

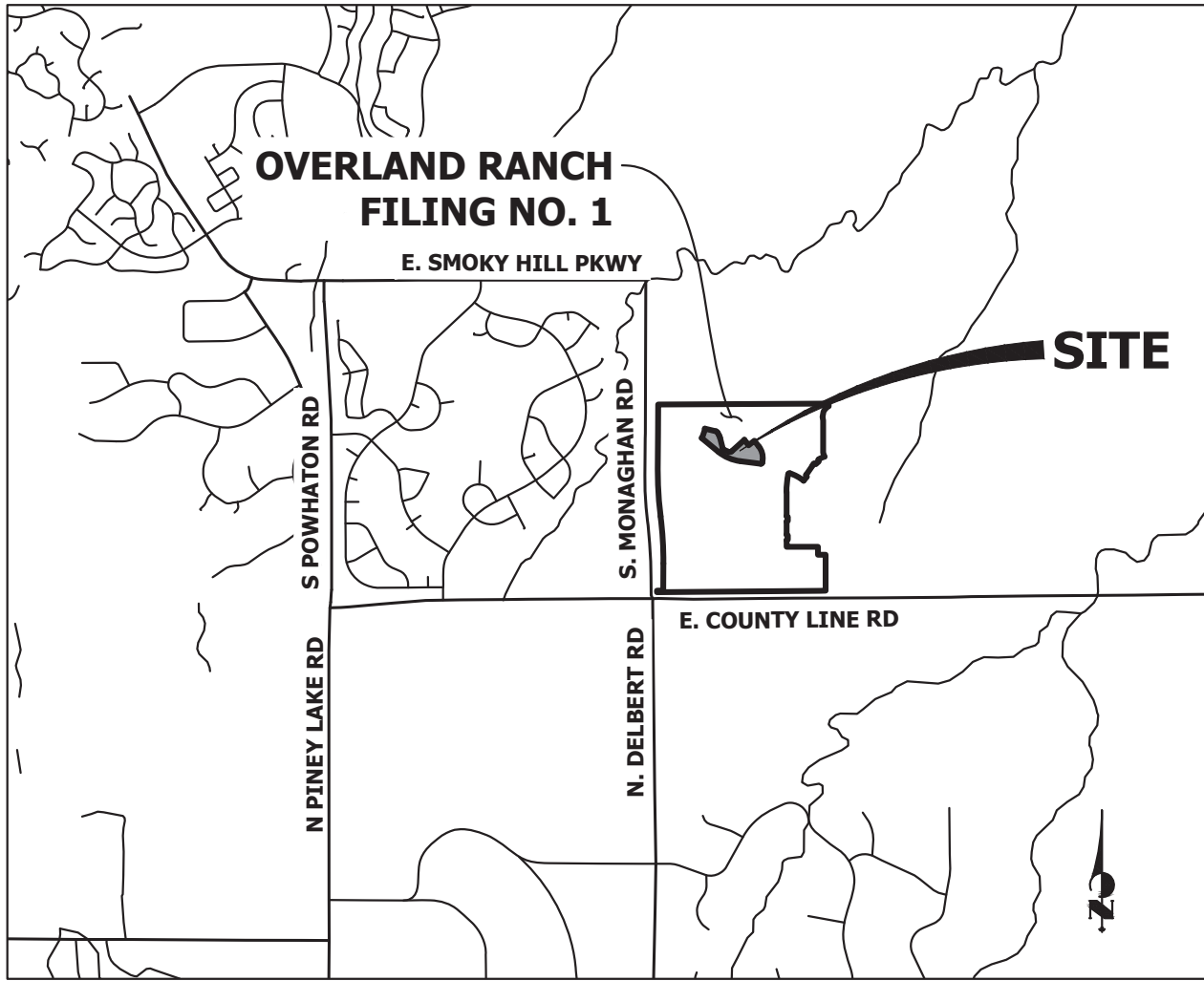
OVERLAND RANCH FILING NO. 1 COMMUNITY CENTER & PARK

SITE PLAN

SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH/ PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
28591 EAST MINERAL AVENUE

Do not include the words "filing" or "subdivision" in the site plan title.

JR RESPONSE:
Removed



VICINITY MAP
1"=3000'

PROJECT DATA

OVERLAND RANCH COMMUNITY CENTER & PARK	
NUMBER OF STRUCTURES	2
RECREATION CENTER (COMMERCIAL, SPRINKLERED)	3,559 SF
BATH HOUSE & POOL EQUIPMENT (COMMERCIAL)	1,127 SF
LAND AREA WITH PROPERTY LINES (ACRES)	5.31
BUILDING COVERAGE AREA (ACRES, PERCENT OF TOTAL)	0.11 (2.02%)
HARDSCAPE AREA (ACRES, PERCENT OF TOTAL)	1.36 (25.60%)
LANDSCAPE AREA (ACRES, PERCENT OF TOTAL)	3.83 (72.29%)
ADMINISTRATIVE ACTIVITY CENTER (SF)	63,070
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS	40' - 4 & 3/4"
CONSTRUCTION TYPE (ICC CODE 2021)	VB
TOTAL ONSITE PARKING	48
REQUIRED ADA PARKING (VAN ACCESSIBLE 1)	2
PROVIDED ADA PARKING	2
MONUMENT SIGN	48 SF

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

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

JR RESPONSE:
Noted.

GENERAL NOTE

- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THE ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED UPON COMPLETION OF THE PARK DEVELOPMENT.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OF CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING OF THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORST CASE NOISE CONDITIONS.
- 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.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 -1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT:
- EMERGENCY INGRESS AND EGRESS -- 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 ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- PARKS, RECREATION & OPEN SPACE PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNER'S ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION NOTIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- FIRE DEPARTMENT ACCESS THROUGH ALL GATES LEADING TO THE POOL AREA WILL BE ESTABLISHED BY PROVIDING A KEY OR ACCESS CARD IN THE KNOX BOX LOCATED AT THE FRONT MAIN ENTRANCE OF THE BUILDING SERVING THE POOL AREA.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- FIRE DEPARTMENT ACCESS THROUGH ALL GATES LEADING TO THE POOL AREA WILL BE ESTABLISHED BY PROVIDING A KEY OR ACCESS CARD IN THE KNOX BOX LOCATED AT THE FRONT MAIN ENTRANCE OF THE BUILDING SERVING THE POOL AREA.

SHEET INDEX

1	COVER SHEET
2-3	SITE PLAN
4-5	OVERALL UTILITY PLAN
7-6	GRADING PLAN
8-9	SIGNAGE & STRIPING PLAN
10	SITE PLAN DETAILS
11-19	PRELIMINARY LANDSCAPE PLANS
20-21	BUILDING ELEVATIONS
22-23	PHOTOMETRIC PLAN
24	TRACKING SHEET
24	TOTAL

AMENDMENTS:

CIVIL ENGINEER SURVEYOR

JR ENGINEERING, LLC
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
CONTACT: KURTIS WILLIAMS
(303)-267-6190
KWILLIAMS@JRENGINEERING.COM

OWNER

JEN COLORADO 19, LLC
680 5TH AVE FL 25
NEW YORK, NY 10019
CONTACT: JERRY RICHMOND
(303) 267-6255
JERRY@INTEGRITYLANDVENTURES.COM

ARCHITECT

KGA STUDIO ARCHITECTS
3881 STEELE STREET, SUITE 1132
DENVER, CO 80205
CONTACT: JOHN GUILLIAMS
(303) 442-5882
JGUILLIAMS@KGARCH.COM

PLANNER/APPLICANT

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: SAMANTHA POLLMILLER
(303) 892-1166
SPOLLMILLER@NORRIS-DESIGN.COM

LANDSCAPE ARCHITECT

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: JOHN NORRIS
(303) 892-1166
JNORRIS@NORRIS-DESIGN.COM

LEGAL DESCRIPTION

TRACT E, TRAILS AT OVERLAND RANCH FILING NO. 1, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 231,468 SQUARE FEET OR 5.3138 ACRES.

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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 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 THEREOF, _____ HAS CAUSED THESE PRESENTS
TO BE EXECUTED THIS _____ DAY OF _____ AD.

BY: _____
(PRINCIPAL OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
_____ DAY OF _____ AD.

BY: _____
(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

_____, COLORADO AT _____ O'CLOCK ____M

THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER _____

DEPUTY _____

CITY OF AURORA APPROVALS

CITY ATTORNEY _____ DATE: _____

PLANNING DIRECTOR _____ DATE: _____

ATTEST _____ DATE: _____

DATABASE APPROVAL DATE _____

NOT FOR
CONSTRUCTION

8/9/24

DATE:

SDP 01 - 5/22/24

SDP 02 - 8/9/24

SHEET TITLE:

COVER SHEET



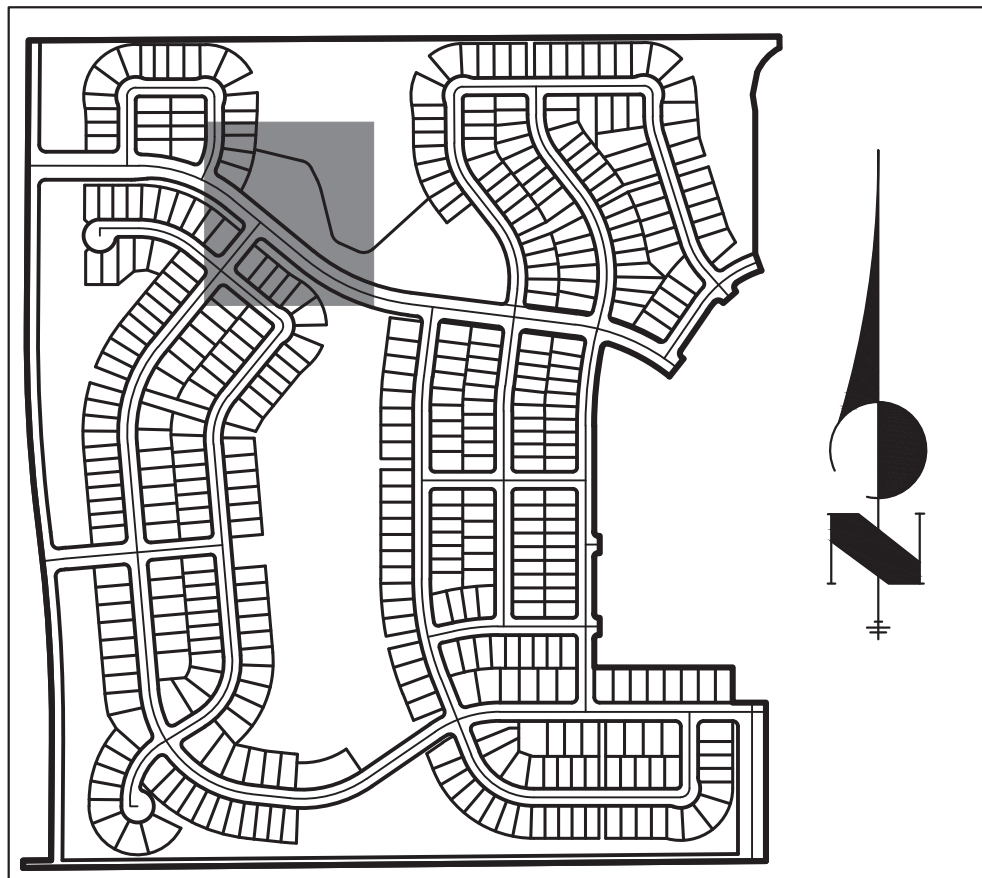
J-R ENGINEERING

A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

OWNER:

JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEW YORK, NY 10019
CONTACT: JERRY RICHMOND
303-267-6255



KEY MAP

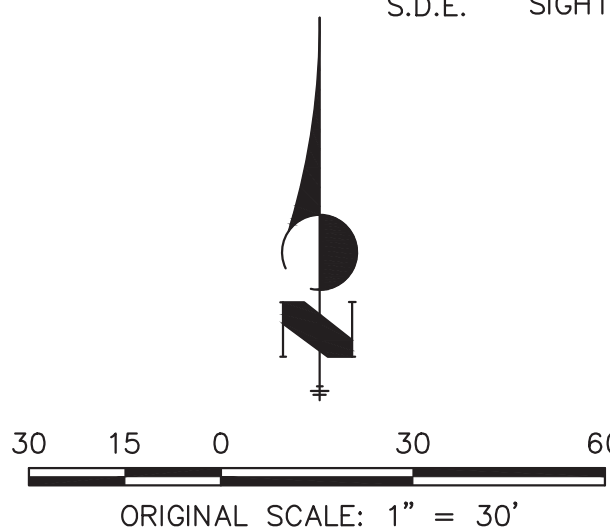
SCALE: 1"=700'

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. 6" CURB & GUTTER
	PROP. 6" SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED ADA ACCESSIBLE ROUTE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	PROPOSED FIRE HYDRANT
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	S.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	U.E. UTILITY EASEMENT
	E.E. ELECTRICAL EASEMENT
	D.E. DRAINAGE EASEMENT
	A.E. ACCESS EASEMENT
	F.L.E. FIRE LANE EASEMENT
	E.O.C. EDGE OF CONCRETE
	S.D.E. SIGHT DISTANCE EASEMENT

GENERAL NOTES

1. THE PUBLIC IMPROVEMENTS SHOWN ON THE IN-PROCESS SITE PLAN (RSN 1638440) ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THIS PHASE AND ARE INCLUDED AS PART OF THE OVERLAND RANCH FILING NO. 1 SITE PLAN.
2. ALL STORM INFRASTRUCTURE SHALL BE PRIVATE AND MAINTAINED BY THE DISTRICT, UNLESS OTHERWISE NOTED.
3. ALL SANITARY SERVICES SHALL BE PRIVATE.
4. ALL WATER SERVICES DOWNSTREAM OF THE METER SHALL BE PRIVATE.

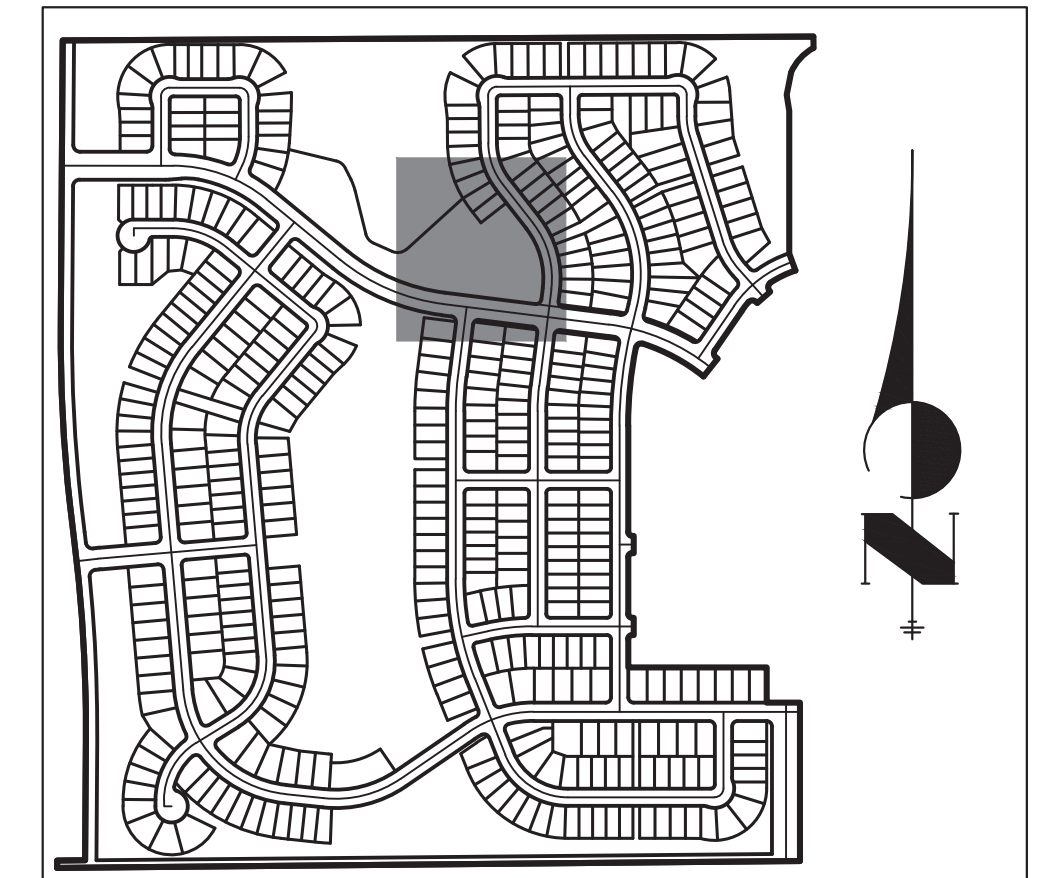


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KEY MAP

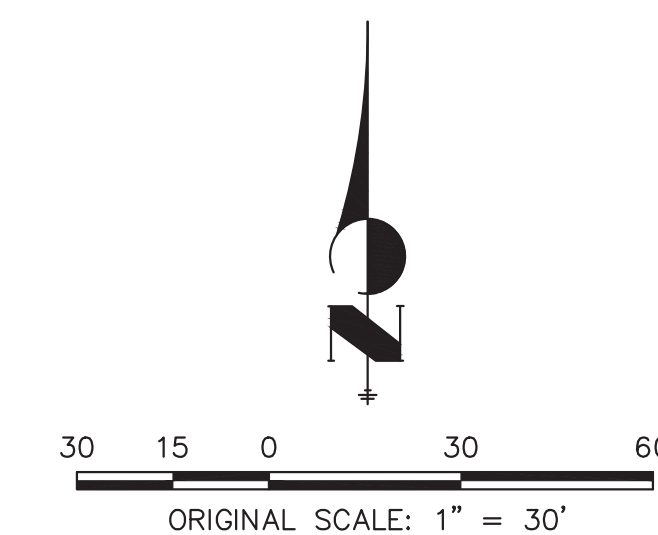
SCALE: 1"=700'

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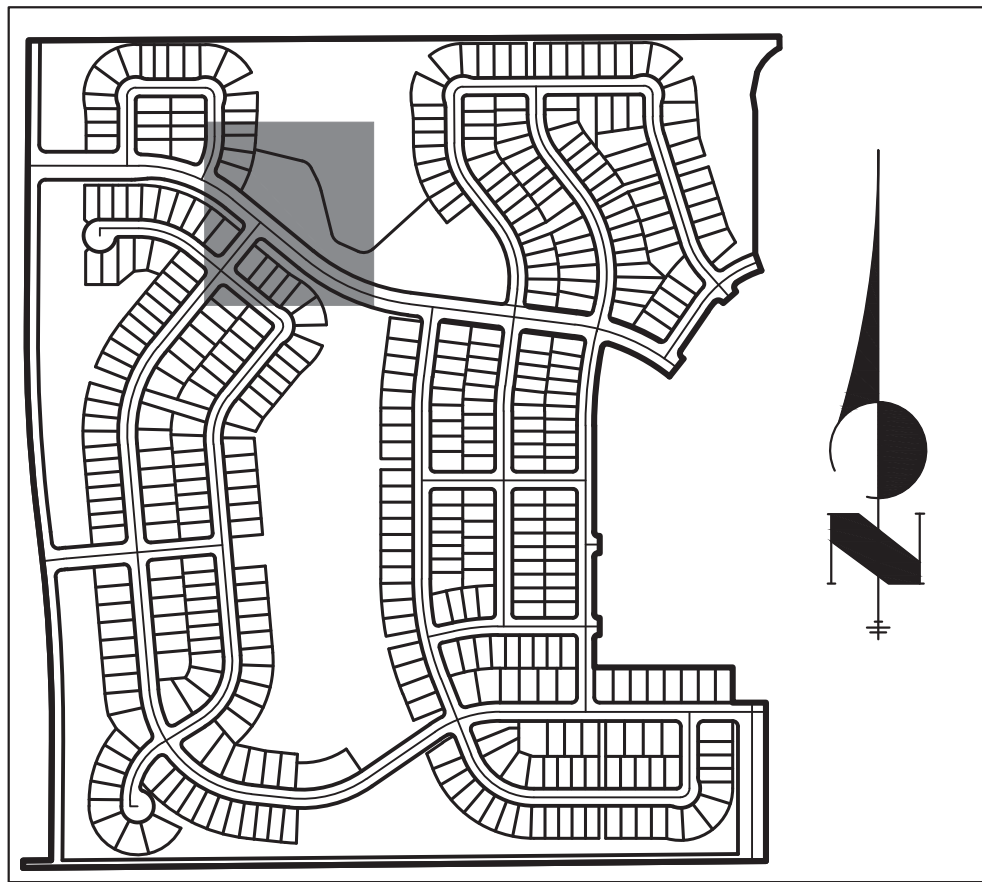


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KEY MAP

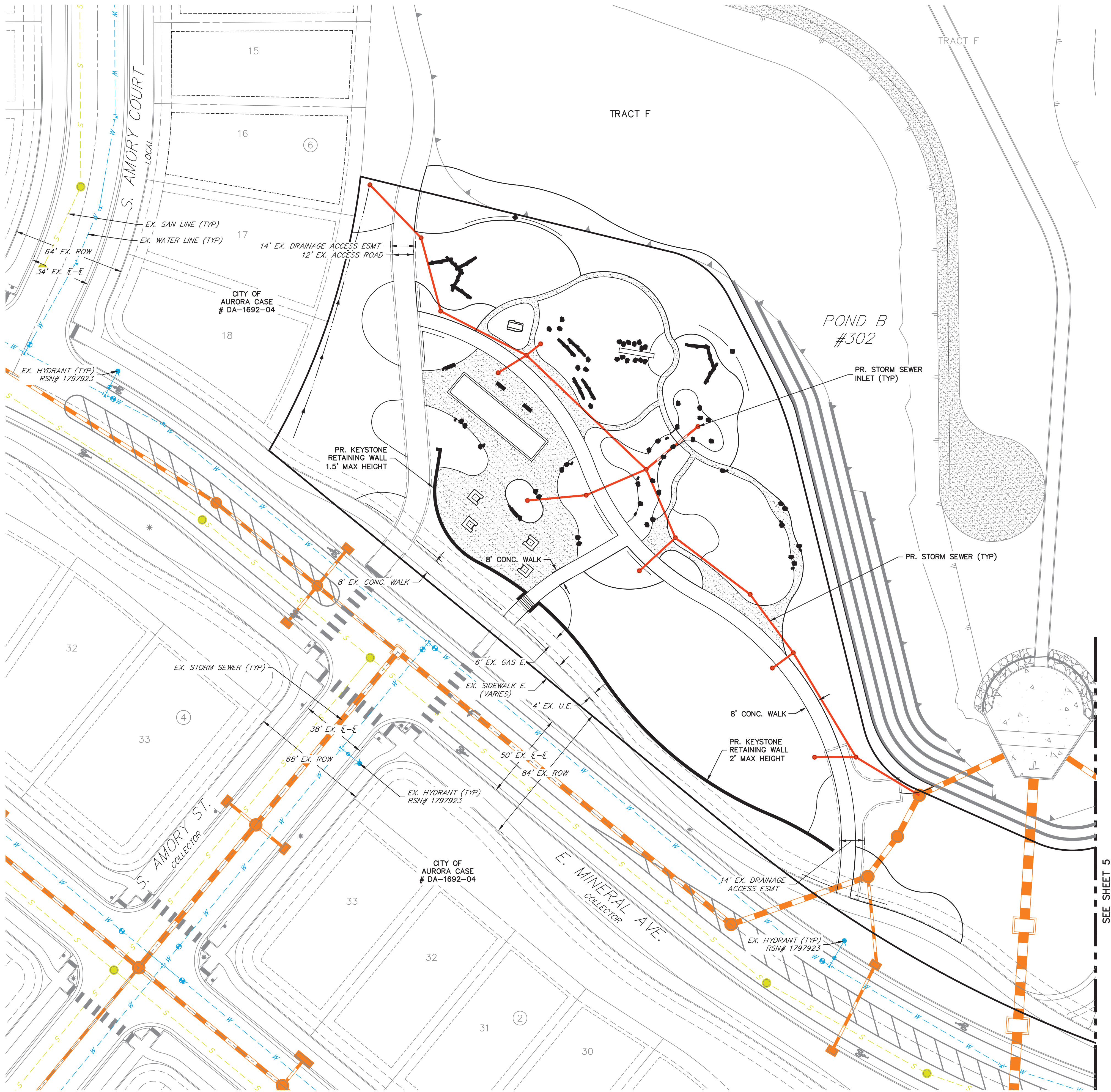
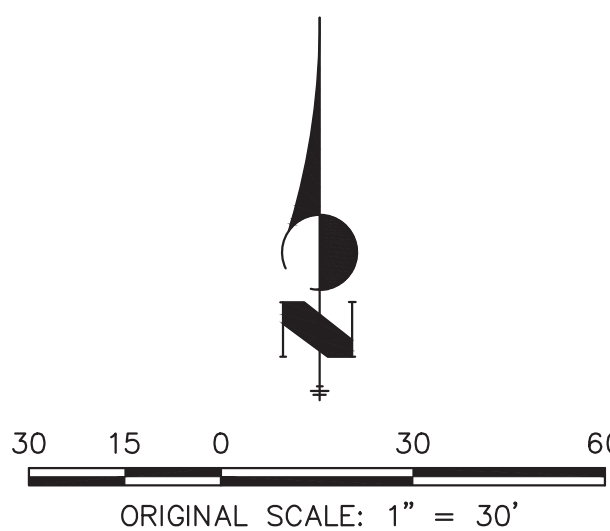
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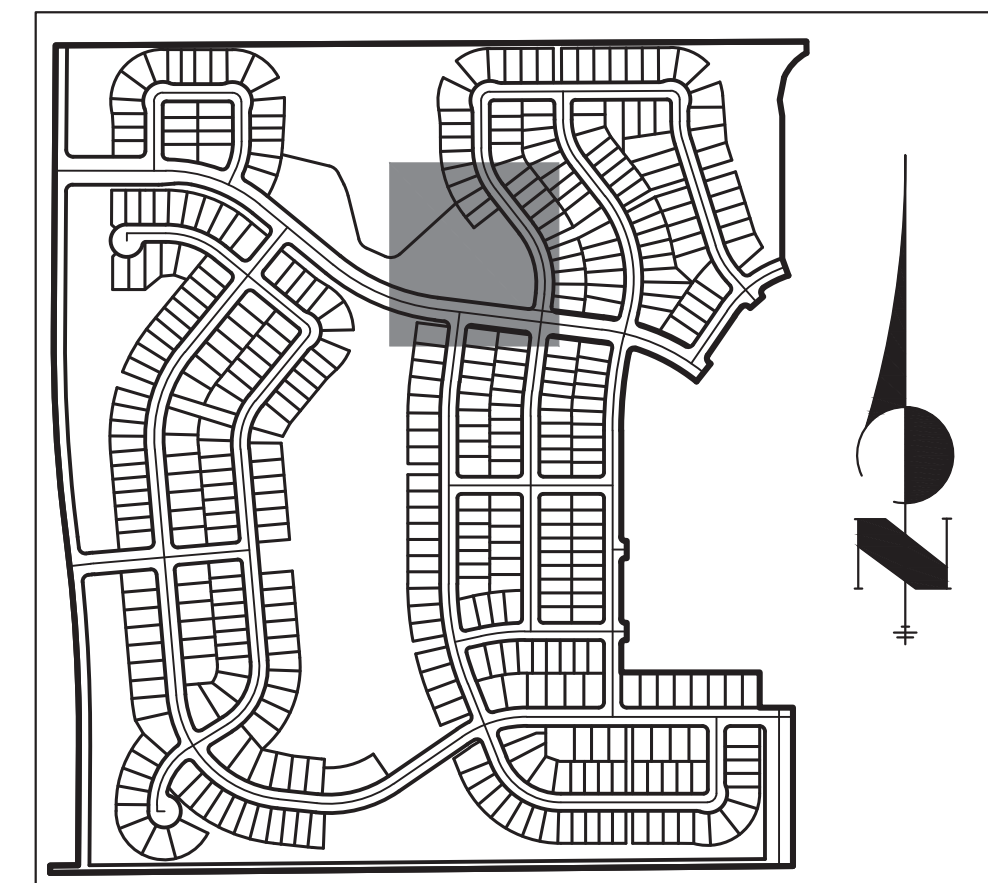
LEGEND

