

SHEETS WITHOUT REDLINE
COMMENTS HAVE BEEN REMOVED
FROM THIS DOCUMENT TO REDUCE
FILE SIZE.

TRAILS AT OVERLAND VISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

JR RESPONSE: UPDATED TO MATCH COA ITEM #4

Match language in
2023 COA Item # 4.

LAND DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

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

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

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

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

- N00°23'41"E A DISTANCE OF 442.97 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5730.00 FEET, A CENTRAL ANGLE OF 07°43'16" AND AN ARC LENGTH OF 772.17 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5730.00 FEET, A CENTRAL ANGLE OF 07°43'16" AND AN ARC LENGTH OF 772.17 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34;

THENCE ON SAID WEST LINE, N00°23'41"E A DISTANCE OF 598.69 FEET, TO THE WEST 1/4 CORNER OF SAID SECTION 34;

THENCE ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, N00°23'15"E A DISTANCE OF 460.71 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70;

THENCE ON SAID NORTHERLY LINE, N89°41'49"E A DISTANCE OF 2786.12 FEET;

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

- S00°18'18"E A DISTANCE OF 43.20 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S28°46'46"E, HAVING A RADIUS OF 189.51 FEET, A CENTRAL ANGLE OF 38°15'29" AND AN ARC LENGTH OF 126.54 FEET, TO A POINT OF NON-TANGENT;
- S11°27'53"W A DISTANCE OF 82.34 FEET;
- S09°08'37"E A DISTANCE OF 60.77 FEET;
- S00°00'00"W A DISTANCE OF 529.16 FEET;
- S19°58'57"E A DISTANCE OF 68.02 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S18°18'32"E, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 15°09'08" AND AN ARC LENGTH OF 103.40 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVE 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;
- S41°31'06"E A DISTANCE OF 4.14 FEET;
- S48°28'54"W A DISTANCE OF 64.00 FEET;
- N41°31'06"W A DISTANCE OF 4.14 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°03'26" AND AN ARC LENGTH OF 34.23 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 06°00'16" AND AN ARC LENGTH OF 40.98 FEET, TO A POINT OF TANGENT;
- S34°25'12"W A DISTANCE OF 176.11 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, 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 REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 00°31'59" AND AN ARC LENGTH OF 126.54 FEET, TO A POINT OF NON-TANGENT;
- THENCE S38°20'45"W A DISTANCE OF 84.00 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S38°48'57"W, HAVING A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 20°47'11" AND AN ARC LENGTH OF 256.86 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AND CENTRAL ANGLE OF 96°42'16" AND AN ARC LENGTH OF 33.76 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 11°19'30" AND AN ARC LENGTH OF 290.16, TO A POINT OF TANGENT;
- S00°00'00"E A DISTANCE OF 394.61 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
- N90°00'00"E A DISTANCE OF 5.00 FEET;
- S00°00'00"E A DISTANCE OF 64.00 FEET;
- N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
- N90°00'00"E A DISTANCE OF 5.00 FEET;
- S00°00'00"E A DISTANCE OF 64.00 FEET;
- N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
- S00°00'00"E A DISTANCE OF 105.00 FEET;

JR RESPONSE: "SOUTH"
ADDED

LAND DESCRIPTION CONTINUED

34. N90°00'00"E A DISTANCE OF 513.25 FEET;

35. 00°00'00"E A DISTANCE OF 131.00 FEET;

36. N90°00'00"E A DISTANCE OF 20.00 FEET;

37. S00°00'00"E A DISTANCE OF 588.62 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°28'36"W A DISTANCE OF 2653.62 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,395,504 SQUARE FEET OR 169.7774 ACRES MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, TRACTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

OWNER CERTIFICATE

JEN COLORADO 19 LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

STATE OF _____ }
COUNTY OF _____ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____

BY _____, AS _____

BY _____ NOTARY PUBLIC WITNESS MY HAND AND SEAL

_____ MY COMMISSION EXPIRES _____

ADDRESS CITY STATE ZIP CODE

NOTES

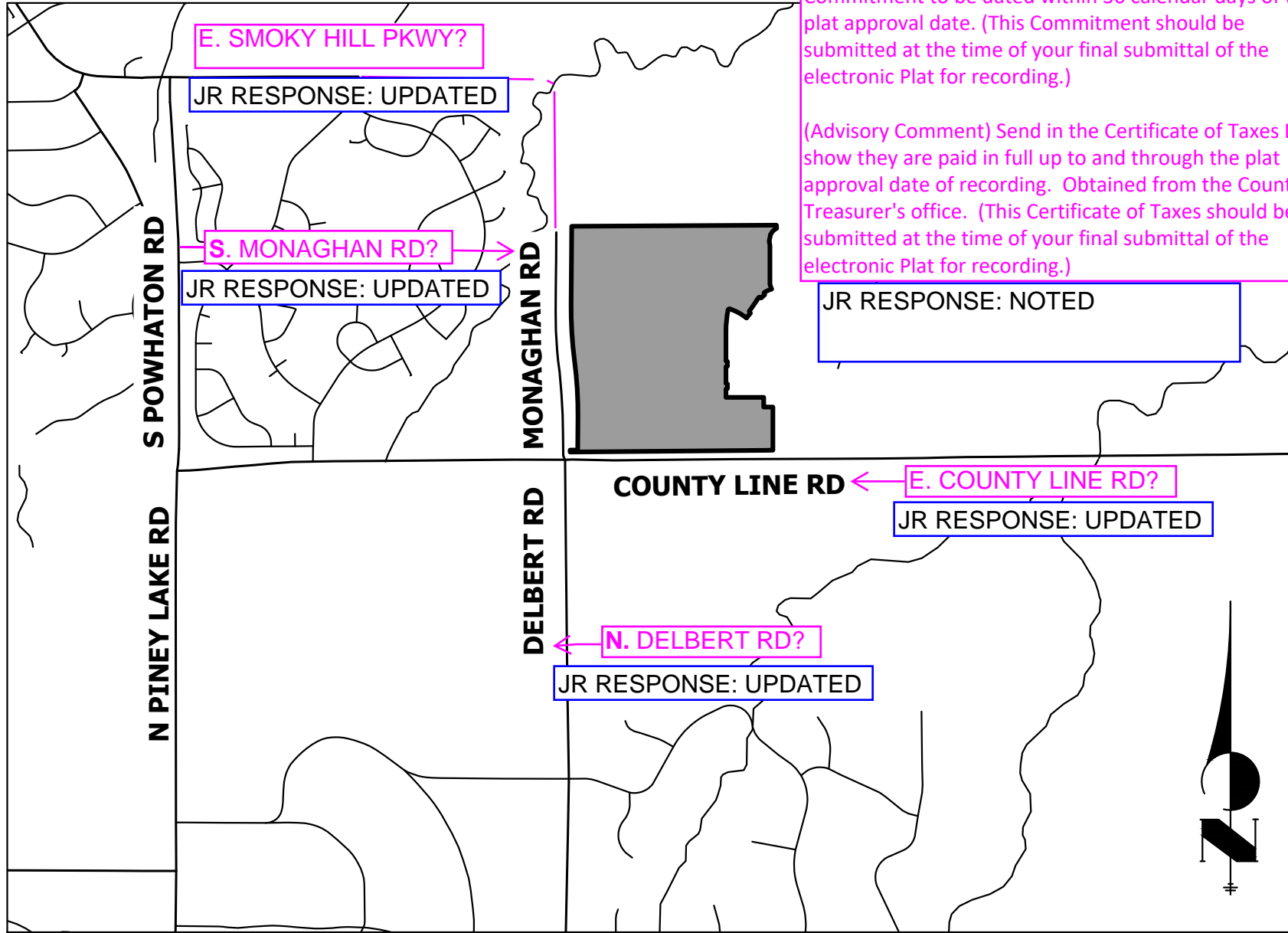
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE BASIS OF BEARINGS IS 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).
- IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A #6 REBAR WITH A 2" ALUMINUM CAP STAMPED "LS 23527" IN A RANGE BOX AT THE NORTHWEST CORNER AND BY A #6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 29430" AT THE NORTH QUARTER CORNER BEARING S89°58'50"E PER THE PLAT OF CROSS CREEK SUBDIVISION FILING NO. 1 RECORDED UNDER RECEPTION NO. B4002718 IN THE OFFICES OF THE ARAPAHOE COUNTY CLERK AND RECORDER.
- THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, & O ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT LOTS, TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. ABC70806261-4, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 23, 2023 AT 5:00 P.M.
- NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.
- THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS, ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- ALL OWNERS OF LOTS OR TRACTS ADJACENT TO E. MINERAL AVENUE, E. OTERO PLACE, E. PHILLIPS AVENUE, AND E. ELMHURST AVENUE, SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.

Be advised that prior to plat recording, the each in lieu of commu... x 3" space. 2023 COA Checklist Item # 10 filed.
JR RESPONSE: 7"x3" SPACE ADDED
invoice for payment.

you want to record the plat, generate a cash-in-lieu
(Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)

(Advisory Comment) Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)

JR RESPONSE: NOTED



VICINITY MAP
SCALE: 1"=2000'

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO,

THIS _____ DAY OF _____, 20____ AD,
SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER _____ DATE _____

PLANNING DIRECTOR _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JUNE 15, 2022. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

JR RESPONSE: GAS EASMENT NOTE ADDED

Add: The easements hereon shown and labeled 6' Gas Easement are for the exclusive use as gas easements; except other utilities, service walks, and driveways may cross said easements at substantially right angles. 2023 COA 12 g?

Confirm with case manager

JR REPSONSE: WILL CONFIRM

JOB NO. 16118.00
OCTOBER 17, 2023
SHEET 1 OF 12

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9993 • Colorado Springs 719-593-2993
Fort Collins 970-491-9888 • www.jrengineering.com

JR RESPONSE: THIS MONUMENT IS
LOCATED IN A CREEK AND HAS BEEN FILED
AS WITNESS CORNERS ONLY

RECOVERED 2.5" BRASS CAP
- STAMPED "WC RLS 434"
IN CONCRETE

0.30'

NW COR SEC 34,
T5S, R65W, 6TH PM
NO MONUMENT FOUND
CALCULATED POSITION BASED ON
RECOVERED REFERENCE MONUMENTS

Size of monument?

Show B&D from "not accepted" monument the to nearest corner. Provide reason for not accepted. 2023 COA Checklist item # 12 I.

21.

B&D to nearest corner?

B&D to nearest corner?

STAMPED "PLS 37081"

Road Name, ROW
Width & Rec. No.

of monument?

&D to nearest corner?

Monument Size?

R&D to nearest corner?

Basis of Bearing

B&D to nearest corner?

2" ALUMINUM

JR RESPONSE: MONUMENT RECORD TO
BE PROVIDED

Reception Number

- Set range box. Include symbology in legend.

○ SET 18" #5 REBAR W/ 1-1/4" PINK
PLASTIC CAP STAMPED "JR ENG 38252"

(R) RECORD

(M) MEASURED

_____ PROPOSED PROPERTY LINE

_____ PROPOSED RIGHT-OF-WAY

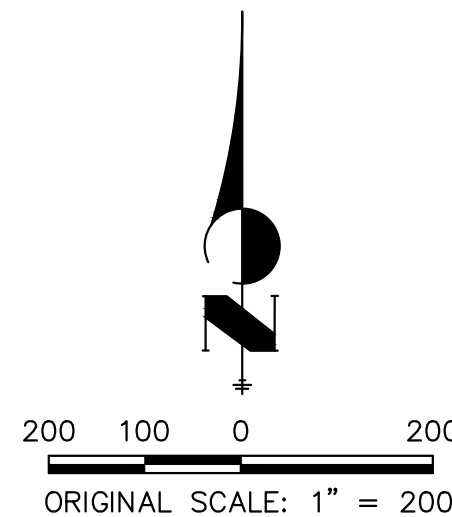
_____ EXISTING PROPERTY LINE

_____ EXISTING RIGHT-OF-WAY

_____ CUR LINE AND CURVE TABLES.

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTENANCE
A	460,956	10.5821	DR/UT/OS/LS	HOA	HOA
B	771,053	17.701	DR/UT/OS/LS	HOA	HOA
C	297,970	6.8404	DR/UT/OS/LS	HOA	HOA
D	12,825	0.2944	OS/LS	HOA	HOA
E	231,468	5.3138	DR/UT/OS/LS	HOA	HOA
F	677,716	15.5582	DR/UT/OS/LS	HOA	HOA
G	11,928	0.2738	OS/LS	HOA	HOA
H	7,629	0.1751	OS/LS	HOA	HOA
I	2,397	0.055	OS/LS	HOA	HOA
J	2,654	0.0609	OS/LS	HOA	HOA
K	2,283	0.0524	OS/LS	HOA	HOA
L	2,246	0.0516	OS/LS	HOA	HOA
M	7,530	0.1729	OS/LS	HOA	HOA
N	7,713	0.1771	OS/LS	HOA	HOA
O	22,660	0.5202	OS/LS	HOA	HOA

LEGEND: OS - OPEN SPACE, DR- DRAINAGE, LS - LANDSCAPE, UT- UTILITIES

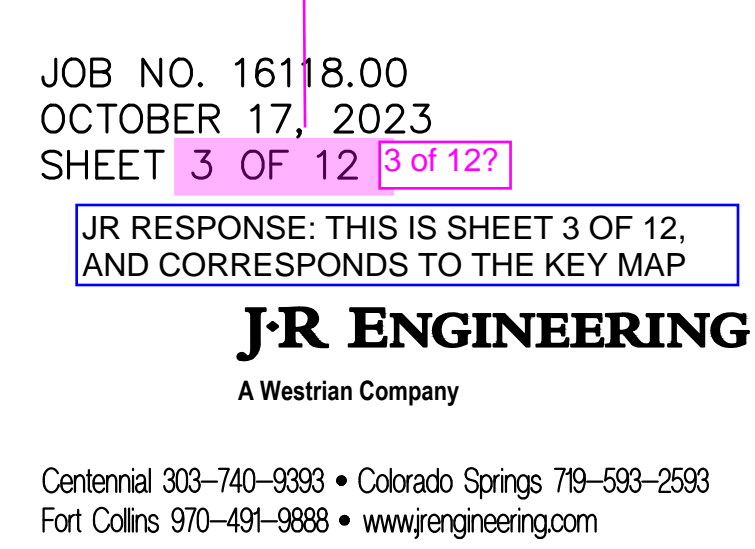


JOB NO. 16118.00
OCTOBER 17, 2023
SHEET 2 OF 12

J·R ENGINEERING
A Westrian Company

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

KEY MAP
SCALE: 1" = 400'



TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

JR RESPONSE: SHEET FIVE IS
NORTH AS STATED

SEE SHEET 6

JR RESPONSE: THE LOCATION OF THIS COMMENT
ISN'T DIRECTED AT A SPECIFIC LOCATION, PLEASE

"17.49" points to middle of
line segment?

JR RESPONSE: BLOCK
NUMBER UPDATED

Dedicated to the
City of Aurora as
street ROW? Area

JR RESPONSE: MORE THAN 1/2 OF
R.O.W. BEING DEDICATED TO THE CITY
DOES NOT REQUIRE DEDICATION
STATEMENT.

JR RESPONSE: TRACT LABEL ADDED

JR RESPONSE: UNCLEAR ON
COMMENT

JR RESPONSE: UNCLEAR ON
COMMENT

Reception Number

LEGEND

G.E. & U.E. &

MONUMENT BOXES WITH 30" #6 REBAR W/ 2" ALUMINUM CAP
BEARING THE REGISTRATION NUMBER
OF THE RESPONSIBLE SURVEYOR,
TO BE SET AFTER CONSTRUCTION IS COMPLETED

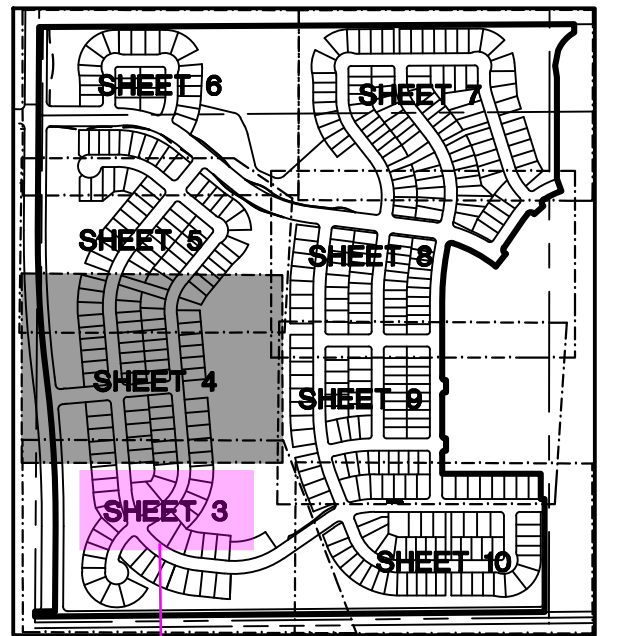
SET 18" #5 REBAR W/ 1-1/4" PINK
PLASTIC CAP STAMPED "JR ENG 38252"

(R) RECORD
(M) MEASURED
(R) RADIAL BEARING
U.E. UTILITY EASEMENT
G.E. GAS EASEMENT

PROPOSED PROPERTY LINE
PROPOSED RIGHT-OF-WAY
PROPOSED CENTERLINE
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 FOR LINE AND CURVE TABLES.

NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES
UNLESS OTHERWISE NOTED



KEY MAP
SCALE: 1" = 1000'

50 25 0 50
ORIGINAL SCALE: 1" = 50'

JOB NO. 16118.00
OCTOBER 17, 2023
SHEET 4 OF 12 (4 of 12?)

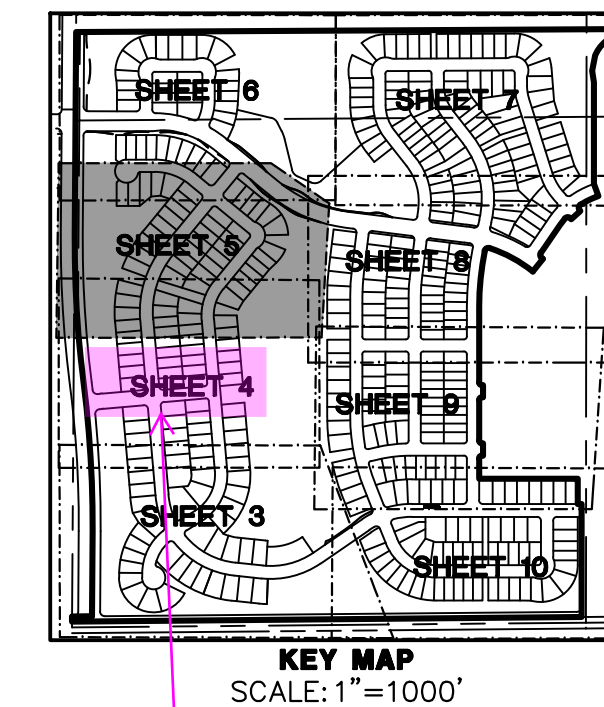
JR RESPONSE: THIS IS SHEET 4 OF 12,
AND CORRESPONDS TO THE KEY MAP

JR ENGINEERING
A Westrian Company

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TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



JR RESPONSE: SHEET 6 IS NORTH AS STATED.

SEE SHEET 6 6?

JR RESPONSE: TIC MARKS ADDED

Tic marks whenever bearing changes. 2023 COA 16 b. Typical.

Tract B?

JR RESPONSE: UNCLEAR ON COMMENT, HOWEVER, I ADDED TRACT NAMES TO CLARIFY TRACT SPACE BETWEEN LOTS.

JR RESPONSE: UNCLEAR ON COMMENT, HOWEVER, I ADDED TRACT NAMES TO CLARIFY TRACT SPACE BETWEEN LOTS.

Tract B?

JR RESPONSE: MORE THAN 1/2 OF R.O.W. BEING DEDICATED TO THE CITY DOES NOT REQUIRE DEDICATION STATEMENT.

Dedicated to the City of Aurora as street ROW? Area 8' U.E.

JR RESPONSE: SIDEWALK EASEMENT CHANGED TO 1' LINE, MAKING TRACT C LABEL MORE APPARENT.

Label Tract?

B&D to nearest cor.?

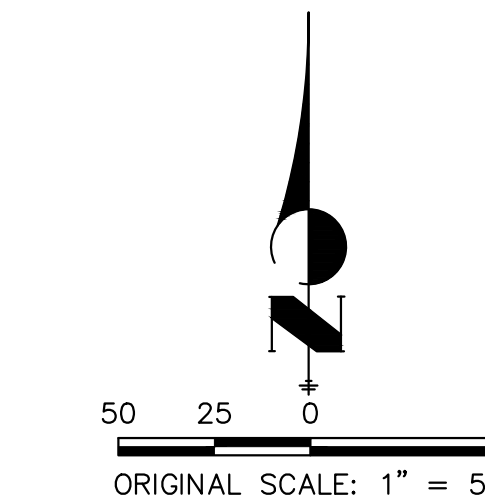
JR RESPONSE: B&D ADDED

LEGEND

- MONUMENT BOXES WITH 30" #6 REBAR W/ 2" ALUMINUM CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- N89°54'59" (R) RADIAL BEARING
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 FOR LINE AND CURVE TABLES.

NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED



JOB NO. 16118.00
OCTOBER 17, 2023
SHEET 5 OF 12 5 of 12

JR RESPONSE: THIS IS SHEET 5 OF 12, AND CORRESPONDS TO THE KEY MAP

J-R ENGINEERING
A Westrian Company

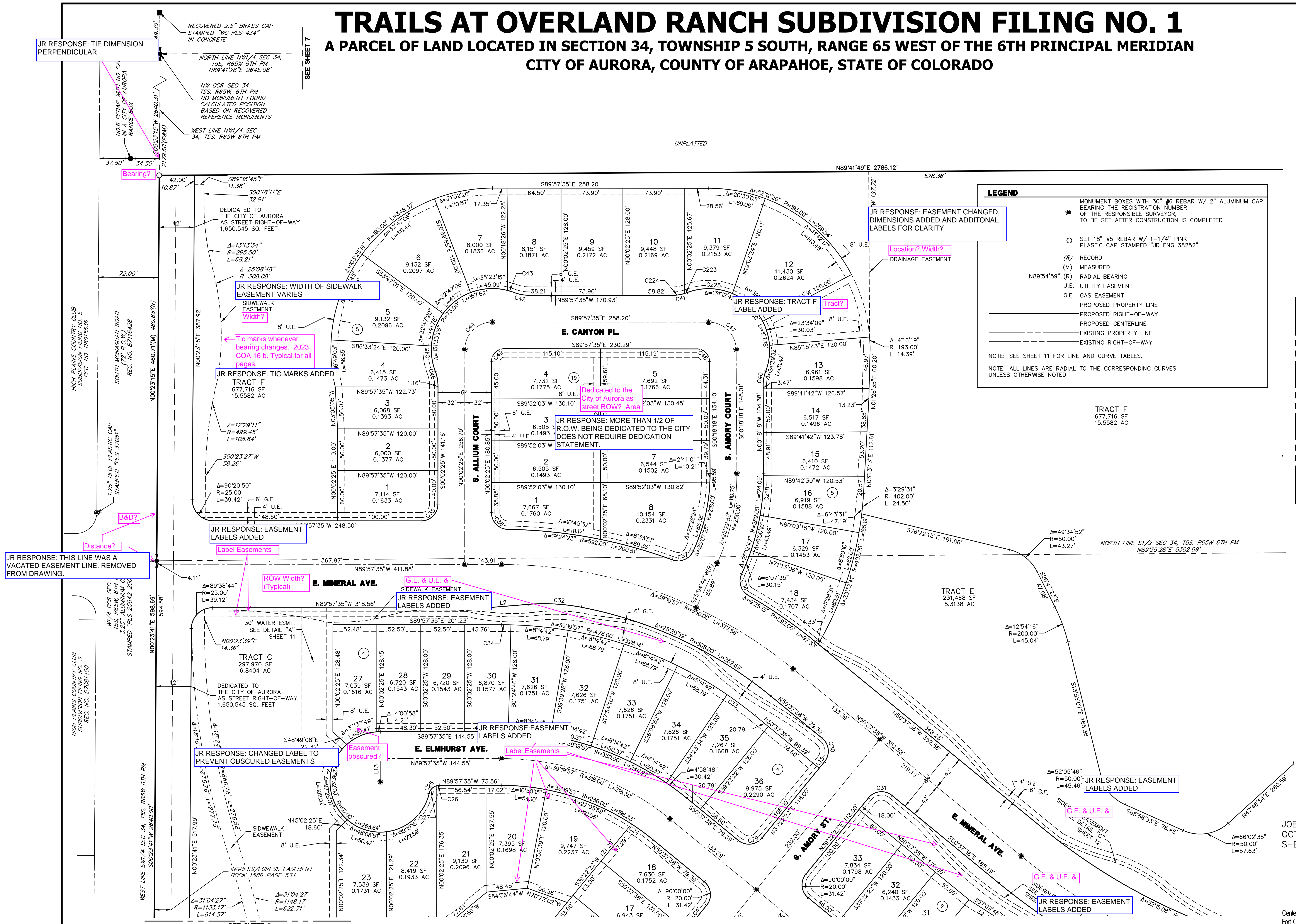
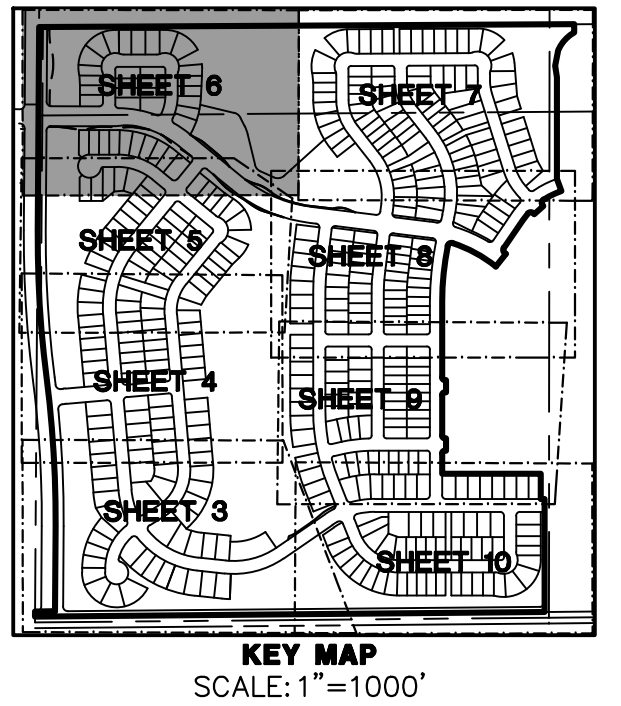
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Fort Collins 970-491-9888 • www.jrengineering.com

JR RESPONSE: YES, SHEET 4 IS SOUTH OF THIS

4?

TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



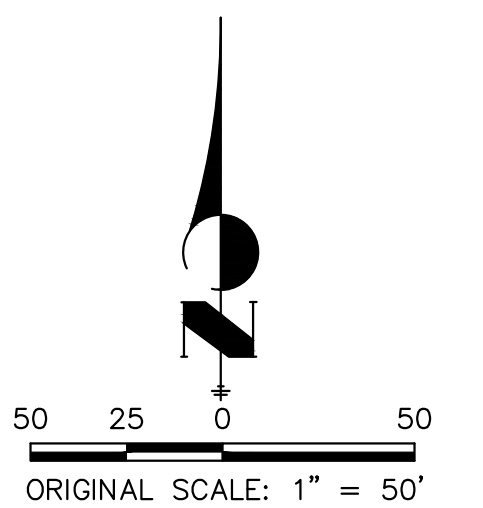
LEGEND

- MONUMENT BOXES WITH 30" #6 REBAR W/ 2" ALUMINUM CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR TO BE SET AFTER CONSTRUCTION IS COMPLETED
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
- (M) MEASURED
- N89°54'59" (R) RADIAL BEARING
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

NOTE: SEE SHEET 11 FOR LINE AND CURVE TABLES.

NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED

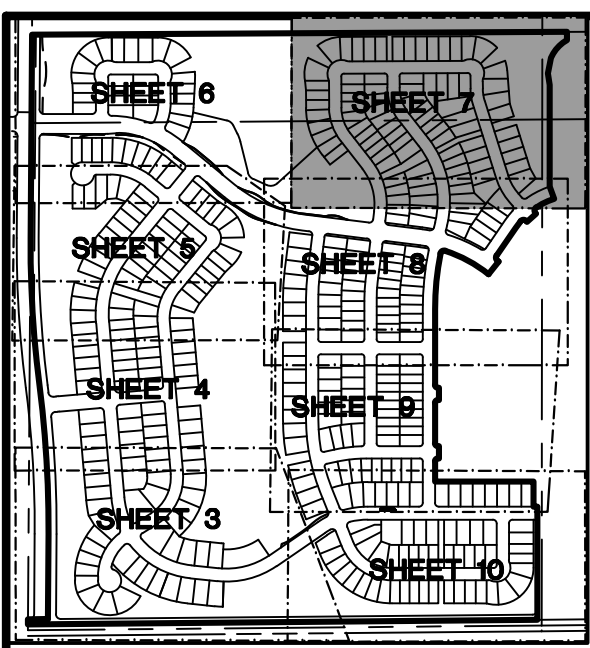
SEE SHEET 7



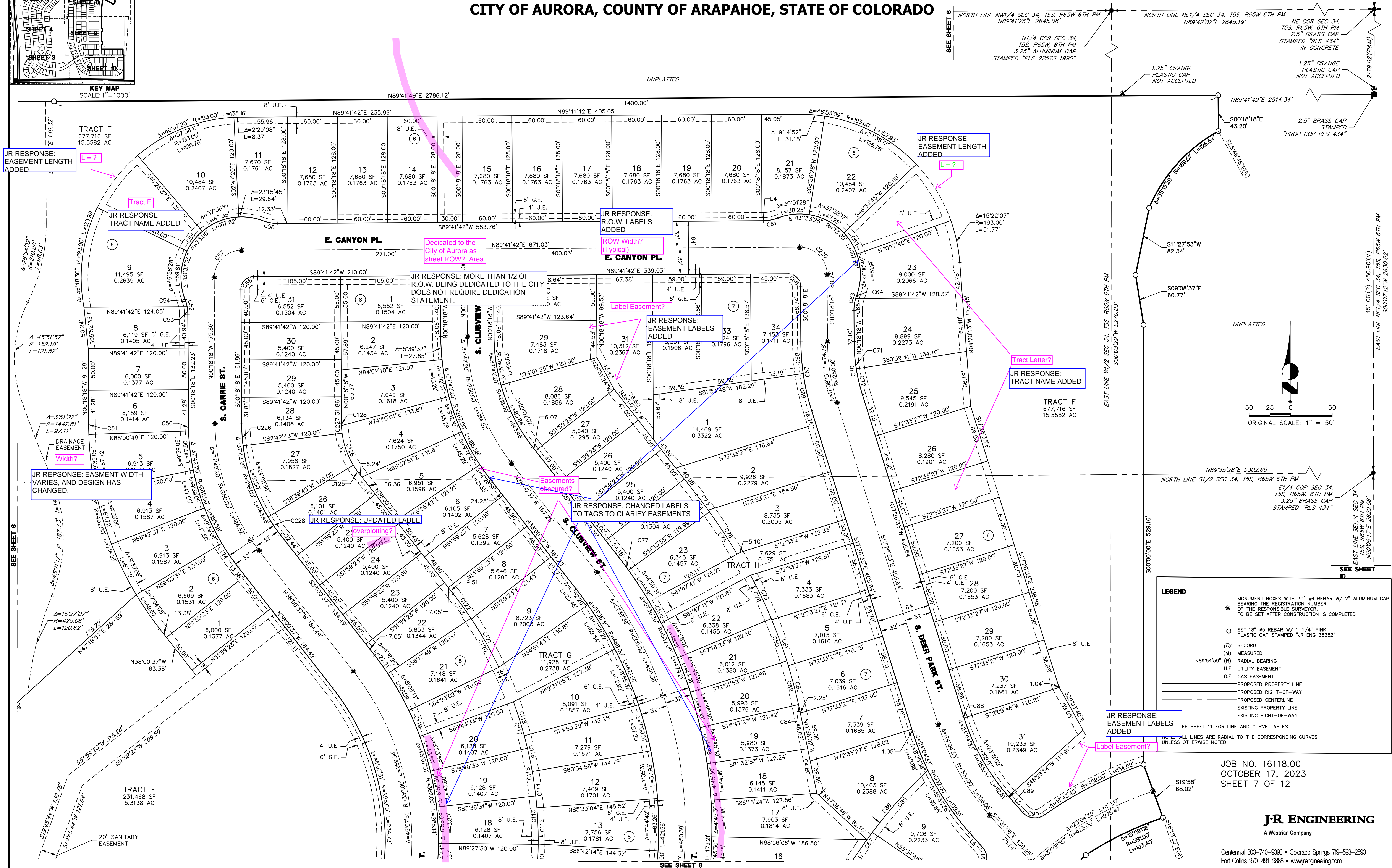
TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SCALE: 1"=1000'



LEGEND

- MONUMENT BOXES WITH 30" #6 REBAR W/ 2" ALUMINUM CAP BEARING THE REGISTRATION NUMBER OF THE RESPONSIBLE SURVEYOR, TO BE SET AFTER CONSTRUCTION IS COMPLETED
- SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG 38252"
- (R) RECORD
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- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY

SEE SHEET 11 FOR LINE AND CURVE TABLES.

NOTE: ALL LINES ARE RADIAL TO THE CORRESPONDING CURVES UNLESS OTHERWISE NOTED

JOB NO. 16118.00
OCTOBER 17, 2023
SHEET 7 OF 12

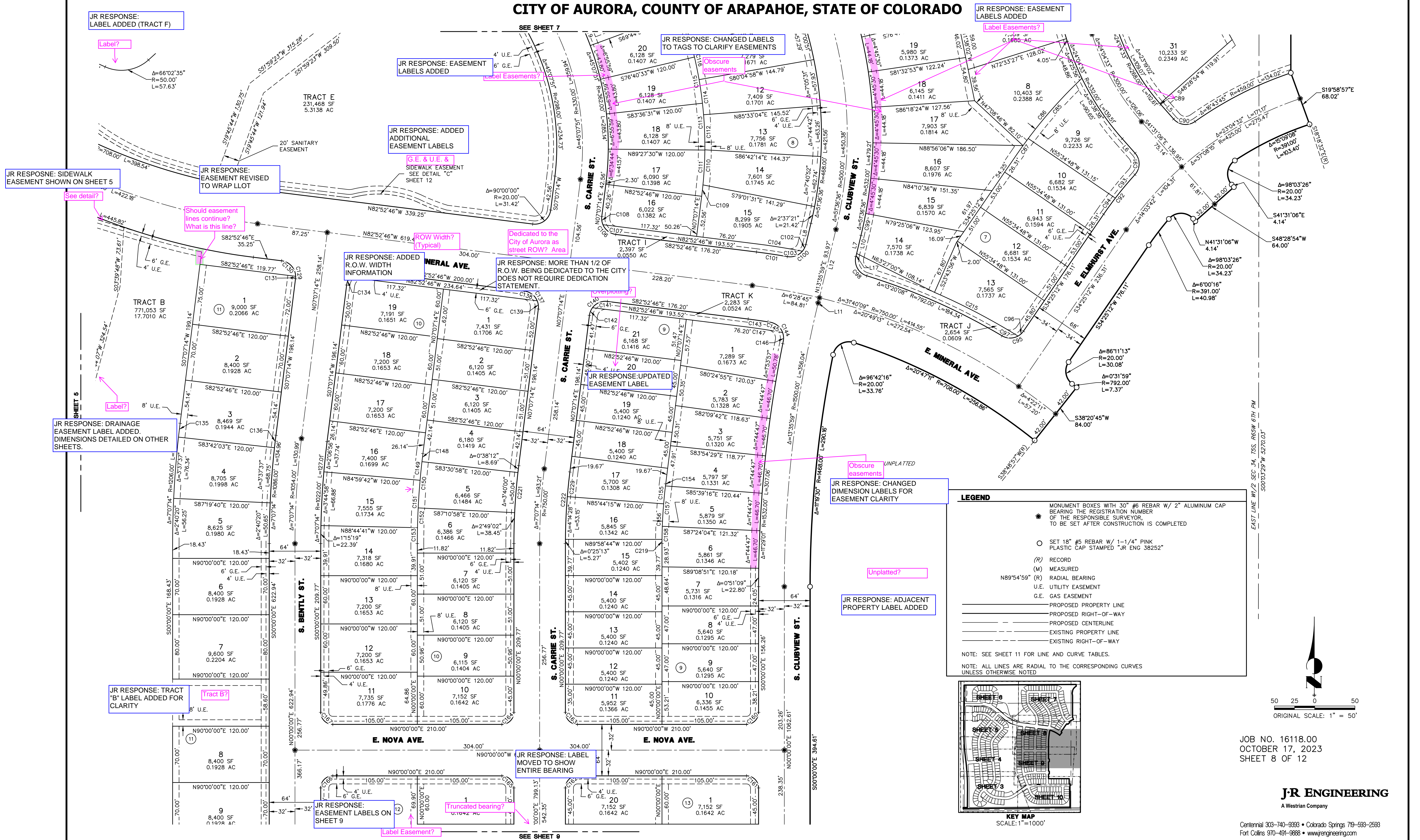
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TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

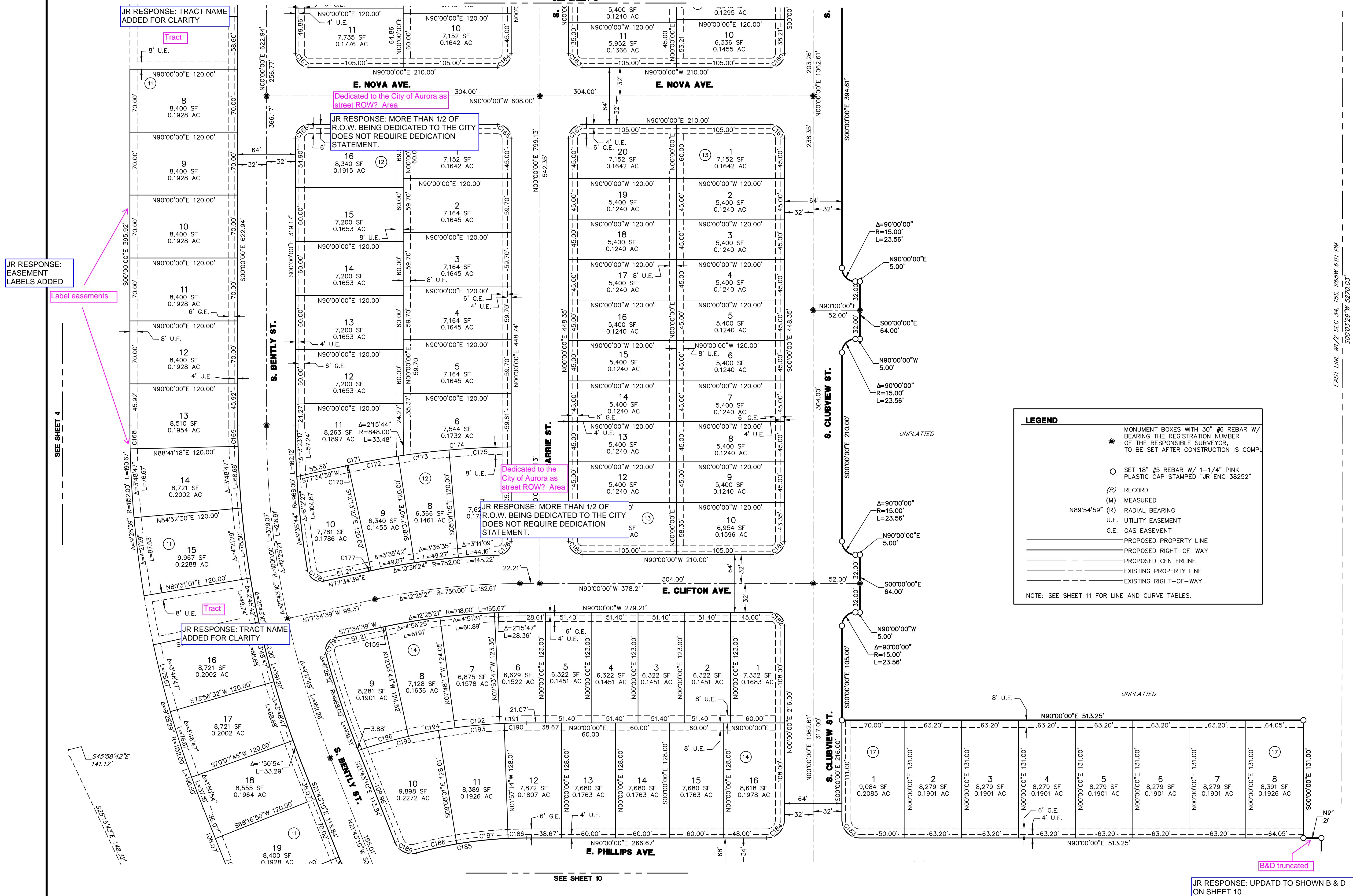
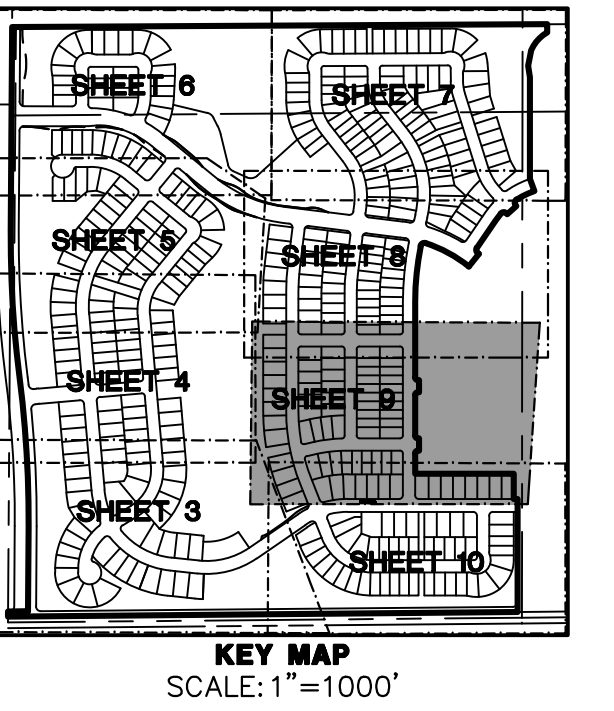
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

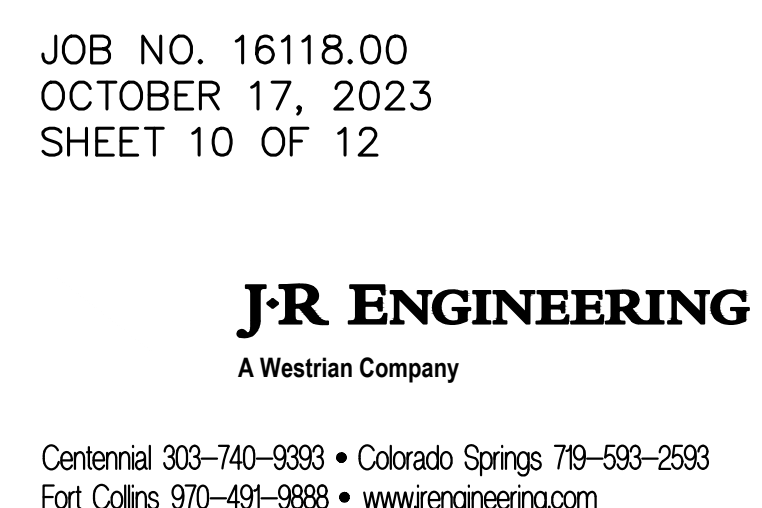


JOB NO. 16118.00
OCTOBER 17, 2023
SHEET 9 OF 12

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A key map showing the layout of the project area, divided into ten sheets. The sheets are numbered 3 through 10. Sheet 3 is the bottom-left sheet, and Sheet 10 is the bottom-right sheet. The map shows a network of roads and a large area of land. The scale is 1"=1000'.



TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1
A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	93°02'38"	20.00'	32.48'	N84°54'30"W 29.03'
C2	30°45'32"	218.00'	117.03'	S33°11'26"W 115.63'
C3	4°27'16"	218.00'	16.95'	S15°35'02"W 16.94'
C4	85°14'17"	13.00'	19.34'	S29°15'45"E 17.61'
C5	0°09'51"	282.00'	0.81'	S00°28'36"W 0.81'
C6	98°03'26"	20.00'	34.23'	S09°09'06"W 30.20'
C7	1°18'26"	450.00'	10.27'	N84°21'48"E 10.27'
C8	0°55'20"	534.00'	8.59'	S38°54'42"W 8.59'
C9	9°41'49"	338.00'	57.20'	S26°17'06"W 57.14'
C10	14°52'12"	338.00'	87.72'	S28°52'17"W 87.48'
C11	8°14'21"	338.00'	48.61'	S35°15'11"W 48.56'
C12	3°03'58"	338.00'	18.09'	S37°50'22"W 18.09'
C13	0°17'59"	193.00'	1.01'	N47°15'30"E 1.01'
C14	2°14'20"	40.00'	15.14'	S50°13'02"W 15.05'
C15	2°14'20"	40.00'	15.14'	S50°13'02"W 15.05'
C16	37°50'39"	73.00'	48.22'	N41°17'51"E 47.35'
C17	23°33'16"	73.00'	30.01'	N10°35'53"E 29.80'
C18	37°23'05"	73.00'	47.63'	N53°37'26"W 46.79'
C19	2°14'20"	40.00'	15.14'	S61°28'19"E 15.05'
C20	1°36'51"	40.00'	1.13'	S71°30'33"E 1.13'
C21	20°04'29"	40.00'	14.01'	S60°39'53"E 13.94'
C22	90°00'00"	33.00'	51.84'	N05°37'38"W 46.67'
C23	90°00'00"	20.00'	31.42'	S84°22'22"W 28.28'
C24	6°20'43"	286.00'	31.67'	N53°48'00"W 31.66'
C25	76°32'01"	13.00'	17.36'	S51°46'24"W 16.10'
C26	15°26'06"	13.00'	3.50'	S82°19'22"W 3.49'
C27	61°05'54"	13.00'	13.86'	S44°03'21"W 13.22'
C28	1°22'22"	350.00'	8.39'	N89°16'24"W 8.39'
C29	90°00'00"	20.00'	31.42'	N84°22'22"E 28.28'
C30	90°00'00"	20.00'	31.42'	N05°37'38"W 28.28'
C31	90°00'00"	20.00'	31.42'	S84°22'22"W 28.28'
C32	15°35'47"	235.50'	64.11'	N86°55'31"W 63.91'
C33	4°58'48"	478.00'	41.55'	N53°07'02"W 41.53'
C34	1°22'22"	478.00'	11.45'	N89°16'24"W 11.45'
C35	90°00'00"	20.00'	31.42'	N45°02'25"E 28.28'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C36	89°14'34"	20.00'	31.15'	S44°34'52"E 28.10'
C37	85°23'06"	20.00'	29.81'	N67°30'41"E 27.12'
C38	84°57'21"	20.00'	29.66'	S17°34'11"E 27.01'
C39	1°38'56"	282.00'	8.12'	S89°10'32"E 8.12'
C40	20°46'42"	50.00'	18.13'	S10°05'04"W 18.03'
C41	20°46'42"	50.00'	18.13'	N79°39'04"E 18.03'
C42	20°46'42"	50.00'	18.13'	S79°34'14"E 18.03'
C43	6°25'47"	73.00'	8.19'	N72°23'46"W 8.19'
C44	90°00'00"	33.00'	51.84'	N45°02'25"E 46.67'
C45	24°09'57"	73.00'	30.79'	S08°39'20"E 30.56'
C46	20°46'42"	50.00'	18.13'	N10°20'56"W 18.03'
C47	89°39'18"	33.00'	51.64'	S45°07'56"E 46.53'
C48	89°39'18"	33.00'	23.47'	N45°07'56"W 21.15'
C49	90°00'00"	15.00'	23.56'	S45°02'25"W 21.21'
C50	1°40'54"	282.00'	8.28'	S01°08'45"E 8.28'
C51	1°40'54"	402.00'	11.80'	S01°08'45"E 11.80'
C52	10°20'41"	50.00'	9.03'	N15°54'39"W 9.02'
C53	10°26'02"	50.00'	9.11'	N05°31'18"W 9.09'
C54	10°20'41"	50.00'	9.03'	N15°54'39"W 9.02'
C55	23°42'54"	73.00'	30.22'	S37°42'55"W 30.00'
C56	20°46'42"	50.00'	18.13'	S79°54'56"E 18.03'
C57	90°00'00"	33.00'	51.84'	N44°41'42"E 46.67'
C58	90°00'00"	15.00'	23.56'	S44°41'42"W 21.21'
C59	90°00'00"	15.00'	23.56'	N45°18'18"W 21.21'
C60	90°00'00"	15.00'	23.56'	S44°41'42"W 21.21'
C61	20°46'42"	50.00'	18.13'	N79°18'21"E 18.03'
C62	23°42'54"	73.00'	30.22'	N31°33'48"W 30.00'
C63	20°46'42"	50.00'	18.13'	S10°05'04"W 18.03'
C64	3°53'04"	50.00'	3.39'	S18°31'53"W 3.39'
C65	16°53'39"	50.00'	14.74'	S08°08'32"W 14.69'
C66	90°00'00"	15.00'	23.56'	N45°18'18"W 21.21'
C67	17°08'15"	282.00'	84.35'	S08°52'25"E 84.03'
C68	7°47'55"	282.00'	38.38'	S04°12'15"E 38.35'
C69	9°20'20"	282.00'	45.96'	S12°46'22"E 45.91'
C70	17°08'15"	218.00'	65.21'	S08°52'25"E 64.96'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C71	8°42'01"	218.00'	33.10'	S04°39'18"E 33.07'
C72	8°26'14"	218.00'	32.10'	S13°13'26"E 32.07'
C73	2°00'09"	656.78'	22.95'	N36°58'53"W 22.95'
C74	2°13'34"	656.78'	25.52'	N36°52'11"W 25.52'
C75	5°18'14"	656.78'	60.80'	N33°06'17"W 60.78'
C76	5°18'14"	656.78'	60.80'	N33°06'17"W 60.78'
C77	2°14'33"	532.00'	20.82'	N36°53'21"W 20.82'
C78	5°31'05"	600.00'	57.78'	N25°33'17"W 57.76'
C79	5°39'58"	600.00'	59.34'	N25°28'51"W 59.31'
C80	5°11'14"	600.00'	54.32'	N20°12'08"W 54.30'
C81	5°36'45"	600.00'	58.77'	N19°50'29"W 58.75'
C82	5°11'05"	600.00'	54.29'	N15°00'59"W 54.28'
C83	5°05'55"	600.00'	56.56'	N14°20'04"W 56.54'
C84	0°47'24"	600.00'	8.27'	N12°01'44"W 8.27'
C85	9°45'00"	590.00'	100.40'	S41°41'35"W 100.28'
C86	10°48'57"	590.00'	111.37'	N41°09'37"E 111.21'
C87	2°23'54"	590.00'	24.70'	S35°37'08"W 24.69'
C88	0°23'39"	268.00'	1.84'	S17°38'22"E 1.84'
C89	0°21'53"	268.00'	1.71'	S41°20'10"E 1.71'
C90	83°46'04"	20.00'	29.24'	S83°24'08"E 26.70'
C91	83°46'04"	20.00'	29.24'	N00°21'56"E 26.70'
C92	7°49'46"	459.00'	62.72'	S38°20'05"W 62.67'
C93	4°44'46"	459.00'	38.02'	S39°52'35"W 38.01'
C94	3°05'00"	459.00'	24.70'	S35°57'42"W 24.70'
C95	86°11'13"	20.00'	30.08'	N77°30'48"E 27.33'
C96	26°47'59"	20.00'	9.35'	N47°49'11"E 9.27'
C97	59°23'13"	20.00'	20.73'	S89°05'12"E 19.81'
C98	86°19'42"	20.00'	30.13'	S29°33'52"E 27.36'
C99	3°01'04"	532.00'	28.02'	N12°05'26"E 28.02'
C100	86°19'42"	20.00'	30.13'	N56°45'50"E 27.36'
C101	2°48'26"	792.00'	38.81'	N81°28'33"W 38.80'
C102	26°56'29"	20.00'	9.40'	N27°04'13"E 9.32'
C103	59°23'13"	20.00'	20.73'	N70°14'04"E 19.81'
C104	4°02'14"	802.00'	56.51'	N80°51'39"W 56.50'
C105	3°13'55"	532.00'	30.01'	N29°18'36"W 30.01'

