

December 6, 2024

Debbie Bickmire  
City of Aurora  
Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, CO 80012

**RE: Response to Comments**

**The Aurora Highlands Lennar Phase 1 – Site Plan – First Review**

**Application Number: DA-2062-61**

**Case Numbers: 2024-4018-00, 2024-3038-00**

Dear Debbie:  
Below are the city comments followed by the responses.

**Comment**

***Response:***

**PLANNING DEPARTMENT COMMENTS**

**1. Community Questions, Comments and Concerns**

**Comment**

1A. Notification was sent to twenty-three (23) adjacent property owners, seven (7) outside agencies, and five (5) registered community associations. Comments were received from three (3) outside agencies and are attached to or included in this letter. No comments were received from adjacent property owners or community associations. Please include responses to each of the comments with your next submittal.

***Response: Responses have been provided.***

**2. Zoning and Land Use**

**Comment**

2A. Numerous adjacent site plans need to be identified for context. Please add the names of the site plans and case numbers on the plans. Show and identify pertinent infrastructure and improvements, including fences and walls.

***Response: Adjacent Site plans identified on plans with names and case numbers. No adjacent fences or walls fall within or plans' viewports.***

**Comment**

2B. The loop lanes result in double-fronted lots adjacent to Goldbug Street and Fultondale Street. Per Section 146-4.3.10.C, double-frontage lots shall not be permitted adjacent to local or collector streets. Is anything proposed, such as additional landscape or screening, to mitigate the impact of the double-fronted lot? As proposed, an adjustment may be required.

***Response: Lot configuration has been revised to provide a side lot line adjacent to Goldbug and Fultondale Streets, similar to what was provided in Filing 7 on the west side of Warm Springs Avenue.***

**Comment**

2C. Three blocks exceed the maximum 700-foot block length (Section 146-4.3.9.B). Provide an intervening open space tract at least 30 feet in width in Blocks 2 and 6.

***Response: Perimeter of Block 6 is 1,879' and the longest lot frontage without open space is 693'. For this reason, we have not provided an intervening open space tract within Blocks 2 and 6.***

**Comment**

2D. Per Section 146-4.3.11.A.1, each subdivision shall include an integrated system of streets that provides for movement to and from adjacent development. Remove the cul-de-sac on E. 29th Place and provide thorough access to future development to the east.

***Response: Cul-de-sac has been removed and a stub for through access has been provided to the future development to the east.***

**Comment**

2E. Lots fronting the Tract M open space are considered green court lots. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space.

***Response: Response: Sidewalks have been located to accommodate pedestrian access while maximizing the use of the Green Court open space. At least 50 percent of the green open space has been landscaped.***

**3. Completeness and Clarity of the Application**

**Letter of Introduction**

**Comment**

3A. Provide a letter of introduction that includes the project name, location, acreage, number and type of proposed dwelling units, and list the project team. Identify any requested adjustments with a justification.

***Response: A LOI has been included with the submittal.***

**Access and Streets**

**Comment**

3B. Provide a section for the proposed loop lanes.

***Response: A section for the proposed loop lanes has been added.***

**Comment**

3C. Label all existing and proposed streets. Include the name, right-of-way width, street classification, and reception number. Show full intersections and the names of opposing streets. Expand the plans to include the full intersection of Highlands Creek Parkway and N. Goldbug Street.

***Response: All existing and proposed streets have been labeled with name, right of way width and street classification. Reception numbers have been provided for the streets that are available for. The plans have been expanded to include the full intersection of N. Highlands Creek Parkway and N. Goldbug Street.***



**Comment**

3D. Show the linework of the adjacent streets, including laneage and directional arrows, as applicable. Clarify the linework for Highlands Creek Parkway and show the alignment of right-of-way and sidewalks. There appears to be a misalignment at the north end of Loop Lane J.

***Response: Directional arrows have been added to the adjacent streets. The ROW on the east side of road J goes farther south and a normal section does. Meaning a sidewalk easement is not required as the sidewalk is still in the ROW.***

**Comment**

3E. Provide sidewalk access to all alley loaded lots fronting open space tracts.

***Response: Sidewalks have been added to all alley loaded lots fronting open space tracts.***

**Comment**

3F. Label and dimension all internal and adjacent sidewalks.

***Response: All internal and adjacent sidewalks have been labeled and dimensioned.***

**Comment**

3G Identify all adjacent subdivisions. Include name, lot, block tract, area and reception number.

***Response: All adjacent subdivisions identified by name, lot, block, tract, area and reception number.***

**Comment**

3H. Please relocate the mail kiosks on streets that are not collectors.

***Response: Mail kiosks locations have been revised so that they are not located on collectors.***

**Lot Types, Quantity and Standards****Comment**

3I. Revise the lot totals in the Data Block.

***Response: The lot totals have been revised in the Data Block.***

**Comment**

3J. Revise the Lot Dimensional Table per the redlines.

***Response: Lot Dimensional Table has been revised as requested. An asterisk & associated tables have been added to accommodate the smaller lot frontage for lots on curves & cul-de-sacs.***

**Comment**

3K. The lot typical for the rear-loaded, two-family (duplex) lots includes an intervening tract adjacent to the corner lot. This is not typical to the proposed lotting plan. Please remove the tract from the typical.

***Response: The tract has been removed from the typical section.***

**Comment**

3L. Some alley-loaded lots will front open space. Please review the typical and the proposed utilities to ensure there are no differences from lots that will front a public street.

***Response: Alley-loaded lots fronting open space will follow the typical duplex lot services detail on sheet 3.***

**Comment**

3M. Add the notes provided on Sheet 3.

***Response: Notes have been added to Sheet 3.***

**Comment**

3N. Provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves.

***Response: Guest parking has been added in 2 locations and the remaining guest parking will be on street parking.***

**General**

**Comment**

3O. Verify the applicant. Lennar was listed when the application was started.

***Response: Lennar is still the home builder.***

**Comment**

3P. Show lots from approved plats in the Location Map and remove unplatted lots.

***Response: Approved plat lots have been shown and unplatted lots have removed from the location map,***

**Comment**

3Q. Show, label, and dimension all existing and proposed easements. Include associated subdivision plat information and reception numbers for existing easements.

***Response: Easements have been labeled.***

**Comment**

3R. Revise the Key Map on Sheet 5 to read in black and white. Use hatches and/or other label/symbol.

***Response: Key Map has been revised to read in black and white. Open Space and PROS tracking has been moved to a new Sheet 6.***

**Comment**

3S. Clarify whether the existing drainage easement noted on Sheet 14 is to be vacated.

***Response: Some of easement will need to be vacated.***

**Comment**

3T. Show and label all fences and/or walls provided by an adjacent site plan.

***Response: Fences and/or walls on adjacent site plans have been shown.***

**Comment**

3U. Add a detail for a privacy fence.

***Response: Detail for a privacy fence has been added.***

**Comment**

3V. Add the setback from the back of walk for each proposed fence type.

***Response: Setback from the back of walk for each proposed fence type has been added.***

**Comment**

3W. Specify the Roadway Manual fixture type for streetlights. Use the detail to label the pole height. Clarify the application for the two different lights. Only one is shown in the site plan legend.

***Response: Roadway manual fixture types for streetlights have been specified. Only one street light type is shown in the details.***

**4. Landscaping****Comment**

4A. In accordance with city code Section 138-191 pertaining to the use of turf, as well as the pending amendment to the Master Plan, please revise the lot requirements to follow the requirements of Section 146-4.7 and Table 4.7-3. A summary of the residential front yard landscape requirement is:

- One tree
- Minimum number of shrubs = (front yard landscaped area in sq. ft. – turf area in sq. ft.) x 0.025.
  - o 30% of shrub count can be ornamental grasses or perennials.
  - o When 9 or more shrubs are required, at least 3 plant species must be included to provide seasonal/visual interest.
- Two different types of mulch
- One special feature

***Response: Lot typicals have been revised to be in accordance with the requirements of Section 146-4.7 and Table 4.7-3.***

**Comment**

4B. Itemize the lot landscape requirements under each lot typical. The required plant quantities per lot type need to be on the same sheet as the typicals. See the example provided on redlines.

***Response: Lot landscape requirements have been itemized under each lot typical. The required plant quantities per lot type are now on the same sheet as the typicals.***

**Comment**

4C. Each small residential lot shall incorporate a private outdoor space consisting of a minimum of 180 square feet. Demonstrate on the lot typicals where this will be available for each proposed lot type.

***Response: Each small residential lot has a private outdoor space consisting of a minimum of 180 square feet.***

**Comment**

4D. Identify the types and quantities of plant material proposed in the curbside landscape typicals. As illustrated, they appear to be overplanted. Also, identify what type of mulch is proposed. Include all hatches in the legend.

***Response: Types and quantities of plant material in the curbside landscape typicals is now identified. Planting quantities have been reduced. Mulch type is now specified. All hatches are now identified in the legend.***

**Comment**

4E. Remove or shade the tree outlines in the curbside landscape typicals. Add a note that trees are specified on the overall landscape plans.

***Response: Trees in the curbside landscape typicals have been grayed back and noted that they are specified on the overall landscape plans.***

**Comment**

4F. Add the size of plant material at the time of installation to the Plant Schedule.

***Response: Size of plant material at the time of installation is now specified in the plant schedule.***

**Comment**

4G. Where landscape is provided by an adjacent site plan, label the site plan and include the case number. Show the landscape shaded back and include any proposed fences or walls.

***Response: Landscape provided in adjacent site plans is now shown and shaded back. This included fences or walls.***

**Comment**

4H. Revise the proposed fencing and/or walls adjacent to N. Gold Bug Street and Highlands Creek Parkway. There appear to be duplicates.

***Response: Proposed fencing and or walls adjacent to N. Gold Bug Street and Highlands Creek Parkway is identified and duplicates removed. Walls shown are part of Filing 9.***

**Comment**

4I. Label all streets and classification on all landscape sheets.

***Response: All streets and classification are now labeled on all landscape sheets.***

**Comment**

4J. Label all tracts and include the area (sf).

***Response: All tracts and the area SF are labeled on all landscape sheets.***

**Comment**

4K. Show and label all stop signs.

***Response: All stop signs are now shown and labeled.***

**Comment**

4L. Provide landscape for all of Tract M and include sidewalks for all green court lots. At least 50 percent of the Green Court open space area shall be landscaped and shall be designed to accommodate foot traffic and play areas. Sidewalks should be located to accommodate pedestrian access while maximizing the use of the Green Court open space.

***Response: Sidewalks and landscape for Tract M are now included.***

**Comment**

4M. Provide the site data on Sheet 23.

***Response: Site statistics are completed.***

**Comment**

4N. Show sight triangles.

***Response: Sight triangles are shown on all landscape sheets.***

**Comment**

4O. Remove pothole information. Eliminate text overwrites.

***Response: Pothole information has been removed. Overwrites are eliminated.***

**Comment**

4P. Show grading and label major contours.

***Response: Grading is shown, and major contours labeled on all landscape sheets.***

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

**5. Civil Engineering (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)**

**Site Plan**

**Comment**

5A. Provide a typical section for the private roads (loop lanes) H and J.

***Response: A typical section has been provided for the private roads.***

**Comment**

5B. Remove ROW reference from private roads/ loop lanes.

***Response: ROW reference has been removed from private roads/loop lanes.***

**Comment**

5C. Add street names to the section for the public streets.

***Response: The street names have been added to the section for public streets.***

**Comment**

5D. Show the conceptual locations of the streetlights on the site plan.

***Response: The conceptual locations of the streetlights have been added to the Site Plan.***

**Comment**

5E. Label and dimension existing sidewalks.

***Response: Existing sidewalks have been labeled and dimensioned.***

**Comment**

5F. Dimension the curbside landscape area.

***Response: The curbside landscape has been dimensioned.***

**Comment**

5G. The plat shows E. 29th Place as E. 20th Place.

***Response: The plat has been corrected to show E. 29<sup>th</sup> Place.***

**Comment**

5H. Provide the alley slopes, minimum 0.5%.

***Response: Alley slopes have been labeled.***

**Comment**

5I. Public street light pole detail will be reviewed in the civil plans.

***Response: Acknowledged.***

**6. Traffic (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)**

**Traffic Impact Study**

**Comment**

6A. Assuming ITE's Trip Gen Ver 10 used in prior study (confirmed from Aldridge's 2020 report), just need text stating such in Table 1.

***Response: The version of the manual used both for the study and letter has been added.***

**Comment**

6B. Note that you used the linear equation for generation values.

***Response: The linear or logarithmic equations have been added to the table.***

**Site Plan**

**Comment**

6C. Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:

- Outside-of-sight triangles as defined by COA Roadway Manual, standard TE-13.
- Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal-controlled, or otherwise).
- A minimum of 30' away from stop signs (for stop sign visibility).
- A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of the roadway).
- Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress.

***Response: Mail kiosks have been relocated to meet the above stated requirements.***

**Comment**

6D. Remove duplicate notes on Sheet 2.

***Response: The duplicate notes have been removed from Sheet 2.***

**Comment**

6E. Identify "EX" and "7". Neither is included in the key notes.

***Response: "EX" and "7" have been identified in the key notes.***

**Comment**

6F. The point of intersection for sight triangle(s) needs to be aligned with a stop sign(s).

***Response: The point of intersection for all sight triangles has been adjusted to be aligned with their respective stop sign.***

**Comment**

6G. Add/revise signage per comments on the redlines.

***Response: Signage redlines have been addressed.***

**Comment**

6H. Resolve the sidewalk and curb alignment issue of Road G at E. 26th Avenue.

***Response: AECOM has removed their connection to Lennar PH1 in their design for E. 26<sup>th</sup> AVE per a city comment. AECOM will match our alignment, we are currently waiting for their latest base.***

**7. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)**

**Site Plan**

**Comment**

7A. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Department's site plan and the Public Works Department's civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will always implement the required two points of access and a looped water supply during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

***Response: This site will not be phased.***

**Comment**

7B. If this site will be gated the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division before the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

***Response: The site will not be gated.***

**Comment**

7C. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosk locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations.

***Response: We are working with the U.S.P.S. on the locations.***

**Plat**

**Comment**

7D. Identify and label the fire lane easement within the alley tracts.

***Response: The fire lane easement has been identified and labeled within the alley tracts.***

**8. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)**

**Site Plan**

**Comment**

8A. Submit a Utility Conformance Letter to verify that the number of dwelling units is consistent with the approved MUS (EDN 219069) and that revisions to the design of water and sanitary mains will not be required.

***Response: A utility conformance letter has been provided.***

**Comment**

8B. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

***Response: Acknowledged.***

**Comment**

8C. Label the connections to existing mains.

***Response: The connections to existing mains have been labeled.***

**Comment**

8D. Show the diameters of existing and proposed water and sanitary mains.

***Response: The proposed water and sanitary main diameters are shown on the line type of the mains. Existing water and sanitary main sizing have been labeled on the plans.***

**Comment**

8E. Provide water and sanitary easements within the private roadways.

***Response: All the private alleys are being platted as access and water and sanitary easements.***

**Comment**

8F. The hydrant noted on Sheet 17 is on a 320 ft. dead-end main with another hydrant on it. We'd prefer that this dead-end main only serves one hydrant. Please move this hydrant across the street to the west.

***Response: The hydrant has been moved across the street to the west.***

**Comment**

8G. Replace the 90-degree bend in the cul-de-sacs with two 45-degree bends per the redline comments.

***Response: Based on the comment on page 10, this road geometry has been changed so the waterline geometry has been adjusted and no longer includes a 90-degree bend.***

**Comment**

8H. Easements dedicated to Aurora Water shall be named after the types of utilities they contain. Revise to water and/or sanitary easement per comments on the redlines.

***Response: Easement revised to "26' PUBLIC A.E., W.E. & S.E."***

**Comment**

8I. For ease of maintenance, investigate eliminating the manhole noted on Sheet 19 and making a straight connection to the FES.

***Response: The storm layout has been revised to eliminate the need for a manhole.***

**Comment**

8J. Show drainage outlet structures.

***Response: A flared end section has been added to the plan.***

**Comment**

8K. Show the 100-year WSEL and pond bottom slope(s).

***Response: The 100-yr WSEL and pond bottom slopes have been added to the plan.***

**Comment**

8J. Provide a maintenance access easement and path to the manhole in Tract J.

***Response: Tract J is an access easement and the path has been increased to 10' width.***

**Comment**



8K. Show water and sanitary services in the landscape details. Ensure minimum clearance is provided between landscaping items and the service lines and water meters.

**Response: Water and sanitary services have been added to the landscape plan.**

**9. PROS (Scott Hammons / shammons@auroragov.org / Comments in purple)**

Site Plan

**Comment**

9A. Drainage infrastructure cannot be counted for land dedication. Please update for Tract M.

**Response: Tract M land dedication has been updated to not include drainage infrastructure. Entire tract drains within 24 hours.**

**Comment**

9B. Include a separate tracking chart for the tracts in this plan set.

**Response: The Tract Dedication Table shows only the tracts counted as Open Space in this plan set. A separate sheet has been added to the set (Sheet 6, PROS Tracking) that shows the Open Space and the PROS Tracking chart and the Tract Dedication Table.**

**Comment**

9C. Revise the tracking chart to separate by “village.”

**Response: The PROS tracking chart has been revised to separate by “village”, and has been moved to the new Sheet 6 (PROS Tracking).**

**Comment**

9D. The play surface must be ADA-compliant.

**Response: Proposed play surface is EWF (engineered wood fiber) at playground. An ADA ramp will be provided into the playground.**

**Comment**

9E. Label grades and widths on all sidewalks, trails, and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.

**Response: Grades and widths have been labeled for the sidewalks.**

**10. Land Review Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)**

Site Plan

**Comment**

10A. See Plat comments about the legal description and apply those comments.

**Response: Acknowledged.**

**Comment**

10B. Make sure that easement names match the plat and vice versa.

**Response: Easement names on the Site Plan match the Plat.**

**Comment**

10C. Some easements are shown as existing, and the plat shows they are being dedicated via plat. Clarify.

***Response: The existing easements were from the filing 9 plat. Our plat is being revised to match our site plan.***

**Comment**

10D. Remove "ROW" from "Private Drives".

***Response: "ROW" has been removed from "Private Drives."***

**Comment**

10E. Match road names as shown on the plat.

***Response: Road names on the Site Plan match the road names on the plat.***

**Comment**

10F. Label Tracts from adjacent subdivision filings.

***Response: The Tracts from adjacent subdivision have been labeled.***

**Comment**

10G. Label the fire lane easement(s) on all sheets.

***Response: The fire lane easements have been labeled on all sheets.***

**Comment**

10H. Trim U.E.'s out of exclusive G.E.'s on all sheets.

***Response: U.E.'s have been trimmed out of all exclusive G.E.'s***

**Comment**

10I. Match tract labels as shown on the plat.

***Response: The tract labels have been revised to match the plat.***

**Plat**

**Comment**

10J. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

***Response: The monument records have been included.***

**Comment**

10K. Show roads that were created by TAH Filing No. 25 in the Vicinity Map.

***Response: TAH Filing No. 25 roads are shown in the vicinity map.***

**Comment**

10L. Edit/revise the text per the redlines. See the COA 2024 Subdivision Plat Checklist and match the required covenant language verbatim.

***Response: Addressed.***

**Comment**

10M. Legal description – Graphics and written tie B&D do not match. Do not refer to "proposed" in a legal description as there is no certainty that it will happen (Revise to reference the recording information once achieved). Revise the bearing to match the graphics and closure report.

***Response: Addressed.***

**Comment**

10N. Revise the General Notes as follows:

- Note 2 to reference the correct Range, Revise the aliquot section part reference to agree with the described monument.
- Note 4 as the plat shows some 8' gas easements.

***Response: Revised shown 8' GE to a 10' UE on map sheets.***

- Note 6 to reflect a title commitment date within 30 days of the plat acceptance date. Revise Note 8 to reflect the correct street names.

***Response: Updated title commitment will be ordered when we get closer to this Plat recording.***

- Note 12 this easement will need to be restricted or released before plat acceptance.

***Response: Comment Noted. Thank You.***

**Comment**

10O. Maintain the same line weight for the subdivision's exterior boundary.

***Response: Addressed.***

**Comment**

10P. Show geometry, roads, lots, tracts, and blocks from TAH Filing No. 25.

***Response: Addressed.***

**Comment**

10Q. Label the radial bearing near the SW corner of the plat on Sheet 3.

***Response: Addressed.***

**Comment**

10R. Confirm that point on-line monument was found.

***Response: Addressed.***

**Comment**

10S. Confirm that all easement names match between the site plan and the plat.

***Response: Addressed.***

**Comment**

10T. The site plan shows some proposed and existing drainage easements that are not reflected on the plat. Have these easements been released?

***Response: It appears these easements were never dedicated by separate document, so they are not shown on the Plat. They also do not need to be released as they are not of record in the title commitment we were provided.***

**Comment**

10U. Revise the plans to reflect the approved road names.

***Response: Addressed***

**Comment**

10V. Make a note for the purpose of Tract N and all access tracts on all sheets.

***Response: Tracts note added to Legend.***

**Comment**

10W. All missing reception numbers will need to be inserted before plat acceptance.

***Response: Comment Noted. Thank You. TAH Filing No. 25 info has been added.***

**Comment**

10X. Dimension to the deeded ROW for E. 26th Avenue.

***Response: Added a call to special warranty that will dedicate the additional ROW for the E 26<sup>th</sup> Avenue widening.***

**Comment**

10Y. The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

***Response: Addressed***

**Comment**

10Z. Provide an updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.

***Response: Repeat comment. See above note 10N. Updated title commitment will be ordered when we get closer to this Plat recording.***

**Comment**

10AA. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

***Response: Comment Noted. Thank You.***

**Comment**

10BB. Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted no later than your second submittal of the plat.

***Response: Tax Certs will be ordered when we get closer to this Plat recording.***

**Comment**

10CC. Please be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

***Response: Margins were checked.***

**11. Revenue/Aurora Water/TAPs (Melody Oestmann / [moestman@auroragov.org](mailto:moestman@auroragov.org))**

**Comment**

11A. Storm Drain Development fees due: 57.419 acres x \$1,242.00 = \$71,314.40

***Response: Acknowledged.***

**12. Energy & Environment (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)**

**Comment**

12A. We have reviewed the area of your development. There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.

In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface.

The City of Aurora has no authority or control over subsurface well equipment or operations. Contact the Colorado Energy & Carbon Management Commission (ECMC) for more information. Should you have any questions about oil and gas development, please reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

***Response: Acknowledged.***

**13. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)**

**Comment**

13A. See attached comment letter.

***Response:***

**14. Denver International Airport-Planning (denplanningreferrals@flydenver.com)**

**Comment**

14A. The proposed development is in the "5-Mile 'Known - Wildlife Attractant Separation Area" for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will assist with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event. [https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)

***Response: The site is being designed to be in compliance with the DEN requirements.***

**Comment**

14B. This development will experience significant impacts from aircraft noise and overflights. This development requires an Avigation Easement.

***Response: An avigation easement recorded December 12, 2018 at reception no. 2018000099141 covers the entire subject property.***

**15. Aurora Public Schools (Joshua Hensley / 303-365-7812 / jdhensley@aurorak12.org)**

**Comment**

15A. School land dedication requirement based on the 12,487 approved residential units in the approved Aurora Highlands Master Plan is approximately 160 acres. The land use plan includes four P-8 school sites totaling approximately 70 acres. The master plan also states that a high school site will be located within the Aurora Highlands boundary. Aurora Public Schools, the City of Aurora, and the Aurora Highlands developer collectively agreed that a 65-acre site in PA-37 is acceptable as the proposed high school site.

The current high school serving the northeast section of the E-470 corridor, including the Aurora Highlands, is currently operating at 90% capacity. Enrollment in the high school will exceed the building's designed capacity within the next couple of years. Contingent upon a successful bond measure in November, APS is prepared to begin design and construction on the planned high school in the Aurora Highlands. Without the new school, the school district will not have the capacity to serve new development in the northeast E-470 corridor.

APS respectfully requests that the location for the new high school within the Aurora Highlands boundary be finalized before the City approves any additional residential development applications in the area.

***Response: Noted.***

Sincerely,

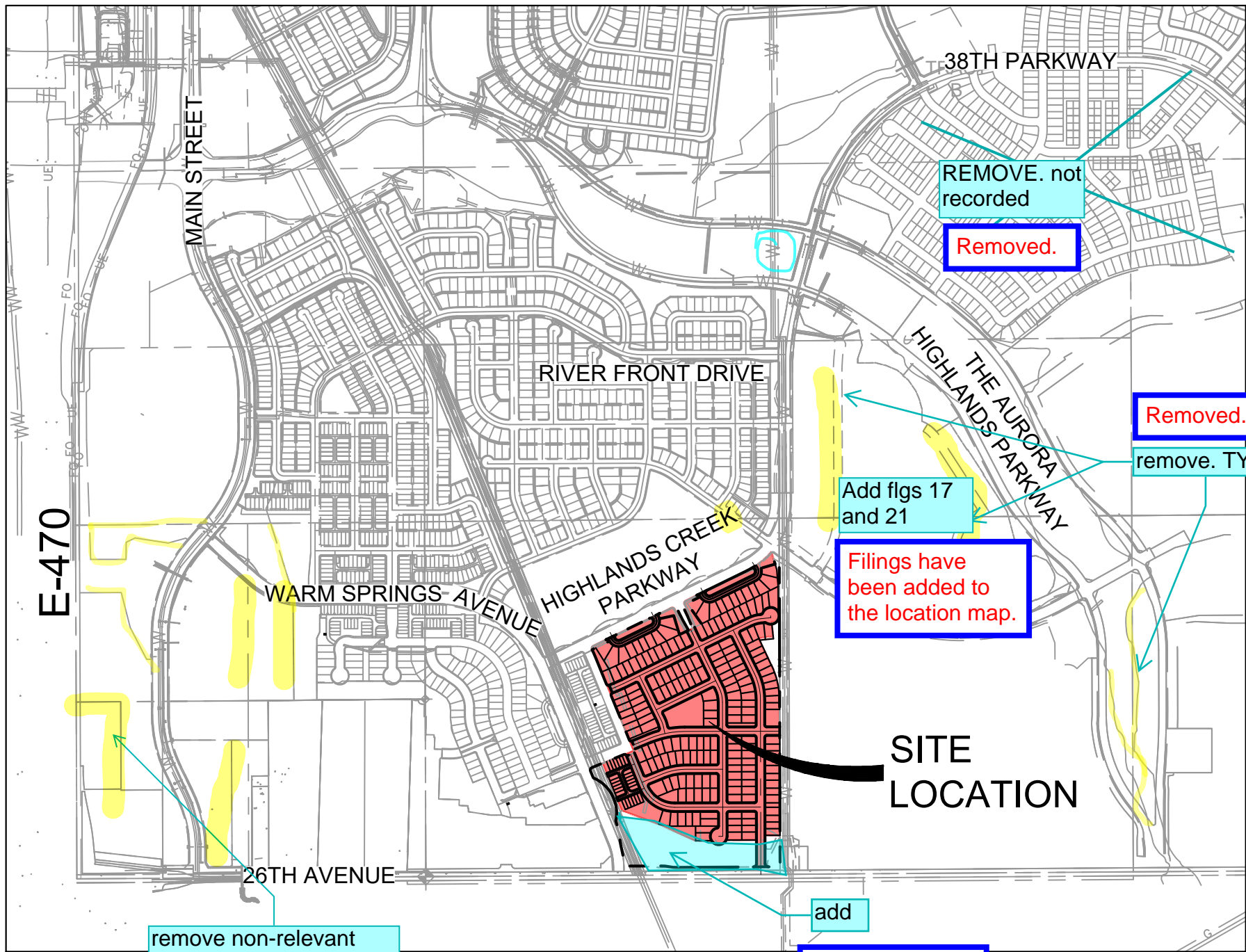
Jeff Killion, P.E.  
Director – Civil Engineering  
Matrix Design Group, Inc.

cc: 24.1328.015



Matrix Design Group  
comment responses

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30,  
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LOCATION MAP

SCALE: 1" = 1,000'

DESCRIPTION	SHEET NUMBER
COVER SHEET	01
GENERAL NOTES	02
TYPICAL LOT SECTIONS	03
TYPICAL ROADWAY SECTIONS	04
CSP TRACKING CHART	05
CONTEXT MAP	06
PLAN INDEX	07
SITE PLANS	08 - 14
GRADING & UTILITY PLANS	15 - 21
LANDSCAPE NOTES	22
LANDSCAPE TABLES	23
LANDSCAPE LOT TYPICALS	24
FENCING AND WALL PLAN	25
EXISTING TREE PLAN	26
PLANT SCHEDULE	27
LANDSCAPE PLANS	28 - 33
NAC ENLARGEMENT	34
MAILBOX ENLARGEMENTS	35
LANDSCAPE DETAILS	36 - 39
LIGHTING DETAILS	40

Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

Will this site be gated? If this site is a gated then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.

Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosks locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations

Aurora Water - Utilities comments  
by Iman Ghazali  
(ighazali@auroragov.org)

Submit a Utility Conformance Letter to verify that the number of dwelling units are consistent with the approved MUS (EDN 219069) and that revisions to the design of water and sanitary mains will not be required

The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

SITE PLAN DATA BLOCK	
SITE DATA	
LAND AREA WITHIN PROPERTY LINES	57.42 AC / 2,501,151 SF
TOTAL NUMBER OF UNITS PROPOSED	226 UNITS
SINGLE FAMILY DETACHED	202 UNITS
TWO FAMILY (DUPLX)	24 UNITS
STORIES	2
MA OF BUILDINGS	38
PRESENT ZONING CLASSIFICATION	R-2, MEDIUM DENSITY RESIDENTIAL
2021 IRC & 2021 IECC CONSTRUCTION TYPE & CLASSIFICATION R3, SINGLE FAMILY DETACHED (NON-SPRINKLERED)	V-B
AVERAGE RESIDENTIAL DENSITY	3.9 DU/AC
LOT AREA	31.25 AC / 1,361,176 SF
TRACT/OPEN SPACE AREA	12.47 AC / 543,407 SF
ROAD/ROW AREA	13.70 AC / 596,568 SF

CIVIL ENGINEER

MATRIX DESIGN GROUP  
707 17TH STREET, SUITE 3150  
DENVER, CO. 80202  
PH: 303-572-0200  
CONTACT: JEFF KILLION, P.E.  
JEFF.KILLION@MATRIXDESIGNGROUP.COM

LANDSCAPE ARCHITECT

MATRIX DESIGN GROUP  
707 17TH STREET, SUITE 3150  
DENVER, CO. 80202  
PH: 303-572-0200  
CONTACT: THOMAS KOPF, PLA, ASLA  
THOMAS.KOPF@MATRIXDESIGNGROUP.COM

DEVELOPER

AURORA HIGHLANDS, LLC  
CARLO FERREIRA  
250 S PILOT ROAD  
LAS VEGAS, NV 89119

PROJECT APPLICANT

AURORA HIGHLANDS, LLC  
CARLO FERREIRA  
250 S PILOT ROAD  
LAS VEGAS, NV 89119

Developer/Applicant: LENNAR  
Contact: JACK BECKWITT  
Address & Zip Code: 9193 JAMAICA STREET 4TH FLOOR ENGLEWOOD, CO 80112  
Phone: Fax: Email: JACK.BECKWITT@LENNAR.COM

OWNERS SIGNATURES

THE AURORA HIGHLANDS SITE PLAN - LENNAR PHASE 1  
LEGAL DESCRIPTION: SEE SHEET 2.  
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 OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

OWNER

IN WITNESS THEREOF,  
AURORA HIGHLANDS, LLC,  
A NEVADA LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC.,  
A NEVADA CORPORATION

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD 20\_\_

BY: \_\_\_\_\_

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

ITS: \_\_\_\_\_

STATE OF: \_\_\_\_\_

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

ACKNOWLEDGES BEFORE ME ON \_\_\_\_\_  
2024 BY CARLO FERREIRA, PRESIDENT OF CGF MANAGEMENT, INC.,  
A NEVADA CORPORATION, MANAGER OF AURORA HIGHLANDS, LLC,  
A NEVADA LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

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

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

CITY OF AURORA APPROVALS

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

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

PLANNING AND ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

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

AMENDMENTS

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: COVER SHEET

DATE: JUNE 2024

PREPARED BY:

**Matrix**

Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET: 01 OF 40



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT E, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 201900089309 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, WHENCE THE SOUTH LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 89°37'56" WEST, A DISTANCE OF 2653.23, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°07'18" WEST, A DISTANCE OF 57.00 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY EAST 26TH AVENUE, AND THE POINT OF BEGINNING;

THENCE ALONG SAID PROPOSED NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

- 1. DEPARTING SAID EAST LINE, SOUTH 89°37'56" WEST, A DISTANCE OF 774.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 276.00 FEET;
- 2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 55.29 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 324.00 FEET;
- 3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°28'42", AN ARC LENGTH OF 64.91 FEET;
- 4. TANGENT TO SAID CURVE, SOUTH 89°37'56" WEST, A DISTANCE OF 275.29 FEET TO THE EASTERLY BOUNDARY OF THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9 AS RECORDED AT RECEPTION NO. 202300042190 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING SIX (6) COURSES;

- 1. NORTH 00°30'57" WEST, A DISTANCE OF 3.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 558.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 88°30'03" WEST;
- 2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°00'13", AN ARC LENGTH OF 116.90 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 767.50 FEET;
- 3. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°45'23", AN ARC LENGTH OF 77.11 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 913.50 FEET;
- 4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°14'41", AN ARC LENGTH OF 147.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 285.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 77°51'59" WEST;
- 5. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°23'14", AN ARC LENGTH OF 395.58 FEET;
- 6. NORTH 22°11'09" WEST, A DISTANCE OF 54.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 67°48'51" EAST, A DISTANCE OF 257.70 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 22°11'09" EAST, A DISTANCE OF 2.50 FEET;

THENCE NORTH 67°48'51" EAST, A DISTANCE OF 64.00 FEET;

THENCE NORTH 22°11'09" WEST, A DISTANCE OF 10.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°11'09" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 357.02 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 22°11'09" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 22°11'09" WEST, A DISTANCE OF 216.86 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 532.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°51'51", AN ARC LENGTH OF 35.88 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 26°03'00" WEST, A DISTANCE OF 22.97 FEET TO THE SOUTHEASTERLY BOUNDARY OF SAID THE AURORA HIGHLANDS SUBDIVISION FILING NO. 9;

THENCE ALONG SAID SOUTHEAST BOUNDARY THE FOLLOWING TWENTY-SEVEN (27) COURSES;

- 1. NORTH 26°03'00" WEST, A DISTANCE OF 3.50 FEET;
- 2. NORTH 63°57'00" EAST, A DISTANCE OF 146.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 79.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°19'17" EAST;
- 3. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'32", AN ARC LENGTH OF 2.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;
- 4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET;
- 5. TANGENT TO SAID CURVE, NORTH 63°57'00" EAST, A DISTANCE OF 450.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;
- 6. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 79.00 FEET;
- 7. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°45'05", AN ARC LENGTH OF 16.20 FEET;
- 8. NON-TANGENT TO SAID CURVE, NORTH 77°26'17" EAST, A DISTANCE OF 110.51 FEET;
- 9. SOUTH 17°03'42" EAST, A DISTANCE OF 149.13 FEET;
- 10. NORTH 63°57'00" EAST, A DISTANCE OF 75.31 FEET;
- 11. NORTH 29°51'50" WEST, A DISTANCE OF 94.84 FEET;
- 12. NORTH 26°03'00" WEST, A DISTANCE OF 97.37 FEET;

13. NORTH 63°57'00" EAST, A DISTANCE OF 46.00 FEET;

14. SOUTH 26°03'00" EAST, A DISTANCE OF 97.37 FEET;

15. SOUTH 22°14'09" EAST, A DISTANCE OF 94.84 FEET;

16. NORTH 63°57'00" EAST, A DISTANCE OF 75.31 FEET;

17. NORTH 35°02'18" WEST, A DISTANCE OF 188.82 FEET;

18. NORTH 63°57'00" EAST, A DISTANCE OF 109.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 79.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60°19'17" EAST;

19. NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'32", AN ARC LENGTH OF 2.61 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 20.00 FEET;

20. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°15'49", AN ARC LENGTH OF 30.81 FEET;

21. TANGENT TO SAID CURVE, NORTH 63°57'00" EAST, A DISTANCE OF 416.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 585.00 FEET;

22. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°02'25", AN ARC LENGTH OF 122.93 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET;

23. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 83°56'13", AN ARC LENGTH OF 29.30 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 79.00 FEET;

24. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'05", AN ARC LENGTH OF 21.30 FEET;

25. NON-TANGENT TO SAID CURVE, NORTH 73°25'27" EAST, A DISTANCE OF 110.24 FEET;

26. NORTH 16°33'24" WEST, A DISTANCE OF 42.63 FEET;

27. SOUTH 60°11'11" EAST, A DISTANCE OF 49.99 FEET;

THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, SOUTH 00°08'27" EAST, A DISTANCE OF 2,282.61 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 57.419 ACRES, (2,501,151 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHWEST QUARTER, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TAKEN TO BEAR NORTH 89°36'22" EAST, A MODIFIED STATE PLANE DISTANCE OF 2,643.20 FEET.

BENCHMARK:

CITY OF AURORA BENCHMARK 3S6638NE003 BEING A 3" DIAM. BRASS CAP (COA BM, 19-0208, E-090A) ATOP THE S. WALL @ THE S.E. COR. OF THE E. 26TH AVE. BRIDGE CROSSING OVER E-470. BRASS CAP AT LOWER STEP ON WALL WHERE THE RAILING ENDS ON THE E. END. AKA 19-0208. ELEVATION = 5521.54 (NAVD88)

ABBREVIATIONS

APPROX	APPROXIMATE OR APPROXIMATELY
CI	CAST IRON
CL OR C/L	CENTERLINE
CONC	CONCRETE
DIA	DIAMETER
DTL	DETAIL
DIP	DUCTILE IRON PIPE
EA	EACH
ELEV OR EL	ELEVATION
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX. OR EXIST	EXISTING
FL OR F/L	FLOWLINE
GB	GRADE BREAK
G.E.	GAS EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HCL	HORIZONTAL CONTROL LINE
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
PR OR PP	PROPOSED
PL OR P/L	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVMT OR PVT	PAVEMENT
R OR RAD	RADIUS
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
SD OR STM	STORM SEWER
SWK / SDWK / SW	SIDEWALK
ST	STATION
STA	STATION
STD	STANDARD
SS OR SAN	SANITARY SEWER
TOP OF PIPE	
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
VERT	VERTICAL
W/	WITH

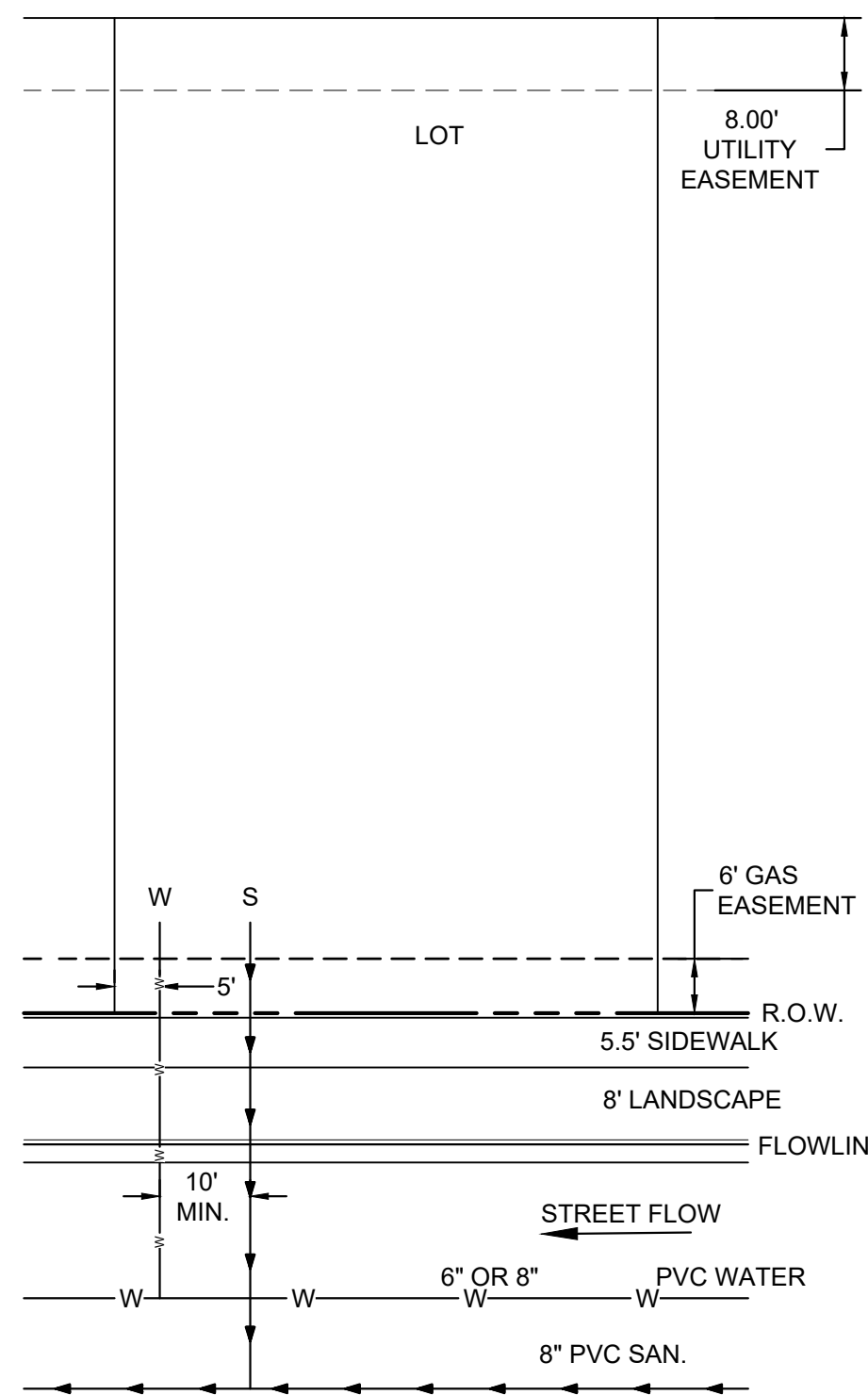
SYMBOLS

	DRAINAGE SWALE
	RIGHT OF WAY
	PROPOSED STORM DRAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER
	PROPOSED 4' SPLIT RAIL FENCE
	DECIDUOUS TREE
	CONIFEROUS TREE
	EXISTING RESIDENTIAL LIGHT
	PROPOSED PEDESTRIAN LIGHT TYPE SL-1
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING POWER POLE
	PROPOSED BEND W/ THRUST BLOCK
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
	EXISTING VALVE
	PROPOSED CROSS W/THRUST BLOCK
	WATER SERVICE W/ METER
	FLOW ARROW
	PROPOSED STORM DRAIN/INLET
	EXISTING STORM DRAIN/INLET
	SANITARY SEWER SERVICE
	PLUG PIPE
	PROPOSED BLOWOFF ASSEMBLY
	PROPOSED TEE W/ THRUST BLOCK
	EXISTING SIGN
	PROPOSED SIGN

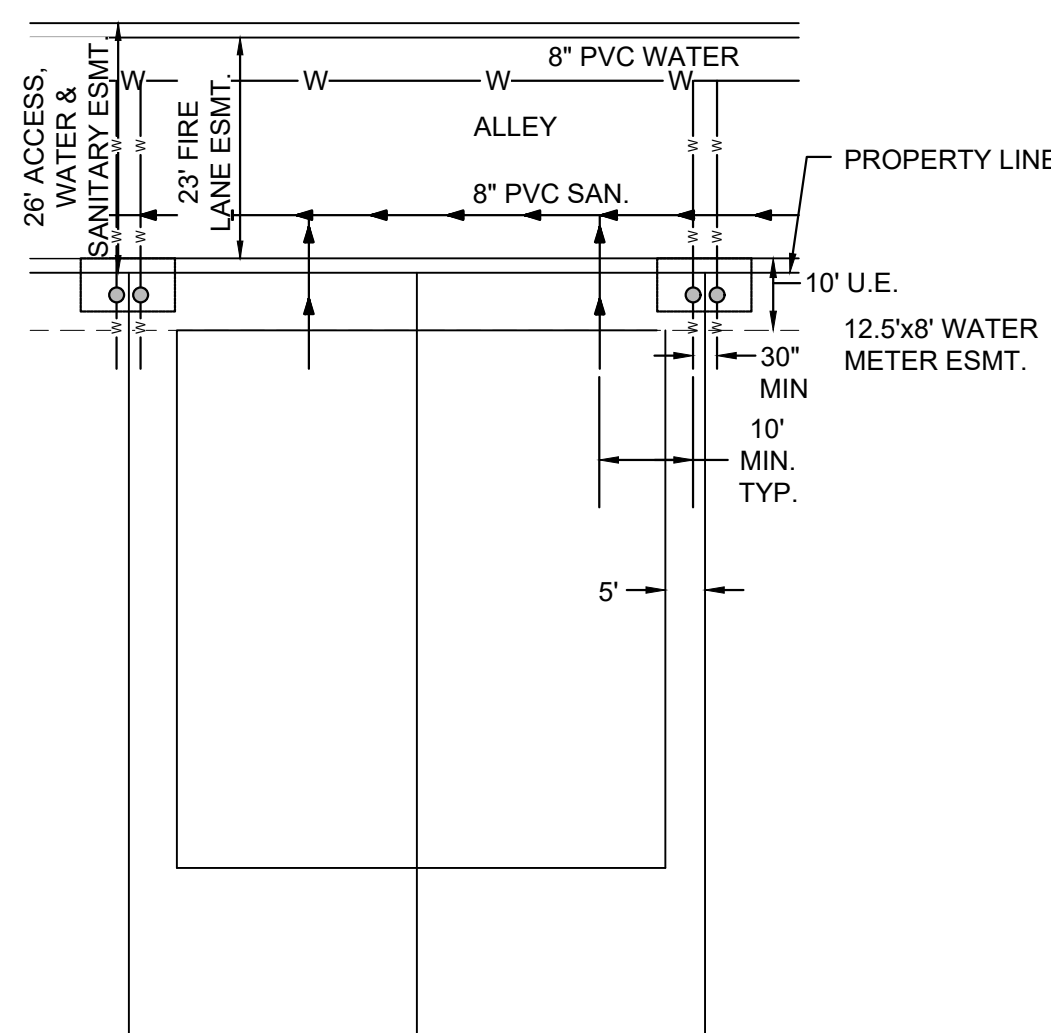
REQUIRED SITE PLAN NOTES

1. THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING-FIRE LANE".
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
5. THE DEVELOPER, ITS 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 LANDSCAPE WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY 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.
7. 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THIS SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE. IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
12. 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.
13. 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.
14. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
15. THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-1587(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. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.
16. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
17. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALLED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
18. ENTRY ISLANDS LOCATED WITHIN CITY RIGHT-OF-WAY WILL BE MAINTAINED BY THE METROPOLITAN DISTRICT.
19. 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 CITY ENGINEER.
20. TRAFFIC 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.
21. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.
22. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
23. 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 PLANFOR THE DEVELOPMENT.
24. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS.