1.5"-6" WATER LINE	
6" SANITARY LINE	
STORM PIPE	
EXISTING WTR	
EXISTING SAN	
EXISTING STORM PIPE	

GENERAL NOTES

- THE PUBLIC IMPROVEMENTS SHOWN ON THE IN-PROCESS SITE PLAN (RSN 1638440) ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THIS PHASE AND ARE INCLUDED AS PART OF THE OVERLAND RANCH FILING NO. 1 SITE PLAN
- ALL STORM INFRASTRUCTURE SHALL BE PRIVATE AND MAINTAINED BY THE DISTRICT, UNLESS OTHERWISE NOTED
- ALL SANITARY SERVICES SHALL BE PRIVATE
- ALL WATER SERVICES DOWNSTREAM OF THE METER SHALL BE PRIVATE





KEY MAP

SCALE: 1"=700'

LEGEND

1.5"-6" WATER LINE	— W — W — W —
6" SANITARY LINE	— S — S — S —
IRRIGATION LINE	— IR — IR — IR —
STORM PIPE	— — — — —
EXISTING WTR	— W — W — W —
EXISTING SAN	— S — S — S —
EXISTING STORM PIPE	— — — — —

Water Fixture Meter Sizing Calculations

Fixture	Occupancy (Public/Private)	Type of Supply (Tank or Valve)	Quantity of Fixtures	Fixture Units (F.U.)	Total F.U.
Toilet	Public	Tank	8	8	8
Urinal	Public	Tank	2	2	2
Shower	Public	NA	8	8	8
Sink (Lavatory)	Public	NA	8	8	8
Kitchen Sink	Public	NA	3	3	3
Drinking Fountains	Public	NA	1	1	1
Total Fixture Unit Count					30 fixtures
Peak Demand Estimate (gpm)					33 gpm
Total Flow In (gpm)					45.5 gpm
Meter Size (REQUIRED)					1-1/2" inches
Length of Service Line from Public Main to Building (ft)					ft
Headloss through Building Service (ft)					NA ft
Loss through Meter (ft)					NA ft
Pressure Loss at Building Connection					NA psi
Velocity in Service Line					8.3 ft/sec
Require Water Meter Size					1-1/2" -inch Meter

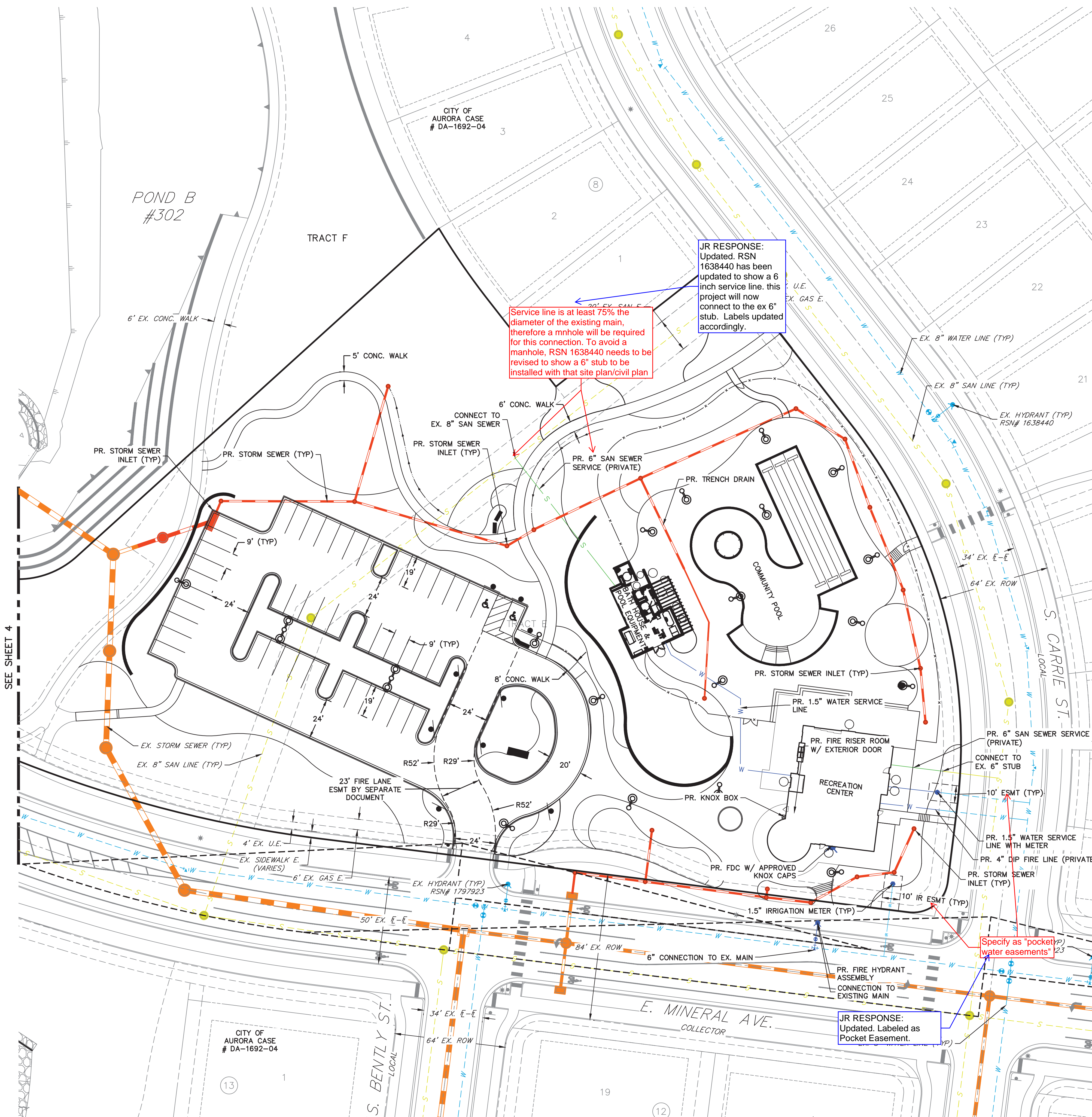
GENERAL NOTES

- THE PUBLIC IMPROVEMENTS SHOWN ON THE IN-PROCESS SITE PLAN (RSN 1638440) ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THIS PHASE AND ARE INCLUDED AS PART OF THE OVERLAND RANCH FILING NO. 1 SITE PLAN.
- ALL STORM INFRASTRUCTURE SHALL BE PRIVATE AND MAINTAINED BY THE DISTRICT, UNLESS OTHERWISE NOTED.
- ALL SANITARY SERVICES SHALL BE PRIVATE.
- ALL WATER SERVICES DOWNSTREAM OF THE METER SHALL BE PRIVATE.

Thank you for providing verification of the meter size. However, a fixture unit table is not required in the Site Plan (it must be shown on the Civil Plan) and a different fixture unit table must be used. Please remove table from this Site Plan and reach out to Iman Ghazali (ighazali@auroragov.org) to get the new fixture unit table for the Civil Plan

JR RESPONSE: Noted.
The Table has now been removed.

ORIGINAL SCALE: 1" = 30'

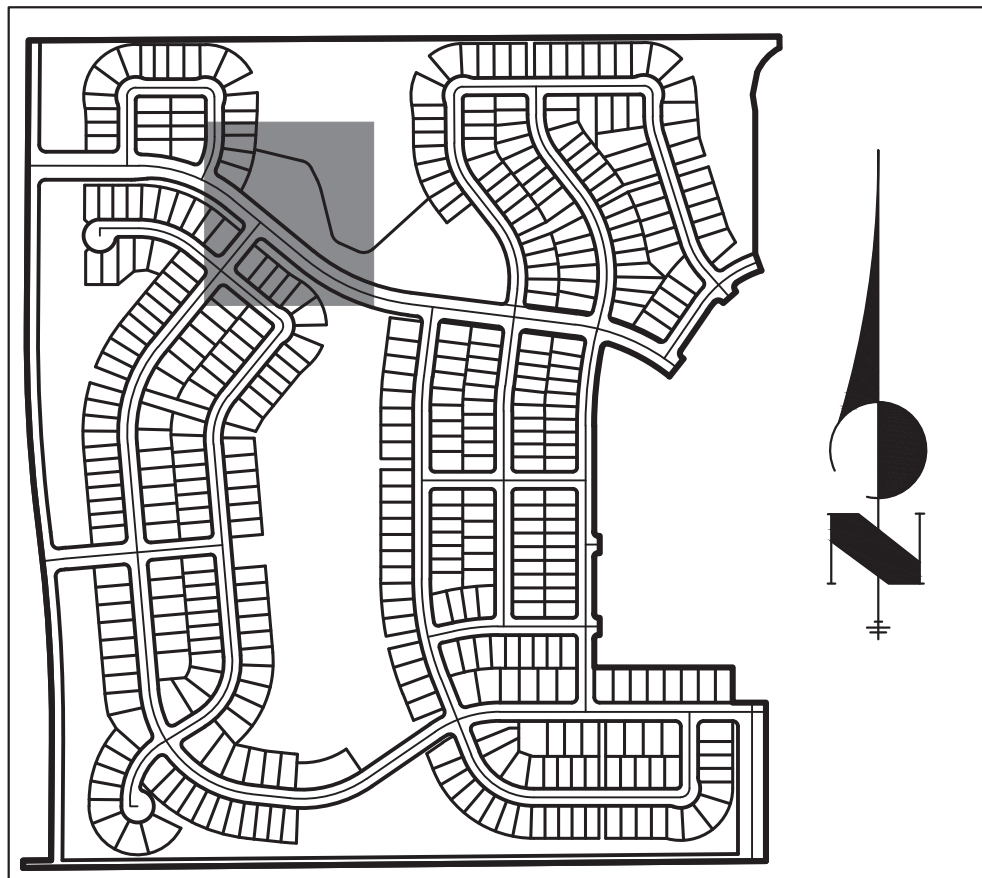


JR RESPONSE:
Updated. RSN
1638440 has been
updated to show a 6
inch service line. this
project will now
connect to the ex 6\"/>

Service line is at least 75% the
diameter of the existing main,
therefore a manhole will be required
for this connection. To avoid a
manhole, RSN 1638440 needs to be
revised to show a 6\"/>

Specify as "pocket
water easements"

JR RESPONSE:
Updated. Labeled as
Pocket Easement.



KEY MAP

SCALE: 1"=700'

GRADING NOTES

1. PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
2. ALL SANITARY AND STORM MANHOLES THAT ENROACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
3. ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
4. THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
5. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
6. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
7. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
8. THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
9. THE RESULTANT GRADE IN ANY DIRECTION WITHIN THE ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2%.

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. 6" CURB & GUTTER
	PROP. 6" SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED ADA ACCESSIBLE ROUTE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	PROPOSED FIRE HYDRANT
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT

JR Response:
Noted.
Please see note 3 on right hand side of page.

Confirming this is longitudinal slope of the walk. The cross slope on this side walk is 2%, so the resultant slope is over 0.5%. Additional cross slope labels have been added as requested.

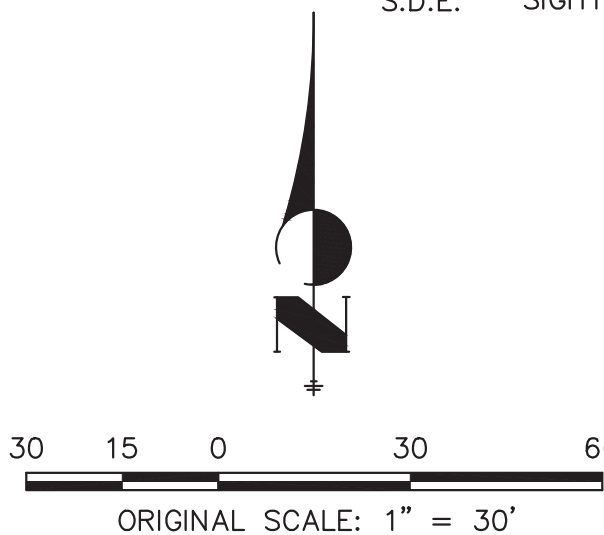
Advisory:
The minimum resultant slope on the concrete surface should be 0.5%.

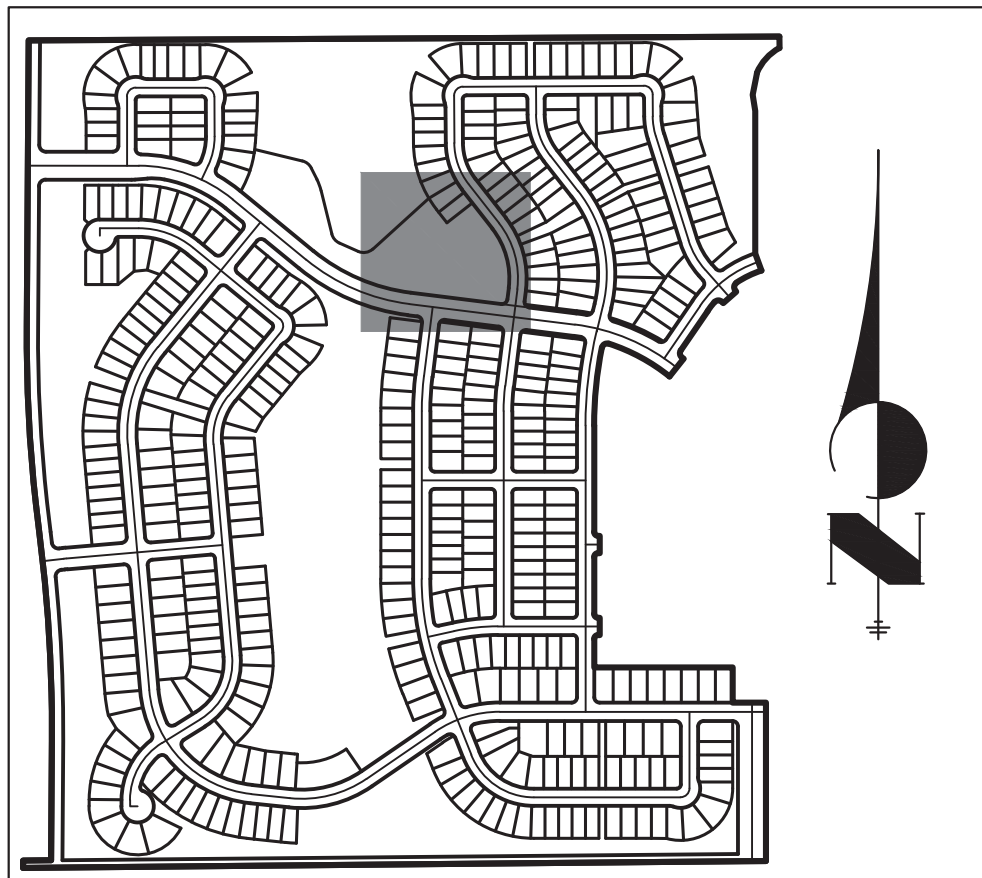
REPEATED COMMENT FROM 1ST REVIEW
Please remove all spot elevations. This level of detail is appropriate at the civil plan submittal.

JR Response:
Spot elevations removed at request.
Please coordinate internally as one comment on this page requests removal of all spot elevations that show too much detail yet another reviewer is asking us to add cross slope arrows of sidewalks. The logic is a bit counter-intuitive.

JR Response:
Additional cross slopes labeled in a few misc places.
Please also see note 3 on right hand side of page.
Please coordinate internally as one comment on this page requests removal of all spot elevations that show too much detail yet another reviewer is asking us to add cross slope arrows of sidewalks. The logic is a bit counter-intuitive.

Please provide more cross slope grading percentages in the accessible route.





KEY MAP

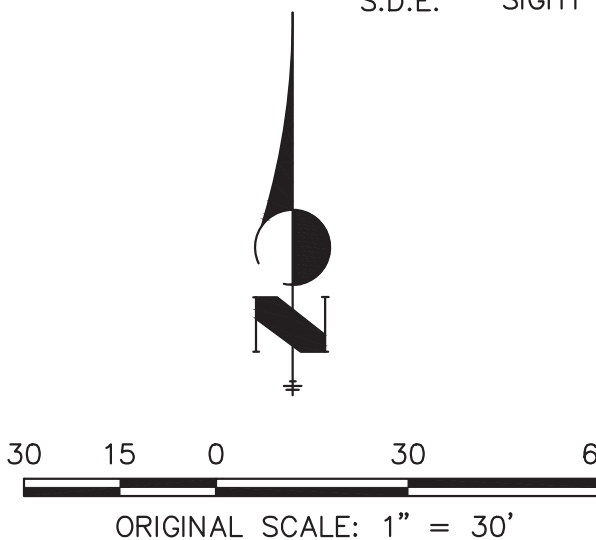
SCALE: 1"=700'

GRADING NOTES

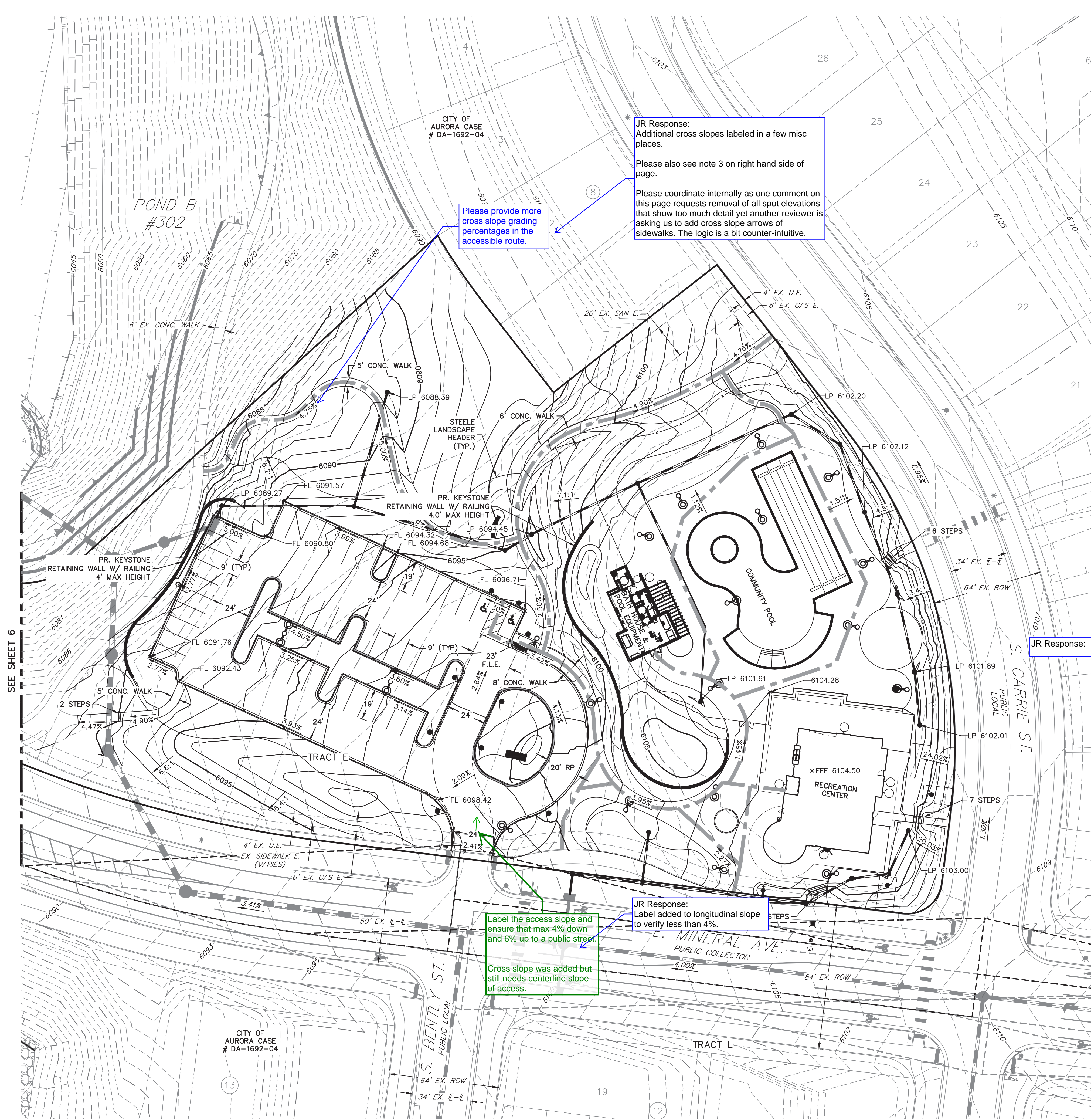
1. PROPOSED STORM SEWER SYSTEM WITHIN ROW IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
2. ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
3. ALL SIDEWALKS SHALL RANGE FROM 1.5%-2% CROSS SLOPES.
4. THE MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
5. THE MAXIMUM SLOPE WITHIN R.O.W. IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE R.O.W. IS 3:1.
6. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10' OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
7. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
8. THE RESULTANT GRADE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.
9. THE RESULTANT GRADE IN ANY DIRECTION WITHIN THE ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2%.

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. 6" CURB & GUTTER
	PROP. 6" SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
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	100YR SWALE
	PROPOSED ADA ACCESSIBLE ROUTE
	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED PARKING SPACE COUNT
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	PROPOSED FIRE HYDRANT
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	U.E. UTILITY EASEMENT
	E.E. ELECTRICAL EASEMENT
	D.E. DRAINAGE EASEMENT
	A.E. ACCESS EASEMENT
	F.L.E. FIRE LANE EASEMENT
	E.O.C. EDGE OF CONCRETE
	S.D.E. SIGHT DISTANCE EASEMENT



Know what's below.
Call before you dig.



Please provide more cross slope grading percentages in the accessible route.

JR Response:
Additional cross slopes labeled in a few misc places.

Please also see note 3 on right hand side of page.

Please coordinate internally as one comment on this page requests removal of all spot elevations that show too much detail yet another reviewer is asking us to add cross slope arrows of sidewalks. The logic is a bit counter-intuitive.

JR Response: Label added.

REPEATED COMMENT FROM 1ST REVIEW.
Please remove all spot elevations. This level of detail is appropriate at the civil plan submittal.

Label the access slope and ensure that max 4% down and 6% up to a public street.

Cross slope was added but still needs centerline slope of access.

JR Response:
Label added to longitudinal slope to verify less than 4%.