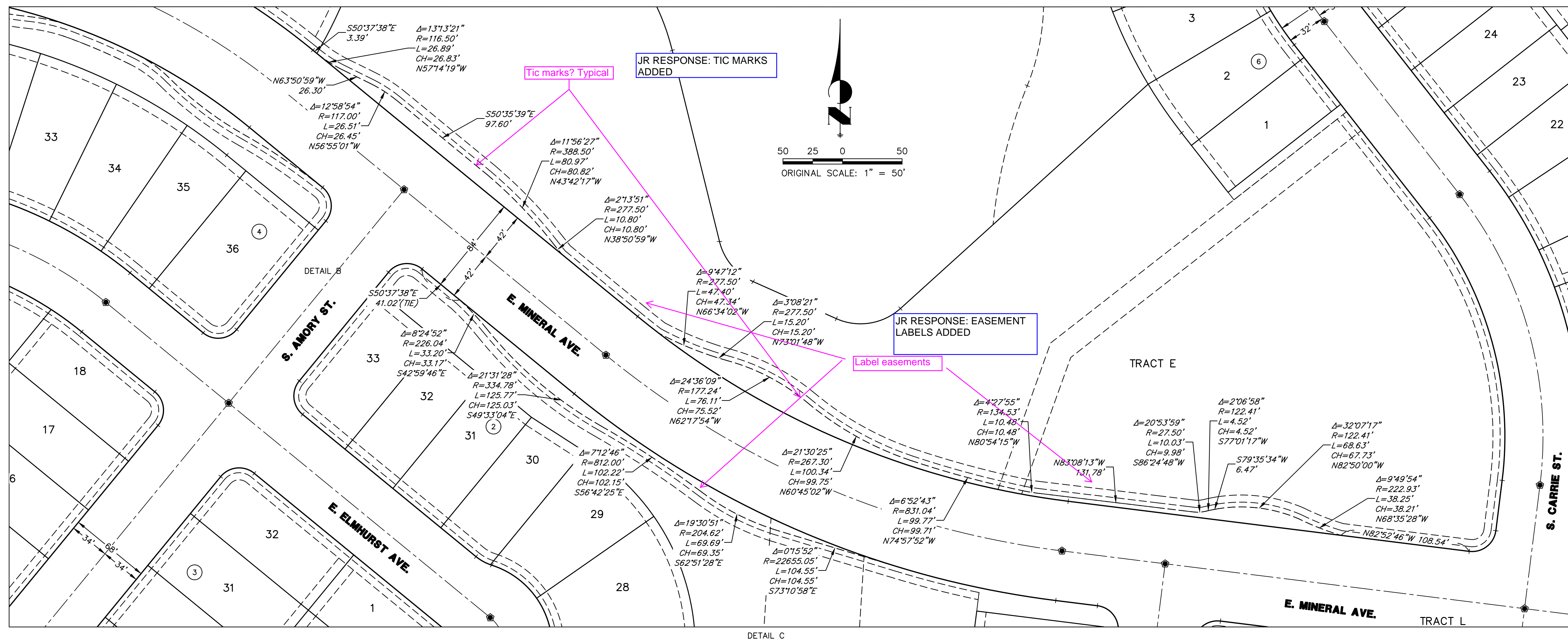
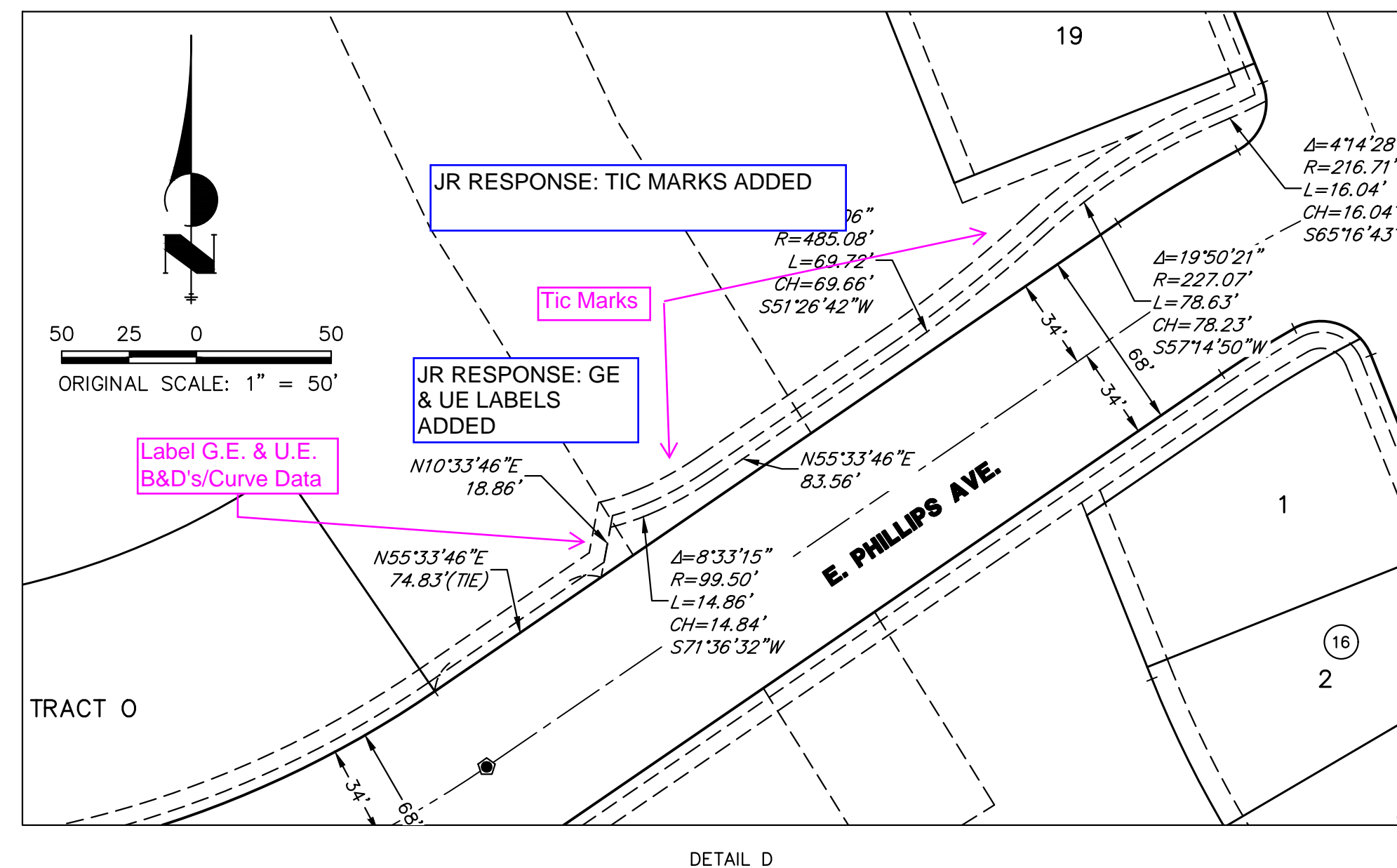
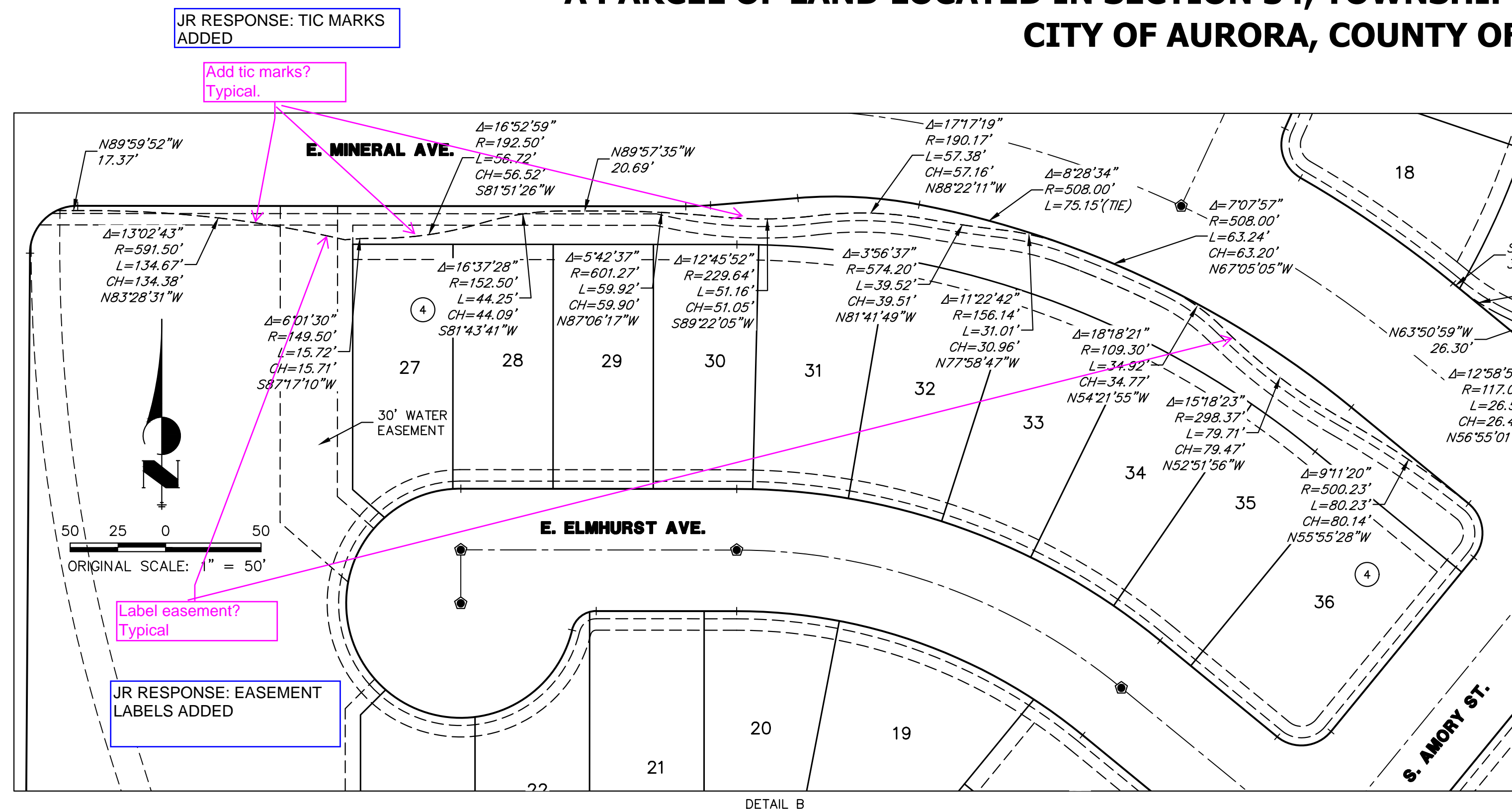
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C106	90°00'00"	20.00'	31.42'	S37°52'46"E 28.28'
C107	60°00'00"	20.00'	20.94'	S52°52'46"E 20.00'
C108	30°00'00"	20.00'	10.47'	S07°52'46"E 10.35'
C109	1°25'02"	482.00'	11.92'	N06°24'43"E 11.92'
C110	5°11'36"	482.00'	43.69'	N03°06'24"E 43.67'
C111	6°34'44"	482.00'	55.34'	N03°49'52"E 55.31'
C112	5°11'26"	482.00'	43.67'	N02°05'07"W 43.65'
C113	6°55'59"	482.00'	58.32'	N02°55'29"W 58.29'
C114	5°14'12"	482.00'	44.05'	N07°17'56"W 44.04'
C115	6°55'59"	482.00'	58.32'	N09°51'28"W 58.29'
C116	5°14'29"	482.00'	44.09'	N12°32'17"W 44.08'
C117	6°55'59"	482.00'	58.32'	N16°47'27"W 58.29'
C118	5°05'55"	482.00'	42.89'	N17°42'28"W 42.88'
C119	5°21'32"	362.00'	33.86'	N22°56'12"W 33.85'
C120	8°05'13"	482.00'	68.03'	N29°39'35"W 67.98'
C121	7°56'44"	482.00'	66.84'	N29°35'20"W 66.79'
C122	4°26'56"	482.00'	37.43'	S35°47'09"W 37.42'
C123	4°18'26"	482.00'	36.23'	N35°51'24"W 36.23'
C124	7°04'08"	282.00'	34.79'	S34°28'33"E 34.77'
C125	6°40'22"	98.00'	11.41'	S34°40'26"E 11.41'
C126	36°01'55"	98.00'	61.63'	S19°59'40"E 60.62'
C127	24°02'58"	98.00'	41.13'	S19°18'46"E 40.83'
C128	1°40'25"	98.00'	2.86'	S01°08'30"E 2.86'
C129	81°22'23"	20.00'	28.40'	N42°11'34"W 26.08'
C130	81°22'23"	20.00'	28.40'	N42°11'34"W 26.08'
C131	8°37'37"	20.00'	3.01'	S02°48'26"W 3.01'
C132	60°00'00"	20.00'	20.94'	S67°07'14"W 20.00'
C133	60°00'00"	20.00'	20.94'	S67°07'14"W 20.00'
C134	30°00'00"	20.00'	10.47'	S22°07'14"W 10.35'
C135	0°49'17"	1206.00'	17.29'	S06°42'35"W 17.29'
C136	0°49'17"	1086.00'	15.57'	S06°42'35"W 15.57'
C137	60°00'00"	20.00'	20.94'	N52°52'46"W 20.00'
C138	60°00'00"	20.00'	20.94'	N52°52'46"W 20.00'
C139	30°00'00"	20.00'	10.47'	N07°52'46"W 10.35'
C140	60°00'00"	20.00'	20.94'	S67°07'14"W 20.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C141	60°00'00"	20.00'	20.94'	S67°07'14"W 20.00'
C142	30°00'00"	20.00'	10.47'	S22°07'14"W 10.35'
C143	2°13'58"	708.00'	27.59'	N81°45'47"W 27.59'
C144	60°43'07"	20.00'	21.19'	N50°17'14"W 20.22'
C145	60°43'07"	20.00'	21.19'	N50°17'14"W 20.22'
C146	31°24'42"	20.00'	10.96'	N04°13'20"W 10.83'
C147	3°39'54"	698.00'	44.65'	N81°02'49"W 44.64'
C148	0°38'12"	902.00'	10.02'	S06°48'08"W 10.02'
C149	1°28'44"	902.00'	23.28'	S05°44'40"W 23.28'
C150	2°11'16"	902.00'	34.44'	S03°54'40"W 34.44'
C151	2°11'16"	902.00'	34.44'	S03°54'40"W 34.44'
C152	1°33'43"	902.00'	24.59'	S02°02'11"W 24.59'
C153	1°15'19"	902.00'	19.76'	S00°37'40"W 19.76'
C154	0°14'07"	598.00'	2.46'	S07°00'10"W 2.46'
C155	2°08'38"	598.00'	22.37'	S05°48'48"W 22.37'
C156	2°41'07"	598.00'	28.03'	S03°23'56"W 28.02'
C157	2°41'07"	598.00'	28.03'	S03°23'56"W 28.02'
C158	1°33'21"	598.00'	16.24'	S01°16'42"W 16.24'
C159	0°21'37"	718.00'	4.52'	S77°45'28"W 4.52'
C160	90°00'00"	15.00'	23.56'	N45°00'00"E 21.21'
C161	90°00'00"	15.00'	23.56'	N45°00'00"W 21.21'
C162	90°00'00"	15.00'	23.56'	S45°00'00"W 21.21'
C163	90°00'00"	15.00'	23.56'	S45°00'00"E 21.21'
C164	90°00'00"	15.00'	23.56'	N45°00'00"E 21.21'
C165	90°00'00"	15.00'	23.56'	N45°00'00"W 21.21'
C166	90°00'00"	15.00'	23.56'	S45°00'00"W 21.21'
C167	90°00'00"	15.00'	23.56'	S45°00'00"E 21.21'
C168	1°18'42"	1152.00'	26.37'	S00°39'21"E 26.37'
C169	1°18'42"	1032.00'	23.63'	S00°39'21"E 23.63'
C170	0°11'58"	902.00'	3.14'	S77°40'38"W 3.14'
C171	3°35'42"	902.00'	56.60'	S79°34'29"W 56.59'
C172	3°35'42"	902.00'	56.60'	S79°34'29"W 56.59'
C173	3°12'45"	902.00'	50.57'	S83°22'32"W 50.57'
C174	4°23'47"	902.00'	69.21'	S87°10'48"W 69.19'
C175	4°23'47"	902.00'	69.21'	S87°10'48"W 69.19'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C176	88°13'03"	15.00'	23.10'	N44°06'32"E 20.88'
C177	0°11'58"	782.00'	2.72'	S77°40'38"W 2.72'
C178	92°49'37"	15.00'	24.30'	S56°00'32"E 21.73'
C179	92°49'37"	15.00'	24.30'	S31°09'51"W 21.73'
C180	90°00'00"	15.00'	23.56'	S45°00'00"E

TRAILS AT OVERLAND RANCH SUBDIVISION FILING NO. 1

A PARCEL OF LAND LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



JOB NO. 16118.00
OCTOBER 17, 2023
SHEET 12 OF 12

J-R ENGINEERING
A Westrian Company

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

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TRAILS AT OVERLAND RANCH - SITE PLAN 1

SITE PLAN

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

LEGAL DESCRIPTION

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

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

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

THENCE NORTH 00 DEGREES 29 MINUTES 53 SECONDS EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 34 A DISTANCE OF 460.88 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 264.63 ACRES, WHENCE THE NORTHWEST CORNER OF SAID SECTION 34 BEARS 00 DEGREES 29 MINUTES 53 SECONDS EAST A DISTANCE OF 2,179.60 FEET;

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

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

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

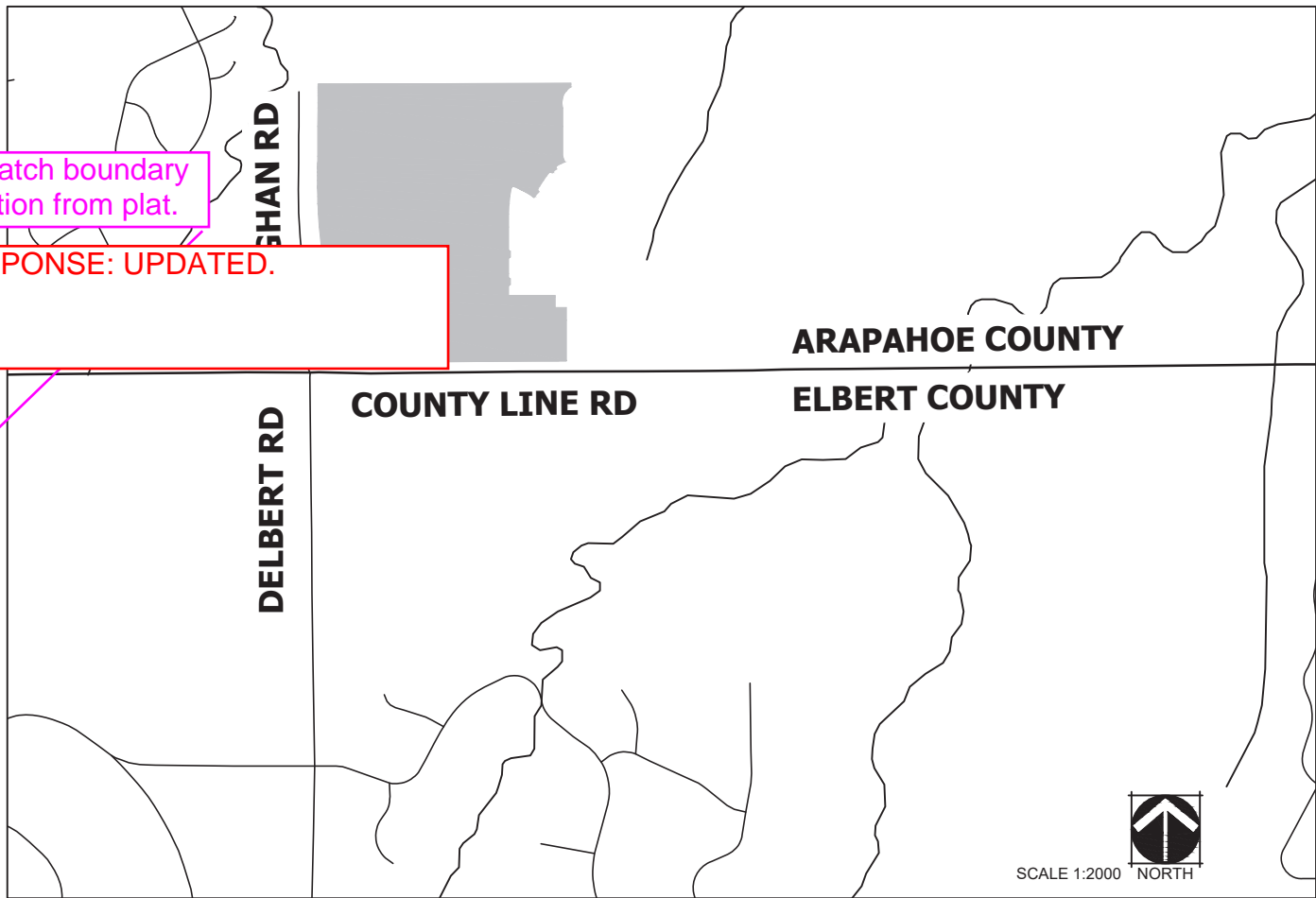
THENCE SOUTH 89 DEGREES 56 MINUTES 01 SECONDS WEST ALONG SAID RIGHT-OF-WAY, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 2,640.49 FEET;

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

COUNTY OF ARAPAHOE, STATE OF COLORADO.

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

VICINITY MAP



SHEET INDEX

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

PROJECT DATA

SITE PLAN 01	
LAND AREA WITHIN PROPERTY LINES	169.78 AC
NUMBER OF UNITS PROPOSED (NON-SPRINKLERED)	425 UNITS
NUMBER OF STORIES	UP TO 3 STORIES
MAXIMUM HEIGHT OF BUILDINGS	38' PER CODE
CONSTRUCTION TYPE	V-B, NON-SPRINKLED
IRC OCCUPANCY CLASSIFICATION	IRC R-3
AAC (TRACT E TO BE DEVELOPED WITH FUTURE SITE PLAN)	231,468 SF, 5.31 AC (3%)
OPEN SPACE AREA (TRACT B)	771,053 SF, 17.70 AC (10%)
LANDSCAPE AREA	1,747,975 SF, 34.81 AC (21%)
LOT AREA	3,425,836 SF, 78.65 AC (46%)
PUBLIC ROW AREA	1,450,706 SF, 33.31 AC (20%)
ZONING CLASSIFICATION	R1 SUBAREA C
NO. OF MONUMENT SIGNS	1
MAXIMUM SIGNAGE AREA	96 SF
PARKING	2 PER D/U (REQUIRED) / 1,700' OFF-STREET TOTAL SPACES, (850 GARAGE, 850 DRIVEWAY (PROVIDED))

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

SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF,

Please clarify the provided parking. It's not typical that 4 spaces are provided for each dwelling given the lot size and setbacks. Please just indicate that 2 off-street parking spaces are provided in each garage.

HAS CAUSED THESE PRESENTS

S _____ DAY OF _____ AD, _____.

ALS OR OWNERS)

TITLE: _____

RESPONSE: PARKING HAS BEEN UPDATED.

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

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

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

THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____

DEPUTY: _____

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 -10/17/23

SHEET TITLE:

COVER SHEET

SHEET NUMBER

1 OF 79

GENERAL NOTES

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS SHALL BE 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 PUBLICLY OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
5. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA -VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-278.
7. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
8. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
10. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
11. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
12. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
13. A 50' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: COLORADO INTERSTATE GAS) OR PETROLEUM (EXAMPLE: PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL (OR EAVE LINE) OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 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.
14. STREET LIGHTS, IF REQUIRED, ARE INSTALLED AND FUNDED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRROACH INTO ANY EASEMENT OR FIRE LANE.
16. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE

PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

17. THE UNDERSIGNED OWNER(S) DOES HEREBY COVENANT AND AGREE THEY SHALL CONSTRUCT AND MAINTAIN THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, TO THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANES. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS". SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY SNOW, PARKED VEHICLES, STRUCTURES, FENCES, TREES, SHRUBS, LIGHTS OR ANY OBSTRUCTIONS THAT WOULD ENCRROACH INTO THE FIRE LANE PROVIDING THE FREE PASSAGE OF EMERGENCY VEHICLES. SAID OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING". THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY VEHICLE USE.
18. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
19. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
20. PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
21. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/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.

ADJUSTMENTS

NO ADJUSTMENTS ARE CURRENTLY BEING REQUESTED.

Add the minor administrative adjustment here and on the letter of introduction.

RESPONSE: A MINOR ADJUSTMENT HAS BEEN ADDED.

AMENDMENTS:

OWNER

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

TRAFFIC ENGINEER

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

APPLICANT

INTEGRITY LAND VENTURES LLC
JERRY B RICHMOND
7200 S. ALTON WAY
CENTENNIAL, CO 80112
720-937-8692
JERRY@INTEGRITYLANDVENTURES.COM

LANDSCAPE ARCHITECT

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

SURVEYOR

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

PLANING & ENTITLEMENTS

NORRIS DESIGN
SAMANTHA POLLMILLER
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303-892-1166
SPOLLMILLER@NORRIS-DESIGN.COM

CIVIL ENGINEER

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CENTENNIAL, CO 80112
303-740-9393
KWILLIAMS@JRENGINEERING.COM

TRAILS AT OVERLAND RANCH - SITE PLAN 1

SITE PLAN

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

Filing/Site Plan Land Use Tracking Chart				
Filing No.	Site Plan No.	Neighborhood	Acreage	No. Units
1	1	OS, SG, & PV	169.78	425
Total			169.78	425

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

The proposed lotting is consistent with the master plan and small lot standards for R-1. No further action is needed on the lot tracking chart.

RESPONSE: NOTED.

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

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

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

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

Population Tracking Chart			
Site Plan No. 1			
Product Type	Lot Totals	People Per Unit	Population
Single-Family	425	2.65	1126
Total	425		1126

Community Population Tracking Chart	
Site Plan	Population
1	1126
Total	1126

As a reminder, per section 4.04.2.02.4 of the Roadway Manual, mitigation measures shall be provided for homes fronting the proposed collector street. Identify the mitigation measures on this site plan. The comment response indicated that the lotting was updated, please include a note identifying the mitigation measures and which lots require them.

Response:

2 mitigation measures selected:

Lots fronting collector streets have an additional 5' front setback added to the standard (4.04.2.02.4.01) & noise attenuation windows for all front elevation windows and side elevation windows within 15 feet of the front elevation plane (4.04.2.02.4.03).

Setback labels on site plan reflect the 5' larger setbacks along E Armory St & E Phillips Ave.

SITE PLAN LOT TRACKING EXHIBIT



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 -10/17/23

SHEET TITLE:
TRACKING SHEET

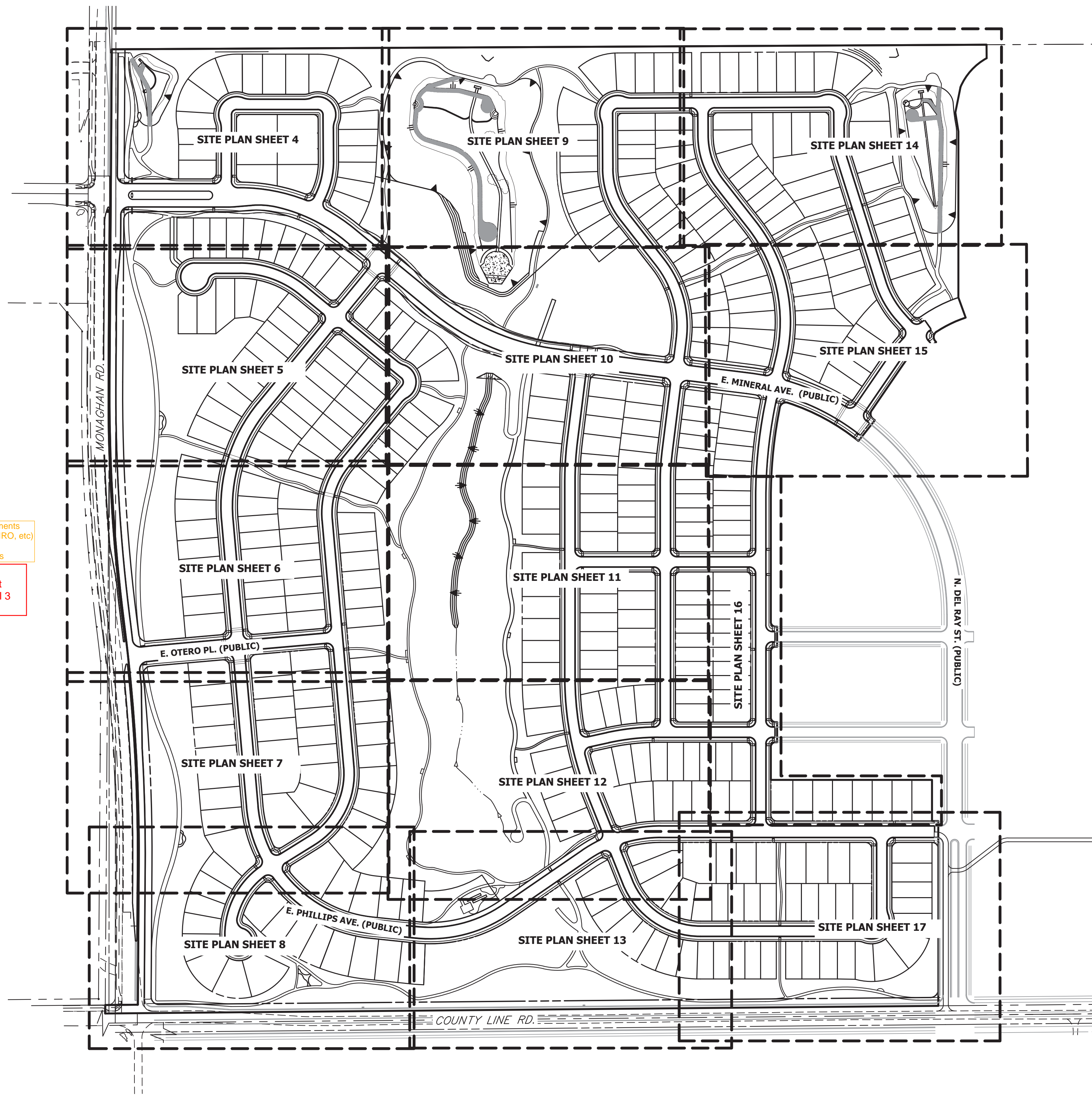
SHEET NUMBER
2 OF 79

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

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

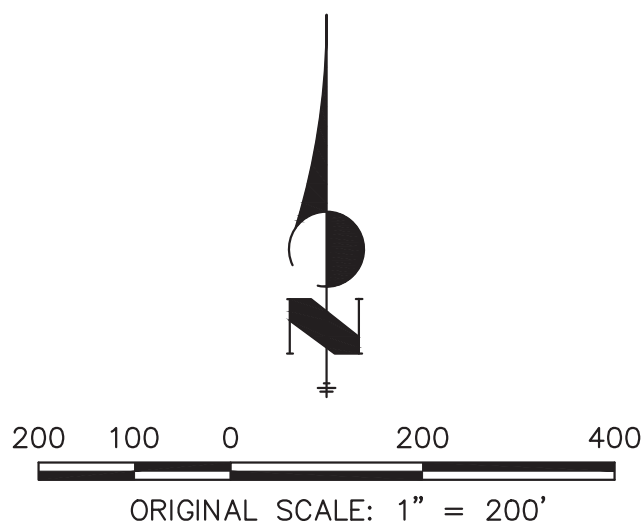
* INDICATES A PORTION OF THE TRACT AS CREDITED.

CHECKED BY:
DRAWN BY:



label all access movements
(full movement, 3/4, RIRO, etc)
in conformance to the
MTIS/Master Plan docs

RESPONSE:
access movement
labels added to all 3
site access.



Know what's below.
Call before you dig.

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

10/13/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

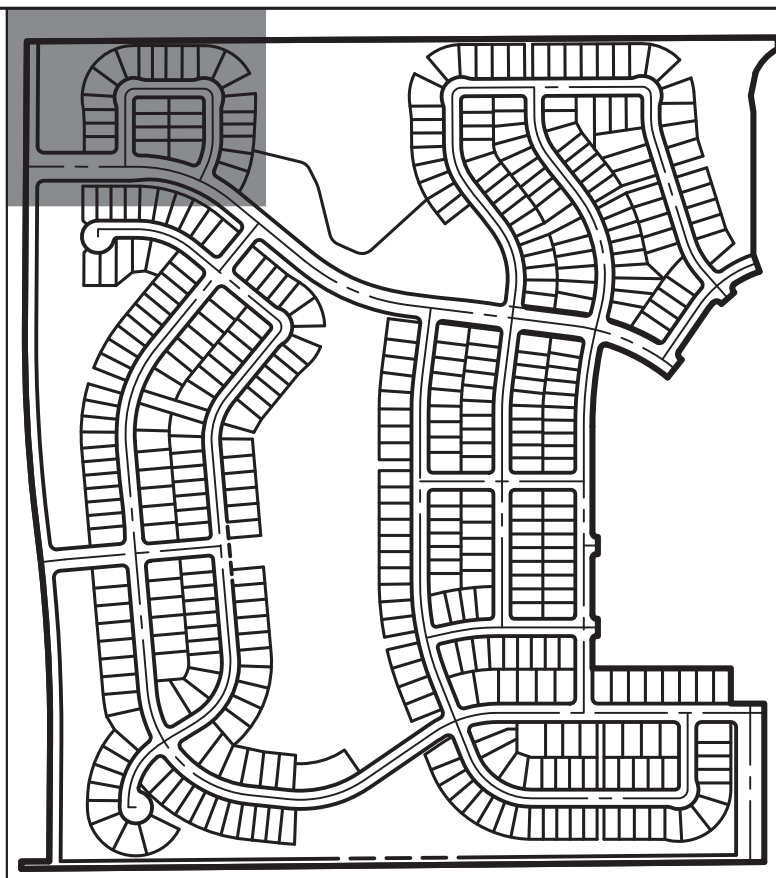
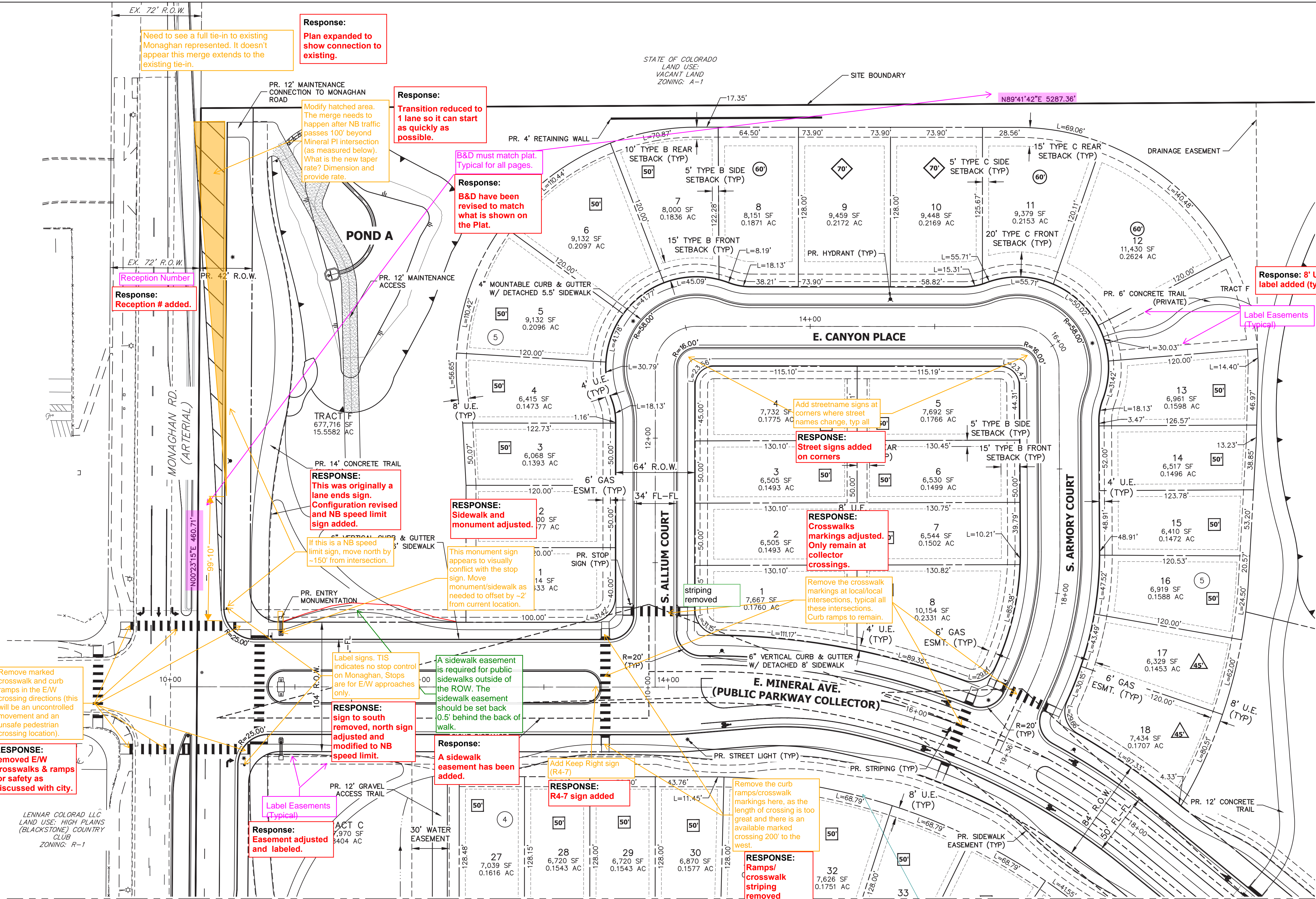
SHEET TITLE:

CONTEXT MAP

CHECKED BY:
DRAWN BY:

NOTES:

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



KEY MAP

SCALE: 1"=700'

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	PROP. FIRE LANE SIGN
	EX. SIGN
	PROP. FIRE HYDRANT
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	PROP. MAIL KIOSK
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	FIRE LANE EASEMENT
# symbol"/>	ADDRESS SIGN LOCATION
	EDGE OF CONCRETE

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

10/13/23

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SP 03 - 10/13/23

SHEET TITLE:

SITE PLAN

4 OF 79



Know what's below.
Call before you dig.

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

CHECKED BY:
DRAWN BY:

LEGEND

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

SEE SHEET 6

SEE SHEET 4

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

RESPONSE:
clearer delineation
added for existing
conditions/
proposed

Clearer delineation between
lineweights for existing/proposed
ultimate condition.

The City will not own or maintain sidewalk significantly away from the ROW. A public sidewalk is required along Monaghan Rd.

RESPONSE: Owner & city met and agreed on 14' trail location and easement location in early December. Widened 14' walk will take place of bike lane in road and be covered by an easement.

Sign and striping comments found on striping sheets. But these sheets should match (i.e. where crosswalks are removed, remove from both sheets, etc).

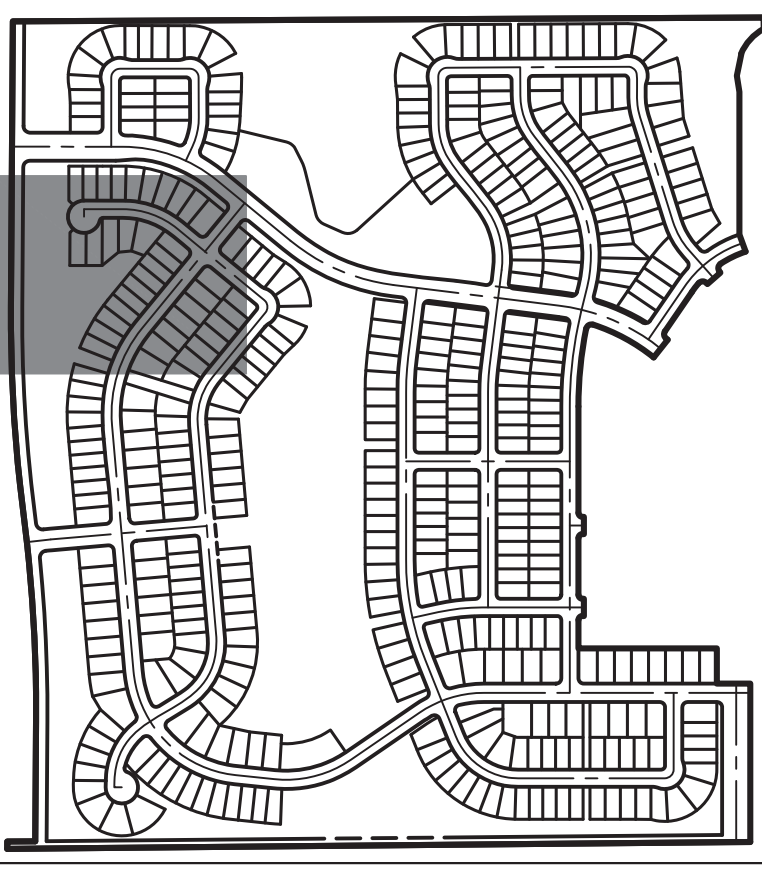
RESPONSE:
Noted.

Road name?
Response:
Road name added.

Block #?
Response:
Block # added.

Response: Block # added.

Block #?



KEY MAP
SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- SITE PLAN 1



AURORA, COLORADO

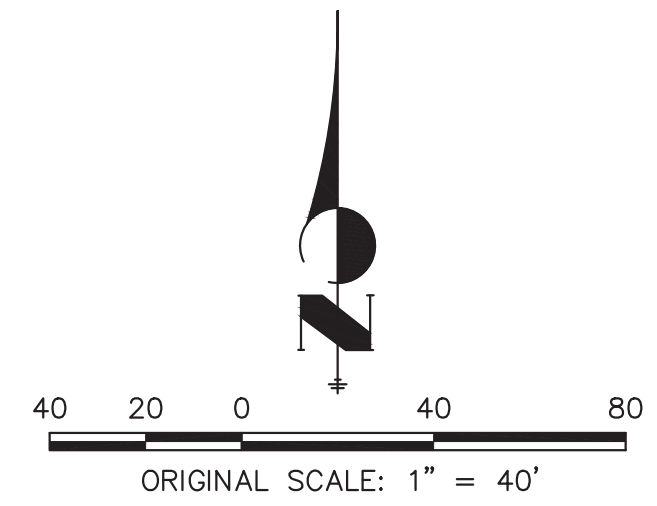
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

10/13/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

SHEET TITLE:

SITE PLAN

5 OF 79



CHECKED BY:
DRAWN BY:

LEGEND

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

SEE SHEET 5

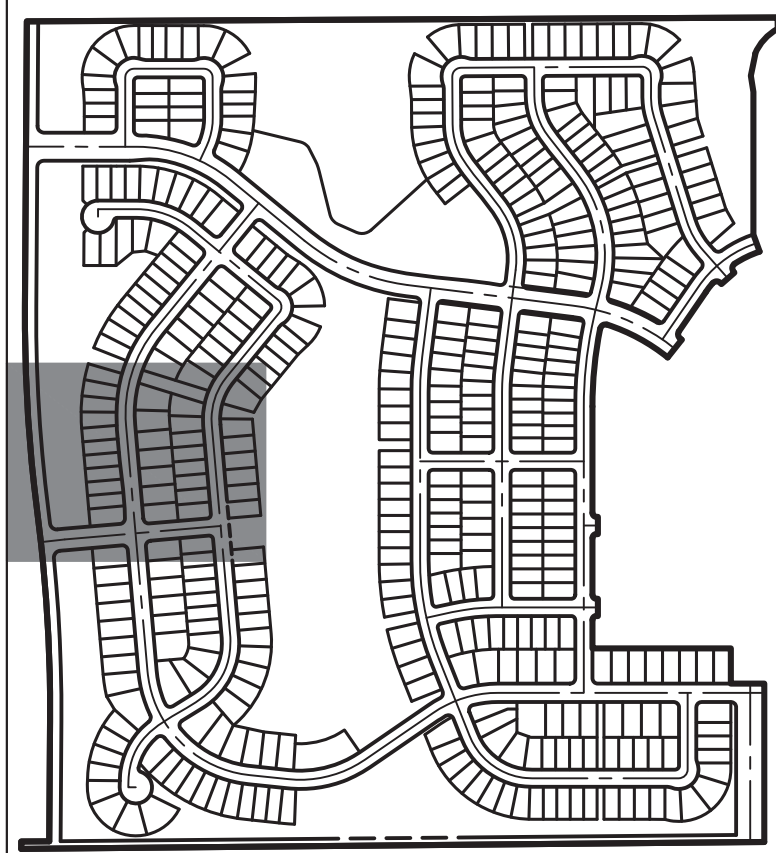
LENNAR COLORADO LLC
LAND USE: HIGH PLAINS (BLACKSTONE)
COUNTRY CLUB ZONING: R-1

E. OTERO PL.
(PUBLIC RESIDENTIAL COLLECTOR)

N. ARMORY ST. (PUBLIC
RESIDENTIAL COLLECTOR)

S. BERSHINE STREET

SEE SHEET 11



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

10/13/23

DATE:
SP.01 - 07/07/22
SP.02 - 07/14/23
SP.03 - 10/13/23

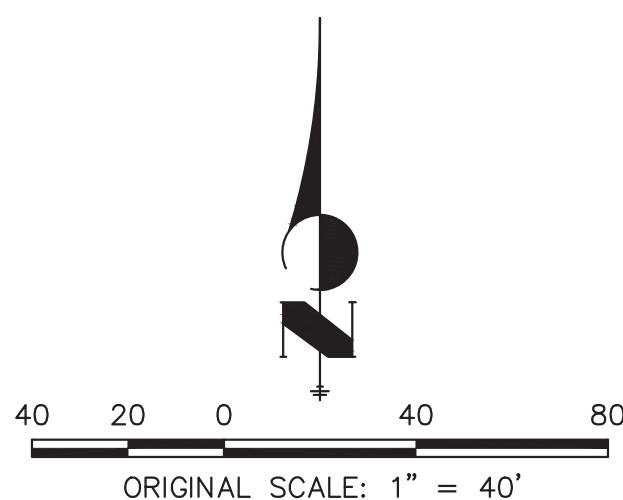
SHEET TITLE:

SITE PLAN

6 OF 79



JR ENGINEERING
INC.
Aurora, Colorado
Contact: 303-740-8888 • Colorado State: 781-881-8888
Fax: 303-740-8888 • www.jr-engineering.com



Know what's below.
Call before you dig.

Tract #?
Response:
Tract # added.

Reception Number
Response:
Reception # added.

Tract #?
Response:
Tract # added.

RESPONSE:
ramps removed

Tract B
Response:
Label moved.

Raised intersections aren't in City standard.
Traffic/Civil could review as a potential
application, but will need to review a detail
representing the planned section.

RESPONSE:
Noted. This raised
intersection was
removed and stop
direction revised.
A concept detail
representing raised
intersection has
been included with
the submittal.

Label
easements?
Response:
Easements labeled.

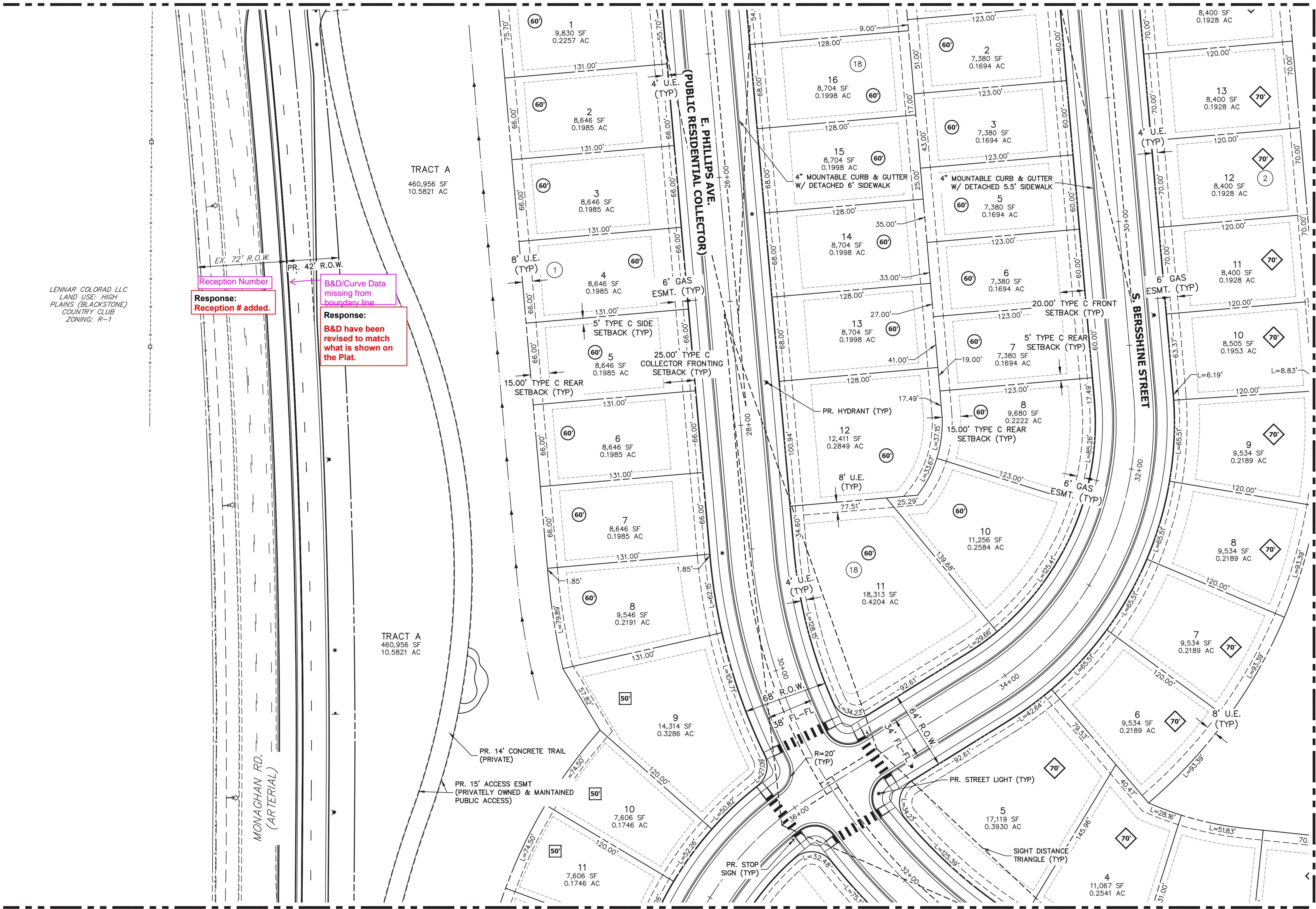
CHECKED BY:
DRAWN BY:

LEGEND

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

SEE SHEET 8

SEE SHEET 6

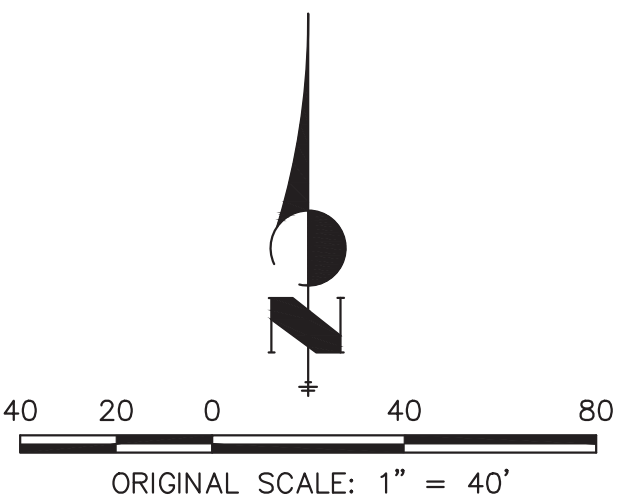


SEE SHEET 12



KEY MAP

SCALE: 1"=700'



Know what's below.
Call before you dig.

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

10/13/23

DATE:
SP.01 - 07/07/22
SP.02 - 07/14/23
SP.03 - 10/13/23

SHEET TITLE:

SITE PLAN

CHECKED BY:
DRAWN BY:

LEGEND

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

SEE SHEET 7

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

Label taper rate, taper distance, and storage length.

RESPONSE: label for storage length, taper distance & taper rate added

Reception Number
Response: Reception # added.

Missing B&D info?
Response: B&D have been revised to match what is shown on the Plat.

Add pavement arrow (shared thru/left)
RESPONSE: left/thru arrow added

Response: B&D have been revised to match what is shown on the Plat.

Must match plat
S89°27'58"W 5283.73'

Reception Number
Response: Reception # added.

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



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

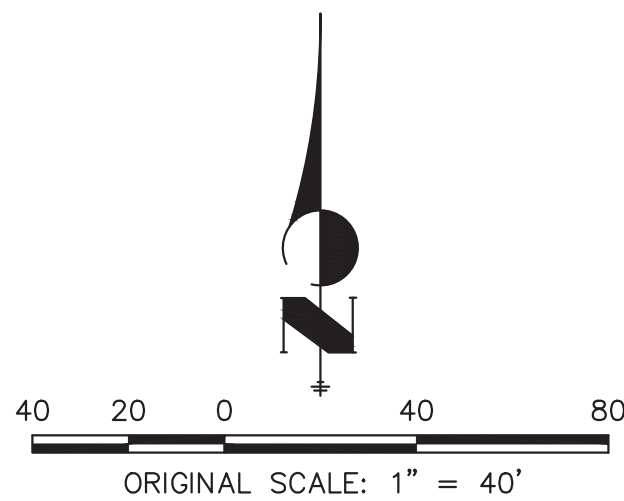
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

10/13/23

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

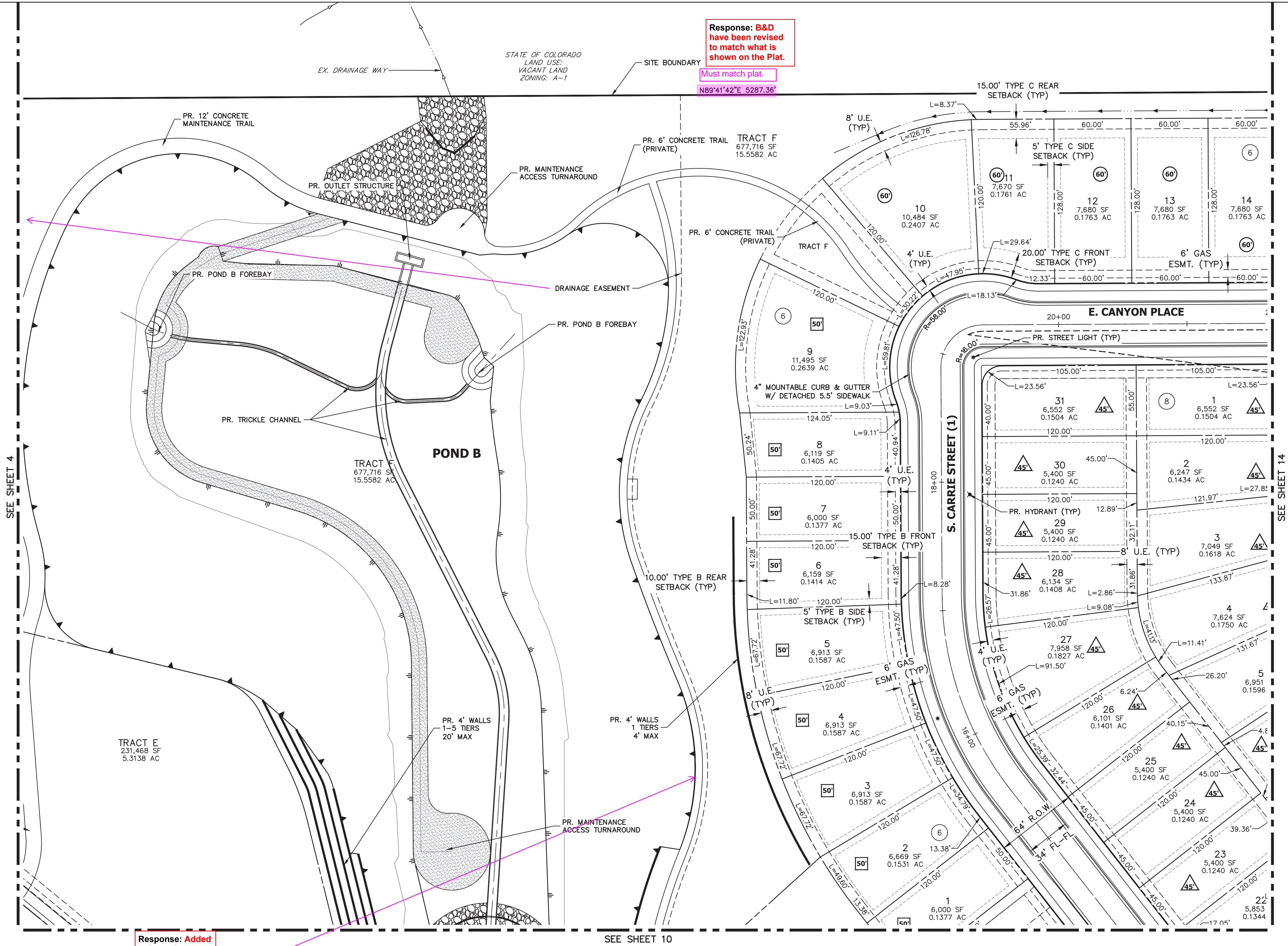
SHEET TITLE:

SITE PLAN



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:



Response: B&D
have been revised
to match what is
shown on the Plat.

