

TRAILS AT OVERLAND RANCH- FILING 01

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

LEGAL DESCRIPTION

ALL OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THE NORTH 264.63 ACRES OF SAID SECTION 34 AND EXCEPT THE SOUTH 30 FEET OF SAID SECTION 34 FOR ROADWAY PURPOSES, CITY OF AURORA, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 29 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 34 A DISTANCE OF 30.00 FEET TO THE TRUE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00 DEGREES 29 MINUTES 34 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 2,610.70 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 34;

THENCE NORTH 00 DEGREES 29 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 34 A DISTANCE OF 460.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 264.63 ACRES; WHENCE THE NORTHWEST CORNER OF SAID SECTION 34 BEARS 00 DEGREES 29 MINUTES 53 SECONDS EAST A DISTANCE OF 2,179.60 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 47 SECONDS EAST ALONG THE SOUTH LINE OF SAID 264.63 ACRES, PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 5,287.39 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 264.63 ACRES; SAID CORNER BEING A POINT ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 34, WHENCE THE NORTHEAST CORNER OF SAID SECTION 34 BEARS NORTH 00 DEGREES 34 MINUTES 21 SECONDS EAST A DISTANCE OF 2,179.62 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 21 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 451.06 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 34;

THENCE SOUTH 00 DEGREES 33 MINUTES 51 SECONDS WEST A DISTANCE OF 2,599.16 FEET TO THE POINT ON THE NORTH RIGHT-OF-WAY OF EXISTING ARAPAHOE COUNTY ROAD NO. 50;

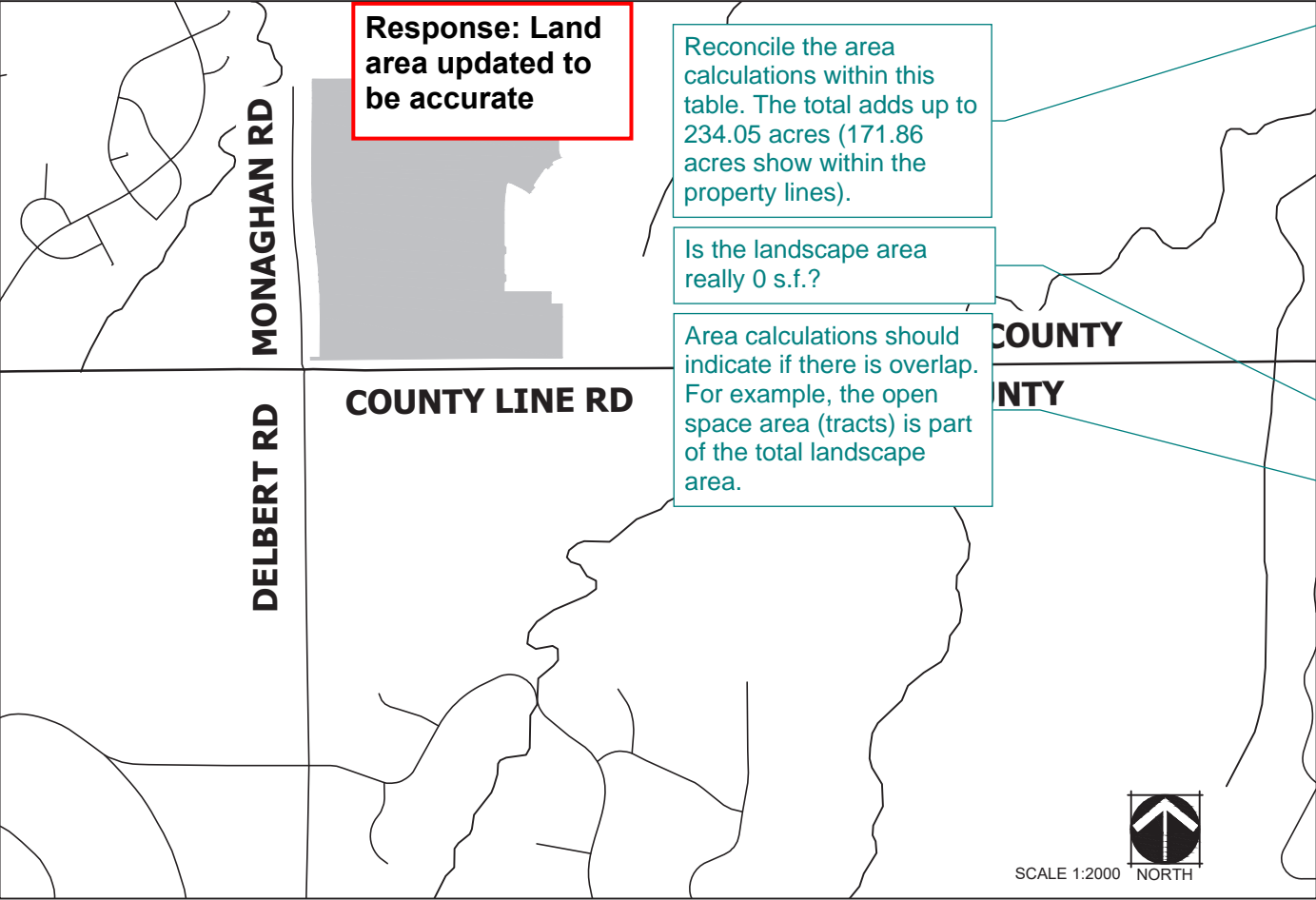
THENCE SOUTH 89 DEGREES 56 MINUTES 01 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 2,640.49 FEET;

THENCE SOUTH 89 DEGREES 54 MINUTES 51 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 2,643.23 FEET TO THE TRUE **POINT OF BEGINNING**,

COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPTING THOSE PARCELS DESCRIBED IN THE DEEDS RECORDED JANUARY 6, 2017, AT RECEPTION NO. D7002049 AND RECORDED JULY 19, 2017, AT RECEPTION NO. D7081059.

VICINITY MAP



SHEET INDEX

1. COVER SHEET
2. TRACKING SHEET
3. CONTEXT MAP
- 4-17. SITE PLAN
- 18-20. MONAGHAN IMPROVEMENTS
- 21-34. SIGNAGE, STRIPING, AND LIGHTING PLAN
- 35-49. GRADING AND UTILITY PLAN
- 50-51. SITE DETAILS
- 52-79. LANDSCAPE NOTES, PLANS & DETAILS

PROJECT DATA

SITE PLAN FILING 01	
LAND AREA WITHIN PROPERTY LINES	171.86 AC
NUMBER OF UNITS PROPOSED (NON-SPRINKLERED)	288 UNITS
NUMBER OF STORIES	UP TO 3 STORIES
MAXIMUM HEIGHT OF BUILDINGS	38' PER CODE
CONSTRUCTION TYPE	NON-SPRINKLED
IRC OCCUPANCY CLASSIFICATION	IRC R-3
AAC (TRACT E TO BE DEVELOPED WITH FUTURE SITE PLAN)	231,468 SF, 5.31 AC
OPEN SPACE AREA (TRACTS)	2,477,781 SF, 56.88 AC
LANDSCAPE AREA	0
LOT AREA	3,230,542 SF, 74.16 AC
TRACT AREA	2,514,648 SF, 57.73 AC
PUBLIC ROW AREA	1,741,164 SF, 39.97 AC
ZONING CLASSIFICATION	R1 SUBAREA C
NO. OF MONUMENT SIGNS	1
MAXIMUM SIGNAGE AREA	96 SF
PARKING	2 PER DIU

Filing names should not appear in the title. Please make sure the title reads: Trails at Overland Ranch - Site Plan 1

Response: Filing removed from and changed to Site Plan 1

Add V-B construction type and keep non-sprinklered.

Response: V-B added

Remove "filing".

Response: Filing removed

Add the total parking provided (576 off-street garage spaces)

Response: Parking numbers updated

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

Response: Noted, thank you

ADJUSTMENTS

NO ADJUSTMENTS ARE CURRENTLY BEING REQUESTED.

AMENDMENTS:

OWNER

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

TRAFFIC ENGINEER

ALDRIDGE TRANSPORTATION
ENGINEERING & PLANNING
JOHN ALDRIDGE
1082 CHIMNEY ROCK ROAD
HIGHLANDS RANCH, CO80126
303-703-9112
JOHN@ATCENG.COM

CIVIL ENGINEER

JR ENGINEERING, LLC
KURTIS W. WILLIAMS
7200 S ALTON WAY, STE. C400
CENTENNIAL, CO 80112
303-740-9393
KWILLIAMS@JRENGINEERING.COM

LANDSCAPE / PLANNER

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

SURVEYOR

JR ENGINEERING, LLC
KURTIS W. WILLIAMS
7200 S ALTON WAY, STE. C400
CENTENNIAL, CO 80112
303-740-9393
KWILLIAMS@JRENGINEERING.COM

PLANING & ENTITLEMENTS

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

APPLICANT

INTEGRITY LAND VENTURES LLC
JERRY B RICHMOND
7200 S. ALTON WAY
CENTENNIAL, CO 80111
720-937-8692
JERRY@INTEGRITYLANDVENTURES.COM

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 THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

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

BY: _____
(PRINCIPALS OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO
COUNTY OF _____

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

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
_____, COLORADO AT _____ O'CLOCK ____ M,

THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____

DEPUTY: _____

TRAILS AT OVERLAND RANCH- FILING 01

SITE PLAN
AURORA, COLORADO

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SHEET TITLE:

COVER SHEET

SHEET NUMBER

1 OF 79

TRAILS AT OVERLAND RANCH- FILING 01

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

Filing/Site Plan Land Use Tracking Chart				
Filing No.	Site Plan No.	Neighborhood	Acreage	No. Units
1	1	OS & PV	171.18	288
Total			171.18	288

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

The maximum permitted small lots in R-1 is 25%. Please reference the Master Plan and Section 146-4.2.3.

Response: Removed from the table

There is no multifamily within this development. Remove these items from the table.

Please break down the lot tracking table and maximum amount of units table by neighborhood as identified in the master plan.

Response: Lot tracking table broke down by neighborhood as identified in the master plan

Response: Small lot count updated to 84

Correct the small lot count based on the proposed 72 units.

Response: Standard lot count updated to 341

Correct the standard lot count. Make sure it is reflected on all tables throughout.

Lot Tracking Chart													
Product Types													
Filing No.	Site Plan No.	MF			Small Lots				Standard Lots (>50')			Total	
		Traditional	Town Center	% of Total	Townhome	Paired Home	<50' Frontage		% of Total	50'-59' Frontage	60'+ Frontage		% of Total
							Front-Load	Alt.-Load					
1	1	0	0	0.00%	0	0	10	0	3.47%	165	113	96.53%	288
Total		0	0	0.00%	0	0	10	0	3.47%	165	113	96.53%	288

1. TOTAL NUMBER OF UNITS SHALL NOT EXCEED 288. TOTAL NUMBER OF UNITS SHALL NOT EXCEED WHAT IS PERMITTED BY THE UNDERLYING ZONING (R-2).
2. UP TO 50% SMALL RESIDENTIAL LOTS ARE PERMITTED SUBJECT TO THE FOLLOWING STANDARDS:
A. NO MORE THAN 35% OF THE TOTAL NUMBER OF LOTS IN THE MASTER PLAN MAY BE FRONT-LOADED SMALL RESIDENTIAL LOTS.
B. NO MORE THAN 60% OF THE TOTAL NUMBER OF LOTS IN THE MASTER PLAN MAY BE A SINGLE TYPE AS DESCRIBED IN SECTION 146-4.2.3.A.8 OF THE UDO.
C. A MINIMUM OF 40% OF THE TOTAL NUMBER OF LOTS IN THE MASTER PLAN MUST MEET OR EXCEED THE STANDARDS FOR MINIMUM LOT WIDTH AND A MINIMUM LOT AREA FOR "SINGLE-FAMILY" DETACHED DWELLING, STANDARD.
D. A MINIMUM OF 15% OF THE TOTAL NUMBER OF LOTS MUST BE LOTS WITH AT LEAST 60 FEET OF LOT FROM

Change to R-1.

Response: Changed to R-1

Maximum amount of Units Permitted				
	Min./Max. Permitted	Used to Date	Remaining Available	
Small Lot Total	Max. 50% of Total Units	553	10	543
Small Lot Front-Loaded	Max. 35% of Total Units	387	10	377
Standard Total	Min. 40% of Total Units	442	278	N/A

Remove items A-D as they are not applicable to R-1 development.

Response: Items A-D removed

Max is 25%.

Response: Max units changed to 25%

Update this column to match the master plan form D.

Response: Changed to R-1

Remove this line item.

Response: Removed from the table

In R-1 the minimum ends up being 75%.

Response: Min units changed to 75%

Lot Dimensions Table					
Lot Type	Min. Lot Size	Min. Lot Frontage	Minimum Setbacks		
			Front	Rear	Side
SFD-FL (Type A)	5400 SFT	45'	10' House/ 18' Garage	10'	5'/10' corner
SFD-FL (Type B)	4950 SFT	50'	15' House/ 20' Garage	10'	5'/10' corner
SFD-FL (Type C)	7200 SFT	60'	15' house/ 20' Garage	10'	5'/10' corner

Type A is a small lot. There are many more than 10 lots proposed as type A. Please reconcile these tables and the proposed lot layout.

Response: table adjusted to what is proposed

Population Tracking Chart			
Filing No.01 / Site Plan No.01			
Product Type	Lot Totals	People Per Unit	Population
Single-Family	288	2.65	763
Multi-Family	0	2.5	0
Transit Station Area	0	2.02	0
Active Adult	0	1.58	0
Total	288		763

Community Population Tracking Chart		
Filing	Site Plan	Population
1	1	763
Total		763

Response: Lotting has been updated to include mitigation measures per requirement

As a reminder, per section 4.04.2.02.4 of the Roadway Manual, mitigation measures shall be provided for homes fronting the proposed collector street. Identify the mitigation measures on this site plan.

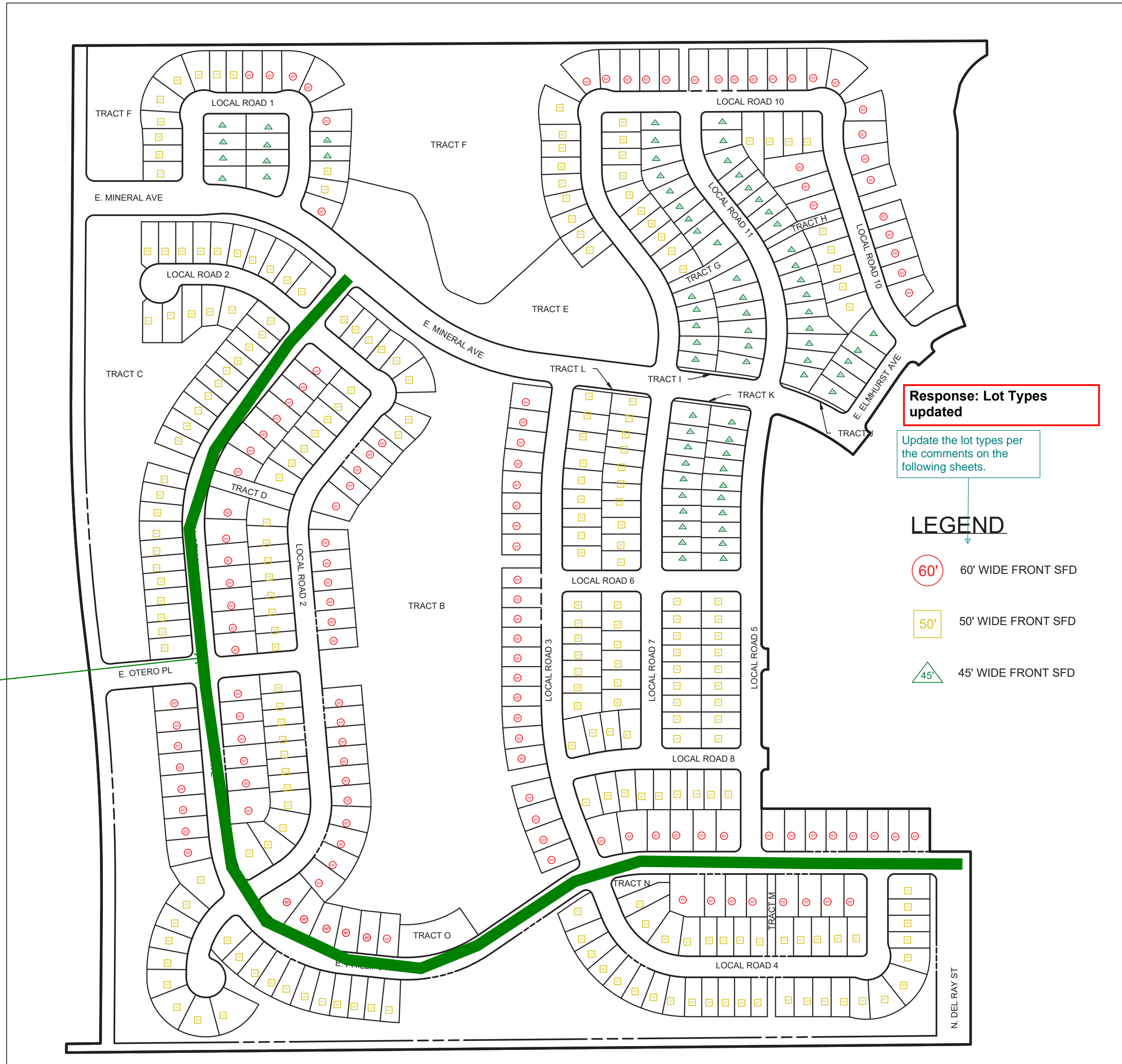
Parks, Recreation & Open Space Tracking											
Site Plan No.			Neighborhood Park			Community Park			Open Space		
			Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
1	1	763	2.29	0.00	-2.29	0.84	0.00	-0.84	5.95	17.66	11.71
		763.00	2.29	0.00	-2.29	0.84	0.00	-0.84	5.95	17.66	11.71

* 1. Dedication requirements based off of then current code requirements and anticipated population.

Tract Dedication Table				
Tract	Filing	Dedication Type		
		Neigh. Park	Com. Park	Open Space
Tract B	1	0	0	17.66

* INDICATES A PORTION OF THE TRACT AS CREDITED.

SITE PLAN LOT TRACKING EXHIBIT



Response: Lot Types updated

Update the lot types per the comments on the following sheets.

LEGEND

- 60' 60' WIDE FRONT SFD
- 50' 50' WIDE FRONT SFD
- 45' 45' WIDE FRONT SFD

TRAILS AT OVERLAND RANCH- FILING 01

SITE PLAN
AURORA, COLORADO

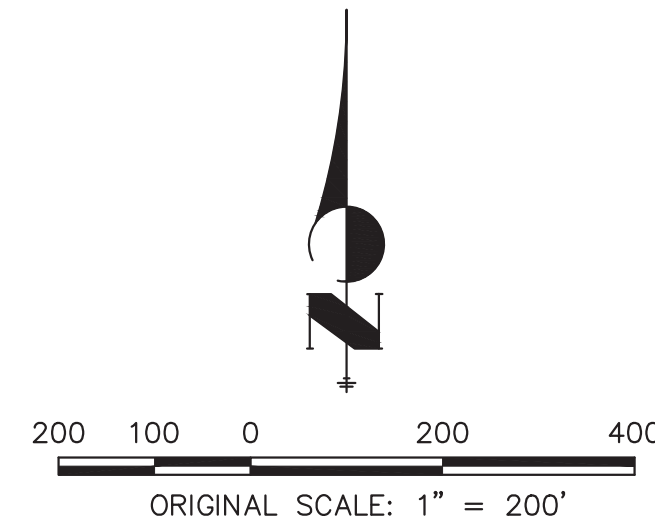
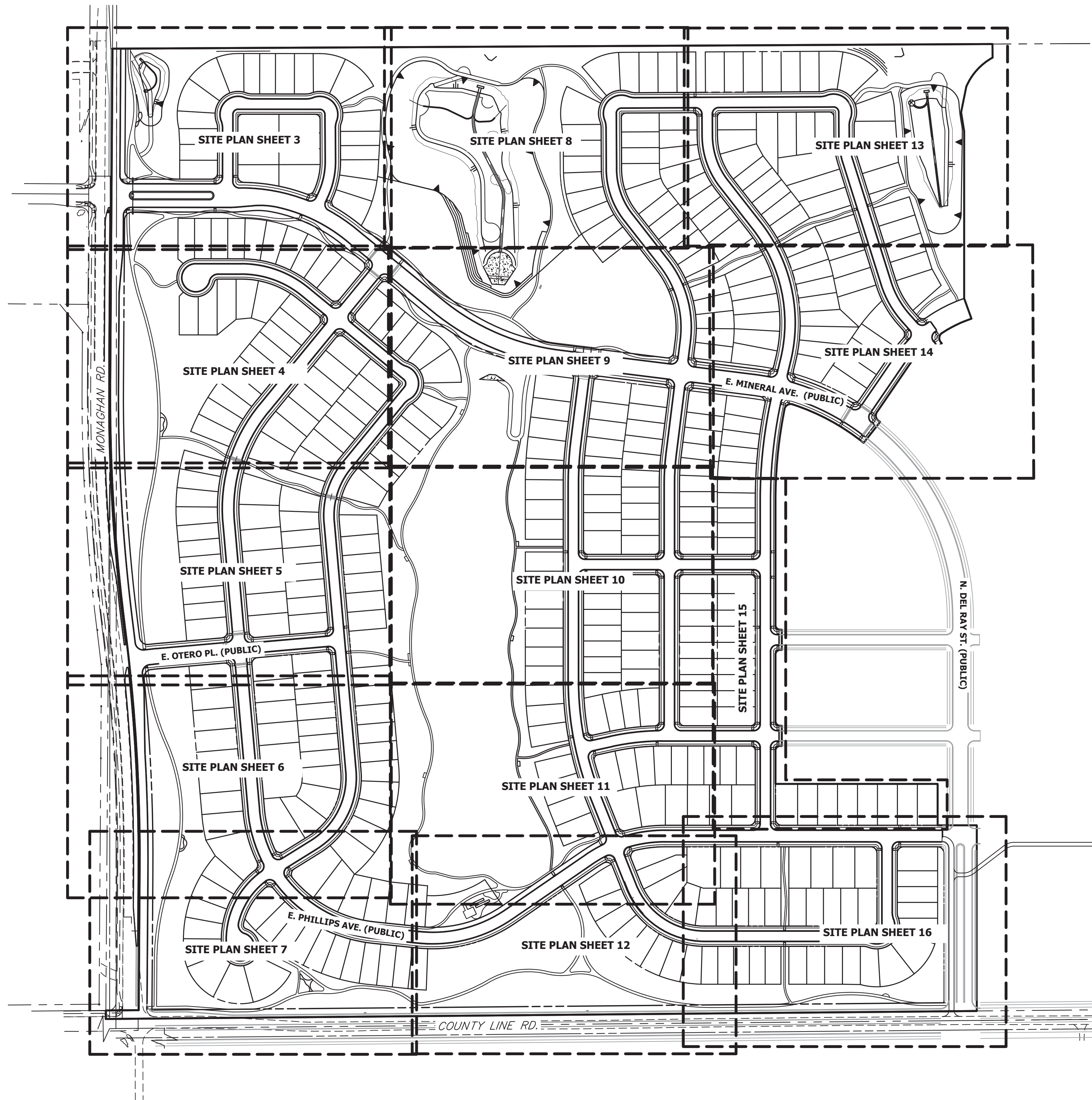
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:
TRACKING SHEET

SHEET NUMBER
2 OF 79

CHECKED BY:
DRAWN BY:



Know what's below.
Call before you dig.

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:

CONTEXT MAP

General note throughout: all lots need to be labeled and tabulated consistently based on the lot frontage. Lot frontage is the lot width measured at the street ROW. If a lot frontage is less than 50' it needs to be listed as a 45' lot and considered small (less than 35' on curved lot frontages is considered small). There are many instances throughout, and I've tried to call out the ones needing corrections. Please review these corrections and make sure the lots are labeled consistently. Update all the tables on sheet 2 when complete.

Response: Thank you for clarification. Lot frontage is labeled throughout along property line. Verified all lots labeled as 50' are such unless along a curved road.

Please note that the lot indicators in squares, circles, and triangles are what type of product will fit within the lot setbacks for builder use only. All lot indicators are measures at front setback only.

I.e. a 50' lot is actually 50' wide at property line minus 2x 5' setbacks being 40' at front setback. Or a 60' wide lot at property line being 50' wide as setback fits the desire product. The width could be much larger at the pl, however it only matters what the width is at setback for our labels.

The small lots being referenced in this comment are tracked separately on page 2 tables.

Widen this path to 12 ft if it is to serve as a maintenance access. Will this path terminate here or is there a path from this point to the ROW?

Response: Path has been widened to 12'. The path with turn west while still on property to connect to the proposed Monaghan Road improvements.

Smooth out this corner to facilitate truck turns

Response: Corner has been smoothed out to allow for turning.

Is Tract F designated as a drainage easement in its entirety? If not, dedicate a drainage easement for the pond and access easements for the maintenance access paths from the ROW to the pond. All ponds (public and private) shall be covered by drainage easements, especially ponds located within private property/tracts

Response: Tract F will be dedicated as a for Drainage and access. Please see dedication table added to plat.

Pond B is large enough to warrant a specific drainage easement.

Response: Truck access will come from the north and connect to Monaghan, this section has been widened to 14' and 12' respectively.

Response: These are labeled to indicate the housing product the can accommodate. Due to the additional setback on the side bordering Mineral, this lot is only able to accommodate the same product size as a 50' lot has been labeled as such.

Response: These lots have been revised to 50' lots.

If these lots are 50' wide, they should be listed as 50'.

Response: This lot has been revised to 50'. Lot size indicators are in reference to the size of housing product that the lot can accommodate, not the front lot line width.

This lot should be listed as a 60' lot.

Response: These are labeled to indicate the housing product the can accommodate. With a 40' setback width at the front of the lot they can fit the same product as a 50' lot with 5' side setbacks.

These lots should be 45'.

This should be 50'.

Response: This lot has been revised to a 50' lot.

Response: The structure crossing the drive lanes has been removed from latest concept.

Please clarify the arch is remaining or not. The detail sheets do not show the arch anymore. If the arch remains, the clearance height needs to be approved by the City Engineer and a license agreement would be required.

Remove splash block from medians, typical.

Response: Splash blocks have been removed from median. The street sections have been updates for this as well.

Correct this dimension.

Response: Dimension has been updated.

Repeat: a sidewalk easement is required for public sidewalks outside of the ROW. The sidewalk easement should be set back 0.5' behind the back of walk.

These lots are still double fronting onto Mineral Avenue. A tract separation has been considered in other developments to act as a separation between the rear property line and the adjacent ROW to act as a trail corridor with substantial buffers and landscape plantings (70' minimum width). Given the current configuration, 70' seems not feasible. Consider fronting these units onto Mineral Ave.

Response: Mineral Avenue is the primary road of the community and is planned to have the highest volume of traffic. The design team would like to refrain from fronting any homes onto this street. Instead homes should be oriented inward to the individual neighborhood enclaves. Per code section 146-4.3.10.C double fronted lots may exist so long as buffering between the backyards of the lots and the roadway of a landscape tract of 20' minimum is provided. This condition has been provided.

This sidewalk should be private.

Response: Sidewalk has been labeled private.

See notes on sheets 35-48 for hydrant and water line placement.

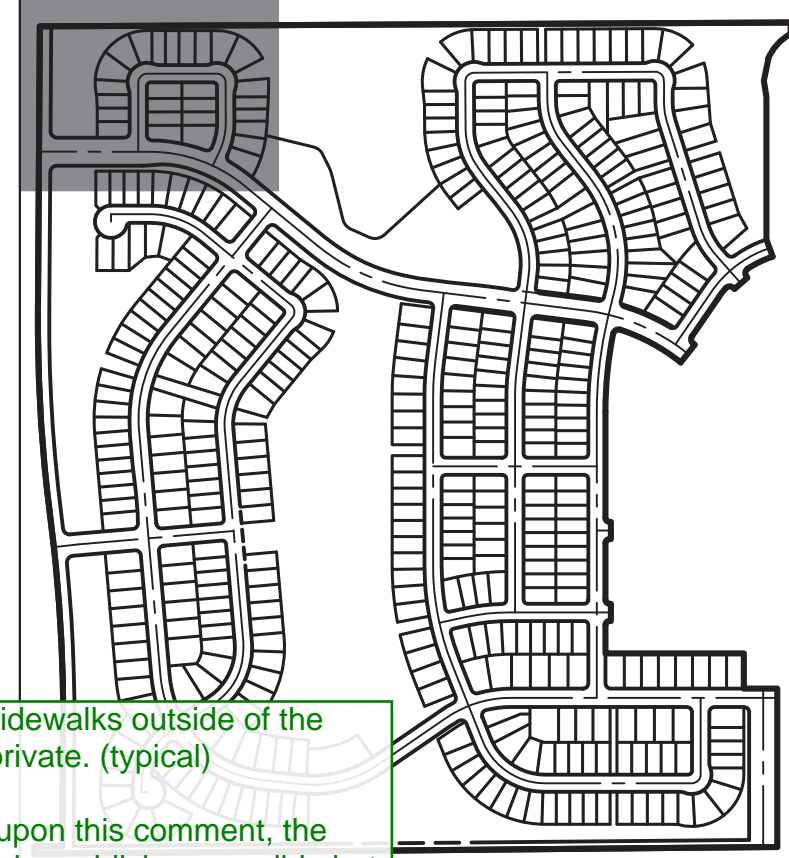
Response: Noted, hydrant layout has been revised.

LENNAR COLORADO LLC
LAND USE: HIGH PLAINS (BLACKSTONE) COUNTRY CLUB
ZONING: R-1

NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
3. SEE SHEET 50 FOR TYPICAL LOT DETAILS.
4. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
5. INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
6. ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.

CHECKED BY:
DRAWN BY:



KEY MAP

SCALE: 1"=700'

Response: All walks located outside of the Public ROW have been labeled as private.

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	PROP. FIRE LANE SIGN
	EX. SIGN
	PROP. FIRE HYDRANT
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	PROP. MAIL KIOSK
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	STAMPED OR COLORED CONCRETE
	S.E. SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	U.E. UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT
	A.E. ACCESS EASEMENT
	F.L.E. FIRE LANE EASEMENT
	# ADDRESS SIGN LOCATION
	E.O.C. EDGE OF CONCRETE

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SITE PLAN

AURORA, COLORADO

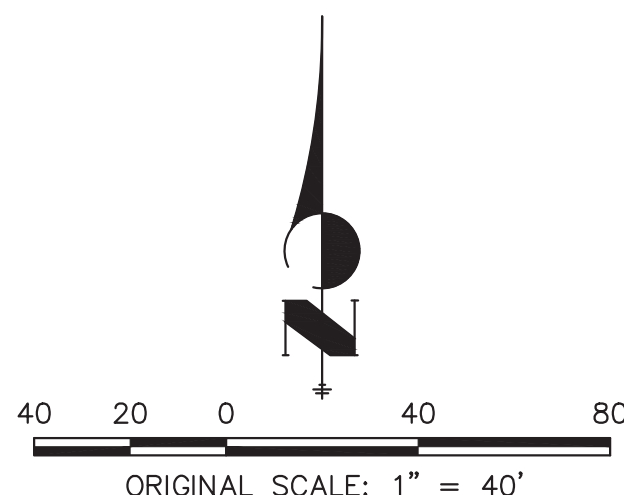
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

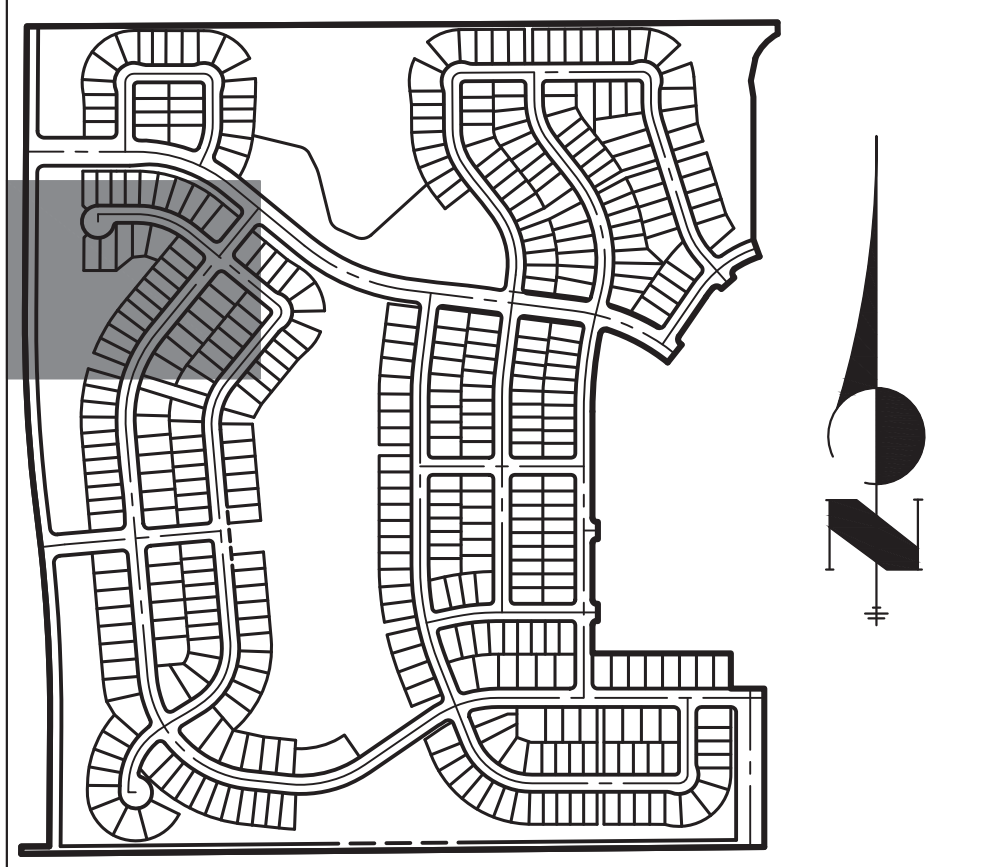
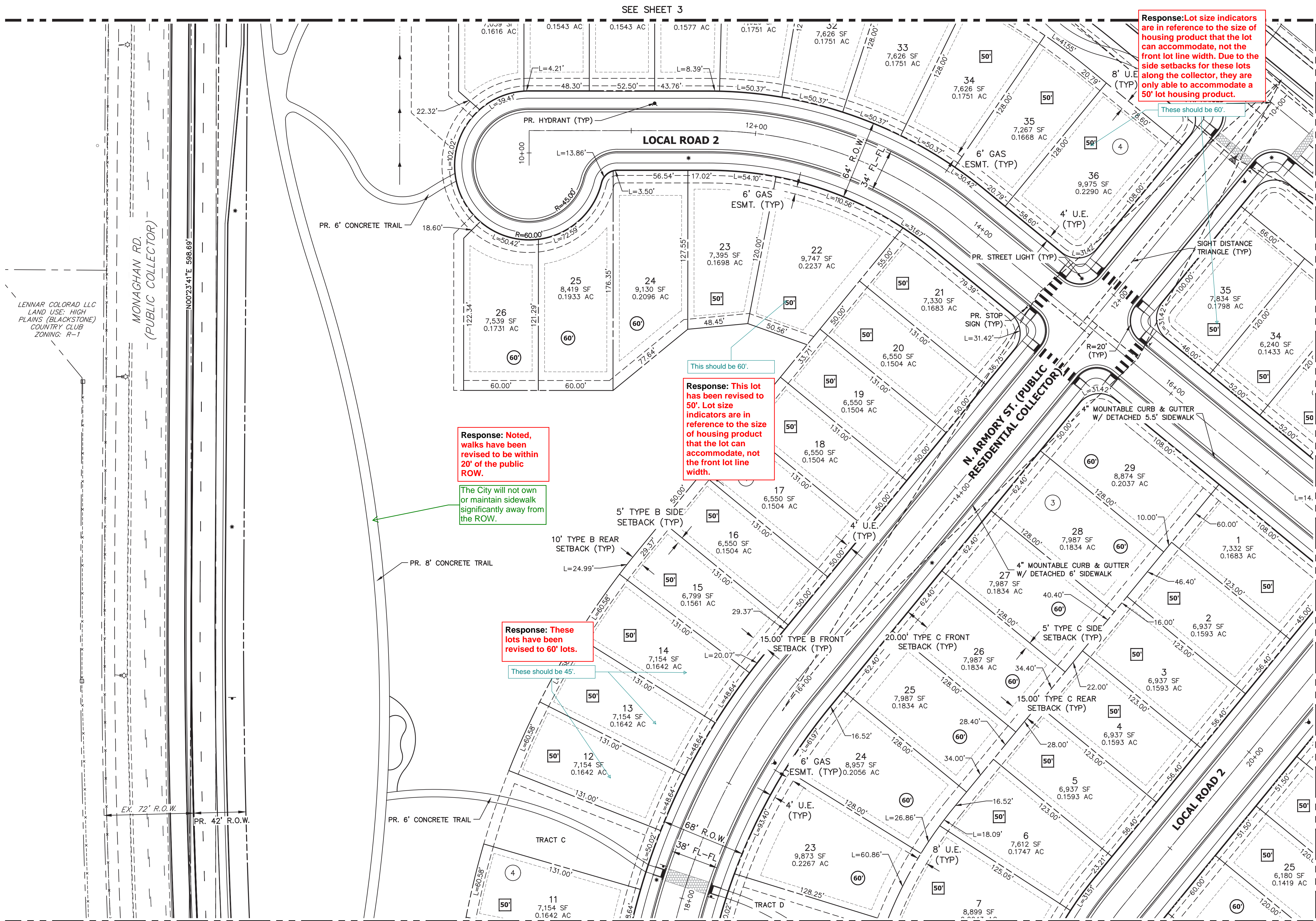
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:

SITE PLAN



Know what's below.
Call before you dig.



KEY MAP
SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:

SP 01 - 07/07/22

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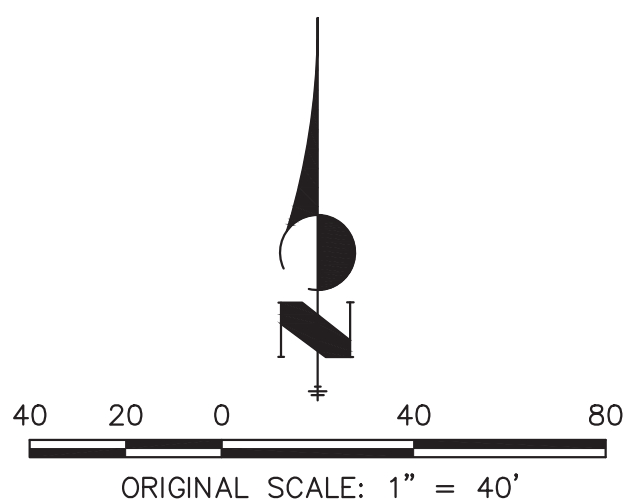
SHEET TITLE:

SITE PLAN

CHECKED BY:
DRAWN BY:

LEGEND

	PROP. RIGHT OF WAY		PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
	EX. RIGHT OF WAY		EX. STREET LIGHT		PROP. CONCRETE SIDEWALK
	PROPERTY LINE		PROP. SIGN		S.E. SIDEWALK EASEMENT
	BOUNDARY LINE		PROP. FIRE LANE SIGN		GAS EASEMENT
	CENTERLINE		EX. SIGN		UTILITY EASEMENT
	PROP. EASEMENT		PROP. FIRE HYDRANT		DRAINAGE EASEMENT
	EX. EASEMENT		EX. FIRE HYDRANT		ACCESS EASEMENT
	SIGHT DISTANCE TRIANGLE		PROP. STORM MANHOLE		FIRE LANE EASEMENT
	PROP. CURB & GUTTER		EX. STORM MANHOLE		ADDRESS SIGN LOCATION
	PROP. SPILL CURB & GUTTER		PROP. INLET		EDGE OF CONCRETE
	EX. CURB & GUTTER		PROP. MAIL KIOSK		STAMPED OR COLORED CONCRETE
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		



Know what's below.
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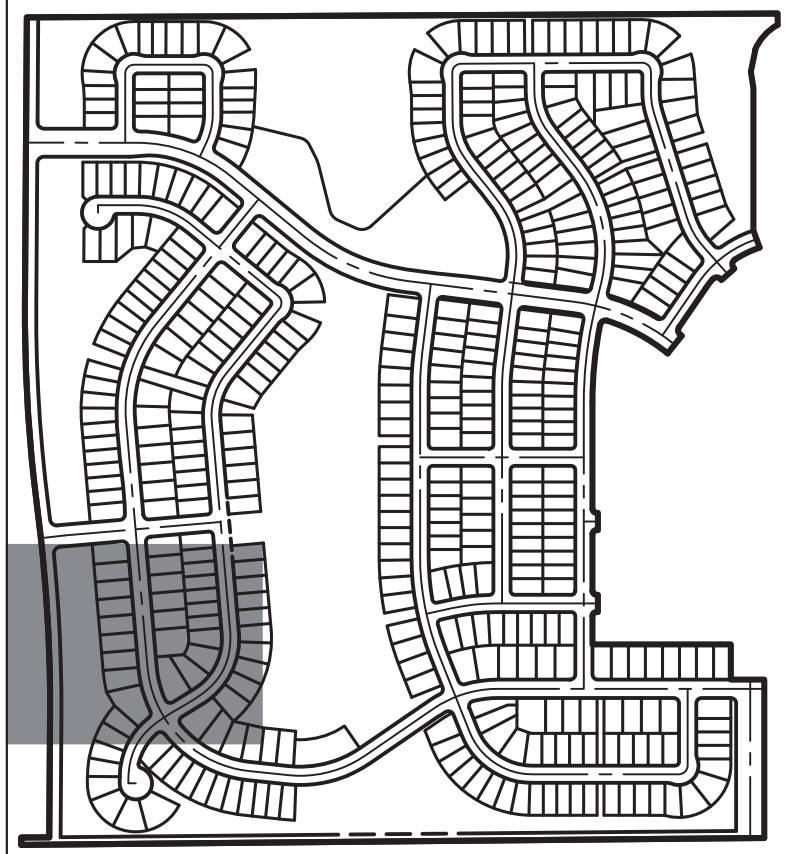
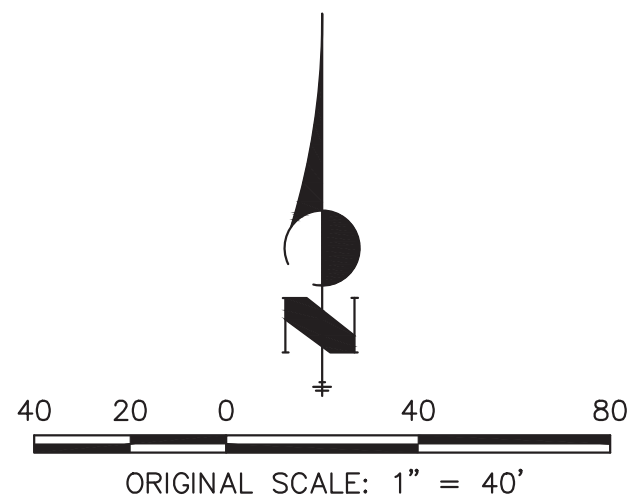
LEGEND

	PROP. RIGHT OF WAY		PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
	EX. RIGHT OF WAY		EX. STREET LIGHT		PROP. CONCRETE SIDEWALK
	PROPERTY LINE		PROP. SIGN		SIDEWALK EASEMENT
	BOUNDARY LINE		PROP. FIRE LANE SIGN		G.E. GAS EASEMENT
	CENTERLINE		EX. SIGN		U.E. UTILITY EASEMENT
	PROP. EASEMENT		PROP. FIRE HYDRANT		D.E. DRAINAGE EASEMENT
	EX. EASEMENT		EX. FIRE HYDRANT		A.E. ACCESS EASEMENT
	SIGHT DISTANCE TRIANGLE		PROP. STORM MANHOLE		F.L.E. FIRE LANE EASEMENT
	PROP. CURB & GUTTER		EX. STORM MANHOLE		ADDRESS SIGN LOCATION
	PROP. SPILL CURB & GUTTER		PROP. INLET		E.O.C. EDGE OF CONCRETE
	EX. CURB & GUTTER		PROP. MAIL KIOSK		
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		STAMPED OR COLORED CONCRETE

SEE SHEET 7

SEE SHEET 5

SEE SHEET 11



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- FILING 01

SITE PLAN

AURORA, COLORADO

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SHEET TITLE:

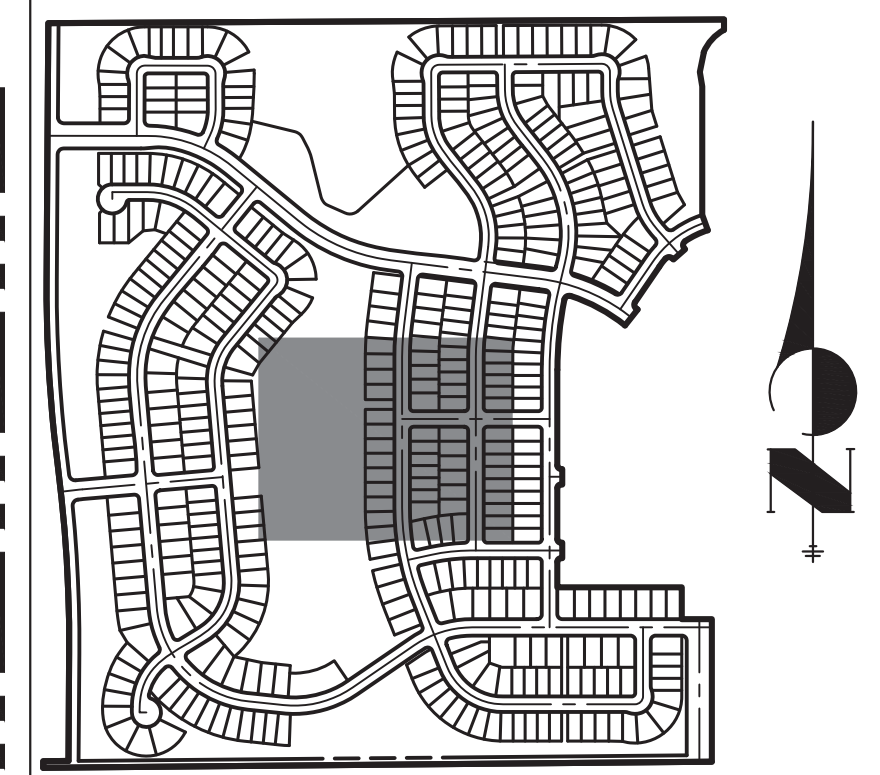
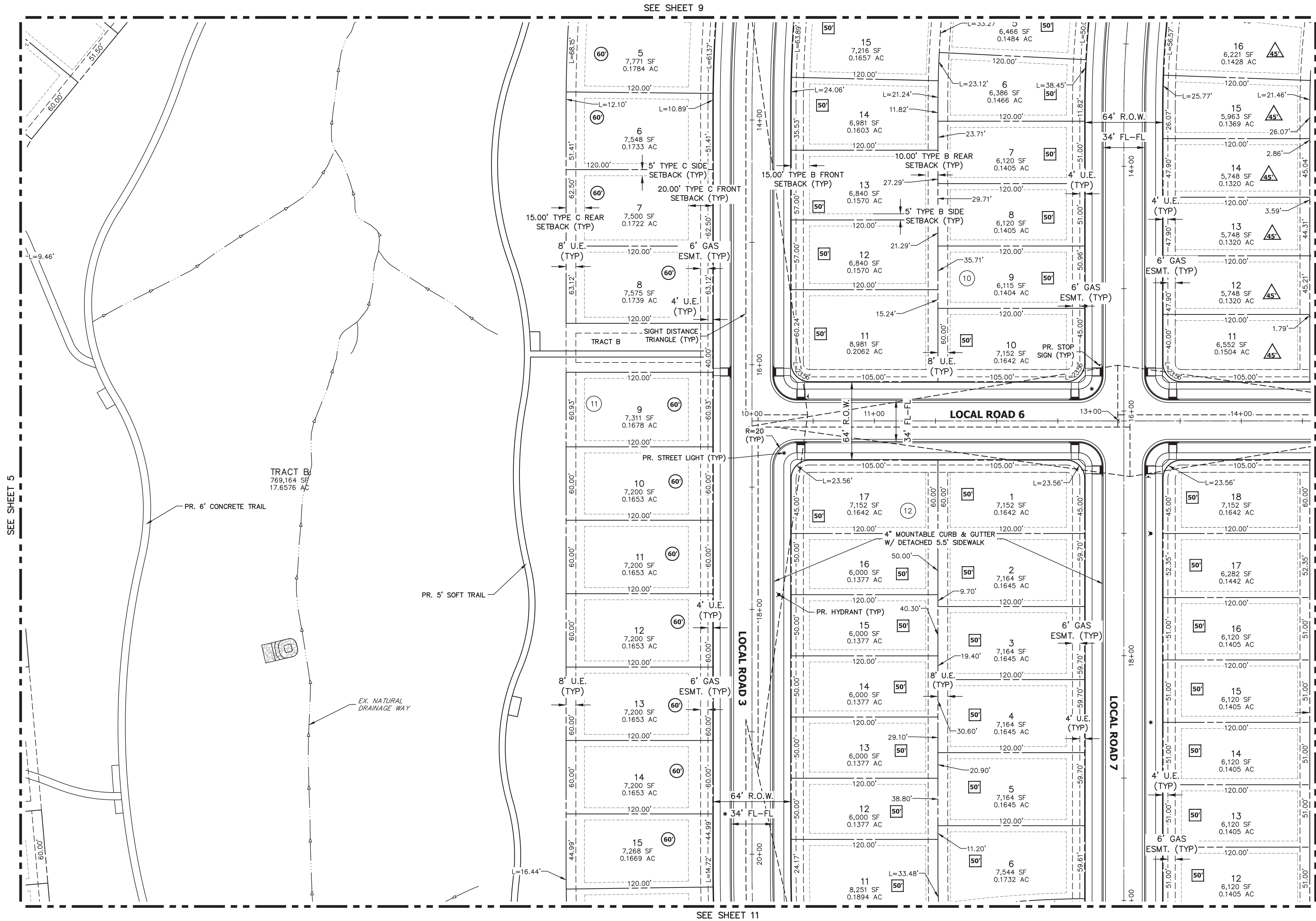
SITE PLAN

JR ENGINEERING



Professional Engineer
Colorado 320-740-8888 • Colorado State PE-580-2888
For Cadd: 303-461-4688 • www.jrengineering.com

CHECKED BY:
DRAWN BY:



KEY MAP
SCALE: 1"=700'

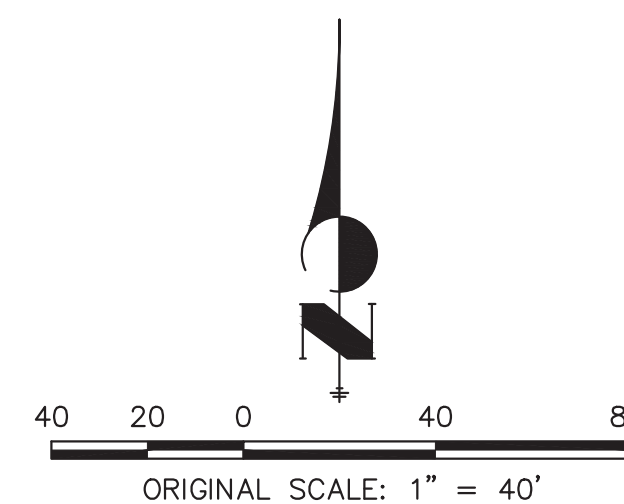
TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

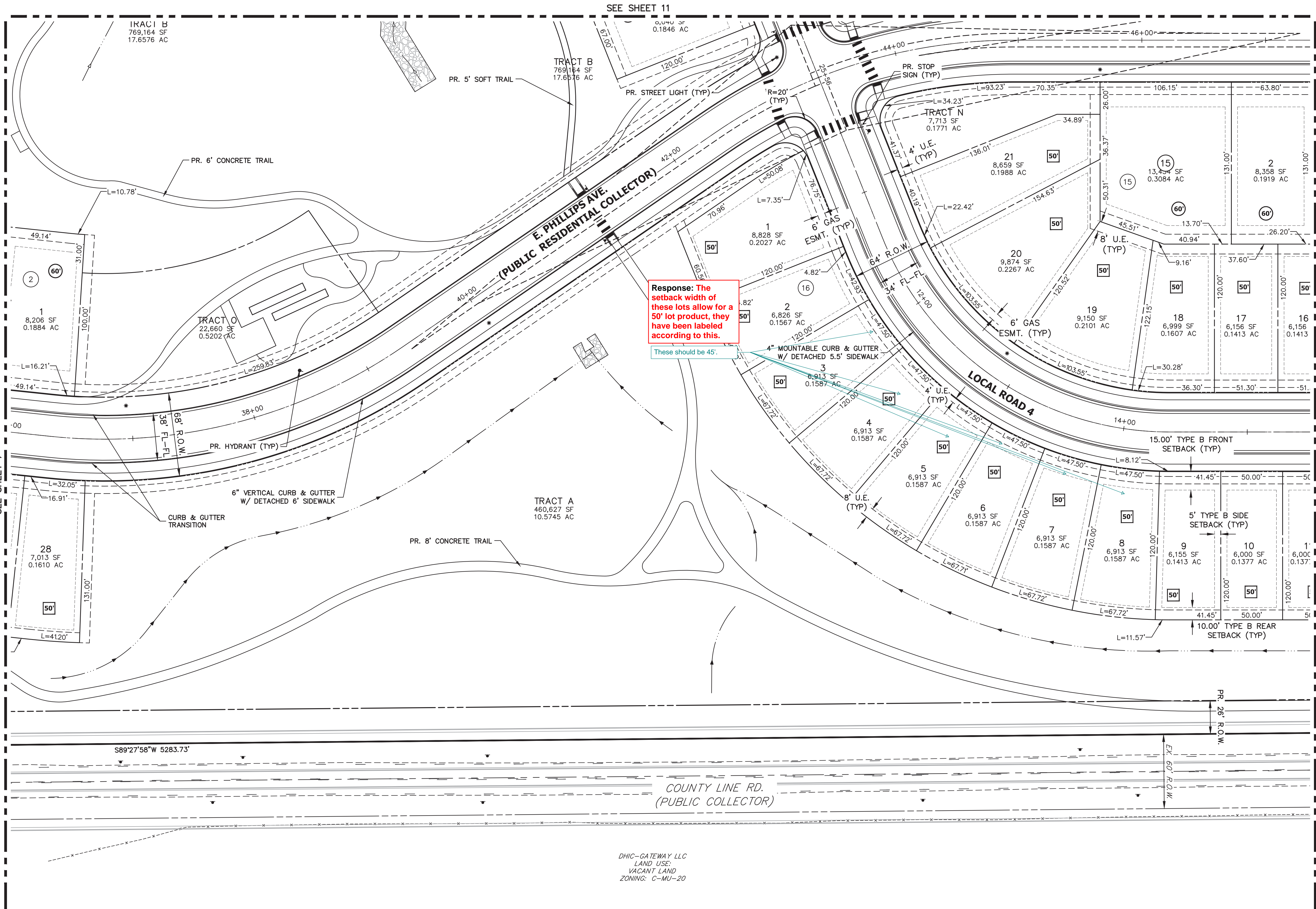
7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:

SITE PLAN



CHECKED BY:
DRAWN BY:



LEGEND

	PROP. RIGHT OF WAY		PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
	EX. RIGHT OF WAY		EX. STREET LIGHT		PROP. CONCRETE SIDEWALK
	PROPERTY LINE		PROP. SIGN		SIDEWALK EASEMENT
	BOUNDARY LINE		PROP. FIRE LANE SIGN		G.E. GAS EASEMENT
	CENTERLINE		EX. SIGN		U.E. UTILITY EASEMENT
	PROP. EASEMENT		PROP. FIRE HYDRANT		D.E. DRAINAGE EASEMENT
	EX. EASEMENT		EX. FIRE HYDRANT		A.E. ACCESS EASEMENT
	SIGHT DISTANCE TRIANGLE		PROP. STORM MANHOLE		F.L.E. FIRE LANE EASEMENT
	PROP. CURB & GUTTER		EX. STORM MANHOLE		ADDRESS SIGN LOCATION
	PROP. SPILL CURB & GUTTER		PROP. INLET		E.O.C. EDGE OF CONCRETE
	EX. CURB & GUTTER		PROP. MAIL KIOSK		
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		