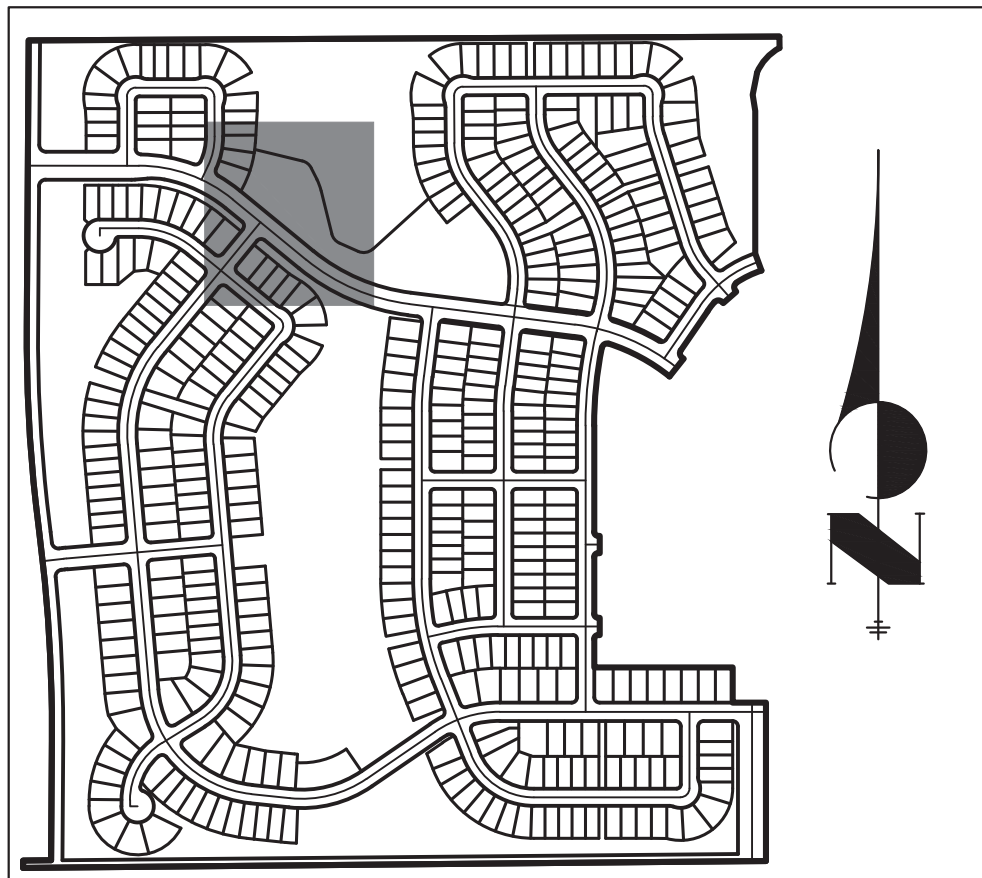
SEE SHEET 6

CITY OF AURORA CASE # DA-1692-04

S. BENTLEY ST. PUBLIC LOCAL

S. MINERAL AVE. PUBLIC COLLECTOR

S. CARRIE ST. PUBLIC LOCAL



KEY MAP

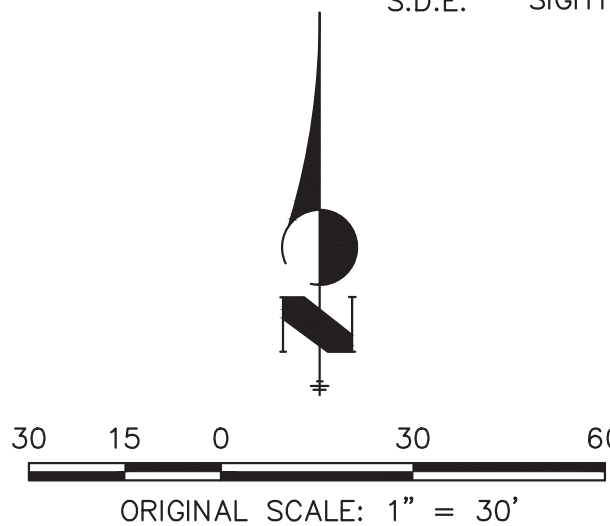
SCALE: 1"=700'

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
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	BUILDING SETBACK
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	PROPOSED FIRE HYDRANT
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	F.L.E. FIRE LANE EASEMENT
	E.O.C. EDGE OF CONCRETE
	S.D.E. SIGHT DISTANCE EASEMENT

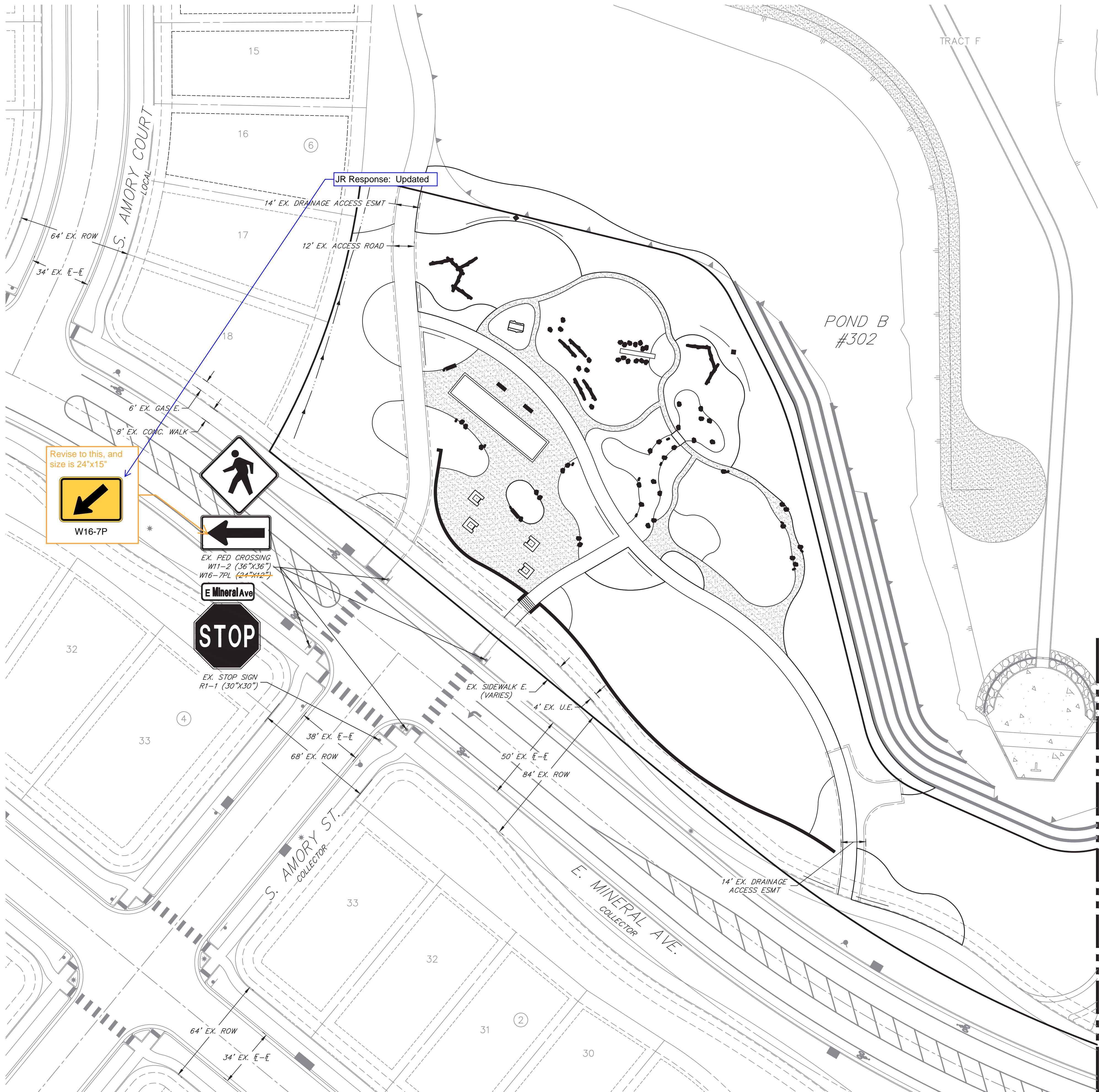
GENERAL NOTES

1. THE PUBLIC IMPROVEMENTS SHOWN ON THE IN-PROCESS SITE PLAN (RSN 1638440) ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THIS PHASE AND ARE INCLUDED AS PART OF THE OVERLAND RANCH FILING NO. 1 SITE PLAN
2. ALL STORM INFRASTRUCTURE SHALL BE PRIVATE AND MAINTAINED BY THE DISTRICT, UNLESS OTHERWISE NOTED
3. ALL SANITARY SERVICES SHALL BE PRIVATE
4. ALL WATER SERVICES DOWNSTREAM OF THE METER SHALL BE PRIVATE

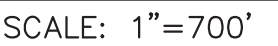


J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com



SEE SHEET 9



	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. 6" CURB & GUTTER
	PROP. 6" SPILL CURB & GUTTER
	EX. CURB & GUTTER
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Know what's below.
Call before you dig.



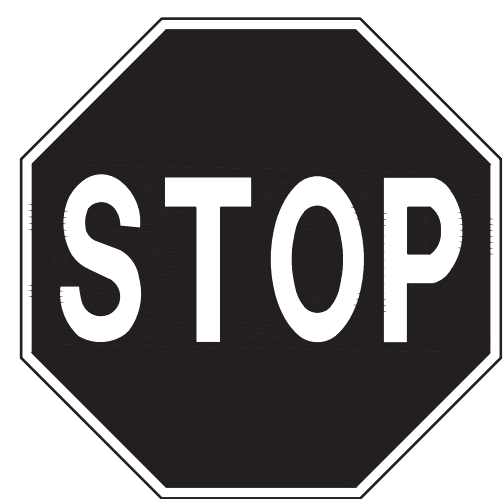
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Fort Collins 970-491-9888 • www.jrengineering.com

CHECKED BY: SM
DRAWN BY: ES, JK, EC



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Fort Collins 970-491-9888 • www.jrengineering.com



R1-1 MUTCD SIGN

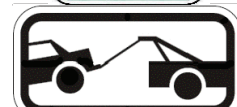
30"X30"



R7-8
"RESERVED
PARKING
(ACCESSIBLE)"
SIGN
(12"X18")



R7-8P SIGN "VAN ACCESSIBLE"
PLAQUE (18"X9")



R7-201A "TOW AWAY
ZONE" SIGN (12"X6")

T-POLE

7'-0" (MIN.)

ACCESSIBLE PARKING SIGN

JR Response:
Updated. Max height
labels on both site &
grading plans.

Railing labels now added
to both site & grading
plans.

Please provide the maximum
height or height range for the
proposed retaining walls, and
ensure the railings are shown
in the plans.

FIRE LANE SIGN NOTES

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINT IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCR OACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCR OACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.
7. SIGNS SHALL BE PERMANENTLY LABELED AS "NO PARKING - FIRE LANE" COMPLYING WITH IFC FIGURE D103.6.

**FIRE LANE
SIGNAGE DETAIL**

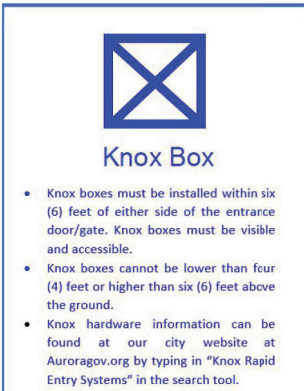


7'-0" (MIN.)

R7-201 "TOW AWAY
ZONE" SIGN
(12"X6")



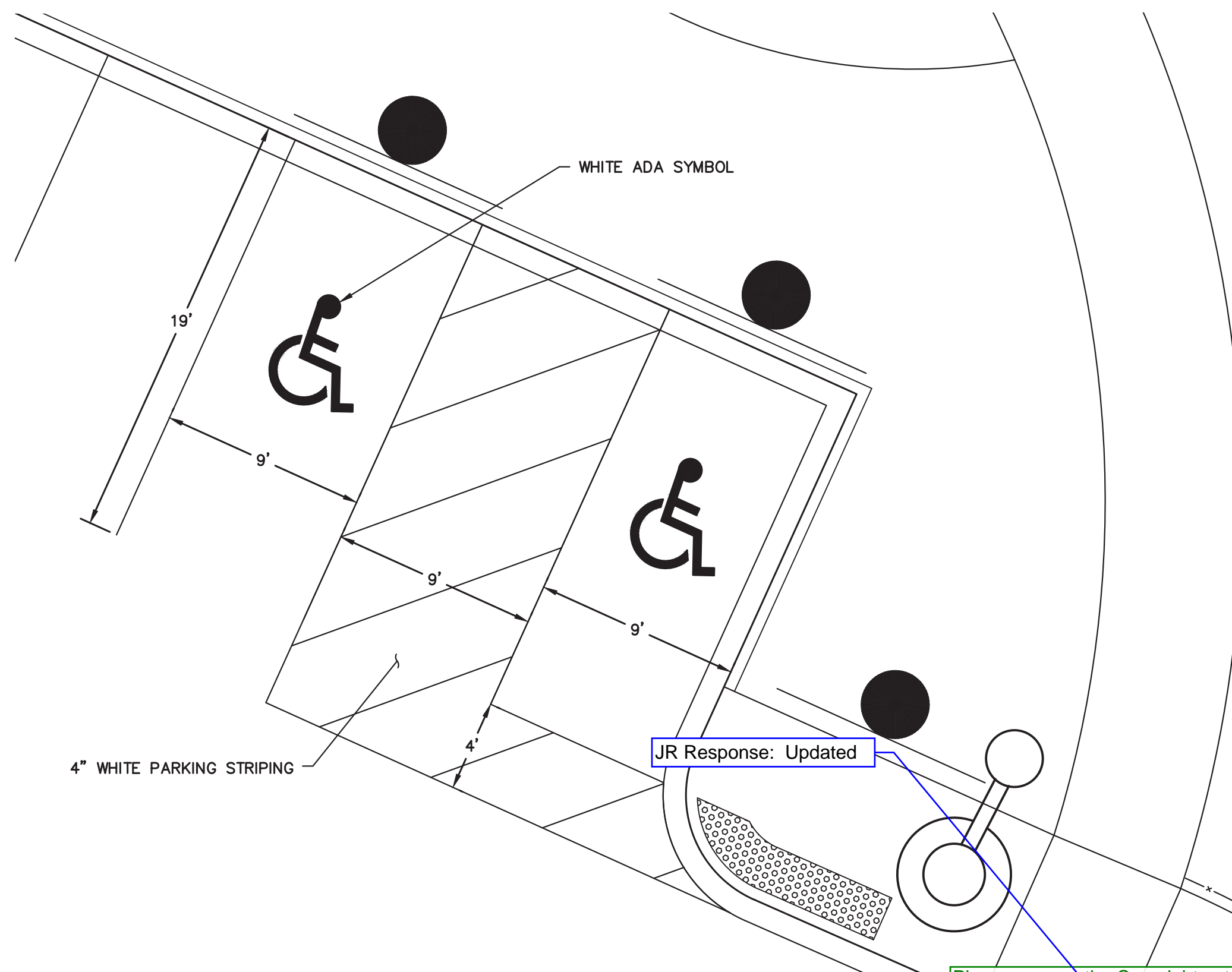
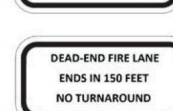
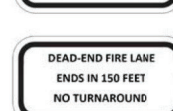
12" X 18"



- Knox boxes must be installed within six (6) feet of either side of the entrance door.
- Knox boxes must be visible and accessible.
- Knox boxes cannot be lower than four (4) feet or higher than six (6) feet above the ground.
- Knox hardware information can be found at: www.knoxbox.com



12" X 18"

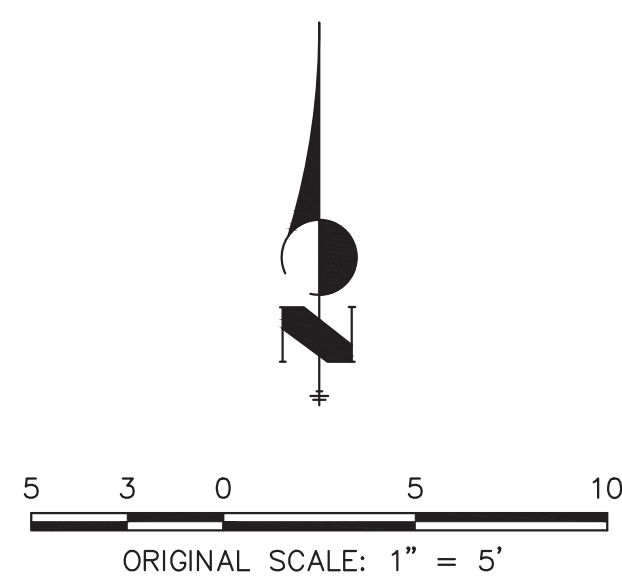
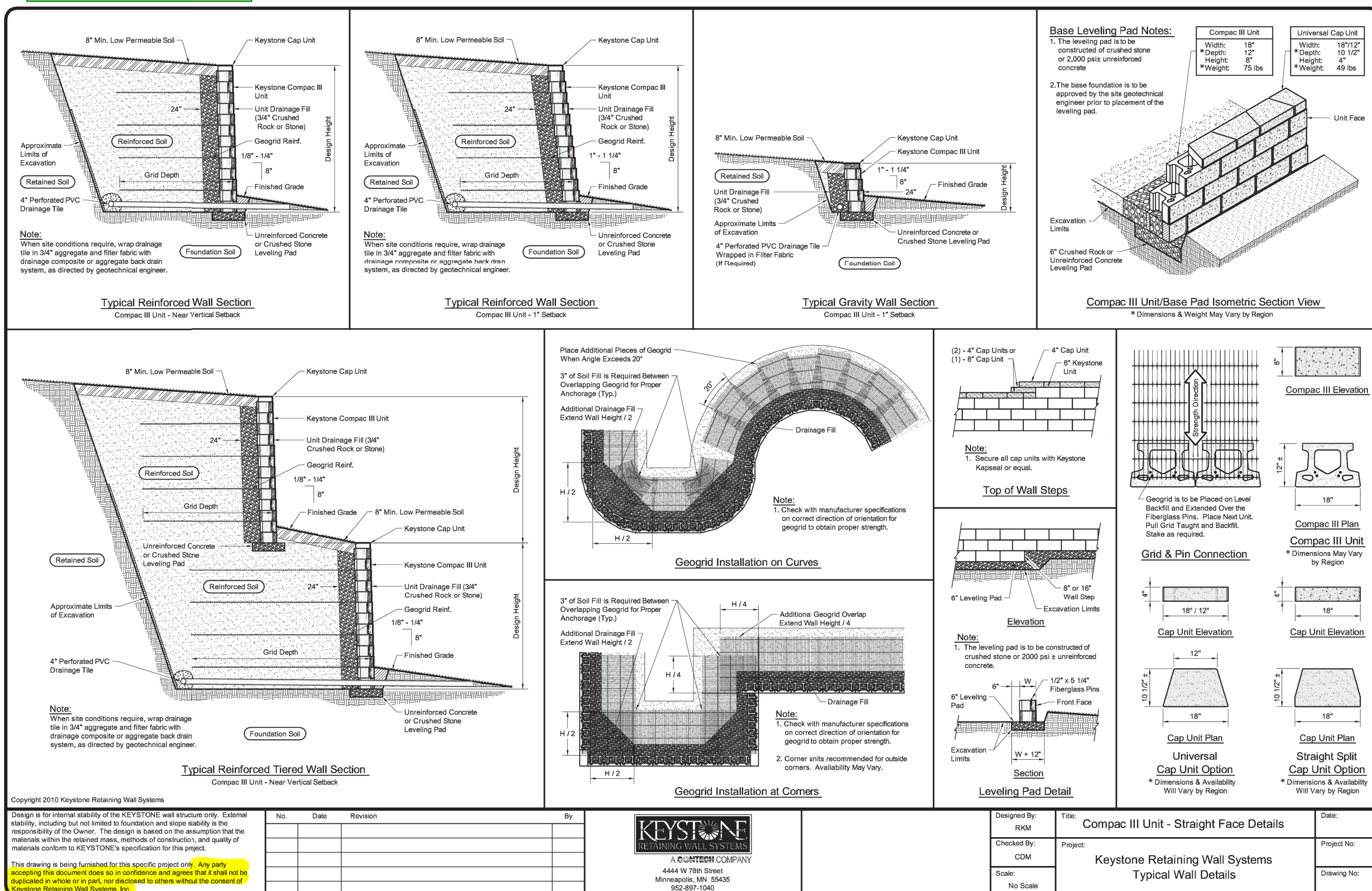


ADA PARKING DETAIL

Please remove the Copyright notes.
The City must be able to make copies
of the approved plans and reports at
any time without written authorization
from the plan's or report's author.

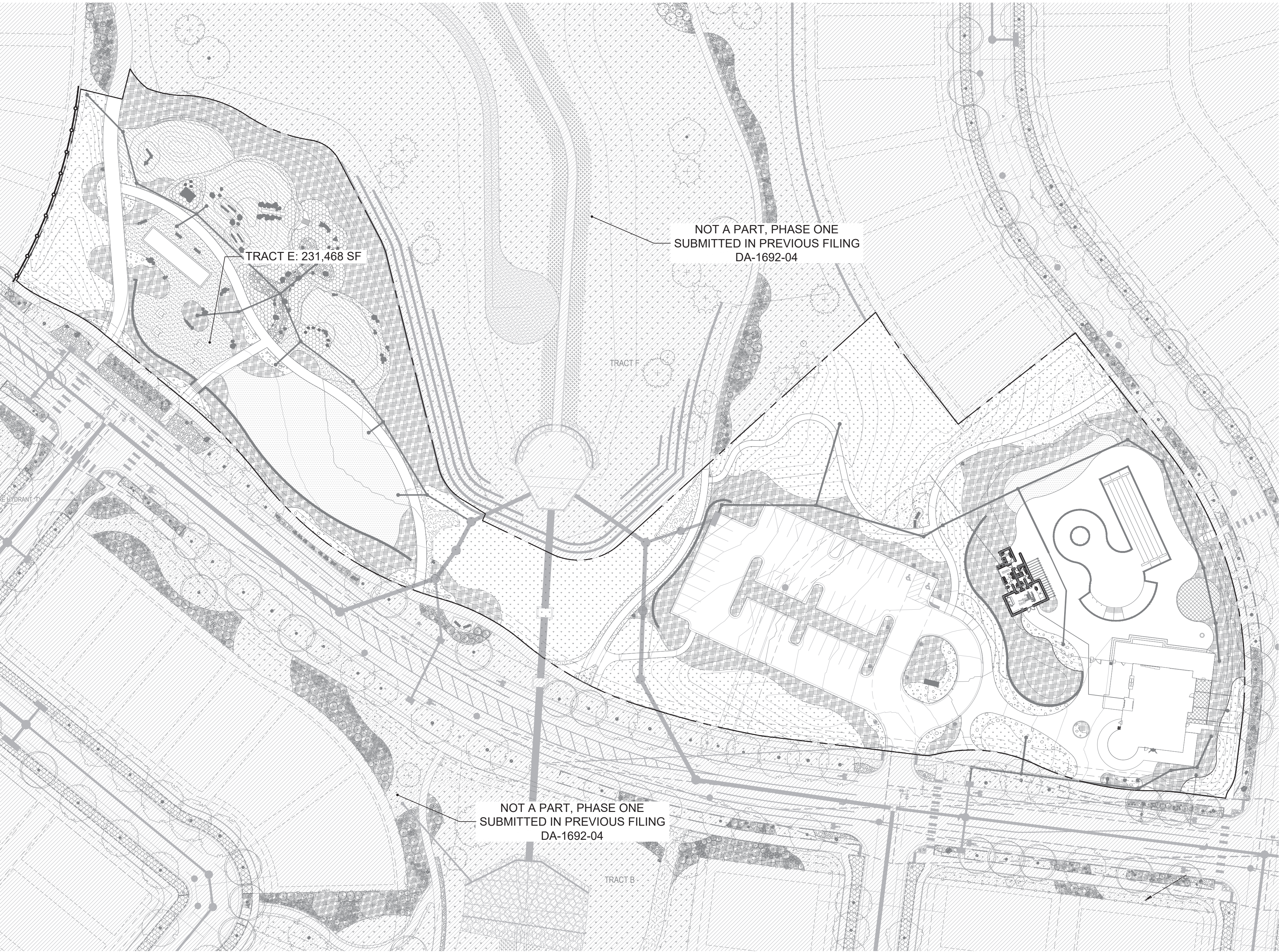
NOTE:

1. RAILINGS WILL BE ADDED TO ALL WALLS EXCEEDING 30" IN HEIGHT.



ORIGINAL SCALE: 1" = 5'

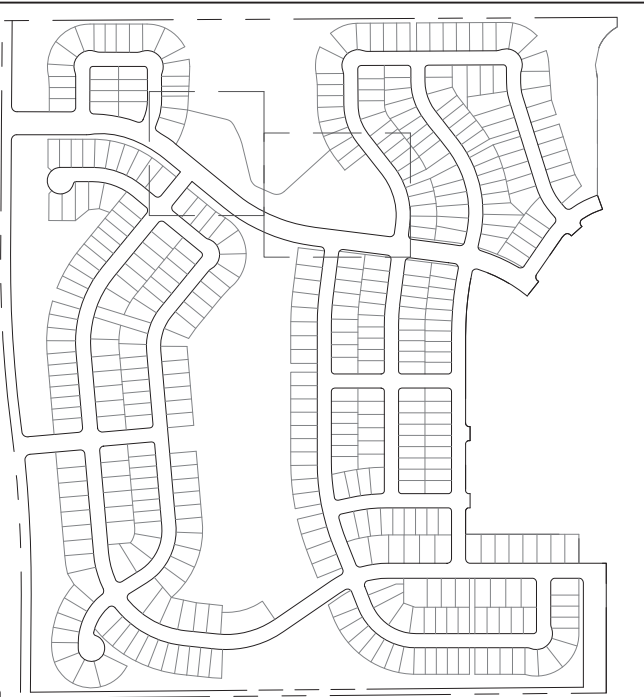
TRACT KEY MAP AND FENCING PLAN



SHEET INDEX

L0.00	COVER SHEET
L1.00	LANDSCAPE NOTES AND CHARTS
L1.01	LANDSCAPE SCHEDULES
L2.00	LANDSCAPE PLAN
L2.01	LANDSCAPE PLAN
L4.00	LANDSCAPE DETAILS
L4.01	LANDSCAPE DETAILS
L4.02	LANDSCAPE DETAILS
L4.03	LANDSCAPE DETAILS

KEY MAP



LEGEND

- TRACT BOUNDARY
- OPEN SPACE FENCE, REFER TO DETAIL 7, SHEET L4.01

TRACT LANDSCAPE TABLE

Tract	Total Tract Area	Description	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
E	231,468	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	58	92	579	#5 Cont Shrubs 821 #1 Cont Grasses 350
Totals:	231,468		58	92	579	937

- NOTES:
- 1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
- 2.) Refer to Filing One Submittal regarding calculations for other tracts.