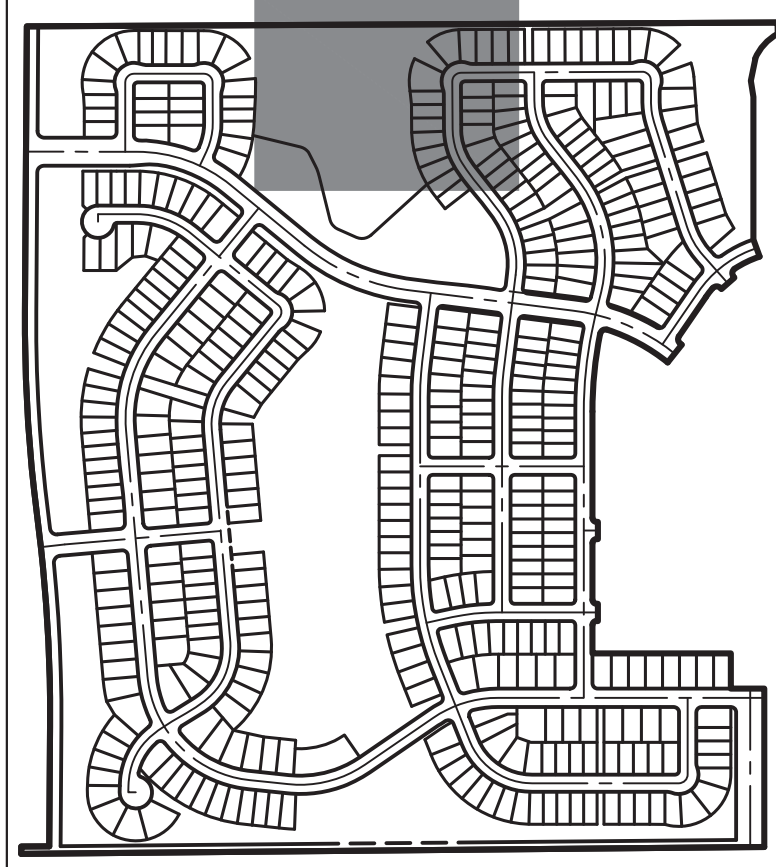
Must match plat.
N89°41'42"E 5287.36'

Response: Added
to legend

Add line type to
legend?

LEGEND

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



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

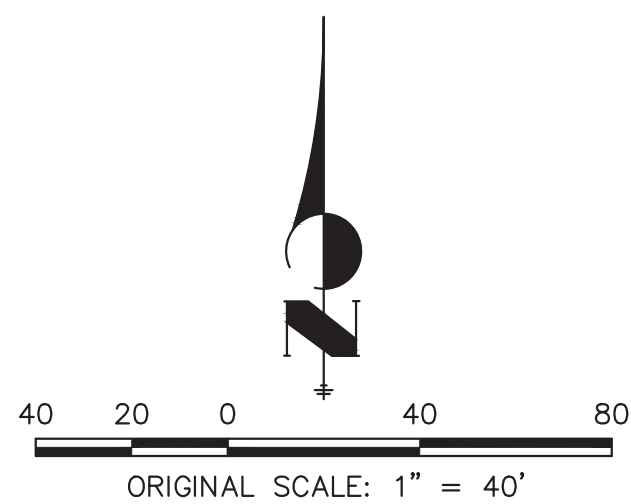
10/13/23

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

SHEET TITLE:

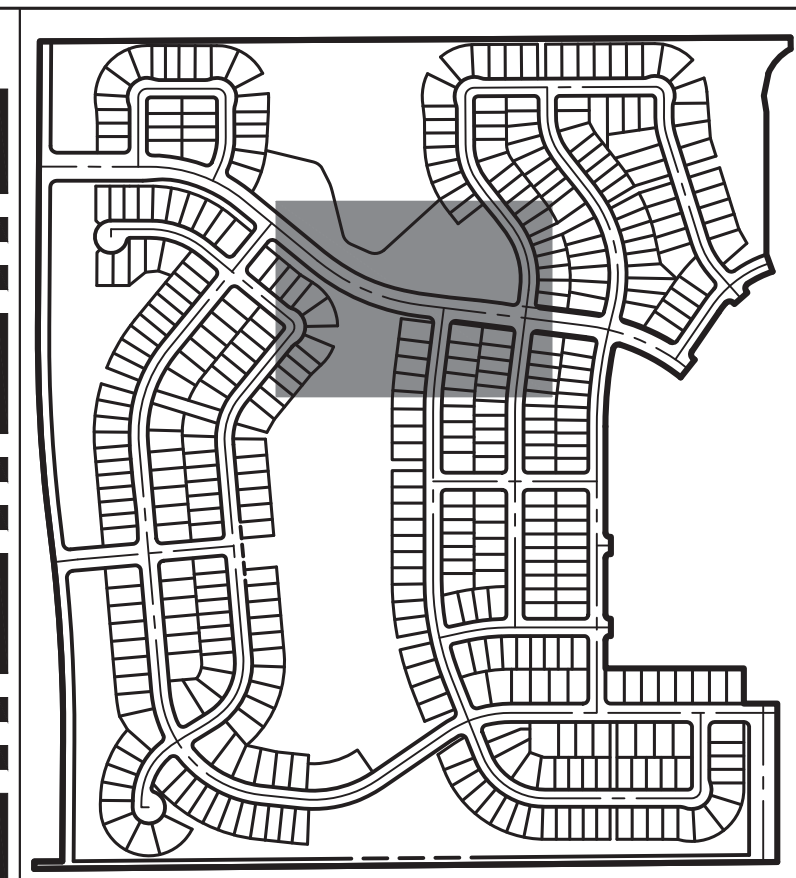
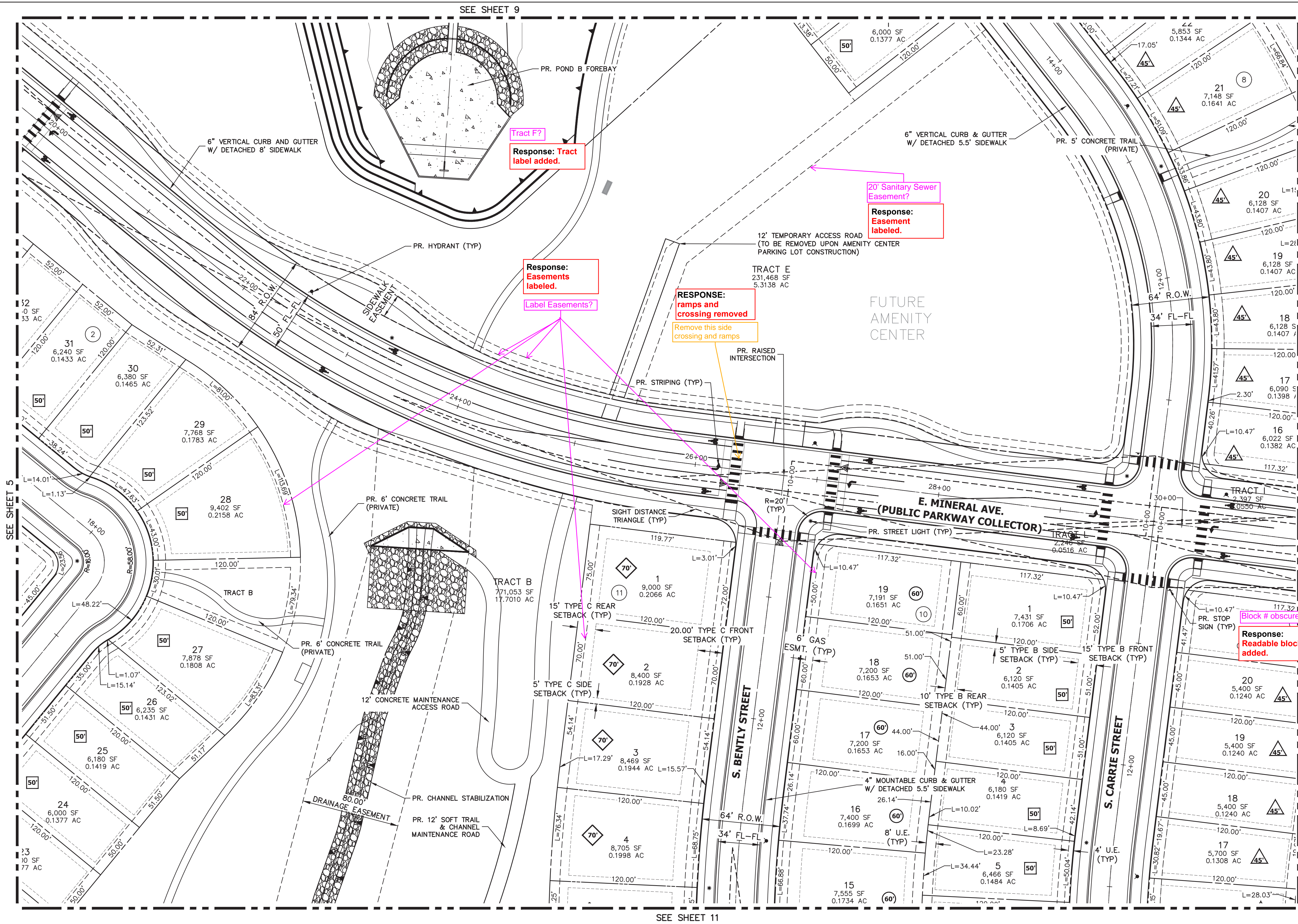
SITE PLAN

9 OF 79



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:



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		SIDEWALK EASEMENT
	BOUNDARY LINE		PROP. FIRE LANE SIGN		GAS EASEMENT
	CENTERLINE		EX. SIGN		UTILITY EASEMENT
	PROP. EASEMENT		PROP. FIRE HYDRANT		DRAINAGE EASEMENT
	EX. EASEMENT		EX. FIRE HYDRANT		ACCESS EASEMENT
	SIGHT DISTANCE TRIANGLE		PROP. STORM MANHOLE		FIRE LANE EASEMENT
	PROP. CURB & GUTTER		EX. STORM MANHOLE		ADDRESS SIGN LOCATION
	PROP. SPILL CURB & GUTTER		PROP. INLET		EDGE OF CONCRETE
	EX. CURB & GUTTER		PROP. MAIL KIOSK		
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		

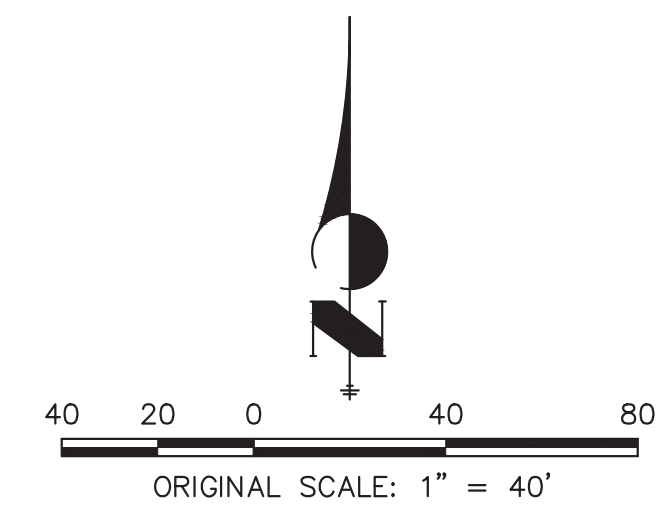
TRAILS AT OVERLAND RANCH- SITE PLAN 1

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

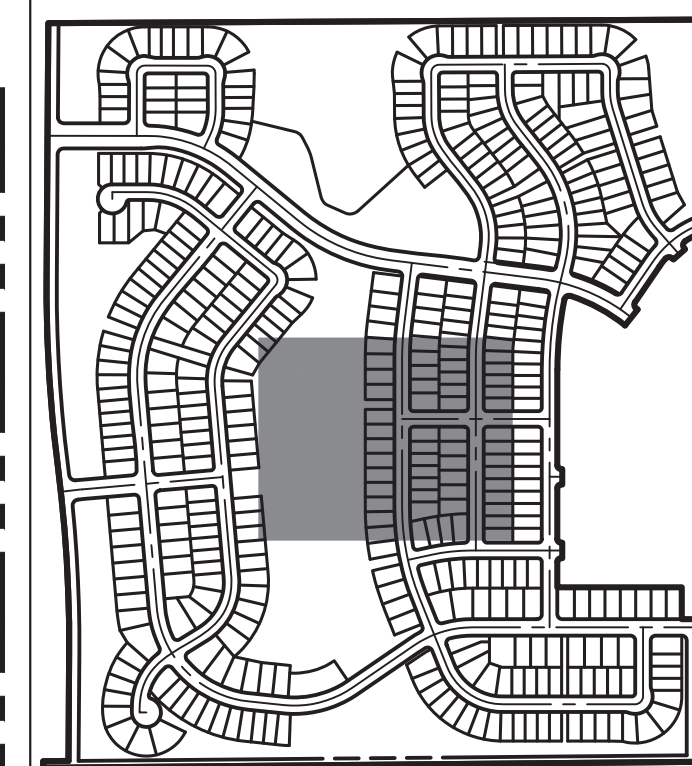
10/13/23
DATE:
SP.01 - 07/07/22
SP.02 - 07/14/23
SP.03 - 10/13/23

SHEET TITLE:

SITE PLAN

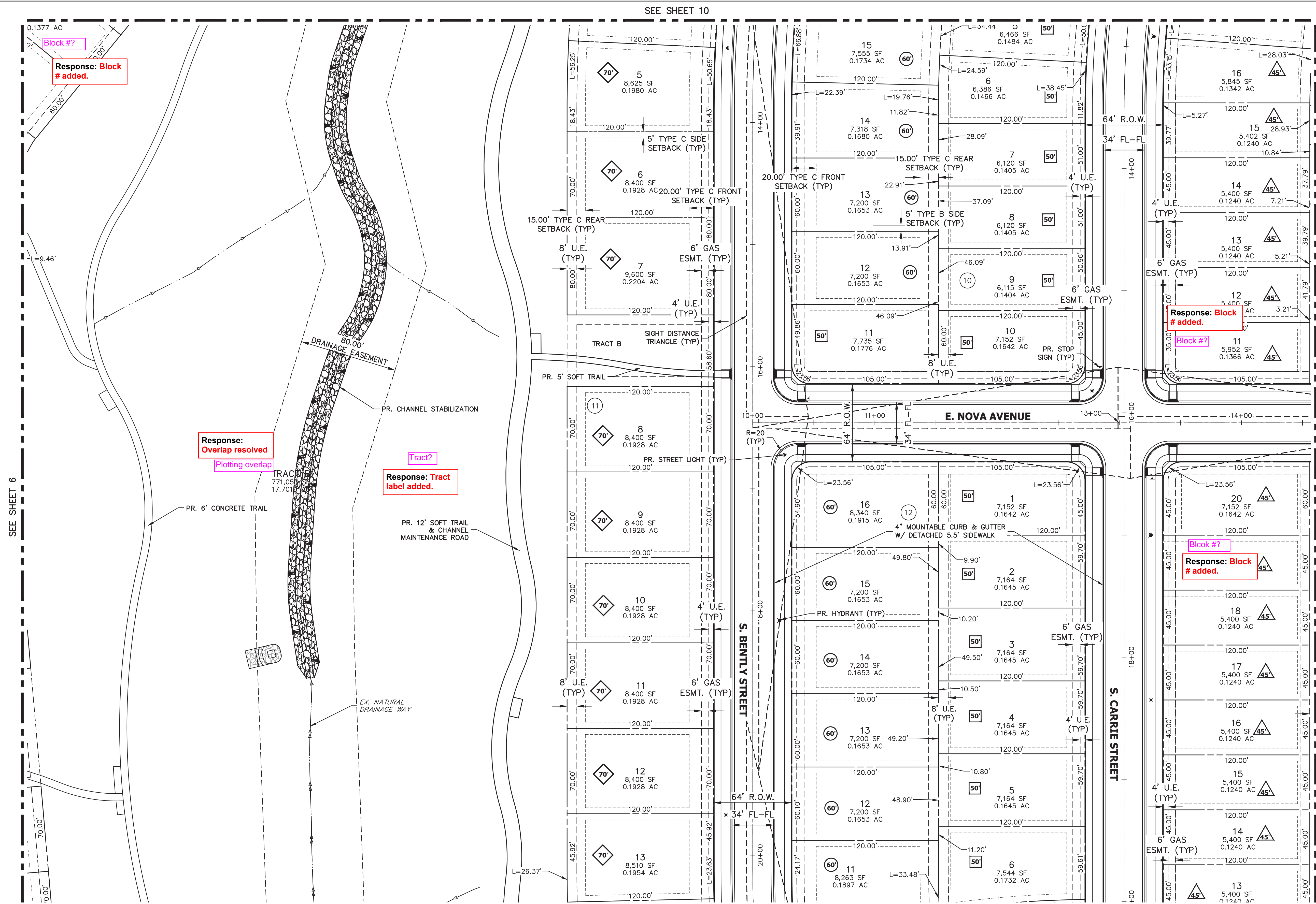


Know what's below.
Call before you dig.



KEY MAP

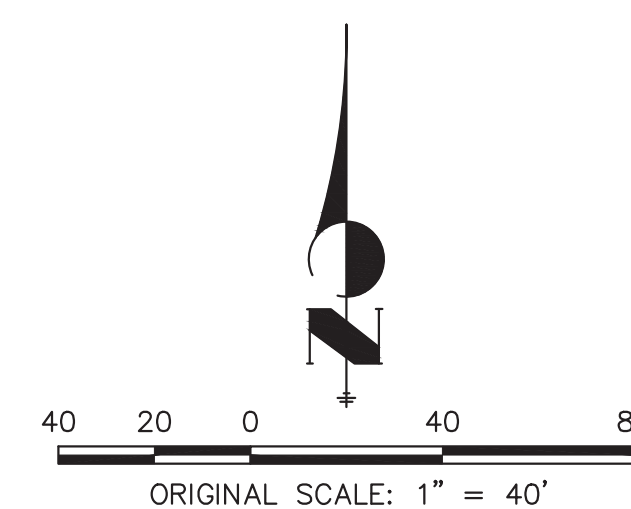
SCALE: 1"=700'



LEGEND

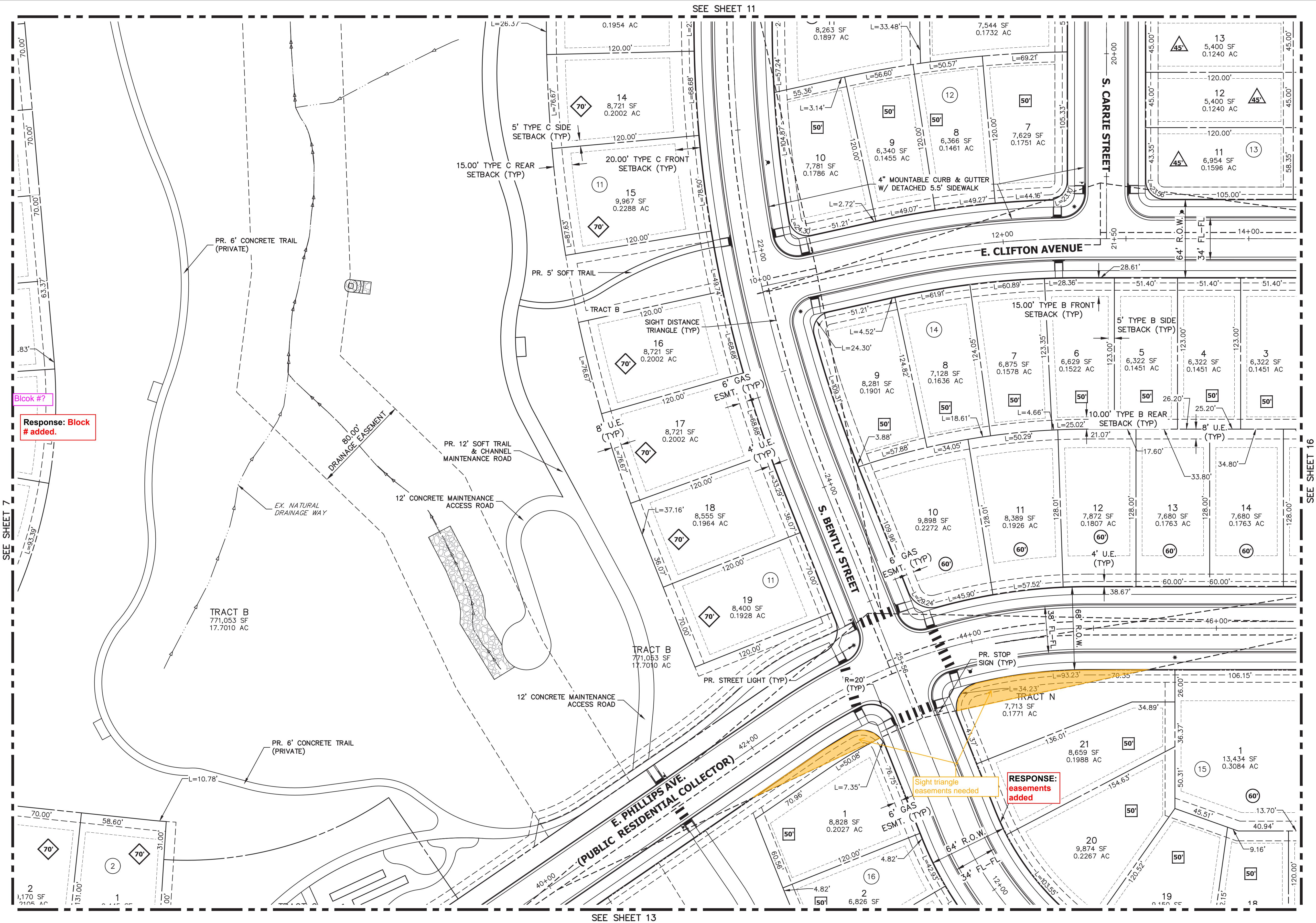
	PROP. RIGHT OF WAY		PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
	EX. RIGHT OF WAY		EX. STREET LIGHT		PROP. CONCRETE SIDEWALK
	PROPERTY LINE		PROP. SIGN	S.E.	SIDEWALK EASEMENT
	BOUNDARY LINE		PROP. FIRE LANE SIGN	G.E.	GAS EASEMENT
	CENTERLINE		EX. SIGN	U.E.	UTILITY EASEMENT
	PROP. EASEMENT		PROP. FIRE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

CHECKED BY:
DRAWN BY:



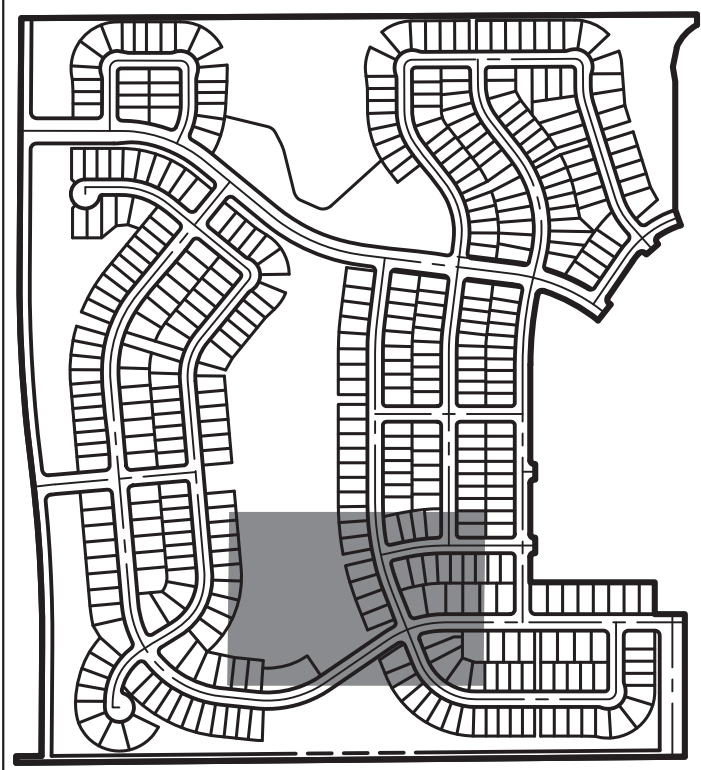
Know what's **below**.
Call before you dig.

CHECKED BY:
DRAWN BY:



LEGEND

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



KEY MAP
SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

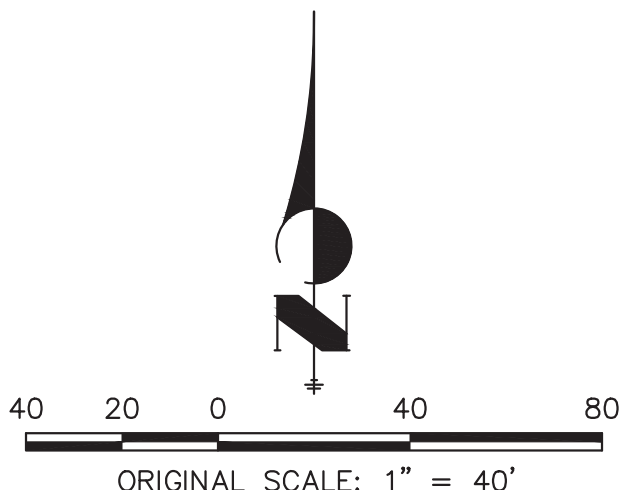
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NEWYORK, NY, 10019

10/13/23
DATE:
SP 01 - 07/07/22
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SP 03 - 10/13/23

SHEET TITLE:

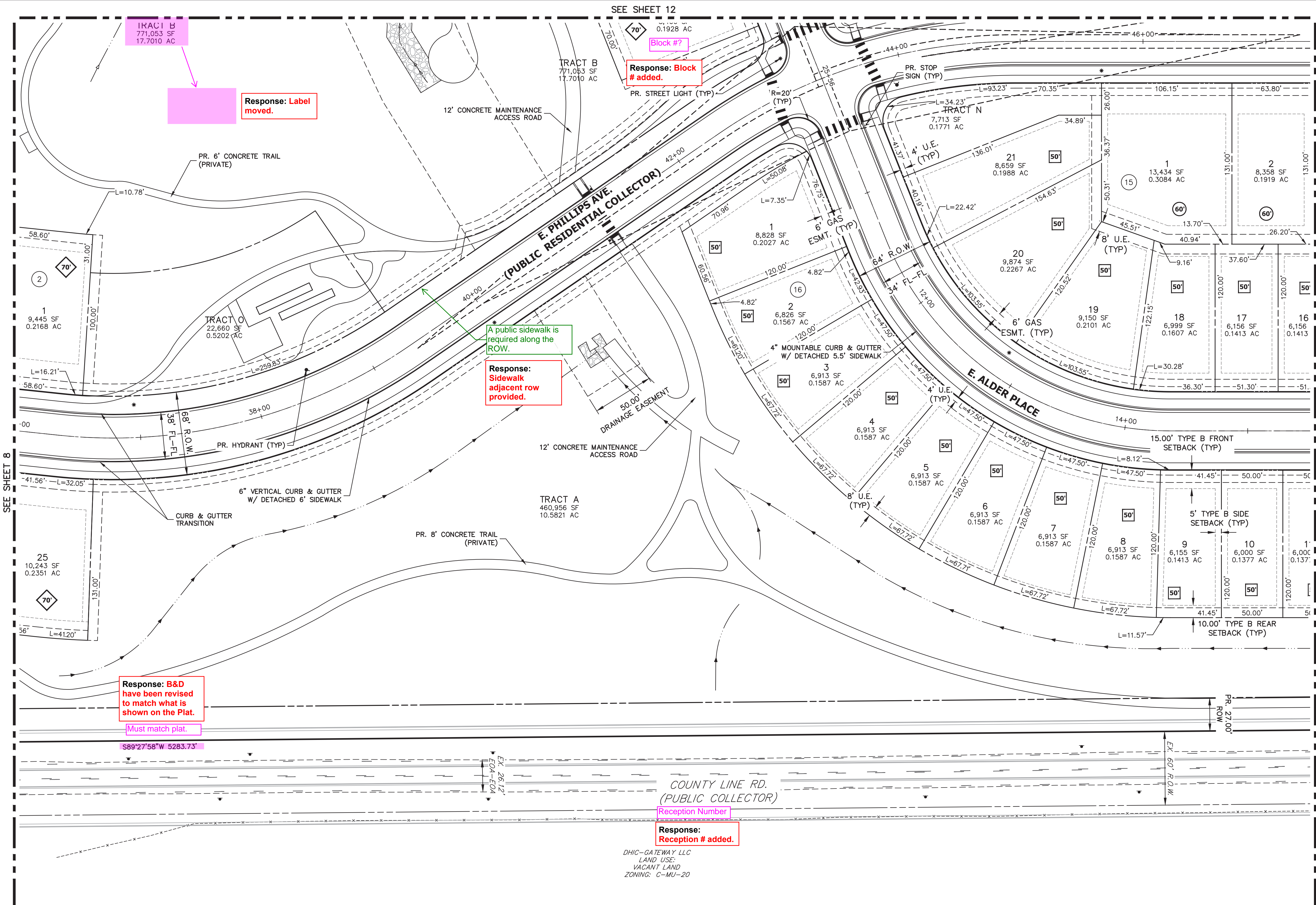
SITE PLAN

12 OF 79

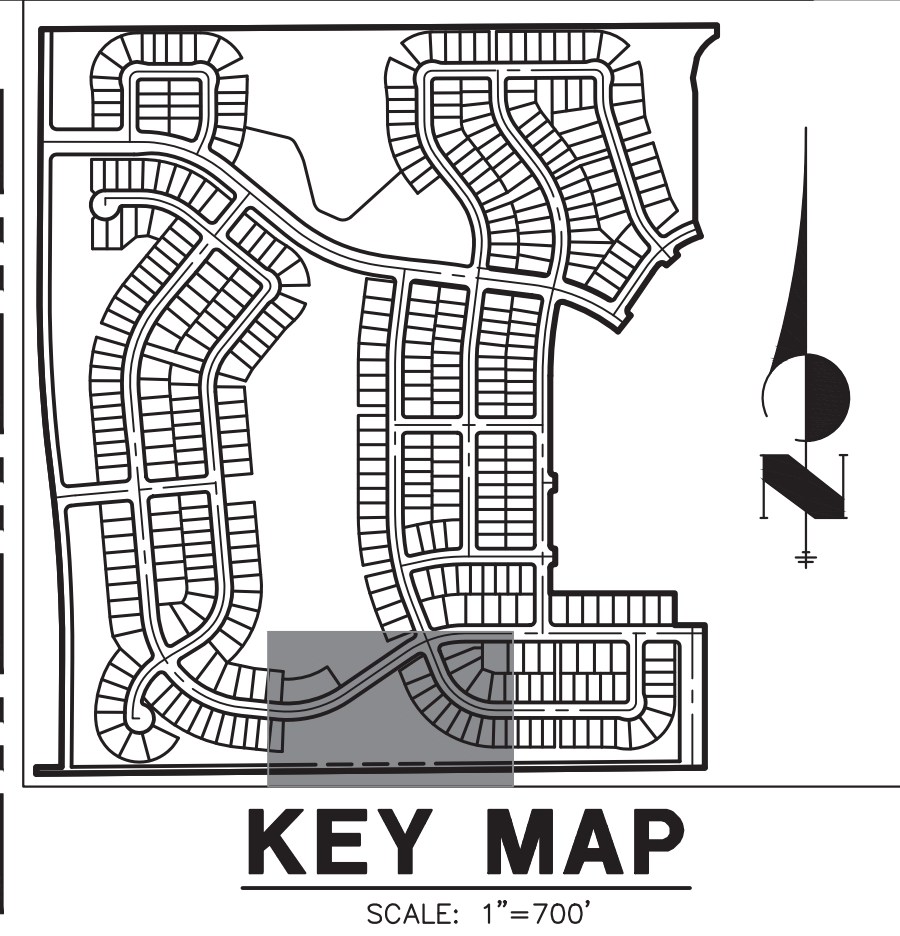


Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:



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



JR ENGINEERING
Aurora, Colorado
Contact: 303-740-8888 • Colorado State: 781-888-8888
Fax: 303-740-8888 • www.jr-engineering.com

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

10/13/23

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SP 03 - 10/13/23

SHEET TITLE:

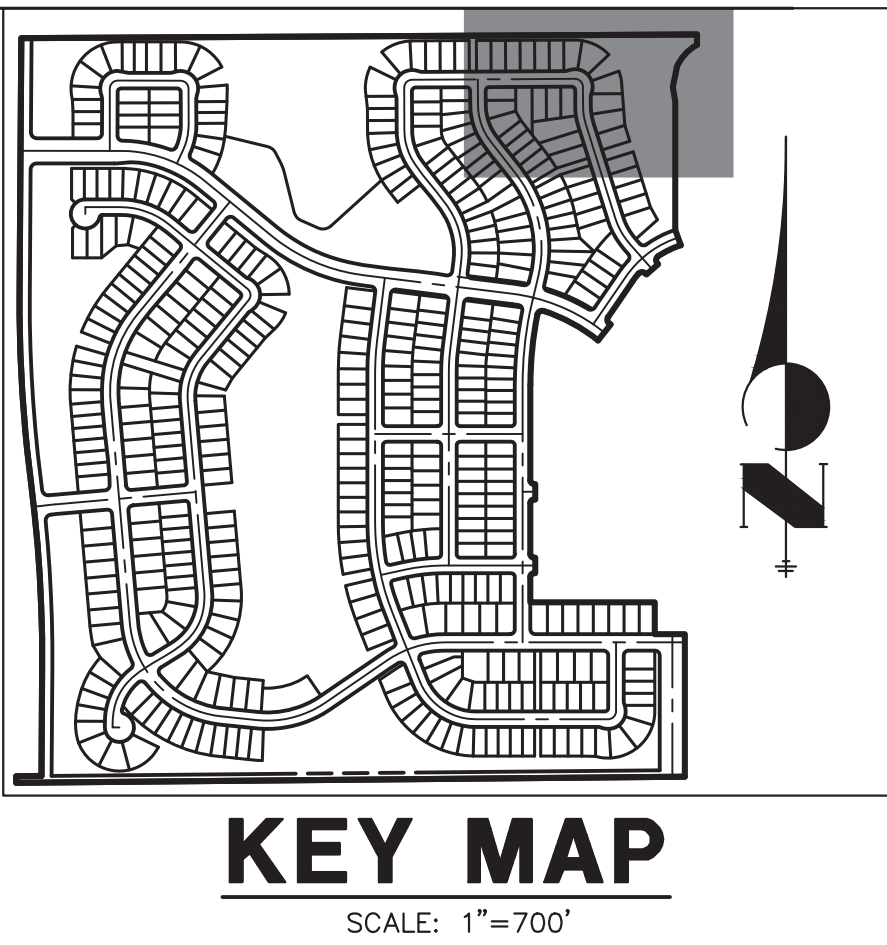
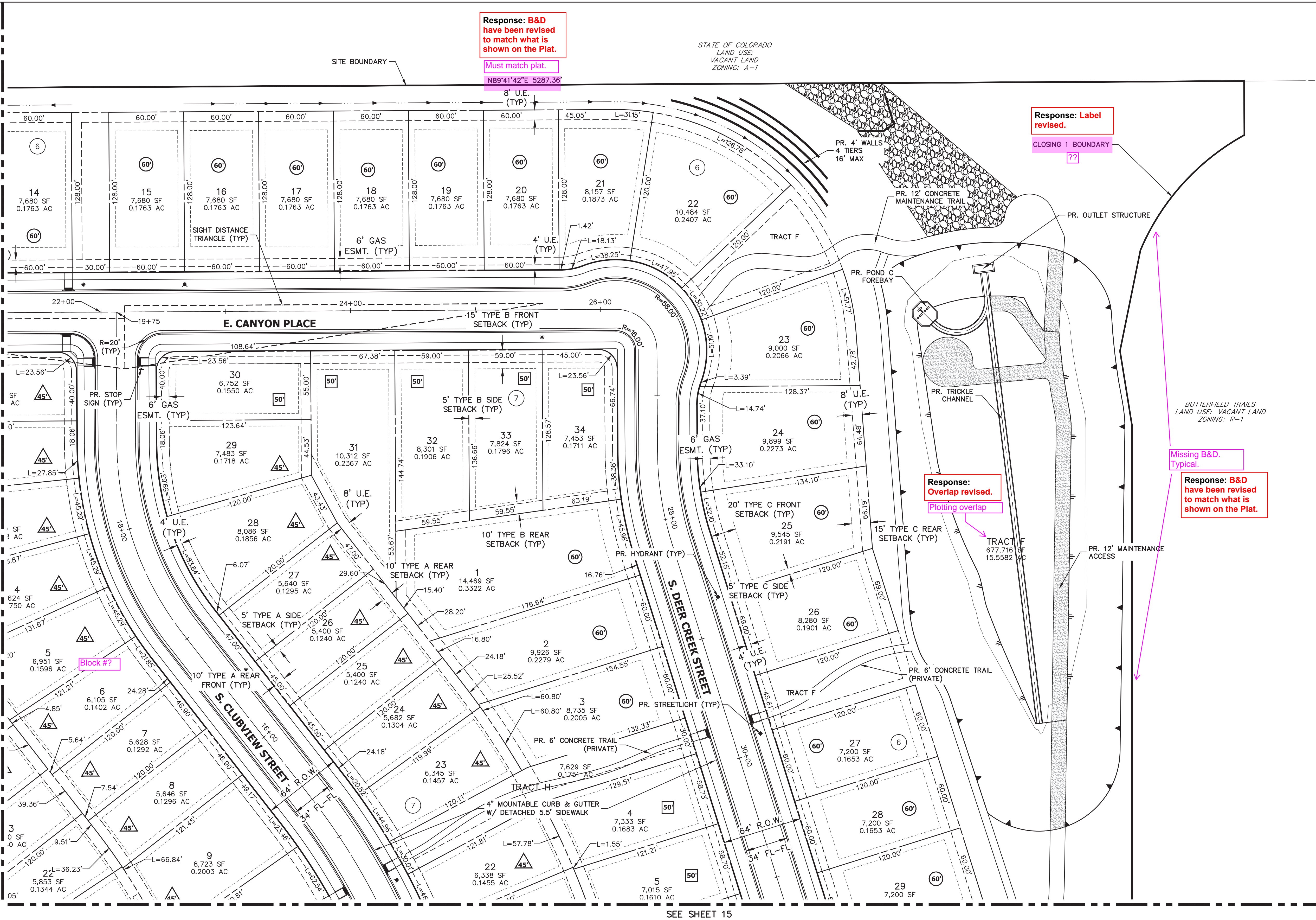
SITE PLAN

13 OF 79

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

Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:



TRAILS AT OVERLAND RANCH- SITE PLAN 1



AURORA, COLORADO

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

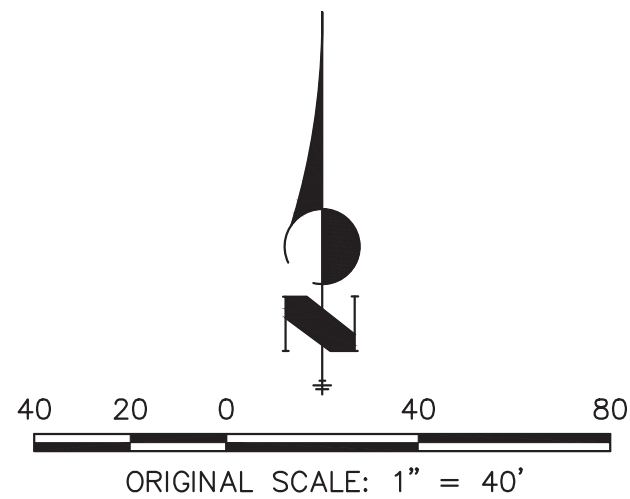
10/13/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

SHEET TITLE:

SITE PLAN

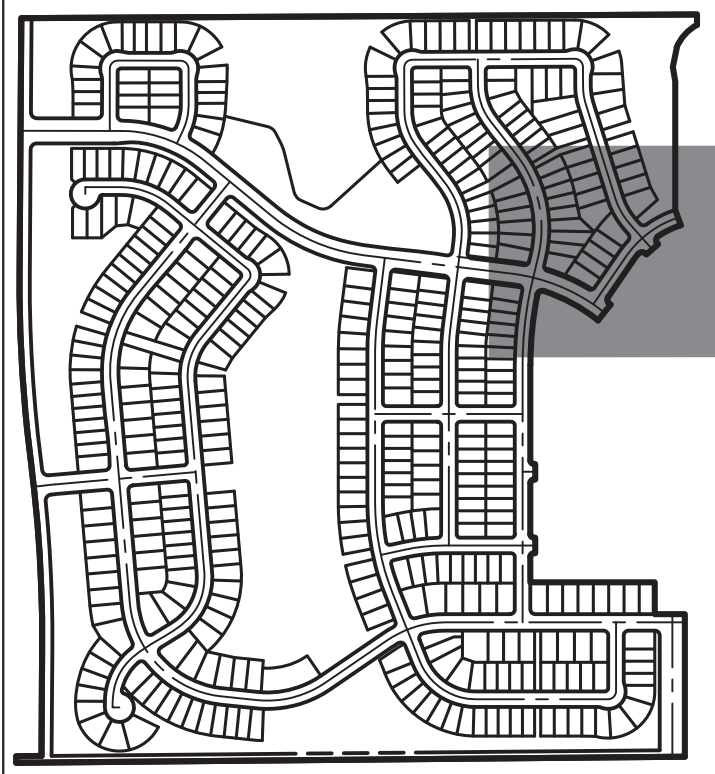
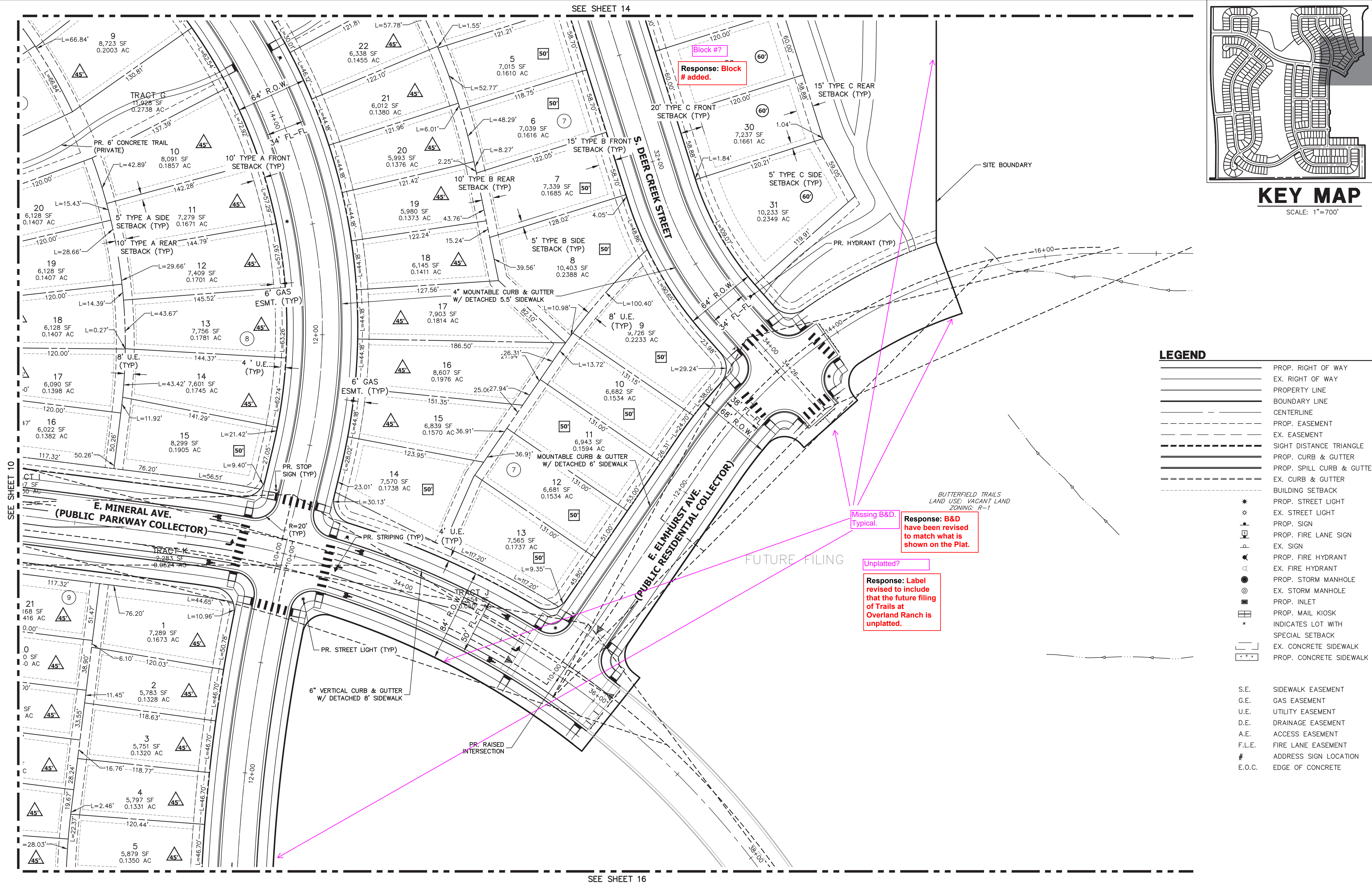
LEGEND

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



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

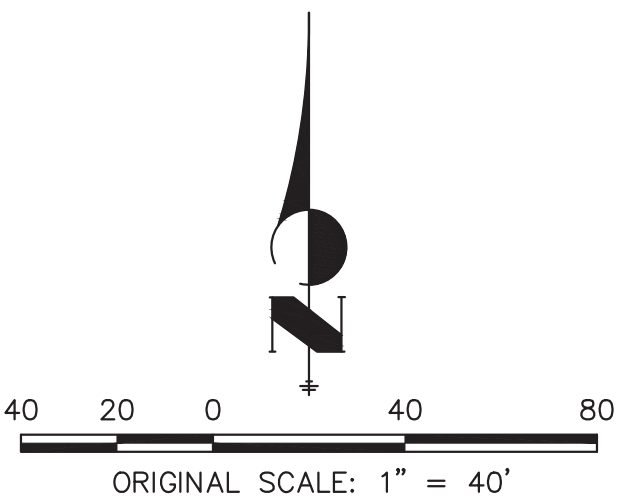


KEY MAP
SCALE: 1"=700'

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 |



Know what's below.
Call before you dig.

