

TRAILS AT OVERLAND RANCH - SITE PLAN 1

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

A PORTION OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "LS 25942" AT THE WEST 1/4 CORNER AND A 3.25" ALUMINUM CAP STAMPED "LS 38098" AT THE SOUTHWEST CORNER, SAID LINE BEARING S00°23'41"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

THENCE ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, N00°23'41"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, N00°23'41"E A DISTANCE OF 27.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF HIGH PLAINS COUNTRY CLUB SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NO. D7081400 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ON SAID SOUTHERLY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH MONAGHAN ROAD AS RECORDED UNDER RECEPTION NO. D7081059, N89°28'36"E A DISTANCE OF 103.91 FEET, TO THE SOUTHEASTERLY CORNER OF SAID SOUTH MONAGHAN ROAD;

THENCE ON THE EASTERLY LINE OF SAID SOUTH MONAGHAN ROAD, THE FOLLOWING THREE (3) COURSES:

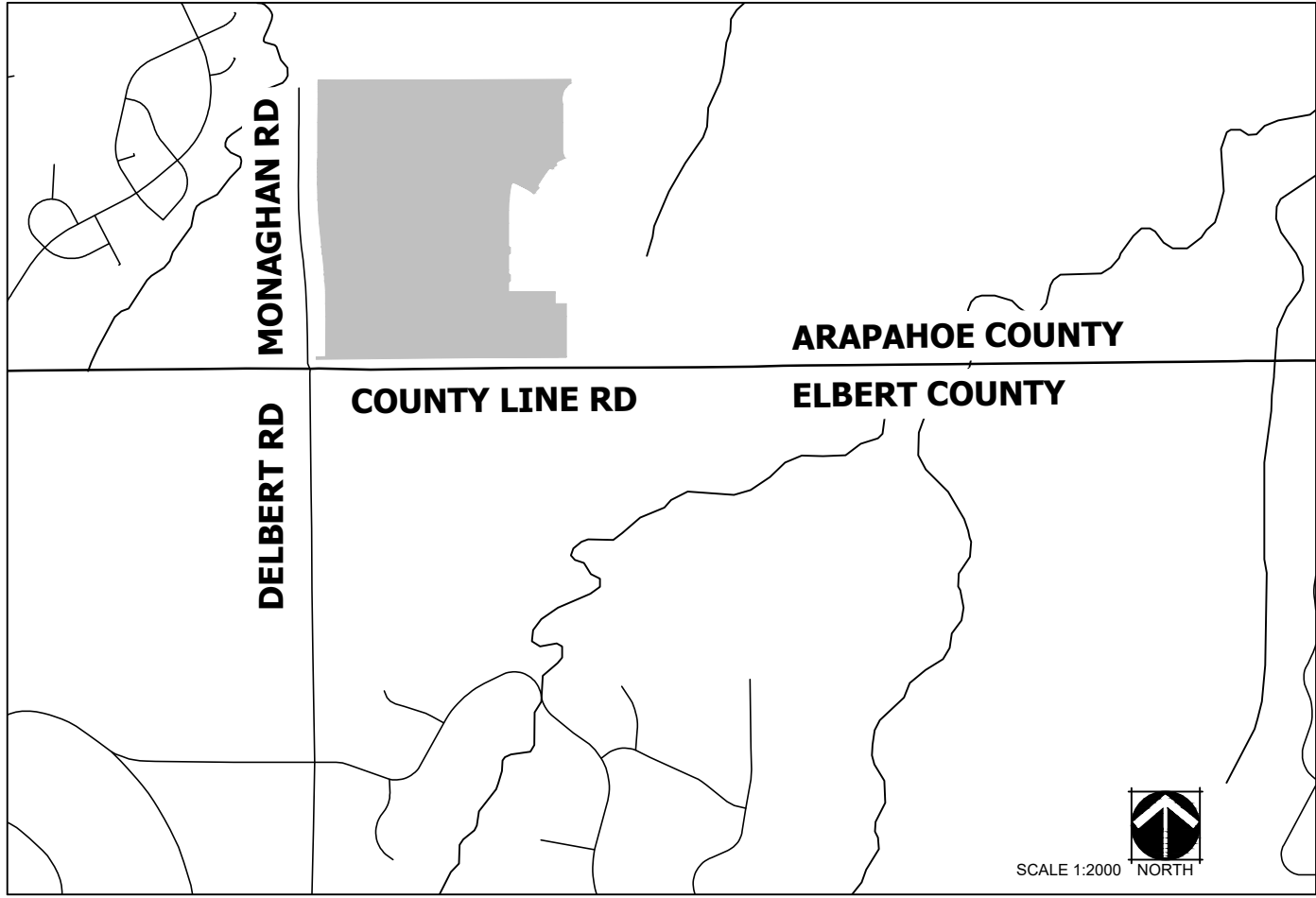
1. N00°23'41"E A DISTANCE OF 442.97 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5730.00 FEET, A CENTRAL ANGLE OF 07°43'16" AND AN ARC LENGTH OF 772.17 FEET, TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5730.00 FEET, A CENTRAL ANGLE OF 07°43'16" AND AN ARC LENGTH OF 772.17 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34;
4. THENCE ON SAID WEST LINE, N00°23'41"E A DISTANCE OF 588.69 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 34;
5. THENCE ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, N00°23'15"E A DISTANCE OF 460.71 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70;
6. THENCE ON SAID NORTHERLY LINE, N89°41'49"E A DISTANCE OF 2786.12 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, THE FOLLOWING THIRTY-SEVEN (37) COURSES:

1. S00°18'18"E A DISTANCE OF 43.20 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S28°46'46"E, HAVING A RADIUS OF 189.51 FEET, A CENTRAL ANGLE OF 38°15'29" AND AN ARC LENGTH OF 126.54 FEET, TO A POINT OF NON-TANGENT;
3. S11°27'53"W A DISTANCE OF 82.34 FEET;
4. S09°08'37"E A DISTANCE OF 60.77 FEET;
5. S00°00'00"W A DISTANCE OF 529.16 FEET;
6. S19°58'57"E A DISTANCE OF 68.02 FEET, TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S18°18'32"E, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 15°09'08" AND AN ARC LENGTH OF 103.40 FEET, TO A POINT OF COMPOUND CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°03'26" AND AN ARC LENGTH OF 34.23 FEET, TO A POINT OF TANGENT;
9. S41°31'06"E A DISTANCE OF 4.14 FEET;
10. S48°28'54"W A DISTANCE OF 64.00 FEET;
11. N41°31'06"W A DISTANCE OF 4.14 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°03'26" AND AN ARC LENGTH OF 34.23 FEET, TO A POINT OF COMPOUND CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 06°00'16" AND AN ARC LENGTH OF 40.98 FEET, TO A POINT OF TANGENT;
14. S34°25'12"W A DISTANCE OF 176.11 FEET, TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 86°11'13" AND AN ARC LENGTH OF 30.08 FEET, TO A POINT OF REVERSE CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 00°31'59" AND AN ARC LENGTH OF 7.37 FEET, TO A POINT OF NON-TANGENT;
17. S38°20'45"W A DISTANCE OF 84.00 FEET, TO A POINT OF NON-TANGENT CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S38°48'57"W, HAVING A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 20°47'11" AND AN ARC LENGTH OF 256.86 FEET, TO A POINT OF COMPOUND CURVE;
19. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND CENTRAL ANGLE OF 96°42'16" AND AN ARC LENGTH OF 33.76 FEET, TO A POINT OF COMPOUND CURVE;
20. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 11°19'30" AND AN ARC LENGTH OF 290.16, TO A POINT OF TANGENT;
21. S00°00'00"E A DISTANCE OF 394.61 FEET, TO A POINT OF CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
23. N90°00'00"E A DISTANCE OF 5.00 FEET;
24. S00°00'00"E A DISTANCE OF 64.00 FEET;
25. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
26. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
27. S00°00'00"E A DISTANCE OF 210.00 FEET, TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
29. N90°00'00"E A DISTANCE OF 5.00 FEET;
30. S00°00'00"E A DISTANCE OF 64.00 FEET;
31. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
32. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
33. S00°00'00"E A DISTANCE OF 105.00 FEET;
34. N90°00'00"E A DISTANCE OF 513.25 FEET;
35. S00°00'00"E A DISTANCE OF 131.00 FEET;
36. N90°00'00"E A DISTANCE OF 20.00 FEET;
37. S00°00'00"E A DISTANCE OF 588.62 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°28'36"W A DISTANCE OF 2653.52 FEET, TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 7,395.504 SQUARE FEET OR 169.7774 ACRES MORE OR LESS. EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

VICINITY MAP



GENERAL NOTES

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
3. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
4. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
5. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA - VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-278.
7. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
8. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
10. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
11. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
12. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
13. A 50' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: COLORADO INTERSTATE GAS) OR PETROLEUM (EXAMPLE: PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL (OR EAVE LINE) OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 13, U.S. DEPARTMENT OF TRANSPORTATION, 10-139 EDITION, CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN CFR-49, SECTION 195-210 AND SECTION 195-248.
14. STREET LIGHTS, IF REQUIRED, ARE INSTALLED AND FUNDED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
16. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
17. THE UNDERSIGNED OWNER(S) DOES HEREBY COVENANT AND AGREE THEY SHALL CONSTRUCT AND MAINTAIN THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, TO THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANES. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS". SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY SNOW, PARKED VEHICLES, STRUCTURES, FENCES, TREES, SHRUBS, LIGHTS OR ANY OBSTRUCTIONS THAT WOULD ENCRUCH INTO THE FIRE LANE PROVIDING THE FREE PASSAGE OF EMERGENCY VEHICLES. SAID OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING". THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY

PROJECT DATA

SITE PLAN 01	
LAND AREA WITHIN PROPERTY LINES	169.78 AC
NUMBER OF UNITS PROPOSED (NON-SPRINKLERED)	425 UNITS
NUMBER OF STORIES	UP TO 3 STORIES
MAXIMUM HEIGHT OF BUILDINGS	38' PER CODE
CONSTRUCTION TYPE	V-B, NON-SPRINKLED
IRC OCCUPANCY CLASSIFICATION	IRC R-3
AAC (TRACT E TO BE DEVELOPED WITH FUTURE SITE PLAN)	231,468 SF, 5.31 AC (3%)
OPEN SPACE AREA (TRACT B)	771,053 SF, 17.70 AC (10%)
LANDSCAPE AREA	1,747,975 SF, 34.81 AC (21%)
LOT AREA	3,425,836 SF, 78.65 AC (46%)
PUBLIC ROW AREA	1,450,706 SF, 33.31 AC (20%)
ZONING CLASSIFICATION	R1 SUBAREA C
NO. OF MONUMENT SIGNS	2
MAXIMUM SIGNAGE AREA	96 SF PER SIGN
PARKING	2 PER D/U (REQUIRED) / 850 (PROVIDED-VIA GARAGE) ADDITIONAL PARKING OFF-STREET PARKING PROVIDED VIA PRIVATE DRIVEWAYS

NOTE: PROJECT DATA REQUIREMENTS TAKEN FROM THE CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE AT TIME OF RECORDING AND THE INTERNATIONAL CODE COUNCIL (ICC), 2021

- AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY VEHICLE USE.
18. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
 19. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
 20. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
 21. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/PAVEMENT RETURNS AND CROSS PAV MUST BE REDEVELOPED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.

ADJUSTMENTS

A MINOR ADJUSTMENT IS BEING REQUESTED AS FOLLOWS:

CODE SECTION 146-4.3.10.C; DOUBLE FRONTAGE LOTS. DOUBLE FRONTAGE LOTS SHALL NOT BE PERMITTED ADJACENT TO LOCAL OR COLLECTOR STREETS, AND SHALL BE AVOIDED TO THE MAXIMUM EXTENT PRACTICABLE ALONG ARTERIAL STREETS. WHERE DOUBLE FRONTAGE LOTS CANNOT BE AVOIDED, BUFFERING OF BACK YARDS FROM THOSE STREETS SHALL INCLUDE A LANDSCAPED BUFFER AT LEAST 20 FEET IN WIDTH BETWEEN THE REAR LOT LINE OF ANY RESIDENTIAL LOT AND THE CLOSEST EDGE OF CURBSIDE LANDSCAPING AREA ADJACENT TO THE STREET, PER SECTION 146-4.7.3. REQUEST: ALLOWANCE OF SIXTEEN (16) HOMES ADJACENT TO E. MINERAL AVENUE TO PERMIT A DOUBLE-FRONTAGE CONDITION.

JUSTIFICATION: IN AN EFFORT TO REDUCE DRIVEWAY ACCESS ONTO THE E. MINERAL AVENUE COLLECTOR AND AT THE MAIN ENTRANCE OF THE COMMUNITY, SIXTEEN (16) HOMES ARE ORIENTED TO FRONT AND GAIN ACCESS VIA THE E. ELMHURST AVENUE, THEREBY FORCING A DOUBLE-FRONTAGE CONDITION. AS MITIGATION FOR THIS CONDITION, A 20' LANDSCAPE BUFFER IS PROVIDED BETWEEN BACK OF LOT AND THE ADJACENT ROW. THE REMAINING FRONTAGE OF THIS ROW (94%) IS IN COMPLIANCE WITH THIS SECTION

AMENDMENTS:

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: _____

APPLICANT

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

SURVEYOR

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

LANDSCAPE ARCHITECT

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

OWNER

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

CIVIL ENGINEER

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

TRAILS AT OVERLAND RANCH- SITE PLAN 1

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

SP 03 - 10/17/23

SP 04 - 02/16/24

SP 05 - 05/10/2024

SHEET TITLE:

COVER SHEET

SHEET NUMBER

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 |

SITE PLAN

See the easement naming on sheet 12 & 13 - the names should match the Plat

RESPONSE:
Easement naming has been added to sheet 12 and 13. This exhibit is not used to show location of easements. It is used to show lot types based on size and type of home proposed for each lot. Tract and road name information is provided for context to the lots

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

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

Lot Dimensions Table					
Lot Type	Min. Lot Size	Min. Lot Frontage	Minimum Setbacks		
			Front	Rear	Side
SFD-FL (Type A)	5400	45'	10' House / 18' Garage	10'	5'/10' corner
SFD-FL (Type B)	6000	50'	15' House / 20' Garage	20'	5'/12.5' corner
SFD-FL (Type C)	7200	60'	15' House / 20' Garage	20'	5'/12.5' corner
SFD-FL (Type D)	8400	70'	15' House / 20' Garage	20'	5'/12.5' corner

Community Population Tracking Chart	
Site Plan	Population
1	1126
Total	1126

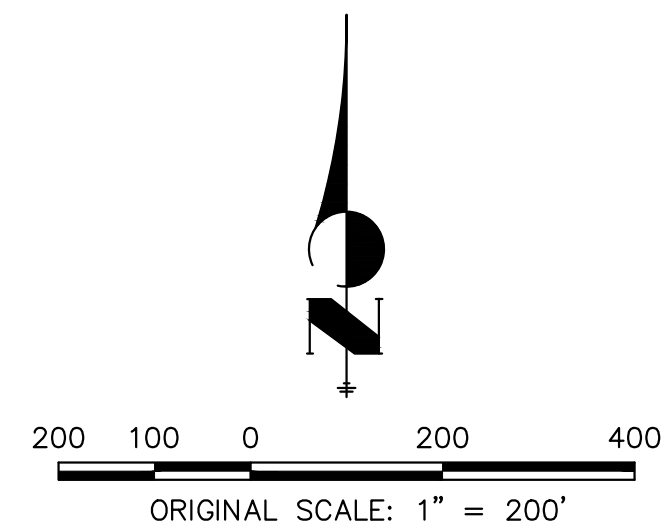
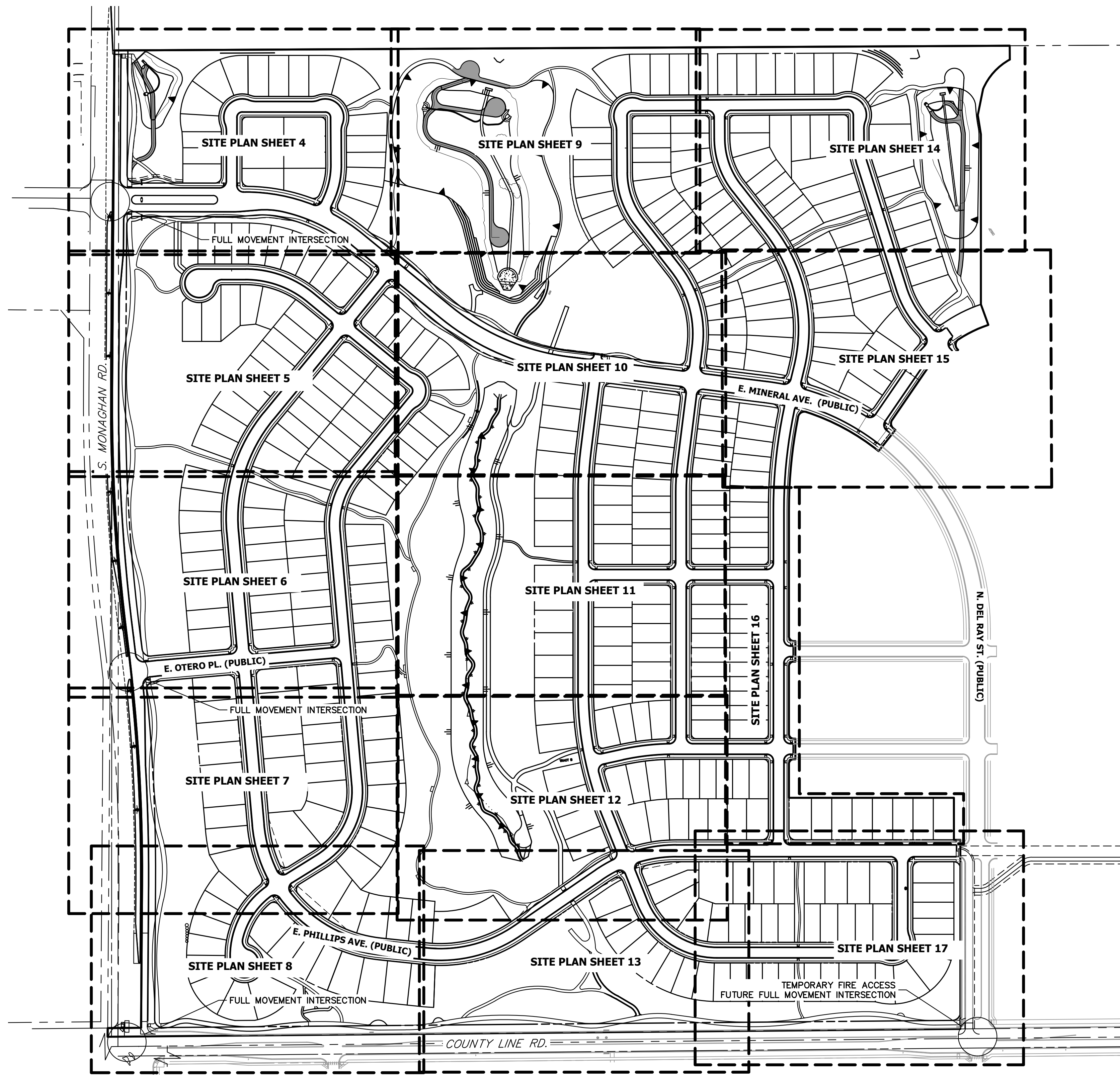
* 1. DEDICATION REQUIREMENTS BASED OFF OF THEN CURRENT CODE REQUIREMENTS AND ANTICIPATED POPULATION

* INDICATES A PORTION OF THE TRACT AS CREDITED.

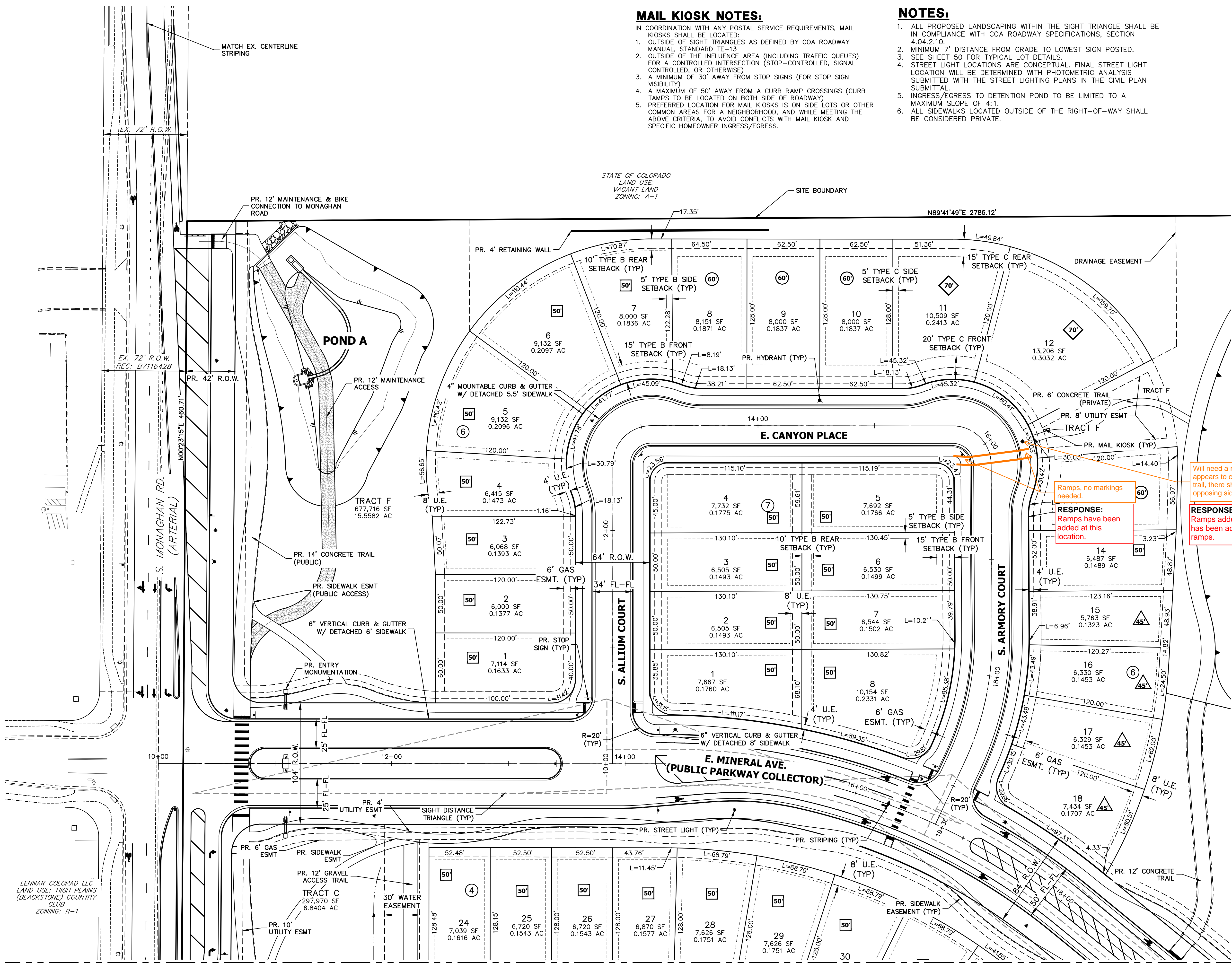
[illegible]

* LOTS FRONTING COLLECTOR STREETS HAVE AN ADDITIONAL 5' FRONT SETBACK ADDED TO THE STANDARD (4.04.2.02.4.01) & NOISE ATTENUATION WINDOWS FOR ALL FRONT ELEVATION WINDOWS AND SIDE ELEVATION WINDOWS WITHIN 15 FEET OF THE FRONT ELEVATION PLANE (4.04.2.02.4.03).

CHECKED BY:
DRAWN BY:



Know what's below.
Call before you dig.

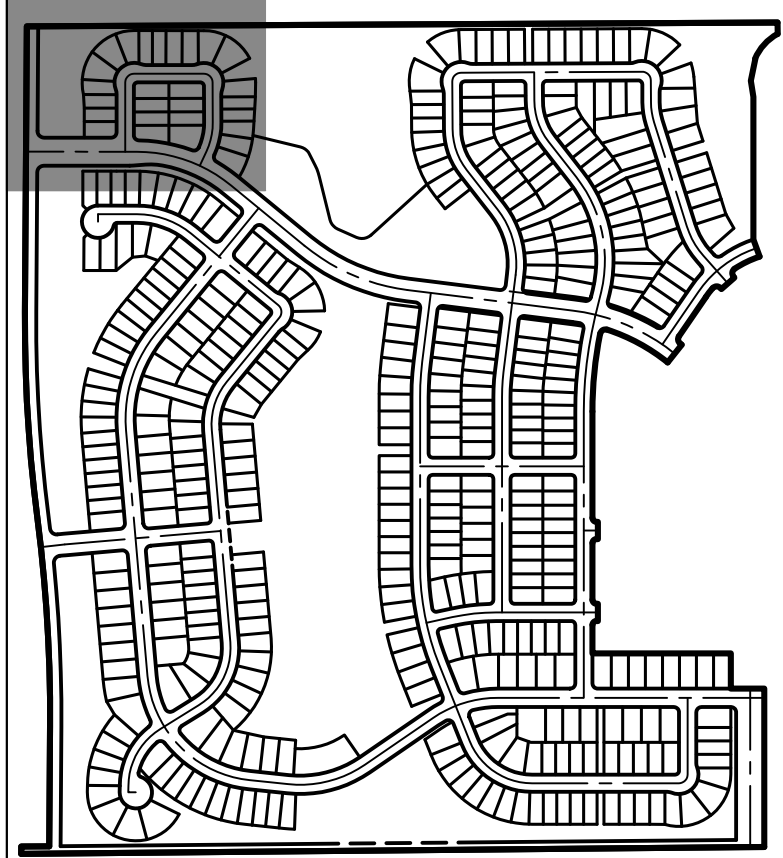


MAIL KIOSK NOTES:

- IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:
1. OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
 2. OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
 3. A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
 4. A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB TAMPS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
 5. PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.

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.



KEY MAP

SCALE: 1"=700'

LEGEND

- | | |
|-------|------------------------------------|
| — | PROP. RIGHT OF WAY |
| - - - | EX. RIGHT OF WAY |
| — | PROPERTY LINE |
| - - - | BOUNDARY LINE |
| - - - | CENTERLINE |
| - - - | PROP. EASEMENT |
| - - - | EX. EASEMENT |
| - - - | SIGHT DISTANCE TRIANGLE |
| - - - | PROP. 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 |
-
- | | |
|--------|-------------------------|
| 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 |
| S.D.E. | SIGHT DISTANCE EASEMENT |

Will need a ramp to mail kiosks. Street light appears to conflict. Also, due to tie-in with trail, there should be a ramp on the opposing side as well.

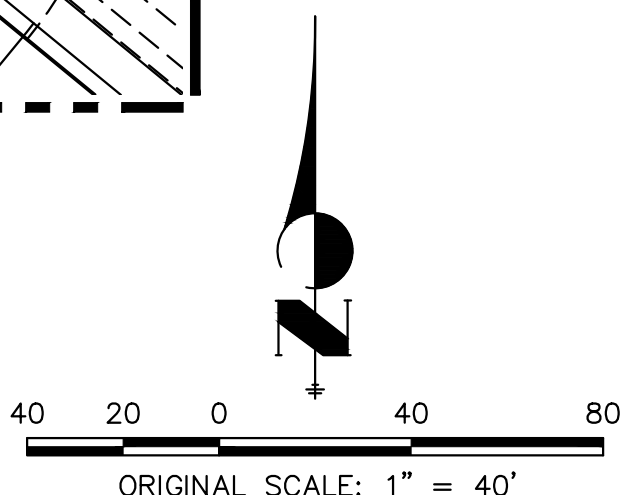
RESPONSE:
Ramps have been added at this location.

RESPONSE:
Ramps added to mail kiosk. Street light has been adjusted to avoid conflict with ramps.

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

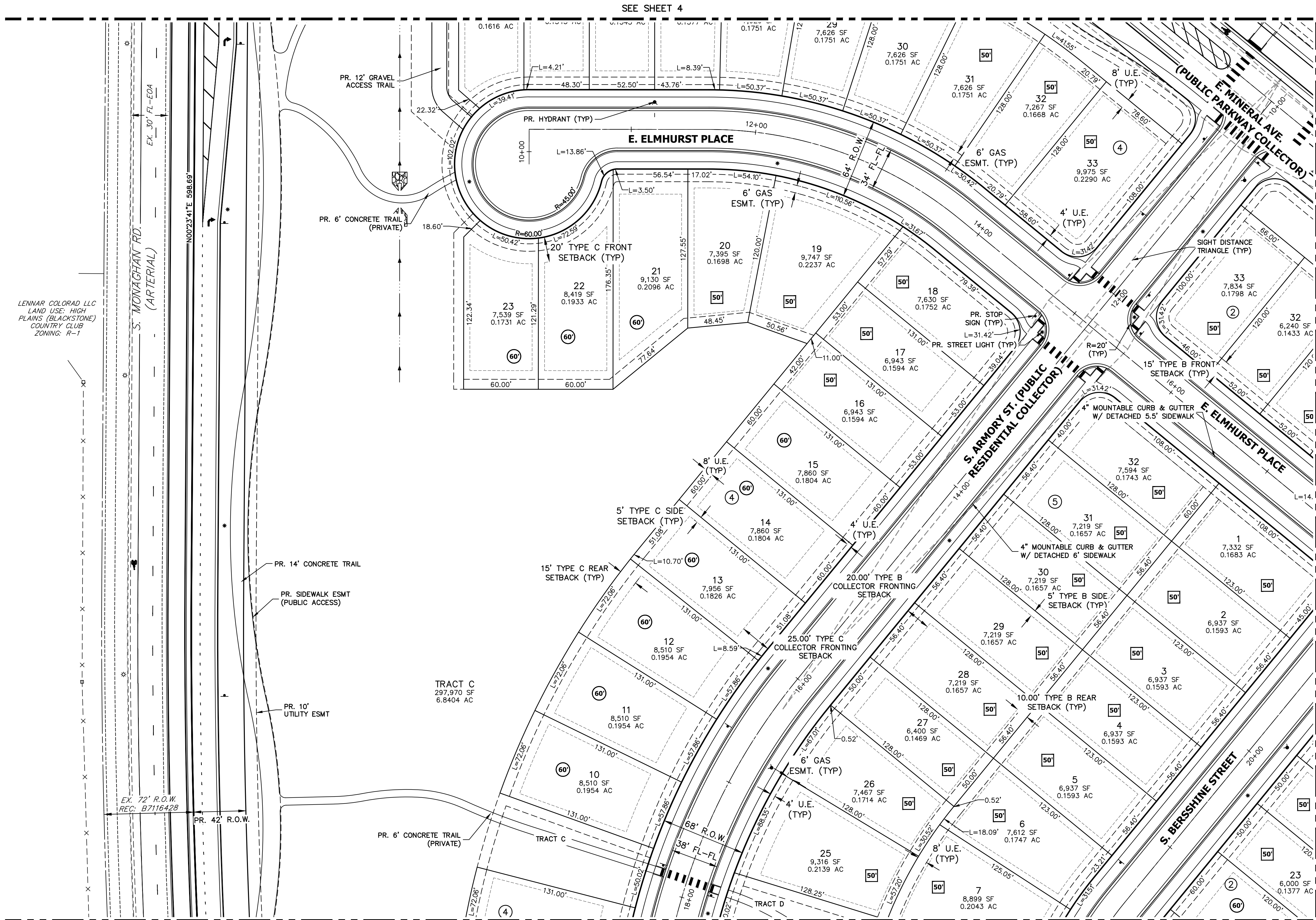
SEE SHEET 5

SEE SHEET 9



CHECKED BY:
DRAWN BY:

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



SEE SHEET 10

SEE SHEET 6

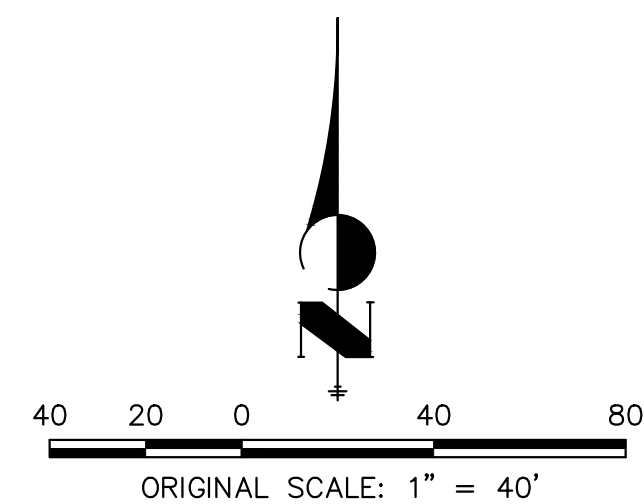
LEGEND

	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		SIGHT DISTANCE EASEMENT
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		
	TOP OF SLOPE				

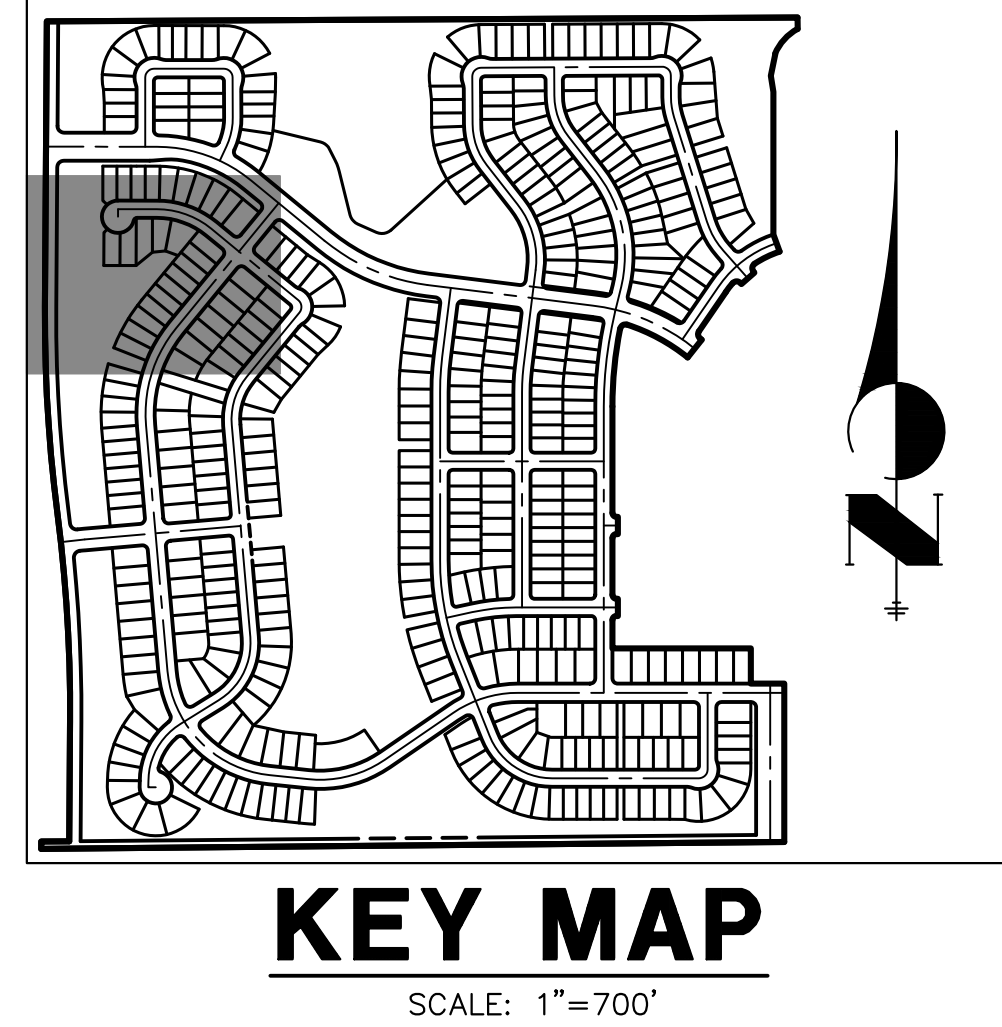
MAIL KIOSK NOTES:

IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:

- OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD 1E-13
- OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
- A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
- A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB TAMPS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
- PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.



Know what's below.
Call before you dig.



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

SITE PLAN

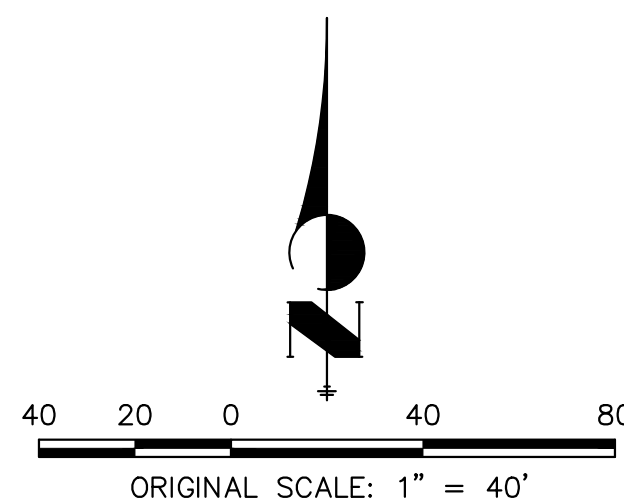
CHECKED BY:
DRAWN BY:

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		S.D.E. SIGHT DISTANCE EASEMENT
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		
	TOP OF SLOPE				

MAIL KIOSK NOTES:

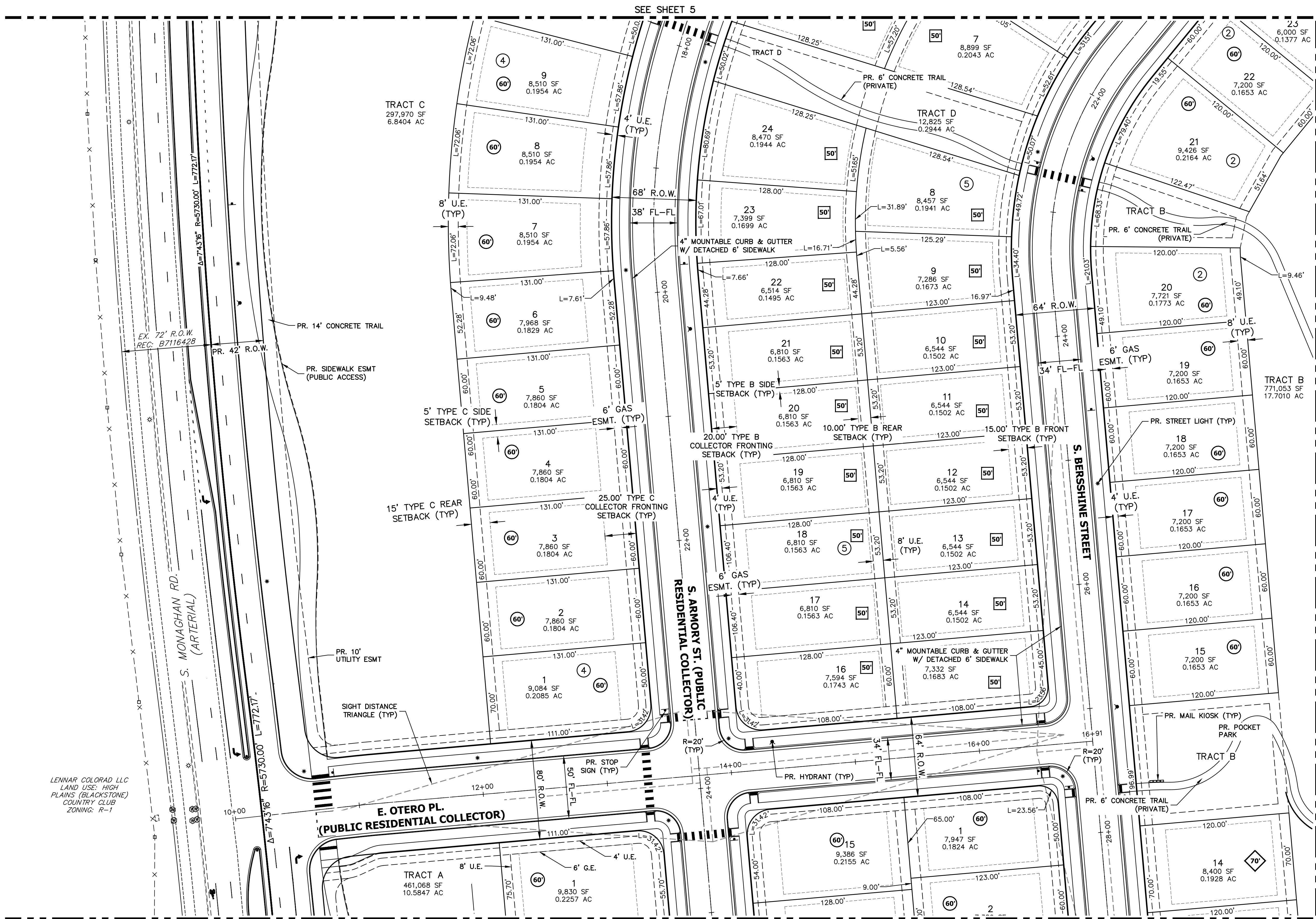
- IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:
- OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
 - OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
 - A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
 - A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB TAMPERS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
 - PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.



SHEET TITLE:

SITE PLAN

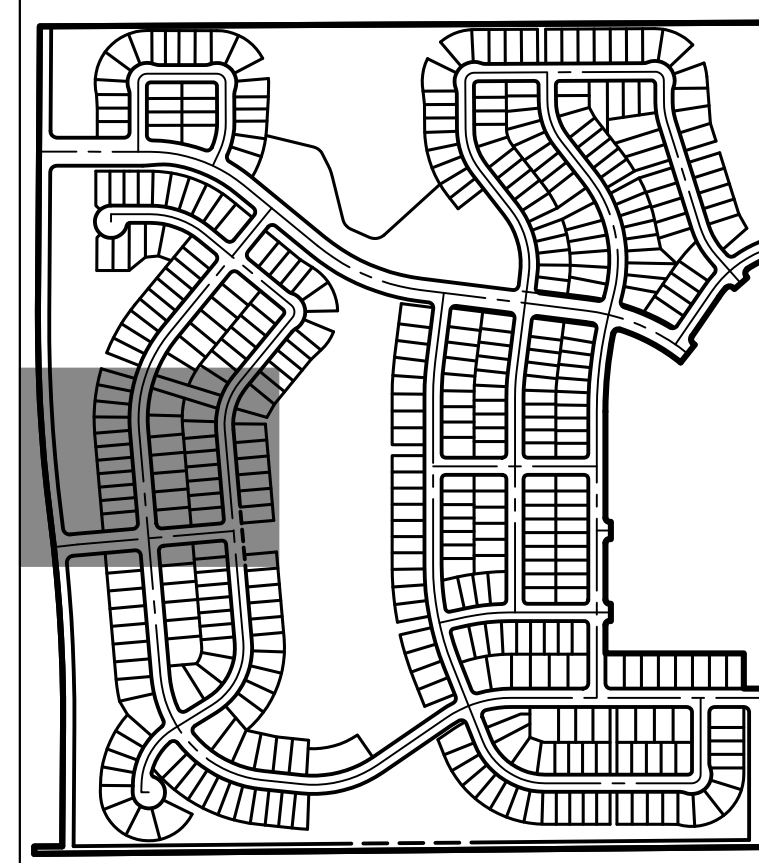
6 OF 78



SEE SHEET 11

SEE SHEET 7

SEE SHEET 5



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24

DATE:

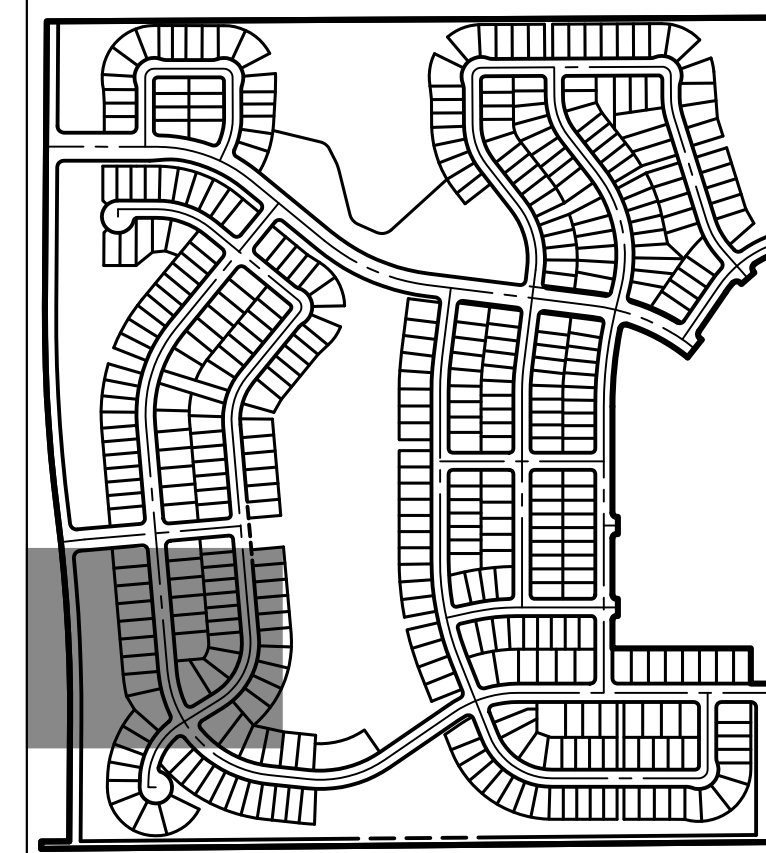
SP 01 - 07/07/22

SP 02 - 07/14/23

SP 03 - 10/13/23

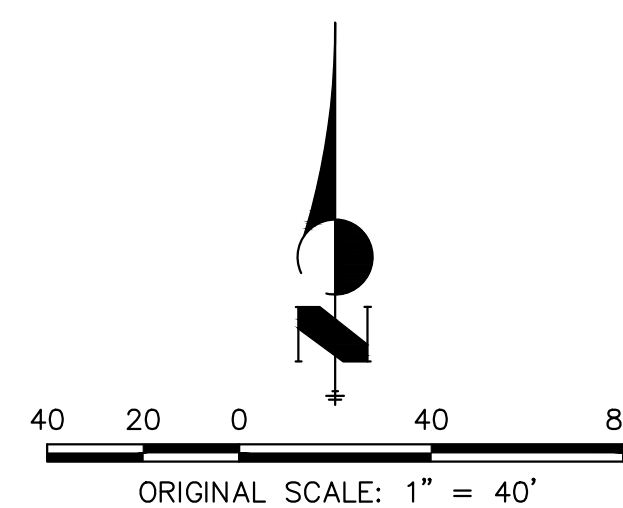
SP 04 - 02/16/24

SP 05 - 04/25/24

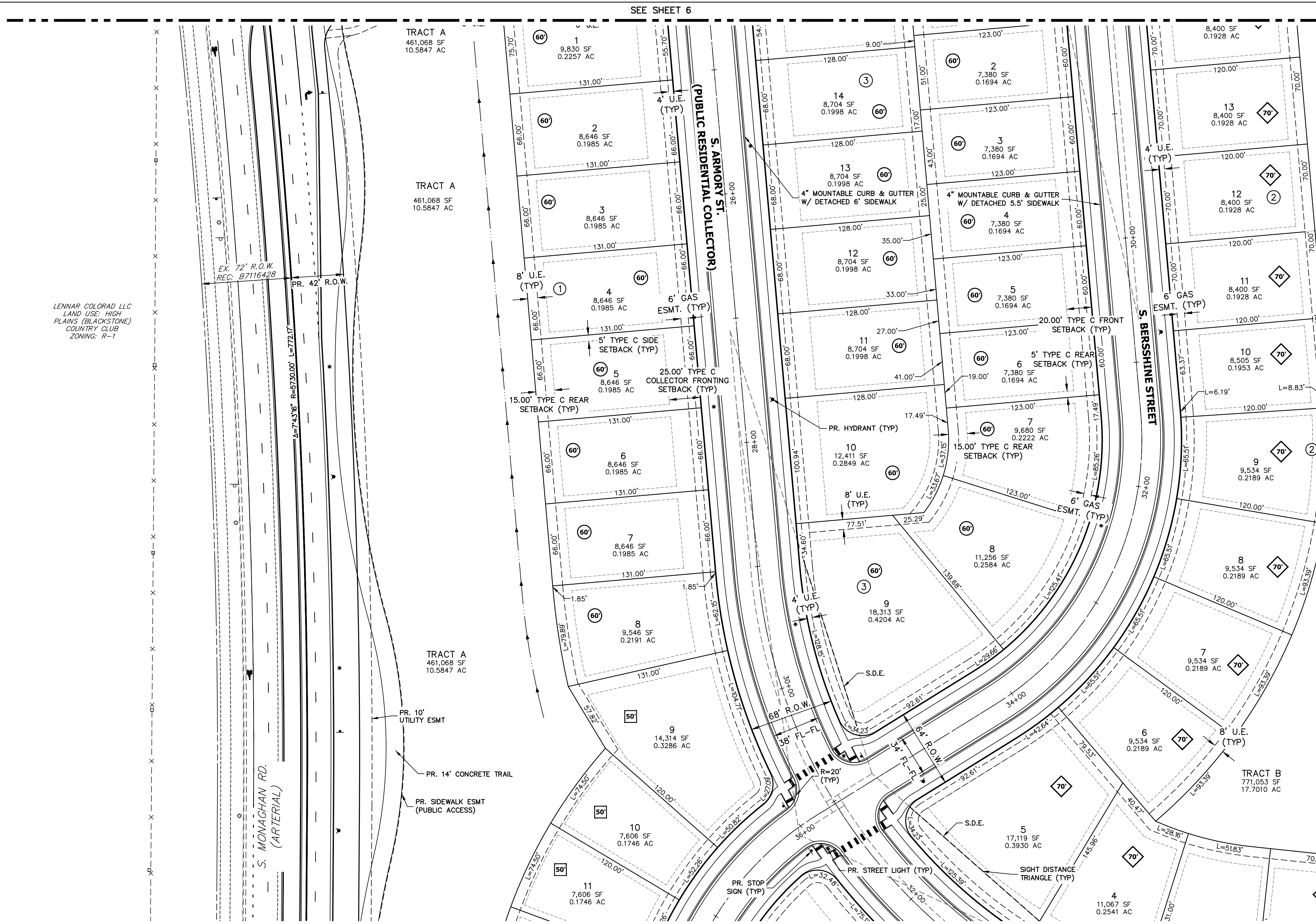


KEY MAP

SCALE: 1"=700



Know what's **below**.
Call before you dig



LEGEND

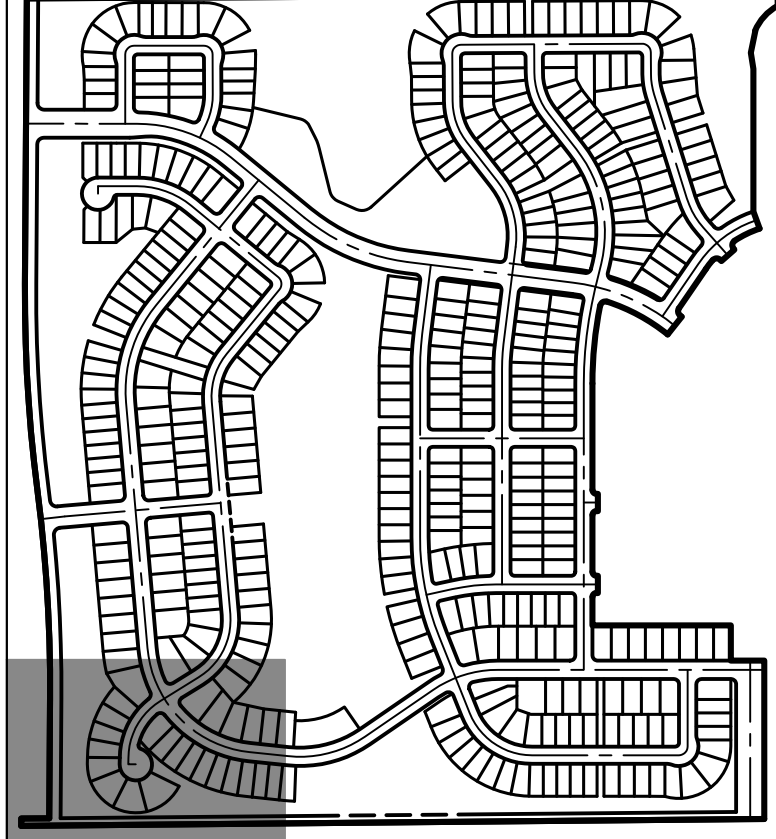
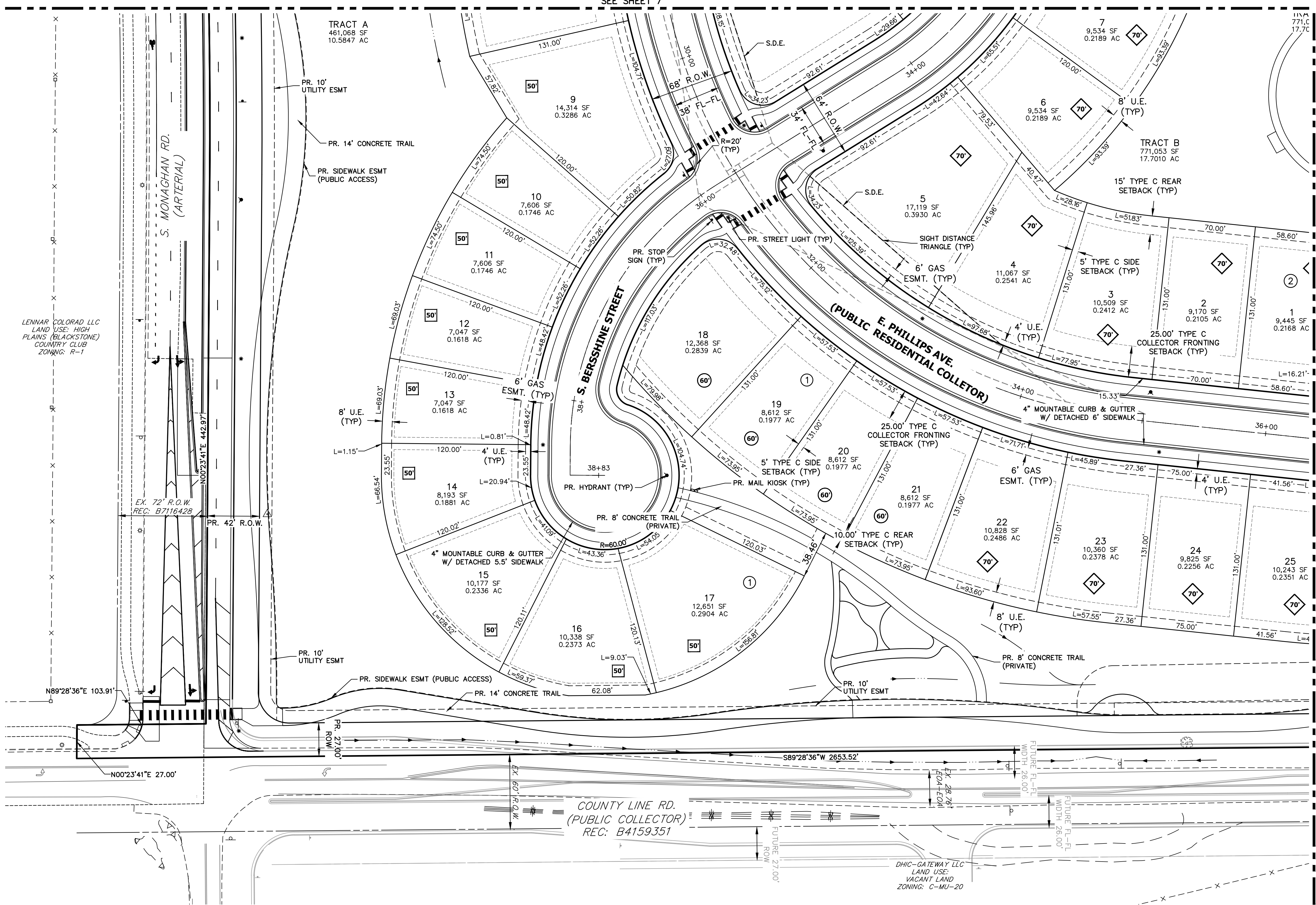
	PROP. RIGHT OF WAY		PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
	EX. RIGHT OF WAY		EX. STREET LIGHT		PROP. CONCRETE SIDEWALK
	PROPERTY LINE		PROP. SIGN	S.E.	SIDEWALK EASEMENT
	BOUNDARY LINE		PROP. FIRE LANE SIGN	G.E.	GAS EASEMENT
	CENTERLINE		EX. SIGN	U.E.	UTILITY EASEMENT
	PROP. EASEMENT		PROP. FIRE 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	S.D.E.	SIGHT DISTANCE EASEMENT
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		
	TOP OF SLOPE				

MAIL KIOSK NOTES:

- IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:
1. OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
2. OUTSIDE OF THE INFILTRATION AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
3. A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
4. A MINIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB RAMPS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
5. PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE FOLLOWING CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.

CHECKED BY:
DRAWN BY:

CHECKED BY:
DRAWN BY:



KEY MAP
SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

SITE PLAN

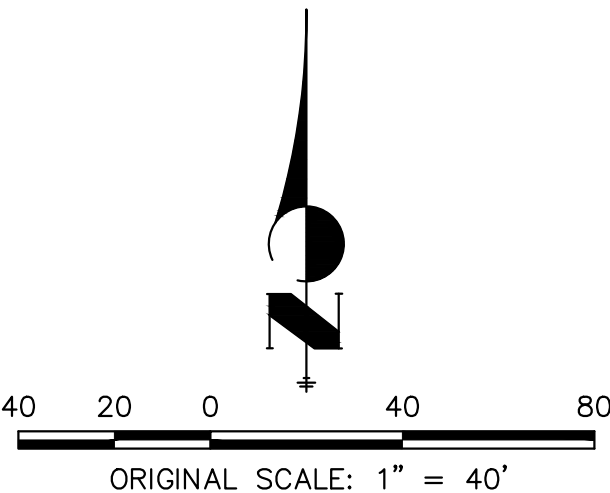
LEGEND

—	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. MAIL KIOSK	#	E.O.C. EDGE OF CONCRETE
—	EX. CURB & GUTTER	+	INDICATES LOT WITH SPECIAL SETBACK	S.D.E.	SIGHT DISTANCE EASEMENT
—	BUILDING SETBACK				
—	TOP OF SLOPE				

MAIL KIOSK NOTES:

IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:

- OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
- OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
- A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
- A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB RAMPS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
- PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.



CHECKED BY:
DRAWN BY:

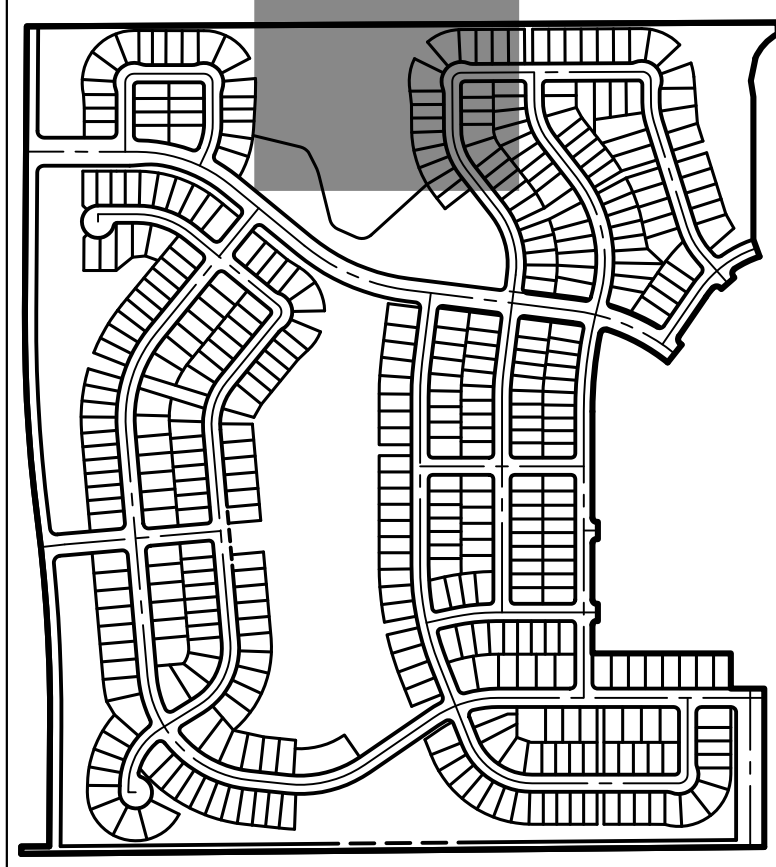
LEGEND

	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		S.D.E. SIGHT DISTANCE EASEMENT
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		
	TOP OF SLOPE				

MAIL KIOSK NOTES:

IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:

- OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
- OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
- A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
- A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB TAMS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
- PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SP 03 - 10/13/23

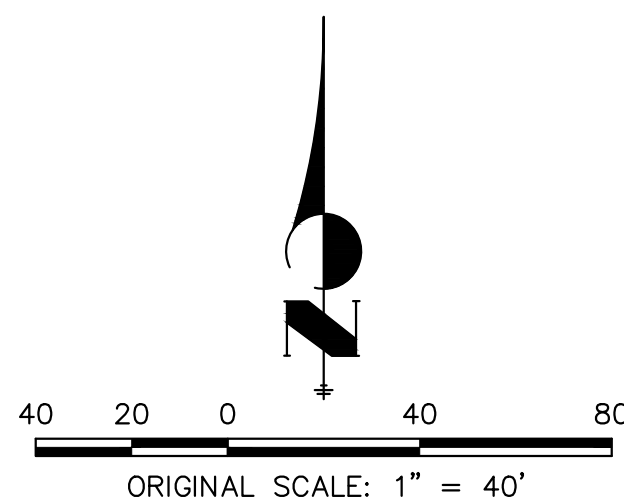
SP 04 - 02/16/24

SP 05 - 04/25/24

SHEET TITLE:

SITE PLAN

9 OF 78



04/25/24

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

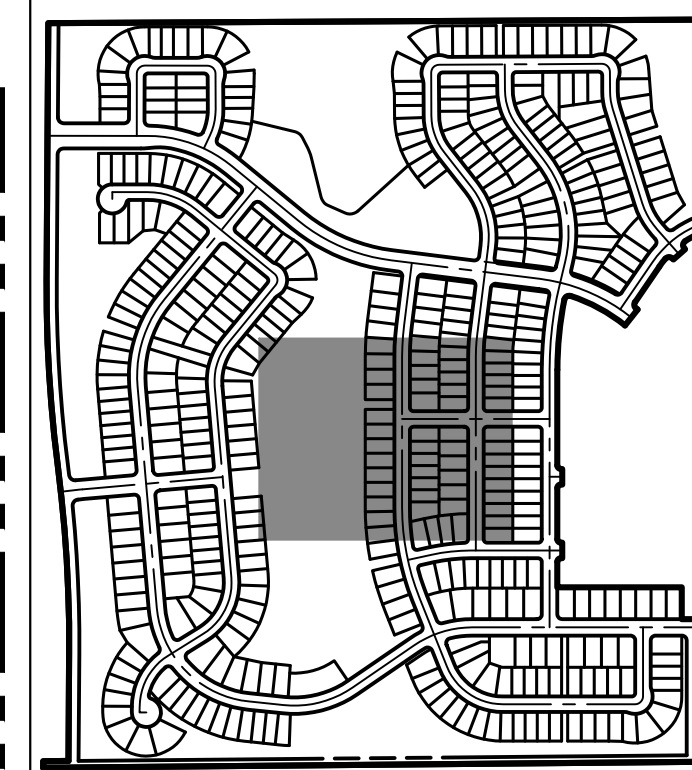
SP 03 - 10/13/23

SP 04 - 02/16/24

SP 05 - 04/25/24

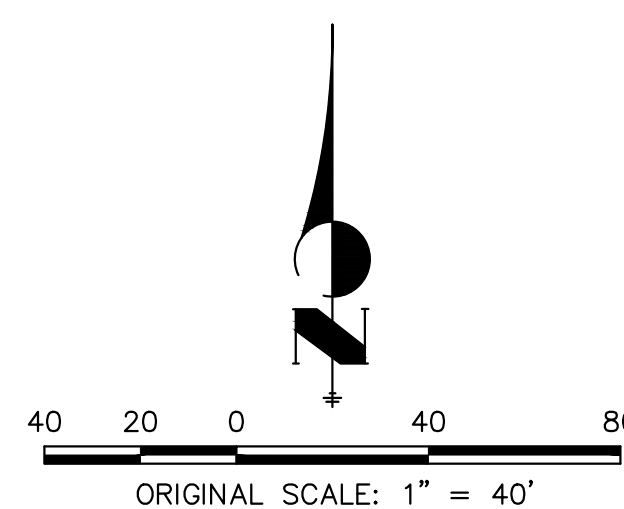
SHEET TITLE:

SITE PLAN

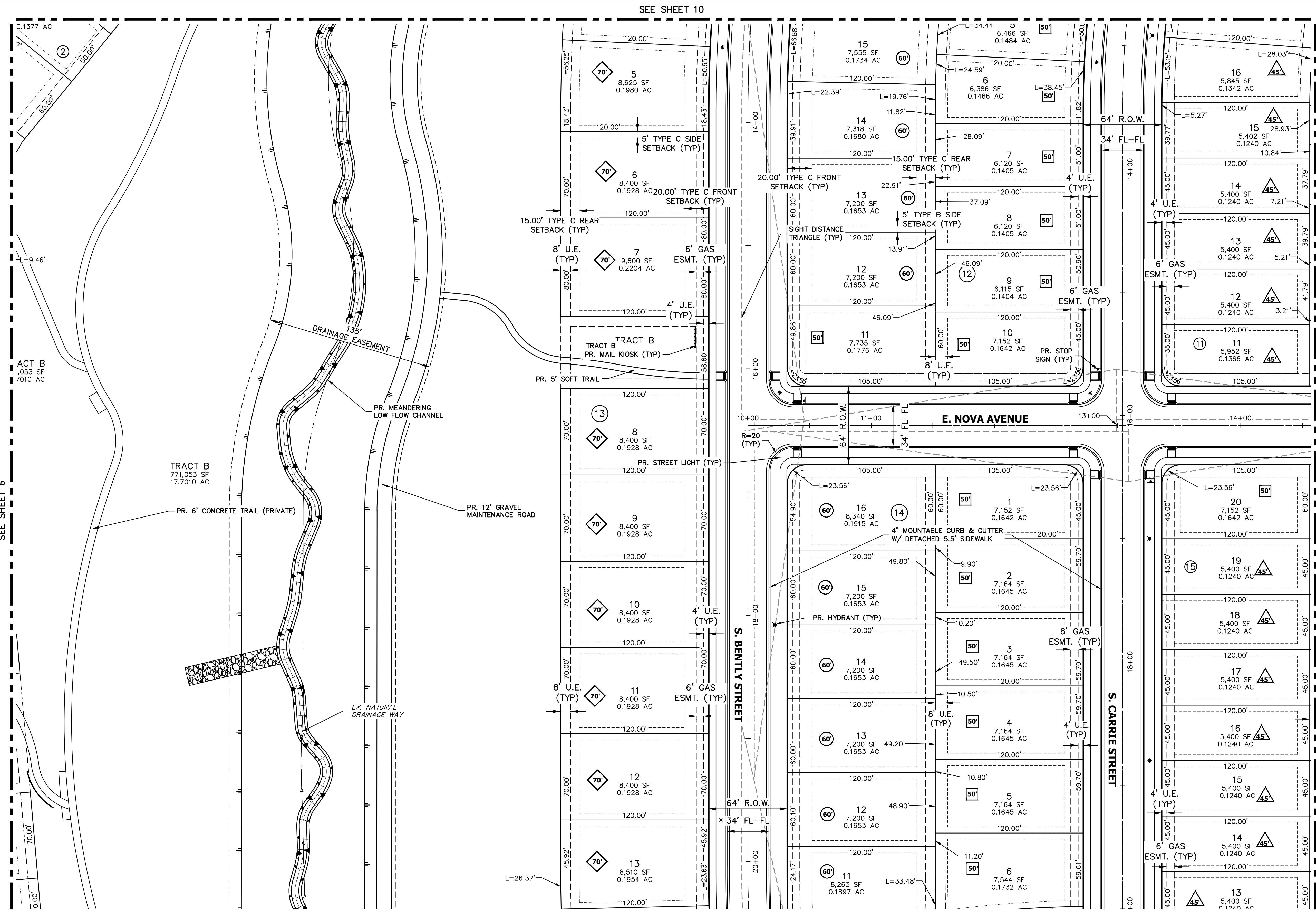


KEY MAP




























SCALE: 1"=700



Know what's **below**.
Call before you dig.



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	S.D.E.	SIGHT DISTANCE EASEMENT
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		
	TOP OF SLOPE				

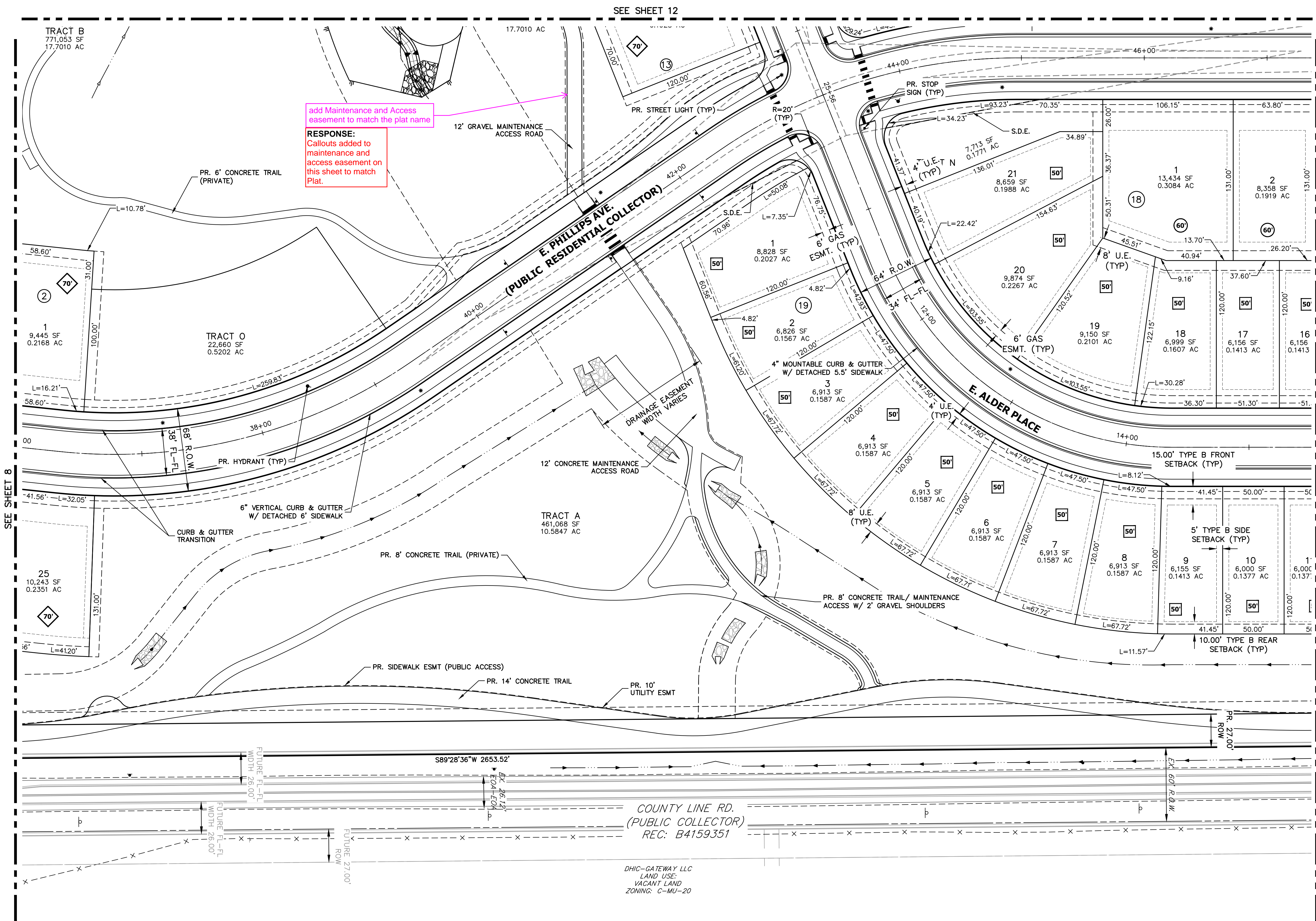
MAIL KIOSK NOTES:

IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:

1. OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
2. OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
3. A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
4. A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB RAMPS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
5. PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE REQUIREMENTS OF THE CITY OF CHICAGO WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.

CHECKED BY:
DRAWN BY:

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		S.D.E. SIGHT DISTANCE EASEMENT
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		
	TOP OF SLOPE				

MAIL KIOSK NOTES:

- IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:
- OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
 - OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
 - A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
 - A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB TAMPS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
 - PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

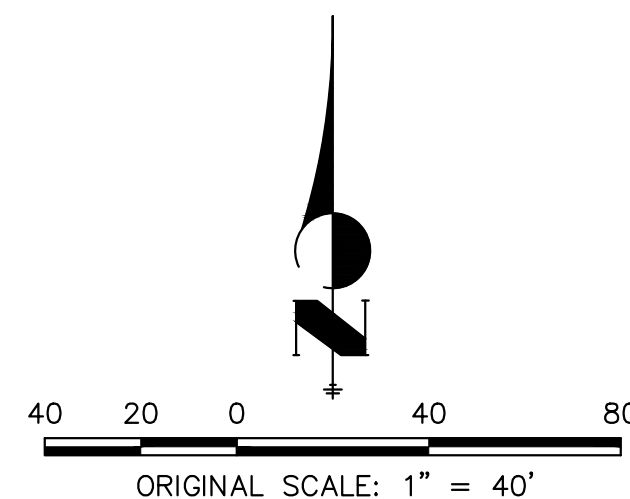
04/25/24

DATE:

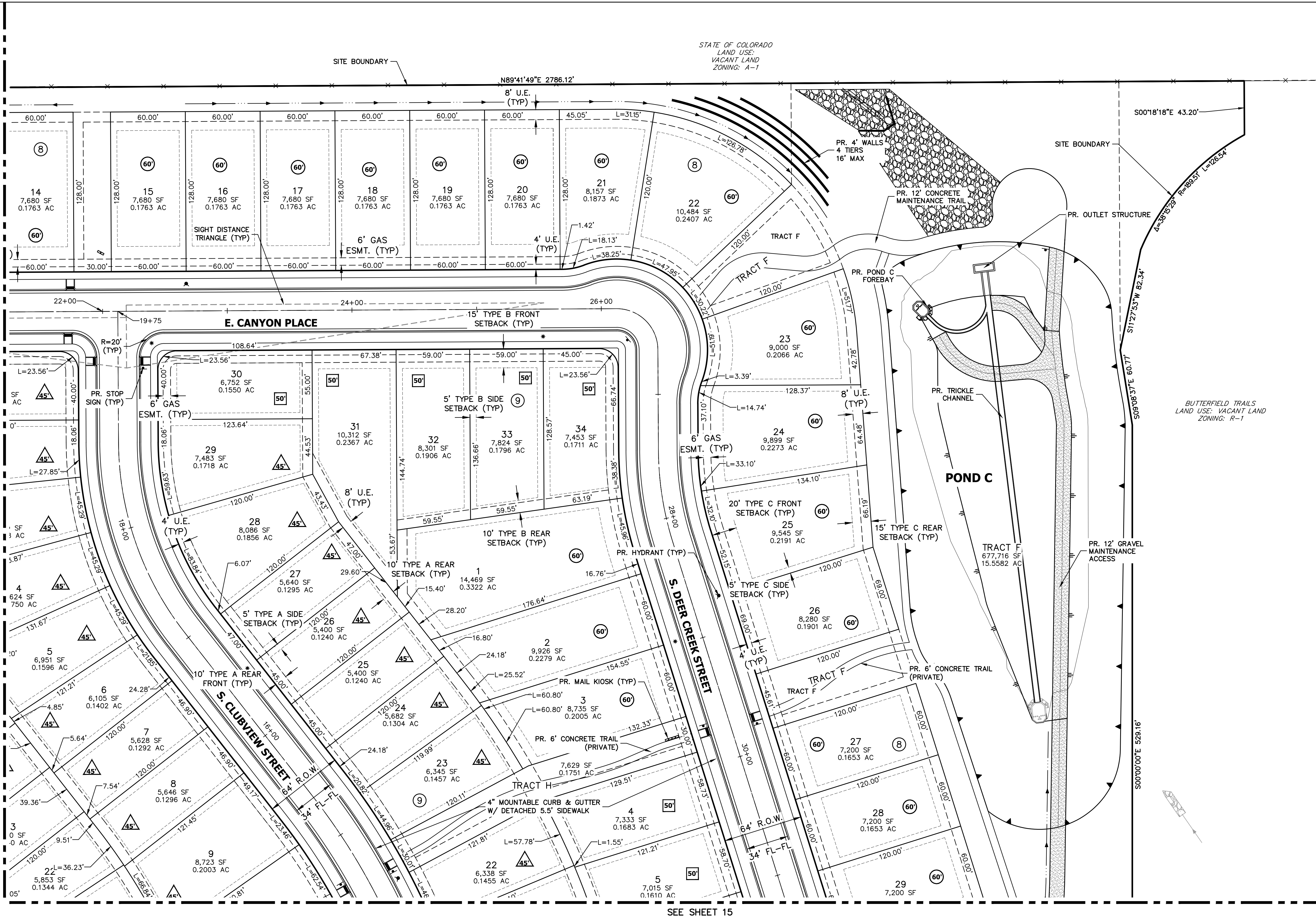
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

SITE PLAN

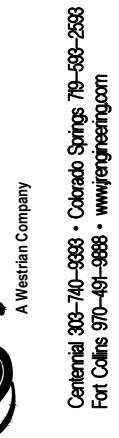


CHECKED BY:
DRAWN BY:



KEY MAP
SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1



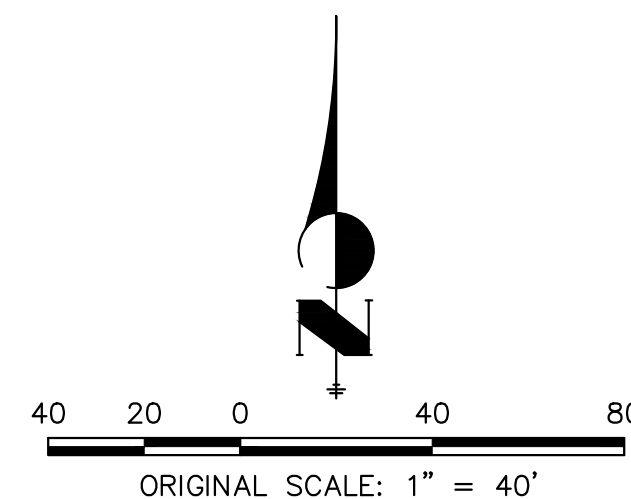
AURORA, COLORADO

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

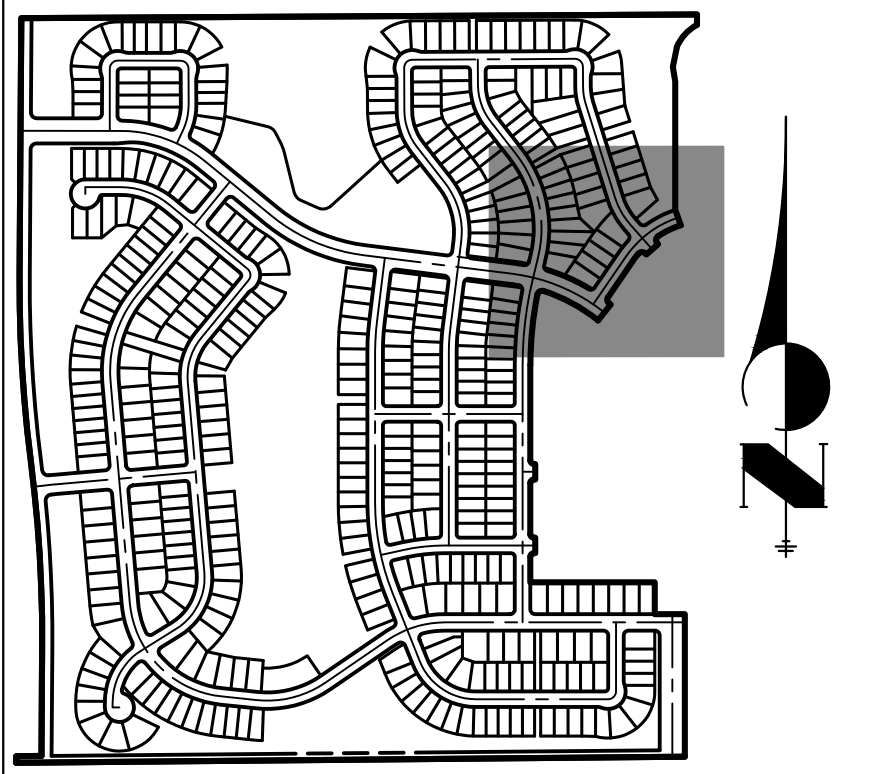
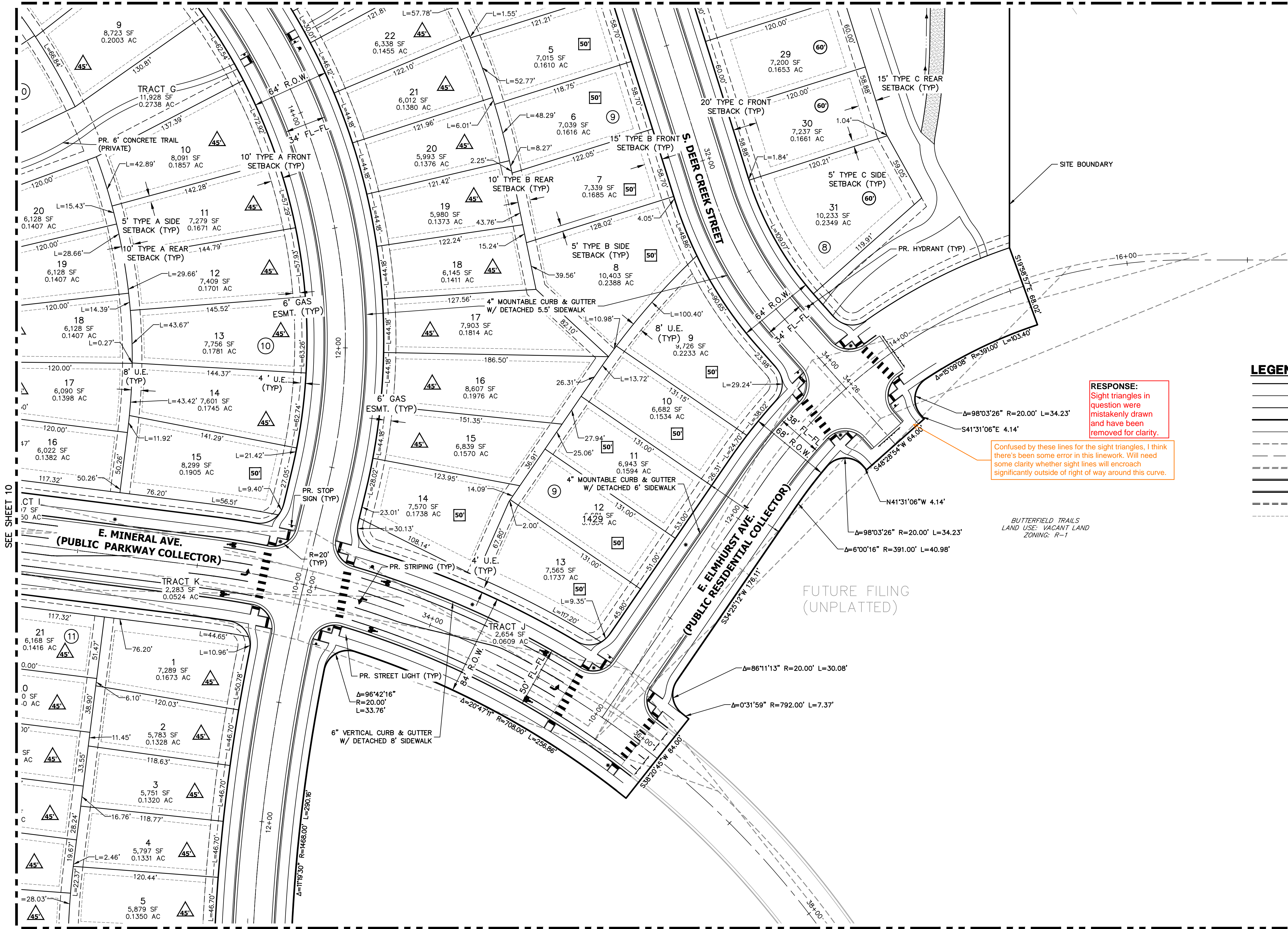
04/25/24
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

SITE PLAN



Know what's below.
Call before you dig.



KEY MAP
SCALE: 1"=700'

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. 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
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
S.D.E	SIGHT DISTANCE EASEMENT

RESPONSE:
Sight triangles in question were mistakenly drawn and have been removed for clarity.

Confused by these lines for the sight triangles, I think there's been some error in this linework. Will need some clarity whether sight lines will encroach significantly outside of right of way around this curve.

FUTURE FILING
(UNPLATTED)

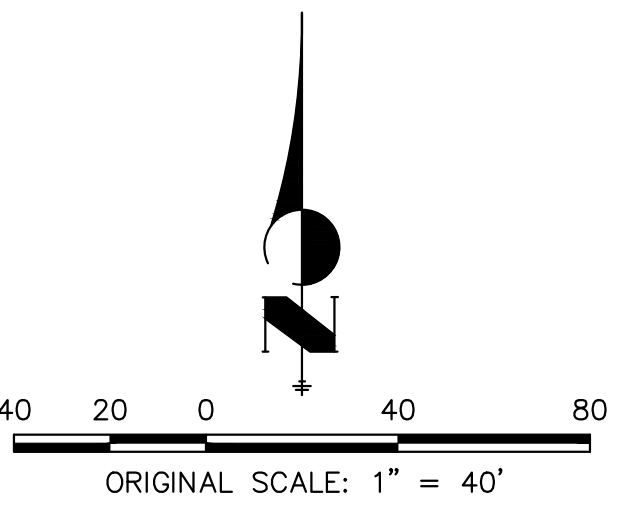
BUTTERFIELD TRAILS
LAND USE: VACANT LAND
ZONING: R-1

MAIL KIOSK NOTES:

IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:

- OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
- OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
- A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
- A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB TAMPS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
- PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.

CHECKED BY:
DRAWN BY:



Know what's below.
Call before you dig.

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

04/25/24
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

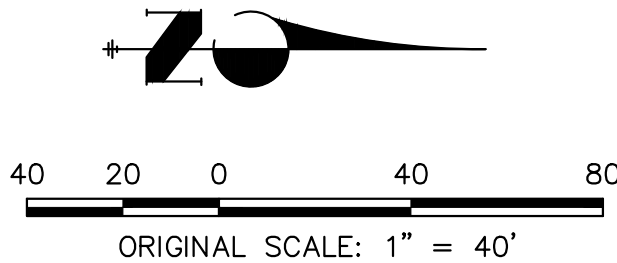
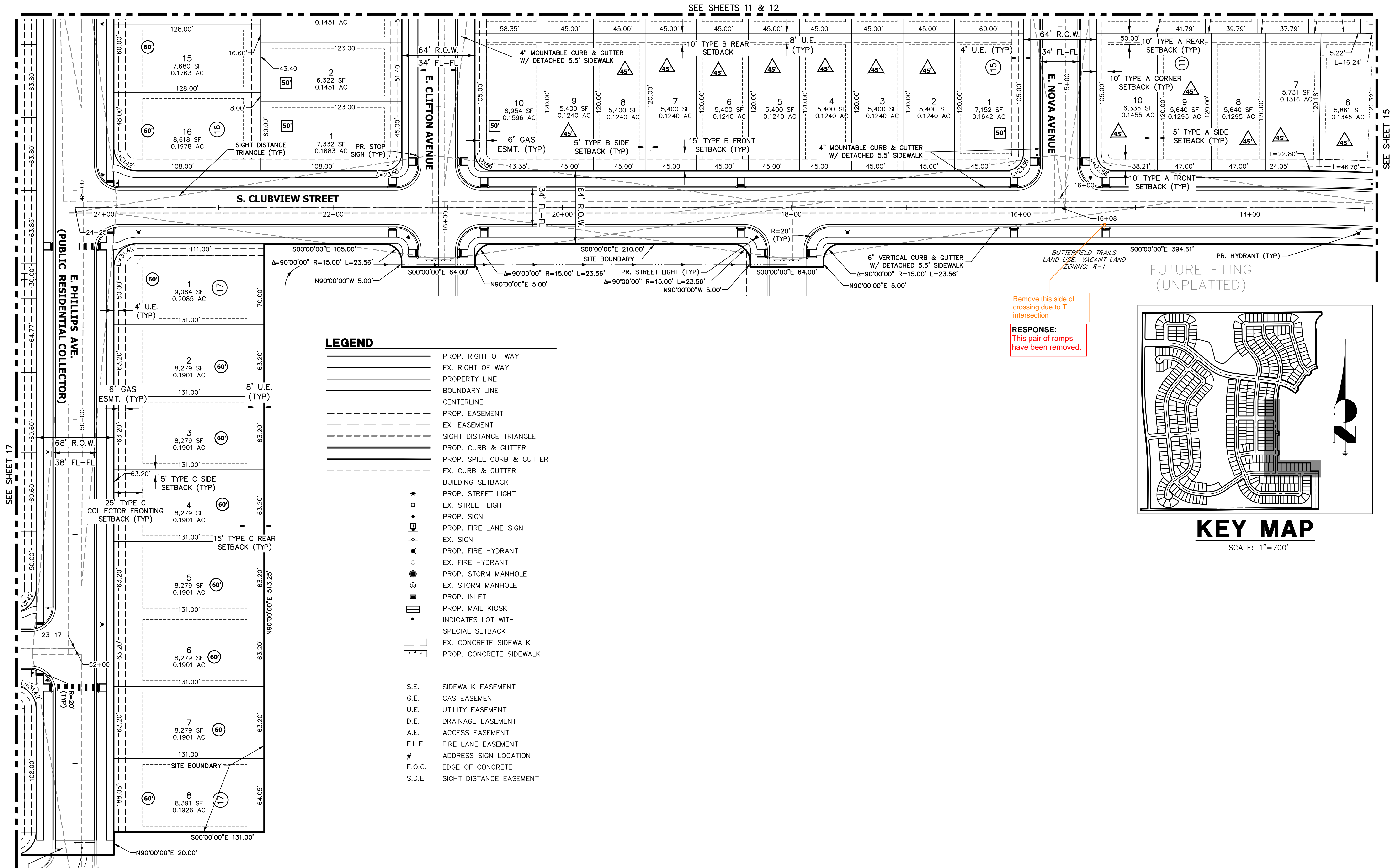
SHEET TITLE:

SITE PLAN

CHECKED BY:
DRAWN BY:

MAIL KIOSK NOTES:

- IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:
1. OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
 2. OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
 3. A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
 4. A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB RAMPS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
 5. PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.

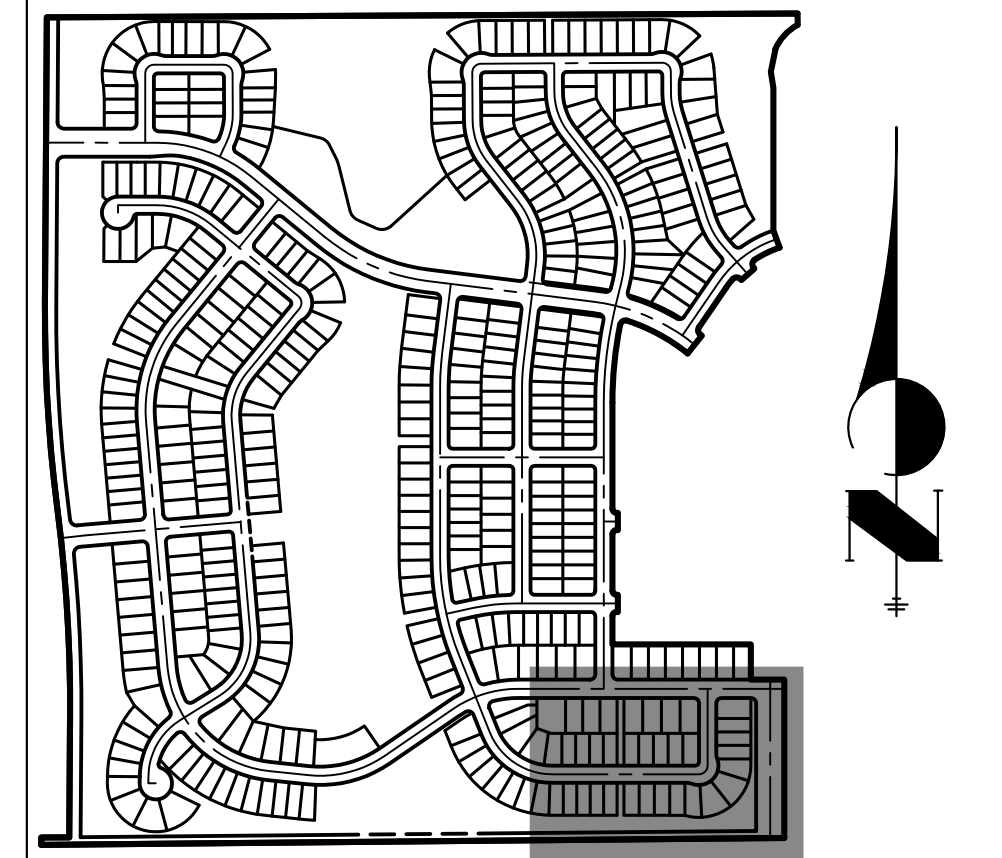
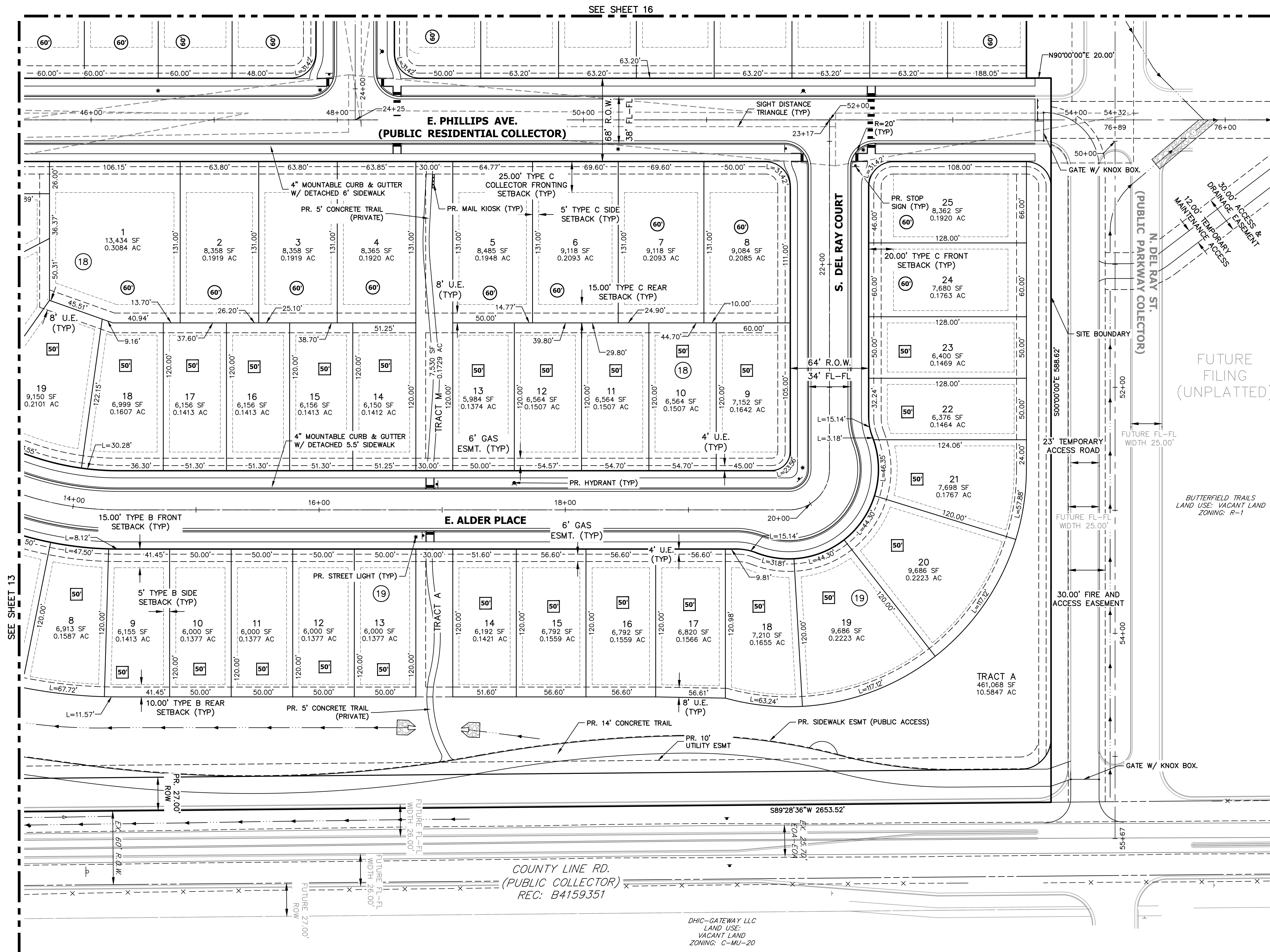


Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

MAIL KIOSK NOTES:

- IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:
- OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
 - OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
 - A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
 - A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB TAMS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
 - PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.



KEY MAP

SCALE: 1"=700'

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. 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

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
S.D.E.	SIGHT DISTANCE EASEMENT

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

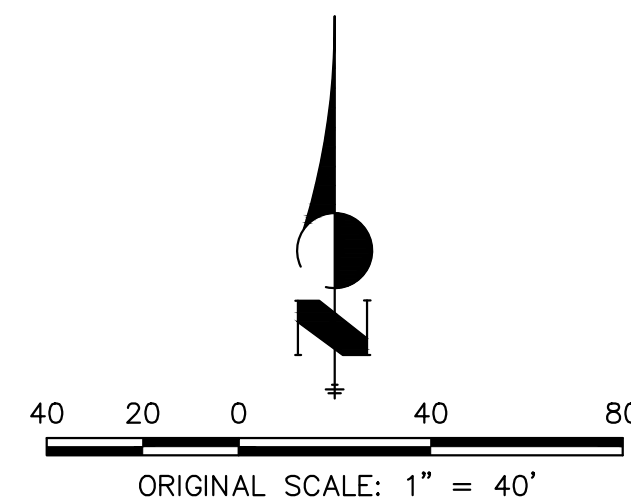
SP 03 - 10/13/23

SP 04 - 02/16/24

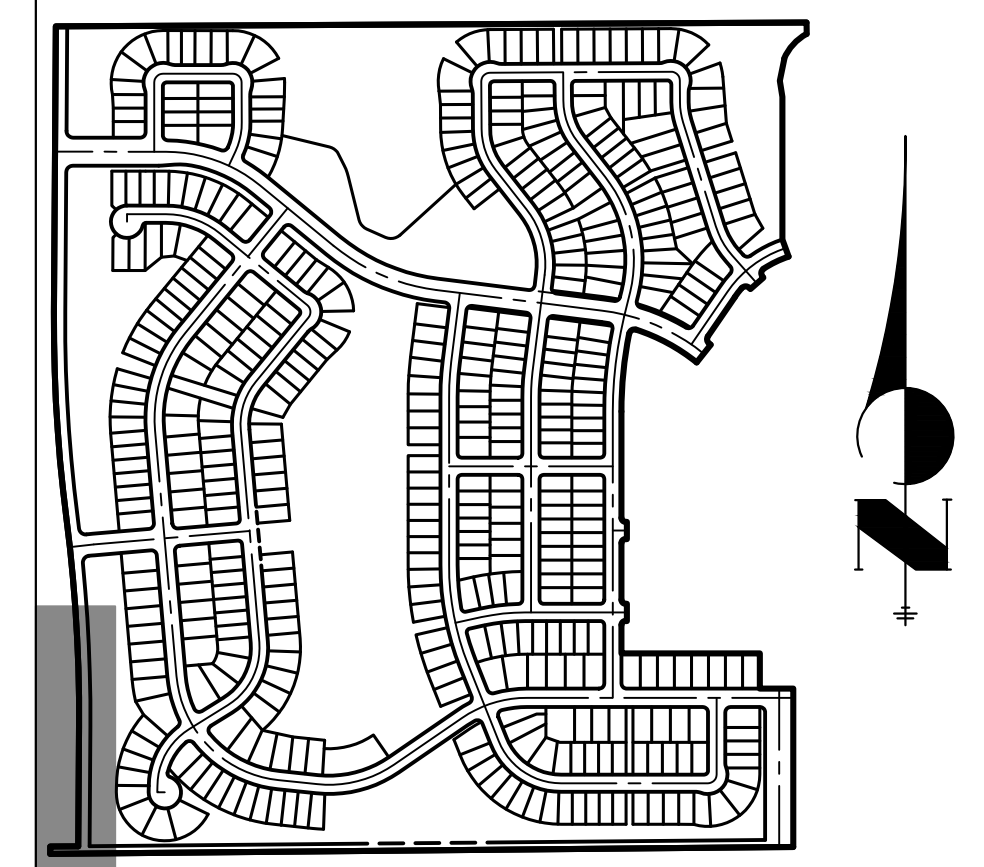
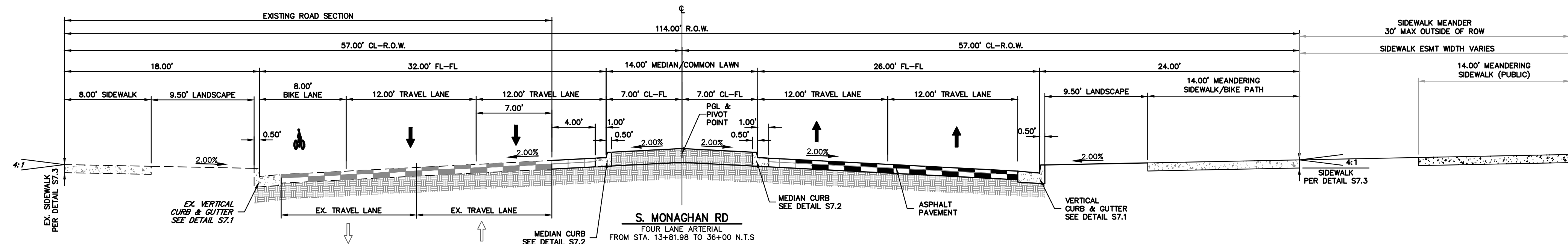
SP 05 - 04/25/24

SHEET TITLE:

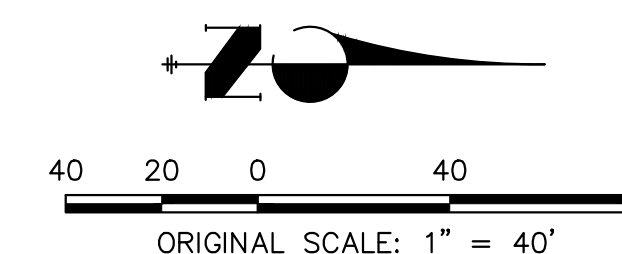
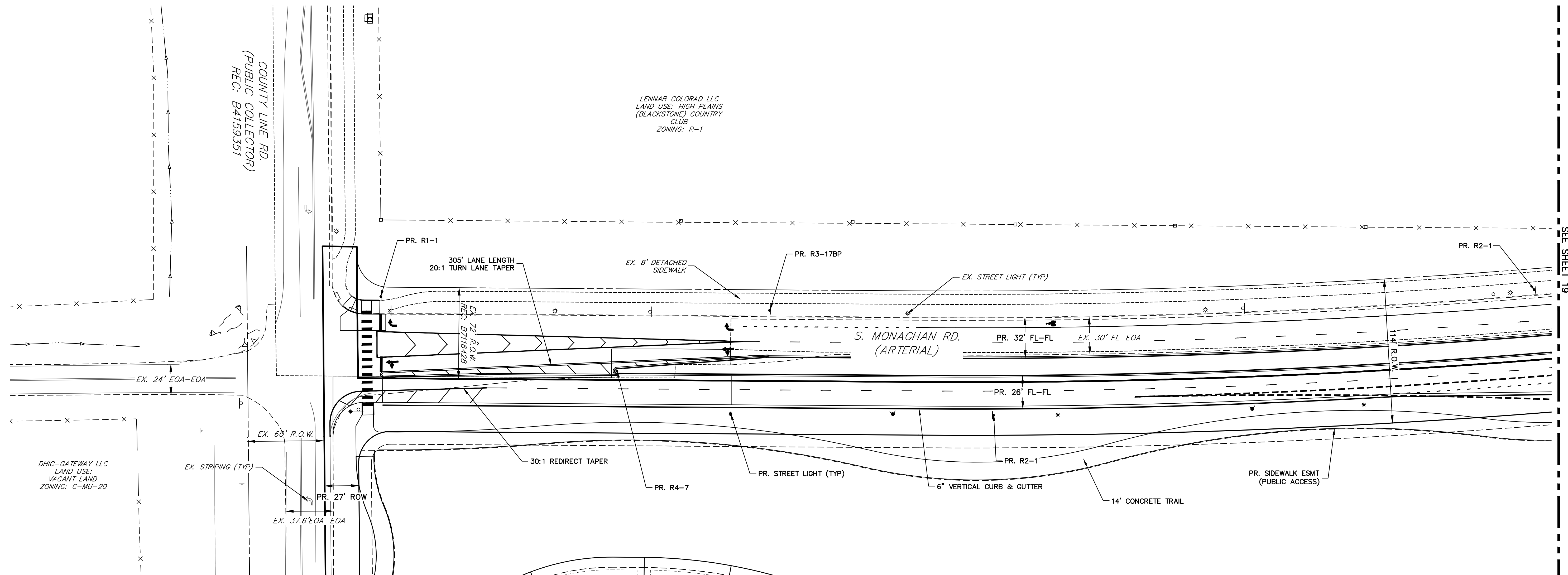
SITE PLAN



Know what's below.
Call before you dig.



KEY MAP
SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

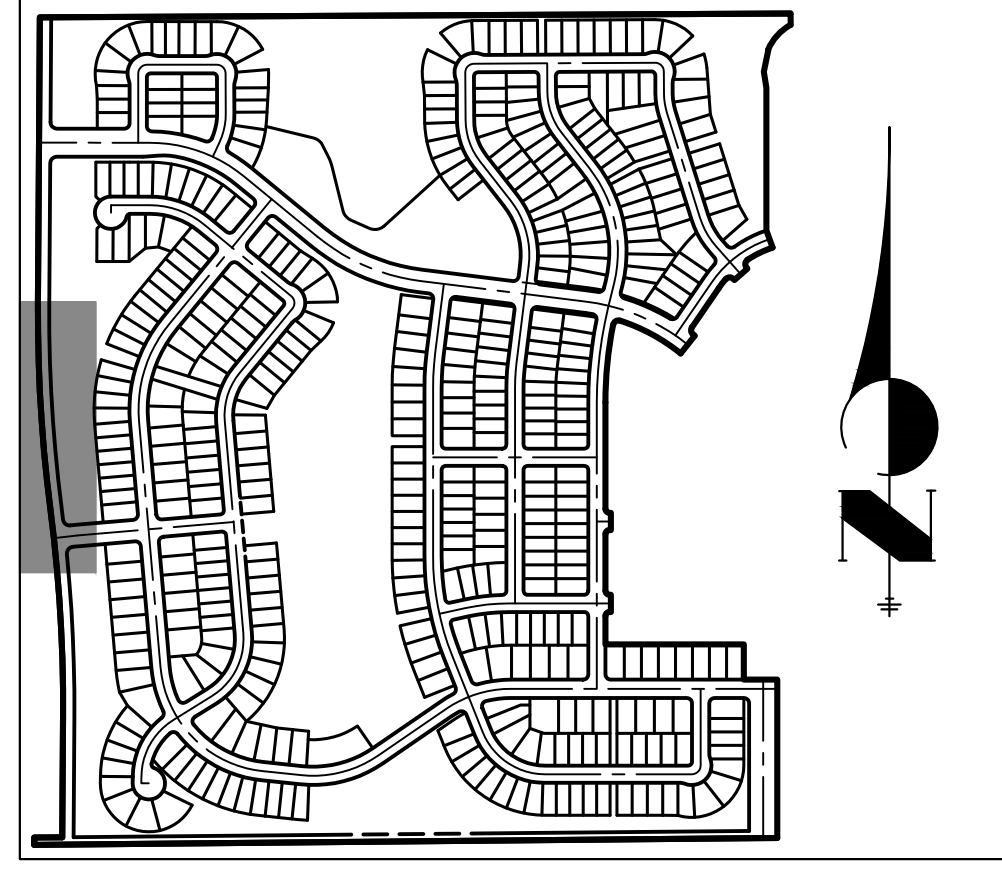
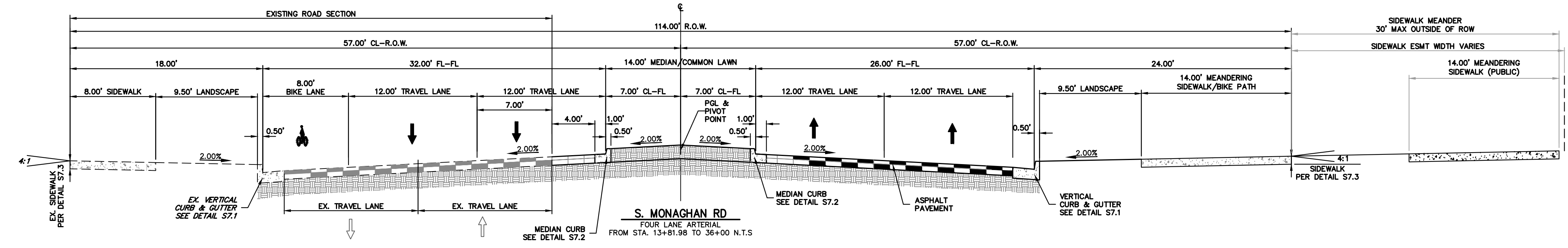
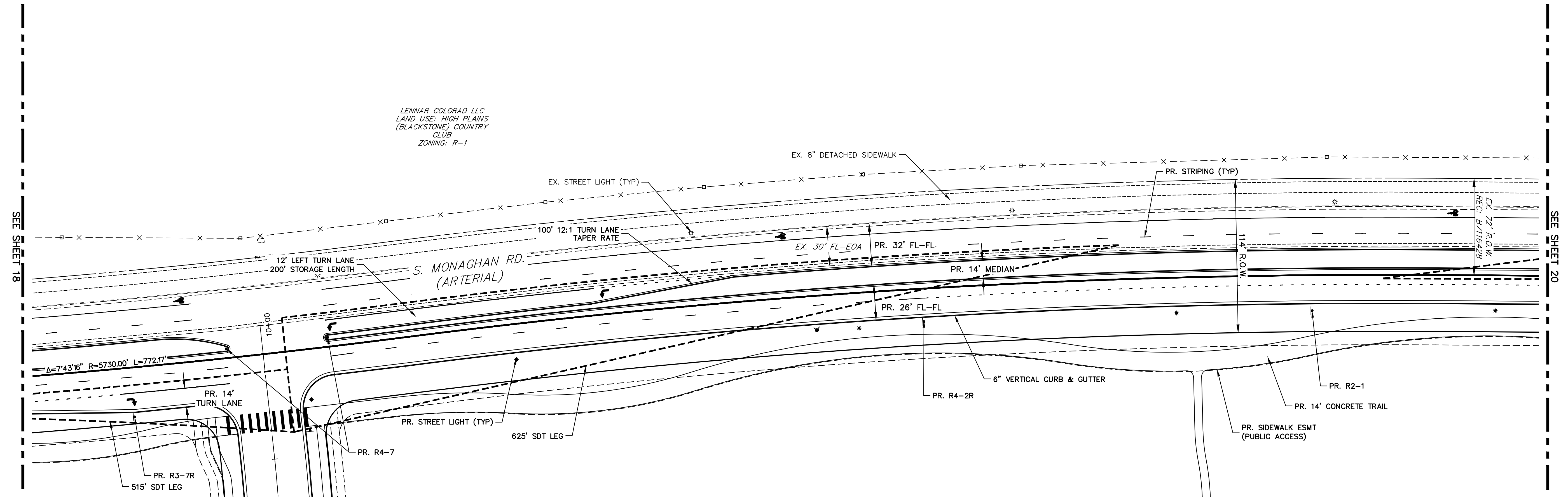
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

04/25/24

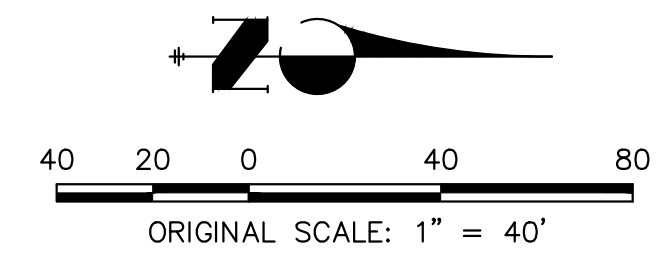
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:
MONAGHAN RD.
IMPROVEMENTS

CHECKED BY:
DRAWN BY:

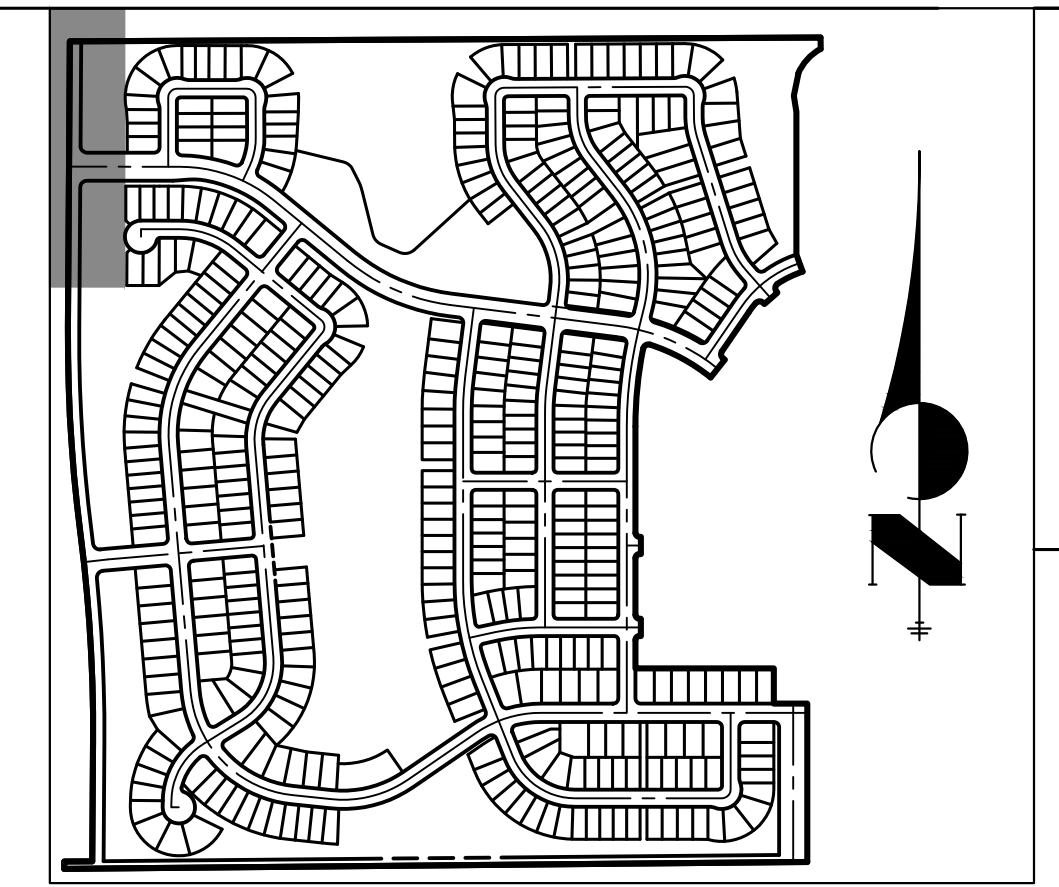


KEY MAP
SCALE: 1"=700'

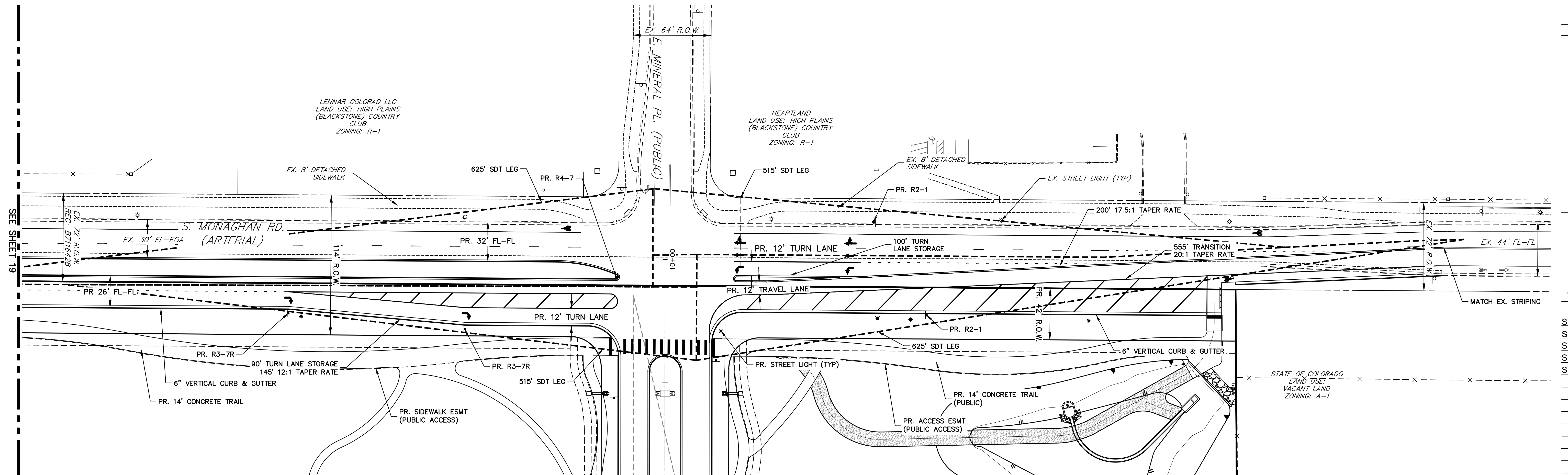


04/25/24
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:
MONAGHAN RD.
IMPROVEMENTS

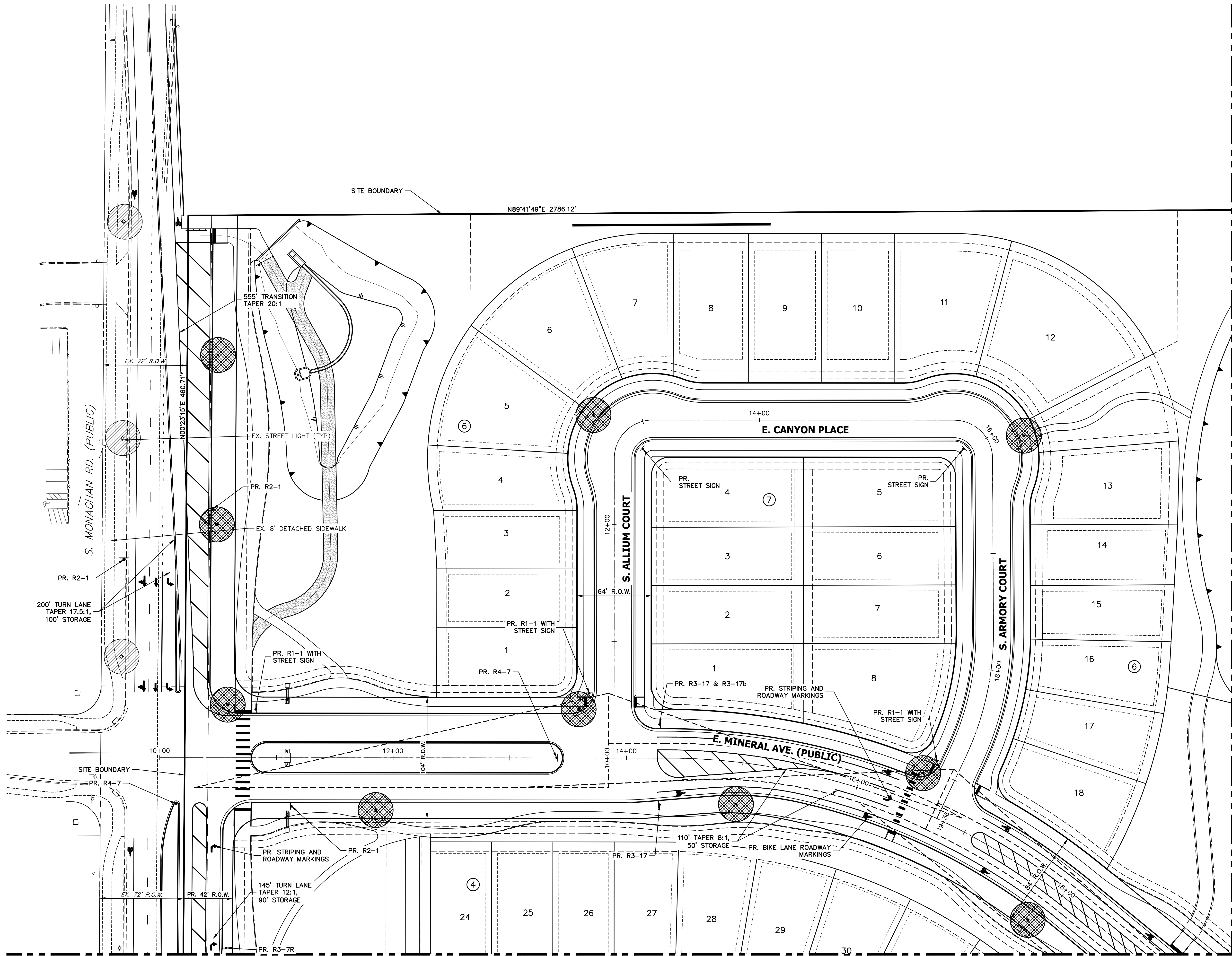


SCALE: 1"=700'



20 OF 78

CHECKED BY:
DRAWN BY:

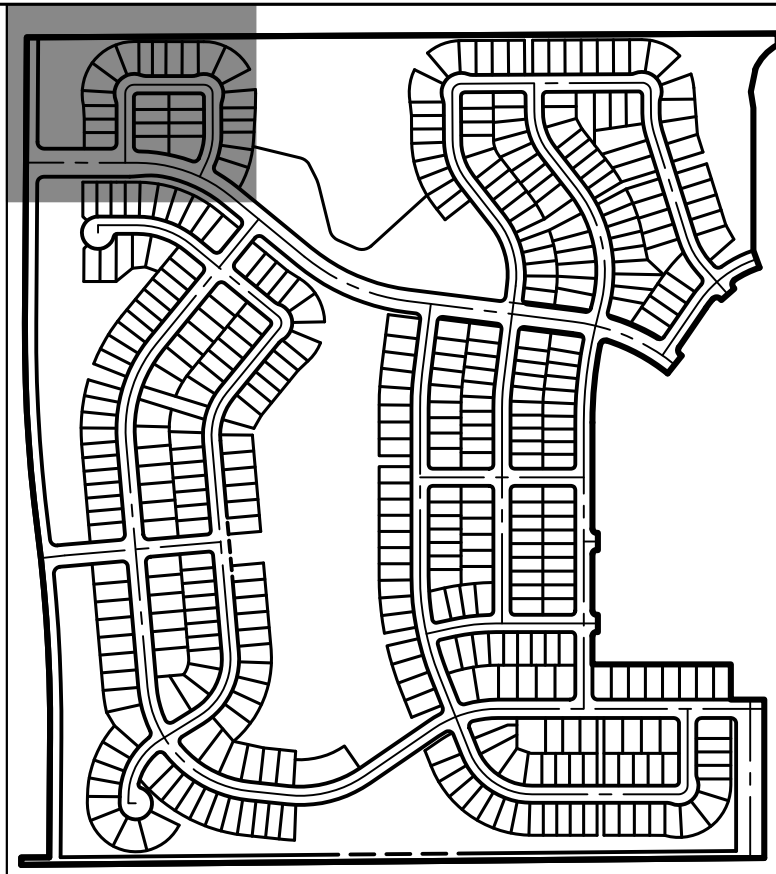


NOTES:

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.

SITE PLAN LIGHTING NOTE:

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE:
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



KEY MAP

SCALE: 1"=700'

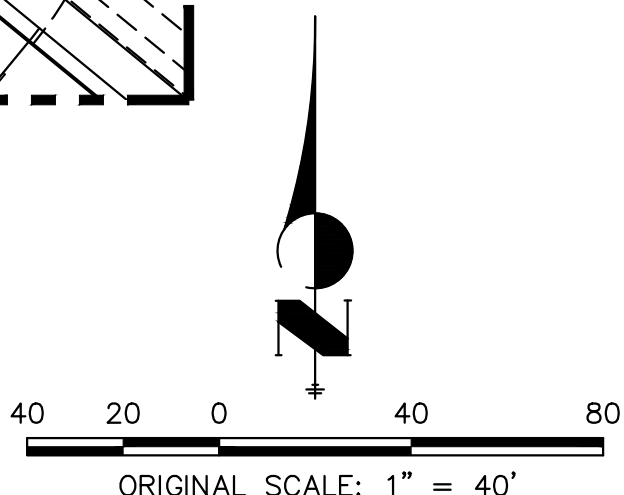
LEGEND



R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24
DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



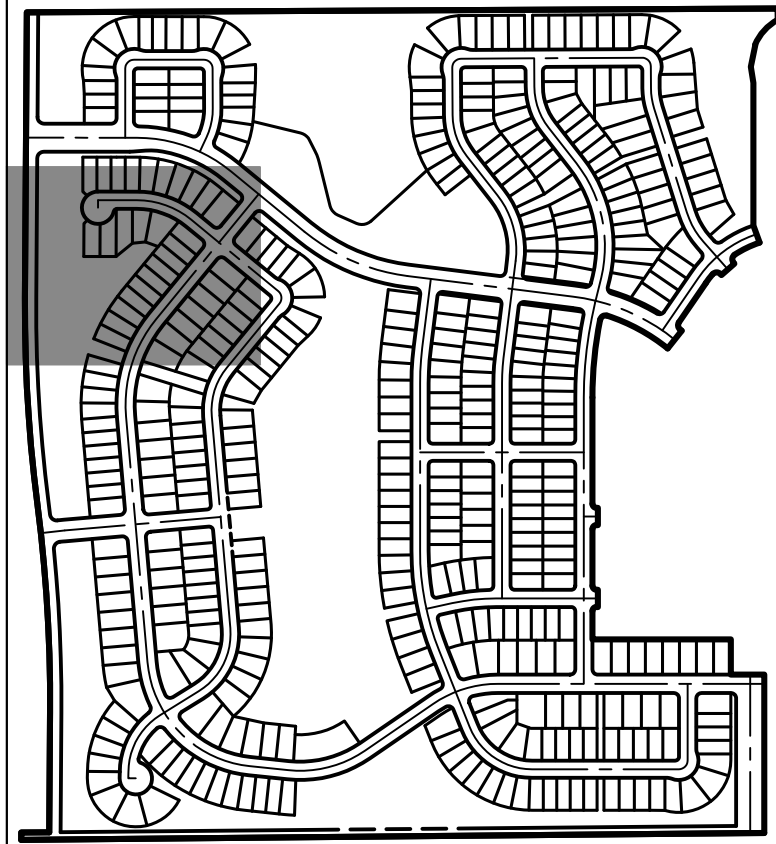
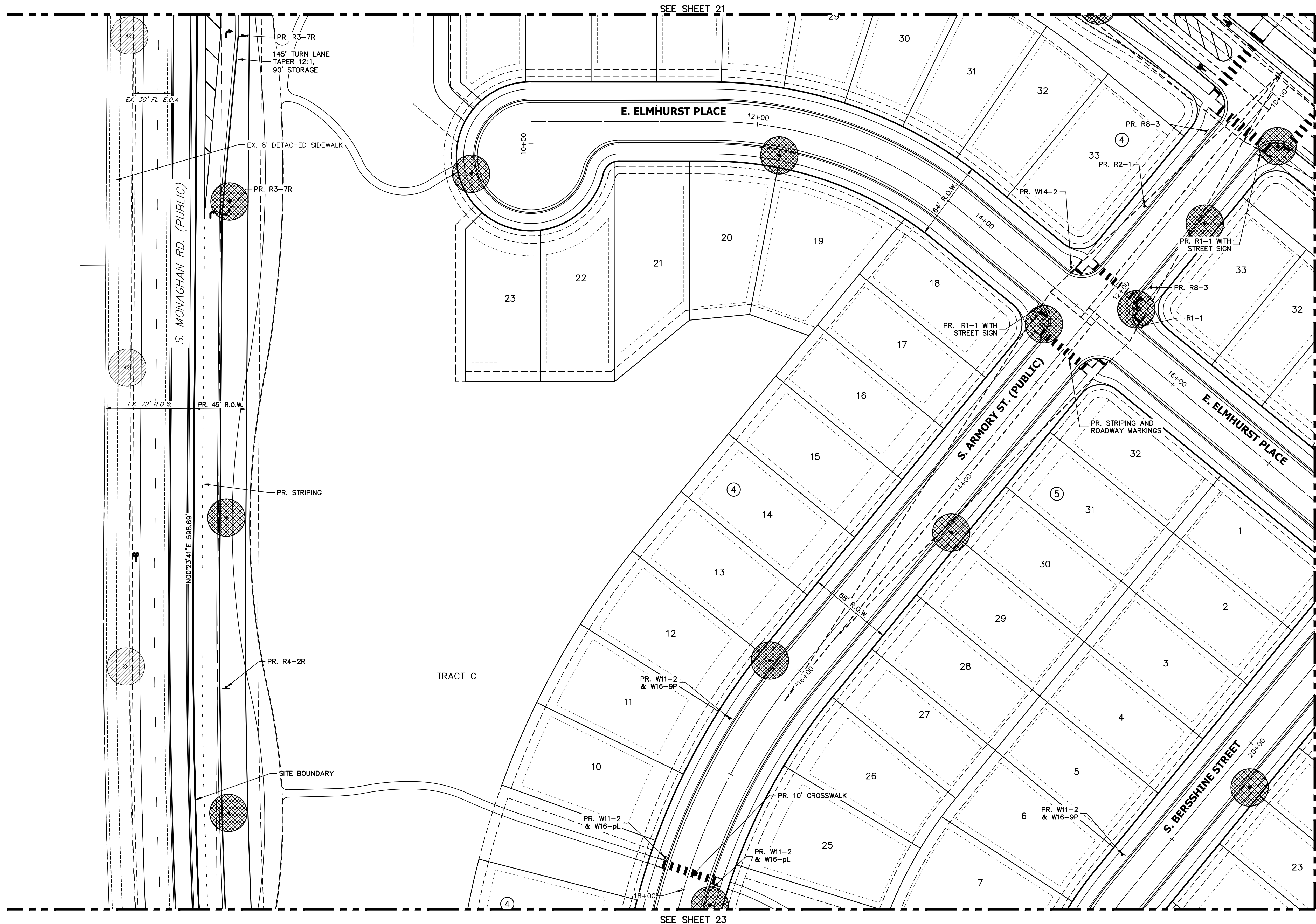
PROPOSED STREET LIGHT



EXISTING STREET LIGHT

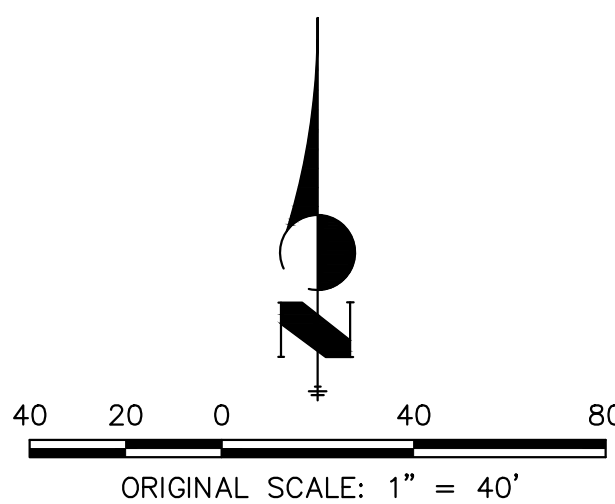
SITE PLAN LIGHTING NOTE:

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



KEY MAP

SCALE: 1"=700'



Know what's below.
Call before you dig.

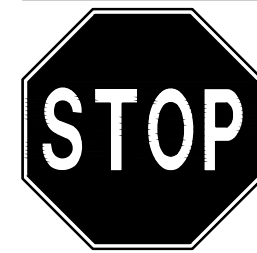
04/25/24

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:
SIGNAGE STRIPING
AND LIGHTING PLAN

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



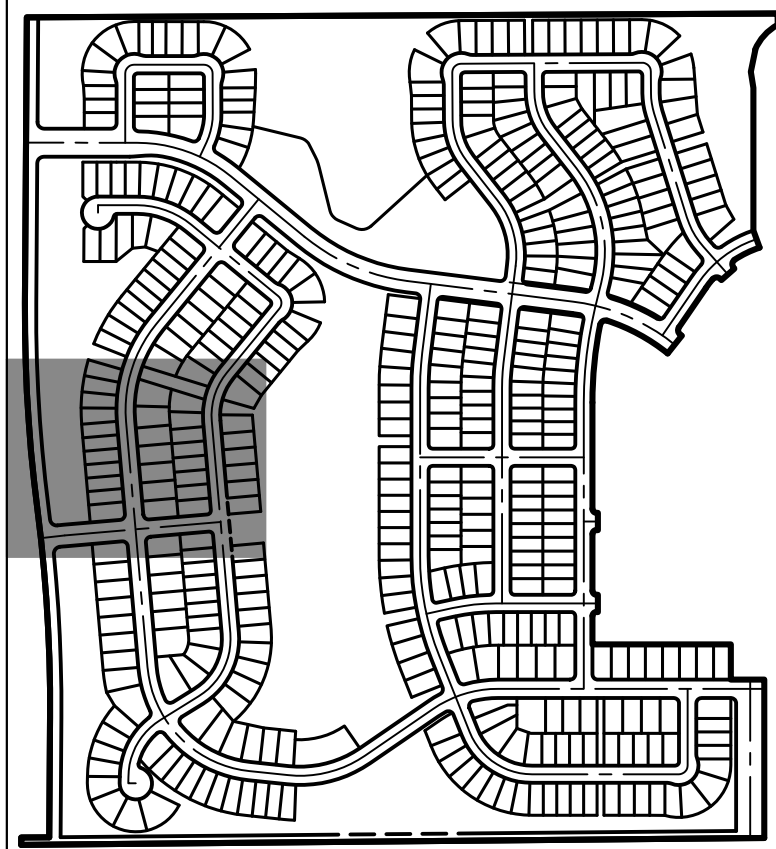
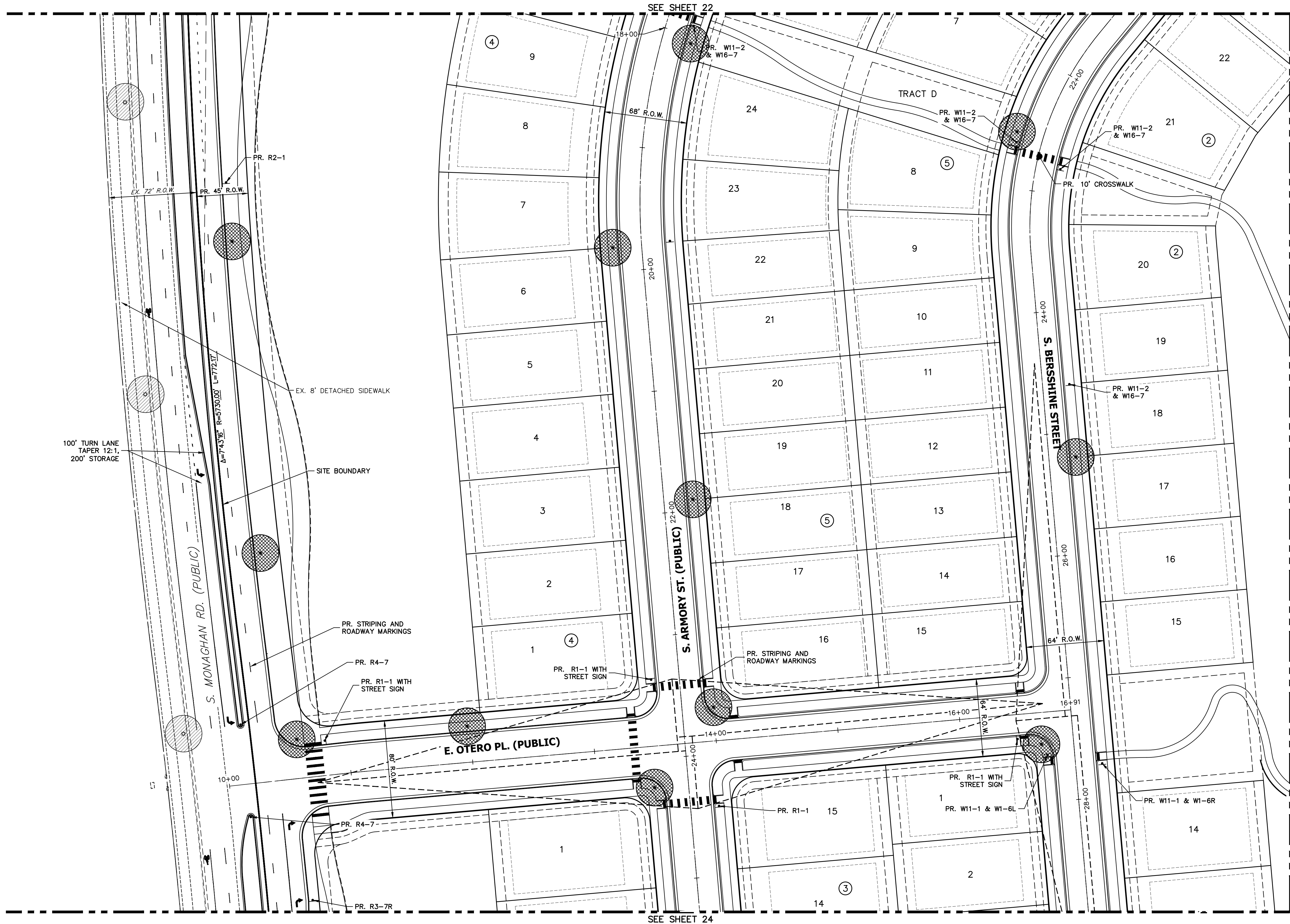
PROPOSED STREET LIGHT



EXISTING STREET LIGHT

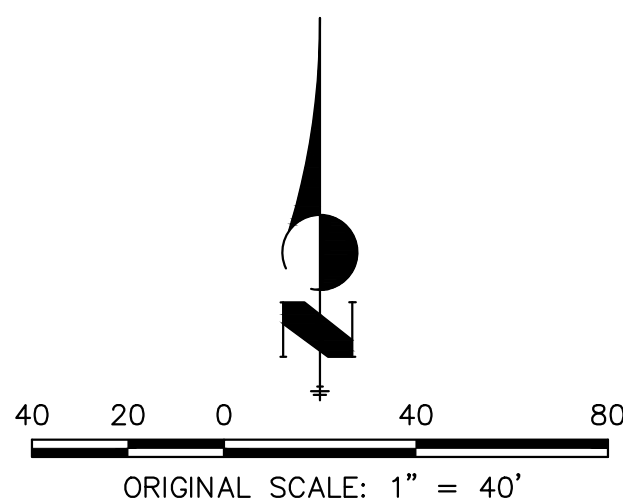
SITE PLAN LIGHTING NOTE:

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE:
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



KEY MAP

SCALE: 1"=700'



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



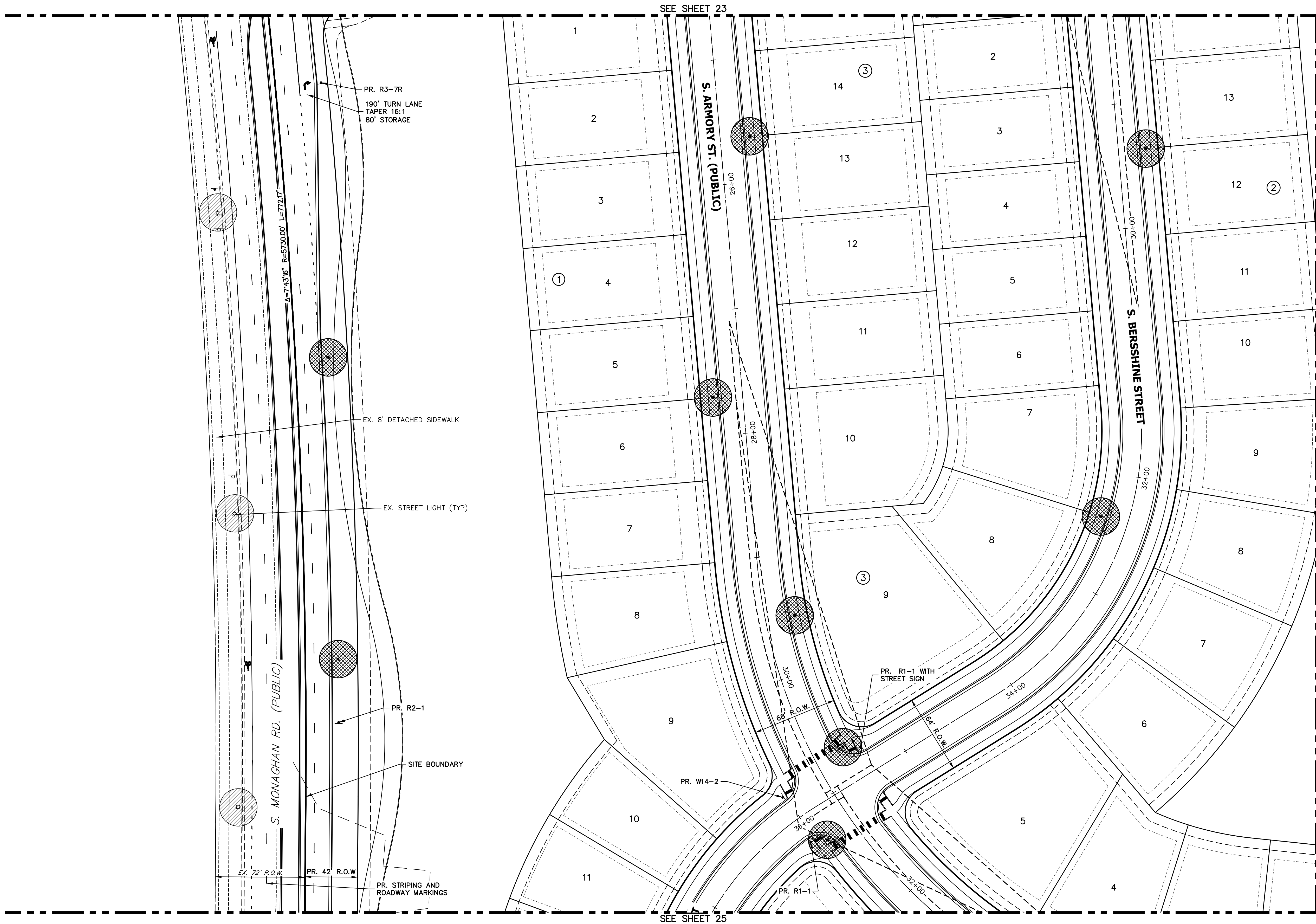
PROPOSED STREET LIGHT



EXISTING STREET LIGHT

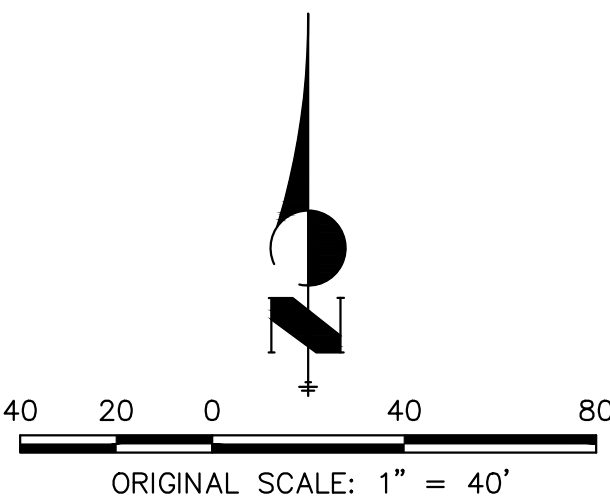
SITE PLAN LIGHTING NOTE:

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



KEY MAP

SCALE: 1"=700'



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



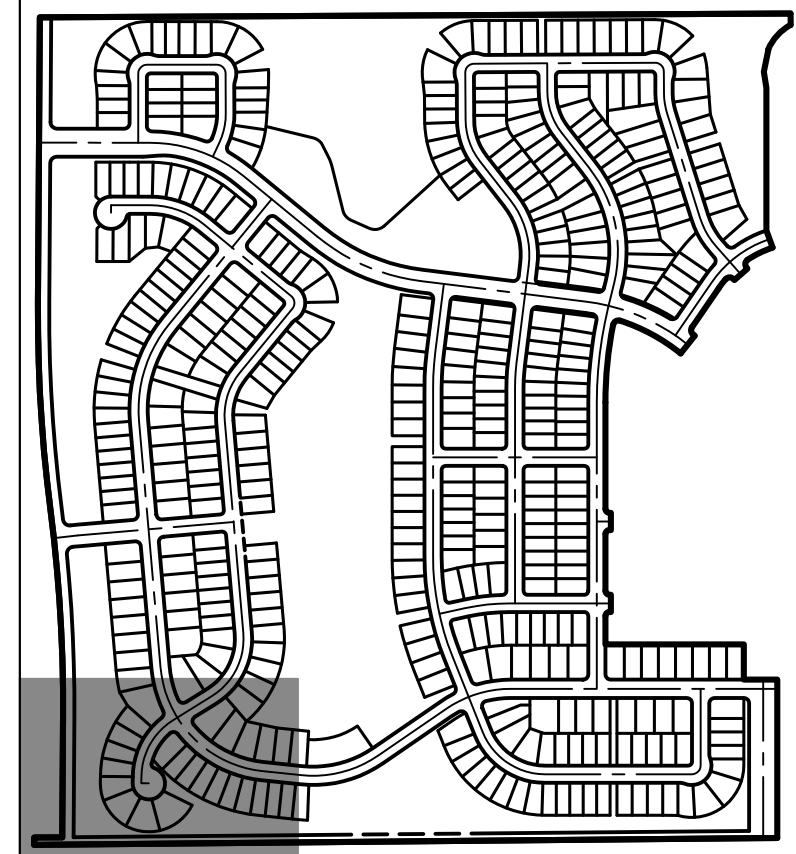
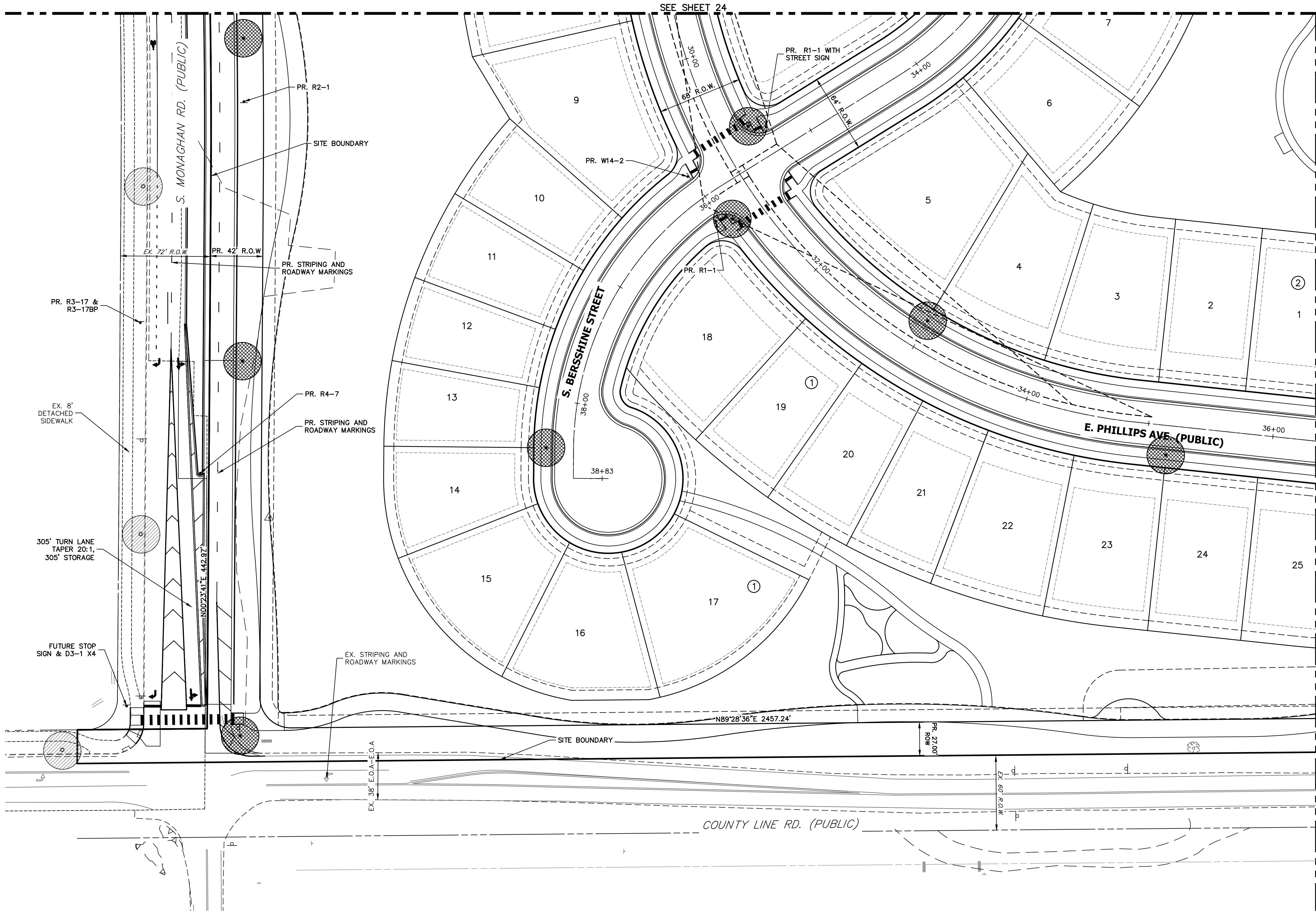
PROPOSED STREET LIGHT



EXISTING STREET LIGHT

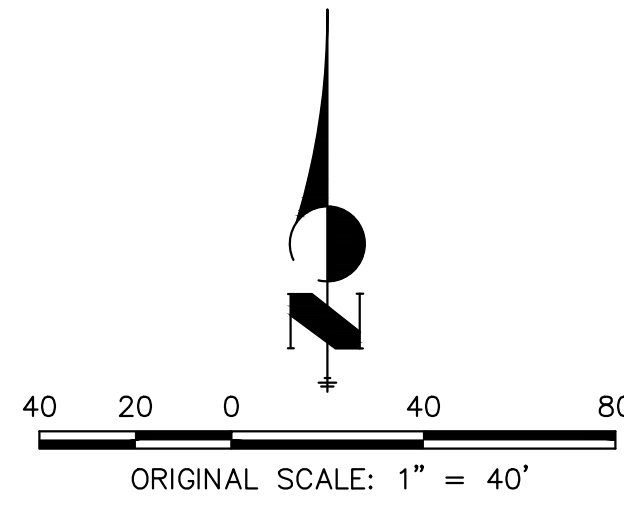
SITE PLAN LIGHTING NOTE:

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



KEY MAP

SCALE: 1"=700'



Know what's below.
Call before you dig.

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

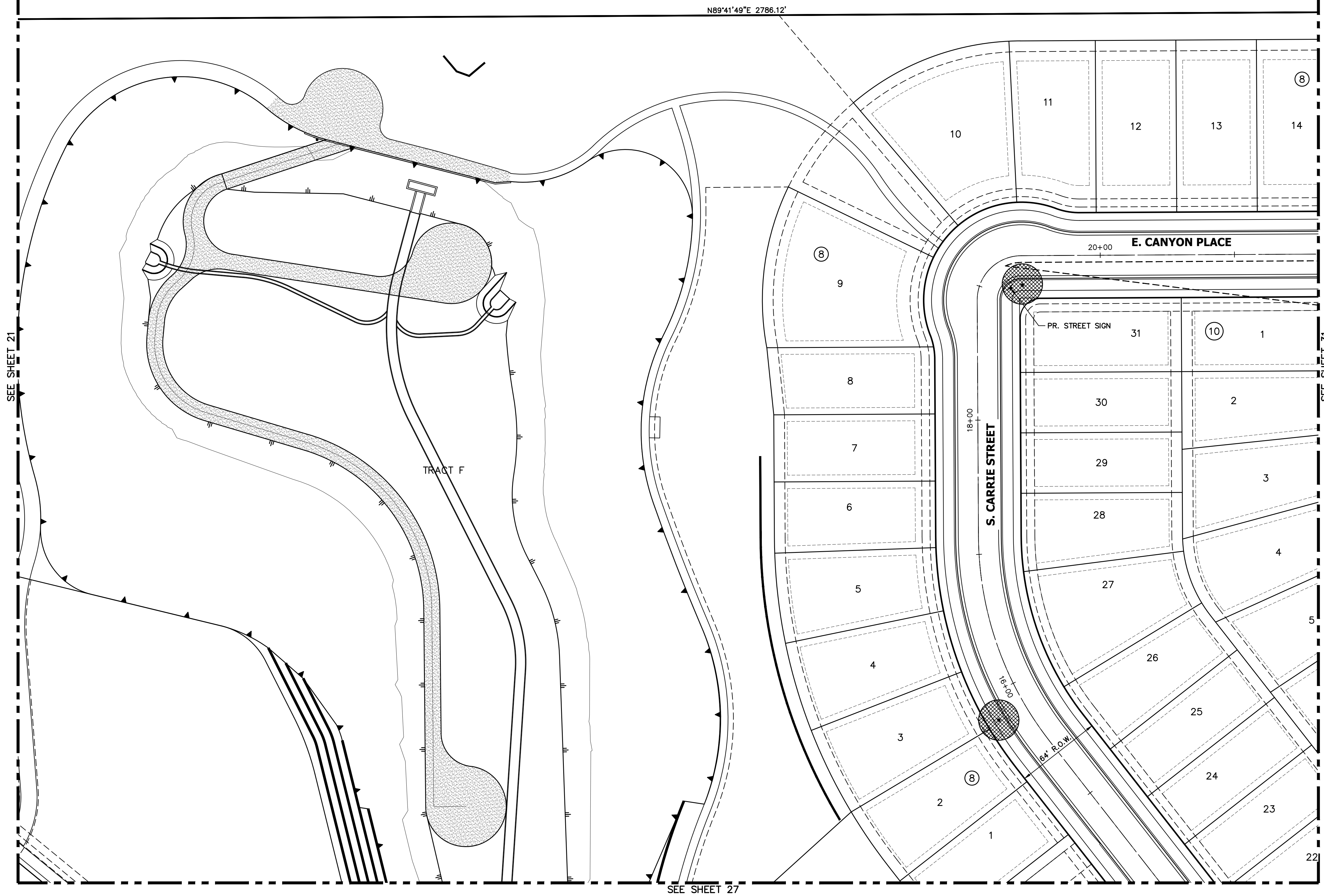
04/25/24

DATE:

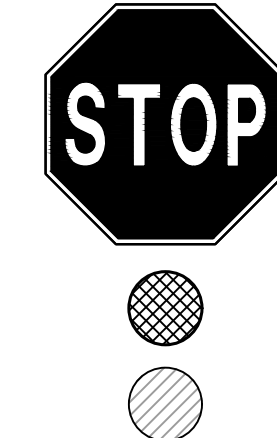
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN



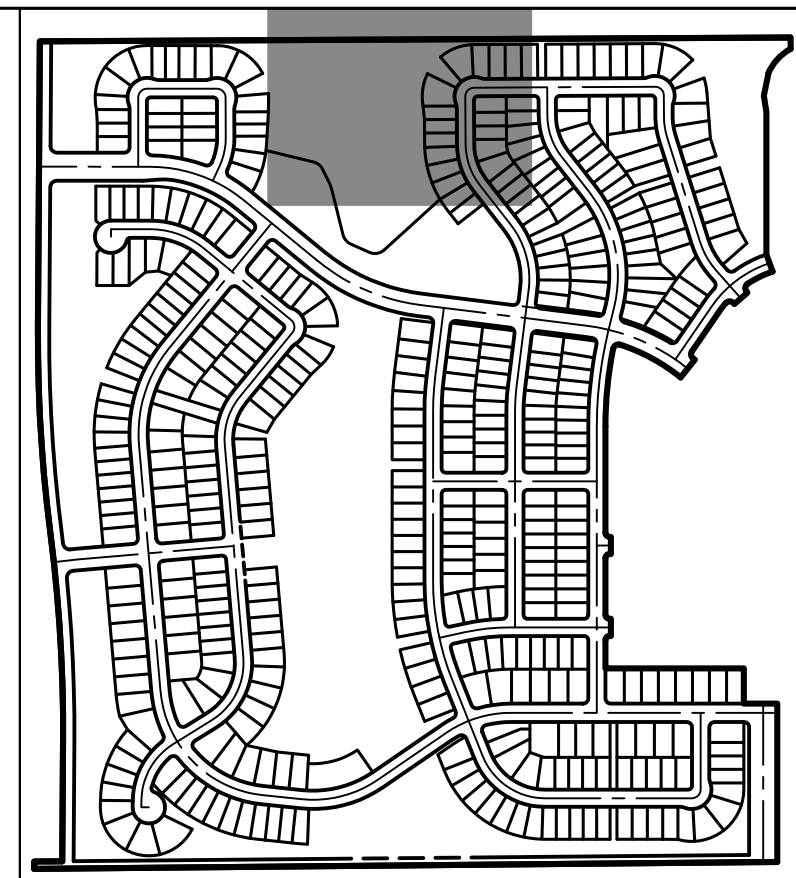
LEGEND



- R1-1 MUTCD SIGN
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT

SITE PLAN LIGHTING NOTE:

- SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
- PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
- ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



KEY MAP
SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1



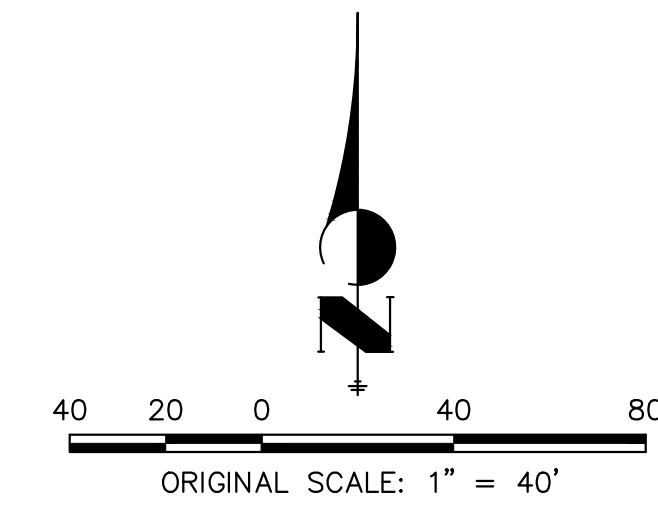
AURORA, COLORADO

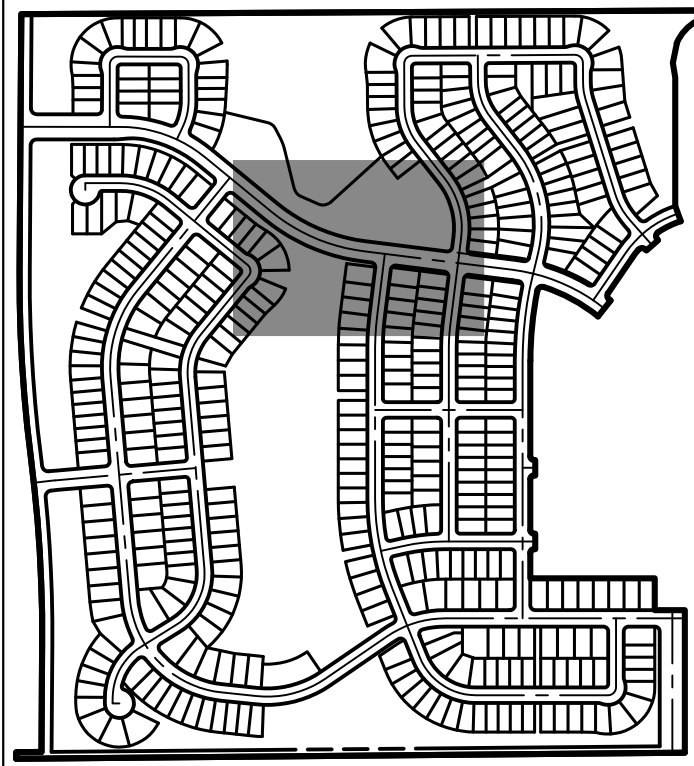
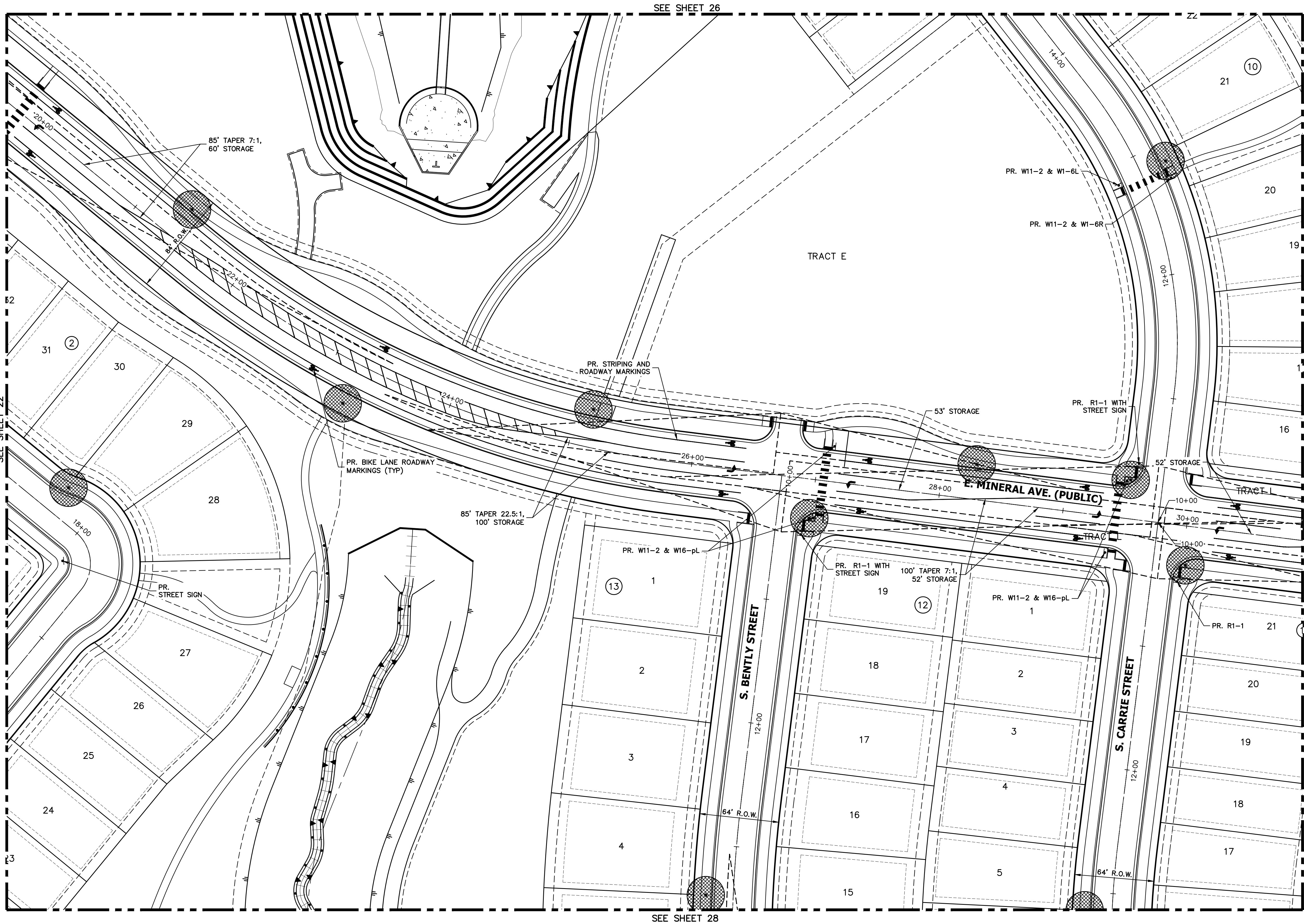
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

04/25/24
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN





KEY MAP
SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24

DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN

LEGEND



R1-1 MUTCD SIGN



PROPOSED STREET LIGHT



EXISTING STREET LIGHT

SITE PLAN LIGHTING NOTE:

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE:
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.

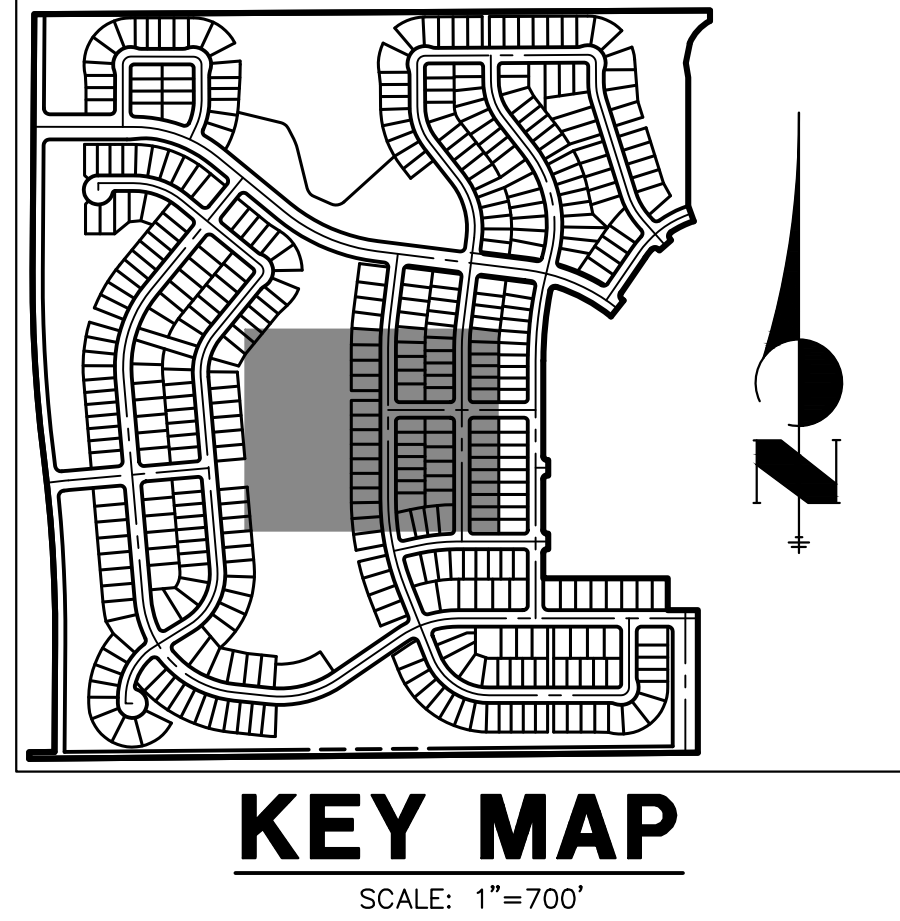
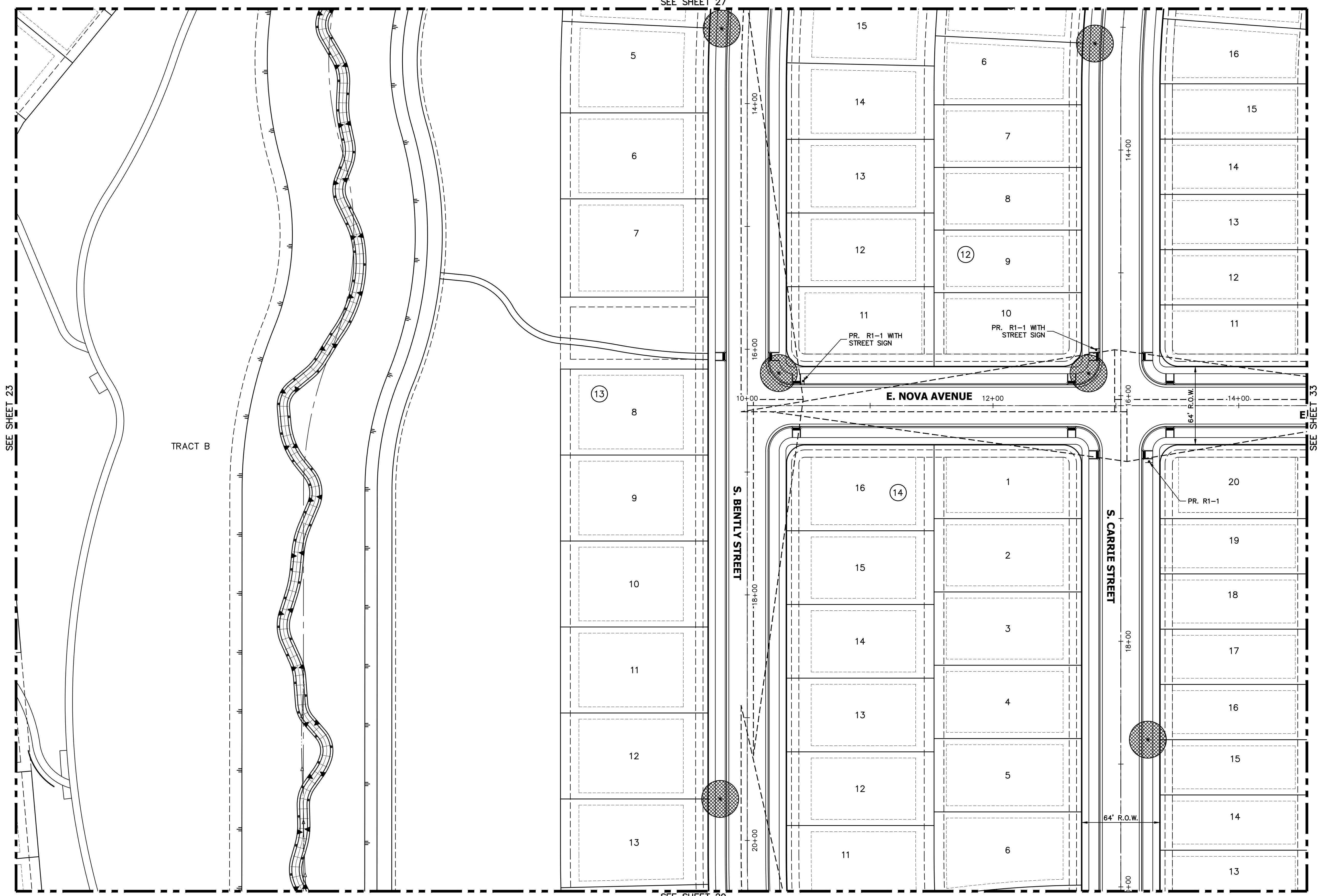


40 20 0 40 80
ORIGINAL SCALE: 1" = 40'



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:



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

04/25/24
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN

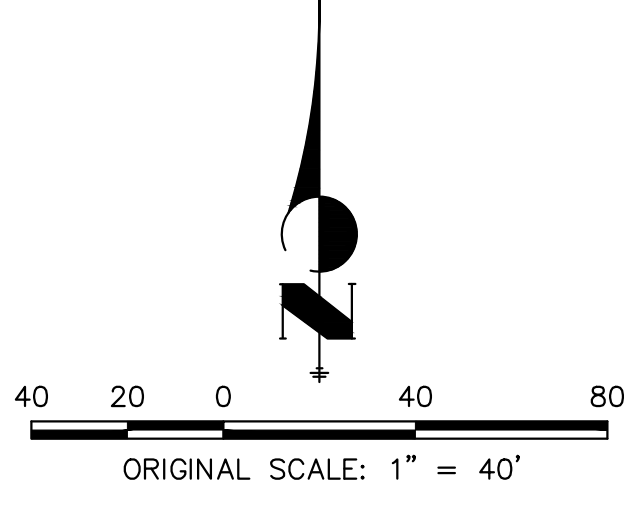
LEGEND

R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

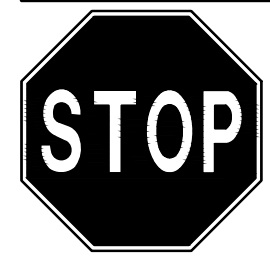
- SITE PLAN LIGHTING NOTE.**
1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
 2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
 3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



CHECKED BY:
DRAWN BY:

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



PROPOSED STREET LIGHT

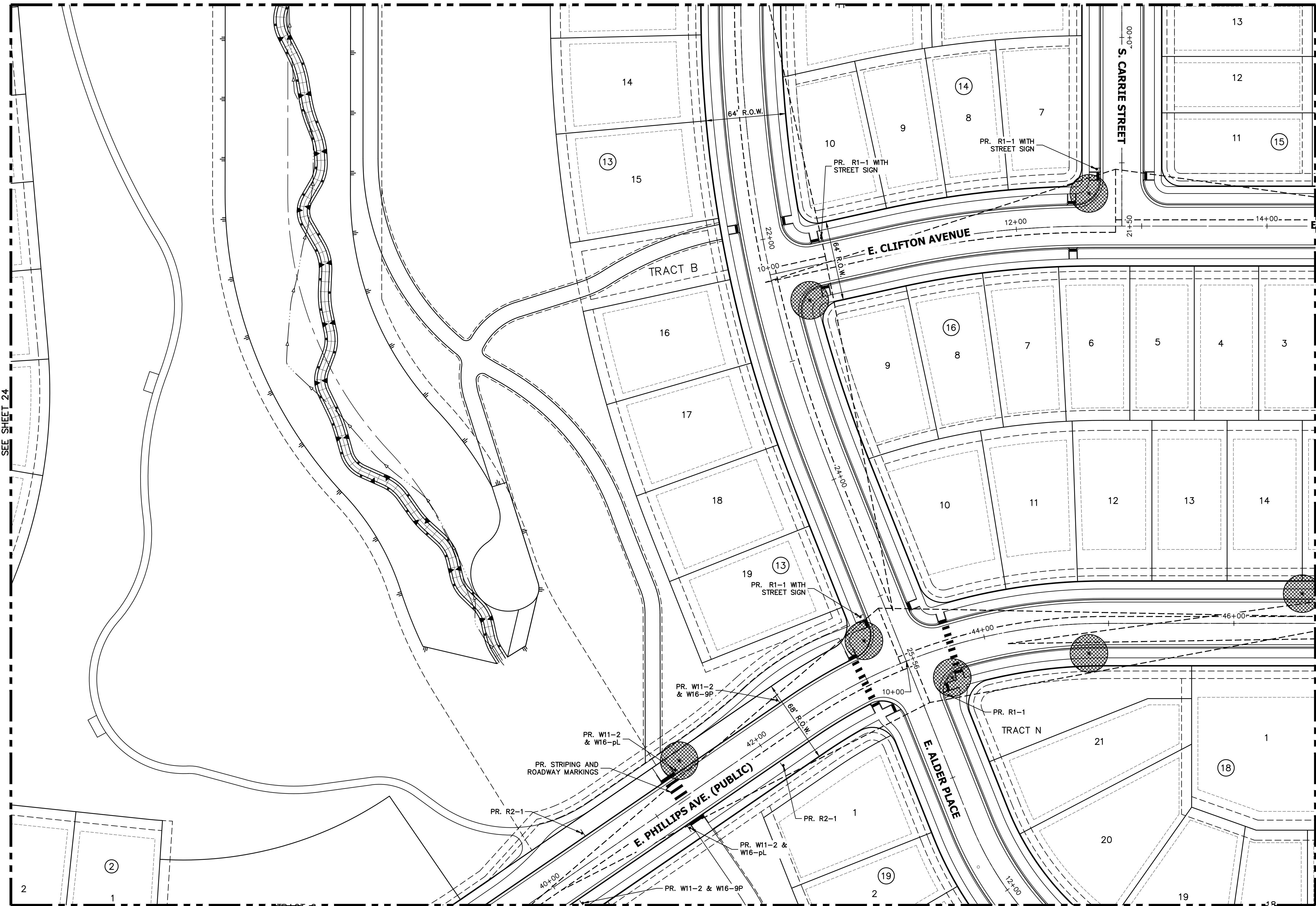


EXISTING STREET LIGHT

SITE PLAN LIGHTING NOTE.

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE:
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.

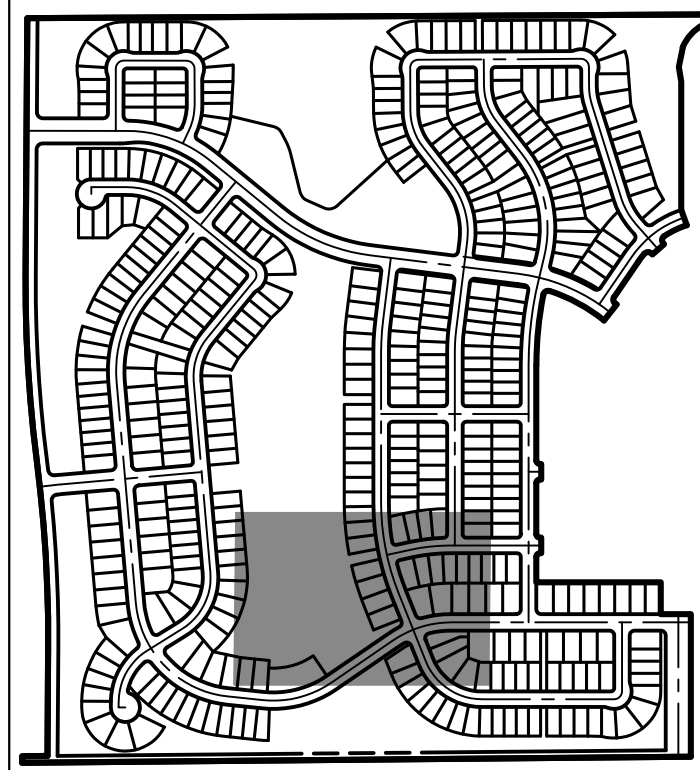
SEE SHEET 24



SEE SHEET 30

SEE SHEET 28

SEE SHEET 33



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

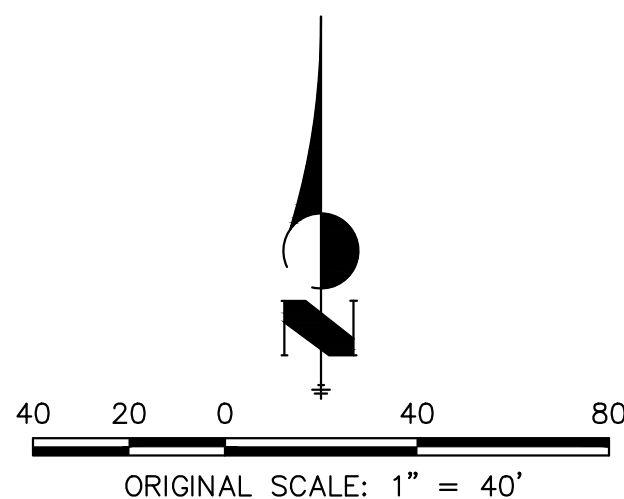
04/25/24

DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

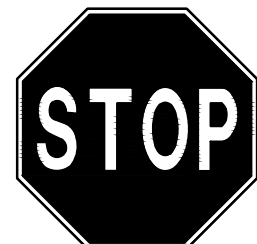
SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN



CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



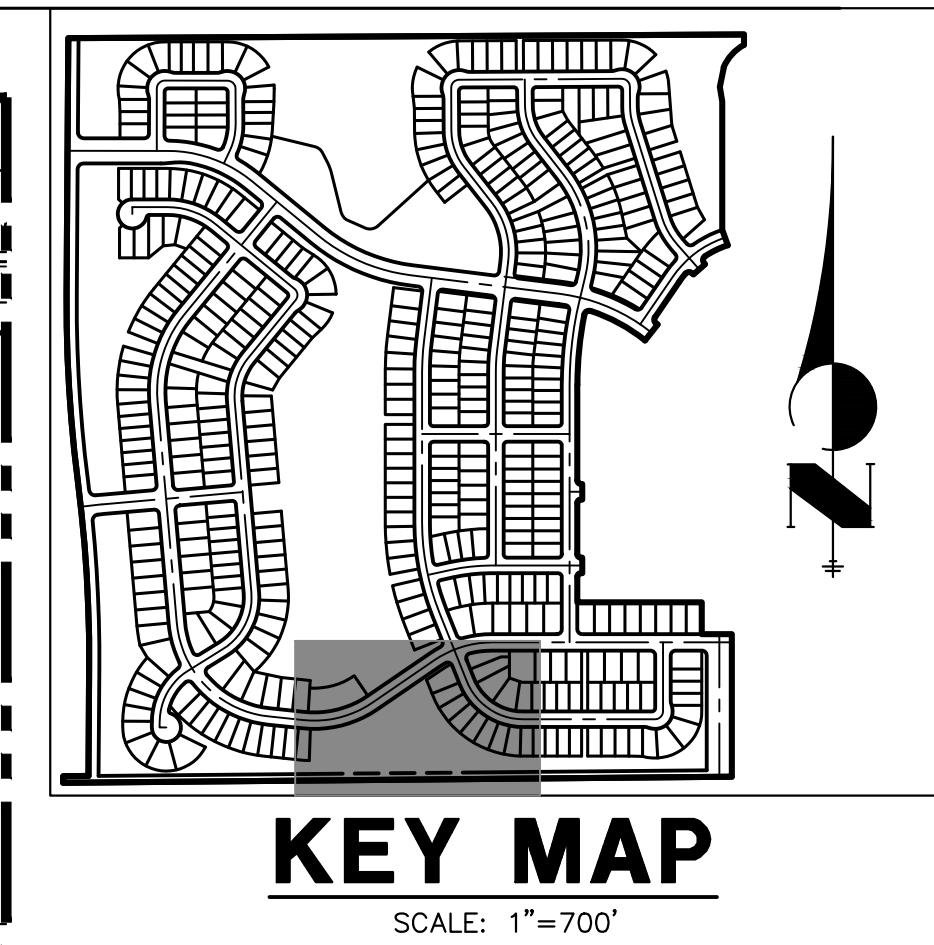
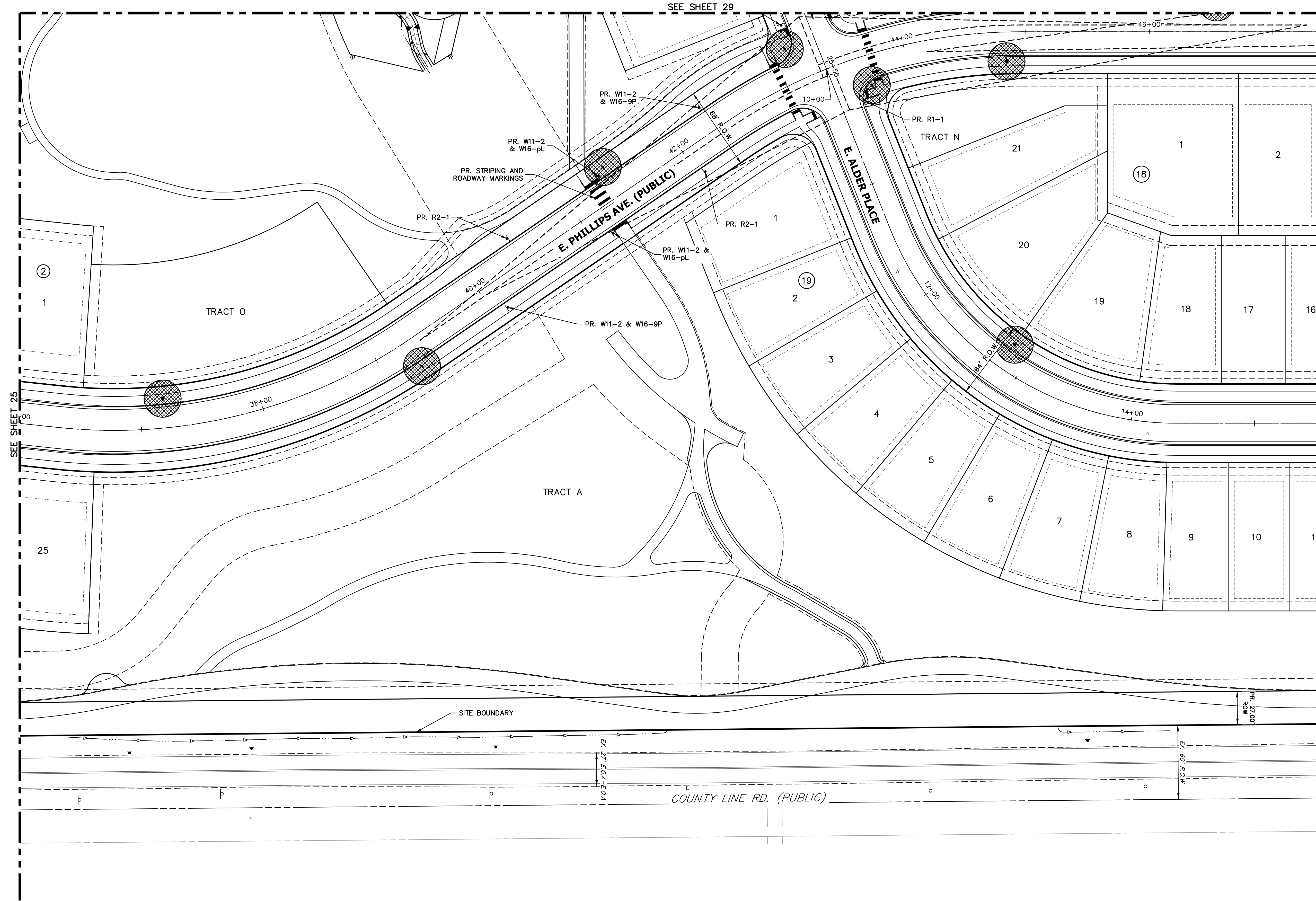
PROPOSED STREET LIGHT



EXISTING STREET LIGHT

SITE PLAN LIGHTING NOTE.

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE:
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



TRAILS AT OVERLAND RANCH- SITE PLAN 1



JR ENGINEERING
Aurora, Colorado
Contact: 303-741-8888 • Colorado State: 781-881-8888
Fax: 303-741-8888 • www.jr-engineering.com

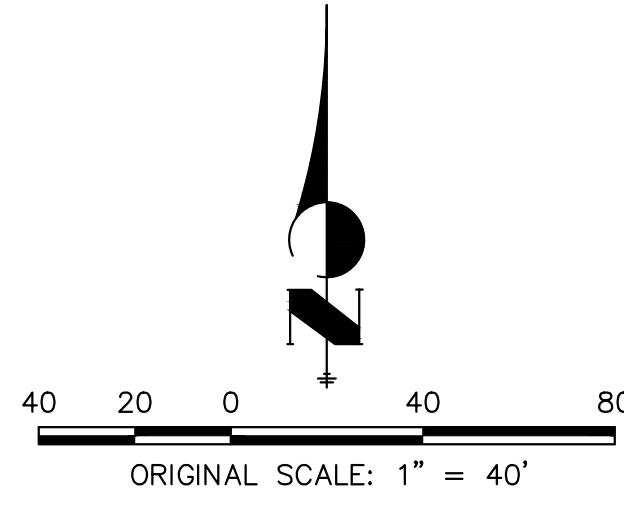
AURORA, COLORADO

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

04/25/24
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

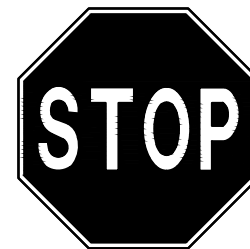
SIGNAGE STRIPING
AND LIGHTING PLAN



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



PROPOSED STREET LIGHT



EXISTING STREET LIGHT

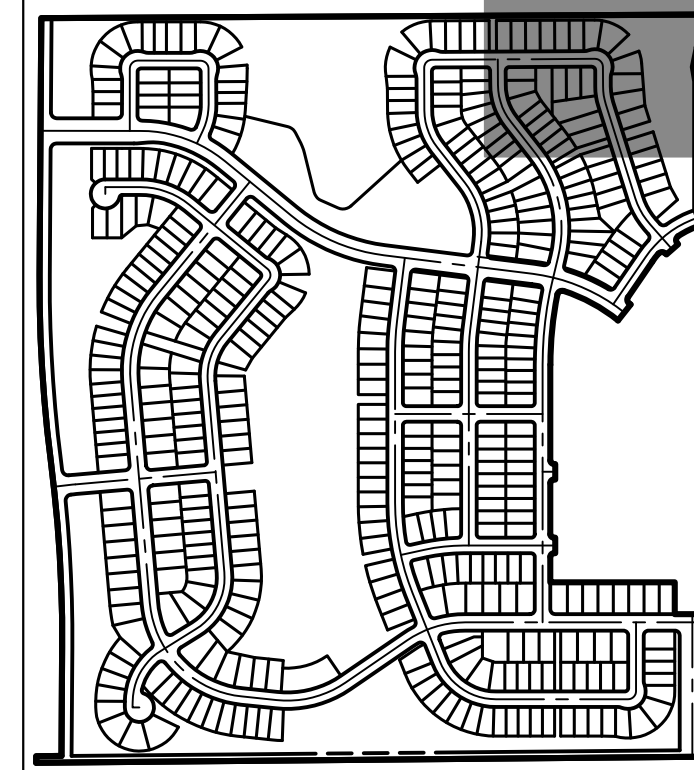
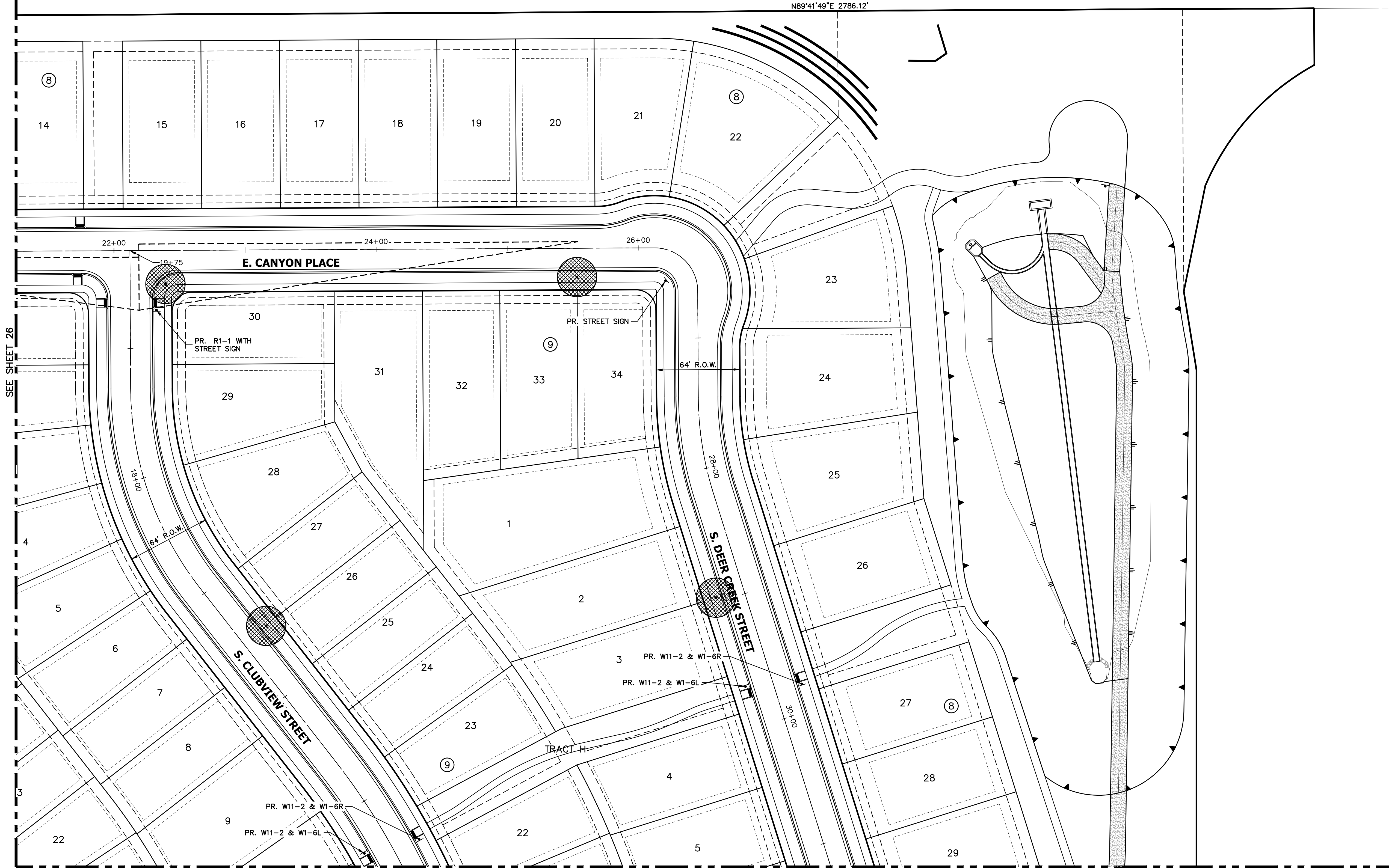
SITE PLAN LIGHTING NOTE:

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE:
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.

SEE SHEET 26

SEE SHEET 32

N89°41'49"E 2786.12'



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

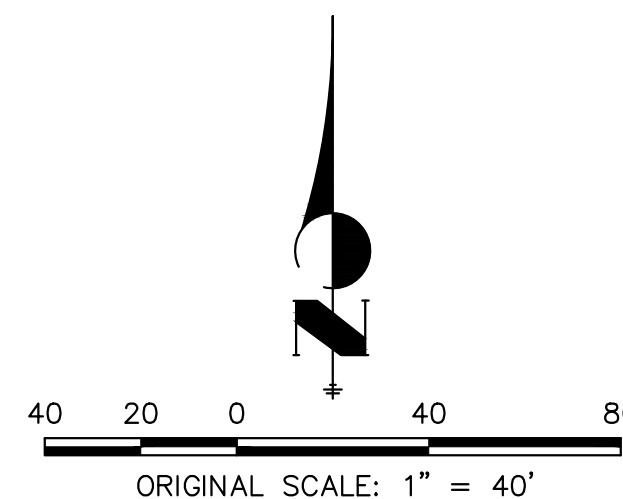
04/25/24

DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

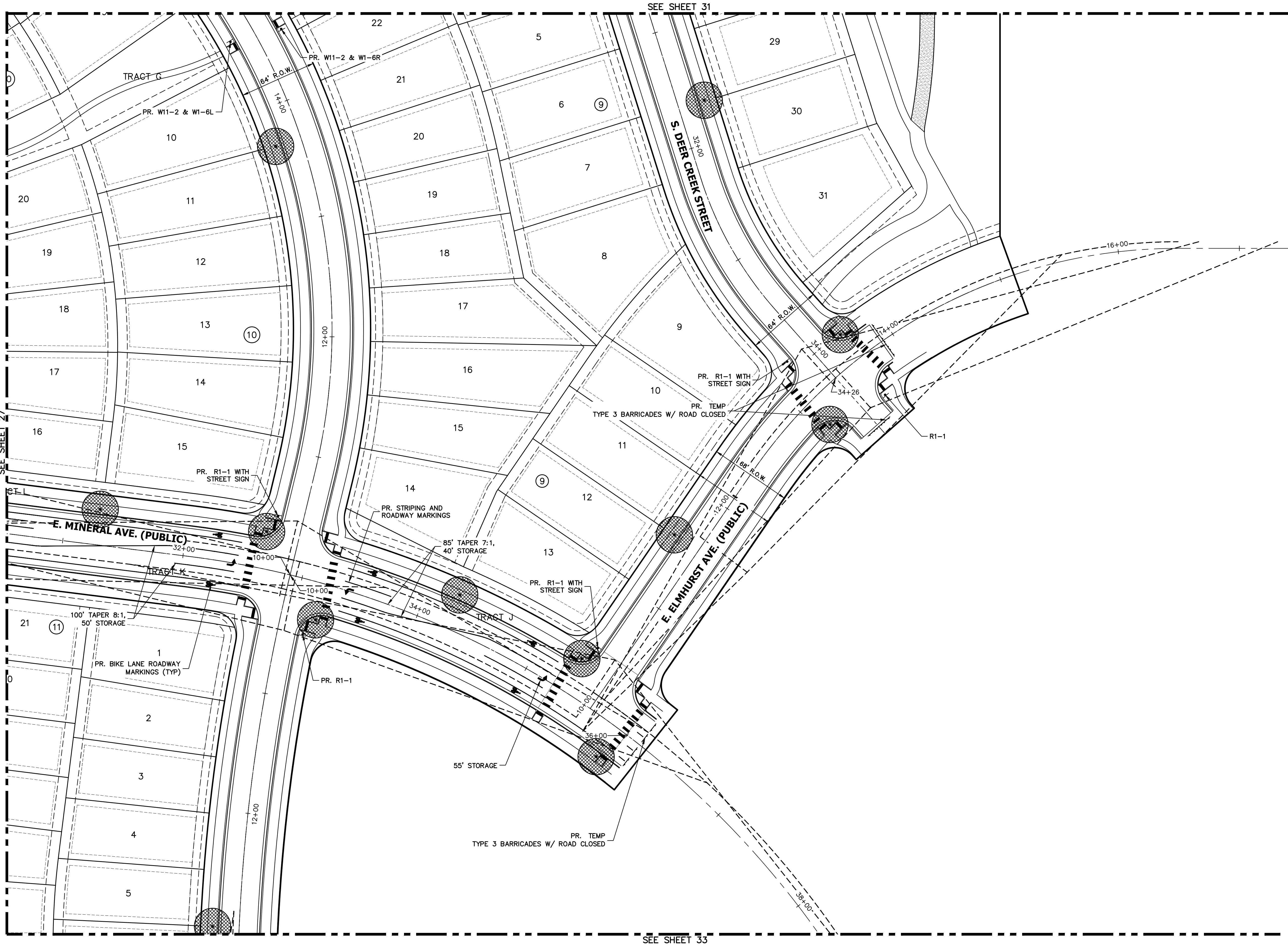
SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN




Know what's below.
Call before you dig.


CHECKED BY:
DRAWN BY:




LEGEND



R1-1 MUTCD SIGN

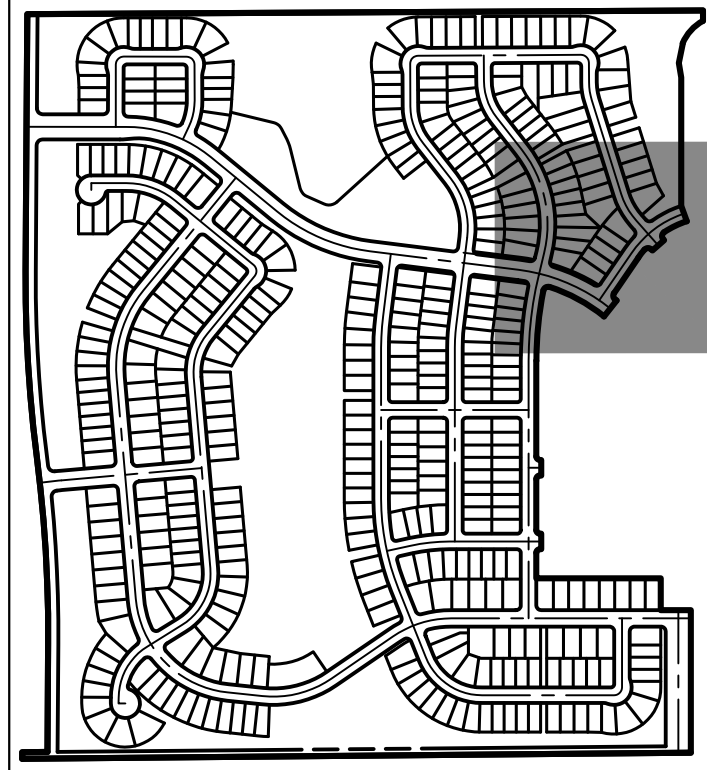


PROPOSED STREET LIGHT



EXISTING STREET LIGHT

- SITE PLAN LIGHTING NOTE:**
1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
 2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
 3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



KEY MAP
SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

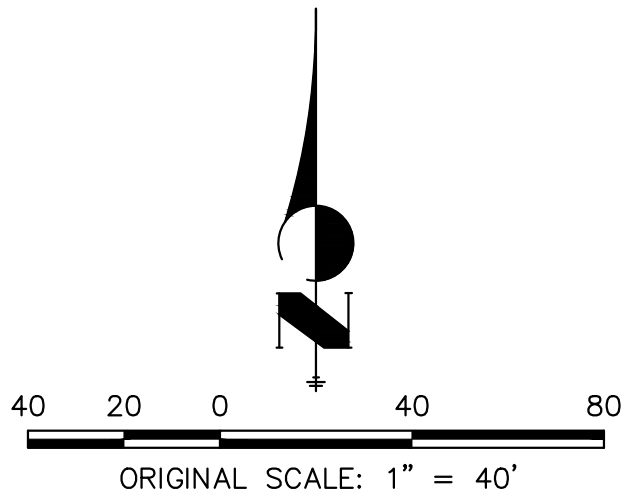
OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

04/25/24

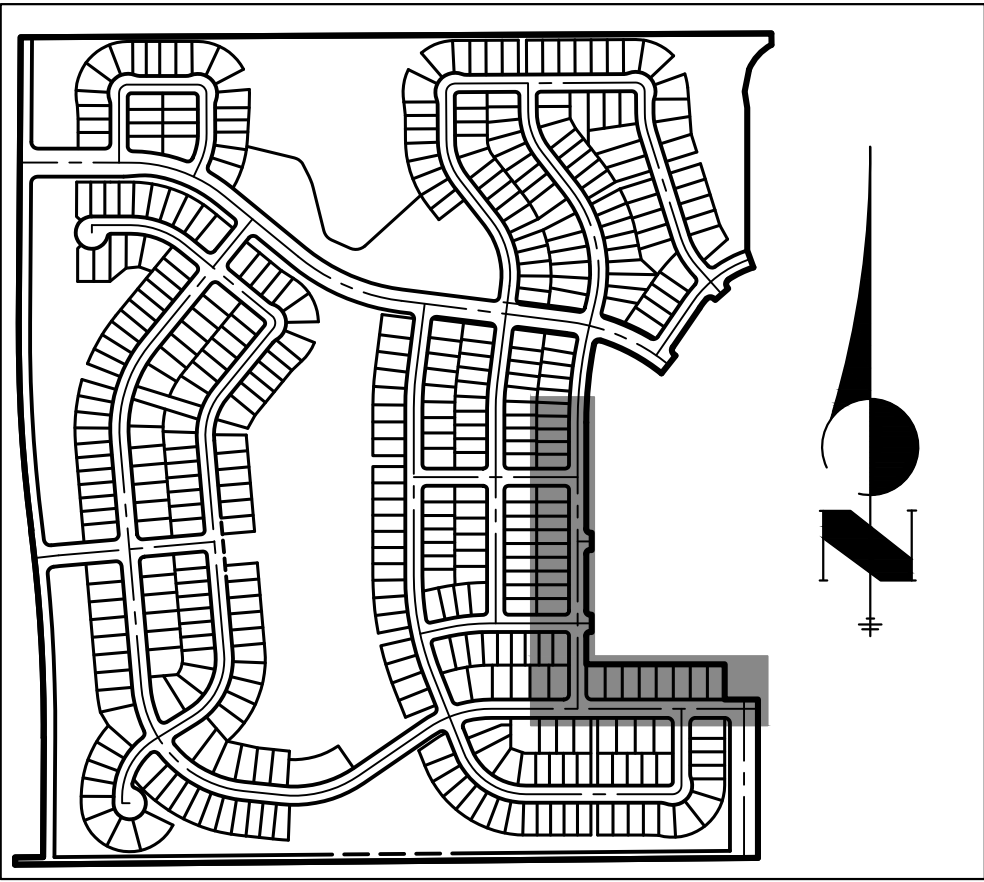
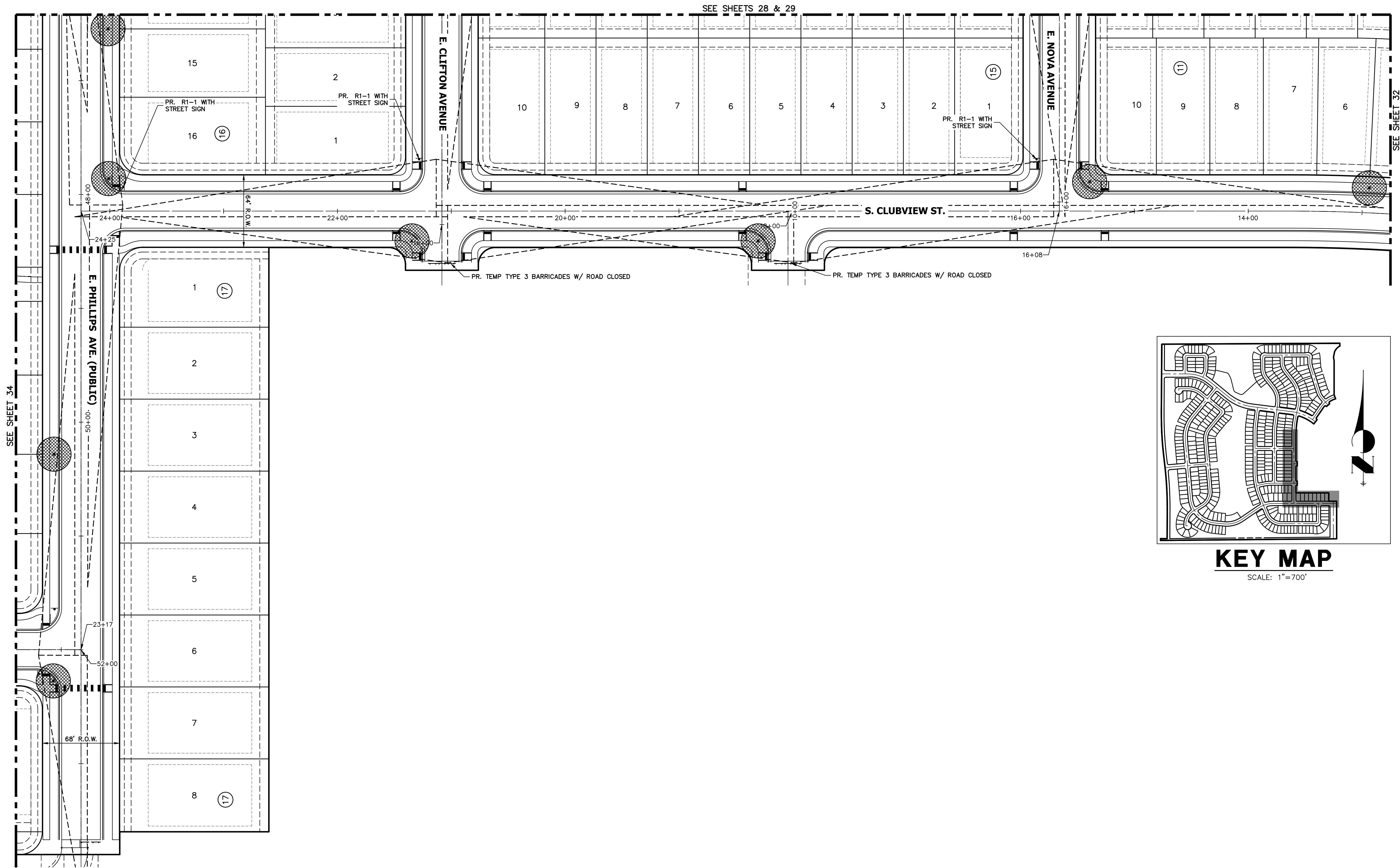
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:
SIGNAGE STRIPING
AND LIGHTING PLAN



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:



KEY MAP

SCALE: 1"=700'

LEGEND



R1-1 MUTCD SIGN



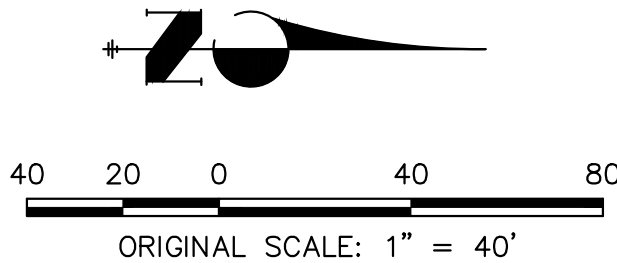
PROPOSED STREET LIGHT



EXISTING STREET LIGHT

SITE PLAN LIGHTING NOTE:

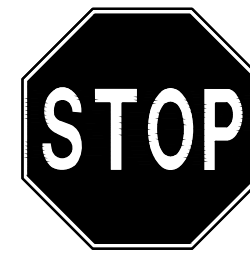
1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE:
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



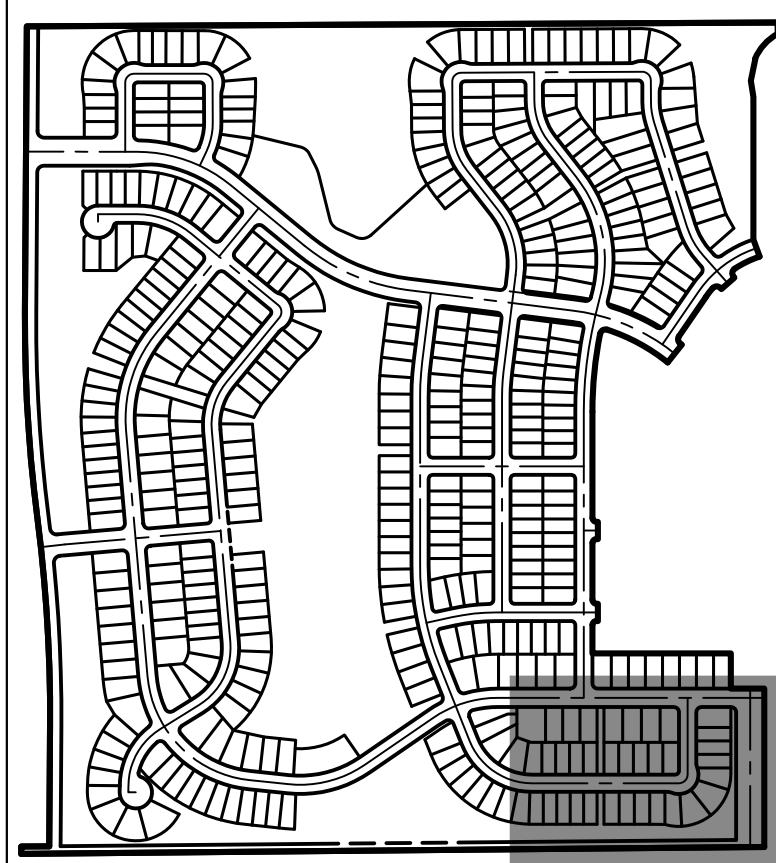
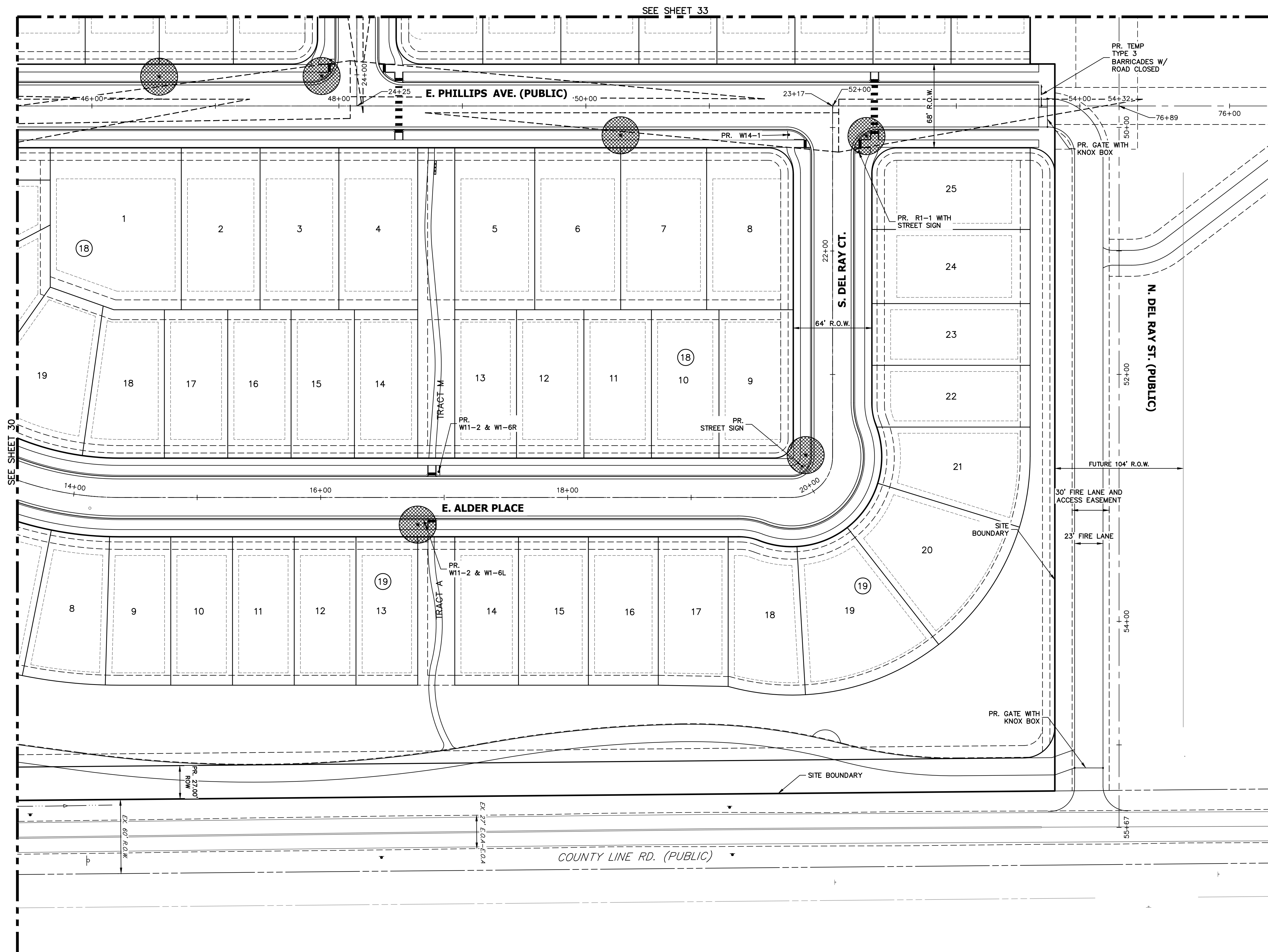
PROPOSED STREET LIGHT



EXISTING STREET LIGHT

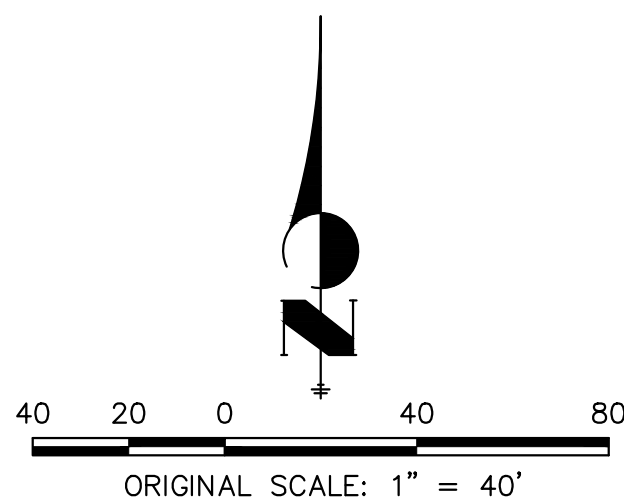
SITE PLAN LIGHTING NOTE:

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 50 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE:
 - ROADWAY CLASSIFICATIONS
 - NUMBER OF LANES
 - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.



KEY MAP

SCALE: 1"=700'



Know what's below.
Call before you dig.

04/25/24

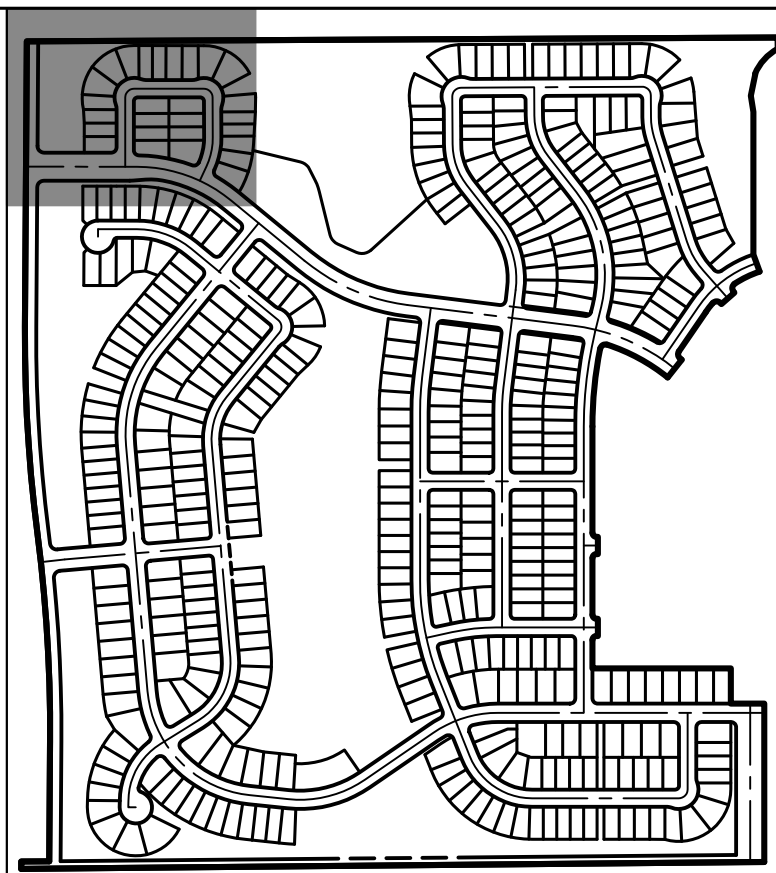
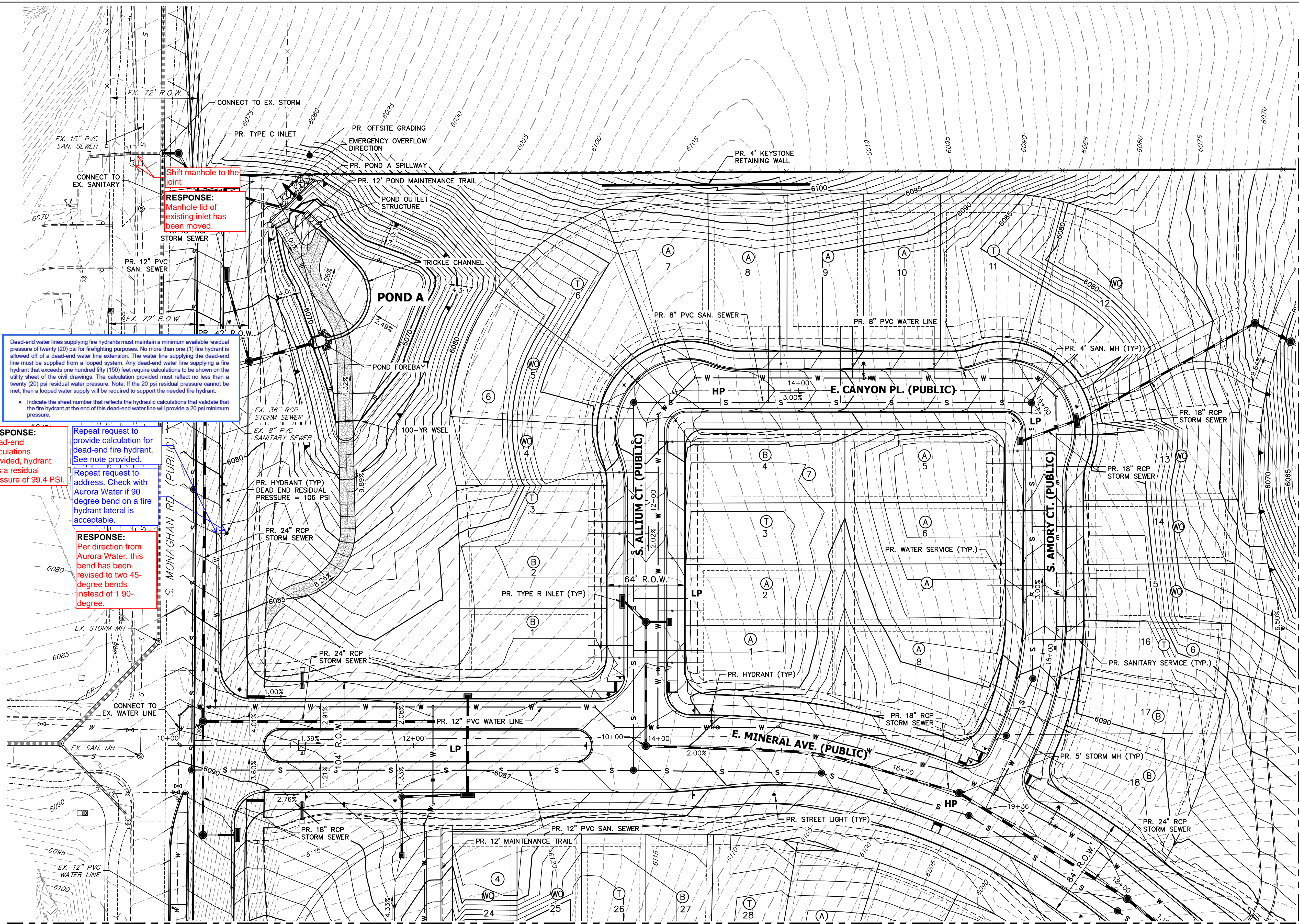
DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN

CHECKED BY:
DRAWN BY:



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24

DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:

GRADING & UTILITY PLAN

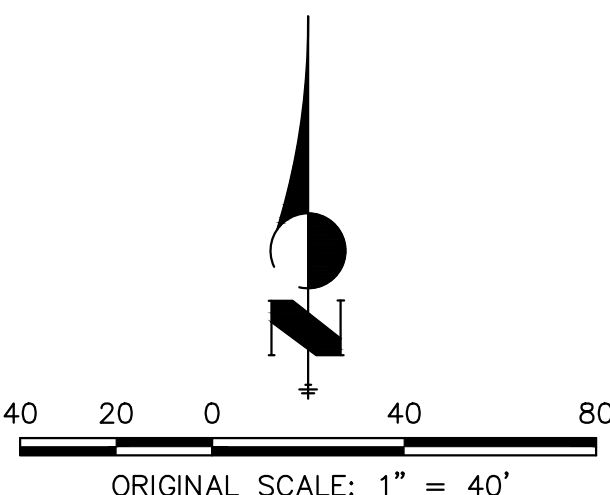
35 OF 78

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 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		

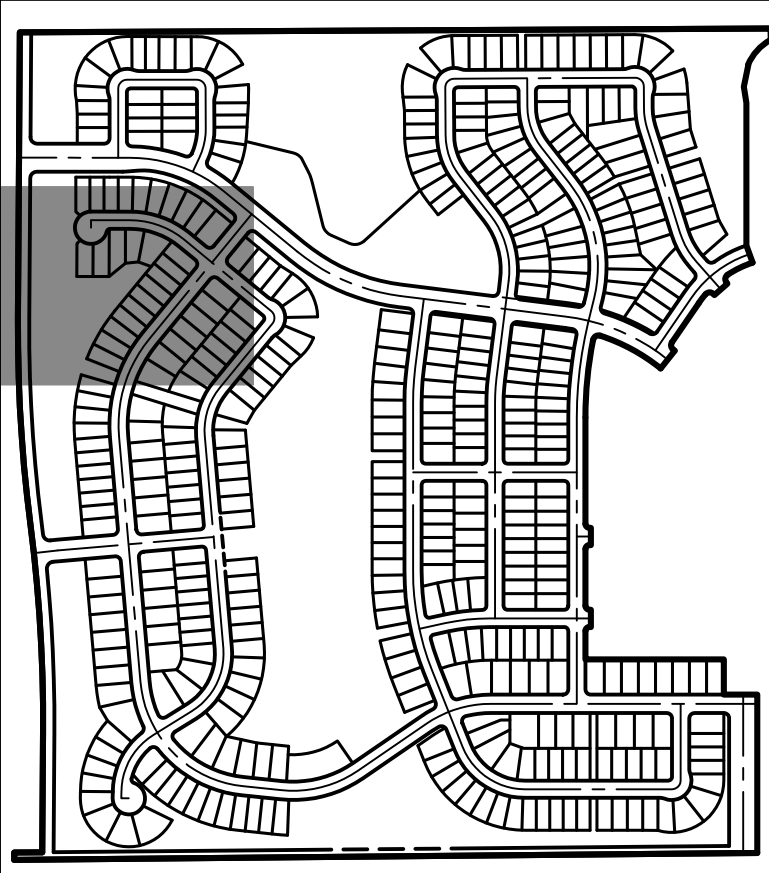
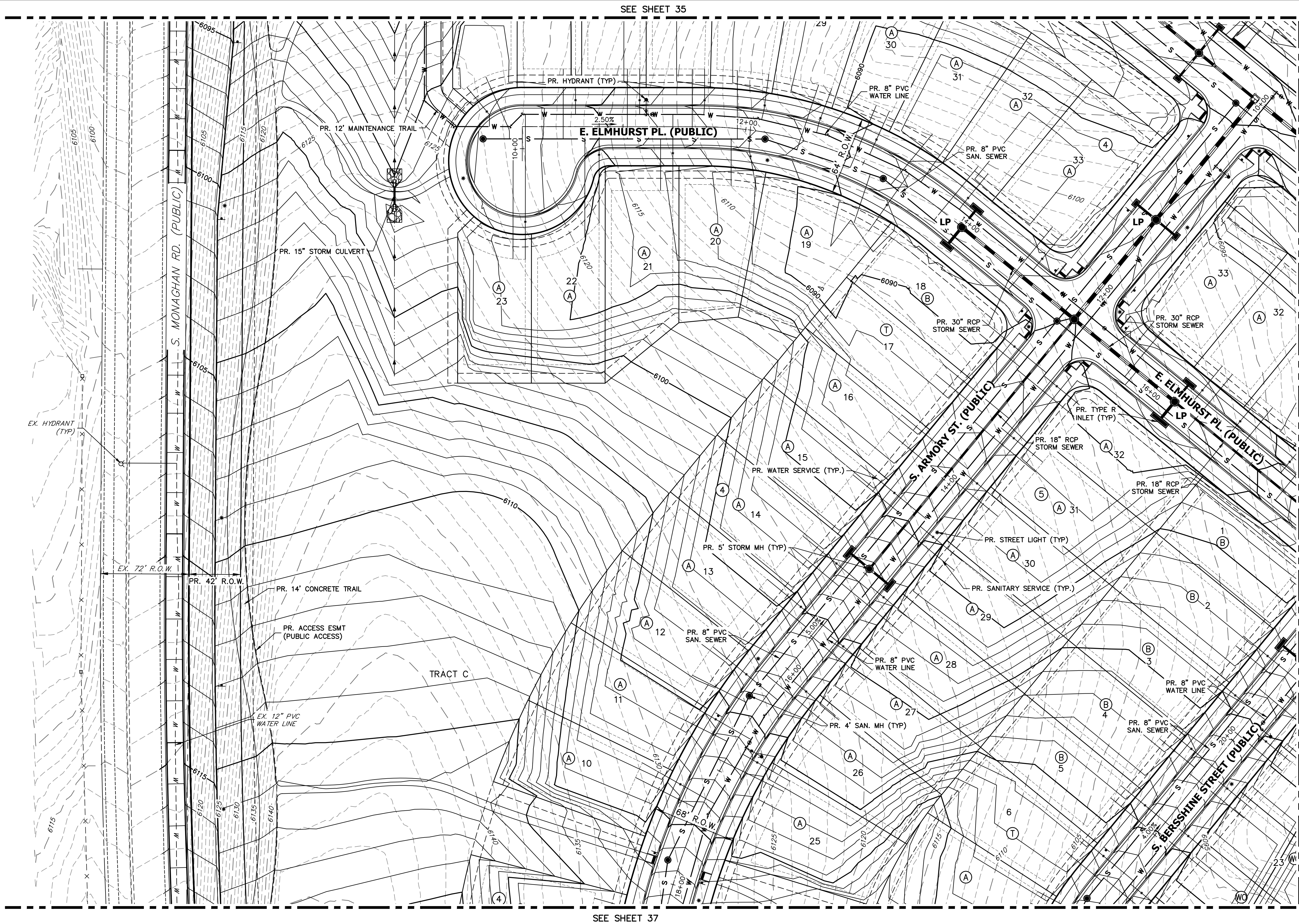
GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- ALL SANITARY AND STORM MANHOLES THAT ENCRATCH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:



KEY MAP
SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

04/25/24
DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

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
	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.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.



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



Know what's below.
Call before you dig.

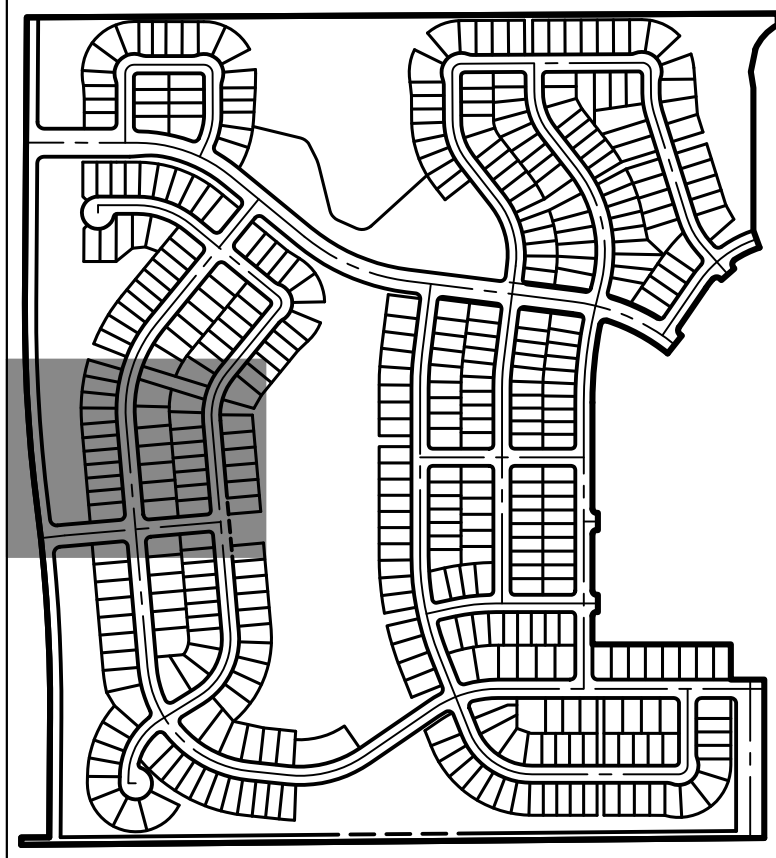
CHECKED BY:
DRAWN BY:

SEE SHEET 36



SEE SHEET 38

SEE SHEET 42



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24

DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:
GRADING &
UTILITY PLAN

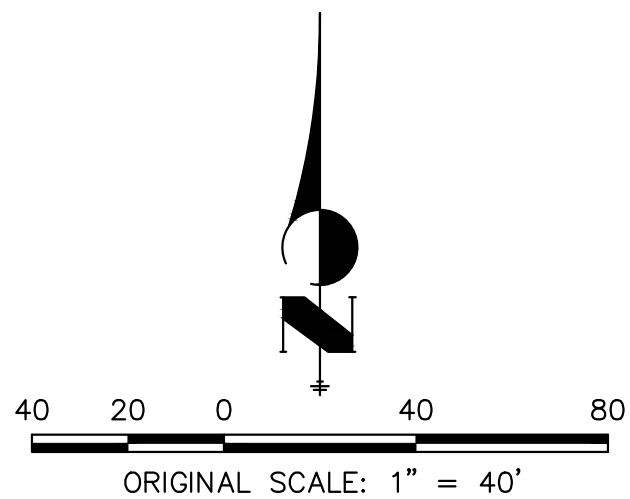
37 OF 78

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 ENCOACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%. AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.



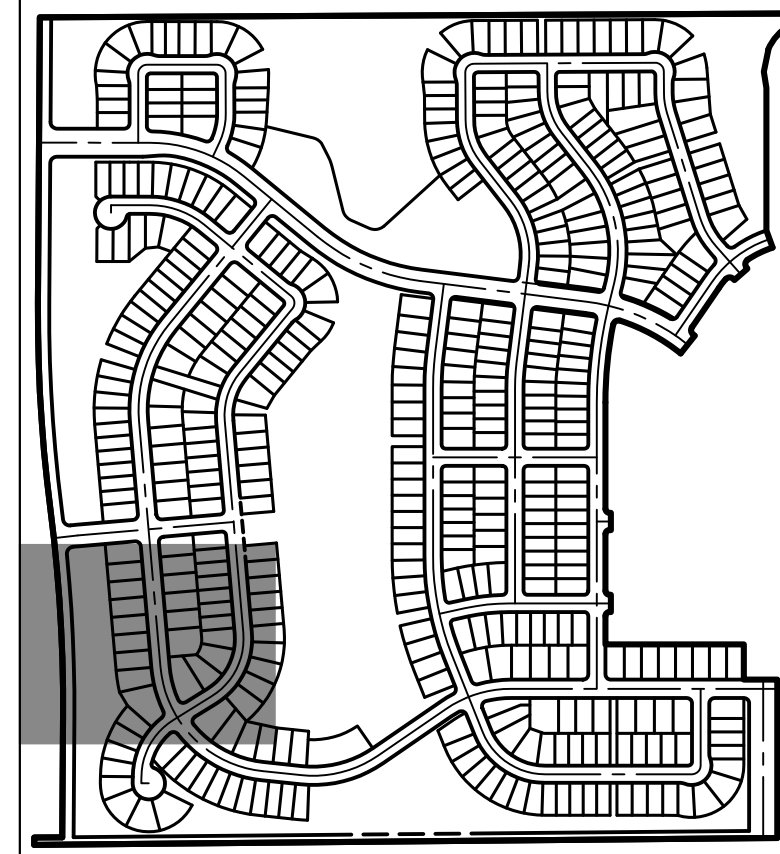
Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

SEE SHEET 37

SEE SHEET 39

SEE SHEET 43



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24

DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:
GRADING &
UTILITY PLAN

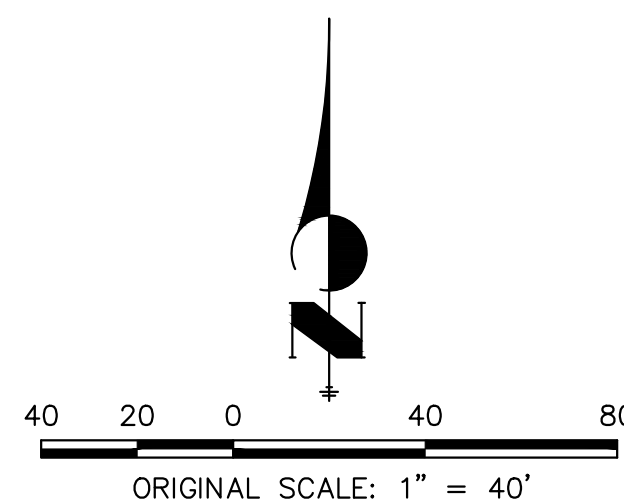
38 OF 78

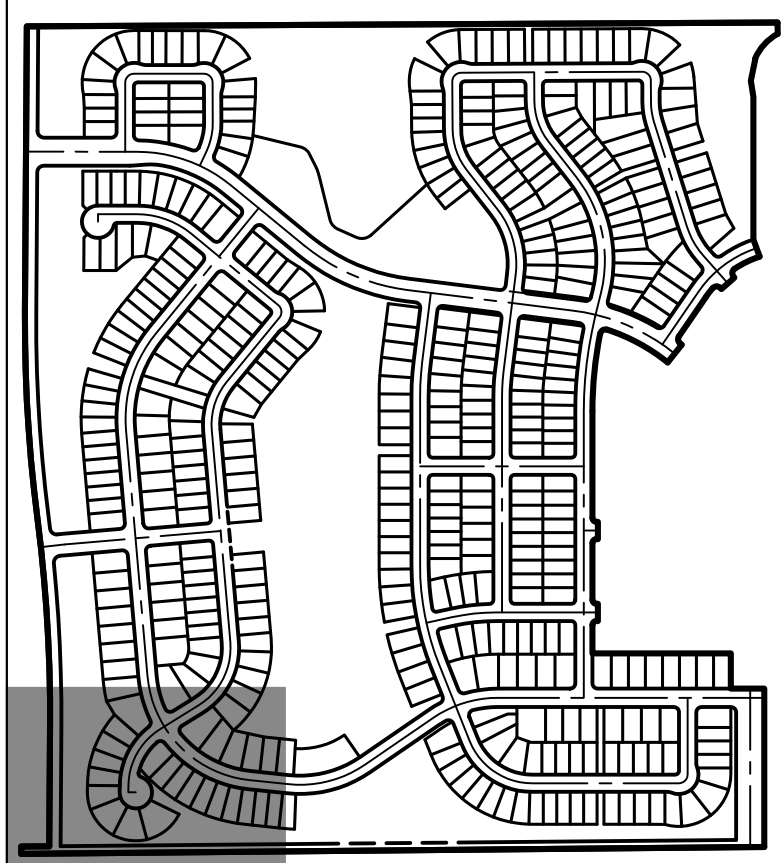
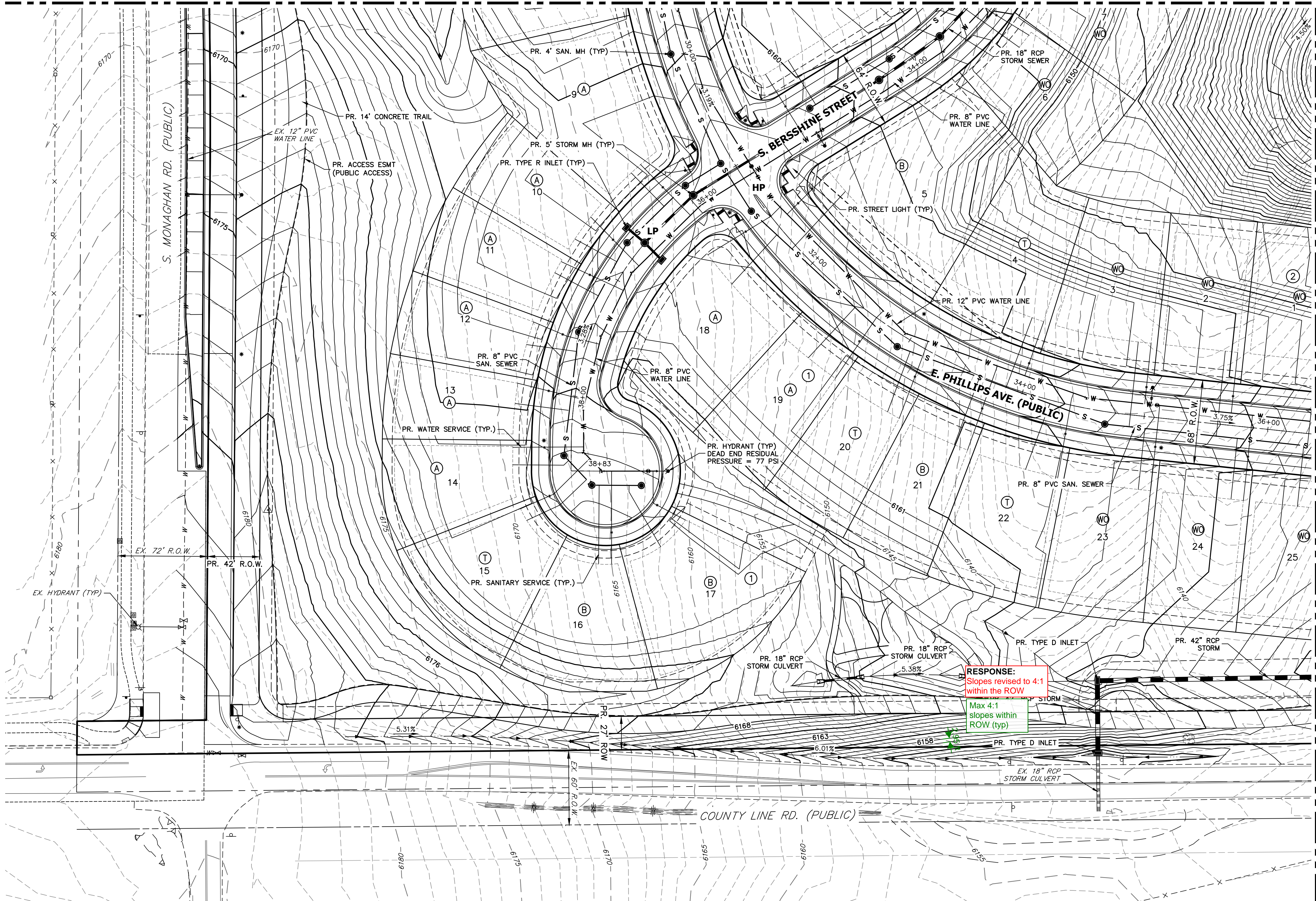
LEGEND

	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 ENCRATCH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%. AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.





KEY MAP
SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

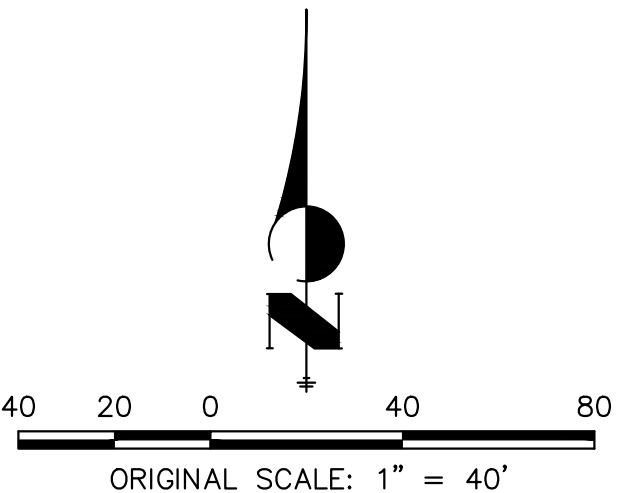
SHEET TITLE:
GRADING & UTILITY PLAN

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
	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				

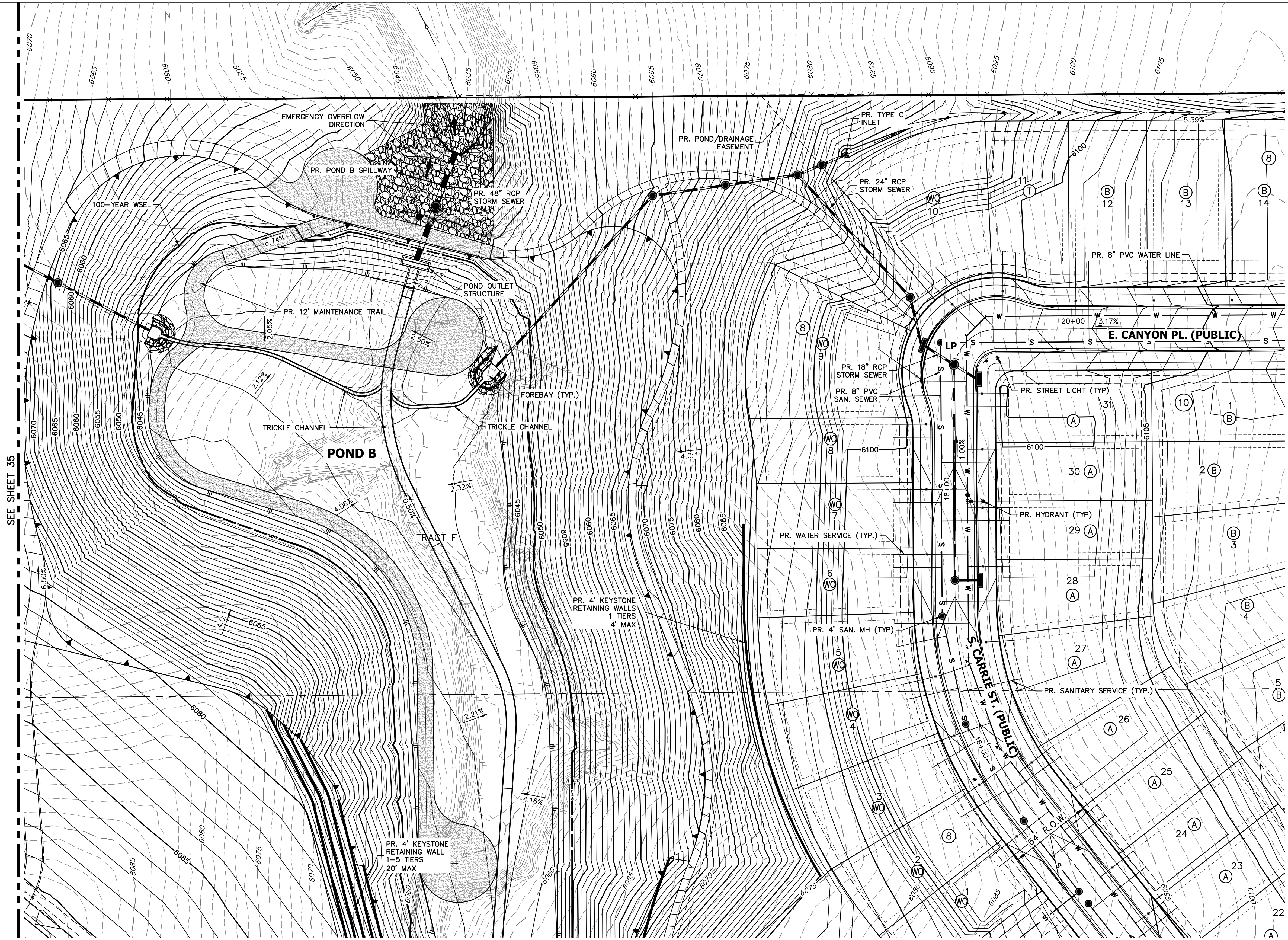
GENERAL NOTES

1. PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
2. ALL SANITARY AND STORM MANHOLES THAT ENCRATCH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.



811
Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:



SEE SHEET 45

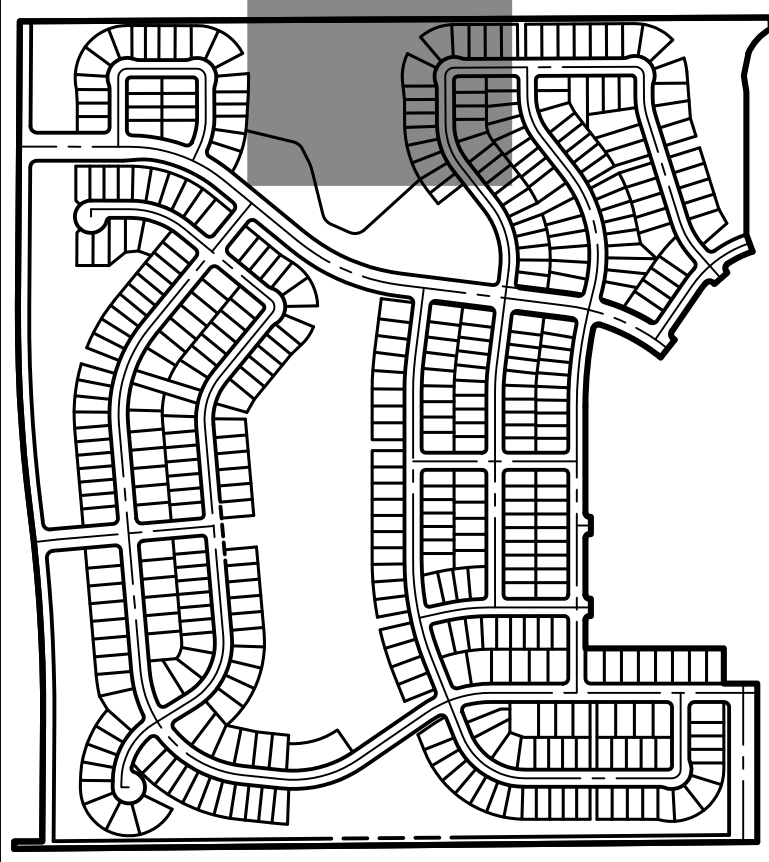
SEE SHEET 41

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 ENCRATCH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

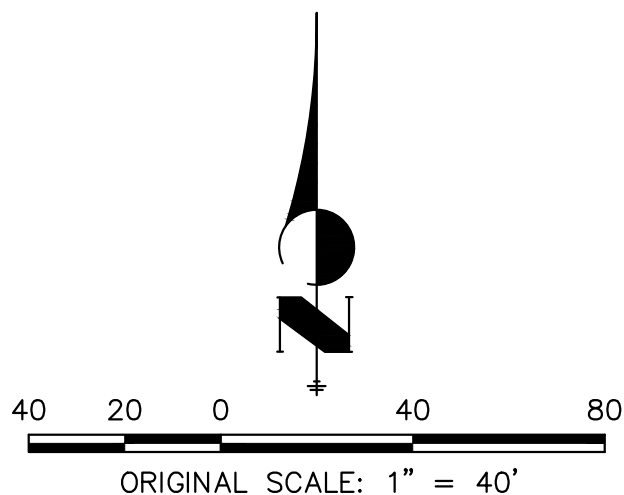
04/25/24

DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

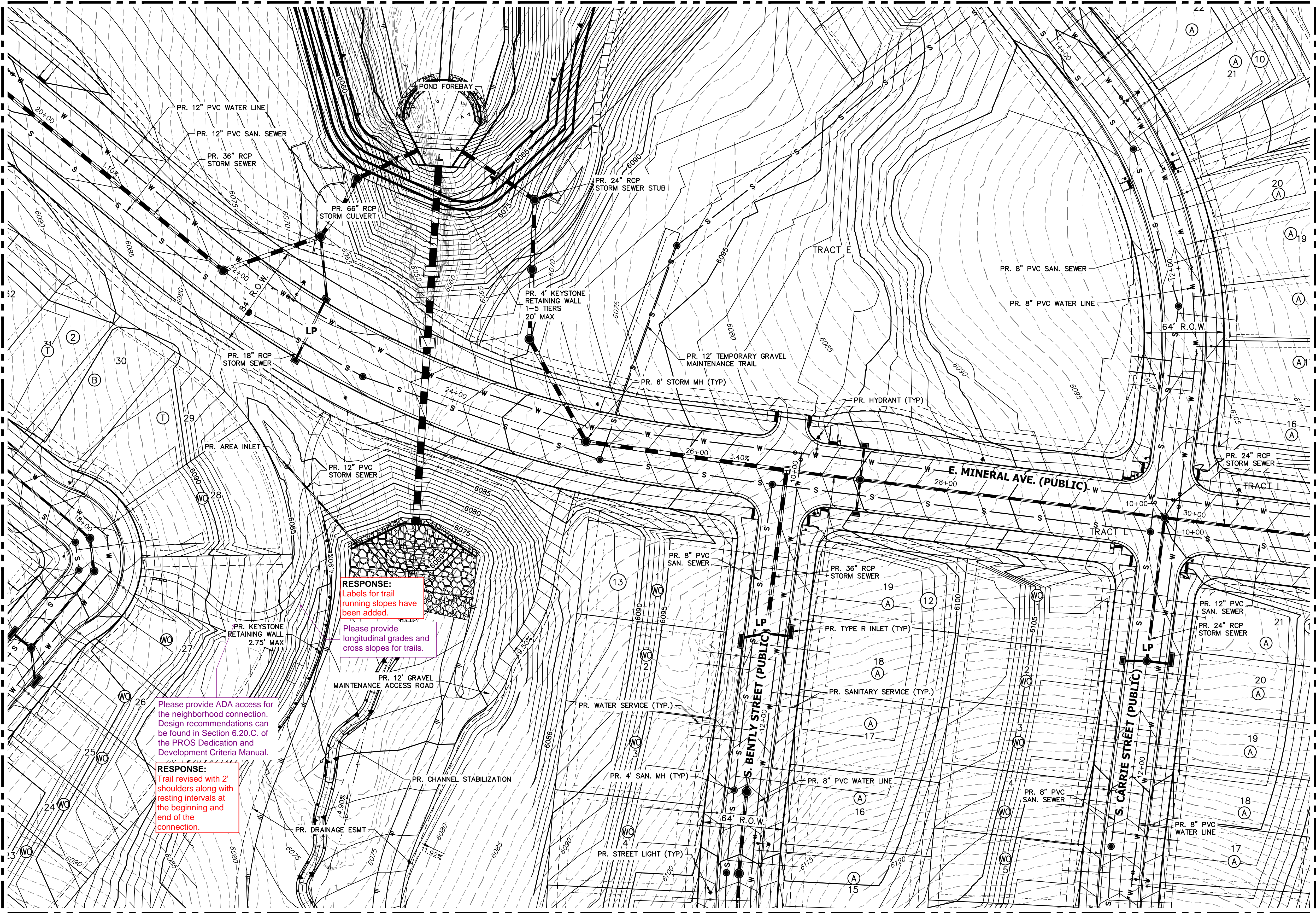
SHEET TITLE:
GRADING & UTILITY PLAN

40 OF 78



Know what's below.
Call before you dig.

SEE SHEET 40



SEE SHEET 36

SEE SHEET 46

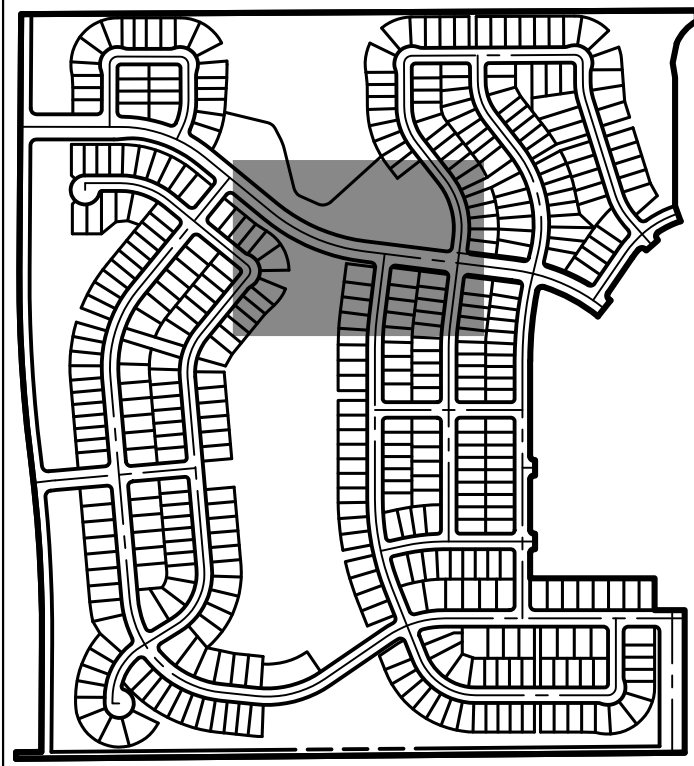
SEE SHEET 42

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 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 ENCRANCH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%. AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24

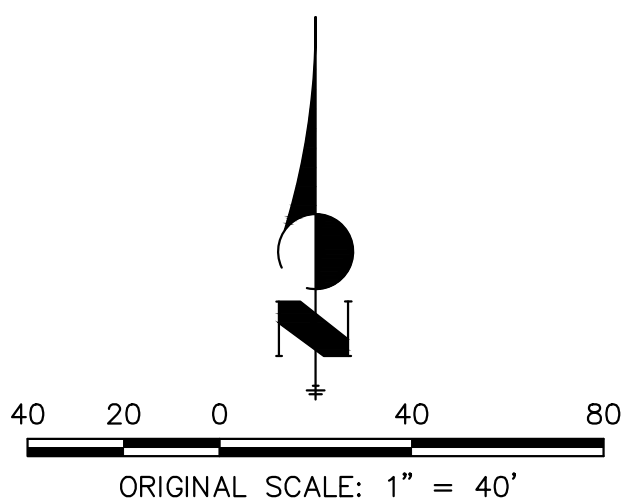
DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:
GRADING &
UTILITY PLAN

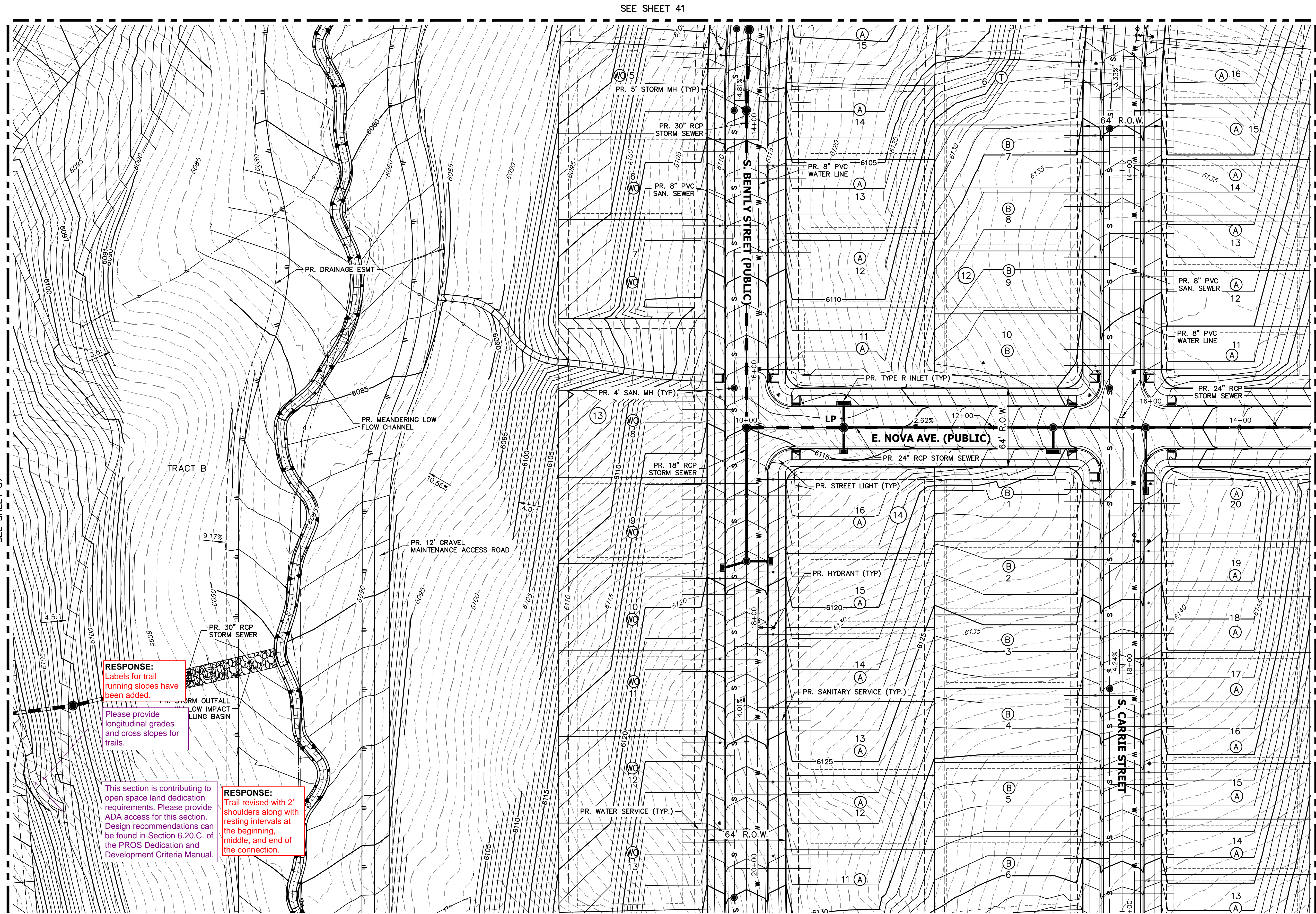


Know what's below.
Call before you dig.



CHECKED BY:
DRAWN BY:

SEE SHEET 37



SEE SHEET 43

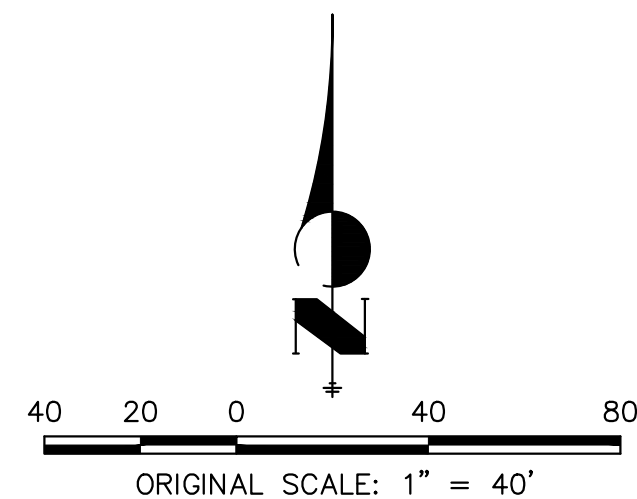
SEE SHEET 47

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.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.



Know what's below.
Call before you dig.

TRAILS AT OVERLAND RANCH- SITE PLAN 1

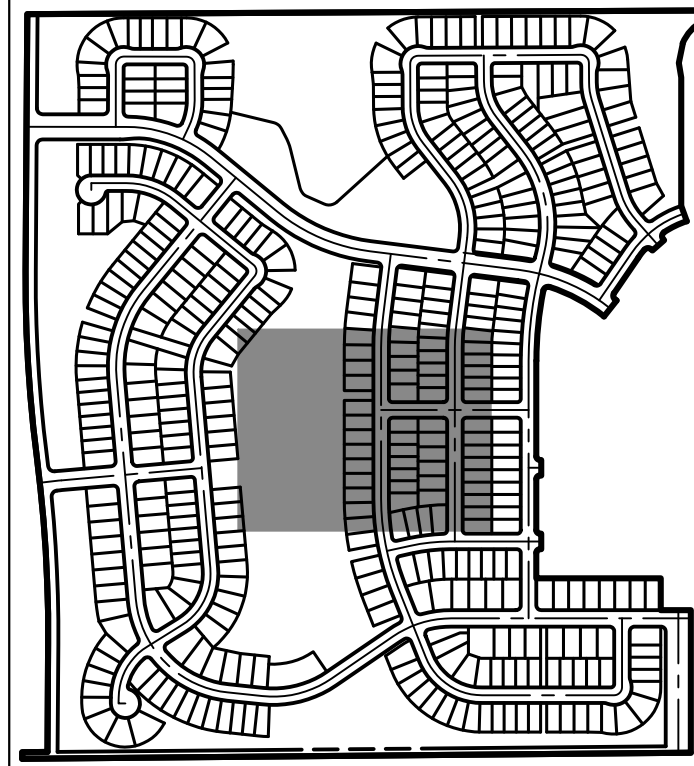
AURORA, COLORADO

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

04/25/24

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

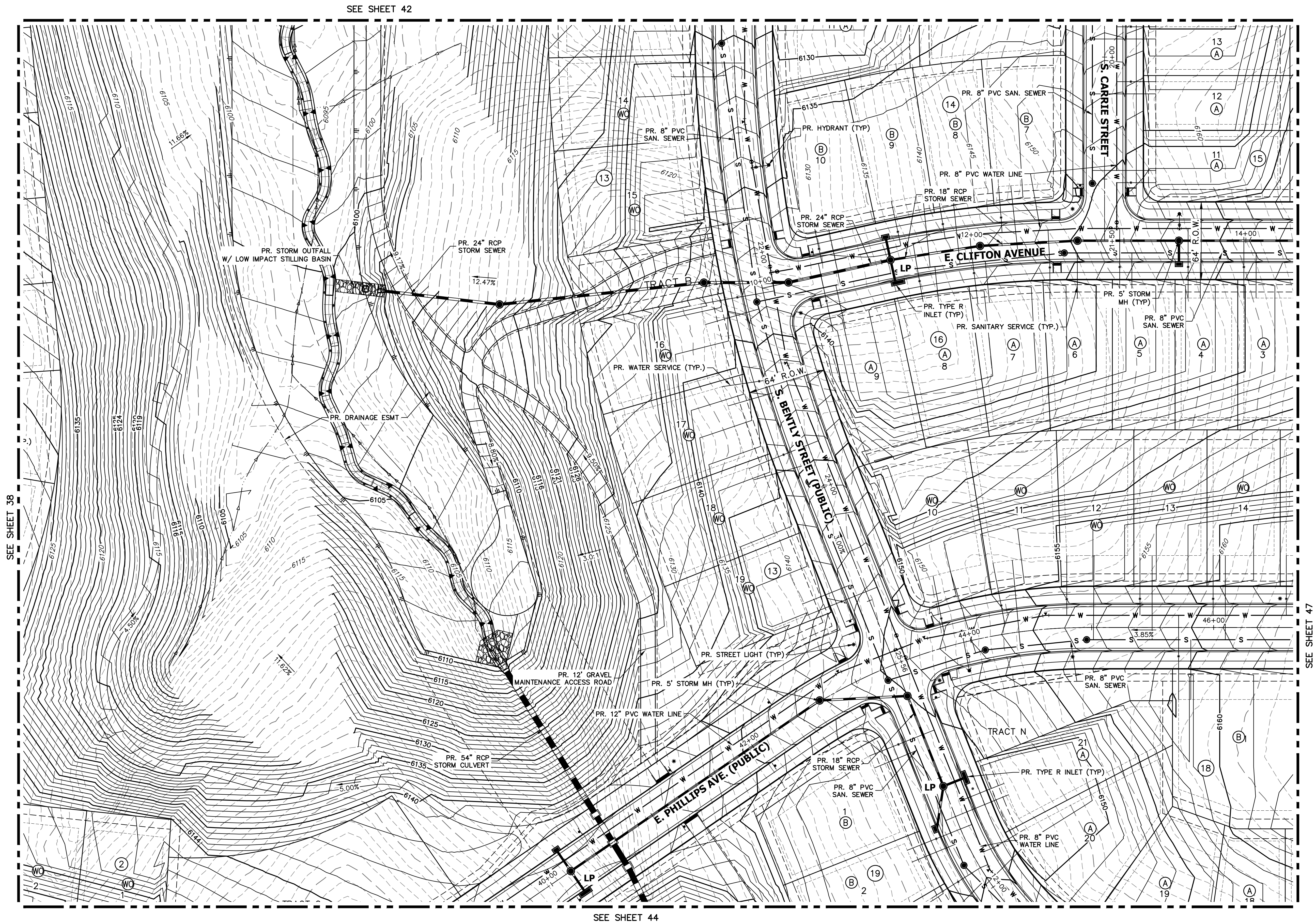
SHEET TITLE:
GRADING &
UTILITY PLAN



KEY MAP

SCALE: 1"=700'

CHECKED BY:
DRAWN BY:

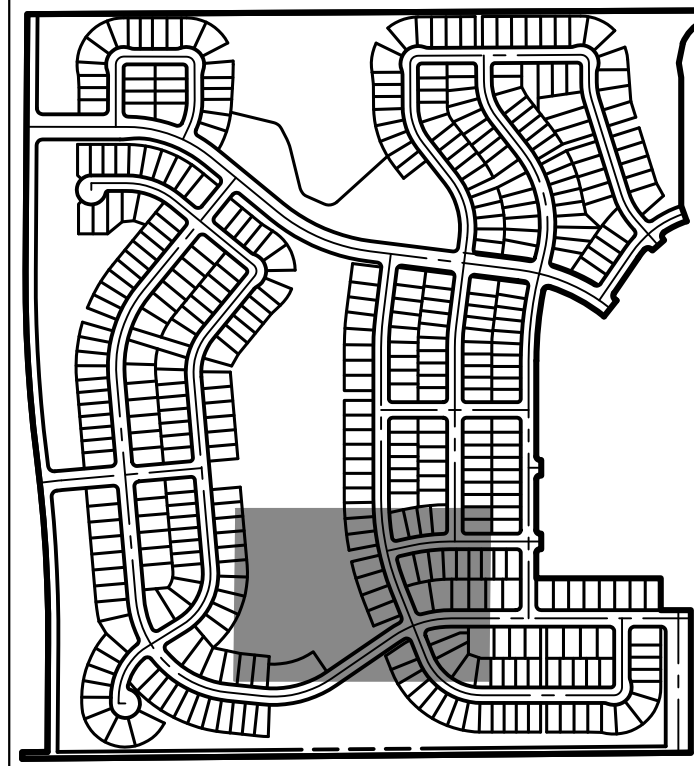


LEGEND

	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
	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 ENCRATCH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP. SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

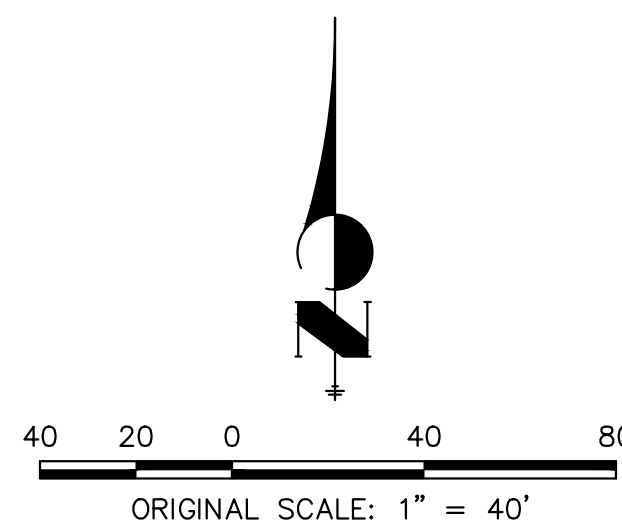
04/25/24

DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:
GRADING &
UTILITY PLAN

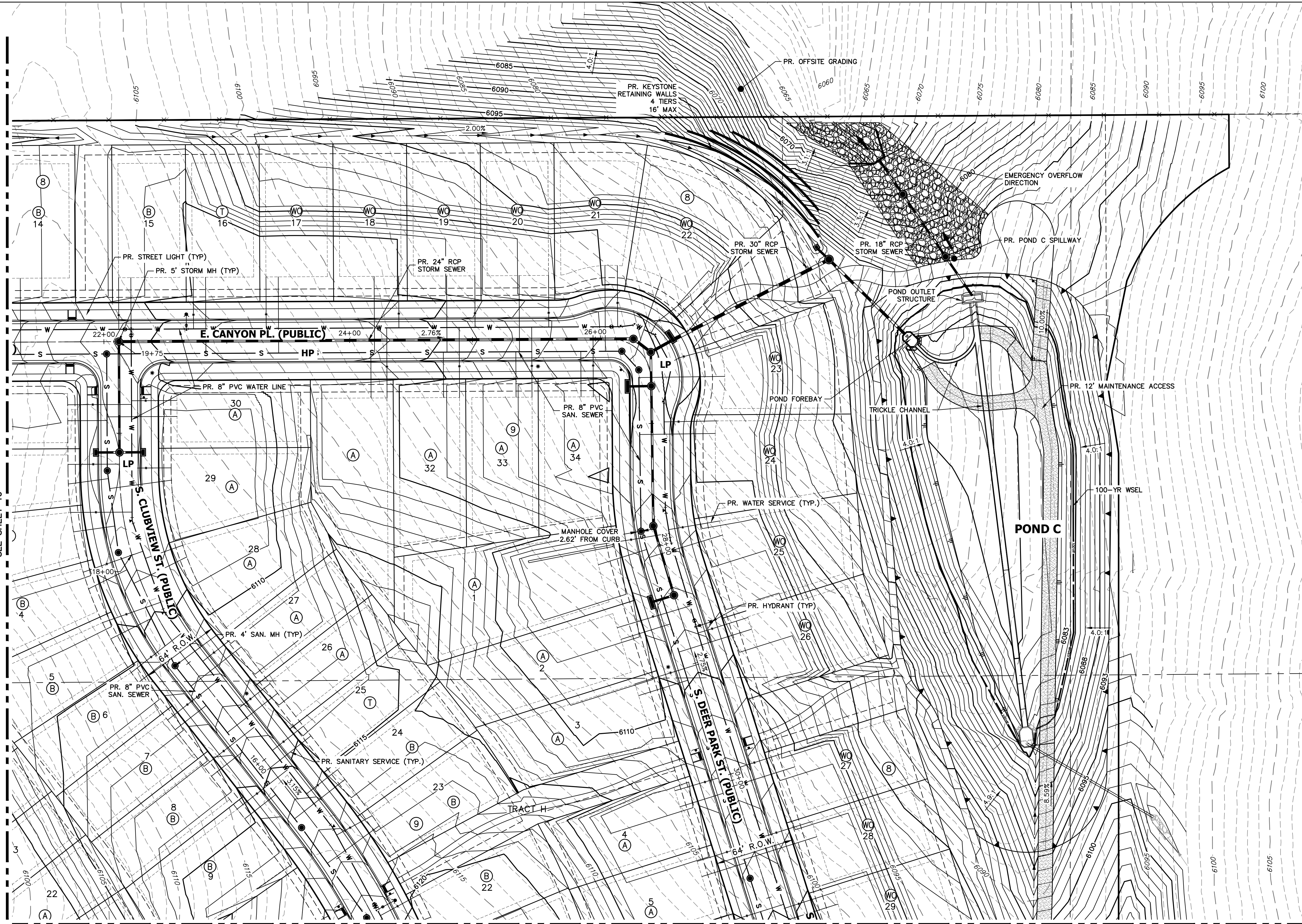
43 OF 78



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

SEE SHEET 40



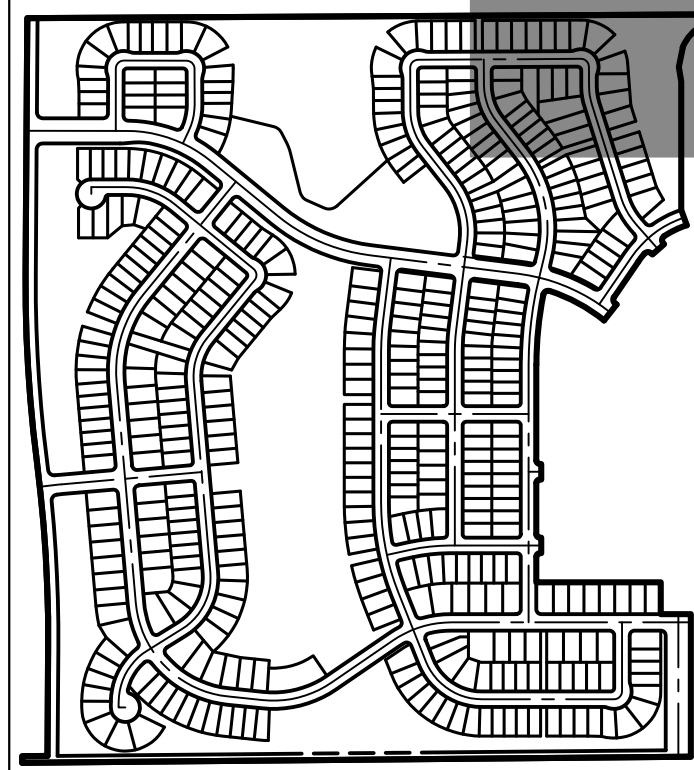
SEE SHEET 46

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.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%. MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

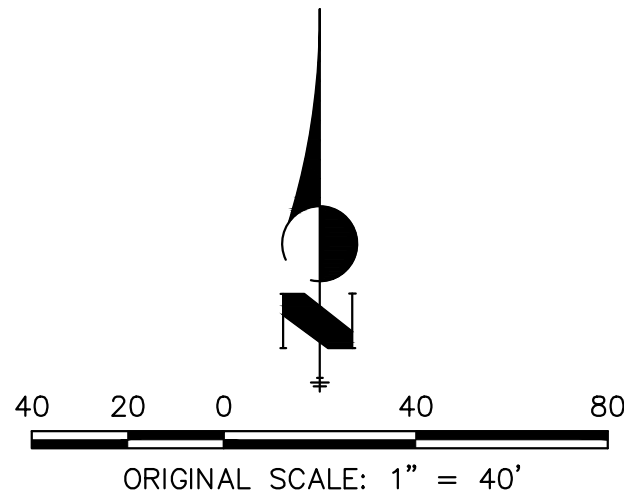
04/25/24

DATE:

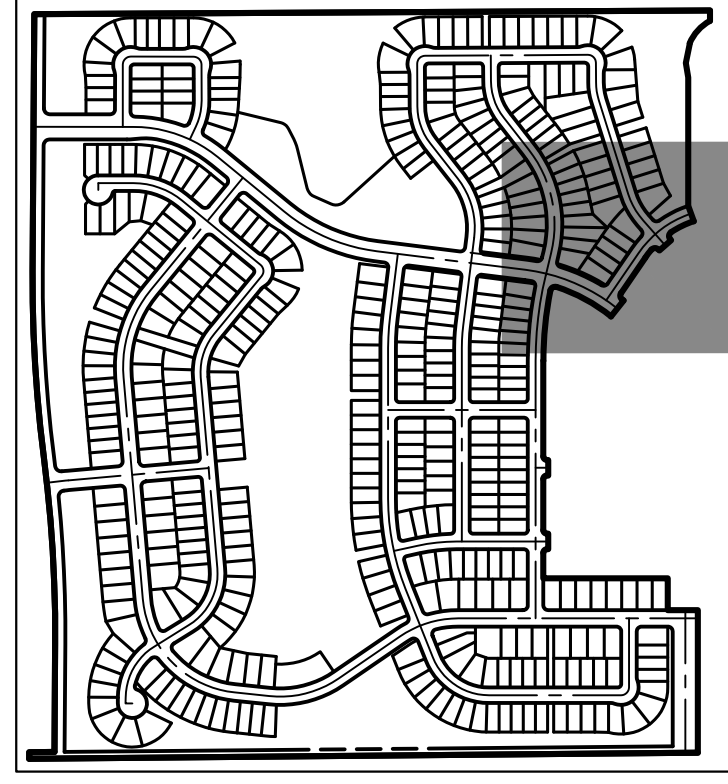
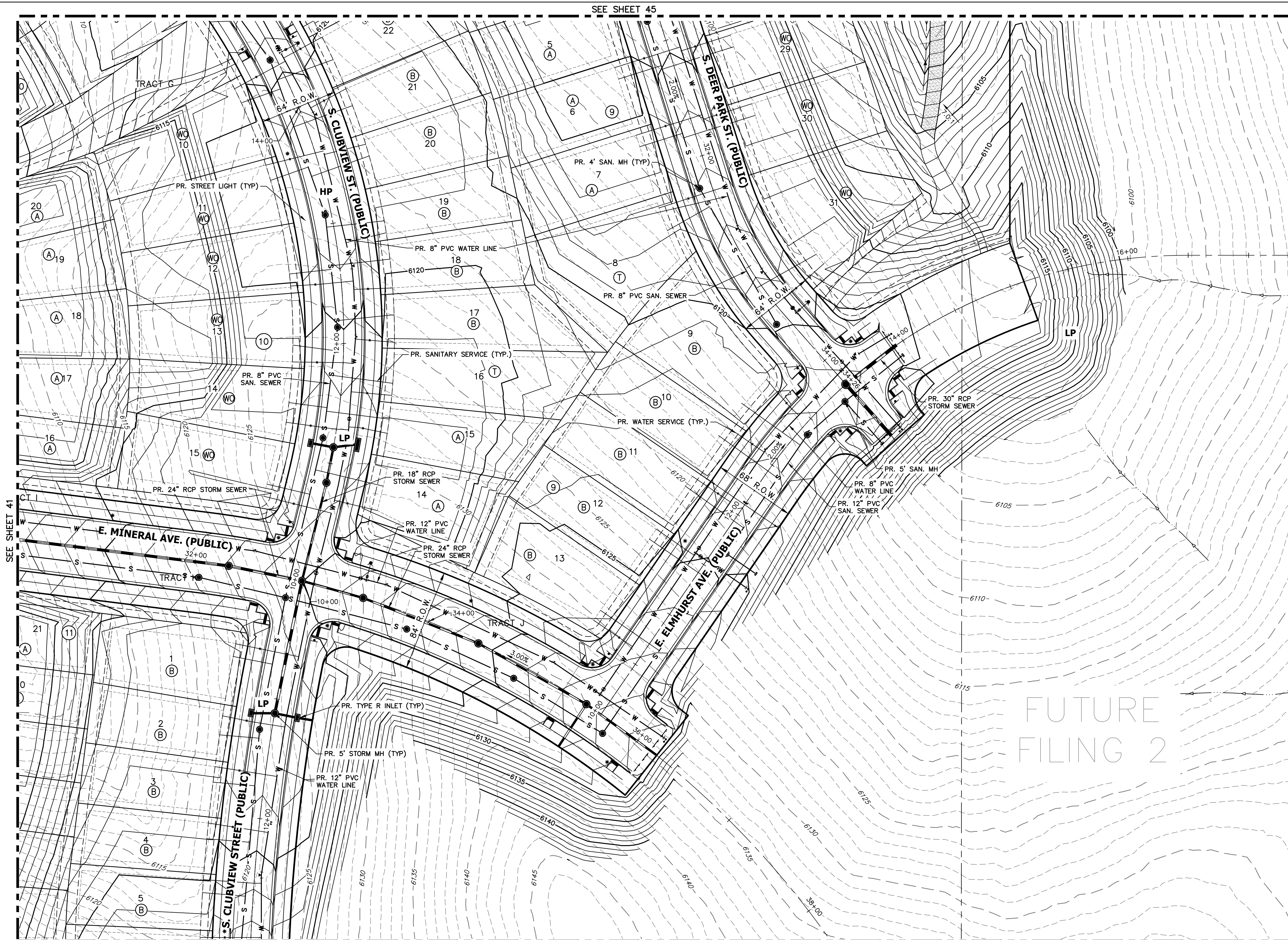
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:
GRADING & UTILITY PLAN

45 OF 78



Know what's below.
Call before you dig.



KEY MAP
SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

JR ENGINEERING
Aurora, Colorado
Contact: 303-741-8888 • Colorado State: 781-881-8888
Fax: 303-741-8888 • www.jr-engineering.com

AURORA, COLORADO

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

04/25/24
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

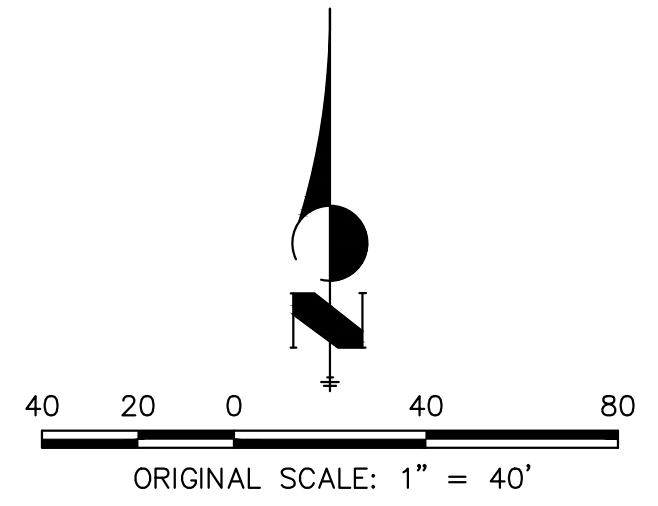
SHEET TITLE:
GRADING & UTILITY PLAN

LEGEND

	PROPOSED MINOR CONTOURS		

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 ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.



811
Know what's below.
Call before you dig.

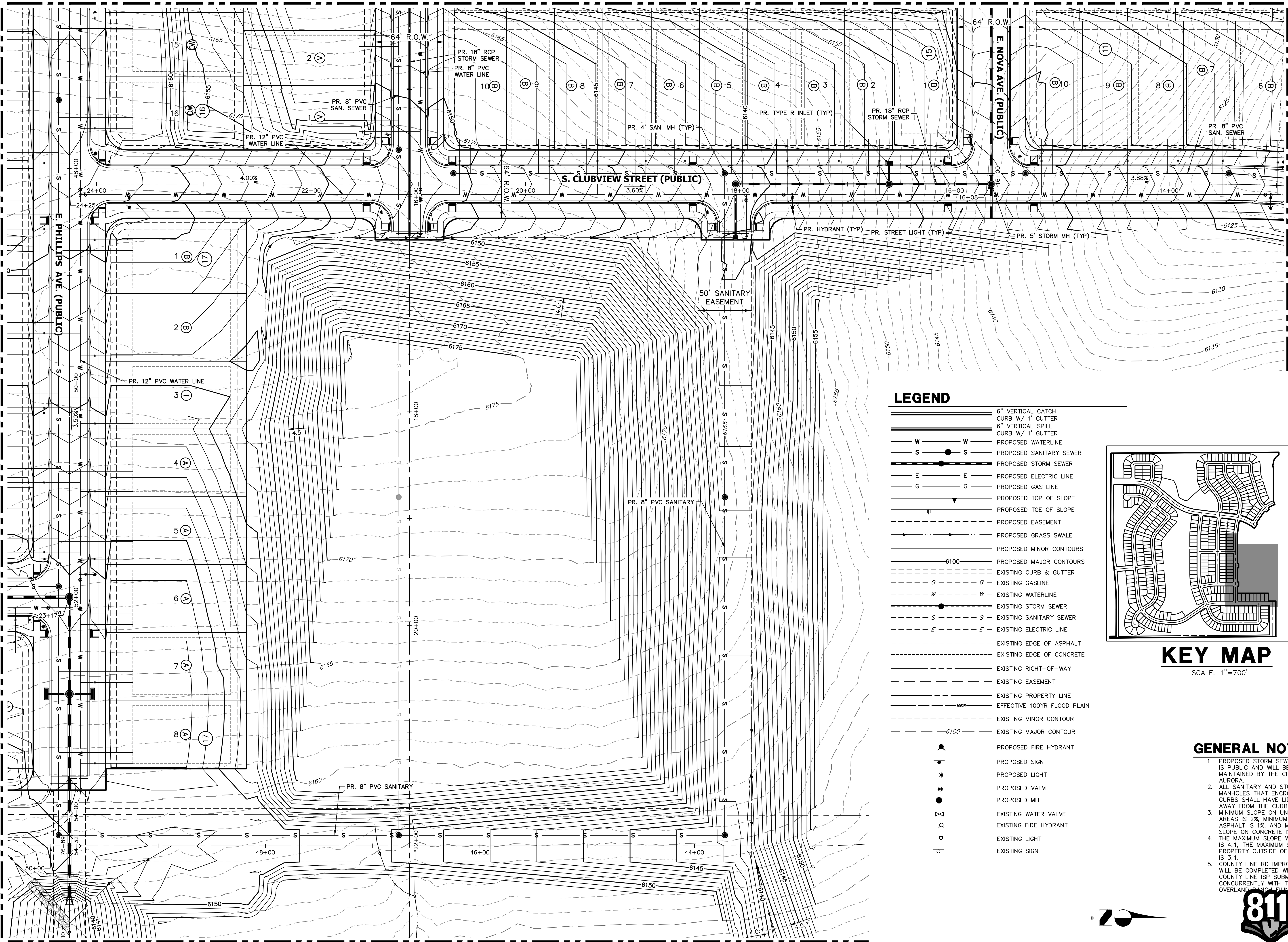
CHECKED BY:
DRAWN BY:

CHECKED BY:
DRAWN BY:

SEE SHEET 48

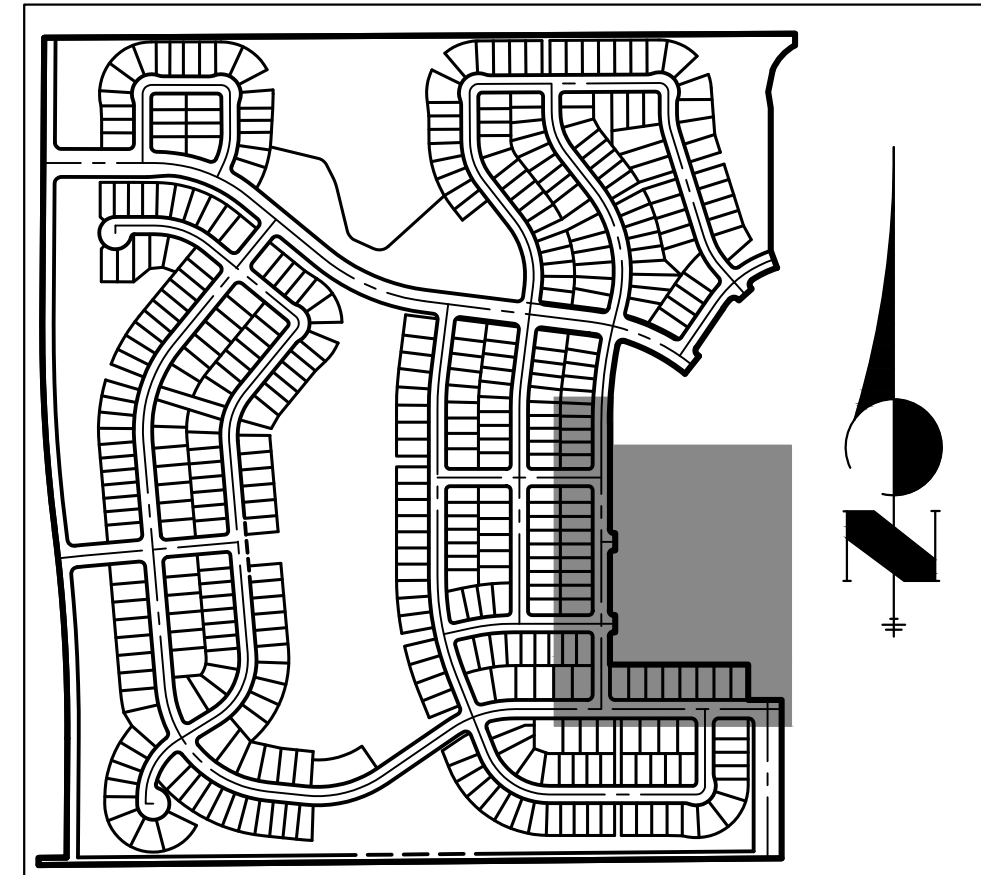
SEE SHEETS 42 & 43

SEE SHEETS 49



LEGEND

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

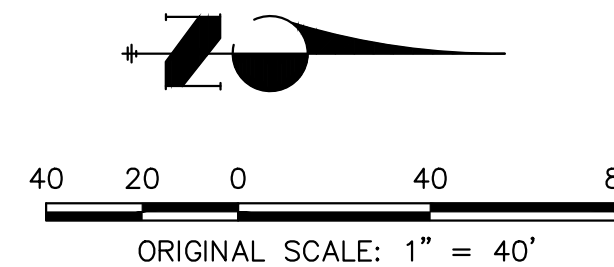


KEY MAP

SCALE: 1"=700'

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.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
4. COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH PLUG 2.
5. COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH PLUG 2.



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

04/25/24

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SP 03 - 10/13/23

SP 04 - 02/16/24

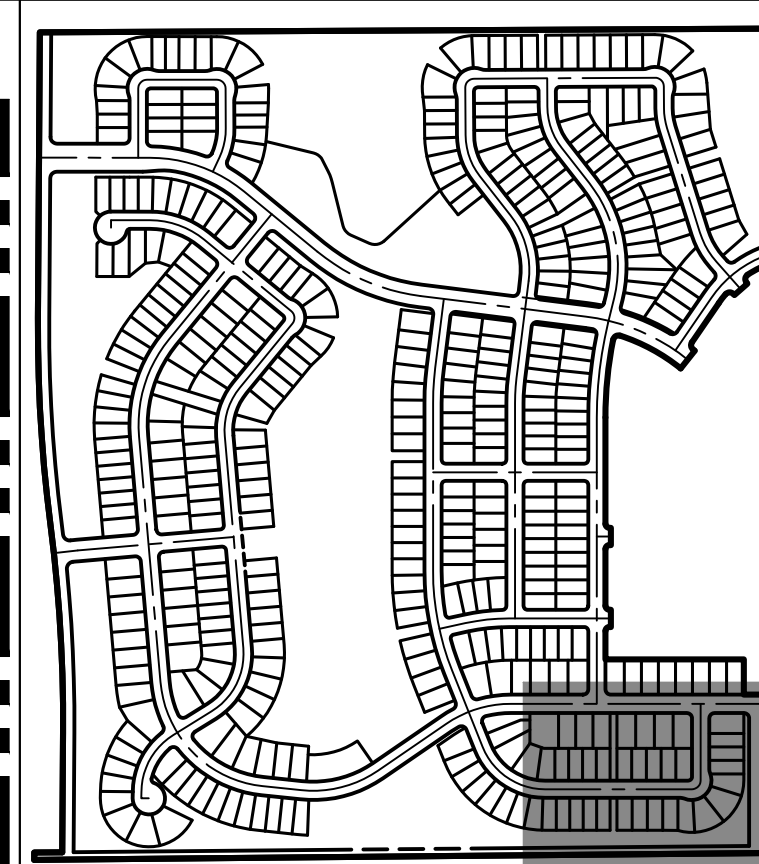
SP 05 - 04/25/24

SHEET TITLE:
GRADING &
UTILITY PLAN

CHECKED BY:
DRAWN BY:

SEE SHEET 47

SEE SHEET 44



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

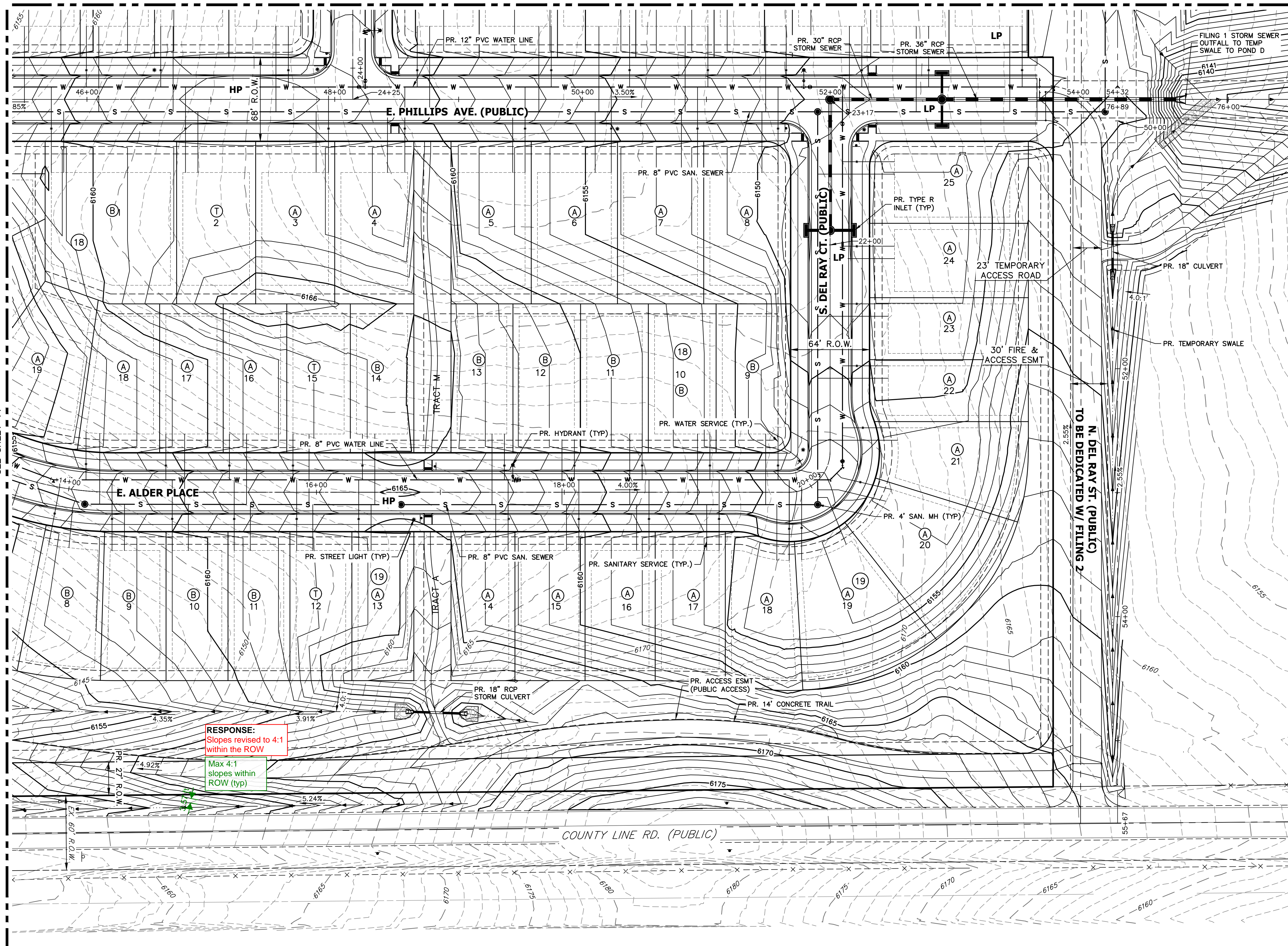
04/25/24

DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

SHEET TITLE:
GRADING &
UTILITY PLAN

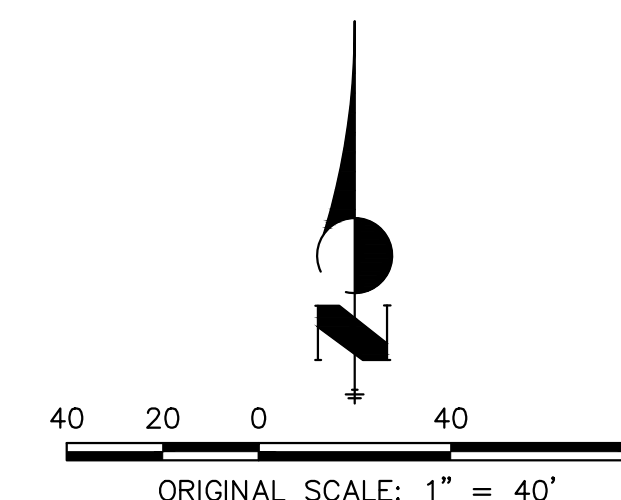
48 OF 78



SEE SHEET 49

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				



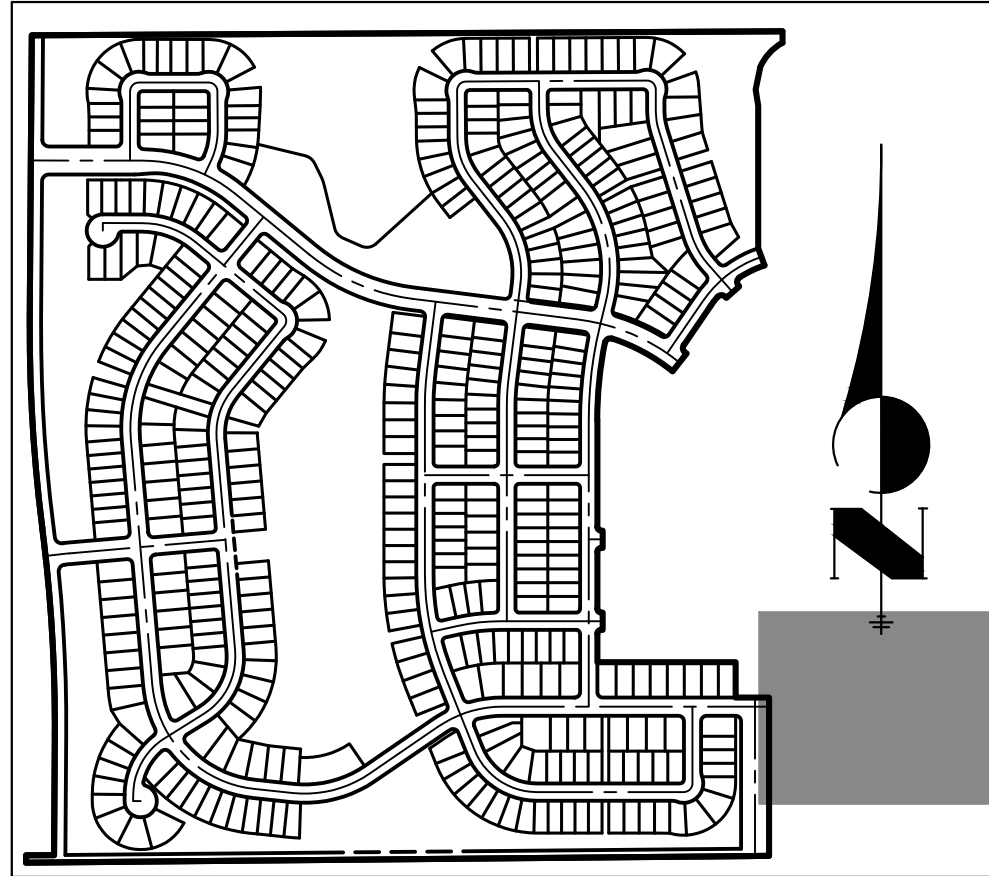
811
Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

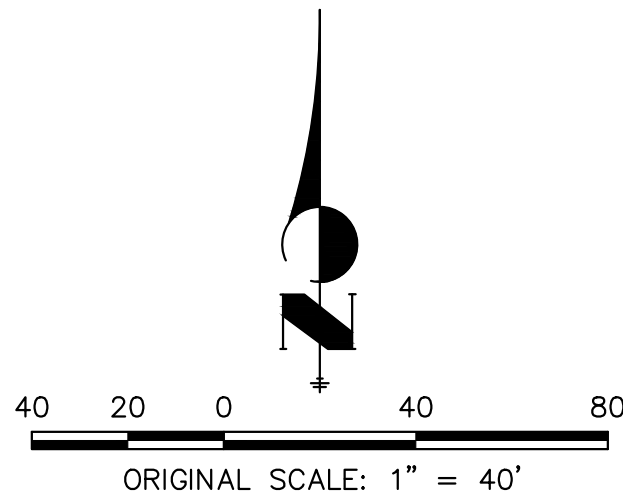
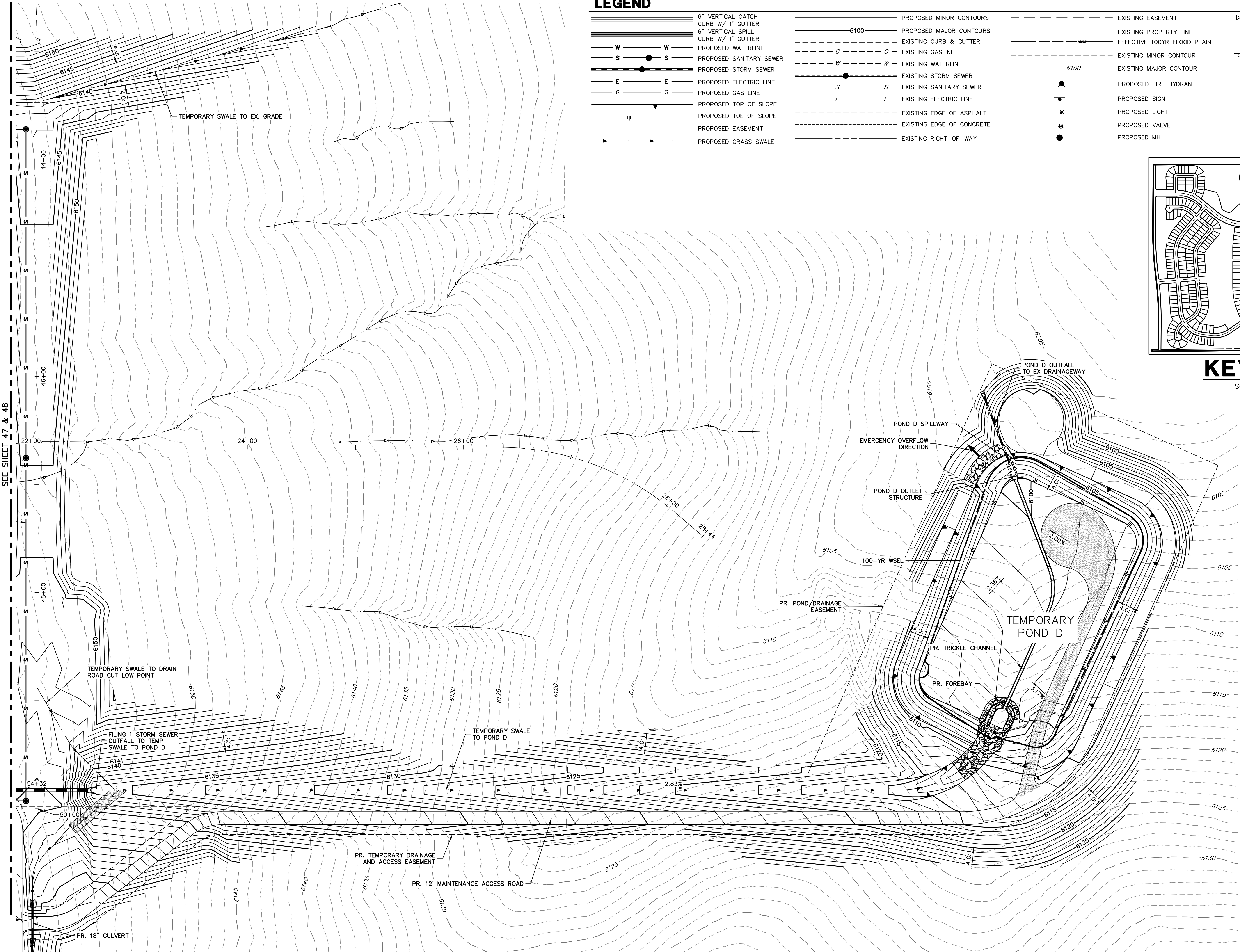
SEE SHEET 47 & 48

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				

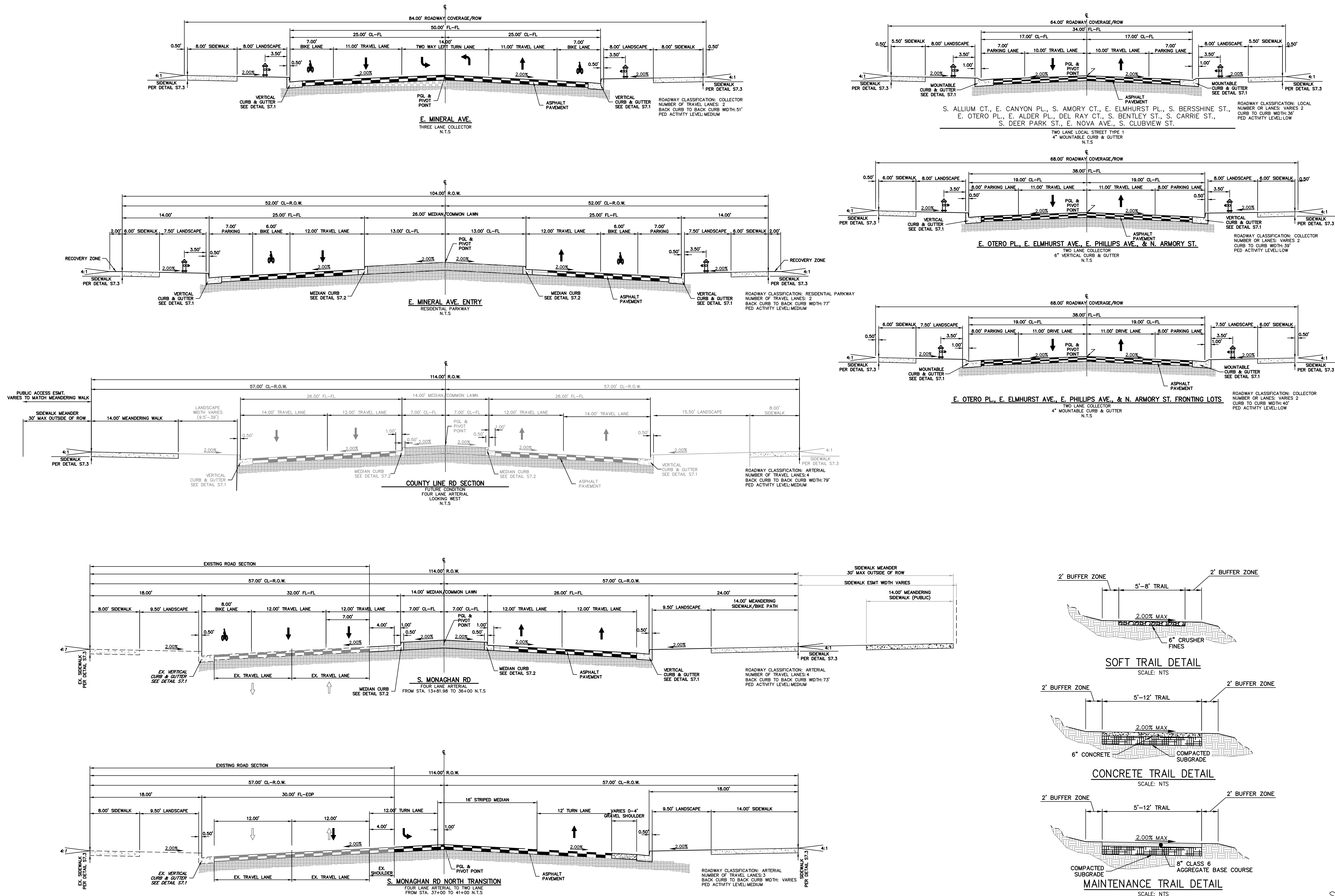


KEY MAP
SCALE: 1"=700'



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:



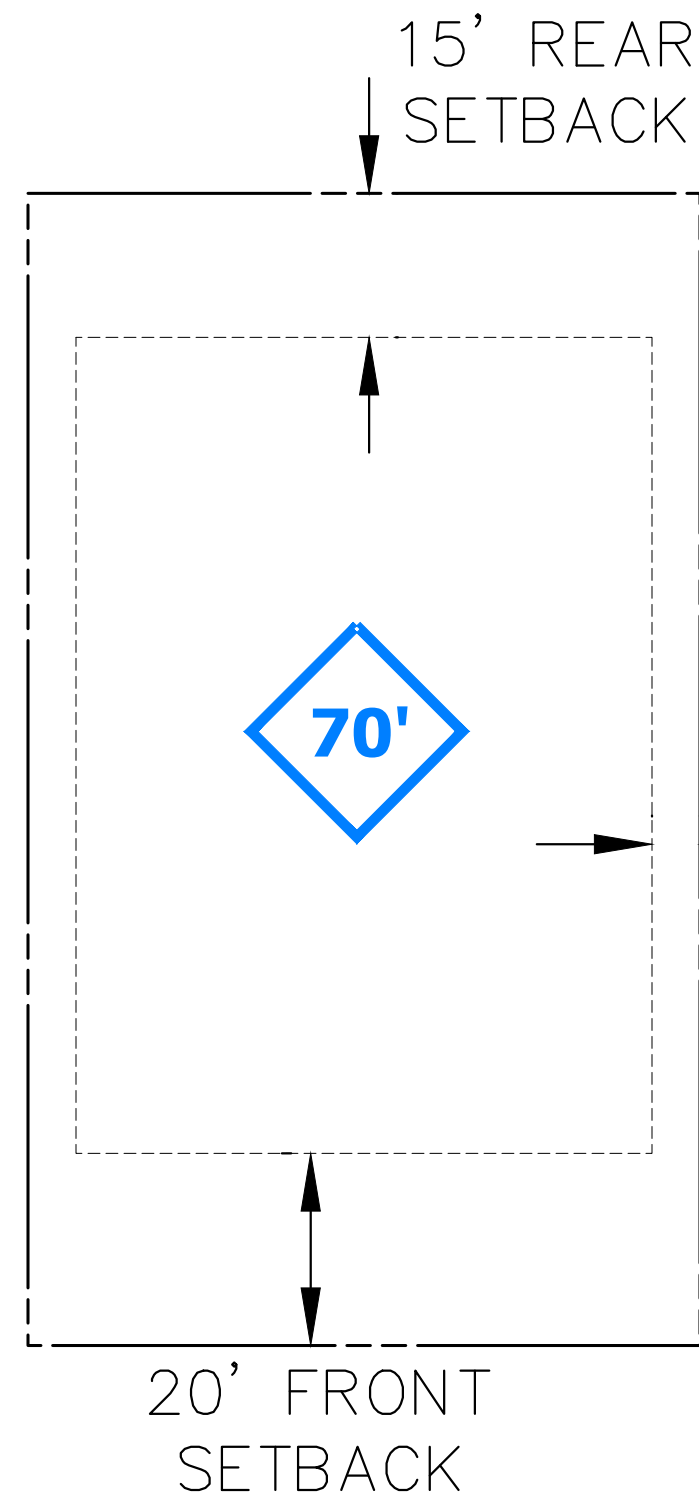
OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

04/25/24
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23
SP 04 - 02/16/24
SP 05 - 04/25/24

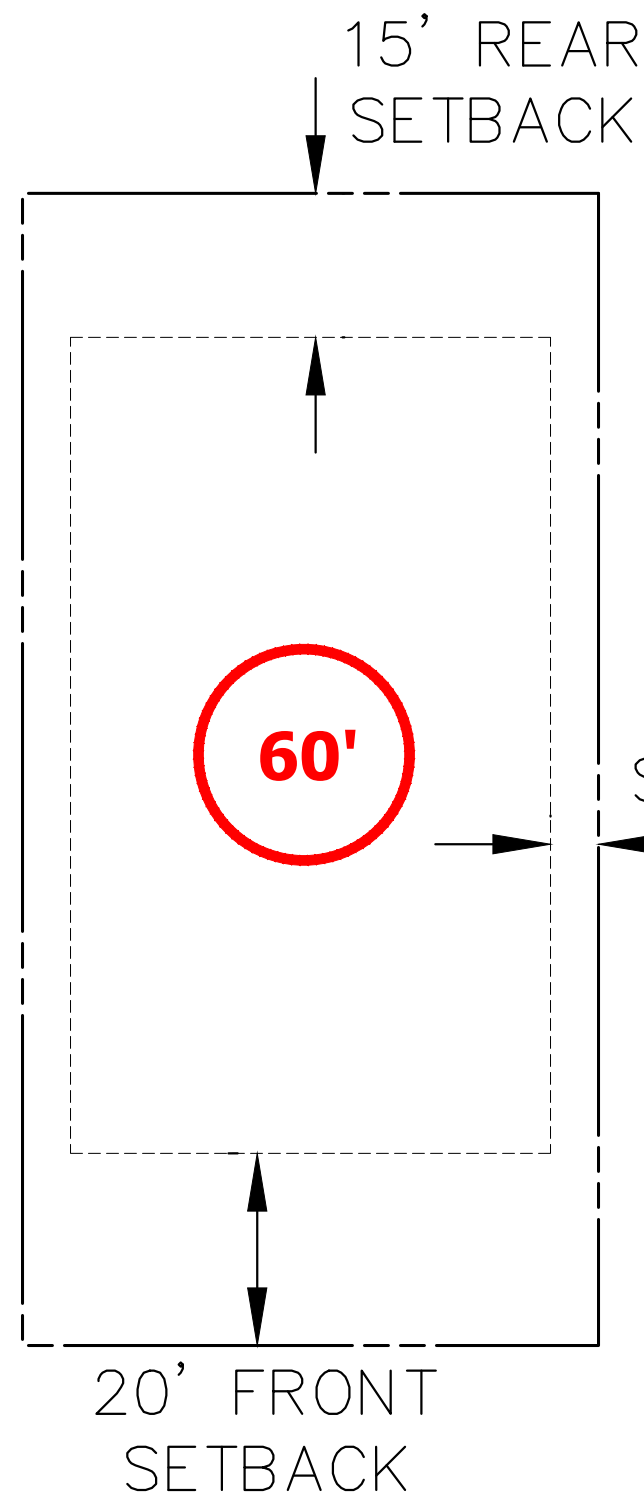
SHEET TITLE:

SITE PLAN DETAILS



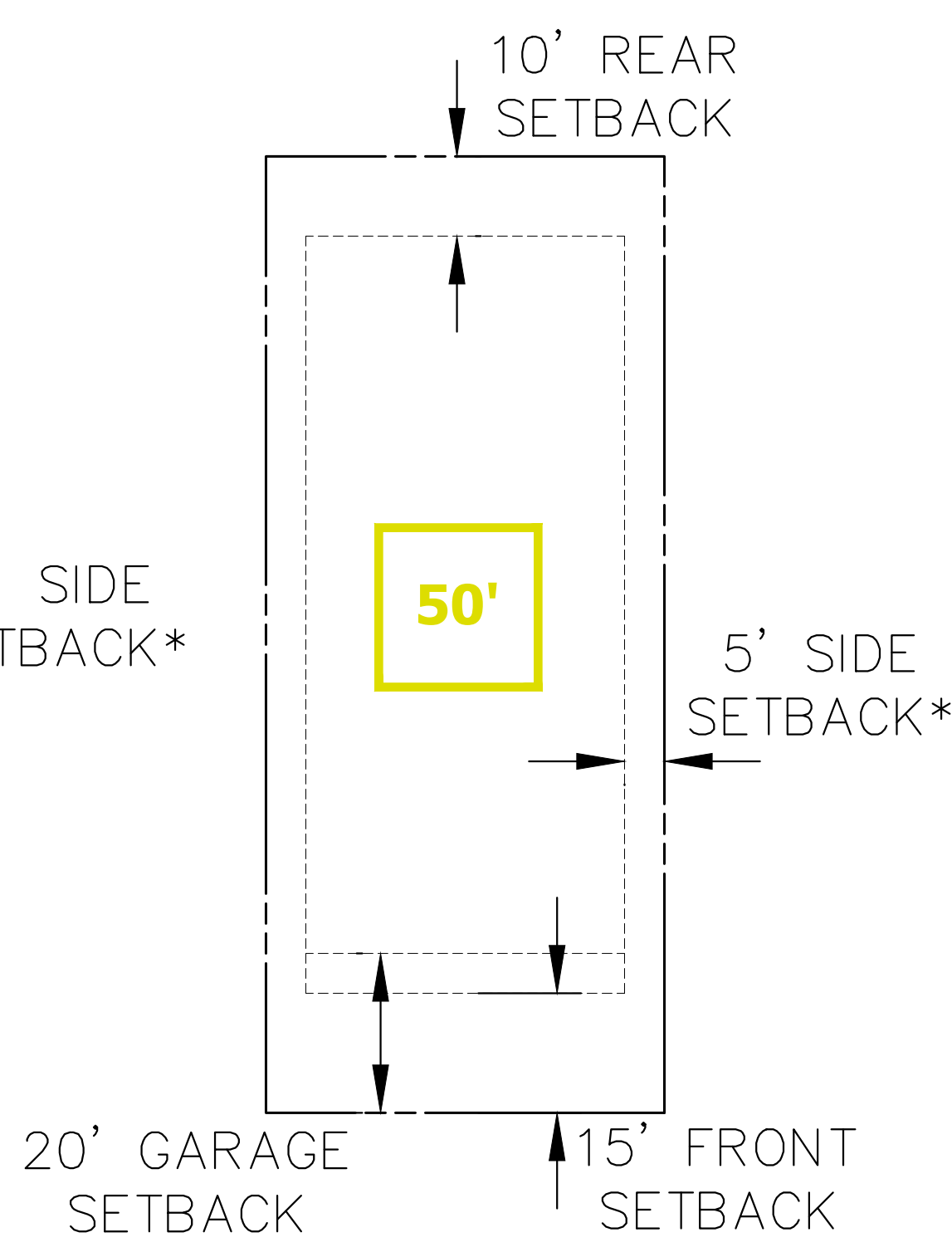
**TYPICAL PRODUCT C
HOME LOT DETAIL**

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



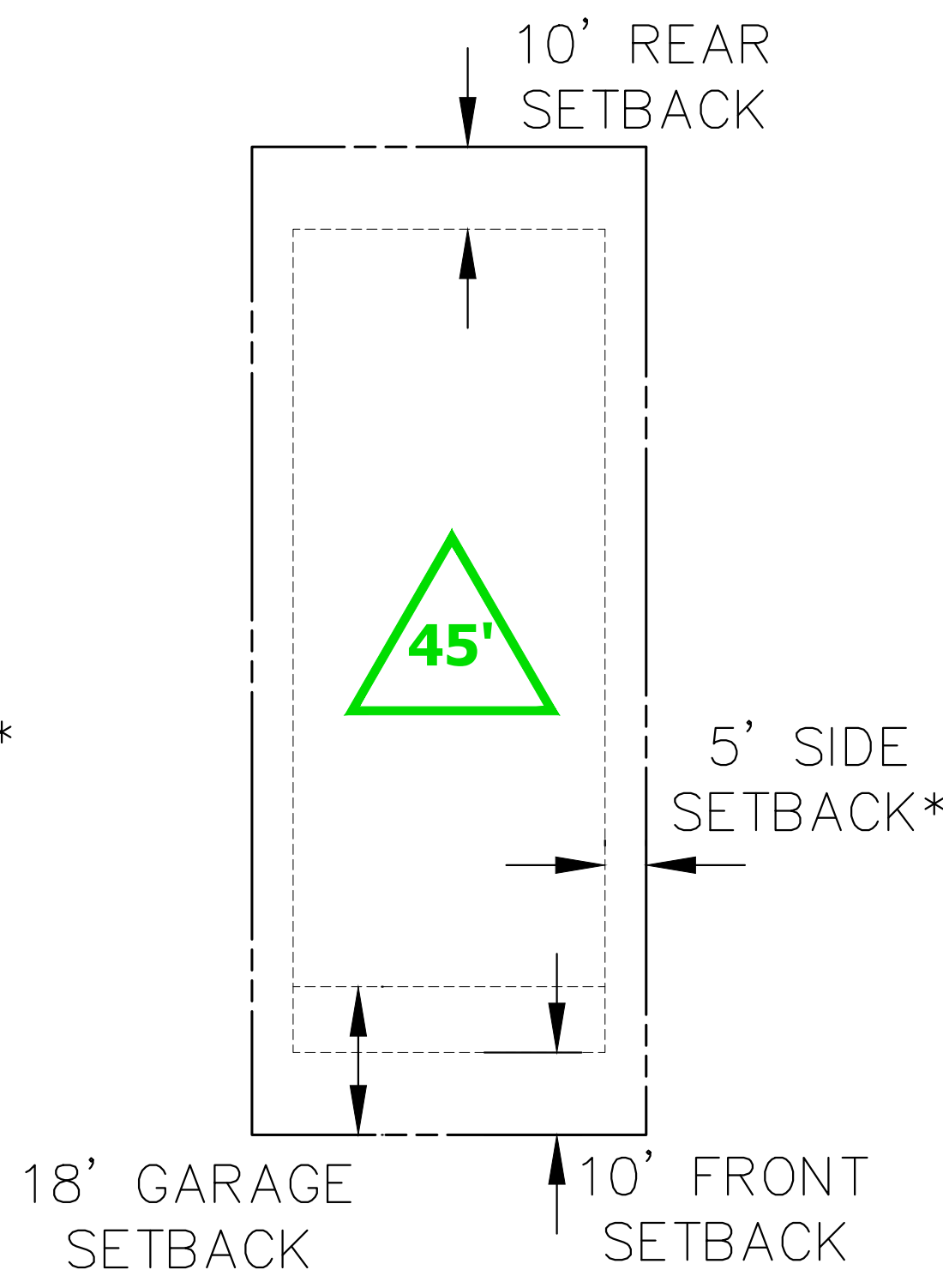
**TYPICAL PRODUCT C
HOME LOT DETAIL**

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



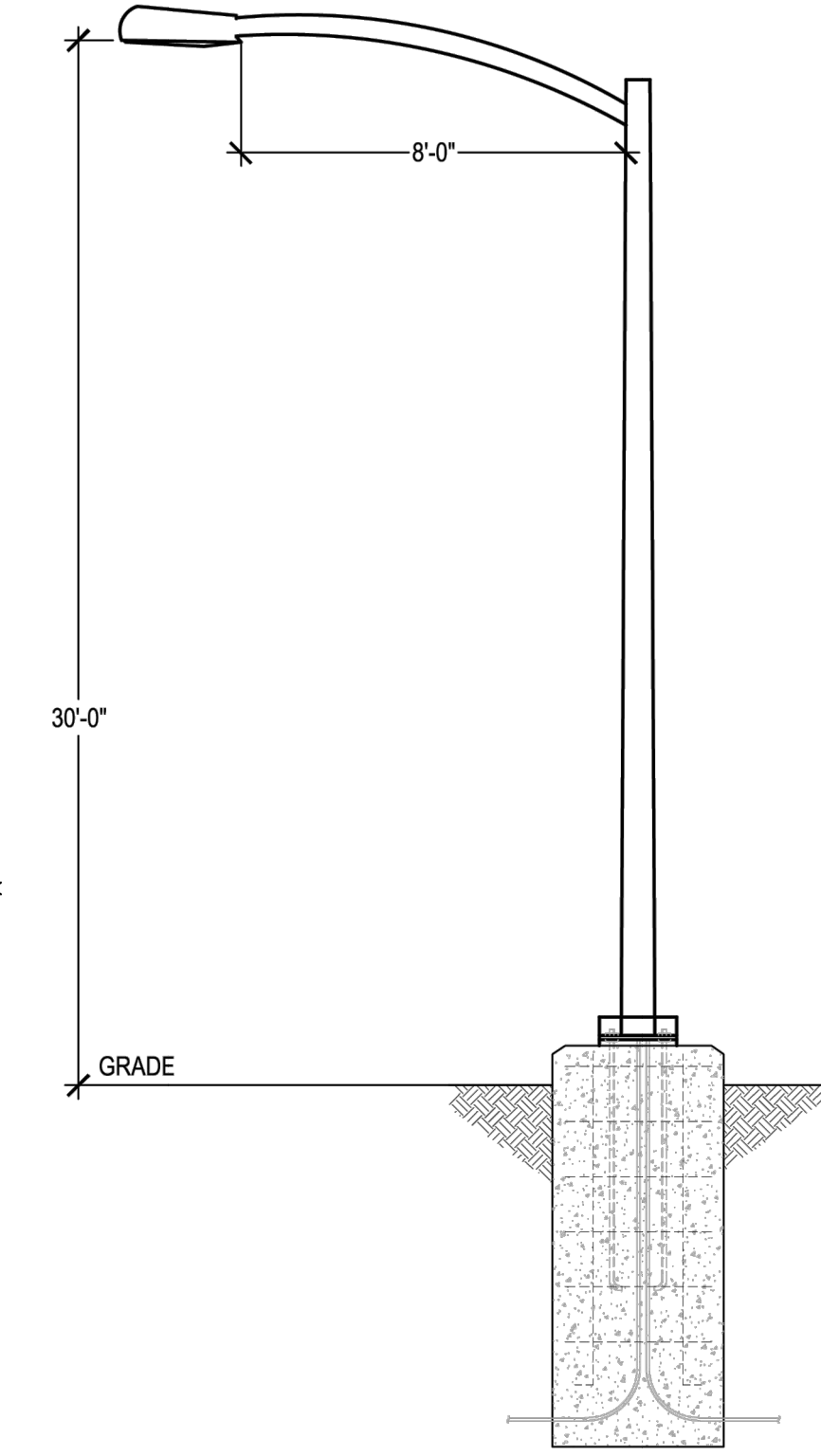
**TYPICAL PRODUCT B
HOME LOT DETAIL**

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

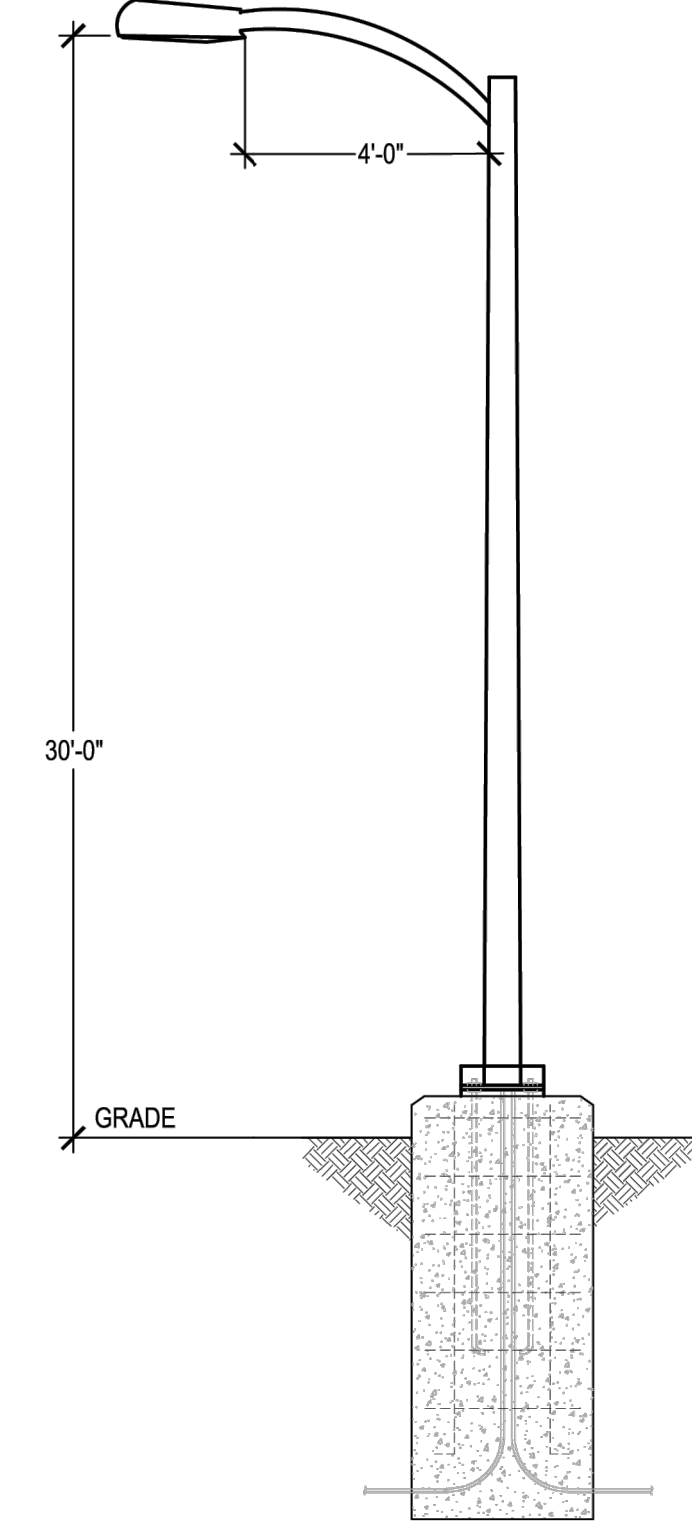


**TYPICAL PRODUCT A
HOME LOT DETAIL**

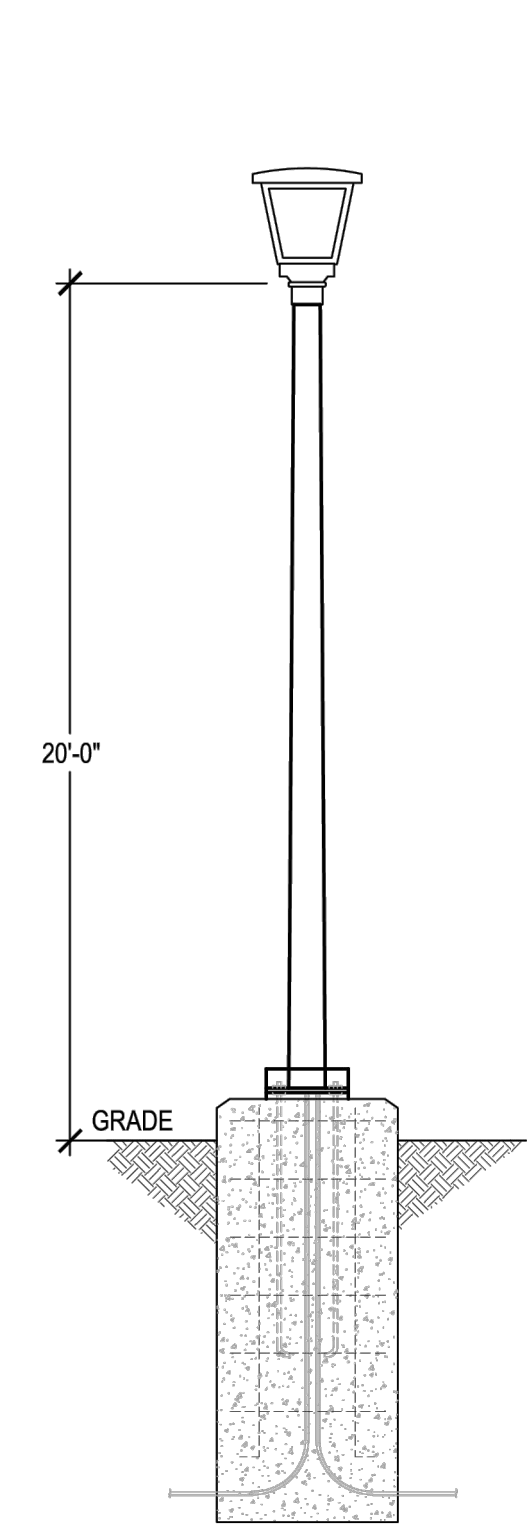
SCALE: 1" = 20'
*ALL CORNER LOTS SHALL
HAVE A 10' SIDE SETBACK



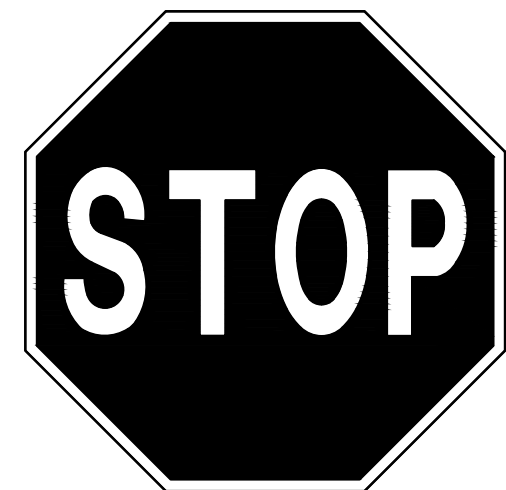
SL-4
ARCH-L ARCHEON LARGE LED ROADWAY
LUMINAIRE



SL-3
STREETWORKS ARCHEON MEDIUM ROADWAY
LUMINAIRE



SL-1
LUMEC MPTC URBANSCAPE LED
POST TOP LUMINAIRE



R1-1 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")

ACCESSIBLE PARKING SIGN



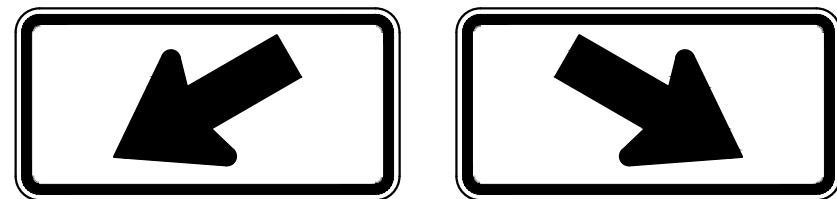
R3-7R MUTCD SIGN



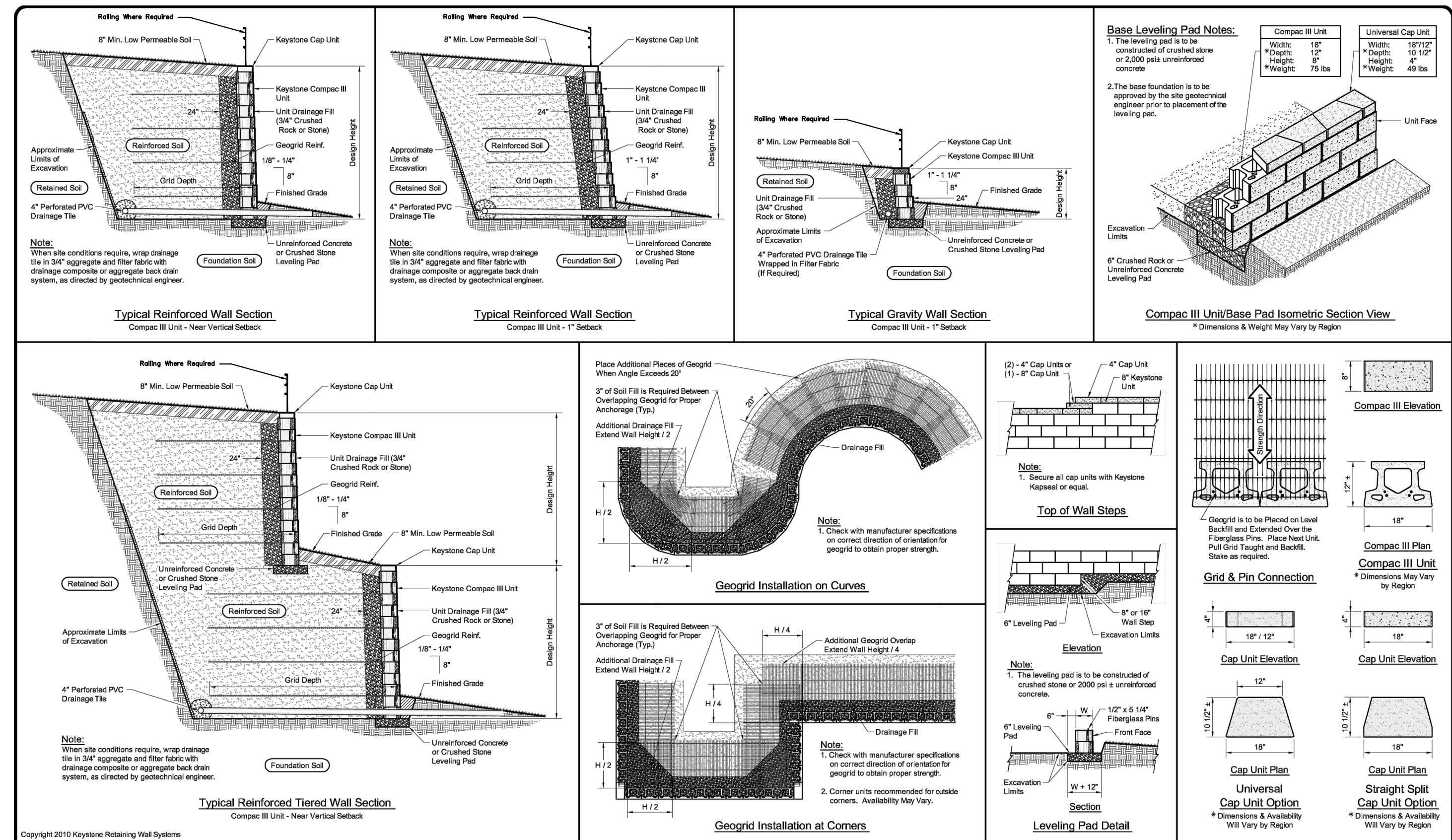
W11-2 MUTCD SIGN



W16-9P MUTCD SIGN



W16-7P MUTCD SIGN



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

TRACT KEY MAP



KEY MAP

SCALE: 1" = 600'



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

TRACT LANDSCAPE TABLE

Tract	Total Tract Area	Description	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
A	460,956	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	116	145	1,153	#5 Cont Shrubs 1,208 #1 Cont Grasses 913
B	392,702	Open Space/Pocket Park (1 Tree and 10 Shrubs per 4,000 SF)	99	111	982	#5 Cont Shrubs 1,108 #1 Cont Grasses 912
B (DRAINAGE WAY)	383,702 (2)	Undisturbed/Drainage Way	0	0	0	#5 Cont Shrubs 0 #1 Cont Grasses 0
C	297,970	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	75	78	745	#5 Cont Shrubs 615 #1 Cont Grasses 590
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	511,663	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	128	142	1,280	#5 Cont Shrubs 1,170 #1 Cont Grasses 986
F (DETENTION PONDS A, B, C) (2)	166,053 (2)	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	7,629	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	20	#5 Cont Shrubs 16 #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	2,654	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#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	7,530	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs 30 #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 104 #1 Cont Grasses 119
Totals:	1,951,964		435	494	4,307	5,447

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, drainage way & detention pond area shall not be counted toward the tract landscape requirements, per 146-4.7.5.1.1



CHECKED BY: JN/CM
DRAWN BY: KR/MD

CURBSIDE LANDSCAPE TABLE

<i>Curbside Description (1 shrub per 40 SF and 1 tree per 40 LF)</i>	<i>Homebuilder Curbside Area (SF)</i>	<i>Homebuilder Shrub Requirement</i>	<i>Tract Curbside Area (SF)</i>	<i>Shrubs Required</i>	<i>Shrubs Provided</i>		<i>Legth (LF)</i>	<i>Trees Required</i>	<i>Trees Provided</i>
S. Allium Court - East Side	1,944	49	0	0	#5 Cont Shrubs	0	236	6	6
					#5 Cont Grasses	0			
S. Allium Court - West Side	1,607	41	0	0	#5 Cont Shrubs	0	224	6	6
					#5 Cont Grasses	0			
E. Canyon Place - Noth Side	8,883	223	240	6	#5 Cont Shrubs	2	1,117	28	28
					#5 Cont Grasses	6			
E. Canyon Place - South Side*	7,240	181	0	0	#5 Cont Shrubs	0	888	22	24
					#5 Cont Grasses	0			
S. Amory Street - East Side*	2,249	57	208	6	#5 Cont Shrubs	4	316	8	8
					#5 Cont Grasses	3			
S. Amory Street - West Side*	2,095	53	0	0	#5 Cont Shrubs	0	264	7	7
					#5 Cont Grasses	0			
E. Elmhurst Place - North Side*	6,358	159	696	18	#5 Cont Shrubs	12	803	20	22
					#5 Cont Grasses	9			
E. Elmhurst Place - South Side*	1,680	42	0	0	#5 Cont Shrubs	0	709	18	18
					#5 Cont Grasses	0			
S. Bersshine Street - East Side*	13,160	329	2,794	70	#5 Cont Shrubs	59	1,967	49	50
					#5 Cont Grasses	27			
S. Bersshine Street - West Side*	15,341	384	116	3	#5 Cont Shrubs	8	1,907	48	48
					#5 Cont Grasses	4			
S. Bently Street - East Side*	10,189	255	0	0	#5 Cont Shrubs	0	1,272	32	33
					#5 Cont Grasses	0			
S. Bently Street - West Side*	11,098	278	663	17	#5 Cont Shrubs	11	1,422	36	36
					#5 Cont Grasses	6			
E. Alder Place - North Side*	6,919	173	624	16	#5 Cont Shrubs	9	873	22	22
					#5 Cont Grasses	11			
E. Alder Place - South Side*	7,900	198	200	5	#5 Cont Shrubs	0	973	24	25
					#5 Cont Grasses	5			
S. Del Ray Court - East Side	594	15	0	0	#5 Cont Shrubs	0	234	6	7
					#5 Cont Grasses	0			
S. Del Ray Court - West Side	510	13	0	0	#5 Cont Shrubs	0	250	6	6
					#5 Cont Grasses	0			
E. Nora Avenue - North Side*	3,471	87	0	0	#5 Cont Shrubs	0	381	10	11
					#5 Cont Grasses	0			
E. Nora Avenue - South Side*	3,477	87	0	0	#5 Cont Shrubs	0	432	11	11
					#5 Cont Grasses	0			
S. Carrie Street - East Side*	9,494	238	263	7	#5 Cont Shrubs	5	1,713	43	45
					#5 Cont Grasses	3			
S. Carrie Street - West Side*	1,135	29	3,726	94	#5 Cont Shrubs	77	1,703	43	46
					#5 Cont Grasses	31			
E. Clifton Avenue - North Side*	3,342	84	0	0	#5 Cont Shrubs	0	420	11	11
					#5 Cont Grasses	0			
E. Clifton Avenue - South Side*	3,973	100	0	0	#5 Cont Shrubs	0	445	11	11
					#5 Cont Grasses	0			

S. Deer Park Street - East Side*	5,422	136	824	21	#5 Cont Shrubs	13	748	19	19
					#5 Cont Grasses	5			
S. Deer Park Street- West Side*	5,699	143	240	6	#5 Cont Shrubs	6	691	17	17
					#5 Cont Grasses	5			
E Elmhurst Ave.-West Side*	1,883	48	0	0	#5 Cont Shrubs	0	207	5	6
					#5 Cont Grasses	0			
S. Clubview Street - West Side*	13,934	349	511	13	#5 Cont Shrubs	9	1,927	48	49
					#5 Cont Grasses	6			
E. Otero Place - North Side*	2,779	70	1,052	27	#5 Cont Shrubs	20	456	11	11
					#5 Cont Grasses	7			
E. Otero Place - South Side*	2,765	70	1,002	26	#5 Cont Shrubs	20	482	12	13
					#5 Cont Grasses	12			
S. Amory Street - East Side*	12,855	322	602	16	#5 Cont Shrubs	10	1,745	44	45
					#5 Cont Grasses	6			
S. Amory Street - West Side*	15,757	394	535	14	#5 Cont Shrubs	10	1,833	46	48
					#5 Cont Grasses	5			
E. Phillips Avenue - North Side*	6,643	167	2,462	62	#5 Cont Shrubs	20	1,516	38	40
					#5 Cont Grasses	42			
E. Phillips Avenue - South Side*	9,492	238	6,533	164	#5 Cont Shrubs	87	2,076	52	55
					#5 Cont Grasses	78			
County Line Road - North Side	0	0	4,017	101	#5 Cont Shrubs	149	2,487	62	62
					#5 Cont Grasses	118			
S. Monaghan Road - East Side	0	0	2,147	54	#5 Cont Shrubs	33	2,419	60	60
					#5 Cont Grasses	25			
E. Mineral Avenue - North Side*	3,671	92	5,175	130	#5 Cont Shrubs	64	2,069	52	52
					#5 Cont Grasses	88			
E. Mineral Avenue - South Side	0	0	8,142	204	#5 Cont Shrubs	105	1,877	47	48
					#5 Cont Grasses	99			
Totals:			42,772	1,080	1,334		39,082	977	1,006
NOTES:									
1.) Required Area is for curbside landscapes between 6'-10'									
2.) Per Ordinance Section 146-4.7.5.C.iii & iv, shrubs are not required in curbside landscape greater than 10' in width.									
3.) *Shrub requirement will be met by homebuilders, RE: Lot Typicals (L1.03 and L1.04)									
4.) Homebuilder shall provide curbside landscape requirements located at all single family lots.									
5.) All grasses in the curbside landsaping are to be upsized to a #5 gallon container.									

IRRIGATED MANICURED TURF SOD

TALL FESCUE BLEND OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL.

NATIVE SEED - TALL MIX - Z ZONE

"FOOTHILLS MIX" & "ROCKY MOUNTAIN NATIVE MIX" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL

NATIVE SEED - SHORT MIX - Z ZONE

"NATIVE WONDER WITH POLLINATOR WILDFLOWER MIX" & "MULTI-COLOR HIGH ALTITUDE" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL

DETENTION POND SEED MIX

COMMON NAME	BOTANICAL NAME		
WESTERN WHEATGRASS	PASCOPYRUM SMITHII VAR ARRIBA	29%	14.5 LBS.
WOOLY SEDGE	CAREX LANUGINOSA	1%	0.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS VAR LOVINGTON	5%	2.5 LBS.
NEBRASKA SEDGE	CAREX NEBRASKENSIS	1%	0.5 LBS.
SWITCHGRASS	PANICUM VIRGATUM VAR BLACKWELL	26%	13 LBS.
INLAND SALTGRASS	DISTICLIS STRICTA	5%	2.5 LBS.
CREEPING SPIKERUSH	ELEOCHARIS PALUSTRIS	1%	0.5 LBS.
BALTIC RUSH	JUNCUS BALTICUS	4%	2 LBS.
HARDSTEM BULRUSH	SCIRPUS ACUTUS	4%	2 LBS.
PRAIRIE CORDGRASS	SPARTINA PECTINATA	20%	10 LBS.
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	4%	2 LBS.
		100%	50 LBS. / PLS PER ACRE

DETENTION REQUIREMENTS

Pond	Tract	Total Tract Area (SF)	Tract F Area- Pond A, B, C Areas	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
A	Tract F	677,716	511,663	128	142	1280	#5 Cont Shrubs	1,170
							#1 Cont Grasses	986
B	Tract F	677,716	511,663	128	142	1280	#5 Cont Shrubs	1,170
							#1 Cont Grasses	986
C	Tract F	677,716	511,663	128	142	1280	#5 Cont Shrubs	1,170
							#1 Cont Grasses	986
Notes:								
1.) Landscape requirements are being met and overlap with the tract landscaping requirments. See Tract Landscape Table.								

STREET FRONTAGE BUFFER

Street Frontage Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
Street Perimeter Buffer: County Line Rd* (1 Tree and 10 Shrubs per 40 LF)	24	1	2	6	#5 Cont Shrubs	6
					#1 Cont Grasses	0
Street Perimeter Buffer: N Del Ray St (1 Tree and 10 Shrubs per 40 LF)	257	7	10	65	#5 Cont Shrubs	57
					#1 Cont Grasses	24
TOTALS:	281	8	12	71	6	
NOTES:						
1.) *Street Buffer along County Line Rd is only required for the areas where back of lot and back of walk is less than 20' in width. Per UDO 146-4.735.c. Tract landscape requirements shall apply to all other areas.						
2.) 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.						

MEDIAN LANDSCAPE REQUIREMENTS

<i>Median Description</i>	<i>Length (LF)</i>	<i>Trees Required (1 per 35 LF)</i>	<i>Trees Provided</i>	<i>Shrubs Required (6 per 36 LF)</i>	<i>Shrubs Provided</i>	
Monaghan Road: Northern Median	1,172	34	34	196	#5 Cont Shrubs	162
					#5 Cont Grasses	48
Monaghan Road: Southern Median	881	23	23	147	#5 Cont Shrubs	114
					#5 Cont Grasses	33
TOTALS:	2,053	57	57	343	357	
NOTES:						
1.) Median landscape to meet stands set forth in Aurora UDO Section 4.7.5.						



CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" LOCAL RIVER ROCK. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
11. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

PLANT SCHEDULE

	DECIDUOUS TREES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
--	-----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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
	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
	RIVER ROCK	PIONEER SAND OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	4"-8" HORIZON COBBLESTON E OR APPROVED EQUAL	TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS
	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
	STEEL EDGER	RYERSON OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	BLACK ROLL TOP EDGER	BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
	LANDSCAPE BOULDERS	PIONEER SAND OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	MOSS ROCK	GREY GRANITE WITH MOSS OR MATCH TO SANDSTONE SLABS	REFER TO DETAIL 5, SHEET L4.00

AMENITY SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	PRODUCT NAME	COLOR/FINISH	NOTES
	BENCH	ANOVA FURNISHINGS OR APPROVED EQUAL	STREETSIDE 6' CONTOUR BENCH	TBD	SURFACE MOUNT PER MANUFACTURE'S SPECIFICATIONS
	SANDSTONE BENCH	SILOAM STONE INC. OR APPROVED EQUAL	SILOAM QUARRY BLOCK OR APPROVED EQUAL	TAN	REFER TO DETAIL 1 SHEET L4.02 FOR INSTALLATION
	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 MANUFACTURE'S SPECIFICATIONS
	PICNIC SHELTER	POLIGON OR APPROVED EQUAL	MARQUEE SHADE STRUCTURE	TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS
	TRASH RECEPTACLE	ANOVA FURNISHINGS OR APPROVED EQUAL	STREETSIDE 40 GALLON RECEPTACLE BONNET TOP	TBD	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

*ALL GRASSES IN THE CURBSIDE LANDSCAPING ARE TO BE A #5 GALLON CONTAINER.
**YUCCA GLAUCA, YUCCA CAMPESTRIS, AND YUCCA PARVIFLORA ARE NOT TO BE USED WITHIN THE CURBSIDE LANDSCAPE



PLANT SCHEDULE LOT TYPICAL

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES				
AC HI	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5" CAL.
CA HL	CATALPA SPECIOSA 'HIAWATHA 2'	HEARTLAND® NORTHERN CATALPA	B & B	2.5" CAL.
TI ST	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	B & B	2.5" CAL.
UL FR	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CAL.
EVERGREEN TREES				
JU SK	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	B & B	6' HT.
PI PE	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	B & B	6' HT.
PI CP	PINUS HELDREICHII 'COMPACT GEM'	COMPACT GEM BOSNIAN PINE	B & B	6' HT.
PI KO	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6' HT.
ORNAMENTAL TREES				
AC BC	ACER GINNALA 'BAILEY COMPACT'	BAILEY COMPACT AMUR MAPLE	B & B	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	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#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	ATRIPLEX CANESCENS	FOURWING SALTBUSh	CONT.	#5
CH MI	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CO HO	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5
DECIDUOUS SHRUBS 7-9' SPREAD				
FO NE	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT.	#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	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	CONT.	#5
YU GL	YUCCA GLAUCA	SOAPWEED	CONT.	#5
EVERGREEN SHRUBS 5-7' SPREAD				
CH NA	CHRYsOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#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	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#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	BOUTELouA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1
BO BL	BOUTELouA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#5
CL KR	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#1
ORNAMENTAL GRASSES 2'-3'				
AN WW	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#1
PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1

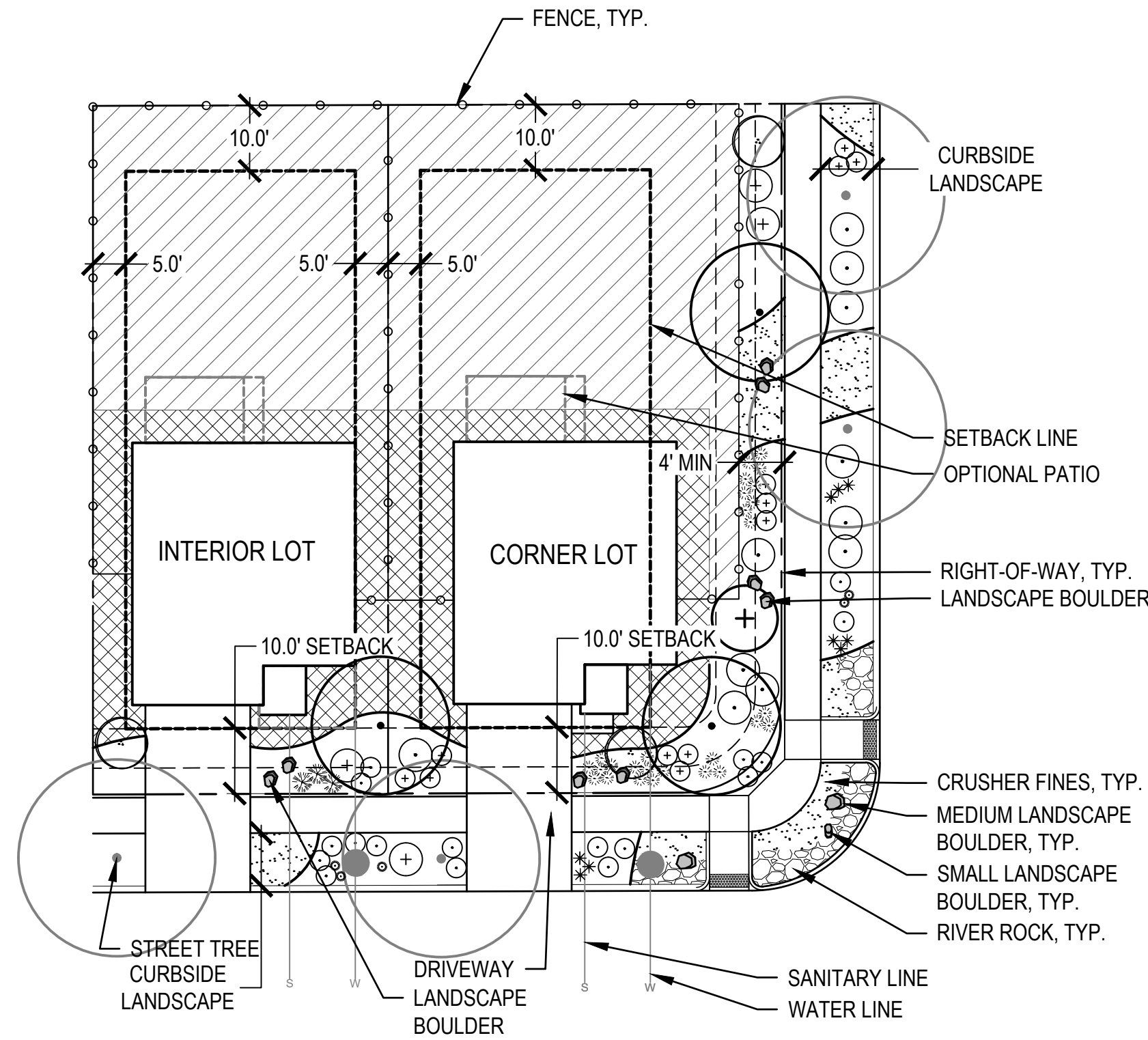
LOT TYPICAL LEGEND

	FENCE, BY HOMEOWNER		DECIDUOUS CANOPY TREE
	RIGHT-OF-WAY		EVERGREEN TREE
	LOT LINE		ORNAMENTAL TREE
	WATER LINE		DECIDUOUS SHRUBS
	SANITARY SEWER LINE		EVERGREEN SHRUBS
	BACKYARD LANDSCAPE, BY HOMEOWNER		ORNAMENTAL GRASSES
	NO IRRIGATION ZONE (4'-8" COBBLESTONE)		CURBSIDE LANDSCAPE ORNAMENTAL GRASSES
	SHORT SEED MIX		
	CRUSHER FINES*		
	RIVER ROCK		
	LANDSCAPE BED (1 1/2"-2" ROCK MULCH)		

NOTES

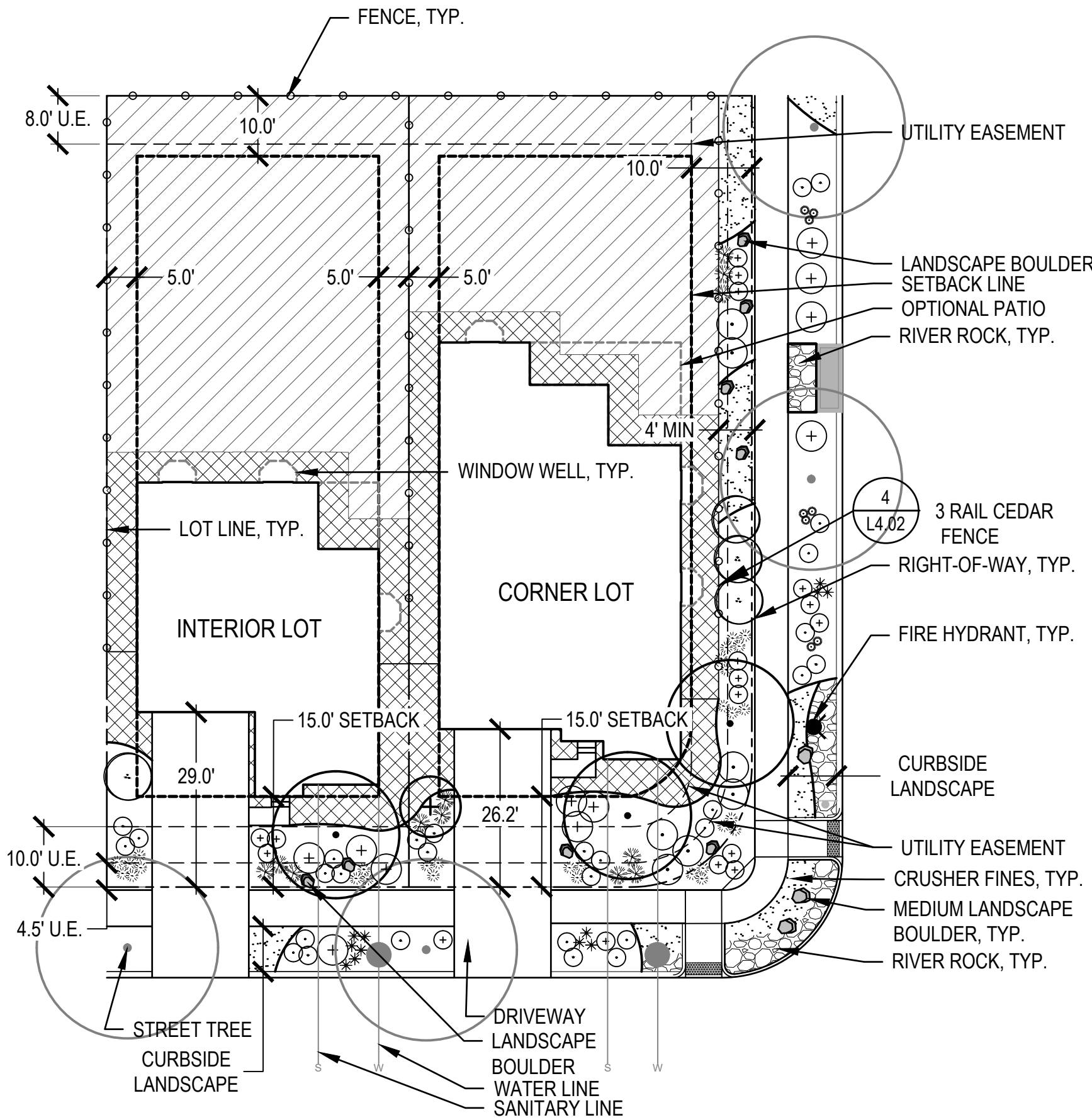
1. PLANT MATERIAL SHALL BE CHOSEN FROM THE TYPICAL LOT PLANT LIST ON SHEET L1.03 AND L1.04
2. CONTRACTOR TO AVOID REPETITION OF LANDSCAPE FOR FRONT YARDS. LOT TYPICALS ARE TO SHOW GENERAL REQUIREMENTS AND PLANT TYPES.
3. MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN SAME LAYOUT WITH 50% OR MORE OF THE SAME PLANT MATERIAL.
4. MINIMUM PLANT SIZES: MIN. SIZE 2.5" CAL. DECIDUOUS TREE, 2" CAL./6" CLUMP ORNAMENTAL TREE, OR 6' HT. EVERGREEN TREE.
5. ALL SHRUBS SHALL BE #5 CONTAINERS AND ALL GRASSES SHALL BE #1 CONTAINERS
6. ORNAMENTAL GRASSES IN THE CURBSIDE LANDSCAPE SHALL BE #5 CONTAINERS
7. GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) GRASSES PER (1) SHRUB
8. DRIVEWAYS SHALL NOT COUNT TOWARDS CURBSIDE LANDSCAPE REQUIREMENTS.
9. *CRUSHER FINES IS NOT TO BE USED AS A MULCH TREATMENT AROUND PLANT MATERIAL

What type?
MULCH TYPE AND INFORMATION HAS BEEN ADDED TO LOT TYPICAL LEGEND. -NORRIS DESIGN



TYPICAL LOT LANDSCAPE: INTERIOR AND CORNER (45' LOT)

SCALE: 1"=20'



TYPICAL LOT LANDSCAPE: INTERIOR AND CORNER (50' LOT)

SCALE: 1"=20'

45' (INTERIOR LOT)

1. ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
2. ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS THREE (3) WITH A MINIMUM OF ONE (1) TYPE.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.
5. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

(CURBSIDE LANDSCAPE)

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF THE STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS FIVE (5) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.

45' C (CORNER LOT)

FRONT YARD

1. ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
2. ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS THIRTEEN (13) WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), WITH A MINIMUM OF TWO (2) TYPES.
5. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD

1. ONE (1) DECIDUOUS TREE IN SIDE YARD (TOTAL 1)
2. ONE (1) ADDITIONAL DECIDUOUS, EVERGREEN, OR ORNAMENTAL TREE PER 25 LINEAR FEET OF SIDE YARD. (TOTAL 1)
3. ONE (1) EVERGREEN OR ORNAMENTAL TREE IN SIDE YARD (TOTAL 1)
4. MIN. COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
5. MIN. COUNT OF ORNAMENTAL GRASSES IS NINE (9), WITH A MINIMUM OF TWO (2) TYPES.

(CURBSIDE LANDSCAPE)

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS SEVENTEEN (17) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS ELEVEN (11), WITH A MINIMUM OF THREE (3) TYPES.

50' (INTERIOR LOT)

1. ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
2. ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS TWELVE (12), WITH A MINIMUM OF TWO (2) TYPES.
5. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

(CURBSIDE LANDSCAPE)

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS (5) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF GRASSES IS SIX (6), WITH A MINIMUM OF ONE (1) TYPE.

50' C (CORNER LOT)

FRONT YARD

1. ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
2. ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS NINETEEN (19) WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), WITH A MINIMUM OF TWO (2) TYPES.
5. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD

1. ONE (1) DECIDUOUS TREE IN SIDE YARD (TOTAL 1)
2. ONE (1) ADDITIONAL DECIDUOUS, EVERGREEN, OR ORNAMENTAL TREE PER 25 LINEAR FEET OF SIDE YARD. (TOTAL 2)
3. ONE (1) EVERGREEN OR ORNAMENTAL TREE IN SIDE YARD (TOTAL 1)
4. MIN. COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
5. MIN. COUNT OF ORNAMENTAL GRASSES IS TWELVE (12), WITH A MINIMUM OF TWO (2) TYPES.

(CURBSIDE LANDSCAPE)

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS TWENTY (20) WITH A MINIMUM OF TWO (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS FOURTEEN (14), WITH A MINIMUM OF THREE (3) TYPES.



PLANT SCHEDULE LOT TYPICAL

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES				
AC HI	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5" CAL.
CA HL	CATALPA SPECIOSA 'HIAWATHA 2'	HEARTLAND® NORTHERN CATALPA	B & B	2.5" CAL.
TI ST	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	B & B	2.5" CAL.
UL FR	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CAL.
EVERGREEN TREES				
JU SK	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	B & B	6' HT.
PI PE	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	B & B	6' HT.
PI CP	PINUS HELDREICHII 'COMPACT GEM'	COMPACT GEM BOSNIAN PINE	B & B	6' HT.
PI KO	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6' HT.
ORNAMENTAL TREES				
AC BC	ACER GINNALA 'BAILEY COMPACT'	BAILEY COMPACT AMUR MAPLE	B & B	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	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#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	ATRIPLEX CANESCENS	FOURWING SALTBUSh	CONT.	#5
CH MI	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CO HO	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5
DECIDUOUS SHRUBS 7-9' SPREAD				
FO NE	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT.	#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	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	CONT.	#5
YU GL	YUCCA GLAUCA	SOAPWEED	CONT.	#5
EVERGREEN SHRUBS 5-7' SPREAD				
CH NA	CHRYsOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#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	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#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	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1
BO BL	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#5
CL KR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#1
ORNAMENTAL GRASSES 2'-3'				
AN WW	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#1
PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1

LOT TYPICAL LEGEND

	FENCE, BY HOMEOWNER		DECIDUOUS CANOPY TREE
	RIGHT-OF-WAY		EVERGREEN TREE
	LOT LINE		ORNAMENTAL TREE
	WATER LINE		DECIDUOUS SHRUBS
	SANITARY SEWER LINE		EVERGREEN SHRUBS
	BACKYARD LANDSCAPE, BY HOMEOWNER		ORNAMENTAL GRASSES
	NO IRRIGATION ZONE (4-8" COBBLESTONE)		CURBSIDE LANDSCAPE ORNAMENTAL GRASSES
	SHORT SEED MIX		
	CRUSHER FINES*		
	RIVER ROCK		
	LANDSCAPE BED (1 1/2"-2" ROCK MULCH)		

NOTES

1. PLANT MATERIAL SHALL BE CHOSEN FROM THE TYPICAL LOT PLANT LIST ON SHEET L1.03 AND L1.04
2. CONTRACTOR TO AVOID REPETITION OF LANDSCAPE FOR FRONT YARDS, LOT TYPICALS ARE TO SHOW GENERAL REQUIREMENTS AND PLANT TYPES.
3. 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.
4. MINIMUM PLANT SIZES: MIN. SIZE 2.5" CAL. DECIDUOUS TREE, 2" CAL./6" CLUMP ORNAMENTAL TREE, OR 6' HT. EVERGREEN TREE.
5. ALL SHRUBS SHALL BE #5 CONTAINERS AND ALL GRASSES SHALL BE #1 CONTAINERS
6. ORNAMENTAL GRASSES IN THE CURBSIDE LANDSCAPE SHALL BE #5 CONTAINERS
7. GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) GRASSES PER (1) SHRUB
8. DRIVEWAYS SHALL NOT COUNT TOWARDS CURBSIDE LANDSCAPE REQUIREMENTS.
9. *CRUSHER FINES IS NOT TO BE USED AS MULCH TREATMENT AROUND PLANT MATERIAL

60' (INTERIOR LOT)

1. ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
2. ONE (1) EVERGREEN OR ORNAMENTAL TREES IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS TWENTY TWO (22) WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), WITH A MINIMUM OF THREE (3) TYPES.
5. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

(CURBSIDE LANDSCAPE)

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF THE STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.

60' C (CORNER LOT)

FRONT YARD

1. ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
2. ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.
5. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD

1. ONE (1) DECIDUOUS TREE IN SIDE YARD (TOTAL 1)
2. ONE (1) ADDITIONAL DECIDUOUS, EVERGREEN, OR ORNAMENTAL TREE PER 25 LINEAR FEET OF SIDE YARD. (TOTAL 2)
3. ONE (1) EVERGREEN OR ORNAMENTAL TREE IN SIDE YARD (TOTAL 1)
4. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
5. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), WITH A MINIMUM OF THREE (3) TYPES.

(CURBSIDE LANDSCAPE)

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS THIRTY FOUR (34) WITH A MINIMUM OF TWO (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), WITH A MINIMUM OF THREE (3) TYPES.

70' (INTERIOR LOT)

1. ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
2. ONE (1) EVERGREEN OR ORNAMENTAL TREES IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS TWENTY EIGHT (28) WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), WITH A MINIMUM OF THREE (3) TYPES.
5. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

(CURBSIDE LANDSCAPE)

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF THE STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS SIX (6), WITH A MINIMUM OF ONE (1) TYPE.

70' C (CORNER LOT)

FRONT YARD

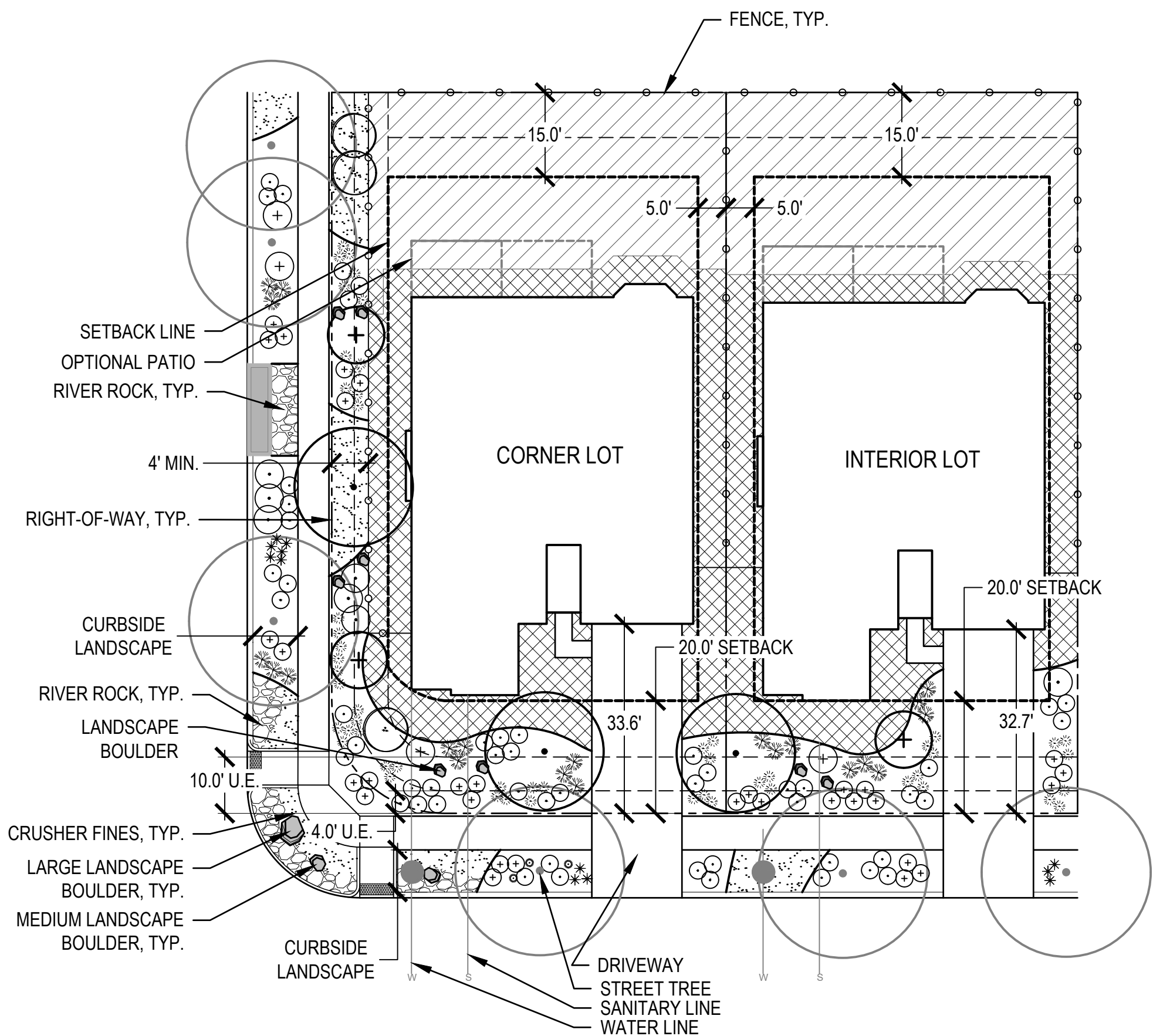
1. ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
2. ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS THIRTY TWO (32) WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.
5. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD

1. ONE (1) DECIDUOUS TREE IN SIDE YARD (TOTAL 1)
2. ONE (1) ADDITIONAL DECIDUOUS, EVERGREEN, OR ORNAMENTAL TREE PER 25 LINEAR FEET OF SIDE YARD. (TOTAL 2)
3. ONE (1) EVERGREEN OR ORNAMENTAL TREE IN SIDE YARD (TOTAL 1)
4. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
5. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), WITH A MINIMUM OF THREE (3) TYPES.

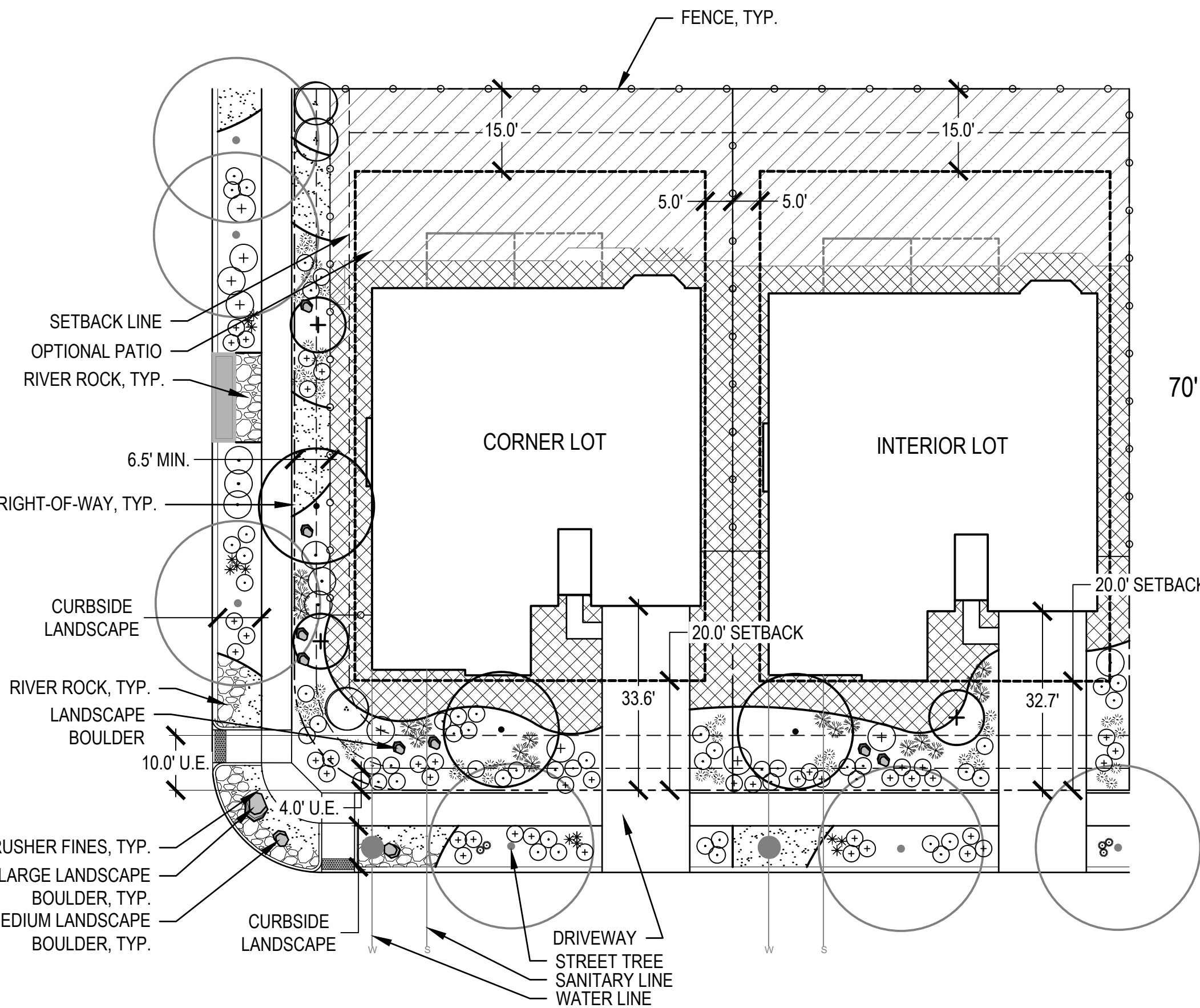
(CURBSIDE LANDSCAPE)

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS THIRTY THREE (33) WITH A MINIMUM OF TWO (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWELVE (12), WITH A MINIMUM OF THREE (3) TYPES.



TYPICAL LOT LANDSCAPE: INTERIOR AND CORNER (60' LOT)

SCALE: 1"=20'



TYPICAL LOT LANDSCAPE: INTERIOR AND CORNER (70' LOT)

SCALE: 1"=20'

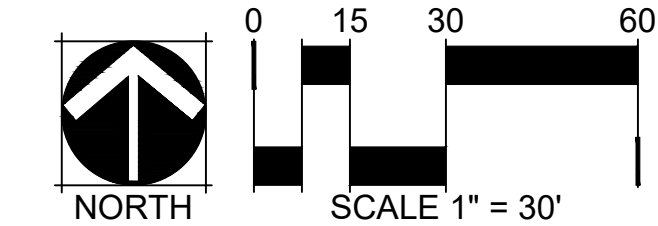
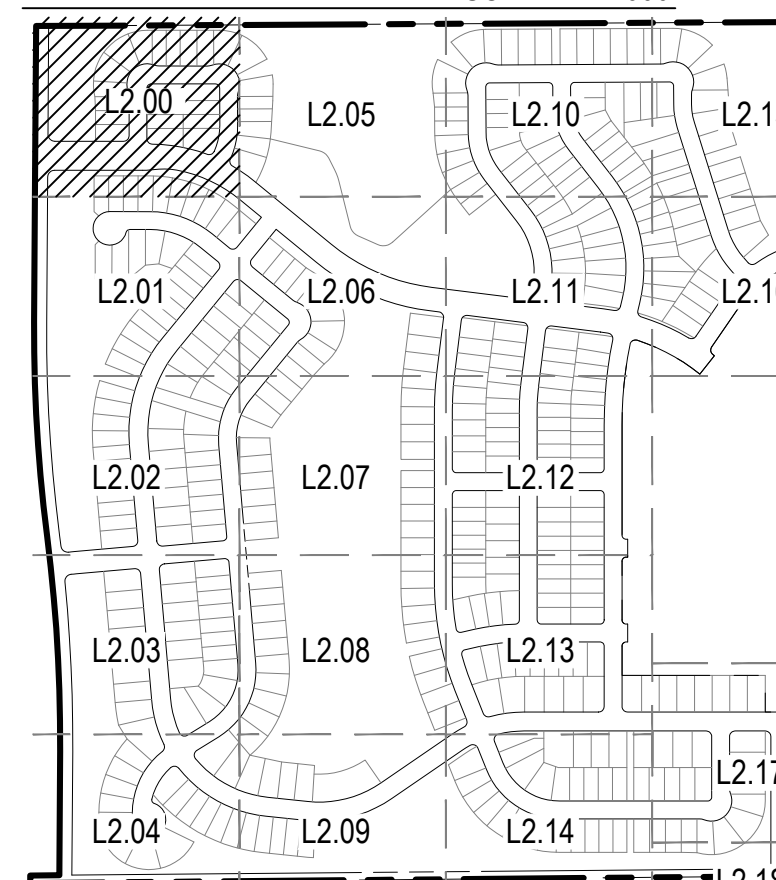
LEGEND

- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
OPEN SPACE FENCE
NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
AGGREGATE BASE COURSE, RE: CIVIL
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

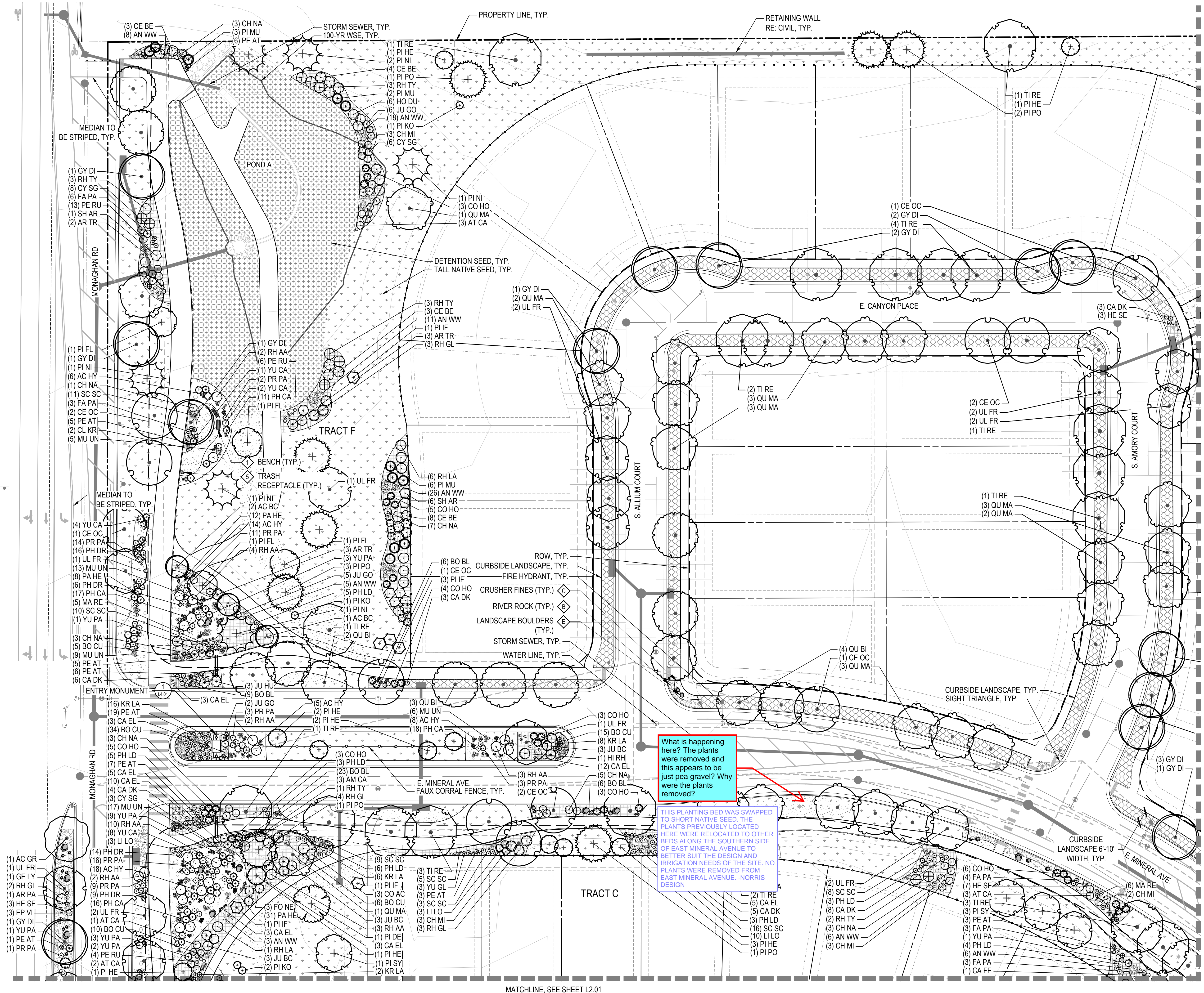
NOTES:

- 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



NOT FOR CONSTRUCTION



What is happening here? The plants were removed and this appears to be just pea gravel. Why were the plants removed?

THIS PLANTING BED WAS SWAPPED TO SHORT NATIVE SEED. THE PLANTS PREVIOUSLY LOCATED HERE WERE RELOCATED TO OTHER BEDS ALONG THE SOUTHERN SIDE OF EAST MINERAL AVENUE TO BETTER SUIT THE DESIGN AND IRRIGATION NEEDS OF THE SITE. NO PLANTS WERE REMOVED FROM EAST MINERAL AVENUE. -NORRIS DESIGN

LEGEND

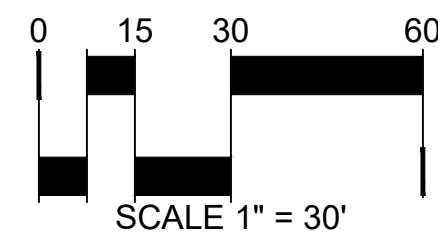
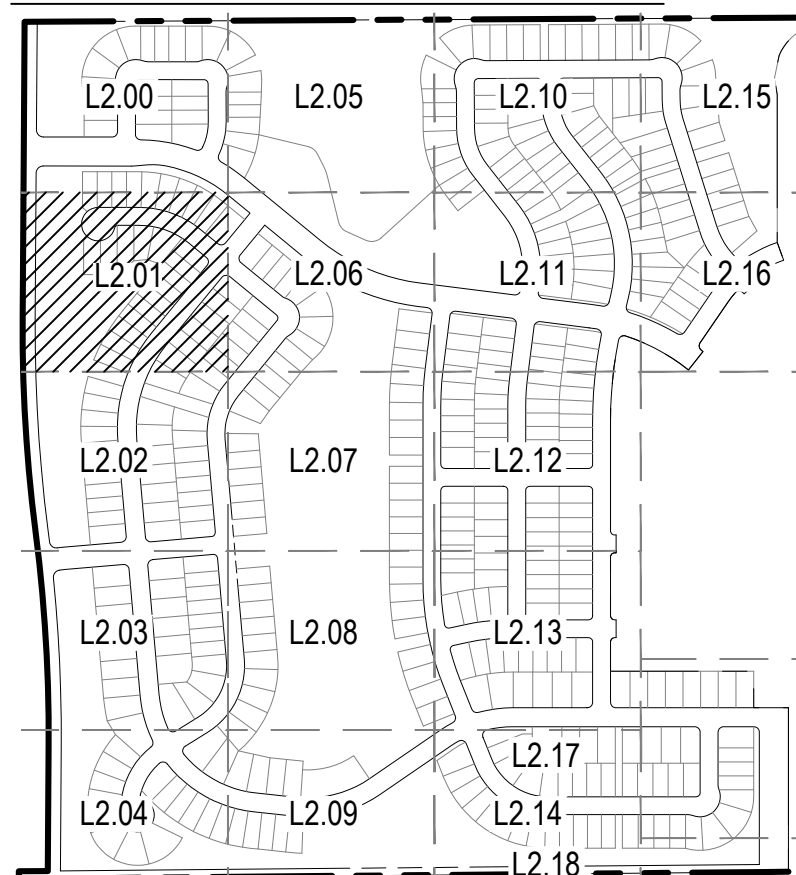
- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
OPEN SPACE FENCE
NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
AGGREGATE BASE COURSE, RE: CIVIL
DECIDUOUS 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.

KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET L2.00

MATCHLINE, SEE SHEET L2.06

MATCHLINE, SEE SHEET L2.02

CHECKED BY: JNCM
DRAWN BY: KRIMD

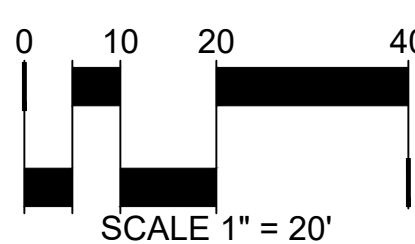
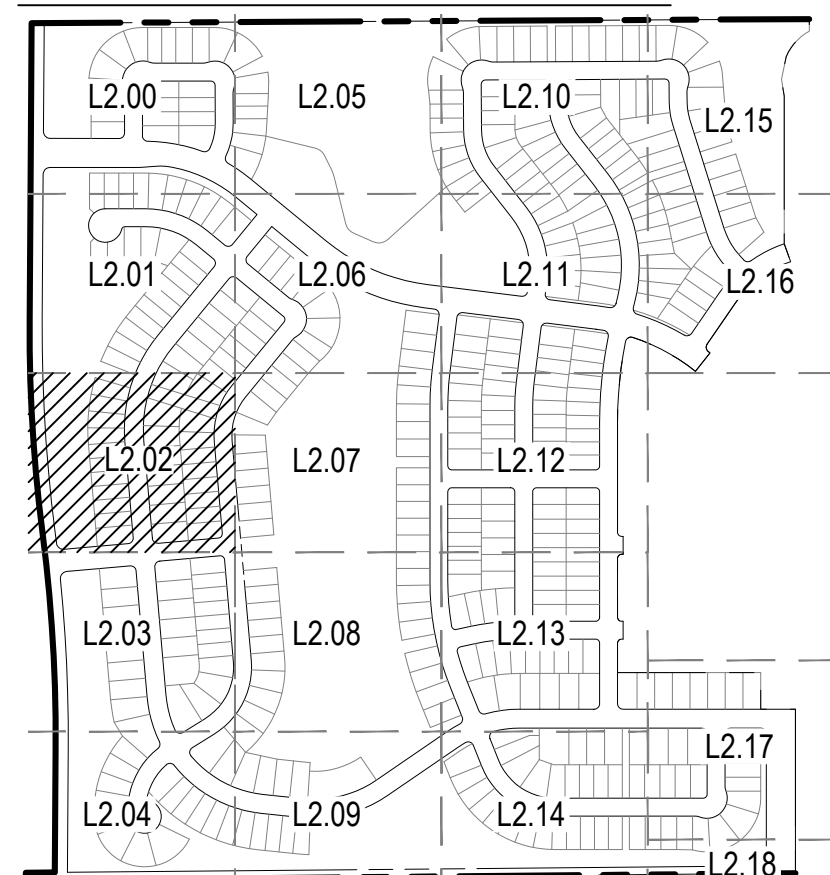
LEGEND

- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
OPEN SPACE FENCE
NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
AGGREGATE BASE COURSE, RE: CIVIL
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.

KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET L2.01

MATCHLINE, SEE "A" SHEET L2.07

MATCHLINE, SEE SHEET L2.03

CHECKED BY: JNCM
DRAWN BY: KRIMD

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
SP.03 - 10/06/23
SP.04- 02/16/24
SP.05- 05/10/24

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER
L2.03

SHEET 61 OF 79

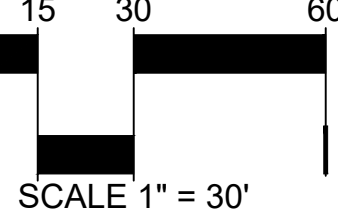
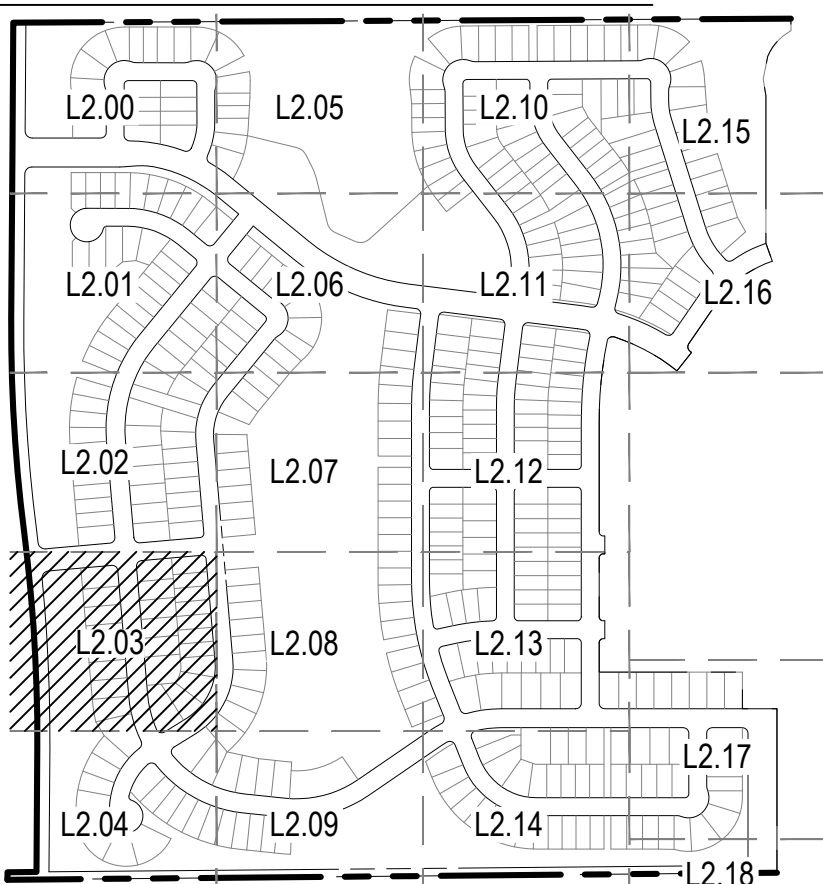
LEGEND

- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
OPEN SPACE FENCE
- NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
AGGREGATE BASE COURSE, RE: CIVIL
- 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

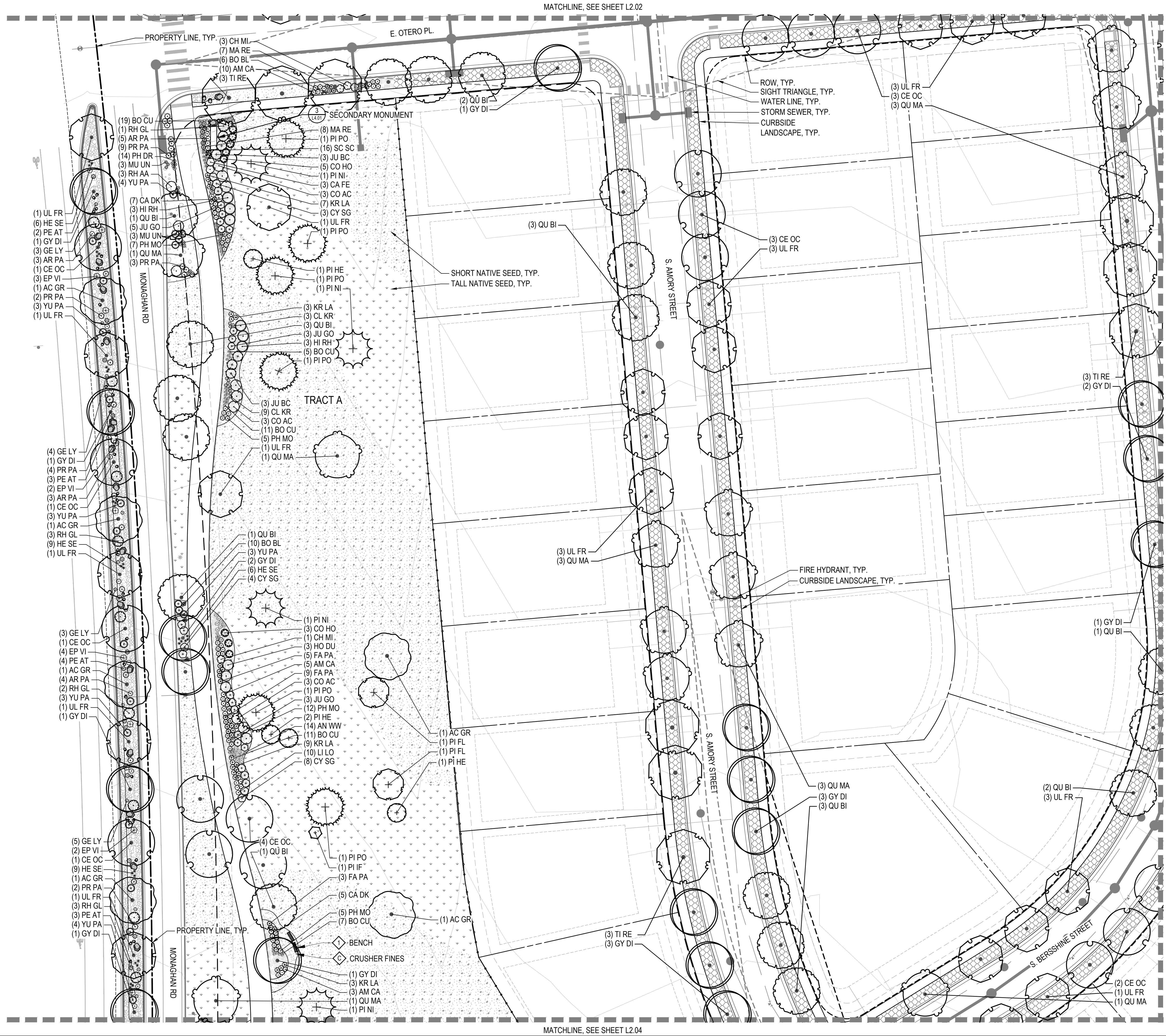
- NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED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

KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION



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
SP 03 - 10/06/23
SP 04- 02/16/24
SP 05- 05/10/24

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER
L2.04

SHEET 62 OF 79

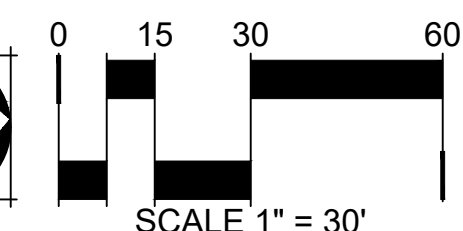
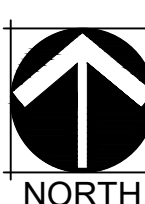
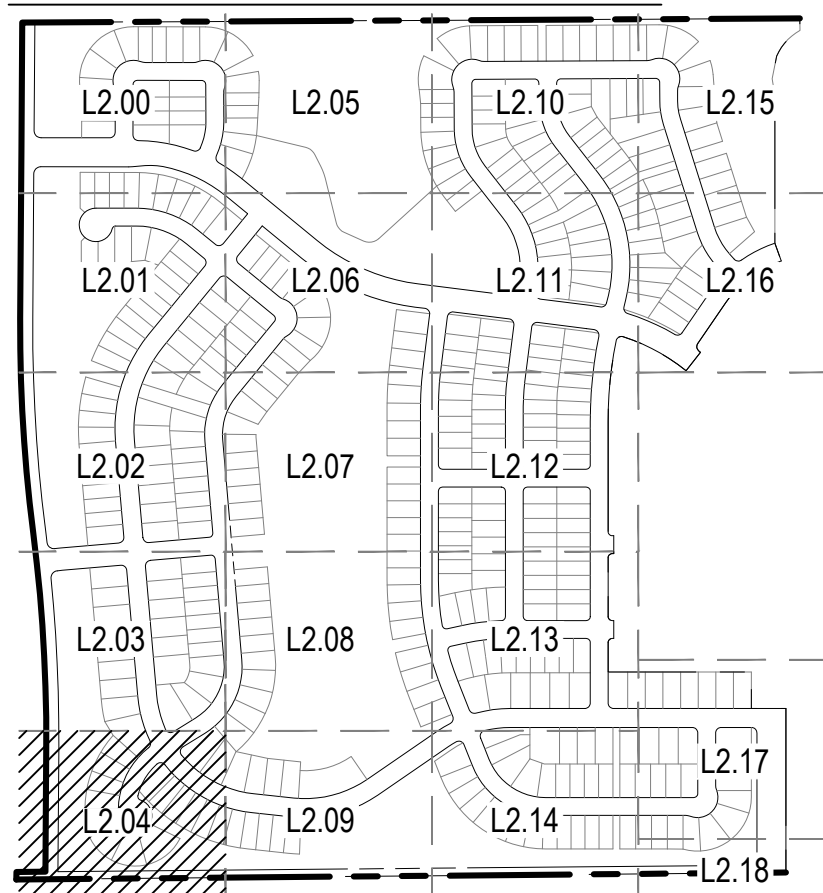
LEGEND

- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
OPEN SPACE FENCE
- NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
AGGREGATE BASE COURSE, RE: CIVIL
- 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

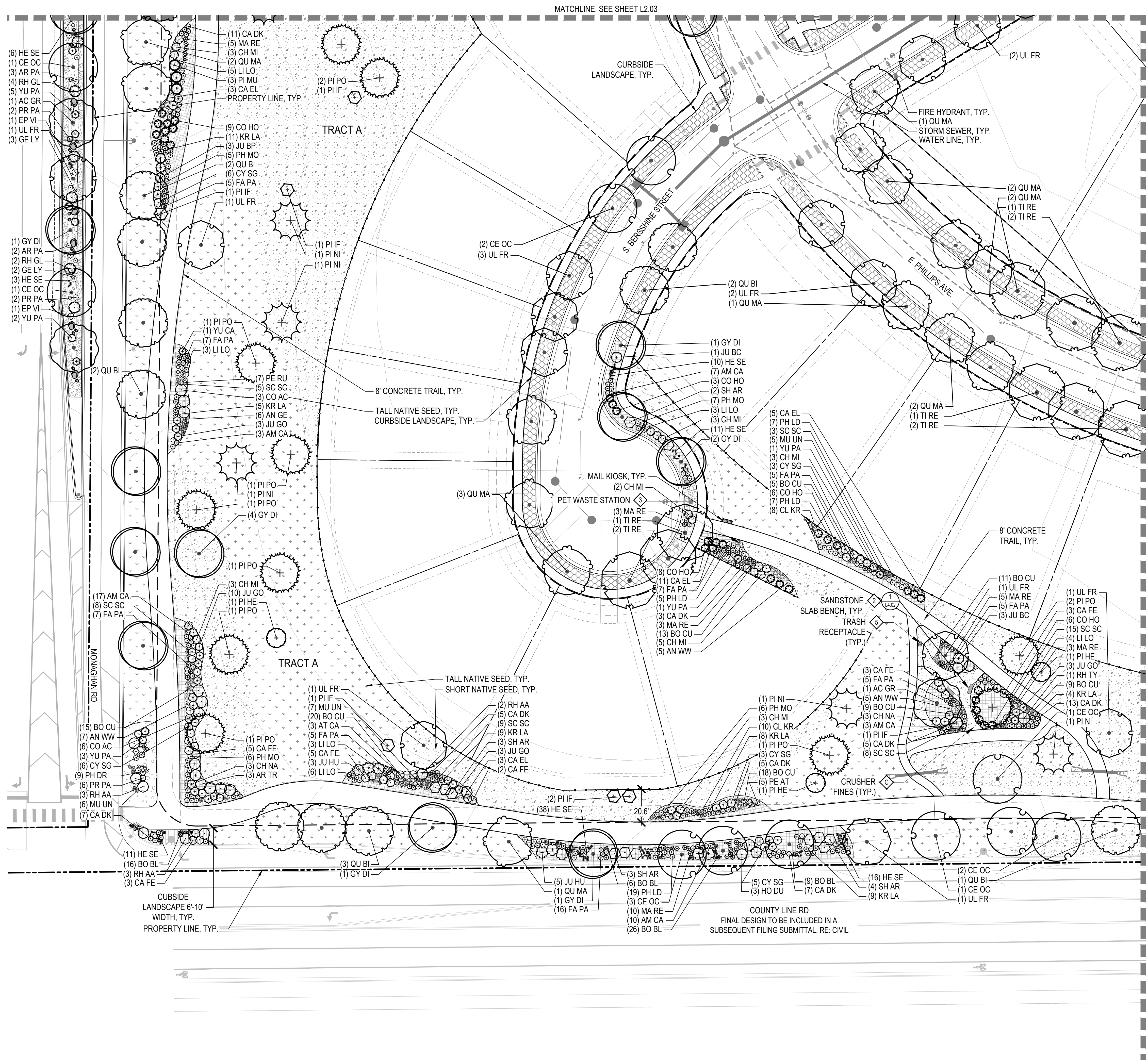
- NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED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

KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION



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
SP 03 - 10/06/23
SP 04- 02/16/24
SP 05- 05/10/24

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER
L2.05

SHEET 63 OF 79

LEGEND

- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
OPEN SPACE FENCE
NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
AGGREGATE BASE COURSE, RE: CIVIL

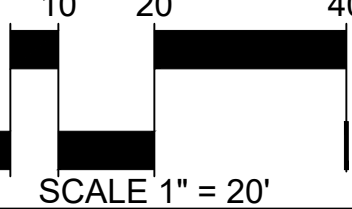
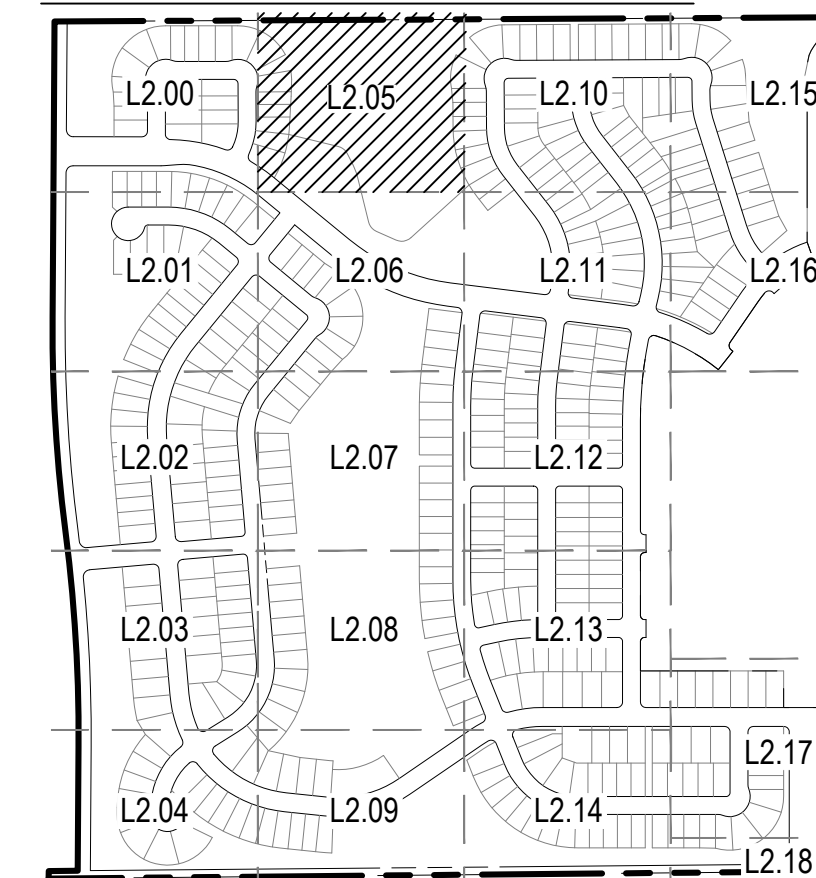
- DECIDUOUS CANOPY TREE
ORNAMENTAL TREES
EVERGREEN TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
FIRE HYDRANT (RE: CIVIL)
STREET LIGHT (RE: CIVIL)
BENCH
SANDSTONE BENCH
PET WASTE STATION
LARGE BOULDER
MEDIUM BOULDER
SMALL BOULDER

NOTES:

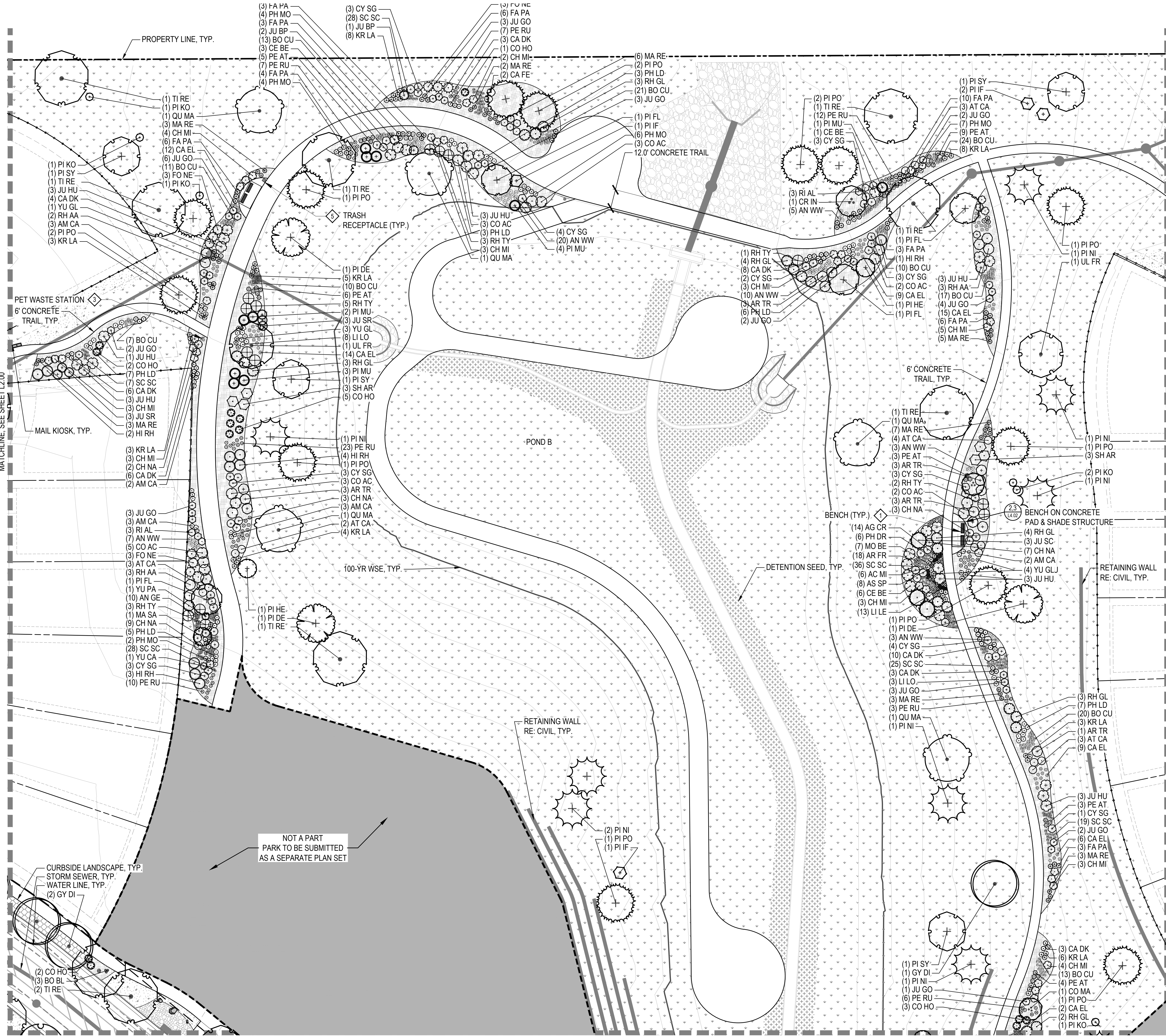
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER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

KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION



CHECKED BY: JN/CN
DRAWN BY: KR/MD

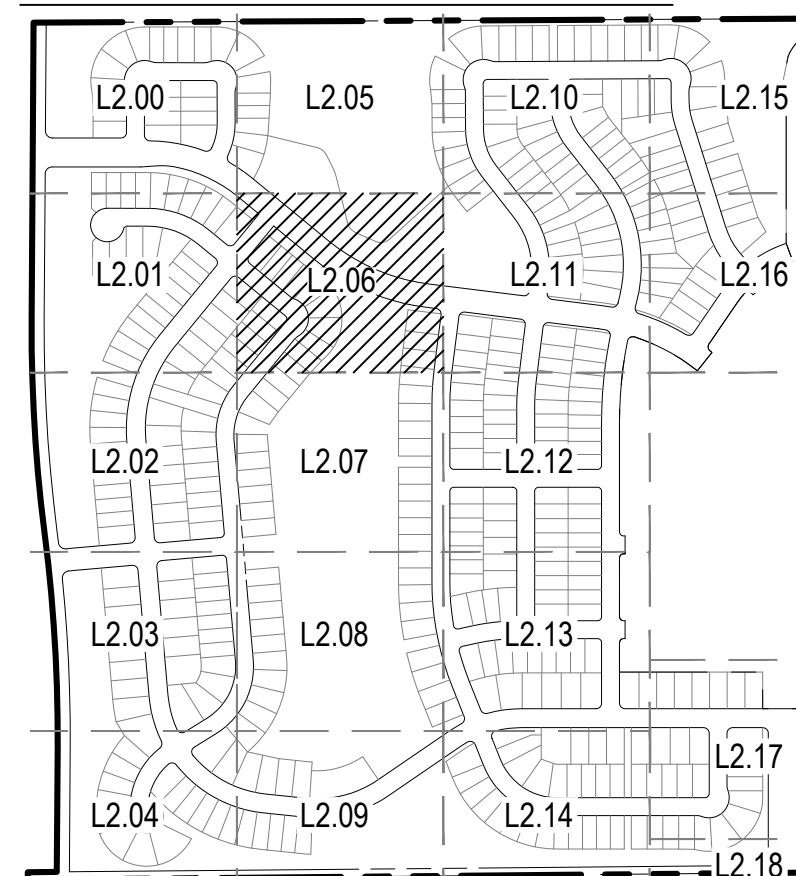
LEGEND

- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
OPEN SPACE FENCE
NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
AGGREGATE BASE COURSE, RE: CIVIL
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.

KEY MAP

SCALE: 1" = 600'



SCALE 1" = 30'



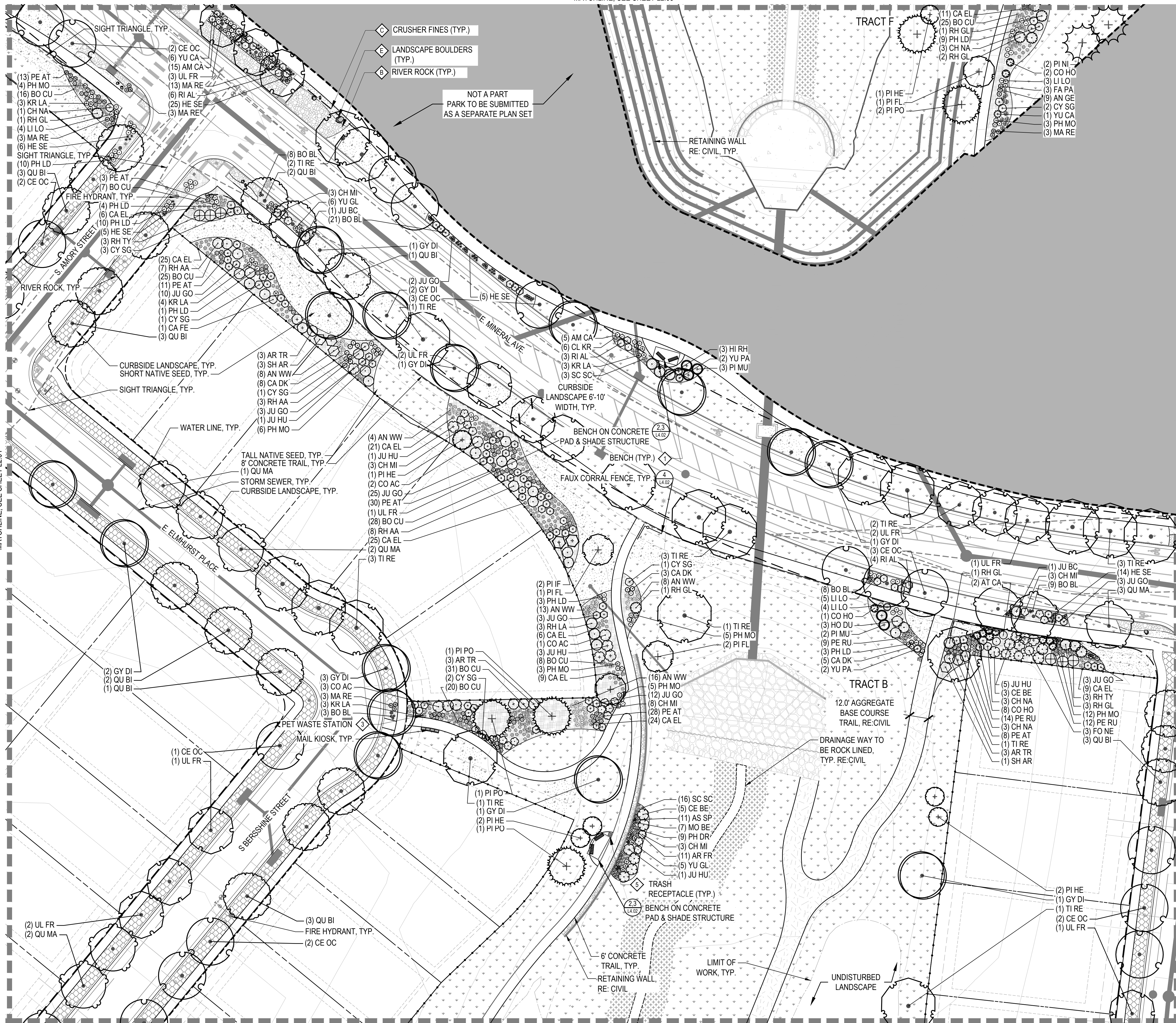
NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET L2.05

MATCHLINE, SEE SHEET L2.07

MATCHLINE, SEE SHEET L2.11

MATCHLINE, SEE SHEET L2.01



LEGEND

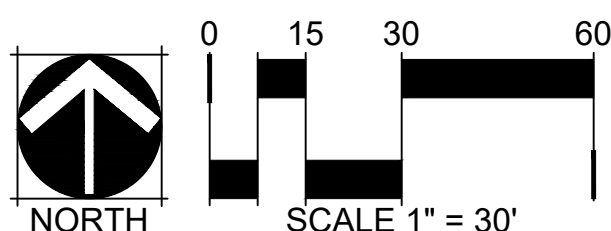
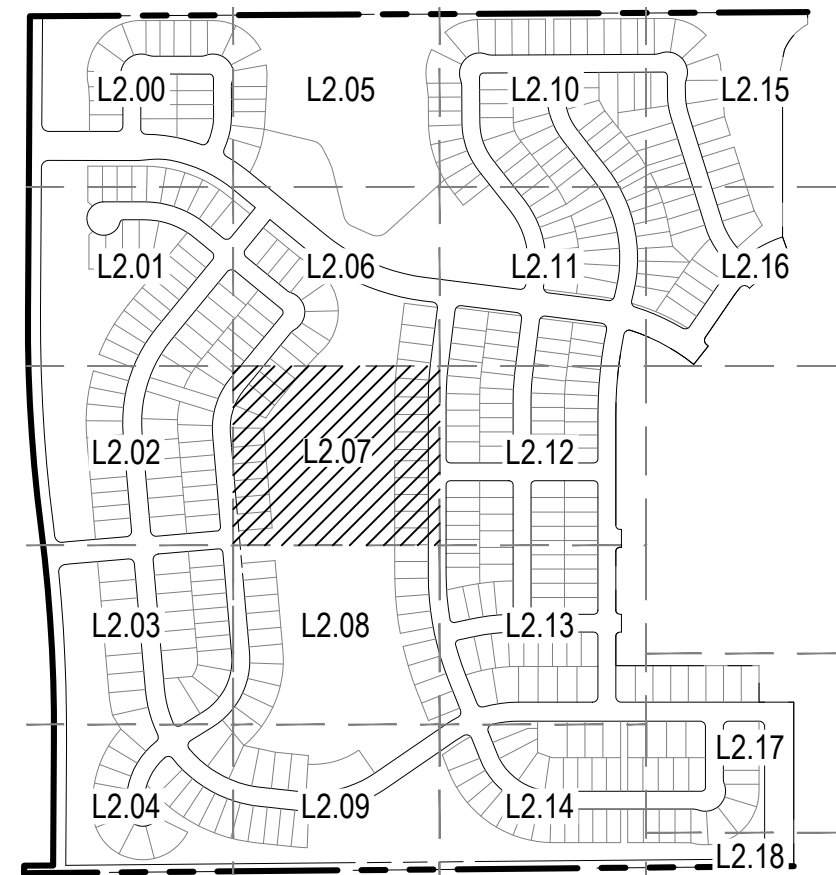
- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
OPEN SPACE FENCE
- NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
AGGREGATE BASE COURSE, RE: CIVIL
- DECIDUOUS 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 L2.06

MATCHLINE, SEE SHEET L2.08

MATCHLINE, SEE SHEET L2.12

MATCHLINE, SEE SHEET L2.02

CHECKED BY: JN/CN
DRAWN BY: KR/MD

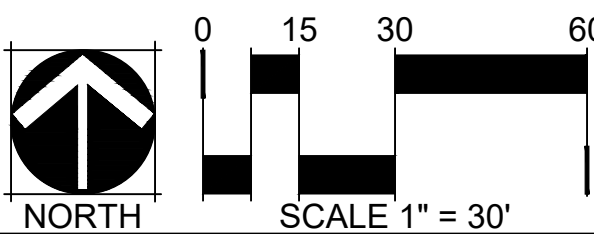
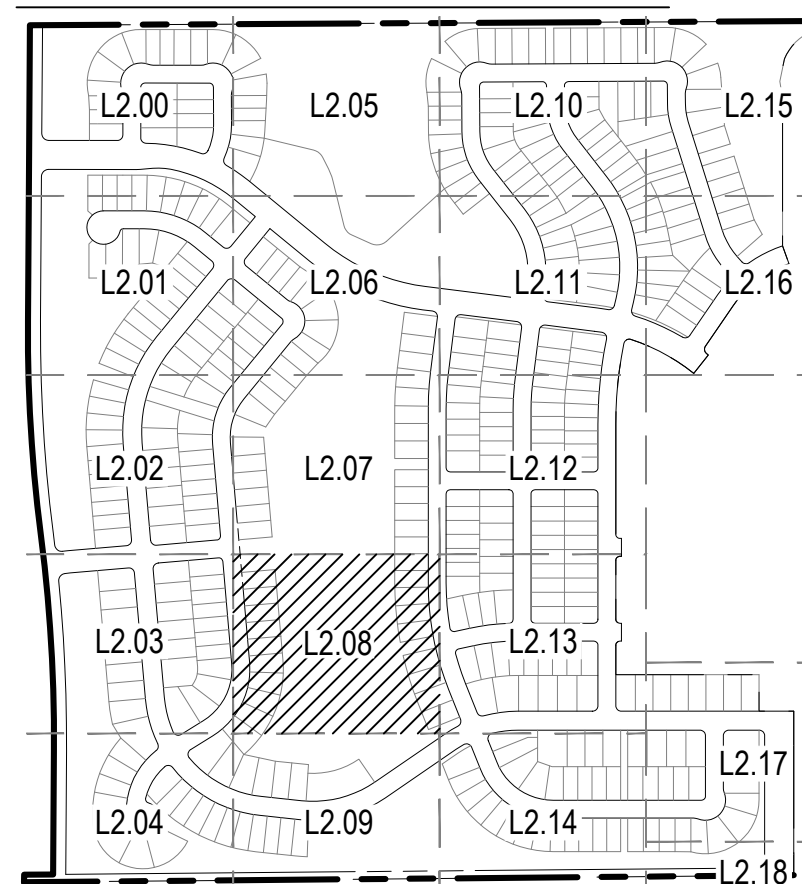
LEGEND

- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
OPEN SPACE FENCE
NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
AGGREGATE BASE COURSE, RE: CIVIL

- 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.

KEY MAP



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET L2.07

MATCHLINE, SEE SHEET L2.09

MATCHLINE, SEE SHEET L2.13

MATCHLINE, SEE SHEET L2.03

CHECKED BY: JN/CN
DRAWN BY: KR/MD

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

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

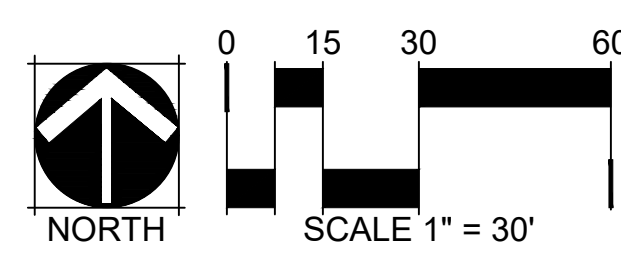
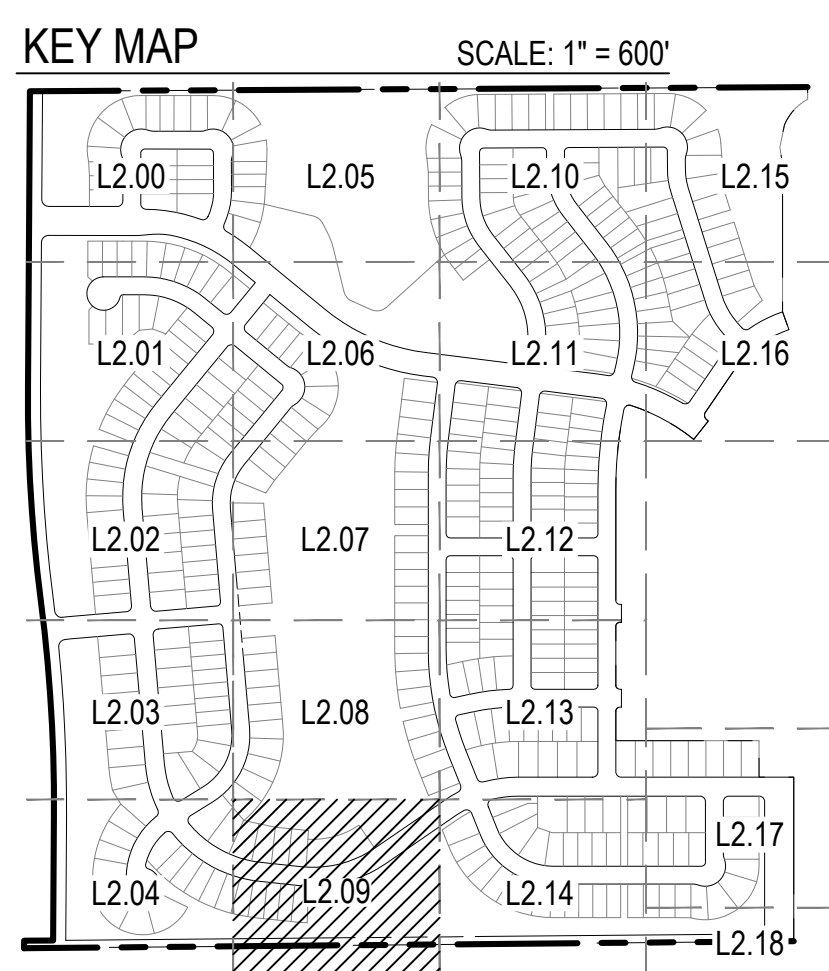
DATE:
SP.01 - 07/07/22
SP.02 - 07/14/23
SP.03 - 10/06/23
SP.04- 02/16/24
SP.05- 05/10/24

SHEET TITLE:
LANDSCAPE
PLAN
SHEET NUMBER
L2.09
SHEET 67 OF 79

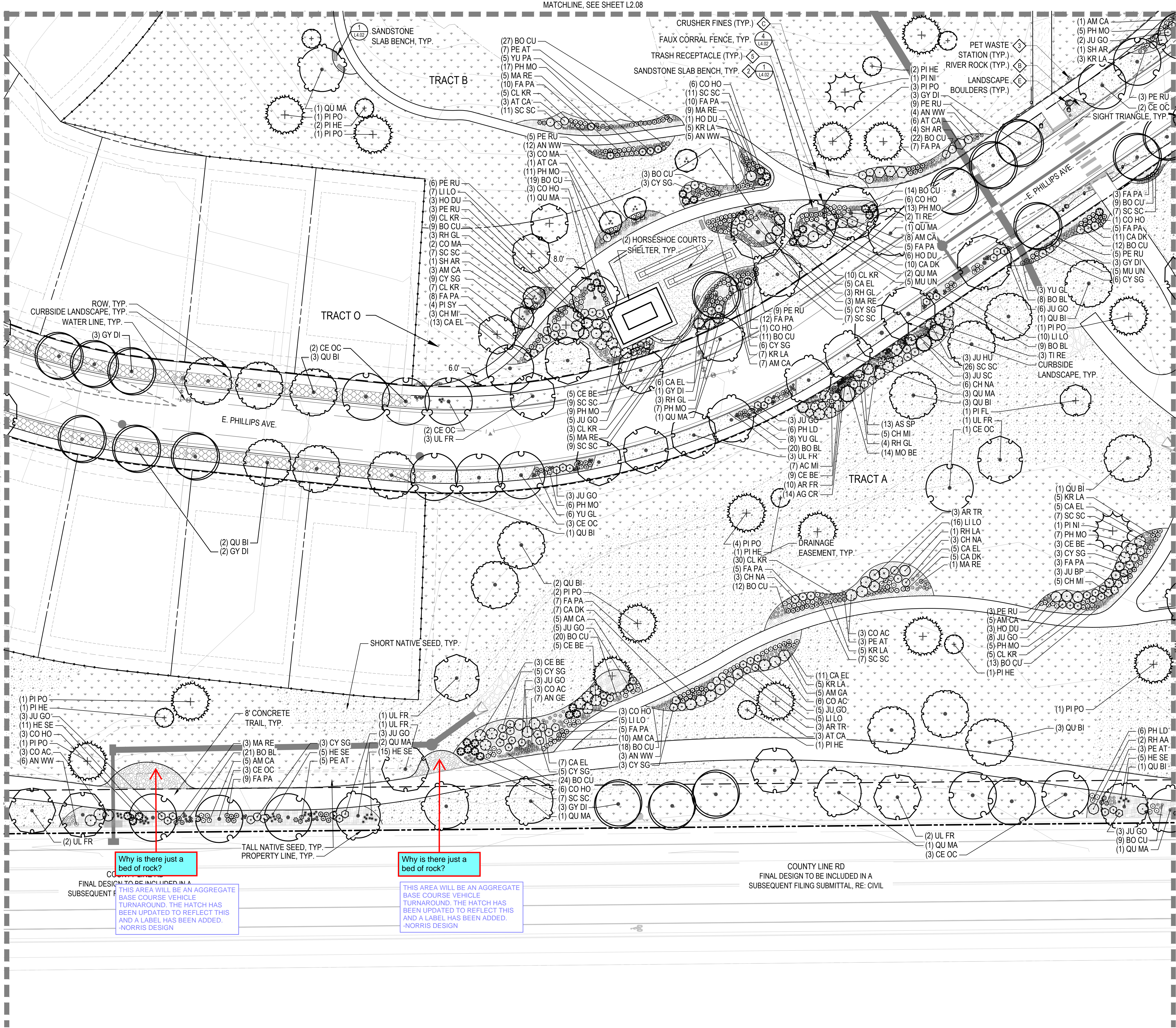
LEGEND

- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- RIGHT OF WAY
- STEEL EDGER
- OPEN SPACE FENCE
- NON-IRRIGATED SHORT SEED MIX
- NON-IRRIGATED TALL SEED MIX
- DETENTION SEED MIX
- SHRUB BED
- 3"-4" RIVER ROCK
- PEA GRAVEL
- STABILIZED CRUSHER FINES
- LOT TYPICAL CURBSIDE LANDSCAPE
- AGGREGATE BASE COURSE, RE: CIVIL
- 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.



NOT FOR CONSTRUCTION



Why is there just a bed of rock?

THIS AREA WILL BE AN AGGREGATE BASE COURSE VEHICLE TURNAROUND. THE HATCH HAS BEEN UPDATED TO REFLECT THIS AND A LABEL HAS BEEN ADDED. -NORRIS DESIGN

Why is there just a bed of rock?

THIS AREA WILL BE AN AGGREGATE BASE COURSE VEHICLE TURNAROUND. THE HATCH HAS BEEN UPDATED TO REFLECT THIS AND A LABEL HAS BEEN ADDED. -NORRIS DESIGN

CHECKED BY: JN/CM
DRAWN BY: KR/MD

LEGEND

- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
OPEN SPACE FENCE
NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
AGGREGATE BASE COURSE, RE: CIVIL

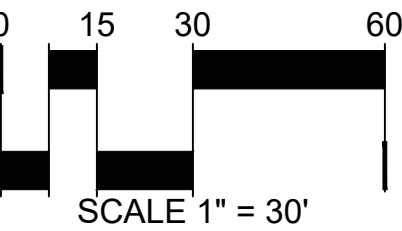
- DECIDUOUS CANOPY TREE
ORNAMENTAL TREES
EVERGREEN TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
FIRE HYDRANT (RE: CIVIL)
STREET LIGHT (RE: CIVIL)
BENCH
SANDSTONE BENCH
PET WASTE STATION
LARGE BOULDER
MEDIUM BOULDER
SMALL BOULDER

NOTES:

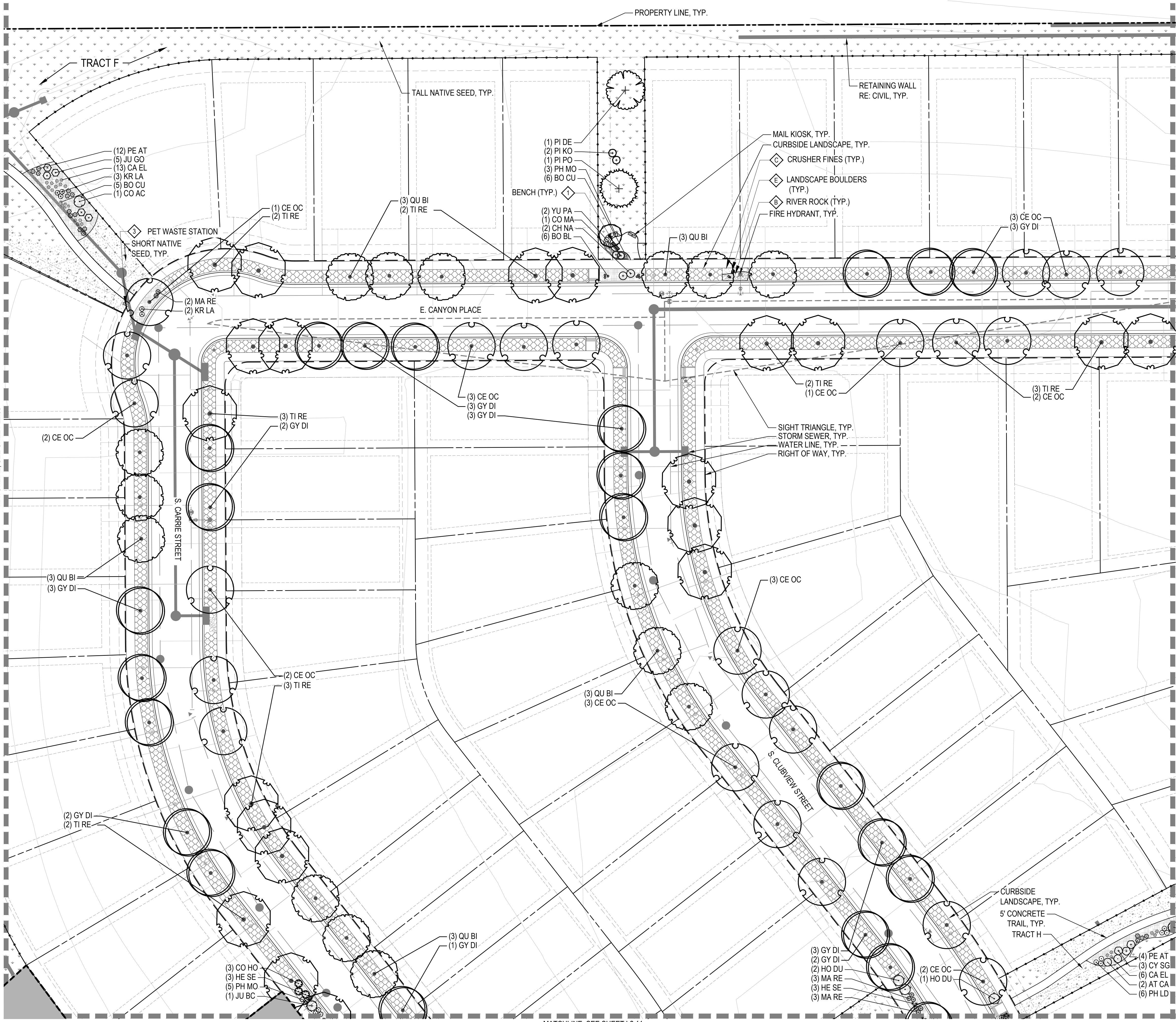
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER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

KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION



LEGEND

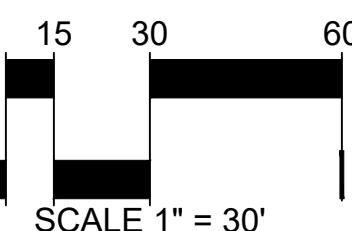
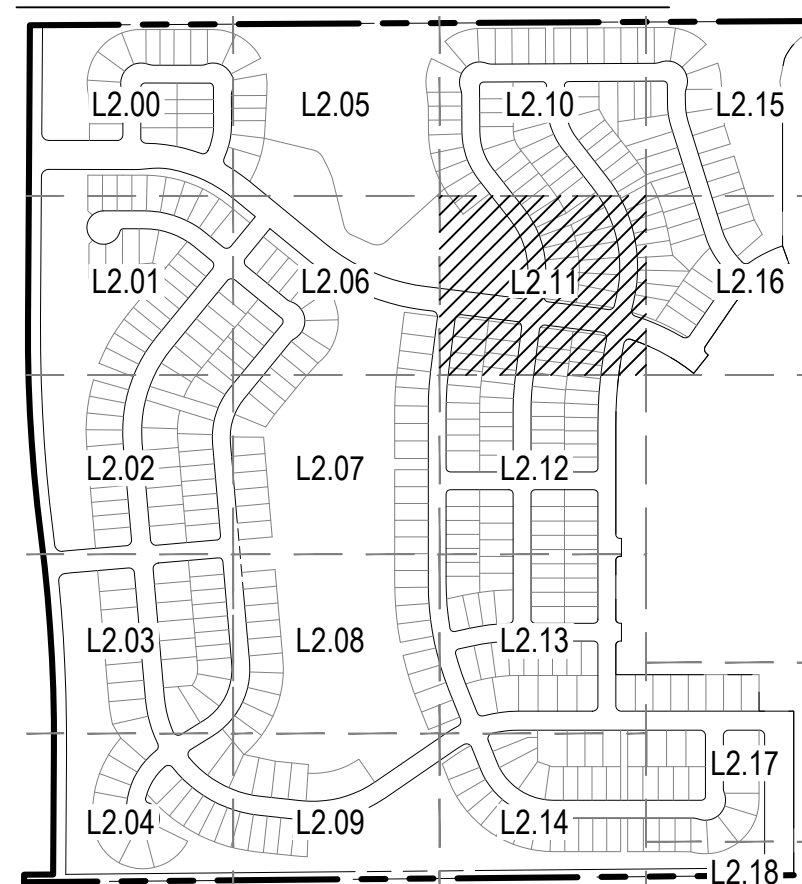
- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
OPEN SPACE FENCE
- NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
AGGREGATE BASE COURSE, RE: CIVIL
- DECIDUOUS 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'



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET L2.10

MATCHLINE, SEE SHEET L2.12

MATCHLINE, SEE SHEET L2.04

MATCHLINE, SEE SHEET L2.06

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

NOT A PART

CHECKED BY: JNCM
DRAWN BY: KRMD

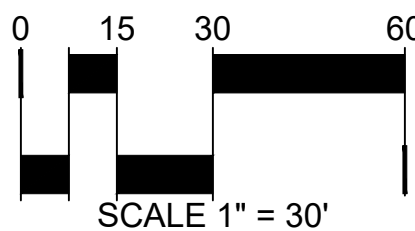
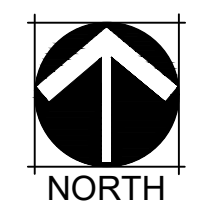
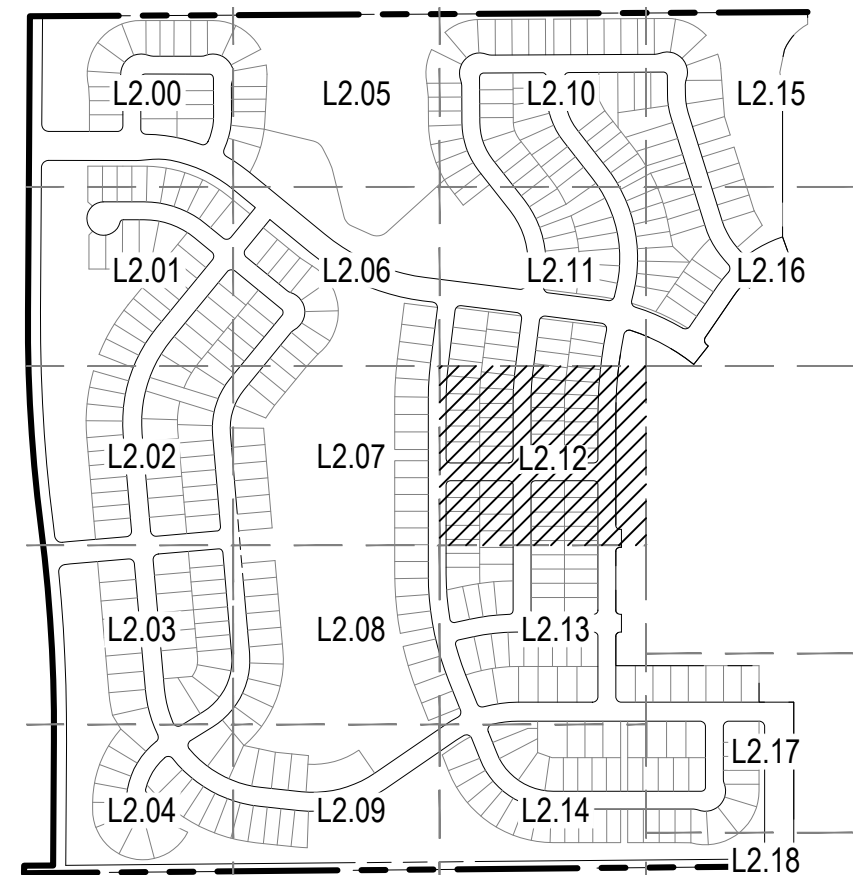
LEGEND

---	LIMITS OF WORK (L.O.W.)
---	MATCHLINE
---	PROPERTY LINE
---	RIGHT OF WAY
---	STEEL EDGER
---	OPEN SPACE FENCE
[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]	PEA GRAVEL
[Pattern]	STABILIZED CRUSHER FINES
[Pattern]	LOT TYPICAL CURBSIDE LANDSCAPE
[Pattern]	AGGREGATE BASE COURSE, RE: CIVIL
[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:
- 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'



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET L2.11

MATCHLINE, SEE SHEET L2.13

MATCHLINE, SEE SHEET L2.07

CHECKED BY: JN/CM
DRAWN BY: KR/MD

TRAILS AT OVERLAND RANCH- FILING 01

SITE PLAN

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SP 03 - 10/06/23

SP 04- 02/16/24

SP 05- 05/10/24

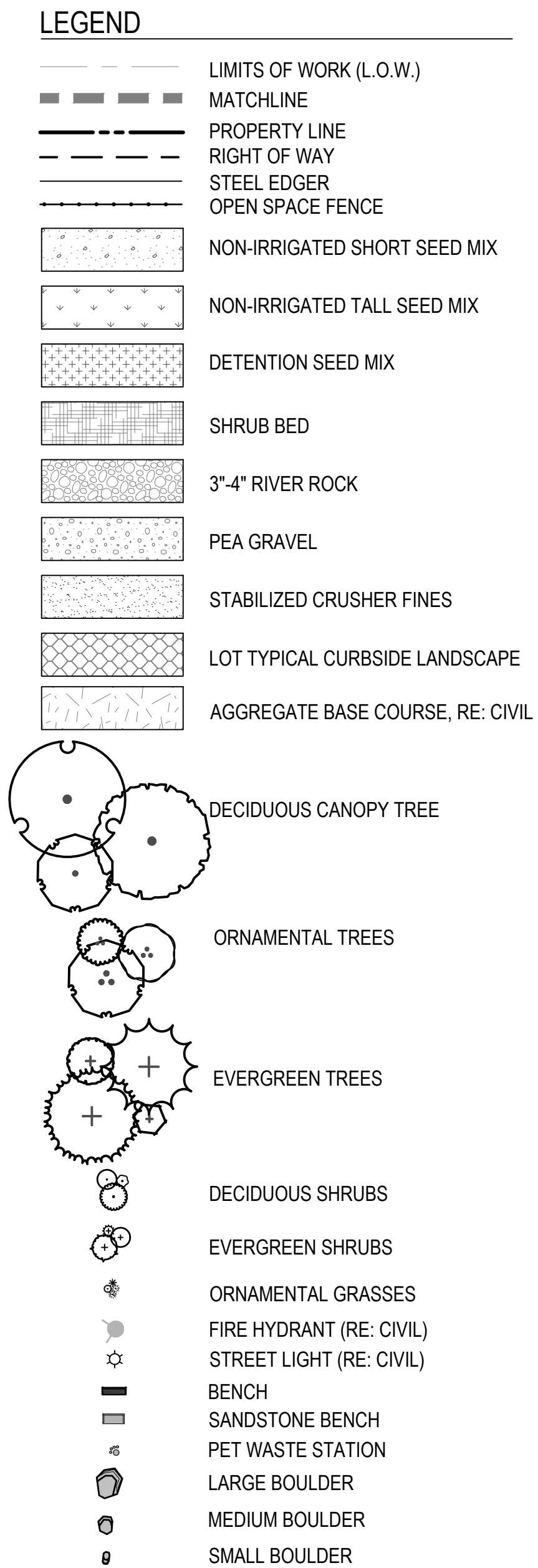
SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER

L2.13

SHEET 71 OF 79

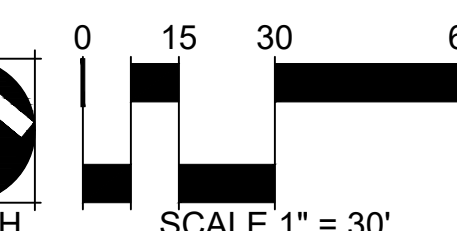
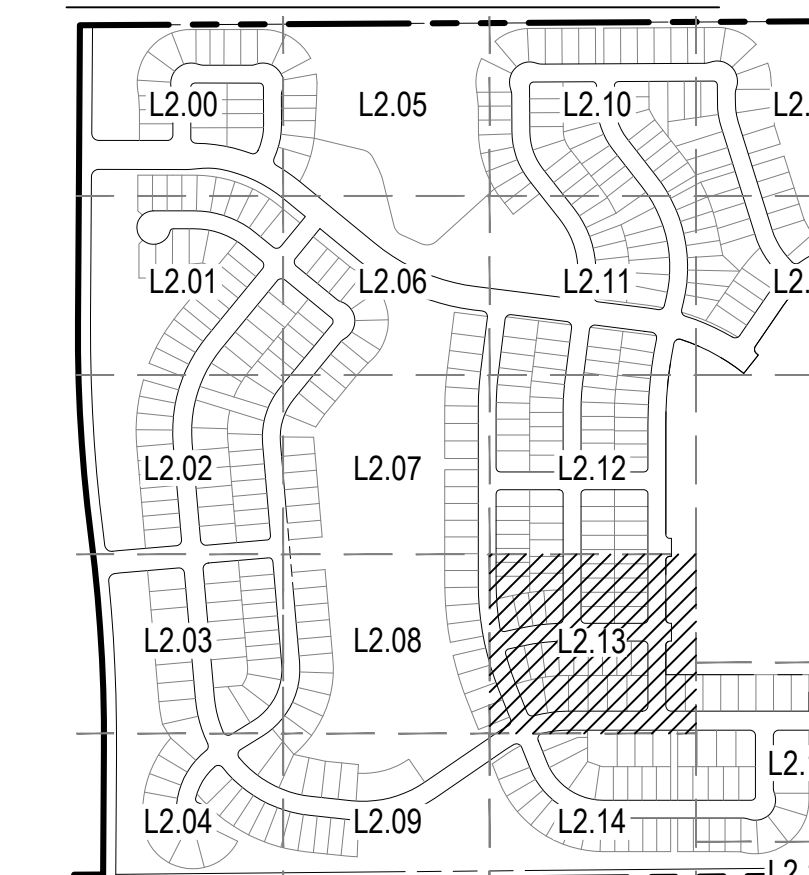


NOTES:

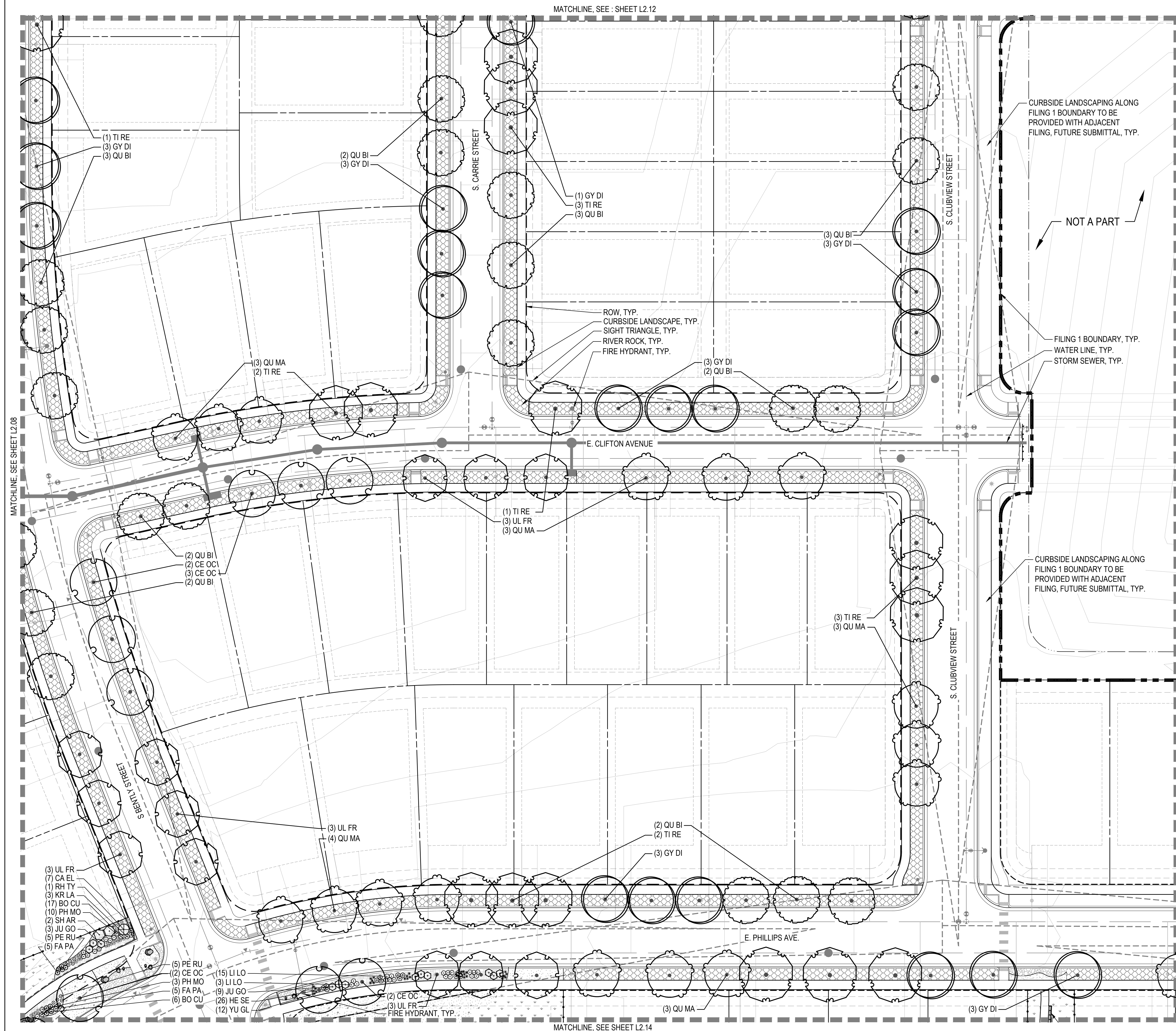
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO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

KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION



CHECKED BY: JN/CM
DRAWN BY: KR/MD

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

03 - 10/06/23

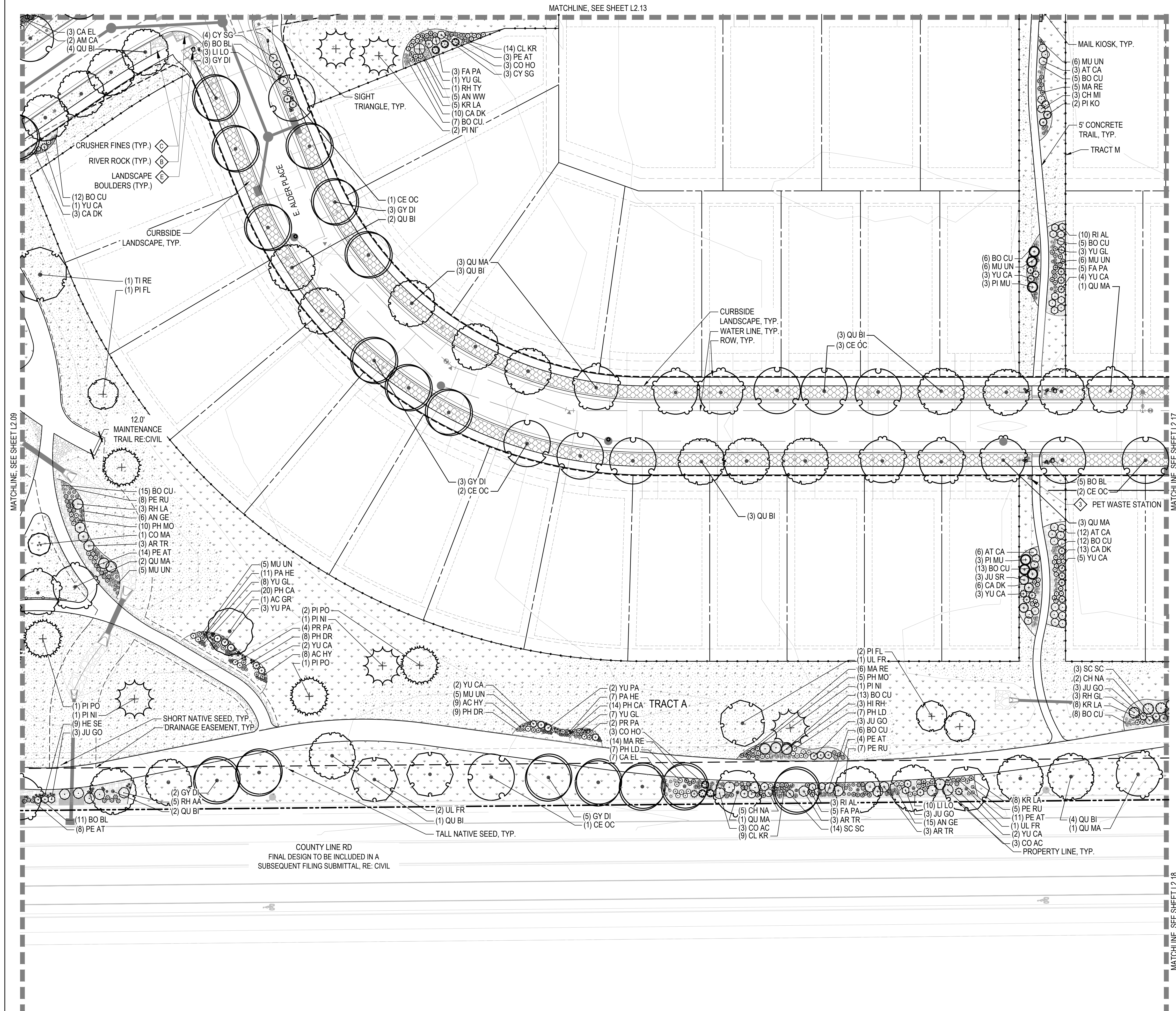
04 - 02/16/24

05 - 05/10/24





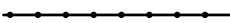

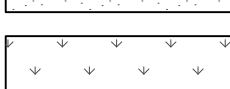
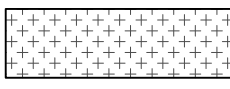

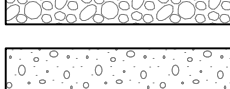
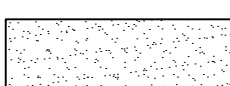




SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER
L2.14

SHEET 72 OF 79



LEGEND

- | | |
|---|----------------------------------|
|  | LIMITS OF WORK (L.O.W.) |
|  | MATCHLINE |
|  | PROPERTY LINE |
|  | RIGHT OF WAY |
|  | STEEL EDGER |
|  | OPEN SPACE FENCE |
|  | NON-IRRIGATED SHORT SEED MIX |
|  | NON-IRRIGATED TALL SEED MIX |
|  | DETENTION SEED MIX |
|  | SHRUB BED |
|  | 3"-4" RIVER ROCK |
|  | PEA GRAVEL |
|  | STABILIZED CRUSHER FINES |
|  | LOT TYPICAL CURBSIDE LANDSCAPE |
|  | AGGREGATE BASE COURSE, RE: CIVIL |

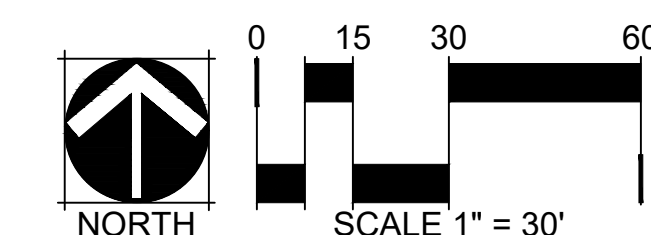
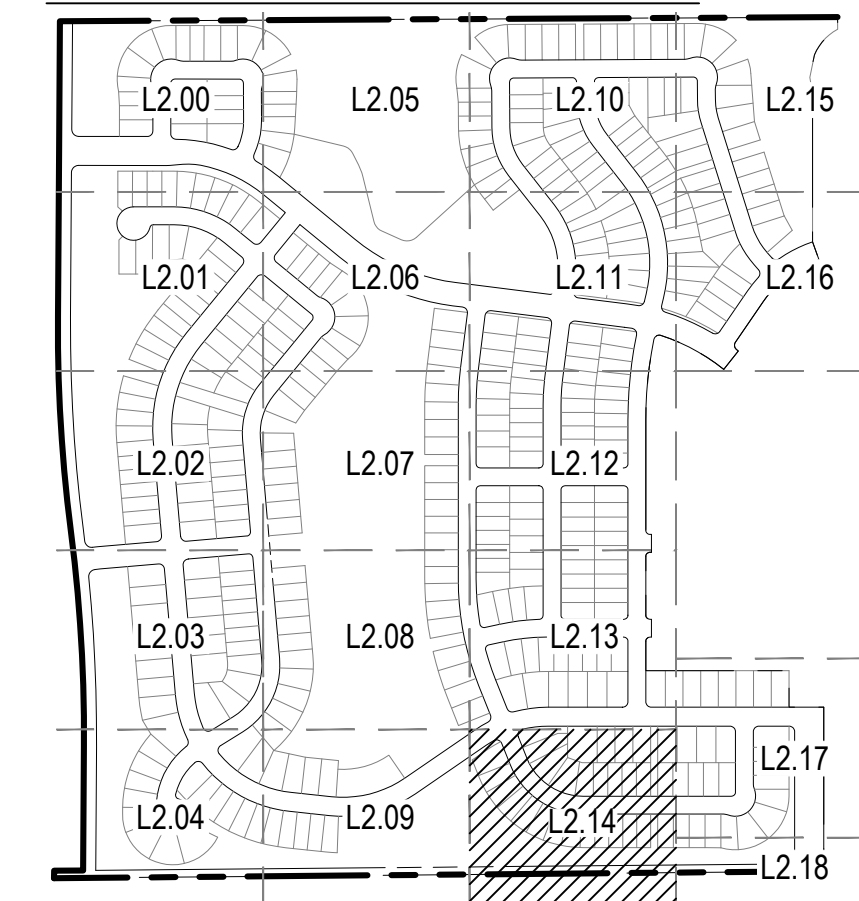
-
- DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL)
- BENCH
- SANDSTONE BENCH
- PET WASTE STATION
- LARGE BOULDER
- MEDIUM BOULDER
- SMALL BOULDER

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.

KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION

LEGEND

LIMITS OF WORK (L.O.W.)

MATCHLINE

PROPERTY LINE

RIGHT OF WAY

STEEL EDGER

OPEN SPACE FENCE

NON-IRRIGATED SHORT SEED MIX

NON-IRRIGATED TALL SEED MIX

DETENTION SEED MIX

SHRUB BED

3"-4" RIVER ROCK

PEA GRAVEL

STABILIZED CRUSHER FINES

LOT TYPICAL CURBSIDE LANDSCAPE

AGGREGATE BASE COURSE, RE: CIVIL

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

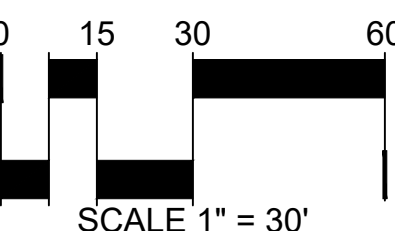
SMALL BOULDER

NOTES:

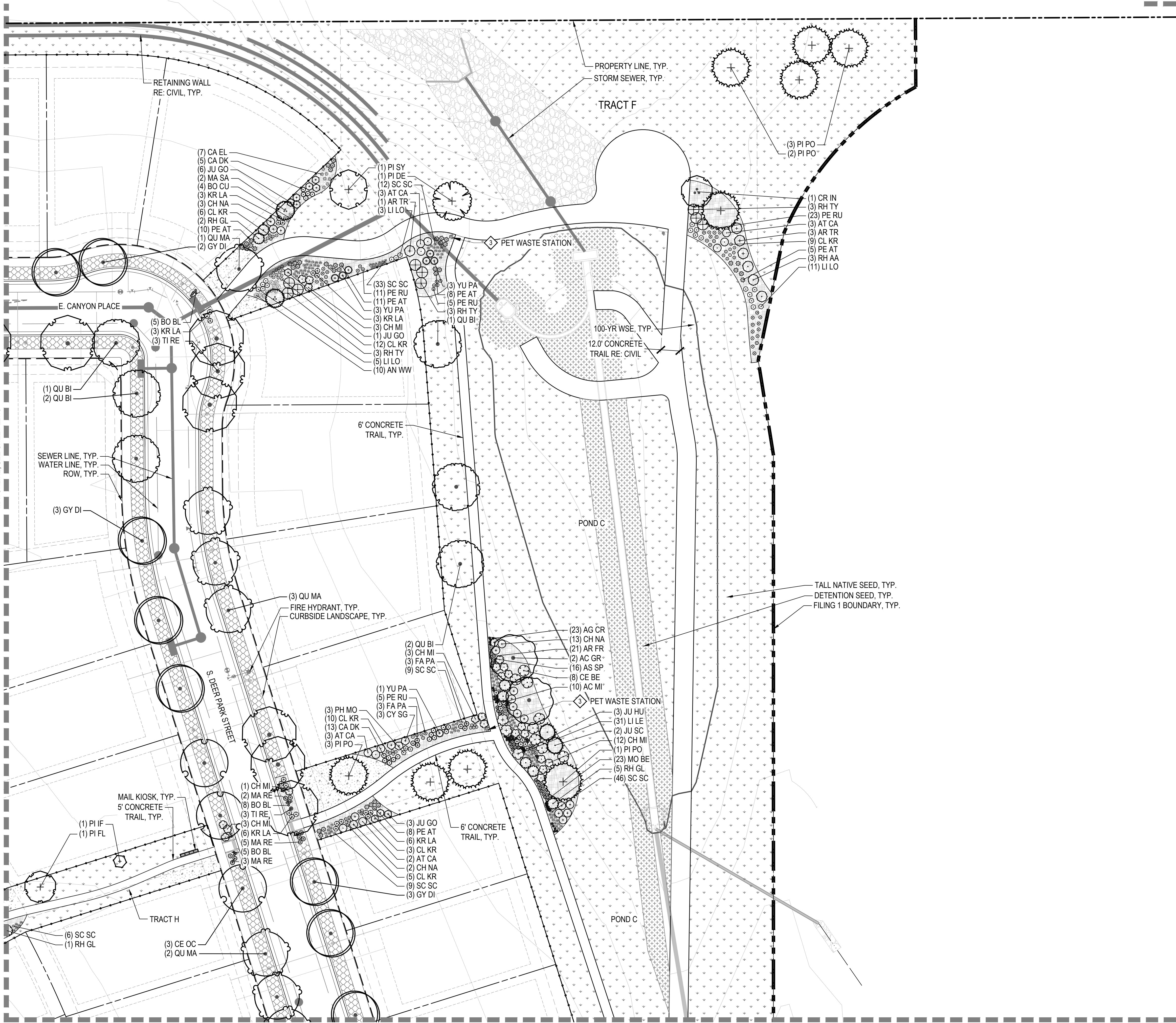
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- FINAL STREET TREE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS AND UTILITY/SERVICE LOCATIONS - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER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

KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION



LEGEND

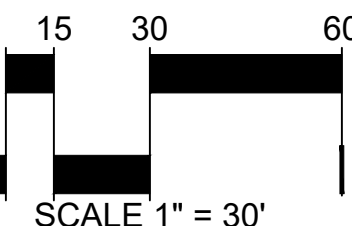
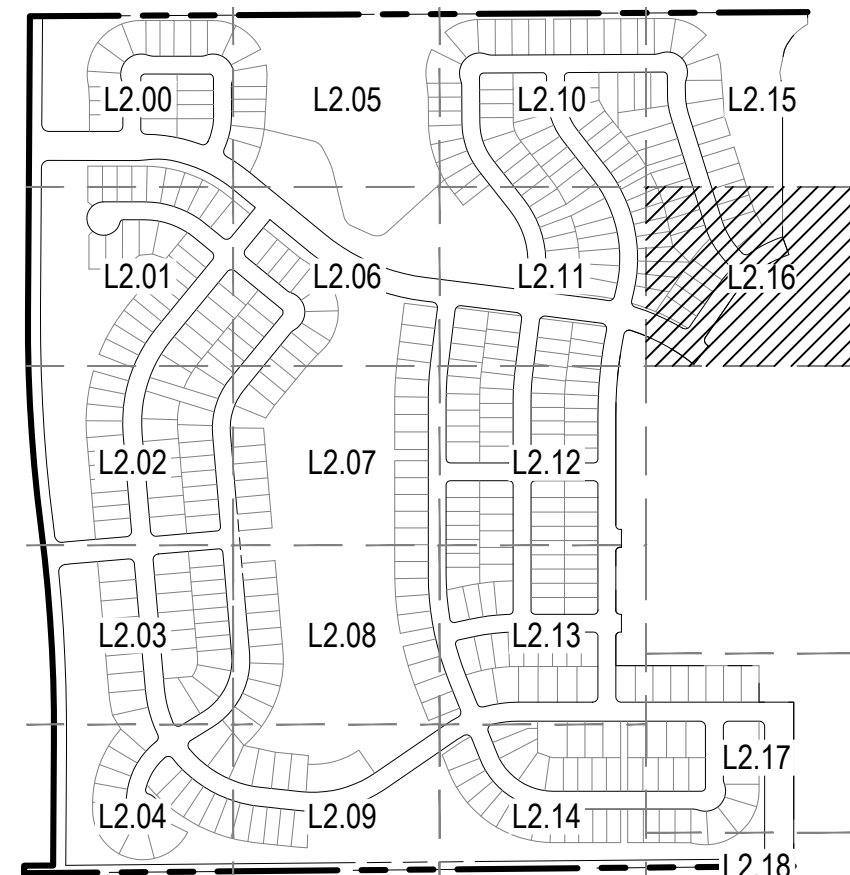
---	LIMITS OF WORK (L.O.W.)
- - - -	MATCHLINE
---	PROPERTY LINE
---	RIGHT OF WAY
---	STEEL EDGER
---	OPEN SPACE FENCE
[Pattern]	NON-IRRIGATED SHORT SEED MIX
[Pattern]	NON-IRRIGATED TALL SEED MIX
[Pattern]	DETENTION SEED MIX
[Pattern]	SHRUB BED
[Pattern]	3"-4" RIVER ROCK
[Pattern]	PEA GRAVEL
[Pattern]	STABILIZED CRUSHER FINES
[Pattern]	LOT TYPICAL CURBSIDE LANDSCAPE
[Pattern]	AGGREGATE BASE COURSE, RE: CIVIL
[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:

- 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'



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET L2.15

TRACT F

(6) CH MI
(6) CH NA
(1) JU SC
(1) JU HU
(2) CE BE
(9) AR FR
(4) YU GL
(8) AC MI
(12) SC SC

NOT A PART

6' CONCRETE
TRAIL, TYP.

(3) CE OC
(3) TI RE
(1) GY DI

(3) KR LA
(1) QU MA
(9) AN WW
(3) JU GO
(3) CA FE
(1) AC BC
(18) PE AT
(6) PH LD
(6) CY SG
(7) SC SC
(3) CH MI
(1) CE OC
(3) PH MO
(1) YU CA

(3) PH MO
(3) PI MU
(14) PE RU

(6) PH LD
(1) PI FL
(3) CY SG
(3) FA PA
(6) RH TY
(3) CH MI
(2) BO CU
(1) HI RH
(5) PH MO
(1) JU BC
(6) BO CU
(1) QU MA
(1) PI NI

(2) PI SY
(1) PI IF

ROW, TYP.
CURBSIDE
LANDSCAPE, TYP.
FIRE HYDRANT, TYP.
STORM SEWER, TYP.
WATER LINE, TYP.

(1) QU BI
(3) TI RE

CURBSIDE LANDSCAPING ALONG
FILING 1 BOUNDARY TO BE
PROVIDED WITH ADJACENT
FILING, FUTURE SUBMITTAL, TYP.

WATER LINE, TYP.
STORM SEWER, TYP.
FILING 1 BOUNDARY, TYP.

NOT A PART

CURBSIDE LANDSCAPING ALONG
FILING 1 BOUNDARY TO BE
PROVIDED WITH ADJACENT
FILING, FUTURE SUBMITTAL, TYP.

SIGHT TRIANGLE, TYP.

(1) QU MA
(3) GY DI
(3) CE OC

S DEER PARK STREET

E ELMHURST AVE

TRACT J

(3) CY SG
(2) GY DI
(8) SC SC
(3) CA DK
(1) CR IN
(2) GY DI
(1) TI RE

(3) AT CA
(11) HE SE
(8) BO BL
(13) MA RE
(6) CO HO

E MINERAL AVE

LEGEND

LIMITS OF WORK (L.O.W.)

MATCHLINE

PROPERTY LINE

RIGHT OF WAY

STEEL EDGER

OPEN SPACE FENCE

NON-IRRIGATED SHORT SEED MIX

NON-IRRIGATED TALL SEED MIX

DETENTION SEED MIX

SHRUB BED

3"-4" RIVER ROCK

PEA GRAVEL

STABILIZED CRUSHER FINES

LOT TYPICAL CURBSIDE LANDSCAPE

AGGREGATE BASE COURSE, RE: CIVIL

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

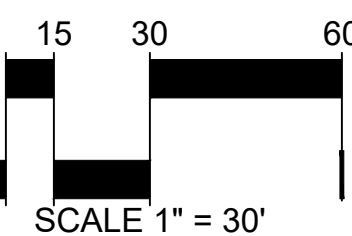
SMALL BOULDER

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'



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET L2.13

MATCHLINE, SEE SHEET L2.14

MATCHLINE, SEE : SHEET L2.18

CHECKED BY: JN/CM
DRAWN BY: KR/MD

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

SP 03 - 10/06/23

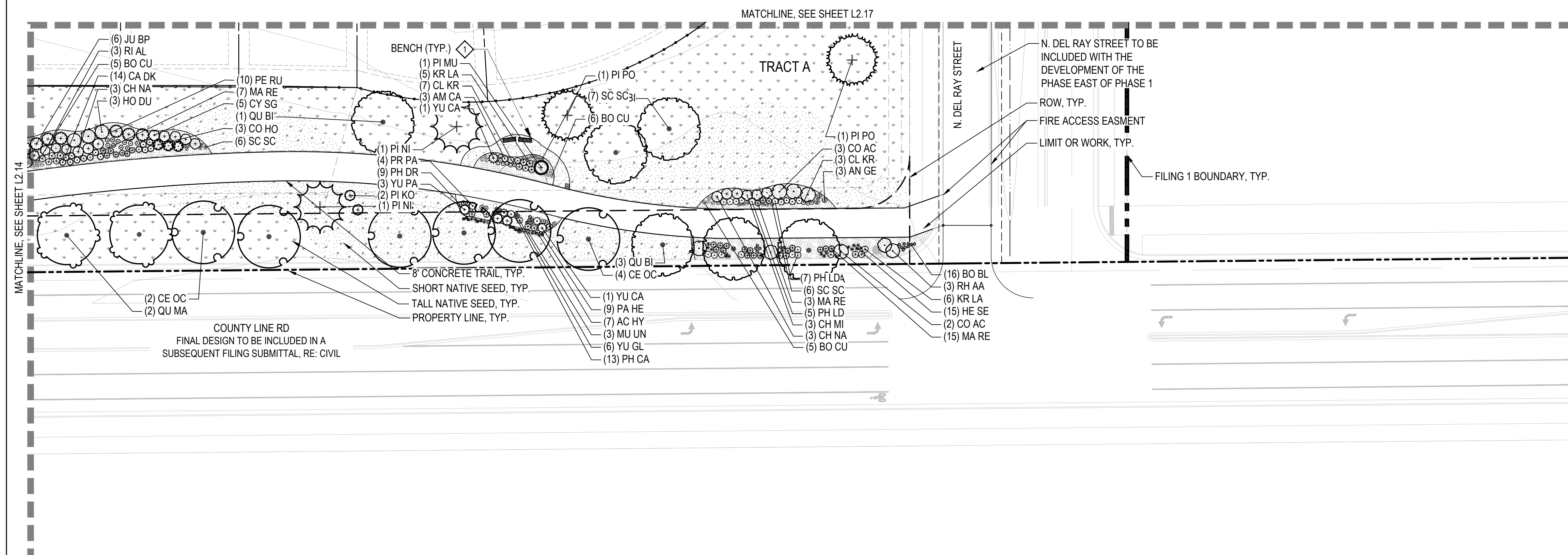
SP 04- 02/16/24

SP 05- 05/10/24





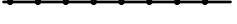
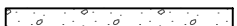
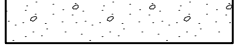


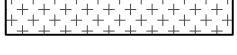

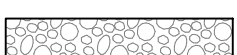

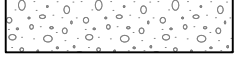

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER
L2.18

SHEET 76 OF 79



LEGEND

- | | |
|---|----------------------------------|
|  | LIMITS OF WORK (L.O.W.) |
|  | MATCHLINE |
|  | PROPERTY LINE |
|  | RIGHT OF WAY |
|  | STEEL EDGER |
|  | OPEN SPACE FENCE |
|  | NON-IRRIGATED SHORT SEED MIX |
|  | NON-IRRIGATED TALL SEED MIX |
|  | DETENTION SEED MIX |
|  | SHRUB BED |
|  | 3"-4" RIVER ROCK |
|  | PEA GRAVEL |
|  | STABILIZED CRUSHER FINES |
|  | LOT TYPICAL CURBSIDE LANDSCAPE |
|  | AGGREGATE BASE COURSE, RE: CIVIL |

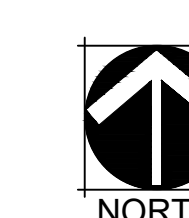
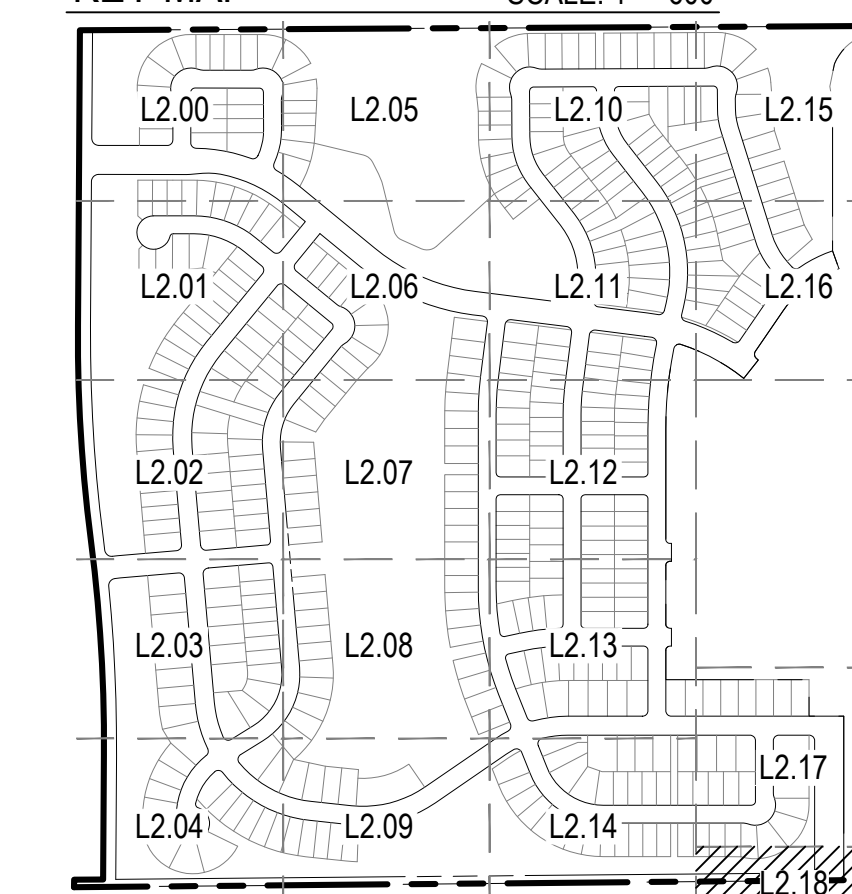
-
- DECIDUOUS CANOPY TREE
- ORNAMENTAL TREES
- EVERGREEN TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- FIRE HYDRANT (RE: CIVIL)
- STREET LIGHT (RE: CIVIL)
- BENCH
- SANDSTONE BENCH
- PET WASTE STATION
- LARGE BOULDER
- MEDIUM BOULDER
- SMALL BOULDER

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.

KEY MAP

SCALE: 1" = 600'



15 30 60

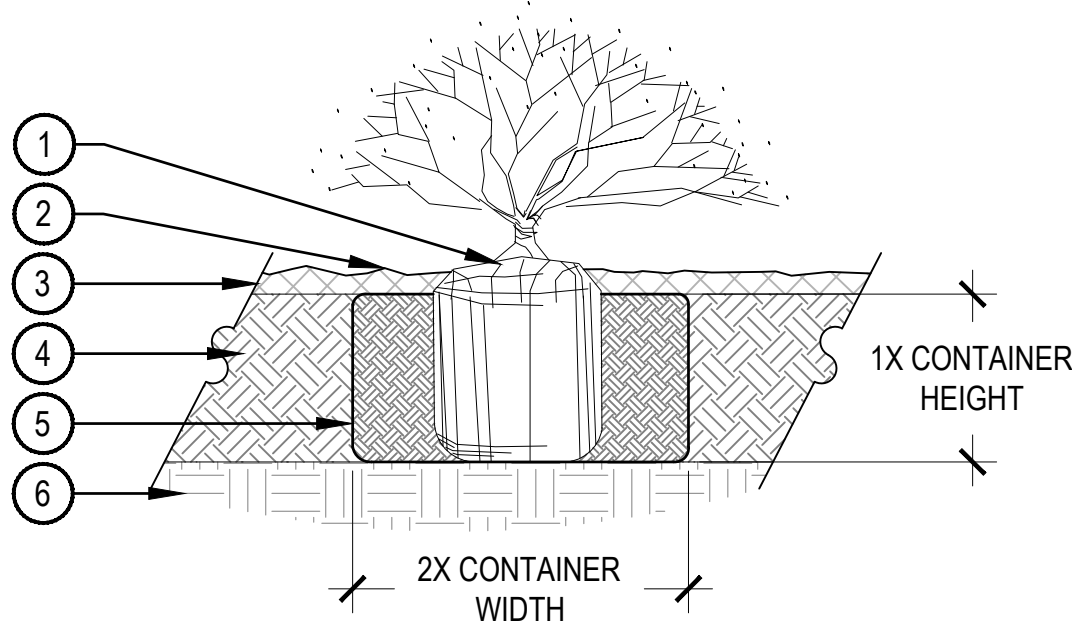
SCALE 1" = 30'



NOT FOR CONSTRUCTION

CHECKED BY: JN/CM
DRAWN BY: KR/MD

- 1 SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- 2 FINISH GRADE (TOP OF MULCH)
- 3 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L1.01
- 4 TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- 5 BACKFILLED AMENDED SOIL
- 6 UNDISTURBED SOIL

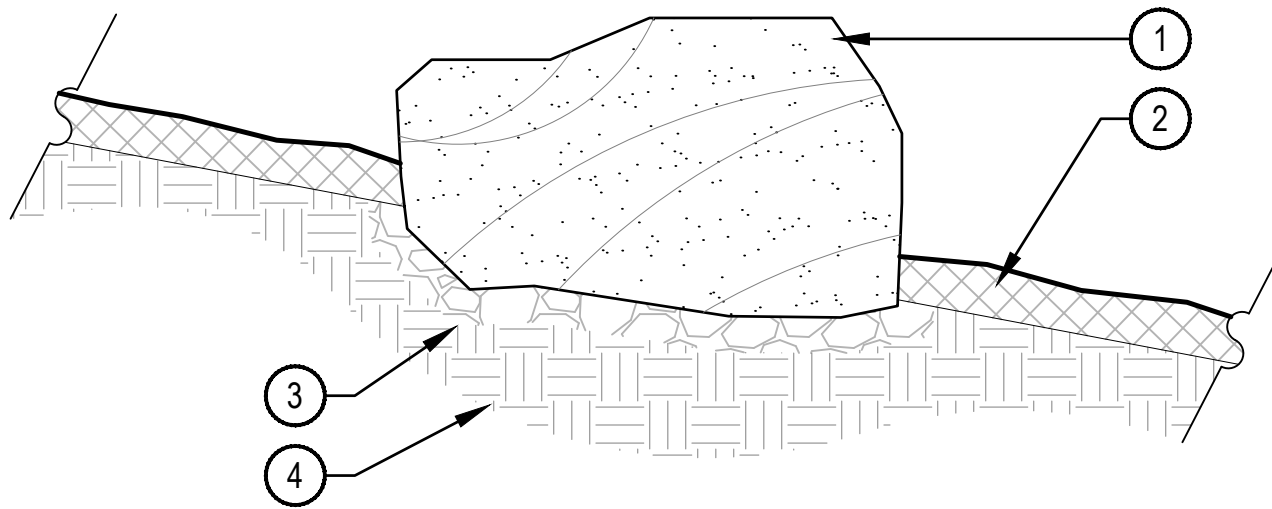


- NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 4. DIG PLANT PIT TWICE AS WIDE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

SHRUB PLANTING

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

- 1 BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET L1.01
- 2 SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
- 3 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
- 4 UNDISTURBED GRADE



BOULDER SIZES		
QTY.	ITEM	SIZE
44	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
223	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
94	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

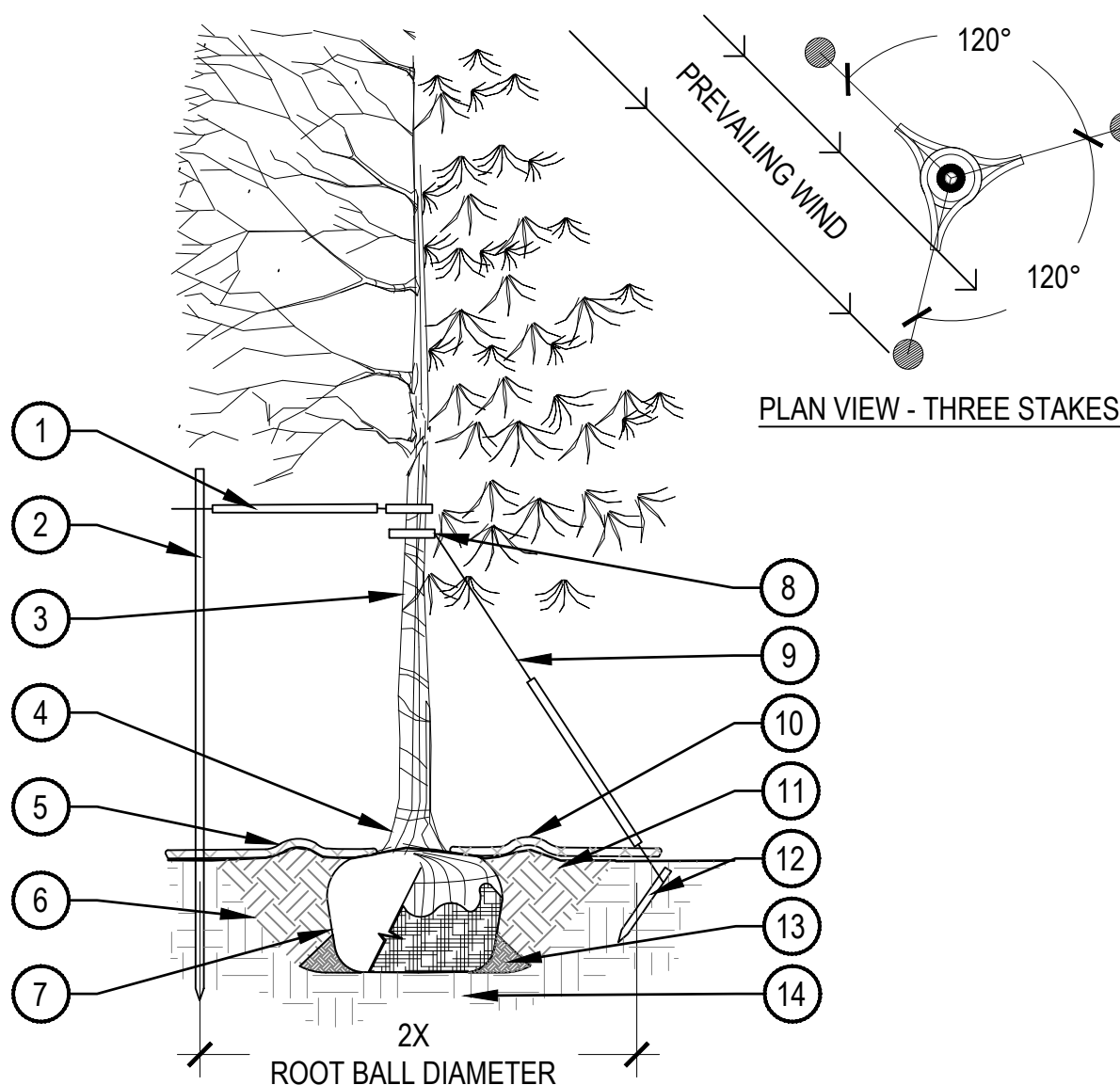
- NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
 2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
 3. CONTRACTOR SHALL SUBMIT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

LANDSCAPE BOULDER

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

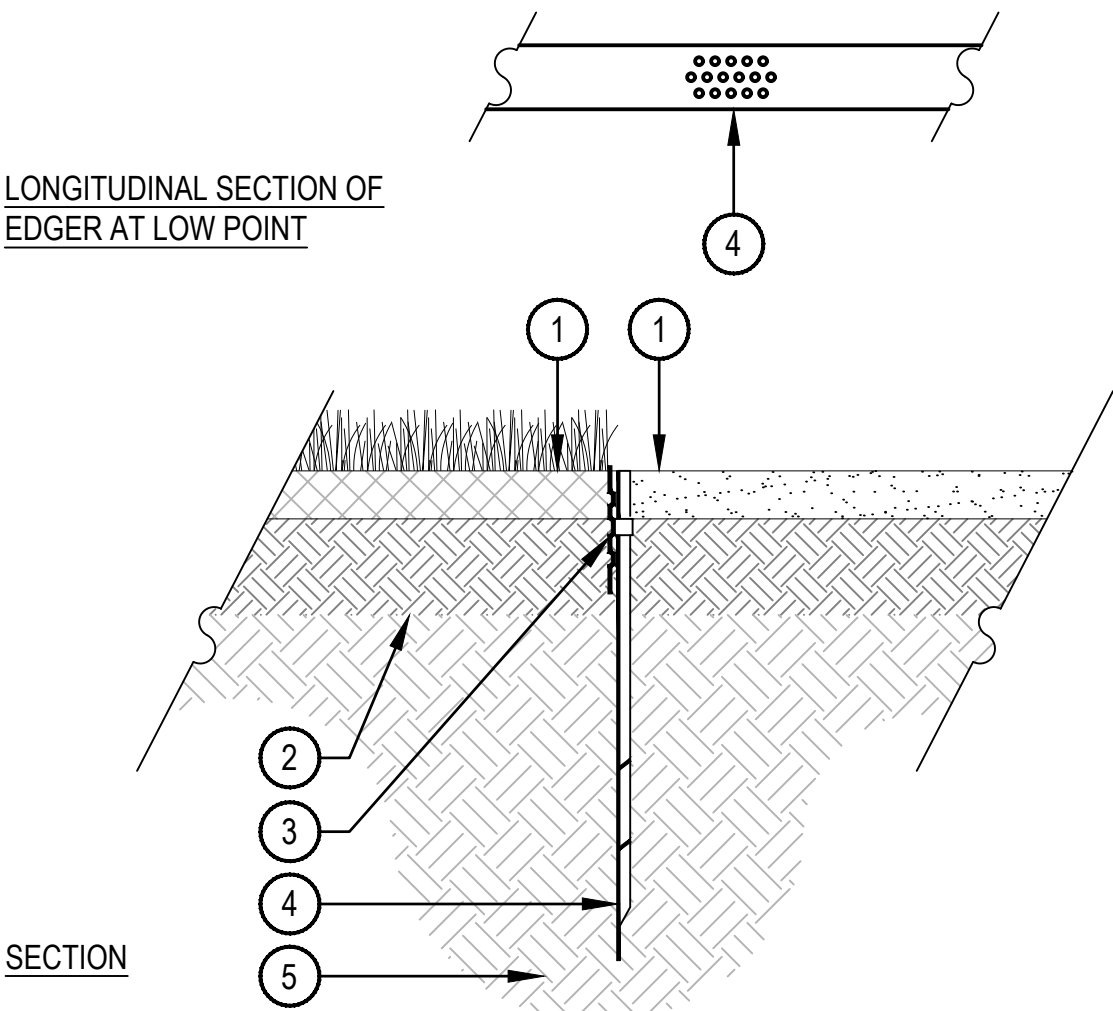
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 12 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- 13 PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- 14 PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

- 1 PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 2 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- 4 PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 5 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
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 7 ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED



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

- 1 FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- 2 AMENDED SOIL PER SPECIFICATIONS
- 3 METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- 4 EDGER STAKE
- 5 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

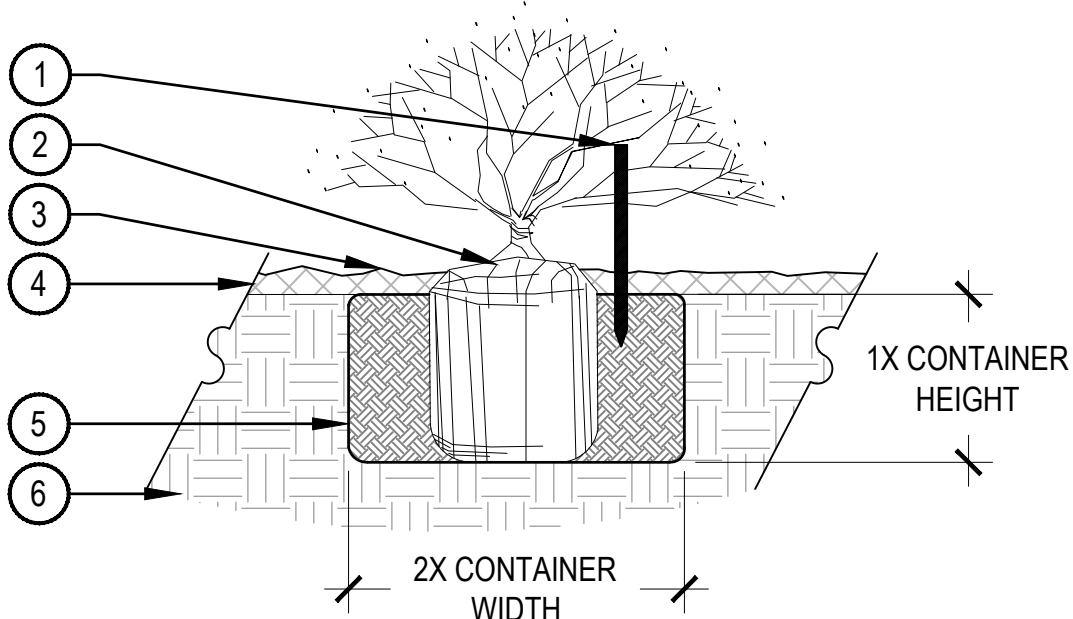


- NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
 2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
 3. ENSURE POSITIVE DRAINAGE.

METAL EDGER

SCALE: 1" = 1'-0"

- 1 2'-6" WOODEN STAKE DRIVEN INTO THE GROUND NEXT TO ROOTBALL, 18" OF THE STAKE MUST BE VISIBLE
- 2 SET SHRUB ROOTBALL 1" HIGHER THAN FINISH GRADE
- 3 FINISH GRADE (TOP OF NATIVE SEED)
- 4 SPECIFIED NATIVE SEED
- 5 TILL SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8"
- 6 UNDISTURBED GRADE



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

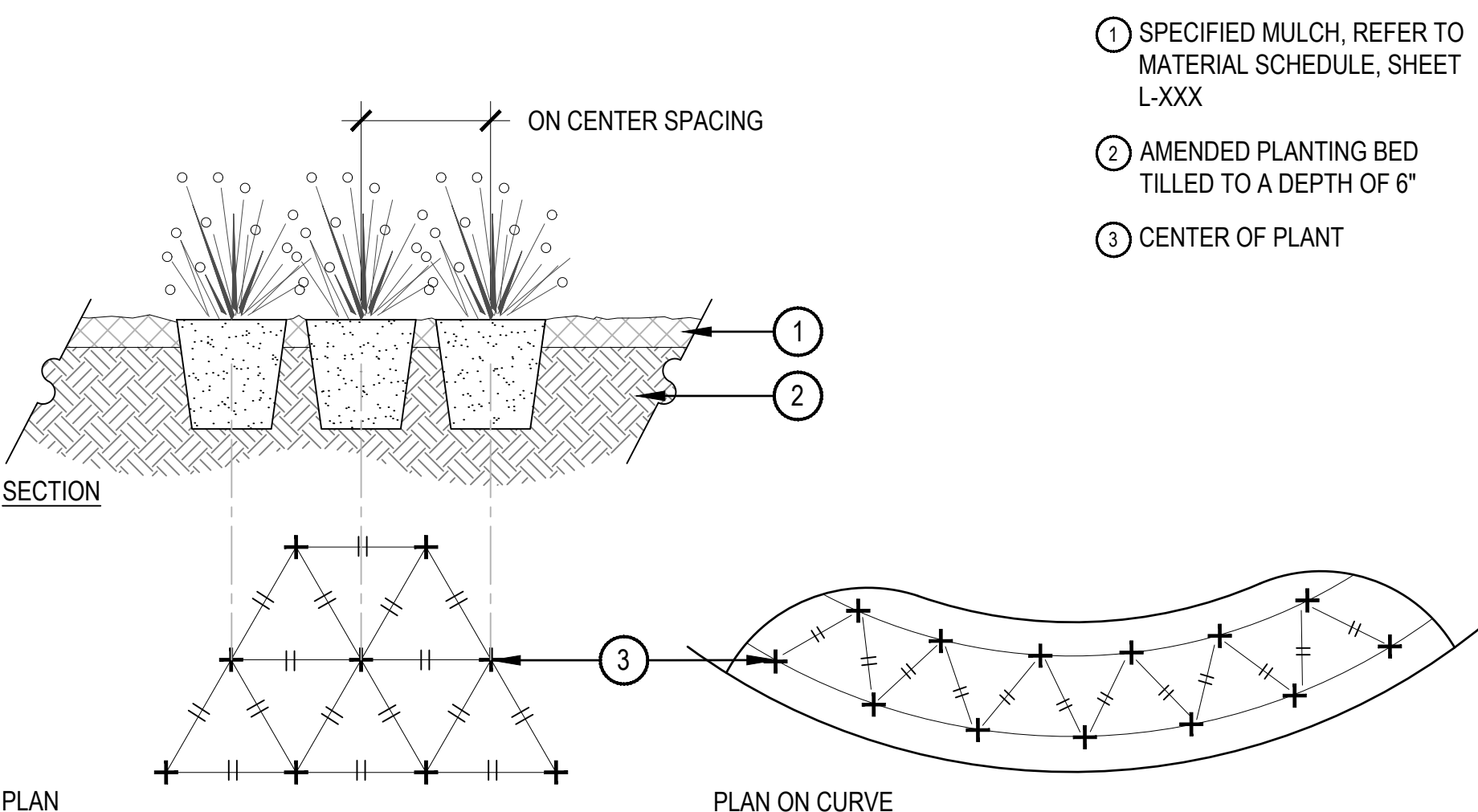
SHRUB PLANTING IN NATIVE AREAS

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

- PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. 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:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - b. 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).
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 2. 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.

TREE PLANTING DETAIL

1



- 1 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- 3 CENTER OF PLANT

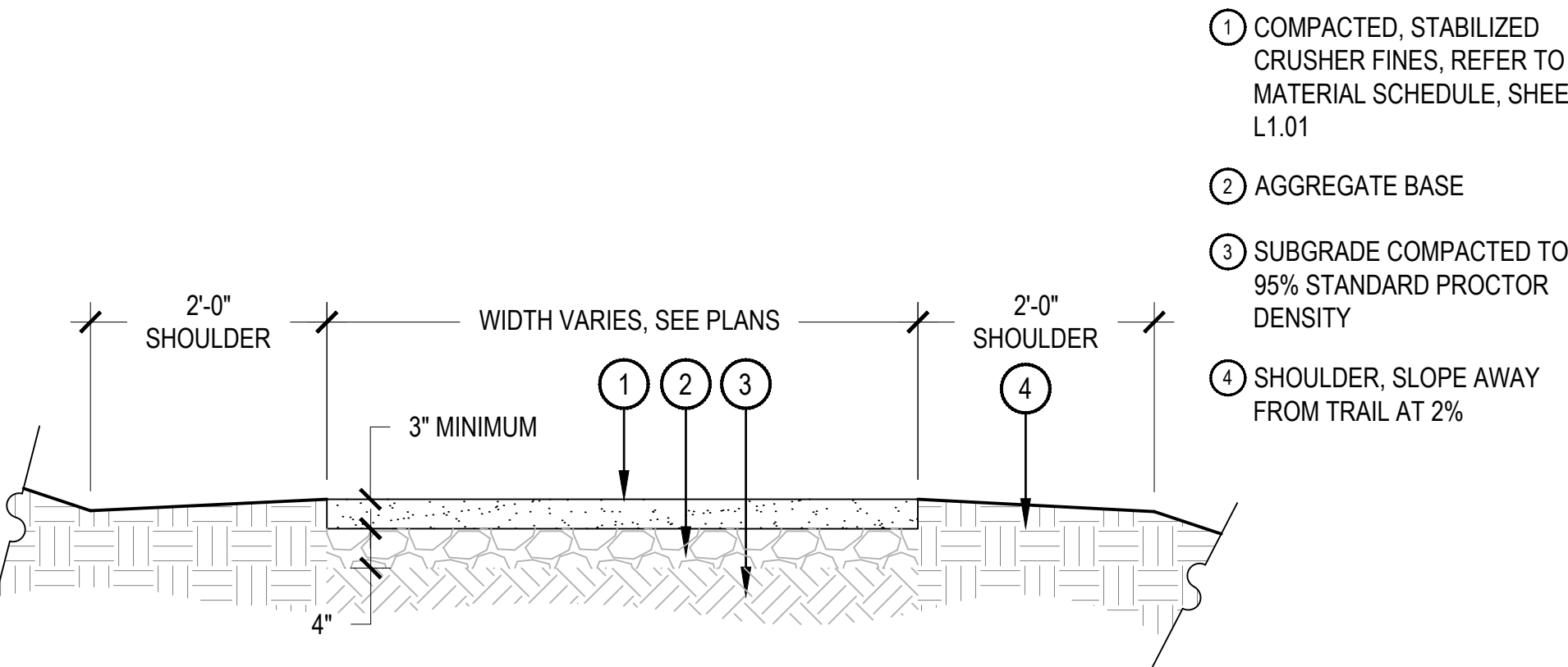
- NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

METAL EDGER

4



- 1 COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET L1.01
- 2 AGGREGATE BASE
- 3 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 4 SHOULDER, SLOPE AWAY FROM TRAIL AT 2%

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

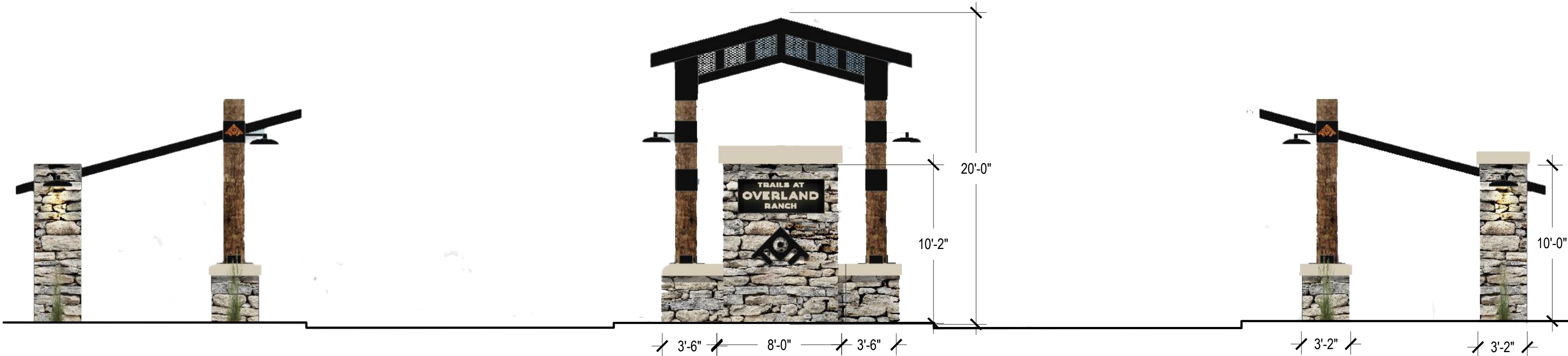
CRUSHER FINES TRAIL

6

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

SHRUB PLANTING IN NATIVE AREAS

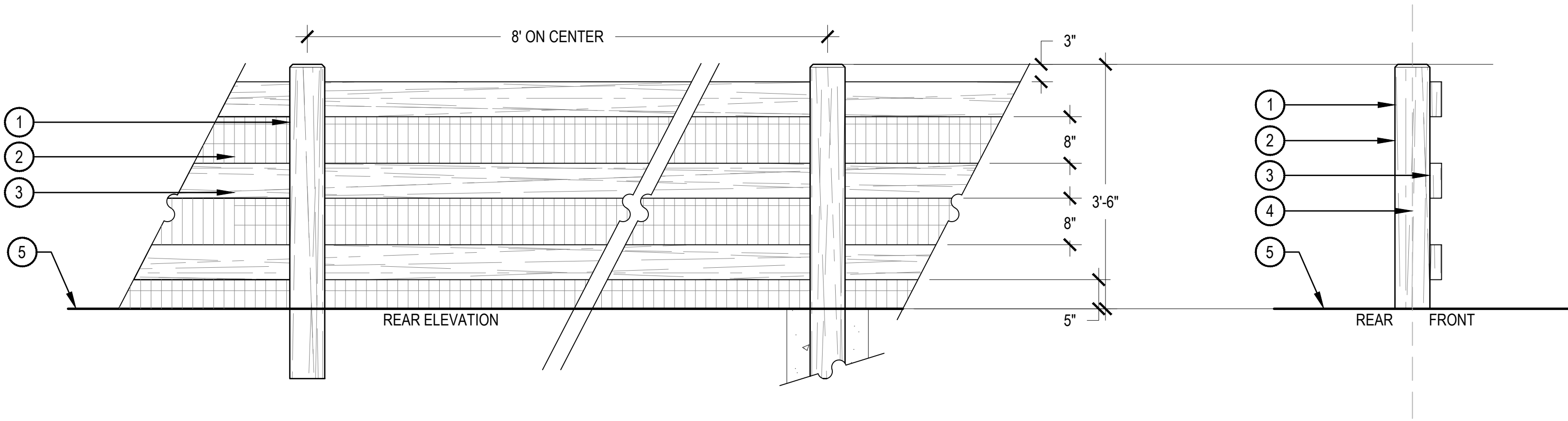
7



- NOTES:
1. THIS DETAIL REPRESENTS DESIGN INTENT ONLY.
 2. FINAL SIGN DESIGN SHALL BE APPROVED IN PERMITTING.
 3. FINAL MATERIALS AND LETTERING TBD.

1 PRIMARY MONUMENT SIGN

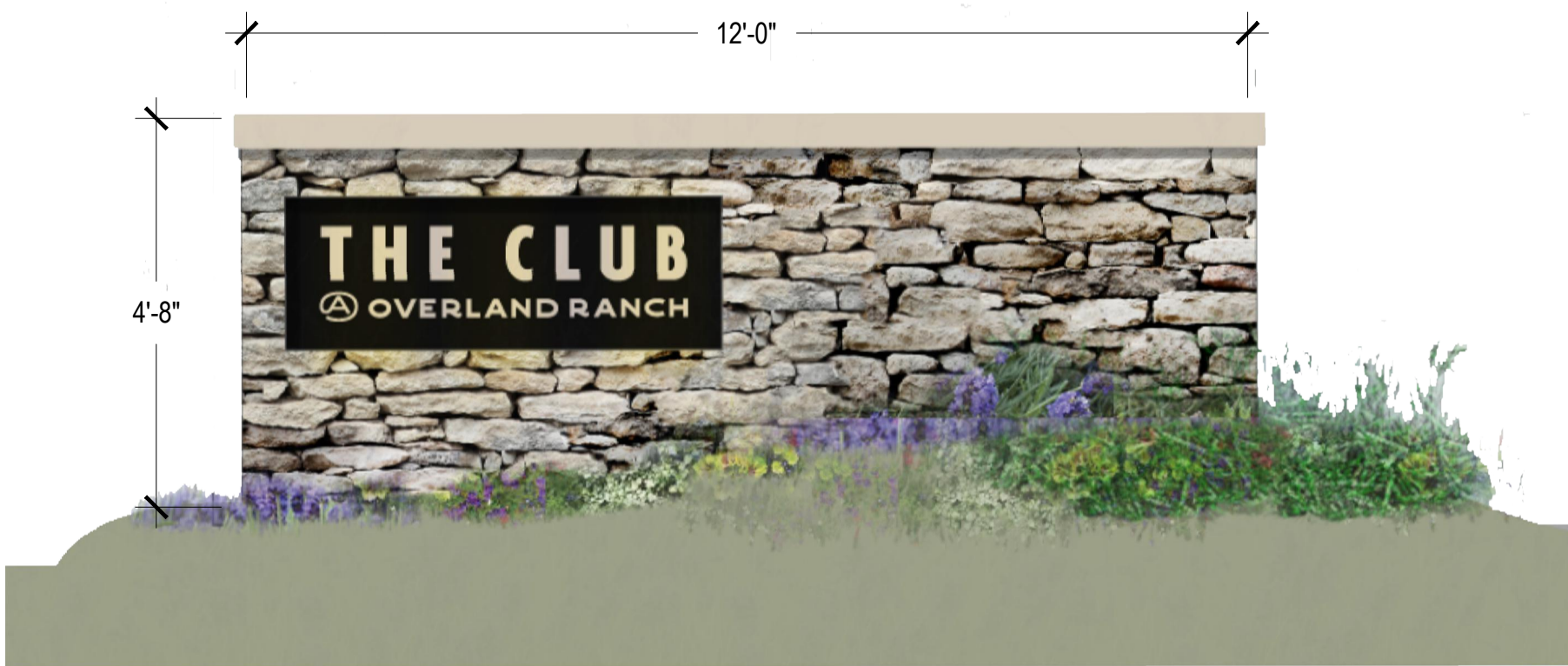
SCALE: 3/16" = 1'-0"



- 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.

2 3-RAIL CEDAR FENCE

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

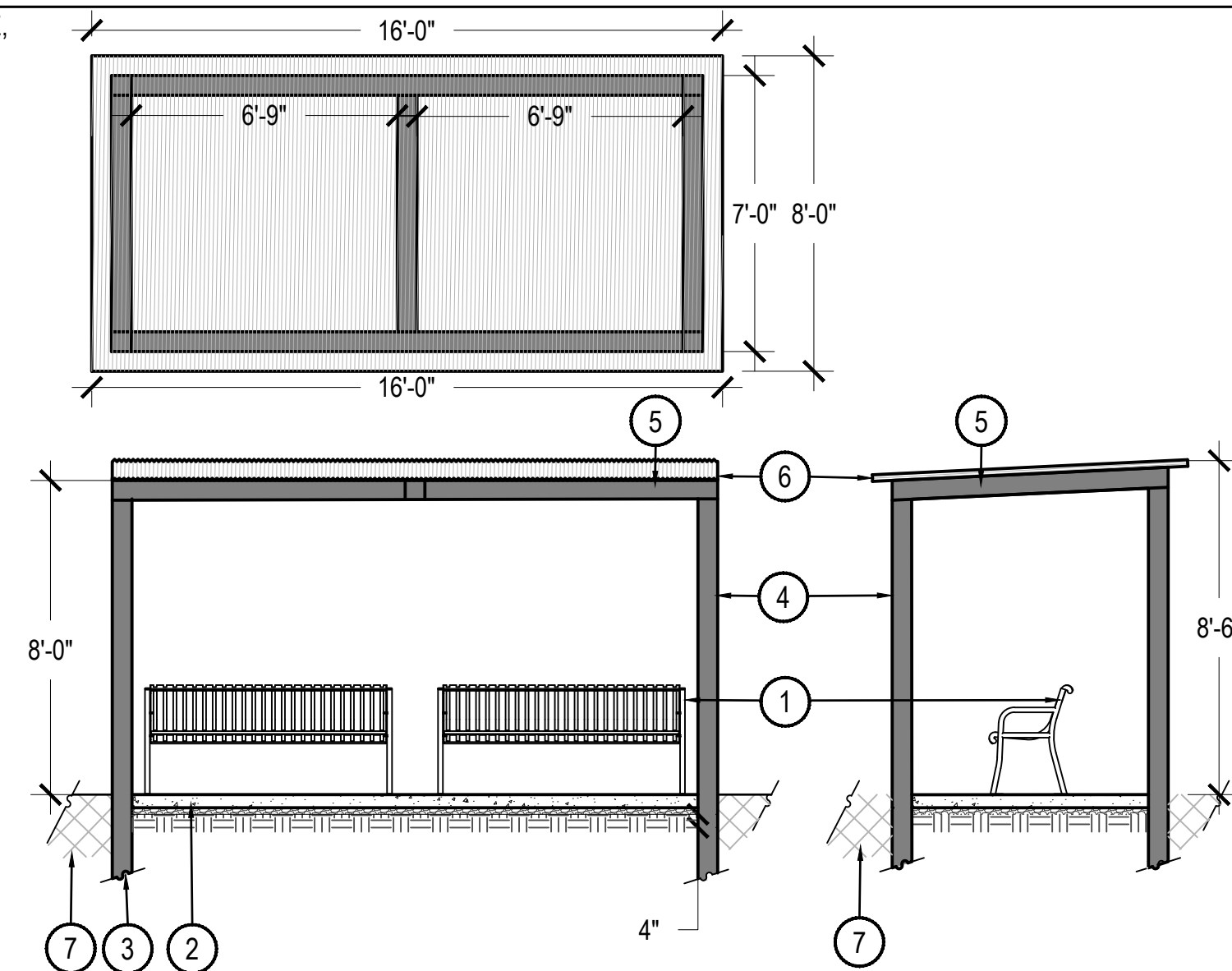


- NOTES:
1. THIS DETAIL REPRESENTS DESIGN INTENT ONLY.
 2. FINAL SIGN DESIGN SHALL BE APPROVED IN PERMITTING.
 3. FINAL MATERIALS AND LETTERING TBD.

3 SECONDARY MONUMENT SIGN

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

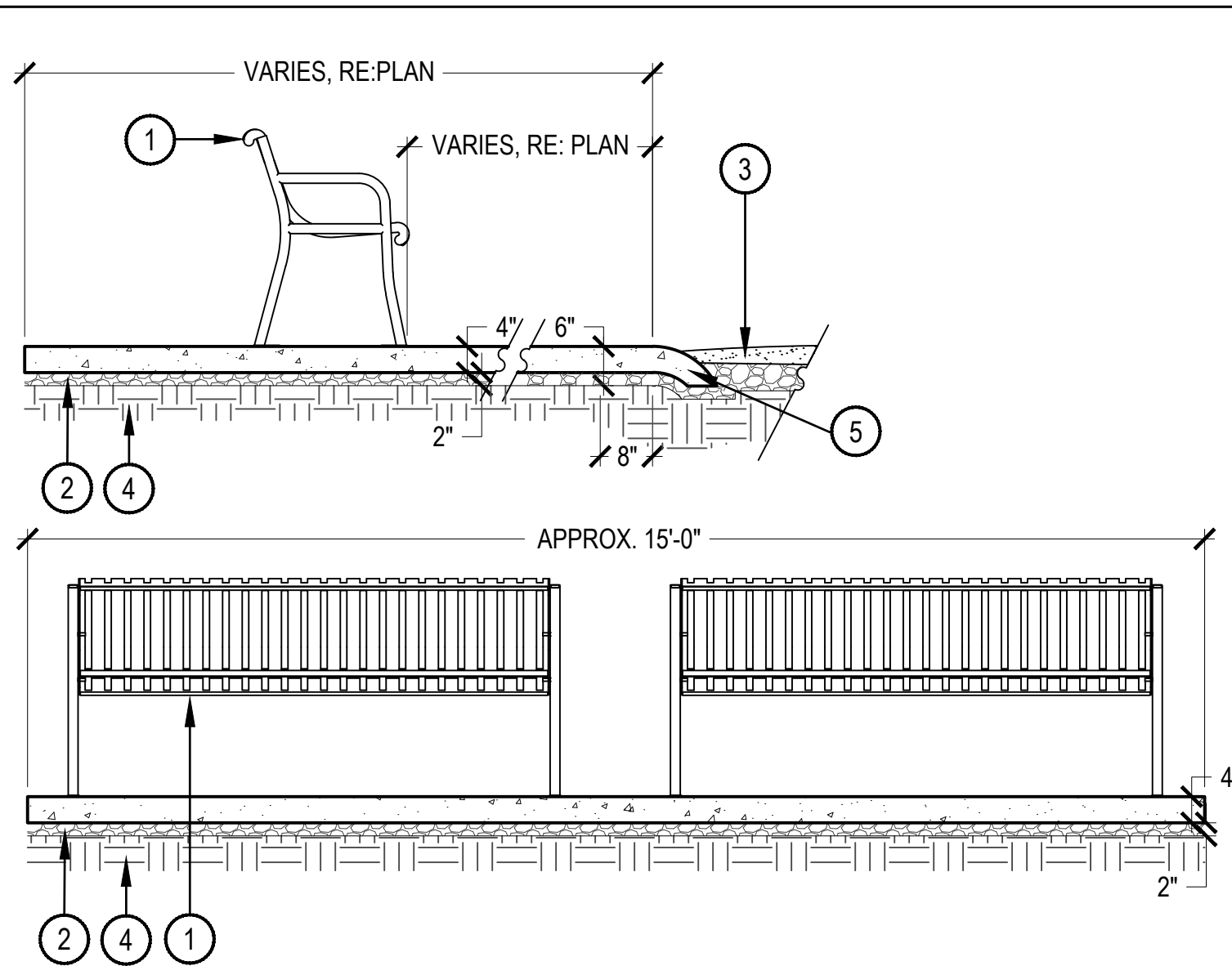
- 1 BENCH TO BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS, REFER TO AMENITY, SHEET L1.01
- 2 4" CONCRETE SLAB, REFER TO HARDSCAPE PLANS FOR LOCATION, REFER TO AMENITY SCHEDULE SHEET L1.01
- 3 FOOTER, REFER TO STRUCTURAL
- 4 (4) CEDAR 6"x6" WOOD POSTS
- 5 (3) CEDAR 6"x6" WOOD BEAMS
- 6 CORRUGATED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



3 BENCH SHADE STRUCTURE

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

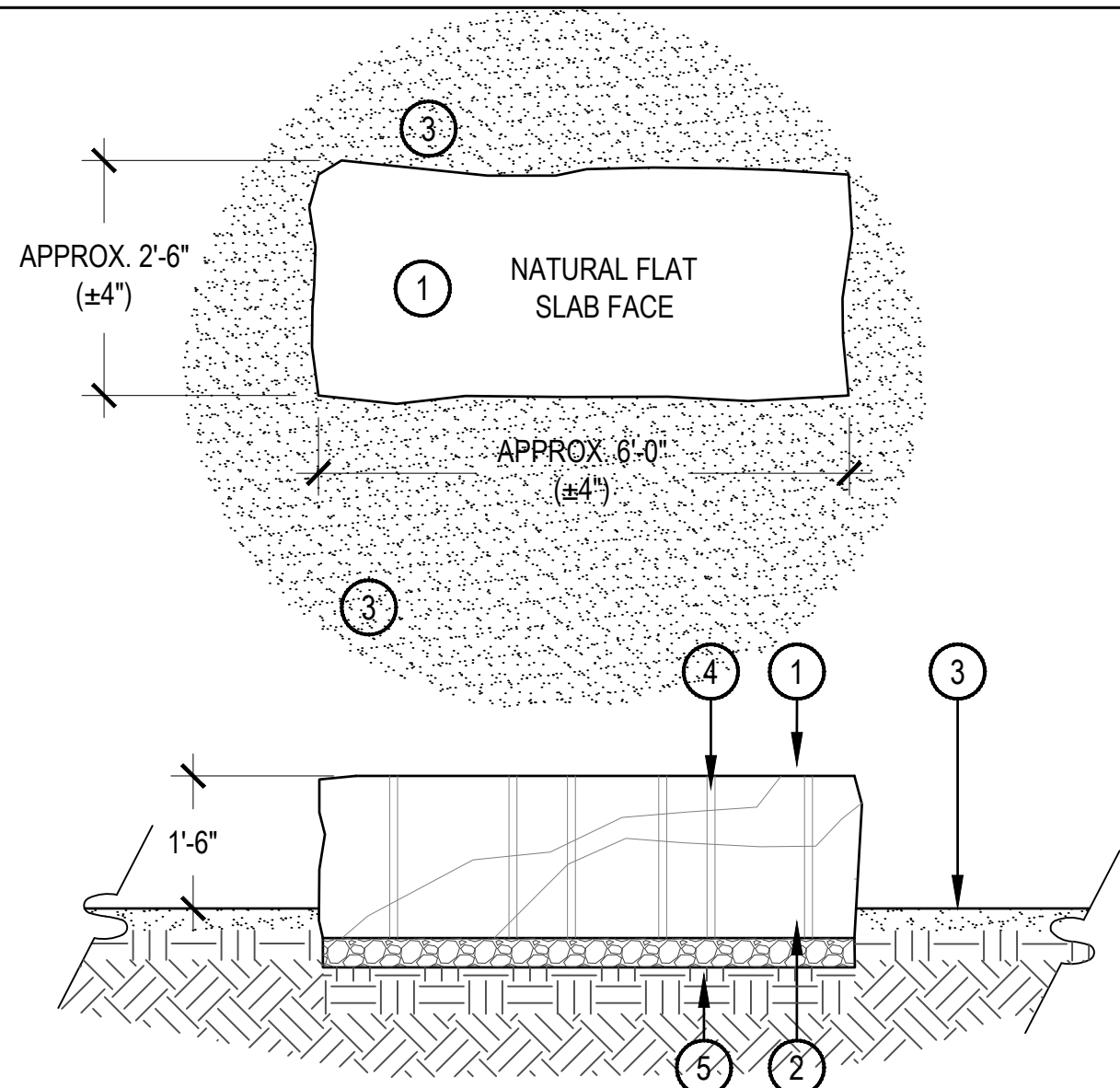
- 1 BENCH, RE: AMENITY SCHEDULE, SHEET L.1.01, SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- 2 4" DEPTH COMPACTED ROAD BASE
- 3 COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET L1.01
- 4 COMPACTED SUBGRADE
- 5 CONCRETE TURN-DOWN AT CRUSHER FINES



2 BENCH ON CONCRETE PAD

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



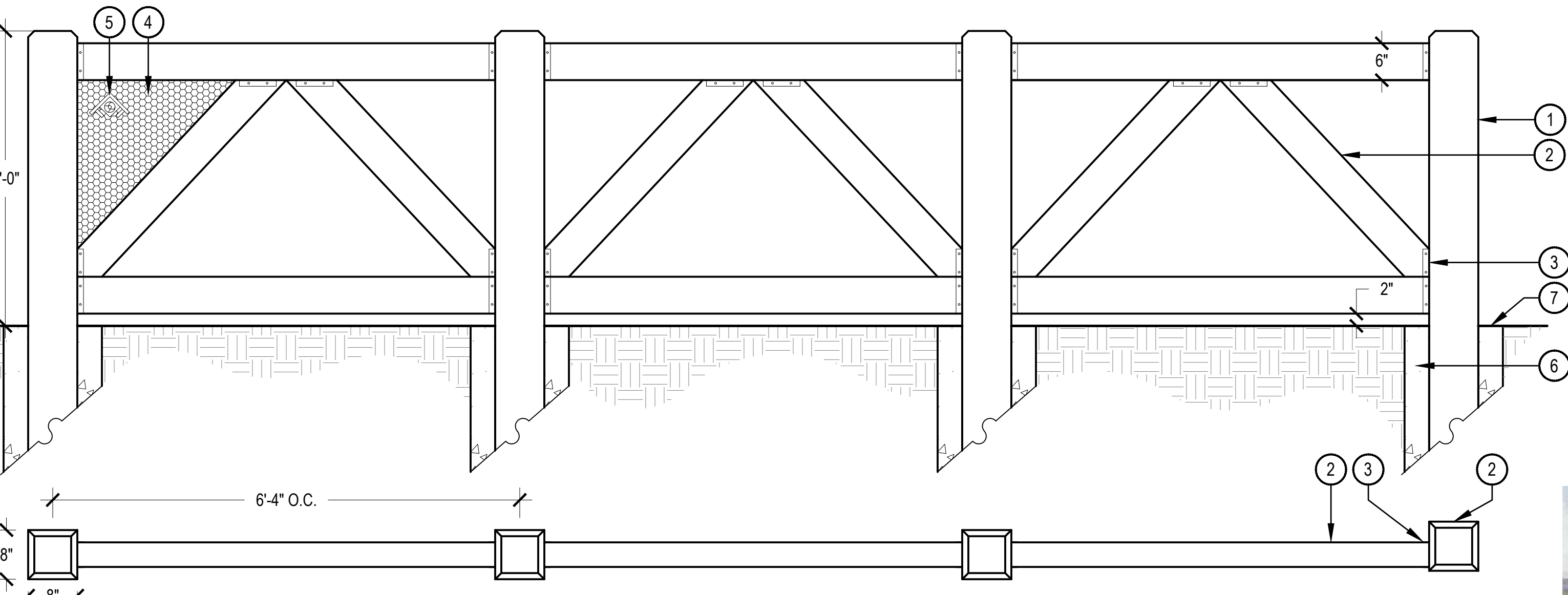
1 SANDSTONE SLAB BENCH

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

- 1 8" X 8" ROUGH SAWN CEDAR POSTS, STAIN RE: AMENITY SCHEDULE
- 2 4" X 6" SMOOTH CEDAR RAILINGS, STAIN RE: AMENITY SCHEDULE
- 3 BLACK STEEL RAILING CONNECTORS
- 4 BLACK STEEL PANEL TO BE ATTACHED TO ADJACENT BEAM AND RAILING VIA METAL BRACKETS
- 5 LASER CUT NEIGHBORHOOD PARK LOGO
- 6 CONCRETE POST FOOTER, RE: STRUCTURAL
- 7 FINISH GRADE



CHARACTER IMAGE



4 FAUX CORRAL FENCE

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