OVERLAND RANCH COMMUNITY CENTER AND PARK

SITE PLAN
AURORA, COLORADO

OWNER:
OWNERS NAME
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEW YORK, NY 10019

NOT FOR
CONSTRUCTION

DATE:
SP01 - 5/22/2024
SP02 - 08/09/2024

SHEET TITLE:

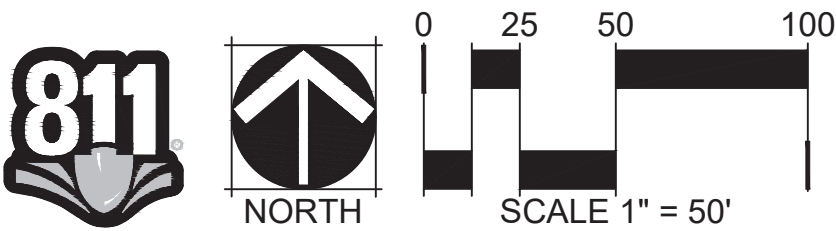
COVER
SHEET

L0.00

11

CHECKED BY:
DRAWN BY:

XX
XX



CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" LOCAL RIVER ROCK. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
11. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
13. THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT (S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS ON ORDER TO COMPLY WITH ALL CITY STANDARDS.

PARKING LOT SCREENING TABLE

<i>Perimeter Description</i>	<i>Length (LF)</i>	<i>Screening Description</i>	<i>Trees Required</i>	<i>Trees Provided</i>	<i>Deciduous Shrubs Provided (Min. 50%)</i>		<i>Evergreen Shrubs Provided</i>		<i>Total Shrubs Provided</i>
<i>NE Perimeter</i>	<i>191</i>	<i>Plant Material (Low Continuous Landscaped Hedge)</i>	<i>5</i>	<i>5</i>	<i>94</i>	<i>98.95%</i>	<i>1</i>	<i>1.05%</i>	<i>95</i>
<i>SW Perimeter</i>	<i>208</i>	<i>Plant Material (Low Continuous Landscaped Hedge)</i>	<i>5</i>	<i>5</i>	<i>40</i>	<i>86.96%</i>	<i>6</i>	<i>13.04%</i>	<i>46</i>
<i>NW Perimeter</i>	<i>135</i>	<i>Decorative Masonry Wall</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>		<i>N/A</i>		<i>N/A</i>
Totals:	135		10	10	134	95.04%	7	4.96%	141

NOTES:

1.) Refer to Aurora UDO Section 146-4.7.5.K for parking lot requirements.

INTERIOR PARKING LOT REQUIREMENTS TABLE

<i>Number of Parking Lot Islands</i>	<i>Trees Required (1 per Landscape Island)</i>	<i>Trees Provided</i>	<i>Shrubs/Grasses Required (6 per Landscape Island)</i>	<i>Shrubs/Grasses Provided</i>
<i>7</i>	<i>7</i>	<i>6</i>	<i>42</i>	<i>63</i>
Totals:	7	6	42	63

NOTES:

1.) Refer to Aurora UDO Section 146-4.7.5.K for parking lot requirements.

2.) *Trees may be located outside of landscape island due to utility conflicts. Trees have been located along the perimeter of the parking lot in substitution.

BUILDING PERIMETER REQUIREMENTS TABLE

<i>Perimeter Description</i>	<i>Length (LF)</i>	<i>Trees Required</i>	<i>Trees Provided</i>	<i>Shrubs Provided</i>	<i>Total Trees and Shrub Equivelents Provided</i>
<i>Clubhouse: Eastern Perimeter</i>	<i>87</i>	<i>2</i>	<i>0</i>	<i>22</i>	<i>2.2</i>
<i>Clubhouse: Southern Perimeter</i>	<i>82</i>	<i>2</i>	<i>0</i>	<i>26</i>	<i>2.6</i>
Totals:	169	4	0	48	5

NOTES:

1.) Refer to Aurora UDO Section 1146-4.7.5.J for Building Perimeter Requirements.

2.) Building Perimeter Landscaping included only where building faces public streets per Aurora UDO Section 146-4.7.5.2.A.

Please add the following note.

ND RESPONSE: Note added.

Please add the following Utility note:

ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3'- 6") AND NOT MORE THAN EIGHT FEET (8') FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'). FIRE HYDRANTS MUST BE GRADE STAKED IN THE FIELD. FIRE HYDRANTS ARE NOT ALLOWED IN SIDEWALKS.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES					
AC GR	6	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2.5" CAL.
CE OC	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.
QU BI	11	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.
QU MA	4	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.
QU SK	2	QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET® ENGLISH OAK	B & B	2.5" CAL.
TI ST	3	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	B & B	2.5" CAL.
UL FR	3	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CAL.
EVERGREEN TREES					
PI HE	23	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HT.
PI NI	17	PINUS NIGRA	AUSTRIAN PINE	B & B	6' HT.
PI PO	13	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.
PI SY	2	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HT.
ORNAMENTAL TREES					
AC BC	1	ACER GINNALA 'BAILEY COMPACT'	BAILEY COMPACT AMUR MAPLE	B & B	2" CAL.
CO MA	3	CORNUS MAS	CORNELIAN CHERRY	B & B	2" CAL.
MA PR	2	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	2" CAL.
DECIDUOUS SHRUBS 2-4' SPREAD					
AM CA	3	AMORPHA CANESCENS	LEADPLANT	CONT.	#5
AR PA	48	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5
CA DK	54	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	CONT.	#5
EP VI	16	EPHEDRA VIRIDIS	MORMON TEA	CONT.	#5
LI LO	17	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	#5
PE AT	24	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5
PH MO	51	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5
PH LD	8	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL DWARF NINEBARK	CONT.	#5
PR PA	58	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	#5
DECIDUOUS SHRUBS 5-7' SPREAD					
CH MI	33	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CO HO	2	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5
RI AL	33	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5
DECIDUOUS SHRUBS 7-9' SPREAD					
AM SE	16	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5
CE BE	69	CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	CONT.	#5
FO NE	1	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT.	#5
HO DU	43	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5
RH GL	74	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
RH TY	8	RHUS TYPHINA	STAGHORN SUMAC	CONT.	#5
RH LA	11	RHUS TYPHINA 'LACINATA'	CUTLEAF STAGHORN SUMAC	CONT.	#5
SH AR	25	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5
EVERGREEN SHRUB 2-4' SPREAD					
FA PA	31	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5
KR LA	8	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	CONT.	#5
YU GL	25	YUCCA GLAUCA	SOAPWEED	CONT.	#5
EVERGREEN SHRUBS 5-7' SPREAD					
AR TR	37	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5
CH NA	28	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#5
CY SG	4	CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
JU GO	7	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.	#5
YU CA	20	YUCCA CAMPESTRIS	PLAINS YUCCA	CONT.	#5
YU PA	28	YUCCA PARVIFLORA	RED YUCCA	CONT.	#5
EVERGREEN SHRUBS 7-9' SPREAD					
JU HU	26	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	CONT.	#5
JU SG	7	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN PFITZER JUNIPER	CONT.	#5
PI MU	6	PINUS MUGO	MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES 1.5'-2'					
AC HY	64	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	CONT.	#1
BO CU	3	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1
CL KR	58	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
HE SE	19	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1
MU UN	19	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	CONT.	#1
PA HE	75	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	CONT.	#1
SC SC	14	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#1
ORNAMENTAL GRASSES 2'-3'					
AN WW	54	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#1
CA EL	7	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO'	EL DORADO FEATHER REED GRASS	CONT.	#1
MI SI	28	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	CONT.	#1
PE RU	9	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1
PERENNIALS					
AC MI	17	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1
AG CR	43	AGASTACHE AURANTIACA 'CORONADO'	CORONADO GIANT HYSSOP	CONT.	#1
AR FR	46	ARTEMISIA FRIGIDA	FRINGED WORMWOOD	CONT.	#1
ER SU	69	ERIOGONUM UMBELLATUM	SULFURFLOWER BUCKWHEAT	CONT.	#1
KN CA	87	KNIPHOFIA CAULESCENS	TORCH LILY	CONT.	#1
LI LE	13	LINUM LEWISII	LEWIS FLAX	CONT.	#1
MO BE	17	MONARDA FISTULOSA	BERGAMOT	CONT.	#1
PE CA	50	PENSTEMON CAESPITOSUS	BLUEMAT PENSTEMON	CONT.	#1
PH DR	3	PHLOX SUBULATA 'DRUMMOND PINK'	DRUMMOND PINK CREEPING PHLOX	CONT.	#1
UPRIGHT EVERGREEN					
JU SR	8	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	CONT.	#5

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	STEEL EDGER	BLACK ROLL TOP EDGER	RYERSON OR APPROVEDD EQUAL	BLACK	REFER TO PLANS FOR LOCATION	4/L4.00	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-02	SPADECUT EDGER				REFER TO PLANS FOR LOCATION	6/L4.01	
M-03	OPEN SPACE FENCE					7/L4.02	
M-04	CORRAL FENCE					1/L4.01	
M-05	POOL FENCE AND GATE	MONTAGE PLUS	AMERISTAR OR APPROVEDD EQUAL	BLACK	5' HT. MINIMUM	1/L4.02	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-06	RIVER ROCK	2 1/2"-3" COBBLE STONE	PIONEER SAND OR APPROVED EQUAL	HORIZON COBBLESTONE	REFER TO PLANS FOR LOCATION		INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-07	CRUSHER FINES	CRUSHER FINES OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	TAN BREEZE	REFER TO PLANS FOR LOCATION	7/L4.00	INSTAL PER MANUFACTURER'S SPECIFICATIONS
M-08	SHRUB BED	1 1/2-2" RIVER ROCK	PIONEER SAND OR APPROVED EQUAL	LOCAL RIVER ROCK	REFER TO PLANS FOR LOCATION		3" DEPTH, INSTALL PER MANUFACTURER'S SPECIFICIATIONS
M-09	TURFGRASS	KENTUCKY BLUEGRASS AND TALL FESCUE BLEND OR APPROVED EQUAL	TBD		REFER TO PLANS FOR LOCATION	SEE MIX ON SHEET L1.00	CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL
M-10	ARTIFICIAL TURF	ARTIFICIAL TURF	SYNLAWN OR APPROVED EQUAL	TBD	REFER TO PLANS FOR LOCATION	3/L4.01	REFER TO DETAIL FOR MORE INFORMATION.
M-11	TALL NATIVE SEED MIX	"FOOTHILLS MIX" AND "ROCKY MOUNTIAN NATIVE SEED MIX"	ARKANSAS VALLEY SEED CO. OR APPROVED EQUAL		REFER TO PLANS FOR LOCATION		CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL
M-12	SHORT NATIVE SEED MIX	"NATIVE WONDER WITH POLLINATOR WILDFLOWER MIX" AND "MULTI-COLOR HIGH ALTITUDE"	ARKANSAS VALLEY SEED CO. OR APPROVED EQUAL		REFER TO PLANS FOR LOCATION		CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL
M-13	NATURE PLAY NATIVE SEED MIX	"ROCKY MOUNTIAN NATIVE MIX"	ARKANSAS VALLEY SEED CO. OR APPROVED EQUAL		REFER TO PLANS FOR LOACTION		
M-14	PLAY SURFACE	ENGINEERED WOOD FIBAR	FIBAR OR APPROVED	NATURAL	REFER TO PLANS FOR AREA		INSTALL PER MANUFACTURER'S SPECIFICATIONS, CONTRACTOR TO CONFRIM FALL ZONE COMPLIANCE
M-15	PEAGRAVEL	3/8" PEA GRAVEL	PIONEER SAND OR APPROVED EQUAL	LOCAL PEA GRAVEL	REFER TO PLANS FOR LOACTION		INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-16	AGGREGATE BASE COURSE	AGGREGATE BASE COURSE				RE: CIVIL	
M-17	LANDSCAPE BOULDERS	MOSS ROCK	PIONEER SAND OR APPROVED EQUAL	GRAY GRANITE WITH MOSS OR MATCH TO SANDSTONE SLABS	VARIES, REFER TO PLANS FOR LOCATION	5/L4.00	REFER TO DETAIL FOR MORE INFORMATION

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	MODEL #	COLOR / FINISH	DETAIL	NOTES
S-02	SANDSTONE BENCH	SILOAM QUARRY BLOCK OR APPROVED EQUAL	SILOAM STONE INC. OR APPROVED EQUAL		TAN	8/L4.00	RREFER TO DETAIL FOR MORE INFORMATION
S-03	PET WASTE STATION	DOG WASTE STATION WITH SQUARE STEEL CAN AND ROLL BAG DISPENSER OR EQUAL	ANOVA FURNISHINGS OR APPROVED EQUAL	D006	BLACK	4/L4.01	INSTALL PER MANUFACTURER'S SPECIFICATIONS
S-04	BIKE RACK	BIKE RACK	MADRAX OR APPROVED EQUAL	ORION SQUARE RACK	BLACK	5/L4.01	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
S-05	FIREPIT	TBD	TBD	TBD	TBD		INSTALL PER MANUFACTURER'S SPECIFICATIONS. EMERGENCY SHUT OFF TIMER REQUIRED.
S-06	TRASH RECEPTACLE	STREETSIDE 40 GALLON RECEPTACLE BONET TOP	ANOVA FURNISHINGS OR APPROVED EQUAL		TBD		INSTALL PER MANUFACTURER'S SPECIFICATIONS

OVERLAND RANCH COMMUNITY CENTER AND PARK

SITE PLAN
AURORA, COLORADO

OWNER:
OWNERS NAME

JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEW YORK, NY 10019

NOT FOR
CONSTRUCTION

DATE:
SP01 - 5/22/2024
SP02 - 08/09/2024

SHEET TITLE:
LANDSCAPE
SCHEDULES

L1.01

OVERLAND RANCH COMMUNITY CENTER AND PARK

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SP02 - 08/09/2024

SHEET TITLE:

LANDSCAPE
PLAN

L2.00

14

LEGEND

MATCHLINE
PROPERTY LINE

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
M-02	SPADECUT EDGER
M-03	OPEN SPACE FENCE
M-04	CORRAL FENCE
M-05	POOL FENCE AND GATE

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-06	RIVER ROCK
M-07	CRUSHER FINES
M-08	SHRUB BED
M-09	TURFGRASS
M-10	ARTIFICIAL TURF
M-11	TALL NATIVE SEED MIX
M-12	SHORT NATIVE SEED MIX
M-13	NATURE PLAY NATIVE SEED MIX
M-14	PLAY SURFACE
M-15	PEAGRAVEL
M-16	AGGREGATE BASE COURSE

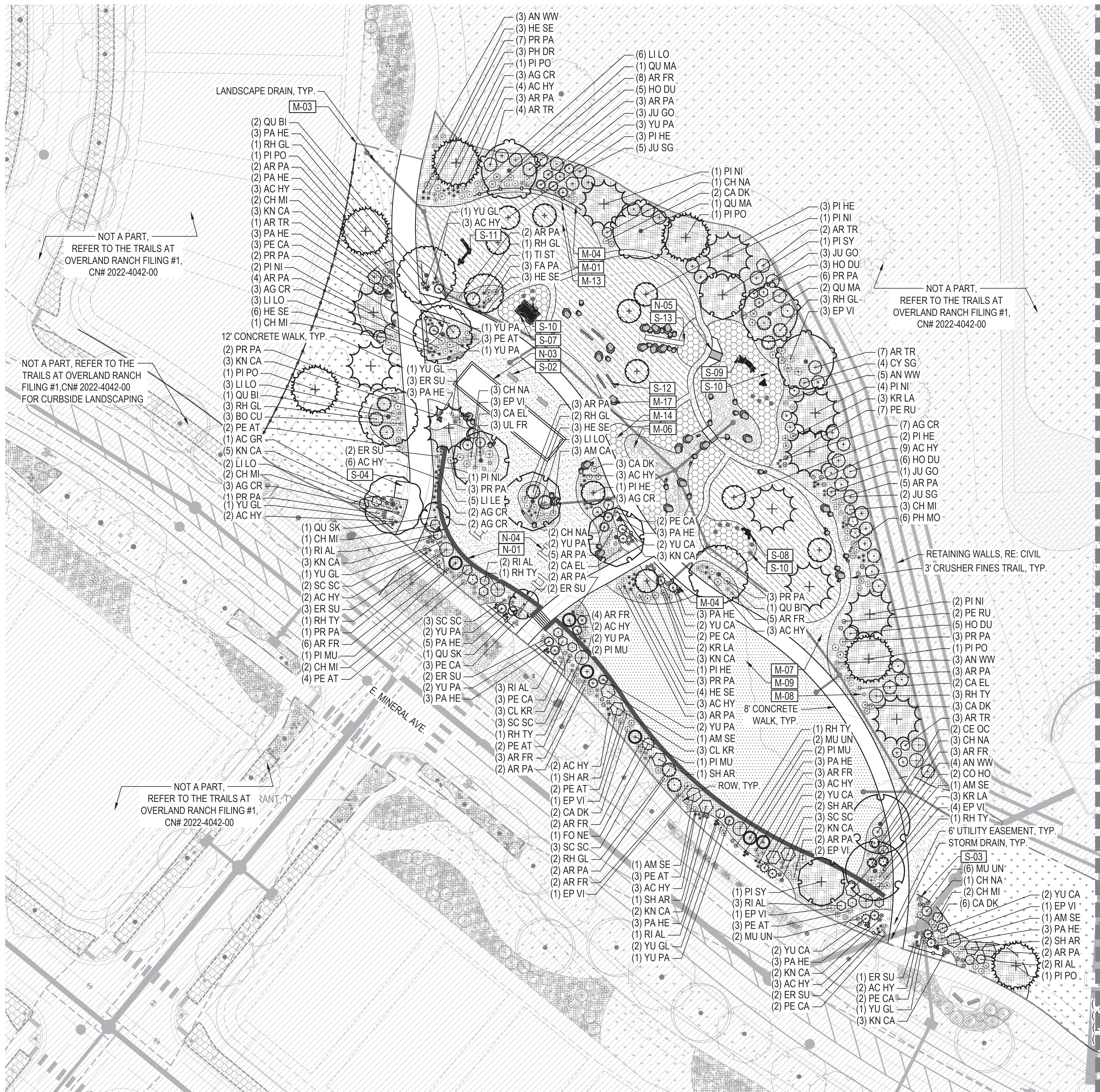
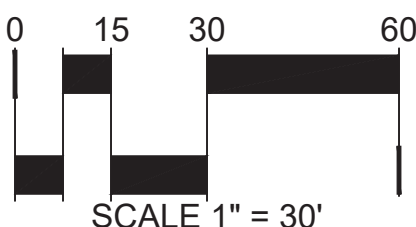
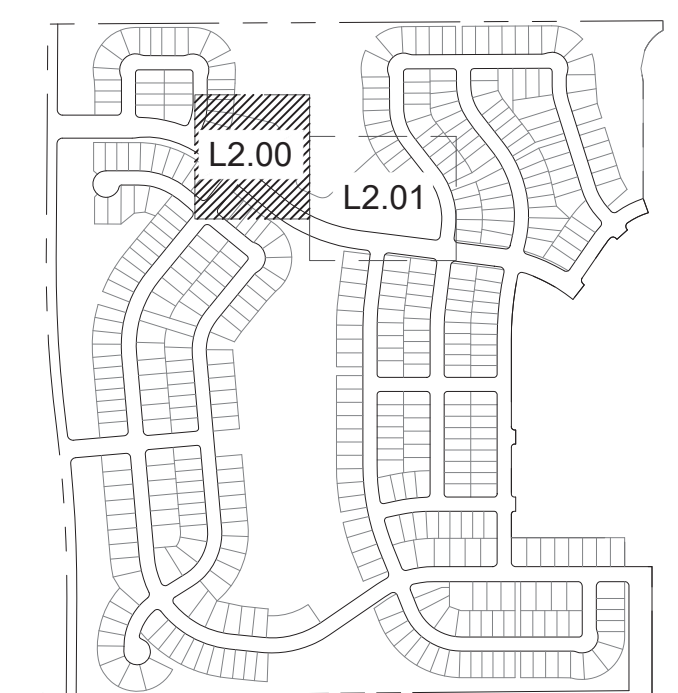
M-17	LANDSCAPE BOULDERS
N-05	PLAYGROUND RAMP
SITE FURNISHINGS DESCRIPTION	
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	BIKE RACK
S-05	FIREPIT
S-06	TRASH RECEPTACLE

S-07	PLAY STRUCTURE A
S-08	PLAY STRUCTURE B
S-09	PLAY STRUCTURE C
S-10	PLAY STRUCTURE D
S-11	PLAY STRUCTURE E
S-12	PLAY STRUCTURE F

CODE	DESCRIPTION	DETAIL
N-01	RETAINING WALL	RE: CIVIL
N-02	SIGNAGE	2/4.02
N-03	BOCCEE BALL	TBD
N-04	HORSESHOES	TBD
N-05	PLAYGROUND RAMP	1/L4.02

KEY MAP

SCALE: 1" = 300'



OVERLAND RANCH COMMUNITY CENTER AND PARK

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DATE:

SP01 - 5/22/2024
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SHEET TITLE:

LANDSCAPE
PLAN

L2.01

15

LEGEND

MATCHLINE
PROPERTY LINE

CODE LANDSCAPE MATERIALS
DESCRIPTION

M-01 STEEL EDGER
M-02 SPADECUT EDGER
M-03 OPEN SPACE FENCE
M-04 CORRAL FENCE
M-05 POOL FENCE AND GATE

CODE LANDSCAPE MATERIALS
DESCRIPTION

M-06 RIVER ROCK
M-07 CRUSHER FINES
M-08 SHRUB BED
M-09 TURFGRASS
M-10 ARTIFICIAL TURF
M-11 TALL NATIVE SEED MIX
M-12 SHORT NATIVE SEED MIX
M-13 NATURE PLAY NATIVE SEED MIX
M-14 PLAY SURFACE
M-15 PEAGRAVEL
M-16 AGGREGATE BASE COURSE

M-17 LANDSCAPE BOULDERS
N-05 PLAYGROUND RAMP

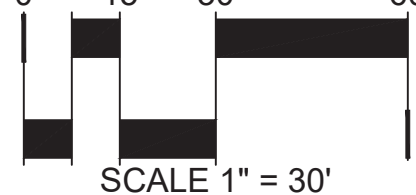
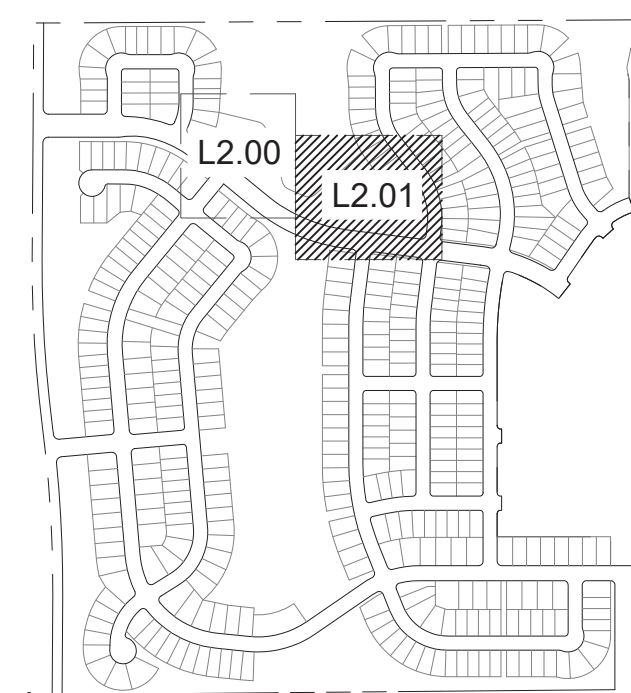
SYMBOL SITE FURNISHINGS
DESCRIPTION

S-02 SANDSTONE BENCH
S-03 PET WASTE STATION
S-04 BIKE RACK
S-05 FIREPIT
S-06 TRASH RECEPTACLE
S-07 PLAY STRUCTURE A
S-08 PLAY STRUCTURE B
S-09 PLAY STRUCTURE C
S-10 PLAY STRUCTURE D
S-11 PLAY STRUCTURE E
S-12 PLAY STRUCTURE F

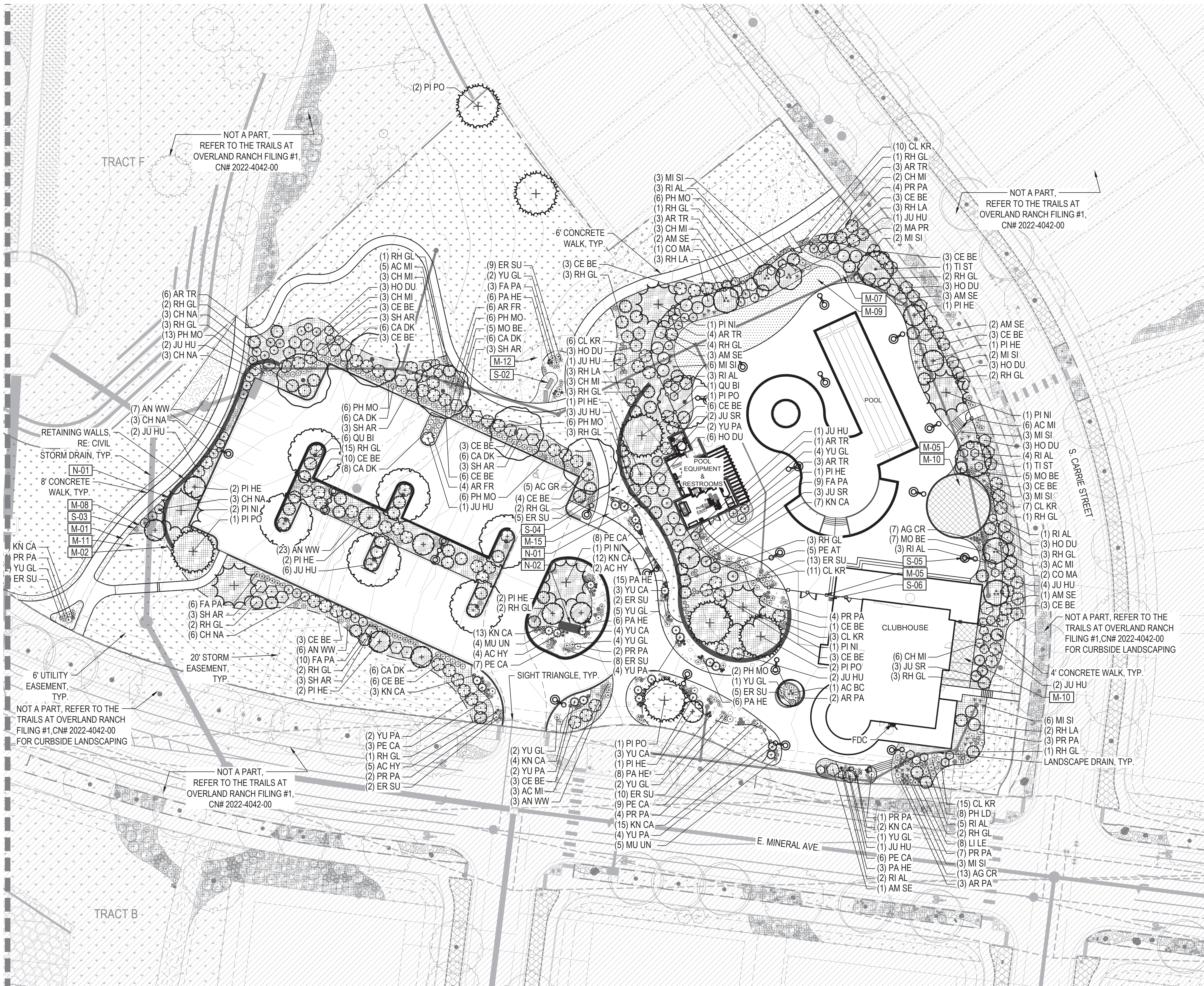
CODE	DESCRIPTION	DETAIL
N-01	RETAINING WALL	RE: CIVIL
N-02	SIGNAGE	2/4.02
N-03	BOCCEE BALL	TBD
N-04	HORSESHOES	TBD
N-05	PLAYGROUND RAMP	1/L4.02

