

VICINITY MAP
N.T.S.

OWNERS CERTIFICATE:

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.

IN WITNESS WHEREOF David S. Snow HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 15th DAY OF November AD 2004

BY: David S. Snow

ATTEST: Amber Johnson

- Minor Amndmnt - 3/10/2005 - 2003-4013-11**
 1 US Home Model 6716 (see paper files)
Minor Amndmnt - 3/10/2005 - 2003-4013-12
 2 US Home Model 6724 (see paper files)
Minor Amndmnt - 3/10/2005 - 2003-4013-13
 3 US Home Model 6725 (see paper files)
Minor Amndmnt - 3/10/2005 - 2003-4013-14
 4 US Home Model 6727 (see paper files)
Minor Amndmnt - 3/10/2005 - 2003-4013-15
 5 US Home Model 6728 (see paper files)
Minor Amndmnt - 3/10/2005 - 2003-4013-16
 6 US Home Model 6729 (see paper files)

BENCHMARK:

CITY OF AURORA BENCHMARK SH-107.5:
 3" DIA. BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE 1 FT. SWLY OF NELY R.O.W. FENCE FOR SMOKY HILL ROAD & 3.9 FT. NWLY OF A FENCE CORNER, AND ALSO 185 FT. NWLY FROM N. JAMISON CIRCLE CENTERLINE GOING W. OF SMOKY HILL ROAD.
 CITY OF AURORA ELEVATION = 6156.367 FT.

LEGEND

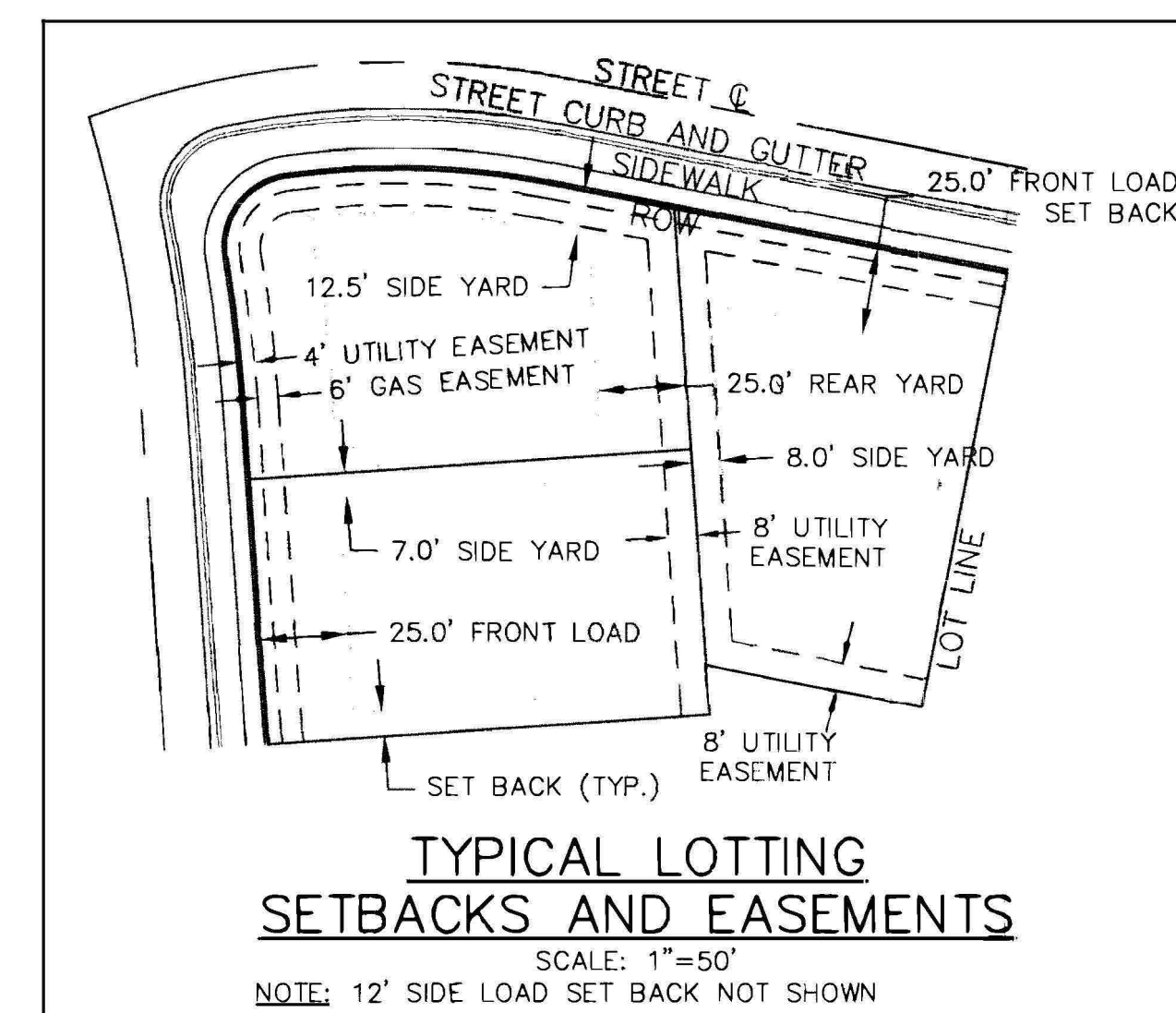
EXISTING	PROPOSED
CURB & GUTTER & WALK	CURB RAMP
CROSS PAN	
MID BLOCK RAMP	
WATER LINE WITH APPURTENANCES	
SANITARY SEWER WITH MH	
SIDEWALK/TRAIL	
STORM SEWER (PUBLIC)	
FUTURE STORM SEWER (PUBLIC)	
STORM INLET	
FORCE MAIN	
MAJOR & MINOR CONTOURS	
STREET LIGHT	
DRAINAGE	
FLOW ARROW	
CENTER LINE	
EASEMENT LINE	
RIGHT OF WAY	
PROPERTY BOUNDARY	
LOT NUMBER	6
BLOCK NUMBER	⑤
LOW POINT	
HIGH POINT	
CONSTRUCTION PHASE LINE	
BUILDING ENVELOPE (SEE TYPICAL LOT CONSTRAINTS)	
DETAIL - RIGHT	
GOLF COURSE HOLE NUMBER	#18

- Minor Amndmnt - 4/1/2005 - 2003-4013-17**
 7 Lennar Model 4732 (see paper files)
Minor Amndmnt - 4/1/2005 - 2003-4013-18
 8 Lennar Model 4728 (see paper files)
Minor Amndmnt - 4/8/2005 - 2003-4013-19
 9 Lennar Model 4712 (see paper files)
Minor Amndmnt - 4/8/2005 - 2003-4013-20
 10 Lennar Model 4717 (see paper files)
Minor Amndmnt - 4/8/2005 - 2003-4013-21
 11 Lennar Model 4723 (see paper files)
Minor Amndmnt - 4/8/2005 - 2003-4013-22
 12 Lennar Model 4727 (see paper files)

NOTARIAL:

STATE OF COLORADO) SS
 COUNTY OF Douglas)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF November AD 2004
 BY David S. Snow
 WITNESS MY HAND AND OFFICIAL SEAL
Amber Johnson
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1/9/07
 ADDRESS: 9990 Park Meadows Dr. Lone Tree CO, 80124

DATA:	FILING
LAND AREA WITHIN PROPERTY LINES	134,822
NUMBER OF UNITS PROPOSED	248
NUMBER OF BUILDINGS	248
NUMBER OF STORIES	2
MAXIMUM HEIGHT OF BUILDINGS	35'
HARD SURFACE AREA	82,397 SF
LANDSCAPE AREA	1,652,992 SF
PRESENT ZONING CLASSIFICATION	E-470 LOW & MEDIUM DENSITY RESIDENTIAL
PERMITTED MAXIMUM SIGN AREA	20 SF
PROPOSED SIGN, TYPE AND SQFT.	19.5 SF



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| D-2 | DETAILS |
| D-3 | DETAILS |
| D-4 | DETAILS |
| E-3 | PHOTOMETRIC PLAN |

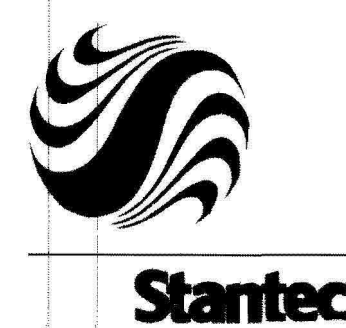
CITY OF AURORA APPROVAL

CITY ATTORNEY: Rebecca W. King DATE: 11/16/04
 PLANNING DIRECTOR: Ally W. Wether DATE: 11/16/04
 PLANNING COMMISSION: NA DATE: NA
 CHAIRMAN
 CITY COUNCIL: Ingred Lindmark DATE: 11/15/04
 MAYOR
 ATTEST: _____ DATE: _____
 CITY CLERK

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF _____ PK AND RECORDER
 OF _____ COUNTY, COLORADO _____ LOCK _____, THIS
 _____ DAY OF _____, AD 2004
 CLERK AND RECORDER: _____
 DEPUTY: _____

No.	Description	Date	By	Scale
6	PER COA COMMENTS	10/04/04	JAM	
5	PER COA COMMENTS	8/02/04	SV	
4	PER COA COMMENTS	3/03/04	JAM	
3	PER COA COMMENTS	1/23/04	PAR	
2	PER COA COMMENTS	8/26/03	KLT	
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV	



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 www.stantec.com
 CONTACT: Paul Sobania

CONTINUED ON FOLLOWING SHEET

DEVELOPER
 US HOME CORPORATION
 Vonnell Roberts
 9990 Park Meadows Drive
 Lone Tree, Colorado 80124
 Phone: (303) 754-0600

HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN
COVER SHEET

Project No.
87003310
Date
4/14/03
Sheet
1

NOTES:

1. NO CONCENTRATED DRAINAGE FROM DOWNSPOUTS/ROOF DRAINS SHALL BE ALLOWED TO DIRECTLY DISCHARGE/FLOW OVER THE TOP OF RETAINING WALLS WITHOUT SPECIAL ATTENTION TO PREVENTING EROSION AND WALL DAMAGE.
2. THE MINIMUM DISTANCE BETWEEN BASE OF RETAINING WALLS AND BUILDINGS SHALL BE FOUR (4) FEET.
3. THE MINIMUM SEPARATION FROM BASE OF RETAINING WALLS TO SIDE YARD DRAINAGE SWALE SHALL BE TWO (2) FEET, OR A CONCRETE PAN MAY BE USED (UNLESS REQUIRED FOR A/C COMPRESSORS, STOOPS, ETC.)
4. THE MAXIMUM SLOPE BETWEEN TIERED RETAINING WALLS SHALL BE FOUR HORIZONTAL TO ONE VERTICAL (4:1).
5. OPEN RAIL FENCES ARE REQUIRED AT THE TOP OF ALL SINGLE WALLS OVER 36 INCHES IN HEIGHT, OR WHEN IN A TIERED CONFIGURATION AT THE TOP OF THE UPPER RETAINING WALL IF ANY OF THE WALLS EXCEED 36 INCHES IN HEIGHT.
6. STRUCTURAL CALCULATIONS ARE REQUIRED FOR ALL RETAINING WALLS OVER 48 INCHES IN HEIGHT PER CITY OF AURORA CODE. TIERED RETAINING WALLS LESS THAN 36 INCHES IN HEIGHT REQUIRE STRUCTURAL CALCULATIONS IF THE SEPARATION BETWEEN WALLS IS LESS THAN THE HEIGHT OF THE TALLEST RETAINING WALL.
7. ALL RETAINING WALLS WITHIN SINGLE FAMILY HOME SITES SHALL BE MAXIMUM 36 INCHES IN HEIGHT (MEASURED FROM FINAL GRADE TO TOP OF WALL). WALLS GREATER THAN 36 INCHES IN HEIGHT MAY BE ALLOWED IN LIMITED AREAS (i.e. LOW SIDE PORCH, SIDE LOAD GARAGE, IRREGULAR SHAPED LOT, ETC.) AND WILL BE EVALUATED ON A CASE BY CASE BASIS.
8. THE MINIMUM SLOPE AWAY FROM THE BACK 10' OF THE BUILDING IS 10% OR GREATER PER HOME BUYERS WARRANTY (HBW).
9. THE MINIMUM DRAINAGE SWALE GRADE SHALL BE 2%.
10. THE HOME BUILDER SHALL OFFER, AS AN 'OPTION', TO THE HOME BUYER ONE SERVICE ACCESS FROM THE FRONT YARD TO BACK OF LOT, UNLESS IT IS DETERMINED THAT THE ACCESS CAN NOT BE CONSTRUCTED DUE TO EITHER HORIZONTAL OR VERTICAL CONSTRAINTS.
11. ALL RETAINING WALLS ON THE HOMESITE SHALL BE OF SIMILAR MATERIAL.
12. STEEP SLOPE GUIDELINES APPLY FOR A 'TYPICAL' LOT. VARIATIONS MAY BE BE REQUIRED FOR IRREGULAR SHAPED LOTS, SIDE LOAD GARAGES, LOW SIDE PORCHES, SIDEWALKS, ETC.

OPTIONS:

1. THE FOLLOWING ARE OPTIONS THAT CAN BE UTILIZED TO MINIMIZE STEEP GRADE IMPACTS TO INDIVIDUAL HOME SITES. THESE ARE OFFERED TO PROVIDE ALTERNATIVES TO THE BUILDER. OTHER ALTERNATIVES MAY BE PRESENTED DURING THE BUILDING PERMIT PROCESS AND WILL BE REVIEWED AND APPROVED ON A CASE BY CASE BASIS. THE BUILDER MAY SELECT ANY COMBINATION OF THESE ALTERNATIVES AS APPROPRIATE FOR EACH SITE.
2. BACK YARD SLOPES MAY UTILIZE THE FOLLOWING OPTIONS TO REDUCE THE IMPACT OF STEEP SLOPES BY THE FOLLOWING METHODS, LISTED IN ORDER OF PRIORITY:
 - A. INCREASED BASEMENT DEPTH FOR WALKOUT LOTS.
 - B. TIERED RETAINING WALLS.
 - C. INCREASE SEPARATION BETWEEN BACKS OF STRUCTURES.
 - D. REPLACE LOWER LEVEL PATIO WITH A DECK.
3. RETAINING WALL DRAINAGE MAY UTILIZE THE FOLLOWING OPTIONS:
 - A. DIRECT DOWN SPOUTS AWAY FROM WALL.
 - B. PROVIDE PIPING OF RUNOFF THROUGH WALL TO DAYLIGHT AT BASE OF WALL.
4. SIDE YARD SLOPES MAY UTILIZE THE FOLLOWING OPTIONS TO REDUCE THE IMPACT OF STEEP GRADES BETWEEN BUILDINGS, BASED ON STREET SLOPES, AS FOLLOWS:
 - A. STREET GRADE 0.5-1.5% = GRADE AWAY FROM THE BUILDING AT A MAX. SLOPE OF 4:1 OR STEP FOUNDATION/DROP BRICK LEDGE. (REFER TO OPTIONS 1 AND 2 FROM CROSS SECTION B'-B', SHEET 1D.)
 - B. STREET GRADE 1.5-3.0% = STEP FOUNDATION/DROP BRICK LEDGE (REFER TO OPTION 2 FROM CROSS SECTION B'-B', SHEET 1D.)
 - C. STREET GRADE 3.0-8.0% = STEP FOUNDATION/DROP BRICK LEDGE EXPOSURE AND/OR RETAINING WALL. (MIN. 24" EXPOSURE BEFORE RETAINING WALL PERMITTED). (REFER TO OPTION 3 FROM CROSS SECTION B'-B', SHEET 1D.)

NOTES :

- * BUILDER SHALL ROUTE CONCENTRATED FLOW FROM DOWN SPOUTS/ROOF DRAINS AWAY FROM SIDEYARD RETAINING WALL OR PIPE DRAINAGE THROUGH RETAINING WALL AND DAYLIGHT AT BASE OF RETAINING WALL.

- ** RETAINING WALL HEIGHT EXCEPTIONS:
 - 1) LOW SIDE PORCH/SIDEWALK
 - 2) SIDELOAD GARAGE
 - 3) IRREGULAR SHAPED LOTS

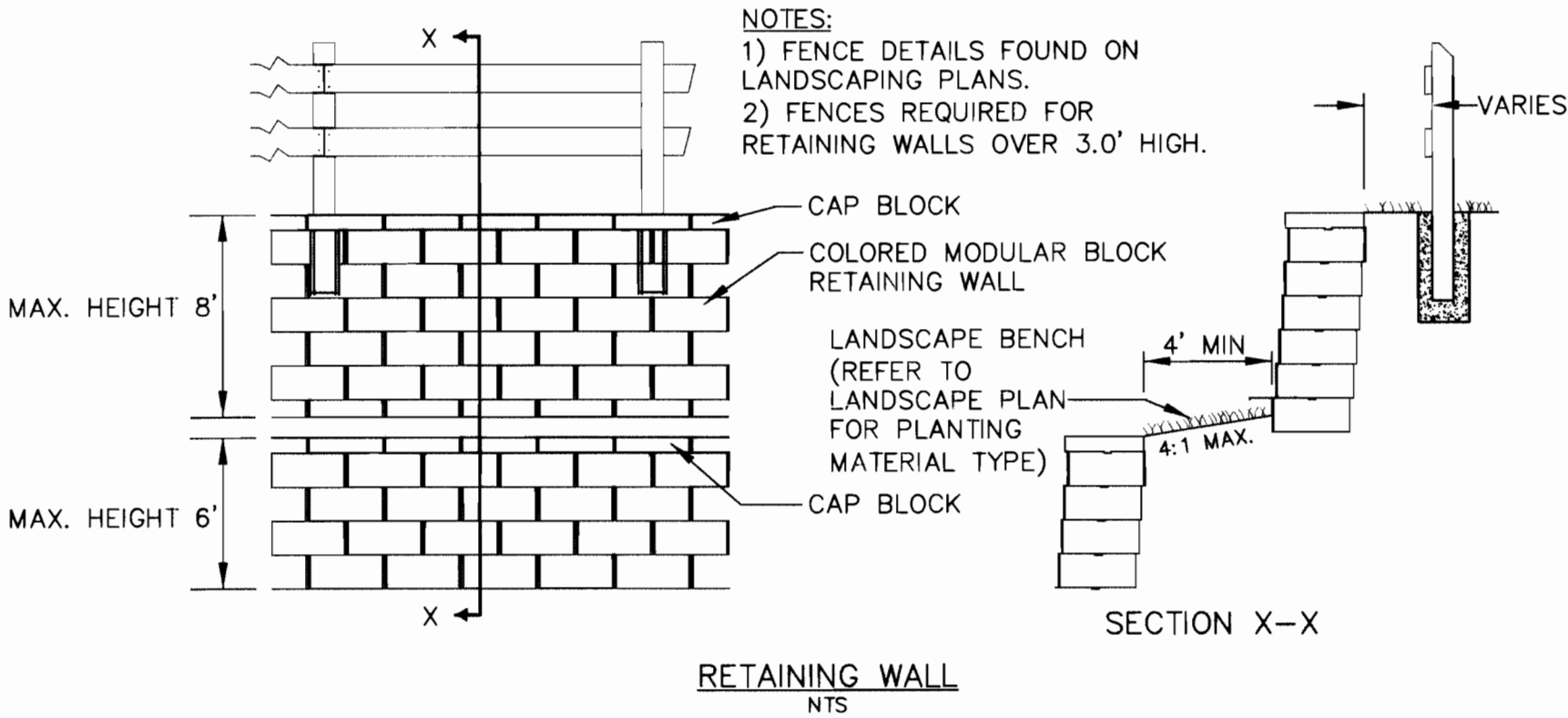
RETAINING WALL TO BE BUILT WITH OVERLOT GRADING (MAX. 6')

RETAINING WALL TO BE BUILT WITH OVERLOT GRADING (MAX. 8')

* OPTIONAL RETAINING WALL (MAX. 36")

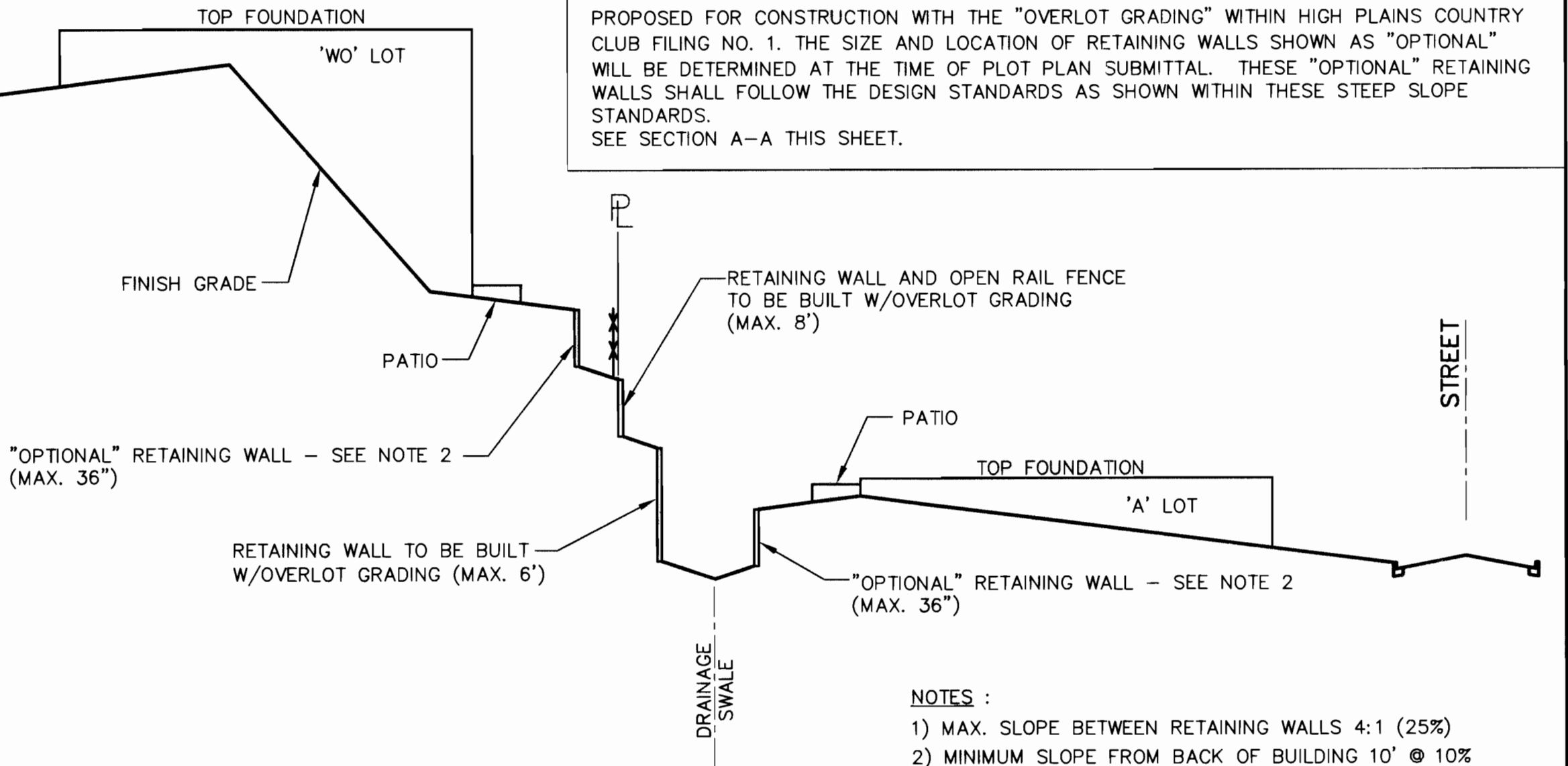
** PRIVATE SIDEWALK

NOT TO SCALE



NOTE:

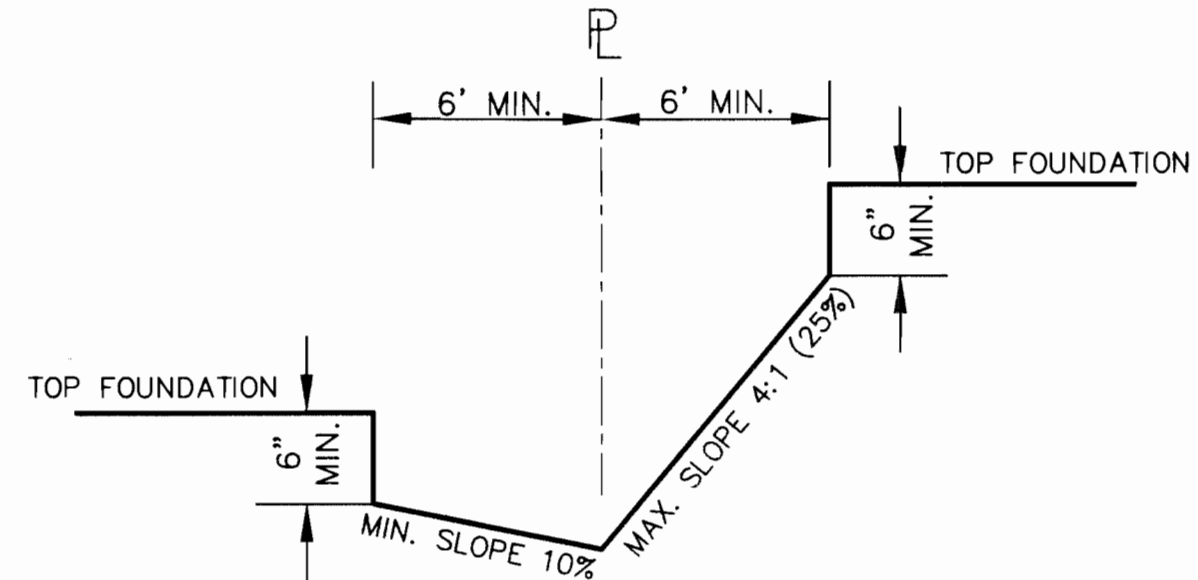
THESE STEEP SLOPE STANDARDS WERE APPROVED BY THE CITY OF AURORA AS PART OF THE HIGH PLAINS COUNTRY CLUB FRAME WORK DEVELOPMENT PLANS. NO RETAINING WALLS ARE PROPOSED FOR CONSTRUCTION WITH THE "OVERLOT GRADING" WITHIN HIGH PLAINS COUNTRY CLUB FILING NO. 1. THE SIZE AND LOCATION OF RETAINING WALLS SHOWN AS "OPTIONAL" WILL BE DETERMINED AT THE TIME OF PLOT PLAN SUBMITTAL. THESE "OPTIONAL" RETAINING WALLS SHALL FOLLOW THE DESIGN STANDARDS AS SHOWN WITHIN THESE STEEP SLOPE STANDARDS. SEE SECTION A-A THIS SHEET.



NOTES :

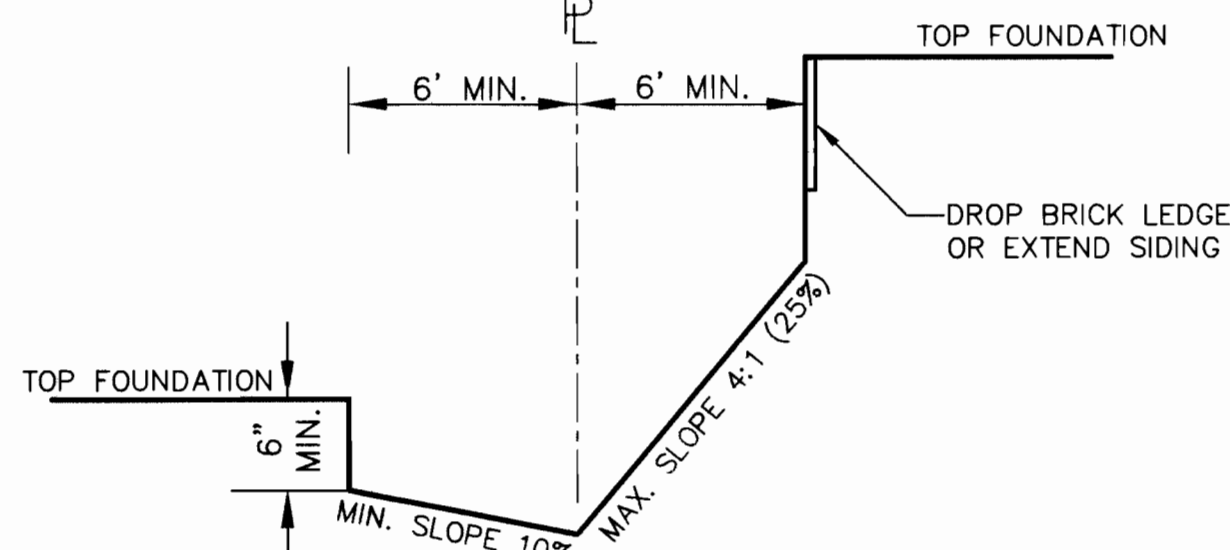
- 1) MAX. SLOPE BETWEEN RETAINING WALLS 4:1 (25%)
- 2) MINIMUM SLOPE FROM BACK OF BUILDING 10' @ 10% PER HOME BUYERS WARRANTY (HBW). ADD RETAINING WALL AS REQUIRED TO CREATE A MAINTAINABLE BACKYARD AREA. RETAINING WALL NOT TO EXCEED 36".
- 3) MINIMUM GRADE DIFFERENCE FROM TOP OF FOUNDATION TO FINISH GROUND = 6"
- 4) MINIMUM SWALE GRADE = 2%

CROSS SECTION A-A
NOT TO SCALE



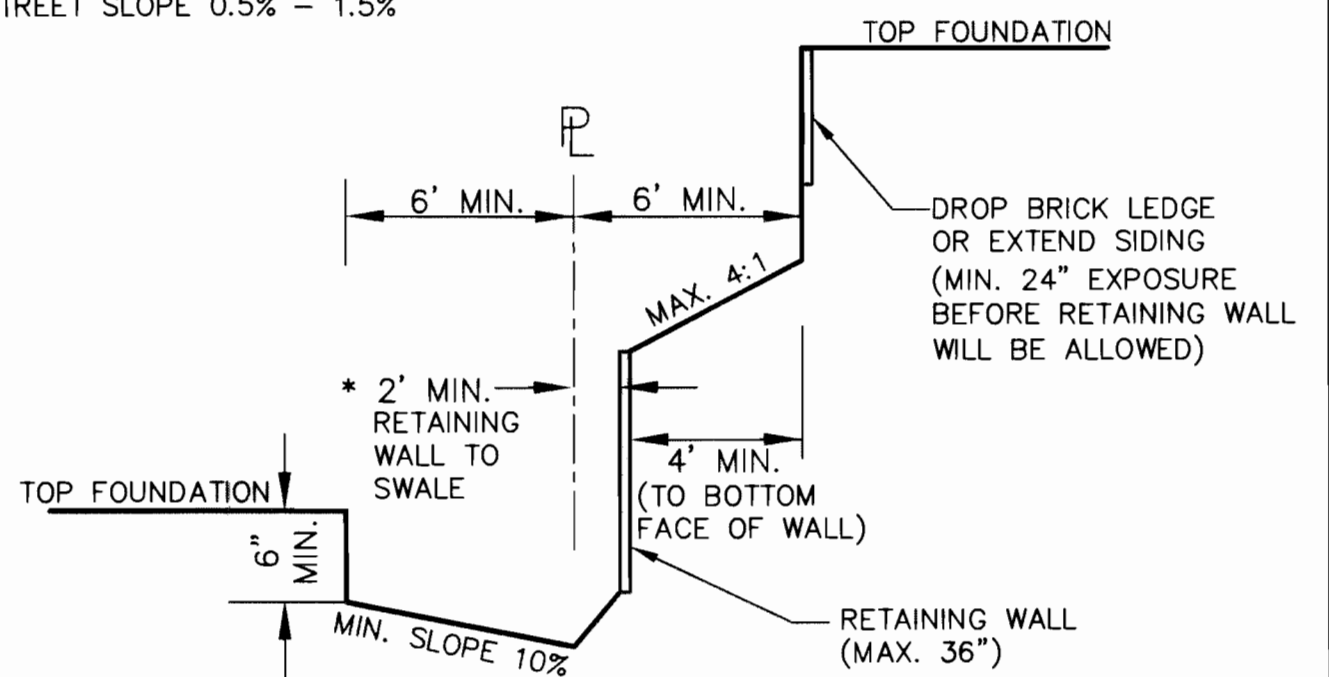
OPTION NO. 1
NOT TO SCALE

TO BE USED IN AREAS W/ TYPICAL STREET SLOPE 0.5% - 1.5%



OPTION NO. 2
NOT TO SCALE

DROP BRICK LEDGE OR EXTENDED SIDING
TYPICAL STREET SLOPE 0.5% - 3%



OPTION NO. 3
NOT TO SCALE

DROP BRICK LEDGE (OR EXTEND SIDING) AND RETAINING WALL
TYPICAL STREET SLOPE 3% OR GREATER

CROSS SECTION B-B

HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN
STEEP SLOPE STANDARDS

6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV
No.	Description	Date	By
Revisions			

Designed By
TES
Cad Opr.
GFP
Checked By
PJS
Scale
NONE



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Sheet
3

A PARCEL OF LAND SITUATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33;
THENCE S 88°11'14" E, A DISTANCE OF 2498.97 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 578.00 FEET, A
 CENTRAL ANGLE OF $00^{\circ}37'31''$ AND AN ARC LENGTH OF 63.15 FEET;
 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A
 CENTRAL ANGLE OF $89^{\circ}22'29''$ AND AN ARC LENGTH OF 39.00 FEET, THE CHORD OF WHICH BEARS
 S $44^{\circ}51'23''$ E, A DISTANCE OF 35.16 FEET;
 THENCE S $89^{\circ}32'37''$ E, A DISTANCE OF 7.02 FEET;
 THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 312.00 FEET, A
 CENTRAL ANGLE OF $03^{\circ}18'45''$ AND AN ARC LENGTH OF 18.04 FEET;
 THENCE N $87^{\circ}08'38''$ E, A DISTANCE OF 284.27 FEET;
 THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 435.00 FEET, A
 CENTRAL ANGLE OF $36^{\circ}23'02''$ AND AN ARC LENGTH OF 276.23 FEET;
 THENCE ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL
 ANGLE OF $76^{\circ}09'10''$ AND AN ARC LENGTH OF 26.58 FEET;
 THENCE ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $00^{\circ}18'47''$, A
 RADIUS OF 1511.00 FEET, AND AN ARC LENGTH OF 8.26 FEET;
 THENCE N $46^{\circ}16'16''$ W, A DISTANCE OF 125.44 FEET;
 THENCE N $48^{\circ}39'18''$ E, A DISTANCE OF 78.31 FEET;
 THENCE N $51^{\circ}48'52''$ E, A DISTANCE OF 76.98 FEET;
 THENCE N $54^{\circ}06'55''$ E, A DISTANCE OF 56.54 FEET;
 THENCE N $55^{\circ}37'34''$ E, A DISTANCE OF 55.84 FEET;
 THENCE N $58^{\circ}10'15''$ E, A DISTANCE OF 154.59 FEET;
 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF
 $21^{\circ}20'36''$, A RADIUS OF 218.00 FEET, AND AN ARC LENGTH OF 81.21 FEET, THE CHORD OF WHICH BEARS S
 $47^{\circ}31'10''$ E, A DISTANCE OF 80.74 FEET;
 THENCE S $36^{\circ}50'52''$ E, A DISTANCE OF 25.78 FEET;
 THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF $95^{\circ}30'32''$, A
 RADIUS OF 20.00 FEET, AND AN ARC LENGTH OF 33.34 FEET;
 THENCE N $58^{\circ}39'40''$ E, A DISTANCE OF 27.18 FEET;
 THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $45^{\circ}09'41''$, A
 RADIUS OF 617.00 FEET, AND AN ARC LENGTH OF 486.33 FEET;
 THENCE N $13^{\circ}29'59''$ E, A DISTANCE OF 667.37 FEET;
 THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 493.00 FEET, A
 CENTRAL ANGLE OF $33^{\circ}53'39''$ AND AN ARC LENGTH OF 291.64 FEET;
 THENCE N $47^{\circ}23'38''$ E, A DISTANCE OF 14.58 FEET;
 THENCE N $42^{\circ}36'22''$ W, A DISTANCE OF 124.15 FEET;
 THENCE N $10^{\circ}02'36''$ E, A DISTANCE OF 17.88 FEET;
 THENCE N $47^{\circ}23'38''$ E, A DISTANCE OF 864.86 FEET;
 THENCE S $38^{\circ}27'43''$ E, A DISTANCE OF 32.92 FEET;
 THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 233.00 FEET, A
 CENTRAL ANGLE OF $12^{\circ}10'58''$ AND AN ARC LENGTH OF 49.54 FEET;
 THENCE S $50^{\circ}38'41''$ E, A DISTANCE OF 30.25 FEET;
 THENCE N $38^{\circ}09'39''$ E, A DISTANCE OF 136.03 FEET;
 THENCE S $50^{\circ}38'41''$ E, A DISTANCE OF 2.37 FEET;
 THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL
 ANGLE OF $97^{\circ}16'39''$ AND AN ARC LENGTH OF 33.96 FEET;
 THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 388.00 FEET, A
 CENTRAL ANGLE OF $28^{\circ}49'58''$ AND AN ARC LENGTH OF 195.25 FEET;
 THENCE ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A
 CENTRAL ANGLE OF $93^{\circ}05'00''$ AND AN ARC LENGTH OF 40.62 FEET TO THE POINT OF BEGINNING;

2) ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.

3) RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER ACROSS ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME HEREBY DESIGNATED AS "FIRE LANE & UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."

4) THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING FOR EACH INDIVIDUAL LOT WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. THE HOMEOWNER'S ASSOCIATION SHALL MAINTAIN AND REPLACE LANDSCAPING MATERIALS IN THE COMMON AREAS.

5) ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

6) 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.

7) NO ARCHITECTURAL FEATURES (I.E. ROOF OVERHANGS, FIREPLACES, BAY WINDOWS, CANTILEVERED WALLS, FOOTERS, FOUNDATIONS, BALCONIES, DECKS, POOLS, ETC.) OF ANY BUILDING IS ALLOWED TO ENCROACH INTO AN EASEMENT.

8) NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE 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 ET CETERA 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.

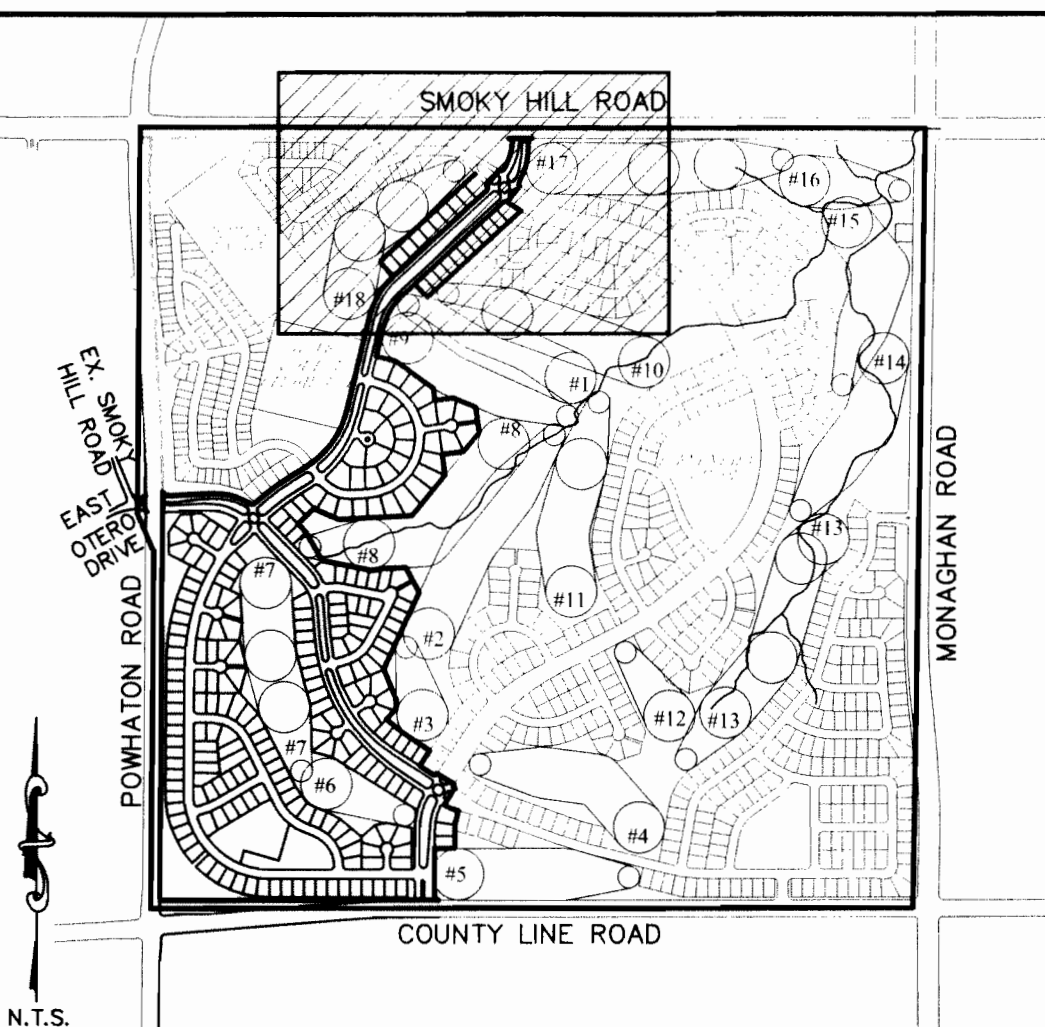
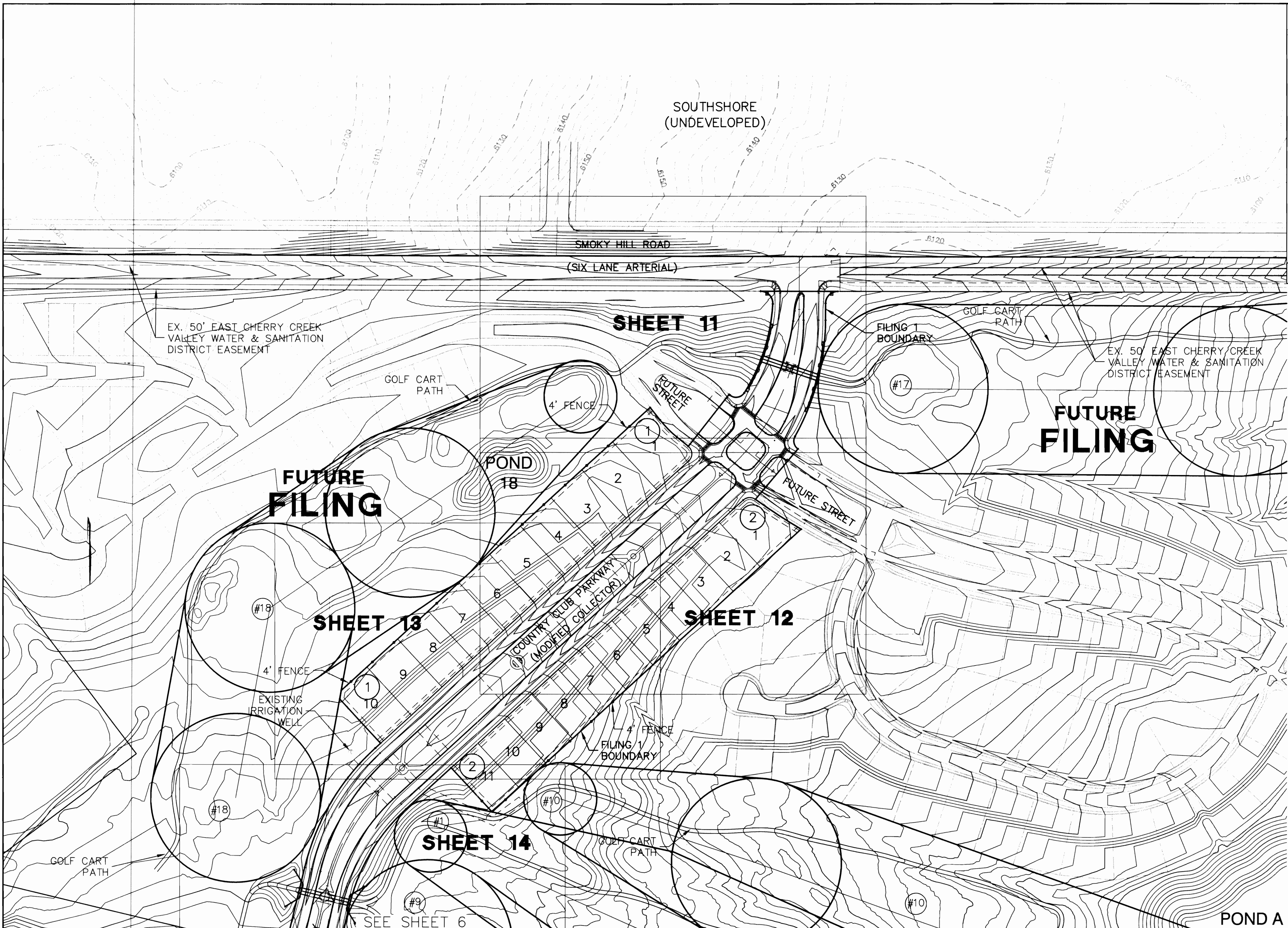
9) SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING, A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

10) FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

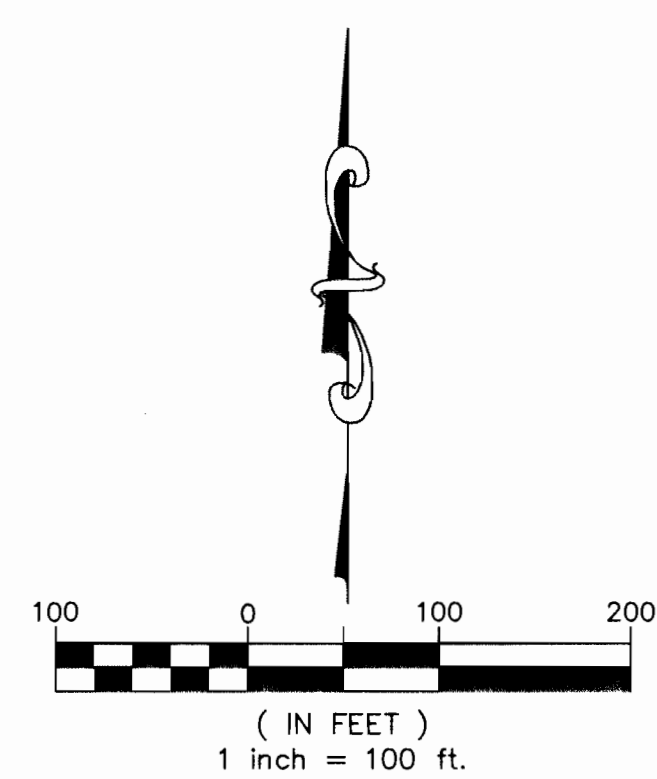
THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

- 12) ALL UTILITIES SHALL BE UNDERGROUND.
- 13) SETBACKS SHOWN ARE MINIMUM AND ARE SUBJECT TO INCREASE IN ORDER TO ALLOW FOR A CITY REQUIRED FOUR FOOT STAGGER IN FRONT YARDS AND OTHER BUILDING VARIATIONS.
- 14) ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS AND/OR PRIVATE UTILITIES.
- 15) TRACTS "A" THROUGH "U", TRACTS "W" THROUGH "BB" ARE TO BE PRIVATELY OWNED AND MAINTAINED. TRACT "V" IS DEDICATED TO THE CITY OF AURORA FOR UTILITY PURPOSES.
- 16) DEVELOPMENT WITHIN HIGH PLAINS COUNTRY CLUB FILING NO. 1 SHALL BE CONSISTENT WITH THE DESIGN GUIDELINES APPROVED ON 28 MARCH 2003.
- 17) RIGHT OF WAY FOR INGRESS AND EGRESS TO THE CITY OF AURORA IS HEREBY GRANTED OVER, ACROSS ON AND THROUGH ANY AND ALL UTILITY EASEMENTS AND MAINTENANCE PATHS FROM CART PATHS OR PUBLIC R.O.W. TO MAINTAIN UTILITIES.
- 18) LOWEST FLOOR ELEVATION (LFE) TO BE A MINIMUM OF 2.0' (TWO FEET) ABOVE THE 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION OR THE 100-YEAR POND WATER SURFACE ELEVATION.
- 19) TWO-TIER RETAINING WALLS WILL BE USED IN LIEU OF A SINGLE RETAINING WALL WHEN HEIGHTS EXCEED 6 FEET. THE TWO-TIER WALLS WILL HAVE A LANDSCAPED PLANTING STRIP BETWEEN THE WALLS TO ACCOMMODATE THE REQUIRED PLANTINGS. (SEE SHEET 3).
- 20) SANITARY SEWER PIPE WILL BE OF TYPE C-900 WHEN USED UNDER PONDS AND BETWEEN HOMES FOR A DISTANCE OF UPSTREAM MANHOLE TO DOWNSTREAM MANHOLE. THIS WILL BE INDICATED ON THE FUTURE CONSTRUCTION PLANS.
- 21) THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FUNDING OF 25 % OF THE SIGNAL INSTALLATION COSTS AT THE INTERSECTION OF SMOKY HILL ROAD AND POWHATAN ROAD, AND THE INTERSECTION OF COUNTY LINE ROAD AND POWHATAN ROAD. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FUNDING OF 100 % OF THE SIGNAL INSTALLATION COSTS AT THE ENTRANCE ROADS IF AND WHEN SIGNAL WARRANTS ARE SATISFIED, UNLESS ADJACENT PROPERTY OWNER INTENDS TO MATCH LOCATION, IN WHICH CASE DEVELOPER SHALL BE RESPONSIBLE FOR 50 % OF THE COSTS. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE NOS. 1 THROUGH 8 AS DESCRIBED IN THE 2000 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. FOR WARRANT PURPOSES, MINOR STREET APPROACH TRAFFIC SHALL BE COMPRISED OF ALL THE THROUGH AND LEFT-TURN LANE MOVEMENTS AND 50 % OF THE RIGHT TURN MOVEMENTS. A SIGNAL PHASING AGREEMENT (INITIATED BY CITY) SHALL BE SIGNED BY THE OWNER/DEVELOPER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- 22) ALL FENCING AND LANDSCAPING FOR THE CITY OF AURORA WATER TANK AND BOOSTER PUMP STATION, TRACT V, SHALL CONFORM WITH THE APPROVED HIGH PLAINS COUNTRY CLUB FDP COMMUNITY DESIGN STANDARDS.
- 23) THE BUILDING ARCHITECTURE FOR THE CITY OF AURORA BOOSTER PUMP STATION, TRACT V, SHALL CONFORM WITH THE APPROVED HIGH PLAINS COUNTRY CLUB FDP COMMUNITY DESIGN STANDARDS.
- 24) ALL SANITARY SEWER SERVICES AND WATER SERVICE LATERALS CROSSING THE MODIFIED COLLECTOR MEDIAN SHALL BE SLEEVED WHERE TREES ARE PLANTED WITHIN THE UTILITY EASEMENT AND TRACT V AS SHOWN ON THE LANDSCAPE PLAN. HIGHWAYS WILL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE ENTIRE SANITARY SERVICE FROM THE STRUCTURE TO THE MAIN.
- 25) THE DEVELOPER IS RESPONSIBLE FOR COORDINATION OF FUNDING OF STREET LIGHTS ADJACENT TO PUBLIC ROADWAYS. THE LOCATIONS OF THE STREET LIGHTS WILL BE COORDINATED WITH SHIRLEY GRAYSON, OF THE CITY OF AURORA PUBLIC WORKS (303-739-7300).
- 26) REFER TO THE MAINTENANCE OF TRAFFIC PLANS, SHEETS 38, 39, & 40, FOR THE PHASING REQUIRED TO MAINTAIN VEHICULAR ACCESS TO PROPERTIES ADJACENT TO HIGH PLAINS COUNTRY CLUB FILING NO. 1.
- 27) TWO PARKING SPACES PLUS TWO GUEST PARKING STALLS ARE REQUIRED PER DWELLING UNIT. THE GUEST PARKING STALLS CAN BE PROVIDED ON A RESIDENTIAL DRIVEWAY LEADING TO A DWELLING UNIT'S PRIVATE GARAGE.
- 28) THE DEVELOPER/APPLICANT IS RESPONSIBLE FOR SIGNING, STRIPING AND BARRICADING ON ALL COLLECTORS AND ARTERIAL STREETS PER CITY SPECIFICATIONS.
- 29) FIRE ACCESS/VERTICAL CONSTRUCTION - PRIOR TO ANY VERTICAL CONSTRUCTION, THERE SHALL BE ADEQUATE ALL WEATHER ACCESS ROADWAYS PROVIDED. THESE TEMPORARY ACCESS ROADWAYS SHALL NOT BE LESS THAN 15 FT. IN WIDTH. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIXED ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NORMAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAYS MATERIALS.
- 30) ALL TRAFFIC CONTROL SIGNS AND STRIPING (IF REQUIRED) SHALL BE INSTALLED PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 31) IT IS THE DEVELOPER RESPONSIBILITY TO PROVIDE CONDUITS AND PULL BOXES FOR FUTURE TRAFFIC SIGNALS PER STANDARD DETAIL TE-10.
- 32) A SIGNAGE AND STRIPING PLAN PER MUTCD SHALL BE SUBMITTED WITH THE CIVIL DRAWINGS AND APPROVED BY THE TRAFFIC ENGINEER PRIOR TO THE ISSUING OF C.O.'S.
- 33) THE APPLICANT SHALL COMPLETE THE ARTERIAL ROADWAY IMPROVEMENTS AS SHOWN IN THE HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING NO. 1'S ARTERIAL ROADWAY PLANS, COA #204037, PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY (C.O.) WITH THE FOLLOWING EXCEPTIONS: POWHATAN ROAD BETWEEN EAST MINERAL DRIVE AND EAST COUNTY LINE ROAD AND THE EAST OTERO DRIVE INTERSECTION IMPROVEMENTS. THESE IMPROVEMENTS SHALL BE COMPLETED WITHIN ONE YEAR OF THE COMPLETION OF THE OFF-SITE SMOKY HILL ROAD REALIGNMENT (1/2 WIDTH OF THE ULTIMATE SECTION). TWO POINTS OF PUBLIC ACCESS TO OLD SMOKY HILL ROAD MUST BE MAINTAINED AT ALL TIMES FOR THE EXISTING RESIDENTS."
- 34) ALL STORM SEWER IS PUBLIC UNLESS NOTED OTHERWISE.
- 35) PER THE DIRECTION OF THE PLANNING, UTILITIES, AND PARKS DEPARTMENTS THE NAC (TRACTS V AND W) SHALL BE DESIGNED AFTER THE WATER TANK HAS BEEN INSTALLED AND FINISHED GRADES HAVE BEEN SURVEYED.
- 36) THE SANITARY SEWER MAIN AND LATERALS BETWEEN BLOCKS 1 AND 2 ARE TO BE PLATTED AND CONSTRUCTED WITH PHASE 1, THE LOTS WILL BE DEVELOPED WITH PHASE 6. NO CO'S WILL BE ISSUED FOR THE LOTS LOCATED IN BLOCKS 1 AND 2; BLOCK 3, LOTS 23-25; BLOCKS 5, 6 AND 7; BLOCK 8, LOTS 23-52; BLOCK 9, LOTS 30-45; BLOCK 10, LOTS 5-13; BLOCK 11, LOTS 2-6 AND BLOCK 12 UNTIL THE SANITARY SEWER OUTFALL IS CONSTRUCTED.
- 37) THE DEVELOPER SHALL PARTICIPATE IN THE DESIGN OF THE TANK SITE AS IT RELATES TO NAC II.
- 38) THE FDP'S SHARE OF THE FEE FOR THE SMOKY HILL ROAD BRIDGE EXPANSION MUST BE EXACTED PRIOR TO THE RECORDATION OF THE FIRST PLAT FOR THE FDP.
- 39) REFER TO THE ANNEXATION AGREEMENT, RECORDED JULY 12, 1988, BOOK 5479, PAGES 229-244 AND THE HIGH PLAINS COUNTRY CLUB DEVELOPMENT AGREEMENT BETWEEN THE CITY OF AURORA AND HEARTLAND COLORADO, LLC DATED JUNE 3, 2003.
- 40) THE OTERO INTERSECTION SHALL BE COMPLETED BY THE APPLICANT, WITH THE UNDERSTANDING THAT HALF OF THE COSTS WILL BE REIMBURSED BY OTHERS OR BY THE CITY OF AURORA. THIS WILL BE COMPLETED PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY FOR HIGH PLAINS FILING NO. 1.

