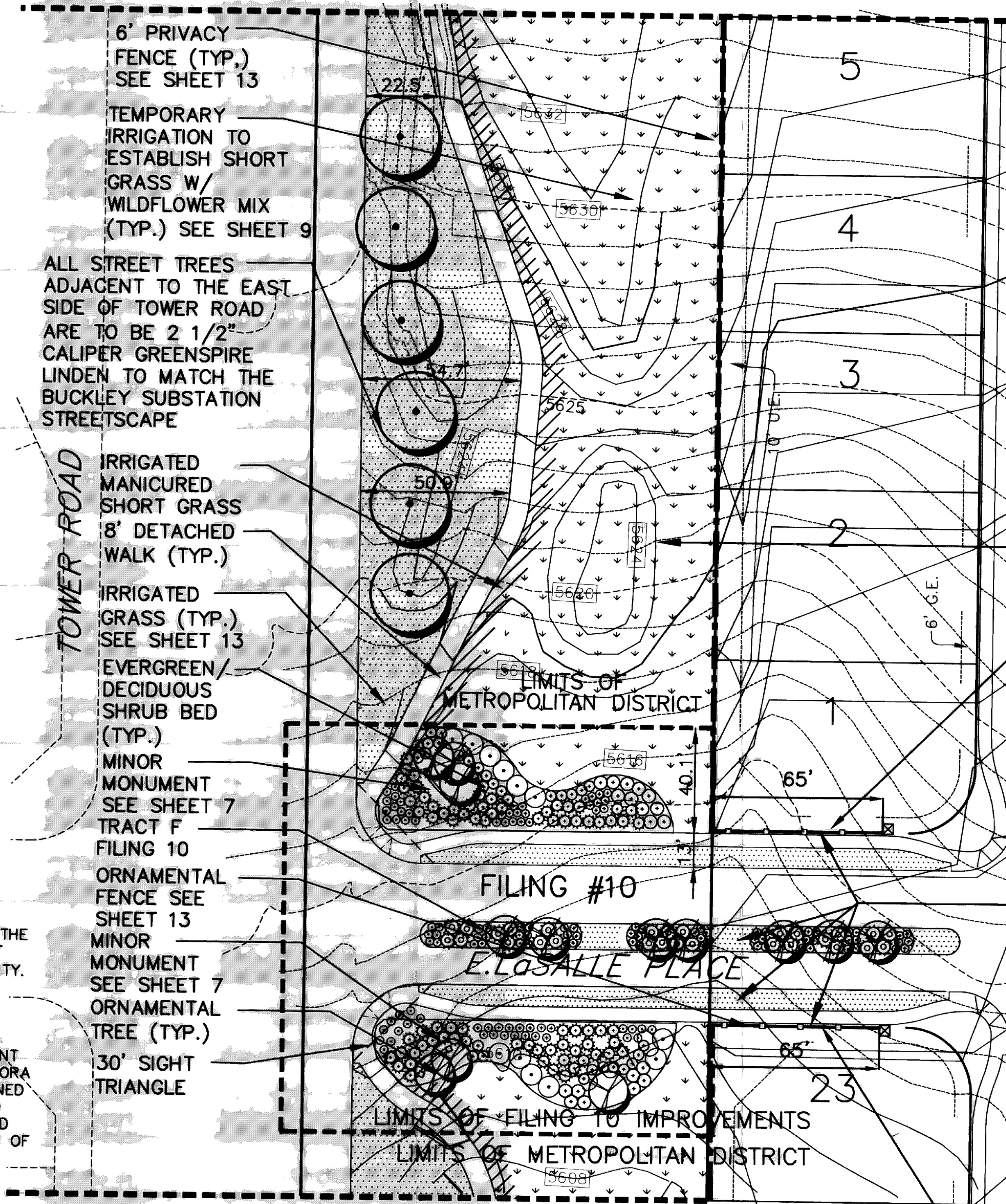
VICINITY MAP
SCALE 1"=1000'

MATCHLINE M
SEE SHEET 8 OF 13



MATCHLINE L
SEE SHEET 7 OF 13

MATCHLINE N
SEE SHEET 9 OF 13



MATCHLINE M
SEE SHEET 8 OF 13

TYPICAL FENCE LOCATION PER NOTE 13 OF SHEET 1 OF THE DESIGN SUPPLEMENT

EAST HARVARD DRIVE

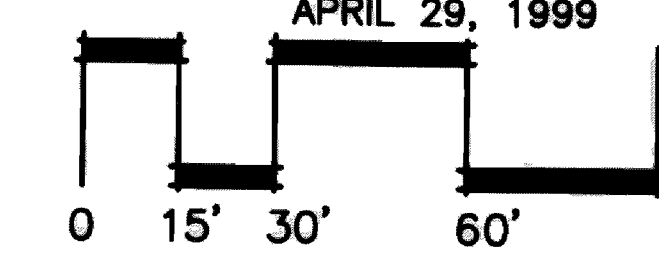
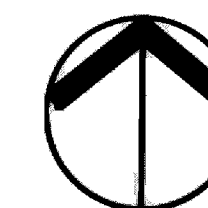
EAST VASSAR DRIVE

- LANDSCAPE KEY
- DECIDUOUS TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUBS
 - EVERGREEN SHRUBS
 - BRICK COLUMN
 - 6' PRIVACY FENCE
 - ORNAMENTAL FENCE

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TYPICAL FENCE LOCATION PER NOTE 13 OF SHEET 1 OF THE DESIGN SUPPLEMENT

LIMITS OF OFFSITE ENTRY LANDSCAPE IMPROVEMENTS TO BE CONSTRUCTED WITH FILING 10 IMPROVEMENTS.



SCALE: 1" = 30'

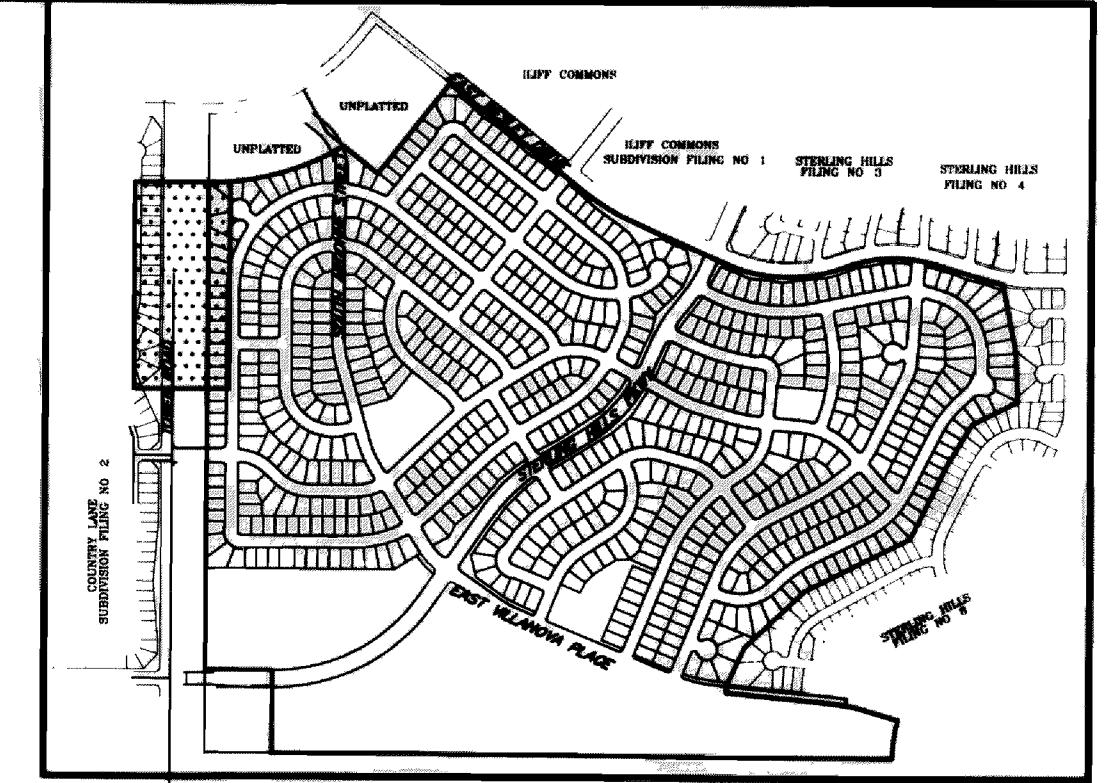
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Gateway American Properties

DESIGN SUPPLEMENT STERLING HILLS FILING 9 AND 10 MASTER LANDSCAPE PLAN

SHEET 9 OF 13



VICINITY MAP
SCALE: 1" = 1000'

LANDSCAPE KEY

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- BRICK COLUMN
- 6' PRIVACY FENCE

WATER USAGE TABLE: TOWER ROAD	
NON-WATER CONSERVING AREA (SQUARE FEET)	47,683
IRRIGATED TURF AREA	37,432
SHORT GRASS AREA	3,710
WATER CONSERVING: AREA (SQUARE FEET)	48,466
SHRUB BED	
NATURAL UNDISTURBED AREA:	

PLANT LIST FOR TRACT F AND TOWER ROAD

SYM.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE, COMMENTS
EVERGREEN TREES				
PYN 1		Pinyon Pine	Pinus edulis	8' ht., B & B
DECIDUOUS SHADE TREES				
GSL 36		Greenspire Linden	Tilia Cordata 'Greenspire'	2 1/2" cal., B & B
DECIDUOUS ORNAMENTAL TREES				
TOH 36		Thless Cockspar Hawthorne	Crataegus crus-galle 'Inermis'	1 1/2" cal. B & B
EVERGREEN SHRUBS				
BFJ 199		Blue Juniper	Juniperus sabinia 'Buffalo'	5 gal.
BPJ 30		Blue Pfitzeriana Juniper	Juniperus x media 'Pfitzeriana Glauca'	5 gal.
PWJ 28		Prince of Wales Juniper	Juniperus horizontalis 'Prince of Wales'	5 gal.
DECIDUOUS SHRUBS				
BMS 12		Blue Mist Spirea	Caryotera incana	5 gal.
CPL 12		Common Purple Lilac	Syringa vulgaris 'Purple'	5 gal.
KDP 101		Katherine Dykes Potentilla	Potentilla fruticosa 'Katherine Dykes'	5 gal.
MKL 34		Miss Kim Lilac	Syringa patula 'Miss Kim'	5 gal.
NFS 113		Neon Flash Spirea	Spiraea japonica 'Neon Flash'	5 gal.
RSR 30		Red Grootendorst Rose	Rosa x 'Red Grootendorst'	5 gal.
RTD 62		Red Twig Dogwood	Cornus stolonifera 'Bailey'	5 gal.
RUS 28		Russian Sage	Perovskia atropurpurea	5 gal.
WSC 14		Western Sandcherry	Prunus besseyi	5 gal.

NOTE: PLANT QUANTITIES AND LOCATIONS AS SHOWN ON DRAWINGS ARE INTENDED AS GUIDELINES. THIS INFORMATION IS SUBJECT TO FIELD VERIFICATION.