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

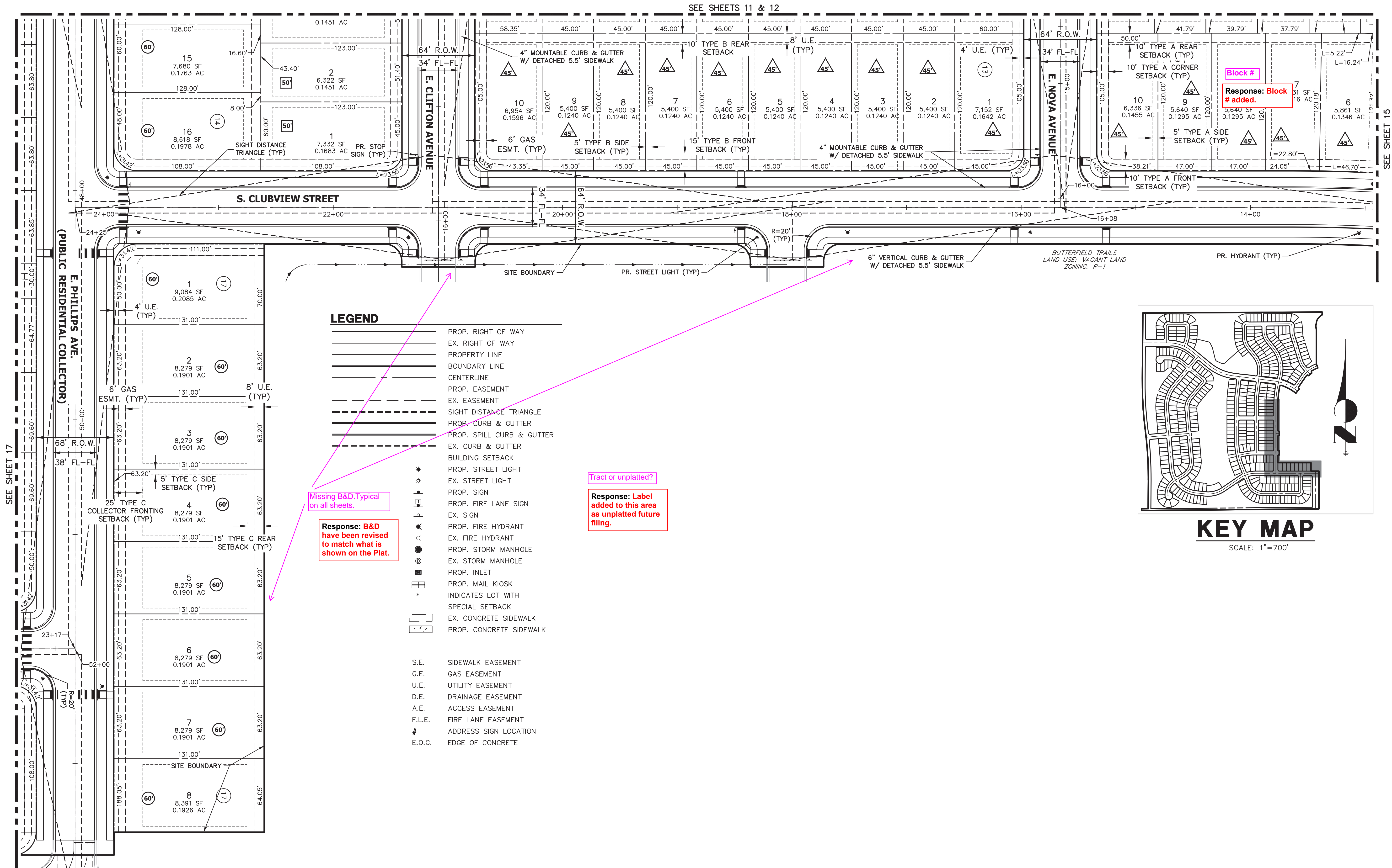
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

10/13/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

SHEET TITLE:

SITE PLAN

CHECKED BY:
DRAWN BY:



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

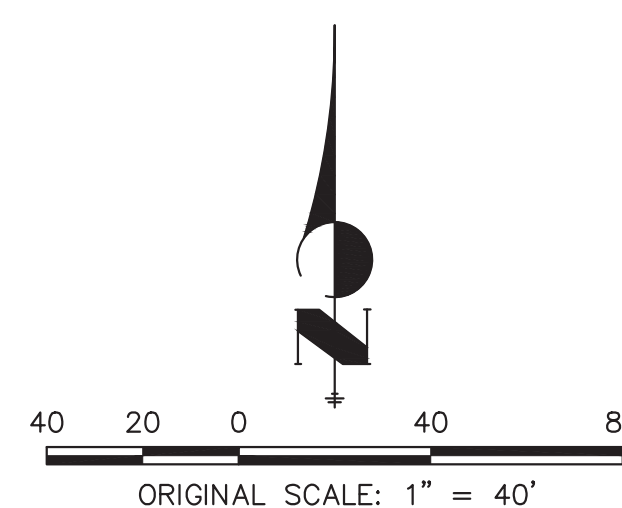
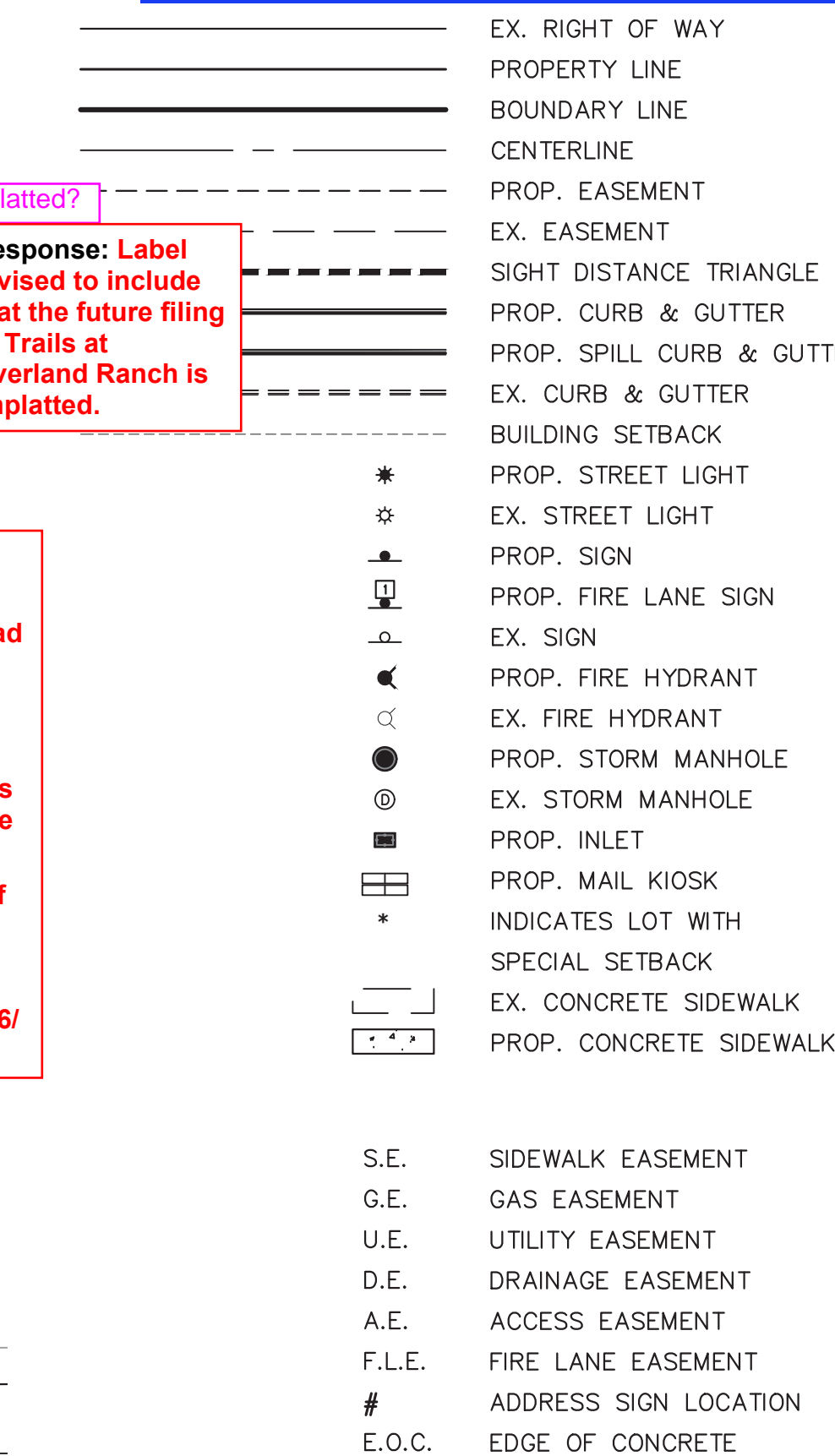
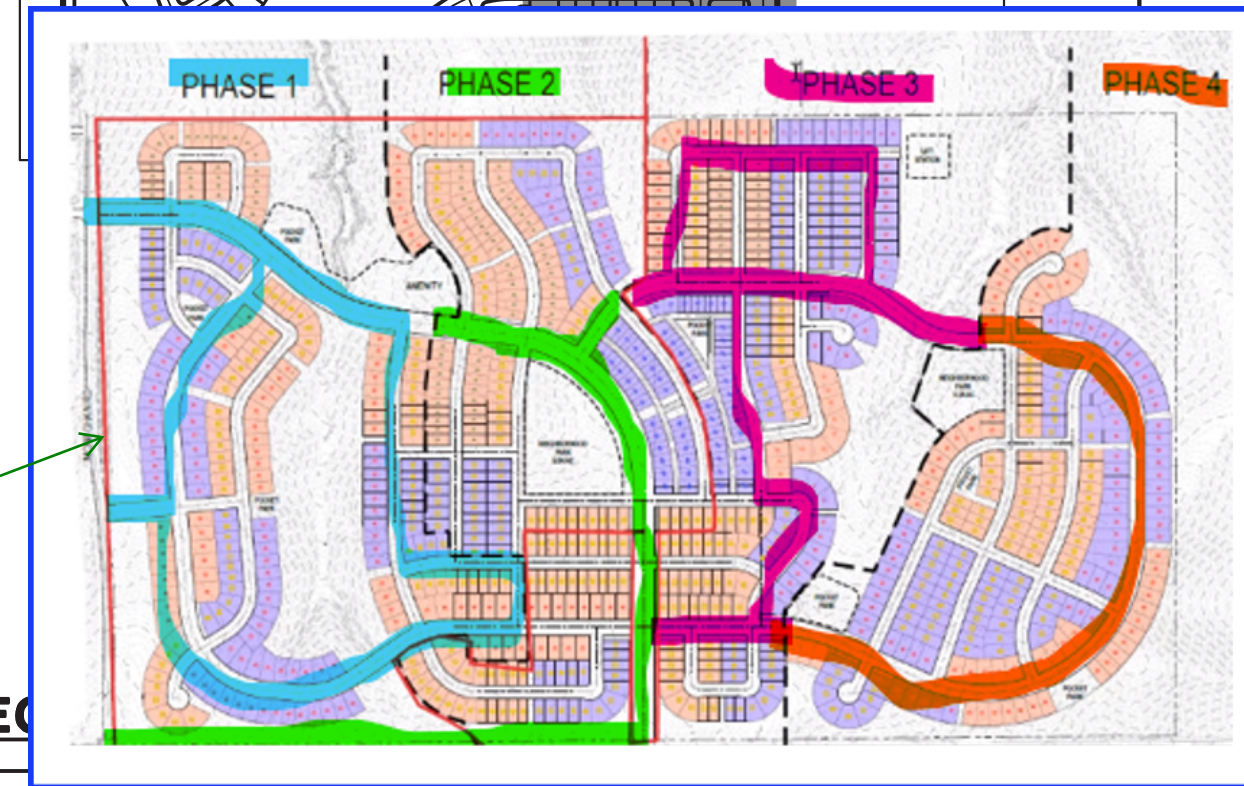
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

10/13/23
DATE:
SP.01 - 07/07/22
SP.02 - 07/14/23
SP.03 - 10/13/23

SHEET TITLE:

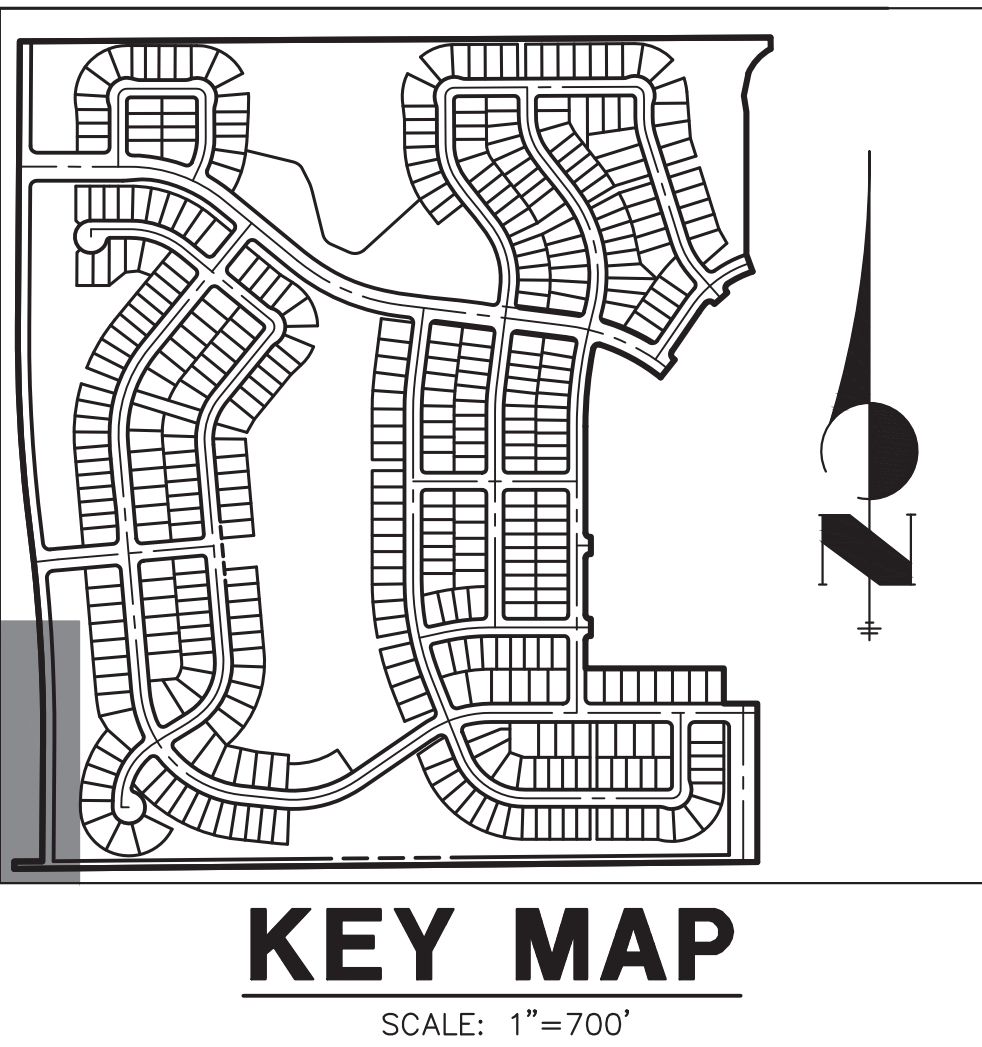
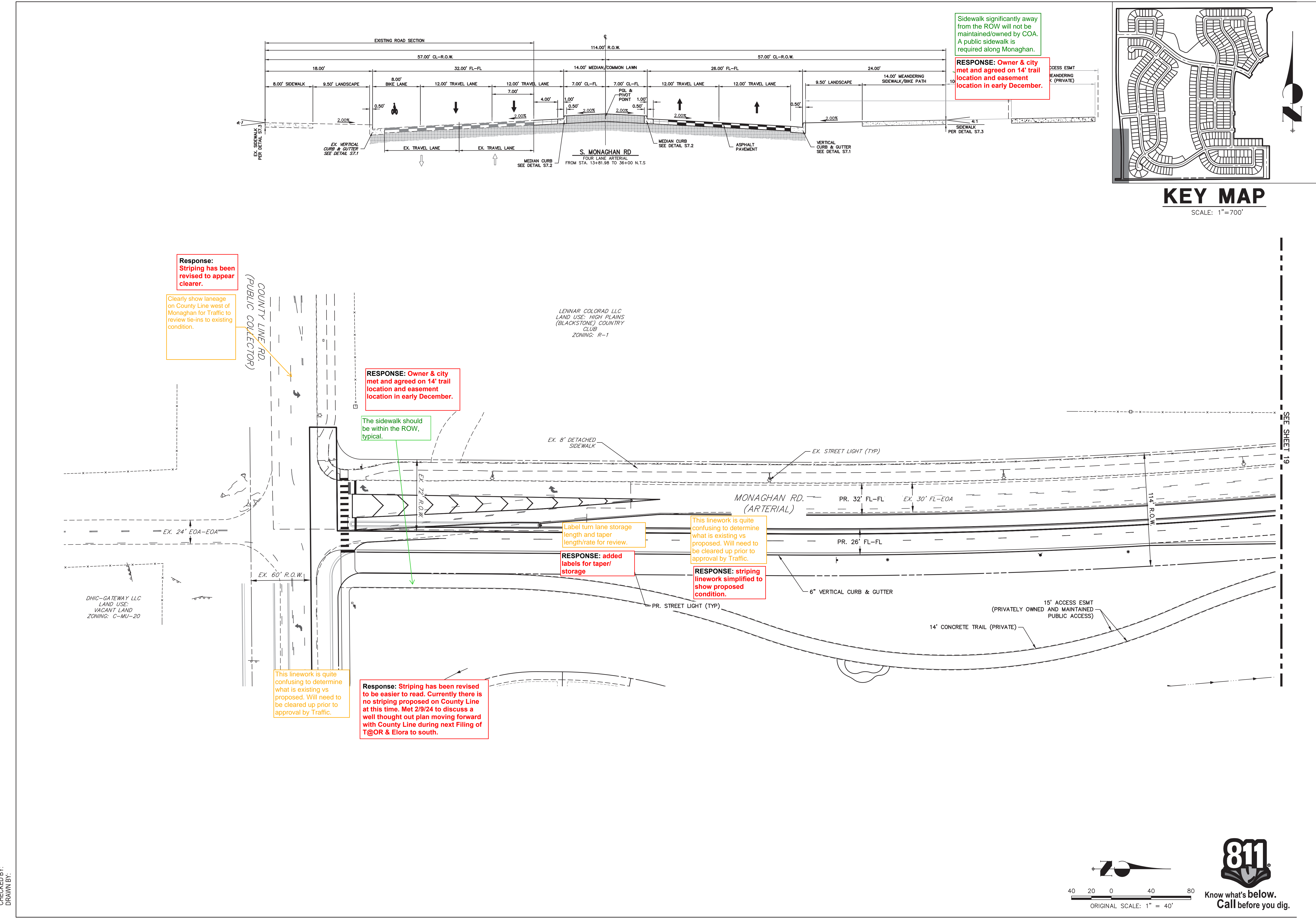
SITE PLAN

16 OF 79



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

CHECKED BY:
DRAWN BY:



TRAILS AT OVERLAND RANCH- SITE PLAN 1

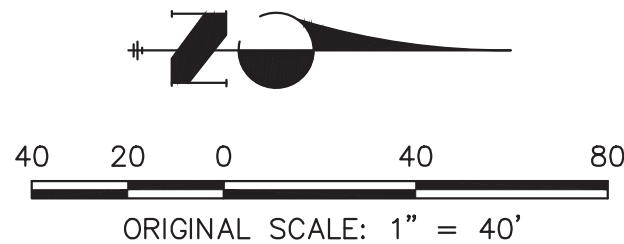
AURORA, COLORADO

JR ENGINEERING
Aurora, Colorado
Colorado 303-741-8888 • Colorado Springs 719-582-2888
Fax: 303-741-8888 • www.jrengineering.com

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

10/13/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

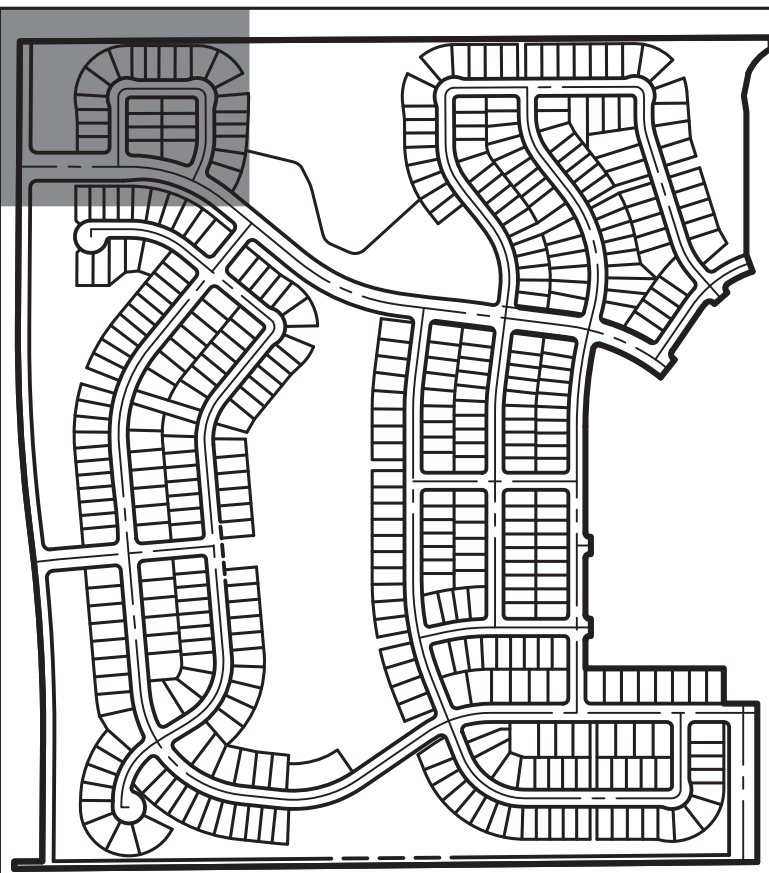
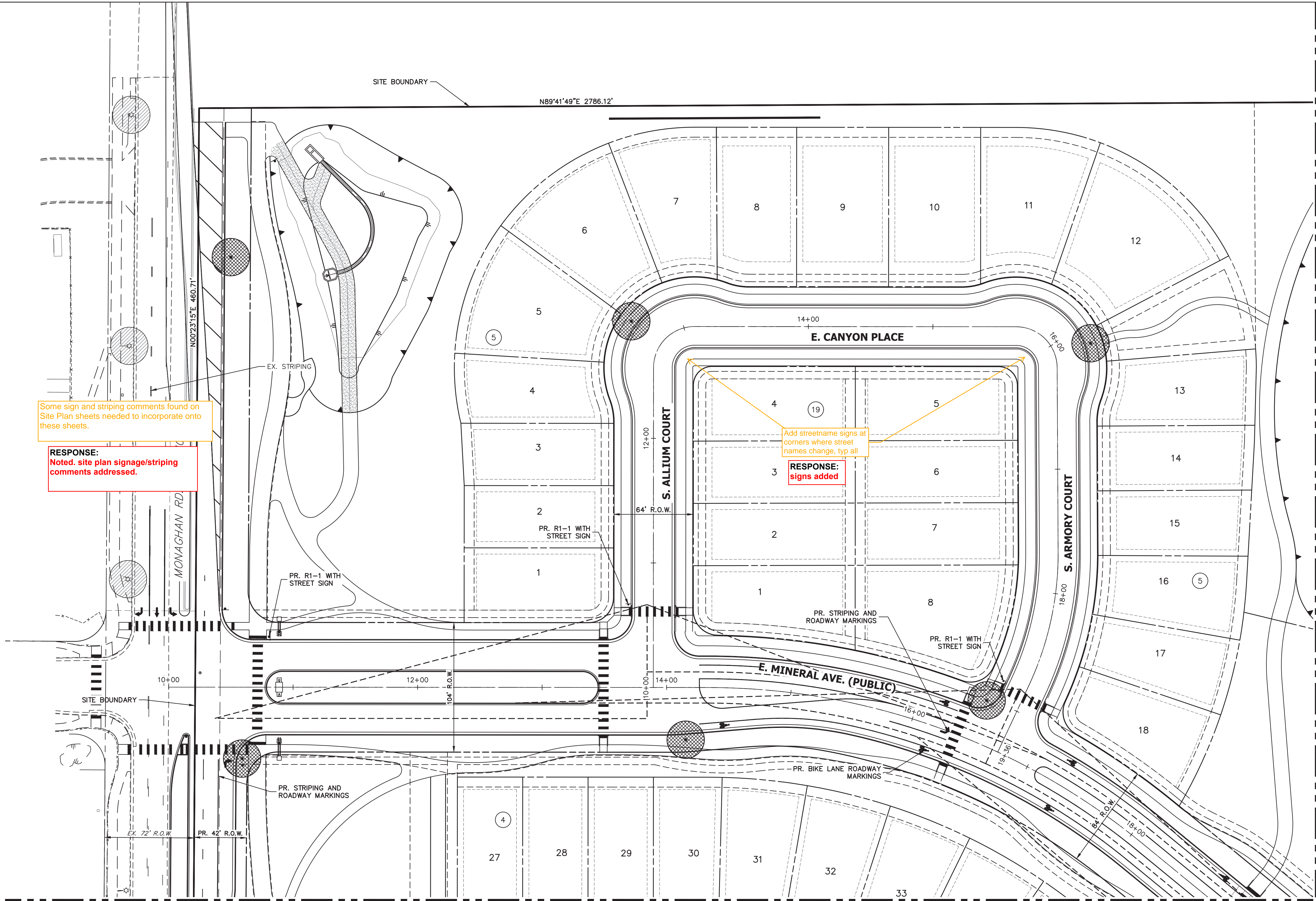
SHEET TITLE:
MONAGHAN RD.
IMPROVEMENTS



CHECKED BY:
DRAWN BY:

NOTES:

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



KEY MAP

SCALE: 1"=700'

LEGEND



R1-1 MUTCD SIGN



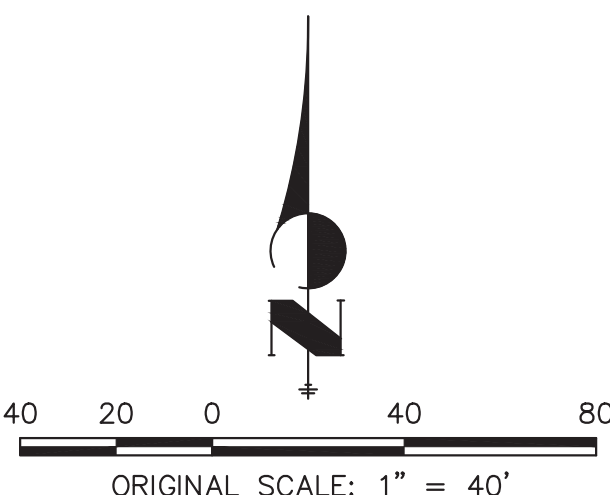
PROPOSED STREET LIGHT



EXISTING STREET LIGHT

SEE SHEET 26

SEE SHEET 22



Know what's below.
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TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

10/13/23

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



PROPOSED STREET LIGHT

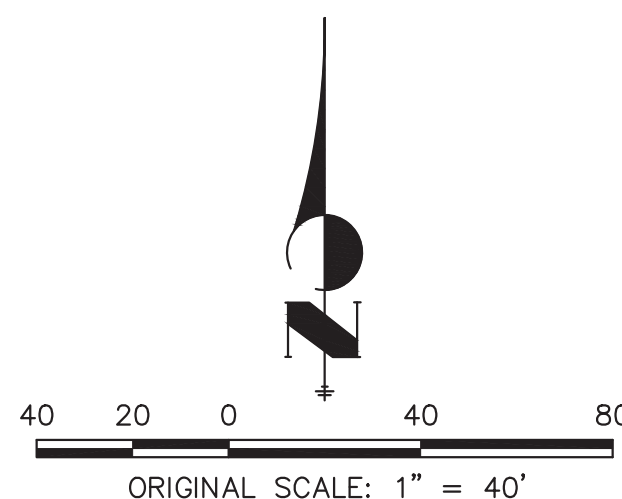


EXISTING STREET LIGHT

SEE SHEET 21

SEE SHEET 23

SEE SHEET 27



Know what's below.
Call before you dig.

SHEET TITLE:
SIGNAGE STRIPING
AND LIGHTING PLAN

10/13/23

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

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

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO



Colorado 302-740-8888 • Colorado Sign 781-580-2888
For Quotes 302-460-8888 • www.jrengineering.com



KEY MAP

SCALE: 1"=700'



RESPONSE: clearer
delineation added for
existing conditions/
proposed

Remove marked crosswalks for
local/collector intersections.
also, typical all intersections.
Curb ramps may remain.

RESPONSE:
crosswalks
removed for local/
collector
intersections typ

Only one street name
sign per intersection

RESPONSE: street
sign removed (typ)

RESPONSE: W16-9P
signs removed here,
W11-2& W16-9P added
ahead of ped crossing
both ways

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN

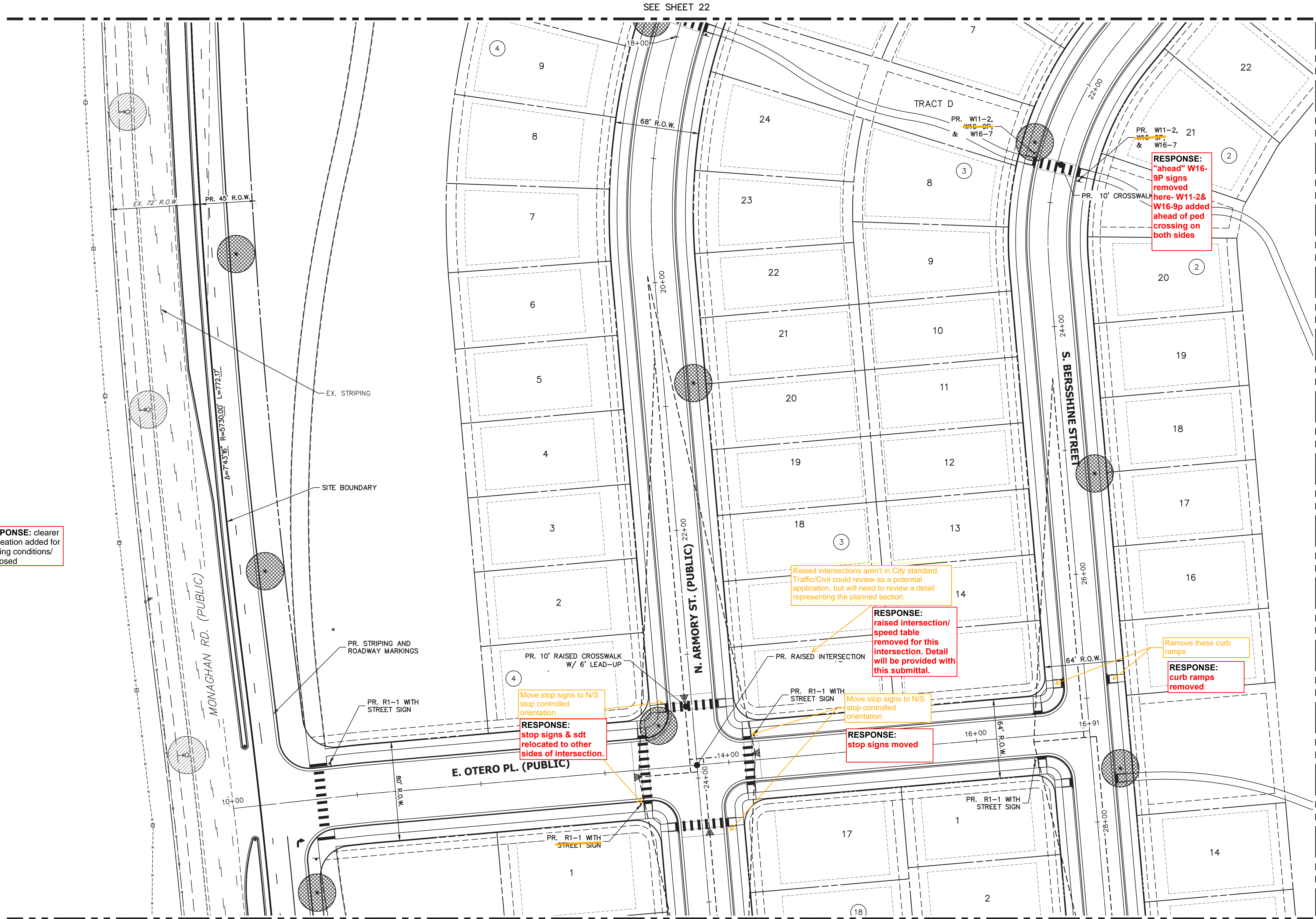


PROPOSED STREET LIGHT



EXISTING STREET LIGHT

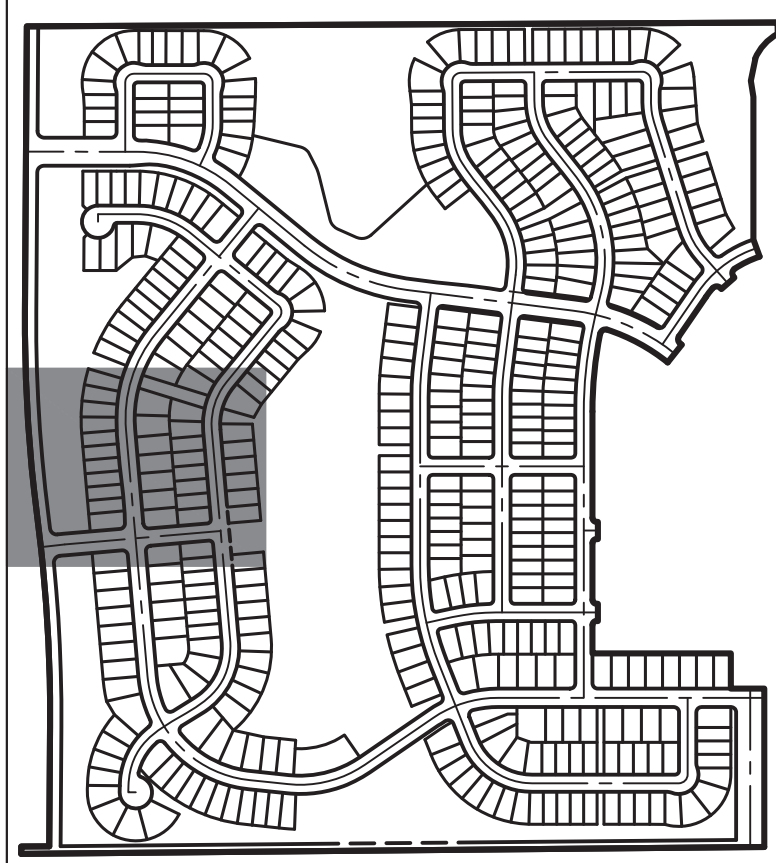
RESPONSE: clearer delineation added for existing conditions/ proposed



SEE SHEET 24

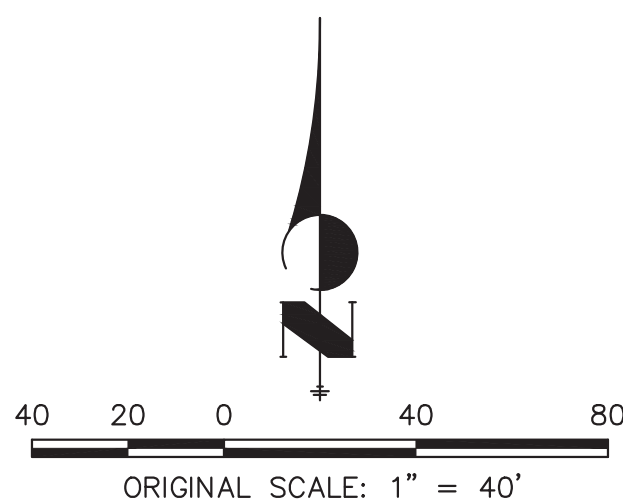
SEE SHEET 22

SEE SHEET 28



KEY MAP

SCALE: 1"=700'



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN

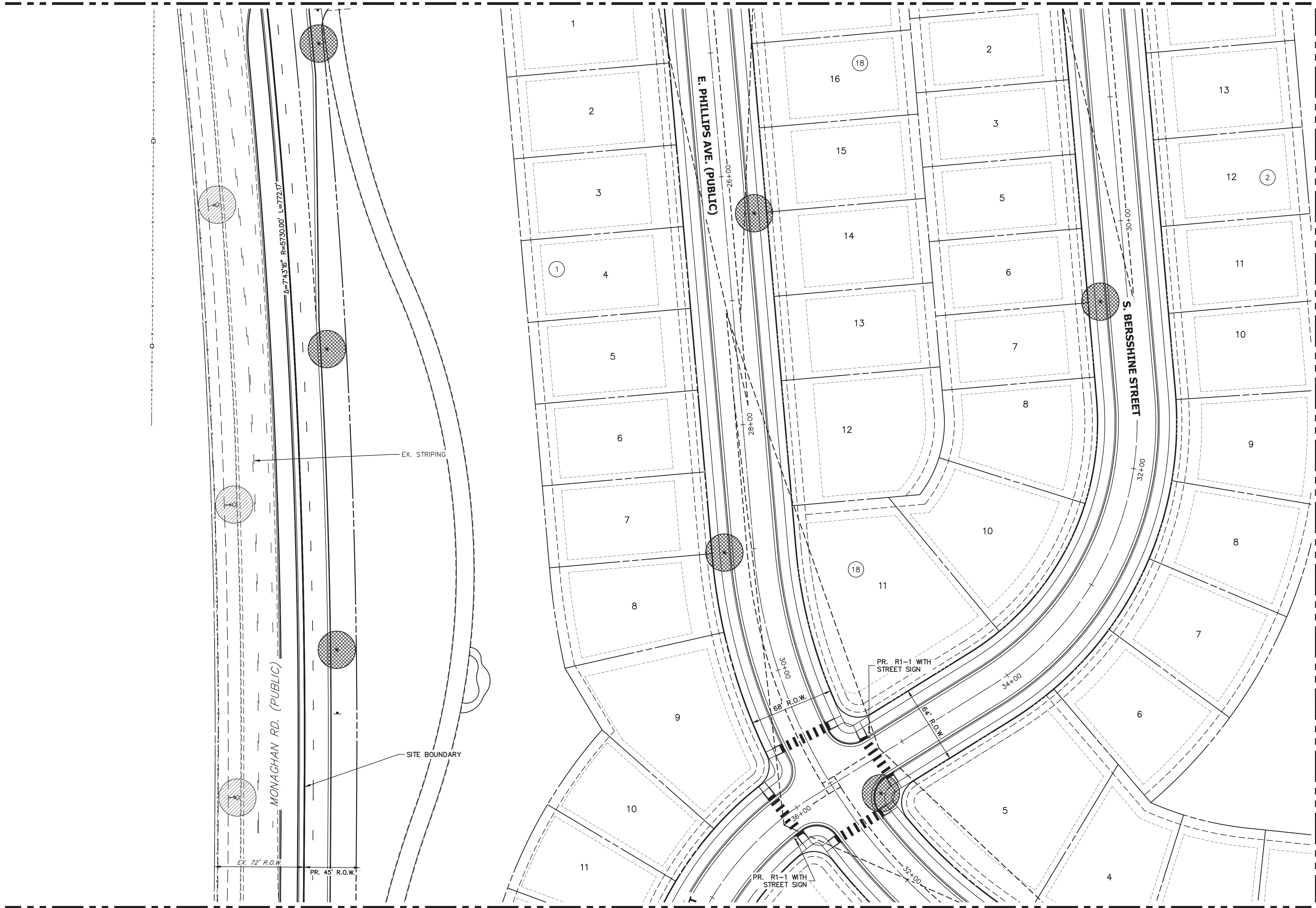


PROPOSED STREET LIGHT

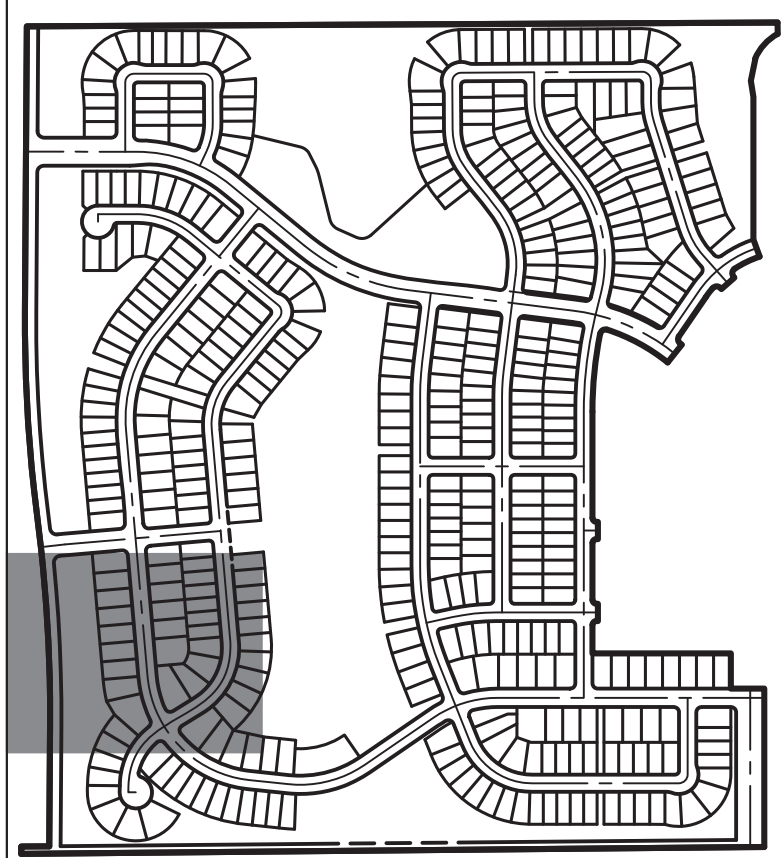


EXISTING STREET LIGHT

SEE SHEET 23



SEE SHEET 25



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

10/13/23

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

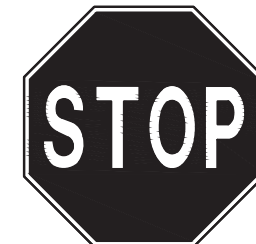
SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN



CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN

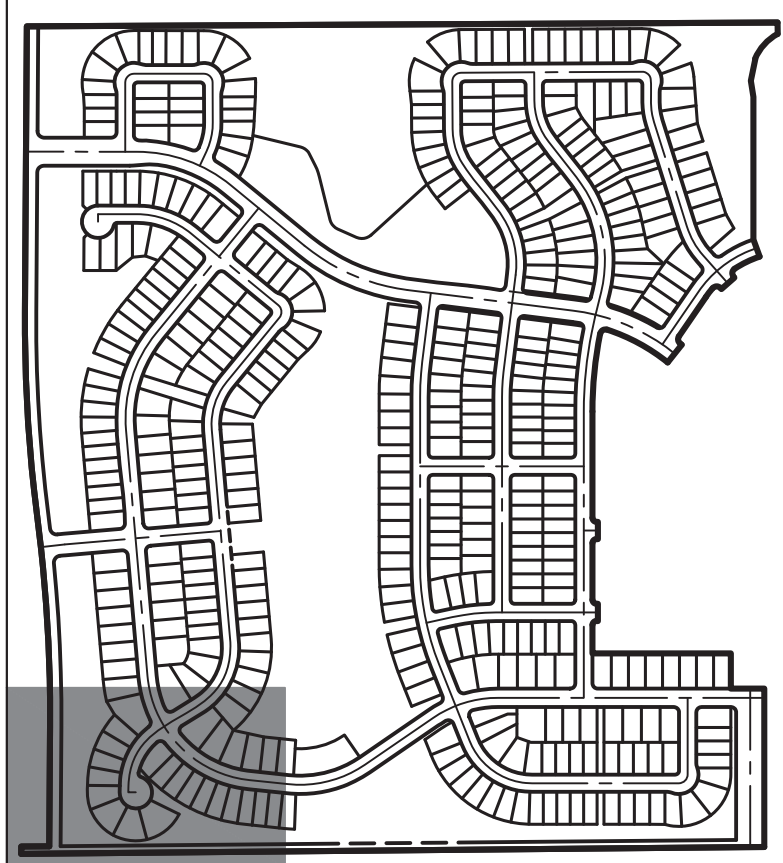
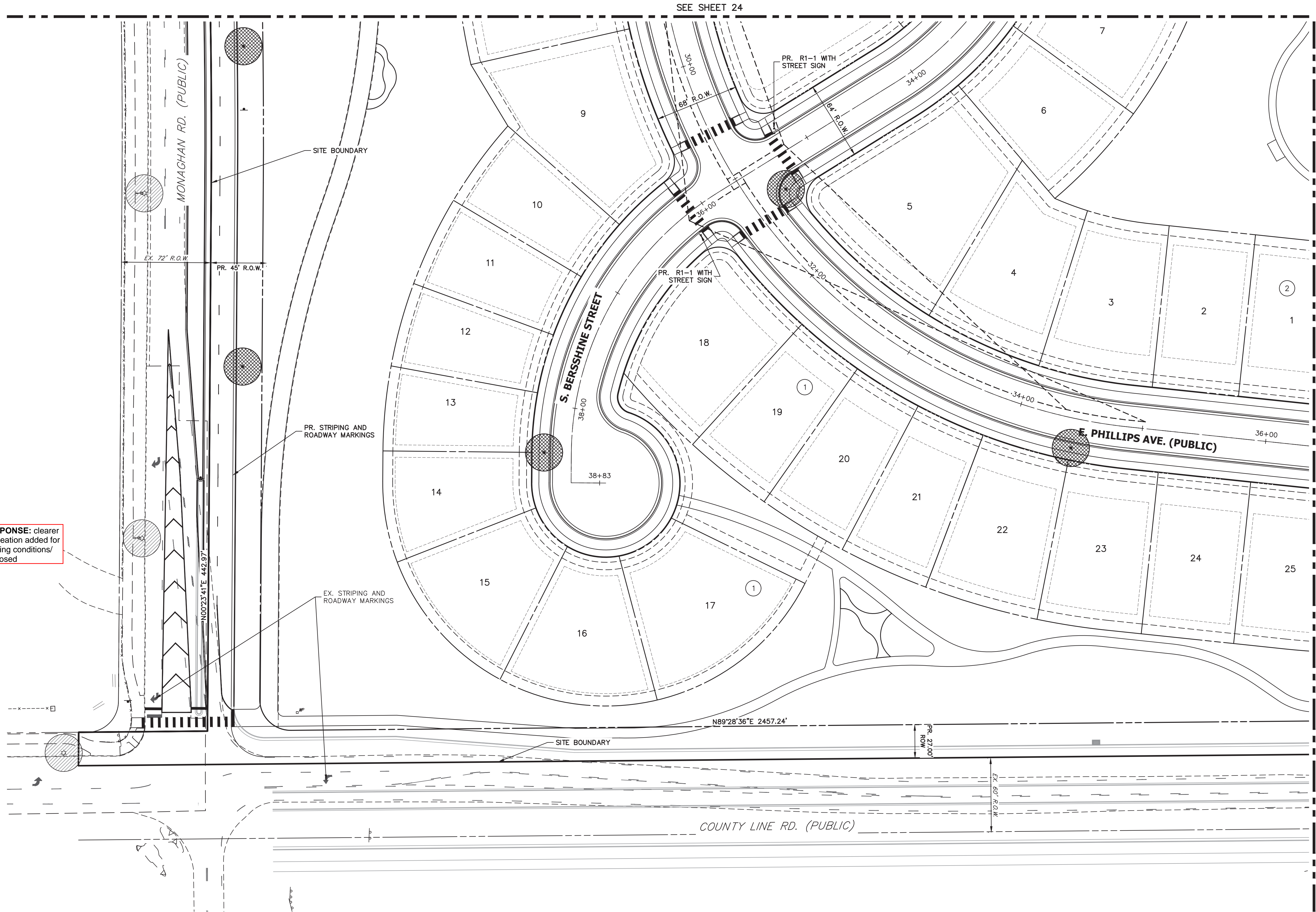


PROPOSED STREET LIGHT



EXISTING STREET LIGHT

RESPONSE: clearer
delineation added for
existing conditions/
proposed

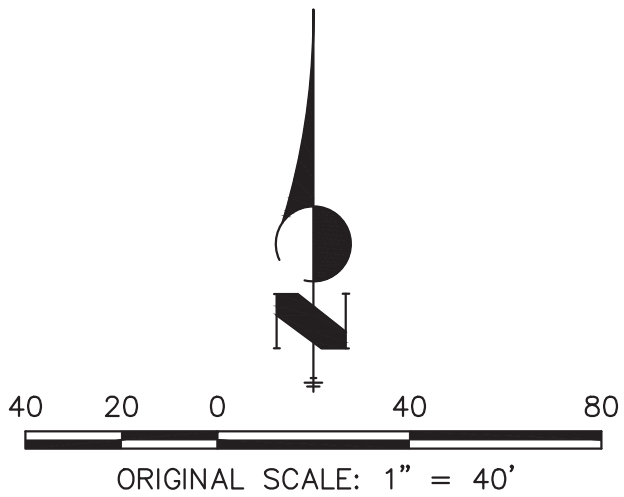


KEY MAP

SCALE: 1"=700'

SEE SHEET 30


SEE SHEET 24




Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:


LEGEND



R1-1 MUTCD SIGN



PROPOSED STREET LIGHT



EXISTING STREET LIGHT

SEE SHEET 21

SEE SHEET 27

SEE SHEET 31

18+00

20+00

16+00

64' R.O.W.

street sign added on corner to show changing street name

TRACT F

N89°41'49"E 2786.12'

S. CARRIE STREET

E. CANYON PLACE

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31

KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

10/13/23
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

SHEET TITLE:
SIGNAGE STRIPING
AND LIGHTING PLAN

26 OF 79

ORIGINAL SCALE: 1" = 40'

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



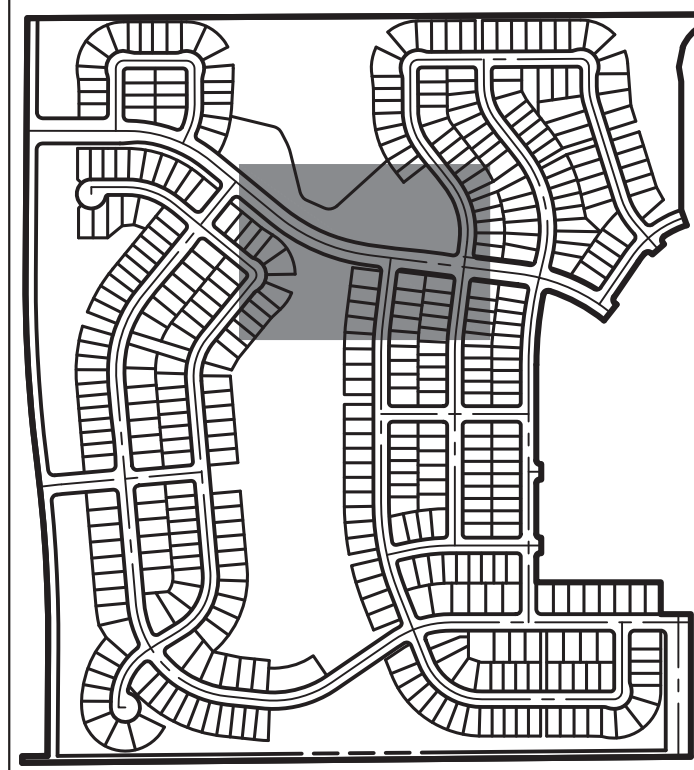
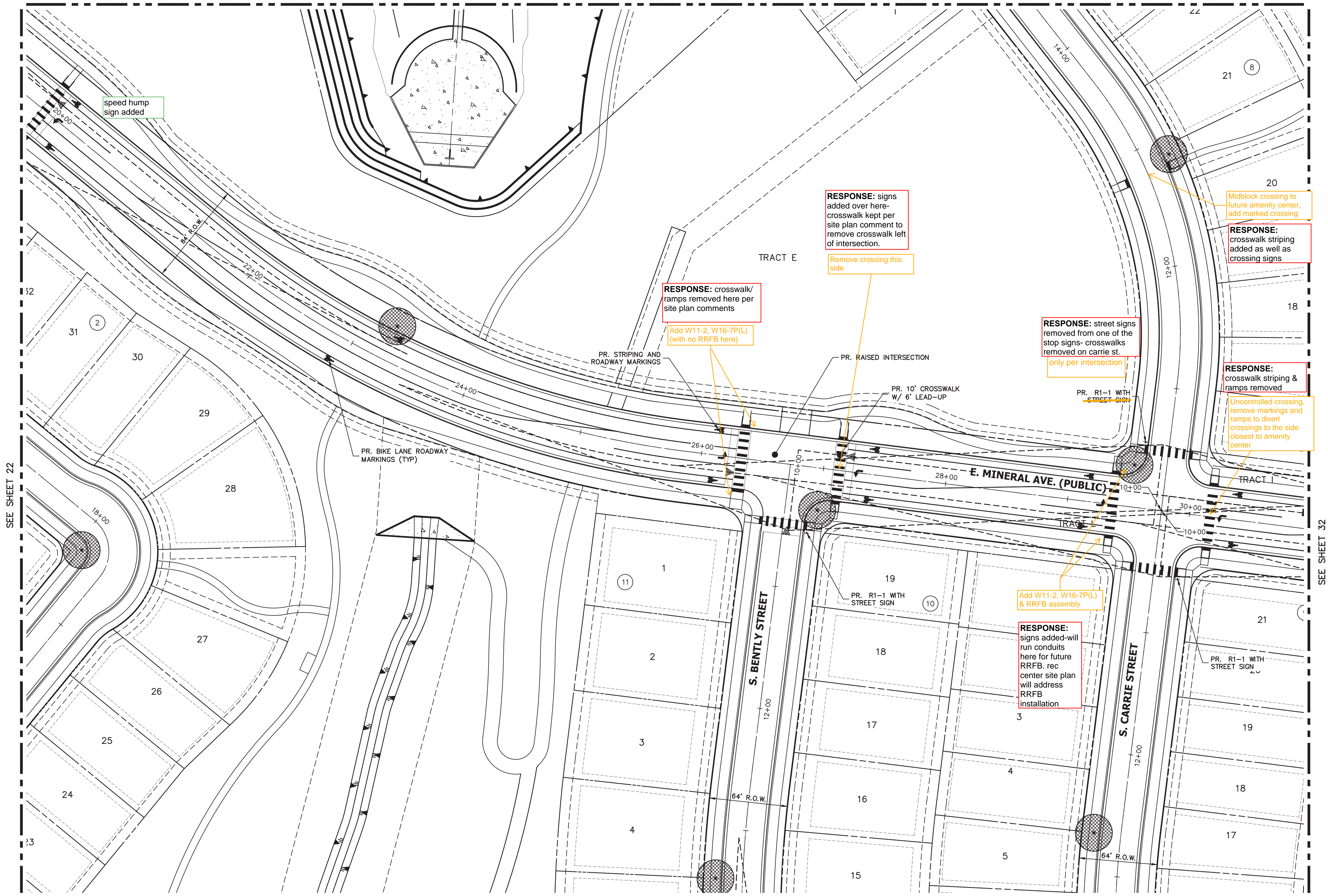
PROPOSED STREET LIGHT



EXISTING STREET LIGHT

SEE SHEET 26

SEE SHEET 28



KEY MAP

SCALE: 1"=700'



TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

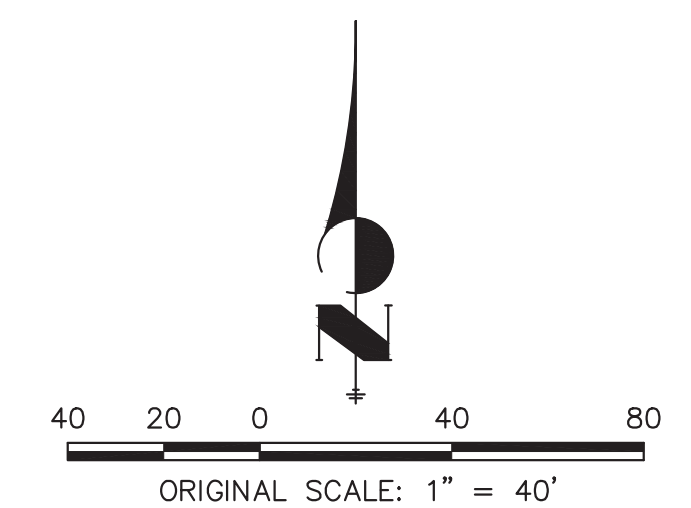
OWNER:
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680 5TH AVE FL 25
NEWYORK, NY, 10019

10/13/23

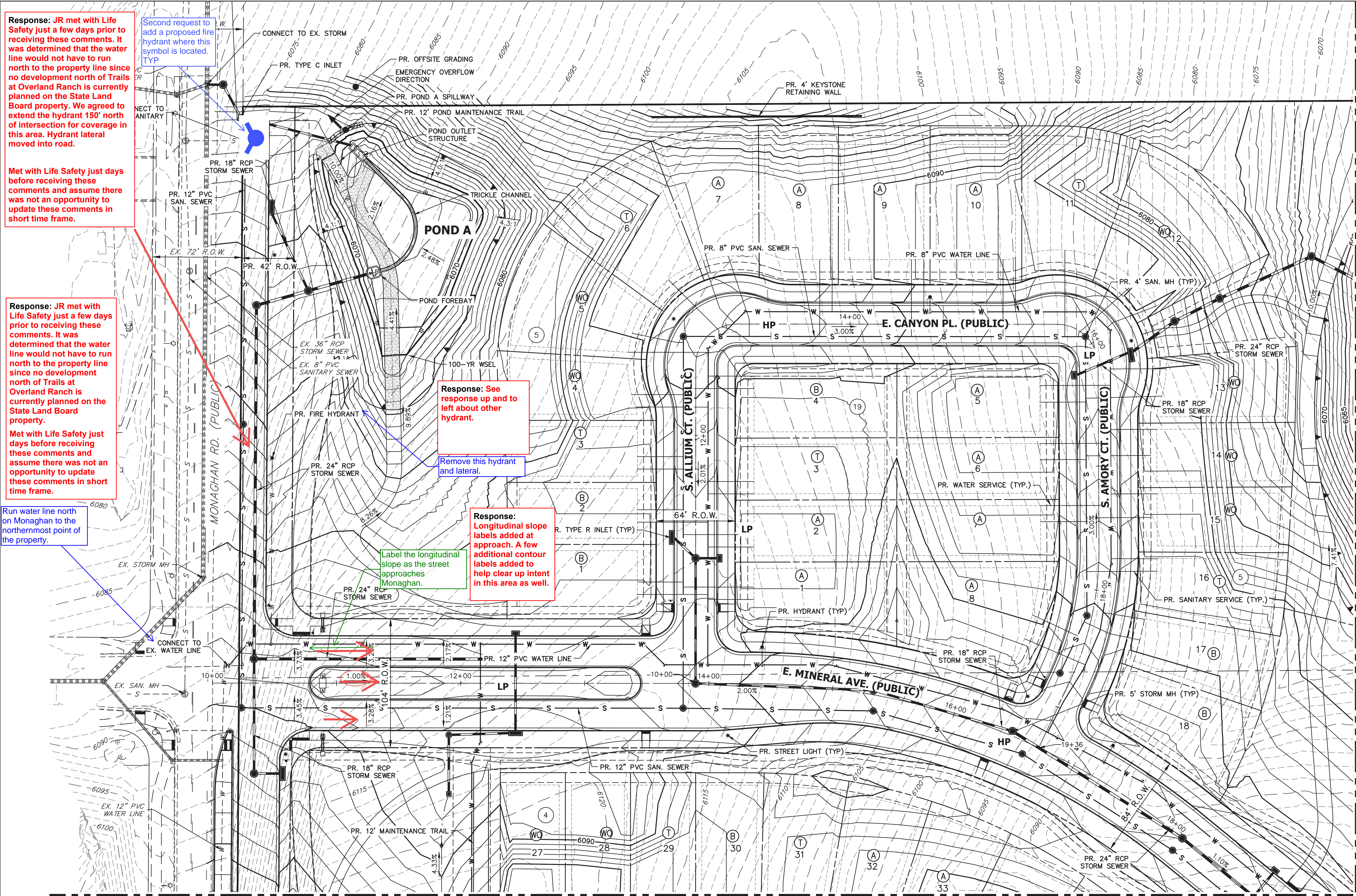
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

SHEET TITLE:

SIGNAGE STRIPING
AND LIGHTING PLAN



Know what's below.
Call before you dig.



Response: JR met with Life Safety just a few days prior to receiving these comments. It was determined that the water line would not have to run north to the property line since no development north of Trails at Overland Ranch is currently planned on the State Land Board property. We agreed to extend the hydrant 150' north of intersection for coverage in this area. Hydrant lateral moved into road.

Response: JR met with Life Safety just a few days prior to receiving these comments. It was determined that the water line would not have to run north to the property line since no development north of Trails at Overland Ranch is currently planned on the State Land Board property. We agreed to extend the hydrant 150' north of intersection for coverage in this area. Hydrant lateral moved into road.

Run water line north on Monaghan to the northernmost point of the property.