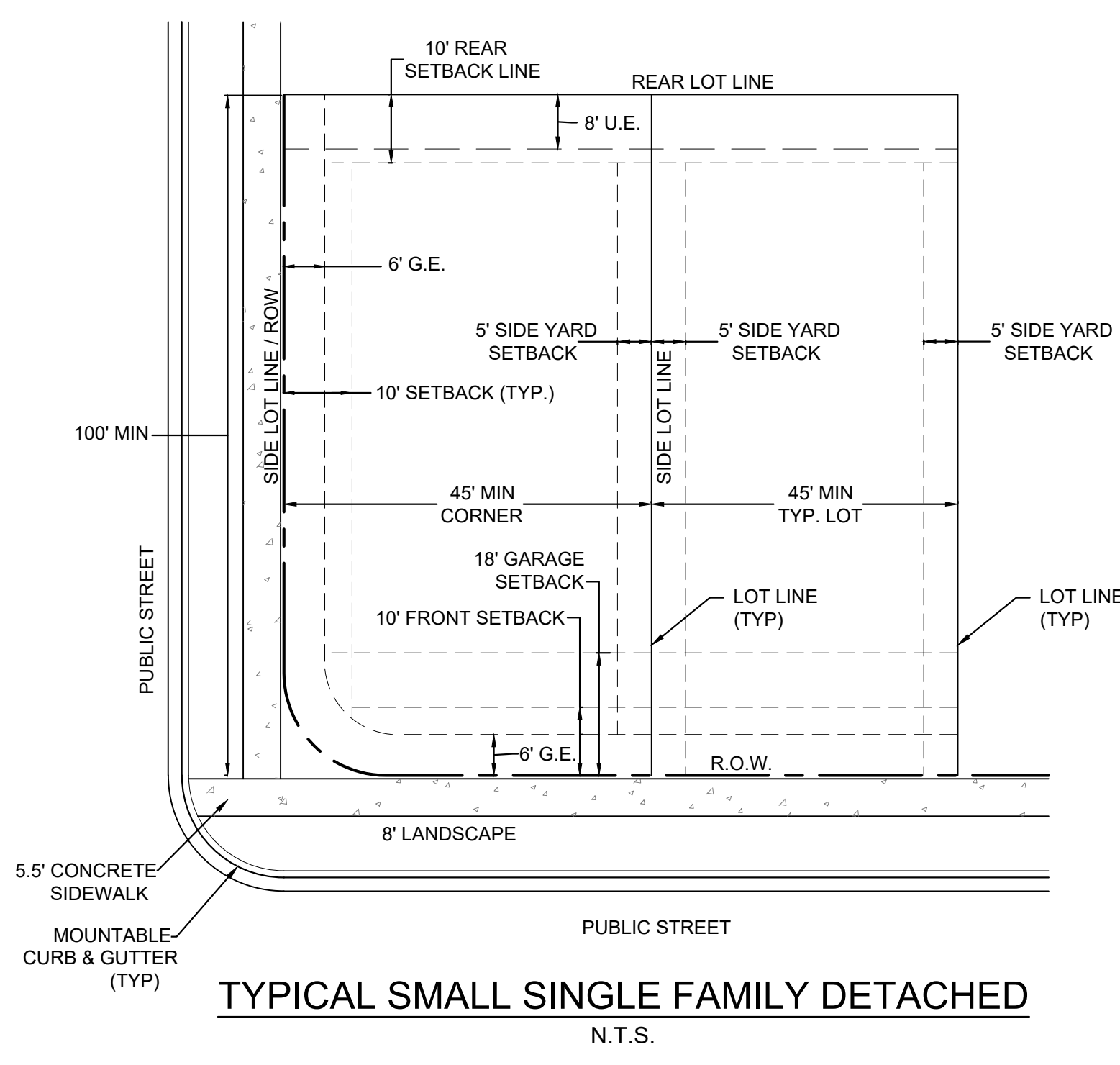




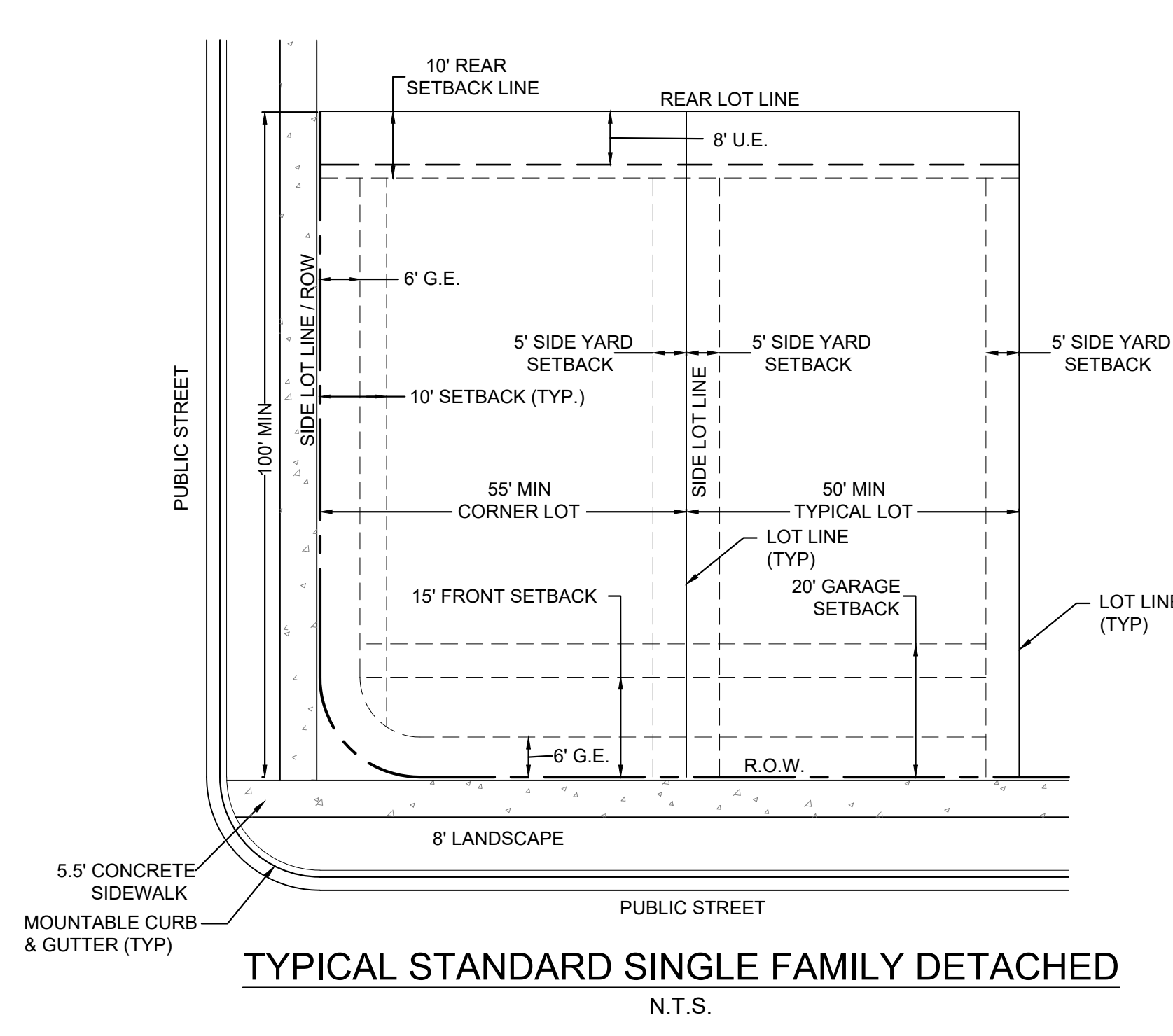
**TYPICAL LOT SERVICES**  
N.T.S.



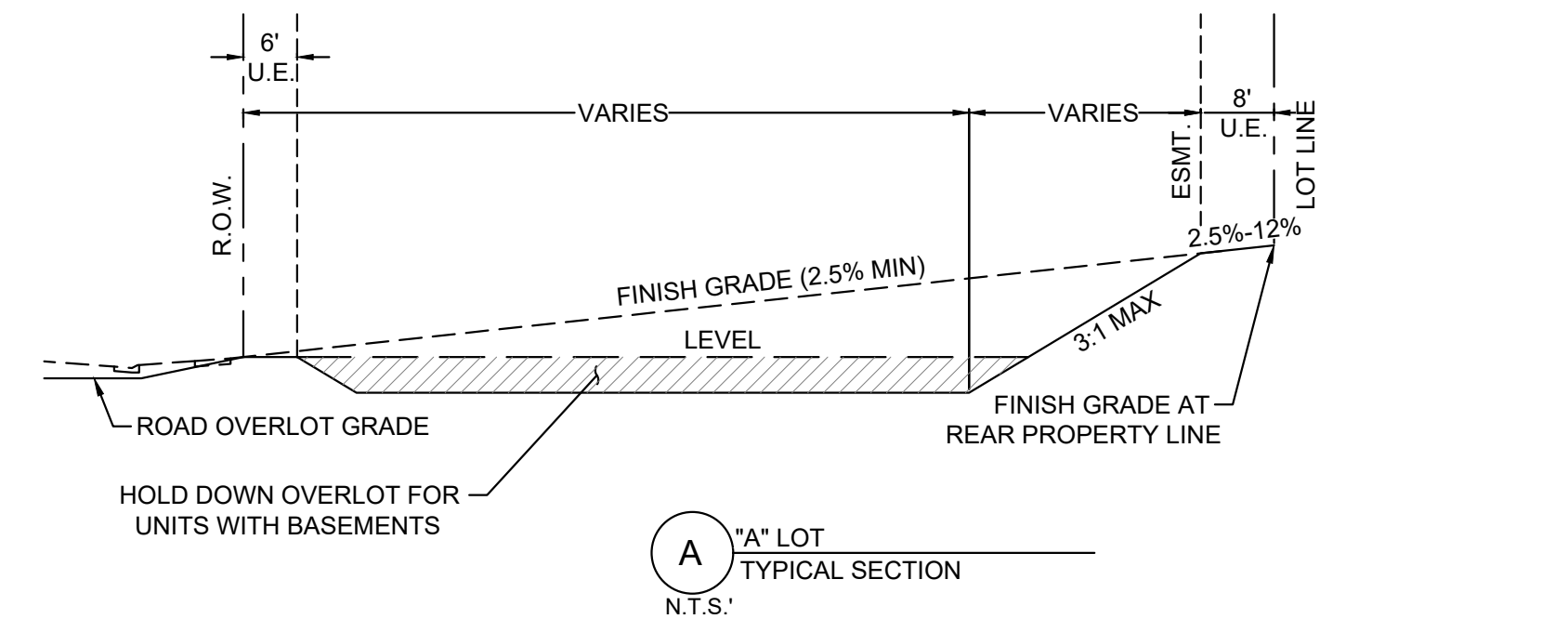
**TYPICAL DUPLEX LOT SERVICES**  
N.T.S.



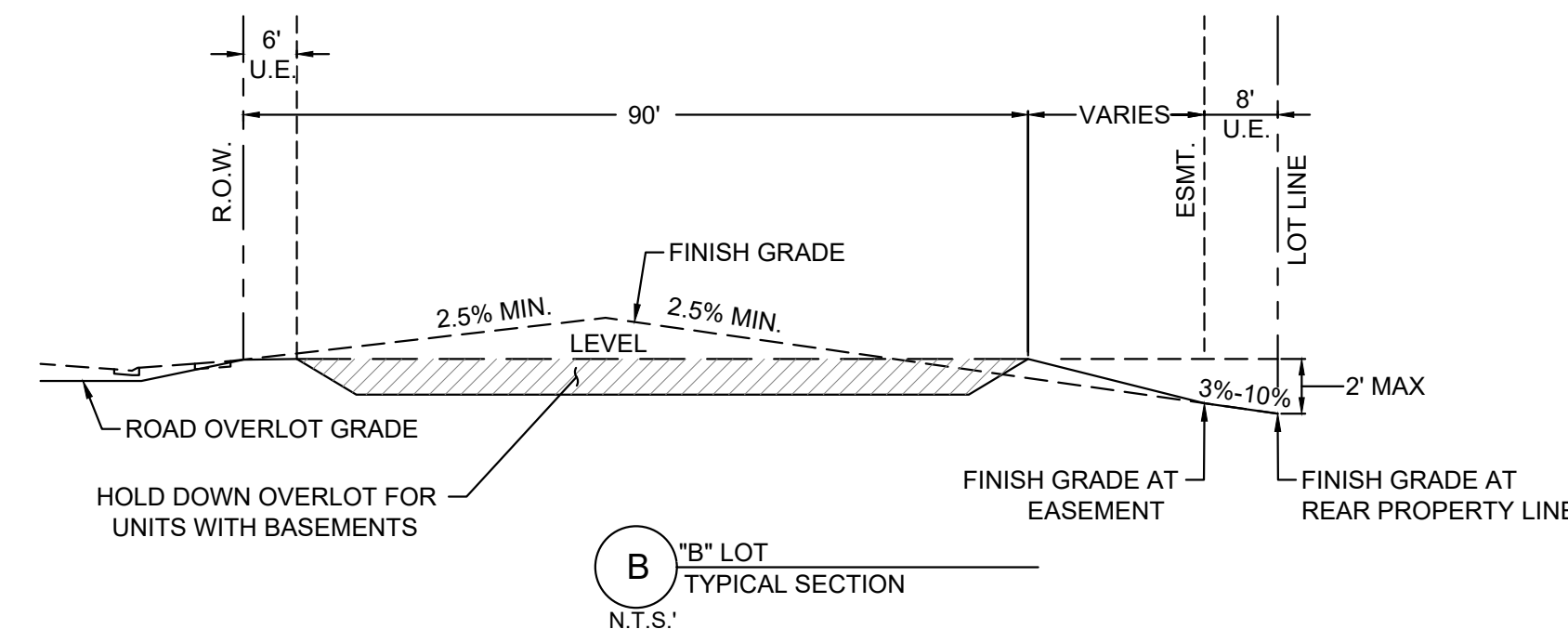
**TYPICAL SMALL SINGLE FAMILY DETACHED**  
N.T.S.  
(30'-50' FRONTAGE)



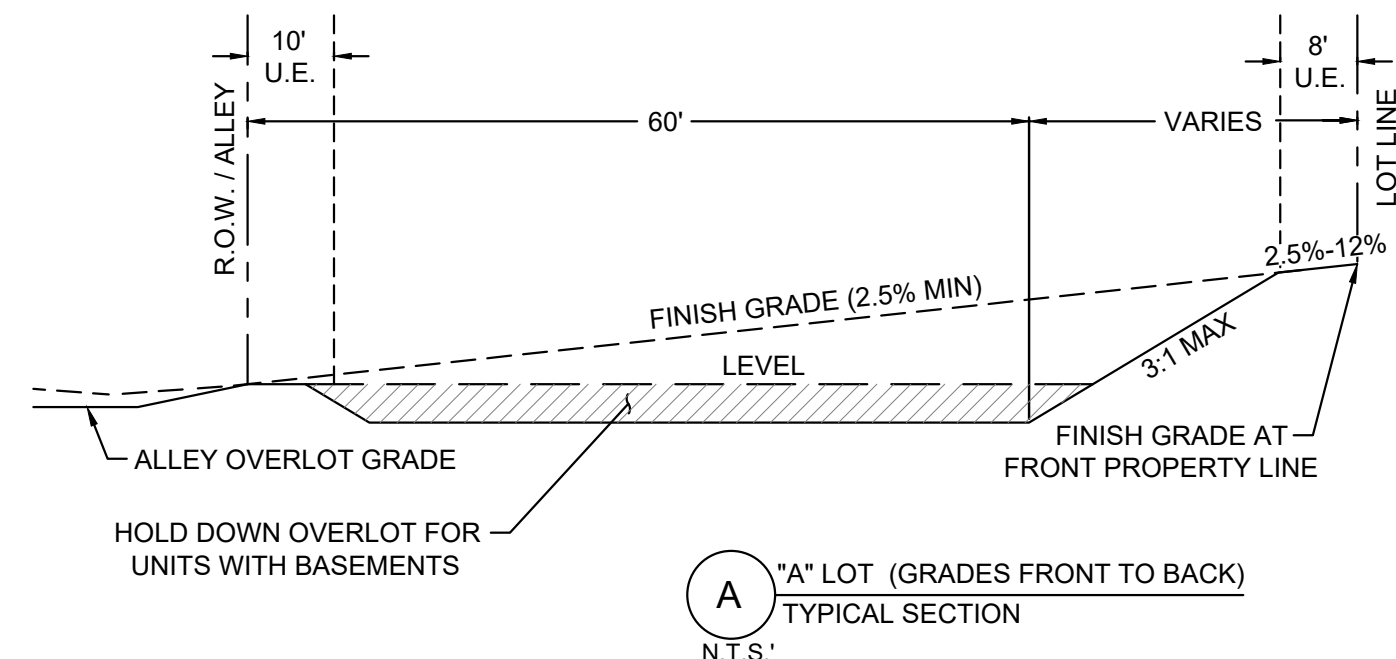
**TYPICAL STANDARD SINGLE FAMILY DETACHED**  
N.T.S.  
(50'-59', 60'-69' and 70'+ FRONTAGE)



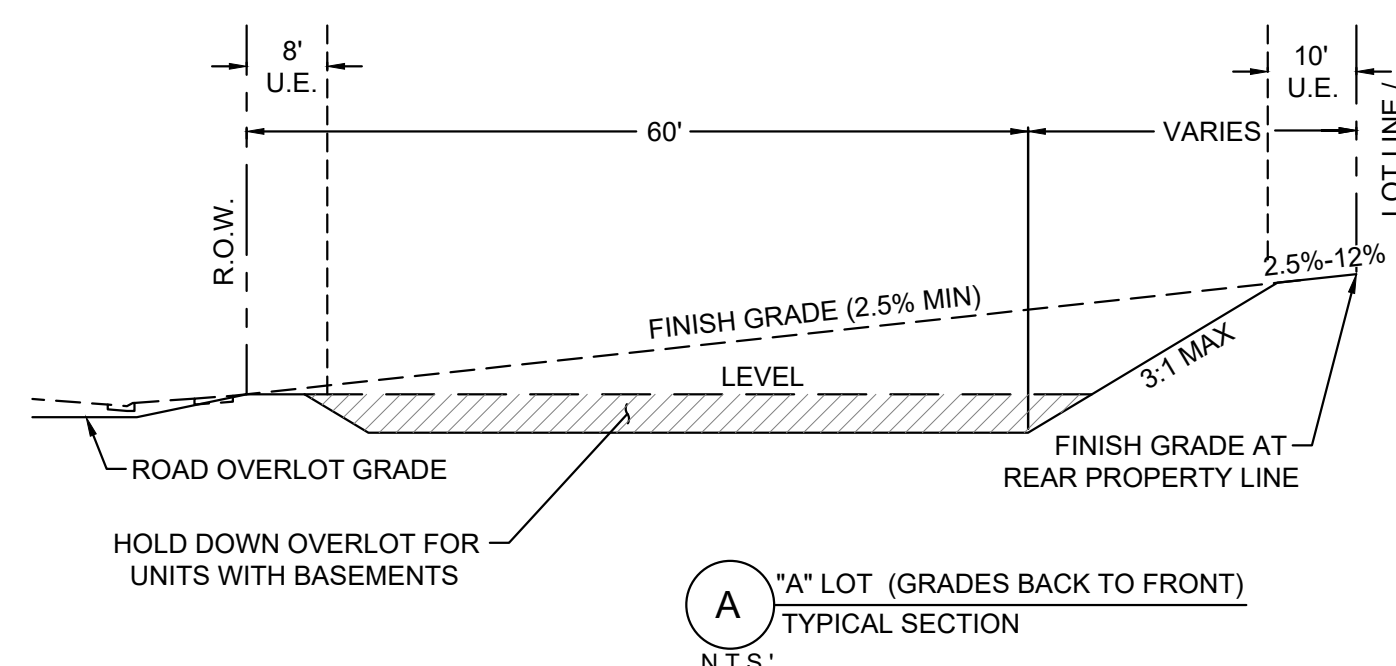
**A' LOT TYPICAL SECTION**  
N.T.S.



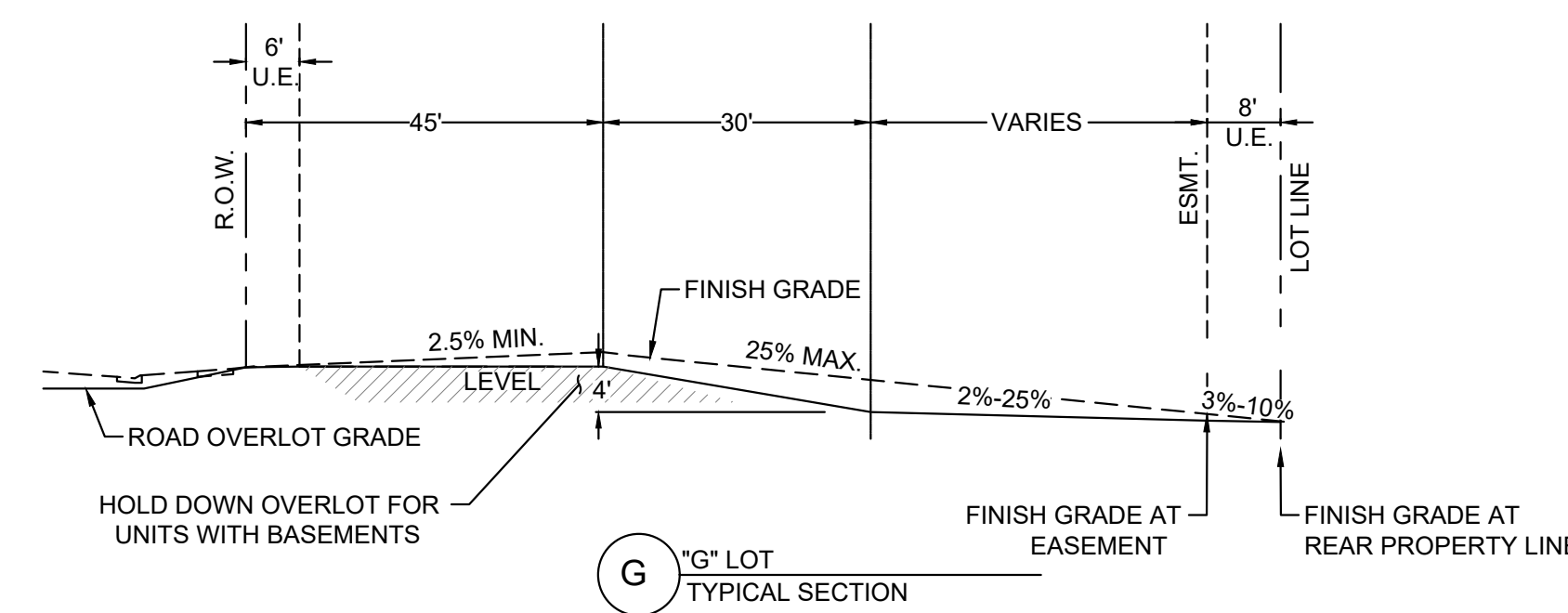
**B' LOT TYPICAL SECTION**  
N.T.S.



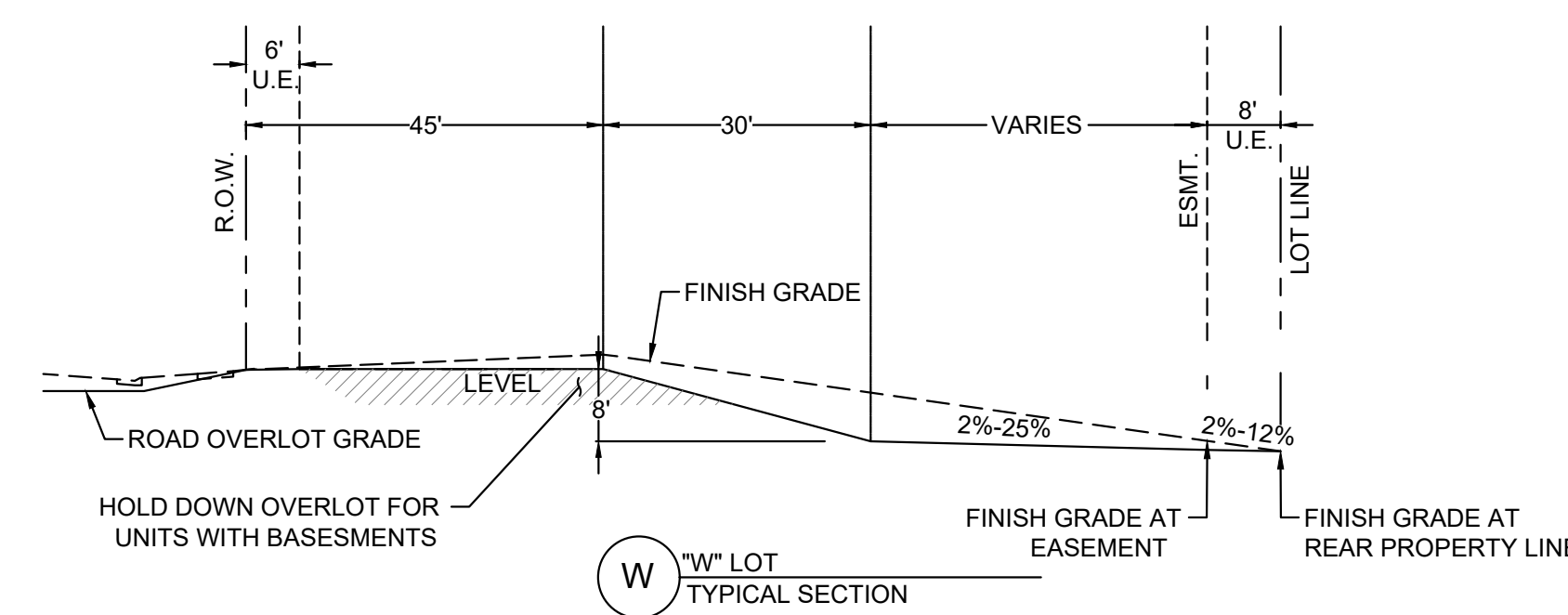
**A' LOT (GRADES FRONT TO BACK) TYPICAL SECTION**  
N.T.S.



**A' LOT (GRADES BACK TO FRONT) TYPICAL SECTION**  
N.T.S.

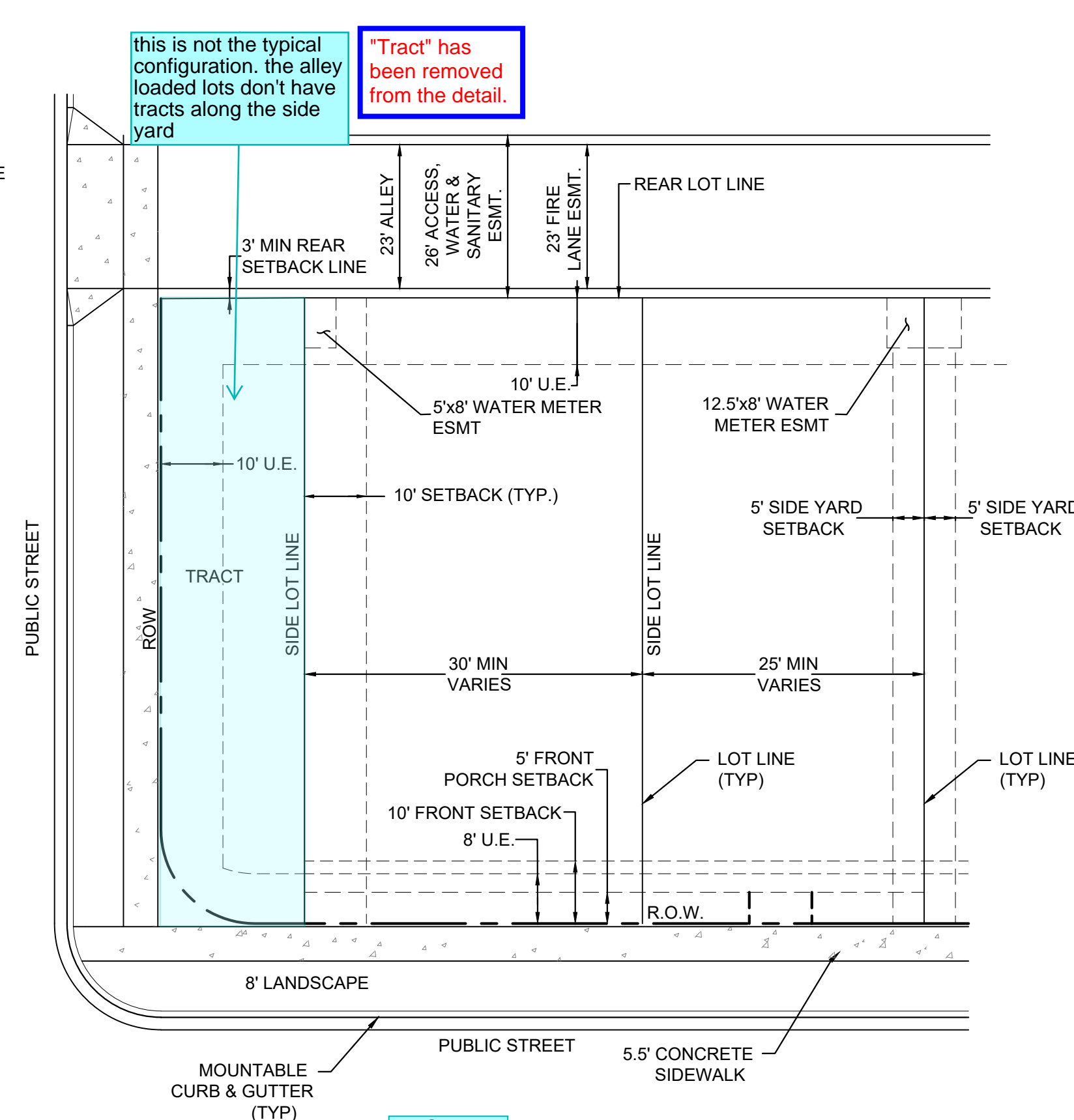


**G' LOT TYPICAL SECTION**  
N.T.S.



**W' LOT TYPICAL SECTION**  
N.T.S.

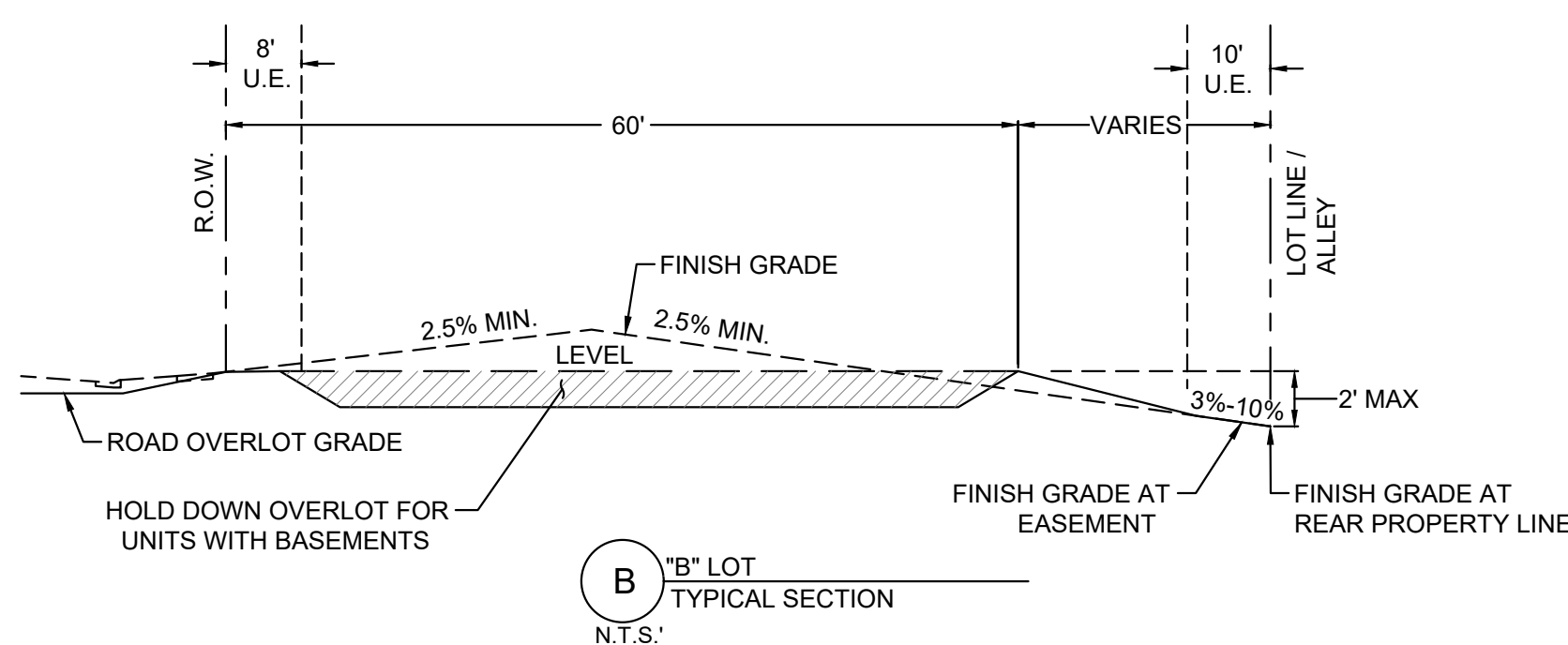
**TYPICAL LOT GRADING TEMPLATES**  
N.T.S.



**TYPICAL REAR LOAD TWO-FAMILY ATTACHED / DUPLEX**  
N.T.S.  
(25' FRONTAGE)

Lot Dimensions Table					
Lot Type	Min. Lot Size (SF)	Min. Lot Frontage	Minimum Setbacks		
			Front	Rear	Side
two family (duplex) - Alt. Load	1250	>25'	10' House / 5' Porch	3' or 20'	5' / 10' Corners
Small Lot - Front Load	<4500	>145'	10' House / 18' Garage	10'	5' / 10' Corners
Standard Lot	4500	>50'	15' House / 20' Garage	10'	5' / 10' Corners

Information has been fixed for this lot dimensions table



**B' LOT TYPICAL SECTION**  
N.T.S.

**TYPICAL DUPLEX LOT GRADING TEMPLATES**  
N.T.S.

**NOTE:**

- EASEMENTS SHOWN ON TYPICAL LOT PLANS AND SECTIONS ARE GENERAL AND MAY NOT APPLY TO EACH SPECIFIC LOT. REFER TO SITE PLANS FOR SPECIFIC UTILITY EASEMENT LOCATIONS.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT TO ENCROACH INTO ANY EASEMENT OR

Information has been fixed.

- All Green Court Dwellings shall have front entry features (porches or stoops) fronting on a Green Court open space or a street.
- Each Small Residential Lot shall incorporate a private, usable outdoor space or spaces with direct access to the dwelling unit on the lot. The required private, usable outdoor space shall contain at least 180 square feet of area and have minimum length and width dimensions of 10 feet.
- A front yard may be counted toward the open space requirement if the front yard meets the minimum dimensions and the space includes a front porch, deck or similar space with minimum dimensions of six feet by eight feet.

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: TYPICAL LOT SECTIONS

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

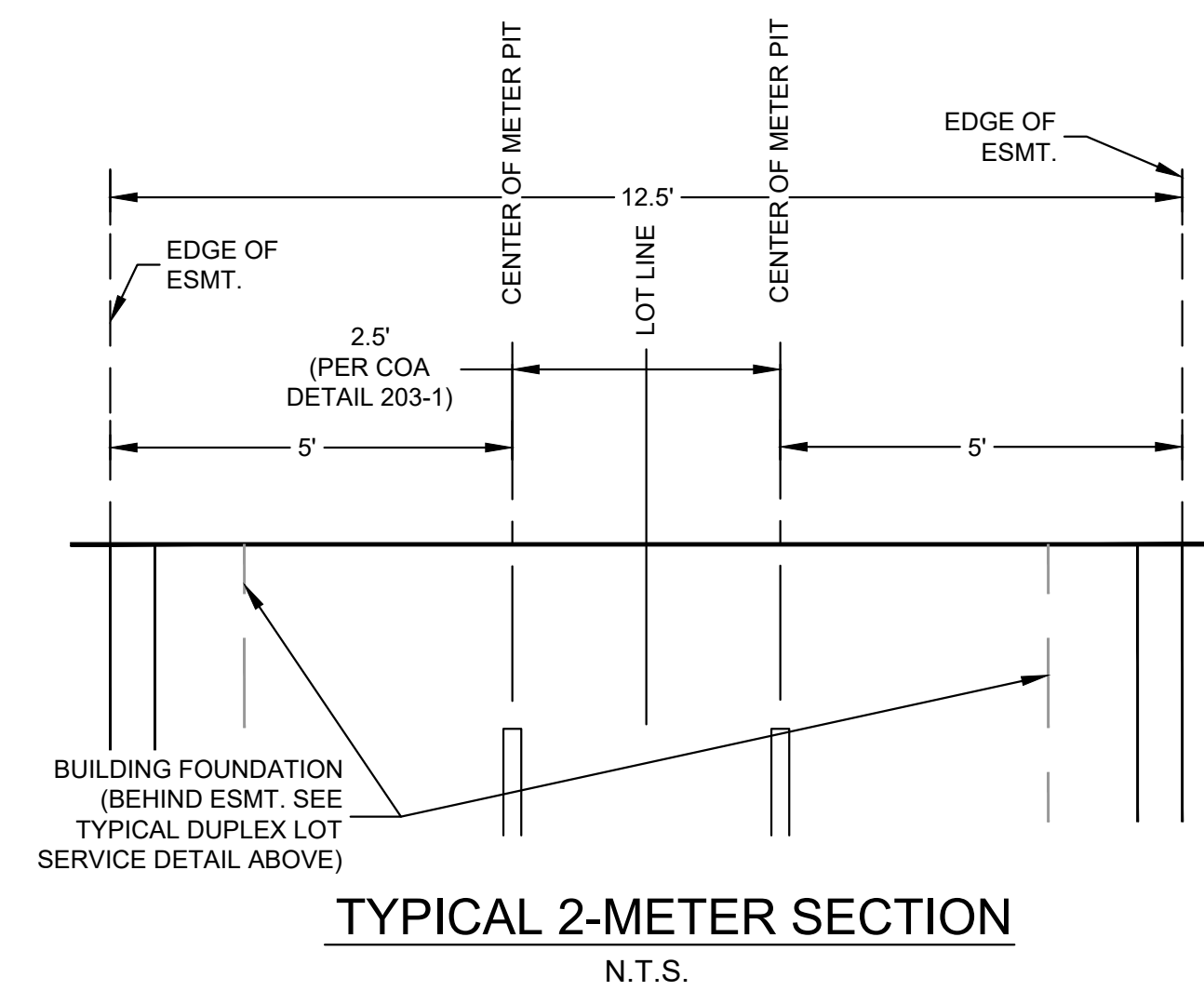
P 303.572.0200

www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

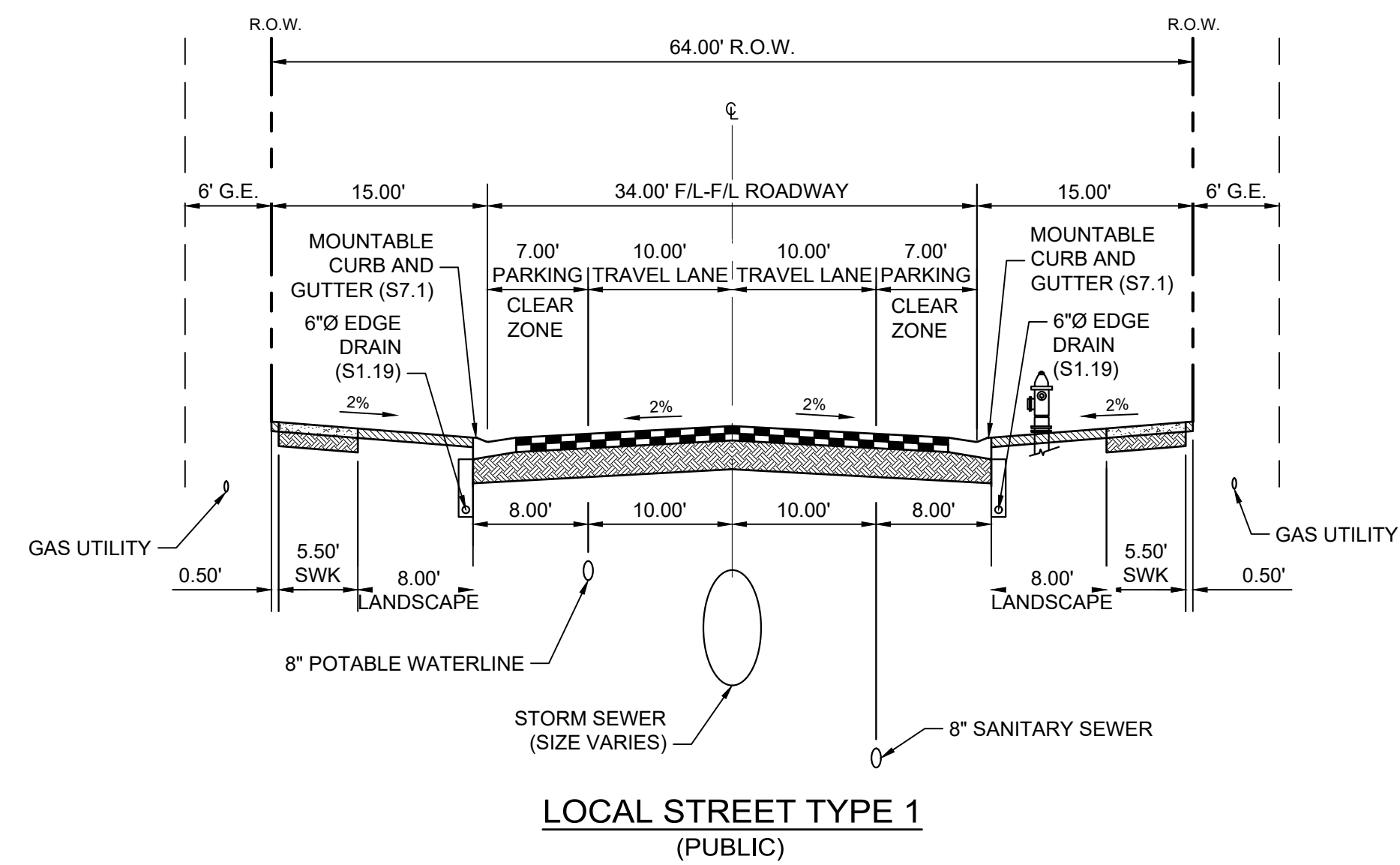
SHEET: 03 OF 40



Need a separate typical section for the private road H & J

Add a section for the Loop Lane

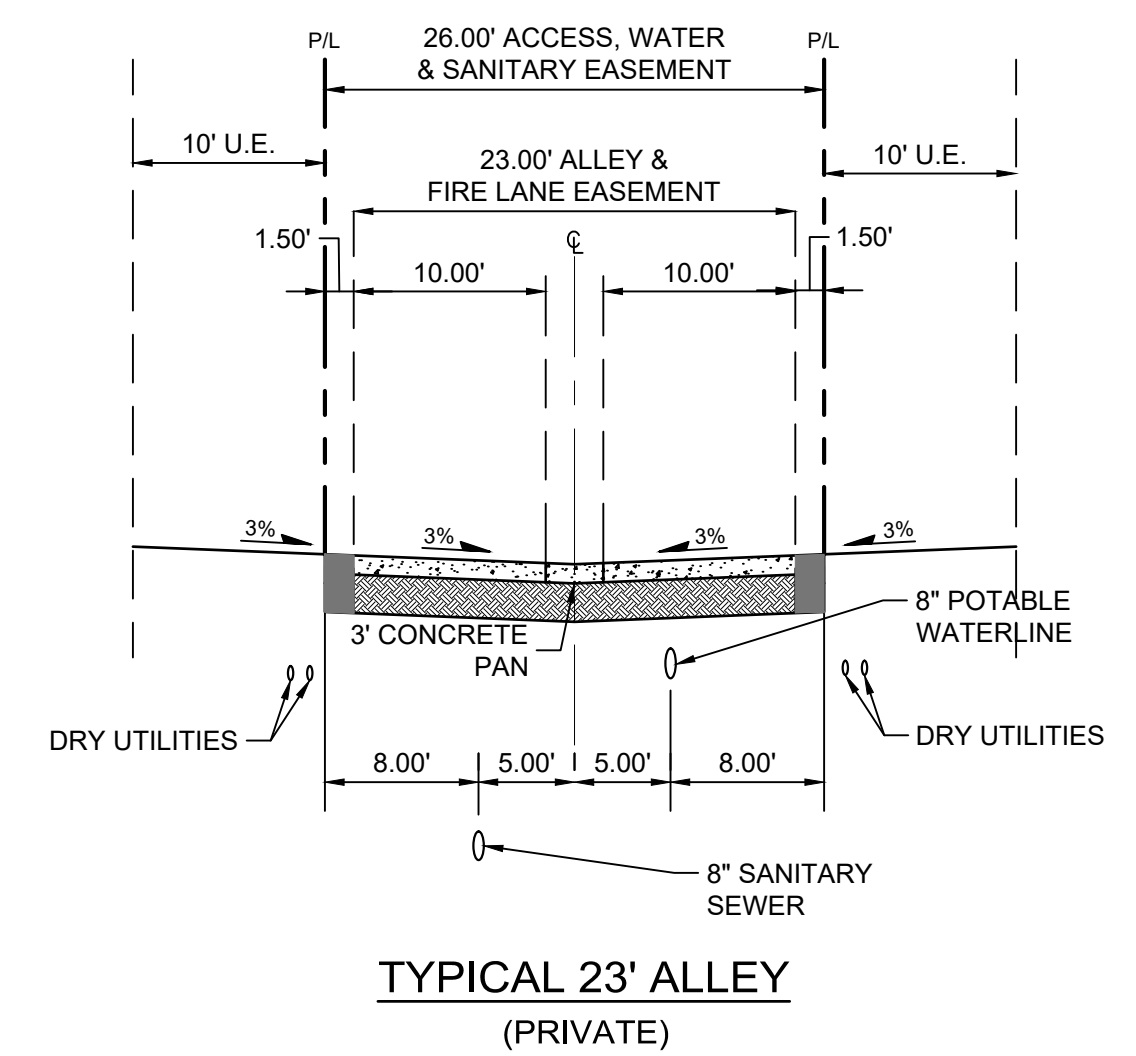
Loop lane section has been added.



NOTE:  
PRIVATE UTILITIES TO BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY

Include the roadway names for the public street

Roadway names have been included in the detail.



THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: TYPICAL ROADWAY SECTIONS

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
Excellence by Design  
707 17th Street, Suite 3150  
Denver, Colorado 80202  
P 303.572.0200  
www.matrixdesigngroup.com



NOT FOR CONSTRUCTION

SHEET: 04 OF 40



		Lot Tracking Chart																						
		Product Types																						
		MF			Small Lots										Standard Lots (>50')									
Filing No	Site Plan No.	Traditional	Town Center	% of Total	Motor Court	Townhome	Paired Home			<50' Frontage				Small Lot Front-Load % of Total	Total Small Lot % of Total	50'-59' Frontage	% of Total	60'-69' Frontage	70'+ Frontage	>60' Frontage % of Total	Standard Lots % of Total	Total		
							Front-Load	% of Total	Alt.-Load	% of Total	Front-Load	% of Total	Alt.-Load										% of Total	
1	CONTEXTUAL SITE PLAN #1	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	54	64.29%	30	0	35.71%	100.00%	84	
2	CONTEXTUAL SITE PLAN #2	0	0	0.00%	0	0	0	0.00%	44	19.47%	0	0.00%	0	0.00%	0.00%	0.00%	19.47%	73	32.30%	105	4	48.23%	80.53%	226
3	HIGHLAND CREEK NEIGHBORHOOD PARK	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0	
4	PRELIMINARY PLAT #4	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	3	33.33%	6	0	66.67%	100.00%	9	
5	PRELIMINARY PLAT #5	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	32	68.09%	15	0	31.91%	100.00%	47	
6	PRELIMINARY PLAT #6	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	26	0	100.00%	100.00%	26	
7	SITE PLAN #7	0	0	0.00%	0	0	0	0.00%	38	42.70%	18	20.22%	0	0.00%	20.22%	62.92%	22	24.72%	4	7	12.36%	37.08%	89	
8	PRELIMINARY PLAT #8	0	0	0.00%	72	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	41.38%	40	22.99%	62	0	35.63%	58.62%	174	
9	PRELIMINARY PLAT #9	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0	
10	PRELIMINARY PLAT #10	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	92	84	100.00%	100.00%	176	
11	PRELIMINARY PLAT #11	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0	
12	SITE PLAN #12	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0	
13	SITE PLAN #13	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	13	0	100.00%	100.00%	13	
14	SITE PLAN #14	0	0	0.00%	0	0	0	0.00%	62	28.44%	0	0.00%	0	0.00%	0.00%	28.44%	81	37.16%	75	0	34.40%	71.56%	218	
15	SITE PLAN #15	0	0	0.00%	0	0	122	29.26%	0	0.00%	59	14.15%	207	49.64%	43.41%	93.05%	29	6.95%	0	0	0.00%	0.00%	417	
16	SITE PLAN #16	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	46	16.85%	0.00%	16.85%	113	41.39%	114	0	41.76%	83.15%	273	
17	SITE PLAN #17	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	57	58.76%	40	0	41.24%	100.00%	97	
18	NEIGHBORHOOD PARK #2	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0	
19	32ND AVENUE	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0	
21	SITE PLAN #21	0	0	0.00%	96	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	30	0.00%	42	10	0.00%	0.00%	178	
25	SITE PLAN #25	0	0	0.00%	0	0	0	0.00%	76	56.72%	12	8.96%	0	0.00%	0.00%	65.67%	28	20.90%	15	3	13.43%	34.33%	134	
PA-4	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	143	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	143	
PA-5	NORTH - AREA A	0	0	0.00%	0	0	98	58.68%	0	0.00%	0	0.00%	69	41.32%	58.68%	100.00%	0	0.00%	0	0	0.00%	0.00%	167	
PA-6	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	51	38.64%	0	0.00%	0.00%	38.64%	78	59.09%	3	0	2.27%	61.36%	132	
PA-12	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	106	100.00%	0	0	0.00%	0.00%	106	
PA-13	NORTH - AREA A	0	0	0.00%	0	0	0	0.00%	0	0.00%	41	25.15%	0	0.00%	25.15%	25.15%	7	4.29%	111	4	70.55%	74.85%	163	
PA-29	NORTH - AREA B	0	0	0.00%	0	0	0	0.00%	0	0.00%	51	30.36%	0	0.00%	0.00%	30.36%	114	67.86%	2	1	1.79%	69.64%	168	
PA-34	NORTH - AREA B	0	0	0.00%	68	0	0	0.00%	0	0.00%	11	7.14%	0	0.00%	7.14%	51.30%	75	48.70%	0	0	0.00%	0.00%	154	
PA-35	NORTH - AREA B	0	0	0.00%	0	0	0	0.00%	0	0.00%	3	1.16%	0	0.00%	1.16%	114	44.02%	115	27	54.83%	98.84%	259		
PA-40	NORTH - AREA C	0	0	0.00%	0	0	0	0.00%	0	0.00%	172	48.86%	0	0.00%	48.86%	48.86%	142	40.34%	21	17	10.80%	51.14%	352	
PA-46	NORTH - AREA C	0	0	0.00%	96	0	0	0.00%	0	0.00%	36	7.71%	91	19.49%	7.71%	47.75%	153	32.76%	60	31	19.49%	52.25%	467	
PA-58	SUNSET PARK	0	0	0.00%	0	0	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0.00%	0.00%	0	0.00%	0	0	0.00%	0.00%	0	
PA-65.2 & 65.3	LENNAR PHASE 1	0	0	0.00%	0	0	0	0.00%	24	10.62%	25	11.06%	0	0.00%	11.06%	21.68%	95	42.04%	74	8	36.28%	78.32%	226	
Total		0	0	0.00%	332	0	220	4.89%	244	17.70%	479	10.65%	556	12.36%	15.54%	40.71%	1446	32.15%	1025	196	27.15%	59.29%	4498	

replace with plat number

Notes:

- Total number of units shall not exceed 12,487.
- Percentages of total are subject to the minimum/maximals as written under the FDP Urban Design Standards - Lot Standards.
- If no more than 35% of the total number of lots are small, the increased small lot percentage below does not apply. (Excludes master plan communities of less than 100 lots)
  - Up to 50 % of the total number of lots may be Small Lots.
  - No more than 35% of the total number of lots may be small front loaded.
  - No more than 60% of the total number of lots may be a single type as described in the Product Mix Section of Tab 10.
  - Groupings of small lots should be distributed throughout a master plan and site plan.
  - A minimum of 40% of the total number of lots must be standard or larger.
  - If a master plan includes 200 lots or more, a minimum 10% of the total number of lots must have a 60' minimum frontage and 6,000 sf of lot area.
- A maximum of 32% Multi-family allowed.
  - 4 A maximum of 32% Multi-family allowed.

