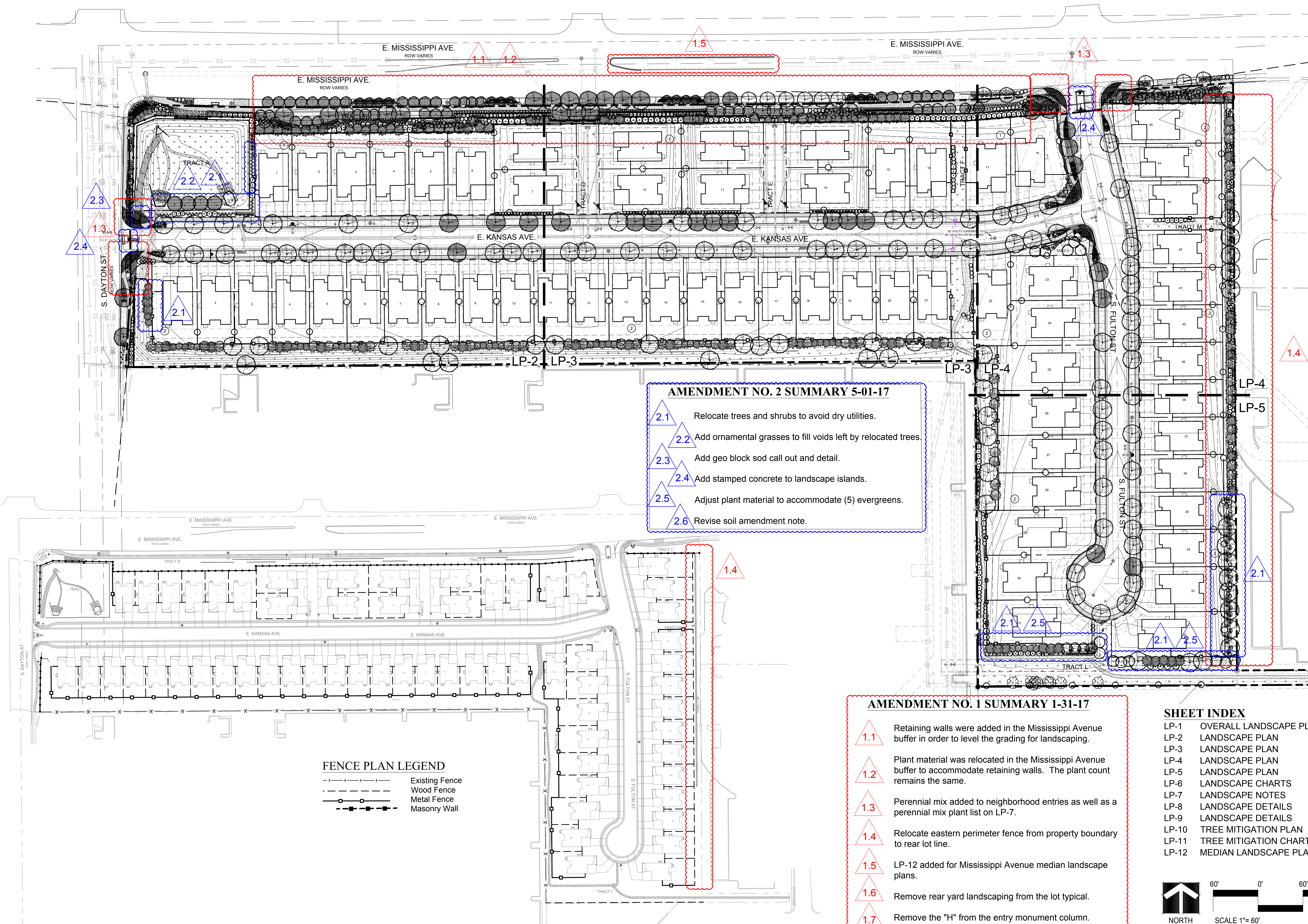


HIGHLINE LANDSCAPE PLAN



HIGHLINE -2nd AMENDMENT SITE PLAN AURORA, COLORADO OVERALL LANDSCAPE PLAN

NO.	REVISION	DATE	BY
1	MINOR AMND-RETAINING WALLS	12/6/16	-
2	CITY COMMENTS	1/5/17	-
3	MINOR AMND-TREE RELOCATION	5/01/17	-

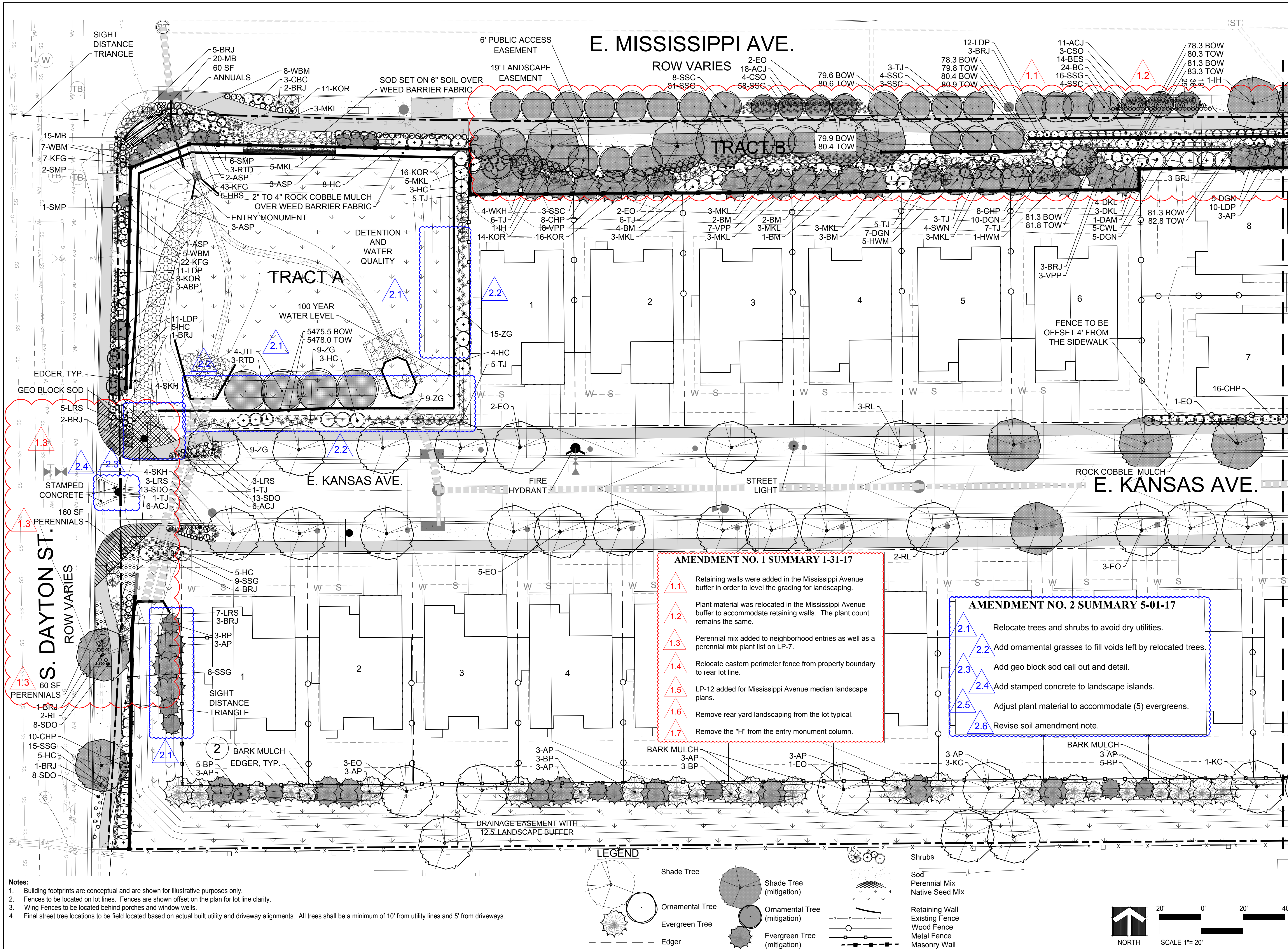
Developer
Meritage Homes
6892 S. Yosemite Court #1-201
Centennial, CO 80112
Contact: Richard Cross