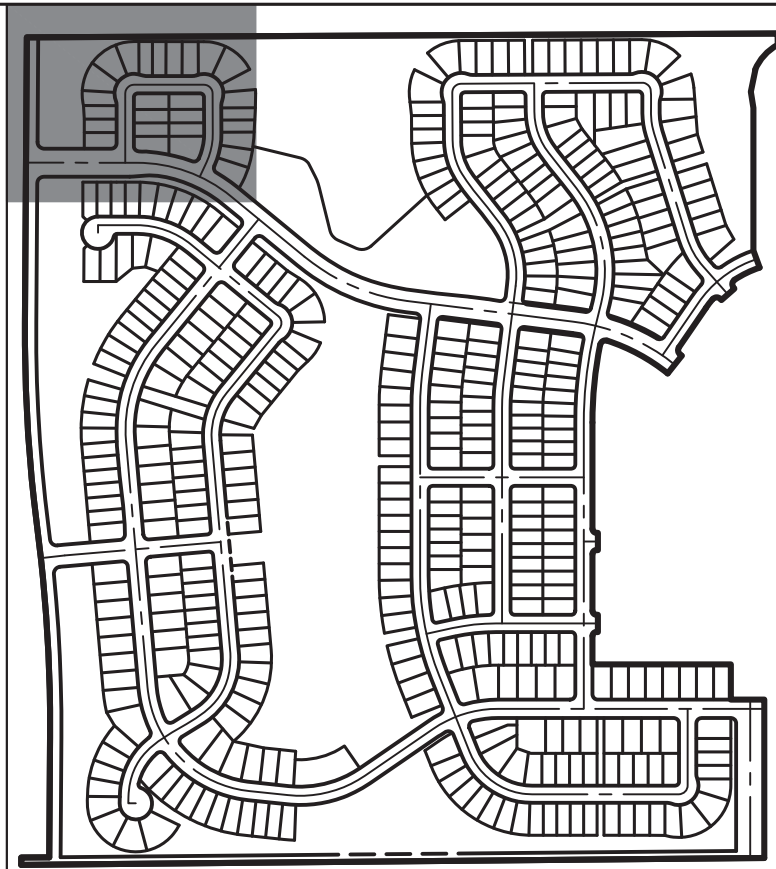
Second request to add a proposed fire hydrant where this symbol is located.

Response: See response up and to left about other hydrant.

Remove this hydrant and lateral.

Response: Longitudinal slope labels added at approach. A few additional contour labels added to help clear up intent in this area as well.

Label the longitudinal slope as the street approaches Monaghan.



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

10/13/23

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

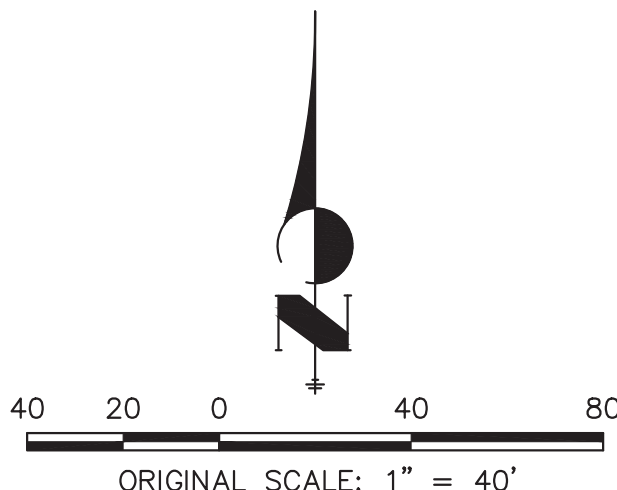
SHEET TITLE:
GRADING & UTILITY PLAN

LEGEND

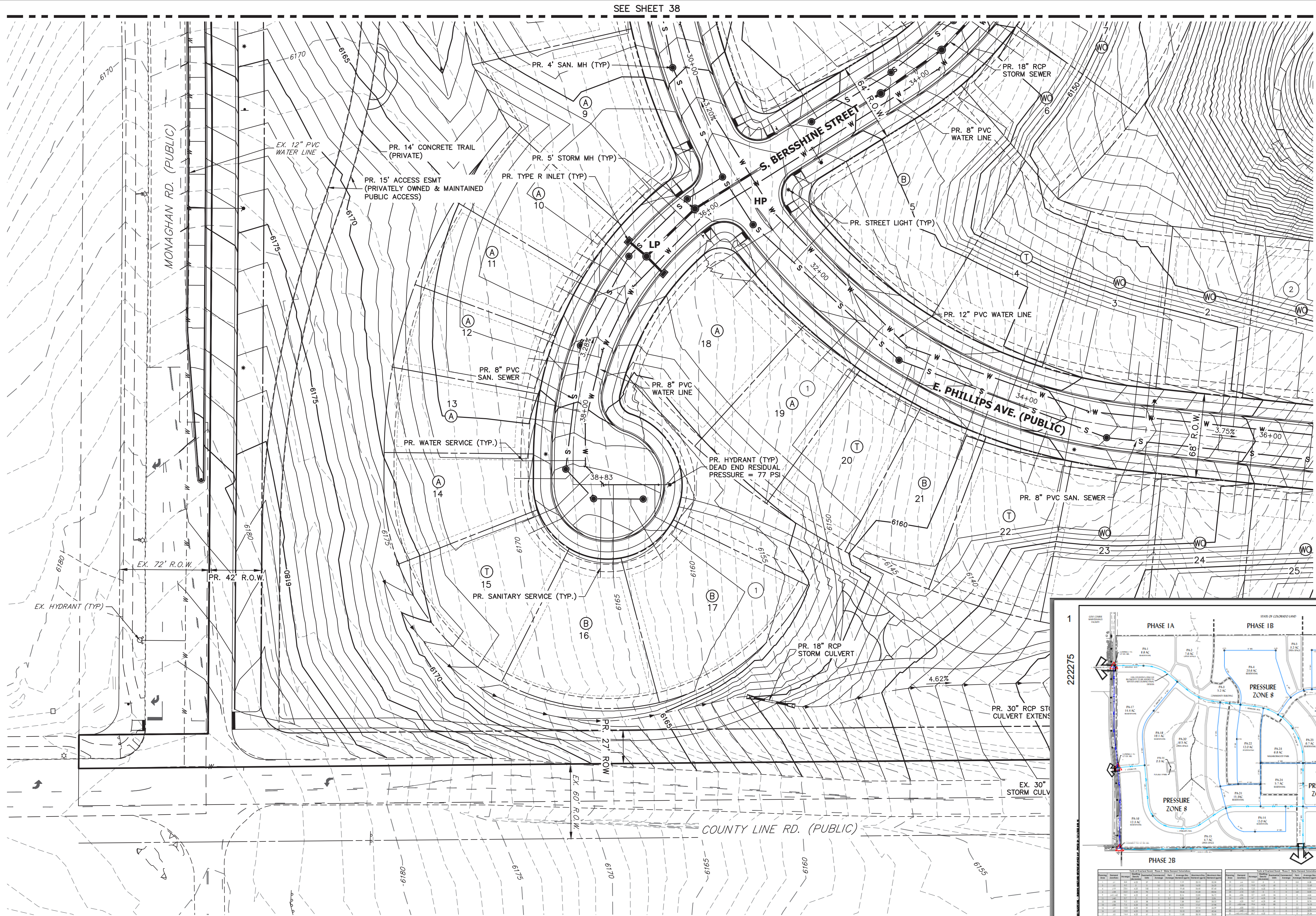
	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN
	PROPOSED SANITARY SEWER		EXISTING GASLINE		EXISTING MINOR CONTOUR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

GENERAL NOTES

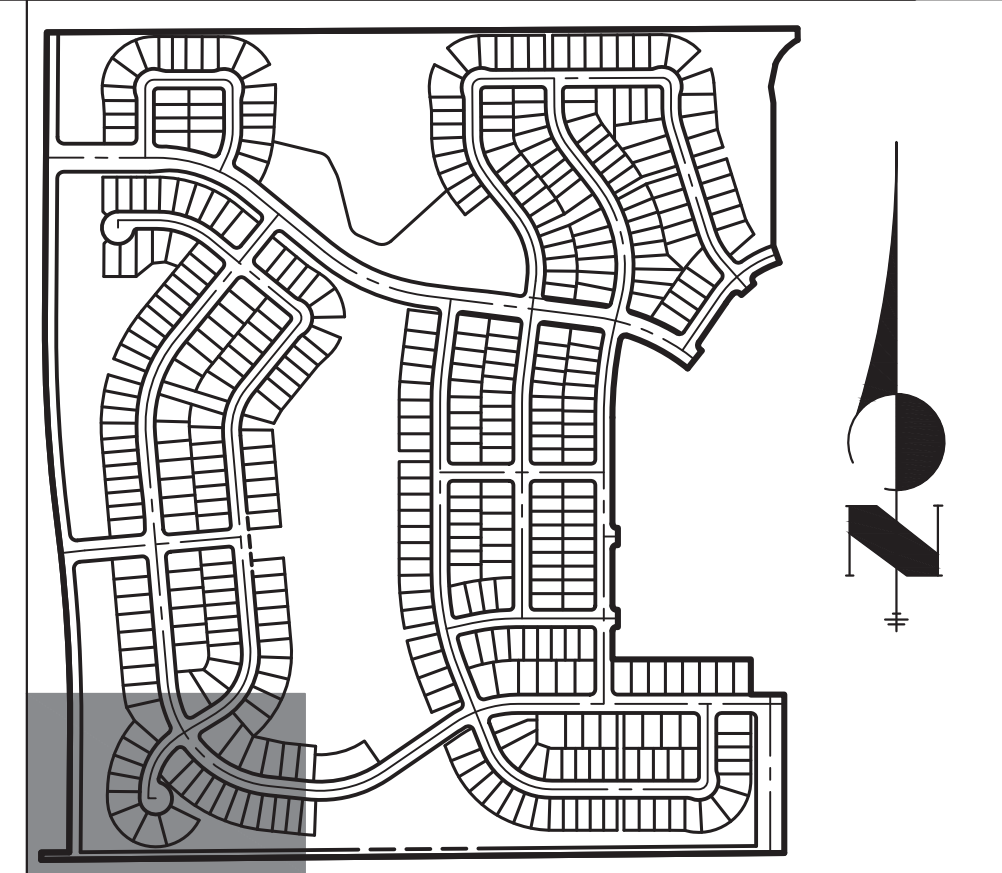
- PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- ALL SANITARY AND STORM MANHOLES THAT ENCRATCH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.



CHECKED BY:
DRAWN BY:



SEE SHEET 38



KEY MAP

SCALE: 1"=700'

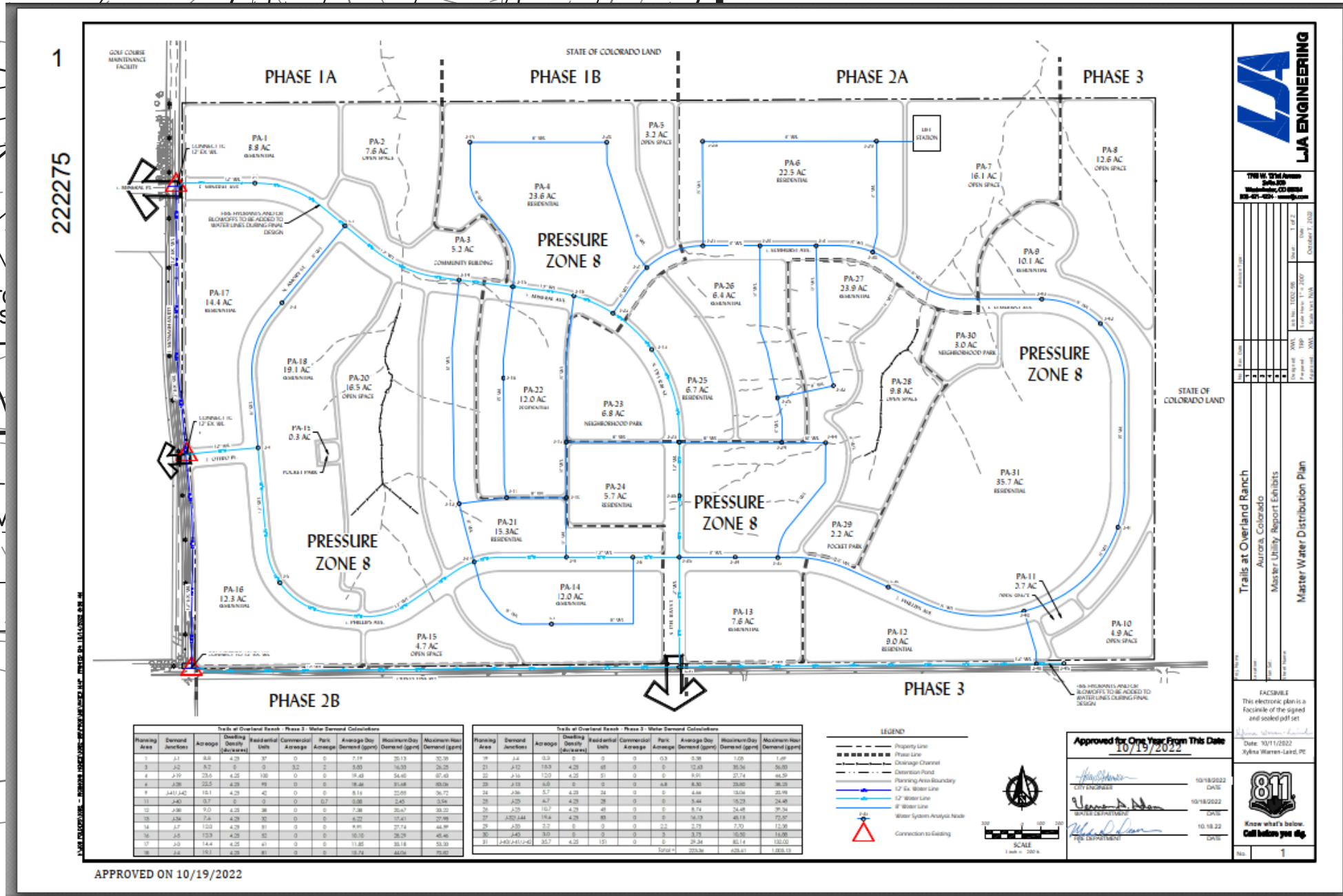
Response: County Line improvements will be completed with Trails at Overland Ranch Filing 2 per the approved PIP/Master Plan. See below where they are included in Phase 2. County Line water will loop with Filing 2 (Mineral Ave) water. A note has been added to the plans.

Met with Life Safety just days before receiving these comments and assume there was not an opportunity to update these comments in such a short time frame.

At this point in time this segment of County Line is planned to be 1 year (potentially less pending development to south) behind the Filing 1 construction.

Provide a statement of the timing of the ISP including the reference number and name showing that water mains and fire hydrants will be in place on County Line Rd prior to the start of this project.

SEE SHEET 44

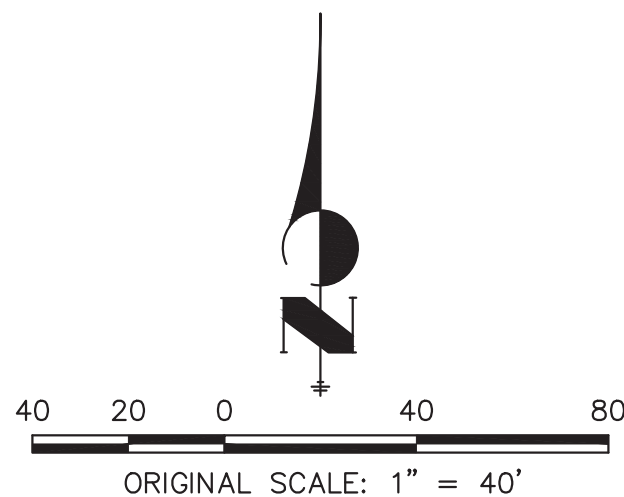


LEGEND

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

GENERAL NOTES

1. PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
2. ALL SANITARY AND STORM MANHOLES THAT ENCOACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%. AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.



Know what's below.
Call before you dig.

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

10/13/23

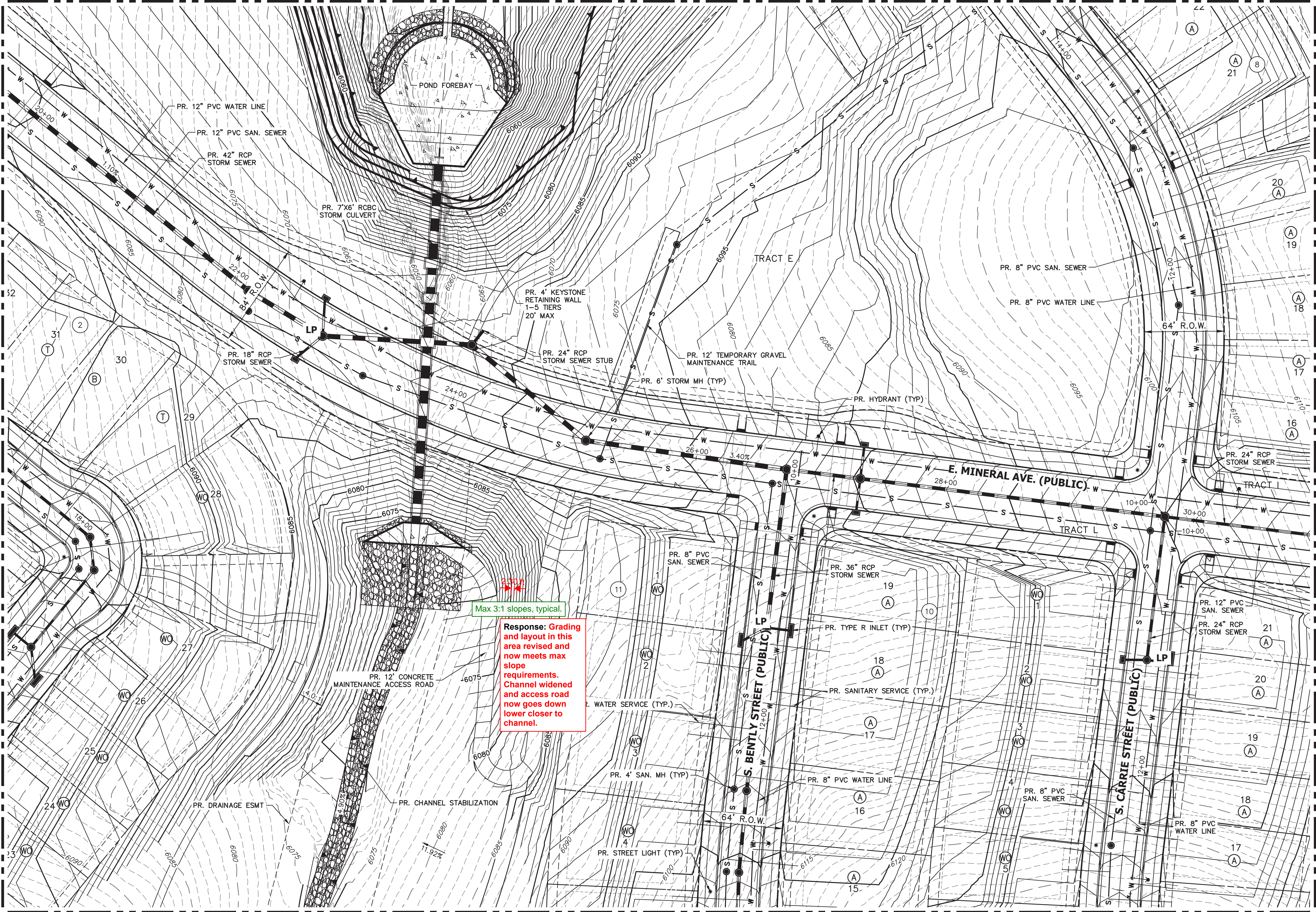
DATE:

SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

SHEET TITLE:
GRADING & UTILITY PLAN

CHECKED BY:
DRAWN BY:

SEE SHEET 40



SEE SHEET 42

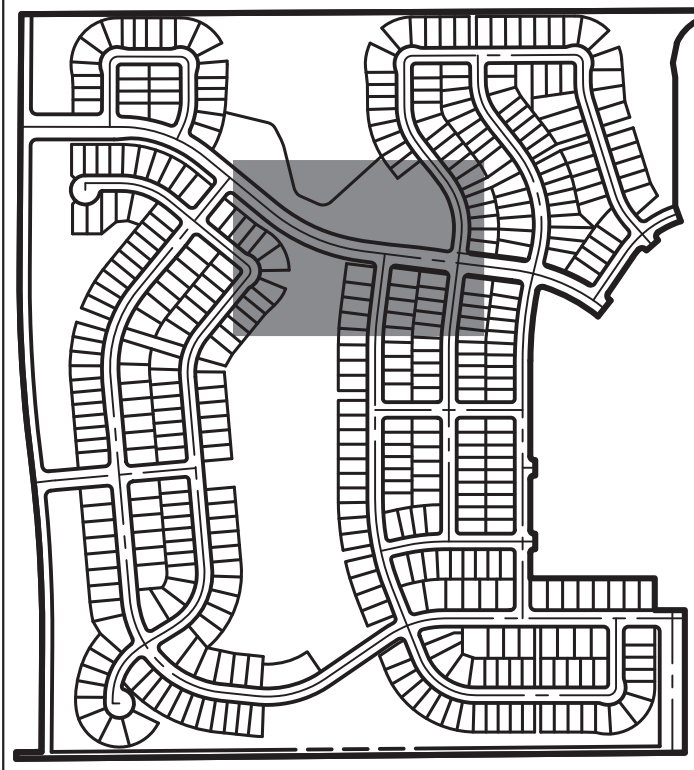
SEE SHEET 46

LEGEND

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

GENERAL NOTES

- PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
- ALL SANITARY AND STORM MANHOLES THAT ENCRANCH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%. AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.



KEY MAP

SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

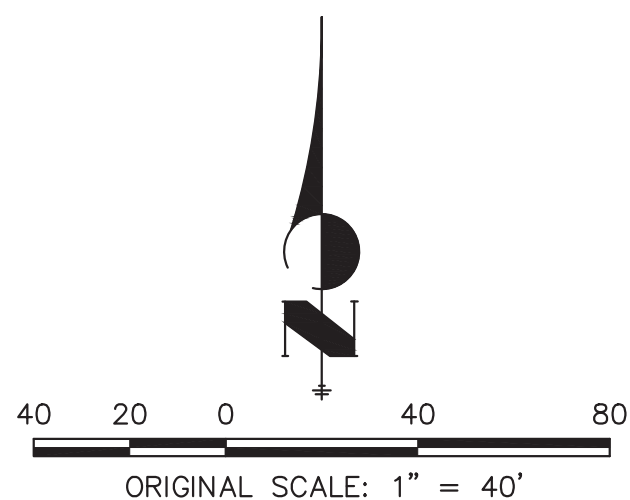
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

10/13/23

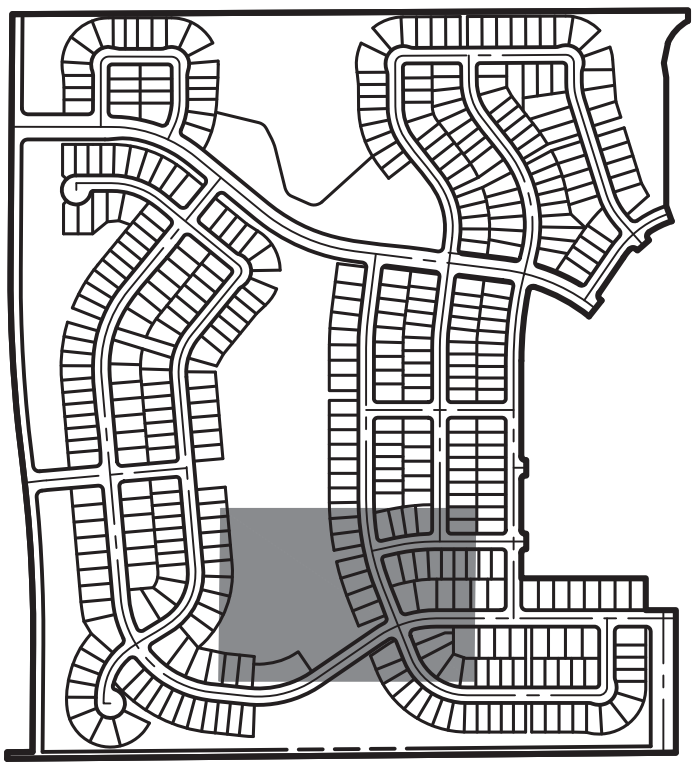
DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

SHEET TITLE:
GRADING &
UTILITY PLAN

41 OF 79



Know what's below.
Call before you dig.



KEY MAP
SCALE: 1"=700'

TRAILS AT OVERLAND RANCH- SITE PLAN 1

AURORA, COLORADO

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

10/13/23

DATE:
SP 01 - 07/07/22
SP 02 - 07/14/23
SP 03 - 10/13/23

SHEET TITLE:
GRADING & UTILITY PLAN



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

GENERAL NOTES

1. PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
2. ALL SANITARY AND STORM MANHOLES THAT ENCRANCH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.

EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING LIGHT
EXISTING SIGN

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

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

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

LEG

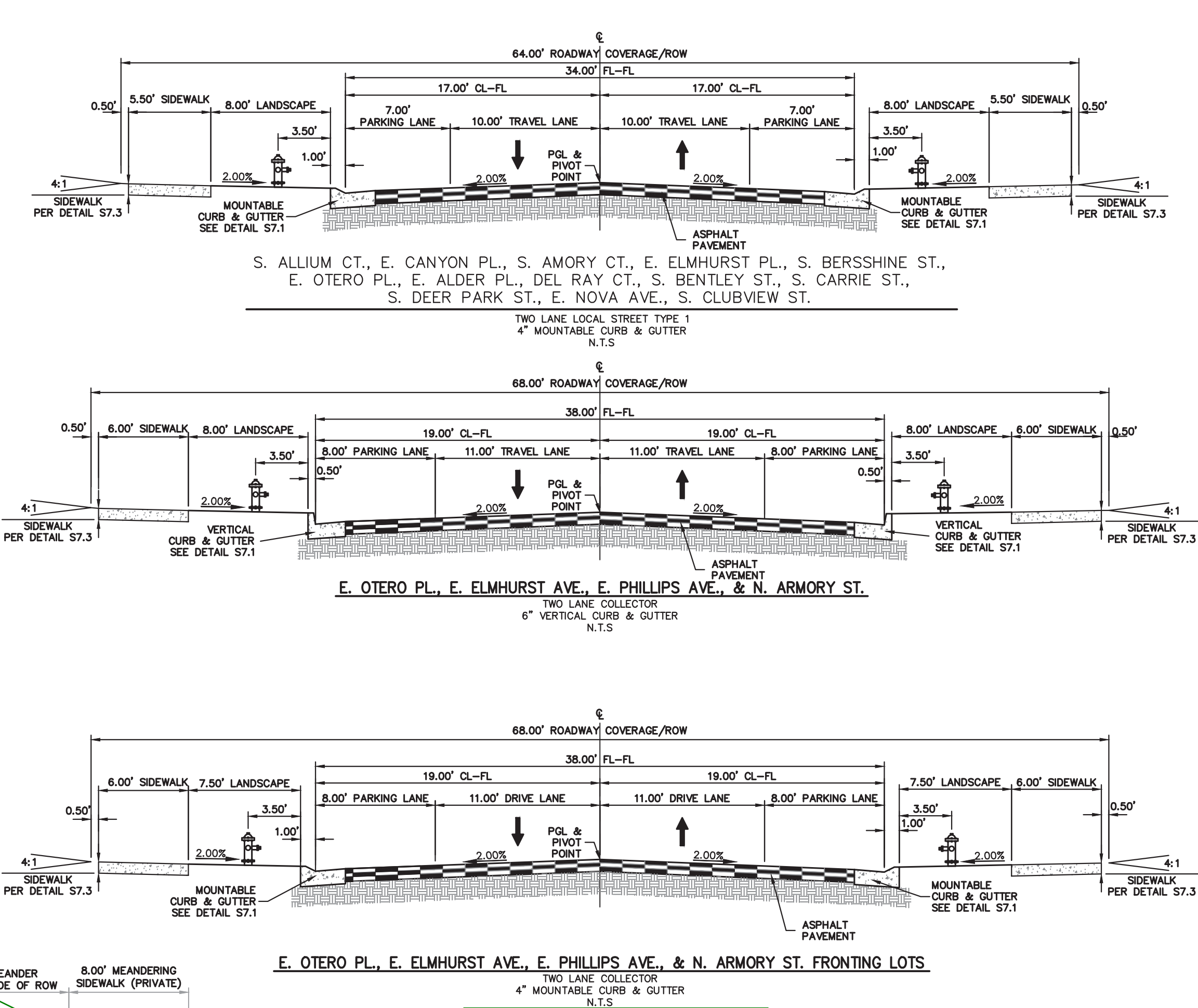
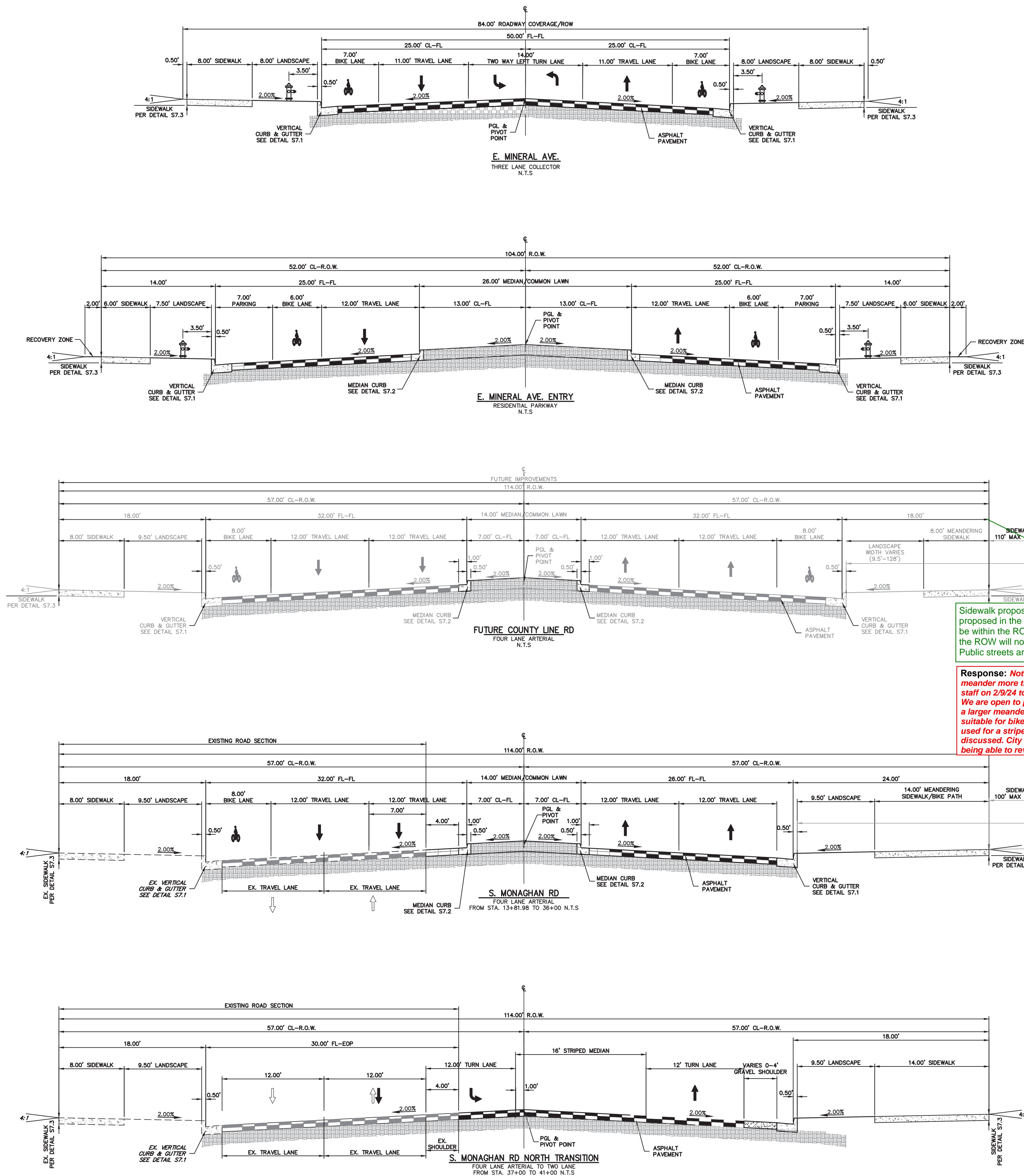
Response:
Noted. We will keep a close eye on this as we progress into construction documents. Currently, the upstream of this trail is sheet flowing fairly smoothly and is not substantially concentrated at any one location. If during CD level design areas of concentrated flow develop to any extent we will add appropriate swales and culverts. If possible, we may also allow a small grade buffer on upstream side of trail.

Typical. Where steep slopes abut trails, a swale may be needed to intercept and convey nuisance flows on the upslope side of the trail.

Typical. Trails, whether they are concrete or crusher fines, should be ADA compliant. Refer to Section 6.20 of the PROS Dedication and Development Criteria Manual. Generally, the longitudinal slope should not exceed 5% and the cross slope should not exceed 2%. Apply design criteria to all trails in the plan set. Call out the slopes and trail widths. Also, 2' recovery zones (shoulders) should be provided on both sides of trails. Include trail cross sections on a detail sheet.

Response: Noted. The trail along the west side of the channel has been revised to meet ADA standards of 5% max. The trail along the east of the channel is Maintenance only and not a pedestrian trail, it has been graded to meet the requirements of Drainage access road. There is too much grade (6140-6105=35') to reasonably make this an ADA path. We believe that between S. Bently Street & the ADA trail along western edge of channel we are providing accessibility to the extent practical. Cross sections added to page 50.

CHECKED BY:
DRAWN BY:

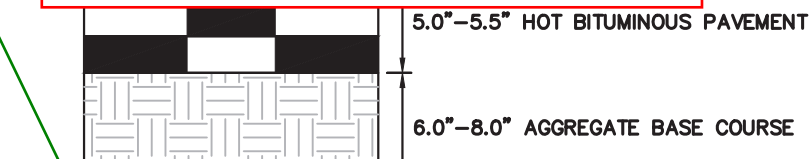


Sidewalk proposed for future County Line should be proposed in the ultimate location. The sidewalk should be within the ROW. Sidewalk significantly away from the ROW will not be owned/maintained by COA. Public streets are required to have public sidewalk.

Response: *Noted. Section revised to show a walk that does not meander more than touching ROW (10' easement). Met with City staff on 2/9/24 to discuss this County Line segment specifically. We are open to providing the standard walk location or providing a larger meandering walk (similar to Monaghan) that would be suitable for bikes if the bike lane width proposed now were to be used for a striped median in long term interim condition as discussed. City to reach back out in the coming weeks after being able to review.*

Repeat: homes are only permitted to front a collector street if mitigation is provided. Alternatively, public works engineering is open to downgrading the street classification and section to a local type 1.

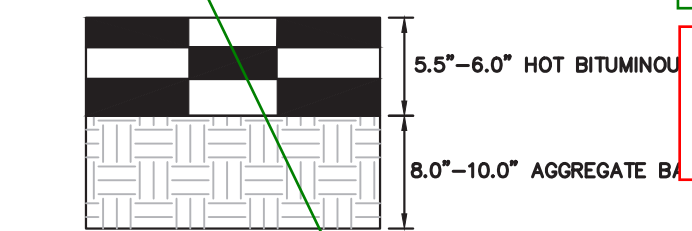
Response:
2 mitigation measures selected:
Lots fronting collector streets have an additional 5' front setback added to the standard (4.04.2.02.4.01) & noise attenuation windows for all front elevation windows and side elevation windows within 15 feet of the front elevation plane (4.04.2.02.4.03).



LOCAL STREET TYPE 1 PAVEMENT SECTION
N.T.S.

FINAL PAVEMENT SECTION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS WITHIN THE APPROVED PAVEMENT DESIGN REPORT.

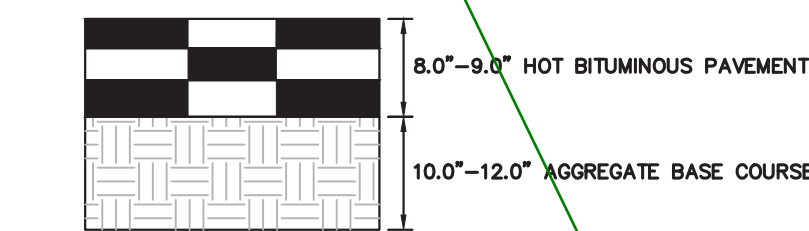
Remove from the site plan, these will be reviewed/approved with civils.



**RESIDENTIAL PARKWAY
TWO & THREE LANE COLLECTOR PAVEMENT SECTION**
N.T.S.

FINAL PAVEMENT SECTION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS WITHIN THE APPROVED PAVEMENT DESIGN REPORT.

Response:
Pavement sections have been removed from CSP sheets.



FOUR LANE ARTERIAL PAVEMENT SECTION
N.T.S.

FINAL PAVEMENT SECTION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS WITHIN THE APPROVED PAVEMENT DESIGN REPORT.

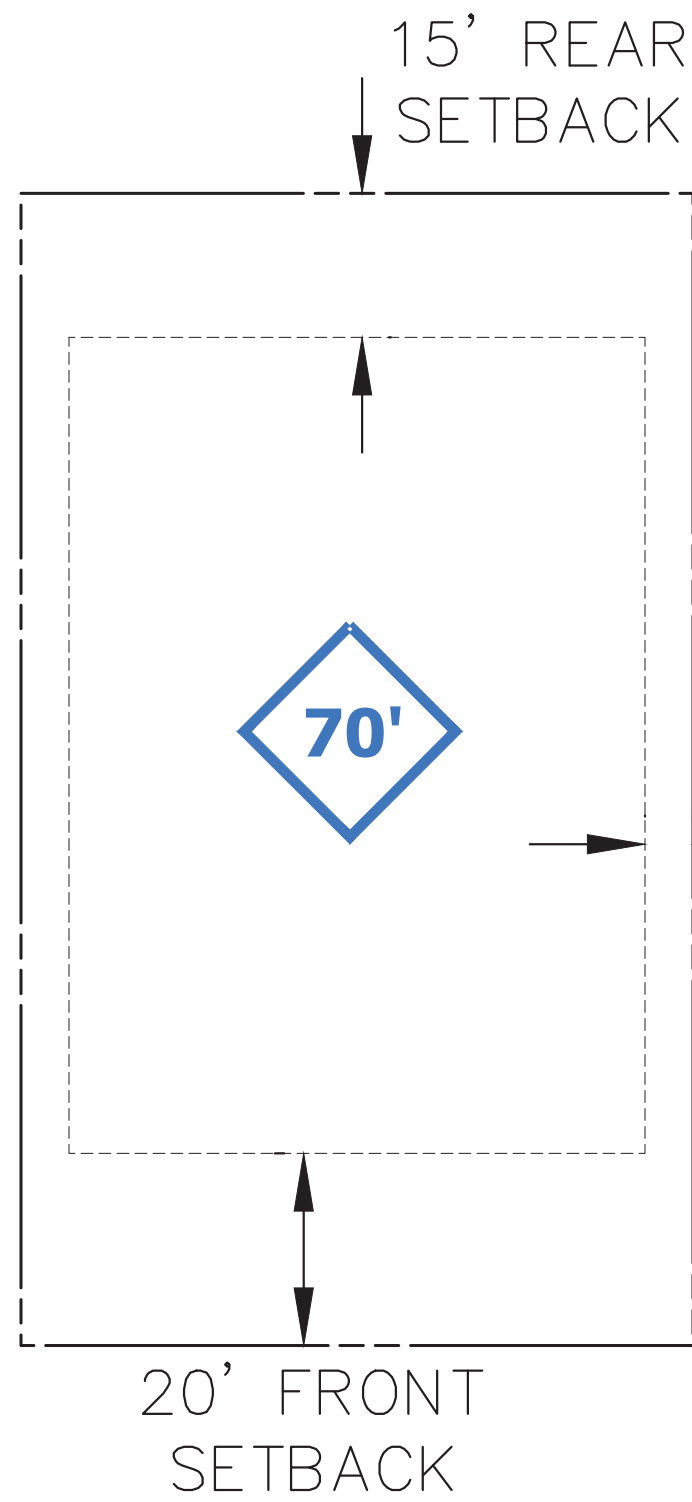
Public streets shall have public streetlights in conformance with COA standards. Please provide the information below in some capacity for the photometric analysis.

For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category (i.e., TOD), as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

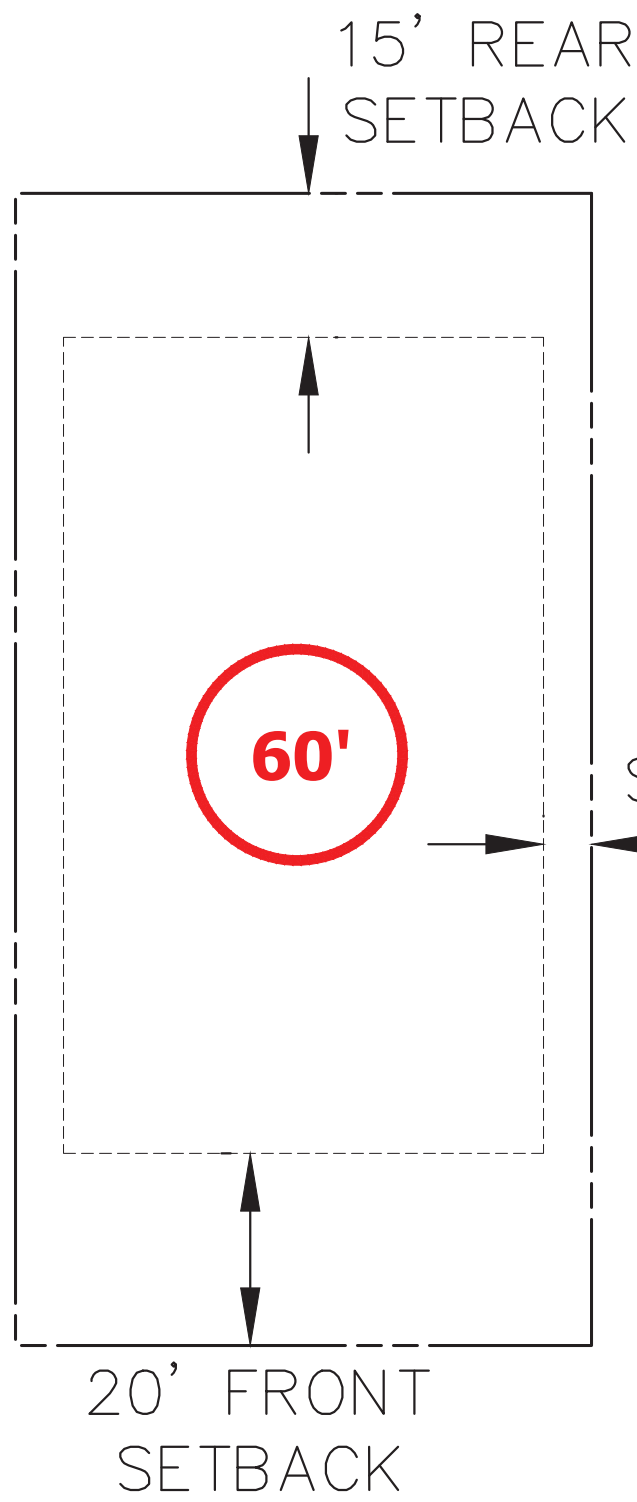
This information (if its not already shown) can be added to the street sections provided if desired.

Response: This information has been added to the street section sheets. A note has been added the Signage and Lighting plan as well to comply with this criteria.



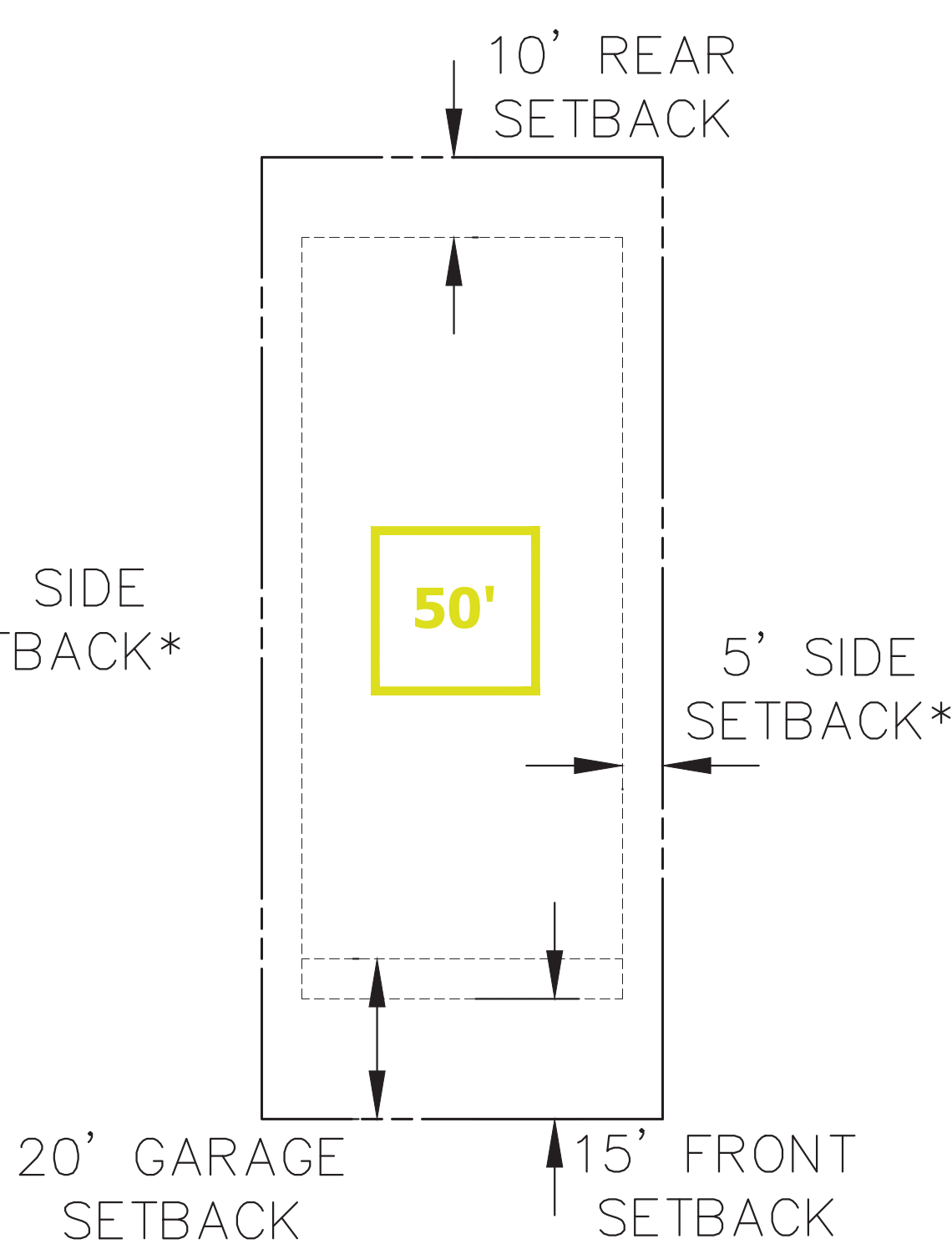
TYPICAL PRODUCT C HOME LOT DETAIL

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



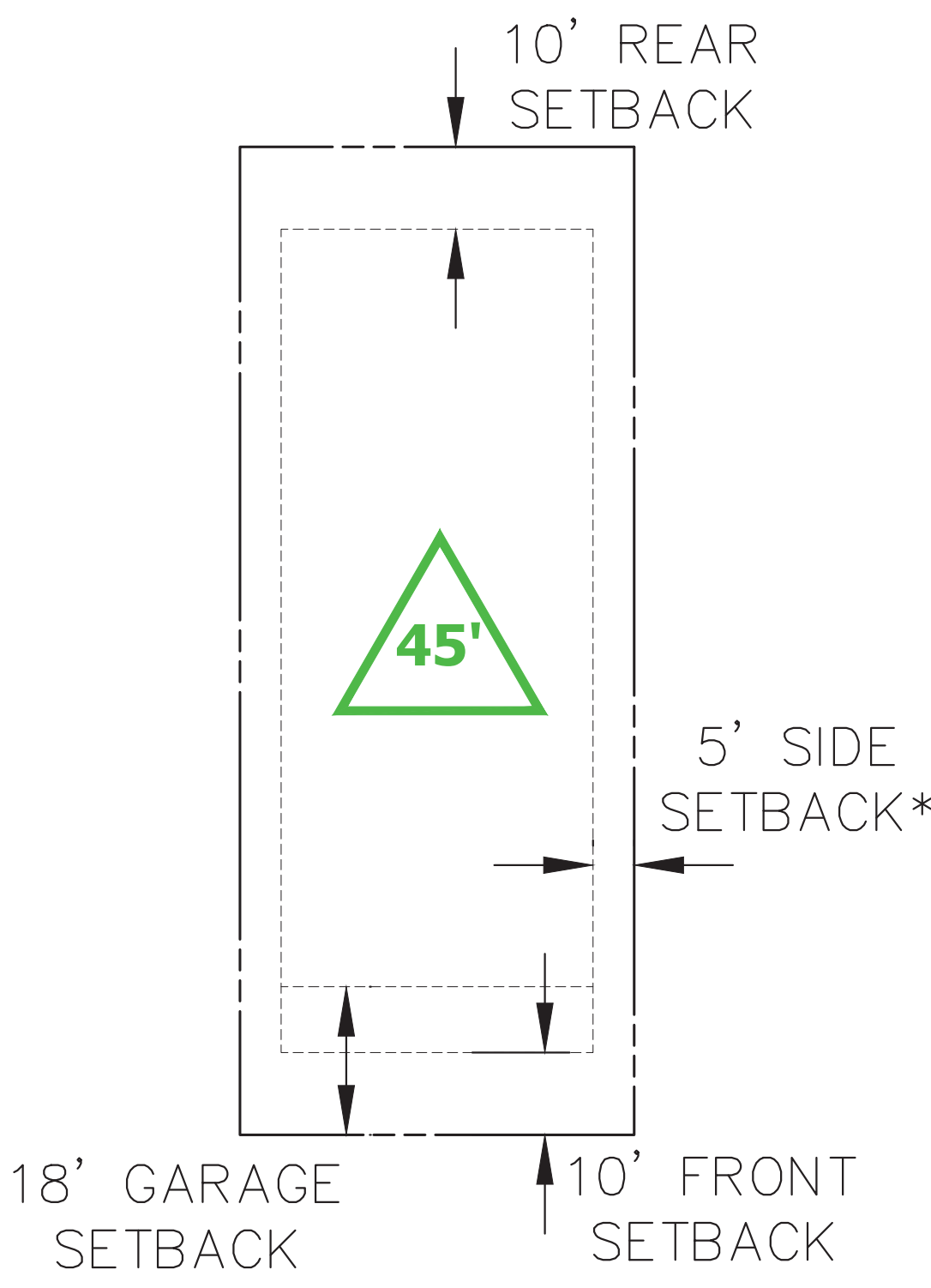
TYPICAL PRODUCT C HOME LOT DETAIL

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



TYPICAL PRODUCT B HOME LOT DETAIL

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

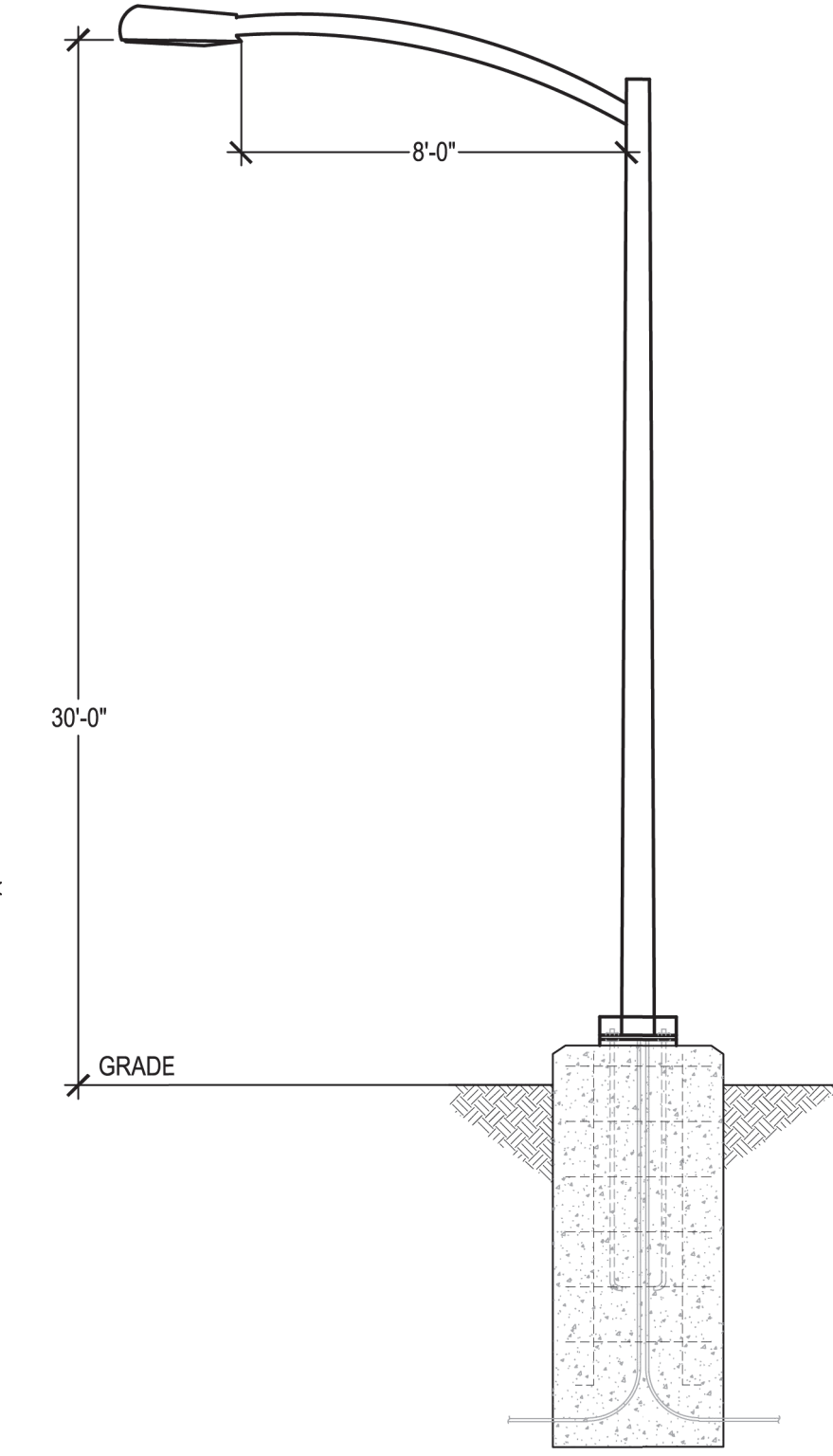


TYPICAL PRODUCT A HOME LOT DETAIL

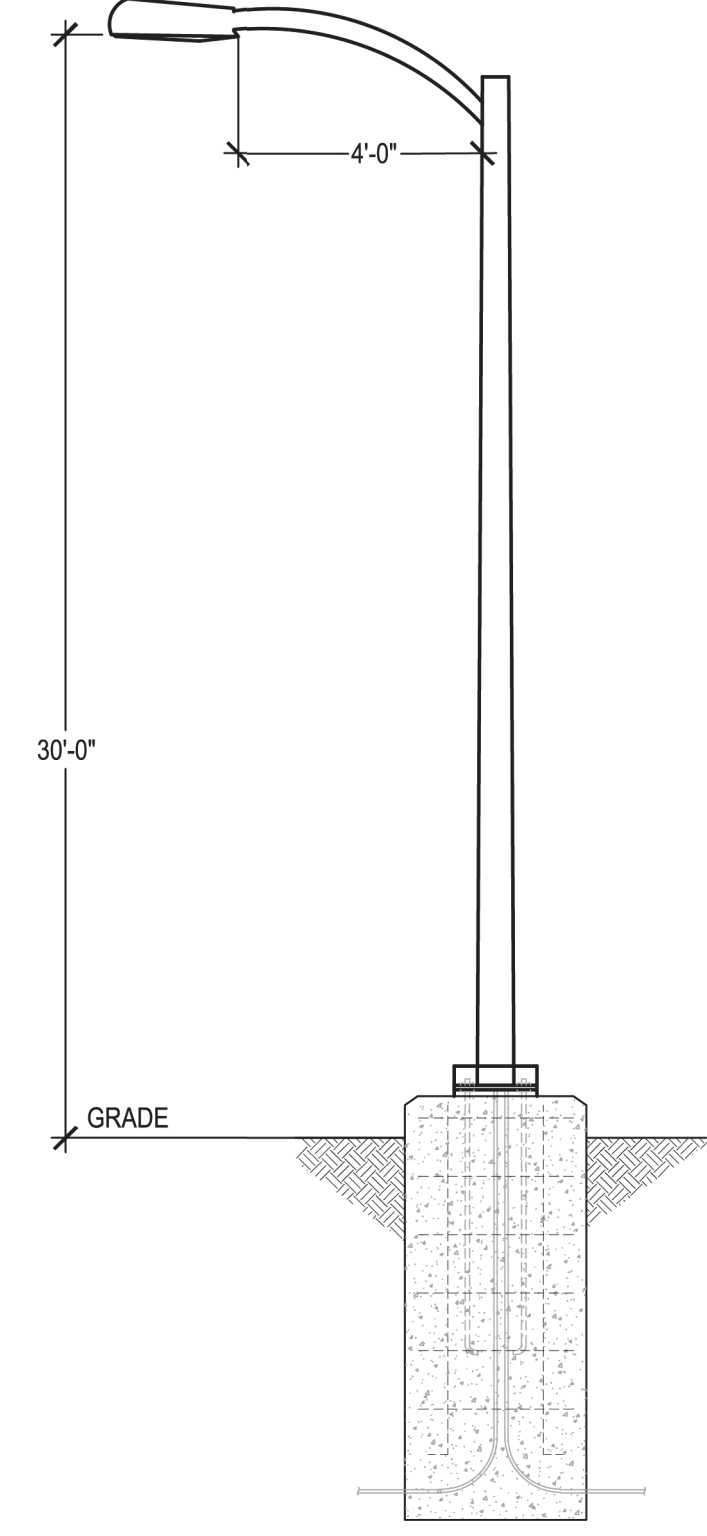
SCALE: 1" = 20'
*ALL CORNER LOTS SHALL HAVE A 10' SIDE SETBACK

Response:
Railings added to the details.

