OVERLAND RANCH PORCHVIEW PARK

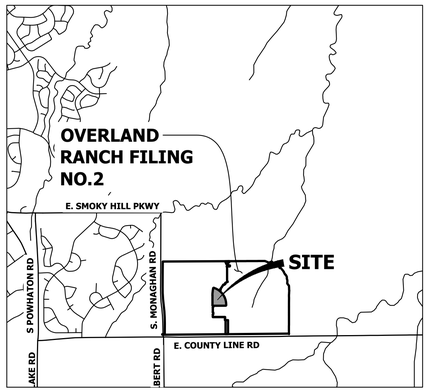
SITE PLAN

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

PROJECT DATA

OVERLAND RANCH PORCHVIEW PARK	
LAND AREA WITH PROPERTY LINES (ACRES)	6.7929 AC
NUMBER OF STRUCTURES	1 (OPEN AIR)
BUILDING COVERAGE AREA (ACRES, PERCENT OF TOTAL)	491 SF, 0.01 AC, 0.001%
CONSTRUCTION TYPE (ICC CODE 2021)	N/A
HARDSCAPE AREA (ACRES, PERCENT OF TOTAL)	0.503,7.37%
LANDSCAPE AREA (ACRES, PERCENT OF TOTAL)	5.84 AC, 86%
BASKETBALL COURT AREA (ACRES, PERCENT OF TOTAL)	0.12 AC, 1.77%
PICKLEBALL COURT AREA (ACRES, PERCENT OF TOTAL)	0.33 AC, 4.86%

Repeat advisory comment: The plat for this site, Overland Ranch Subdivision Filing No 2, is still under review through DA-1692-06, Overland Ranch Phase 2 Residential. The plat will need to be recorded prior to or concurrently with this site plan.



VICINITY MAP
1"=3000'

This site plan won't be approved until the overall site plan is approved

LEGAL DESCRIPTION

TRACT R, IN THE TRAILS AT OVERLAND RANCH FILING NO. 2 PLATT, 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 ARAPHOE, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 295,899 SQUARE FEET OR 6.7929 ACRES

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

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

BY: _____
(PRINCIPAL OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO
COUNTY OF_____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF_____AD_____

BY_____
(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES_____

NOTARY BUSINESS ADDRESS: _____

RECORDERS CERTIFICATE

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

THIS_____DAY OF_____AD,_____

CLERK AND RECORDER_____

DEPUTY_____

GENERAL NOTE

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 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1–2017.
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 UPON COMPLETION OF THE PARK DEVELOPMENT.
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 OF CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS–OF–WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
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 OF 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 VERSA.
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. PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22–425 THROUGH 22–434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORST CASE NOISE CONDITIONS.
14. 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.
15. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
16. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
17. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNER'S ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
18. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 –1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT: _____.
19. EMERGENCY INGRESS AND EGRESS – RIGHT–OF–WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING –FIRE LANE".
20. PARKS, RECREATION & OPEN SPACE PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNER'S ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
21. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
22. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAT EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION NOTIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
23. FIRE DEPARTMENT ACCESS THROUGH ALL GATES LEADING TO THE POOL AREA WILL BE ESTABLISHED BY PROVIDING A KEY OR ACCESS CARD IN THE KNOX BOX LOCATED AT THE FRONT MAIN ENTRANCE OF THE BUILDING SERVING THE POOL AREA.
24. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
25. THE DEVELOPER, HIS/HER SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

Please add this note: "The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. Separate permits for street lights will be required: one for Public Improvements"

SHEET INDEX

1	COVER SHEET
2	TRACKING SHEET
3	SITE PLAN
4	OVERALL UTILITY PLAN
5	GRADING PLAN
6	SIGNAGE & STRIPING PLAN
7	SITE PLAN DETAILS
8–17	PRELIMINARY LANDSCAPE PLANS
18	SITE LIGHTING PHOTOMETRIC
19	LIGHTING DETAILS
19	TOTAL

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

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

AMENDMENTS:

CIVIL ENGINEER SURVEYOR

JR ENGINEERING, LLC
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
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KWILLIAMS@JRENGINEERING.COM

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SPOLLMILLER@NORRIS–DESIGN.COM

LANDSCAPE ARCHITECT

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

CITY OF AURORA APPROVALS

CITY ATTORNEY_____ DATE: _____

PLANNING DIRECTOR_____ DATE: _____

ATTEST_____ DATE: _____

DATABASE APPROVAL DATE_____

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

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DENVER, CO 80204
P 303.892.1166
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OVERLAND RANCH PORCHVIEW PARK
SITE PLAN
AURORA, CO

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

NOT FOR CONSTRUCTION

1/15/25

DATE:
SP 01 - 10/15/24
SP 02 - 01/15/25

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
4	4	PV	6.79	0
Total			**382.1**	**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
4	0	0	0	0	0.0%	0	0	**0.0%**	0

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.
3. 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)

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. 4			
Product Type	Lot Totals	People Per Unit	Population
Single-Family	0	2.65	0
Total	0		0

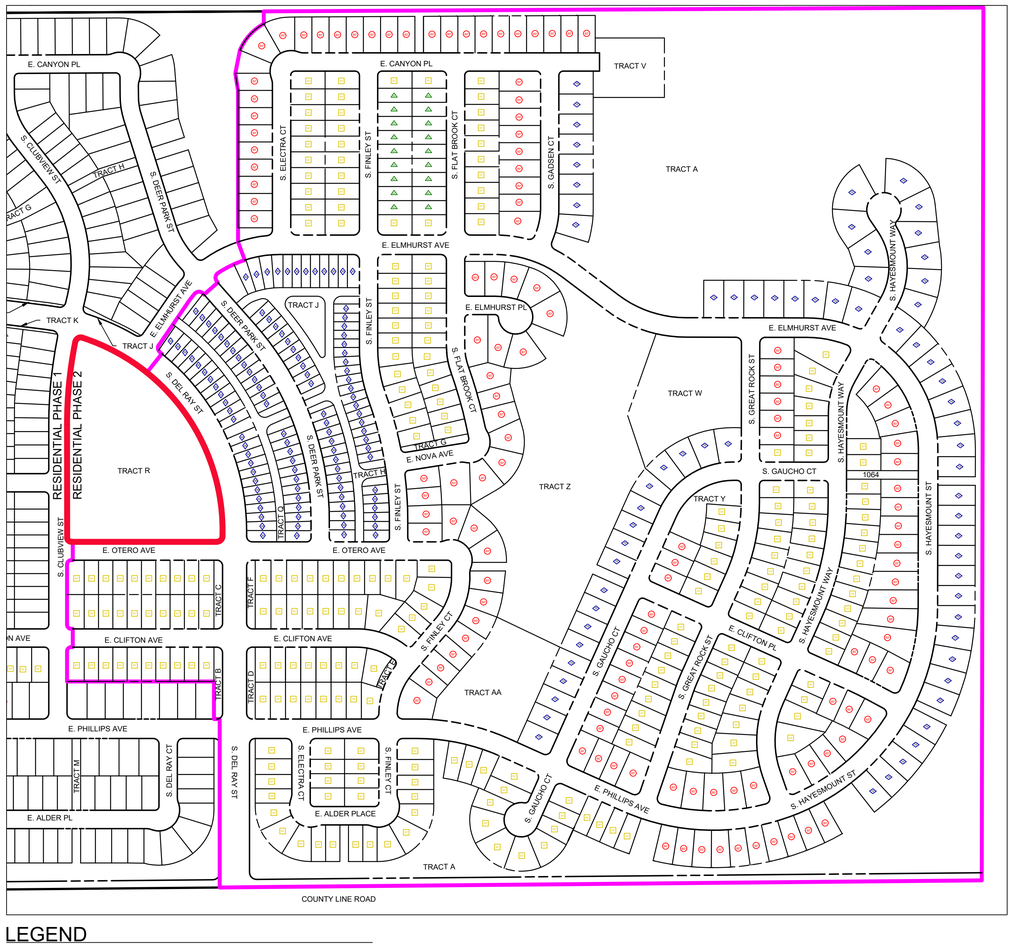
Community Population Tracking Chart	
Site Plan	Population
1	1126
2	0
3	1508
4	0

Parks, Recreation & Open Space Tracking											
			Neighborhood Park			Community Park			Open Space		
Site Plan No.	Tracts	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
1	B	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	A, Z	1508	4.52	0.00	-4.52	1.66	0.00	-1.66	11.76	49.12	37.36
4	R	0	0.00	6.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		2634	7.90	6.79	-1.11	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
R	4	6.79	0	0.00

SITE PLAN LOT TRACKING EXHIBIT



LEGEND

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

CHECKED BY:
DRAWN BY:

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OVERLAND RANCH PORCHVIEW PARK
SITE PLAN NUMBER 4
AURORA, COLORADO

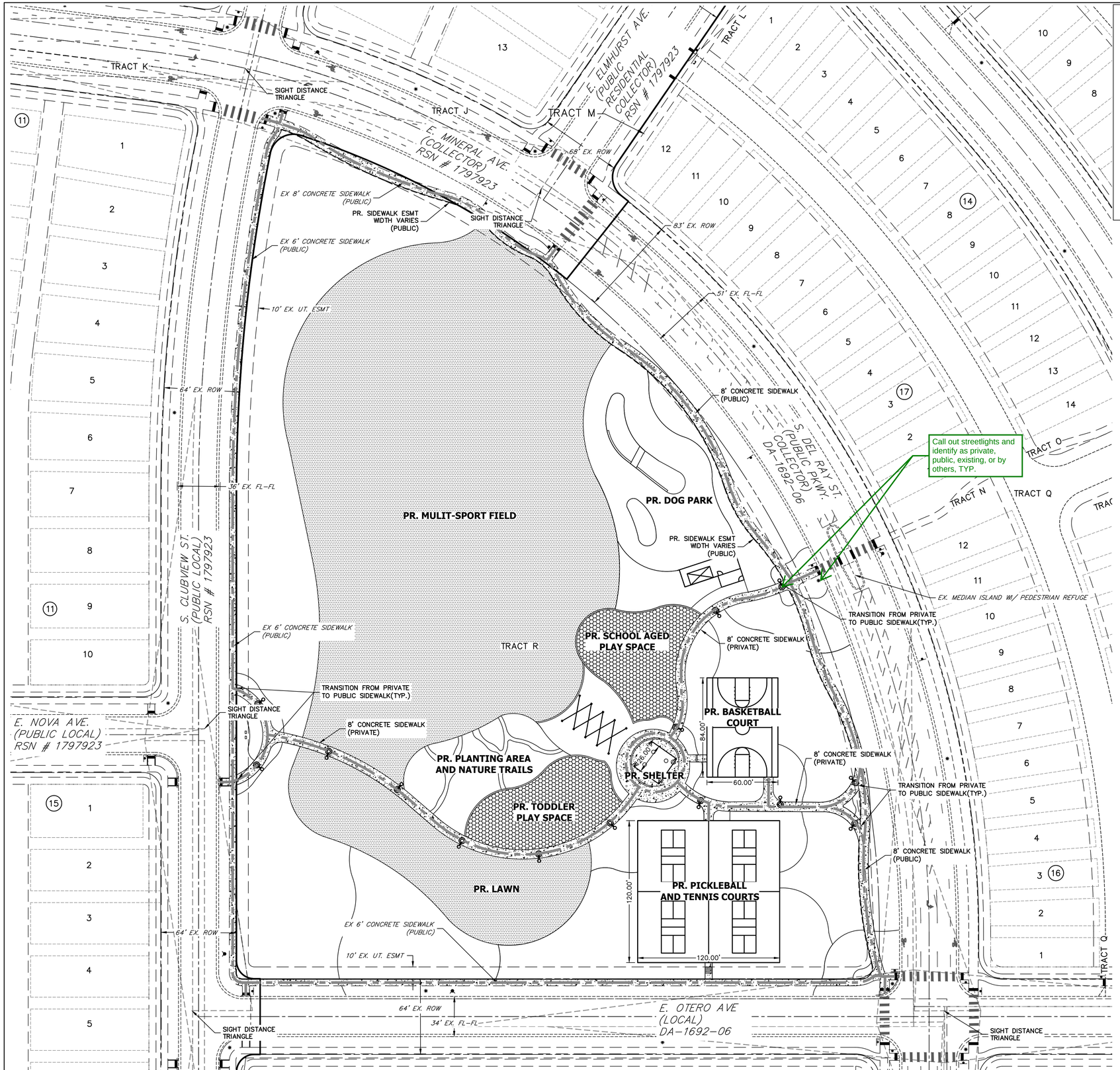
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

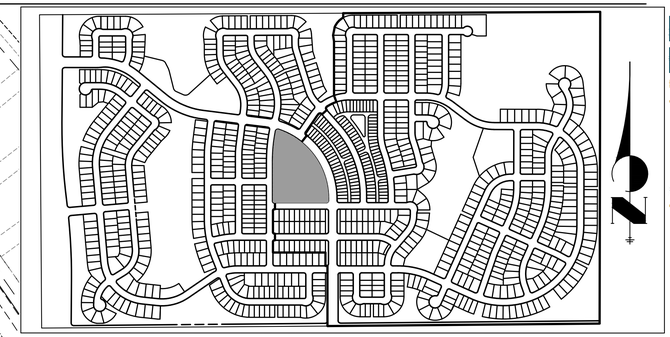
NOT FOR CONSTRUCTION

DATE:
SP 01 - 10/15/2024
SP 02 - 01/15/2025

SHEET TITLE:
TRACKING SHEET

SHEET NUMBER
2





KEY MAP

SCALE: 1"=700'

LEGEND

- PROP. RIGHT OF WAY
- EX. RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROP. EASEMENT
- EX. EASEMENT
- SIGHT DISTANCE TRIANGLE
- PROP. 6" CURB & GUTTER
- PROP. 6" SPILL CURB & GUTTER
- EX. CURB & GUTTER
- BUILDING SETBACK
- FENCE LINE
- TOP OF SLOPE
- TOE OF SLOPE
- 100YR SWALE
- PROPOSED ADA ACCESSIBLE ROUTE
- PROPOSED MINOR CONTOURS
- 6100 PROPOSED MAJOR CONTOURS
- EXISTING MINOR CONTOUR
- 6100 EXISTING MAJOR CONTOUR
- (6) PROPOSED PARKING SPACE COUNT
- PROP. STREET LIGHT
- EX. STREET LIGHT
- PROP. SIGN
- EX. SIGN
- PROPOSED FIRE HYDRANT
- EX. FIRE HYDRANT
- PROP. STORM MANHOLE
- EX. STORM MANHOLE
- PROP. INLET
- EX. CONCRETE SIDEWALK
- PROP. CONCRETE SIDEWALK
- S.E. SIDEWALK EASEMENT
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- E.E ELECTRICAL EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- E.O.C EDGE OF CONCRETE
- S.D.E. SIGHT DISTANCE EASEMENT
- PROPOSED MULTI SPORT FIELD-LAWN
- PROPOSED PLAY AREA- WOOD CHIPS

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

Know what's below. Call before you dig.

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SITE PLAN

AURORA, CO

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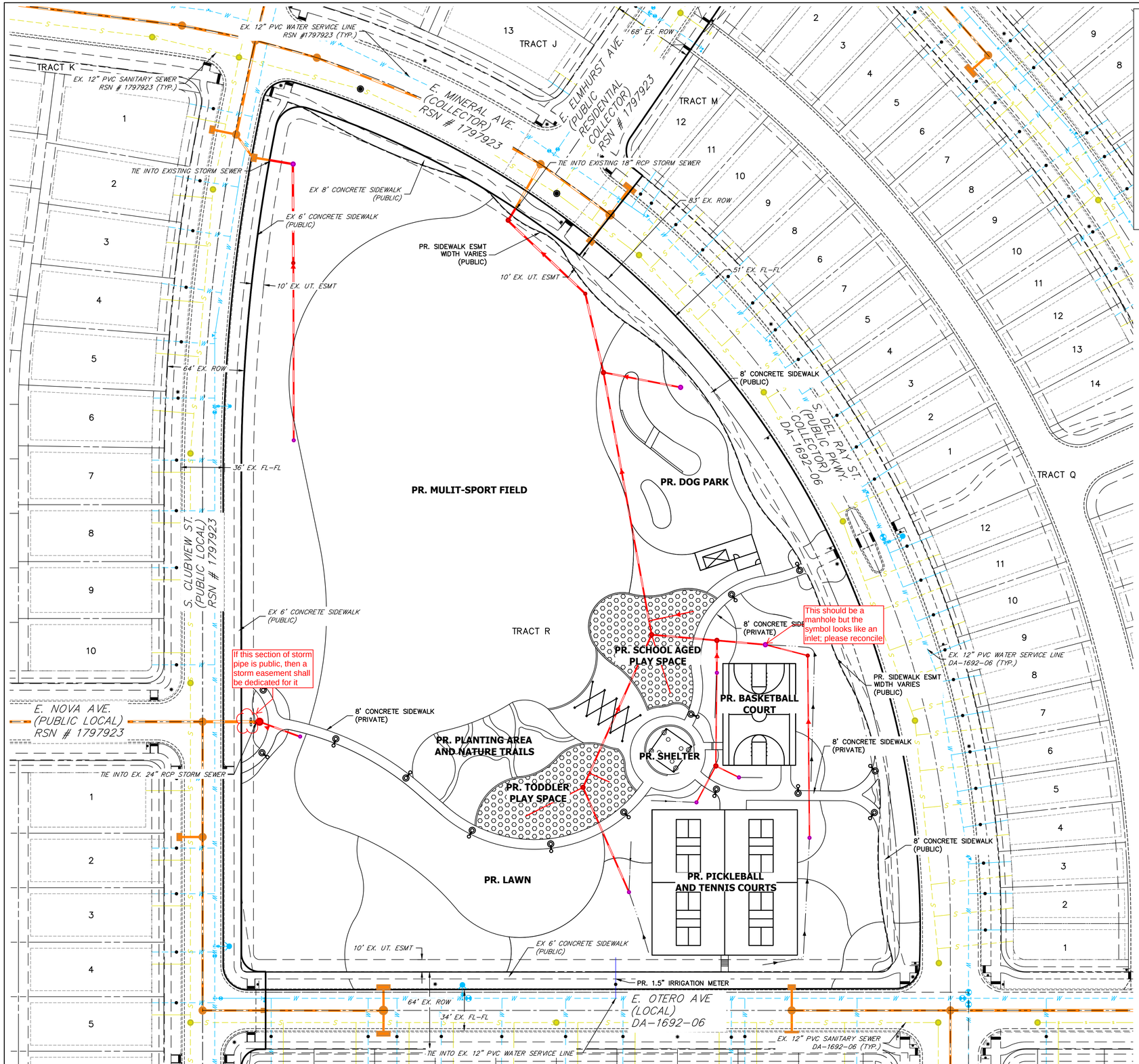

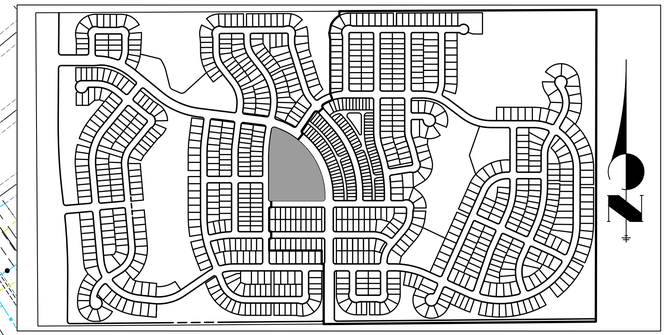

KEY MAP

SCALE: 1"=700'

LEGEND

- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRASS SWALE
- PROPOSED MINOR CONTOURS
- 6100 PROPOSED MAJOR CONTOURS
- EXISTING WATERLINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING EDGE OF ASPHALT
- EXISTING EDGE OF CONCRETE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EFFECTIVE 100YR FLOOD PLAIN
- EXISTING MINOR CONTOUR
- 6100 EXISTING MAJOR CONTOUR
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED VALVE
- PROPOSED MH
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT
- EXISTING SIGN
- PROPOSED INLET

Provide the following note:
Water service lines are public up through the meter and are private downstream of the meter.

GENERAL NOTES

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

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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

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OVERLAND RANCH PORCHVIEW PARK
SITE PLAN
AURORA, CO

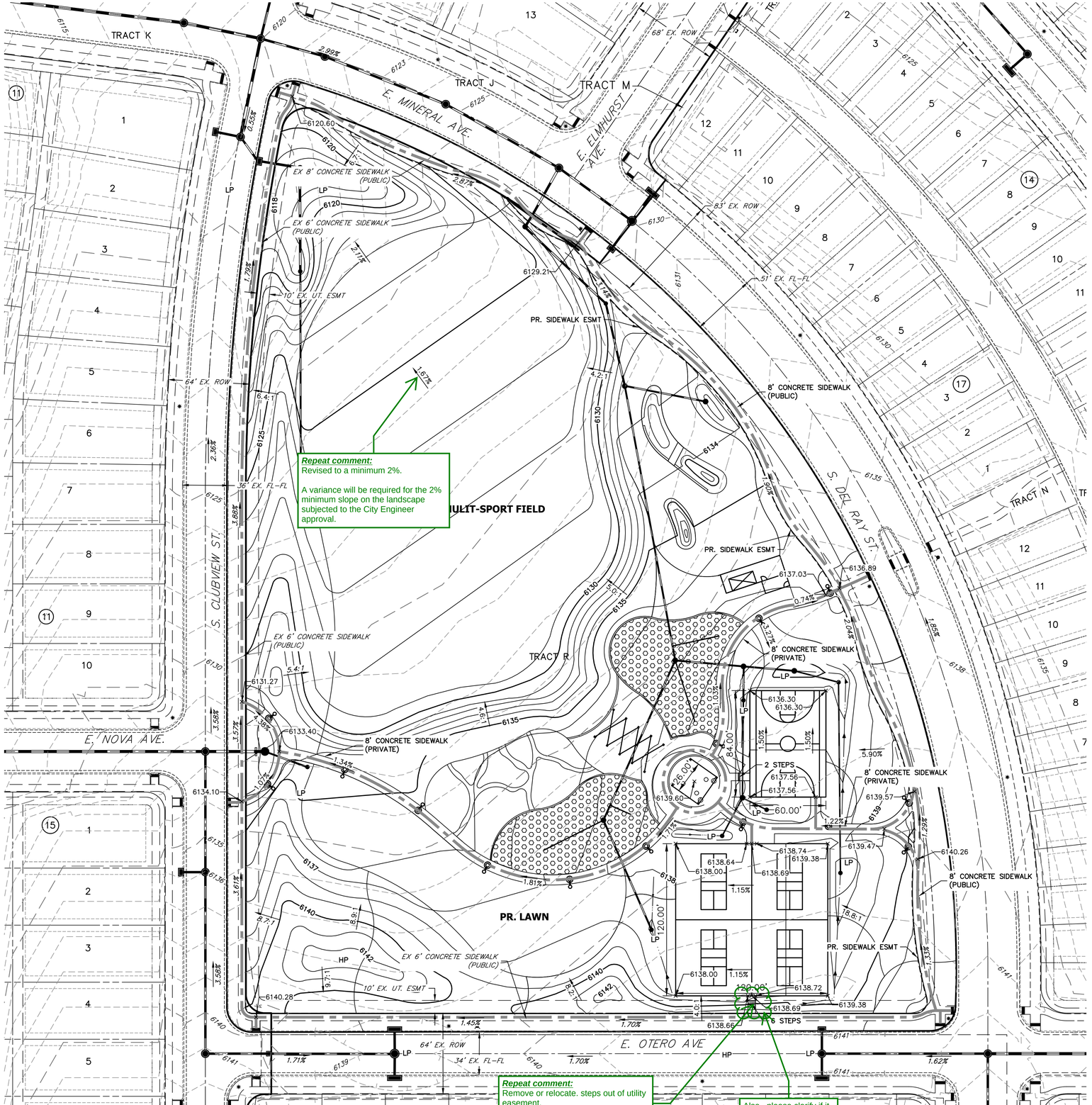
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEW YORK, NY 10019
CONTACT: JERRY RICHMOND
303-267-6255

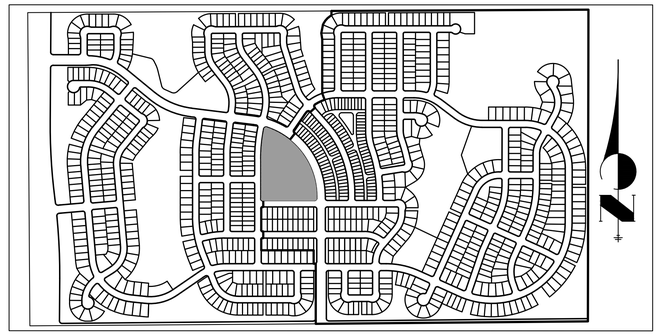
NOT FOR CONSTRUCTION

1/15/25

DATE:
SP 01 - 10/15/24
SP 02 - 01/15/25

SHEET TITLE:
OVERALL UTILITY PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

- PROP. RIGHT OF WAY
- EX. RIGHT OF WAY
- PROPERTY LINE
- BOUNDARY LINE
- CENTERLINE
- PROP. EASEMENT
- EX. EASEMENT
- SIGHT DISTANCE TRIANGLE
- PROP. 6" CURB & GUTTER
- PROP. 6" SPILL CURB & GUTTER
- EX. CURB & GUTTER
- BUILDING SETBACK
- FENCE LINE
- TOP OF SLOPE
- TOE OF SLOPE
- 100YR SWALE
- PROPOSED ADA ACCESSIBLE ROUTE
- PROPOSED MINOR CONTOURS
- 6100 PROPOSED MAJOR CONTOURS
- EXISTING MINOR CONTOUR
- 6100 EXISTING MAJOR CONTOUR
- (6) PROPOSED PARKING SPACE COUNT
- PROP. STREET LIGHT
- EX. STREET LIGHT
- PROP. SIGN
- EX. SIGN
- PROPOSED FIRE HYDRANT
- EX. FIRE HYDRANT
- PROP. STORM MANHOLE
- EX. STORM MANHOLE
- PROP. INLET
- EX. CONCRETE SIDEWALK
- PROP. CONCRETE SIDEWALK
- S.E. SIDEWALK EASEMENT
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- E.E ELECTRICAL EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- E.O.C EDGE OF CONCRETE
- S.D.E. SIGHT DISTANCE EASEMENT
- PROPOSED MULTI SPORT FIELD-LAWN
- PROPOSED PLAY AREA- WOOD CHIPS

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

GRADING NOTES

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

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OVERLAND RANCH PORCHVIEW PARK

SITE PLAN
AURORA, CO

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

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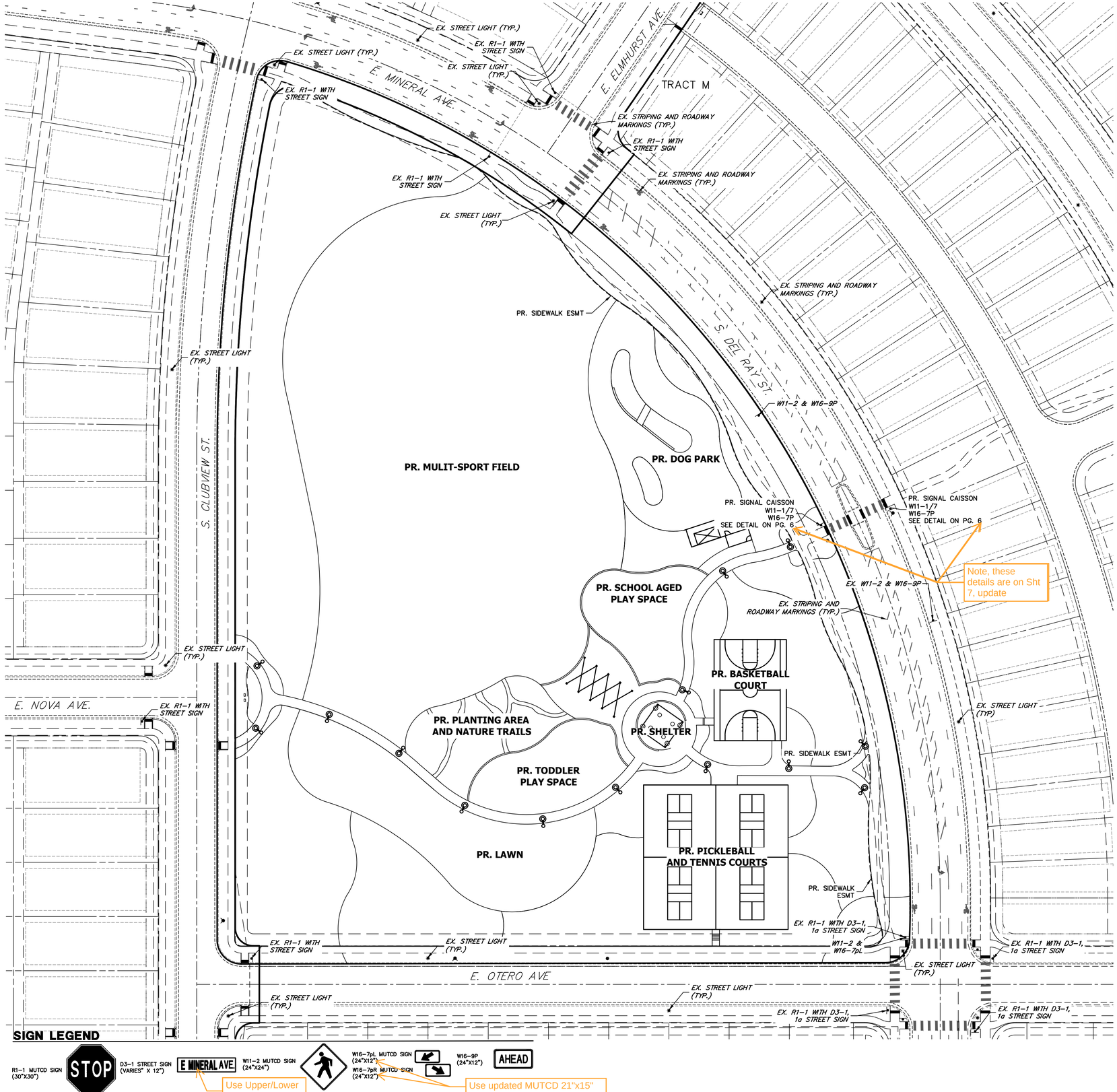
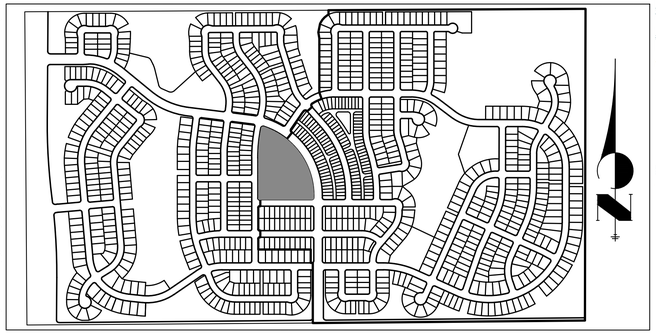
1/15/25

DATE:
SP 01 - 10/15/24
SP 02 - 01/15/25

SHEET TITLE:
GRADING PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

- PROP. RIGHT OF WAY
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- F.L.E. FIRE LANE EASEMENT
- E.O.C EDGE OF CONCRETE
- S.D.E. SIGHT DISTANCE EASEMENT
- PROPOSED MULTI SPORT FIELD–LAWN
- PROPOSED PLAY AREA– WOOD CHIPS

GENERAL NOTES

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40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

Know what's below. Call before you dig.

SIGN LEGEND

R1–1 MUTCD SIGN (30"X30") — STOP — D3–1 STREET SIGN (VARIES" X 12") — E MINERAL AVE — W11–2 MUTCD SIGN (24"X24") — W16–7pL MUTCD SIGN (24"X12") — W16–7pR MUTCD SIGN (24"X12") — W16–9P (24"X12") — AHEAD

Use Upper/Lower case font

Use updated MUTCD 21"x15"

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OVERLAND RANCH PORCHVIEW PARK

SITE PLAN

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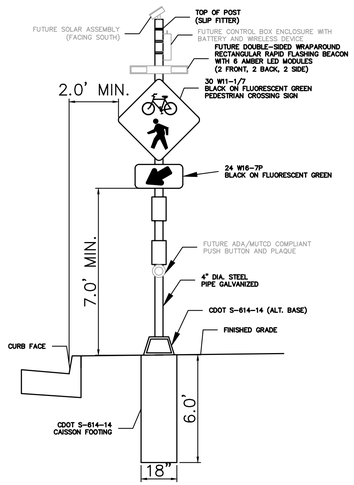
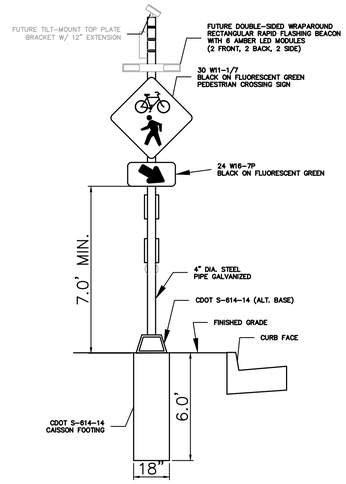
SHEET TITLE:

SIGNAGE & STRIPING PLAN



PROPOSED RECTANGULAR RAPID FLASHING BEACON WIRELESS & SOLAR POWERED (FRONT VIEW)

N.T.S



PROPOSED RECTANGULAR RAPID FLASHING BEACON WIRELESS & SOLAR POWERED (BACK VIEW)

N.T.S

NOTES AND TECHNICAL REQUIREMENTS

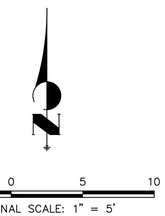
1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER OF ALL EQUIPMENT FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
2. DAYTIME DIMMING OF RECTANGULAR RAPID FLASHING BEACON (RRFB) INDICATIONS IS NOT ALLOWED. DIMMING AT NIGHT IS ACCEPTABLE IF GLARE IS DETERMINED TO BE PROBLEMATIC.
3. THE LED FLASH PATTERN AND LIGHT INTENSITY SHALL COMPLY WITH THE FHWA REQUIREMENTS ESTABLISHED BY THE INTERIM APPROVAL REPORT. ALL COMPONENTS MUST ADHERE TO FHWA AND MUTCD REQUIREMENTS.
4. THE RRFB SHALL BE A CLASS 1 DEVICE, BE FULLY SOLAR POWERED, AND ENTIRELY WIRELESS IN ITS COMPONENTS. THE RRFB WILL BE MEASURED AND PAID FOR AS A SINGLE EACH UNIT, WHICH INCLUDES ALL MATERIALS, HARDWARE, POLE, BASE, PUSH BUTTON, SIGNAGE, BEACONS, CONTROLLER, SOLAR PANEL, ETC. THE CAISSON FOOTING SHALL BE MEASURED AND PAID FOR SEPARATELY.

FUNCTIONAL REQUIREMENTS:

5. THE LIGHT INTENSITY OF THE LED INDICATIONS SHALL MEET THE MINIMUM SPECIFICATIONS ESTABLISHED BY THE SAE STANDARD J595, MOST RECENT EDITION. MANUFACTURER CERTIFICATIONS OF COMPLIANCE SHALL BE PROVIDED UPON REQUEST.
6. ONCE ACTIVATED, ALL INDICATIONS ASSOCIATED WITH THE CROSSING ACTIVATION SHALL SIMULTANEOUSLY COMMENCE THE ALTERNATELY RAPID FLASHING PATTERN WITHIN 120 MSEC, AND SHALL CEASE OPERATION AT A PREDETERMINED TIME AFTER THE PEDESTRIAN ACTUATION.
7. THE PEDESTRIAN INDICATION (VISIBLE PERPENDICULARLY TO THE ROADWAY) SHALL BE DIRECTED AT AND VISIBLE TO PEDESTRIANS LOCATED WITHIN THE CURB RAMP AREAS AND CROSSWALKS, AND SHALL FLASH CONCURRENTLY WITH THE VEHICLE INDICATION.
8. A FULLY CHARGED BATTERY SHALL BE ABLE TO PROVIDE A MINIMUM OF 14 DAYS OF POWER TO THE SIGNAL, WITHOUT SUN, DEPENDING ON AMBIENT TEMPERATURES AND NUMBER OF ACTIVATIONS.

MATERIAL REQUIREMENTS:

9. THE LIGHT BAR HOUSING SHALL BE CONSTRUCTED WITH DURABLE, CORROSION-RESISTANT POWDER-COATED ALUMINUM MATERIAL WITH STAINLESS STEEL FASTENERS. A STANDARD BLACK COLOR WILL BE ASSUMED UNLESS OTHERWISE STATED BY THE OWNER.
10. ALL MOUNTING HARDWARE SHALL BE STAINLESS STEEL, AND WILL BE PROVIDED BY THE INSTALLER AT NO ADDITIONAL COST.
11. THE LEDS USED SHALL BE RATED FOR A MINIMUM 15-YEAR LIFE SPAN.
12. THE CONTROLLER SHALL BE HOUSED IN A NEMA 3R RATED ALUMINUM ENCLOSURE, INTENDED FOR OUTDOOR USE. IT SHALL BE DESIGNED SUCH THAT IT WILL PROVIDE A DEGREE OF PROTECTION AGAINST CORROSION, DUST, WATER DAMAGE, AND ICE FORMATION.
13. THE LED LIGHT OUTPUTS AND FLASH PATTERNS SHALL BE COMPLETELY PROGRAMMABLE.
14. THE STEEL PIPE/POST, ANCHOR PLATES, AND SLIP BASE ASSEMBLY SHALL BE GALVANIZED IN ACCORDANCE WITH DOUGLAS COUNTY STANDARDS.
15. THE CONTROLLER SHALL BE RECONFIGURABLE IN CASE FUTURE MUTCD OR OTHER GUIDELINES SPECIFY A DIFFERENT FLASH PATTERN.
16. THE CONTROLLER SHALL BE REPLACEABLE INDEPENDENTLY OF OTHER COMPONENTS IN THE UNLIKELY EVENT OF A FAILURE.
17. THE BATTERY SHALL BE SOLAR CHARGED WITH UP TO A 30 DAY CAPACITY WITH NO SUNLIGHT, RATED AT 45 AH MINIMUM, MAINTENANCE FREE, AND A MINIMUM OF 12 VDC. IT SHALL HAVE AN OPERATING TEMPERATURE RANGE OF -50 TO 140 DEGREES F.
18. THE RADIO CONTROL SHALL BE SOLAR-POWERED AND WIRELESS, OPERATING ON A FCC-APPROVED 900 MHZ FREQUENCY NETWORK WITH A NORMAL OPERATING RANGE OF 1000 FEET.
19. THE RADIO SHALL PROVIDE WIRELESS COMMUNICATION BETWEEN THE PUSH BUTTON ACTUATION ASSEMBLIES AND THE INDICATORS.
20. THE RADIO SHALL SYNCHRONIZE THE CONTROLLERS TO ACTIVATE THE INDICATIONS WITHIN 120 MSEC OF ONE ANOTHER AND REMAIN SYNCHRONIZED THROUGHOUT THE DURATION OF THE FLASHING CYCLE.
21. THE SOLAR PANEL SHALL PROVIDE 55 WATTS AT PEAK TOTAL OUTPUT.
22. THE SOLAR PANEL SHALL BE AFFIXED TO AN ALUMINUM PLATE AND BRACKET, ADJUSTABLE AT AN ANGLE OF 45-60 DEGREES, AND MOUNTED ON A 360 DEGREE ROTATABLE POLE CAP MOUNT TO FACILITATE ADJUSTMENT FOR MAXIMUM SOLAR COLLECTION AND OPTIMAL BATTERY STRENGTH.
23. THE SOLAR PANEL SHALL BE RATED FOR 110 MPH WINDS AND OPERATING TEMPERATURES BETWEEN -50 TO 180 DEGREES F.
24. ALL SIGNS AND PLAQUES SHALL CONFORM TO MUTCD STANDARDS FOR DIMENSIONS, MESSAGING, AND MATERIALS.
25. SIGNS SHALL BE RETROREFLECTIVE WITH AN ANTI-GRAFFITI OVERLAY AND USE ANTI-VANDAL FASTENERS AND TOOLS TO MOUNT THE COMPONENTS.
26. THE PUSH BUTTON SHALL BE CAPABLE OF CONTINUOUS OPERATION WITHIN A TEMPERATURE RANGE OF -30 TO 165 DEGREES F AND BE ADA COMPLIANT.



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OVERLAND RANCH PORCHVIEW PARK
SITE PLAN
AURORA, CO

OWNER:
JEN COLORADO 19 LLC
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CONTACT: JERRY RICHMOND
303-267-6255

NOT FOR CONSTRUCTION

1/15/25

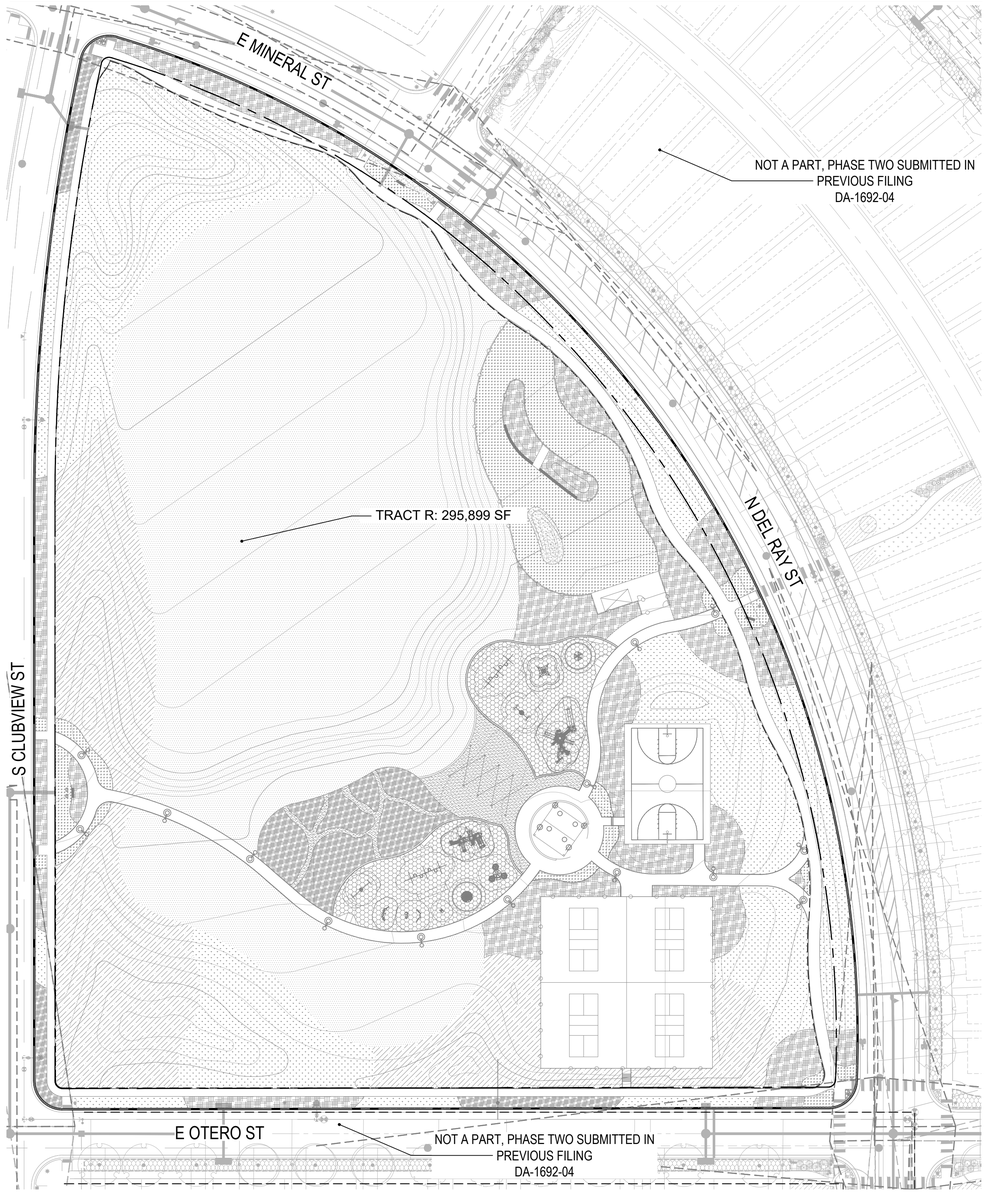
DATE:
SP 01 - 10/15/24
SP 02 - 1/15/25

SHEET TITLE:
SITE PLAN DETAILS

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, UPON COMPLETION OF THE PARK DEVELOPMENT.
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.

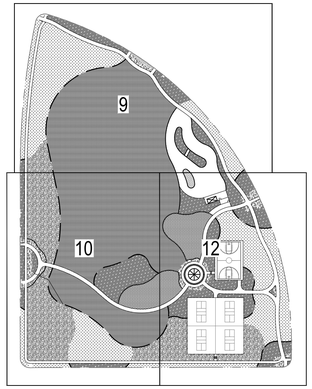
TRACT KEY MAP



SHEET INDEX

8 - LANDSCAPE NOTES
9 - LANDSCAPE SCHEDULES
10 - LANDSCAPE PLAN
11 - LANDSCAPE PLAN
12 - LANDSCAPE PLAN
13 - LANDSCAPE DETAILS
14 - LANDSCAPE DETAILS
15 - LANDSCAPE DETAILS
16 - LANDSCAPE DETAILS
17 - LANDSCAPE DETAILS

KEY MAP



Curbside Landscape Table

Curbside Description (1 shrub per 40 sf and 1 tree per 40 LF)	*Tract Curbside Area (SF)*	*Shrubs Required*	*Shrubs Provided*		*Length (LF)*	*Trees Required*	*Trees Provided*
E Mineral Ave/N Del Rey St	9,270	232	#5 Cont Shrubs	169	1,058	27	27
			#5 Cont Grasses	63			
S Clubview St	6,078	152	#5 Cont Shrubs	142	856	22	22
			#5 Cont Grasses	10			
E Otero Ave	4,313	108	#5 Cont Shrubs	96	535	14	14
			#5 Cont Grasses	12			
Totals		**492**		**492**		**63**	**63**

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.

Open Space Tract Landscape Table

Tract	*Tract Area*	*Pond Area*	*Total Tract Area*	*Description*	*Trees Required*	*Trees Provided*	*Shrubs Required*	*Shrubs Provided*	
R	**295,899**	**N/A**	**295,899**	Not a Part, See a Separate Submittal	74	92	740	#5 Cont Shrubs	553
								#1 Cont Grasses	610
Totals:	*295,899*	*0*	*295,899*		*74*	*92*	*740*	*756*	

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.

LEGEND

TRACT BOUNDARY

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 PORCHVIEW PARK
SITE PLAN NUMBER 4
AURORA, COLORADO

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

NOT FOR CONSTRUCTION

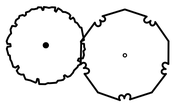
DATE:
SP 01 - 10/15/2024
SP 02 - 01/15/2025

SHEET TITLE:
LANDSCAPE NOTES

SHEET NUMBER
8

NORTH
SCALE 1" = 50'
0 25 50 100

PLANT SCHEDULE



CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES					
AC GR	2	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2.5"
AC HI	3	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5"
CA HL	3	CATALPA SPECIOSA 'HIAWATHA 2'	HEARTLAND® NORTHERN CATALPA	B & B	2.5"
CE OC	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5"
GY DI	23	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5"
QU BI	10	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5"
QU MA	12	QUERCUS MACROCARPA	BURR OAK	B & B	2.5"
TI RE	12	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	2.5"
UL FR	3	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5"
EVERGREEN TREES					
PI DE	5	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	6` H
PI PE	3	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	B & B	6` H
PI FL	5	PINUS FLEXILIS	LIMBER PINE	B & B	6` H
PI HE	11	PINUS HELDREICHII	BOSNIAN PINE	B & B	6` H
PI IF	13	PINUS LEUCODERMIS 'ISELI FASTIGIATE'	ISELI FASTIGIATE BOSNIAN PINE	B & B	6` H
PI NI	15	PINUS NIGRA	AUSTRIAN PINE	B & B	6` H
PI PO	6	PINUS PONDEROSA	PONDEROSA PINE	B & B	6` H
PI SY	9	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6` H
ORNAMENTAL TREES					
MA PR	1	MALUS X `PRAIRIFIRE`	PRAIRIFIRE CRABAPPLE	B & B	2" C
PR RC	7	PRUNUS X SUCKER PUNCH TM	SUCKER PUNCH CHOKECHERRY	B & B	2" C
DECIDUOUS SHRUBS 2-4` SPREAD					
AM CA	20	AMORPHA CANESCENS	LEADPLANT	CONT.	#5
AR PA	79	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5
CA DK	72	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	CONT.	#5
EP VI	12	EPHEDRA VIRIDIS	MORMON TEA	CONT.	#5
PE AT	44	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5
PH LD	15	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL DWARF NINEBARK	CONT.	#5
PR PA	101	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	#5
PR TE	12	PRUNUS TENELLA	DWARF RUSSIAN ALMOND	CONT.	#5
DECIDUOUS SHRUBS 5-7` SPREAD					
AT CA	3	ATRIPLEX CANESCENS	FOURWING SALTBUSH	CONT.	#5
CH MI	25	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CO HO	32	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5
DECIDUOUS SHRUBS 7-9` SPREAD					
AM SE	4	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5
CE BE	22	CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	CONT.	#5
FO NE	21	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT.	#5
RH GL	22	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
RH AA	41	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5
RH TY	16	RHUS TYPHINA	STAGHORN SUMAC	CONT.	#5
SH AR	25	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5
EVERGREEN SHRUB 2-4` SPREAD					
FA PA	84	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5
KR LA	44	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	CONT.	#5
MA AQ	49	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	#5
MA RE	15	MAHONIA REPENS	CREEPING MAHONIA	CONT.	#5
YU GL	9	YUCCA GLAUCA	SOAPWEED	CONT.	#5
EVERGREEN SHRUBS 5-7` SPREAD					
AR TR	8	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5
CH NA	35	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#5
CY SG	15	CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
HE PA	21	HESPERALOE PARVIFLORA	RED YUCCA	CONT.	#5
JU GO	6	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.	#5
EVERGREEN SHRUBS 7-9` SPREAD					
JU BC	41	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5
JU HU	35	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	CONT.	#5
JU SG	2	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN PFITZER JUNIPER	CONT.	#5
PI MU	19	PINUS MUGO	MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES 1.5`-2`					
AC HY	94	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	CONT.	#1
* BO BL	45	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#5
CL KR	142	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
HE SE	28	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1
MU UN	70	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	CONT.	#1
PA HE	171	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	CONT.	#1
SC SC	10	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#1
ORNAMENTAL GRASSES 2`-3`					
AN GE	10	ANDROPOGON GERARDII	BIG BLUESTEM	CONT.	#1
CA EL	39	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO'	EL DORADO FEATHER REED GRASS	CONT.	#1
PE RU	46	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1
PERENNIALS					
AC MI	22	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1
AG CR	25	AGASTACHE AURANTIACA 'CORONADO'	CORONADO GIANT HYSSOP	CONT.	#1
AR FR	22	ARTEMISIA FRIGIDA	FRINGED WORMWOOD	CONT.	#1
ER SU	40	ERIOGONUM UMBELLATUM	SULFURFLOWER BUCKWHEAT	CONT.	#1
KN CA	43	KNIPHOFIA CAULESCENS	TORCH LILY	CONT.	#1
MO BE	14	MONARDA FISTULOSA	BERGAMOT	CONT.	#1
PH DR	37	PHLOX SUBULATA 'DRUMMOND PINK'	DRUMMOND PINK CREEPING PHLOX	CONT.	#1
SC MA	20	SCROPHULARIA MACRANTHA	RED BIRDS IN A TREE	CONT.	#1
SO WI	22	SOLIDAGO X 'WICHITA MOUNTAINS'	WICHITA MOUNTAINS GOLDENROD	CONT.	#1
UPRIGHT EVERGREEN					
JU SR	11	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	CONT.	#5

*ALL GRASSES IN THE CURBSIDE LANDSCAPING ARE TO BE A #5 GALLON CONTAINER.

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. REFER TO DETAIL 5, SHEET 13.
M-02	SPADECUT EDGER					REFER TO DETAIL 6, SHEET 13
M-03	DOG FENCE AND GATE	MONTAGE PLUS	AMERISTAR OR APPROVED EQUAL	BLACK	5` HT. MINIMUM	REFER TO DETAIL 5, SHEET 14
M-04	PICKLEBALL COURT FENCE	MONTAGE FENCE - MAJESTIC	AMERISTAR	BLACK	6` TALL	REFER TO DETAIL 3, SHEET 15.
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, REFER TO DETAIL 7, SHEET 14 FOR MORE INFORMATION.
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	PEAGRAVEL	PEA GRAVEL	PIONEER SAND OR APPROVED EQUAL	LOCAL PEA GRAVEL	REFER TO PLANS FOR LOCATIONS	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-08	LANDSCAPE BOULDERS	MOSS ROCK	PIONEER SAND OR APPROVED EQUAL	GRAY GRANITE WITH MOSS OR MATCH TO SANDSTONE SLABS		REFER TO DETAIL 4, SHEET 14.
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-11	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-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

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
S-01	BENCH	STREETSIDE 6` CONTOUR BENCH	ANOVA FURNISHINGS OR APPROVED EQUAL	L1369	BLACK	33"H X 26"W X 76"L	SURFACE MOUNT PER MANUFACTURE`S SPECIFICATIONS, REFER TO DETAIL 2, SHEET 14.
S-02	SANDSTONE BENCH	SILOAM QUARRY BLOCK OR APPROVED EQUAL	SILOAM STONE INC. OR APPROVED EQUAL	N/A	TAN		REFER TO DETAIL 3 SHEET 14.
S-03	PET WASTE STATION	DOG WASTE STATION WITH SQUARE STEEL CAN AND ROLL BAG DISPENSER OR EQUAL	ANOVA FURNISHINGS OR APPROVED EQUAL	D006	BLACK	STANDARD HT.	INSTALL PER MANUFACTURER`S SPECIFICATIONS. REFER TO DETAIL 7, SHEET 14.
S-04	TRASH RECEPTACLE	STREETSIDE 40 GALLON RECEPTACLE BONET TOP	ANOVA FURNISHINGS OR APPROVED EQUAL	L1397BT	BLACK	40 GAL.	INSTALL PER MANUFACTURER`S SPECIFICATIONS. REFER TO DETAIL 8, SHEET 14.
S-05	PICNIC TABLE	FOREVER PICNIC TABLE	FOREVER REDWOOD OR APPROVED EQUAL	FOREVER PICNIC TABLE WTH ATTACHED BENCHES	DOUGLAS FIR WOOD OR EQUAL	96"X 34"	SURFACE MOUNT PER MANUFACTURER`S SPECIFICATIONS. REFER TO DETAIL 6, SHEET 15 FOR MORE INFORMATION.
S-06	PICNIC TABLE-ADA	FOREVER PICNIC TABLES	FOREVER REDWOOD OR EQUAL	FOREVER PICNIC TABLES, ATTACHED BENCH ON ONE SIDE	DOUGLAS FIR OR EQUAL	96" X 34"	SURFACE MOUNT PER MANUFACTUER`S SPECIFICATIONS. ATTACHED BENCH ON RIGHT SIDE ONLY TO ALLOW FOR WHEELCHAIR ACCESSABILITY ON LEFT SIDE. REFER TO DETAIL 6, SHEET 15.
S-07	BIKE RACK	BIKE RACK	MADRAX OR APPROVED EQUAL	U190	BLACK	STANDARD SIZE	SURFACE MOUNT PER MANUFACTURER`S SPECIFICATIONS. REFER TO DETAIL 4, SHEET 13.
S-08	DOG TUNNEL	DOG TUNNEL					SEE DETAIL 5, SHEET 15.
S-09	BASKETBALL HOOP	BASKETBALL HOOP	PRODUNK OR APPROVED EQUAL	HERCULES PLATINUM	BLACK	STANDARD REGULATION	IN-GROUND MOUNT PER MANUFACTURER`S SPECIFICATIONS. REFER TO DETAIL 1, SHEET 14.
S-10	PLAY STRUC. A	HEAVY DUTY SWINGS 4-SEAT	PLAYWORLD OR APPROVED EQUAL	SWING-HD-8-4	TBD	SPACE REQUIRED: 32`4" X 43`10"	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 1, SHEET 16 FOR MORE INFORMATION. TWO SEATS TO BE ADA ACCESSIBLE SEATS, REFER TO DETAIL 2, SHEET 16.
S-11	PLAY STRUC. B	ACCESSIBLE SWING SEAT	PLAYWORLD OR APPROVED EQUAL	ZZXX0892	TBD	STANDARD SIZE	INSTALL PER MANUFACTURER SPECIFICATIONS, REFER TO DETAIL 2, SHEET 16 FOR MORE INFORMATION.
S-12	PLAY STRUC. C	DENALI 2M NET	PLAYWORLD OR APPROVED EQUAL	ZZXX	TBD	SPACE REQUIRED: 25`6" X 25`6"	INSTALL PER MANUFACTURER SPECIFICATIONS, REFER TO DETAIL 3, SHEET 16 FOR MORE INFORMATION
S-13	PLAY STRUC. D	WHIRL-A-ROUND	PLAYWORLD OR APPROVED EQUAL	ZZXX1153	TBD	SPACE REQUIRED: 23`11" X 23`11"	INSTALL PER MANUFACTURER SPECIFICATIONS, REFER TO DETAIL 4, SHEET 16 FOR MORE INFORMATION.
S-14	PLAY STRUC. E	TIRE SWING	PLAYWORLD OR APPROVED EQUAL	SWING-500-TIRE	TBD	SPACE REQUIRED: 22`5" X 27`11"	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 5, SHEET 16 FOR MORE INFORMATION.
S-15	PLAY STRUC. F	WALK UP	PLAYWORLD OR APPROVED EQUAL	500-1913	TBD	SPACE REQUIRED: 33` X 52`2"	INSTALL PER MANUFACTURER SPEFICIATIONS. REFER TO DETAIL 6, SHEET 16 FOR MORE INFORMATION.
S-16	PLAY STRUC. G	PLAYCUBES 3.0N	PLAYWORLD OR APPROVED EQUAL	PLAYCUBES 3N	TBD	SPACE REQUIRED: 24`2" X 25`10"	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 7 SHEET 16 FOR MORE INFORMATION.
S-17	PLAY STRUC. H	BOAT	PLAYWORLD OR APPROVED EQUAL	ZZXX0552	TBD	SPACE REQUIRED: 13`11" X 15`	INSTALL PER MANUFACTURER SPECIFICAITONS. REFER TO DETAIL 8, SHEET 16.
S-18	PLAY STRUC. I	CHALLENGERS 350-2259	PLAYWORLD OR APPROVED EQUAL	350-2259	TBD	SPACE REQUIRED: 26`8" X 35`8"	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 9, SHEET 16.
S-19	PLAY STRUC. J	CONE SPINNER DOUBLE DECKER	PLAYWORLD OR APPROVED EQUAL	ZZXX0914	TBD	SPACE REQUIRED: 19`10" X 19`10"	INSTALL PER MANUFACTURER SPECIFICATIONS AND TO MEET ALL ADA STANDARDS. REFER TO DETAIL 1, SHEET 17 FOR MORE INFORMATION.
S-20	PLAY STRUC. K	RHYTHM WALL	PLAYWORLD OR APPROVED EQUAL	350-1431	TBD	SPACE REQUIRED: 15`10" 23`	INSTALL PER MANUFACTURER SPECIFICAITONS AND TO MEET ADA STANDARDS. REFER TO DETAIL 2, SHEET 17.
S-21	PLAY STRUC. L	MUSIC CENTER	PLAYWORLD OR APPROVED EQUAL	350-1430	TBD	SPACE REQUIRED: 23`4" X 21`4"	INSTALL PER MANUFACTURER SPECIFICATIONS AND TO MEET ADA STANDARDS. REFER TO DETAIL 3, SHEET 17.
S-22	PLAY STRCU. M	UNITY BASKET SWING	PLAYWORLD OR APPROVED EQUAL	350-BASKET	TBD	SPACE REQUIRED: 17`4" X 26`7"	INSTALL PER MANUFACTURER SPECIFICATIONS AND TO MEET ADA STANDARDS REFER TO DETAIL 4, SHEET 17 FOR MORE INFORMATION.

KEY NOTES

CODE	DESCRIPTION	DETAIL
N-01	SHADE STRUCTURE	9/14
N-02	BENCH ON CONCRETE PAD	2/15
N-03	RETAINING WALL	RE: CIVIL
N-04	DOG FENCE & GATE	5/14
N-05	SMALL SHADE STRUCTURE	6/14
N-06	PLAYGROUND RAMP	1/15
N-07	MONOLITHIC PLAY CURB	2/15
N-08	PARK MONUMENT SIGN	5/15
N-09	FESTOON LIGHTS	RE: PHOTOMETRICS
N-10	LIGHTING	RE: PHOTMETRICS

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OVERLAND RANCH PORCHVIEW PARK
SITE PLAN NUMBER 4
AURORA, COLORADO

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

NOT FOR CONSTRUCTION

DATE:
SP 01 - 10/15/2024
SP 02 - 01/15/2025

811

0 25 50 100
NORTH
SCALE 1" = 50'

SHEET TITLE:
LANDSCAPE SCHEDULES

SHEET NUMBER
9

CHECKED BY:
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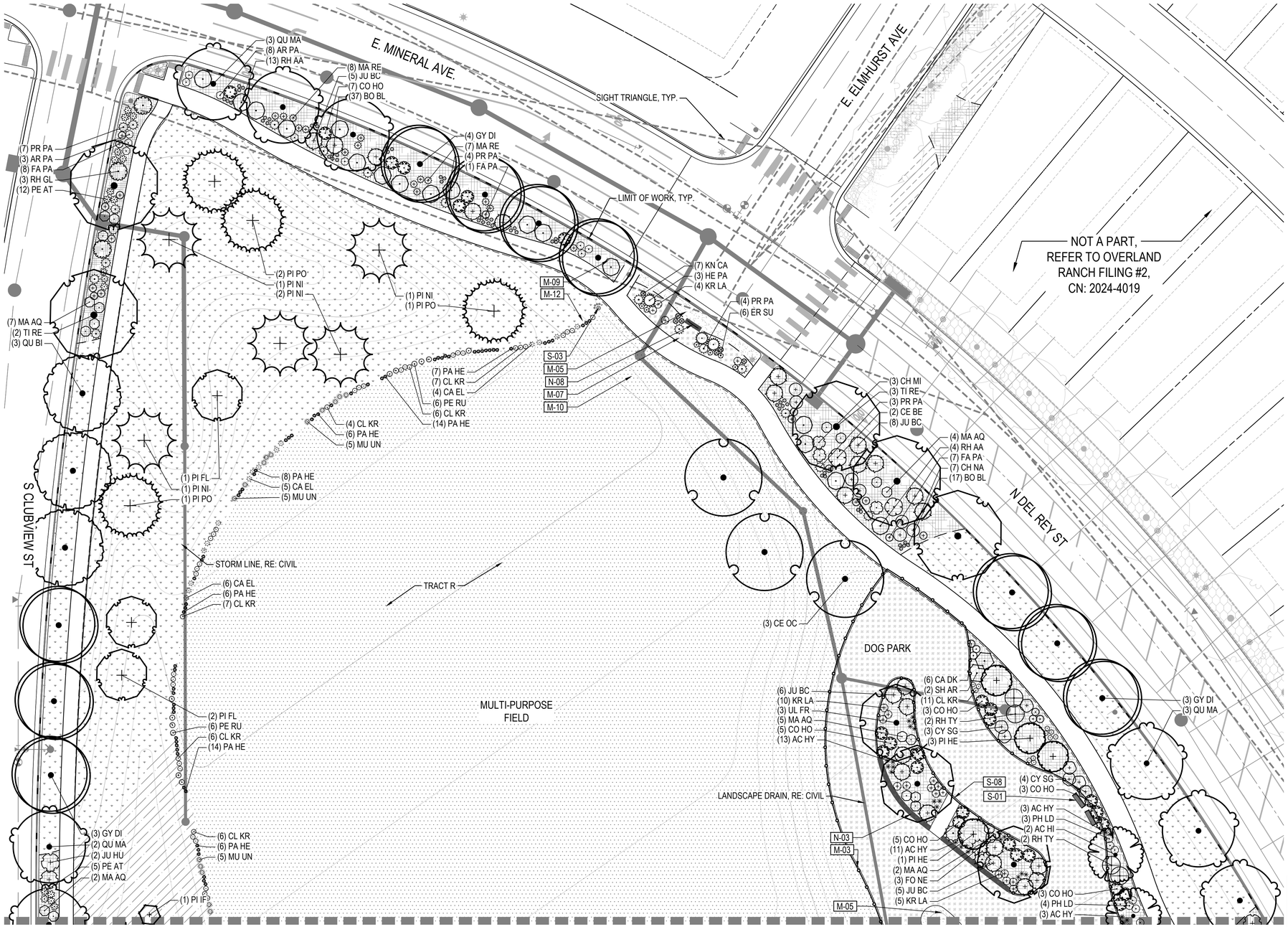

MATCHLINE RE: SHEET 10

MATCHLINE RE: SHEET 12

LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	DOG FENCE AND GATE
	M-04	PICKLEBALL COURT FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	PEAGRAVEL
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED
	M-10	TURFGRASS
	M-11	PLAY SURFACE
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
KEY NOTES		
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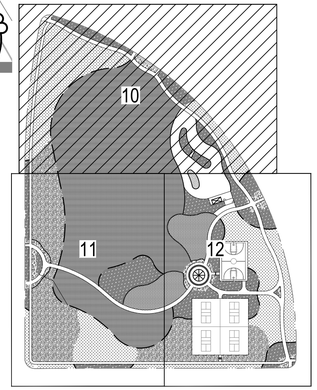
	N-04	DOG FENCE & GATE
	N-05	SMALL SHADE STRUCTURE
	N-06	PLAYGROUND RAMP
	N-07	MONOLITHIC PLAY CURB
	N-08	PARK MONUMENT SIGN
	N-09	FESTOON LIGHTS
	N-10	LIGHTING
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	PICNIC TABLE
	S-06	PICNIC TABLE-ADA
	S-07	BIKE RACK
	S-08	DOG TUNNEL
	S-09	BASKETBALL HOOP
	S-10	PLAY STRUC. A
	S-11	PLAY STRUC. B
	S-12	PLAY STRUC. C
	S-13	PLAY STRUC. D
	S-14	PLAY STRUC. E
	S-15	PLAY STRUC. F
	S-16	PLAY STRUC. G
	S-17	PLAY STRUC. H
	S-18	PLAY STRUC. I
	S-19	PLAY STRUC. J
	S-20	PLAY STRUC. K
	S-21	PLAY STRUC. L
	S-22	PLAY STRCU. M

KEY MAP



NOTES:
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811

NORTH

0 10 20 40
SCALE 1" = 20'

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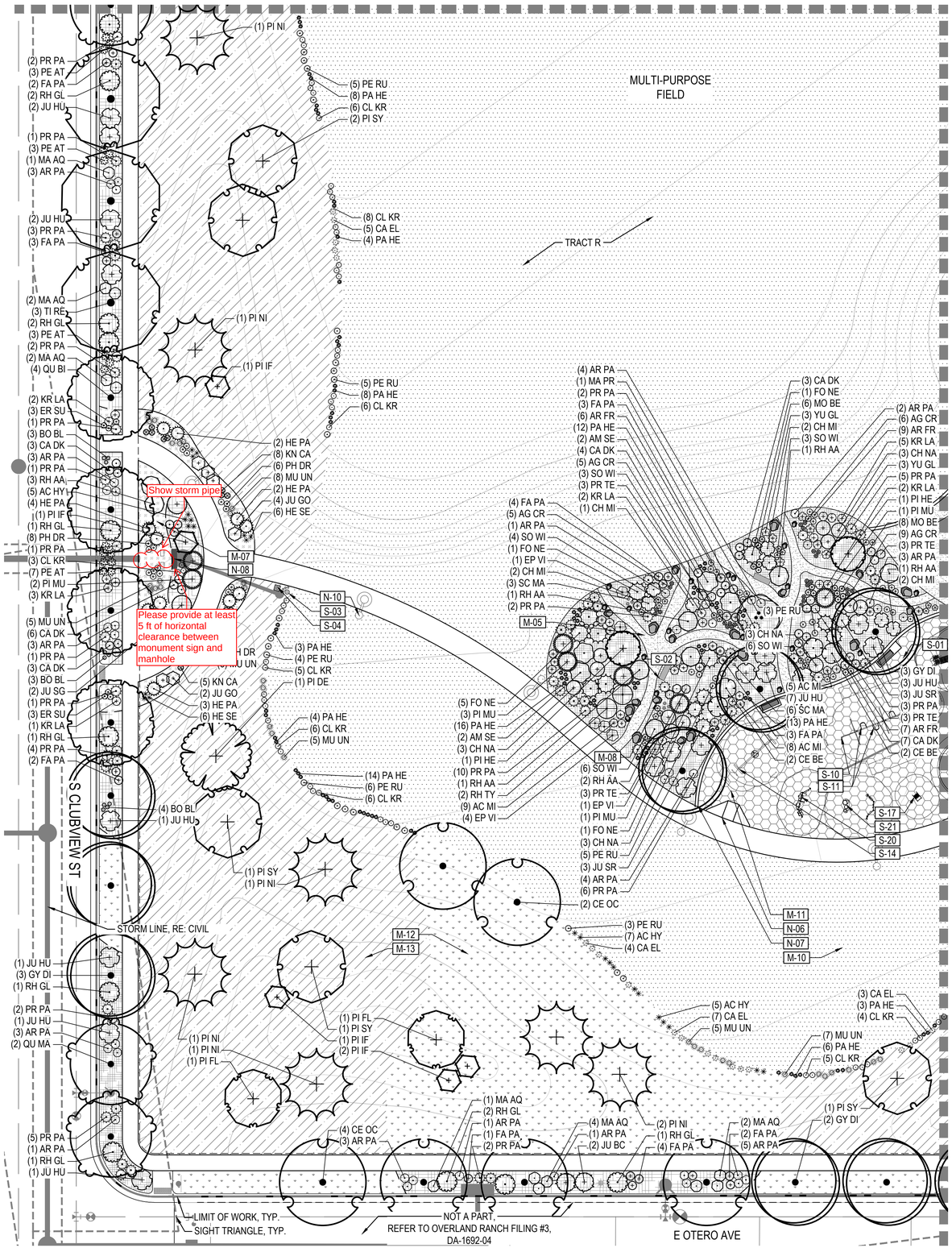
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
10



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	S-11	PLAY STRUC. B
	S-12	PLAY STRUC. C
	S-13	PLAY STRUC. D
	S-14	PLAY STRUC. E
	S-15	PLAY STRUC. F
	S-16	PLAY STRUC. G
	S-17	PLAY STRUC. H
	S-18	PLAY STRUC. I
	S-19	PLAY STRUC. J
	S-20	PLAY STRUC. K
	S-21	PLAY STRUC. L
	S-22	PLAY STRUCU. M

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811

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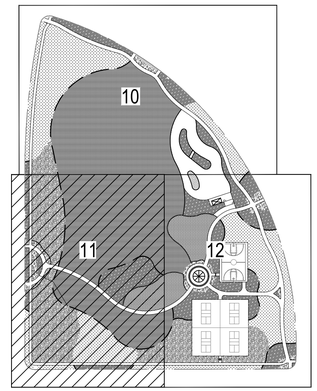
0 10 20 40
SCALE 1" = 20'

KEY MAP



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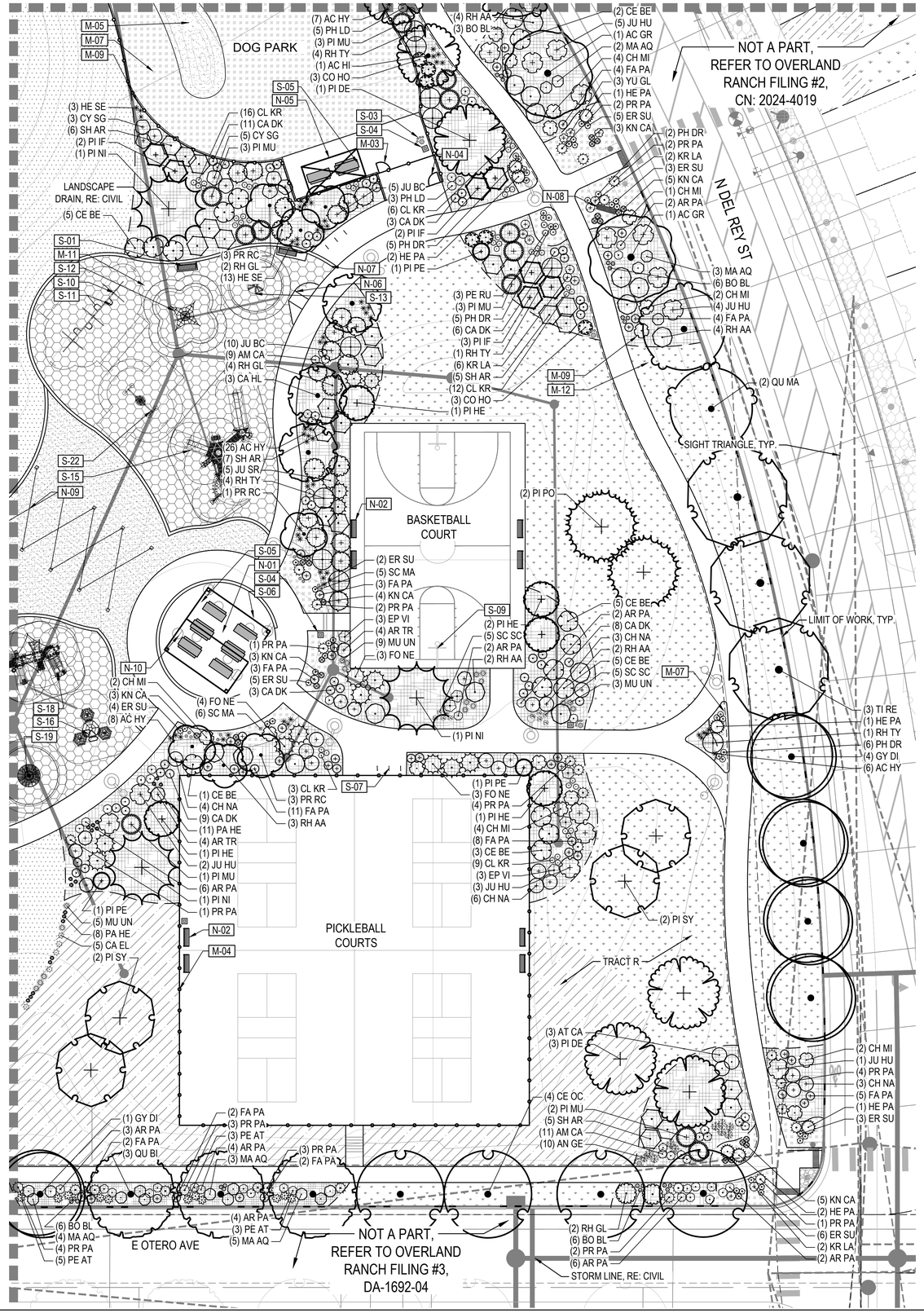
LANDSCAPE PLAN

SHEET NUMBER
11

MATCHLINE RE: SHEET 9

MATCHLINE RE: SHEET 10



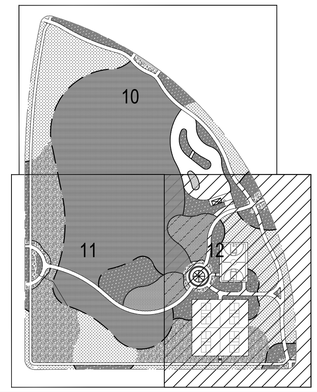
Show the location of the proposed irrigation meter. Ensure that plantings like shrubs are at least 3 ft away from the edge of the meter pit. Trees shall be at least 5 ft away from the meter pit

CHECKED BY:
DRAWN BY:

LEGEND

SYMBOL	CODE	DESCRIPTION
LANDSCAPE MATERIAL SCHEDULE		
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	DOG FENCE AND GATE
	M-04	PICKLEBALL COURT FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	PEAGRAVEL
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED
	M-10	TURFGRASS
	M-11	PLAY SURFACE
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
KEY NOTES		
	N-01	SHADE STRUCTURE
	N-02	BENCH ON CONCRETE PAD
	N-03	RETAINING WALL
	N-04	DOG FENCE & GATE
	N-05	SMALL SHADE STRUCTURE
	N-06	PLAYGROUND RAMP
	N-07	MONOLITHIC PLAY CURB
	N-08	PARK MONUMENT SIGN
	N-09	FESTOON LIGHTS
	N-10	LIGHTING
AMENITY SCHEDULE		
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	PICNIC TABLE
	S-06	PICNIC TABLE-ADA
	S-07	BIKE RACK
	S-08	DOG TUNNEL
	S-09	BASKETBALL HOOP
	S-10	PLAY STRUC. A
	S-11	PLAY STRUC. B
	S-12	PLAY STRUC. C
	S-13	PLAY STRUC. D
	S-14	PLAY STRUC. E
	S-15	PLAY STRUC. F
	S-16	PLAY STRUC. G
	S-17	PLAY STRUC. H
	S-18	PLAY STRUC. I
	S-19	PLAY STRUC. J
	S-20	PLAY STRUC. K
	S-21	PLAY STRUC. L
	S-22	PLAY STRCU. M

KEY MAP



NOTES:
1. ALL PROPOSED LANDSCAPE WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

811

NORTH

0 10 20 40
SCALE 1" = 20'

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OVERLAND RANCH PORCHVIEW PARK
SITE PLAN NUMBER 4
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

NOT FOR CONSTRUCTION

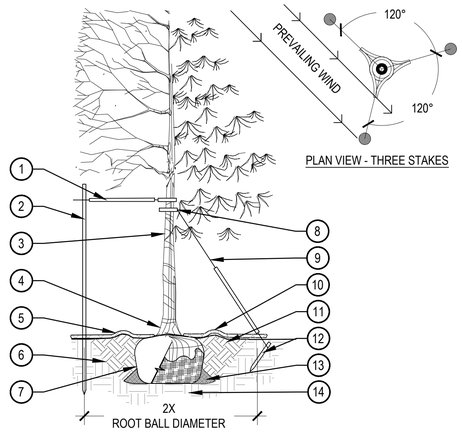
DATE:
SP 01 - 10/15/2024
SP 02 - 01/15/2025

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
12

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.

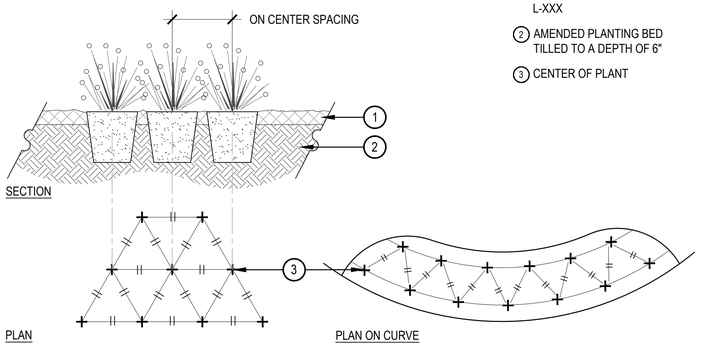


PLAN VIEW - THREE STAKES

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

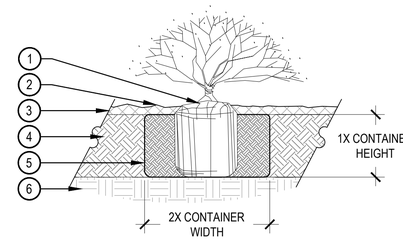
PLAN ON CURVE

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.

2 SHRUB PLANTING

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

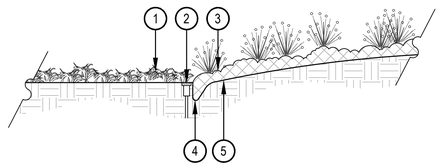


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L1.01
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

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.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 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 BIKE RACK

SCALE: NTS

DESCRIPTION: BIKE RACK

MANUFACTURER: MADRAX OR APPROVED EQUAL

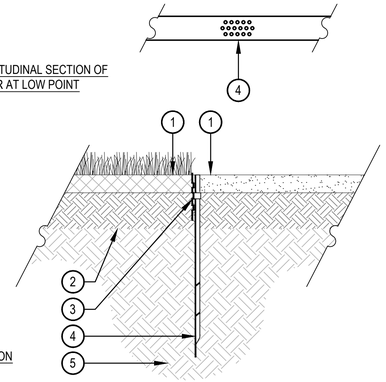
MODEL: U190

COLOR/FINISH: BLACK

NOTES:MOUNT PER MANUFACTURER'S SPECIFICATION

5 STEEL EDGER

SCALE: 1" = 1'-0"



LONGITUDINAL SECTION OF EDGER AT LOW POINT

SECTION

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

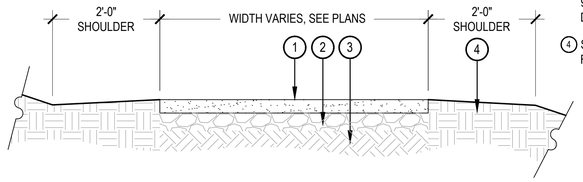
NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ENSURE POSITIVE DRAINAGE.

6 SPADE CUT EDGE

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

7 CRUSHER FINES TRAIL

SCALE: 3/4" = 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.

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OVERLAND RANCH PORCHVIEW PARK
SITE PLAN NUMBER 4
AURORA, COLORADO

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

NOT FOR CONSTRUCTION

DATE:
SP 01 - 10/15/2024
SP 02 - 01/15/2025

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER
13

DESCRIPTION: BASKETBALL HOOP

MANUFACTURER: PRODUNK OR APPROVED EQUAL

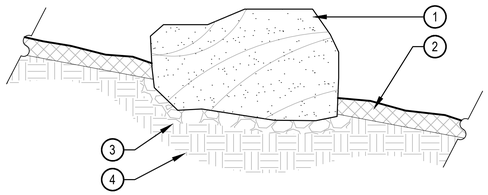
MODEL: HERCULES PLATINUM

COLOR/FINISH: BLACK

NOTES:IN GROUND MOUNT PER MANUFACTURER'S SPECIFICATION

1 BASKETBALL HOOP

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



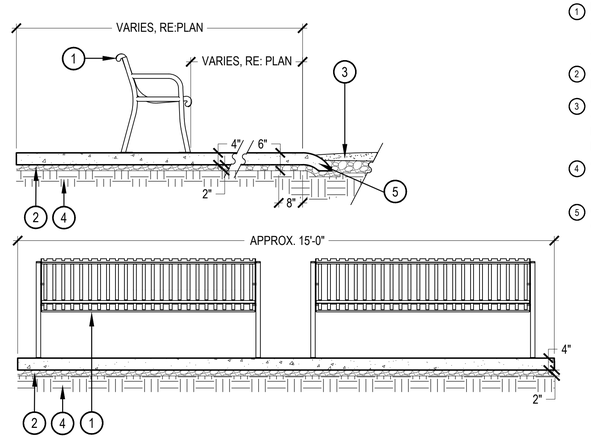
1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET L1.01
2. SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
21	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
8	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
9	'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.

2 BENCH ON CONCRETE PAD

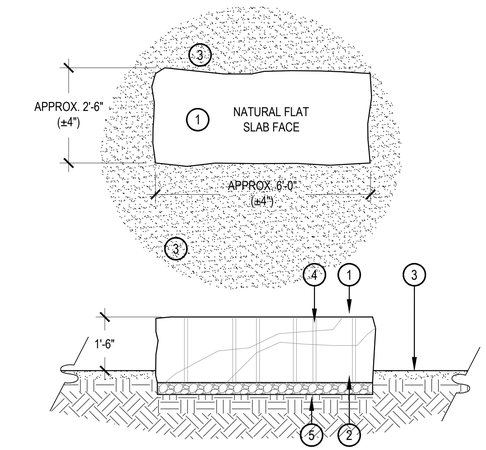
SCALE: 1/2" = 1'-0"



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

3 SANDSTONE SLAB BENCH

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



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

4 LANDSCAPE BOULDER

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

DESCRIPTION: DOG WASTE STATION WITH SQUARE STEEL CAN AND ROLL BAG DISPENSERS

MANUFACTURER: ANOVA FURNISHINGS OR APPROVED EQUAL

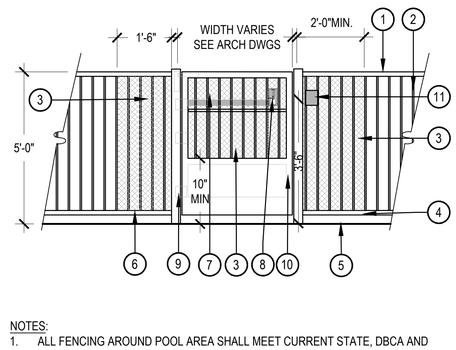
MODEL: D006

COLOR/FINISH: BLACK

NOTES:MOUNT PER MANUFACTURER'S SPECIFICATION

5 DOG FENCE & GATE

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

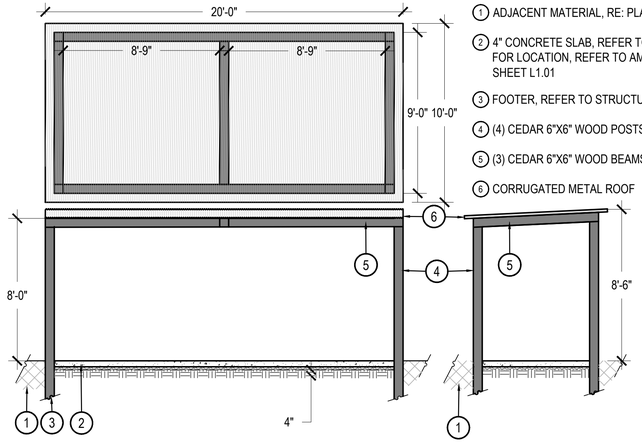


1. TOP RAIL
2. SQ. PICKET
3. NO. 16 EXPANDED METAL 1/2" MAXIMUM OPENING FULLY OVER GATE AND FENCE PANEL FOR FIRST 2 PAST GATE. PAINT TO MATCH GATE AND FENCE
4. BOTTOM RAIL
5. FINISHED GRADE
6. 5' TALL POOL PERIMETER FENCE, REFER TO MATERIAL SCHEDULE, SHEET L1.01
7. EMERGENCY EGRESS PUSH BAR LOCATED ON INSIDE OF GATE
8. DIGITAL KEY PAD LOCK ON EXTERIOR SIDE AND PASSAGE LEVER ON OPPOSITE SIDE
9. SELF CLOSING GATE HINGES
10. GATE TO HAVE MINIMUM 10" SMOOTH SURFACE FROM FLOOR, PUSH SIDE; REF. ANSI 2003, 404.2.9
11. KNOX BOX LOCATION

NOTES:
1. ALL FENCING AROUND POOL AREA SHALL MEET CURRENT STATE, DBCA AND IBC POOL ENCLOSURE CODE REQUIREMENTS, INCLUDING NO OPENINGS LARGER THAN 4" IN WIDTH.

6 SMALL SHADE STRUCTURE

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



1. ADJACENT MATERIAL, RE: PLANS FOR LOCATION
2. 4" CONCRETE SLAB, REFER TO HARDSCAPE PLANS FOR LOCATION, REFER TO AMENITY SCHEDULE SHEET L1.01
3. FOOTER, REFER TO STRUCTURAL
4. (4) CEDAR 6"X6" WOOD POSTS
5. (3) CEDAR 6"X6" WOOD BEAMS
6. CORRUGATED METAL ROOF

DESCRIPTION: SHADE STRUCTURE

MANUFACTURER: FOREVER REDWOOD OR APPROVED EQUAL

SIZE: MIN. 38'X38'

NOTES:IMAGE FOR REFERENCE ONLY, INSTALL PER MANUFACTURER SPECIFICATIONS

7 PET WASTE STATION

SCALE: NTS

8 TRASH RECEPTACLE

NTS

DESCRIPTION: STREETSIDE 40 GALLON RECEPTACLE BONNET TOP

MANUFACTURER: ANOVA FURNISHINGS OR APPROVED EQUAL

MODEL: L1397BT

COLOR: BLACK

NOTES: INSTALL PER MANUFACTURER SPECIFICATION.

9 SHADE STRUCTURE

NTS

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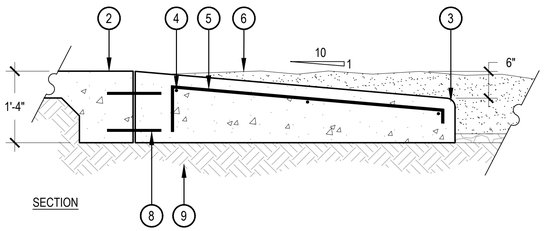
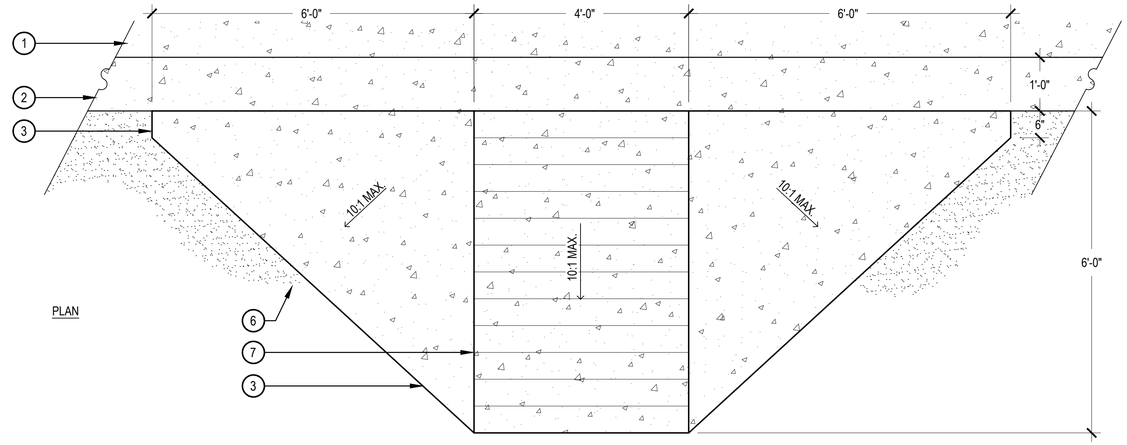
SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER
14



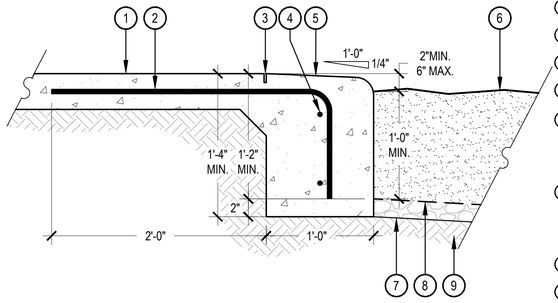


1. CONCRETE WALK
2. MONOLITHIC CONCRETE CURB, REFER TO DETAIL , SHEET L4.02
3. 2" RADIUS ON ALL EXPOSED EDGES
4. (3) #4 REBAR
5. #4 REBAR 18" ON CENTER
6. PLAY SAFETY SURFACE, REFER MATERIAL SCHEDULE, SHEET L1.01
7. TOOLED SCORE JOINTS, 6" APART
8. (2) #4 DOWELS 18" ON CENTER
9. SUBGRADE COMPACTED TO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

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

1 PLAYGROUND RAMP

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



1. CONCRETE WALK
2. #4 REBAR 24" ON CENTER
3. 1" DEEP CONTROL JOINT
4. (2) #4 REBAR 24" ON CENTER
5. CONCRETE CURB, 2" RADIUS ON ALL EXPOSED EDGES, SLOPE TOP 1/4" PER FOOT TOWARD PLAYGROUND
6. ENGINEERED WOOD FIBAR SAFETY SURFACE, REFER TO MATERIAL SCHEDULE, SHEET L1.01
7. 3/4" WASHED GRAVEL
8. GEOTEXTILE FILTER / DRAINAGE MAT
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

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

2 MONOLITHIC CONCRETE PLAYGROUND CURB

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

DESCRIPTION: CORRUGATED DOUBLE WALL SMOOTH INTERIOR PIPE

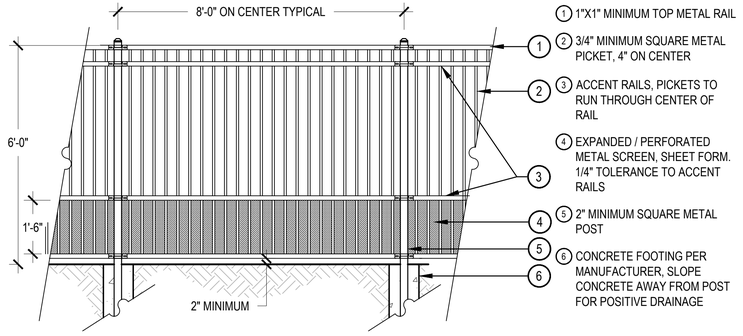
MANUFACTURER: FOSTER SUPPLY OR APPROVED EQUAL

COLOR: BLACK

NOTES: SEE PLANS FOR LENGTH. DIAMETER TO BE 24".

5 DOG TUNNEL

NTS



1. 1"X1" MINIMUM TOP METAL RAIL
2. 3/4" MINIMUM SQUARE METAL PICKET, 4" ON CENTER
3. ACCENT RAILS, PICKETS TO RUN THROUGH CENTER OF RAIL
4. EXPANDED / PERFORATED METAL SCREEN, SHEET FORM. 1/4" TOLERANCE TO ACCENT RAILS
5. 2" MINIMUM SQUARE METAL POST
6. CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE

NOTES:
1. REFER TO AMENITY SCHEDULE, SHEET 9, FOR MORE INFORMATION ON FENCE STYLE AND MANUFACTURER.

3 PICKLEBALL COURT FENCE

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

DESCRIPTION: PICNIC TABLE

MANUFACTURER: FOREVER REDWOOD OR APPROVED EQUAL

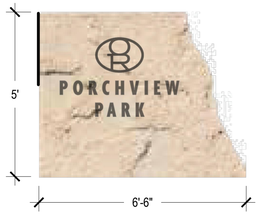
MODEL: FOREVER PICNIC TABLE WITH ATTACHED BENCHES

COLOR: DOUGLAS FIR OR EQUAL

NOTES: SURFACE MOUNT PER MANUFACTURER SPECIFICATIONS. ADA ACCESSIBLE OPTION WHERE SHOWN ON THE PLANS IN WHICH ONLY ONE SIDE OF THE PICNIC TABLE WILL HAVE A BENCH.

6 PICNIC TABLE

NTS



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

4 PARK MONUMENT SIGN

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

CHECKED BY:
DRAWN BY:

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

OVERLAND RANCH PORCHVIEW PARK
SITE PLAN NUMBER 4
AURORA, COLORADO

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

NOT FOR CONSTRUCTION

DATE:
SP 01 - 10/15/2024
SP 02 - 01/15/2025

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER
15

DESCRIPTION: HEAVY DUTY SWINGS 4-SEAT

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: SWING-HD-8-4

COLOR/FINISH: TBD

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATIONS. TWO SWINGS TO BE ACCESSIBLE SWING SEAT, SEE DETAIL 2 SHEET 16. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

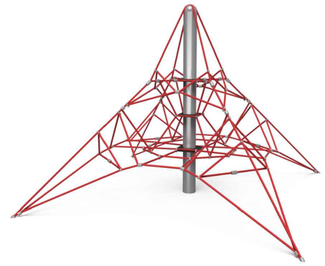
DESCRIPTION: ACCESSIBLE SWING SEAT (8' TOP RAIL)

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: ZZXX0892

COLOR/FINISH: TBD

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE. TO BE USED AS 2 SWINGS IN HEAVY DUTY SWINGS, DETAIL 1 SHEET 16



DESCRIPTION: DENALI 2M NET

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

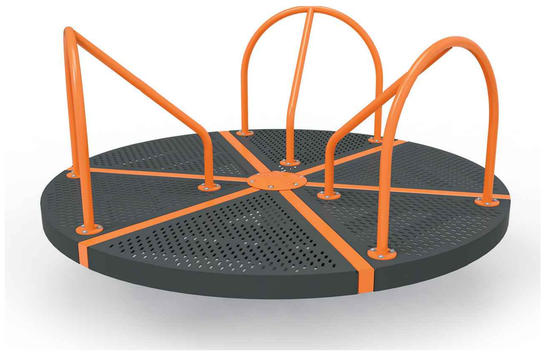
MODEL: ZZXX1053

COLOR/FINISH: TBD

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

1 PLAY STRUCTURE A

SCALE: NTS



DESCRIPTION: WHIRL-A-ROUND

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

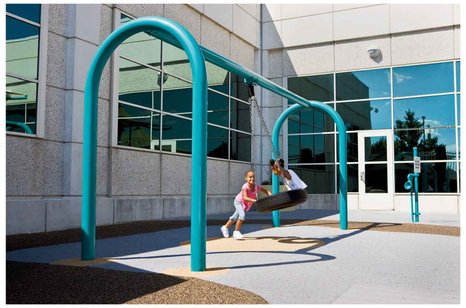
MODEL: ZZXX1153

COLOR/FINISH: BLACK

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

2 PLAY STRUCTURE B

SCALE: NTS



DESCRIPTION: TIRE SWING

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: SWING-500-TIRE

COLOR/FINISH: TBD

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

3 PLAY STRUCTURE C

SCALE: NTS

DESCRIPTION: WALK UP

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

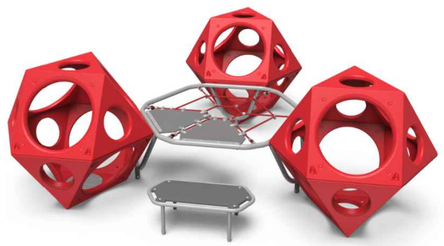
MODEL: 500-1913

COLOR/FINISH: TBD

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

4 PLAY STRUCTURE D

SCALE: NTS



DESCRIPTION: PLAYCUBES 3.0N

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: PLAYCUBES-3N

COLOR/FINISH: TBD

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

5 PLAY STRUCTURE E

SCALE: NTS

DESCRIPTION: BOAT

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: ZZXX0552

COLOR/FINISH: TBD

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

6 PLAY STRUCTURE F

SCALE: NTS

DESCRIPTION: CHALLENGERS 350-2259

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: 350-2259

COLOR/FINISH: BLACK

NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

7 PLAY STRUCTURE G

SCALE: NTS

8 PLAY STRUCTURE H

SCALE: NTS

9 PLAY STRUCTURE I

SCALE: NTS

CHECKED BY:
DRAWN BY:

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

OVERLAND RANCH PORCHVIEW PARK
SITE PLAN NUMBER 4
AURORA, COLORADO

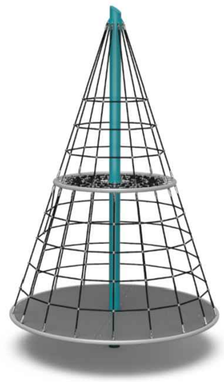
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

NOT FOR CONSTRUCTION

DATE:
SP 01 - 10/15/2024
SP 02 - 01/15/2025

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER
16



DESCRIPTION: CONE SPINNER DOUBLE-DECKER
MANUFACTURER: PLAYWORLD OR APPROVED EQUAL
MODEL: ZZXX0914
COLOR/FINISH: TBD
NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION AND TO BE ADA ACCESSIBLE. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

1 PLAY STRUCTURE J

SCALE: NTS

DESCRIPTION: UNITY BASKET SWING
MANUFACTURER: PLAYWORLD OR APPROVED EQUAL
MODEL: 350-BASKET
COLOR/FINISH: TBD
NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION AND TO BE ADA ACCESSIBLE. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

4 PLAY STRUCTURE M

SCALE: NTS

DESCRIPTION: RHYTHM WALL
MANUFACTURER: PLAYWORLD OR APPROVED EQUAL
MODEL: 350-1431
COLOR/FINISH: TBD
NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION AND TO BE ADA ACCESSIBE. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

2 PLAY STRUCTURE K

SCALE: NTS

DESCRIPTION: MUSIC CENTER
MANUFACTURER: PLAYWORLD OR APPROVED EQUAL
MODEL: 350-1430
COLOR/FINISH: TBD
NOTES: INSTALL PER MANUFACTURER'S SPECIFICATION AND TO BE ADA ACCESSIBLE. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE

3 PLAY STRUCTURE L

SCALE: NTS

CHECKED BY:
DRAWN BY:

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

OVERLAND RANCH PORCHVIEW PARK
SITE PLAN NUMBER 4
AURORA, COLORADO

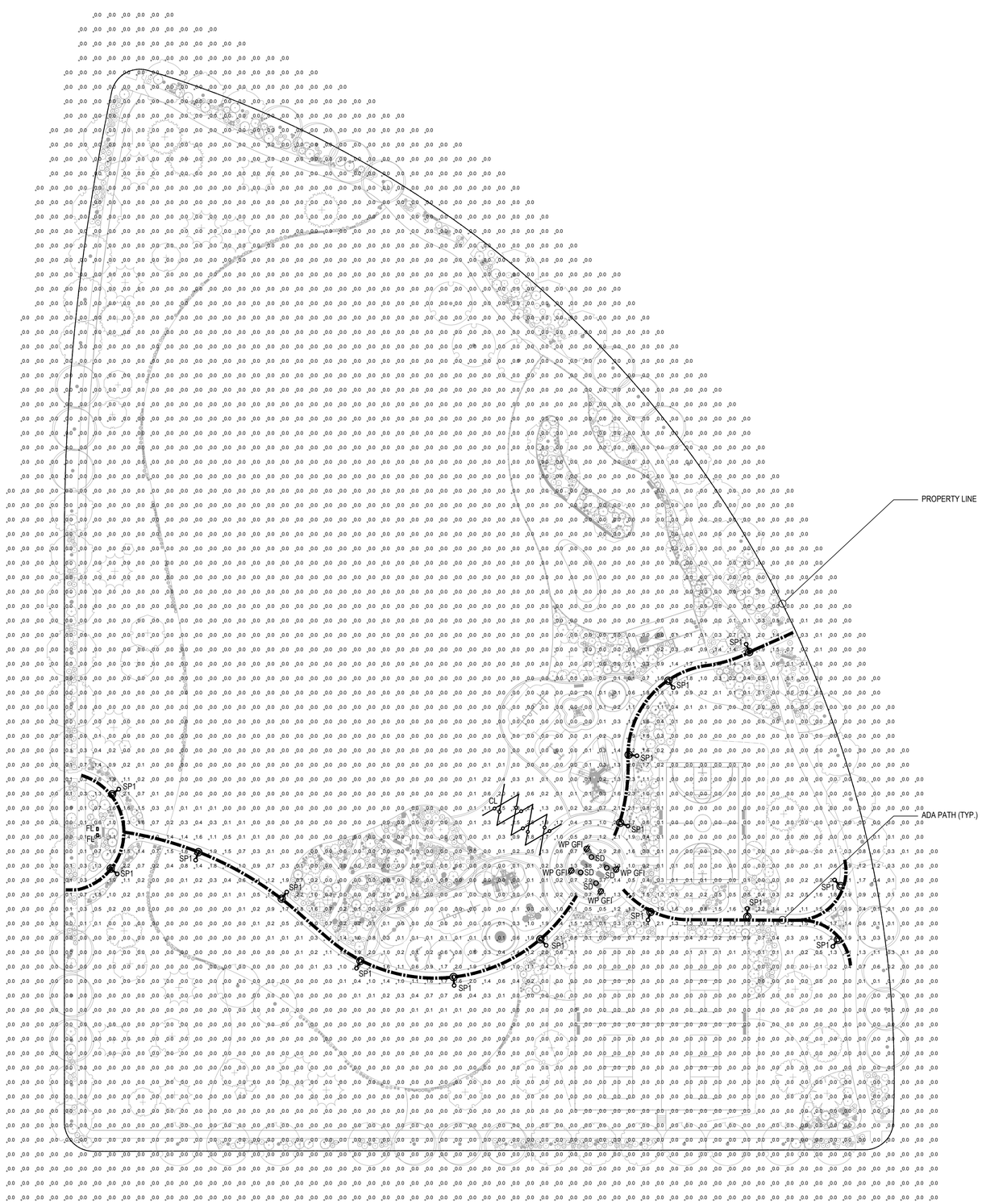
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

NOT FOR CONSTRUCTION

DATE:
SP 01 - 10/15/2024
SP 02 - 01/15/2025

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER
17



1 SITE LIGHTING PHOTOMETRIC

SCALE: 1" = 40'-0"

PHOTOMETRY PLAN GENERAL NOTES:

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

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

NOTE: ELECTRICAL ENGINEER TO COORDINATE OTHER POWER NEEDS WITH THE DESIGN TEAM

NOTE: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY.

LEGEND

ADA PATH

CHECKED BY: JMB
DRAWN BY: JLK

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

OVERLAND RANCH PORCHVIEW PARK

SITE PLAN NUMBER 4

AURORA, COLORADO

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 10/15/2024
SP 02 - 01/15/2025

SHEET TITLE:

SITE LIGHTING PHOTOMETRIC

SHEET NUMBER

18

SHEET 18 OF 19

Project		Catalog #		Type	FL
Prepared by		Notes		Date	

Lumière

EON 303-A1-LEDB1

Accent
Ground Mount

Typical Applications

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

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Product Warranty

Product Certification

cULus Listed · RoHS · IP66

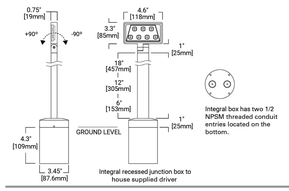
Product Features

Wet location

Top Product Features

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

Dimensions



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

COOPER Lighting Solutions

CL

TRULUX LIGHTING SYSTEMS · TASK LIGHTING · DOWNLIGHTING · **FESTOON** DECORATIVE LIGHT STRING · ARCHITECTURAL LIGHTING · POWER SUPPLIES

Features

- Custom built to specifications (allow 3-4 weeks lead time for special order)
- Transparent polycarbonate globes are shatterproof, weatherproof, and resistant to vibrations
- Rubber cable with injection molded nylon sockets supports spans up to 15 feet (use catenary cable for spans greater than 15 feet)
- cULus Listed
- Suitable for wet locations (IP68)

Available Globe Colors

Clear · Blue · Pink · Purple · Red · Yellow

Dimming Options

- Standard dimmers (Xenon only)

Listing / Ratings

cULus Listed

Festoon Light String

Made to your specifications with watertight, shock resistant modules in either 12V DC LED or 24V AC Xenon versions. When ordering, specify lead wire and tail wire lengths; globe color (Clear is standard); and socket type and spacing. For span distances greater than 15 feet, utilize catenary cable (sold separately). For horizontal mount to a wall or for vertical mount to shine upwards from a ledge, use LFS-CABLE-CLIP.

Technical Information

Series	LFS
Input Voltage	12V DC (LED) / 24V AC, 60Hz (Xenon)
CCT	3000K / 2800K
CRI	74+ (LED) / 99+ (Xenon)
Wattage	Per Globe: 1.5W (LED) / 5W, 8.5W, 10W (Xenon)
Lumens	Up to 90Lm per ft (see individual product)
Max Run	300W (LED) / 600W (Xenon)
Cuttable	N/A
IP Rating	IP68
Dimmable	Not dimmable (LED) / Standard dimmers (Xenon)
Rating	cULus Listed for wet locations
Rated Life	80,000 hrs (LED) / 20,000 hrs (Xenon)

AMERICAN LIGHTING

LUMINAIRE SCHEDULE

Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Shielding
	CL	CATENARY LIGHT COURTYARD	SUSPENDED 9'-0" AFG	N/A	AMERICAN LIGHTING LFS-12V-1.5-LED-WW	LED	1.00	1.5W/FT	N/A. EQUIVALENT OF LESS THAN 100 WATT INCANDESCENT
	FL	FLOOD LIGHT MONUMENT SIGN	1'-0" AFG	BLACK	LUMIERE 303-S1-LEDB1-3000K-UNV-T4-DIM10-BK-12	LED	1.00	8.5W	N/A
	SD	DOWNLIGHT SHADE STRUCTURE	10'-0" AFG	WHITE	HALO SMD6R-6-930-WH	LED	1.00	9.6W	FULL CUTOFF
	SP	SITE POLE WALKWAYS	12'-0" AFG	BLACK	INVUE ECM-E01-LED-E1-T2-SR-SN-BK-7030-VA6154	LED	1.00	25W	FULL CUTOFF

STUDIO LIGHTNING
63 SUNSET DR.
BAILEY, CO 80421
303.242.1572

OVERLAND RANCH PORCHVIEW PARK
SITE PLAN NUMBER 4
AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 10/15/2024
SP 02 - 01/15/2025

SHEET TITLE:
LIGHTING DETAILS

SHEET NUMBER
19
SHEET 19 OF 19

CHECKED BY: JMB
DRAWN BY: JLK

Invue

Catalog #		Type	SP1
Project			
Comments		Date	
Prepared by			

DESCRIPTION

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

SPECIFICATION FEATURES

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

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

Electrical
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less that 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

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

Warranty
Five-year warranty.

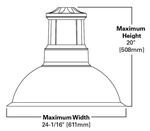
ECM/EMM
EPIC MEDIUM LED

1 - 4 LightBARs
Solid State LED

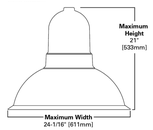
DECORATIVE AREA LUMINAIRE

DIMENSIONS

ECM Classical



EMM Modern



See configurations for more detailed information.

CERTIFICATION DATA
UL/cUL Listed
IP66 LightBARs
LM79 / LM80 Compliant
2G Vibration Tested
ISO 9001

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA
Effective Projected Area: (Sq. Ft.) 0.94

SHIPPING DATA
Approximate Net Weight:
46 lbs. (20 kgs.)

EATON Powering Business Worldwide

HALO

Catalog #		Type	SD
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The Halo Surface Mount LED Downlight (SMD) is a low profile surface mounting luminaire with a modern look and high performance. SMD6 (6") is designed for installation in many 3-1/2" and 4" square, octagon, or round junction boxes. Supply wire adapter with LED quick wiring connector included. The SMD6 may also retrofit in 5" and 6" aperture IC and Non-IC recessed housings.

SPECIFICATION FEATURES

HOUSING
- Non-electrically conductive polycarbonate frame.
- High impact diffuse polystyrene lens provides shielding to the light guide with no pixilation
- Stamped aluminum housing provides thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications

GASKETS
- Closed cell gasket achieves restrictive airflow and wet location requirements without additional caulking

OPTICS
- Precision acrylic light guide organizes source flux into wide distribution with 1.2 – 1.4 spacing criteria useful for general area illumination

LED
- Mid power LED array provide a uniform source with high efficiency and long life.
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within 3 SDCM provide color accuracy and uniformity

DRIVER
SMD 120V
- Integral 120V 50/60Hz constant current driver provides noise free operation.
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers.
- Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)
- Inline electrical quick connect and E26 adapter (provided) provides mains connections.

SMD 120-277V
- Integrated 120-277V 60Hz constant current driver provides noise free operation.
- SMD Universal Voltage (120-277V) configurations are recommended for use with compatible 0-10V DC low voltage dimmers only.

MOUNTING/RETENTION
- Adjustable spider plate allows for quick installation into both junction boxes and recessed housings.
- Torsion springs and friction blades included

ELECTRICAL JUNCTION BOX MOUNTING
- The SMD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation.
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes.
  Note: SMD120-277V UNV is **only** compatible with junction boxes that provide minimum depth of 2-1/8".
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building coded

RECESSED HOUSING MOUNTING
- May be installed in IC recessed housings in direct contact with insulation
  Note: Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013.

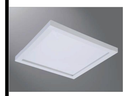
Torsion Spring 5" & 6"
- Precision formed torsion spring bracket kit included
- The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings

Friction Blade 5" & 6"
- Precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion springs mounting tabs.
- Friction blade design allows the SMD to be installed in any position within the housing aperture (360 degrees)

DESIGNER SKINS (SOLD SEPARATELY)
- SMD skins are accessory rings in both round and square. These skins attach to the SMD for a permanent finish. Refer to the SMD accessories specification sheet for details.
  - Matte White (Paintable)
  - Satin Nickel
  - Tuscan Bronze

WARRANTY
- Five year limited warranty, consult website for details. www.cooperlighting.com

COMPLIANCE
- cULus Certified for use with Halo housings and for use with other's housings, see instruction sheet for conditions of acceptability.
- Wet and Damp Location listed, airtight per ASTM-E283
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- EMI/RFI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.
- Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings.
- Can be used for International Energy Conservation Code (IECC) and high efficiency luminaire compliance
- ENERGY STAR® listed, reference database for current listings



SMD6 Series
6 inch Round and Square

SMD6R
SMD6S

6" Surface Mount Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" and 6" recessed housing retrofit

Non-conductive Dead Front

90 CRI · 2700K · 3000K · 3500K · 4000K · 5000K

Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

COOPER Lighting Solutions

Note: For Direct mount product please refer to the SLD6-DM spec sheet.