Civil Engineer
Jansen Strawn
Consulting Engineers, Inc.
45 West 2nd Avenue
Denver, CO 80223
Contact: Monica Unger

THE HENRY DESIGN GROUP
LAND PLANNING - LANDSCAPE ARCHITECTURE & DESIGN
1501 WAZEE STREET SUITE 1-C DENVER, COLORADO 80202
Phone: 303-446-2368 Fax: 303-446-0958

DATE: 5/1/17
JOB NO: -
DRAWN BY: SA
APPROVED: KH
CADD FILE:

LP-1



HIGHLINE -2nd AMENDMENT

SITE PLAN

AURORA, COLORADO

LANDSCAPE PLAN

NO.	REVISION	DATE	BY
1	MINOR AMND-RETAINING WALLS	12/6/16	-
2	CITY COMMENTS	1/5/17	-
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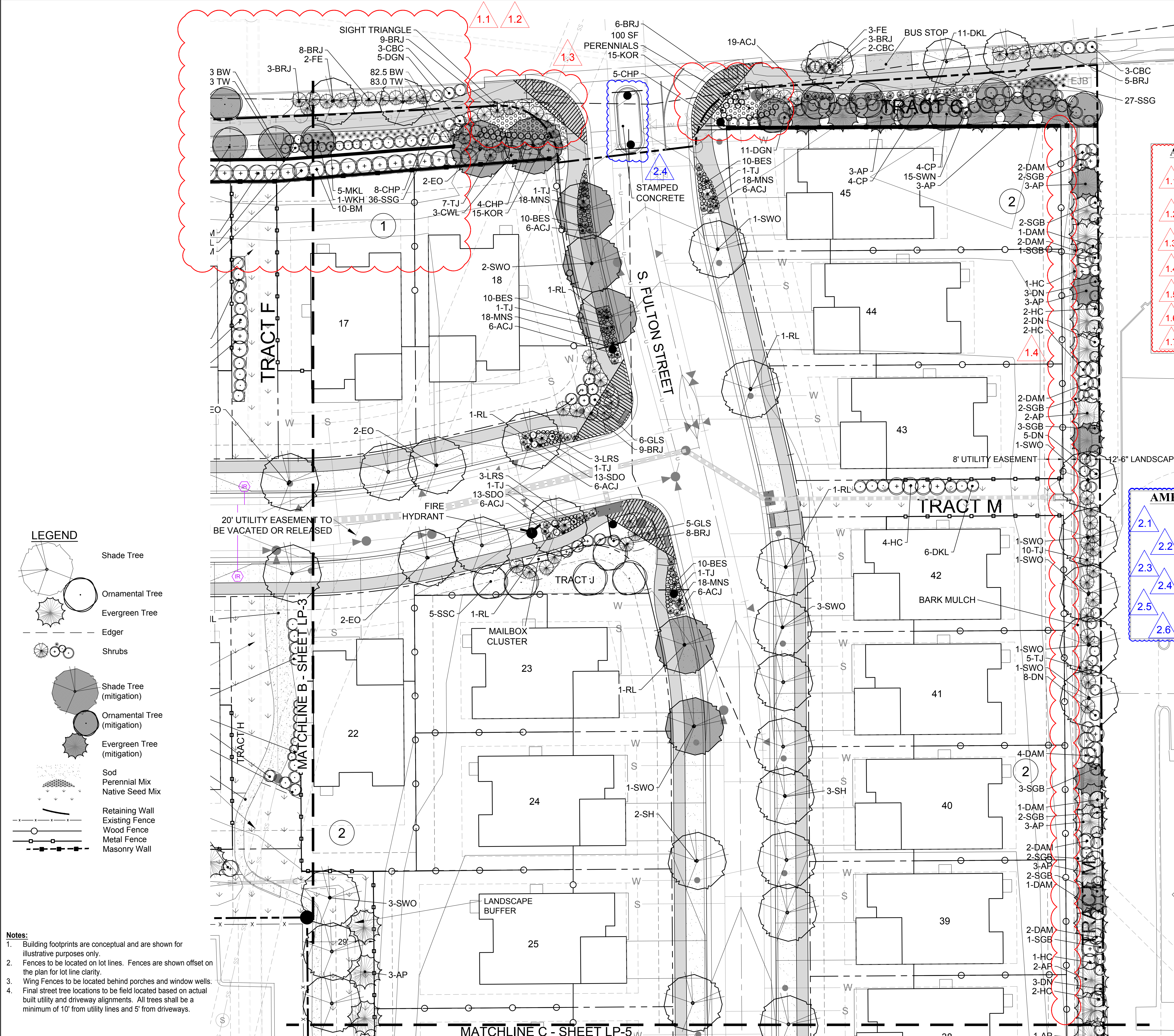
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LEGEND

- Shade Tree
- Ornamental Tree
- Evergreen Tree
- Edger
- Shrubs
- Shade Tree (mitigation)
- Ornamental Tree (mitigation)
- Evergreen Tree (mitigation)
- Sod
- Perennial Mix
- Native Seed Mix
- Retaining Wall
- Existing Fence
- Wood Fence
- Metal Fence
- Masonry Wall

Notes:

1. Building footprints are conceptual and are shown for illustrative purposes only.
2. Fences to be located on lot lines. Fences are shown offset on the plan for lot line clarity.
3. Wing Fences to be located behind porches and window wells.
4. Final street tree locations to be field located based on actual built utility and driveway alignments. All trees shall be a minimum of 10' from utility lines and 5' from driveways.

AMENDMENT NO. 1 SUMMARY 1-31-17

- 1.1 Retaining walls were added in the Mississippi Avenue buffer in order to level the grading for landscaping.
- 1.2 Plant material was relocated in the Mississippi Avenue buffer to accommodate retaining walls. The plant count remains the same.
- 1.3 Perennial mix added to neighborhood entries as well as a perennial mix plant list on LP-7.
- 1.4 Relocate eastern perimeter fence from property boundary to rear lot line.
- 1.5 LP-12 added for Mississippi Avenue median landscape plans.
- 1.6 Remove rear yard landscaping from the lot typical.
- 1.7 Remove the "H" from the entry monument column.

AMENDMENT NO. 2 SUMMARY 5-01-17

- 2.1 Relocate trees and shrubs to avoid dry utilities.
- 2.2 Add ornamental grasses to fill voids left by relocated trees.
- 2.3 Add geo block sod call out and detail.
- 2.4 Add stamped concrete to landscape islands.
- 2.5 Adjust plant material to accommodate (5) evergreens.
- 2.6 Revise soil amendment note.

NORTH

SCALE 1"= 20'

NO.	REVISION	DATE	BY
1	MINOR AMND-RETAINING WALLS	12/6/16	-
2	CITY COMMENTS	1/5/17	-
3	MINOR AMND-TREE RELOCATION	5/01/17	-