PLANT LIST FOR SHORT GRASSES AND WILDFLOWER MIX

COMMON NAME	BOTANICAL NAME	POUND OF PURE LIVE SEED	PERCENT OF MIX
Blue grama	Bouteloua gracilis	1.5	25%
Bottlebrush	Sitonia hystrix	7.5	5%
Buffalo Grass (Primed with KNO3)	Buchloe dactyloides	8	25%
Green needle grass	Stipa viridula	5	5%
Prairie June Grass	Koeleria cristata	2	5%
Sand Dropseed	Sporobolus cryptandrus	3	5%
Side Oats Grama	Bouteloua curtipendula	4.5	20%
Western Wheat	Agropyron smithii	8	10%

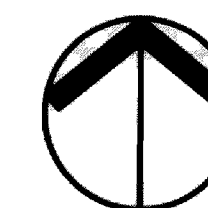
RECOMMENDED WILDFLOWER FOR CLAY LOAM SOIL	
COMMON NAME	BOTANICAL NAME
Yarrow	Achillea lanulosa
Purple prairie clover	Dalea purpurea
Wallflower	Erysimum asperum
Blanket flower	Gaillardia aristata
Annual sunflower	Helianthus annuus
Blazing star	Liatris punctata
Blue flax	Linum perenne lewisii
Tufted evening primrose	Oenothera caespitosa
Narrowleaf penstemon	Penstemon angustifolia
Mexican coneflower	Ratibida columnifera
Black-eyed susan	Rudbeckia hirta
Scarlet globe mallow	Sphaeralcea coccinea

OCTOBER 21, 1999
OCTOBER 14, 1999
SEPTEMBER 21, 1999
AUGUST 27, 1999
MAY 26, 1999

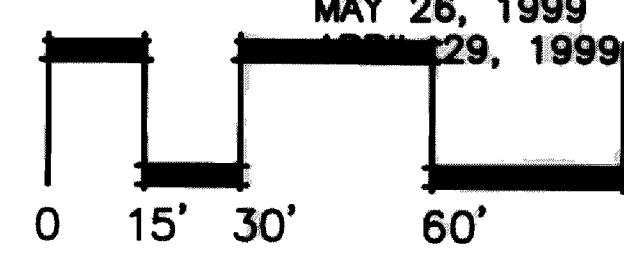
Valerian
L.L.C.
Landscape Architecture
Interior Planting Design
Environmental Conservation

14a West Dry Creek Circle
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303/347-1200 Fax 347-9361

Gateway American Properties



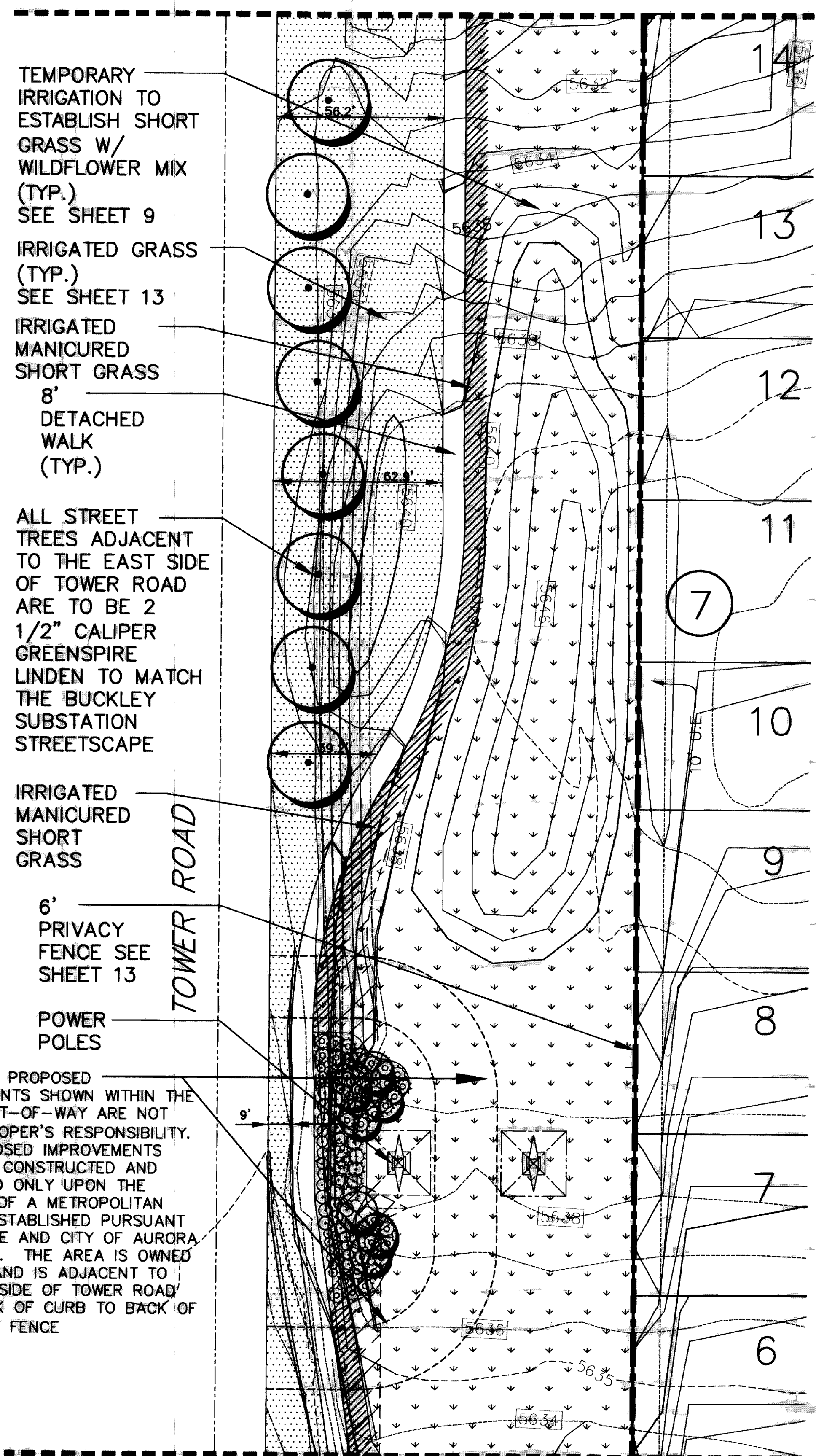
NORTH



SCALE: 1" = 30'

MATCHLINE O
SEE SHEET 9 OF 13

LIMIT OF WORK



6' PRIVACY FENCE SEE SHEET 13

IRRIGATED MANICURED SHORT GRASS

PSCO TRUCK ACCESS DRIVE NO TREES OR SHRUBS, UNPAVED

SHRUB MASS TO BE APPROVED BY PSCO

POWER POLES

8' DETACHED WALK (TYP.)

R=52' OUTSIDE
R=29' INSIDE

IRRIGATED GRASS (TYP.) SEE SHEET 13

ALL STREET TREES ADJACENT TO THE EAST SIDE OF TOWER ROAD ARE TO BE 2 1/2" CALIPER GREENSPIRE LINDEN TO MATCH THE BUCKLEY SUBSTATION STREETSCAPE

TEMPORARY IRRIGATION TO ESTABLISH SHORT GRASS W/ WILDFLOWER MIX (TYP.) SEE SHEET 9

NOTE: THE PROPOSED IMPROVEMENTS SHOWN WITHIN THE PSCO RIGHT-OF-WAY ARE NOT THE DEVELOPER'S RESPONSIBILITY. THE PROPOSED IMPROVEMENTS WOULD BE CONSTRUCTED AND MAINTAINED ONLY UPON THE CREATION OF A METROPOLITAN DISTRICT ESTABLISHED PURSUANT TO STATUTE AND CITY OF AURORA ORDINANCE. THE AREA IS OWNED BY PSCO AND IS ADJACENT TO THE EAST SIDE OF TOWER ROAD FROM BACK OF CURB TO BACK OF 6' PRIVACY FENCE

MATCHLINE O
SEE SHEET 9 OF 13

TEMPORARY IRRIGATION TO ESTABLISH SHORT GRASS W/ WILDFLOWER MIX (TYP.) SEE SHEET 9

IRRIGATED GRASS (TYP.) SEE SHEET 13

IRRIGATED MANICURED SHORT GRASS
8' DETACHED WALK (TYP.)

ALL STREET TREES ADJACENT TO THE EAST SIDE OF TOWER ROAD ARE TO BE 2 1/2" CALIPER GREENSPIRE LINDEN TO MATCH THE BUCKLEY SUBSTATION STREETSCAPE

IRRIGATED MANICURED SHORT GRASS

6' PRIVACY FENCE SEE SHEET 13

POWER POLES

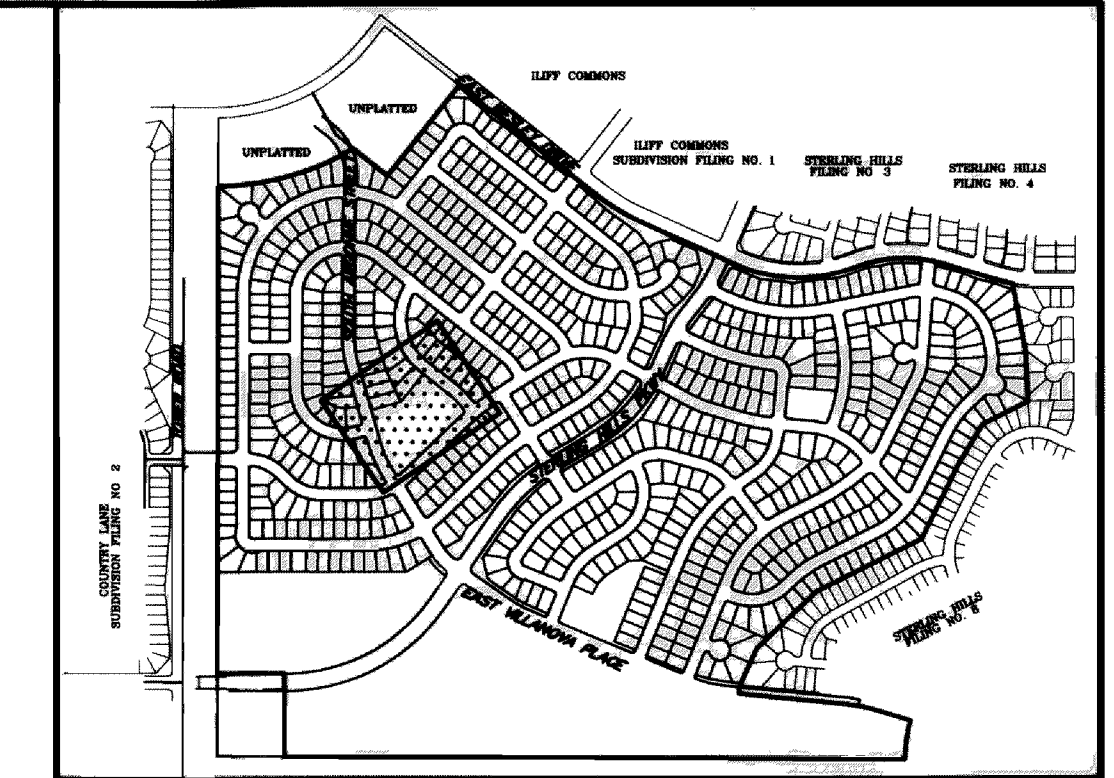
NOTE: THE PROPOSED IMPROVEMENTS SHOWN WITHIN THE PSCO RIGHT-OF-WAY ARE NOT THE DEVELOPER'S RESPONSIBILITY. THE PROPOSED IMPROVEMENTS WOULD BE CONSTRUCTED AND MAINTAINED ONLY UPON THE CREATION OF A METROPOLITAN DISTRICT ESTABLISHED PURSUANT TO STATUTE AND CITY OF AURORA ORDINANCE. THE AREA IS OWNED BY PSCO AND IS ADJACENT TO THE EAST SIDE OF TOWER ROAD FROM BACK OF CURB TO BACK OF 6' PRIVACY FENCE

