



WATERSTONE, Fil. No. 4-Site Plan

AURORA, COLORADO

Technical Correction-Response to Comments

PREPARED FOR:

CITY OF AURORA

ERIK GATES

PREPARED BY:

LJA

ON BEHALF OF:

LENNAR

November 22, 2024

November 22, 2024

Erik Gates
City of Aurora
15151 E. Alameda Parkway
Aurora, Colorado 80012

Re: Waterstone Filing No. 4
Site Plan Comments and Technical Corrections
Aurora, Colorado

Dear Mr. Erik Gates:

Thank you for the review/technical correction comments of the Site Plan for the Waterstone Filing No. 4, 3rd submittal provided in May of 2022. The attached Site Plan resubmittal and redline responses address those technical correction comments. At this time, we respectfully request to move forward with scheduling public hearings and final entitlement approval.

We look forward to collaborating with the City of Aurora on this exciting project. Please do not hesitate to reach out with any questions or concerns to help facilitate the process.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ben Carlson', written in a cursive style.

Ben Carlson
Senior Planner

City of Aurora
Administrative Decision Case Report

Waterstone –Site Plan No. 4
Development Application: DA-1758-10
Case Manager: Erik Gates

May 25, 2022

Project Summary:

The applicant, Richmond American Homes, is requesting approval for a Site Plan for the construction of 163 single-family detached homes. The site is located near the E Alameda Avenue and Harvest Mile Road alignment. The subject property is zoned R-2 (Medium-Density Residential). Large lot single-family development is within unincorporated Arapahoe County to the north and west of the site. The land located to the east of the site is vacant and is part of the Parkland Village Master Plan. Immediately to the south, across the Coal Creek channel, Waterstone Filing 3 is being developed with detached single-family homes. The Coal Creek channel provides open space and recreational opportunities for this filing and will be part of the larger Triple Creek regional trail network.

Medium-Density Residential zoning allows a maximum of an average of eight dwelling units per acre. The Site Plan proposes 163 single-family detached standard-size lots. The average density is 3.3 dwelling units per acre and the lots range in size from approximately 5,200 square feet to 7,200 square feet. Furthermore, approximately 12 acres of open space are provided. Both passive and active recreational opportunities are provided along the eastern portion of the site as well as along the Coal Creek corridor. Interpretive educational signage will be installed along the trail that abuts Coal Creek.

Consistent with the Public Art Plan, public art will be provided within one of the pocket parks along Coal Creek. The Waterstone project is subject to and will be served by the Waterstone Metropolitan District No. 2.

Applicant's Request:

Site Plan Approval.

Neighborhood Comments:

Eight (8) Homeowners Associations and thirteen (13) abutting property owners were notified of this application. Concerns were raised about the impact on the Coal Creek floodplain, the volume of traffic and the loss of views. The applicant reached out to the property owner, and no neighborhood meeting was held.

Item History:

The Waterstone property consists of 240 acres and was annexed into the City of Aurora in 2005. The annexation, initial zoning and Framework Development Plan (now known as a Master Plan) for the Waterstone property were all approved in August 2005. The Master Plan allows for a maximum of 1421 dwelling units, including single-family attached and detached. This Site Plan proposes a total of 163 dwelling units, all single-family detached. The proposed units will not impact the overall permitted maximum density.

Major Issues Discussed During Development Review:

- Road Improvements
- Public Art Plan
- Coal Creek Floodplain
- Parks and Open Space
- Public Improvements Plan
- Master Plan Architectural Standards

Results of Development Review:

- Road Improvements. The applicant worked with the City engineers to provide a future road design for Harvest Mile Road that meets City street standards. The western portion of the planned minor arterial will be constructed along the eastern portion of Waterstone Filing No.4. A sidewalk, tree lawn and bike lane are included in this road design. The Harvest Road extension will be constructed with future filings. When traffic warrants are met, signalization will be provided at the primary entrance of E Alameda Avenue and Harvest Mile Road.
- Public Art Plan. A Public Art Plan is part of the Master Plan; and public art is required per Section 146.2.4.6.K of the UDO. All metro-District communities must provide 1% for public art. The plan identifies locations for public art throughout the development and a budget allocated for the public art. As a result, public art will be provided in the park abutting the Coal Creek corridor. Furthermore, interpretative signage will be provided along the corridor trail.
- Coal Creek Floodplain. Coal Creek runs through the development site, and City staff worked extensively with the developer to protect sensitive floodplain topography through grades, landscaping and compatible drainage plans. Furthermore, staff worked with the applicant to provide active and passive recreational opportunities that respect and preserves floodplain topography.
- Parks and Open Space. A total of 12 acres of parks and open space are provided in this community, including picnic areas, playfields, outdoor gathering areas, trails, and open space corridors. In this CSP, approximately 6 acres of parks and open space will be provided.
- Public Improvements Plan (PIP). The PIP was revised with the Master Plan to establish timing of improvements regarding water, sanitary sewer, streets, traffic control, and drainage. Public landscape improvements adjacent to each roadway and within the right-of-way will be installed following the completion of street infrastructure.

Decision Date: May 25, 2022
Case Number: 2021-4016-00
Computer File #: K:\\$DA\1758-10adr.rtf

- Master Plan Architectural Standards. The Waterstone FDP Architectural Standards outline specific masonry and building material standards required for the development. The proposed building designs will be in compliance with City Code with proposed building materials that include stucco, stone, and brick, and the required architectural style features for each type of home.

Summary of Staff Recommendation:

Approval with a condition

Detailed Case Analysis

Related Cases:

2004-7005 – Waterstone - Framework Development Plan
2004-2025 – Waterstone - Initial Zoning
2005-4036 – Waterstone - CSP No. 1; 2005-4036-01 – Waterstone CSP Extension
2005-4041 – Waterstone - CSP No. 2; 2005-4041-01 - Waterstone CSP Extension
2019-3018 – Waterstone - CSP No. 3

Public Notification:

Notifications were mailed by the applicant to adjacent property owners and a sign was posted as required by Sec. 146-5.3.7 of the UDO.

Community Referrals:

Community referrals were sent to the following registered HOAs: Murphy Creek Master Association, Cross Creek HOA, Thunderbird Estates, MCGC Neighbors, E-470 Neighbors, The Parkways @ Murphy Creek, and the Townhomes at Murphy Creek.

Conformance with Code Criteria:

1. Site Plan Criteria

Site Plan approval criteria are found in Section 146-5.4.3.B.2.c.i of the Zoning Ordinance, and may be summarized as follows: (1) Complies with standards in the UDO and other adopted city regulations; (2) Has adequate infrastructure to serve the development and mitigates impacts to those systems; (3) Preserves and protects environmentally-sensitive areas; (4) Improves or expands multi-modal connections; (5) Shows compatibility with surrounding uses in terms of size, scale and building materials; and (6) Mitigates any adverse impacts on the surrounding area to the degree practicable.

The Site Plan complies with the Criteria for Approval for the following reasons:

- The proposal complies with the standards of the UDO, the Waterstone Master Plan, and other adopted City regulations;
- Adequate infrastructure has been provided and impacts are mitigated;
- The proposed development will preserve and protect the environmentally sensitive areas in the Coal Creek corridor; and,
- Will be compatible with the surrounding uses in size, scale, and building materials.

Acceptability of Adjustments:

No adjustments have been requested.

Conformance with the Aurora Places Plan:

This plan conforms with the Emerging Neighborhood Placetype, which provides single-family detached residential which is surrounded by a variety of existing and planned housing types, which includes townhomes, large lot estates in unincorporated Arapahoe County, and planned small-lot development.

Applicant Information:

Applicant/Owner: Jason Pock, Richmond American Homes
Project Manager: Allison Hibbs, Plan West

Exhibits:

Decision Date: May 25, 2022
Case Number: 2021-4016-00
Computer File #: K:\\$DA\1758-10adr.rtf

Exhibit A Vicinity Map
Exhibit B Applicant's Letter of Introduction
Exhibit C Site Plan
Exhibit D Color and Material Board

Project Statistics: Waterstone Site Plan #4

Land Use Analysis

Item	Existing	Permitted or Required	Proposed
Zoning	Residential Medium-Density District (R-2)	--	No change
Land Use	Vacant	Single-family detached and attached residential, small-scale neighborhood commercial uses	Single-family detached residential (163 standard lots)
Parcel Size	61.35	--	61.35
Density	-	Maximum 8 du/ac	3.3 du/ac
Total Number of Signs	-	-	2 entry signs
Total Sign Area	-	1 signs / 96sf max	1 signs / 96sf max
Land Use	Vacant	Single-family detached residential	Single-family detached residential
Number of on-site parking spaces	-	Per city code	Per city code

Surrounding Properties

Direction	Zoning	Actual Use
North	Unincorporated Arapahoe County	Single-Family Detached Large Lot Residential
East	R-2 medium-density residential	Vacant
West	Unincorporated Arapahoe County	Single-Family Detached Large Lot Residential
South	R-2 medium-density residential	Waterstone Filing 2 Single-Family Detached Residential

Decision Date: May 25, 2022
Case Number: 2021-4016-00
Computer File #: K:\\$DA\1758-10adr.rtf

Staff Recommendations:

Administrative Decision: Site Plan

Approve with one condition the Site Plan because it complies with the requirements of Section 146-5.4.3.B.2.c.i of the Zoning Ordinance for the following reasons:

- The proposal complies with the standards of the UDO, the Waterstone Master Plan, and other adopted City regulations;
- Adequate infrastructure has been provided and impacts are mitigated;
- The proposed development will preserve and protect the environmentally sensitive areas in the Coal Creek corridor; and,
- The proposed development will be compatible with the surrounding uses in size, scale, and building materials.

Approval to be subject to the following one condition:

1. Resolution of outstanding technical issues prior to recordation of the Site Plan.

Exhibit A



**Waterstone Site Plan No. 4
Site Plan and Plat**

Feet
0 1,000 2,000



*Aurora is
Worth Discovering!*



Case Numbers: 2021-4016-00 & 2022-3035-00
Development Application: #1758-10

City of Aurora, Colorado

**Planning &
Development Services**
15151 E. Alameda Parkway
Aurora CO 80012 USA
AuroraGov.org
303.739.7217
GIS@auroragov.org



**WATERSTONE FILING NO. 4
SITE PLAN**

PARCEL NUMBER: 1977-00-0-00-450
AURORA, COLORADO

LETTER OF INTRODUCTION
PLAN WEST FOR RICHMOND AMERICAN HOMES
June 4, 2021

Cesarina Dancy
Planning and Development
City of Aurora
15151 E Alameda Ave
Aurora, CO 80012

INTRODUCTION

Waterstone Filing No. 4 is a +/-61.5-acre single-family detached residential project that includes Planning Area 1 (PA-1 SFD STAND), Planning Area 2 (PA-2 NAC), and Open Space 3 (OS-3) parcels of the Waterstone FDP. The property is currently zoned R-2 and is in Subarea C in the City of Aurora.

The Waterstone Filing No. 4 site is located north of E Mississippi Avenue, west of Harvest Road, south of Alameda Avenue, and east of S Gun Club Road. The Coal Creek floodplain borders the southern property boundary. Rural residential borders the northern boundary and A-1 borders the western boundary.

The existing terrain has a gentle slope throughout with a much steeper slope bordering Coal Creek. There are approximately 52 existing trees within the property boundary and floodplain. These include a mix of low-quality Cottonwood, Willows, and Siberian Elms. Most of the trees are concentrated within the floodplain and will likely not be disturbed with this development. A "Tree Assessment and Mitigation Values Report" and "Tree Mitigation Plan" are included with this application.

PROPOSED DEVELOPMENT

This Waterstone Filing No. 4 application proposes 175 single-family detached residential lots with a minimum size of 50' x 104' (5,200 square feet). The anticipated density is approximately 3.4 dwelling units per acre. Richmond American Homes (Applicant) is planning to build their Seasons and Landmark home collections. Elevations and floor plans can be provided upon request.

There are currently no waiver requests.

REVIEW AND APPROVAL CRITERIA FOR SITE PLAN

1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.

Response: The proposed site plan follows the criteria set forth in the comprehensive plan, Unified Development Ordinance, and the approved Waterstone Framework Development Plan (Master Plan). We believe the street alignment, housing orientation, pedestrian network, and centralized parks/open space align with the City's goal to provide great communities to its current and future residents. The mix of housing styles, material, and architecture will meet the goals of the Master Plan in creating a unified theme that relate to the natural features of the landscape and the indigenous styles common to the area.

2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

Response: The consultant team has prepared all required reports, plans, and studies to understand infrastructure requirements and confirm the City's infrastructure can support them. Our team will work closely with the City to assure we do not cause undue or unnecessary burdens on the City.

3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.

Response: The proposed density of approximately 3.4 units per acre falls within the density range of the approved Waterstone FDP and aligns with the remainder of the community.

4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site shall incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.

Response: One of the goals in the design of the Waterstone Filing No. 4 site plan was to minimize the impacts to the Coal Creek floodplain. Our team assured no residential lots encroach into the 100-year boundary. Grading design will strive to maintain critical topographic forms and protect existing trees. The park site adjacent to Coal Creek is situated on an elevated landform, providing views to the mountains, Coal Creek, and across groupings of trees where abundant wildlife is present.

5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.

Response: The landscape design follows the new design criteria of the UDO and the plant list and theme of the Waterstone FDP. Parks, open space, curbside landscape, common areas, pedestrian corridors, streetscape, and entry areas have all been thoughtfully designed to consider the surrounding area, native environment, and low water use.

6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services, facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.

Response: The roadway network provides a well-connected system of streets and follows the traditional grid pattern. A combination of regional, community, and local trails connect the neighborhood parks and open space corridors, as well as adjacent communities and regional pedestrian corridors.

7. Control of nuisance impacts. The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.

Response: The consultant team has prepared detailed reports and studies to understand the impacts and design requirements for traffic, drainage, and other factors that may affect public health.

8. Urban design, building architecture, and landscape architecture. The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.

Response: The site plan provides a balance between building mass and space, aligning the residential lots in a grid pattern with centralized parks and open space corridors around the site perimeter. The landscape design follows the new design criteria of the UDO and the plant list and theme of the Waterstone FDP. Parks, open space, curbside landscape, common areas, pedestrian corridors, streetscape, and entry areas have all been thoughtfully designed to consider the surrounding area, native environment, and low water use. The general and detention pond plant list provided in the Waterstone FDP was a great resource in providing genus and species consistent with the existing Waterstone community.

9. Adequacy, accessibility, and connectivity of traffic and circulation plans. The design and efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.

Response: The roadway network provides a well-connected system of streets and follows the traditional grid pattern. A combination of regional, community, and local trails adequately connect the

neighborhood parks and open space corridors, as well as adjacent communities and regional pedestrian corridors. Guest parking will be provided in driveways and local street parking.

10. Street standards. Public and private streets included in the site plan shall conform with city street standards.

Response: The street design follows the City of Aurora street and roadway design standards.

11. Past Performance. The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions or representations on a prior development.

Response: Understood. Thank you.

CONCLUSION

The applicant and design team want to thank the City of Aurora for the opportunity to present this Waterstone Filing No. 4 Site Plan application for review and consideration of approvals. We look forward to working closely with staff and the outside referral agencies for Site Plan approval and for a great new place to live and work in Aurora. Please reach out to any of the contacts below with questions, comments, or need for additional information. Thank you.

Sincerely,



Mick Kittle
Sr. Project Manager
Plan West, Inc.
767 Santa Fe Drive, Denver, CO 80204
303-741-1411

Owner:

Murphy Creek Estates, LLC
1422 Pineridge Place
Castle Rock, CO 80108

Civil Engineer:

Innovative Land Consultants
Tess Hogan
12071 Tejon Street, Suite 470
Westminster, CO 80234
303-421-4224 x102
tess@innovativelandinc.com

Applicant/Builder:

Richmond American Homes
Jason Pock
4350 S. Monaco Street
Denver, CO 80237
720-977-3827
Jason.Pock@mdch.com

Surveyor:

Aztec Consultants
Jim Lynch
300 E Mineral Ave #1
Littleton, CO 80122
720-724-3870
jlynch@aztecconsultants.com

Applicant Representative/Landscape Architect:

Plan West, Inc.
Mick Kittle
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
mkittle@planwest.com

Traffic Engineer:

Aldridge Transportation Consultants
John Aldridge
1082 Chimney Rock Road
Highlands Ranch, CO 80126
303-594-4132
john@atceng.com

WATERSTONE FILING NO. 4

A PARCEL OF LAND LOCATED IN 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
COVER SHEET (01 OF 37)

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

PDR has been submitted and is pending city review & approval.

SIGNATURE BLOCK

Waterstone Filing No. 4 Site Plan

LEGAL DESCRIPTION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND LOCATED IN 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, 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.