HIGHLINE -2nd AMENDMENT
SITE PLAN
AURORA, COLORADO
LANDSCAPE PLAN

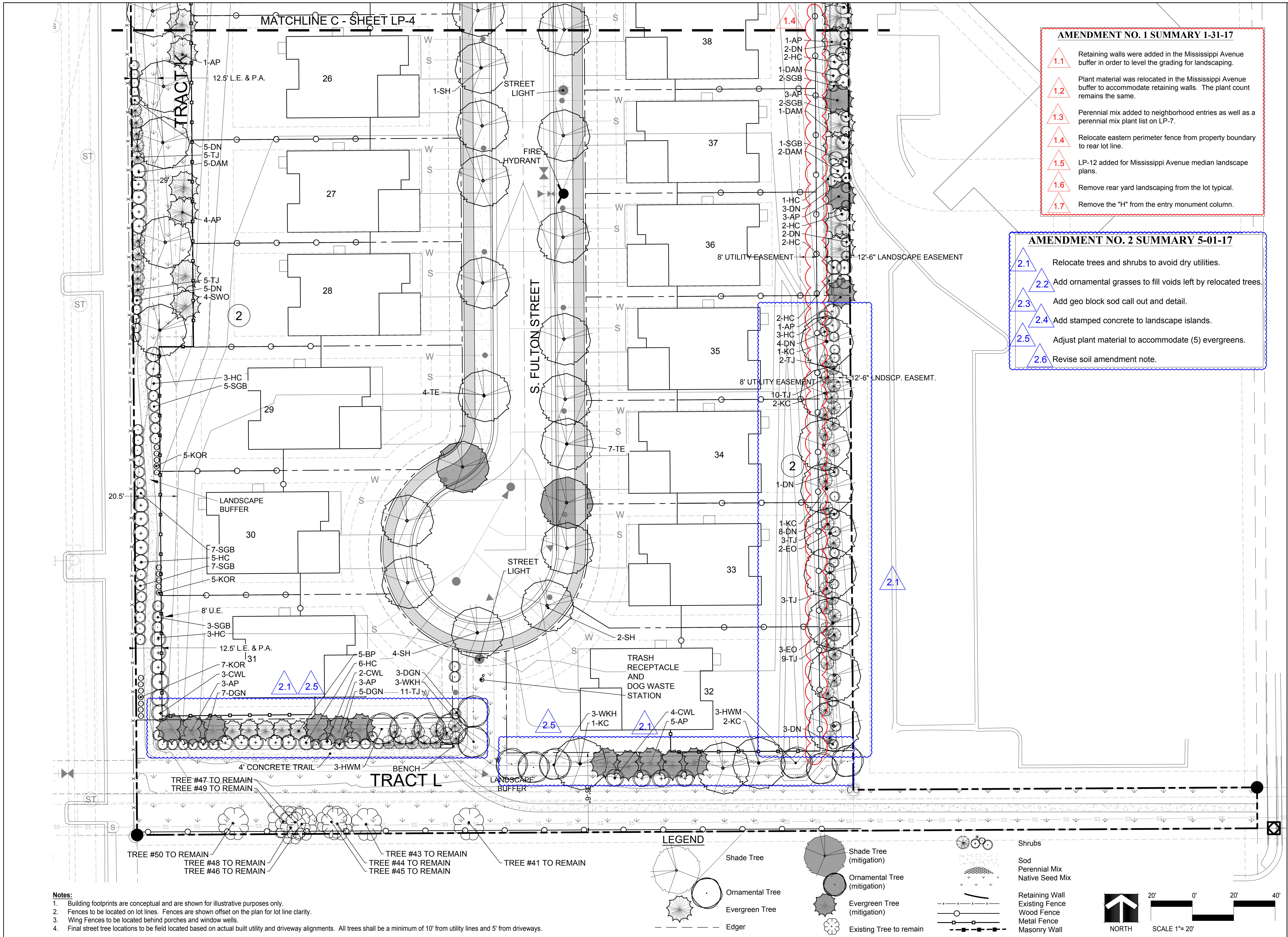
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DATE: 5/1/17
JOB NO: -
DRAWN BY: SA
APPROVED: KH
CADD FILE: -

LP-4



PLANT SCHEDULE

SHADE TREES						Garden Centers of Colorado Rating		
QTY.	SYM.	SIZE	MIT.	BOTANIC NAME	COMMON NAME	x	xx	xxx
16	FE	3"	8.0"	Ulmus 'Frontier'	Frontier Elm	X		
33	EO	3"	16.5"	Quercus robur	English Oak		XX	
11	IH	3"	5.5"	Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	X		
13	KC	3"	6.5"	Gymnocladus dioicus	Kentucky Coffee Tree		XX	
27	RL	3"	13.5"	Tilia cordata 'Redmond'	Redmond Linden	X		
12	SH	3"	6"	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	X		
22	SKH	3"	11"	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	X		
27	SWO	3"	13.5"	Quercus bicolor	Swamp White Oak		XX	
11	TE	3"	5.5"	Ulmus 'Morton Glossy'	Triumph Elm	X		
172.0			86.0					

ORNAMENTAL TREES						Garden Centers of Colorado Rating		
QTY.	SYM.	SIZE	MIT.	BOTANIC NAME	COMMON NAME	x	xx	xxx
3	ABP	3"	3"	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	X		
16	CP	3"	16"	Pyrus calleryana 'Chanticleer'	Chanticleer Pear		XX	
14	CSO	3"	14"	Quercus x 'Crimson Spire'	Crimson Spire Oak		XX	
14	HWM	3"	14"	Acer tataricum 'GarAnn'	Hot Wings Maple		XX	
4	JTL	3"	4"	Syringa reticulata	Japanese Tree Lilac		XX	
37	SSC	3"	37"	Malus 'Spring Snow'	Spring Snow Crabapple	X		
15	WKH	3"	15"	Crataegus viridis 'Winter King'	Winter King Hawthorn	X		
103.0			103.0					

EVERGREEN TREES						Garden Centers of Colorado Rating		
QTY.	SYM.	SIZE	MIT.	BOTANIC NAME	COMMON NAME	x	xx	xxx
112	AP	8'	112"	Pinus nigra	Austrian Pine			XXX
6	ASP	8'	6"	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Pine			XXX
45	BP	8'	45"	Pinus heldreichii	Bosnian Pine			XXX
5	HBS	8'	5"	Picea pungens 'Hoopsii'	Hoopsi Blue Spruce	X		
23	VPP	8'	23"	Pinus flexilis 'Vanderwolf'	Vanderwolfs Pyramidal Pine			XXX
191.0			191.0					

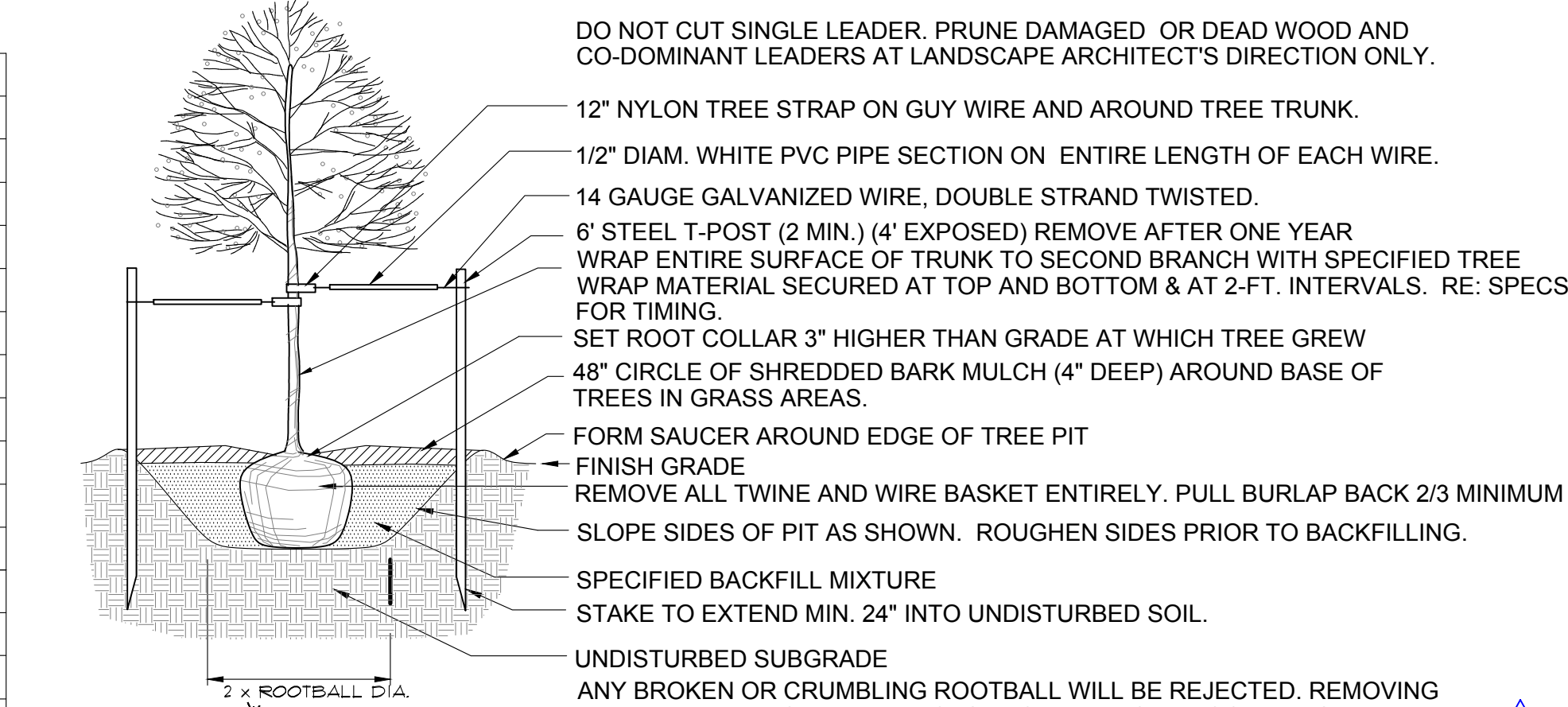
EVERGREEN SHRUBS						Garden Centers of Colorado Rating		
QTY.	SYM.	SIZE	MIT.	BOTANIC NAME	COMMON NAME	x	xx	xxx
125	ACJ	#5	0	Juniperus communis 'Alpine Carpet'	Alpine Carpet Juniper		XX	
98	BRJ	#5	0	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper		XX	
9	SMP	#5	0	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	X		
136	TJ	#5	0	Juniperus sabina 'Tamariscifolia'	Tammy Juniper		XX	
21	WBM	#5	0	Pinus mugo 'White Bud'	White Bud Mugo Pine	X		
38.9			0.0					