MATCHLINE N
SEE SHEET 8 OF 13

DESIGN SUPPLEMENT STERLING HILLS FILING 9 AND 10 MASTER LANDSCAPE PLAN

SHEET 10 OF 13

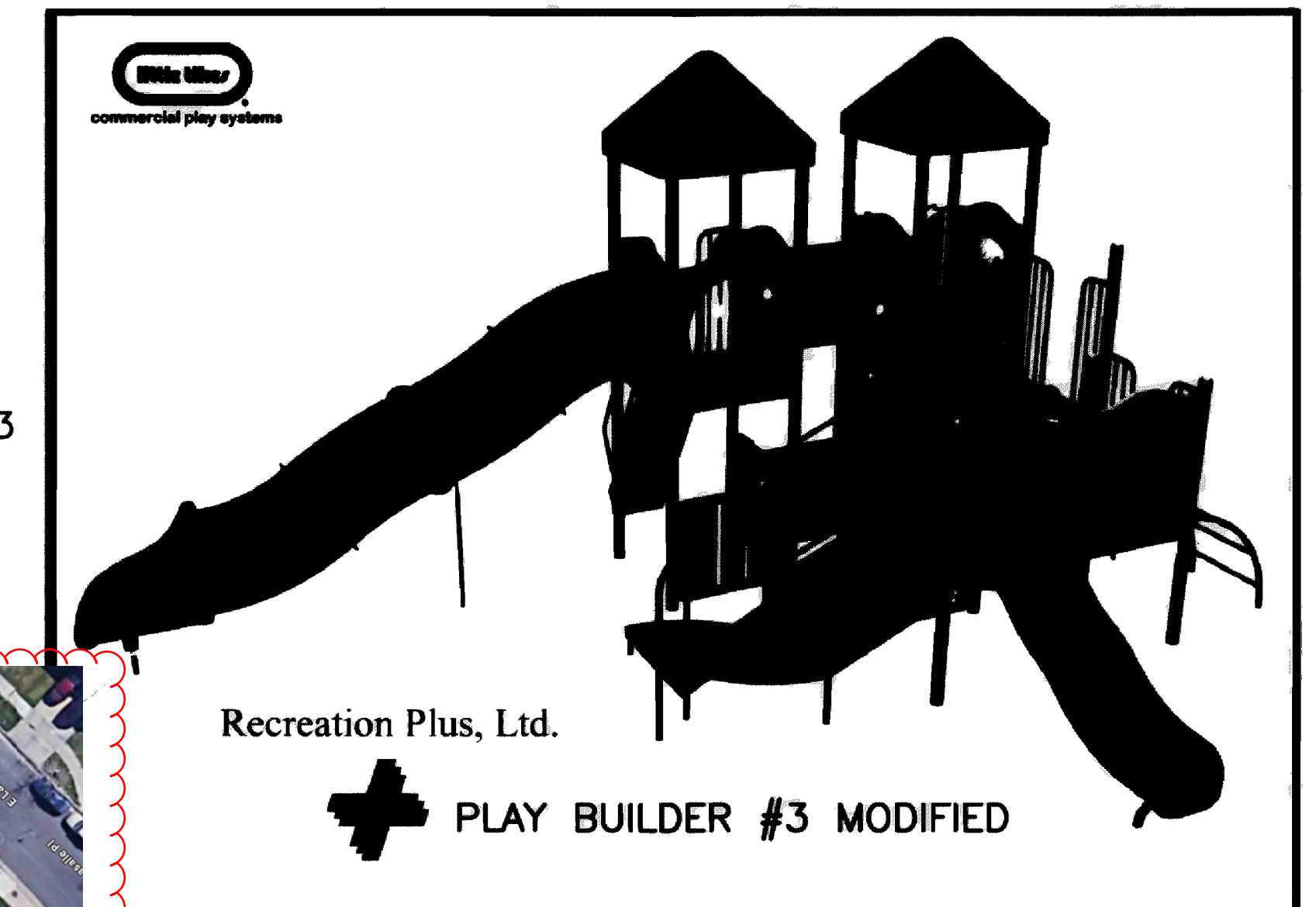
WATER USAGE TABLE: TRACT E-FILING 9	
NON-WATER CONSERVING: AREA (SQUARE FEET)	
IRRIGATED TURF AREA	122,168
WATER CONSERVING: AREA (SQUARE FEET)	
SHRUB AREA	1680



VICINITY MAP
SCALE: 1"=1000'

LANDSCAPE KEY

- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- BRICK COLUMN
- 6' PRIVACY FENCE
- FIRE HYDRANT
- STREET LIGHT
- LUMINARE



PLAY EQUIPMENT FOR TRACT E

N.T.S.

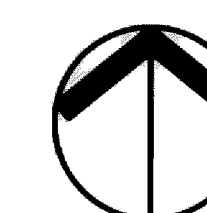
OCTOBER 21, 1999
OCTOBER 14, 1999
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MAY 26, 1999
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Valerian L.L.C.
Landscape Architecture
Interior Planting Design
Environmental Conservation

14a West Dry Creek Circle
Littleton, Colorado 80120

303/347-1200 Fax 347-9361

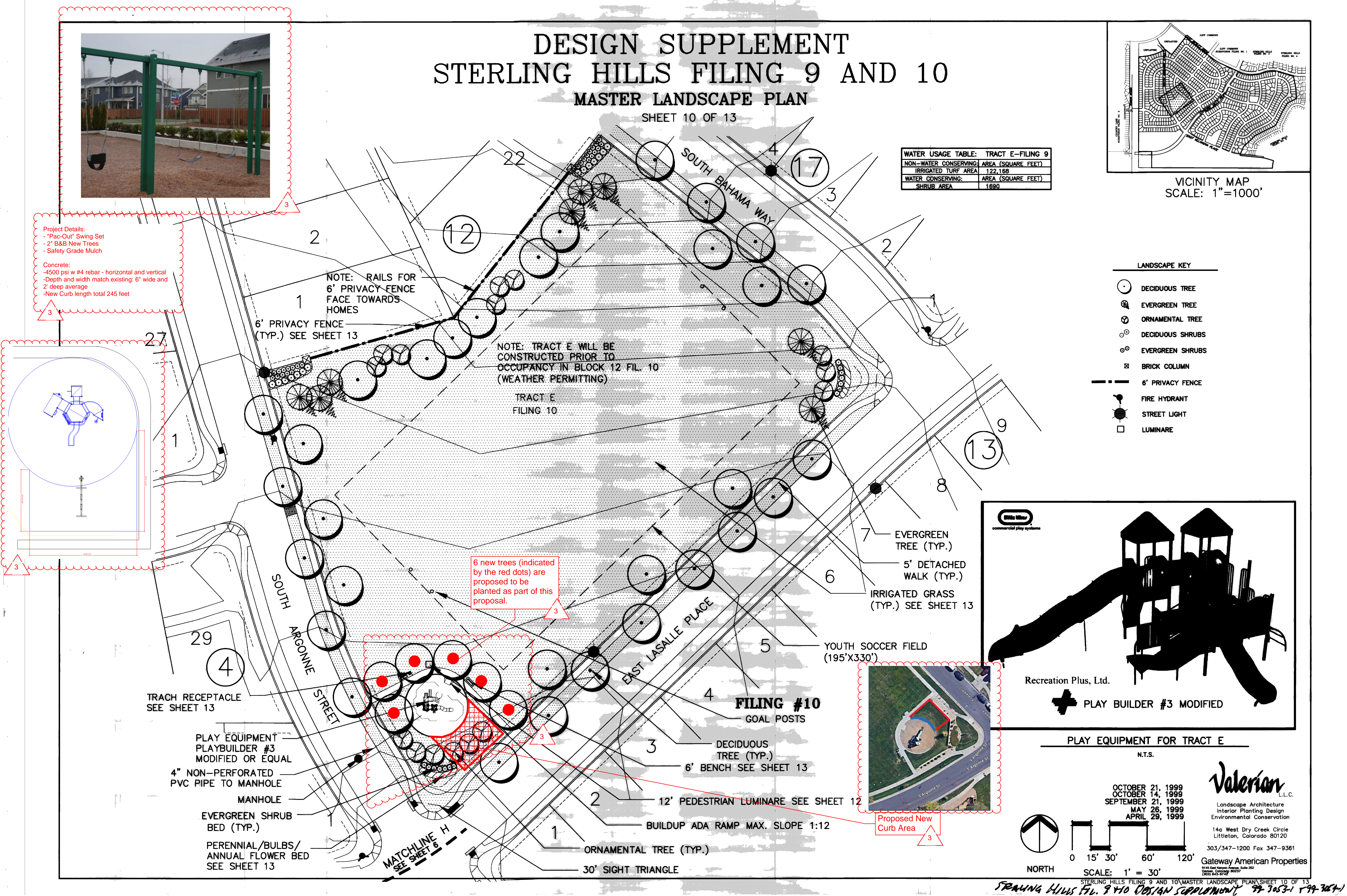
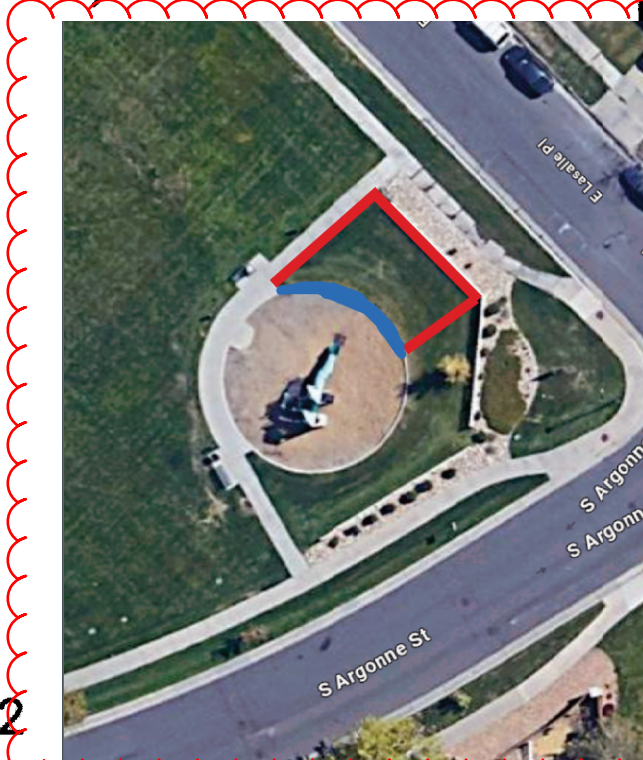
Gateway American Properties



NORTH

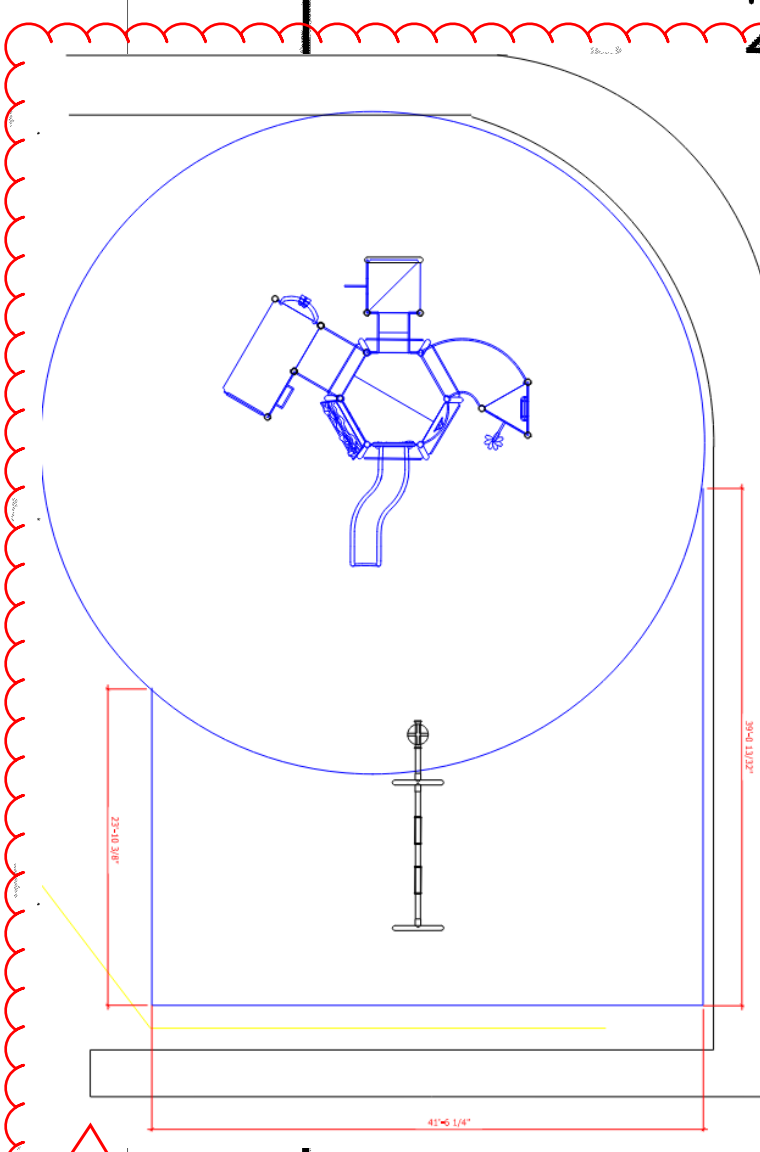


SCALE: 1" = 30'



Project Details:
- "Pac-Out" Swing Set
- 2" B&B New Trees
- Safety Grade Mulch

Concrete:
- 4500 psi w #4 rebar - horizontal and vertical
- Depth and width match existing: 6" wide and 2' deep average
- New Curb length total 245 feet



STERLING HILLS FILING 9 AND 10 MASTER LANDSCAPE PLAN SHEET 10 OF 13
STERLING HILLS FILING 9 AND 10 DESIGN SUPPLEMENT 99-3053-1 1999-3054-1

SHEET 11 OF 13



N.T.S.

