OVERLAND RANCH - SITE PLAN 2

SITE PLAN

A PARCEL LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

The master utility study (EDN 222275) proposed 538 units for Phase 2A, 2B and 3. Submit a Utility Confromance Letter to verify that the increase in units will not have significant impacts on the approved design of water and sanitary mains in the MUS. Show water demand and sanitary loading calculations with the new unit count

JR Response:
Overland Ranch overall development has no increase in units as there were 425 units in Filing 1 & 569 units in Filing 2. 994 total which is less than the 1046 outline in the Master Plan.
That said, we have provided a conformance letter with this resubmittal to acknowledge the total differences within the overall development.

PROJECT DATA

SITE PLAN 2	
LAND AREA WITH PROPERTY LINES	200.23 AC
NUMBER OF UNITS PROPOSED (NON-SPRINKLED)	569 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
NEIGHBORHOOD PARK	425,354 SF, 9.76 AC (5%)
OPEN SPACE AREA	2,245,564 SF, 51.55 AC (26%)
LANDSCAPING AREA	2,391,011 SF, 54.89 AC (27%)
LOT AREA	3,996,241 SF, 91.74 AC (46%)
PUBLIC ROW AREA	1,764,839 SF, 40.52 AC (20%)
ZONING CLASSIFACTION	R1 SUBAREA C
NO. OF MONUMENT SIGNS	1
MAXIMUM SIGNAGE AREA	60 SF PER SIGN
PARKING	2 PER D/U (REQUIRED) / 1,138 (PROVIDED-VIA GARAGE) ADDITIONAL PARKING OFF-STREET PARKING PROVIDED VIA PRIVATE DRIVEWAYS

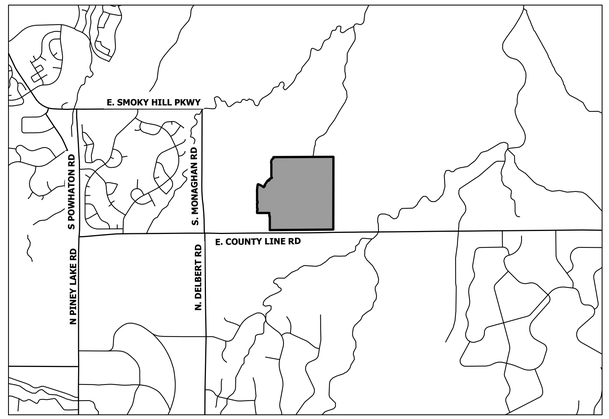
Show the proposed monument sign on the site plan sheets as well as the landscaping sheet.

JR Response:
Monument sign added at NW corner of S Del Ray & County Line Rd. See site & landscaping plans for callouts.

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

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

JR Response:
Noted.



VICINITY MAP
1"=3000'

Include PROS Standard Note: Parks, Recreation & Open Space Parks, recreation improvements, trails, and open space areas provided to satisfy land dedication requirements in accordance with approved development plans or provided by a metropolitan district or other appropriate jurisdiction or owners association in accordance with approved metropolitan district service plans shall be open to the general public.

JR Response:
PROS Note Added

JR Response: DA # added for County line west of S Del Ray St on page 22. This shows the median up to Del Ray from the west. Improvements east of Del Ray St. Are include with this CSP, filing 2 as presented with this package is phase 2 and phase 3 combined of the master plan. Our intention is to phase the filing 2 in a similar fashion to the master plan. Conceptually this will allow us to obtain TCO/CO for the lots in phase 2 prior to the remainder of County Line being construction. Phase line will be presented once it is determined.

The full length of County Line Road is required to be built prior to the issuance of TCO/CO for the site plan. If the remaining potion of County Line is included in a different site plan, that site plan shall be approved prior to this site plan being approved.

SHEET INDEX

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LEGAL DESCRIPTION

See plat comments for description and apply those here.

JR Response:
Noted. Plat comments addressed.

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;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°28'36"E A DISTANCE OF 2653.52 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THIRTY-SEVEN (37) COURSES:
1. N00°00'00"E A DISTANCE OF 588.62 FEET;
2. N90°00'00"W A DISTANCE OF 20.00 FEET;
3. N00°00'00"E A DISTANCE OF 131.00 FEET;
4. N90°00'00"W A DISTANCE OF 513.25 FEET;
5. N00°00'00"E A DISTANCE OF 105.00 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, 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;
7. N90°00'00"E A DISTANCE OF 5.00 FEET;
8. N00°00'00"E A DISTANCE OF 64.00 FEET;
9. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT, 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;
11. N00°00'00"E A DISTANCE OF 210.00 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, 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;
13. N90°00'00"E A DISTANCE OF 5.00 FEET;
14. N00°00'00"E A DISTANCE OF 64.00 FEET;
15. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT, 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;
17. N00°00'00"E A DISTANCE OF 394.61 FEET, TO A POINT OF CURVE;
18. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 11°19'30" AND AN ARC LENGTH OF 290.16 FEET, TO A POINT OF COMPOUND CURVE;
19. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A 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 RIGHT, 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 NON-TANGENT;
21. N38°20'45"E A DISTANCE OF 84.00 FEET, TO A POINT OF NON-TANGENT CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S38°45'58"W, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 00°31'59" AND AN ARC LENGTH OF 7.37 FEET, TO A POINT OF REVERSE CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°11'13" AND AN ARC LENGTH OF 30.08 FEET, TO A POINT OF TANGENT;
24. THENCE N34°25'12"E A DISTANCE OF 176.11 FEET, TO A POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE RIGHT, 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 COMPOUND CURVE;
26. ON THE ARC OF A CURVE TO THE RIGHT, 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;
27. S41°31'06"E A DISTANCE OF 4.14 FEET;
28. N48°28'54"E A DISTANCE OF 64.00 FEET;
29. N41°31'06"W A DISTANCE OF 4.14 FEET, TO A POINT OF CURVE;
30. ON THE ARC OF A CURVE TO THE RIGHT, 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;
31. ON THE ARC OF A CURVE TO THE RIGHT, 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 NON-TANGENT;
32. N19°58'57"W A DISTANCE OF 68.02 FEET;
33. N00°00'00"E A DISTANCE OF 529.16 FEET;
34. N09°08'37"W A DISTANCE OF 60.77 FEET;
35. N11°27'53"E A DISTANCE OF 82.34 FEET, TO A POINT OF NON-TANGENT CURVE;
36. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S67°02'15"E, HAVING A RADIUS OF 189.50 FEET, A CENTRAL ANGLE OF 38°15'35" AND AN ARC LENGTH OF 126.54 FEET, TO A POINT OF NON-TANGENT;
37. N00°18'18"W A DISTANCE OF 43.21 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

THENCE ON SAID NORTHERLY LINE, N89°41'49"E A DISTANCE OF 2514.34 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE ON SAID EAST LINE, S00°07'12"W A DISTANCE OF 450.90 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 34;

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34, S00°06'17"W A DISTANCE OF 2599.06 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:
1. S89°28'23"W A DISTANCE OF 2640.62 FEET;
2. S89°28'26"W A DISTANCE OF 21.86 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF CONTAINING A CALCULATED AREA OF 8,722,151 SQUARE FEET OR 200.2330 ACRES.

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 THE ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 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 THE AURORA CITY CODE, SECTION 126, ARTICLE VII–NUMBERING OF BUILDINGS.
7. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
8. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY , NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, 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.
9. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
10. 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 VERS.
11. 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.
12. 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.
13. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT, OR TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
14. 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 53, U.S. DEPARTMENT OF TRANSPORTATION, 10–1–99 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.
15. ~~STREET LIGHTS, IF REQUIRED, ARE INSTALLED AND FUNDED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.~~
16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. 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.
18. 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 THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANES. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY SERVICE VEHICLES IS HEREBY DEEDED 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 AND OBSTRUCTIONS THAT WOULD ENCROACH INTO THE FIRE LANE PROVIDING 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 AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FILE LANES TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY VEHICLE USE.
19. 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.
20. 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/PE[illegible] THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BE[illegible] AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE [illegible] TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A [illegible] 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/PR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

Please remove this note.

JR Response:
Note removed

JR Response:
Notes added.

Add the following required site plan notes:
"The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora"
"All signs must conform to the City of Aurora sign code"
"Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane.""

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF,_____HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____DAY OF_____AD._____

BY: _____
(PRINCIPAL OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO
COUNTY OF_____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF_____AD_____

BY_____
(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES_____

NOTARY BUSINESS ADDRESS: _____

JR Response:
Notes added.

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT_____O'CLOCK __M

T[illegible] AD_____

C[illegible]

D[illegible]

C[illegible]

PLANNING DIRECTOR_____ DATE: _____

A[illegible] DATE: _____

D[illegible] DATE: _____

Please add the following note:
"The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. Construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."

JR Response:
Notes added.

Add the following note:
Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed 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.

AMENDMENTS:

Please make the amendment block larger to encompass more of this empty space on the cover sheet.

JR Response:
Amendments Block doubled in size

CIVIL ENGINEER SURVEYOR
R ENGINEERING, LLC
200 S. ALTON WAY, SUITE C400
ENTENNIAL, CO 80112
CONTACT: KURTIS WILLIAMS
(303)–267–6190
KWILLIAMS@JRENGINEERING.COM

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

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

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

JR Response:
All total sheets preference followed. total sheet count removed.

Only do single numbers and not 1 of, 2 of etc. Just 1, 2, 3 etc.

CHECKED BY:
DRAWN BY:

JR ENGINEERING
A Westrian Company
Centennial 303–740–9393 • Colorado Springs 719–593–2593
Fort Collins 970–491–9888 • www.jrengineering.com

OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

07/10/24
DATE:

SHEET TITLE:
COVER SHEET

Filing/Site Plan Land Use Tracking Chart				
Filing No.	Site Plan No.	Neighborhood	Acreage	No. Units
1	1	OS, SG, & PV	169.78	425
2	2	COMM CENTER	5.31	0
3	3	SG, PV, PE	200.22	569
Total			**375.31**	**994**

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

Lot Tracking Chart									
Product Type									
	Small Lots					Standard Lots (>50')			
Site Plan No.	Townhome	Paired Home	<50' Frontage		% of Total	50'-59' Frontage	60'+ Frontage	% of Total	Total
			Front-Load	Alt.-Load					
1	0	0	84	0	19.8%	181	160	**80.2%**	425
2	0	0	0	0	0.0%	0	0	**0.0%**	0
3	0	0	18	110	22.5%	246	195	**60.0%**	569
Total	**0**	**0**	**102**	**110**	**21.3%**	**427**	**355**	**78.7%**	**994**

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

Maximum Amount of Units Permitted		1105		
	Min./Max. Permitted		**Used to Date**	**Remaining Available**
Small Lot Total	Max. 25% of Total Units	276	212	64
Standard Total	Min. 75% of Total Units	829	782	47

Population Tracking Chart			
Site Plan No. 3			
Product Type	Lot Totals	People Per Unit	Population
Single-Family	569	2.65	1508
Total	569		1508

Community Population Tracking Chart	
Site Plan	Population
1	1126
2	0
3	1508
Total	2634

JR Response: Overland Ranch filing 1 will be constructed before this project. Fire apparatus will be able to access this subdivision from the east portions of E. Phillips Ave, E. Clifton Ave., E. Otero Ave., and Mineral Ave which accesses S. Monaghan.

Mineral Ave. on the north west side at Residential Phase 1 must be completed to provide the 2nd point of emergency vehicle access into Residential Phase 2.

Call out specific tracts in OS tracking chart.

Response: Tracts added to Open Space Tracking Table

Parks, Recreation & Open Space Tracking										
		Neighborhood Park			Community Park			Open Space		
Site Plan No.	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
1	1126	3.38	0.00	-3.38	1.24	0.00	-1.24	8.78	17.70	8.92
2	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	1508	4.52	0.00	-4.52	1.66	0.00	-1.66	11.76	49.12	37.36
Total	2634	7.90	0.00	-7.90	2.90	0.00	-2.90	20.55	66.82	46.27

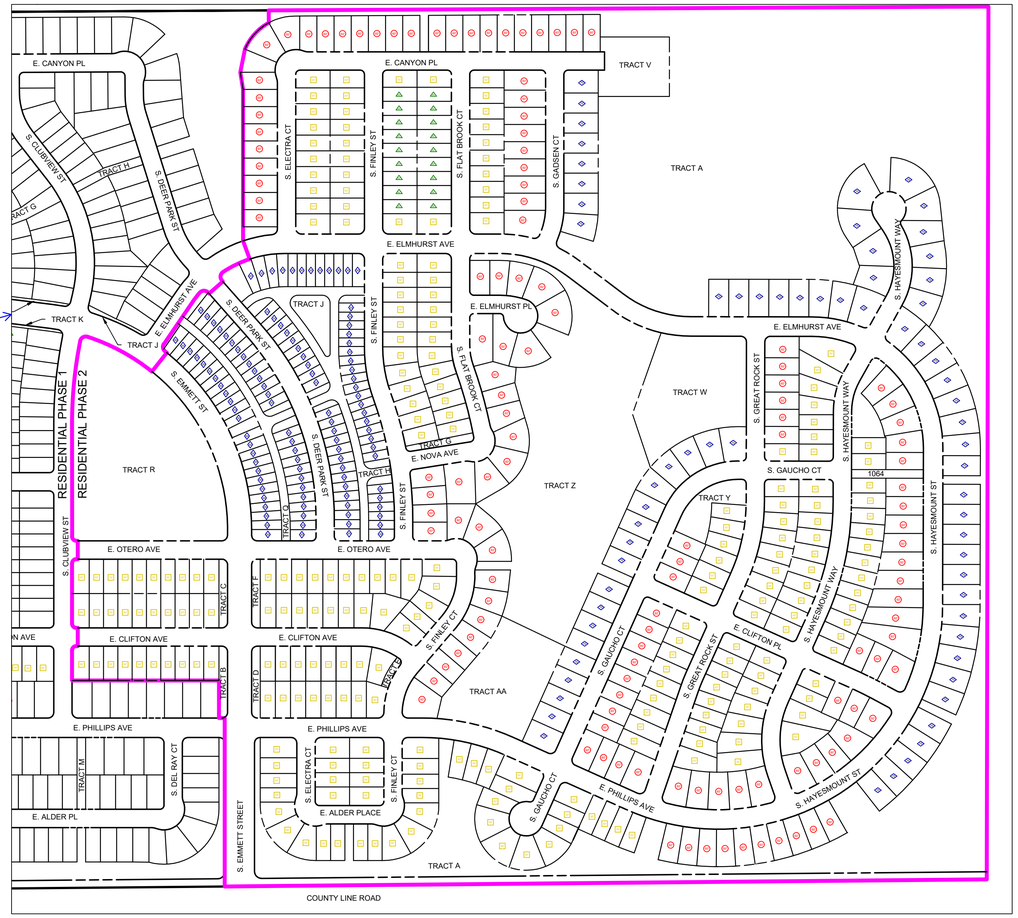
1. DEDICATION REQUIREMENTS BASED OFF OF THEN CURRENT CODE REQUIREMENTS AND ANTICIPATED POPULATION.
2. 9.76 ACRES OF NEIGHBORHOOD PARK DEDICATION TO BE PROVIDED WITH TRACT R (6.79 ACRES) AND TRACT W (2.97 ACRES) AS PART OF FUTURE SITE PLAN APPLICATIONS.

Tract Dedication Table				
		Dedication Type		
Tract	Site Plan	**Neigh. Park**	**Com. Park**	**Open Space**
B	1	0	0	17.70
A	3	0	0	38.85
Z	3	0	0	10.27
	Total	**0**	**0**	**66.82**

JR Response:
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 elevations windows and side elevation windows within 15' of the front elevation plane (4.04.2.02.4.03)

Per section 4.04.2.02.4 of the Roadway Manual, mitigation measures shall be provided for homes fronting the proposed collector street. Identify the mitigation measures on this site plan. Add notes indicating compliance.

SITE PLAN LOT TRACKING EXHIBIT



LEGEND

- 70 — 70' WIDE FRONT SFD
- 60' — 60' WIDE FRONT SFD
- 50' — 50' WIDE FRONT SFD
- 45 — 45' WIDE FRONT SFD
- 30 — 30' WIDE REAR-LOAD SFD
- RESIDENTIAL PHASE 2 BOUNDARY

CHECKED BY:
DRAWN BY:

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

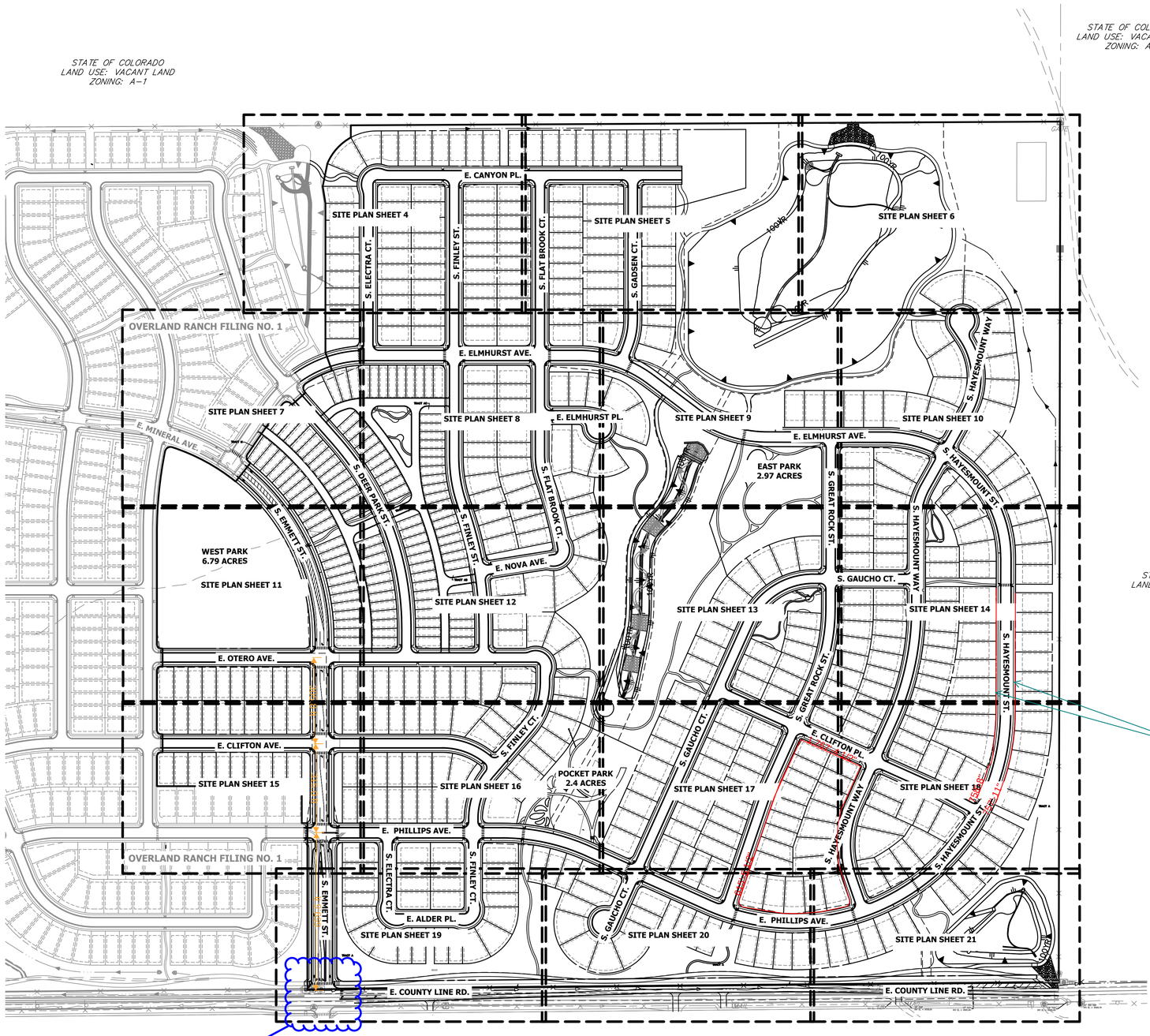
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
TRACKING SHEET

SHEET NUMBER
2



Please show Whelen Siren System locations.

JR Response:
Siren systems located in pocket park in this Filing & near the clubhouse in filing 1 plans. Easements have been added with labels on respective plans. See page 17 of this site plan for the location in this filing.

Temporary road shall be designated and maintained to support the imposed loads of the fire apparatus up to 85,000 pounds.

JR Response:
Noted.

No single block length may be greater than 700 ft without being broken up by a street or landscaped track of at least 30 ft. These two block segments on either side of S Hayesmount St appear to be over 750 ft long.

JR Response:
Landscape tract has been moved south so single block length is below 700' threshold.

Show the second point of fire apparatus access into this portion of the subdivision.

JR Response:
2nd point of access is the Filing 1 improvements (Mineral Ave) which are required to be constructed before Filing 2 can be constructed.

200 100 0 200.0 ft 200 400
ORIGINAL SCALE: 1" = 200'

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680 5TH AVE FL 25
NEWYORK, NY, 10019

07/10/24
DATE:

SHEET TITLE:
CONTEXT MAP

JR Response: Exterior B&D's/Curve data updated to match the plat.

Exterior B&D's/Curve data must match the plat.

JR Response: Tract label added.

Label Tract?

JR Response: Filing 1 ESMT is approved and anticipated to be recorded in late 2024.

Reception No.?

JR Response: Additional ESMT labels have been added. Our goal is to provide 1-2 typical labels per sheet. They will remain separated following previous instruction from Filing 1 and other recent 2023 & 2024 developments within Aurora.

JR Response: Radii labelled

Label the radii.(TYP)

Label Easements? Combine G.E. & U.E. to 10' U.E.?

4.02.3 Please revise the ramp to be on the right side of the T intersection. (TYP)

JR Response: ADA Ramp relocated.

Show the receiving ramp

JR Response: Label adjusted to allow depiction of ramp in new location.

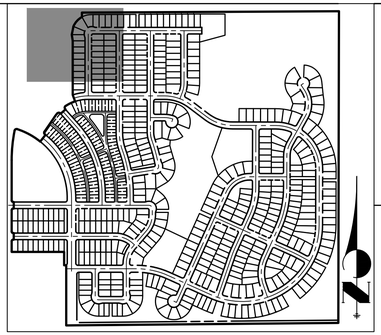
JR Response: Tract label added.

JR Response: Roadway classification added.

Label the roadway classification for all roadways (TYP)

Label proposed curb return radii, lot corner/ ROW radii (TYP)

JR Response: Radii labels have been added.



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

MAIL KIOSK NOTES:

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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 63 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.

ORIGINAL SCALE: 1" = 40'

Know what's below. Call before you dig.

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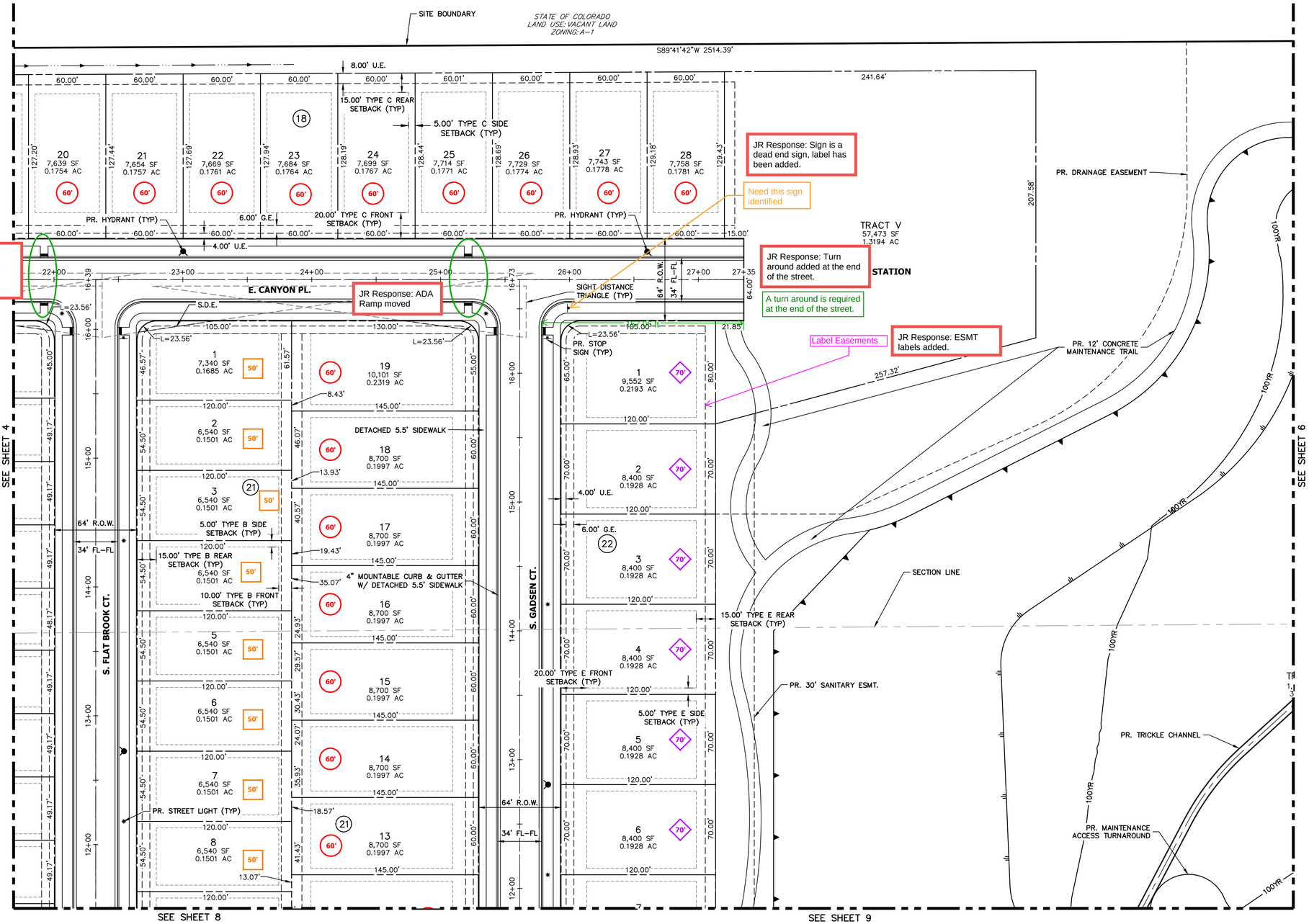
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

07/10/24
DATE:

SHEET TITLE:
SITE PLAN



JR Response: Ramp has been relocated to the opposite side.

JR Response: ADA Ramp moved

JR Response: Sign is a dead end sign, label has been added.

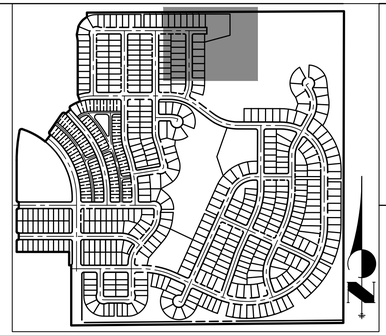
Need this sign identified

JR Response: Turn around added at the end of the street.

A turn around is required at the end of the street.

Label Easements

JR Response: ESMT labels added.



KEY MAP

SCALE: 1"=700'

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OVERLAND RANCH RESIDENTIAL PHASE 2
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680 5TH AVE FL 25
NEWYORK, NY, 10019

07/10/24
DATE:

SHEET TITLE:
SITE PLAN

5 OF 95

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				

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Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal." (TYP)

JR Response: Note added.

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

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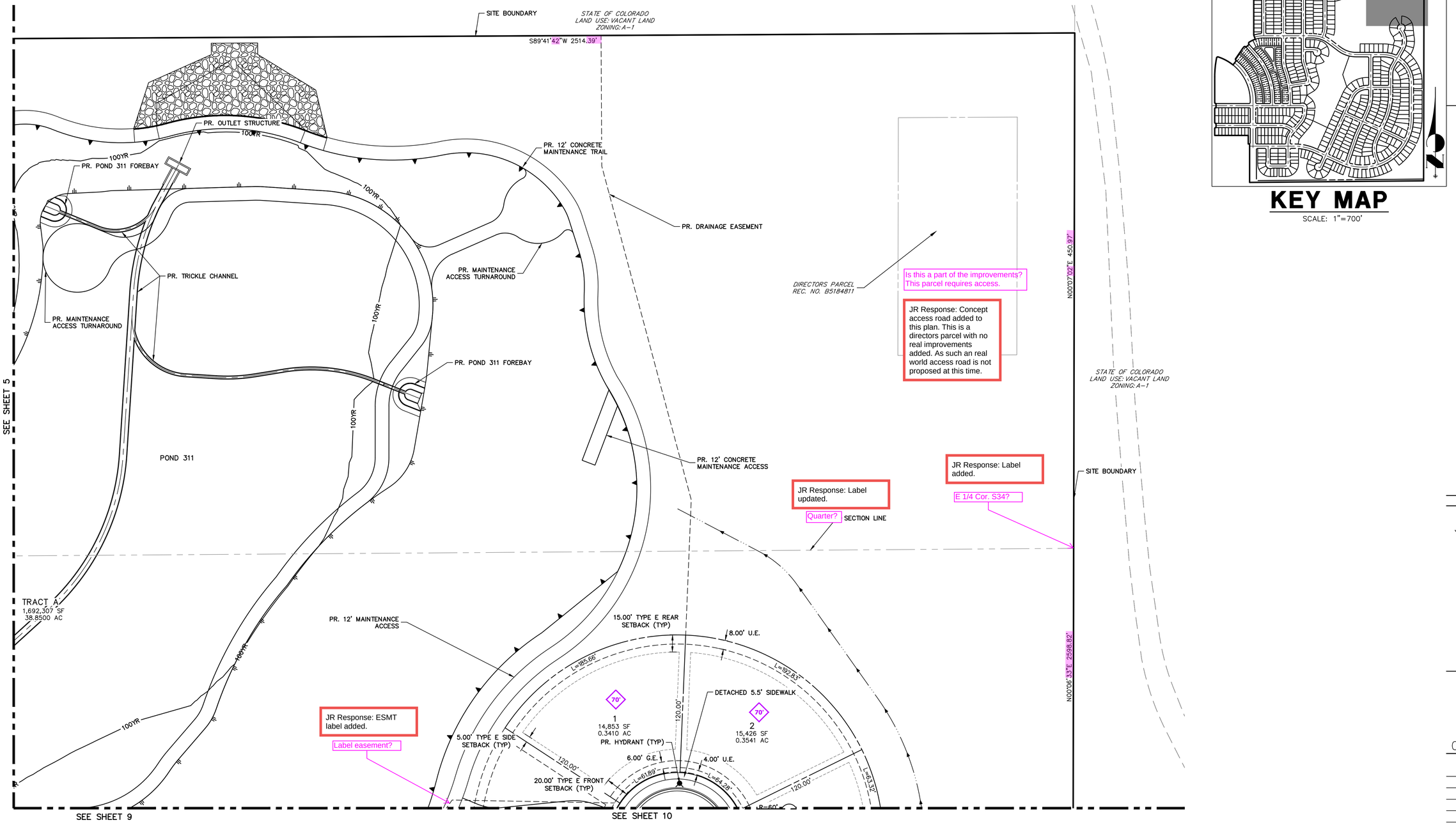

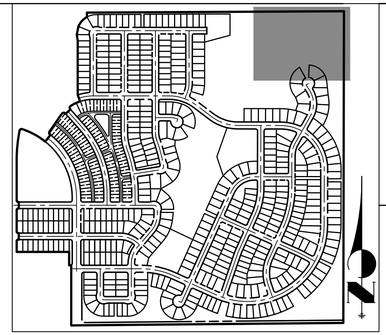

KEY MAP

SCALE: 1"=700'

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		
TOP OF SLOPE	SPECIAL SETBACK		

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N

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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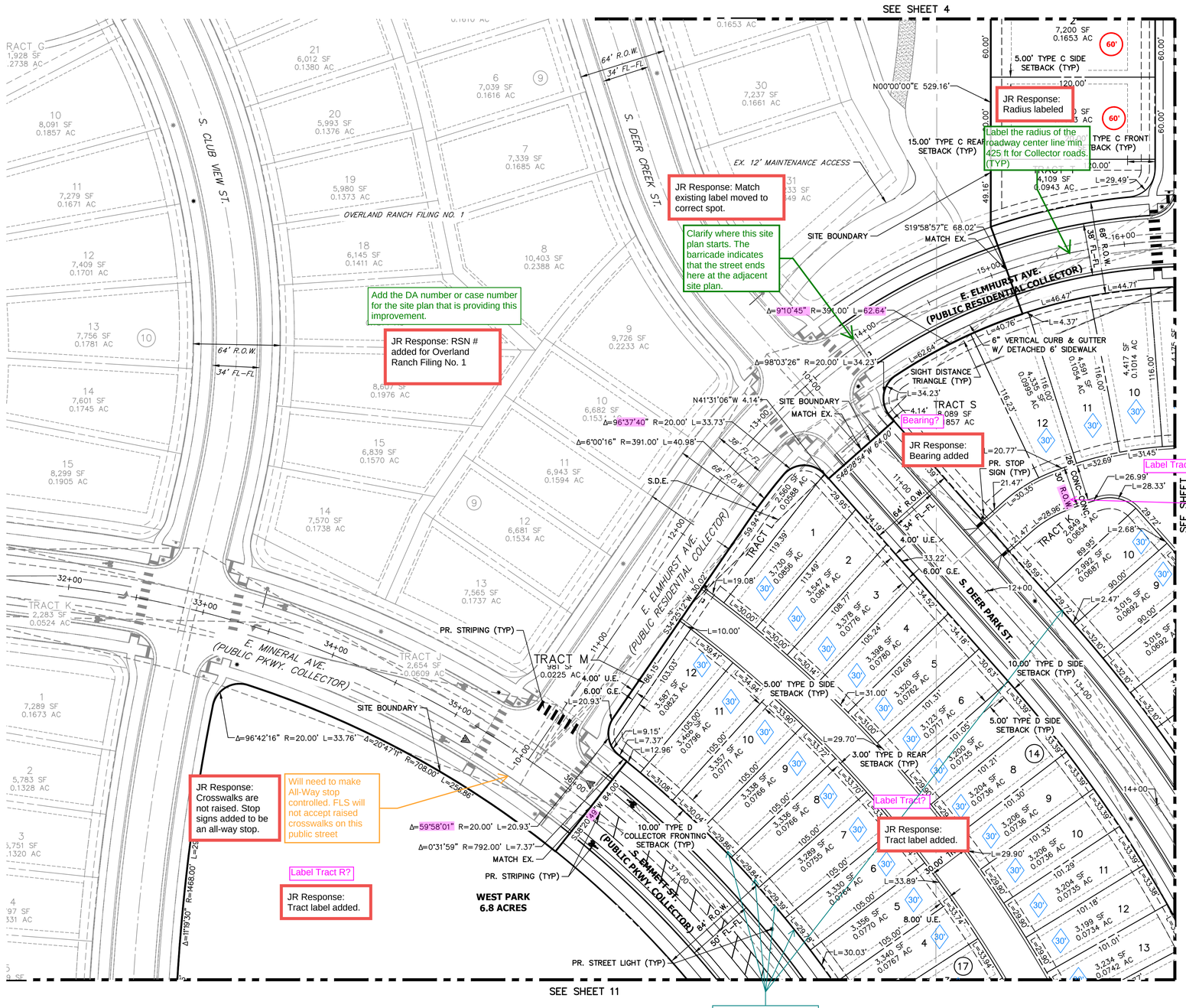
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

07/10/24
DATE:

SHEET TITLE:
SITE PLAN



KEY MAP

SCALE: 1"=700'

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
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	EX. EASEMENT		EX. FIRE HYDRANT	A.E.	ACCESS EASEMENT
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	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				

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40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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DATE:

SHEET TITLE:
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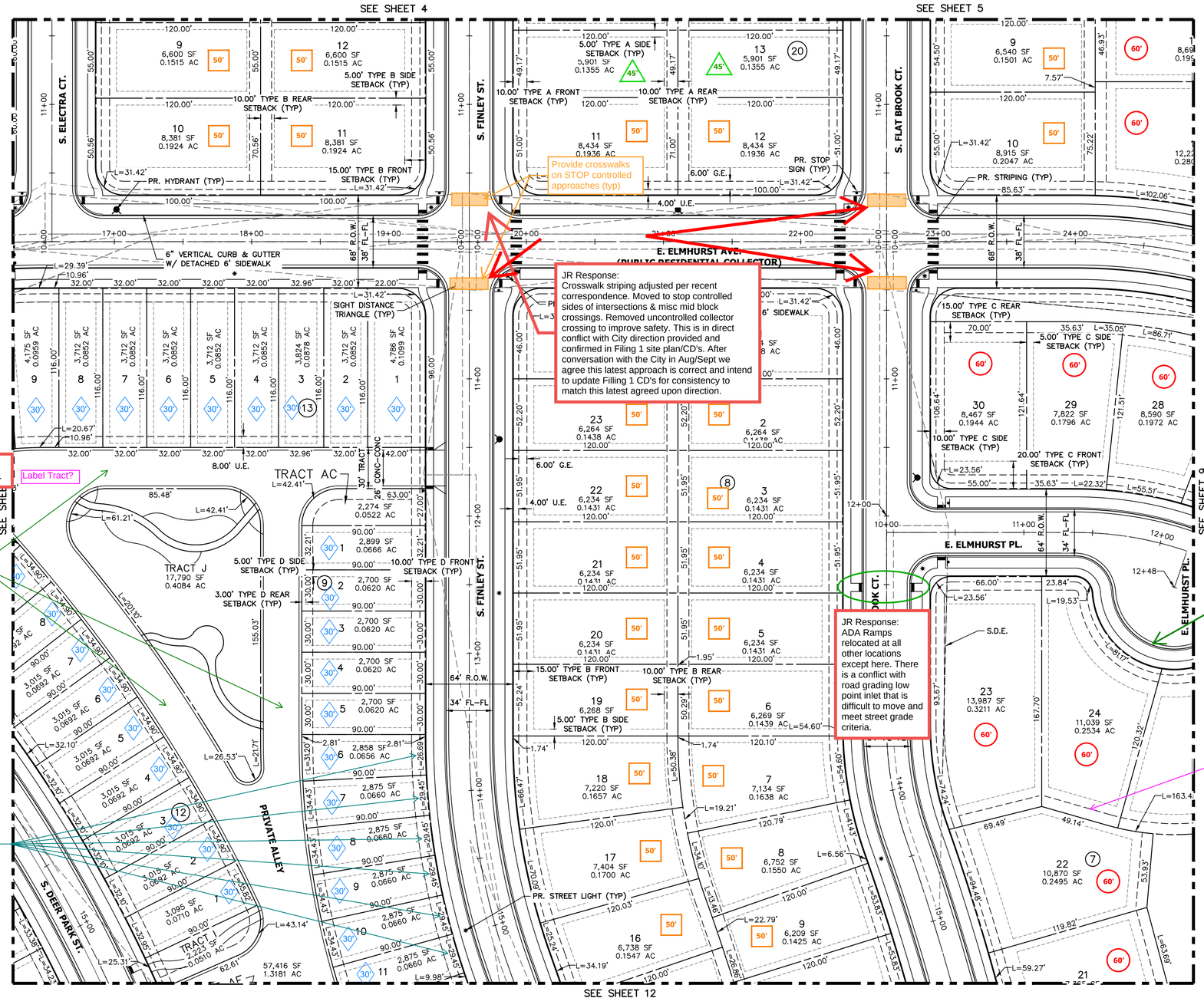

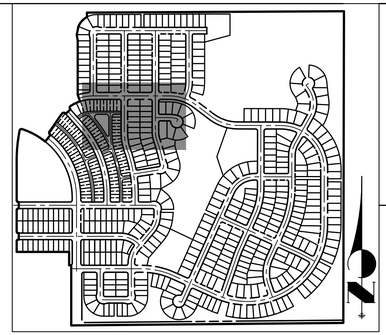

KEY MAP

SCALE: 1"=700'

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		

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40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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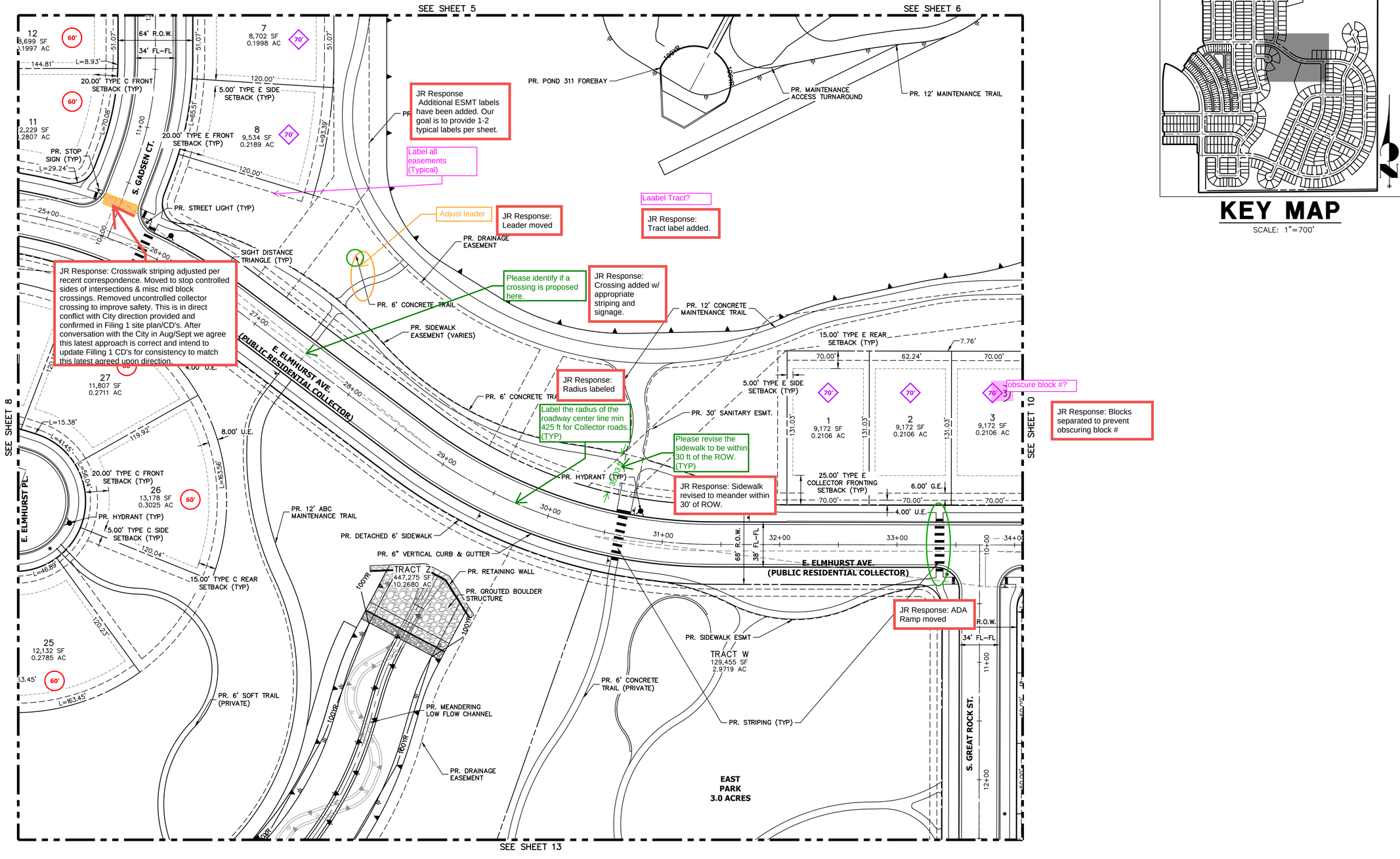
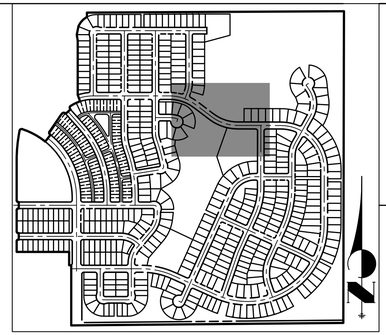
SITE PLAN





KEY MAP

SCALE: 1"=700'

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:

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N

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

Know what's below. Call before you dig.

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DRAWN BY:

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A Westrian Company
Centennial 303-740-9393 · Colorado Springs 719-593-2593
Fort Collins 970-491-9888 · www.jrengineering.com

OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

07/10/24
DATE:

SHEET TITLE:
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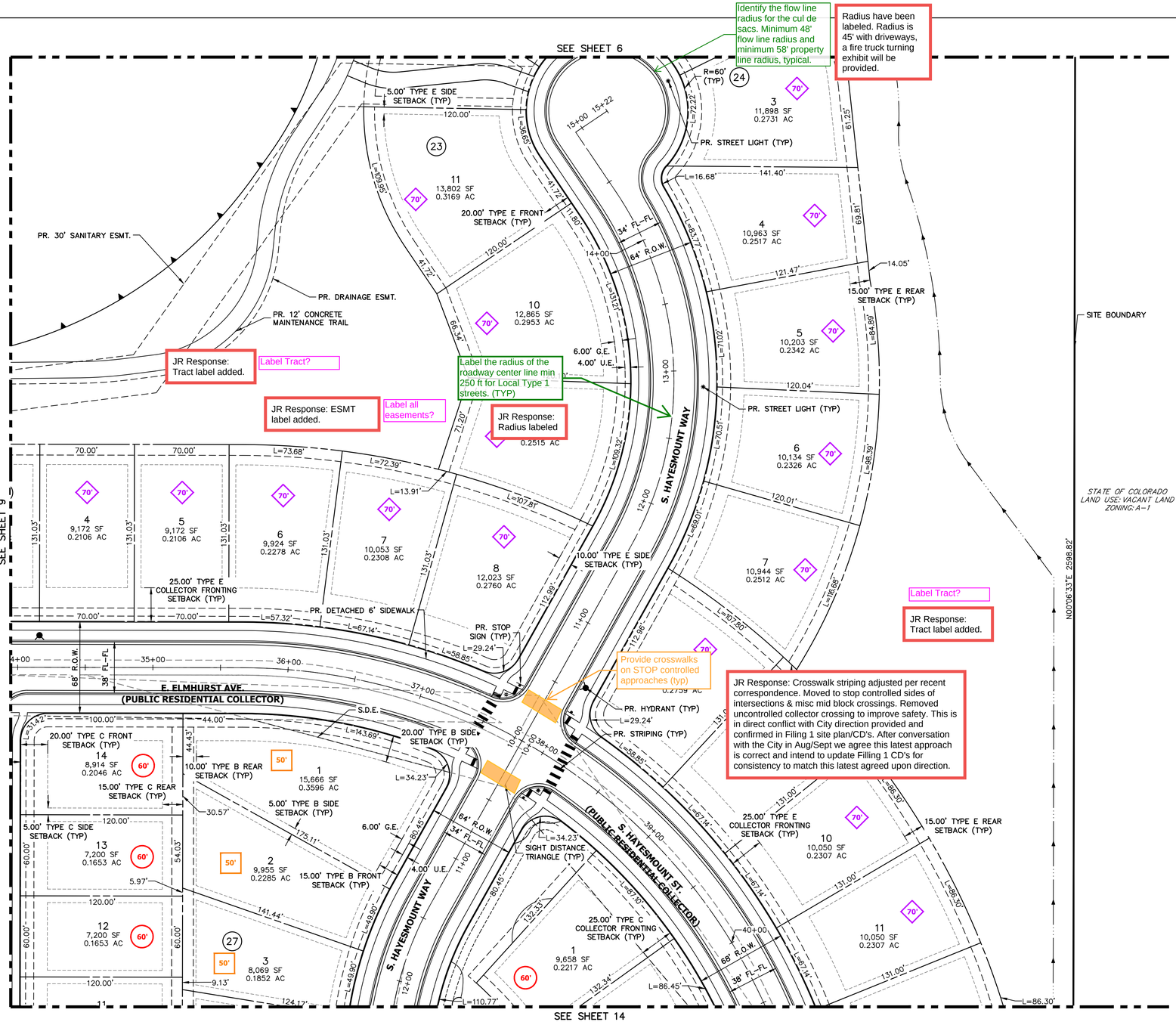

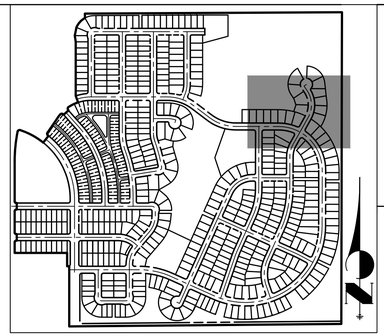

KEY MAP

SCALE: 1"=700'

LEGEND

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	EX. RIGHT OF WAY		EX. STREET LIGHT		PROP. CONCRETE SIDEWALK
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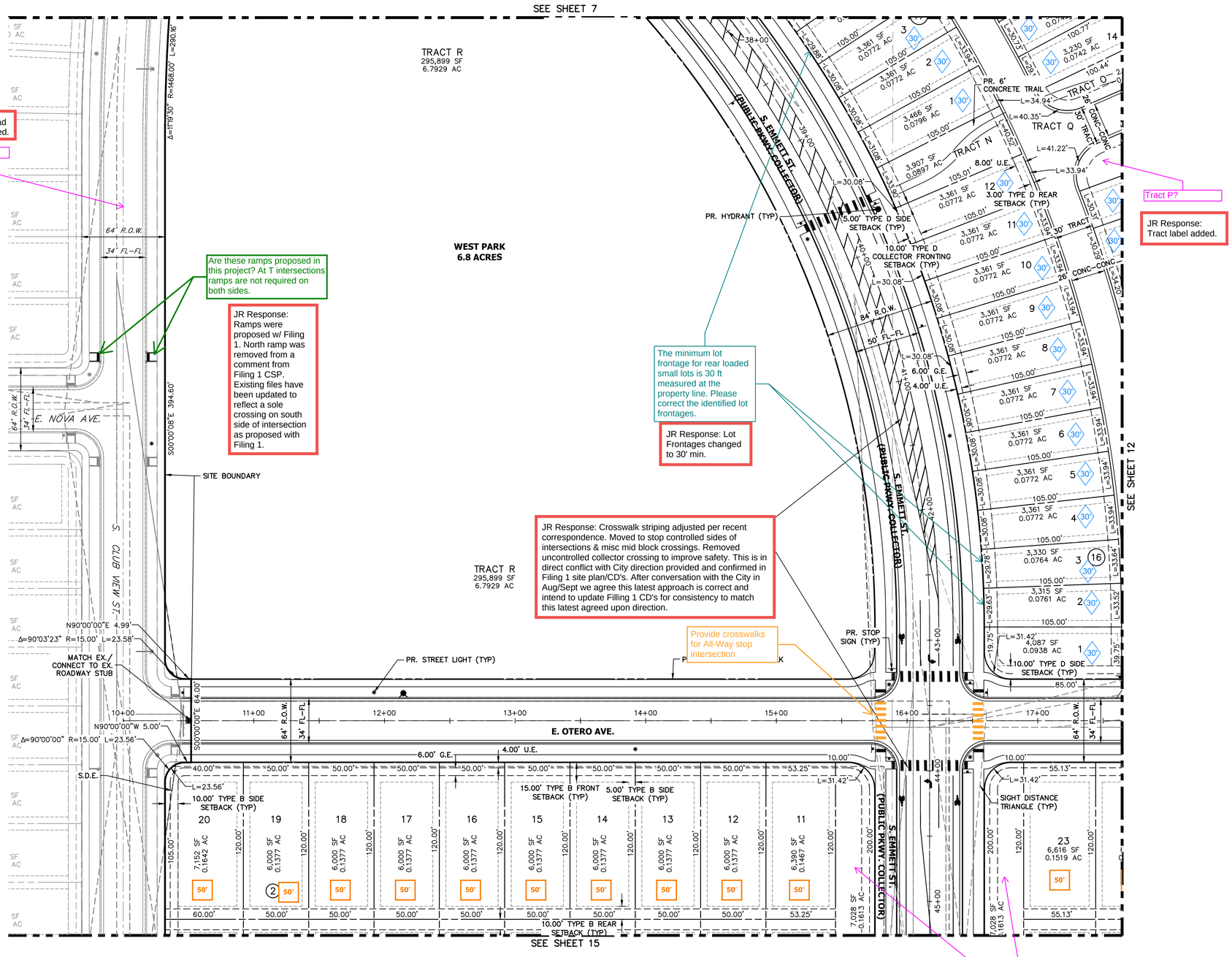

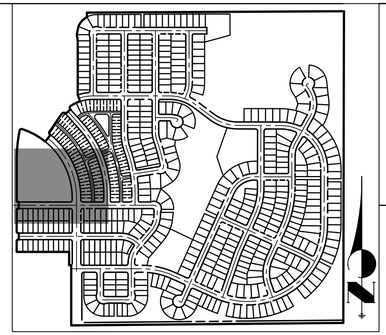

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SCALE: 1"=700'

LEGEND

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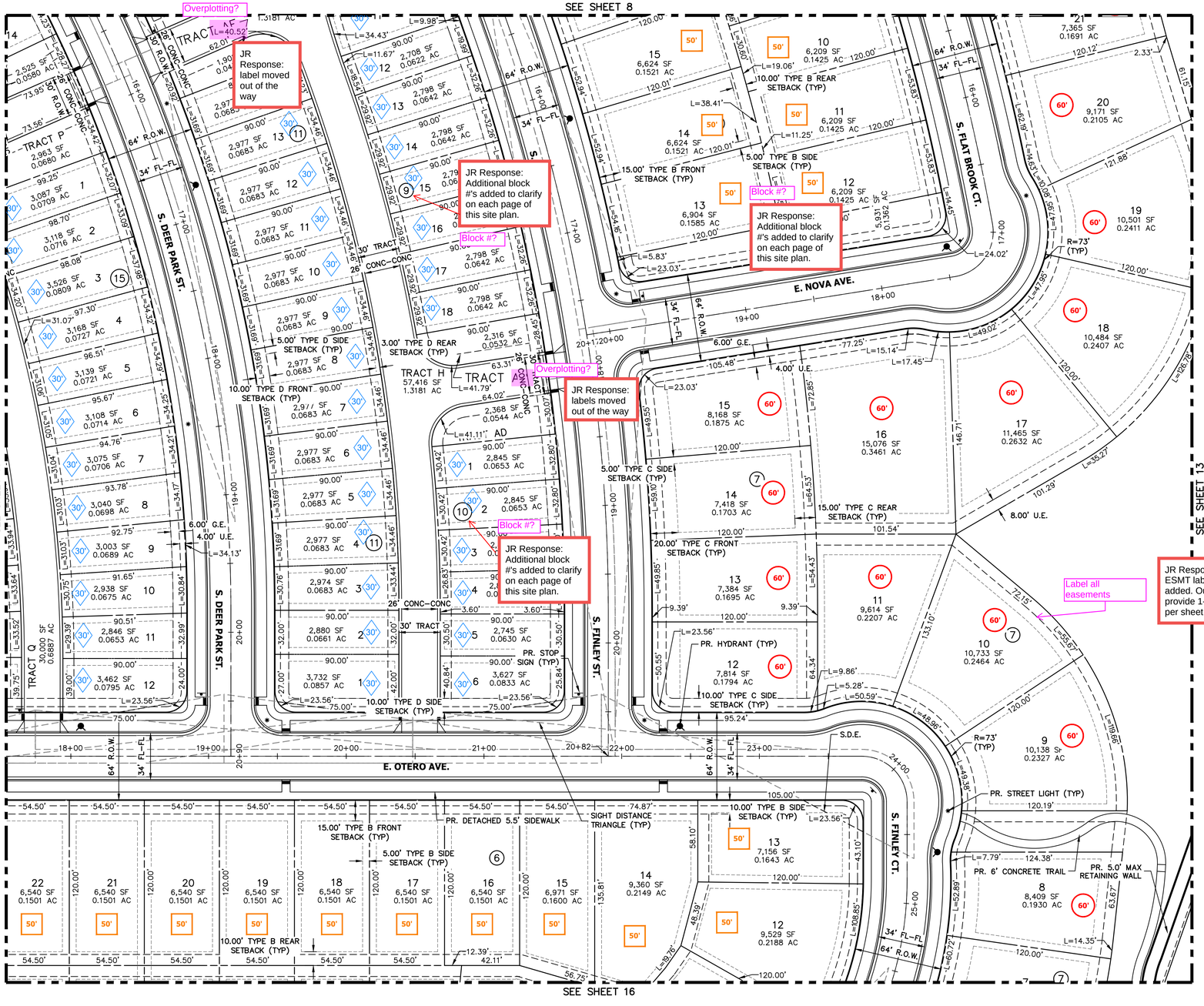

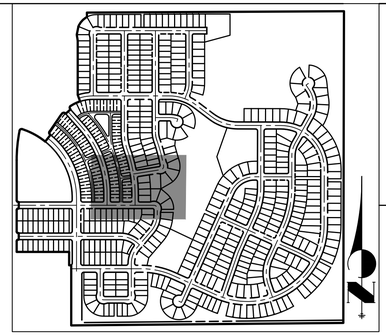

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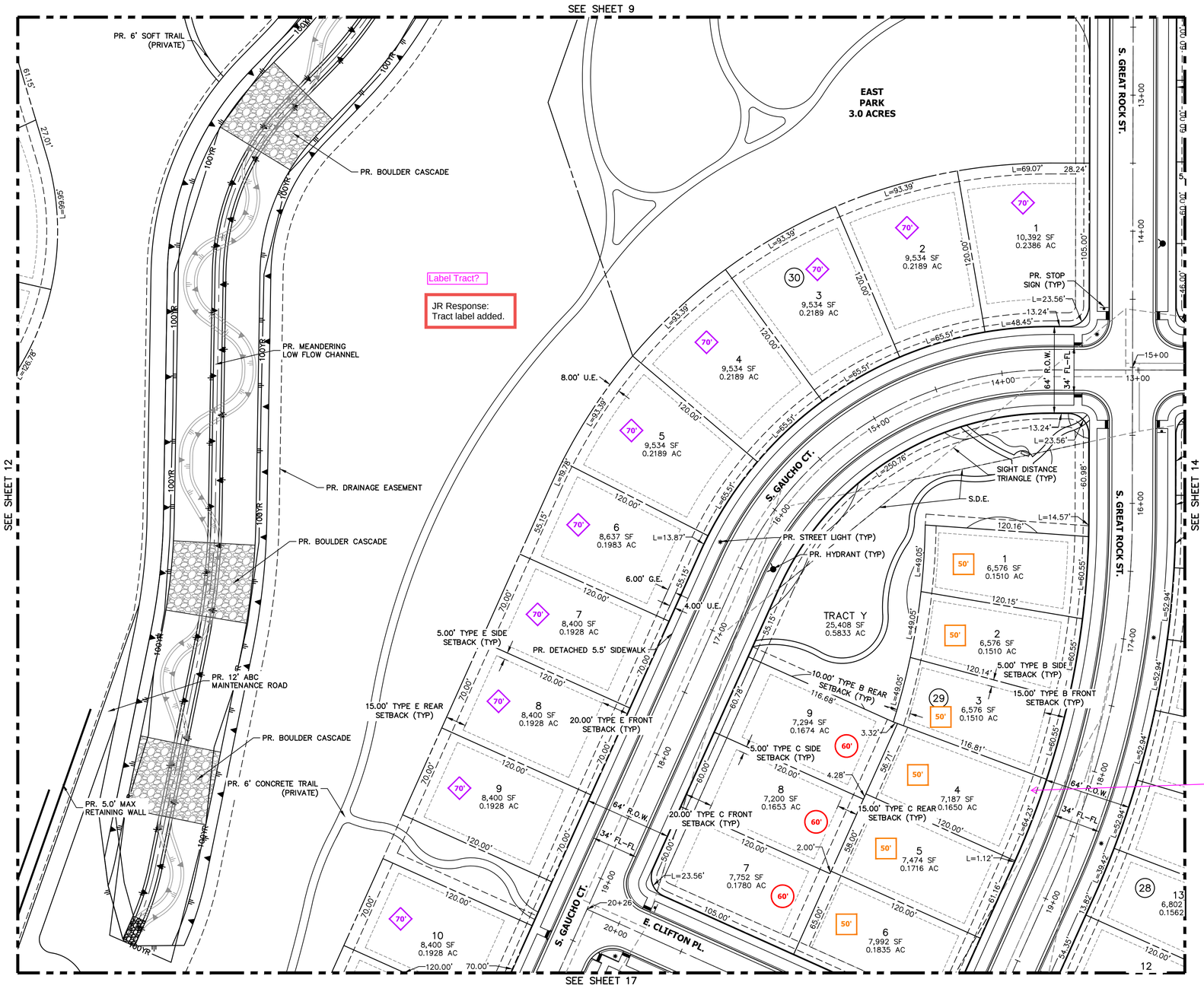
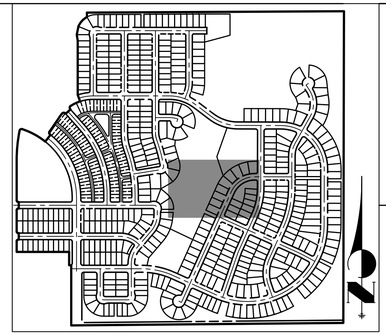


Label Tract?

JR Response: Tract label added.

Label all easements

JR Response: Additional ESMT labels have been added. Our goal is to provide 1-2 typical labels per sheet.



KEY MAP

SCALE: 1"=700'

LEGEND

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DATE:

SHEET TITLE:
SITE PLAN

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JR Response: Additional ESMT labels have been added. Our goal is to provide 1-2 typical labels per sheet.

SEE SHEET 10

SEE SHEET 13

SEE SHEET 18

S. GAUCHO CT.

S. HAYESMOUNT WAY

S. HAYESMOUNT ST. (PUBLIC RESIDENTIAL COLLECTOR)

TRACT X
18,667 SF
0.4285 AC

TRACT AF
7,530 SF
0.1729 AC

64' R.O.W.
34' FL-FL
68' R.O.W.
38' FL-FL

PR. 6' CONCRETE TRAIL (PRIVATE)
PR. STRIPING (TYP)
PR. DETACHED 6' SIDEWALK
PR. STREET LIGHT (TYP)
PR. HYDRANT (TYP)
PR. SIGHT DISTANCE ESMT
PR. STOP SIGN (TYP)

20.00' TYPE C FRONT SETBACK (TYP)
15.00' TYPE C REAR SETBACK (TYP)
5.00' TYPE C SIDE SETBACK (TYP)
10.00' TYPE B SIDE SETBACK (TYP)
10.00' TYPE B REAR SETBACK (TYP)
15.00' TYPE B FRONT SETBACK (TYP)
5.00' TYPE B SIDE SETBACK (TYP)
25.00' TYPE C COLLECTOR FRONTING SETBACK (TYP)
15.00' TYPE E REAR SETBACK (TYP)
25.00' TYPE E COLLECTOR FRONTING SETBACK (TYP)
5.00' TYPE E SIDE SETBACK (TYP)

6.00' G.E.
4.00' U.E.
8.00' U.E.

S.D.E.

SITE BOUNDARY

JR Response: Tract label added.

Label Tract?

N00°06'33"E 2598.82'

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

LEGEND

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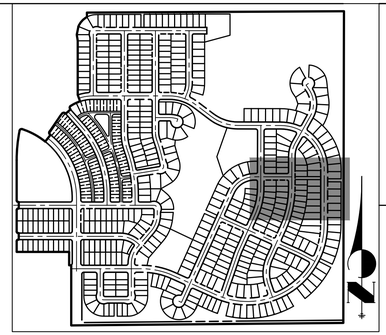

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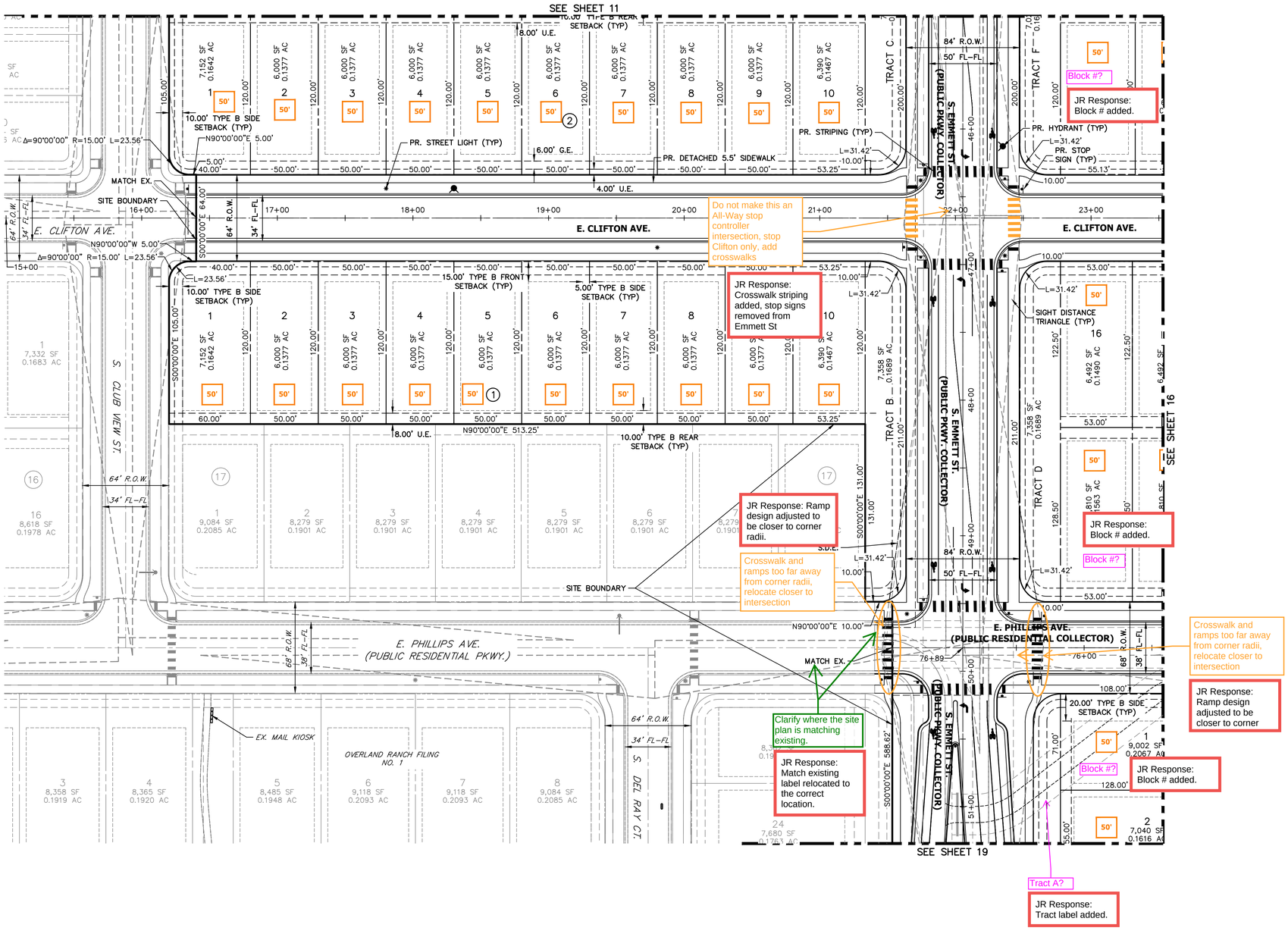

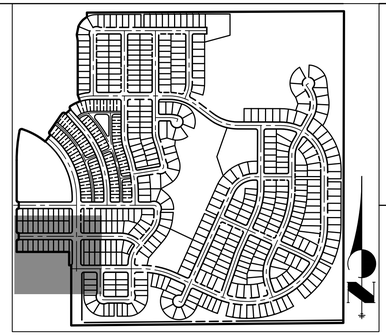

KEY MAP

SCALE: 1"=700'

LEGEND

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- 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
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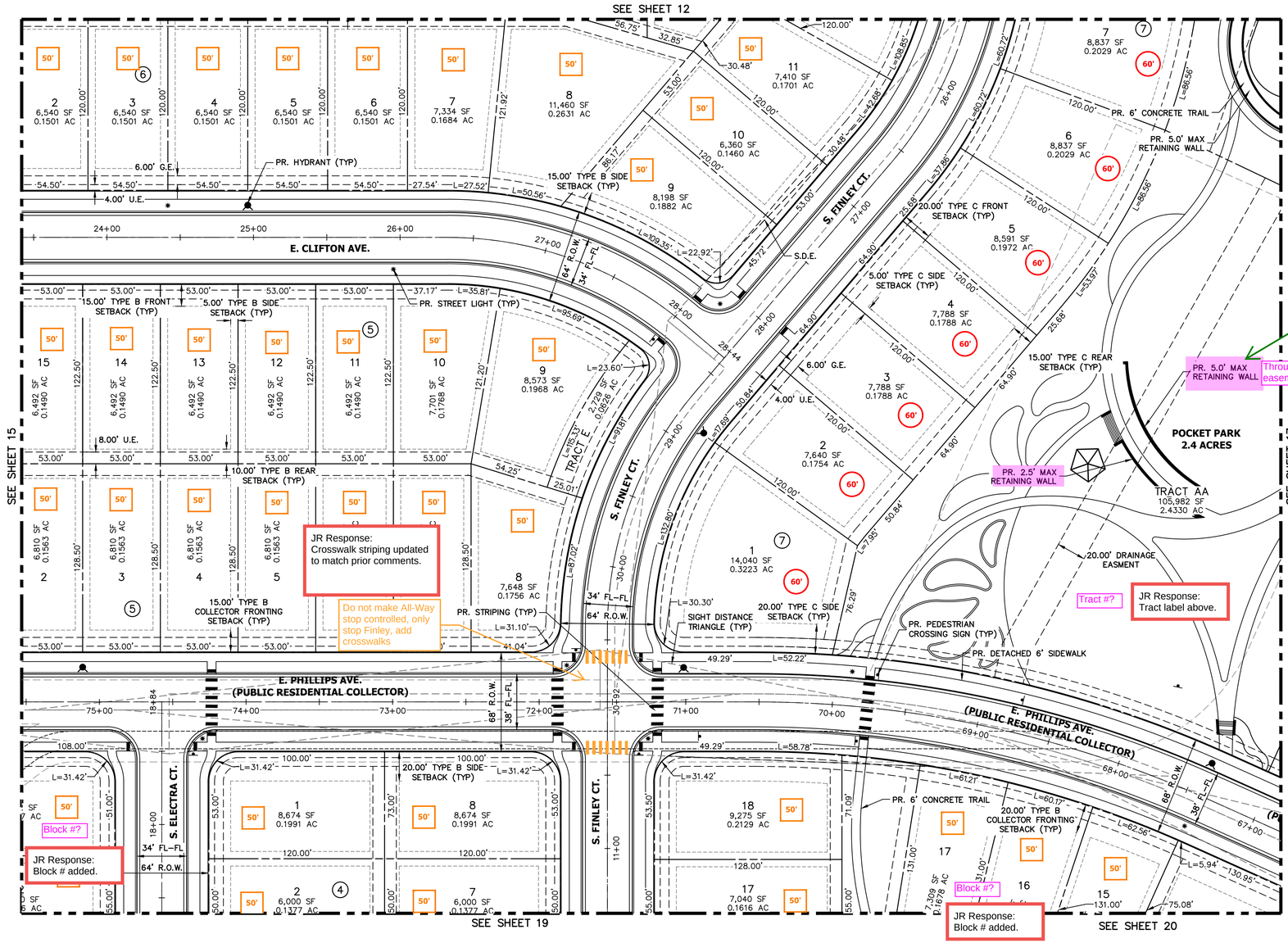

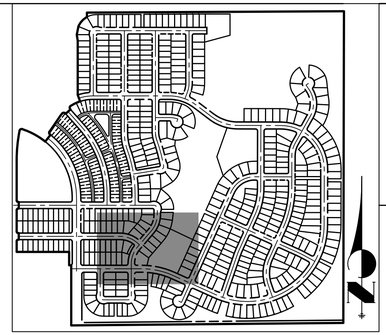

KEY MAP

SCALE: 1"=700'

JR Response: Label updated, max height is 2.5'.

The max height for residential area is 4'. (TYP)

Through drainage easement?

JR Response: Variance has been coordinated with Aurora Water and will be included with this submittal.

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
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	PROP. MAIL KIOSK
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	PROP. CONCRETE SIDEWALK

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G.E.	GAS EASEMENT
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CHECKED BY:
DRAWN BY:

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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A Westrian Company
Centennial 303-740-9393 · Colorado Springs 719-593-2593
Fort Collins 970-491-9888 · www.jrengineering.com

OVERLAND RANCH RESIDENTIAL PHASE 2

SITE PLAN NUMBER 3

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

07/10/24
DATE:

SHEET TITLE:
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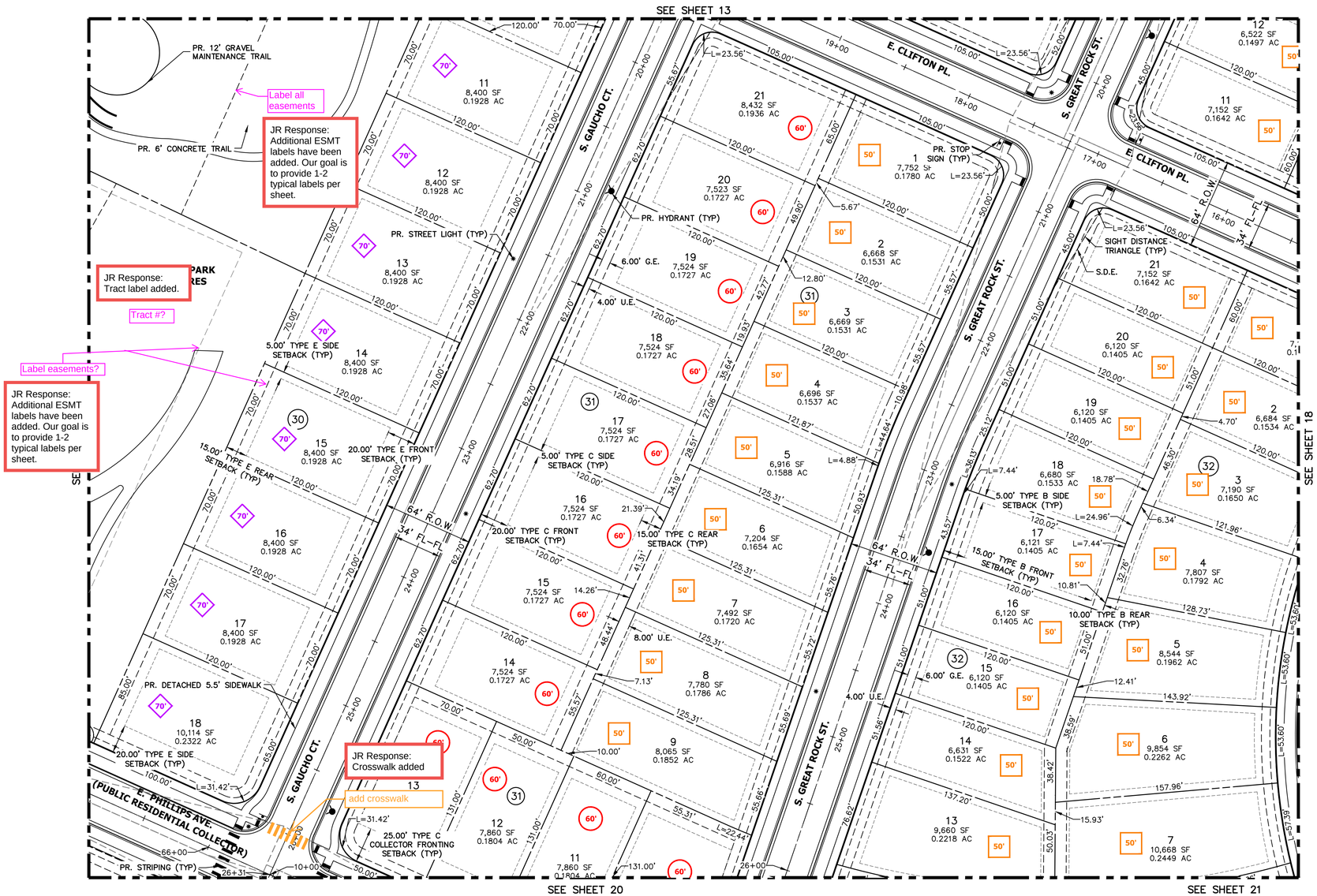

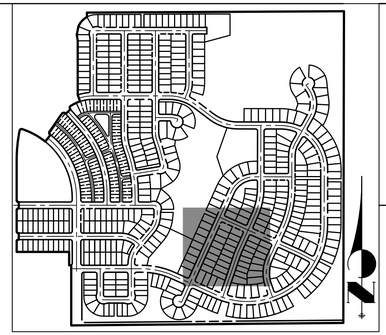

KEY MAP

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LEGEND

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- EX. SIGN
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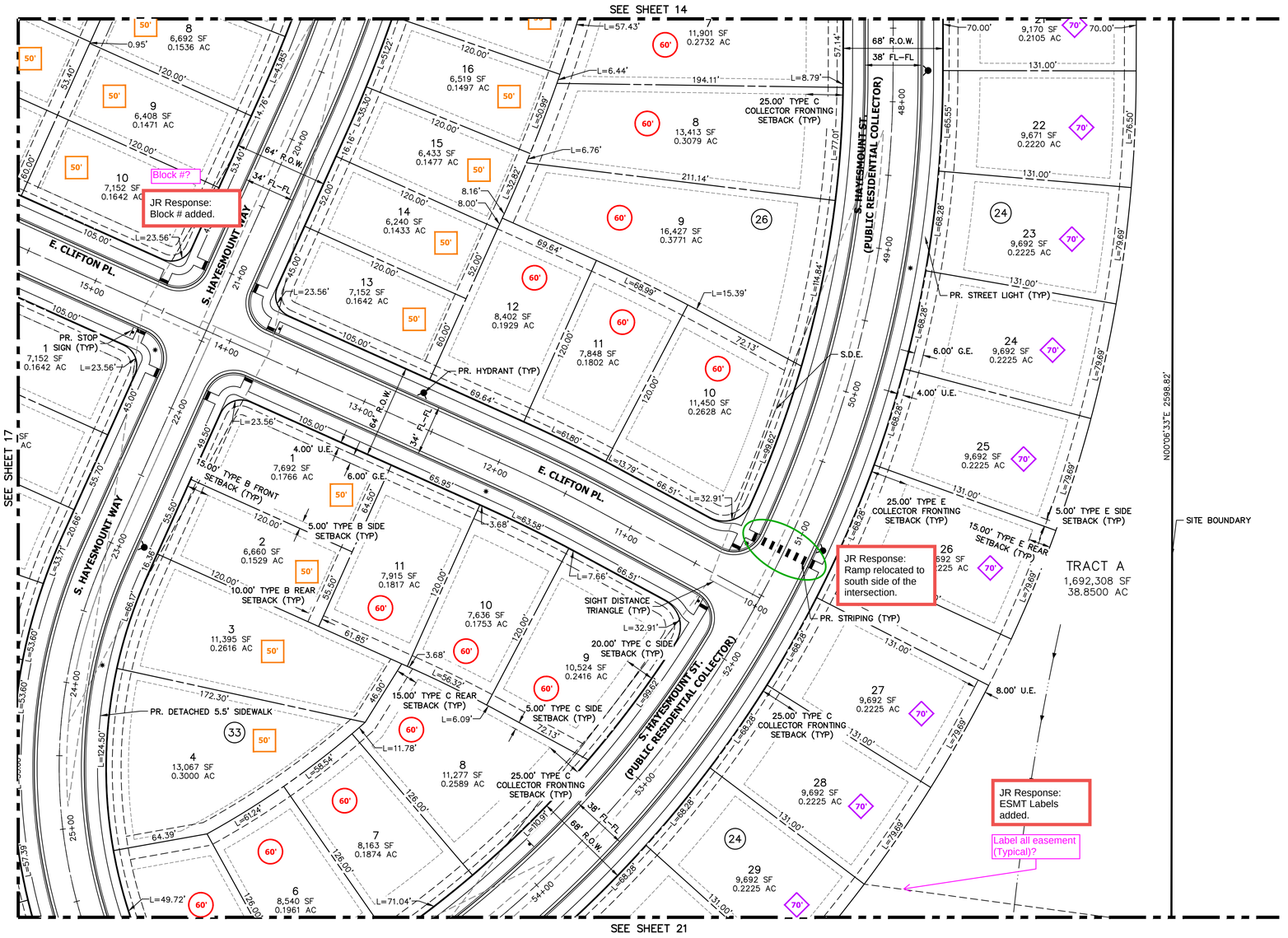

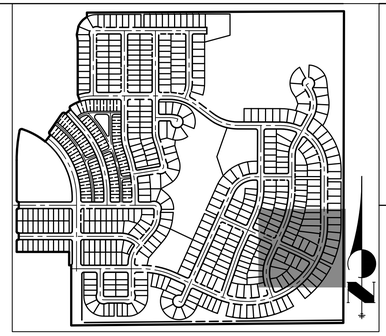

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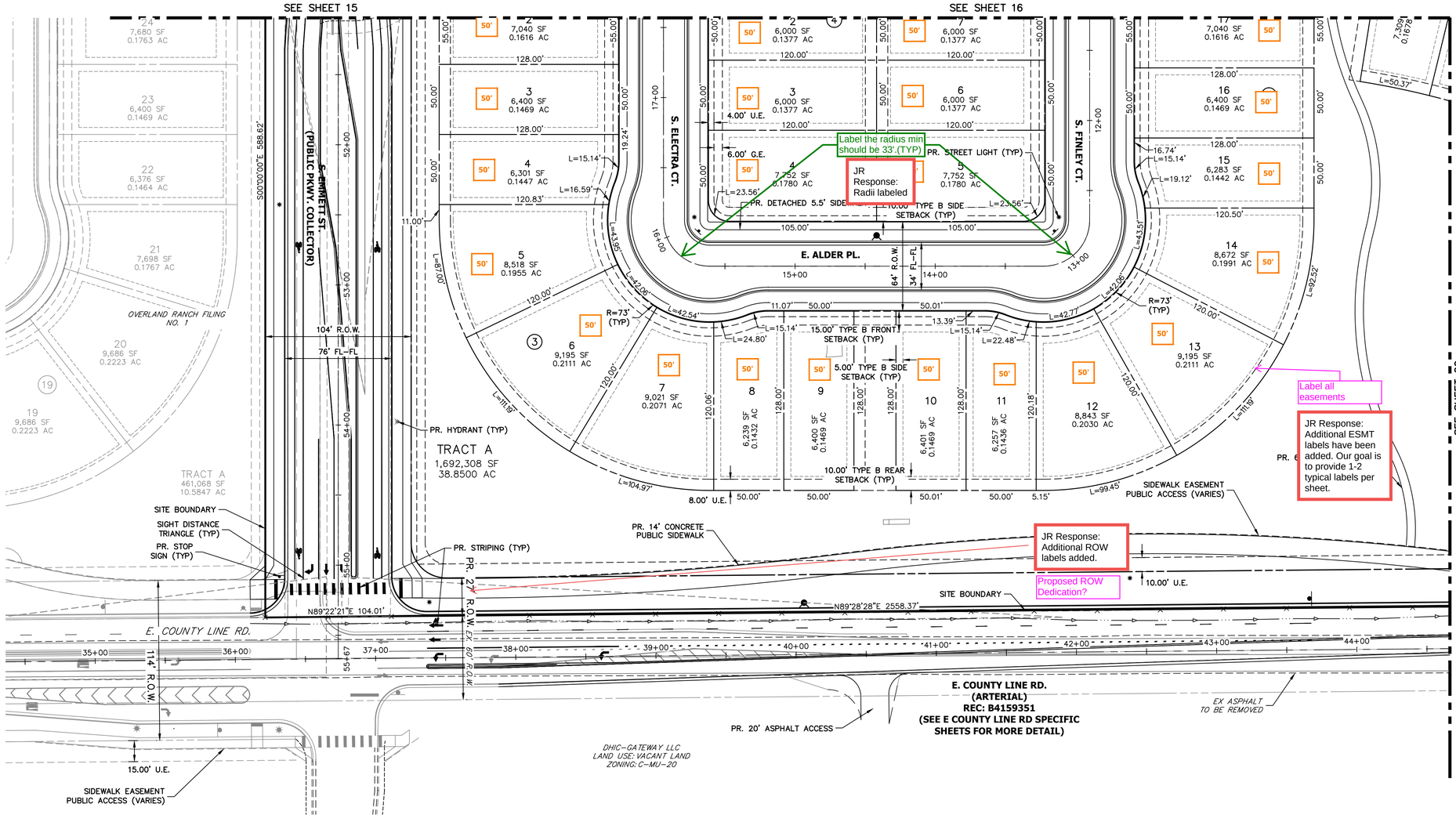

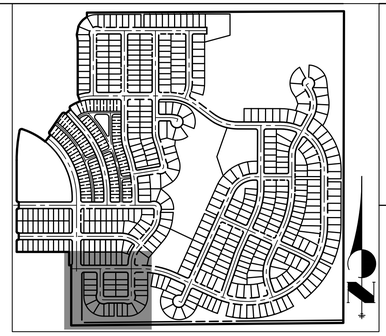

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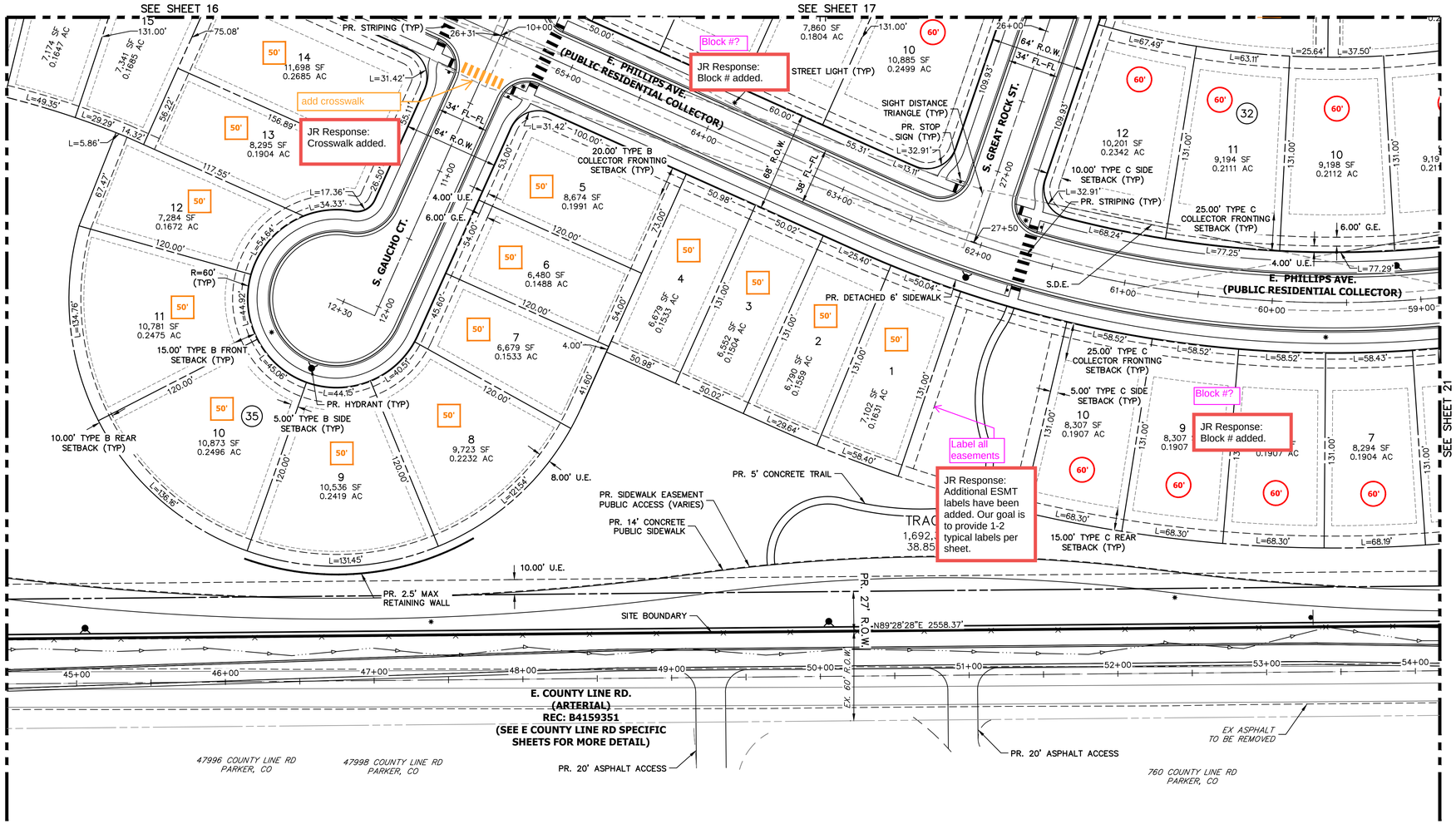

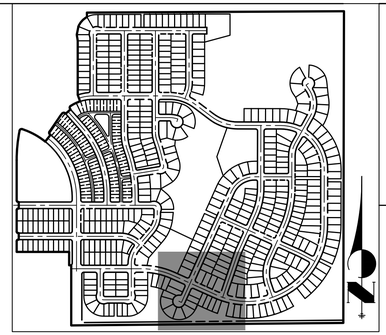

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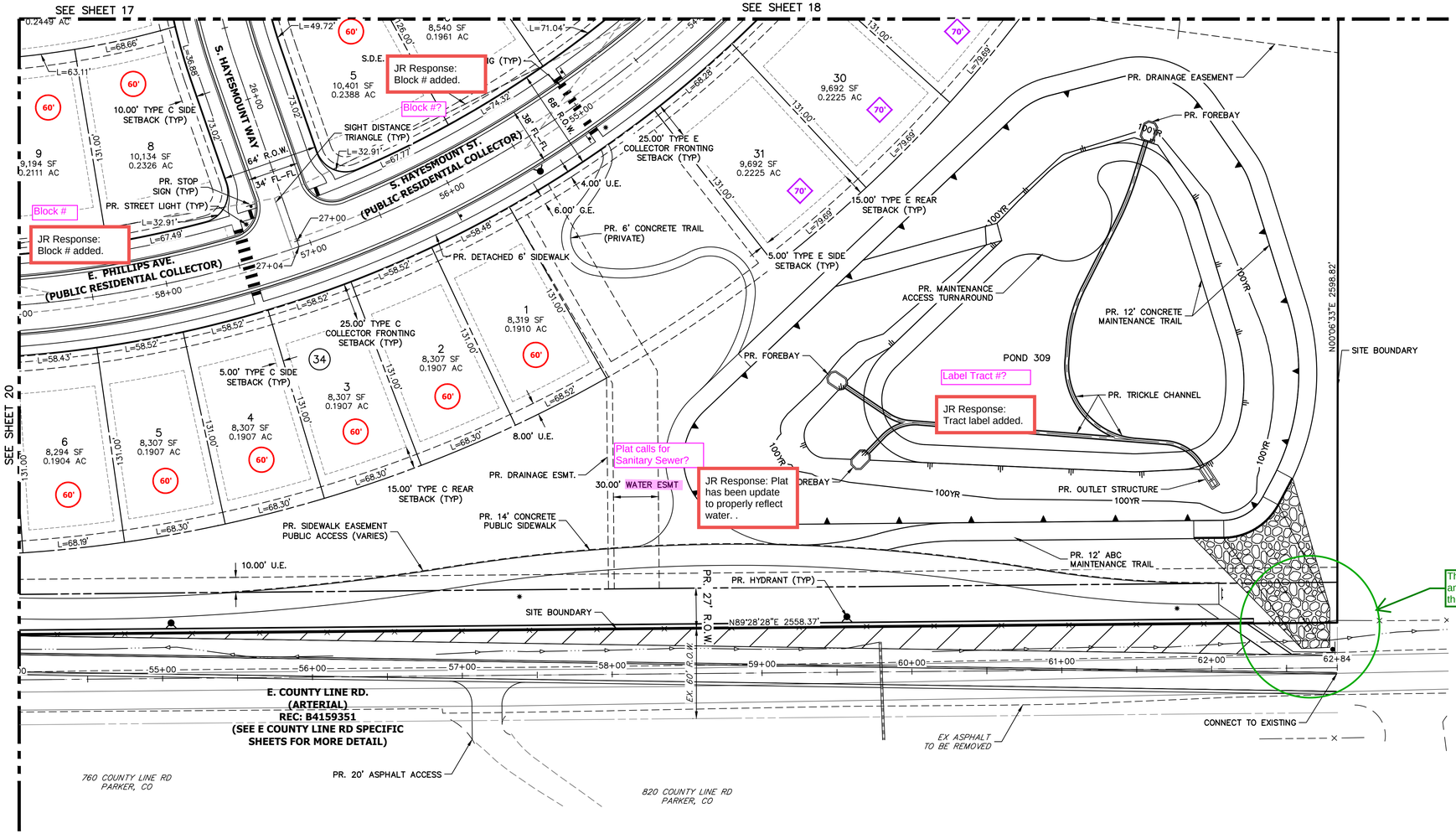

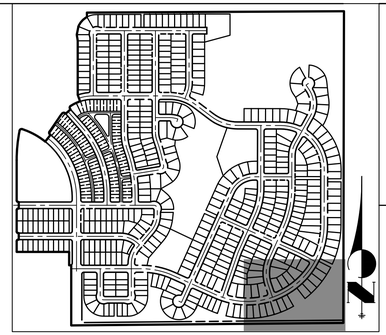

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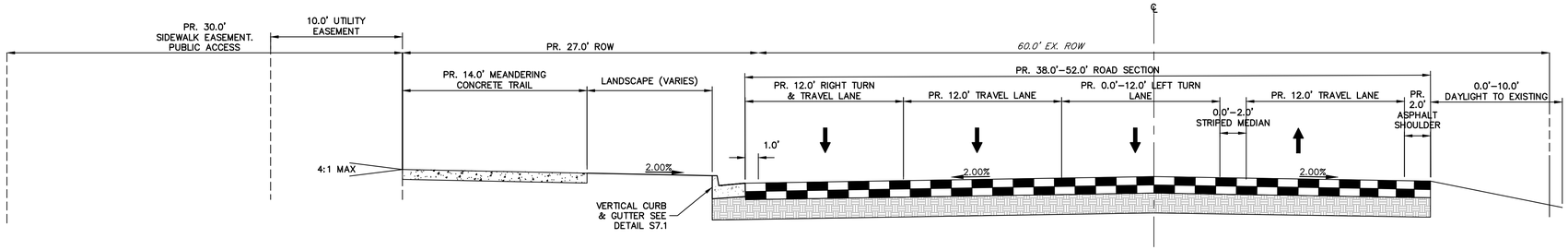
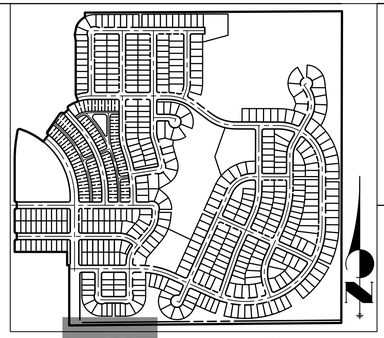


COUNTY LINE ROAD
PUBLIC ARTERIAL (INTERIM)
LOOKING EAST
START STA: 37+36.91
END STA: 43+67.65



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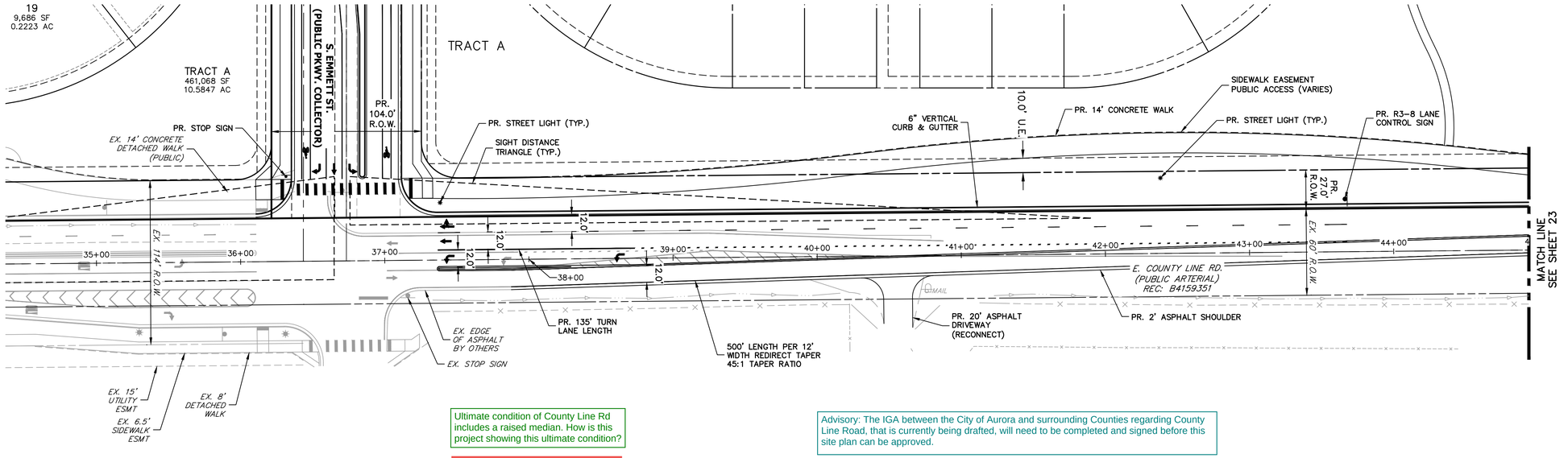

Ultimate condition of County Line Rd includes a raised median. How is this project showing this ultimate condition?

JR Response:
No median improvements proposed with this CSP since taper transitions from east & west encompass nearly the entire length of the project except a couple hundred feet in the middle.

DA # added to this page for County line west of S Del Ray St. This shows the median up to Del Ray from the west.

Advisory: The IGA between the City of Aurora and surrounding Counties regarding County Line Road, that is currently being drafted, will need to be completed and signed before this site plan can be approved.

JR Response:
Noted. We acknowledge this is making good progress.

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
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PROP. CURB & GUTTER		EX. STORM MANHOLE	#	ADDRESS SIGN LOCATION
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BUILDING SETBACK	*	INDICATES LOT WITH SPECIAL SETBACK		
TOP OF SLOPE				

N

40 20 0 40.0 ft 40 80

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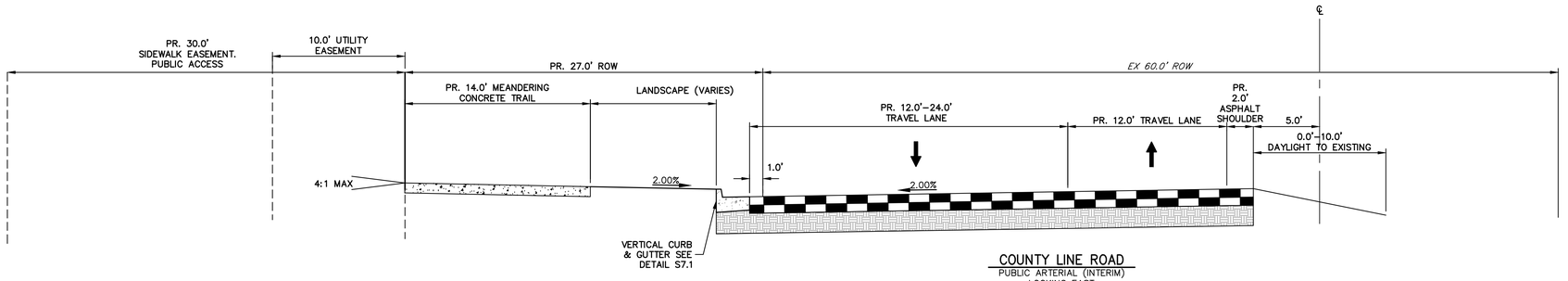

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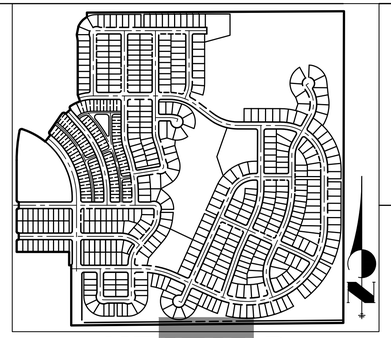
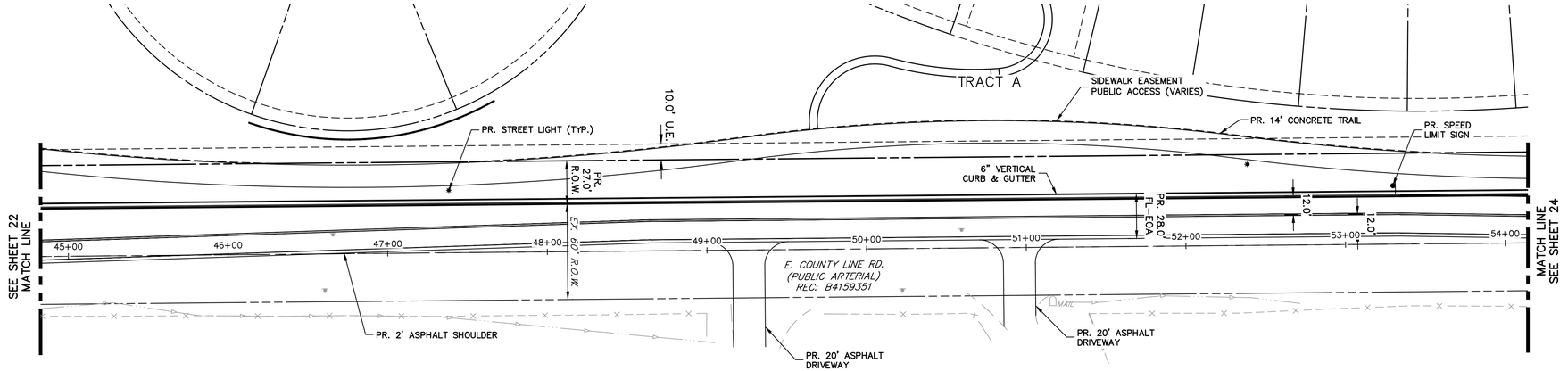
LOOKING EAST
START STA: 43+67.65
END STA: 48+64.46



KEY MAP
SCALE: 1"=700'



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				

CHECKED BY:
DRAWN BY:

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

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A Westrian Company
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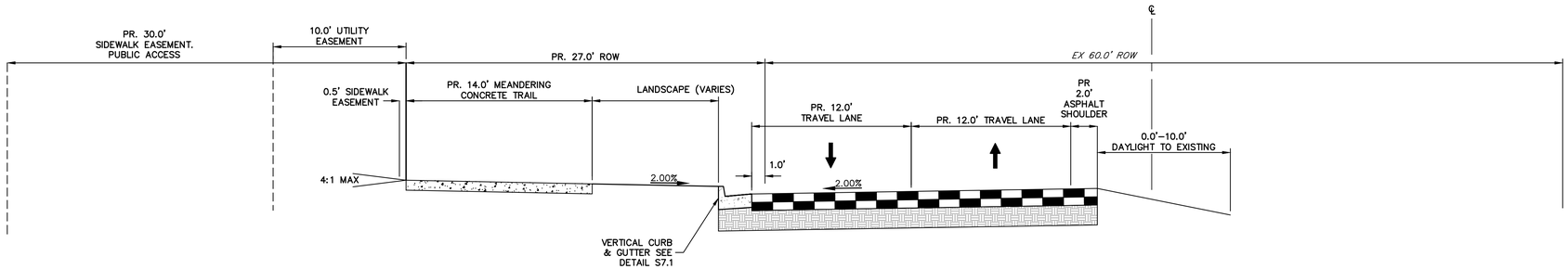
Fort Collins 970-491-9888 • www.jrengineering.com

OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

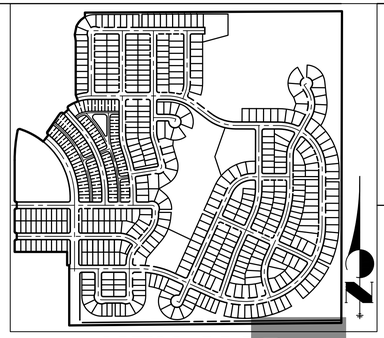
07/10/24
DATE:

SHEET TITLE:
E COUNTY LINE RD



COUNTY LINE ROAD

PUBLIC ARTERIAL (INTERIM)
LOOKING EAST
START STA: 53+34.38
END STA: 62+83.22



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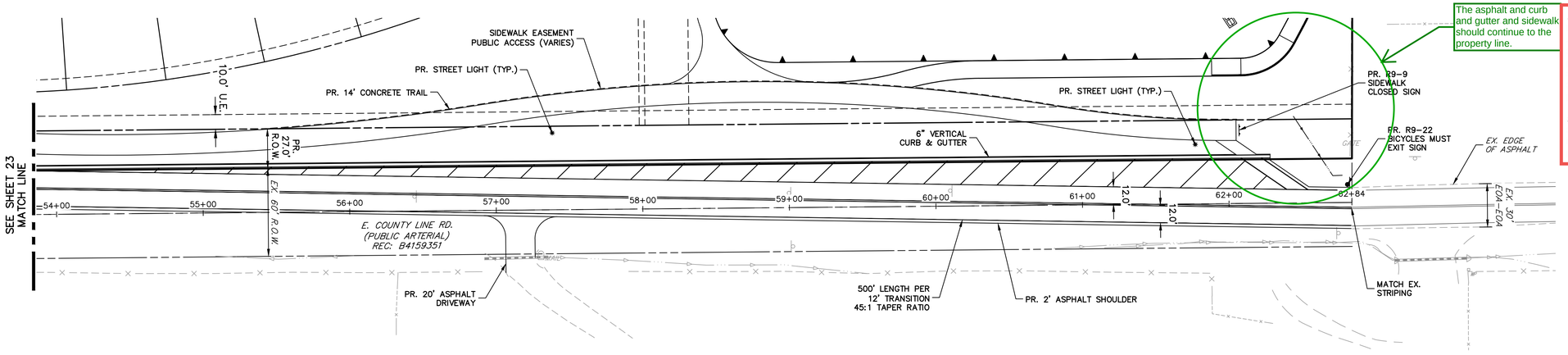

The asphalt and curb and gutter and sidewalk should continue to the property line.

JR Response:
Per recent discussions, City of Aurora to provide either a deferral agreement or escrow for JR to proceed.

Anticipate it will be escrow based om information provided to date.

LEGEND

	PROP. RIGHT OF WAY	✱	PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
	EX. RIGHT OF WAY	✲	EX. STREET LIGHT		PROP. CONCRETE SIDEWALK
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	BUILDING SETBACK	*	INDICATES LOT WITH SPECIAL SETBACK		
	TOP OF SLOPE				

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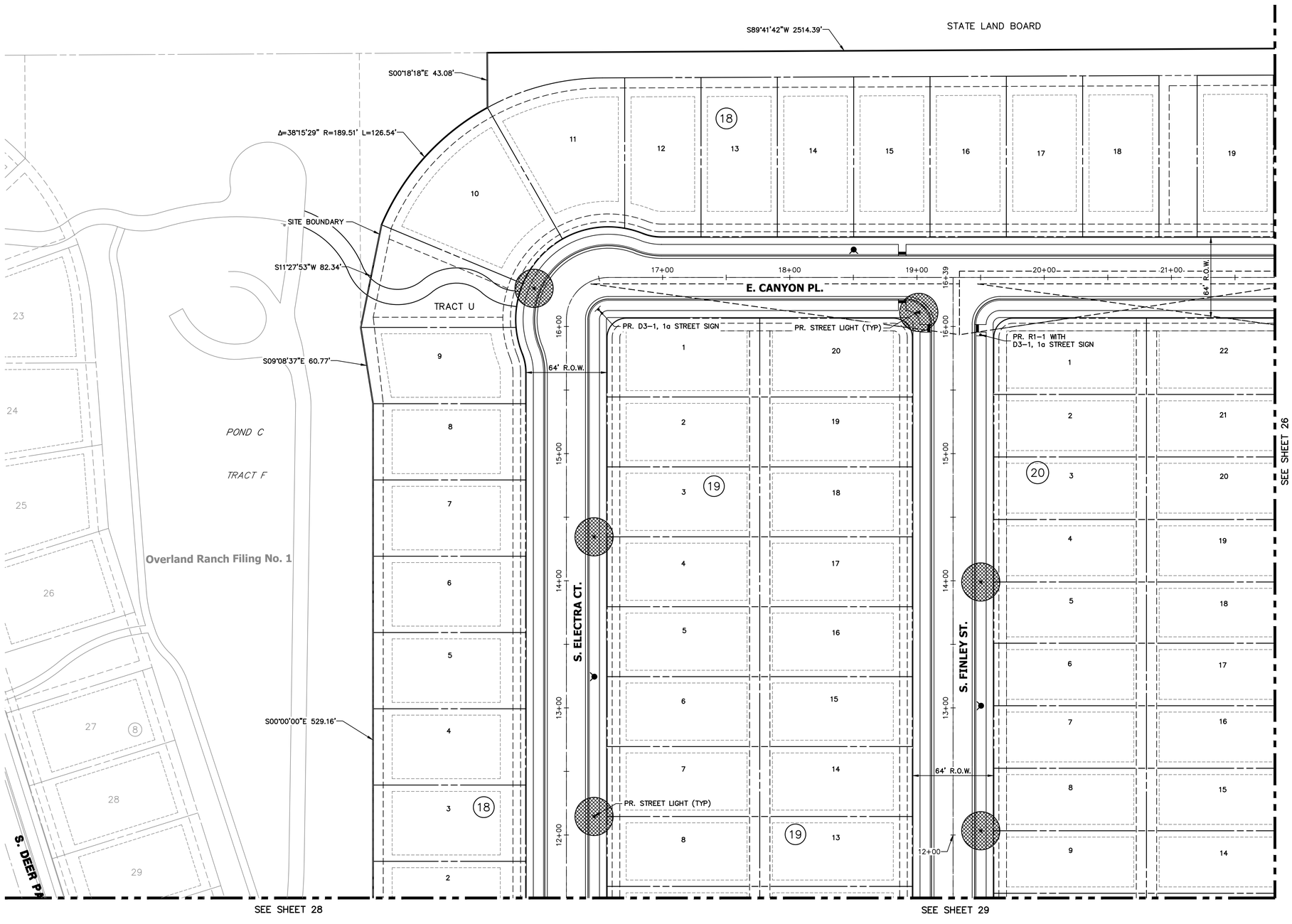

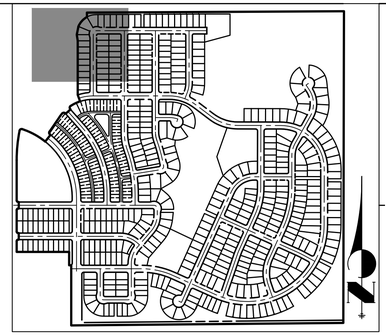

KEY MAP

SCALE: 1"=700'

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 63 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 62 FOR ADDITIONAL SIGN DETAILS.
6. 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 SHOULD BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

LEGEND

STOP — 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.
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   - NUMBER OF LANES
   - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.

40 20 0 40 80

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07/10/24
DATE:

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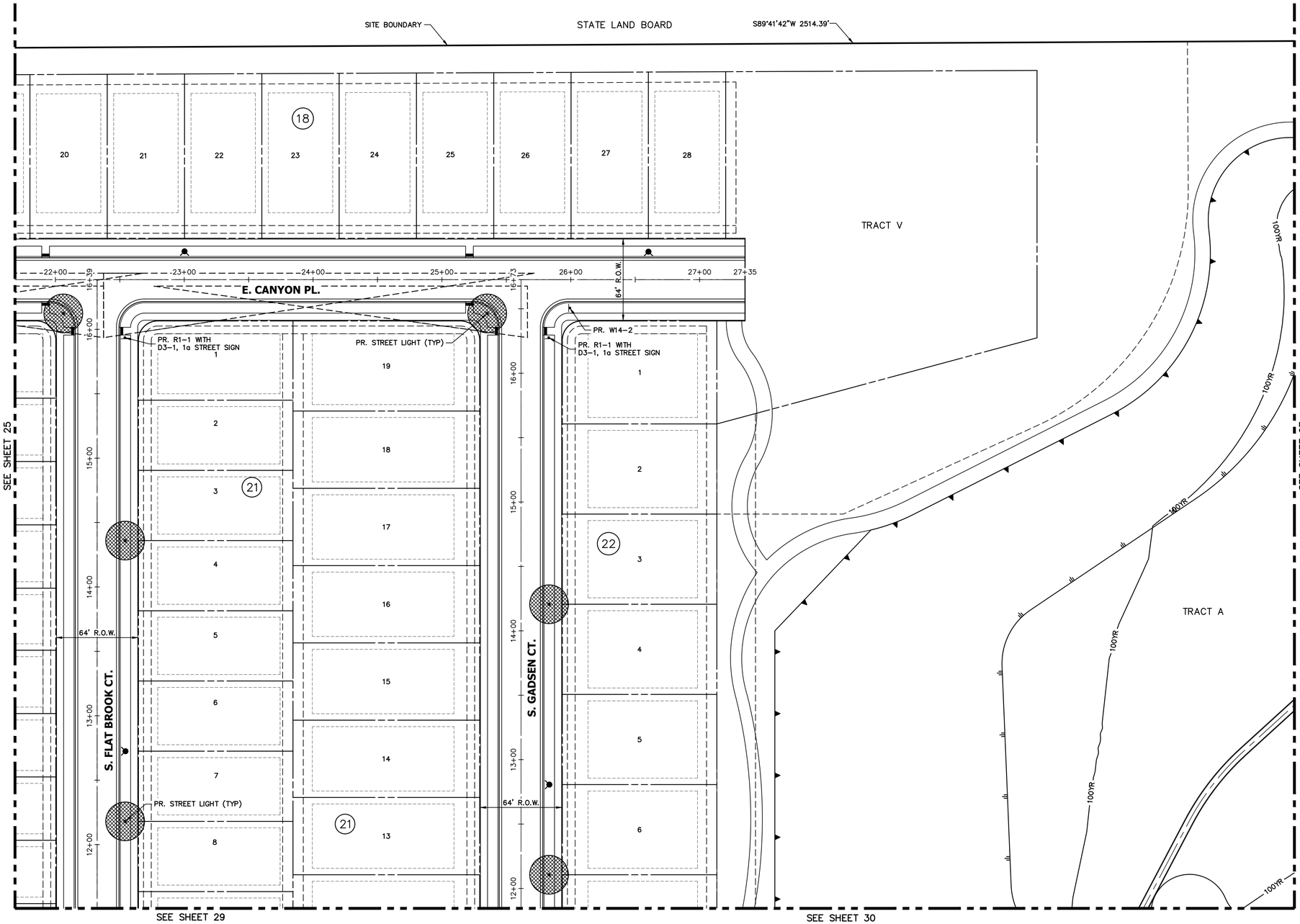

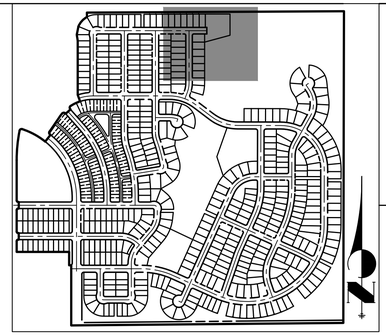

KEY MAP

SCALE: 1"=700'

LEGEND

STOP — R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

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07/10/24
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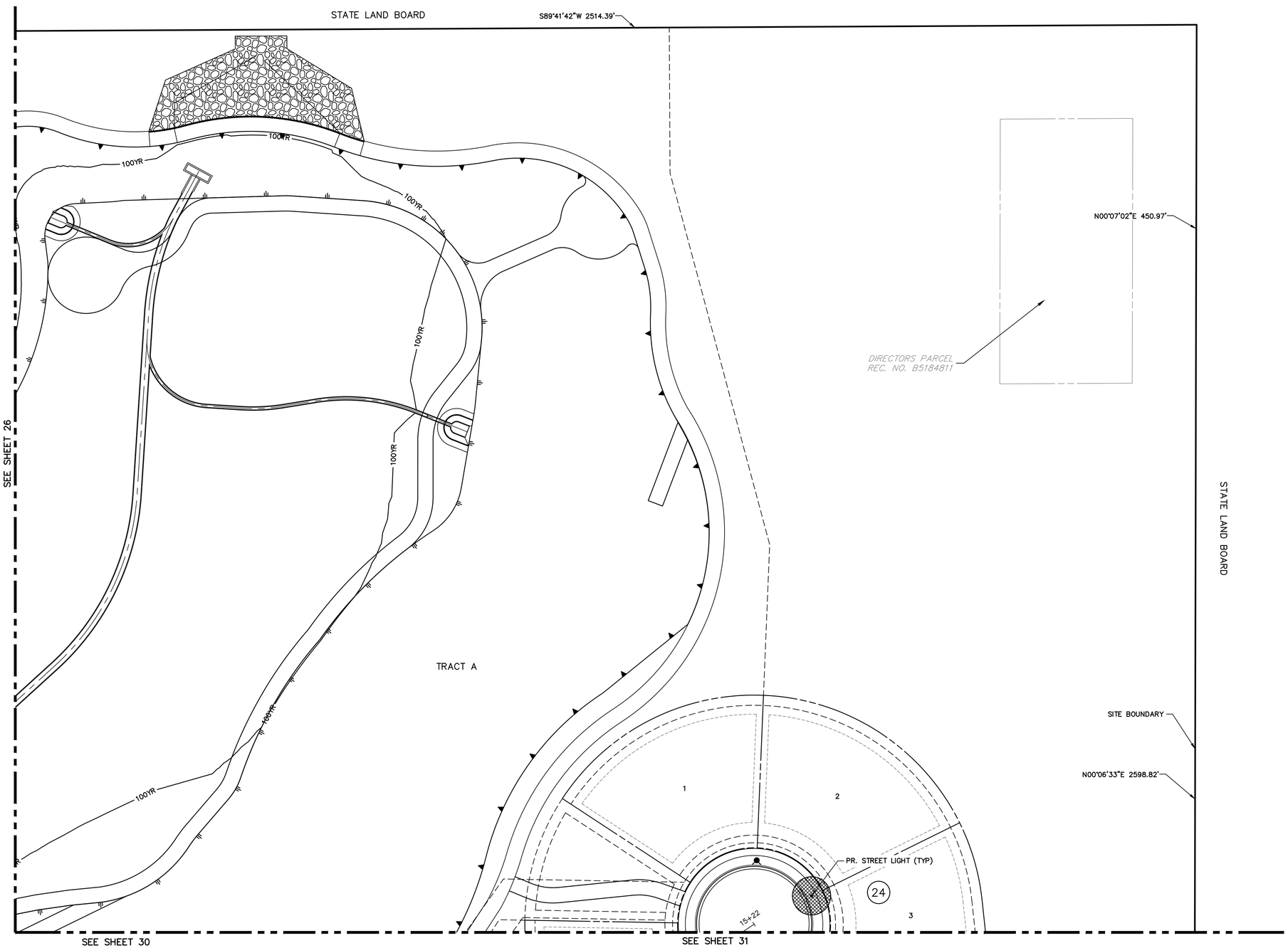

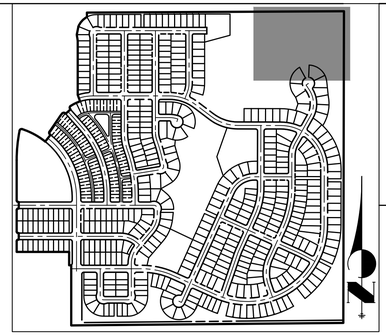

KEY MAP

SCALE: 1"=700'

LEGEND

STOP — R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

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07/10/24
DATE:

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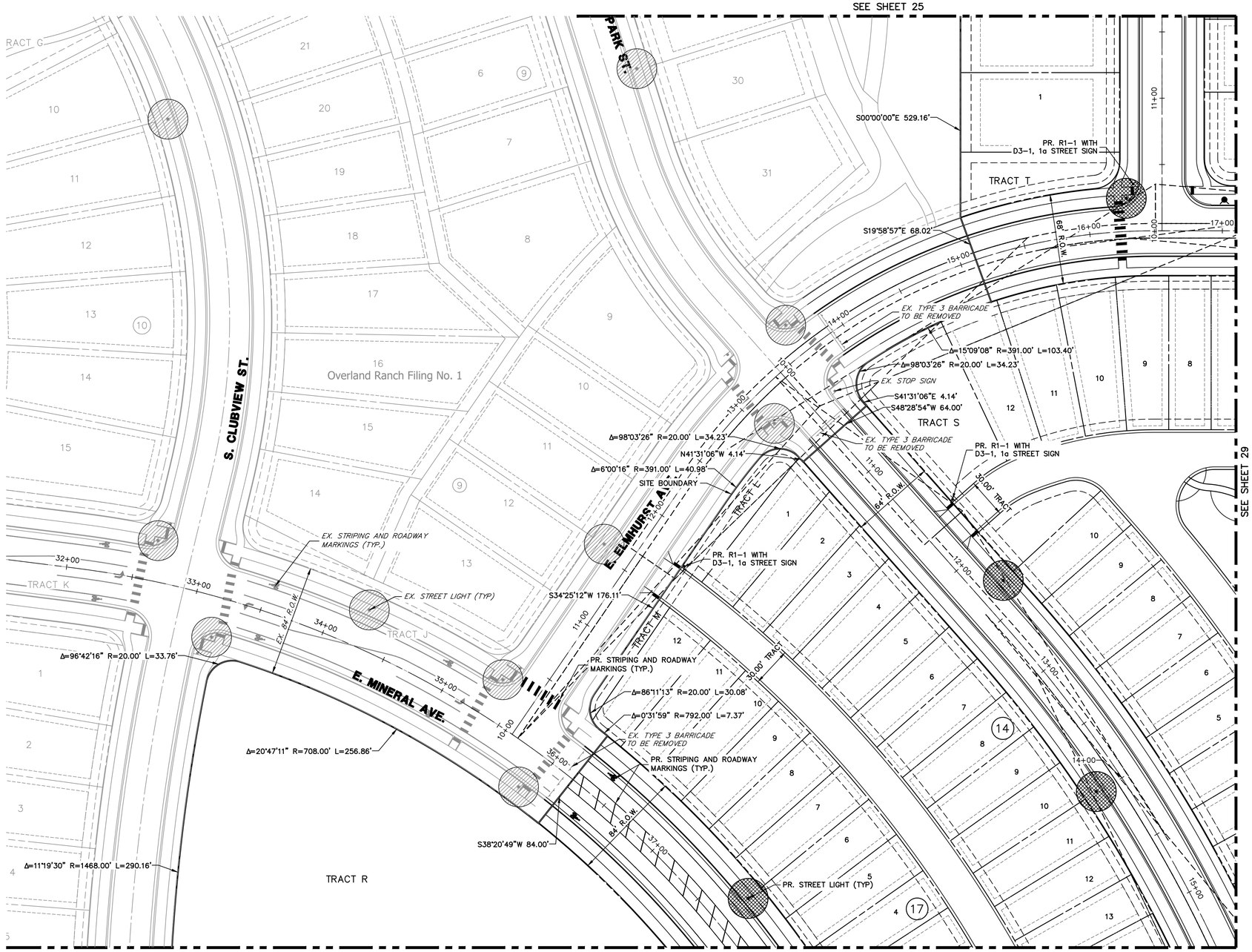

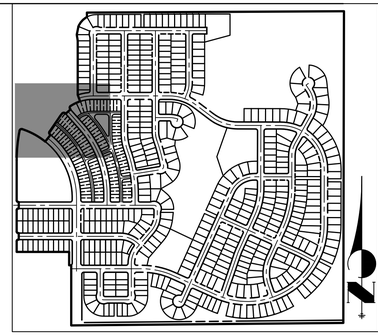

KEY MAP

SCALE: 1"=700'

LEGEND

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

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07/10/24
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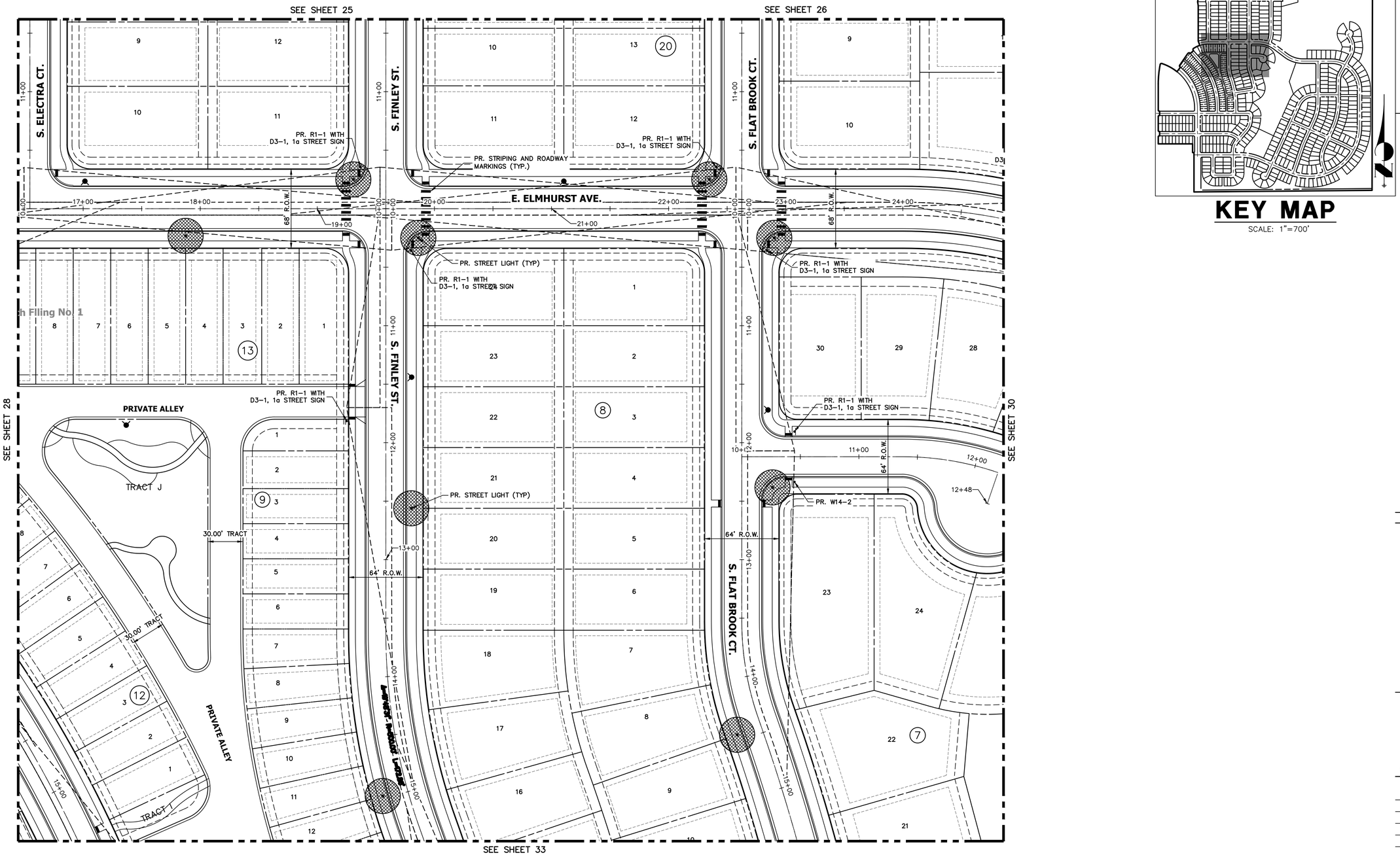

KEY MAP

SCALE: 1"=700'

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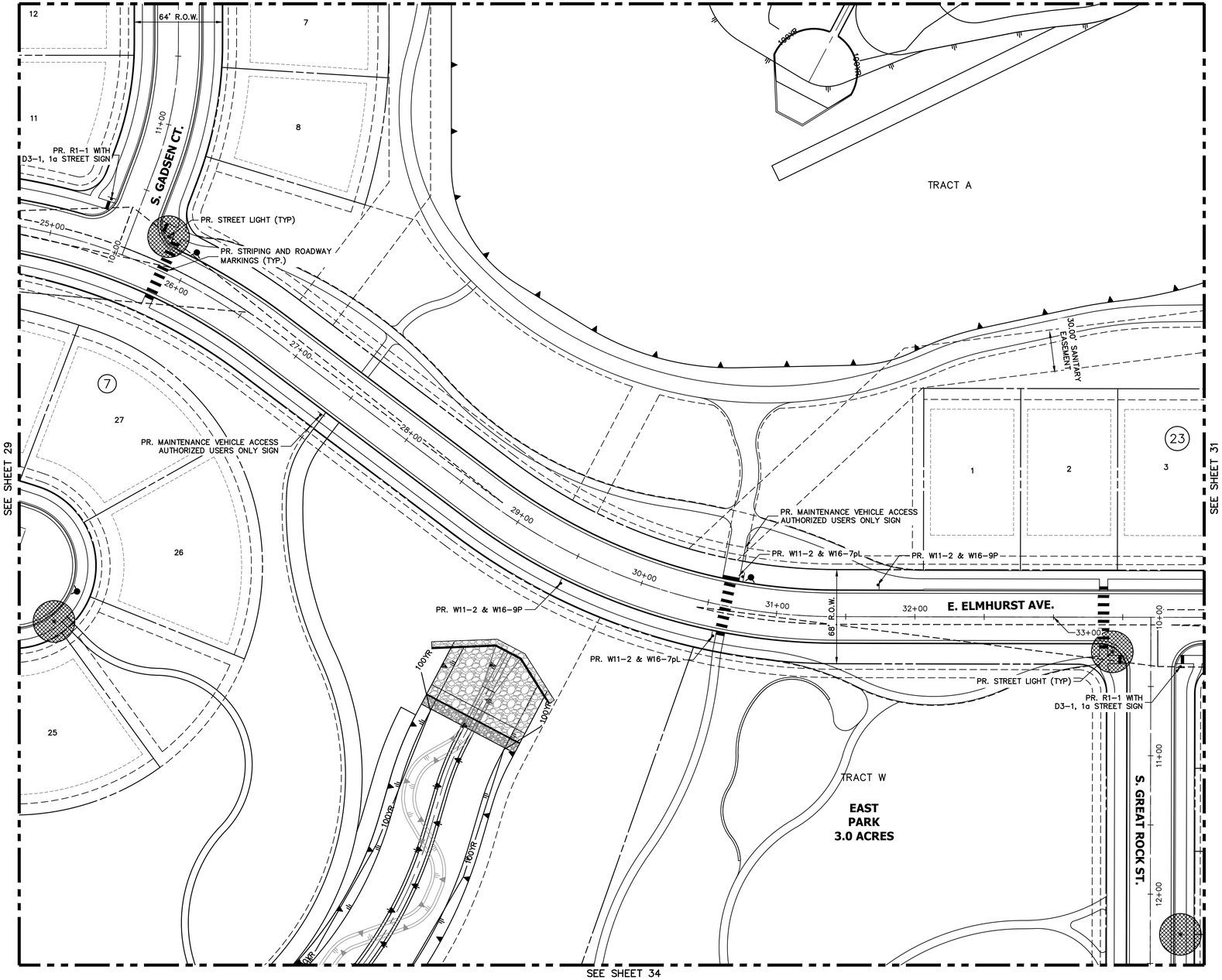

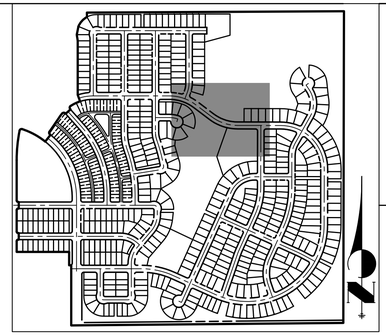

KEY MAP

SCALE: 1"=700'

LEGEND

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

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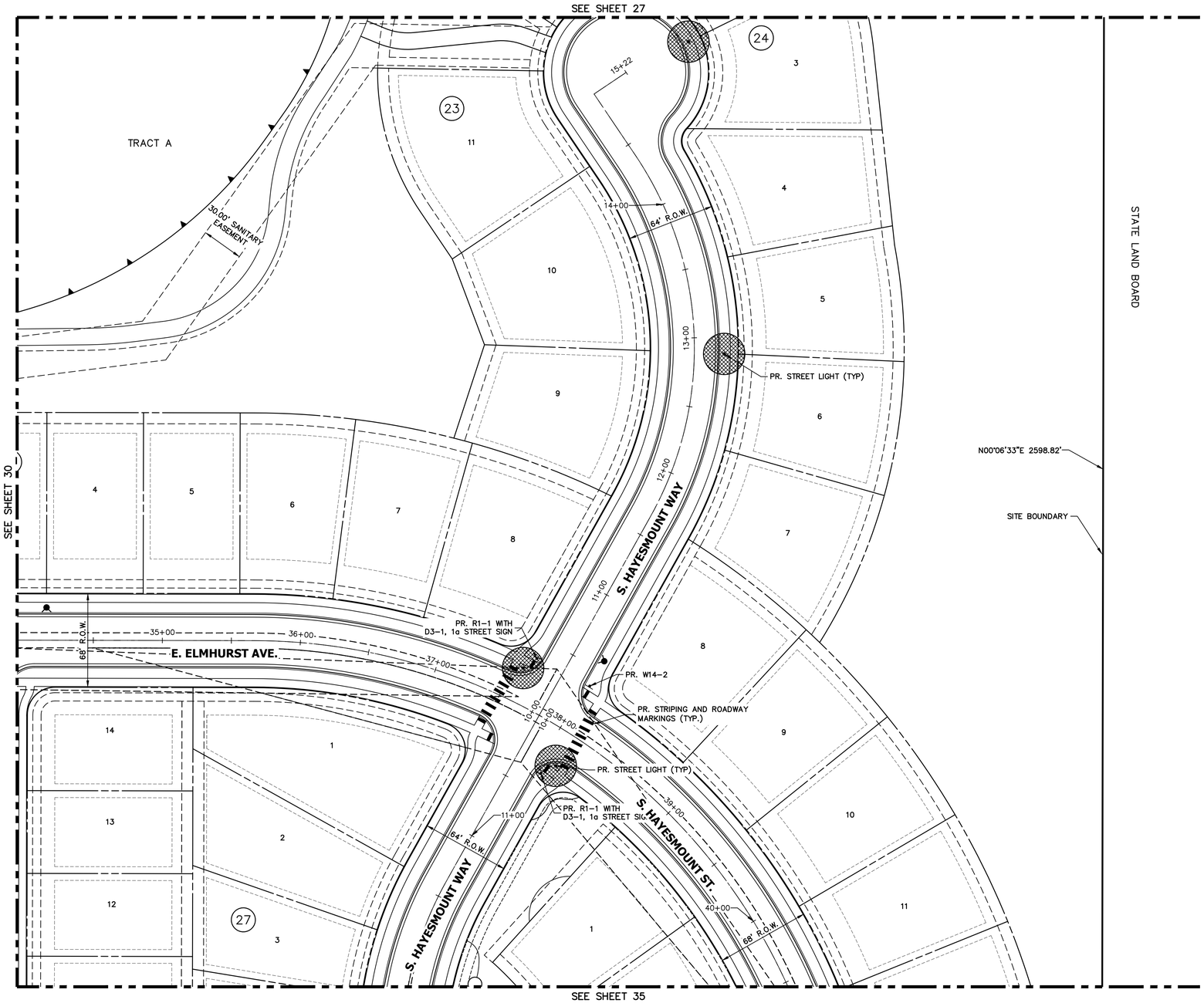

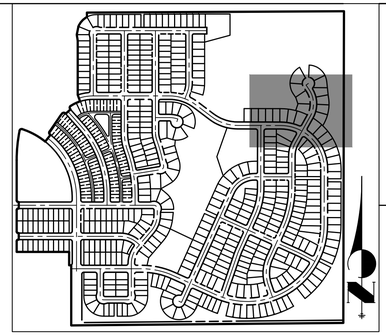

KEY MAP

SCALE: 1"=700'

LEGEND

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- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT

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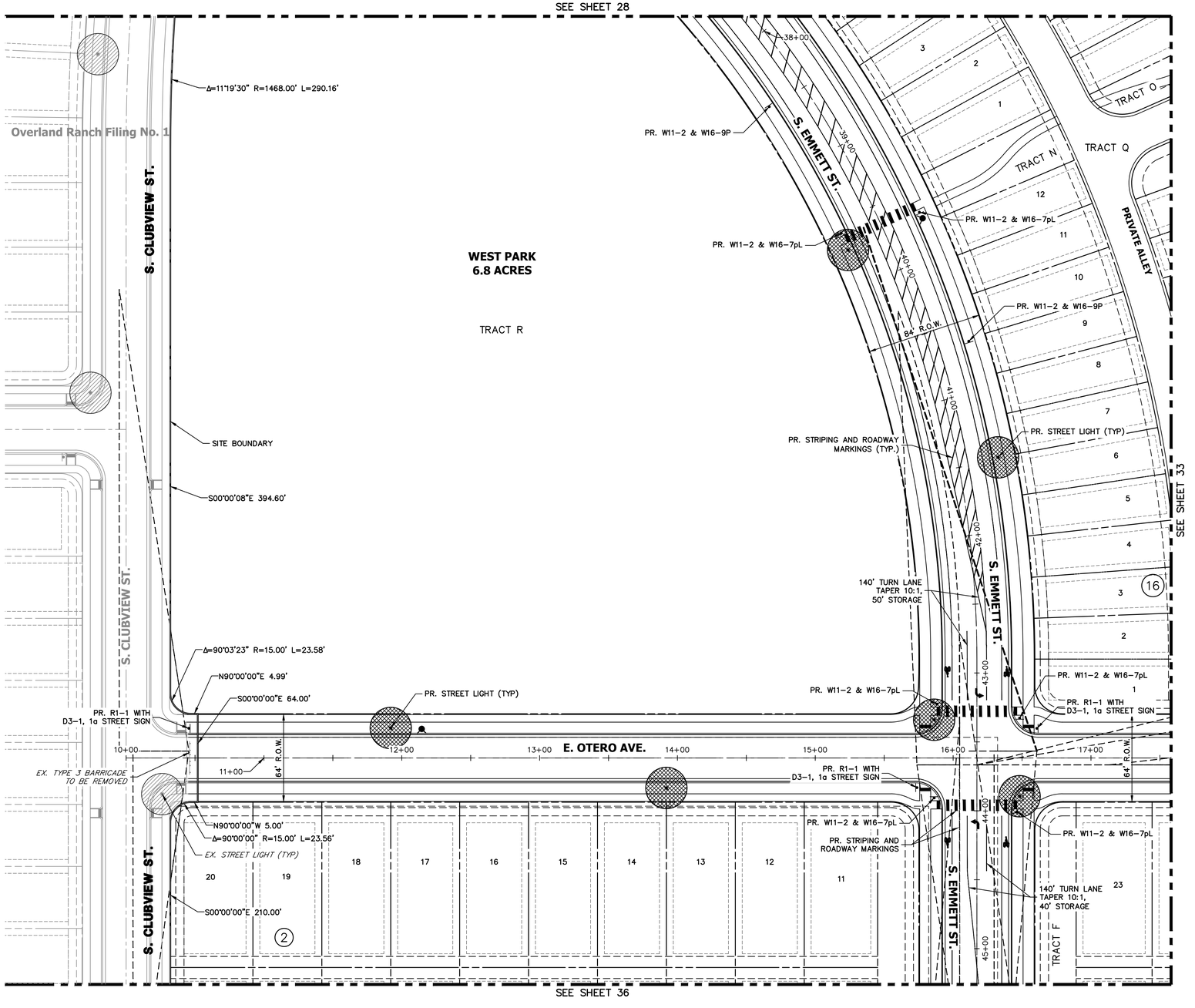

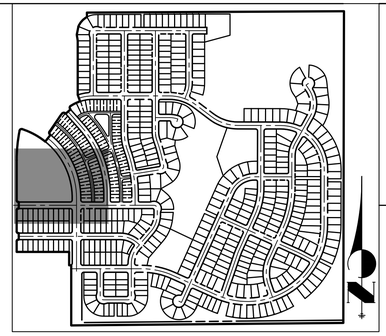

KEY MAP

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07/10/24
DATE:

SHEET TITLE:
SIGNAGE STRIPING AND LIGHTING PLAN

32 OF 95

LEGEND

STOP — R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

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N

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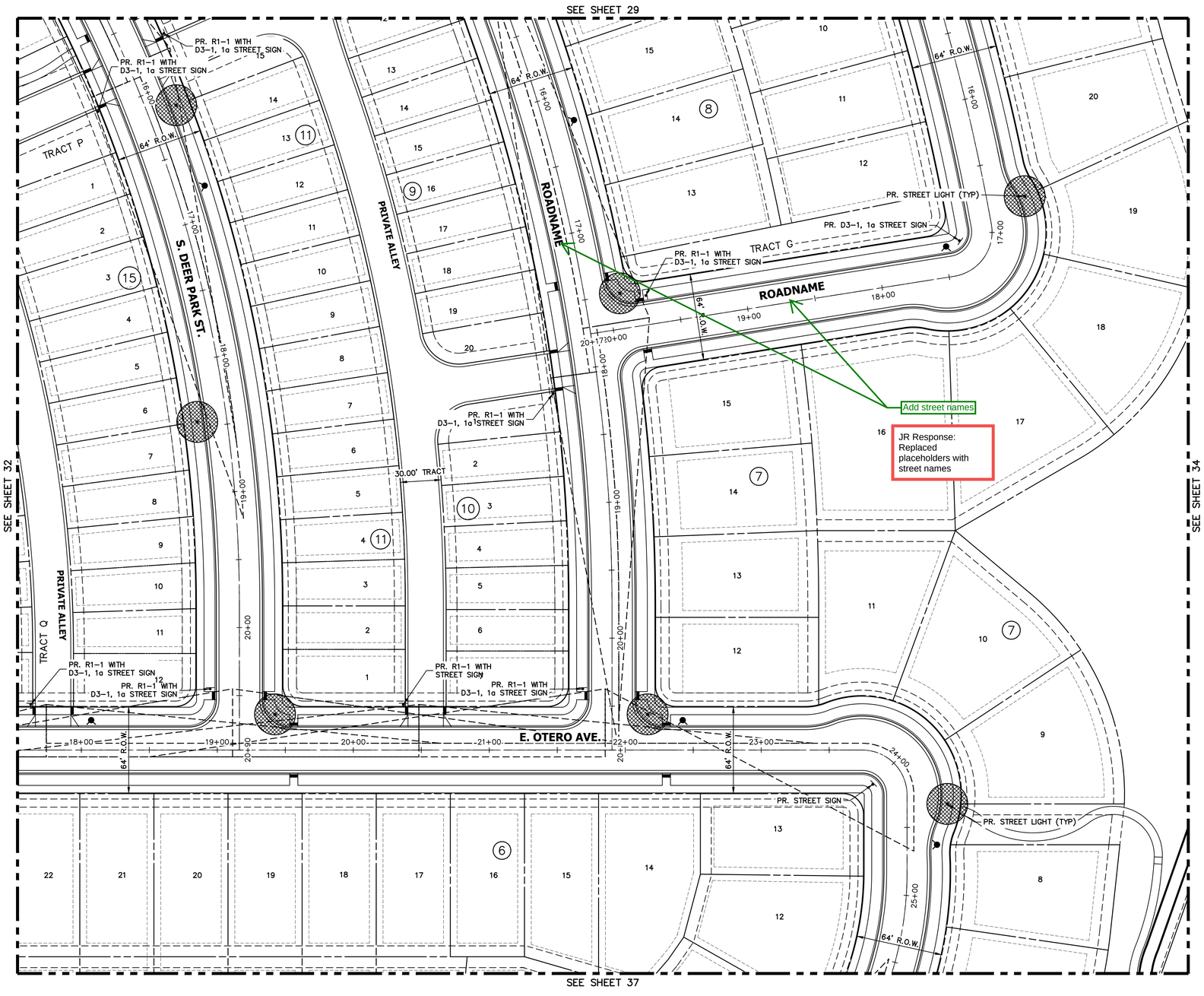

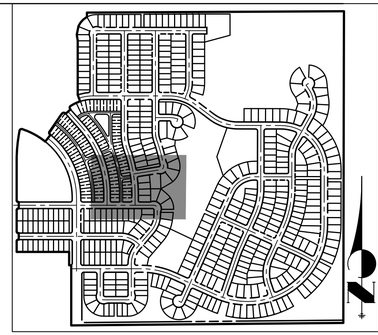

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40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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DRAWN BY:

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

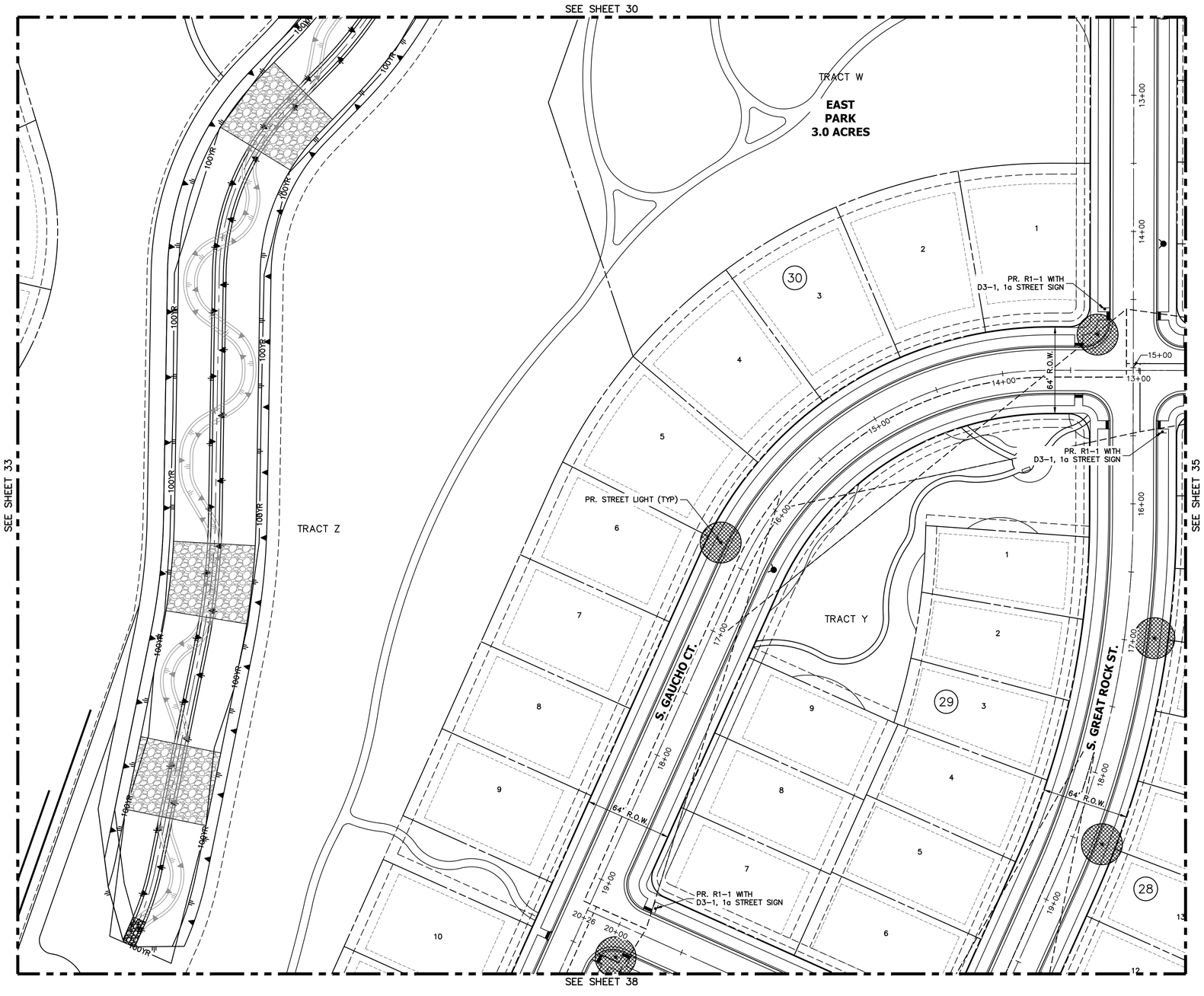
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

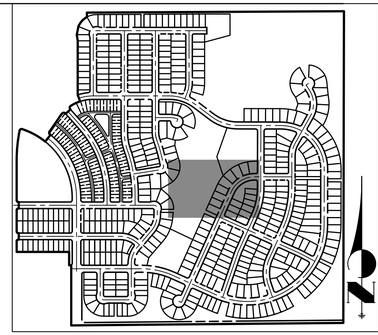
OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

07/10/24
DATE:

SHEET TITLE:
SIGNAGE STRIPING AND LIGHTING PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

STOP — R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

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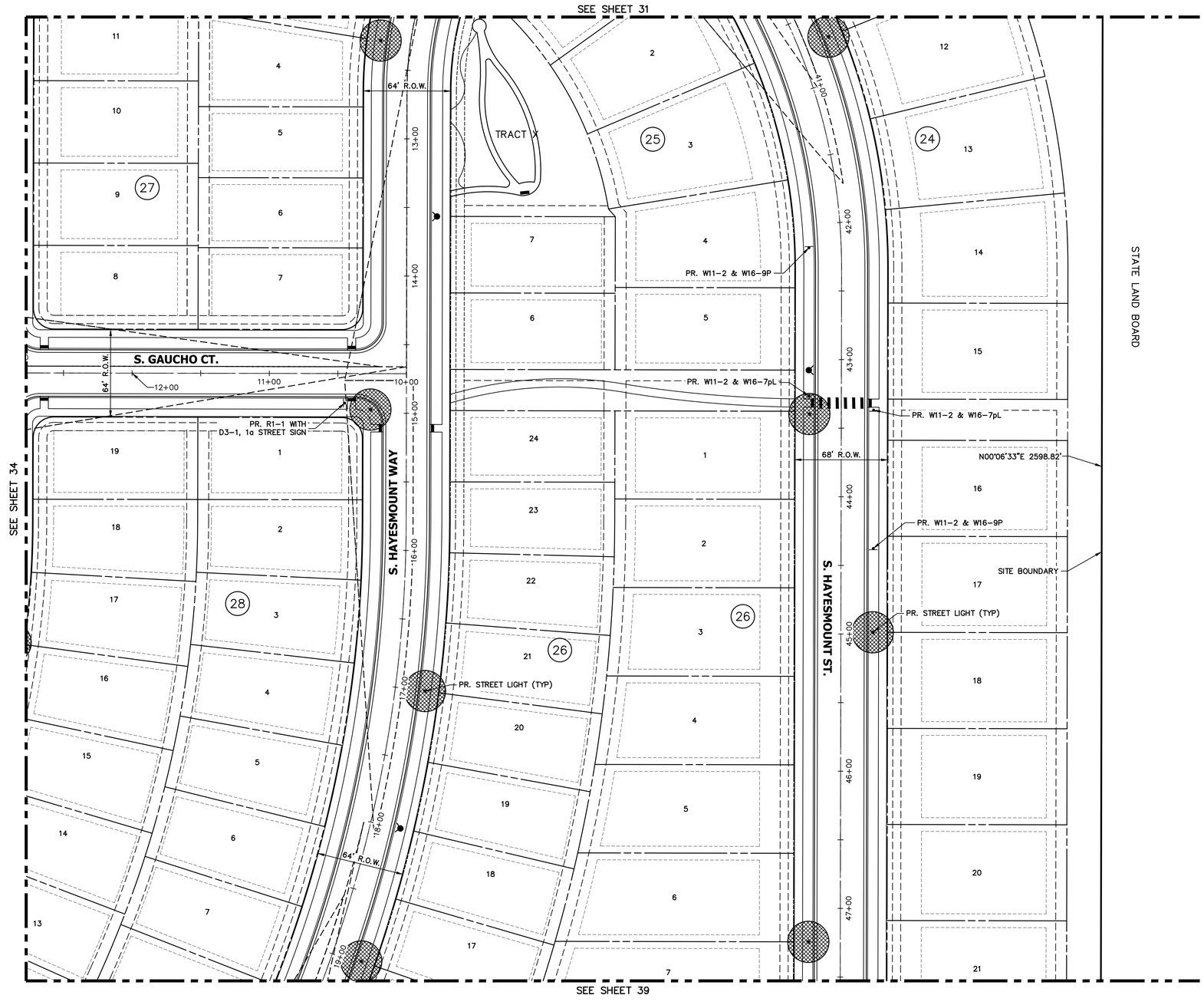

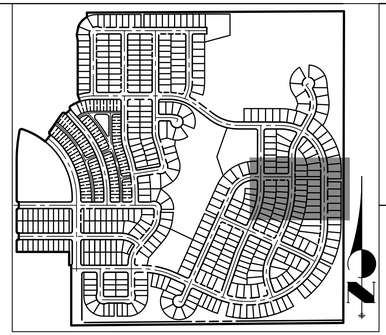

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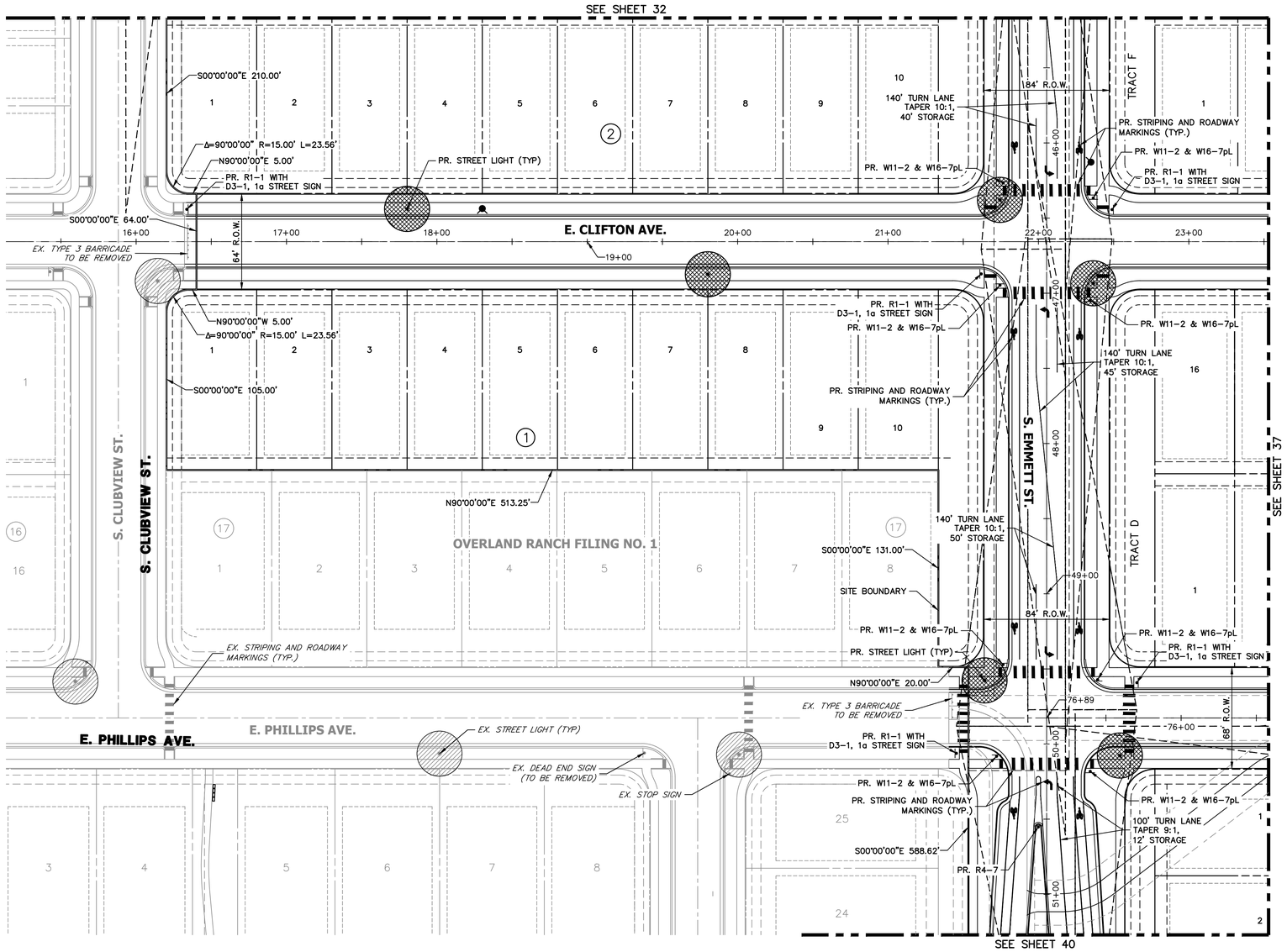

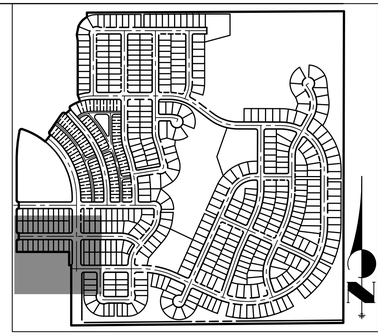

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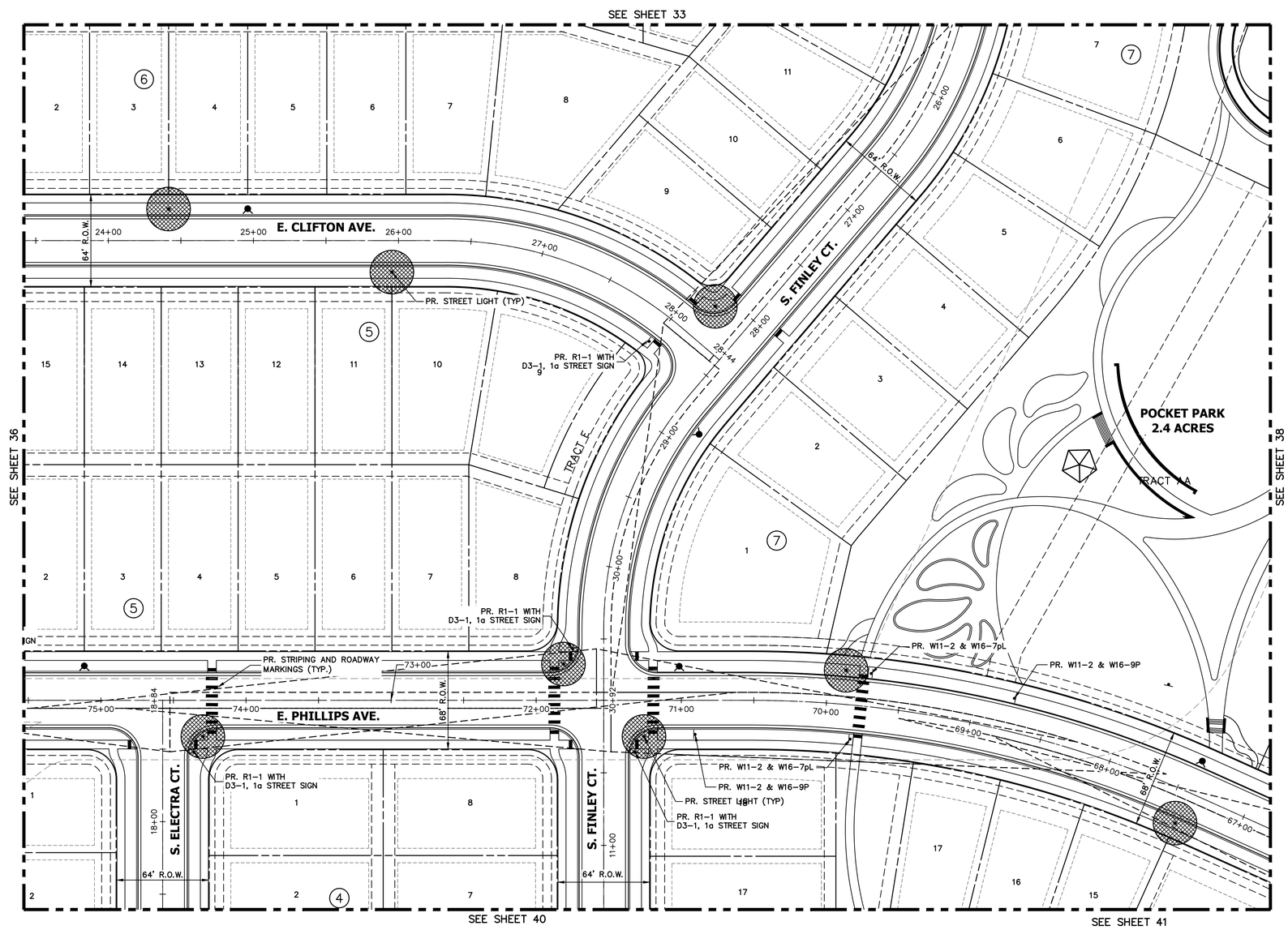

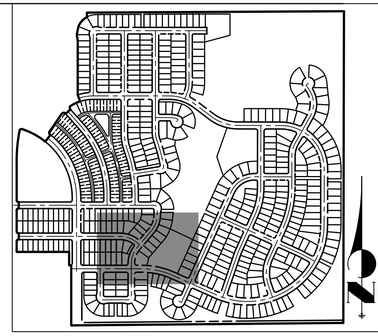

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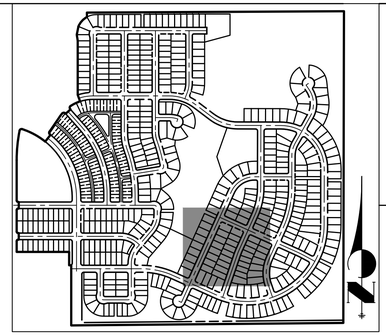

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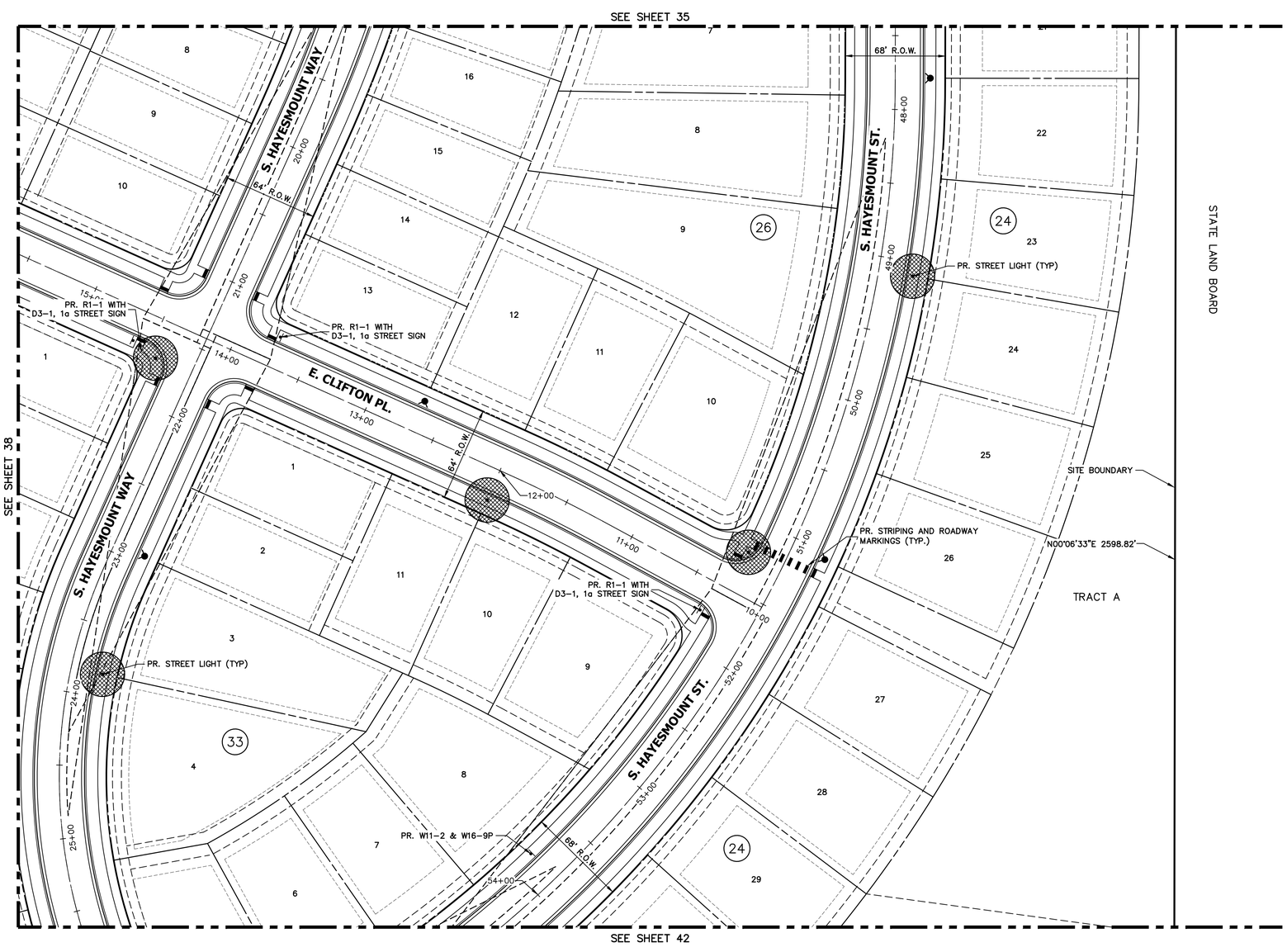

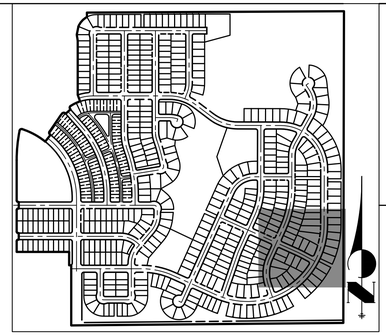

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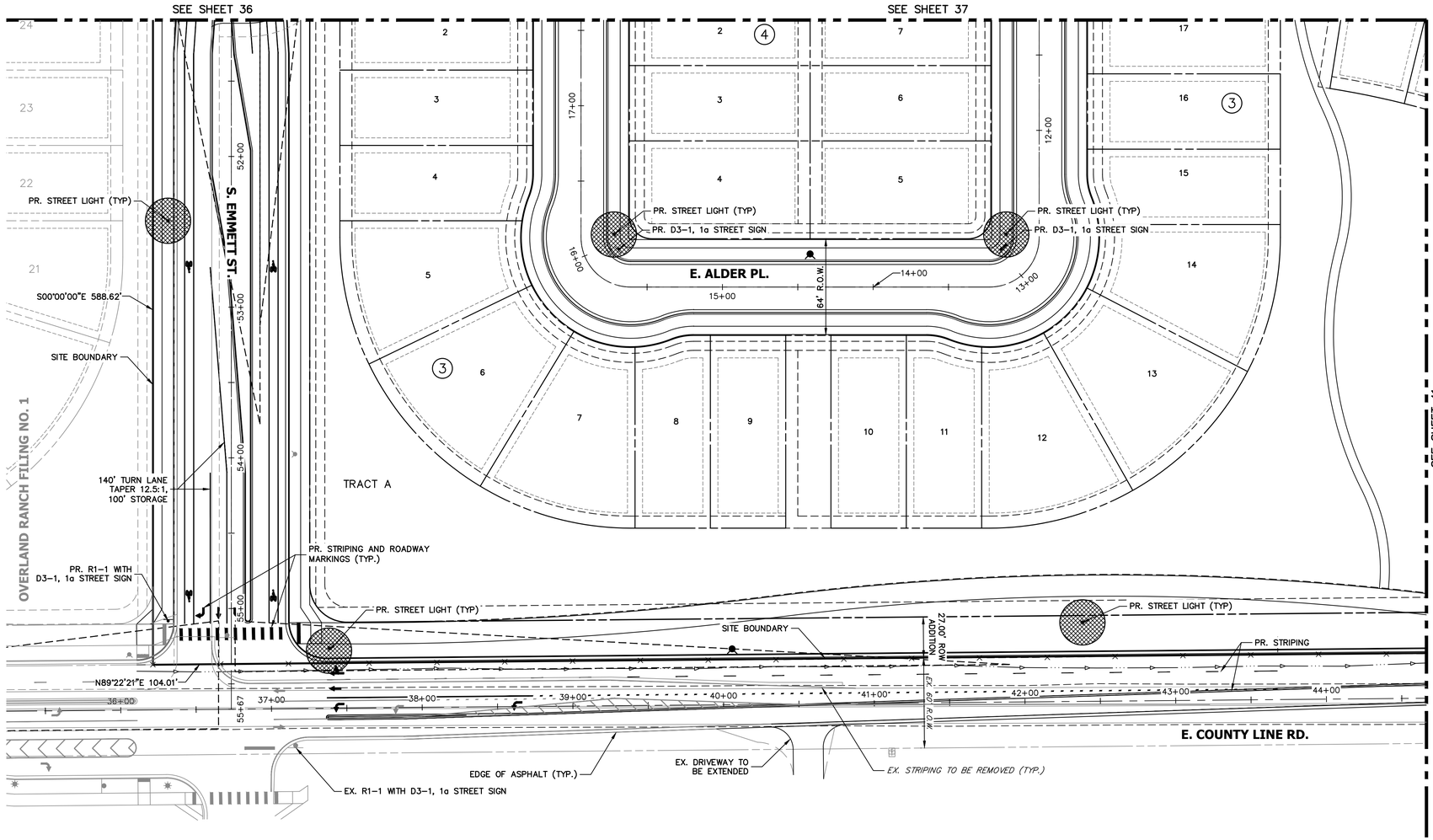

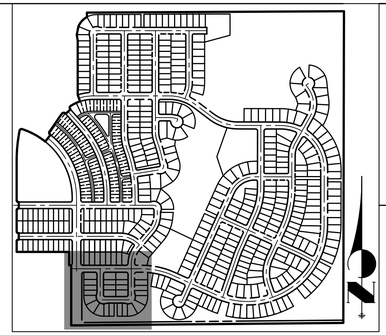

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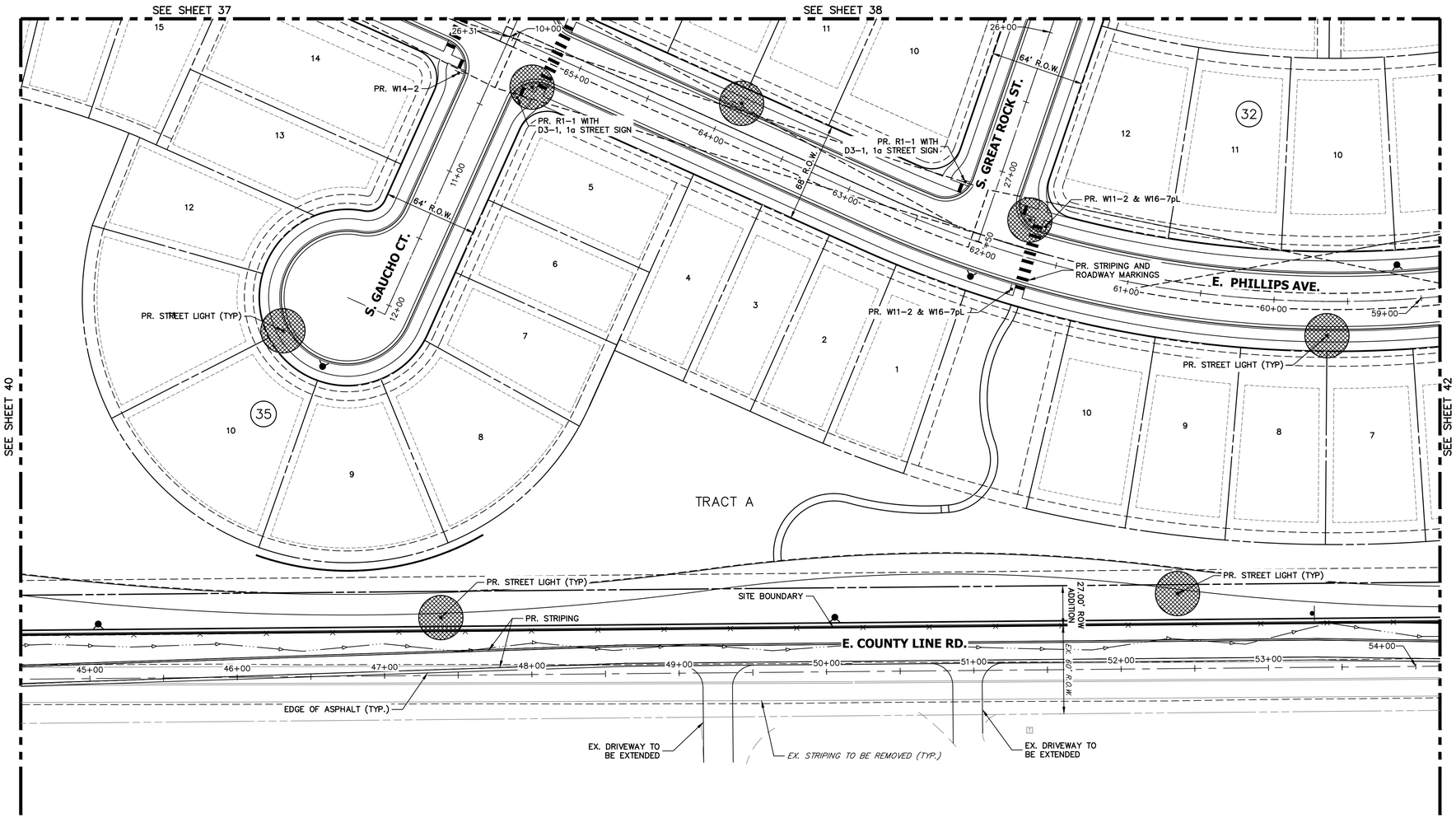

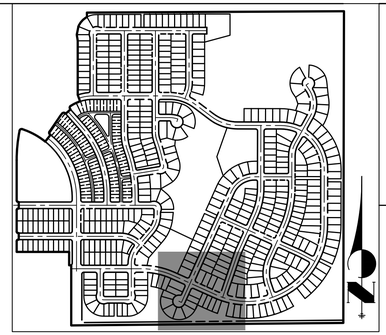

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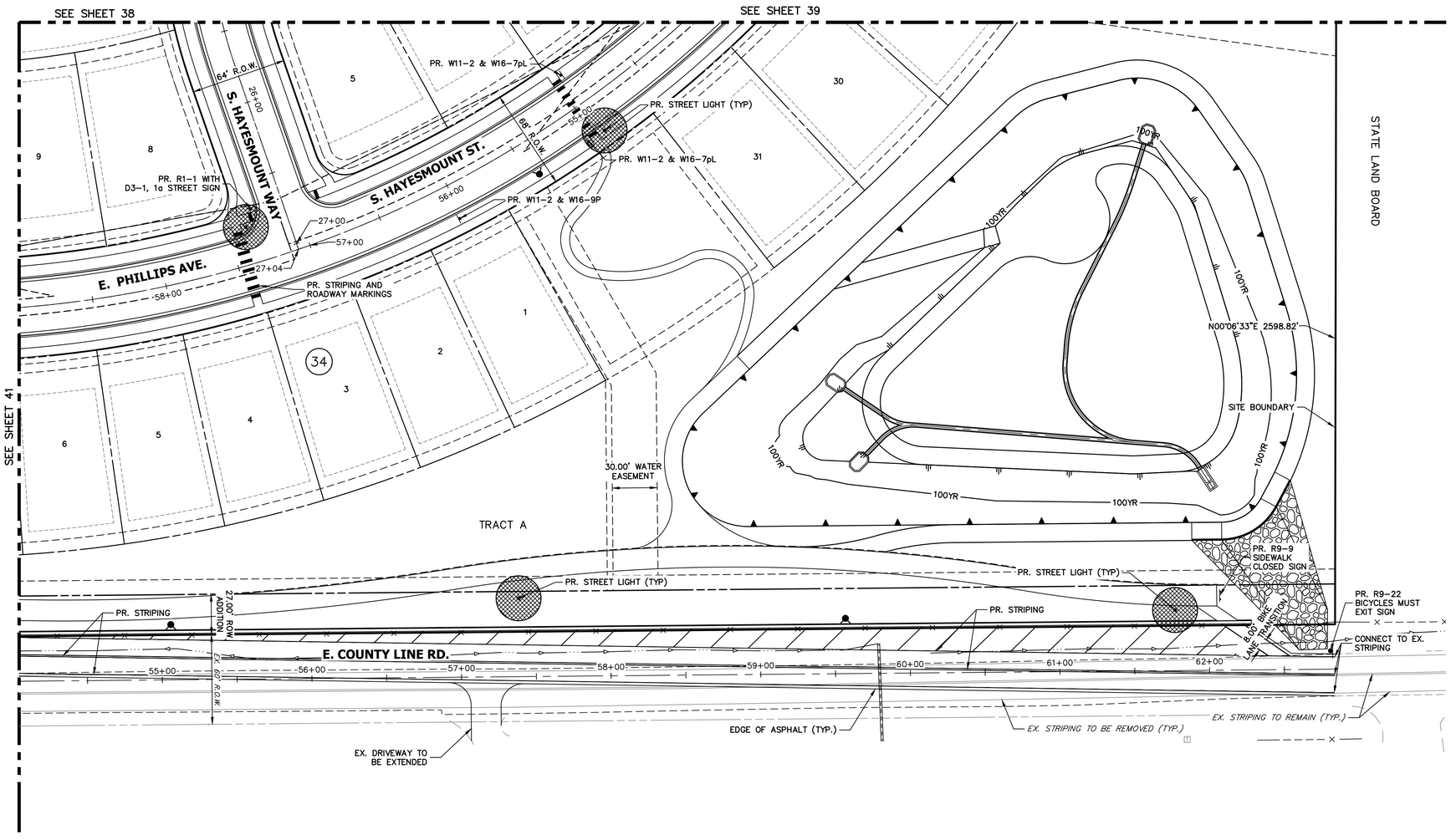

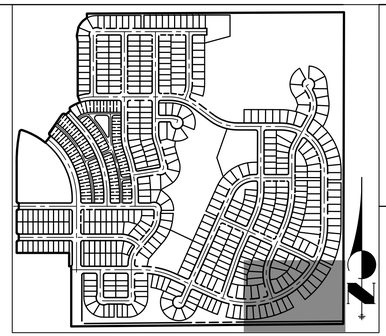

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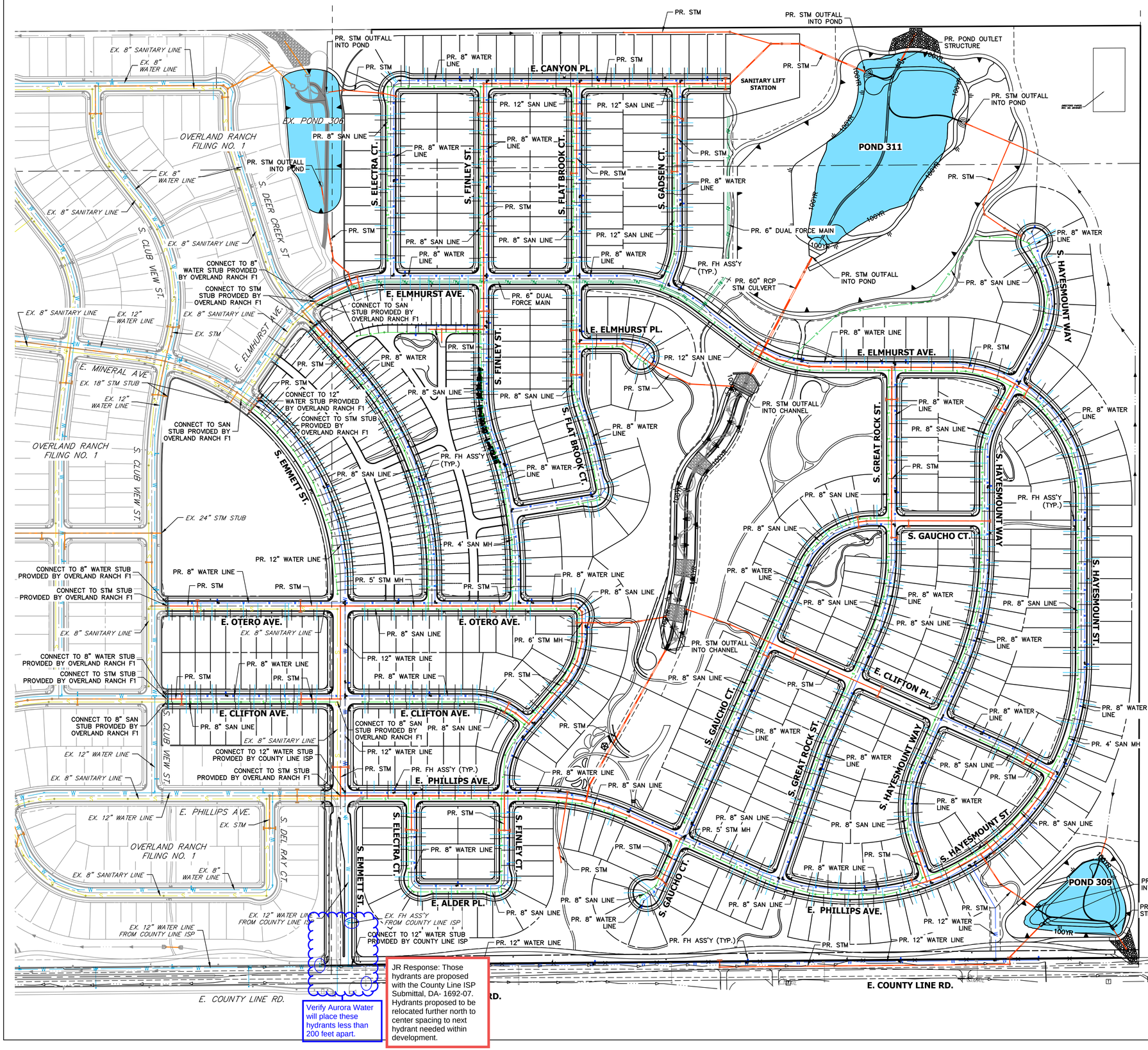
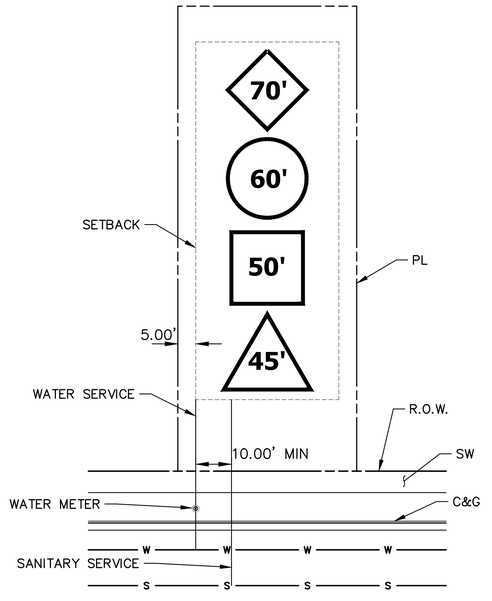


JR Response: Those hydrants are proposed with the County Line ISP Submittal, DA- 1692-07. Hydrants proposed to be relocated further north to center spacing to next hydrant needed within development.

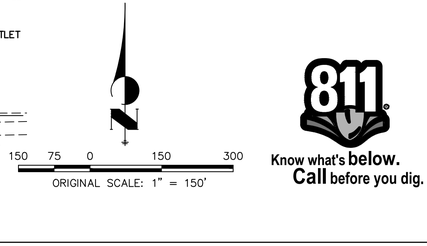
Verify Aurora Water will place these hydrants less than 200 feet apart.

LEGEND

- 6–8" WATER LINE
- 12" WATER LINE
- 8" SANITARY LINE
- 12" SANITARY LINE
- 15" SANITARY LINE
- STORM PIPE
- EXISTING WTR
- EXISTING SAN
- EXISTING STORM PIPE



SINGLE FAMILY LOT SERVICES



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OVERALL UTILITY PLAN

43 OF 95

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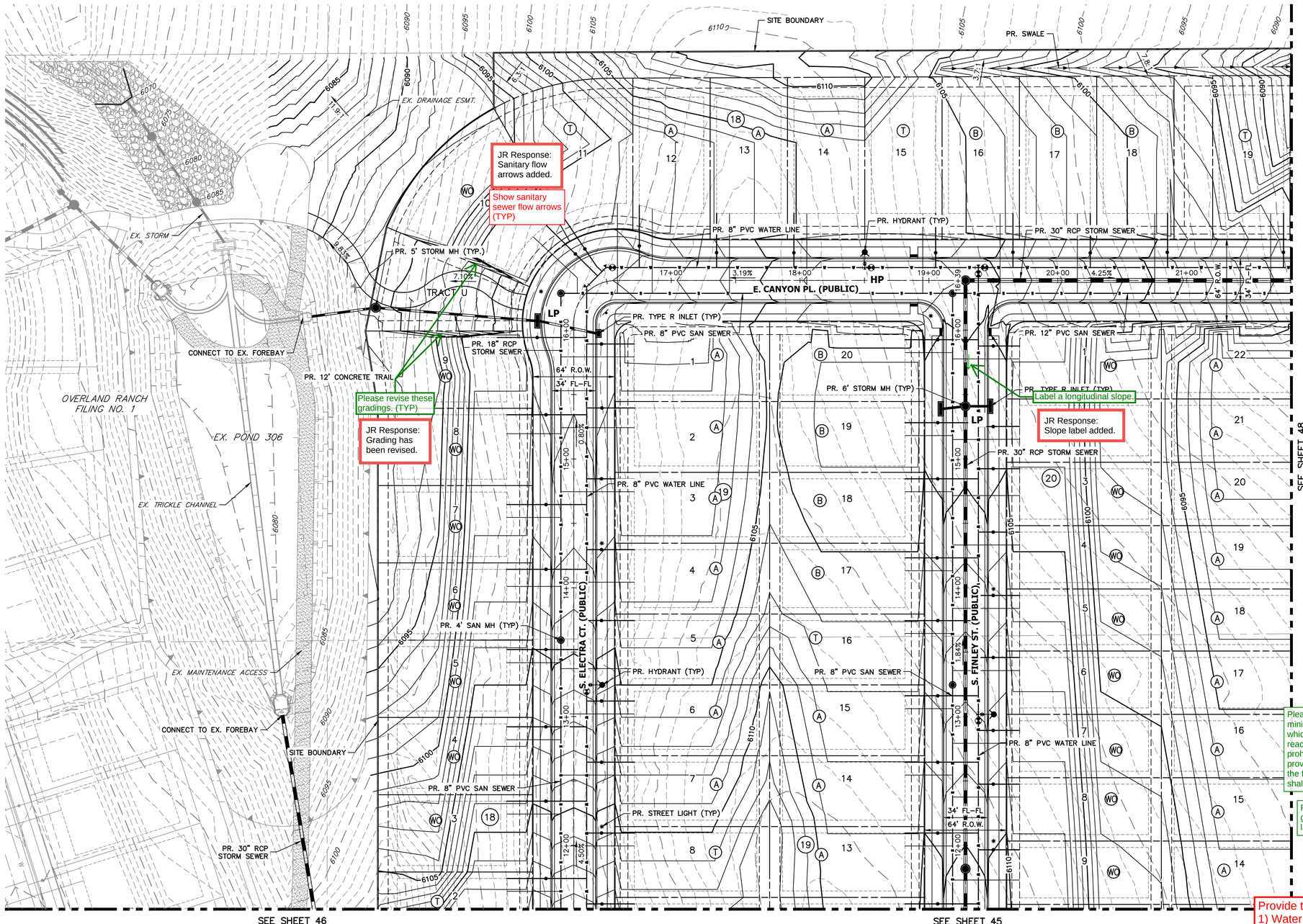

JR Response: Sanitary flow arrows added.

Show sanitary sewer flow arrows (TYP)

Please revise these gradings. (TYP)

JR Response: Grading has been revised.

Label a longitudinal slope.

JR Response: Slope label added.

JR Response: Notes below added.

Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building."

Please add the following note: "The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent."

Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."

Provide these notes:
1) Water service lines are public up through the meter and are private downstream of the meter.

2) All sanitary service connections are private.

Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent."

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

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 ENCROACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
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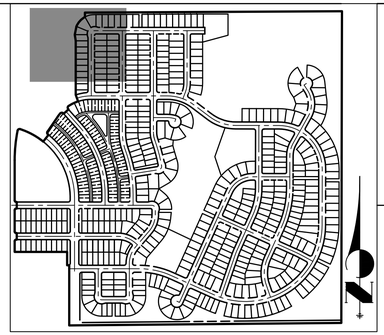

KEY MAP

SCALE: 1"=700'

N

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

Know what's below. Call before you dig.

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DRAWN BY:

JR ENGINEERING
A Westrian Company
Centennial 303-740-9393 · Colorado Springs 719-593-2593
Fort Collins 970-491-9888 · www.jrengineering.com

OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

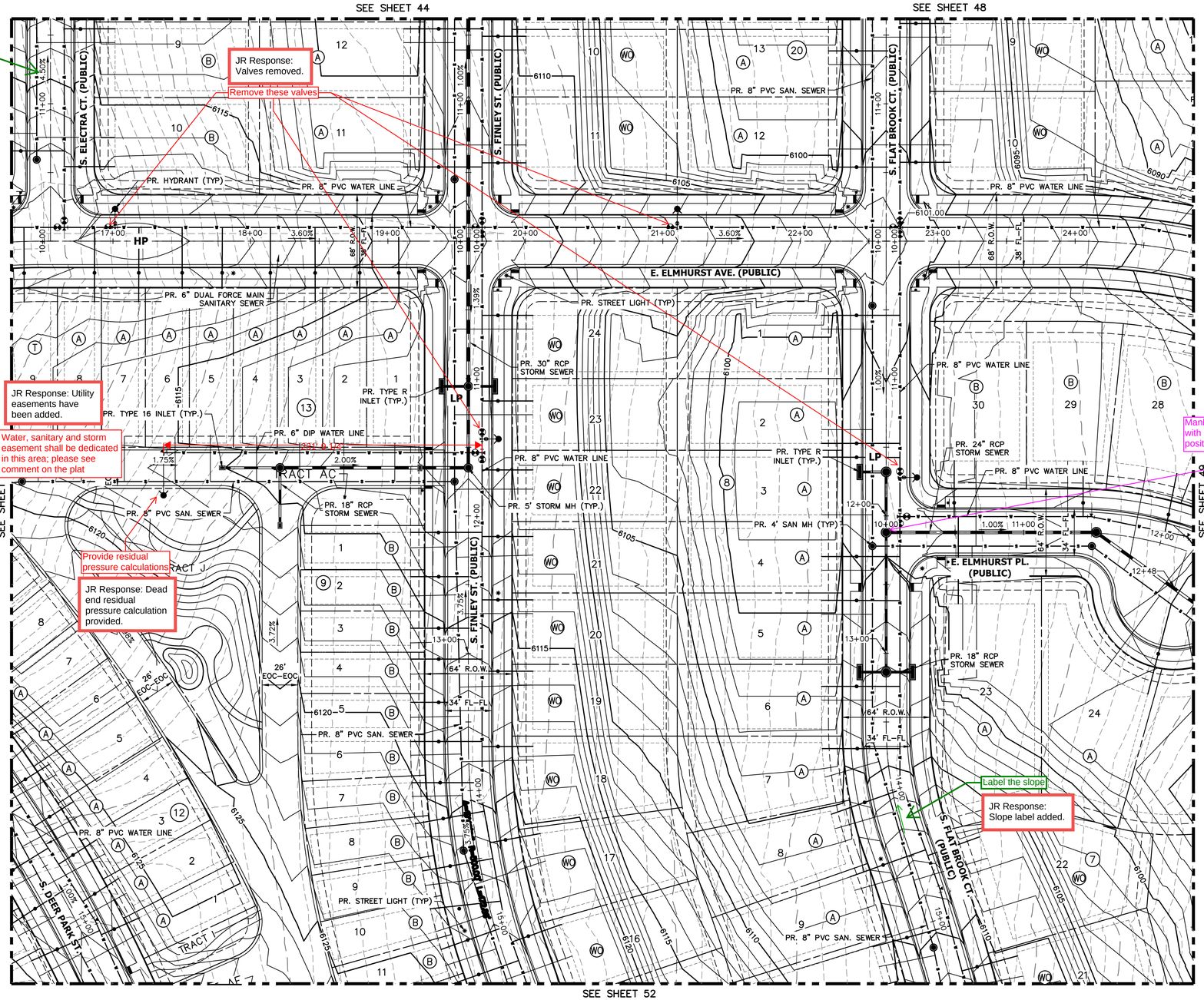
680 5TH AVE FL 25
NEWYORK, NY, 10019

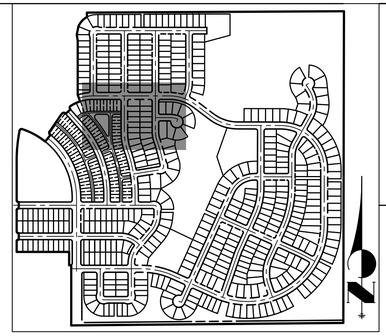
07/10/24
DATE:

SHEET TITLE:

GRADING & UTILITY PLAN

44 OF 95





KEY MAP

SCALE: 1"=700'

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
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- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
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- EFFECTIVE 100YR FLOOD PLAIN
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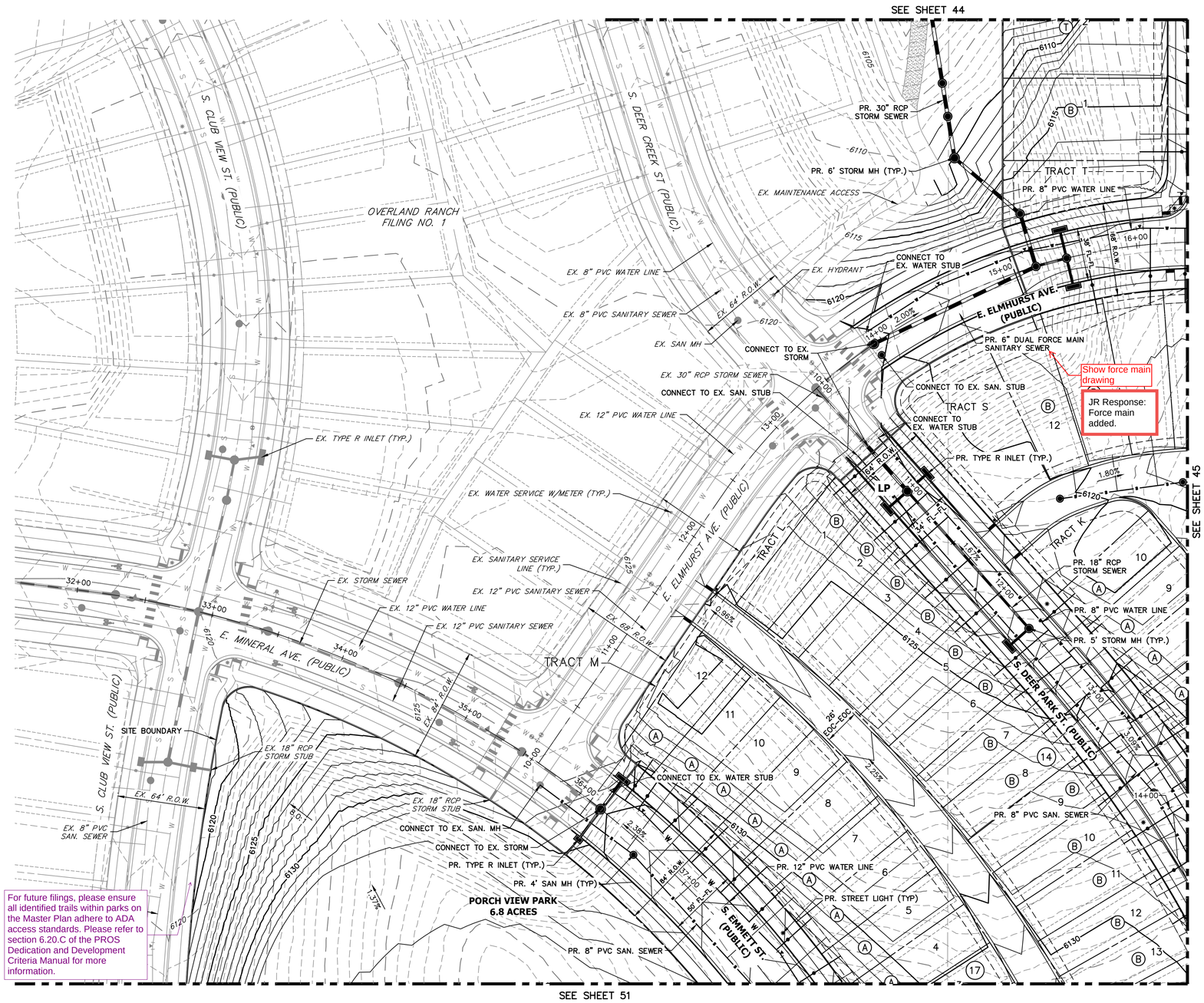
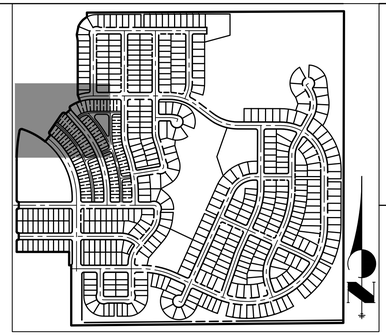


JR Response: Noted, grading is conceptual/ rough overlot. Porch View Park improvements will be included in a separate CSP submittal. A presubmittal meeting is scheduled fo r9/ 18. Anticipate a 1st CSP submittal in October 2024.All trails within the park will comply with ADA requirements.

For future filings, please ensure all identified trails within parks on the Master Plan adhere to ADA access standards. Please refer to section 6.20.C of the PROS Dedication and Development Criteria Manual for more information.



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SCALE: 1"=700'

LEGEND

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- W W — PROPOSED WATERLINE
- S S — PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- E E — PROPOSED ELECTRIC LINE
- G G — PROPOSED GAS LINE
- PROPOSED TOP OF SLOPE
- PROPOSED TOE OF SLOPE
- PROPOSED EASEMENT
- PROPOSED GRASS SWALE
- PROPOSED MINOR CONTOURS
- 6100 PROPOSED MAJOR CONTOURS
- EXISTING CURB & GUTTER
- G EXISTING GASLINE
- W EXISTING WATERLINE
- EXISTING STORM SEWER
- S EXISTING SANITARY SEWER
- E EXISTING ELECTRIC LINE
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF CONCRETE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- 100YR EFFECTIVE 100YR FLOOD PLAIN
- EXISTING MINOR CONTOUR
- 6100 EXISTING MAJOR CONTOUR
- PROPOSED FIRE HYDRANT
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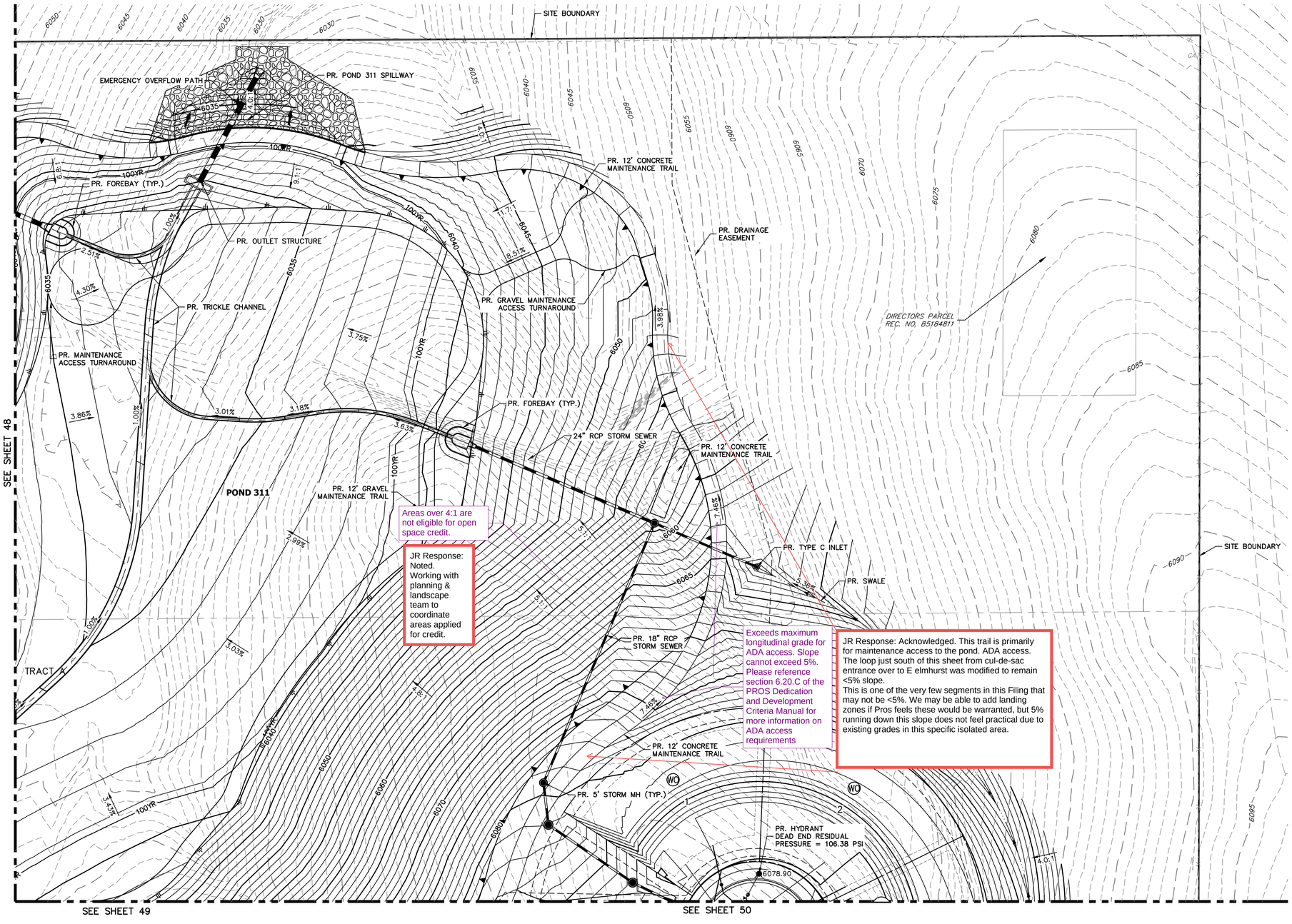
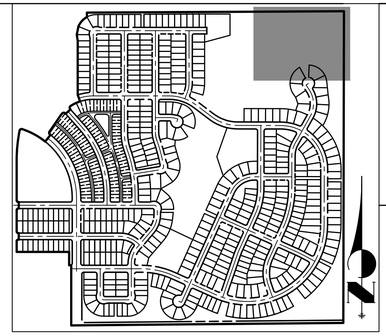


Areas over 4:1 are not eligible for open space credit.

JR Response: Noted. Working with planning & landscape team to coordinate areas applied for credit.

Exceeds maximum longitudinal grade for ADA access. Slope cannot exceed 5%. Please reference section 6.20.C of the PROS Dedication and Development Criteria Manual for more information on ADA access requirements

JR Response: Acknowledged. This trail is primarily for maintenance access to the pond. ADA access. The loop just south of this sheet from cul-de-sac entrance over to E elmhurst was modified to remain <5% slope.
This is one of the very few segments in this Filing that may not be <5%. We may be able to add landing zones if Pros feels these would be warranted, but 5% running down this slope does not feel practical due to existing grades in this specific isolated area.



KEY MAP

SCALE: 1"=700'

DEAD END CALCULATIONS

DIFFERENCE IN HEAD
J42 = 103 PSI PER LJA MUR
6078.9' - 6102.77' = -23.87'
-23.87' * 0.433 PSI/FT = = -10.34 PSI
103 -(-10.34) = 113.34 PSI
LOSS FROM FRICTION
Q=1500GPM, C=150, D=8", L=547.56'
4.52 X 1500^1.85 / 150^1.85 X 8^4.8655 = .0127 PSI/FT
547.56' X .0127 PSI/FT = 6.96 PSI
113.34 PSI - 6.96 PSI = 106.38 PSI

LEGEND

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- PROPOSED EASEMENT
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- PROPOSED MINOR CONTOURS
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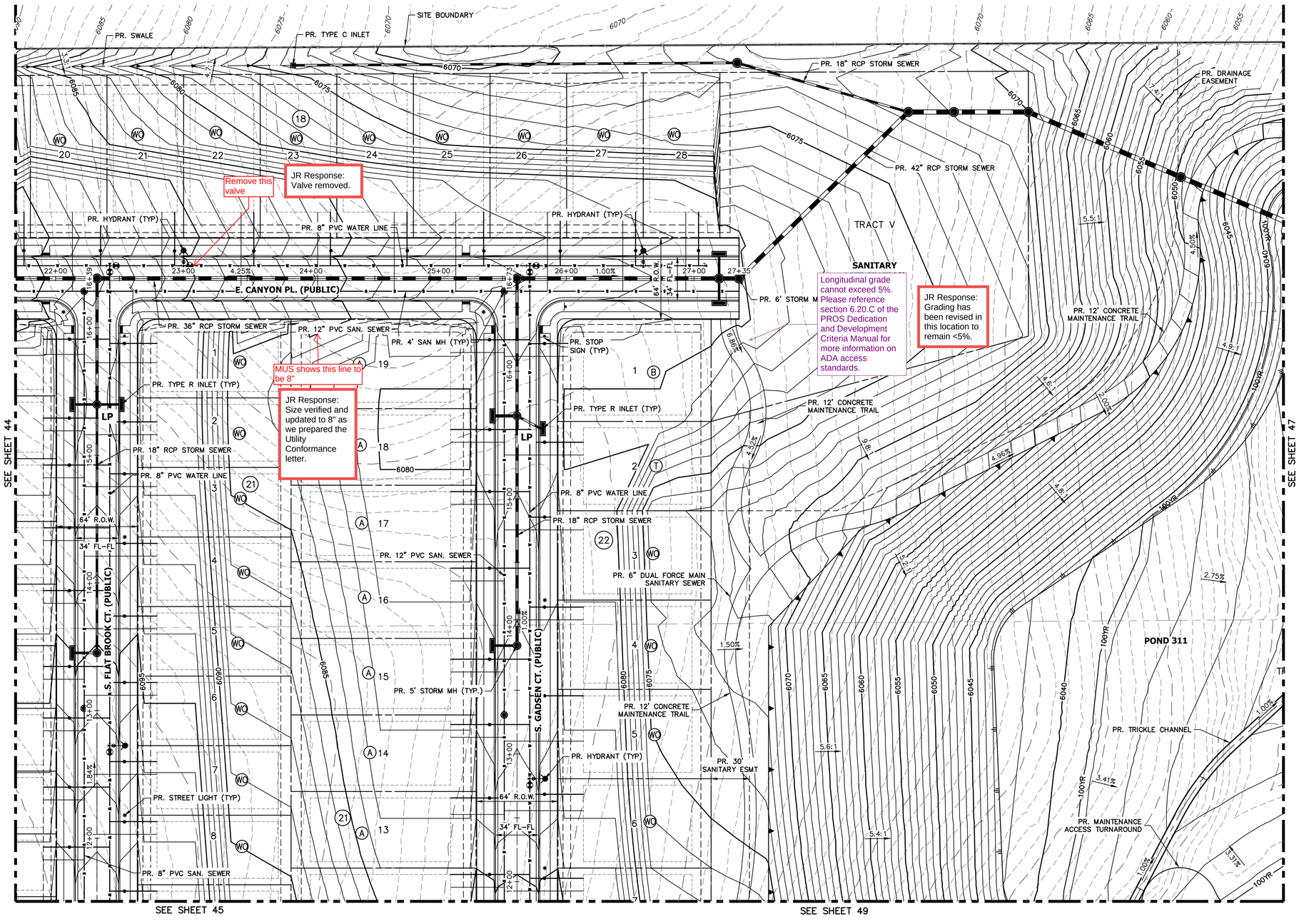

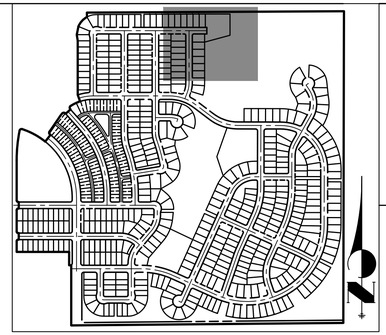

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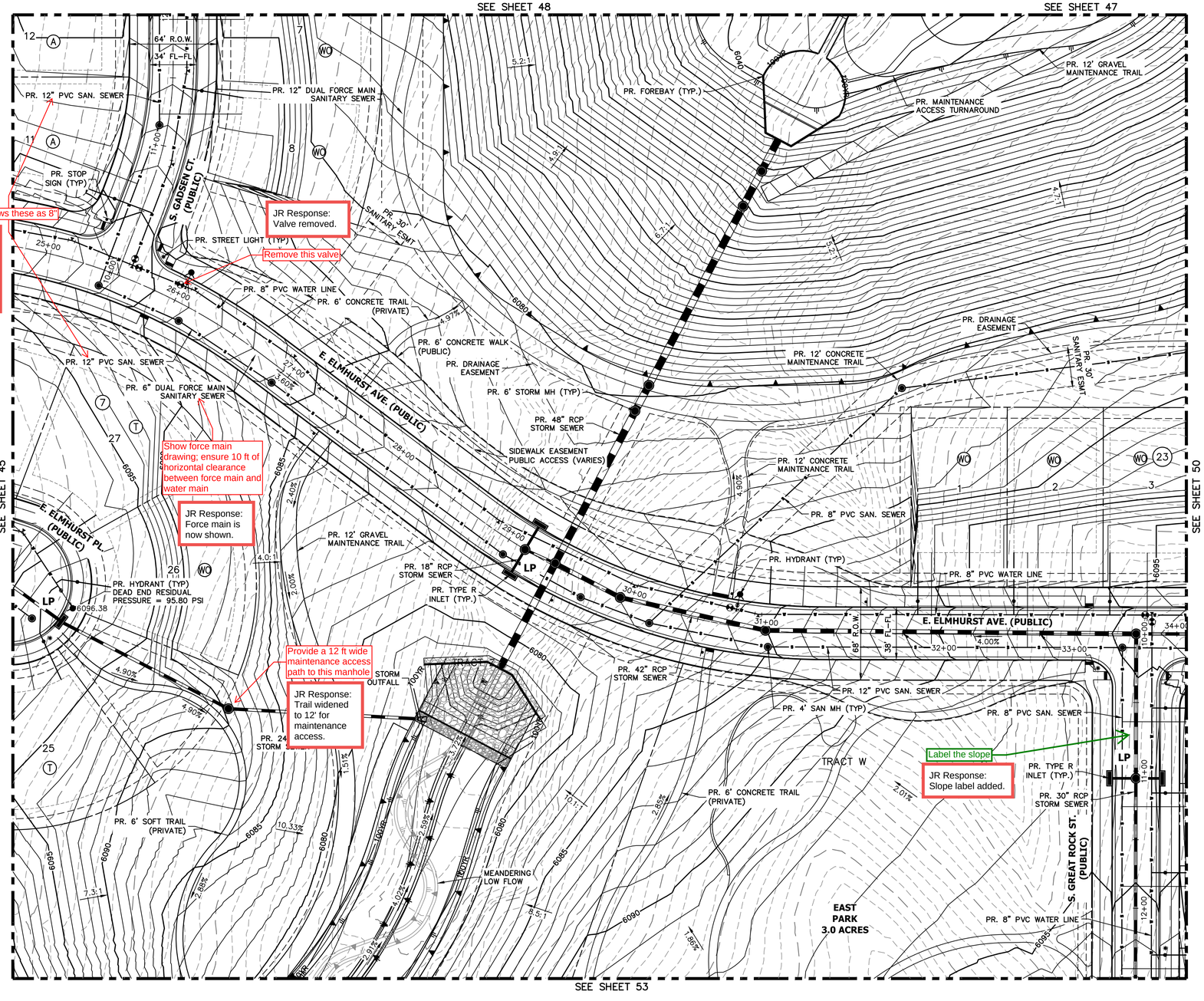

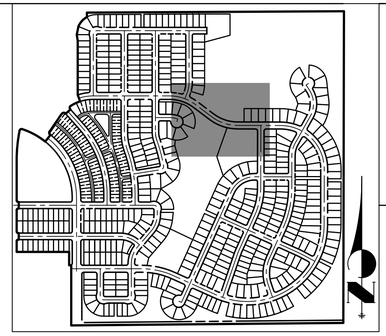

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6101.00' – 6096.38' = 4.62'
4.62' * 0.433 PSI/FT = 2.00 PSI
104 – 2 = 102 PSI
LOSS FROM FRICTION
Q=1500GPM, C=150, D=8", L=487.80'
4.52 X 1500^1.85 / 150^1.85 X 8^4.8655 = .0127 PSI/FT
487.80' X .0127 PSI/FT = 6.20 PSI
102 PSI – 6.20 PSI = 95.80 PSI

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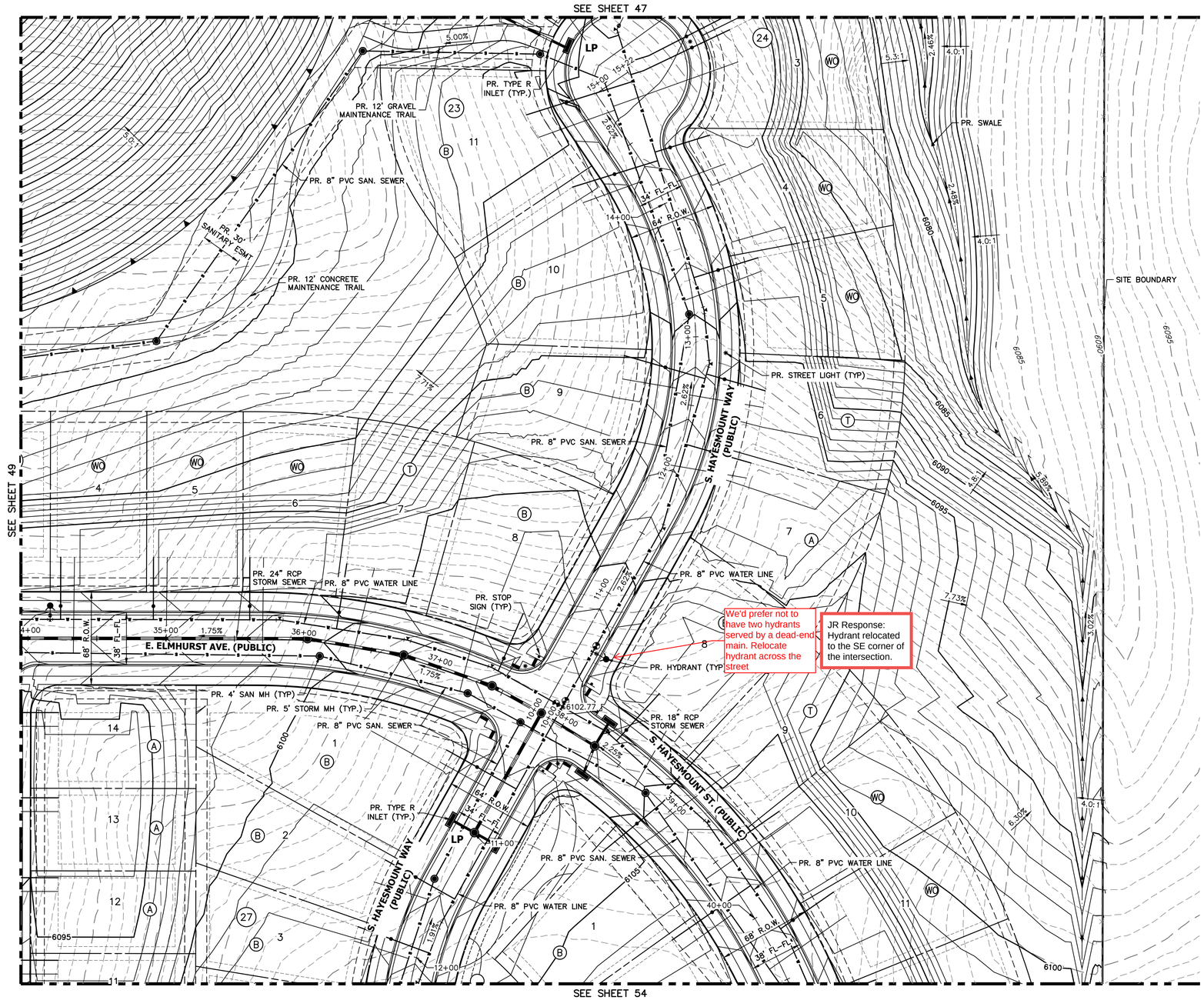
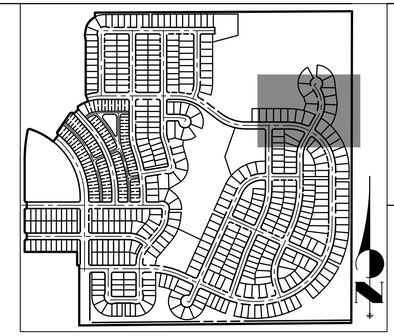


We'd prefer not to have two hydrants served by a dead-end main. Relocate hydrant across the street

JR Response: Hydrant relocated to the SE corner of the intersection.



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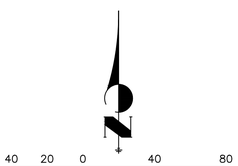

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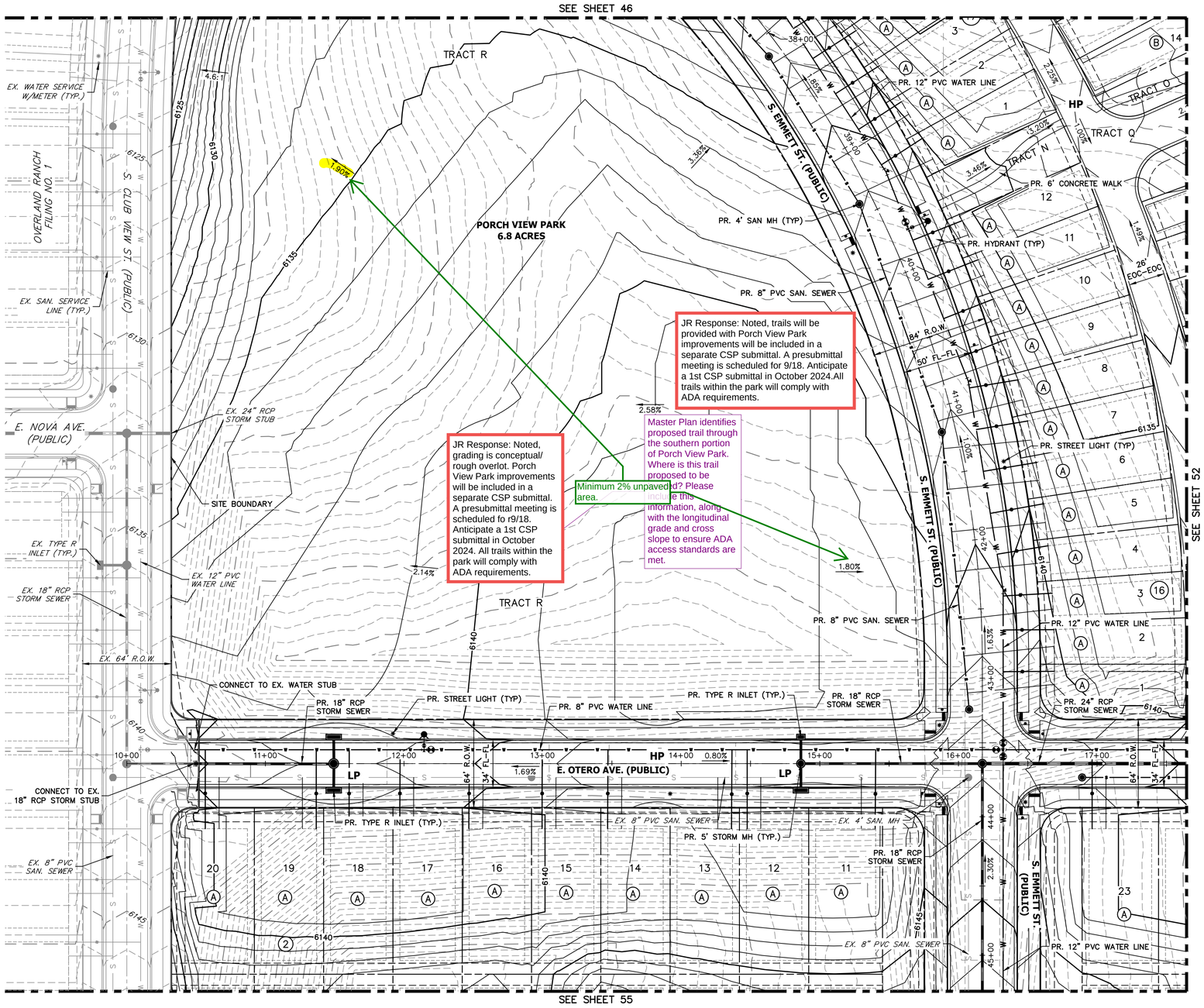
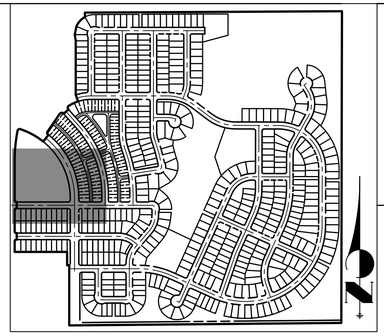


JR Response: Noted, trails will be provided with Porch View Park improvements will be included in a separate CSP submittal. A presubmittal meeting is scheduled for 9/18. Anticipate a 1st CSP submittal in October 2024.All trails within the park will comply with ADA requirements.

Master Plan identifies proposed trail through the southern portion of Porch View Park. Where is this trail proposed to be [illegible] this information, along with the longitudinal grade and cross slope to ensure ADA access standards are met.

Minimum 2% unpaved [illegible] area.

JR Response: Noted, grading is conceptual/ rough overlot. Porch View Park improvements will be included in a separate CSP submittal. A presubmittal meeting is scheduled fo r9/18. Anticipate a 1st CSP submittal in October 2024. All trails within the park will comply with ADA requirements.



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LEGEND

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- 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 (6100)
- 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 (100YR)
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR (6100)
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED VALVE
- PROPOSED MH
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
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N

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

Know what's below. Call before you dig.

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

OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

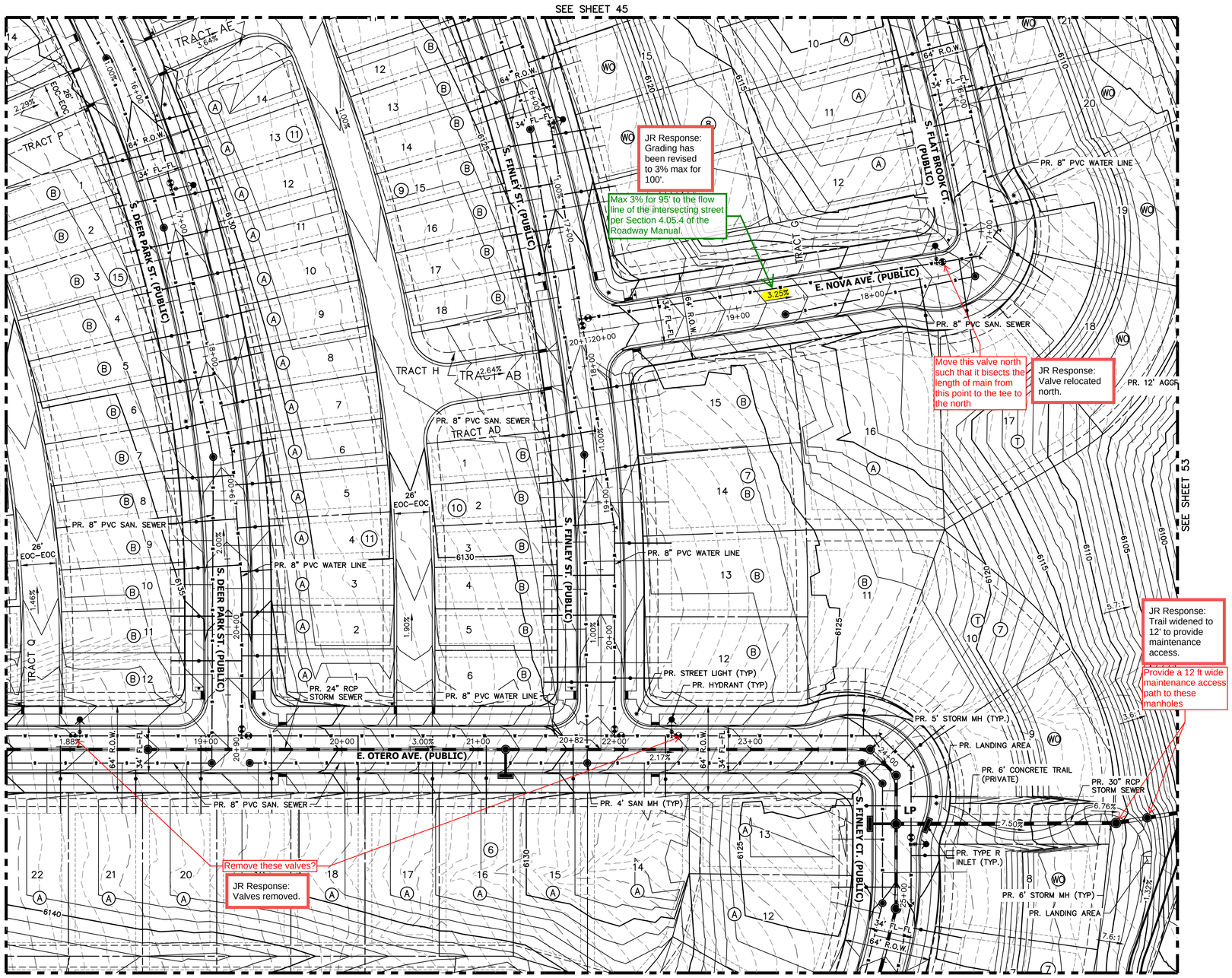
680 5TH AVE FL 25
NEWYORK, NY, 10019

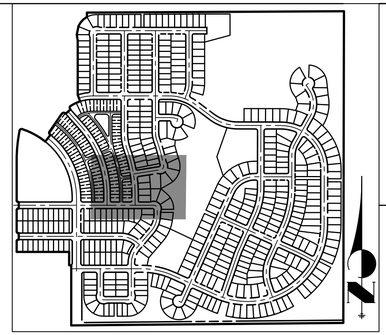
07/10/24
DATE:

SHEET TITLE:

GRADING & UTILITY PLAN

51 OF 95





KEY MAP

SCALE: 1"=700'

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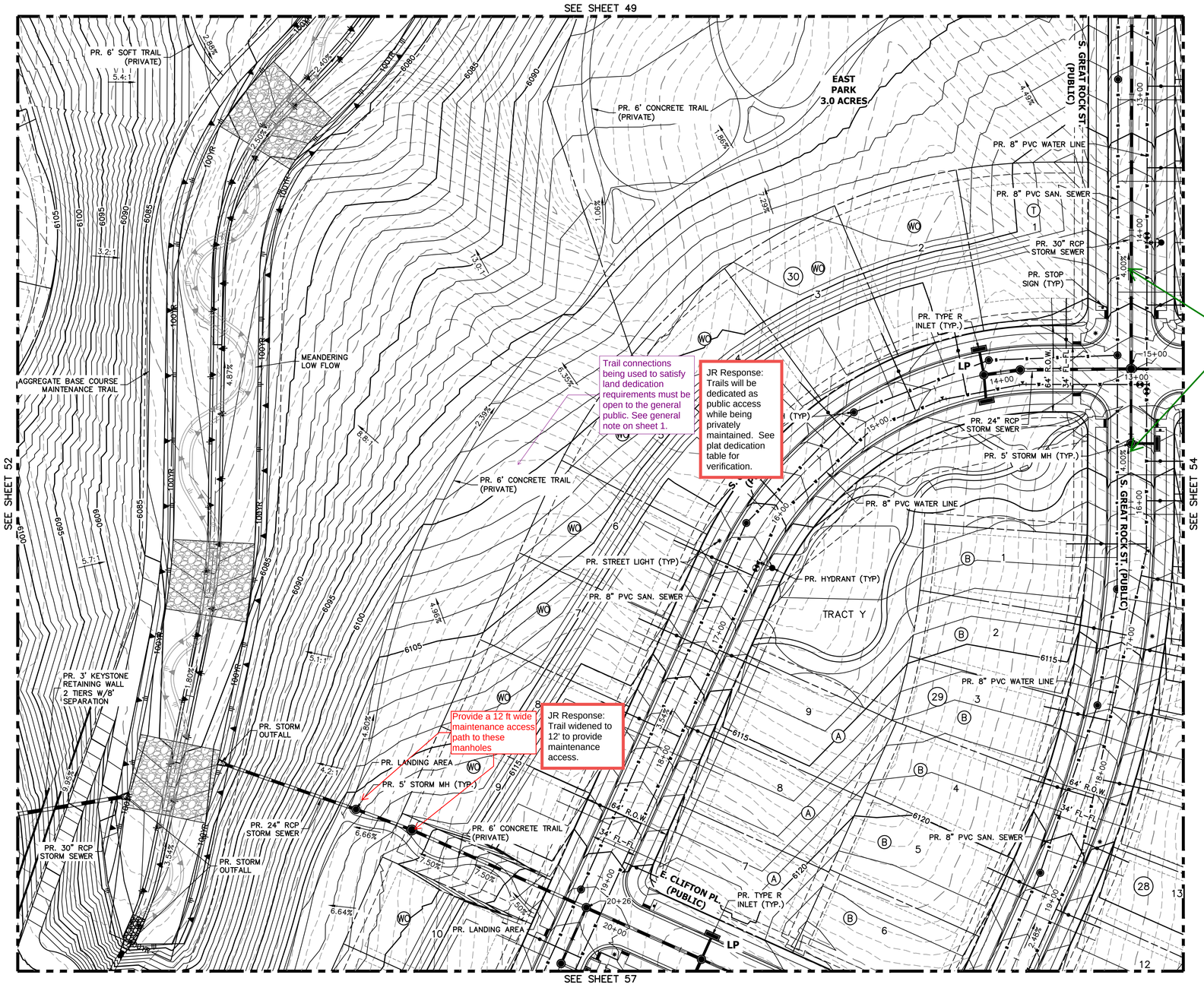

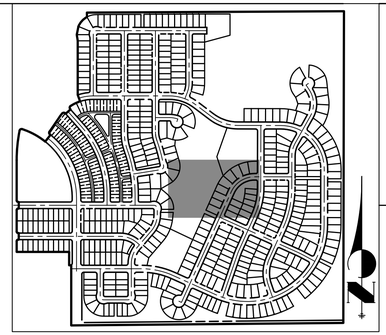

KEY MAP

SCALE: 1"=700'

Max 3% for 95' to the flow line of the intersecting street per Section 4.05.4 of the Roadway Manual.

JR Response: Stop sign configuration revised so S. Great Rock St. is the through street with S. Gaucho Ct. is stop controlled with grades under 3% max.

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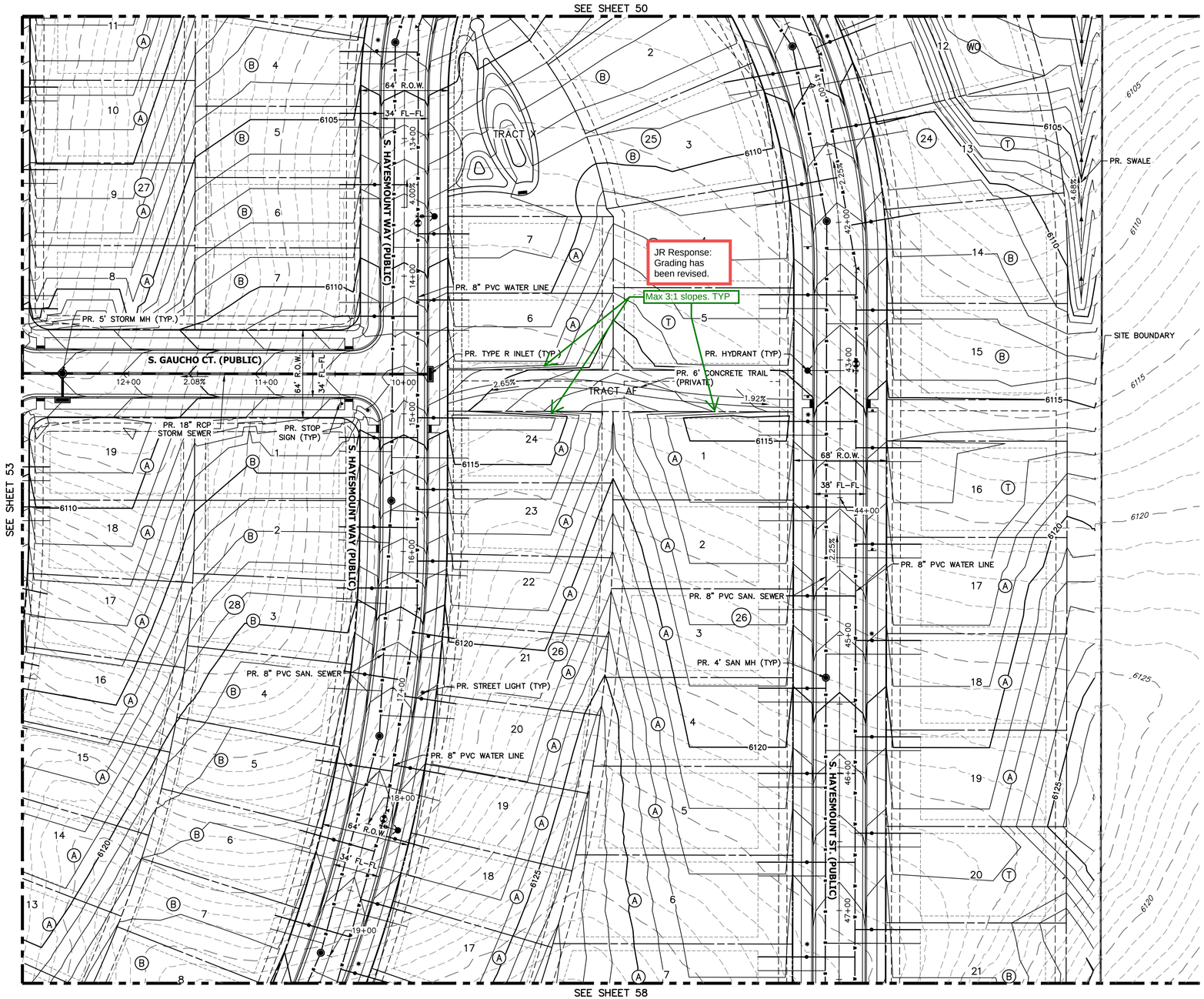

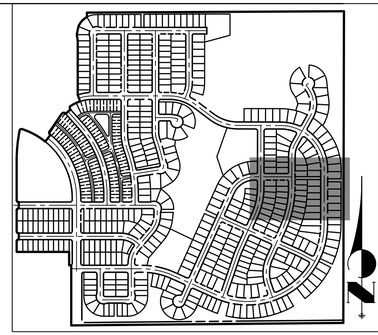

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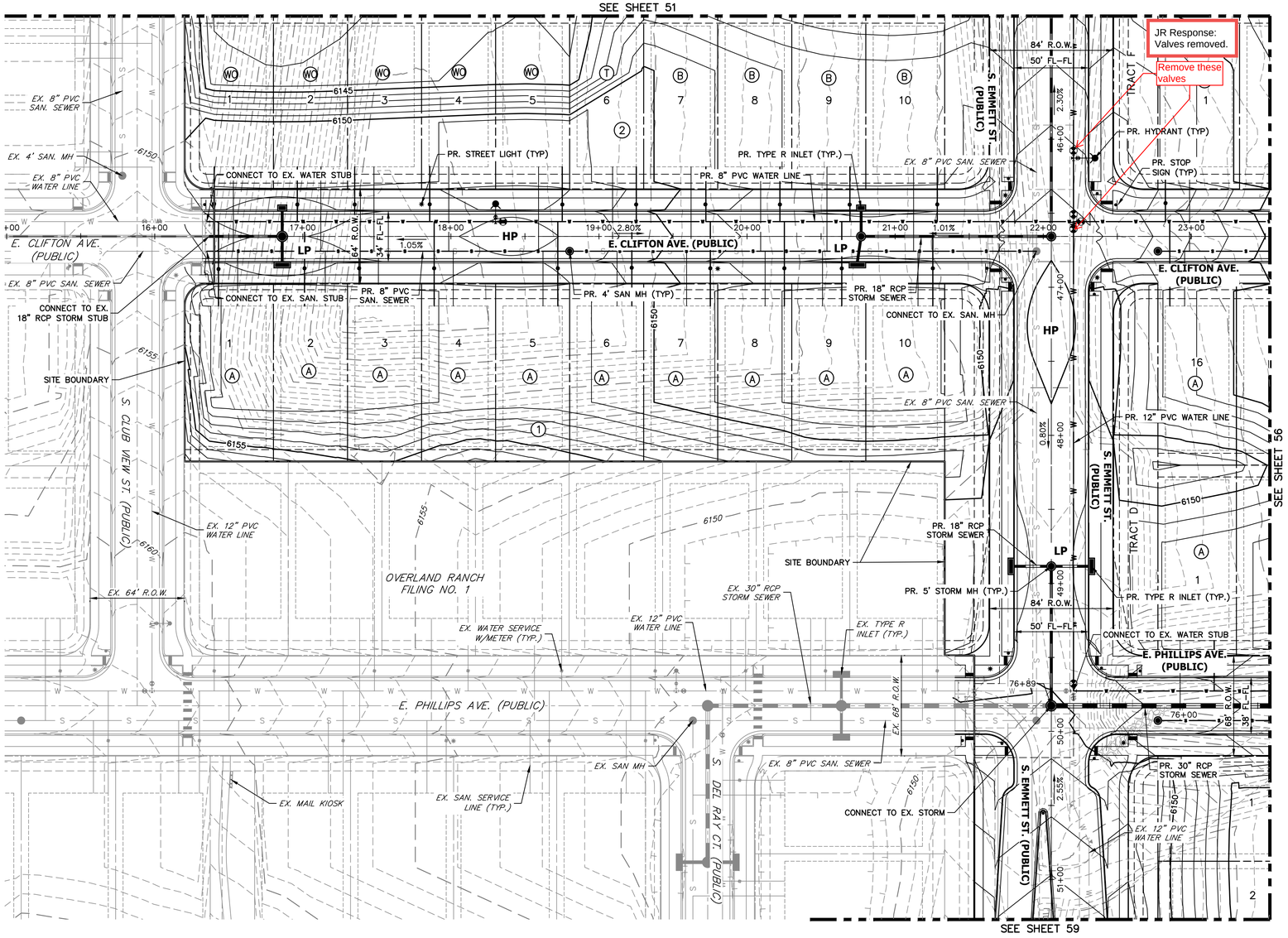

JR Response:
Valves removed.

Remove these valves

KEY MAP

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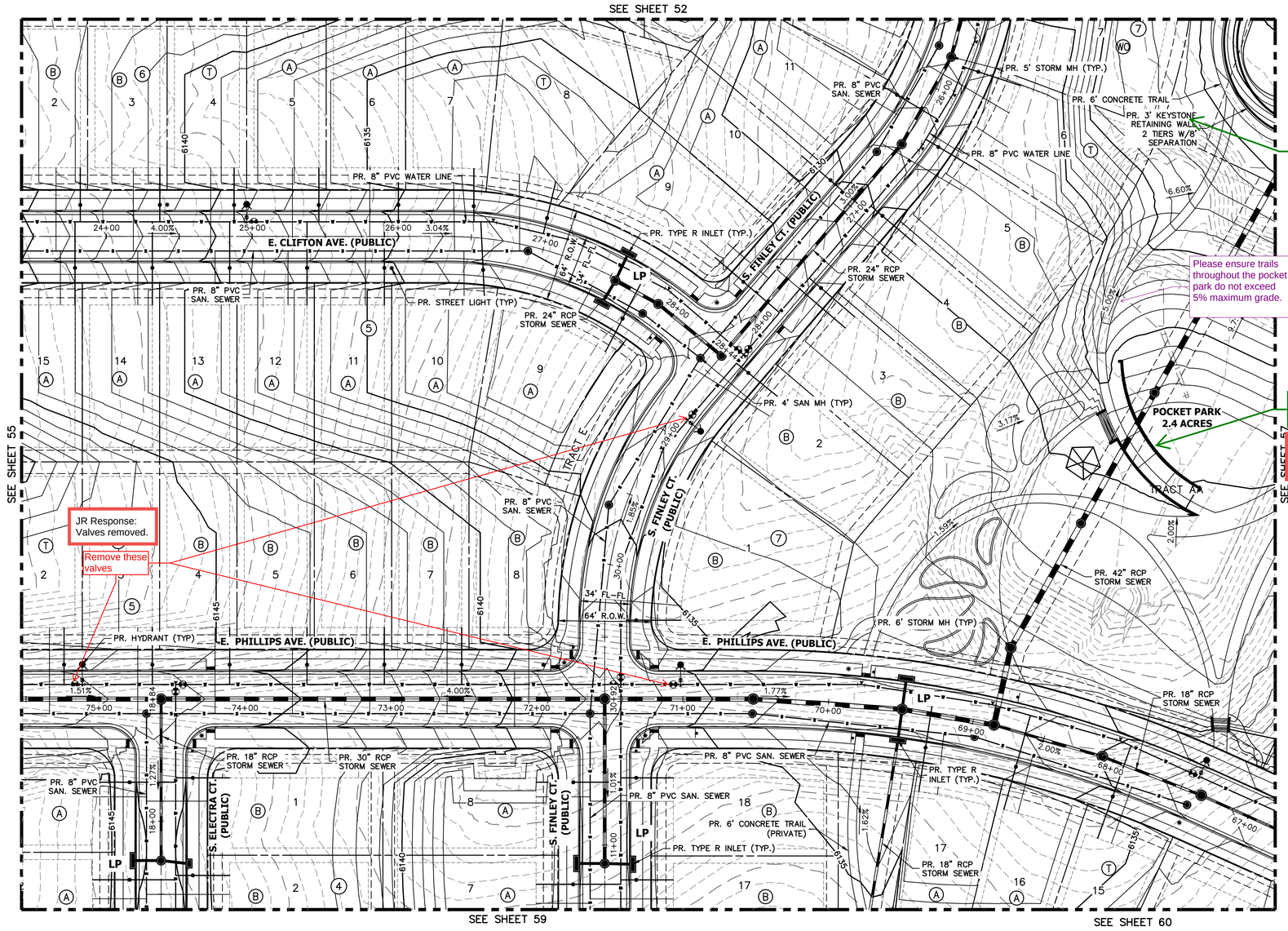

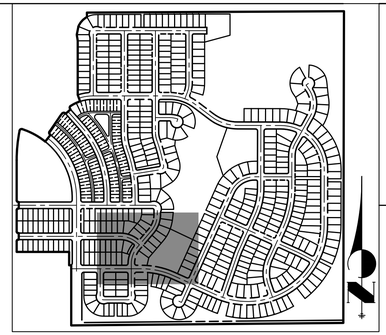

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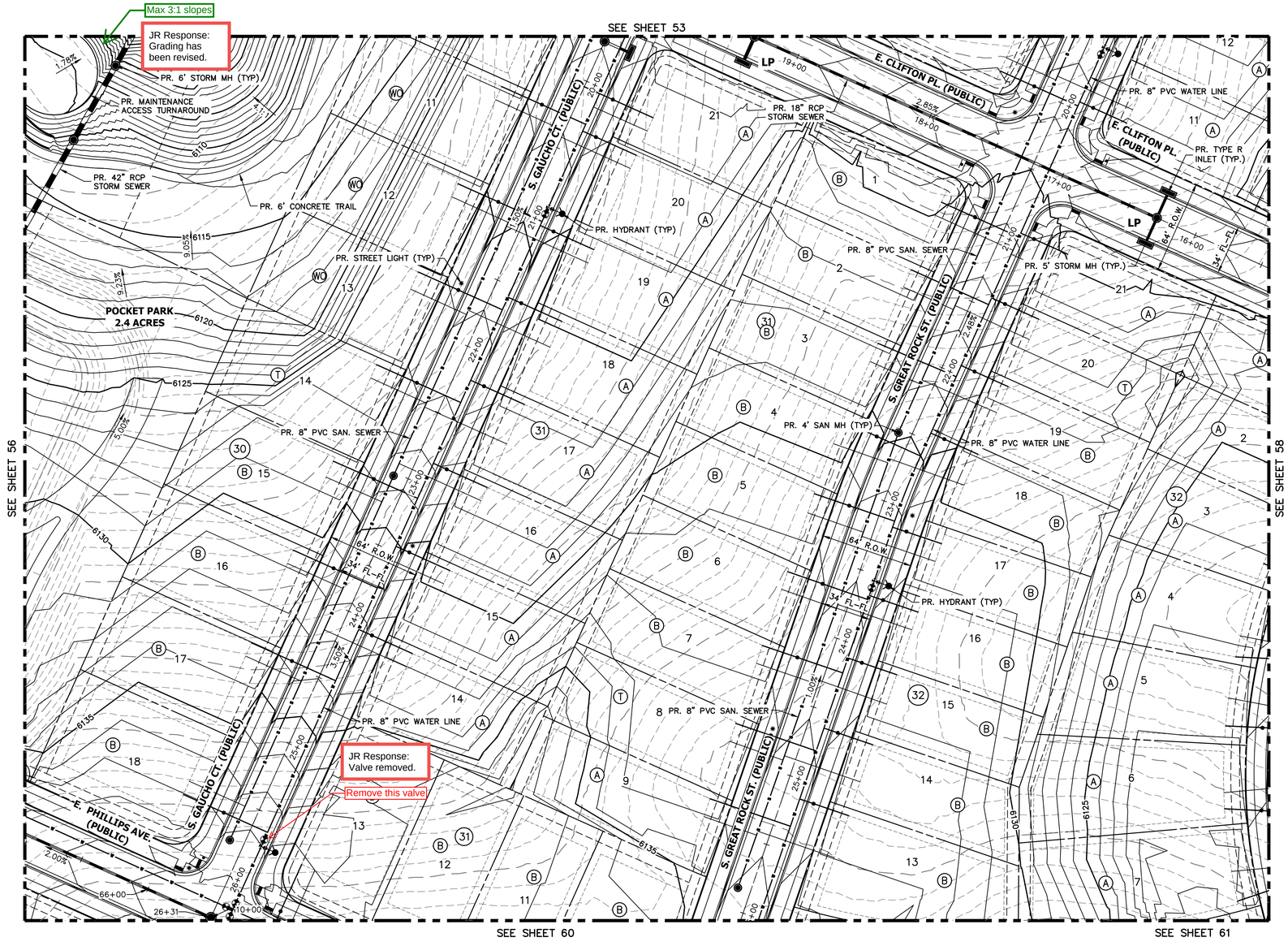

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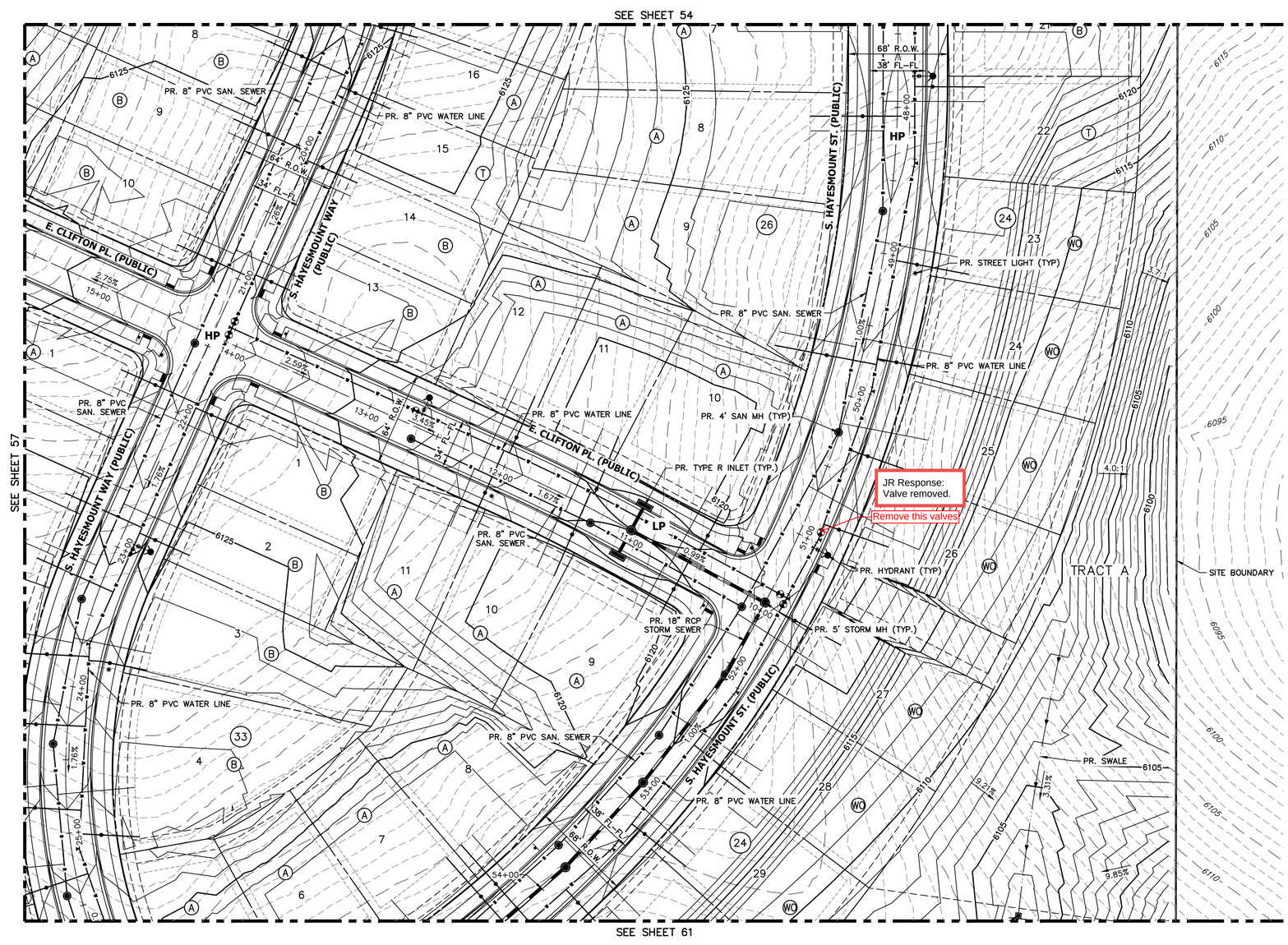

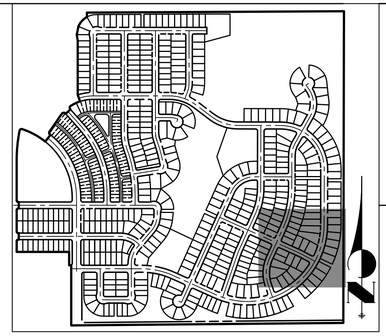

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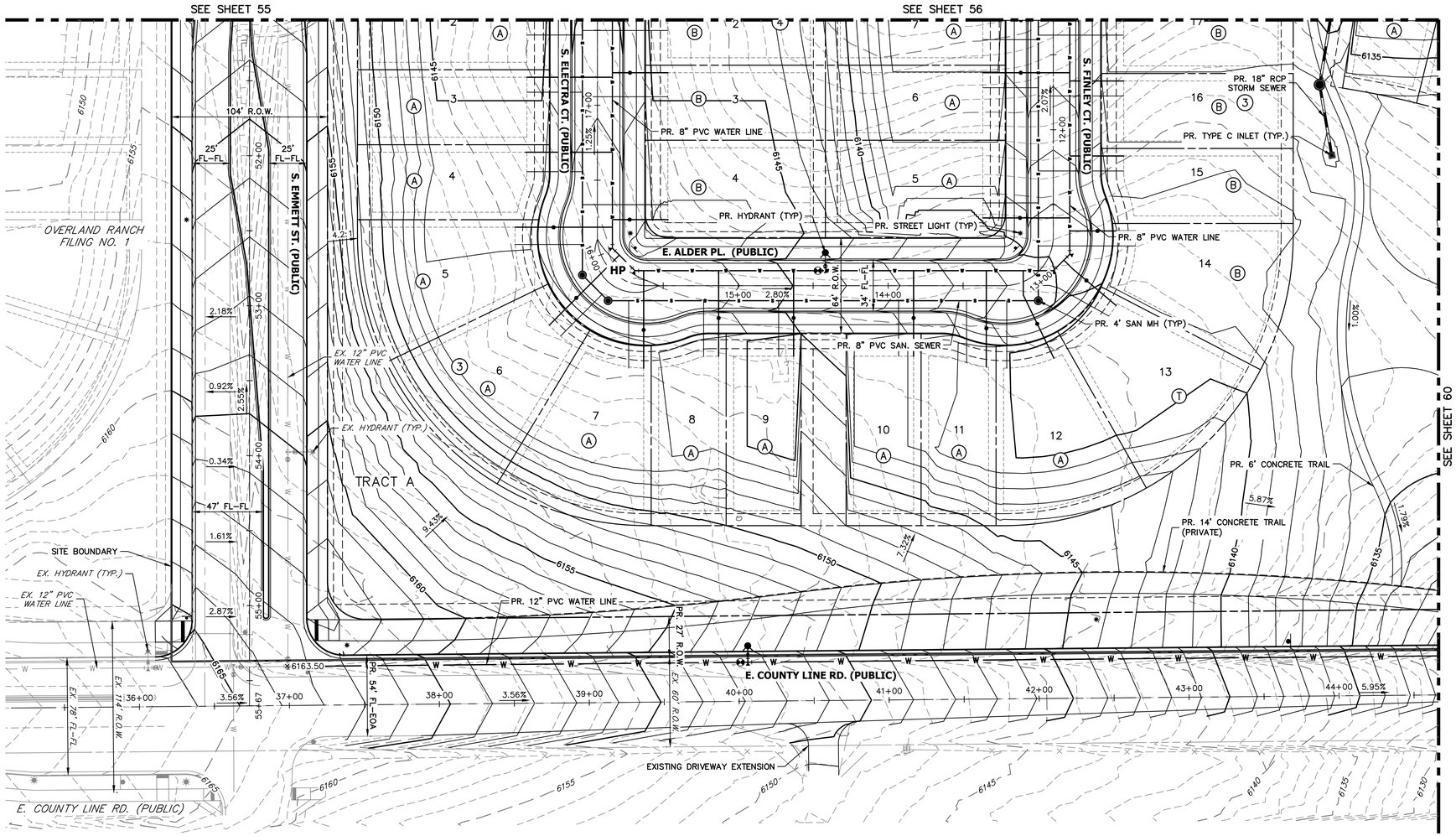

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- PROPOSED MINOR CONTOURS
- 6100 PROPOSED MAJOR CONTOURS
- EXISTING CURB & GUTTER
- EXISTING GASLINE
- EXISTING WATERLINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING ELECTRIC LINE
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF CONCRETE
- EXISTING RIGHT-OF-WAY
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- EXISTING MINOR CONTOUR
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- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED VALVE
- PROPOSED MH
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- EXISTING SIGN

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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.

N

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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

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

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AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

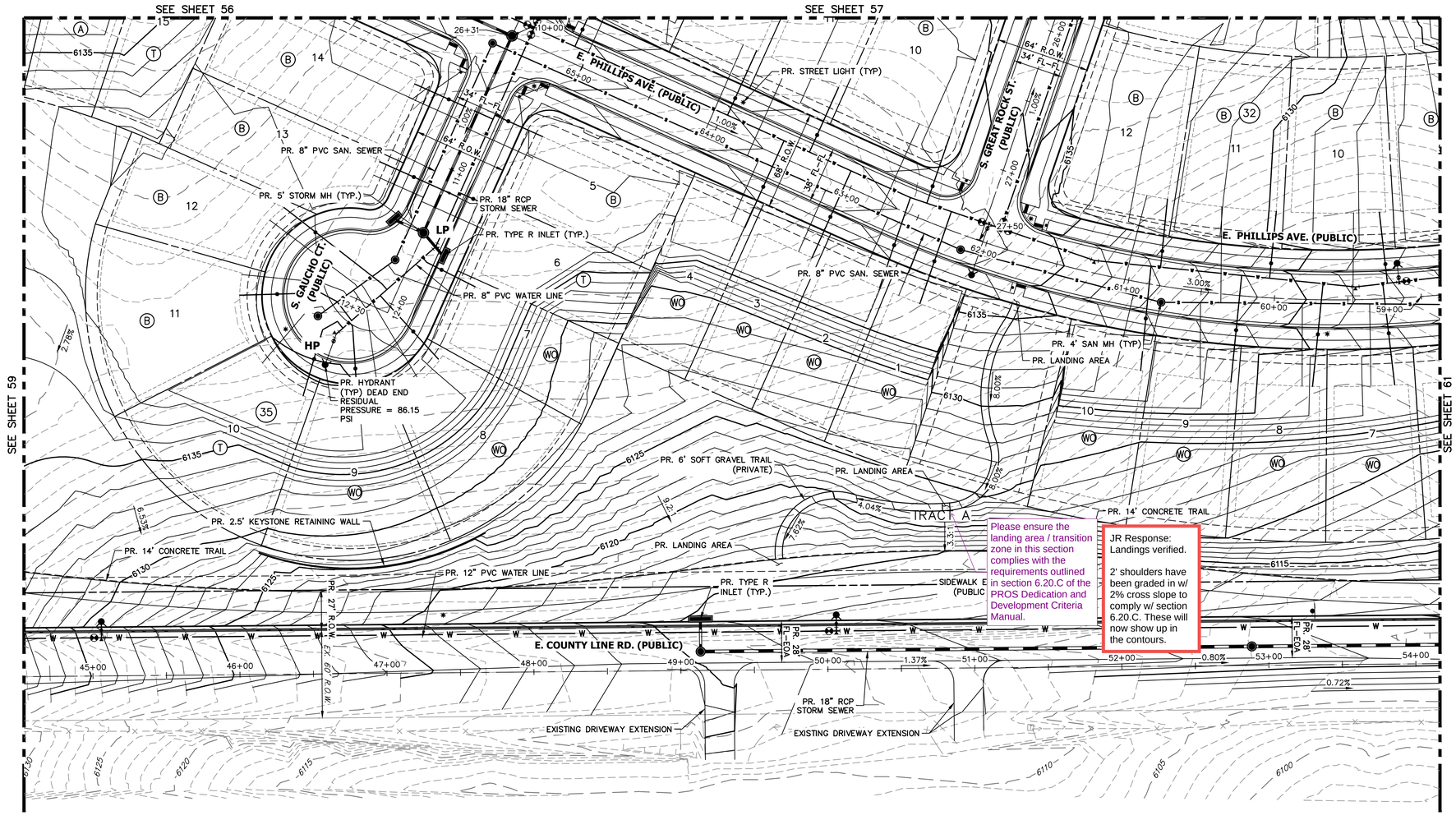
680 5TH AVE FL 25
NEWYORK, NY, 10019

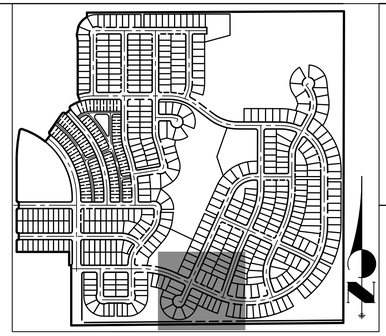
07/10/24
DATE:

SHEET TITLE:

GRADING & UTILITY PLAN

59 OF 95





KEY MAP

SCALE: 1"=700'

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
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40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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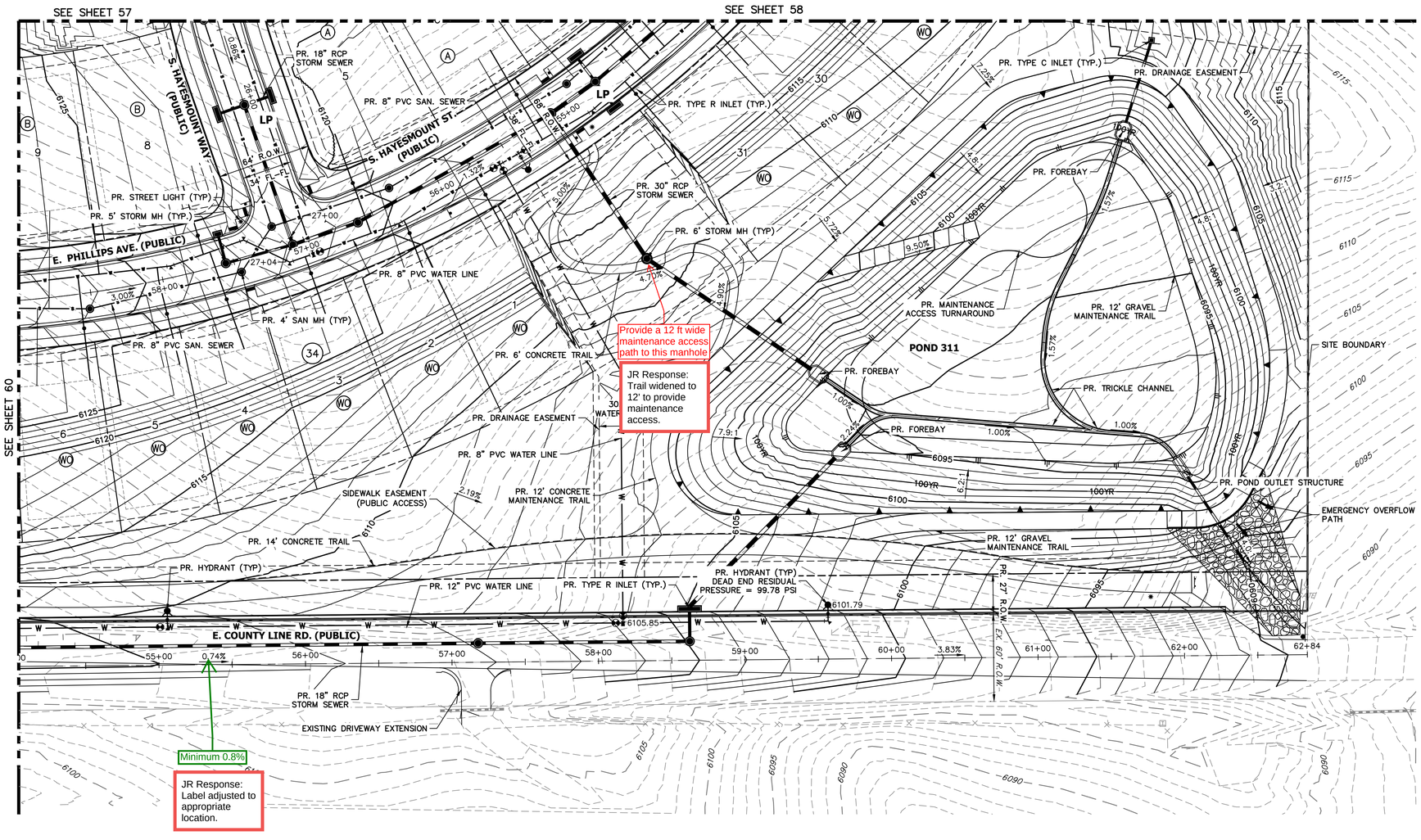
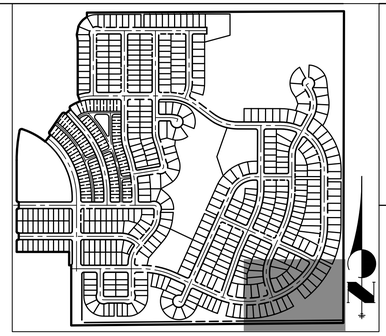
60 OF 95





KEY MAP

SCALE: 1"=700'

DEAD END CALCULATIONS

DIFFERENCE IN HEAD
J46 = 107 PSI PER LJA MUR
6101.79' – 6105.85' = –4.06'
–4.06' * 0.433 PSI/FT = –1.76 PSI
107 –(–1.76) = 108.76 PSI
LOSS FROM FRICTION
Q=1500GPM, C=140, D=6", L=151'
4.52 X 1500^1.85 / 140^1.85 X 6^4.8655 = .060 PSI/FT
151' X .060 PSI/FT = 8.98 PSI
108.76 PSI – 8.98 PSI = 99.78 PSI

LEGEND

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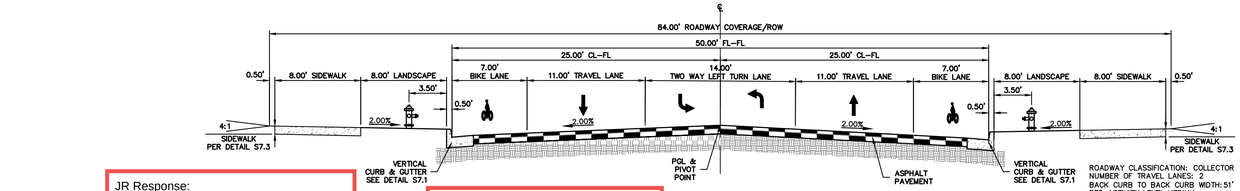
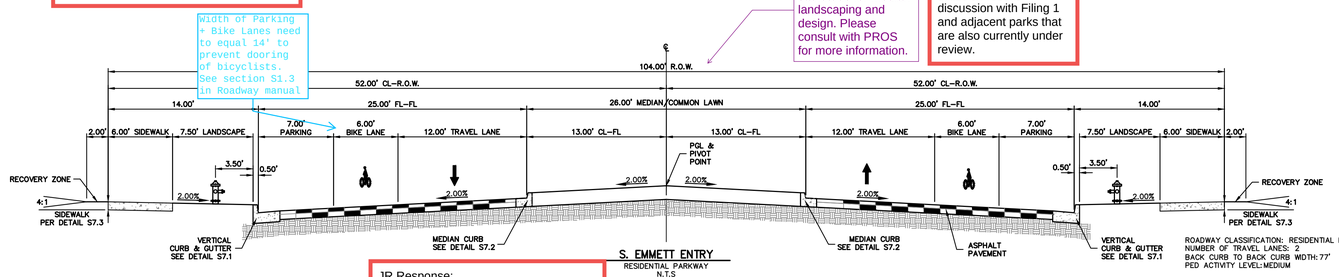
61 OF 95



S. EMMETT STREET
THREE LANE COLLECTOR
N.T.S

JR Response:
This layout/section matches Master Plan and configuration proposed with Filing 1. Prelim discussion with City indicates that since we match these a change is not required for consistency.

JR Response:
Note S Emmett Street revised back to S. Del Ray St per addressing.



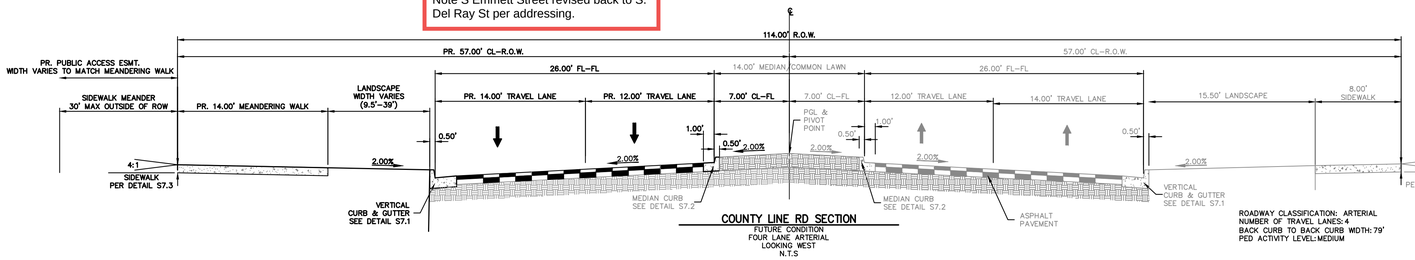
Width of Parking + Bike Lanes need to equal 14' to prevent dooring of bicyclists. See section S1.3 in Roadway manual

26' medians must comply with COA standards for median landscaping and design. Please consult with PROS for more information.

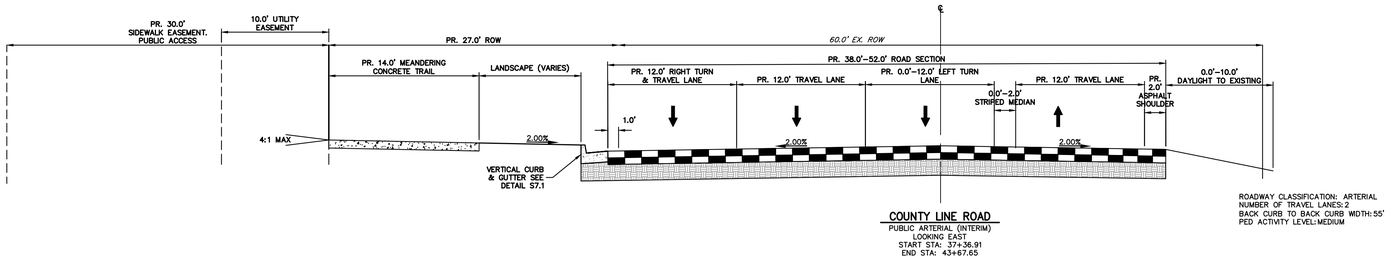
JR Response:
Landscape team to discuss with Pros and utilize all recent discussion with Filing 1 and adjacent parks that are also currently under review.

S. EMMETT ENTRY
RESIDENTIAL PARKWAY
N.T.S

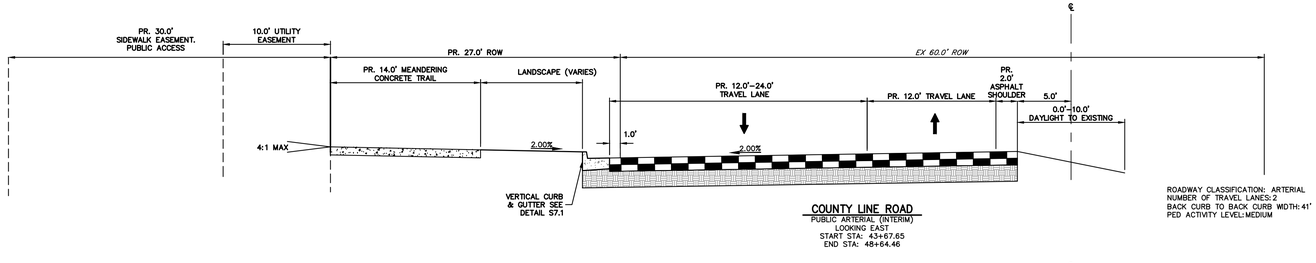
JR Response:
Note S Emmett Street revised back to S. Del Ray St per addressing.



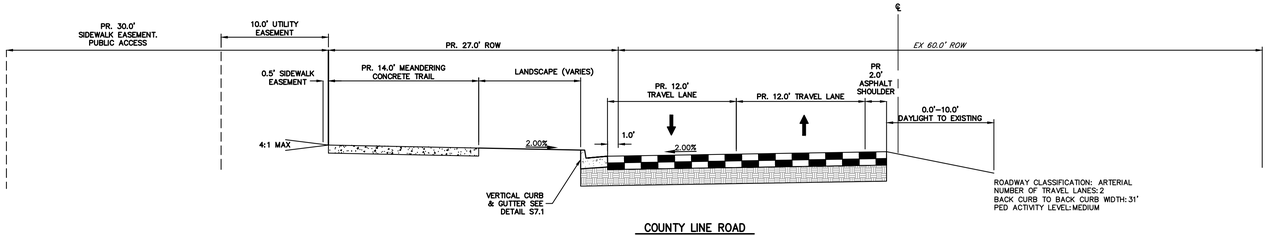
COUNTY LINE RD SECTION
FUTURE CONDITION
FOUR LANE ARTERIAL
LOOKING WEST
N.T.S



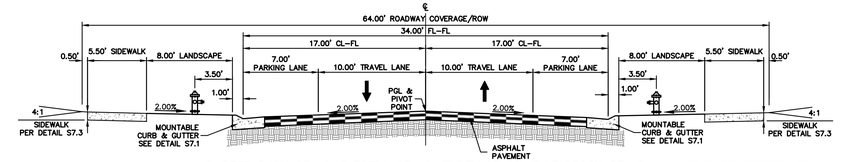
COUNTY LINE ROAD
PUBLIC ARTERIAL (INTERIM)
LOOKING EAST
START STA: 37+36.91
END STA: 43+67.65



COUNTY LINE ROAD
PUBLIC ARTERIAL (INTERIM)
LOOKING EAST
START STA: 43+67.65
END STA: 48+64.46



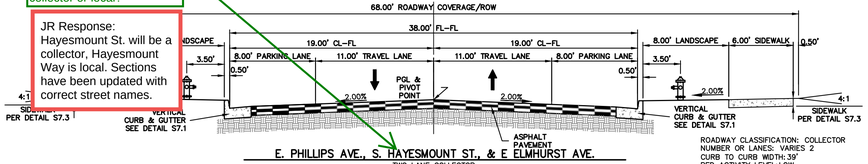
COUNTY LINE ROAD
PUBLIC ARTERIAL (INTERIM)
LOOKING EAST
START STA: 53+34.38
END STA: 62+83.22



S. DEER PARK ST., S. ELECTRA CT., S. FINLEY ST., S. FLAT BROOK CT., S GADSEN CT., E. CANYON PL., E. ELMHURST PL., E. OTERO AVE., E. CLIFTON AVE., S FINLEY CT., E. ADLER PL., S. ELECTRA CT., S. GAUCHO CT., S. GREAT ROCK ST., S. HAYESMOUNT ST. E. NOVA AVE., E CLIFTON PL.
TWO LANE LOCAL STREET TYPE 1
4" MOUNTABLE CURB & GUTTER
N.T.S

Ensure that the classification of Hayesmount St is either collector or local?

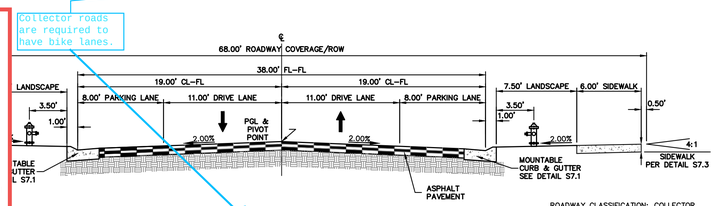
JR Response:
Hayesmount St. will be a collector, Hayesmount Way is local. Sections have been updated with correct street names.



E. PHILLIPS AVE., S. HAYESMOUNT ST., & E ELMHURST AVE.
TWO LANE COLLECTOR
6" VERTICAL CURB & GUTTER
N.T.S

JR Response:
Master Plan was amended as we processed through the Filing 1 CSP. This was because bike lanes and parking cannot front residential homes. Please check master plan amendment for more details.
This will be consistent with the Filing 1 site plan that is approved and pending recordation.

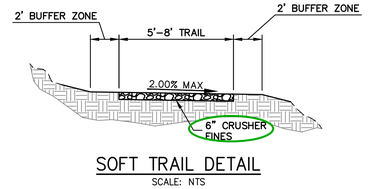
Collector roads are required to have bike lanes.



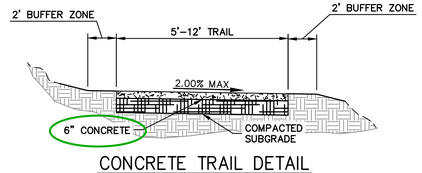
E. PHILLIPS AVE., S. HAYESMOUNT ST., & E ELMHURST AVE. FRONTING LOTS
TWO LANE COLLECTOR
4" MOUNTABLE CURB & GUTTER
N.T.S

Remove the thickness of the pavement and label the trails as private.

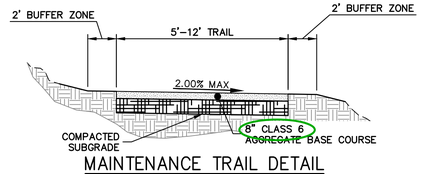
JR Response:
Thickness removed and private added.



SOFT TRAIL DETAIL
SCALE: NTS



CONCRETE TRAIL DETAIL
SCALE: NTS



MAINTENANCE TRAIL DETAIL
SCALE: NTS

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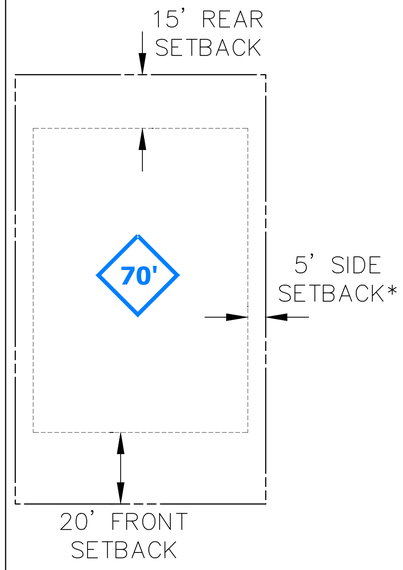
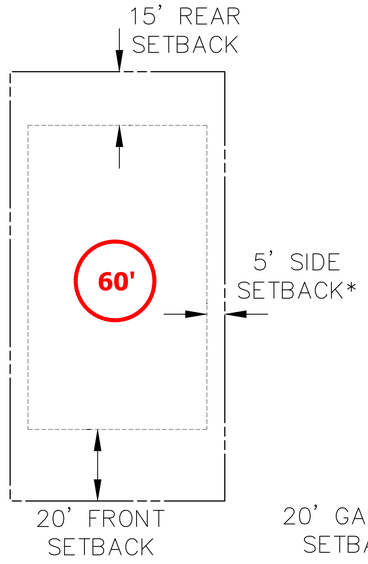


TYPICAL PRODUCT C HOME LOT DETAIL

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



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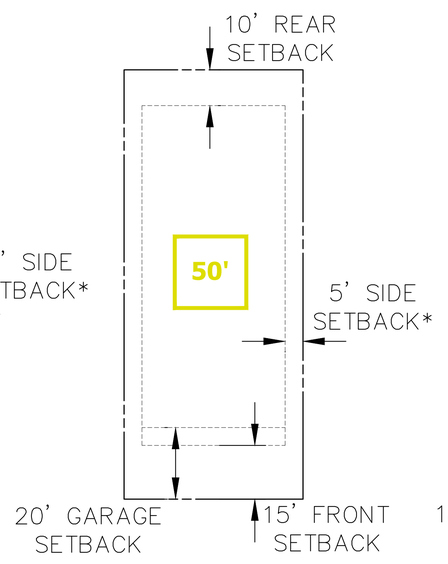
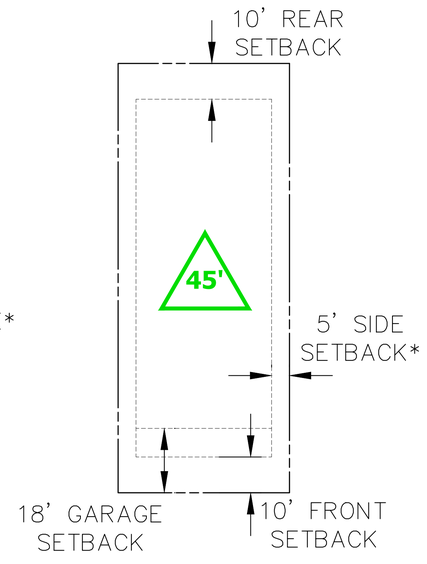
SCALE: 1" = 20'
*ALL CORNER LOTS SHALL HAVE A 10' SIDE SETBACK



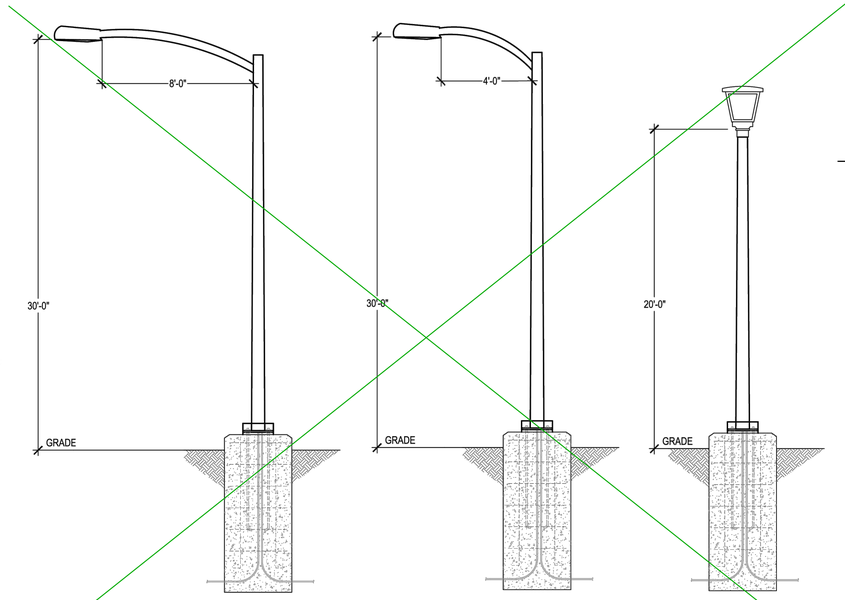
TYPICAL PRODUCT B HOME LOT DETAIL

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 LUMINARIE

SL-3
STREETWORKS ARCHEON MEDIUM ROADWAY LUMINARIE

SL-1
LUMEC MPTC URBANSCAPE LED POST TOP LUMINARIE

Remove street lights from the site plan. Details for the Streetlights will be provided on the civil plan.

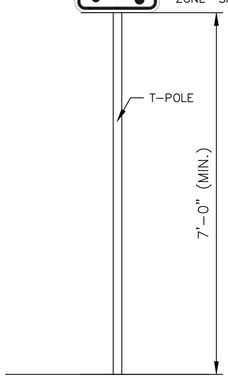
JR Response: Street light details removed

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

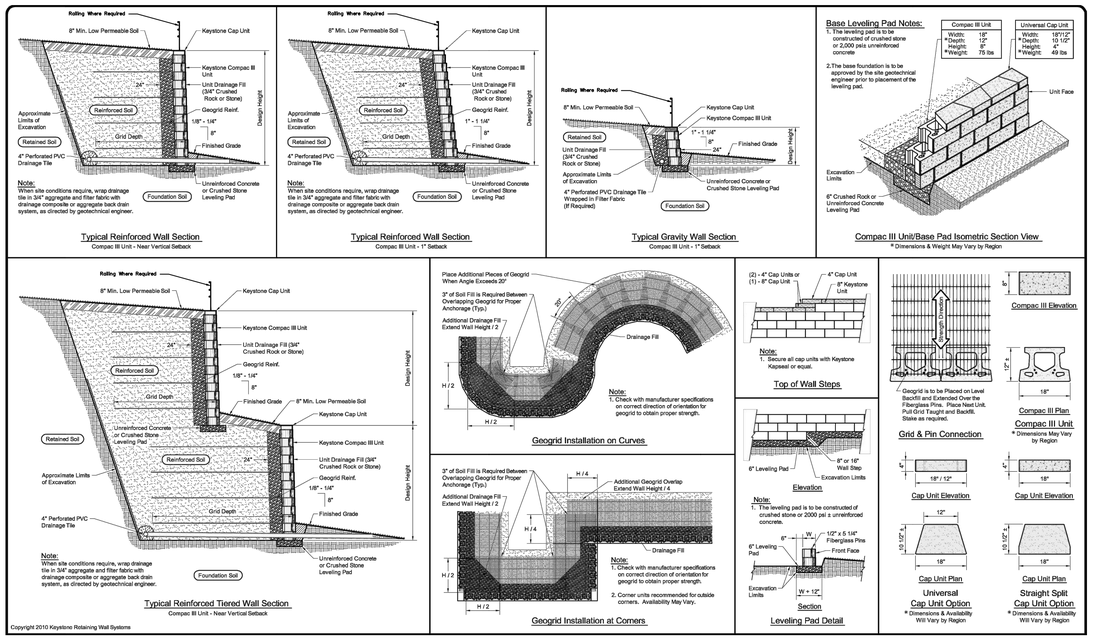
W16-7P MUTCD SIGN

Advisory: Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.

JR Response: Noted.

Provide the max height or height range for the proposed retaining wall.

JR Response: Note added below.



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NOTE:

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

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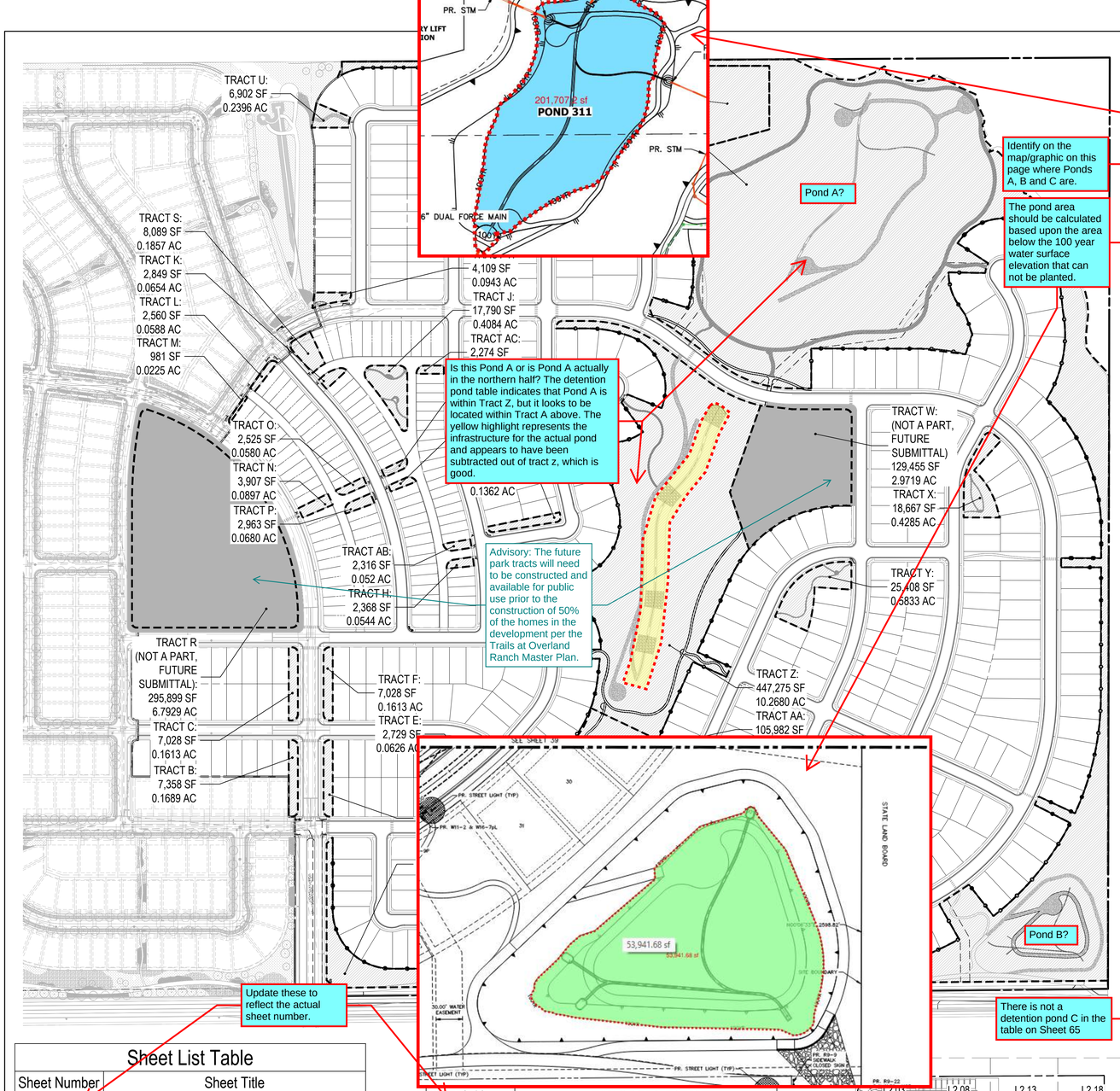
63 OF 95



Identify on the map/graphic on this page where Ponds A, B and C are.

The pond area should be calculated based upon the area below the 100 year water surface elevation that can not be planted.

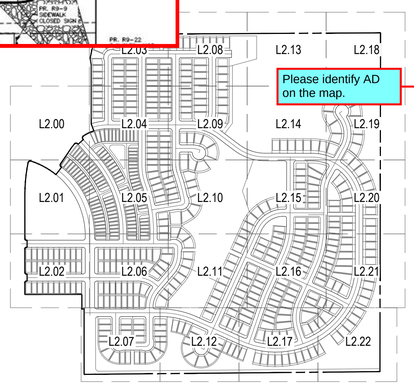
Is this Pond A or is Pond A actually in the northern half? The detention pond table indicates that Pond A is within Tract Z, but it looks to be located within Tract A above. The yellow highlight represents the infrastructure for the actual pond and appears to have been subtracted out of tract z, which is good.

Advisory: The future park tracts will need to be constructed and available for public use prior to the construction of 50% of the homes in the development per the Trails at Overland Ranch Master Plan.

Update these to reflect the actual sheet number.

There is not a detention pond C in the table on Sheet 65

Please identify AD on the map.



Sheet List Table

Sheet Number	Sheet Title
L0.00	LANDSCAPE COVER AND CALCULATIONS
L1.00	PLANT LIST
L1.01	LANDSCAPE NOTES
L1.02	LOT PLAN
L1.03	LOT TYPICAL
L1.04	LOT TYPICAL
L1.05	LOT TYPICAL
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
L2.10	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
L2.19	LANDSCAPE PLAN
L2.20	LANDSCAPE PLAN
L2.21	LANDSCAPE PLAN
L2.22	LANDSCAPE PLAN
L4.00	LANDSCAPE DETAILS
L4.01	LANDSCAPE DETAILS

TRACT LANDSCAPE TABLE

You don't have to have two separate tables for detention pond and tract landscaping. Because the landscape requirements are the same, just document in the tract landscape table that the detention area has been subtracted from the overall tract area. This table is supposed to represent the actual tract area. Provide an additional column in this table listing the Pond area and then the final tract area as a result. Tract A appears to have two ponds within it. Ponds A and B. I would list the ponds as you have, but again, provide a column for the actual pond areas being subtracted.

Tract	~~Total Tract Area~~	Pond Area	Total Tract Area		Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
A*	1,692,307 ~~1,032,253~~			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	259	294	2,581	#5 Cont Shrubs	1,874
								#1 Cont Grasses	1,083
Pond A	~~674,000~~	201,702	1,436,663		See detention pond chart (L1.00)				
Pond B	~~85,000~~	53,942			See detention pond chart (L1.00)				
B	7,358			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
								#1 Cont Grasses	0
C	7,358			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
								#1 Cont Grasses	0
D	7,358			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
								#1 Cont Grasses	0
E	2,729			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	7
								#1 Cont Grasses	0
F	7,028			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	18	#5 Cont Shrubs	18
								#1 Cont Grasses	0
G	5,931			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	15	#5 Cont Shrubs	15
								#1 Cont Grasses	0
H	2,368			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	5
								#1 Cont Grasses	6
I	2,223			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	4
								#1 Cont Grasses	6
J	17,790			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	5	5	45	#5 Cont Shrubs	39
								#1 Cont Grasses	18
K	1,849			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	5	#5 Cont Shrubs	5
								#1 Cont Grasses	3
L	2,560			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	6
								#1 Cont Grasses	3
M	981			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	3	#5 Cont Shrubs	6
								#1 Cont Grasses	3
N	3,907			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	10	#5 Cont Shrubs	8
								#1 Cont Grasses	6
O	2,525			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	6
								#1 Cont Grasses	6
P	2,963			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	8	#5 Cont Shrubs	7
								#1 Cont Grasses	3
Q	0			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	0	0	0	#5 Cont Shrubs	0
								#1 Cont Grasses	0
R	295,899			Not a Part, See a Separate Submittal	N/A	N/A	N/A	#5 Cont Shrubs	N/A
								#1 Cont Grasses	N/A
S	8,089			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	3	3	21	#5 Cont Shrubs	21
								#1 Cont Grasses	15
T	4,109			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	11	#5 Cont Shrubs	16
								#1 Cont Grasses	3
U	6,902			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	18	#5 Cont Shrubs	18
								#1 Cont Grasses	0
V*	57,473			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	15	20	144	#5 Cont Shrubs	86
								#1 Cont Grasses	26
W	129,455			Not a Part, See a Separate Submittal	N/A	N/A	N/A	#5 Cont Shrubs	N/A
								#1 Cont Grasses	N/A
X	18,667			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	5	5	47	#5 Cont Shrubs	44
								#1 Cont Grasses	22
Y	25,408			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	7	7	64	#5 Cont Shrubs	69
								#1 Cont Grasses	12
Z*	374,419			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	94	138	937	#5 Cont Shrubs	404
								#1 Cont Grasses	385
Pond C	72,856			Detention Pond	Infrastructure		See detention pond chart (L1.00)		
AA*	105,982			Pocket Park	27	28	265	#5 Cont Shrubs	203
								#1 Cont Grasses	157
AB	2,316			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	5
								#1 Cont Grasses	6
AC	2,274			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	6
								#1 Cont Grasses	0
AD	2,368			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	5
								#1 Cont Grasses	6
AE	1,901			Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	5	#5 Cont Shrubs	6
								#1 Cont Grasses	0
Totals:	*2,875,355*				*442*	*527*	*4,305*	*3,530*	

447,275 - 72,856 = 374,419 this calculation needs to somehow be documented in the table so that there is a clear understanding of where the final sf number is coming from

Does this number represent the infrastructure as identified in yellow on the plan? It's technically not a pond according to the grading plan, but more infrastructure supporting Pond A.

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.I.1

3.) * Tracts with shrub deficits are fulfilled using tree equivalents

LEGEND

TRACT BOUNDARY

OPEN SPACE FENCE,
REFER TO DETAIL 3, SHEET L4.01

Add "Not for Construction" to all landscape plan sheets.

Per comment on the Cover Sheet, only have single numbers 64, 65, etc.

811

NORTH

0 100 200 400

SCALE 1" = 200'

CHECKED BY:
DRAWN BY:

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OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE COVER AND CALCULATIONS

SHEET NUMBER
~~L0.00~~
~~SHEET~~ 64 ~~OF 95~~

CURBSIDE LANDSCAPE TABLE

Curbside Description (1 shrub per 40 sf and 1 tree per 40 LF)	Homebuilder Curbside Area (SF)	Homebuilder Shrub Requirement	Tract Curbside Area (SF)	Shrubs Required	Shrubs Provided		Length (LF)	Trees Required	Trees Provided
E Canyon Pl. - North Side*	8,801	221	432	11	#5 Cont Shrubs	11	1,058	27	27
					#5 Cont Grasses	0			
E Canyon Pl. - South Side*	5,969	150	0	0	#5 Cont Shrubs	0	856	22	22
					#5 Cont Grasses	0			
E Clifton Ave - North Side*	8,177	205	287	7	#5 Cont Shrubs	10	1,087	28	28
					#5 Cont Grasses	12			
E Clifton Ave - South Side*	7,828	196	288	7	#5 Cont Shrubs	10	1,066	27	27
					#5 Cont Grasses	12			
E Elmhurst Ave. - North Side*	9,756	244	2,025	51	#5 Cont Shrubs	31	1,470	37	38
					#5 Cont Grasses	20			
E Elmhurst Ave. - South Side*	7,841	197	8,238	206	#5 Cont Shrubs	184	1,842	47	47
					#5 Cont Grasses	84			
E Mineral Ave - East Side*	5,703	143	224	6	#5 Cont Shrubs	5	726	19	19
					#5 Cont Grasses	3			
E Mineral Ave - West Side	NOT A PART, TO BE SUBMITTED IN A SEPARATE PLAN SET				#5 Cont Shrubs	NOT A PART, TO BE SUBMITTED IN A SEPARATE PLAN SET			
					#5 Cont Grasses				
S Deer Park St - East Side*	6,073	152	1,587	40	#5 Cont Shrubs	33	1,012	26	26
					#5 Cont Grasses	18			
S Deer Park St - West Side*	7,265	182	631	16	#5 Cont Shrubs	12	990	25	25
					#5 Cont Grasses	12			
N Del Ray St - East Side	0	0	7,946	199	#5 Cont Shrubs	195	958	24	24
					#5 Cont Grasses	75			
N Del Ray St - West Side	0	0	8,173	204	#5 Cont Shrubs	191	958	24	24
					#5 Cont Grasses	75			
E Phillips Ave - North Side*	10,182	255	2,620	66	#5 Cont Shrubs	50	1,668	42	42
					#5 Cont Grasses	27			
E Phillips Ave - South Side*	11,637	291	1,091	27	#5 Cont Shrubs	19	1,748	44	44
					#5 Cont Grasses	8			
S Electra Court - East Side*	6,565	165	0	0	#5 Cont Shrubs	0	567	15	18
					#5 Cont Grasses	0			
S Electra Court - West Side*	6,228	156	76	2	#5 Cont Shrubs	6	678	17	20
					#5 Cont Grasses	0			
S Finley Street - East Side*	12,103	303	0	0	#5 Cont Shrubs	0	1,496	38	38
					#5 Cont Grasses	0			
S Finley Street - West Side*	11,214	281	788	20	#5 Cont Shrubs	15	1,567	40	40
					#5 Cont Grasses	10			
S Flat Brook Court - East Side*	8,877	222	243	6	#5 Cont Shrubs	3	1,120	28	28
					#5 Cont Grasses	3			
S Flat Brook Court - West Side*	9,472	237	238	6	#5 Cont Shrubs	6	1,220	31	31
					#5 Cont Grasses	6			
S Gadsen Court - East Side*	4,352	109	476	12	#5 Cont Shrubs	12	604	16	16
					#5 Cont Grasses	0			
S Gadsen Court - West Side*	4,669	117	0	0	#5 Cont Shrubs	0	593	15	15
					#5 Cont Grasses	0			
E Otero Avenue - North Side*	5,568	140	0	0	#5 Cont Shrubs	0	529	14	14
					#5 Cont Grasses	0			
E Otero Avenue - South Side*	9,216	231	575	14	#5 Cont Shrubs	10	1,232	31	31
					#5 Cont Grasses	12			
E Nova Avenue - North Side	0	0	2,141	54	#5 Cont Shrubs	33	263	7	7
					#5 Cont Grasses	30			
East Nova Avenue - South Side*	3,022	76	0	0	#5 Cont Shrubs	0	346	9	9
					#5 Cont Grasses	0			
S Finley Court - East Side*	4,777	120	206	5	#5 Cont Shrubs	3	949	24	24
					#5 Cont Grasses	6			
S Finley Court - West Side*	3,975	100	965	24	#5 Cont Shrubs	16	814	21	22
					#5 Cont Grasses	8			
E Alder Place - North Side*	2,042	52	0	0	#5 Cont Shrubs	0	295	8	8
					#5 Cont Grasses	0			
E Alder Place - South Side*	1,789	45	240	6	#5 Cont Shrubs	6	458	12	12
					#5 Cont Grasses	0			
S Gaucho Court - East Side*	10,606	266	2,845	71	#5 Cont Shrubs	53	1,647	42	42
					#5 Cont Grasses	42			
S Gaucho Court - West Side*	14,100	353	270	7	#5 Cont Shrubs	4	1,739	Is there really Tract Z? Should this not be Tract A??	
					#5 Cont Grasses	9			
S Great Rock Street - East Side*	12,180	305	0	0	#5 Cont Shrubs	0	1,529	39	39
					#5 Cont Grasses	0			
Great Rock Street - West Side*	8,755	219	639	16	#5 Cont Shrubs	16	1,202	31	31
					#5 Cont Grasses	0			
S Hayesmount Way - East Side*	14,222	356	2,793	70	#5 Cont Shrubs	60	2,077	52	52
					#5 Cont Grasses	30			
S Hayesmount Way - West Side*	15,869	397	179	4	#5 Cont Shrubs	5	2,023	51	51
					#5 Cont Grasses	0			
E Clifton Place - North Side*	6,935	174	0	0	#5 Cont Shrubs	0	802	21	19
					#5 Cont Grasses	0			
E Clifton Place - South Side*	6,874	172	0	0	#5 Cont Shrubs	0	800	20	20
					#5 Cont Grasses	0			
E Elmhurst Place*	4,009	101	181	5	#5 Cont Shrubs	3	519	13	13
					#5 Cont Grasses	2			
S Hayesmount Street - East Side*	13,457	337	1,174	29	#5 Cont Shrubs	24	1,889	48	48
					#5 Cont Grasses	24			
S Hayesmount Street - West Side*	12,374	310	517	13	#5 Cont Shrubs	14	1,733	44	44
					#5 Cont Grasses	0			
Totals				**1,202**		**1,568**		**1,123**	**1,129**

Notes:

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

2.) Per Ordinance Section 146-4.7.5.Ciii & 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, L1.04, and L1.05).

4.) Homebuilder shall provide curbside landscape requirements located at all single family lots.

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

6.) Final curbside landscape placement subject to driveway location, stops signs, street lights, and utility/service location - per home builder.
Home builder trees to be placed no closer than 5' away from meter and meter service lines

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)	~~Track Area~~ Pond Area (SF)	Trees Required (1 per 4,000 SF)	Trees Provided	Shrubs Required (10 per 4,000 SF)	Shrubs Provided	
A	Z	1,692,308 ~~447,275~~	201,702 ~~374,419~~	143 ~~94~~	138	937	#5 Cont Shrubs	402
							#1 Cont Grasses	385
B	A	1,692,308	~~1,032,253~~	259	254	2,561	#5 Cont Shrubs	1,874
							#1 Cont Grasses	1,083

It looks like the pond area should be 85,066sf according to the tract area table.

Notes:

1.) Landscape requirements are being met and overlap with the tract landscaping requirments. See Tract Landscape Table.

MEDIAN LANDSCAPE REQUIREMENTS

Median Description	Length (LF)	Trees Required (1 per 35 LF)	Trees Provided	Shrubs Required (6 per 36 LF)	Shrubs Provided
N DEL RAY STREET	454	13	9	76	96

NOTES:

1.) Median landscape to meet standards set forth in Aurora UDO Section 4.7.5.

Is this short due to the 50' offset for stop sign distancing? If so, add an asterisk and a note to the bottom of the table.

The landscape provided in the median is perfectly fine. Please note that should the applicant wish to provide a landscape concept that mimics the city's medians, they may wish to comply with the Parks Recreation and Open Space Manual design standards for medians which does not require a permanent irrigation system, but watering by a hand truck for several years.

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OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
PLANT LIST

SHEET NUMBER
L1.00
SHEET 65 OF 95

CHECKED BY:
DRAWN BY:

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES					
AC GR	16	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2.5" CAL.
AC HI	6	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5" CAL.
CE OC	196	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.
GY DI	175	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL.
QU BI	140	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.
QU MA	316	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.
QU MU	2	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.
TI RE	201	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.
UL FR	234	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CAL.
EVERGREEN TREES					
JU SK	51	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	B & B	6` HT.
PI DE	30	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	6` HT.
PI PE	2	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	B & B	6` HT.
PI FL	47	PINUS FLEXILIS	LIMBER PINE	B & B	6` HT.
PI HE	55	PINUS HELDREICHII	BOSNIAN PINE	B & B	6` HT.
PI IF	7	PINUS LEUCODERMIS 'ISELI FASTIGIATE'	ISELI FASTIGIATE BOSNIAN PINE	B & B	6` HT.
PI NI	126	PINUS NIGRA	AUSTRIAN PINE	B & B	6` HT.
PI KO	2	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6` HT.
PI PO	50	PINUS PONDEROSA	PONDEROSA PINE	B & B	6` HT.
PI SY	31	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6` HT.
ORNAMENTAL TREES					
CO MA	15	CORNUS MAS	CORNELIAN CHERRY	B & B	2" CAL.
CR IN	1	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL.
CR WK	7	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2" CAL.
MA SA	5	MALUS SARGENTII	SARGENT CRABAPPLE	B & B	2" CAL.
MA PR	15	MALUS X `PRAIRIFIRE`	PRAIRIFIRE CRABAPPLE	B & B	2" CAL.
PH AM	2	PHELLODENDRON AMURENSE	CORKTREE	B & B	2" CAL.
DECIDUOUS SHRUBS 2-4` SPREAD					
AM CA	259	AMORPHA CANESCENS	LEADPLANT	CONT.	#5
AR PA	194	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5
CA DK	107	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	CONT.	#5
EP VI	4	EPHEDRA VIRIDIS	MORMON TEA	CONT.	#5
LI LO	47	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	#5
PE AT	105	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5
PH MO	94	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5
PH LD	6	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL DWARF NINEBARK	CONT.	#5
PR PA	355	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	#5
DECIDUOUS SHRUBS 5-7` SPREAD					
AT CA	28	ATRIPLEX CANESCENS	FOURWING SALTBUSH	CONT.	#5
CA FE	71	CEANOTHUS FENDLERI	FENDLER'S CEANOTHUS	CONT.	#5
CH MI	148	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CO HO	126	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5
RI AL	136	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5
DECIDUOUS SHRUBS 7-9` SPREAD					
CE BE	114	CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	CONT.	#5
CO AC	8	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	CONT.	#5
FO NE	18	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT.	#5
HI RH	12	HIPPOPHAE RHAMNOIDES	SEA BUCKHORN	CONT.	#5
HO DU	65	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5
RH GL	227	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
RH AA	126	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5
RH TY	45	RHUS TYPHINA	STAGHORN SUMAC	CONT.	#5
RH LA	2	RHUS TYPHINA 'LACINATA'	CUTLEAF STAGHORN SUMAC	CONT.	#5
SH AR	62	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5
EVERGREEN SHRUB 2-4` SPREAD					
KR LA	264	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	CONT.	#5
MA AQ	116	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	#5
MA RE	221	MAHONIA REPENS	CREEPING MAHONIA	CONT.	#5
YU GL	110	YUCCA GLAUCA	SOAPWEED	CONT.	#5
EVERGREEN SHRUBS 5-7` SPREAD					
AR TR	164	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5
CH NA	96	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#5
CY SG	13	CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
JU GO	233	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.	#5
YU CA	31	YUCCA CAMPESTRIS	PLAINS YUCCA	CONT.	#5
YU PA	6	YUCCA PARVIFLORA	RED YUCCA	CONT.	#5
EVERGREEN SHRUBS 7-9` SPREAD					
JU BC	138	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5
JU HU	44	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	CONT.	#5
JU SG	43	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN PFITZER JUNIPER	CONT.	#5
PI MU	30	PINUS MUGO	MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES 1.5`-2`					
AC HY	36	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	CONT.	#1
BO CU	375	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1
BO BL	415	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#5
CL KR	62	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
HE SE	330	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
MU UN	121	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	CONT.	#1
PA HE	183	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	CONT.	#1
SC SC	173	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#1
ORNAMENTAL GRASSES 2`-3`					
AN GE	45	ANDROPOGON GERARDII	BIG BLUESTEM	CONT.	#1
AN WW	16	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#1
CA EL	83	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO'	EL DORADO FEATHER REED GRASS	CONT.	#1
MI SI	35	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	CONT.	#1
PE RU	17	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1
PERENNIALS					
AC MI	44	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1
AR FR	45	ARTEMISIA FRIGIDA	FRINGED WORMWOOD	CONT.	#1
AS SP	151	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	CONT.	#1
ER SU	47	ERIOGONUM UMBELLATUM	SULFURFLOWER BUCKWHEAT	CONT.	#1
KN CA	13	KNIPHOFIA CAULESCENS	TORCH LILY	CONT.	#1
LI LE	34	LINUM LEWISII	LEWIS FLAX	CONT.	#1
MO BE	39	MONARDA FISTULOSA	BERGAMOT	CONT.	#1
PE CA	73	PENSTEMON CAESPITOSUS	BLUEMAT PENSTEMON	CONT.	#1
PH CA	35	PHLOX SUBULATA 'CANDY STRIPE'	CANDY STRIPE CREEPING PHLOX	CONT.	#1
PH DR	21	PHLOX SUBULATA 'DRUMMOND PINK'	DRUMMOND PINK CREEPING PHLOX	CONT.	#1

*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

Add a further breakdown/clarification regarding the responsible party for the installation, maintenance and irrigation of the median landscaping.

Shift this perhaps to the top of the next column.

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 SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
11. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
S-01	BENCH	STREETSIDE 6` CONTOUR BENCH	ANOVA FURNISHINGS OR APPROVED EQUAL			TBD		SURFACE MOUNT PER MANUFACTURE`S SPECIFICATIONS
S-02	SANDSTONE BENCH	SILOAM QUARRY BLOCK OR APPROVED EQUAL	SILOAM STONE INC. OR APPROVED EQUAL			TAN		REFER TO DETAIL 5 SHEET L4.01 FOR INSTALLATION
S-03	PET WASTE STATION	DOG WASTE STATION WITH SQUARE STEEL CAN AND ROLL BAG DISPENSER OR EQUAL	ANOVA FURNISHINGS OR APPROVED EQUAL			BLACK		INSTALL PER MANUFACTURER`S SPECIFICATIONS
S-04	TRASH RECEPTACLE	STREETSIDE 40 GALLON RECEPTACLE BONET TOP	ANOVA FURNISHINGS OR APPROVED EQUAL			TBD	TBD	INSTALL PER MANUFACTURER`S SPECIFICATIONS
S-05	DISC GOLF BASKET	DISCATCHER® PRO 28	INNOVA	DISC GOLF BASKETS SERVICE@DISCGOLFBASKETS.COM	PERMANENT MODEL	GALVANIZED STEEL, YELLOW PODERCOAT COLAR	56" H X 26" W	INSTALL PER MANUFACTUERER`S INSTRUCTIONS AND SPECIFICATIONS

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
M-01	STEEL EDGER	BLACK ROLL TOP EDGER	RYERSON OR APPROVEDD EQUAL	BLACK	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-02	SPADECUT EDGER					
M-03	OPEN SPACE FENCE					
M-04	CORRAL FENCE					
M-05	CRUSHER FINES	CRUSHER FINES OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	TAN BREEZE	REFER TO PLANS FOR LOCATION	INSTAL PER MANUFACTURER`S SPECIFICATIONS
M-06	RIVER ROCK	4"-8" HORIZON COBBLESTONE OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	TBD	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-07	AGGREGATE BASE COURSE	AGGREGATE BASE COURSE				REFER TO CIVIL FOR MORE INFORMATION
M-08	LANDSCAPE BOULDERS	MOSS ROCK	PIONEER SAND OR APPROVED EQUAL	GRAY GRANITE WITH MOSS OR MATCH TO SANDSTONE SLABS		REFER TO DETAIL 5, SHEET L4.00
M-09	SHRUB BED	1 1/2"-2" LOCAL RIVER ROCK OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	TBD	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-10	TURFGRASS	IRRIGATED MANICURED TURF SOD	ARKANSAS VALLEY SEED OR APPROVED EQIAL	TALL FESCUE BLEND OR APPROVED EQUAL CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-12	NON-IRRIGATED TALL NATIVE SEED MIX	NATIVE SEED TALL MIX	ARKANSAS SEED VALLEY OR APPROVED EQUAL	`FOOTHILLS MIX & `ROCKY MOUNTIAN NATIVE MIX`	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER SPECIFICATIONS
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX	NATIVE SEED SHORT MIX	ARKANSAS SEED VALLEY OR APPROVED EQUAL	`NATIVE WONDER WITH POLLINATOR WILDFLOWER MIX & `MULTI-COLOR HIGH ALTITUDE`	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-14	DETENTION POND MIX	DETENTION POND SEED MIX	ARKANSAS VALLEY RO APPROVED EQUAL	TBD	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFCATIONS
M-15	PLAY SURFACE	ENGINEERED WOOD FIBAR	FIBAR OR APPROVED EUALS	NATURAL	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS, CONTRACTOR TO COPLY WITH ALL SAFETY REQUIREMENTS
M-16	PEAGRAVEL	PEA GRAVEL	PIONEER SAND OR APPROVED EQUAL	LOCAL PEA GRAVEL	REFER TO PLANS FOR LOCATIONS	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-17	HOMEBUILDER LANDSCAPE	HOMEBUILDER LANDSCAPE	BY HOMWBUILDER			HOMEBUILDER TO INSTALL CURBSIDE LANDSCAPE ACCORDING TO ALL COA CODE REQUIREMENTS

CHECKED BY:
DRAWN BY:

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

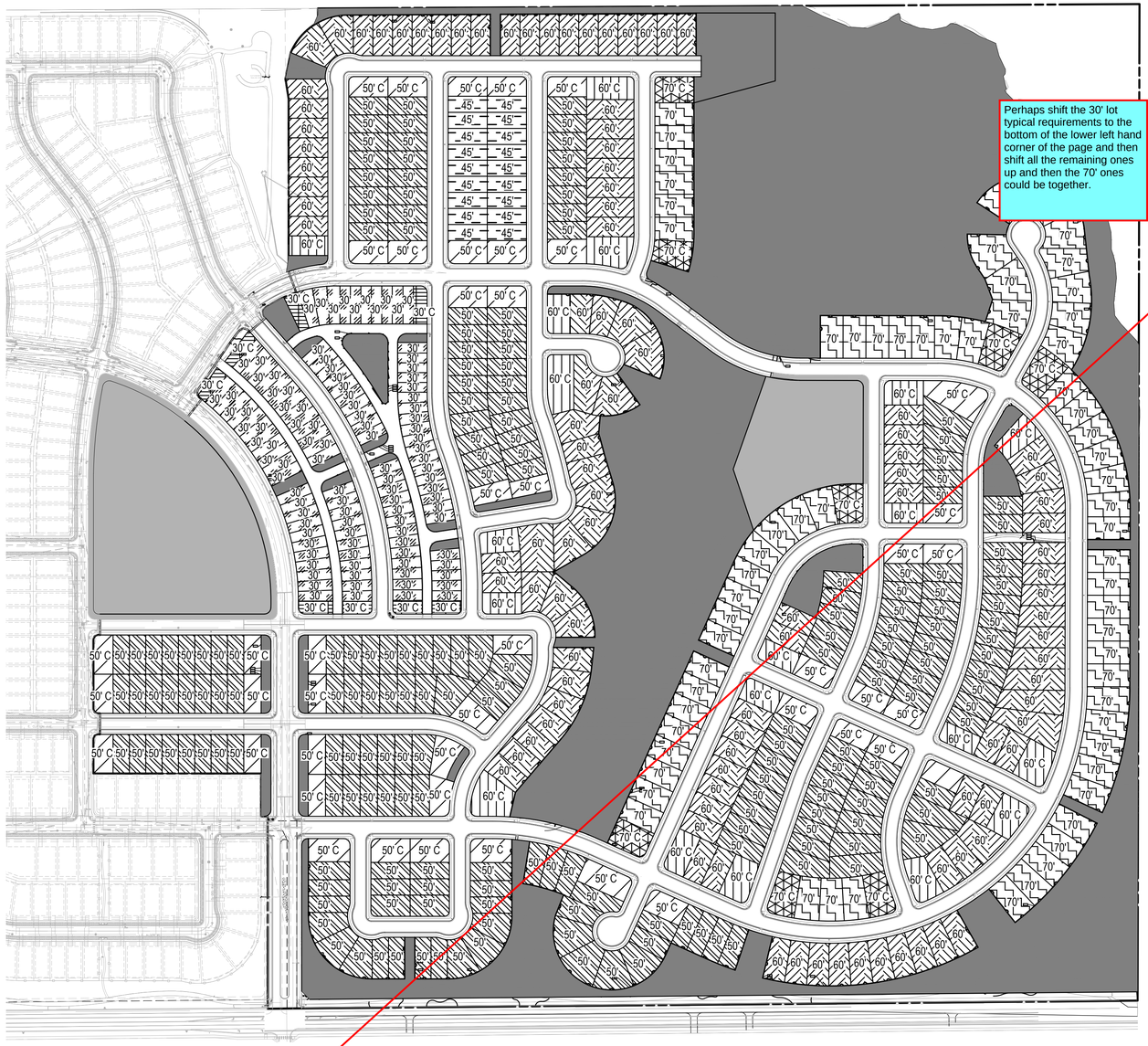
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE NOTES

SHEET NUMBER
L1.01
SHEET 66 OF 95



Perhaps shift the 30' lot typical requirements to the bottom of the lower left hand corner of the page and then shift all the remaining ones up and then the 70' ones could be together.

Please add street names to the graphic

KEY

30' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN TREE IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF GRASSES IS THREE (3)
4. 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 FOUR (4) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3) WITH A MINIMUM OF ONE (1) TYPE.

30' C **(CORNER LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE IN FRONT AND SIDE YARDS (TOTAL 2), OR ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN IN FRONT AND SIDE YARDS (TOTAL 2)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD.

FRONT YARD

1. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF PERENNIAL/GRASSES IS FOUR (4).
3. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD

1. MIN. COUNT OF SHRUBS IS SEVEN (7) WITH A MINIMUM OF TWO (2) TYPES.
2. MIN. COUNT OF PERENNIAL/GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.
3. MIN. COUNT OF FOUR (4) 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 SIXTEEN (16) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TEN (10), WITH A MINIMUM OF THREE (3) TYPES.

MOVE ALL OF THESE UP

45' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN IN FRONT YARD (TOTAL 1).
3. MIN. COUNT OF SHRUBS IS THREE (3) WITH A MINIMUM OF ONE (1) TYPES.
4. MIN. COUNT OF 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 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.

50' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN TREE IN FRONT YARD (TOTAL 1)
2. MIN. SIZE 2.5" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN.
3. MIN. COUNT OF SHRUBS IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
4. MIN. COUNT OF PERENNIAL/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 FIVE (5) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS SIX (6), WITH A MINIMUM OF ONE (1) TYPE.

50' C **(CORNER LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN TREE IN FRONT AND SIDE YARDS (TOTAL 2)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD.

FRONT YARD

1. MIN. COUNT OF SHRUBS IS NINETEEN (19) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF PERENNIAL/GRASSES IS EIGHTEEN (18).
3. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD

1. MIN. COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
2. MIN. COUNT OF PERENNIAL/GRASSES IS TWELVE (12), WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF FOUR (4) 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 TWENTY FIVE (24) WITH A MINIMUM 25 OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), WITH A MINIMUM OF THREE (3) TYPES.

60' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR MIN. SIZE 2" CAL./6' CLUMP ORNAMENTAL OR 6' EVERGREEN TREE IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY TWO (22) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), WITH A MINIMUM OF THREE (3) TYPES.

Add boulder requirement

CURBSIDE LANDSCAPE

1. ONE (1) DECIDUOUS TREE PER 40 8 SPACED IN GROUPINGS TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS ~~SIX (6)~~ WITH A MINIMUM 3 WO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS NINE (9), WITH A MINIMUM OF ONE (1) TYPE.

60' C **(CORNER LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR MIN. SIZE 2" CAL./6' CLUMP ORNAMENTAL OR 6' EVERGREEN TREE IN FRONT AND SIDE YARDS (TOTAL 2)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD.

FRONT YARD

1. MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.

SIDE YARD

1. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) 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 TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), WITH A MINIMUM OF THREE (3) TYPES.

Provide the correct hatch

70' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, MIN. SIZE 2" CAL./6' CLUMP ORNAMENTAL OR 6' EVERGREEN TREE OR IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY TWO (28) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), WITH A MINIMUM OF THREE (3) TYPES.

Add boulder requirement

CURBSIDE LANDSCAPE

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

Wrong hatch

70' C Corner Lot

~~(INTERIOR LOT)~~

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS, OR MIN. SIZE 2" CAL./6' CLUMP ORNAMENTAL OR 6' EVERGREEN TREE IN FRONT AND SIDE YARDS (TOTAL 2)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD.

Add boulder requirement

FRONT YARD

1. MIN. COUNT OF SHRUBS IS TWENTY SIX (32) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.

Add the tree requirement

SIDE YARD

1. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

CURBSIDE LANDSCAPE

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED 33 ROUPINGS TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), 12 A MINIMUM OF THREE (3) TYPES.

OPEN SPACE

NOTES:

1. REFER TO SHEET L1.03, L1.04, AND L1.05 FOR EXAMPLE LOT TYPICAL LANDSCAPE LAYOUT PLANS

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

OVERLAND RANCH RESIDENTIAL PHASE 2

SITE PLAN NUMBER 3

AURORA, COLORADO

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/10/2024

SHEET TITLE:

LOT PLAN

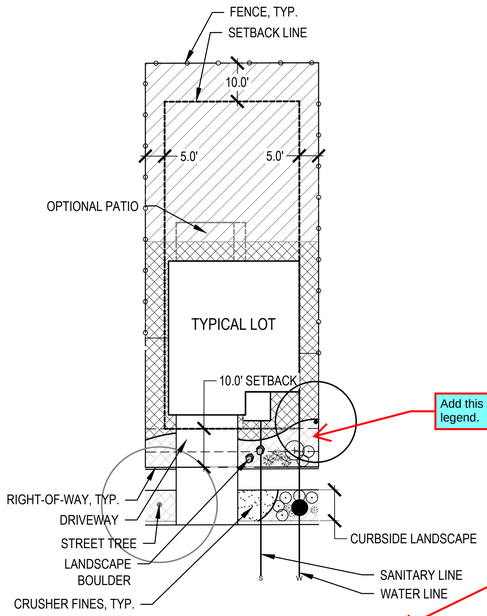
SHEET NUMBER

L1.02

SHEET 67 OF 95

CHECKED BY:
DRAWN BY:

There are differences in the plant requirements as they are listed with the lot typicals and from what is being included on sheet 67.



TYPICAL LOT LANDSCAPE (45' LOT)
SCALE: 1"=20'

Add this hatch to the legend.

For further clarification, please include the hatch from the previous plan sheet for each of these lot typicals. That will help to connect the dots between the typicals and the overall plan on the previous sheet.

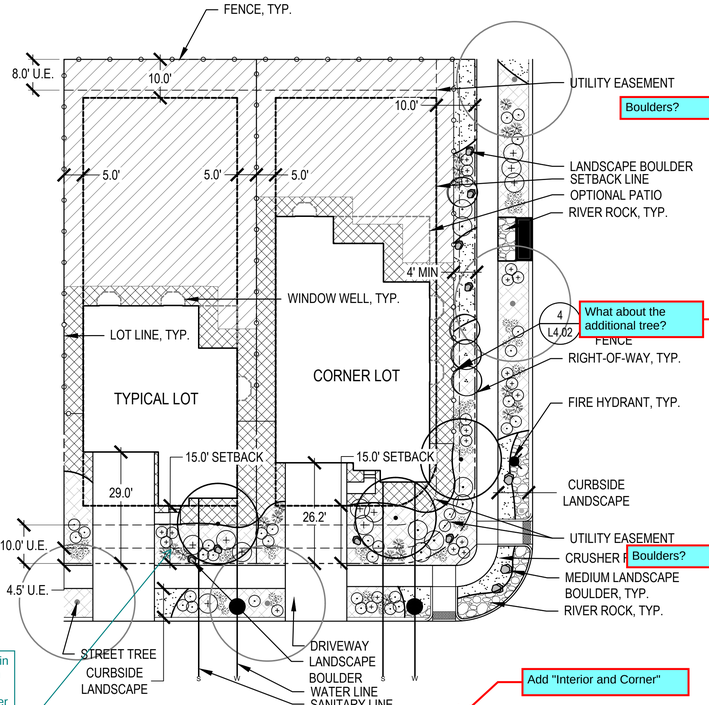
45' (TYPICAL LOT)

1. ONE (1) DECIDUOUS TREE IN FRONT YARD, OR ONE (1) EVERGREEN OR ONE (1) 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.

Boulder requirement

(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.



TYPICAL LOT LANDSCAPE (50' LOT)
SCALE: 1"=20'

Boulders?

What about the additional tree?

Boulders?

Add "Interior and Corner"

50' (TYPICAL LOT)

1. ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1), OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL TREES 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.

(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, OR ONE (1) EVERGREEN OR ONE (1) 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.

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 4)
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 FIVE (25) WITH A MINIMUM OF TWO (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), WITH A MINIMUM OF THREE (3) TYPES.

It appears that trees are shown in the utility easements. Work with Excel to reduce the private easements and utilize area under the sidewalk (within street ROW) for the installation of private easements. This will retain more of the front yard area to meet landscaping requirements.

CHECKED:
DRAWN:

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.	#5
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.	#5
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#5
ORNAMENTAL GRASSES 2`-3`				
AN WW	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#5
PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#5

LOT TYPICAL LEGEND

- FENCE, BY HOMEBUILDER
- RIGHT-OF-WAY
- LOT LINE
- WATER LINE
- SANITARY SEWER LINE
- BACKYARD LANDSCAPE, BY HOMEOWNER
- NO IRRIGATION ZONE (ROCK MULCH)
- SHORT SEED MIX
- CRUSHER FINES*
- RIVER ROCK
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

NOTES

1. PLANT MATERIAL SHALL BE CHOSEN FROM THE TYPICAL LOT PLANT LIST ON SHEET L1.03, L1.04, AND L1.05
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
10. FINAL LANDSCAPE PLACEMENT SUBJECT TO UTILITY LOCATION. TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

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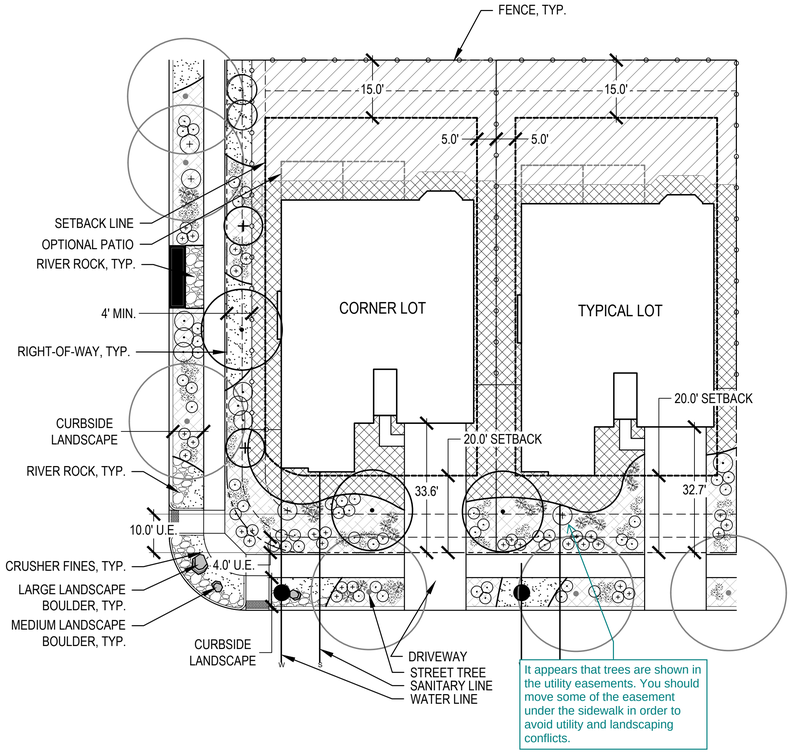
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LOT TYPICAL

SHEET NUMBER
L1.03
SHEET 68 OF 95



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

SCALE: 1"=20'

60' (INTERIOR LOT)

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

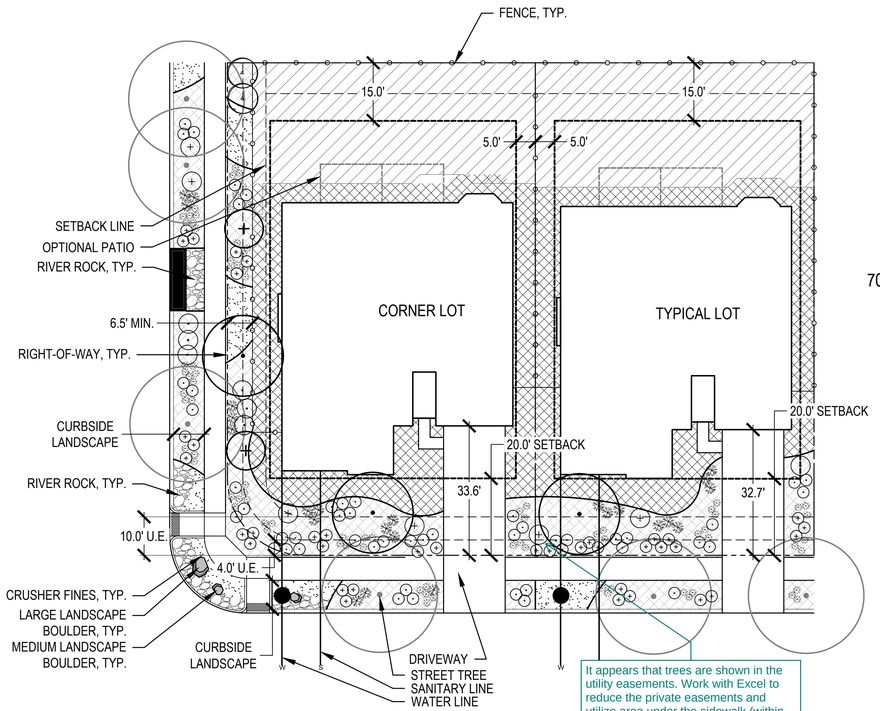
FRONT YARD
1. ONE (1) DECIDUOUS TREE, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF TWO (2)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

26 total have been provided.



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

SCALE: 1"=20'

70' (INTERIOR LOT)

1. ONE (1) DECIDUOUS TREE, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY EIGHT (28) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), WITH A MINIMUM OF THREE (3) TYPES.
3. 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, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS THIRTY TWO (32) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.
4. 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.

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.	#5
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.	#5
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#5
ORNAMENTAL GRASSES 2`-3`				
AN WW	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#5
PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#5

LOT TYPICAL LEGEND

- FENCE, BY HOMEBUILDER
- RIGHT-OF-WAY
- LOT LINE
- WATER LINE
- SANITARY SEWER LINE
- BACKYARD LANDSCAPE, BY HOMEOWNER
- NO IRRIGATION ZONE (ROCK MULCH)
- SHORT SEED MIX
- CRUSHER FINES*
- RIVER ROCK
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

NOTES

1. PLANT MATERIAL SHALL BE CHOSEN FROM THE TYPICAL LOT PLANT LIST ON SHEET L1.03, L1.04, AND L1.05
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
10. FINAL LANDSCAPE PLACEMENT SUBJECT TO UTILITY LOCATION. TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

CHECKED BY:
DRAWN BY:

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DENVER, CO 80204
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NORRIS-DESIGN.COM

OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

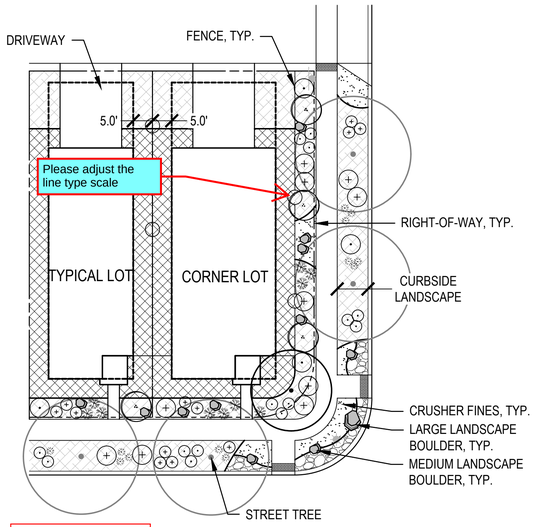
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LOT TYPICAL

SHEET NUMBER
L1.04
SHEET 69 OF 95

Try to put the lot typicals in order by size which coincides with how they are listed on Sheet 67



Show water and sanitary service line typicals

30' Lot

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

SCALE: 1"=20'

30' (INTERIOR LOT)

1. ONE (1) DECIDUOUS TREE, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
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 FOUR (4) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.

30' C (CORNER LOT)

FRONT YARD

1. ONE (1) DECIDUOUS TREE, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS FOUR (4), 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 3)
3. MIN. COUNT OF SHRUBS IS SEVEN (7) WITH A MINIMUM OF TWO (2) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), WITH A MINIMUM OF THREE (3) TYPES.

(CURBSIDE LANDSCAPE)

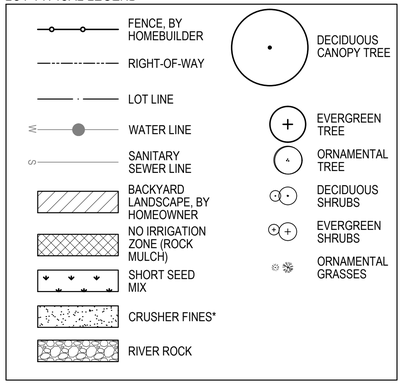
1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS SIXTEEN (16) WITH A MINIMUM OF TWO (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TEN (10), WITH A MINIMUM OF THREE (3) TYPES.

Only 9 shrubs are in the curbside area along the corner.

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.	#5
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.	#5
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#5
ORNAMENTAL GRASSES 2`-3`				
AN WW	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#5
PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#5

LOT TYPICAL LEGEND



NOTES

1. PLANT MATERIAL SHALL BE CHOSEN FROM THE TYPICAL LOT PLANT LIST ON SHEET L1.03, L1.04, AND L1.05
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
10. FINAL LANDSCAPE PLACEMENT SUBJECT TO UTILITY LOCATION. TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

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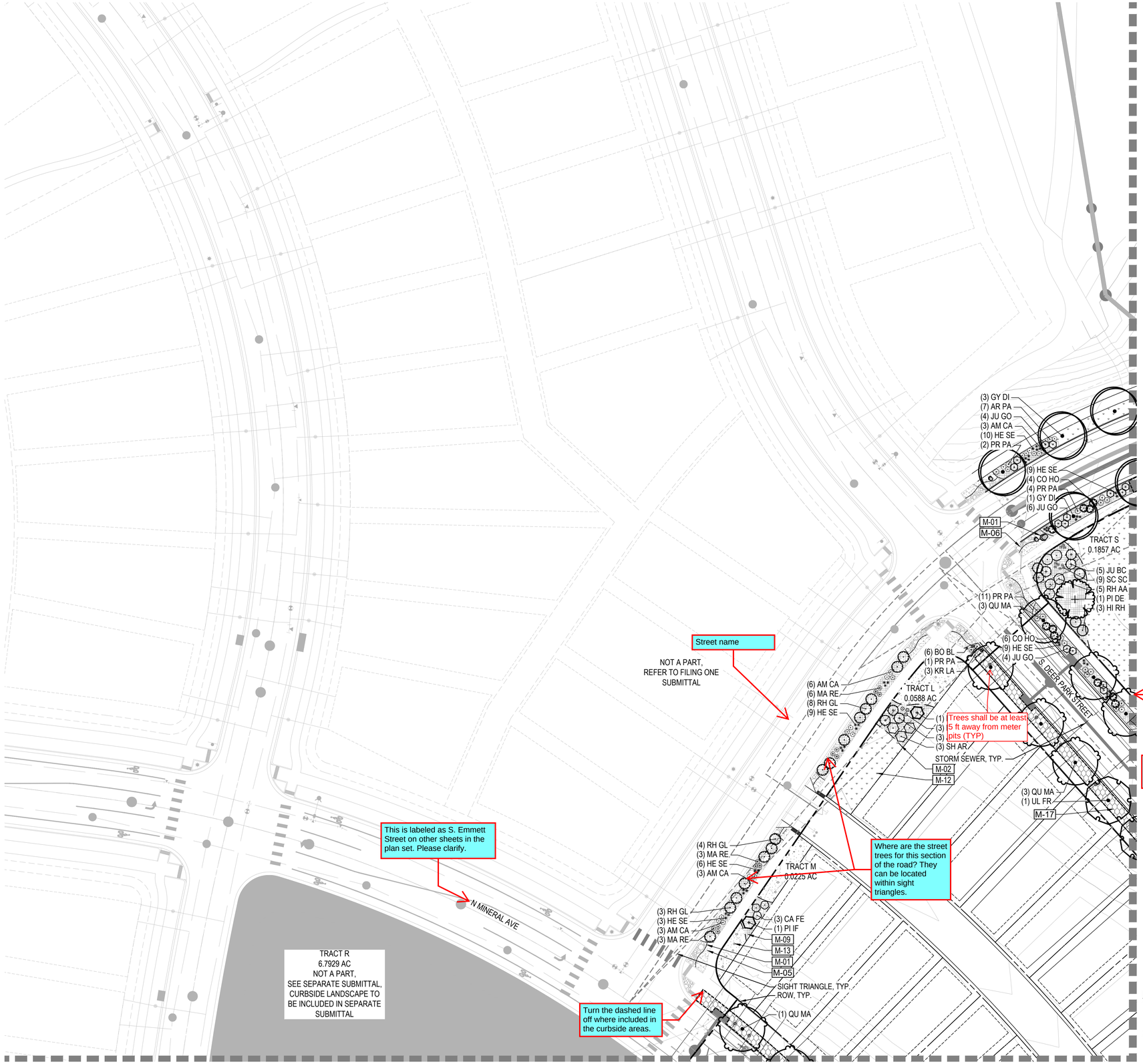
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LOT TYPICAL

SHEET NUMBER
L1.05
SHEET 70 OF 95



LEGEND

	CODE	LANDSCAPE MATERIALS DESCRIPTION
		LIMITS OF WORK (L.O.W.)
		MATCHLINE
		PROPERTY LINE RIGHT OF WAY
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	~~HOMEBUILDER LANDSCAPE~~

The notes indicate that the shrub beds will be mulched with River Rock. Two hatches can't be put on top of one another. Perhaps add in parenthesis to the Shrub Bed (River Rock mulch to be used)

Change this to Refer to Sheets 68-70 for curbside landscaping

	CODE	NOTATION DESCRIPTION
	N-01	RETAINING WALL
	N-02	SIGNAGE

	SYMBOL	SITE FURNISHINGS DESCRIPTION
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET

Add the matchline text to all landscape sheets.

KEY MAP

Update the Key map to reflect actual sheet numbers.

NOTES:
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NORTH

0 15 30 60
SCALE 1" = 30'

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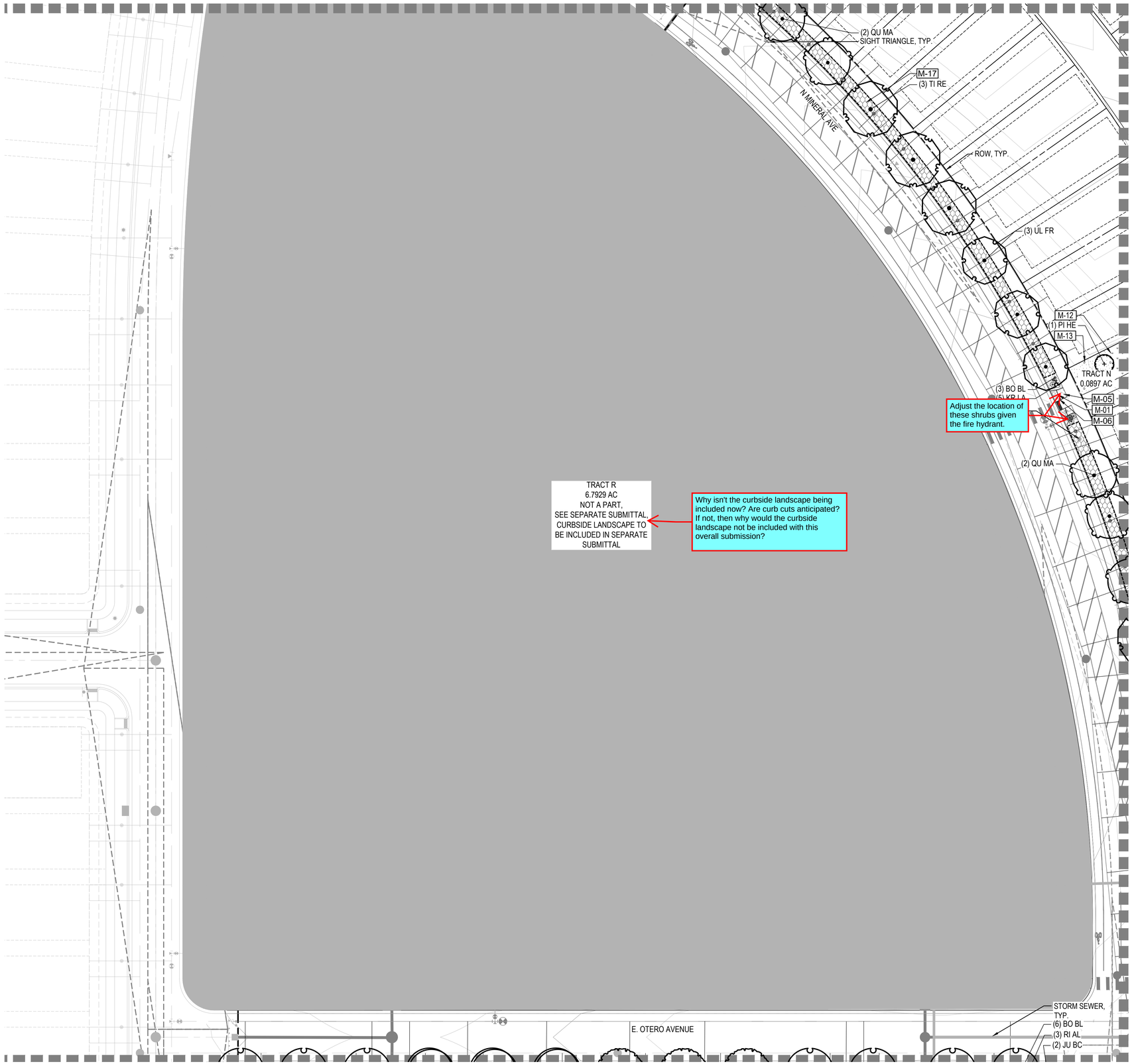
DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.00
SHEET 71 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
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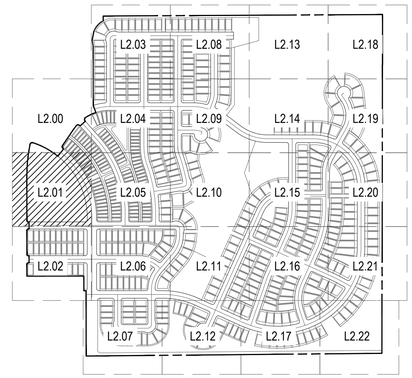
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

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SCALE 1" = 30'

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DATE:
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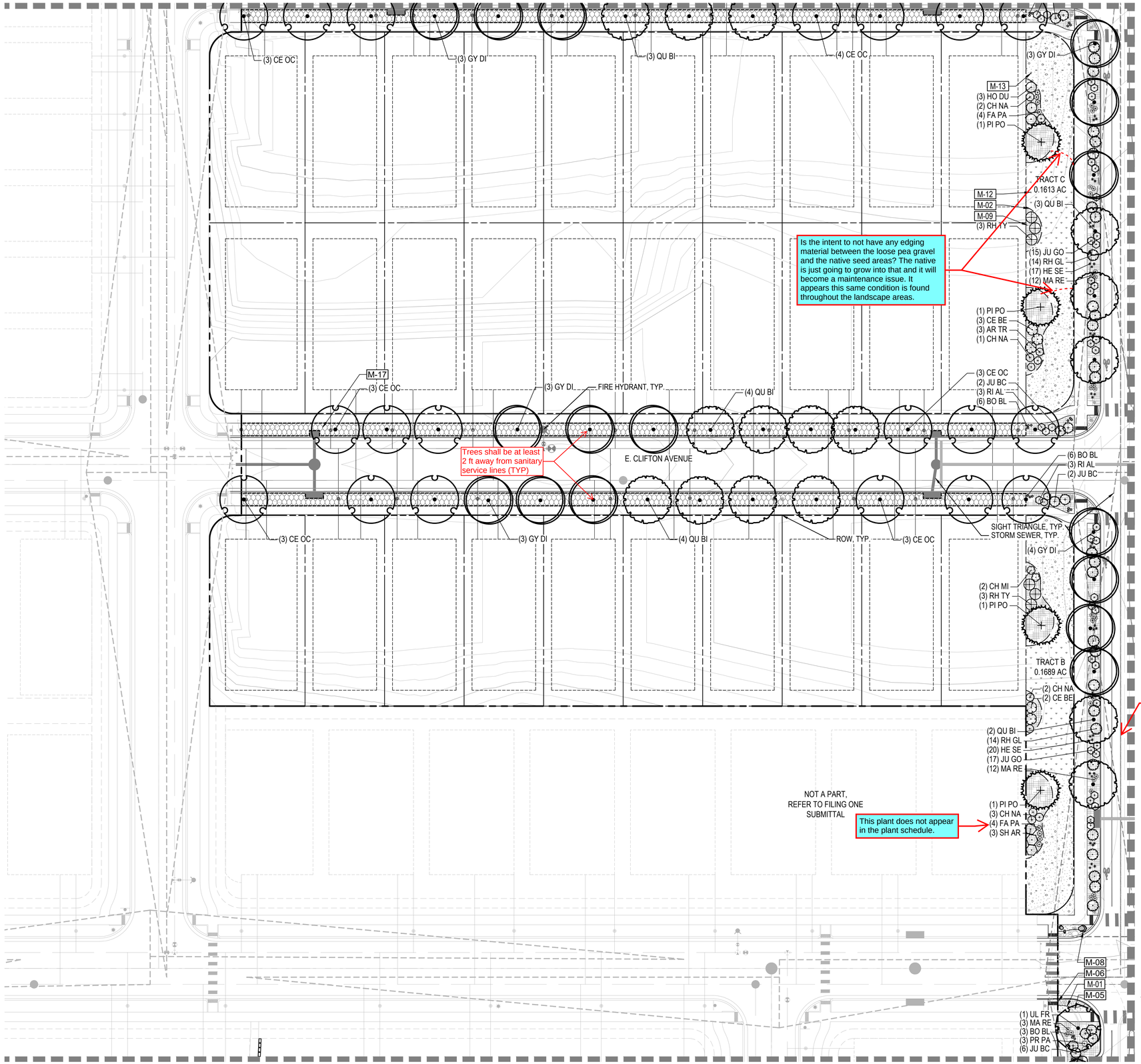
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.01
SHEET 72 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
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M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP

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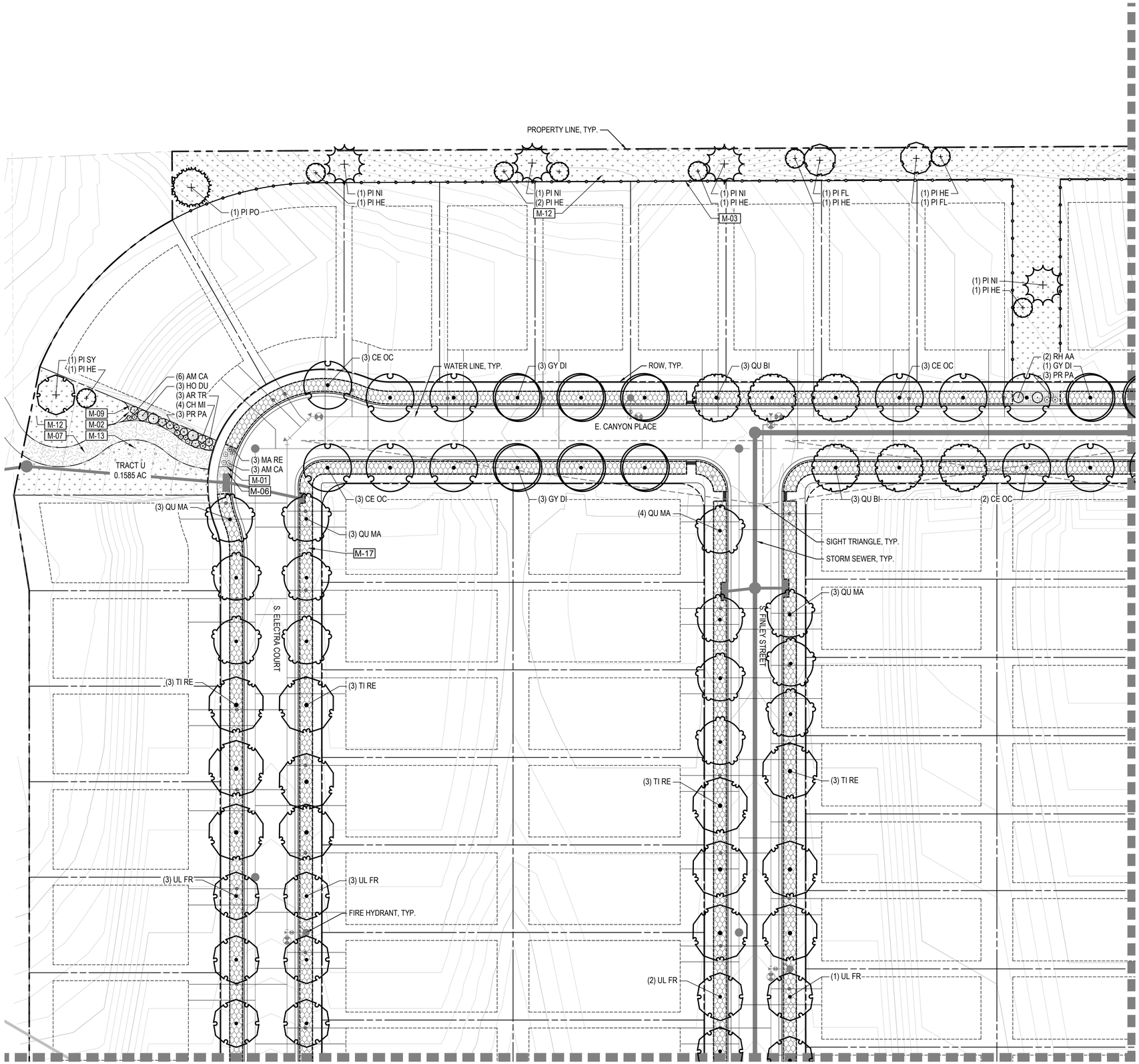
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.02
SHEET 73 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
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M-04	CORRAL FENCE

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SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
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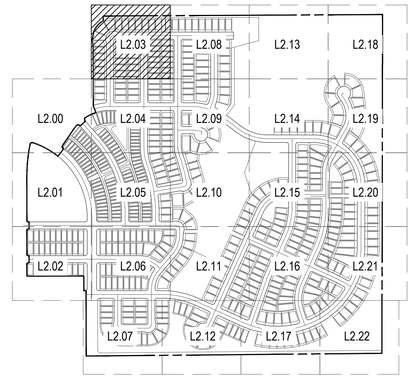
CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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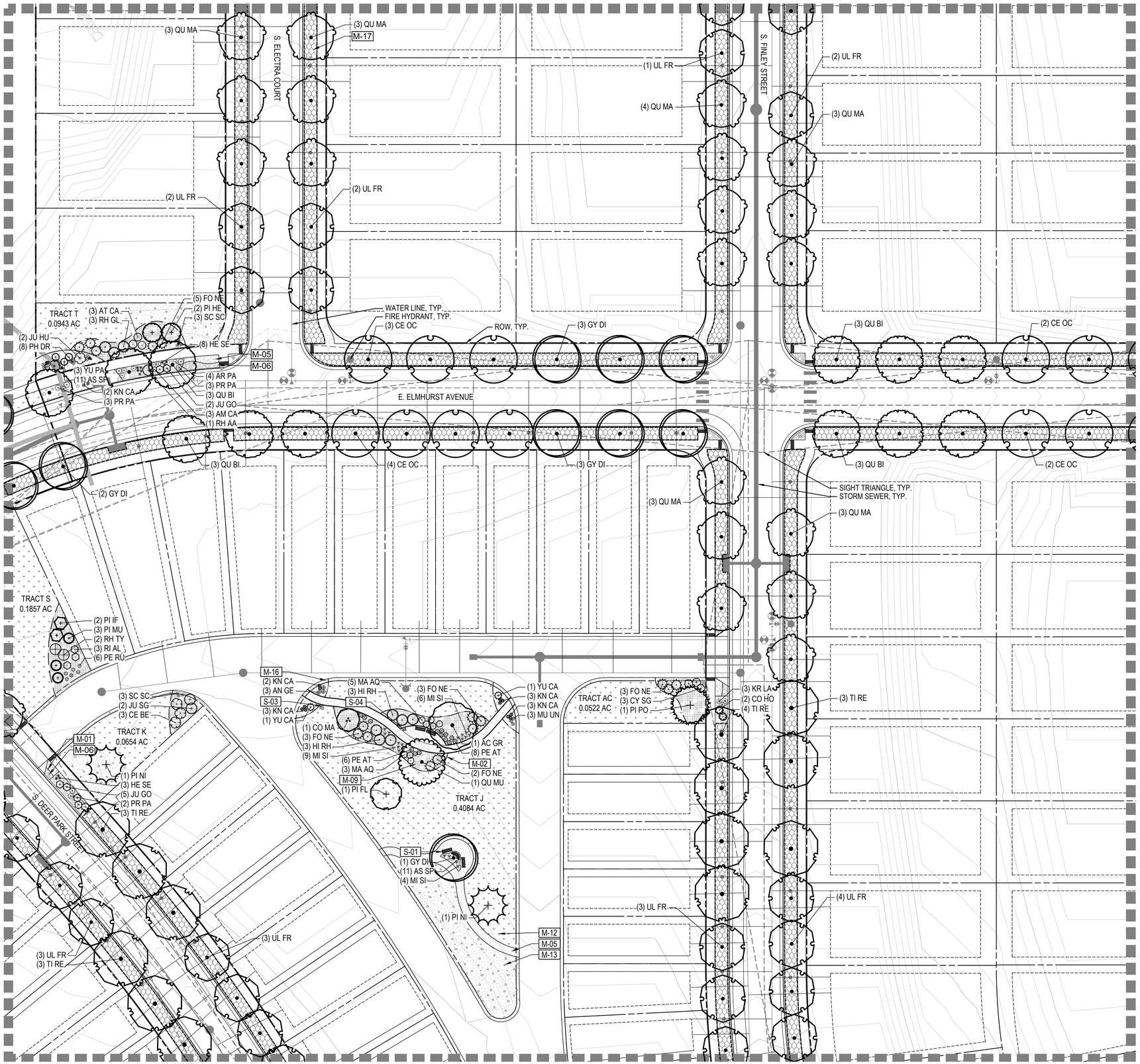
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.03
SHEET 74 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
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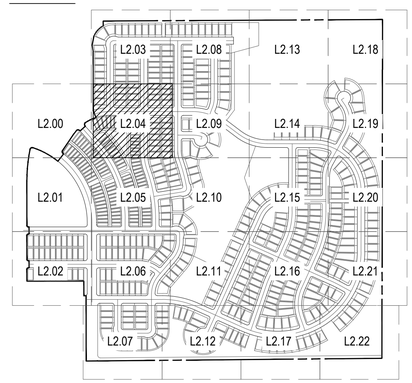
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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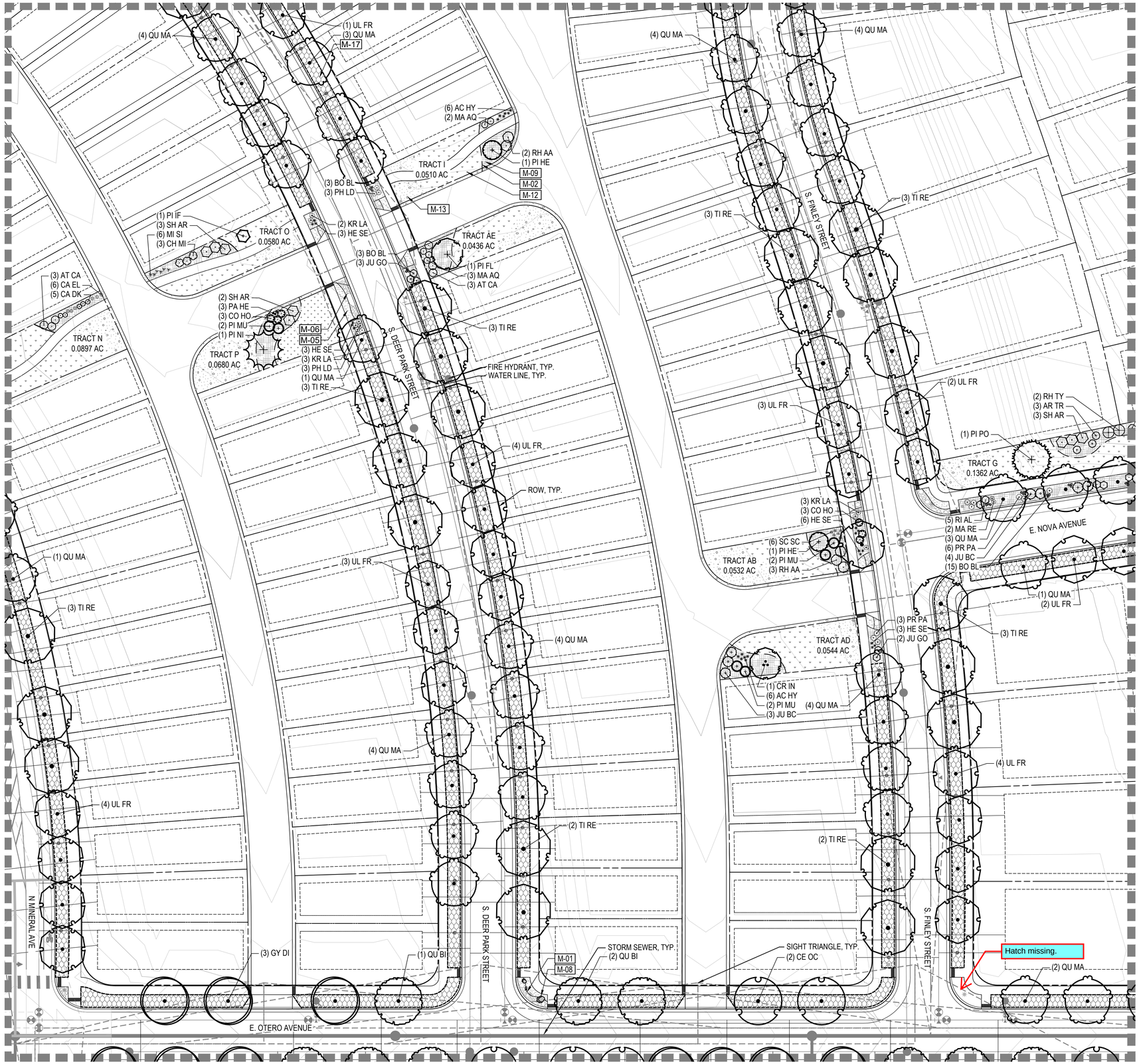
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.04
SHEET 75 OF 95



LEGEND

LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
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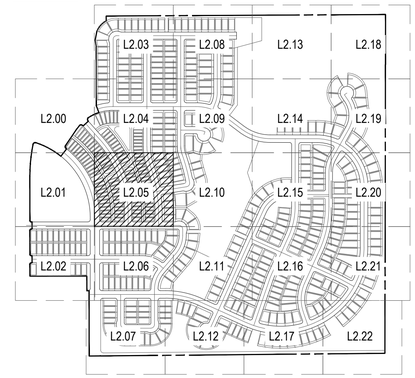

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DATE:
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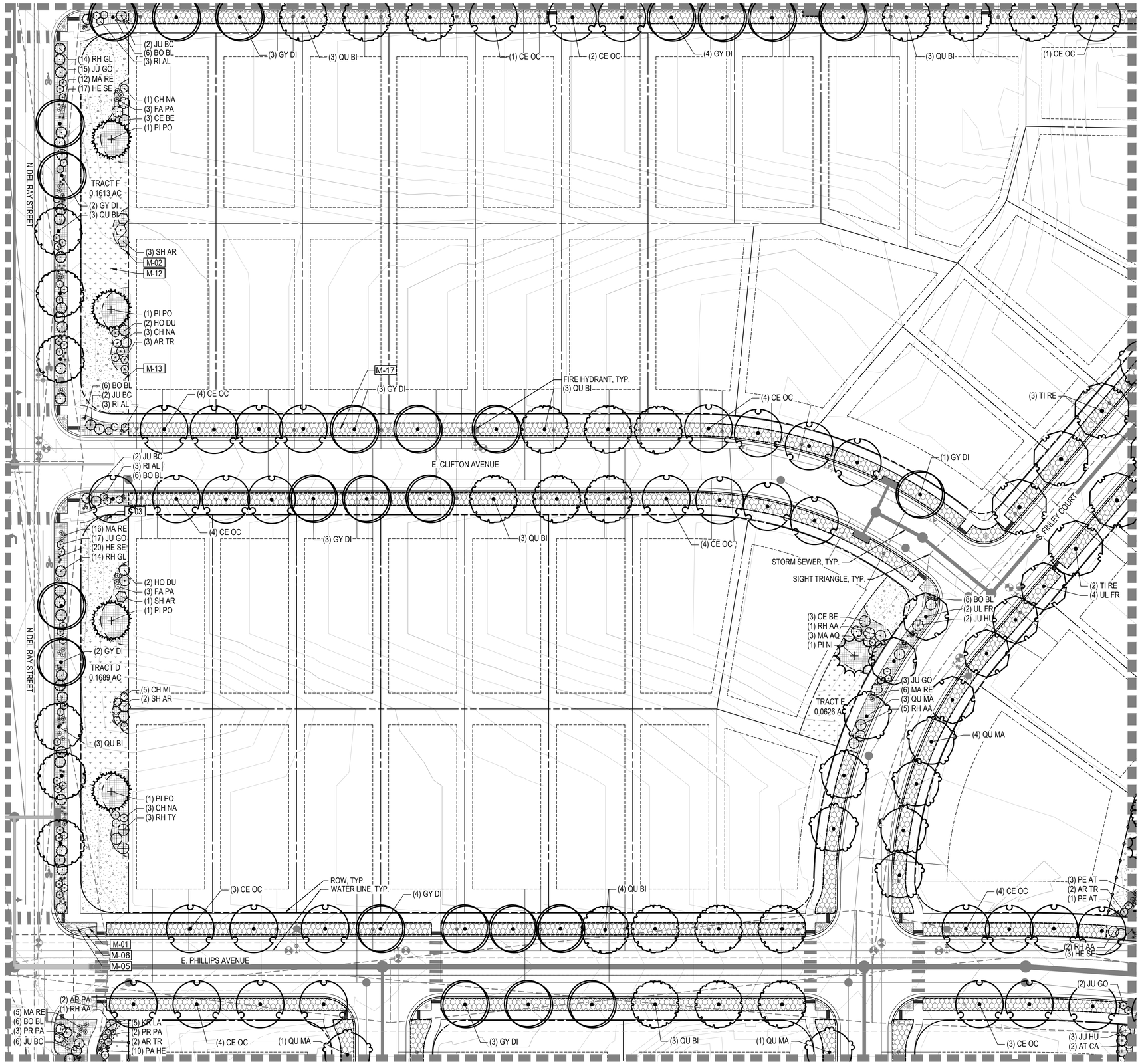
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.05
SHEET 76 OF 95



LEGEND

LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

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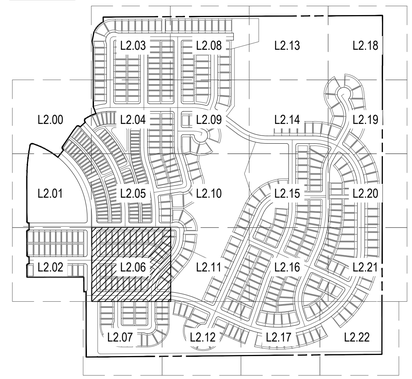

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NORTH

0 15 30 60
SCALE 1" = 30'

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DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

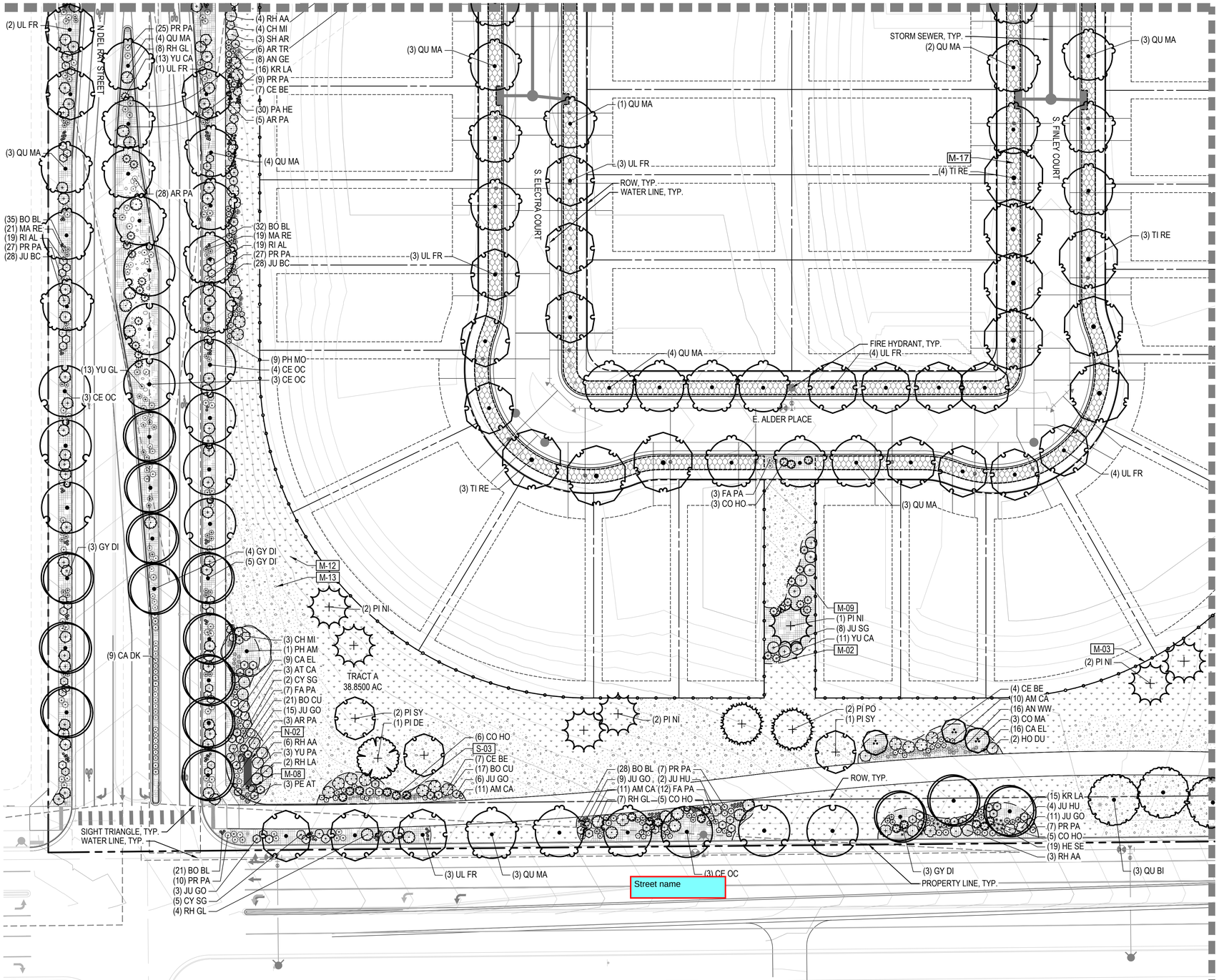
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.06
SHEET 77 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

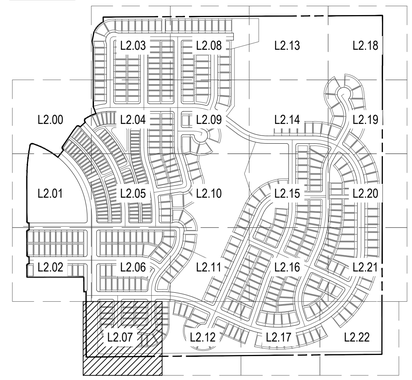
SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

0 15 30 60
SCALE 1" = 30'

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OVERLAND RANCH RESIDENTIAL PHASE 2
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AURORA, COLORADO

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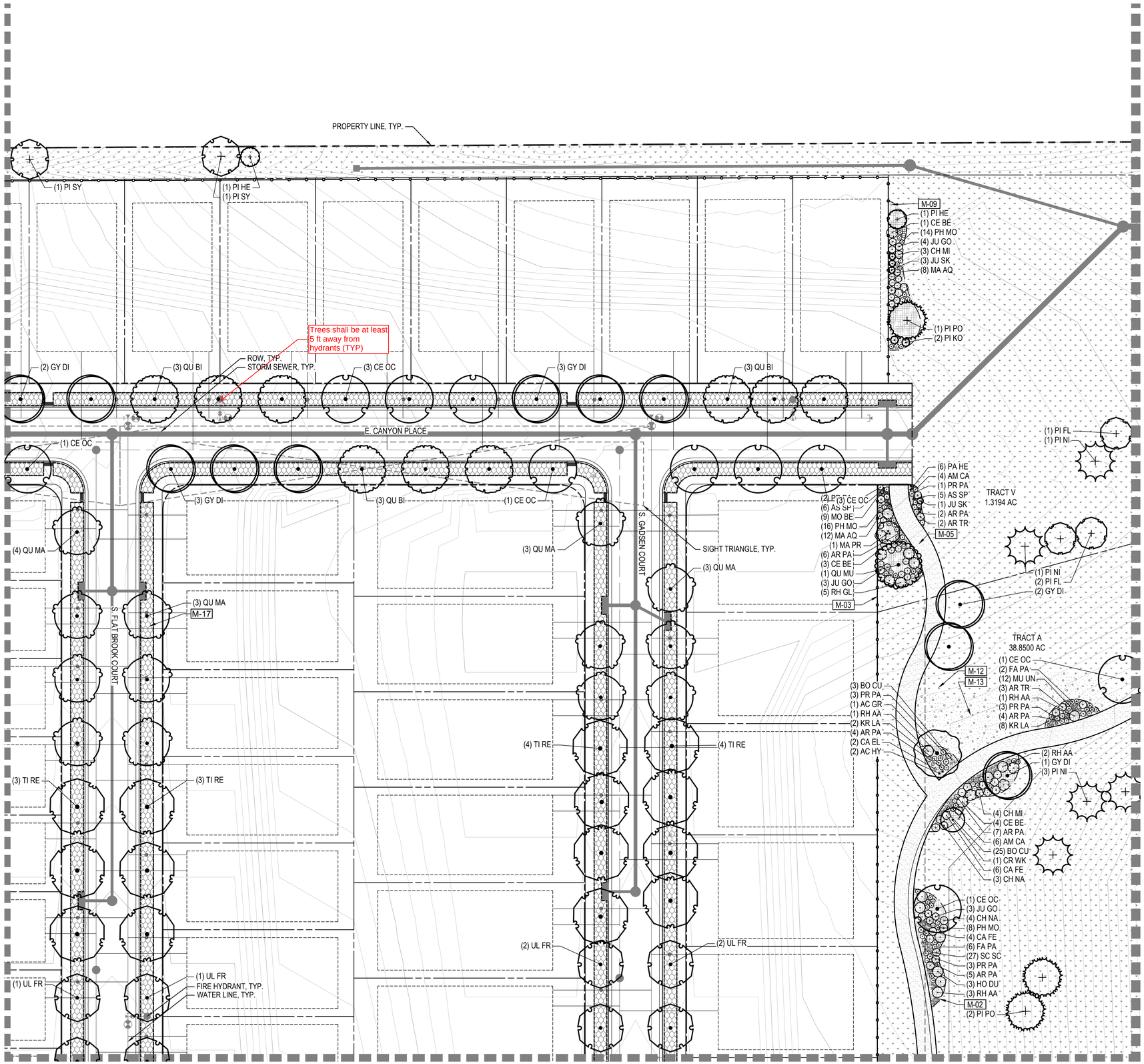
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.07
SHEET 78 OF 95



CHECKED BY:
DRAWN BY:

LEGEND

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

	CODE	LANDSCAPE MATERIALS DESCRIPTION
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE

	SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
	M-08	LANDSCAPE BOULDERS

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	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	HOMEBUILDER LANDSCAPE

	CODE	NOTATION DESCRIPTION
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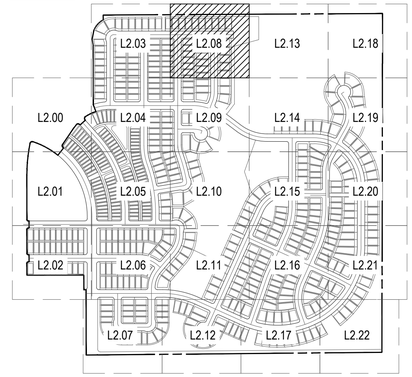
	N-02	SIGNAGE

	SYMBOL	SITE FURNISHINGS DESCRIPTION
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET

KEY MAP



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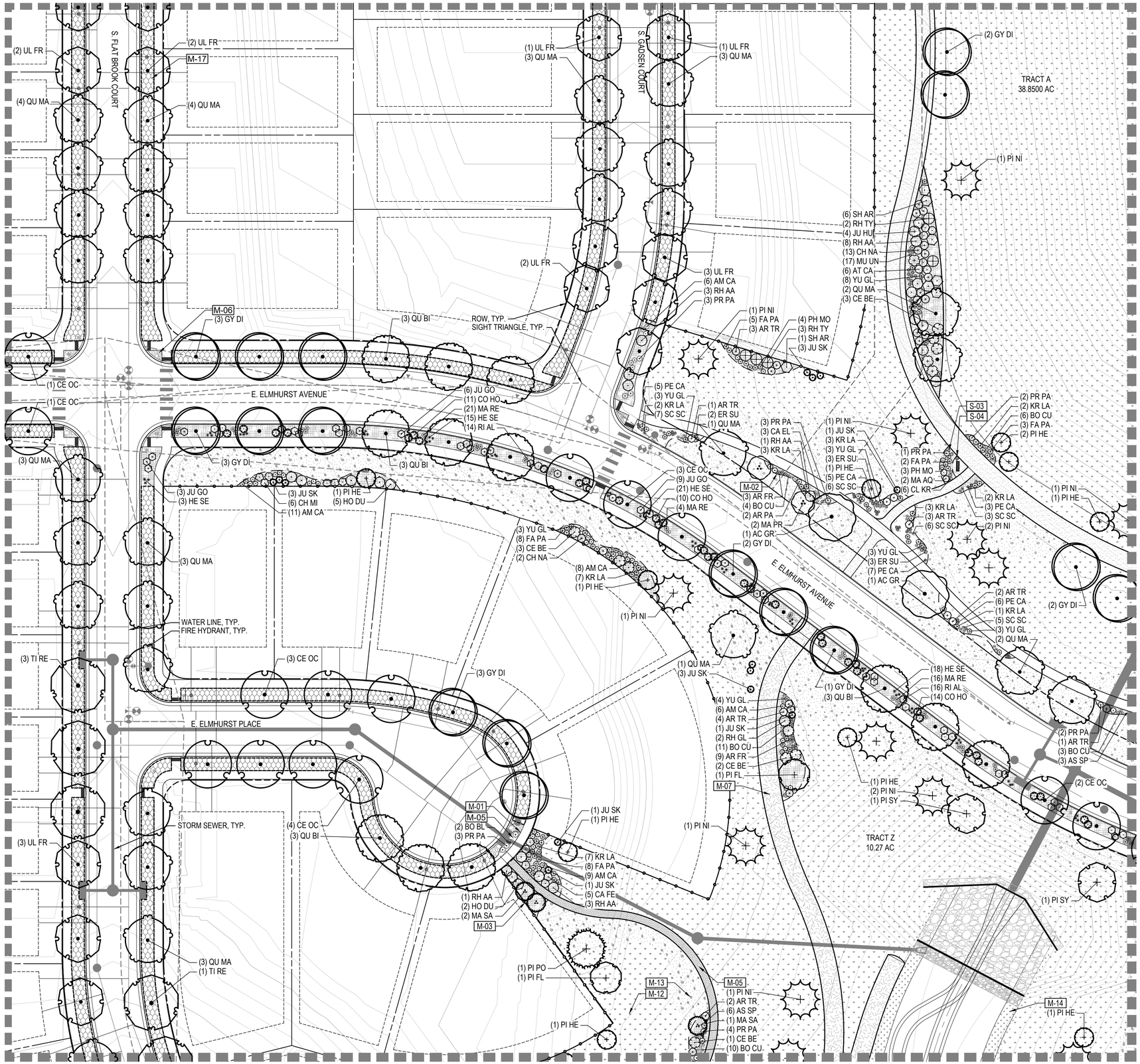
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.08
SHEET 79 OF 95



LEGEND

LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
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M-04	CORRAL FENCE

CODE	LANDSCAPE MATERIALS DESCRIPTION
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M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
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M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
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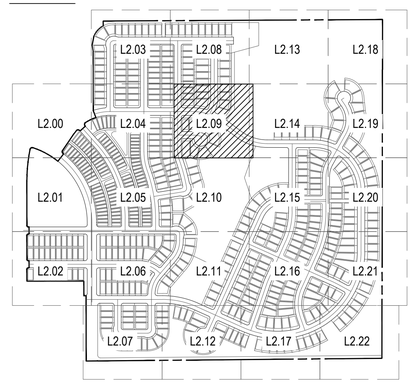
S-05	DISC GOLF BASKET

KEY MAP



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NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.09
SHEET 80 OF 95

LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
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CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

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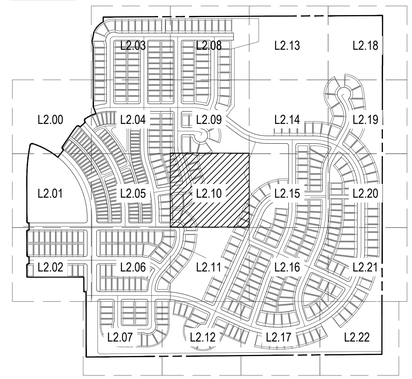
KEY MAP



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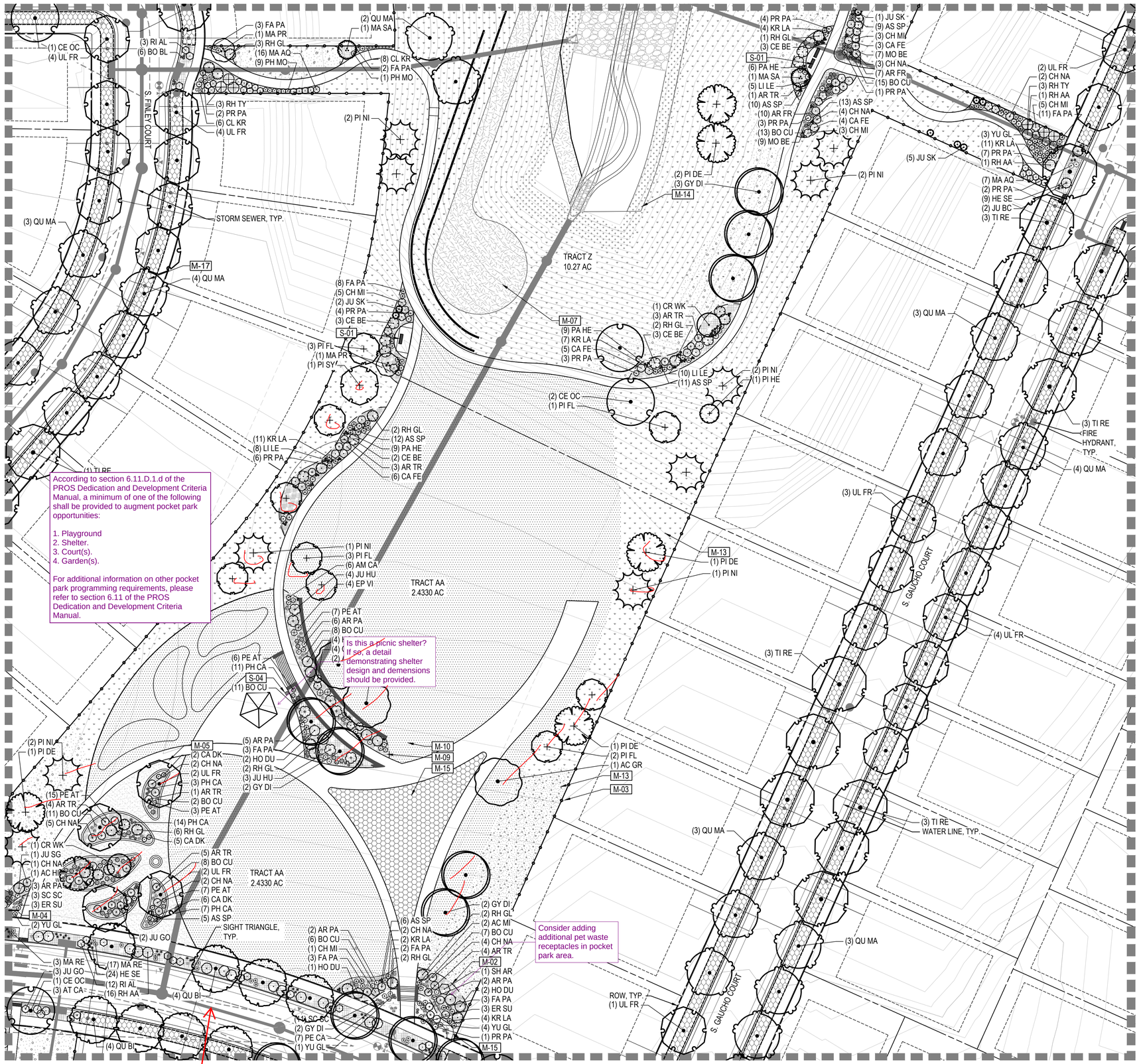
DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.10
SHEET 81 OF 95



LEGEND

LIMITS OF WORK (L.O.W.)
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PROPERTY LINE
RIGHT OF WAY

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N-02	SIGNAGE

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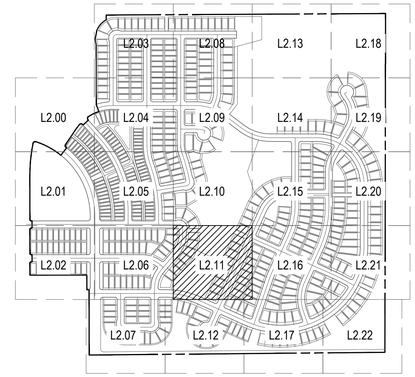
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

0 15 30 60
SCALE 1" = 30'

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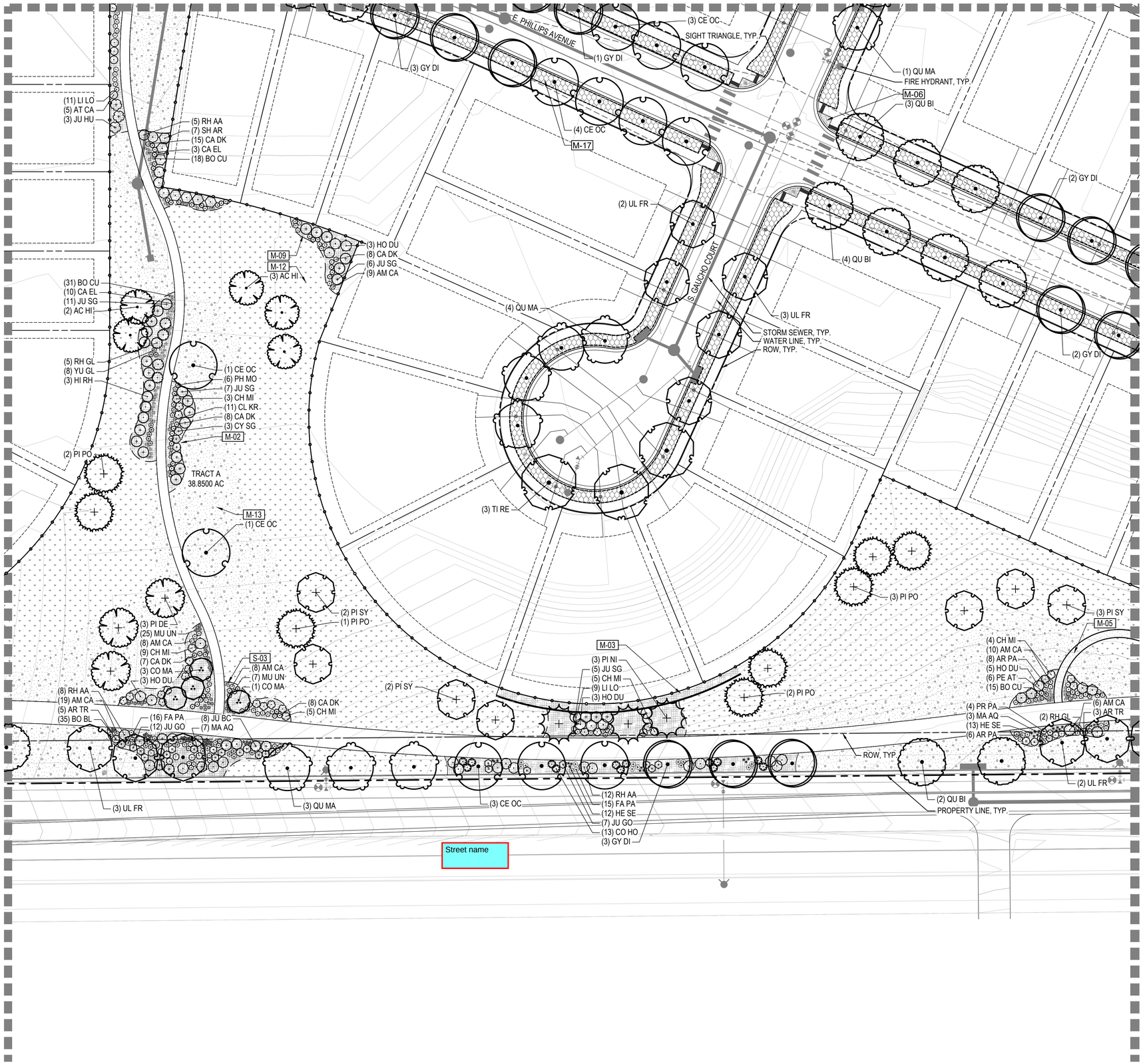
DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.11
SHEET 82 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
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CODE	LANDSCAPE MATERIALS DESCRIPTION
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SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
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M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP

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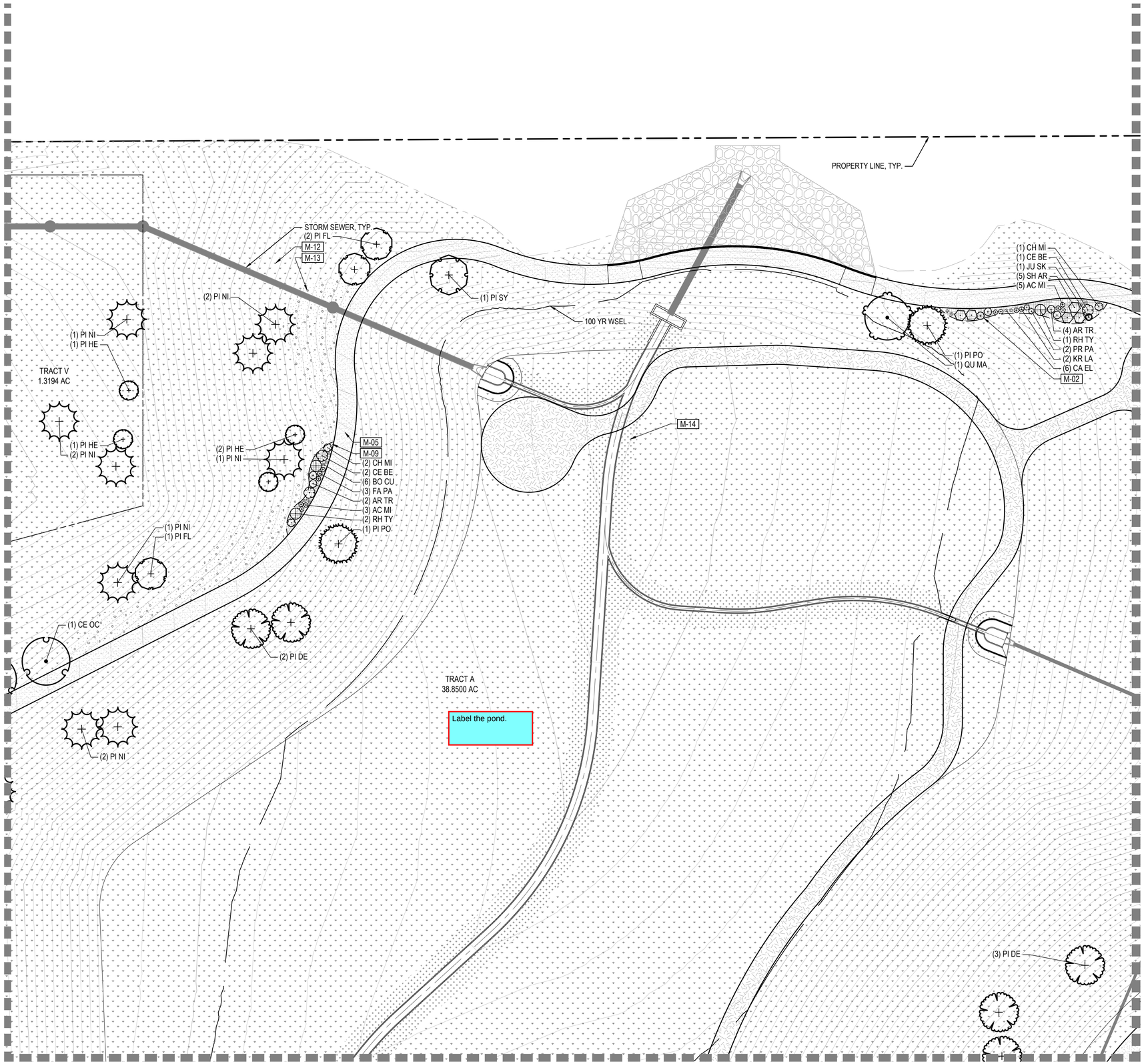
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.12



LEGEND

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	CODE	NOTATION DESCRIPTION
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	S-01	BENCH
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LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
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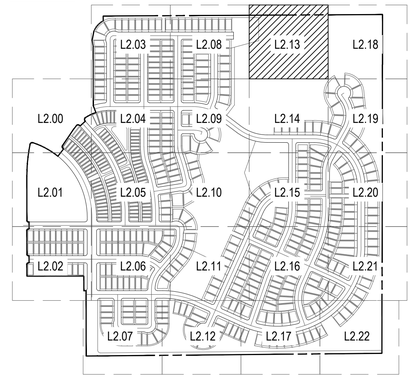
KEY MAP



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DATE:
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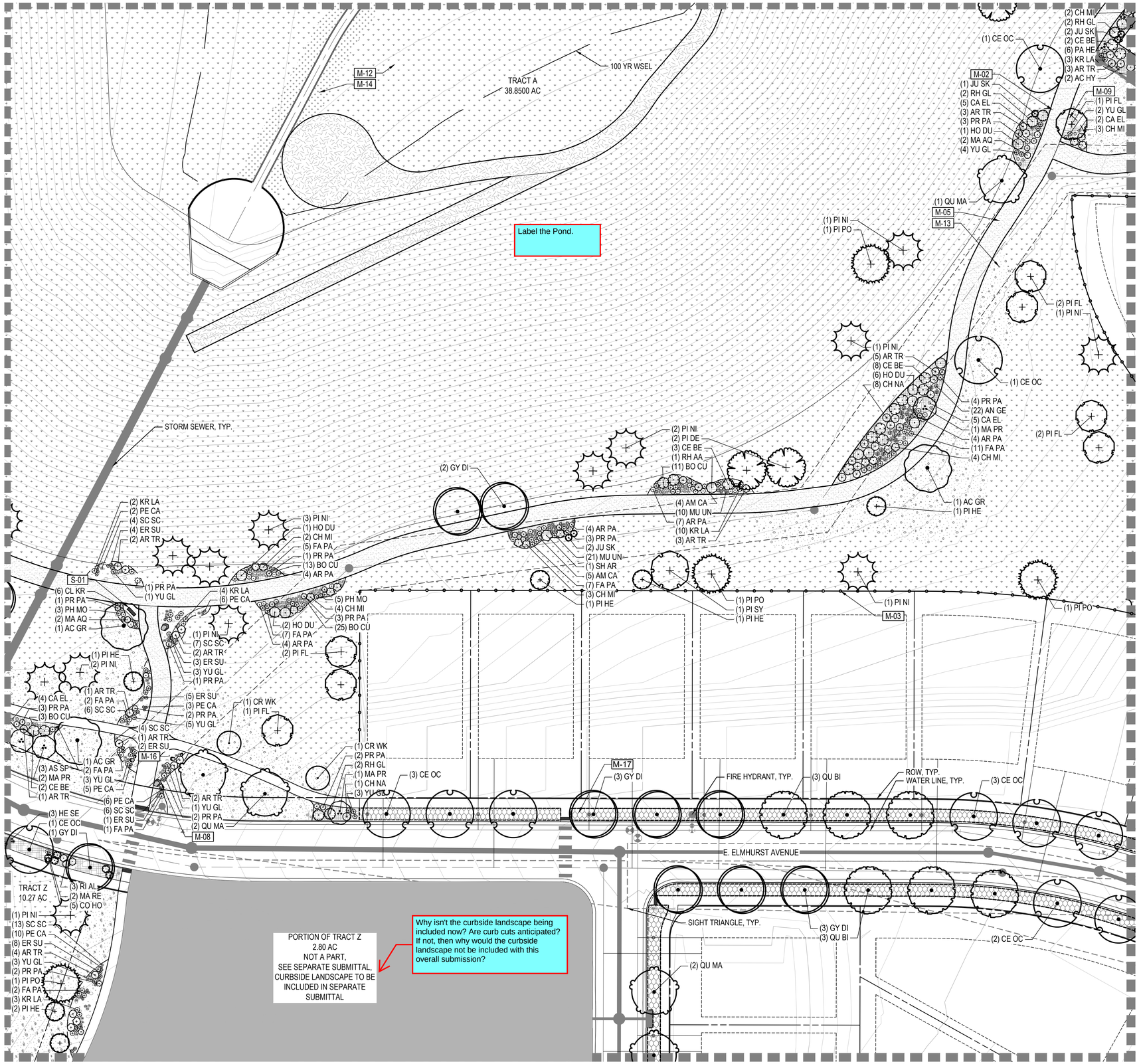
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.13
SHEET 84 OF 95



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DRAWN BY:

LEGEND

	CODE	LANDSCAPE MATERIALS DESCRIPTION
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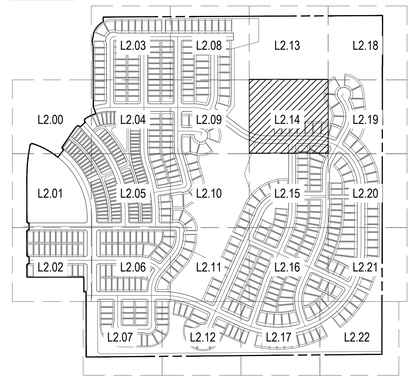
LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

KEY MAP



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DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.14
SHEET 85 OF 95

PORTION OF TRACT Z
2.80 AC
NOT A PART,
SEE SEPARATE SUBMITTAL,
CURBSIDE LANDSCAPE TO BE
INCLUDED IN SEPARATE
SUBMITTAL

S. GREAT ROCK STREET

S. HAYESMOUNT WAY

S. GAUCHO COURT

TRACT Y
0.5833 AC

TRACT Y
0.5833 AC

(1) CE OC
(1) QU MA
M-17
(3) UL FR
(3) TI RE
(3) QU MA
STORM SEWER, TYP.
FIRE HYDRANT, TYP.
ROW, TYP.
SIGHT TRIANGLE, TYP.
(1) TI RE
(1) QU MA
(3) CE OC
(3) GY DI
M-03
(3) GY DI
(3) CE OC
(3) GY DI
M-06
M-01
M-05
(3) QU MA
(7) KR LA
(1) CA FE
(2) YU GL
(2) RH GL
(3) PR PA
(4) KR LA
(3) CA FE
(1) RH GL
(3) QU BI
(42) BO BL
(15) RH GL
(26) MA RE
(13) JU GO
S-04
S-02
M-13
(1) RH GL
(2) FA PA
(1) PI PE
(2) YU GL
(4) AR TR
(1) PI NI
M-12
(10) KR LA
(7) CA FE
(1) PI FL
(12) BO CU
(3) RH GL
(2) AR TR
(2) JU HU
(4) QU BI
(3) RH TY
(2) CE BE
(1) HO DU
(2) PI HE
(1) SH AR
M-02
(5) CO HO
(6) JU GO
(5) MA RE
WATER LINE, TYP.
(3) QU MA
(2) CE OC
(2) GY DI
(3) UL FR
(3) QU MA
(4) UL FR
(4) TI RE
(2) TI RE
(3) UL FR
M-10
M-05
(2) CE OC
(3) QU MA
(2) SH AR
(3) RH TY
M-09
(1) UL FR
(1) TI RE
(1) TI RE
(1) QU MA

LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

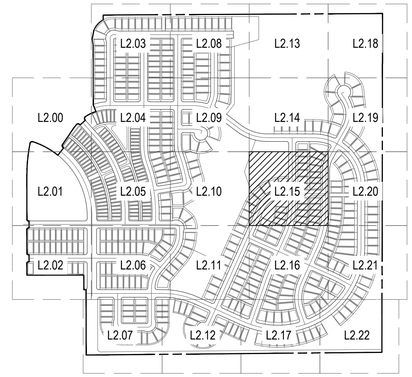
SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



NOTES:
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NORTH

0 15 30 60
SCALE 1" = 30'

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P 303.892.1166
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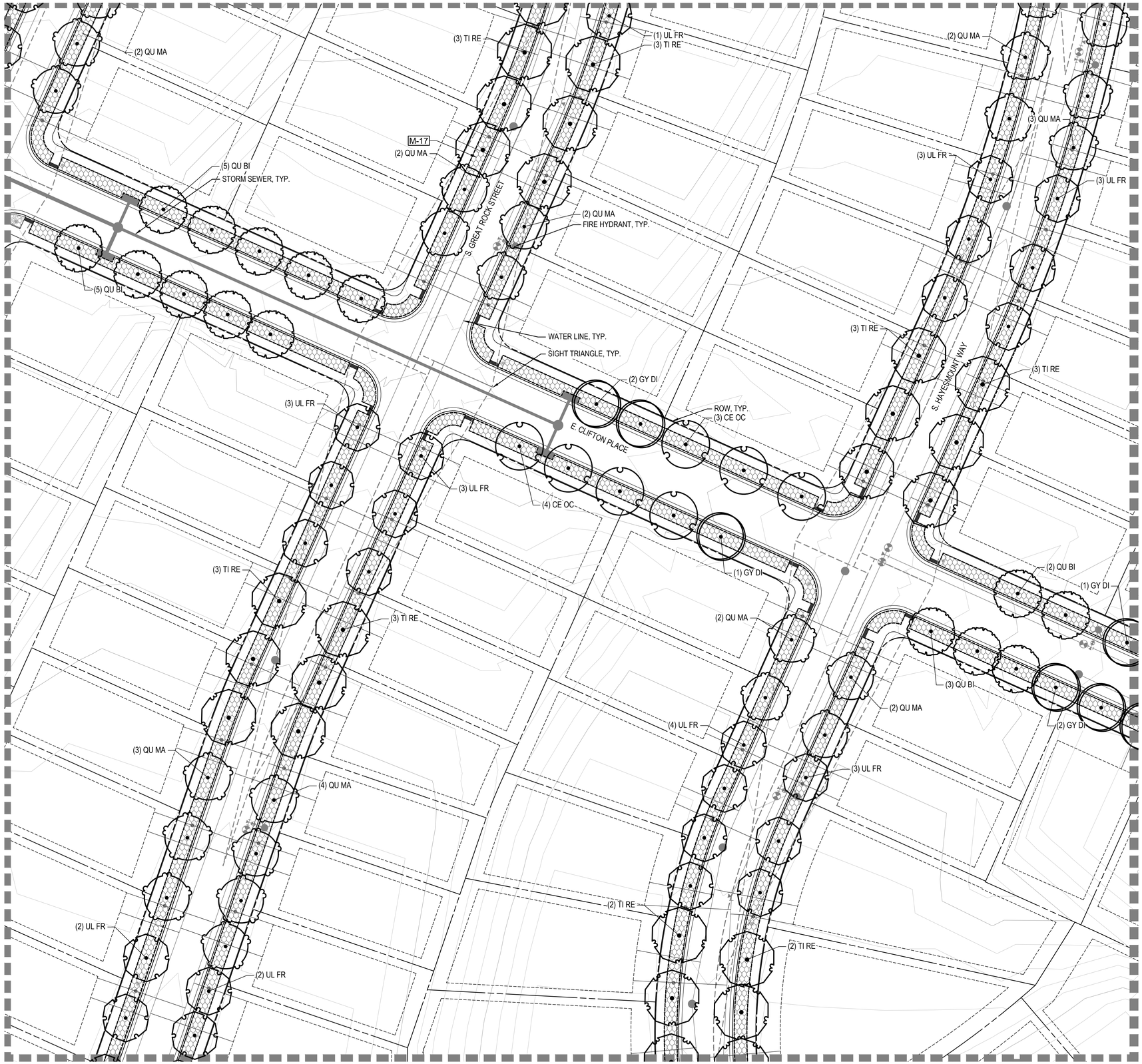
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.15
SHEET 86 OF 95



LEGEND

LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

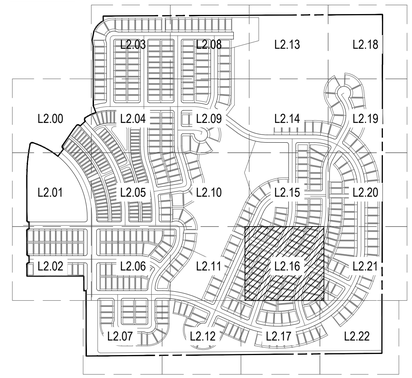
SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

0 15 30 60
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OVERLAND RANCH RESIDENTIAL PHASE 2
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OWNER:
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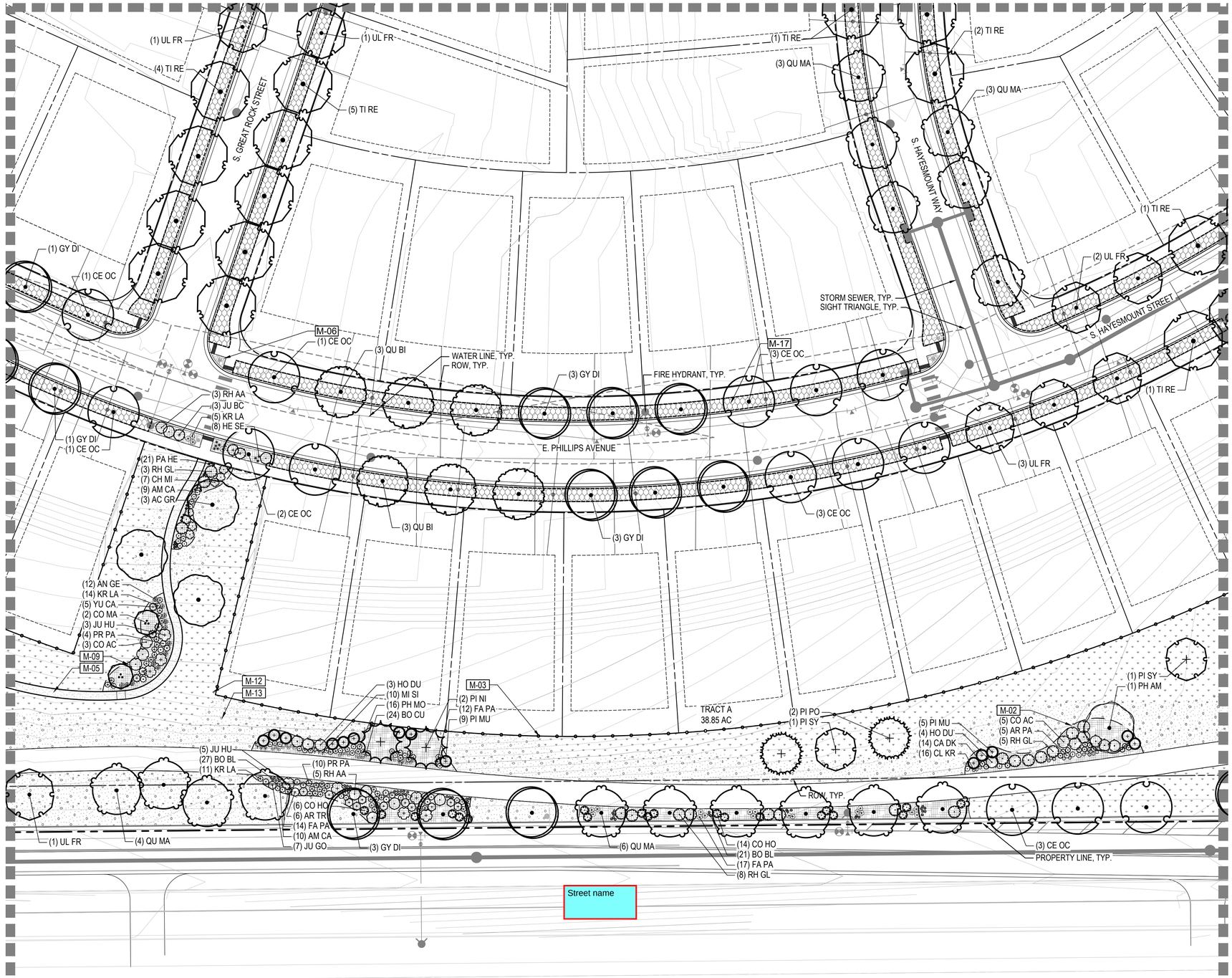
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.16
SHEET 87 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP

NOTES:

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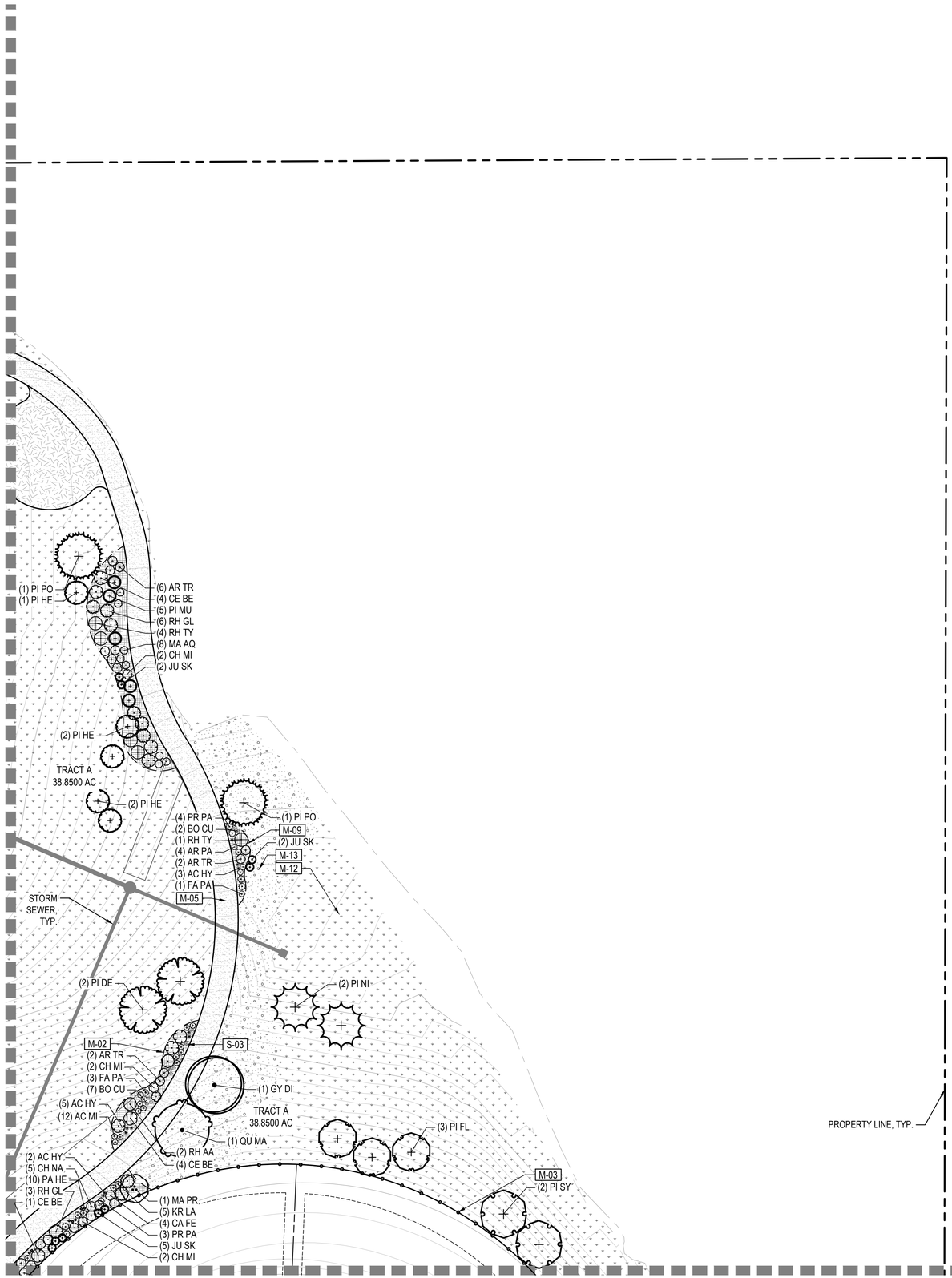
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.17
SHEET 88 OF 95



CHECKED BY:
DRAWN BY:

LEGEND

- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
M-02	SPADECUT EDGER
M-03	OPEN SPACE FENCE
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CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
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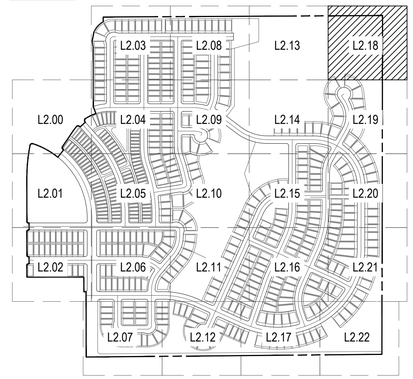
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

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OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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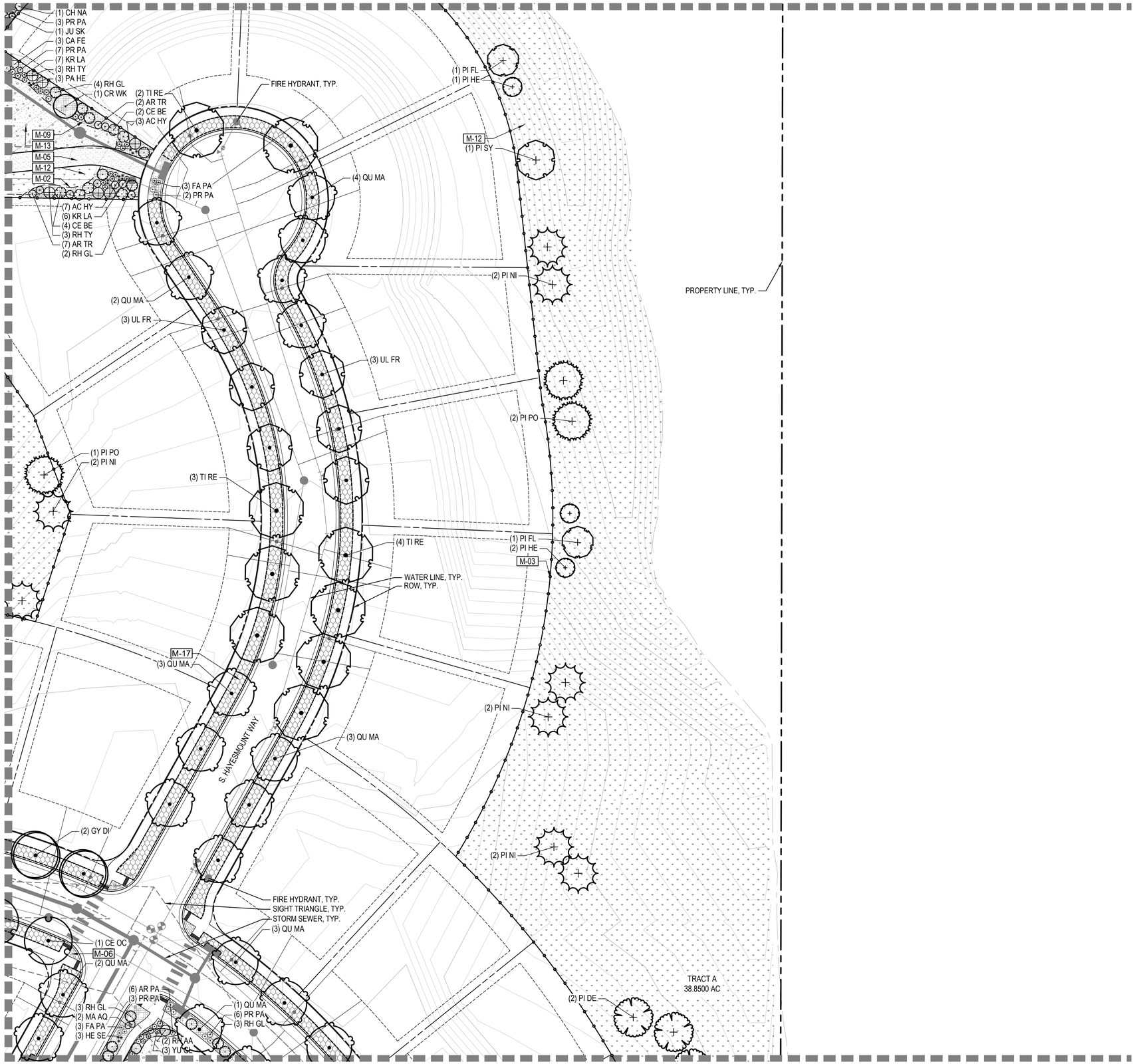
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.18
SHEET 89 OF 95



CHECKED BY:
DRAWN BY:

LEGEND

- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
M-02	SPADECUT EDGER
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CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
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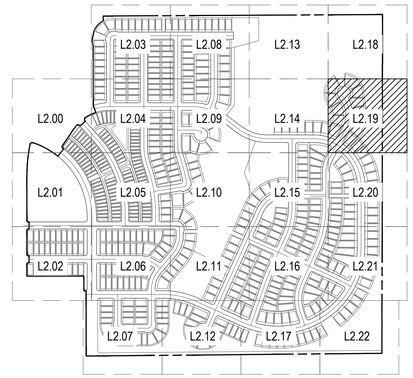
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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DATE:
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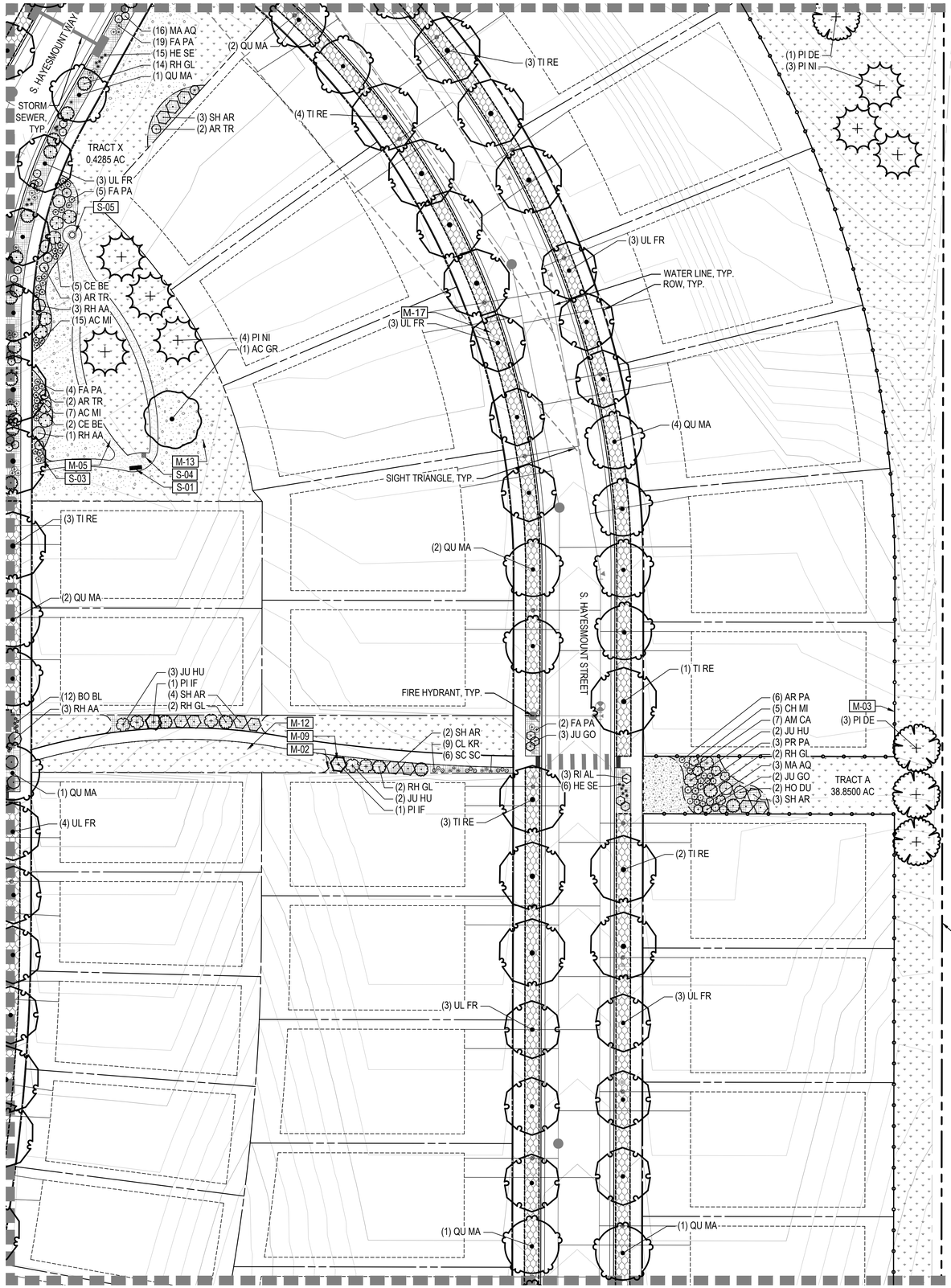
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.19



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE
	RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
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M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP

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OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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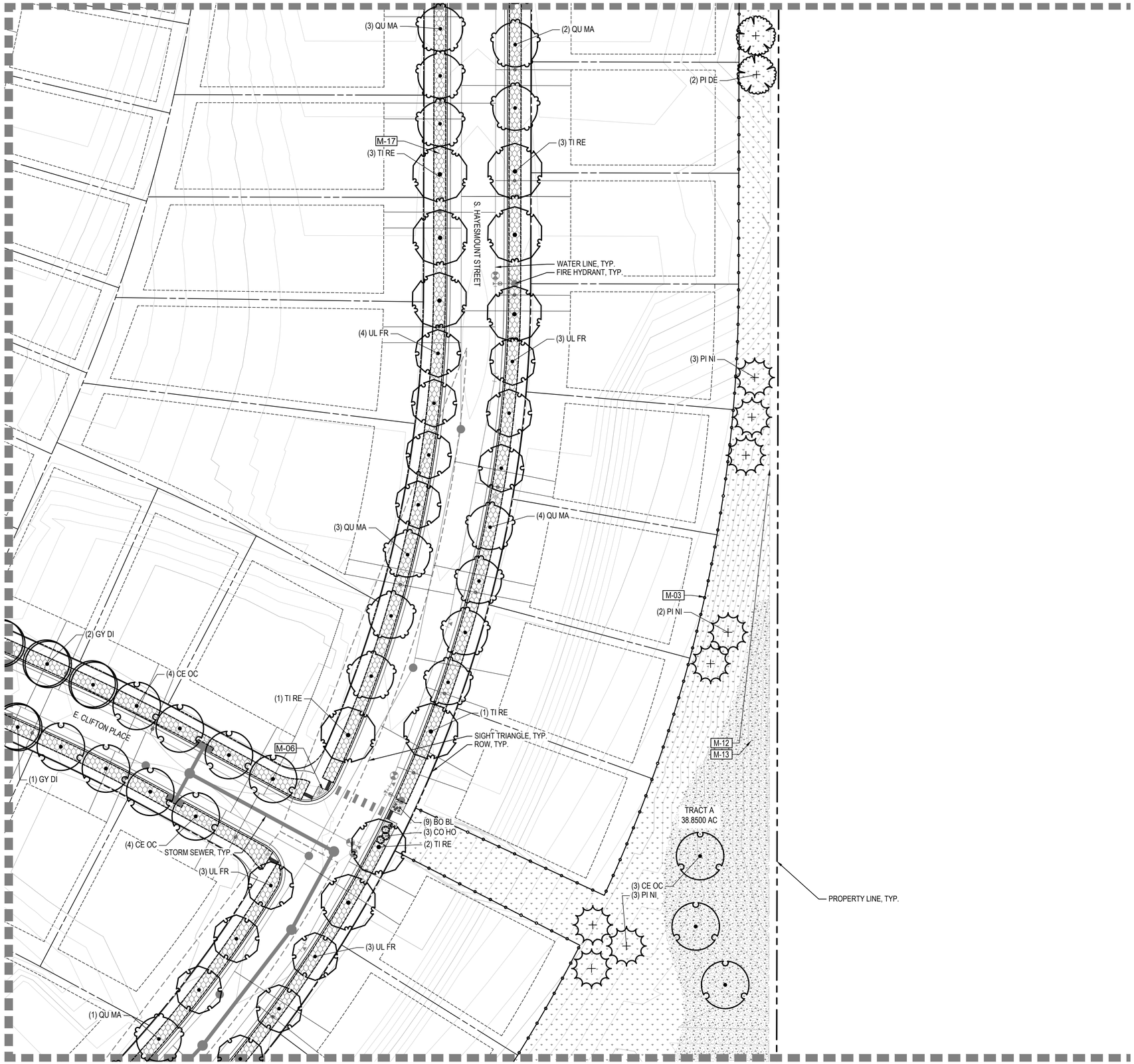
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.20
SHEET 91 OF 95



LEGEND

LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
M-02	SPADECUT EDGER
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M-04	CORRAL FENCE

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
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SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

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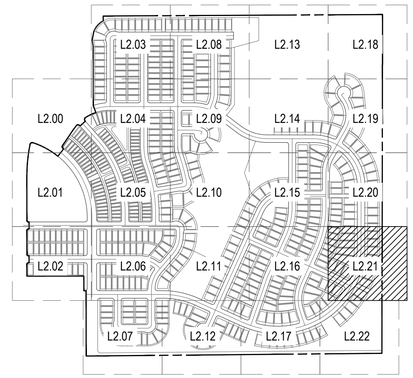

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DATE:
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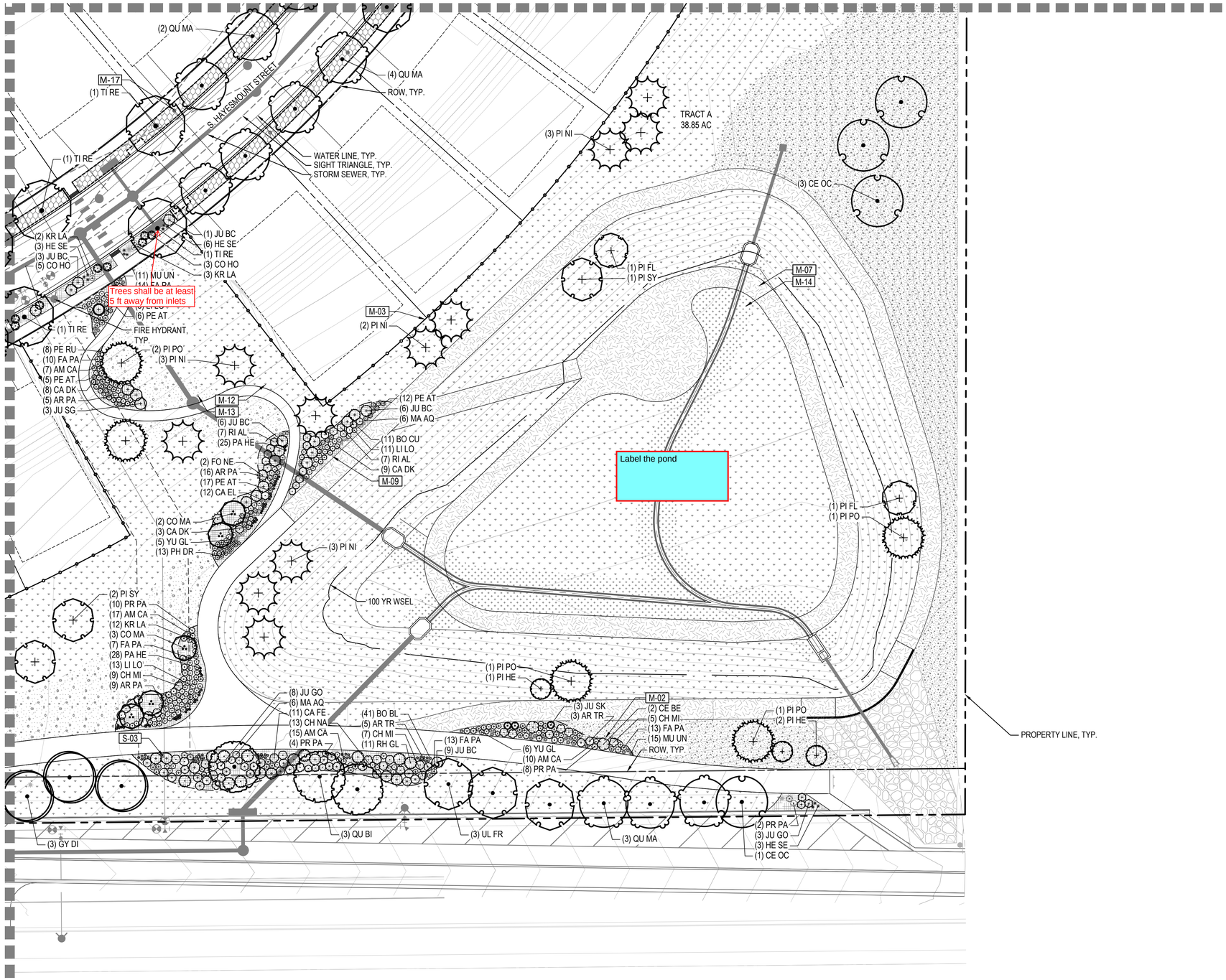
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.21
SHEET 92 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE
	RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
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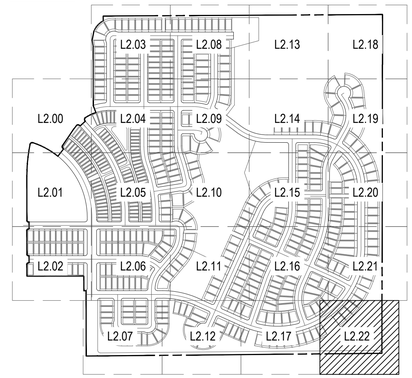
KEY MAP



NOTES:

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

NORTH

0 15 30 60

SCALE 1" = 30'

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OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

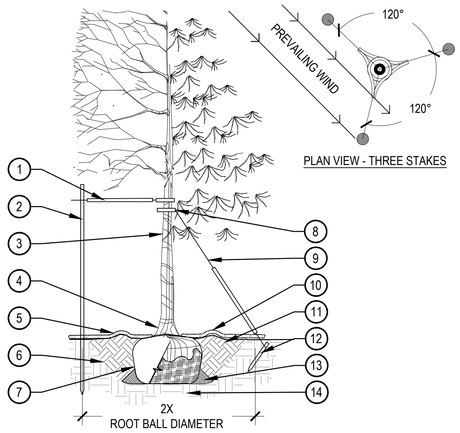
DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.22

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.

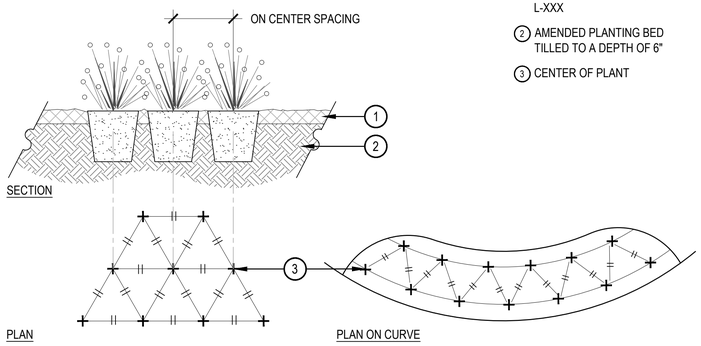


PLAN VIEW - THREE STAKES

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
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 TREE PLANTING DETAIL

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



SECTION

PLAN

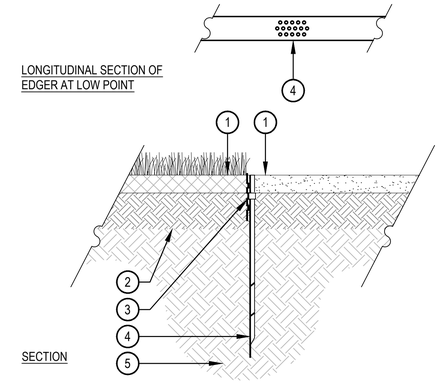
PLAN ON CURVE

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.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



LONGITUDINAL SECTION OF EDGER AT LOW POINT

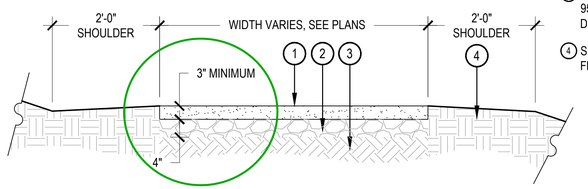
SECTION

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

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

4 METAL EDGER

SCALE: 1" = 1'-0"

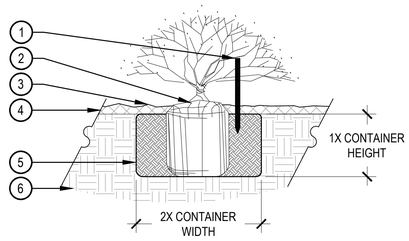


1. COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET L1.01
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. SHOULDER, SLOPE AWAY FROM TRAIL AT 2%

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.

6 CRUSHER FINES TRAIL

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

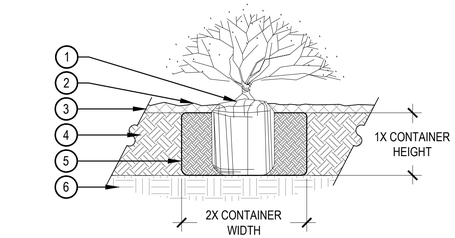


1. 2'-6" WOODEN STAKE DRIVEN INTO THE GROUND NEXT TO ROOTBALL, 18" OF THE STAKE MUST BE VISIBLE
2. SET SHRUB ROOTBALL 1" HIGHER THAN FINISH GRADE
3. FINISH GRADE (TOP OF NATIVE SEED)
4. SPECIFIED NATIVE SEED
5. TILL SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8"
6. UNDISTURBED GRADE

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.

7 SHRUB PLANTING IN NATIVE AREAS

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

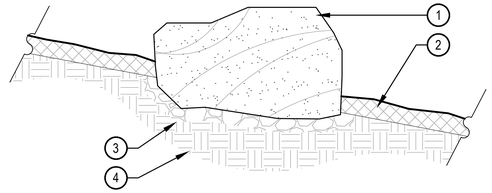


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L1.01
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

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.

2 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
5	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
7	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
7	'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.

5 LANDSCAPE BOULDER

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

Please provide details for all park furnishings, including benches, pet waste receptacles, and trash bins. Details should also be provided for site programmatic elements such as the disc golf feature, picnic shelters, etc.

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OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

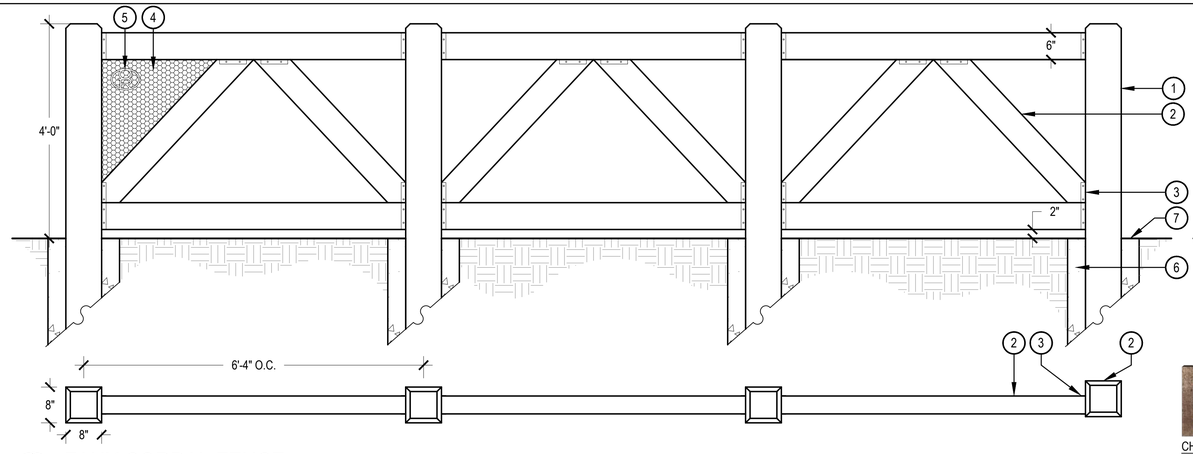
SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER
L4.00
SHEET 94 OF 95

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

1 SECONDARY MONUMENT SIGN

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

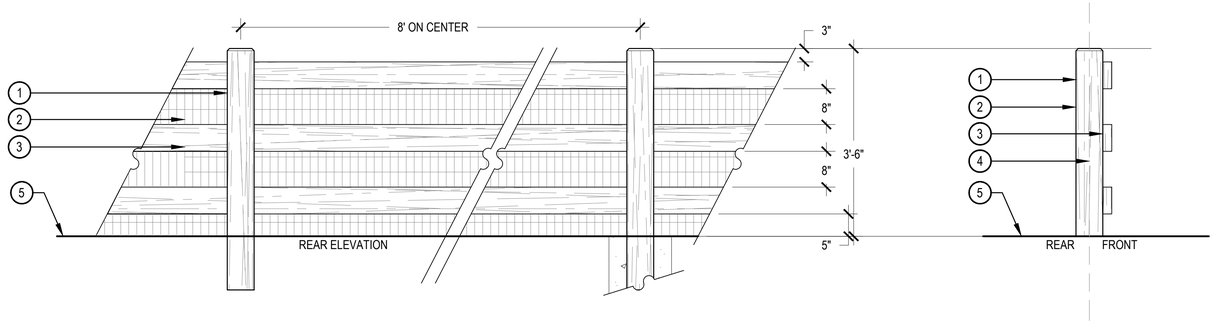


1. 8" X 8" ROUGH SAWN CEDAR POSTS, STAIN RE:AMENITY SCHEDULE
2. 4" X 6" SMOOTH CEDAR RAILINGS, STAIN RE: AMENITY SCHEDULE
3. BLACK STEEL RAILING CONNECTORS
4. BLACK STEEL PANEL TO BE ATTACHED TO ADJACENT BEAM AND RAILING VIA METAL BRACKETS
5. LASER CUT NEIGHBORHOOD PARK LOGO
6. CONCRETE POST FOOTER,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

CHARACTER IMAGE

2 FAUX CORRAL FENCE

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

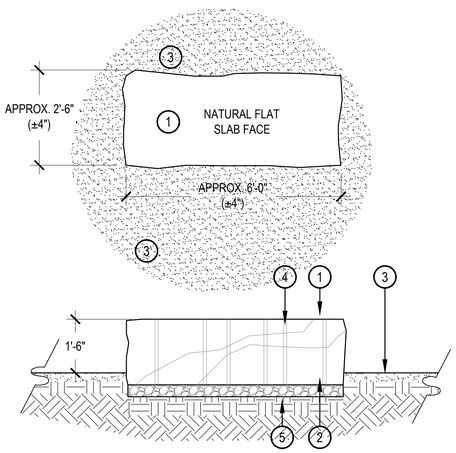


1. 4"X6" WOOD POST WITH 1" CHAMFER
2. 2"X4" WELDED GALVANIZED 14 GUAGE HEAVY DUTY WIRE MESH
3. 2"X6" WOOD RAIL
4. PROPERTY LINE, WHEN APPLICABLE
5. FINISHED GRADE

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

3 3-RAIL CEDAR FENCE

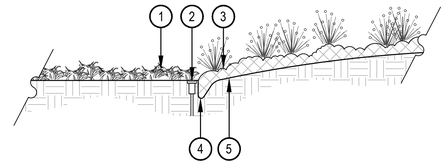
SCALE: 3/4" = 1'-0"



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

5 SANDSTONE SLAB BENCH

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



1. TURFGRASS OR DYLAND SEED
2. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
3. PLANTING BED
4. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
5. SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

4 SPADE CUT EDGE

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

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L4.01
SHEET 95 OF 95

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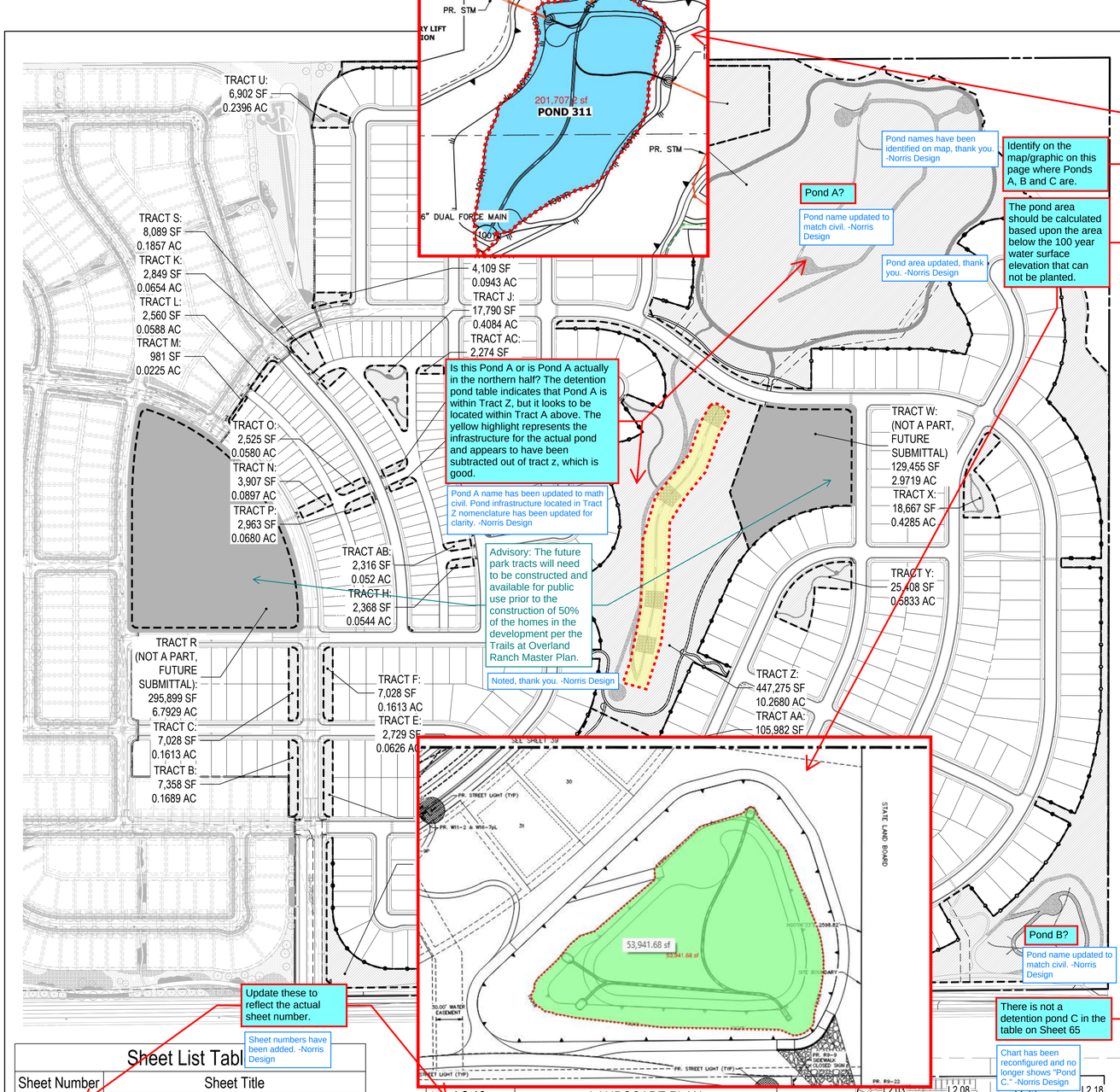

Update these to reflect the actual sheet number.

Sheet numbers have been added. -Norris Design

Sheet List Table

Sheet Number	Sheet Title
L0.00	LANDSCAPE COVER AND CALCULATIONS
L1.00	PLANT LIST
L1.01	LANDSCAPE NOTES
L1.02	LOT PLAN
L1.03	LOT TYPICAL
L1.04	LOT TYPICAL
L1.05	LOT TYPICAL
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
L2.10	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
L2.19	LANDSCAPE PLAN
L2.20	LANDSCAPE PLAN
L2.21	LANDSCAPE PLAN
L2.22	LANDSCAPE PLAN
L4.00	LANDSCAPE DETAILS
L4.01	LANDSCAPE DETAILS

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You don't have to have two separate tables for detention pond and tract landscaping. Because the landscape requirements are the same, just document in the tract landscape table that the detention area has been subtracted from the overall tract area. This table is supposed to represent the actual tract area. Provide an additional column in this table listing the Pond area and then the final tract area as a result. Tract A appears to have two ponds within it. Ponds A and B. I would list the ponds as you have, but again, provide a column for the actual pond areas being subtracted.

TRACT LANDSCAPE TABLE

Tract landscape table has been updated to reflect the recommendations. -Norris Design

Tract	~~Total Tract Area~~	Pond Area	Total Tract Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
A*	~~1,692,307~~ ~~1,032,253~~		Open Space (1 Tree and 10 Shrubs per 4,000 SF)		294	2,581	#5 Cont Shrubs	1,874
							#1 Cont Grasses	1,083
Pond A	~~574,000~~	201,702	1,436,663	See detention pond chart (L1.00)				
Pond B	~~85,000~~	53,942		See detention pond chart (L1.00)				
B	7,358		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
							#1 Cont Grasses	0
C	7,358		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
							#1 Cont Grasses	0
D	7,358		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
							#1 Cont Grasses	0
E	2,729		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	7
							#1 Cont Grasses	0
F	7,028		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	18	#5 Cont Shrubs	18
							#1 Cont Grasses	0
G	5,931		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	15	#5 Cont Shrubs	15
							#1 Cont Grasses	0
H	2,368		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	5
							#1 Cont Grasses	6
I	2,223		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	4
							#1 Cont Grasses	6
J	17,790		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	5	5	45	#5 Cont Shrubs	39
							#1 Cont Grasses	18
K	1,849		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	5	#5 Cont Shrubs	5
							#1 Cont Grasses	3
L	2,560		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	6
							#1 Cont Grasses	3
M	981		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	3	#5 Cont Shrubs	6
							#1 Cont Grasses	3
N	3,907		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	10	#5 Cont Shrubs	8
							#1 Cont Grasses	6
O	2,525		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	6
							#1 Cont Grasses	6
P	2,963		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	8	#5 Cont Shrubs	7
							#1 Cont Grasses	3
Q	0		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	0	0	0	#5 Cont Shrubs	0
							#1 Cont Grasses	0
R	295,899		Not a Part, See a Separate Submittal	N/A	N/A	N/A	#5 Cont Shrubs	N/A
							#1 Cont Grasses	N/A
S	8,089		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	3	3	21	#5 Cont Shrubs	21
							#5 Cont Grasses	15
T	4,109		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	11	#5 Cont Shrubs	16
							#1 Cont Grasses	3
U	6,902		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	18	#5 Cont Shrubs	18
							#1 Cont Grasses	0
V*	57,473		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	15	20	144	#5 Cont Shrubs	86
							#1 Cont Grasses	26
W	129,455		Not a Part, See a Separate Submittal	N/A	N/A	N/A	#5 Cont Shrubs	N/A
							#1 Cont Grasses	N/A
X	18,667					47	#5 Cont Shrubs	44
							#1 Cont Grasses	22
Y	25,408					64	#5 Cont Shrubs	69
							#1 Cont Grasses	12
Z*	374,419		(1 Tree and 10 Shrubs per 4,000 SF)	94	138	937	#5 Cont Shrubs	404
							#1 Cont Grasses	385
Pond C	72,856		Detention Pond	Infrastructure			tention pond chart (L1.00)	
AA*	105,982		Pocket Park				#5 Cont Shrubs	203
							Cont Grasses	157
AB	2,316						Cont Shrubs	5
							Cont Grasses	6
AC	2,274		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	Cont Shrubs	6
							#1 Cont Grasses	0
AD	2,368		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	5
							#1 Cont Grasses	6
AE	1,901		Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	5	#5 Cont Shrubs	6
							#1 Cont Grasses	0
Totals:	*2,875,355*			*442*	*527*	*4,305*	*3,530*	

447,275 - 72,856 = 374,419 this calculation needs to somehow be documented in the table so that there is a clear understanding of where the final sf number is coming from

A note has been added that explains calculation. -Norris Design

Updated, thank you. -Norris Design

Does this number represent the infrastructure as identified in yellow on the plan? It's technically not a pond according to the grading plan, but more infrastructure supporting Pond A.

Chart has been reconfigured to better explain the pond calculations and planting, as well as the calculations regarding detention pond infrastructure. -Norris Design

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.I.1

3.) * Tracts with shrub deficits are fulfilled using tree equivalents

LEGEND

TRACT BOUNDARY

OPEN SPACE FENCE, REFER TO DETAIL 3, SHEET L4.01

Add "Not for Construction" to all landscape plan sheets.

Not for construction has been added to titleblock. -Norris Design

Per comment on the Cover Sheet, only have single numbers 64, 65, etc.

Sheet numbers have been updated. -Norris Design

NORTH

0 200 400

SCALE 1" = 200'

NORRIS DESIGN
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NORRIS-DESIGN.COM

OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE COVER AND CALCULATIONS

SHEET NUMBER
~~L0.00~~
~~SHEET 64 OF 95~~

CURBSIDE LANDSCAPE TABLE

Curbside Description (1 shrub per 40 sf and 1 tree per 40 LF)	*Homebuilder Curbside Area (SF)*	*Homebuilder Shrub Requirement*	*Tract Curbside Area (SF)*	*Shrubs Required*	*Shrubs Provided*		*Length (LF)*	*Trees Required*	*Trees Provided*
E Canyon Pl. - North Side*	8,801	221	432	11	#5 Cont Shrubs	11	1,058	27	27
					#5 Cont Grasses	0			
E Canyon Pl. - South Side*	5,969	150	0	0	#5 Cont Shrubs	0	856	22	22
					#5 Cont Grasses	0			
E Clifton Ave - North Side*	8,177	205	287	7	#5 Cont Shrubs	10	1,087	28	28
					#5 Cont Grasses	12			
E Clifton Ave - South Side*	7,828	196	288	7	#5 Cont Shrubs	10	1,066	27	27
					#5 Cont Grasses	12			
E Elmhurst Ave. - North Side*	9,756	244	2,025	51	#5 Cont Shrubs	31	1,470	37	38
					#5 Cont Grasses	20			
E Elmhurst Ave. - South Side*	7,841	197	8,238	206	#5 Cont Shrubs	184	1,842	47	47
					#5 Cont Grasses	84			
E Mineral Ave - East Side*	5,703	143	224	6	#5 Cont Shrubs	5	726	19	19
					#5 Cont Grasses	3			
E Mineral Ave - West Side	NOT A PART, TO BE SUBMITTED IN A SEPARATE PLAN SET				#5 Cont Shrubs	NOT A PART, TO BE SUBMITTED IN A SEPARATE PLAN SET			
					#5 Cont Grasses				
S Deer Park St - East Side*	6,073	152	1,587	40	#5 Cont Shrubs	33	1,012	26	26
					#5 Cont Grasses	18			
S Deer Park St - West Side*	7,265	182	631	16	#5 Cont Shrubs	12	990	25	25
					#5 Cont Grasses	12			
N Del Ray St - East Side	0	0	7,946	199	#5 Cont Shrubs	195	958	24	24
					#5 Cont Grasses	75			
N Del Ray St - West Side	0	0	8,173	204	#5 Cont Shrubs	191	958	24	24
					#5 Cont Grasses	75			
E Phillips Ave - North Side*	10,182	255	2,620	66	#5 Cont Shrubs	50	1,668	42	42
					#5 Cont Grasses	27			
E Phillips Ave - South Side*	11,637	291	1,091	27	#5 Cont Shrubs	19	1,748	44	44
					#5 Cont Grasses	8			
S Electra Court - East Side*	6,565	165	0	0	#5 Cont Shrubs	0	567	15	18
					#5 Cont Grasses	0			
S Electra Court - West Side*	6,228	156	76	2	#5 Cont Shrubs	6	678	17	20
					#5 Cont Grasses	0			
S Finley Street - East Side*	12,103	303	0	0	#5 Cont Shrubs	0	1,496	38	38
					#5 Cont Grasses	0			
S Finley Street - West Side*	11,214	281	788	20	#5 Cont Shrubs	15	1,567	40	40
					#5 Cont Grasses	10			
S Flat Brook Court - East Side*	8,877	222	243	6	#5 Cont Shrubs	3	1,120	28	28
					#5 Cont Grasses	3			
S Flat Brook Court - West Side*	9,472	237	238	6	#5 Cont Shrubs	6	1,220	31	31
					#5 Cont Grasses	6			
S Gadsen Court - East Side*	4,352	109	476	12	#5 Cont Shrubs	12	604	16	16
					#5 Cont Grasses	0			
S Gadsen Court - West Side*	4,669	117	0	0	#5 Cont Shrubs	0	593	15	15
					#5 Cont Grasses	0			
E Otero Avenue - North Side*	5,568	140	0	0	#5 Cont Shrubs	0	529	14	14
					#5 Cont Grasses	0			
E Otero Avenue - South Side*	9,216	231	575	14	#5 Cont Shrubs	10	1,232	31	31
					#5 Cont Grasses	12			
E Nova Avenue - North Side	0	0	2,141	54	#5 Cont Shrubs	33	263	7	7
					#5 Cont Grasses	30			
East Nova Avenue - South Side*	3,022	76	0	0	#5 Cont Shrubs	0	346	9	9
					#5 Cont Grasses	0			
S Finley Court - East Side*	4,777	120	206	5	#5 Cont Shrubs	3	949	24	24
					#5 Cont Grasses	6			
S Finley Court - West Side*	3,975	100	965	24	#5 Cont Shrubs	16	814	21	22
					#5 Cont Grasses	8			
E Alder Place - North Side*	2,042	52	0	0	#5 Cont Shrubs	0	295	8	8
					#5 Cont Grasses	0			
E Alder Place - South Side*	1,789	45	240	6	#5 Cont Shrubs	6	458	12	12
					#5 Cont Grasses	0			
S Gaucho Court - East Side*	10,606	266	2,845	71	#5 Cont Shrubs	53	1,647	42	42
					#5 Cont Grasses	42			
S Gaucho Court - West Side*	14,100	353	270	7	#5 Cont Shrubs	4	1,739		
					#5 Cont Grasses	9			
S Great Rock Street - East Side*	12,180	305	0	0	#5 Cont Shrubs	0	1,529		
					#5 Cont Grasses	0			
Great Rock Street - West Side*	8,755	219	639	16	#5 Cont Shrubs	16	1,202	31	31
					#5 Cont Grasses	0			
S Hayesmount Way - East Side*	14,222	356	2,793	70	#5 Cont Shrubs	60	2,077	52	52
					#5 Cont Grasses	30			
S Hayesmount Way - West Side*	15,869	397	179	4	#5 Cont Shrubs	5	2,023	51	51
					#5 Cont Grasses	0			
E Clifton Place - North Side*	6,935	174	0	0	#5 Cont Shrubs	0	802	21	19
					#5 Cont Grasses	0			
E Clifton Place - South Side*	6,874	172	0	0	#5 Cont Shrubs	0	800	20	20
					#5 Cont Grasses	0			
E Elmhurst Place*	4,009	101	181	5	#5 Cont Shrubs	3	519	13	13
					#5 Cont Grasses	2			
S Hayesmount Street - East Side*	13,457	337	1,174	29	#5 Cont Shrubs	24	1,889	48	48
					#5 Cont Grasses	24			
S Hayesmount Street - West Side*	12,374	310	517	13	#5 Cont Shrubs	14	1,733	44	44
					#5 Cont Grasses	0			
Totals				**1,202**		**1,568**		**1,123**	**1,129**

Notes:

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

2.) Per Ordinance Section 146-4.7.5.Ciii & 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, L1.04, and L1.05).

4.) Homebuilder shall provide curbside landscape requirements located at all single family lots.

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

6.) Final curbside landscape placement subject to driveway location, stops signs, street lights, and utility/service location - per home builder.
Home builder trees to be placed no closer than 5' away from meter and meter service lines

Is there really Tract Z? Should this not be Tract A??

Detention pond requirements chart has been removed. All detention pond information has been included in tract landscape table per recommendations on the previous sheet. -Norris Design

Is this short due to the 50' offset for stop sign distancing? If so, add an asterisk and a note to the bottom of the table.

Note has been added to bottom of chart to explain deficit streetscape planting. -Norris Design

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)	~~Track Area~~ Pond Area (SF)	Trees Required (1 per 4,000 SF)	Trees	Shrubs Required	Shrubs Provided
A	Z	1,692,308 ~~447,275~~	201,702 ~~374,419~~	143 ~~94~~			402
B	A	1,692,308	~~1,032,253~~	259	294	2,361	

Detention pond requirements chart has been removed. All detention pond information has been included in tract landscape table per recommendations on the previous sheet. -Norris Design

It looks like the pond area should be 85,066sf according to the tract area table.

Detention pond requirements chart has been removed. All detention pond information has been included in tract landscape table per recommendations on the previous sheet. -Norris Design

Notes:

1.) Landscape requirements are being met and overlap with the tract landscaping requirments. See Tract Landscape Table.

MEDIAN LANDSCAPE REQUIREMENTS

Median Description	*Length (LF)*	*Trees Required (1 per 35 LF)*	*Trees Provided*	*Shrubs Required (6 per 36 LF)*	*Shrubs Provided*
N DEL RAY STREET	454	13	9	76	96
NOTES:					
1.) Median landscape to meet standards set forth in Aurora UDO Section 4.7.5.					

The landscape provided in the median is perfectly fine. Please note that should the applicant wish to provide a landscape concept that mimics the city's medians, they may wish to comply with the Parks Recreation and Open Space Manual design standards for medians which does not require a permanent irrigation system, but watering by a hand truck for several years.

Comment acknowledged, thank you. -Norris Design

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OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
PLANT LIST

SHEET NUMBER
L1.00
SHEET 65 OF 95

CHECKED BY:
DRAWN BY:

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES					
AC GR	16	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2.5" CAL.
AC HI	6	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5" CAL.
CE OC	196	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.
GY DI	175	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL.
QU BI	140	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.
QU MA	316	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.
QU MU	2	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.
TI RE	201	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.
UL FR	234	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CAL.
EVERGREEN TREES					
JU SK	51	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	B & B	6` HT.
PI DE	30	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	6` HT.
PI PE	2	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	B & B	6` HT.
PI FL	47	PINUS FLEXILIS	LIMBER PINE	B & B	6` HT.
PI HE	55	PINUS HELDREICHII	BOSNIAN PINE	B & B	6` HT.
PI IF	7	PINUS LEUCODERMIS 'ISELI FASTIGIATE'	ISELI FASTIGIATE BOSNIAN PINE	B & B	6` HT.
PI NI	126	PINUS NIGRA	AUSTRIAN PINE	B & B	6` HT.
PI KO	2	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6` HT.
PI PO	50	PINUS PONDEROSA	PONDEROSA PINE	B & B	6` HT.
PI SY	31	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6` HT.
ORNAMENTAL TREES					
CO MA	15	CORNUS MAS	CORNELIAN CHERRY	B & B	2" CAL.
CR IN	1	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL.
CR WK	7	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2" CAL.
MA SA	5	MALUS SARGENTII	SARGENT CRABAPPLE	B & B	2" CAL.
MA PR	15	MALUS X `PRAIRIFIRE`	PRAIRIFIRE CRABAPPLE	B & B	2" CAL.
PH AM	2	PHELLODENDRON AMURENSE	CORKTREE	B & B	2" CAL.
DECIDUOUS SHRUBS 2-4` SPREAD					
AM CA	259	AMORPHA CANESCENS	LEADPLANT	CONT.	#5
AR PA	194	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5
CA DK	107	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	CONT.	#5
EP VI	4	EPHEDRA VIRIDIS	MORMON TEA	CONT.	#5
LI LO	47	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	#5
PE AT	105	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5
PH MO	94	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5
PH LD	6	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL DWARF NINEBARK	CONT.	#5
PR PA	355	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	#5
DECIDUOUS SHRUBS 5-7` SPREAD					
AT CA	28	ATRIPLEX CANESCENS	FOURWING SALTBUSH	CONT.	#5
CA FE	71	CEANOTHUS FENDLERI	FENDLER'S CEANOTHUS	CONT.	#5
CH MI	148	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CO HO	126	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5
RI AL	136	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5
DECIDUOUS SHRUBS 7-9` SPREAD					
CE BE	114	CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	CONT.	#5
CO AC	8	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	CONT.	#5
FO NE	18	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT.	#5
HI RH	12	HIPPOPHAE RHAMNOIDES	SEA BUCKHORN	CONT.	#5
HO DU	65	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5
RH GL	227	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
RH AA	126	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5
RH TY	45	RHUS TYPHINA	STAGHORN SUMAC	CONT.	#5
RH LA	2	RHUS TYPHINA 'LACINATA'	CUTLEAF STAGHORN SUMAC	CONT.	#5
SH AR	62	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5
EVERGREEN SHRUB 2-4` SPREAD					
KR LA	264	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	CONT.	#5
MA AQ	116	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	#5
MA RE	221	MAHONIA REPENS	CREEPING MAHONIA	CONT.	#5
YU GL	110	YUCCA GLAUCA	SOAPWEED	CONT.	#5
EVERGREEN SHRUBS 5-7` SPREAD					
AR TR	164	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5
CH NA	96	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#5
CY SG	13	CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
JU GO	233	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.	#5
YU CA	31	YUCCA CAMPESTRIS	PLAINS YUCCA	CONT.	#5
YU PA	6	YUCCA PARVIFLORA	RED YUCCA	CONT.	#5
EVERGREEN SHRUBS 7-9` SPREAD					
JU BC	138	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5
JU HU	44	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	CONT.	#5
JU SG	43	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN PFITZER JUNIPER	CONT.	#5
PI MU	30	PINUS MUGO	MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES 1.5`-2`					
AC HY	36	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	CONT.	#1
BO CU	375	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1
BO BL	415	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#5
CL KR	62	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
HE SE	330	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
MU UN	121	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	CONT.	#1
PA HE	183	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	CONT.	#1
SC SC	173	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#1
ORNAMENTAL GRASSES 2`-3`					
AN GE	45	ANDROPOGON GERARDII	BIG BLUESTEM	CONT.	#1
AN WW	16	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#1
CA EL	83	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO'	EL DORADO FEATHER REED GRASS	CONT.	#1
MI SI	35	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	CONT.	#1
PE RU	17	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1
PERENNIALS					
AC MI	44	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1
AR FR	45	ARTEMISIA FRIGIDA	FRINGED WORMWOOD	CONT.	#1
AS SP	151	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	CONT.	#1
ER SU	47	ERIOGONUM UMBELLATUM	SULFURFLOWER BUCKWHEAT	CONT.	#1
KN CA	13	KNIPHOFIA CAULESCENS	TORCH LILY	CONT.	#1
LI LE	34	LINUM LEWISII	LEWIS FLAX	CONT.	#1
MO BE	39	MONARDA FISTULOSA	BERGAMOT	CONT.	#1
PE CA	73	PENSTEMON CAESPITOSUS	BLUEMAT PENSTEMON	CONT.	#1
PH CA	35	PHLOX SUBULATA 'CANDY STRIPE'	CANDY STRIPE CREEPING PHLOX	CONT.	#1
PH DR	21	PHLOX SUBULATA 'DRUMMOND PINK'	DRUMMOND PINK CREEPING PHLOX	CONT.	#1

*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

Shift this perhaps to the top of the next column.

Plant schedule has been reconfigured. -Norris Design

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 SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
11. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

Add a further breakdown/clarification regarding the responsible party for the installation, maintenance and irrigation of the median landscaping.

Further clarification has been added to note #5. -Norris Design

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
S-01	BENCH	STREETSIDE 6` CONTOUR BENCH	ANOVA FURNISHINGS OR APPROVED EQUAL			TBD		SURFACE MOUNT PER MANUFACTURE`S SPECIFICATIONS
S-02	SANDSTONE BENCH	SILOAM QUARRY BLOCK OR APPROVED EQUAL	SILOAM STONE INC. OR APPROVED EQUAL			TAN		REFER TO DETAIL 5 SHEET L4.01 FOR INSTALLATION
S-03	PET WASTE STATION	DOG WASTE STATION WITH SQUARE STEEL CAN AND ROLL BAG DISPENSER OR EQUAL	ANOVA FURNISHINGS OR APPROVED EQUAL			BLACK		INSTALL PER MANUFACTURER`S SPECIFICATIONS
S-04	TRASH RECEPTACLE	STREETSIDE 40 GALLON RECEPTACLE BONET TOP	ANOVA FURNISHINGS OR APPROVED EQUAL			TBD	TBD	INSTALL PER MANUFACTURER`S SPECIFICATIONS
S-05	DISC GOLF BASKET	DISCATCHER® PRO 28	INNOVA	DISC GOLF BASKETS SERVICE@DISCGOLFBASKETS.COM	PERMANENT MODEL	GALVANIZED STEEL, YELLOW PODERCOAT COLAR	56" H X 26" W	INSTALL PER MANUFACTUERER`S INSTRUCTIONS AND SPECIFICATIONS

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
M-01	STEEL EDGER	BLACK ROLL TOP EDGER	RYERSON OR APPROVEDD EQUAL	BLACK	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-02	SPADECUT EDGER					
M-03	OPEN SPACE FENCE					
M-04	CORRAL FENCE					
M-05	CRUSHER FINES	CRUSHER FINES OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	TAN BREEZE	REFER TO PLANS FOR LOCATION	INSTAL PER MANUFACTURER`S SPECIFICATIONS
M-06	RIVER ROCK	4"-8" HORIZON COBBLESTONE OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	TBD	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-07	AGGREGATE BASE COURSE	AGGREGATE BASE COURSE				REFER TO CIVIL FOR MORE INFORMATION
M-08	LANDSCAPE BOULDERS	MOSS ROCK	PIONEER SAND OR APPROVED EQUAL	GRAY GRANITE WITH MOSS OR MATCH TO SANDSTONE SLABS		REFER TO DETAIL 5, SHEET L4.00
M-09	SHRUB BED	1 1/2"-2" LOCAL RIVER ROCK OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	TBD	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-10	TURFGRASS	IRRIGATED MANICURED TURF SOD	ARKANSAS VALLEY SEED OR APPROVED EQIAL	TALL FESCUE BLEND OR APPROVED EQUAL CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-12	NON-IRRIGATED TALL NATIVE SEED MIX	NATIVE SEED TALL MIX	ARKANSAS SEED VALLEY OR APPROVED EQUAL	`FOOTHILLS MIX & `ROCKY MOUNTIAN NATIVE MIX`	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER SPECIFICATIONS
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX	NATIVE SEED SHORT MIX	ARKANSAS SEED VALLEY OR APPROVED EQUAL	`NATIVE WONDER WITH POLLINATOR WILDFLOWER MIX & `MULTI-COLOR HIGH ALTITUDE`	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-14	DETENTION POND MIX	DETENTION POND SEED MIX	ARKANSAS VALLEY RO APPROVED EQUAL	TBD	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFCATIONS
M-15	PLAY SURFACE	ENGINEERED WOOD FIBAR	FIBAR OR APPROVED EUALS	NATURAL	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS, CONTRACTOR TO COPLY WITH ALL SAFETY REQUIREMENTS
M-16	PEAGRAVEL	PEA GRAVEL	PIONEER SAND OR APPROVED EQUAL	LOCAL PEA GRAVEL	REFER TO PLANS FOR LOCATIONS	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-17	HOMEBUILDER LANDSCAPE	HOMEBUILDER LANDSCAPE	BY HOMWBUILDER			HOMEBUILDER TO INSTALL CURBSIDE LANDSCAPE ACCORDING TO ALL COA CODE REQUIREMENTS

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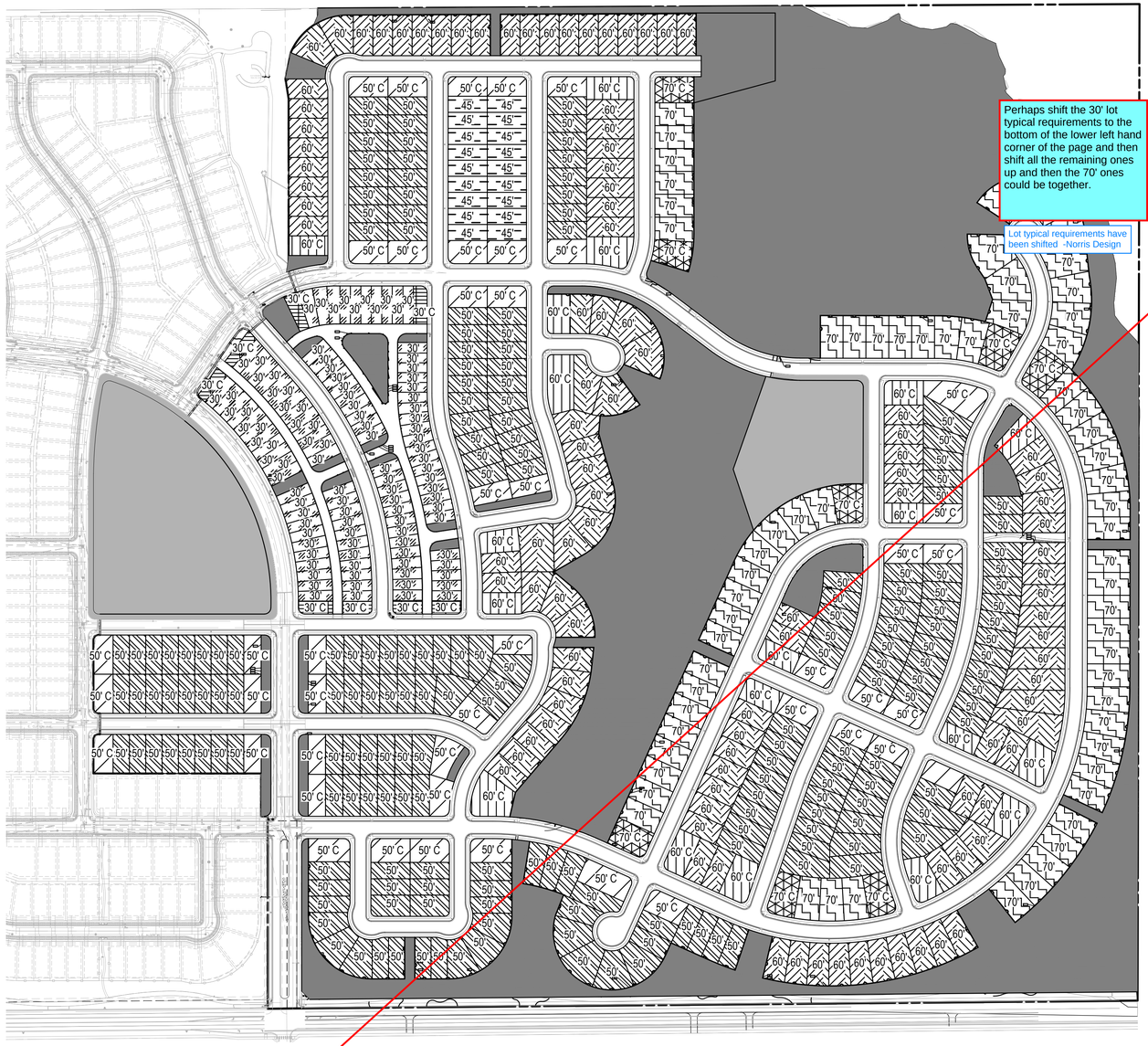
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE NOTES

SHEET NUMBER
L1.01
SHEET 66 OF 95



KEY

30' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN TREE IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF GRASSES IS THREE (3)
4. 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 FOUR (4) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3) WITH A MINIMUM OF ONE (1) TYPE.

30' C **(CORNER LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE IN FRONT AND SIDE YARDS (TOTAL 2), OR ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN IN FRONT AND SIDE YARDS (TOTAL 2)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD.

FRONT YARD

1. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF PERENNIAL/GRASSES IS FOUR (4).
3. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD

1. MIN. COUNT OF SHRUBS IS SEVEN (7) WITH A MINIMUM OF TWO (2) TYPES.
2. MIN. COUNT OF PERENNIAL/GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.
3. MIN. COUNT OF FOUR (4) 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 SIXTEEN (16) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TEN (10), WITH A MINIMUM OF THREE (3) TYPES.

45' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN IN FRONT YARD (TOTAL 1).
3. MIN. COUNT OF SHRUBS IS THREE (3) WITH A MINIMUM OF ONE (1) TYPES.
4. MIN. COUNT OF 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 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.

50' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN TREE IN FRONT YARD (TOTAL 1)
2. MIN. SIZE 2.5" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN.
3. MIN. COUNT OF SHRUBS IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
4. MIN. COUNT OF PERENNIAL/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 FIVE (5) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS SIX (6), WITH A MINIMUM OF ONE (1) TYPE.

50' C **(CORNER LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN TREE IN FRONT AND SIDE YARDS (TOTAL 2)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD.

FRONT YARD

1. MIN. COUNT OF SHRUBS IS NINETEEN (19) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF PERENNIAL/GRASSES IS EIGHTEEN (18).
3. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD

1. MIN. COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
2. MIN. COUNT OF PERENNIAL/GRASSES IS TWELVE (12), WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF FOUR (4) 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 TWENTY FIVE (25) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), WITH A MINIMUM OF THREE (3) TYPES.

Updated, thank you. -Norris Design

60' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' EVERGREEN TREE IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY TWO (22) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), WITH A MINIMUM OF THREE (3) TYPES.

Add boulder requirement

Updated, thank you. -Norris Design

CURBSIDE LANDSCAPE

1. ONE (1) DECIDUOUS TREE PER 40 LF, 8 SPACED IN GROUPINGS TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS ~~SIX (6)~~ WITH A MINIMUM OF 3
3. MIN. COUNT OF ORNAMENTAL GRASSES IS NINE (9), WITH A MINIMUM OF ONE (1) TYPE.

Updated, thank you. -Norris Design

Updated, thank you. -Norris Design

60' C **(CORNER LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' EVERGREEN TREE IN FRONT AND SIDE YARDS (TOTAL 2)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD.

FRONT YARD

1. MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.

SIDE YARD

1. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) 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 TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), WITH A MINIMUM OF THREE (3) TYPES.

Provide the correct hatch

Hatch has been provided. -Norris Design

70' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' EVERGREEN TREE OR IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY TWO (28) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), WITH A MINIMUM OF THREE (3) TYPES.

Add boulder requirement

Updated, thank you. -Norris Design

CURBSIDE LANDSCAPE

1. ONE (1) DECIDUOUS TREE PER 40 9 SPACED IN GROUPINGS TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS SIX (6) A MINIMUM 6 TWO (2) TYPES.
3. MIN. COUNT OF ORN IS NINE OF ONE (1) TYPE.

Updated, thank you. -Norris Design

Updated, thank you. -Norris Design

Wrong hatch

Hatch has been provided. -Norris Design

70' C Corner Lot

Updated, thank you. -Norris Design

~~(INTERIOR LOT)~~

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS, OR MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' EVERGREEN TREE IN FRONT AND SIDE YARDS (TOTAL 2)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL, OR 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD.

Updated, thank you. -Norris Design

Add boulder requirement

FRONT YARD

1. MIN. COUNT OF SHRUBS IS TWENTY SIX (32) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.

Updated, thank you. -Norris Design

Add the tree requirement

SIDE YARD

1. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
2. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

CURBSIDE LANDSCAPE

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED 33 ROUPINGS TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS TWENTY SIX (26) A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL (30), 12 A MINIMUM OF THREE (3) TYPES.

Updated, thank you. -Norris Design

Updated, thank you. -Norris Design

OPEN SPACE

NOTES:

1. REFER TO SHEET L1.03, L1.04, AND L1.05 FOR EXAMPLE LOT TYPICAL LANDSCAPE LAYOUT PLANS

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OVERLAND RANCH RESIDENTIAL PHASE 2

SITE PLAN NUMBER 3

AURORA, COLORADO

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/10/2024

SHEET TITLE:

LOT PLAN

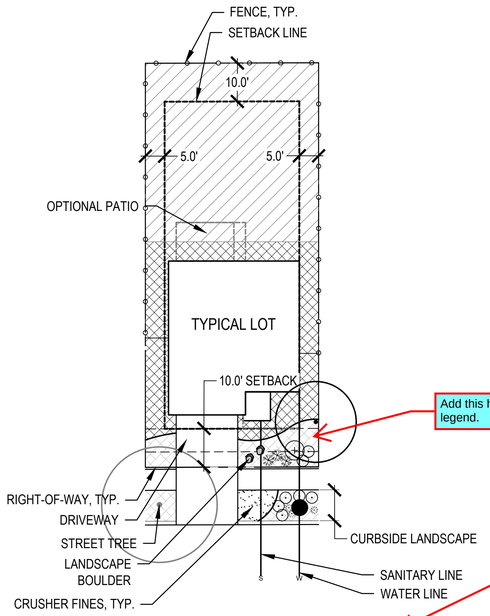
SHEET NUMBER

L1.02

SHEET 67 OF 95

There are differences in the plant requirements as they are listed with the lot typicals and from what is being included on sheet 67.

Plant quantities have been confirmed and updated. -Norris Design



TYPICAL LOT LANDSCAPE (45' LOT)
SCALE: 1"=20'

Add this hatch to the legend.

Hatch has been added to legend. -Norris Design

For further clarification, please include the hatch from the previous plan sheet for each of these lot typicals. That will help to connect the dots between the typicals and the overall plan on the previous sheet.

Hatch has been added to title. -Norris Design

45' (TYPICAL LOT)

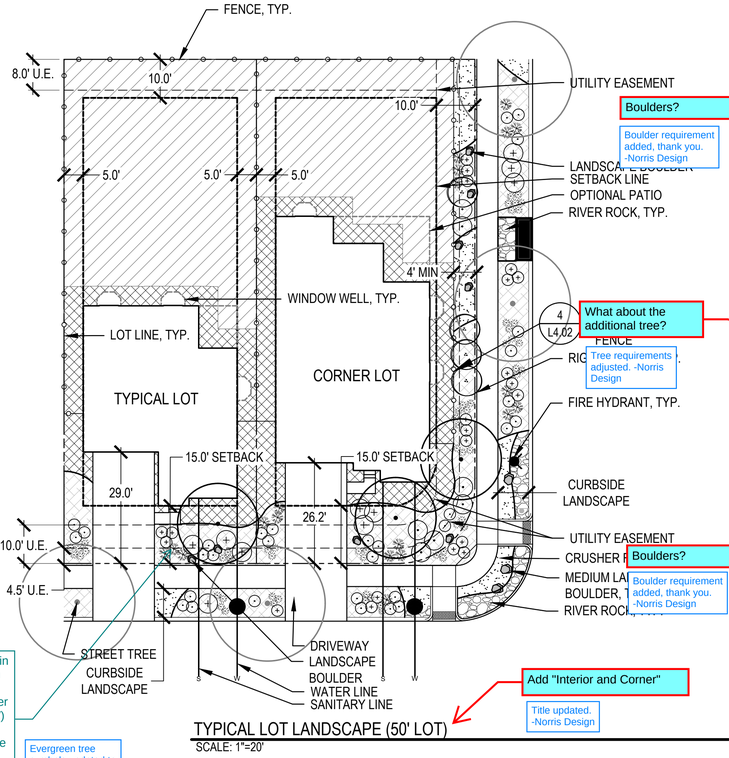
1. ONE (1) DECIDUOUS TREE IN FRONT YARD, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS THREE (3) WITH A MINIMUM OF ONE (1) TYPE.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.

Boulder requirement

Boulder requirement added, thank you. -Norris Design

(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.



TYPICAL LOT LANDSCAPE (50' LOT)
SCALE: 1"=20'

Boulders?

Boulder requirement added, thank you. -Norris Design

What about the additional tree?

Tree requirements adjusted. -Norris Design

Boulders?

Boulder requirement added, thank you. -Norris Design

Add "Interior and Corner"

Title updated. -Norris Design

50' (TYPICAL LOT)

1. ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1), OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL TREES 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.

(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, OR ONE (1) EVERGREEN OR ONE (1) 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.

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 4)
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 FIVE (25) WITH A MINIMUM OF TWO (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), WITH A MINIMUM OF THREE (3) TYPES.

It appears that trees are shown in the utility easements. Work with Excel to reduce the private easements and utilize area under the sidewalk (within street ROW) for the installation of private easements. This will retain more of the front yard area to meet landscaping requirements.

Evergreen tree symbols updated to better reflect the difference between evergreen shrubs and evergreen tree. -Norris Design

CHECKED
DRAWN

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.	#5
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.	#5
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#5
ORNAMENTAL GRASSES 2`-3`				
AN WW	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#5
PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#5

LOT TYPICAL LEGEND

- FENCE, BY HOMEBUILDER
- RIGHT-OF-WAY
- LOT LINE
- WATER LINE
- SANITARY SEWER LINE
- BACKYARD LANDSCAPE, BY HOMEOWNER
- NO IRRIGATION ZONE (ROCK MULCH)
- SHORT SEED MIX
- CRUSHER FINES*
- RIVER ROCK
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

NOTES

1. PLANT MATERIAL SHALL BE CHOSEN FROM THE TYPICAL LOT PLANT LIST ON SHEET L1.03, L1.04, AND L1.05
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
10. FINAL LANDSCAPE PLACEMENT SUBJECT TO UTILITY LOCATION. TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

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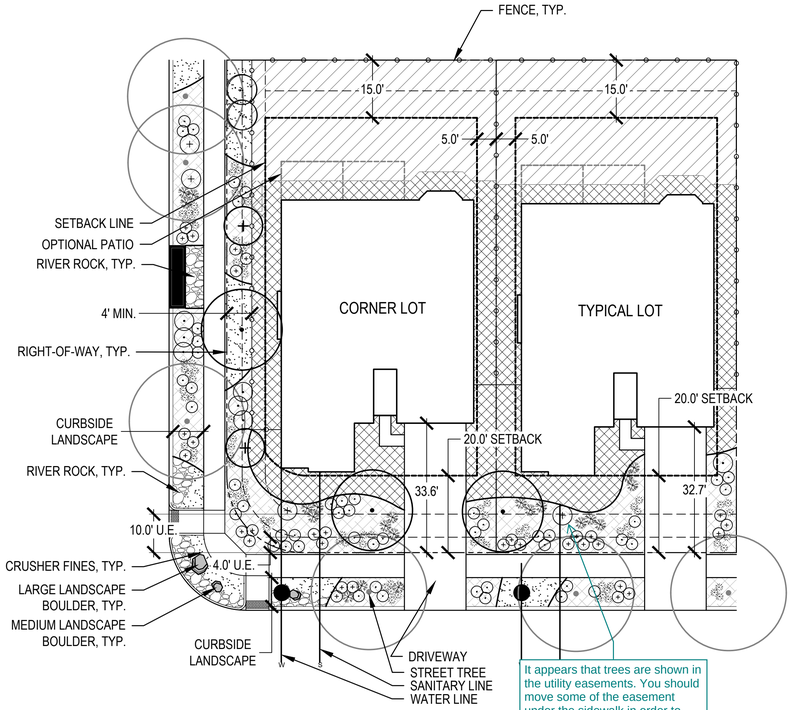
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LOT TYPICAL

SHEET NUMBER
L1.03
SHEET 68 OF 95



TYPICAL LOT LANDSCAPE: INTERIOR AND CORNER (60' LOT)
SCALE: 1"=20'

It appears that trees are shown in the utility easements. You should move some of the easement under the sidewalk in order to avoid utility and landscaping conflicts.

Evergreen tree symbols updated to better reflect the difference between evergreen shrubs and evergreen tree. -Norris Design

60' (INTERIOR LOT)

1. ONE (1) DECIDUOUS TREE, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY TWO (22) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), WITH A MINIMUM OF THREE (3) TYPES.
4. 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, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

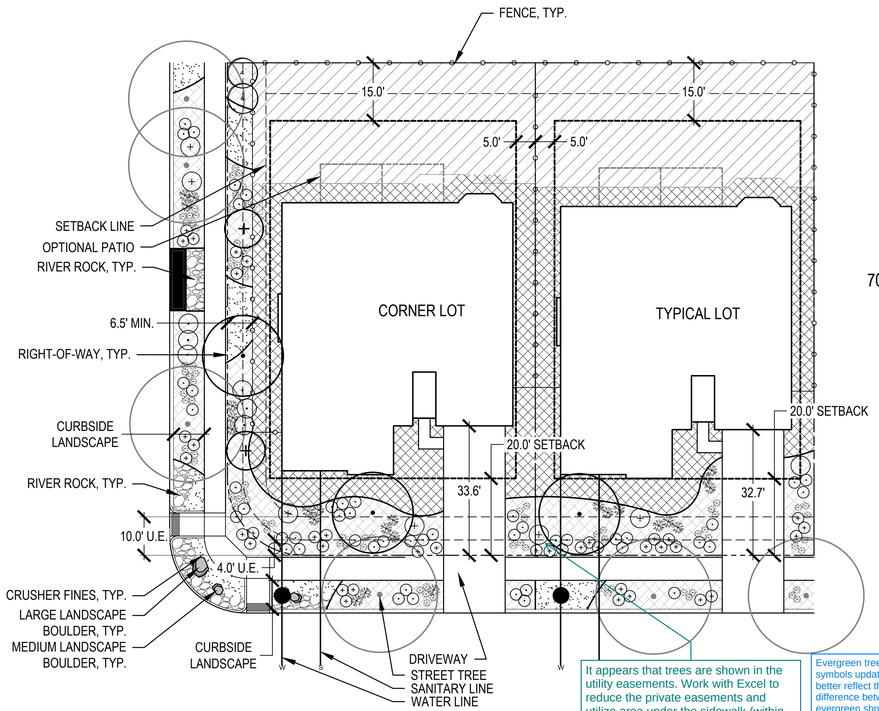
SIDE YARD
1. ONE (1) DECIDUOUS TREE IN SIDE YARD (TOTAL 1)
2. ONE (1) ADDITIONAL DECIDUOUS, EVERGREEN, OR ORNAMENTAL TREE PER 25 LINEAR FEET OF SIDE YARD. (TOTAL 2)
3. ONE (1) EVERGREEN OR ORNAMENTAL TREE IN SIDE YARD (TOTAL 1)
4. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
5. 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 GRO… THE LENGTH OF STREET TO MATCH THE INTENT … LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS THIRTY FOUR (34) WITH A … TWO (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), WITH A MINIMUM OF THREE (3) TYPES.

26 total have been provided.

Shrubs planted adjusted to reflect 34 shrubs. -Norris Design



TYPICAL LOT LANDSCAPE: INTERIOR AND CORNER (70' LOT)
SCALE: 1"=20'

It appears that trees are shown in the utility easements. Work with Excel to reduce the private easements and utilize area under the sidewalk (within street ROW) for the installation of private easements. This will retain more of the front yard area to meet landscaping requirements

Evergreen tree symbols updated to better reflect the difference between evergreen shrubs and evergreen tree. -Norris Design

70' (INTERIOR LOT)

1. ONE (1) DECIDUOUS TREE, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY EIGHT (28) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), WITH A MINIMUM OF THREE (3) TYPES.
3. 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, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS THIRTY TWO (32) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.
4. 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.

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.	#5
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.	#5
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#5
ORNAMENTAL GRASSES 2`-3`				
AN WW	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#5
PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#5

LOT TYPICAL LEGEND

- FENCE, BY HOMEBUILDER
- RIGHT-OF-WAY
- LOT LINE
- WATER LINE
- SANITARY SEWER LINE
- BACKYARD LANDSCAPE, BY HOMEOWNER
- NO IRRIGATION ZONE (ROCK MULCH)
- SHORT SEED MIX
- CRUSHER FINES*
- RIVER ROCK
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

NOTES

1. PLANT MATERIAL SHALL BE CHOSEN FROM THE TYPICAL LOT PLANT LIST ON SHEET L1.03, L1.04, AND L1.05
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
10. FINAL LANDSCAPE PLACEMENT SUBJECT TO UTILITY LOCATION. TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

CHECKED BY:
DRAWN BY:

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PEOPLE + PLACEMAKING
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DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

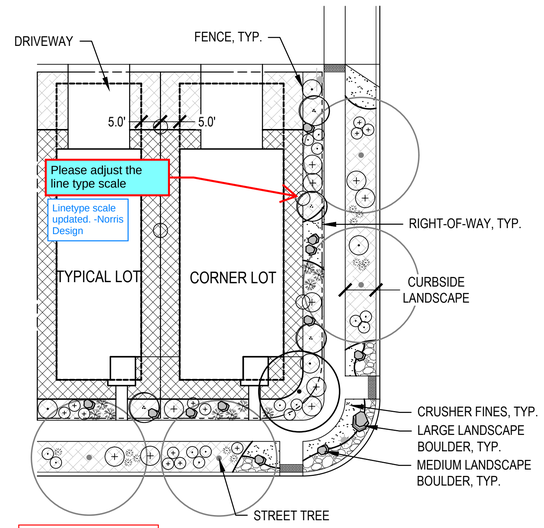
DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LOT TYPICAL

SHEET NUMBER
L1.04
SHEET 69 OF 95

Try to put the lot typicals in order by size which coincides with how they are listed on Sheet 67

Lot typicals have been reordered. -Norris Design



Please adjust the line type scale

Linetype scale updated. -Norris Design

Show water and sanitary service line typicals

Evergreen tree symbology updated to better reflect the difference between evergreen shrubs and evergreen tree. -Norris Design

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

SCALE: 1"=20'

30' Lot

Evergreen tree symbology updated to better reflect the difference between evergreen shrubs and evergreen tree. -Norris Design

Only 9 shrubs are in the curbside area along the corner.

Plantings updated. -Norris Design

30' (INTERIOR LOT)

1. ONE (1) DECIDUOUS TREE, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
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 FOUR (4) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.

30' C (CORNER LOT)

FRONT YARD

1. ONE (1) DECIDUOUS TREE, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS FOUR (4), 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 3)
3. MIN. COUNT OF SHRUBS IS SEVEN (7) WITH A MINIMUM OF TWO (2) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), 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 SIXTEEN (16) WITH A MINIMUM OF TWO (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TEN (10), 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.	#5
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.	#5
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#5
ORNAMENTAL GRASSES 2`-3`				
AN WW	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#5
PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#5

LOT TYPICAL LEGEND

- FENCE, BY HOMEBUILDER
- RIGHT-OF-WAY
- LOT LINE
- WATER LINE
- SANITARY SEWER LINE
- BACKYARD LANDSCAPE, BY HOMEOWNER
- NO IRRIGATION ZONE (ROCK MULCH)
- SHORT SEED MIX
- CRUSHER FINES*
- RIVER ROCK
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

NOTES

1. PLANT MATERIAL SHALL BE CHOSEN FROM THE TYPICAL LOT PLANT LIST ON SHEET L1.03, L1.04, AND L1.05
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
10. FINAL LANDSCAPE PLACEMENT SUBJECT TO UTILITY LOCATION. TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

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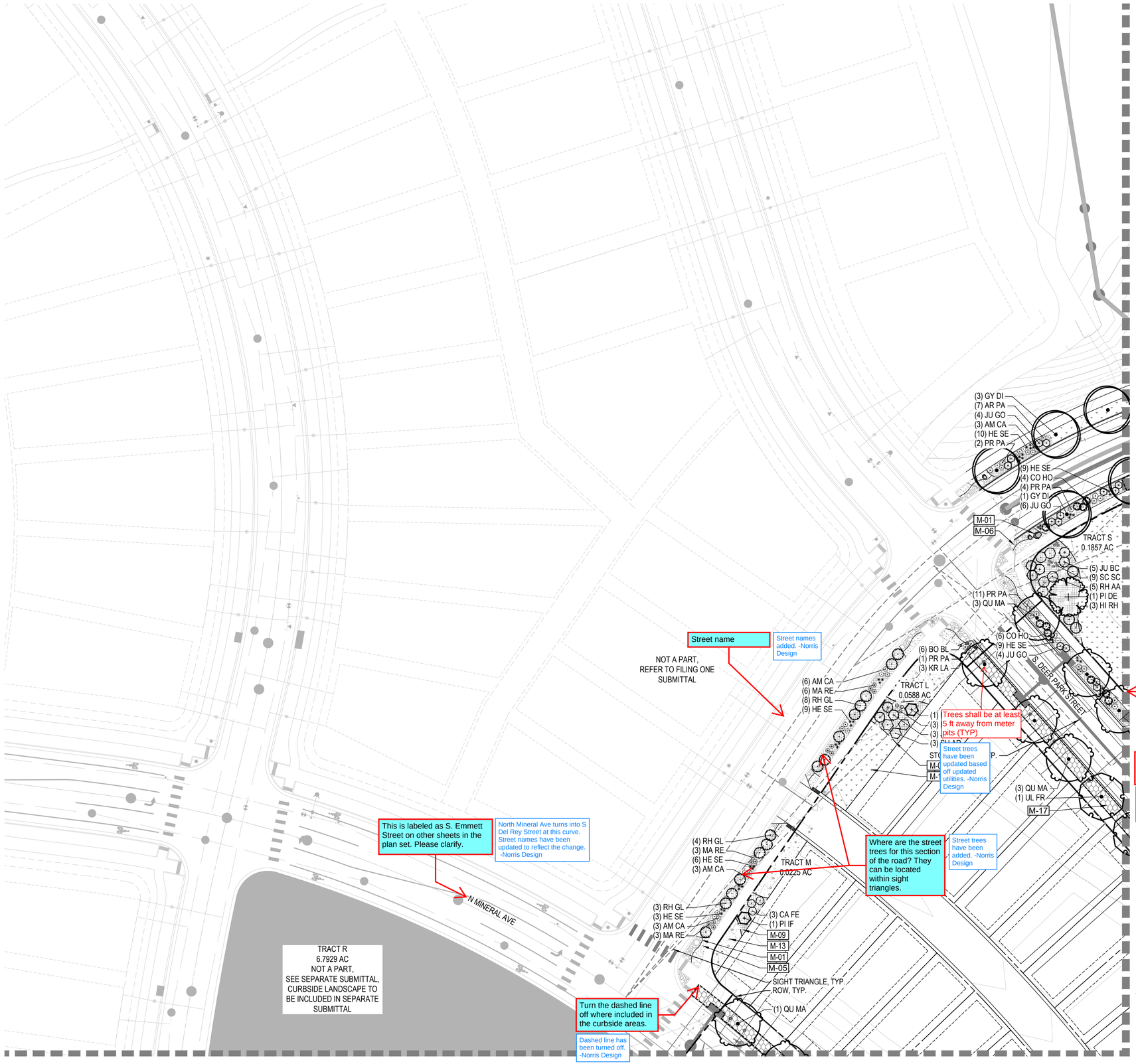
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LOT TYPICAL

SHEET NUMBER
L1.05
SHEET 70 OF 95



Street name

Street names added. -Norris Design

This is labeled as S. Emmett Street on other sheets in the plan set. Please clarify.

North Mineral Ave turns into S Del Rey Street at this curve. Street names have been updated to reflect the change. -Norris Design

Trees shall be at least 5 ft away from meter pits (TYP)

Street trees have been updated based off updated utilities. -Norris Design

Where are the street trees for this section of the road? They can be located within sight triangles.

Street trees have been added. -Norris Design

Turn the dashed line off where included in the curbside areas.

Dashed line has been turned off. -Norris Design

LEGEND

LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	~~HOMEBUILDER LANDSCAPE~~

The notes indicate that the shrub beds will be mulched with River Rock. Two hatches can't be put on top of one another. Perhaps add in parenthesis to the Shrub Bed (River Rock mulch to be used)

Additional mulch information has been added to legend. -Norris Design

Change this to Refer to Sheets 68-70 for curbside landscaping

Updated.-Norris Design

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

Add the matchline text to all landscape sheets.

Matchline numbering has been added to all landscape sheets. -Norris Design

KEY MAP

Update the Key map to reflect actual sheet numbers.

Numbering for key map has been updated -Norris Design

NOTES:
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NORTH

0 15 30 60
SCALE 1" = 30'

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OVERLAND RANCH RESIDENTIAL PHASE 2
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AURORA, COLORADO

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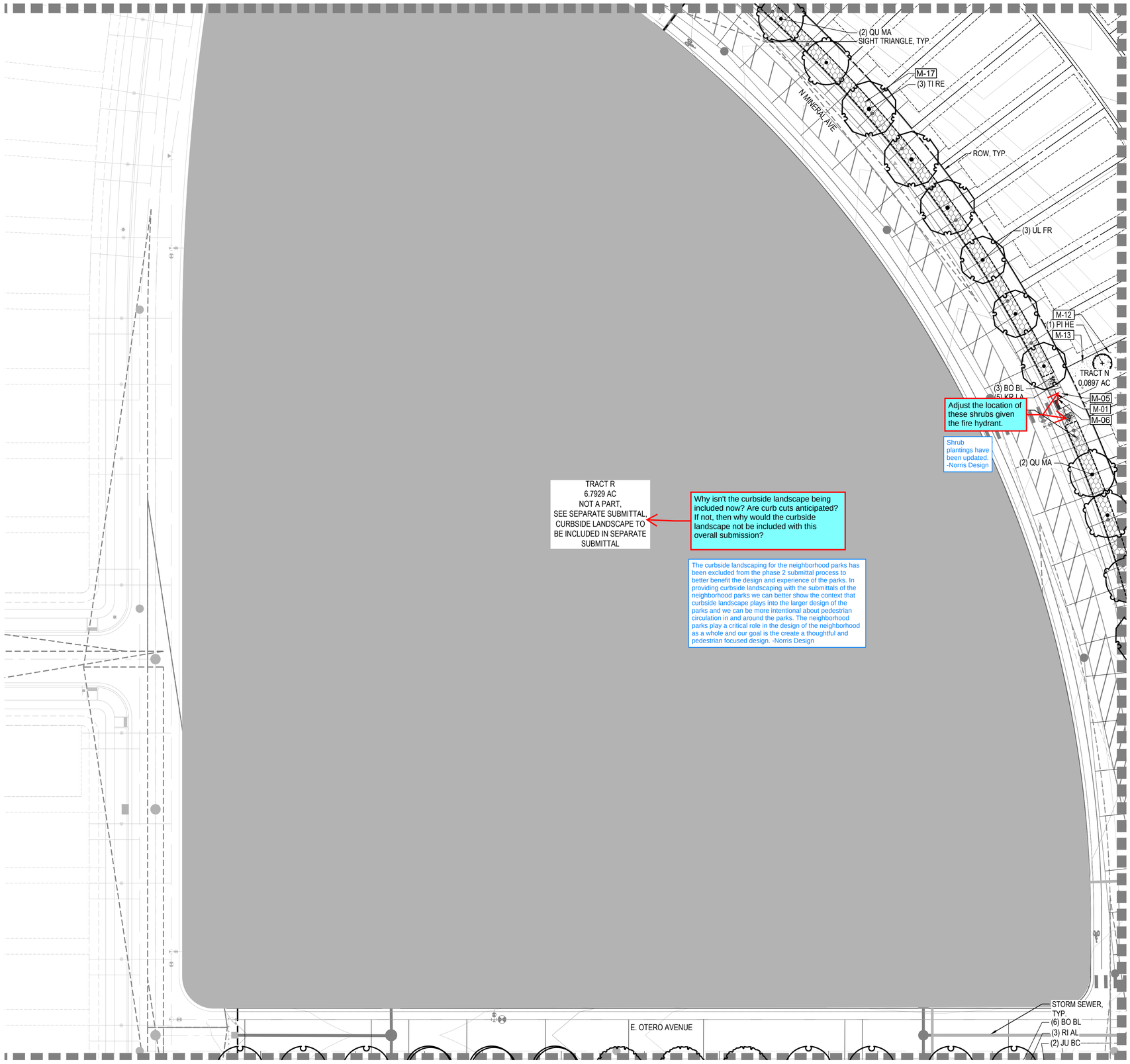
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.00
SHEET 71 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

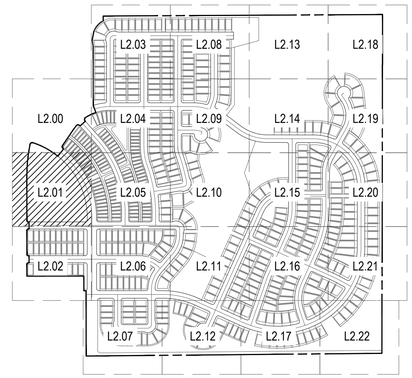
SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



NOTES:

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NORTH

0 15 30 60

SCALE 1" = 30'

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OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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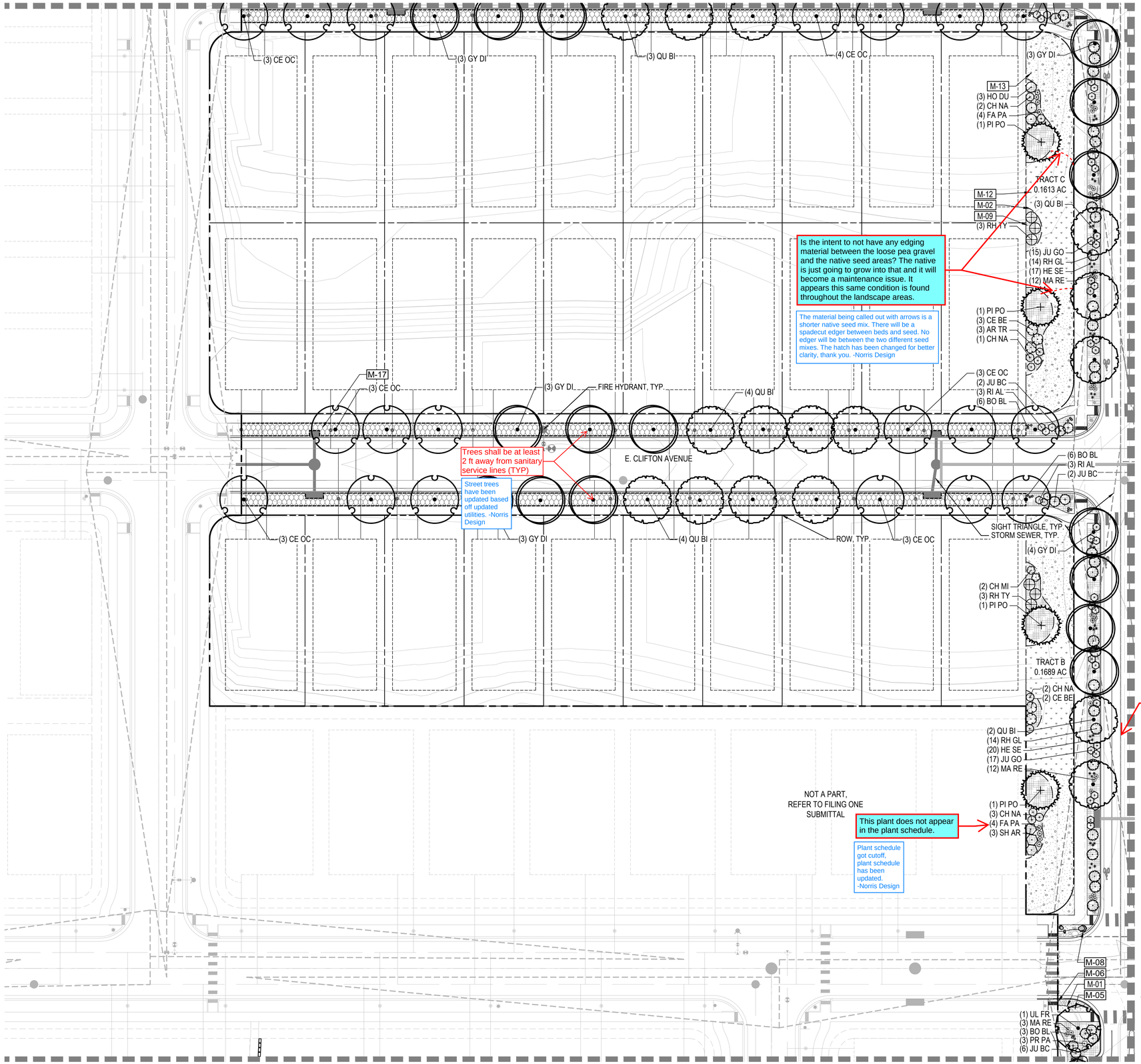
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.01
SHEET 72 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE
	RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
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M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

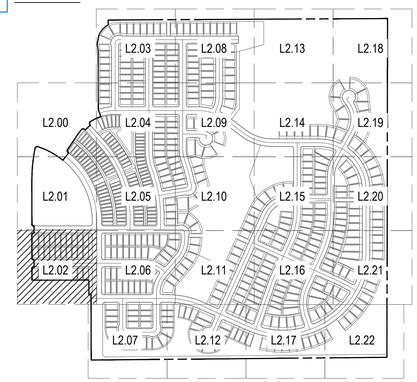
CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

Add a street name

Street name has been added. -Norris Design

KEY MAP



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NORTH

0 15 30 60

SCALE 1" = 30'

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AURORA, COLORADO

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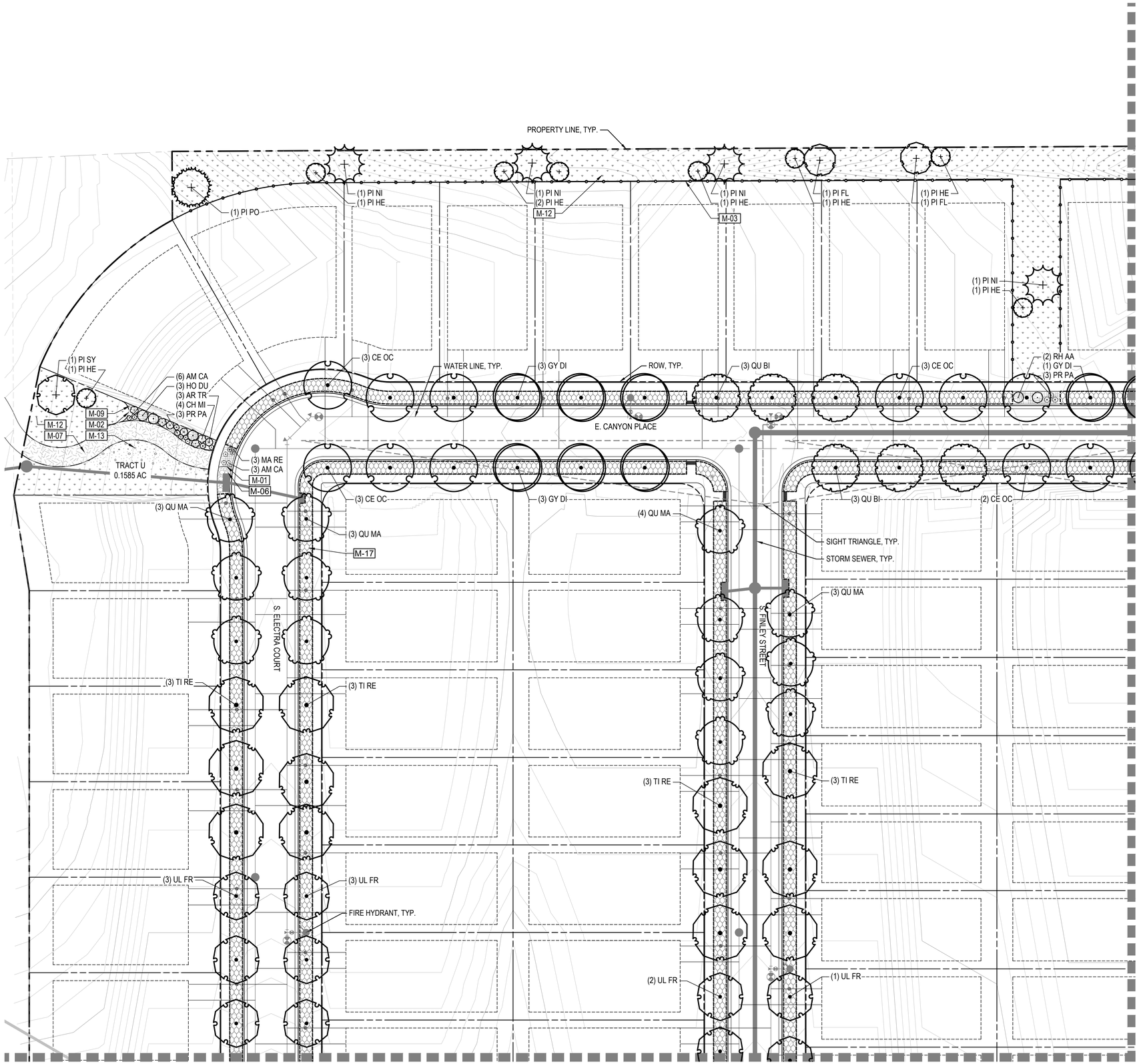
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.02
SHEET 73 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

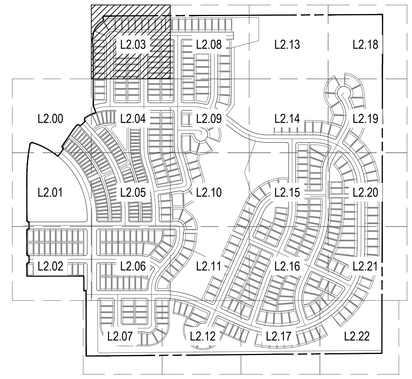
SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

0 15 30 60

SCALE 1" = 30'

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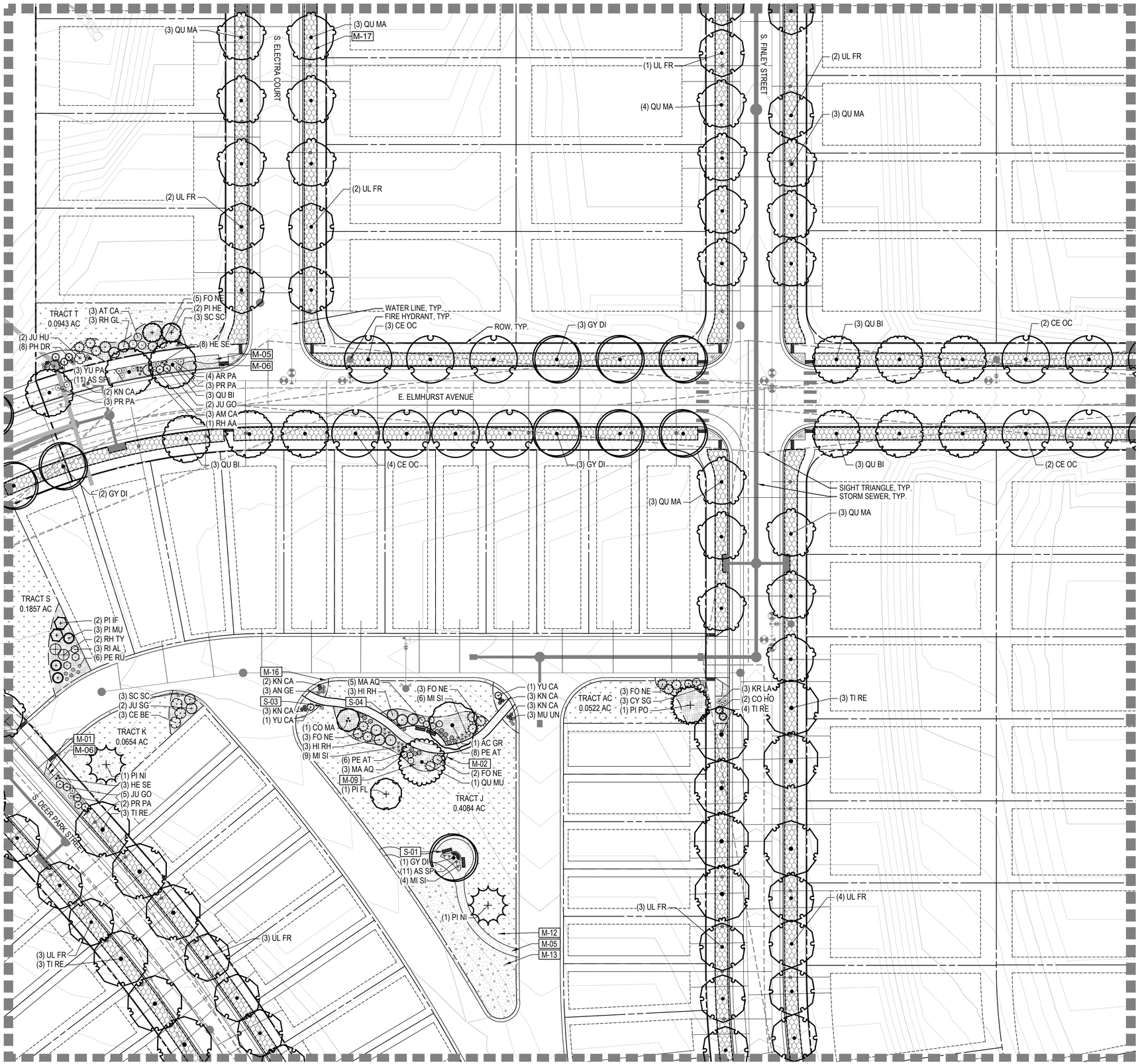
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.03
SHEET 74 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
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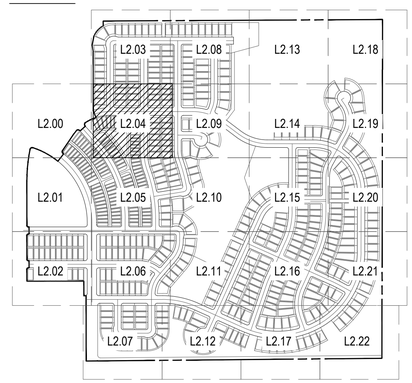
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

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SCALE 1" = 30'

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OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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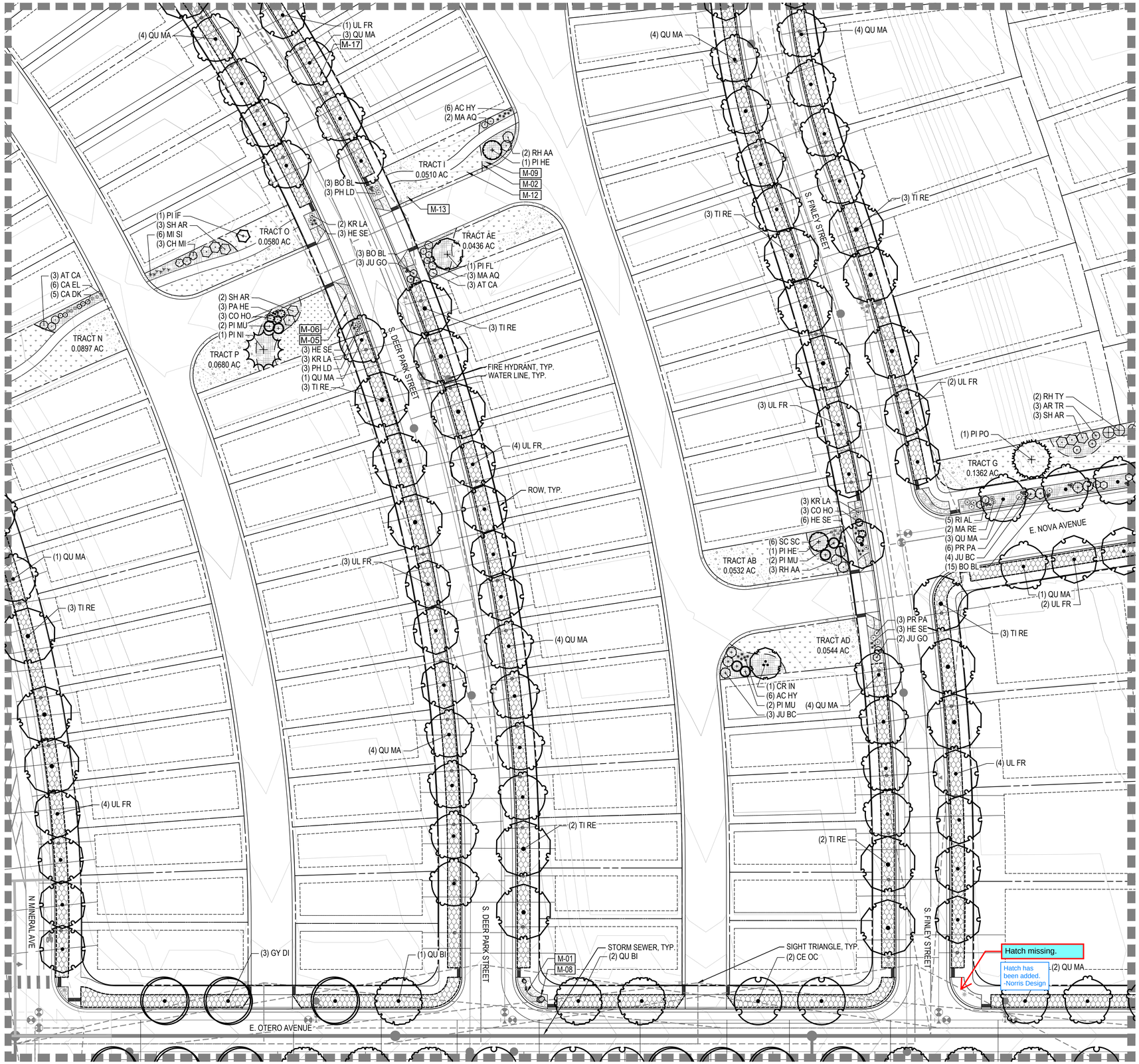
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.04
SHEET 75 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
M-02	SPADECUT EDGER
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CODE	LANDSCAPE MATERIALS DESCRIPTION
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CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
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SYMBOL	SITE FURNISHINGS DESCRIPTION
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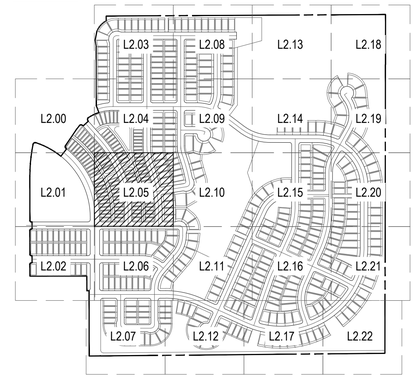
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

0 15 30 60

SCALE 1" = 30'

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OVERLAND RANCH RESIDENTIAL PHASE 2

SITE PLAN NUMBER 3

AURORA, COLORADO

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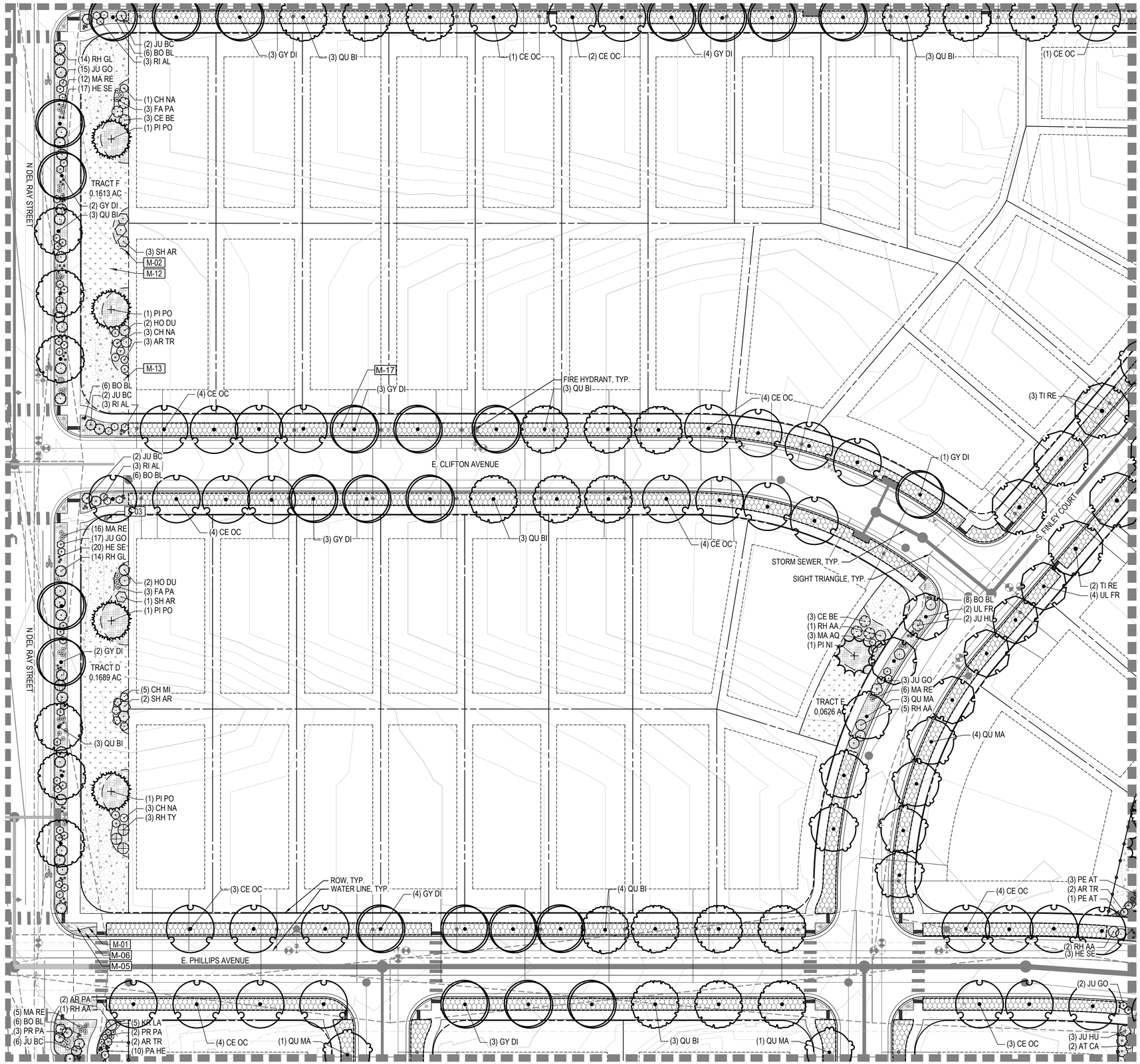
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.05



LEGEND

LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
M-02	SPADECUT EDGER
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M-04	CORRAL FENCE

CODE	LANDSCAPE MATERIALS DESCRIPTION
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SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
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CODE	LANDSCAPE MATERIALS DESCRIPTION
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M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
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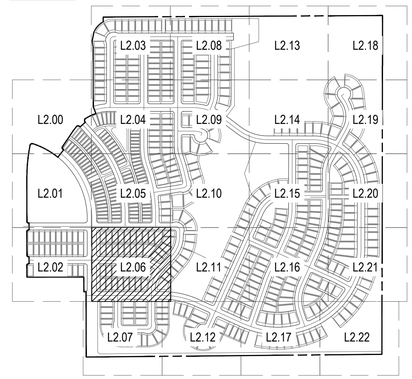
KEY MAP



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NORTH

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SCALE 1" = 30'

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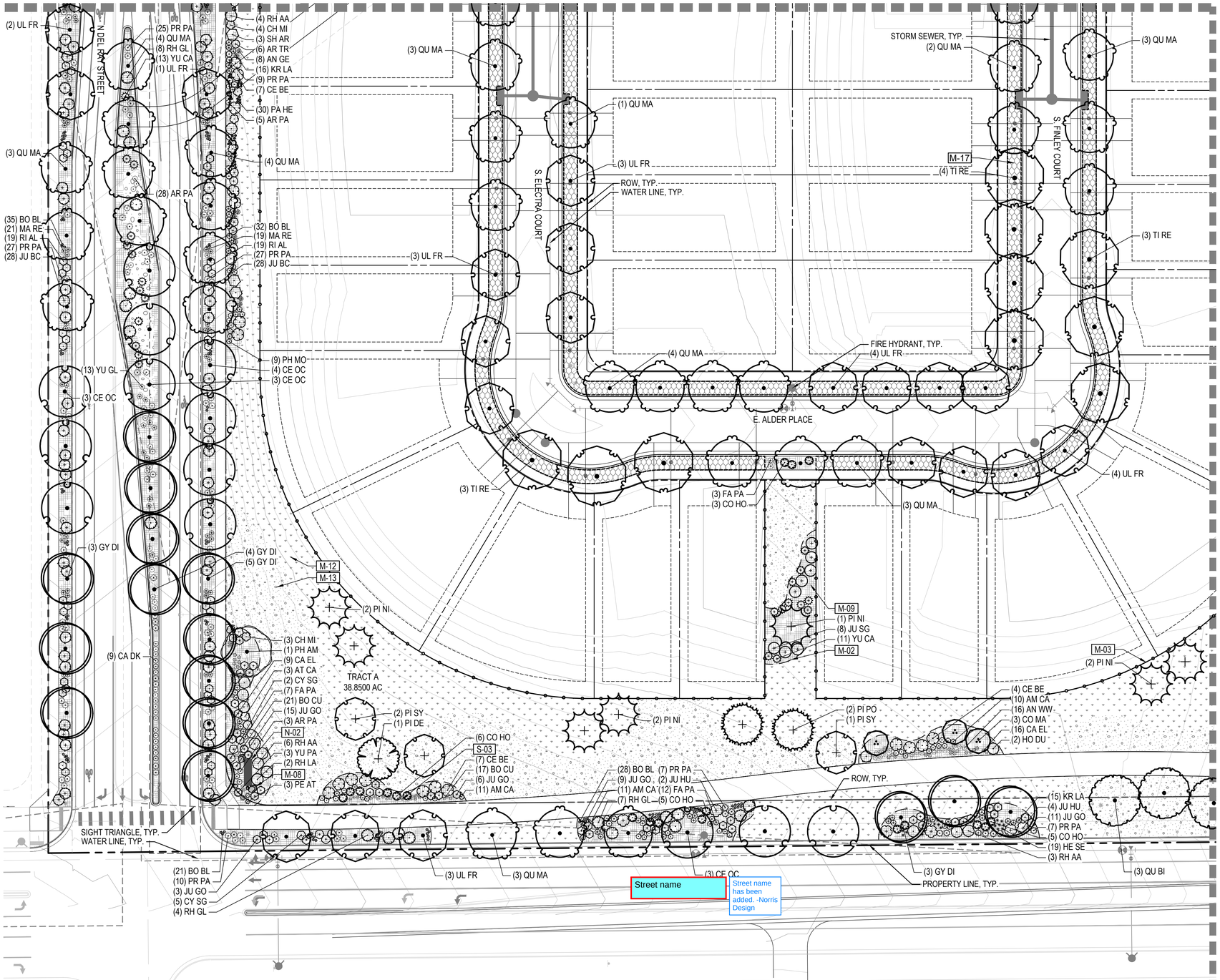
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.06
SHEET 77 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
M-02	SPADECUT EDGER
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M-04	CORRAL FENCE

CODE	LANDSCAPE MATERIALS DESCRIPTION
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M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

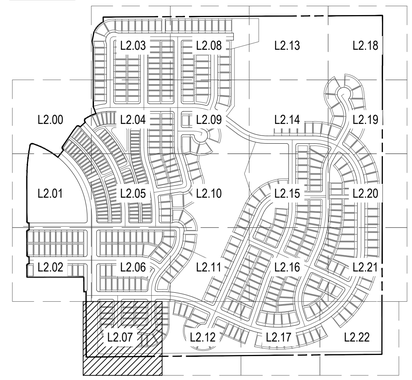
SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY:
DRAWN BY:

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PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

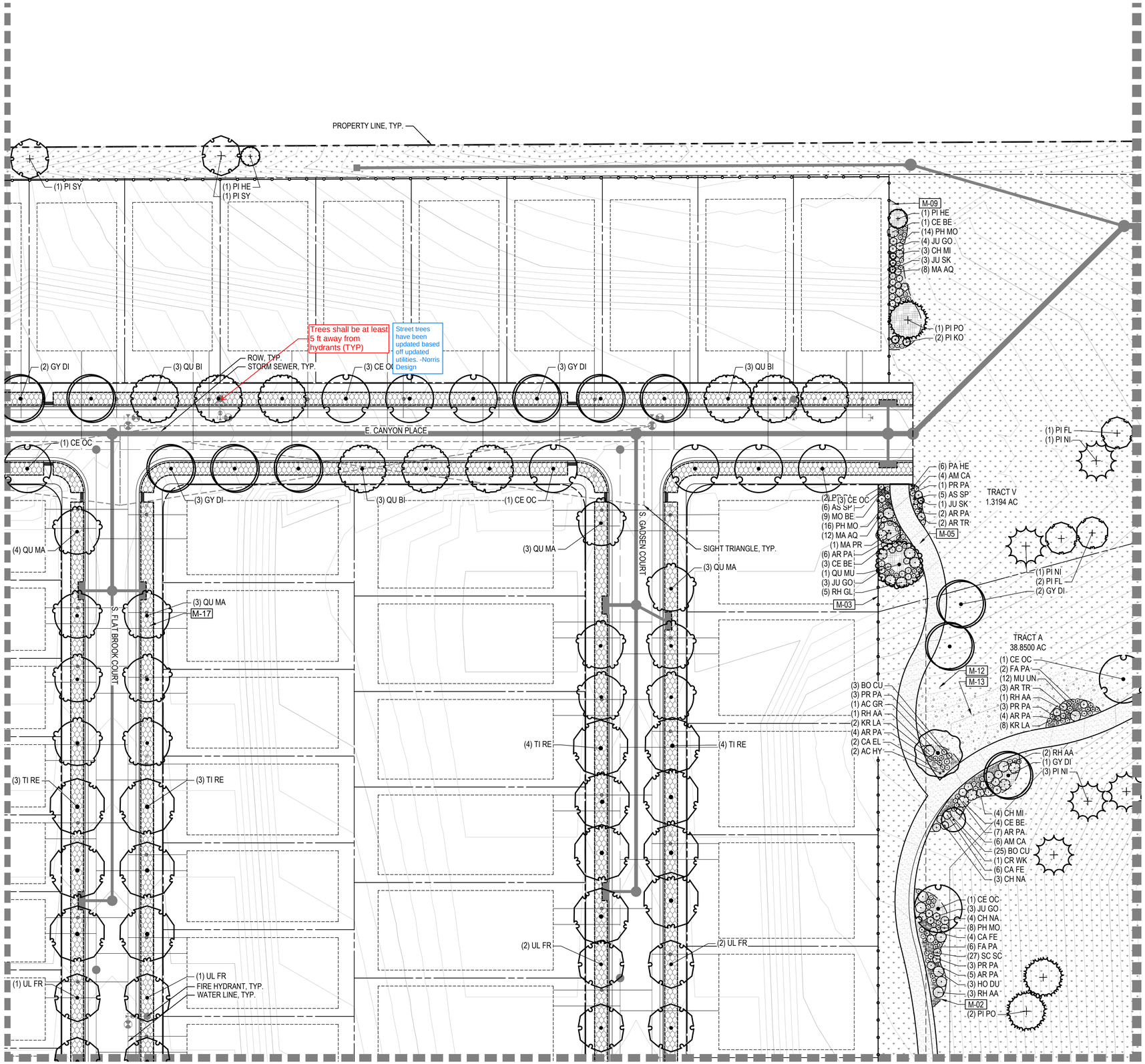
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.07
SHEET 78 OF 95



CHECKED BY:
DRAWN BY:

LEGEND

LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

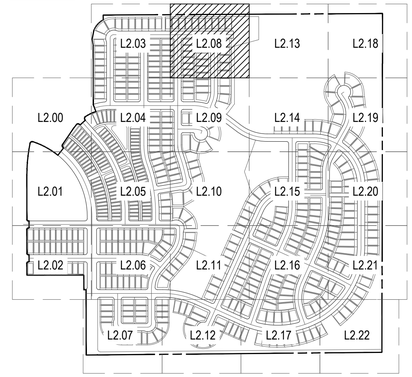
SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

0 15 30 60
SCALE 1" = 30'

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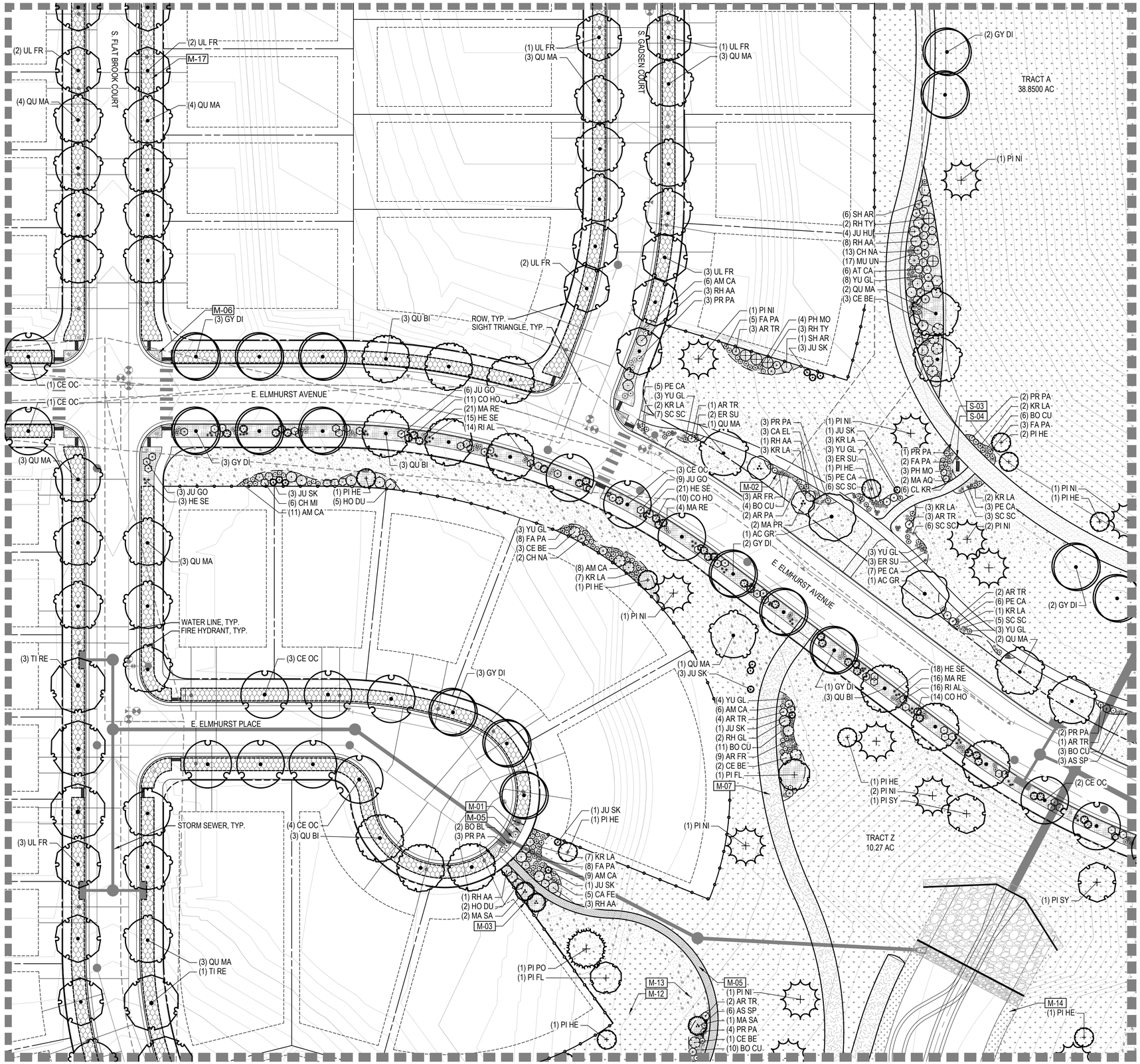
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.08
SHEET 79 OF 95



LEGEND

LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
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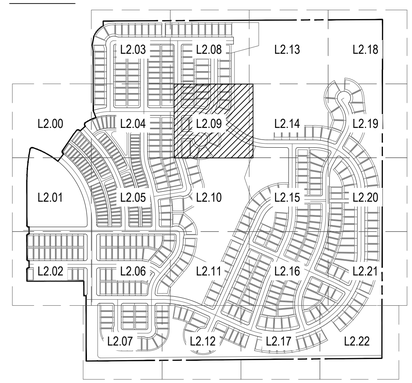
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

0 15 30 60
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OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.09
SHEET 80 OF 95

LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
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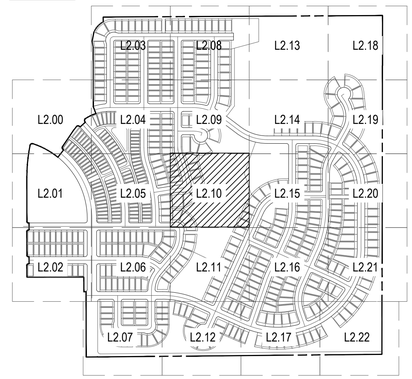
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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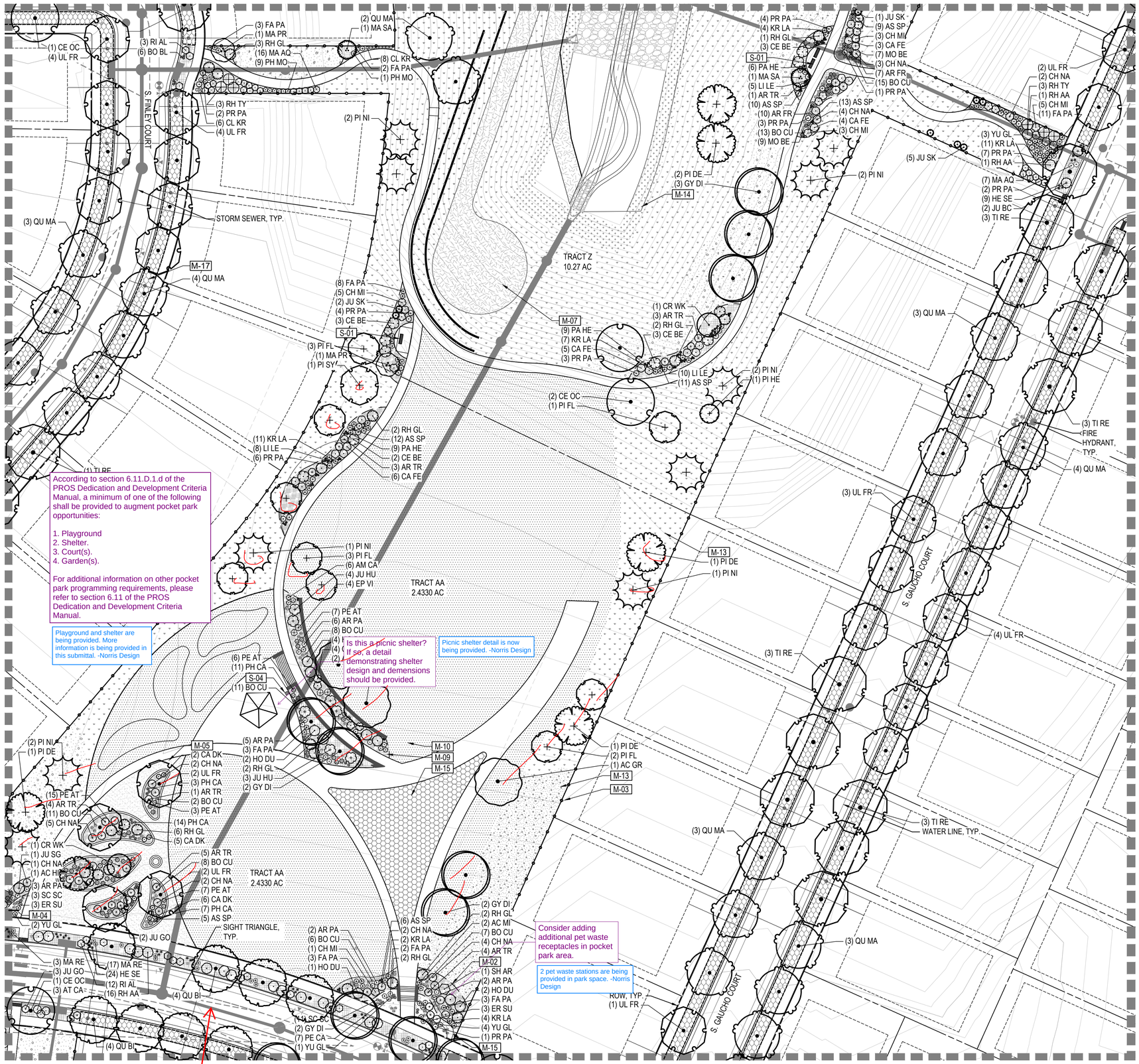
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.10
SHEET 81 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
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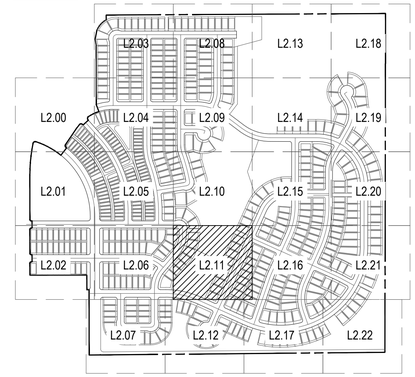
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

0 15 30 60
SCALE 1" = 30'

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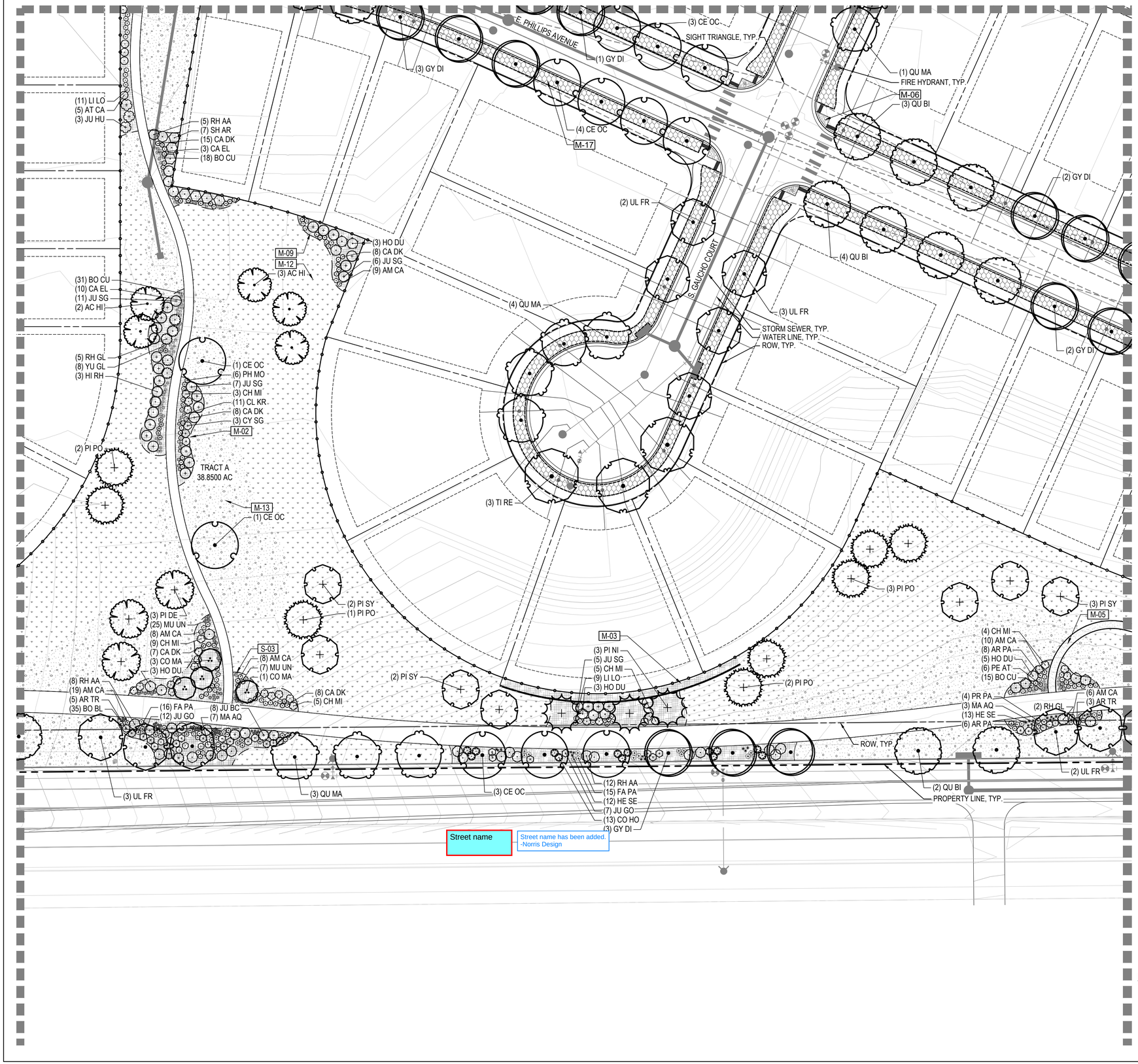
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.11
SHEET 82 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
M-02	SPADECUT EDGER
M-03	OPEN SPACE FENCE
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CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
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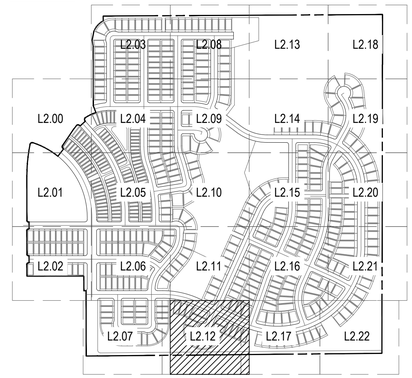
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

0 15 30 60

SCALE 1" = 30'

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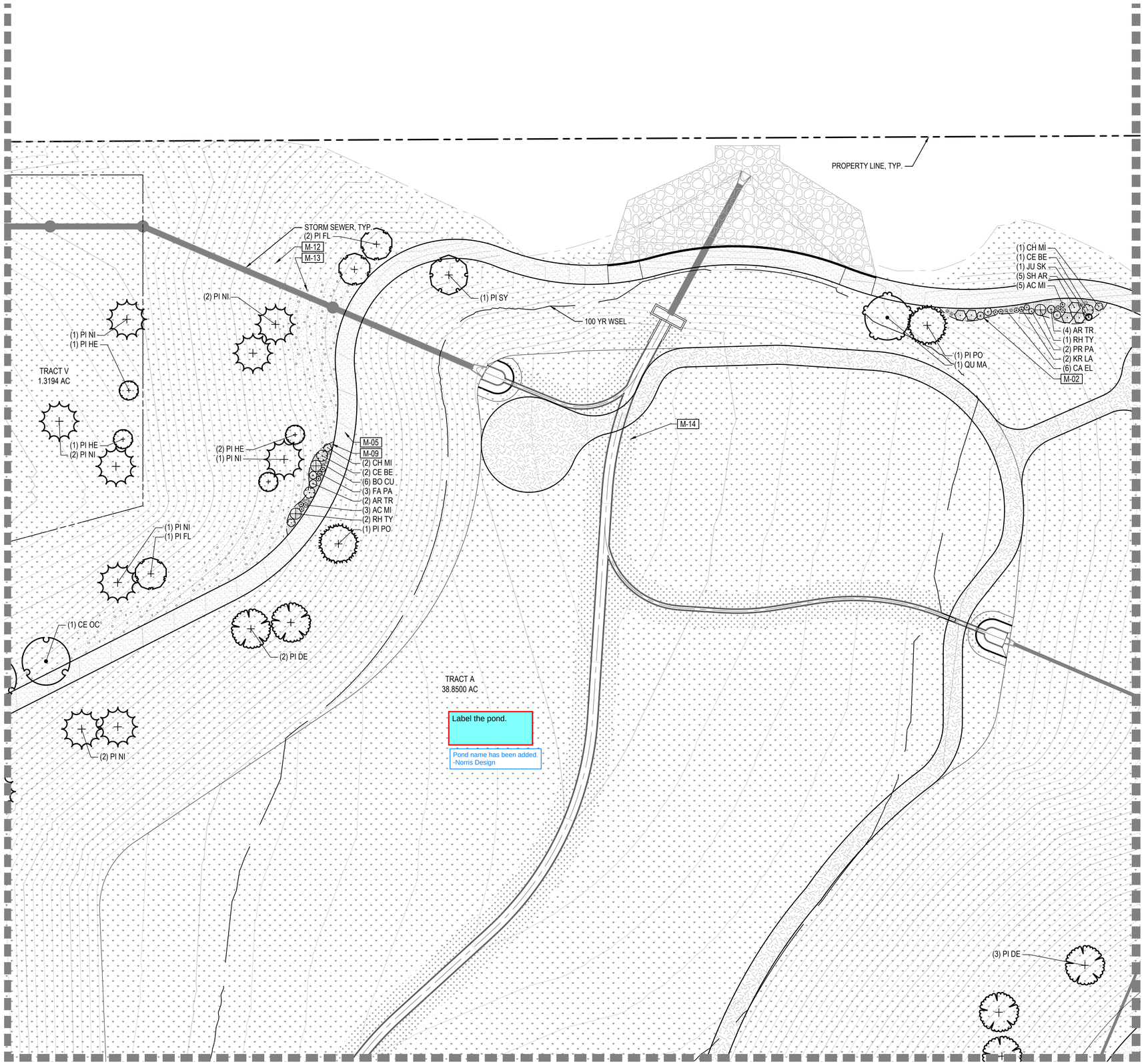
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.12
SHEET 83 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
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SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
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CODE	LANDSCAPE MATERIALS DESCRIPTION
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M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
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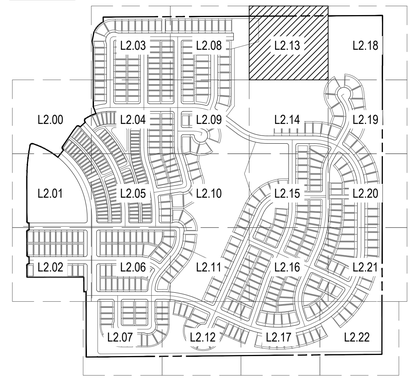
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

0 15 30 60

SCALE 1" = 30'

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DRAWN BY:

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SITE PLAN NUMBER 3
AURORA, COLORADO

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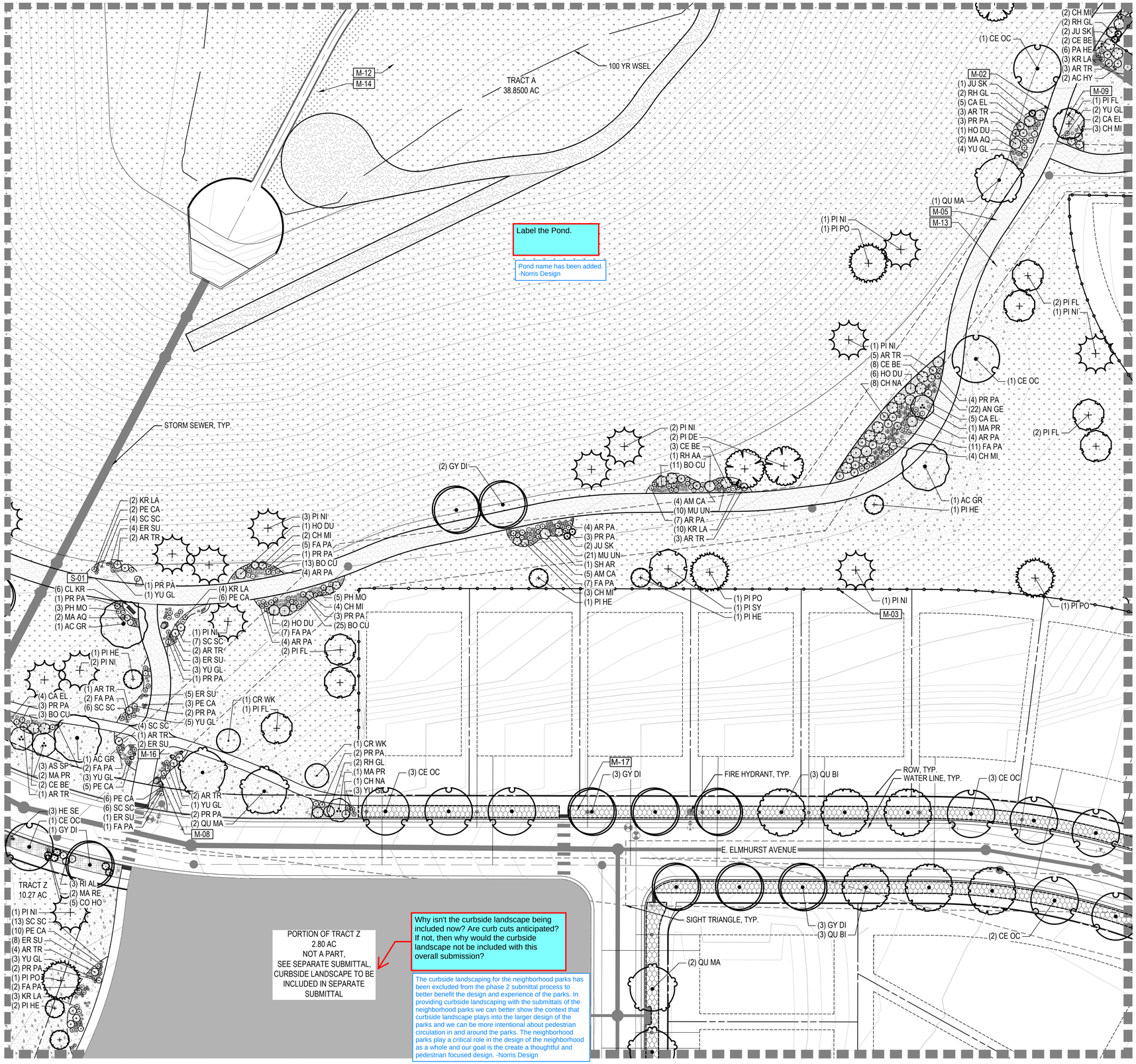
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.13
SHEET 84 OF 95



CHECKED BY:
DRAWN BY:

LEGEND

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

	CODE	LANDSCAPE MATERIALS DESCRIPTION
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	M-06	RIVER ROCK
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	SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
	M-08	LANDSCAPE BOULDERS

	CODE	LANDSCAPE MATERIALS DESCRIPTION
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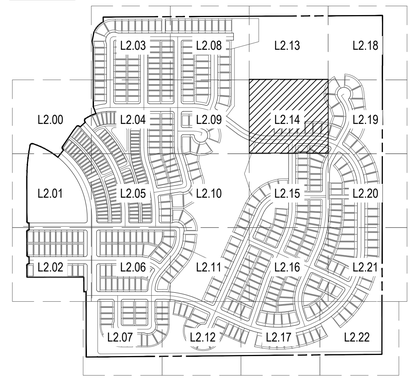
	CODE	NOTATION DESCRIPTION
	N-01	RETAINING WALL
	N-02	SIGNAGE

	SYMBOL	SITE FURNISHINGS DESCRIPTION
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET

LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

KEY MAP



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AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.14
SHEET 85 OF 95

PORTION OF TRACT Z
2.80 AC
NOT A PART,
SEE SEPARATE SUBMITTAL,
CURBSIDE LANDSCAPE TO BE
INCLUDED IN SEPARATE
SUBMITTAL

S. GREAT ROCK STREET

S. HAYESMOUNT WAY

S. GAUCHO COURT

TRACT Y
0.5833 AC

TRACT Y
0.5833 AC

(1) CE OC
(1) QU MA
M-17
(3) UL FR
(3) TI RE
(3) QU MA
STORM SEWER, TYP.
FIRE HYDRANT, TYP.
ROW, TYP.
SIGHT TRIANGLE, TYP.
(1) TI RE
(1) QU MA
(3) CE OC
(3) GY DI
M-03
(3) GY DI
(3) CE OC
(3) GY DI
M-06
M-01
M-05
(3) QU MA
(7) KR LA
(1) CA FE
(2) YU GL
(2) RH GL
(3) PR PA
(4) KR LA
(3) CA FE
(1) RH GL
(3) QU BI
(42) BO BL
(15) RH GL
(26) MA RE
(13) JU GO
S-04
S-02
M-13
(1) RH GL
(2) FA PA
(1) PI PE
(2) YU GL
(4) AR TR
(1) PI NI
M-12
(10) KR LA
(7) CA FE
(1) PI FL
(12) BO CU
(3) RH GL
(2) AR TR
(2) JU HU
(4) QU BI
(3) RH TY
(2) CE BE
(1) HO DU
(2) PI HE
(1) SH AR
M-02
(5) CO HO
(6) JU GO
(5) MA RE
WATER LINE, TYP.
(3) QU MA
(2) CE OC
(2) GY DI
(3) UL FR
(3) QU MA
(4) UL FR
(4) TI RE
(2) TI RE
(3) UL FR
M-10
M-05
(2) CE OC
(3) QU MA
(2) SH AR
(3) RH TY
M-09
(1) UL FR
(1) TI RE
(1) TI RE
(1) QU MA

LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

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

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE

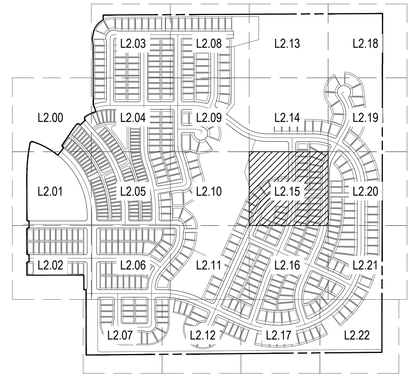
SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



NOTES:
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NORTH

0 15 30 60
SCALE 1" = 30'

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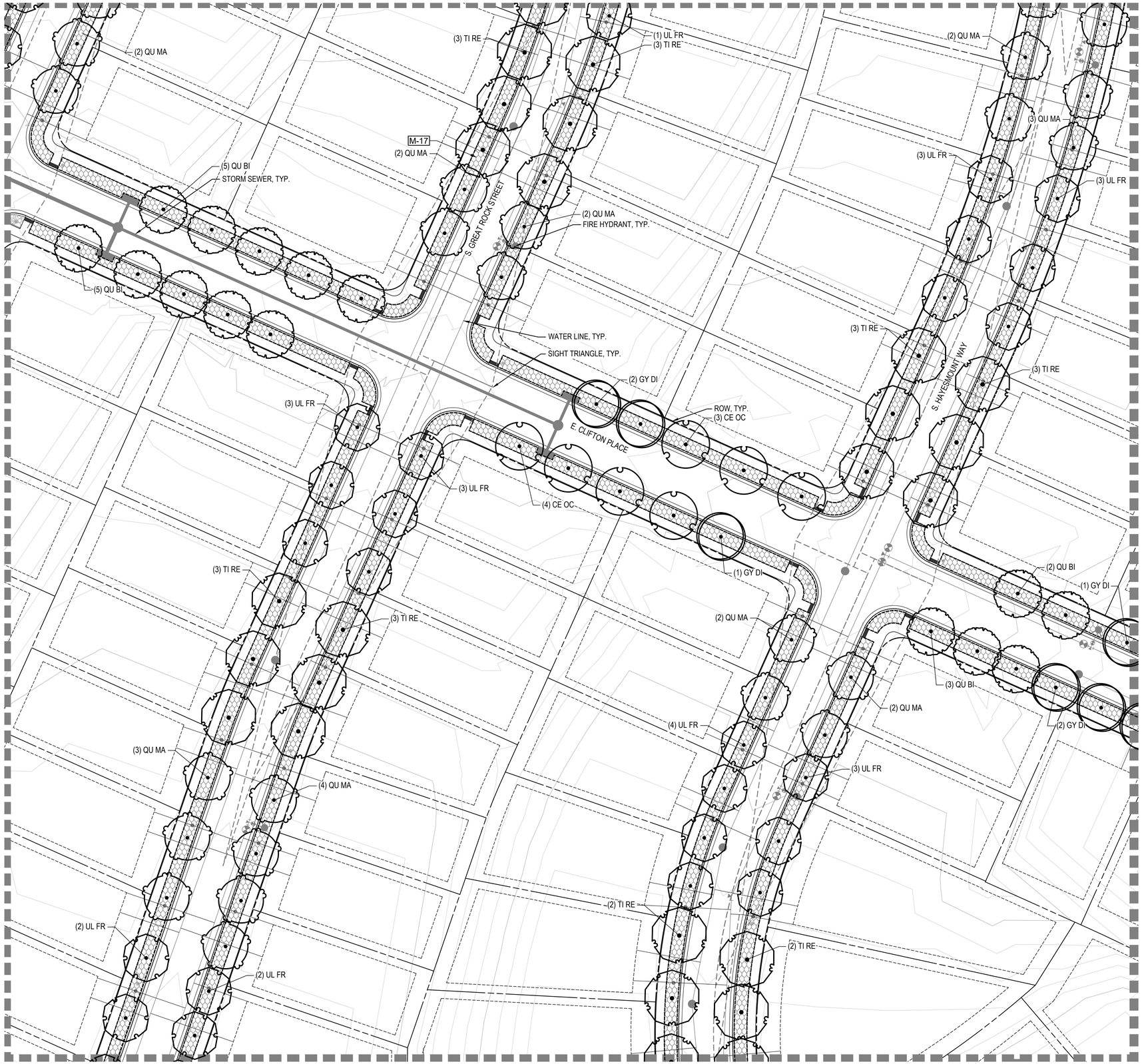
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.15
SHEET 86 OF 95



LEGEND

LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
M-02	SPADECUT EDGER
M-03	OPEN SPACE FENCE
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CODE	LANDSCAPE MATERIALS DESCRIPTION
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M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-09	SHRUB BED
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M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
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N-02	SIGNAGE

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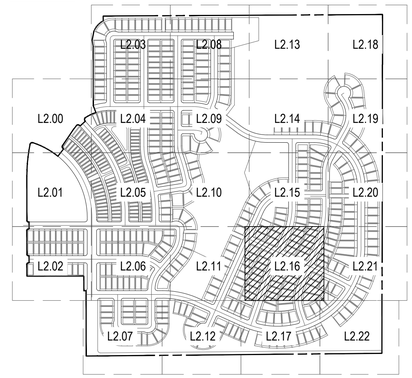
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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0 15 30 60
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OVERLAND RANCH RESIDENTIAL PHASE 2
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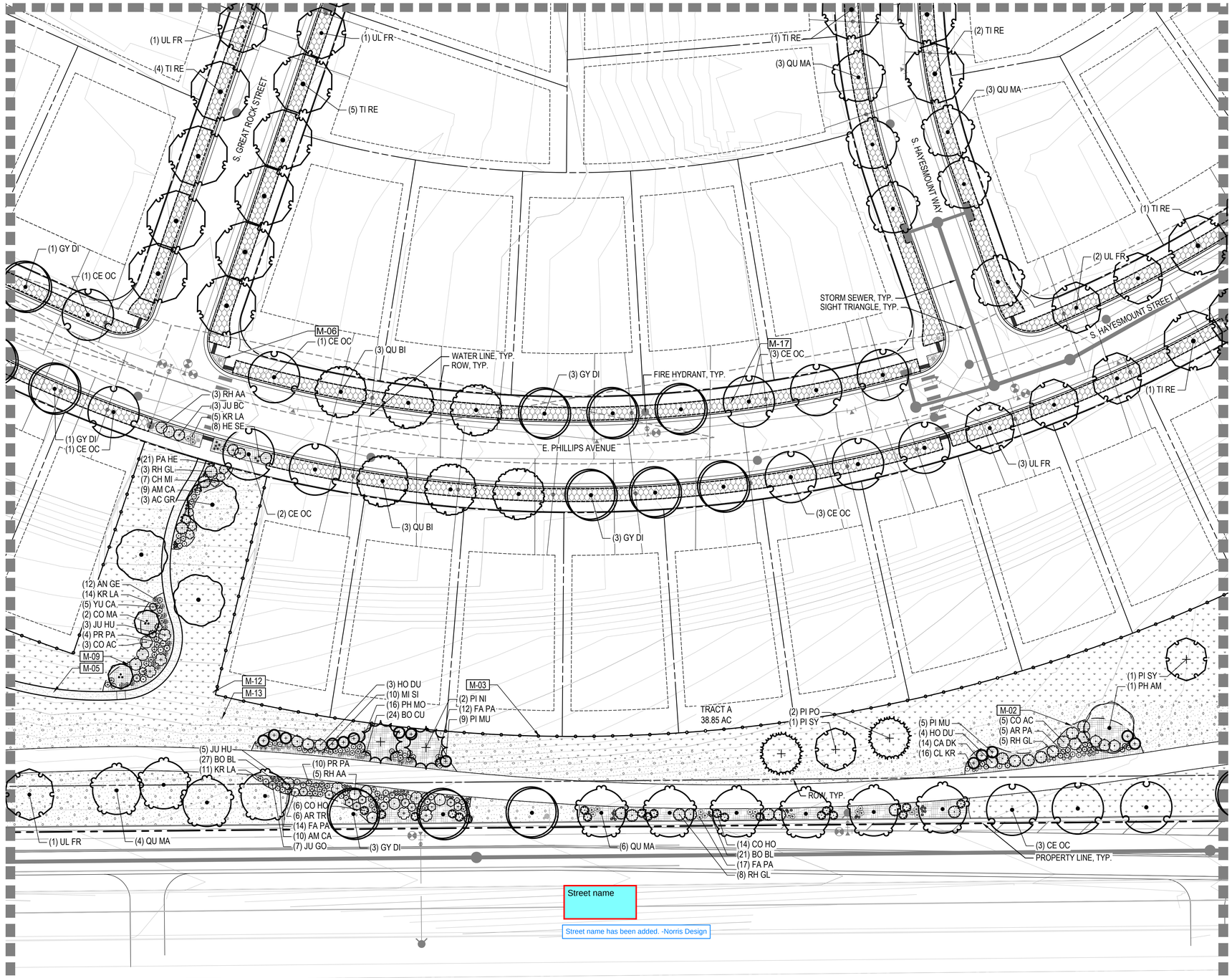
DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.16
SHEET 87 OF 95



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
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CODE	LANDSCAPE MATERIALS DESCRIPTION
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M-07	AGGREGATE BASE COURSE

SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
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M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
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N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP

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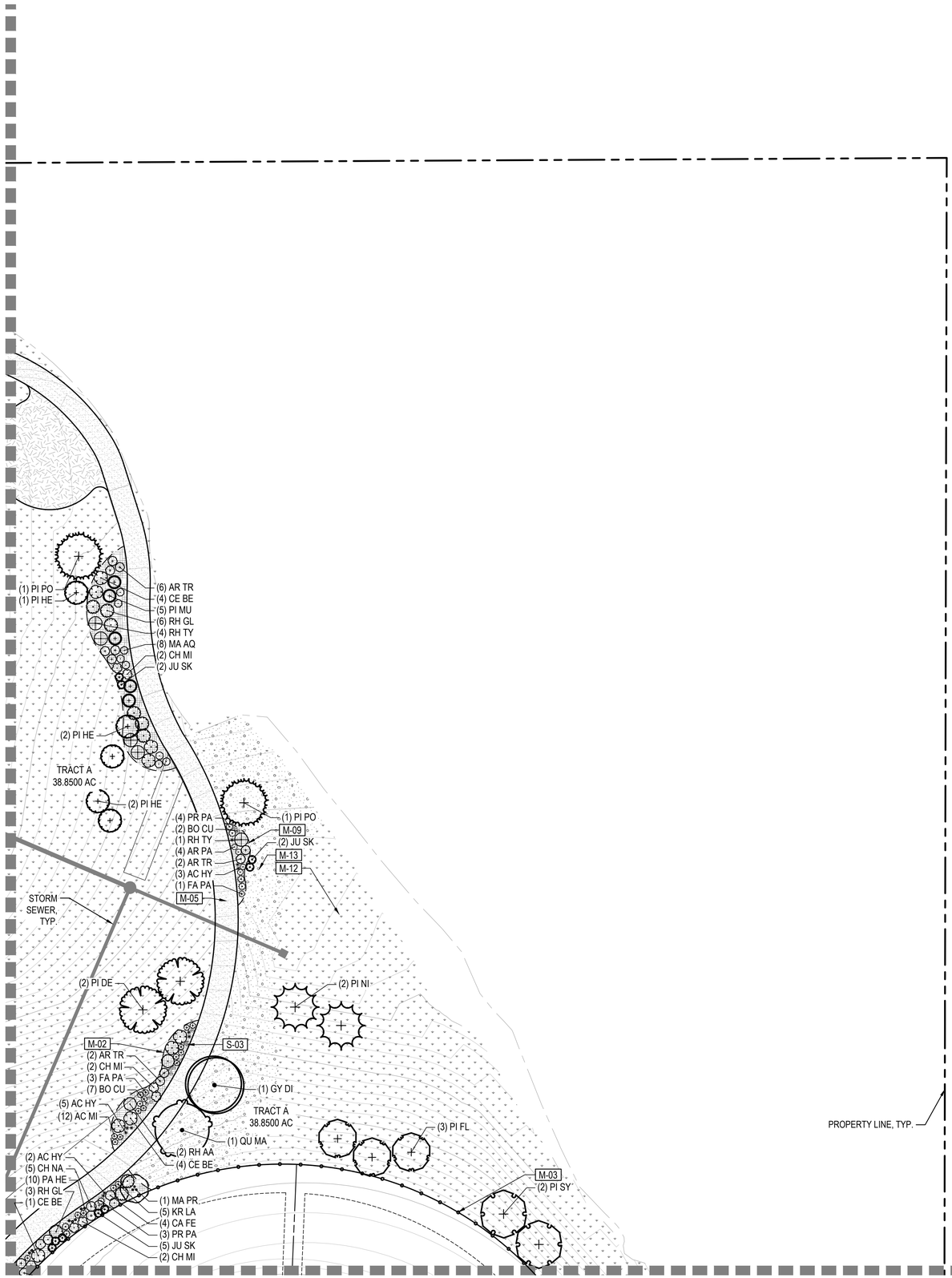
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.17
SHEET 88 OF 95



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DRAWN BY:

LEGEND

- LIMITS OF WORK (L.O.W.)
- MATCHLINE
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CODE	LANDSCAPE MATERIALS DESCRIPTION
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CODE	NOTATION DESCRIPTION
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SYMBOL	SITE FURNISHINGS DESCRIPTION
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S-04	TRASH RECEPTACLE
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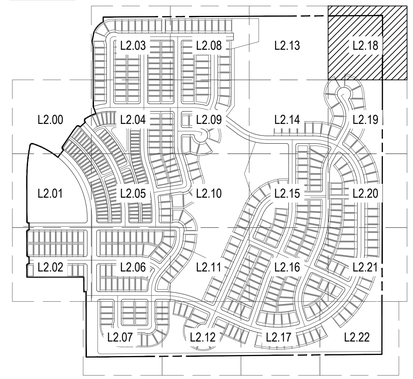
KEY MAP



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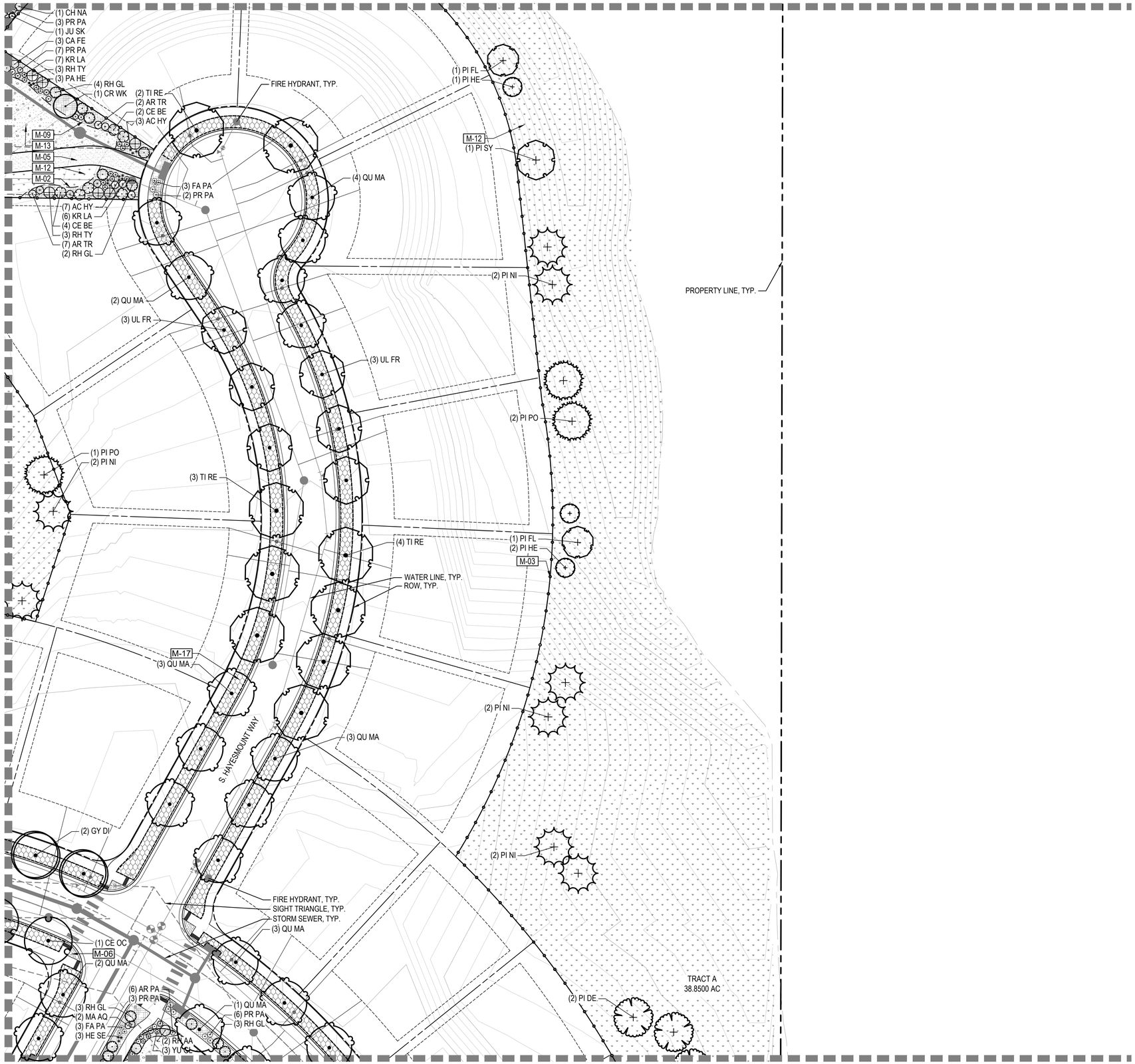
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.18
SHEET 89 OF 95



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DRAWN BY:

LEGEND

- LIMITS OF WORK (L.O.W.)
- MATCHLINE
- PROPERTY LINE
- RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-01	STEEL EDGER
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CODE	LANDSCAPE MATERIALS DESCRIPTION
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CODE	LANDSCAPE MATERIALS DESCRIPTION
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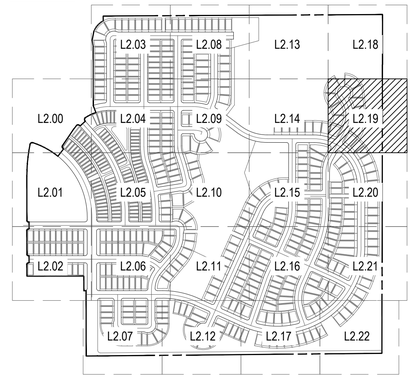
CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET

KEY MAP



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NORTH

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SITE PLAN NUMBER 3
AURORA, COLORADO

OWNER:
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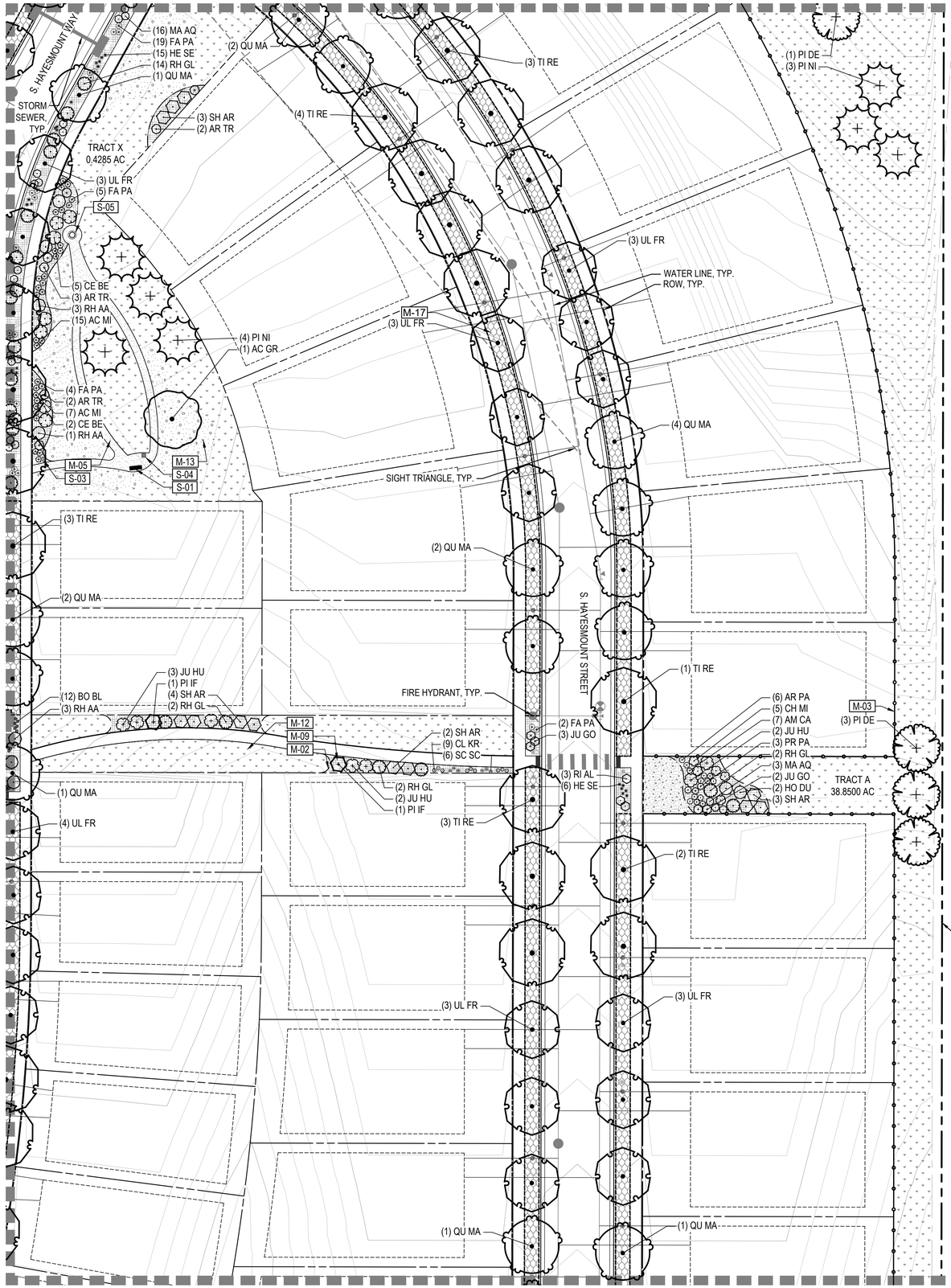
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.19



LEGEND

	LIMITS OF WORK (L.O.W.)
	MATCHLINE
	PROPERTY LINE
	RIGHT OF WAY

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M-01	STEEL EDGER
M-02	SPADECUT EDGER
M-03	OPEN SPACE FENCE
M-04	CORRAL FENCE

CODE	LANDSCAPE MATERIALS DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
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SYMBOL	LANDSCAPE MATERIALS DESCRIPTION
M-08	LANDSCAPE BOULDERS

CODE	LANDSCAPE MATERIALS DESCRIPTION
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M-16	PEAGRAVEL
M-17	HOMEBUILDER LANDSCAPE

CODE	NOTATION DESCRIPTION
N-01	RETAINING WALL
N-02	SIGNAGE

SYMBOL	SITE FURNISHINGS DESCRIPTION
S-01	BENCH
S-02	SANDSTONE BENCH
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KEY MAP

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AURORA, COLORADO

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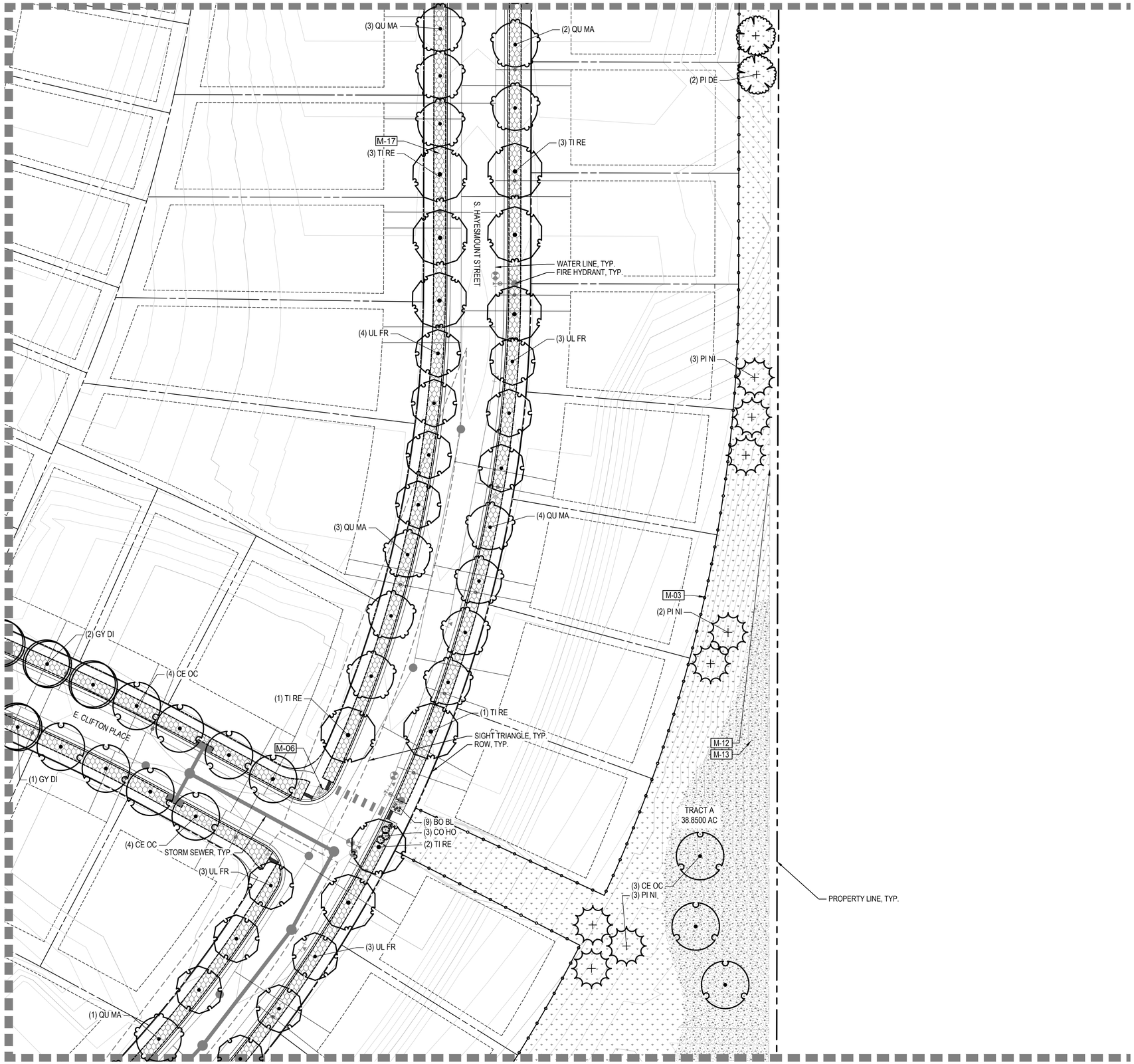
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.20
SHEET 91 OF 95



LEGEND

LIMITS OF WORK (L.O.W.)
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PROPERTY LINE
RIGHT OF WAY

CODE	LANDSCAPE MATERIALS DESCRIPTION
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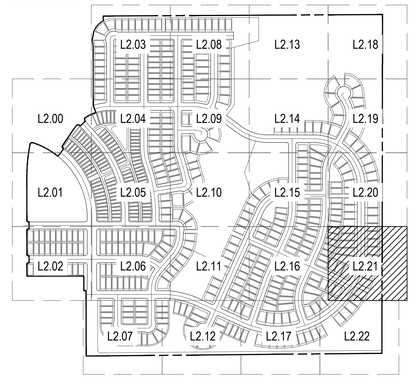
KEY MAP



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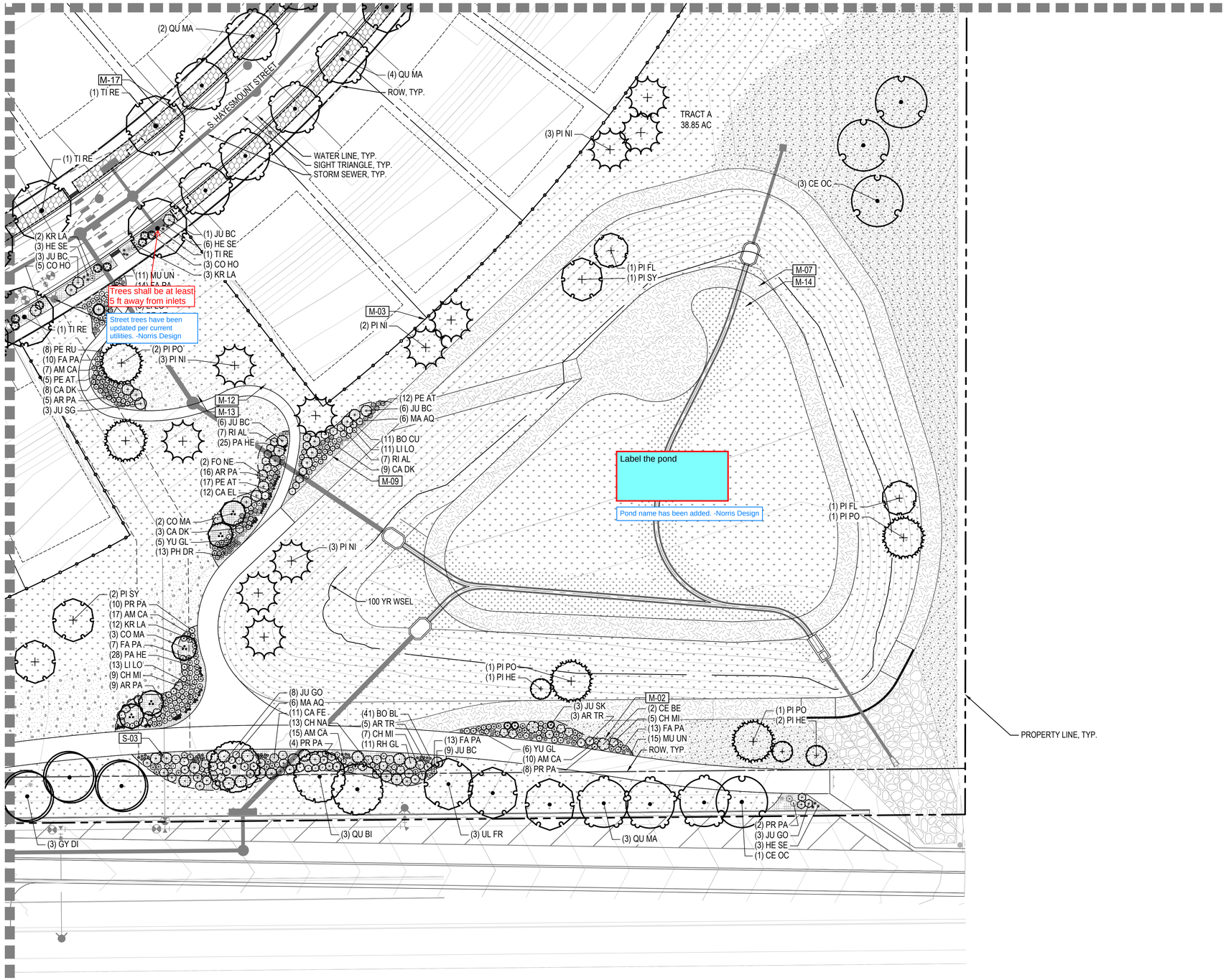
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
L2.21
SHEET 92 OF 95



LEGEND

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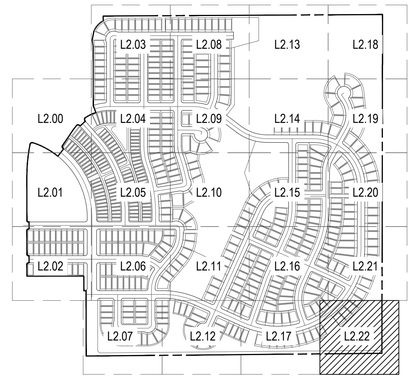

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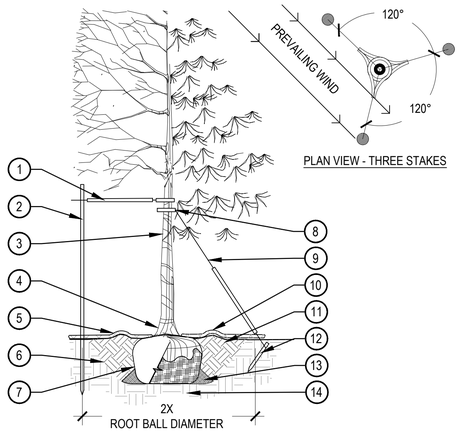
LANDSCAPE PLAN

SHEET NUMBER
L2.22

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.

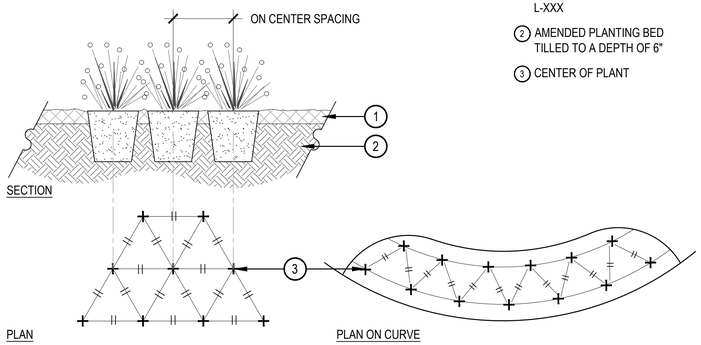


PLAN VIEW - THREE STAKES

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
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 TREE PLANTING DETAIL

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



SECTION

PLAN

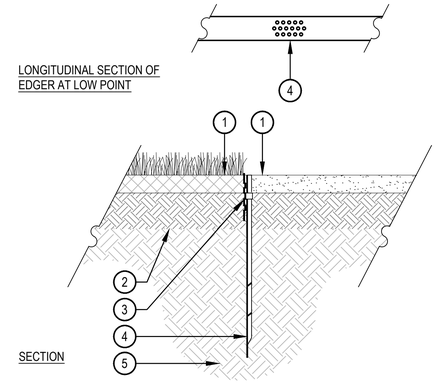
PLAN ON CURVE

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.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



LONGITUDINAL SECTION OF EDGER AT LOW POINT

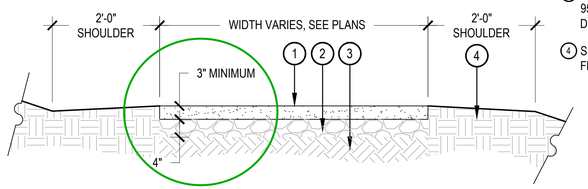
SECTION

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

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

4 METAL EDGER

SCALE: 1" = 1'-0"

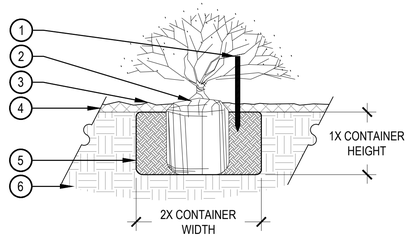


1. COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET L1.01
2. AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. SHOULDER, SLOPE AWAY FROM TRAIL AT 2%

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.

6 CRUSHER FINES TRAIL

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

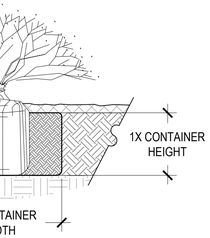


NOTES:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND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

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

7 SHRUB PLANTING IN NATIVE AREAS

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



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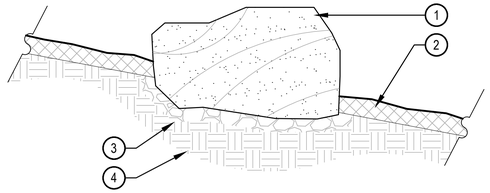
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

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

2 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
5	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
7	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
7	'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.

5 LANDSCAPE BOULDER

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

Please provide details for all park furnishings, including benches, pet waste receptacles, and trash bins. Details should also be provided for site programmatic elements such as the disc golf feature, picnic shelters, etc.

Amenity details have been added to current set. -Norris Design

CHECKED BY:
DRAWN BY:

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024

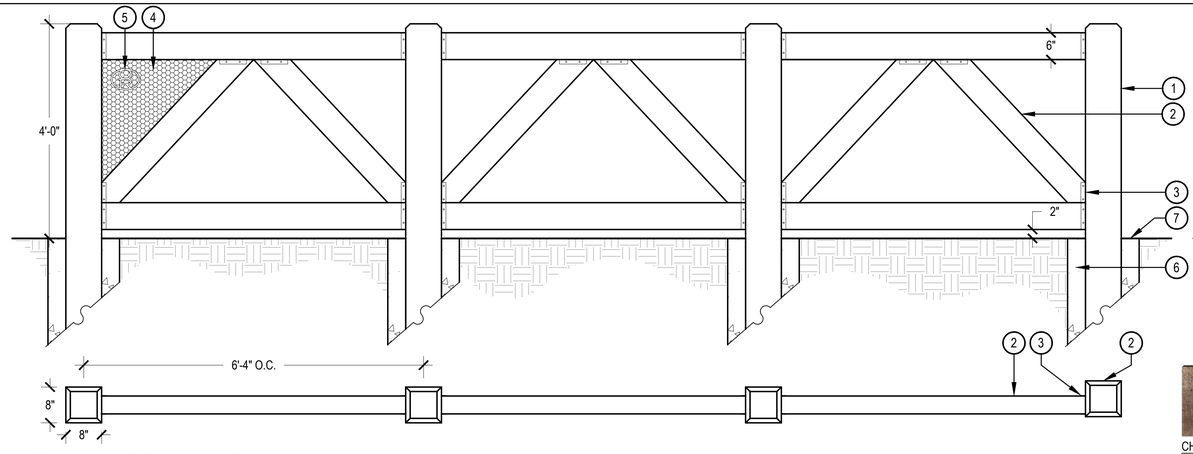
SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER
L4.00
SHEET 94 OF 95

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

1 SECONDARY MONUMENT SIGN

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

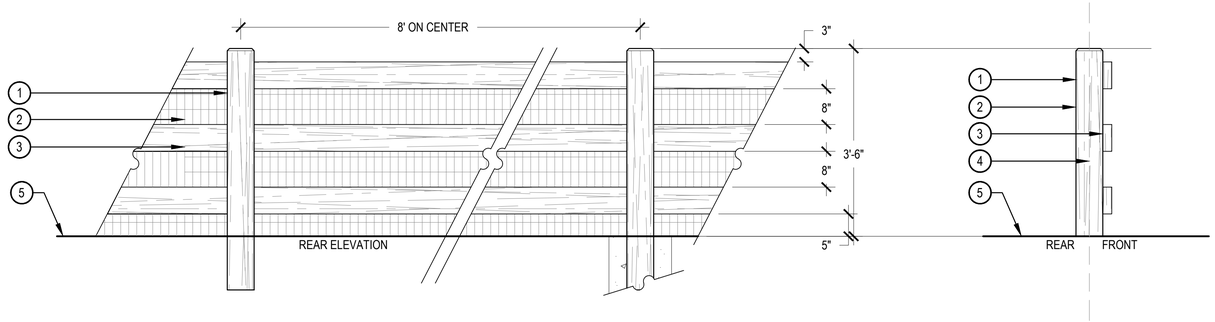


1. 8" X 8" ROUGH SAWN CEDAR POSTS, STAIN RE:AMENITY SCHEDULE
2. 4" X 6" SMOOTH CEDAR RAILINGS, STAIN RE: AMENITY SCHEDULE
3. BLACK STEEL RAILING CONNECTORS
4. BLACK STEEL PANEL TO BE ATTACHED TO ADJACENT BEAM AND RAILING VIA METAL BRACKETS
5. LASER CUT NEIGHBORHOOD PARK LOGO
6. CONCRETE POST FOOTER,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

CHARACTER IMAGE

2 FAUX CORRAL FENCE

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

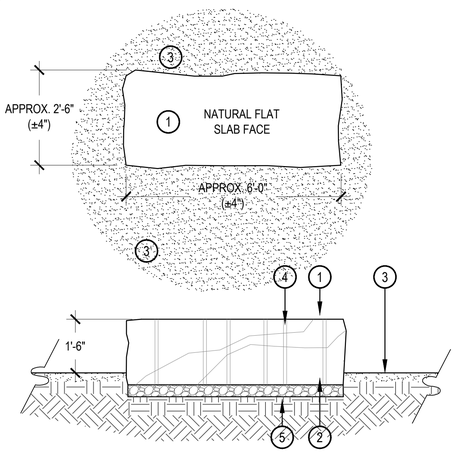


1. 4"X6" WOOD POST WITH 1" CHAMFER
2. 2"X4" WELDED GALVANIZED 14 GUAGE HEAVY DUTY WIRE MESH
3. 2"X6" WOOD RAIL
4. PROPERTY LINE, WHEN APPLICABLE
5. FINISHED GRADE

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

3 3-RAIL CEDAR FENCE

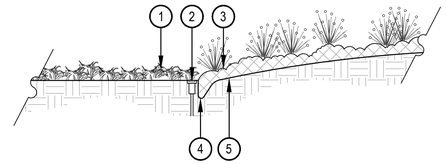
SCALE: 3/4" = 1'-0"



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

5 SANDSTONE SLAB BENCH

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



1. TURFGRASS OR DYLAND SEED
2. IRRIGATION HEADS SHOULD BE LOCATED ADJACENT TO MULCH BEDS, OFFSET HEAD INTO GRASS AREA TO ENSURE STABLE SUPPORT
3. PLANTING BED
4. VERTICAL SPADE CUT EDGE FILLED WITH SPECIFIED MULCH, TAPER EDGE OF BED SO MULCH IS DEEPER AGAINST SPADED EDGE
5. SPECIFIED DEPTH OF MULCH, TYPICALLY WOOD MULCH 3"-4" DEEP

4 SPADE CUT EDGE

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

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