DECIDUOUS SHRUBS						Garden Centers of Colorado Rating		
QTY.	SYM.	SIZE	MIT.	BOTANIC NAME	COMMON NAME	x	xx	xxx
24	BM	#5	0	Philadelphus lewisii 'Blizzard'	Blizzard Mockorange		XX	
11	CBC	#5	0	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster		XX	
120	CHP	#5	0	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet			XXX
27	CWL	#5	0	Syringa vulgaris 'Alba'	Common White Lilac		XX	
51	DAM	#5	0	Acer ginnala 'Compacta'	Dwarf Amur Maple		XX	
65	DGN	#5	0	Physocarpus opulifolius 'Dart's Gold'	Darts Gold Ninebark		XX	
63	DKL	#5	0	Syringa meyeri 'Palibin'	Dwarf Korean Lilac		XX	
54	DN	#5	0	Physocarpus opulifolius	Dwarf Ninebark		XX	
11	GLS	#5	0	Rhus aromatica 'Gro-Low'	Gro Low Sumac			XXX
78	HC	#5	0	Cotoneaster lucidus	Hedge Cotoneaster		XX	
187	KOR	#5	0	Rosa x Knockout	Knock Out Rose		XX	
63	LDP	#5	0	Ligustrum vulgare 'Lodense'	Lodense Privet			XXX
39	LRS	#5	0	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage		XX	
43	MKL	#5	0	Syringa patula 'Miss Kim'	Miss Kim Lilac		XX	
6	RTD	#5	0	Cornus sericea 'Bailey'	Red Twig Dogwood	X		
47	SGB	#5	0	Cytisus purgans	Spanish Gold Broom		XX	
55	SWN	#5	0	Physocarpus x summer wine	Summer Wine Ninebark		XX	
88.9			0.0					

PERENNIALS AND ORNAMENTAL GRASSES						Garden Centers of Colorado Rating		
QTY.	SYM.	SIZE	MIT.	BOTANIC NAME	COMMON NAME	x	xx	xxx
48	BC	#5	0	Nepeta Faassenii	Blue Catmint		XX	
68	BES	#5	0	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan		XX	
72	KFG	#5	0	Calamagrostis acutiflora 'Karl Foerster'	Karl Foresterer Grass	X		
35	MB	#5	0	Liatris spp	Morning Blazingstar Gayfeather		XX	
69	MNS	#5	0	Salvia nemorosa 'May Night'	May Night Salvia		XX	
104	SDO	#5	0	Hemerocallis 'Stella De Oro'	Stella De Oro Daylilly		XX	
277	SSG	#5	0	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		XX	
51	ZG	#5	0	Miscanthus sinensis 'Zebrinus'	Zebra Grass		XX	
22.9			0.0					

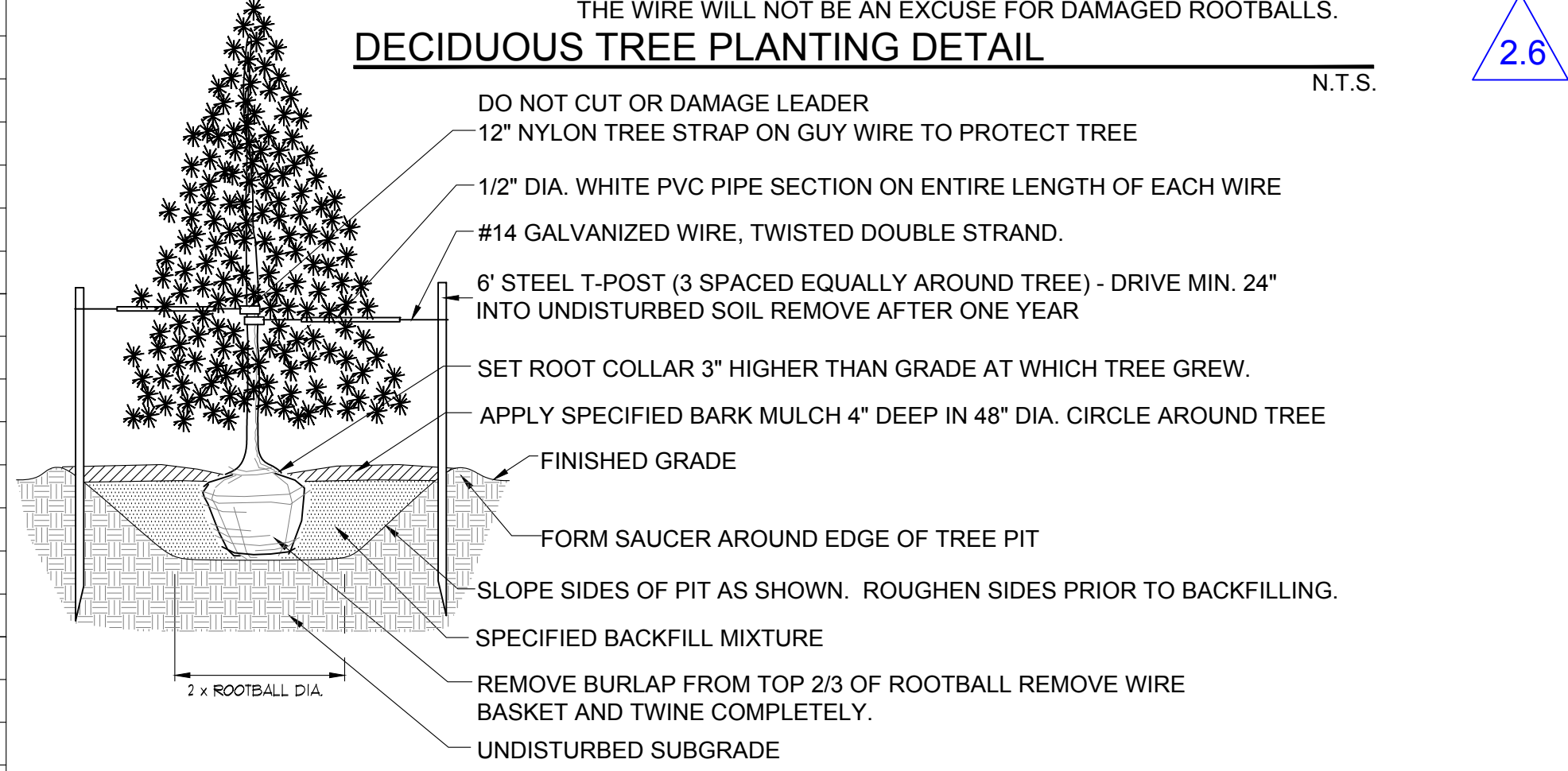
616.7 T.E. 380" UP-SIZED FOR TREE MITIGATION