DHIC-GATEWAY LLC
LAND USE:
VACANT LAND
ZONING: C-MU-20



KEY MAP
SCALE: 1"=700'

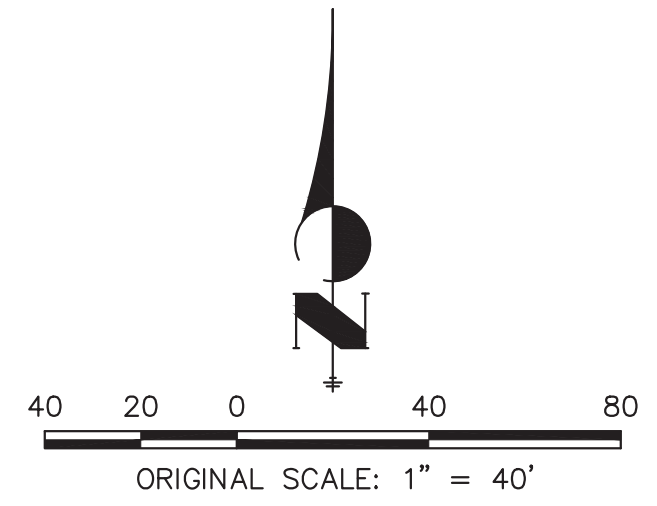
TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:

SITE PLAN

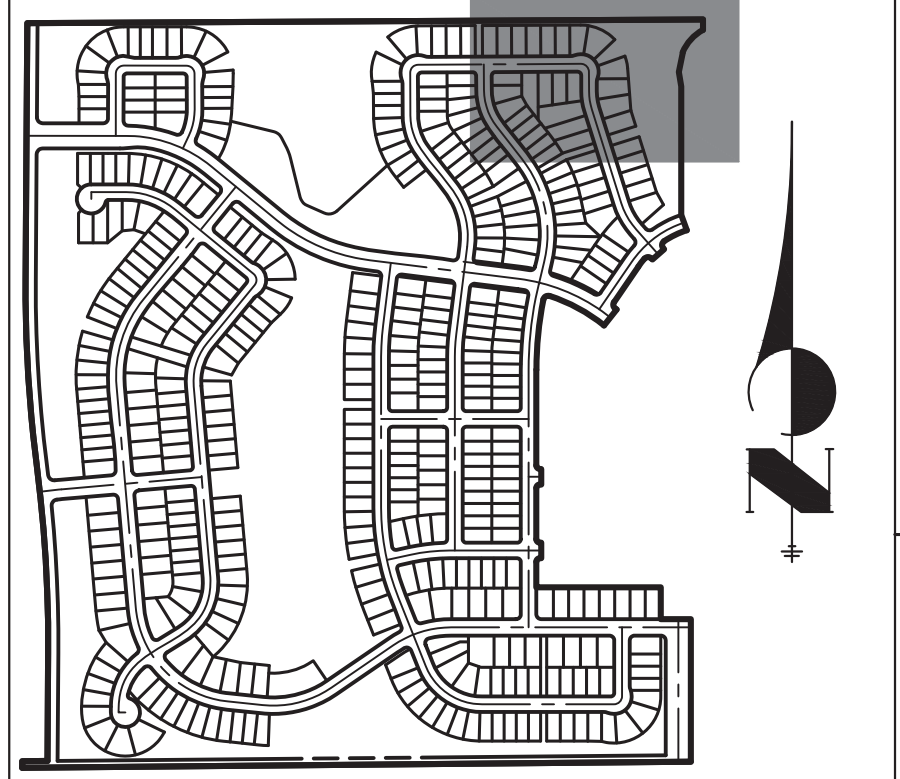
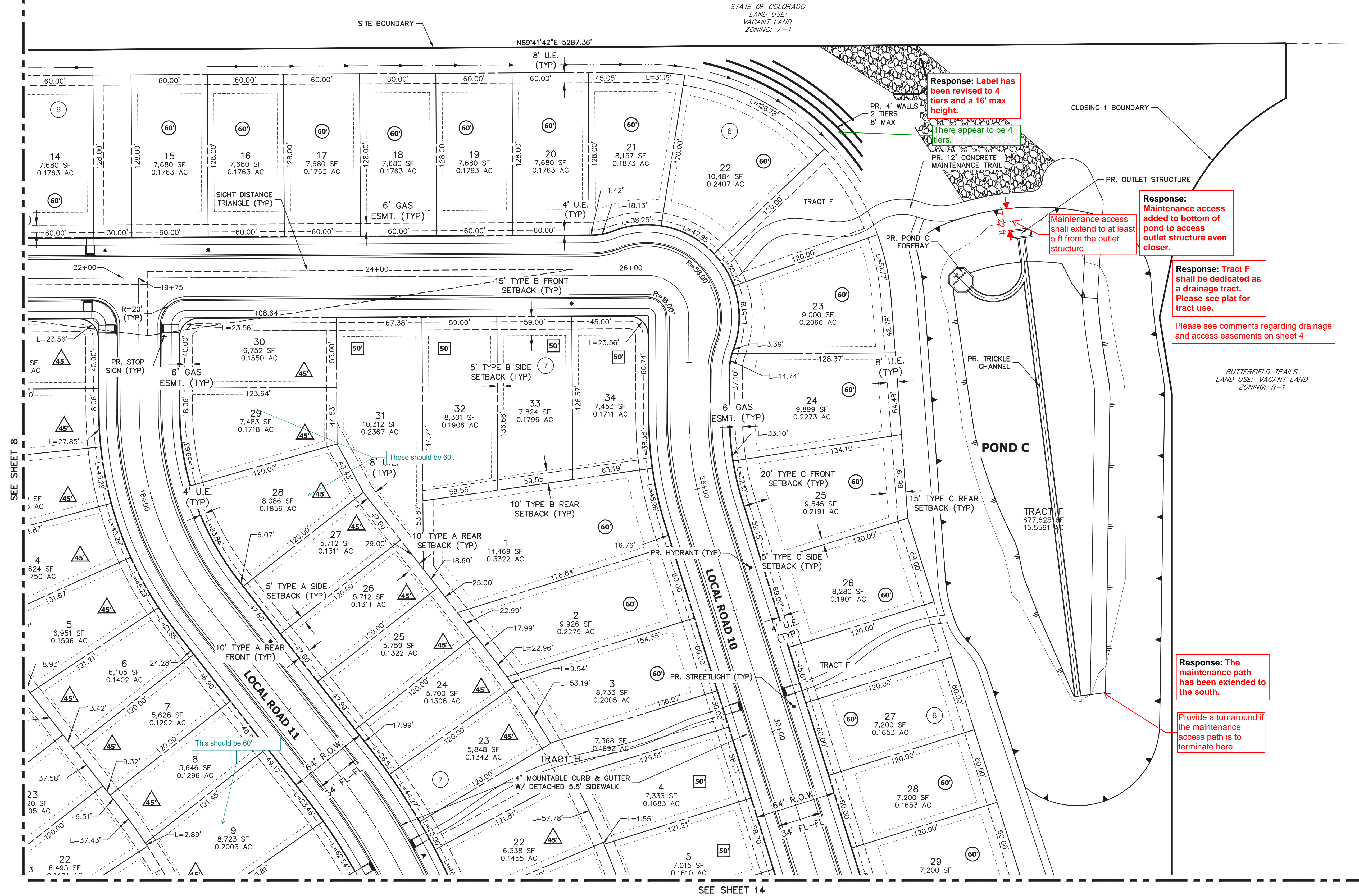


CHECKED BY:
DRAWN BY:

LEGEND

	PROP. RIGHT OF WAY		PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
	EX. RIGHT OF WAY		EX. STREET LIGHT		PROP. CONCRETE SIDEWALK
	PROPERTY LINE		PROP. SIGN		S.E. SIDEWALK EASEMENT
	BOUNDARY LINE		PROP. FIRE LANE SIGN		G.E. GAS EASEMENT
	CENTERLINE		EX. SIGN		U.E. UTILITY EASEMENT
	PROP. EASEMENT		PROP. FIRE HYDRANT		D.E. DRAINAGE EASEMENT
	EX. EASEMENT		EX. FIRE HYDRANT		A.E. ACCESS EASEMENT
	SIGHT DISTANCE TRIANGLE		PROP. STORM MANHOLE		F.L.E. FIRE LANE EASEMENT
	PROP. CURB & GUTTER		EX. STORM MANHOLE		# ADDRESS SIGN LOCATION
	PROP. SPILL CURB & GUTTER		PROP. INLET		E.O.C. EDGE OF CONCRETE
	EX. CURB & GUTTER		PROP. MAIL KIOSK		
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		

STATE OF COLORADO
LAND USE:
VACANT LAND
ZONING: A-1



KEY MAP
SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

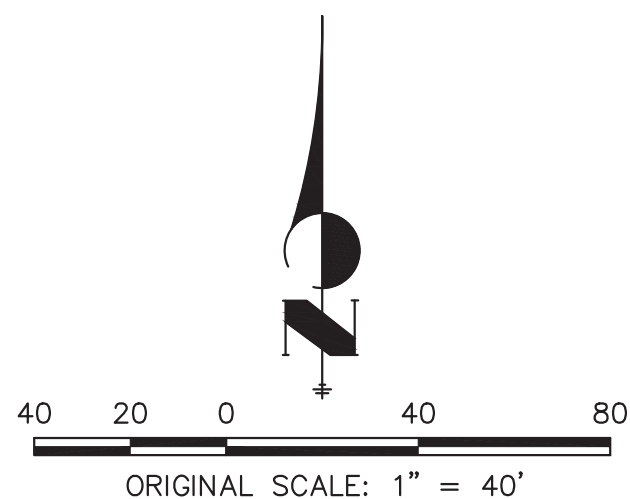
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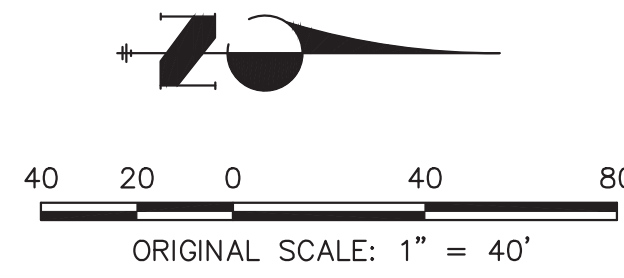
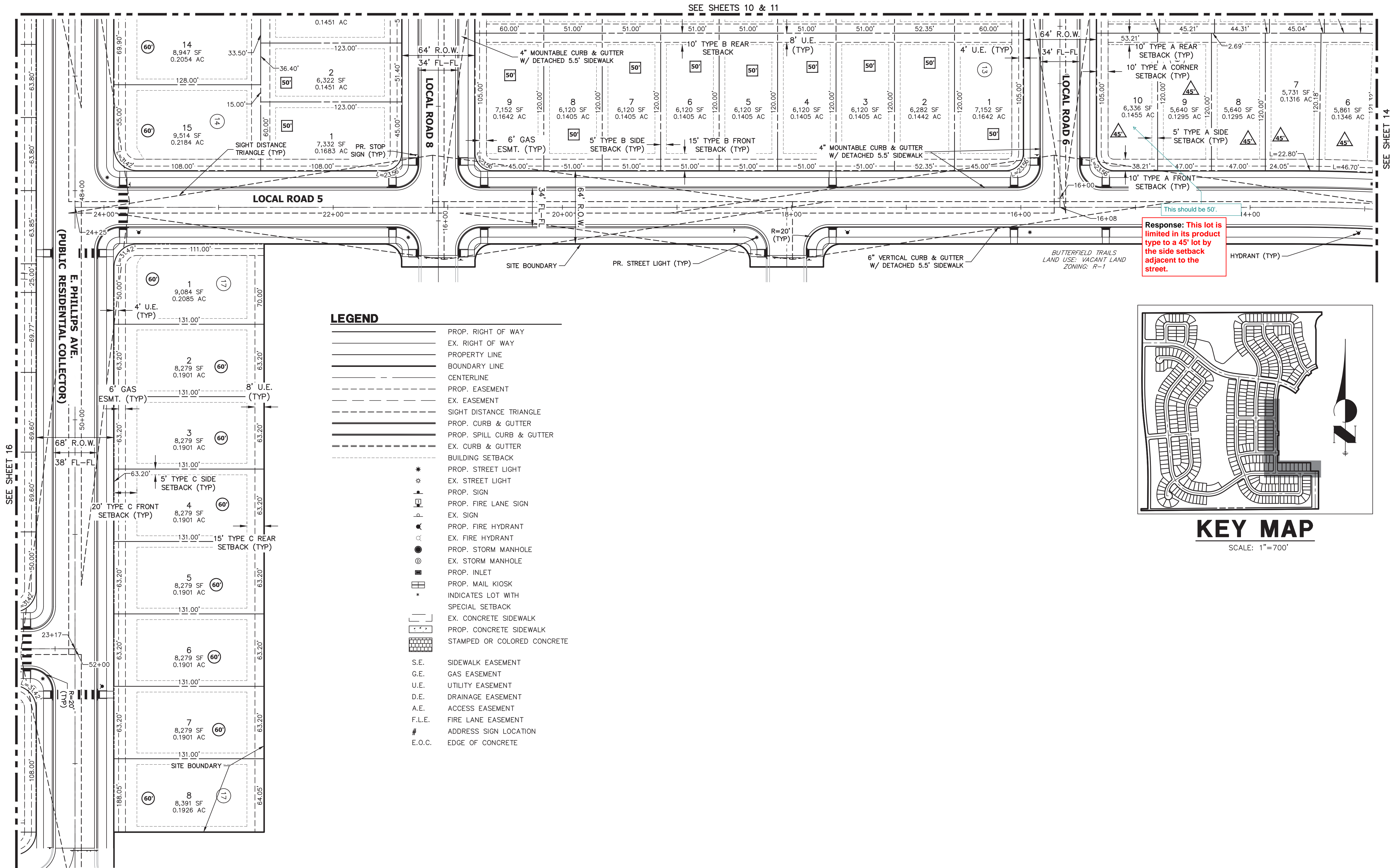
SHEET TITLE:

SITE PLAN



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Aurora, Colorado
Contact: 303-741-8888 • Colorado State P.E. #20-288
Fax: 303-741-8888 • www.jrengineering.com

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

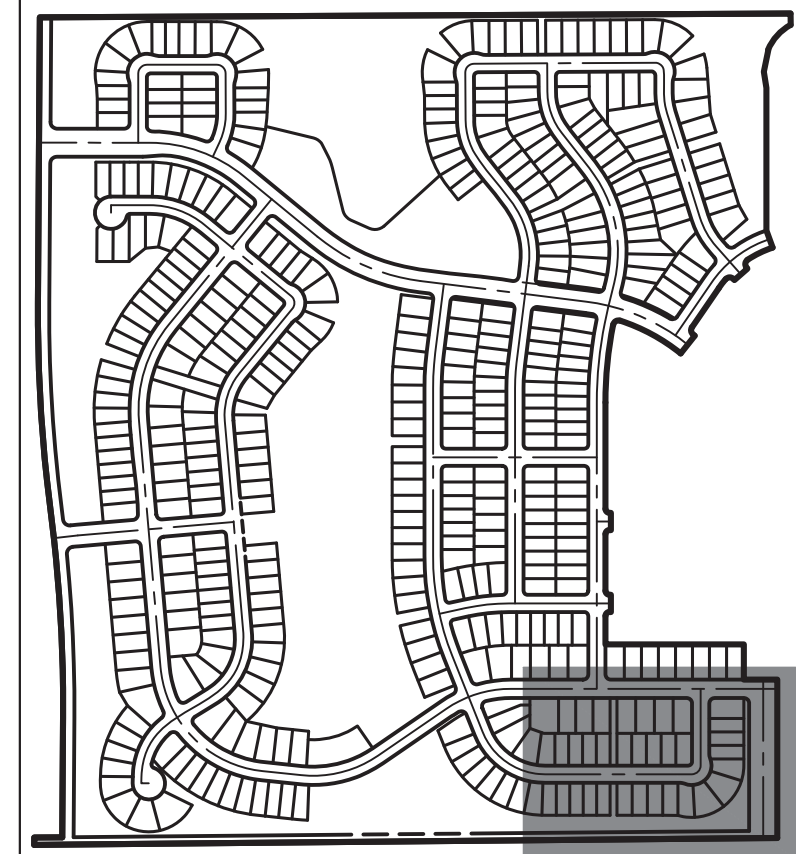
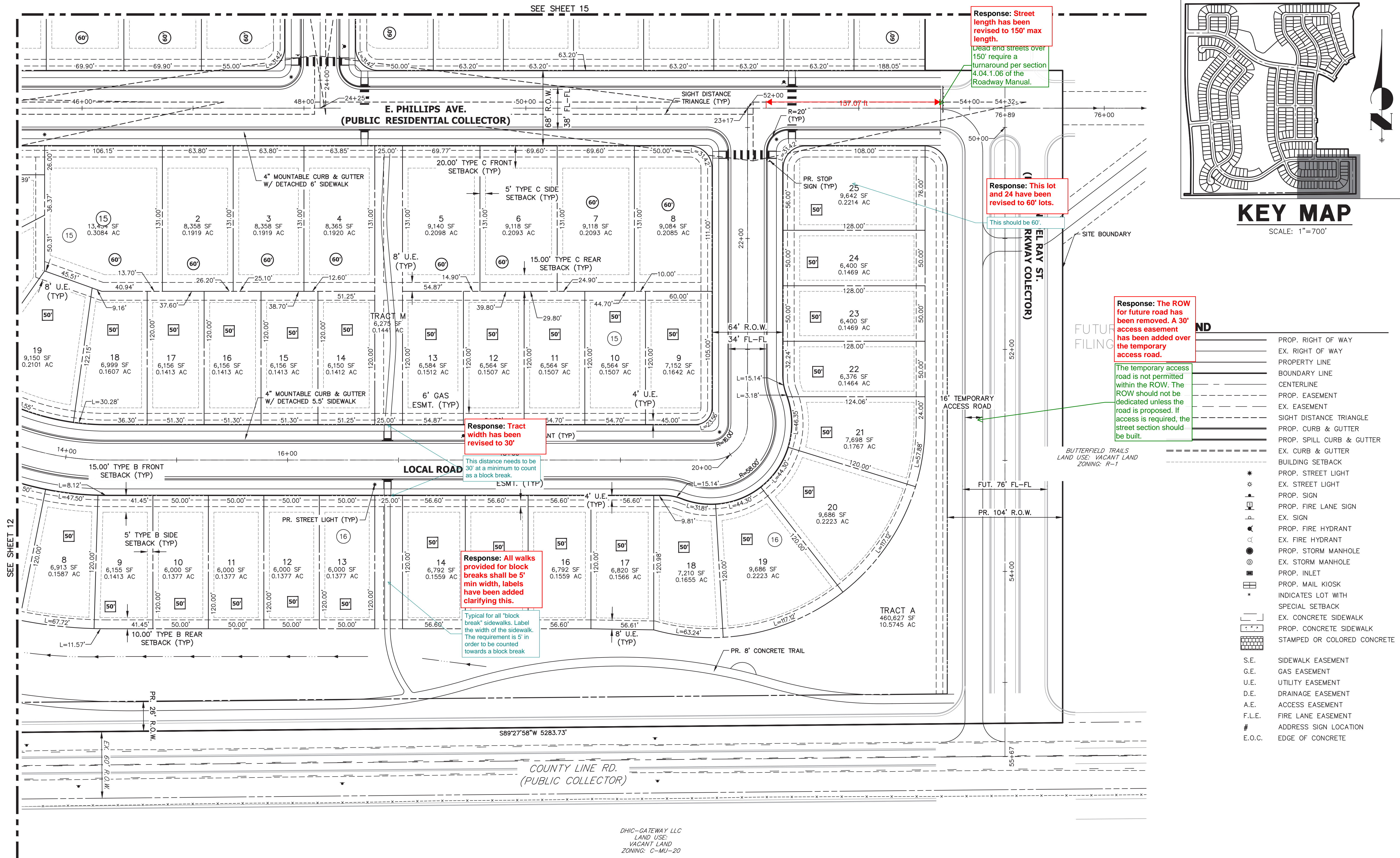
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:
SITE PLAN

16 OF 79

CHECKED BY:
DRAWN BY:



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- FILING 01

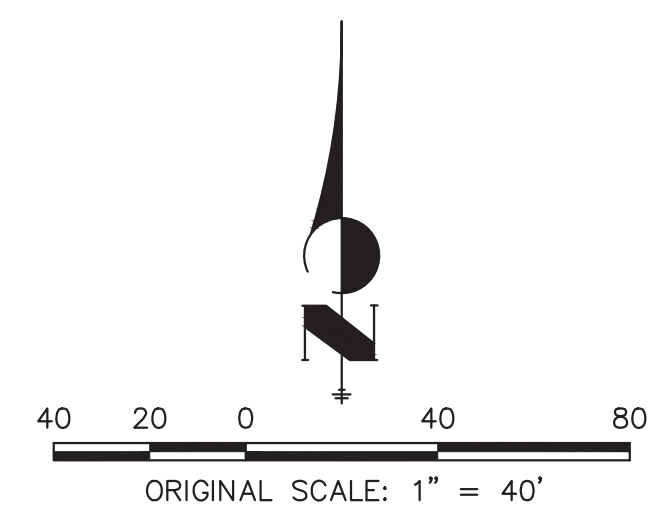
SITE PLAN AURORA, COLORADO

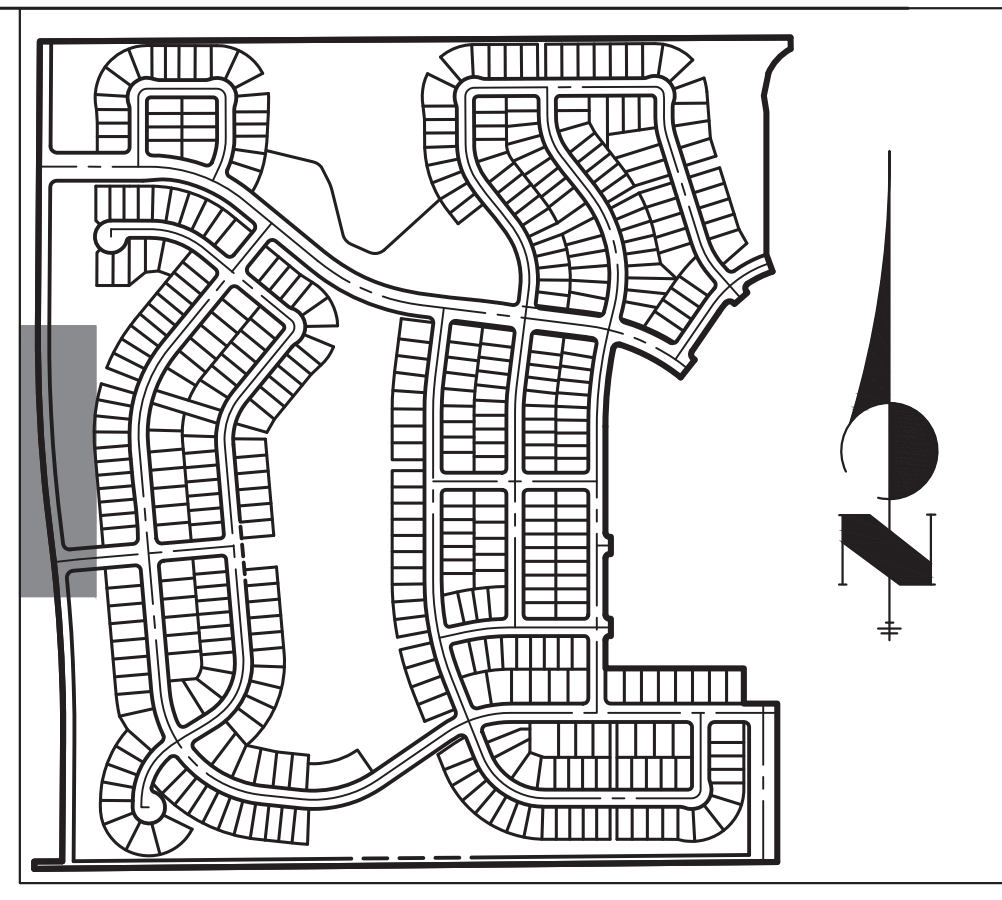
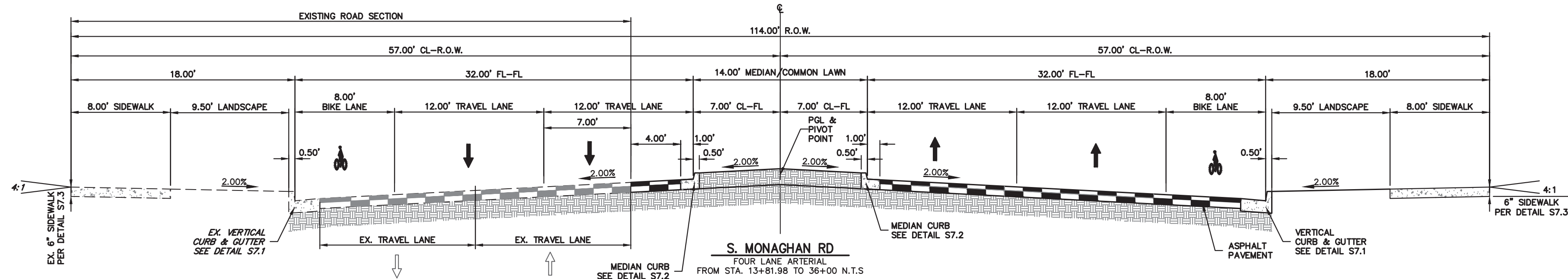
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

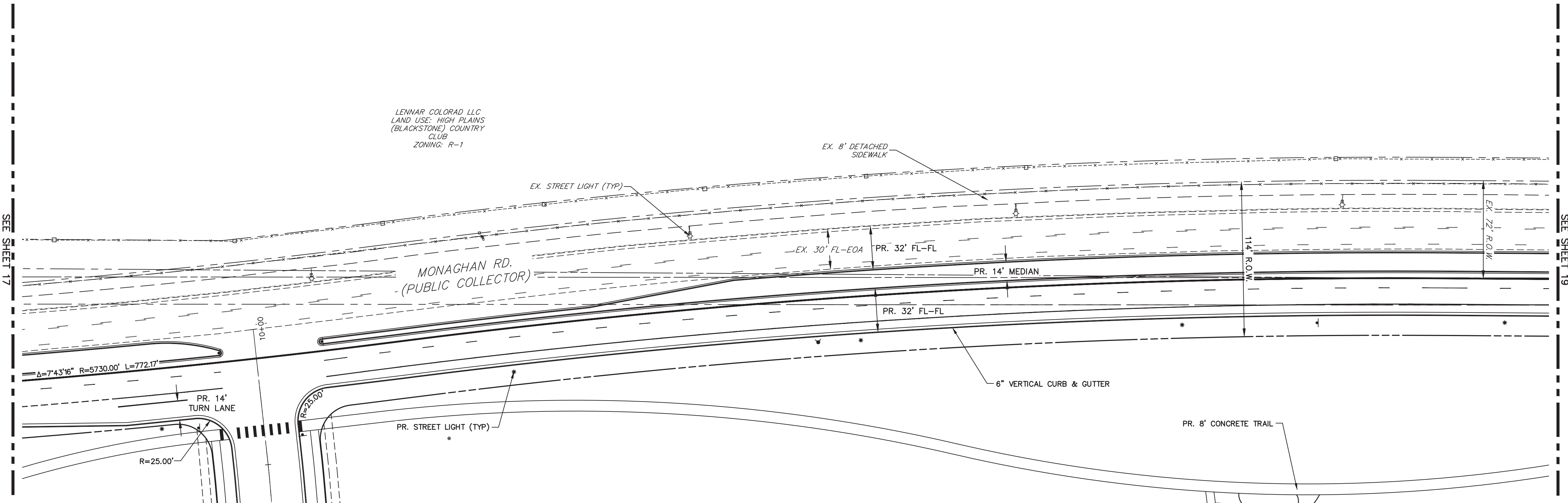
SHEET TITLE:

SITE PLAN

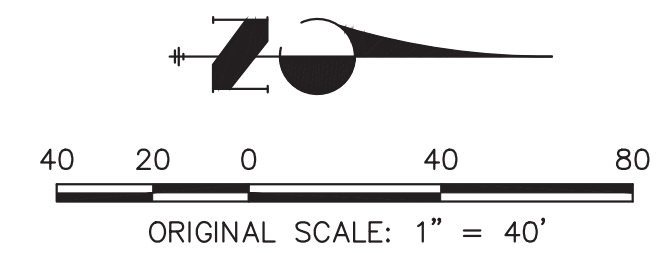


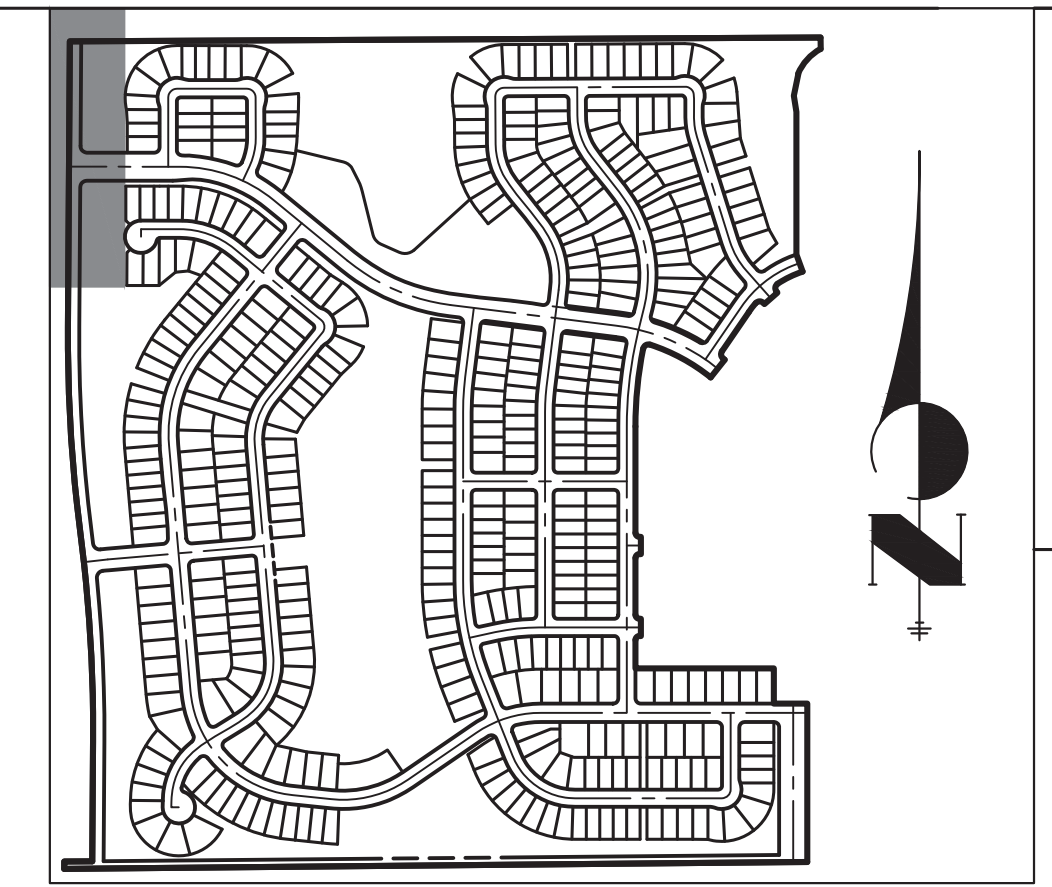


KEY MAP
SCALE: 1"=700'



CHECKED BY:
DRAWN BY:

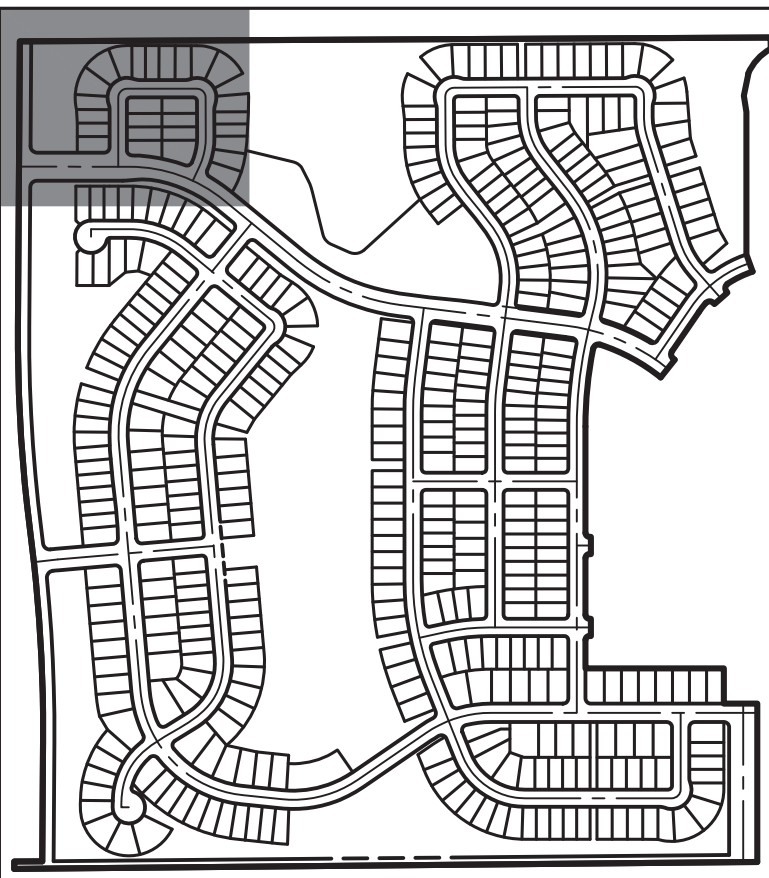
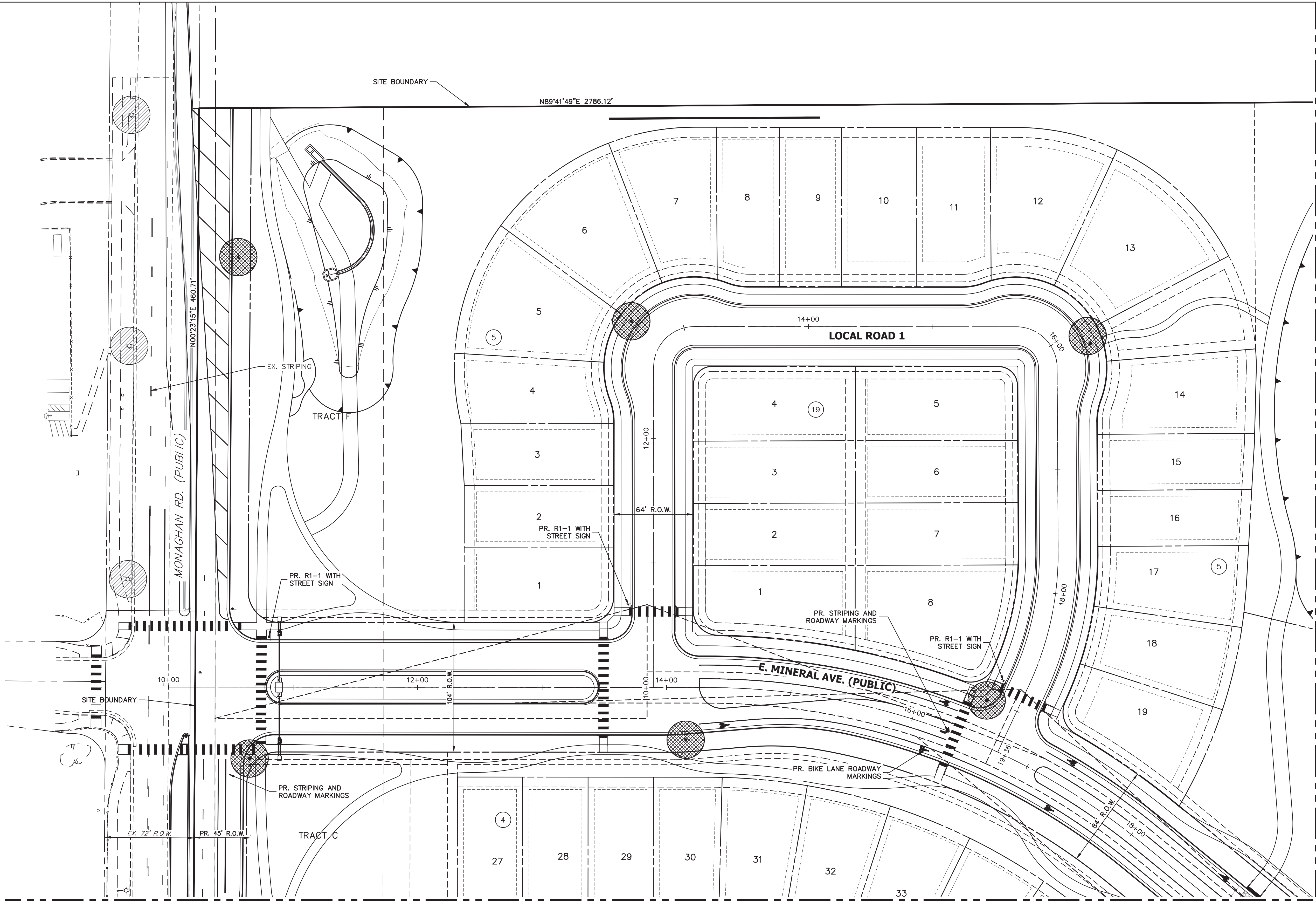




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DRAWN BY:

NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
3. SEE SHEET 50 FOR TYPICAL LOT DETAILS.
4. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
5. SEE SHEET 50 FOR ADDITIONAL SIGN DETAILS. .



KEY MAP

SCALE: 1"=700'

LEGEND



R1-1 MUTCD SIGN



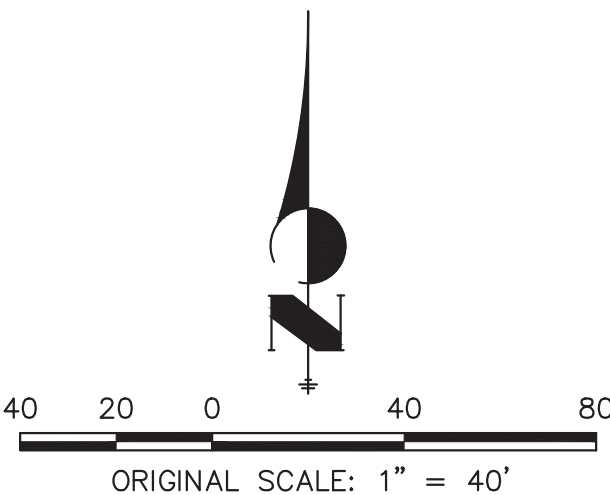
PROPOSED STREET LIGHT



EXISTING STREET LIGHT

SEE SHEET 25

SEE SHEET 21



Know what's below.
Call before you dig.

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN

CHECKED BY:
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LEGEND



R1-1 MUTCD SIGN

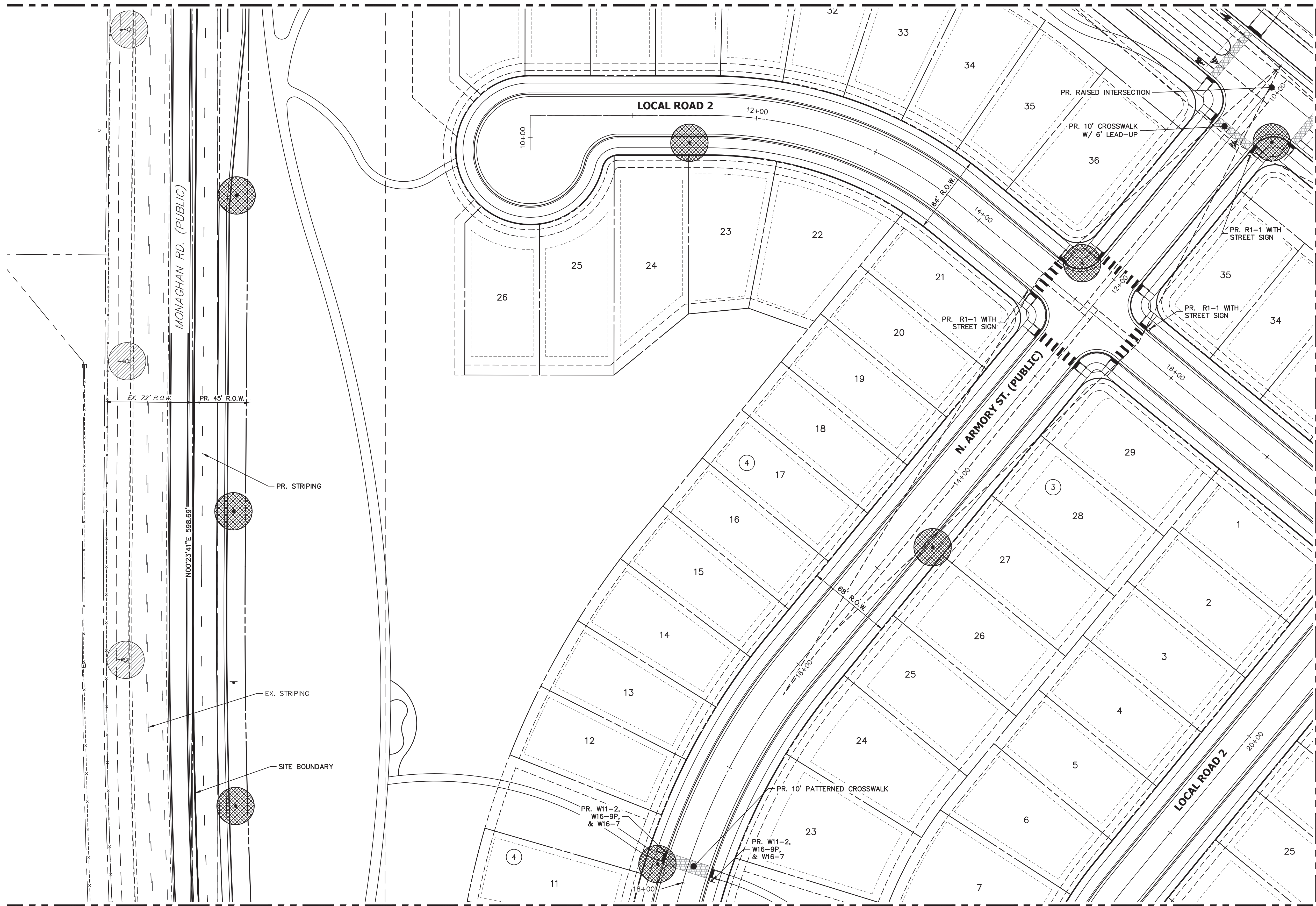


PROPOSED STREET LIGHT



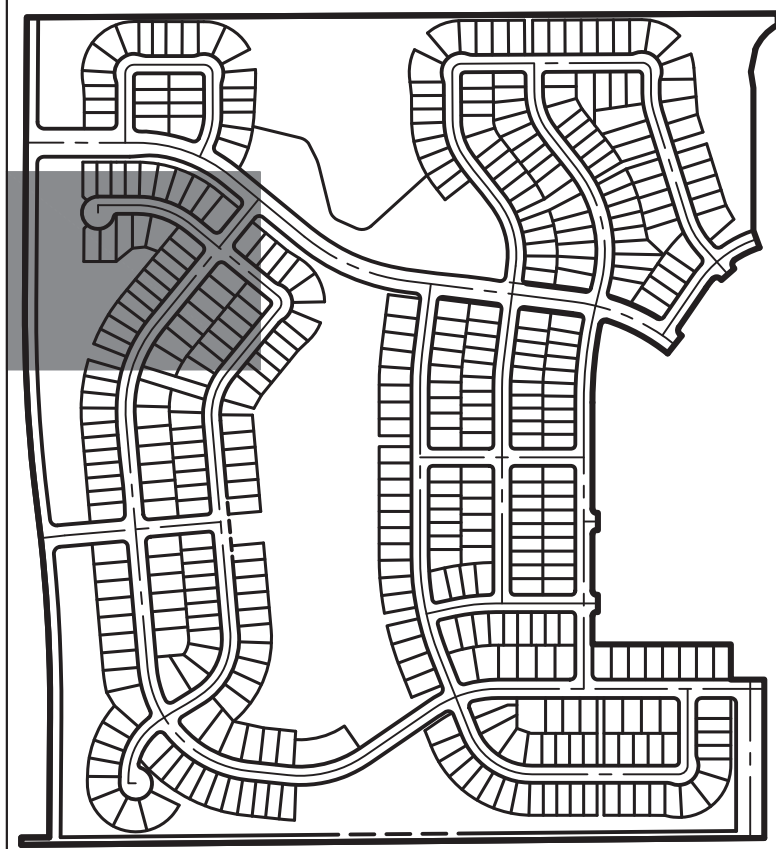
EXISTING STREET LIGHT

SEE SHEET 20



SEE SHEET 22

SEE SHEET 26



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:

SP 01 - 07/07/22

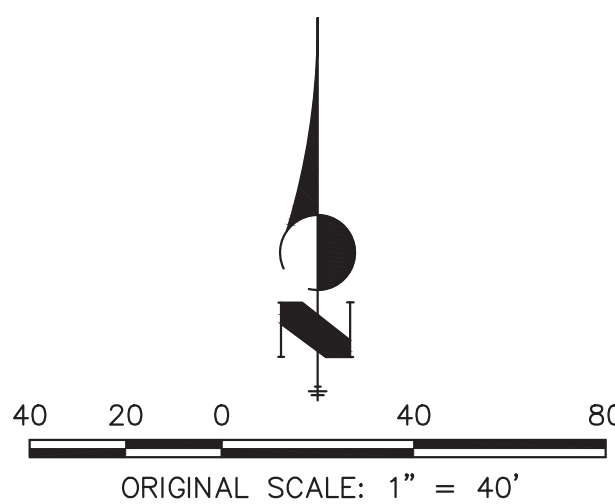
SP 02 - 07/14/23

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN



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LEGEND



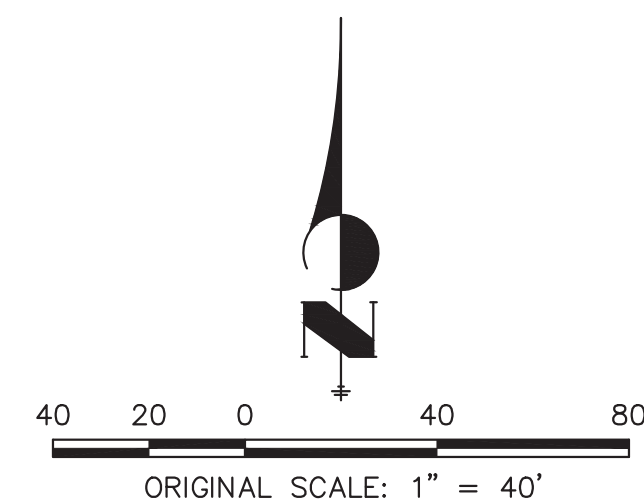
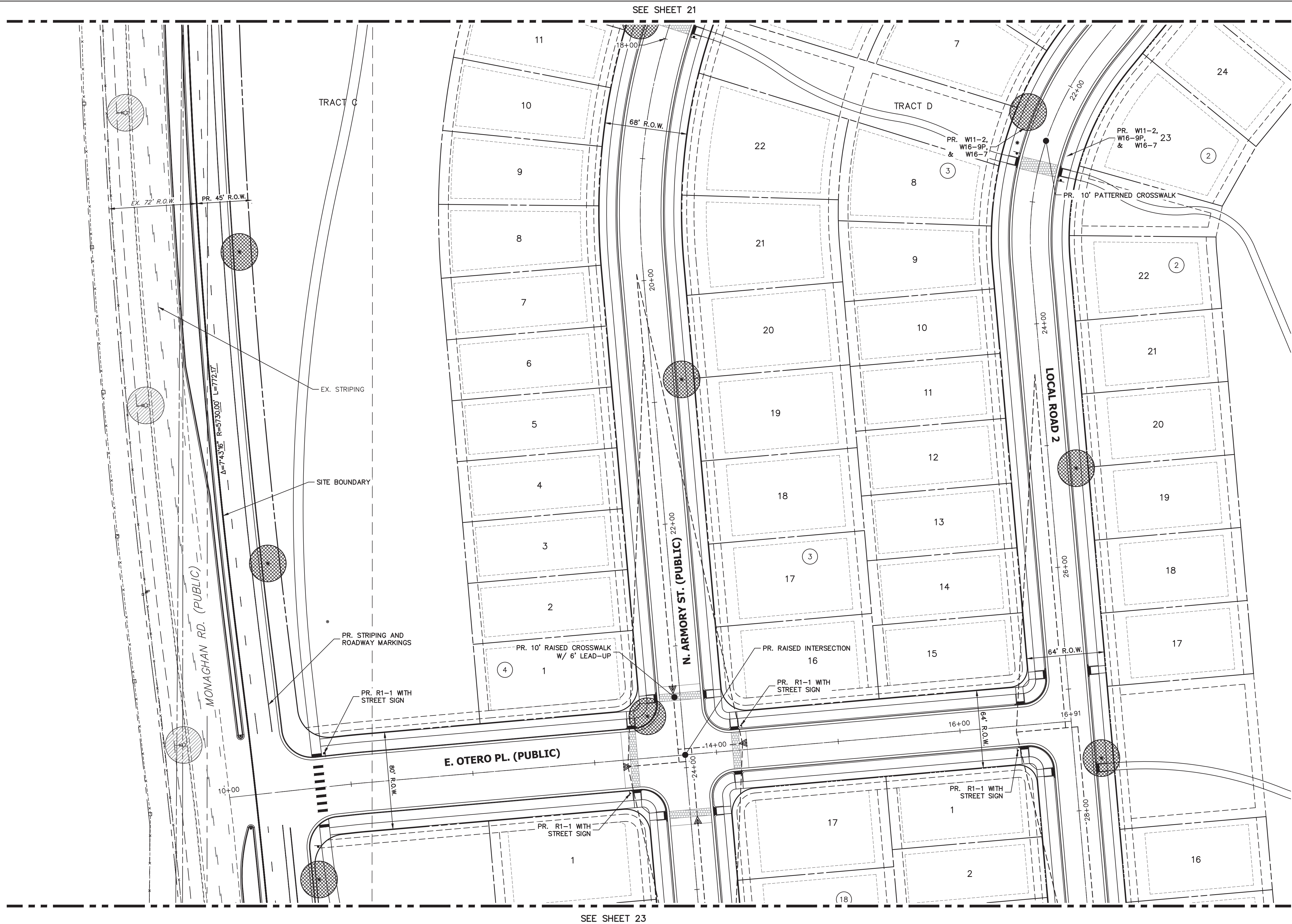
R1-1 MUTCD SIGN



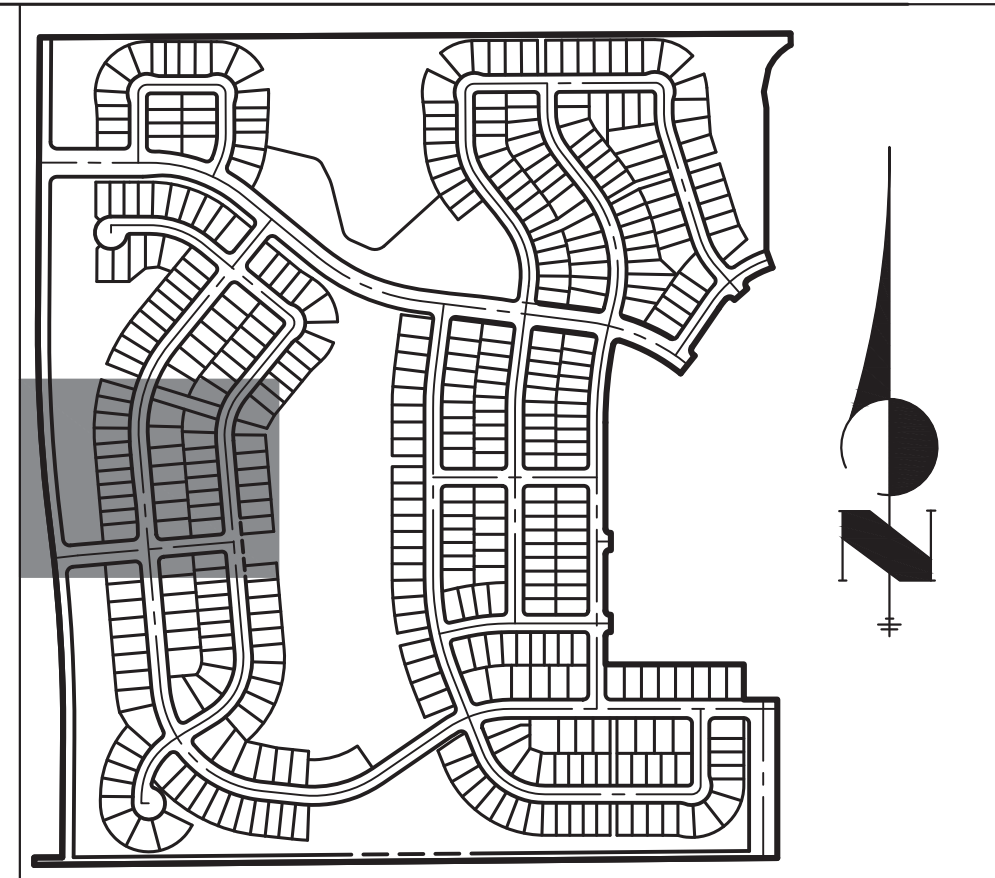
PROPOSED STREET LIGHT



EXISTING STREET LIGHT



Know what's below.
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KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN

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LEGEND



R1-1 MUTCD SIGN

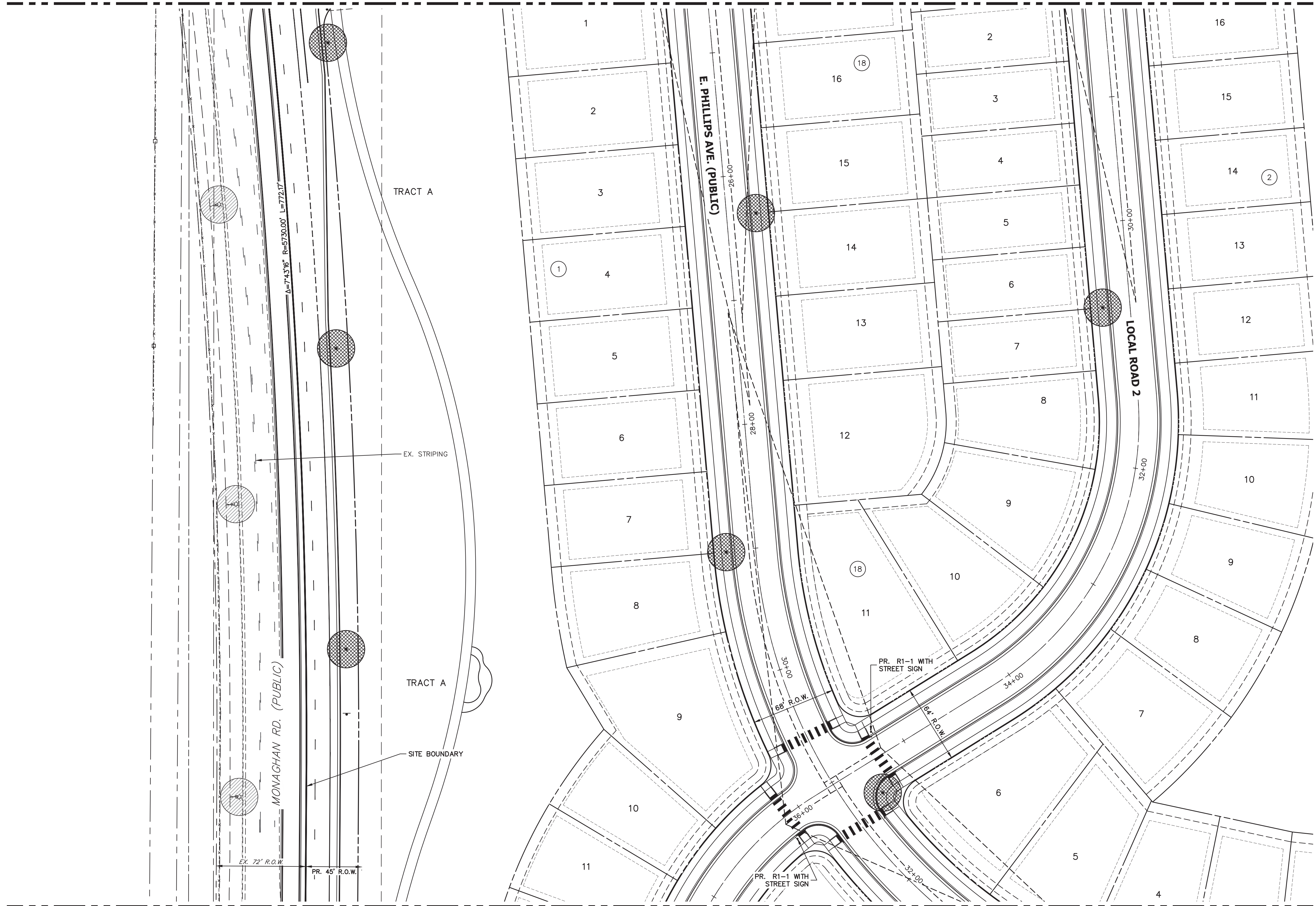


PROPOSED STREET LIGHT

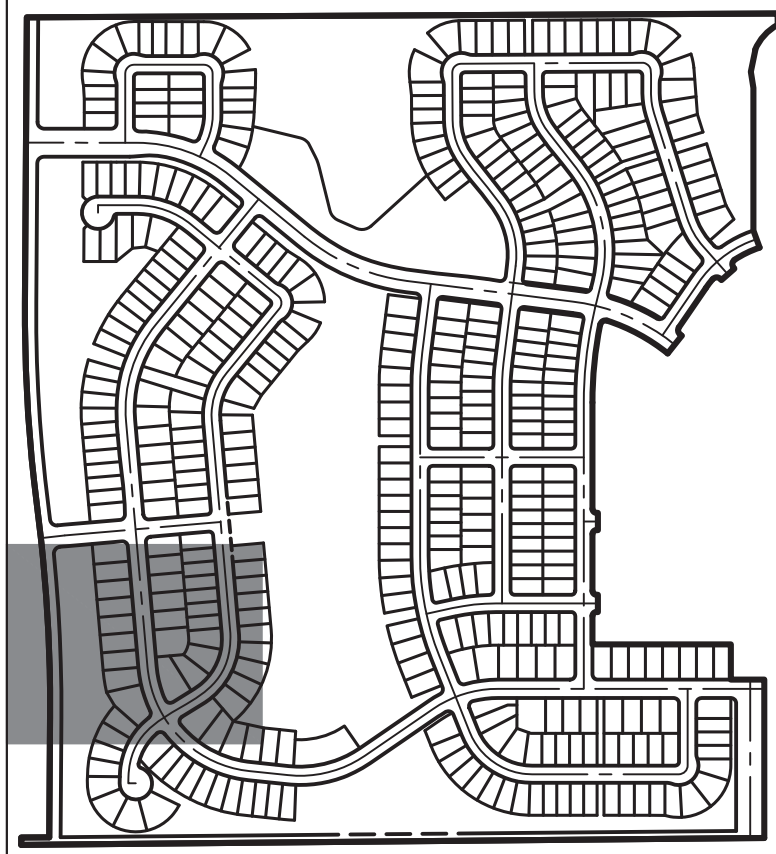


EXISTING STREET LIGHT

SEE SHEET 22



SEE SHEET 24



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

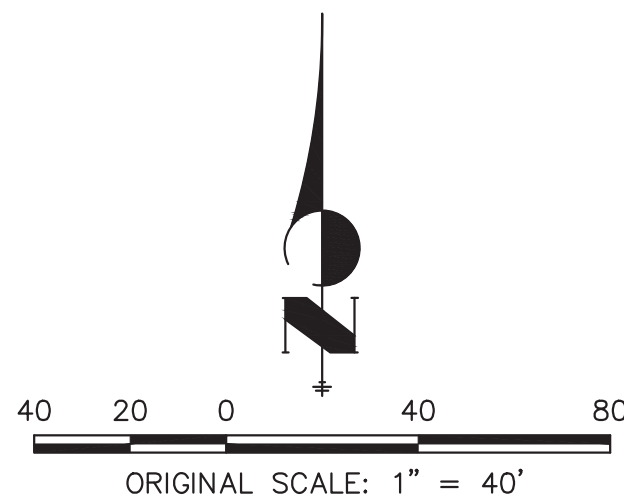
DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN



Know what's below.
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CHECKED BY:
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LEGEND



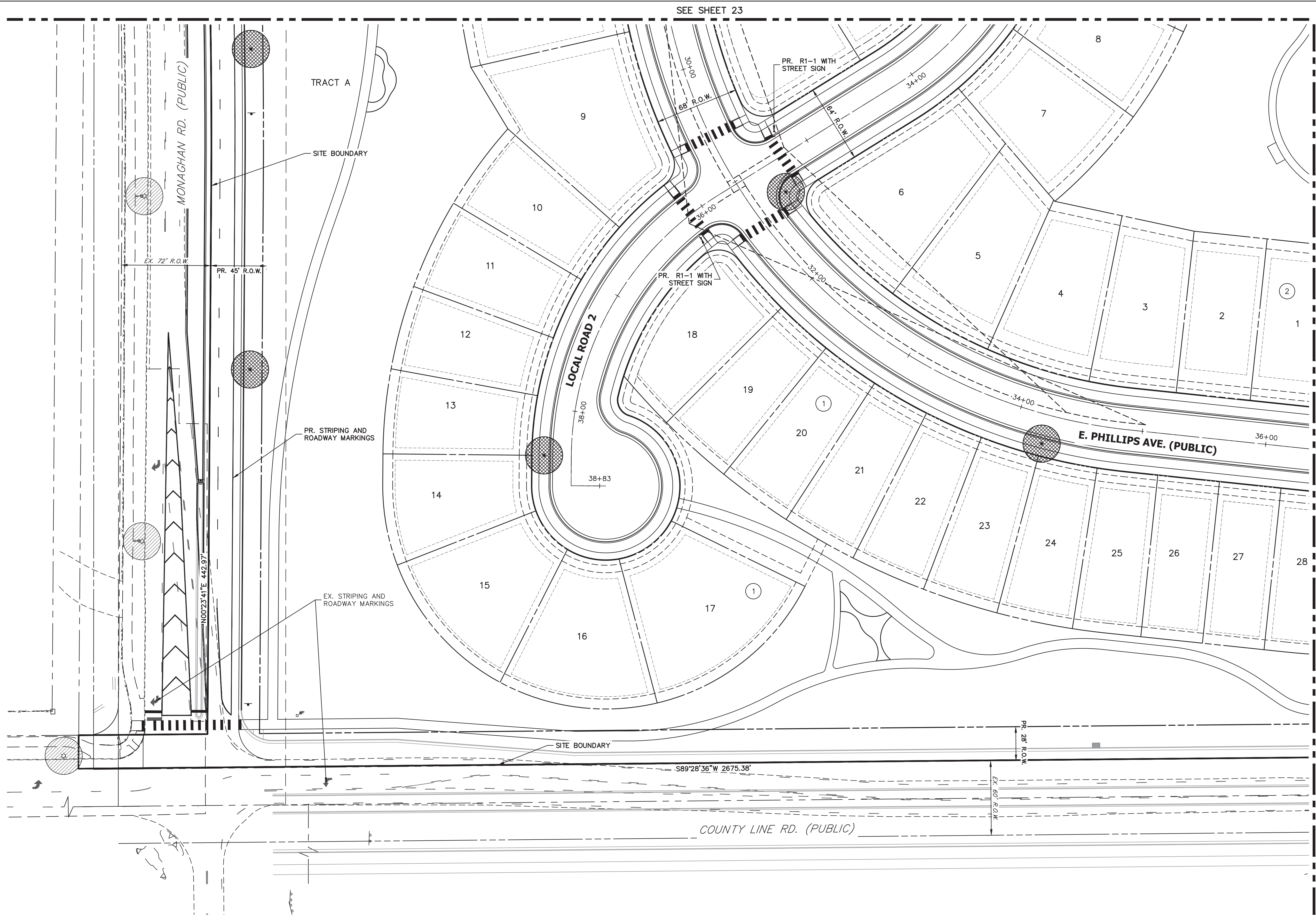
R1-1 MUTCD SIGN



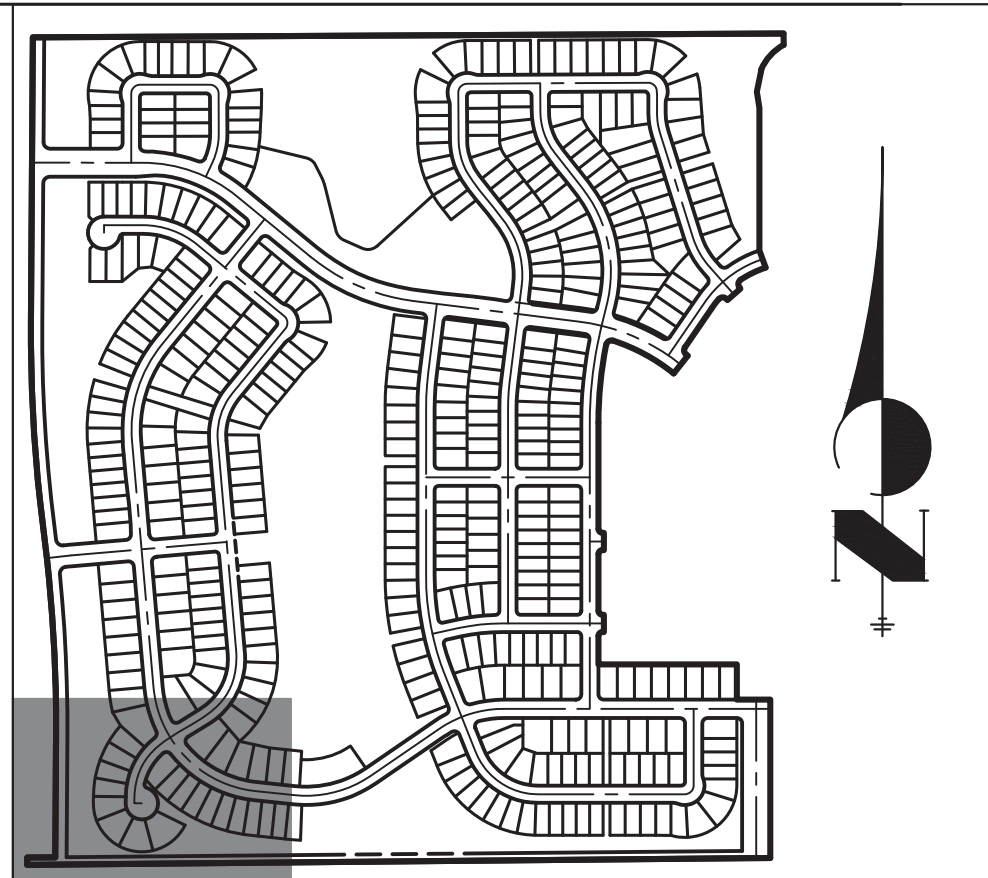
PROPOSED STREET LIGHT



EXISTING STREET LIGHT



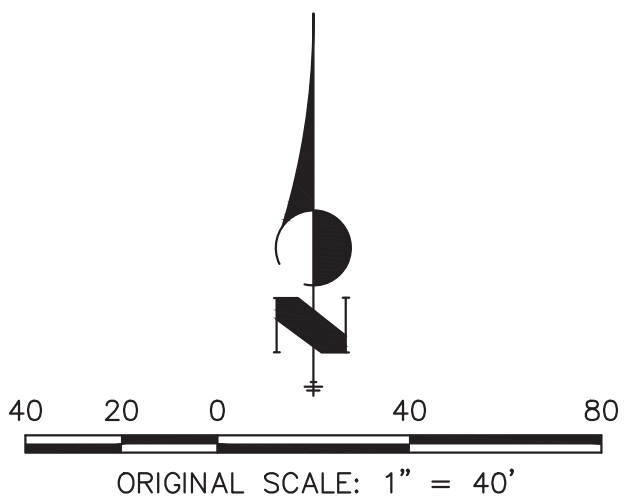
SEE SHEET 23



KEY MAP

SCALE: 1"=700'

SEE SHEET 29



Know what's below.
Call before you dig.



TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:

SP 01 - 07/07/22


SP 02 - 07/14/23

SHEET TITLE:


SIGNAGE STRIPING
AND LIGHTING PLAN

CHECKED BY:
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LEGEND



R1-1 MUTCD SIGN



PROPOSED STREET LIGHT



EXISTING STREET LIGHT

TRACT E

TRACT F

TRACT G

LOCAL ROAD 10

18+00

20+00

16+00

64' R.O.W.

N89°41'49"E 2786.12'

SEE SHEET 20

SEE SHEET 26

SEE SHEET 30

KEY MAP

SCALE: 1"=700'

JR ENGINEERING
Aurora, Colorado
Contact: 303-741-8888 • Colorado Sign: 741-888-2888
Fax: 303-741-8888 • www.jrengineering.com

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

Know what's below.
Call before you dig.

26 OF 79

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



PROPOSED STREET LIGHT



EXISTING STREET LIGHT

SEE SHEET 25

SEE SHEET 21

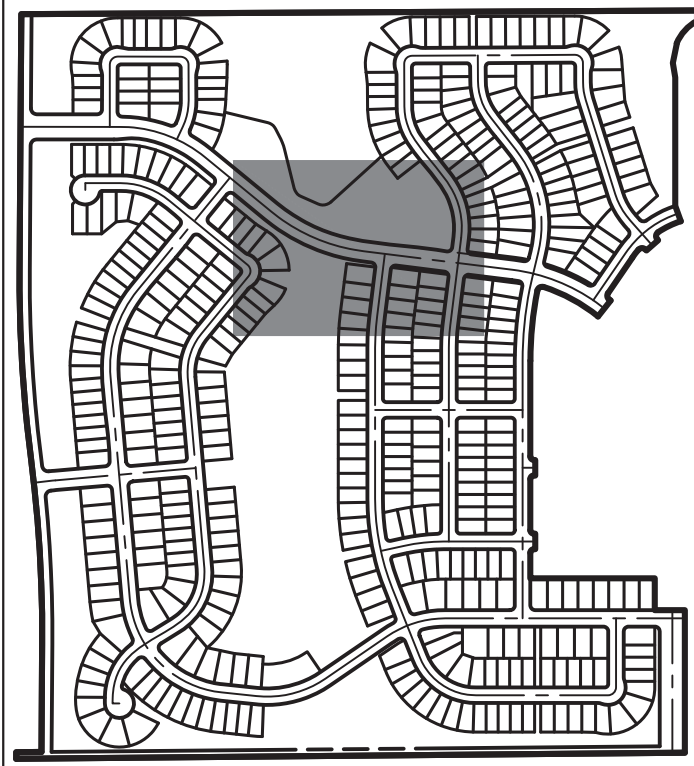
SEE SHEET 27



40 20 0 40 80
ORIGINAL SCALE: 1" = 40'



Know what's below.
Call before you dig.



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN

CHECKED BY:
DRAWN BY:

STOP

R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

SEE SHEET 22

TRACT B

SEE SHEET 26

SEE SHEET 28

LOCAL ROAD 3

LOCAL ROAD 6

LOCAL ROAD 7

SEE SHEET 32

KEY MAP
SCALE: 1"=700'

SHEET TITLE:
SIGNAGE STRIPING
AND LIGHTING PLAN

7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

40

20

0

40

80

ORIGINAL SCALE: 1" = 40'

28 OF 79

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



PROPOSED STREET LIGHT



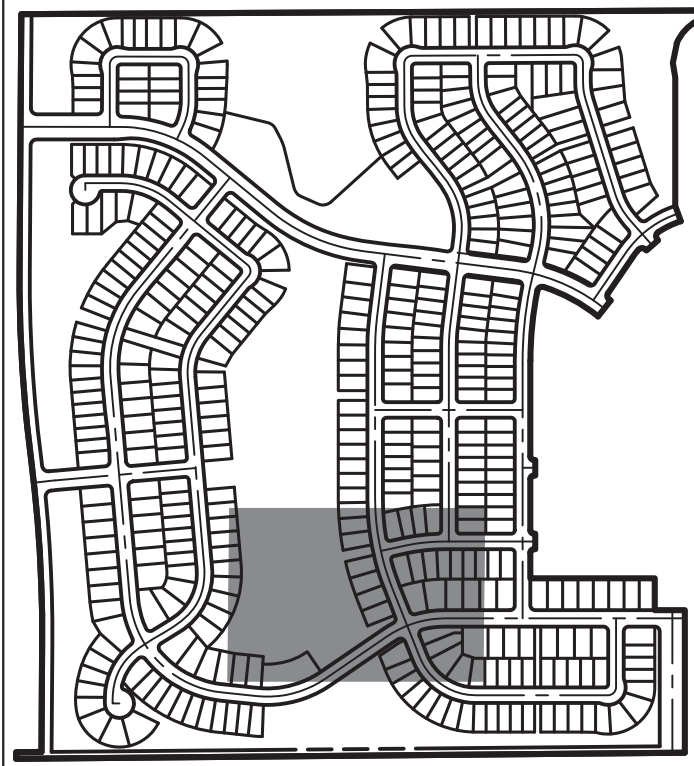
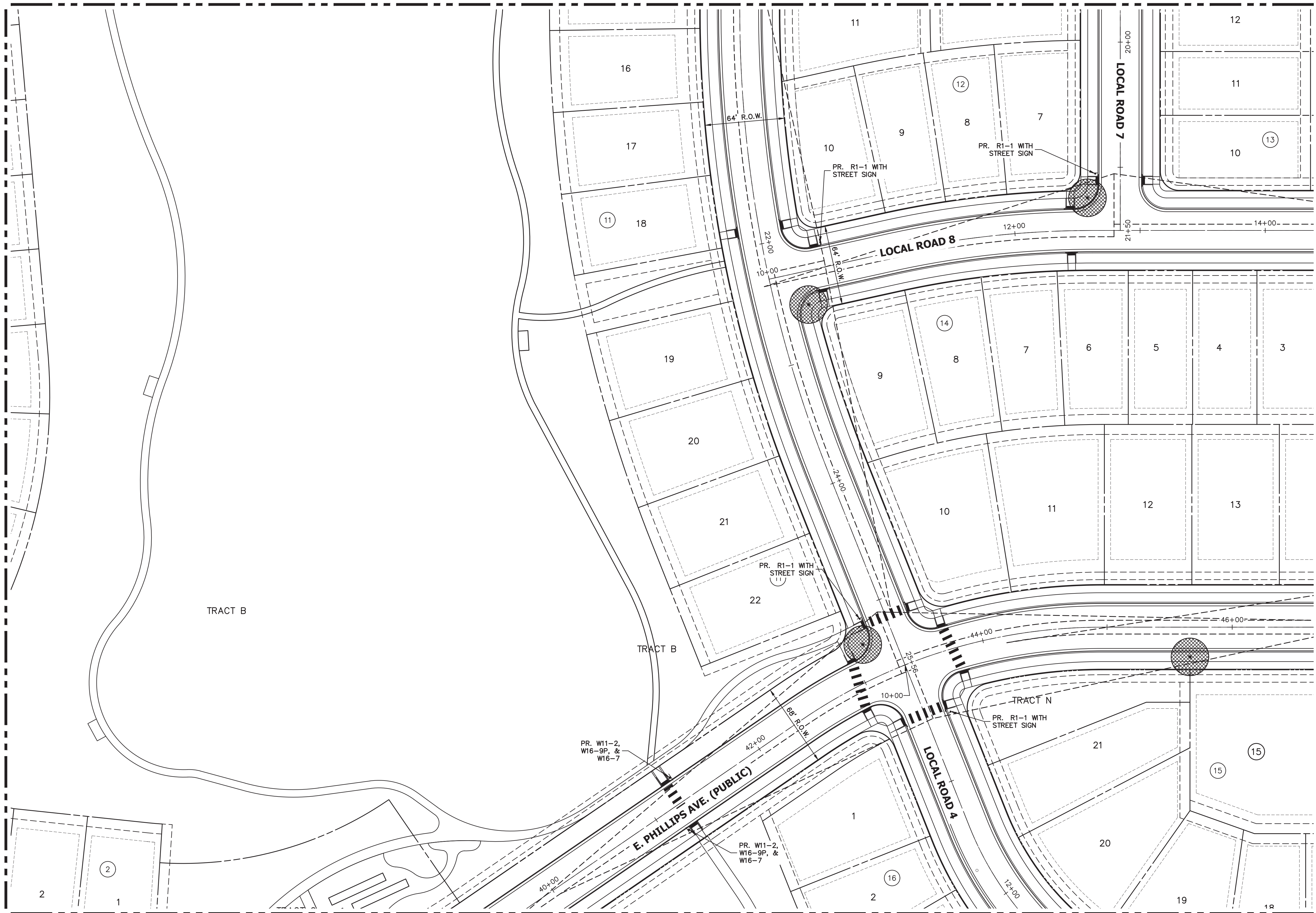
EXISTING STREET LIGHT

SEE SHEET 23

SEE SHEET 27

SEE SHEET 29

SEE SHEET 32



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

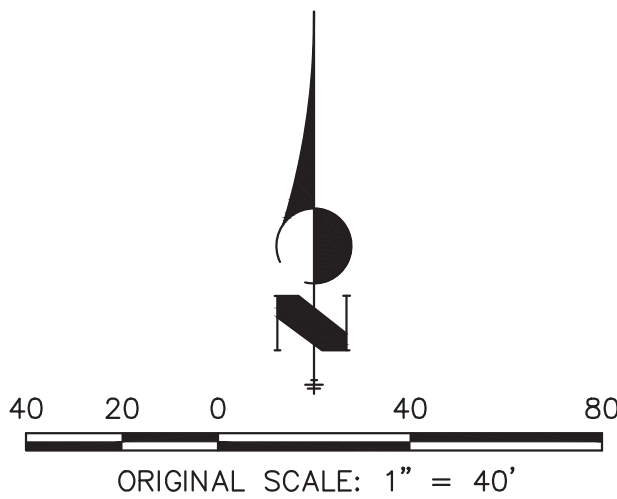
OWNER:
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680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN



CHECKED BY:
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LEGEND



R1-1 MUTCD SIGN

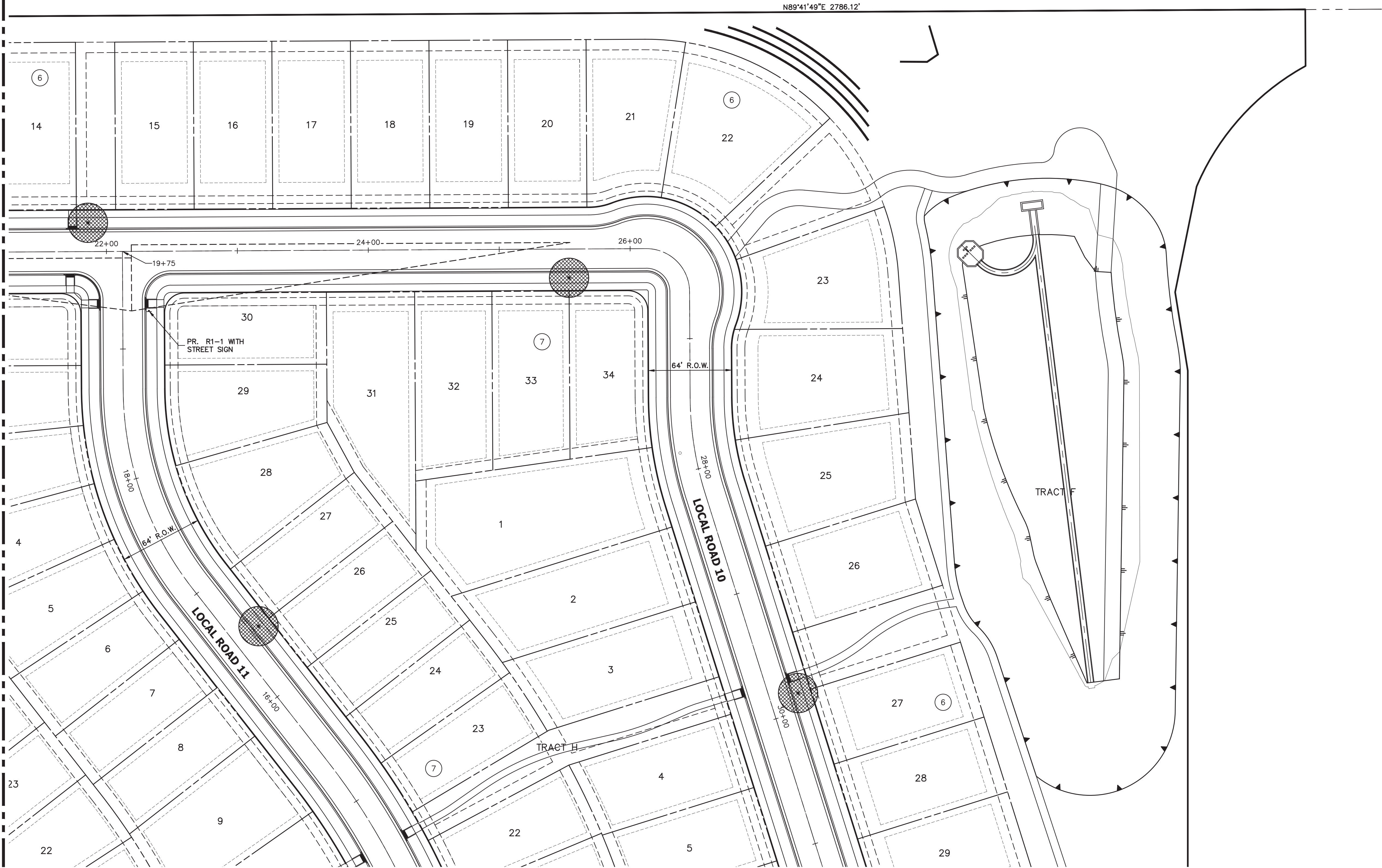


PROPOSED STREET LIGHT



EXISTING STREET LIGHT

SEE SHEET 25



SEE SHEET 31



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

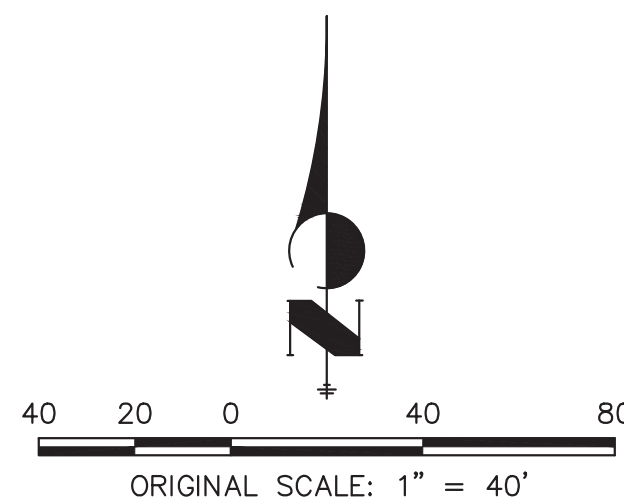
DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN



Know what's below.
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CHECKED BY:
DRAWN BY:

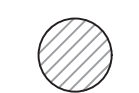
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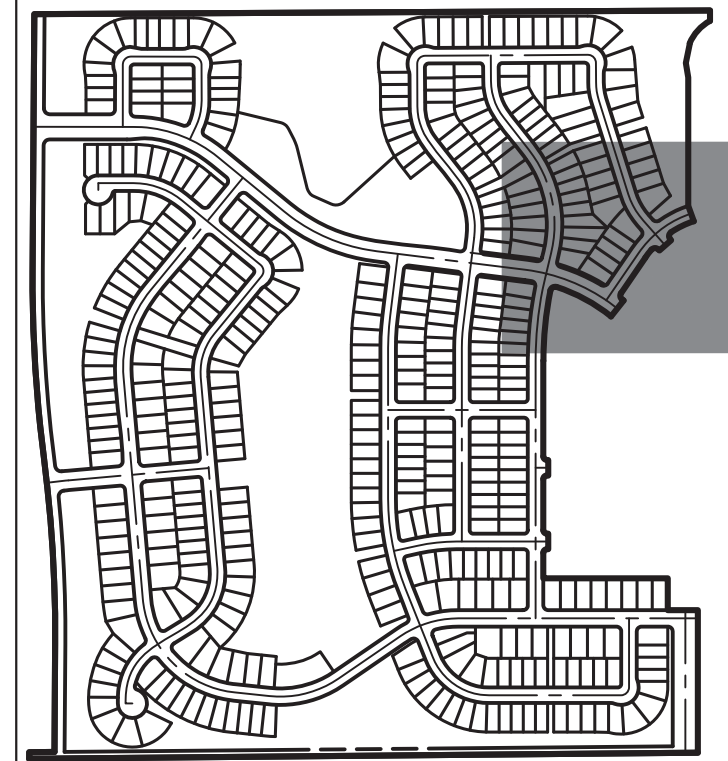
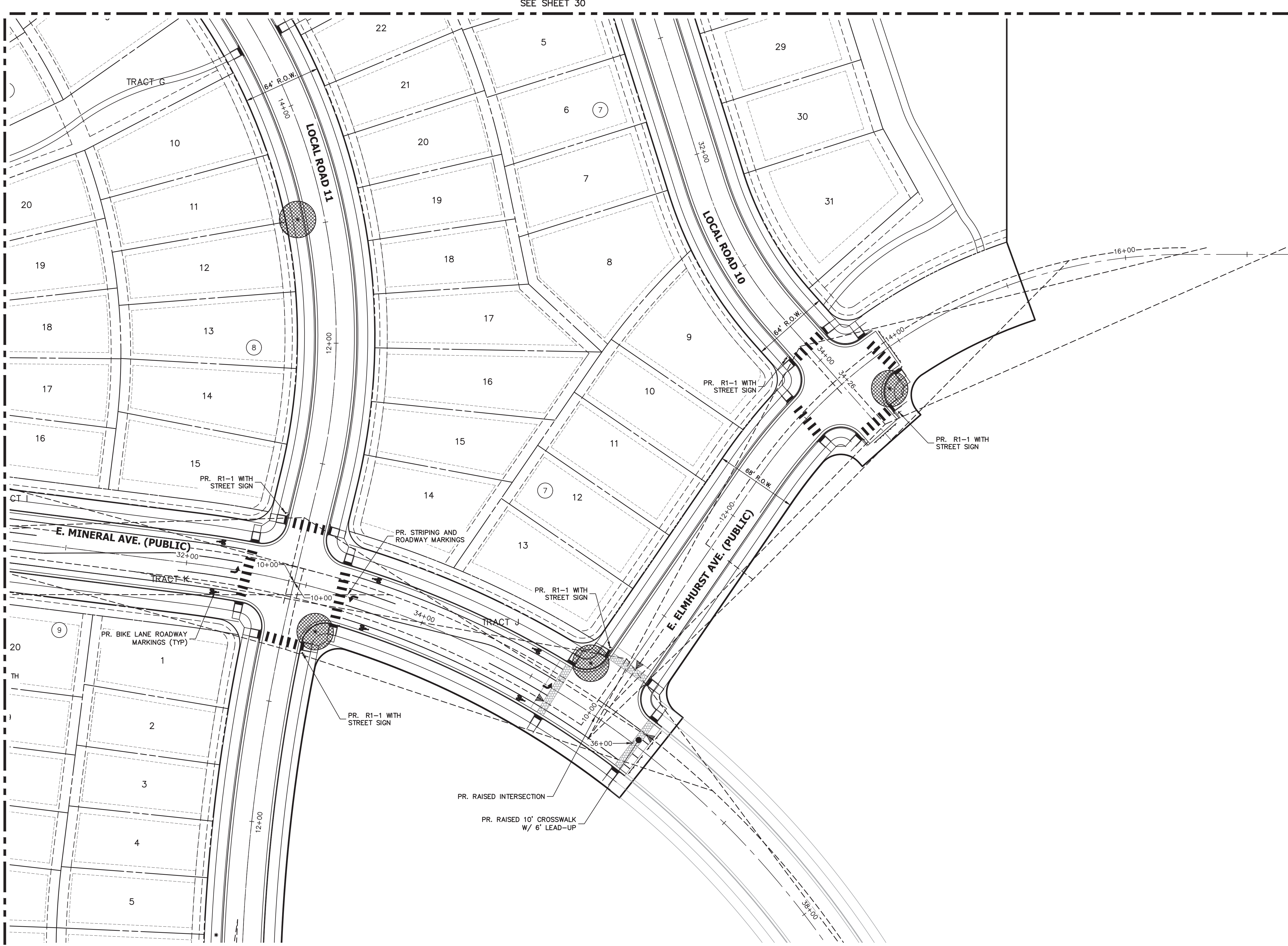
R1-1 MUTCD SIGN



PROPOSED STREET LIGHT



EXISTING STREET LIGHT



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

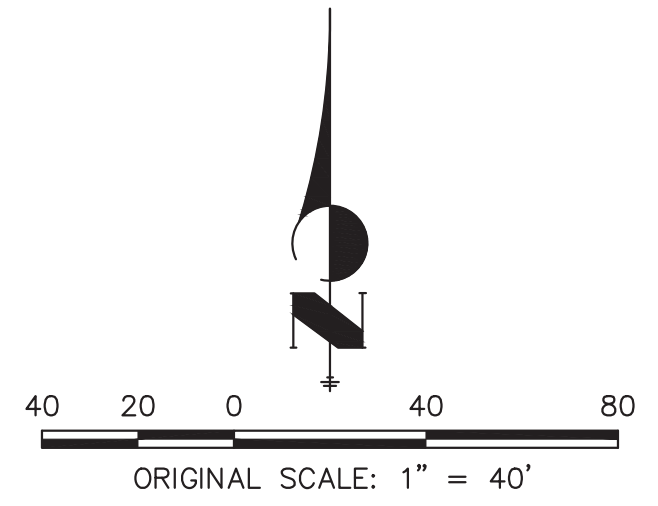
DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SHEET TITLE:

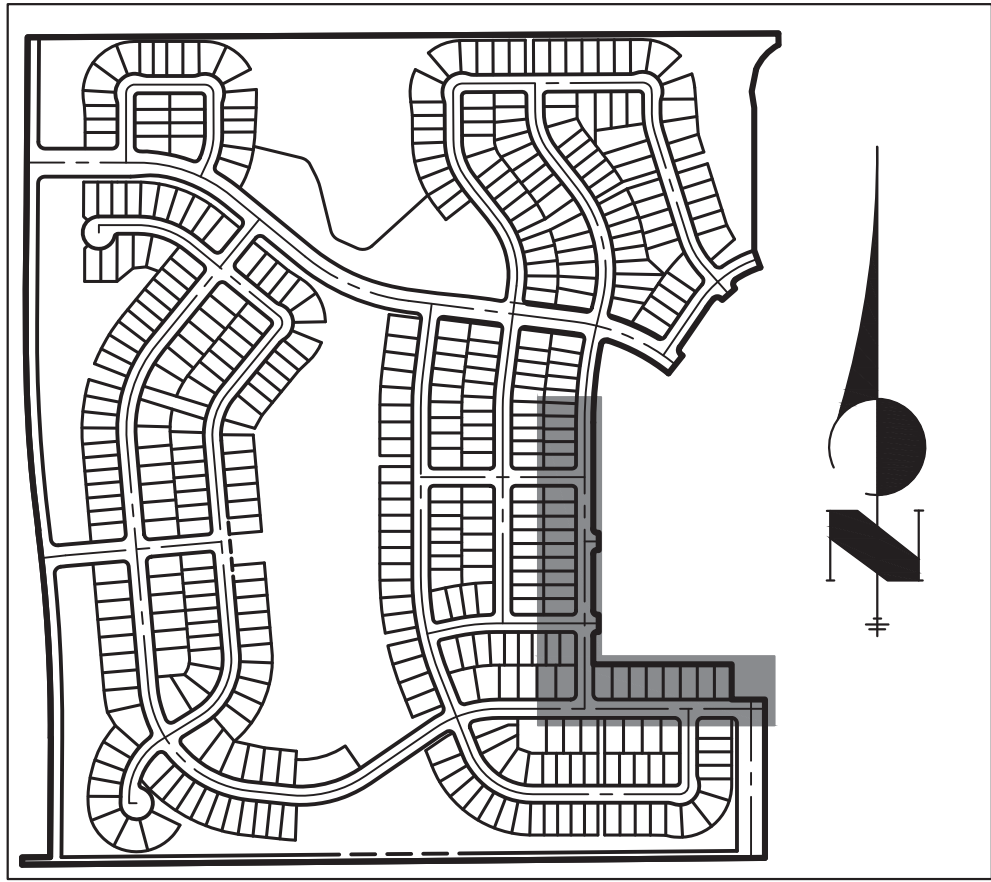
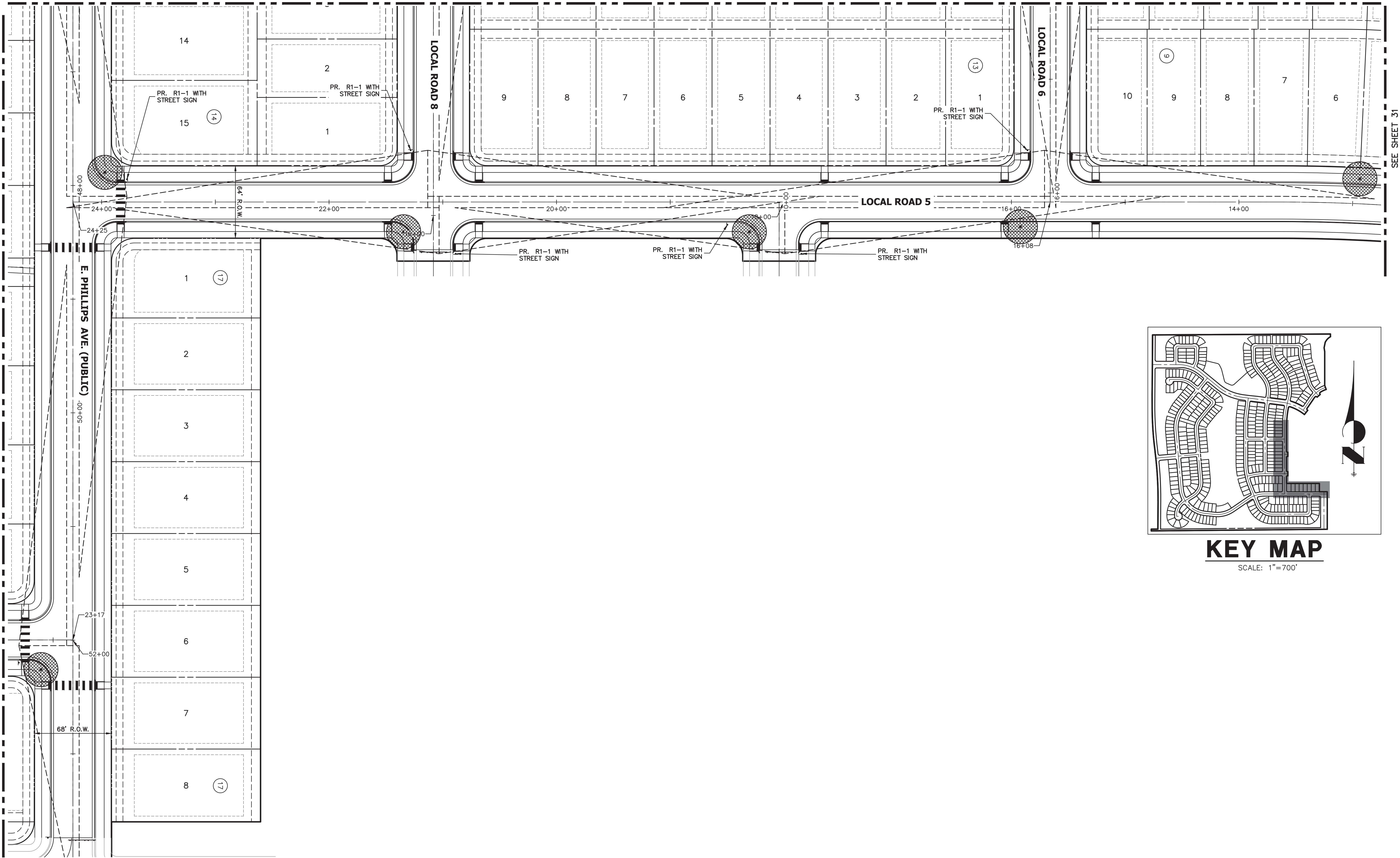
SIGNAGE STRIPING
AND LIGHTING PLAN



Know what's below.
Call before you dig.

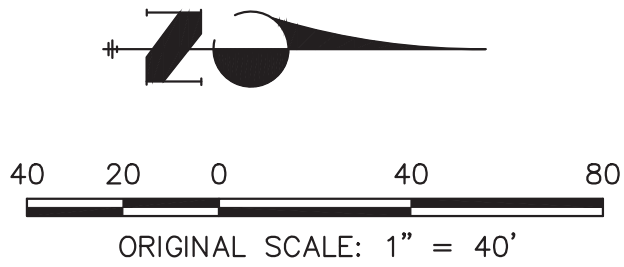
CHECKED BY:
DRAWN BY:

SEE SHEET 33



KEY MAP

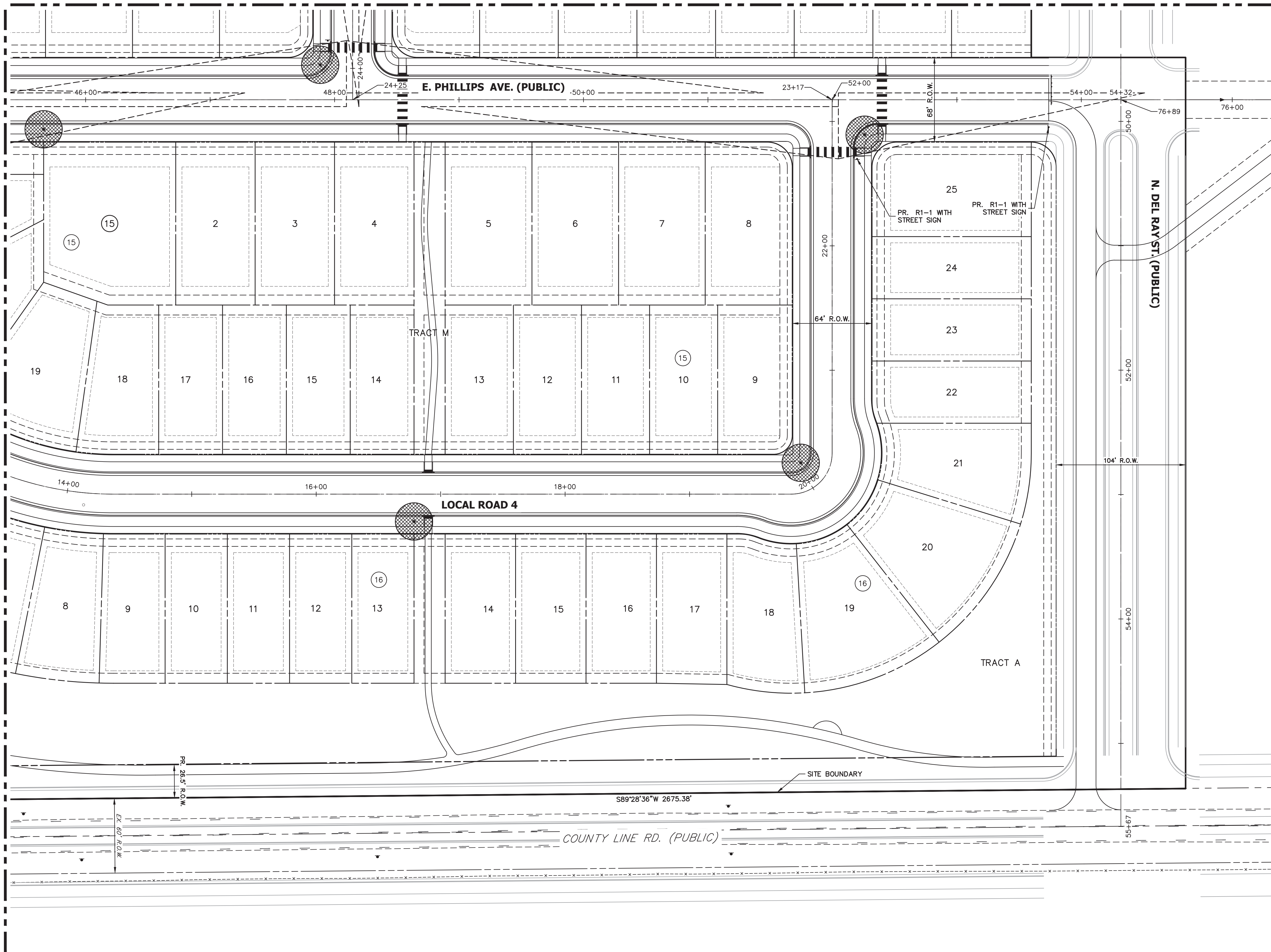
SCALE: 1"=700'



CHECKED BY:
DRAWN BY:

SEE SHEET 29

SEE SHEET 32



LEGEND



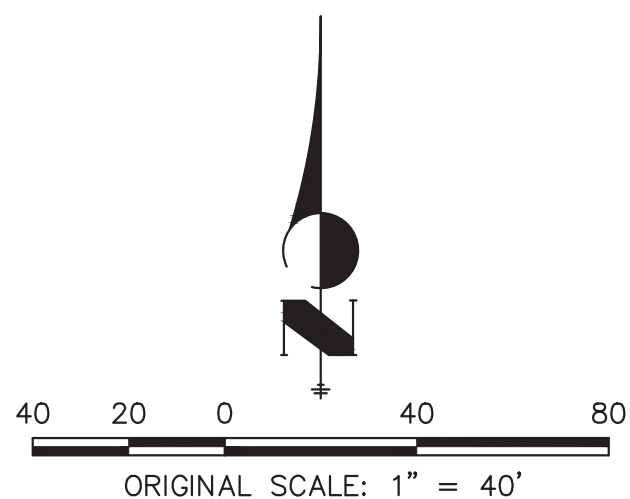
R1-1 MUTCD SIGN



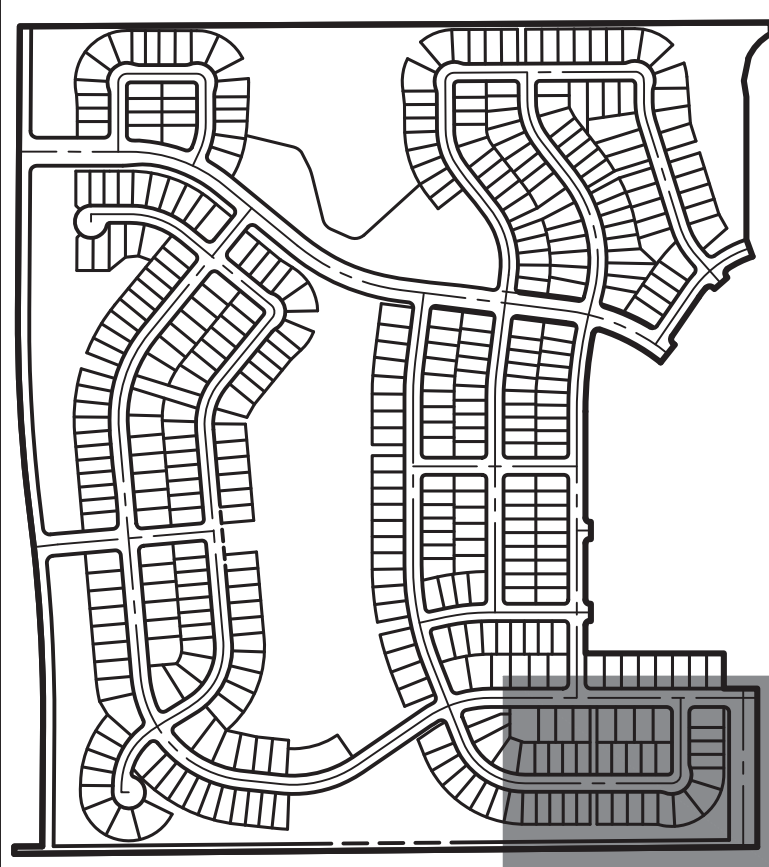
PROPOSED STREET LIGHT



EXISTING STREET LIGHT



Know what's below.
Call before you dig.



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:

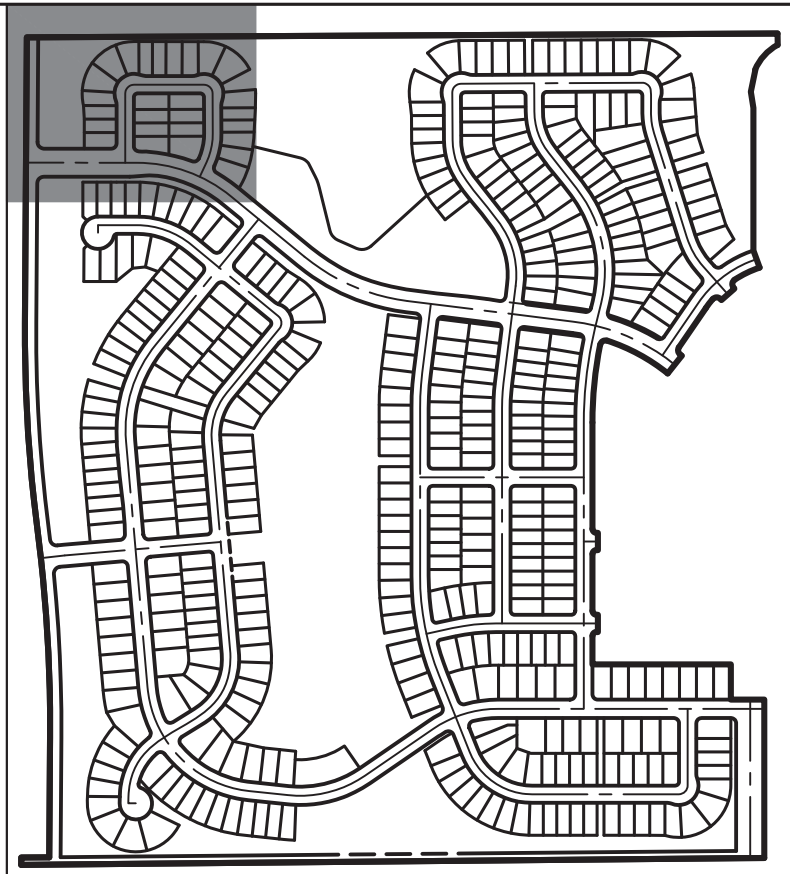
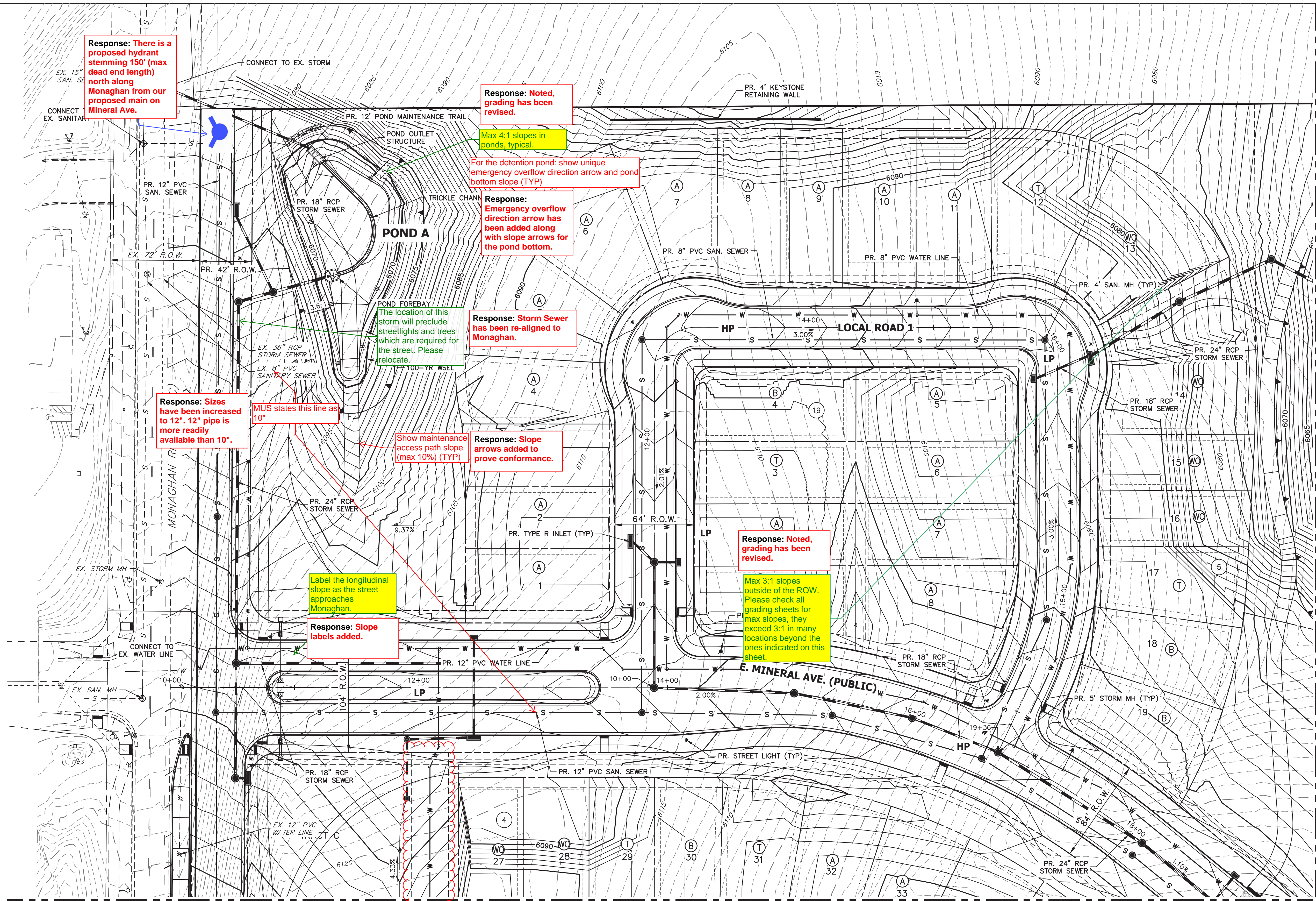
SP 01 - 07/07/22

SP 02 - 07/14/23

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN

CHECKED BY:
DRAWN BY:



KEY MAP
SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

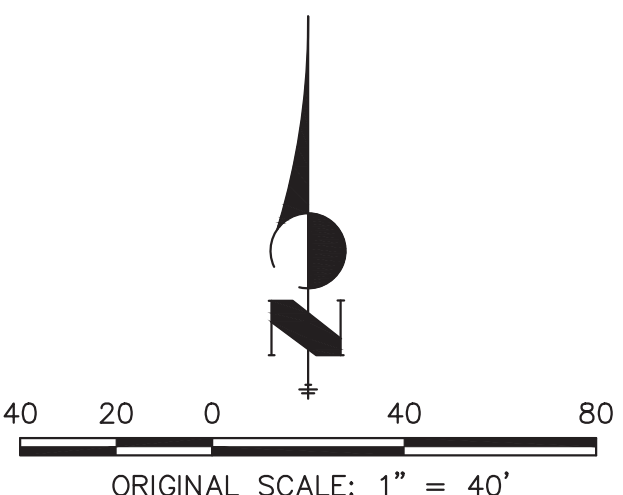
SHEET TITLE:
GRADING &
UTILITY PLAN

LEGEND

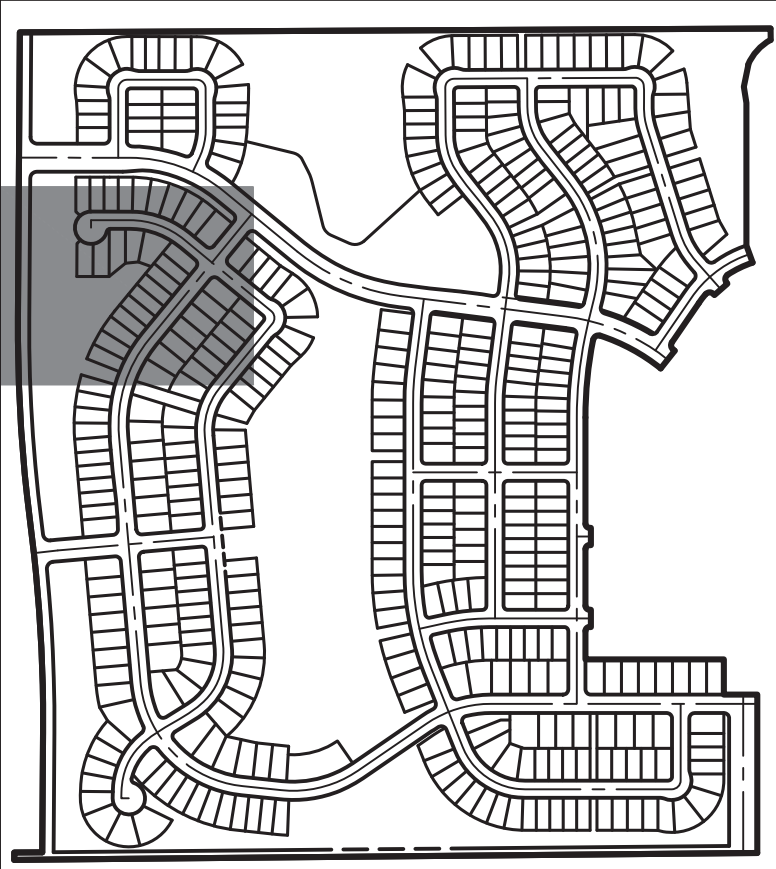
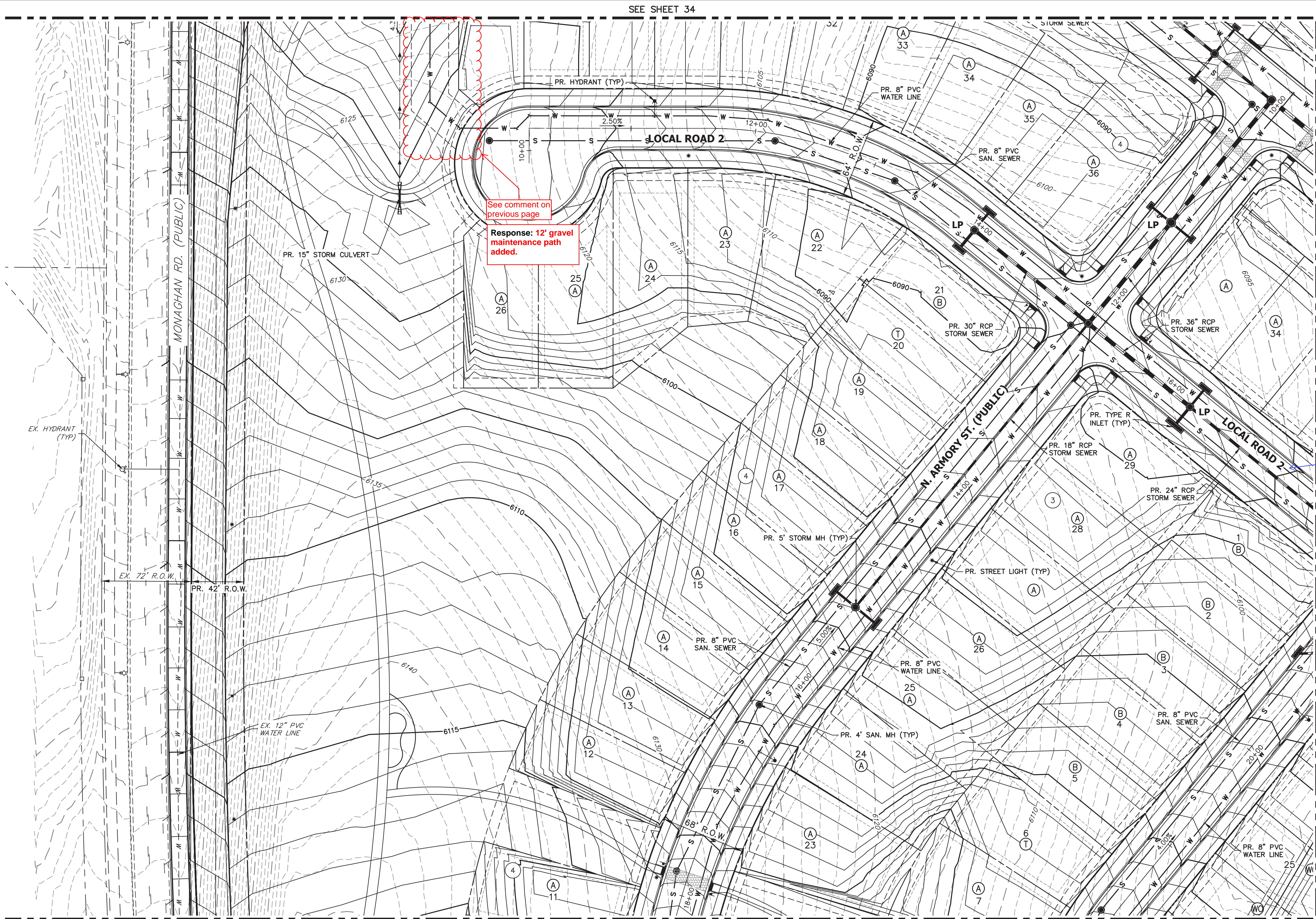
	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR
	PROPOSED STORM SEWER		EXISTING WATERLINE		EXISTING MAJOR CONTOUR
	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER		PROPOSED FIRE HYDRANT
	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED VALVE
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED LIGHT
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED VALVE
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY		PROPOSED MH

GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
 - ALL SANITARY AND STORM MANHOLES THAT ENCOACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%." (typical all grading sheets)
- Add a note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1." (typical all grading sheets)



Know what's below.
Call before you dig.