HIGH PLAINS COUNTRY CLUB 2003-4013-25



HIGH PLAINS COUNTRY CLUB - FILING NO.1
KEY MAP



No.	Description	Date	By
6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV

Designed By
TJS
Cad Opr.
GFP
Checked By
PJS
Scale
1" = 100' H



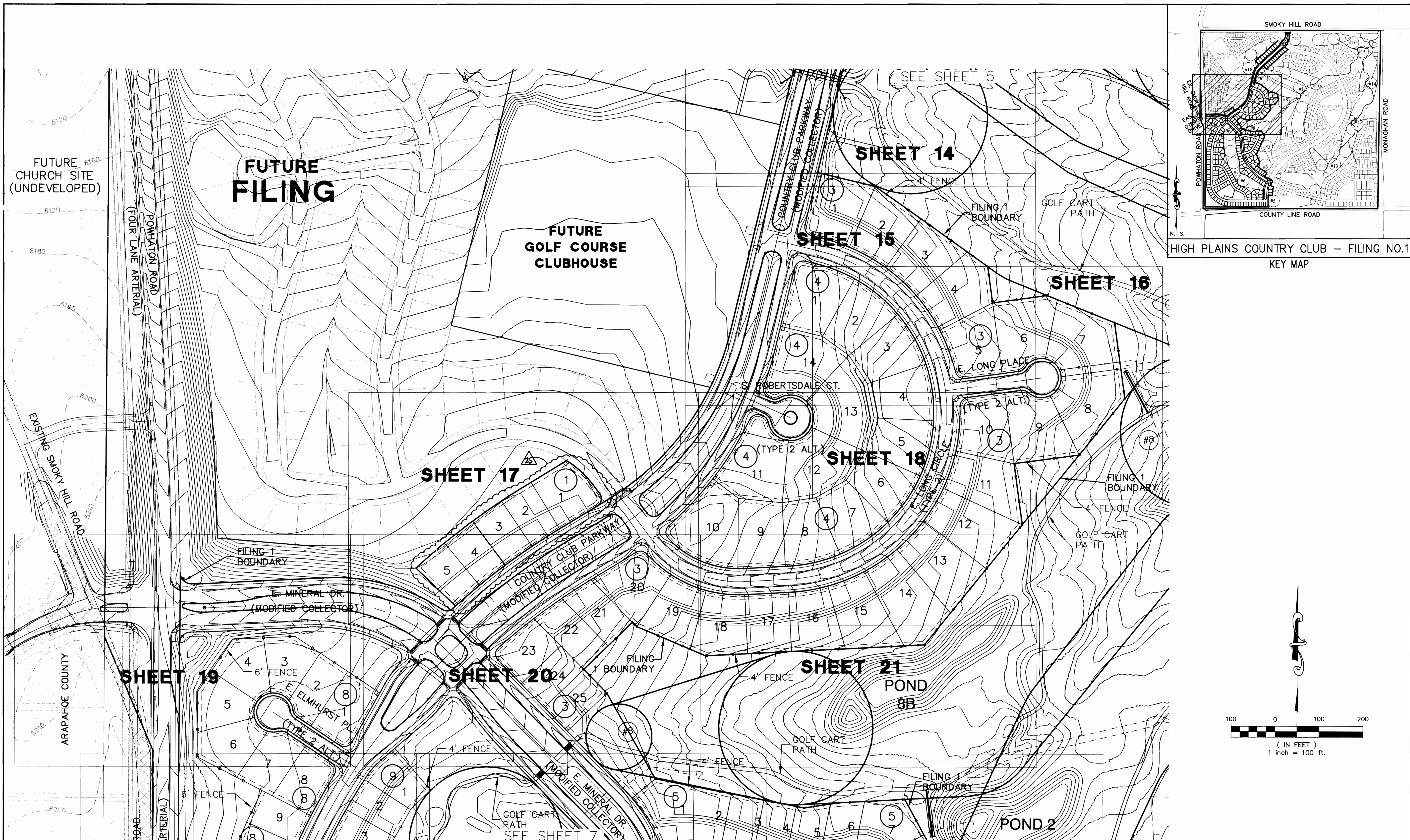
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DEVELOPER
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Varnell Roberts
9990 Park Meadows Drive
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Phone: (303) 754-0600

HIGH PLAINS COUNTRY CLUB - FILING NO. 1

**SITE PLAN
OVERALL PLAN**

Project No.
87003310 SPPLC
Date
4/14/03
Sheet
5



No.	Description	Date	By
7	ADDED 5 LOTS -- CSP AMENDMENT	11/11/05	TJS
6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV
Revisions			

Designed By
TJS
Cad Opr.
GFP
Checked By
PJS
Scale
1" = 100' H



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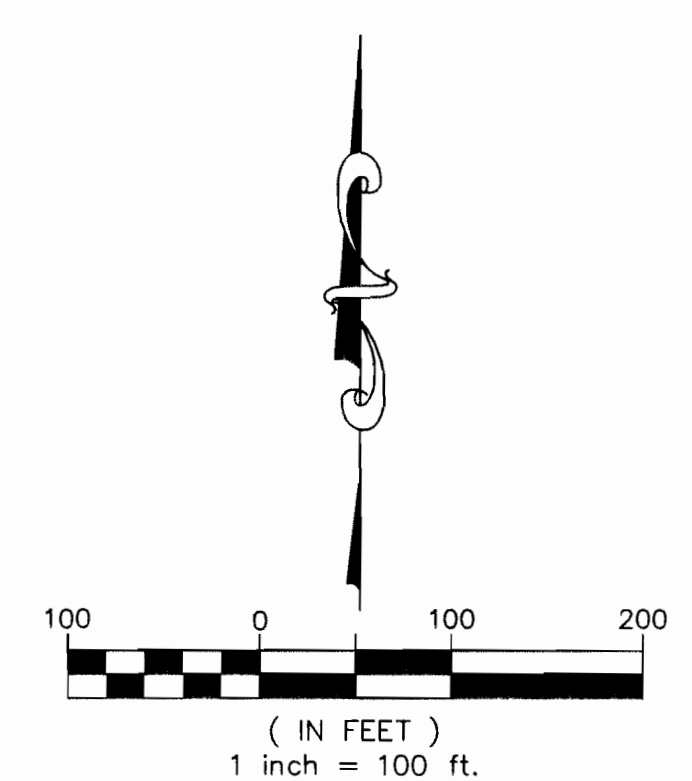
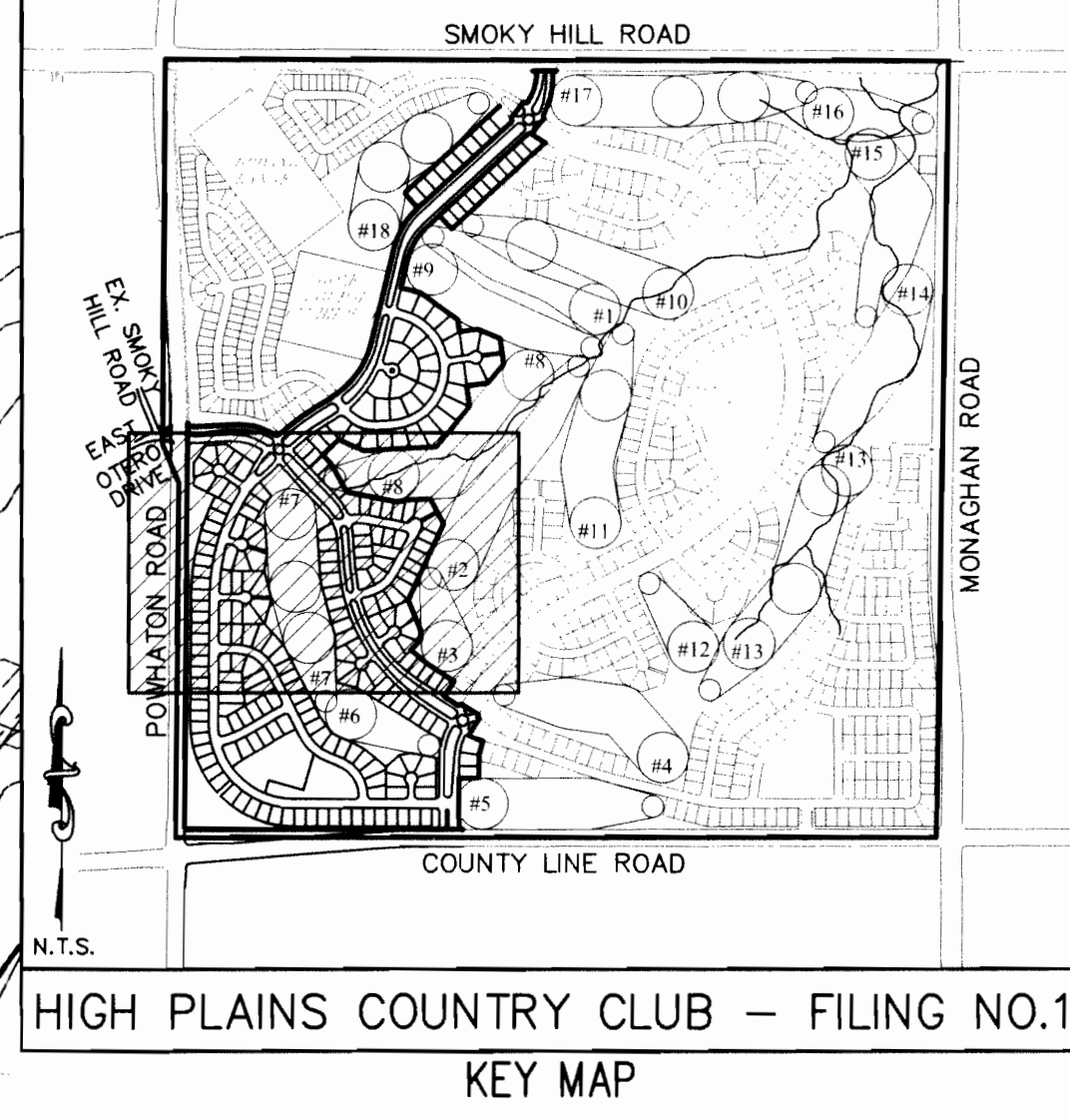
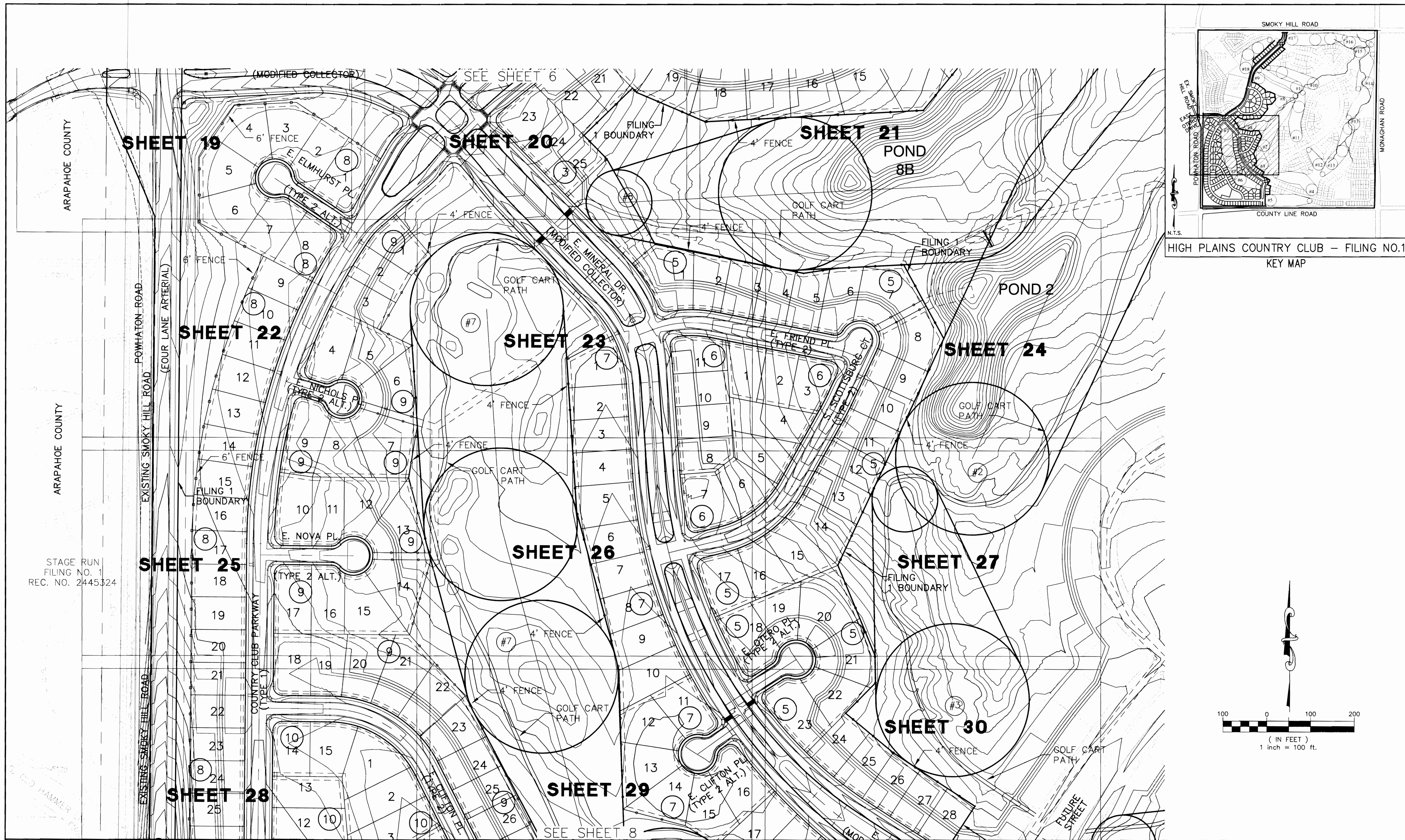
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LENNAR COLORADO, LLC
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HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN
OVERALL PLAN

Project No.
87003310 SPPL02-HP
Date
Sheet
6



No.	Description	Date	By
6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV

Designed By	TJS
Cad Opr.	GFP
Checked By	PJS
Scale	1" = 100' H

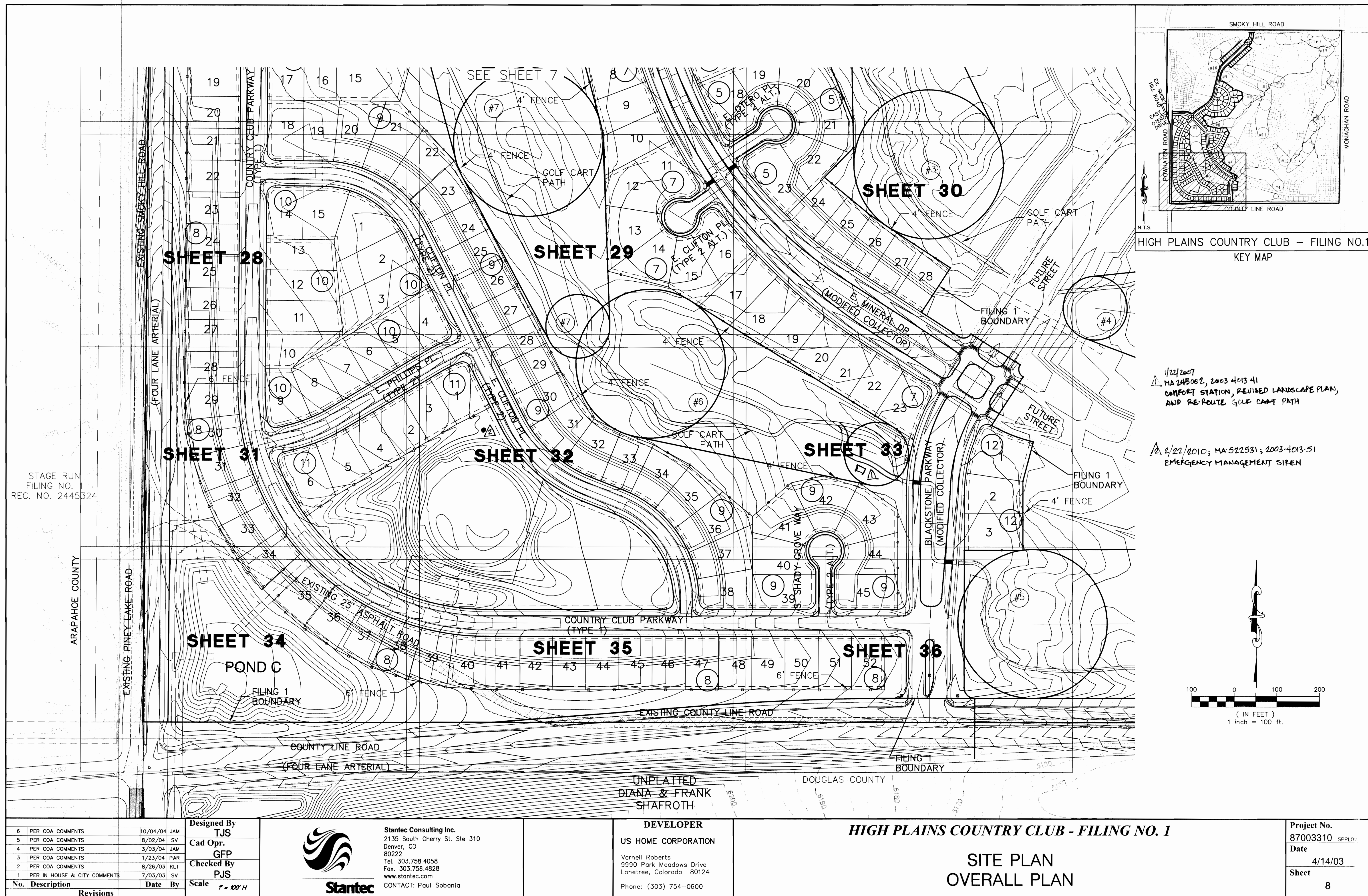



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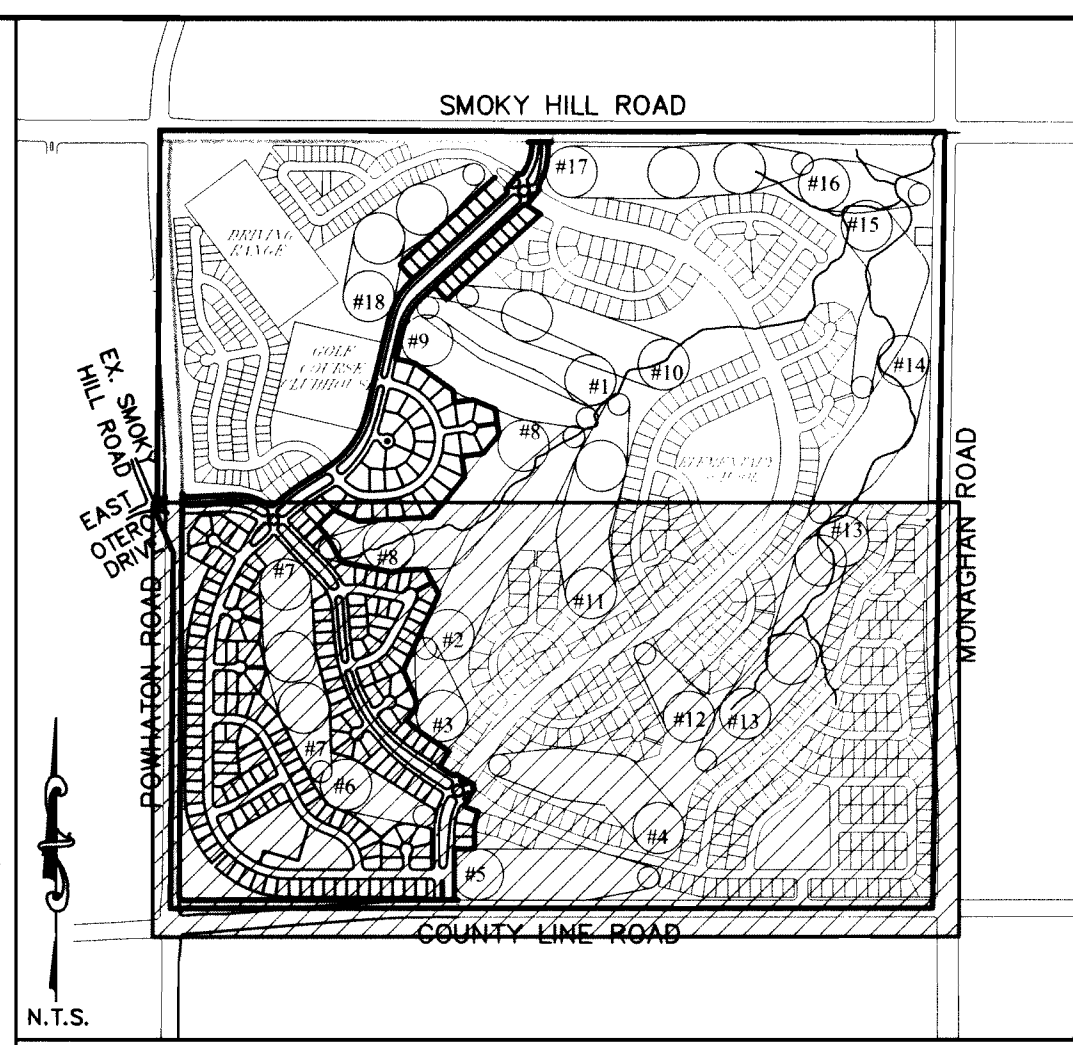
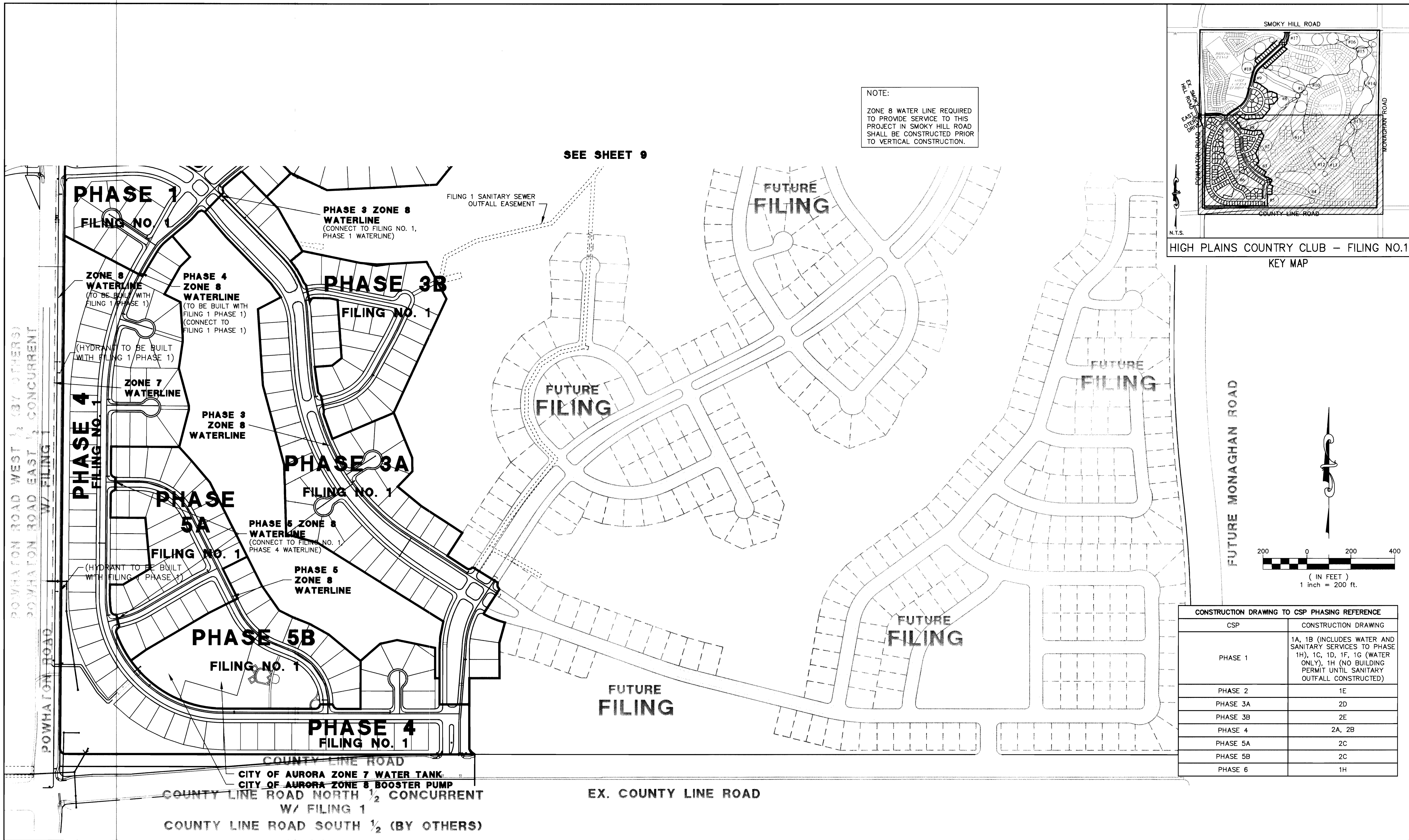
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HIGH PLAINS COUNTRY CLUB - FILING NO. 1
SITE PLAN OVERALL PLAN

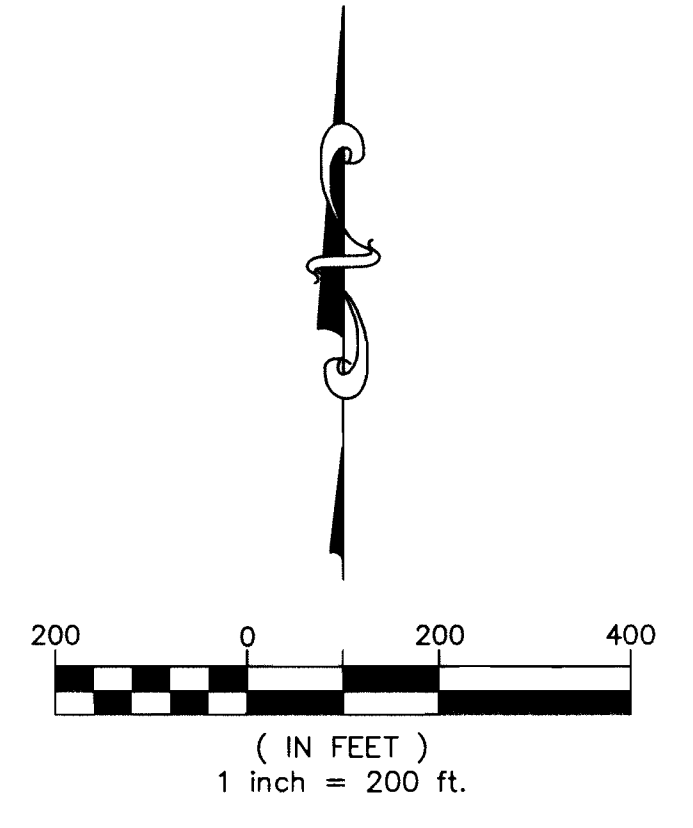
Project No.	87003310
Date	4/14/03
Sheet	7



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6	PER COA COMMENTS	10/04/04	JAM																																																								
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Sheet	8																																																										



HIGH PLAINS COUNTRY CLUB - FILING NO.1
KEY MAP



CONSTRUCTION DRAWING TO CSP PHASING REFERENCE	
CSP	CONSTRUCTION DRAWING
PHASE 1	1A, 1B (INCLUDES WATER AND SANITARY SERVICES TO PHASE 1H), 1C, 1D, 1F, 1G (WATER ONLY), 1H (NO BUILDING PERMIT UNTIL SANITARY OUTFALL CONSTRUCTED)
PHASE 2	1E
PHASE 3A	2D
PHASE 3B	2E
PHASE 4	2A, 2B
PHASE 5A	2C
PHASE 5B	2C
PHASE 6	1H

7	PER COA COMMENTS	10/04/04	JAM
6	PER COA COMMENTS	8/02/04	SV
5	PER COA COMMENTS	3/03/04	JAM
4	PER COA COMMENTS	1/23/04	PAR
3	PER COA COMMENTS	12/31/03	AAC
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV
No.	Description	Date	By
Revisions			

Designed By
TJS
Cad Opr.
GFP
Checked By
PJS
Scale
1" = 200' H

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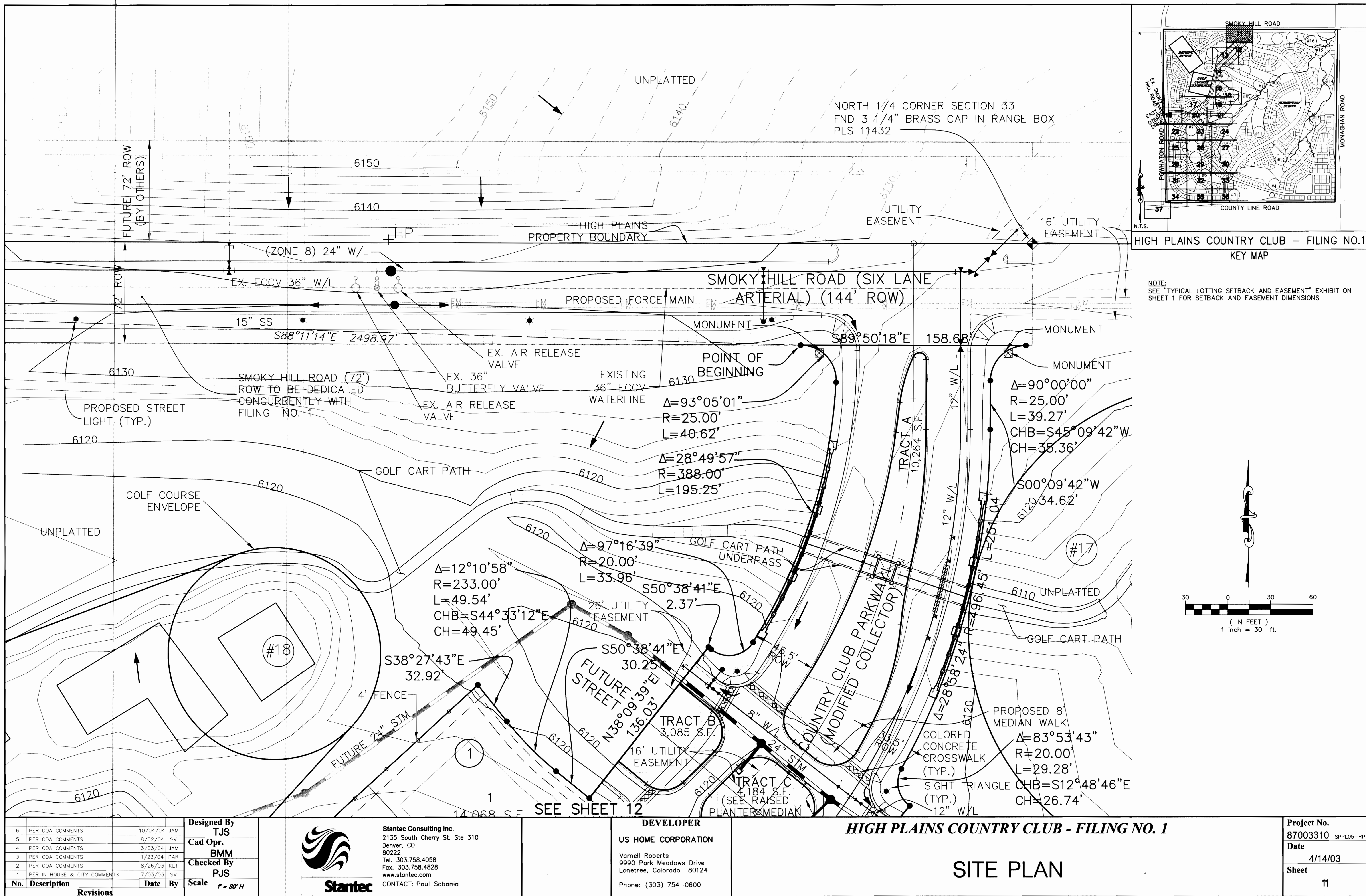
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HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN
OVERALL PHASING MAP

Project No.	87003310
Date	4/14/03
Sheet	10



No.	Description	Date	By	Revisions	
				Scale	T = 30' H
6	PER COA COMMENTS	10/04/04	JAM		
5	PER COA COMMENTS	8/02/04	SV		
4	PER COA COMMENTS	3/03/04	JAM		
3	PER COA COMMENTS	1/23/04	PAR		
2	PER COA COMMENTS	8/26/03	KLT		
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV		

Designed By
TJS
Cad Opr.
BMM
Checked By
PJS
Scale
T = 30' H



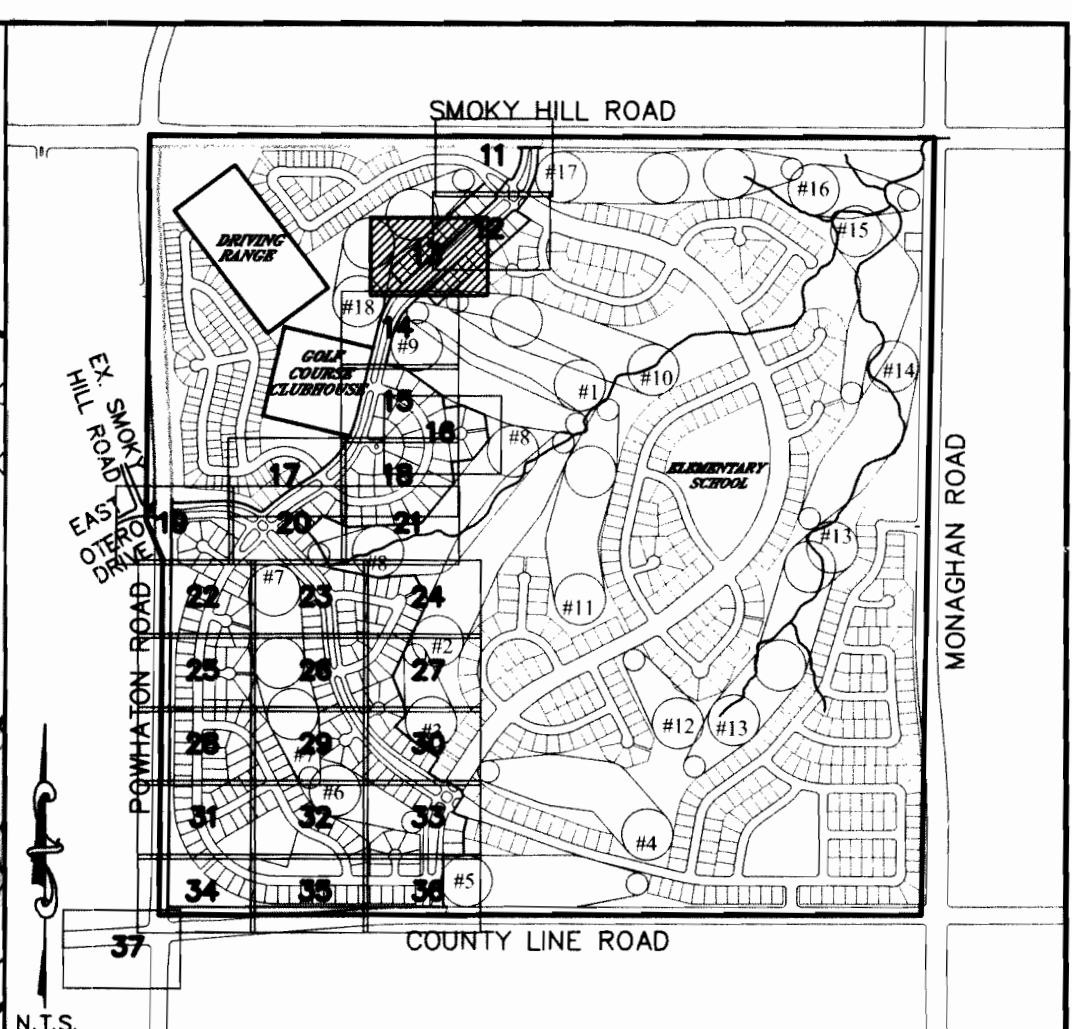
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HIGH PLAINS COUNTRY CLUB - FILING NO. 1

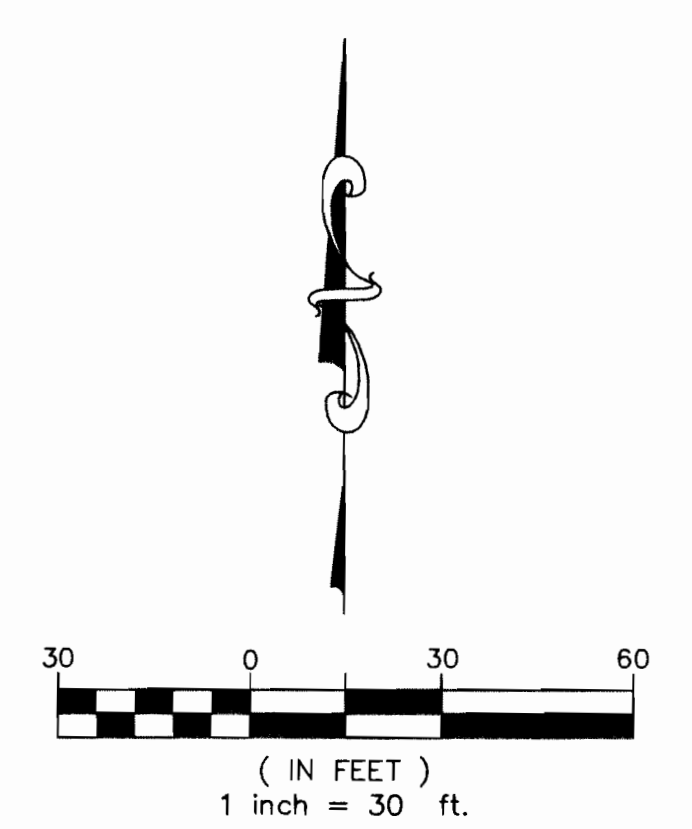
SITE PLAN

Project No.
87003310 SPPL05-HP
Date
4/14/03
Sheet
11



HIGH PLAINS COUNTRY CLUB - FILING NO.1
KEY MAP

NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS



No.	Description	Revisions
6	PER COA COMMENTS	
5	PER COA COMMENTS	
4	PER COA COMMENTS	
3	PER COA COMMENTS	
2	PER COA COMMENTS	
1	PER IN HOUSE & CITY COMMENTS	

Designed By TJS	10/04/04 JAM
Cad Opr. BMM	8/02/04 SV
Checked By PJS	3/03/04 JAM
	1/23/04 PAR
	8/26/03 KLT
	7/03/03 SV
Scale	1" = 30' H

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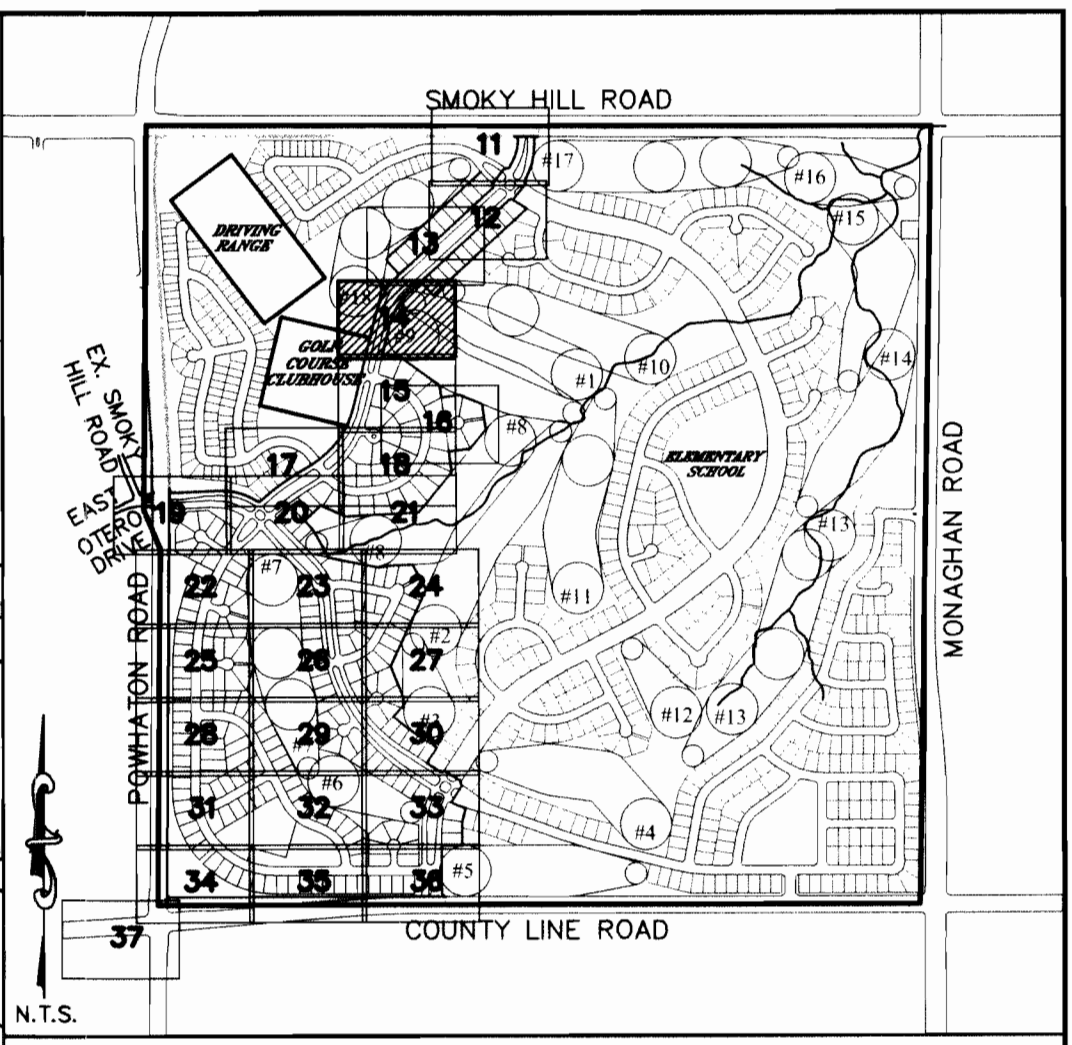
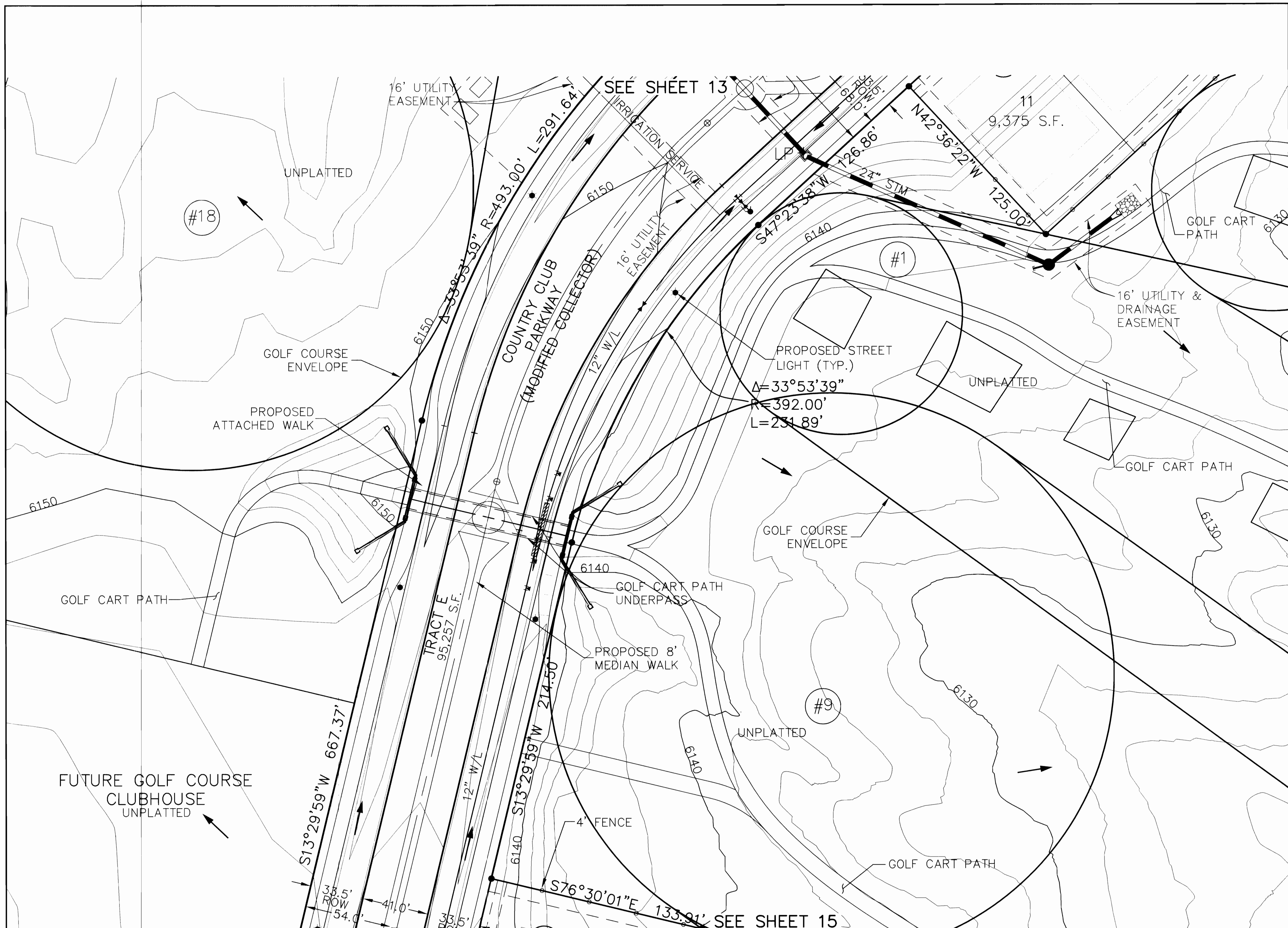
HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

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87003310 SPPL05-HP

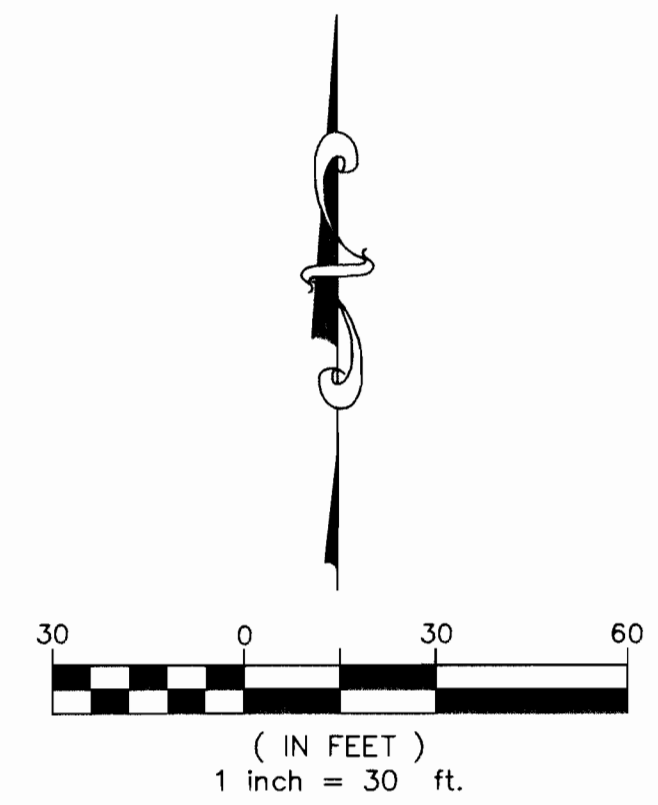
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4/14/03

Sheet
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HIGH PLAINS COUNTRY CLUB - FILING NO.1
KEY MAP

NOTE:
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SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS



No.	Description	Date	By
6	PER COA COMMENTS	10/04/04	JAM
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4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV


No.	Description	Date	By
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV

Designed By
TJS

Cad Opr.
BMM

Checked By
PJS

Scale
1" = 30' H

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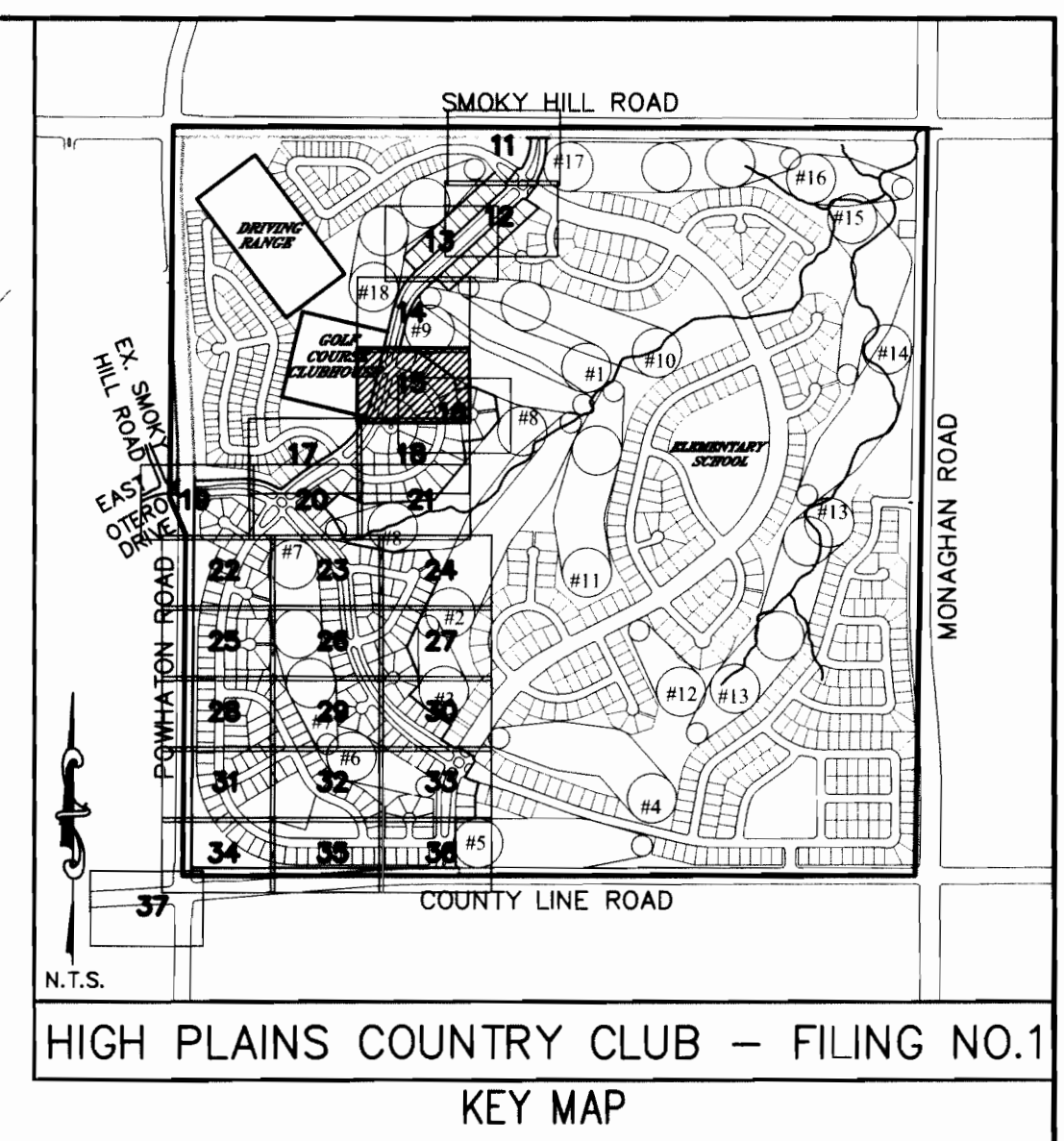
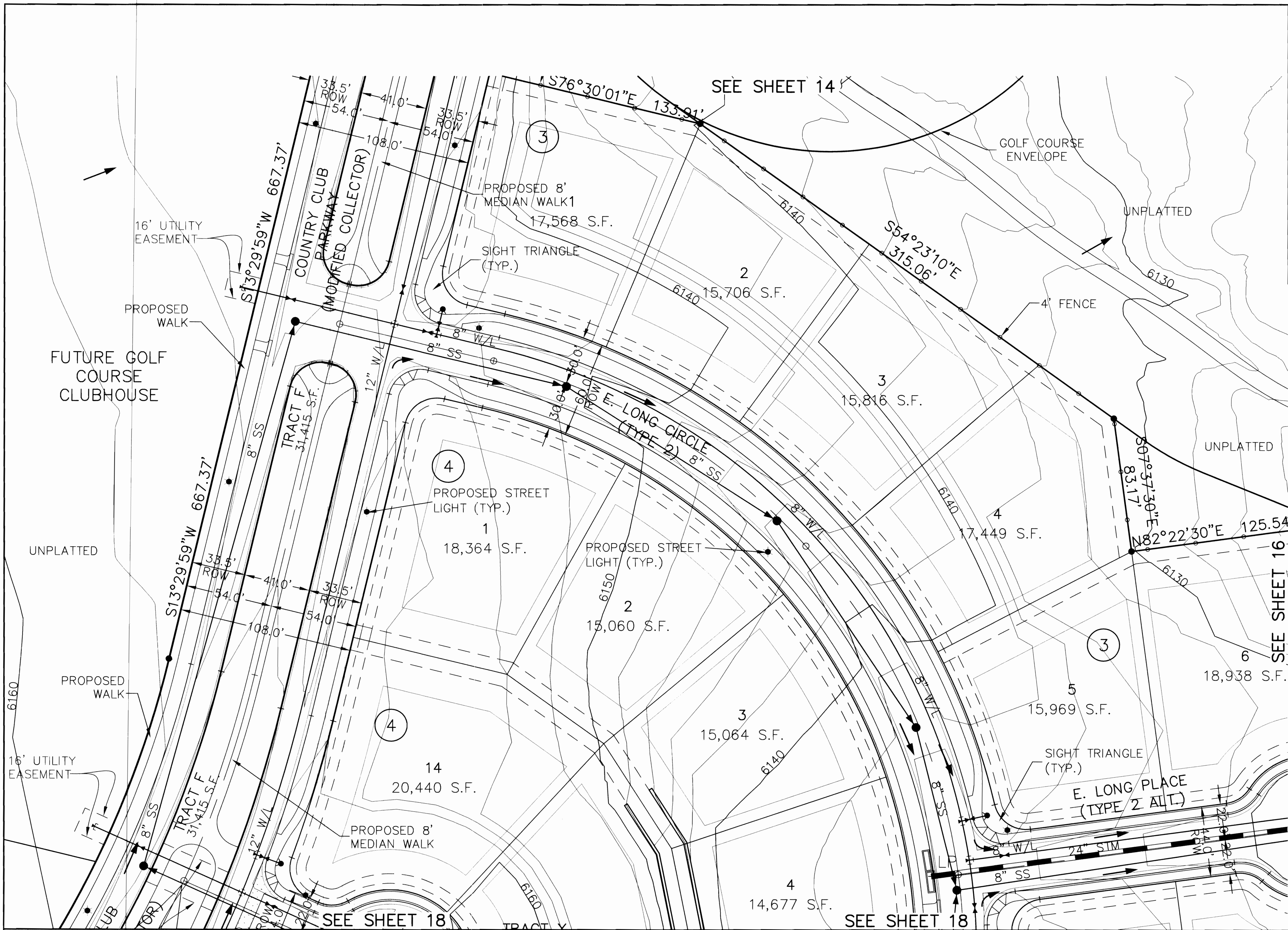
HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

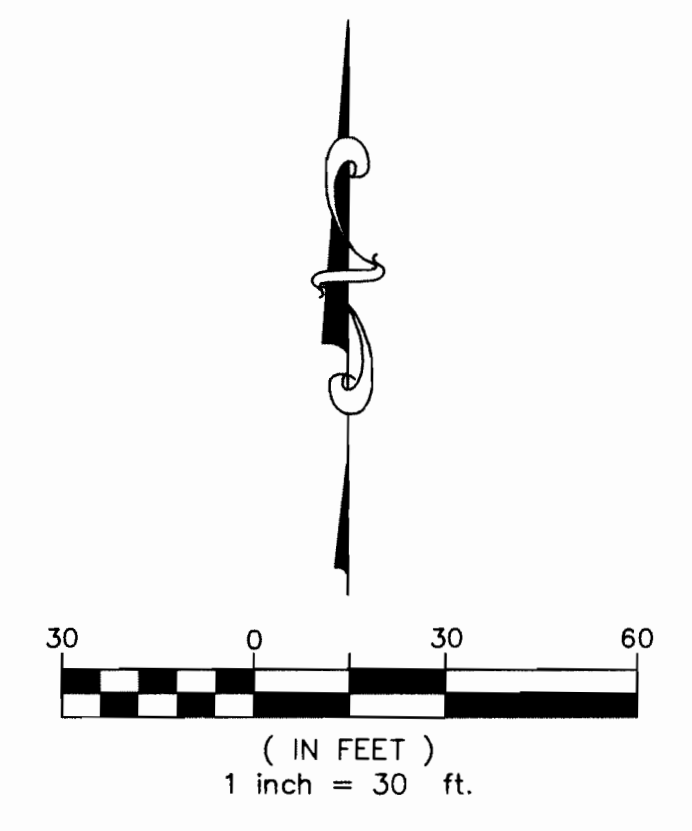
Project No.
87003310 SPPL01

Date
4/14/03

Sheet
14



NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS



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6	PER COA COMMENTS	10/04/04	JAM
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TJS
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Scale
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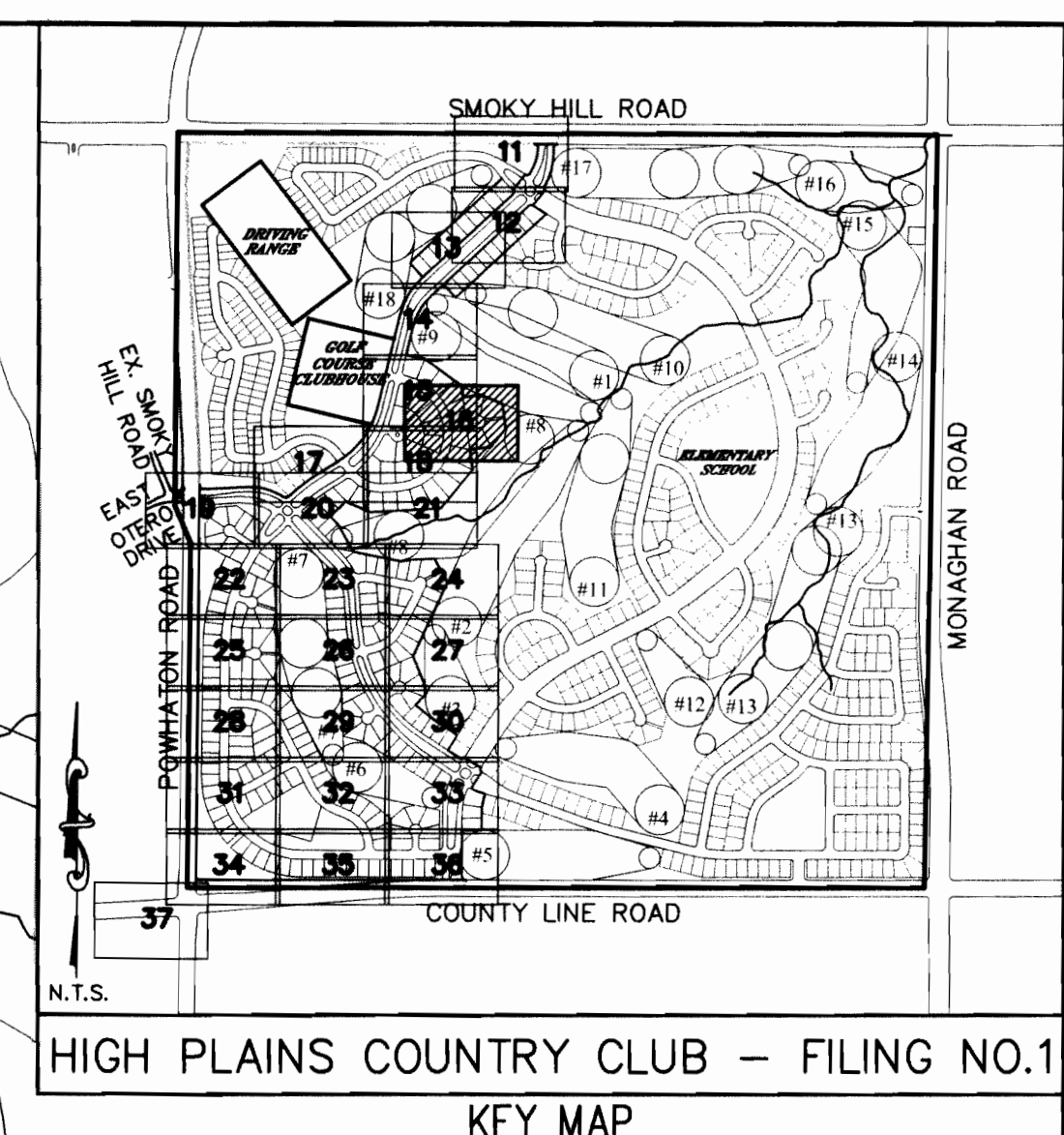
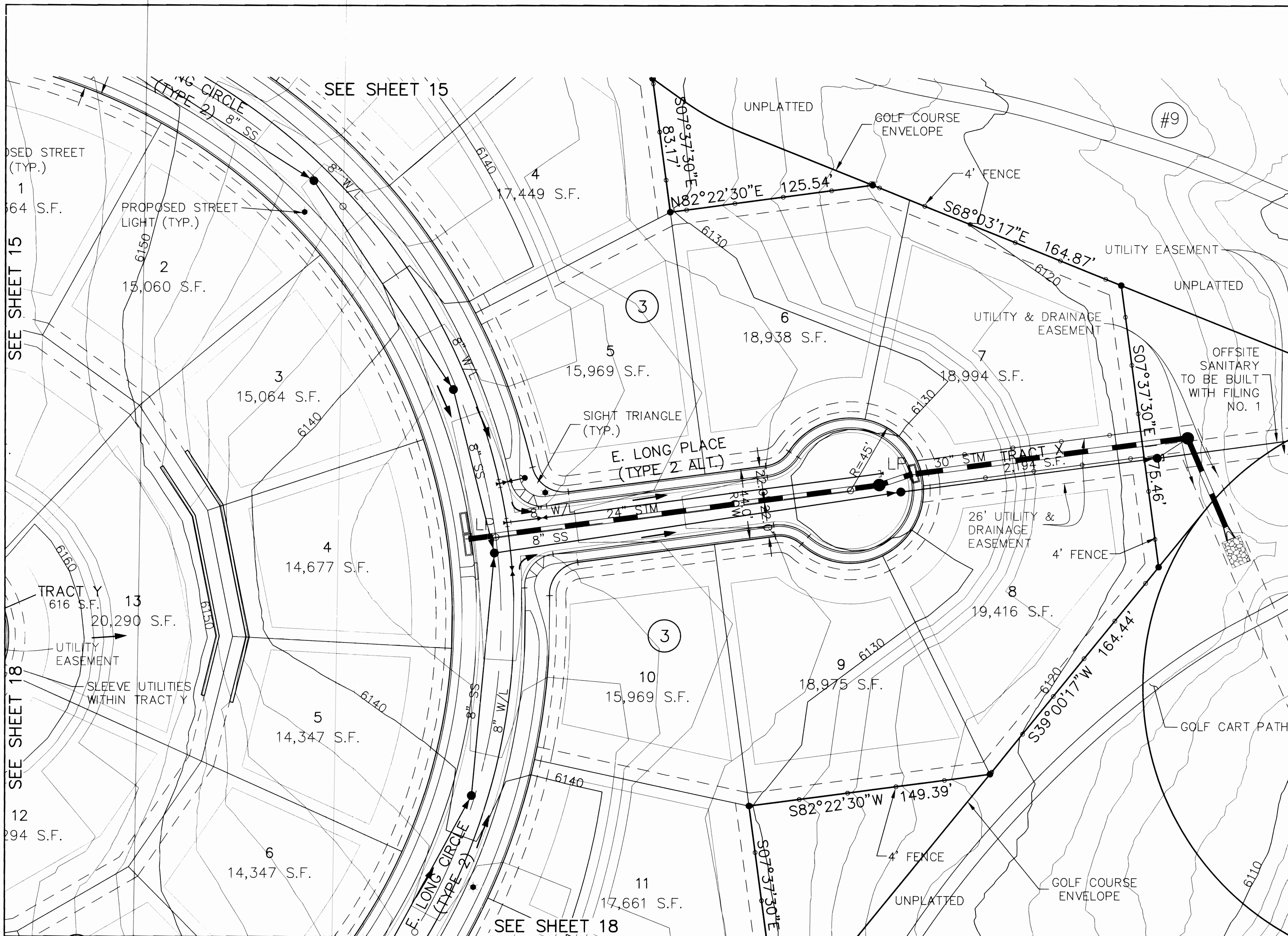
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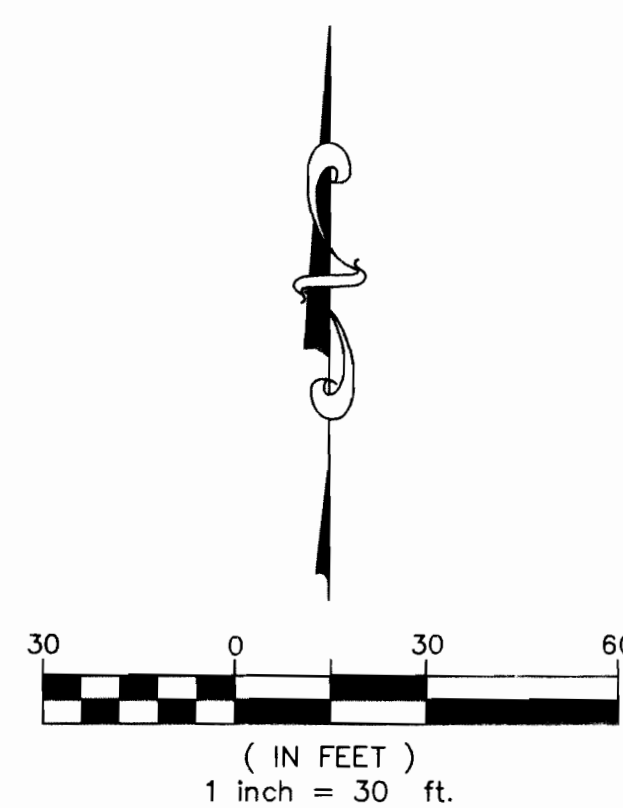
HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

Project No.
87003310 SPPL05-HP
Date
4/14/03
Sheet
15



NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS



No.	Description	Date	By
6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV

Designed By
TJS
Cad Opr.
BMM
Checked By
PJS
Scale
1" = 30' H



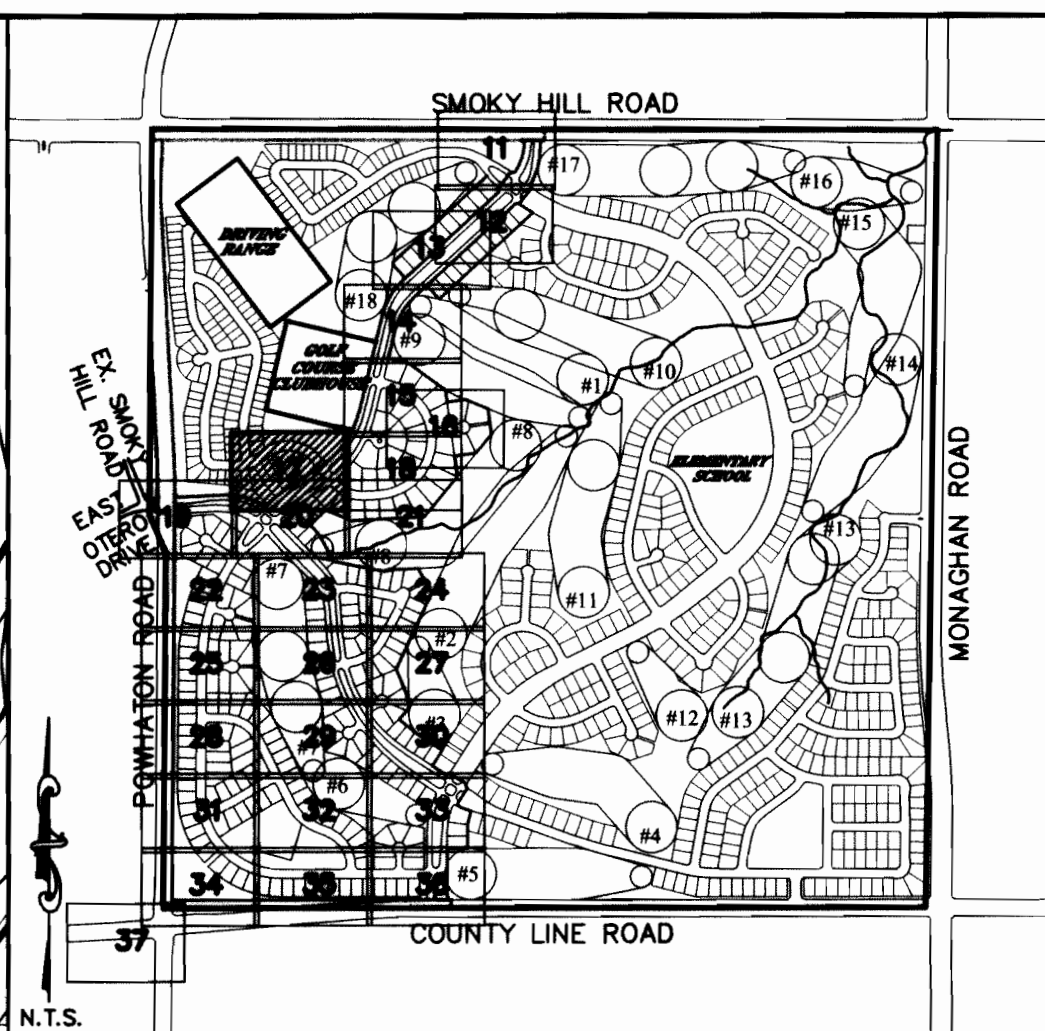
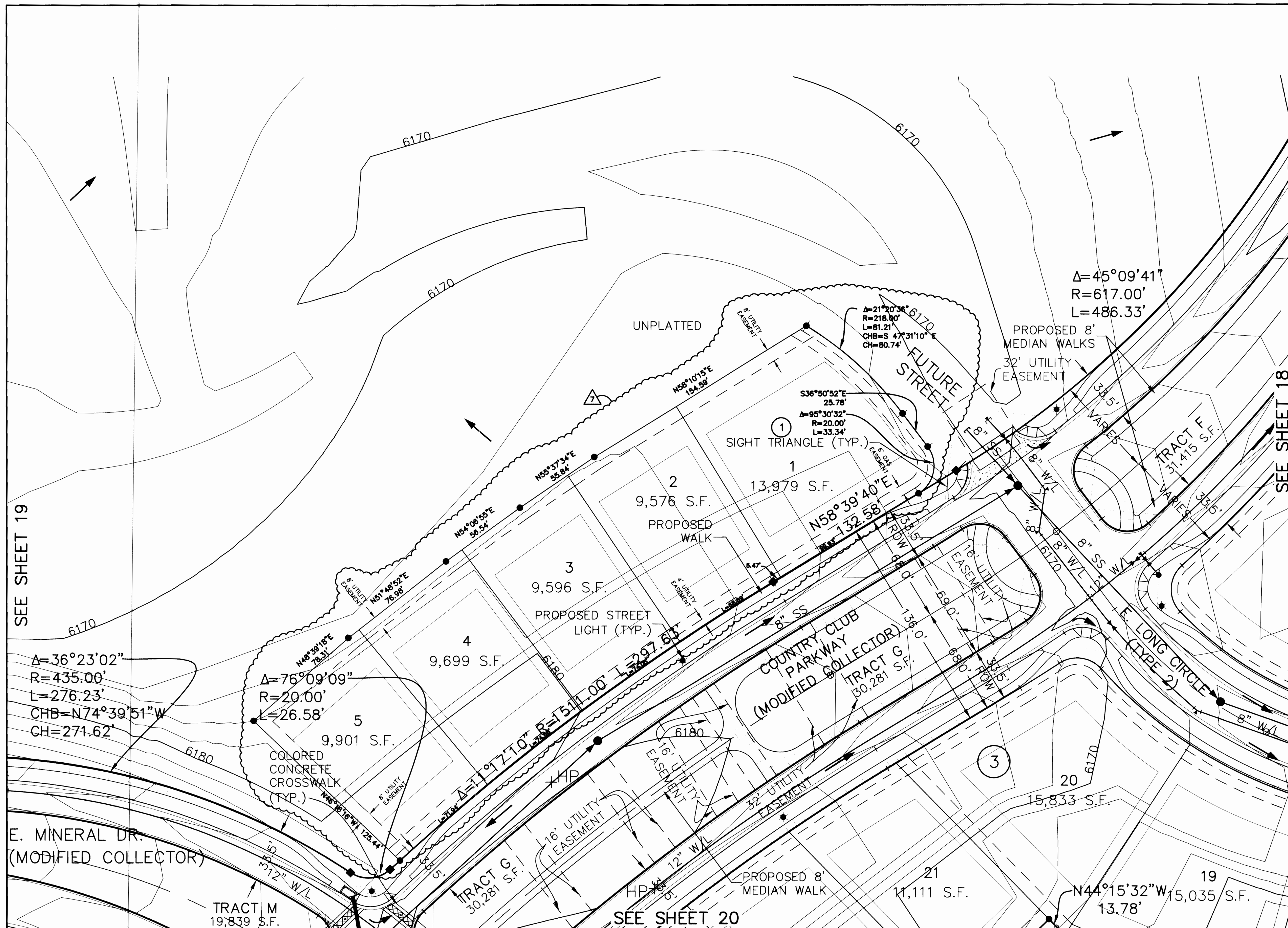
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SITE PLAN

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4/14/03
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HIGH PLAINS COUNTRY CLUB - FILING NO. 1
KEY MAP

NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON
SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS

SEE SHEET 19

SEE SHEET 18

SEE SHEET 20

No.	Description	Revisions
7	ADDED 5 LOTS - CSP AMENDMENT	11/11/05 TJS
6	PER COA COMMENTS	10/04/04 JAM
5	PER COA COMMENTS	8/02/04 SV
4	PER COA COMMENTS	3/03/04 JAM
3	PER COA COMMENTS	1/23/04 PAR
2	PER COA COMMENTS	8/26/03 KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03 SV

Designed By	TJS
Cad Opr.	BMM
Checked By	PJS
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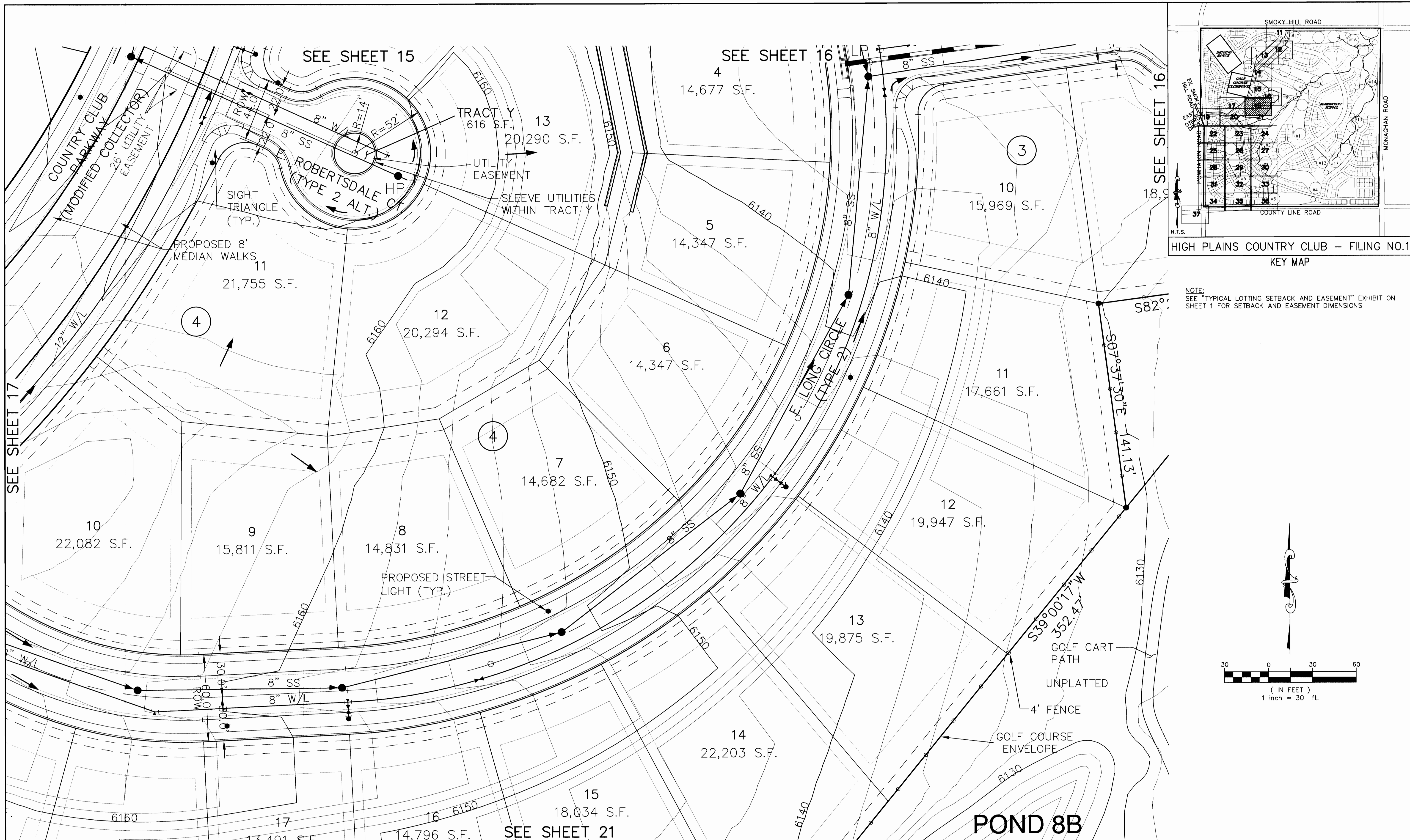
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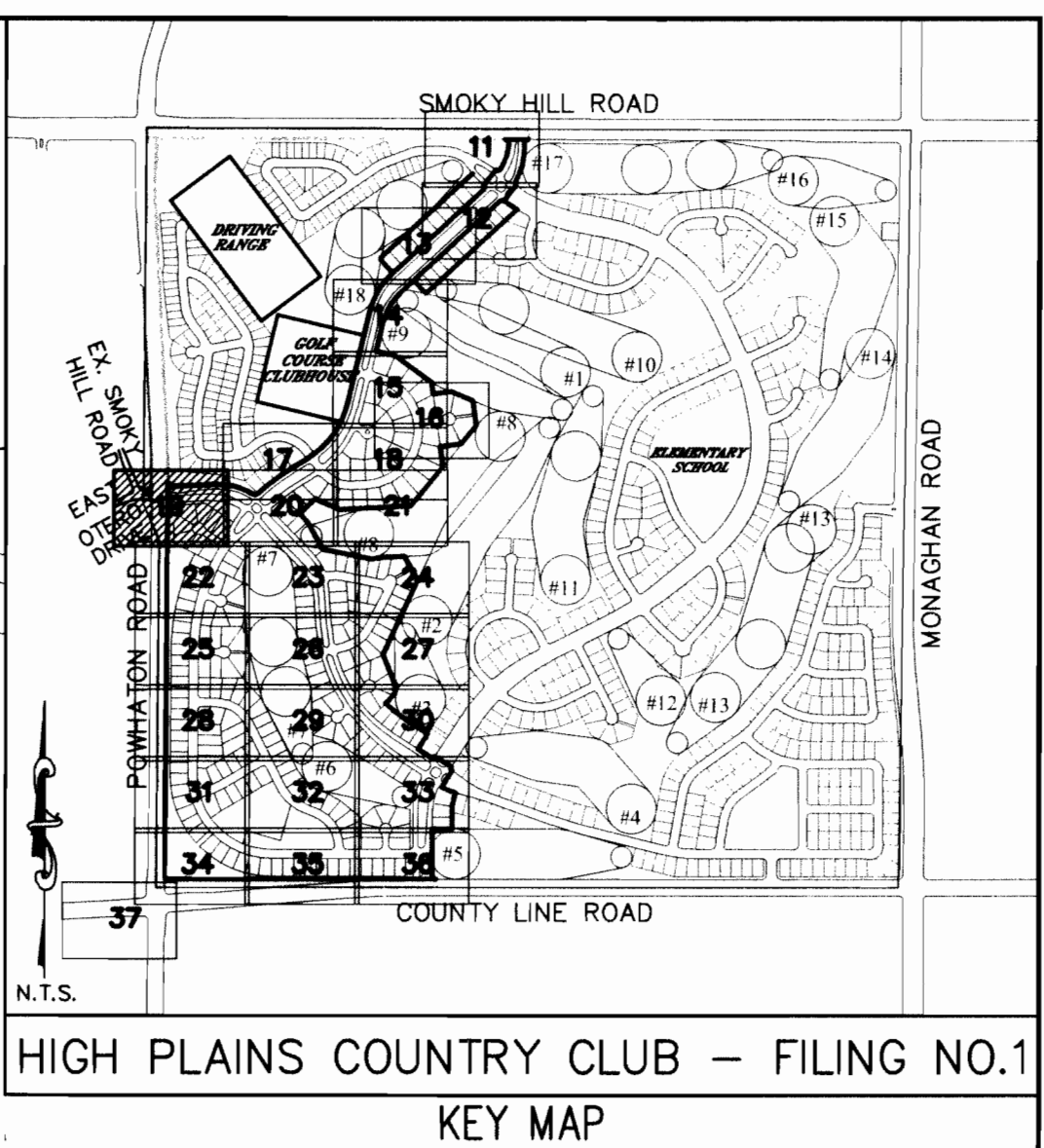
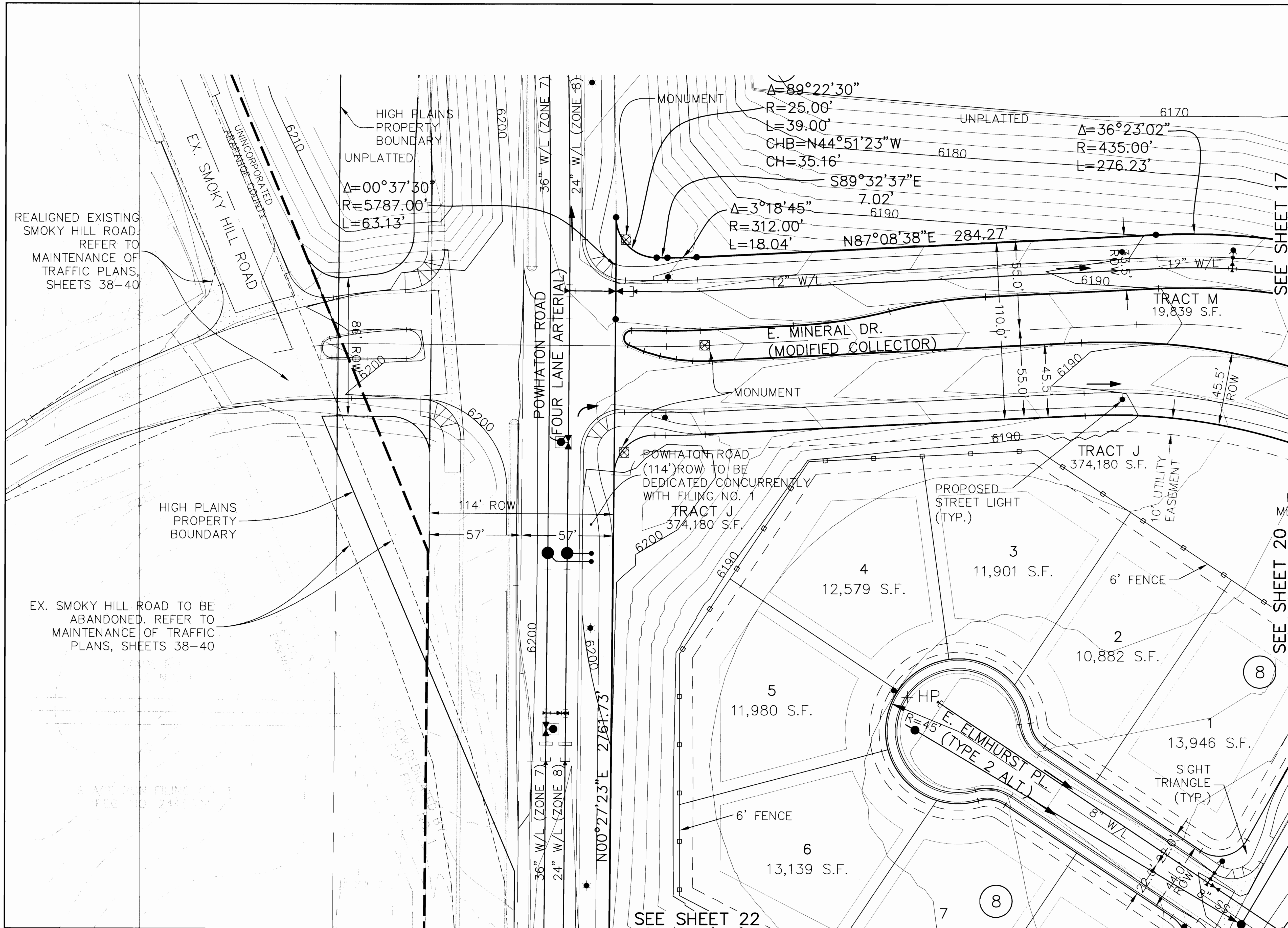
HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

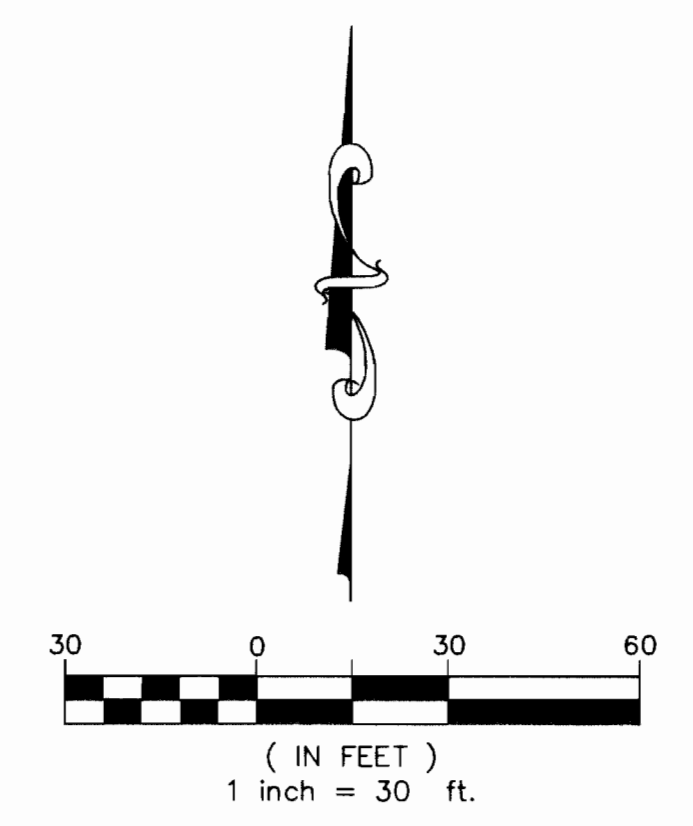
Project No.	87003310
Date	SPPL05-HP
Sheet	17



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6	2	COA COMMENTS	10/04/04	JAM																																				
7	1	COA COMMENTS	8/02/04	SV																																				
8	1	COA COMMENTS	3/03/04	JAM																																				
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10	1	COA COMMENTS	8/26/03	KLT																																				
11	1	IN HOUSE & CITY COMMENTS	7/03/03	SV																																				
				Cad Opr. BMM	Date 4/14/03																																			
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No. Description		Date	By																																					
Revisions																																								



NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON
SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS

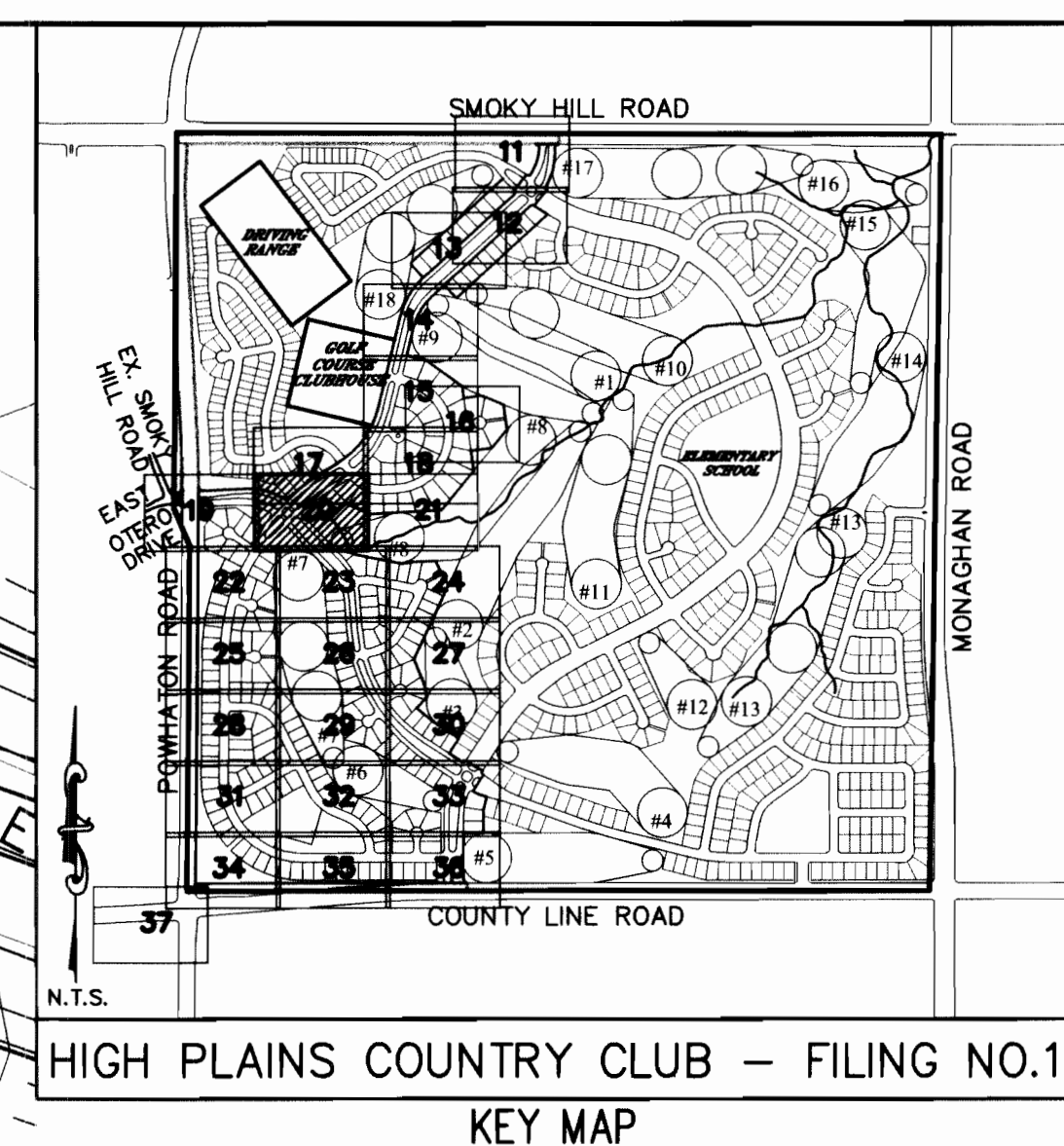
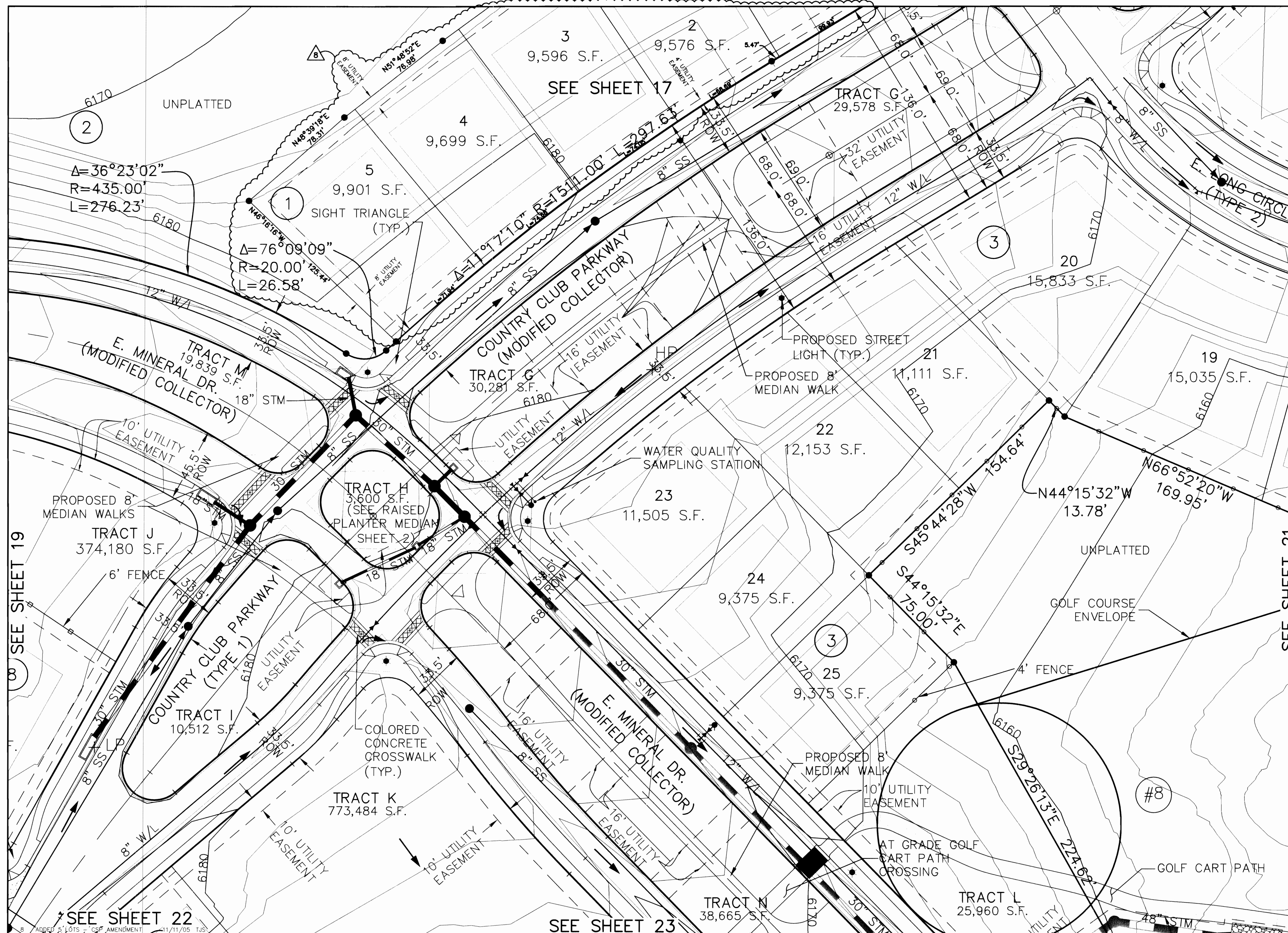


No.	Description	Date	By
7	PER COA COMMENTS	10/04/04	JAM
6	PER COA COMMENTS	8/02/04	SV
5	PER BOUNDARY CHANGE	3/18/04	JAM
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV
Revisions			

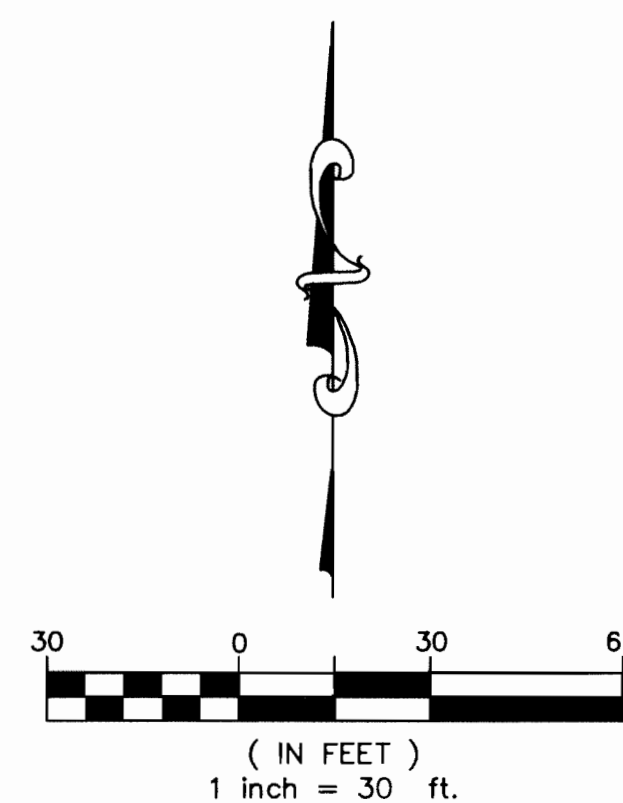
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HIGH PLAINS COUNTRY CLUB - FILING NO. 1
SITE PLAN
 Project No. 87003310
 Date 4/14/03
 Sheet 19



NOTE:
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No.	Description	Date	By
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6	PER COA COMMENTS	8/02/04	SV
5	PER BOUNDARY CHANGE	3/18/04	JAM
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV
Revisions			

Designed By	TJS
Cad Opr.	ACE
Checked By	PJS
Scale	1" = 30'



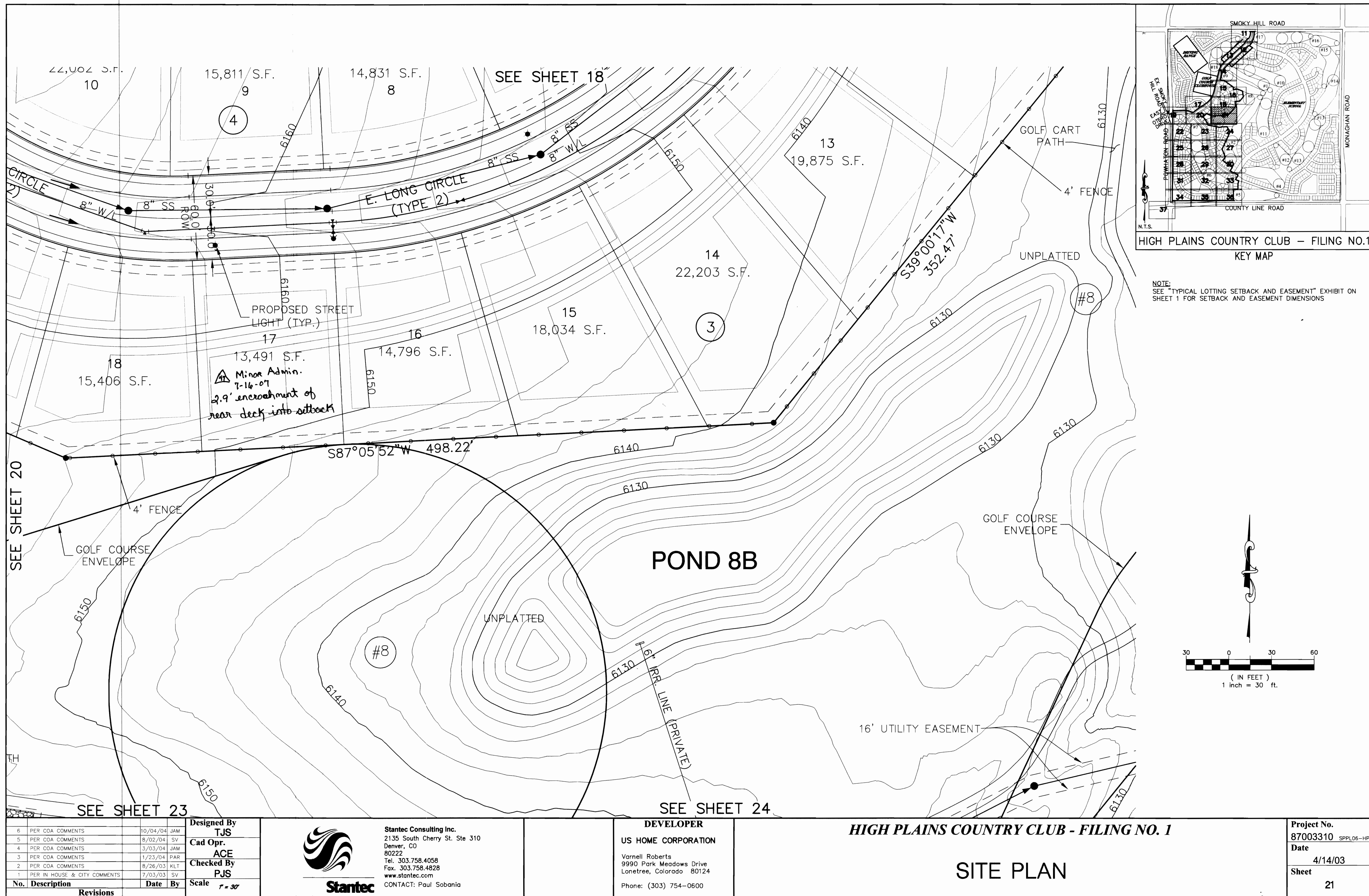
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HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