PLAYBUILDERS #4,
JIGGLIN DINOSAUR,
SPRING 2 SEAT
TOTTER, OR EQUAL

PICNIC TABLE
SEE SHEET 11

12'x12' SHELTER
OR EQUAL
SEE SHEET 11

— RAILS FOR 6'
PRIVACY FENCE
FACES TOWARDS
HOMES

— 12' PEDESTRIAN
LUMINARE SEE
SHEET 12

— 6' BENCH SEE
SHEET 13

SEATS AND TOP SHALL BE FABRICATED FROM 13 GA. PRECISION PUNCHED PLAT STEEL SHEET TO ELIMINATE SHARP CORNERS, ALL EDGES SHALL BE ROLLED TO A 2" DIA. FOR EXTRA RIGIDITY, ALL TABLE TOP AND SEATS SHALL HAVE 11 GA. STEEL BRACING WELDED TO THE UNDERSIDE. TOP AND SEATS SHALL BE COATED WITH AND 1/8" THICK OVEN CURED, POLY-VINYL CHLORIDE.

TOP SUPPORT SHALL BE OF 2-1/2" X 11 GA.
SQUARE TUBING WITH TWO 7 GA. TOP BRACKETS
ELECTRICALLY WELDED TO EACH END.

TOP BRACKET SHALL BE ELECTRICALLY WELDED TO FRAME
FABRICATED FROM 7 GA. STEEL AND PRECISION PUNCHED.
ALL CORNERS ARE ROUNDED TO 1-1/2" RADIUS

SEAT BRACKET FABRICATED FROM 7 GA. STEEL AND ELECTRICALLY WELDED TO FRAME. CORNERS ROUNDED TO 1-1/8".

SEAT SUPPORTS SHALL BE OF 2-1/2" Z 11 GA. SQUARE
TUBING GALVANIZED MODELS SHALL BE HOT-DIPPED

2'-4" GALVANIZED PER ASTM A120 AFTER FABRICATION,
COVERING ALL WELDS, CUTS, PUNCHED HOLES, ETC..
CENTER POST IS FABRICATED FROM 4" X 4 GA. X
48" SQUARE TUBING WITH SUPPORT POSTS
ELECTRICALLY WELDED IN PLACE.

PICNIC TABLE AND INSTALLATION

$$3/16" = 1' - 0"$$

PICNIC TABLE INFORMATION:

A. MODEL: PICNIC TABLE 266-BNY WITH VINYL CLAD TOP AND SEATS
B. REFER TO PICNIC TABLE SPECIFICATIONS AND DETAIL DRAWINGS PROVIDED BY IRON MOUNTAIN FORGE
C. REPRESENTATIVE: RECREATION PLUS, LTD
15209 WEST ELLSWORTH DRIVE
GOLDEN, COLORADO 80401
(303-278-1455) OR FAX (303-278-1606)

PICNIC SHELTER

$$1/4'' = 1' - 0''$$

PICNIC SHELTER INFORMATION:

12' X 12' SHELTER INFORMATION:
A. MODEL: APEX SP-12 MADE BY CENTRAL DENVER IRONWORKS, INC.
12' X 12' SHELTER WITH SQUARE COLUMNS AND HI-COR ROOF TO MATCH COLOR OF
ROOF OF PLAYBUILDERS #4 PLAY EQUIPMENT.

B. REFER TO THE 12' X 12' SHELTER SPECIFICATIONS AND DETAIL DRAWINGS PROVIDED BY IRON WORKS

C. REPRESENTATIVE: RECREATION PLUS, LTD
15209 WEST ELLSWORTH DRIVE
GOLDEN, COLORADO 80401
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303/347-1200 Fax 347-9361

Gateway American Properties

9145 East Kenyon Avenue, Suite 202
Denver, Colorado 80237
(303) 646-8312

WATER USAGE TABLE: TRACT G--FILING 5	
NON-WATER CONSERVING:	AREA (SQUARE FEET)
IRRIGATED TURF AREA	4877
TOTAL	4877
WATER CONSERVING:	AREA (SQUARE FEET)
SHRUB AREA	240

WATER USAGE TABLE: TRACT H-FILING 9	
NON-WATER CONSERVING:	AREA (SQUARE FEET)
IRRIGATED TURF AREA	2813
TOTAL	2813
WATER CONSERVING:	
SHRUB AREA	240

WATER USAGE TABLE: TRACT J-FILING 9	
NON-WATER CONSERVING:	AREA (SQUARE FEET)
IRRIGATED TURF AREA	96,398
WATER CONSERVING:	AREA (SQUARE FEET)
SHRUB AREA	2,420

FILING #9

5' DETACHED WALK (TYP.)

ORNAMENTAL
TREE (TYP.)

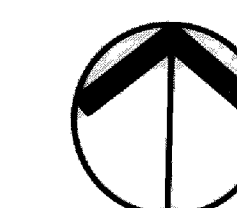
ORNAMENTAL FENCE—
SEE SHEET 13
TYPICAL FENCE LOCATION PER
NOTE 13 OF SHEET 1 OF THE
DESIGN SUPPLEMENT

30' SIGHT
TRIANGLE

DECIDUOUS AND EVERGREEN
SHRUB BED (TYP.)

TRACT C
FILING 9

5' DETACHED TRANSITION-
WALK SHALL ATTACH TO
EXISTING WALK



NORTH

SCALE: 1' = 50'

DESIGN SUPPLEMENT

STERLING HILLS FILING 9 AND 10

SHEET 1 OF 13

PROPERTY DESCRIPTION

STERLING HILLS SUBDIVISION FILING NO. 9 AS RECORDED
IN THE CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO CONTAINING 127.97 ACRES
MORE OR LESS.

AND

STERLING HILLS SUBDIVISION FILING NO. 10 AS RECORDED IN
THE CITY OF AURORA, COUNTY OF ARAPAHOE,
STATE OF COLORADO CONTAINING 111.89 ACRES
MORE OR LESS.

DESIGN SUPPLEMENT

- NO ARCHITECTURAL FEATURE (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, FOUNDATION, FOOTERS, CANTILEVERED WALLS, ETC.) IS ALLOWED TO ENCRoACH INTO ANY EASEMENTS.
 - ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAYS. THE OWNERS AS RECORDED BY THE SUBDIVISION PLAT, THEIR SUCCESSORS AND ASSIGNS HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
 - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THIS APPROVED LANDSCAPE PLAN AND ON FILE IN THE PLANNING DEPARTMENT.
 - THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 128-278 OF THE AURORA CITY CODE.
 - NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN ON THE PLANS WHICH ARE A PART OF THE DESIGN SUPPLEMENT, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
 - ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THESE DESIGN SUPPLEMENT PLANS ARE SUBJECT TO ADMINISTRATIVE CHANGES. A COPY OF THE OFFICIAL CURRENT DESIGN SUPPLEMENT MAY BE PURCHASED AT THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING.
 - ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
 - ATTENTION BUILDING DEPARTMENT:** THERE ARE SPECIFIC LOTS IN THIS AREA WHICH ARE LOCATED WITHIN THE LDN 55 NOISE CONTOUR AND AIR INFLUENCE FOR THE BUCKLEY AIR NATIONAL GUARD. AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO THE PLANNING APPLICATION GUIDEBOOK INSTRUCTIONS, WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT TO EXCEED LND 40 FOR RESIDENTIAL CONSTRUCTION UNDER WOESE-CASE NOISE CONDITIONS.
 - THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 148-1587 (c) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY.
- THAT NOTICE SHALL STATE:

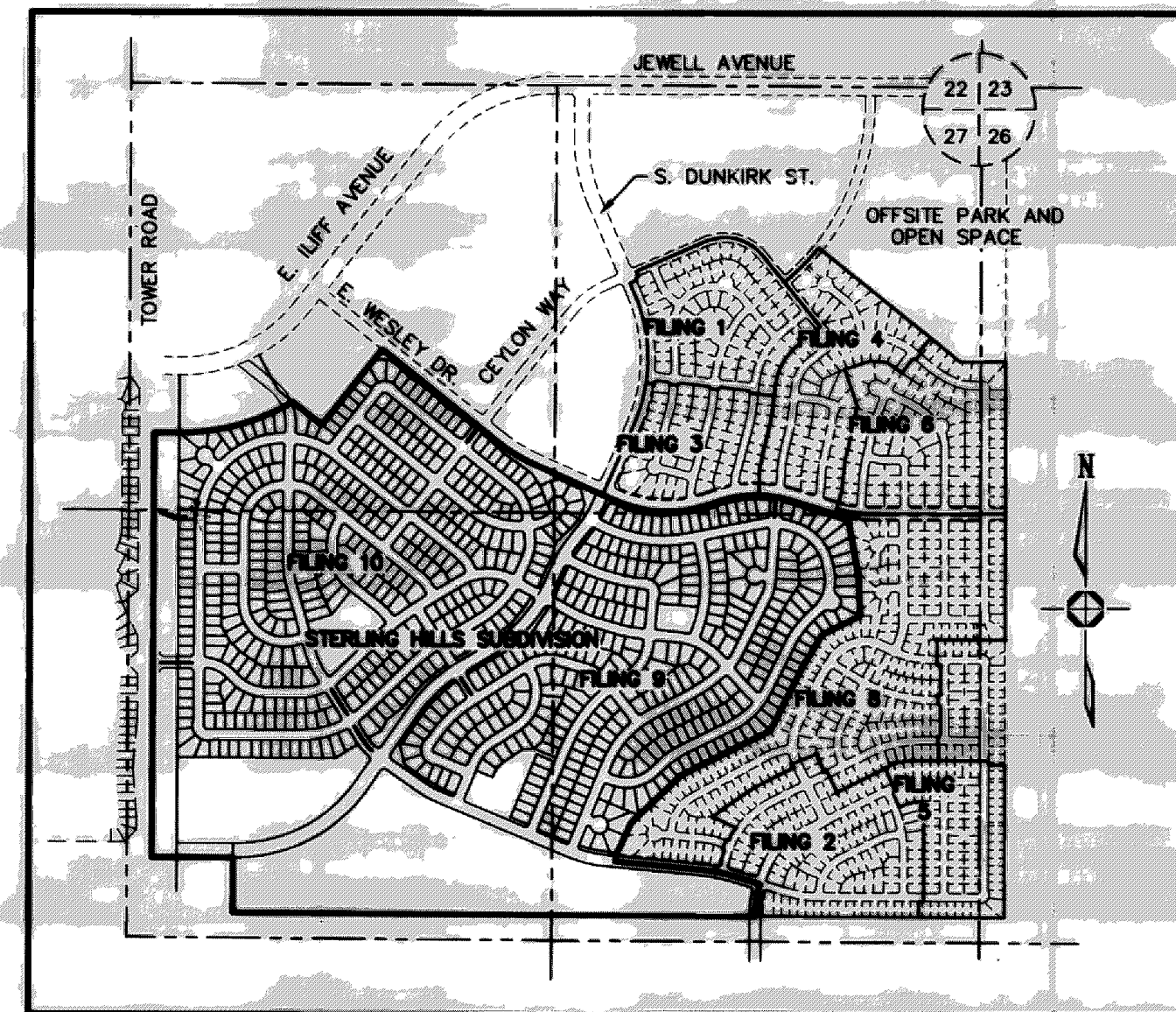
ALD VENDOR'S NOTICE

VENDORS OF REAL PROPERTY LOCATED WITHIN THE AIRPORT INFLUENCE DISTRICT SHALL PROVIDE THE FOLLOWING NOTICE TO PROSPECTIVE PURCHASERS AND CAUSE SUCH NOTICE TO BE RECORDED WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY:

NOTICE

THE PROPERTY KNOWN AS (LEGAL DESCRIPTION AND ADDRESS) IS LOCATED WITHIN AN AREA WHICH HAS BEEN OFFICIALLY DESIGNATED AS AN AIRPORT INFLUENCE DISTRICT BY THE CITY OF AURORA. AS A RESULT OF THIS DESIGNATION THE PROPERTY IS SUBJECT TO THE FOLLOWING:

- AN AVIATION EASEMENT GRANTED TO THE CITY OF AURORA RECORDED IN BOOK 5730, AT PAGE 306, ARAPAHOE COUNTY, COLORADO, WHICH ALLOWS FOR THE UNOBSTRUCTED PASSAGE OF AIRCRAFT ABOVE THE PROPERTY, AND PROVIDES FOR THE WAIVER OF ANY RIGHT OR CAUSE OF ACTION AGAINST THE CITY OF AURORA DUE TO NOISE, VIBRATIONS, FUMES, DUST, FUEL PARTICULATES CAUSED BY AIRCRAFT OR AIRPORT OPERATIONS.
- THE USE AND ENJOYMENT OF THE PROPERTY MAY BE AFFECTED BY AIRCRAFT NOISE, VIBRATIONS, FUMES, SMOKE, DUST OR FUEL PARTICULATES FROM AIRCRAFT OPERATION.