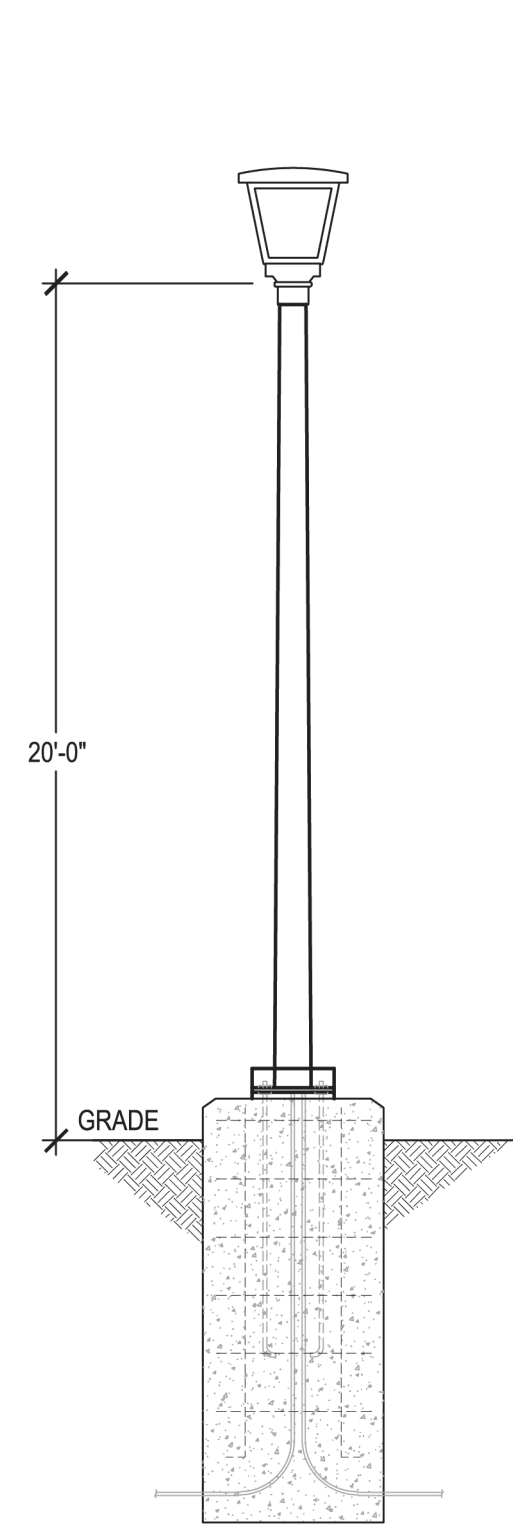
Show railing on the wall sections, typical.



SL-4 ARCH-L ARCHEON LARGE LED ROADWAY LUMINAIRE



SL-3 STREETWORKS ARCHEON MEDIUM ROADWAY LUMINAIRE



SL-1 LUMEC MPTC URBANSCAPE LED POST TOP LUMINAIRE



R1-1 MUTCD SIGN



R7-8 "RESERVED PARKING (ACCESSIBLE)" SIGN (12"x18")
R7-8P SIGN "VAN ACCESSIBLE" PLAQUE (18"x9")
R7-201A "TOW AWAY ZONE" SIGN (12"x6")

T-POLE

7'-0" (MIN.)

ACCESSIBLE PARKING SIGN



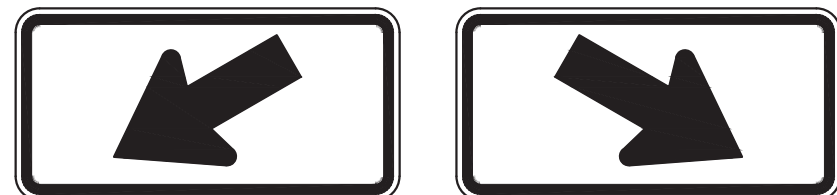
R3-7R MUTCD SIGN



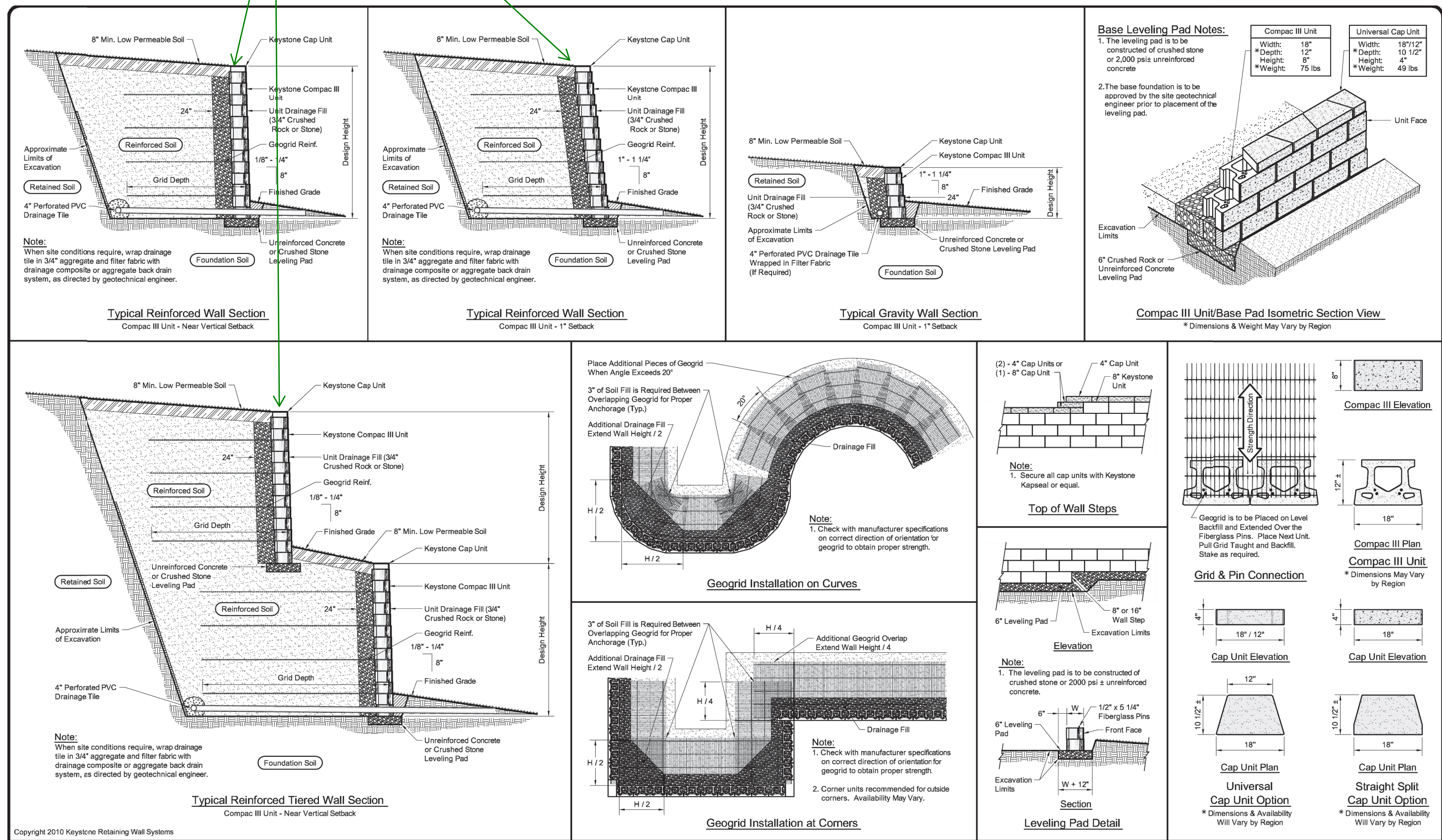
W11-2 MUTCD SIGN



W16-9P MUTCD SIGN



W16-7P MUTCD SIGN



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

TRACT KEY MAP

TRACT F TOTAL AREA:
677,716 SF
DETENTION POND 'A' AREA:
11,597 SF

TRACT F TOTAL AREA: 677,716 SF
DETENTION POND 'B' AREA: 116,512 SF
100 YR WATER SURFACE
ELEVATION

TRACT C: 297,970 SF

TRACT D: 12,825 SF

TRACT A: 460,956 SF

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

TRACT B TOTAL AREA: 771,053 SF
UNDISTURBED AREA: 387,351 SF

TRACT N: 7,713 SF
TRACT M: 7,530 SF

TRACT A: 460,956 SF
TRACT O: 22,660 SF

Update sheet numbers to
correspond with the actual
sheet numbers in the plan set.

ALL SHEET NUMBERS HAVE
BEEN UPDATED TO BE
CORRECT AND CONSISTENT.
-NORRIS DESIGN

TRACT F TOTAL AREA: 677,716 SF
DETENTION POND 'C' AREA:
37,944 SF
100 YR WATER SURFACE
ELEVATION

FILING 1 BOUNDARY

TRACT H: 7,629 SF
TRACT G: 11,928 SF
TRACT J: 2,654 SF
TRACT I: 2,397 SF
TRACT K: 2,283 SF
TRACT L: 2,246 SF

TRACT LANDSCAPE TABLE HAS
BEEN UPDATED TO REFLECT
UPDATED TREES PROVIDED.
ALL TRACTS MEET OR EXCEED
MINIMUM TREES AND SHRUBS
REQUIRED. -NORRIS DESIGN

KEY MAP

SCALE: 1" = 600'



LEGEND

--- TRACT BOUNDARY

Can this sheet be updated to specify where the
open space fence detail on sheet 78 applies?
The fencing plan should be included somewhere
in the Site Plan. Carrying the fence symbology
throughout the landscape plan would also be
helpful for clarity.

While it is noted that there are tracts that have extra
trees and shrubs etc., why is the tree count not
being met in such a large open space tract? There
doesn't appear to be an encumbrance to prevent
the installation of two more trees to meet the tree
requirement.

SHEET INDEX

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

FENCING LOCATION HAS BEEN
ADDED AND FENCE
SYMBOLOLOGY HAS BEEN
INCLUDED ON PLAN. -NORRIS
DESIGN

TRACT LANDSCAPE TABLE

Tract	Total Tract Area	Description	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
A	460,956	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	116	157	1,153	#5 Cont Shrubs 1,198 #1 Cont Grasses 722
B	392,702	Open Space/Pocket Park (1 Tree and 10 Shrubs per 4,000 SF)	99	97	982	#5 Cont Shrubs 1,139 #1 Cont Grasses 1,009
B (Undisturbed)	383,702	Undisturbed Open Space	0	0	0	#5 Cont Shrubs 0 #1 Cont Grasses 0
C	297,970	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	75	101	745	#5 Cont Shrubs 629 #1 Cont Grasses 613
D	12,825	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	4	4	33	#5 Cont Shrubs 33 #1 Cont Grasses 28
E	231,468	Not a part - to be submitted with a separate plan set	Not a Part			
F	511,663	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	128	134	1,280	#5 Cont Shrubs 1,051 #1 Cont Grasses 905
F (DETENTION PONDS A, B, C)	166,053	Detention Pond	0	0	0	#5 Cont Shrubs 0 #1 Cont Grasses 0
G	11,928	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	3	3	30	#5 Cont Shrubs 26 #1 Cont Grasses 24
H	7,629	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	20	#5 Cont Shrubs 15 #1 Cont Grasses 12
I	2,397	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs 6 #1 Cont Grasses 0
J	2,654	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs 6 #1 Cont Grasses 8
K	2,283	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs 5 #1 Cont Grasses 7
L	2,246	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	2	6	#5 Cont Shrubs 15 #1 Cont Grasses 12
M	7,530	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs 30 #1 Cont Grasses 34
N	7,713	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	20	#5 Cont Shrubs 29 #1 Cont Grasses 26
O	22,660	Pocket Park (1 Tree and 10 Shrubs per 4,000 SF)	6	12	57	#5 Cont Shrubs 104 #1 Cont Grasses 119
Totals:	2,501,719		435	507	4,307	5,311
NOTES:						
1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.						
2.) Undisturbed open space & detention pond area shall not be counted toward the tract landscape requirements, per 146-4.7.5.1.1						

Either add a #2 here next to the
511,663 and update the note at the
bottom of the table to state
"166,053 sf of detention pond areas
A, B and C subtracted from tract
area and can not be planted." Or
add a #2 next to the 166,053.

A NUMBER TWO (2) NOTE HAS BEEN
ADDED TO NEXT TO THE 166,053
TRACT AREA. -NORRIS DESIGN



SCALE 1" = 200'

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

NOT FOR CONSTRUCTION

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

CURBSIDE LANDSCAPE TABLE

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

S. Deer Park Street - East Side*	5,422	136	824	21	#5 Cont Shrubs	13	748	19	19
					#5 Cont Grasses	5			
S. Deer Park Street- West Side*	5,699	143	240	6	#5 Cont Shrubs	6	691	17	17
					#5 Cont Grasses	5			
S. Clubview Street - East Side*	10,697	268	6,168	155	#5 Cont Shrubs	122	1,872	47	
					#5 Cont Grasses	69			
S. Clubview Street - West Side*	13,934	349	511	13	#5 Cont Shrubs	9	1,927	48	49
					#5 Cont Grasses	6			
E. Otero Place - North Side*	2,779	70	1,052	27	#5 Cont Shrubs	20	456	11	11
					#5 Cont Grasses	7			
E. Otero Place - South Side*	2,765	70	1,002	26	#5 Cont Shrubs	20	482	12	13
					#5 Cont Grasses	12			
S. Amory Street - East Side*	12,855	322	602	16	#5 Cont Shrubs	10	1,745	44	45
					#5 Cont Grasses	6			
S. Amory Street - West Side*	15,757	394	535	14	#5 Cont Shrubs	10	1,833	46	48
					#5 Cont Grasses	5			
E. Phillips Avenue - North Side*	10,511	263	196	5	#5 Cont Shrubs	0	2,034	51	52
					#5 Cont Grasses	8			
E. Phillips Avenue - South Side*	9,492	238	6,533	164	#5 Cont Shrubs	87	2,076	52	55
					#5 Cont Grasses	78			
	0	0	2,983	75	#5 Cont Shrubs	31	2,487	62	63
					#5 Cont Grasses	44			
E. Mineral Avenue - North Side**	0	0	7,227	181	#5 Cont Shrubs	128	2,069	52	52
					#5 Cont Grasses	138			
E. Mineral Avenue - South Side	0	0	10,275	257	#5 Cont Shrubs	71	2,153	54	54
					#5 Cont Grasses	54			
Totals:			47,678	1,202		1,256	39,122	978	1,011

Notes:									
2.) Per Article 146-4.7.5.C.iii & iv, shrubs are not required in curbside landscape greater than 10' in width. Required area is for curbside landscapes between 6'-10'.									
3.) *Shrub requirement will be met by homebuilders, RE: Lot Typicals (L1-03).									
4.) Homebuilder shall provide curbside landscape requirements located at all single family lots. **Except along the North Side of East Mineral Ave, where all curbside landscape is to be installed as shown on landscape sheets. Refer to Lot Typicals for requirements in all other instances.									
5.) All grasses in the curbside landscaping are to be upsized to a #5 gallon container.									

ordinance section

TERMINOLOGY HAS BEEN CORRECTED. -NORRIS DESIGN

Update sheet number reference

SHEET NUMBERS HAVE BEEN UPDATED AND SHEET NUMBER REFERENCE HAS BEEN UPDATED. -NORRIS DESIGN

Typo North

TYP0 HAS BEEN REMOVED. -NORRIS DESIGN

Add E. Elmhurst Avenue as it is not in the table as well as S. Monaghan Road.

Where street trees are deficient, add an asterisk and a reason to the bottom of the table noting why the deficiency.

STREET TREES HAVE BEEN ADDED WHERE DEFICIENT. ALL STREETS MEET OR EXCEED MINIMUM CURBSIDE LANDSCAPE TREES REQUIRED. -NORRIS DESIGN

Increase the font in this table to match the others above.

TEXT SIZE HAS BEEN INCREASED. -NORRIS DESIGN

IRRIGATED MANICURED TURF SOD

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

DETENTION POND SEED - TALL MIX - Z ZONE

"NATIVE WONDER WITH POLLINATOR WILDFLOWER MIX" & "ROCKY MOUNTAIN NATIVE MIX" BY ARKANSAS VALLEY SEED CO, OR APPROVED EQUAL

NATIVE SEED - SHORT MIX - Z ZONE

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

DETENTION POND SEED MIX

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

DETENTION REQUIREMENTS

Pond	Tract	Total Tract Area (SF)	Tract F Area- Pond A, B, C Areas	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
A	Tract F	677,716	511,663	128	142	1280	#5 Cont Shrubs	1,073
							#1 Cont Grasses	916
B	Tract F	677,716	511,663	128	142	1280	#5 Cont Shrubs	1,073
							#1 Cont Grasses	916
C	Tract F	677,716	511,663	128	142	1280	#5 Cont Shrubs	1,073
							#1 Cont Grasses	916

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

STREET FRONTAGE BUFFER

Street Frontage Description	Length (LF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
Street Perimeter Buffer: County Line Rd1 (1 Tree and 10 Shrubs per 40 LF)	24	1	2	6	#5 Cont Shrubs	6
					#1 Cont Grasses	0
Street Perimeter Buffer: N Del Ray St (1 Tree and 10 Shrubs per 40 LF)	257	7	10	65	#5 Cont Shrubs	57
					#1 Cont Grasses	24
Totals:	281	8	12	71	6	
NOTES:						

MEDIAN LANDSCAPE REQUIREMENTS

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

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" LOCAL RIVER ROCK. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR 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.

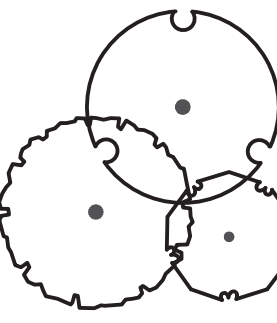
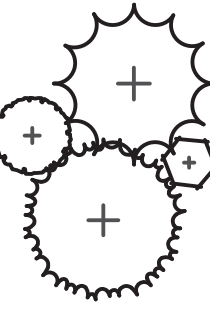
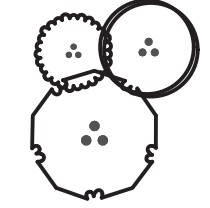











MATERIALS SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

ITEM	DESCRIPTION	PROVIDER	SIZE / DIMENSIONS	PRODUCT NAME	COLOR / FINISH	NOTES
4	ROCK MULCH	PIONEER SAND OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	1 1/2" -2" LOCAL RIVER ROCK OR APPROVED EQUAL	TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS
8	RIVER ROCK	PIONEER SAND OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	4"-8" HORIZON COBBLESTONE OR APPROVED EQUAL	TBD	INSTALL PER MANUFACTURER'S SPECIFICATIONS
6	CRUSHER FINES	PIONEER SAND OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	TAN BREEZE CRUSHER FINES OR APPROVED EQUAL	TBD	NSTALL PER MANUFACTURER'S SPECIFICATIONS
0	STEEL EDGER	RYERSON OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	BLACK ROLL TOP EDGER	BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
5	LANDSCAPE BOULDERS	PIONEER SAND OR APPROVED EQUAL	REFER TO PLANS FOR LOCATION	MOSS ROCK	GREY GRANITE WITH MOSS OR MATCH TO SANDSTONE SLABS	INSTALL PER MANUFACTURER'S SPECIFICATIONS

AMENITY SCHEDULE

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

PLANT SCHEDULE

	<u>DECIDUOUS TREES</u> AC GR CE OC GY DI QU BI QU MA QU FA UL FR	<u>QTY</u> 19 200 262 210 200 216 156	<u>BOTANICAL NAME</u> ACER GRANDIDENTATUM CELTIS OCCIDENTALIS GYMNOCLADUS DIOICA QUERCUS BICOLOR QUERCUS MACROCARPA QUERCUS ROBUR 'FASTIGIATA' TM ULMUS X 'FRONTIER'	<u>COMMON NAME</u> BIGTOOTH MAPLE COMMON HACKBERRY KENTUCKY COFFEETREE SWAMP WHITE OAK BURR OAK SKYROCKET ENGLISH OAK FRONTIER ELM	<u>ROOT</u> B & B B & B B & B B & B B & B B & B B & B	<u>SIZE</u> 2.5" CAL. 2.5" CAL. 2.5" CAL. 2.5" CAL. 2.5" CAL. 2.5" CAL. 2.5" CAL.
	<u>EVERGREEN TREES</u> PI DE PI FL PI HE PI IF PI NI PI KO PI PO PI SY	<u>QTY</u> 14 25 37 28 8 5 27 6	<u>BOTANICAL NAME</u> PICEA GLAUCA 'DENSATA' PINUS FLEXILIS PINUS HELDREICHII PINUS LEUCODERMIS 'ISELI FASTIGIATE' PINUS NIGRA PINUS NIGRA 'KOMET' PINUS PONDEROSA PINUS SYLVESTRIS	<u>COMMON NAME</u> BLACK HILLS WHITE SPRUCE LIMBER PINE BOSNIAN PINE ISELI FASTIGIATE BOSNIAN PINE AUSTRIAN PINE KOMET AUSTRIAN PINE PONDEROSA PINE SCOTCH PINE	<u>ROOT</u> B & B B & B B & B B & B B & B B & B B & B B & B	<u>SIZE</u> 6' HT. 6' HT. 6' HT. 6' HT. 6' HT. 6' HT. 6' HT. 6' HT.
	<u>ORNAMENTAL TREES HAVE BEEN REPLACED WITH CORNUS MAS TREES. -NORRIS DESIGN</u> AC BC CO AL CR IN MA SA	<u>QTY</u> 4 11 5 3	<u>BOTANICAL NAME</u> ACER GINNALA 'BAILEY COMPACT' CORNUS ALTERNIFOLIA CRATAEGUS CRUS-GALLI INERMIS MALUS SARGENTII	<u>COMMON NAME</u> BAILEY COMPACT AMUR MAPLE PAGODA DOGWOOD THORNLESS COCKSPUR HAWTHORN SARGENT CRABAPPLE	<u>ROOT</u> B & B B & B B & B B & B	<u>SIZE</u> 2" CAL. 2" CAL. 2" CAL. 2" CAL.
	<u>DECIDUOUS SHRUBS 2-4' SPREAD</u> AM CA AR PA CA DK EP VI GE LY LI LO PE AT PH MO PH LD PR PA	<u>QTY</u> 231 49 396 42 47 273 441 313 268 143	<u>BOTANICAL NAME</u> AMORPHA CANESCENS ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' EPHEDRA VIRIDIS GENISTA LYDIA LIGUSTRUM VULGARE 'LODENSE' PEROVSKIA ATRIPLICIFOLIA PHYSOCARPUS MONOGYNUS PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM PRUNUS BESSEYI 'P011S'	<u>COMMON NAME</u> LEADPLANT PANCHITO MANZANITA DARK KNIGHT BLUEBEARD MORMON TEA LYDIA BROOM LODENSE PRIVET RUSSIAN SAGE MOUNTAIN NINEBARK LITTLE DEVIL DWARF NINEBARK PAWNEE BUTTES® SAND CHERRY	<u>ROOT</u> CONT. CONT. CONT. CONT. CONT. CONT. CONT. CONT. CONT. CONT.	<u>SIZE</u> #5 #5 #5 #5 #5 #5 #5 #5 #5 #5
	<u>DECIDUOUS SHRUBS 5-7' SPREAD</u> AT CA CA FE CH MI CO HO RI AL	<u>QTY</u> 97 52 188 204 72	<u>BOTANICAL NAME</u> ATRIPLEX CANESCENS CEANOTHUS FENDLERI CHAMAEBATIARIA MILLEFOLIUM COTONEASTER HORIZONTALIS RIBES ALPINUM	<u>COMMON NAME</u> FOURWING SALTBUSH FENDLER'S CEANOTHUS DESERT SWEET ROCKSPRAY COTONEASTER ALPINE CURRANT	<u>ROOT</u> CONT. CONT. CONT. CONT. CONT.	<u>SIZE</u> #5 #5 #5 #5 #5
	<u>DECIDUOUS SHRUBS 7-9' SPREAD</u> CE BE CO AC FO NE HI RH HO DU RH GL RH AA RH TY RH LA SH AR	<u>QTY</u> 48 115 24 37 42 78 92 51 17 56	<u>BOTANICAL NAME</u> CERCOCARPUS BETULOIDES COTONEASTER ACUTIFOLIUS FORESTIERA NEOMEXICANA HIPPOPHAE RHAMNOIDES HOLODISCUS DUMOSUS RHUS AROMATICA 'GRO-LOW' RHUS TRILOBATA 'AUTUMN AMBER' RHUS TYPHINA RHUS TYPHINA 'LACINATA' SHEPHERDIA ARGENTEA	<u>COMMON NAME</u> MOUNTAIN MAHOGANY PEKING COTONEASTER NEW MEXICO PRIVET SEA BUCKHORN ROCK SPIREA GRO-LOW FRAGRANT SUMAC AUTUMN AMBER SUMAC STAGHORN SUMAC CUTLEAF STAGHORN SUMAC SILVER BUFFALOBERRY	<u>ROOT</u> CONT. CONT. CONT. CONT. CONT. CONT. CONT. CONT. CONT. CONT.	<u>SIZE</u> #5 #5 #5 #5 #5 #5 #5 #5 #5 #5
	<u>EVERGREEN SHRUB 2-4' SPREAD</u> FA PA KR LA MA RE YU GL	<u>QTY</u> 396 439 303 67	<u>BOTANICAL NAME</u> FALLUGIA PARADOXA KRASCHENINNIKOVIA CERATOIDES LANATA MAHONIA REPENS YUCCA GLAUCA	<u>COMMON NAME</u> APACHE PLUME WINTERFAT CREEPING MAHONIA SOAPWEED	<u>ROOT</u> CONT. CONT. CONT. CONT.	<u>SIZE</u> #5 #5 #5 #5
	<u>EVERGREEN SHRUBS 5-7' SPREAD</u> CH NA CY SG JU GO YU CA YU PA	<u>QTY</u> 144 214 297 89 142	<u>BOTANICAL NAME</u> CHRYSOETHAMNUS NAUSEOSUS CYTISUS PURPUREUS 'SPANISH GOLD' JUNIPERUS X 'GREY OWL' YUCCA CAMPESTRIS YUCCA PARVIFLORA	<u>COMMON NAME</u> RUBBER RABBITBRUSH SPANISH GOLD BROOM GREY OWL JUNIPER PLAINS YUCCA RED YUCCA	<u>ROOT</u> CONT. CONT. CONT. CONT. CONT.	<u>SIZE</u> #5 #5 #5 #5 #5
	<u>EVERGREEN SHRUBS 7-9' SPREAD</u> AR TR JU BC JU HU PI MU	<u>QTY</u> 97 41 38 51	<u>BOTANICAL NAME</u> ARTEMISIA TRIDENTATA JUNIPERUS HORIZONTALIS 'BLUE CHIP' JUNIPERUS HORIZONTALIS 'HUGHES' PINUS MUGO	<u>COMMON NAME</u> BIG SAGEBRUSH BLUE CHIP JUNIPER HUGHES CREEPING JUNIPER MUGO PINE	<u>ROOT</u> CONT. CONT. CONT. CONT.	<u>SIZE</u> #5 #5 #5 #5
	<u>ORNAMENTAL GRASSES 1'-1.5'</u> PA HE	<u>QTY</u> 87	<u>BOTANICAL NAME</u> PANICUM VIRGATUM 'HEAVY METAL'	<u>COMMON NAME</u> HEAVY METAL SWITCH GRASS	<u>ROOT</u> CONT.	<u>SIZE</u> #1
	<u>ORNAMENTAL GRASSES 1.5'-2'</u> AC HY BO CU BO BL* CL KR HE SE* MU UN SC SC	<u>QTY</u> 98 1,321 333 410 372 209 623	<u>BOTANICAL NAME</u> ACHNATHERUM HYMENOIDES BOUTELOUA CURTIPENDULA BOUTELOUA GRACILIS 'BLONDE AMBITION' CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' HELICTOTRICHON SEMPERVIRENS MUHLENBERGIA REVERCHONII 'PUND01S' SCHIZACHYRIUM SCOPARIUM	<u>COMMON NAME</u> INDIAN RICEGRASS SIDE OATS GRAMA BLONDE AMBITION BLUE GRAMA KARL FOERSTER FEATHER REED GRASS BLUE OAT GRASS UNDAUNTED® RUBY MUHLY LITTLE BLUESTEM	<u>ROOT</u> CONT. CONT. CONT. CONT. CONT. CONT. CONT.	<u>SIZE</u> #1 #1 #5 #1 #5 #1 #1
	<u>ORNAMENTAL GRASSES 2'-3'</u> AN GE AN WW CA EL PE RU	<u>QTY</u> 144 371 454 330	<u>BOTANICAL NAME</u> ANDROPOGON GERARDII ANDROPOGON GERARDII 'PWIN01S' TM CALAMAGROSTIS X ACUTIFLORA 'EL DORADO' PENNISETUM SETACEUM 'RUBRUM'	<u>COMMON NAME</u> BIG BLUESTEM WINDWALKER BIG BLUESTEM EL DORADO FEATHER REED GRASS PURPLE FOUNTAIN GRASS	<u>ROOT</u> CONT. CONT. CONT. CONT.	<u>SIZE</u> #1 #1 #1 #1
	<u>PERENNIALS</u> PH CA PH DR	<u>QTY</u> 164 128	<u>BOTANICAL NAME</u> PHLOX SUBULATA 'CANDY STRIPE' PHLOX SUBULATA 'DRUMMOND PINK'	<u>COMMON NAME</u> CANDY STRIPE CREEPING PHLOX DRUMMOND PINK CREEPING PHLOX	<u>ROOT</u> CONT. CONT.	<u>SIZE</u> #1 #1
	<u>UPRIGHT EVERGREEN</u> JU BP	<u>QTY</u> 33	<u>BOTANICAL NAME</u> JUNIPERUS CHINENSIS 'BLUE POINT'	<u>COMMON NAME</u> BLUE POINT JUNIPER	<u>ROOT</u> CONT.	<u>SIZE</u> #5

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

Street trees are supposed to be deciduous canopy trees. If these were being provided to make a statement say at the entrance or in connection with a monument sign or open space area etc., they would be fine. Do not use them randomly along the streets. Provide the UDO required deciduous canopy trees.

SKYROCKET ENGLISH OAK HAS BEEN SWAPPED FOR REDMOND AMERICAN LINDEN. -NORRIS DESIGN

The Yucca Glauca and Plains Yucca should not be used within the curbside landscape areas. Add an asterisk and a note to the bottom of this table stating this.

YUCCA GLAUCA AND PLAINS YUCCA HAVE BEEN REMOVED FROM CURBSIDE PLANTING. ASTERISKS AND NOTE HAS BEEN ADDED. -NORRIS DESIGN

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP.01 - 07/07/22

SP.02 - 07/14/23

SP.03 - 10/06/23

SHEET TITLE:

LANDSCAPE
NOTES

SHEET NUMBER

SHEET HAS BEEN
UPDATED TO REFLECT
50' LOTS. -NORRIS
DESIGN

Are these really 45'
wide lots or 50'?
Refer to sheet 4 of
this site plan
submission. They
are shown as 50' on
that sheet. Please
clarify which is
correct.

LOT IS INTENDED TO
BE 60' REFER LOT
TRACKING EXHIBIT,
SHEET 2. -NORRIS
DESIGN

Is this 60'? or 50'?
Sheet 9 indicates
50'.

Add the street names to this graphic.

STREET NAMES HAVE BEEN
ADDED. -NORRIS DESIGN

Do something, larger and/or darker
font etc. to help separate the front
yard requirements from the side
yard. This all runs together.

SUBHEADINGS HAVE
BEEN UPDATED TO
BOLD FONT. -NORRIS
DESIGN

45' or 50'? Refer to
sheet 15.

SHEET HAS BEEN
UPDATED TO REFLECT
50' LOT. -NORRIS
DESIGN

These are listed as 45'
on Sheet 12 & 16.
Please clarify.

LOTS ARE INTENDED
TO BE 50'C. REFER
LOT TRACKING
EXHIBIT, SHEET 2.
-NORRIS DESIGN

Add curbside landscape quantities to the below.

Update tree requirements below based upon
review comments provided on the next sheet.

CURBSIDE LANDSCAPE QUANTITIES HAVE
BEEN ADDED. -NORRIS DESIGN

NARROWER DECIDUOUS AND
EVERGREEN SPECIES THAT
BETTER FIT THE GIVEN YARD
SPACE HAVE BEEN SELECTED
-NORRIS DESIGN

The inspectors aren't going to understand that
we allow shrub equivalents with grasses.
They are going to read this to mean that 19
shrubs should be provided. Please update all
of these where equivalents are
intended/allowed to state the intended shrub
count. For example, this should state 13
shrubs which is what is shown on the lot
typicals. Please update all of these.

REQUIREMENT NOTES HAVE BEEN
UPDATED TO STATE THE INTENDED SHRUB
AND GRASS COUNTS WITHOUT THE USE OF
SHRUB EQUIVALENTS. -NORRIS DESIGN

TRAILS AT OVERLAND RANCH- FILING

SITE PLAN
AURORA, COLORADO

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/07/22

SP 02 - 07/14/23

SP 03 - 10/06/23

SHEET TITLE:

LOT PLAN

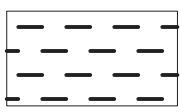
SHEET NUMBER

55 OF 79

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

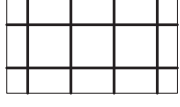
1101 BANNOCK STREET
DENVER, CO 80204

KEY



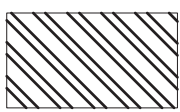
45'

- (INTERIOR LOT)
- ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE IN FRONT YARD (TOTAL 1).
 - ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN (TOTAL 1).
 - MIN. COUNT OF SHRUBS IS THREE (3) WITH A MINIMUM OF ONE (1) TYPES.
 - MIN. COUNT OF GRASSES IS THREE (3) WITH A MINIMUM OF ONE (1) TYPE.
 - MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.



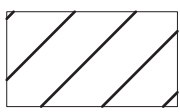
45' C

- (CORNER LOT)
- ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE IN FRONT AND SIDE YARD (TOTAL 2).
 - ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN TREE IN FRONT AND SIDE YARD (TOTAL 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), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF TWO (2) TYPES.**
 - MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.
- SIDE YARD
- MIN. COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF PERENNIAL/GRASSES IS NINE (9), THREE (3) SHRUB EQUIVALENTS, WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF FOUR (4) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.



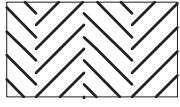
50'

- (INTERIOR LOT)
- ONE (1) ORNAMENTAL/EVERGREEN TREE IN FRONT YARD (TOTAL 1)
 - MIN. SIZE 2.5" CAL. DECIDUOUS, 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN.
 - MIN. COUNT OF SHRUBS IS TWELVE (12) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF PERENNIAL/GRASSES IS TWELVE (12), FOUR (4) SHRUB EQUIVALENTS, WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.



50' C

- (CORNER LOT)
- ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE IN FRONT AND SIDE YARDS (TOTAL 2)
 - ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' TALL EVERGREEN IN FRONT AND SIDE YARDS (TOTAL 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
- MIN. COUNT OF SHRUBS IS NINETEEN (19) WITH A MINIMUM OF THREE (3) TYPES.
 - MIN. COUNT OF PERENNIAL/GRASSES IS EIGHTEEN (18).
 - MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.
- SIDE YARD
- MIN. COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF PERENNIAL/GRASSES IS TWELVE (12), FOUR SHRUB EQUIVALENTS, WITH A MINIMUM OF TWO (2) TYPES.
 - MIN. COUNT OF FOUR (4) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.



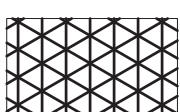
60'

- ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
- ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' EVERGREEN TREES IN FRONT YARD (TOTAL 1)
- MIN. COUNT OF SHRUBS IS TWENTY TWO (22) WITH A MINIMUM OF THREE (3) TYPES.
- MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), EIGHT (8) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.



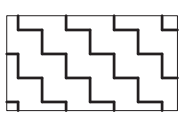
60' C

- ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE IN FRONT AND SIDE YARDS (TOTAL 2)
 - ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' EVERGREEN TREES IN FRONT AND SIDE YARDS (TOTAL 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
- MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), NINE (9) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.
- SIDE YARD
- MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.



70'

- ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
- ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' EVERGREEN TREES IN FRONT YARD (TOTAL 1)
- MIN. COUNT OF SHRUBS IS TWENTY TWO (28) WITH A MINIMUM OF THREE (3) TYPES.
- MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), EIGHT (8) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.



70' C

- ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE IN FRONT AND SIDE YARDS (TOTAL 2)
 - ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL OR 6' EVERGREEN TREES IN FRONT AND SIDE YARDS (TOTAL 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
- MIN. COUNT OF SHRUBS IS TWENTY SIX (32) WITH A MINIMUM OF THREE (3) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), NINE (9) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.
- SIDE YARD
- MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
 - MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

SHEET NUMBERS HAVE
BEEN UPDATED TO BE
CONSISTENT. SHEET
NUMBER REFERENCES
HAVE BEEN CONFIRMED.
-NORRIS DESIGN

Update sheet
reference numbers

OPEN SPACE

NOTES:

- REFER TO SHEET 1.03 FOR EXAMPLE LOT TYPICAL LANDSCAPE LAYOUT PLANS
- FOR LOTS WITH CURBSIDE LANDSCAPE ADJACENT TO TO E. MINERAL AVENUE, MARKED WITH AN ASTERISK (*), CURBSIDE LANDSCAPING TO BE INSTALLED AS SHOWN ON SHEET 12.00 TO PROVIDE A CONSITENT AND ENHANCED LANDSCAPE ALONG THE MAIN ENTRY OF E. MINERAL AVENUE

NOT FOR CONSTRUCTION

SCALE HAS BEEN ADDED BELOW EACH LOT TYPICAL -NORRIS DESIGN

Provide a scale for these lot typicals.

While it may seem cleaner to have all the lot typicals on one sheet, it is important to have a legend on this sheet as well and not just on the next sheet. Break up the lot typicals and include a legend on each sheet.

The front yards are supposed to have a feature. The lot plan on page 55 includes boulders in the list, but these lot typicals do not include them

FEATURES HAVE BEEN ADDED IN ACCORDANCE TO WHAT IS INDICATED ON PAGE 55 -NORRIS DESIGN

LOT TYPICALS HAVE BEEN SPREAD AMONGST TWO SHEETS, WITH A LEGEND ON EACH SHEET. -NORRIS DESIGN

CALLOUT HAS BEEN UPDATED. -NORRIS DESIGN

Add "setback" to all the lot typicals.

Crusher fines is not permitted as a mulch treatment around plants. Double check all the lot typicals.

NOTE HAS BEEN ADDED. -NORRIS DESIGN

Crusher fines is not permitted as a mulch treatment around plants.

NOTE HAS BEEN ADDED. -NORRIS DESIGN

Update

NARROWER DECIDUOUS AND EVERGREEN SPECIES THAT BETTER FIT THE GIVEN YARD SPACE HAVE BEEN SELECTED -NORRIS DESIGN

Given the fact that so little landscaping is being provided in these 45' wide lots, consider having more shrubs for year round interest and less ornamental grasses.

ORNAMENTAL GRASSES ARE PROVIDED IN ADDITION TO SHRUBS TO PROVIDE CONSISTENCY BETWEEN LOTS. -NORRIS DESIGN

Not sure that TWO trees will work on a corner lot. One possibly.

NARROWER DECIDUOUS AND EVERGREEN SPECIES THAT BETTER FIT THE GIVEN YARD SPACE HAVE BEEN SELECTED -NORRIS DESIGN

Not sure that TWO trees will work on a corner lot. One possibly.

NARROWER DECIDUOUS AND EVERGREEN SPECIES THAT BETTER FIT THE GIVEN YARD SPACE HAVE BEEN SELECTED -NORRIS DESIGN

QUANTITIES HAVE BEEN UPDATED. -NORRIS DESIGN

Grasses in the curbside are 5 gallon so it is a 1 to 1 equivalent. This would mean 17 shrubs are being provided AND 27 grasses. Adjust this general comment for all the lot typicals where ornamental grasses are being considered as a shrub substitute.

NOTES HAVE BEEN ADJUSTED. -NORRIS DESIGN

Maybe 1 tree total and that should be size dependent. See comment on sheet 57

NARROWER DECIDUOUS AND EVERGREEN SPECIES THAT BETTER FIT THE GIVEN YARD SPACE HAVE BEEN SELECTED -NORRIS DESIGN

Maybe 1 tree total and that should be size dependent. See comment on sheet 57

NARROWER DECIDUOUS AND EVERGREEN SPECIES THAT BETTER FIT THE GIVEN YARD SPACE HAVE BEEN SELECTED -NORRIS DESIGN

These would have to be specifically called out as a narrow species. No mistake for allowing a larger specimen. The width available appears to be 6' A lot of the evergreen trees listed in the plant schedule will get wider than 6'.

NARROWER TREE SPECIES HAVE BEEN SPECIFIED. -NORRIS DESIGN

This is a lot of trees in the side yard. Potentially 4 trees plus the street tree(s)

NARROWER DECIDUOUS AND EVERGREEN SPECIES THAT BETTER FIT THE GIVEN YARD SPACE HAVE BEEN SELECTED -NORRIS DESIGN

Show the meter pit location. Be advised that 2 ft horizontal clearance is required between edge of meter pit lid and all hardscape

METER PIT LOCATION IS SHOWN WITH PROPER CLEARANCE -NORRIS DESIGN

This front yard setback should be 15' like the adjoining lot and is measured from the right-of-way line and not the middle of the utility easement.

MEASUREMENT HAS BEEN ADJUSTED. -NORRIS DESIGN

CHECKED BY: JNCM
DRAWN BY: KRIMD

TYP

TYPICAL LOT LANDSCAPE (60' LOT)

TYPICAL LOT LANDSCAPE 70' LOT)

60' (TYPICAL LOT)

- ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
- ONE (1) EVERGREEN OR ORNAMENTAL TREES IN FRONT YARD (TOTAL 1)
- MIN. COUNT OF SHRUBS IS TWENTY TWO (22) WITH A MINIMUM OF THREE (3) TYPES.
- MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), EIGHT (8) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

(CURBSIDE LANDSCAPE)

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

60' C (CORNER LOT)

FRONT YARD

- ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
- ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
- MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
- MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), NINE (9) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

SIDE YARD

- ONE (1) DECIDUOUS TREE IN SIDE YARD (TOTAL 1)
- ONE (1) ADDITIONAL DECIDUOUS, EVERGREEN, OR ORNAMENTAL TREE PER 25 LINEAR FEET OF SIDE YARD. (TOTAL 2)
- ONE (1) EVERGREEN OR ORNAMENTAL TREE IN SIDE YARD (TOTAL 1)
- MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
- MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

(CURBSIDE LANDSCAPE)

- ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
- MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF TWO (3) TYPES.
- MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), ~~THREE (3) TYPES~~, WITH A MINIMUM OF THREE (3) TYPES.

70' (TYPICAL LOT)

- ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
- ONE (1) EVERGREEN OR ORNAMENTAL TREES IN FRONT YARD (TOTAL 1)
- MIN. COUNT OF SHRUBS IS TWENTY TWO (28) WITH A MINIMUM OF THREE (3) TYPES.
- MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), EIGHT (8) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

(CURBSIDE LANDSCAPE)

- ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF THE STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
- MIN. COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
- MIN. COUNT OF ORNAMENTAL GRASSES IS NINE (11), ~~THREE (3) TYPES~~, WITH A MINIMUM OF ONE (1) TYPE.

70' C (CORNER LOT)

FRONT YARD

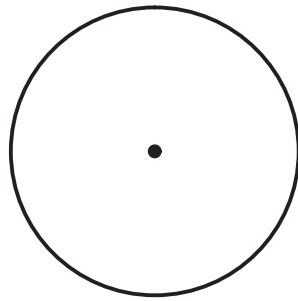
- ONE (1) DECIDUOUS TREE IN FRONT YARD (TOTAL 1)
- ONE (1) EVERGREEN OR ORNAMENTAL TREE IN FRONT YARD (TOTAL 1)
- MIN. COUNT OF SHRUBS IS TWENTY SIX (32) WITH A MINIMUM OF THREE (3) TYPES.
- MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), NINE (9) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

SIDE YARD

- ONE (1) DECIDUOUS TREE IN SIDE YARD (TOTAL 1)
- ONE (1) ADDITIONAL DECIDUOUS, EVERGREEN, OR ORNAMENTAL TREE PER 25 LINEAR FEET OF SIDE YARD. (TOTAL 2)
- ONE (1) EVERGREEN OR ORNAMENTAL TREE IN SIDE YARD (TOTAL 1)
- MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
- MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), SIX (6) SHRUB EQUIVALENTS, WITH A MINIMUM OF THREE (3) TYPES.

(CURBSIDE LANDSCAPE)

- ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
- MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF TWO (3) TYPES.
- MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), ~~THREE (3) TYPES~~, WITH A MINIMUM OF THREE (3) TYPES.



LOT TYPICAL PLANT SCHEDULE

DECIDUOUS TREES

CE OC	BOTANICAL NAME
GY DI	CELTIS OCCIDENTA
QU BI	GYMNOCLADUS DIO
QU MA	QUERCUS BICOLOR
	QUERCUS MACROCARPA



NARROWER DECIDUOUS AND EVERGREEN SPECIES THAT BETTER FIT THE GIVEN YARD SPACE HAVE BEEN SELECTED -NORRIS DESIGN

EVERGREEN TREES

PI NI	BOTANICAL NAME
PI KO	PINUS NIGRA
PI PO	PINUS NIGRA 'KOMET'
PI SY	PINUS PONDEROSA
	PINUS SYLVESTRIS

ORNAMENTAL TREES

AC BC	BOTANICAL NAME
CR WK	ACER GINNALA 'BAILEY COMPACT'
MA SA	CRATAEGUS VIRIDIS 'WINTER KING'
	MALUS SARGENTII

DECIDUOUS SHRUBS 2-4' SPREAD

PE AT	BOTANICAL NAME
PH MO	PEROVSKIA ATRIPLICIFOLIA
PH LD	PHYSOCARPUS MONOGYNUS
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM

DECIDUOUS SHRUBS 5-7' SPREAD

AT CA	BOTANICAL NAME
CH MI	ATRIPLEX CANESCENS
CO HO	CHAMAEBATIARIA MILLEFOLIUM
	COTONEASTER HORIZONTALIS

DECIDUOUS SHRUBS 7-9' SPREAD

FO NE	BOTANICAL NAME
RH GL	FORESTIERA NEOMEXICANA
SH AR	RHUS AROMATICA 'GRO-LOW'
	SHEPHERDIA ARGENTEA

EVERGREEN SHRUB 2-4' SPREAD

KR LA	BOTANICAL NAME
YU GL	KRASCHENINNIKOVIA CERATOIDES LANATA
	YUCCA GLAUCA

EVERGREEN SHRUBS 5-7' SPREAD

CH NA	BOTANICAL NAME
CY SG	CHRYSOETHAMNUS NAUSEOSUS
JU GO	CYTISUS PURPUREUS 'SPANISH GOLD'
	JUNIPERUS X 'GREY OWL'

EVERGREEN SHRUBS 7-9' SPREAD

AR TR	BOTANICAL NAME
JU HU	ARTEMISIA TRIDENTATA
PI MU	JUNIPERUS HORIZONTALIS 'HUGHES'
	PINUS MUGO

ORNAMENTAL GRASSES 1.5'-2'

BO CU	BOTANICAL NAME
CL KR	BOUTELOUA CURTIPENDULA
SC SC	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
	SCHIZACHYRIUM SCOPARIUM

ORNAMENTAL GRASSES 2'-3'

AN WW	BOTANICAL NAME
PE RU	ANDROPOGON GERARDII 'PWIN01S' TM
	PENNISETUM SETACEUM 'RUBRUM'

COMMON NAME	ROOT	SIZE
COMMON HACKBERRY	B & B	2.5" CAL.
KENTUCKY COFFEETREE	B & B	2.5" CAL.
SWAMP WHITE OAK	B & B	2.5" CAL.
BURR OAK	B & B	2.5" CAL.

COMMON NAME	ROOT	SIZE
AUSTRIAN PINE	B & B	6' HT.
KOMET AUSTRIAN PINE	B & B	6' HT.
PONDEROSA PINE	B & B	6' HT.
SCOTCH PINE	B & B	6' HT.

COMMON NAME	ROOT	SIZE
BAILEY COMPACT AMUR MAPLE	B & B	2" CAL.
WINTER KING HAWTHORN	B & B	2" CAL.
SARGENT CRABAPPLE	B & B	2" CAL.