Project No.	87003310
Date	SPPL06-HP
Sheet	20



Revisions			
No.	Description	Date	By
6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV

Designed By	TJS
Cad Opr.	ACE
Checked By	PJS
Scale	1" = 30'



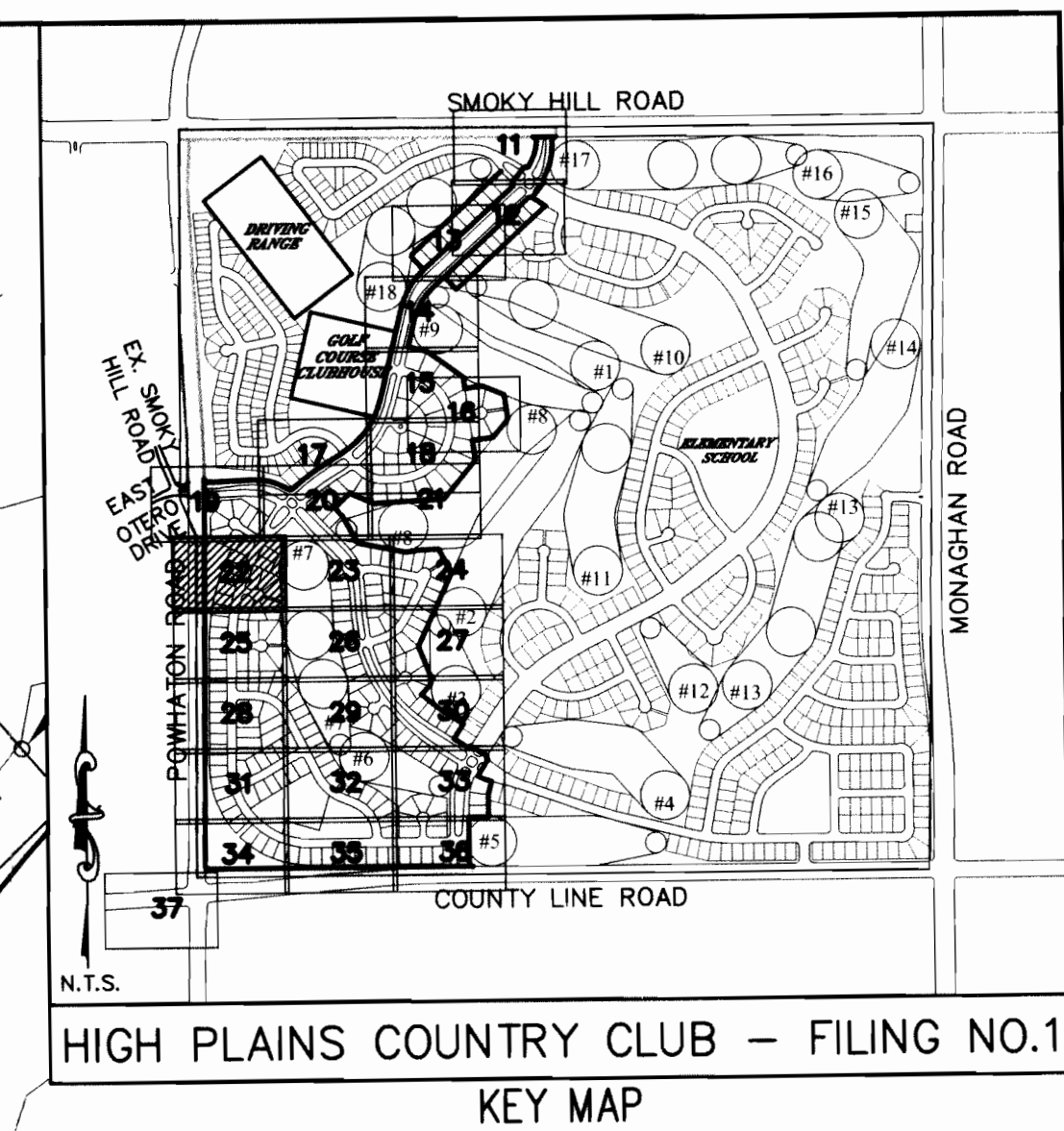
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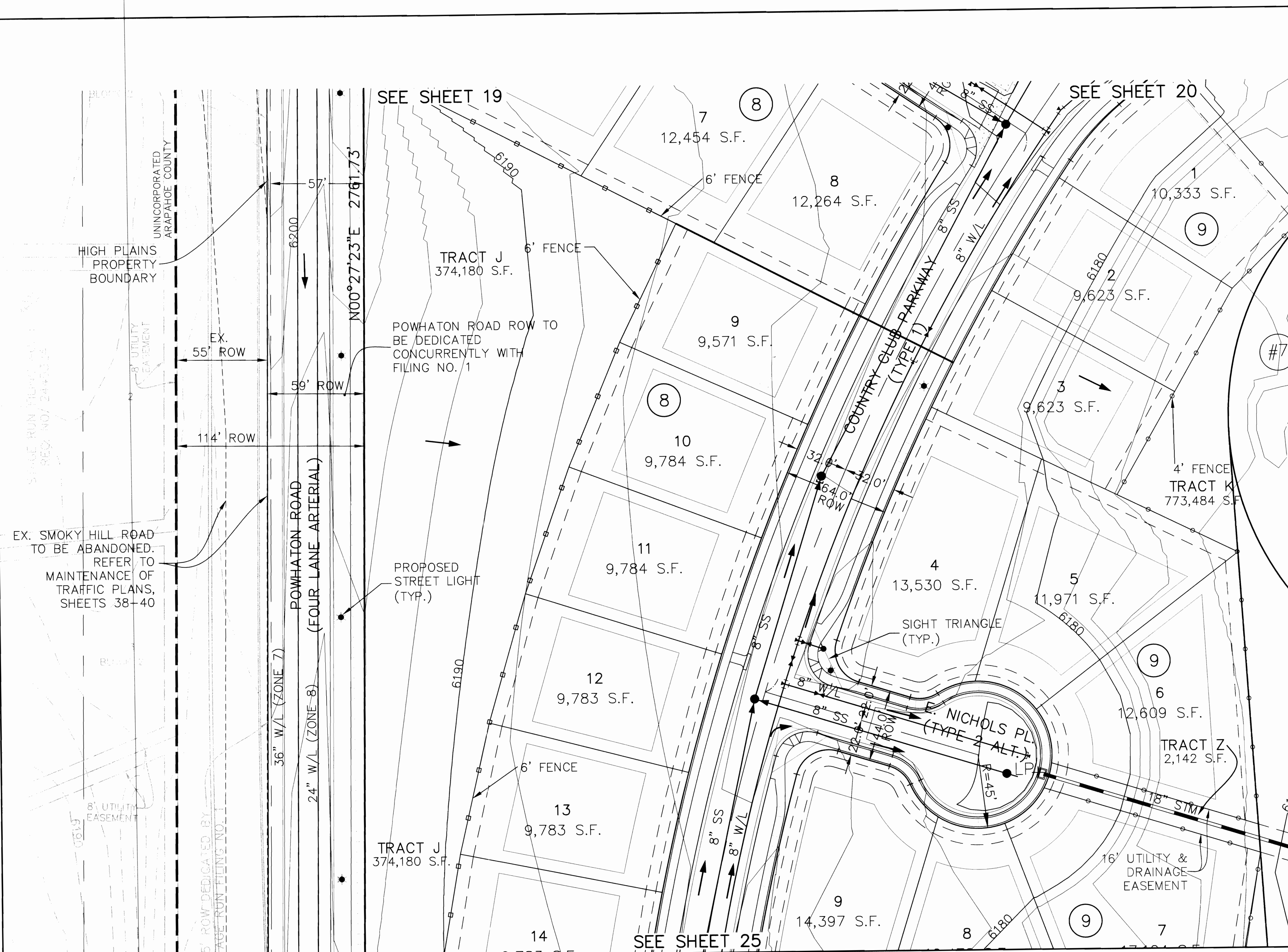
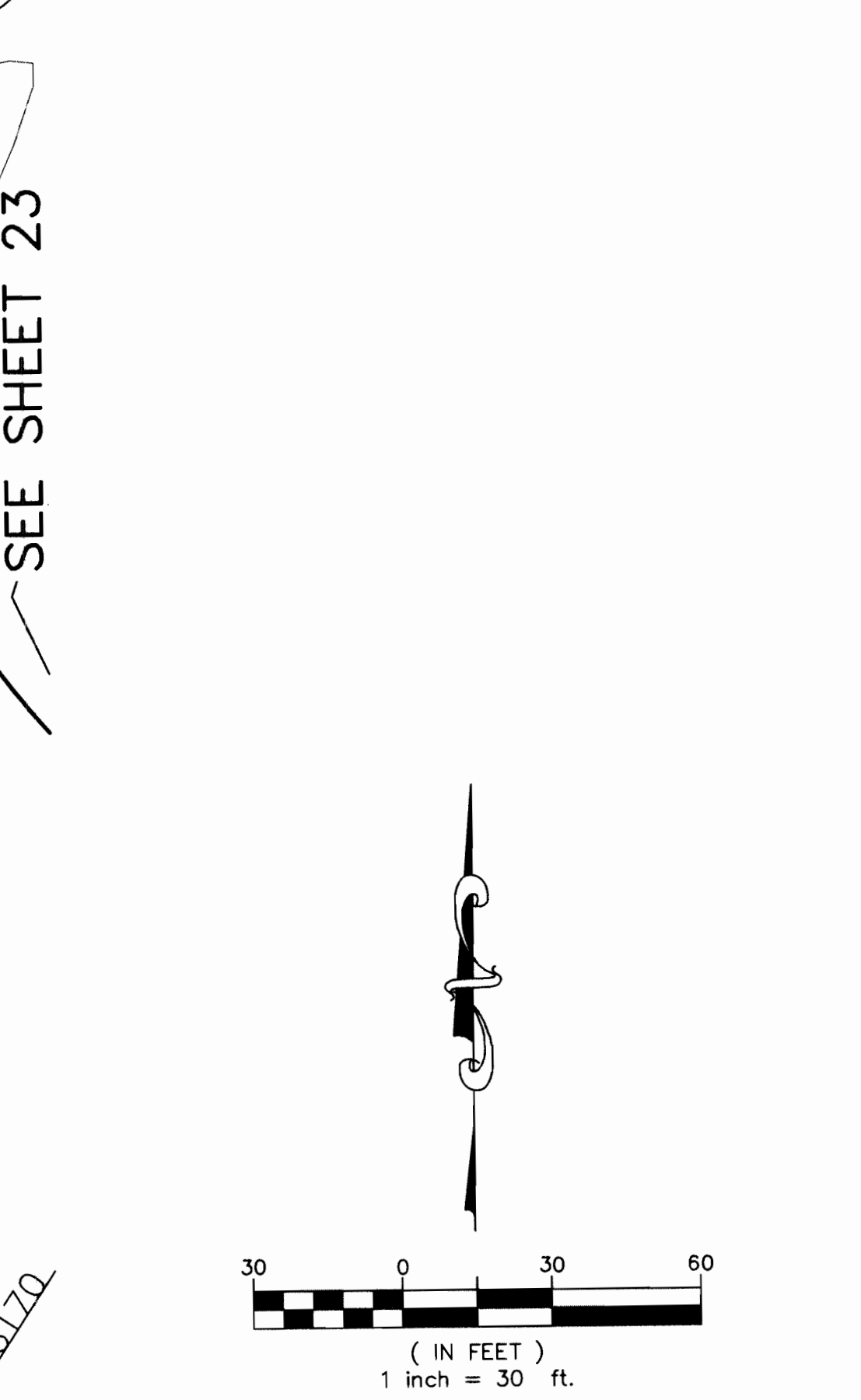
HIGH PLAINS COUNTRY CLUB - FILING NO. 1


SITE PLAN

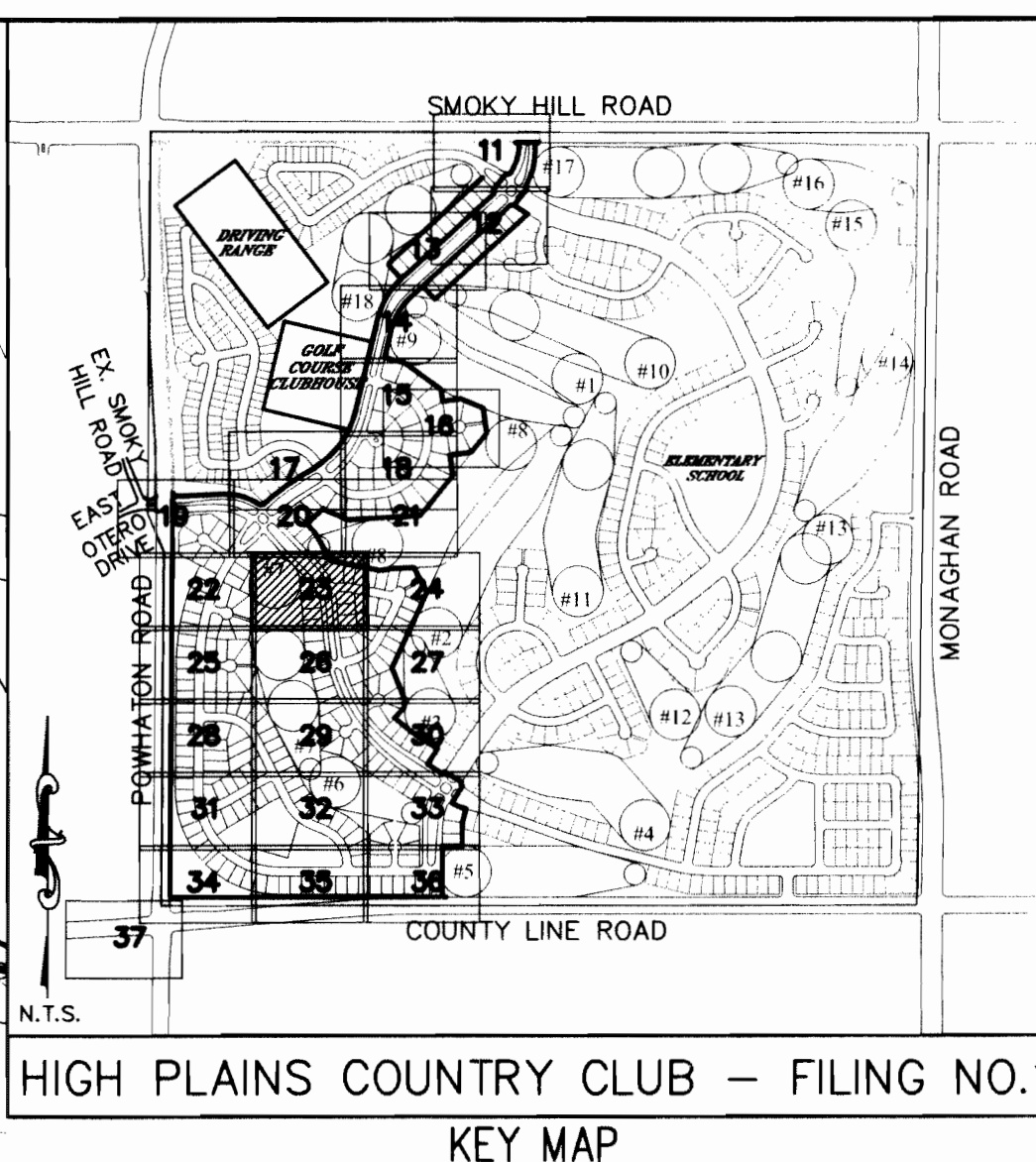
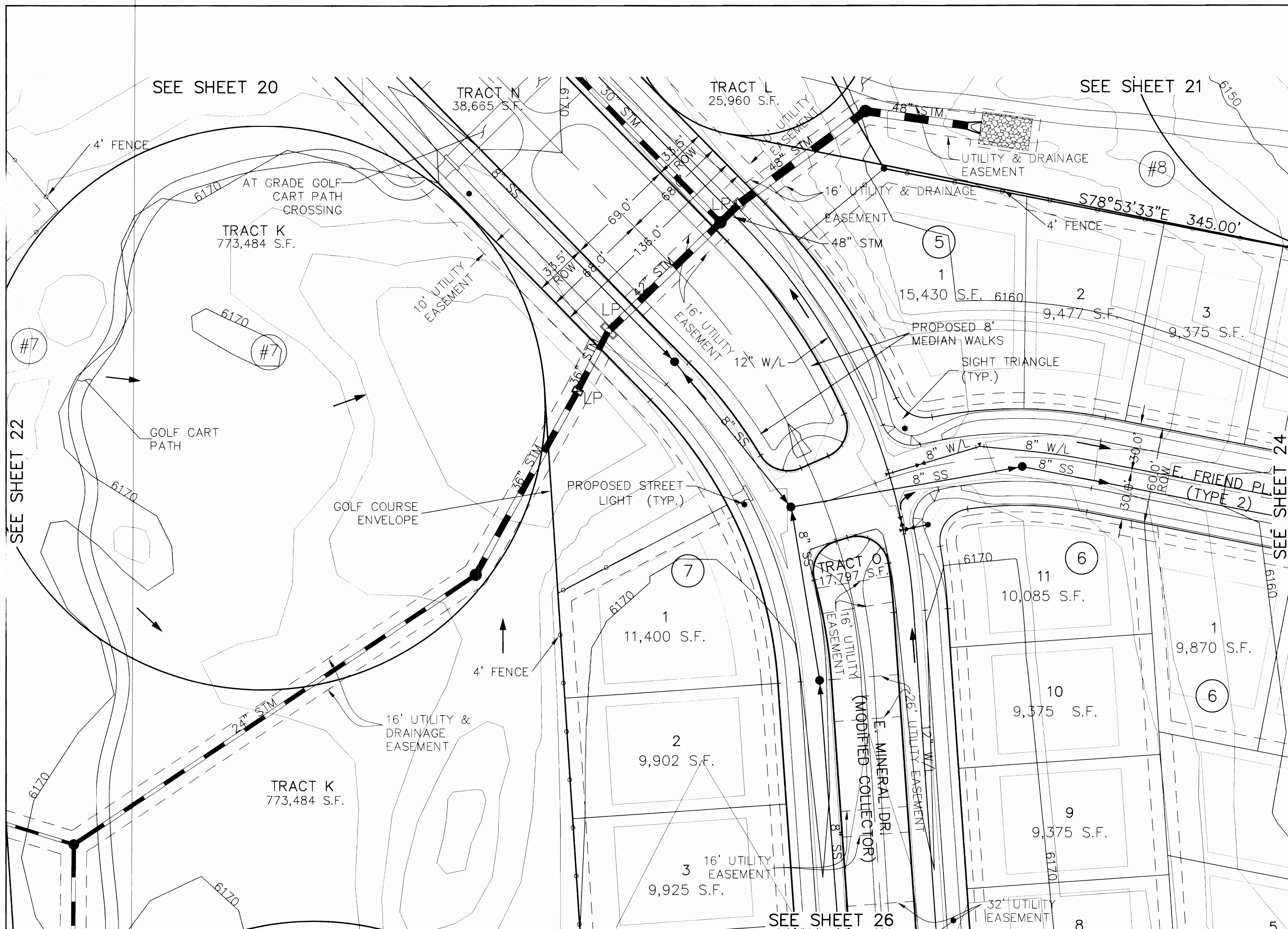
Project No.	87003310
Date	4/14/03
Sheet	21



NOTE:
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SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS



<table><tr><td>7</td><td>PER COA COMMENTS</td><td>10/04/04</td><td>JAM</td></tr><tr><td>6</td><td>PER COA COMMENTS</td><td>8/02/04</td><td>SV</td></tr><tr><td>5</td><td>PER BOUNDARY CHANGE</td><td>3/18/04</td><td>JAM</td></tr><tr><td>4</td><td>PER COA COMMENTS</td><td>3/03/04</td><td>JAM</td></tr><tr><td>3</td><td>PER COA COMMENTS</td><td>1/23/04</td><td>PAR</td></tr><tr><td>2</td><td>PER COA COMMENTS</td><td>8/26/03</td><td>KLT</td></tr><tr><td>1</td><td>PER IN HOUSE & CITY COMMENTS</td><td>7/03/03</td><td>SV</td></tr><tr><td>No.</td><td>Description</td><td>Date</td><td>By</td></tr></table>				7	PER COA COMMENTS	10/04/04	JAM	6	PER COA COMMENTS	8/02/04	SV	5	PER BOUNDARY CHANGE	3/18/04	JAM	4	PER COA COMMENTS	3/03/04	JAM	3	PER COA COMMENTS	1/23/04	PAR	2	PER COA COMMENTS	8/26/03	KLT	1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV	No.	Description	Date	By	<table><tr><td>Designed By</td><td>TJS</td></tr><tr><td>Cad Opr.</td><td>ACE</td></tr><tr><td>Checked By</td><td>PJS</td></tr><tr><td>Scale</td><td>1" = 30'</td></tr></table>		Designed By	TJS	Cad Opr.	ACE	Checked By	PJS	Scale	1" = 30'	<div></div> <div>Stantec Consulting Inc. 2135 South Cherry St. Ste 310 Denver, CO 80222 Tel. 303.758.4058 Fax. 303.758.4828 www.stantec.com CONTACT: Paul Sobania</div>		<div>DEVELOPER</div> <div>US HOME CORPORATION</div> <div>Varnell Roberts 9990 Park Meadows Drive Lonetree, Colorado 80124 Phone: (303) 754-0600</div>		<div>HIGH PLAINS COUNTRY CLUB - FILING NO. 1</div> <div>SITE PLAN</div>		<div>Project No. 87003310 SPPL06-HP</div> <div>Date 4/14/03</div> <div>Sheet 22</div>	
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6	PER COA COMMENTS	8/02/04	SV																																																		
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Revisions				HIGH PLAINS COUNTRY CLUB FLG. NO. 1 2003-4013-00																																																	



NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS

No.	Description	Date	By
1	PREP COA COMMENTS	10/04/04	JAM
2	PREP COA COMMENTS	8/02/04	SV
3	PREP COA COMMENTS	3/03/04	JAM
4	PREP COA COMMENTS	1/23/04	PAR
5	PREP COA COMMENTS	8/26/03	KLT
6	PREP COA COMMENTS	7/03/03	SV
7	PREP COA COMMENTS	7/03/03	SV

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TJS
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PJS
Scale
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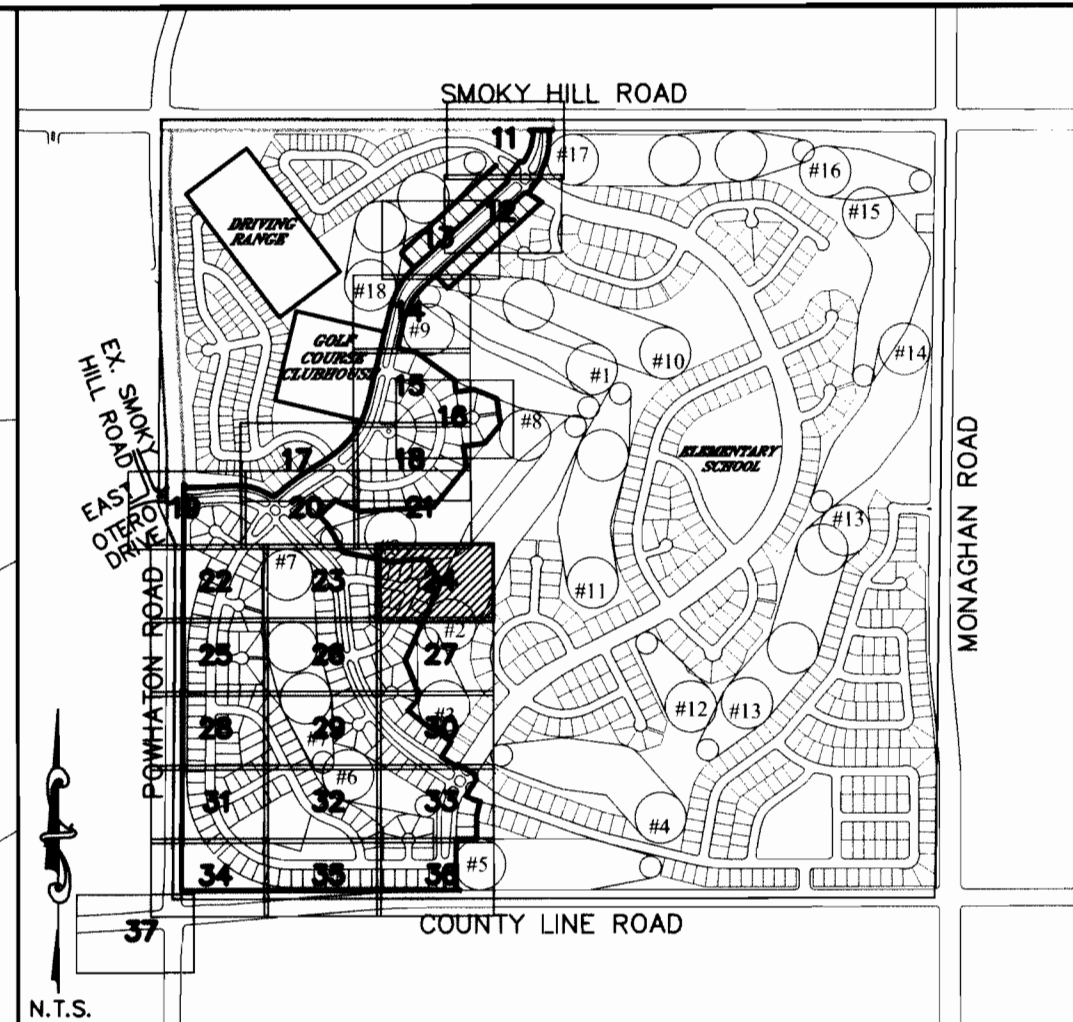
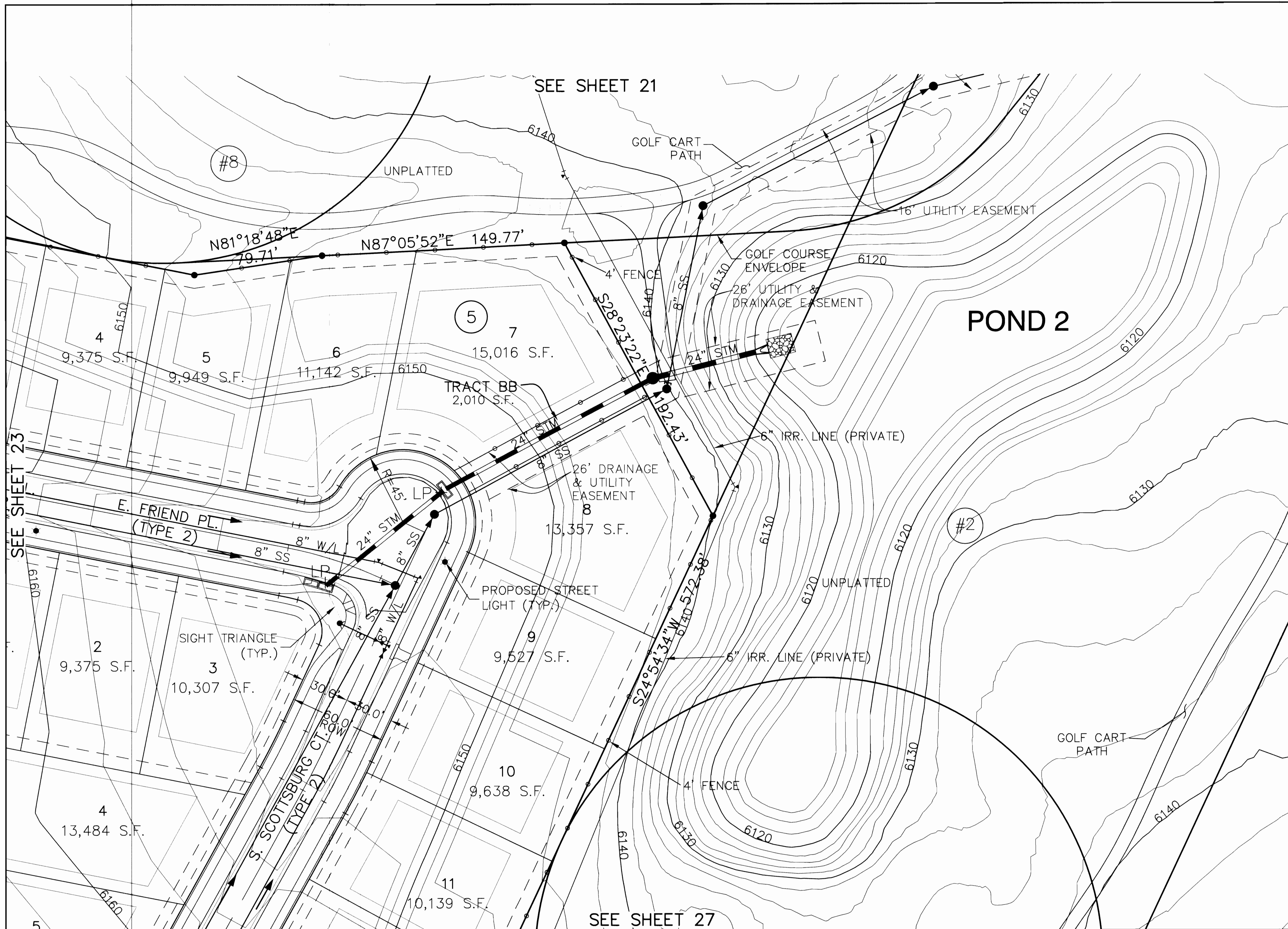
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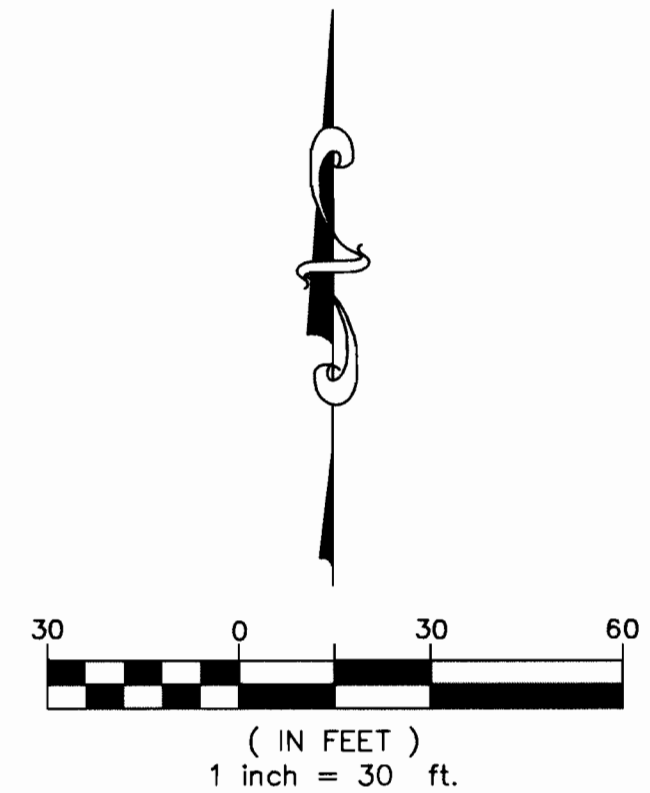
SITE PLAN

Project No.
87003310 SPPL
Date
4/14/03
Sheet
23



HIGH PLAINS COUNTRY CLUB - FILING NO.1
KEY MAP

NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON
SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS



Revisions			
No.	Description	Date	By
6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
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Designed By
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Cad Opr.
ACE
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PJS
Scale 1" = 30'



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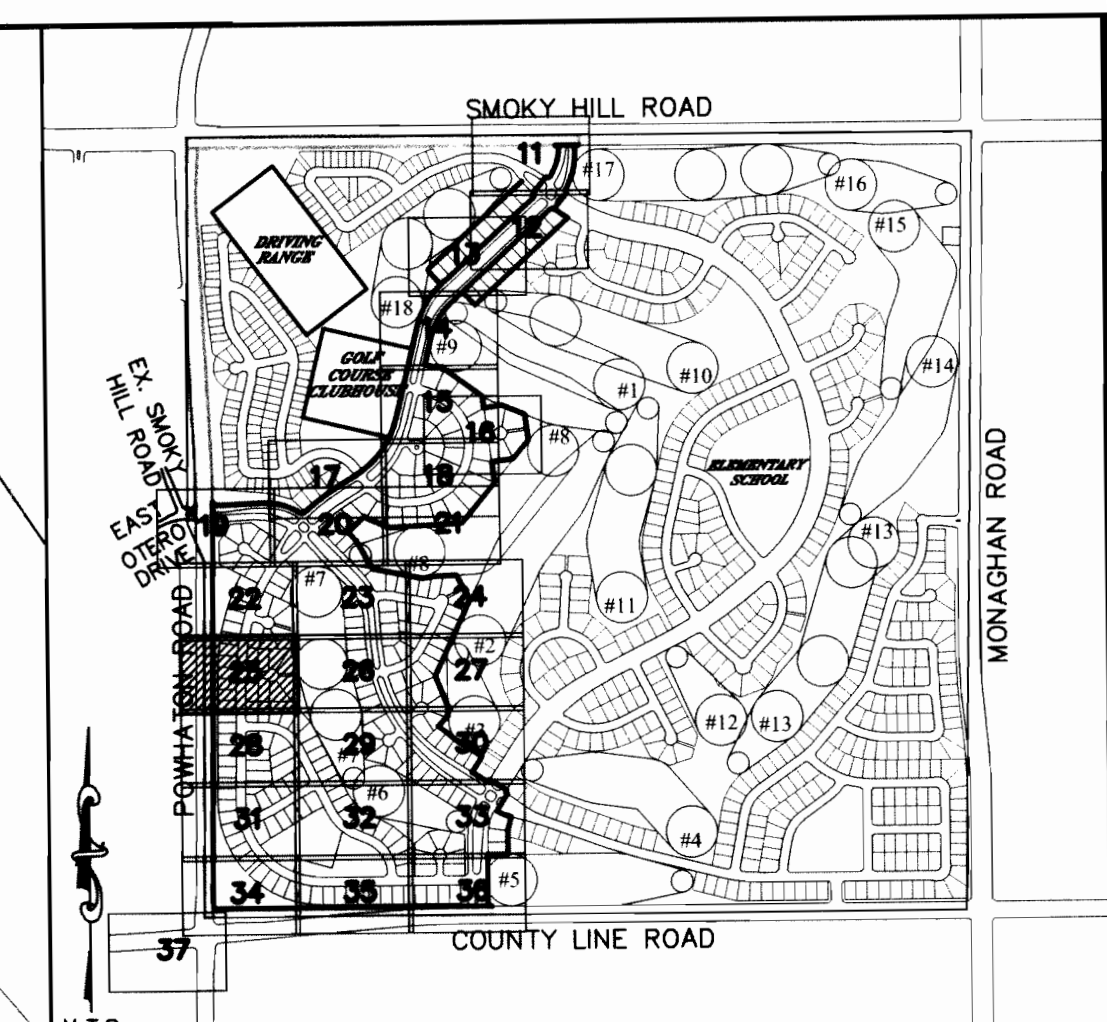
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HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

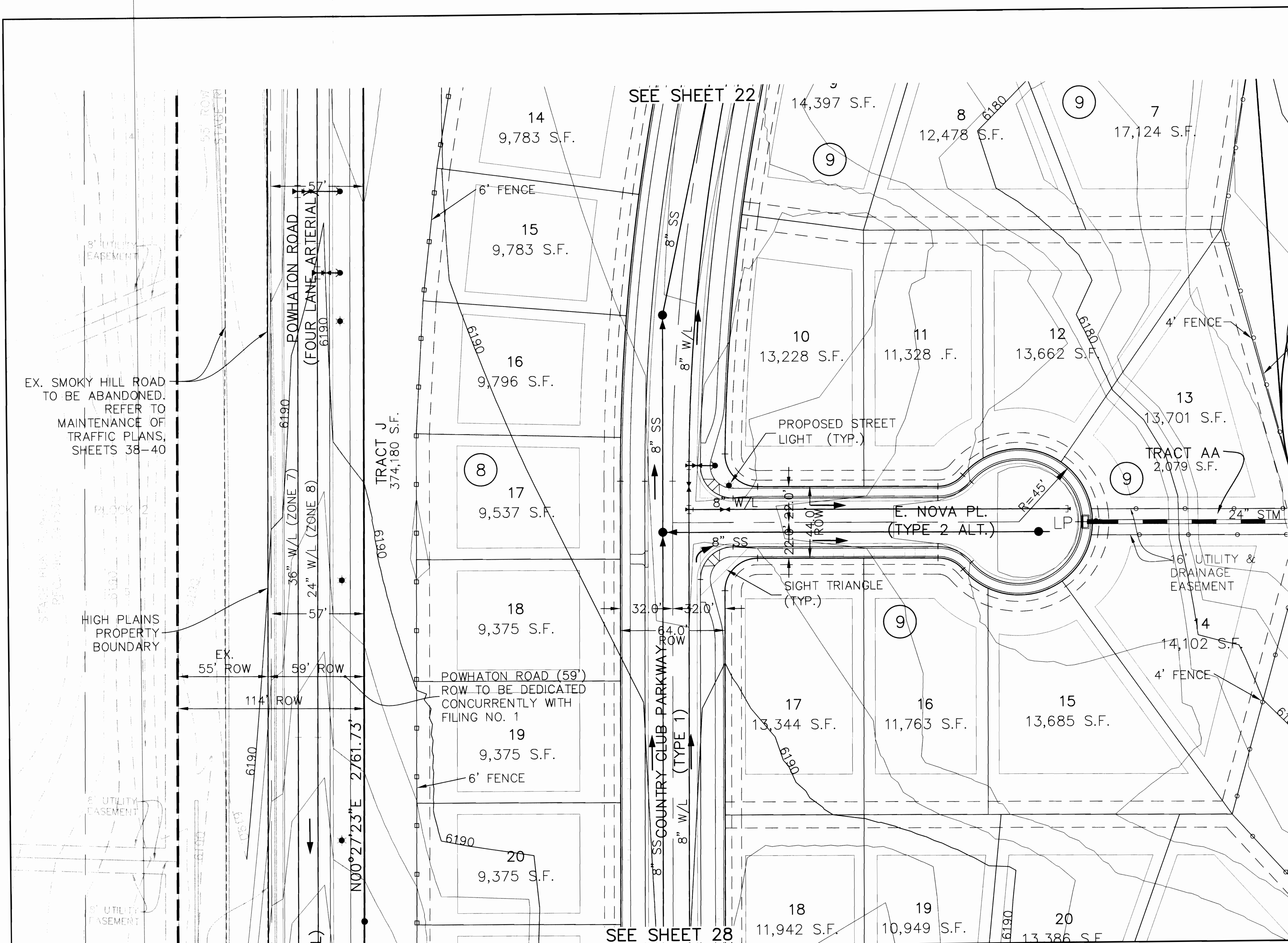
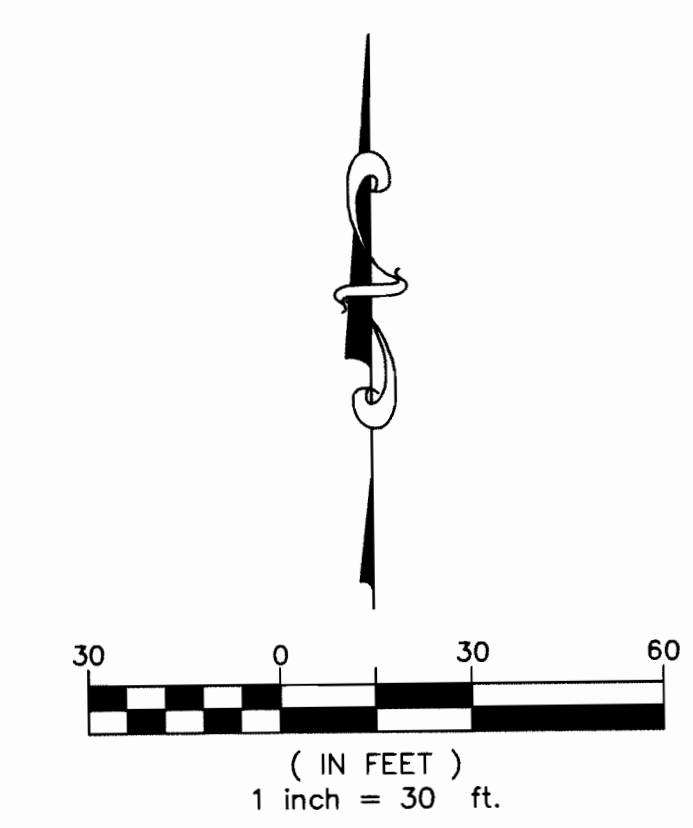
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87003310 SPPL06-HP
Date
4/14/03
Sheet
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HIGH PLAINS COUNTRY CLUB - FILING NO.1
KEY MAP

NOTE:
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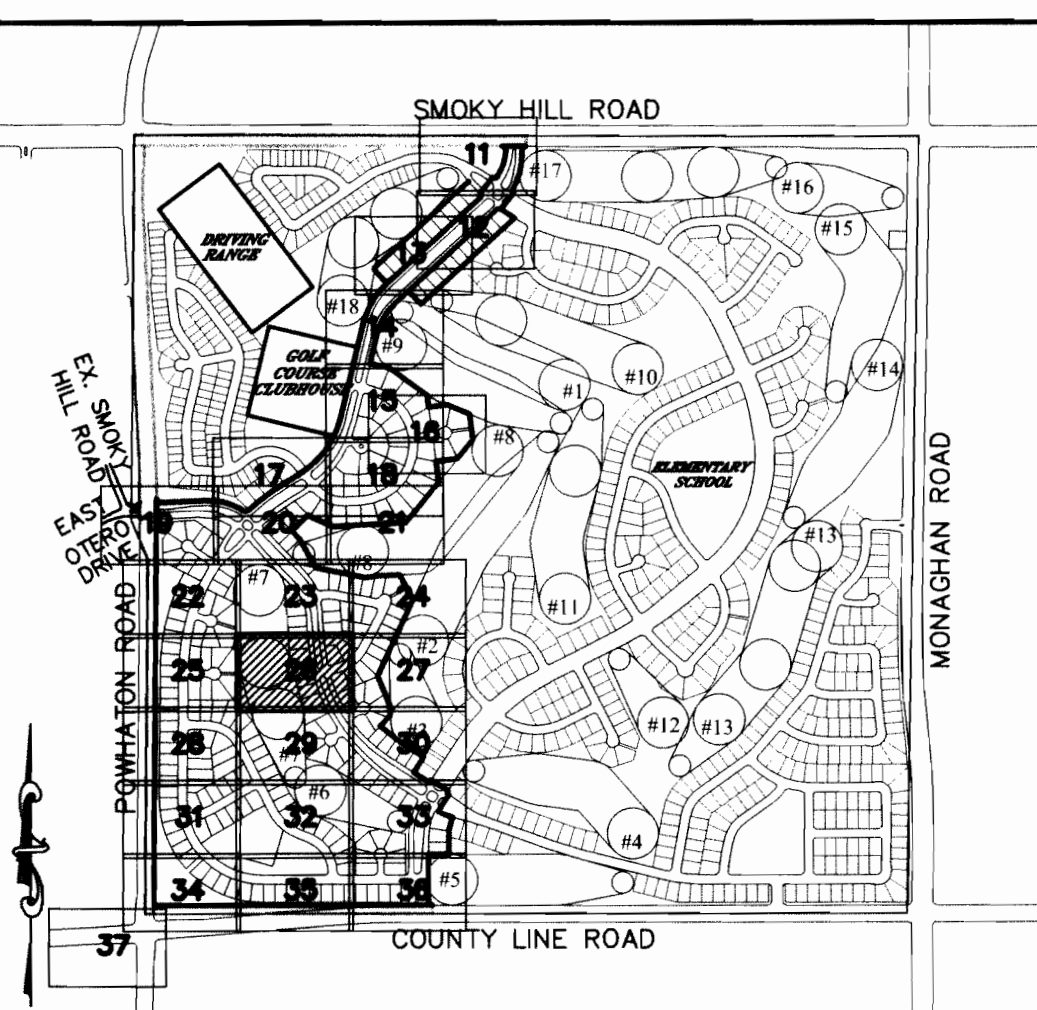
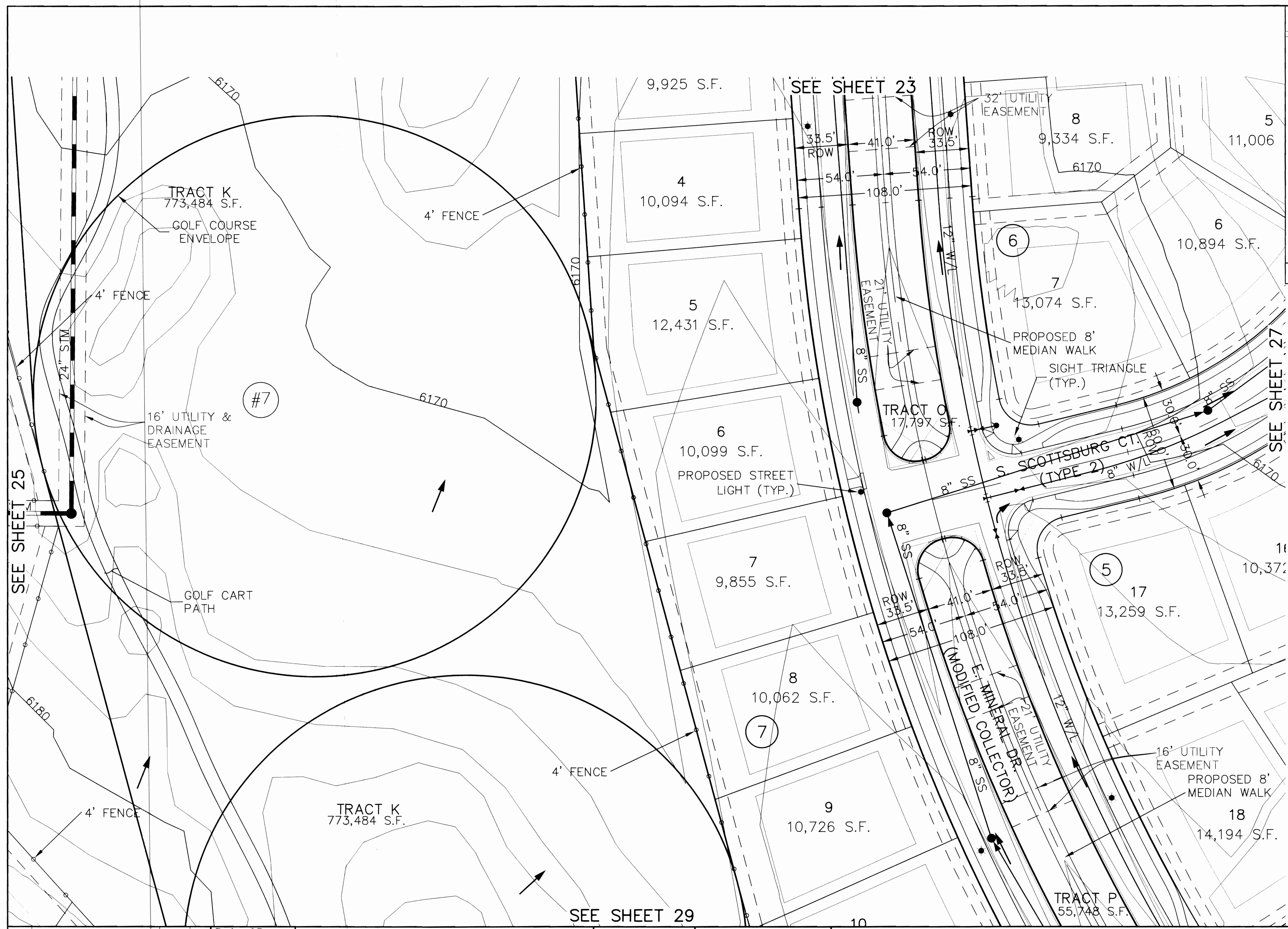
HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

Project No.
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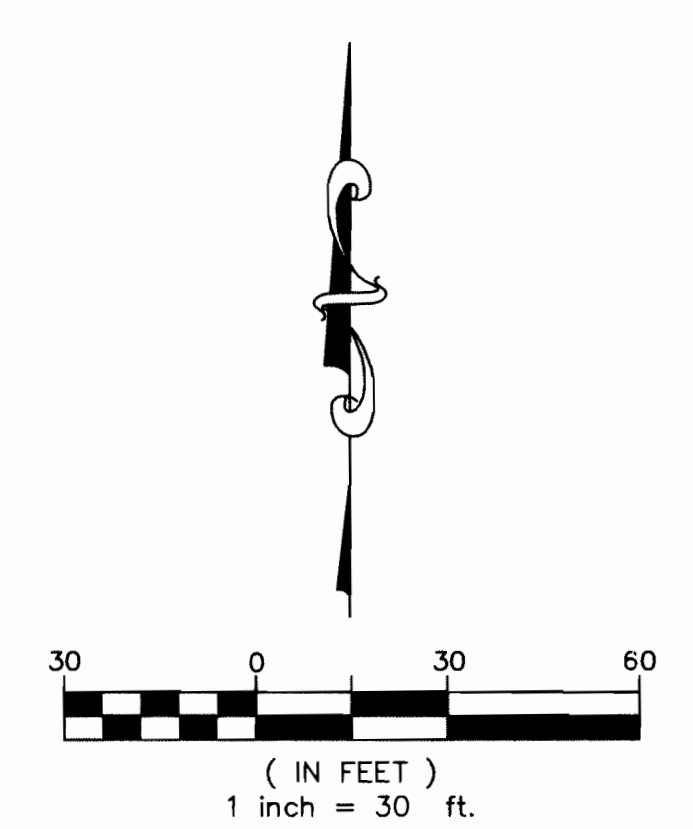
Date
4/14/03

Sheet
25



HIGH PLAINS COUNTRY CLUB - FILING NO.1
KEY MAP

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6	PER COA COMMENTS	10/04/04	JAM
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1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV
Revisions			

Designed By
TJS

Cad Opr.
ACE

Checked By
PJS

Scale
1" = 30'