VICINITY MAP
SCALE: 1" = 2000'

- CITY OF AURORA RESOLUTION NO. R99-98 AUTHORIZED THE STERLING HILLS WEST METROPOLITAN DISTRICT AND THE CITY OF AURORA TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT. THIS AGREEMENT RELATES TO CERTAIN PUBLIC IMPROVEMENTS AND DESIGN STANDARDS FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION. OFFSITE IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO TOWER ROAD LANDSCAPING, GREAT PLAINS PARK PLANNING AND FINANCIAL PARTICIPATION, TRAFFIC SIGNAL FUNDING PARTICIPATION.
- THE ATTACHED TABLE SUMMARIZES THE OPEN SPACE AND LANDSCAPE TRACTS PROVIDED BY THE SUBDIVISION PLATS FOR STERLING HILLS FILING 9 AND 10.

FILING 9	AREA	FILING 10	AREA
TRACT A	25,386 sf	TRACT A	18,566 sf
TRACT B	15,364 sf	TRACT B	51,613 sf
TRACT C	4,199 sf	TRACT C	15,823 sf
TRACT D	4,343 sf	TRACT D	27,285 sf
TRACT E	27,906 sf	TRACT E	129,114 sf
TRACT F	9,789 sf	TRACT F	939 sf
TRACT G	5,117 sf	TRACT G	1,079 sf
TRACT H	3,053 sf	TRACT H	1,889 sf
TRACT J	107,272 sf	TRACT J	1,950 sf
TRACT K	38,716 sf	TRACT K	3,056 sf
TRACT L	1,319 sf	TOTAL	251,294 sf
TRACT M	1,144 sf		
TOTAL	244,608 sf		

- FENCING IMPROVEMENTS ALONG LOCAL STREET TYPE 1 CONTINUOUS STREETS SHALL BE CONSTRUCTED ON THE PROPERTY LINE BETWEEN THE PRIVATE LOT AND PUBLIC RIGHT-OF-WAY. IN ACCORDANCE WITH THE CITY APPROVED STREET SECTION STANDARD A ONE FOOT BUFFER FROM INSIDE EDGE OF 5' DETACHED WALK TO FENCE WILL BE PROVIDED AS NOTED ON THE SHEETS 3 AND 11 (S. FLANDERS CT.), SHEET 6 (S. ARGOINNE STREET), SHEETS 5 AND 6 (E. LASALLE STREET).
- SIDEWALKS THAT ARE LOCATED IN TRACTS OUTSIDE OF THE RIGHT-OF-WAY WILL BE CONVEYED TO THE CITY OF AURORA THROUGH A SIDEWALK EASEMENT SUBMITTED AS A SEPARATE DOCUMENT. THE EASEMENT WILL BE PREPARED BASED ON FINAL APPROVED CIVIL PLANS.

ARCHITECTURAL QUALITY

STERLING HILLS WEST DESIGN STANDARDS		
MINIMUM FLOOR AREA PER DWELLING UNIT, EXCLUDING PORCHES, FINISHED BASEMENTS, ATTICS, GARAGES, AND WALKOUTS.		1200 sq. ft. MINIMUM FOR RANCHES 1400 sq. ft. MINIMUM FOR ALL OTHERS
ARCHITECTURAL VARIETY		FOR EACH DEVELOPMENT OF 100 SINGLE FAMILY UNITS AT LEAST FOUR DIFFERENT MODELS SHALL BE AVAILABLE.
GARAGES	ALL GARAGES	SHALL COMPLY WITH THE SPD REQUIREMENTS 148-215. ALL GARAGE DOORS ON FRONT ELEVATION REQUIRE GLAZED WINDOW PANELS.
	ONE OR TWO-CAR GARAGES	TOTAL WIDTH OF GARAGE DOORS ON FRONT ELEVATION SHALL NOT EXCEED 45% OF THE FULL FRONT ELEVATION WIDTH.
	GARAGES CONTAINING THREE OR MORE UNBLOCKED PARKING SPACES.	TOTAL WIDTH OF GARAGE DOORS ON FRONT ELEVATION SHALL NOT EXCEED 53% OF FULL FRONT ELEVATION WIDTH. MINIMUM 2 FT. OFFSET BETWEEN THE SINGLE AND DOUBLE DOOR.
ROOF DESIGN AND MATERIALS	ROOF PITCH/FORM	MINIMUM 5/12 ROOF PITCH. ACCEPTABLE ROOF FORMS INCLUDE GABLE, HIP, SHED, AND GAMBREL.
	ROOF MATERIALS	ROOFING MATERIAL SHALL BE ASPHALT SHINGLES OR FIBERGLASS SHINGLES (WITH A 25 YEAR WARRANTY), CLAY, OR CONCRETE TILE.
SPECIAL ARCHITECTURAL FEATURES	PORCHES, DECKS, BALCONIES	REQUIRED ON ALL RESIDENTIAL STRUCTURES - MINIMUM 25 sq. ft. and MINIMUM DEPTH OF 5 ft. A MINIMUM OF 50% OF UNITS SHALL HAVE FRONT PORCHES THAT COVER 100% OF THE TOTAL NON-GARAGE FRONT ELEVATION (MINIMUM SIZE 50 sq. ft.). PORCH AND DECK COLUMNS AND ROOFS SHALL BE INTEGRATED INTO THE OVERALL DESIGN OF THE HOUSE TO WHICH THEY ARE ATTACHED, AND SHALL BE CONSTRUCTED OF MATERIALS CONSISTENT WITH THOSE FOUND ELSEWHERE ON THE HOUSE. ALL PORCH OR DECK COLUMNS LOCATED ON THE FRONT OF THE HOUSE, OR ON ELEVATIONS FACING A PUBLIC OPEN SPACE, SHALL HAVE A MINIMUM CROSS-SECTION OF AT LEAST 5 1/2 INCHES.
	ROOF DESIGN	ALL HOMES SHALL INCLUDE ROOF DESIGNS FEATURING AT LEAST THREE DISTINCT RIDGE LINES WITH A MINIMUM LENGTH OF AT LEAST 2 FEET PER RIDGE LINE.
	BAY WINDOWS	BAY WINDOWS OR OTHER POP-OUTS WILL BE PROVIDED ON THE FRONT ELEVATIONS ABUTTING PUBLIC STREETS WHEN UNBROKEN WALL PLANES EXCEED 20 FEET.
	FRONT ENTRY STAIRS	WHERE STAIRS RUN TO THE FRONT DOOR, SINGLE RUNS OF STAIRS SHALL BE LIMITED TO SIX STEPS AND BE ENCLOSED OR HAVE A SOLID, PAINTED BACKING.
	FRONT DOORS	VISIBLE TO STREET.
MINIMUM % OF BRICK (OR OTHER MASONRY PRODUCTS AS APPROVED BY DIRECTOR OF PLANNING).	PORCH LIGHTING	PORCH LIGHTING IS REQUIRED TO ALLOW THE ADDRESS TO BE LEGIBLE AT NIGHT BY THE LIGHT.
	CONCRETE BLOCK, INCLUDING SPLIT AND GROUND-FACE BLOCK, ARE NOT PERMITTED.	ALL FRONT AND SIDE ELEVATIONS ABUTTING PUBLIC STREETS, OR PUBLIC OPEN SPACE SHALL MEET EITHER OF THE FOLLOWING REQUIREMENTS: (1) AT LEAST 30% OF THE NET WALL AREA (EXCLUSIVE OF WINDOWS AND DOORS) OF EACH SUCH ELEVATION SHALL BE SURFACED WITH BRICK OR STONE; OR (2) AT LEAST 80% OF THE NET WALL AREA (EXCLUSIVE OF WINDOWS AND DOORS) OF EACH SUCH AREA SHALL BE SURFACED WITH STUCCO. FOR REAR ELEVATIONS ABUTTING PUBLIC STREETS, OR PUBLIC OPEN SPACE SHALL MEET EITHER (1) OR (2) AS DISCUSSED ABOVE OR (3) A SECOND STORY TREATMENT USING A MINIMUM OF TWO OF THE FOLLOWING: THE ADDITION OF TWO DISTINCT RIDGE LINES, INCLUDING DORMERS; WINDOW DETAILS, SUCH AS MULLIONS, KEYSTONE FEATURES ABOVE FENESTRATION OR BAY WINDOWS, SHUTTERS, ARCHITECTURAL MILLWORK AT EAVE LINE. CALCULATIONS FOR MINIMUM BRICK, STONE, OR STUCCO AREAS SHALL INCLUDE ALL INSIDE WALL RETURNS ON THE FRONT ELEVATION. BRICK SHALL BE WRAPPED A MINIMUM OF TWO FEET AROUND THE SIDE OF FRONT ELEVATIONS AT OUTSIDE CORNERS.
VARIED DESIGN	(CONTAIN AT LEAST 3 OF FOLLOWING ITALICIZED FEATURES)	
		BAY WINDOWS NOT OTHERWISE REQUIRED
		SHUTTERS ON AT LEAST 1/3 OF THE WINDOWS NOT OTHERWISE REQUIRED
		MIM. TWO ELEVATIONS WITH CLERESTORY OR TRANSOM WINDOWS
		BACK PORCH CONCRETE PATIOS MINIMUM AREA OF 100 FEET
		ROOF DORMERS (MIN. 2) NOT OTHERWISE REQUIRED
		WALK-OUT BASEMENT
		ARCHITECTURAL PROFILE TILE OR CONCRETE TILE ROOF
		CHIMNEYS ON EXTERIOR WALLS, FACED WITH MASONRY OR STUCCO, BASE ON GRADE
		PATTERNED DRIVEWAYS OR WALKS
		BOX OF FRONT ELEVATION BRICK OR STONE VENEER (LESS OPENINGS)
		GARAGE DOOR DOES NOT APPEAR ON FRONT ELEV. NOT OTHERWISE REQUIRED BY CITY CODE
		MAIN ROOF SLOPE 6:12 OR GREATER
		FRONT DOOR WITH TWO SIDELIGHTS, OR A TRANSOM OVER DOOR
		KEYSTONE FEATURES ABOVE FENESTRATION NOT OTHERWISE REQUIRED

Admin Amdt 6/25/04
Allow an alternate privacy fence on a corner lot @ 19532 E. Lasalle Place.
See file for details

CITY OF AURORA APPROVALS

SUBDIVISION REVIEW COMMITTEE

Debbie M. Bolles

PLANNING DIRECTOR

DR 9622
DIRECTOR OF PUBLIC WORKS

12-14-99
DATE

12/14/99
DATE

Admin Amdt 1999-3053-03 11-23-04

Conditionally approved amendment to allow 6-foot privacy fences on select corner lots. (In accordance to detail on sheet 13)

- Conditions:
- A 10-foot minimum setback is required on reverse corner lots *
 - A 4-foot minimum setback is required on corner lots that are not reverse corner lots **
 - The area between the sidewalk and fence must be landscaped and maintained by the homeowner in accordance to code
 - Neither of the privacy fence allowances will extend to lot 14, Block 19 (19171 E. Harvard Drive) as both street frontages qualify as "front yards" and therefore, neither street frontages qualify as a side yard. (This is a 5-sided lot)