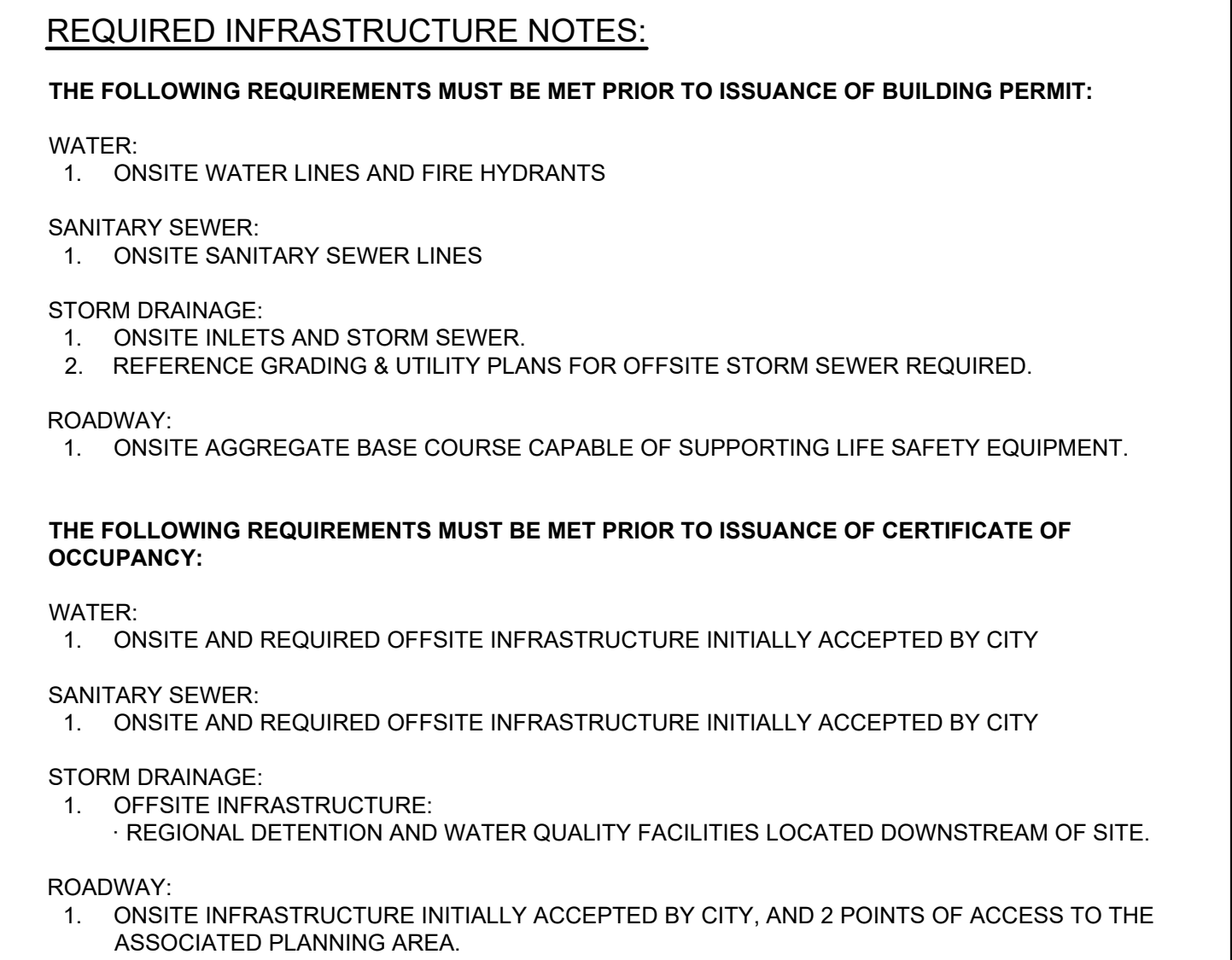
Revise Chart for clarity please separate by "village"

Include a separate tracking chart including tracts on this plan set.

Filing/Site Plan Land Use Tracking Chart				
Filing No.	Site Plan No.	Village	Acreage	No. Units
1	1	6	48.05	84
2	2	6	61.6	226
3	3	6	24.8	0
4	4	5	4.1	9
5	5	5	17.68	47
6	6	6	5.1	26
7	7	3	16.7	89
8	8	5	37.66	174
9	9	3	19.51	0
10	10	4	61.98	176
11	11	4	13.53	0
12	12	4	66.04	0
13	13	5	2.14	13
14	14	7	49.1	218
15	15	4	43.14	417
16	16	4	70.46	273
17	17	9	24.59	97
18	18	9	4.45	0
19	19	9	6.98	0
21	21	9	34.4	178
25	25	3	32.48	134
PA-4	North - A	5	14.8	143
PA-5	North - A	6	25.08	167
PA-6	North - A	6	24.75	132
PA-12	North - A	6	24.41	106
PA-13	North - A	6	41.53	163
AREA A ROADS, DRAINAGE & OPEN SPACE OUTSIDE OF RESIDENTIAL PLANNING AREAS				
NORTH - A		1, 5, 6	26.33	0
AREA B ROADS, DRAINAGE & OPEN SPACE OUTSIDE OF RESIDENTIAL PLANNING AREAS				
North - B		7	11.14	0
AREA C ROADS, DRAINAGE & OPEN SPACE OUTSIDE OF RESIDENTIAL PLANNING AREAS				
North - C		7	22.96	0
PA-58	Sunset Park	4	6.87	0
PA-65.2 & 65.3	Lennar Ph. 1	3	57.42	226
Total			1230.13	4498

Parks, Recreation, and Open Space Tracking Chart												
				Neighborhood Park			Community Park			Open Space		
ISP No.	Site Plan No.	Filing No.	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
1			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1 Am 01			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.55	3.55
	CONTEXTUAL SITE PLAN #1	1	223	0.67	0.00	-0.67	0.24	0.00	-0.24	1.74	2.37	0.63
	CONTEXTUAL SITE PLAN #2	2	599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.60	1.93
	HIGHLAND CREEK NEIGHBORHOOD PARK	3	0	0.00	7.49	7.49	0.00	0.00	0.00	0.00	0.00	0.00
	PRELIMINARY PLAT #4	4	24	0.07	0.00	-0.07	0.03	0.00	-0.03	0.19	0.00	-0.19
	PRELIMINARY PLAT #5	5	125	0.37	0.00	-0.37	0.14	0.00	-0.14	0.97	2.18	1.21
	PRELIMINARY PLAT #6	6	69	0.21	0.00	-0.21	0.08	0.00	-0.08	0.54	0.00	-0.54
	SITE PLAN #7	7	236	0.71	0.00	-0.71	0.26	0.00	-0.26	1.84	1.40	-0.44
	PRELIMINARY PLAT #8	8	461	1.38	0.00	-1.38	0.51	0.00	-0.51	3.60	1.23	-2.37
	PRELIMINARY PLAT #9	9	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	PRELIMINARY PLAT #10	10	466	1.40	0.00	-1.40	0.51	0.00	-0.51	3.64	4.12	0.48
	PRELIMINARY PLAT #11	11	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.86	9.86
	SITE PLAN #12	12	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.18	57.18
	SITE PLAN #13	13	34	0.10	0.00	-0.10	0.04	0.00	-0.04	0.27	0.00	-0.27
	SITE PLAN #14	14	578	1.73	0.00	-1.73	0.64	0.00	-0.64	4.51	4.75	0.24
	SITE PLAN #15	15	1105	3.32	0.00	-3.32	1.22	0.00	-1.22	8.62	7.79	-0.83
	SITE PLAN #16	16	723	2.17	0.00	-2.17	0.80	0.00	-0.80	5.64	3.27	-2.37
	NEIGHBORHOOD PARK #2	18	0	0.00	4.46	4.46	0.00	0.00	0.00	0.00	0.00	0.00
	32ND AVENUE	19	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.35	3.35
	SITE PLAN #25	25	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.31	12.31
PA-4	NORTH - AREA A	NORTH - A	379	1.14	0.00	-1.14	0.42	0.00	-0.42	2.96	3.84	0.88
PA-5	NORTH - AREA A	NORTH - A	443	1.33	0.00	-1.33	0.49	0.00	-0.49	3.45	3.43	-0.02
PA-6	NORTH - AREA A	NORTH - A	350	1.05	0.00	-1.05	0.38	0.00	-0.38	2.73	1.91	-0.82
PA-7	NORTH - AREA A	NORTH - A	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.58	9.58
PA-12	NORTH - AREA A	NORTH - A	281	0.84	0.00	-0.84	0.31	0.00	-0.31	2.19	3.20	1.01
PA-13	NORTH - AREA A	NORTH - A	432	1.30	0.00	-1.30	0.48	0.00	-0.48	3.37	4.13	0.76
PA-29	NORTH - AREA B	NORTH - B	445	1.34	0.00	-1.34	0.49	0.00	-0.49	3.47	4.36	0.89
PA-32	NORTH - AREA B	NORTH - B	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.77	2.77
PA-34	NORTH - AREA B	NORTH - B	408	1.22	0.00	-1.22	0.45	0.00	-0.45	3.18	6.62	3.44
PA-35	NORTH - AREA B	NORTH - B	686	2.06	0.00	-2.06	0.75	0.00	-0.75	5.35	6.10	0.75
PA-39	NORTH - AREA C	NORTH - C	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.56	7.56
PA-40	NORTH - AREA C	NORTH - C	933	2.80	0.00	-2.80	1.03	0.00	-1.03	7.28	7.09	-0.18
PA-44	NORTH - AREA C	NORTH - C	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.92	3.92
PA-46	NORTH - AREA C	NORTH - C	1238	3.71	0.00	-3.71	1.36	0.00	-1.36	9.65	12.06	2.40
PA-58	NEIGHBORHOOD PARK #3		0	0.00	6.87	6.87	0.00	0.00	0.00	0.00	0.00	0.00
PA-65.2 & 65.3	LENNAN PHASE 1		599	1.80	0.00	-1.80	0.66	0.00	-0.66	4.67	6.91	2.24
Totals			10836	32.51	18.82	-13.69	11.92	0.00	-11.92	84.52	203.44	118.92

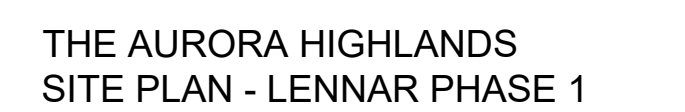




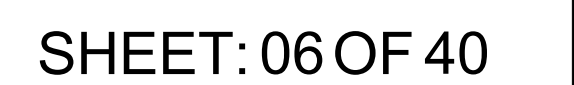
1. CONVEYANCE OF ALL RIGHT-OF-WAY AND EASEMENTS NEEDED TO ACCOMMODATE THE REFERENCED PUBLIC IMPROVEMENTS IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
2. INFRASTRUCTURE INITIALLY ACCEPTED BY THE CITY INDICATES THE INFRASTRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY'S PUBLISHED DESIGN CRITERIA AND THE CITY HAS APPROVED THE DESIGN AND ACCEPTED THE CONSTRUCTED INFRASTRUCTURE.
3. THE ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF OCCUPANCY PER THE APPROVED PUBLIC IMPROVEMENT PLAN.

DEVELOPMENT ACCESS LOCATIONS

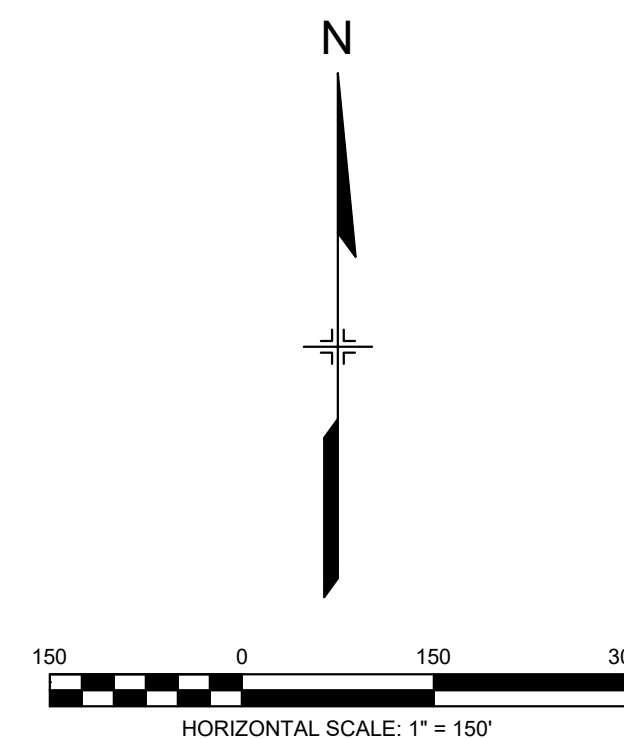
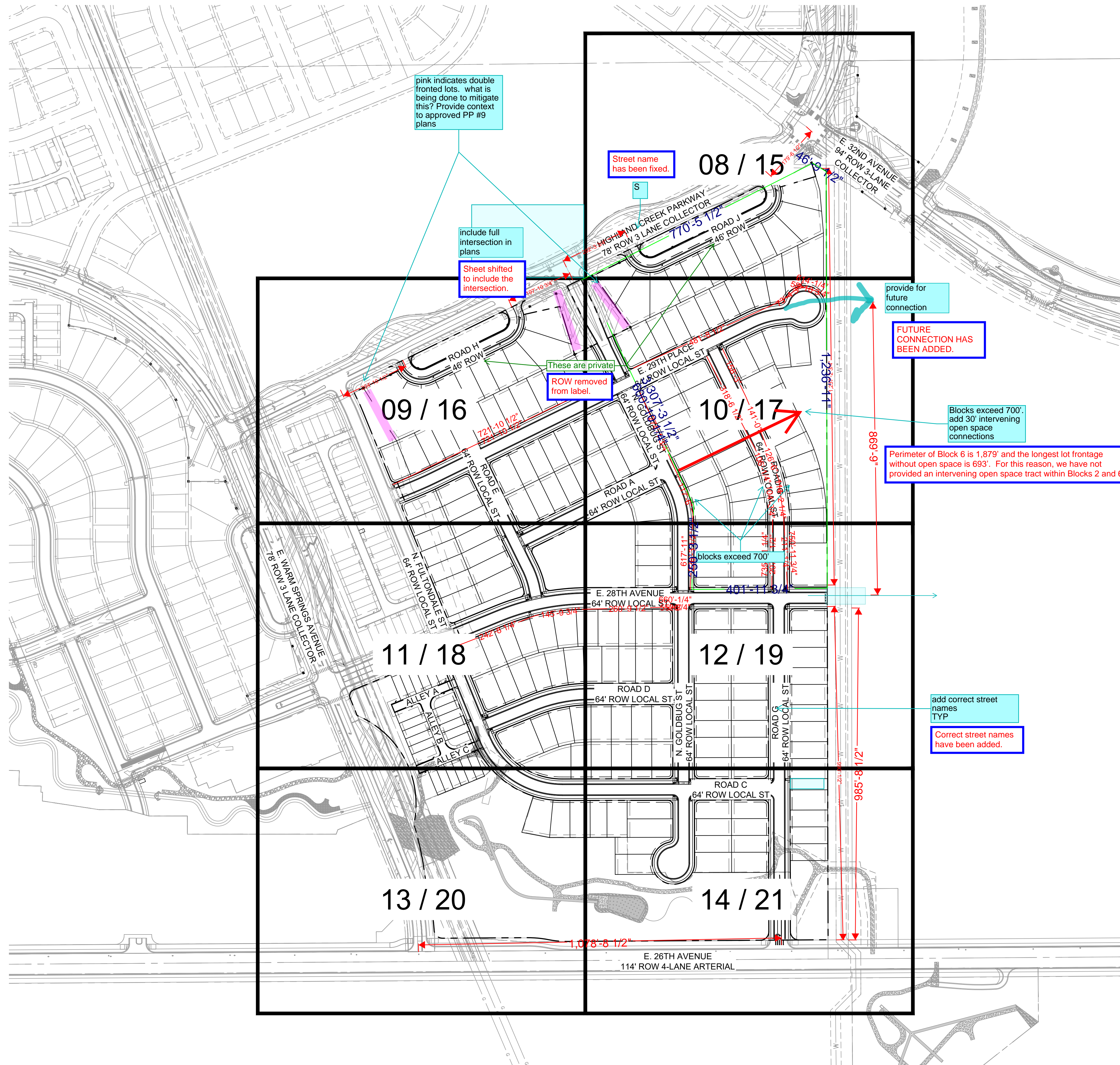
EXISTING INFRASTRUCTURE



 **Matrix**  
*Excellence by Design*  
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P 303.572.0200  
[www.matrixdesigngroup.com](http://www.matrixdesigngroup.com)







THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: PLAN INDEX

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

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SHEET: 07 OF 40



NOTES:

- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- FIRE LANE SIGNAGE REQUIREMENTS:
  - SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
  - SIGNS SHALL BE SPACED 50 FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-F.C.
  - FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
  - LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

Do not see any mail box kiosks within site:  
 • Mail kiosk locations shall be specified in the Site Plan. In coordination with any Postal Service requirements, mail kiosks shall be located:  
 - Outside of sight triangles as defined by COA Roadway Manual, standard TE-13  
 - Outside of the influence area (including traffic queues) for a controlled intersection (stop-controlled, signal controlled, or otherwise)  
 - A minimum of 30' away from stop signs (for stop sign visibility)  
 - A maximum of 50' away from curb ramp crossings (curb ramps to be located on both sides of roadway)  
 - Preferred location for mail kiosks is on side lots or other common areas for a neighborhood, and while meeting the above criteria, to avoid conflicts with mail kiosk traffic and specific homeowner ingress/egress

Make sure easement names match the plat and vice versa. (Typical)

show, label and dimension all adjacent sidewalks. TYP all sheets.

All adjacent sidewalks dimensioned and labeled.

Mail kiosks locations have been revised so that they are not located on collectors.

check with traffic, kiosks are typically not recommended on a collector. They would be better located on the loop lane.

Sight triangles adjusted to be even with the stop signs.

move up to be even with stop sign

This denotes the sign as an existing sign. "EX" added to signage keynotes.

Is 'EX' street name signs? Not in Signage Keynotes

Plat calls for proposed? This is an existing easement from filing 9.

Point of Intersection Sight Triangle needs to be aligned with STOP sign

Sight triangles adjusted to be even with the stop signs.

All adjacent sidewalks dimensioned and labeled.

show, label and dimension all adjacent sidewalks. TYP all sheets.

include full intersection in plans

Viewport has been shifted to include the intersection in plans.

MATCHLINE - SEE SHEET 10

Label Fire Lane Easement?  
Fire lane easement has been labeled.

What are 'EX' and '7'? Neither in Keynotes  
Keynote changed to 6. "EX" denotes the sign as an existing sign.

Sign removed.  
remove sign

Tract N  
TAH Filing No. 9  
Rec. No. ###  
Label added to plan.

dimension?  
Dimension added.

is this the ROW line?  
fix alignment and/or show sidewalk easement

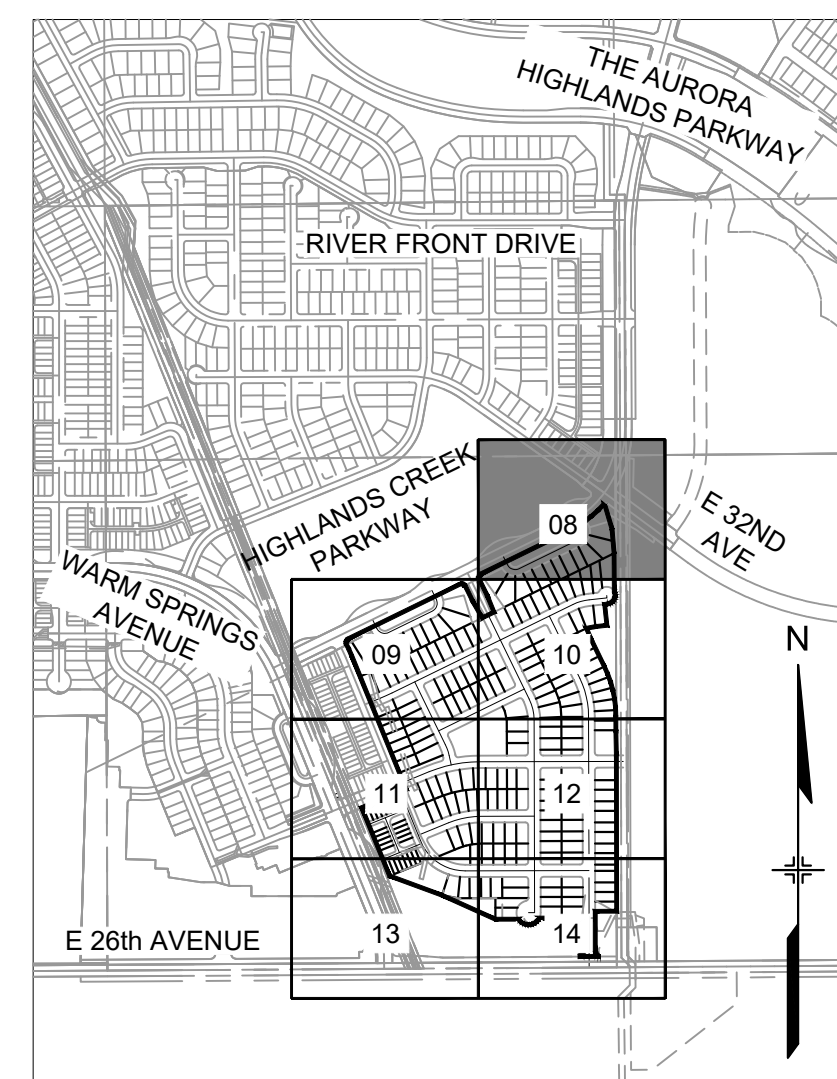
is any fencing included in TAH PP #9? Show and label.  
Proposed fencing is shown in the legend.

provide a section for the loop lane  
Section for loop lanes has been provided.

Tract O?  
Label added to plan.

This is private, there is no ROW  
ROW label removed from plan.

Labels added.  
21?  
22?

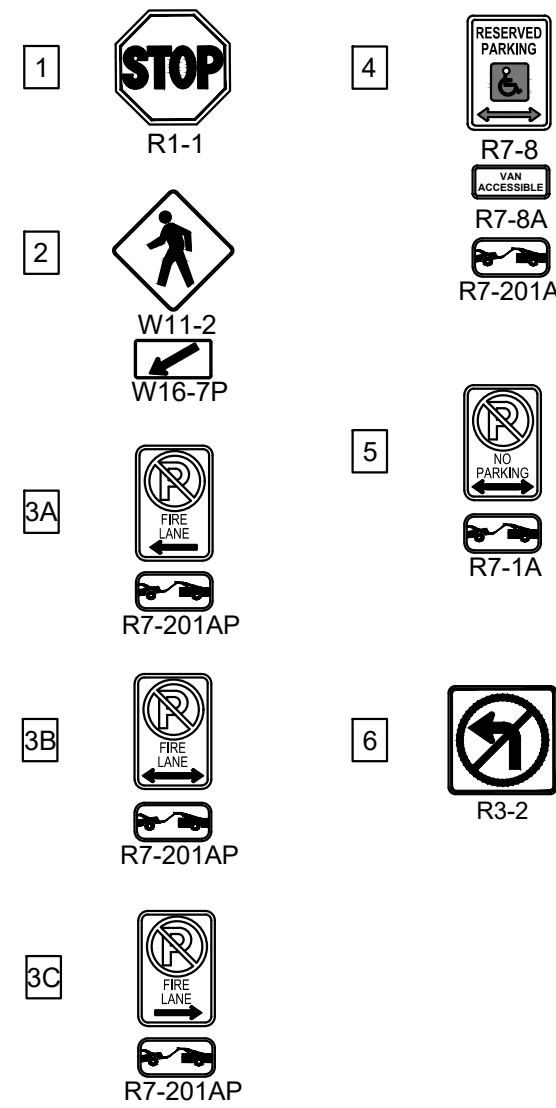


KEY MAP  
SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- UTILITY EASEMENT
- GAS EASEMENT
- LOT NUMBER
- BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE KEYNOTE



THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 01

DATE: JUNE 2024

PREPARED BY:

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 Denver, Colorado 80202  
 P 303.572.0200  
 www.matrixdesigngroup.com



HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION

SHEET: 08 OF 40







MATCHLINE - SEE SHEET 08

MATCHLINE - SEE SHEET 09

MATCHLINE - SEE SHEET 12

this road should  
be stubbed for  
future connection  
to the east.

Road has been  
stubbed for future  
connection.

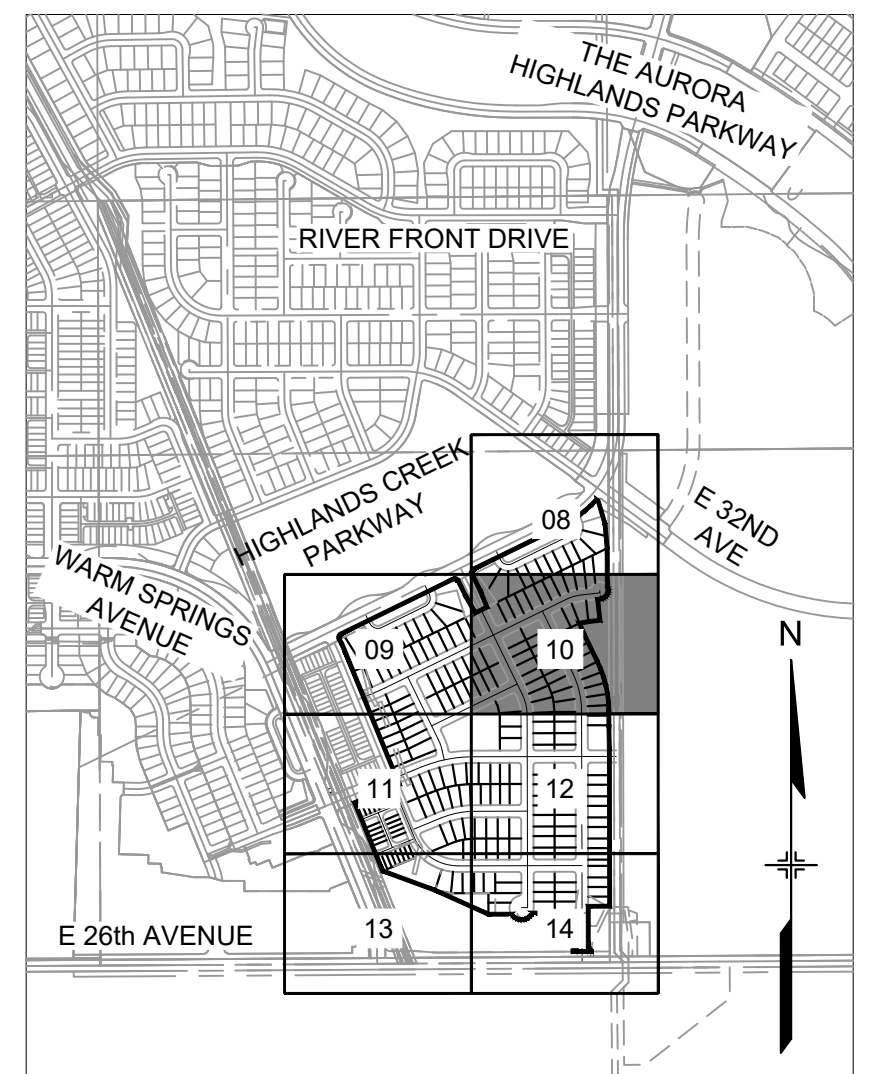
Easement labeled  
and trimmed.  
Label Easement &  
if U.E. trim out of  
exclusive G.E.?

Trim U.E. out of  
exclusive G.E.?  
(Typical)  
Easement  
trimmed.

Match Road Names  
on the Plat?  
Road names on plat  
made to match names  
on the Site Plan.

NOTES:

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  - LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

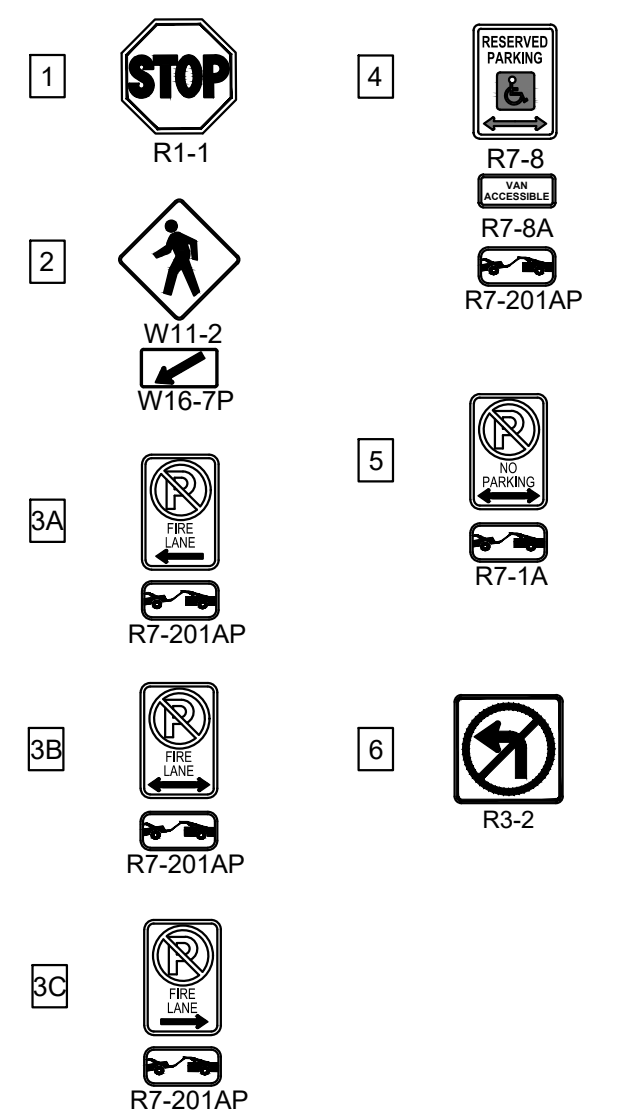


KEY MAP  
SCALE: 1" = 100'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20" TAPERED POLE)
- UTILITY EASEMENT
- GAS EASEMENT
- LOT NUMBER
- BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE KEYNOTE



THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 03

DATE: JUNE 2024

PREPARED BY:

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HORIZONTAL SCALE: 1" = 40'

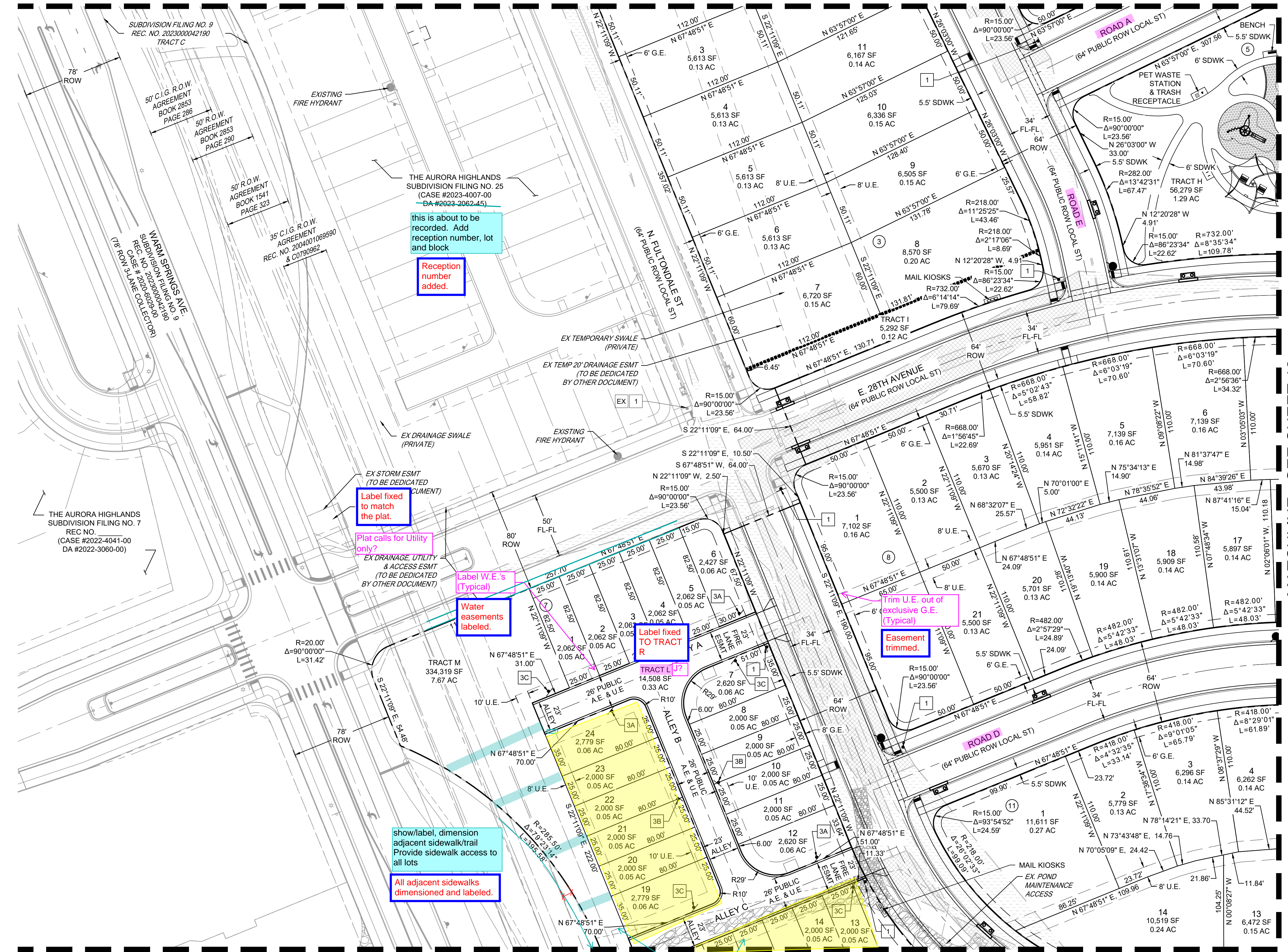
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SHEET: 10 OF 40



MATCHLINE - SEE SHEET 09



MATCHLINE - SEE SHEET 13

NOTES:

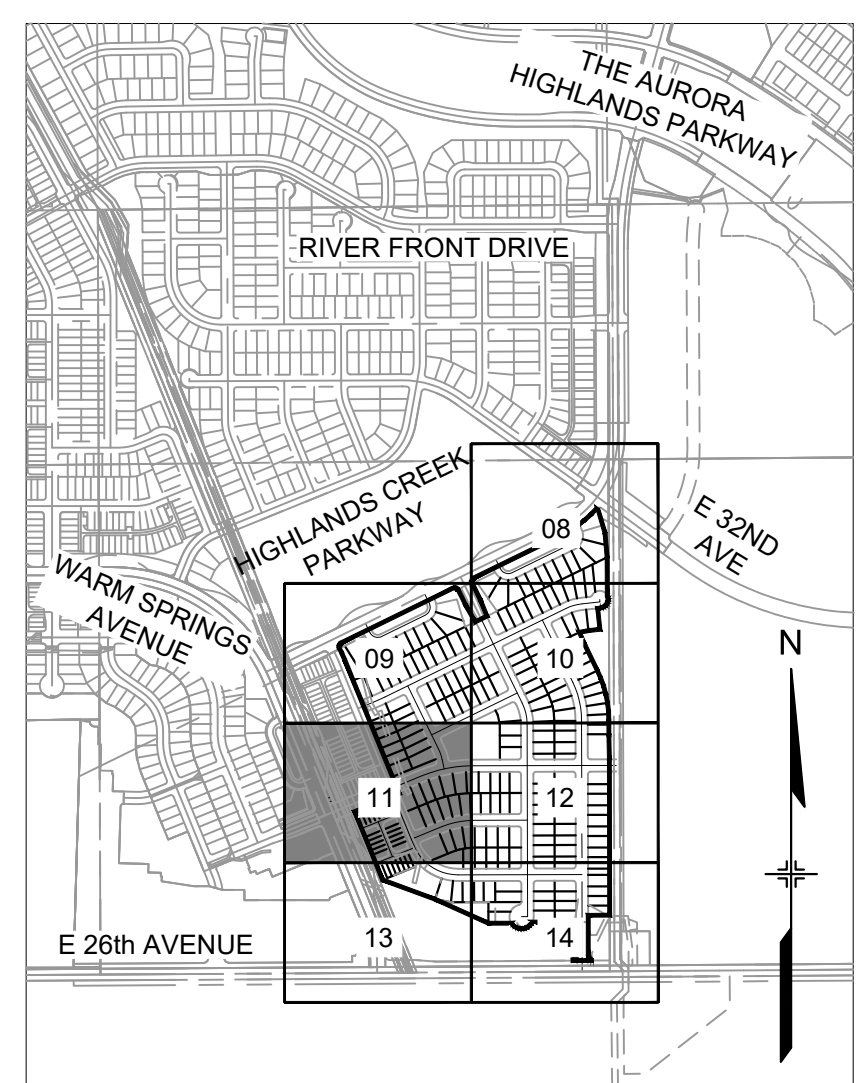
1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

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4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

these are considered green court dwelling units. Provide guest parking for motor vehicles at the rate of one-half parking space per Green Court Dwelling. Required guest parking must be located within 200 feet of the front entrance of the dwelling it serves.

GUEST PARKING HAS BEEN ADDED IN 2 LOCATIONS AND THE REMAINING GUEST PARKING WILL BE STREET PARKING.



KEY MAP  
SCALE: 1" = 1000'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- UTILITY EASEMENT
- GAS EASEMENT
- LOT NUMBER
- BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE KEYNOTE

- 1 STOP R1-1
- 2 W11-2 W16-7P
- 3A R7-201AP
- 3B R7-201AP
- 3C R7-201AP
- 4 RESERVED PARKING R7-8 R7-6A R7-201AP
- 5 R7-1A
- 6 R3-2

See previous sheet comments

Sign has been updated.

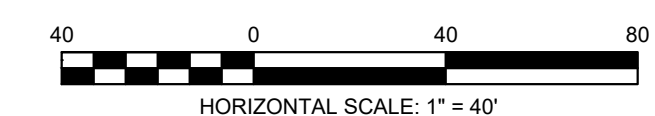
THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 04

DATE: JUNE 2024

PREPARED BY:

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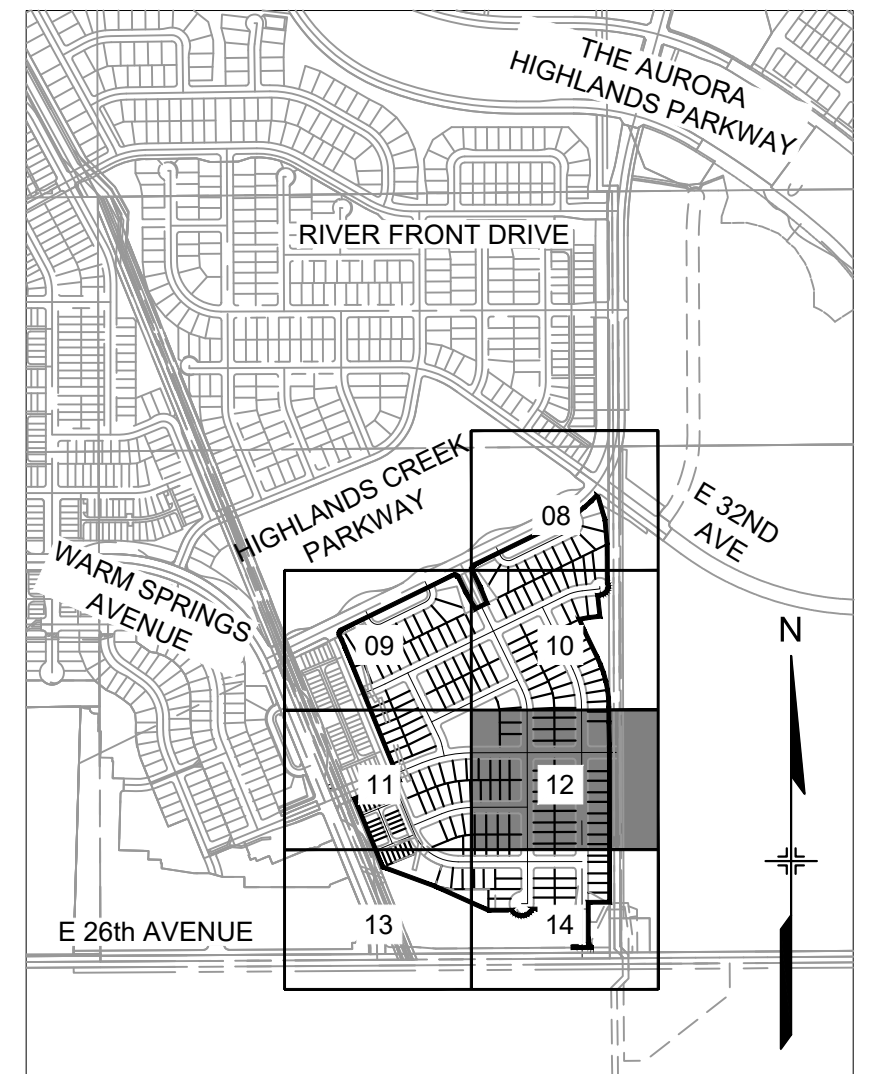
SHEET: 11 OF 40



MATCHLINE - SEE SHEET 10

NOTES:

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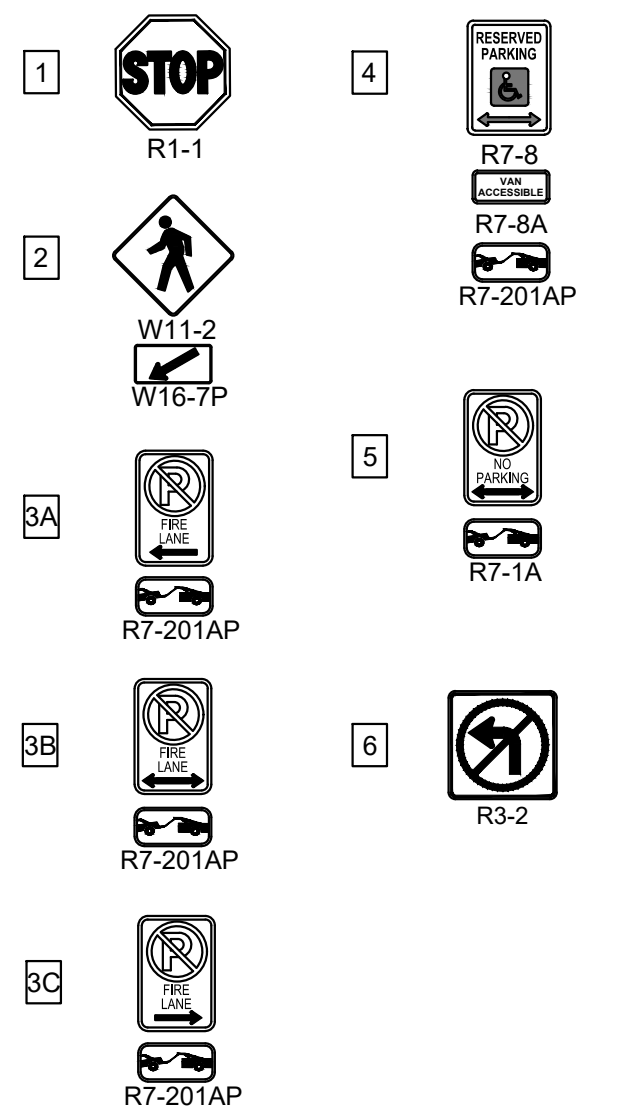


KEY MAP  
SCALE: 1" = 100'

LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- UTILITY EASEMENT
- GAS EASEMENT
- LOT NUMBER
- BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

SIGNAGE KEYNOTE



THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 05

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
Excellence by Design

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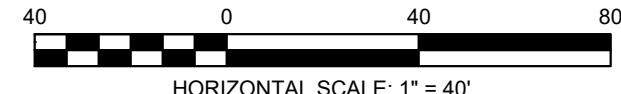
Denver, Colorado 80202

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SHEET: 12 OF 40



HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION

too small. TYP

Block text size has  
been increased.

will there be bollards  
in the interim?

There will be type  
3 barricades  
during the interim.

30' NON-EXCLUSIVE  
EASEMENT  
REC NO B6155188 &  
2009000085362 &  
2015000100920

SECTION LINE

60' INGRESS/EGRESS  
EASEMENT  
BOOK 2604,  
PAGE 585

72' TEMPORARY  
EASEMENT  
REC NO B6155188

PRIVATE INLET

MAIL KIOSKS

TRACT F  
14,620 SF  
0.34 AC

TRACT G  
6,503 SF  
0.15 AC

TRACT H  
56,279 SF  
1.29 AC

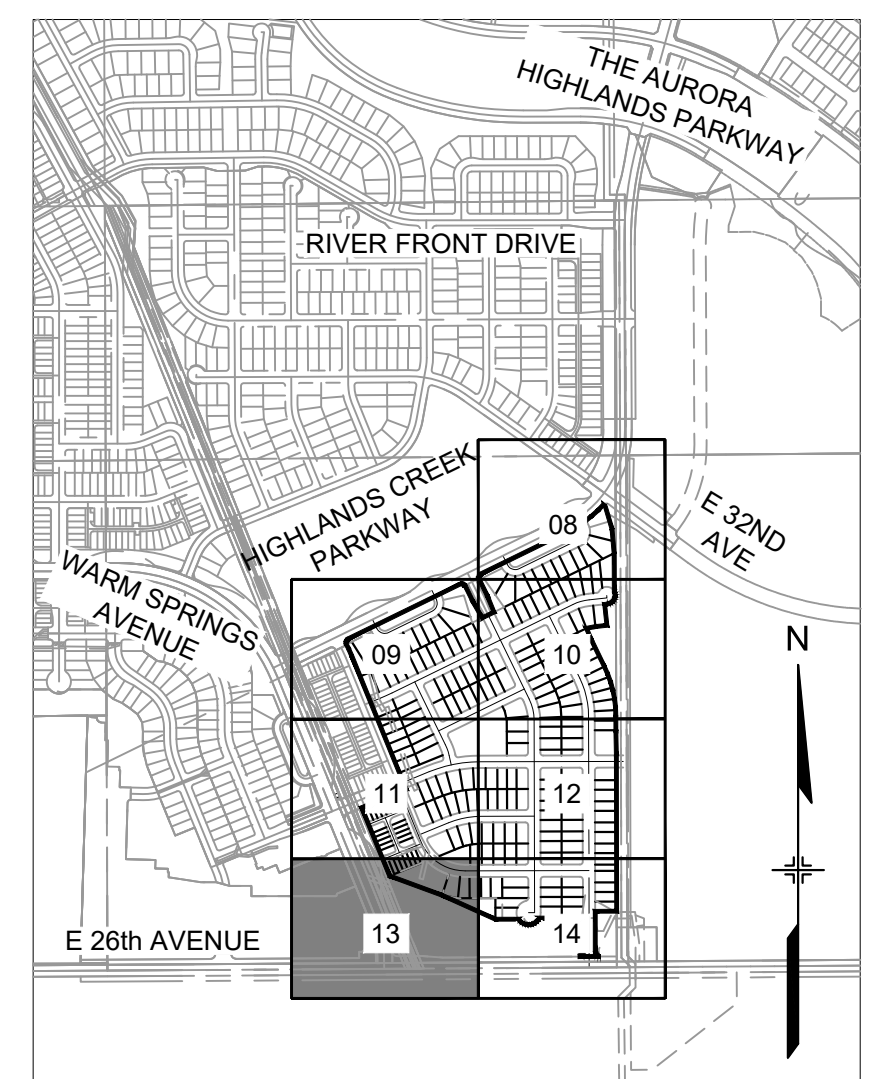
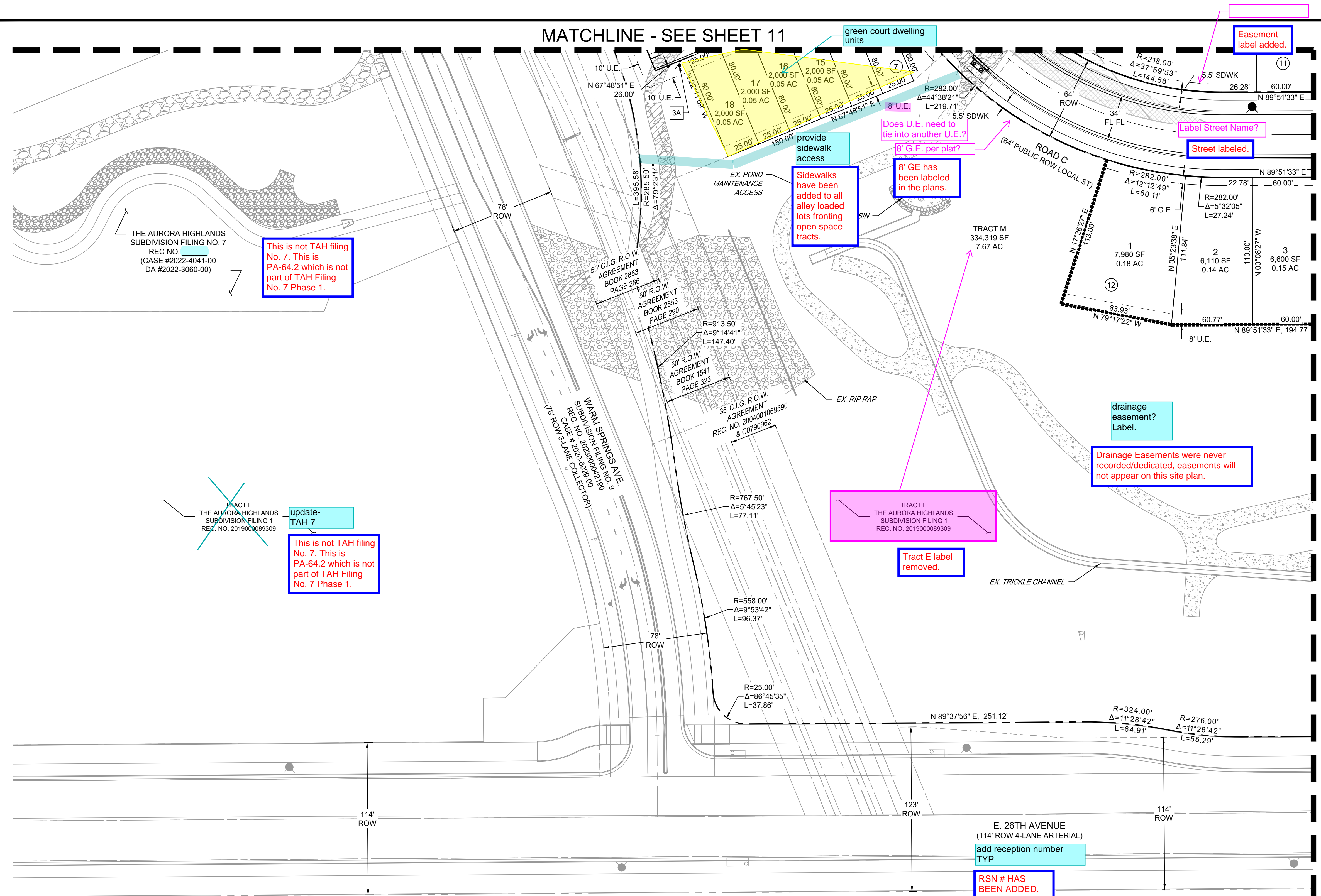
MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 11

Trim U.E. out of  
exclusive G.E.  
(Typical)

Easement  
trimmed.