2.2



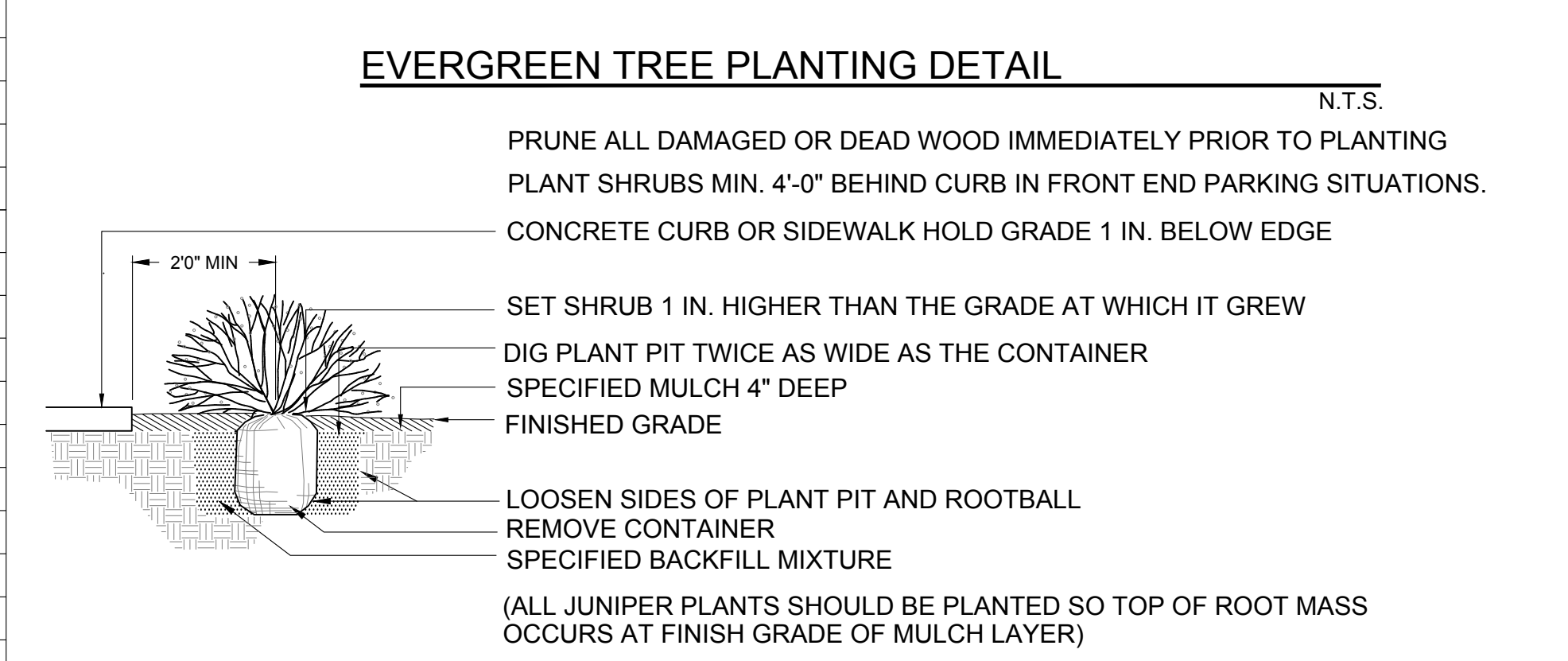
DECIDUOUS TREE PLANTING DETAIL

N.T.S.



EVERGREEN TREE PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

AMENDMENT NO. 2 SUMMARY 5-01-17

- 2.1 Relocate trees and shrubs to avoid dry utilities.
- 2.2 Add ornamental grasses to fill voids left by relocated trees.
- 2.3 Add geo block sod call out and detail.
- 2.4 Add stamped concrete to landscape islands.
- 2.5 Adjust plant material to accommodate (5) evergreens.
- 2.6 Revise soil amendment note.

PERENNIAL MIX

COMMON NAME	LATIN NAME	SIZE	MATURE HEIGHT	MATURE WIDTH	SYM
May Night Salvia	Salvia sylvestris May Night	4"pot	24"	18"	MNS
Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	4"pot	24"	24"	BES
Blue Catmint	Nepeta 'Select Blue'	4"pot	18"	18"	BC
Moonshine Yarrow	Achillea Moonshine	4"pot	18"	24"	MY
Elfin Pink Penstemon	Penstemon barbatus Elfin Pink	4"pot	24"	18"	EEP
Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	4"pot	18"	18"	DFG
Sedum Autumn Joy	Sedum spectabile 'Autumn Joy'	4"pot	18"	18"	SAJ

630 S.F. PLANTED AT 18" O.C. - APPROXIMATELY 320 PLANTS

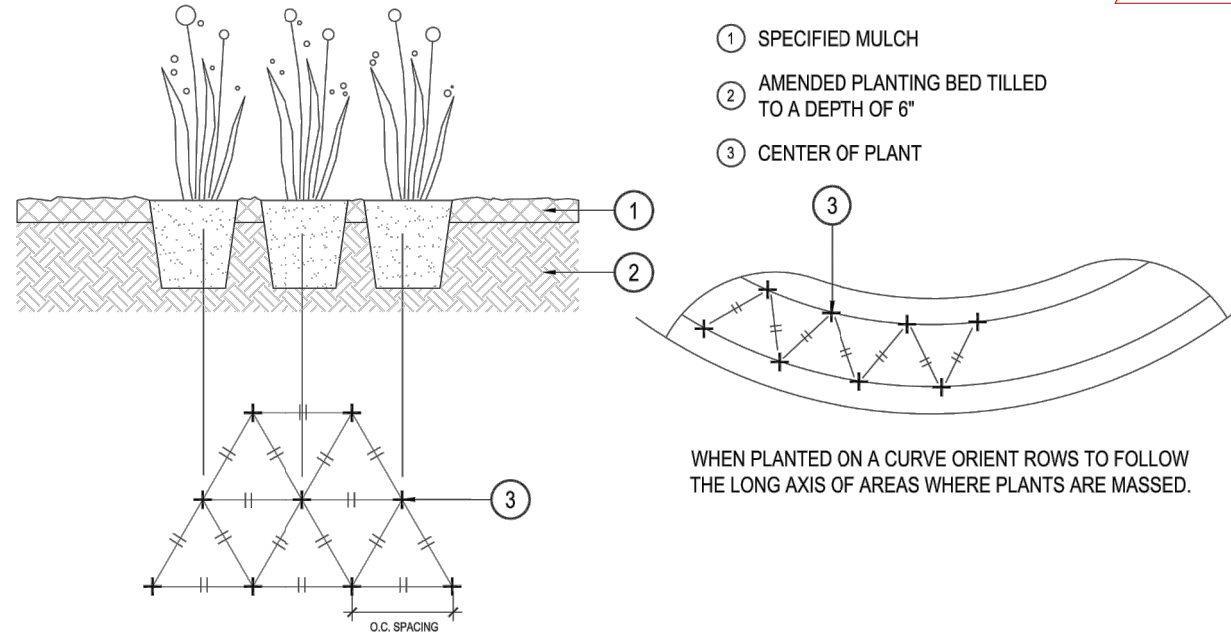
GENERAL NOTES:

- ALL WALKS, DRIVEWAYS, STREETS AND PUBLIC ACCESS FIRE LANES SHALL BE ASPHALT WITH CONCRETE CURB AND GUTTER.
- ALL WALKWAYS THROUGH THE PROPERTY WILL BE CONCRETE WITH THE EXCEPTION OF A CRUSHER FINES TRAIL CONNECTING TRACT H TO TRACT L.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- 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). IN ALL LANDSCAPE AREAS THE SOIL WILL BE AMENDED WITH A MINIMUM OF 4 CUBIC YARDS OF BIOCOMP BY A1 ORGANICS OR CITY APPROVED EQUAL PER 1000 SQUARE FEET OF AREA. THE AMENDMENTS SHALL BE TILLED TO A DEPTH OF 8".
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 146-1429 AND/OR SECTION 146-1435, 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.
- TURF AREAS SHALL BE A BLEND OF KENTUCKY TEXAS & HYBRID WITH AT LEAST HALF OF THE VARIETIES BEING DROUGHT TOLERANT.
- SEED MIX: % BY WEIGHT
 - WOOLY SEDGE 1
 - NEBRASKA SEDGE 0.01
 - BLUE GRAMA 5
 - BUFFALOGRASS 5.95
 - INLAND SALTGRASS 3
 - BALTIC RUSH 0.04
 - PRAIRIE CORDGRASS 15
 - SAND DROPSEED 5
 - SWITCHGRASS 28
 - WESTERN WHEATGRASS 37
- SEED SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE.
- ALL PLANT BEDS LOCATED IN THE TREE LAWNS OF MISSISSIPPI AVE. AND DAYTON STREET WILL BE 2" TO 4" GRAY RIVER ROCK COBBLE MULCH LAID OVER WEED BARRIER FABRIC. PERENNIALS AND ORNAMENTAL GRASSES SHALL BE PLANTED IN A 1' DIAMETER SHREDDED WOOD MULCH RING.
- ALL OTHER PLANTING BEDS SHALL BE MULCHED WITH SHREDDED WOOD MULCH TO A DEPTH OF 4". NO WEED BARRIER FABRIC UNDERLAYMENT REQUIRED.
- ALL TREES LOCATED IN SOD AREAS SHALL HAVE A 3' DIAMETER SHREDDED BARK MULCH TREE RING.
- TURF GRASS SHALL BE INSTALLED AT A MINIMUM DISTANCE OF 5' FROM FOUNDATIONS.
- ALL SHRUB BEDS SHALL BE SEPARATED FROM TURF AREAS BY A ROLLED TOP STEEL EDGER.
- ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE CHAPTER 146, ARTICLE 14.
- ALL PARKING LOT LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE ARTICLE 14.
- ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA FENCE, WALL, AND AWNING STANDARDS CHAPTER 146, ARTICLE 17.
- ALL FUTURE DEVELOPMENT AREAS IN PHASED DEVELOPMENT PROJECTS THAT HAVE BEEN DISTURBED BY GRADING SHALL MEET THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- STREET LIGHTING WILL BE PROVIDED ON SITE. SEE SL-1 FOR DETAILS.

AMENDMENT NO. 1 SUMMARY 1-31-17

- 1.1 Retaining walls were added in the Mississippi Avenue buffer in order to level the grading for landscaping.
- 1.2 Plant material was relocated in the Mississippi Avenue buffer to accommodate retaining walls. The plant count remains the same.
- 1.3 Perennial mix added to neighborhood entries as well as a perennial mix plant list on LP-7.
- 1.4 Relocate eastern perimeter fence from property boundary to rear lot line.
- 1.5 LP-12 added for Mississippi Avenue median landscape plans.
- 1.6 Remove rear yard landscaping from the lot typical.
- 1.7 Remove the "H" from the entry monument column.

1.3



PERENNIAL PLANTING DETAIL

NO.	REVISION	DATE	BY
1	MINOR AMND-RETAINING WALLS	12/6/16	-
2	CITY COMMENTS	1/5/17	-
3	MINOR AMND-TREE RELOCATION	5/01/17	-

HIGHLINE -2nd AMENDMENT
SITE PLAN
AURORA, COLORADO
LANDSCAPE NOTES AND DETAILS

Developer
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DATE: 5/1/17
JOB NO: -
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APPROVED: KH
CADD FILE: -

LP-7

RECOMMENDED PLANT LIST

DECIDUOUS SHADE TREES		SHRUBS	
SIZE	BOTANIC NAME	COMMON NAME	
2 1/2"	Acer grandidentatum	Bigtooth Maple	
2 1/2"	Aesculus glabra	Ohio Buckeye	
2 1/2"	Quercus buckleyi	Texas Red Oak	
2 1/2"	Tilia cordata 'Redmond'	Redmond Linden	
ORNAMENTAL TREES			
SIZE	BOTANIC NAME	COMMON NAME	
2"	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	
2"	Acer tataricum 'GarAnn'	Hot Wings Maple	
2"	Malus 'Spring Snow'	Spring Snow Crabapple	
2"	Crataegus viridis 'Winter King'	Winter King Hawthorn	
EVERGREEN TREES			
SIZE	BOTANIC NAME	COMMON NAME	
6'	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Pine	
6'	Pinus heldreichii	Bosnian Pine	
6'	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	

SIZE	BOTANIC NAME	COMMON NAME	
#5	Juniperus communis 'Alpine Carpet'	Alpine Carpet Juniper	
#5	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	
#5	Pinus mugo 'White Bud'	White Bud Mugo Pine	
#5	Philadelphus lewisii 'Blizzard'	Blizzard Mockorange	
#5	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	
#5	Syringa vulgaris 'Alba'	Common White Lilac	
#5	Acer ginnala 'Compacta'	Dwarf Amur Maple	
#5	Physocarpus opulifolius 'Dart's Gold'	Darts Gold Ninebark	
#5	Cotoneaster lucidus	Hedge Cotoneaster	
#5	Rosa x Knockout	Knock Out Rose	
#5	Ligustrum vulgare 'Lodense'	Lodense Privet	
#5	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	
#5	Syringa patula 'Miss Kim'	Miss Kim Lilac	
#5	Physocarpus x summer wine	Summer Wine Ninebark	

- AMENDMENT NO. 1 SUMMARY 1-31-17
- 1.1

Retaining walls were added in the Mississippi Avenue buffer in order to level the grading for landscaping.
- 1.2

Plant material was relocated in the Mississippi Avenue buffer to accommodate retaining walls. The plant count remains the same.
- 1.3

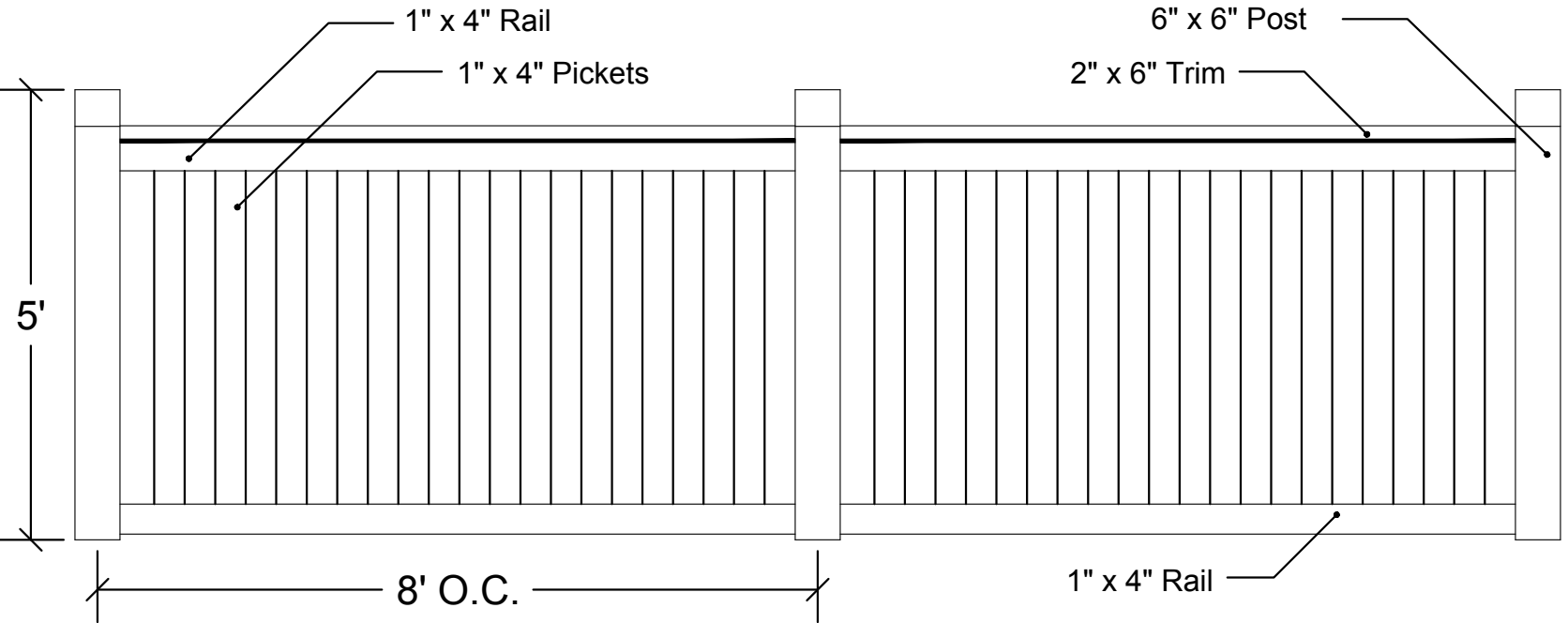
Perennial mix added to neighborhood entries as well as a perennial mix plant list on LP-7.
- 1.4

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- 1.5

LP-12 added for Mississippi Avenue median landscape plans.
- 1.6

Remove rear yard landscaping from the lot typical.
- 1.7

Remove the "H" from the entry monument column.