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, HARVEST AND JEWELL, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

_____ DAY OF _____ AD. _____.

BY: _____
(PRINCIPALS OR OWNERS) CORPORATE SEAL

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

(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES: _____ NOTARY BUSINESS ADDRESS: _____

TECHNICAL DATA

PRESENT ZONING CLASSIFICATION R-2 (Medium Density Residential)

LAND AREA WITHIN PROPERTY LINES 61.5 Acres
NUMBER OF LOTS (BUILDINGS) 163 Single Family Dwellings
TOTAL LOT AREA 24.91 AC (1,084,971 SF)
TOTAL R.O.W. AREA 12.29 AC (535,567 SF)
TOTAL TRACT AREA 24.31 AC (1,058,940 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)

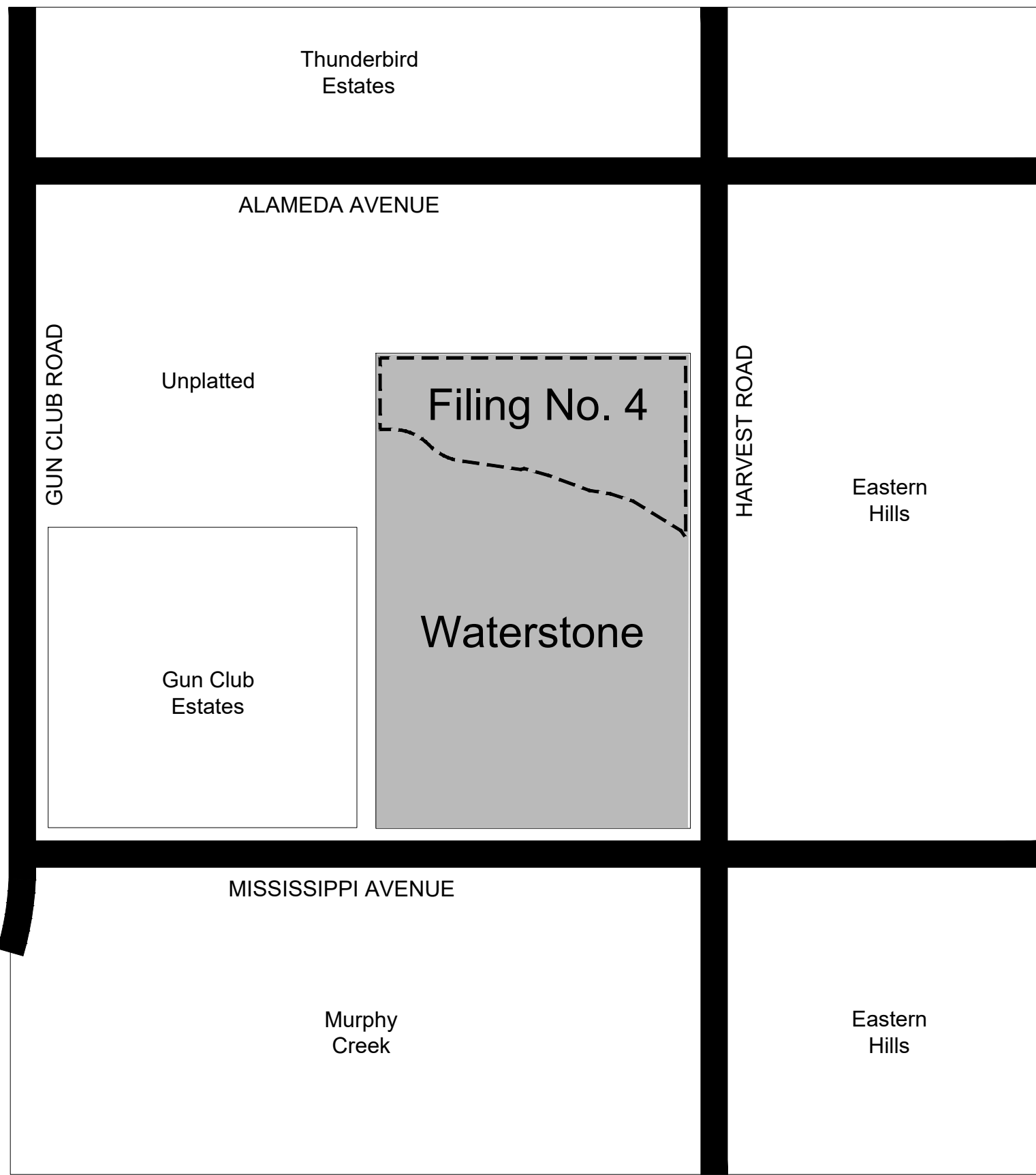
PARKING REQUIRED 385 Standard Spaces
(2 Spaces per Dwelling Unit & 1 Guest Space per 5 Dwelling Units)
PARKING PROVIDED 700 Standard Spaces
(Located in Garages & Driveways)

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" = 2,000'



AMENDMENTS

CITY OF AURORA APPROVALS

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

CITY ATTORNEY: _____ DATE: _____
(ATTORNEY)

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

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: _____

SHEET INDEX

- | | |
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OWNER / CLIENT
RICHMOND AMERICAN HOMES
4350 S MONACO ST
DENVER, CO 80237
(303) 775-1110
ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
11111 E 1st Ave, Suite 110
WESTMINSTER, CO 80204
(303) 421-4224

SITE PLAN WATERSTONE FILING NO. 4 Aurora, Colorado

ISSUE RECORD
SUBMITTAL # 1 06/03/2021
SUBMITTAL # 2 12/29/2021
SUBMITTAL # 3 04/20/2022

PROJECT INFORMATION
PROJECT #: 2020-17
DRAWN BY: AH
CHECKED BY: MK

COVER

0.00

01 OF 37

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 POPEPTY, 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 UNDUE HARDSHIP 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 THIRTY PARTY CONTRACTOR

Please add the following note:
Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

Note has been included.

Separate table for parks and open space inventory is now included adjacent to the land summary table.

Provide a separate table which lists what areas are being used to meet the required open space/ neighborhood park credit. Similar to the Form J on the master plan. This will help identify what is being credited and what is not.

Repeat comment: If this is proposed for credit toward open space, it will need to include amenities along with the trail.

Noted. Amenities have been added along the regional trail as requested and the amenities list was added to this sheet to show that.

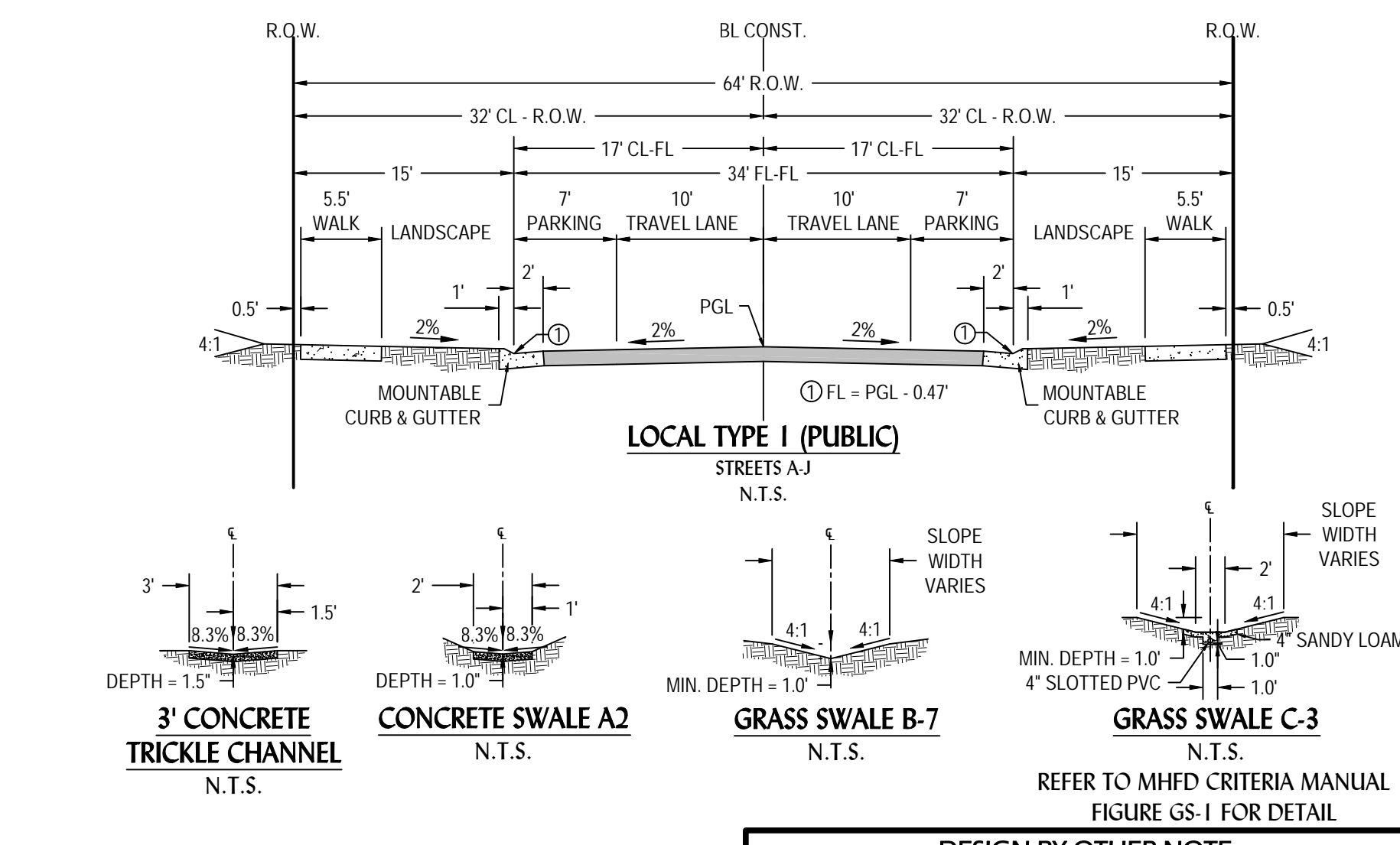
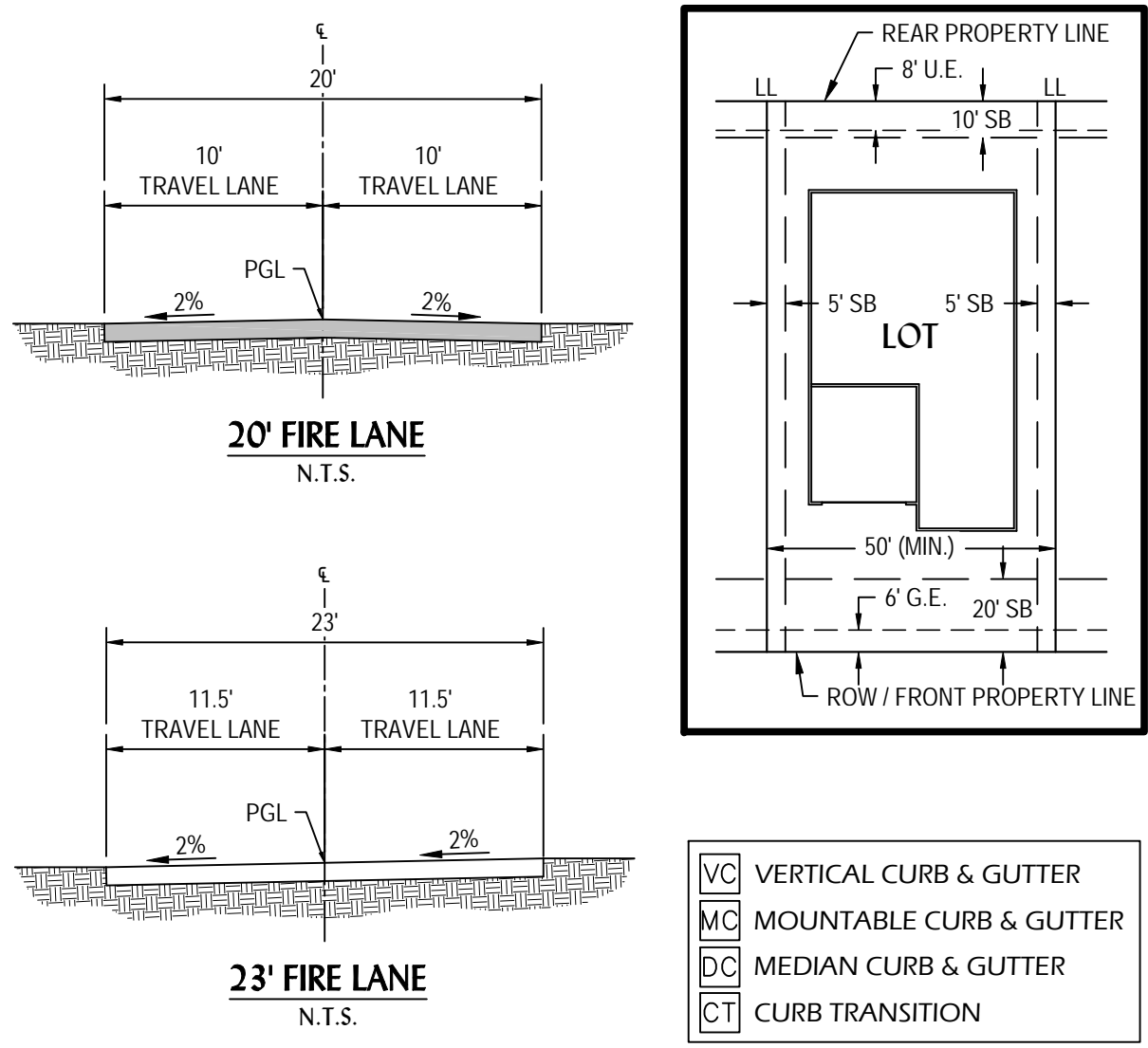
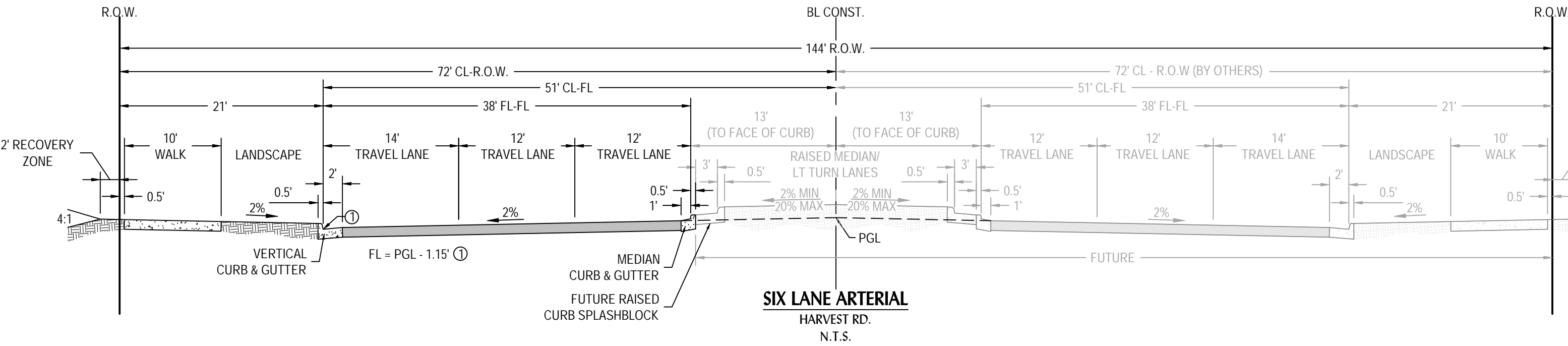
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				SQ. FT. ACRES
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TRACT F	OPEN SPACE	METRO DISTRICT	HOA	2,701 0.06
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TRACT H	OPEN SPACE	METRO DISTRICT	HOA	2,199 0.05
TRACT I	OPEN SPACE	METRO DISTRICT	HOA	361,561 8.30
TRACT J	OPEN SPACE	METRO DISTRICT	HOA	5,704 0.13
TRACT K	OPEN SPACE	METRO DISTRICT	HOA	6,017 0.14
TRACT L	OPEN SPACE	METRO DISTRICT	HOA	129,194 2.97
TRACT M	OPEN SPACE	METRO DISTRICT	HOA	62,324 1.43
TOTAL AREA				1,109,249 25.46

LAND SUMMARY			
	SQ. FT.	ACRES	%
LOT AREA	1,021,333	23.45	38.1%
ROADWAY AREA	548,904	12.60	20.5%
OPEN SPACE AREA (TRACTS A - M)	1,109,249	25.46	41.4%
TOTAL AREA	2,679,487	61.51	100%
TOTAL LOTS		163	

FORM J: Parks and Open Space Inventory and Phasing Approval Form

A. Planning Area Designation (or feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Parks Dept. Credited Acreage	E. Final Ownership and Facility Funding	F. Phasing Plan and Trigger for Each Phase
O.S. 1 (PA 4)	Outdoor public gathering/picnic shelter (2.0 Acres) and open play field (8.6 Acres) (Please refer to the Design Standards for the required elements of this design).	6.90	4.70	HOA/Metro District to be constructed by metro district	To be built prior to the 200" C.O.
NAC (PA 2)	Park and outdoor gathering area (Please refer to the Design Standards for the required elements of this design).	10.68	7.00	HOA/Metro District to be constructed by metro district	To be built prior to the 1" CO in PA-4
O.S. 2 (PA 8)	Neighborhood Park and open play field (Please refer to the Design Standards for the required elements of the park).	3.40	3.40	HOA/Metro District to be constructed by metro district	To be built prior to the 4" C.O. in PA-4
O.S. 3	C/O Easement/trail and open space corridors	6.30	6.30	HOA/Metro District to be constructed by metro district	Tracts south of Coal Creek to be built prior to the 200" C.O. Tracts North of creek, will be built prior to 1" CO in PA-1
O.S. 4	Open Space received as a dedication credit, for 100% of the eligible area not disturbed and channelized into 100 years channel land, up to 30% of the amount required to meet the 7.8/1,000 open space requirement.	4.53	4.53	City of Aurora	
Cash-in-Lieu	Community Parks Cash-in-lieu	2.10	2.10	City of Aurora	
PA-TBD	Coal Creek Regional Trail Corridor*			City of Aurora/ Metro District	Trail to be constructed during phase when trailway improvements are installed.
TOTAL		33.91	28.03	Four Phases	

- SE. SECTION LINE
- SL. SANITARY LINE
- SS. SANITARY SERVICE
- SW. SIDEWALK
- SW.E. SIDEWALK EASEMENT
- TB. THRUST BLOCK
- TC. TOP OF CURB
- TOF. TOP OF FOUNDATION
- TRE. TRAFFIC EASEMENT
- U.E. UTILITY EASEMENT
- VC. VERTICAL CURB & GUTTER
- W.E. WATER EASEMENT
- WL. WATER LINE
- WS. WATER SERVICE
- WS.W. WATER SURFACE ELEVATION
- WSS. WATER SAMPLING STATION
- WV. WATER VALVE



3' CONCRETE TRICKLE CHANNEL N.T.S.

CONCRETE SWALE A-2 N.T.S.

GRASS SWALE B-7 N.T.S.

GRASS SWALE C-3 N.T.S.