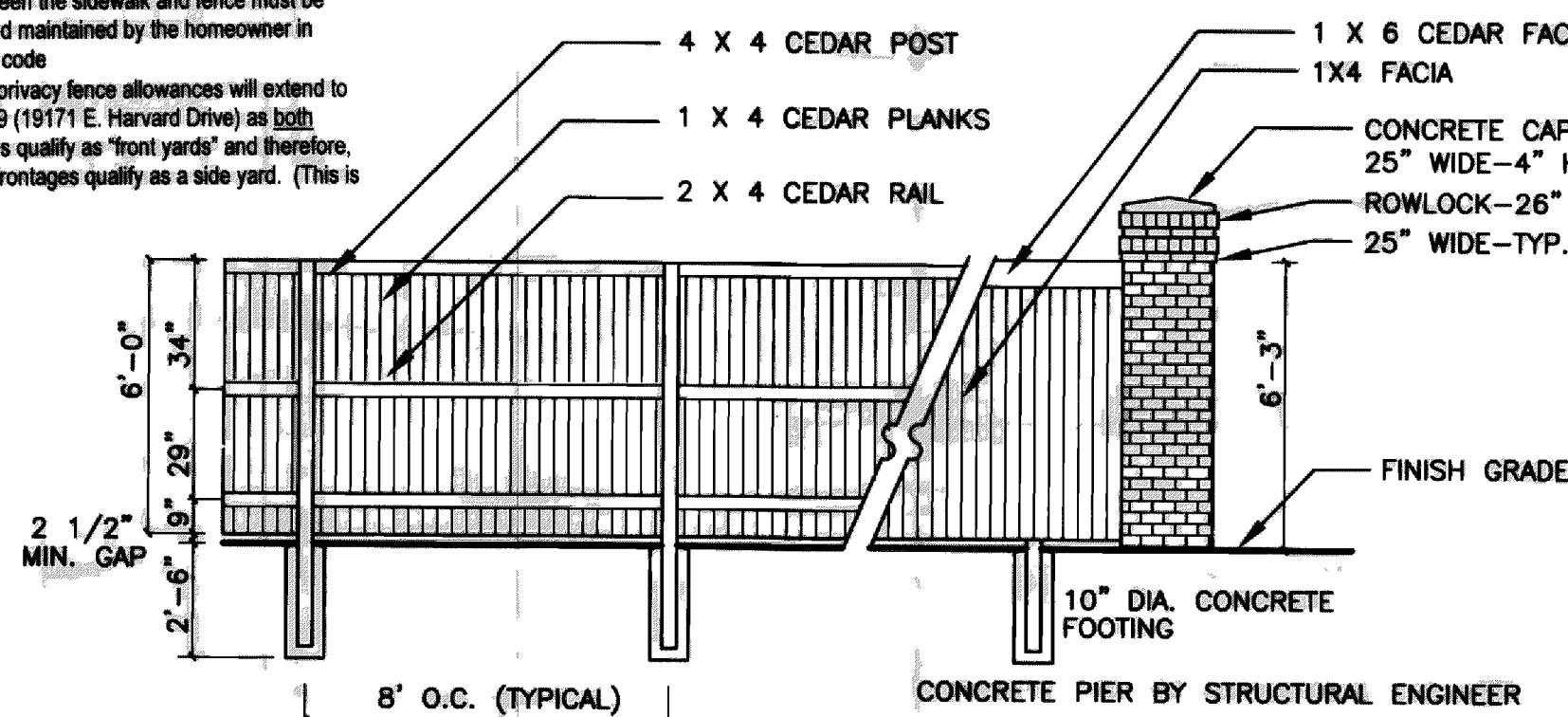
MYLAR CHANGE 1999-3053-04 (SHEET 12 OF 13 OF MASTER LANDSCAPE PLAN)

- ADDITION OF 20'x20' RAMADA WITH 22'x22' PAD
- 46'x30' BASKETBALL COURT
- CONNECTING SIDEWALKS TO EXISTING BETWEEN PADS & WALKS
- ADDITION OF SHRUBS AND REPLACING 2 DEAD TREES

Conditionally approved amendment to allow 6-foot privacy fences on select corner lots. (in accordance to detail on sheet 13)

Conditions:

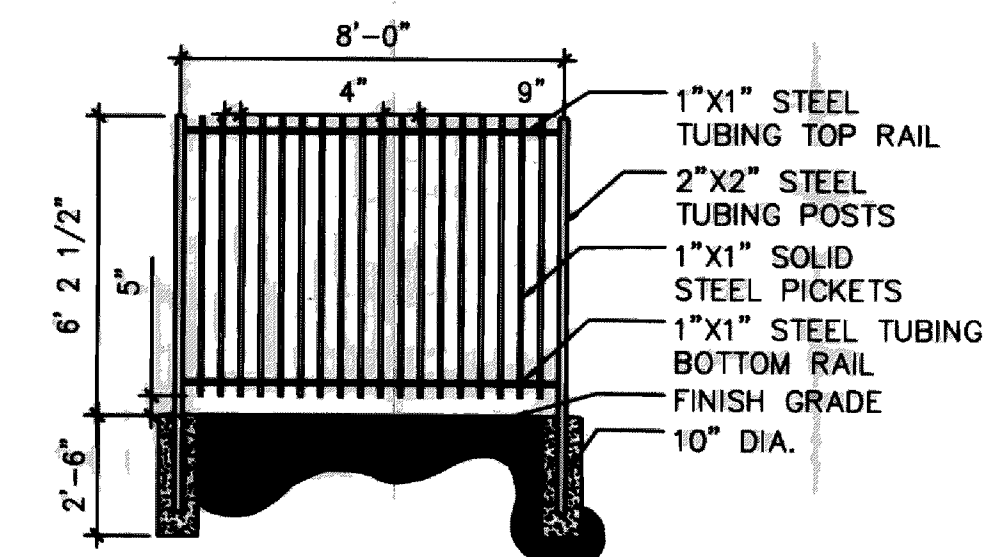
- A 10-foot minimum setback is required on reverse corner lots.
- A 4-foot minimum setback is required on corner lots that are not reverse corner lots.
- The area between the sidewalk and fence must be landscaped and maintained by the homeowner in accordance to code.
- Neither of the privacy fence allowances will extend to lot 14, Block 19 (19171 E. Harvard Drive) as both street frontages qualify as "front yards" and therefore, neither street frontages qualify as a side yard. (This is a 5-sided lot)



6' PRIVACY FENCE WITH CAP

1/4"=1'-0"

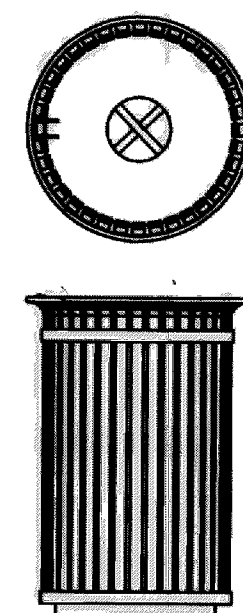
NOTE: STAIN FENCE WITH CAPE COD GRAY TO MATCH EXISTING STERLING HILL FILINGS).



ORNAMENTAL FENCE

1/4"=1'-0"

NOTE: ORNAMENTAL FENCE WILL BE PAINTED BLACK.



6' METAL BENCH

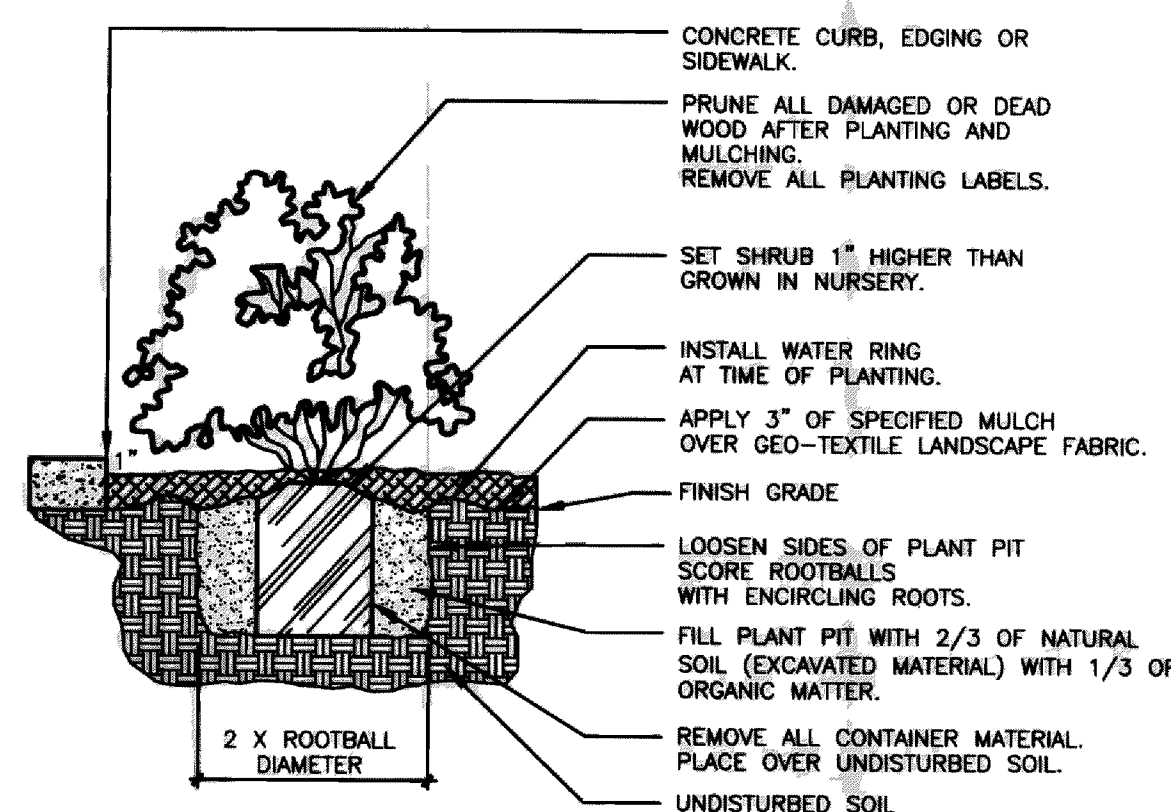
NTS- SEE SHEET 10, 11, AND 12

- A. REPRESENTATIVE: RECREATION PLUS, LTD.
15209 WEST ELLSWORTH DRIVE
GOLDEN, COLORADO 80401
(303-278-1455) OR FAX (303-278-1606)
- B. TYPE: MANCHESTER BACKED BENCH
MODEL: MC101-72
COLOR: HUNTER GREEN
BRP ENTERPRISES, INC.

TRASH RECEPTACLE

NTS- SEE SHEET 10, 11, AND 12

- A. REPRESENTATIVE: RECREATION PLUS, LTD.
15209 WEST ELLSWORTH DRIVE
GOLDEN, COLORADO 80401
(303-278-1455) OR FAX (303-278-1606)
- B. TYPE: MANCHESTER
MODEL: MC402-FT
COLOR: HUNTER GREEN
BRP ENTERPRISES, INC.



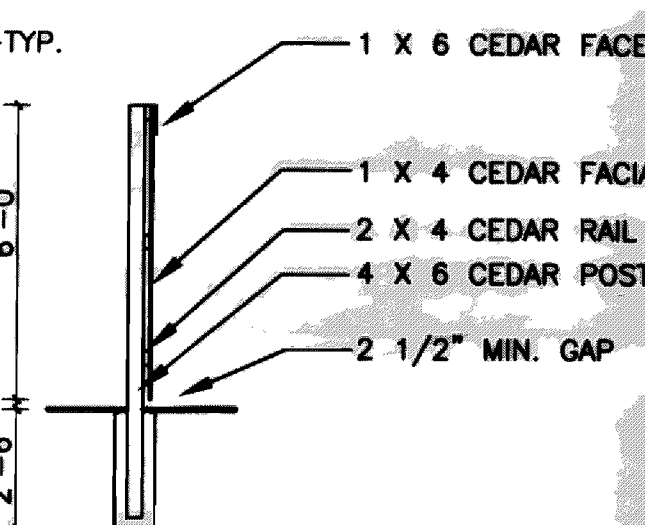
NOTE: ANY PLANT NOT IN ACCORDANCE WITH COLORADO NURSERY ACT REQUIREMENTS WILL BE REJECTED.
HOLD MULCH GRADE 1" BELOW EDGE OF WALK, EDGING AND CURB.
JUNIPER PLANTS SHALL BE PLANTED WITH TOP OF ROOTBALL AT FINISH GRADE OF MULCH LAYER.