KEY MAP

SCALE: 1"=700'

Response: Street names have been updated.

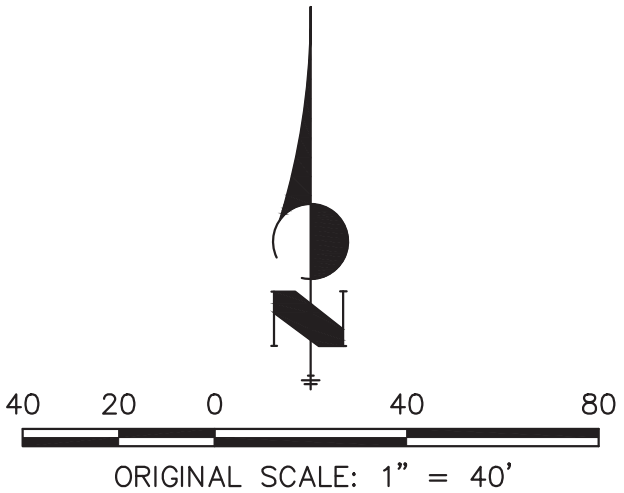
Second request to provide street names for any Local Roads.

LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR		EXISTING SIGN
	PROPOSED STORM SEWER		EXISTING WATERLINE		EXISTING MAJOR CONTOUR		
	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER		PROPOSED FIRE HYDRANT		
	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED LIGHT		
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED VALVE		
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

GENERAL NOTES

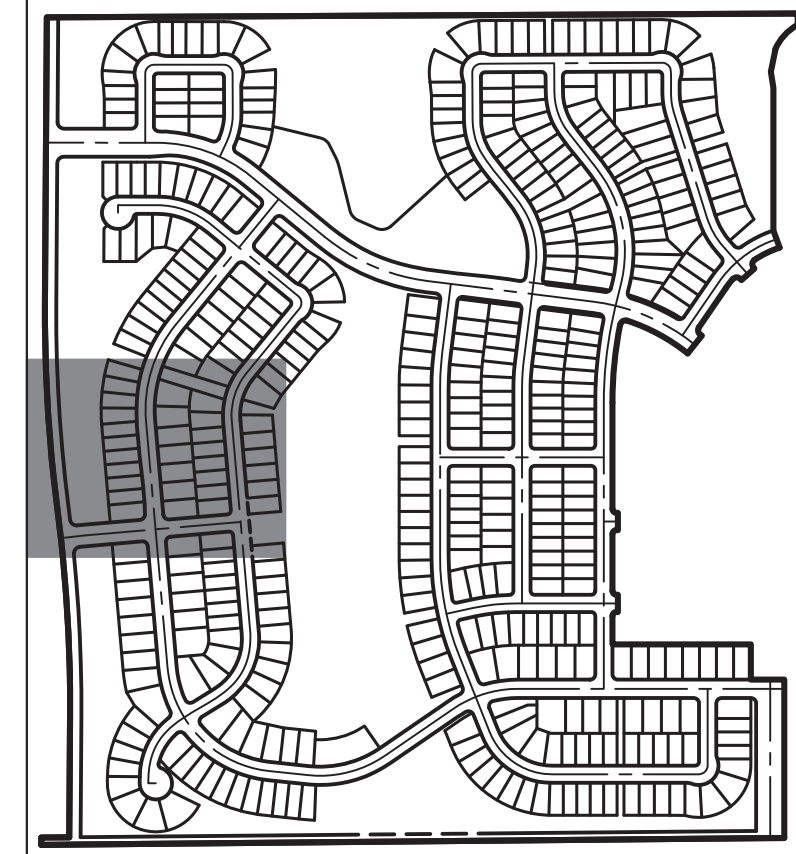
1. PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
2. ALL SANITARY AND STORM MANHOLES THAT ENCRANCH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.



CHECKED BY:
DRAWN BY:

SEE SHEET 35

SEE SHEET 37



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- FILING 01

SITE PLAN

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:
GRADING &
UTILITY PLAN

37 OF 79

LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR		EXISTING SIGN
	PROPOSED STORM SEWER		EXISTING WATERLINE		EXISTING MAJOR CONTOUR		
	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER		PROPOSED FIRE HYDRANT		
	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED LIGHT		
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED VALVE		
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

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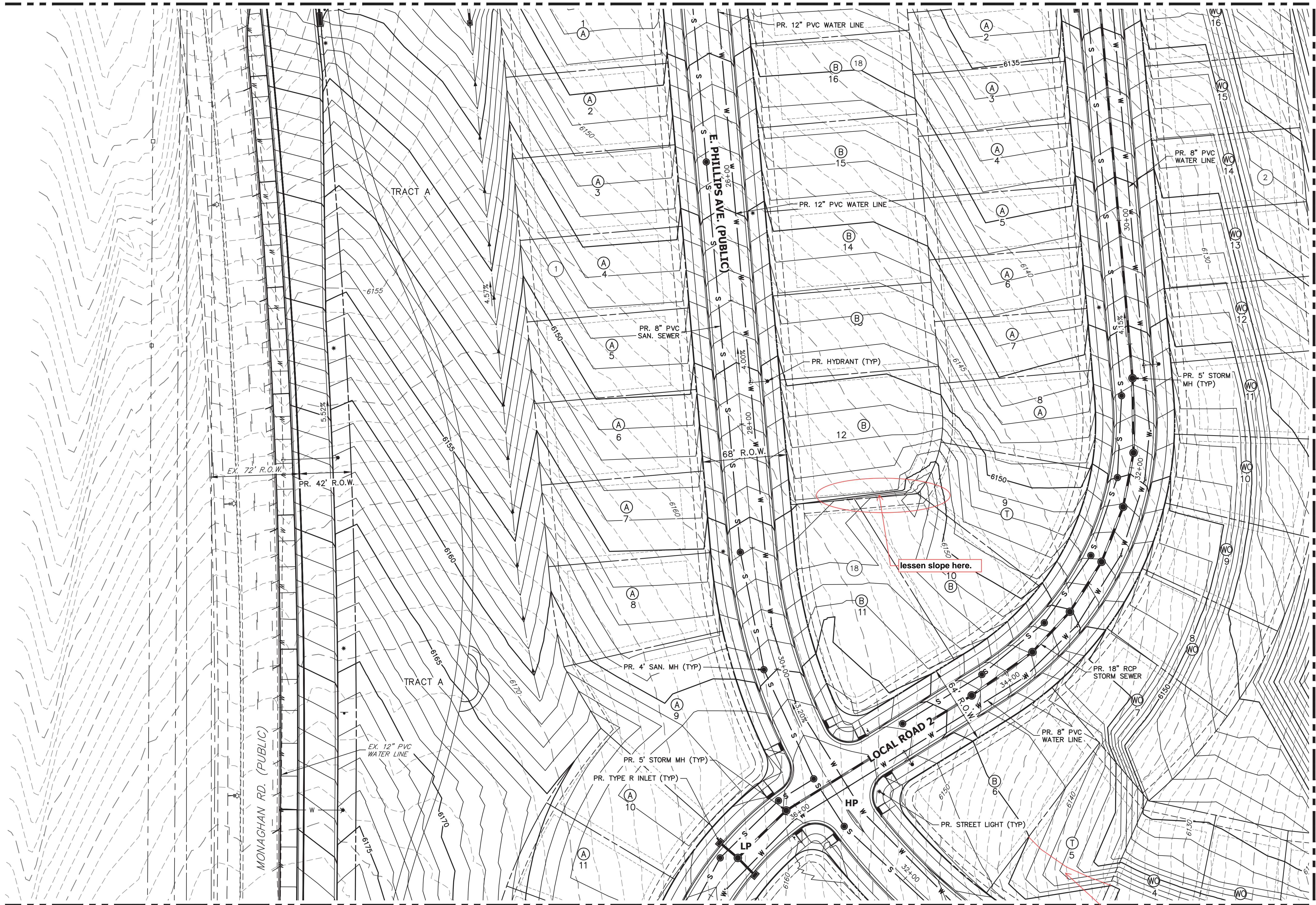
40 20 0 40 80
ORIGINAL SCALE: 1" = 40'



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

SEE SHEET 36



SEE SHEET 38

SEE SHEET 42

LEGEND

	6" VERTICAL CATCH CURB W/ 1' GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1' GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR		EXISTING SIGN
	PROPOSED STORM SEWER		EXISTING WATERLINE		EXISTING MAJOR CONTOUR		
	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER		PROPOSED FIRE HYDRANT		
	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED LIGHT		
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED VALVE		
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

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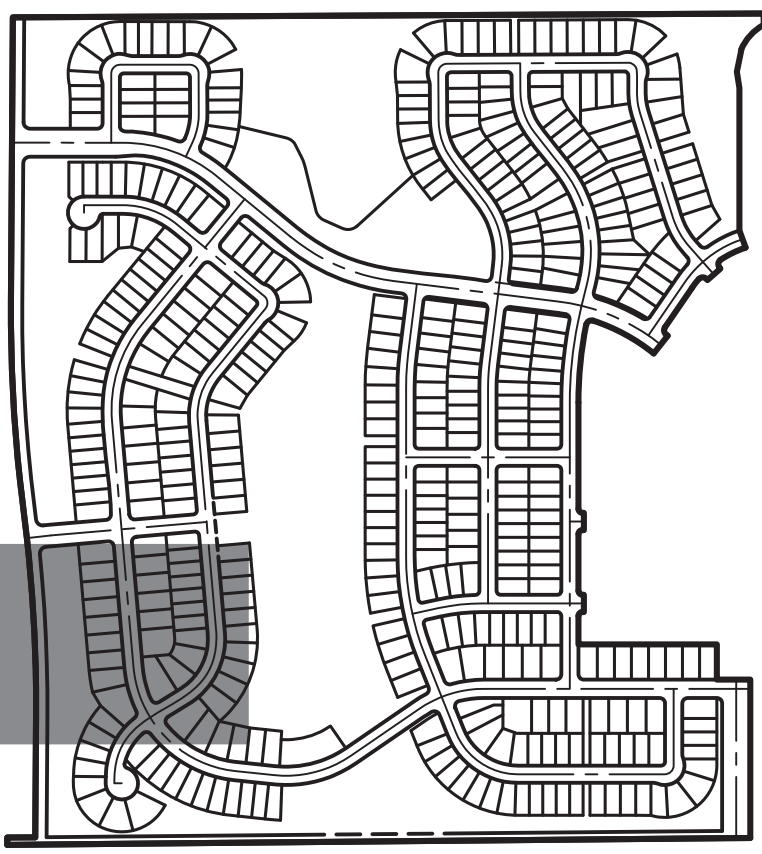
hold this contour here.



40 20 0 40 80
ORIGINAL SCALE: 1" = 40'



Know what's below.
Call before you dig.



KEY MAP

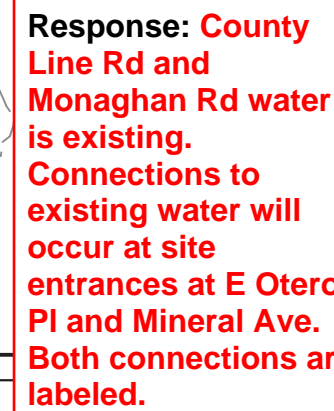
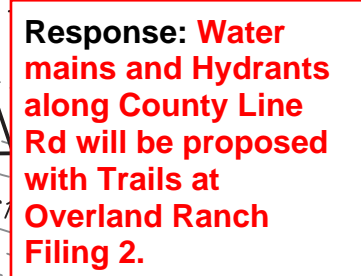
SCALE: 1"=700'



































TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:
GRADING &
UTILITY PLAN

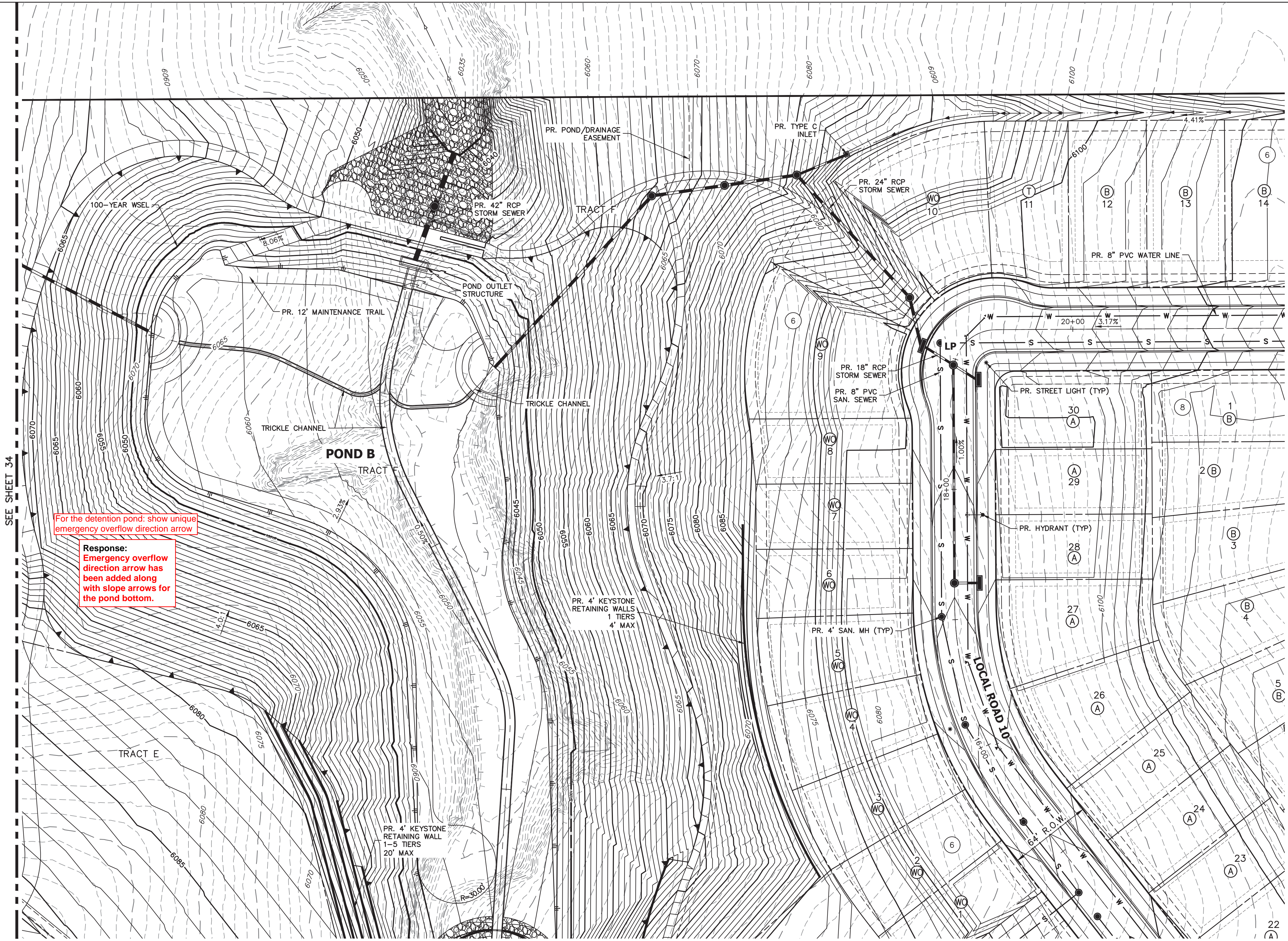


	6" VERTICAL CATCH CURB W/ 1' GUTTER		6100	PROPOSED MAJOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1' GUTTER				EXISTING CURB & GUTTER		EXISTING PROPERTY LINE	
	PROPOSED WATERLINE			EXISTING GASLINE		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	PROPOSED SANITARY SEWER			EXISTING WATERLINE		EXISTING MINOR CONTOUR		EXISTING SIGN
	PROPOSED STORM SEWER			EXISTING STORM SEWER		PROPOSED FIRE HYDRANT		
	PROPOSED ELECTRIC LINE			EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED GAS LINE			EXISTING ELECTRIC LINE		PROPOSED LIGHT		
	PROPOSED TOP OF SLOPE			EXISTING EDGE OF ASPHALT		PROPOSED VALVE		
	PROPOSED TOE OF SLOPE			EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED EASEMENT			EXISTING RIGHT-OF-WAY				
	PROPOSED GRASS SWALE							

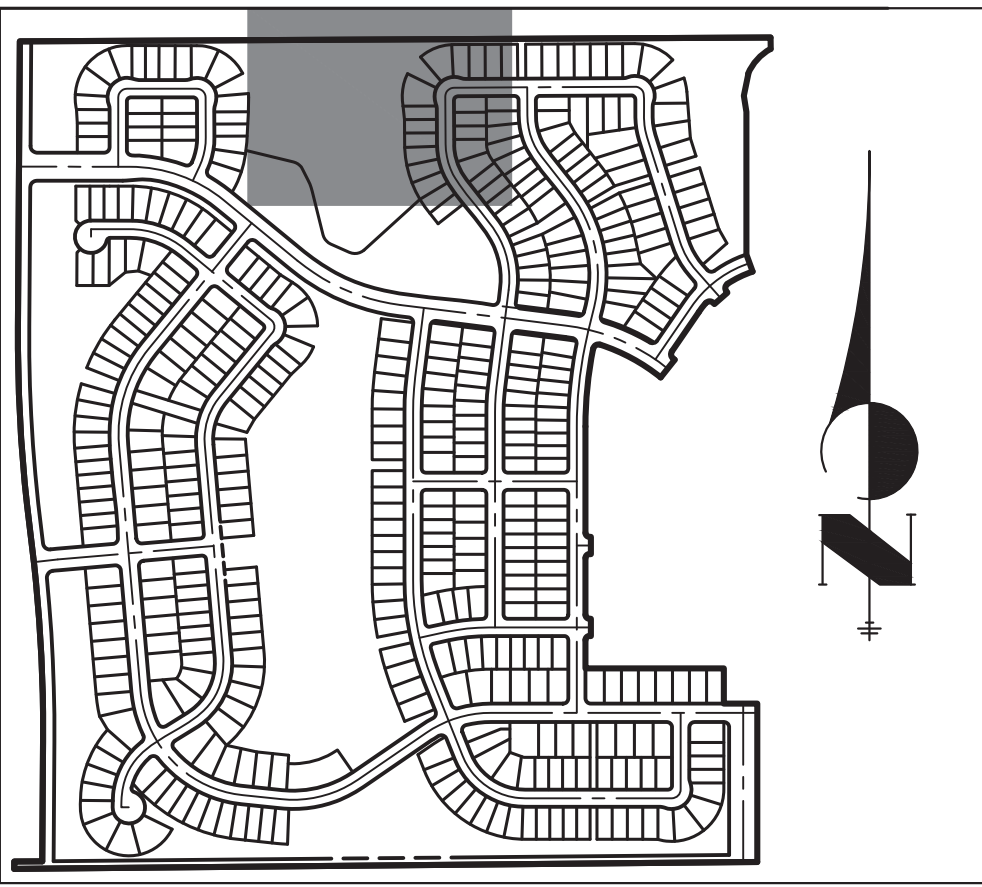
1. PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
2. ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.



CHECKED BY:
DRAWN BY:



SEE SHEET 44



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- FILING 01 SITE PLAN AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SHEET TITLE:

GRADING &
UTILITY PLAN

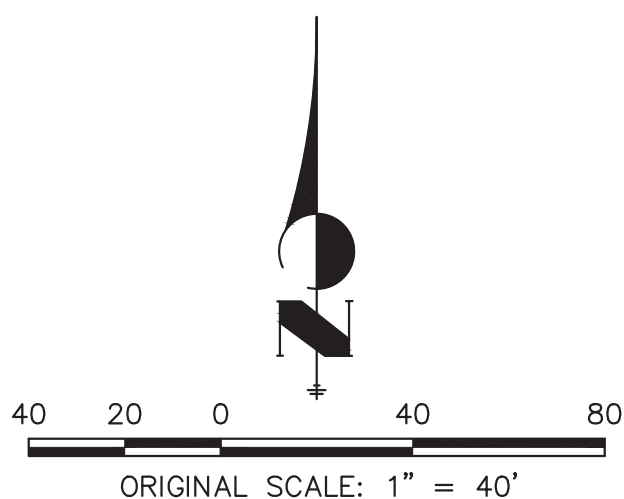
40 OF 79

LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR		EXISTING SIGN
	PROPOSED STORM SEWER		EXISTING WATERLINE		EXISTING MAJOR CONTOUR		
	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER		PROPOSED FIRE HYDRANT		
	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED LIGHT		
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED VALVE		
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

GENERAL NOTES

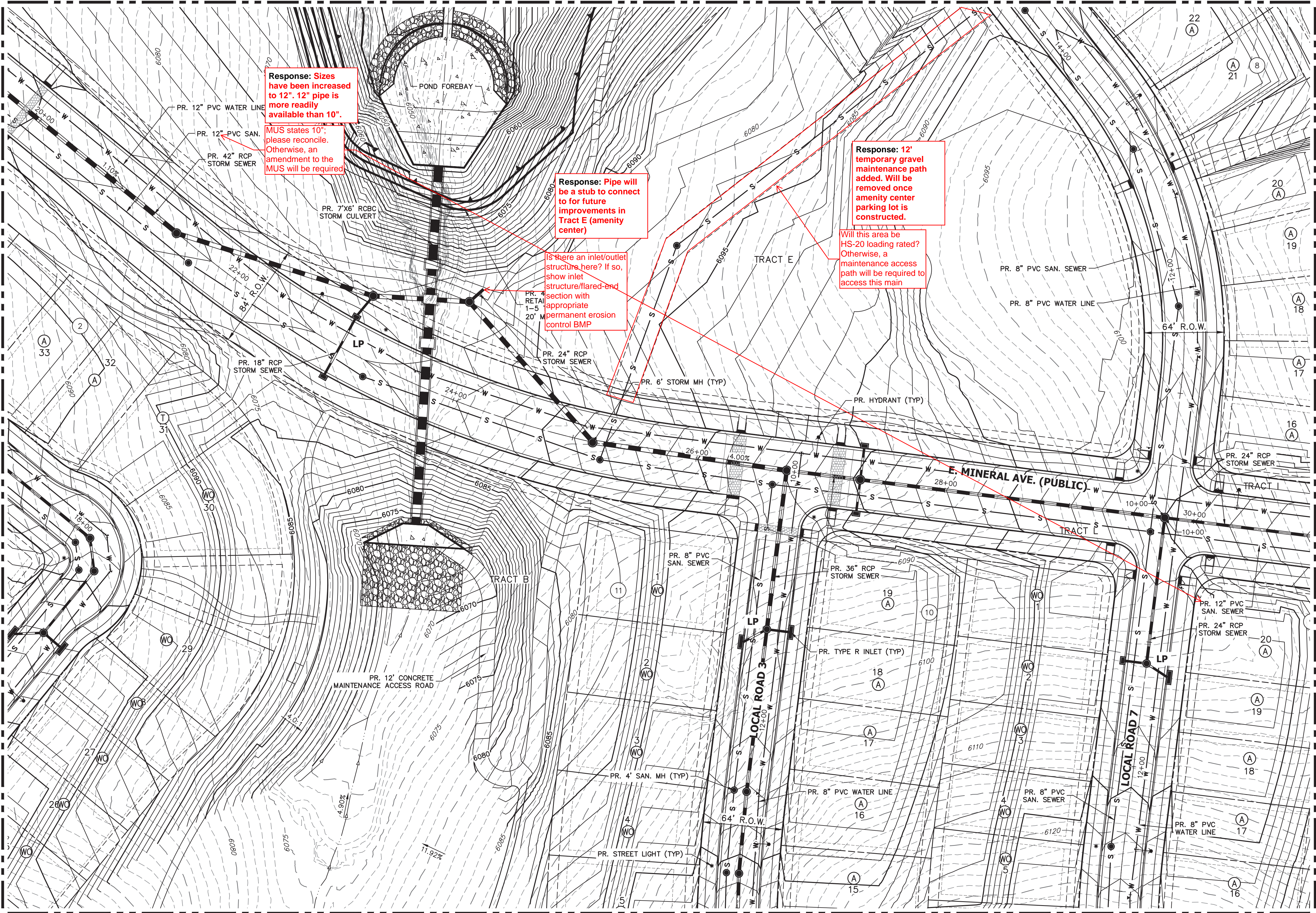
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Know what's below.
Call before you dig.

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SEE SHEET 39



SEE SHEET 41

SEE SHEET 45

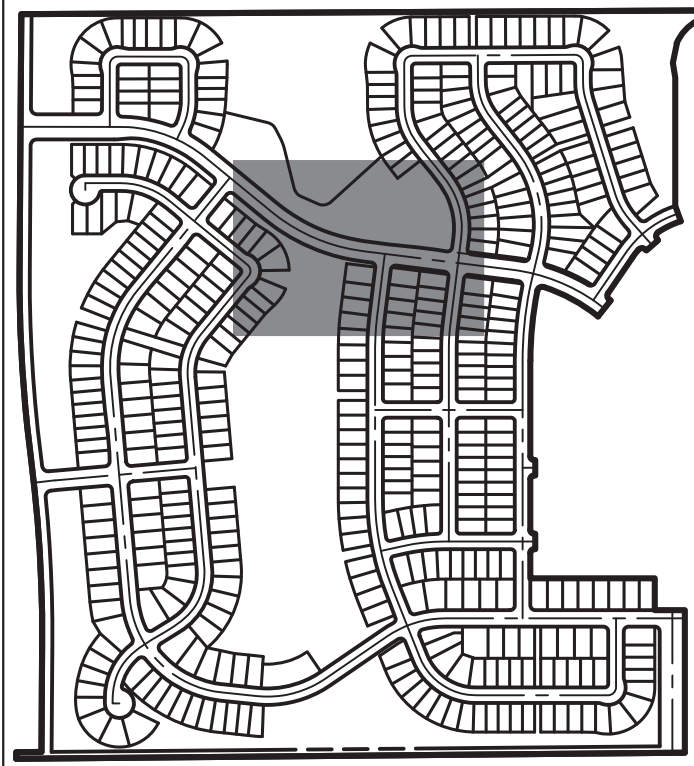
LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS
	PROPOSED WATERLINE		EXISTING CURB & GUTTER
	PROPOSED SANITARY SEWER		EXISTING GASLINE
	PROPOSED STORM SEWER		EXISTING WATERLINE
	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER
	PROPOSED GAS LINE		EXISTING SANITARY SEWER
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY

	EXISTING EASEMENT		EXISTING WATER VALVE
	EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	EXISTING MINOR CONTOUR		EXISTING SIGN
	EXISTING MAJOR CONTOUR		
	PROPOSED FIRE HYDRANT		
	PROPOSED SIGN		
	PROPOSED LIGHT		
	PROPOSED VALVE		
	PROPOSED MH		

GENERAL NOTES

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KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23

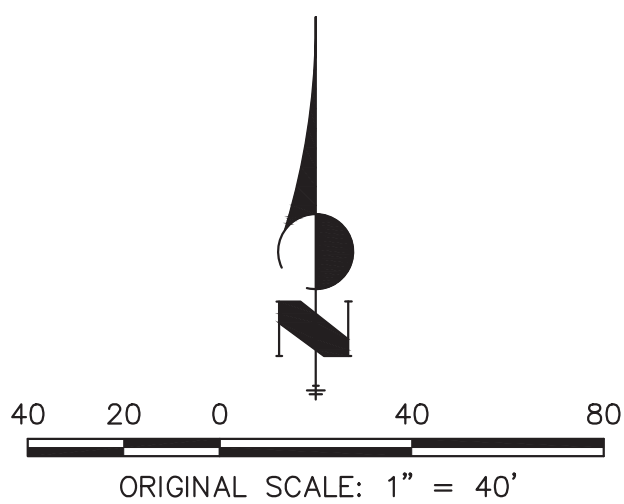
DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

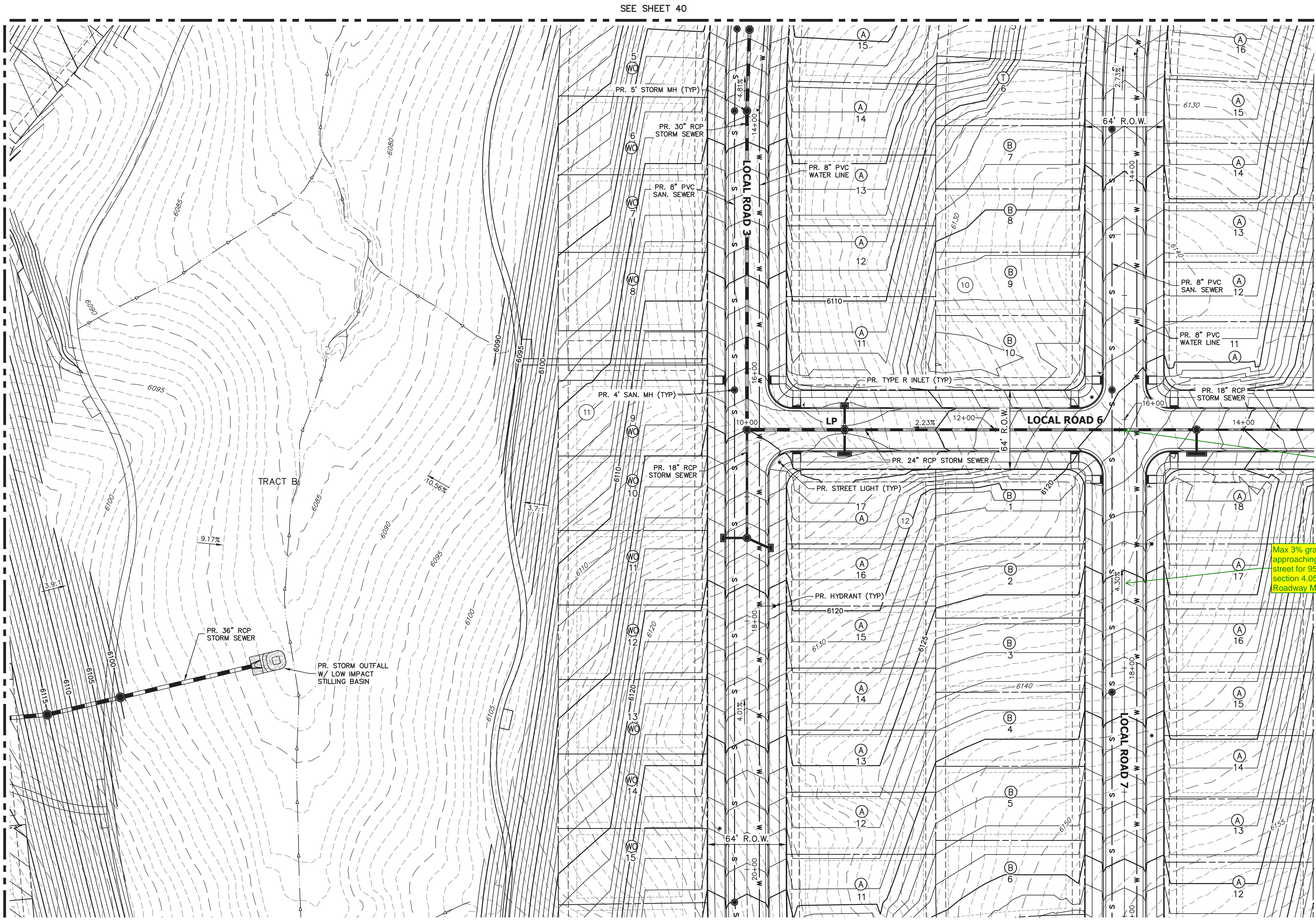
SHEET TITLE:

GRADING &
UTILITY PLAN

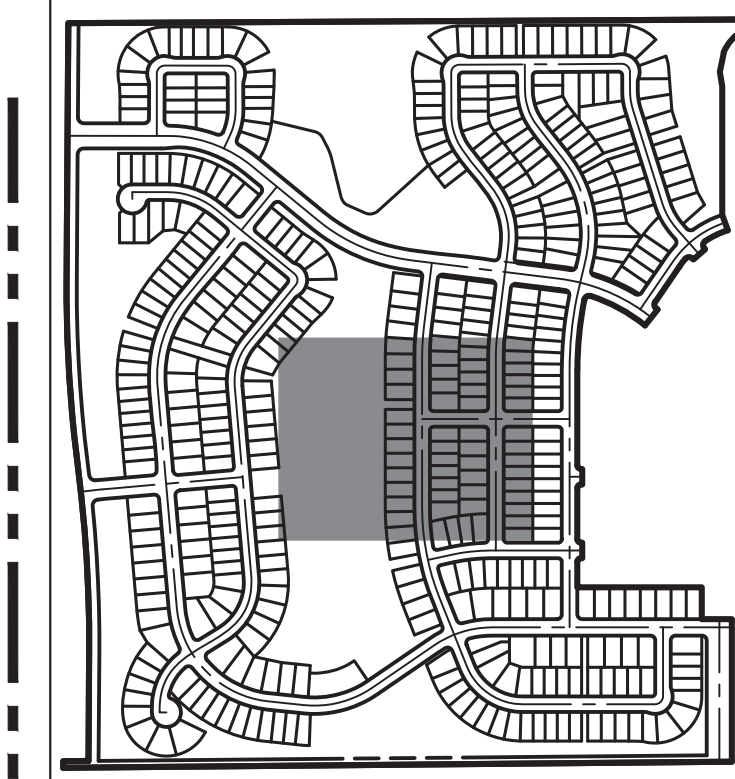


CHECKED BY:
DRAWN BY:

SEE SHEET 36



SEE SHEET 42



KEY MAP
SCALE: 1"=700'

Response: For this intersection the through street is Local Road 6, its grade does take precedence in design.

Per section 4.05.8.01 of the Roadway Manual, the grade of the through street shall take precedence.

Max 3% grades approaching a through street for 95' per section 4.05.4 of the Roadway Manual.

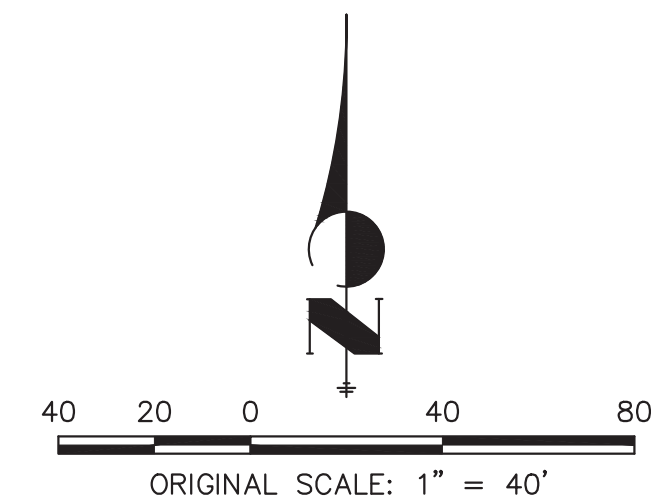
Response: All intersection approach grades have been revised to 3% max for required distance from intersection

LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR		EXISTING SIGN
	PROPOSED STORM SEWER		EXISTING WATERLINE		EXISTING MAJOR CONTOUR		
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	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED LIGHT		
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED VALVE		
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

GENERAL NOTES

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TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:
GRADING & UTILITY PLAN



	6" VERTICAL CATCH CURB W/ 1' GUTTER		PROPOSED MINOR CONTOURS
	6" VERTICAL SPILL CURB W/ 1' GUTTER		PROPOSED MAJOR CONTOURS
	PROPOSED WATERLINE		EXISTING CURB & GUTTER
	PROPOSED SANITARY SEWER		EXISTING GASLINE
	PROPOSED STORM SEWER		EXISTING WATERLINE
	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER
	PROPOSED GAS LINE		EXISTING SANITARY SEWER
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY

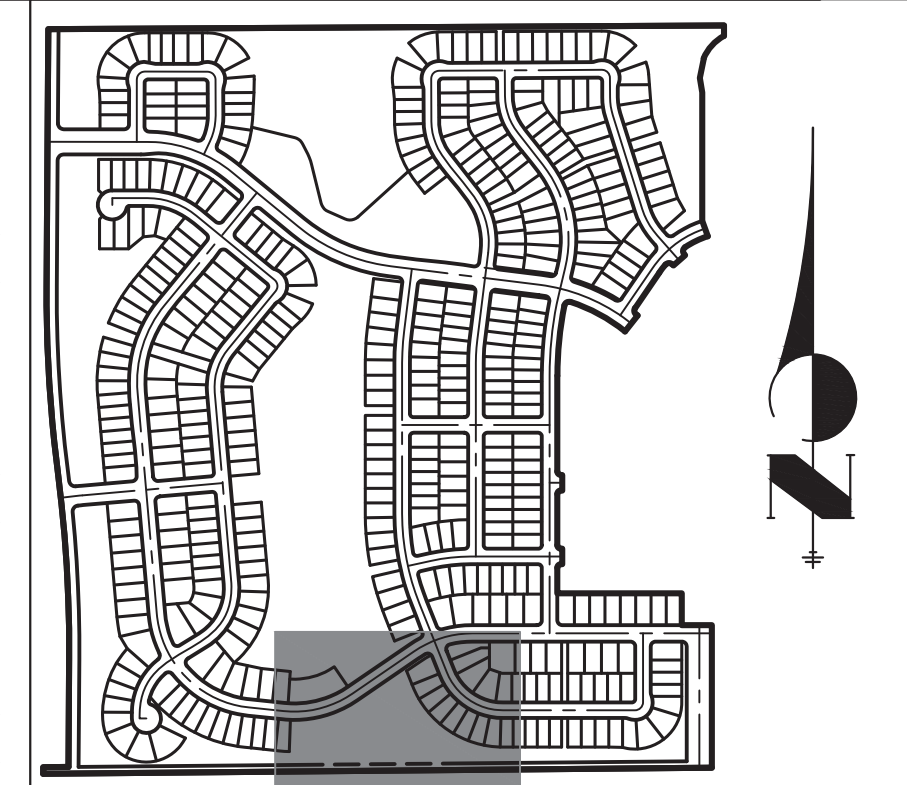
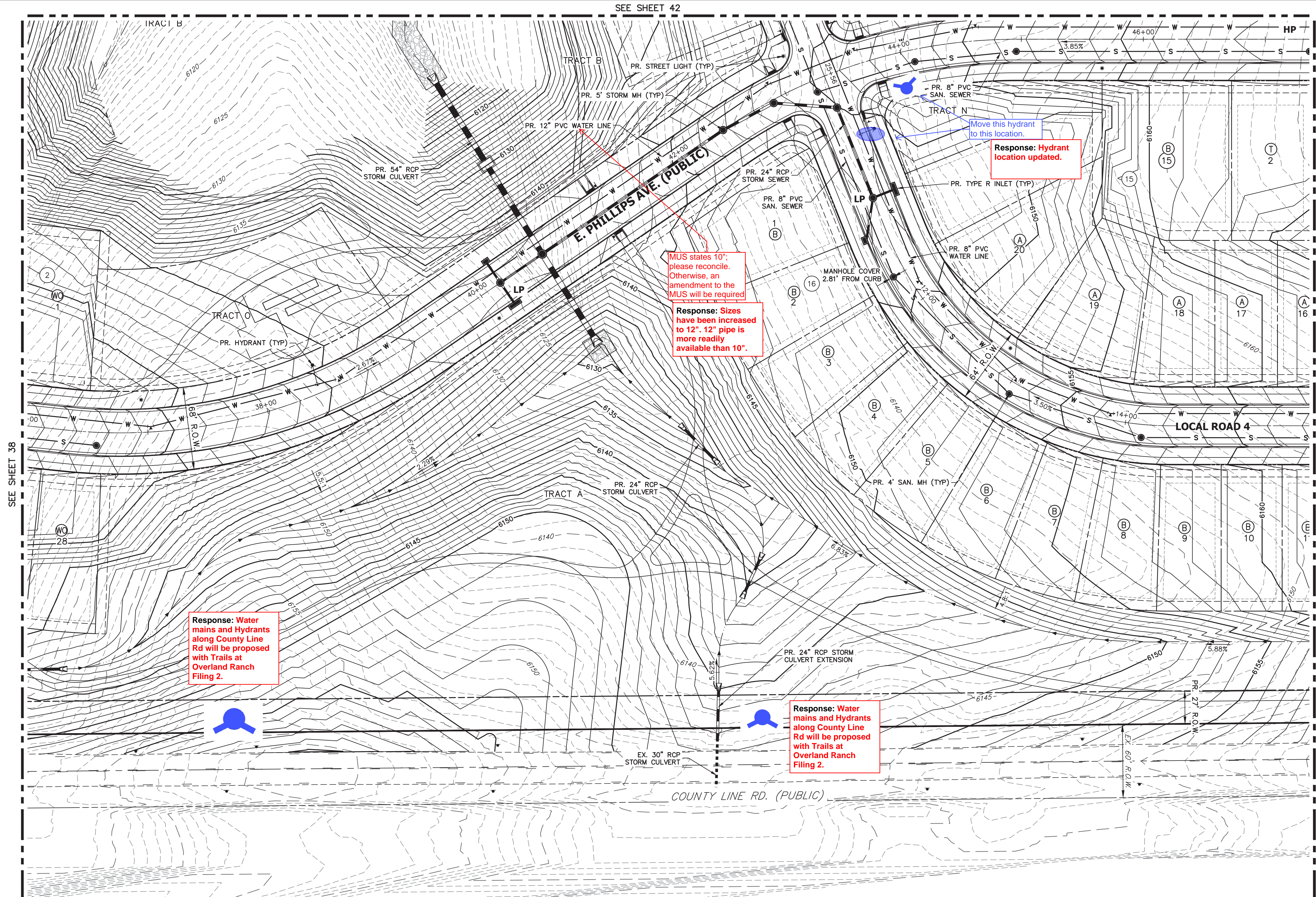
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2. ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.



43 OF 79



CHECKED BY:
DRAWN BY:

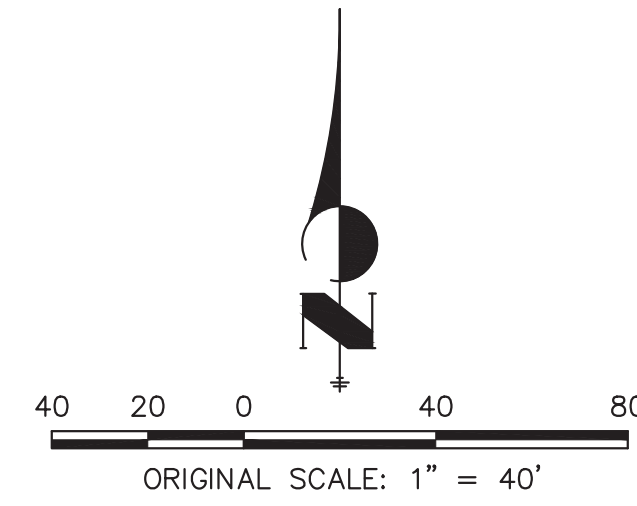


LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR		EXISTING SIGN
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	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER		PROPOSED FIRE HYDRANT		
	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED LIGHT		
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED VALVE		
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.



CHECKED BY:
DRAWN BY:

SEE SHEET 39

SEE SHEET 45

LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR		EXISTING SIGN
	PROPOSED STORM SEWER		EXISTING WATERLINE		EXISTING MAJOR CONTOUR		
	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER		PROPOSED FIRE HYDRANT		
	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED LIGHT		
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED VALVE		
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.



Know what's below.
Call before you dig.