COMMON NAME	ROOT	SIZE
RUSSIAN SAGE	CONT.	#5
MOUNTAIN NINEBARK	CONT.	#5
LITTLE DEVIL DWARF NINEBARK	CONT.	#5

COMMON NAME	ROOT	SIZE
FOURWING SALT BUSH	CONT.	#5
DESERT SWEET	CONT.	#5
ROCKSPRAY COTONEASTER	CONT.	#5

COMMON NAME	ROOT	SIZE
NEW MEXICO PRIVET	CONT.	#5
GRO-LOW FRAGRANT SUMAC	CONT.	#5
SILVER BUFFALO BERRY	CONT.	#5

COMMON NAME	ROOT	SIZE
WINTERFAT	CONT.	#5
SOAPWEED	CONT.	#5

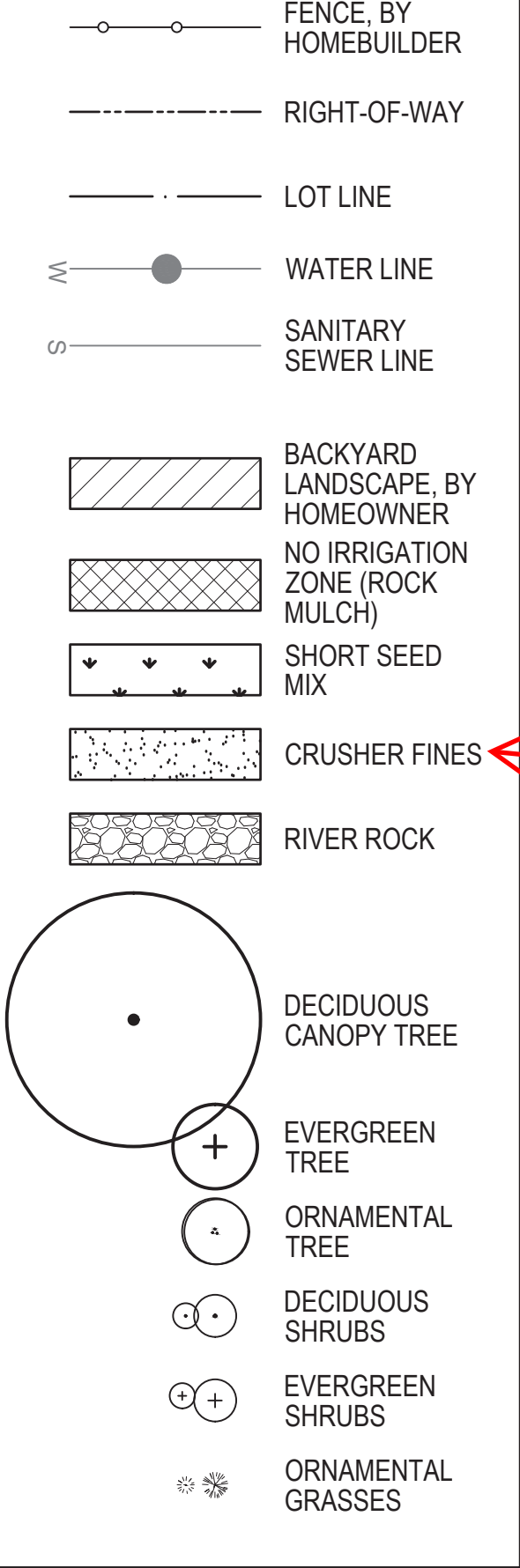
COMMON NAME	ROOT	SIZE
RUBBER RABBIT BRUSH	CONT.	#5
SPANISH GOLD BROOM	CONT.	#5
GREY OWL JUNIPER	CONT.	#5

COMMON NAME	ROOT	SIZE
BIG SAGE BRUSH	CONT.	#5
HUGHES CREEPING JUNIPER	CONT.	#5
MUGO PINE	CONT.	#5

COMMON NAME	ROOT	SIZE
SIDE OATS GRAMA	CONT.	#5
KARL FOERSTER FEATHER REED GRASS	CONT.	#5
LITTLE BLUESTEM	CONT.	#5

COMMON NAME	ROOT	SIZE
WINDWALKER BIG BLUESTEM	CONT.	#5
PURPLE FOUNTAIN GRASS	CONT.	#5

LOT TYPICAL LEGEND



NOTES

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

Add a note: "Crusher fines is not be used as a mulch treatment around plant material."

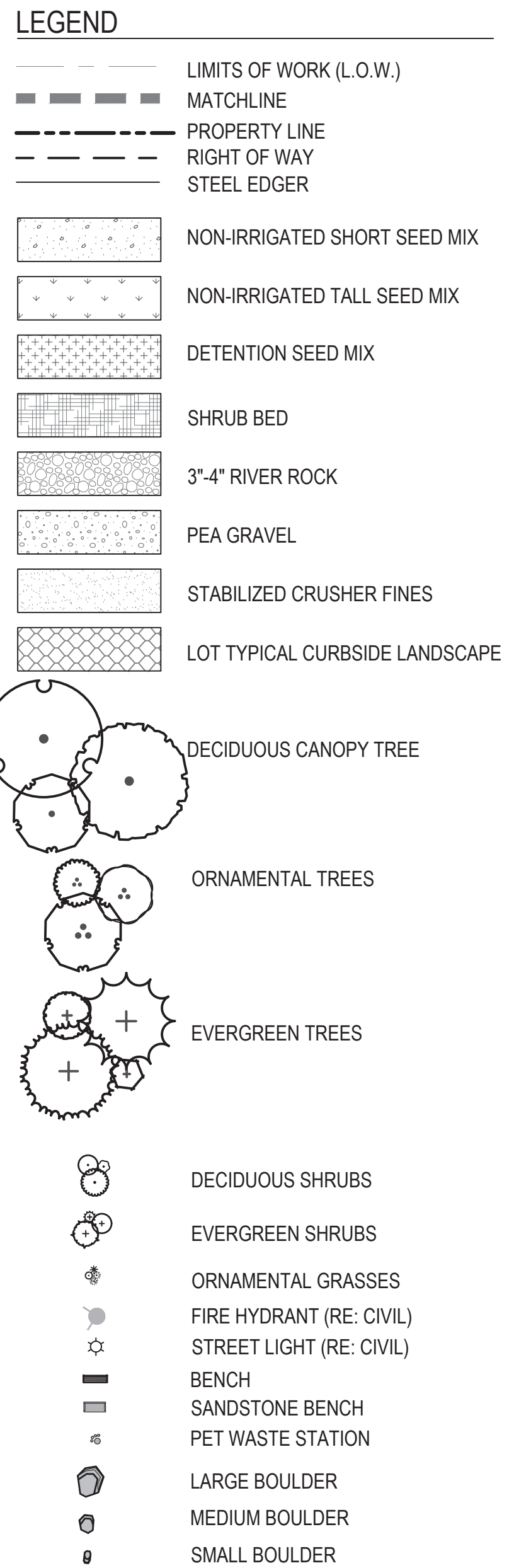
NOTE HAS BEEN ADDED. -NORRIS DESIGN

Update sheet number.

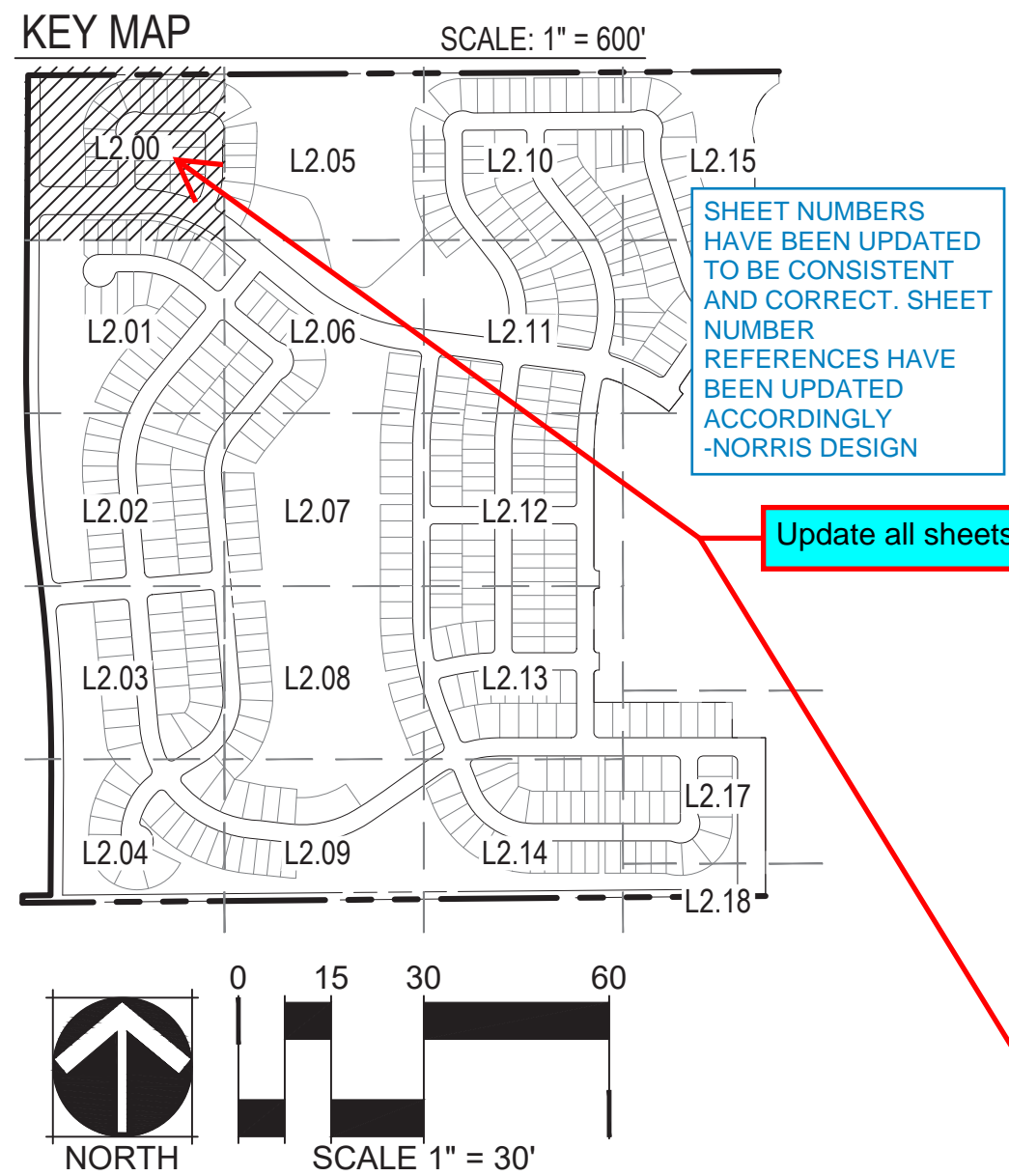
SHEET NUMBER REFERENCE HAS BEEN UPDATED. -NORRIS DESIGN

Add a note describing the mulch treatment for the tree/shrub areas within the front yards. The rock mulch zone around the foundation of the home has been clearly delineated, but there is not mention of the mulch treatment for the planted areas. If the intent is to have the entire front yard as rock mulch including the perimeter/foundation of the home, then two different rock mulch types are required.

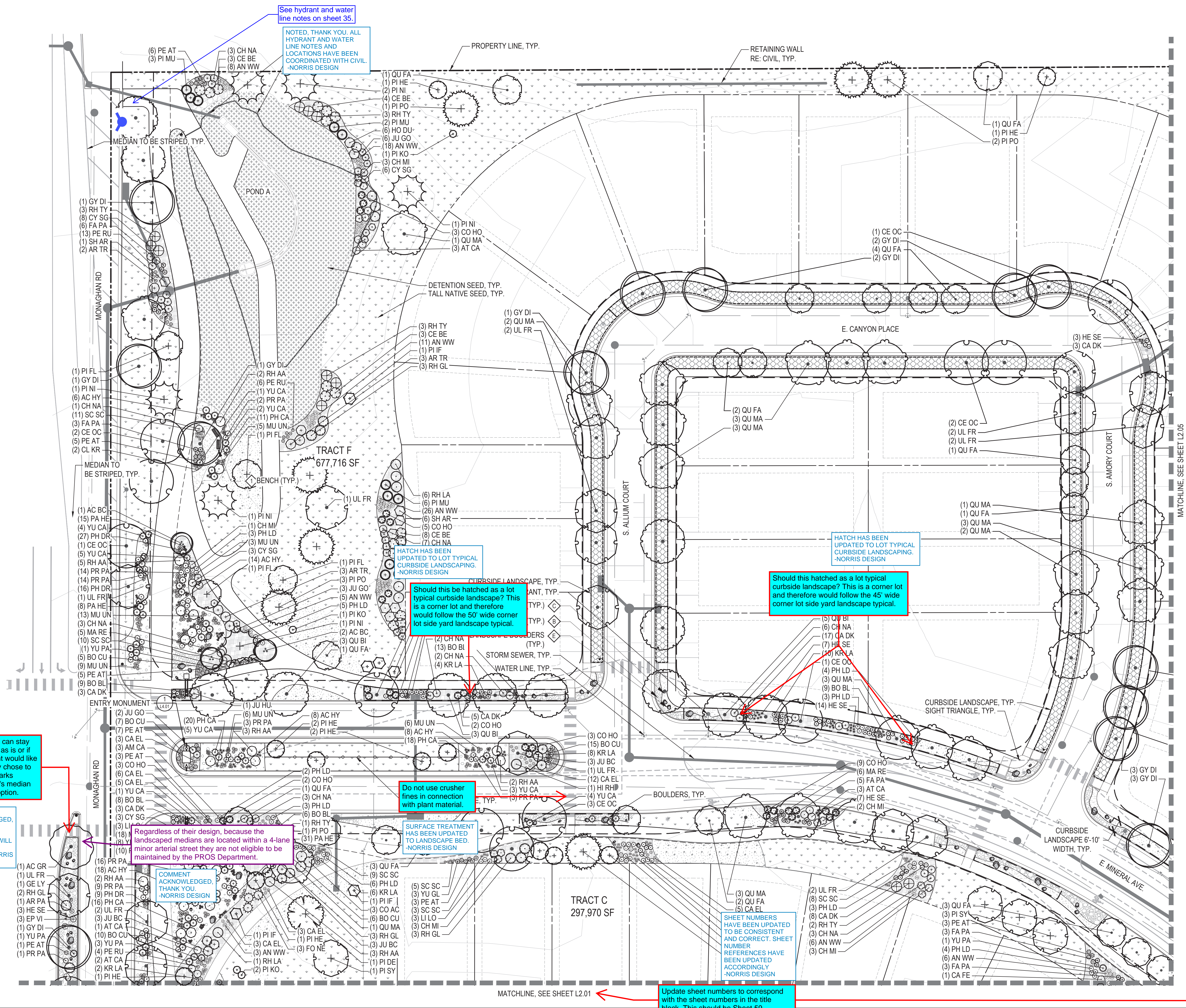
NOTE HAS BEEN ADDED. -NORRIS DESIGN



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



NOT FOR CONSTRUCTION



Update sheet numbers to correspond with the sheet numbers in the title block. This should be Sheet 59

SHEET NUMBERS
HAVE BEEN UPDATED
TO BE CONSISTENT
AND CORRECT. SHEET
NUMBER
REFERENCES HAVE
BEEN UPDATED
ACCORDINGLY
-NORRIS DESIGN

Do not use crusher
in connection
with plant material.

CH HAS BEEN
ATED TO LOT TYPICAL
BSIDE LANDSCAPING.
RIS DESIGN

Should this be hatched as a lot typical curbside landscape? This is a corner lot and therefore would follow the 45' wide corner lot side yard landscape typical.

HATCH HAS BEEN
UPDATED TO LOT TYPICAL
CURBSIDE LANDSCAPING.
-NORRIS DESIGN

Should this be hatched as a lot typical curbside landscape? This is a corner lot and therefore would follow the 50' wide corner lot side yard landscape typical.

SURFACE TREATMENT
 HAS BEEN UPDATED
 TO LANDSCAPE BED.
 NORRIS DESIGN

COMMENT
ACKNOWLEDGED,
THANK YOU.
-NORRIS DESIGN

The median can stay landscaped as is or if the applicant would like to, they may chose to utilize the Parks Department's median landscape option.

COMMENT
ACKNOWLEDGED,
THANK YOU.
MEDIAN
LANDSCAPE WILL
PROCEED AS
SHOWN. -NORRIS
DESIGN

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

TRAILS AT OVERLAND RANCH- FILING 01

SITE PLAN

AURORA, COLORADO

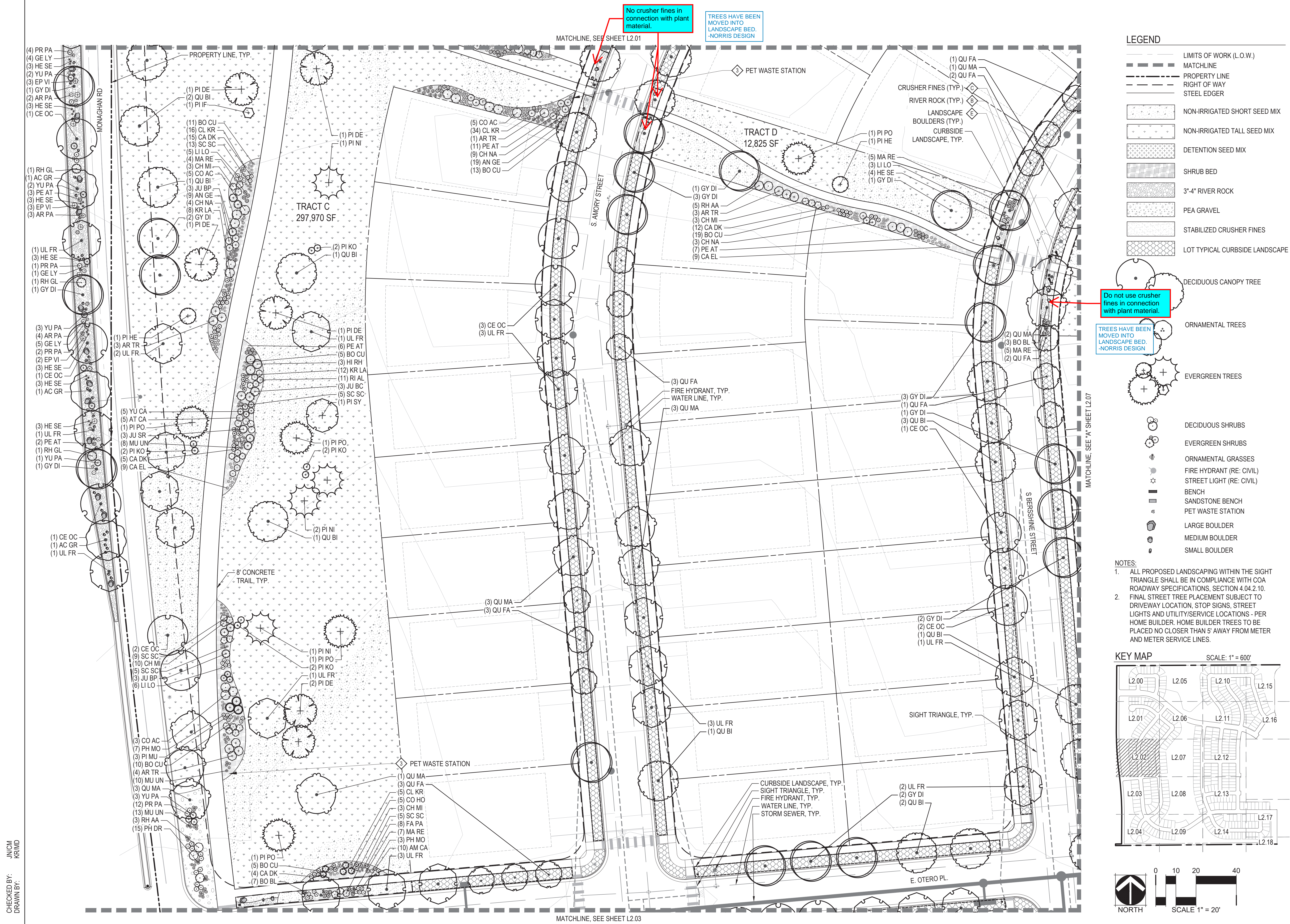
OWNER:
EN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
01 - 07/07/22
02 - 07/14/23
03 - 10/06/23

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NUMBER

60 OF 79



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

NOT FOR CONSTRUCTION

LEGEND

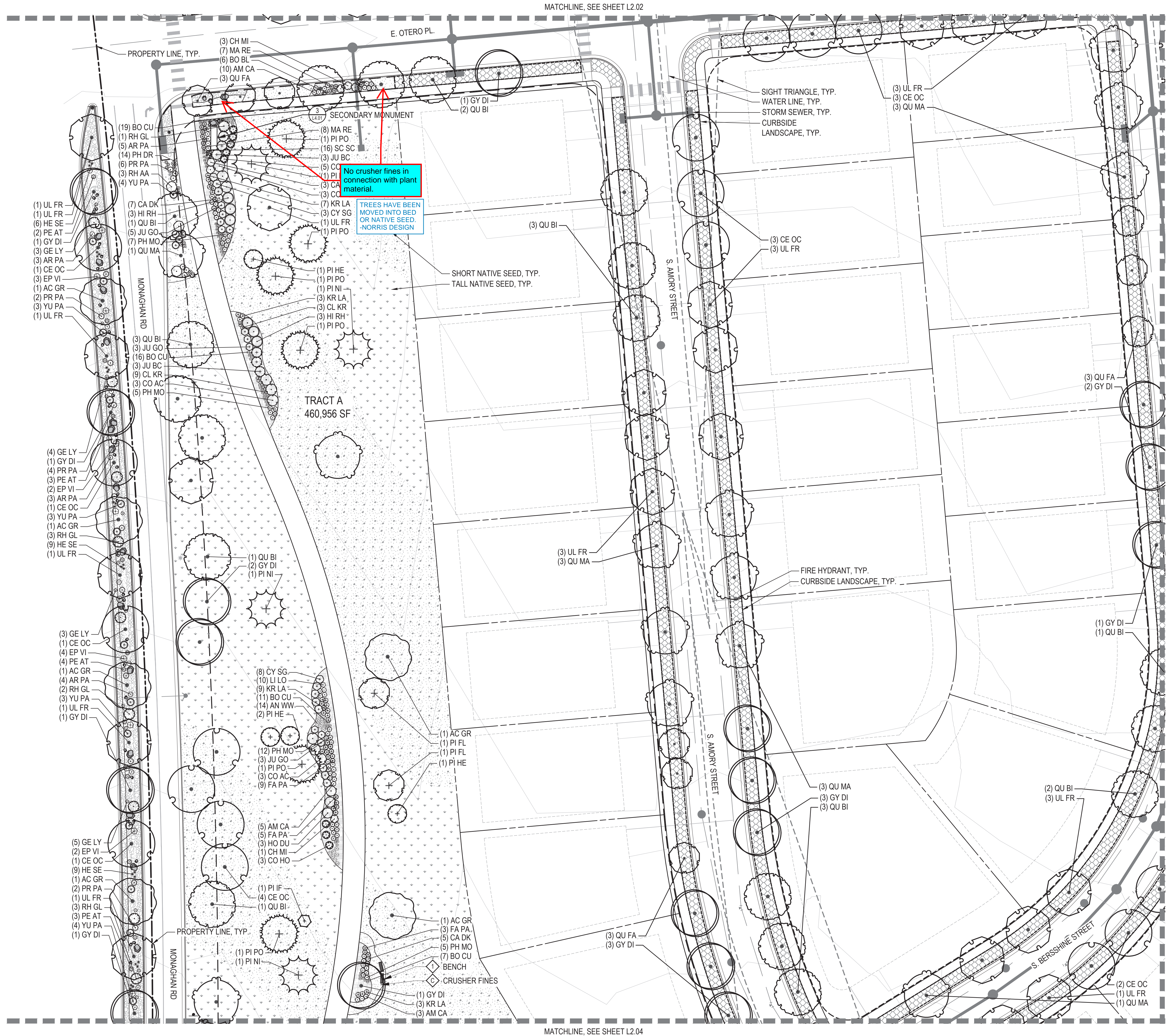
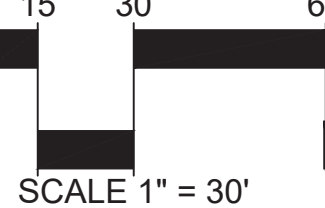
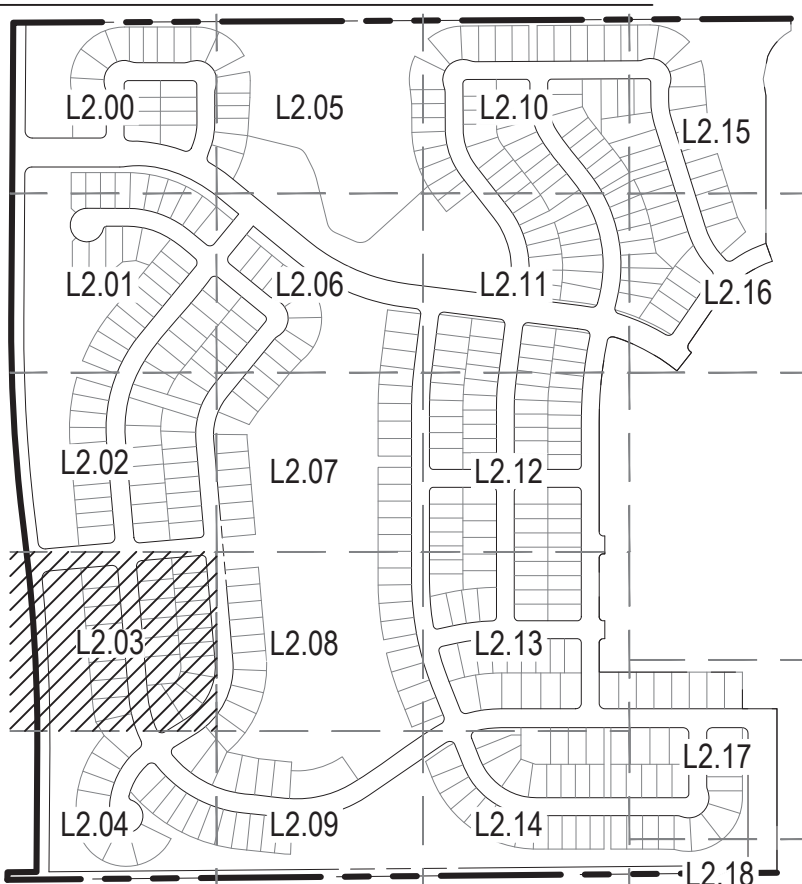
- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
- NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
- DECIDUOUS CANOPY TREE
ORNAMENTAL TREES
EVERGREEN TREES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

NOTES:

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

KEY MAP

SCALE: 1" = 600'



MATCHLINE, SEE SHEET L2.03

MATCHLINE, SEE SHEET L2.09

LEGEND

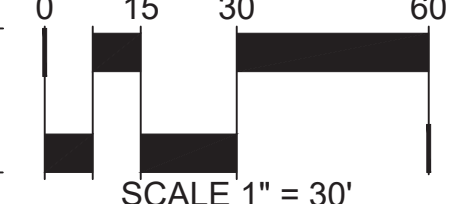
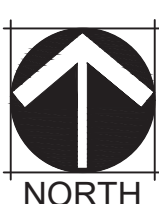
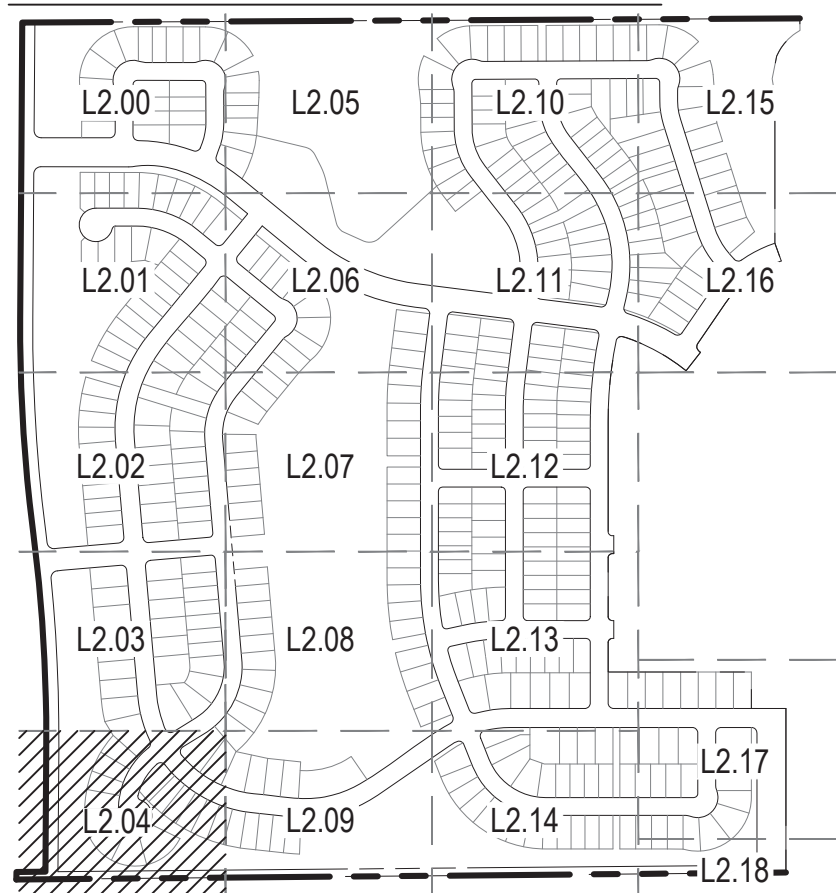
- LIMITS OF WORK (L.O.W.)
MATCHLINE
PROPERTY LINE
RIGHT OF WAY
STEEL EDGER
- NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE
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ORNAMENTAL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

NOTES:

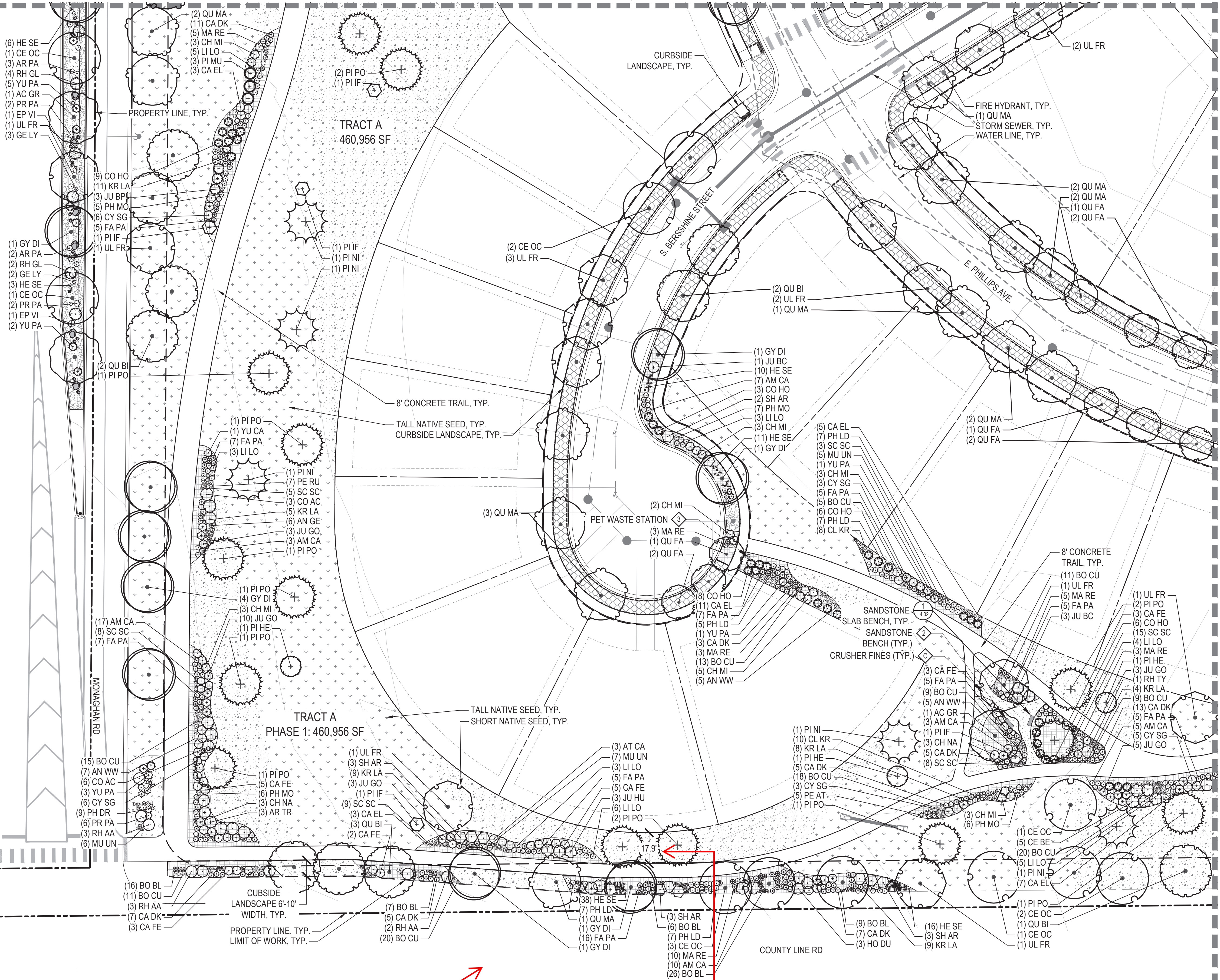
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KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION



Include County Line Road so the landscaping is not floating on the sheet and it has context.

COUNTY LINE ROAD LINEWORK HAS BEEN ADDED. -NORRIS DESIGN

The ordinance requires all rear lots of residential homes that abut an arterial or collector street to have a 20' wide buffer. This is not complying with the UDO requirements.

LOTING HAS BEEN UPDATED TO PROVIDE MIN. 20' BUFFER HERE. -NORRIS DESIGN

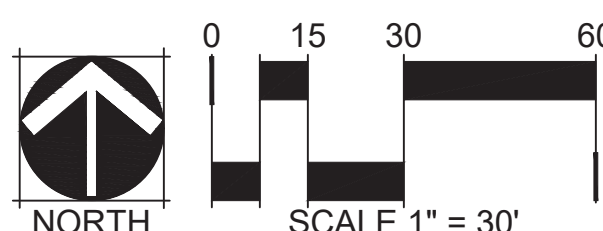
LEGEND

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

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

KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET L2.05

MATCHLINE, SEE SHEET L2.07

MATCHLINE, SEE SHEET L2.11

MATCHLINE, SEE SHEET L2.01

No crusher fines in connection with plant material.

TREES HAVE BEEN MOVED INTO NATIVE SEED. -NORRIS DESIGN

Adjust tree locations

TREES HAVE BEEN MOVED AWAY FROM RETAINING WALLS. -NORRIS DESIGN

No crusher fines in connection with plant material.

TREES HAVE BEEN MOVED INTO NATIVE SEED. -NORRIS DESIGN

Include a trash receptacle.

TRASH RECEPTACLE HAS BEEN ADDED. -NORRIS DESIGN

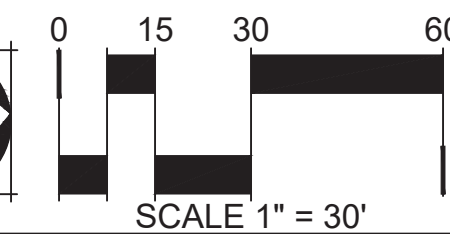
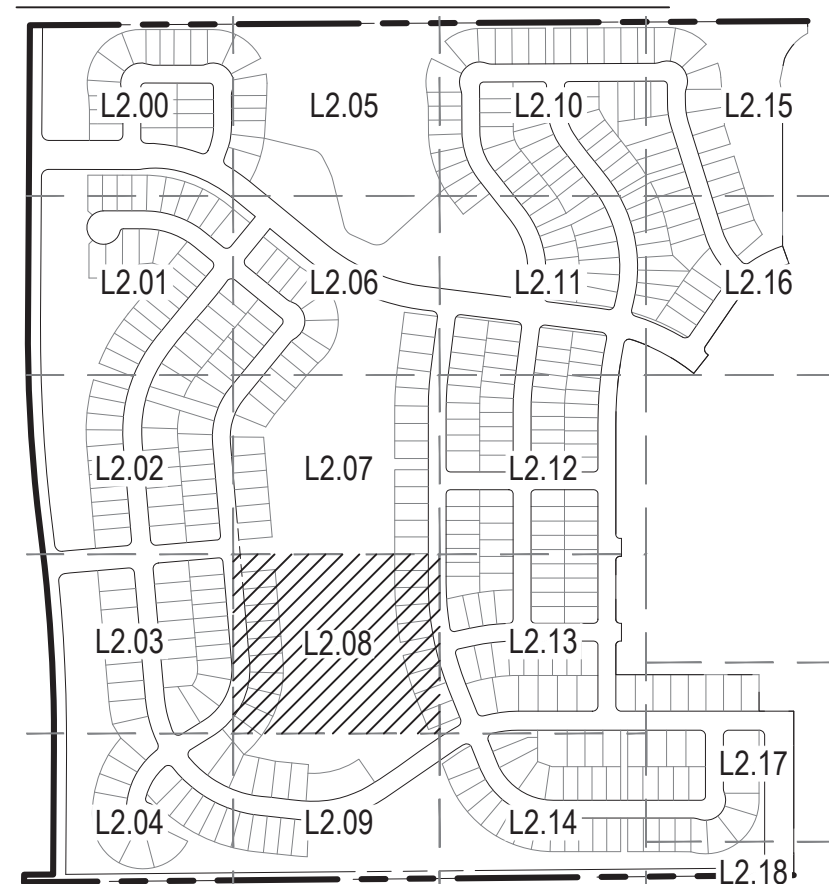
LEGEND

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

- NOTES:
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KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION

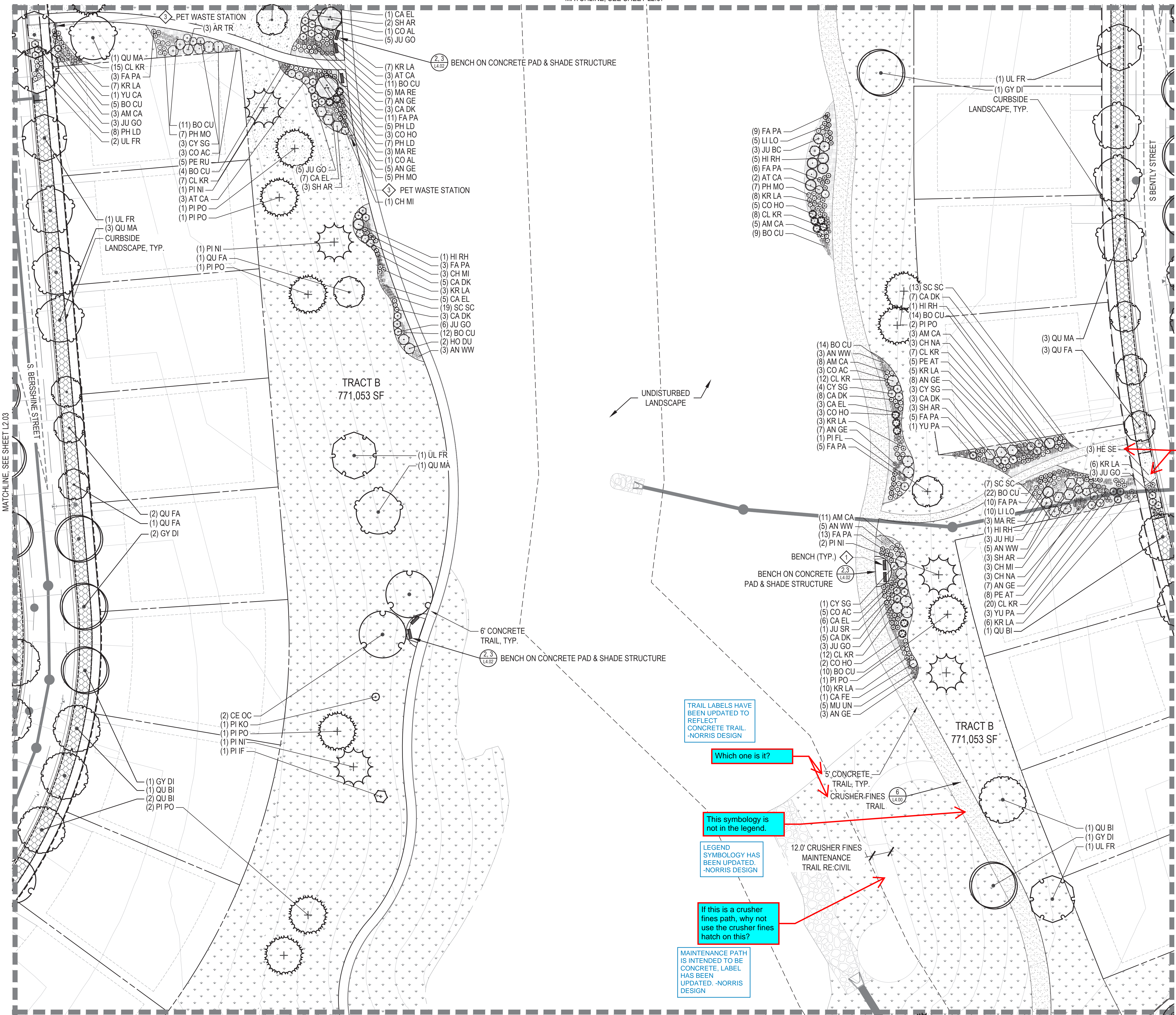
MATCHLINE, SEE SHEET L2.07

MATCHLINE, SEE SHEET L2.13

MATCHLINE, SEE SHEET L2.09

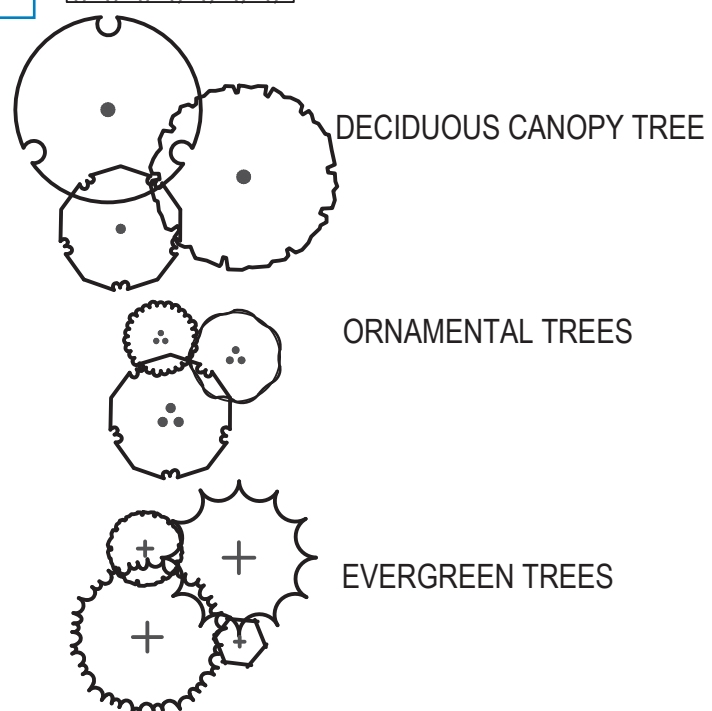
CHECKED BY:
DRAWN BY:

JN/CN
KR/MD



LEGEND

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



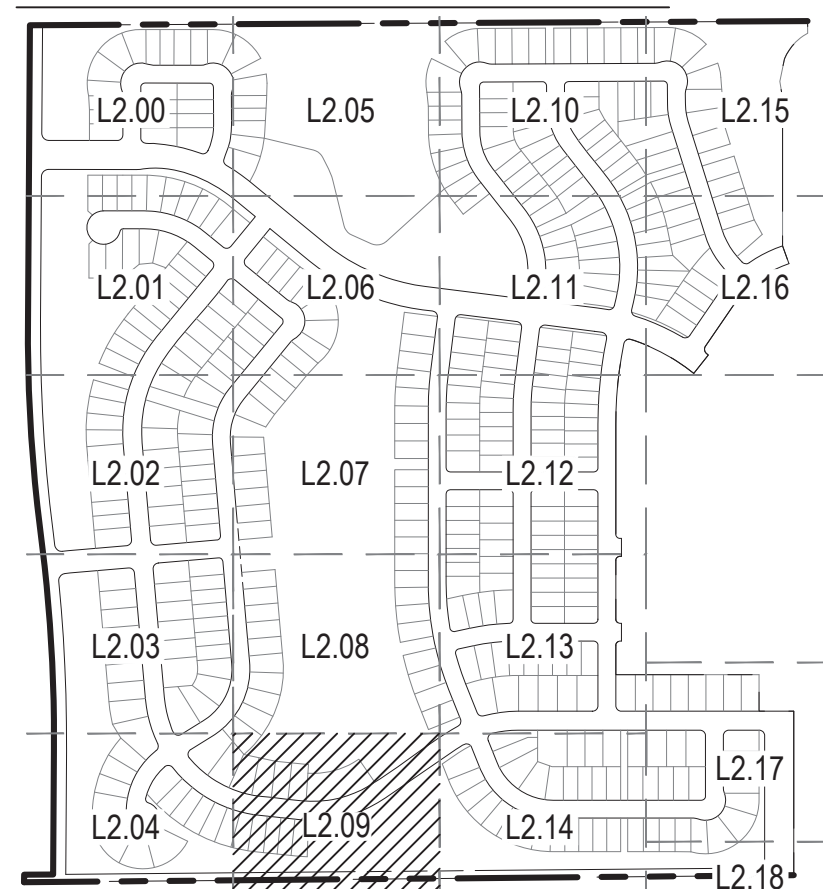
- DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
FIRE HYDRANT (RE: CIVIL)
STREET LIGHT (RE: CIVIL)
BENCH
SANDSTONE BENCH
PET WASTE STATION
LARGE BOULDER
MEDIUM BOULDER
SMALL BOULDER

NOTES:

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KEY MAP

SCALE: 1" = 600'



0 15 30 60
SCALE 1" = 30'

MATCHLINE, SEE SHEET L2.08

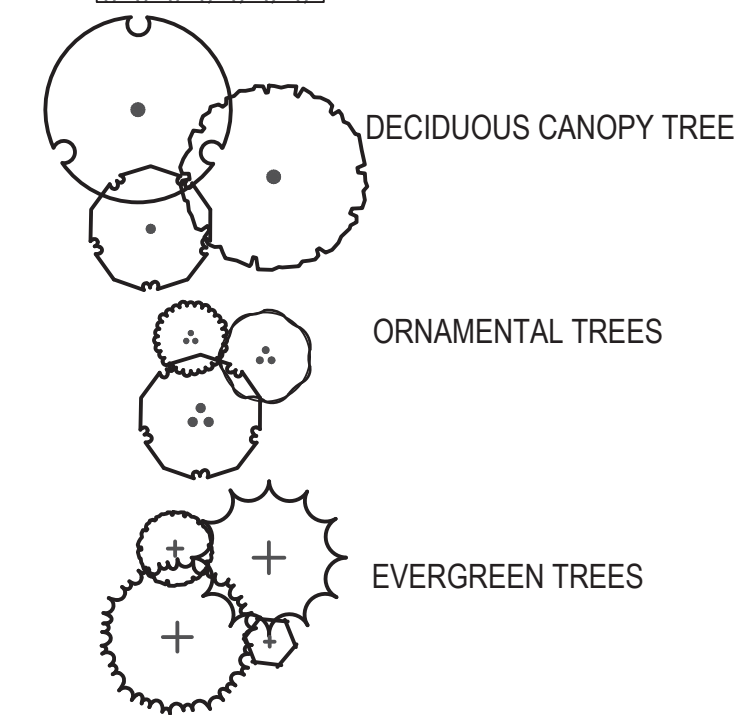
COUNTY LINE RD

MATCHLINE, SEE SHEET L2.14

MATCHLINE, SEE SHEET L2.04

LEGEND

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



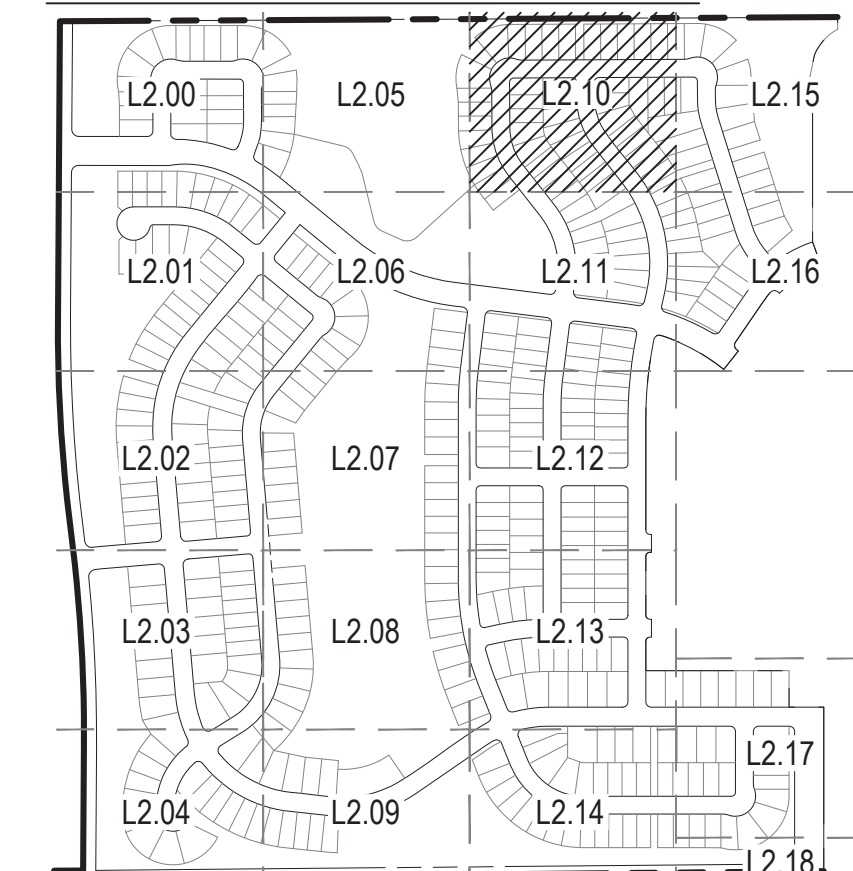
- DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
FIRE HYDRANT (RE: CIVIL)
STREET LIGHT (RE: CIVIL)
BENCH
SANDSTONE BENCH
PET WASTE STATION
LARGE BOULDER
MEDIUM BOULDER
SMALL BOULDER

NOTES:

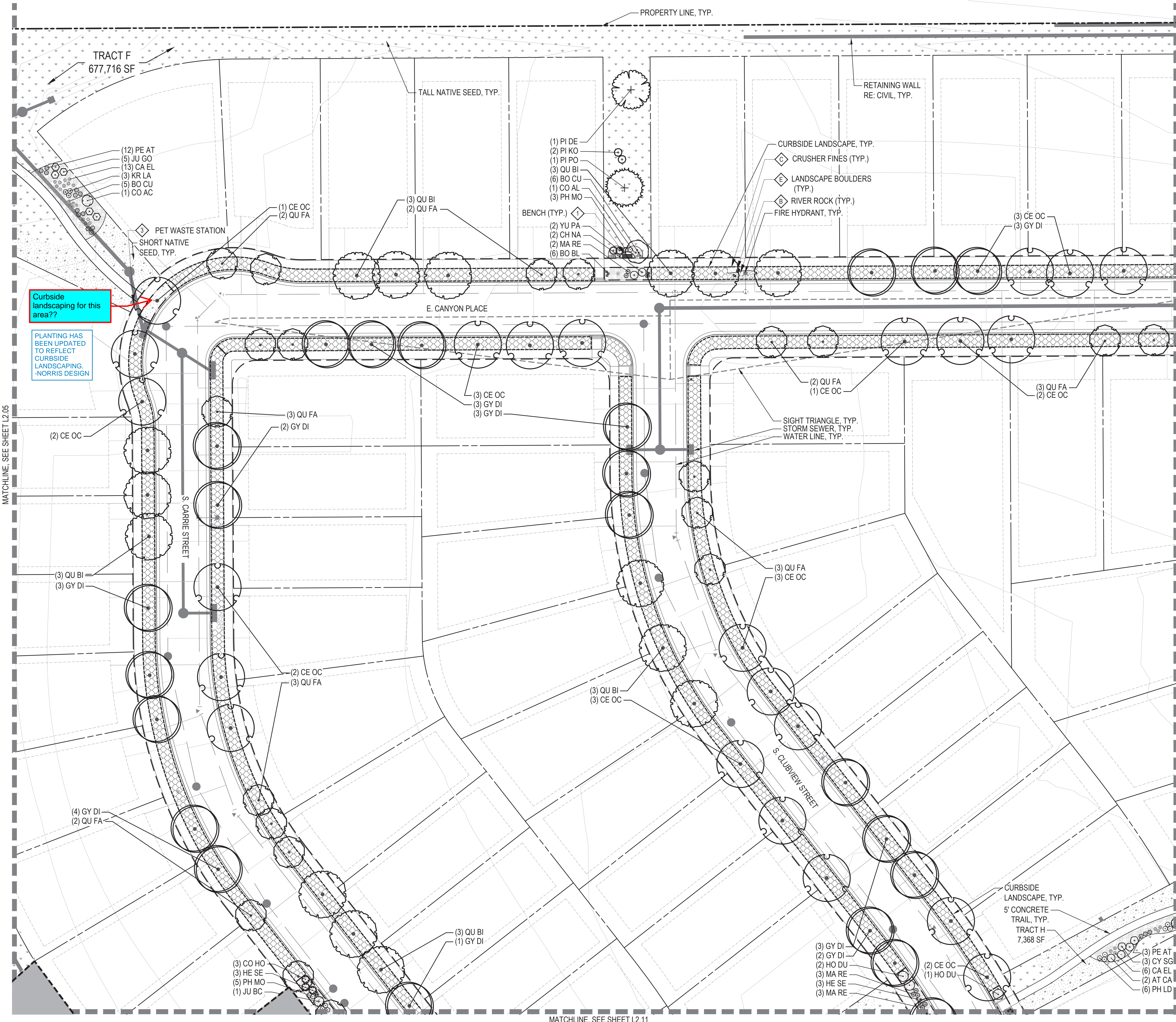
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KEY MAP

SCALE: 1" = 600'



0 15 30 60
SCALE 1" = 30'



LEGEND

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

- NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE

- DECIDUOUS CANOPY TREE
ORNAMENTAL TREES
EVERGREEN TREES

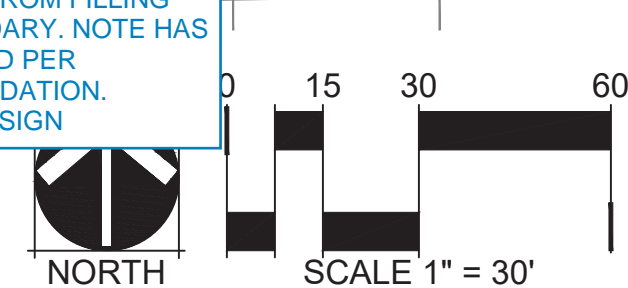
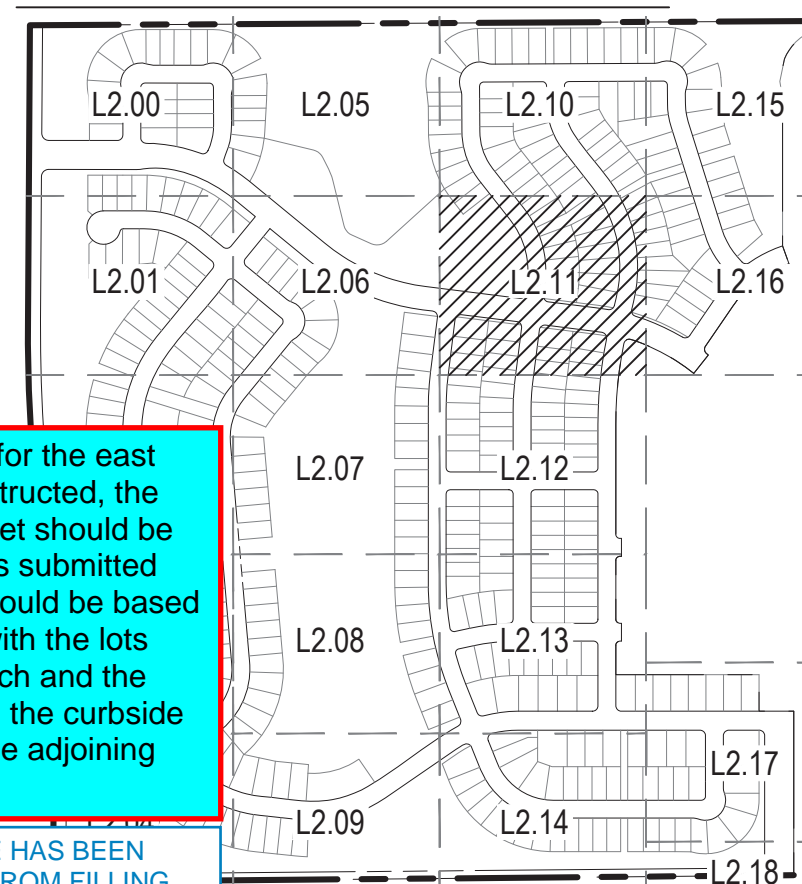
- DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
FIRE HYDRANT (RE: CIVIL)
STREET LIGHT (RE: CIVIL)
BENCH
SANDSTONE BENCH
PET WASTE STATION
LARGE BOULDER
MEDIUM BOULDER
SMALL BOULDER

NOTES:

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KEY MAP

SCALE: 1" = 600'



MATCHLINE, SEE SHEET L2.10

MATCHLINE, SEE SHEET L2.04

MATCHLINE, SEE SHEET L2.12

No crusher fines in connection with plantings

TREE HAS BEEN MOVED INTO NATIVE SEED. -NORRIS DESIGN

SHEET HAS BEEN UPDATED TO PROVIDE CURBSIDE LANDSCAPING IN THIS AREAS. -NORRIS DESIGN

Why is there no curbside plantings being provided here? This should be 1 shrub per 40sf.