SHRUB PLANTING

N.T.S.

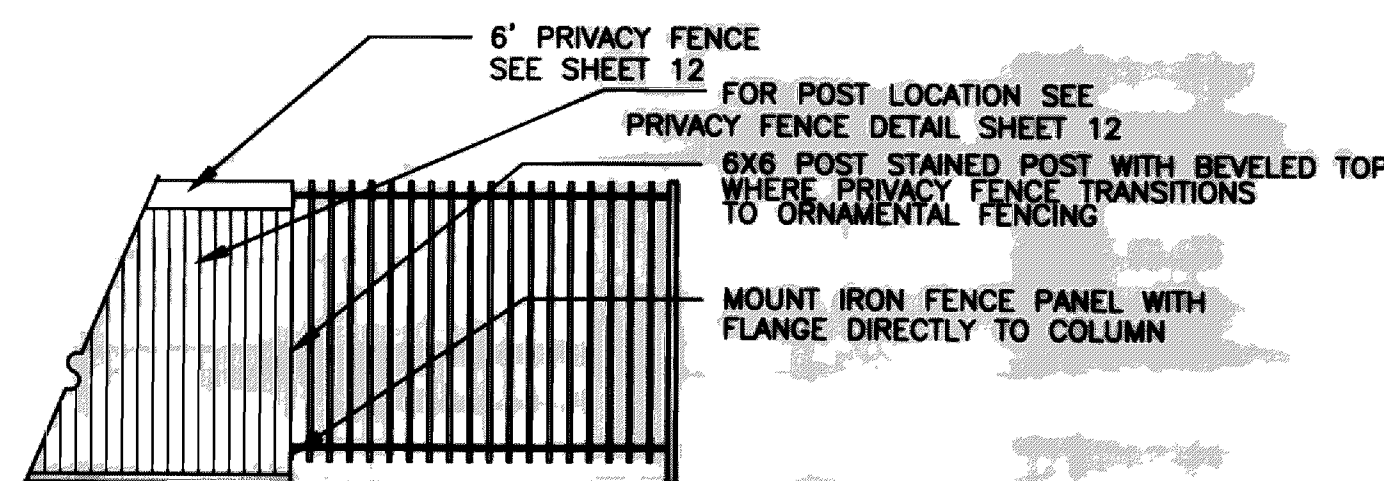
GEORGETOWN BRICK TO MATCH EXISTING AVAILABLE THROUGH ROBINSON BRICK 783-3010

NOTE: 4X6 CEDAR POSTS TO BE ON SIDE OF FENCE AWAY FROM STREET



SECTION

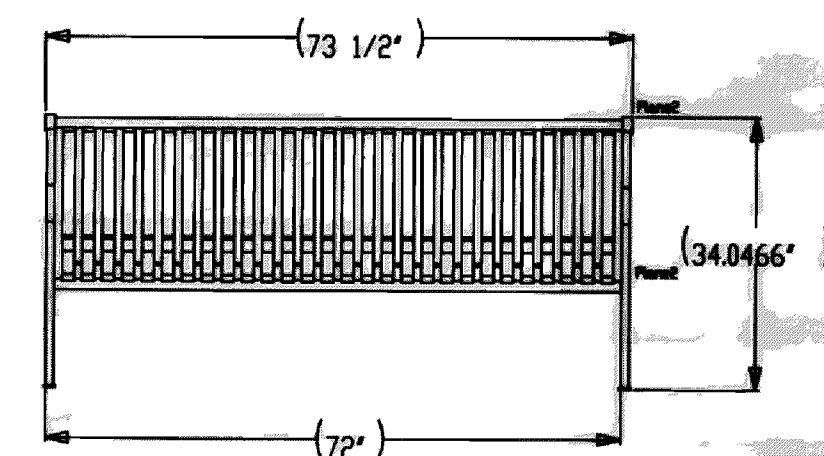
1/4"=1'-0"



WOOD AND IRON FENCE TRANSITION

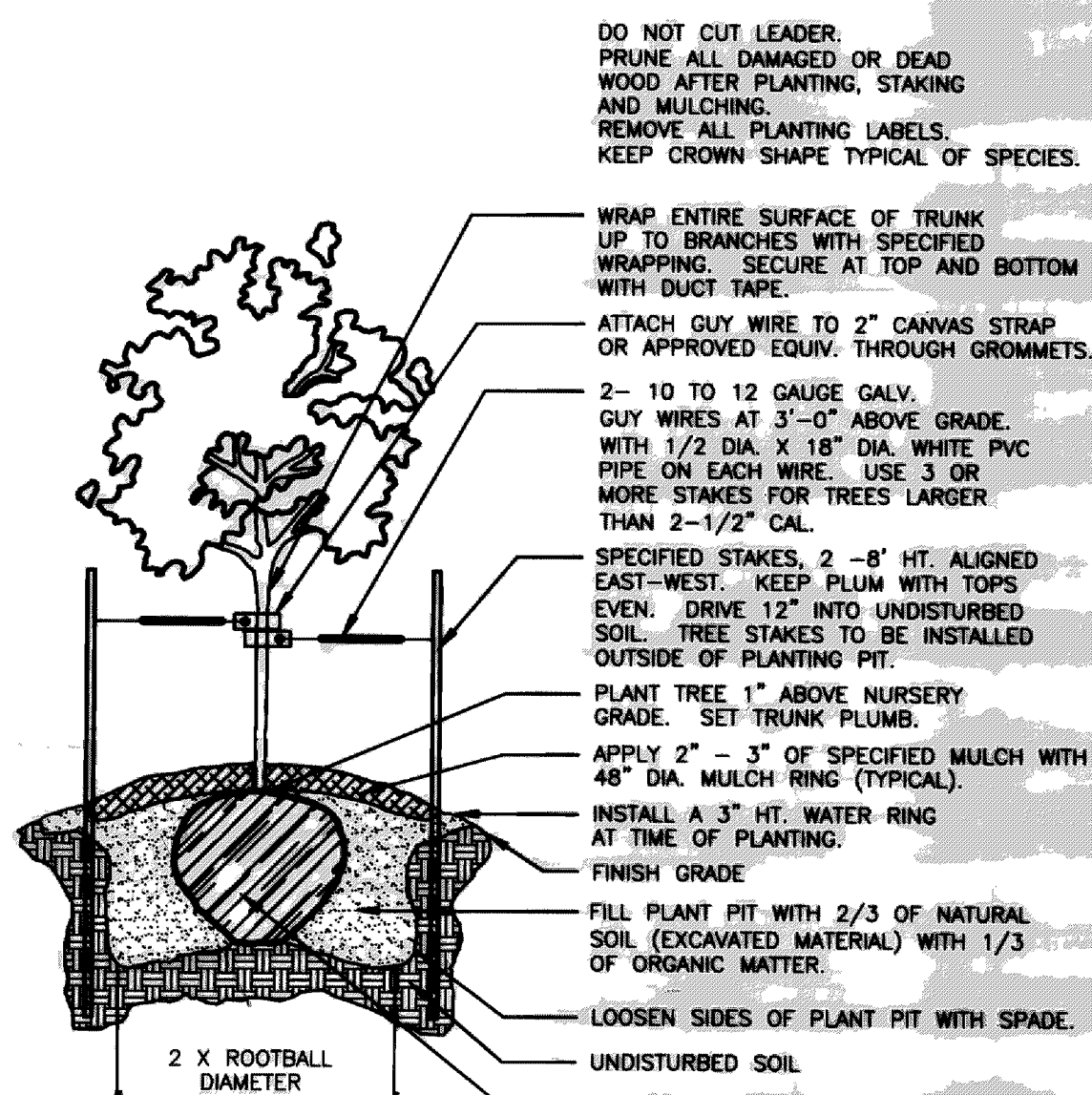
1/4"=1'-0"

NOTE: ORNAMENTAL FENCE POSTS WILL BE PLACED EQUALLY BETWEEN THE TWO PRIVACY FENCE POSTS AT A DISTANCE NO GREATER THAN 8'. THE MINIMUM AMOUNT OF PANELS USED IN ANY SECTION IS 4.



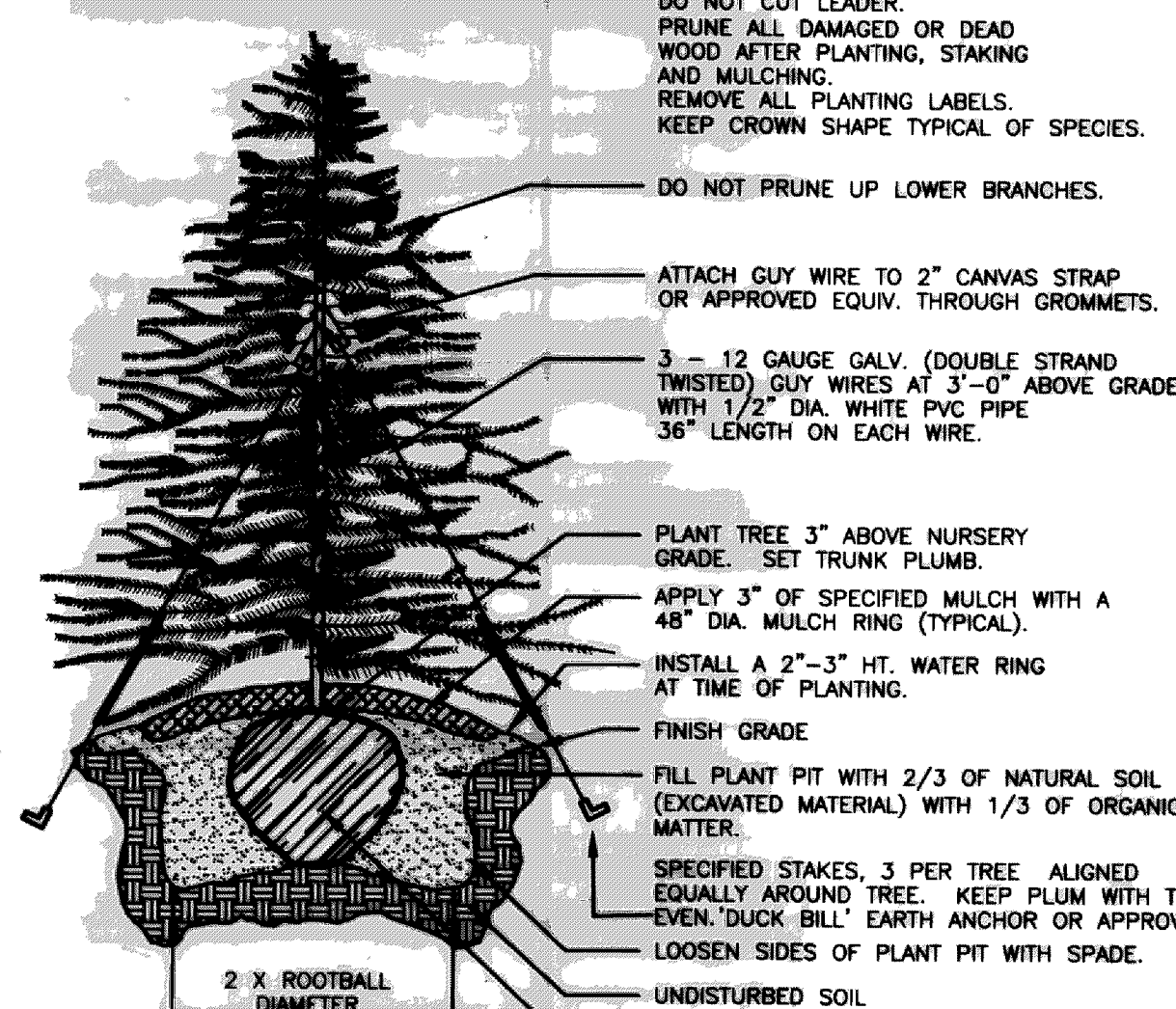
POLYETHYLENE EDGING FOR PARKS

N.T.S.



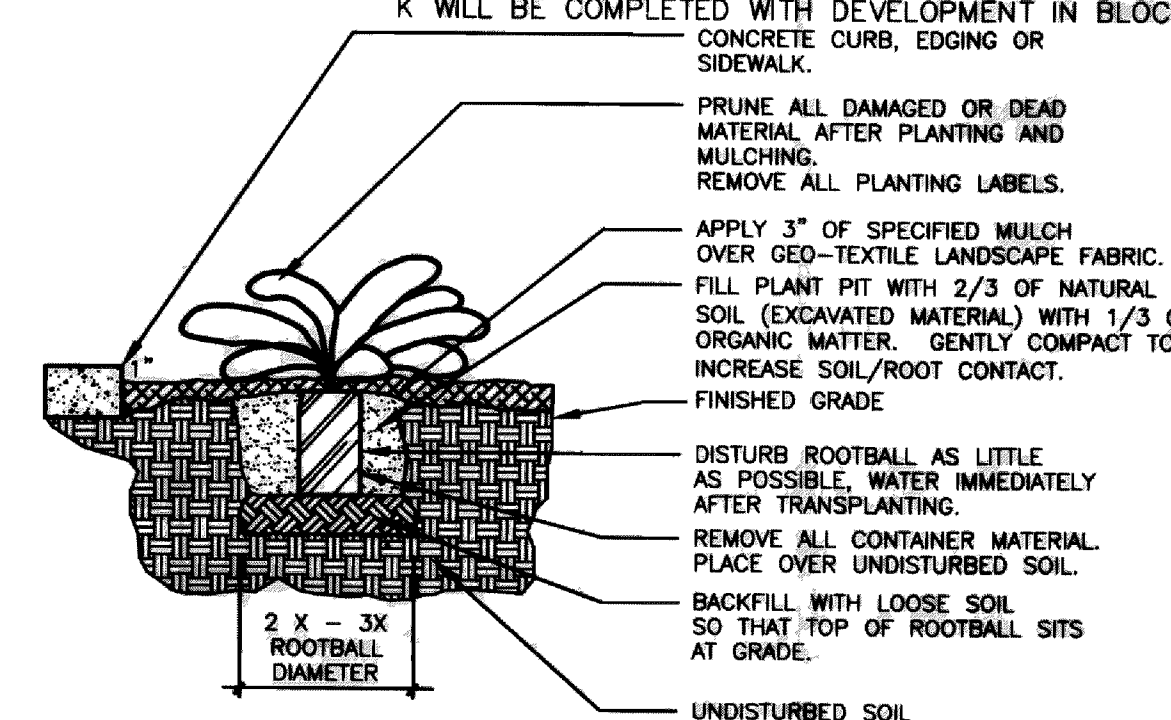
DECIDUOUS TREE PLANTING

N.T.S.



CONIFEROUS TREE PLANTING

N.T.S.



VINE, ANNUAL, PERENNIAL PLANTING

N.T.S.

DESIGN SUPPLEMENT

STERLING HILLS FILING 9 AND 10

MASTER LANDSCAPE DETAILS

SHEET 13 OF 13

GENERAL NOTES FOR ESTABLISHMENT OF SHORT GRASSES:

- SEED BETWEEN DECEMBER 1 AND MAY 1 WITHOUT IRRIGATION
- USE 100% BIODEGRADABLE EROSION CONTROL BLANKET BY NORTH AMERICAN GREEN ON SEEDED AREAS. ANCHOR THE BLANKET WITH BIODEGRADABLE BLANKET PINS. INSTALL EROSION CONTROL BLANKETS ACCORDING TO MANUFACTURE RECOMMENDATIONS.
- HYDROMULCHING MAY BE SUBSTITUTED FOR THE STRAW BLANKET. RATES OF APPLICATION FOR MOST MULCHES ARE BETWEEN 1500 AND 2300 POUNDS. THIS METHOD REQUIRES APPROVAL FROM GATEWAY AMERICAN PROPERTIES, LLC.
- MULCH ANCHORING SHOULD BE CONSIDERED FOR EROSION CONTROL IN AREAS WITH STEEP SLOPES. SUGGESTED MANUFACTURER: NORTH AMERICAN GREEN-EROSION CONTROL BIODEGRADABLE BLANKET (812-867-6632) REPRESENTATIVE: NILEX CORPORATION, COLORADO.
- THE SEEDING MIX WILL BE 100% SHORT GRASS.
- ADDRESS: PAWNEE BUTTES SEED, INC. PO BOX 1604 605 25TH STREET GREELEY, COLORADO 80632 (1-800-782-5947) (FAX: 1-970-356-7263)
- A 10 POUND BULK RATE OF SEED WAS USED AS THE STANDARD.
- APPLY FERTILIZER ACCORDING TO SOIL TEST RECOMMENDATIONS WHEN SOILS ARE REASONABLY UNIFORM AND PRECIPITATION IS ADEQUATE.
- THE RECOMMENDED SEEDING METHOD IS TO DRILL SEED INTO THE SOIL WITH A GRASSLAND DRILL.
- DRILL SEED RATE IS (4.815) PURE LIVE SEED PER ACRE FOR SHORT GRASS MIX.
- DRILL SEED METHOD: DOUBLE DRILL SEEDING RATES ON SLOPES.
- BROADCAST METHOD: LEVEL AREA-DOUBLE DRILL SEED RATE SLOPED AREA- DRILL SEED RATE NEEDS TO BE INCREASED BY FOUR TIMES THE RATE OF (4.815 PLS PER ACRE OF GRASS MIX).

PLANT LIST FOR SHORT GRASS

COMMON NAME	BOTANICAL NAME	POUND OF PURE LIVE SEED	PERCENT OF MIX
Blue grama	Bouteloua gracilis	1.5	25%
Bottlebrush	Sitanion hystrix	7.5	5%
Buffalo Grass (Primed with KNO3)	Buchloe dactyloides	8	25%
Green needle grass	Stipa viridula	5	5%
Prairie June Grass	Koeleria cristata	2	5%
Sand Dropseed	Sporobolus cryptandrus	.3	5%
Bouteloua curtipendula		4.5	20%
Western Wheat	Agropyron smithii	8	10%

PLANT LIST

SYM.	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE, COMMENTS
EVERGREEN TREES				
52/10		Austrian Pine	Pinus nigra	6' ht., B & B
		Colorado Spruce	Picea pungens	6'10" ht.
		Ponderosa Pine	Pinus ponderosa	6'10" ht.
DECIDUOUS SHADE TREES				
294		Autumn Blaze Maple	Acer freemani 'Autumn Blaze'	2" cal., B & B
		Autumn Purple Ash	Fraxinus americana 'Autumn Purple'	2" cal., B & B
		Red Oak	Quercus 'rubra'	2" cal., B & B
		Greenspire Linden	Tilia Cordata 'Greenspire'	2" cal., B & B
		Western Hackberry	Celtis Occidentalis	2" cal., B & B
		Patmore Ash	Fraxinus penn. 'Patmore'	2" cal., B & B
		Thornless Honeylocust	Gleditsia tri. inermis	2" cal., B & B
DECIDUOUS ORNAMENTAL TREES				
137		David Flowering Crabapple	Malus sp. 'David'	1 1/2" cal. B & B
		Ginnola Maple	Acer ginnola	1 1/2" cal. B & B
		Thornless Corkspur Hawthorn	Crataegus crus-galle 'inermis'	1 1/2" cal. B & B
EVERGREEN SHRUBS				
360		Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal.
		Buffalo Juniper	Juniperus sabina 'Buffalo'	5 gal.
		Prince of Wales Juniper	Juniperus horizontalis 'Prince of Wales'	5 gal.
		Tammy Juniper	Juniperus sabina tamariscifolia	5 gal.
FLOWERING SHRUBS				
1350		Abbotswood Potentilla	Potentilla fruticosa 'Abbotswood'	5 gal.
		Blue Mist Spirea	Corytoperis inana	5 gal.
		Common Purple Lilac	Syringa vulgaris 'Purple'	5 gal.
		Dwarf Ninebark	Physocarpus opulifolius 'Nanus'	5 gal.
		Dwarf Amur Maple	Acer ginnola 'Compacta'	5 gal.
		Hansa Shrub Rose	Rosa rugosa 'Hansa'	5 gal.
		Little Princess Spirea	Spiraea japonica 'Little Princess'	5 gal.
		Miss Kim Lilac	Syringa patula 'Miss Kim'	5 gal.
		Pink Meidiland Rose	Rosa x 'Pink Meidiland'	5 gal.
		Redleafed Rose	Rosa rubrifolia	5 gal.
		Red Twig Dogwood	Cornus stolonifera 'Bailey'	5 gal.
		Western Sand Cherry	Prunus besseyi	5 gal.
PERENNIALS/BULBS/ANNUALS				
4770		Autumn Joy Sedum	Sedum Autumn Joy	12" O.C.
		Dragon Blood Sedum	Sedum spurius 'Dragon's Blood'	8" O.C.
		Daisy species	Hemerocallis Mix	8" O.C.
		Daffodil	Narcissus species	8" O.C.
		Annuals	Petunias, Marigolds, Etc.	8" O.C.

NOTE: PLANT QUANTITIES AND LOCATIONS AS SHOWN ON DRAWINGS ARE INTENDED AS GUIDELINES. THIS INFORMATION IS SUBJECT TO FIELD VERIFICATION.

GENERAL NOTES:

- ALL NEW TREES ARE TO BE STAKED AND GUYED FOR A PERIOD OF ONE YEAR FROM THE TIME OF PLANTING.
- SOD IS 100% FESCUE, 3-WAY BLEND OF REBEL TWO, ARID AND APACHE (NETTED).
- SEED IS TO BE A LOW GROWING DRYLAND GRASS MIX.
- SOIL PREPARATION UNDER ALL AREAS TO BE SEEDING OR SODDED OR OTHERWISE PLANTED SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF THREE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 6" INTO THE SOIL.
- SOIL PREPARATION FOR SHRUB AND ANNUAL BEDS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 6" INTO THE SOIL.
- ALL PLANTING BEDS ARE DELINEATED WITH A 4" PLASTIC EDGER AND SHALL BE COVERED WITH FILTER FABRIC AND 3" OF WOOD FIBER MULCH.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED TO IRRIGATE ALL PROPOSED COMMON AREAS. PLANTING BEDS WILL BE IRRIGATED BY DRIP SYSTEM AND SODDED AREAS WILL BE IRRIGATED BY A POP-UP SPRAY SYSTEM.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 3" DEPTH MULCH WITH GEOTEXTILE FABRIC AS A WEED BARRIER.
- TREES THAT ARE PLANTED IN THE DRIVER'S SITE DISTANCE TRIANGLES SHALL BE KEPT PRUNED FROM THE GROUND TO A HEIGHT OF 8 FEET.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATION OF OCCUPANCY.
- COMMON LANDSCAPE AREAS TO BE MAINTAINED BY STERLING HILLS HOMEOWNERS ASSOCIATION.
- FREESTANDING STREETLIGHTS ARE TO COMPLY WITH THE CITY OF AURORA AND PUBLIC SERVICE COMPANY OF COLORADO STANDARDS.
- CONCRETE WALKS, CONCRETE CURB AND GUTTER AND ASPHALT STREETS ARE TO COMPLY WITH THE CITY OF AURORA STANDARDS.
- LANDSCAPE AND BERMS WITHIN THE SIGHT TRIANGLES OF STREET AND DRIVE INTERSECTIONS WILL BE UNDER 30 INCHES HIGH.
- FINAL LANDSCAPING AND IRRIGATION DRAWINGS SHALL BE SUBMITTED TO GATEWAY AMERICAN PROPERTIES, LLC.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OR LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND GULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- COBBLE MULCH: USE 4-8" ROUND OVAL, SMOOTH NATIVE RIVER COBBLE.
- TRACT E WILL BE CONSTRUCTED PRIOR TO OCCUPANCY IN BLOCK 12 FIL. 10 (WEATHER PERMITTING). TRACT J WILL BE COMPLETED WITH DEVELOPMENT IN BLK 3 FILING 9 AND TRACT K WILL BE COMPLETED WITH DEVELOPMENT IN BLOCK 7 FILING 9 (WEATHER PERMITTING).

OCTOBER 21, 1999
OCTOBER 14, 1999
SEPTEMBER 20, 1999
APRIL 29, 1999

Valerian
L.L.C.
Landscape Architecture
Interior Planning Design
Environmental Conservation
14a West Dry Creek Circle
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303/347-1200 Fax 347-9361

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