5' Privacy Fence
N.T.S.

- AMENDMENT NO. 2 SUMMARY 5-01-17
- 2.1

Relocate trees and shrubs to avoid dry utilities.
- 2.2

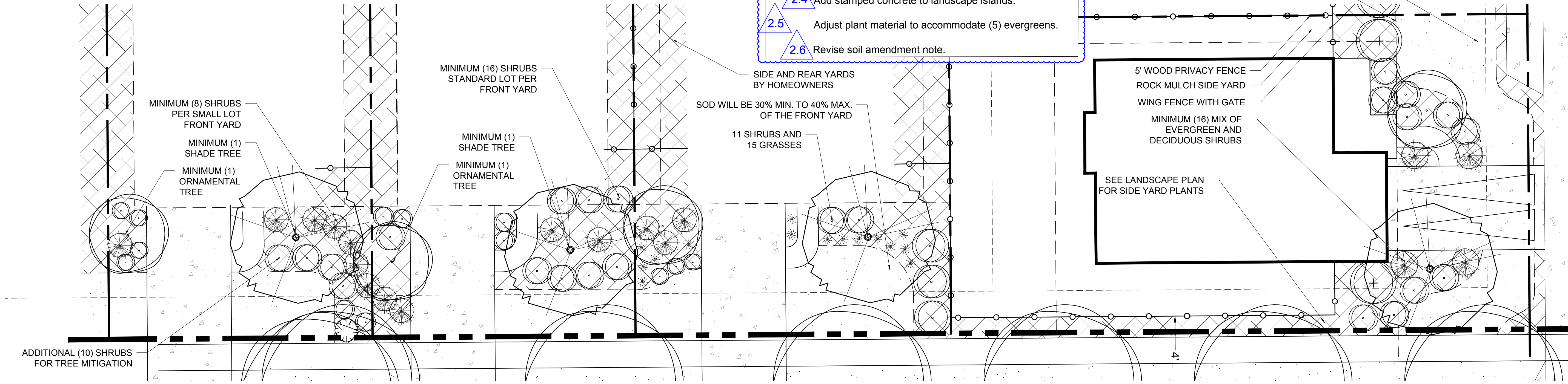
Add ornamental grasses to fill voids left by relocated trees.
- 2.3

Add geo block sod call out and detail.
- 2.4

Add stamped concrete to landscape islands.
- 2.5

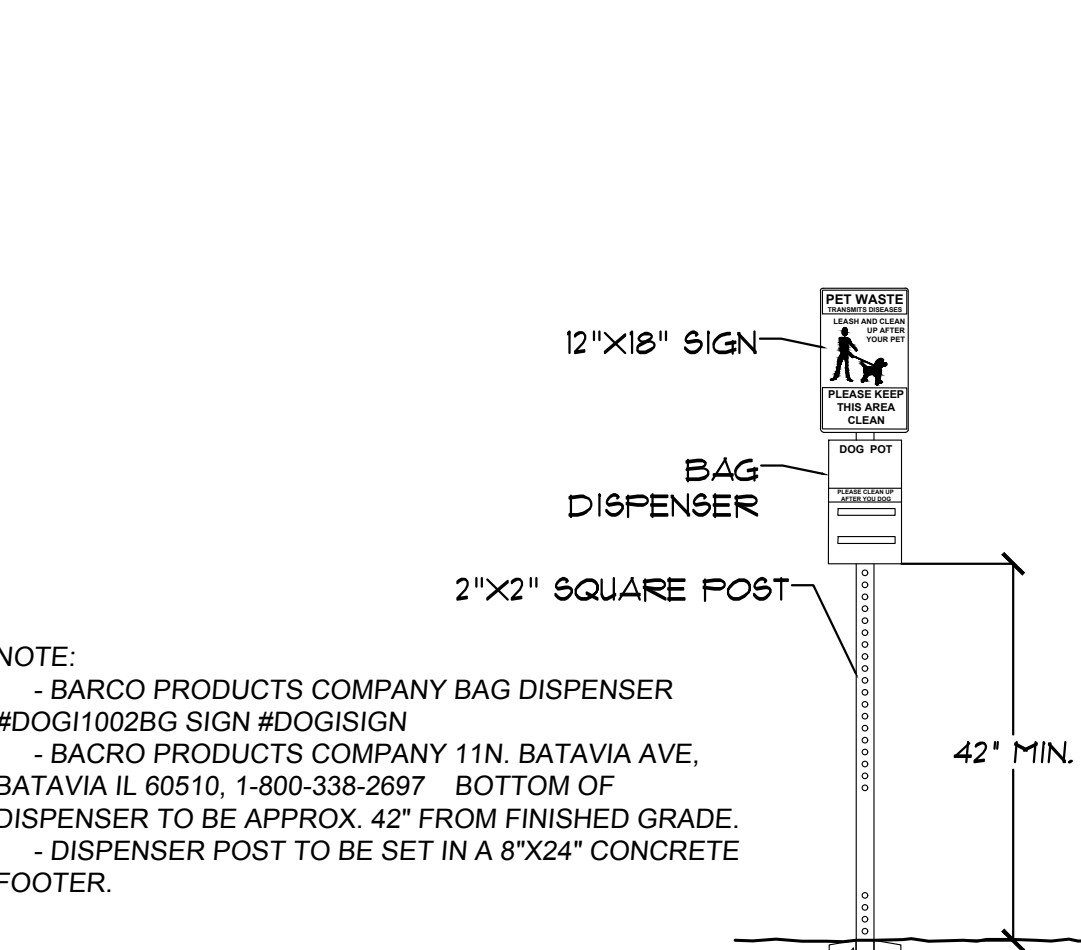
Adjust plant material to accommodate (5) evergreens.
- 2.6

Revise soil amendment note.