REFER TO MHFD CRITERIA MANUAL FIGURE GS-1 FOR DETAIL

DESIGN BY OTHER NOTE

CITY OF AURORA DETAILS LIST

ROADWAY CLASSIFICATION

FIRE LANE LEGEND

- FIRE LANE NOTES:
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. 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 ALTERNATE SIDES. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NO MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CAN NOT 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.
7. THE PAVEMENT AND SIDEWALK SECTION FOR ACCESSING THE FIRE LANE ACCESS MUST BE CAPABLE OF SUPPORTING THE 85,000 LB.WEIGHT LIMIT OF THE ADJACENT 25' 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)

PLANWEST

PLANNING SITE DESIGN ENTITLEMENTS LANDSCAPE ARCHITECTURE

767 Santa Fe Drive Denver, CO 80204 303-743-1411 planwest.com

OWNER / CLIENT

RICHMOND AMERICAN HOMES DENVER, CO 80202 303-773-1100

ENGINEER

INNOVATIVE LAND CONSULTANTS, INC. 12071 TEJON STREET, SUITE #70 WESTMINSTER, CO 80224 303-421-4820

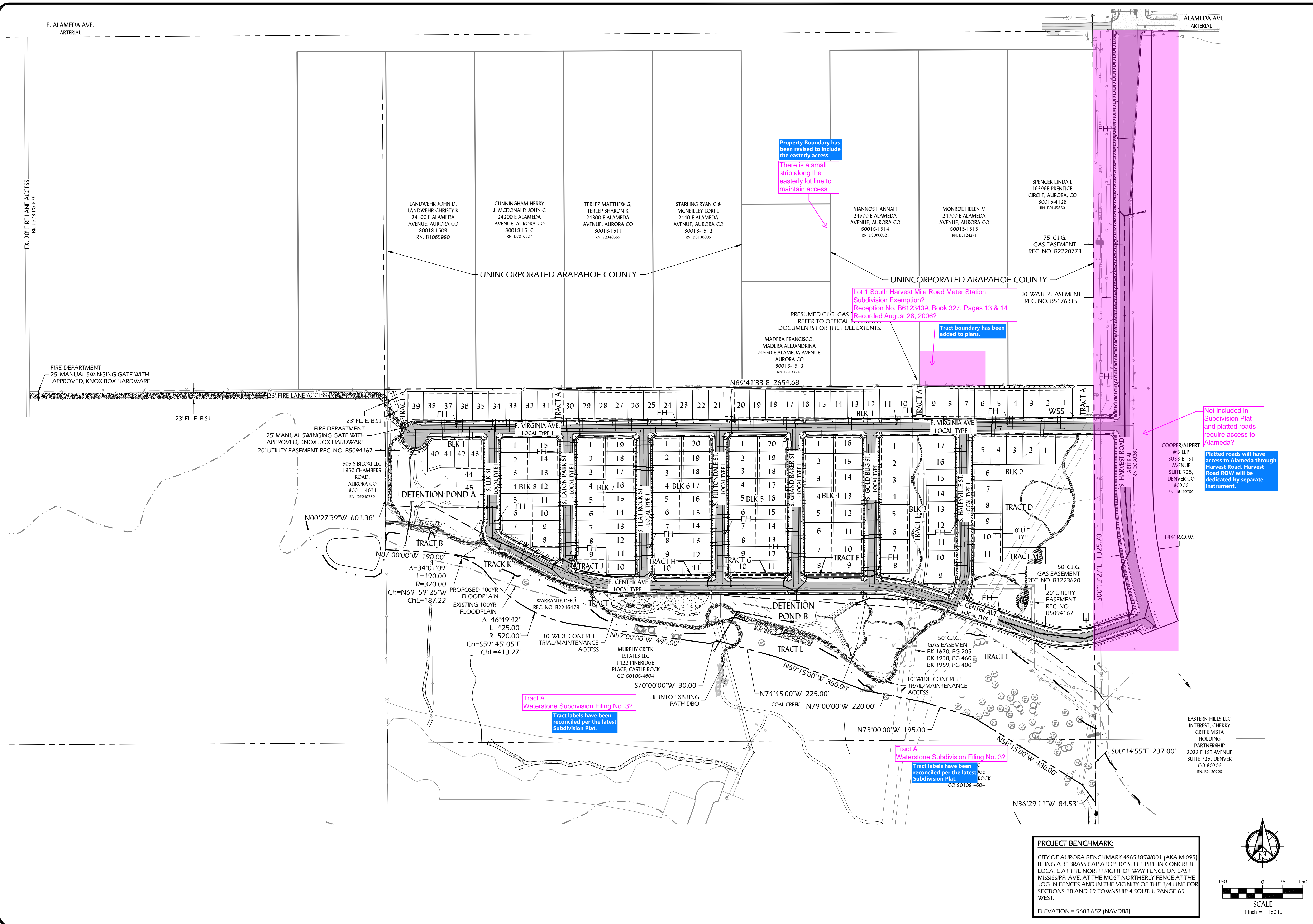
SITE PLAN

WATERSTONE FILING NO. 4

AURORA, CO

ISSUE RECORD	
SUBMITTAL # 2	12/28/21
SUBMITTAL # 2	04/20/22

PROJECT INFORMATION	
PROJECT #:	1002-06
DRAWN BY:	ECM
CHECKED BY:	TRH



PLANWEST
757 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

PLANNING
SITE DESIGN
ENTITLEMENTS
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OWNER / CLIENT
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DENVER, CO 80202
303-773-1100

ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE #70
DENVER, CO 80224
303-427-4425

SITE PLAN

WATERSTONE FILING NO. 4

AURORA, CO

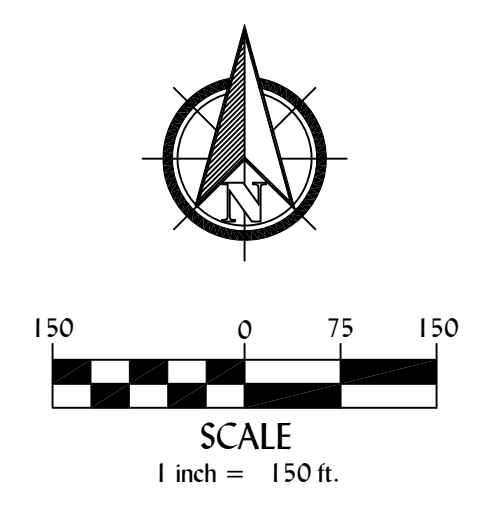
ISSUE RECORD

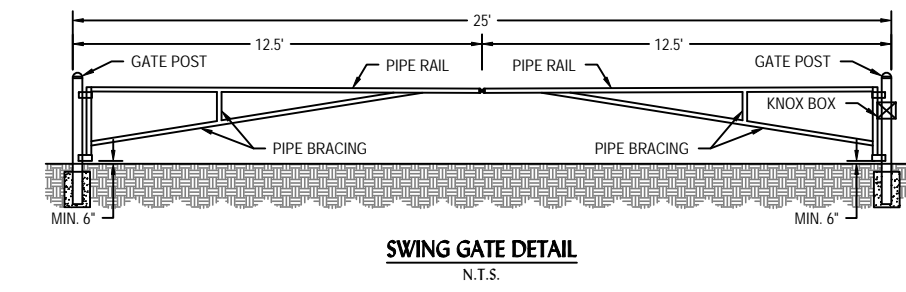
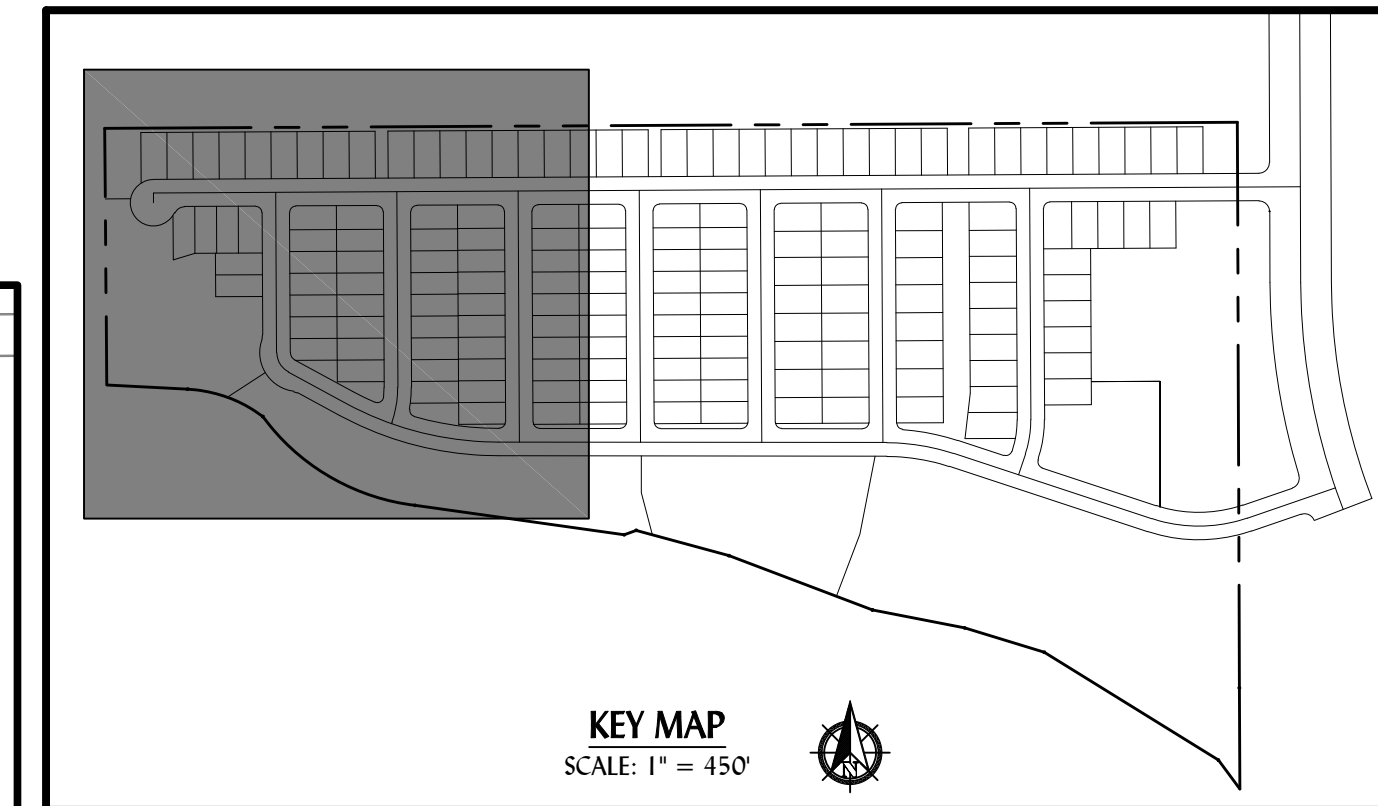
SUBMITTAL #2	12/28/21
SUBMITTAL #3	04/20/22

PROJECT INFORMATION

PROJECT #:	1002-05	ECM	TRH
DRAWN BY:			
CHECKED BY:			

PROJECT BENCHMARK:
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BEING A 3" BRASS CAP ATOP 30" STEEL PIPE IN CONCRETE
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JOG IN FENCES AND IN THE VICINITY OF THE 1/4 LINE FOR
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WEST.
ELEVATION = 5603.652 (NAVD88)





FIRE LANE NOTES:

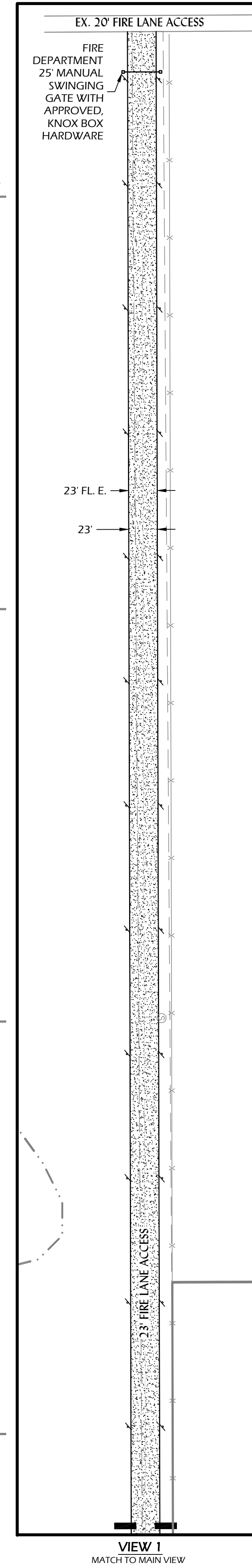
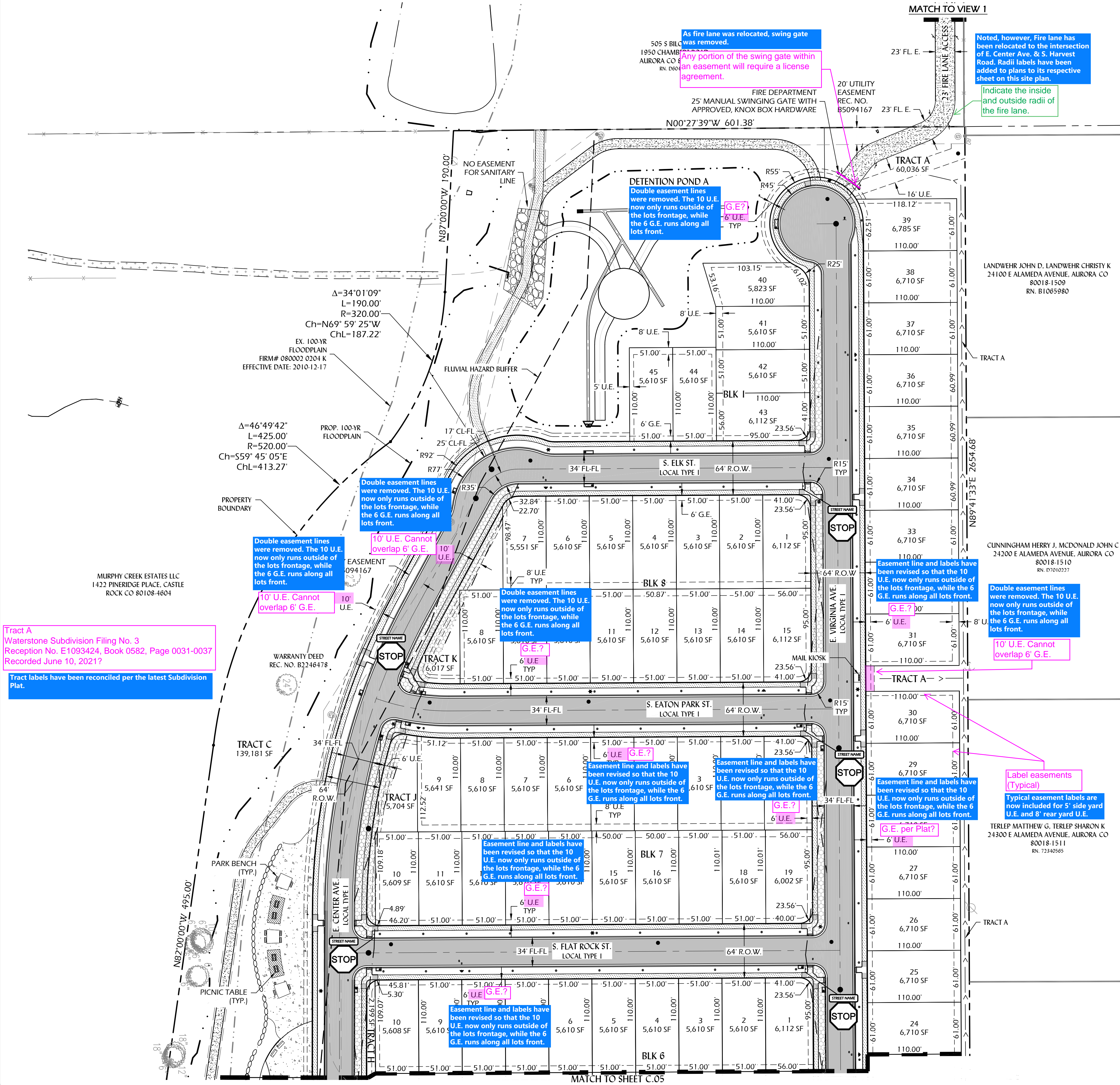
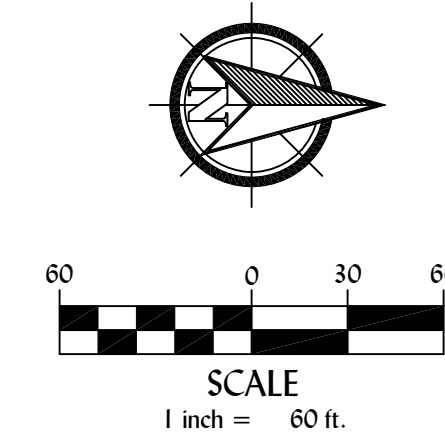
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THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY THE 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 BACKUP SYSTEM THAT CONSISTS OF A DIBEN 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.

TRACT SUMMARY					
	USE	OWNED	MAINT.	SO. FT.	ACRES
TRACT A	OPEN SPACE	METRO DISTRICT	HOA	60,036	1.38
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ELEVATION = 5603.652 (NAVD88)



Tract A
Waterstone Subdivision Filing No. 3
Reception No. E1093424, Book 0582, Page 0031-0037
Recorded June 10, 2021
Tract labels have been reconciled per the latest Subdivision Plat.

Double easement lines were removed. The 10' U.E. now only runs outside of the lots frontage, while the 6' G.E. runs along all lots front.

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As fire lane was relocated, swing gate was removed.
Any portion of the swing gate within an easement will require a license agreement.

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Any portion of the swing gate within an easement will require a license agreement.