KEY MAP

SCALE: 1" = 300'



SCALE 1" = 30'

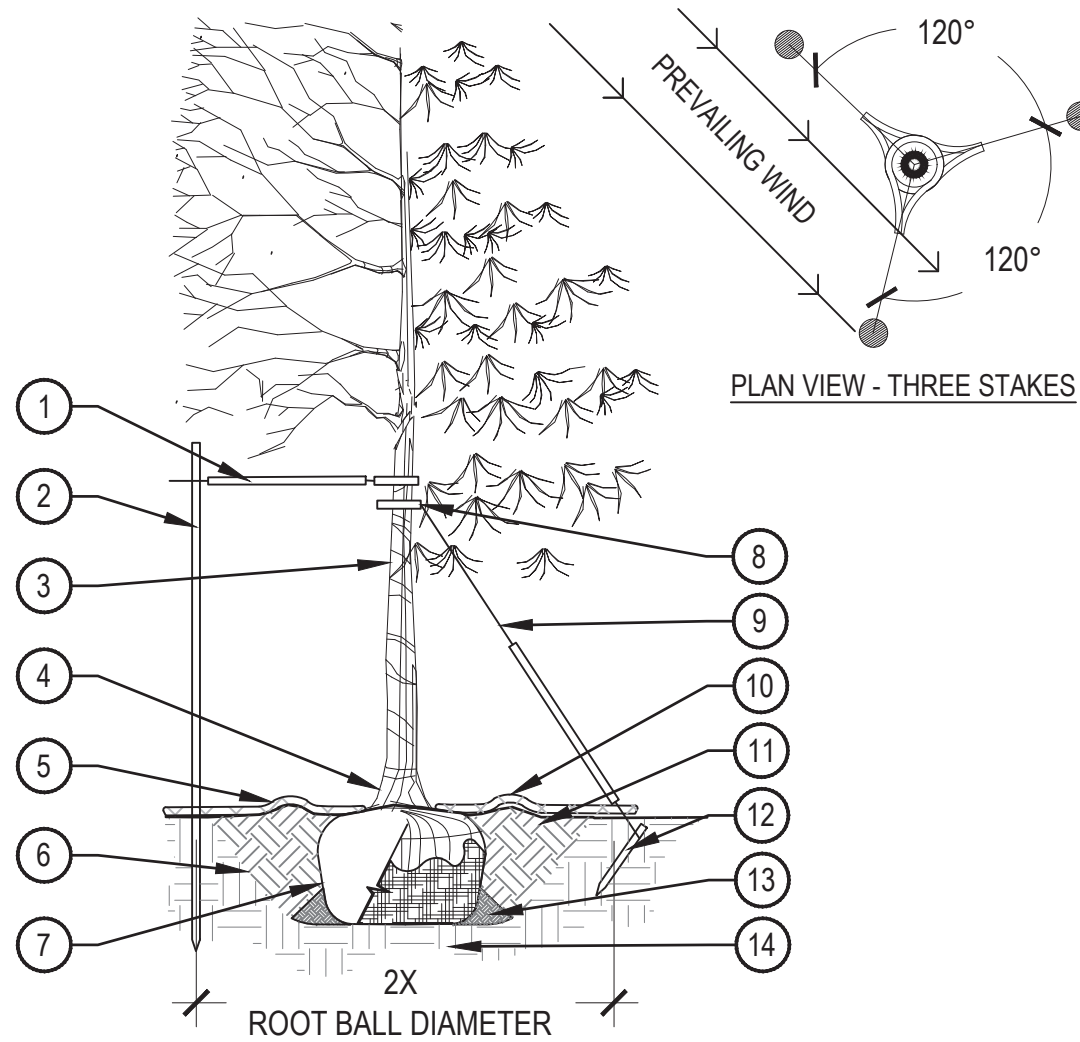


PRUNING NOTES:

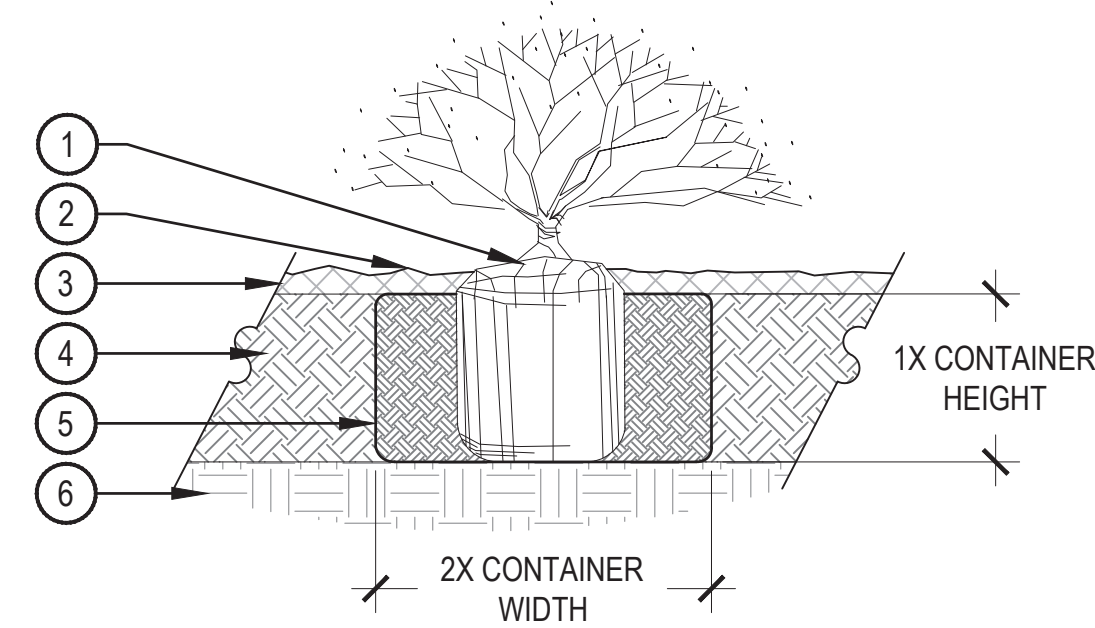
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

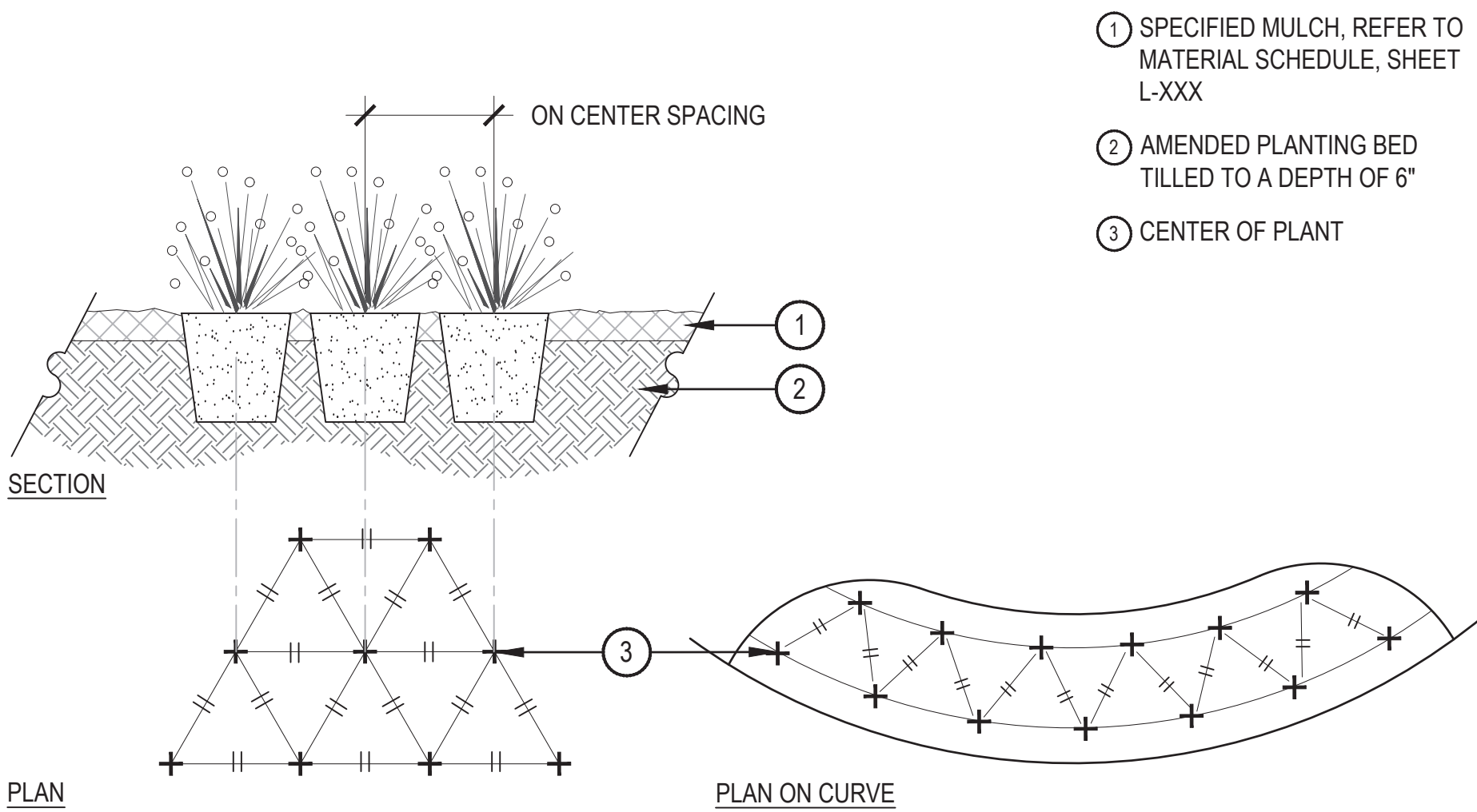


NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

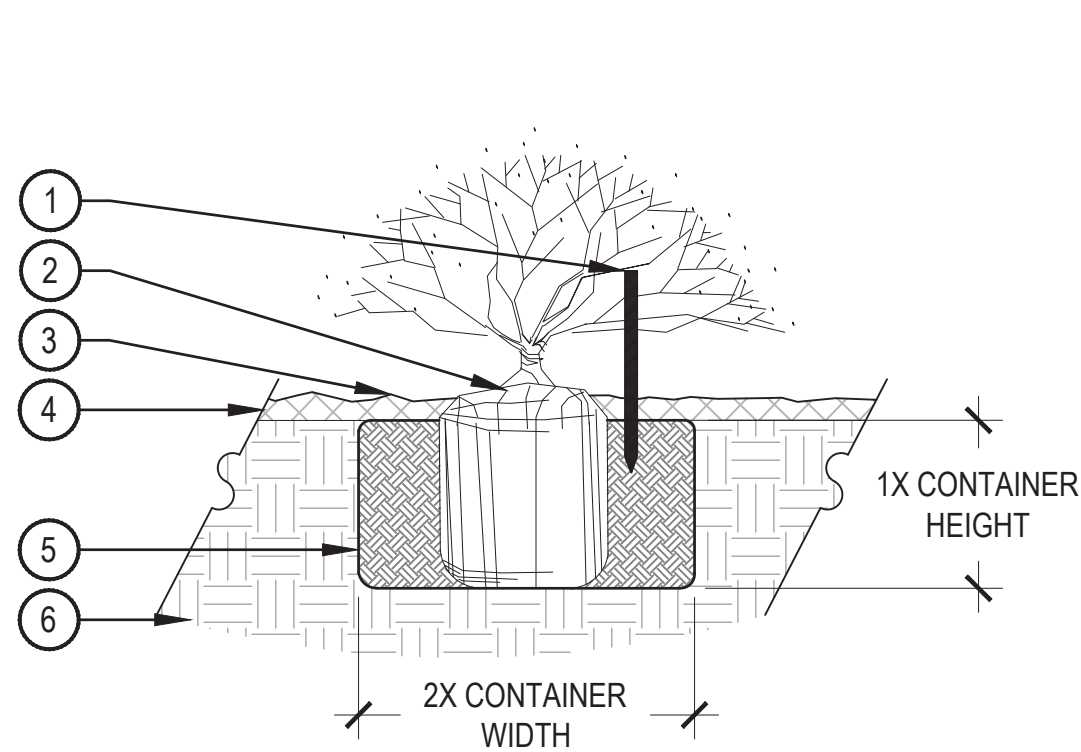


NOTES:

- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

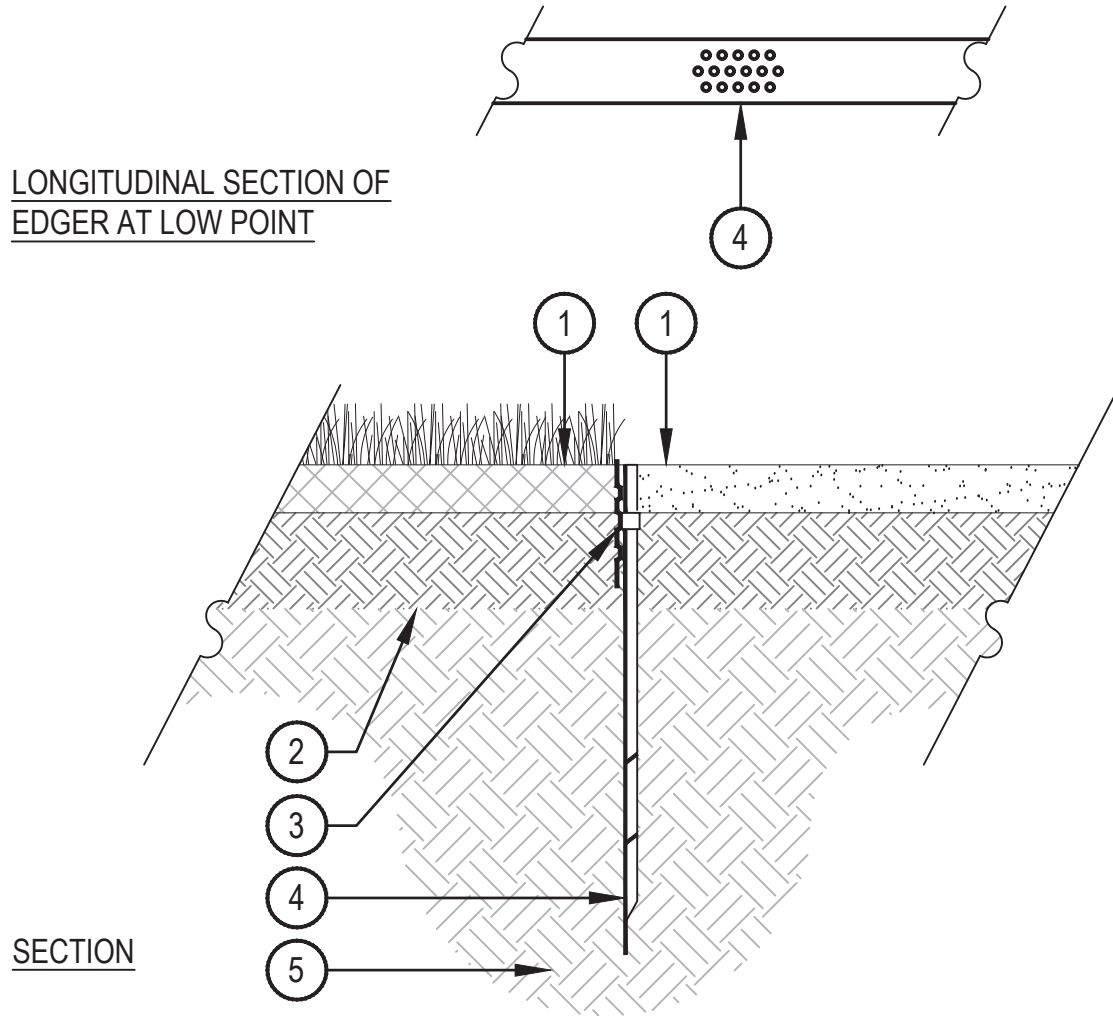


NOTES:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

6 SHRUB PLANTING IN NATIVE AREAS

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

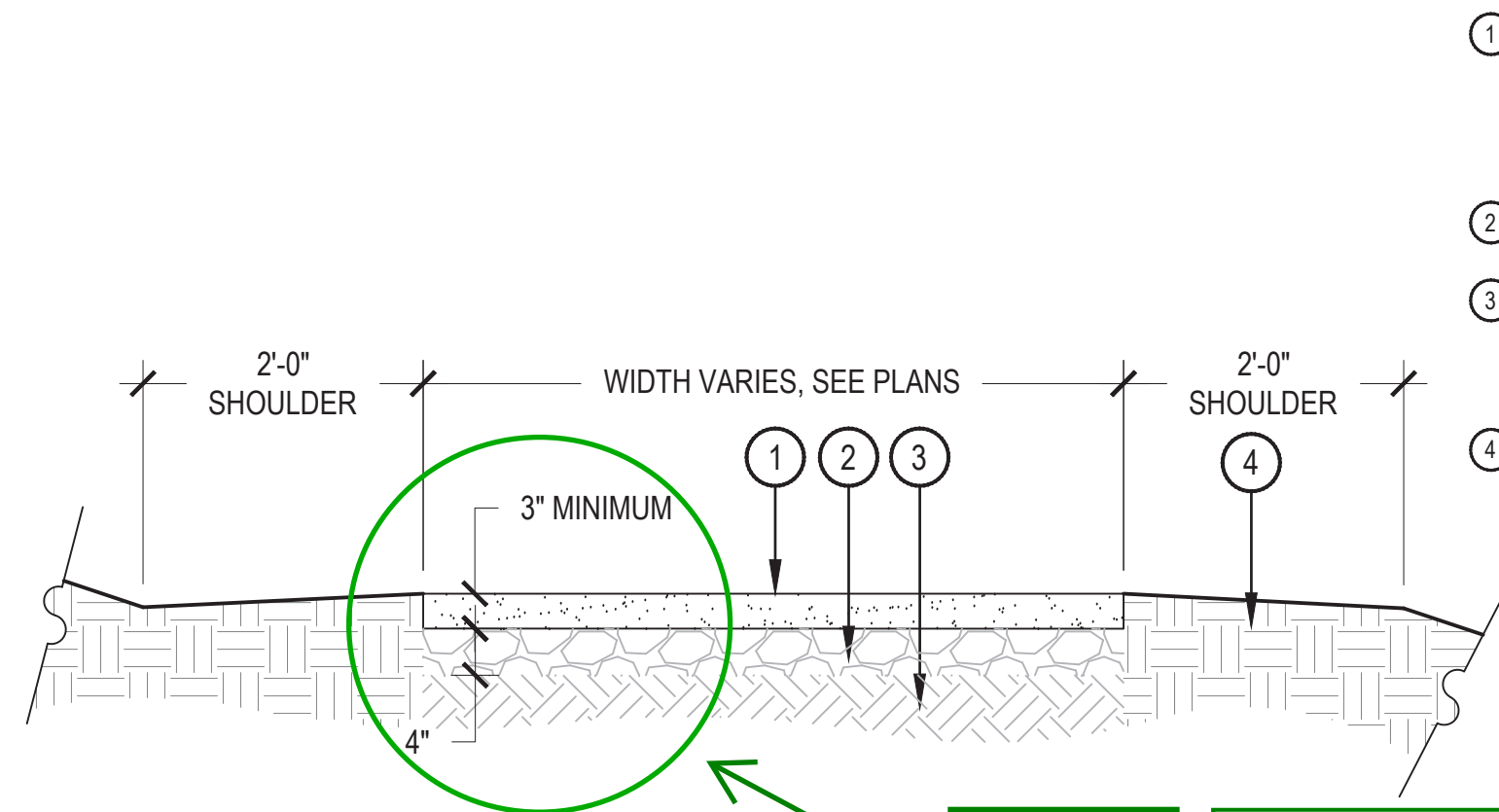


NOTES:

- THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
- CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
- ENSURE POSITIVE DRAINAGE.

4 METAL EDGER

SCALE: 1" = 1'-0"



NOTES:

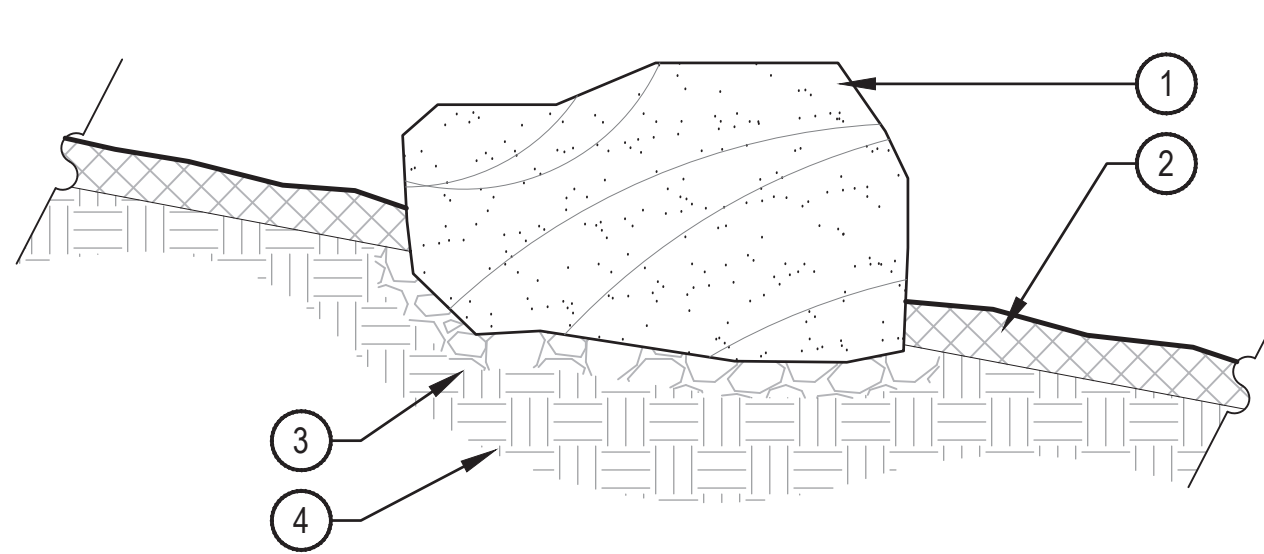
- COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
- USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
- CROWN OF 2% IN FLAT AREAS AS SHOWN.
- CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
- APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

7 CRUSHER FINES TRAIL (M-07)

SCALE: 3/4" = 1'-0"

2 SHRUB PLANTING

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



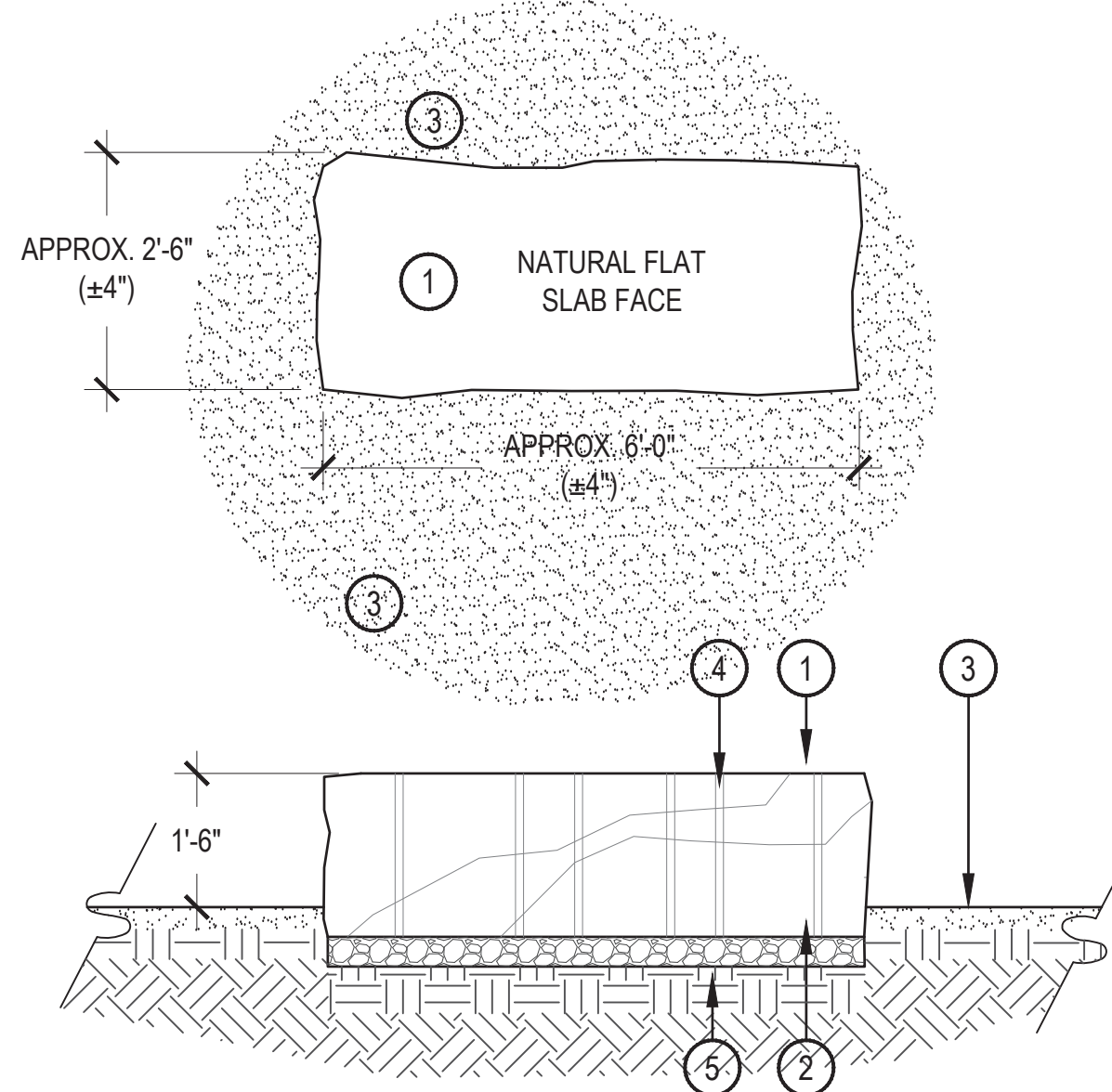
BOULDER SIZES		
QTY.	ITEM	SIZE
13	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
31	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
23	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