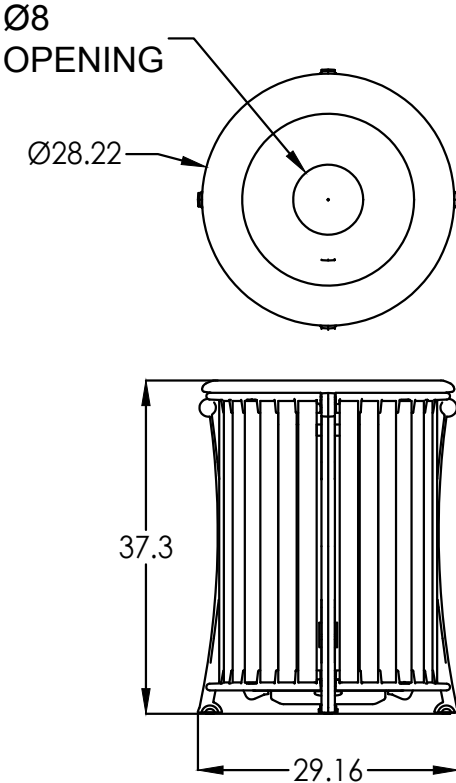
LOT TYPICAL - LANDSCAPE PLAN

SIDE YARD LANDSCAPE BY BUILDER FOR THE FOLLOWING LOTS:
BLOCK 1, LOTS 7, 10, 11, 14 AND 16
BLOCK 2, LOT 1

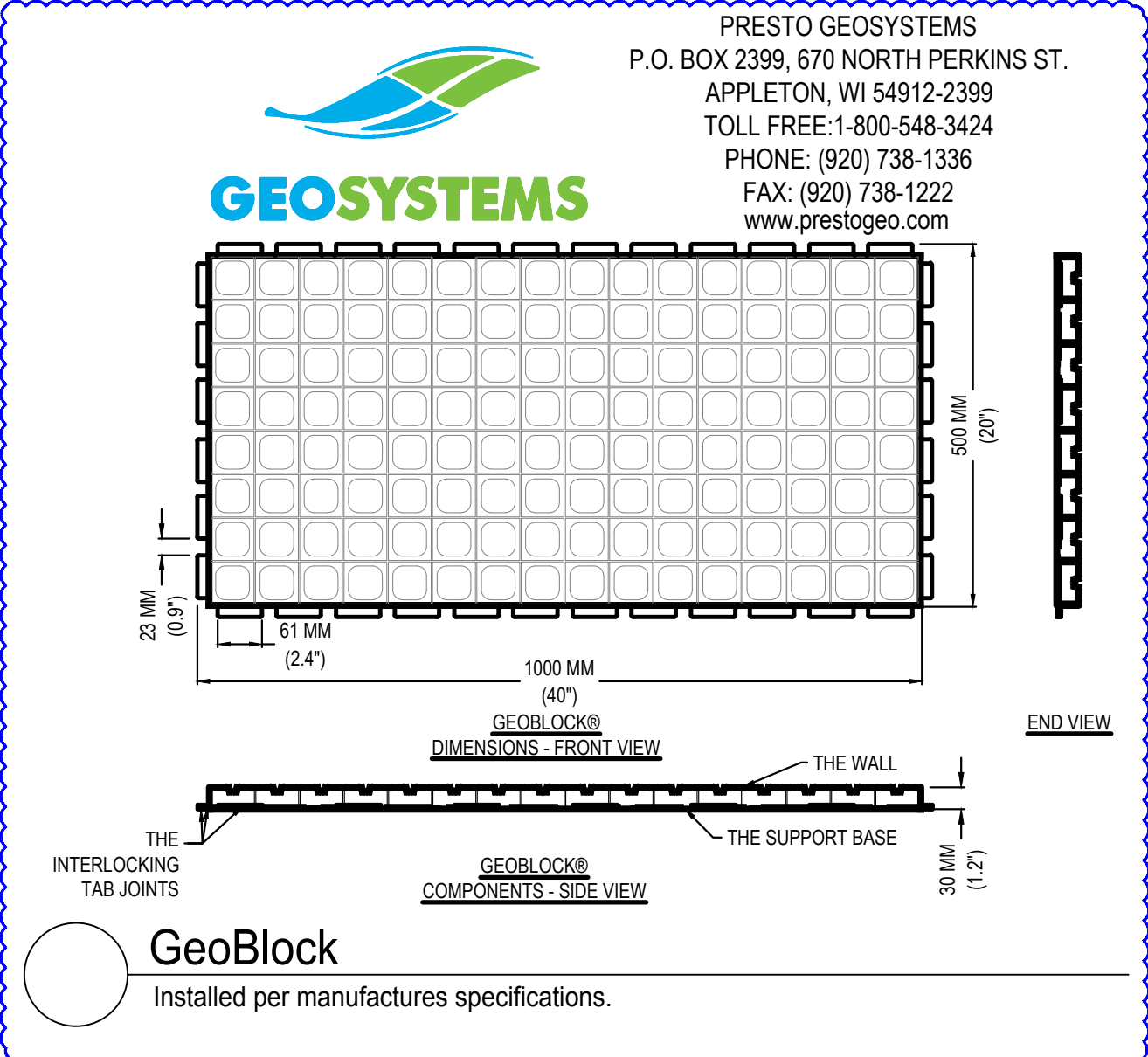
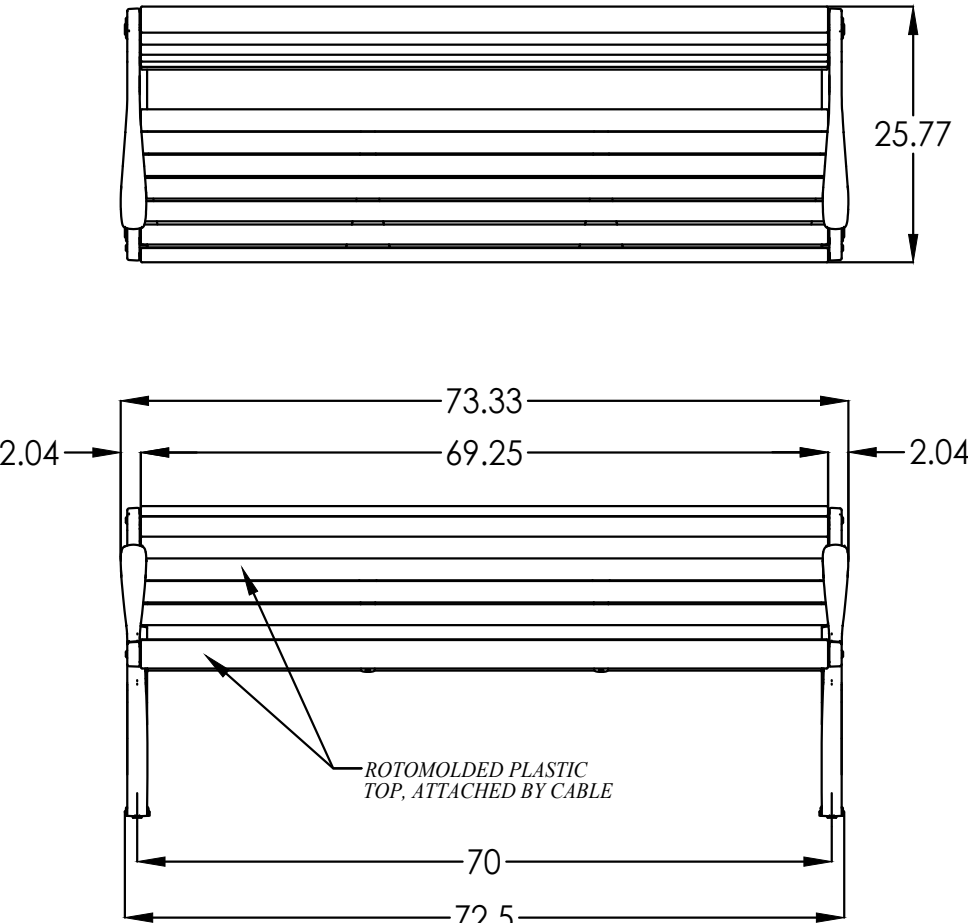
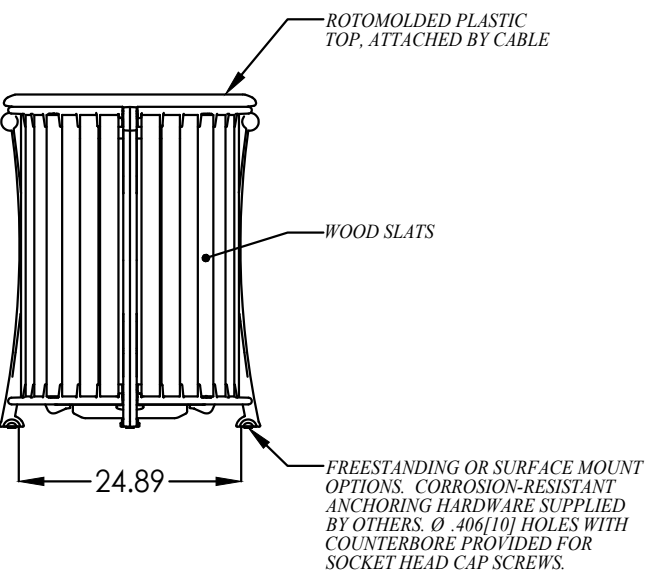


Dog Waste Station
N.T.S.

Plainwell™
Litter Receptacle, Top Opening, Wood Side Panel, 35 Gallon



Trash Receptacle
N.T.S.
Landscape Forms Model "Plainwell"
Color: Bronze



HIGHLINE -2nd AMENDMENT
SITE PLAN
AURORA, COLORADO
LANDSCAPE DETAILS

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