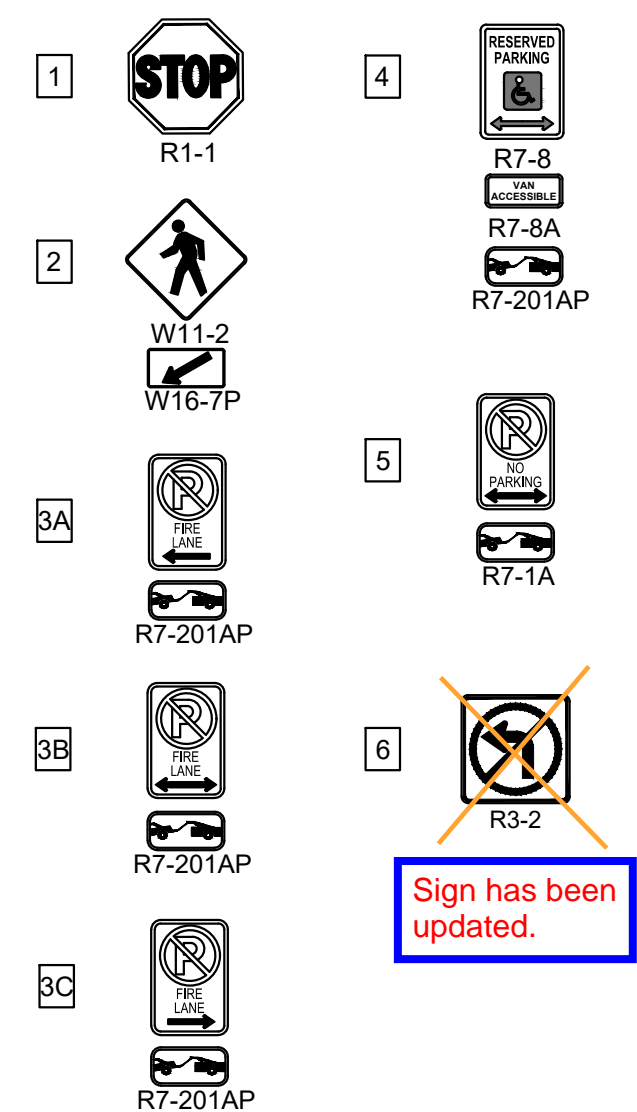


KEY MAP  
SCALE: 1" = 1000'

LEGEND

- |      |   |
|------|---|
|      | PROPOSED RIGHT-OF-WAY                                   |
|      | PROPOSED CENTERLINE                                     |
|      | PROPOSED EASEMENT                                       |
|      | RIGHT SIGHT TRIANGLE                                    |
|      | LEFT SIGHT TRIANGLE                                     |
|      | SITE LIMITS   |
|      | PROPOSED 4' SPLIT RAIL FENCE                            |
|      | EXISTING RESIDENTIAL LIGHTING                           |
|      | PUBLIC PEDESTRIAN LIGHT TYPE SL-1<br>(20' TAPERED POLE) |
| U.E. | UTILITY EASEMENT  |
| G.E. | GAS EASEMENT  |
| 1    | LOT NUMBER  |
|      | BLOCK NUMBER  |
|      | PROPOSED BENCH  |
|      | PROPOSED MAIL KIOSK                                     |
|      | PROPOSED FIRE HYDRANT                                   |

## SIGNAGE KEYNOTE



Sign has been updated.

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 06

DATE: JUNE 2024

PREPARED BY:



707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

[www.matrixdesigngroup.com](http://www.matrixdesigngroup.com)

**QUESTIONS**

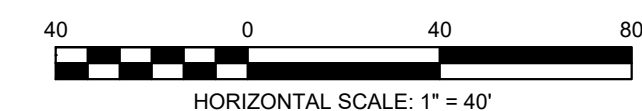
SHEET: 13

SHEET: 13 OF 40

NOTES:

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
2. FIRE LANE SIGNAGE REQUIREMENTS:
  - 2.1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREE AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
  - 2.2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
  - 2.3. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
  - 2.4. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

N



HORIZONTAL SCALE: 1" = 40'

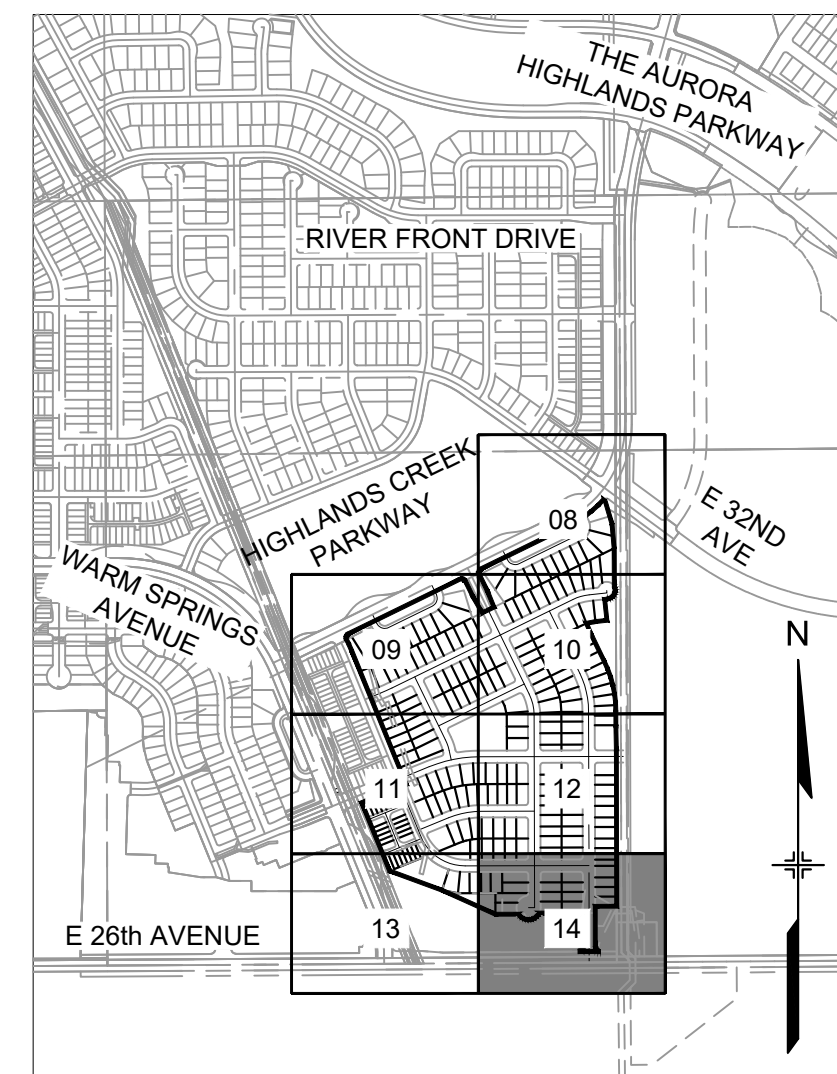
NOT FOR CONSTRUCTION



SHEET: 13 OF 40



# MATCHLINE - SEE SHEET 12

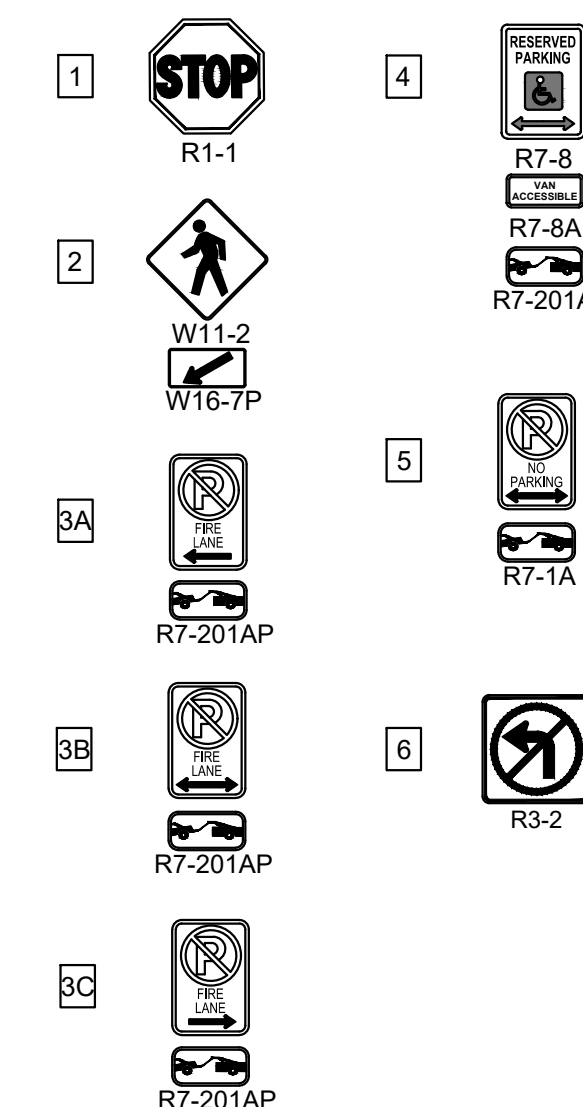


KEY MAP  
SCALE: 1" = 1000'

## LEGEND

- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- RIGHT SIGHT TRIANGLE
- LEFT SIGHT TRIANGLE
- SITE LIMITS
- PROPOSED 4' SPLIT RAIL FENCE
- EXISTING RESIDENTIAL LIGHTING
- PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
- UTILITY EASEMENT
- GAS EASEMENT
- LOT NUMBER
- BLOCK NUMBER
- PROPOSED BENCH
- PROPOSED MAIL KIOSK
- PROPOSED FIRE HYDRANT

## SIGNAGE KEYNOTE



THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: SITE PLAN 07

DATE: JUNE 2024

PREPARED BY:

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HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION

SHEET: 14 OF 40

## NOTES:

- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
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  - FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
  - LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

where does drainage easement go?  
Drainage Easements were never recorded/dedicated, easements will be removed on this site plan.

Drainage Easements were never recorded/dedicated, easements will be removed on this site plan.

Drainage Easements were never recorded/dedicated, easements will be removed on this site plan.

Label removed.

Sign added to PLANS & KEYNOTES

Sign needed here and in Keynotes

Relocate arrows to start of turn lanes

Arrows relocated to the start of the turn lanes.

Alignment issue with 26th Ave curb & sidewalk

AECOM has removed their connection to Lennar PH1 in their design for E. 26th AVE per a city comment. AECOM will match our alignment, we are currently waiting for their latest base.

RSN # HAS BEEN LABELED.

Match the Plat Tract Names. (Typical)

Label matches the plat; TRACT J

"TO BE REMOVE D" added to callouts

to be removed?

Label matches the plat; TRACT K

add reception number TYP all existing easements

Trim U.E. out of exclusive G.E.?

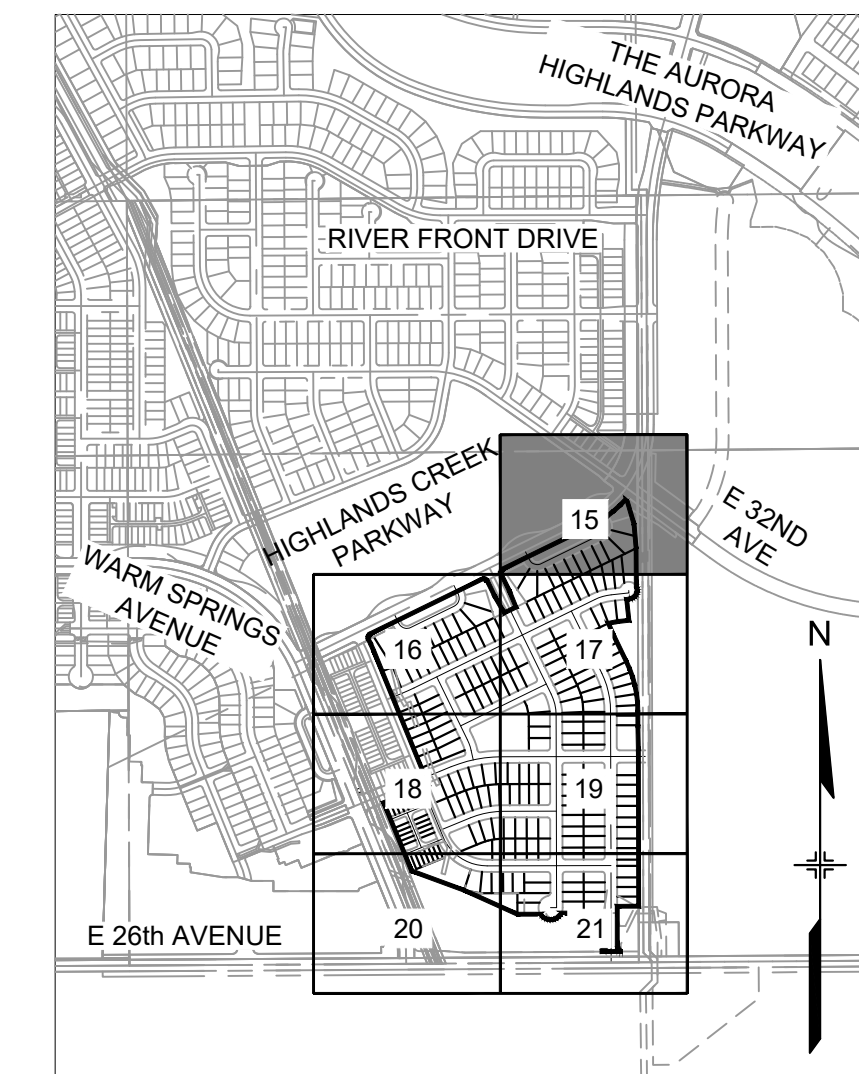
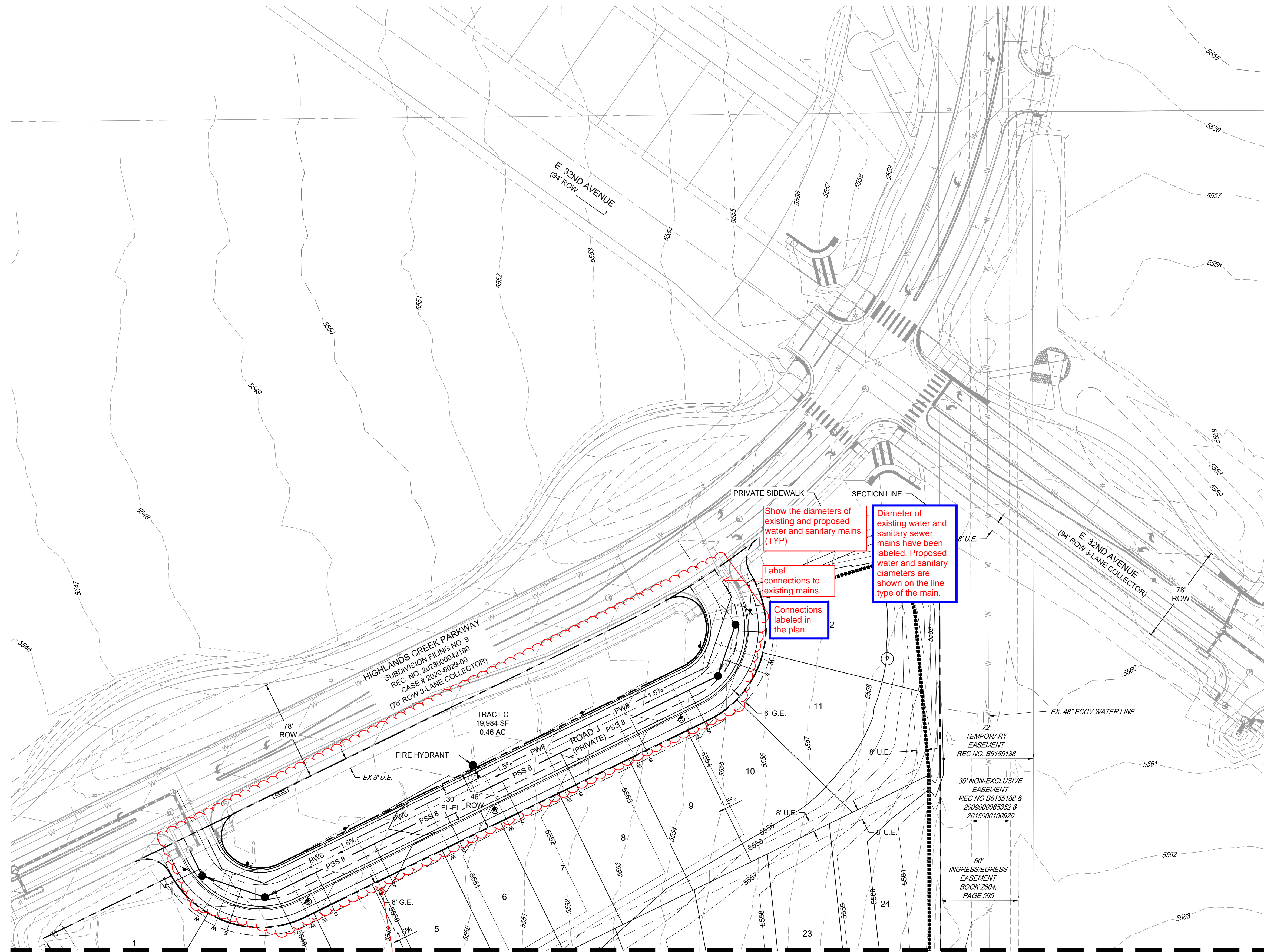
Easement trimmed.

E 27TH AVE. STREET NAME HAS BEEN ADDED.

will any of this drainage easement be vacated?

MATCHLINE - SEE SHEET 1





KEY MAP  
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	PROPOSED EMERGENCY OVERFLOW

NOTES:

1. STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
2. ALL WATERLINE IS 8" UNLESS NOTED OTHERWISE.
3. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER.
4. ALL SANITARY SEWER IS 8" UNLESS NOTED OTHERWISE.
5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
6. SEE SHEET 3 FOR TYPICAL SECTIONS.

TRACT J, N, O ARE PRIVATE ACCESS AND UTILITY EASEMENTS IN THEIR ENTIRETY PER PLAT. NO ADDITIONAL EASEMENTS ARE NECESSARY

Provide water and sanitary easements within this private

Show the diameters of existing and proposed water and sanitary mains (TYP)

Label connections to existing mains

Connections labeled in the plan.

Diameter of existing water and sanitary sewer mains have been labeled. Proposed water and sanitary diameters are shown on the line type of the main.

MATCHLINE - SEE SHEET 17

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 01

DATE: JUNE 2024

PREPARED BY:

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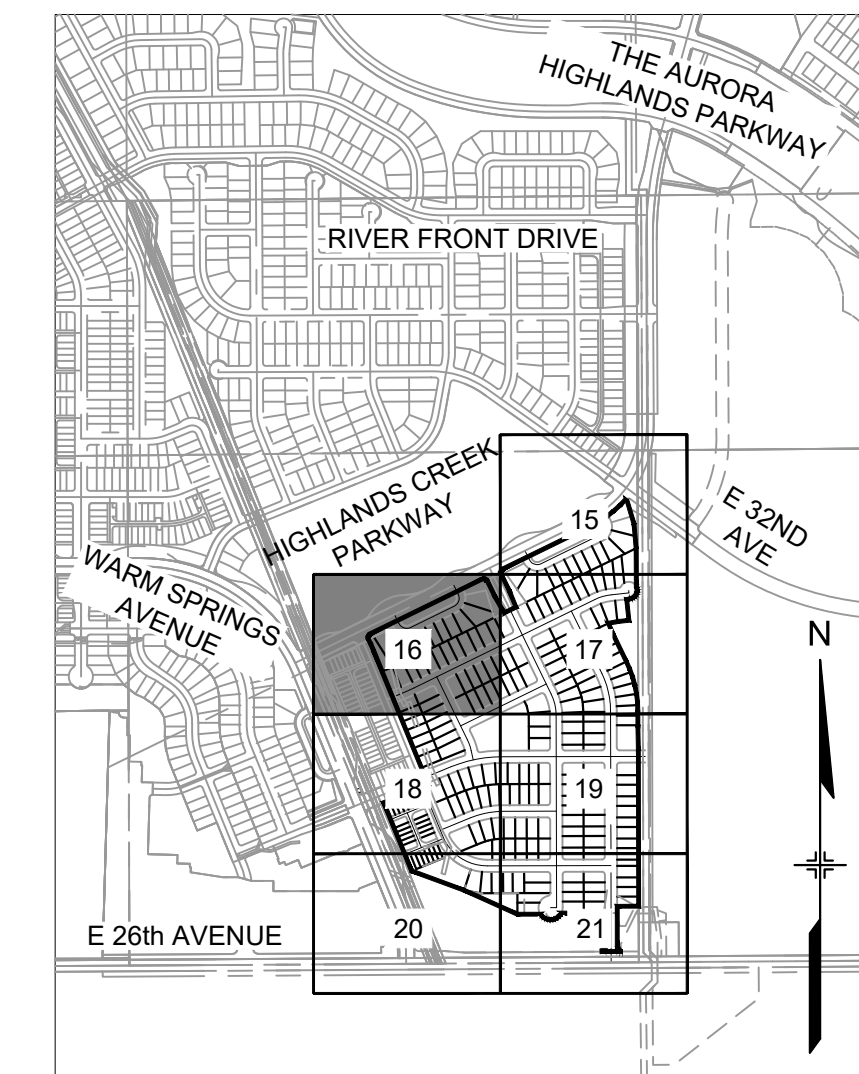
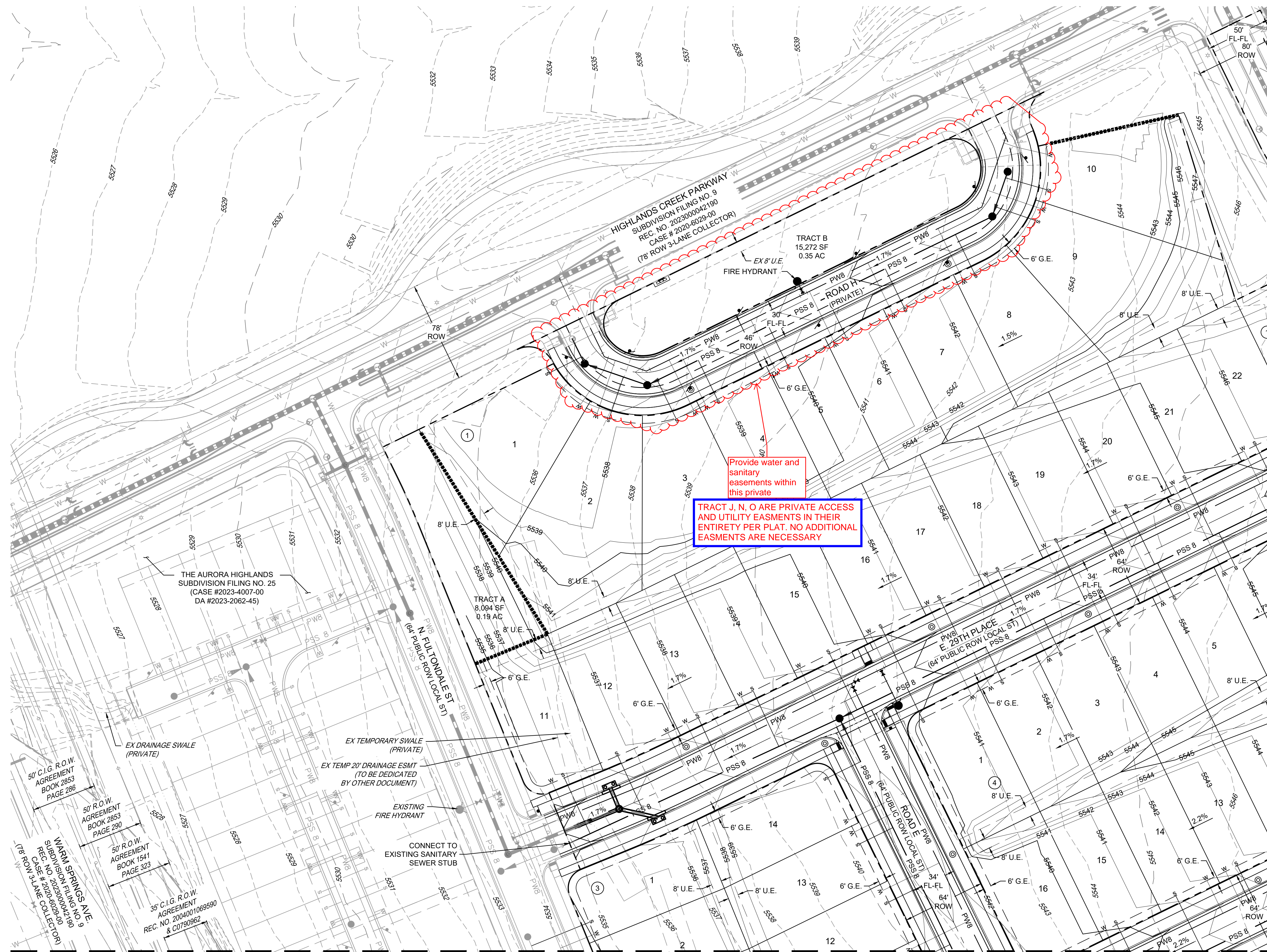
40 0 40 80  
HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION

**811**

SHEET: 15 OF 40





KEY MAP  
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED EASEMENT
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6. SEE SHEET 3 FOR TYPICAL SECTIONS.

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 02

DATE: JUNE 2024

PREPARED BY:

**Matrix**

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Denver, Colorado 80202

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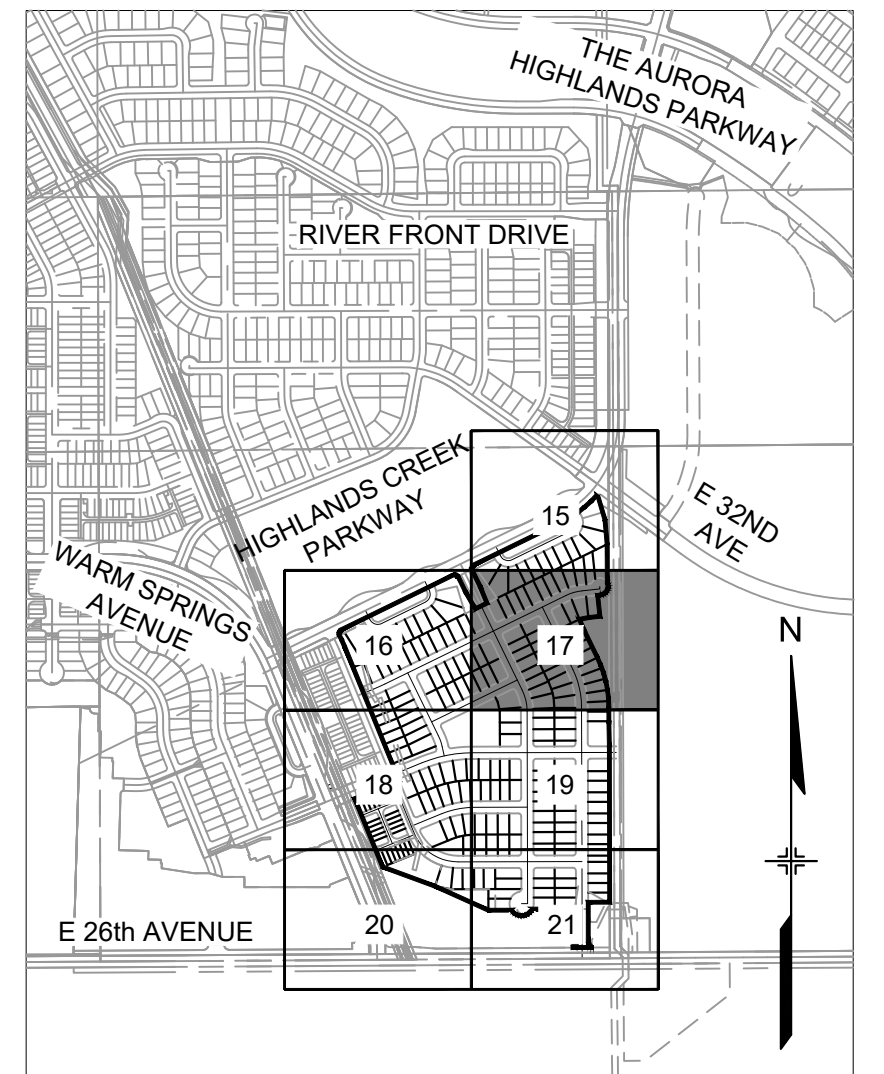
SHEET: 16 OF 40



MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 19



KEY MAP  
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
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THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 03

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
Excellence by Design

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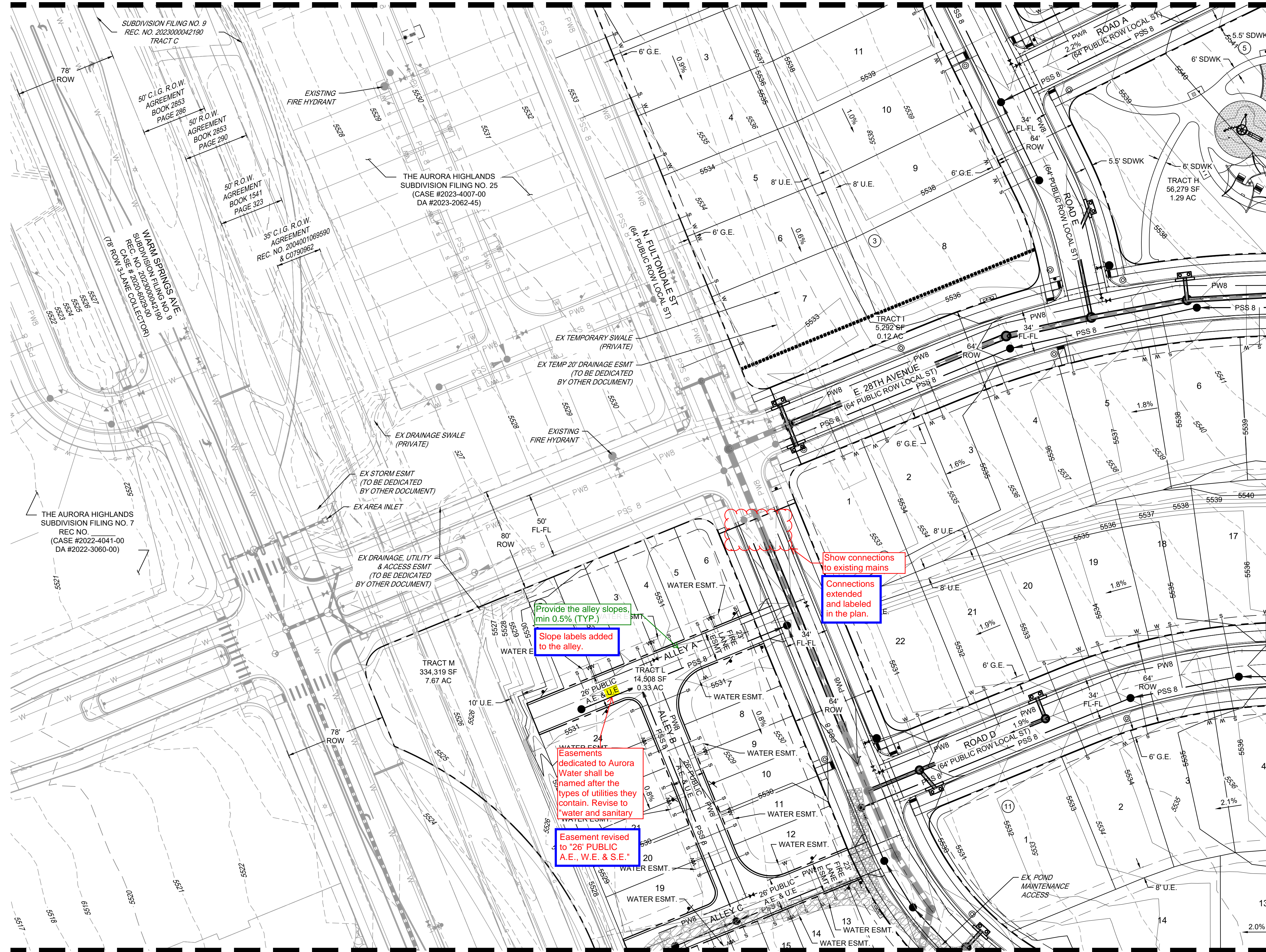
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HORIZONTAL SCALE: 1" = 40'

NOT FOR CONSTRUCTION

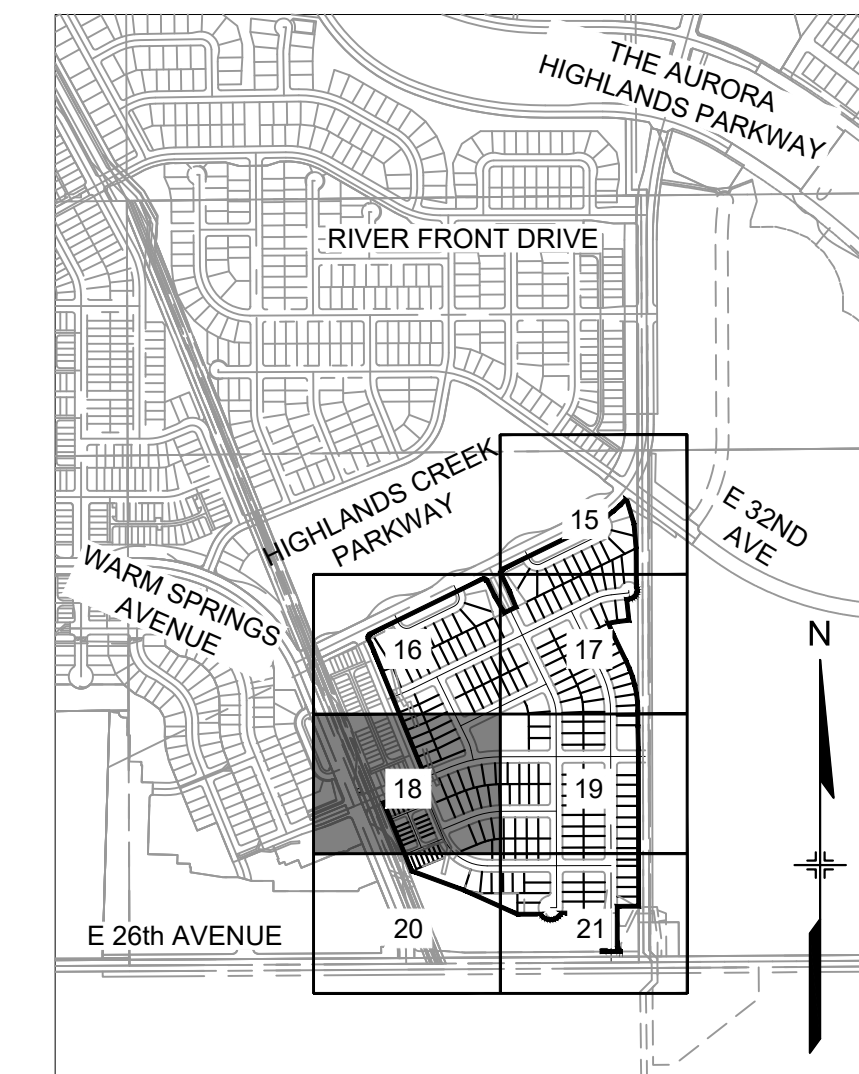
SHEET: 17 OF 40



MATCHLINE - SEE SHEET 16



MATCHLINE - SEE SHEET 20



KEY MAP  
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED EASEMENT
	POND MAINTENANCE ACCESS PATH
	PROPOSED EMERGENCY OVERFLOW

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5. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.
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THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 04

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
Excellence by Design

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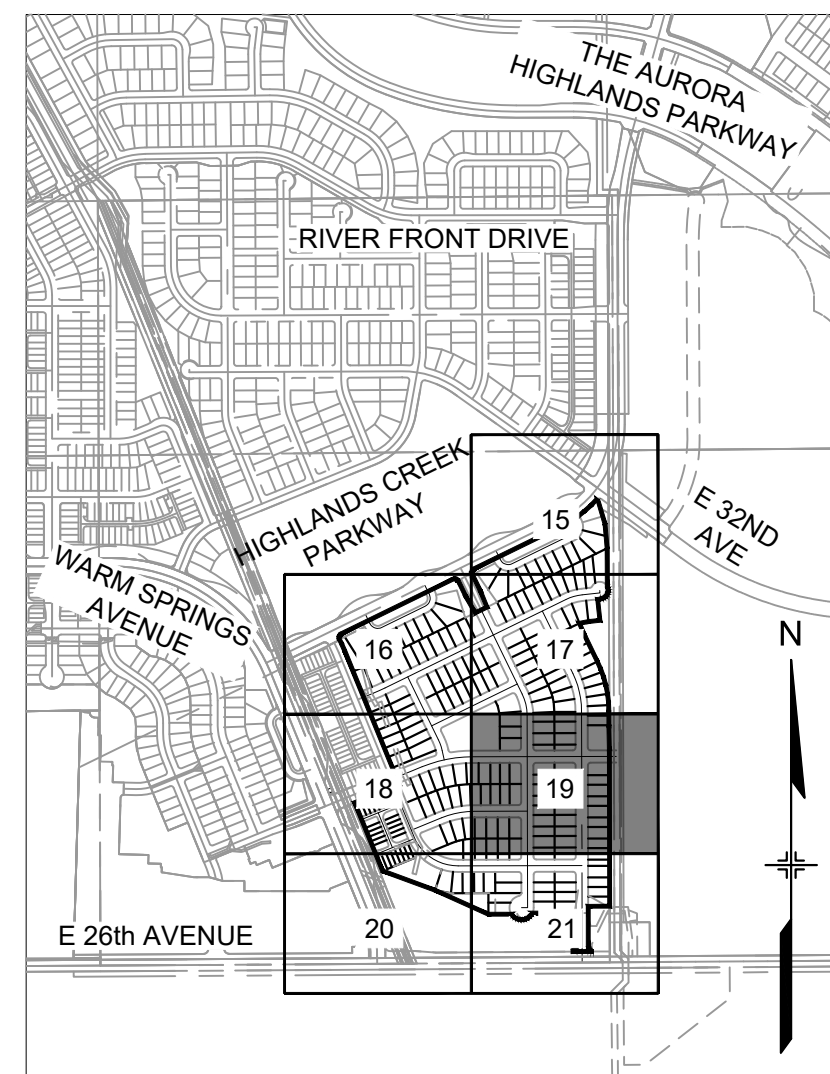
SHEET: 18 OF 40



MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 21



KEY MAP  
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	CSP NO. 1 BOUNDARY
	SANITARY SERVICE
	WATER SERVICE
	PROPOSED EASEMENT
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6. SEE SHEET 3 FOR TYPICAL SECTIONS.

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 05

DATE: JUNE 2024

PREPARED BY:

**Matrix**

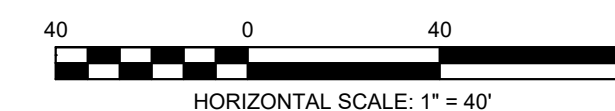
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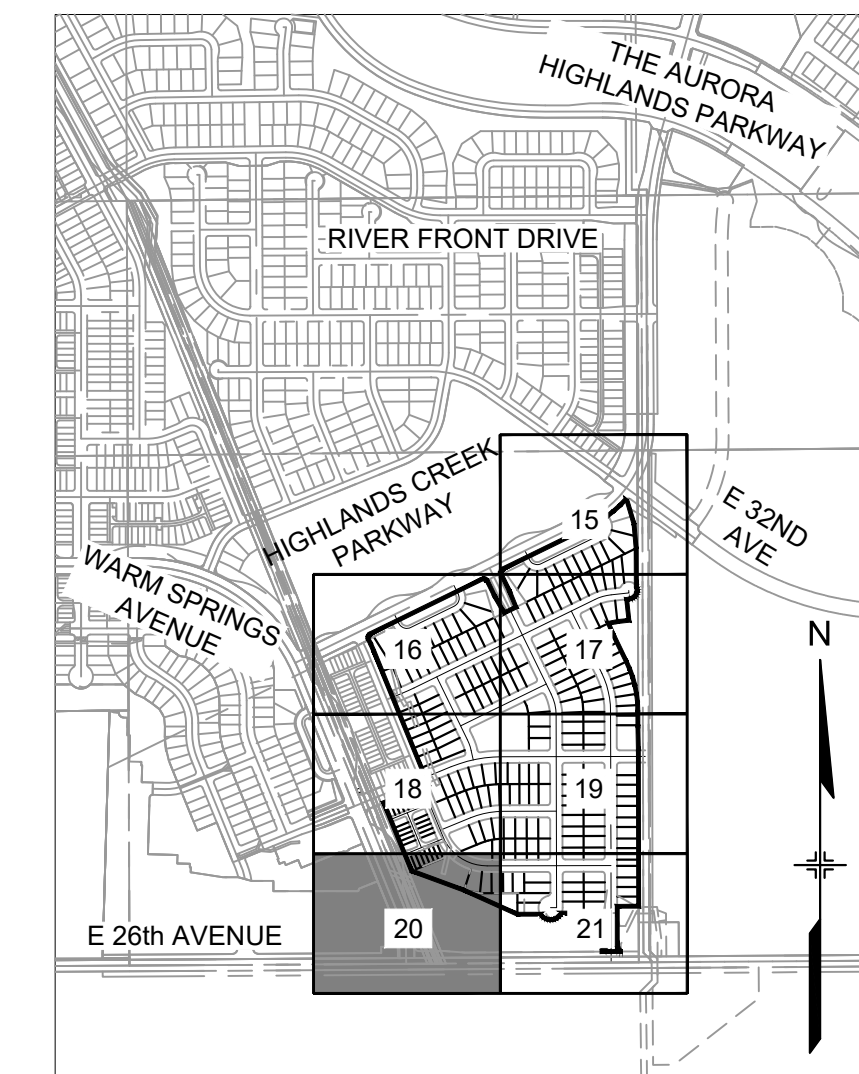
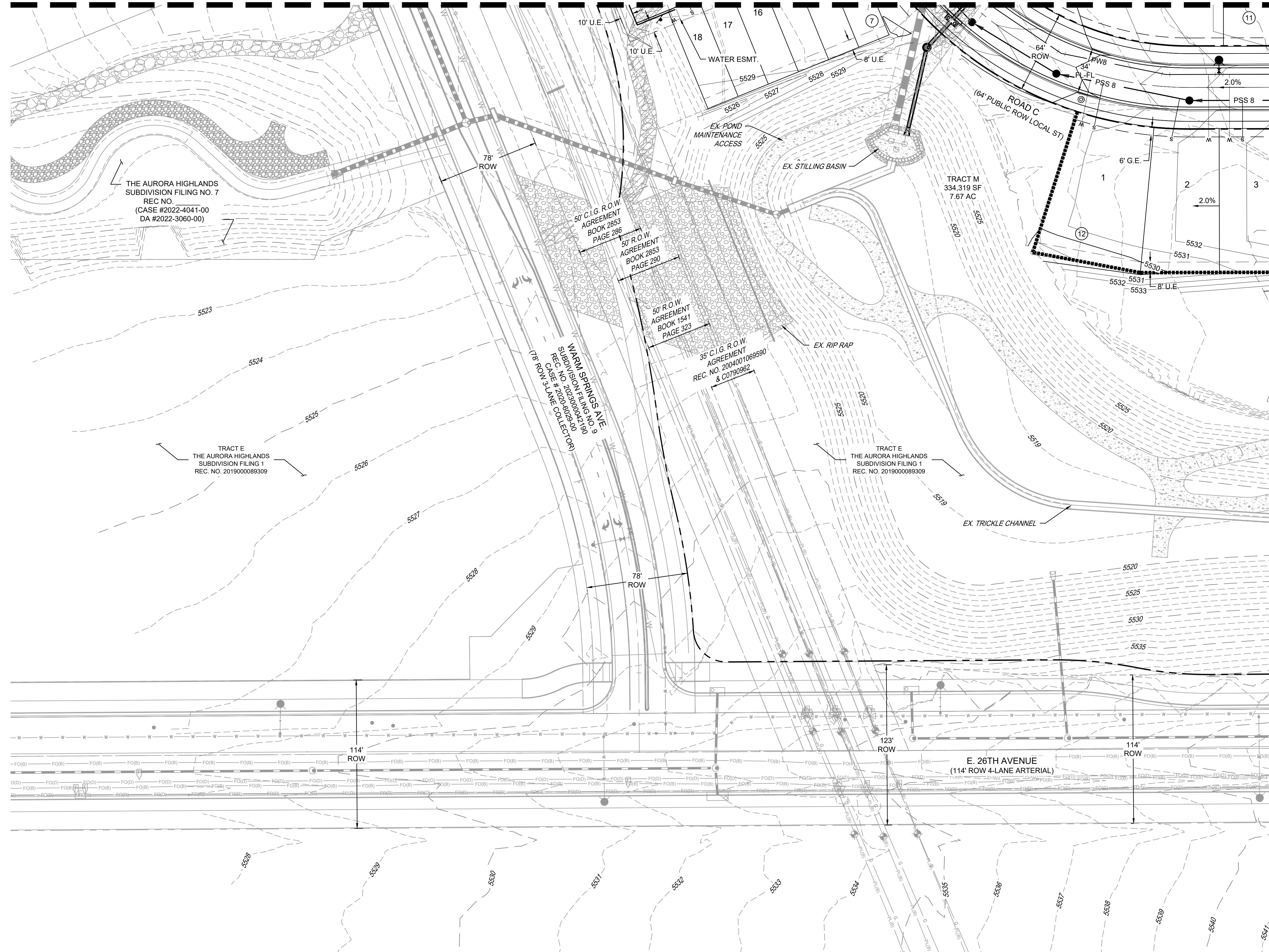


NOT FOR CONSTRUCTION

SHEET: 19 OF 40



MATCHLINE - SEE SHEET 18



KEY MAP  
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
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6. SEE SHEET 3 FOR TYPICAL SECTIONS.