SITE PLAN

WATERSTONE FILING NO. 4

AURORA, CO

ISSUE RECORD	SUBMITTAL # 2	12/28/21
	SUBMITTAL # 3	04/20/22

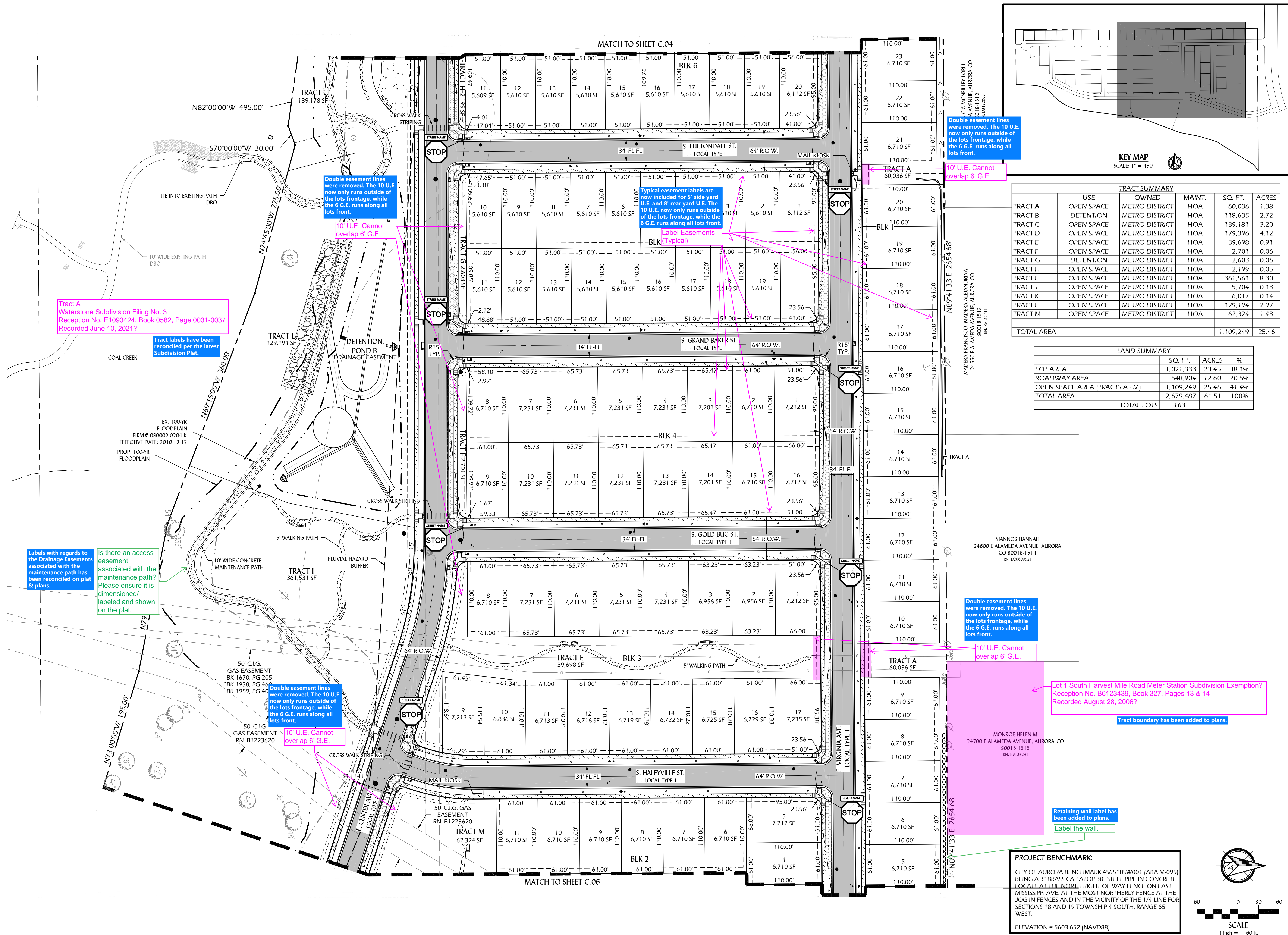
PROJECT INFORMATION

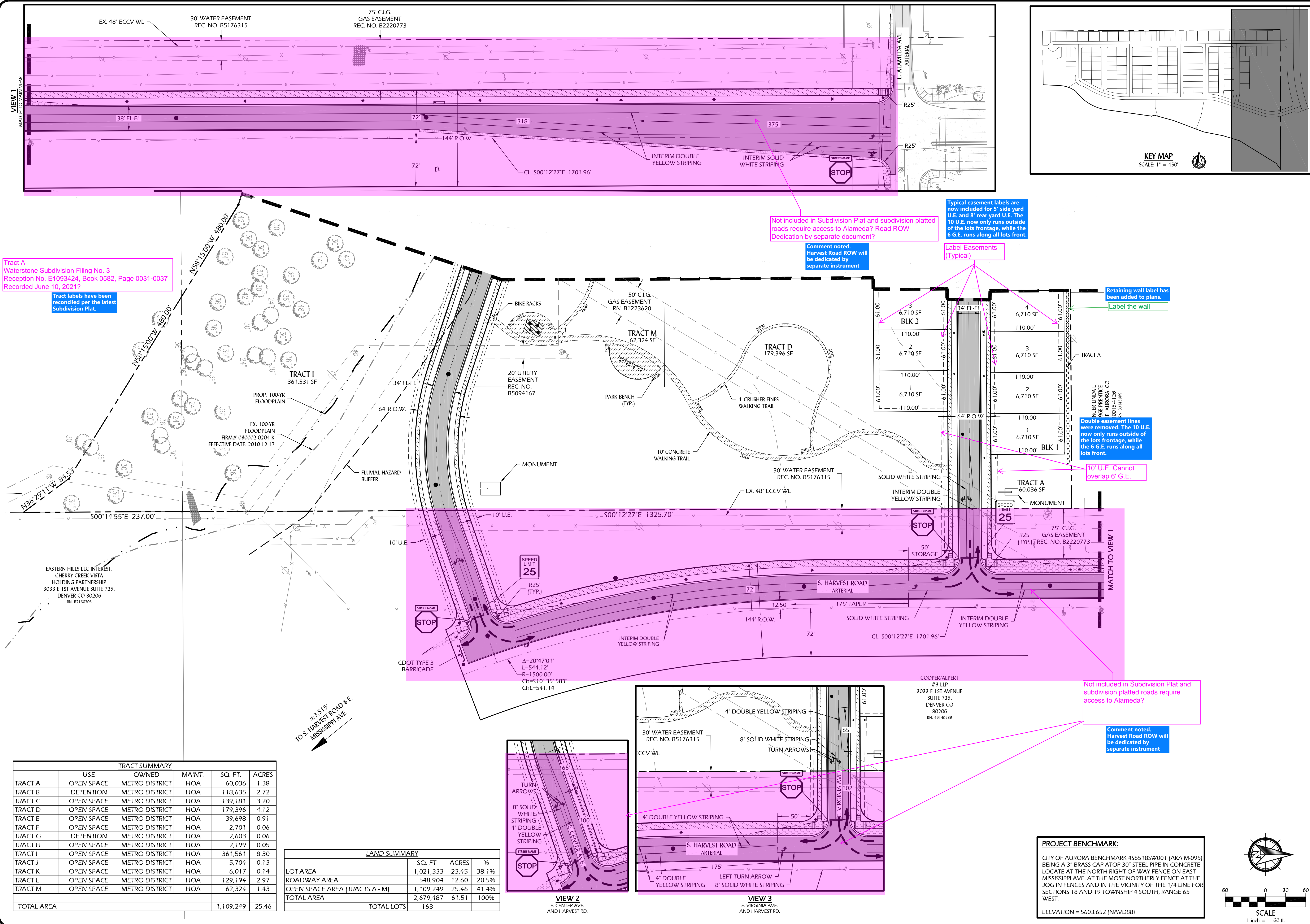
PROJECT #:	1002-95
DRAWN BY:	ECM
CHECKED BY:	TRH

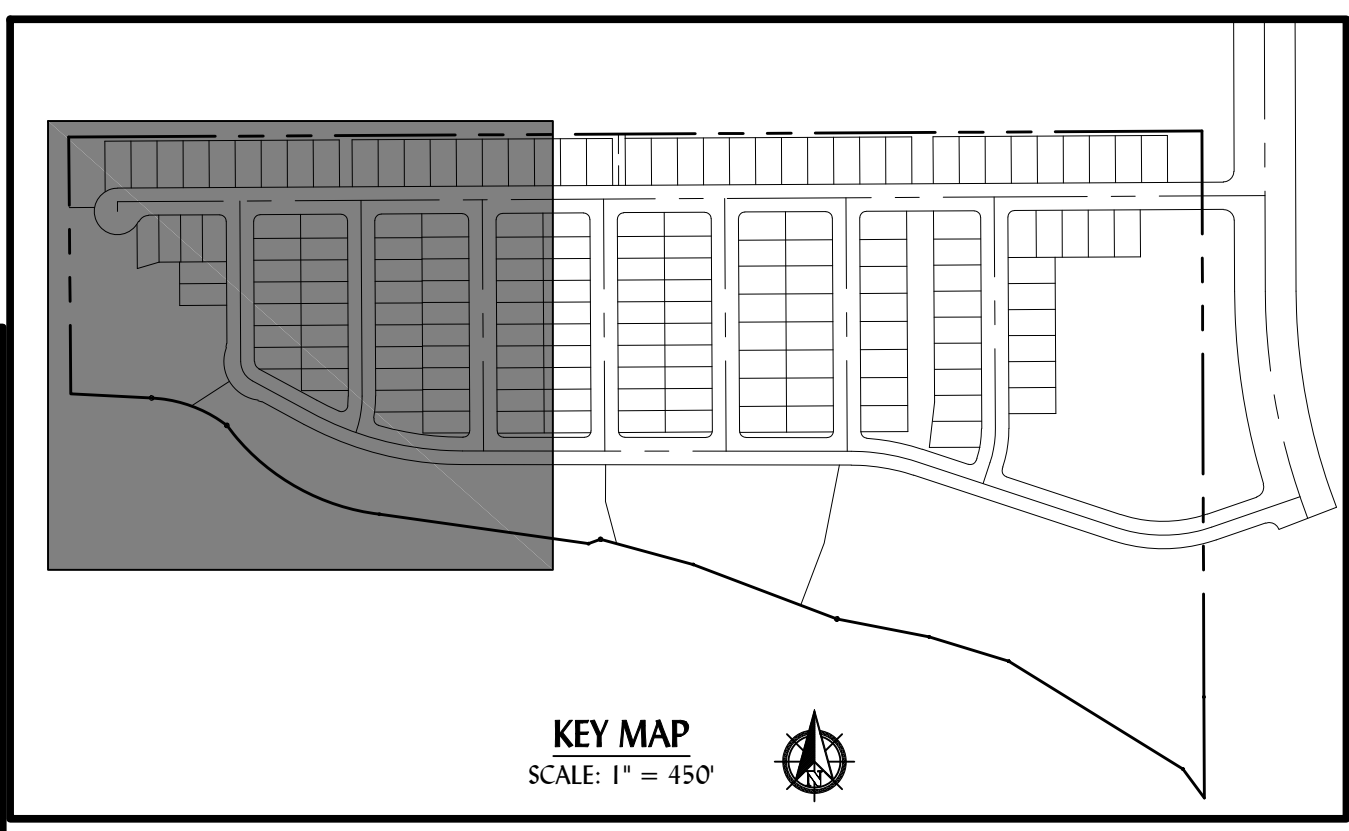
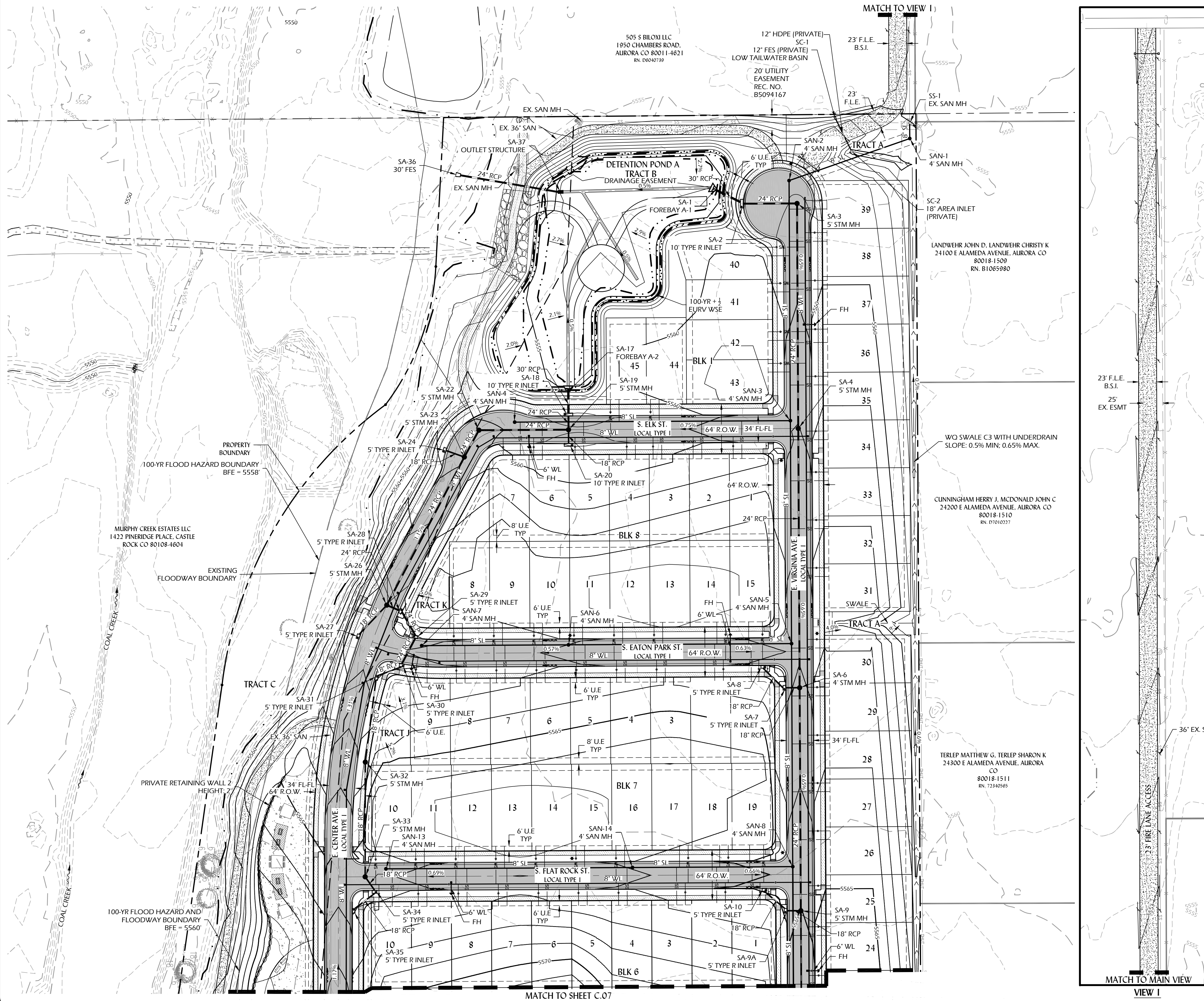
SITE PLAN

C.05

05 OF 37



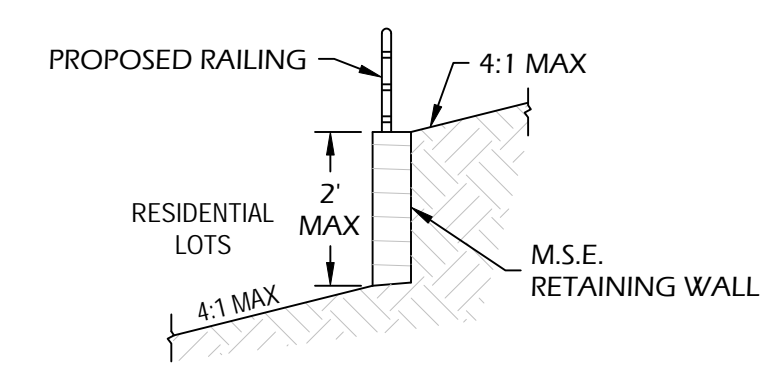
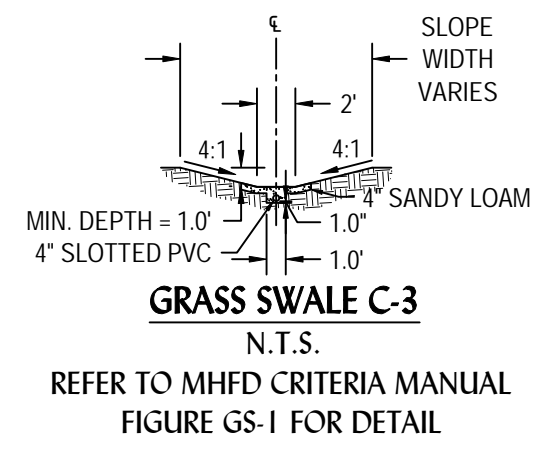




- SITE PLAN NOTES**
- SEE SHEET C.02 FOR LEGEND, TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS.
 - SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
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 - 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.
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 - MINIMUM SLOPE WITHIN TRACTS = 2.0%

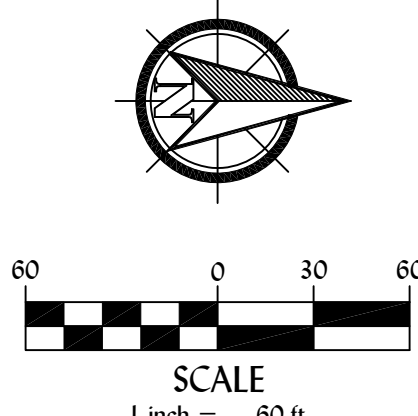
Add a note indicating if the storm sewer system is public or private and who will maintain it.

Note that identifies storm sewer ownership has been added.



"PRIVATE" RETAINING WALL 2 SECTION
RAILING REQUIRED FOR WALL HEIGHTS OVER 30"
NTS

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)



PLANWEST
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE

OWNER / CLIENT
RICHMOND AMERICAN HOMES
DENVER, CO 80202
303-775-1100

ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE #70
DENVER, COLORADO 80224
303-421-4125