Random arrow.

RANDOM ARROW HAS BEEN REMOVED, THANK YOU. -NORRIS DESIGN

These blocks require curbside landscaping

SHEET HAS BEEN UPDATED TO PROVIDE CURBSIDE LANDSCAPING IN THESE AREAS. -NORRIS DESIGN

There are not lot typicals provided for the east side. While the street is being constructed, the landscaping for this side of the street should be provided when the adjoining filing is submitted and then the curbside landscape would be based upon the landscaping associated with the lots fronting the street. Remove the hatch and the street trees and provide a note that the curbside landscape will be provided when the adjoining lots are submitted.

LANDSCAPE HAS BEEN REMOVED FROM FILING ONE BOUNDARY. NOTE HAS BEEN ADDED PER RECOMMENDATION. -NORRIS DESIGN

LEGEND

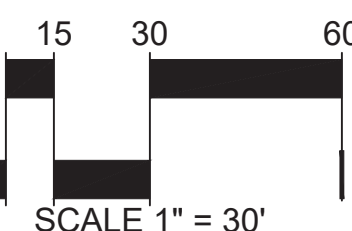
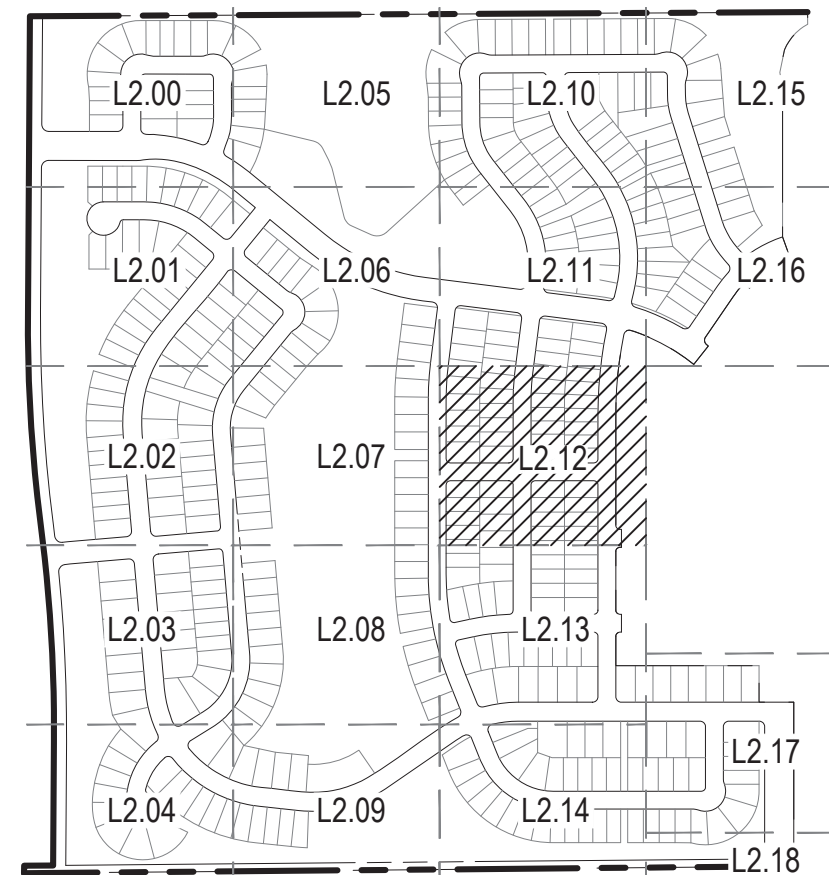
---	LIMITS OF WORK (L.O.W.)
- - -	MATCHLINE
- - - -	PROPERTY LINE
- - - - -	RIGHT OF WAY
---	STEEL EDGER
[Pattern]	NON-IRRIGATED SHORT SEED MIX
[Pattern]	NON-IRRIGATED TALL SEED MIX
[Pattern]	DETENTION SEED MIX
[Pattern]	SHRUB BED
[Pattern]	3"-4" RIVER ROCK
[Pattern]	PEA GRAVEL
[Pattern]	STABILIZED CRUSHER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

NOTES:

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KEY MAP

SCALE: 1" = 600'



There are not lot typicals provided for the east side. While the street is being constructed, the landscaping for this side of the street should be provided when the adjoining filing is submitted and then the curbside landscape would be based upon the landscaping associated with the lots fronting the street. Remove the hatch and the street trees and provide a note that the curbside landscape will be provided when the adjoining lots are submitted.

LANDSCAPE HAS BEEN REMOVED FROM FILING ONE BOUNDARY. NOTE HAS BEEN ADDED PER RECOMMENDATION. NORRIS DESIGN

NOT A PART

FILING 1 BOUNDARY, TYP.

MATCHLINE, SEE SHEET L2.11

MATCHLINE, SEE SHEET L2.13

S. CARRIE STREET

S. CARRIE STREET

S. CLUBVIEW STREET

E. NORA AVENUE

CURBSIDE
LANDSCAPE, TYP.
SIGHT TRIANGLE, TYP.

(3) UL FR
(3) CE OC

(2) GY DI
(3) CE OC

(2) QU BI
(2) GY DI

(3) QU FA
(3) GY DI

(9) CH MI
(23) MA RE
(6) RI AL
(3) GY DI
(3) QU FA
(22) BO BL

◇ RIVER ROCK (TYP.)
FIRE HYDRANT, TYP.
E LANDSCAPE BOULDERS
(TYP.)
C CRUSHER FINES (TYP.)
CURBSIDE LANDSCAPE, TYP.

(3) QU FA
(3) JU GO
(5) PH LD
(2) RI AL
(11) BO BL
(3) MA RE

(3) JU GO
(3) CE OC
(5) PH LD

(2) RI AL
(6) HE SE
(9) PH LD
(3) JU GO
(2) RI AL

(1) QU FA

(3) GY DI
(3) QU BI

(3) GY DI
(3) QU MA

(3) CE OC
(3) QU FA

(3) QU BI
(2) CE OC

(1) CE OC
(2) QU MA

(1) CE OC
(3) GY DI

(1) QU FA
(3) GY DI

(3) QU BI
(1) CE OC

(3) QU MA
(2) QU FA

LEGEND

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

NON-IRRIGATED SHORT SEED MIX
NON-IRRIGATED TALL SEED MIX
DETENTION SEED MIX
SHRUB BED
3"-4" RIVER ROCK
PEA GRAVEL
STABILIZED CRUSHER FINES
LOT TYPICAL CURBSIDE LANDSCAPE

DECIDUOUS CANOPY TREE
ORNAMENTAL TREES
EVERGREEN TREES

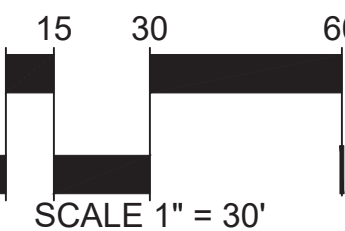
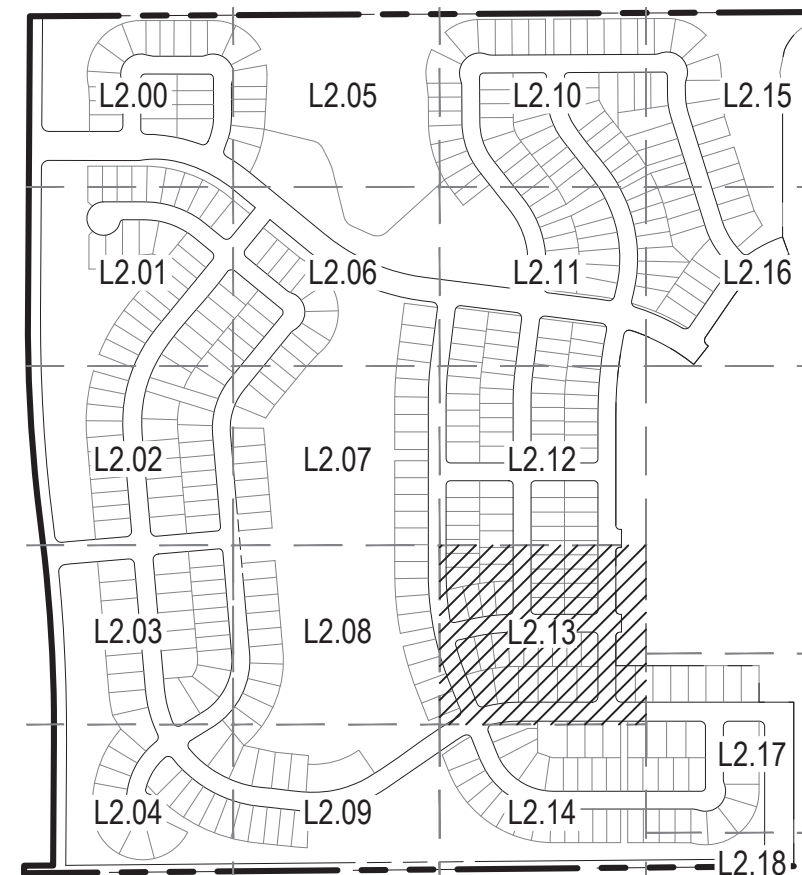
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
FIRE HYDRANT (RE: CIVIL)
STREET LIGHT (RE: CIVIL)
BENCH
SANDSTONE BENCH
PET WASTE STATION
LARGE BOULDER
MEDIUM BOULDER
SMALL BOULDER

NOTES:

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KEY MAP

SCALE: 1" = 600'



NOT FOR CONSTRUCTION

MATCHLINE, SEE "B" SHEET L2.12

S. CARRIE STREET

S. CLUBVIEW STREET

NOT A PART

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

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LANDSCAPE HAS BEEN REMOVED FROM FILING ONE BOUNDARY. NOTE HAS BEEN ADDED PER RECOMMENDATION. -NORRIS DESIGN

RIVER ROCK (TYP.)
LANDSCAPE BOULDERS (TYP.)
CRUSHER FINES (TYP.)
CURBSIDE LANDSCAPE, TYP.

CURBSIDE LANDSCAPE, TYP.
SIGHT TRIANGLE, TYP.
RIVER ROCK, TYP.
FIRE HYDRANT, TYP.

E. CLIFTON AVENUE

E. PHILLIPS AVE.

MATCHLINE, SEE SHEET L2.14

MATCHLINE, SEE SHEET L2.08

(1) QU FA
(3) GY DI
(3) QU BI

(2) QU BI
(3) GY DI

(1) GY DI
(3) QU FA
(3) QU BI

(3) QU BI
(3) GY DI

(2) QU FA
(3) GY DI

(3) QU MA
(2) QU FA

(3) GY DI
(2) QU BI

(1) QU FA
(3) UL FR
(3) QU MA

(3) QU FA
(3) QU MA

(4) UL FR
(3) GY DI
(3) QU FA

(2) QU BI
(2) QU FA
(3) GY DI

(3) UL FR
(4) QU MA

(3) UL FR
(7) CA EL
(1) RH TY
(3) KR LA

(7) BO CU
(0) PH MO
(3) SH AP
(3) JU GO
(3) PE RU
(3) FA PA

(5) PE RU
(2) CE OC
(3) PH MO
(5) FA PA
(6) BO CU

(15) LI LO
(3) LI LO
(9) JU GO
(26) HE SE
(12) YU GL

(2) CE OC
(3) UL FR
FIRE HYDRANT, TYP.

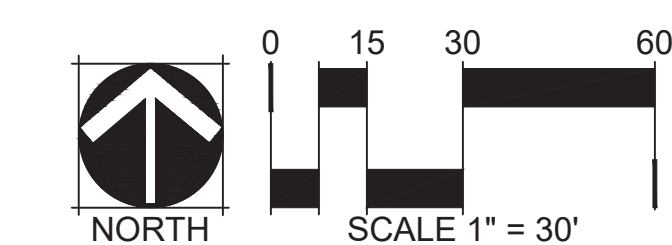
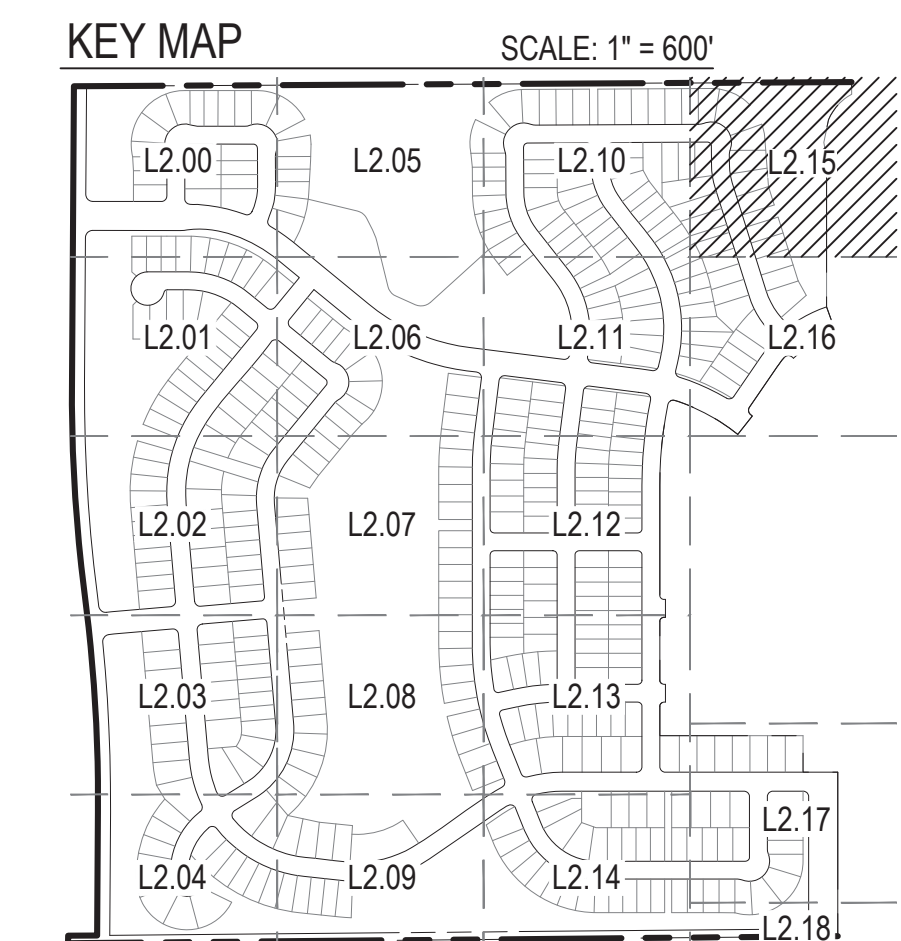
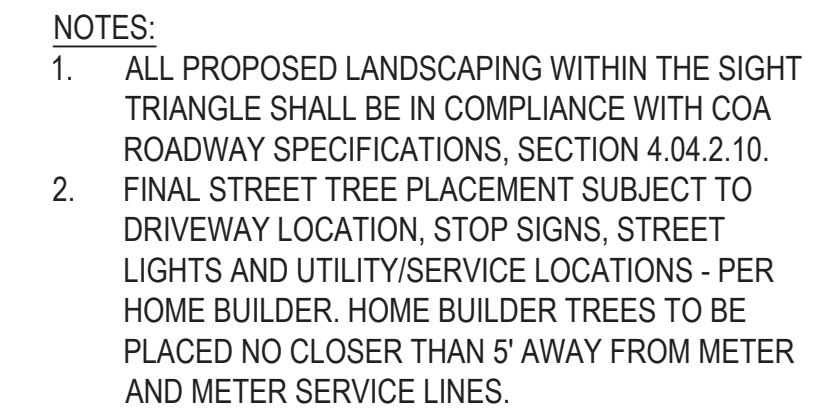
(3) QU MA

(3) GY DI

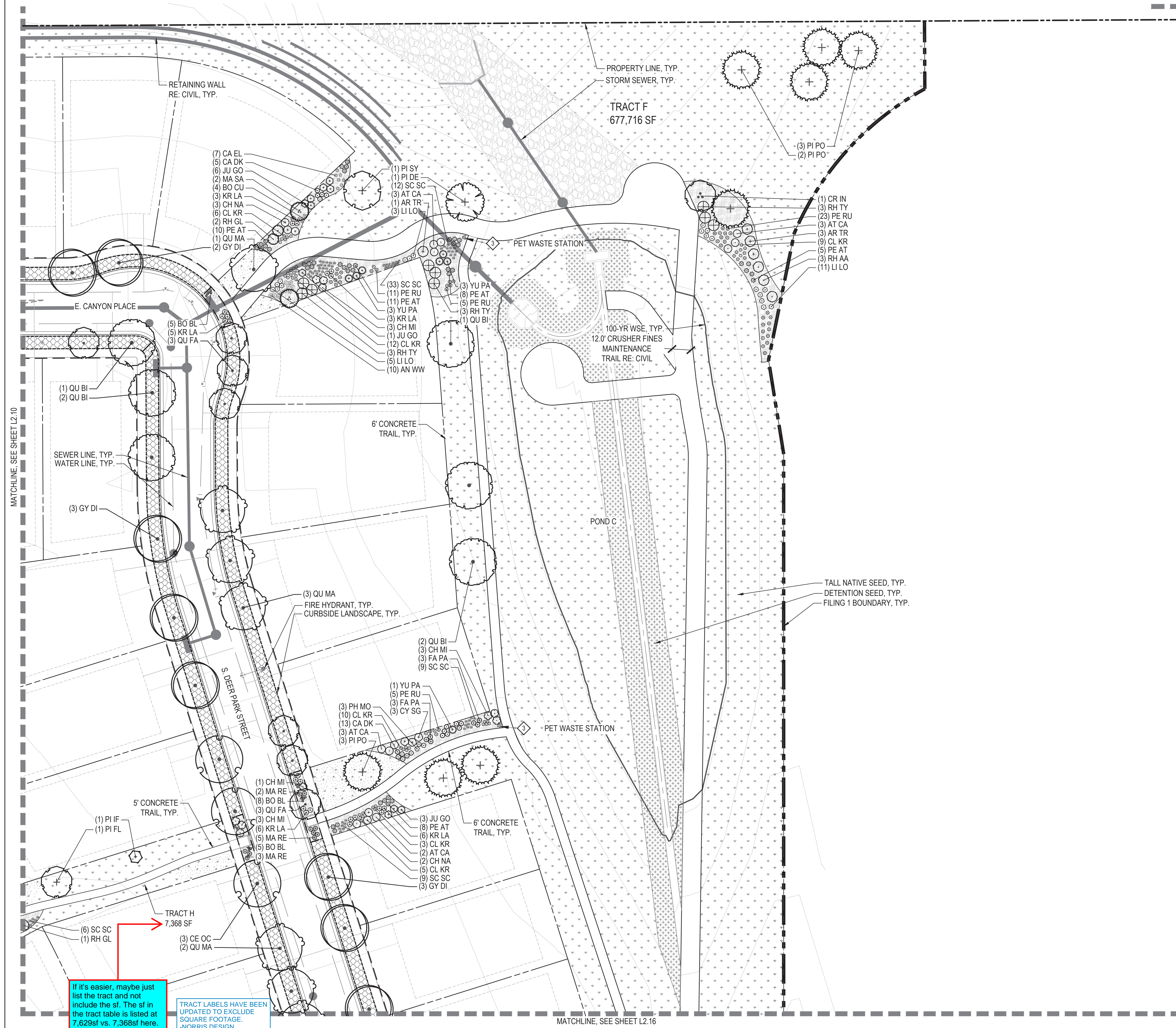
TREE HAS BEEN MOVED INTO NATIVE SEED. -NORRIS DESIGN

No crusher fines in connection with plantings

CHECKED BY:
DRAWN BY:



NOT FOR CONSTRUCTION



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

LEGEND

LIMITS OF WORK (L.O.W.)

MATCHLINE

PROPERTY LINE

RIGHT OF WAY

STEEL EDGER

NON-IRRIGATED SHORT SEED MIX

NON-IRRIGATED TALL SEED MIX

DETENTION SEED MIX

SHRUB BED

3"-4" RIVER ROCK

PEA GRAVEL

STABILIZED CRUSHER FINES

LOT TYPICAL CURBSIDE LANDSCAPE

DECIDUOUS CANOPY TREE

ORNAMENTAL TREES

EVERGREEN TREES

DECIDUOUS SHRUBS

EVERGREEN SHRUBS

ORNAMENTAL GRASSES

FIRE HYDRANT (RE: CIVIL)

STREET LIGHT (RE: CIVIL)

BENCH

SANDSTONE BENCH

PET WASTE STATION

LARGE BOULDER

MEDIUM BOULDER

SMALL BOULDER

NOTES:

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KEY MAP

SCALE: 1" = 600'



0 15 30 60
SCALE 1" = 30'

NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET L2.15

POND C

TRACT F
677,716 SF

NOT A PART

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

(3) KR LA
(1) QU MA
(9) AN WW
(3) JU GO
(3) CA FE

(1) AC BC
(18) PE AT
(6) PH LD
(6) CY SG
(7) SC SC
(3) CH MI

(1) CE OC
(3) PH MO
(1) YU CA

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

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

(2) PI SY
(1) PI IF

SHORT NATIVE SEED, TYP.

CRUSHER FINES (TYP.)

LANDSCAPE BOULDERS
(TYP.)

RIVER ROCK (TYP.)

WATER LINE, TYP.

STORM SEWER, TYP.

FILING 1 BOUNDARY, TYP.

NOT A PART

MATCHLINE, SEE SHEET L2.11

SHEET HAS BEEN UPDATED
TO PROVIDE CURBSIDE
LANDSCAPING IN THIS
AREAS. -NORRIS DESIGN

Why is there no
curbside plantings
being provided here?
This should be 1
shrub per 40sf.

TRACT LABELS HAVE BEEN
UPDATED TO EXCLUDE
SQUARE FOOTAGE.
-NORRIS DESIGN

If it's easier, maybe just
list the tract and not
include the sf. The sf in
the tract table is listed at
2,654sf vs. 2,099sf here.

TRACT J
2,099 SF

(2) GY DI
(3) CY SG
(8) SC SC
(3) CA DK
(1) CR IN
(2) GY DI
(1) QU FA

SIGHT TRIANGLE, TYP.

E. MINERAL AVE

(3) GY DI
(2) QU MA

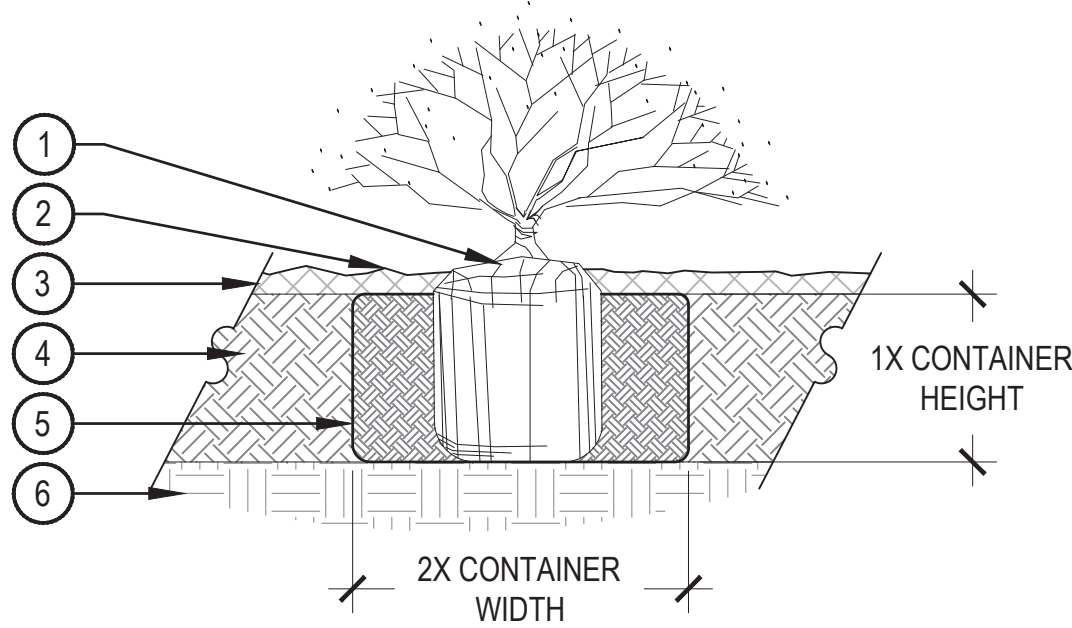
CURBSIDE
LANDSCAPE, TYP.

SIGHT TRIANGLE, TYP.

There are not lot typicals provided for
the east side. While the street is being
constructed, the landscaping for this
side of the street should be provided
when the adjoining filing is submitted
and then the curbside landscape would
be based upon the landscaping
associated with the lots fronting the
street. Remove the hatch and the
street trees and provide a note that the
curbside landscape will be provided
when the adjoining lots are submitted.

LANDSCAPE HAS BEEN
REMOVED FROM FILING
ONE BOUNDARY. NOTE HAS
BEEN ADDED PER
RECOMMENDATION.
-NORRIS DESIGN

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

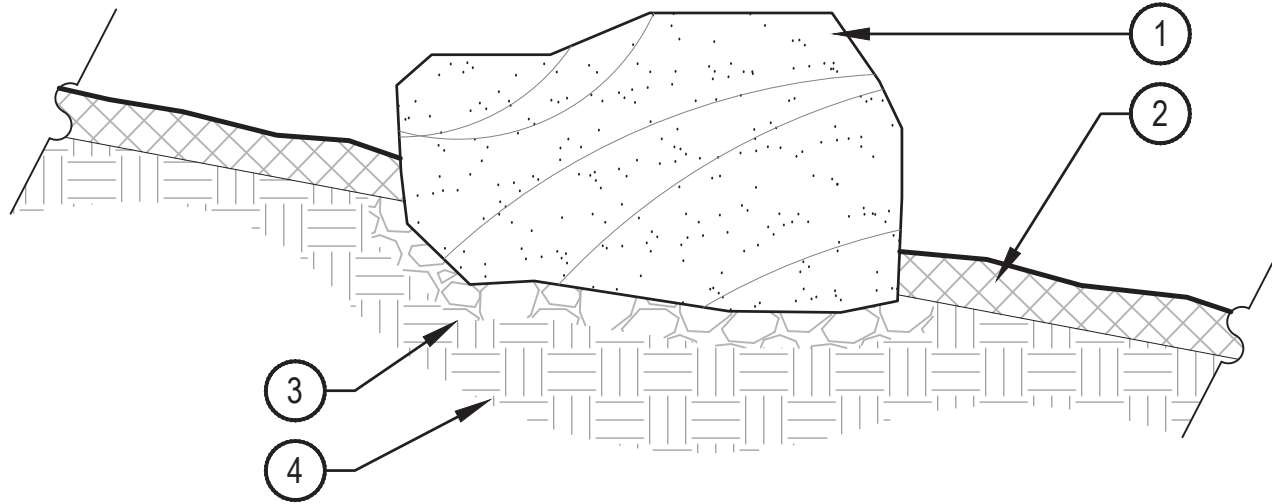


- NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 4. DIG PLANT PIT TWICE AS WIDE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

SHRUB PLANTING

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

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



BOULDER SIZES		
QTY.	ITEM	SIZE
56	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
250	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
97	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

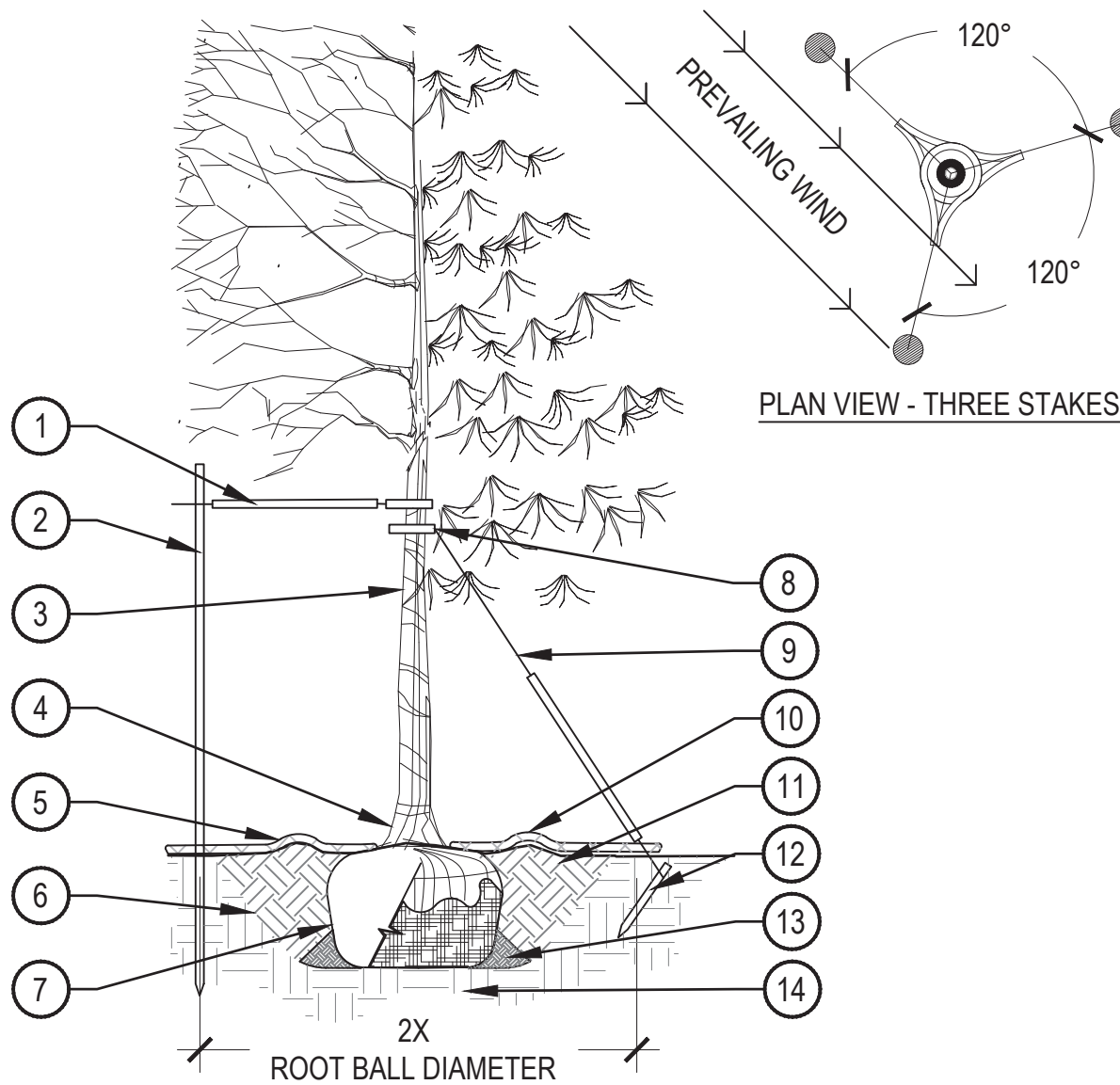
- NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
 2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
 3. CONTRACTOR SHALL SUBMIT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

LANDSCAPE BOULDER

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

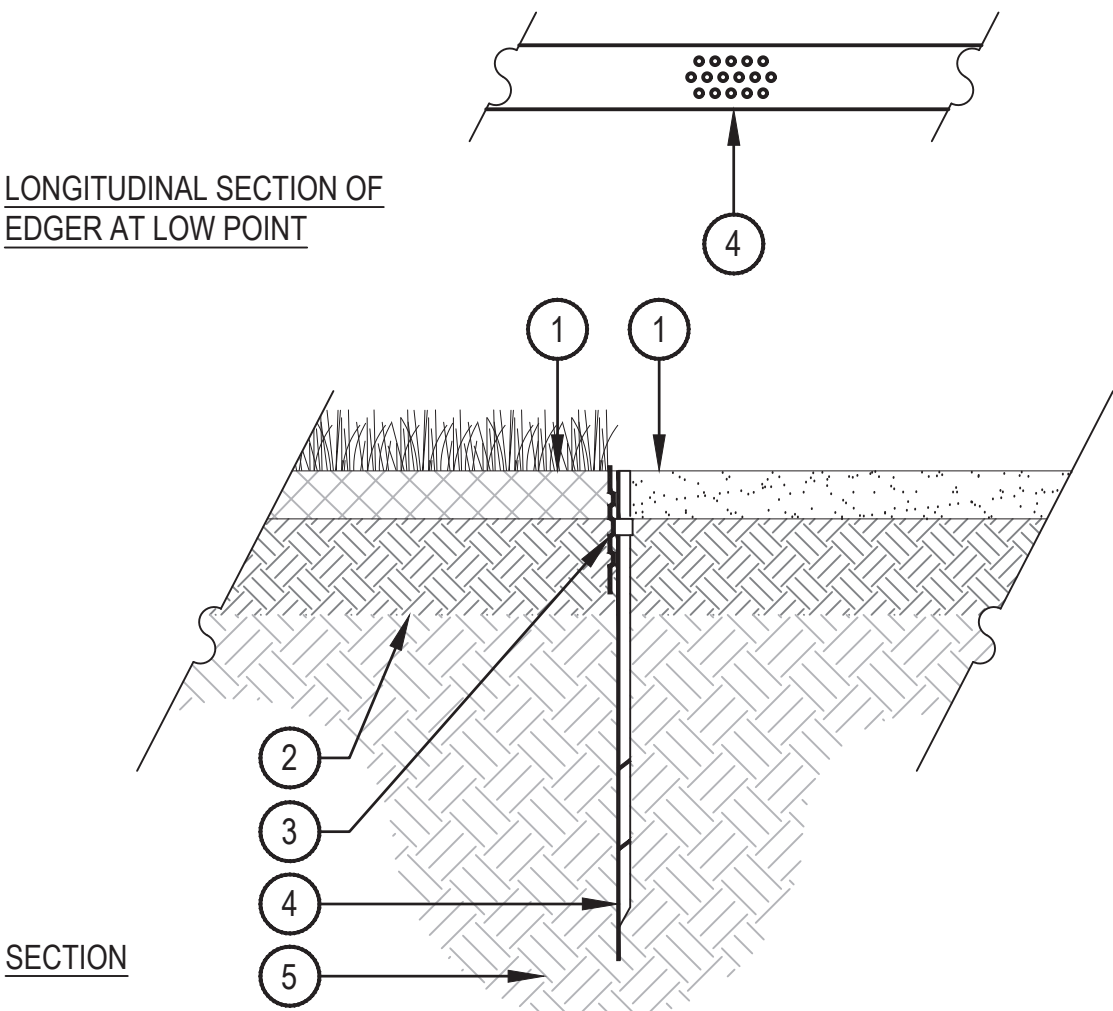
- 8 GROMMETED NYLON STRAPS
- 9 GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 10 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- 11 BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 12 2'-0" STEEL T-POST,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

- 1 PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 2 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- 4 PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 5 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 6 1:1 SLOPE ON SIDES OF PLANTING HOLE
- 7 ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED



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

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

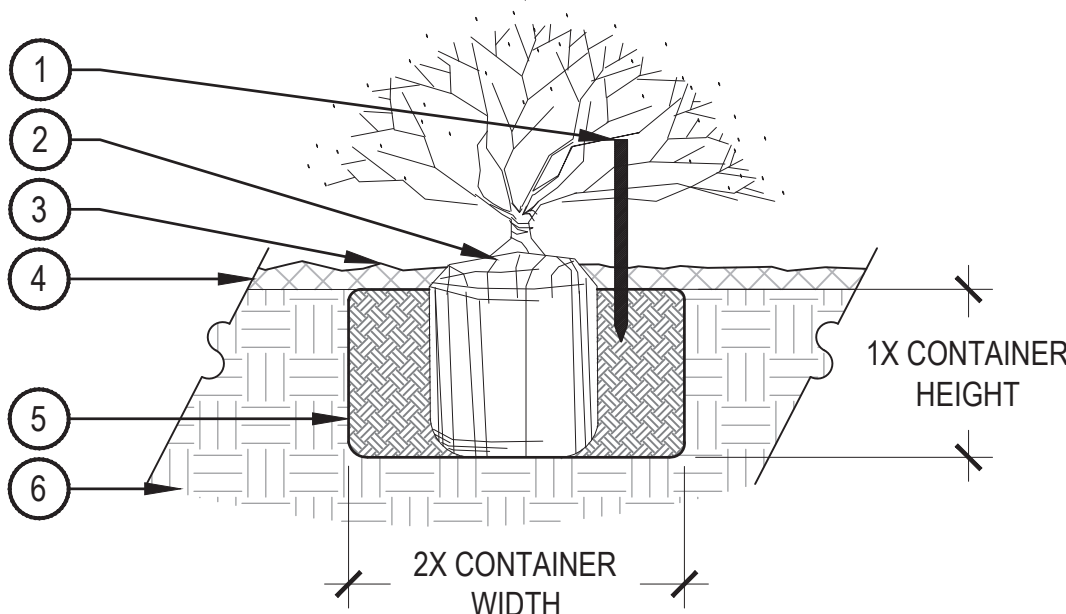


- NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
 2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
 3. ENSURE POSITIVE DRAINAGE.

METAL EDGER

SCALE: 1" = 1'-0"

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



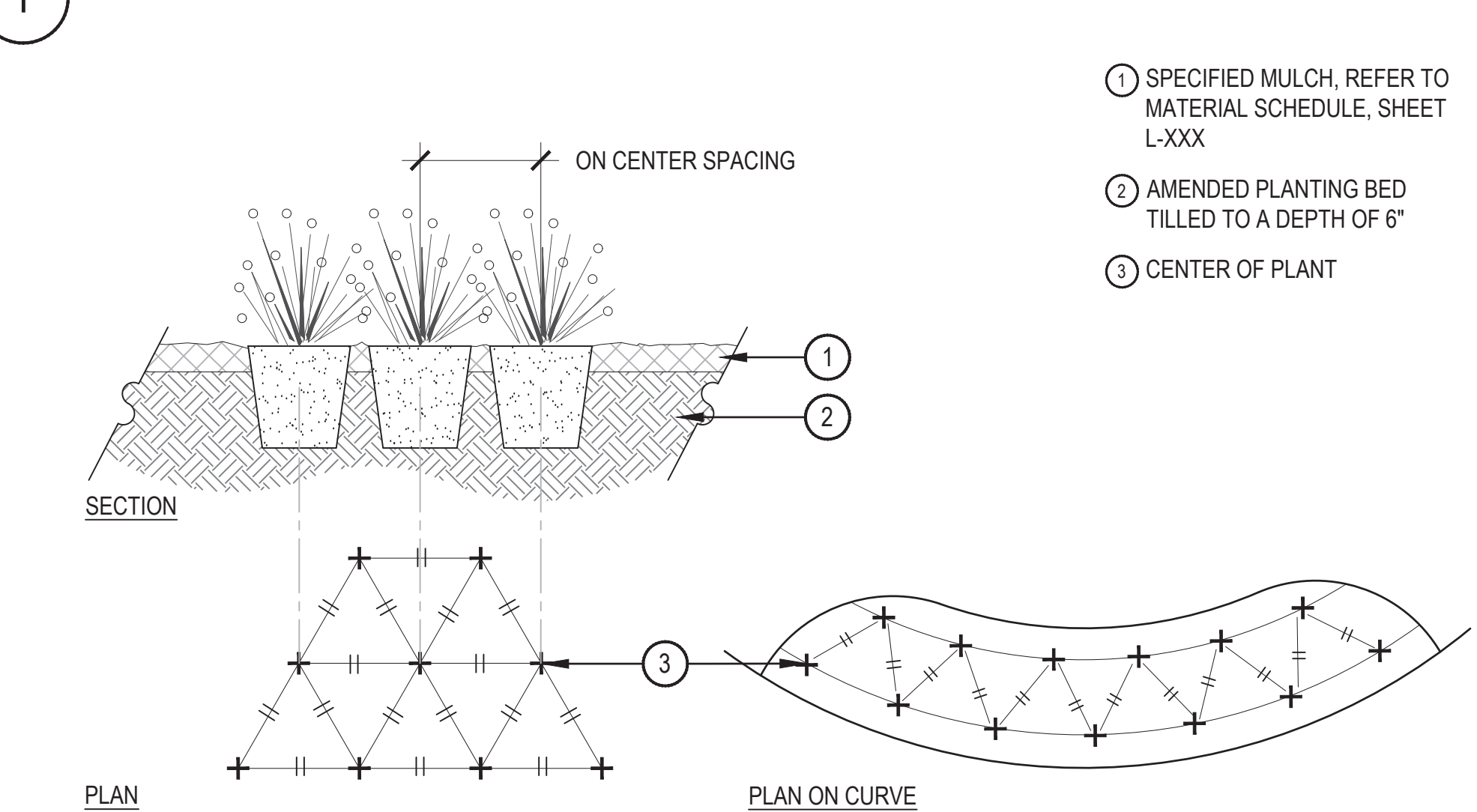
- NOTES:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 4. DIG PLANT PIT TWICE AS WIDE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

SHRUB PLANTING IN NATIVE AREAS

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

- PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

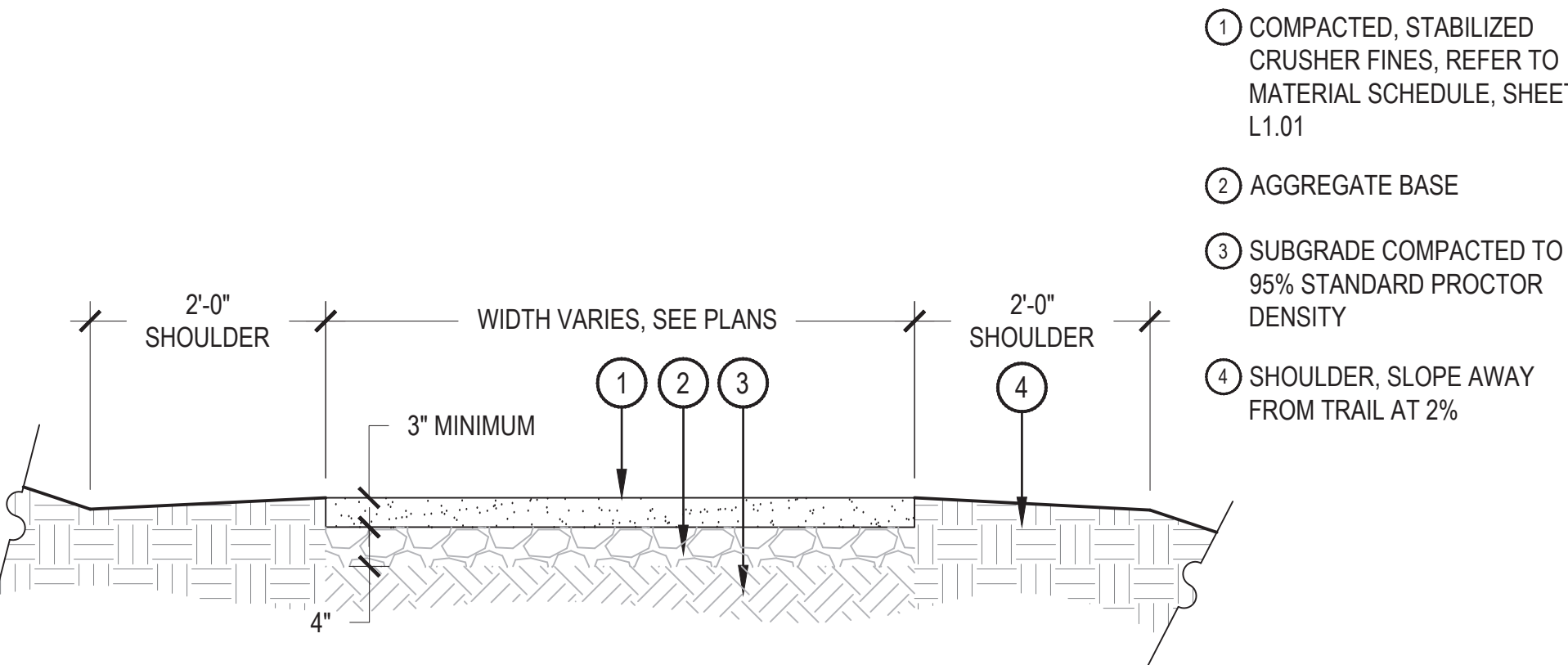
TREE PLANTING DETAIL



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

PERENNIAL PLANT LAYOUT

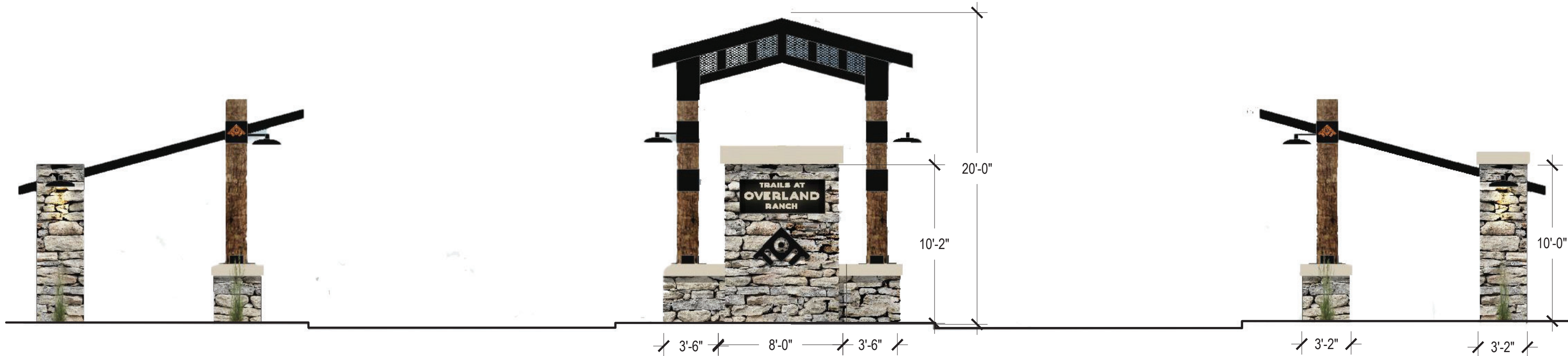
SCALE: 1" = 1'-0"



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

CRUSHER FINES TRAIL

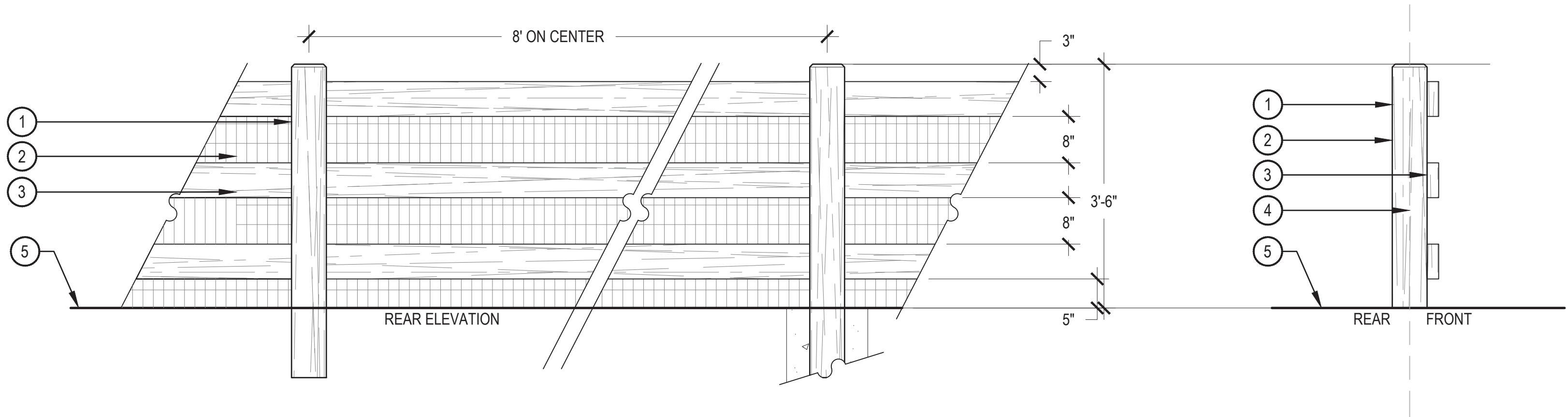
SCALE: 3/4" = 1'-0"



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

1 PRIMARY MONUMENT SIGN

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



- 1 4"x6" WOOD POST WITH 1" CHAMFER
- 2 2"x4" WELDED GALVANIZED 14 GAUGE HEAVY DUTY WIRE MESH
- 3 2"x6" WOOD RAIL
- 4 PROPERTY LINE, WHEN APPLICABLE
- 5 FINISHED GRADE

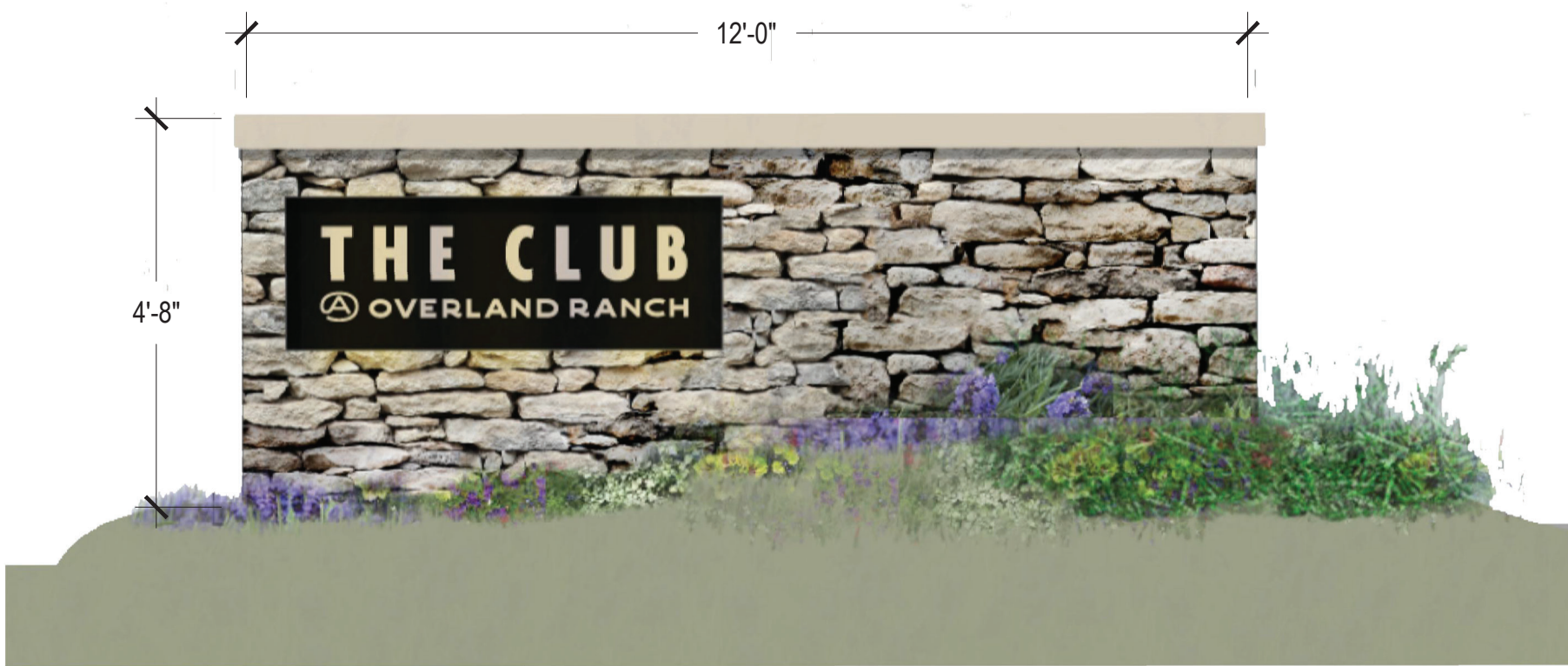
- NOTES:
1. ALL LUMBER SHALL BE NO. 1 SELECT, CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION.
 2. FRONT SIDE OF FENCE SHALL FACE PUBLIC RIGHT OF WAY.
 3. ALL NAILS, FASTENERS, AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
 4. ALL EXPOSED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

2 3-RAIL CEDAR FENCE

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

It doesn't appear that any sheets identify where this fence will be installed. At a minimum it should be used between private property and parks and open space properties.

FENCE WILL BE USED TO SEPARATE OPEN SPACE TRACTS FROM PRIVATE LOTS. REFER TO TRACT KEY MAP AND OPEN SPACE FENCING PLAN ON SHEET 52. -NORRIS DESIGN



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

3 SECONDARY MONUMENT SIGN

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