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 06

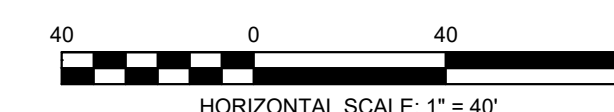
DATE: JUNE 2024

PREPARED BY:

**Matrix**  
Excellence by Design  
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Denver, Colorado 80202

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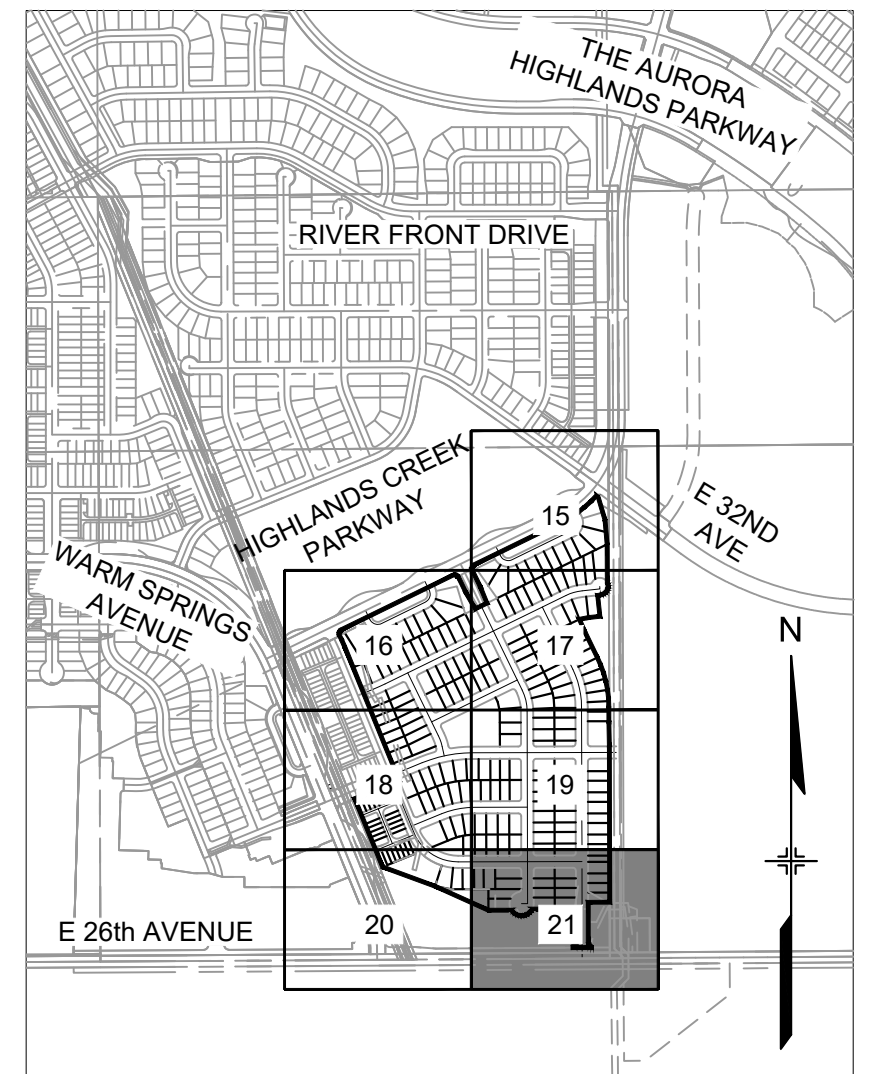
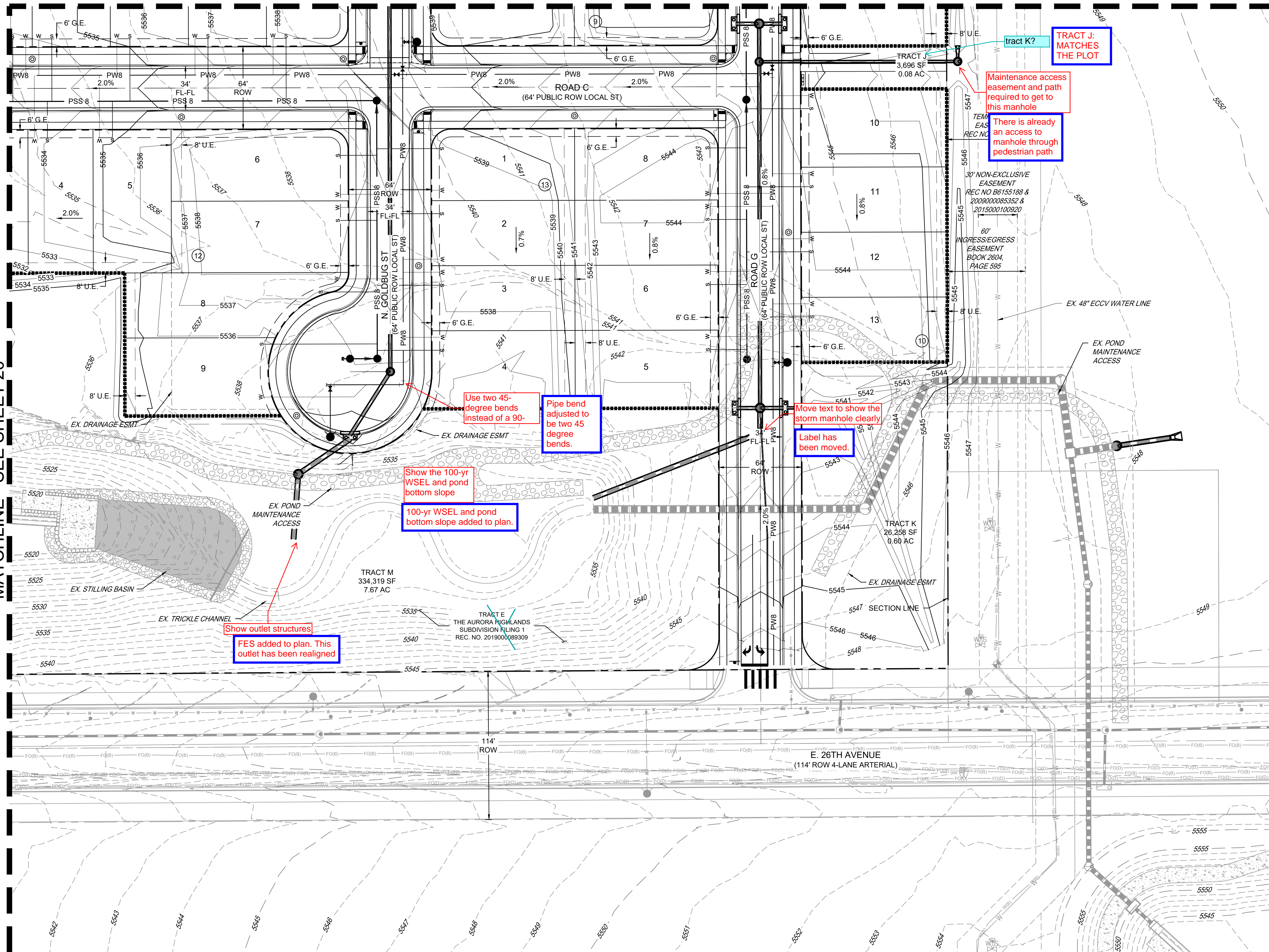
NOT FOR CONSTRUCTION

SHEET: 20 OF 40



MATCHLINE - SEE SHEET 19

MATCHLINE - SEE SHEET 20



KEY MAP  
SCALE: 1" = 1000'

LEGEND

	PROPOSED SANITARY
	PROPOSED STORM
	PROPOSED WATER
	PROPOSED INLET
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY MANHOLE
	PROPOSED 5' CONTOUR
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	EXISTING 1' CONTOUR
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6. SEE SHEET 3 FOR TYPICAL SECTIONS.

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: GRADING & UTILITY PLAN 07

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
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40 0 40 80  
HORIZONTAL SCALE: 1" = 40'



NOT FOR CONSTRUCTION

SHEET: 21 OF 40



4.7.5. REQUIRED LANDSCAPING.

- P. 6.** d. For Green Court Dwellings on lots smaller than 4,000 square feet or less than 50 feet in width, as described in Section [146-4.2.3.B](#), the Planning Director may approve crediting Green Court open space landscaping towards required front yard landscaping, based on the degree of tract landscaping provided.

Table 4.7-3

Residential Yard Landscape Requirements

Front, side, and rear yard landscaping requirements for single-family detached and two-family (duplex) dwellings

Areas located in front of the house elevation not including the streetscape area between the sidewalk and street curbs.

Side and rear yards visible to the public shall comply with front yard standards.

<b>A</b>	<b>Turf[1]</b>	Turf option: Shall not exceed the lessor of 45% or 500 sq. ft. Refer to Note 1 below.
<b>B</b>	<b>Trees[2]</b>	1 shade tree (≥ 2.5 in. caliper) or 1 ornamental tree (≥ 2 in. caliper) or 1 evergreen tree (≥ 6 ft. tall). Refer to Subsections <a href="#">146-4.7.5.P.6.c</a> and <a href="#">d</a> .
<b>C</b>	<b>Shrubs</b>	Min no. of shrubs = (front yard landscaped area in sq. ft. – turf area in sq. ft.) x 0.025. Artificial turf is permitted after the shrub count is met. 30% of shrub count can be ornamental grasses or perennials. When 9 or more shrubs are required, at least 3 plant species must be included to provide seasonal/visual interest.
<b>D</b>	<b>Rock and Inorganic Mulches</b>	Mulch is required and may be organic or inorganic. If all inorganic mulch is proposed, 2 different types and sizes are required. White rock, red lava rock and rubber mulches are not permitted. When rock mulch is used and abuts a hard surface (concrete, curb, pavers, sidewalk) it must be a minimum size of 1/2 in. screened.
<b>E</b>	<b>Pavers</b>	Up to 25% of landscape area can be provided as pavers such as brick and natural stone.
<b>F</b>	<b>Features</b>	1 of the following shall be incorporated in the front yard: a. Wall 1 – 2.5 ft. high made of decorative stone, stucco, or CMU. b. Fence. c. Earth berm ≤ 2.5 ft. tall with slopes not to exceed 1:4 rise:run. d. Natural boulders ≥ 2 ft. x 2 ft. x 2 ft.
<b>G</b>	<b>Side Yards</b>	Side yards with no public view: No plant material required; mulch required. Side yards with public view: Front yard standards apply + 1 tree per 25 linear feet.
<b>H</b>	<b>Rear Yards</b>	Rear yards with no public view: May have the lessor of < 45% turf or 500 sq. ft. Rear yards with public view: Front yard standards apply.

Note:

[1] New turf installations are limited to the rear lots of residential homes and the front yards of alley-loaded residential homes and shall not exceed the lessor of 45% or 500 square feet of the front or back yard areas.

[2] This requirement may not be applicable based upon lot size and a reduction or exemption may be approved by the Planning Director based on lot and site constraints and other landscaping, screening, and buffering provided for the development.

number of shrubs is based on the size of the front yard.

lot landscape requirements should be on the same sheet as the typical.  
To make it clearer, list the specific requirements under each lot typical.

Revise and update lot typicals

CITY OF AURORA STANDARD NOTES

- ALL LANDSCAPE AREAS ARE TO RECEIVE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA.
- PROPOSED FREE STANDING LIGHTS WILL BE STREET LIGHTS** L.S.
- SURFACE MATERIAL OF WALKS SHALL BE BROOM FINISH CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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
- 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.
- PLANTING BEDS SHALL BE MULCHED WITH CEDAR MULCH TO A DEPTH OF 4". ALL BEDS ARE TO BE CONTAINED BY PLASTIC EDGER, SURE-LOC OR EQUAL. EDGER IS NOT REQUIRED WHERE BED IS ADJACENT TO CURBS, WALLS OR WALKS, OR AROUND TREE PITS.
- ALL SOD AREAS SHALL BE KENTUCKY AND TEXAS BLUEGRASS HYBRID MIX, SUBJECT TO APPROVAL BY AURORA WATER PER NEW WATER ORDINANCE.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2 10<sup>+</sup>
- TREES IN THE RIGHT-OF-WAYS MUST BE A MINIMUM OF 8-FEET AWAY FROM ANY WATER AND SANITARY SEWER MAIN.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

**ADD A NOTE IDENTIFYING WHO WILL BE REPOSNSIBLE FOR TRACT LANDSCAPE, IE. BUILDER, METRO DISTRICT,.....**

LANDSCAPE LOT TYPICAL NOTES

GENERAL

- ALL CANOPY TREES TO BE 2.5" CALIPER, ALL ORNAMENTAL TREES TO BE 2" CALIPER OR 6' HEIGHT CLUMP, AND ALL EVERGREEN TREES TO BE 6' HEIGHT.
- ALL SHRUBS TO BE #5 CONTAINERS AND ALL GRASSES TO BE #5 CONTAINERS.
- GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) GRASSES PER (1) SHRUB.
- RE: FDP FOR ALLOWED FENCE TYPES AND SETBACK.
- FENCES SHALL BE A MIN. 18" BEHIND SIDEWALK UNLESS GREATER SETBACK IS REQUIRED.
- MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN THE SAME LAYOUT WITH 50% OR MORE OF THE SAME PLANT MATERIAL.

FRONT YARD LANDSCAPING

- ALL SMALL LOTS (<50') TO HAVE AT MINIMUM (1) SHADE TREE OR (1) ORNAMENTAL OR EVERGREEN TREE, (8) SHRUBS.
- ALL STANDARD LOTS (50'-59') TO HAVE AT MINIMUM (1) SHADE TREE OR (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS.
- ALL STANDARD LOTS (60'-79') TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (16) SHRUBS.
- ALL STANDARD LOTS (80' +) TO HAVE AT MINIMUM (1) SHADE TREE AND (1) ORNAMENTAL OR EVERGREEN TREE, (26) SHRUBS.
- ROCK MULCH IS LIMITED TO NOT MORE THAN 50% OF THE AREA TO BE LANDSCAPED.

SIDE YARD LANDSCAPING

- INTERNAL SIDE YARD, NOT EXPOSED TO PUBLIC VIEW - NO PLANT MATERIAL IS REQUIRED BUT MULCHES ARE REQUIRED FOR SOIL STABILITY.
- EXTERNAL SIDE YARDS ON CORNER LOTS EXPOSED TO PUBLIC VIEW -SHALL BE LANDSCAPED WITH SHRUBS AND TREES AT THE RATE OF 1 TREE AND 10 SHRUBS PER 40 LINEAR FEET OF SIDE YARD

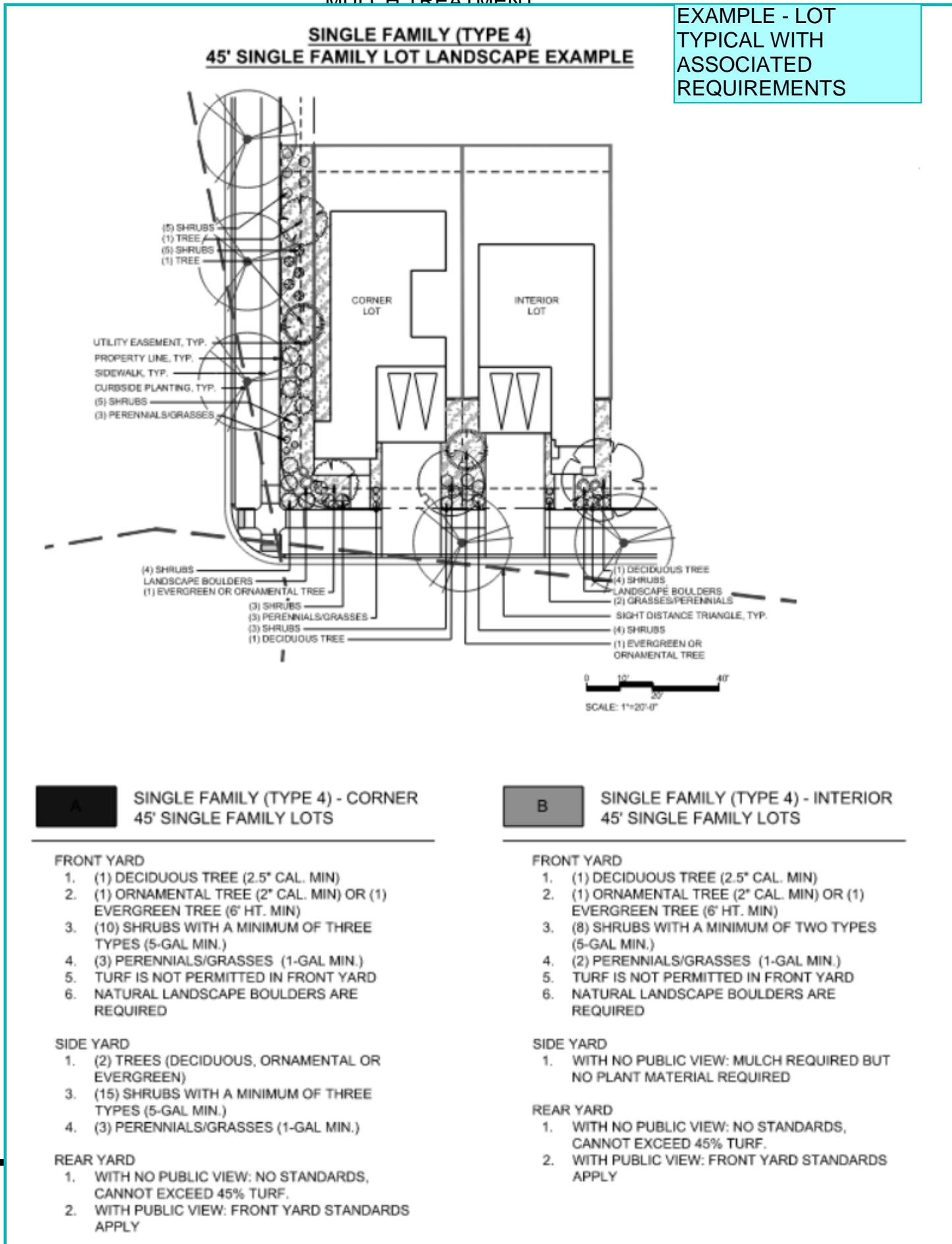
TYPICAL MOTOR COURT LOTS

- WHEN REAR LOTS ~~DELETE. NOT APPLICABLE~~ TO A STREET, THE UNIT WILL FRONT THE STREET.
- SHARED DRIVES ARE ~~DELETE. NOT APPLICABLE~~ AND WILL BE MAINTAINED BY THE HOA.
- A FRONT YARD MAY BE COUNTED TOWARD THE 480 SQUARE FOOT OPEN SPACE REQUIREMENT IF THE FRONT YARD MEETS REQUIREMENTS DESCRIBED IN SECTION 146-4.2.3.A, MEETS THE MINIMUM LENGTH AND WIDTH DIMENSIONS OF 10' AND THE SPACE INCLUDES A FRONT PORCH, DECK, OR SIMILAR SPACE WITH MINIMUM DIMENSIONS OF SIX FEET BY EIGHT FEET.
- HOMES IN PA-34 ON MOTOR COURT LOTS IMMEDIATELY ADJACENT TO TRACTS E AND D SHALL BE ORIENTED SO THE FRONT IS FACING THE TRACT.

per the pending Master Plan amendment, the lot landscape should be in compliance with the UDO.

CURBSIDE LANDSCAPE NOTES

- CURBSIDE LANDSCAPES SHALL PROVIDE NO LESS THAN ONE SHRUB PER 40 SQUARE FEET OF CURBSIDE LANDSCAPE AREA.
- ALL SHRUBS AND ORNAMENTAL GRASSES SHALL BE FIVE GALLON SIZE AT TIME OF INSTALLATION.
- ORNAMENTAL GRASSES MAY BE PROVIDED AT A MAXIMUM OF 40% OF THE SHRUB COUNT.
- NO MORE THAN FIVE PERCENT OF PERENNIALS MAY BE PROVIDED AS SHRUB EQUIVALENTS. PERENNIALS SHALL BE PROVIDED AT A RATIO OF THREE ONE-GALLON PERENNIALS TO ONE FIVE-GALLON SHRUB.
- THE CURBSIDE PLANTING BED THAT IS REMAINING SHALL BE COMPLETED WITH EITHER WOOD OR ROCK MULCH OR NATIVE SEED. CRUSHER FINES MAY NOT BE USED AS A MULCH TREATMENT



THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE NOTES

DATE: JUNE 2024

PREPARED BY:

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SHEET: 23



SITE DATA TABLE			
SITE DATA		AREA IN SF	%
TOTAL SITE AREA: (- ac)		0	100.00
LOT AREA		0	#####
HARD SURFACE AREA		0	#####
LANDSCAPE AREA		0	#####
MAXIMUM % OF COOL SEASON GRASSES ALLOWED		0	0.00
% OF COOL SEASON GRASSES PROVIDED		0	.

CURBSIDE LANDSCAPE TABLE								
STREET NAME	STREET LENGTH (LF)	TREES REQUIRED (1/40 LF)	TREES PROVIDED	CURBSIDE LANDSCAPE AREA (SF)	SHRUBS REQUIRED (1/40 SF)	SHRUBS PROVIDED (5 gal)	PERENNIALS PROVIDED (1 gal)	GRASSES PROVIDED (5 gal)
PA 65.3								
ROAD H	468	12	12	3746	94	142	0	118
ROAD J	577	15	15	4618	115	164	0	129
E. 29TH PLACE (NORTH)	1352	34	34	10819	270	497	0	413
E. 29TH PLACE (SOUTH)	1255	32	32	10040	251	561	0	479
ROAD A (NORTH)	433	11	11	3461	87	198	0	157
ROAD A (SOUTH)	433	11	11	3461	87	191	0	166
E. 28TH AVENUE (NORTH)	954	24	25	7633	191	426	0	354
E. 28TH AVENUE (SOUTH)	985	25	25	7876	197	426	0	354
ROAD D (NORTH)	566	15	15	4529	113	220	0	168
ROAD D (SOUTH)	549	14	14	4394	110	252	0	202
ROAD C (NORTH)	674	17	17	5394	135	307	0	207
ROAD C (SOUTH)	697	18	18	5579	139	327	0	252
ROAD E (WEST)	399	10	10	3192	80	164	0	129
ROAD E (EAST)	362	10	10	2893	72	174	0	152
N. GOLDBUG (WEST)	1371	35	35	10968	274	585	0	595
N. GOLDBUG (EAST)	1528	39	39	12227	306	583	0	598
ROAD G (WEST)	1654	42	42	13232	331	732	0	601
ROAD G (EAST)	1722	44	44	13772	344	708	0	595
N. FULTONDALE ST (WEST)	385	10	10	3076	77	208	0	192
N. FULTONDALE ST (EAST)	354	9	9	2831	71	161	0	160
TOTAL	16717	427	428	133740	3343	7026	0	6021

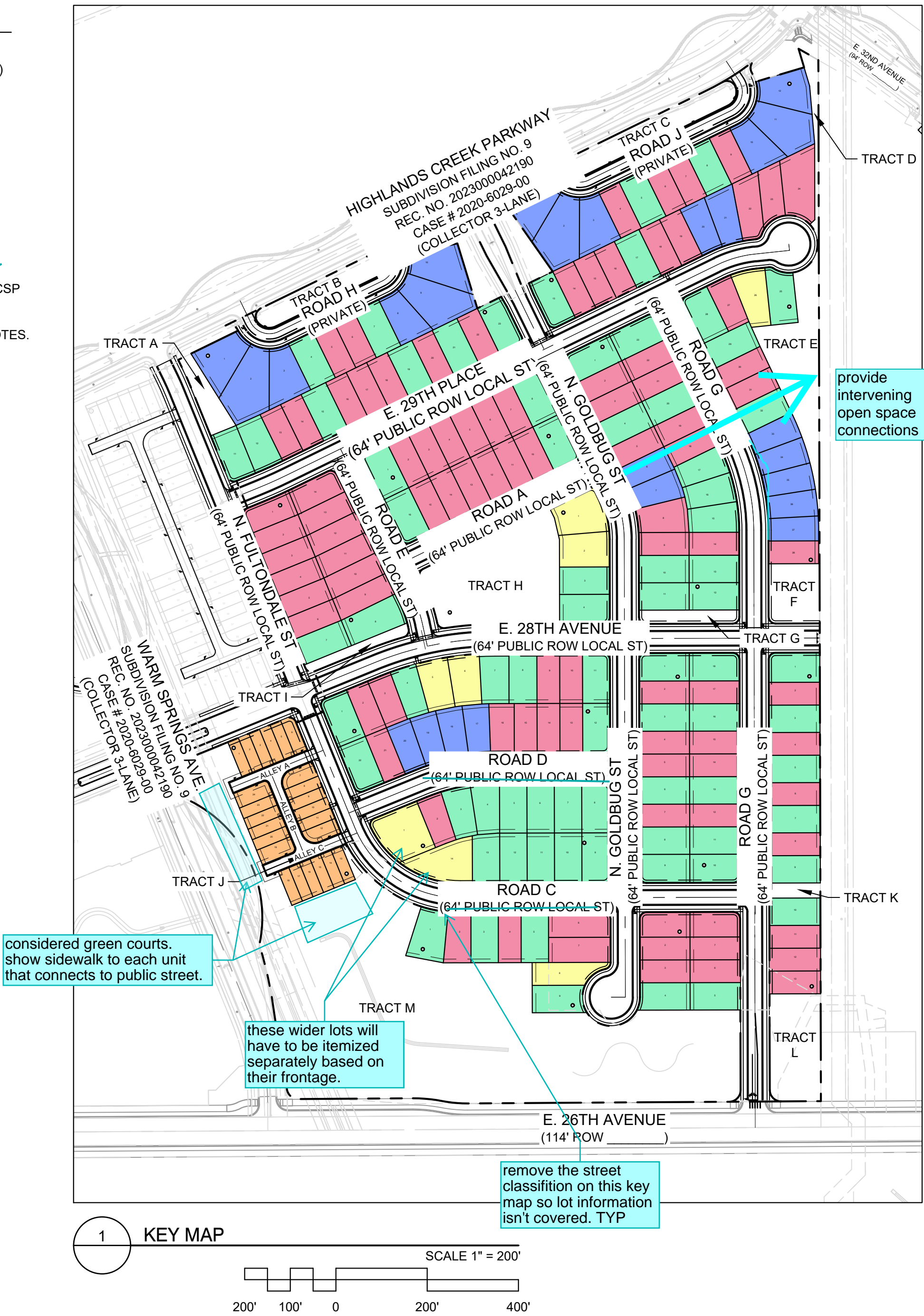
TRACT LANDSCAPE TABLE								
PA AREA	TRACT NAME	TRACT AREA (SF)	TREES REQUIRED (1 /4,000 SF)	TREES PROVIDED	SHRUBS REQUIRED (10 / 4,000 SF)	SHRUBS PROVIDED (5 gal)	PERENNIALS PROVIDED (1 gal)	GRASSES PROVIDED (5 gal)
PA 65.3	A	8094	3	3	30	104	0	0
	B	15272	4	4	40	74	0	158
	C	19984	5	5	50	108	0	150
	D	5697	2	2	20	20	0	0
	E	32884	9	17	90	265	0	43
	F	14620	4	8	40	181	0	0
	G	6503	2	3	20	50	0	0
	H	56279	15	15	150	279	64	44
	I	5292	2	3	20	36	0	0
	K	3696	1	2	10	21	0	0
PA 65.3	L	26258	7	7	70	174	0	0
	TOTAL	194579	54	69	540	1312	64	395

include Tract M

WATER ZONES TABLE					
PA AREA	TRACT NAME	TRACT AREA (SF)	NON-WATER CONSERVING	WATER CONSERVING	NON-WATER Z
PA 65.3	A	8094	0	1914	6180
	B	15272	0	2784	12488
	C	19984	0	3303	16681
	D	5697	0	355	5342
	E	32884	0	15701	17183
	F	14620	0	4918	9702
	G	6503	0	1153	5350
	H	56279	0	7581	48698
	I	5292	0	840	4452
	K	3696	0	380	3316
PA 65.3	L	26258	0	4770	21488
	TOTAL	194579	0	43699	150880

- LEGEND
- PAIRED HOME, REAR LOAD (25' FRONTAGE)
  - SMALL LOT (35-50' FRONTAGE)
  - STANDARD LOT (50-59' FRONTAGE)
  - STANDARD LOT (60'-69' FRONTAGE)
  - STANDARD LOT (70'+ FRONTAGE)

- NOTES:
- REFER TO SHEET 06 FOR CSP TRACKING CHARTS.
  - REFER TO SHEET 22 FOR CURBSIDE LANDSCAPE NOTES.



THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE TABLES

DATE: JUNE 2024

PREPARED BY:

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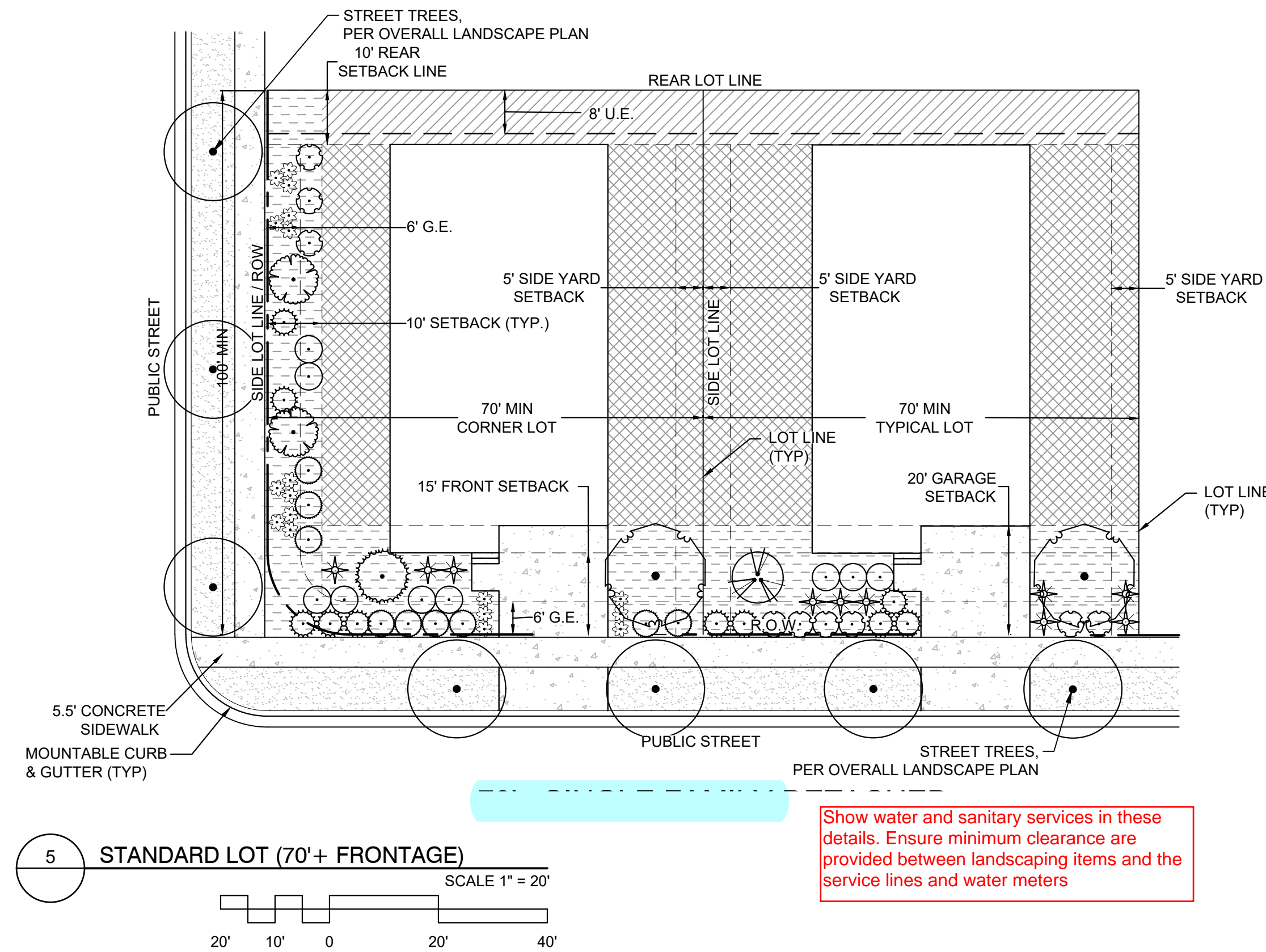
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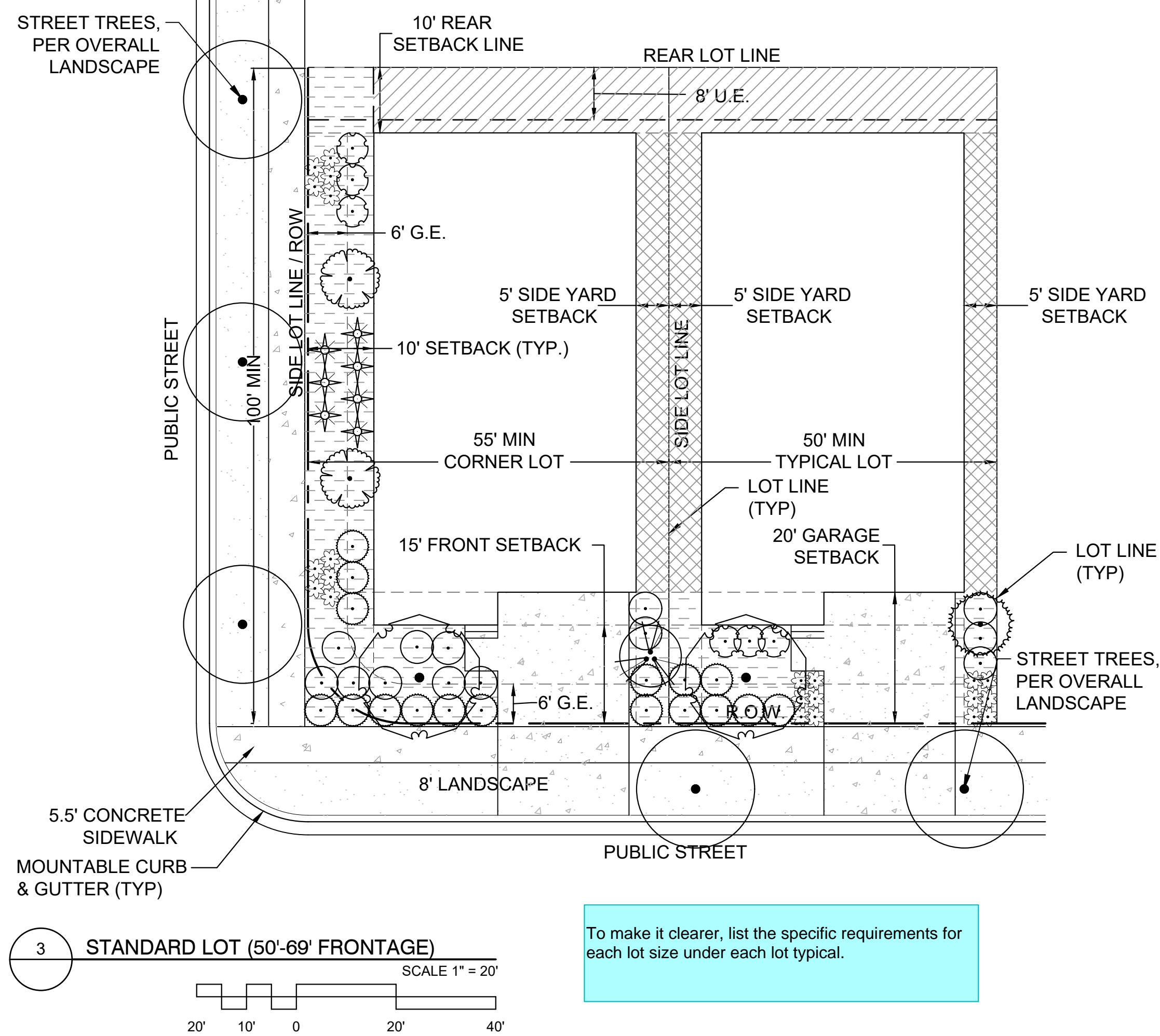
SHEET 22

move up  
sheet





Show water and sanitary services in these details. Ensure minimum clearance are provided between landscaping items and the service lines and water meters



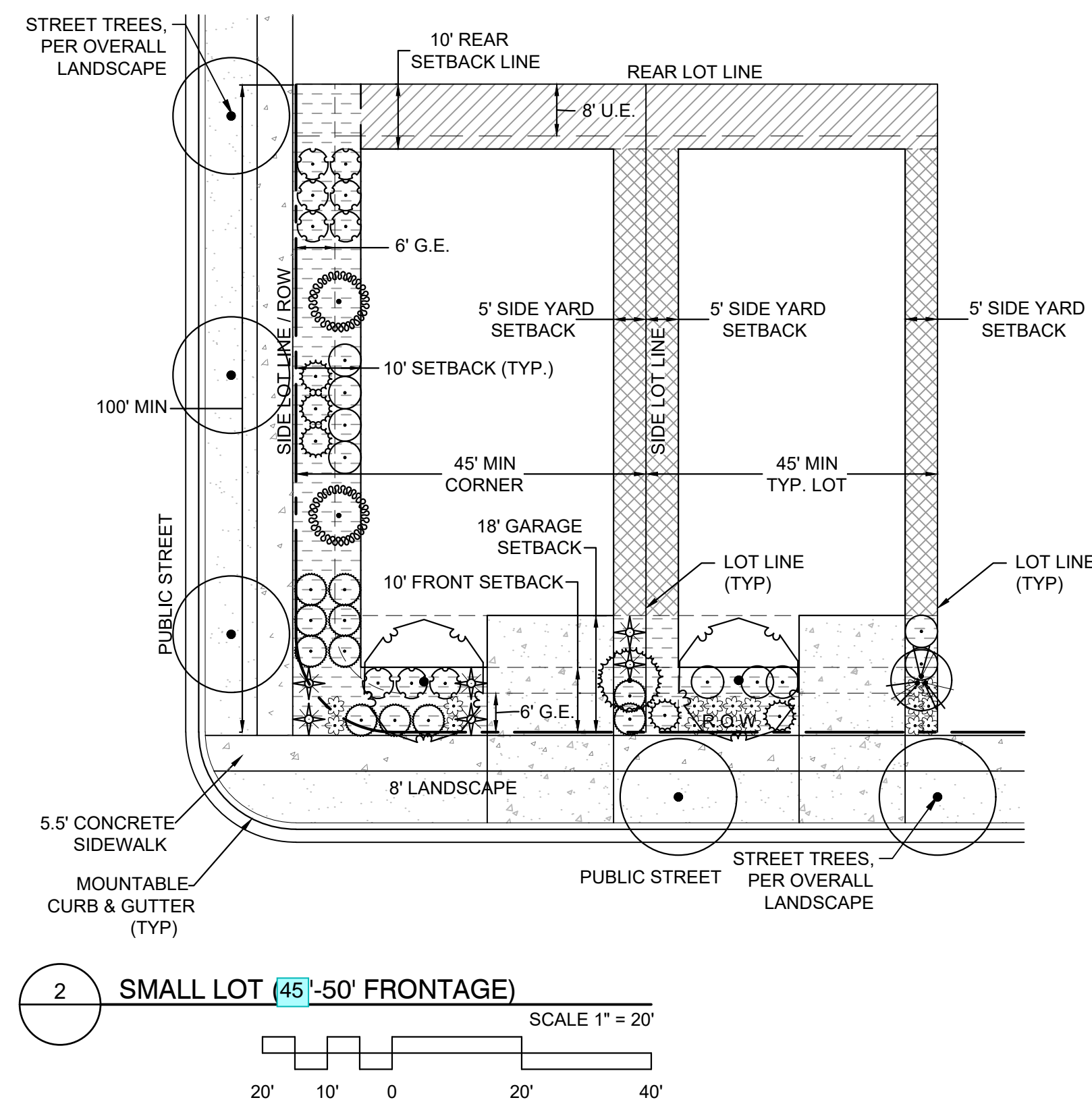
To make it clearer, list the specific requirements for each lot size under each lot typical.

- LEGEND**
- RIGHT-OF-WAY
  - LOT LINE
  - BACKYARD LANDSCAPE, BY HOMEOWNER
  - NO IRRIGATION ZONE
  - CRUSHER FINES
- NOTES:**
- U.E. - UTILITY EASEMENT
  - D.U.E. - DRY UTILITY EASEMENT
  - G.E. - GAS EASEMENT

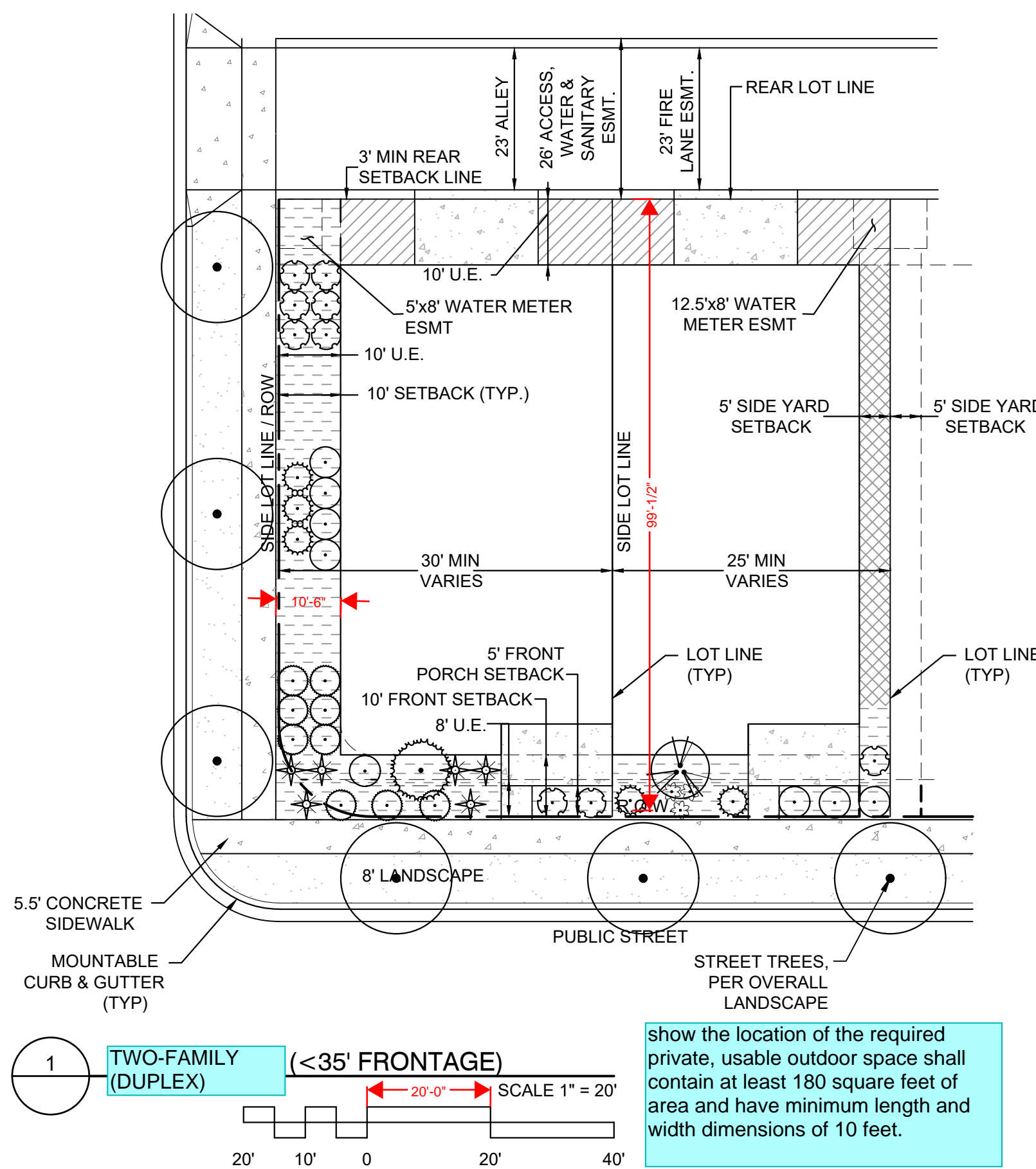
- PLANT LEGEND**
- DECIDUOUS CANOPY TREE
  - EVERGREEN TREE
  - ORNAMENTAL TREE
  - DECIDUOUS SHRUBS
  - EVERGREEN SHRUBS
  - ORNAMENTAL GRASSES
- indicate a size, ie. 1 or 5 gal.

rearrange so the lot requirements are on the same sheet as the lot typicals

- NOTES:**
- REFER TO SHEET 22 FOR CITY OF AURORA STANDARD NOTES.
  - REFER TO SHEET 22 FOR LANDSCAPE LOT TYPICAL NOTES.



Revise typicals per UDO requirements.



show the location of the required private, usable outdoor space shall contain at least 180 square feet of area and have minimum length and width dimensions of 10 feet.