SITE PLAN

WATERSTONE FILING NO. 4

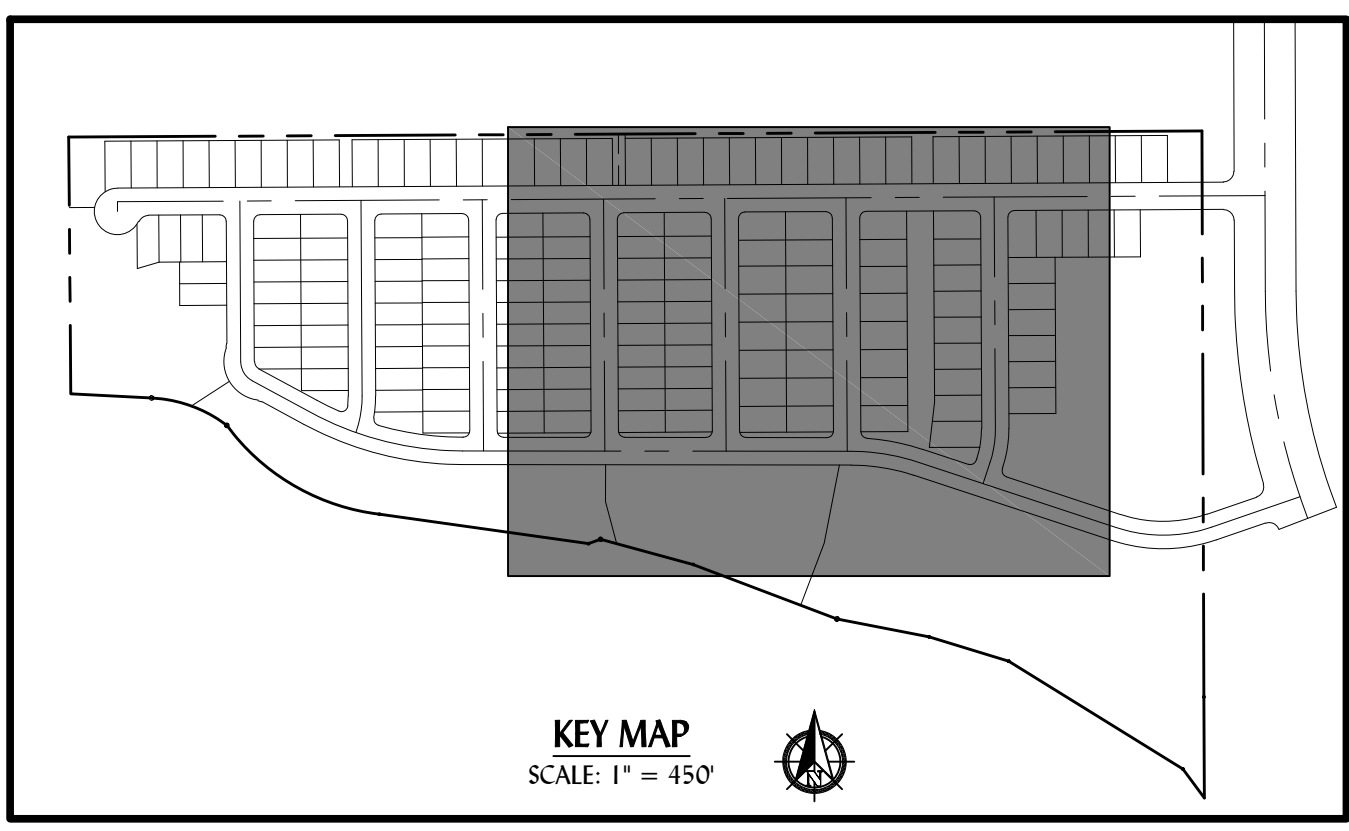
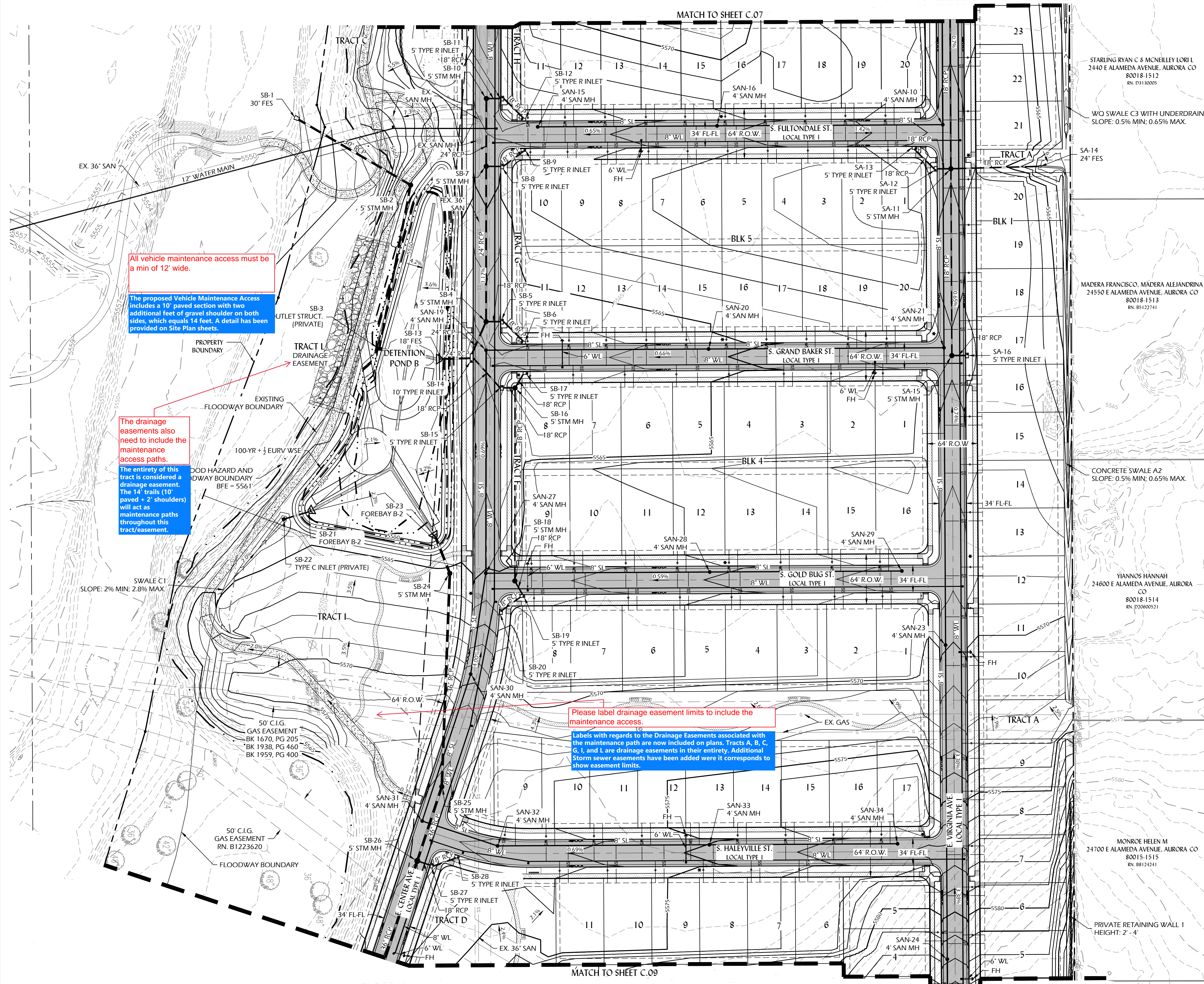
AURORA, CO

ISSUE RECORD

SUBMITTAL #2	12/28/21
SUBMITTAL #3	04/20/22

PROJECT INFORMATION

PROJECT #:	1002-95
DRAWN BY:	ECM
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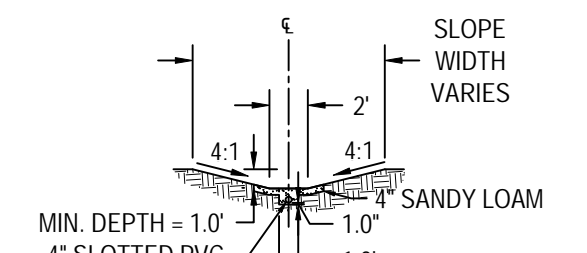


SITE PLAN NOTES

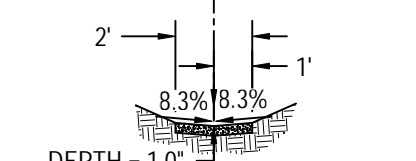
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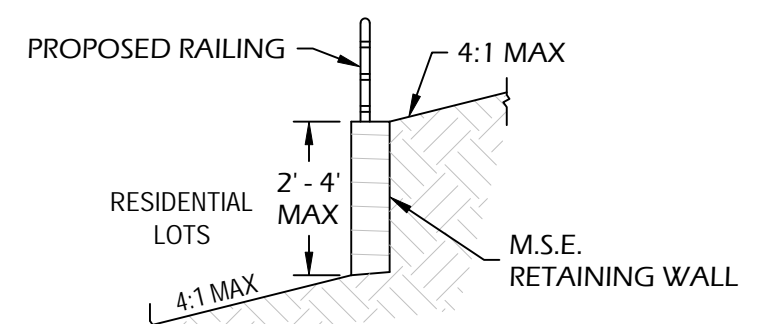
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GRASS SWALE C-3
N.T.S.
REFER TO MHFD CRITERIA MANUAL FIGURE GS-1 FOR DETAIL

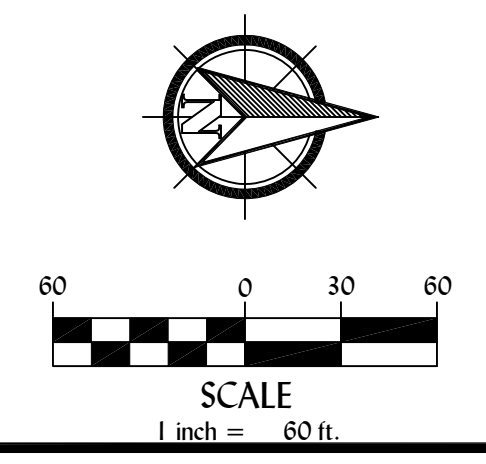


CONCRETE SWALE A2
N.T.S.



"PRIVATE" RETAINING WALL I SECTION
RAILING REQUIRED FOR WALL HEIGHTS OVER 30"
N.T.S.

PROJECT BENCHMARK:
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PLANWEST
757 Santa Fe Drive
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PLANNING
SITE DESIGN
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ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
12071 TEJON STREET, SUITE #70
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SITE PLAN
WATERSTONE FILING NO. 4
AURORA, CO

ISSUE RECORD

SUBMITTAL #2	12/28/21
SUBMITTAL #3	04/20/22

PROJECT INFORMATION

PROJECT #:	1002-05	ECM	TRH
DRAWN BY:			
CHECKED BY:			

SITE PLAN

WATERSTONE FILING NO. 4

AURORA, CO

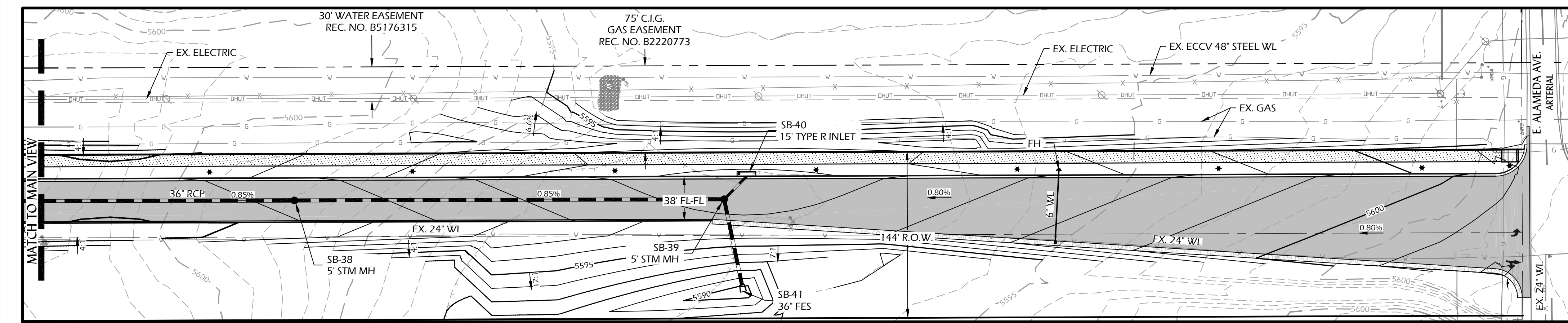
ISSUE RECORD	
SUBMITTAL # 2	12/28/21
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PROJECT INFORMATION	1002-95
PROJECT #:	ECM
DRAWN BY:	TRH
CHECKED BY:	

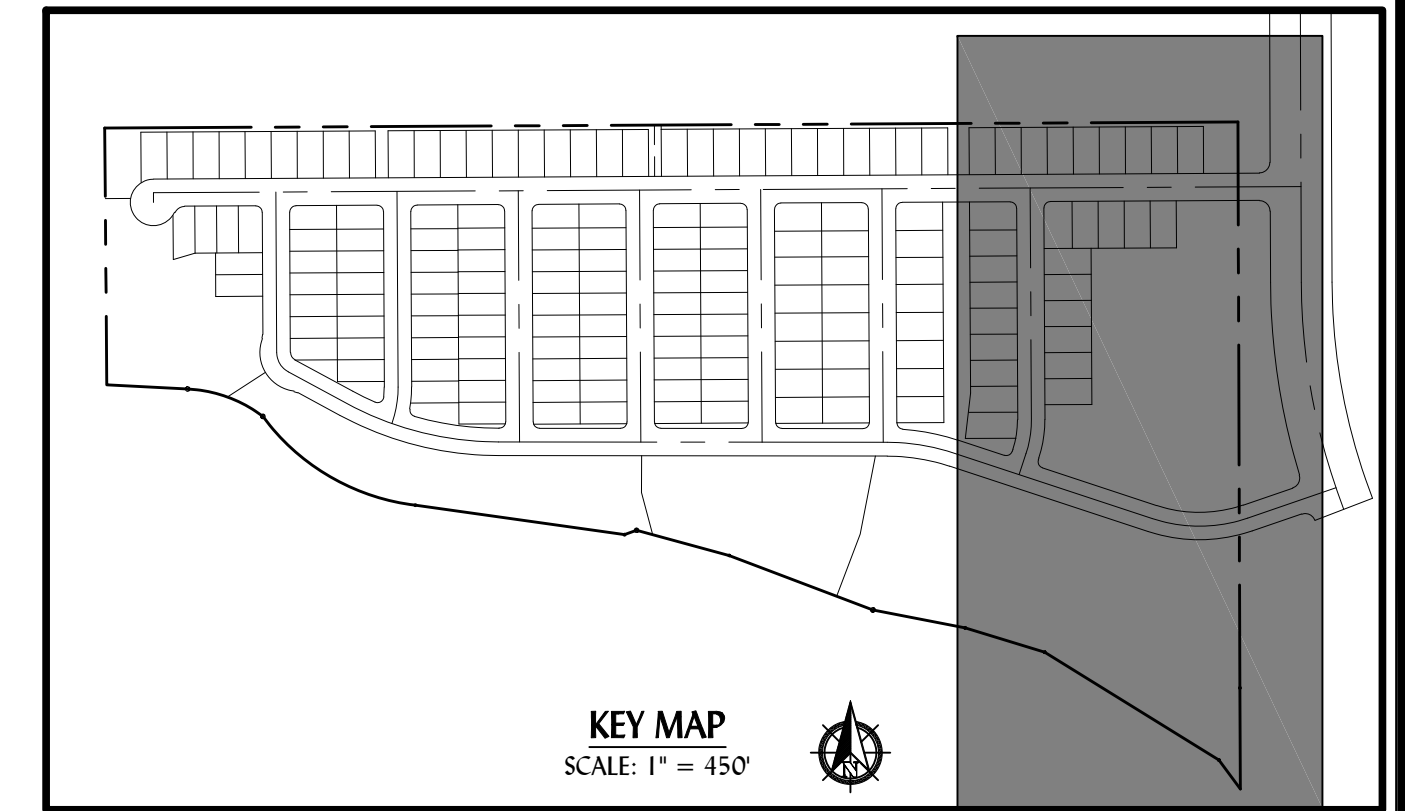
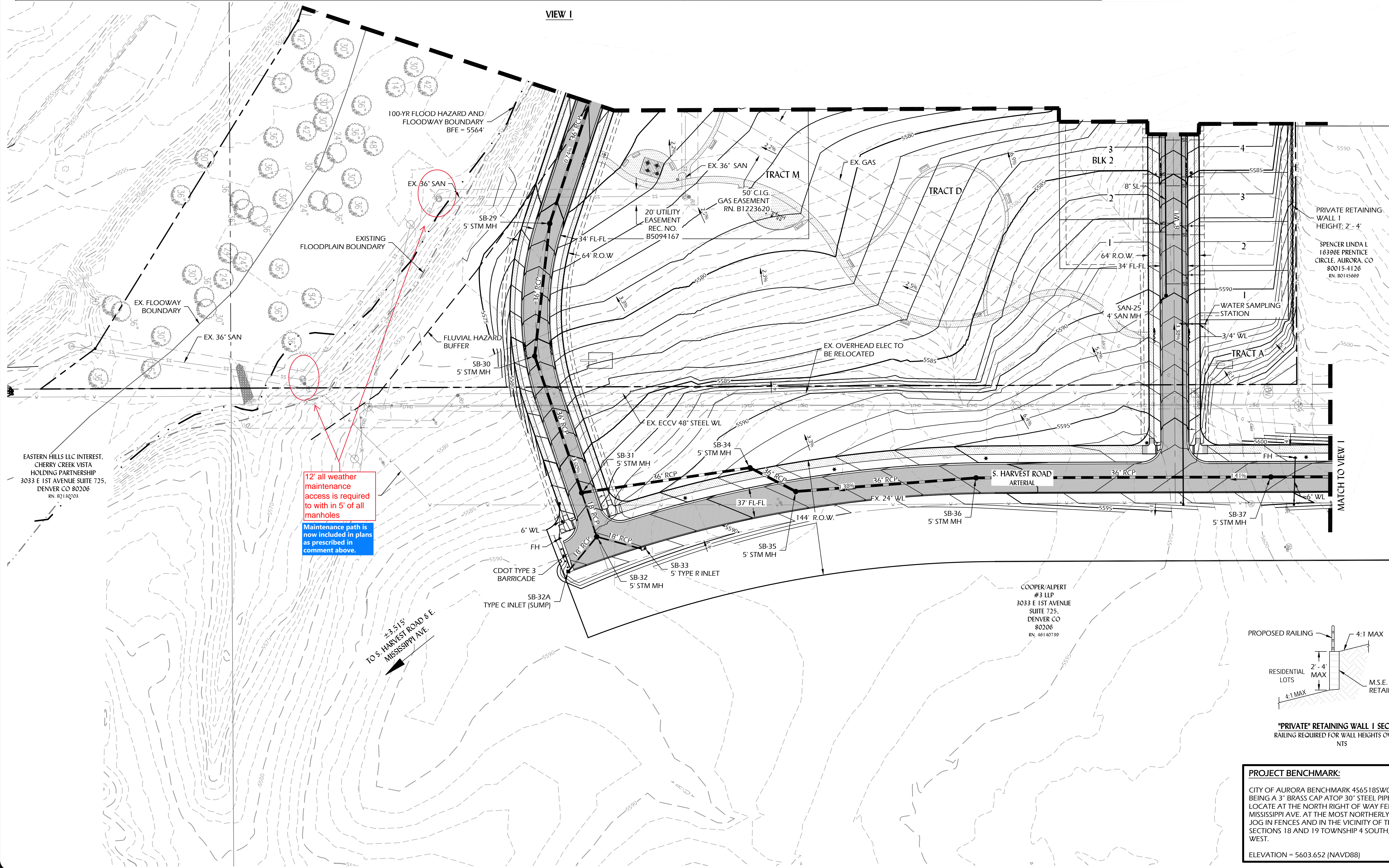
GRADING & UTILITY PLAN

C.09

09 OF 37



VIEW 1



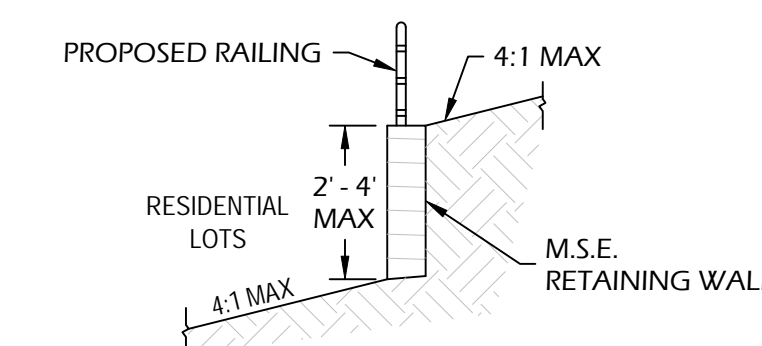
KEY MAP
SCALE: 1" = 450'

SITE PLAN NOTES

1. SEE SHEET C-02 FOR LEGEND, TYPICAL STREET SECTIONS, GENERAL ABBREVIATIONS.
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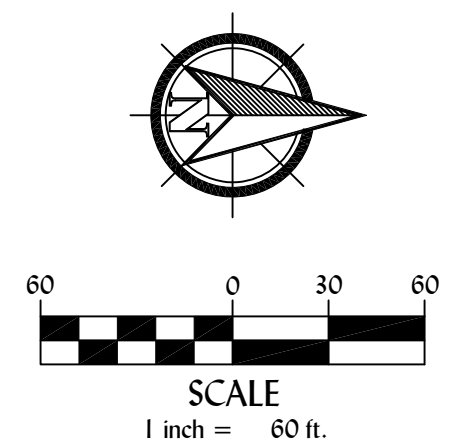


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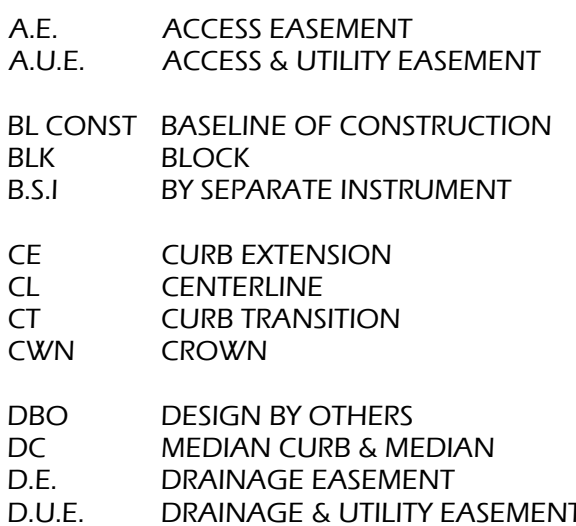
1. THE DEVELOPER, OWNER, OWNER ASSIGNS, OR ASSIGNS RESPONSIBILITY FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
2. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
3. THE APPLICANT 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 SERVICE 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 PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" 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 UNDUED HARDSHIP 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, 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.
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17. WET TAP CONNECTIONS ON PVC WATER TRANSMISSION MAINS (24" PVC MAIN) ARE TO BE PERFORMED BY A LICENSED THIRD PARTY CONTRACTOR

A separate table has been provided indicating open space/neighborhood park credit has been added and formatted similar to Form J

Repeat comment: If this is proposed for credit toward open space, it will need to include amenities along with the trail..