NOTES:

- THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
- THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
- CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

5 LANDSCAPE BOULDER

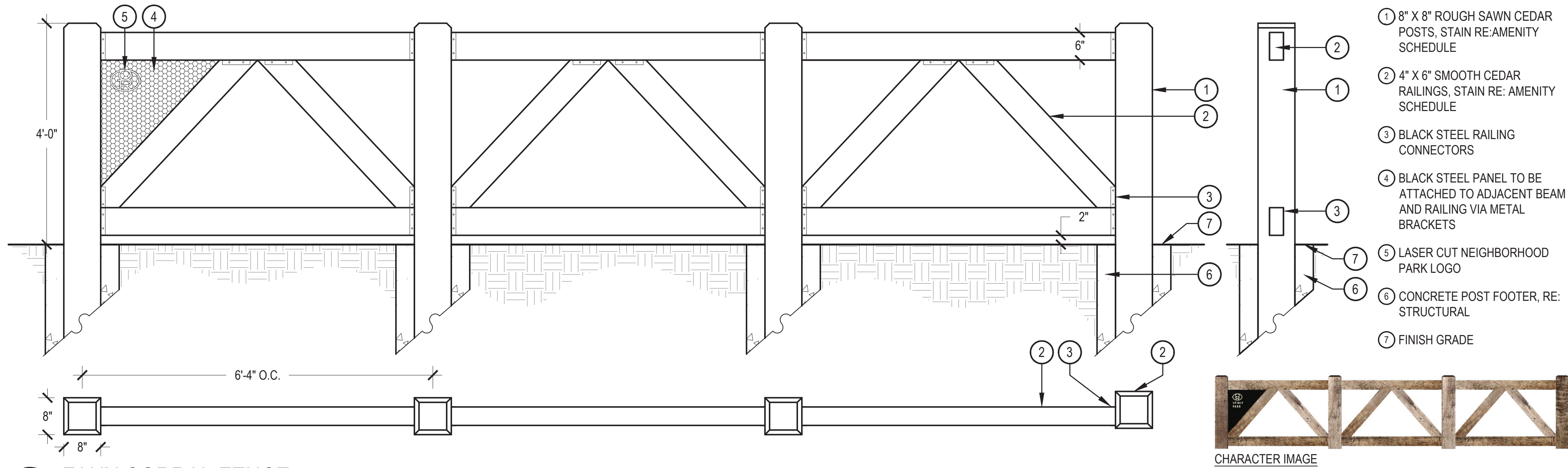
SCALE: 3/4" = 1'-0"



- SANDSTONE SLAB (RE: AMENITY SCHEDULE, SHEET L1.01) APPROX. 2'-6" WIDE x 6'-0" LONG x 1'-10" THICK. ALL SIDES SHALL HAVE A NATURAL BROKEN FACE. CONTACT LANDSCAPE ARCHITECT TO SELECT STONES. TOP FACE SHALL BE PREDOMINANTLY FLAT AND SET LEVEL FOR SEATING.
- 4" DEPTH COMPACTED ROAD BASE
- LANDSCAPE AREA, SEE PLANS
- STONES TO HAVE VERTICAL QUARRY DRILL MARKINGS ON ALL SIDES
- COMPACTED SUBGRADE

8 SANDSTONE SLAB BENCH

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



1 FAUX CORRAL FENCE

DESCRIPTION: STAGGERED STUMPS
MANUFACTURER: ID SCULPTURES OR APPROVED EQUAL
MODEL: AP020
COLOR/FINISH: NATURAL
NOTES:INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE.

DESCRIPTION: CAMP KITCHEN
MANUFACTURER: ID SCULPTURES OR APPROVED EQUAL
MODEL: AP076
COLOR/FINISH: NATURAL
NOTES:INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE.

2 PLAY STRUCTURE A (S-07)

DESCRIPTION: LOG STEPPER
MANUFACTURER: ID SCULPTURES OR APPROVED EQUAL
MODEL: SF002-L
COLOR/FINISH: NATURAL
NOTES:INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE.

3 PLAY STRUCTURE B (S-08)

DESCRIPTION: LOG SCRAMBLE
MANUFACTURER: ID SCULPTURES OR APPROVED EQUAL
MODEL: AP041
COLOR/FINISH: NATURAL
NOTES:INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE.

4 PLAY STRUCTURE C (S-09)

DESCRIPTION: WALKING LOG
MANUFACTURER: ID SCULPTURES OR APPROVED EQUAL
MODEL: AP040
COLOR/FINISH: NATURAL
NOTES:INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE.

5 PLAY STRUCTURE D (S-10)

DESCRIPTION: ROLLER SLIDE
MANUFACTURER: LITTLE TIKES COMMERCIAL OR APPROVED EQUAL
MODEL: 200203387
COLOR/FINISH: FOREST COLOR PALETTE
NOTES:INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE.

6 PLAY STRUCTURE E (S-11)

SCALE: NTS

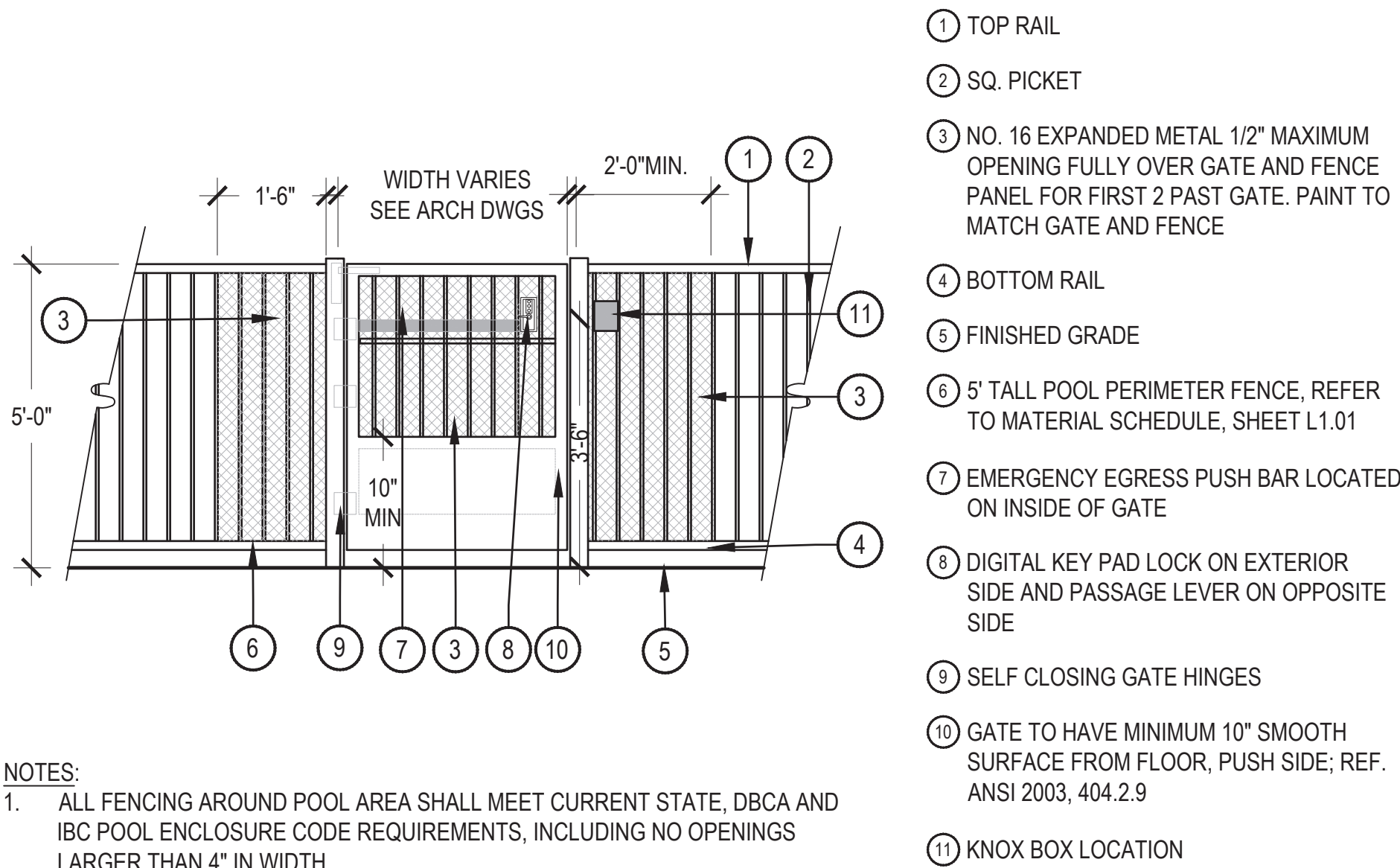
7 PLAY STRUCTURE F (S-12)

SCALE: NTS

8 PLAY STRUCTURE G (S-13)

SCALE: NTS





1 POOL FENCE & GATE

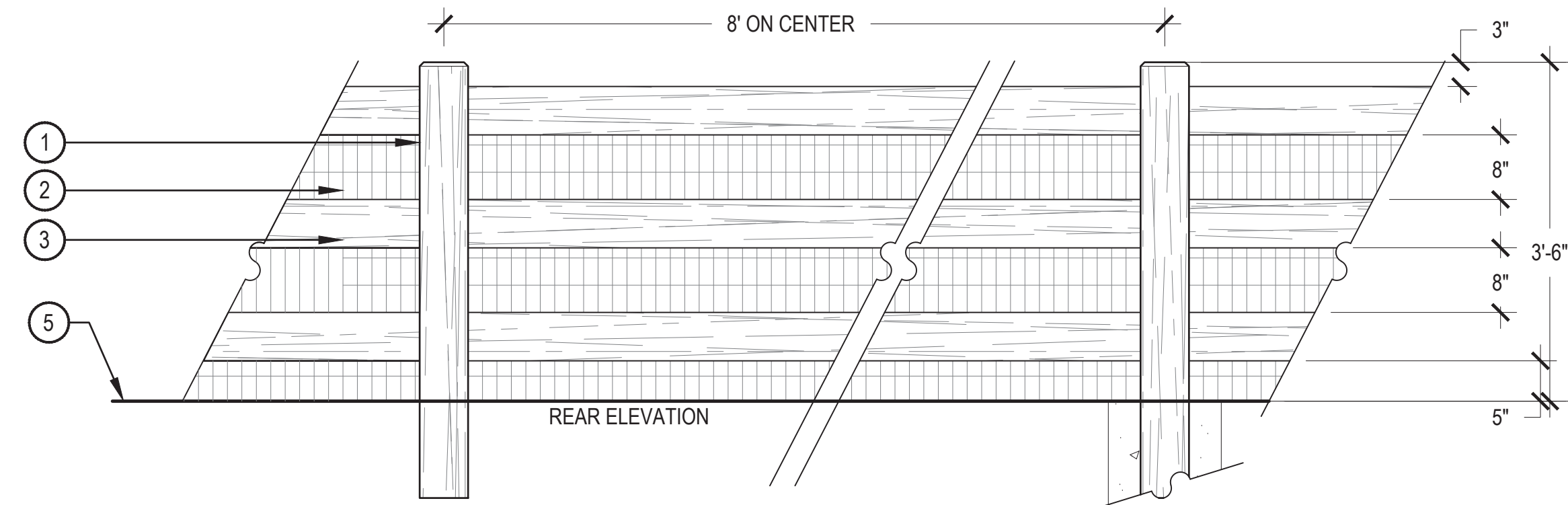
SCALE: 1/2" = 1'-0"



DESCRIPTION: DOG WASTE STATION WITH SQUARE STEEL CAN AND ROLL BAG DISPENSERS
MANUFACTURER: ANOVA FURNISHINGS OR APPROVED EQUAL
MODEL: D006
COLOR/FINISH: BLACK
NOTES:MOUNT PER MANUFACTURER'S SPECIFICATION

4 PET WASTE STATION

SCALE: NTS



NOTES:
1. ALL LUMBER SHALL BE NO. 1 SELECT, CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION.
2. FRONT SIDE OF FENCE SHALL FACE PUBLIC RIGHT OF WAY.
3. ALL NAILS, FASTENERS, AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
4. ALL EXPOSED LUMBER SHALL BE STAINED WITH A COMMERCIAL GRADE SEALANT. REFER TO MATERIAL SCHEDULE FOR COLOR.

7 3-RAIL CEDAR FENCE

SCALE: 3/4" = 1'-0"

2 SECONDARY MONUMENT SIGN

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



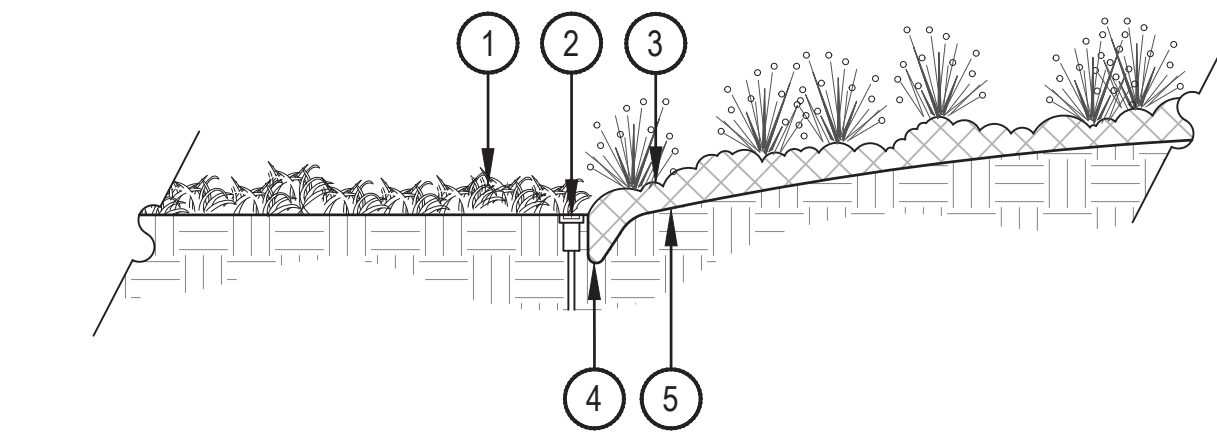
DESCRIPTION: BIKE RACK
MANUFACTURER: MADRAX OR APPROVED EQUAL
MODEL: U190
COLOR/FINISH: BLACK
NOTES:MOUNT PER MANUFACTURER'S SPECIFICATION

5 BIKE RACK

SCALE: NTS

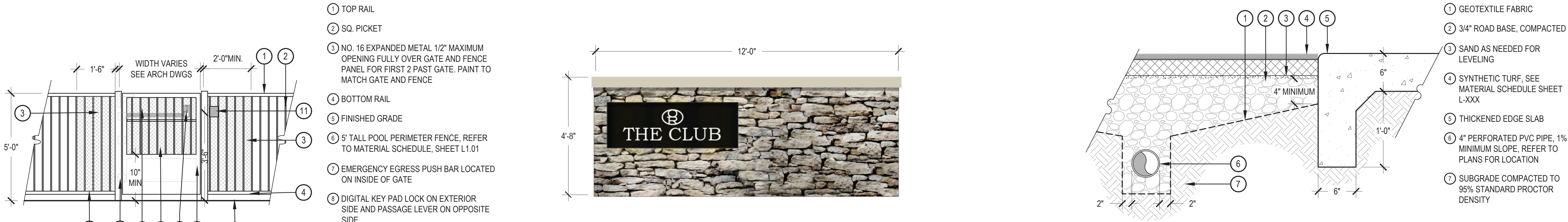
3 ARTIFICIAL TURF AT CONCRETE CURB

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

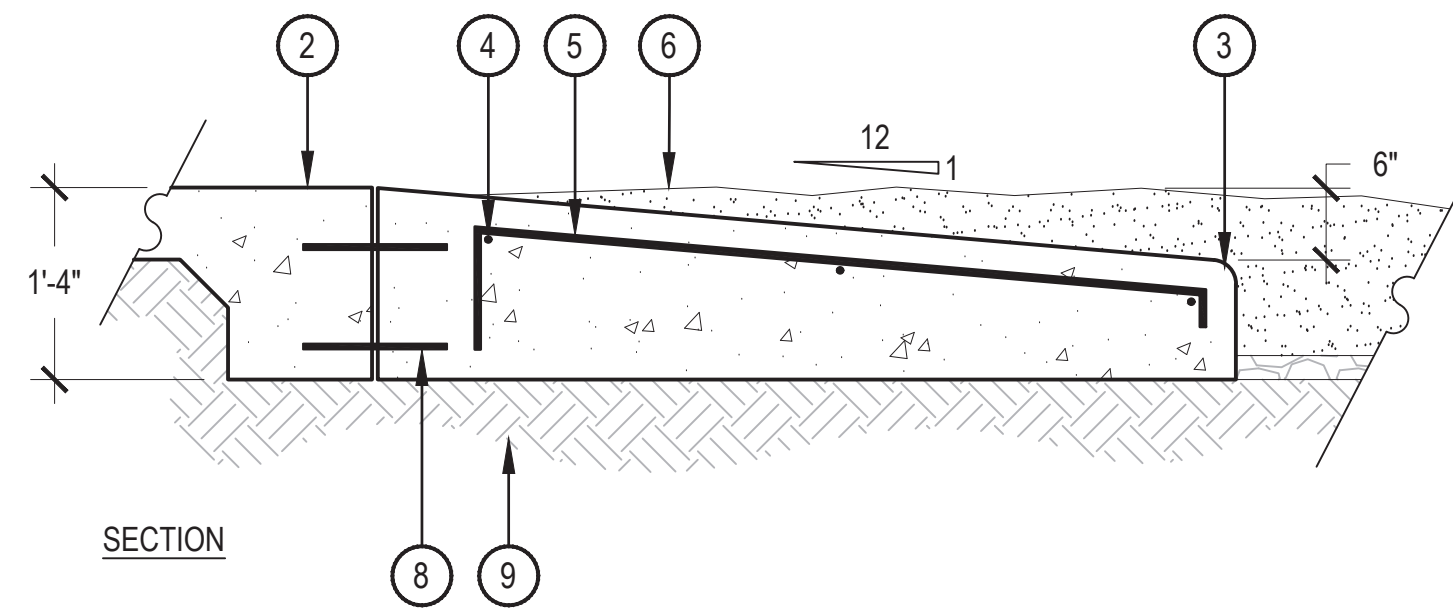


6 SPADE CUT EDGE

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

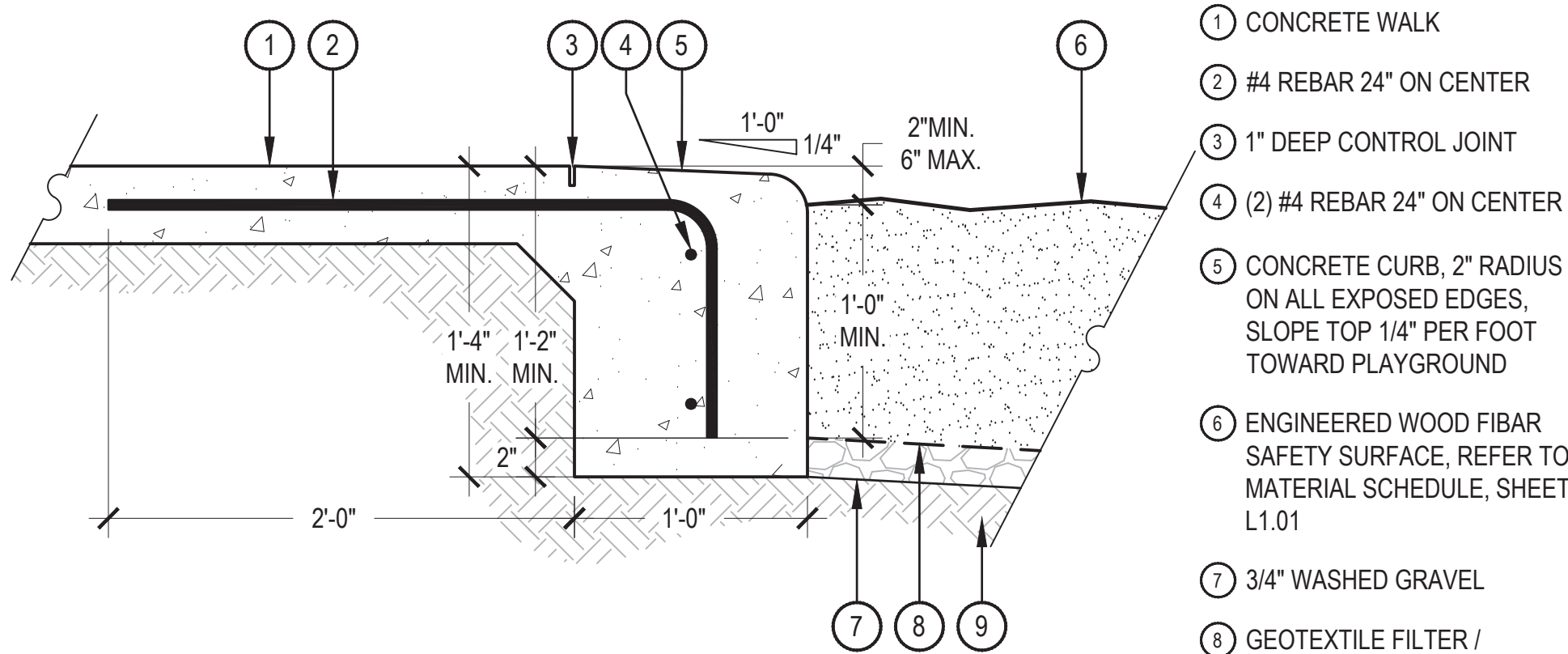


NOTES:
1. COORDINATE ELEVATION AND DRAINAGE CONNECTION WITH CIVIL.
2. REFER TO SYNTHETIC TURF MANUFACTURER AND SPECIFICATIONS FOR ALL INSTALLATIONS AND CONNECTIONS.



NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.

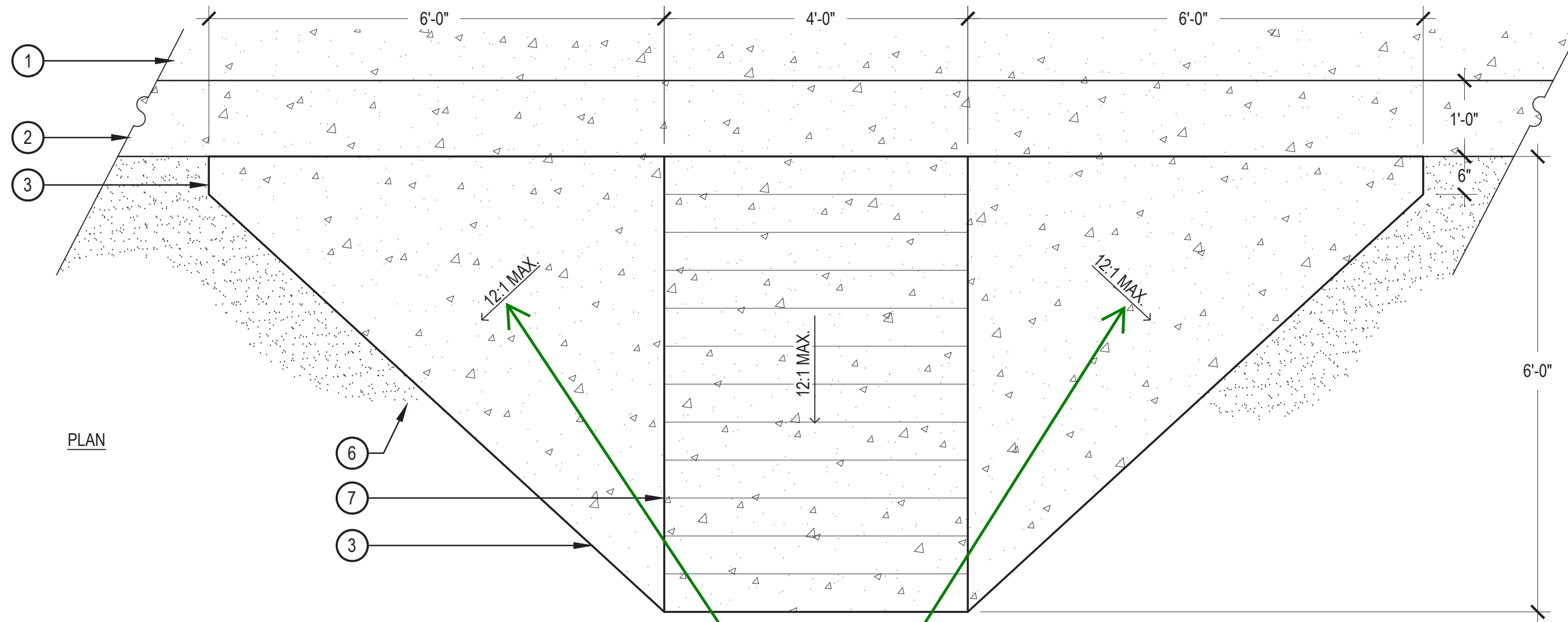
1 PLAYGROUND RAMP



NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 28 DAYS.
2. THE DEPTH OF THE CURB VARIES TO ADJUST FOR STEEP GRADES ADJACENT TO THE PLAYGROUND PITS. IN NO CASE SHALL THE GRADE WITHIN THE PLAYGROUND PITS BE GREATER THAN 2.5%, REFER TO LAYOUT PLAN.
3. SCORE JOINTS ON THE WALKS PERPENDICULAR TO THE CURB SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE CURB.
4. SLOPE BOTTOM OF SAFETY SURFACE 2% MINIMUM TO DRAIN.