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE LOT TYPICALS

DATE: JUNE 2024

PREPARED BY:

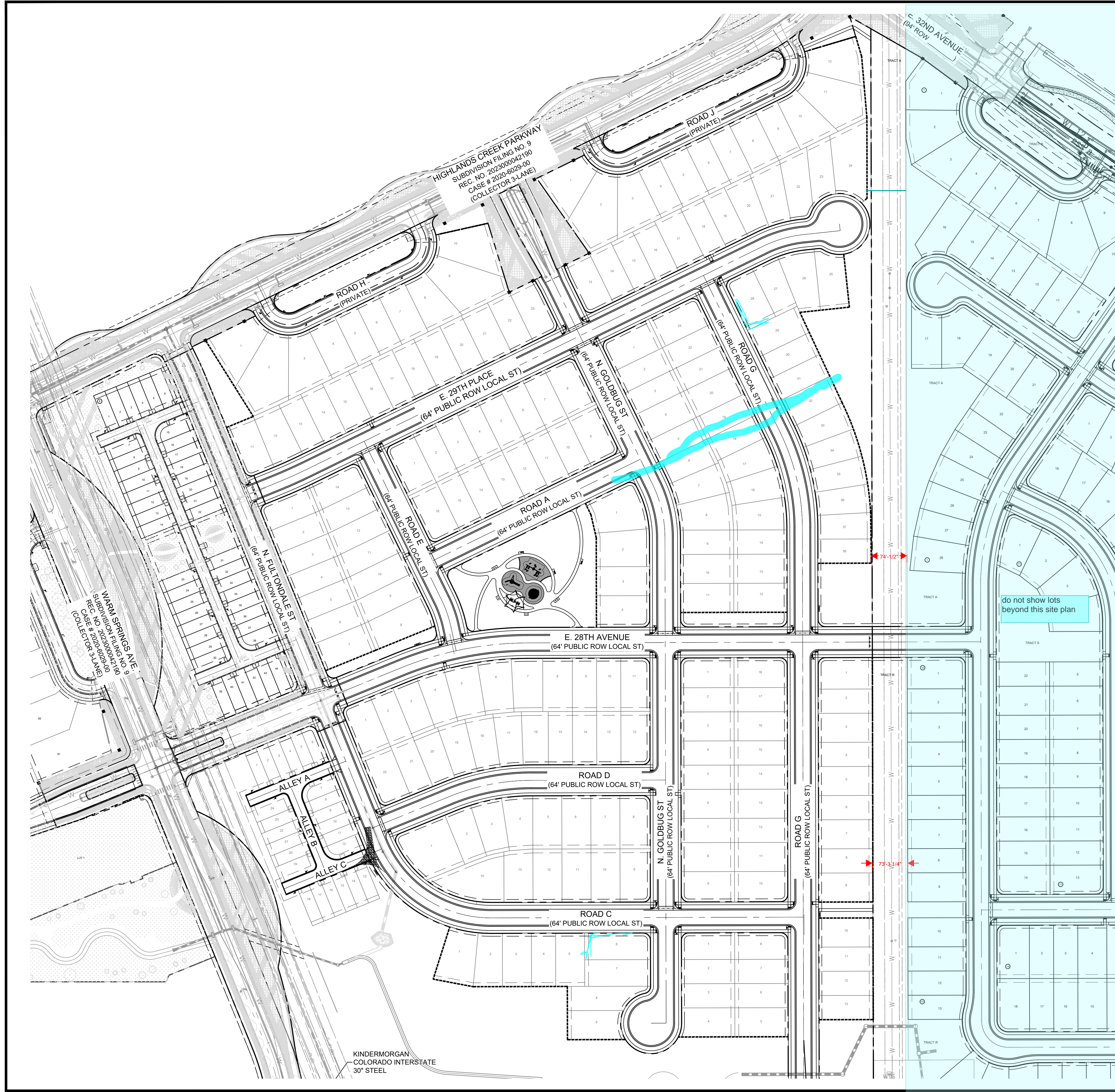
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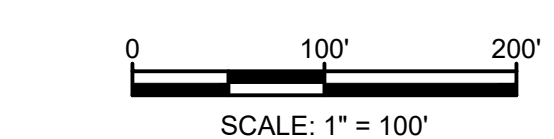
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SHEET: 24 OF 40





- LEGEND
- LIMITS OF WORK
  - MATCHLINE
  - 6" METAL FENCE (DETAIL 03 / SHEET 36)
  - 6" MASONRY WALL (DETAIL 02 / SHEET 36)
  - 4' SPLIT RAIL FENCE (DETAIL 04 / SHEET 36)
  - WALL COLUMN (DETAIL 01 / SHEET 36)



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THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: FENCING AND WALL PLAN

DATE: JUNE 2024

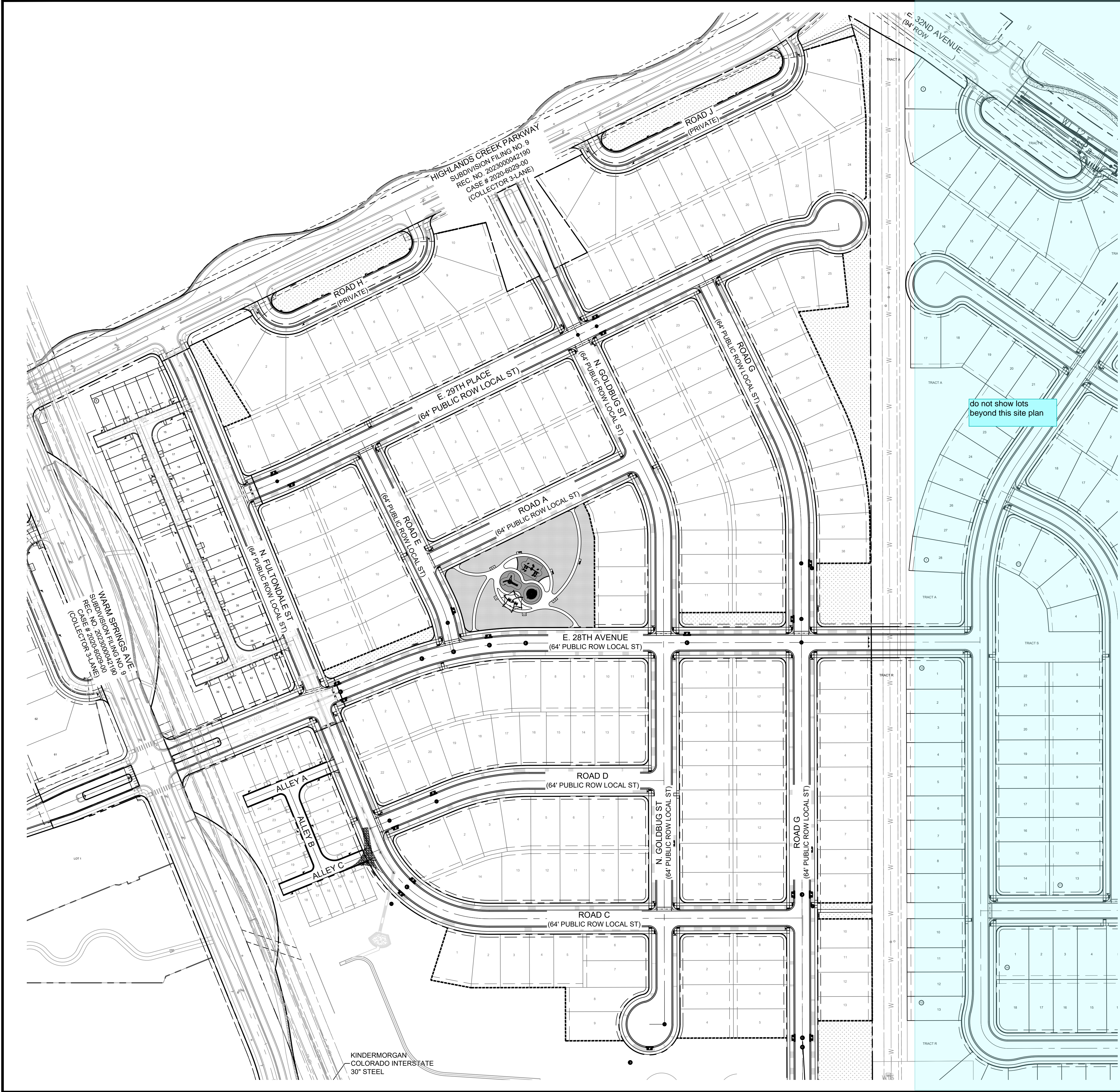
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SHEET: 25 OF 40

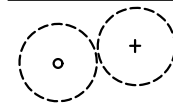




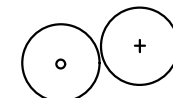
## EXISTING TREE SUMMARY

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

## LEGEND



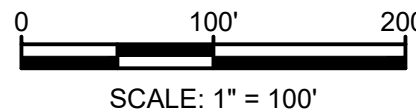
EXISTING TREES TO REMAIN



EXISTING TREES TO BE REMOVED

## TREE PROTECTION PLAN SUMMARY

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



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THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: EXISTING TREE PLAN

DATE: JUNE 2024

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SHEET: 26 OF 40



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	WATER USE
DECIDUOUS TREES					
	ACE GRA	63	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	Low - Medium
	AES GLA	1	AESCULUS GLABRA	OHIO BUCKEYE	Medium
	CAT SPE	53	CATALPA SPECIOSA	WESTERN CATALPA	Medium - High
	CEL OCC	50	CELTIS OCCIDENTALIS	COMMON HACKBERRY	Medium
	GLE TRI	65	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	Low - Medium
	GYM DIO	58	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE	Low - Medium
	QUE BIC	47	QUERCUS BICOLOR	SWAMP WHITE OAK	Medium - High
	SOP JAP	36	SOPHORA JAPONICA	JAPANESE PAGODA TREE	Low - Medium
	ULM X'	57	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	Medium
ORNAMENTAL TREES					
	ACE TAT	4	ACER TATARICUM	TATARIAN MAPLE	Medium
	CER CAN	6	CERCIS CANADENSIS	EASTERN REDBUD	Medium
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	Low - Medium
	KOE PAN	2	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	Low - Medium
	MAL AUG	8	MALUS ANGUSTIFOLIA	CRABAPPLE	
	PRU OOO	12	PRUNUS X 'P002S'	SUCKER PUNCH® CHOKECHERRY	Medium
EVERGREEN TREES					
	PIC DEN	4	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	Medium
	PIC BLU	9	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	Medium
	PIN NIG	14	PINUS NIGRA	AUSTRIAN PINE	Medium
	PIN PON	1	PINUS PONDEROSA	PONDEROSA PINE	Very low - Medium
DECIDUOUS SHRUBS					
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)	LOW SCAPE MOUND BLACK CHOKEBERRY	Medium
	BER ATN	60	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	DWARF RED LEAF JAPANESE BARBERRY	Low - Medium
	BER CRI	190	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY JAPANESE BARBERRY	Low - Medium
	BUD AGN	21	BUDDLEJA ALTERNIFOLIA 'ARGENTEA'	SILVER FOUNTAIN BUTTERFLY BUSH	Low - Medium
	CAR BMS	100	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	Low - Medium
	CHR NAU	423	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	Very low - Low
	COR B25	54	CORNUS SERICEA 'BAILEY'	BAYLEY'S RED TWIG DOGWOOD	Medium - High
	COT COR	370	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	Low - Medium
	FAL PAR	134	FALLUGIA PARADOXA	APACHE PLUME	Low
	PER LIT	315	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	Very low - Low
	PHI SN3	109	PHILADELPHUS X 'SNOWBELLE'	SNOWBELLE MOCK ORANGE	Medium
	PHY CEN	16	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'	CENTER GLOW NINEBARK	Low - Medium
	POT DRO	95	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP BUSH CINQUEFOIL	Medium
	PRU PAW	397	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	Low
	SPI GO2	536	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND JAPANESE SPIREA	Medium
	VIB EWR	288	VIBURNUM BUREJAETICUM 'P017S'	MINI MAN™ DWARF MANCHURIAN VIBURNUM	Very low - Medium
	VIB RHY	39	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY LANTANAPHYLLUM VIBURNUM	Low - Medium

Add the size at installation  
ie. caliper, gallons

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	WATER USE
EVERGREEN SHRUBS					
	ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	Low - Medium
	CYT SP2	238	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	Very low - Medium
	EPH EQU	62	EPHEDRA EQUISETINA	BLUESTEM JOINT FIR	Very low - Low
	HES PAR	273	HESPERALOE PARVIFLORA	RED YUCCA	Very low
	KRA LAN	282	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	Very low - Low
	MAH REP	972	MAHONIA REPENS	CREEPING MAHONIA	Low
	PIC G21	34	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	Medium
	PIN PIN	282	PINUS EDULIS	PINYON PINE	Low
	PIN JNH	405	PINUS MONOPHYLLA 'BLUE JAZZ'	BLUE JAZZ PINON PINE	Very low - Low
	PIN TA2	34	PINUS MUGO 'TANNENBAUM'	TANNENBAUM MUGO PINE	Low - Medium
ORNAMENTAL GRASSES					
	BOU BLO	729	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	Low
	CAL BCY	390	CALAMAGROSTIS BRACHYTRICHA	KOREAN FEATHER REED GRASS	Medium
	HEL SEM	282	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	Low
	MUH UN3	2,184	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	Very low - Low
	PAN HEA	108	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	Low - Medium
	PEN HAM	852	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	Low - Medium
	SCH BLU	108	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'	BLUE HEAVEN® LITTLE BLUESTEM	Low - Medium
	SCH ST2	470	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	Low - Medium
	SPO TAR	1,282	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPSEED	Low
	SPO WRI	53	SPOROBOLUS WRIGHTII	BIG SACATON	Low - Medium

PERENNIALS

	ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS'	KANNAH CREEK® SULPHUR BUCKWHEAT	Low - Medium
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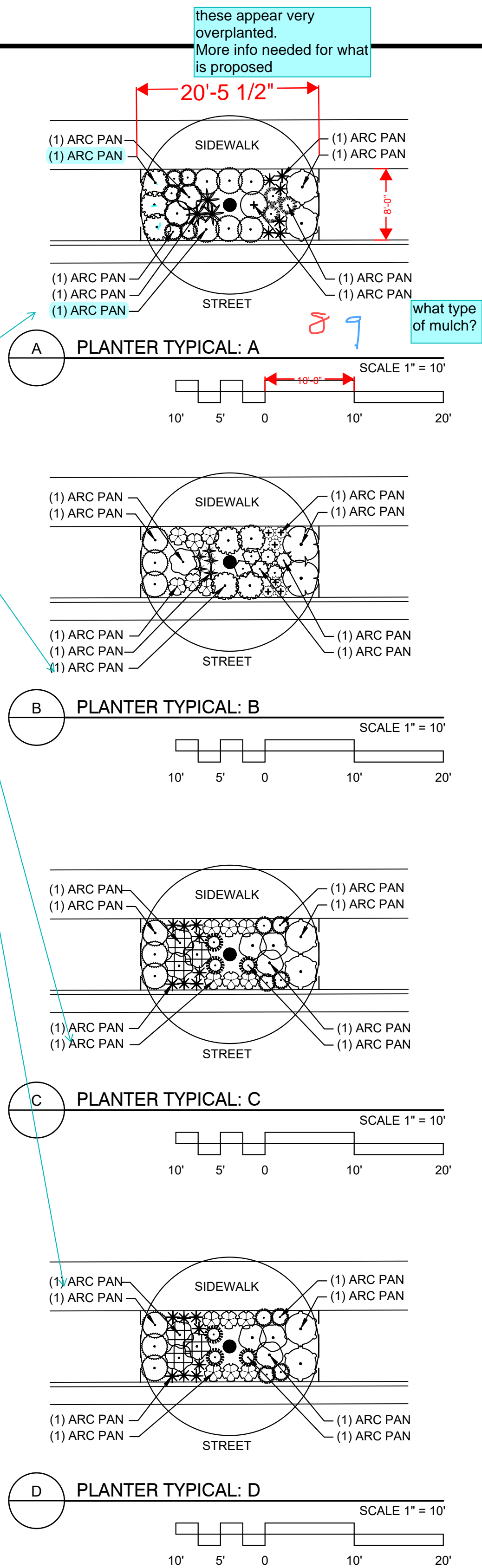
SOD AND SEED MIX

	TUR SDE	180,756 SF	NATIVE SEED
--	---------	------------	-------------

MULCH

	INO ROU	8,485 SF	be more INOR specific	ORGANIC MULCH	INORGANIC MULCH
--	---------	----------	--------------------------	---------------	-----------------

Add the size at installation  
ie. caliper, gallons



- NOTES:
1. REFER TO PLANS FOR PLANTER TYPICAL LOCATIONS.
  2. TREE SPECIES IN PLANTERS VARY, REFER TO PLANS FOR TREE SPECIES LOCATIONS.

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: PLANT SCHEDULE

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
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move to precede sheet 22

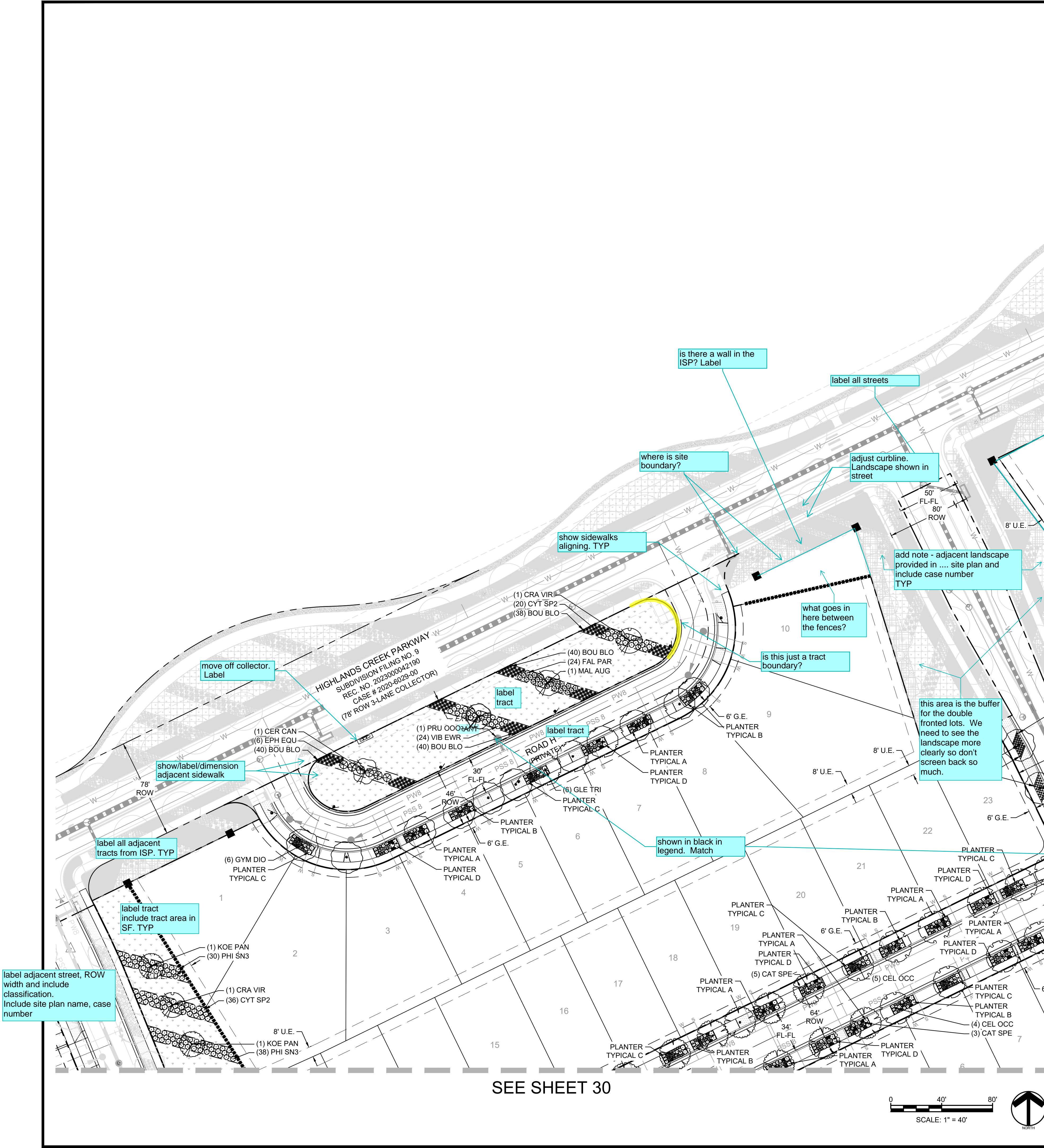
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SHEET: 27 OF 40





PLANT SCHEDULE

DECIDUOUS TREES

SYMBOL

CODE

QTY

BOTANICAL / COMMON NAME

ACE GRA

63

ACER GRANDIDENTATUM  
BIGTOOTH MAPLE

AES GLA

1

AESCULUS GLABRA  
OHIO BUCKEYE

CAT SPE

53

CATALPA SPECIOSA  
WESTERN CATALPA

CEL OCC

50

CELTIS OCCIDENTALIS  
COMMON HACKBERRY

GLE TRI

65

GLEDTISIA TRIACANTHOS INERMIS  
'SHADEMASTER'  
SHADEMASTER HONEY LOCUST

GYM DIO

58

GYMNOCLADUS DIOICUS 'ESPRESSO'  
KENTUCKY COFFEETREE

QUE BIC

47

QUERCUS BICOLOR  
SWAMP WHITE OAK

SOP JAP

36

SOPHORA JAPONICA  
JAPANESE PAGODA TREE

ULM X'

57

ULMUS X 'MORTON GLOSSY'  
TRIUMPH™ ELM

ORNAMENTAL TREES

ACE TAT

4

ACER TATARICUM  
TATARIAN MAPLE

CER CAN

6

CERCIS CANADENSIS  
EASTERN REDBUD

CRA VIR

7

CRATAEGUS VIRIDIS 'WINTER KING'  
WINTER KING HAWTHORN

KOE PAN

2

KOELREUTERIA PANICULATA  
GOLDEN RAIN TREE

MAL AUG

8

MALUS ANGUSTIFOLIA  
CRABAPPLE

PRU OOO

12

PRUNUS X 'P002S'  
SUCKER PUNCH® CHOKECHERRY

EVERGREEN TREES

PIC DEN

4

PICEA GLAUCA 'DENSATA'  
BLACK HILLS WHITE SPRUCE

PIC BLU

9

PICEA PUNGENS GLAUCA  
COLORADO BLUE SPRUCE

PIN NIG

14

PINUS NIGRA  
AUSTRIAN PINE

PIN PON

1

PINUS PONDEROSA  
PONDEROSA PINE

DECIDUOUS SHRUBS

ARO OEC

1,128

ARONIA MELANOCARPA LOW SCAPE MOUND  
(ALS)  
LOW SCAPE MOUND BLACK CHOKEBERRY

BER ATN

60

BERBERIS THUNBERGII 'ATROPURPUREA NANA'  
DWARF RED LEAF JAPANESE BARBERRY

BER CRI

190

BERBERIS THUNBERGII 'CRIMSON PYGMY'  
CRIMSON PYGMY JAPANESE BARBERRY

BUD AGN

21

BUDDLEIA ALTERNIFOLIA 'ARGENTEA'  
SILVER FOUNTAIN BUTTERFLY BUSH

CAR BMS

100

CARYOPTERIS X CLANDONENSIS 'BLUE MIST'  
BLUE MIST BLUEBEARD

CHR NAU

423

CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS  
DWARF BLUE RABBITBRUSH

COR B25

54

CORNUS SERICEA 'BAILEY'  
BAYLEY'S RED TWIG DOGWOOD

COT COR

370

COTONEASTER APICULATUS  
CRANBERRY COTONEASTER

FAL PAR

134

FALLUGIA PARADOXA  
APACHE PLUME

PER LIT

315

PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'  
LITTLE SPIRE RUSSIAN SAGE

PHI SN3

109

PHILADELPHUS X 'SNOWBELLE'  
SNOWBELLE MOCK ORANGE

PHY CEN

16

PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'  
CENTER GLOW NINEBARK

POT DRO

95

POTENTILLA FRUTICOSA 'GOLD DROP'  
GOLD DROP BUSH CINQUEFOIL

PRU PAW

397

PRUNUS BESSEYI 'P01S'  
PAWNEE BUTTES® SAND CHERRY

SPI GO2

536

SPIRAEA JAPONICA 'GOLDMOUND'  
GOLDMOUND JAPANESE SPIREA

VIB EWR

288

VIBURNUM BUREJAETICUM 'P017S'  
MINI MAN™ DWARF MANCHURIAN VIBURNUM

VIB RHY

39

VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'  
ALLEGHANY LANTANAPHYLLUM VIBURNUM

EVERGREEN SHRUBS

ARC PAN

1,499

ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'  
PANCHITO MANZANITA

CYT SP2

238

CYTISUS PURGANS 'SPANISH GOLD'  
SPANISH GOLD BROOM

EPH EQU

62

EPHEDRA EQUSETINA  
BLUESTEM JOINT FIR

HES PAR

273

HESPERALOE PARVIFLORA  
RED YUCCA

KRA LAN

282

KRASCHENINNIKOVIA CERATOIDES LANATA  
WINTERFAT

MAH REP

972

MAHONIA REPENS  
CREEPING MAHONIA

PIC G21

34

PICEA PUNGENS 'GLOBOSA'  
DWARF GLOBE BLUE SPRUCE

PIN PIN

282

PINUS EDULIS  
PINYON PINE

PIN JNH

405

PINUS MONOPHYLLA 'BLUE JAZZ'  
BLUE JAZZ PINON PINE

PIN TA2

34

PINUS MUGO 'TANNENBAUM'  
TANNENBAUM MUGO PINE

ORNAMENTAL GRASSES

BOU BLO

729

BOULELOUA GRACILIS 'BLONDE AMBITION'  
BLONDE AMBITION BLUE GRAMA

CAL BCY

390

CALAMAGROSTIS BRACHYTRICHA  
KOREAN FEATHER REED GRASS

HEL SEM

282

HELIOTRICHON SEMPERVIRENS  
BLUE OAT GRASS

MUH UN3

2,184

MUHLENBERGIA REVERCHONII 'PUND01S'  
UNDAUNTED® RUBY MUHLY

PAN HEA

108

PANICUM VIRGATUM 'HEAVY METAL'  
HEAVY METAL SWITCH GRASS

PEN HAM

852

PENNISETUM ALOPECUROIDES 'HAMELN'  
HAMELN FOUNTAIN GRASS

SCH BLU

108

SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'  
BLUE HEAVEN® LITTLE BLUESTEM

SCH ST2

470

SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'  
STANDING OVATION LITTLE BLUESTEM

SPO TAR

1,282

SPOROBOLUS HETEROLEPIS 'TARA'  
TARA PRAIRIE DROPS

SPO WRI

53

SPOROBOLUS WRIGHTII  
BIG SACATON

PERENNIALS

ERI KAN

64

ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS'  
KANNAN CREEK® SULPHUR BUCKWHEAT

SOD AND SEED MIX

TUR SDE

180,756 SF

NATIVE SEED

MULCH

INO ROU

8,485 SF

INORGANIC MULCH INORGANIC MULCH

NOTES:

1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.

2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.

LEGEND

PROPOSED RIGHT-OF-WAY

PROPOSED CENTERLINE

PROPOSED EASEMENT

RIGHT SIGHT TRIANGLE

LEFT SIGHT TRIANGLE

SITE LIMITS

PROPOSED 4' SPLIT RAIL FENCE

EXISTING RESIDENTIAL LIGHTING

PUBLIC PEDESTRIAN LIGHT TYPE SL-1  
(20' TAPERED POLE)

UTILITY EASEMENT

GAS EASEMENT

LOT NUMBER

BLOCK NUMBER

PROPOSED BENCH

PROPOSED MAIL KIOSK

PROPOSED FIRE HYDRANT

matchlines overlap.  
Revise to align

show and label stop  
signs

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:

Matrix

Excellence by Design

707 17th Street, Suite 3150  
Denver, Colorado 80202  
P 303.572.0200  
www.matrixdesigngroup.com

811

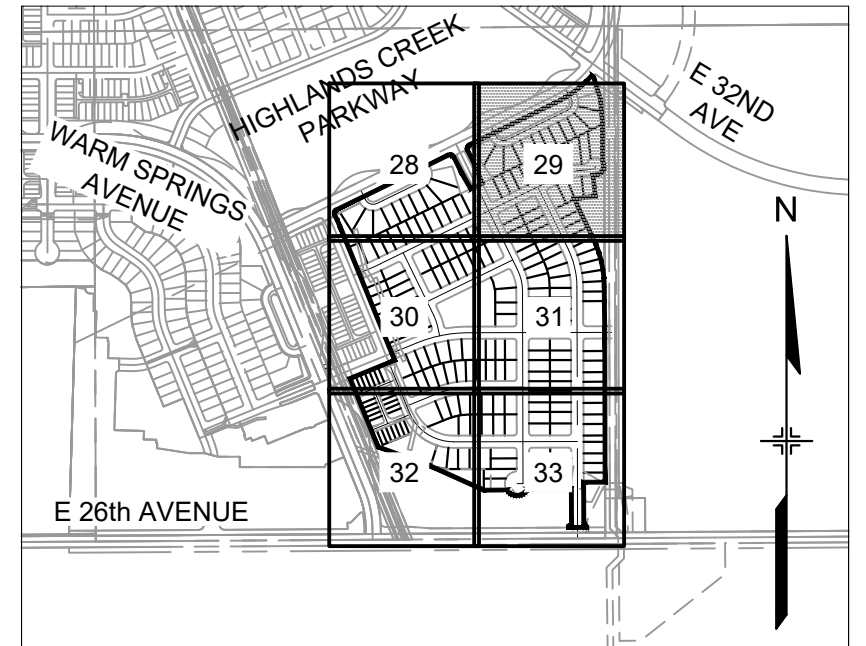
SHEET: 28 OF 40



SEE SHEET 28

SEE SHEET 31

PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES				EVERGREEN SHRUBS			
	ACE GRA	63	ACER GRANDIDENTATUM BIGTOOTH MAPLE		ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	AES GLA	1	AESCULUS GLABRA OHIO BUCKEYE		CYT SP2	238	PANCHITO MANZANITA CYTISUS PURGANS 'SPANISH GOLD'
	CAT SPE	53	CATALPA SPECIOSA WESTERN CATALPA		EPH EQU	62	SPANISH GOLD BROOM EPHEDRA EQUSETINA
	CEL OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY		HES PAR	273	BLUESTEM JOINT FIR HESPERALOE PARVIFLORA
	GLE TRI	65	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST		KRA LAN	282	RED YUCCA KRASCHENINNIKOVIA CERATOIDES LANATA
	GYM DIO	58	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE		MAH REP	972	WINTERFAT MAHONIA REPENS
	QUE BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK		PIC G21	34	CREeping MAHONIA PICEA PUNGENS 'GLOBOSA'
	SOP JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE		PIN PIN	282	DWARF GLOBE BLUE SPRUCE PINUS EDULIS
	ULM X'	57	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM		PIN JNH	405	PINYON PINE PINUS MONOPHYLLA 'BLUE JAZZ'
ORNAMENTAL TREES					PIN TA2	34	BLUE JAZZ PINON PINE PINUS MUGO 'TANNENBAUM'
	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE	ORNAMENTAL GRASSES			
	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD		BOU BLO	729	BOULELOUA GRACILIS 'BLONDE AMBITION'
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN		CAL BCY	390	BLONDE AMBITION BLUE GRAMA CALAMAGROSTIS BRACHYTRICHA
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		HEL SEM	282	KOREAN FEATHER REED GRASS HELICTOTRICHON SEMPERVIRENS
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		MUH UN3	2,184	BLUE OAT GRASS MUHLBERGIA REVERCHONII 'PUND01S'
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		PAN HEA	108	UNDAUNTED® RUBY MUHL PANICUM VIRGATUM 'HEAVY METAL'
EVERGREEN TREES					PEN HAM	852	HEAVY METAL SWITCH GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		SCH BLU	108	HAMELN FOUNTAIN GRASS SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE		SCH ST2	470	BLUE HEAVEN® LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE		SPO TAR	1,282	STANDING OVATION LITTLE BLUESTEM SPOROBOLUS HETEPIDEPIS 'TARA'
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE		SPO WRI	53	TARA PRAIRIE DROPSID SPOROBOLUS WRIGHTII
DECIDUOUS SHRUBS				PERENNIALS			
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)		ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS'
	BER ATN	60	LOW SCAPE MOUND BLACK CHOKEBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'	SOD AND SEED MIX			
	BER CRI	190	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY'		TUR SDE	180,756 SF	KANNAN CREEK® SULPHUR BUCKWHEAT NATIVE SEED
	BUD AGN	21	CRIMSON PYGMY JAPANESE BARBERRY BUDDLEIA ALTERNIFOLIA 'ARGENTEA'	MULCH			
	CAR BMS	100	SILVER FOUNTAIN BUTTERFLY BUSH CARYOPTERIS X CLANDONENSIS 'BLUE MIST'		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH INORGANIC MULCH
	CHR NAU	423	BLUE MIST BLUEBEARD CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS	NOTES:			
	COR B25	54	DWARF BLUE RABBITBRUSH CORNIUS SERICEA 'BAILEY'	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COT COR	370	BAYLEY'S RED TWIG DOGWOOD COTONEASTER APICULATUS	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	FAL PAR	134	CRANBERRY COTONEASTER FALLUGIA PARADOXA				
	PER LIT	315	APACHE PLUME PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'				
	PHI SN3	109	LITTLE SPIRE RUSSIAN SAGE PHILADELPHUS X 'SNOWBELLE'				
	PHY CEN	16	SNOWBELLE MOCK ORANGE PHYSCARPUS OPULIFOLIUS 'CENTER GLOW'				
	POT DRO	95	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP BUSH CINQUEFOIL				
	PRU PAW	397	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY				
	SPI GO2	536	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA				
	VIB EWR	288	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM				
	VIB RHY	39	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM				



THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
Excellence by Design

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Denver, Colorado 80202  
P 303.572.0200  
www.matrixdesigngroup.com



SHEET: 29 OF 40

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label and dimension  
buffer width  
TYP

label fence/wall types  
- reference site plan  
and case number  
TYP

matchline does not  
register properly

show sight triangles.  
TYP

show/label all stop signs  
on all landscape plans

label tract  
include tract area in  
SF. TYP

label tract  
include tract area in SF.  
TYP

shrubs can be planted  
in front of stop signs

remove seed from  
landscape beds.

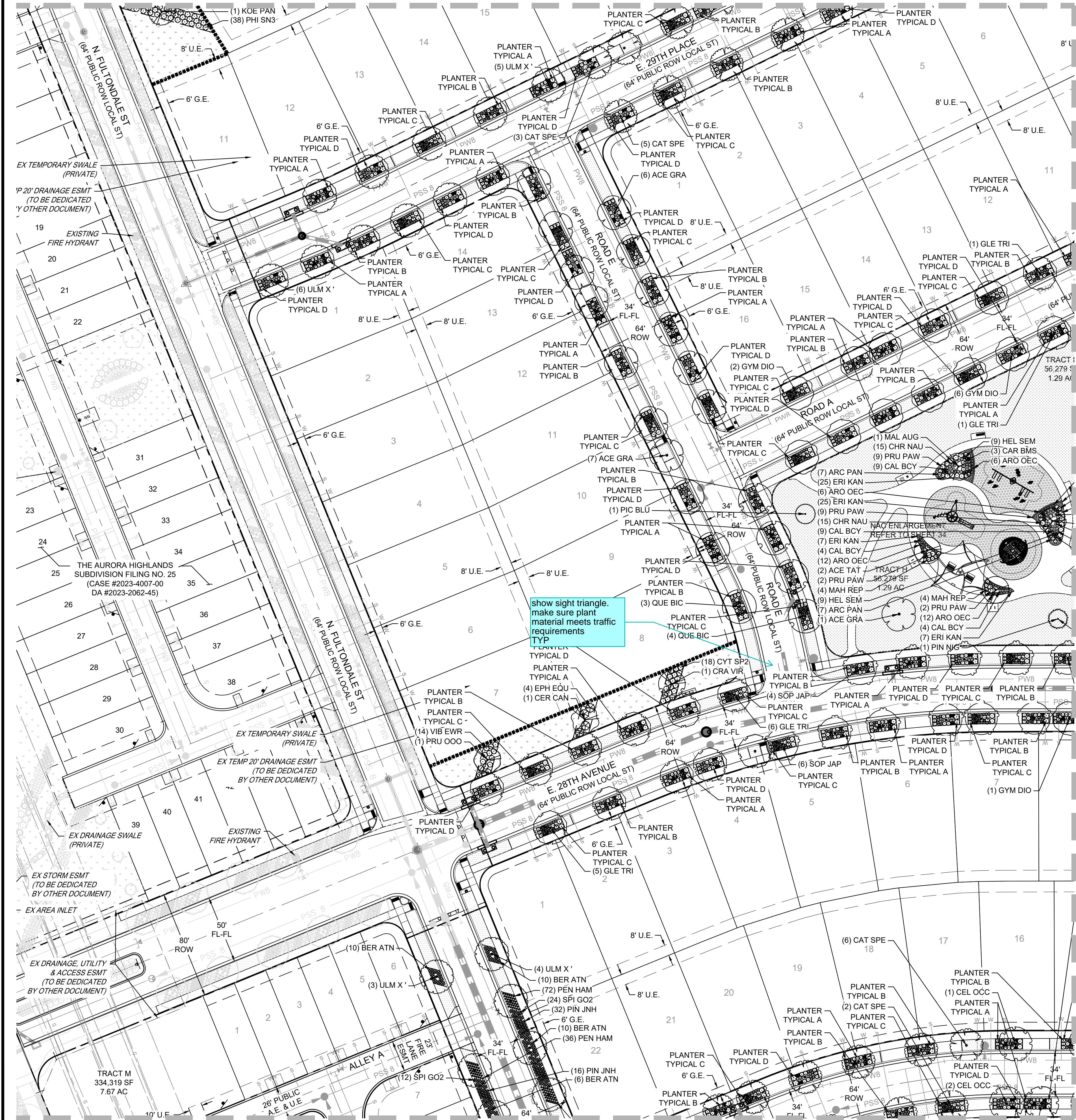
fix overwrites  
TYP

add this symbol to the  
legend

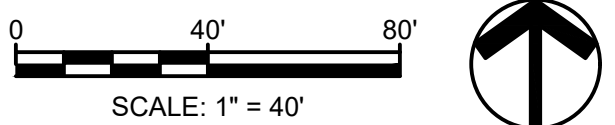
be more  
specific



SEE SHEET 28

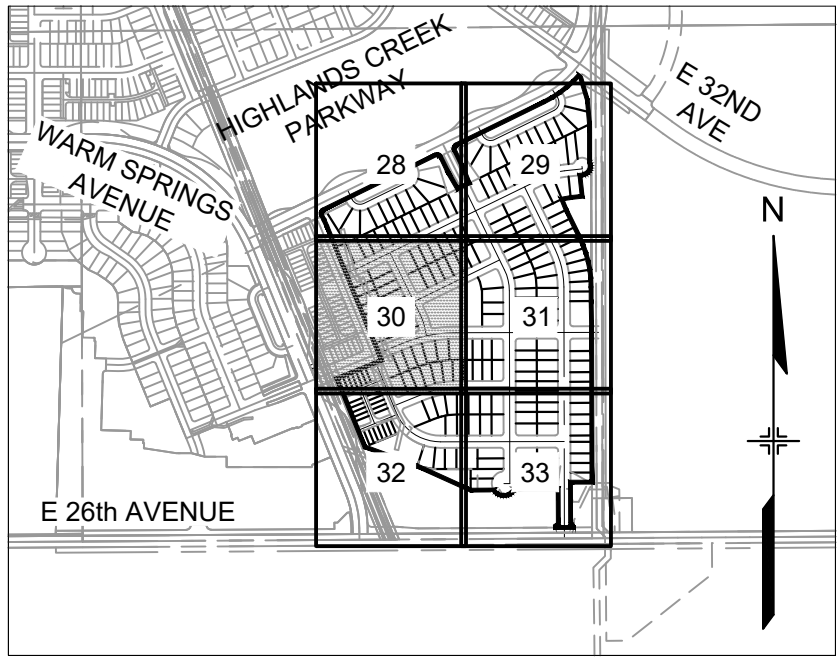


SEE SHEET 32



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>DECIDUOUS TREES</b>				<b>EVERGREEN SHRUBS</b>			
	ACE GRA	63	ACER GRANDIDENTATUM BIGTOOTH MAPLE		ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	AES GLA	1	AESCULUS GLABRA OHIO BUCKEYE		CYT SP2	238	PANCHITO MANZANITA CYTISUS PURGANS 'SPANISH GOLD'
	CAT SPE	53	CATALPA SPECIOSA WESTERN CATALPA		EPH EQU	62	SPANISH GOLD BROOM EPHEDRA EQUSETINA
	CEL OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY		HES PAR	273	BLUESTEM JOINT FIR HESPERALOE PARVIFLORA
	GLE TRI	65	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER HONEY LOCUST		KRA LAN	282	RED YUCCA KRASCHENINNIKOVIA CERATOIDES LANATA
	GYM DIO	58	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE		MAH REP	972	WINTERFAT MAHONIA REPENS
	QUE BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK		PIC G21	34	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	SOP JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE		PIN PIN	282	PINUS EDULIS PINYON PINE
	ULM X'	57	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM		PIN JNH	405	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
<b>ORNAMENTAL TREES</b>					PIN TA2	34	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE	<b>ORNAMENTAL GRASSES</b>			
	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD		BOU BLO	729	BOUTELLOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN		CAL BCY	390	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		HEL SEM	282	HELIOTRICHON SEMPERVIRENS BLUE OAT GRASS
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		MUH UN3	2,184	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		PAN HEA	108	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
<b>EVERGREEN TREES</b>					PEN HAM	852	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		SCH BLU	108	SCHIZACHYRIUM SCOPARIUM 'MINNBLUE' BLUE HEAVEN® LITTLE BLUESTEM
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE		SCH ST2	470	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE		SPO TAR	1,282	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE DROPSEED
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE		SPO WRI	53	SPOROBOLUS WRIGHTII BIG SACATON
<b>DECIDUOUS SHRUBS</b>				<b>PERENNIALS</b>			
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY		ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' KANNAH CREEK® SULPHUR BUCKWHEAT
	BER ATN	60	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF RED LEAF JAPANESE BARBERRY	<b>SOD AND SEED MIX</b>			
	BER CRI	190	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY		TUR SDE	180,756 SF	NATIVE SEED
	BUD AGN	21	BUDDLEIA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH	<b>MULCH</b>			
	CAR BMS	100	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH
	CHR NAU	423	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBUSH	<b>NOTES:</b>			
	COR B25	54	CORNUS SERICEA 'BAILEYI' BAYLEY'S RED TWIG DOGWOOD	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COT COR	370	COTONEASTER APICULATUS CRANBERRY COTONEASTER	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	FAL PAR	134	FALLUGIA PARADOXA APACHE PLUME				
	PER LIT	315	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE				
	PHI SN3	109	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE				
	PHY CEN	16	PHYSOCARPUS OPUULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK				
	POT DRO	95	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP BUSH CINQUEFOIL				
	PRU PAW	397	PRUNUS BESSEYI 'P011S' PAWNEE BUTTES® SAND CHERRY				
	SPI GO2	536	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA				
	VIB EWR	288	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM				
	VIB RHY	39	VIBURNUM X RHITIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM				



KEY MAP  
SCALE: 1" = 1000'

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:

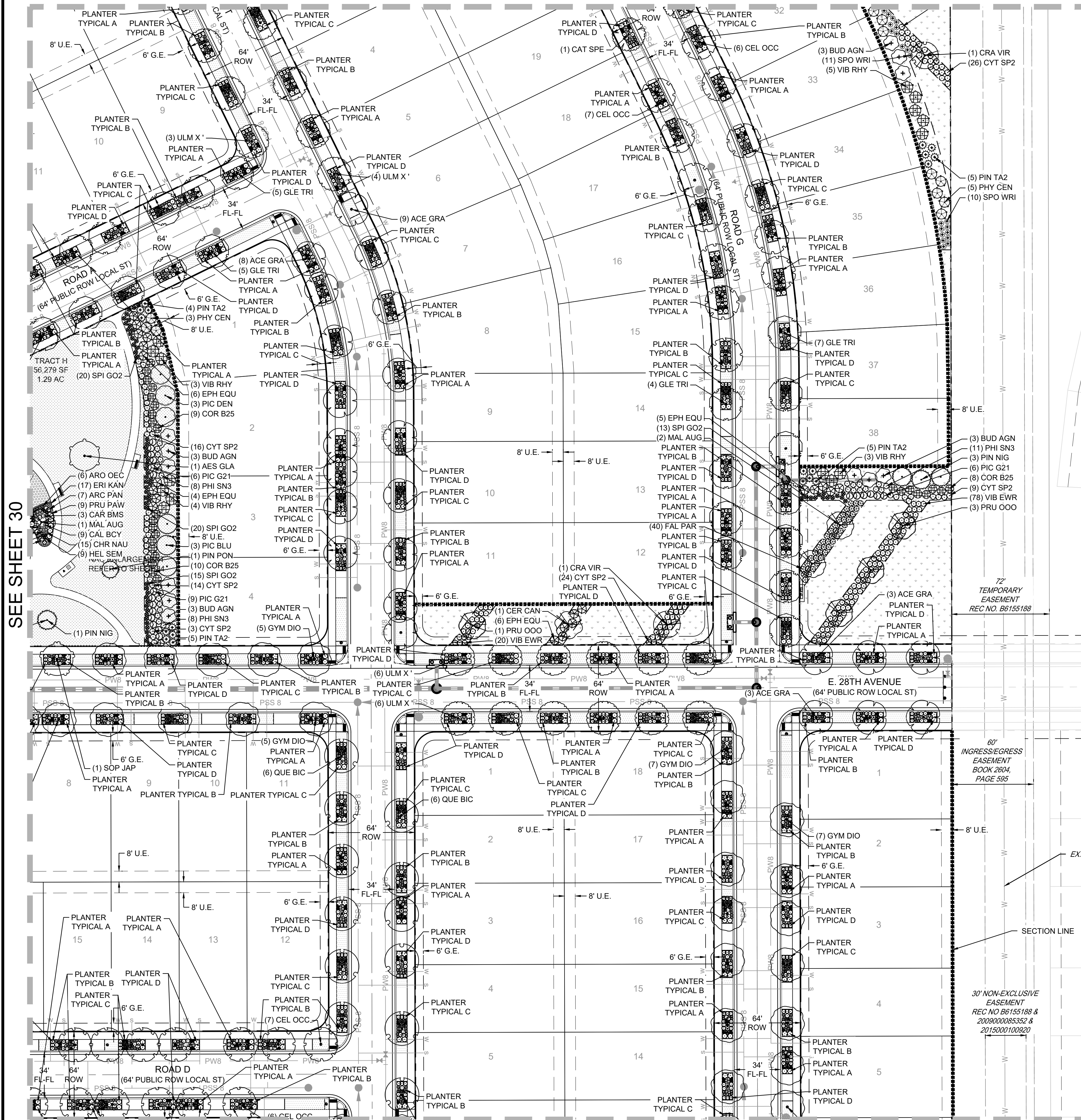
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SHEET: 30 OF 40



SEE SHEET 29

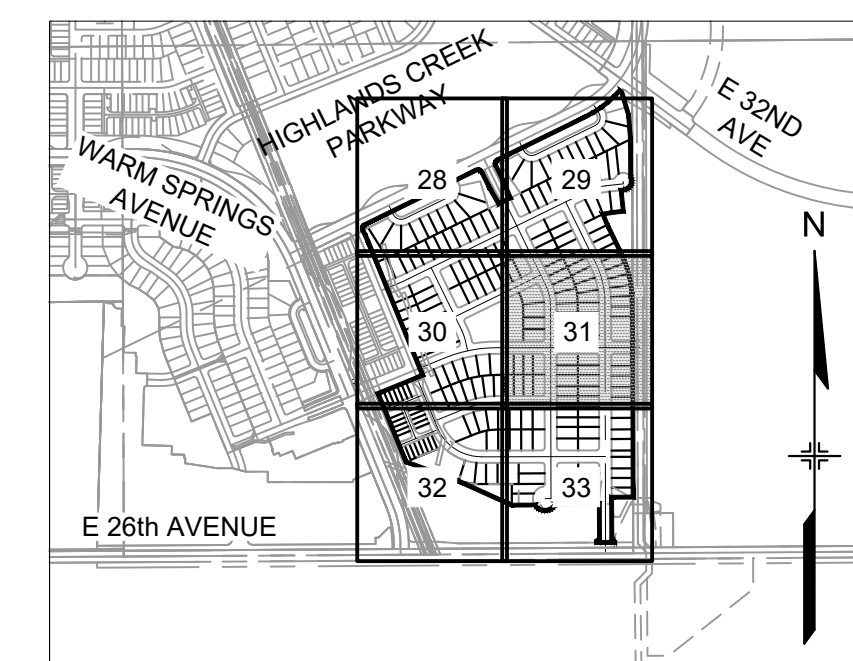


SEE SHEET 33

## PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>DECIDUOUS TREES</b>				<b>EVERGREEN SHRUBS</b>			
	ACE GRA	63	ACER GRANDIDENTATUM BIGTOOTH MAPLE		ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	AES GLA	1	AESCULUS GLABRA OHIO BUCKEYE		CYT SP2	238	CYTISUS PURGANS 'SPANISH GOLD'
	CAT SPE	53	CATALPA SPECIOSA WESTERN CATALPA		EPH EQU	62	EPHEDRA EQUSETINA
	CEL OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY		HES PAR	273	HESPERALOE PARVIFLORA
	GLE TRI	65	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'		KRA LAN	282	KRASCHENNIKOVIA CERATOIDES LANATA
	GYM DIO	58	GYMNOCLADUS DIOICUS 'ESPRESSO'		MAH REP	972	MAHONIA REPENS
	QUE BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK		PIC G21	34	PICEA PUNGENS 'GLOBOSA'
	SOP JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE		PIN PIN	282	PINUS MONOPHYLLA 'BLUE JAZZ'
	ULM X'	57	ULMUS X 'MORTON GLOSSY'		PIN JNH	405	BLUE JAZZ PINON PINE
			TRIUMPH™ ELM		PIN TA2	34	PINUS MUGO 'TANNENBAUM'
<b>ORNAMENTAL TREES</b>				<b>ORNAMENTAL GRASSES</b>			
	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE		BOU BLO	729	BOUTELLOUA GRACILIS 'BLONDE AMBITION'
	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD		CAL BCY	390	BLONDE AMBITION BLUE GRAMA
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING'		HEL SEM	282	CALAMAGROSTIS BRACHYTRICHA
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		MUH UN3	2,184	KOREAN FEATHER REED GRASS
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		PAN HEA	108	HELICTOTRICHON SEMPERVIRENS
	PRU OOO	12	PRUNUS X 'P0025'		SCH BLU	108	BLUE OAT GRASS
			SUCKER PUNCH® CHOKECHERRY		SCH ST2	470	MUHLBERGIA REVERCHONII 'PUND01S'
<b>EVERGREEN TREES</b>					SPO TAR	1,282	UNDAUNTED® RUBY MUHLY
	PIC DEN	4	PICEA GLAUCA 'DENSATA'		SPO WRI	53	PANICUM VIRGATUM 'HEAVY METAL'
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE				HEAVY METAL SWITCH GRASS
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE				PENNISTUM ALOPECUROIDES 'HAMELN'
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE				SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'
<b>DECIDUOUS SHRUBS</b>							BLUE HEAVEN® LITTLE BLUESTEM
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)				SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	BER ATN	60	LOW SCAPE MOUND BLACK CHOKEBERRY				STANDING OVATION LITTLE BLUESTEM
	BER CRI	190	BERBERIS THUNBERGII 'ATROPURPUREA NANA'				SPOROBOLUS HETEROLEPIS 'TARA'
	BUD AGN	21	DWARF RED LEAF JAPANESE BARBERRY				TARA PRAIRIE DROPSSEED
	CAR BMS	100	BERBERIS THUNBERGII 'CRIMSON PYGMY'				SPOROBOLUS WRIGHTII
	CHR NAU	423	CRIMSON PYGMY JAPANESE BARBERRY				
	COR B25	54	BUDDLEIA ALTERNIFOLIA 'ARGENTEA'				
	COT COR	370	SILVER FOUNTAIN BUTTERFLY BUSH				
	FAL PAR	134	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'				
	PER LIT	315	BLUE MIST BLUEBEARD				
	PHI SN3	109	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS				
	PHY CEN	16	DWARF BLUE RABBITBRUSH				
	POT DRO	95	CORNUS SERICEA 'BAILEY'				
	PRU PAW	397	BAYLEY'S RED TWIG DOGWOOD				
	SPI GO2	536	COTONEASTER APICULATUS				
	VIB EWR	288	CRANBERRY COTONEASTER				
	VIB RHY	39	FALLUGIA PARADOXA				
			APACHE PLUME				
			PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'				
			LITTLE SPIRE RUSSIAN SAGE				
			PHILADELPHUS X 'SNOWBELLE'				
			SNOWBELLE MOCK ORANGE				
			PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'				
			CENTER GLOW NINEBARK				
			POTENTILLA FRUTICOSA 'GOLD DROP'				
			GOLD DROP BUSH CINQUEFOIL				
			PRUNUS BESSEYI 'P011S'				
			PAWNEE BUTTES® SAND CHERRY				
			SPIRAEA JAPONICA 'GOLDMOUND'				
			GOLDMOUND JAPANESE SPIREA				
			VIBURNUM BUREJAETICUM 'P017S'				
			MINI MAN™ DWARF MANCHURIAN VIBURNUM				
			VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'				
			ALLEGHANY LANTANAPHYLLUM VIBURNUM				

LEGEND	
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED EASEMENT
	RIGHT SIGHT TRIANGLE
	LEFT SIGHT TRIANGLE
	SITE LIMITS
	PROPOSED 4' SPLIT RAIL FENCE
	EXISTING RESIDENTIAL LIGHTING
	PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)
	UTILITY EASEMENT
	GAS EASEMENT
	LOT NUMBER
	BLOCK NUMBER
	PROPOSED BENCH
	PROPOSED MAIL KIOSK
	PROPOSED FIRE HYDRANT

KEY MAP  
SCALE: 1" = 1000'0 40' 80'  
SCALE: 1" = 40'