Tract B now has additional amenities included.

LAND SUMMARY			
	SQ. FT.	ACRES	%
LOT AREA	1,021,333	23.45	38.1%
ROADWAY AREA	548,904	12.60	20.5%
OPEN SPACE AREA (TRACTS A - M)	1,109,249	25.46	41.4%
TOTAL AREA	2,679,487	61.51	100%
	TOTAL LOTS	163	



A. Planning Area Designation (City feature in an area)	B. Description and Inventory of Facilities	C. Total Acreage	D. Percent Credited Acreage	E. Estimated Ownership and Facility Funding	F. Phasing Item and Trigger for Each Phase
O.S. 1 (PA 4)	Outdoor public gathering/ picnic shelter (2.0 Acres) and open play field (8.0 Acres) (Please refer to the Design Standards for the required elements of this design).	6.90	4.70	HOA/Metro District to be constructed by metro district	Yo to be built prior to the 200 th C.O.
NAC (PA 2)	Park and outdoor gathering area (Please refer to the Design Standards for the required elements of this design).	10.68	7.00	HOA/Metro District to be constructed by metro district	Yo to be built prior to the 1 st CO in PA-4
O.S. 2 (PA 6)	Neighborhood Park and open play field (Please refer to the Design Standards for the required elements of the park).	3.40	3.40	HOA/Metro District to be constructed by metro district	Yo to be built prior to the 1 st C.O. in PA-4
O.S. 3	CIG Easement/trail and open space corridors	6.30	8.30	HOA/Metro District to be constructed by metro district	Trails south of Coal Creek to be built prior to the 200 th C.O. Trails North of creek will be built prior to 1 st CO in PA-1.
O.S. 4	Open Space reserved as a dedication credit, for 100% of the eligible area not disturbed and characterized into 100 years channel land, up to 30% of the amount required to meet the 7,811,000 open space requirement.	4.63	4.63	City of Aurora	
Cash-in-Lieu	Community Parks Cash -in-lieu	2.10	2.10	City of Aurora	
PA-TBD	Coal Creek Regional Trail Corridor*			City of Aurora/ Metro District	Trail to be constructed during phase when drainage improvements are installed.
TOTAL		33.91	28.03		Four Phases

S.E.	SANITARY EASEMENT
SEC	SECTION LINE
SL	SANITARY LINE
SS	SANITARY SERVICE
SW	SIDEWALK
SW.E.	SIDEWALK EASEMENT

TB	THRUST BLOCK
TC	TOP OF CURB
TOF	TOP OF FOUNDATION
TR.E.	TRAFFIC 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

	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
	Fire Lane Pavement
	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

IMPROVEMENTS LABELED AS DESIGNED BY OTHERS (DBO) ARE PER THE MURPHY CREEK EAST (MCE) SUBDIVISION FILING NO. 1 OFFSITE CONSTRUCTION PLANS (COA RSN 1506586) AND SWMP PLANS (COS EDN 221064) BY CVL CONSULTANTS AND NOT PART OF THESE PLANS. DESIGN AND/OR CONSTRUCTION OF DBO IMPROVEMENTS ARE CURRENTLY ONGOING AND THESE PLANS WILL BE UPDATED TO TIE INTO THE FINAL APPROVED DESIGN.

ROADWAY CLASSIFICATION	ADT	DESIGN SPEED (MPH)
LOCAL STREET TYPE 1	4,200	30
TOW LANE COLLECTOR	700	35
THREE LANE COLLECTOR	13,500	35

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED A 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE. EXCEPT 150' ON CENTER ALTERNATE SIDES. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NO MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CAN NOT 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.
7. THE PAVEMENT AND SIDEWALK SECTION FOR ACCESSING THE FIRE LANE ACCESS MUST BE CAPABLE OF SUPPORTING THE 85,000 LB.WEIGHT LIMIT OF THE ADJACENT 25' FIRE LANE EASEMENT.

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.

LEGEND:

	CRUSHER FINES		BENCH
	COBBLE 3-6"		WASTE RECEPTACLE
	DETENTION SEED MIX		DOG WASTE STATION
	TURF		PEDESTRIAN LIGHTING
	TEMPORARILY IRRIGATED NATIVE SEED		BIKE RACKS
	WILDFLOWER MIX (REF. L.04)		MAILBOX CLUSTER
	ROCK MULCH 1.5-3"		PICNIC TABLE
	EXPOSED AGGREGATE		LANDSCAPE BOULDER
	FIBAR PLAY SURFACE		ROLL TOP STEEL EDGE
			SIGHT DISTANCE TRIANGLE
			PRIVACY FENCE
			SPLIT RAIL FENCE

Please group the mulch/rock treatments together with the play surface material. Do not separate them with the seed/planting hatches.

LEGEND IS ADJUSTED

KEY MAP:



NOTES:

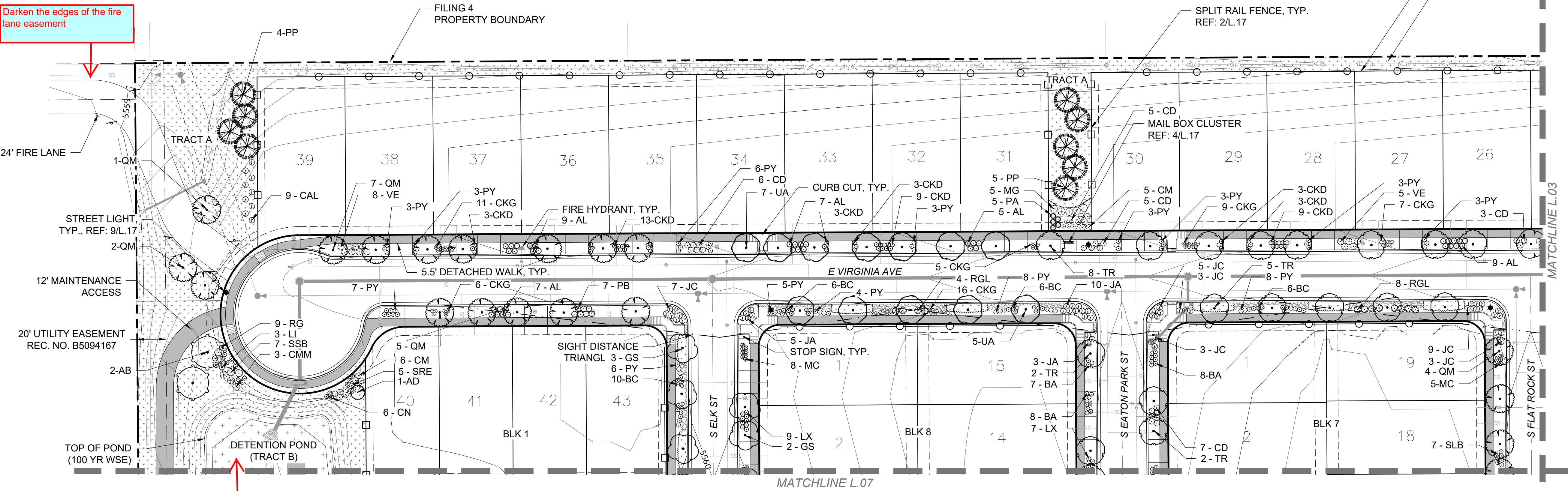
1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO APPROVAL OF FUTURE BUILDING PERMIT.
2. THE FINAL LOCATION OF STREET TREES WILL BE DEPENDENT UPON THE ULTIMATE LOCATION OF DRIVEWAYS AND UTILITIES TO EACH LOT. LOCATIONS SHOWN ARE APPROXIMATE.
3. ALL PLANTING BEDS SHALL CONTAIN 1.5-3" ROCK MULCH UNLESS OTHERWISE 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.

A separate table has been provided indicating open space/neighborhood park credit has been added and formatted similar to Form J

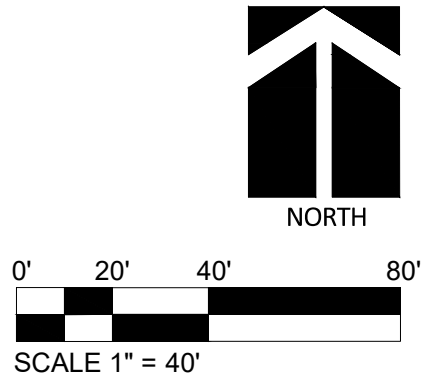
Darken the edges of the fire lane easement

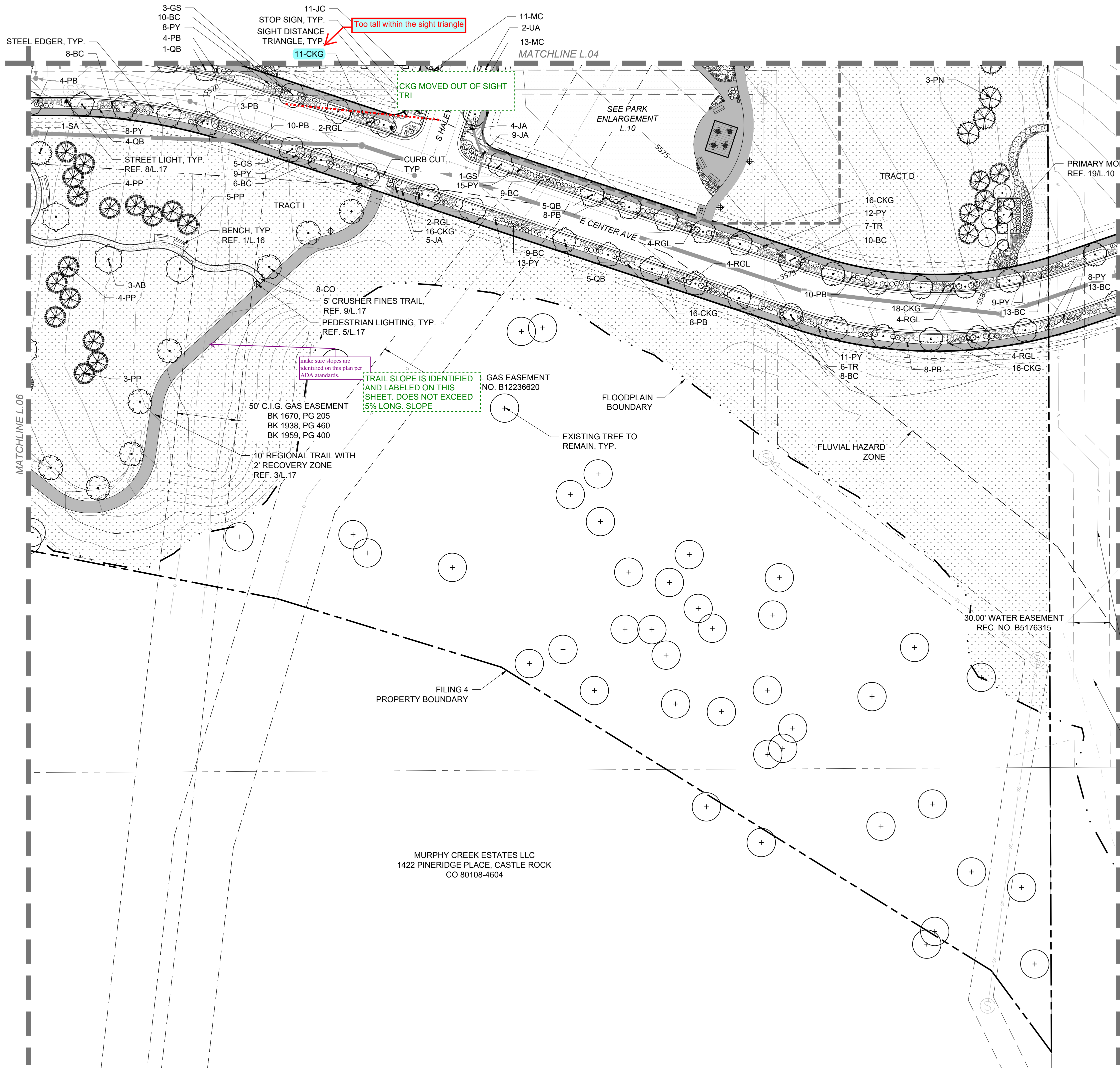
Add a note and/or a call out for the mulch treatment within the curbside landscape.

TYPE OF MULCH FOR CURBSIDE LDSCP IS NOTED IN THE LEGEND AND CALLED OUT ON PLANS

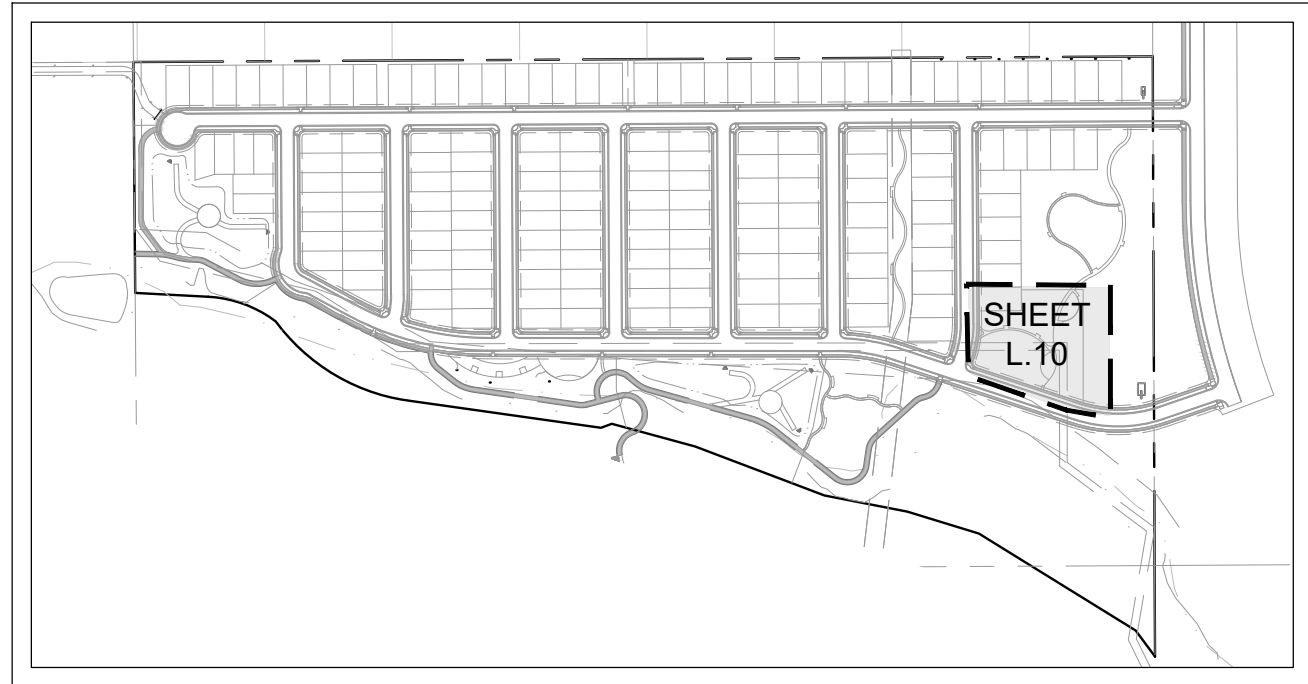


Label the pond as detention pond "A"





KEY MAP:



LEGEND:

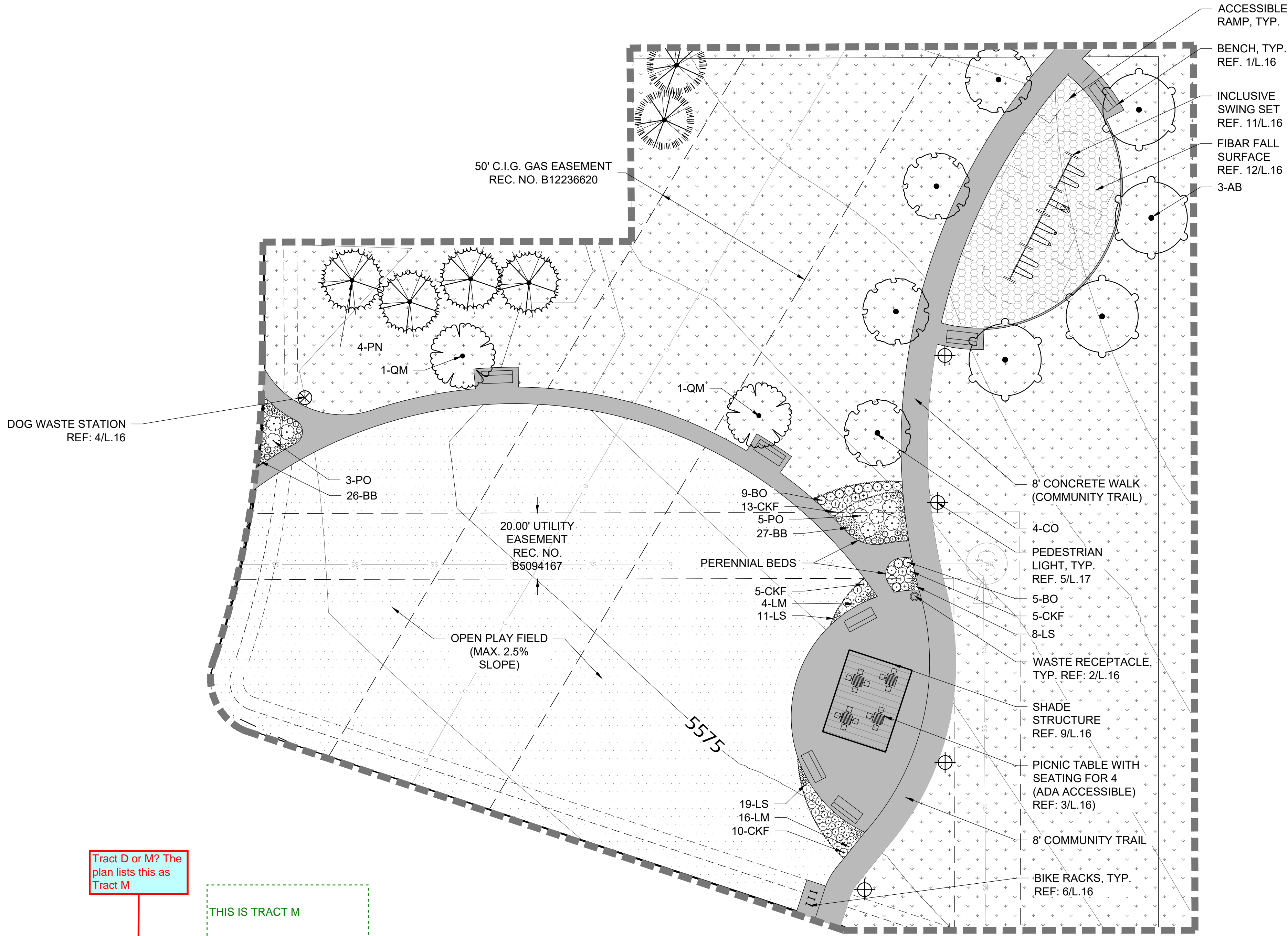
	CRUSHER FINES		BENCH
	COBBLE 3-6"		WASTE RECEPTACLE
	DETENTION SEED MIX		DOG WASTE STATION
	TURF		PEDESTRIAN LIGHTING
	TEMPORARILY IRRIGATED NATIVE SEED		BIKE RACKS
	WILDFLOWER MIX (REF. L.04)		MAILBOX CLUSTER
	ROCK MULCH 1.5-3"		PICNIC TABLE
	EXPOSED AGGREGATE		LANDSCAPE BOULDER
	FIBAR PLAY SURFACE		ROLL TOP STEEL EDGE
			SIGHT DISTANCE TRIANGLE
			PRIVACY FENCE
			SPLIT RAIL FENCE