2 MONOLITHIC CONCRETE PLAYGROUND CURB

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



- 1 CONCRETE WALK
- 2 MONOLITHIC CONCRETE CURB, REFER TO DETAIL, SHEET L4.02
- 3 2" RADIUS ON ALL EXPOSED EDGES
- 4 (3) #4 REBAR
- 5 #4 REBAR 18" ON CENTER
- 6 PLAY SAFETY SURFACE, REFER MATERIAL SCHEDULE, SHEET L1.01
- 7 TOOLED SCORE JOINTS, 6" APART
- 8 (2) #4 DOWELS 18" ON CENTER
- 9 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

SCALE: 3/4" = 1'-0"

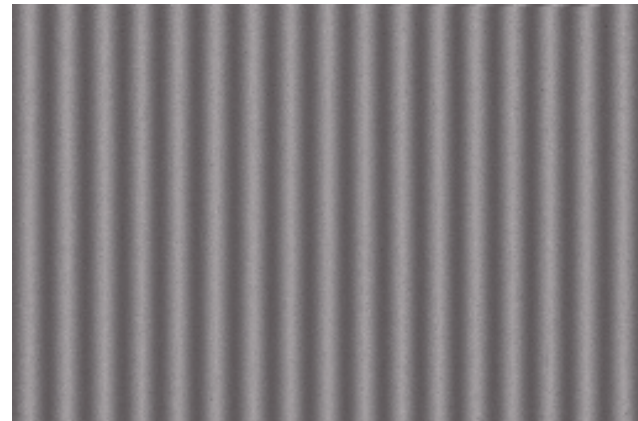
Please ensure that the maximum flare slope complies with the 10:1 ratio, as specified in the COA Roadway Manual, Standard S9.0.

ND RESPONSE: Labels updated per COA Roadway Manual.

COMPOSITION
SHINGLES



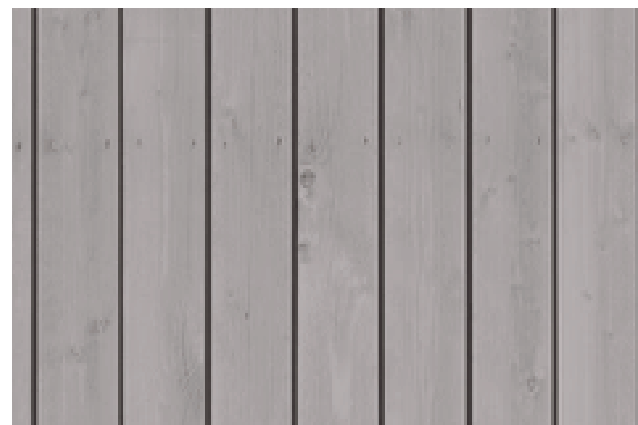
CORRUGATED METAL
ROOFING & SIDING



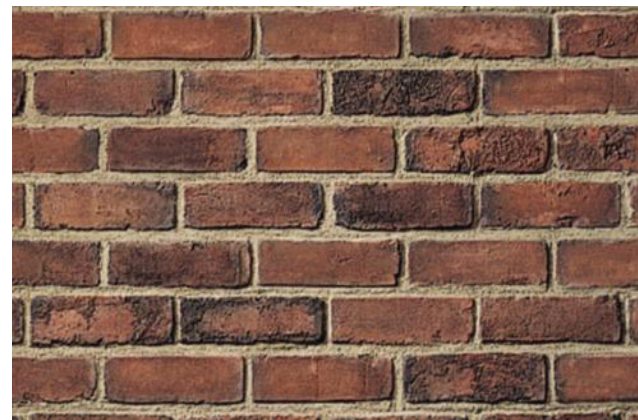
BOARD & BATTEN
SIDING



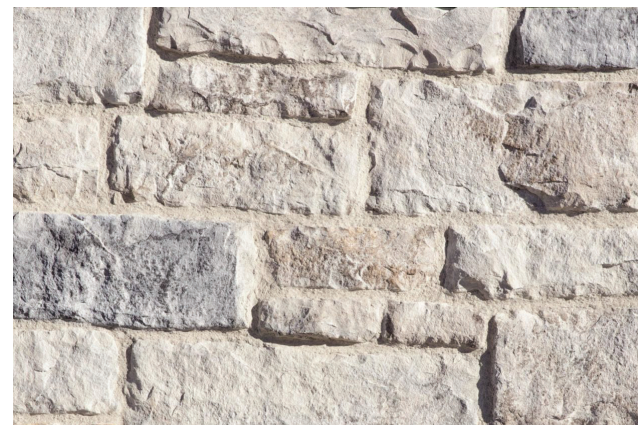
VERTICAL SIDING



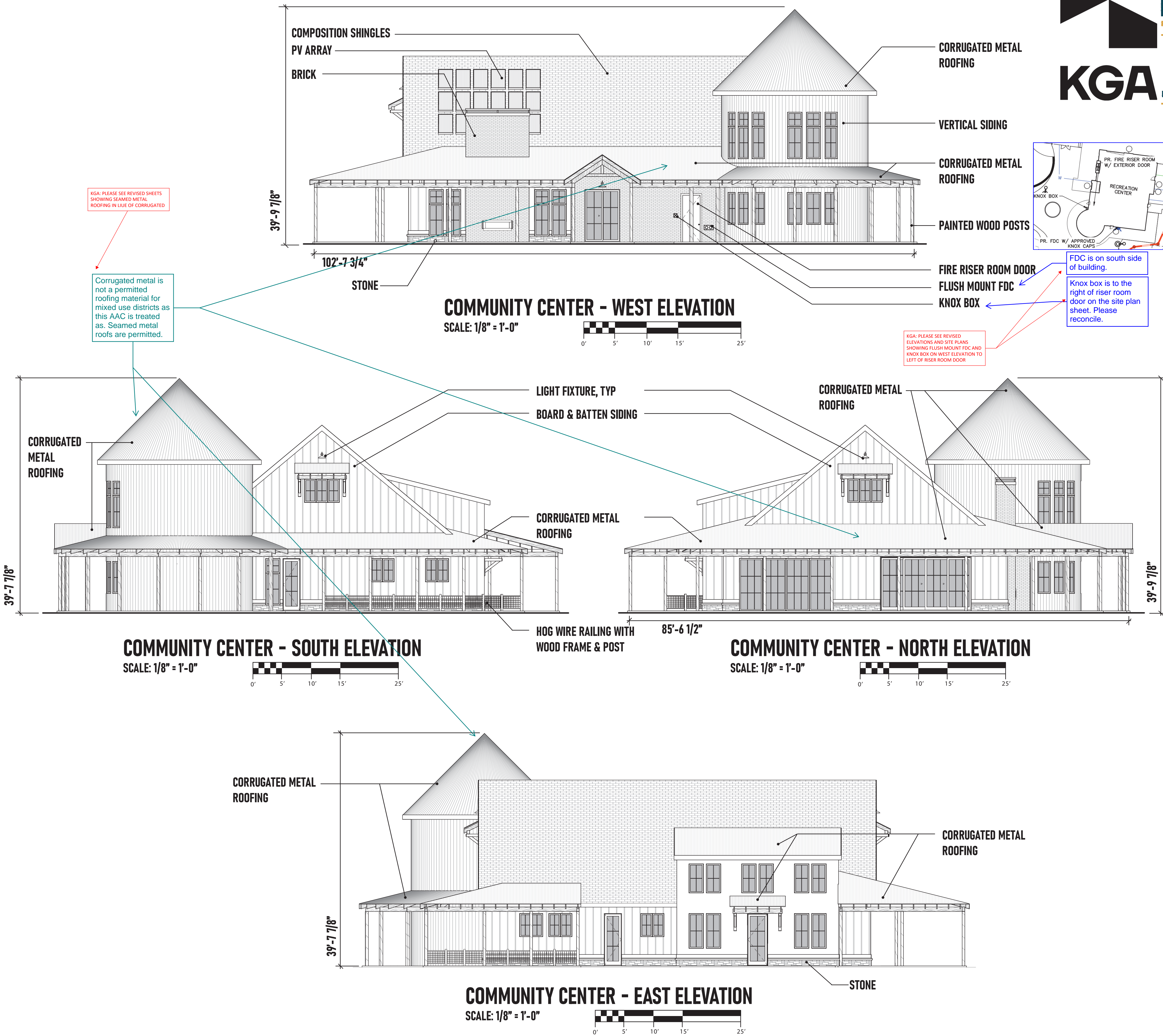
BRICK



STONE



SURFACE MOUNTED
LIGHT FIXTURE



OVERLAND RANCH COMMUNITY CENTER AND PARK

SITE PLAN
AURORA, COLORADO

NOT FOR
CONSTRUCTION

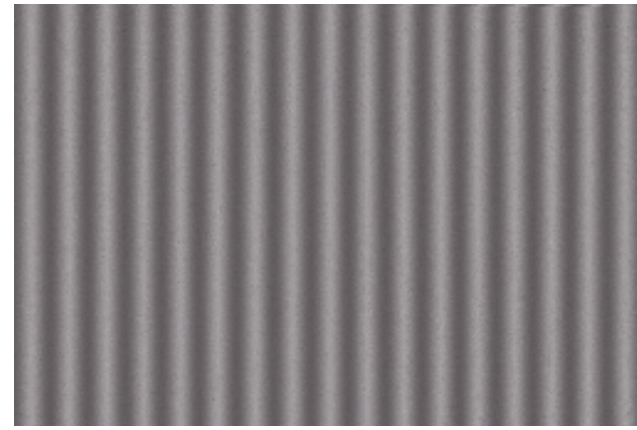
DATE:
SP01 - 5/22/2024
SP02 - 08/02/2024

SHEET TITLE:
BUILDING
ELEVATIONS

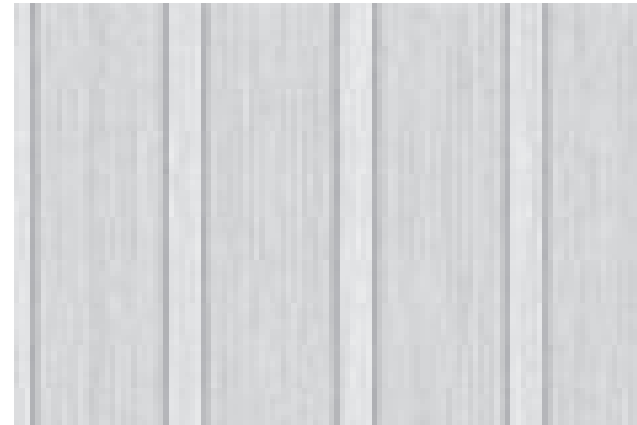
COMPOSITION SHINGLES



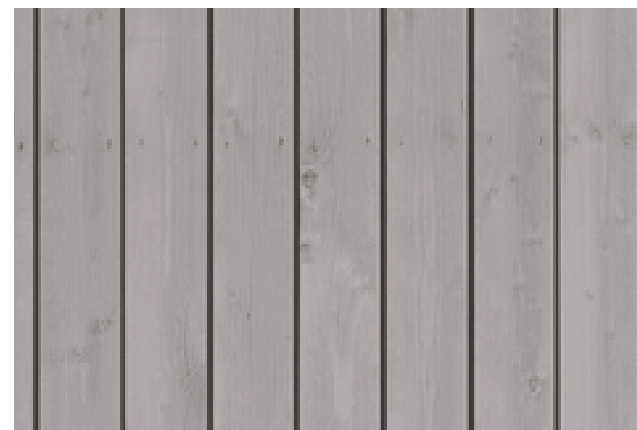
CORRUGATED METAL
ROOFING & SIDING



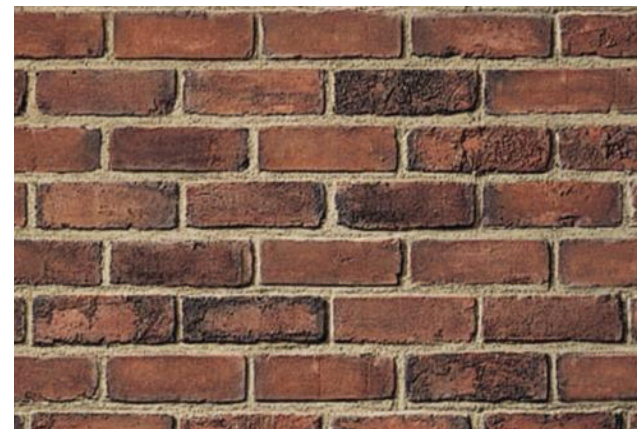
BOARD & BATTEN SIDING



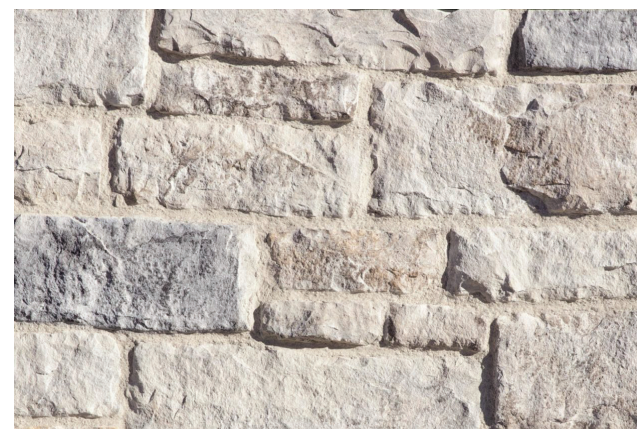
VERTICAL SIDING



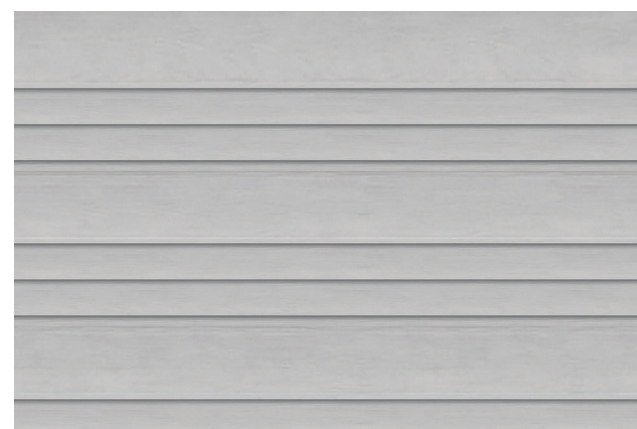
BRICK



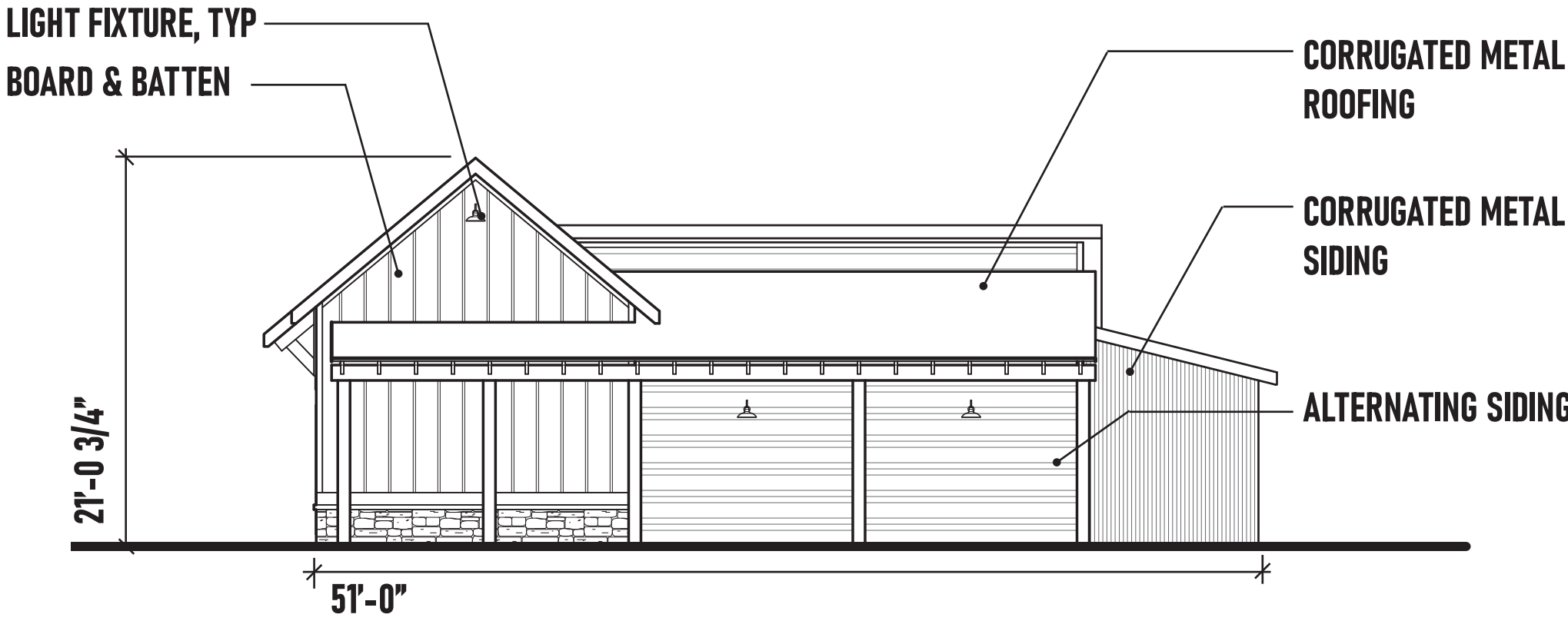
STONE



ALTERNATING SIDING

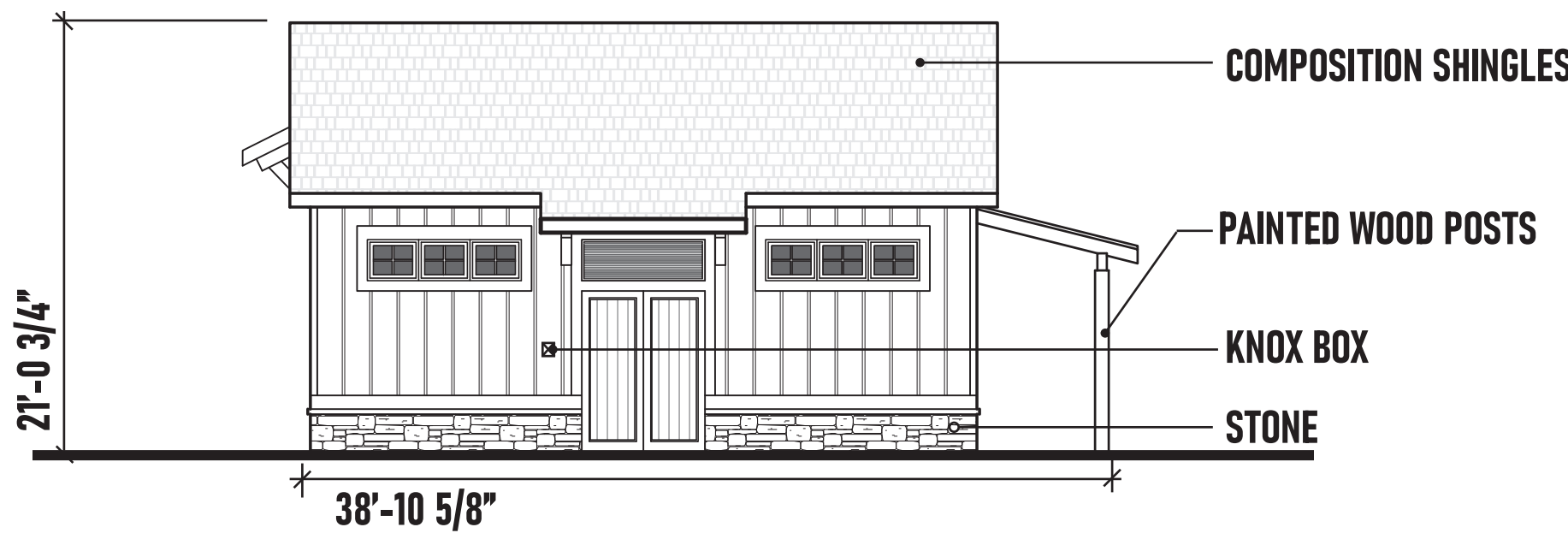
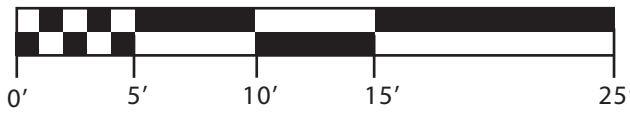


SURFACE MOUNTED
LIGHT FIXTURE



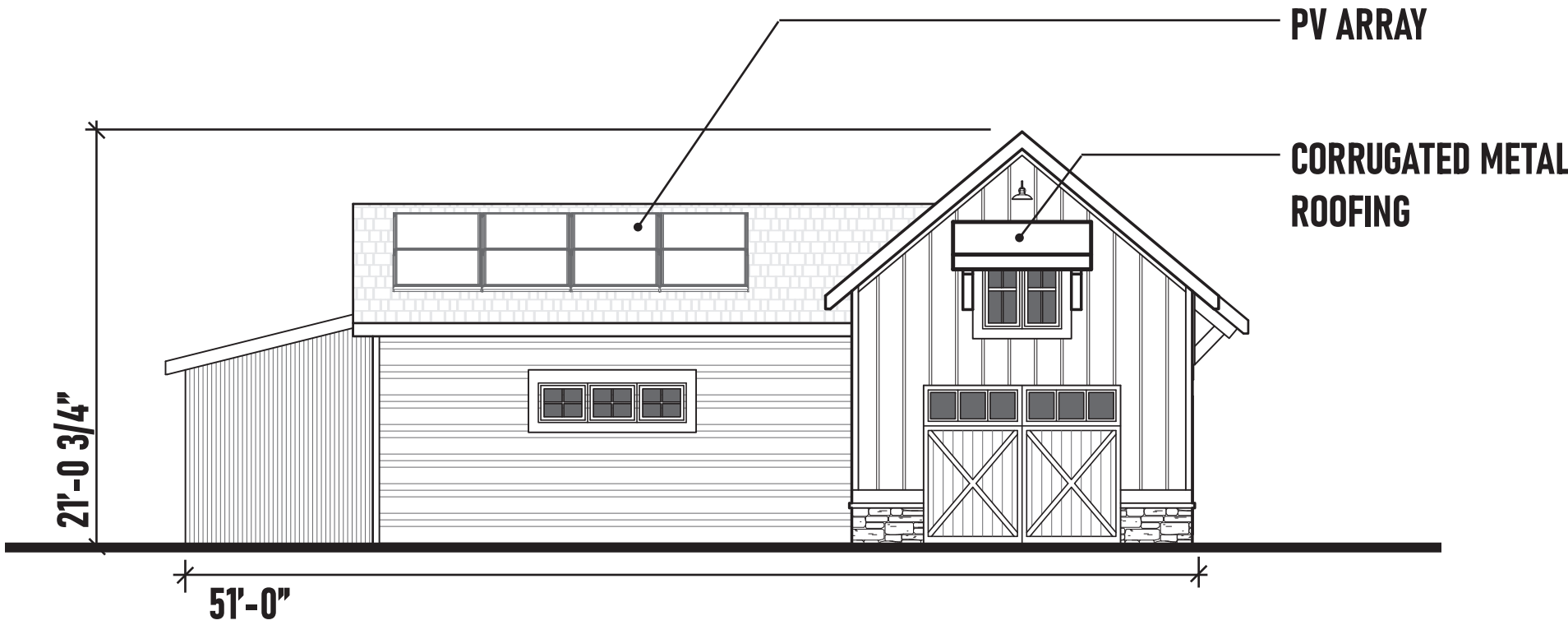
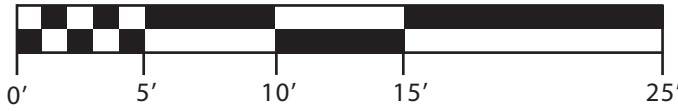
POOL BUILDING - NORTHEAST ELEVATION