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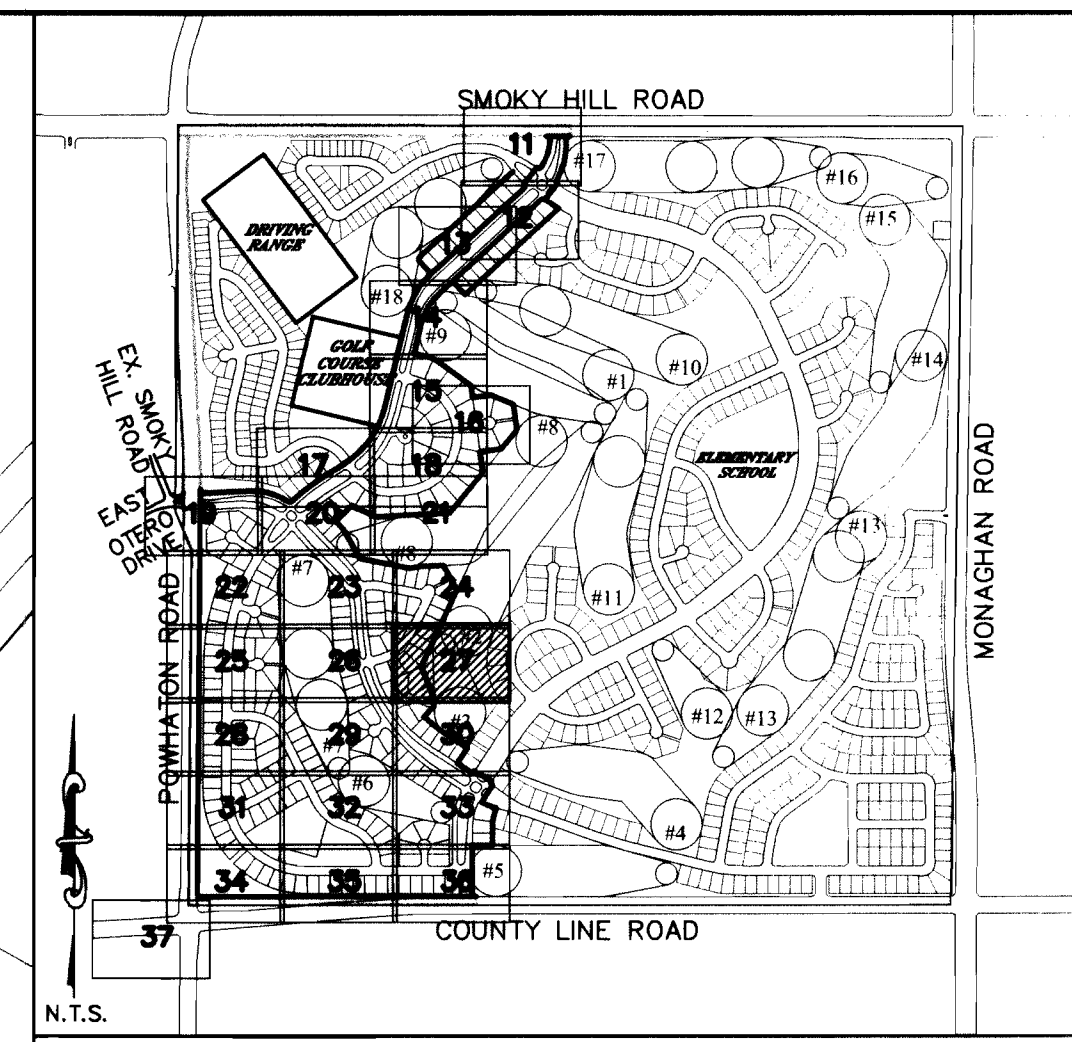
HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

Project No.
87003310 SPPLDE-HP

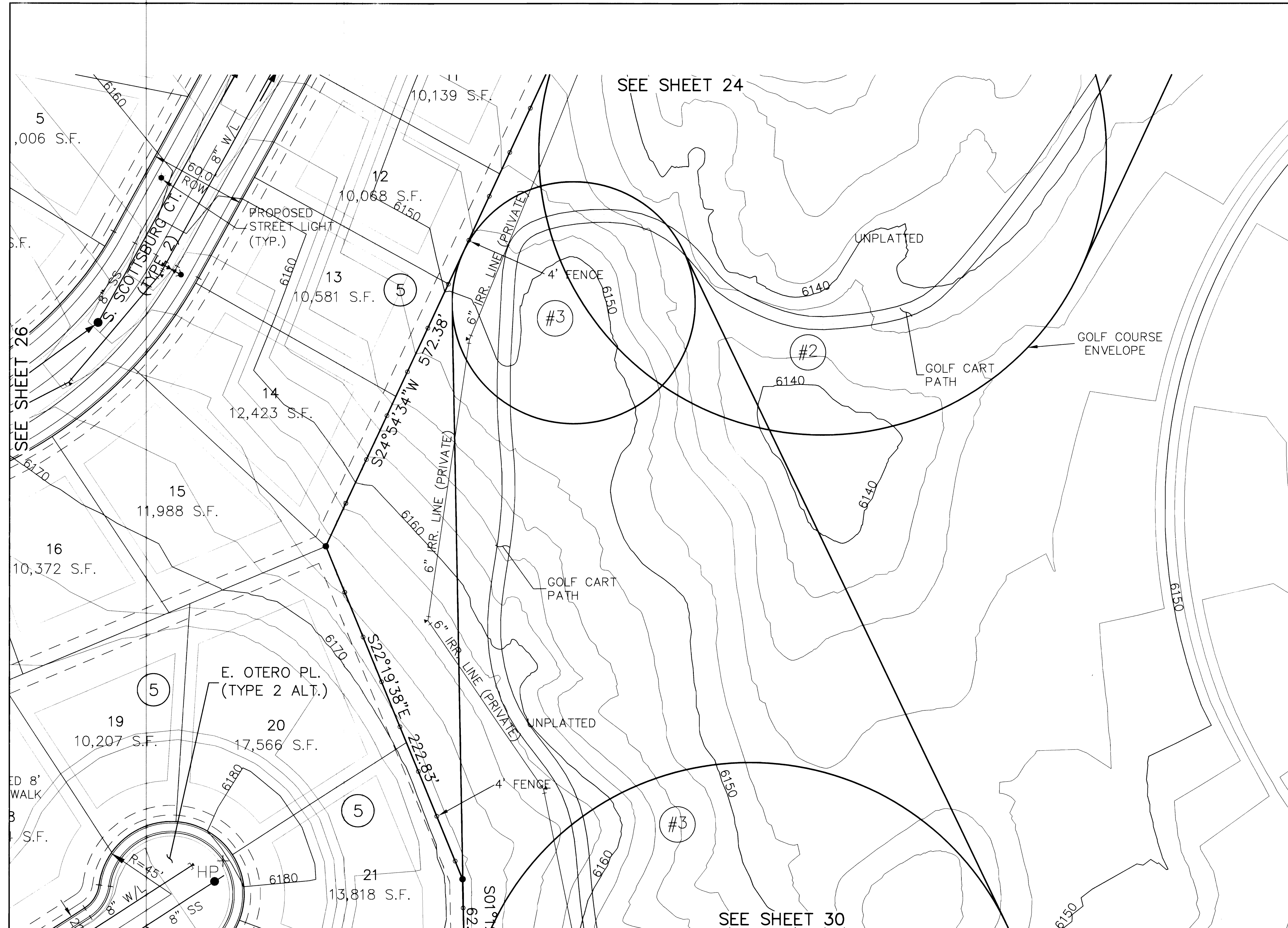
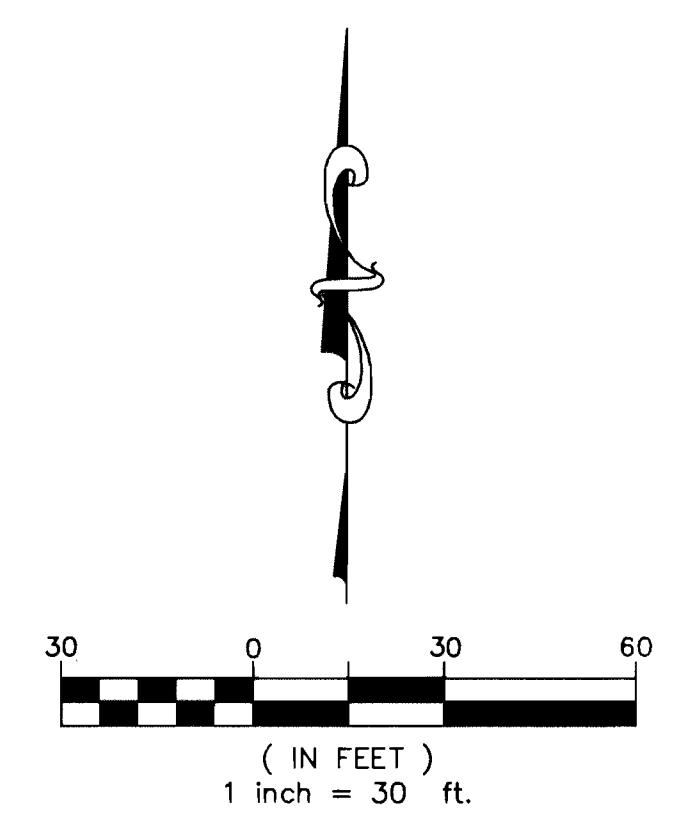
Date
4/14/03

Sheet
26



HIGH PLAINS COUNTRY CLUB - FILING NO. 1
KEY MAP

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No.	Description	Revisions
6	PER COA COMMENTS	10/04/04 JAM
5	PER COA COMMENTS	8/02/04 SV
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Designed By
TJS
Cad Opr.
ACE
Checked By
PJS
Scale
1" = 30'



Stantec

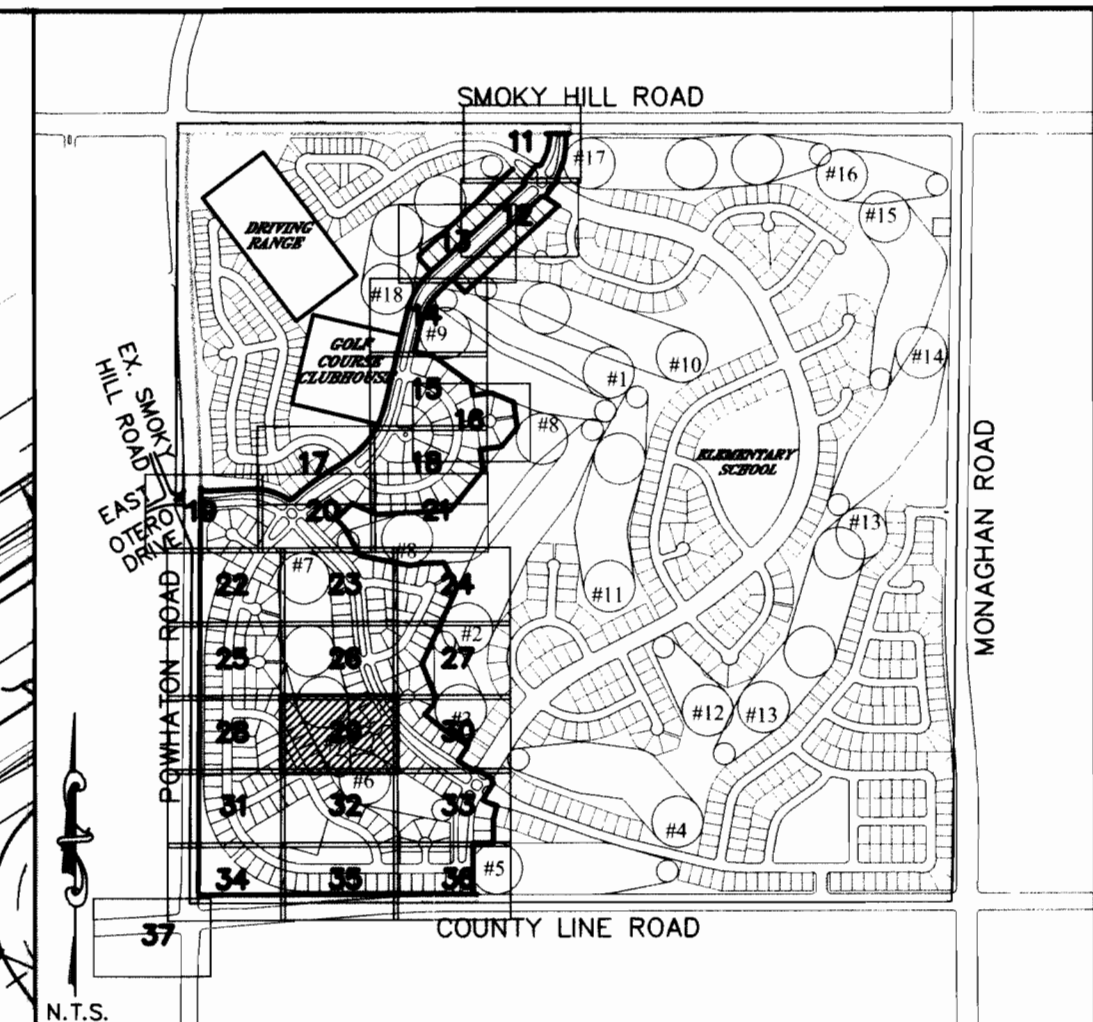
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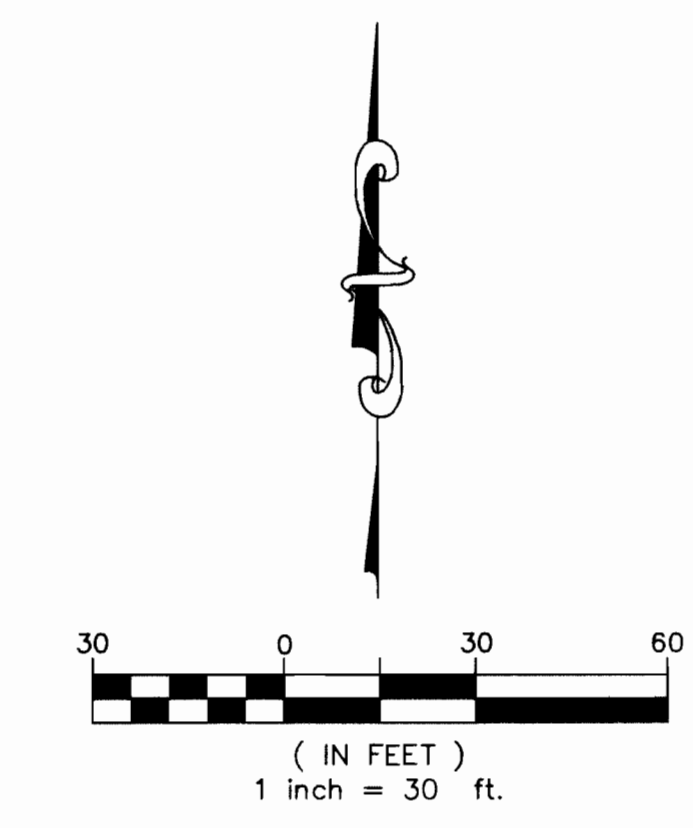
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87003310 SPPLD
Date
4/14/03
Sheet
27



HIGH PLAINS COUNTRY CLUB - FILING NO.1
KEY MAP

NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS



No.	Description	Date	By
6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV

Designed By TJS
Cad Opr. ACE
Checked By PJS
Scale 1" = 30'



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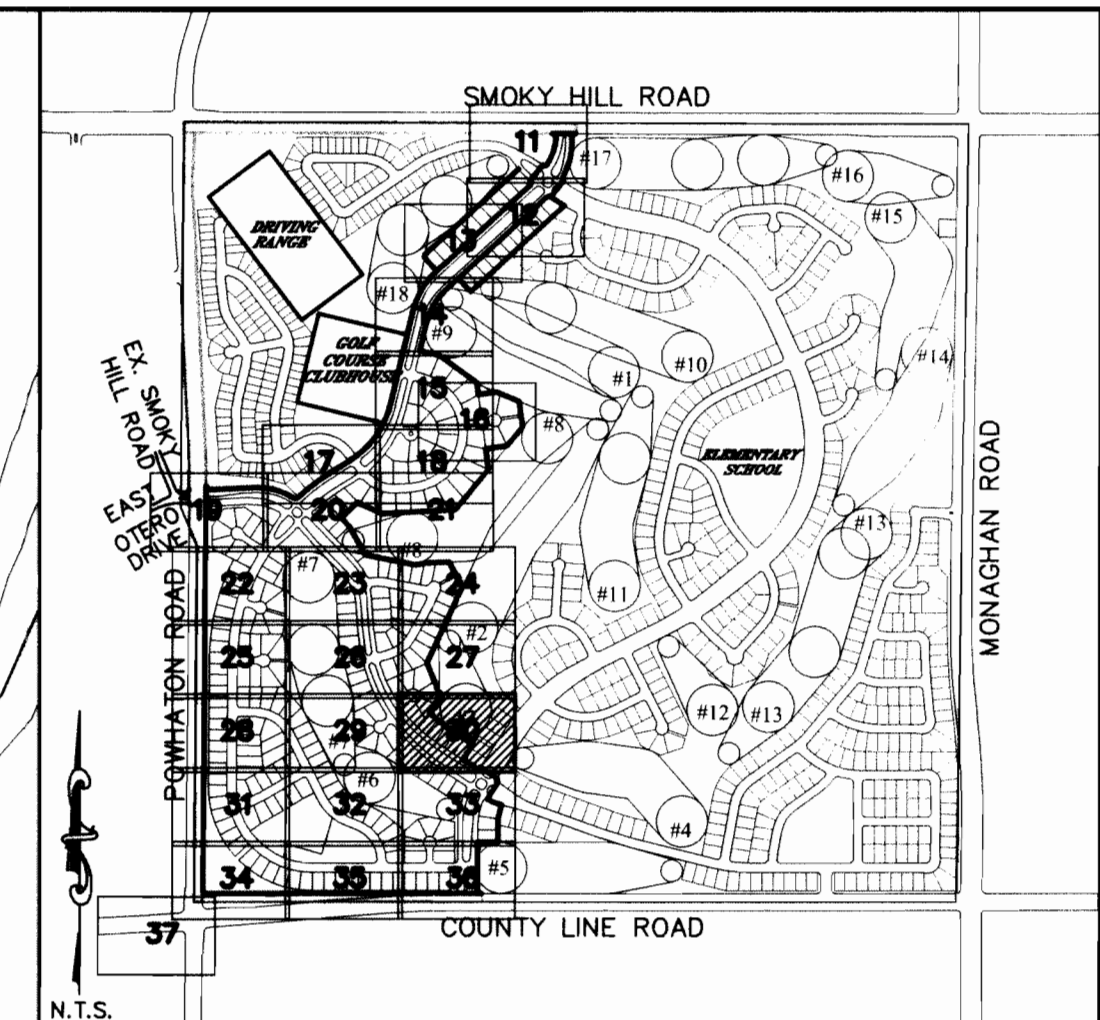
DEVELOPER
US HOME CORPORATION

Varnell Roberts
9990 Park Meadows Drive
Lanetree, Colorado 80124
Phone: (303) 754-0600

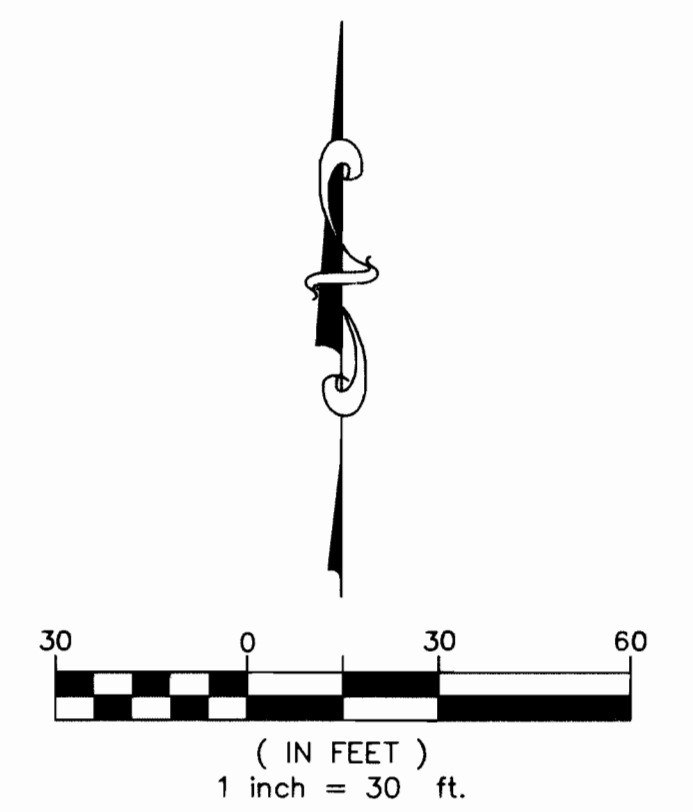
HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

Project No. 87003310
Date 4/14/03
Sheet 29



NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON
SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS

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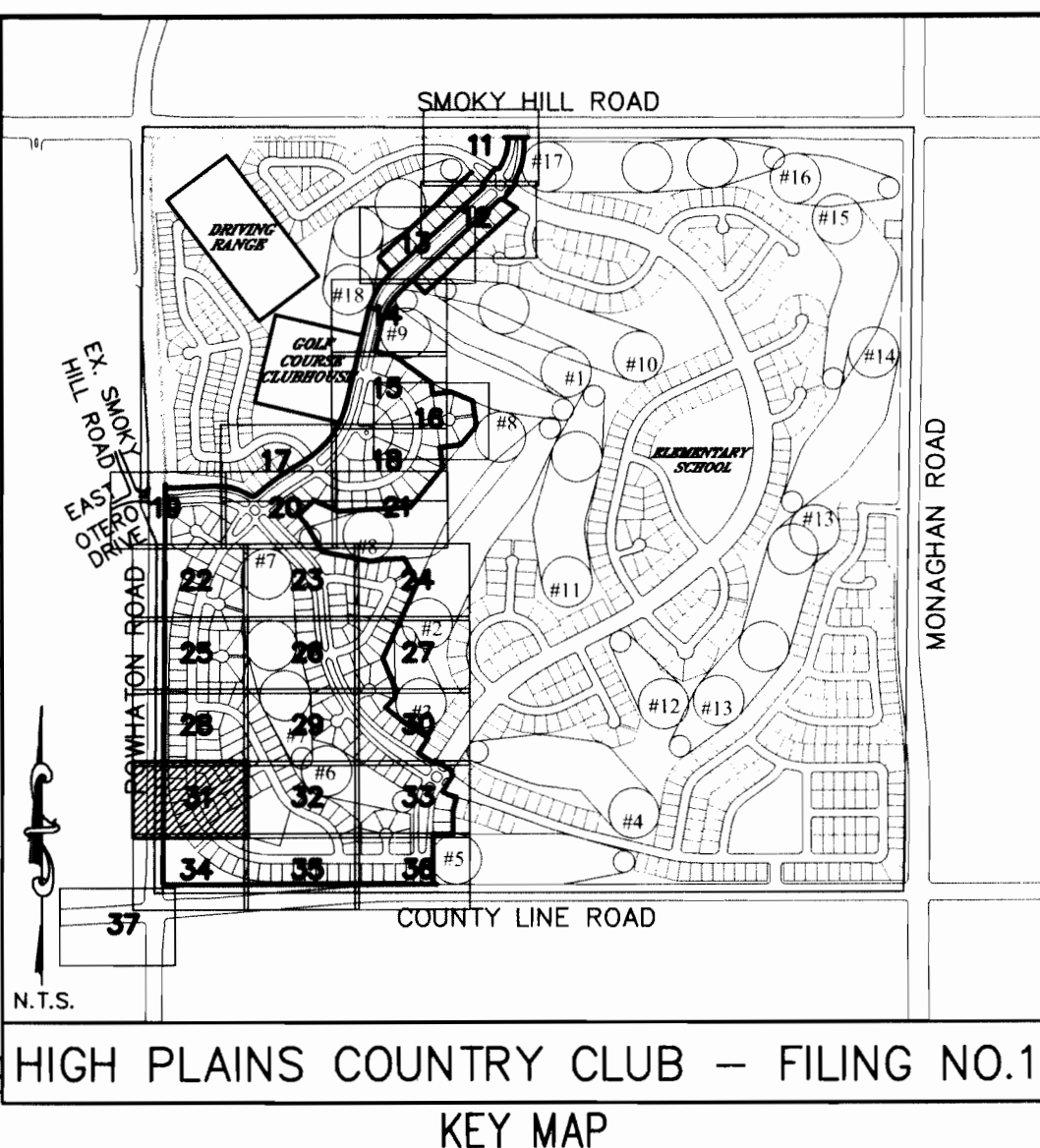
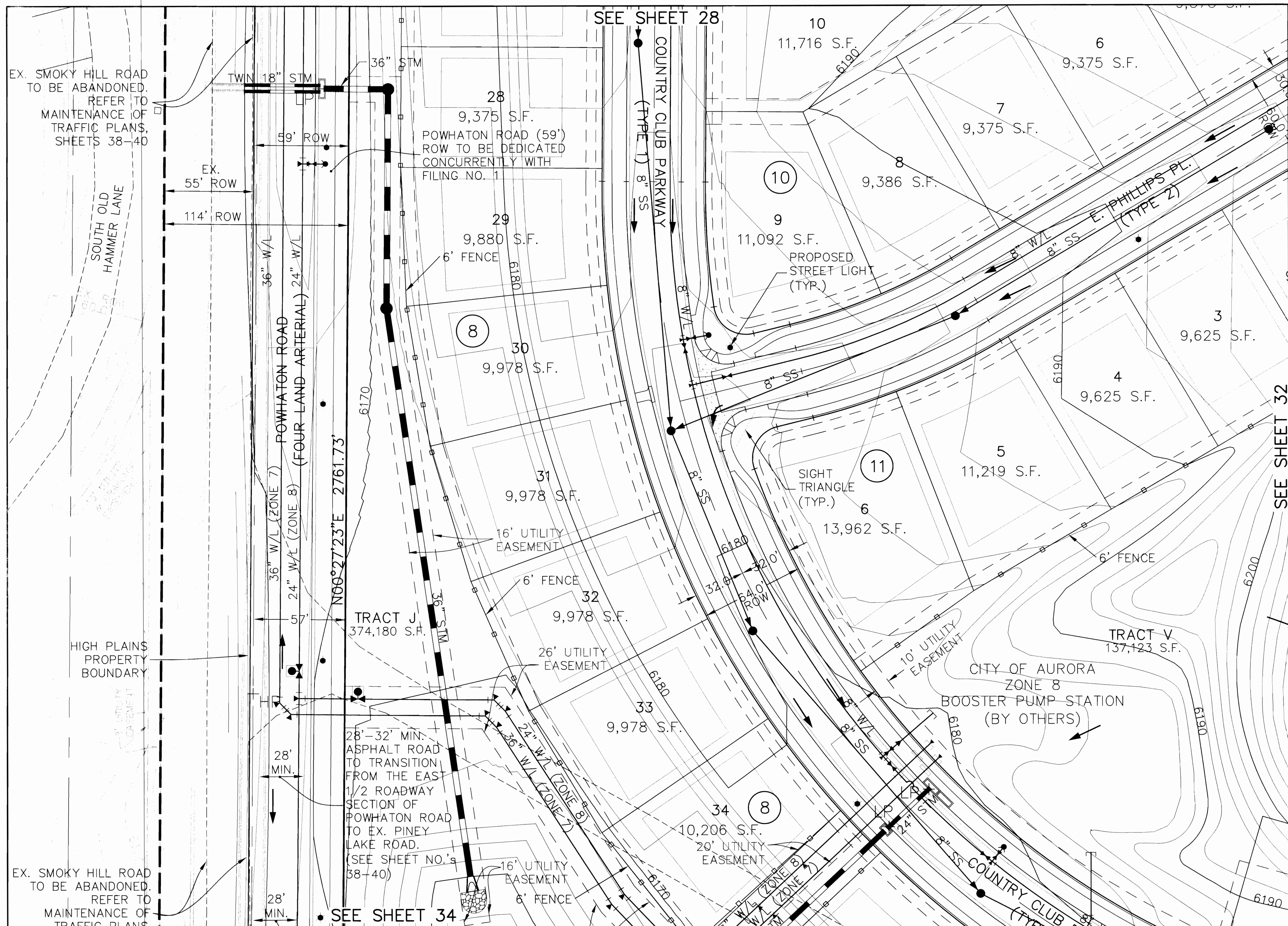
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HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

Project No.
87003310 SPPL06
Date
4/14/03
Sheet
30

HIGH PLAINS COUNTRY CLUB FLG. NO. 1 2003-4013-00



NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS

No.	Description	Date	By
1	PER COA COMMENTS	10/04/04	JAM
2	PER COA COMMENTS	8/02/04	SV
3	PER BOUNDARY CHANGE	3/18/04	JAM
4	PER COA COMMENTS	3/03/04	JAM
5	PER COA COMMENTS	1/23/04	PAR
6	PER COA COMMENTS	8/26/03	KLT
7	PER COA COMMENTS	7/03/03	SV
8	PER COA COMMENTS	7/03/03	SV

Designed By	TJS
Cad Opr.	ACE
Checked By	PJS
Scale	1" = 30'

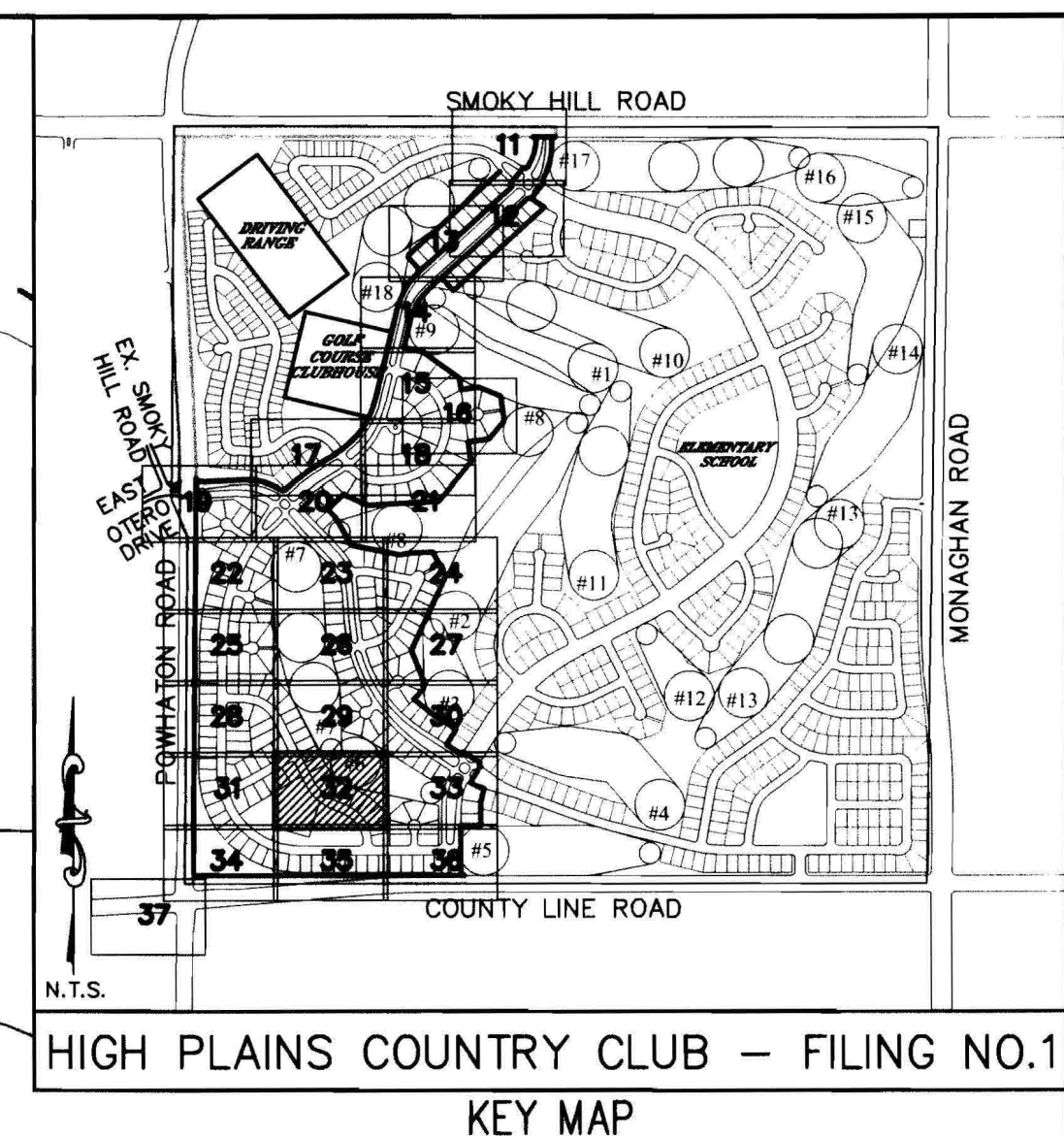
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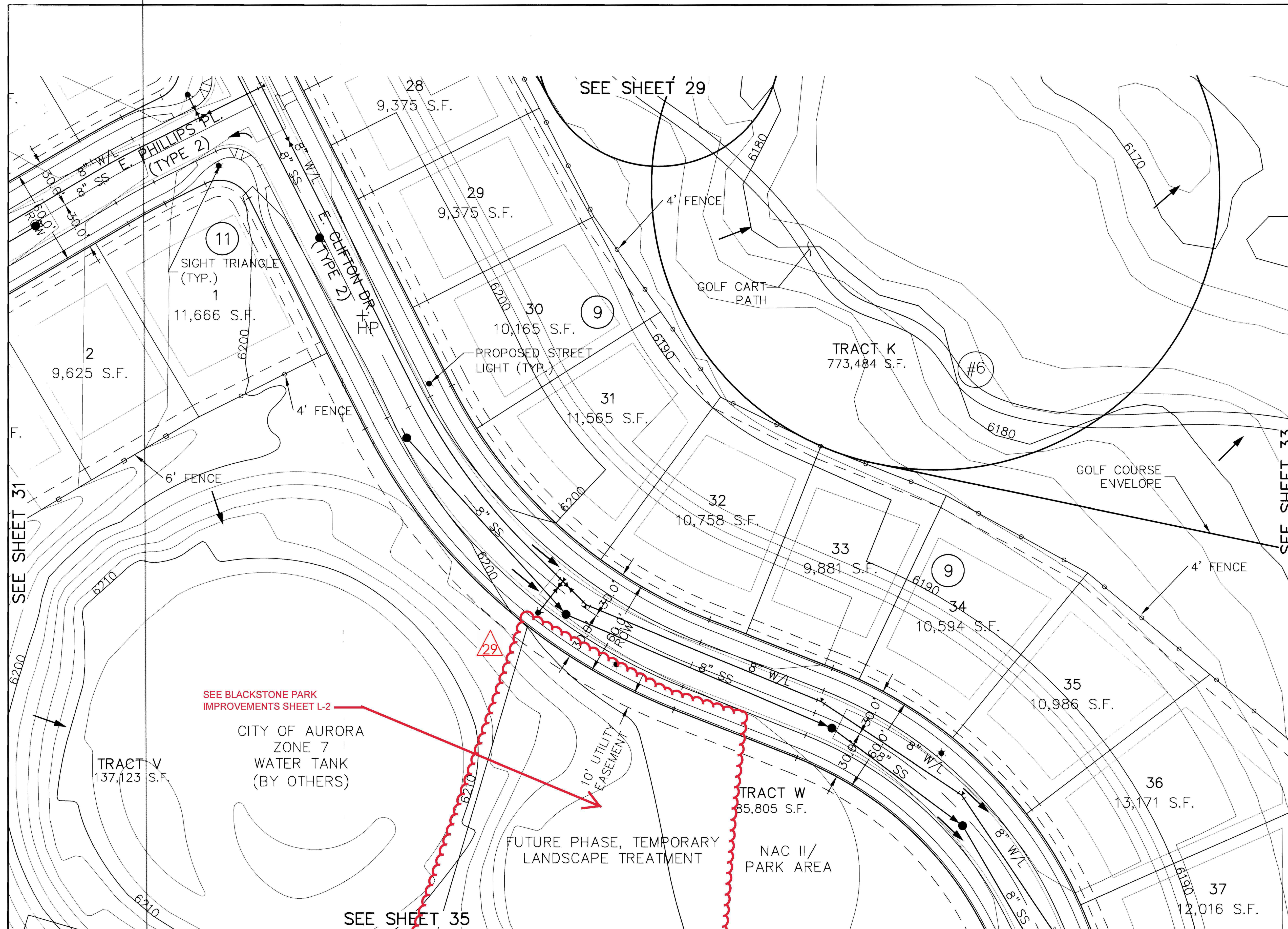
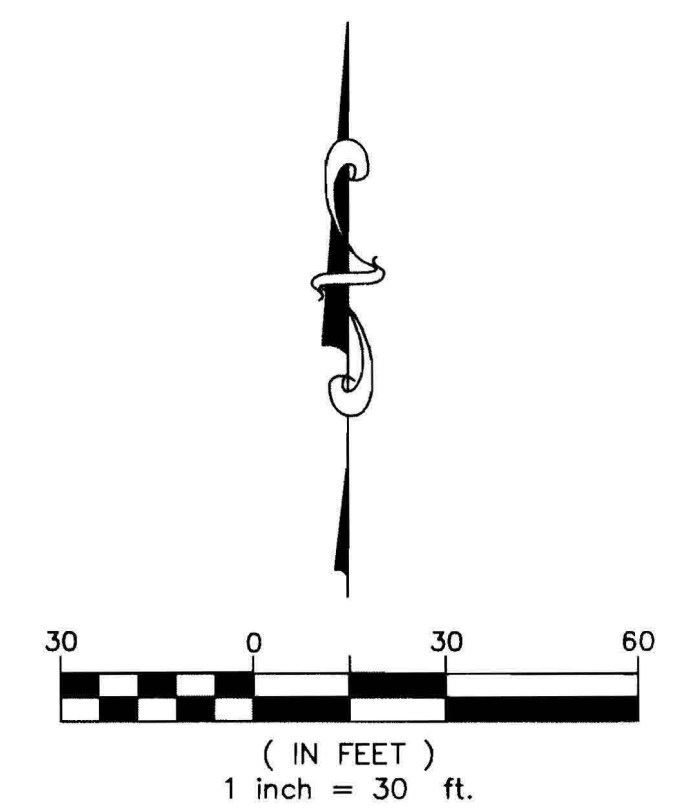
HIGH PLAINS COUNTRY CLUB - FILING NO. 1




SITE PLAN

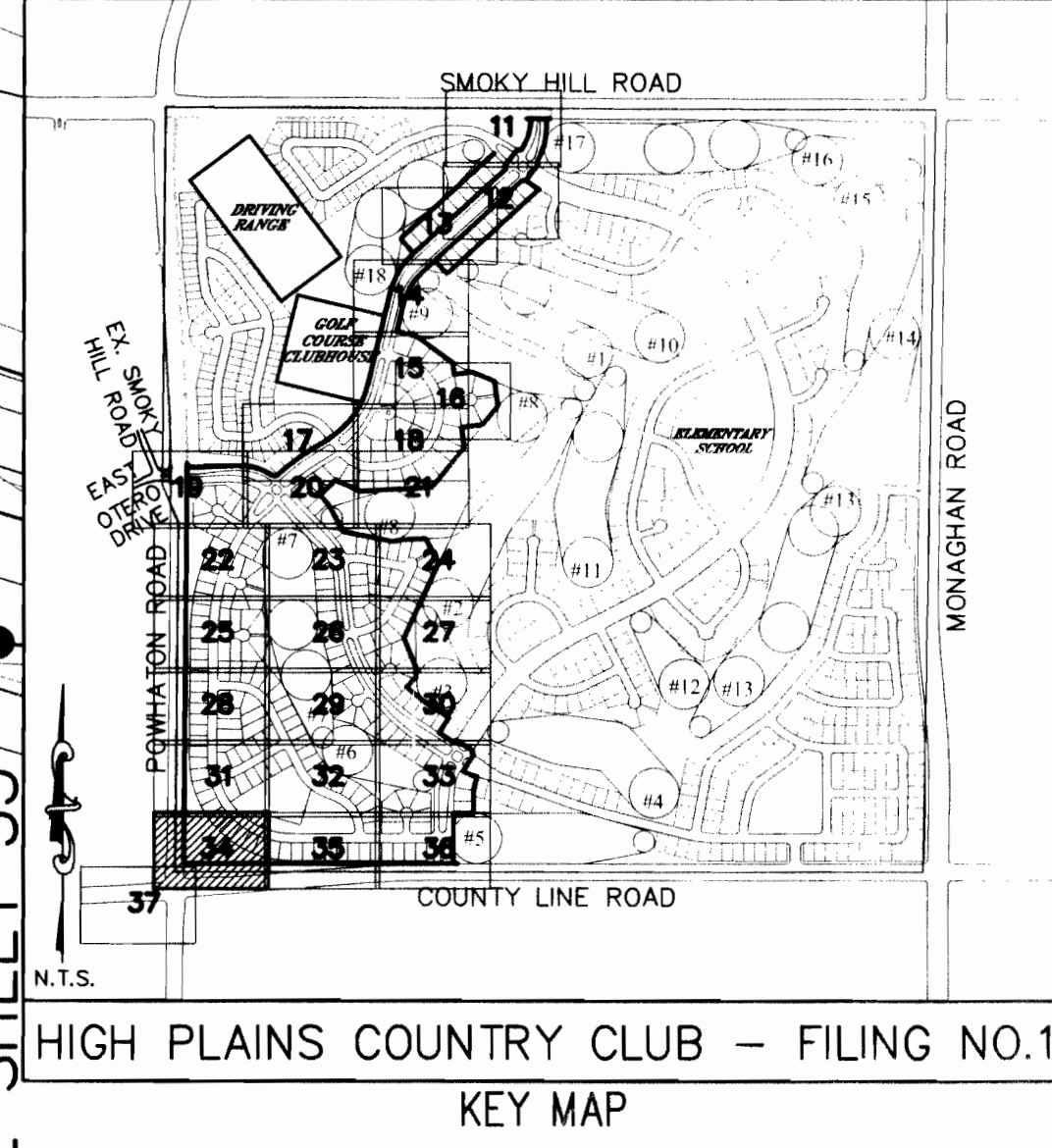
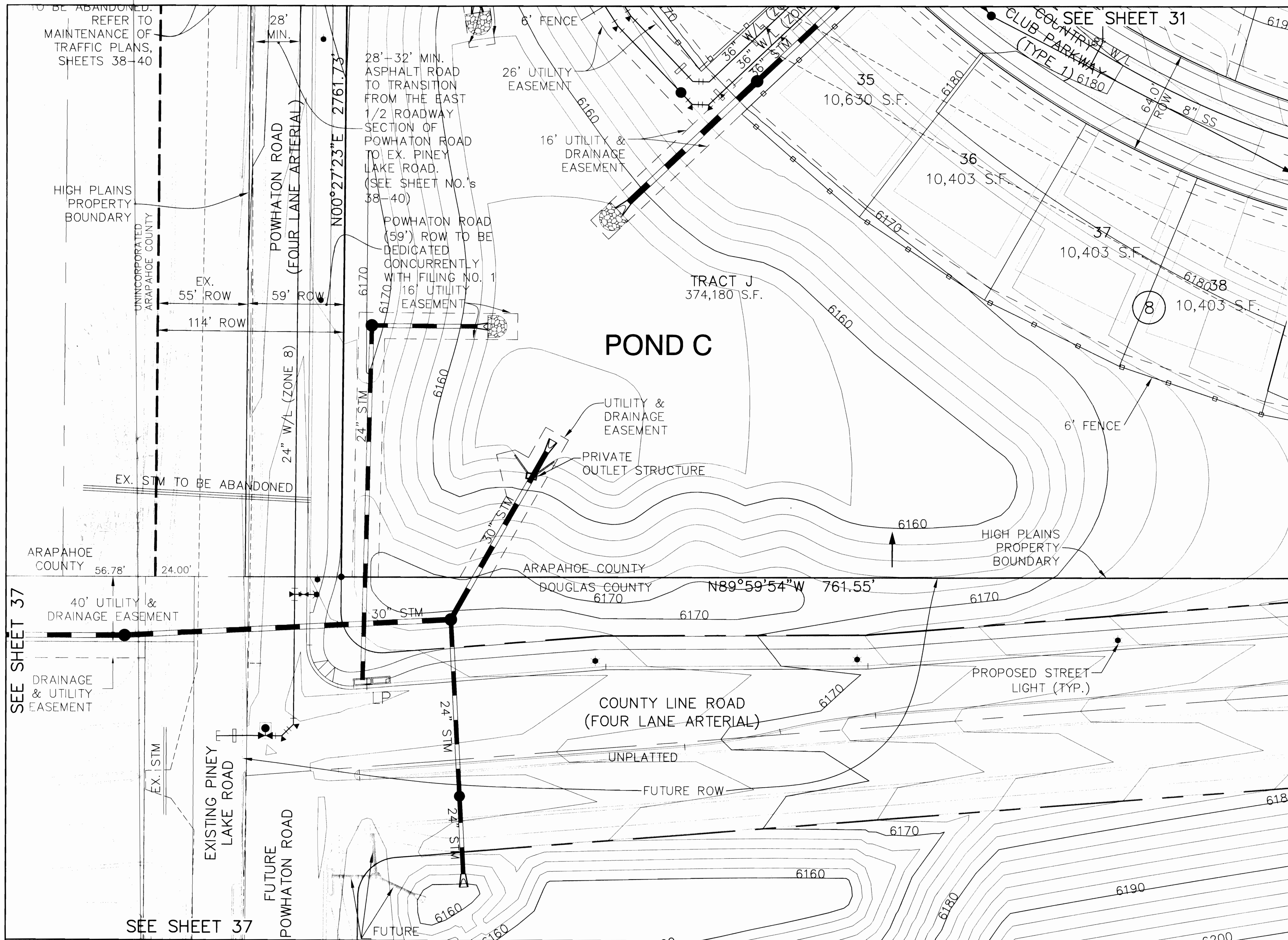
Project No. 87003310
Date 4/14/03
Sheet 31



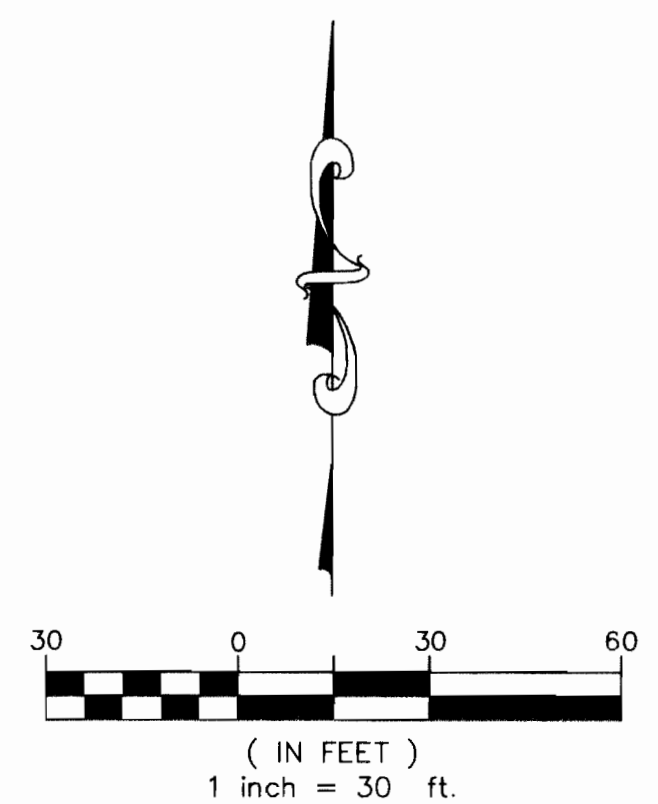
NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON
SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS



<table><tr><td>6</td><td>PER COA COMMENTS</td><td>10/04/04</td><td>JAM</td></tr><tr><td>5</td><td>PER COA COMMENTS</td><td>8/02/04</td><td>SV</td></tr><tr><td>4</td><td>PER COA COMMENTS</td><td>3/03/04</td><td>JAM</td></tr><tr><td>3</td><td>PER COA COMMENTS</td><td>1/23/04</td><td>PAR</td></tr><tr><td>2</td><td>PER COA COMMENTS</td><td>8/26/03</td><td>KLT</td></tr><tr><td>1</td><td>PER IN HOUSE & CITY COMMENTS</td><td>7/03/03</td><td>SV</td></tr></table>				6	PER COA COMMENTS	10/04/04	JAM	5	PER COA COMMENTS	8/02/04	SV	4	PER COA COMMENTS	3/03/04	JAM	3	PER COA COMMENTS	1/23/04	PAR	2	PER COA COMMENTS	8/26/03	KLT	1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV	<table><tr><td>Designed By</td><td>TJS</td></tr><tr><td>Cad Opr.</td><td>ACE</td></tr><tr><td>Checked By</td><td>PJS</td></tr><tr><td>Scale</td><td>1" = 30'</td></tr></table>		Designed By	TJS	Cad Opr.	ACE	Checked By	PJS	Scale	1" = 30'	<table><tr><td rowspan="7"></td><td>Stantec Consulting Inc.</td></tr><tr><td>2135 South Cherry St. Ste 310</td></tr><tr><td>Denver, CO 80222</td></tr><tr><td>Tel. 303.758.4058</td></tr><tr><td>Fax. 303.758.4828</td></tr><tr><td>www.stantec.com</td></tr><tr><td>CONTACT: Paul Sobania</td></tr></table>			Stantec Consulting Inc.	2135 South Cherry St. Ste 310	Denver, CO 80222	Tel. 303.758.4058	Fax. 303.758.4828	www.stantec.com	CONTACT: Paul Sobania	<table><tr><td colspan="2">DEVELOPER</td></tr><tr><td colspan="2">US HOME CORPORATION</td></tr><tr><td colspan="2">Varnell Roberts</td></tr><tr><td colspan="2">9990 Park Meadows Drive</td></tr><tr><td colspan="2">Lanetree, Colorado 80124</td></tr><tr><td colspan="2">Phone: (303) 754-0600</td></tr></table>		DEVELOPER		US HOME CORPORATION		Varnell Roberts		9990 Park Meadows Drive		Lanetree, Colorado 80124		Phone: (303) 754-0600		HIGH PLAINS COUNTRY CLUB - FILING NO. 1				Project No. 87003310 SPPL06-HP	
6	PER COA COMMENTS	10/04/04	JAM																																																																
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SITE PLAN								Date 4/14/03																																																											
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NOTE:
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No.	Description	Date	By	Scale
7	PER COA COMMENTS	10/04/04	JAM	
6	PER COA COMMENTS	8/02/04	SV	
5	PER BOUNDARY CHANGE	3/18/04	JAM	
4	PER COA COMMENTS	3/03/04	JAM	
3	PER COA COMMENTS	1/23/04	PAR	
2	PFR COA COMMENTS	9/26/03	KLT	
1	PFR IN HOUSE & CITY COMMENTS	7/03/03	SV	
Revisions				

Designed By
TJS

Cad Opr.
ACE

Checked By
PJS

Scale
1" = 30'