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

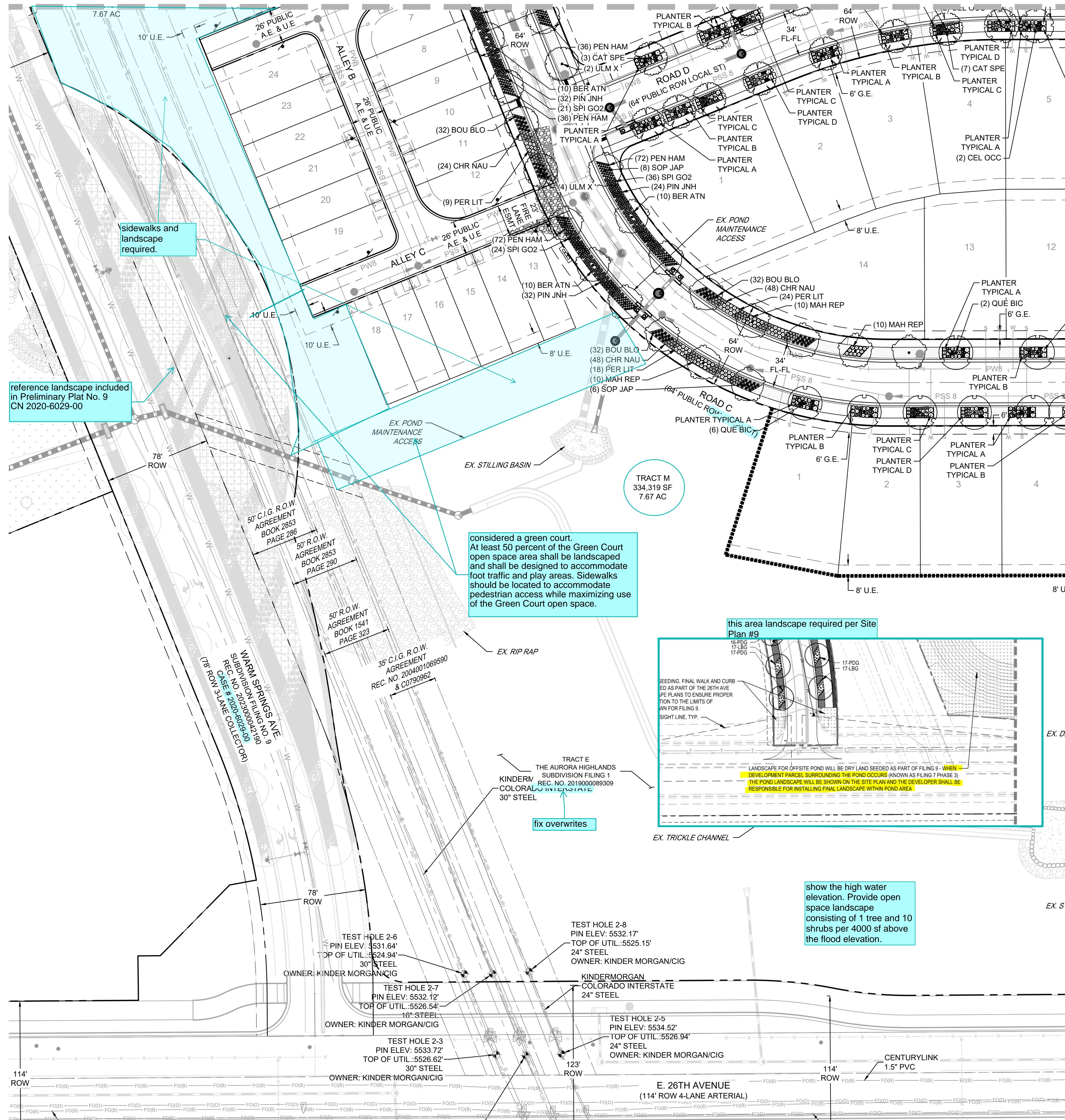
PREPARED BY:

**Matrix**  
Excellence by Design  
707 17th Street, Suite 3150  
Denver, Colorado 80202  
P 303.572.0200  
www.matrixdesigngroup.com

SHEET: 31 OF 40

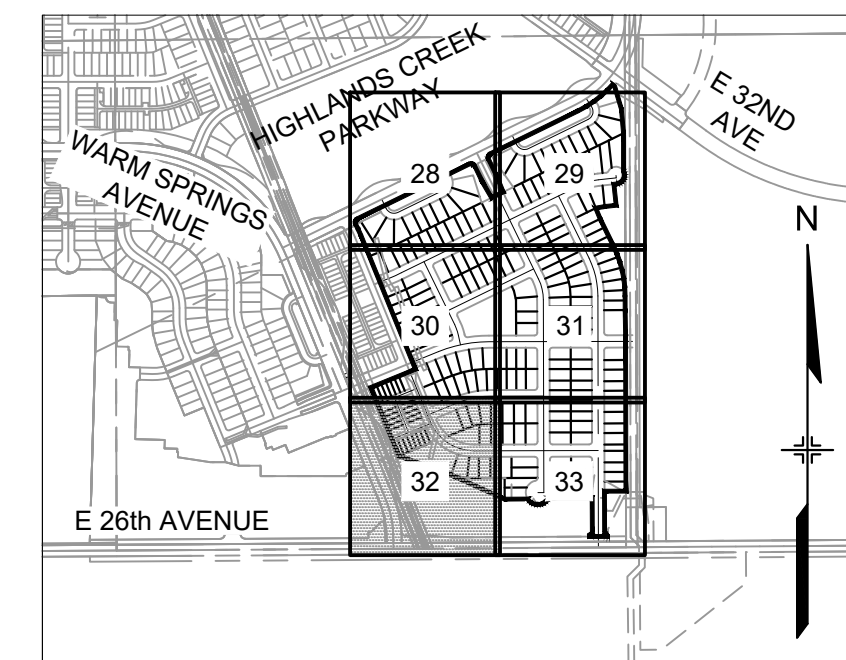


SEE SHEET 30



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES				EVERGREEN SHRUBS			
	ACE GRA	63	ACER GRANDIDENTATUM BIGTOOTH MAPLE		ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	AES GLA	1	AESCULUS GLABRA OHIO BUCKEYE		CYT SP2	238	PANCHITO MANZANITA CYTISUS PURGANS 'SPANISH GOLD'
	CAT SPE	53	CATALPA SPECIOSA WESTERN CATALPA		EPH EQU	62	SPANISH GOLD BROOM EPHEDRA EQUSETINA
	CEL OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY		HES PAR	273	BLUESTEM JOINT FIR HESPERALOE PARVIFLORA
	GLE TRI	65	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'		KRA LAN	282	RED YUCCA KRASCHENNIKOVIA CERATOIDES LANATA
	GYM DIO	58	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE		MAH REP	972	WINTERFAT MAHONIA REPENS
	QUE BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK		PIC G21	34	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	SOP JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE		PIN PIN	282	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
	ULM X'	57	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM		PIN JNH	405	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
ORNAMENTAL TREES				ORNAMENTAL GRASSES			
	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE		BOU BLO	729	BOUTELLOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD		CAL BCY	390	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN		HEL SEM	282	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		MUH UN3	2,184	MUHLENBERGIA REVERCHONII 'PUND01S' UNDAUNTED® RUBY MUHLY
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		PAN HEA	108	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		PEN HAM	852	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
EVERGREEN TREES					SCH BLU	108	SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA' BLUE HEAVEN® LITTLE BLUESTEM
	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		SCH ST2	470	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' STANDING OVATION LITTLE BLUESTEM
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE		SPO TAR	1,282	SPOROBOLUS HETEROLEPIS 'TARA' TARA PRAIRIE TANNENBAUM
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE		SPO WRI	53	SPOROBOLUS WRIGHTII BIG SACATON
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE	PERENNIALS			
DECIDUOUS SHRUBS					ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' KANNAN CREEK® SULPHUR BUCKWHEAT
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS) LOW SCAPE MOUND BLACK CHOKEBERRY	SOD AND SEED MIX			
	BER ATN	60	BERBERIS THUNBERGII 'ATROPURPUREA NANA' DWARF RED LEAF JAPANESE BARBERRY		TUR SDE	180,756 SF	NATIVE SEED
	BER CRI	190	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY JAPANESE BARBERRY	MULCH			
	BUD AGN	21	BUDDLEIA ALTERNIFOLIA 'ARGENTEA' SILVER FOUNTAIN BUTTERFLY BUSH		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH
	CAR BMS	100	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	NOTES:			
	CHR NAU	423	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COR B25	54	CORNUS SERICEA 'BAILEY' BAYLEY'S RED TWIG DOGWOOD	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	COT COR	370	COTONEASTER APICULATUS CRANBERRY COTONEASTER				
	FAL PAR	134	FALLUGIA PARADOXA APACHE PLUME				
	PER LIT	315	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE				
	PHI SN3	109	PHILADELPHUS X 'SNOWBELLE' SNOWBELLE MOCK ORANGE				
	PHY CEN	16	PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW' CENTER GLOW NINEBARK				
	POT DRO	95	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP BUSH CINQUEFOIL				
	PRU PAW	397	PRUNUS BESSEYI 'P01S' PAWNEE BUTTES® SAND CHERRY				
	SPI GO2	536	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND JAPANESE SPIREA				
	VIB EWR	288	VIBURNUM BUREJAETICUM 'P017S' MINI MAN™ DWARF MANCHURIAN VIBURNUM				
	VIB RHY	39	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY' ALLEGHANY LANTANAPHYLLUM VIBURNUM				



KEY MAP  
SCALE: 1" = 1000'

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:

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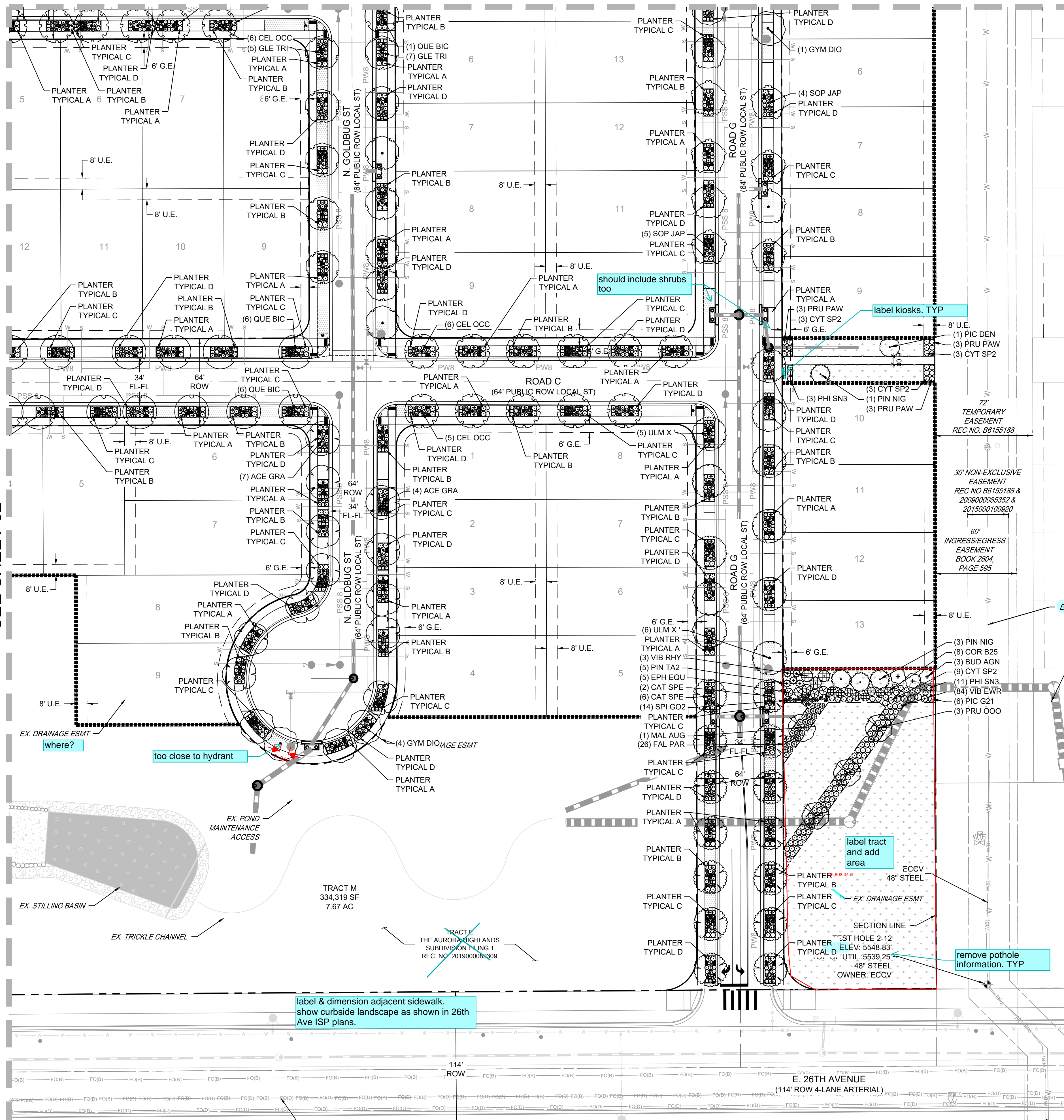


SHEET: 32 OF 40



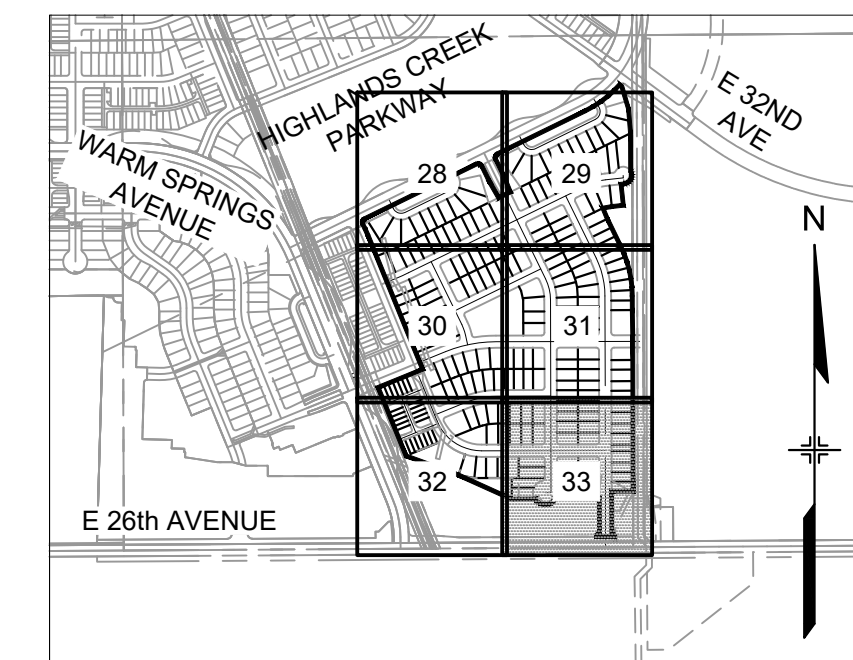
SEE SHEET 31

SEE SHEET 32



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
<b>DECIDUOUS TREES</b>				<b>EVERGREEN SHRUBS</b>			
	ACE GRA	63	ACER GRANDIDENTATUM BIGTOOTH MAPLE		ARC PAN	1,499	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'
	AES GLA	1	AESCULUS GLABRA OHIO BUCKEYE		CYT SP2	238	PANCHITO MANZANITA CYTISUS PURGANS 'SPANISH GOLD'
	CAT SPE	53	CATALPA SPECIOSA WESTERN CATALPA		EPH EQU	62	SPANISH GOLD BROOM EPHEDRA EQUSETINA
	CEL OCC	50	CELTIS OCCIDENTALIS COMMON HACKBERRY		HES PAR	273	BLUESTEM JOINT FIR HESPERALOE PARVIFLORA
	GLE TRI	65	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'		KRA LAN	282	RED YUCCA KRASCHENINNIKOVIA CERATOIDES LANATA
	GYM DIO	58	GYMNOCLADUS DIOICIS 'ESPRESSO' KENTUCKY COFFEETREE		MAH REP	972	WINTERFAT MAHONIA REPENS
	QUE BIC	47	QUERCUS BICOLOR SWAMP WHITE OAK		PIC G21	34	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	SOP JAP	36	SOPHORA JAPONICA JAPANESE PAGODA TREE		PIN PIN	282	PINUS EDULIS PINYON PINE
	ULM X'	57	ULMUS X 'MORTON GLOSSY' TRIUMPH™ ELM		PIN JNH	405	PINUS MONOPHYLLA 'BLUE JAZZ' BLUE JAZZ PINON PINE
<b>ORNAMENTAL TREES</b>					PIN TA2	34	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE
	ACE TAT	4	ACER TATARICUM TATARIAN MAPLE	<b>ORNAMENTAL GRASSES</b>			
	CER CAN	6	CERCIS CANADENSIS EASTERN REDBUD		BOU BLO	729	BOULELOUA GRACILIS 'BLONDE AMBITION'
	CRA VIR	7	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN		CAL BCY	390	BLONDE AMBITION BLUE GRAMA CALAMAGROSTIS BRACHYTRICHA
	KOE PAN	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE		HEL SEM	282	KOREAN FEATHER REED GRASS HELICTOTRICHON SEMPERVIRENS
	MAL AUG	8	MALUS ANGUSTIFOLIA CRABAPPLE		MUH UN3	2,184	BLUE OAT GRASS MUHLBERGIA REVERCHONII 'PUND01S'
	PRU OOO	12	PRUNUS X 'P002S' SUCKER PUNCH® CHOKECHERRY		PAN HA	108	UNDUNTED® RUBY MUHLY Panicum VIRGATUM 'HEAVY METAL'
<b>EVERGREEN TREES</b>					PEN HAM	852	HEAVY METAL SWITCH GRASS PENNISETUM ALOPECUROIDES 'HAMELN'
	PIC DEN	4	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE		SCH BLU	108	HAMELN FOUNTAIN GRASS SCHIZACHYRIUM SCOPARIUM 'MINNBLUEA'
	PIC BLU	9	PICEA PUNGENS GLAUCA COLORADO BLUE SPRUCE		SCH ST2	470	BLUE HEAVEN® LITTLE BLUESTEM SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'
	PIN NIG	14	PINUS NIGRA AUSTRIAN PINE		SPO TAR	1,282	STANDING OVATION LITTLE BLUESTEM SPOROBOLUS HETEROLEPIS 'TARA'
	PIN PON	1	PINUS PONDEROSA PONDEROSA PINE		SPO WRI	53	PRAIRIE DROPSID SPOROBOLUS WRIGHTII
<b>DECIDUOUS SHRUBS</b>				<b>PERENNIALS</b>			
	ARO OEC	1,128	ARONIA MELANOCARPA LOW SCAPE MOUND (ALS)		ERI KAN	64	ERIOGONUM UMBELLATUM AUREUM 'PSDOWNS' KANNAN CREEK® SULPHUR BUCKWHEAT
	BER ATN	60	LOW SCAPE MOUND BLACK CHOKEBERRY BERBERIS THUNBERGII 'ATROPURPUREA NANA'	<b>SOD AND SEED MIX</b>			
	BER CRI	190	DWARF RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'CRIMSON PYGMY'		TUR SDE	180,756 SF	NATIVE SEED
	BUD AGN	21	CRIMSON PYGMY JAPANESE BARBERRY BUDDLEIA ALTERNIFOLIA 'ARGENTEA'	<b>MULCH</b>			
	CAR BMS	100	SILVER FOUNTAIN BUTTERFLY BUSH CARYOPTERIS X CLANDONENSIS 'BLUE MIST'		INO ROU	8,485 SF	INORGANIC MULCH INORGANIC MULCH
	CHR NAU	423	BLUE MIST BLUEBEARD CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS	<b>NOTES:</b>			
	COR B25	54	DWARF BLUE RABBITBRUSH CORONIS SERICEA 'BAILEY'	1. REFER TO SHEET 27 FOR MASTER PLANT SCHEDULE.			
	COT COR	370	BAYLEY'S RED TWIG DOGWOOD COTONEASTER APICULATUS	2. REFER TO SHEET 27 FOR PLANTER TYPICAL ENLARGEMENTS.			
	FAL PAR	134	CRANBERRY COTONEASTER FALLUGIA PARADOXA	<b>LEGEND</b>			
	PER LIT	315	APACHE PLUME PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'		PROPOSED RIGHT-OF-WAY		
	PHI SN3	109	LITTLE SPIRE RUSSIAN SAGE PHILADELPHUS X 'SNOWBELLE'		PROPOSED CENTERLINE		
	PHY CEN	16	SNOWBELLE MOCK ORANGE PHYSOCARPUS OPULIFOLIUS 'CENTER GLOW'		PROPOSED EASEMENT		
	POT DRO	95	CENTER GLOW NINEBARK POTENTILLA FRUTICOSA 'GOLD DROP'		RIGHT SIGHT TRIANGLE		
	PRU PAW	397	GOLD DROP BUSH CINQUEFOIL PRUNUS BESSEYI 'P01S'		LEFT SIGHT TRIANGLE		
	SPI GO2	536	PAWNEE BUTTES® SAND CHERRY SPIRAEA JAPONICA 'GOLDMOUND'		SITE LIMITS		
	VIB EWR	288	GOLDMOUND JAPANESE SPIREA VIBURNUM BUREJAETICUM 'P017S'		PROPOSED 4' SPLIT RAIL FENCE		
	VIB RHY	39	MINI MAN™ DWARF MANCHURIAN VIBURNUM VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'		EXISTING RESIDENTIAL LIGHTING		
			ALLEGHANY LANTANAPHYLLUM VIBURNUM		PUBLIC PEDESTRIAN LIGHT TYPE SL-1 (20' TAPERED POLE)		



KEY MAP  
SCALE: 1" = 1000'

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE PLAN

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
Excellence by Design  
707 17th Street, Suite 3150  
Denver, Colorado 80202  
P 303.572.0200  
www.matrixdesigngroup.com



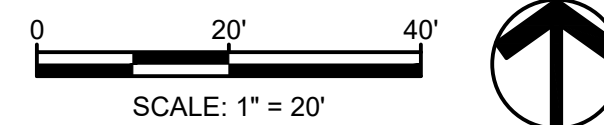
SHEET: 33 OF 40

NOT FOR CONSTRUCTION

SCALE: 1" = 40'







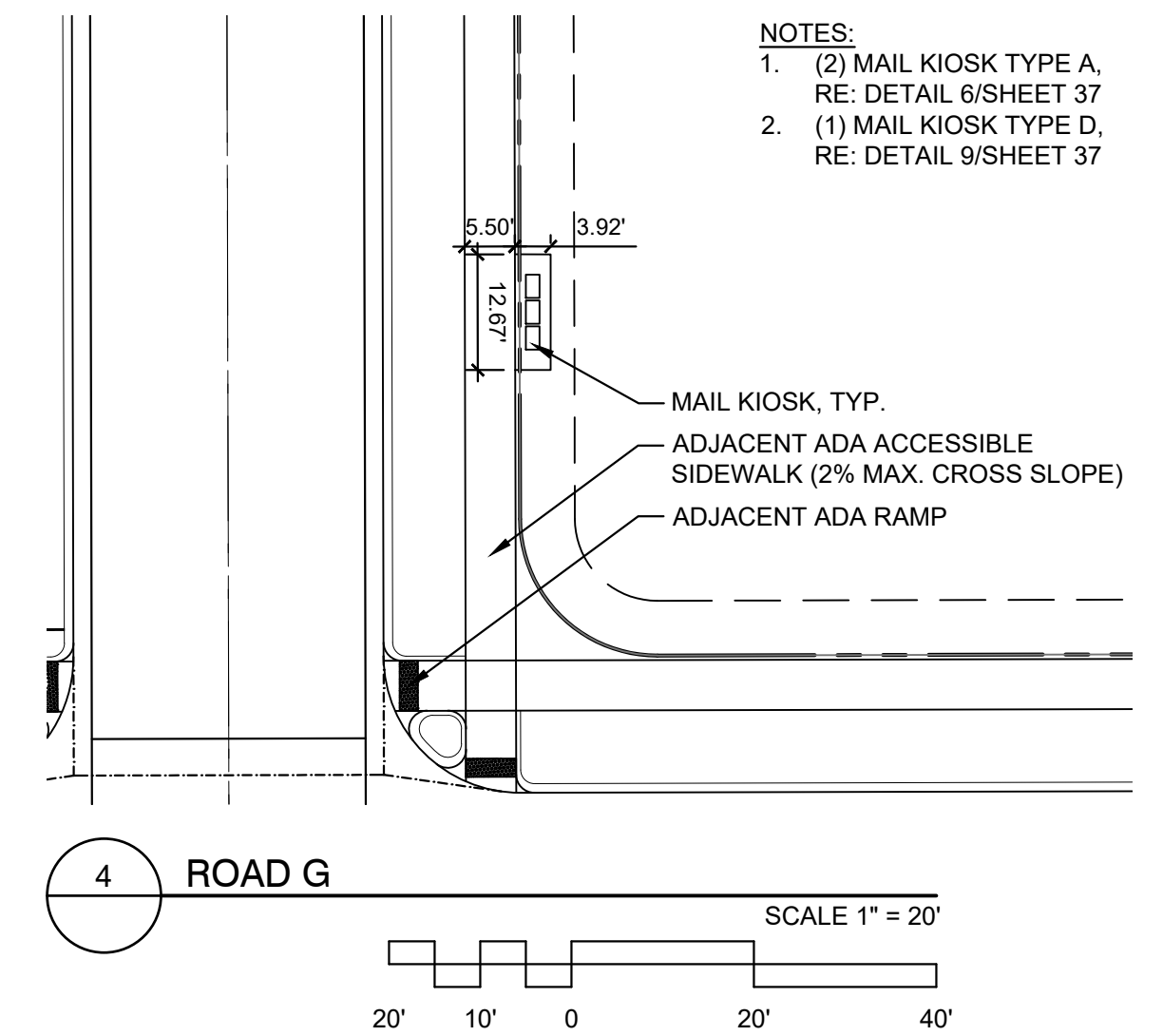
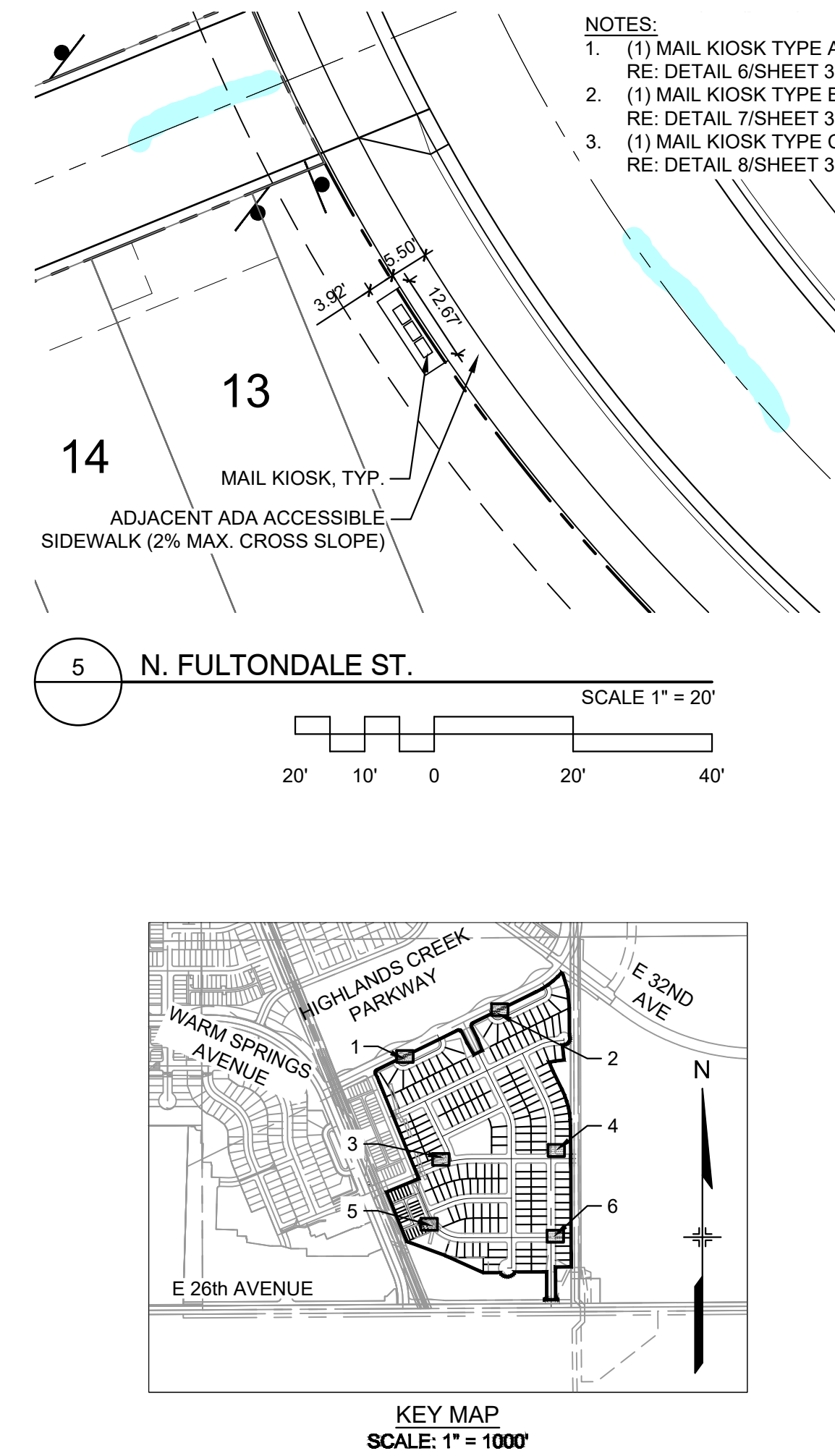
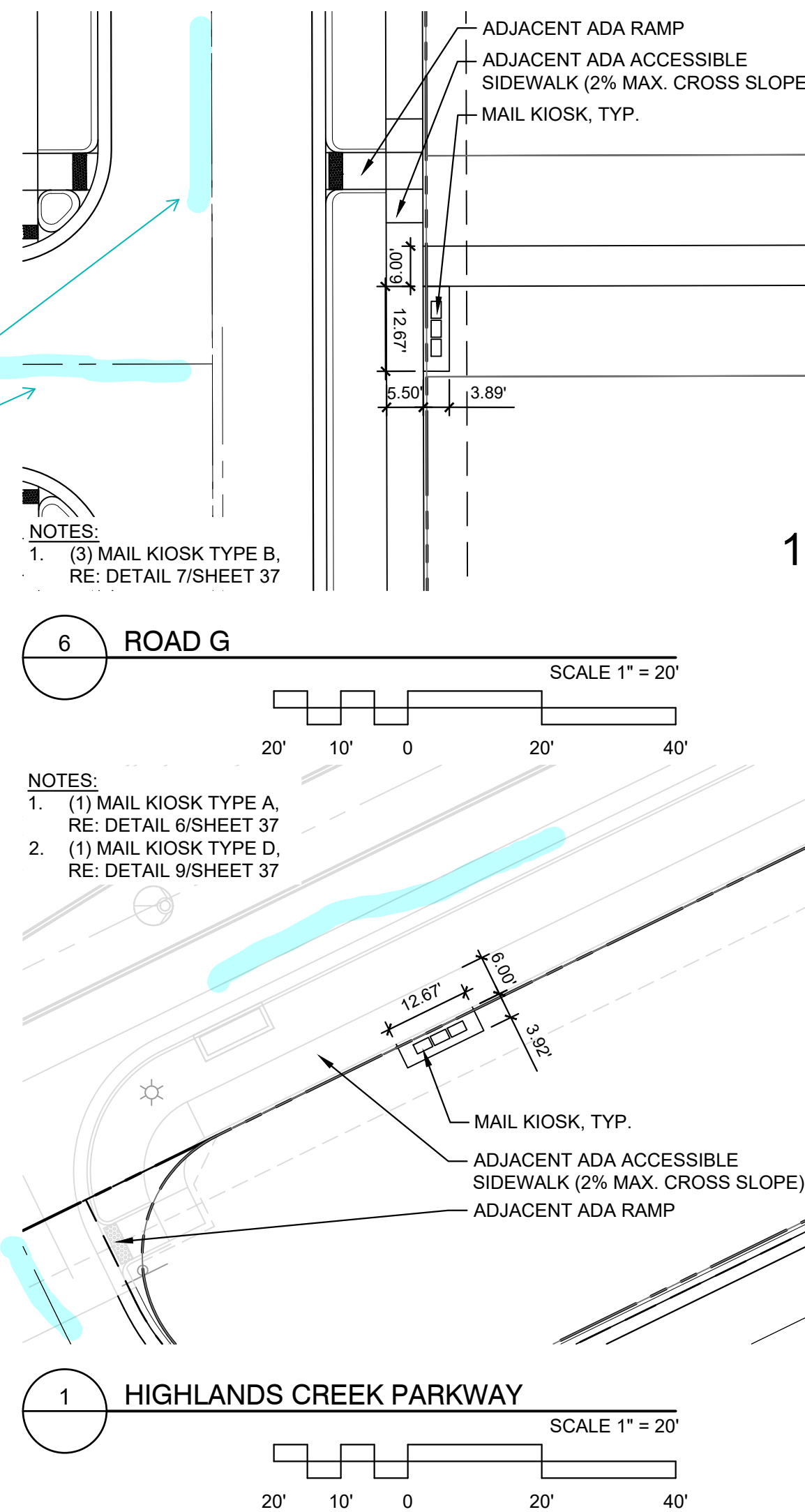
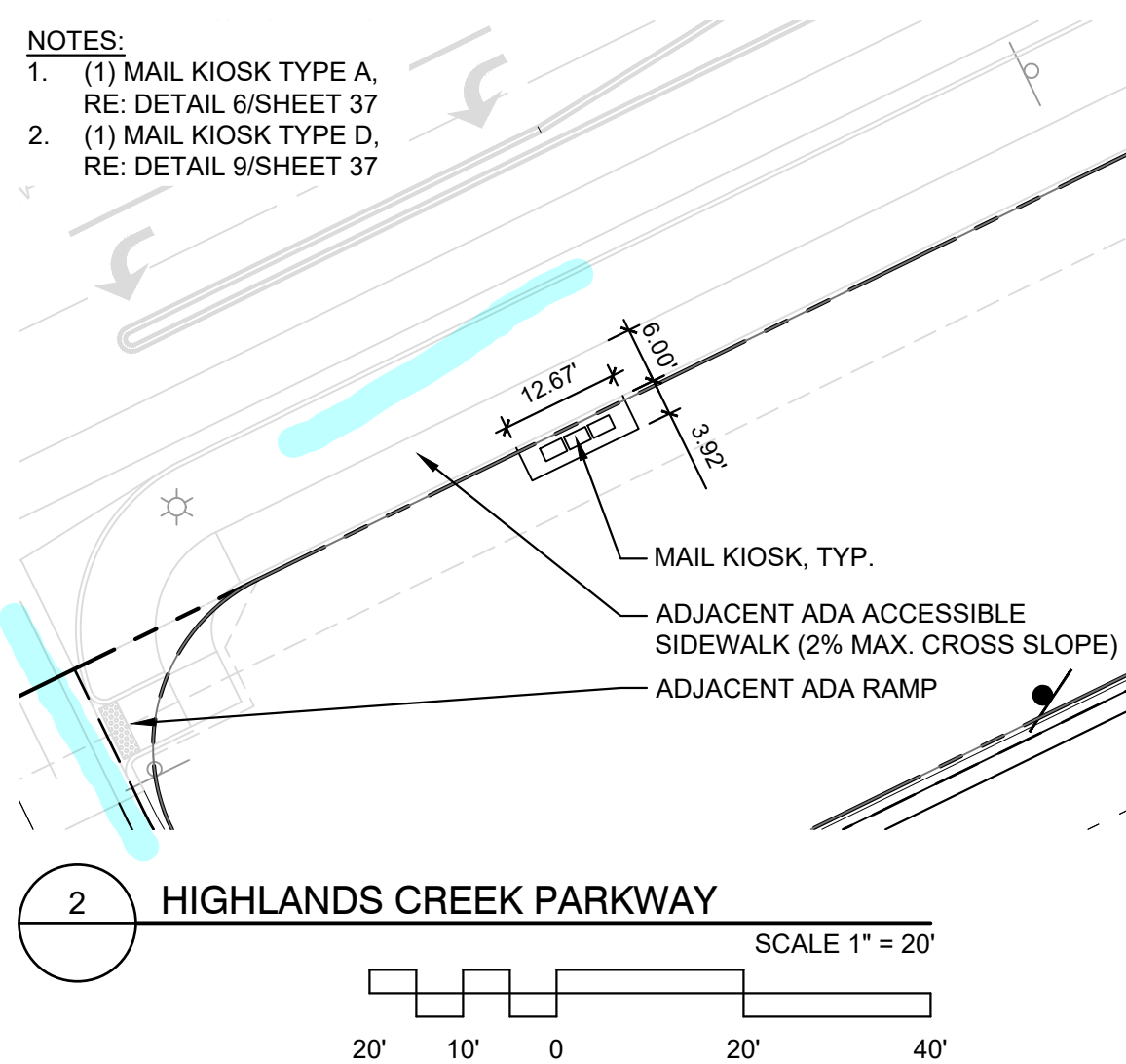
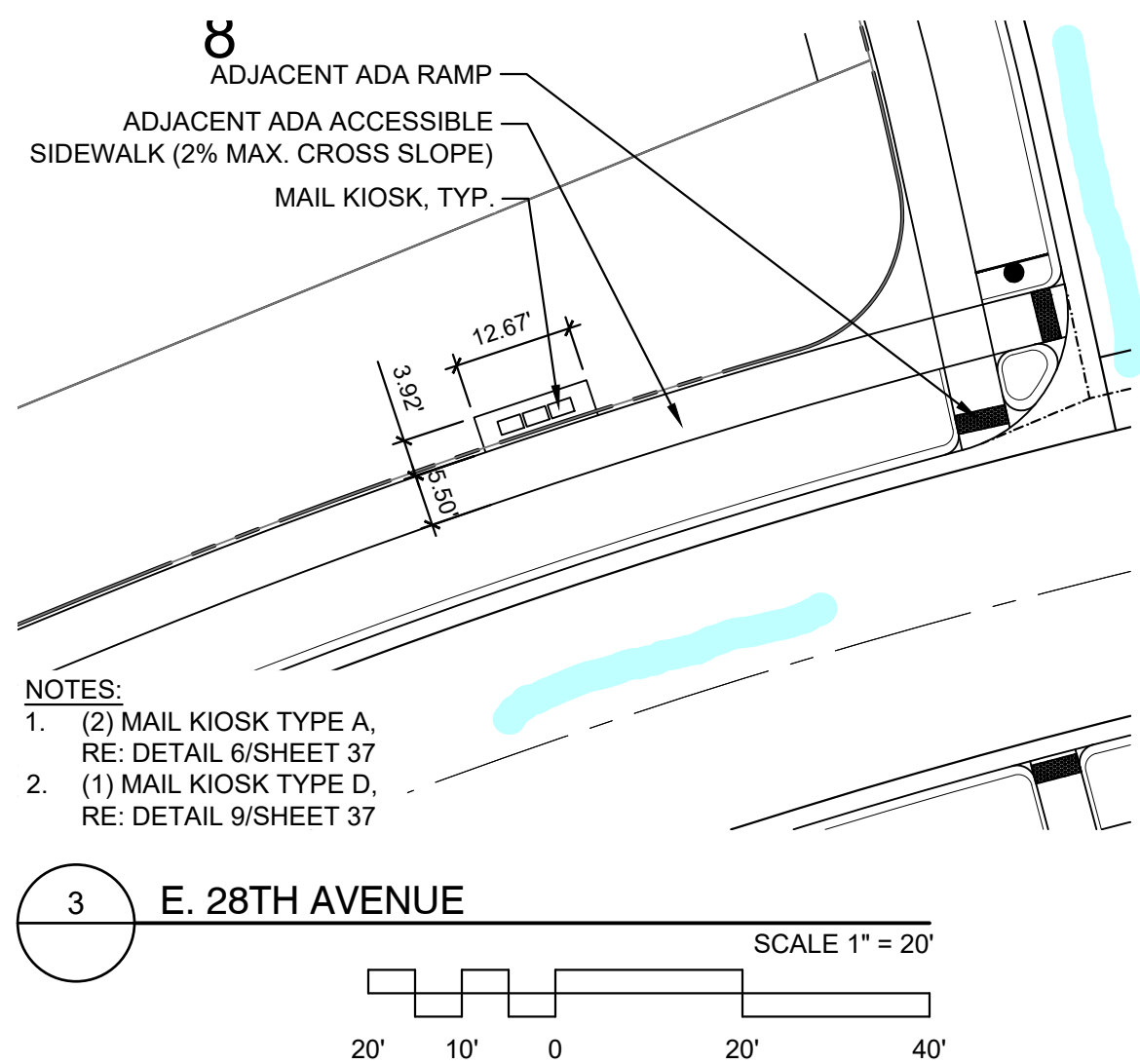
Please label grades and widths on all sidewalks trails and paths on all grading sheets. Cross slopes shall not exceed 2% and longitudinal slopes shall not exceed 5%. Where 5% is exceeded, ensure compliance with ADA requirements.



SHEET: 34 OF 40



label all street segments and  
intervening streets  
TYP



THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: MAILBOX ENLARGEMENTS

DATE: JUNE 2024

PREPARED BY:

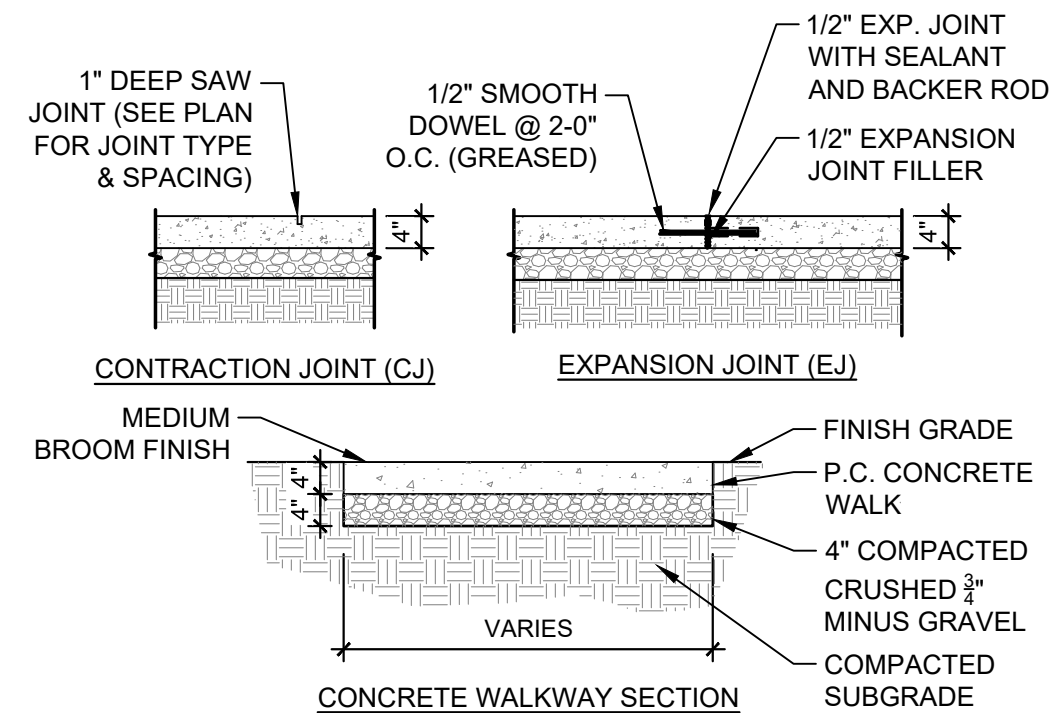
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NOT FOR CONSTRUCTION

SHEET: 37



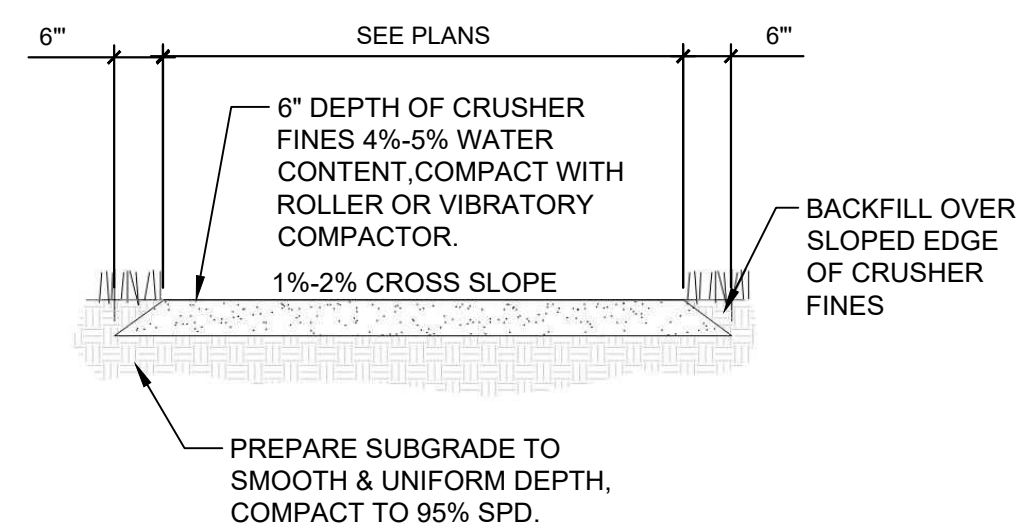


- NOTES:
1. PROVIDE EXPANSION JOINTS EVERY 60' MAXIMUM OR WHEN ABUTTING ADJACENT STRUCTURES OR EXISTING PAVEMENT
  2. PROVIDE CONTRACTION JOINTS AT A MAXIMUM OF 8' O.C.
  3. REFER TO MATERIAL SCHEDULE, SHEET LS02 ITEM A, FOR FINISH INFORMATION

## 6 CONCRETE WALKWAY

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

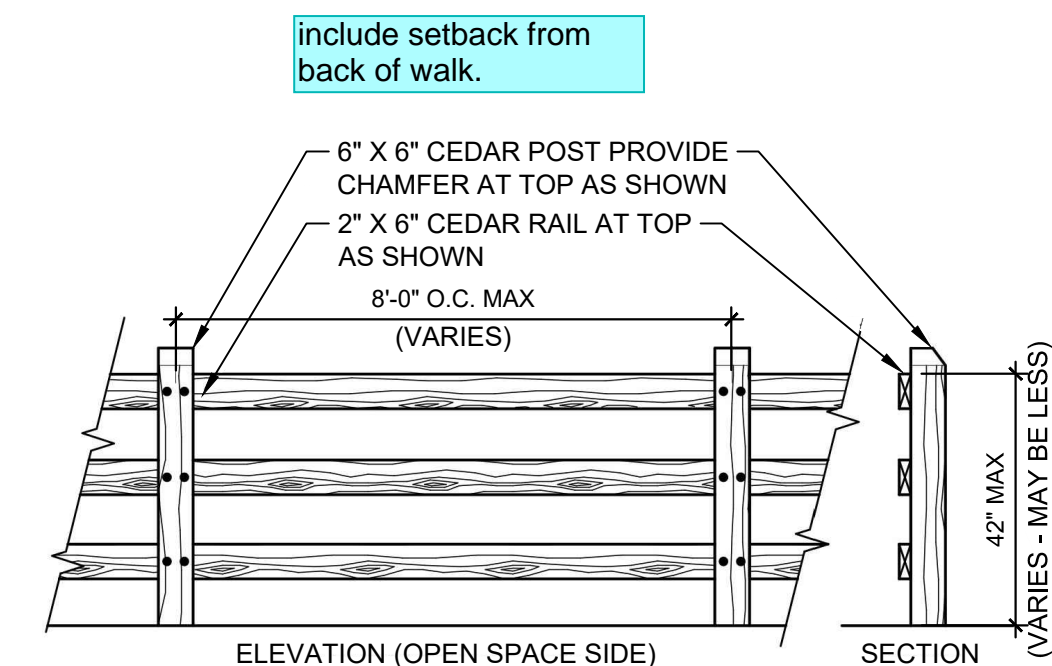
MD-AU-01



## 5 CRUSHER FINES TRAIL

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

MD-AU-29

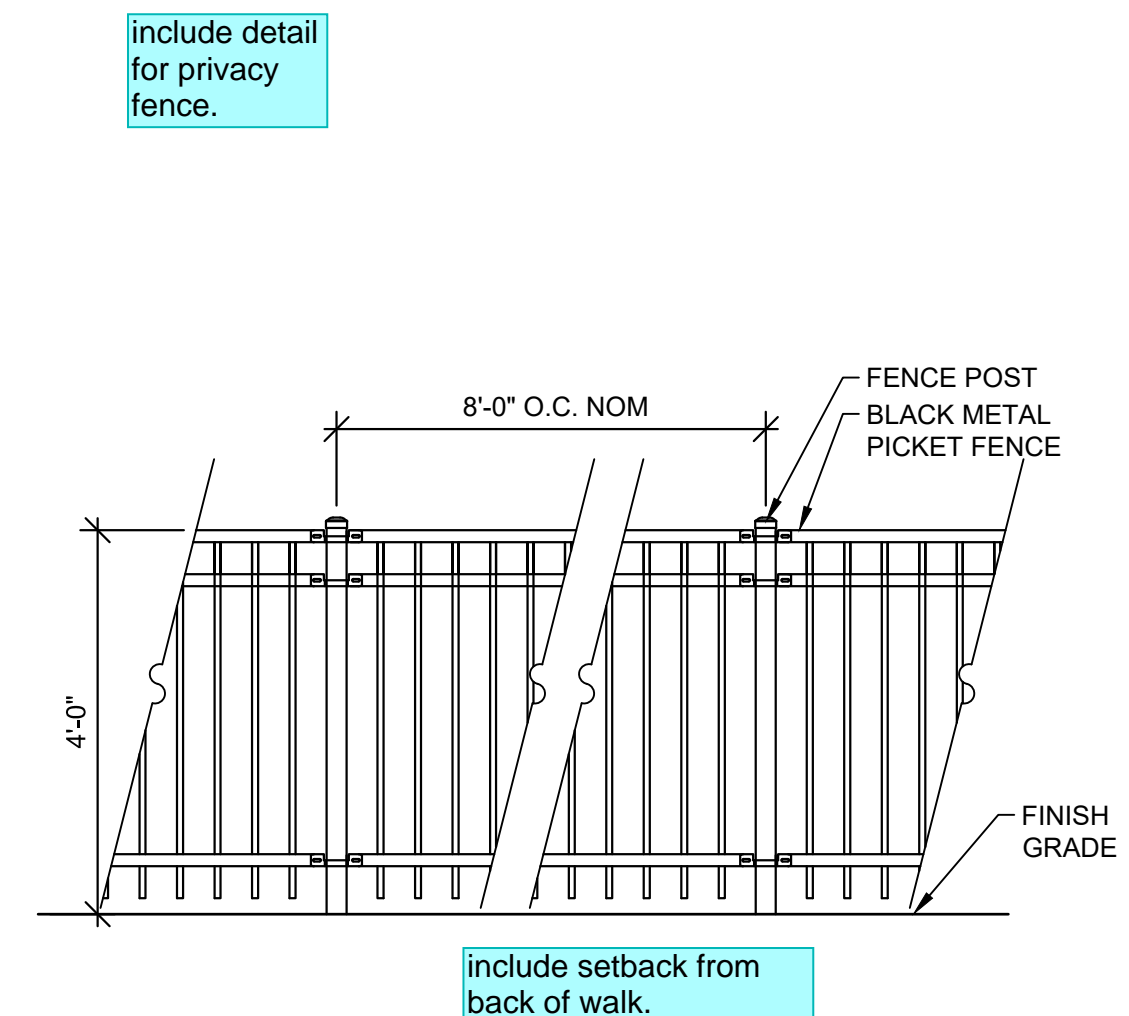


- NOTES:
1. SEE PLANS FOR LOCATION/EXTENT
  2. INSTALLATION OF A 4" SQUARE PLASTIC COATED WIRE GRID (BLACK) IS ALLOWED FOR THE PURPOSES OF PET CONTROL ON OPEN SPACE FENCES
  3. ALL WOOD TO BE TREATED ROUGH SAWN CEDAR OR APPROVED EQUAL
  4. ALL HARDWARE TO BE STAINLESS STEEL OR HAND DIPPED GALVANIZED STEEL
  5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DESIGN AND DETAIL OF SPLIT RAIL FENCE TO BE REVIEWED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