NOTES:

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

POCKET PARK

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

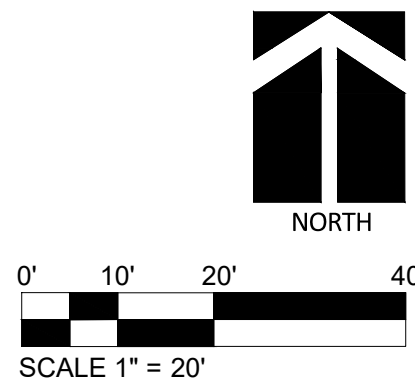


Tract D or M? The plan lists this as Tract M

THIS IS TRACT M

1 TRACT D PARK ENLARGEMENT (POCKET PARK #1)

SCALE: 1" = 20'



PLANT SCHEDULE SITE					
TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT. CAL.
AG	14	Bigtooth Maple	Acer grandidentatum	B & B	2.5"Cal
AB	24	OK	Aesculus glabra arguta	B & B	2.5"Cal
CS	10	No	Catalpa speciosa	B & B	2.5"Cal
CO	75		Common Hackberry	Celtis occidentalis	
GS	62		Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	
GI	67		Decaf Kentucky Coffeetree	Gymnocladus dioica 'McKBranch'	
QB	86		Buckley Oak	Quercus buckleyi	B & B 2.5"Cal
QM	65		Chinkapin Oak	Quercus muehlenbergii	B & B 2.5"Cal
SA	3		Peach Leaf Willow	Salix amygdaloides	B & B 2.5"Cal
TR	80		Redmond American Linden	Tilia americana 'Redmond'	B & B 2.5"Cal
UA	65		Accolade Elm	Ulmus x 'Accolade'	B & B 2.5"Cal
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT. SIZE
PP	83		Colorado Spruce	Picea pungens	B & B 6-8" Tall
PPB	8		Baker Blue Spruce	Picea pungens 'Bakeri'	B & B 6-8" Tall
PN	34		Austrian Black Pine	Pinus nigra	B & B 6-8" Tall
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT. CAL.
AD	5		Rocky Mountain Maple	Acer glabrum diffusum	B & B 2"Cal
CC	6		Lavender Twist Eastern Redbud	Cercis canadensis 'Covey' TM	B & B 2"Cal
SR	14		Japanese Tree Lilac	Syringa reticulata	B & B 2"Cal
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
AL	86		Leadplant	Amorpha canescens	5 gal
BA	234		Dwarf Red Leaf Japanese Barberry	Berberis thunbergii 'Atropurpurea Nana'	5 gal
BC	256		Crimson Pygmy Japanese Barberry	Berberis thunbergii 'Crimson Pygmy'	5 gal
BO	35		Golden Rocket Barberry	Berberis thunbergii 'Golden Rocket'	5 gal
CG	52		Globe Peashrub	Caragana arborescens 'Globosa'	5 gal
CD	151		Dark Knight Bluebeard	Caryopteris x clandonensis 'Dark Knight'	5 gal
CM	47		Fernbush	Chamaebatia trifolium	5 gal
CAF	23		Arctic Fire Dogwood	Cornus sericea 'Arctic Fire'	5 gal
CKD	193		Kelsey Dwarf Redtwig Dogwood	Cornus sericea 'Kelsey'	5 gal
CAL	19		Hedge Cotoneaster	Cotoneaster acutifolius lucidus	5 gal
LX	153		Emerald Mound Honeysuckle	Lonicera xylosteum 'Emerald Mound'	5 gal
PA	65		Russian Sage	Perovskia atriplicifolia	5 gal
PY	480		Yellow Gem Bush Cinquefoil	Potentilla fruticosa 'Yellow Gem'	5 gal
POT	34		Abbotswood Potentilla	Potentilla fruticosa 'Abbotswood'	5 gal
PB	406		Pawnee Buttes Sand Cherry	Prunus besseyi 'P011S' TM	5 gal
RGL	76		Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	5 gal
RG	70		Green Mound Alpine Currant	Ribes alpinum 'Green Mound'	5 gal
ROR	37		Knock Out Shrub Rose	Rosa x 'Radrazz' TM	5 gal
SRE	25		Red Elderberry	Sambucus racemosa	5 gal
SF	114		Neon Flash Spiraea	Spiraea japonica 'Neon Flash'	5 gal
SSB	35		Common White Snowberry	Symphoricarpos albus	5 gal
VE	53		Mini Man Dwarf Manchurian Viburnum	Viburnum burejaeticum 'P017S' TM	5 gal
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
CMM	18		Mountain Mahogany	Cercocarpus montanus montanus	5 gal
CN	30		Rubber Rabbitbrush	Chrysothamnus nauseosus	5 gal
CAT	21		Tom Thumb Cranberry Cotoneaster	Cotoneaster aciculatus 'Tom Thumb'	5 gal
CSG	11		Spanish Gold Broom	Cytisus purgans 'Spanish Gold'	5 gal
JC	160		Alpine Carpet Common Juniper	Juniperus communis 'Mondap' TM	5 gal
JH	13		Bar Harbor Creeping Juniper	Juniperus horizontalis 'Bar Harbor'	5 gal
JA	235		Arcadia Juniper	Juniperus sabina 'Arcadia'	5 gal
MC	271		Compact Oregon Grape	Mahonia aquifolium 'Compacta'	5 gal
TD	8		Dense Japanese Yew	Taxus cuspidata 'Densiformis'	5 gal
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
BB	61		Blonde Ambition Blue Grama	Bouteloua gracilis 'Blonde Ambition'	1 gal
CKG	512		Korean Feather Reed Grass	Calamagrostis arundinacea brachytricha	1 gal
CKF	51		Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal
MG	49		Maiden Grass	Miscanthus sinensis 'Gracillimus'	1 gal
ML	21		Regal Mist Pink Muhy Grass	Muhlenbergia capillaris 'Lencar' TM	1 gal
SLB	173		Little Bluestem Grass	Schizachyrium scoparium	1 gal
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
HP	44		Red Yucca	Hesperaloe parviflora	1 gal
LM	77		Munstead English Lavender	Lavandula angustifolia 'Munstead'	1 gal
LS	38		Snowday Shasta Daisy	Leucanthemum x superbum 'Snowday'	1 gal
OM	85		Missouri Primrose	Oenothera macrocarpa	1 gal

CHARTS AND TABLES

STANDARD RIGID LANDSCAPE QUANTITIES

STREET NAME:	CLASSIFICATION:	LINEAR FEET:	TREES REQ: (1:40 LF)	TREES PROV:	CURBSIDE LANDSCAPE SF:	SHRUBS REQ: (1:40 SF)	SHRUBS PROV:
STREET A (NORTH)	LOCAL	2510'	63	65	20,080	502	508
STREET A (SOUTH)	LOCAL	2060'	52	50*	16,480	412	444
STREET B (WEST)	LOCAL	375'	9	10	3,000	75	75
STREET B (EAST)	LOCAL	350'	9	9	2,800	70	72
STREET C (WEST)	LOCAL	475'	12	12	3,800	95	96
STREET C (EAST)	LOCAL	490'	12	13	3,920	98	101
STREET D (WEST)	LOCAL	525'	13	13	4,200	105	105
STREET D (EAST)	LOCAL	525'	13	15	4,200	105	106
STREET E (WEST)	LOCAL	530'	13	13	4,240	106	106
STREET E (EAST)	LOCAL	530'	13	13	4,240	106	106
STREET F (WEST)	LOCAL	530'	13	13	4,240	106	106
STREET F (EAST)	LOCAL	530'	13	13	4,240	106	107
STREET G (WEST)	LOCAL	530'	13	13	4,240	106	106
STREET G (EAST)	LOCAL	530'	13	13	4,240	106	106
STREET H (WEST)	LOCAL	610'	15	15	4,880	122	122
STREET H (EAST)	LOCAL	625'	16	16	5,000	125	125
STREET J (NORTH)	LOCAL	2200'	55	46*	17,600	440	440
STREET J (SOUTH)	LOCAL	2550'	64	64*	20,400	510	511
HARVEST ROAD (WEST)	COLLECTOR	2130'	53	52	N/A	N/A	N/A

*NOTE: TREES HAVE BEEN PLACED ON OPPOSITE SIDE OF WALK WHERE UTILITIES PROHIBIT PLACEMENT IN TREE LAWN.

DETENTION LANDSCAPE REQUIREMENTS

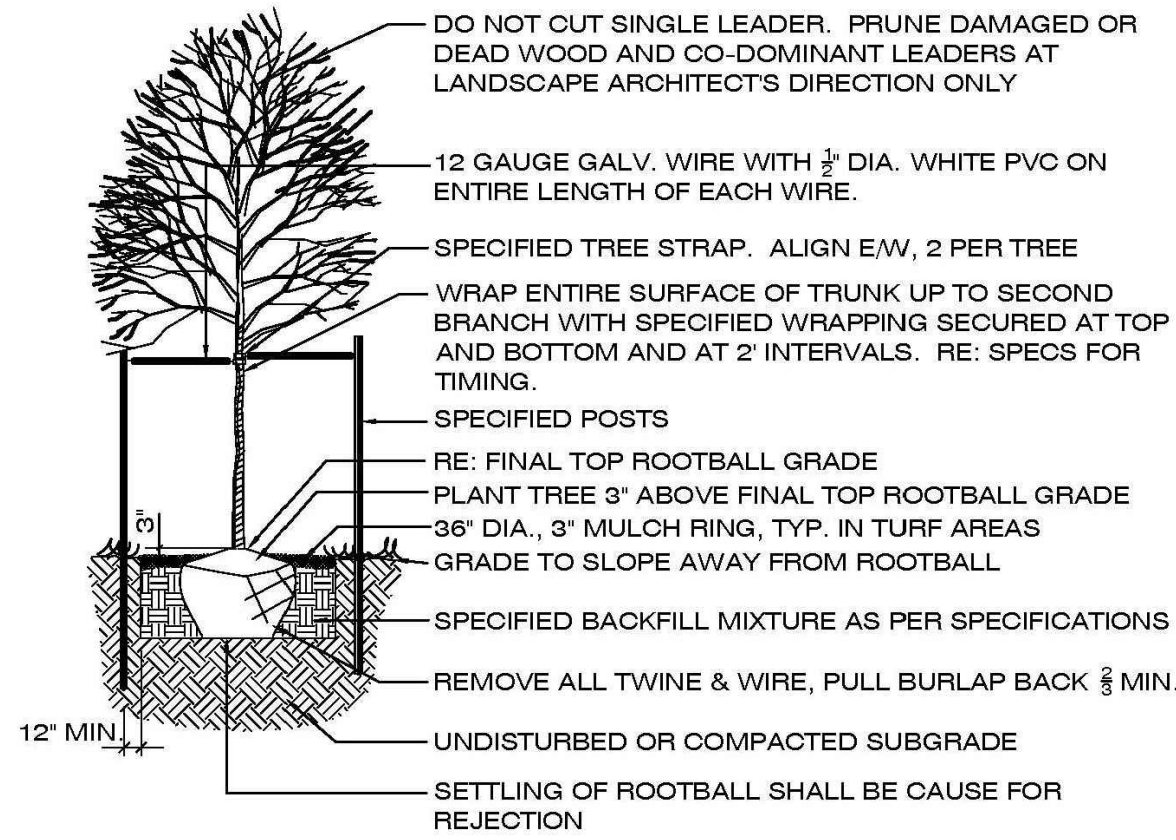
DETENTION POND A:	AREA IN SF:	%	
TOTAL AREA (OUTSIDE OF FLOODPLAIN)	101,078 SF	100 %	
DETENTION POND (ELEVATION: 5558)	63,318 SF	63 %	
LANDSCAPE AREA AT POND (ABOVE 100 YR STORM ELEV.)	37,760 SF	37 %	
	AREA IN SF:	REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AT POND	37,760 SF		
TREE REQUIREMENT (1 TREE PER 4000 SF)	NA	9	12
SHRUB REQUIREMENT (10 SHRUBS PER 4000 SF)	NA	95	(73 shrubs + 3 trees) 103

DETENTION POND B:	AREA IN SF:	%	
TOTAL AREA (OUTSIDE OF FLOODPLAIN)	87,032 SF	100 %	
DETENTION POND (ELEVATION: 5559)	61,764 SF	71 %	
LANDSCAPE AREA AT POND (ABOVE 100 YR STORM ELEV.)	25,268 SF	29 %	
	AREA IN SF:	REQUIRED:	PROVIDED:
TOTAL LANDSCAPE AT POND	25,268 SF		
TREE REQUIREMENT (1 TREE PER 4000 SF)	NA	6	6
SHRUB REQUIREMENT (10 SHRUBS PER 4000 SF)	NA	63	63

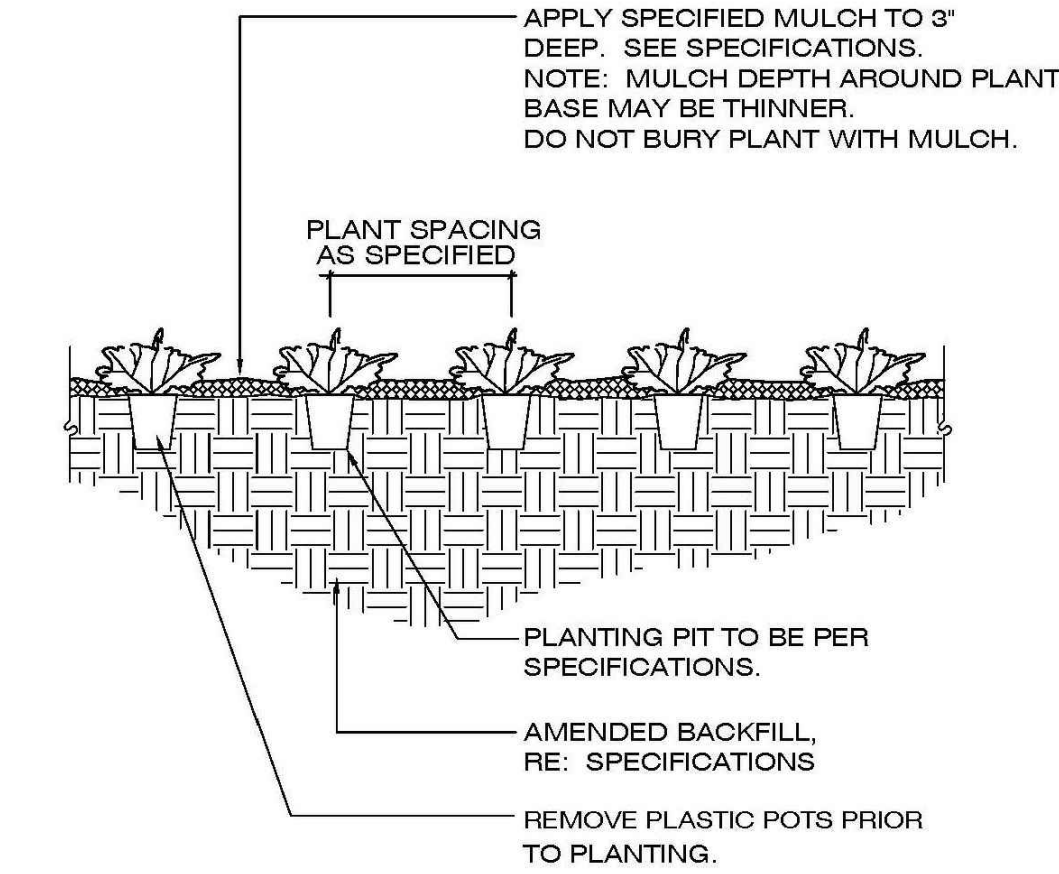
LANDSCAPE NOTES

1. 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.
2. 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.
3. 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.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3' - 6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5' - 0").
8. WATER QUALITY ENHANCEMENT FOR THE NEW IMPERVIOUS SURFACES IS BEING PROVIDED BY TWO FULL-SPECTRUM REGIONAL DETENTION POND BMPS AS SHOWN ON THESE PLANS. THE DETENTION POND BMPS WILL CONSIST OF A RELATIVELY FLAT AREA WITH TRICKLE CHANNELS TO THE OUTLET STRUCTURE PROVIDING WATER QUALITY AND EXCESS URBAN RUNOFF VOLUME (EURV) TREATMENT, AND MAJOR STORM (HISTORIC CONDITION) OVERFLOW DRAINING TO THE STORM SEWER. THESE TWO EXTENDED DETENTION BASINS USE MAINLY SEDIMENTATION SETTLING TO REMOVE POLLUTANTS.
9. NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE.
10. ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