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DEVELOPER

US HOME CORPORATION

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LoneTree, Colorado 80124
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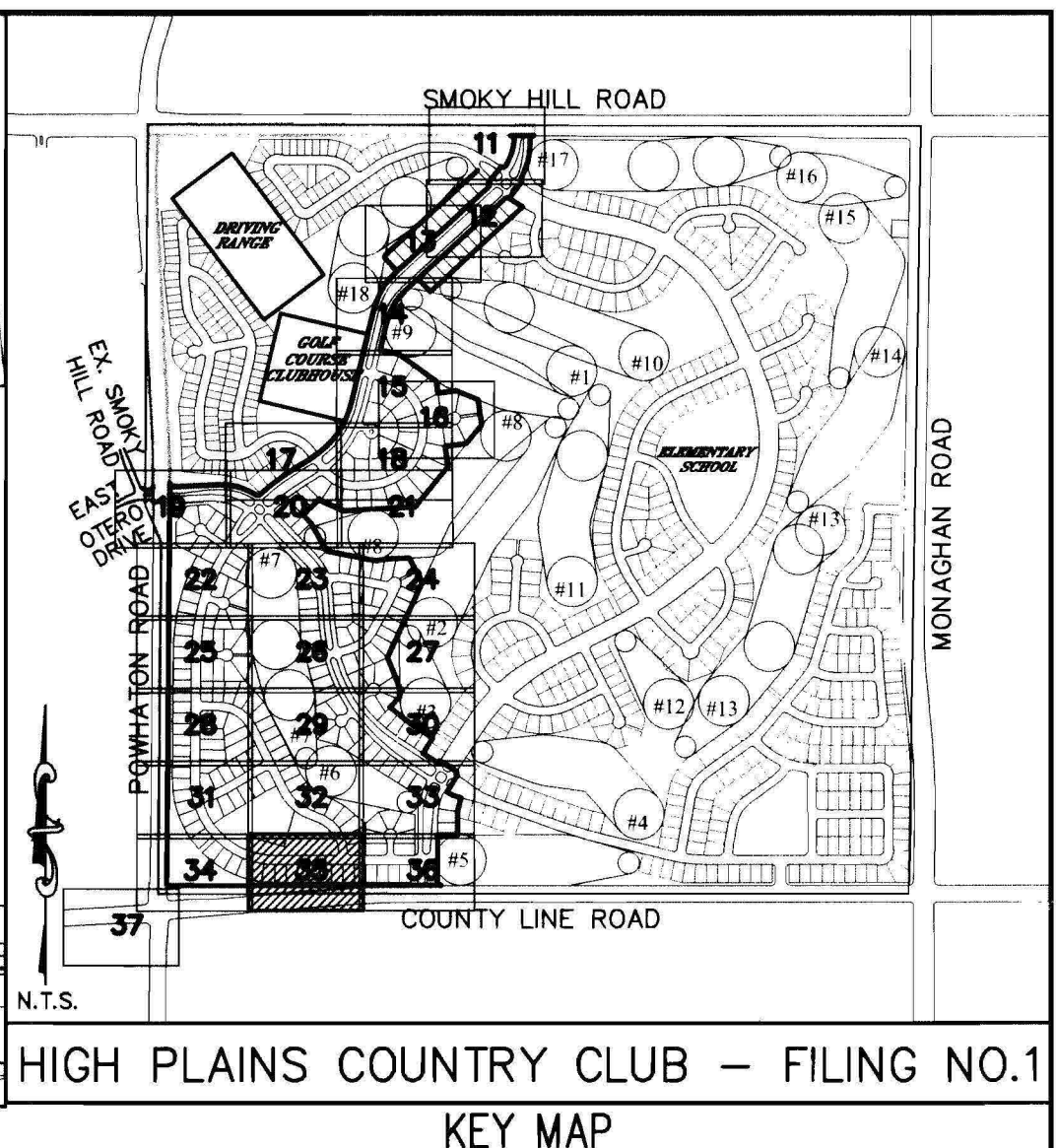
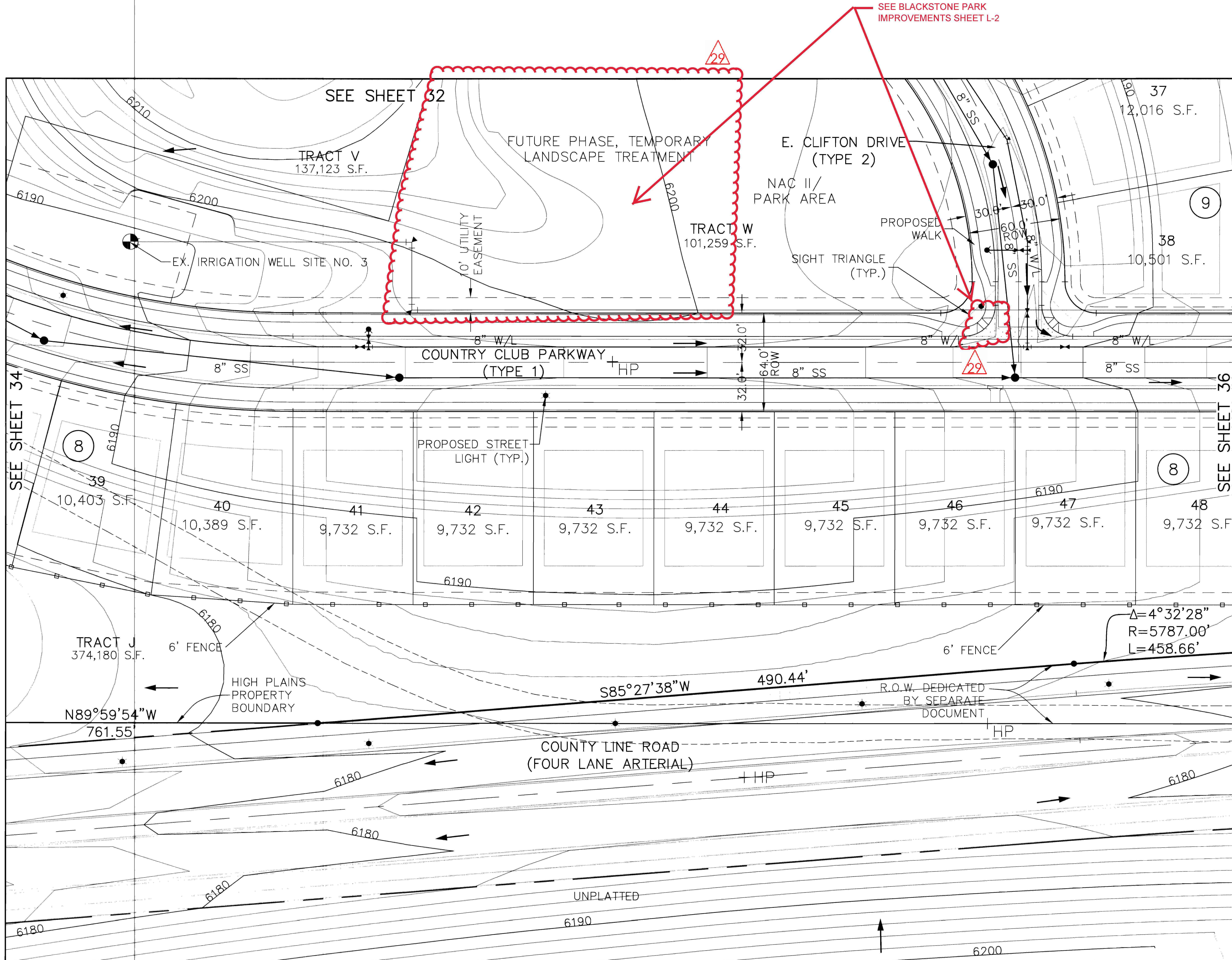
HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN


Project No.
87003310 SPPL06--HP

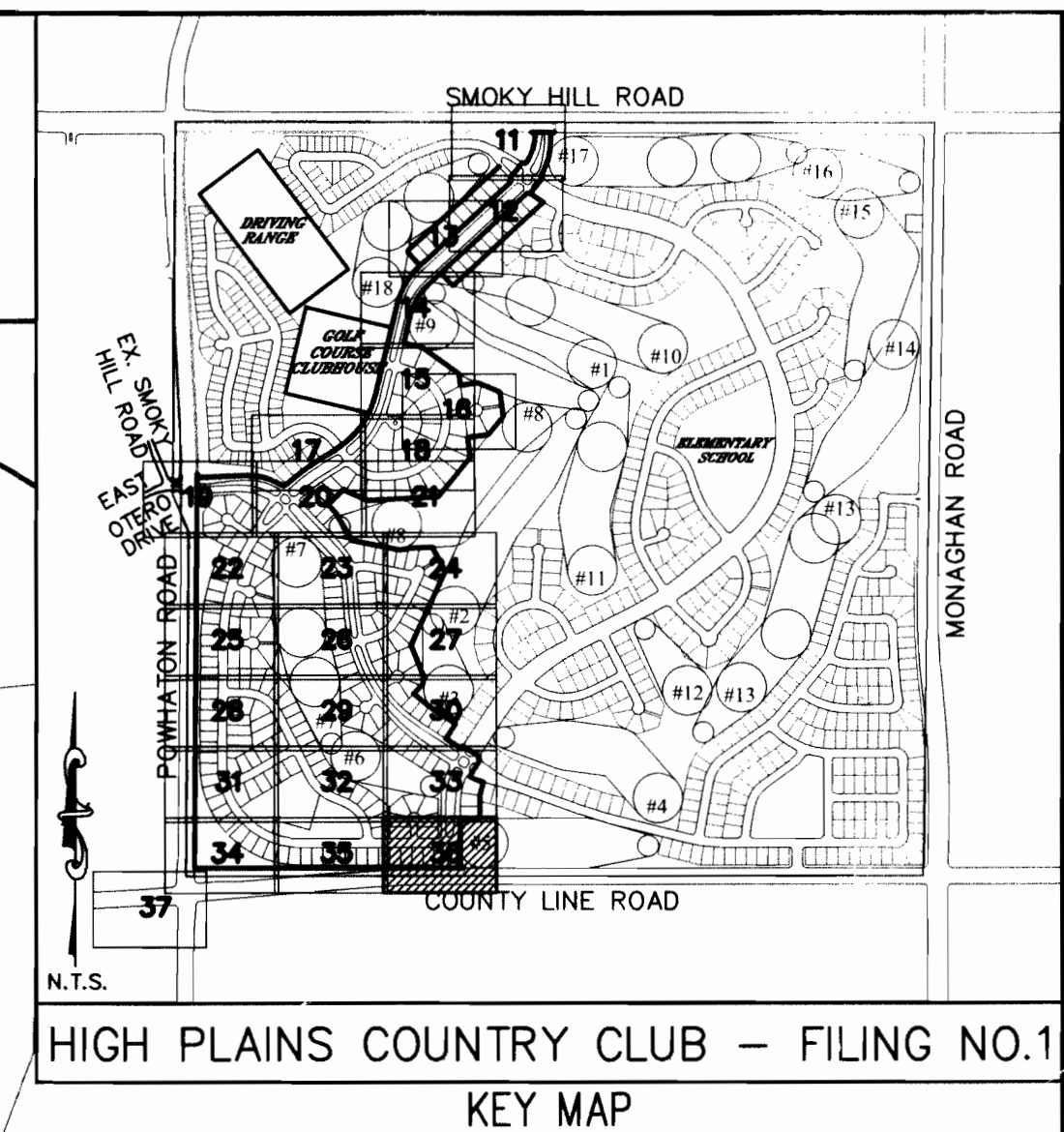
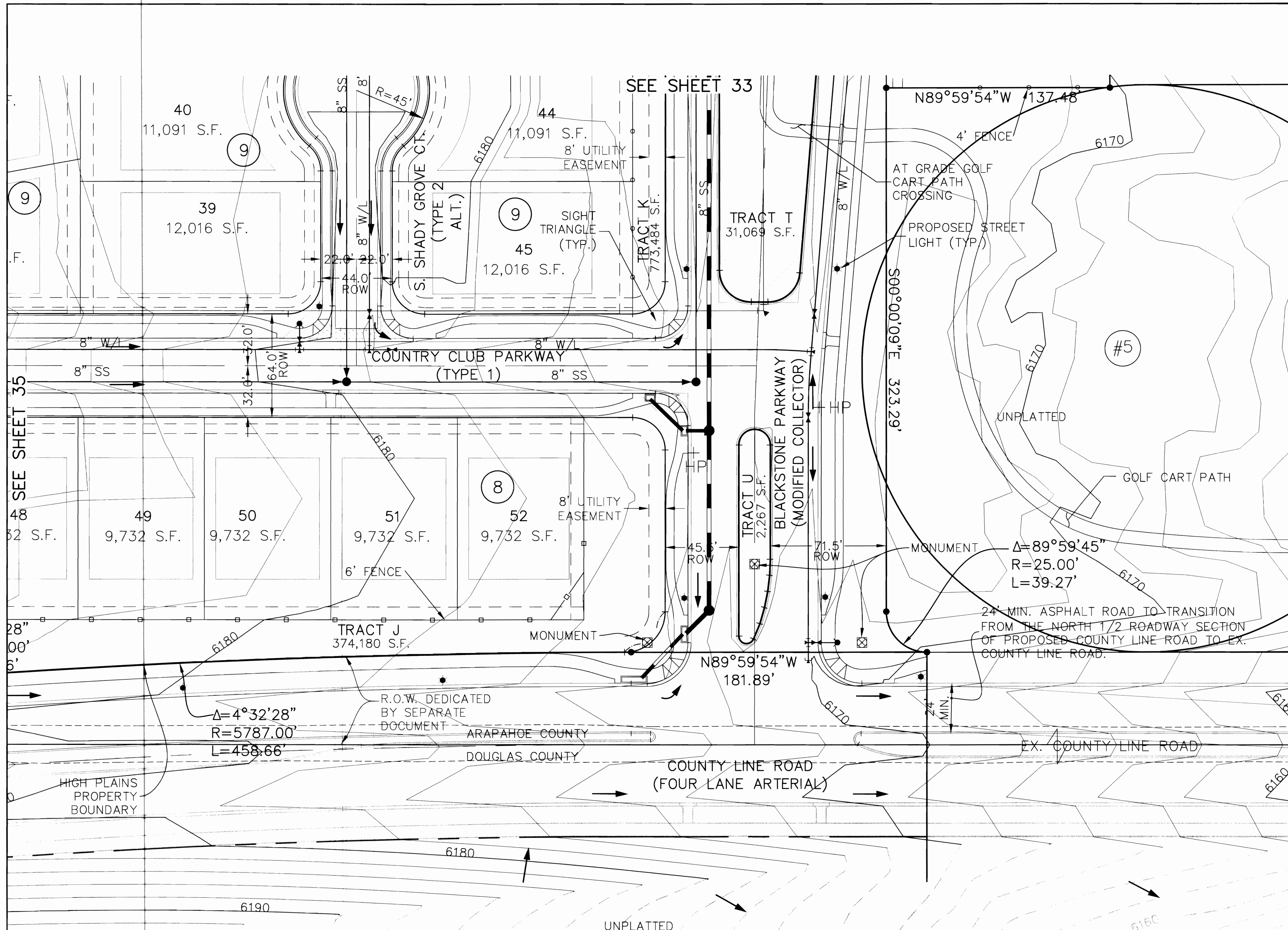
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4/14/03

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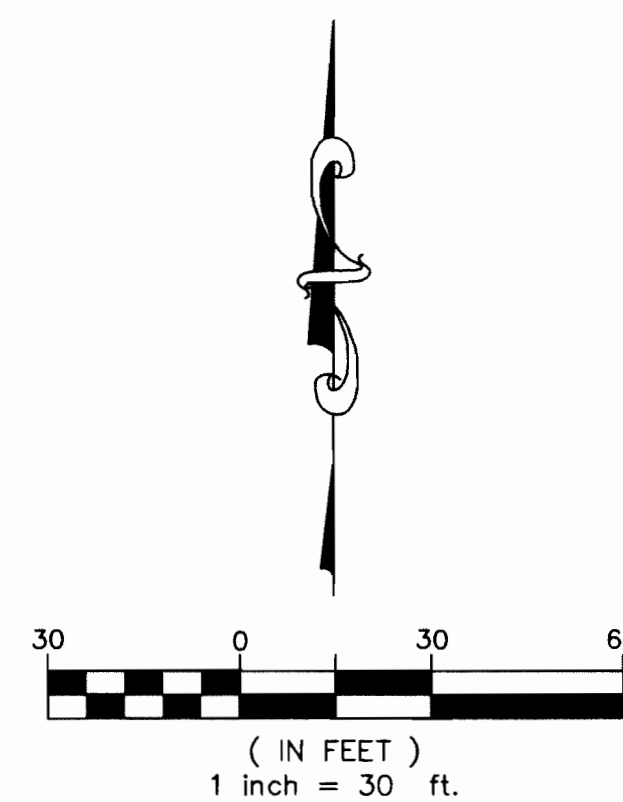


NOTE:
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7	PER COA COMMENTS	10/04/04	JAM	<div>Designed By TJS</div> <div>Cad Opr. ACE</div> <div>Checked By PJS</div> <div>Scale 1" = 30'</div>	<div></div> <div>Stantec Consulting Inc. 2135 South Cherry St. Ste 310 Denver, CO 80222 Tel. 303.758.4058 Fax. 303.758.4828 www.stantec.com CONTACT: Paul Sobania</div>	<div>DEVELOPER</div> <div>US HOME CORPORATION</div> <div>Varnell Roberts 9990 Park Meadows Drive Lone tree, Colorado 80124 Phone: (303) 754-0600</div>	<div>HIGH PLAINS COUNTRY CLUB - FILING NO. 1</div> <div>SITE PLAN</div>	Project No.
6	PER COA COMMENTS	8/02/04	SV					87003310
5	PER BOUNDARY CHANGE	3/18/04	JAM					SPPL06
4	PER COA COMMENTS	3/03/04	JAM					Date
	PER COA COMMENTS	1/23/04	PAR					4/14/03
	PER COA COMMENTS	8/26/03	HLT					Sheet
	PER IN HOUSE & CITY COMMENTS	7/03/03	SV					35
No.	Description	Date	By					
Revisions								



NOTE:
SEE "TYPICAL LOTTING SETBACK AND EASEMENT" EXHIBIT ON
SHEET 1 FOR SETBACK AND EASEMENT DIMENSIONS



No.	Description	Date	By	Scale
7	PER COA COMMENTS	10/04/04	JAM	
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1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV	
Revisions				

Designed By
TJS

Cad Opr.
ACE

Checked By
PJS

Scale
1" = 30'

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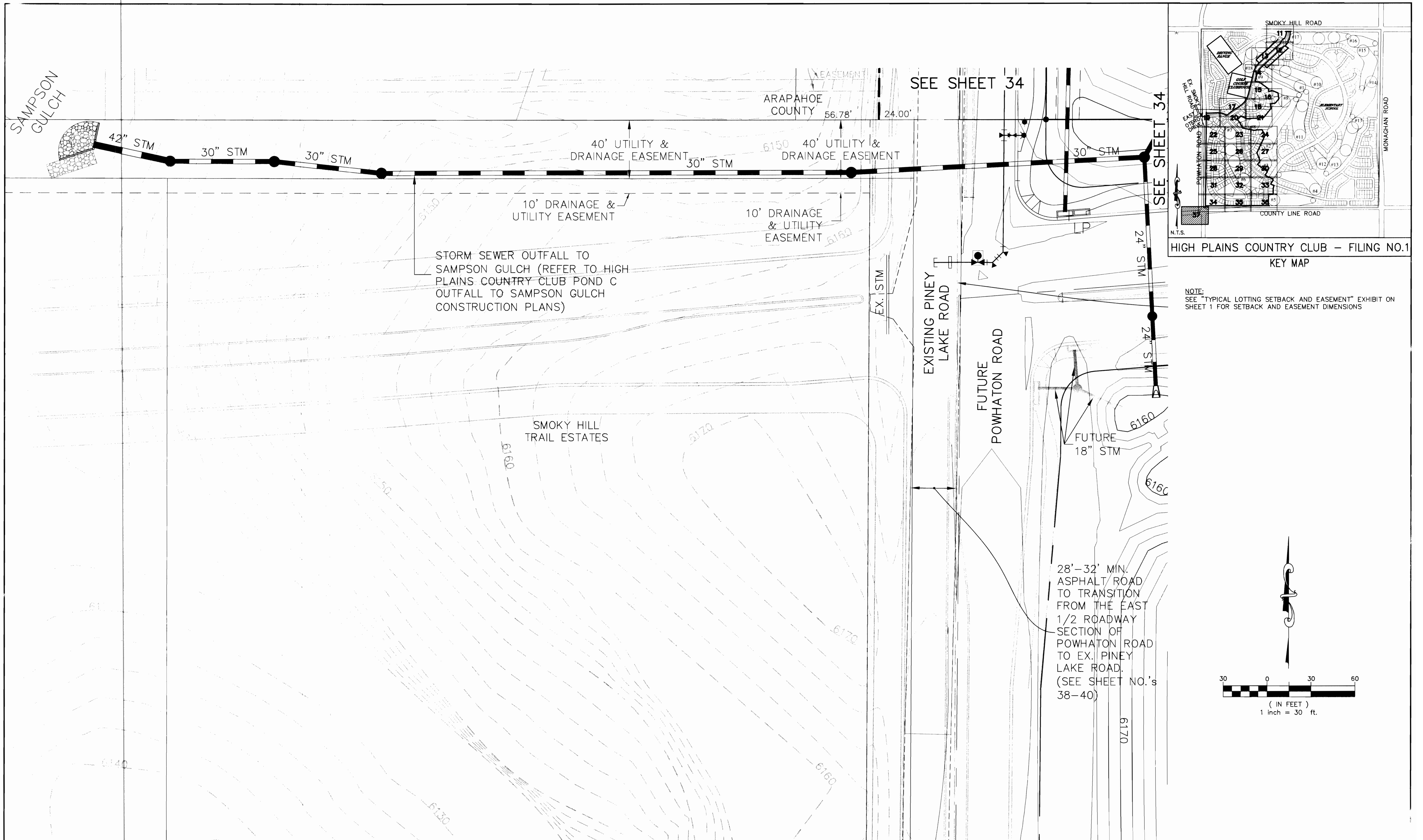
HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

Project No.
87003310

Date
4/14/03

Sheet
36



No.	Description	Date	By
1	PER COA COMMENTS	10/04/04	JAM
2	PER COA COMMENTS	8/02/04	SV
3	PER BOUNDARY CHANGE	3/18/04	JAM
4	PER COA COMMENTS	3/03/04	JAM
5	PER COA COMMENTS	1/23/04	PAR
6	PER COA COMMENTS	8/26/03	KLT
7	PER IN HOUSE & CITY COMMENTS	7/03/03	SV

Designed By	TJS
Cad Opr.	ACE
Checked By	PJS
Scale	1" = 30'



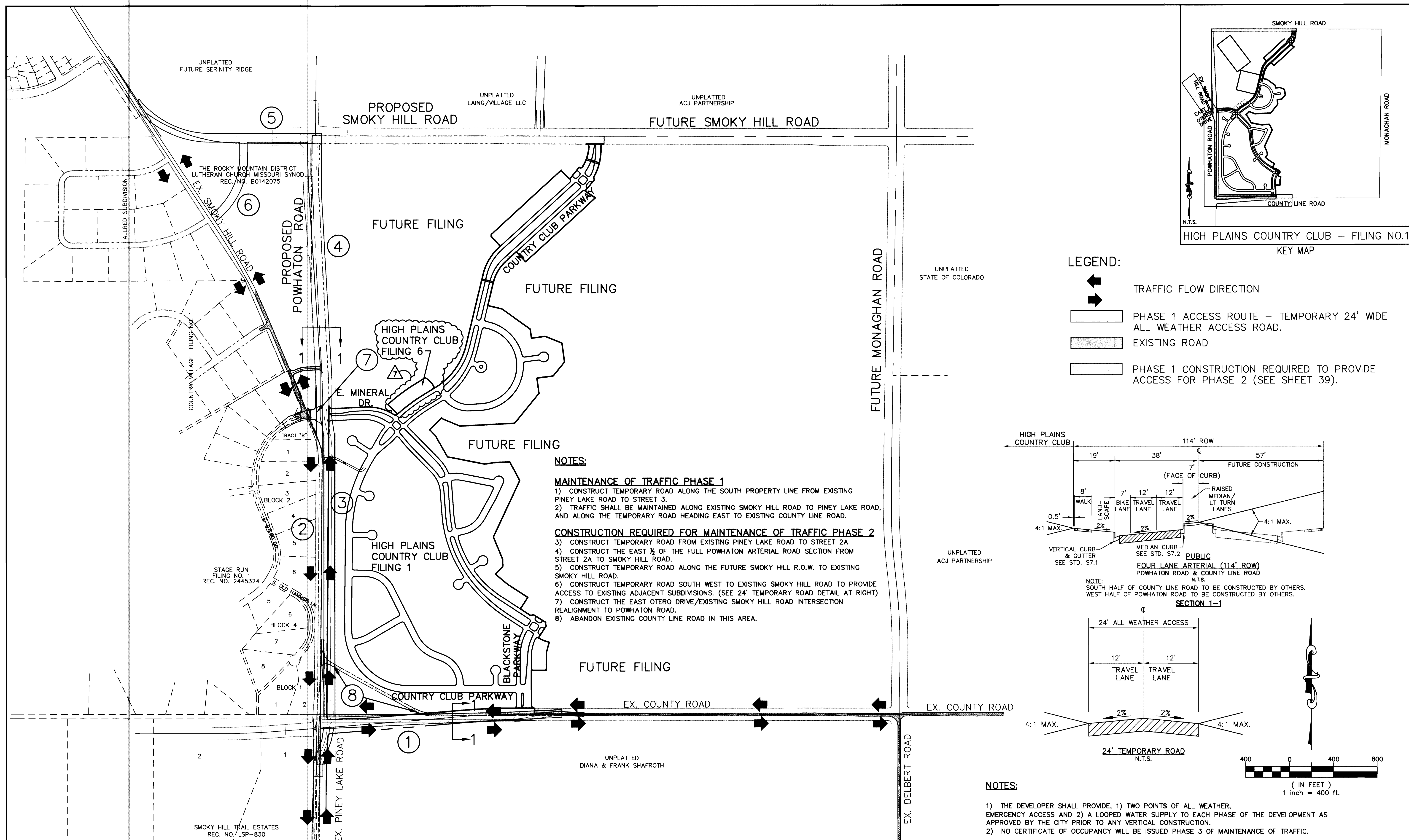
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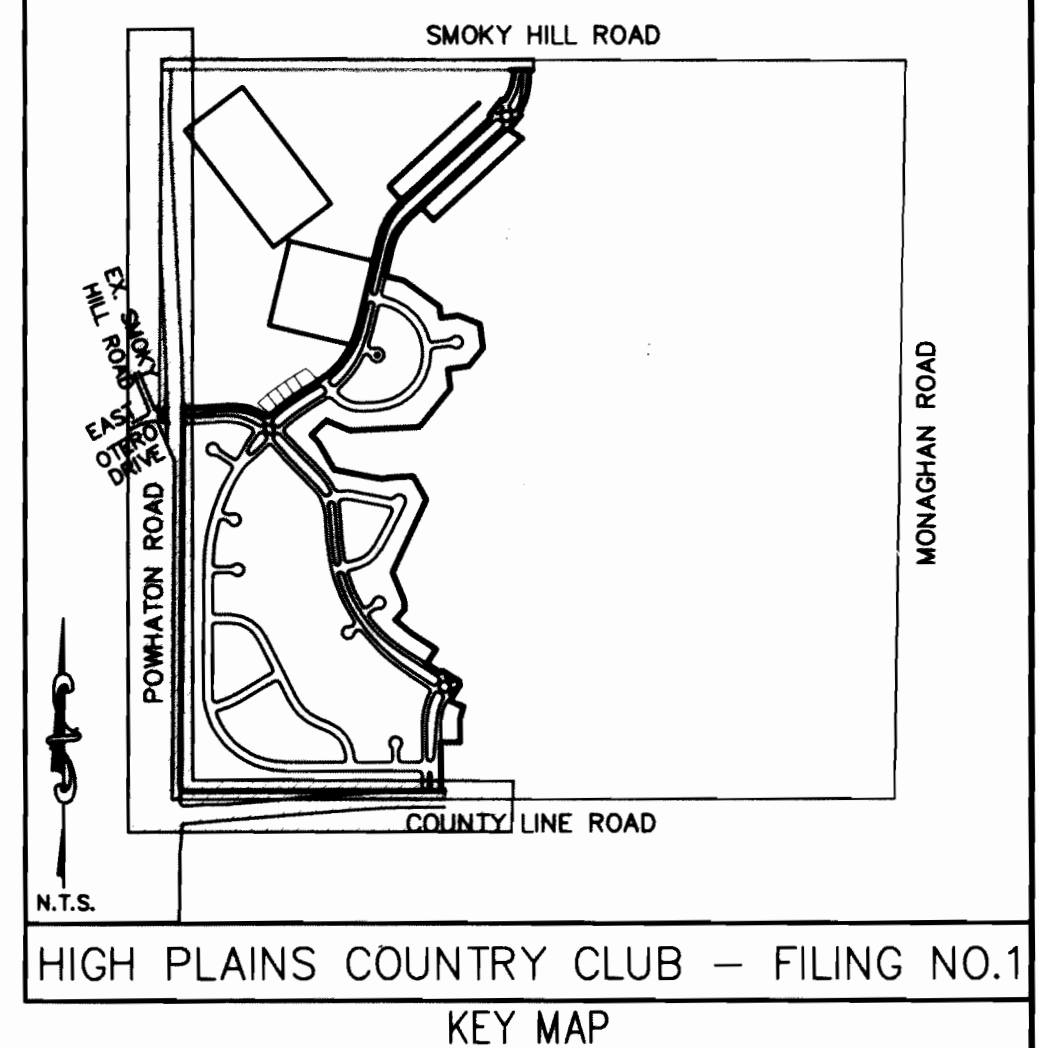
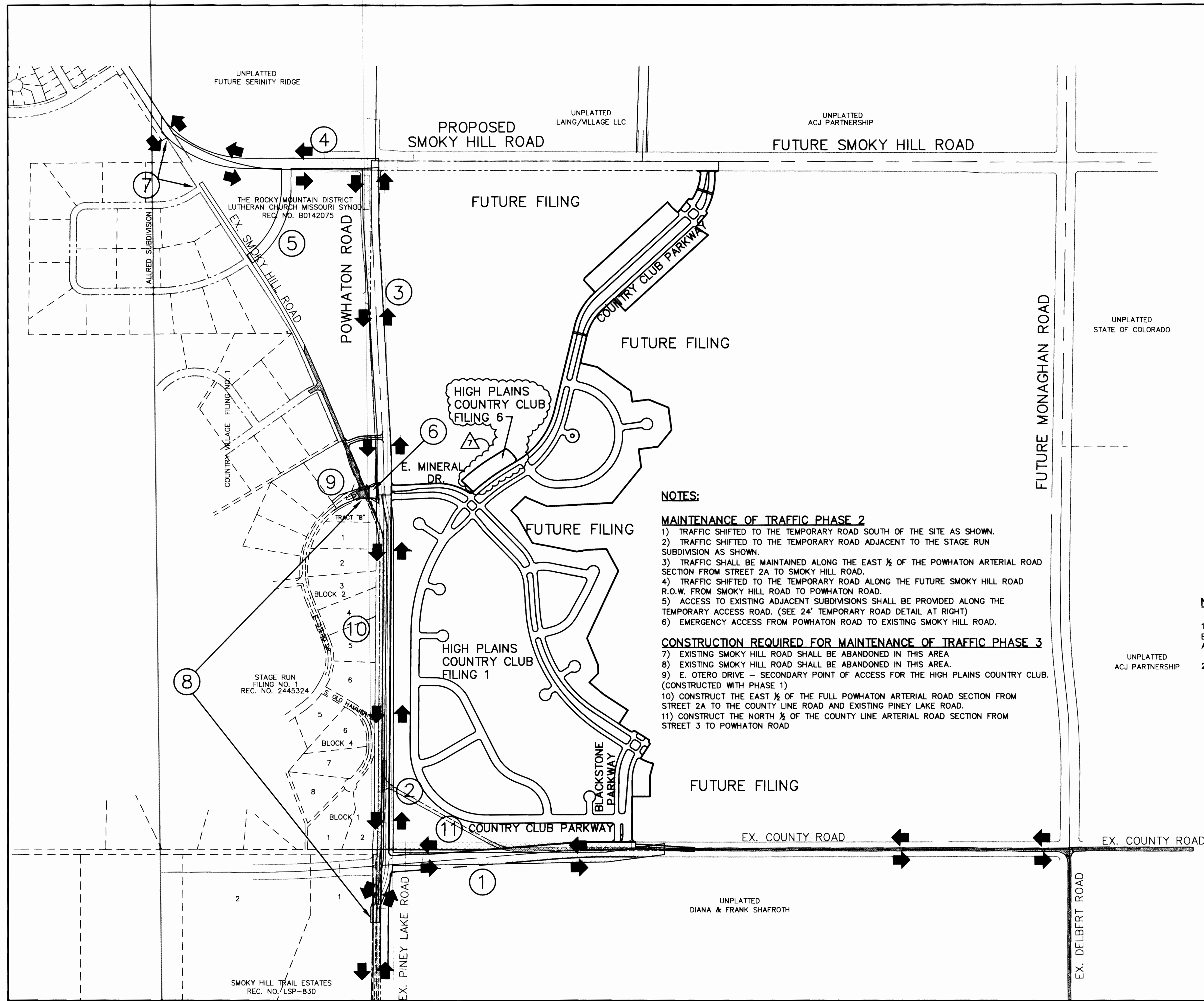
HIGH PLAINS COUNTRY CLUB - FILING NO. 1

SITE PLAN

Project No.	87003310
Date	4/14/03
Sheet	37

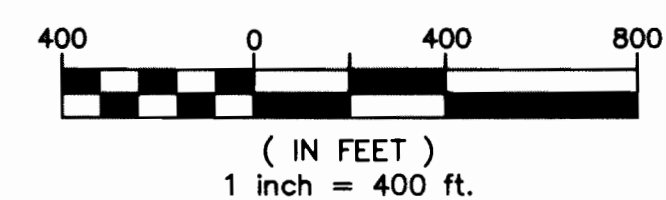
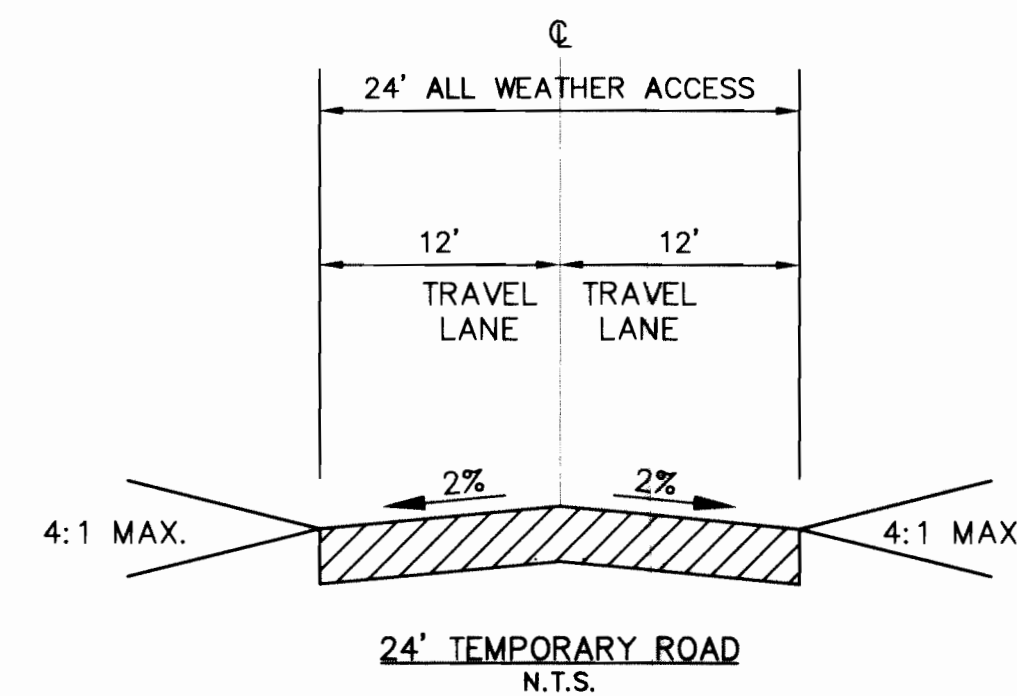


7	ADDED 5 LOTS - CSP AMENDMENT	11/11/05	AAZ	<div>Designed By JAM</div> <div>Cad Opr. JAM</div> <div>Checked By PJS</div> <div>Scale 1"=400'</div>	<div> Stantec</div> <div>Stantec Consulting Inc. 2135 South Cherry St. Ste 310 Denver, CO 80222 Tel. 303.758.4058 Fax. 303.758.4828 www.stantec.com CONTACT: Paul Sobania</div>	<div>DEVELOPER</div> <div>LENNAR COLORADO, LLC</div> <div>David Snow 9990 Park Meadows Drive Lonetree, Colorado 80124 Phone: (303) 754-0600</div>	<div>HIGH PLAINS COUNTRY CLUB - FILING NO. 1</div> <div>MAINTENANCE OF TRAFFIC - PHASE 1</div>	Project No.	
6	PER COA COMMENTS	10/04/04	JAM					87003310	SPPL08-H
5	PER COA COMMENTS	8/02/04	SV					Date	
4	PER COA COMMENTS	3/03/04	JAM					Sheet	
3	PER COA COMMENTS	1/23/04	PAR					38	
2	PER COA COMMENTS	8/26/03	KLT						
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV						
No.	Description	Date	By						
Revisions									



- LEGEND:**
- ← → TRAFFIC FLOW DIRECTION
 - PHASE 2 ACCESS ROUTE - TEMPORARY 24' WIDE ALL WEATHER ACCESS ROAD
 - PHASE 2 ACCESS ROUTE - HALF OF ULTIMATE ROADWAY SECTION (SEE SHEET 38)
 - ▨ EXISTING ROAD
 - PHASE 2 CONSTRUCTION REQUIRED TO PROVIDE ACCESS TO PHASE 2 (SEE SHEET 40)

- NOTES:**
- 1) THE DEVELOPER SHALL PROVIDE: A) TWO POINTS OF ALL WEATHER, EMERGENCY ACCESS AND B) A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE CITY PRIOR TO ANY VERTICAL CONSTRUCTION.
 - 2) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL PHASE 3 OF MAINTENANCE OF TRAFFIC.



- NOTES:**
- MAINTENANCE OF TRAFFIC PHASE 2**
- 1) TRAFFIC SHIFTED TO THE TEMPORARY ROAD SOUTH OF THE SITE AS SHOWN.
 - 2) TRAFFIC SHIFTED TO THE TEMPORARY ROAD ADJACENT TO THE STAGE RUN SUBDIVISION AS SHOWN.
 - 3) TRAFFIC SHALL BE MAINTAINED ALONG THE EAST 1/2 OF THE POWHATON ARTERIAL ROAD SECTION FROM STREET 2A TO SMOKY HILL ROAD.
 - 4) TRAFFIC SHIFTED TO THE TEMPORARY ROAD ALONG THE FUTURE SMOKY HILL ROAD R.O.W. FROM SMOKY HILL ROAD TO POWHATON ROAD.
 - 5) ACCESS TO EXISTING ADJACENT SUBDIVISIONS SHALL BE PROVIDED ALONG THE TEMPORARY ACCESS ROAD. (SEE 24' TEMPORARY ROAD DETAIL AT RIGHT)
 - 6) EMERGENCY ACCESS FROM POWHATON ROAD TO EXISTING SMOKY HILL ROAD.
- CONSTRUCTION REQUIRED FOR MAINTENANCE OF TRAFFIC PHASE 3**
- 7) EXISTING SMOKY HILL ROAD SHALL BE ABANDONED IN THIS AREA.
 - 8) EXISTING SMOKY HILL ROAD SHALL BE ABANDONED IN THIS AREA.
 - 9) E. OTERO DRIVE - SECONDARY POINT OF ACCESS FOR THE HIGH PLAINS COUNTRY CLUB. (CONSTRUCTED WITH PHASE 1)
 - 10) CONSTRUCT THE EAST 1/2 OF THE FULL POWHATON ARTERIAL ROAD SECTION FROM STREET 2A TO THE COUNTY LINE ROAD AND EXISTING PINEY LAKE ROAD.
 - 11) CONSTRUCT THE NORTH 1/2 OF THE COUNTY LINE ARTERIAL ROAD SECTION FROM STREET 3 TO POWHATON ROAD

No.	Description	Date	By
7	ADDED 5 LOTS - CSP AMENDMENT	11/11/05	AAZ
6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV

Designed By JAM
Cad Opr. JAM
Checked By PJS
Scale 1"=400'

Stantec

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CONTACT: Paul Sabania

DEVELOPER

LENNAR COLORADO, LLC

David Snow
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Phone: (303) 754-0600

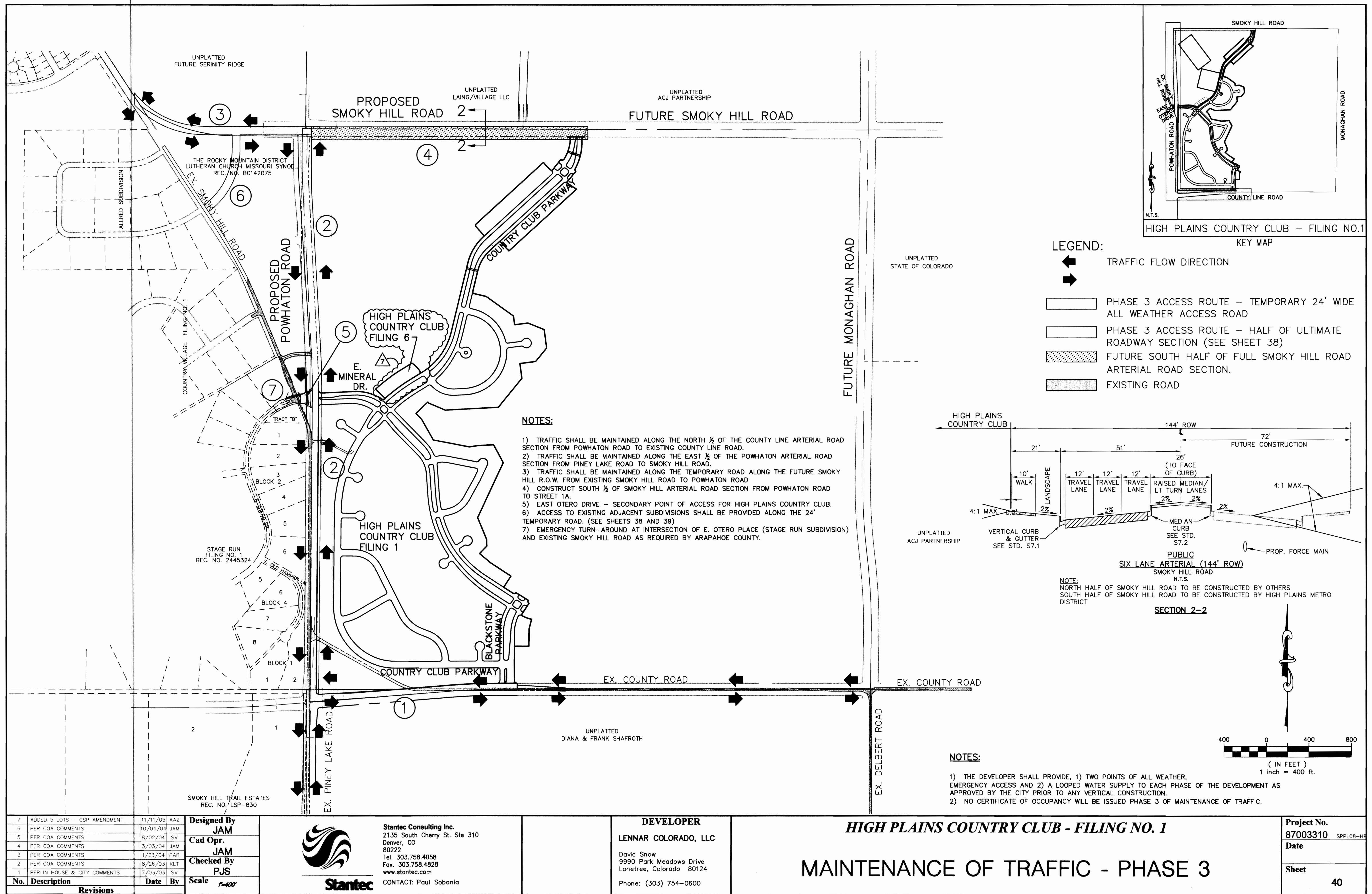
HIGH PLAINS COUNTRY CLUB - FILING NO. 1

MAINTENANCE OF TRAFFIC - PHASE 2

Project No.
87003310 SPPL08-HF


Date

Sheet
39



No.	Description	Date	By
7	ADDED 5 LOTS - CSP AMENDMENT	11/11/05	AAZ
6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV
Revisions			

Designed By
JAM
Cad Opr.
JAM
Checked By
PJS
Scale
1"=400'

**Stantec**

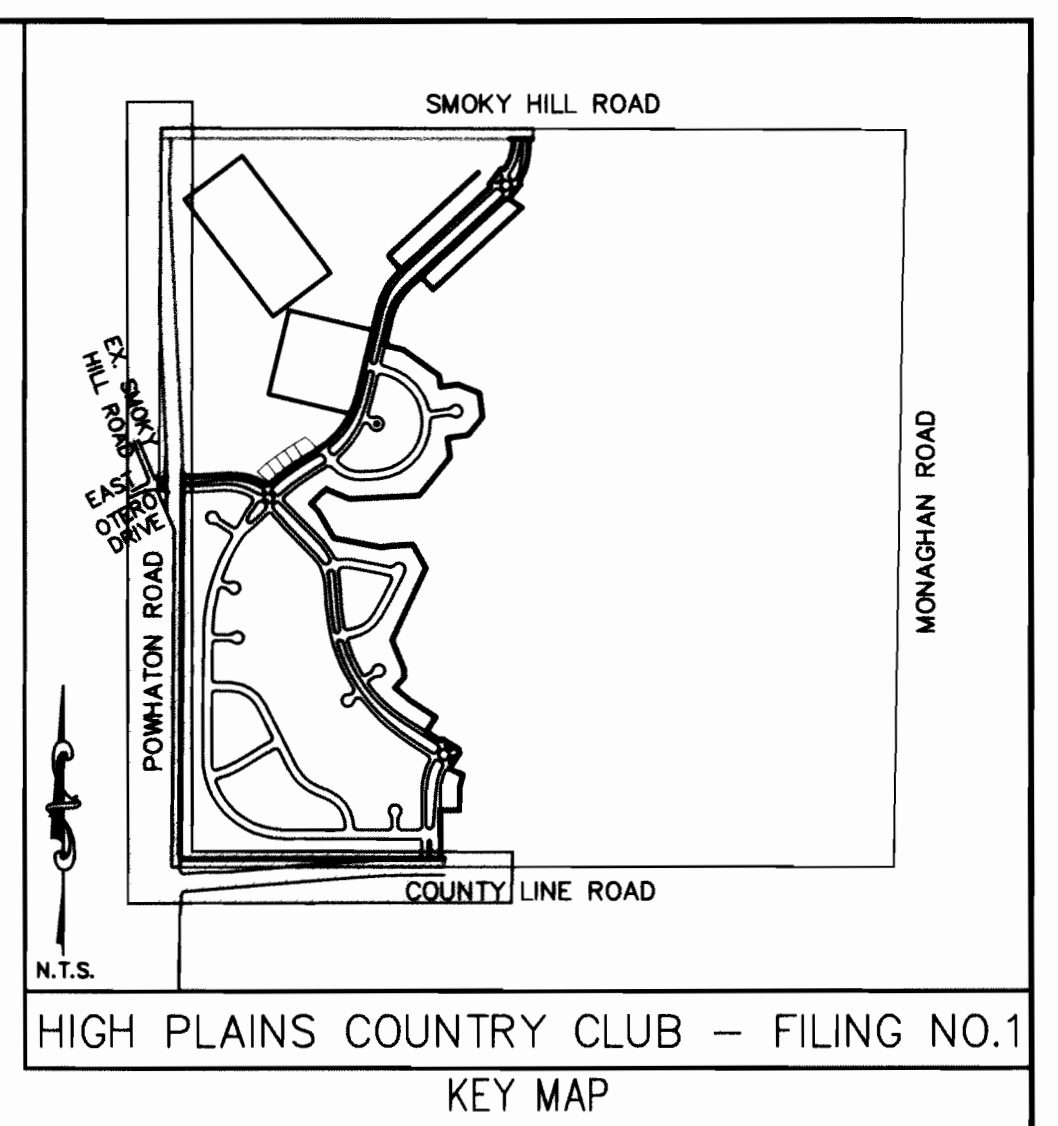
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CONTACT: Paul Sobania

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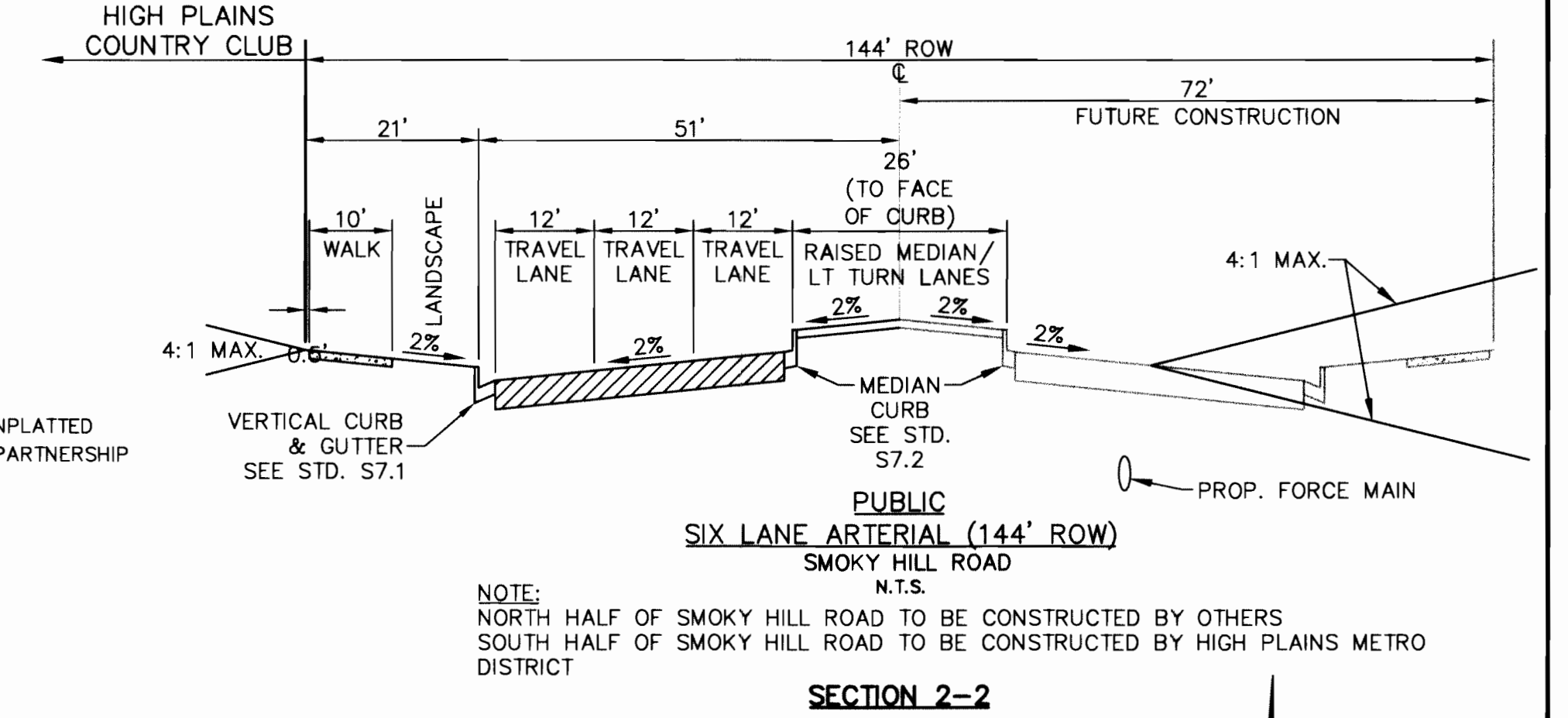
David Snow
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Lone tree, Colorado 80124
Phone: (303) 754-0600

HIGH PLAINS COUNTRY CLUB - FILING NO. 1
MAINTENANCE OF TRAFFIC - PHASE 3

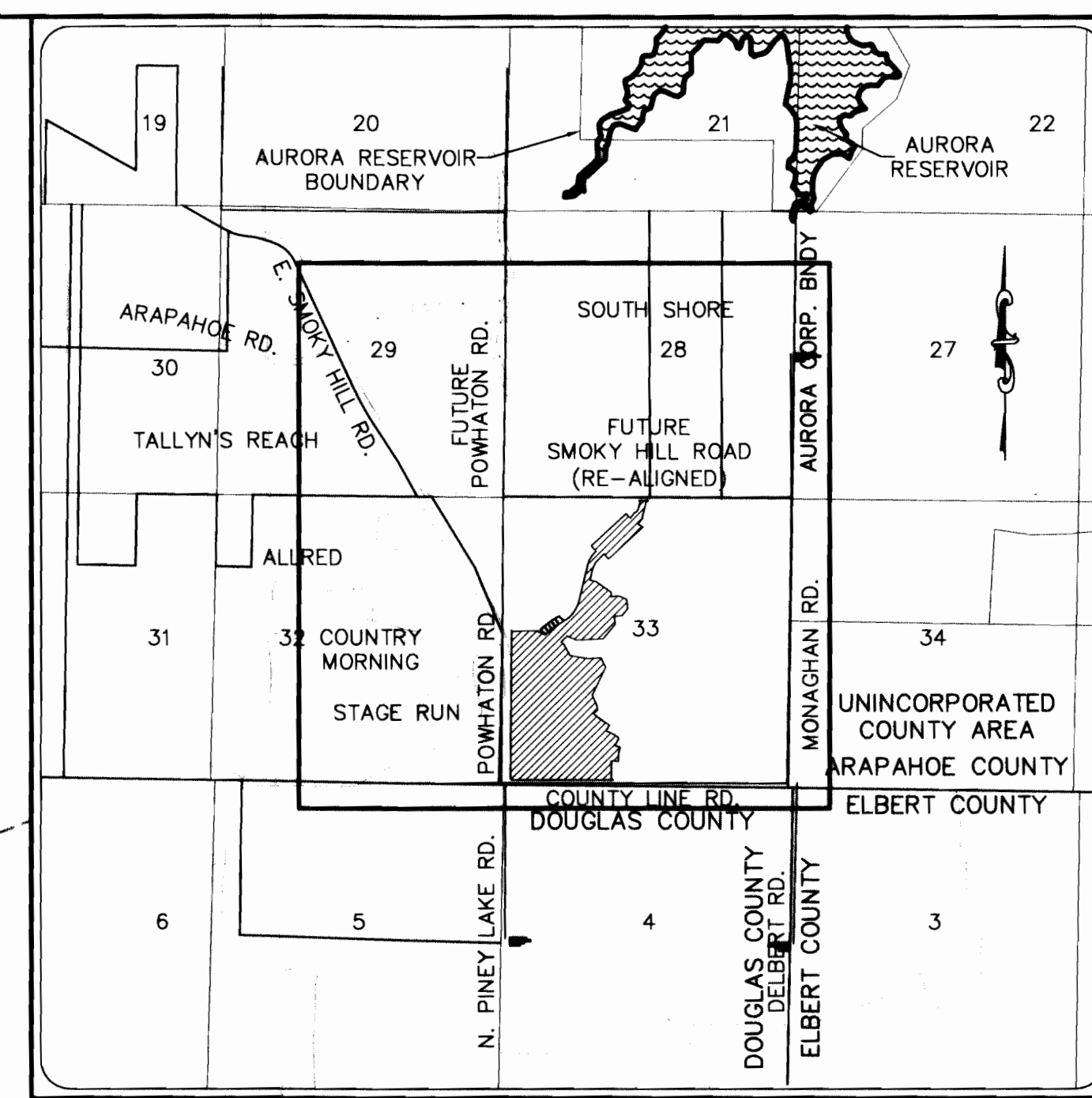
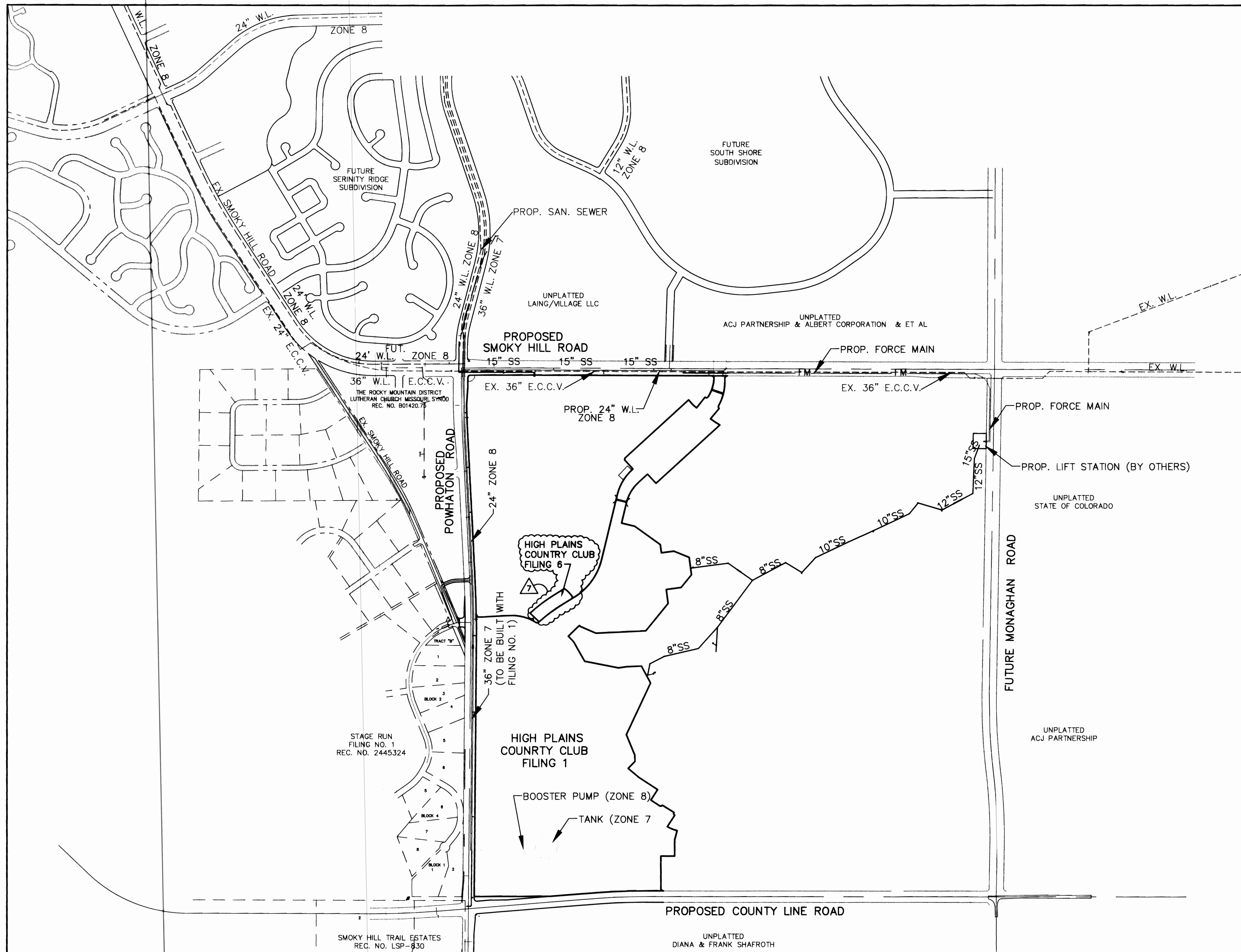
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87003310 SPPL08-HR
Date
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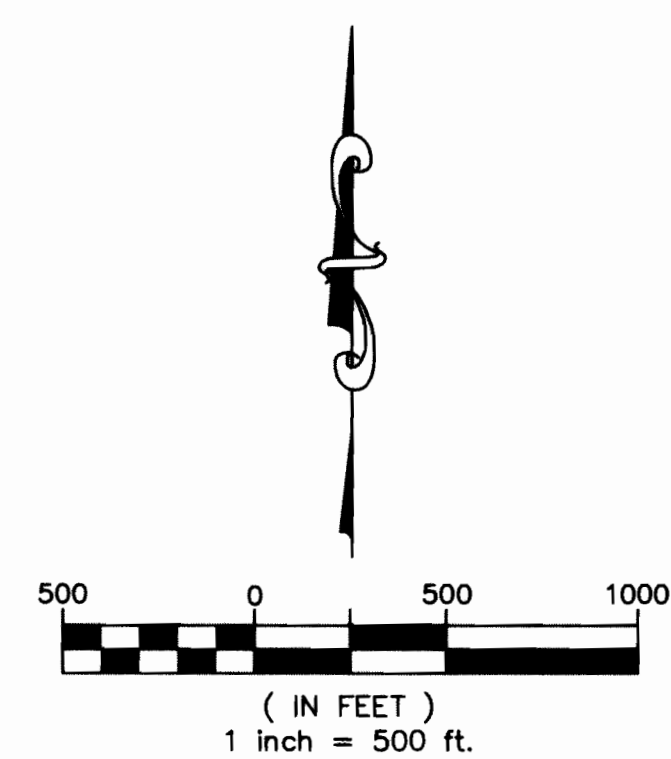
- LEGEND:
- TRAFFIC FLOW DIRECTION
 - PHASE 3 ACCESS ROUTE - TEMPORARY 24' WIDE ALL WEATHER ACCESS ROAD
 - PHASE 3 ACCESS ROUTE - HALF OF ULTIMATE ROADWAY SECTION (SEE SHEET 38)
 - FUTURE SOUTH HALF OF FULL SMOKY HILL ROAD ARTERIAL ROAD SECTION.
 - EXISTING ROAD



- NOTES:
- THE DEVELOPER SHALL PROVIDE, 1) TWO POINTS OF ALL WEATHER, EMERGENCY ACCESS AND 2) A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT AS APPROVED BY THE CITY PRIOR TO ANY VERTICAL CONSTRUCTION.
 - NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED PHASE 3 OF MAINTENANCE OF TRAFFIC.