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



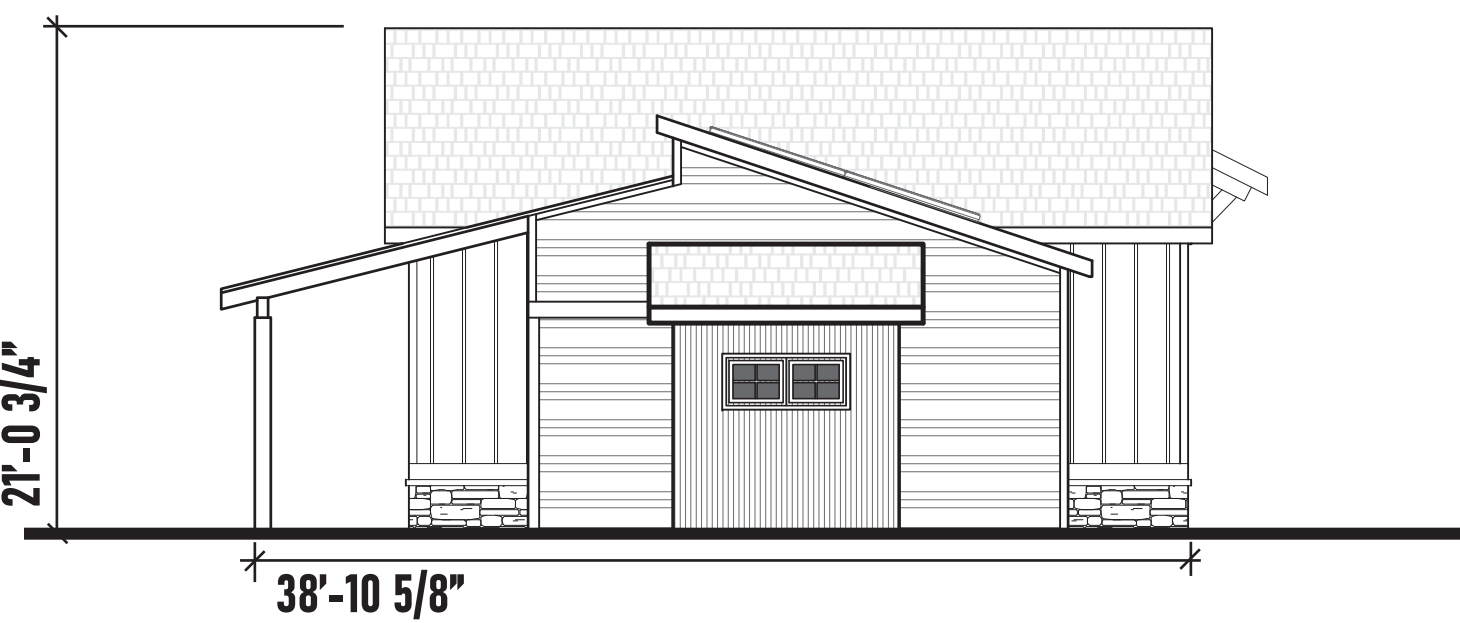
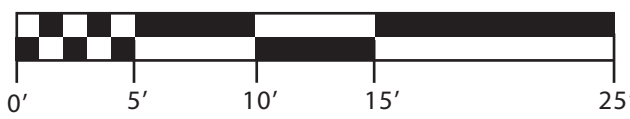
POOL BUILDING - SOUTHEAST ELEVATION

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



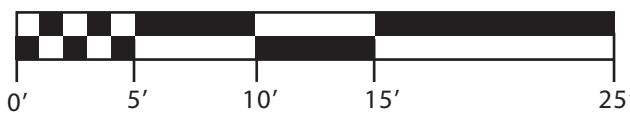
POOL BUILDING - SOUTHWEST ELEVATION

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



POOL BUILDING - NORTHWEST ELEVATION

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



OVERLAND RANCH COMMUNITY CENTER & PARK

SITE PLAN

SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH/ PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

OWNER:
OWNERS NAME

JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEW YORK, NY 10019

NOT FOR
CONSTRUCTION

DATE:
SP01 - 5/22/2024
SP02 - 08/09/2024

SHEET TITLE:
SITE LIGHTING
PHOTOMETRIC

1

SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 50'-0"

PHOTOMETRY PLAN GENERAL NOTES:

- VALUES SHOWN ARE MAINTAINED HORIZONTAL ILLUMINANCE VALUES MEASURED AT GRADE.
- SITE LIGHTING DESIGN HAS BEEN COMPLETED TO PRODUCE EVEN ILLUMINATION OF PARKING AND PAVED AREAS.
- ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARDS.
- THERE WILL BE NO OFF-SITE GLARE ALLOWED.
- ALL EXTERIOR LIGHTING, INCLUDING FIXTURE TYPE SW, TO BE PHOTOCELL CONTROLLED. PROVIDE IECC COMPLIANT CONTROLS AND VERIFY ALL CONTROLS WITH OWNERSHIP PRIOR TO PURCHASE AND INSTALL.

SITE LIGHTING DESIGN HAS BEEN COMPLETED TO CONFORM TO CITY OF AURORA EXTERIOR LIGHTING STANDARDS

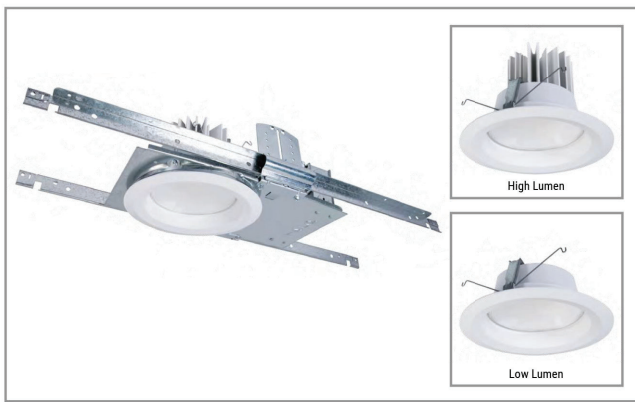


OVERLAND RANCH COMMUNITY CENTER & PARK

SITE PLAN

SITUATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH/ PRINCIPAL MERIDIAN,
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Project		Catalog #		Type	SD
Prepared by		Notes		Date	



HALO Commercial

PR6 | PR6M

6-inch LED self-flanged, lensed downlight and wall wash

Typical Applications
Office • Healthcare • Hospitality • Institutional

- Interactive Menu**
- Order Information [page 2](#)
 - Product Specifications [page 3](#)
 - Photometric Data [page 4](#)
 - Energy & Performance Data [page 6](#)
 - Connected Systems [page 7](#)
 - Product Warranty

Product Certification



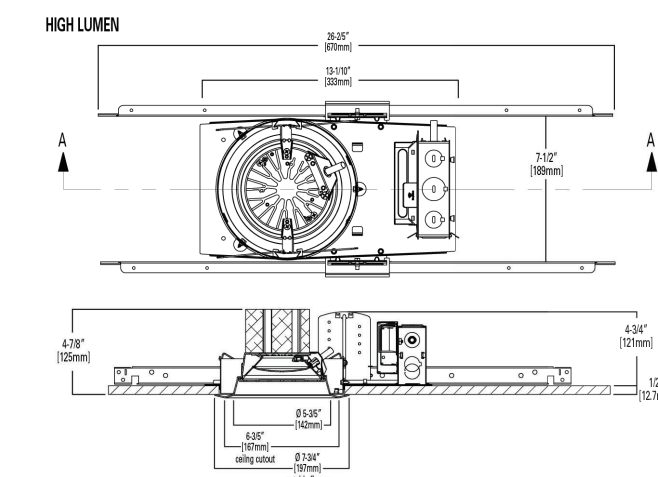
Product Features



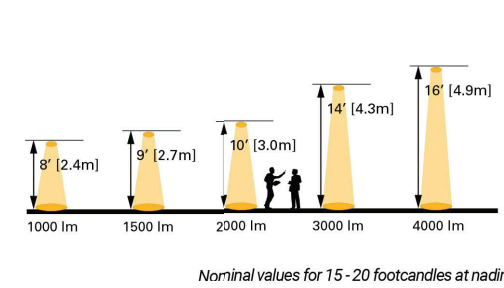
Top Product Features

- Selectable lumens 1000/1500/2000 and 2000/3000/4000
- SeleCCTable color temperature 3000K/3500K/4000K
- Available in 80 CRI or 90 CRI
- Medium/Wide beam distribution lens
- Wall wash accessory kit

Dimensional and Mounting Details



Scale



[Additional product diagrams](#)



PSST17001EN page 1
Rev 12/2023 (10/24)

SATCO NUVO	
Project Name	SW
Location	Prepared By
NUVO 60-7042 BLUE HARBOR 1LT LG OUTDOOR	
Notes	

General	
Status	Discontinued
Collection	Blue Harbor
Finish	Dark Bronze / Gold
Style	Nautical & Coastal
Number of Lamps	1
Height (in.)	10
Width (in.)	12
Extension (in.)	16
Indoor or Outdoor Fixture	Outdoor
Specifications	
Base	Medium
Bulb Type	Incandescent
Max Wattage	60W
Voltage	120V
Bulb Included	No
Glass Description	Not Applicable
Fabric Description	Dark Bronze
Weight (lb.)	3.21
Up/Down Installation	Down
Fixture Type	Scissors
Fixture Material	Steel
Dimensions	
Back Plate or Canopy Diameter (in.)	5.04
Top to Outlet	2.5
Wire Quantity	2
Compliance	
Safety Listing	cETLus
Location Rating	Wet
UL Application	Wall
Energy Star	No
DLC Approved	No
ADA Compliant	No
CA T20 / T24 Rationale	T20 Exempt - Fixtures Not Regulated
California Status	Lawful for sale in California
Title 20 / 24 Status	Lawful for sale
California Prop 65	Lead
Additional Information	
Additional Information	Light Direction-Down
Warranty	1 Year Limited - Fixtures

Project		Catalog #		Type	ML
Prepared by		Notes		Date	



Lumière

EON 303-A1-LEDB1

Accent Ground Mount

Typical Applications

• Hospitality • Commercial Landscape • Outdoor Area/Site • Residential • Architectural

- Interactive Menu**
- Order Information [page 2](#)
 - Product Specifications [page 2](#)
 - Lumen Maintenance [page 3](#)
 - Product Warranty

Product Certification



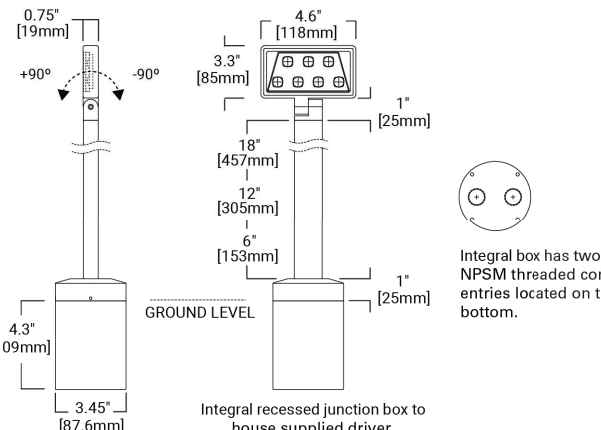
Product Features



Top Product Features

- 180° x 360° Adjustable
- 2700K, 3000K, 3500K or 4000K Color Temperature and Amber (585-595nm)
- Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
- Patented AccuLED Optics™ System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions



TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum



PSST26022EN page 1
Rev 12/2023 (10/24)

DESCRIPTION

The EPIC Collection delivers custom luminaire flexibility with high quality, yet availability expectations of standard specification grade product. The EPIC Collection can be dressed to suit any application. Recognizing evolving environmental and legislative trends, the EPIC Collection delivers world class LED optical and performance solutions to the decorative luminaire marketplace.

SPECIFICATION FEATURES

Construction
TOP: Cast aluminum top housing attaches to cast aluminum mounting arm hub with four stainless steel fasteners. One-piece silicone gasket between mounting hub and top casting seals out moisture and contaminants. (See the mounting accessories section for a full selection of mounting arms. Only these arms are compatible with the Epic luminaire). MIDSECTION: Continuous silicone gaskets seal lens to top casting and shade. The mid section features cast aluminum construction and stainless steel assembly. SHADES: Heavy gauge precision spun aluminum shades offer superior surface finish and consistency in form. DOORFRAME: Die-cast aluminum 1/8" thick door and doorframe seal to underside of shade with a thick wall continuous silicone gasket. Mounting hub ships attached to mounting arm.

Optics
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from

injection-molded acrylic. Optics are precisely designed to shape the optics, maximizing efficiency and application spacing. AccuLED Optic technology, creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 3000K CCT and 5000K CCT. For the ultimate level of spill light control, an optional house-side shield accessory can be field or factory installed. The house-side shield is designed to seamlessly integrate with the SL2, SL3 or SL4 optics.

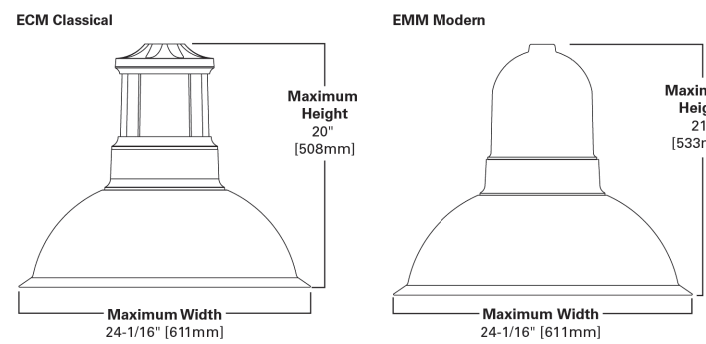
Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard

with 10KV/10KA common - and differential - mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

Finish
Housing is finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

Warranty
Five-year warranty.

DIMENSIONS



See configurations for more detailed information.

Invue

Catalog #	Type
Project	SP1-5
Comments	Date
Prepared by	



ECM/EMM EPIC MEDIUM LED

1 - 4 LightBARs Solid State LED

DECORATIVE AREA LUMINAIRE

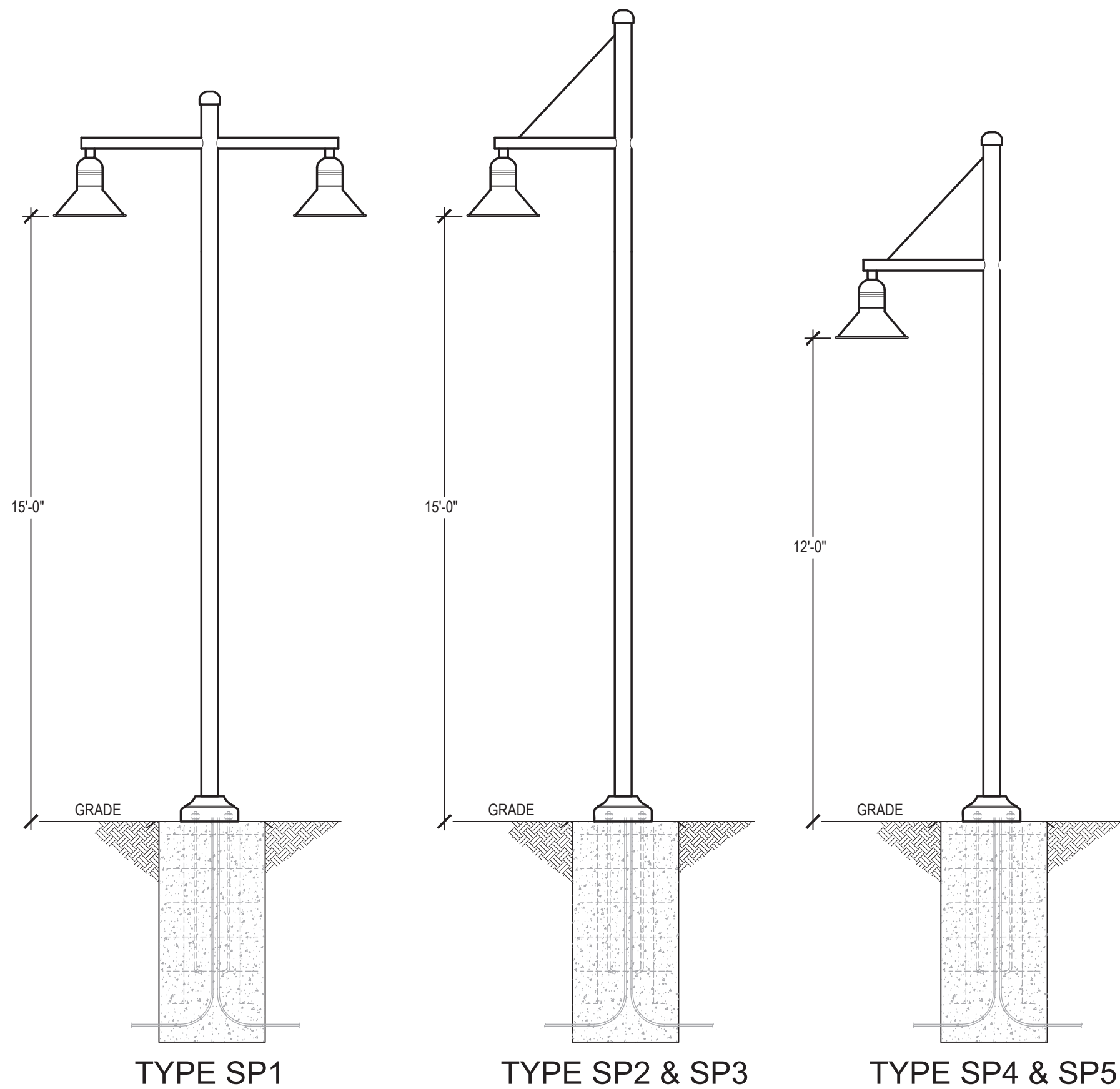
CERTIFICATION DATA
UL Listed
IP66 LightBARs
EMM LMB Compliant
2G Vibration Tested
ISO 9001

ENERGY DATA
Electronic LED Driver
~0.9 Power Factor
~20% Total Harmonic Distortion
120-277V AC/60Hz, 347V/60Hz, 480V/60Hz
40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA Effective Projected Area: (Eq. F1.3) 0.94

SHIPPING DATA
Approximate Net Weight:
45 lbs. (20 kg.)

LUMINAIRE SCHEDULE									
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	SHIELDING
□	ML	DOWN LIGHT SIGN	TOP OF SIGN AIMED DOWNWARD	BLACK	LUMIERE 303-S1-LEDB1-3000K- UNV-T4-DIM10-BK-12	LED	1.00	15W	FULL CUTOFF
○	SD	DOWNLIGHT OVERHANGS	10'-0" AFG	N/A	HALO PR6-FS12-D010	LED	1.00	14W	FULL CUTOFF
⊙	SP1	SITE POLE PARKING & DRIVES	15'-0" AFG	BLACK	INVUE EMM-E03-LED-E1-T4-SR- FL-BK-7030-VA6116	LED	1.00	(2)75W	FULL CUTOFF
⊙	SP2	SITE POLE PARKING & DRIVES	15'-0" AFG	BLACK	INVUE EMM-E03-LED-E1-T4-SR- FL-BK-7030-VA6114	LED	1.00	75W	FULL CUTOFF
⊙	SP3	SITE POLE PARKING & DRIVES	15'-0" AFG	BLACK	INVUE EMM-E02-LED-E1-T3-SR- FL-BK-7030-VA6114	LED	1.00	52W	FULL CUTOFF
⊙	SP4	SITE POLE POOL COURTYARD	12'-0" AFG	BLACK	INVUE EMM-E02-LED-E1-T4-SR- FL-BK-7030-VA6114	LED	1.00	52W	FULL CUTOFF
⊙	SP5	SITE POLE WALKWAYS	12'-0" AFG	BLACK	INVUE EMM-E01-LED-E1-T4-SR- FL-BK-7030-VA6114	LED	1.00	25W	FULL CUTOFF
⊙	SW	WALL SCENCE ENTRIES	AS NOTED	BLACK	SATCO NUVO 60-7042	LED	1.00	9W MAX	FULL CUTOFF



1 SITE POLE DETAILS

SCALE: NTS

OVERLAND RANCH COMMUNITY CENTER AND PARK

SITE PLAN
AURORA, COLORADO

OWNER:
OWNERS NAME

JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEW YORK, NY 10019

NOT FOR
CONSTRUCTION

DATE:
SP01 - 5/22/2024
SP02 - 08/09/2024

SHEET TITLE:

LIGHTING DETAILS

Filing/Site Plan Land Use Tracking Chart				
Filing No.	Site Plan No.	Neighborhood	Acreage	No. Units
1	1	OS & PV	169.78	425
2	2	OS	5.31	0
Total			175.09	425

OS - OVERLAND SPIRIT
PE - PRAIRIES EDGE
SG - STARGAZE
PV - PORCH VIEW

Lot Tracking Chart									
Product Type									
	Small Lots				Standard Lots (>50')				
Site Plan No.	Townhome	Paired Home	<50' Frontage		% of Total	50'-59' Frontage	60'+ Frontage	% of Total	Total
			Front-Load	Alt.-Load					
1	0	0	84	0	19.8%	181	160	80.2%	425
2	0	0	0	0	0.0%	0	0	0.0%	0
Total	0	0	84	0	19.8%	181	160	80.2%	425

1. TOTAL NUMBER OF UNITS SHALL NOT EXCEED 425. TOTAL NUMBER OF UNITS SHALL NOT EXCEED WHAT IS PERMITTED BY THE UNDERLYING ZONING (R-1).
2. UP TO 25% SMALL RESIDENTIAL LOTS ARE PERMITTED.

Maximum Amount of Units Permitted		1105		
	Min./Max. Permitted	Used to Date	Remaining Available	
Small Lot Total	Max. 25% of Total Units	276	84	192
Standard Total	Min. 75% of Total Units	829	341	488

Population Tracking Chart			
Site Plan No. 2			
Product Type	Lot Totals	People Per Unit	Population
Single-Family	0	0	0
Total	0	0	0

Site Plan	Population
1	1126
2	0
Total	1126

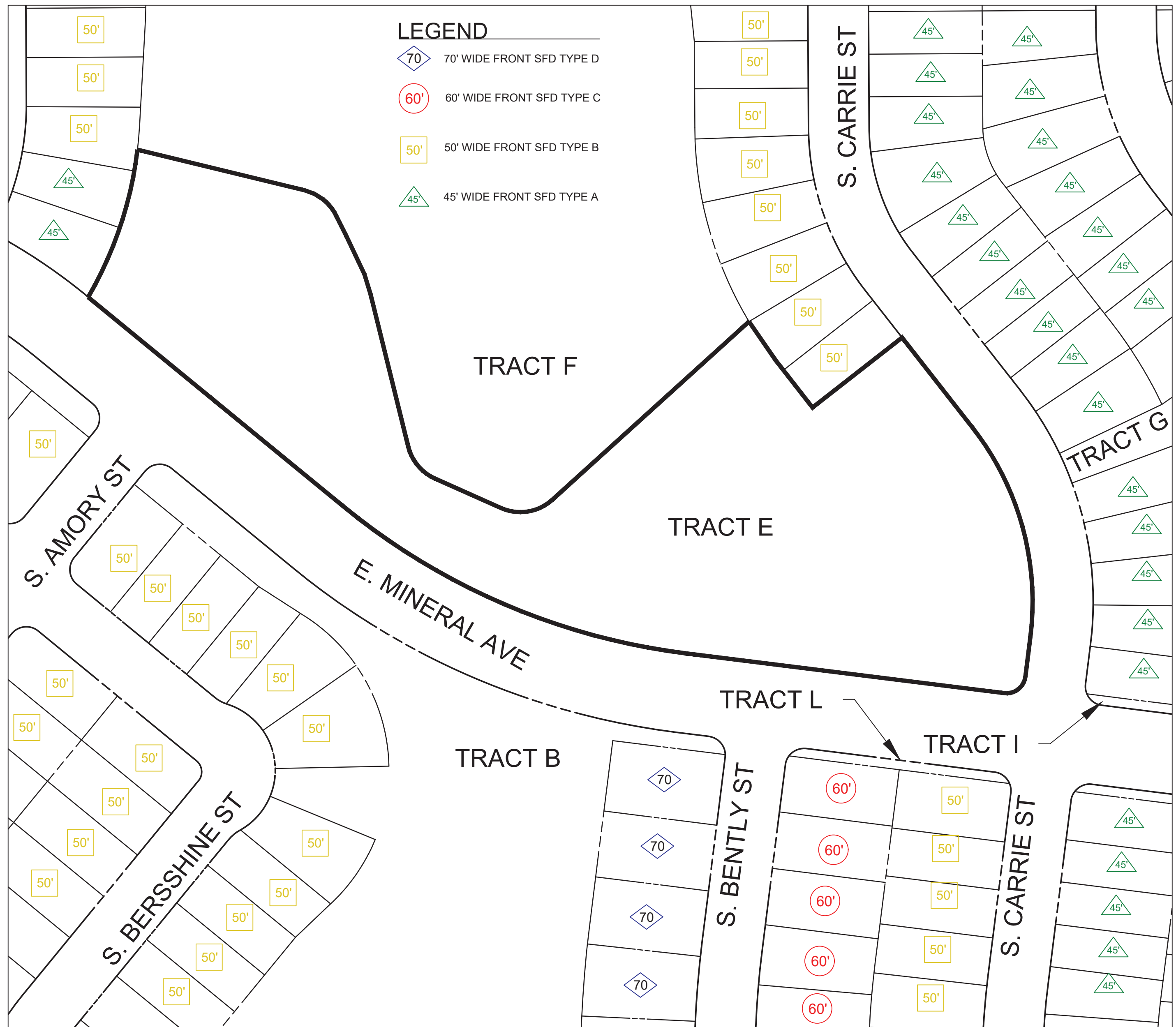
Parks, Recreation & Open Space Tracking										
		Neighborhood Park			Community Park			Open Space		
Site Plan No.	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
1	1126	3.38	0.00	-3.38	1.24	0.00	-1.24	8.78	17.70	8.92
2	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	1126	3.38	0.00	-3.38	1.24	0.00	-1.24	8.78	17.70	8.92

*DEDICATION REQUIREMENTS BASED OFF OF THEN CURRENT CODE REQUIREMENTS AND ANTICIPATED POPULATION.

Tract Dedication Table				
Tract	Site Plan	Dedication Type		
		Neigh. Park	Com. Park	Open Space
B	1	0	0	17.70
Total		0	0	17.70

* INDICATES A PORTION OF THE TRACT AS CREDITED.

SITE PLAN LOT TRACKING EXHIBIT



OVERLAND RANCH COMMUNITY CENTER AND PARK

SITE PLAN
AURORA, COLORADO

OWNER:
OWNERS NAME

EN COLORADO 19 LLC
680 5TH AVE FL 25
NEW YORK, NY 10019

NOT FOR
CONSTRUCTION

DATE:
SP01 - 5/22/2024
SP02 - 08/09/2024

SHEET TITLE:
PACKING SHEET