## 4 SPLIT RAIL FENCE

SCALE: 3/8" = 1'-0"

MD-AU-46

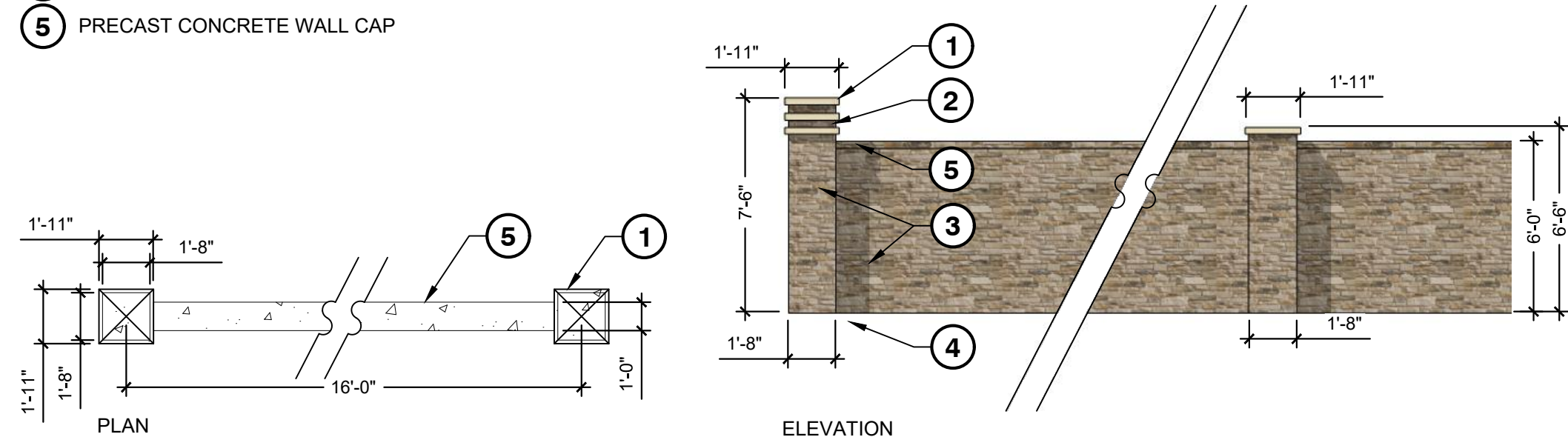


## 3 METAL FENCE

1/2" = 1'-0"

1. PRECAST CONCRETE COLUMN CAP
2. ACCENT FAUX STONE VENEER
3. PRECAST CONCRETE FAUX STONE VENEER COLUMN AND WALL
4. CONCRETE FOOTING ENGINEERED BY OTHERS
5. PRECAST CONCRETE WALL CAP

- NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
  2. CONCRETE FOOTING ENGINEERED BY OTHERS.
  3. REFER TO PLAN FOR MASONRY COLUMN SPACING.
  4. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DESIGN AND DETAIL OF MASONRY WALL TO BE REVIEWED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

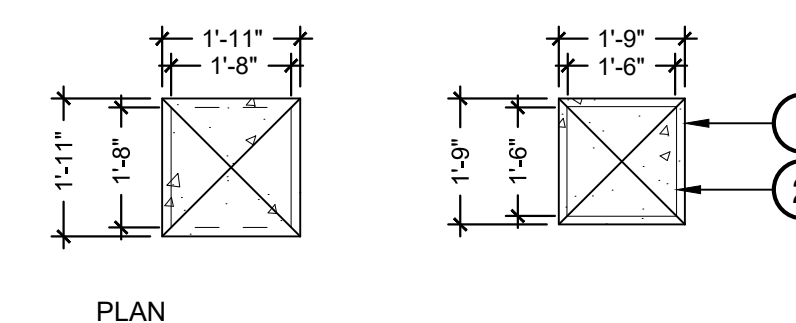


## 2 MASONRY WALL

SCALE: 1" = 5'-0"

MD-AU-45

1. PRECAST CONCRETE COLUMN CAP
2. ACCENT FAUX STONE VENEER
3. PRECAST CONCRETE FAUX STONE VENEER COLUMN
4. CONCRETE FOOTING ENGINEERED BY OTHERS



- NOTES:
1. ALL CONCRETE MUST HAVE COMPRESSIVE STRENGTH OF 4000 PSI.
  2. CONCRETE FOOTING ENGINEERED BY OTHERS.
  3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR DESIGN AND DETAIL OF MASONRY COLUMNS TO BE REVIEWED BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

## 1 MASONRY COLUMN

SCALE: 3/8" = 1'-0"

NOT FOR CONSTRUCTION

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE DETAILS

DATE: JUNE 2024

PREPARED BY:

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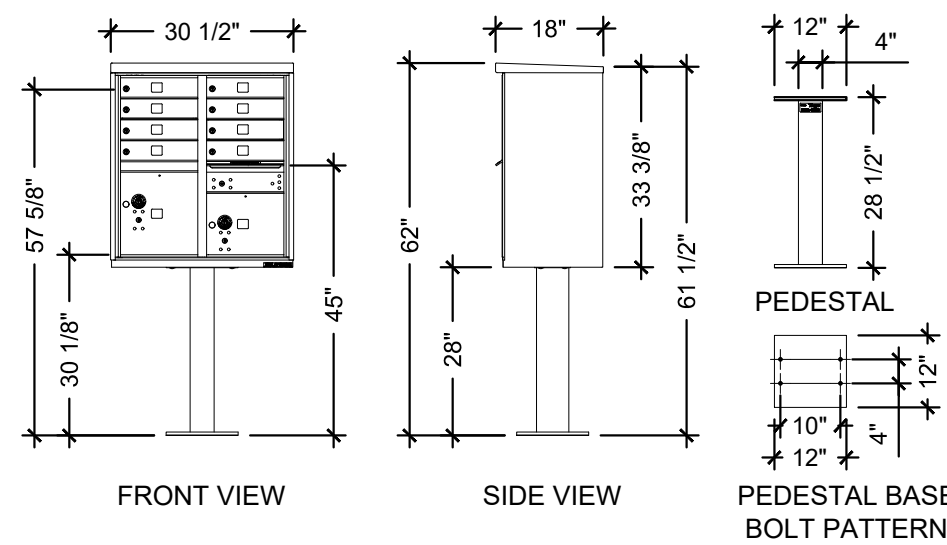
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SHEET: 36

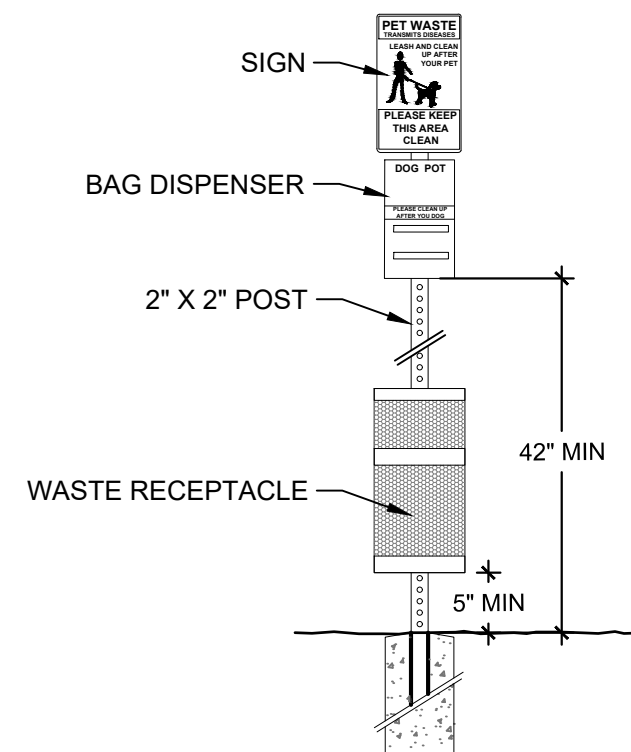


NOTES:

1. BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
2. VITAL CLUSTER BOX UNIT - TYPE I, MODEL #1570-8
3. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
4. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
5. FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012



9 MAIL KIOSK - TYPE D  
SCALE: 3/8" = 1'-0"

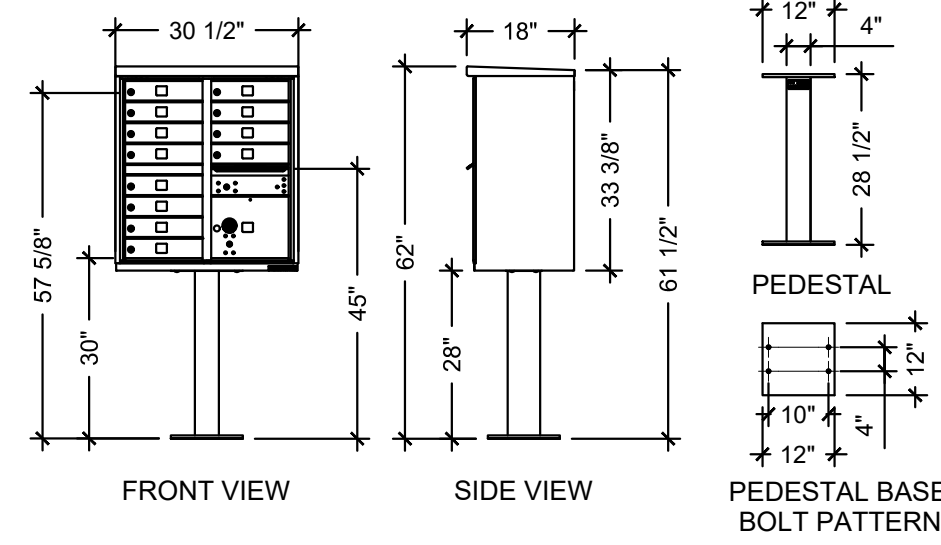


4 PET WASTE STATION  
SCALE: 3/4" = 1'-0"

MD-AU-37

NOTES:

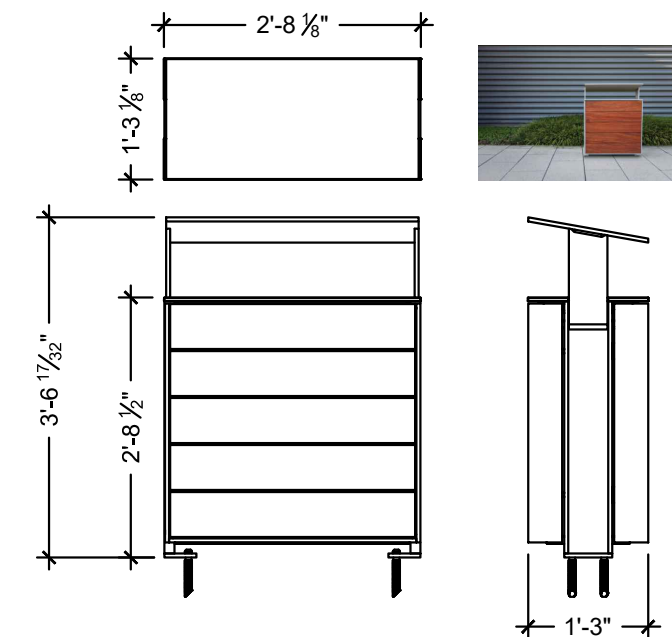
1. BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
2. VITAL CLUSTER BOX UNIT - TYPE II, MODEL #1570-12
3. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
4. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
5. FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012



8 MAIL KIOSK - TYPE C  
SCALE: 3/8" = 1'-0"

NOTES:

1. FORMS AND SURFACES: (800) 451-0410, 30 PINE STREET, PITTSBURGH, PA 15223
2. APEX 36 GALLON TRASH AND RECYCLING SLAPX-36C
3. SOLID ALUMINUM FRAME WITH SILVER TEXTURE POWDER COAT, CUMARU HARDWOOD SLATS
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS

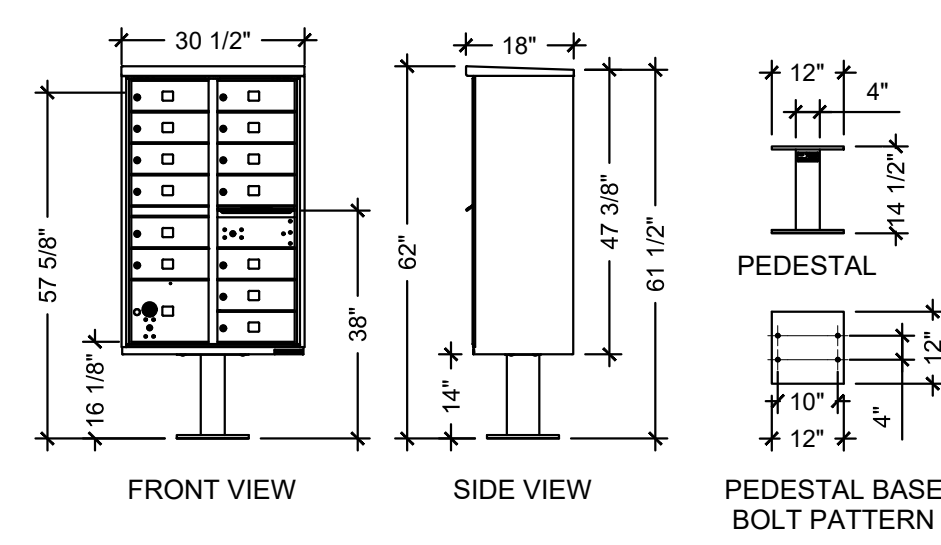


3 TRASH RECEPTACLE  
SCALE: 1/2" = 1'-0"

MD-AU-38

NOTES:

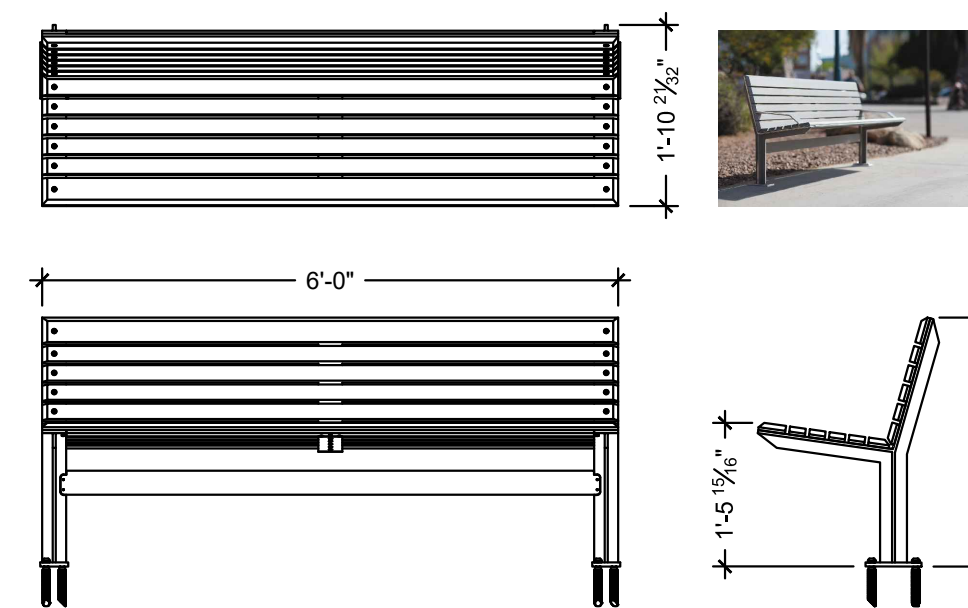
1. BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
2. VITAL CLUSTER BOX UNIT - TYPE IV, MODEL #1570-13
3. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
4. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
5. FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012



7 MAIL KIOSK - TYPE B  
SCALE: 3/8" = 1'-0"

NOTES:

1. FORMS AND SURFACES: (800) 451-0410, 30 PINE STREET, PITTSBURGH, PA 15223
2. 6' KNIGHT BENCH WITH BACK SBKNI-072B
3. SOLID ALUMINUM FRAME WITH SILVER TEXTURE POWDER COAT, IPE HARDWOOD SLATS
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS

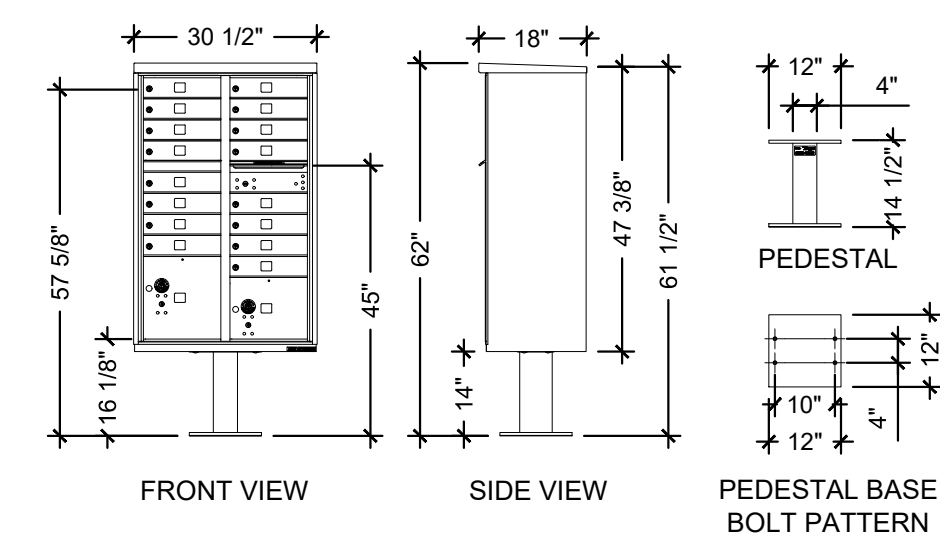


2 BENCH  
SCALE: 1/2" = 1'-0"

10 TENSILE SHADE CANOPY  
NTS

NOTES:

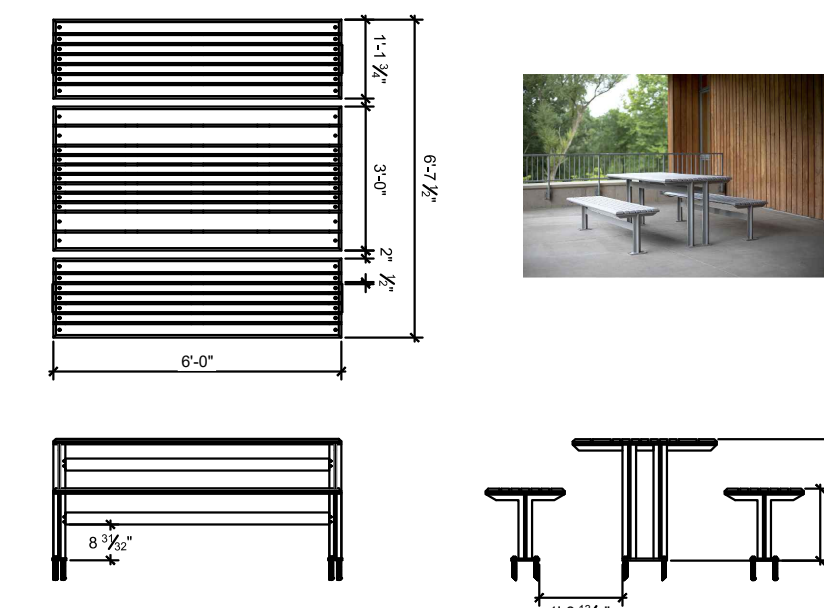
1. BUDGET MAILBOXES: (866) 707-0008, www.budgetmailboxes.com, PO BOX 20338, PANAMA CITY BEACH, FL 32417
2. VITAL CLUSTER BOX UNIT - TYPE III, MODEL #1570-16
3. THIS UNIT IS APPROVED FOR USPS AND PRIVATE APPLICATIONS
4. PEDESTAL SHOULD BE INSTALLED WITH INCLUDED RUBBER PAD; MOUNTING HARDWARE NOT INCLUDED, REFER TO INSTALLATION MANUAL FOR RECOMMENDATIONS.
5. FLORENCE "F" SERIES CBU IS OFFICIALLY LICENSED BY USPS LICENSE #CDSEQ-08-B-0012



6 MAIL KIOSK - TYPE A  
SCALE: 3/8" = 1'-0"

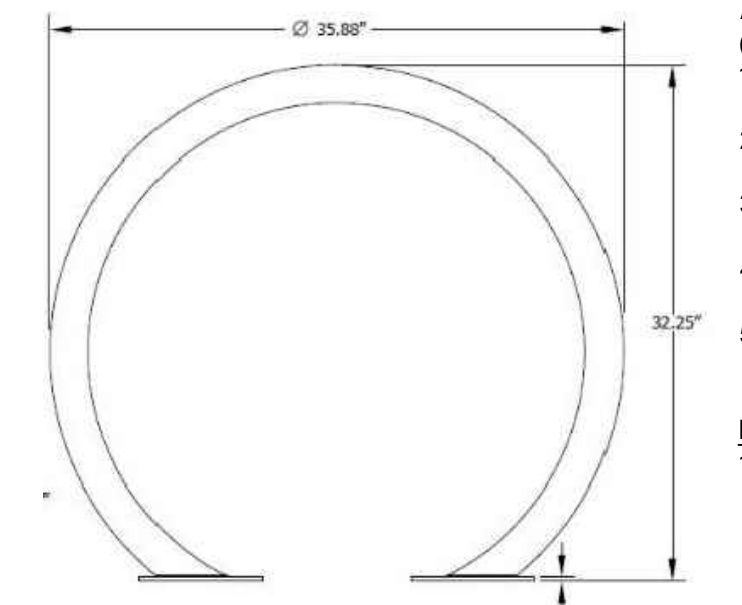
NOTES:

1. FORMS AND SURFACES: (800) 451-0410, 30 PINE STREET, PITTSBURGH, PA 15223
2. KNIGHT BACKLESS TABLE ENSEMBLE STKN-72NW
3. SOLID CAST ALUMINUM FRAME WITH SILVER TEXTURE POWDERCOAT FINISH AND IPE HARDWOOD SLATS
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS



1 PICNIC TABLE  
NTS

NOT FOR CONSTRUCTION



5 BIKE RACK  
NTS

- ANOVA  
(OR APPROVED EQUAL)
1. PRODUCT: CIRBLEBR2
  2. DESCRIPTION: CIRCLE BIKE RACK
  3. SIZE: 32" HEIGHT, 6" WIDTH, 36" LENGTH
  4. MATERIALS: STAINLESS STEEL
  5. BIKE RACK TO BE SURFACE MOUNTED

- NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.



THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE DETAILS

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
move this sheet to follow  
Sheet 35

701 W. 1st Avenue, Suite 1000  
Denver, Colorado 80202  
P 303.572.0200  
www.matrixdesigngroup.com



SHEET: 38





2 PLAYGROUND EQUIPMENT - NETPLEX INCLUSIVE PLAY (5-12 YEARS)  
NTS



3 PLAYGROUND EQUIPMENT - SWINGS  
NTS



1 PLAYGROUND EQUIPMENT - CRAB CRAWLER (5-12 YEARS)  
NTS

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LANDSCAPE DETAILS

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
Excellence by Design

707 17th Street, Suite 3150

Denver, Colorado 80202

P 303.572.0200

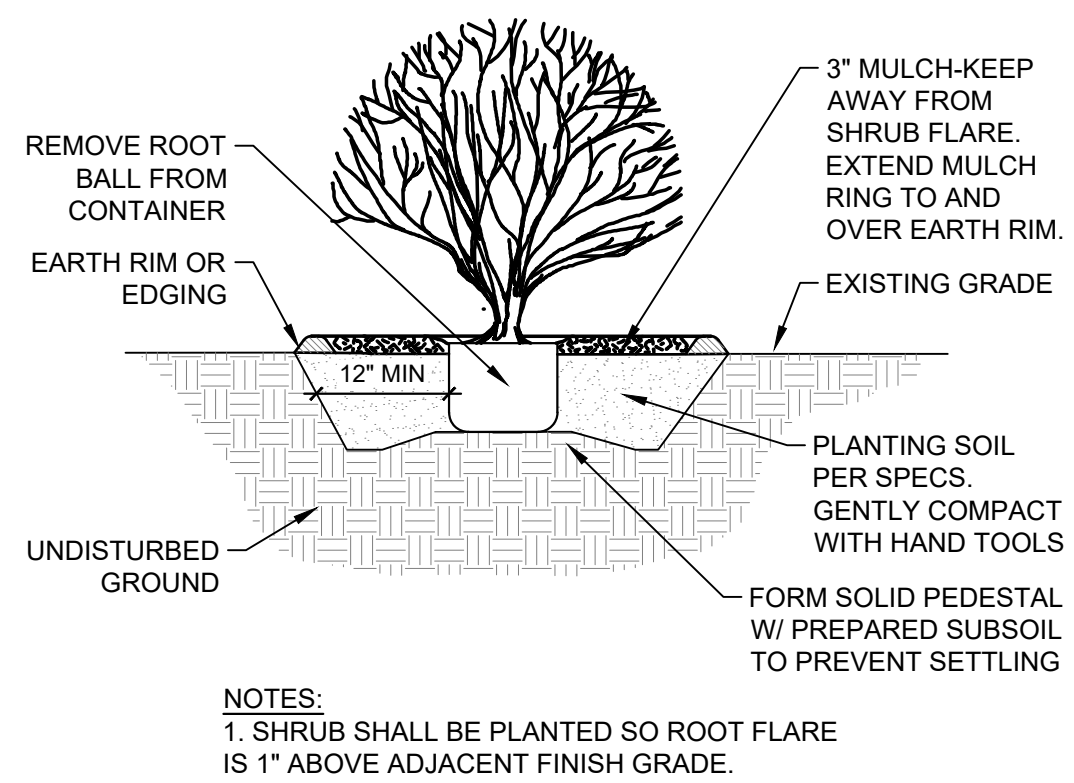
www.matrixdesigngroup.com



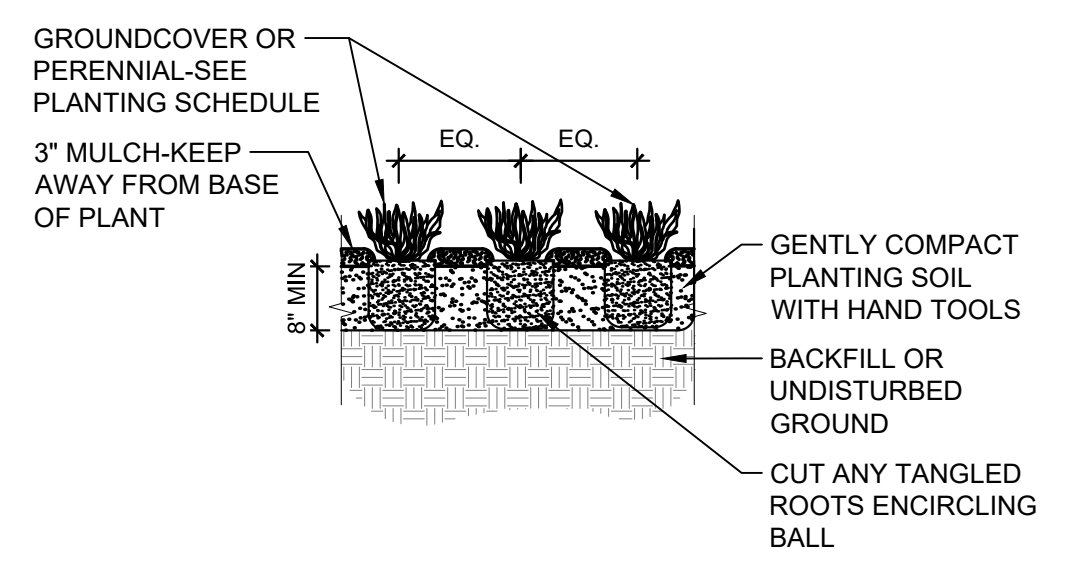
NOT FOR CONSTRUCTION

SHEET: 39

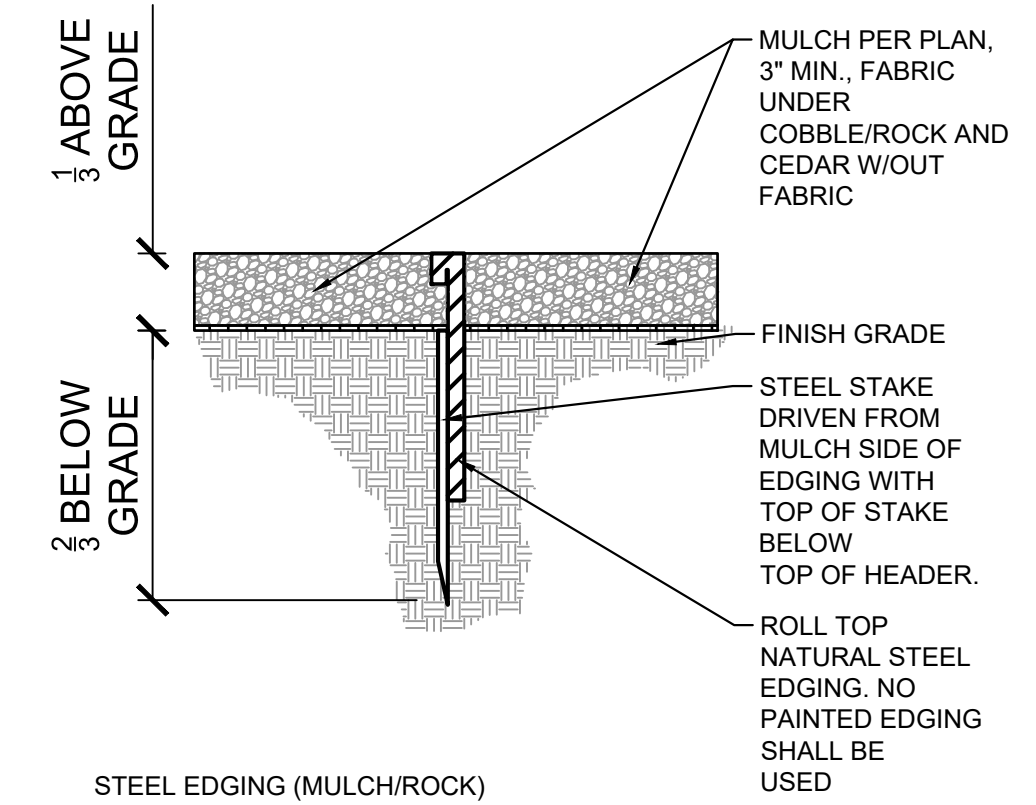




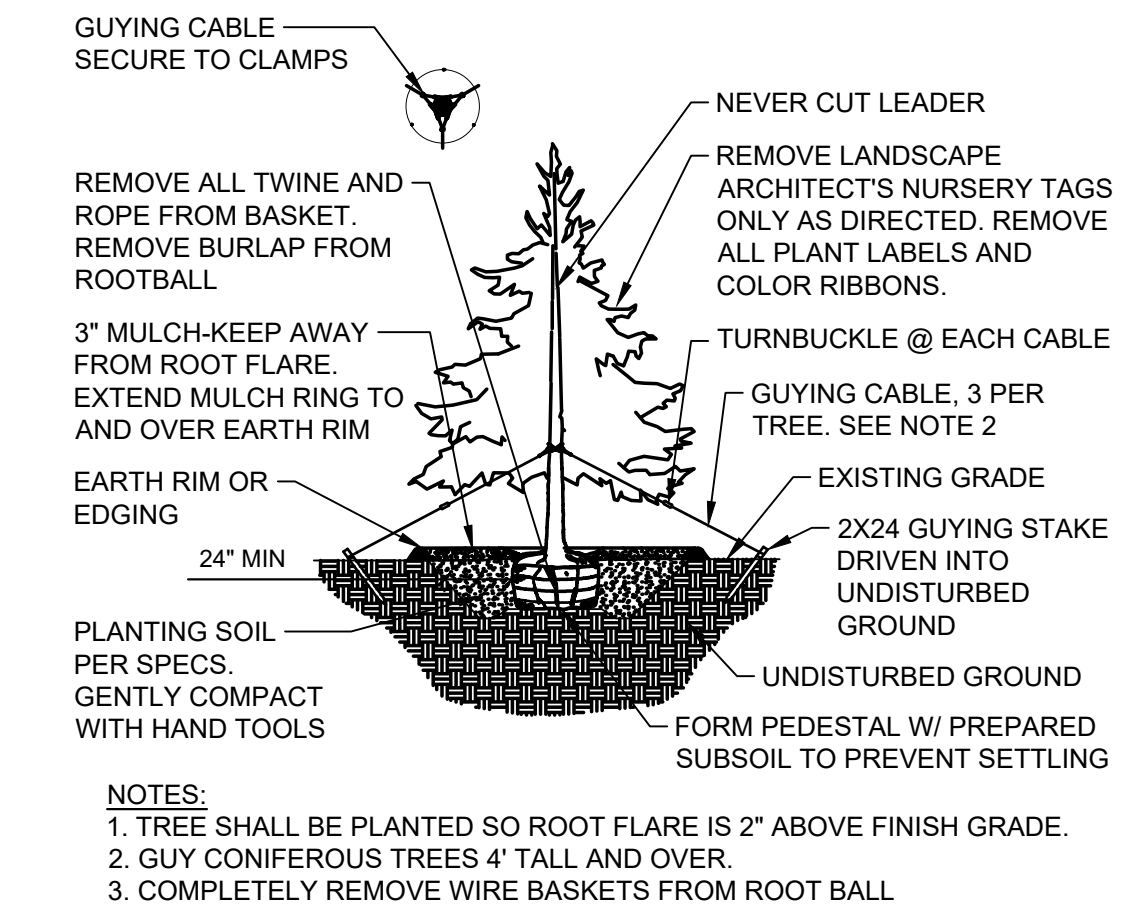
**3 SHRUBS**  
SCALE: 3/8" = 1'-0"  
MD-AU-34



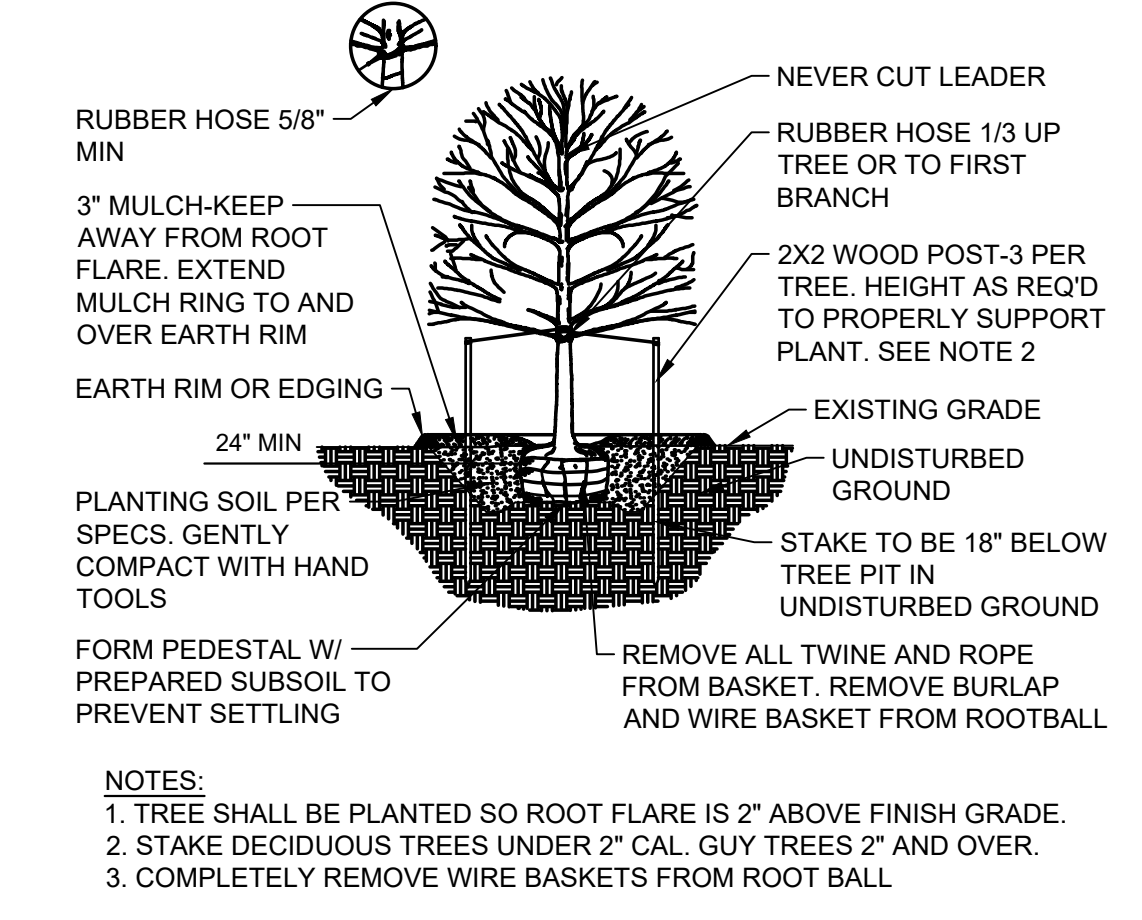
**2 PERENNIALS AND GRASSES**  
SCALE: 1/2" = 1'-0"



**1 LANDSCAPE EDGING**  
NTS



**5 EVERGREEN TREE**  
SCALE: 1/8" = 1'-0"



**4 DECIDUOUS TREE**  
SCALE: 1/8" = 1'-0"

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

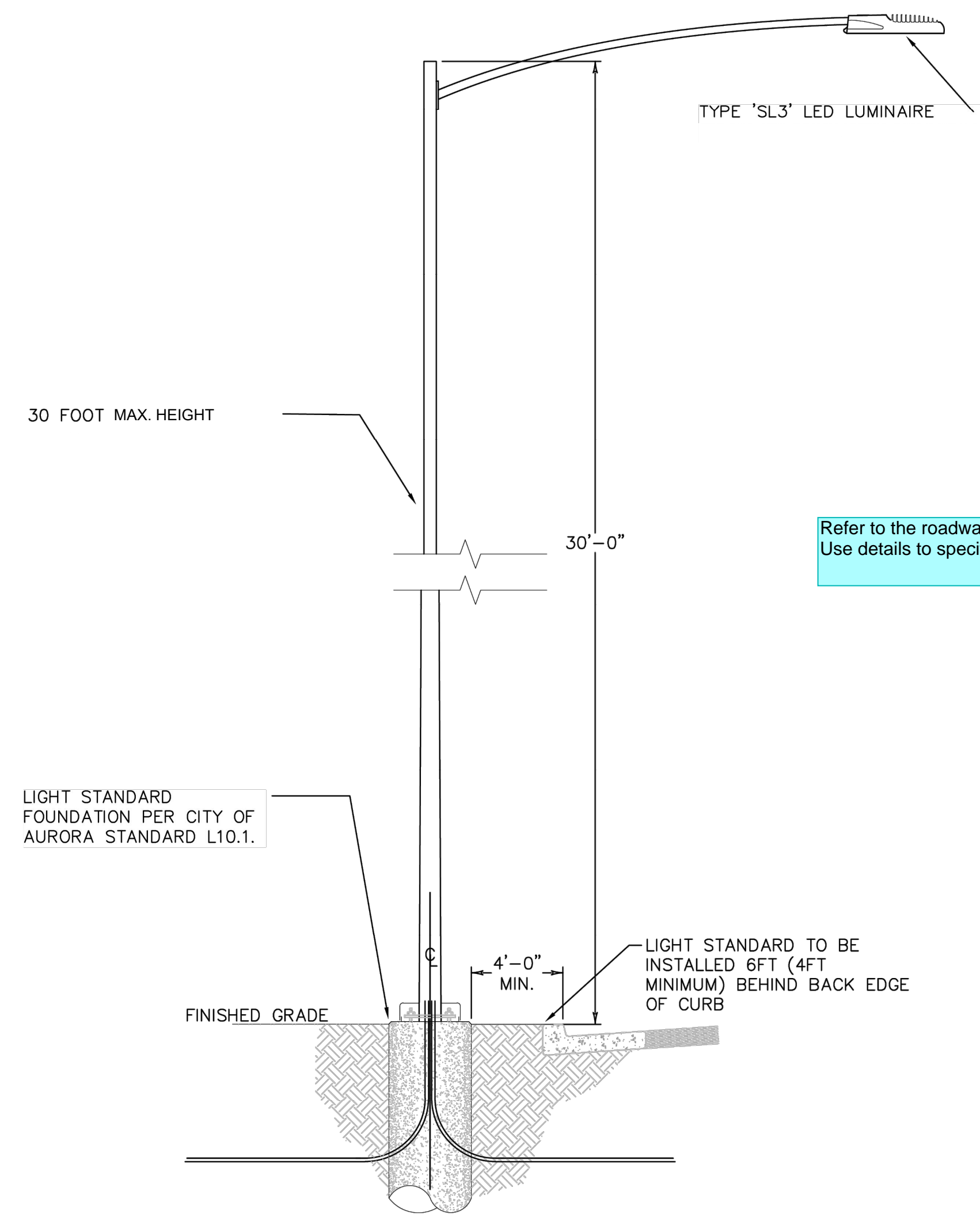
TITLE: LANDSCAPE DETAILS

DATE: JUNE 2024  
move to follow Sheet 34

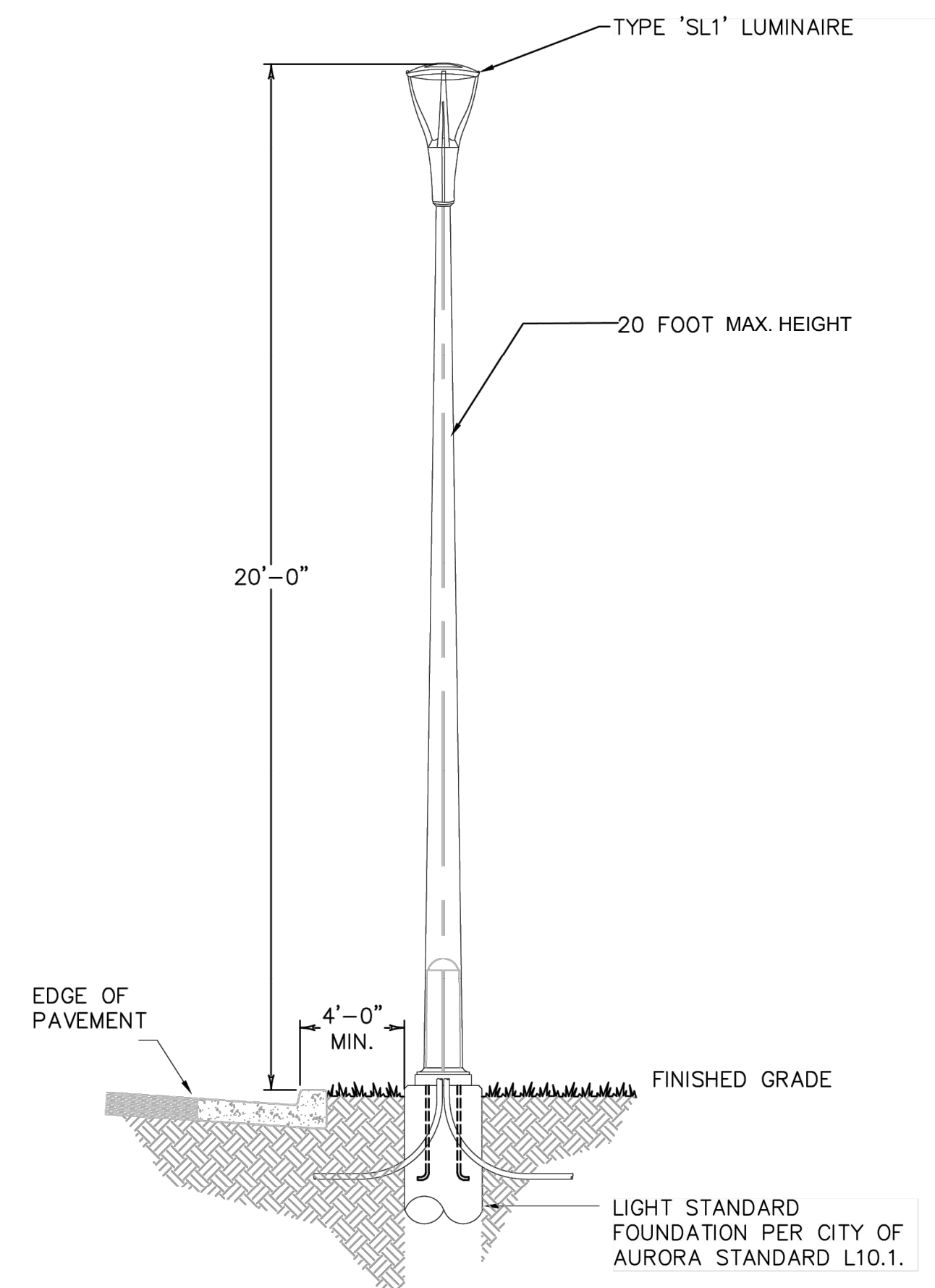
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Denver, Colorado 80202  
P 303.572.0200  
www.matrixdesigngroup.com







1 TYPE 'SL3' LED STREETLIGHT



2 TYPE 'SL1' LED POST TOP LIGHT

Refer to the roadway manual fixture type.  
Use details to specify height.

Remove public street light pole  
from the site plan. It will need to  
be included in the civil plan

THE AURORA HIGHLANDS  
SITE PLAN - LENNAR PHASE 1

TITLE: LIGHTING DETAILS

DATE: JUNE 2024

PREPARED BY:

**Matrix**  
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SHEET: 40 OF 40





Matrix Design Group, Inc.  
707 17<sup>th</sup> Street Suite 3150  
Denver, CO 80202

July 8, 2024

The version of the manual used both for the study and letter has been added.

Planning Metropolitan District  
Way, Suite 300  
0111

2024-07-31 (DJK) reviewed, couple comments needing addressing to this letter:

- assuming ITE's Trip Gen Ver 10 used in prior study (confirmed from Aldridge's 2020 report), just need text stating such in Table 1.
- Also note that you used the linear equation for generation values

RE: The Aurora Highlands - Lennar Phase 1 Traffic Conformance Letter

The linear or logarithmic equations have been added to the table.

Matrix Design Group, Inc. (Matrix) is pleased to present this letter to investigate the traffic impacts of the development located at the northeast corner of 26<sup>th</sup> Avenue and Warm Springs Avenue in the Aurora Highlands development. This 57.42-acre development was previously studied as PA-65.2 and PA-65.3 in *The Aurora Highlands Filings 7 Phases 1-3 DR Horton TIS (2020)*. According to this study a total of 271 dwelling units was anticipated for this area, including 219 single-family detached units, and 52 Duplex/Townhomes. The latest site plan shows a total of 226 units, including 202 single family detached units, and 24 Duplex/Townhomes. Consequently, Matrix can confirm that the total site trips for this development have been reduced compared to what was previously studied in the 2020 TIS. Table 1 below shows the trip comparison between the previous study (2020) and the latest site plan.

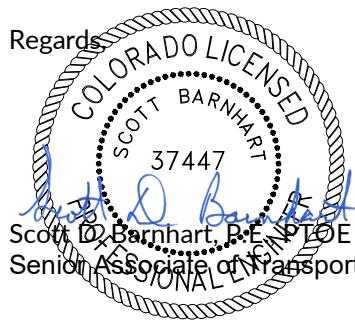
Table 1 - Trip Generation Comparison

ITE Code- Land Use	Unit	Value	AM			PM			IN	OUT	TOTAL
			IN	OUT	TOTAL	IN	OUT	TOTAL			
2020 Study											
210 - Single Family Detached	Dwelling Units	219	42	120	162	138	81	219	1,034	1,034	2,067
220 - Duplex/Townhome	Dwelling Units	52	6	18	24	18	11	29	191	191	381
TOTAL			48	138	186	156	92	248	1,224	1,224	2,448
Current											
210 - Single Family Detached	Dwelling Units	202	35	106	141	121	71	192	963	963	1,926
215 - Duplex/Townhome	Dwelling Units	24	2	5	7	6	4	10	66	66	132
TOTAL			37	111	148	127	75	202	1,029	1,029	2,058
DIFFERENCE			-11	-27	-38	-29	-17	-46	-195	-195	-390

add Ver 10 used ✓

Add Ver 11 used ✓

Regards,



Scott D. Barnhart, P.E., PTOE  
Senior Associate of Transportation Services

07/08/2024

*Excellence by Design*