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

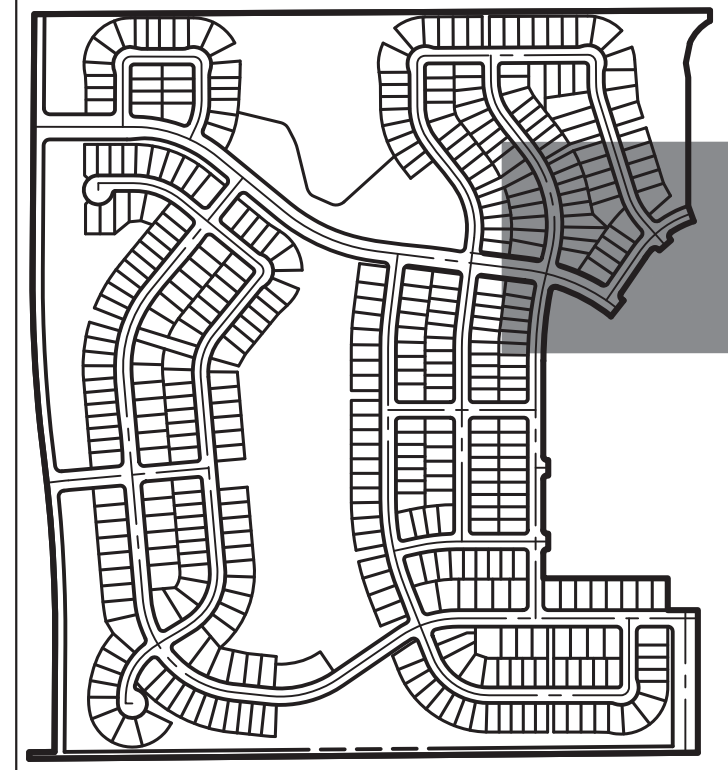
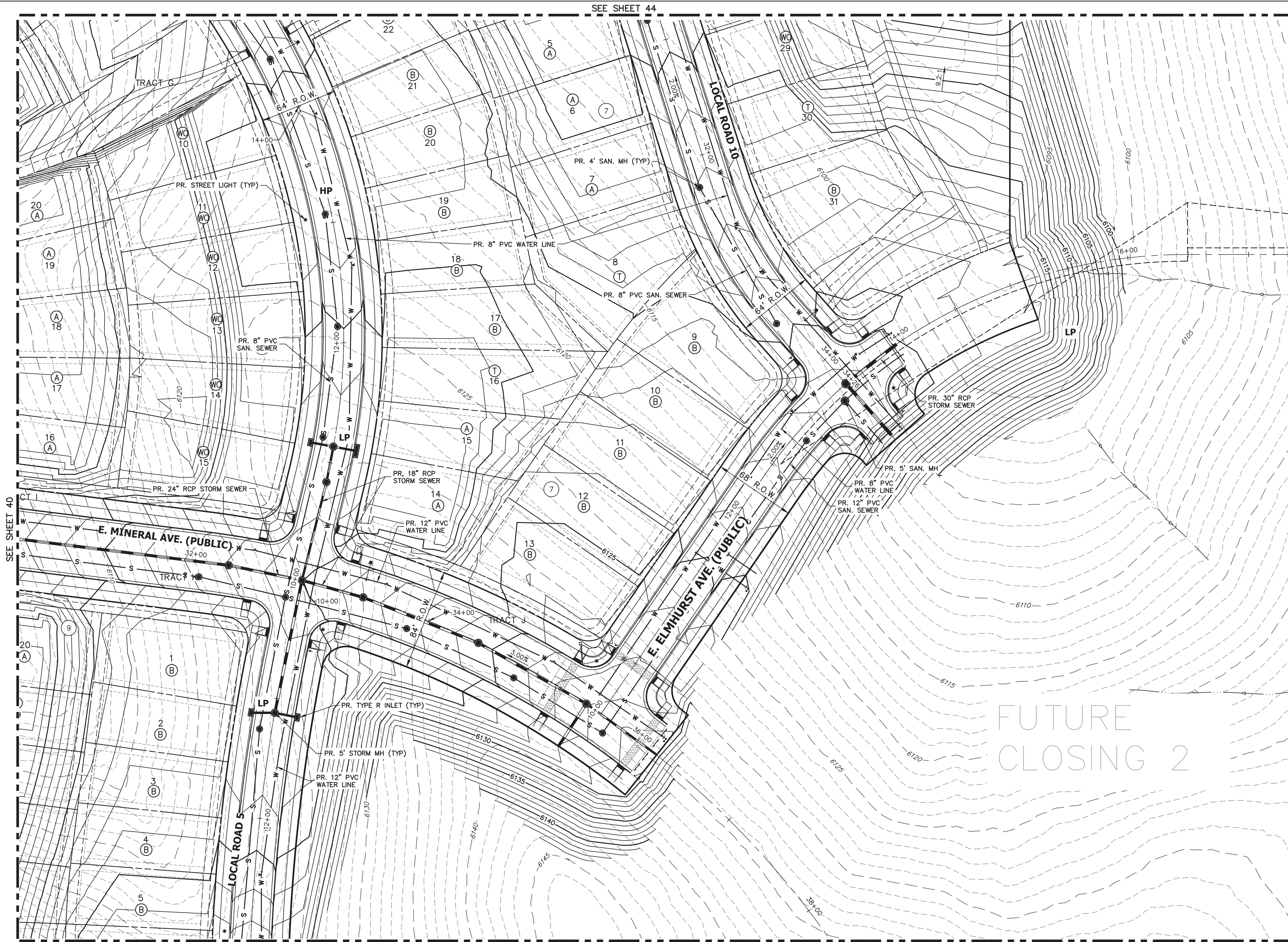
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:
GRADING &
UTILITY PLAN

45 OF 79

CHECKED BY:
DRAWN BY:



KEY MAP
SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- FILING 01
SITE PLAN
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

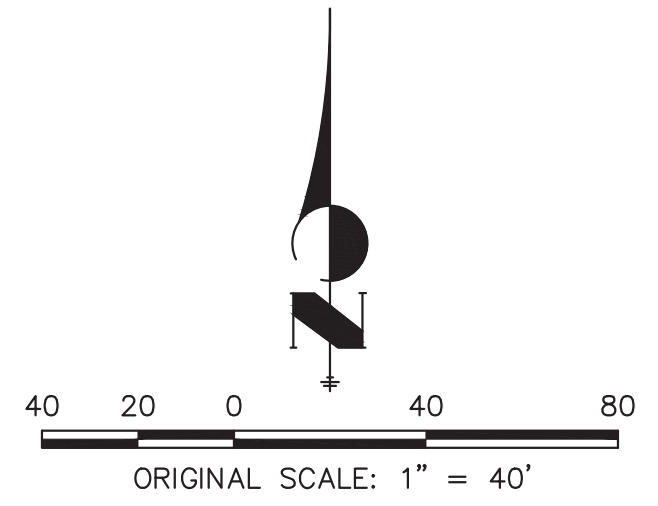
SHEET TITLE:
GRADING & UTILITY PLAN

LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
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	PROPOSED ELECTRIC LINE		EXISTING STORM SEWER		PROPOSED FIRE HYDRANT		
	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED LIGHT		
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED VALVE		
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

GENERAL NOTES

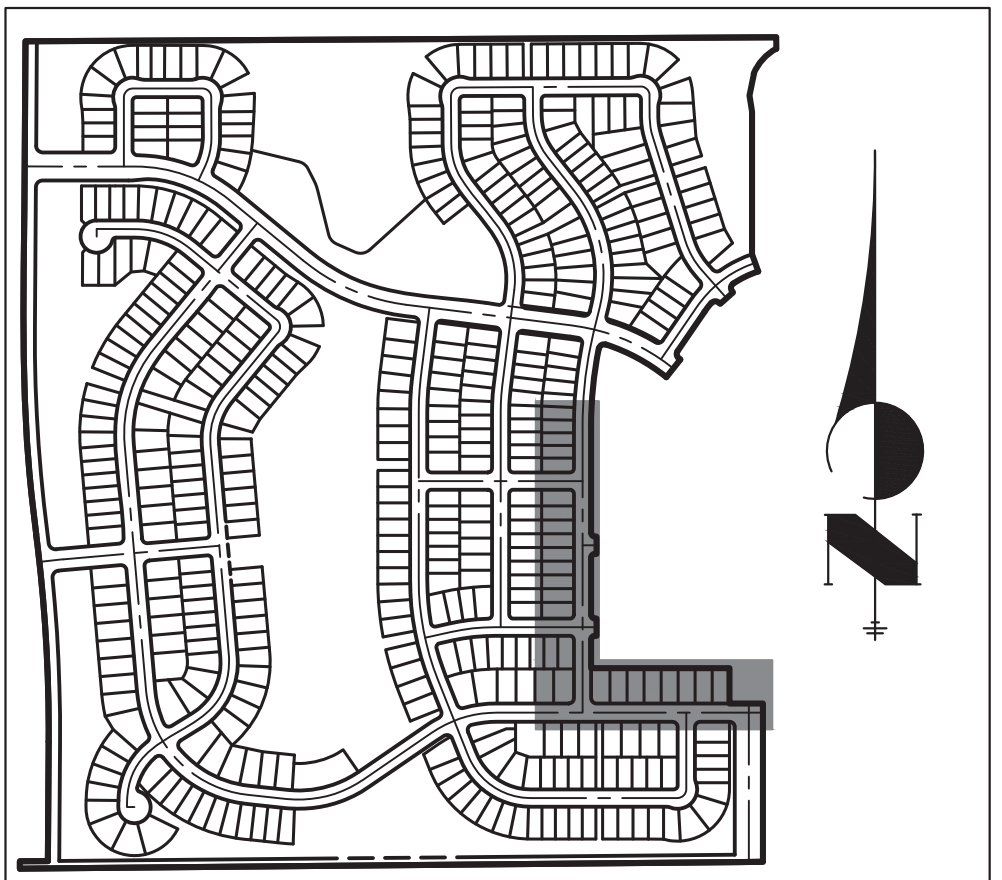
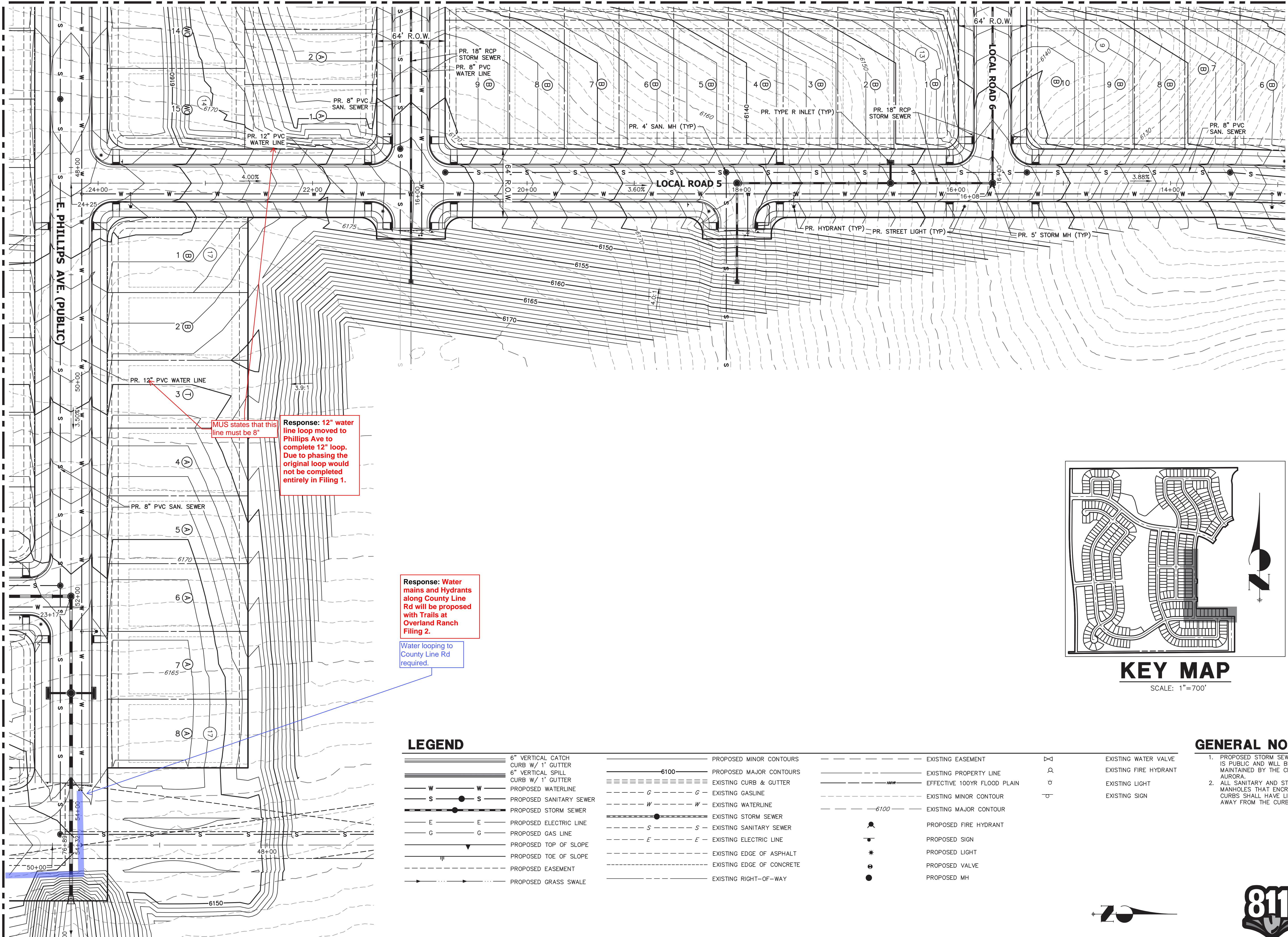
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- ALL SANITARY AND STORM MANHOLES THAT ENCRATCH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.



CHECKED BY:
DRAWN BY:

SEE SHEETS 41 & 42

SEE SHEET 47



KEY MAP

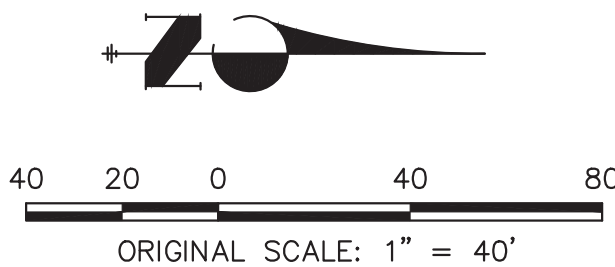
SCALE: 1"=700'

LEGEND

	6" VERTICAL CATCH CURB W/ 1' GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
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SEE SHEET 45

TRAILS AT OVERLAND RANCH- FILING 01

SITE PLAN
AURORA, COLORADO

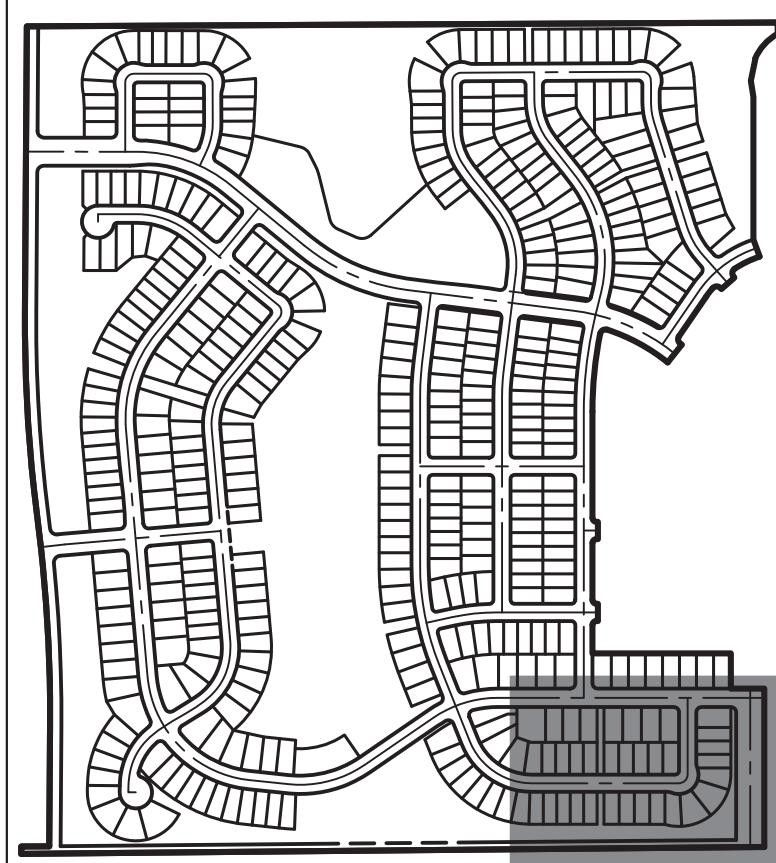
OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

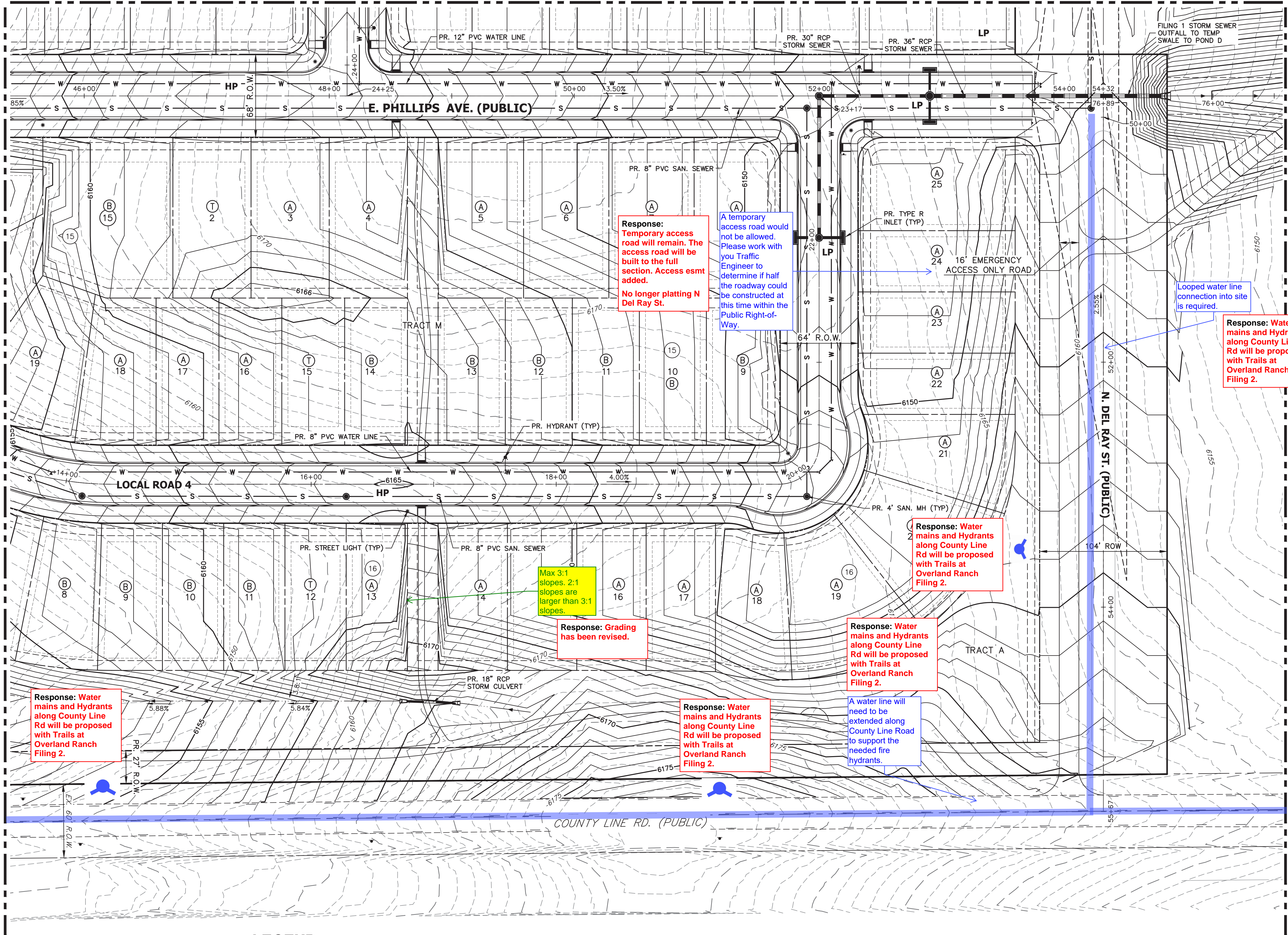
7/14/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23

SHEET TITLE:
GRADING &
UTILITY PLAN

47 OF 79

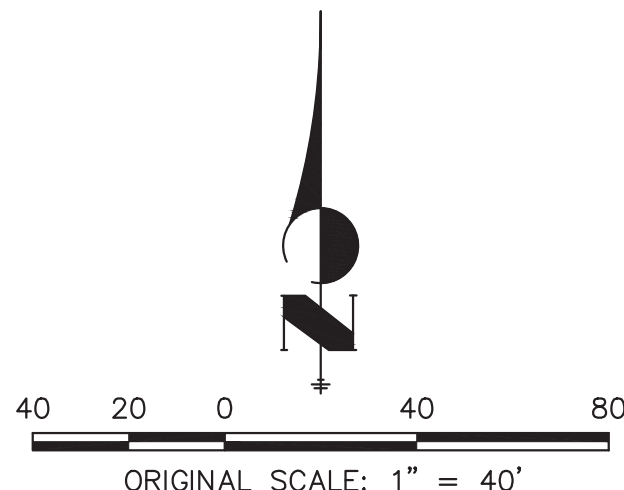


KEY MAP
SCALE: 1"=700'

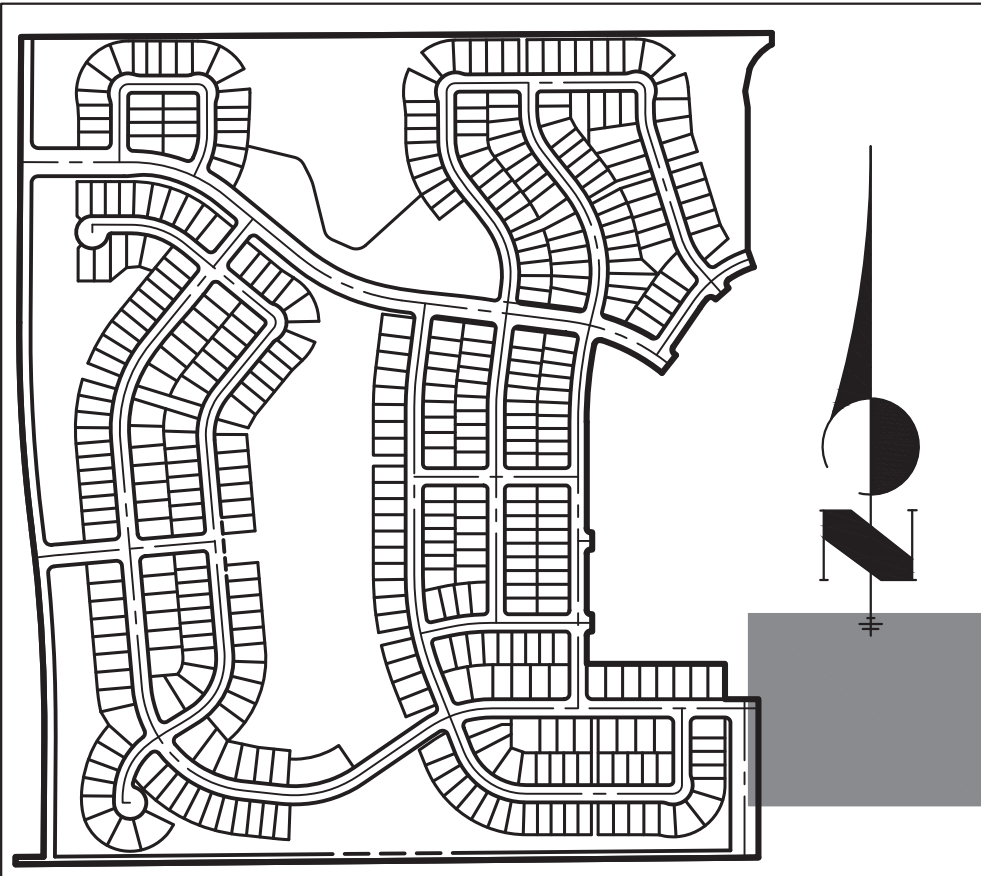
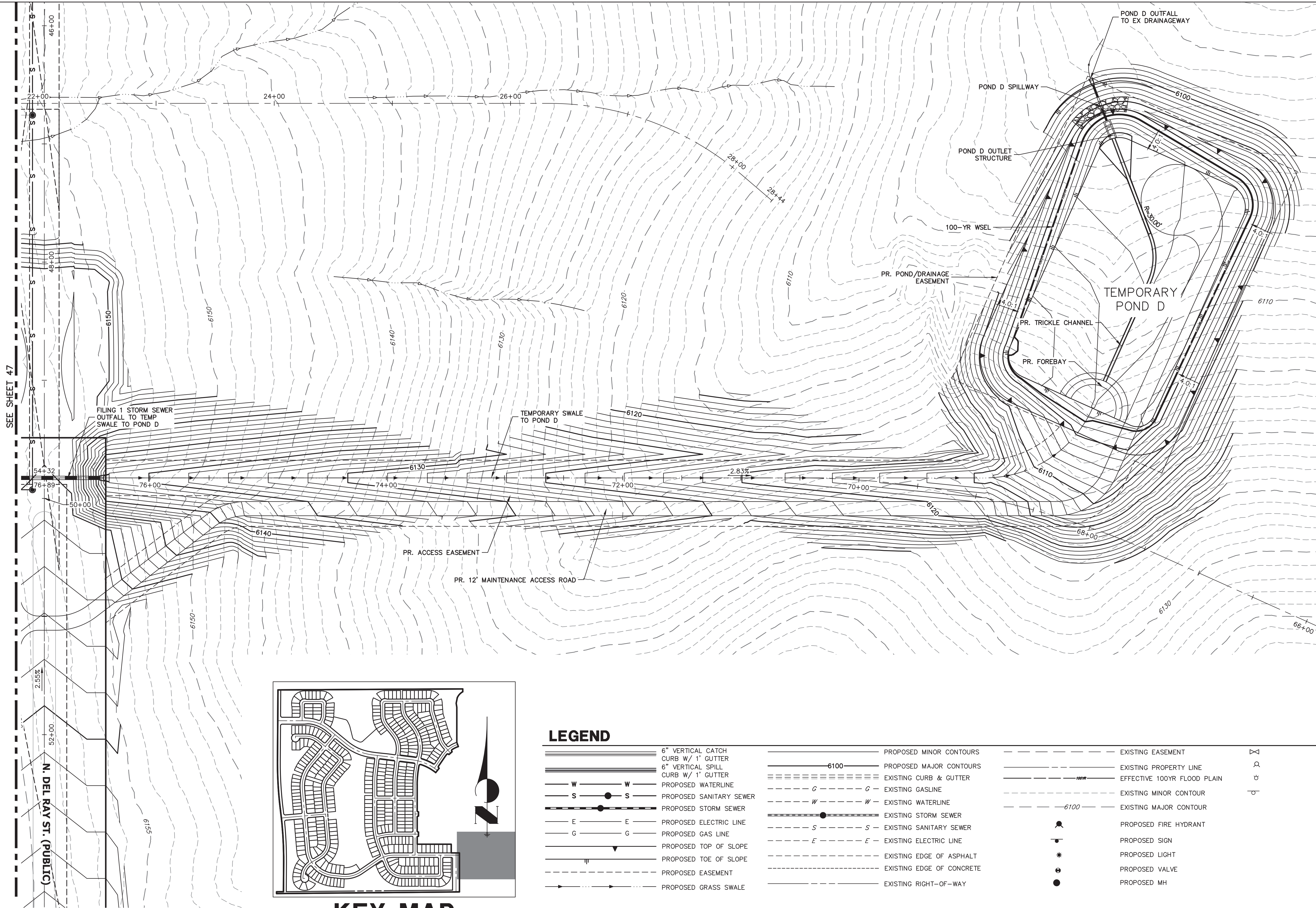


LEGEND

	6" VERTICAL CATCH CURB W/ 1' GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
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	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				



CHECKED BY:
DRAWN BY:

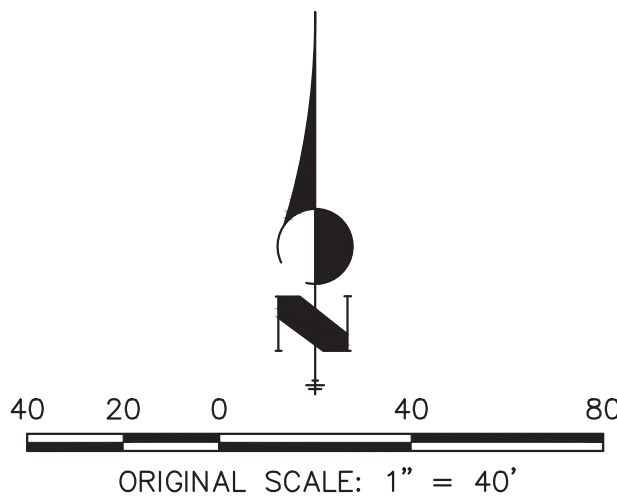


KEY MAP

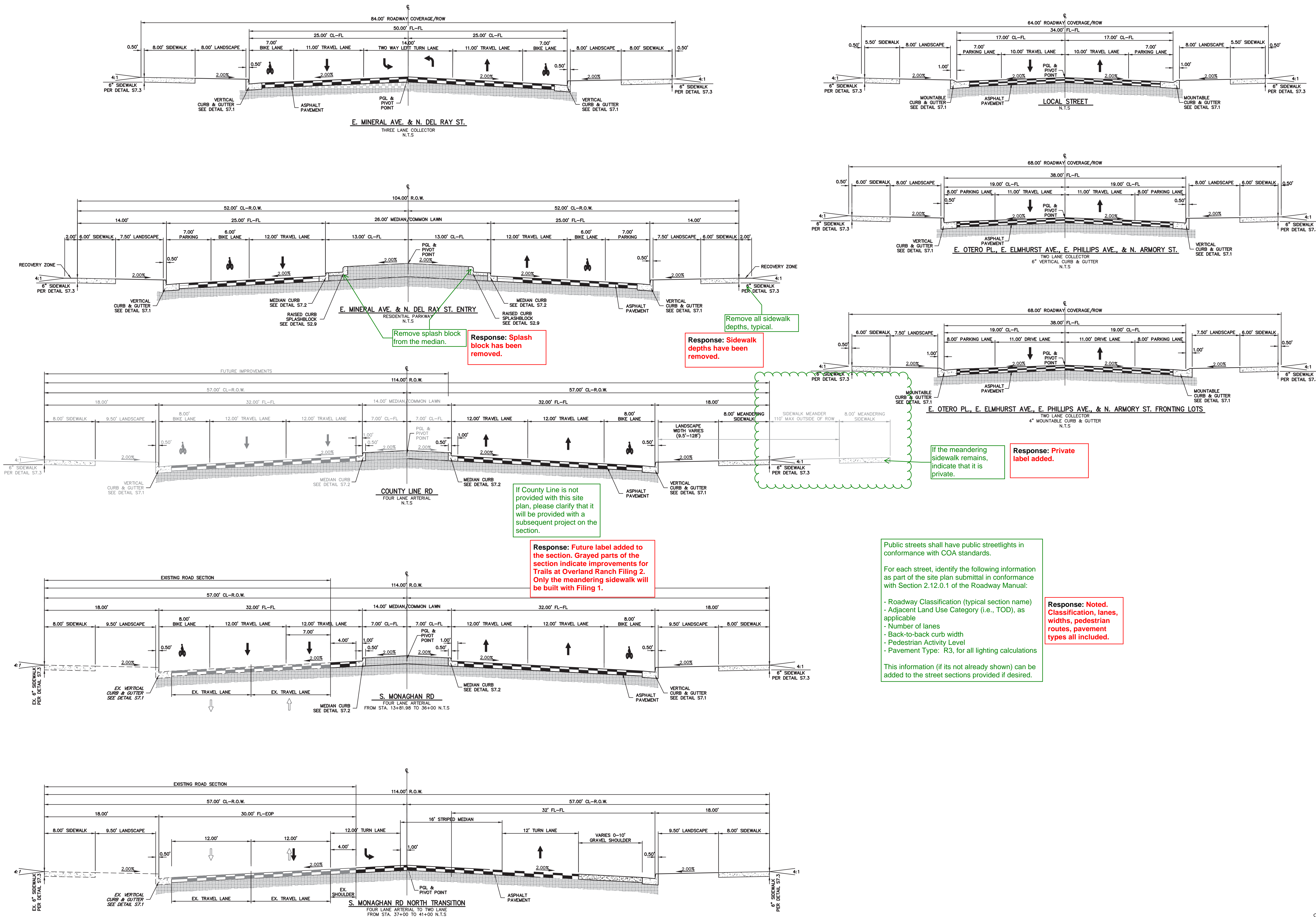
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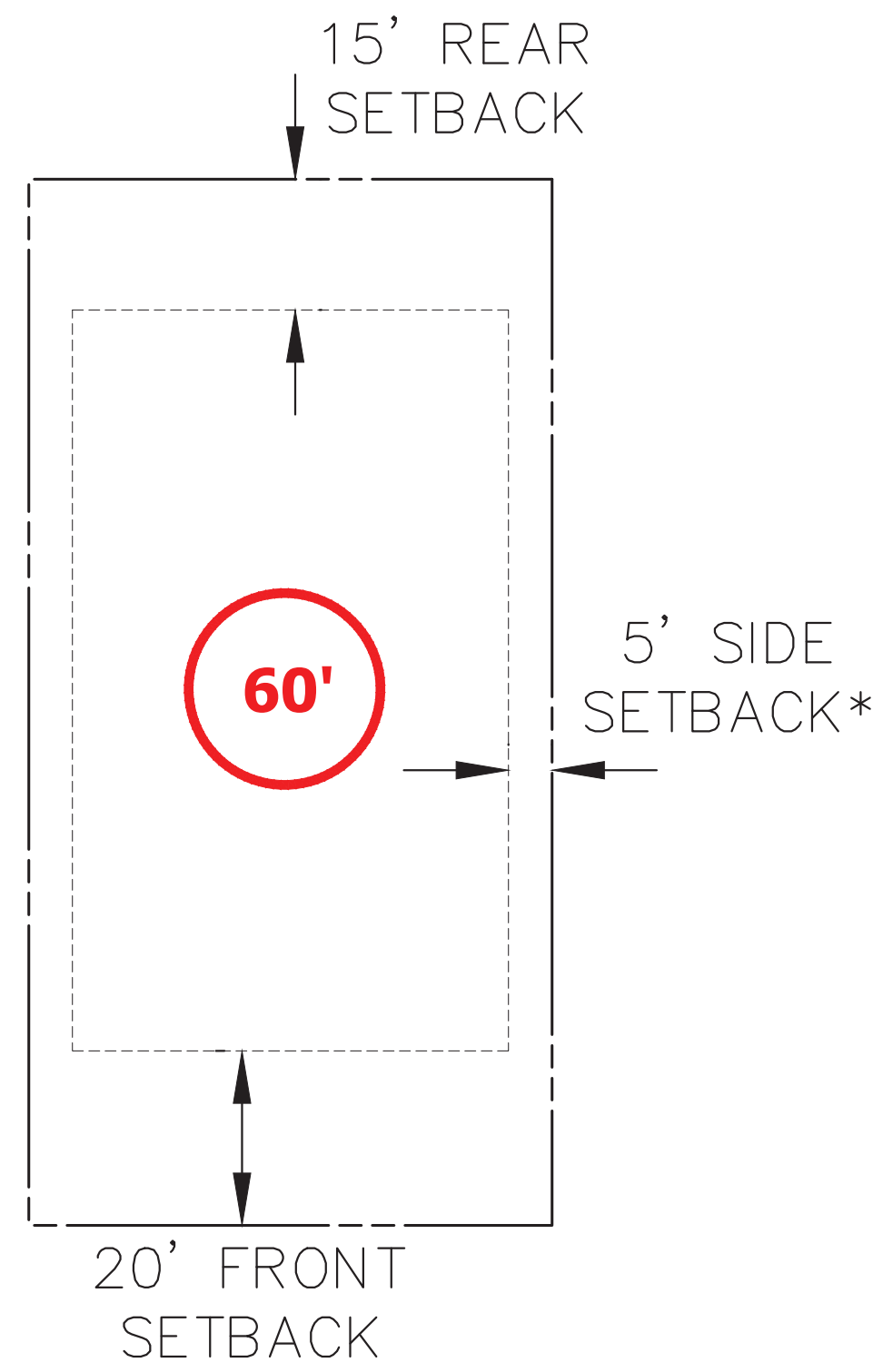
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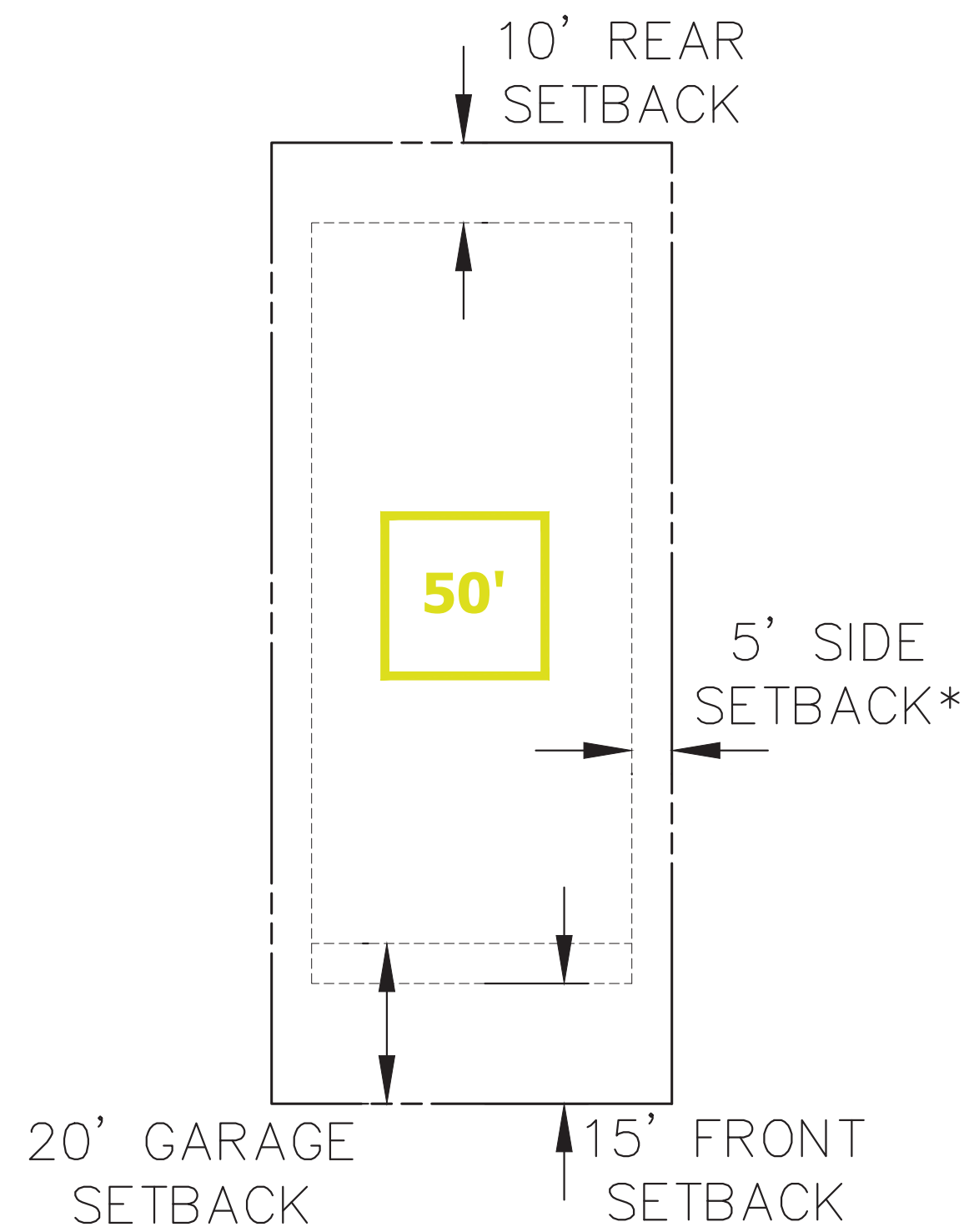
CHECKED BY:
 DRAWN BY:





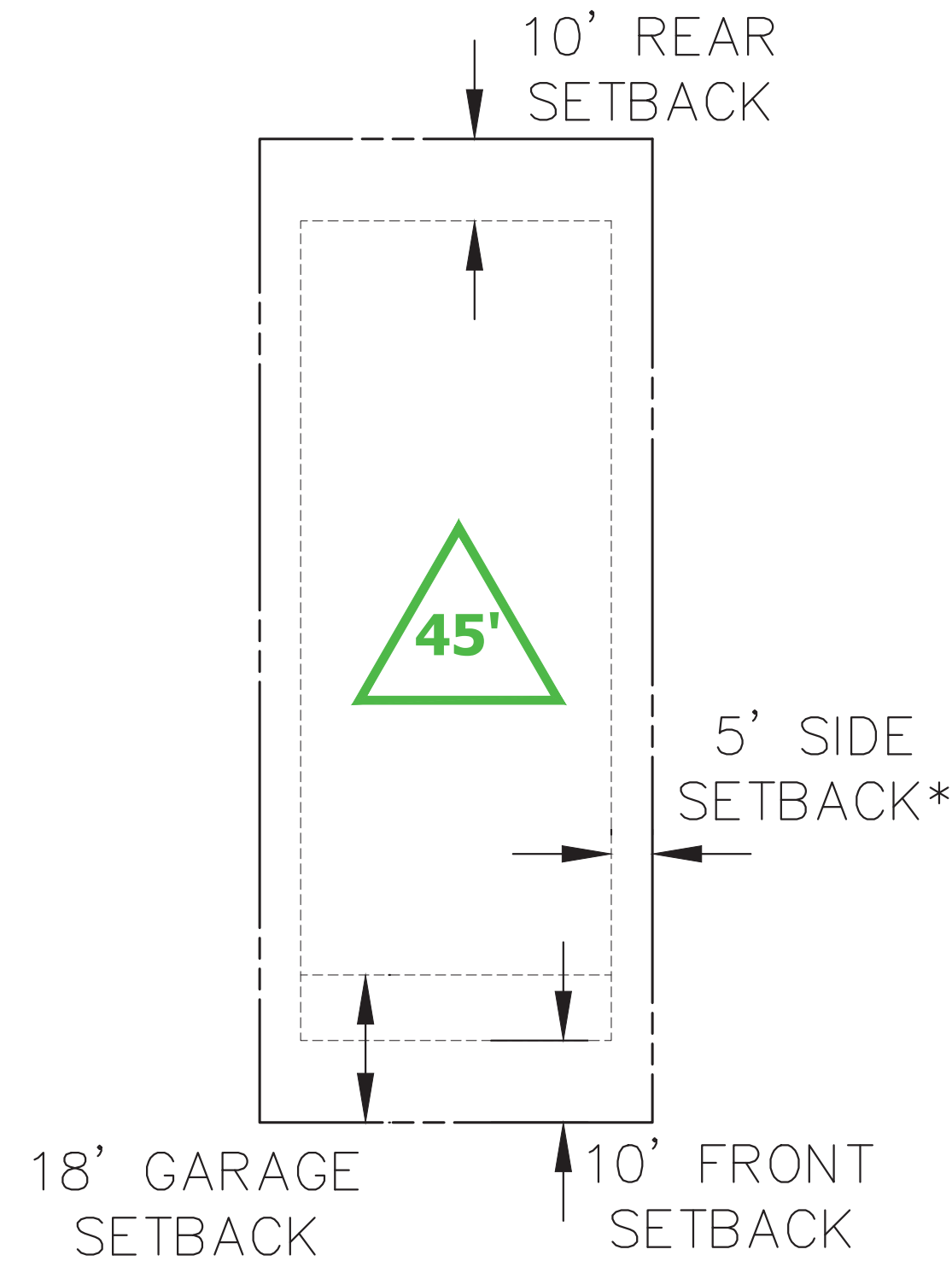
**TYPICAL PRODUCT C
HOME LOT DETAIL**

SCALE: 1" = 20'
*ALL CORNER LOTS SHALL
HAVE A 10' SIDE SETBACK



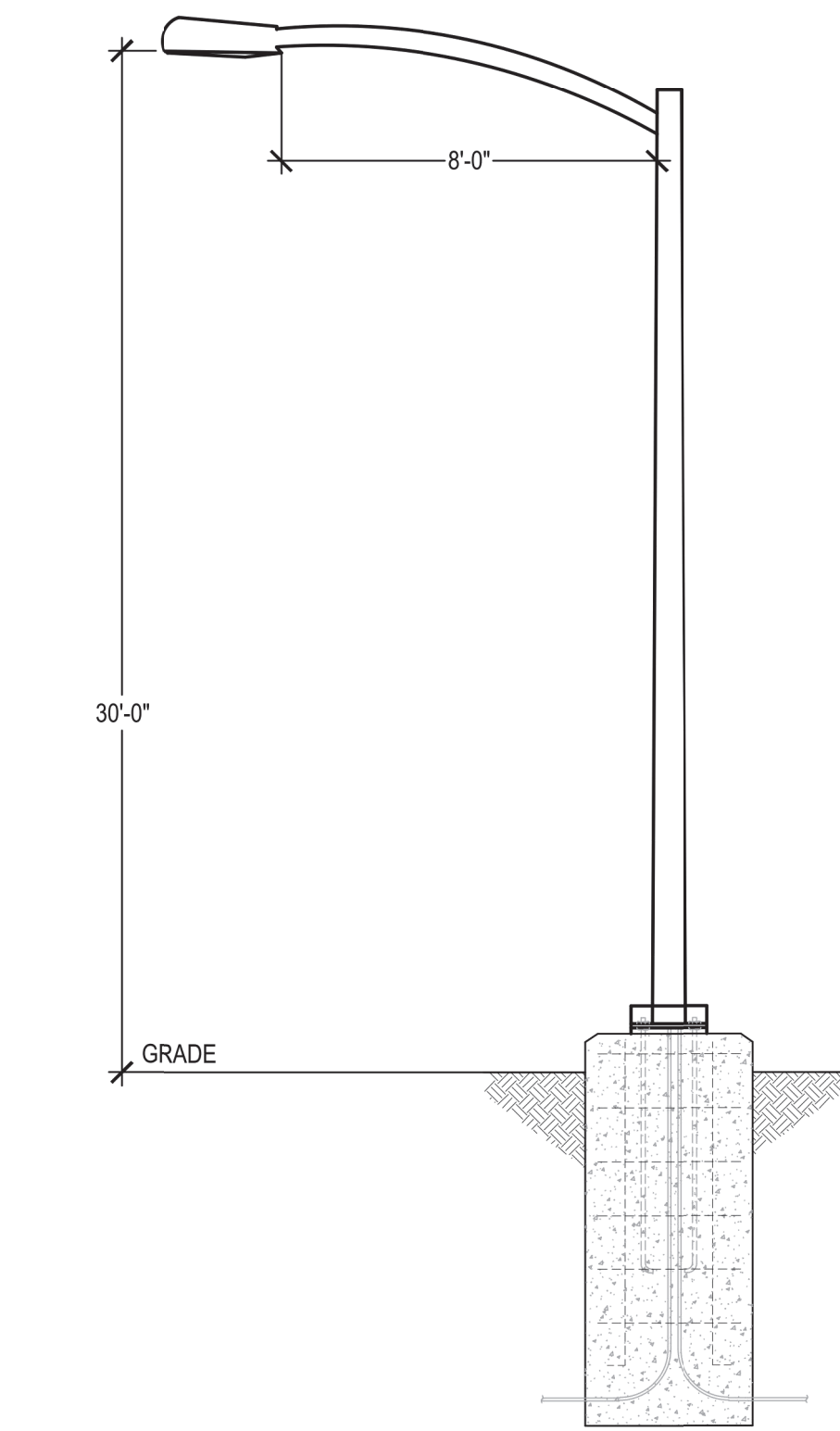
**TYPICAL PRODUCT B
HOME LOT DETAIL**

SCALE: 1" = 20'
*ALL CORNER LOTS SHALL
HAVE A 10' SIDE SETBACK

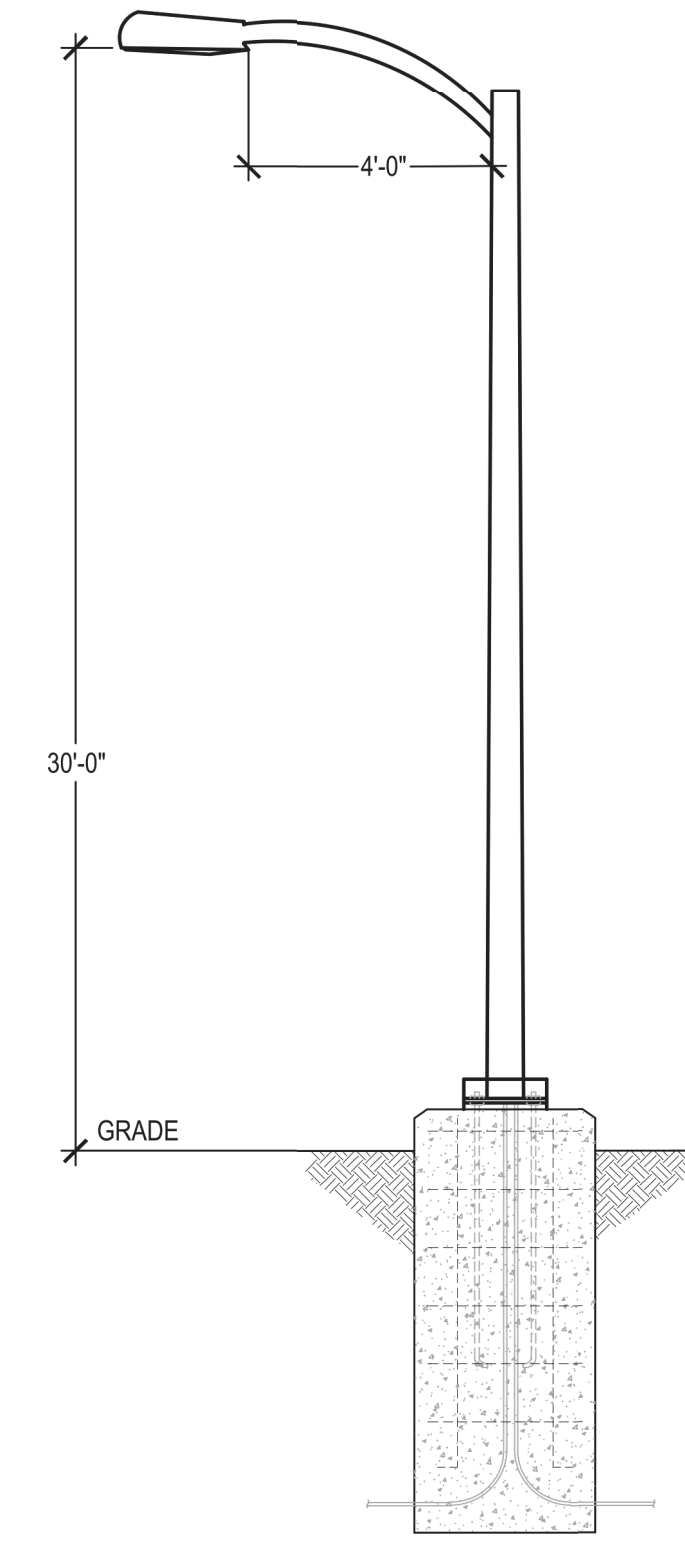


**TYPICAL PRODUCT A
HOME LOT DETAIL**

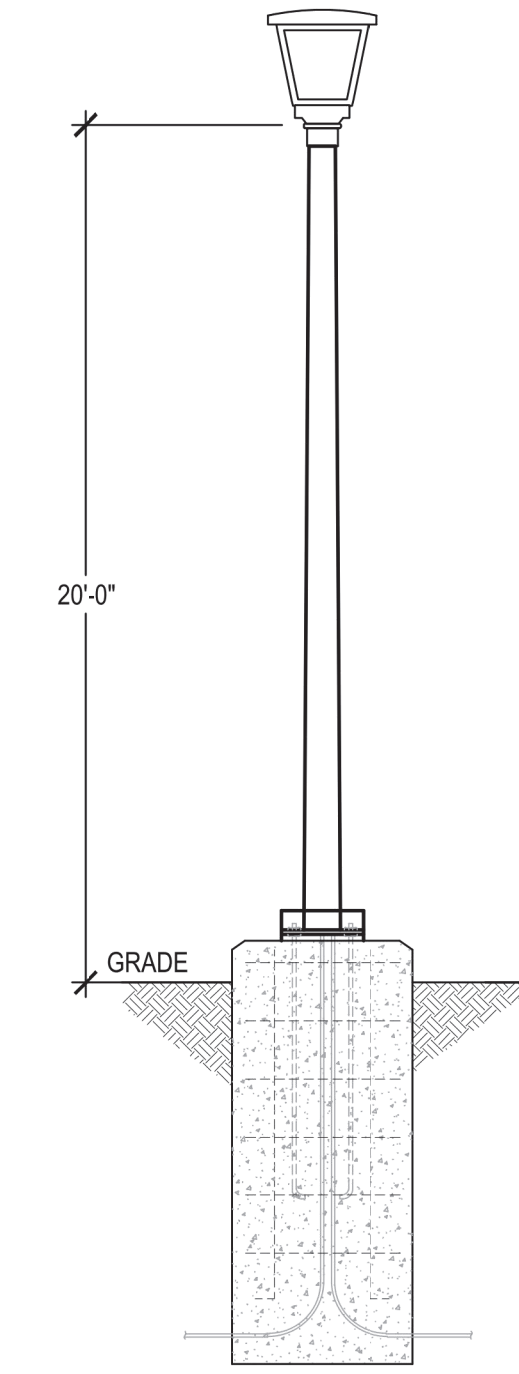
SCALE: 1" = 20'
*ALL CORNER LOTS SHALL
HAVE A 10' SIDE SETBACK



SL-4
ARCH-L ARCHEON LARGE LED ROADWAY
LUMINAIRE



SL-3
STREETWORKS ARCHEON MEDIUM ROADWAY
LUMINAIRE



SL-1
LUMEC MPTC URBANSCAPE LED
POST TOP LUMINAIRE

Response: Note
added stating railing
shall be added to all
walls over 30" in
height. Further detail
will be provided with
the Construction
Document Submittal.

Show railing on the
wall sections, typical.



R1-1 MUTCD SIGN



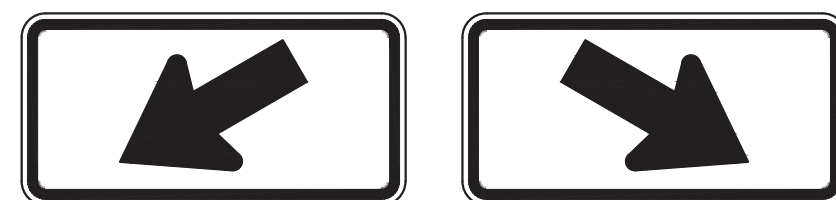
R3-7R MUTCD SIGN



W11-2 MUTCD SIGN



W16-9P MUTCD SIGN



W16-7P MUTCD SIGN



R7-8
"RESERVED
PARKING
(ACCESSIBLE)"
SIGN
(12"x18")

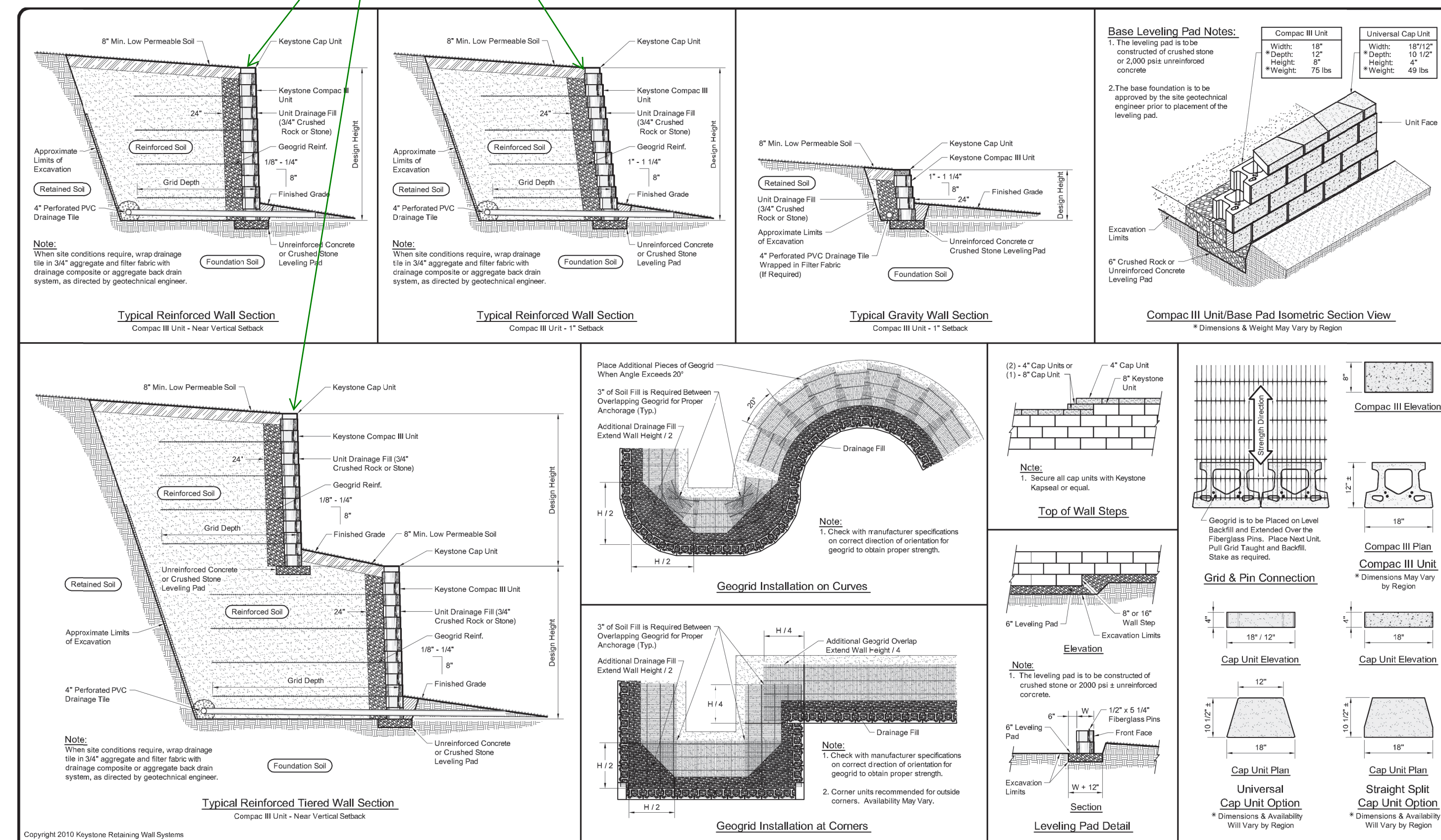
R7-8P SIGN "VAN ACCESSIBLE"
PLAQUE (18"x9")

R7-201A "TOW AWAY
ZONE" SIGN (12"x6")

T-POLE

7'-0" (MIN.)

ACCESSIBLE PARKING SIGN



TRACT KEY MAP

TRACT F TOTAL AREA: 674,849 SF
DETENTION AREA: 159,315 SF

Add Detention Area "A"

Response: Detention pond delimitation has been added

Add Detention Area "B" plus the acreage.

Response: Detention pond delimitation has been added

100 YR WATER SURFACE ELEVATION

Response: Detention pond delimitation has been added

Add: Detention Area "C"

TRACT F TOTAL AREA: 674,849 SF
DETENTION AREA: 159,315 SF
100 YR WATER SURFACE ELEVATION

KEY MAP

SCALE: 1" = 600'



LEGEND

----- TRACT BOUNDARY

SHEET INDEX

Sheet Number	Sheet Title
L0.00	LANDSCAPE COVER AND CALCULATIONS
L1.00	PLANT LIST
L1.01	LANDSCAPE NOTES
L1.02	LOT PLAN
L1.03	TYPICAL LOT LANDSCAPE
L1.04	TYPICAL LOT PLANT LIST
L2.00	LANDSCAPE PLAN
L2.01	LANDSCAPE PLAN
L2.02	LANDSCAPE PLAN
L2.03	LANDSCAPE PLAN
L2.04	LANDSCAPE PLAN
L2.05	LANDSCAPE PLAN
L2.06	LANDSCAPE PLAN
L2.07	LANDSCAPE PLAN
L2.08	LANDSCAPE PLAN
L2.09	LANDSCAPE PLAN
L2.10	LANDSCAPE PLAN
L2.11	LANDSCAPE PLAN
L2.12	LANDSCAPE PLAN
L2.13	LANDSCAPE PLAN
L2.14	LANDSCAPE PLAN
L2.15	LANDSCAPE PLAN
L2.16	LANDSCAPE PLAN
L2.17	LANDSCAPE PLAN
L2.18	LANDSCAPE PLAN
L4.00	LANDSCAPE DETAILS
L4.01	LANDSCAPE DETAILS
L4.02	LANDSCAPE DETAILS

NORRIS DESIGN

PEOPLE + PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

TRAILS AT OVERLAND RANCH- FILING 01

SITE PLAN
AURORA, COLORADO

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SHEET TITLE:

LANDSCAPE COVER
AND CALCULATIONS

SHEET NUMBER

L0.00

SHEET 52 OF 79

TRACT C: 293,935 SF

TRACT D: 12,825 SF

TRACT A: 457,399 SF

TRACT E: 231,468 SF
NOT A PART
PARK TO BE SUBMITTED
IN A SEPARATE PLAN SET

TRACT B TOTAL AREA: 764,951 SF
UNDISTURBED AREA: 414,819 SF

TRACT N: 7,713 SF
TRACT M: 6275 SF

TRACT A: 457,399 SF
TRACT O: 22,660 SF

Where is tract "o" in the table?

Response: The table has been adjusted and Tract "o" is now shown



SCALE 1" = 200'

TRACT LANDSCAPE TABLE

Tract	Total Tract Area	Description	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
A	457,399	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	115	139	1,144	#5 Cont Shrubs 1,143 #1 Cont Grasses 1,179
B	350,132	Open Space/Pocket Park (1 Tree and 10 Shrubs per 4,000 SF)	88	93	876	#5 Cont Shrubs 1,262 #1 Cont Grasses 1,071
B (Undisturbed)	414,819	Undisturbed Open Space	0	0	0	#5 Cont Shrubs 0 #1 Cont Grasses 0
C	293,935	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	74	74	735	#5 Cont Shrubs 541 #1 Cont Grasses 702
D	12,825	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	4	4	33	#5 Cont Shrubs 33 #1 Cont Grasses 28
E	231,468	Not a part - to be submitted with a separate plan set	Not a Part			
F	448,065	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	113	129	1,121	#5 Cont Shrubs 1,029 #1 Cont Grasses 899
F (DETENTION)	226,829	Detention Pond	0	0	0	#5 Cont Shrubs 0 #1 Cont Grasses 0
G	11,928	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	3	3	30	#5 Cont Shrubs 26 #1 Cont Grasses 24
H	7,368	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs 15 #1 Cont Grasses 12
I	2,397	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs 6 #1 Cont Grasses 0
J	2,099	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs 6 #1 Cont Grasses 8
K	2,283	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs 5 #1 Cont Grasses 7
L	2,246	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	2	6	#5 Cont Shrubs 15 #1 Cont Grasses 12
M	6,275	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	16	#5 Cont Shrubs 25 #1 Cont Grasses 34
N	7,713	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	20	#5 Cont Shrubs 29 #1 Cont Grasses 26
O	22,660	Pocket Park (1 Tree and 10 Shrubs per 4,000 SF)	6	12	57	#5 Cont Shrubs 148 #1 Cont Grasses 102
Totals:	2,477,781		407	453	4,018	5,466

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.) Undisturbed open space & detention pond area shall not be counted toward the tract landscape requirements, per 146-4.7.5.1.1


CHECKED BY: JK/CM
DRAWN BY: KR/JAK


Add "Not For Construction" to all landscape plan sheet.

Response: Note added


DECIDUOUS TREES

AC GR
CE OC
GY DI
QU BI
QU MA
QU FA
UL FR


	ORNAMENTAL TREES	QTY
	AC BC	4
	CO AL	10
	CR IN	5
	MA SA	3

	<u>DECIDUOUS SHRUBS 5-7" SPREAD</u>	<u>QTY</u>
	AT CA	92
	CA FE	45
	CH MI	185
	CO HO	208
	RI AL	68

	<u>EVERGREEN SHRUB 2-4' SPREAD</u>	<u>QTY</u>
	FA PA	397
	KR LA	445
	MA RE	300
	YU GL	47

	<u>EVERGREEN SHRUBS 7-9' SPREAD</u>	<u>QTY</u>
	AR TR	99
	JU BC	40
	JU HU	38
	PI MU	48

		<u>ORNAMENTAL GRASSES 2'-3'</u>	<u>QTY</u>
	*	AN GE	179
		AN WW	394
	2000	CA EL	523
	4000	MI SI	29
		PE RU	377

	UPRIGHT EVERGREEN	QTY
	JU BP	33
	JU SR	15

QTY
14
25
37
28
61
29
106
23

QTY
245
42
373
46
283
432
297
258
34

QTY
45
113
24
44
49
80
42
44
14
55

QTY
142
222
285
43
56

QTY
132
1,527
30
587
210
1,021

QTY
42
27

QTY
33
15

RHUS TYPHINA 'LACINATA'	CUTLEAF STAGHORN SU
SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
CHRYSOETHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH
CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM
JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER
YUCCA CAMPESTRIS	PLAINS YUCCA
YUCCA PARVIFLORA	RED YUCCA

BOTANICAL NAME	COMMON NAME
ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS
BOUTELLOUA CURTIPENDULA	SIDE OATS GRAMA
BOUTELLOUA GRACILIS "BLONDE AMBITION"	BLONDE AMBITION BLUE
CALAMAGOSTIS X ACUTIFLORA "KARL FOERSTER"	KARL FOERSTER FEATHER
MUHLENBERGIA REVERCHONII "PUND01S"	UNDAUNTED00 RUBY MUM
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM

BOTANICAL NAME	COMMON NAME
EPHEDRA VIRIDIS	MORMON TEA
HEMEROCALLIS X 'HYPERION'	HYPERION DAYLILY

BOTANICAL NAME	COMMON NAME
JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER
JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER

	ROOT	besides
	B & B	plant/sh
	B & B	quantitie
	B & B	different
	B & B	include
	B & B	table. M
	B & B	tables a
	B & B	
	B & B	Respons
	B & B	have bee

	ROOT	SIZE
	CONT.	#5
	CONT.	#5
	CONT.	#5
	CONT.	#5
	CONT.	#5
	CONT.	#5
2K	CONT.	#5
4K	CONT.	#5

ROOT	SIZE
CONT.	#5
CONT.	#5
CONT.	#5
CONT.	#5
CONT.	#5
CONT.	#5
CONT.	#5
CONT.	#5

Response: All three detention ponds fall within the same category.

<u>ROOT</u>	<u>SIZE</u>
CONT.	#5
CONT.	#5
CONT.	#5
CONT.	#5
CONT.	#5

	<u>ROOT</u>	<u>SIZE</u>
	CONT.	#1
	CONT.	#1
MA	CONT.	#1
RED GRASS	CONT.	#1
	CONT.	#1
	CONT.	#1

ROOT	SIZE
CONT.	#1
CONT.	#1

<u>ROOT</u>	<u>SIZE</u>
CONT.	#5
CONT.	#5

Street Tree Description	Length (LF)	Trees Required	Trees Provided
MONAGHAN RD (1 Tree / 40 LF)	2,823	71	71
COUNTY LINE RD (1 Tree / 40 LF)	1,723	44	44
E. MINERAL AVE. (1 Tree / 40 LF)	4,068	102	102
STREET B (1 Tree / 40 LF)	978	25	25
STREET C (1 Tree / 40 LF)	7,404	186	186
STREET D (1 Tree / 40 LF)	5,650	142	142
STREET E (1 Tree / 40 LF)	1,698	43	43
STREET F (1 Tree / 40 LF)	4,982	125	125
STREET G (1 Tree / 40 LF)	3,409	86	86
STREET H (1 Tree / 40 LF)	3,851	97	97
STREET I (1 Tree / 40 LF)	827	21	21
STREET J (1 Tree / 40 LF)	824	21	21
STREET K (1 Tree / 40 LF)	1,375	35	35
STREET L (1 Tree / 40 LF)	1,441	37	37
STREET M (1 Tree / 40 LF)	433	11	11
Totals:	41,486	1,046	1,046

VALLEY SEED CO, OR APPROVED EQUAL

Pond	Tract Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
A	448,065	113	129	1130	#5 Cont Shrubs	1,195
					#1 Cont Grasses	1,179
B	448,065	113	129	1130	#5 Cont Shrubs	1,195
					#1 Cont Grasses	1,179
C	448,065	113	129	1130	#5 Cont Shrubs	1,195
					#1 Cont Grasses	1,179

Street Frontage Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
Street Perimeter Buffer: County Line Rd1 (1 Tree and 10 Shrubs per 40 LF)	24	1	2	6	#5 Cont Shrubs	6
					#1 Cont Grasses	0
Street Perimeter Buffer: Street A (1 Tree and 10 Shrubs per 40 LF)	257	7	7	65	#5 Cont Shrubs	57
					#1 Cont Grasses	25
Totals:	281	8	9	71	11	
NOTES:						

Curbside Description per 40 SF)	(1 shrub per 40 SF)	Area (Sq. Ft.)	Required	Shubs Provided
LOCAL ROAD 1 - North Side	208	Response: Curbside Landscape Table has been updated to show the required and provided street trees.	5 Cont Shrubs	4
			5 Cont Grasses*	6
LOCAL ROAD 1 - South Side	0		5 Cont Shrubs	0
			5 Cont Grasses*	0
LOCAL ROAD 2 - East Side	3,490	88	5 Cont Shrubs	73
			5 Cont Grasses*	48
LOCAL ROAD 2 - West Side	401	11	5 Cont Shrubs	8
			5 Cont Grasses*	9
LOCAL ROAD 3 - East Side	0	0	5 Cont Shrubs	0
			5 Cont Grasses*	0
LOCAL ROAD 3 - West Side	663	17	5 Cont Shrubs	14
			5 Cont Grasses*	14
LOCAL ROAD 4 - North Side	624	16	5 Cont Shrubs	10
			5 Cont Grasses*	21
LOCAL ROAD 5 - East Side	200	5	5 Cont Shrubs	0
			5 Cont Grasses*	0
LOCAL ROAD 5 - West Side	5,972	150	5 Cont Shrubs	118
			5 Cont Grasses*	98
LOCAL ROAD 6 - North Side	0	0	5 Cont Shrubs	0
			5 Cont Grasses*	0
LOCAL ROAD 6 - South Side	0	0	5 Cont Shrubs	0
			5 Cont Grasses*	0
LOCAL ROAD 7 - East Side	0	0	5 Cont Shrubs	0
			5 Cont Grasses*	0
LOCAL ROAD 8 - North Side	0	0	5 Cont Shrubs	0
			5 Cont Grasses*	0
LOCAL ROAD 8 - South Side	0	0	5 Cont Shrubs	0
			5 Cont Grasses*	0
LOCAL ROAD 10 - North Side	4,791	120	5 Cont Shrubs	107
			5 Cont Grasses*	78
LOCAL ROAD 10 - South Side	13		5 Cont Shrubs	9
			5 Cont Grasses*	12
LOCAL ROAD 11 - East Side	5		5 Cont Shrubs	4
			5 Cont Grasses*	5
LOCAL ROAD 11 - West Side	13		5 Cont Shrubs	9
			5 Cont Grasses*	12
E. OTERO PL. - North Side	1,052	27	5 Cont Shrubs	23
			5 Cont Grasses*	12
E. OTERO PL. - South Side	1,002	26	5 Cont Shrubs	22
			5 Cont Grasses*	12
N. ARMORY ST. - East Side	535	14	5 Cont Shrubs	10
			5 Cont Grasses*	6
N. ARMORY ST. - West Side	602	16	5 Cont Shrubs	10
			5 Cont Grasses*	9
E. PHILLIPS AVE. - North Side	196	5	5 Cont Shrubs	0
			5 Cont Grasses*	0
E. PHILLIPS AVE. - South Side	6,533	164	5 Cont Shrubs	87
			5 Cont Grasses*	59
COUNTY LINE RD - North Side	2,983	75	5 Cont Shrubs	29
			5 Cont Grasses*	11
E. MINERAL AVE. - North Side	7,227	181	5 Cont Shrubs	55
			5 Cont Grasses*	51
E. MINERAL AVE. - South Side	10,275	257	5 Cont Shrubs	71
			5 Cont Grasses*	60
Totals:	47,964	1,209		834

NOTES:

1.) Required Area is for curbside landscapes between 6'-10'

2.) Per Article 146-4.7.5.C.iii & iv, shrubs are not required in curbside landscape greater than 10' in width.

3.) Homebuilder shall provide curbside landscape requirements located at all single family lots. Refer to Lot Typical for requirements.

4.) Curbside landscape shrubs are deficient due to desired western and native landscape design, all shrubs that are deficient in the right-of-way have been mitigated throughout the site in open space tracts adjacent to the street.

5.) *All grasses in the curbside landscaping are to be upsized to a #5 gallon container.

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 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.
- 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).
- 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.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
- 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.

MAINTENANCE NOTES

- THE METRO DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 3-YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA, PARKS, RECREATION AND OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF A FINAL ACCEPTANCE.
- THE MEDIANS WILL BE IRRIGATED BY WATER TRUCK FOR THREE (3) YEARS FOR ESTABLISHMENT.

PARKS, RECREATION AND OPEN SPACE STANDARD MEDIAN NOTES

- PLANTS WITHIN THE MEDIANS WILL BE INSPECTED BY PROS STAFF UP TO THREE TIMES DURING THE GROWING SEASON (APRIL 1 - OCTOBER 1) TO IDENTIFY PLANTS THAT ARE DEAD OR DYING. CONTRACTOR SHALL REPLACE ALL DEAD AND DYING PLANTS WITHIN 3 WEEKS OF INSPECTION. NO PLANT REPLACEMENT SHALL BE MADE BETWEEN JULY 1 AND SEPTEMBER 1.
- CONTRACTOR SHALL REPLACE DEAD AND DYING PLANTS WITH ORIGINAL SPECIES UNLESS OTHERWISE REQUIRED BY PROS. SPECIES SHALL BE SIMILAR IN CONTAINER SIZE TO SPECIES ORIGINALLY PLANTED.
- TRUCK IRRIGATED SEED MIXES SHOULD BE DRILL SEEDED AND CURLEX II EROSION BLANKET TO BE INSTALLED.

Remove the above notes. The City Parks Department will not maintain or inspect the medians as this is a 4-lane arterial and not a 6-lane major arterial. If the intent is for the Metro District to maintain the median, then state that.

Response: Noted, thank you. The notes referenced have been removed.

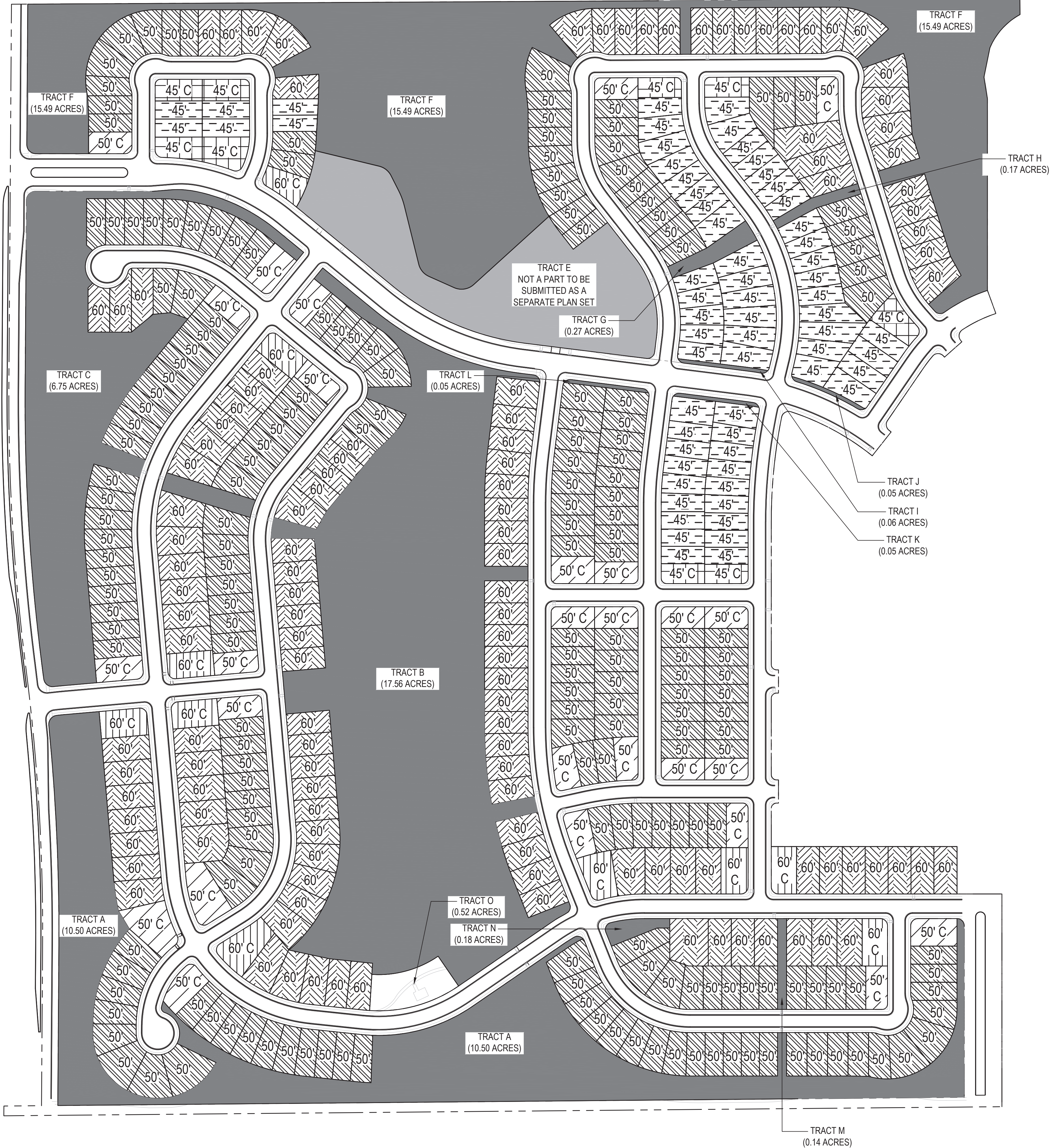
MATERIALS SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES
4	ROCK MULCH	PIONEER SAND OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	1½"-2" LOCAL RIVER ROCK OR APPROVED EQUAL	TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS
8	RIVER ROCK	PIONEER SAND OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	4"-8" HORIZON COBBLESTONE OR APPROVED EQUAL	TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS
6	CRUSHER FINES	PIONEER SAND OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	TAN BREEZE CRUSHER FINES OR APPROVED EQUAL	TBD	NSTALL PER MANUFACTURER'S SPECIFICATIONS
10	STEEL EDGER	RYERSON OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	BLACK ROLL TOP EDGER	BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
5	LANDSCAPE BOULDERS	PIONEER SAND OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	MOSS ROCK	GREY GRANITE WITH MOSS OR MATCH TO SANDSTONE SLABS	INSTALL PER MANUFACTURER'S SPECIFICATIONS

AMENITY SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	PRODUCT NAME	COLOR/FINISH	NOTES
1	BENCH	ANOVA FURNISHINGS OR APPROVED EQUAL	STREETSIDE 6' CONTOUR BENCH	TBD	SURFACE MOUNT PER MANUFACTURES SPECIFICATIONS
2	SANDSTONE BENCH	SILOAM STONE INC. OR APPROVED EQUAL	SILOAM QUARRY BLOCK OR APPROVED EQUAL	TAN	REFER TO DETAIL 1 SHEET L4.02 FOR INSTALLATION
3	PET WASTE STATION	ANOVA FURNISHINGS OR APPROVED EQUAL	DOG WASTE STATION WITH WITH SQUARE STEEL CAN AND ROLL BAG DISPENSER OR APPROVED EQUAL	BLACK	INSTALL PER MANUFACTURES SPECIFICATIONS

CHECKED BY: JK/CM
DRAWN BY: KR/AK



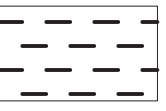
Response: Noted, thank you, the labels have been darkened.

Darken/enlarge these labels.

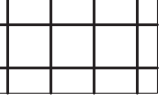
The lot plant quantities here and on the next sheet do not match and there are different quantities being provided for the same lots

Response: Noted, thank you. The lot typicals and plant quantities have been adjusted and are in compliance with Aurora City Code.

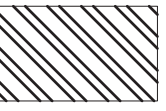
KEY



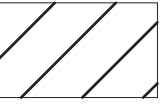
- 45' (INTERIOR LOT)
- ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT
 - MIN. SIZE 2" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN.
 - MIN. COUNT OF SHRUBS IS SEVEN (7) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF GRASSES IS THREE (3) WITH A MINIMUM OF ONE (1) TYPE.
 - MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.



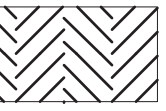
- 45' C (CORNER LOT)
- ONE (1) DECIDUOUS/ORNAMENTAL/EVERGREEN TREE EACH IN FRONT, SIDE AND REAR YARD (TOTAL 3)
 - MIN. SIZE 2" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN.
 - FRONT YARD
 - MIN. COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF PERENNIAL/GRASSES IS FOUR (4) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.
 - SIDE YARD
 - MIN. COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF PERENNIAL/GRASSES IS FOUR (4) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF FOUR (4) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.



- 50' (INTERIOR LOT)
- ONE (1) ORNAMENTAL/EVERGREEN TREE IN FRONT YARD (TOTAL 1)
 - MIN. SIZE 2" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN.
 - MIN. COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF PERENNIAL/GRASSES IS THREE (3) WITH A MINIMUM OF ONE (1) TYPE.
 - MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.



- 50' C (CORNER LOT)
- ONE (1) DECIDUOUS, ORNAMENTAL, OR EVERGREEN TREES IN FRONT, SIDE AND REAR YARD (TOTAL 3)
 - MIN. SIZE 2" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN.
 - FRONT YARD
 - MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF PERENNIAL/GRASSES IS FOUR (4).
 - MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.
 - SIDE YARD
 - MIN. COUNT OF SHRUBS IS SEVENTEEN (17) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF PERENNIAL/GRASSES IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF FOUR (4) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.



- 60' PERIMETER FRONTAGE: 142 LF PLANTS REQUIRED
(1.25 PLANTS PER 5 LF OF PERIMETER FRONTAGE): 36
TREES REQUIRED (5%): 2
TALL SHRUBS REQUIRED (15%): 5
SHRUBS REQUIRED (80%): 29



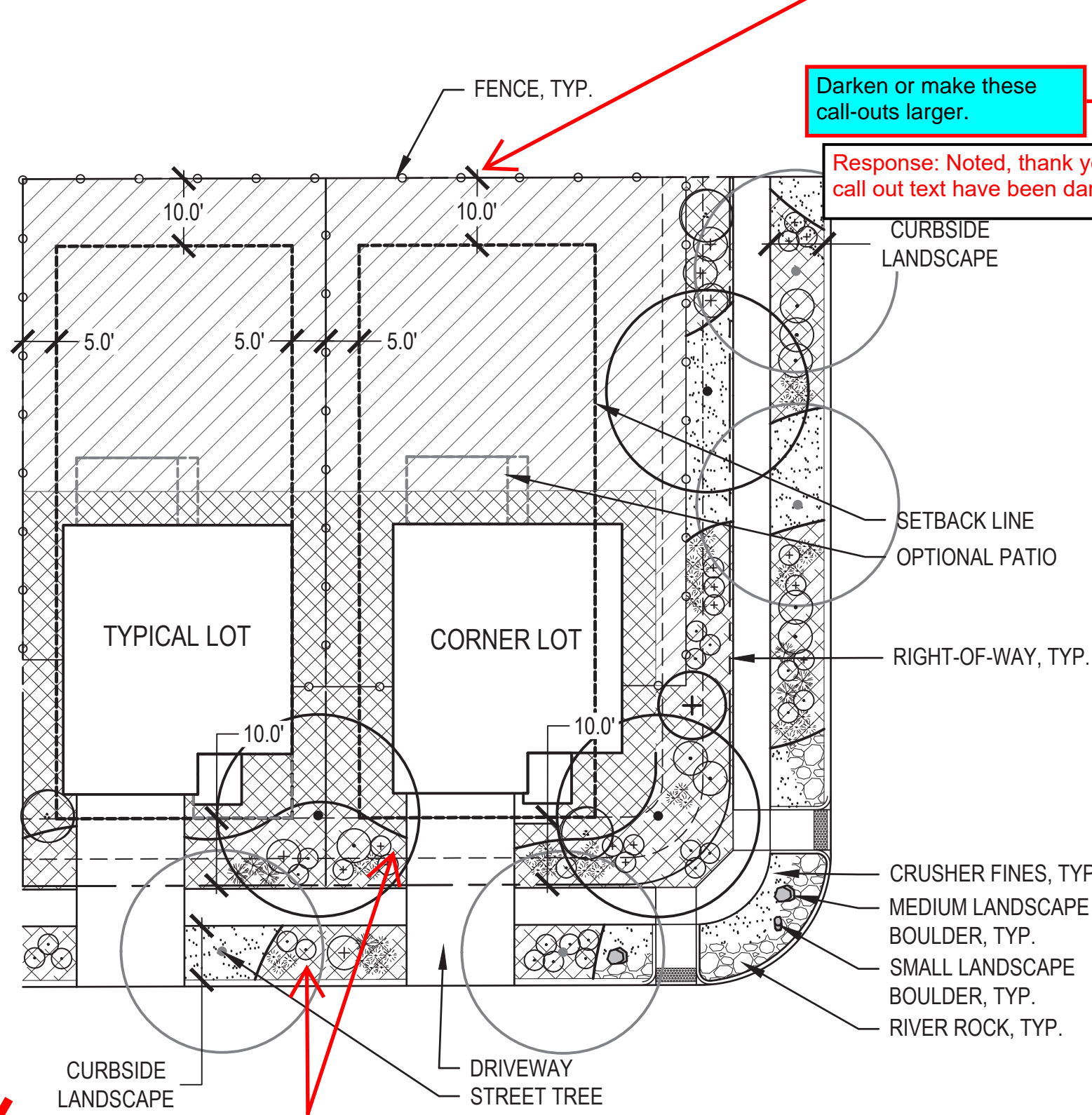
- 60' PERIMETER FRONTAGE: 218 LF PLANTS REQUIRED
(1.25 PLANTS PER 5 LF OF PERIMETER FRONTAGE): 55
TREES REQUIRED (5%): 3
TALL SHRUBS REQUIRED (15%): 8
SHRUBS REQUIRED (80%): 44



OPEN SPACE

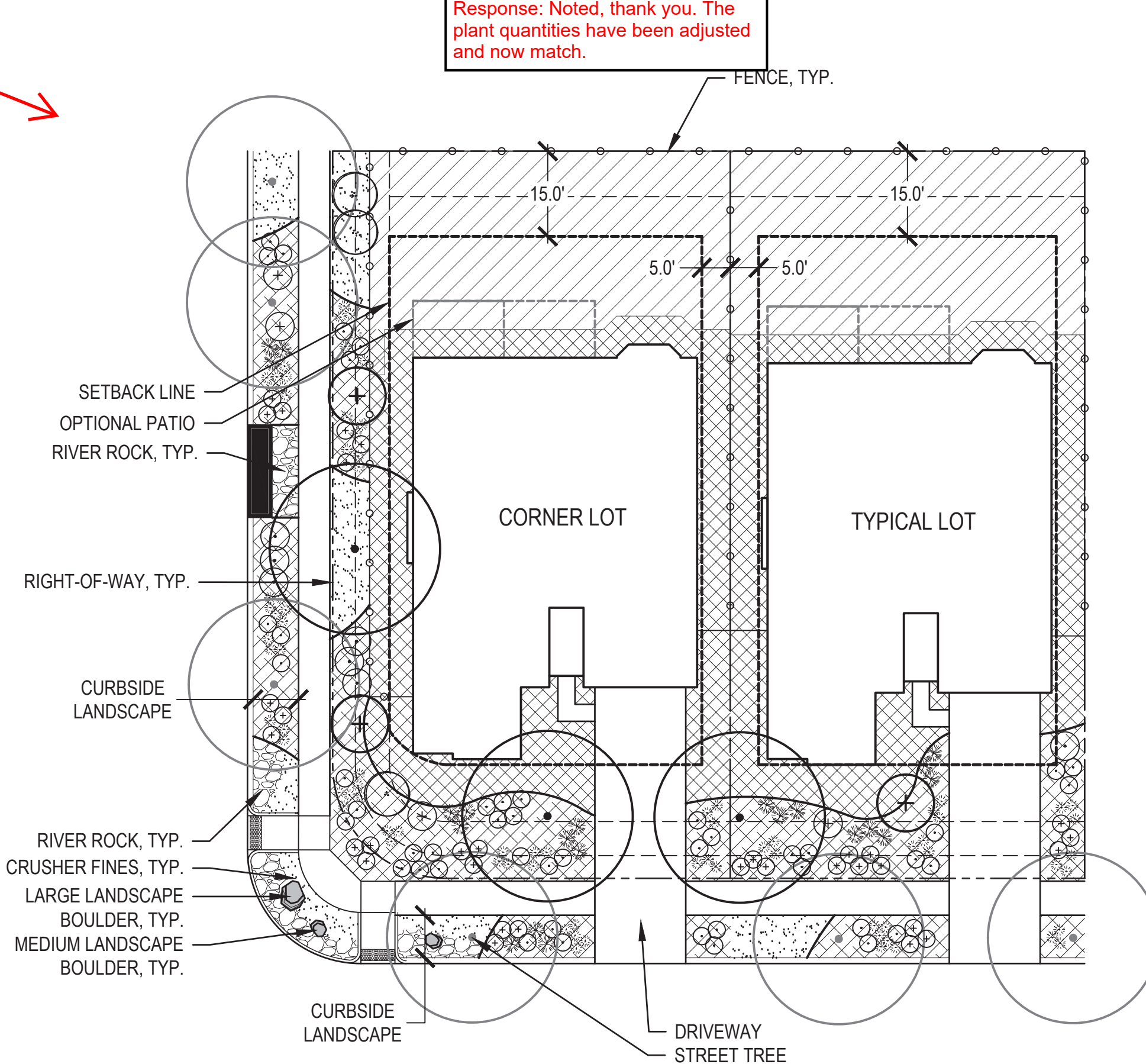
NOTE: REFER TO SHEET 1.03 FOR EXAMPLE LOT TYPICAL LANDSCAPE LAYOUT PLANS

TYPICAL LOT LANDSCAPE (45' LOT)



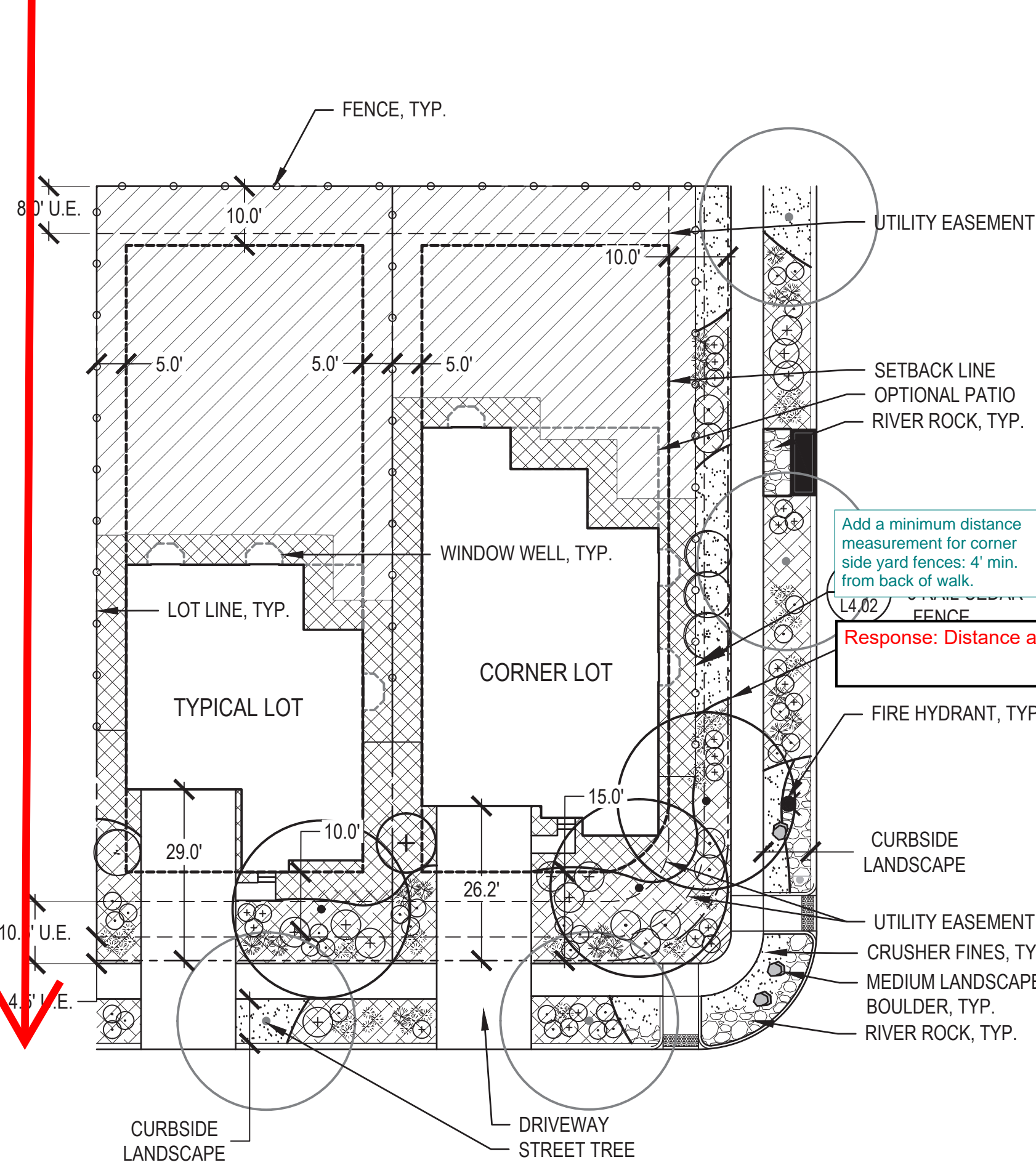
- (TYPICAL LOT)
- ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
 - ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
 - MIN. COUNT OF SHRUBS IS THREE (3) WITH A MINIMUM OF ONE (1) TYPE.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), ONE (1) SHRUB EQUIVALENTS, WITH A MINIMUM OF ONE (1) TYPE.
- (CURBSIDE LANDSCAPE)
- ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF THE STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
 - MIN. COUNT OF SHRUBS IS FIVE (5) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), ONE (1) SHRUB EQUIVALENT, WITH A MINIMUM OF ONE (1) TYPE.
- 45' C (CORNER LOT)
- FRONT YARD
- ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
 - ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
 - MIN. COUNT OF SHRUBS IS NINETEEN (19) WITH A MINIMUM OF THREE (3) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF TWO (2) TYPES.
- SIDE YARD
- ONE (1) DECIDUOUS TREE IN SIDE YARD (TOTAL 1)
 - ONE (1) ADDITIONAL DECIDUOUS, EVERGREEN, OR ORNAMENTAL TREE PER 25 LINEAR FEET OF SIDE YARD, (TOTAL 1)
 - ONE (1) EVERGREEN OR ORNAMENTAL TREE IN SIDE YARD (TOTAL 1)
 - MIN. COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS NINE (9), THREE (3) SHRUB EQUIVALENTS, WITH A MINIMUM OF TWO (2) TYPES.
- (CURBSIDE LANDSCAPE)
- ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
 - MIN. COUNT OF SHRUBS IS TWENTY ONE (21) WITH A MINIMUM OF THREE (3) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), NINE (9) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

TYPICAL LOT LANDSCAPE (60' LOT)



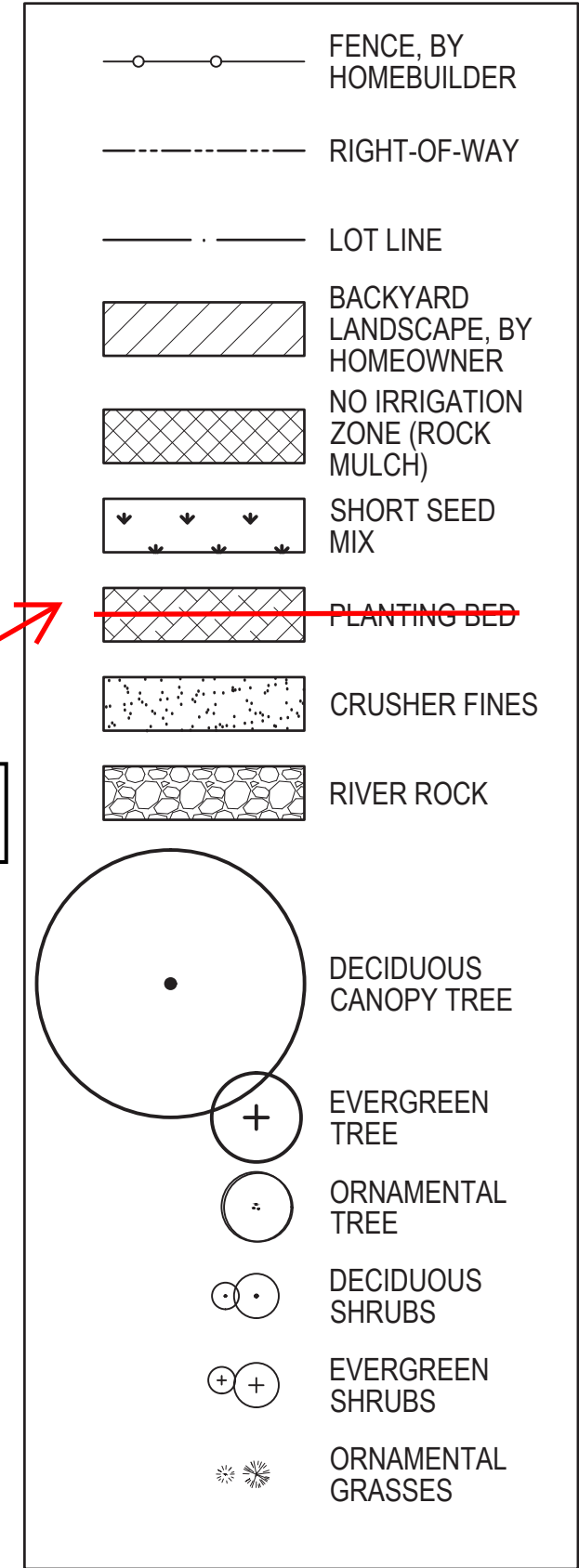
- 60' (TYPICAL LOT)
- ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
 - ONE (1) EVERGREEN OR ORNAMENTAL TREES IN FRONT YARD (TOTAL 1)
 - MIN. COUNT OF SHRUBS IS TWENTY TWO (22) WITH A MINIMUM OF THREE (3) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), EIGHT (8) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.
- (CURBSIDE LANDSCAPE)
- ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF THE STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
 - MIN. COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS NINE (9), THREE (3) SHRUB EQUIVALENTS, WITH A MINIMUM OF ONE (1) TYPE.
- 60' C (CORNER LOT)
- FRONT YARD
- ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
 - ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
 - MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), NINE (9) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.
- SIDE YARD
- ONE (1) DECIDUOUS TREE IN SIDE YARD (TOTAL 1)
 - ONE (1) ADDITIONAL DECIDUOUS, EVERGREEN, OR ORNAMENTAL TREE PER 25 LINEAR FEET OF SIDE YARD, (TOTAL 2)
 - ONE (1) EVERGREEN OR ORNAMENTAL TREE IN SIDE YARD (TOTAL 1)
 - MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.
- (CURBSIDE LANDSCAPE)
- ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
 - MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), TEN (10) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

TYPICAL LOT LANDSCAPE (50' LOT)



- 50' (TYPICAL LOT)
- ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
 - ONE (1) EVERGREEN OR ORNAMENTAL TREES IN FRONT YARD (TOTAL 1)
 - MIN. COUNT OF SHRUBS IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS TWELVE (12), FOUR (4) SHRUB EQUIVALENTS, WITH A MINIMUM OF TWO (2) TYPES.
- (CURBSIDE LANDSCAPE)
- ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
 - MIN. COUNT OF SHRUBS IS (5) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF GRASSES IS SIX (6), TWO (2) SHRUB EQUIVALENTS, WITH A MINIMUM OF ONE (1) TYPE.
- 50' C (CORNER LOT)
- FRONT YARD
- ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
 - ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
 - MIN. COUNT OF SHRUBS IS NINETEEN (19) WITH A MINIMUM OF THREE (3) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF TWO (2) TYPES.
- SIDE YARD
- ONE (1) DECIDUOUS TREE IN SIDE YARD (TOTAL 1)
 - ONE (1) ADDITIONAL DECIDUOUS, EVERGREEN, OR ORNAMENTAL TREE PER 25 LINEAR FEET OF SIDE YARD, (TOTAL 2)
 - ONE (1) EVERGREEN OR ORNAMENTAL TREE IN SIDE YARD (TOTAL 1)
 - MIN. COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS TWELVE (12), FOUR (4) SHRUB EQUIVALENTS, WITH A MINIMUM OF TWO (2) TYPES.
- (CURBSIDE LANDSCAPE)
- ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
 - MIN. COUNT OF SHRUBS IS TWENTY FIVE (25) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), TEN (10) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

LEGEND



NOTES

- PLANT MATERIAL SHALL BE CHOSE FROM THE TYPICAL LOT PLANT LIST ON SHEET L1.04
- CONTRACTOR TO AVOID REPETITION OF LANDSCAPE FOR FRONT YARDS, LOT TYPICALS ARE TO SHOW GENERAL REQUIREMENTS AND PLANT TYPES.
- MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN SAME LAYOUT WITH 50% OR MORE OF THE SAME PLANT MATERIAL.
- MINIMUM PLANT SIZES: MIN. SIZE 2" CAL. DECIDUOUS TREE, 2" CAL. 6" CLUMP ORNAMENTAL TREE, OR 6" HT. EVERGREEN TREE.
- ALL SHRUBS SHALL BE #5 CONTAINERS AND ALL GRASSES SHALL BE #1 CONTAINERS
- ORNAMENTAL GRASSES IN THE CURBSIDE LANDSCAPE SHALL BE #5 CONTAINERS
- GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) GRASSES PER (1) SHRUB
- DRIVEWAYS SHALL NOT COUNT TOWARDS CURBSIDE LANDSCAPE REQUIREMENTS.

This description doesn't match the plant schedule on the next page. Deciduous trees are listed as 2.5".

Response: Noted, thank you. The tree caliper size has been updated to 2.5"

Remove the planting bed from the lot typicals and the legend.

Response: Noted, thank you. The hatch has been frozen.

Response: Noted, thank you. The plant quantities have been adjusted and now match.

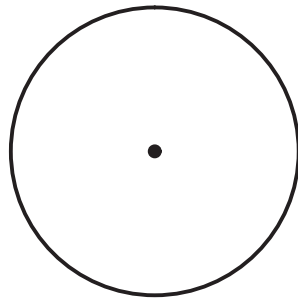
Darken or make these call-outs larger.

Response: Noted, thank you. The call out text have been darkened

Do not include a hatch for the planting bed.

Response: Noted, thank you. The hatch has been frozen.

CHECKED BY: JK/CM
DRAWN BY: KR/JAK



LOT TYPICAL PLANT SCHEDULE

DECIDUOUS TREES

CE OC	BOTANICAL NAME CELTIS OCCIDENTALIS	COMMON NAME COMMON HACKBERRY	ROOT B & B	SIZE 2.5" CAL.
GY DI	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL.
QU BI	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.
QU MA	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.



EVERGREEN TREES

PI NI	BOTANICAL NAME PINUS NIGRA	COMMON NAME AUSTRIAN PINE	ROOT B & B	SIZE 6' HT.
PI KO	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6' HT.
PI PO	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.
PI SY	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HT.



ORNAMENTAL TREES

AC BC	BOTANICAL NAME ACER GINNALA 'BAILEY COMPACT'	COMMON NAME BAILEY COMPACT AMUR MAPLE	ROOT B & B	SIZE 2" CAL.
CR WK	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2" CAL.
MA SA	MALUS SARGENTII	SARGENT CRABAPPLE	B & B	2" CAL.



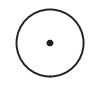
DECIDUOUS SHRUBS 2-4' SPREAD

PE AT	BOTANICAL NAME PEROVSKIA ATRIPLICIFOLIA	COMMON NAME RUSSIAN SAGE	ROOT CONT.	SIZE #5
PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5
PH LD	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL DWARF NINEBARK	CONT.	#5



DECIDUOUS SHRUBS 5-7' SPREAD

AT CA	BOTANICAL NAME ATRIPLEX CANESCENS	COMMON NAME FOURWING SALTBUUSH	ROOT CONT.	SIZE #5
CH MI	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CO HO	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5



DECIDUOUS SHRUBS 7-9' SPREAD

FO NE	BOTANICAL NAME FORESTIERA NEOMEXICANA	COMMON NAME NEW MEXICO PRIVET	ROOT CONT.	SIZE #5
RH GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
SH AR	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5



EVERGREEN SHRUB 2-4' SPREAD

KR LA	BOTANICAL NAME KRASCHENINNIKOVIA CERATOIDES LANATA	COMMON NAME WINTERFAT	ROOT CONT.	SIZE #5
YU GL	YUCCA GLAUCA	SOAPWEED	CONT.	#5



EVERGREEN SHRUBS 5-7' SPREAD

CH NA	BOTANICAL NAME CHRY'SOTHAMNUS NAUSEOSUS	COMMON NAME RUBBER RABBITBRUSH	ROOT CONT.	SIZE #5
CY SG	CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
JU GO	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.	#5



EVERGREEN SHRUBS 7-9' SPREAD

AR TR	BOTANICAL NAME ARTEMISIA TRIDENTATA	COMMON NAME BIG SAGEBRUSH	ROOT CONT.	SIZE #5
JU HU	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	CONT.	#5
PI MU	PINUS MUGO	MUGO PINE	CONT.	#5



ORNAMENTAL GRASSES 1.5'-2'

BO CU	BOTANICAL NAME BOUTELLOUA CURTIPENDULA	COMMON NAME SIDE OATS GRAMA	ROOT CONT.	SIZE #5
CL KR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#5
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#5

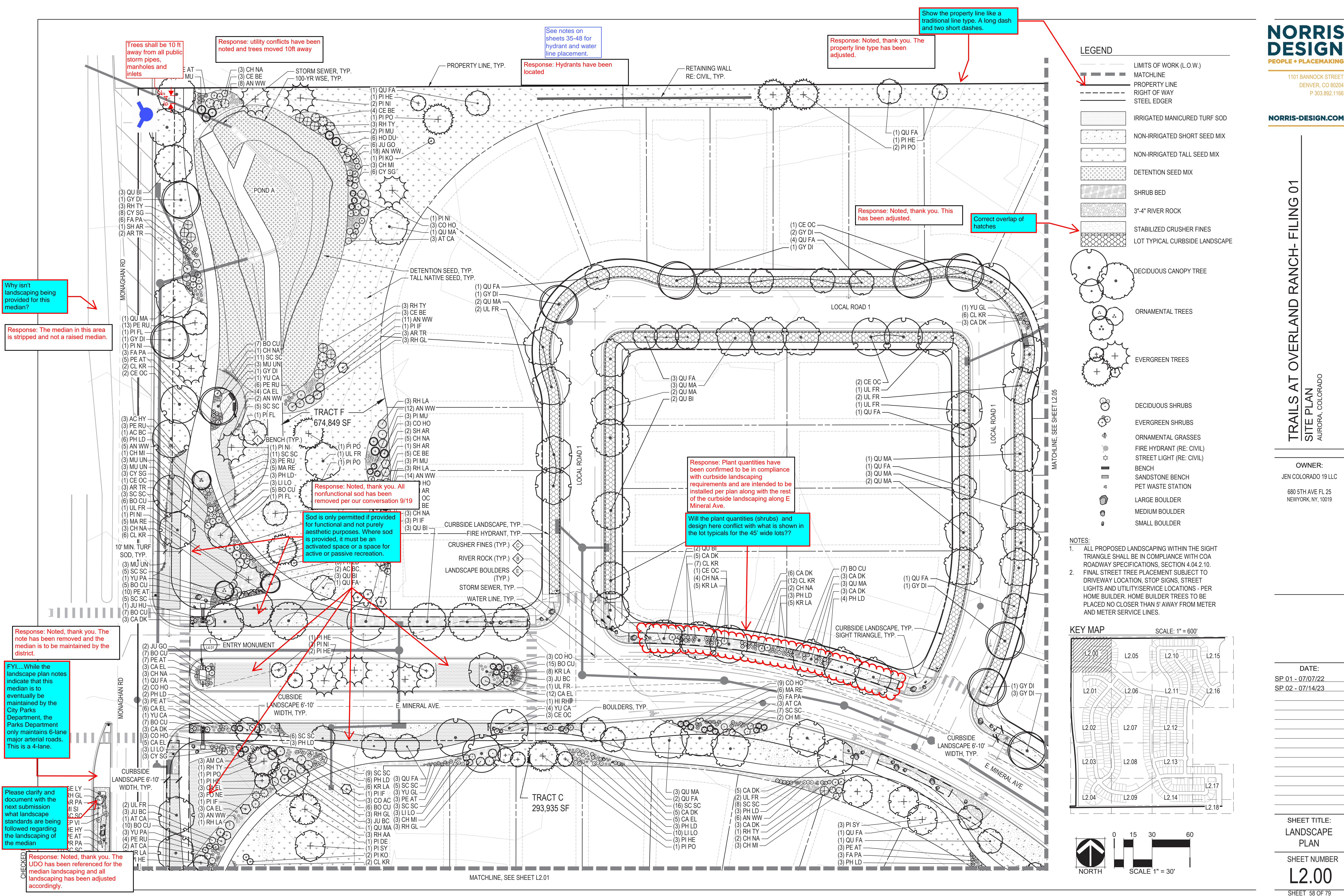


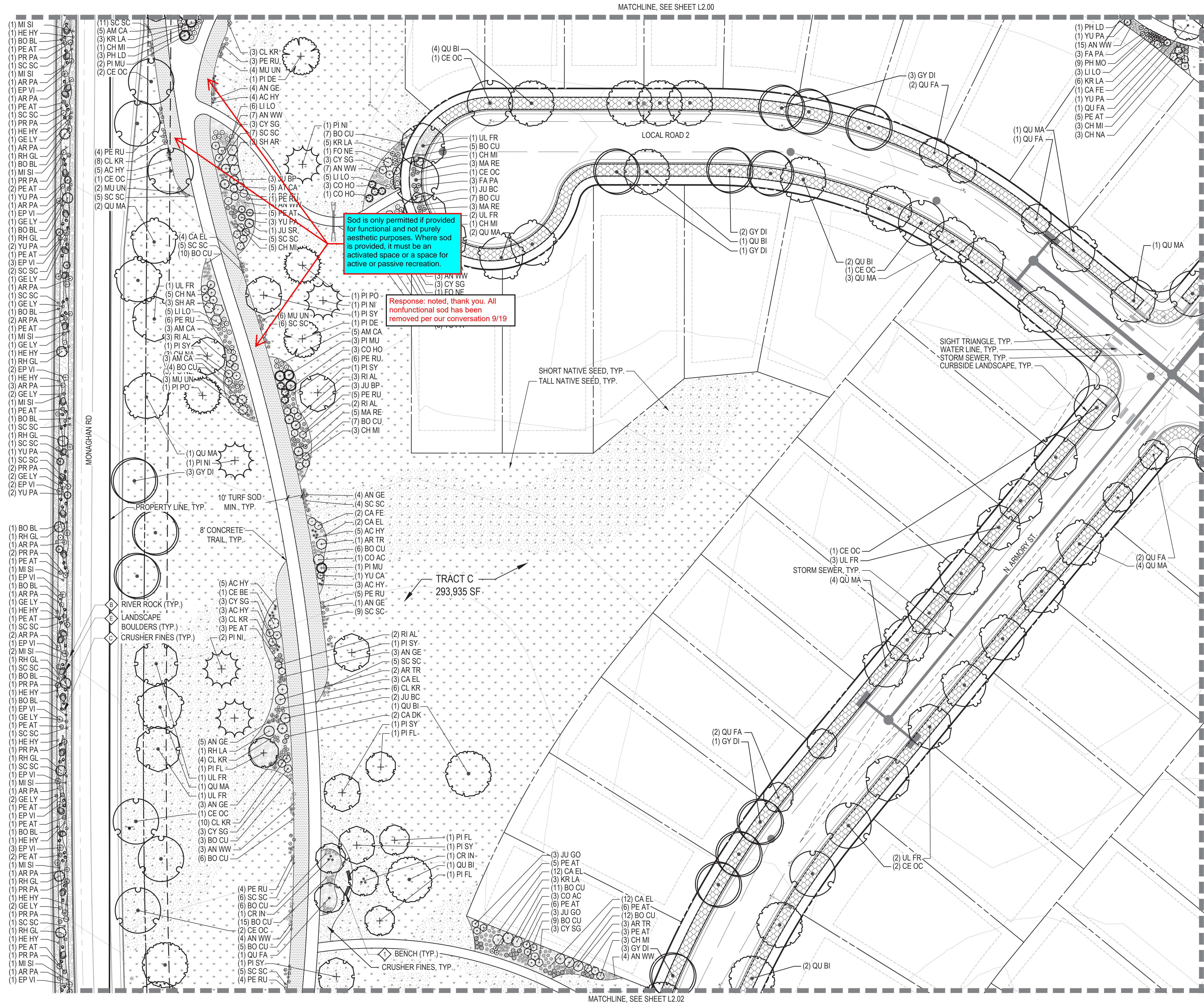
ORNAMENTAL GRASSES 2'-3'

AN WW	BOTANICAL NAME ANDROPOGON GERARDII 'PWIN01S' TM	COMMON NAME WINDWALKER BIG BLUESTEM	ROOT CONT.	SIZE #5
PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#5

CURBSIDE LANDSCAPE LOT ESTIMATE

Curbside Description (1 shrub per 40 SF)	Area (SF)	Shrubs Required
LOCAL ROAD 1 - North Side	7,215	181
LOCAL ROAD 1 - South Side	5,891	148
LOCAL ROAD 2 - East Side	20,048	502
LOCAL ROAD 2 - West Side	22,450	562
LOCAL ROAD 3 - East Side	10,363	260
LOCAL ROAD 3 - West Side	10,958	274
LOCAL ROAD 4 - North Side	8,619	216
LOCAL ROAD 4 - South Side	10,152	254
LOCAL ROAD 5 - East Side	3,787	95
LOCAL ROAD 5 - West Side	9,172	230
LOCAL ROAD 6 - North Side	4,232	106
LOCAL ROAD 6 - South Side	4,155	104
LOCAL ROAD 7 - East Side	7,688	193
LOCAL ROAD 7 - West Side	7,763	195
LOCAL ROAD 8 - North Side	4,112	103
LOCAL ROAD 8 - South Side	4,053	102
LOCAL ROAD 10 - North Side	14,441	362
LOCAL ROAD 10 - South Side	17,029	426
LOCAL ROAD 11 - East Side	7,018	176
LOCAL ROAD 11 - West Side	6,635	166
E. OTERO PL. - North Side	2,754	69
E. OTERO PL. - South Side	3,091	78
N. ARMORY ST. - East Side	8,475	212
N. ARMORY ST. - West Side	8,747	219
E. PHILLIPS AVE. - East Side	15,403	386
E. PHILLIPS AVE. - West Side	14,161	355
E. ELMHURST AVE. - North Side	1,885	48
E. ELMHURST AVE. - South Side	1,788	45
Totals:	242,085	6,067
NOTES:		
1.) Per Article 146-4.7.5 C.iii & iv, shrubs are not required in curbside landscape greater than 10' in width.		





Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: noted, thank you. All nonfunctional sod has been removed per our conversation 9/19

LEGEND

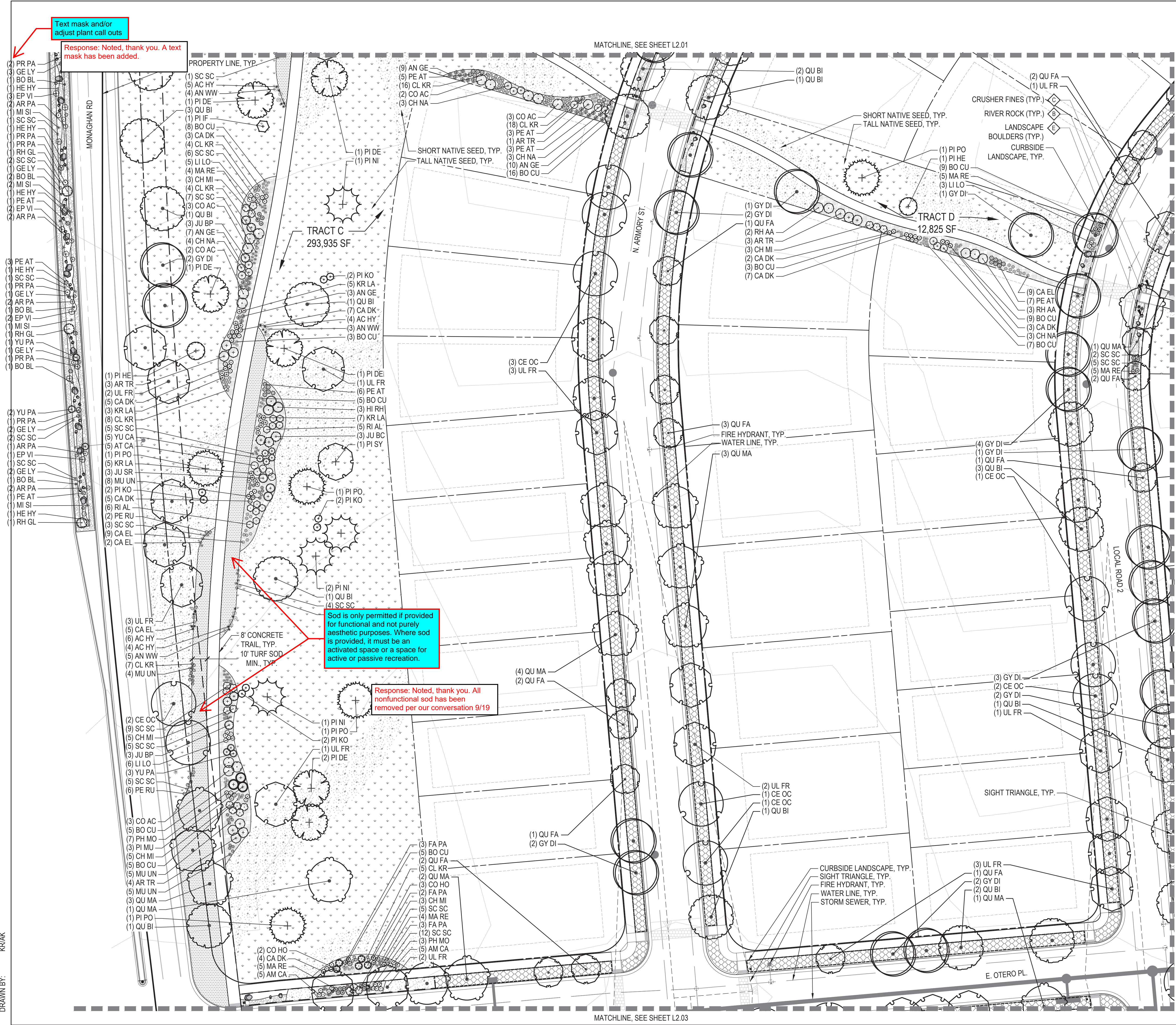
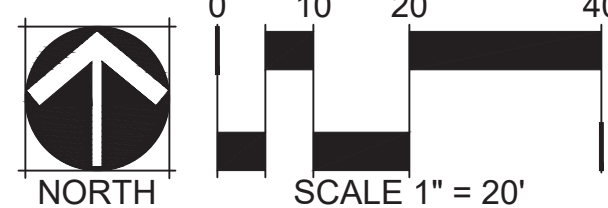
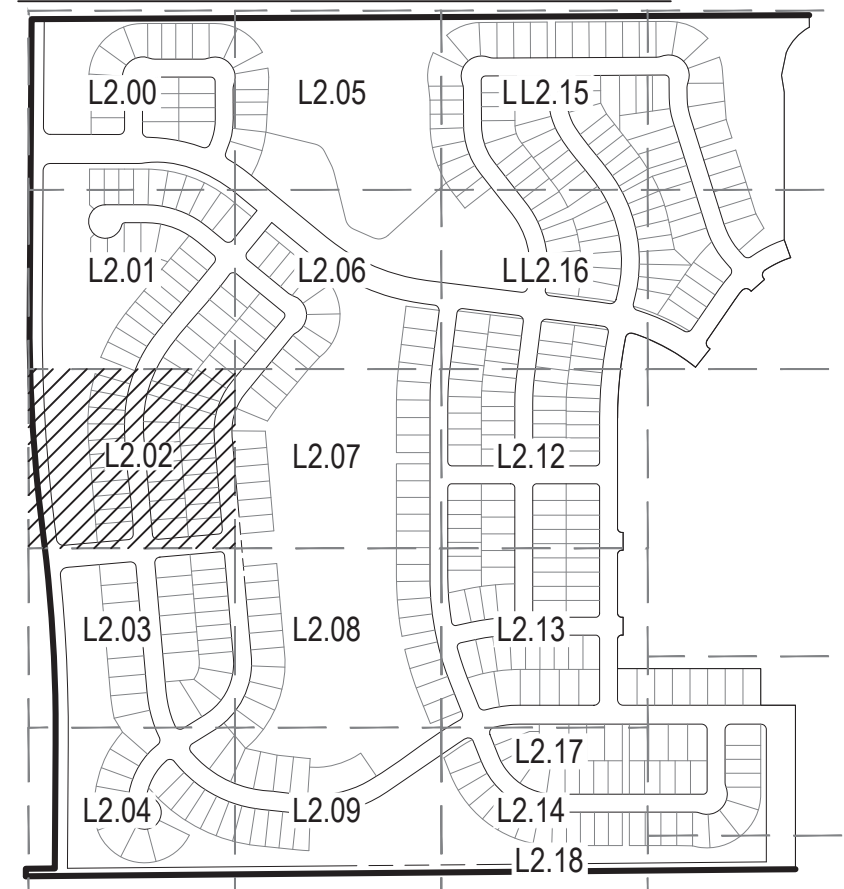
- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
- IRRIGATED MANICURED TURF SOD
NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
- DECIDUOUS CANOPY TREE
ORNAMENTAL TREES
EVERGREEN TREES
- DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
FIRE HYDRANT (RE: CIVIL)
STREET LIGHT (RE: CIVIL)
BENCH
SANDSTONE BENCH
PET WASTE STATION
LARGE BOULDER
MEDIUM BOULDER
SMALL BOULDER

NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

KEY MAP

SCALE: 1" = 600'



Text mask and/or
adjust plant call outs

Response: Noted, thank you. A text
mask has been added.

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for functional and not purely
aesthetic purposes. Where sod
is provided, it must be an
activated space or a space for
active or passive recreation.

Response: Noted, thank you. All
nonfunctional sod has been
removed per our conversation 9/19

LEGEND

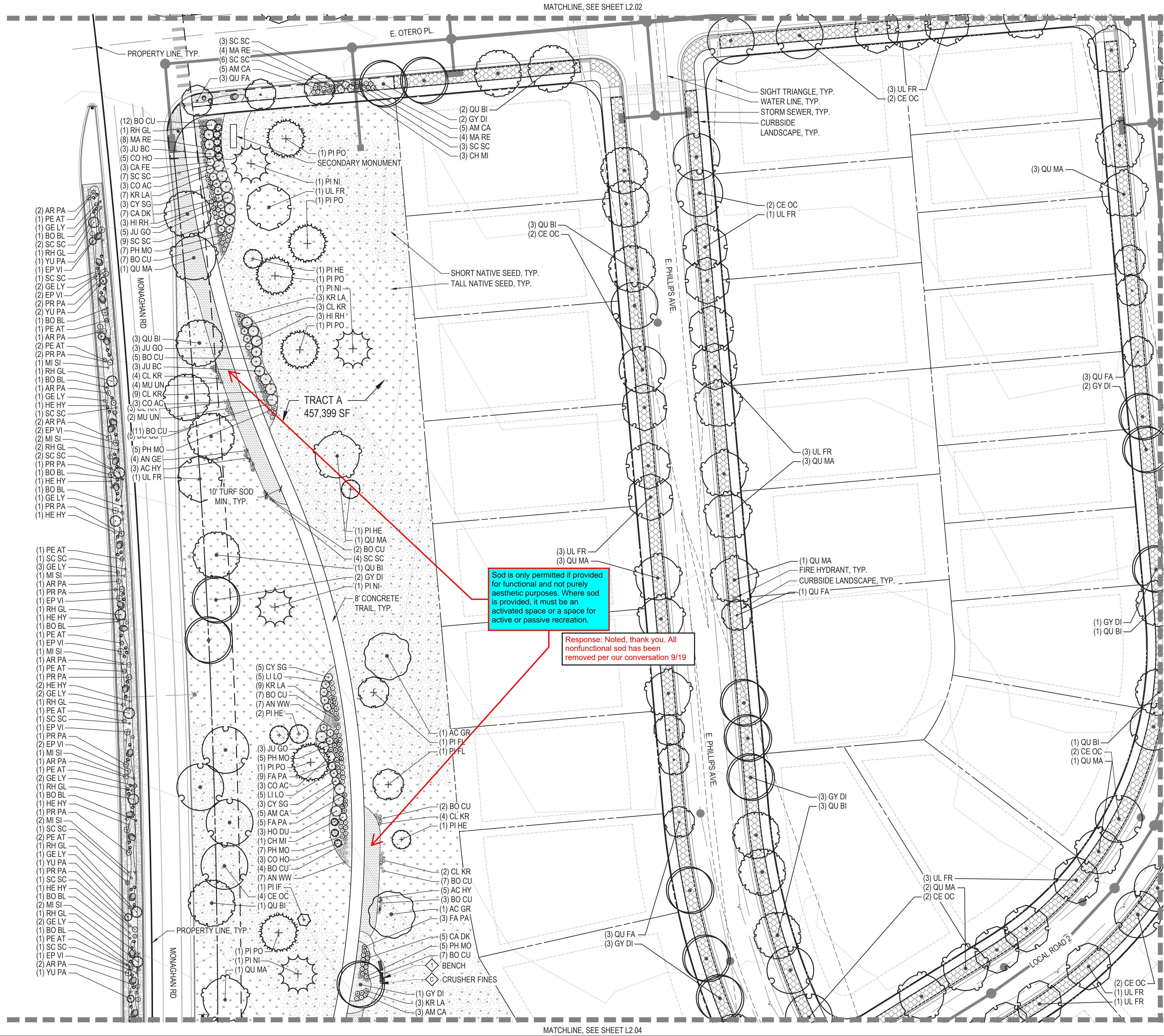
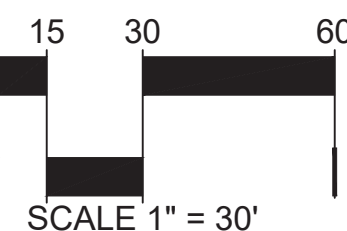
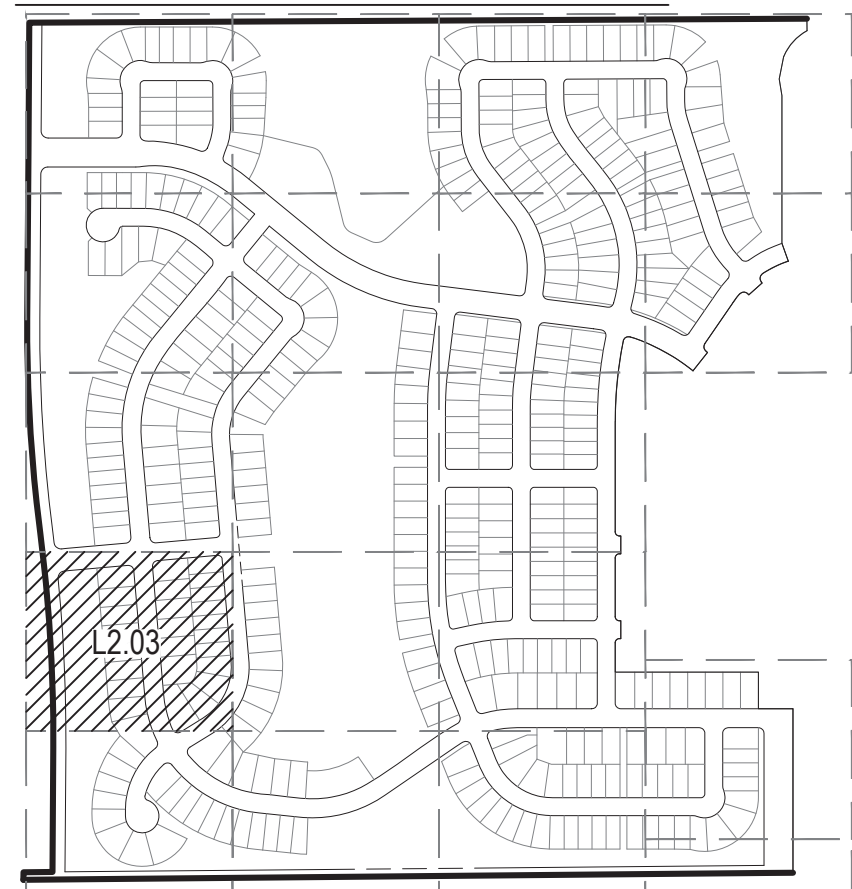
---	LIMITS OF WORK (L.O.W.)
---	MATCHLINE
---	PROPERTY LINE
---	RIGHT OF WAY
---	STEEL EDGER
[Pattern]	IRRIGATED MANICURED TURF SOD
[Pattern]	NON-IRRIGATED SHORT SEED MIX
[Pattern]	NON-IRRIGATED TALL SEED MIX
[Pattern]	DETENTION SEED MIX
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[Pattern]	3"-4" RIVER ROCK
[Pattern]	STABILIZED CRUSHER FINES
[Pattern]	LOT TYPICAL CURBSIDE LANDSCAPE
[Symbol]	DECIDUOUS CANOPY TREE
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[Symbol]	EVERGREEN TREES
[Symbol]	DECIDUOUS SHRUBS
[Symbol]	EVERGREEN SHRUBS
[Symbol]	ORNAMENTAL GRASSES
[Symbol]	FIRE HYDRANT (RE: CIVIL)
[Symbol]	STREET LIGHT (RE: CIVIL)
[Symbol]	BENCH
[Symbol]	SANDSTONE BENCH
[Symbol]	PET WASTE STATION
[Symbol]	LARGE BOULDER
[Symbol]	MEDIUM BOULDER
[Symbol]	SMALL BOULDER

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SCALE: 1" = 600'



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Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19

LEGEND

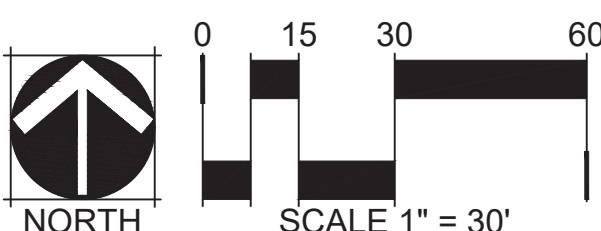
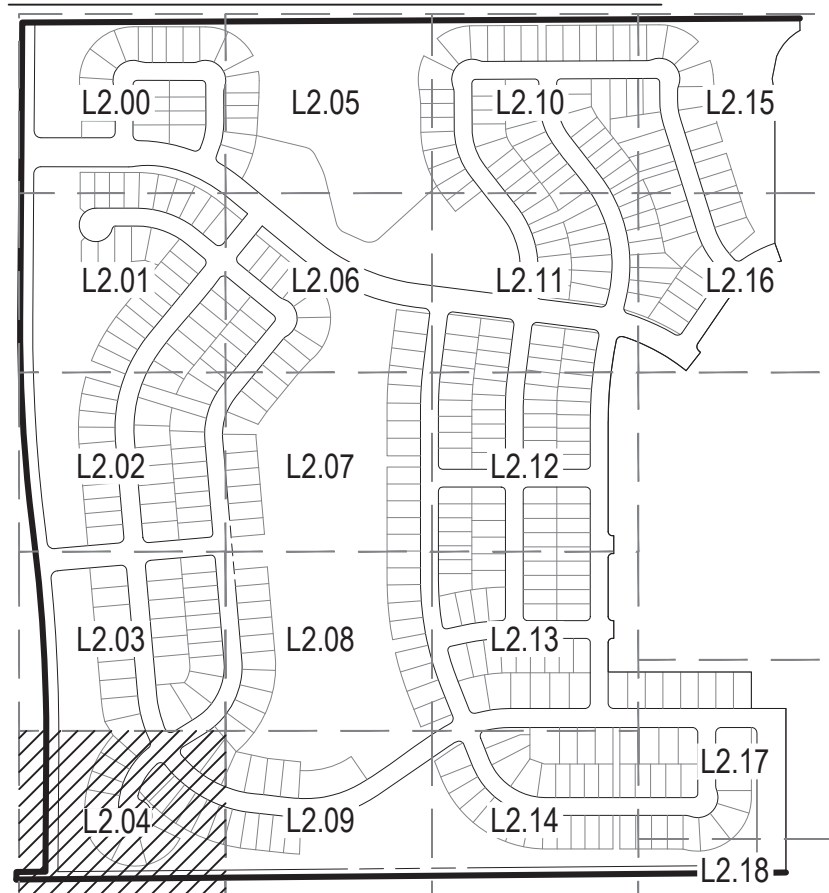
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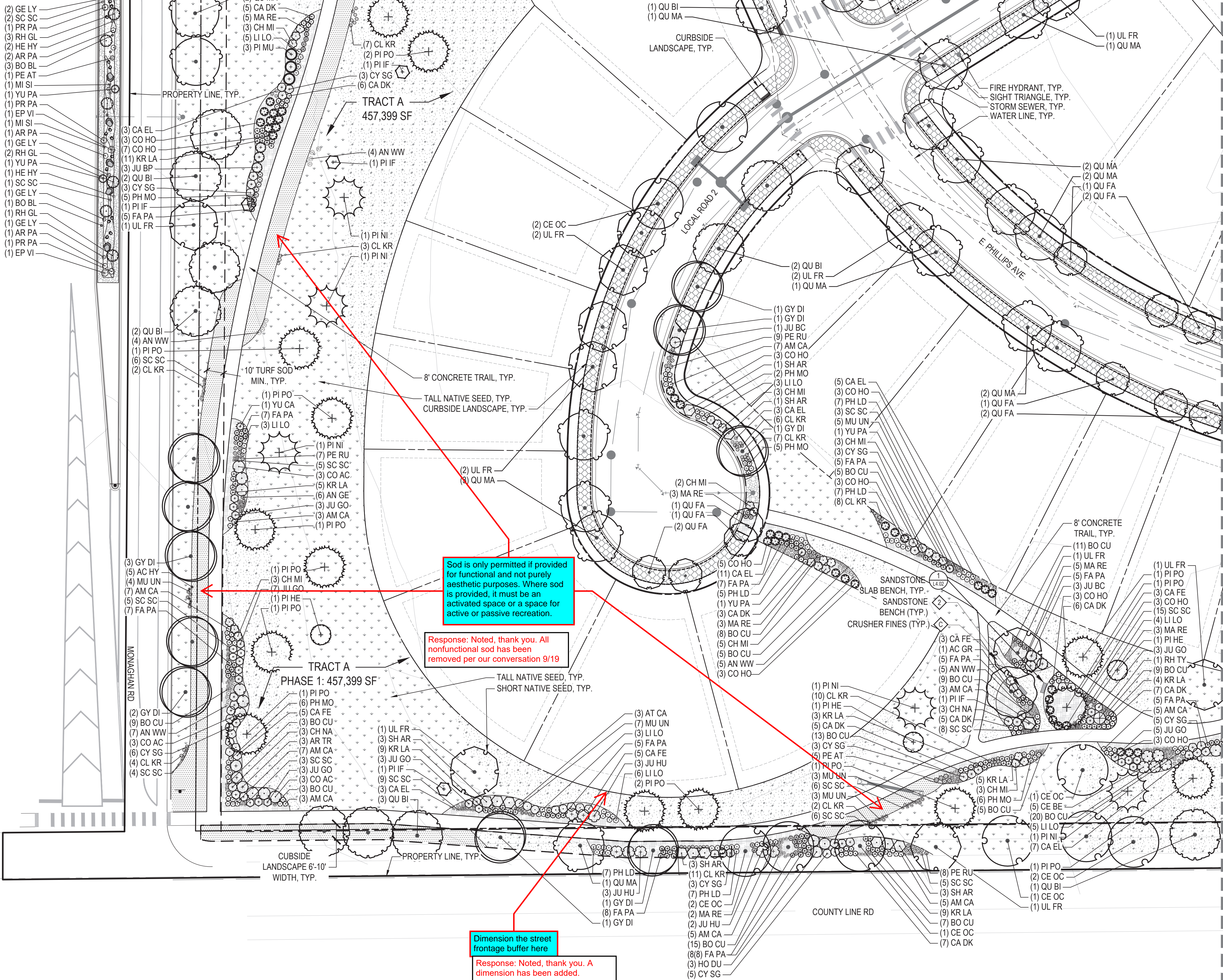
KEY MAP

SCALE: 1" = 600'



MATCHLINE, SEE SHEET L2.03

MATCHLINE, SEE SHEET L2.09

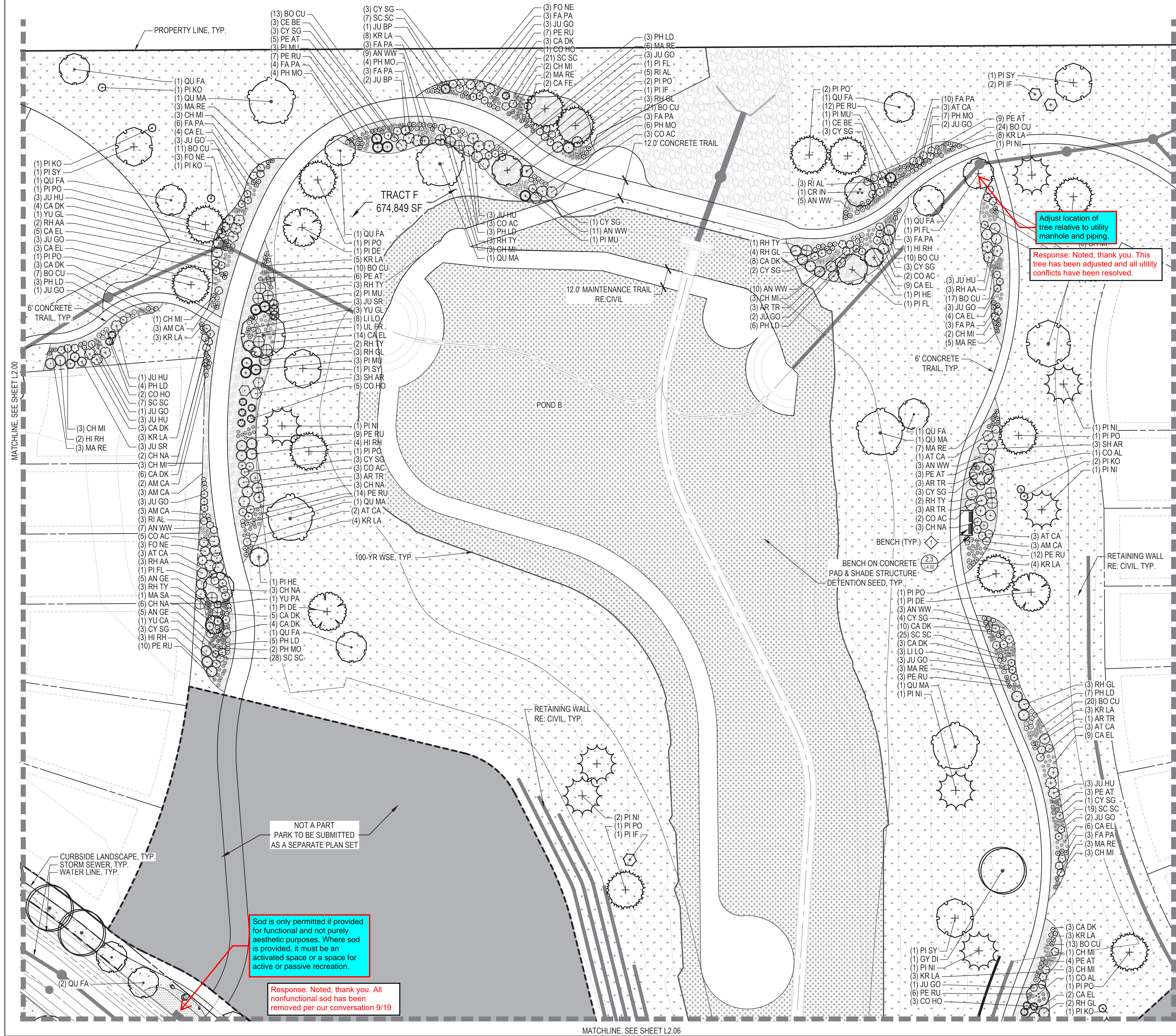


Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19

Dimension the street frontage buffer here

Response: Noted, thank you. A dimension has been added.



CHECKED BY: JK/CM
DRAWN BY: KR/AK

LEGEND

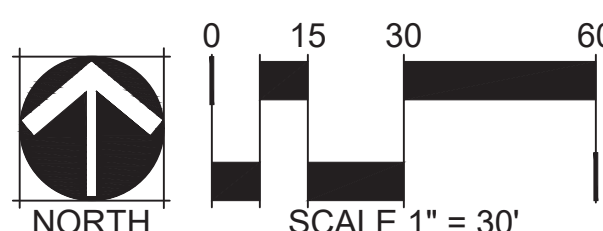
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SCALE: 1" = 600'



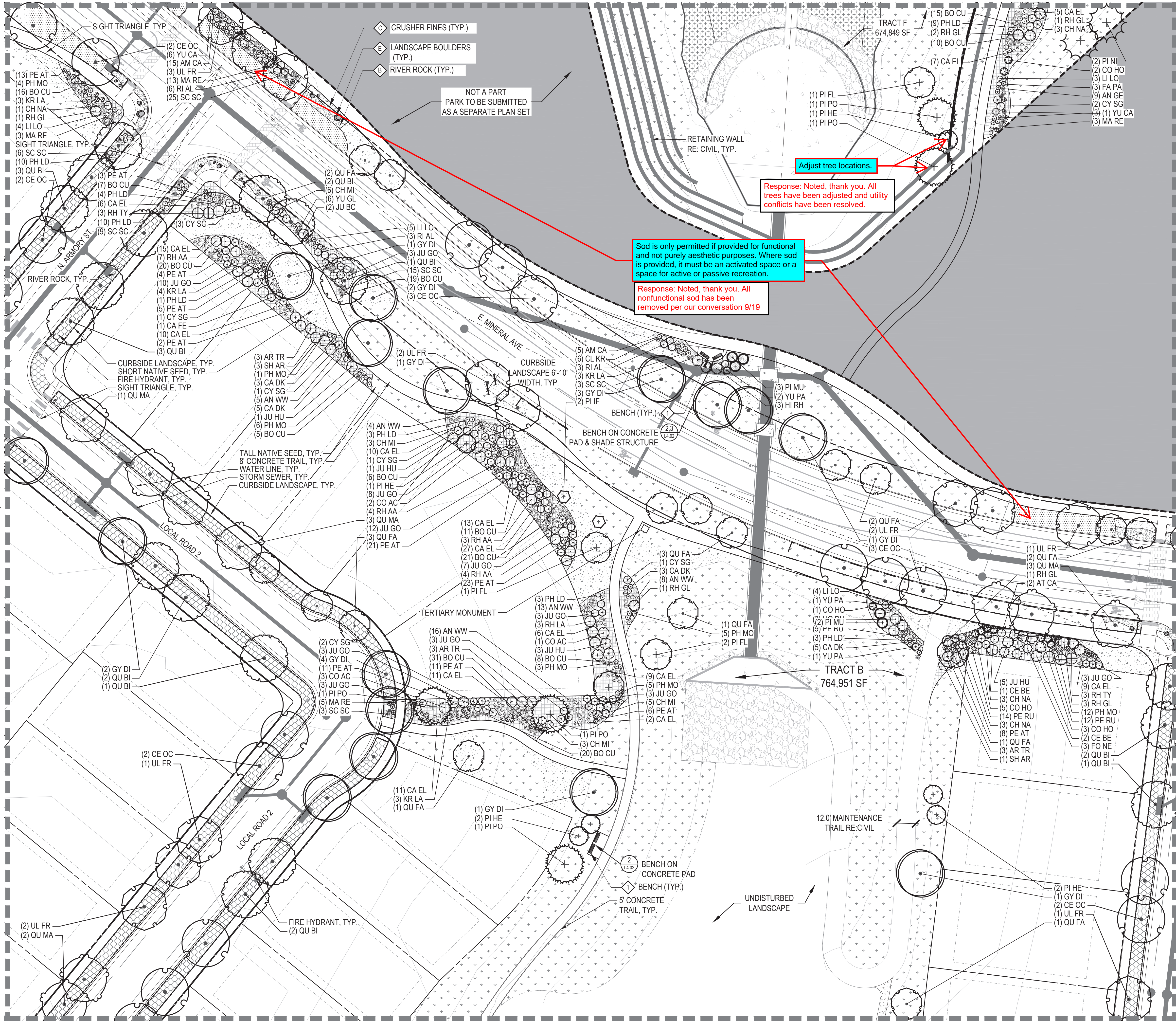
MATCHLINE, SEE SHEET L2.05

MATCHLINE, SEE SHEET L2.07

MATCHLINE, SEE SHEET L2.11

MATCHLINE, SEE SHEET L2.01

CHECKED BY: JKCM
DRAWN BY: KR/AK



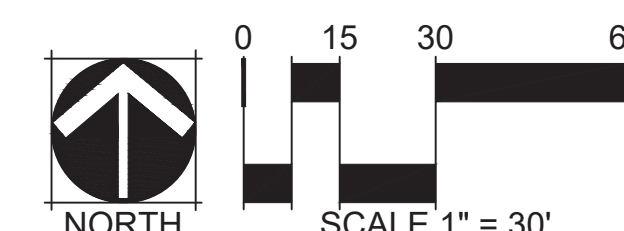
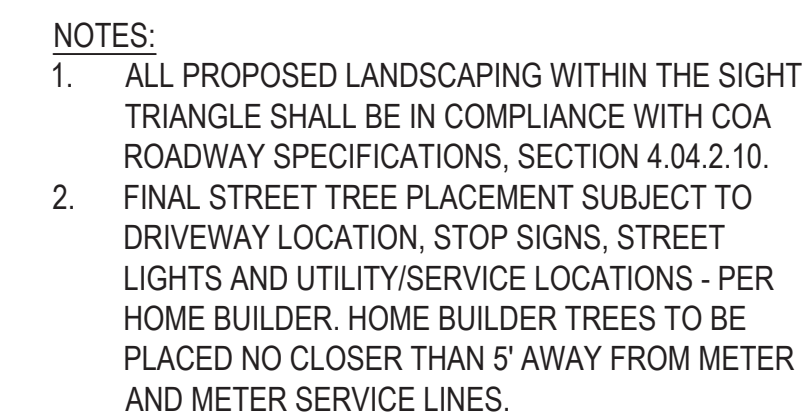
NOT A PART
PARK TO BE SUBMITTED
AS A SEPARATE PLAN SET

Adjust tree locations.

Response: Noted, thank you. All
trees have been adjusted and utility
conflicts have been resolved.

Sod is only permitted if provided for functional
and not purely aesthetic purposes. Where sod
is provided, it must be an activated space or a
space for active or passive recreation.

Response: Noted, thank you. All
nonfunctional sod has been
removed per our conversation 9/19



CHECKED BY: JK/CM
DRAWN BY: KR/AK

MATCHLINE. SEE SHEET L2.08

MATCHLINE, SEE SHEET L2.06

MATCHLINE SEE SHEET 12.02

 MATCHLINE SEE SHEET 12 13

LEGEND

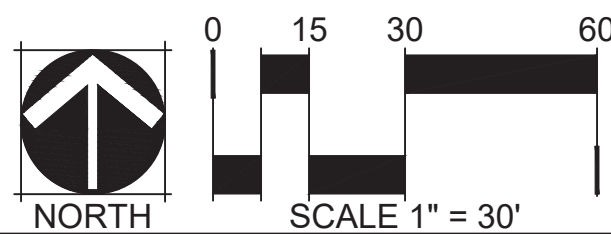
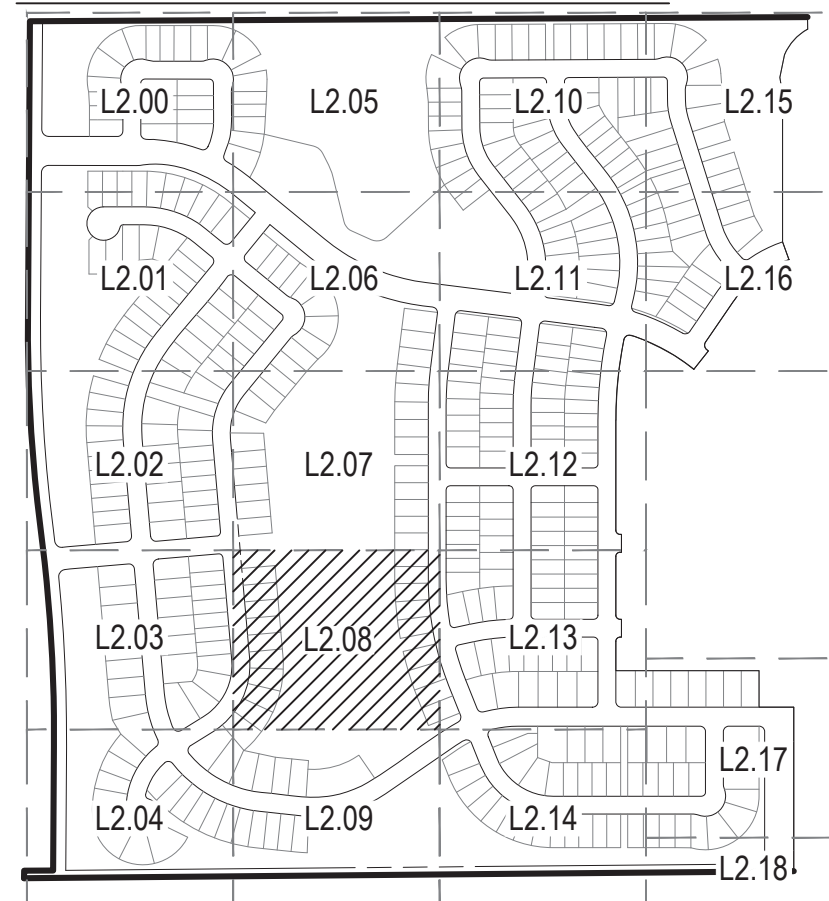
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NOTES:

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KEY MAP

SCALE: 1" = 600'



MATCHLINE, SEE SHEET L2.07

MATCHLINE, SEE SHEET L2.09

MATCHLINE, SEE SHEET L2.13

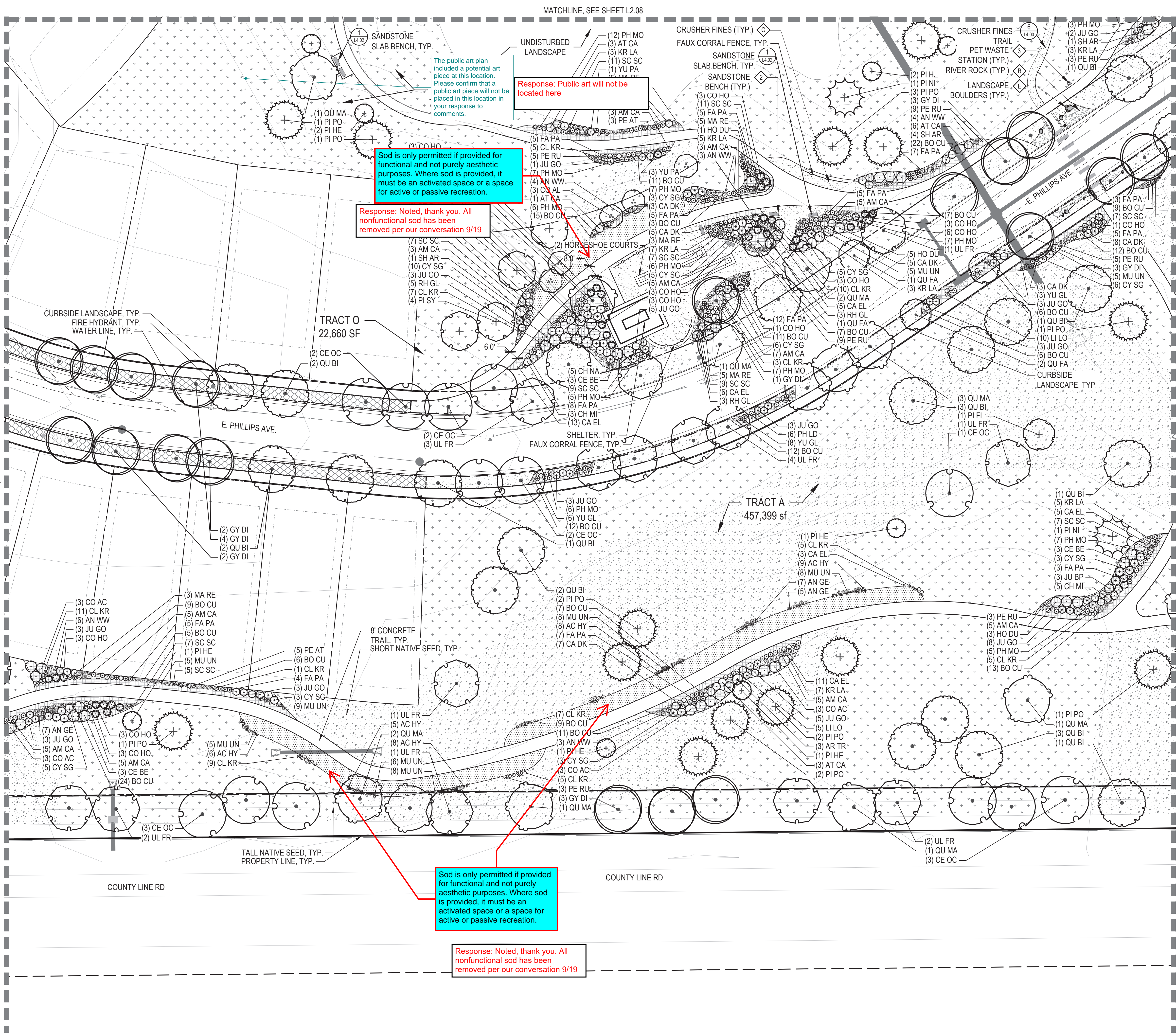
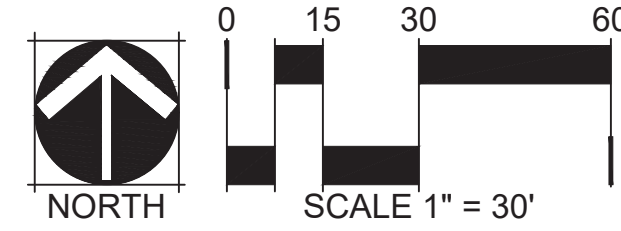
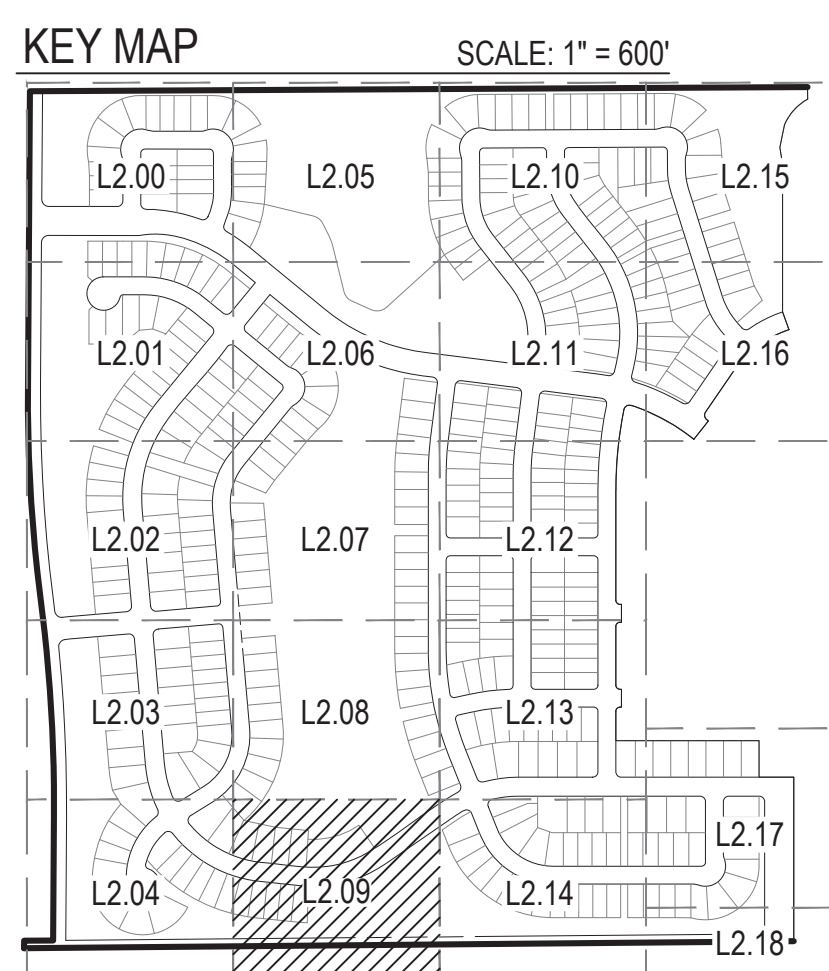
MATCHLINE, SEE SHEET L2.03

LEGEND

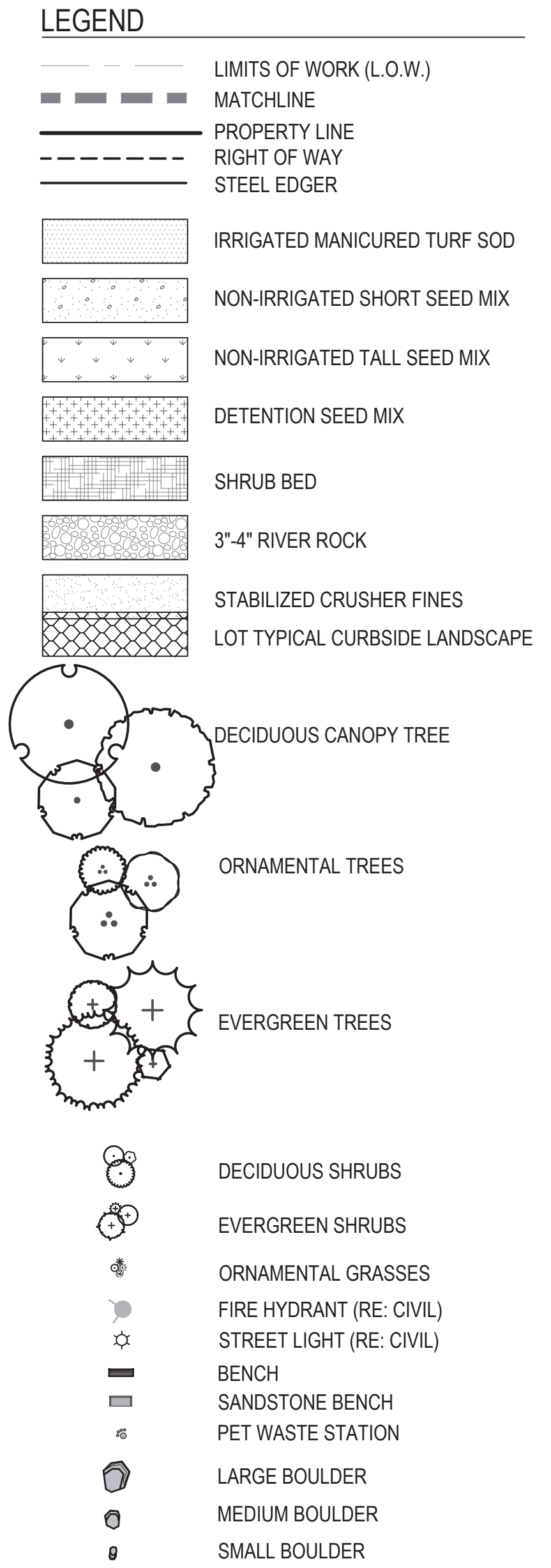
- LIMITS OF WORK (L.O.W.)
- MATCHLINE
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NOTES:

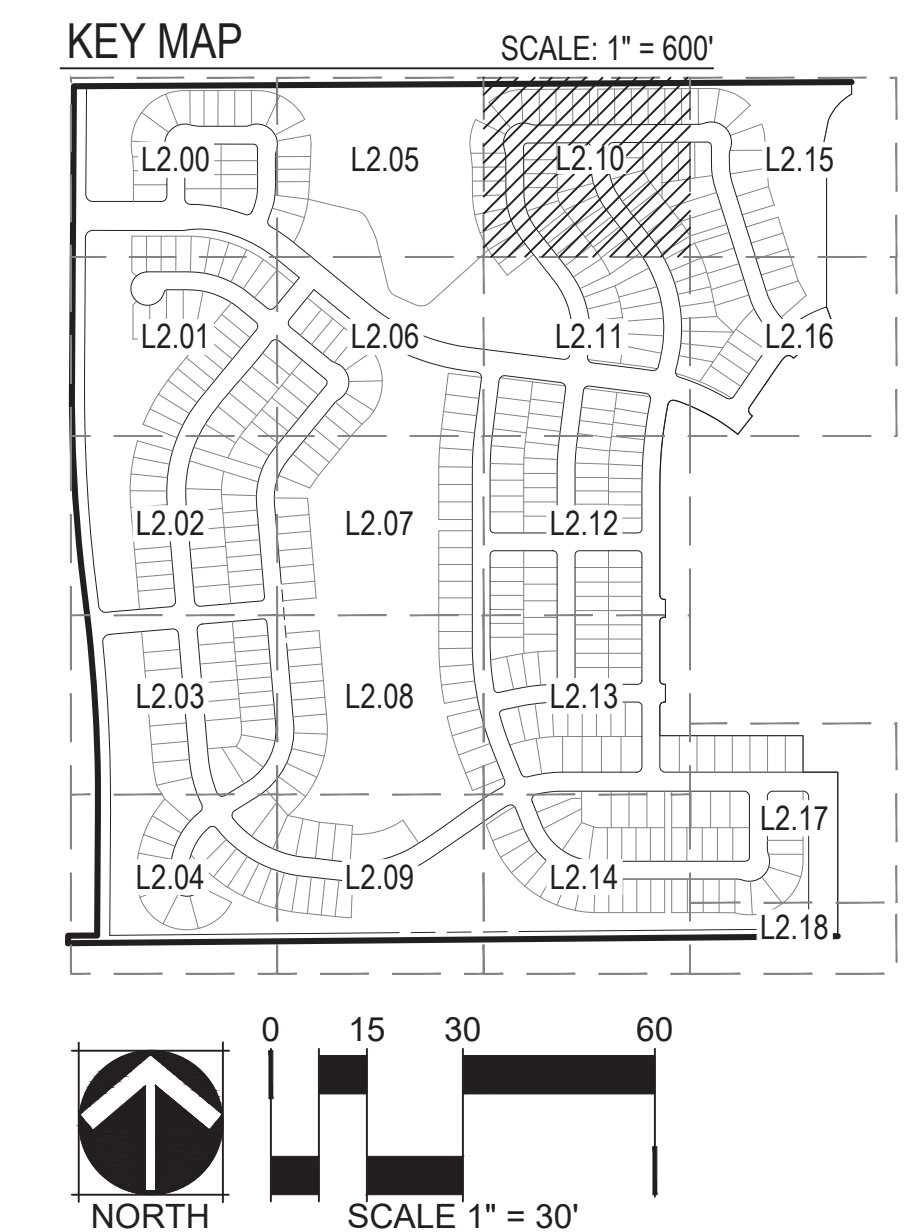
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CHECKED BY: JKCM
DRAWN BY: KR/AK



- NOTES:**
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 2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



LEGEND

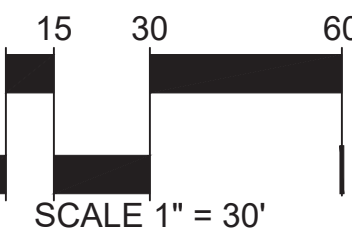
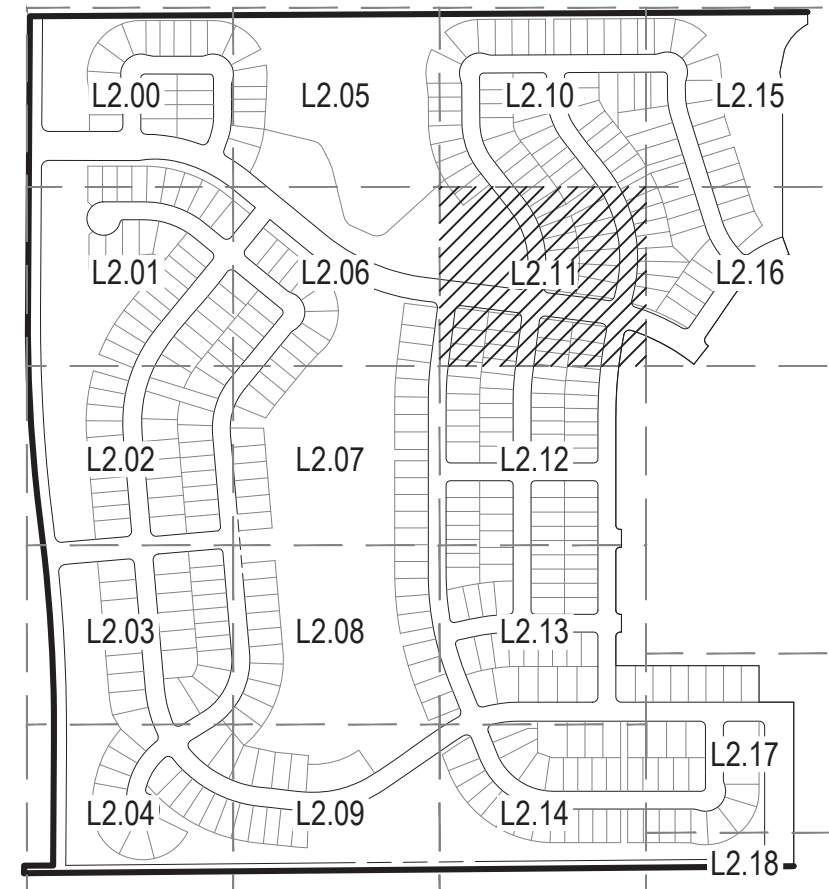
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	STEEL EDGER
	IRRIGATED MANICURED TURF SOD
	NON-IRRIGATED SHORT SEED MIX
	NON-IRRIGATED TALL SEED MIX
	DETENTION SEED MIX
	SHRUB BED
	3"-4" RIVER ROCK
	STABILIZED CRUSHER FINES
	LOT TYPICAL CURBSIDE LANDSCAPE
	DECIDUOUS CANOPY TREE
	ORNAMENTAL TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	FIRE HYDRANT (RE: CIVIL)
	STREET LIGHT (RE: CIVIL)
	BENCH
	SANDSTONE BENCH
	PET WASTE STATION
	LARGE BOULDER
	MEDIUM BOULDER
	SMALL BOULDER

NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

KEY MAP

SCALE: 1" = 600'



MATCHLINE, SEE SHEET L2.10

MATCHLINE, SEE SHEET L2.04

MATCHLINE, SEE SHEET L2.12

NOT A PART
CLUBHOUSE AREA TO BE SUBMITTED
AS A SEPARATE PLAN SET

NOT A PART

LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE
	RIGHT OF WAY
	STEEL EDGER
	IRRIGATED MANICURED TURF SOD
	NON-IRRIGATED SHORT SEED MIX
	NON-IRRIGATED TALL SEED MIX
	DETENTION SEED MIX
	SHRUB BED
	3"-4" RIVER ROCK
	STABILIZED CRUSHER FINES
	LOT TYPICAL CURBSIDE LANDSCAPE
	DECIDUOUS CANOPY TREE
	ORNAMENTAL TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	HYDRANT (RE: CIVIL)
	STREET LIGHT (RE: CIVIL)
	BENCH
	SANDSTONE BENCH
	PET WASTE STATION
	LARGE BOULDER
	MEDIUM BOULDER
	SMALL BOULDER

Remove this line as
it does not match to
another sheet.

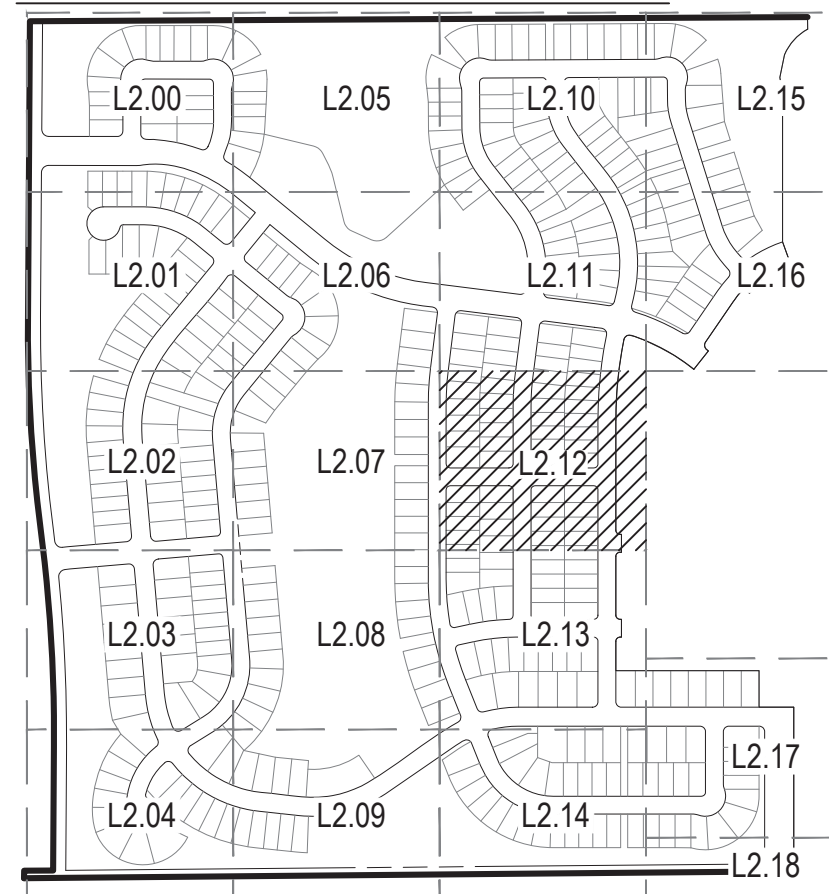
Response: Noted, thank you. This
line has been removed.

NOTES:

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- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

KEY MAP

SCALE: 1" = 600'



0 15 30 60
SCALE 1" = 30'

MATCHLINE, SEE SHEET L2.11

NOT A PART

FILING 1 BOUNDARY, TYP.
FIRE HYDRANT, TYP.

MATCHLINE, SEE SHEET L2.13

LEGEND

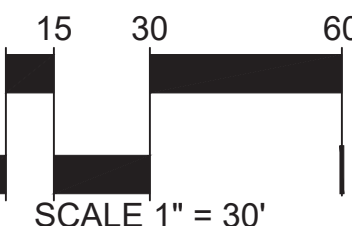
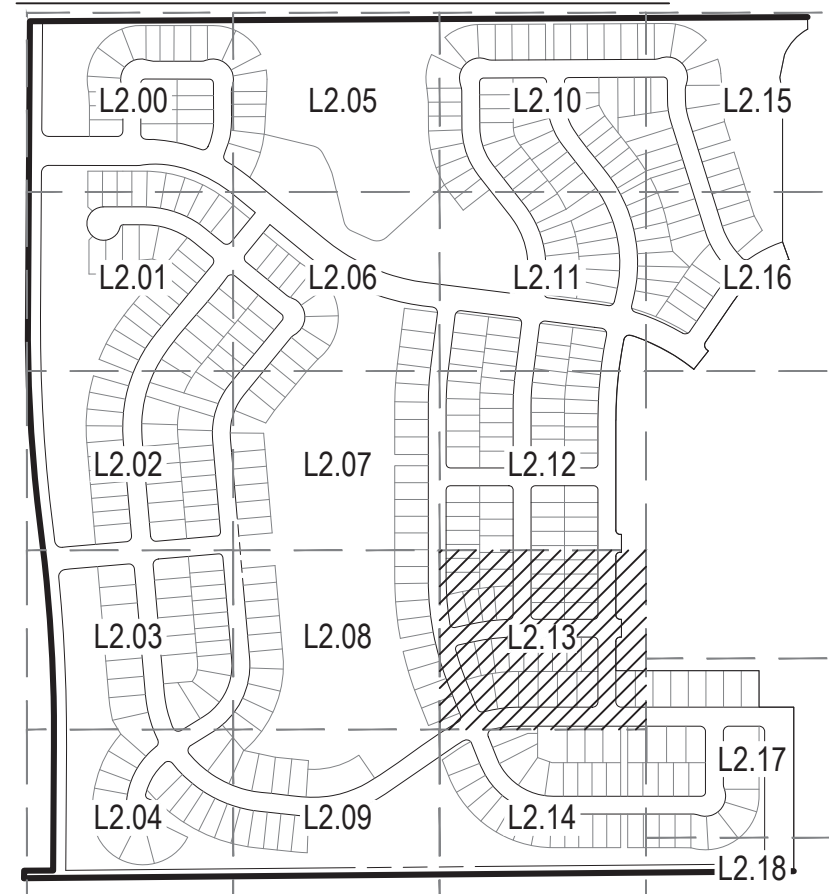
- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
- IRRIGATED MANICURED TURF SOD
NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
- DECIDUOUS CANOPY TREE
ORNAMENTAL TREES
EVERGREEN TREES
- DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
FIRE HYDRANT (RE: CIVIL)
STREET LIGHT (RE: CIVIL)
BENCH
SANDSTONE BENCH
PET WASTE STATION
LARGE BOULDER
MEDIUM BOULDER
SMALL BOULDER
- RIVER ROCK (TYP.)
LANDSCAPE BOULDERS (TYP.)
CRUSHER FINES (TYP.)
CURBSIDE LANDSCAPE, TYP.

NOTES:

- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

KEY MAP

SCALE: 1" = 600'



MATCHLINE, SEE "B" SHEET L2.12

MATCHLINE, SEE SHEET L2.08

MATCHLINE, SEE SHEET L2.14

TRAILS AT OVERLAND RANCH- FILING 01

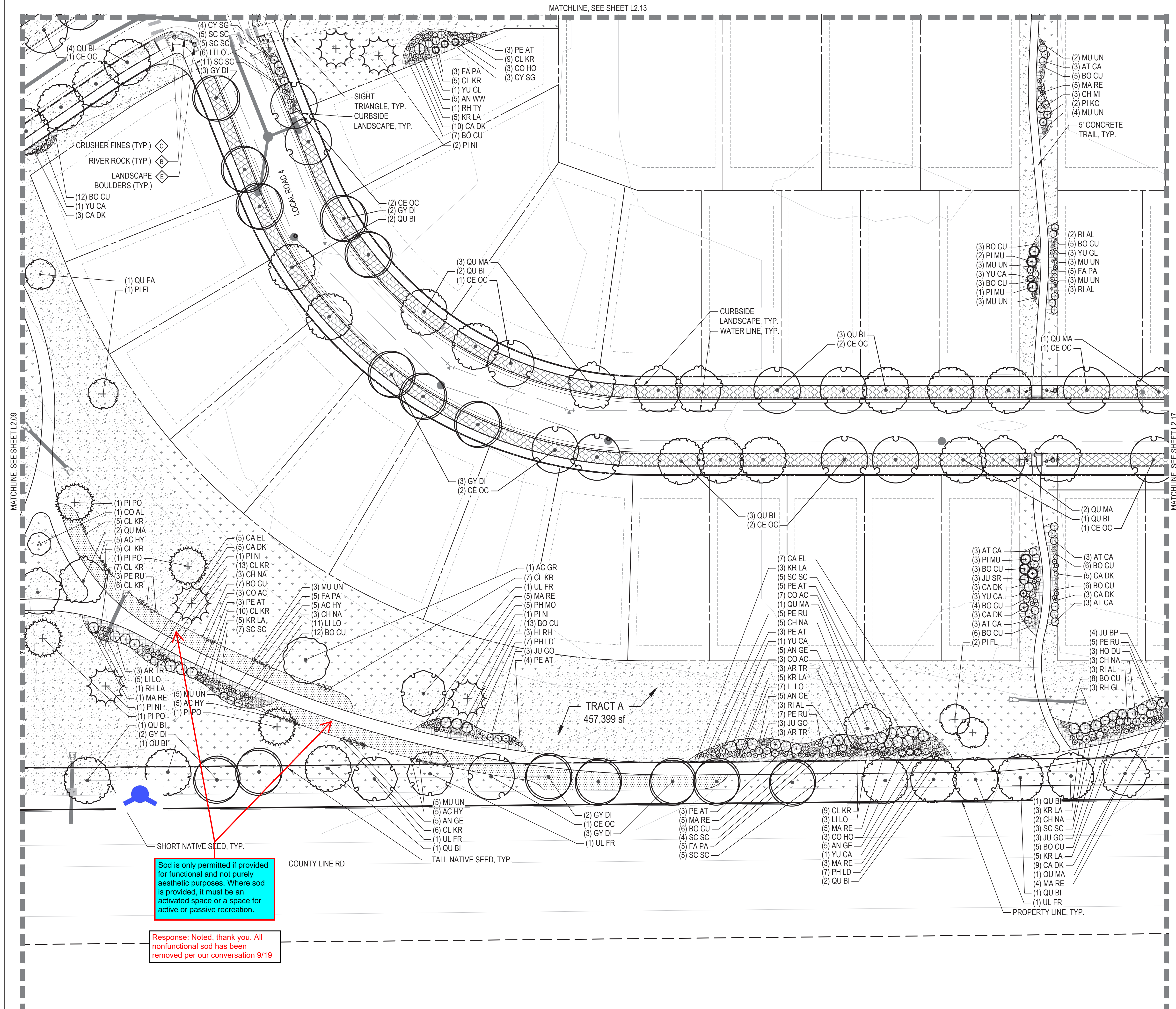
SITE PLAN
AURORA, COLORADO

OWNER:
EN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
01 - 07/07/22
02 - 07/14/23

SHEET TITLE:
LANDSCAPE
PLAN

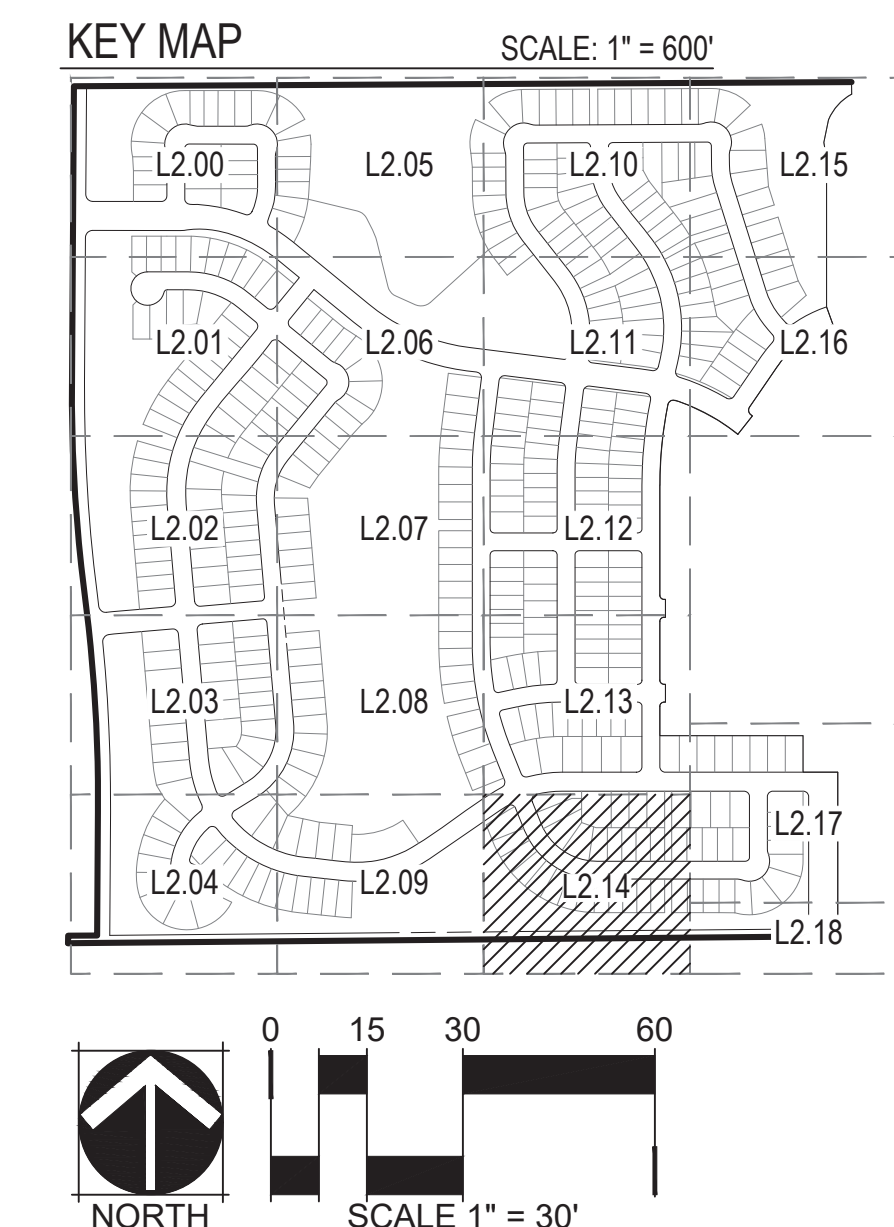
SHEET NUMBER
L2.14
SHEET 72 OF 79



CHECKED BY: JK/CM
DRAWN BY: KR/AK

- | | |
|--|--------------------------------|
| | LIMITS OF WORK (L.O.W.) |
| | MATCHLINE |
| | PROPERTY LINE |
| | RIGHT OF WAY |
| | STEEL EDGER |
| | IRRIGATED MANICURED TURF SOD |
| | NON-IRRIGATED SHORT SEED MIX |
| | NON-IRRIGATED TALL SEED MIX |
| | DETENTION SEED MIX |
| | SHRUB BED |
| | 3"-4" RIVER ROCK |
| | STABILIZED CRUSHER FINES |
| | LOT TYPICAL CURBSIDE LANDSCAPE |
| | DECIDUOUS CANOPY TREE |
| | ORNAMENTAL TREES |
| | EVERGREEN TREES |
| | DECIDUOUS SHRUBS |
| | EVERGREEN SHRUBS |
| | ORNAMENTAL GRASSES |
| | FIRE HYDRANT (RE: CIVIL) |
| | STREET LIGHT (RE: CIVIL) |
| | BENCH |
| | SANDSTONE BENCH |
| | PET WASTE STATION |
| | LARGE BOULDER |
| | MEDIUM BOULDER |
| | SMALL BOULDER |

- NOTES:**
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



LEGEND

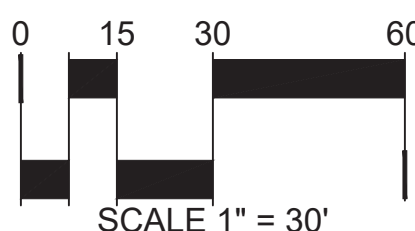
---	LIMITS OF WORK (L.O.W.)
---	MATCHLINE
---	PROPERTY LINE
---	RIGHT OF WAY
---	STEEL EDGER
[Pattern]	IRRIGATED MANICURED TURF SOD
[Pattern]	NON-IRRIGATED SHORT SEED MIX
[Pattern]	NON-IRRIGATED TALL SEED MIX
[Pattern]	DETENTION SEED MIX
[Pattern]	SHRUB BED
[Pattern]	3"-4" RIVER ROCK
[Pattern]	STABILIZED CRUSHER FINES
[Pattern]	LOT TYPICAL CURBSIDE LANDSCAPE
[Symbol]	DECIDUOUS CANOPY TREE
[Symbol]	ORNAMENTAL TREES
[Symbol]	EVERGREEN TREES
[Symbol]	DECIDUOUS SHRUBS
[Symbol]	EVERGREEN SHRUBS
[Symbol]	ORNAMENTAL GRASSES
[Symbol]	FIRE HYDRANT (RE: CIVIL)
[Symbol]	STREET LIGHT (RE: CIVIL)
[Symbol]	BENCH
[Symbol]	SANDSTONE BENCH
[Symbol]	PET WASTE STATION
[Symbol]	LARGE BOULDER
[Symbol]	MEDIUM BOULDER
[Symbol]	SMALL BOULDER

NOTES:

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KEY MAP

SCALE: 1" = 600'



LEGEND

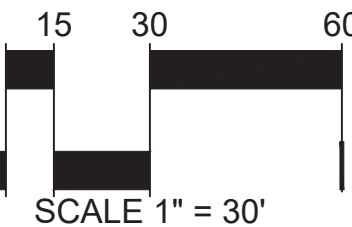
	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE
	RIGHT OF WAY
	STEEL EDGER
	IRRIGATED MANICURED TURF SOD
	NON-IRRIGATED SHORT SEED MIX
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NOTES:

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KEY MAP

SCALE: 1" = 600'



Remove this line as there is not another sheet matching to it.

Response: Noted, thank you. This line has been removed.

The buffer is required along here, why is the plant material grouped in one location?

Response: Noted, thank you. A buffer has been provided and the planting design has been adjusted accordingly.

What is happening here through the median?

Response: All medians have been adjusted and designed per the UDO requirements. See Median Landscape Requirements Table on Sheet 53.

Dimension and label the buffer

Response: Noted, thank you. The buffer has been labeled and dimensioned.

Label N. Del Ray Street

Response: All streets have been labeled.

Add a note/call-out that Street A to be included with the development of the phase to the east.

Response: A note/call out has been added indicating the implementation of the street design.

MATCHLINE, SEE "B" SHEET L2.18

MATCHLINE, SEE SHEET L2.13

MATCHLINE, SEE SHEET L2.14

CHECKED BY: JK/CM
DRAWN BY: KR/AK

LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE
	RIGHT OF WAY
	STEEL EDGER
	IRRIGATED MANICURED TURF SOD
	NON-IRRIGATED SHORT SEED MIX
	NON-IRRIGATED TALL SEED MIX
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	BENCH
	SANDSTONE BENCH
	PET WASTE STATION
	LARGE BOULDER
	MEDIUM BOULDER
	SMALL BOULDER

NOTES:

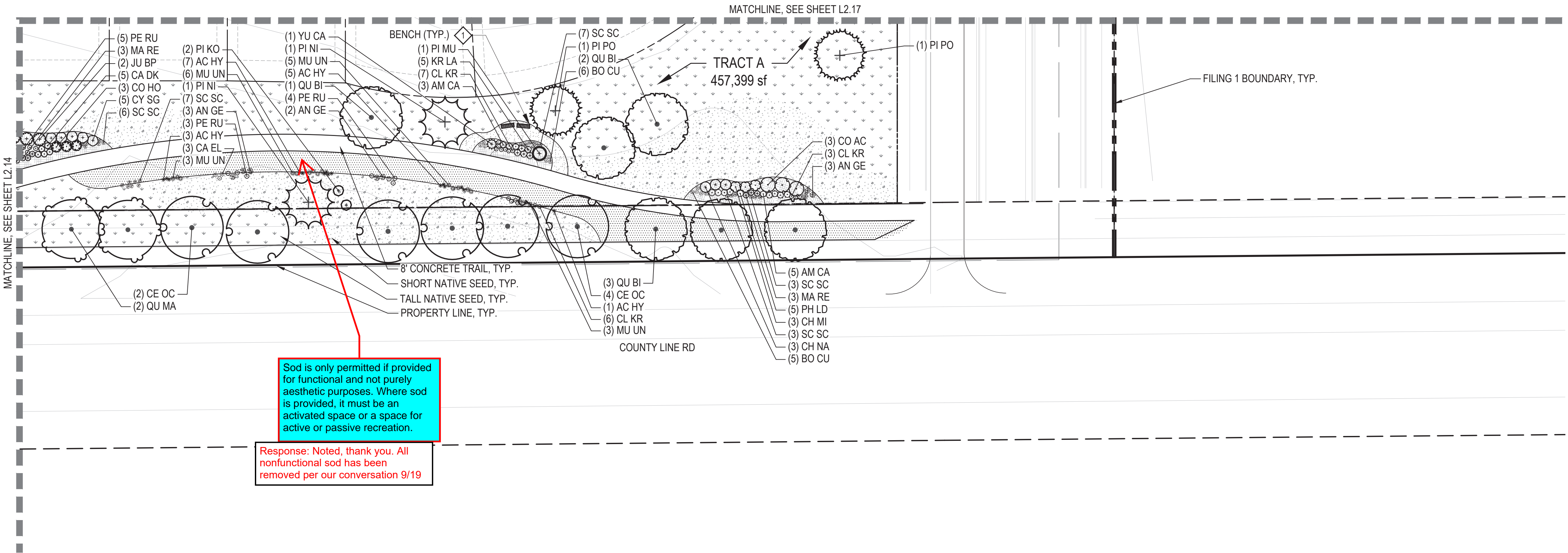
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- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

KEY MAP

SCALE: 1" = 600'



0 15 30 60
SCALE 1" = 30'



Sod is only permitted if provided for functional and not purely aesthetic purposes. Where sod is provided, it must be an activated space or a space for active or passive recreation.

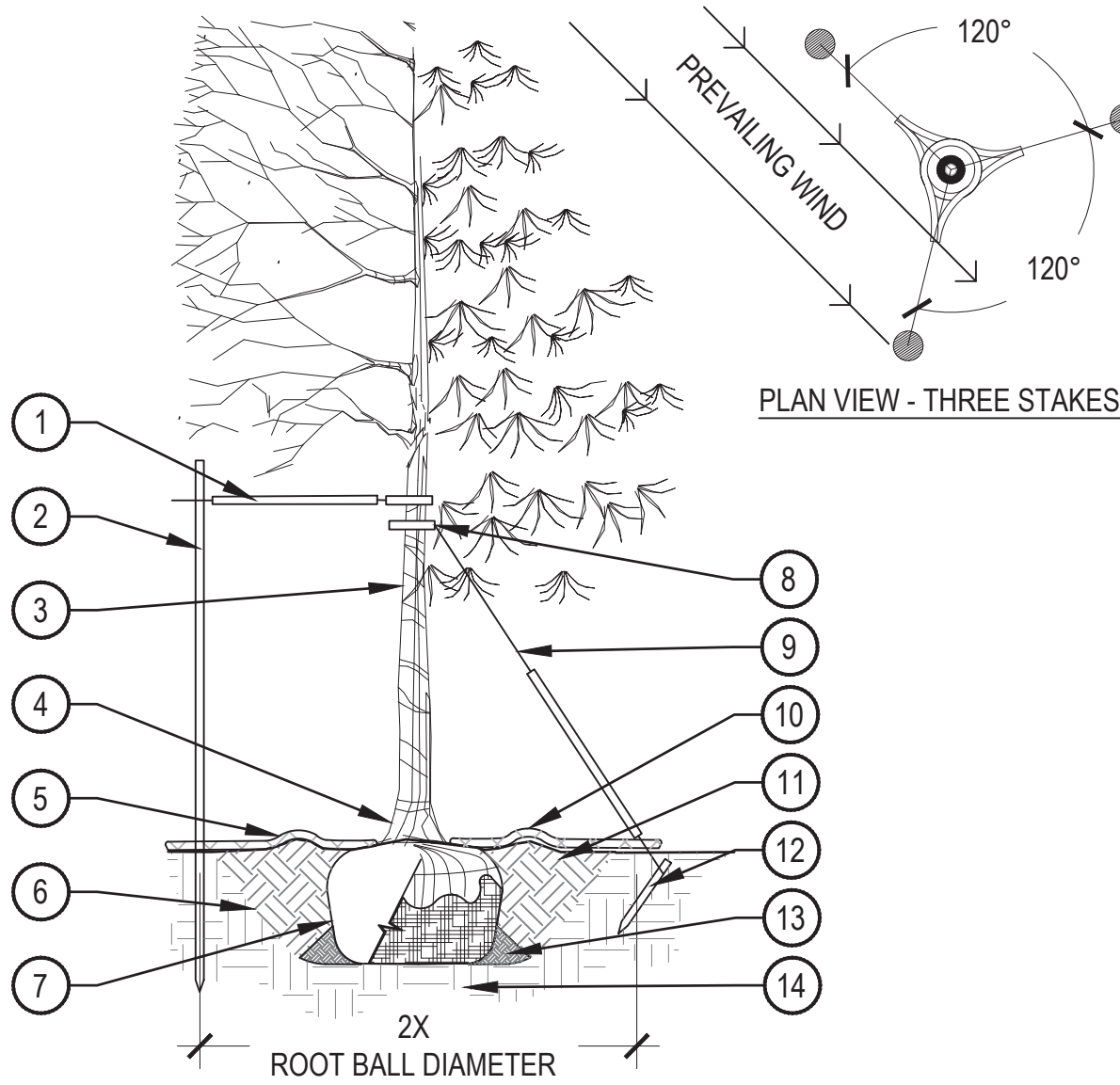
Response: Noted, thank you. All nonfunctional sod has been removed per our conversation 9/19

PRUNING NOTES:

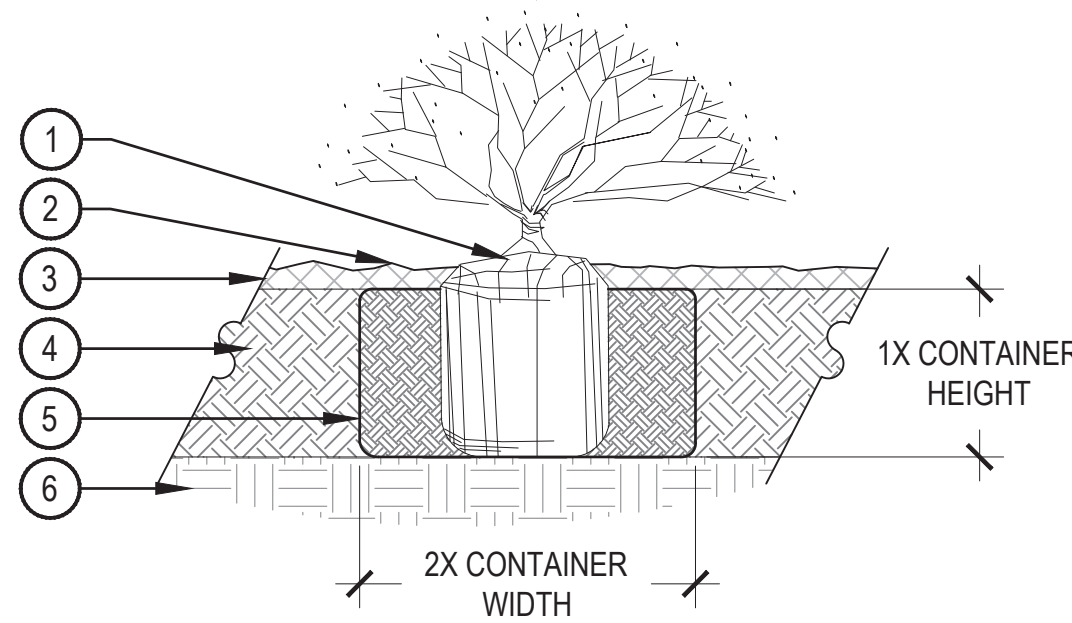
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF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

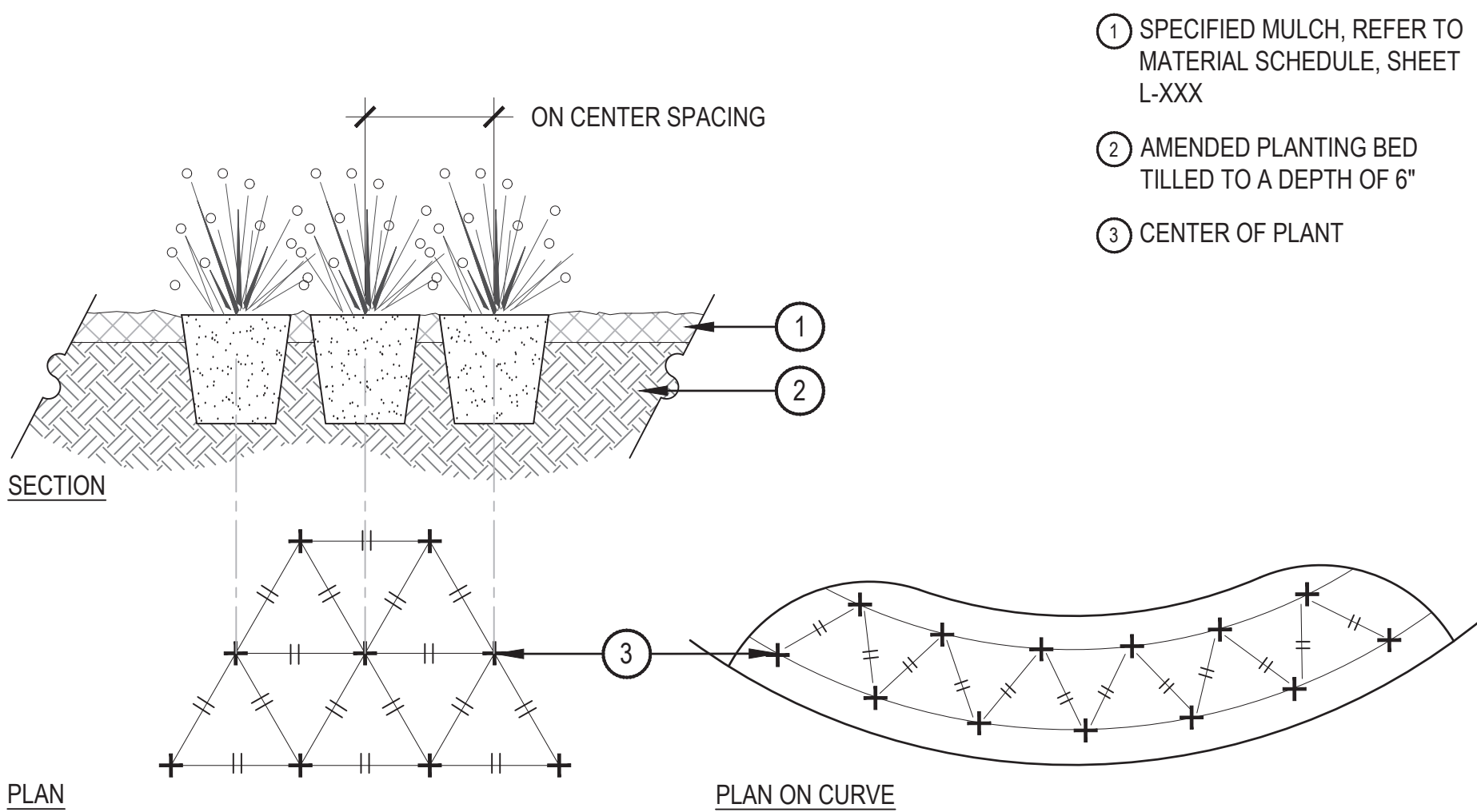
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH 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"

2 SHRUB PLANTING

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

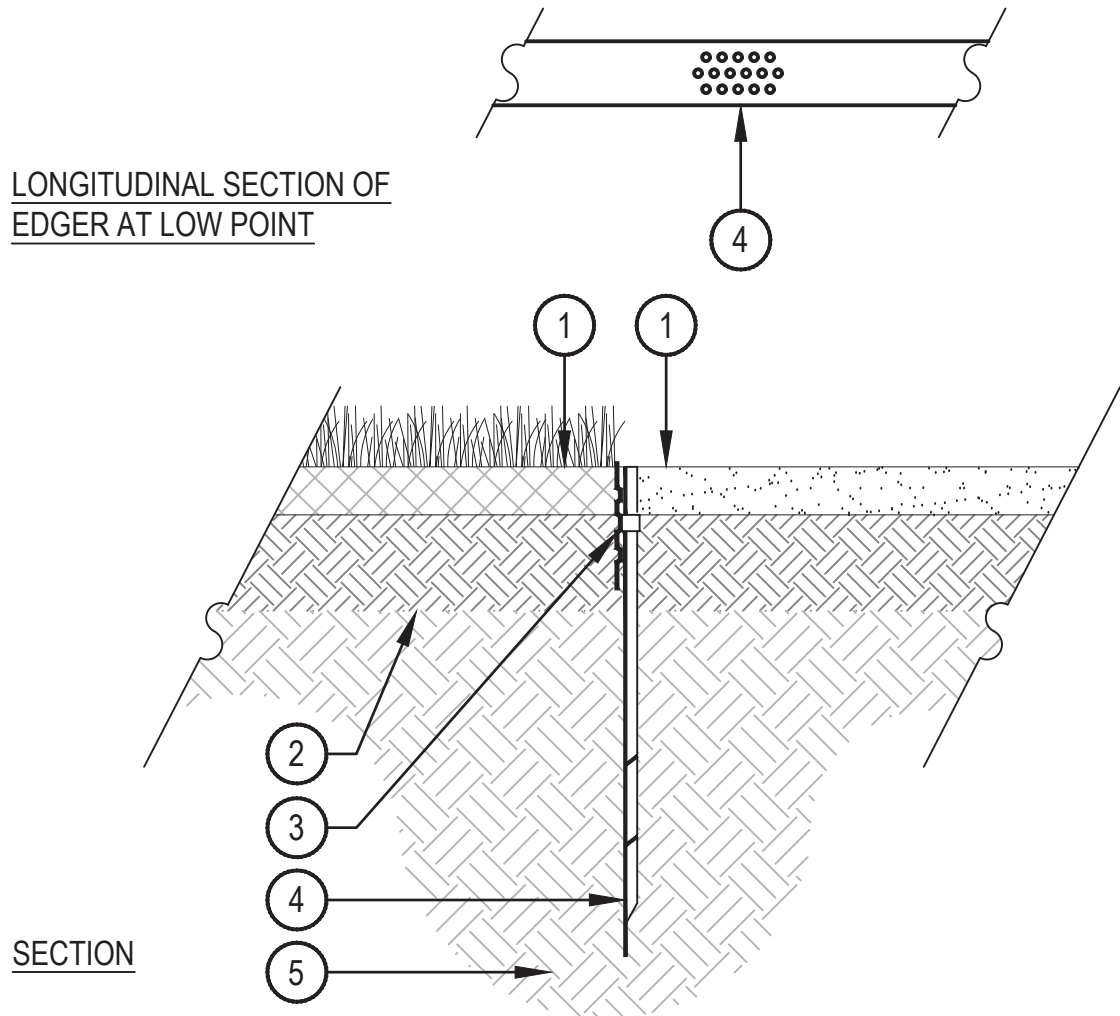


NOTES:

- 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"

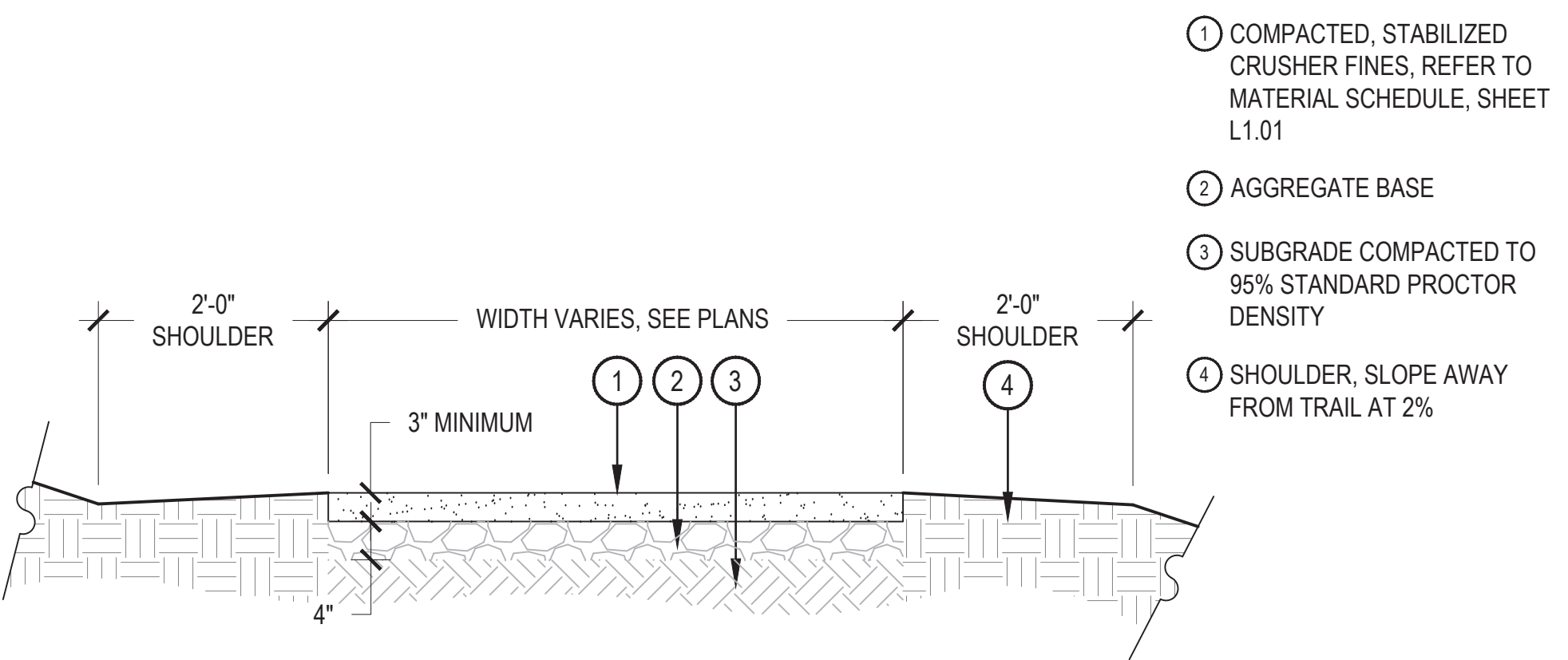


NOTES:

- 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"

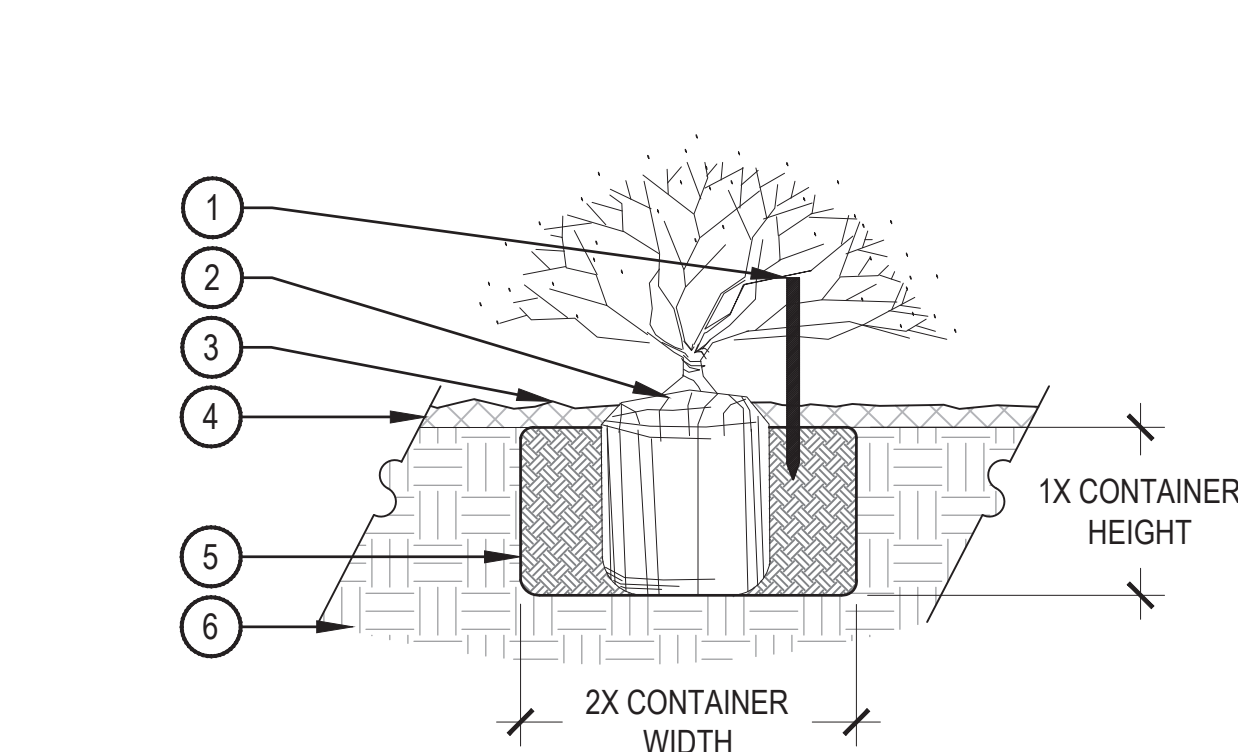


NOTES:

- 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.

6 CRUSHER FINES TRAIL

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

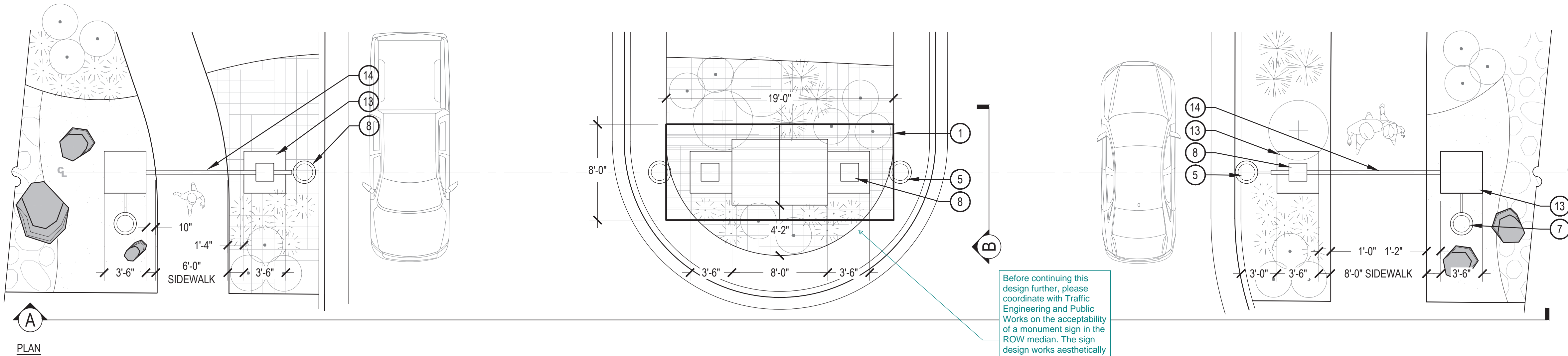
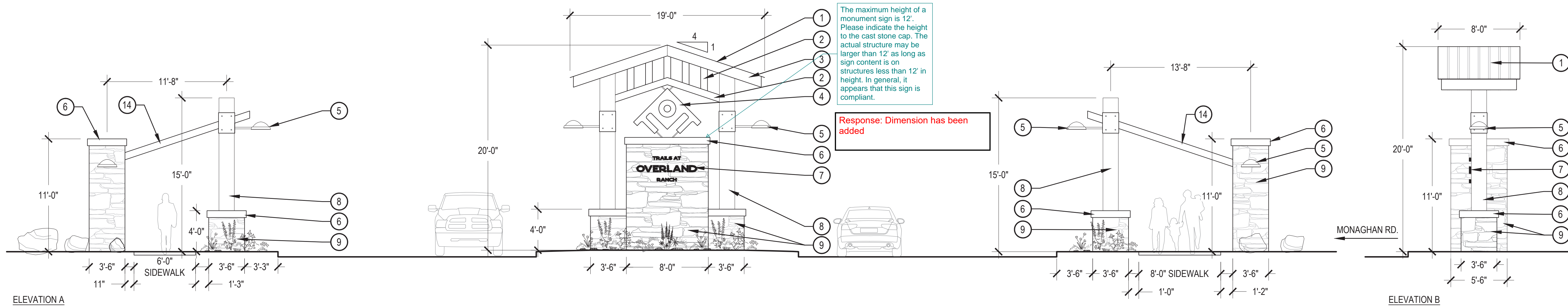


NOTES:

- 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.

7 SHRUB PLANTING IN NATIVE AREAS

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

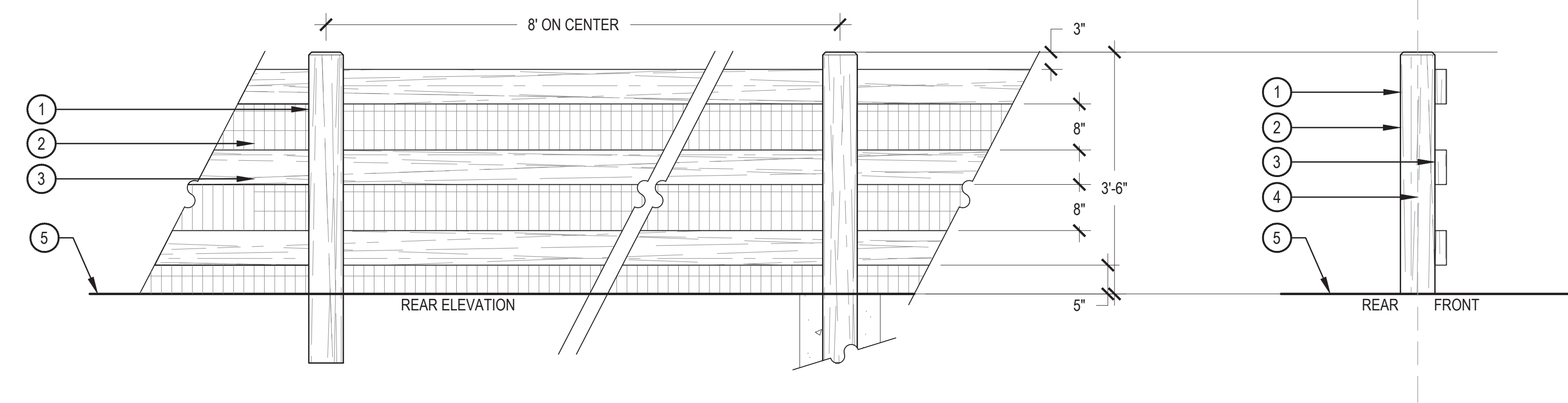


- 1 CORRUGATED METAL ROOF. OVERHANG 2" X 12" FRAME BY 4" ON ALL SIDES
- 2 2"x8" TUBE STEEL, POWDER COATED: BLACK.
- 3 2"x12" TUBE STEEL FRAME, POWDER COATED: BLACK
- 4 4" THICK METAL LOGO, INTERNALLY ILLUMINATED. POWDER COATED: BLACK
- 5 SIDE MOUNT LIGHT
- 6 8" HT. CAST STONE CAP
- 7 BACKLIT LETTERING WITH 2" RETURNS, PIN MOUNT TO SIGN COLUMN. ALL CONNECTORS SHALL BE HIDDEN FROM VIEW
- 8 18"x18" GLULAM POST
- 9 STONE VENEER
- 13 SIGN COLUMN
- 14 4"x8" TUBE STEEL, POWDER COATED BLACK

NOTES:
1. THIS DETAIL REPRESENTS DESIGN INTENT ONLY.

MONUMENT SIGN

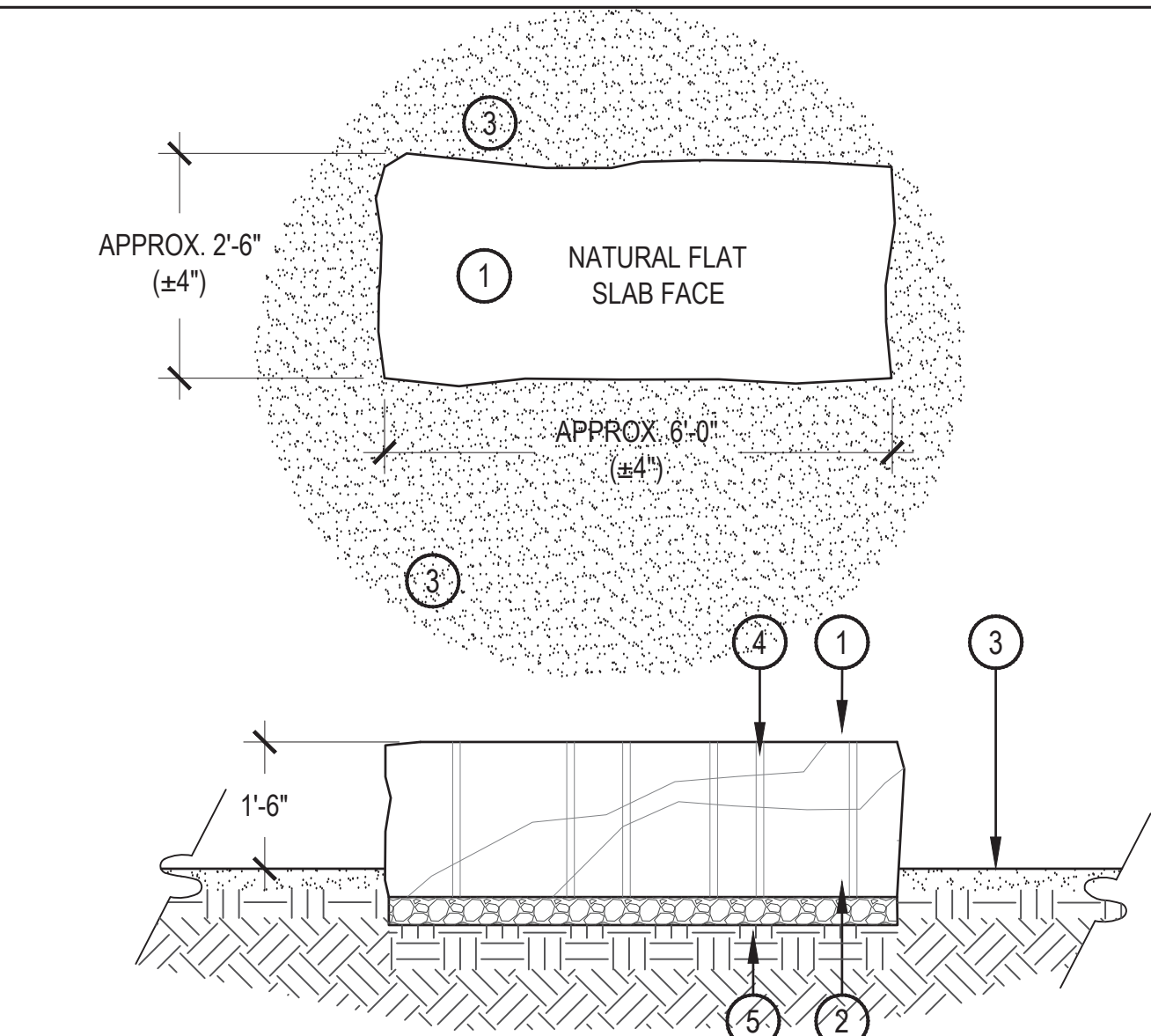
SCALE: 3/16" = 1'-0"



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.

3-RAIL CEDAR FENCE

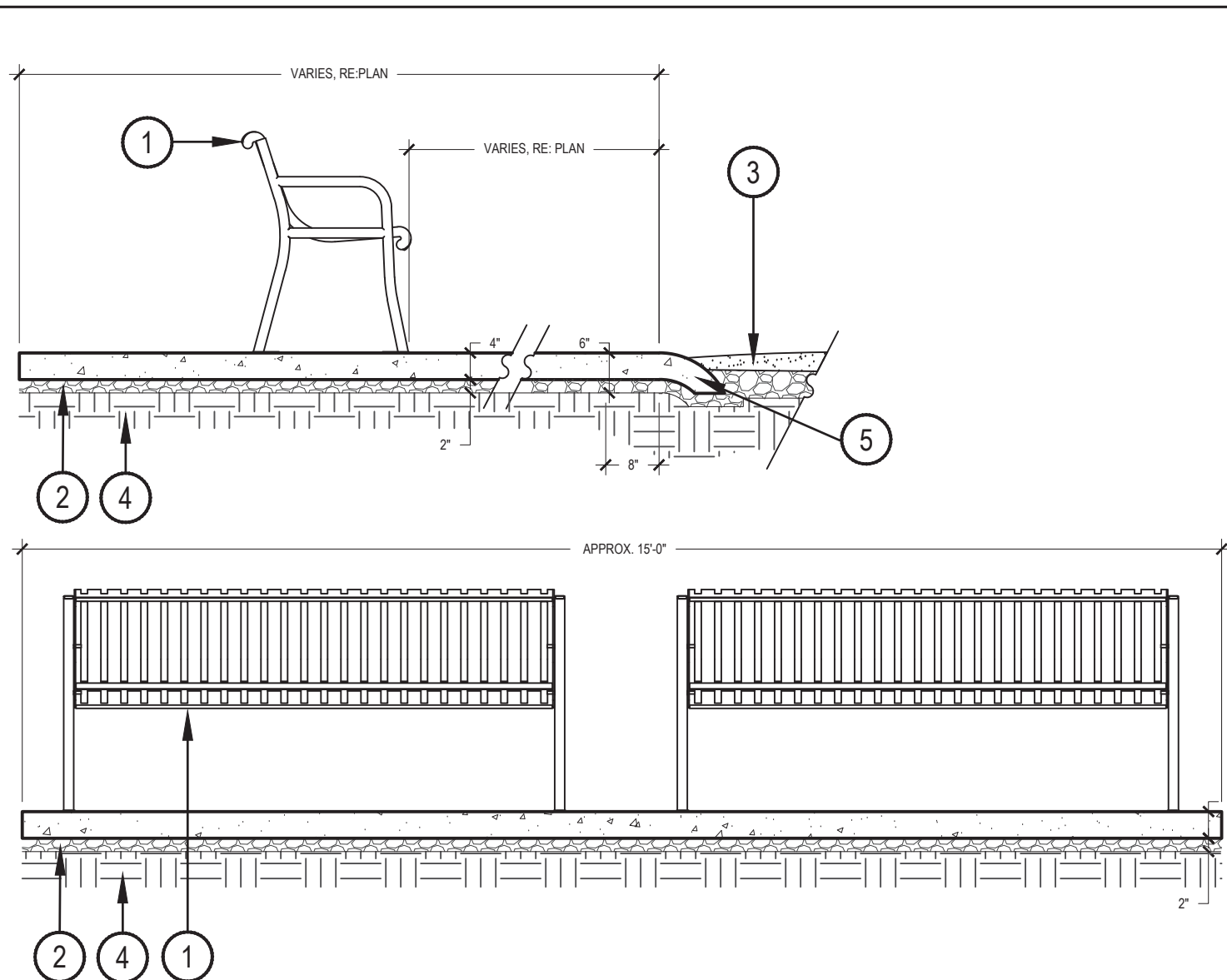
SCALE: 3/4" = 1'-0"



1 SANDSTONE SLAB BENCH

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

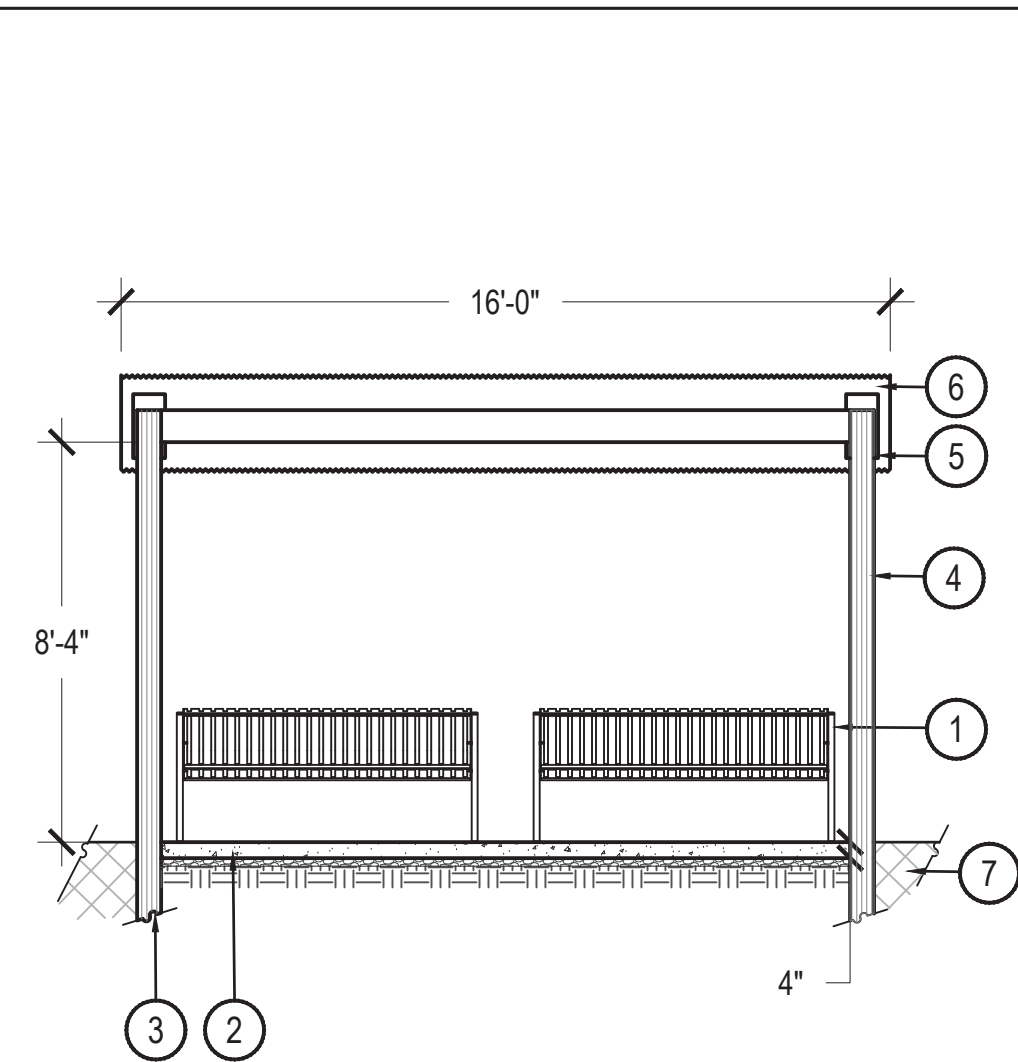
- 1 SANDSTONE SLAB (RE: AMENITY SCHEDULE, SHEET L1.01) APPROX. 2'-6" WIDE x 6'-0" LONG x 1'-10" THICK. ALL SIDES SHALL HAVE A NATURAL BROKEN FACE. CONTACT LANDSCAPE ARCHITECT TO SELECT STONES. TOP FACE SHALL BE PREDOMINANTLY FLAT AND SET LEVEL FOR SEATING.
- 2 4" DEPTH COMPACTED ROAD BASE
- 3 LANDSCAPE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



2 BENCH ON CONCRETE PAD

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

- 1 BENCH, RE: AMENITY SCHEDULE, SHEET L.1.01, SURFACE MOUNT PER MANUFACTUER'S SPECIFICATIONS
- 2 4" DEPTH COMPACTED ROAD BASE
- 3 COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET L1.01
- 4 COMPACTED SUBGRADE
- 5 CONCRETE TURN-DOWN AT CRUSHER FINES



3 BENCH SHADE STRUCTURE

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

- 1 BENCH TO BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS, REFER TO AMENITY, SHEET L1.01
- 2 4" CONCRETE SLAB, REFER TO HARDSCAPE PLANS FOR LOCATION, REFER TO AMENITY SCHEDULE SHEET L1.01
- 3 FOOTER, REFER TO STRUCTURAL
- 4 CEDAR 6"x6" WOOD POSTS
- 5 METAL ROOF ANCHORS
- 6 CANTILEVERED CORRUGATED METAL ROOF
- 7 ADJACENT LANDSCAPE BED, RE: PLANS FOR LOCATION