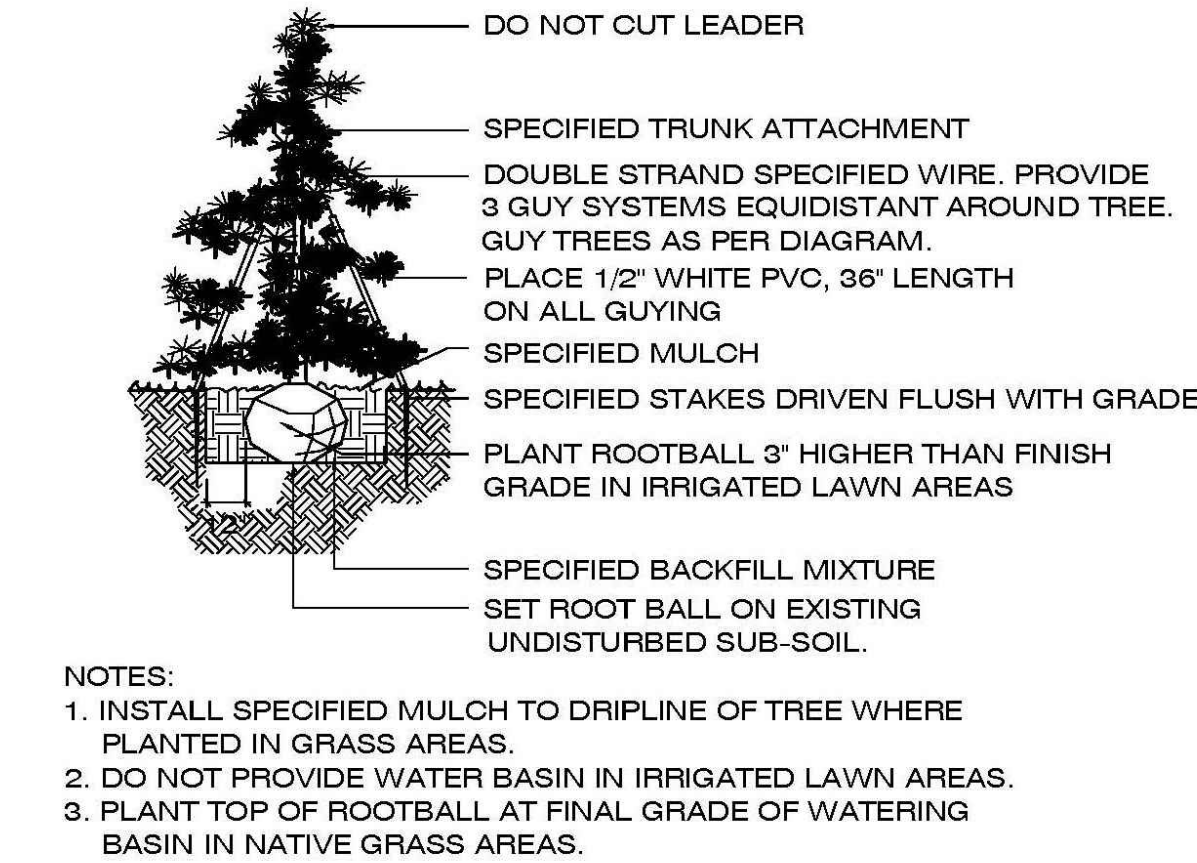
PLANTING DETAILS



1 DECIDUOUS TREE PLANTING AND STAKING DETAIL NOT TO SCALE



2 SHRUB PLANTING DETAIL NOT TO SCALE



3 EVERGREEN TREE PLANTING AND STAKING DETAIL

MATERIALS LIST

NOT TO SCALE			NATIVE SEED MIX
	+/- 2,600 SF	CRUSHER FINES; GRAY CRUSHED GRANITE, 3/4" MINUS	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
	+/- 70,000 SF	ROCK MULCH; 1.5"-3" RIVER ROCK	
	+/- 17,600 SF	ROCK MULCH; 3"-6" COBBLE	
	+/- 52,200 SF	'RTF' WATER SAVER SOD	
	+/- 520,000 SF	NATIVE SEED MIX	
	+/- 126,000 SF	WETLAND NATIVE SEED MIX	
	+/- 4,500 LF	ROLL TOP STEEL EDGER	
			DETENTION SEED MIX
			Arkansas Valley Seed - Wetland Mix: 7% Woolly Sedge 7% Nebraska Sedge 2% Blue Grama 7% Inland Saltgrass 7% Baltic Rush 13% Prairie Cordgrass 20% Switchgrass 20% Western Wheatgrass 17% Green Needlegrass

OWNER / CLIENT
RICHMOND AMERICAN HOMES
4350 S. MONACO ST.
DENVER, CO 80237
(303) 773-1100

ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
1000 WEST 1ST AVE., SUITE 470
WESTMINSTER, CO 80224
(303) 421-4224

PLANWEST
PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

SITE PLAN
WATERSTONE FILING NO. 4
Aurora, Colorado

ISSUE RECORD
SUBMITTAL # 1 06/03/2021
SUBMITTAL # 2 12/29/2021
SUBMITTAL # 3 04/20/2022

PROJECT INFORMATION
PROJECT # 2020-17
DRAWN BY: AH
CHECKED BY: MK

LANDSCAPE NOTES
L.16
25 OF 37

This sheet needs to be moved either before or just after the landscape plan enlargements.

Include any easements and the approximate location of the utilities i.e. water and sanitary sewer lines to each lot. See image to the right this sheet.

TYPICALS HAVE BEEN UPDATED TO INCLUDE EASEMENTS AND APPROXIMATE UTILITY SERVICE LINE LOCATIONS

SHEET ORDER IS REVISED

A

50' x 110' SINGLE FAMILY DETACHED - CORNER LOTS

FRONT YARD:

- 1 SHADE TREE (MIN. 2.5" CAL.)
- 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:

- 2 SHADE TREE(S) (MIN. 2.5" CAL.) -OR- ORNAMENTAL TREE(S) (MIN. 2" CAL.) -OR- EVERGREEN TREE(S) (MIN. 6' TALL)
- 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

REAR YARD:

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

B

50' x 110' SINGLE FAMILY DETACHED - INTERIOR LOTS

FRONT YARD:

- 1 SHADE TREE (MIN. 2.5" CAL.)
- 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

SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED; NO PLANT MATERIAL REQUIRED

REAR YARD:

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

C

60' x 110' SINGLE FAMILY DETACHED - CORNER LOTS

FRONT YARD:

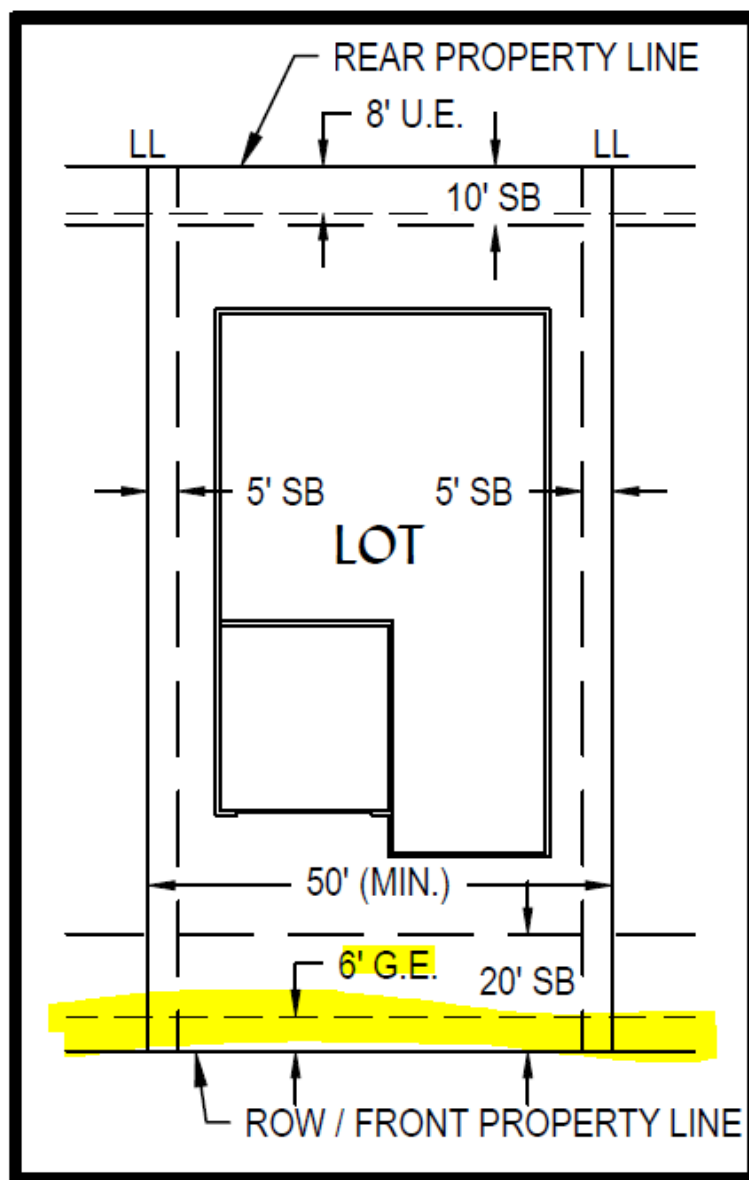
- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 10 SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

SIDE YARD:

- 2 SHADE TREE(S) (MIN. 2.5" CAL.) -OR- ORNAMENTAL TREE(S) (MIN. 2" CAL.) -OR- EVERGREEN TREE(S) (MIN. 6' TALL)
- 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

REAR YARD:

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



D

60' x 110' SINGLE FAMILY DETACHED - INTERIOR LOTS

FRONT YARD:

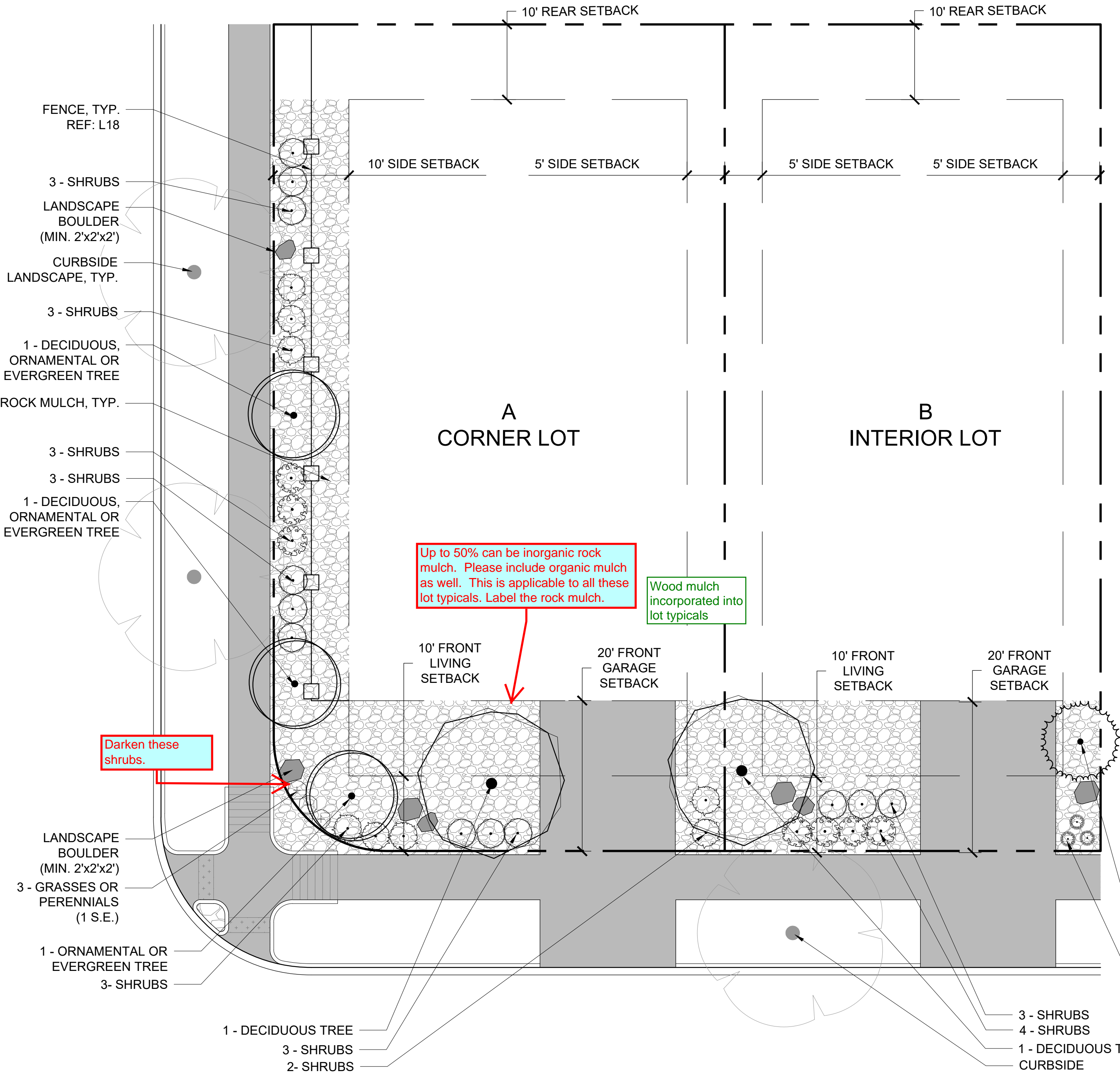
- 1 SHADE TREE (MIN. 2.5" CAL.)
- 1 ORNAMENTAL TREE (MIN. 2" CAL.) -OR- 1 EVERGREEN (MIN. 6' TALL)
- 8 SHRUBS MINIMUM (MIN. 5-GAL.)
- 2 DIFFERENT SPECIES IN EACH FRONT YARD
- 30% OF SHRUB COUNT (3 TOTAL) MAY BE ORNAMENTAL GRASSES OR PERENNIALS

SIDE YARD:

- WITH NO PUBLIC VIEW: MULCH REQUIRED; NO PLANT MATERIAL REQUIRED

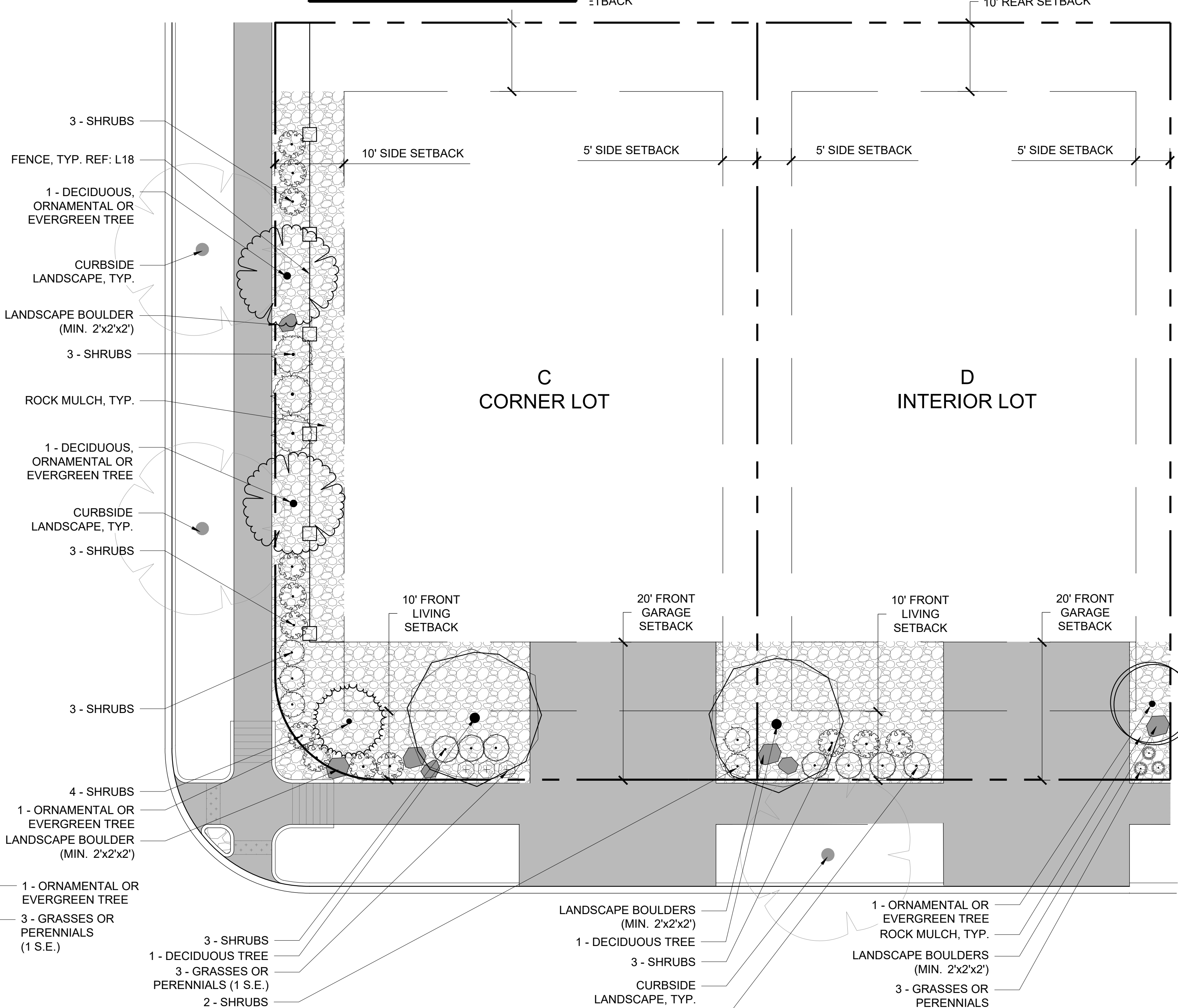
REAR YARD:

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



RICHMOND - 50' x 110' SFD

Scale 1" = 10'



RICHMOND - 60' x 110' SFD

Scale 1" = 10'

PLANWEST
767 Santa Fe Drive
Denver, CO 80204
303-741-1411
planwest.com

OWNER / CLIENT
RICHMOND AMERICAN HOMES
4360 S. MONACO ST.
DENVER, CO 80237
(303) 773-1100

ENGINEER
INNOVATIVE LAND CONSULTANTS, INC.
1625 FIFTH AVENUE, SUITE 170
WESTMINSTER, CO 80224
(303) 421-4224

**PLANNING
SITE DESIGN
ENTITLEMENTS
LANDSCAPE ARCHITECTURE**

SITE PLAN
WATERSTONE FILING NO. 4
Aurora, Colorado

ISSUE RECORD	
SUBMITTAL # 1	06/09/2021
SUBMITTAL # 2	12/29/2021
SUBMITTAL # 3	04/20/2022

PROJECT INFORMATION	
PROJECT #:	2020-17
DRAWN BY:	AH
CHECKED BY:	MK

TYPICAL LOT
EXHIBITS

L.21