VICINITY MAP
N.T.S.



No.	Description	Date	By
7	ADDED 5 LOTS - CSP AMENDMENT	11/11/05	AAZ
6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV

Revisions

Scale 1" = 500'

Designed By
JAT
Cad Opr.
JAM
Checked By
PJS



Stantec Consulting Inc.
2135 South Cherry St. Ste 310
Denver, CO 80222
Tel. 303.758.4058
Fax. 303.758.4828
www.stantec.com
CONTACT: Paul Sobania

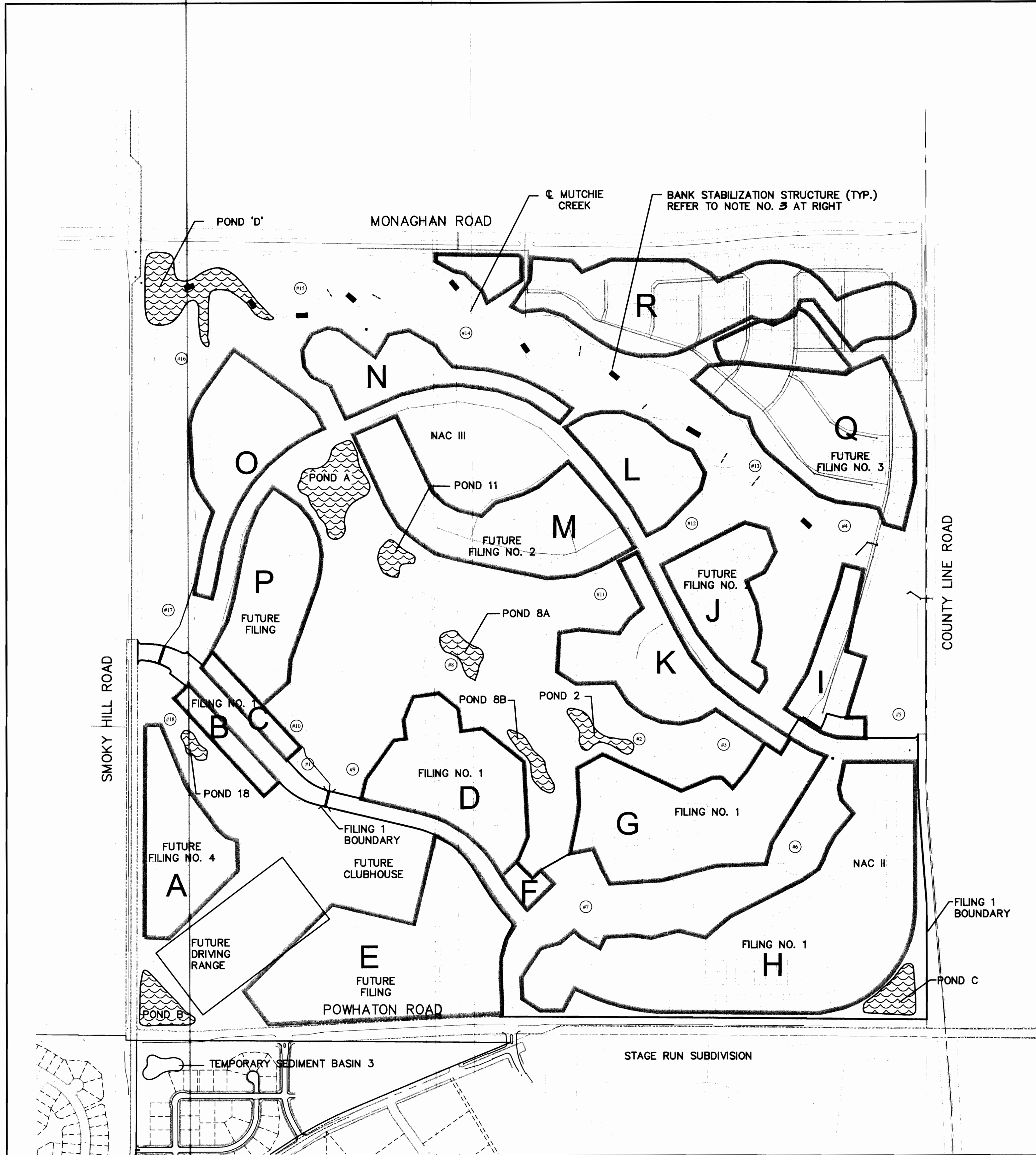
DEVELOPER
LENNAR COLORADO, LLC

David Snow
9990 Park Meadows Drive
Lone Tree, Colorado 80124
Phone: (303) 754-0600

HIGH PLAINS COUNTRY CLUB - FILING NO. 1 **OFFSITE UTILITY EXHIBIT**

Project No.
87003310 SPPL07-HP
Date

Sheet
41



NOTES:

1. ALL STORM DETENTION PONDS AND CHANNEL AND CREEK IMPROVEMENTS MUST BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY THE DRAINAGE IMPROVEMENTS ARE SERVING. THE FOLLOWING IS A TENTATIVE SCHEDULE OF CONSTRUCTION:

A. POND 'A' - TO BE CONSTRUCTED WITH FILING 1, PARCELS C, D, F, H, AND I OR G.

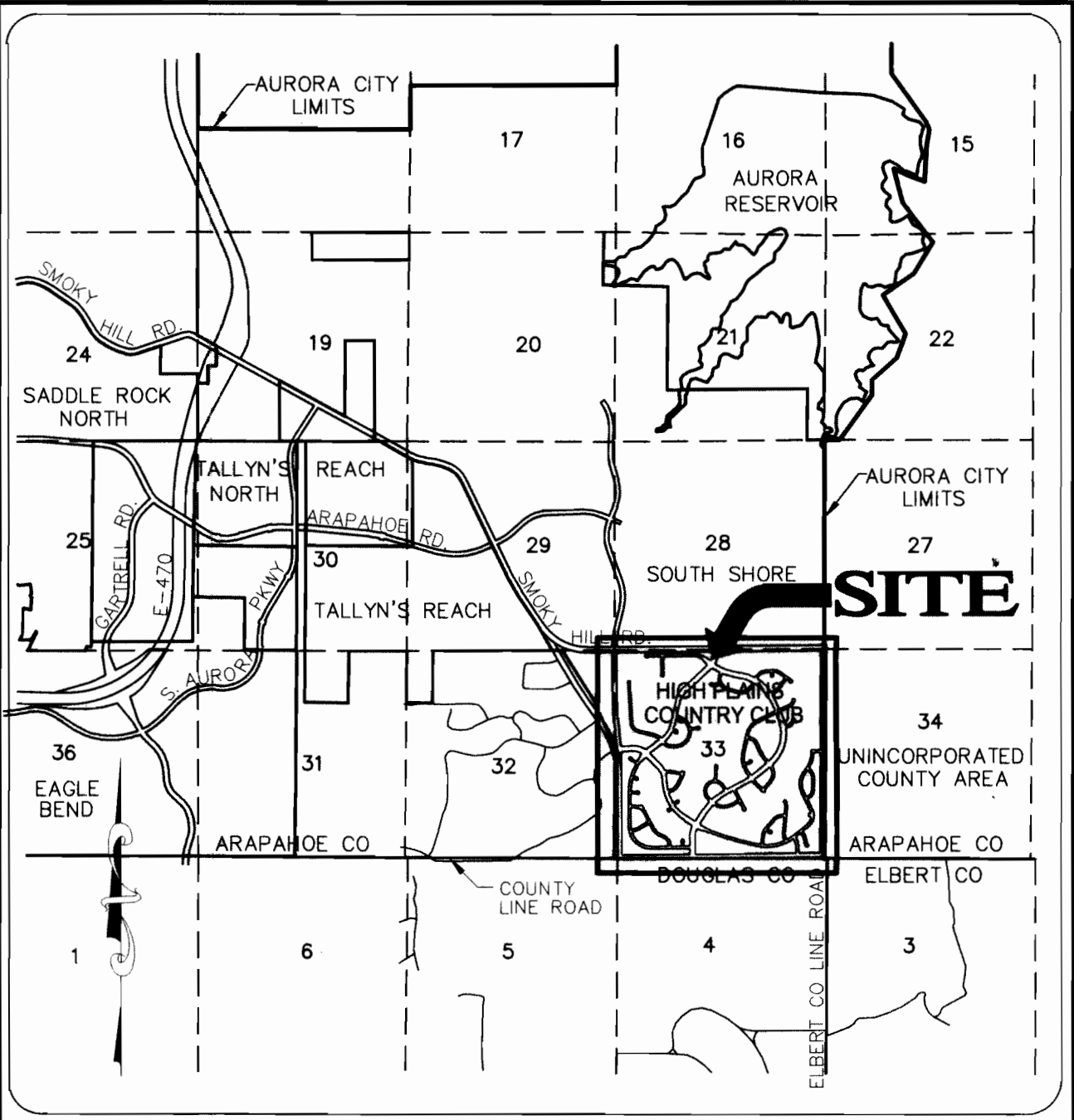
B. POND 'B' - TO BE CONSTRUCTED WITH FILING 1 ARTERIAL ROADWAYS.

C. POND 'C' - TO BE CONSTRUCTED WITH FILING 1, PARCEL H.

D. POND 'D' - TO BE CONSTRUCTED WITH THE HIGH PLAINS COUNTRY CLUB GOLF COURSE. THE OUTLET STRUCTURE AND BOX CULVERT SHALL BE CONSTRUCTED PRIOR TO IMPROVEMENTS FOR FUTURE FILING 2.

2. CHANNEL IMPROVEMENTS THAT ARE THE CITY'S OBLIGATION PURSUANT TO THE CITY'S MASTER DRAINAGE ORDINANCE (INCLUDING DROP STRUCTURES), SHALL BE INSTALLED BY THE CITY DURING PROPERTY OWNER'S DEVELOPMENT OF THE GOLF COURSE ON THE PROPERTY. THE FUTURE INTERGOVERNMENTAL AGREEMENT WILL DETERMINE THE COST SHARING AND FEE SCHEDULE.

3. PROPERTY OWNER'S CHANNEL IMPROVEMENTS: CHANNEL IMPROVEMENTS WHICH ARE THE RESPONSIBILITY OF THE PROPERTY OWNER (INCLUDING DROP STRUCTURES, TOE PROTECTION AND ACCESS/MAINTENANCE ROAD) MAY, AT PROPERTY OWNER'S ELECTION, BE CONSTRUCTED CONCURRENTLY WITH DEVELOPMENT OF THE GOLF COURSE IF WITHIN THE BOUNDARY OF THE GOLF COURSE, OTHERWISE SUCH CHANNEL IMPROVEMENTS SHALL BE CONSTRUCTED WITH FILING 3 DEVELOPMENT.



VICINITY MAP
N.T.S.



LEGEND

PARCEL BOUNDARY

GOLF COURSE HOLE NUMBER

PARCEL ID LABEL

#10

A

CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOBSITE. THE CITY OF AURORA THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO OTHER RESPONSIBILITY OTHER THAN AS STATED ABOVE FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

No.	Description	Date	By
6	PER COA COMMENTS	10/04/04	JAM
5	PER COA COMMENTS	8/02/04	SV
4	PER COA COMMENTS	3/03/04	JAM
3	PER COA COMMENTS	1/23/04	PAR
2	PER COA COMMENTS	8/26/03	KLT
1	PER IN HOUSE & CITY COMMENTS	7/03/03	SV

Designed By
TJS
Cad Opr.
KLT
Checked By
PJS
Scale
1" = 400'

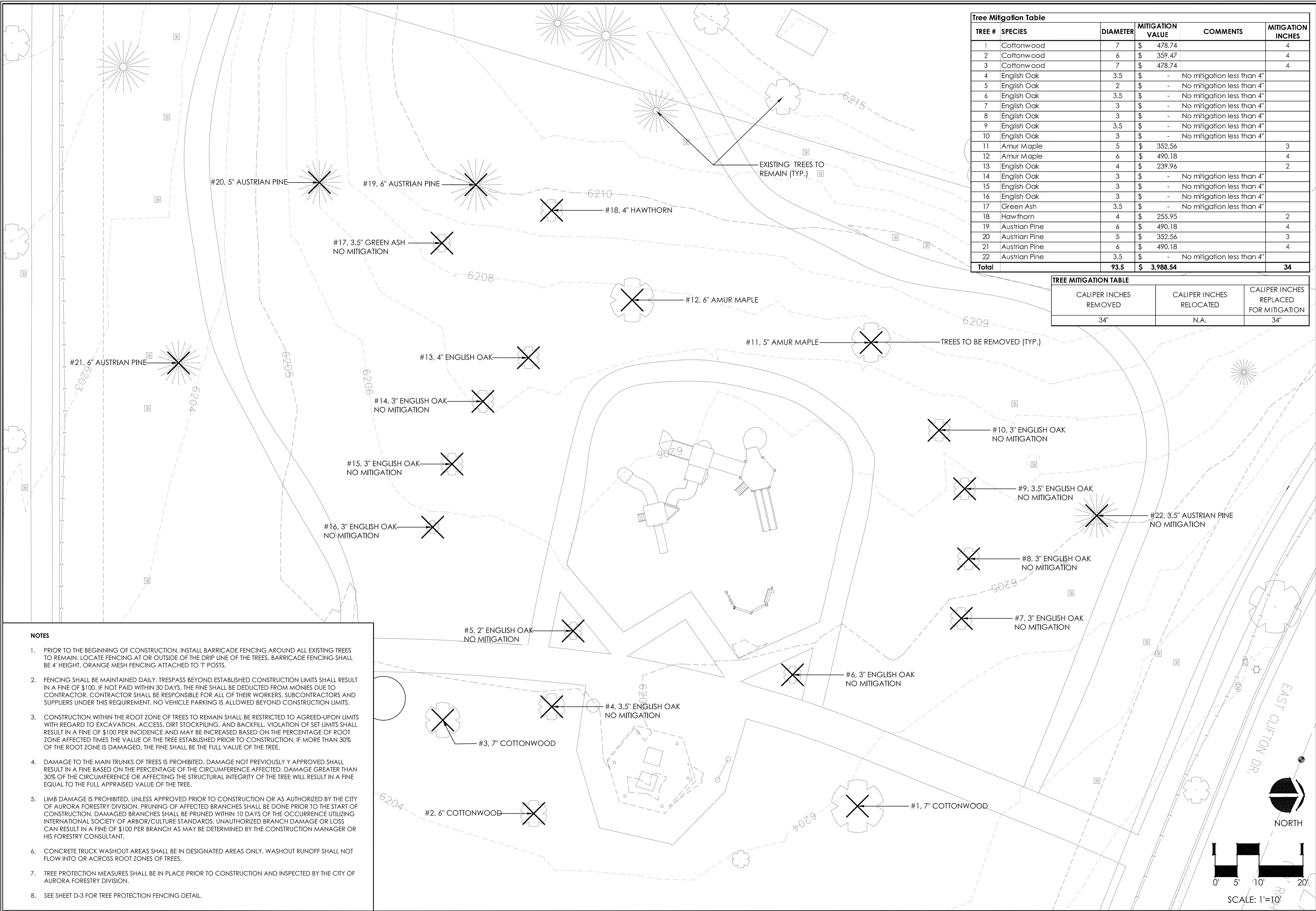


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CONTACT: Paul Sobania

DEVELOPER
US HOME CORPORATION
Varnell Roberts
9990 Park Meadows Drive
Lone Tree, Colorado 80124
Phone: (303) 754-0600

HIGH PLAINS COUNTRY CLUB - FILING NO. 1 OVERALL DRAINAGE IMPROVEMENTS MAP

Project No.
87003310
Date
4/14/03
Sheet
42



Tree Mitigation Table					
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Cottonwood	7	\$ 478.74		4
2	Cottonwood	6	\$ 359.47		4
3	Cottonwood	7	\$ 478.74		4
4	English Oak	3.5	\$ -	No mitigation less than 4"	
5	English Oak	2	\$ -	No mitigation less than 4"	
6	English Oak	3.5	\$ -	No mitigation less than 4"	
7	English Oak	3	\$ -	No mitigation less than 4"	
8	English Oak	3	\$ -	No mitigation less than 4"	
9	English Oak	3.5	\$ -	No mitigation less than 4"	
10	English Oak	3	\$ -	No mitigation less than 4"	
11	Amur Maple	5	\$ 352.56		3
12	Amur Maple	6	\$ 490.18		4
13	English Oak	4	\$ 239.96		2
14	English Oak	3	\$ -	No mitigation less than 4"	
15	English Oak	3	\$ -	No mitigation less than 4"	
16	English Oak	3	\$ -	No mitigation less than 4"	
17	Green Ash	3.5	\$ -	No mitigation less than 4"	
18	Hawthorn	4	\$ 255.95		2
19	Austrian Pine	6	\$ 490.18		4
20	Austrian Pine	5	\$ 352.56		3
21	Austrian Pine	6	\$ 490.18		4
22	Austrian Pine	3.5	\$ -	No mitigation less than 4"	
Total		93.5	\$ 3,988.54		34

TREE MITIGATION TABLE		
CALIPER INCHES REMOVED	CALIPER INCHES RELOCATED	CALIPER INCHES REPLACED FOR MITIGATION
34"	N.A.	34"

NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS.
- FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENT AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY Y APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBOR/CULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.
- SEE SHEET D-3 FOR TREE PROTECTION FENCING DETAIL.



Parks, Recreation & Open Space

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HIGH PLAINS COUNTRY CLUB FILING #1

BLACKSTONE PARK IMPROVEMENTS

TREE MITIGATION PLAN

Designed by:
TAG

Reviewed by:
LDW/CMT

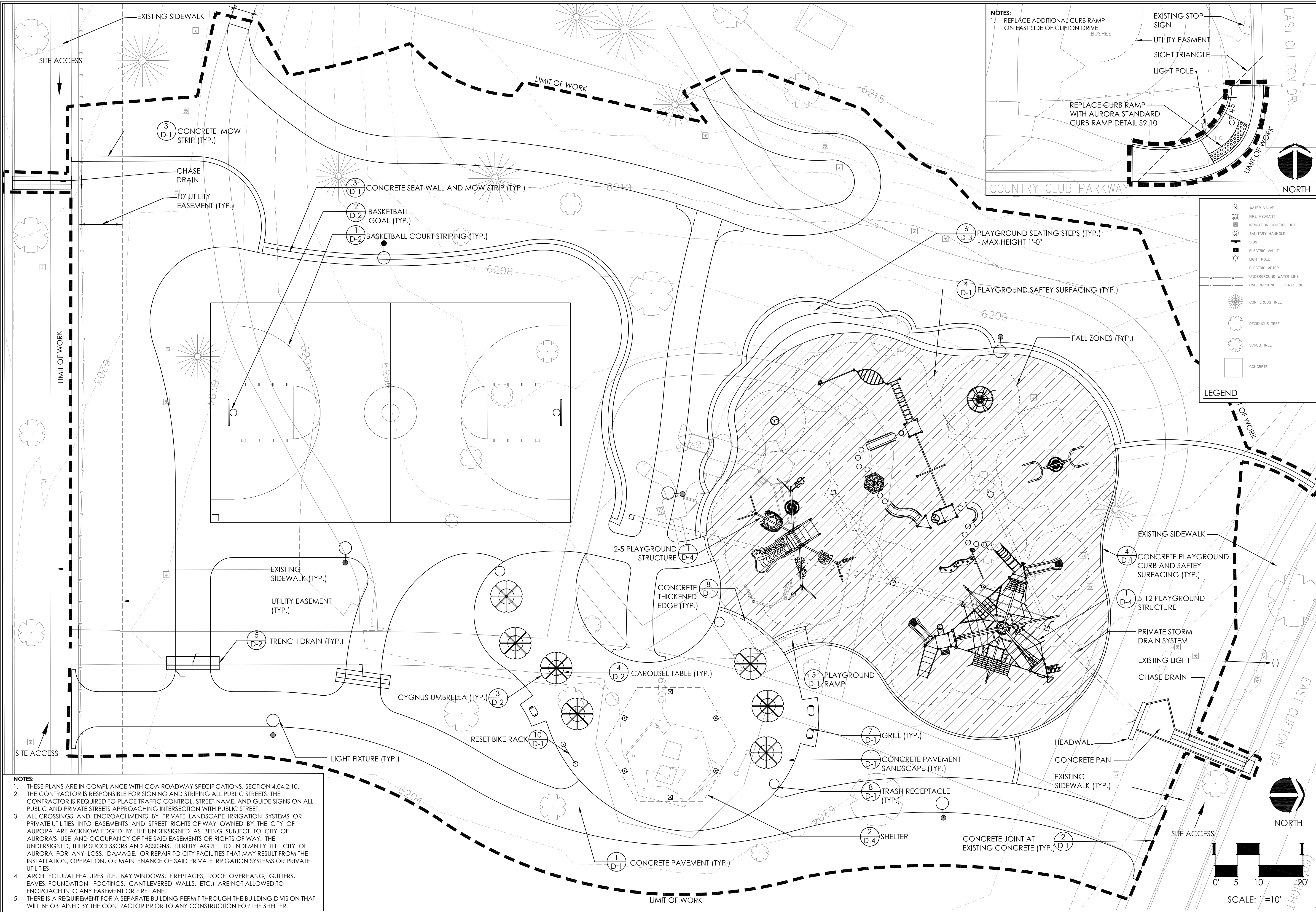
Date:
APRIL 24, 2019

Project Number:
1703

File Name:
HIGH PLAINS PARK D.L.G


Revisions:
REVISIONS 4-24-19

L-1




NOTES:

1. THESE PLANS ARE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. THE CONTRACTOR IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE CONTRACTOR IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING INTERSECTION WITH PUBLIC STREET.
3. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS OF WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS OF WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
4. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
5. THERE IS A REQUIREMENT FOR A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION THAT WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION FOR THE SHELTER.



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HIGH PLAINS COUNTRY CLUB FILING #1
BLACKSTONE PARK IMPROVEMENTS
SITE PLAN

Designed by:
TAG

Reviewed by:
LDW/CMT

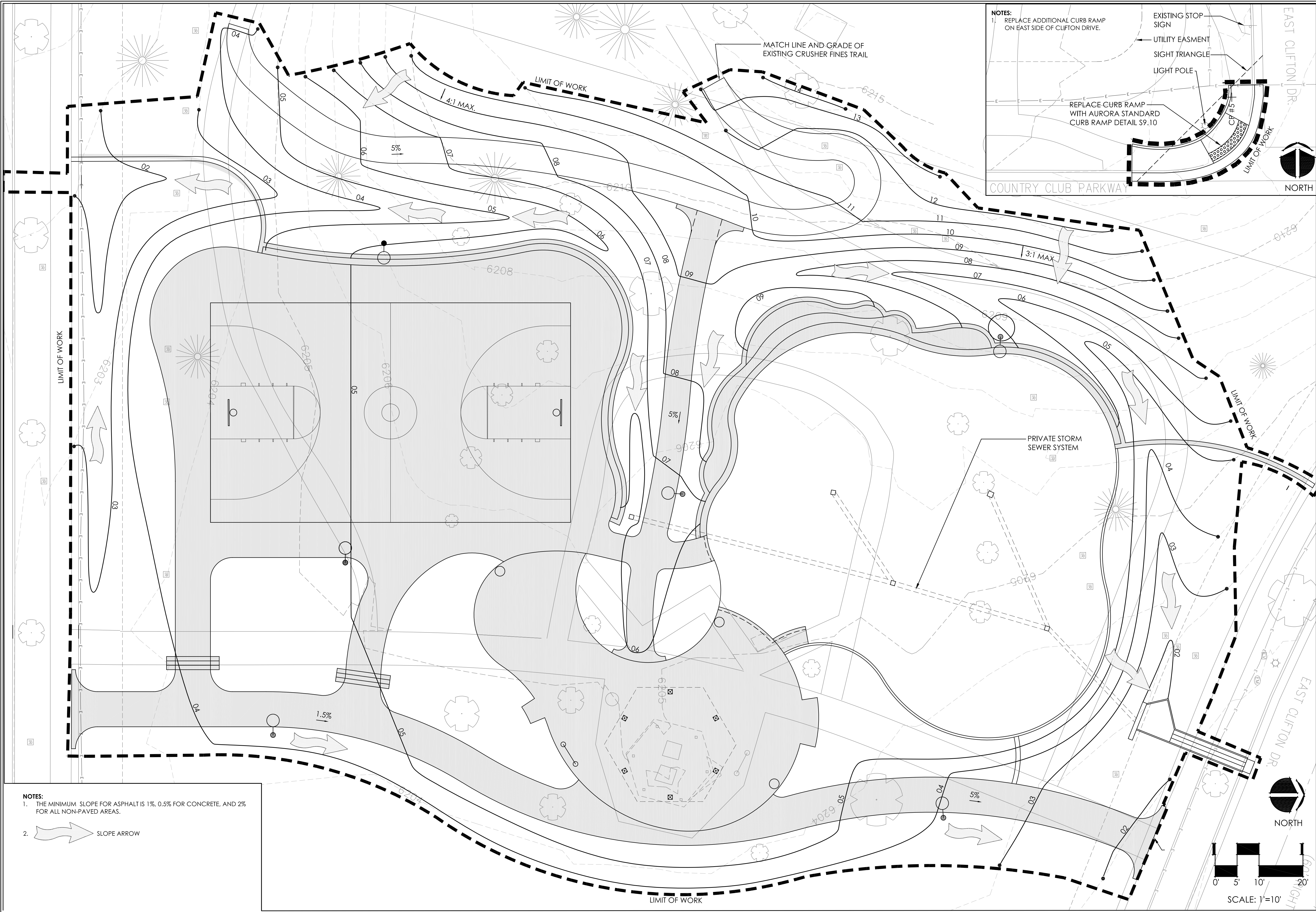
Date:
APRIL 24, 2019

Project Number:
1703

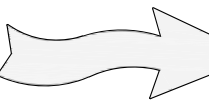
File Name:
HIGH PLAINS PARK D.L.G

Revisions:
REVISIONS 4-24-19

L-2



NOTES:
1. THE MINIMUM SLOPE FOR ASPHALT IS 1%, 0.5% FOR CONCRETE, AND 2% FOR ALL NON-PAVED AREAS.

2.  SLOPE ARROW



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HIGH PLAINS COUNTRY CLUB FILING #1
BLACKSTONE PARK IMPROVEMENTS
GRADING PLAN

Designed by:
TAG

Reviewed by:
LDW/CMT

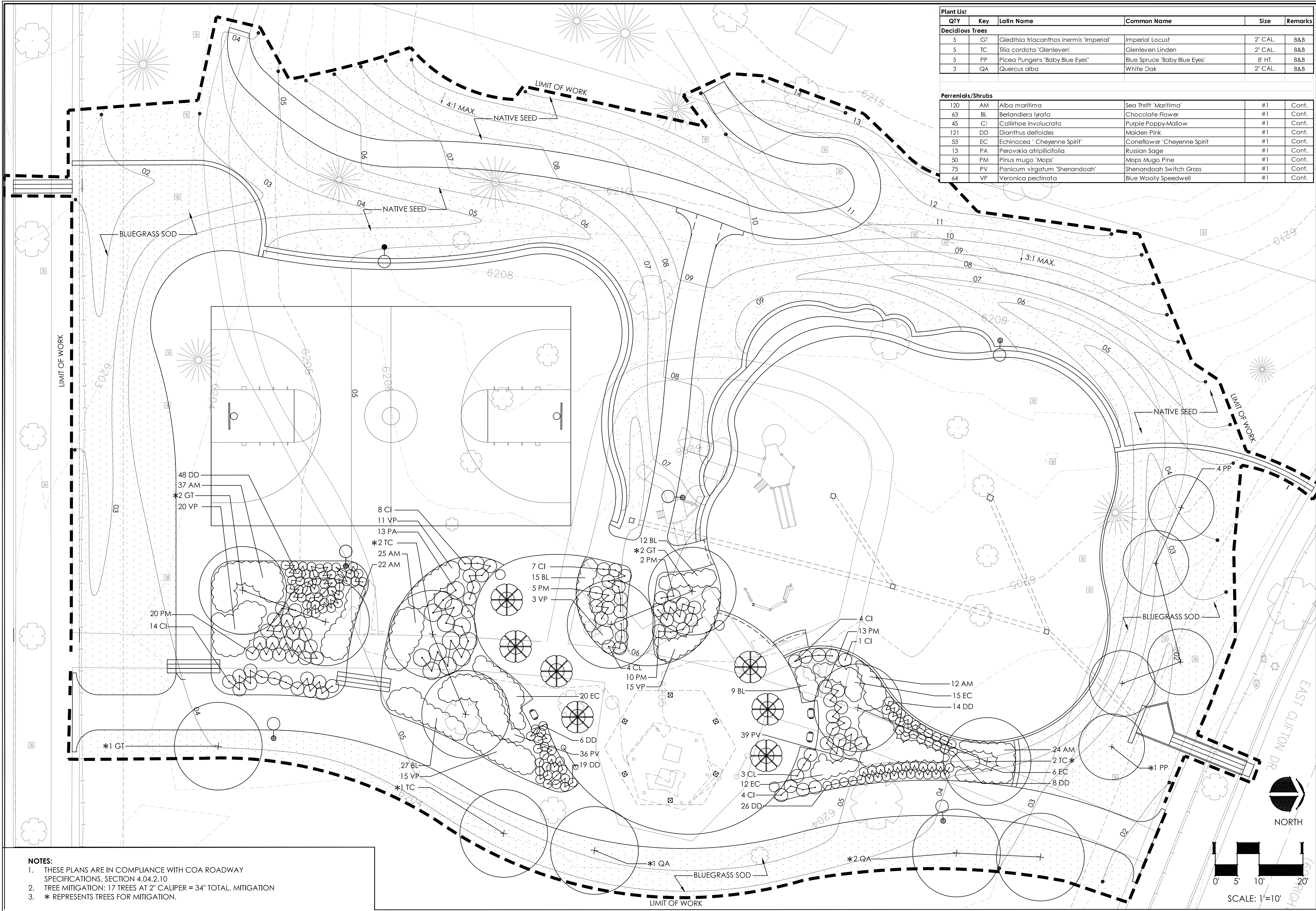
Date:
APRIL 24, 2019

Project Number:
1703

File Name:
HIGH PLAINS PARK D.L.G


Revisions:
REVISIONS 4-24-19

L-3




Plant List					
QTY	Key	Latin Name	Common Name	Size	Remarks
Decidious Trees					
5	GT	Gleditsia triacanthos inermis 'Imperial'	Imperial Locust	2" CAL.	B&B
5	TC	Tilia cordata 'Glenleven'	Glenleven Linden	2" CAL.	B&B
5	PP	Picea pungens 'Baby Blue Eyes'	Blue Spruce 'Baby Blue Eyes'	8' HT.	B&B
3	QA	Quercus alba	White Oak	2" CAL.	B&B
Perennials/Shrubs					
120	AM	Alba maritima	Sea Thrift 'Maritima'	#1	Cont.
63	BL	Berlandiera lyrata	Chocolate Flower	#1	Cont.
45	CI	Callirhoe involucrata	Purple Poppy-Mallow	#1	Cont.
121	DD	Dianthus deltoides	Maiden Pink	#1	Cont.
53	EC	Echinacea 'Cheyenne Spirit'	Coneflower 'Cheyenne Spirit'	#1	Cont.
13	PA	Perovskia atriplicifolia	Russian Sage	#1	Cont.
50	PM	Pinus mugo 'Mops'	Mops Mugo Pine	#1	Cont.
75	PV	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#1	Cont.
64	VP	Veronica pectinata	Blue Woolly Speedwell	#1	Cont.

- NOTES:
1. THESE PLANS ARE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
 2. TREE MITIGATION: 17 TREES AT 2" CALIPER = 34" TOTAL. MITIGATION
 3. * REPRESENTS TREES FOR MITIGATION.



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HIGH PLAINS COUNTRY CLUB FILING #1
BLACKSTONE PARK IMPROVEMENTS
PLANTING PLAN

Designed by:
TAG

Reviewed by:
LDW/CMT

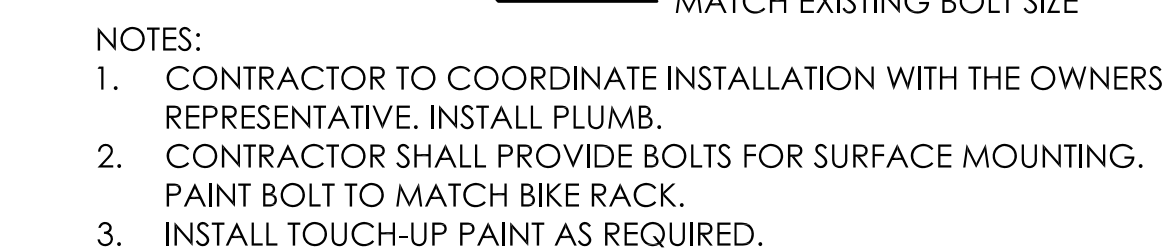
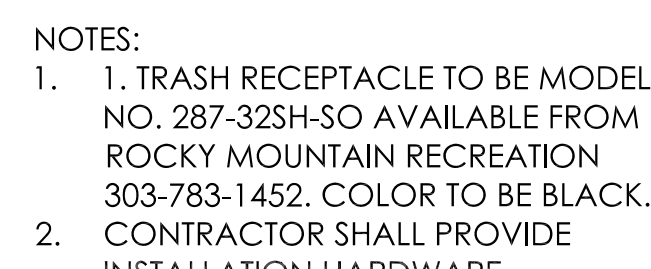
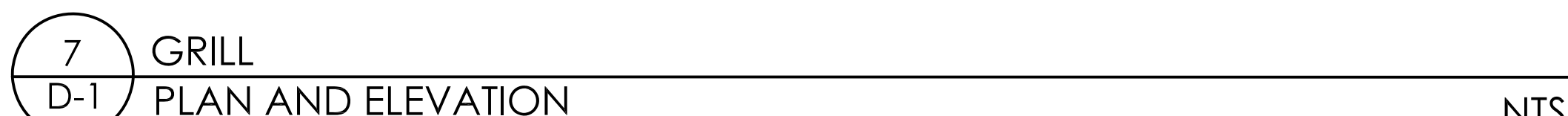
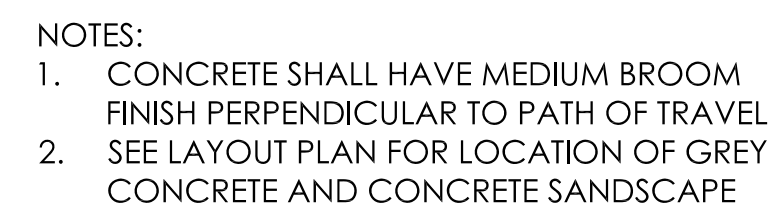
Date:
APRIL 24, 2019

Project Number:
1703

File Name:
HIGH PLAINS PARK D.L.G

Revisions:
REVISIONS 4-24-19
REVISIONS 6-11-19

L-4



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HIGH PLAINS COUNTRY CLUB FILING #1

BLACKSTONE PARK IMPROVEMENTS

DETAILS

Designed by:
TAG

Reviewed by:
LDW/CMT

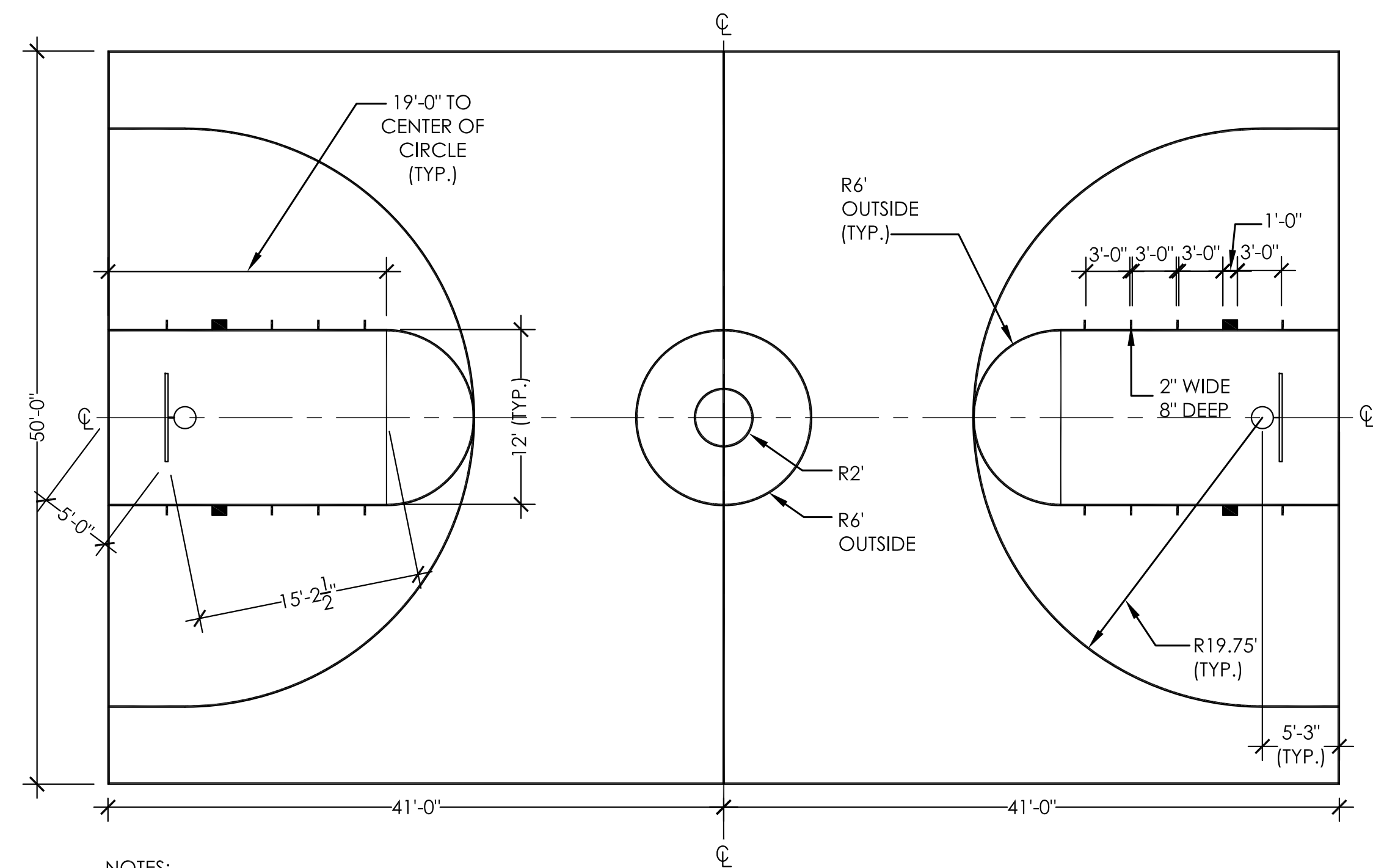
Date:
MARCH 12, 2018

Project Number:
1703

File Name:
HIGH PLAINS PARK
DETAILS

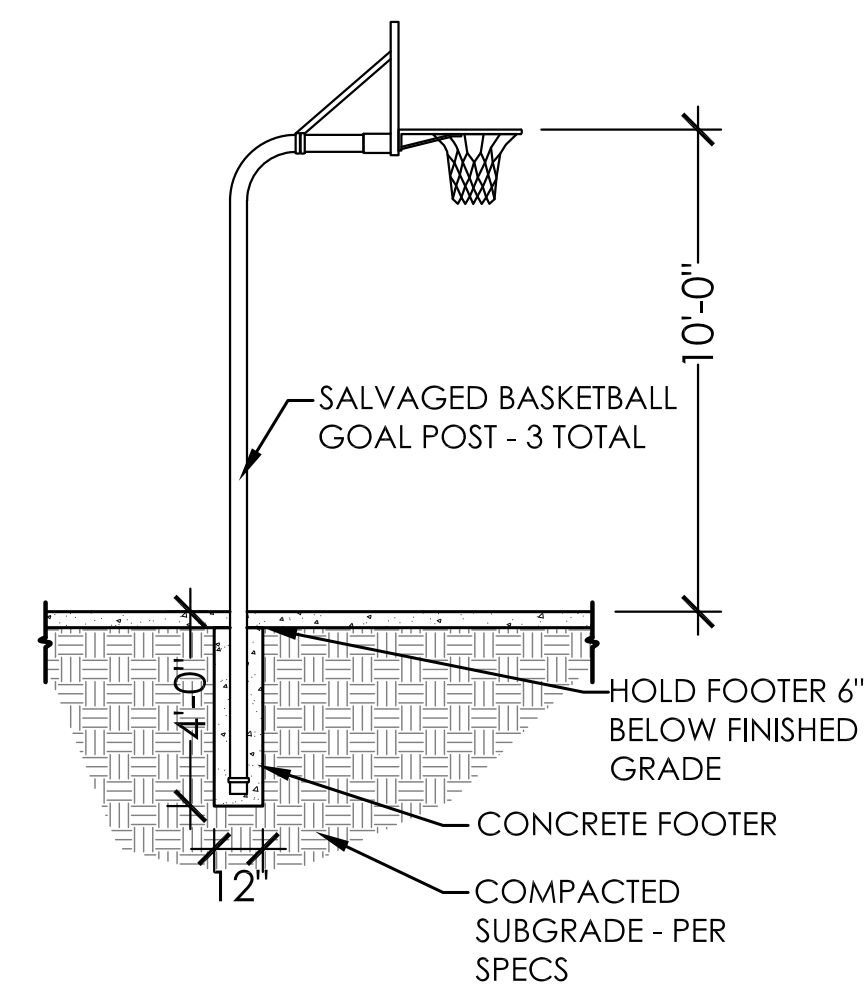
Revisions:

D-1



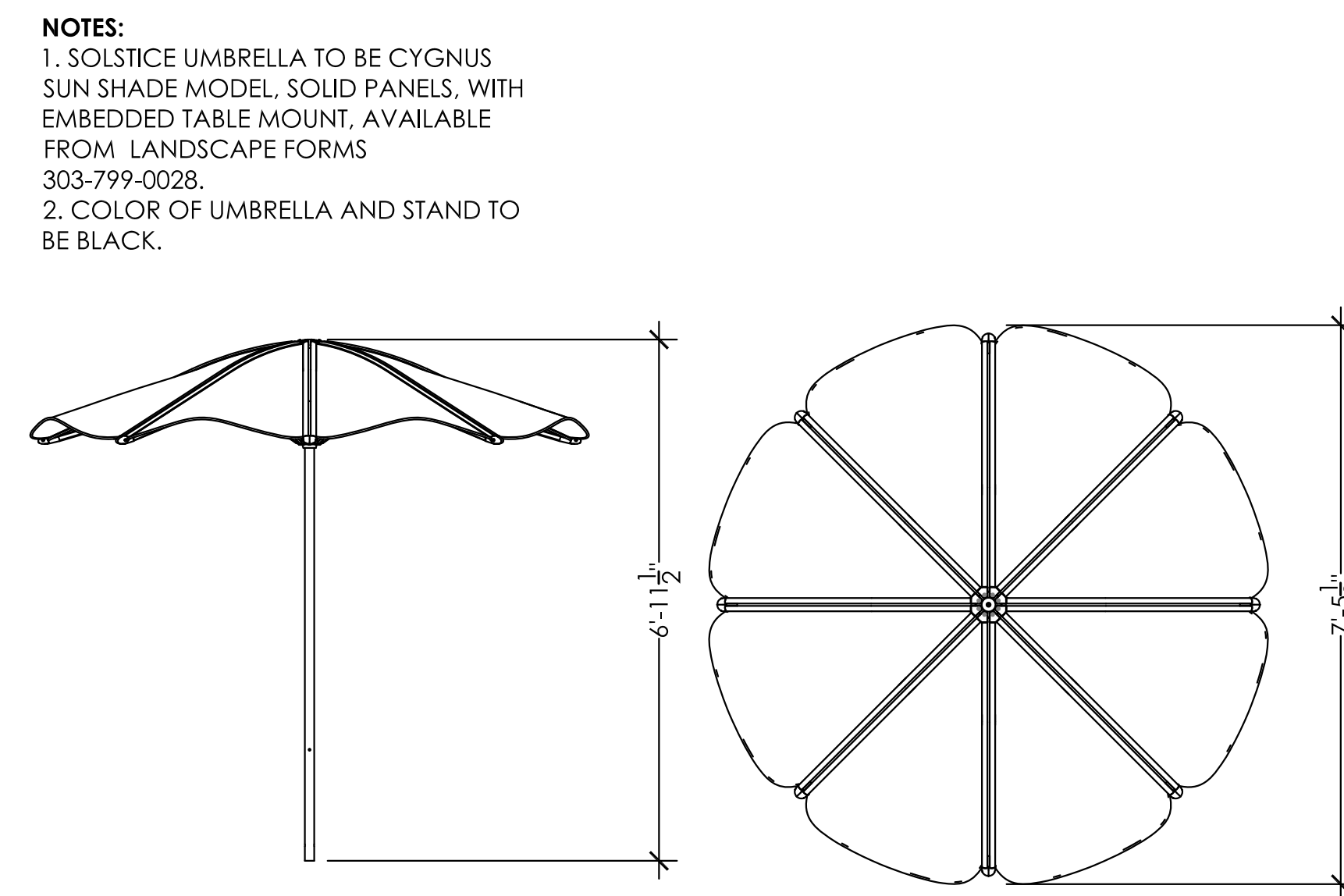
1 BASKETBALL COURT STRIPING
D-2 PLAN

NTS



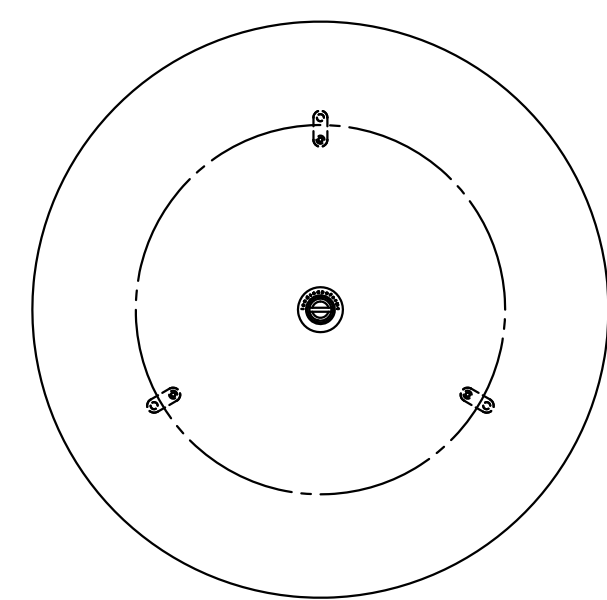
2 BASKETBALL GOAL
D-2 SECTION

NTS



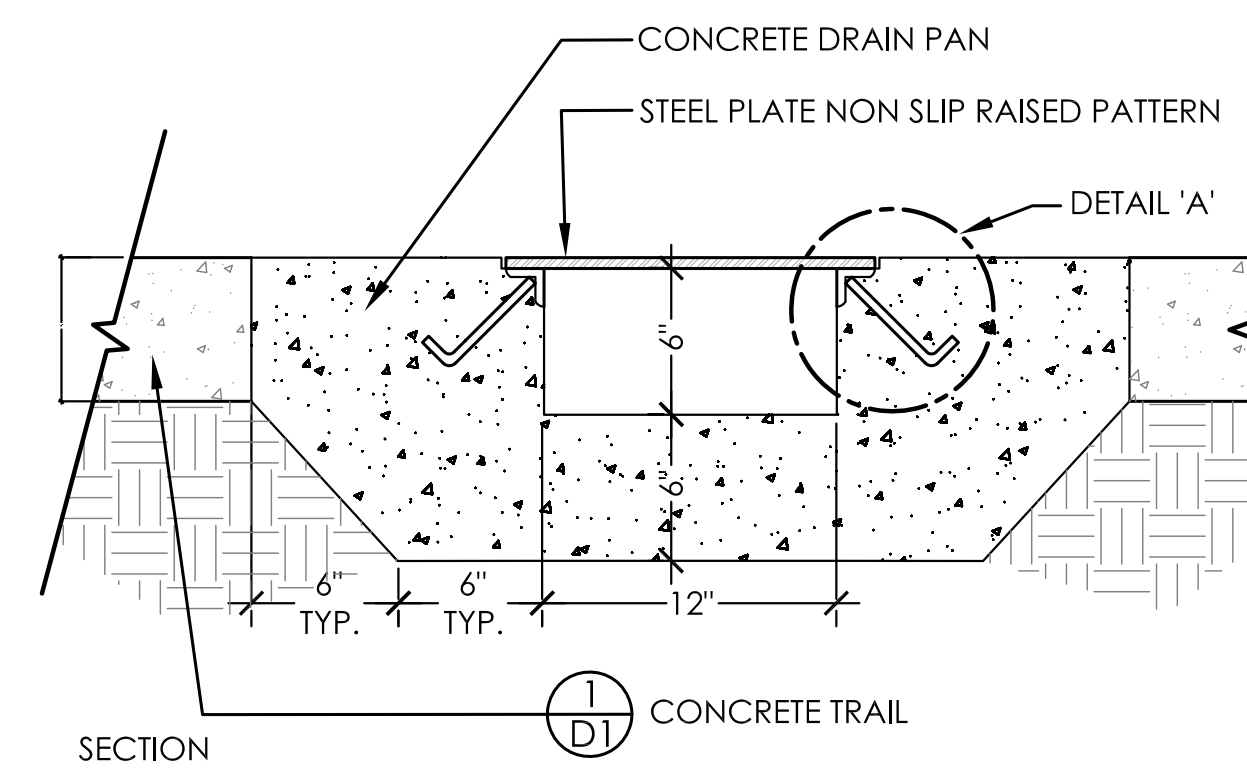
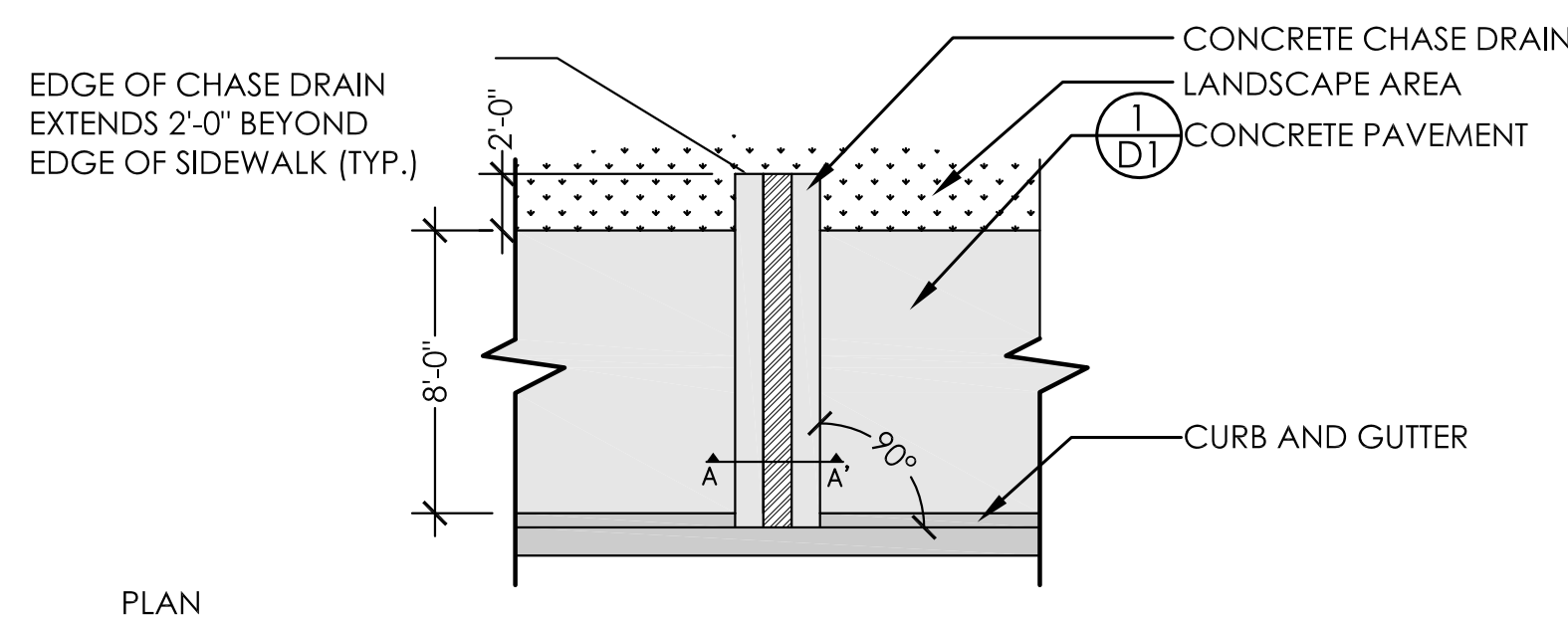
3 CYGNUS UMBRELLA
D-2 PLAN AND ELEVATION

NTS



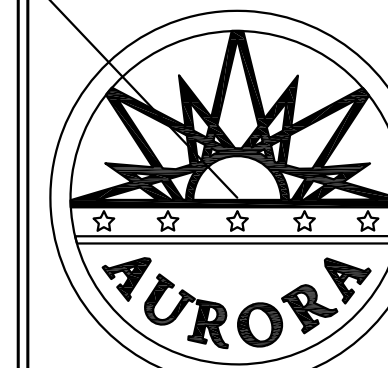
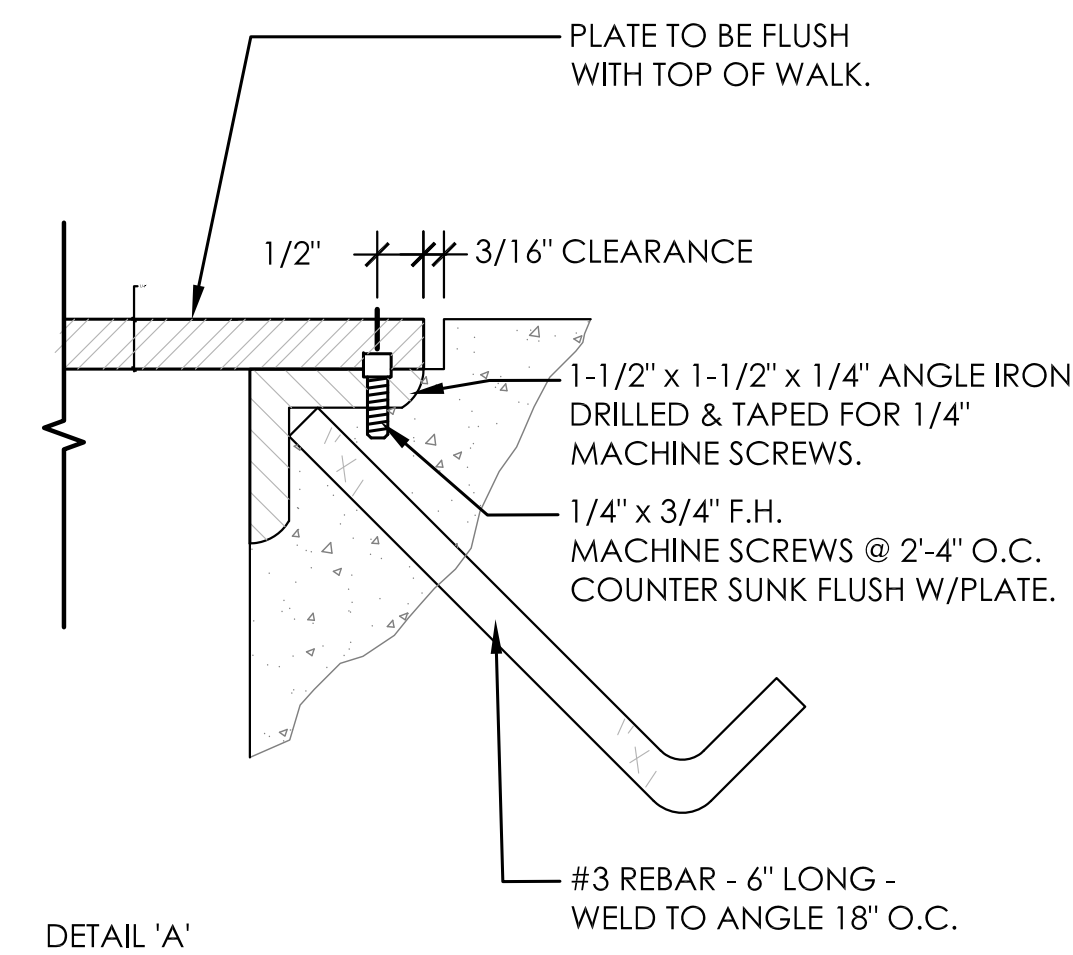
4 CATENA TABLETOP
D-2 PLAN AND ELEVATION

NTS



5 TRENCH DRAIN
D-2 PLAN AND SECTION

NTS



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HIGH PLAINS COUNTRY CLUB FILING #1

BLACKSTONE PARK IMPROVEMENTS

DETAILS

Designed by:
TAG

Reviewed by:
LDW/CMT

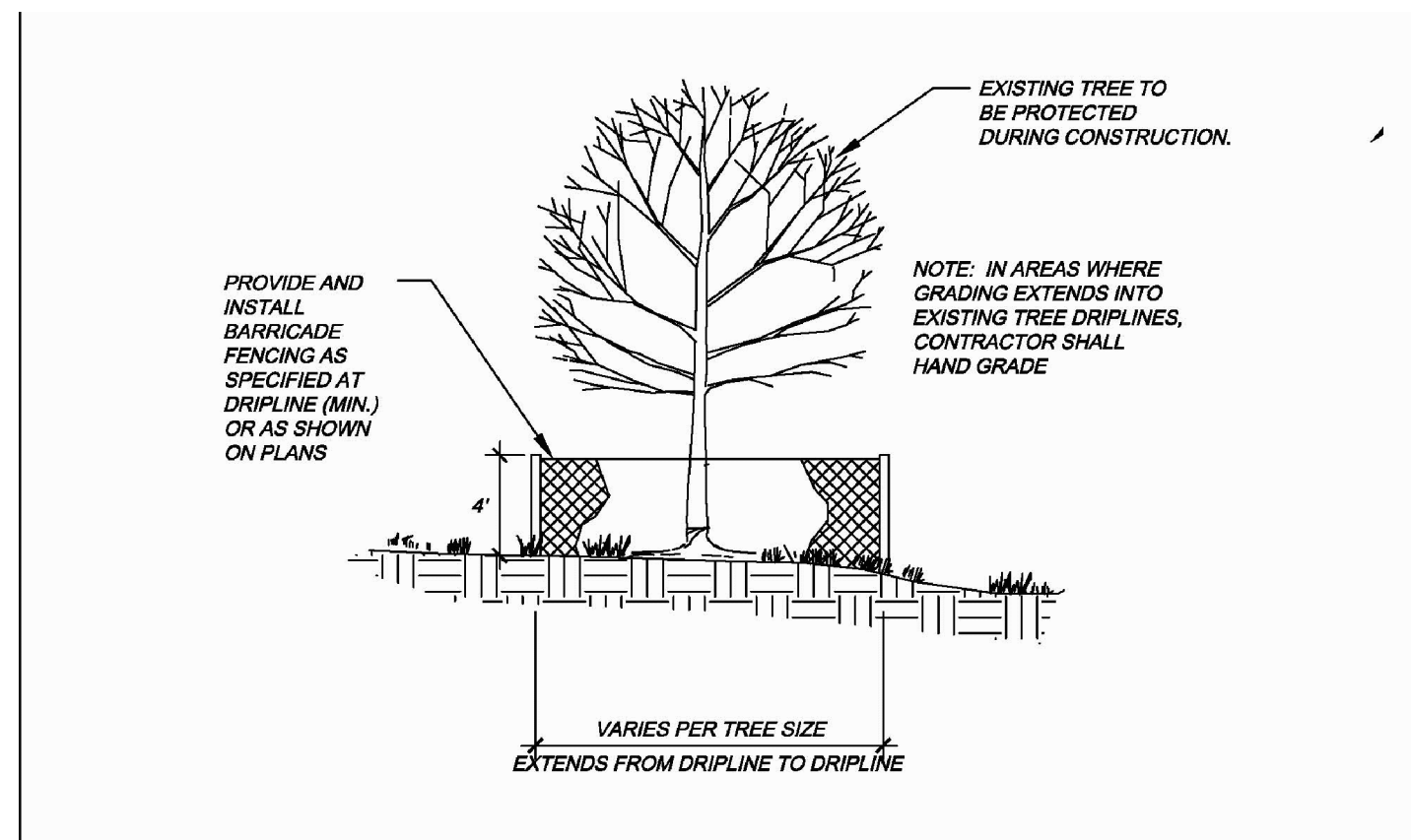
Date:
APRIL 24, 2018

Project Number:
1703

File Name:
HIGH PLAINS PARK
DETAILS

Revisions:
REVISIONS 4-24-19

D-2

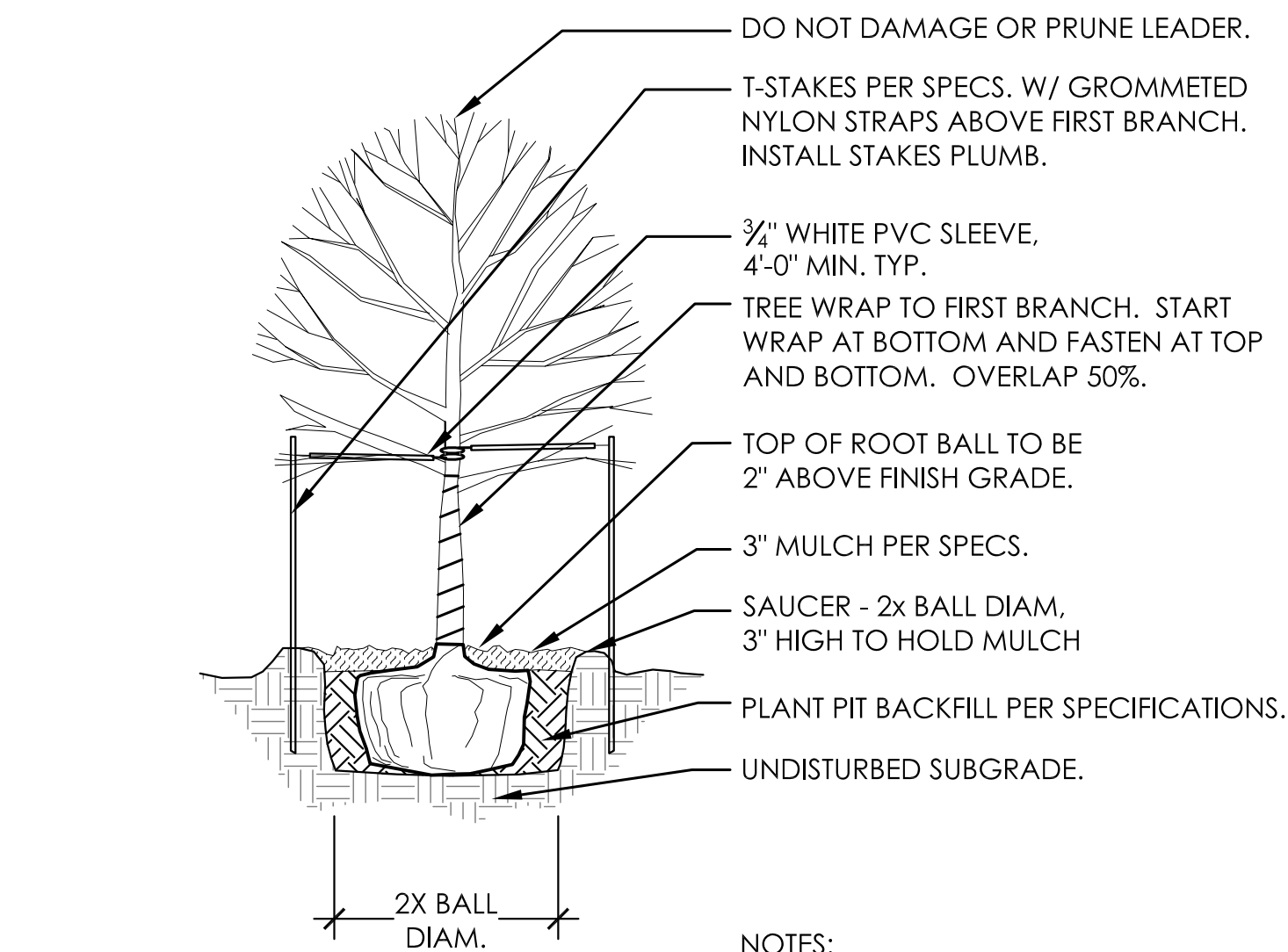


City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

TREE PROTECTION FENCING

P&OS TP-3.0

1
D-3 TREE PROTECTION FENCING
SECTION AND ELEVATION NTS

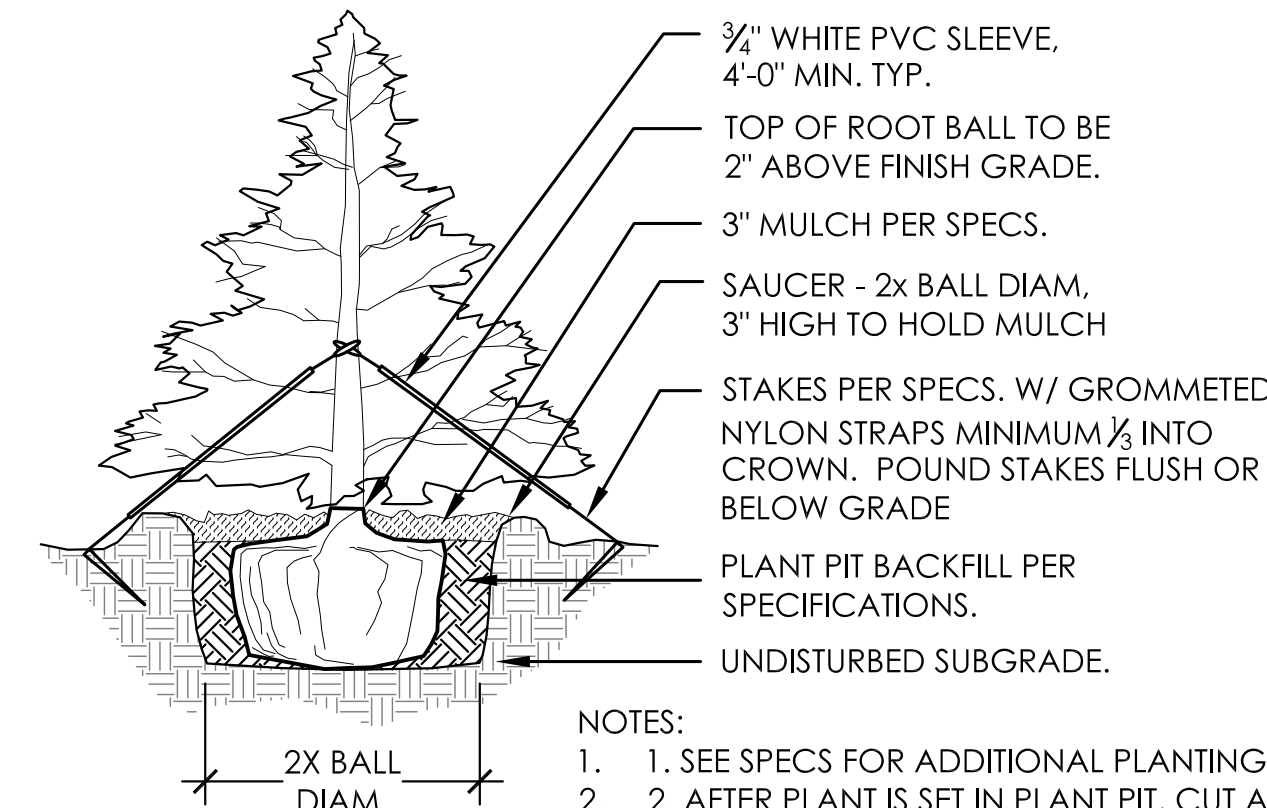


- NOTES:
1. SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENTS.
 2. AFTER PLANT IS SET IN PLANT PIT, CUT AWAY AND REMOVE ALL WIRE AND OTHER RESTRAINING MATERIAL. TAKE CARE NOT TO DAMAGE ROOT BALL. FOLD BURLAP AWAY FROM THE TOP OF THE ROOTBALL.
 3. PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.

2 POLES - TREES UNDER 3" CAL.

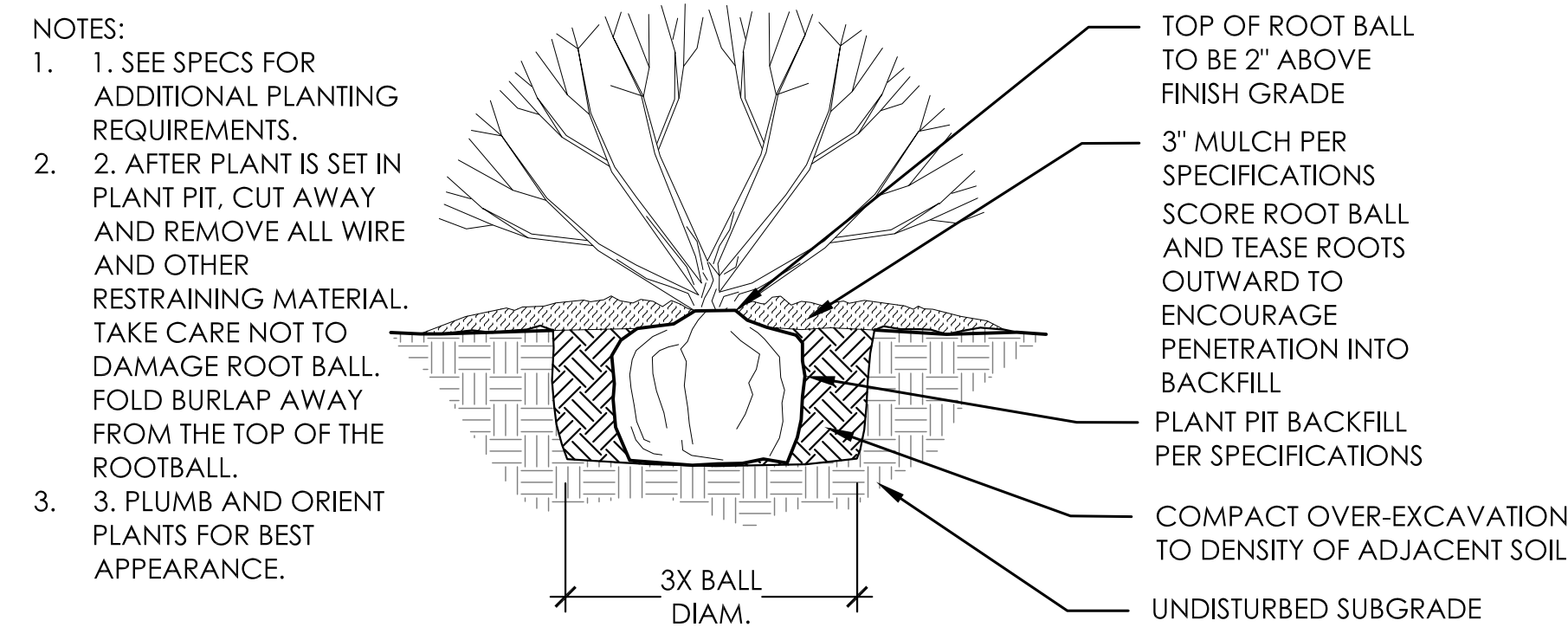
3 POLES - TREES OVER 3" CAL.

2
D-3 DECIDUOUS TREE PLANTING
SECTION AND ELEVATION NTS



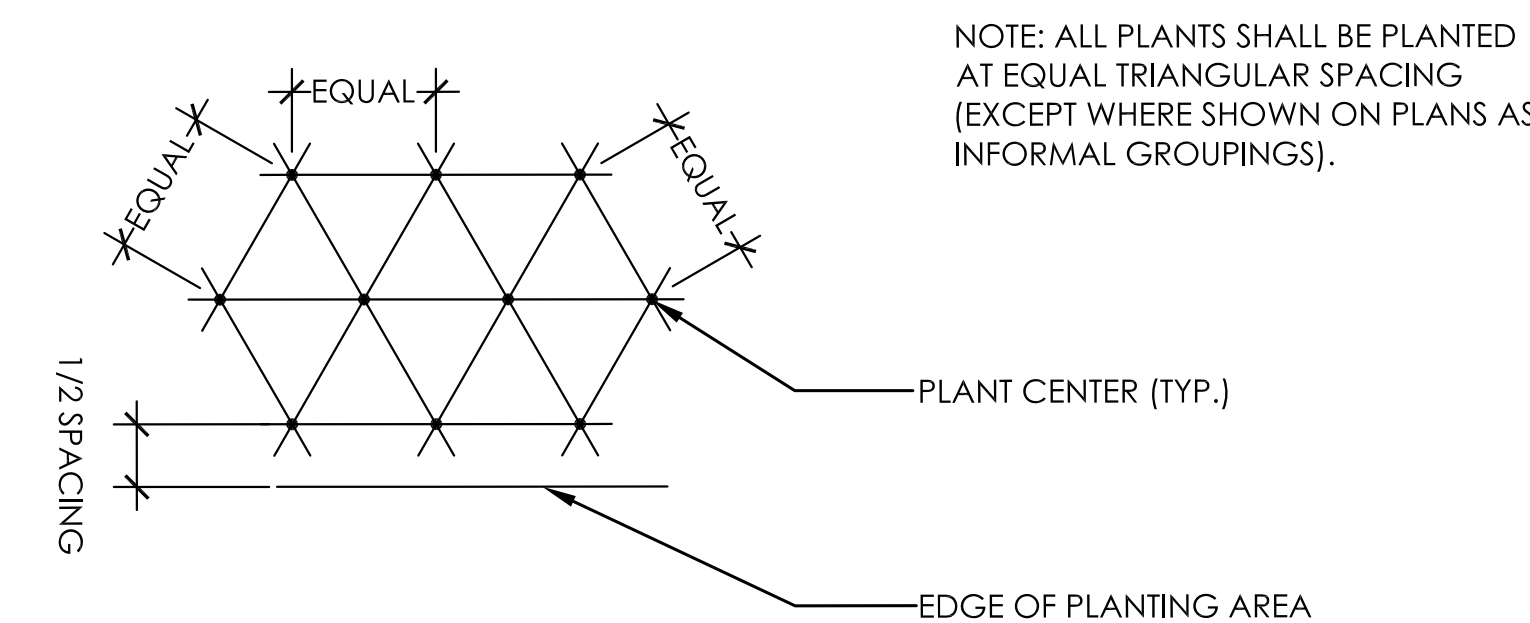
- NOTES:
1. SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENT
 2. AFTER PLANT IS SET IN PLANT PIT, CUT AWAY AND REMOVE ALL WIRE AND OTHER RESTRAINING MATERIAL. TAKE CARE NOT TO DAMAGE ROOT BALL. FOLD BURLAP AWAY FROM THE TOP OF THE ROOTBALL.
 3. PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.

3
D-3 EVERGREEN TREE PLANTING
SECTION AND ELEVATION NTS

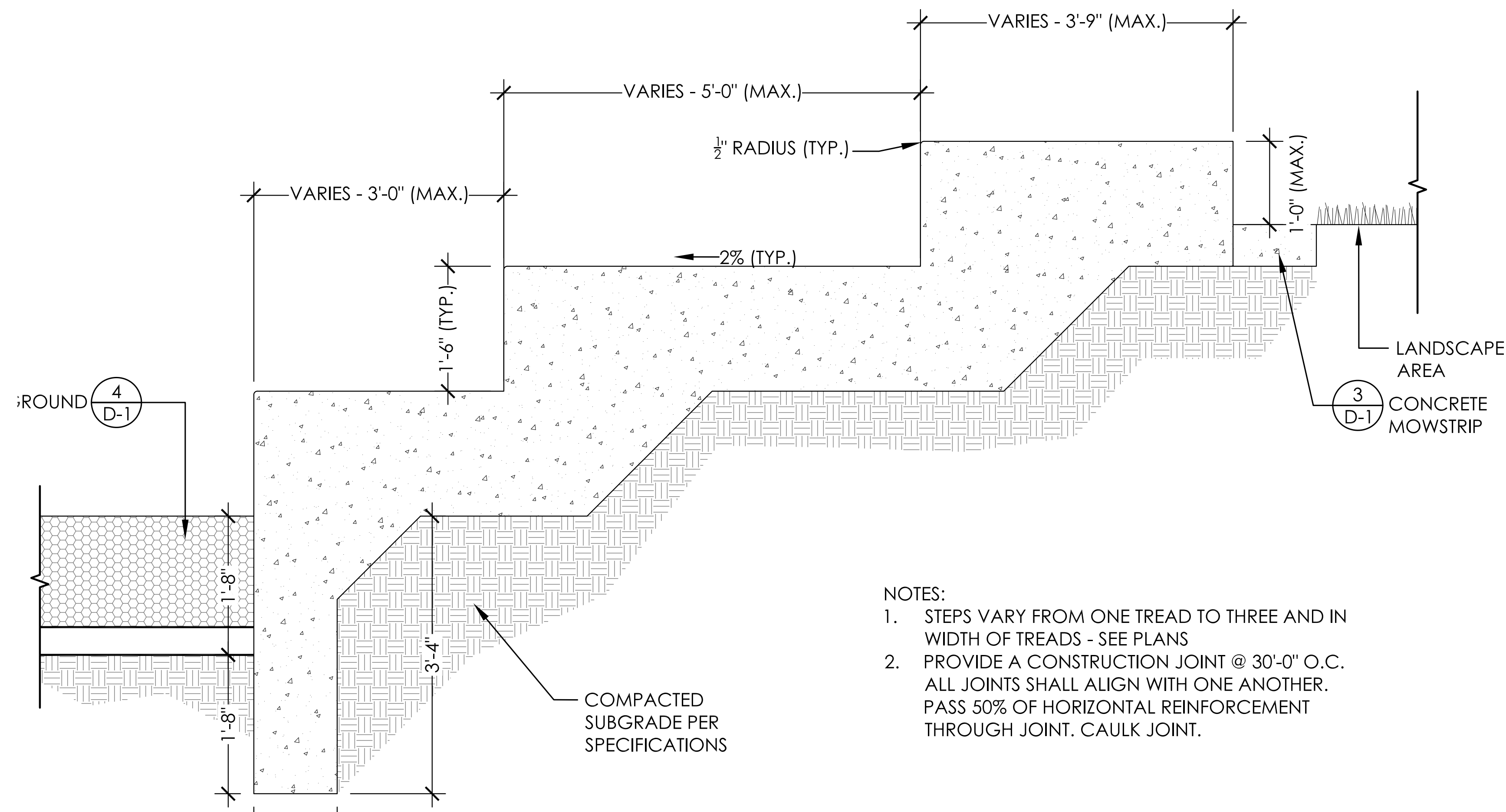


- NOTES:
1. SEE SPECS FOR ADDITIONAL PLANTING REQUIREMENTS.
 2. AFTER PLANT IS SET IN PLANT PIT, CUT AWAY AND REMOVE ALL WIRE AND OTHER RESTRAINING MATERIAL. TAKE CARE NOT TO DAMAGE ROOT BALL. FOLD BURLAP AWAY FROM THE TOP OF THE ROOTBALL.
 3. PLUMB AND ORIENT PLANTS FOR BEST APPEARANCE.

4
D-3 SHRUB PLANTING
SECTION AND ELEVATION NTS



5
D-3 HEDGE PLANTING
PLAN NTS



- NOTES:
1. STEPS VARY FROM ONE TREAD TO THREE AND IN WIDTH OF TREADS - SEE PLANS
 2. PROVIDE A CONSTRUCTION JOINT @ 30'-0" O.C. ALL JOINTS SHALL ALIGN WITH ONE ANOTHER. PASS 50% OF HORIZONTAL REINFORCEMENT THROUGH JOINT. CAULK JOINT.

6
D-3 PLAYGROUND SEATING STEPS
SECTION NTS



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HIGH PLAINS COUNTRY CLUB FILING #1

BLACKSTONE PARK IMPROVEMENTS

DETAILS

Designed by:
TAG

Reviewed by:
LDW/CMT

Date:
APRIL 24, 2018

Project Number:
1703

File Name:
HIGH PLAINS PARK
DETAILS

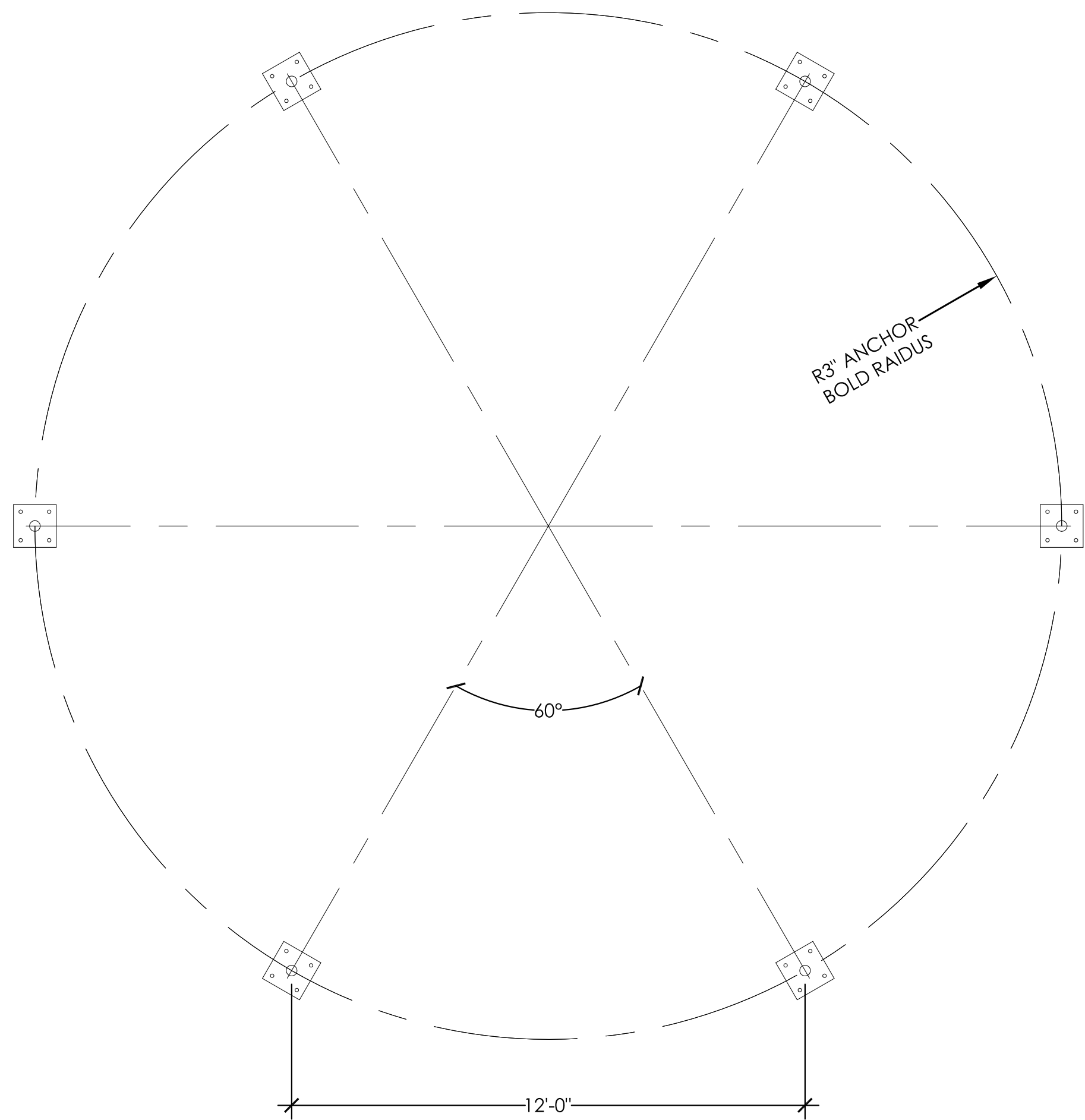
Revisions:
REVISIONS 4-24-19

D-3

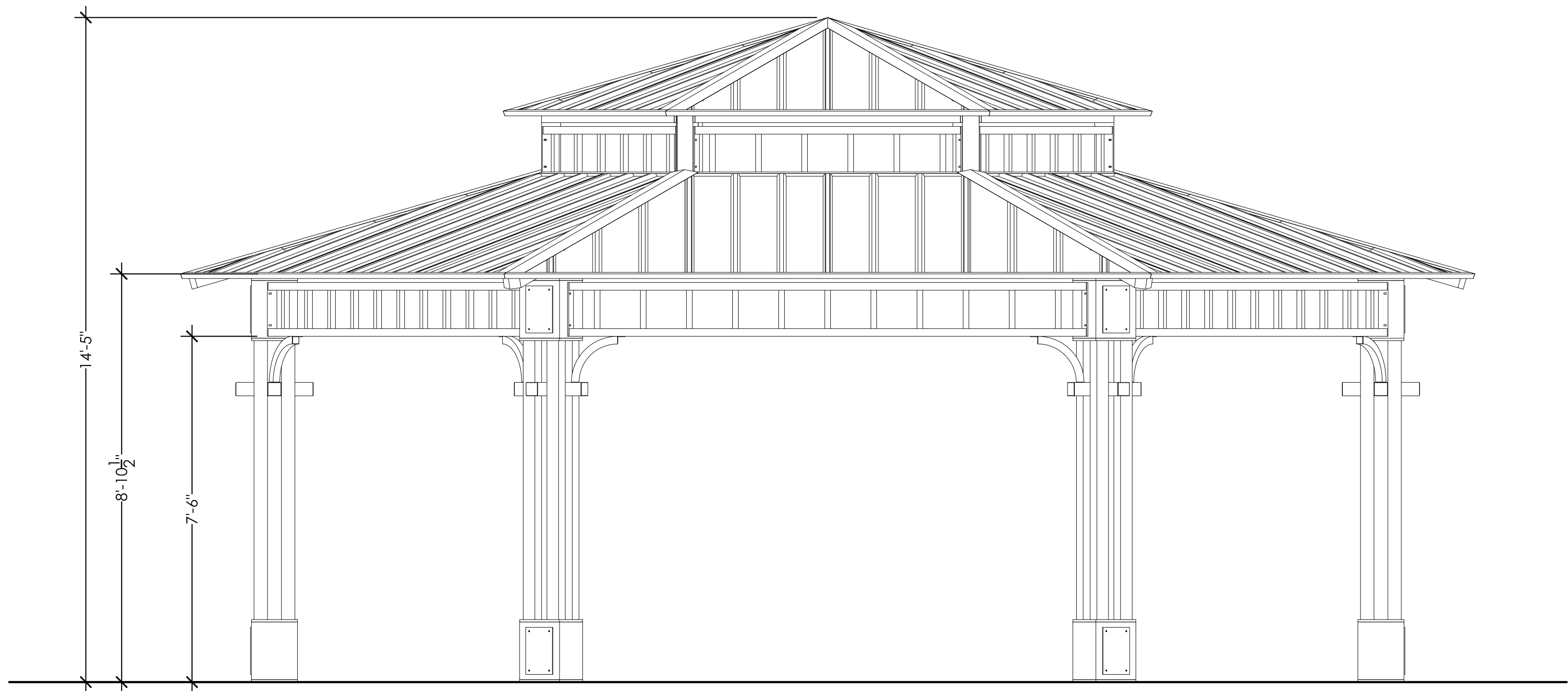


1
D-4 PLAY EQUIPMENT BY PLAYWORLD
PERSPECTIVES

NTS



- NOTES:
1. SHELTER TO BE HX28-9M2C-P4-36-90-0 MODEL BY ICON SHELTERS OR APPROVED EQUAL. CONTACT CATHY WEISSBERG WITH RECREATION PLUS LTD. AT 303-278-1455.
 2. FINAL DIMENSIONS MAY VARY SLIGHTLY FROM THOSE SHOWN HERE.
 3. COLOR OF POSTS TO BE BLACK, COLOR OF ROOF TO BE BRITISH RED.
 4. THERE IS A REQUIREMENT FOR A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION THAT WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION FOR THE SHELTER.



2
D-4 SHELTER
PLAN AND ELEVATION

NTS



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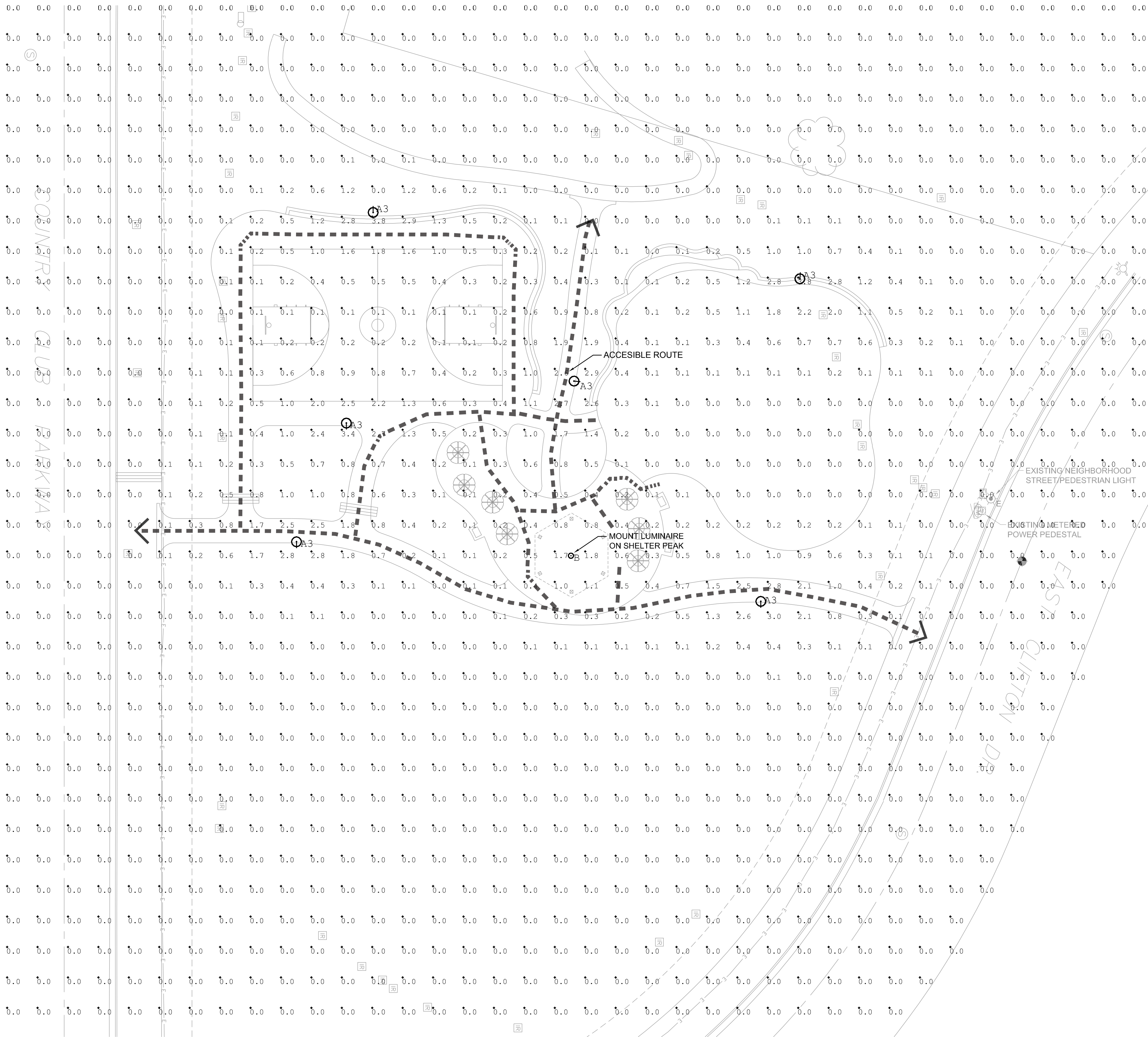
BLACKSTONE PARK IMPROVEMENTS

DETAILS

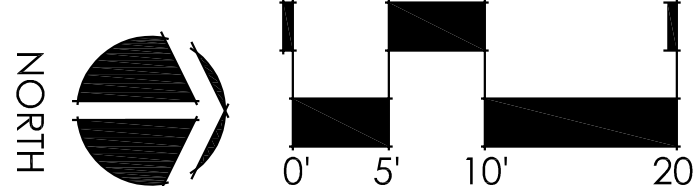
Designed by:	TAG
Reviewed by:	LDW/CMT
Date:	APRIL 24, 2018
Project Number:	1703
File Name:	HIGH PLAINS PARK DETAILS

Revisions:
REVISIONS 4-24-19

D-4



ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".



Site Photometric Plan
SCALE: 1"=20'

Luminaire Schedule						
Symbol	Tag	Qty	Arrangement	Lum. Watts	Lum. Lumens	LLF
	A3	6	SINGLE	28.23	3640	0.900
	B	1	SINGLE	25.3	1553	0.900
Description						
ANP-BVA2001P029LD4T340K						
Luminaire LED-APX13-25W 3500K						

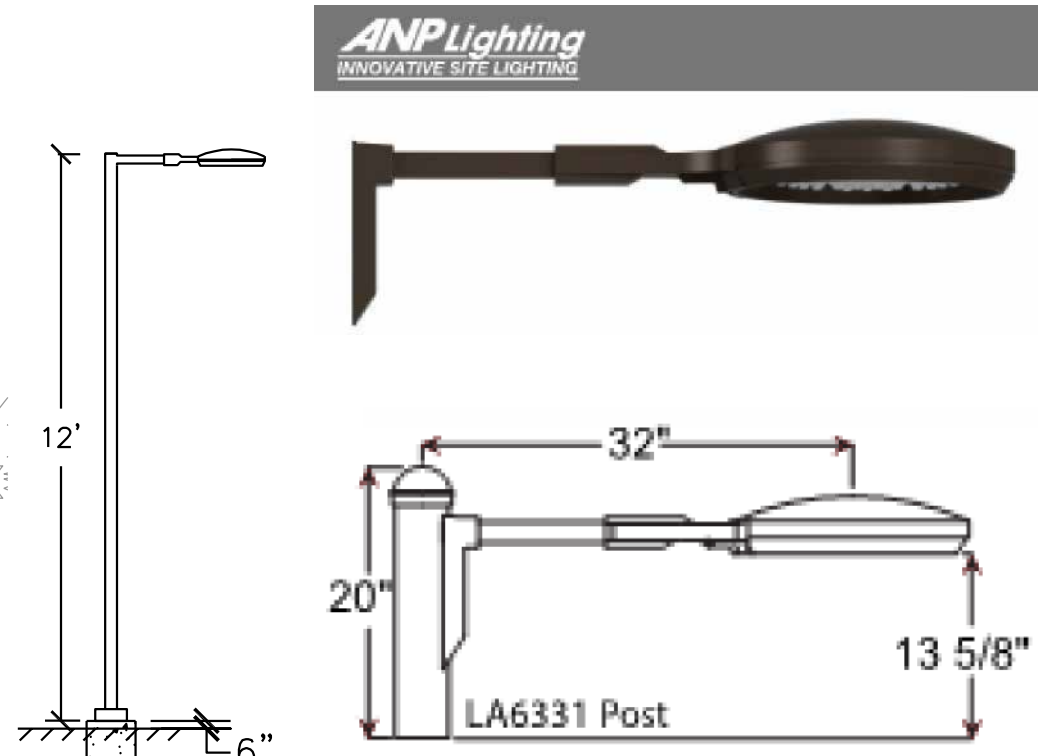
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Site	Illuminance	Fc	0.1	3.8	0.0	N.A.
East Walkway	Illuminance	Fc	0.9	2.8	0.0	N.A.
Shelter Plaza	Illuminance	Fc	0.5	1.8	0.1	5.0

PHOTOMETRIC PLAN GENERAL NOTES

CALCULATIONS HAVE BEEN PERFORMED UTILIZING A LIGHTING CALCULATION SOFTWARE. IN ACCORDANCE WITH IESNA STANDARDS AND STANDARD PRACTICE. DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, CALCULATION SOFTWARE LIMITATIONS, MEASUREMENT TECHNIQUES, AND FIELD CONDITIONS.

CALCULATED VALUES DO NOT TAKE INTO CONSIDERATION AMBIENT LIGHT LEVELS OR SUPPLEMENTAL AREA LIGHTING FROM ADJACENT STREET LIGHTS OR LIGHTS LOCATED ON ADJACENT PROPERTIES.

CALCULATED VALUES DO NOT TAKE INTO CONSIDERATION THE TOPOGRAPHY OF THE SITE. CALCULATED VALUES ASSUME A FLAT SITE AND ARE RELATIVE TO THEIR DISTANCE FROM THE LIGHT SOURCE.



TYPE A3 SERIES:

POLE MOUNTED LED LUMINAIRE; FULL CUT OFF LUMINAIRE; SINGLE HEAD, SLEEK ROUND 17" DIA HEAD, 29W, 3000K; ~4000 LUMENS, TYPE 3 DISTRIBUTION; ARM MOUNTED TO A 3" DIA ROUND STEEL POLE, TO ACHIEVE A 12' OVERALL HEIGHT. ANP: LA633-P029LD4-D-T3-27K(30K)-COLOR BY LANDSCAPE ARCH OR APPROVED EQ. LA6331 POST (ARM).

APEX 13



TYPE B SERIES:

SURFACE MOUNTED LED LUMINAIRE; 10"-13" DIA CAST ALUM HOUSING, FLAT DIFFUSE LUMINOUS LENS, VANDAL RESISTANT, 25W, 2700K-3000K, 2000 LUMENS, MOUNTED TO PEAK IN SHELTER. LUMINAIRE SHALL HAVE PROVISIONS FOR END CONDUIT ENTRY, HOWEVER ALL WIRING SHALL BE ROUTED WITHIN SHELTER STRUCTURE (BEAMS/COLUMNS) IF FEASIBLE. MTG HEIGHT ~14'-16' TYPE B: LUMINAIRE LED-APX13-25W-27K(30K)-120V-CC-FL-COLOR BY LANDSCAPE ARCH OR APPROVED EQUAL

Luminaire Options:

Scale: NTS



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HIGH PLAINS PARK
SITE PHOTOMETRIC PLAN

Designed by:
HR

Reviewed by:
AEI

Date:
March 7, 2019

Project Number:
1703

File Name:
HIGH PLAINS PARK ELEC

Revisions: