OVERLAND RANCH - SITE PLAN 2

SITE PLAN

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

PROJECT DATA

SITE PLAN 2	
LAND AREA WITH PROPERTY LINES	200.23 AC
NUMBER OF UNITS PROPOSED (NON-SPRINKLED)	569 UNITS
NUMBER OF STORIES	UP TO 3 STORIES
MAXIMUM HEIGHT OF BUILDINGS	38' PER CODE
CONSTRUCTION TYPE	V-B, NON-SPRINKLED
IRC OCCUPANCY CLASSIFICATION	IRC R-3
NEIGHBORHOOD PARK	425,354 SF, 9.76 AC (5%)
OPEN SPACE AREA	2,245,564 SF, 51.55 AC (26%)
LANDSCAPING AREA	2,391,011 SF, 54.89 AC (27%)
LOT AREA	3,996,241 SF, 91.74 AC (46%)
PUBLIC ROW AREA	1,764,839 SF, 40.52 AC (20%)
ZONING CLASSIFACTION	R1 SUBAREA C
NO. OF MONUMENT SIGNS	1
MAXIMUM SIGNAGE AREA	60 SF PER SIGN
PARKING	2 PER D/U (REQUIRED) / 1,138 (PROVIDED-VIA GARAGE) ADDITIONAL PARKING OFF-STREET PARKING PROVIDED VIA PRIVATE DRIVEWAYS

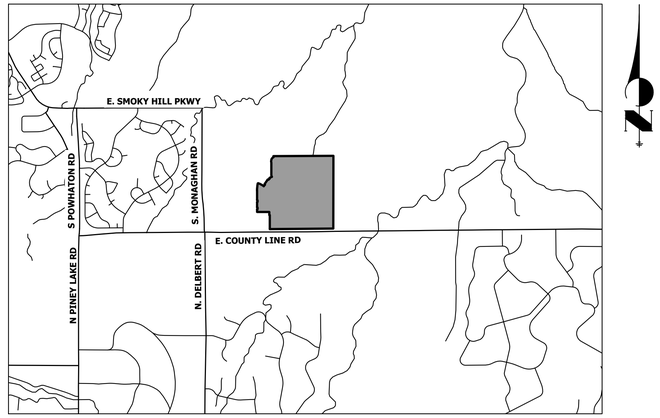
PARKS, RECREATION & OPEN SPACE

PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.

1. PRIOR TO COMMENCING WORK WITHIN PARKS, RECREATION & OPEN SPACE (PROS) PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS, CONTACT A PROS DEPARTMENT CONSTRUCTION INSPECTOR AT 303-396-3936 OR 303-739-7160 TO FULLY REVIEW EXISTING CONDITIONS, REQUIREMENTS, AND PROCEDURES.
2. ALL WORK WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS SHALL COMPLY WITH REQUIREMENTS IN THE PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
3. ALL REPAIRS TO TRAILS, TURF, NATIVE GRASS, LANDSCAPING, IRRIGATION, SIGNAGE, ETC. WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS SHALL BE ACCOMPLISHED IN A MANNER COMPLYING WITH THE STANDARD DETAILS AND SPECIFICATIONS IN THE PROS DEDICATION AND DEVELOPMENT CRITERIA MANUAL.
4. APPROVAL FROM OR ACCEPTANCE BY THE PUBLIC IMPROVEMENTS INSPECTOR DOES NOT CONSTITUTE APPROVAL OR ACCEPTANCE BY THE PROS DEPARTMENT. CONTRACTOR SHALL HAVE ALL WORK WITHIN PROS PROPERTIES OR LANDSCAPED MEDIANS OR UPON LAND, INCLUDING RIGHTS-OF-WAY, ADJACENT TO PROS PROPERTIES OR MEDIANS INSPECTED BY THE PROS DEPARTMENT CONSTRUCTION INSPECTORS FOR COMPLIANCE WITH APPLICABLE DEPARTMENT REQUIREMENTS. WRITTEN APPROVAL AND ACCEPTANCE FROM THE PROS DEPARTMENT WILL BE REQUIRED TO VERIFY COMPLIANCE.
5. IF AN INDEPENDENT SET OF PLANS ADDRESSING CHANGES TO PROS ASSETS MUST BE SUBMITTED FOR APPROVAL, A FEE MAY BE ASSESSED AND COLLECT FOR THE REVIEW.

GENERAL NOTES

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THE ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
3. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
4. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
5. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS.
7. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
8. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY , NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
9. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
10. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT: AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERS.
11. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
12. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
13. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT, OR TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
14. A 50' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: COLORADO INTERSTATE GAS) OR PETROLEUM (EXAMPLE: PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL (OR EAVE LINE) OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 53, U.S. DEPARTMENT OF TRANSPORTATION, 10-1-99 EDITION, CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN CFR-49, SECTION 195-210 AND SECTION 195-248.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
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 THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANES. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY SERVICE 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 AND OBSTRUCTIONS THAT WOULD ENCROACH INTO THE FIRE LANE PROVIDING FREE PASSAGE OF EMERGENCY VEHICLES. SAID OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING" THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FILE LANES TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY VEHICLE USE.
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/PR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
20. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA
21. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE
22. 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 WAY NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."
23. THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
24. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IN NOT UNDER CONSTRUCTION, THE CUT/CUR RETURNS A 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.



VICINITY MAP
1"=3000'

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SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

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

BY: _____
(PRINCIPAL OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO
COUNTY OF_____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF_____AD_____

BY_____
(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES_____

NOTARY BUSINESS ADDRESS: _____

RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF

_____, COLORADO AT_____O'CLOCK __M

THIS_____DAY OF_____AD,_____

CLERK AND RECORDER_____

DEPUTY_____

CITY OF AURORA APPROVALS

CITY ATTORNEY_____ DATE: _____

PLANNING DIRECTOR_____ DATE: _____

ATTEST_____ DATE: _____

DATABASE APPROVAL DATE_____

LEGAL DESCRIPTION

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

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

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

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

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

1. N00°00'00"E A DISTANCE OF 588.62 FEET;
2. N90°00'00"W A DISTANCE OF 20.00 FEET;
3. N00°00'00"E A DISTANCE OF 131.00 FEET;
4. N90°00'00"W A DISTANCE OF 513.25 FEET;
5. N00°00'00"E A DISTANCE OF 105.00 FEET, TO A TANGENT POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
7. N90°00'00"E A DISTANCE OF 5.00 FEET;
8. N00°00'00"E A DISTANCE OF 64.00 FEET;
9. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
10. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
11. N00°00'00"E A DISTANCE OF 210.00 FEET, TO A POINT OF CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
13. N90°00'00"E A DISTANCE OF 5.00 FEET;
14. N00°00'00"E A DISTANCE OF 64.00 FEET;
15. N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
17. N00°00'00"E A DISTANCE OF 394.61 FEET, TO A POINT OF CURVE;
18. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 11°19'30" AND AN ARC LENGTH OF 290.16 FEET, TO A POINT OF COMPOUND CURVE;
19. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 96°42'16" AND AN ARC LENGTH OF 33.76 FEET, TO A POINT OF COMPOUND CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 20°47'11" AND AN ARC LENGTH OF 256.86 FEET, TO A POINT OF NON-TANGENT;
21. N38°20'45"E A DISTANCE OF 84.00 FEET, TO A POINT OF NON-TANGENT CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S38°45'58"W, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 00°31'59" AND AN ARC LENGTH OF 7.37 FEET, TO A POINT OF REVERSE CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°11'13" AND AN ARC LENGTH OF 30.08 FEET, TO A POINT OF TANGENT;
24. THENCE N34°25'12"E A DISTANCE OF 176.11 FEET, TO A TANGENT POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 06°00'16" AND AN ARC LENGTH OF 40.98 FEET, TO A POINT OF COMPOUND CURVE;
26. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°03'26" AND AN ARC LENGTH OF 34.23 FEET, TO A POINT OF TANGENT;
27. S41°31'06"E A DISTANCE OF 4.14 FEET;
28. N48°28'54"E A DISTANCE OF 64.00 FEET;
29. N41°31'06"W A DISTANCE OF 4.14 FEET, TO A TANGENT POINT OF CURVE;
30. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°03'26" AND AN ARC LENGTH OF 34.23 FEET, TO A POINT OF COMPOUND CURVE;
31. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 15°09'08" AND AN ARC LENGTH OF 103.40 FEET, TO A POINT OF NON-TANGENT;
32. N19°58'57"W A DISTANCE OF 68.02 FEET;
33. N00°00'00"E A DISTANCE OF 529.16 FEET;
34. N09°08'37"W A DISTANCE OF 60.77 FEET;
35. N11°27'53"E A DISTANCE OF 82.34 FEET, TO A POINT OF NON-TANGENT CURVE;
36. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S67°02'15"E, HAVING A RADIUS OF 189.50 FEET, A CENTRAL ANGLE OF 38°15'35" AND AN ARC LENGTH OF 126.54 FEET, TO A POINT OF NON-TANGENT;
37. N00°18'18"W A DISTANCE OF 43.21 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

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

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

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

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S89°28'23"W A DISTANCE OF 2640.62 FEET;
2. S89°28'26"W A DISTANCE OF 21.86 FEET, TO THE POINT OF BEGINNING.

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

AMENDMENTS:

CIVIL ENGINEER SURVEYOR
JR ENGINEERING, LLC
7200 S. ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
CONTACT: KURTIS WILLIAMS
(303)-267-6190
KWILLIAMS@JRENGINEERING.COM

OWNER
JEN COLORADO 19, LLC
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NEW YORK, NY 10019
CONTACT: JERRY RICHMOND
(303) 267-6255
JERRY@INTEGRITYLANDVENTURES.COM

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

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

CHECKED BY:
DRAWN BY:

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

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

5/9/25
DATE:

SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:

COVER SHEET

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

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

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

1. TOTAL NUMBER OF UNITS SHALL NOT EXCEED 425.TOTAL NUMBER OF UNITS SHALL NOT EXCEED WHAT IS PERMITTED BY THE UNDERLYING ZONING (R-1).
2. UP TO 25% SMALL RESIDENTIAL LOTS ARE PERMITTED.
3. LOTS FRONTING COLLECTOR STREETS HAVE AN ADDITIONAL 5' FRONT SETBACK ADDED TO THE STANDARD (4.04.2.02.4.01) & NOISE ATTENUATION WINDOWS FOR ALL FRONT ELEVATIONS WINDOWS AND SIDE ELEVATION WINDOWS WITHIN 15' OF THE FRONT ELEVATION PLANE (4.04.2.02.4.03)

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

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

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

Parks, Recreation & Open Space Tracking											
			Neighborhood Park			Community Park			Open Space		
Site Plan No.	Tracts	Total Population	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference	Dedication Required	Dedication Provided	Difference
1	B	1126	3.38	0.00	-3.38	1.24	0.00	-1.24	8.78	17.70	8.92
2		0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	A, Z	1508	4.52	0.00	-4.52	1.66	0.00	-1.66	11.76	49.12	37.36
4	R	0	0.00	6.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total		2634	7.90	0.00	-7.90	2.90	0.00	-2.90	20.55	66.82	46.27

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

Tract Dedication Table					
		Dedication Type			
Tract	Site Plan	**Neigh. Park**	**Com. Park**	**Open Space**	**Programmatic Elements**
B	1	0	0	17.70	Trailhead and trail connections, Benches, Pocket Park with seating
A	3	0	0	38.85	Community Center, Pool, Bike Racks, Pet Waste Stations, Playground, Trail Connections
Z	3	0	0	10.27	Trailhead and trail connections, Benches, Park with playground, shade structure, and sledding hill
R	4	6.79			Park with playground
	Total	**6.79**	**0**	**66.82**	

CHECKED BY:
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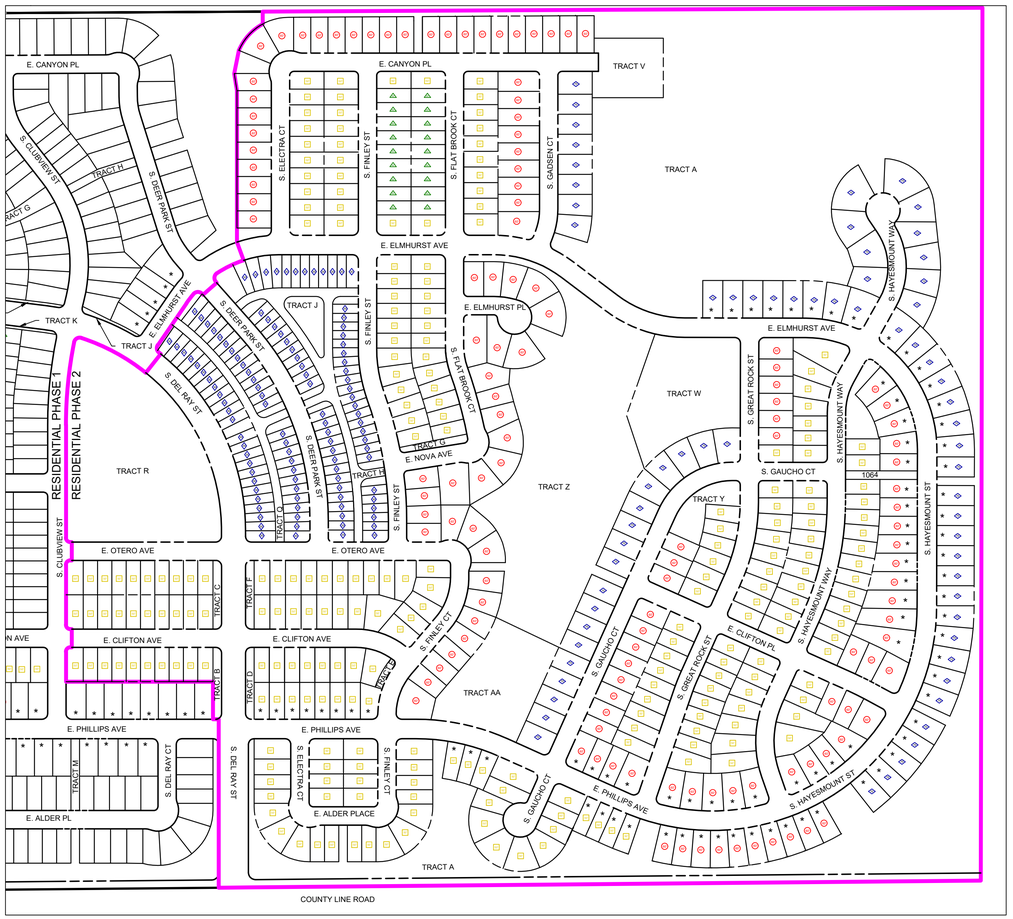
SITE PLAN LOT TRACKING EXHIBIT



* 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).

LEGEND

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

NOT FOR CONSTRUCTION

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

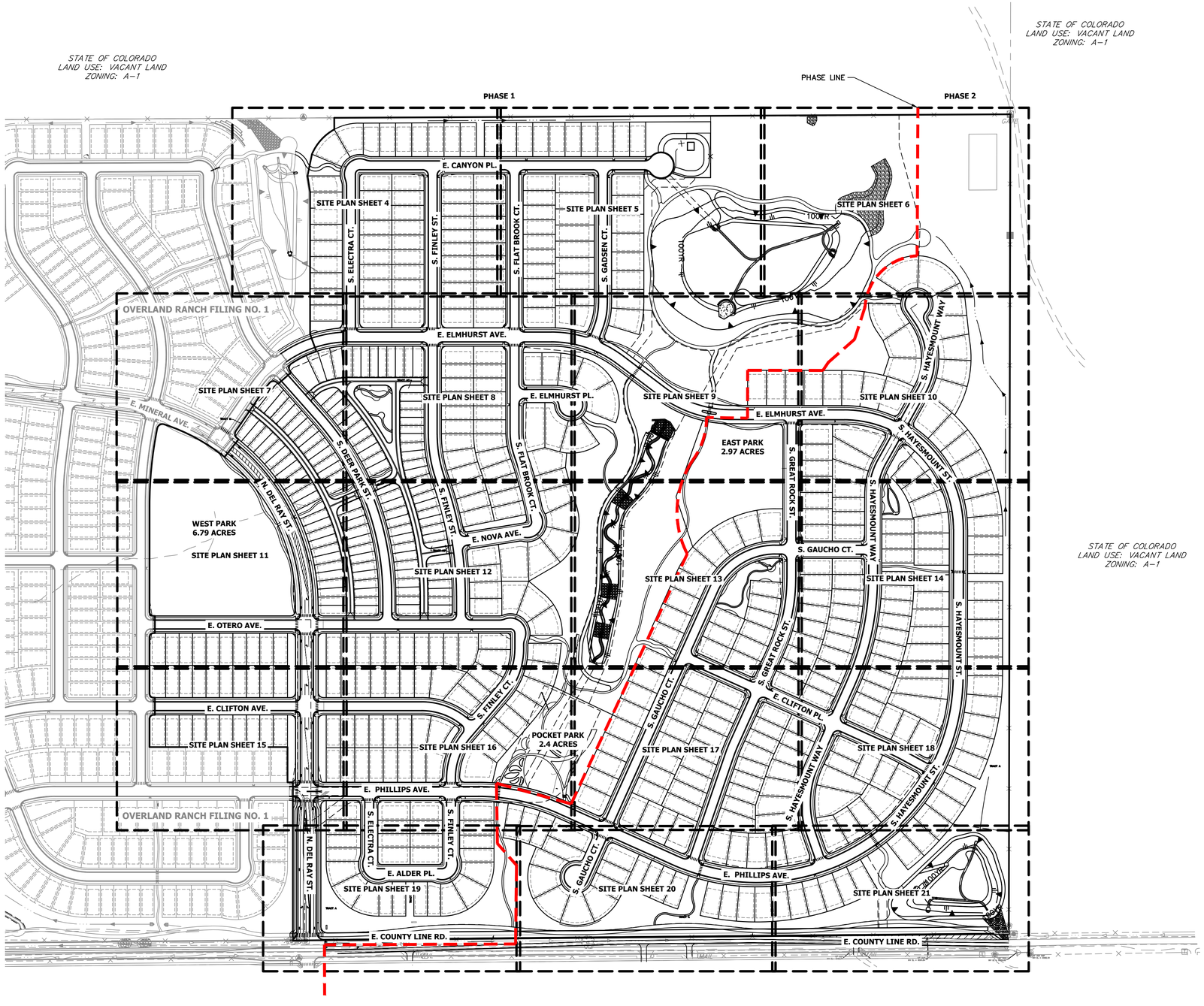
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
TRACKING SHEET

SHEET NUMBER
2



200 100 0 200 400

ORIGINAL SCALE: 1" = 200'

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

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

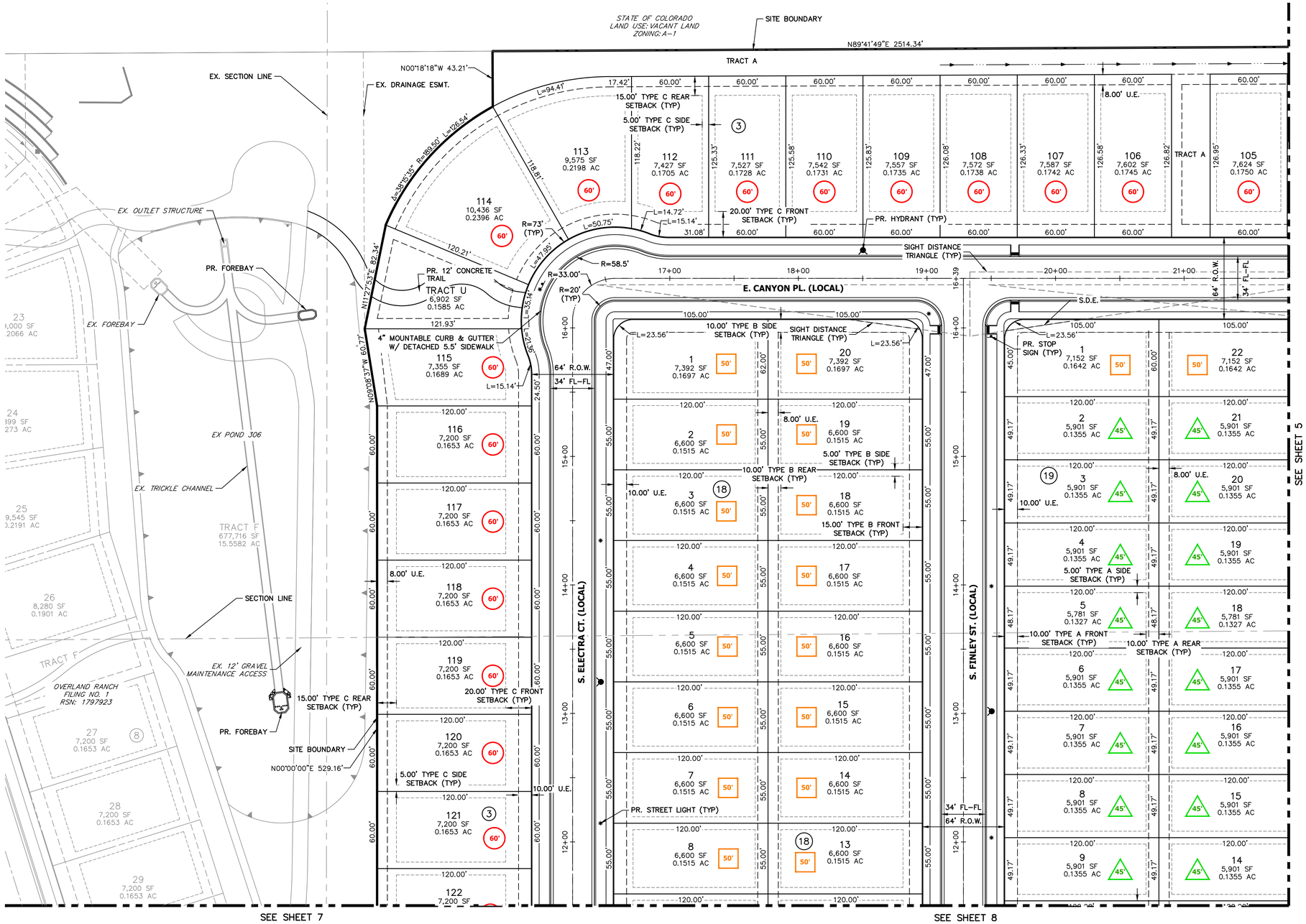
680 5TH AVE FL 25
NEWYORK, NY, 10019

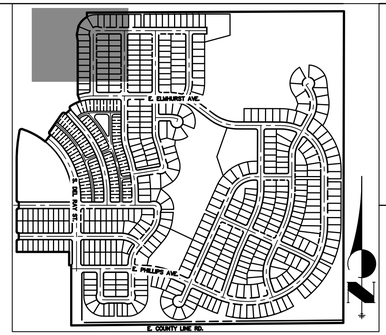
5/9/25
DATE:

SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:

CONTEXT MAP





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

S.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
F.L.E.	FIRE LANE EASEMENT
#	ADDRESS SIGN LOCATION
E.O.C.	EDGE OF CONCRETE
S.D.E	SIGHT DISTANCE EASEMENT

MAIL KIOSK NOTES:

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

1. OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
2. OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
3. A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
4. A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB TAMPS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
5. PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.
6. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. (TYP.)

NOTES:

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2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
3. SEE SHEET 63 FOR TYPICAL LOT DETAILS.
4. INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
5. ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

5/9/25
DATE:

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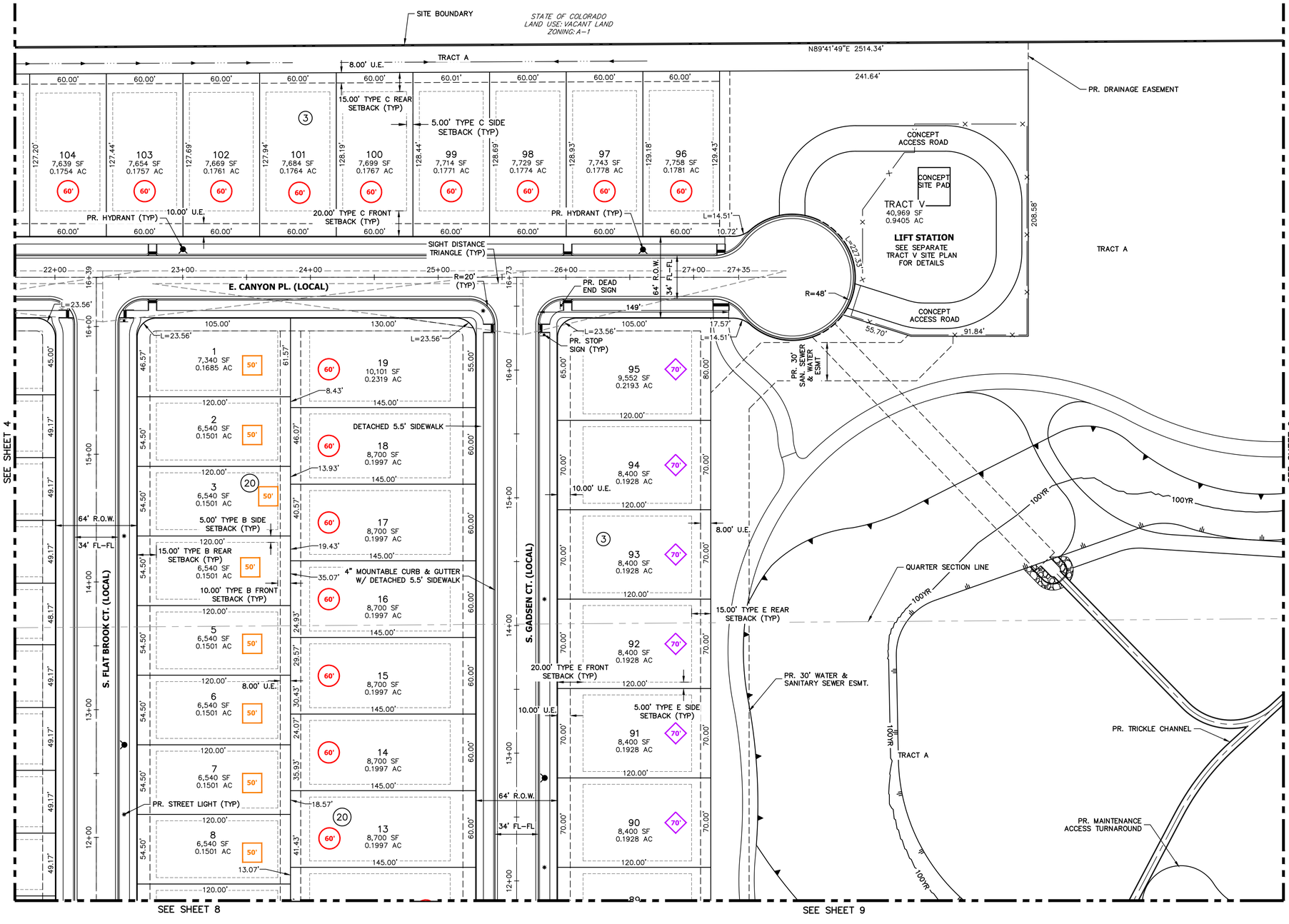
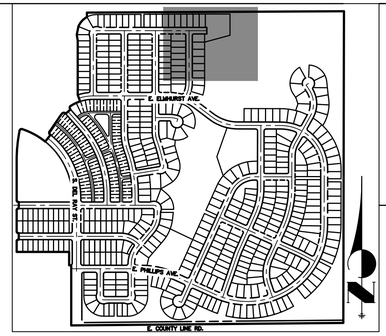
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:

SITE PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

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

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40 20 0 40 80

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SP 01 - 07/10/2024
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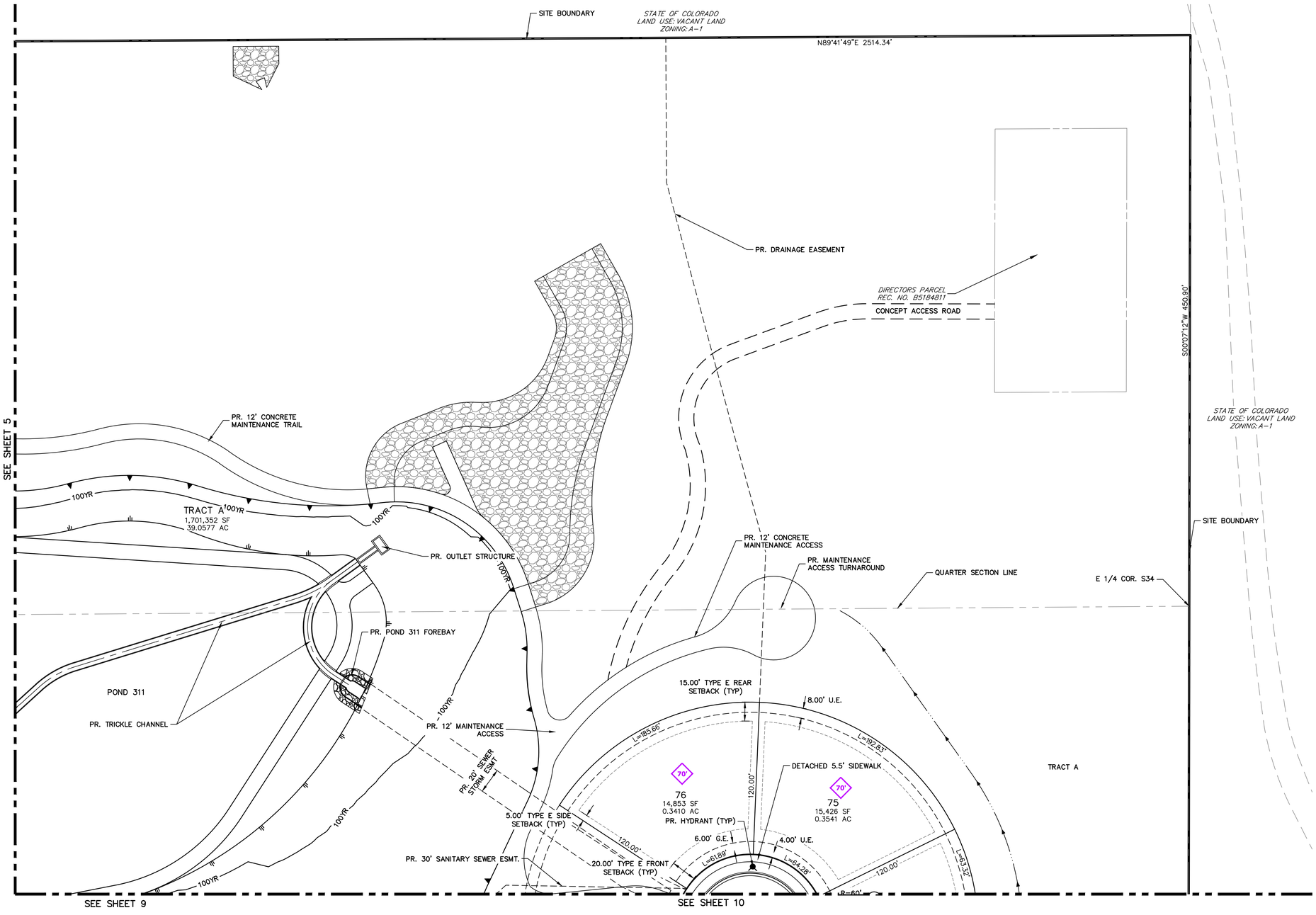
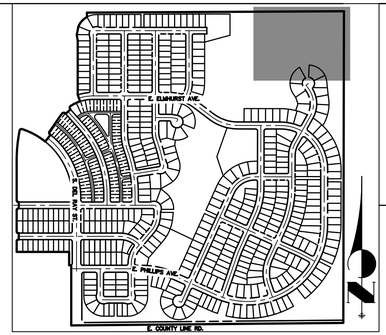
SP 05 - 05/09/2025

SHEET TITLE:

SITE PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

	PROP. RIGHT OF WAY	✱	PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
	EX. RIGHT OF WAY	✲	EX. STREET LIGHT		
	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	S.D.E.	SIGHT DISTANCE EASEMENT
	BUILDING SETBACK	*	INDICATES LOT WITH SPECIAL SETBACK		
	TOP OF SLOPE				

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N

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

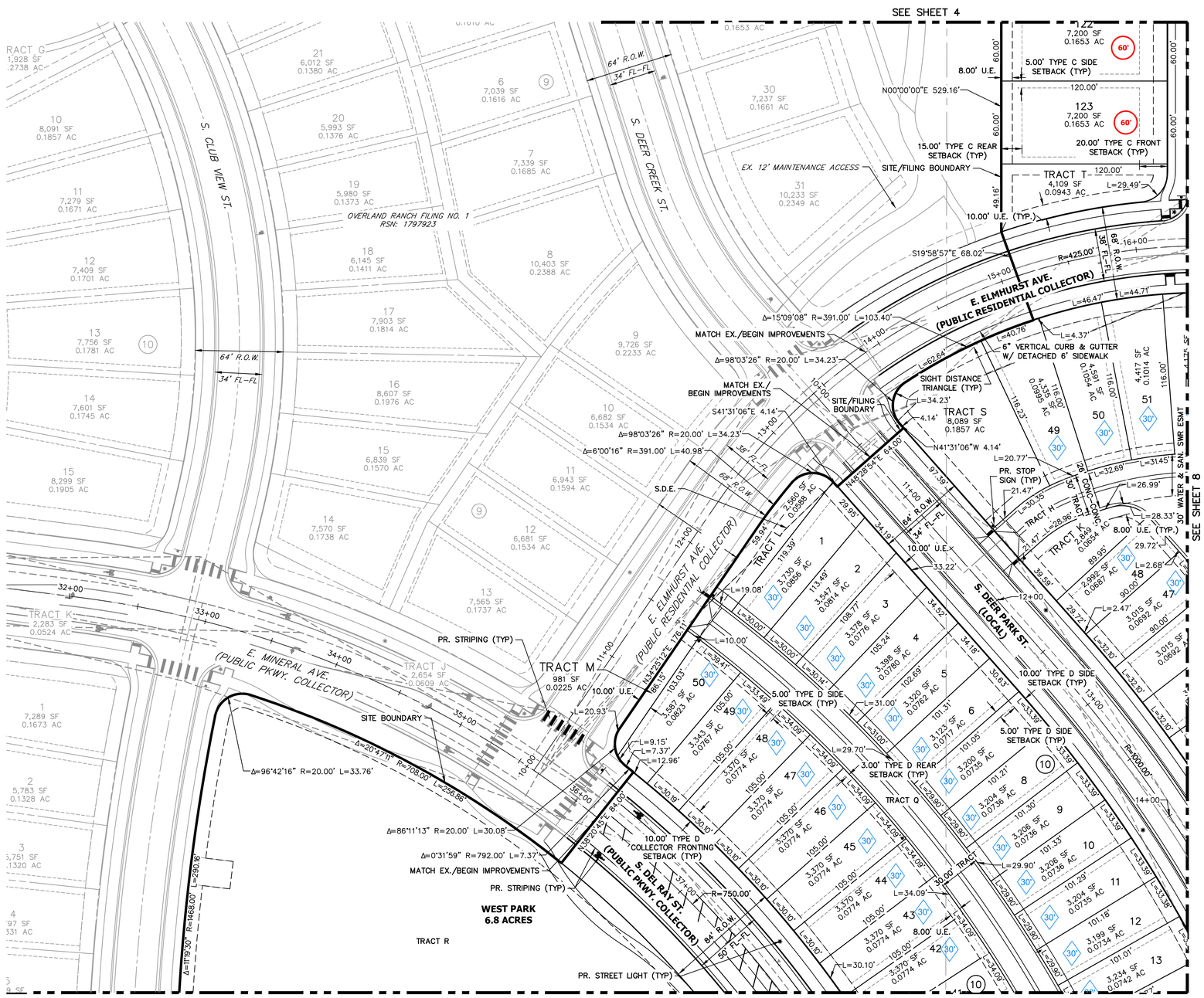
680 5TH AVE FL 25
NEWYORK, NY, 10019

5/9/25
DATE:

SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:

SITE PLAN


SEE SHEET 4
SEE SHEET 8
SEE SHEET 11
S. CLUB VIEW ST.
S. DEER CREEK ST.
OVERLAND RANCH FILING NO. 1
RSN: 1797923
64' R.O.W.
34' FL-FL
68' R.O.W.
E. ELMHURST AVE.
(PUBLIC RESIDENTIAL COLLECTOR)
E. MINERAL AVE.
(PUBLIC PKWY. COLLECTOR)
S. DEER PARK ST.
(LOCAL)
S. DEL RAY ST.
(PUBLIC PKWY. COLLECTOR)
84' R.O.W.
50' FL-FL
TRACT G
1,928 SF
.2738 AC
TRACT K
2,283 SF
0.0524 AC
TRACT J
2,654 SF
0.0609 AC
TRACT M
981 SF
0.0225 AC
TRACT L
TRACT S
8,089 SF
0.1857 AC
TRACT T
4,109 SF
0.0943 AC
TRACT Q
TRACT R
WEST PARK
6.8 ACRES
EX. 12' MAINTENANCE ACCESS
SITE/FILING BOUNDARY
SITE BOUNDARY
10.00' U.E. (TYP.)
8.00' U.E.
5.00' TYPE C SIDE SETBACK (TYP)
15.00' TYPE C REAR SETBACK (TYP)
20.00' TYPE C FRONT SETBACK (TYP)
5.00' TYPE D SIDE SETBACK (TYP)
3.00' TYPE D REAR SETBACK (TYP)
10.00' TYPE D COLLECTOR FRONTING SETBACK (TYP)
10.00' TYPE D SIDE SETBACK (TYP)
6" VERTICAL CURB & GUTTER W/ DETACHED 6' SIDEWALK
SIGHT DISTANCE TRIANGLE (TYP)
PR. STOP SIGN (TYP)
PR. STRIPING (TYP)
PR. STREET LIGHT (TYP)
MATCH EX./BEGIN IMPROVEMENTS
MATCH EX./ BEGIN IMPROVEMENTS
WATER & SAN. SWR ESMT
CONC. CHASE
N00°00'00"E 529.16'
S19°58'57"E 68.02'
N48°28'54"E 64.00'
S41°31'06"E 4.14'
N41°31'06"W 4.14'
N39°20'05"E 84.00'
N32°25'12"E 176.35'
Δ=15°09'08" R=391.00' L=103.40'
Δ=98°03'26" R=20.00' L=34.23'
Δ=6°00'16" R=391.00' L=40.98'
Δ=96°42'16" R=20.00' L=33.76'
Δ=20°47'11" R=708.00' L=256.86'
Δ=4°19'30" R=1468.00' L=290.16'
Δ=86°11'13" R=20.00' L=30.08'
Δ=0°31'59" R=792.00' L=7.37'
R=425.00'
R=750.00'
R=800.00'
L=44.71'
L=46.47'
L=40.76'
L=4.37'
L=32.69'
L=31.45'
L=26.99'
L=28.33'
L=29.72'
L=2.68'
L=2.47'
L=32.10'
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L=33.00'
L=33.59'
L=33.33'
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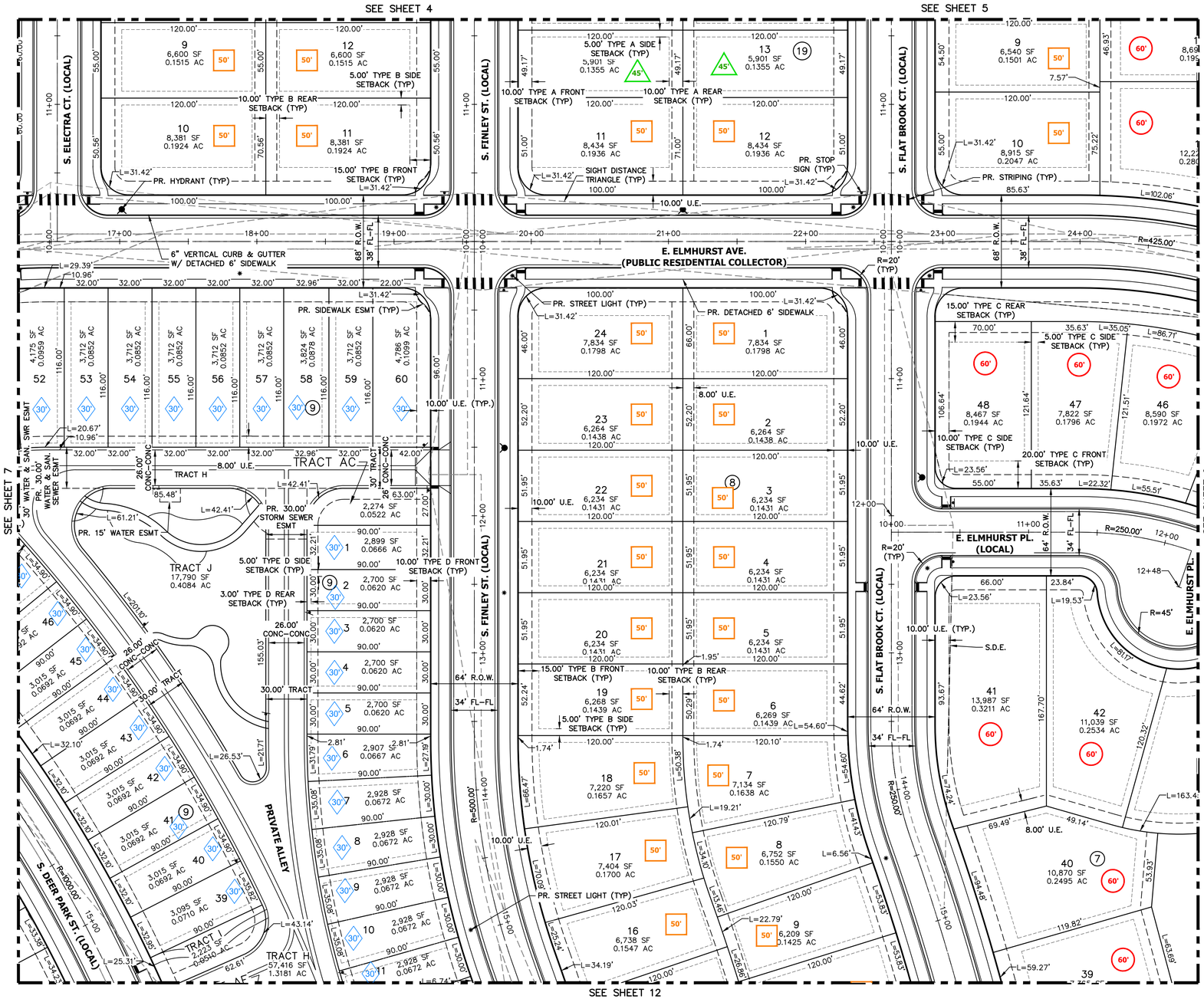
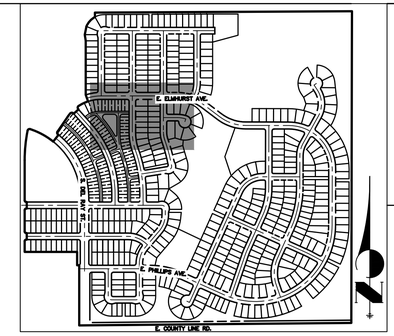
L=29.90'
L=34.09'
L=34.09'
L=34.09





KEY MAP

SCALE: 1"=700'

LEGEND

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

MAIL KIOSK NOTES:

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2. OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
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6. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. (TYP.)

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2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
3. SEE SHEET 63 FOR TYPICAL LOT DETAILS.
4. INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
5. ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.

N

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

Know what's below. Call before you dig.

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

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

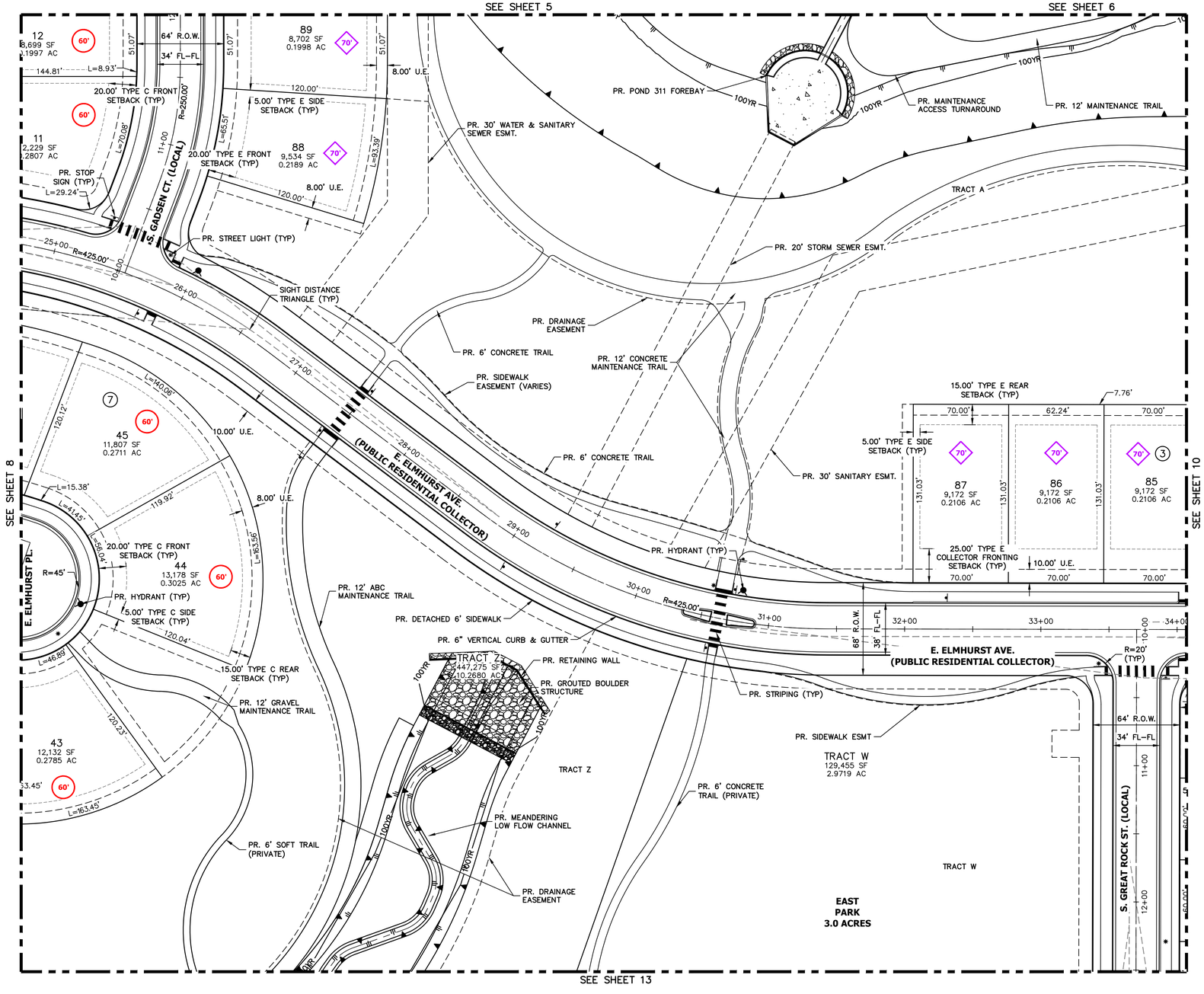
680 5TH AVE FL 25
NEWYORK, NY, 10019

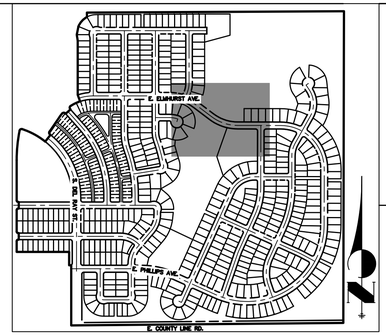
5/9/25
DATE:

SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:

SITE PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

PROP. RIGHT OF WAY	PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
EX. RIGHT OF WAY	EX. STREET LIGHT		
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
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EX. CURB & GUTTER	PROP. MAIL KIOSK	S.D.E.	SIGHT DISTANCE EASEMENT
BUILDING SETBACK	INDICATES LOT WITH SPECIAL SETBACK		
TOP OF SLOPE			

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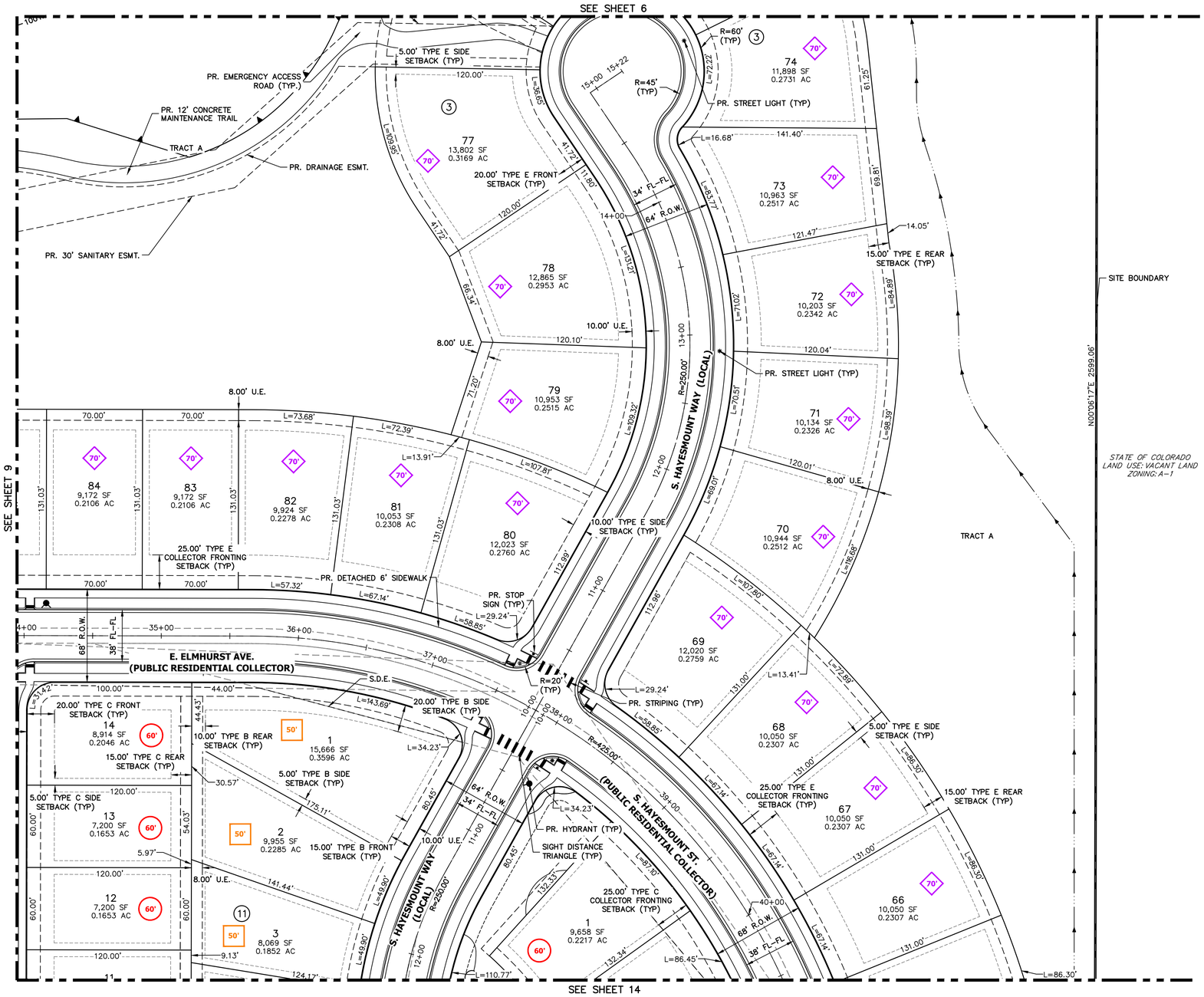
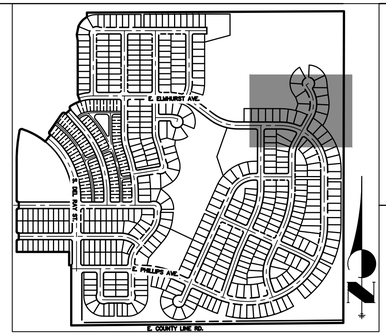
SHEET TITLE:

SITE PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

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

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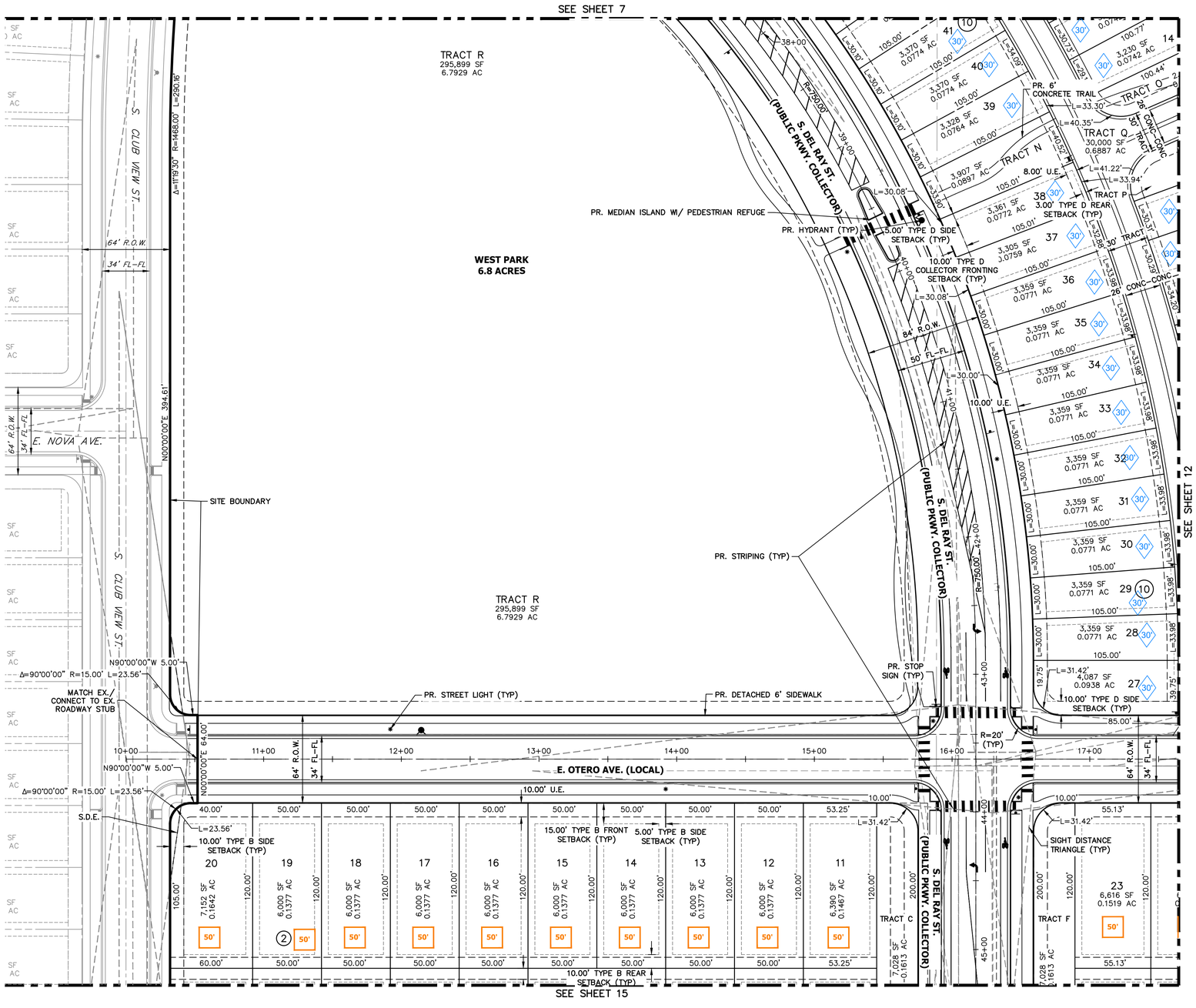
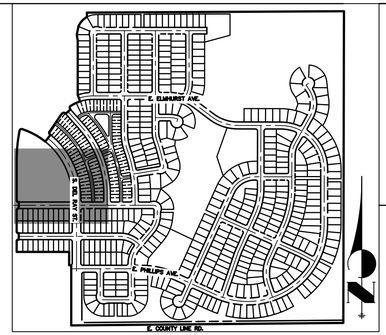
SITE PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

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

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40 20 0 40 80

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OVERLAND RANCH- SITE PLAN 2

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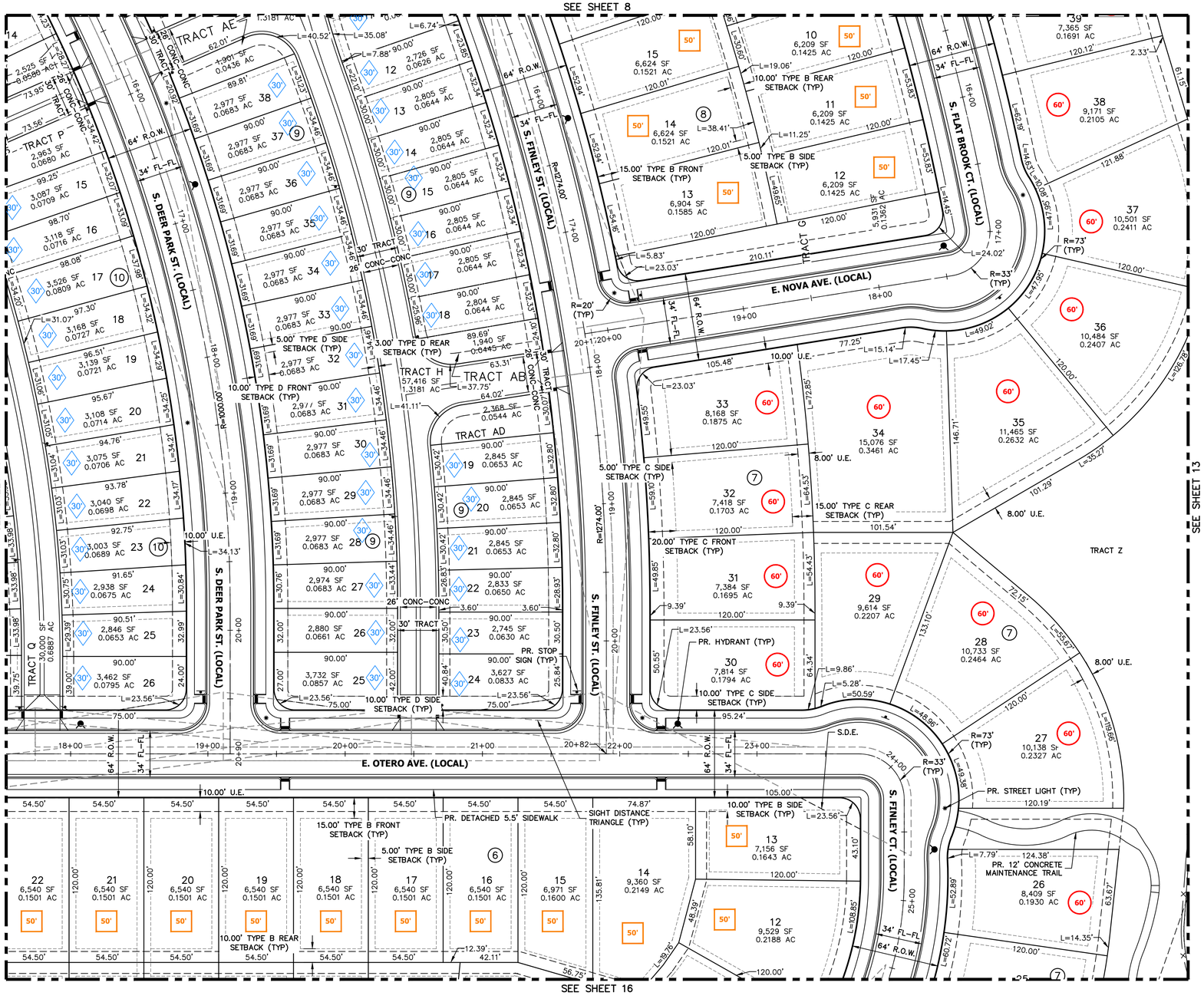
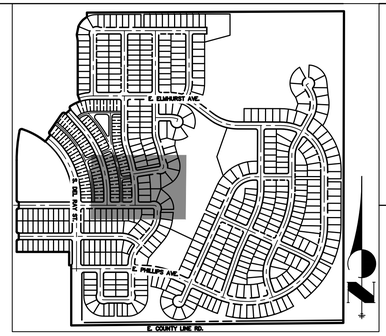
SITE PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

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

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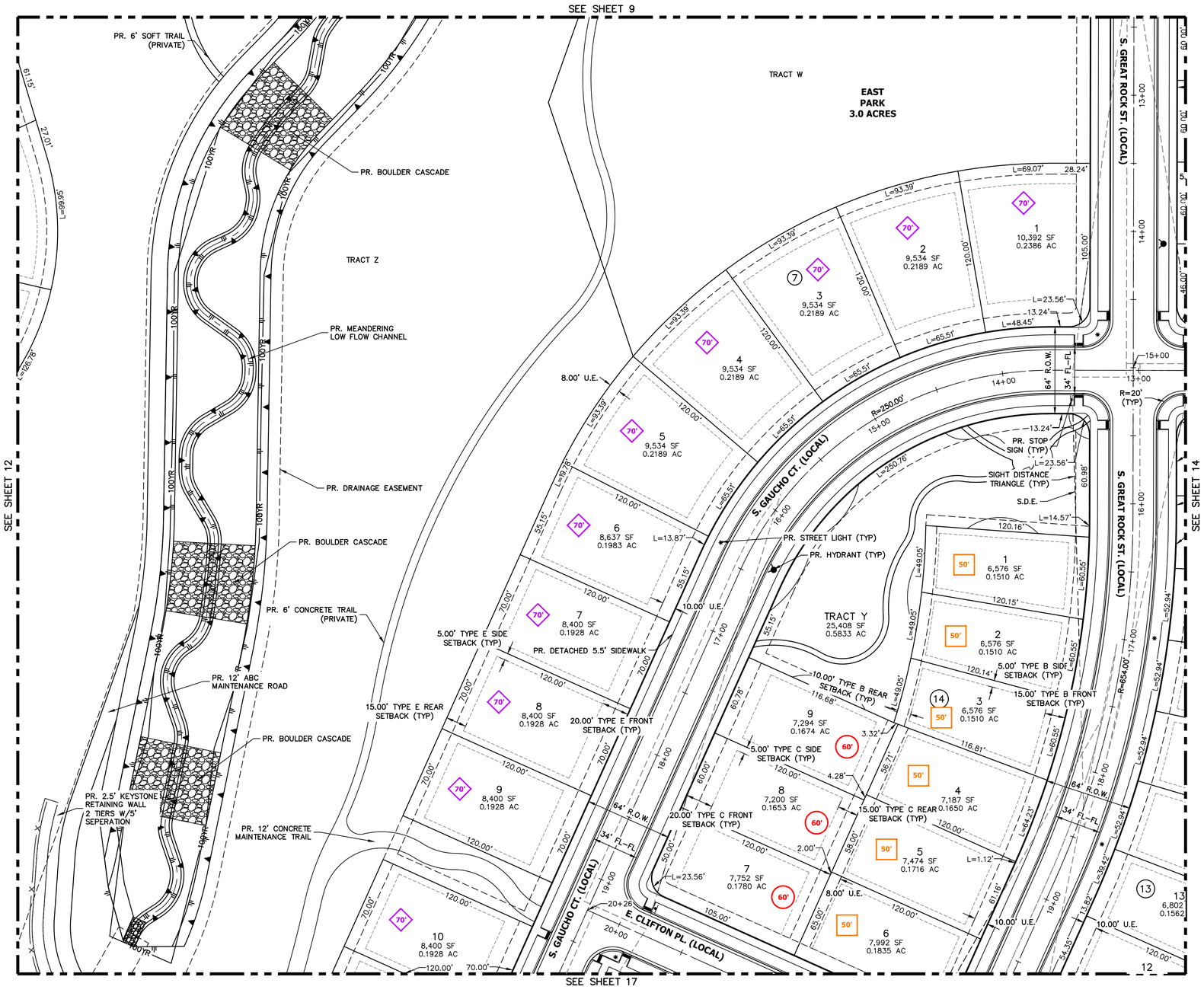

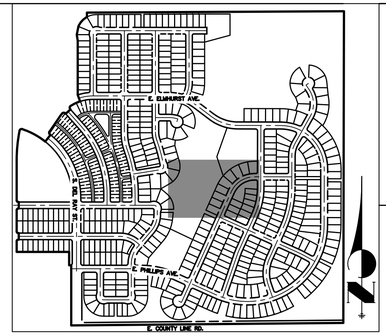

KEY MAP

SCALE: 1"=700'

LEGEND

	PROP. RIGHT OF WAY		PROP. 20' STREET LIGHT		EX. CONCRETE SIDEWALK
	EX. RIGHT OF WAY		EX. STREET LIGHT		
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	TOP OF SLOPE				

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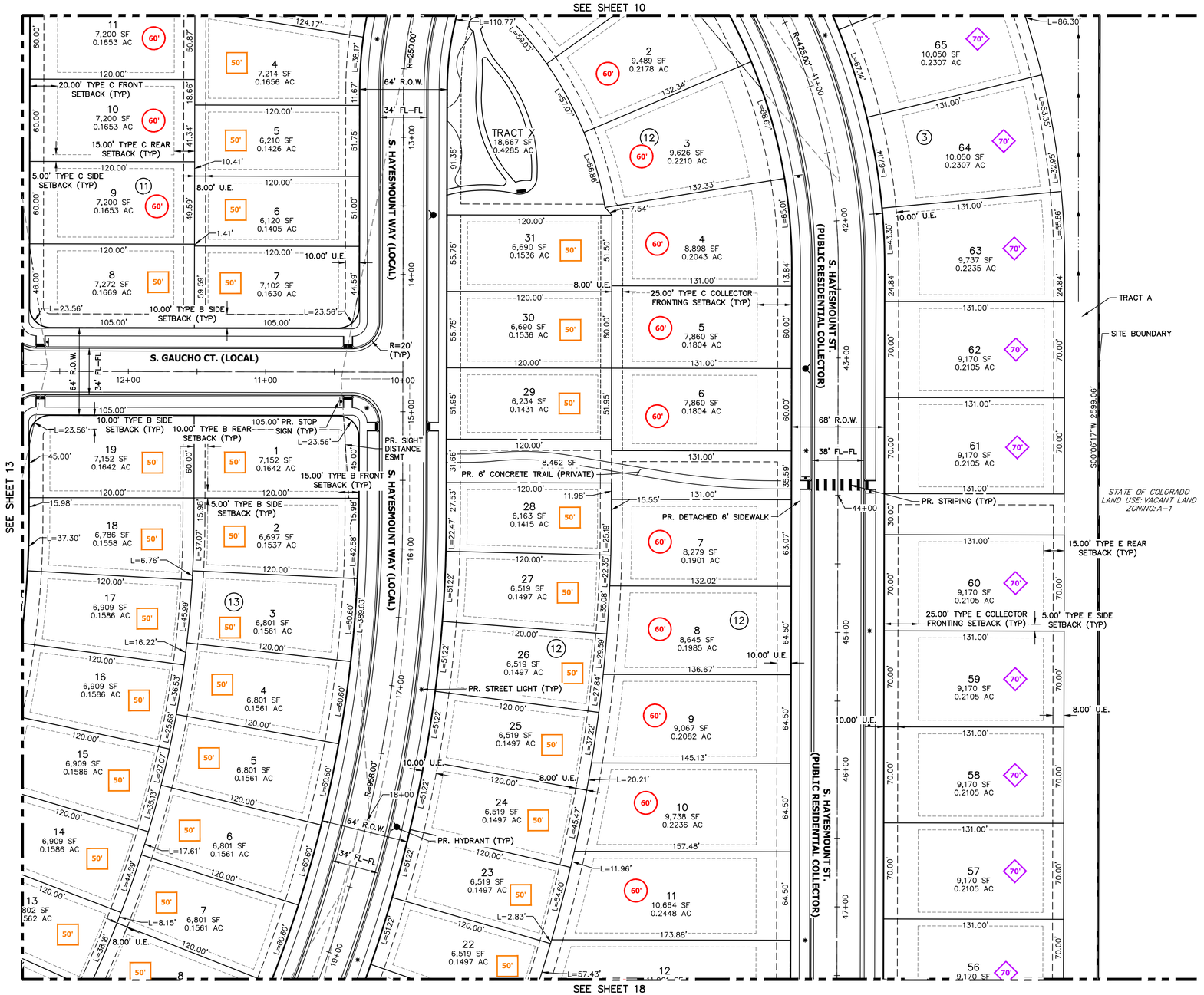

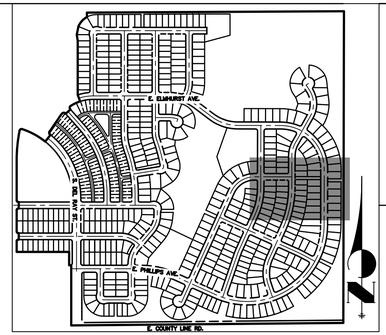

KEY MAP

SCALE: 1"=700'

LEGEND

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

MAIL KIOSK NOTES:

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

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3. A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
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5. PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.
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3. SEE SHEET 63 FOR TYPICAL LOT DETAILS.
4. INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
5. ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

Know what's below. Call before you dig.

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DRAWN BY:

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

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

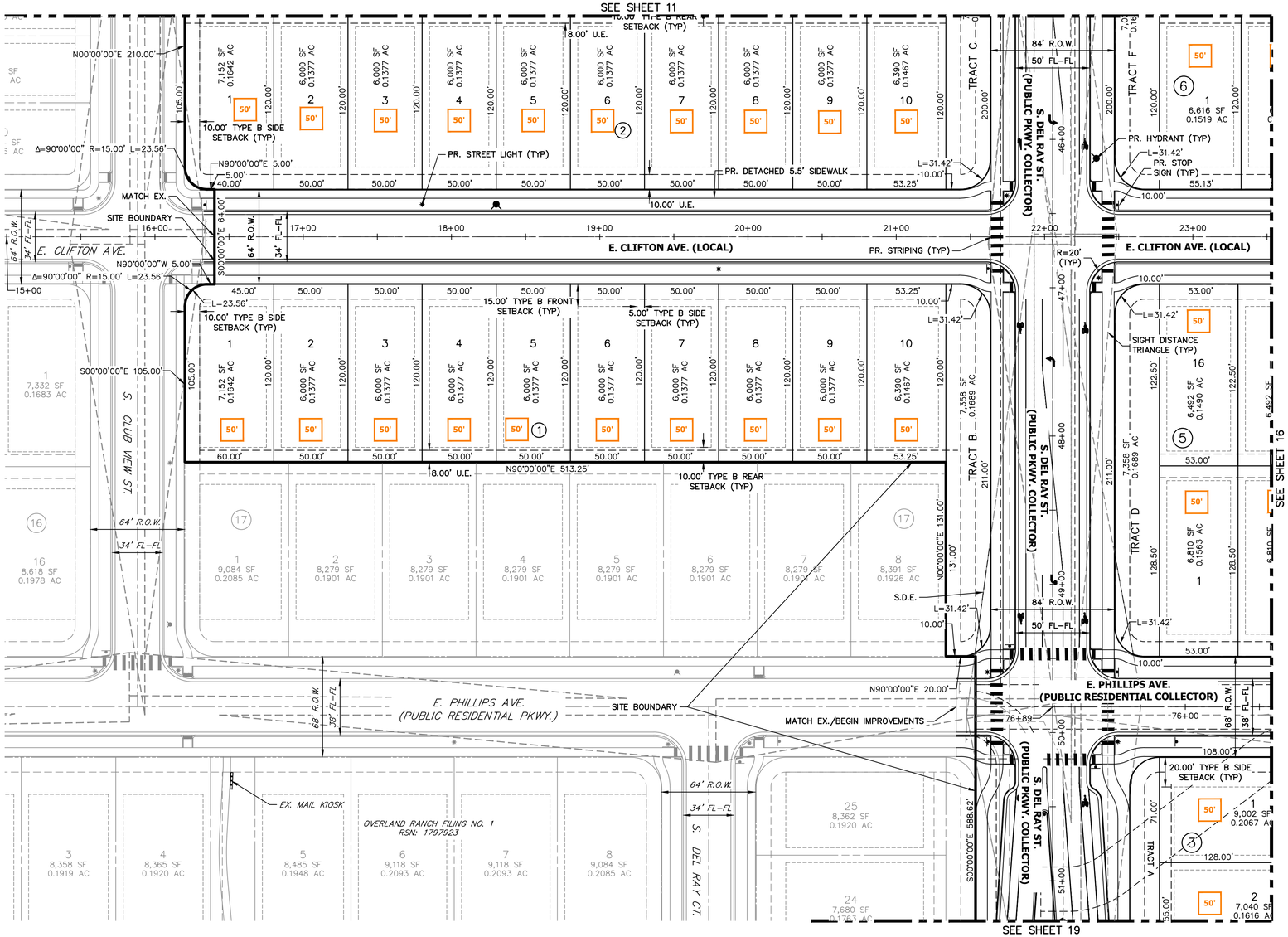
5/9/25

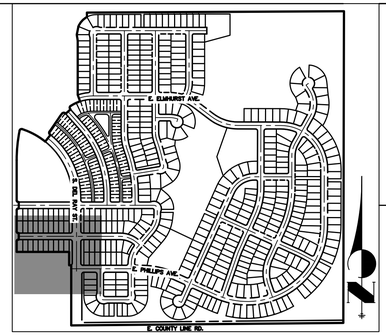
DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:

SITE PLAN

14





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
- S.E. SIDEWALK EASEMENT
- G.E. GAS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- F.L.E. FIRE LANE EASEMENT
- # ADDRESS SIGN LOCATION
- E.O.C. EDGE OF CONCRETE
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CHECKED BY:
DRAWN BY:

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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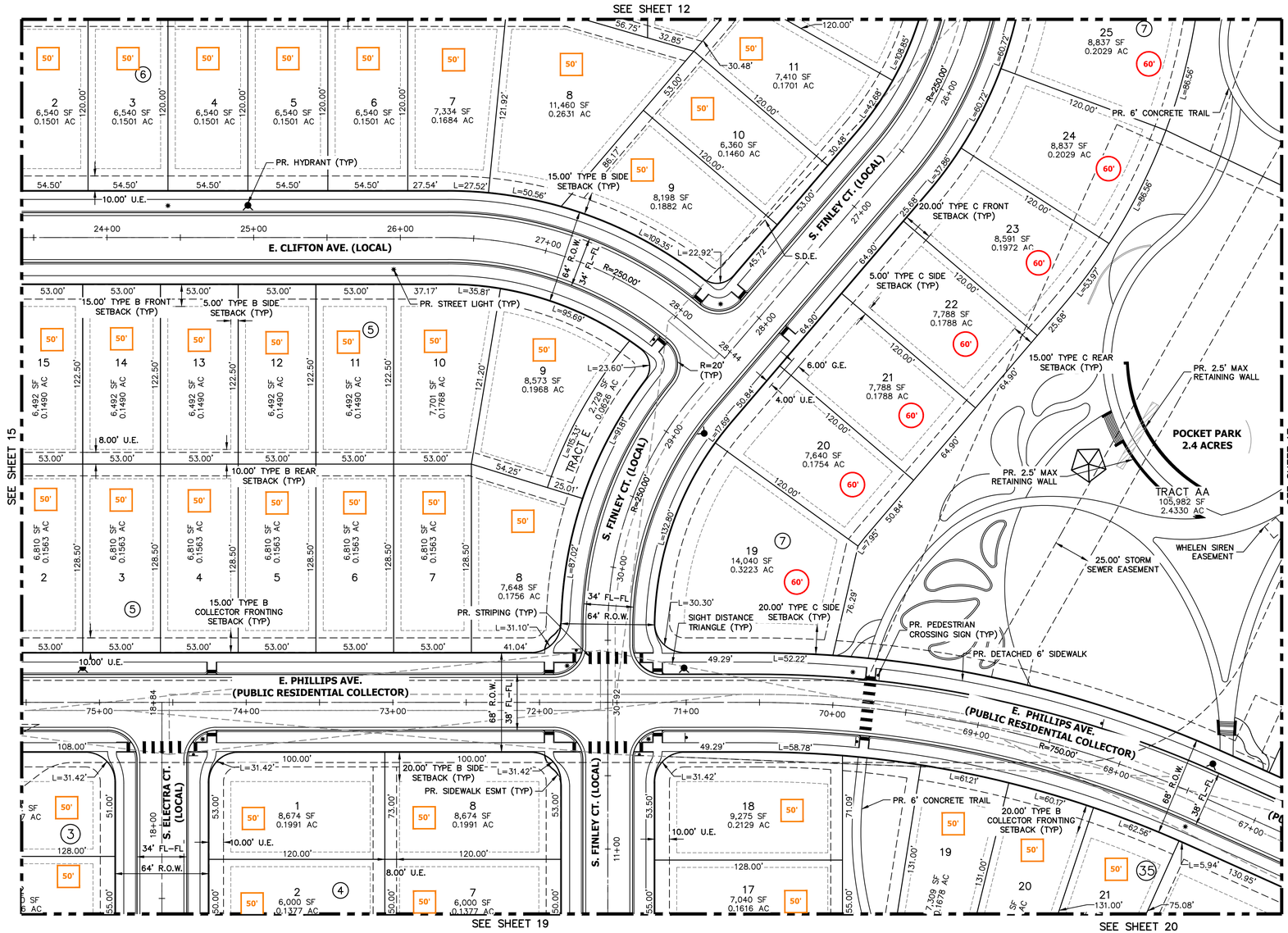
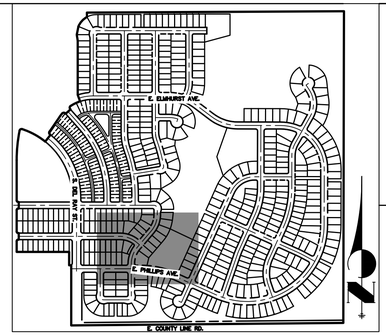
SITE PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

- PROP. RIGHT OF WAY
- 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
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40 20 0 40 80

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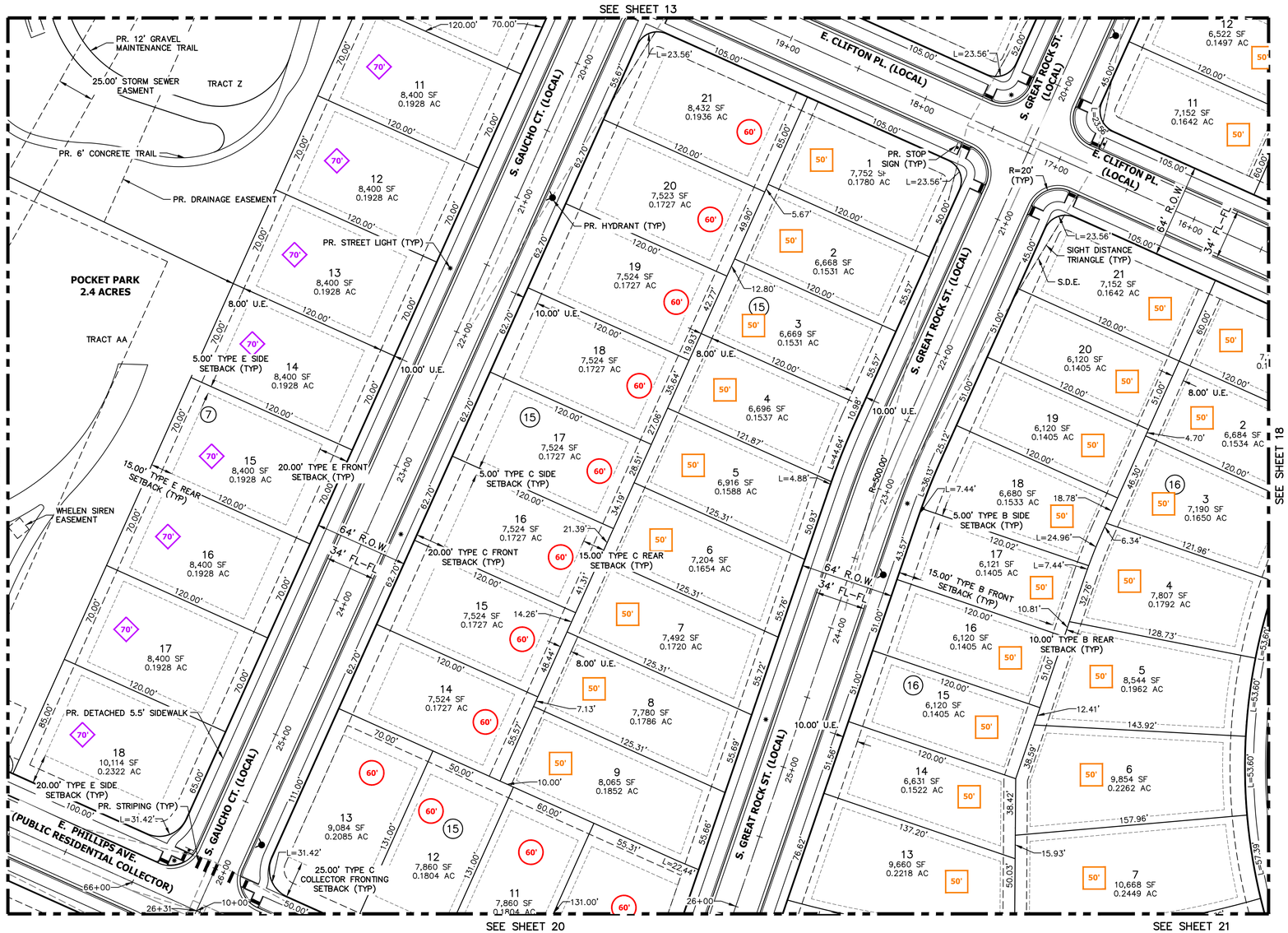
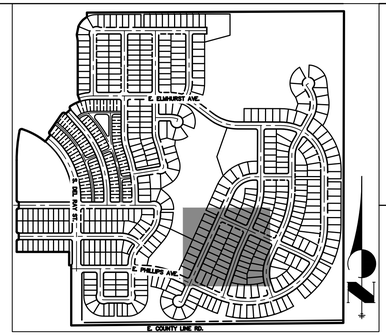
SHEET TITLE:

SITE PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

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	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
*	PROP. STREET LIGHT
*	EX. STREET LIGHT
	PROP. SIGN
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DRAWN BY:

N

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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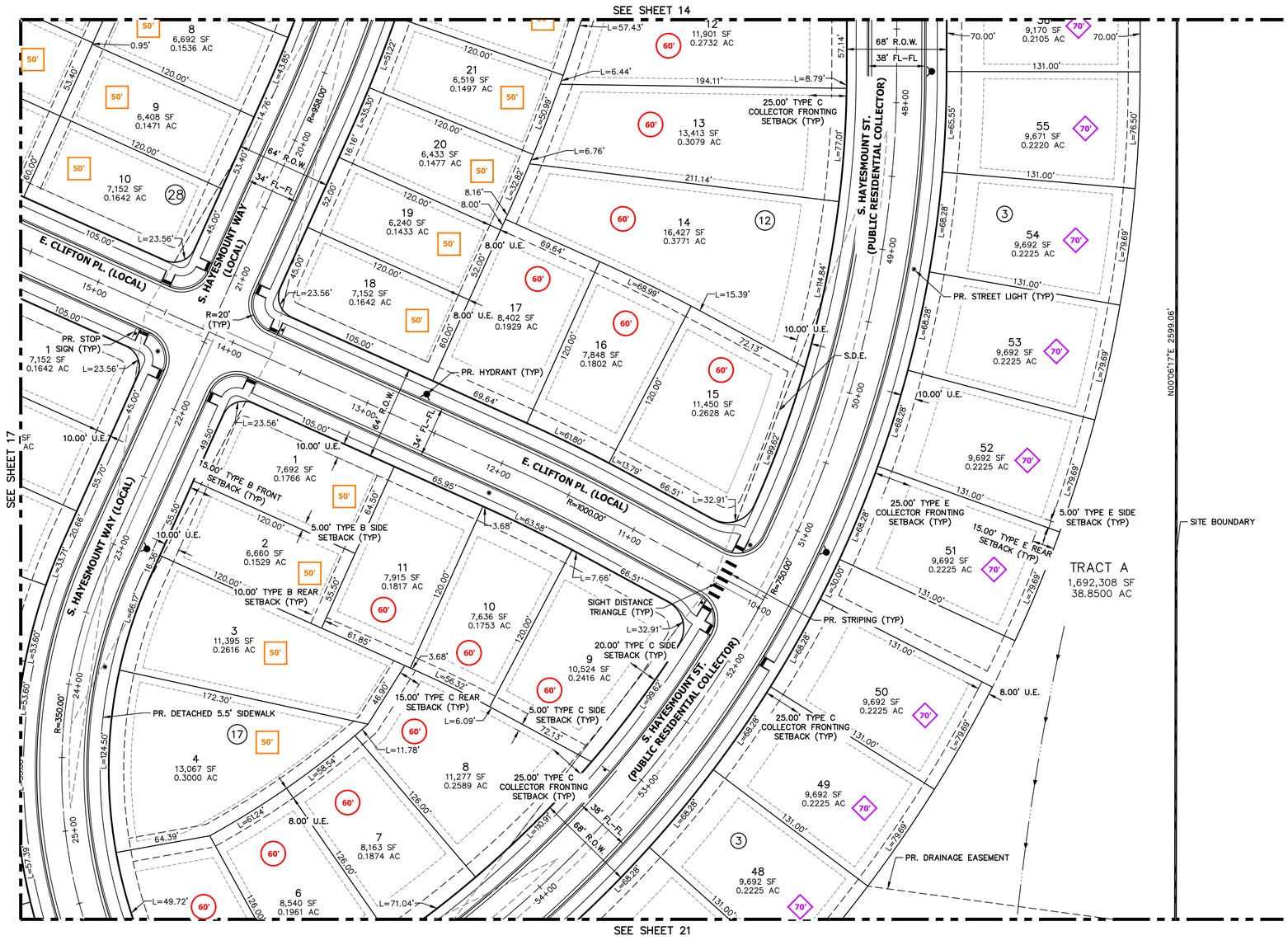
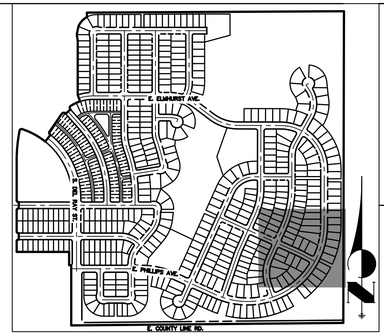
SHEET TITLE:

SITE PLAN

17





KEY MAP

SCALE: 1"=700'

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CHECKED BY:
DRAWN BY:

40 20 0 40 80

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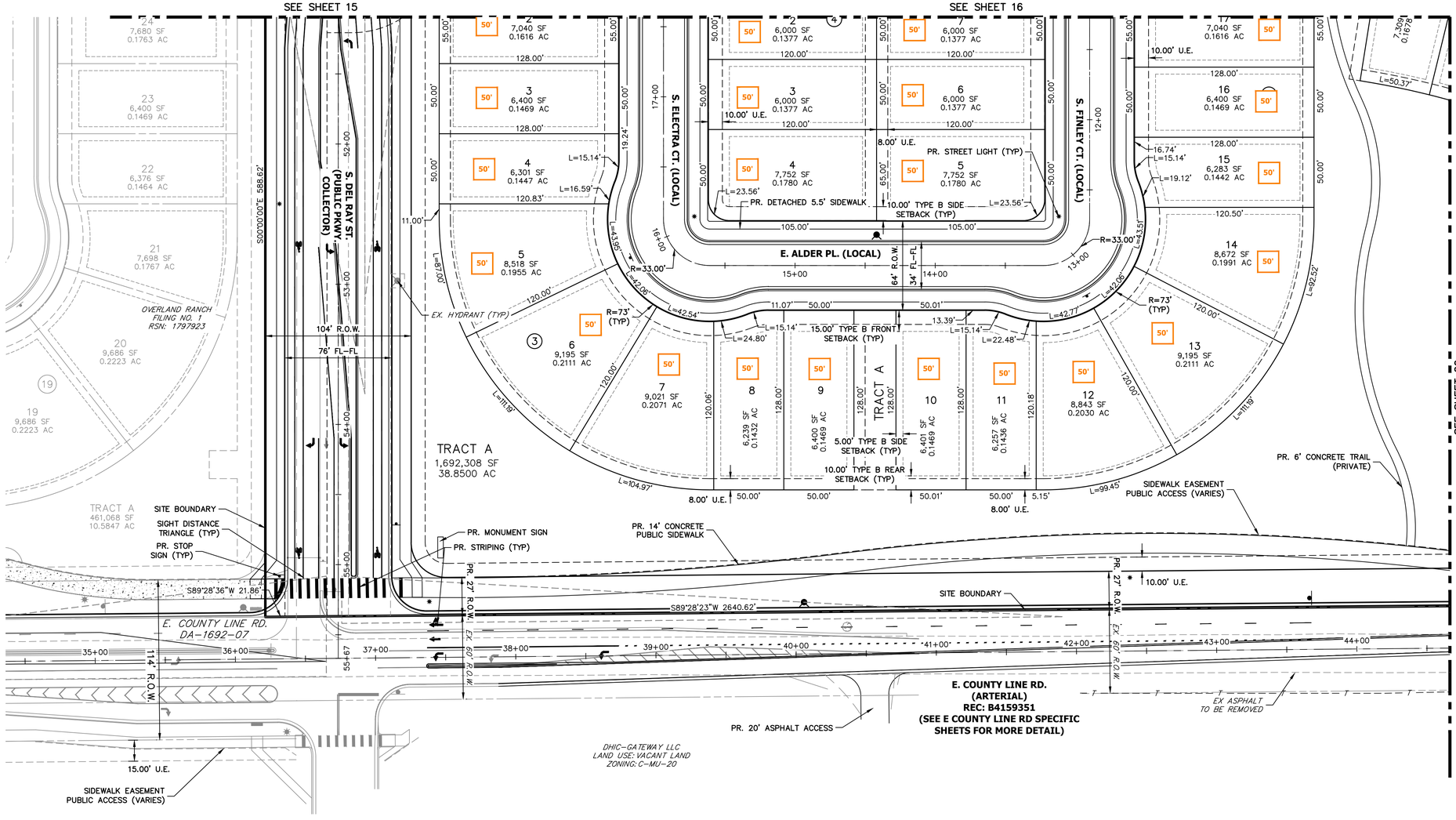
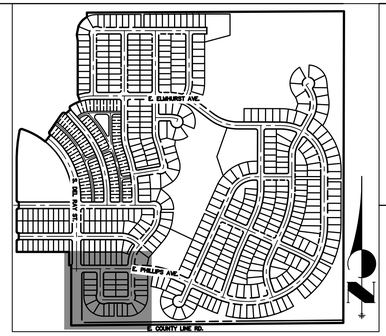
SHEET TITLE:

SITE PLAN





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SCALE: 1"=700'

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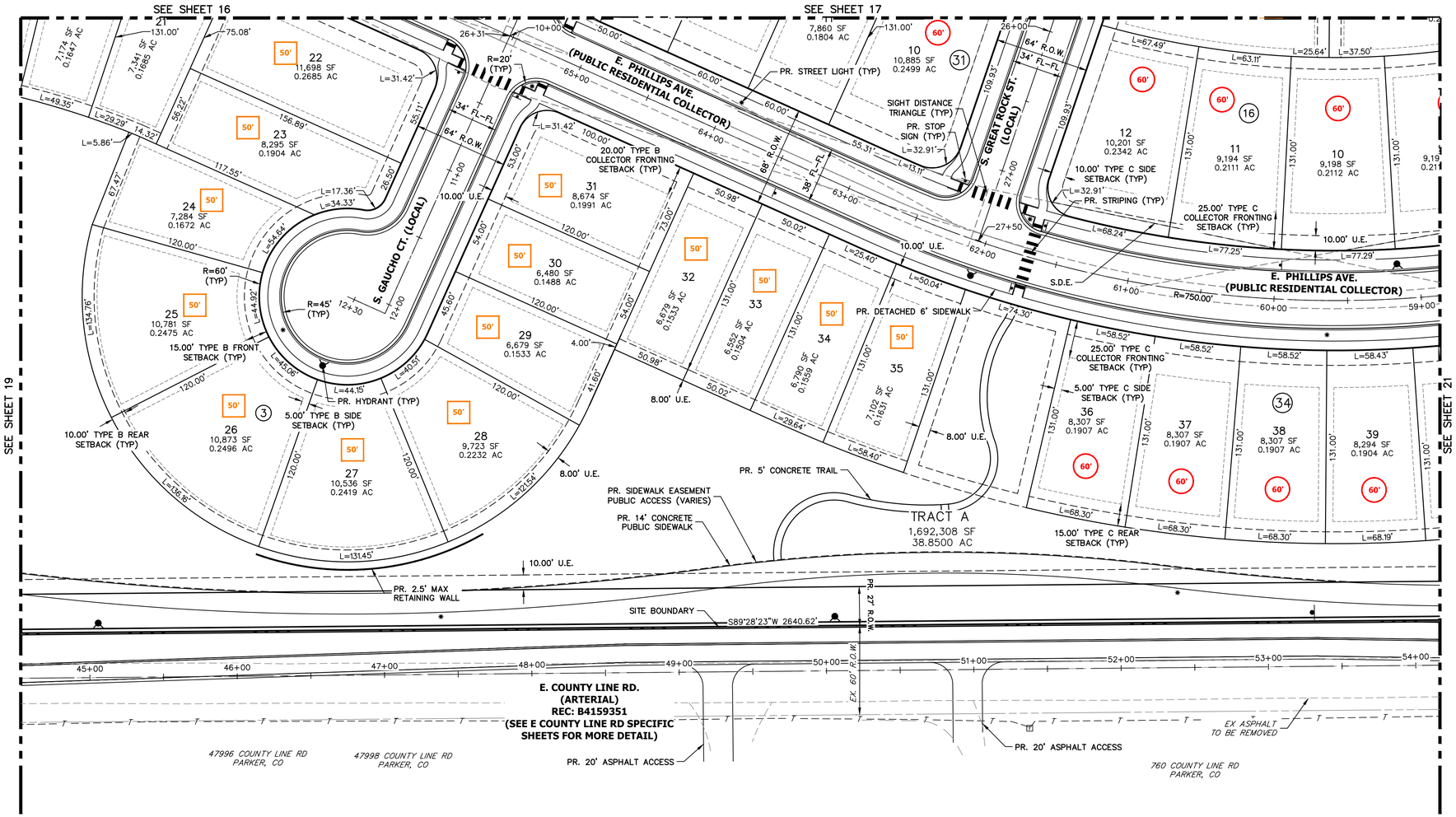
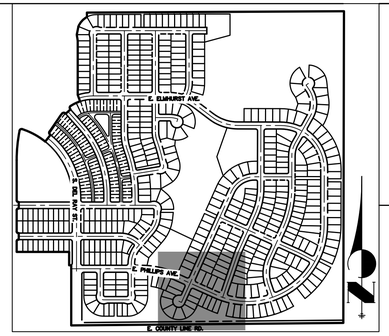
SITE PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. 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
S.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
F.L.E.	FIRE LANE EASEMENT
#	ADDRESS SIGN LOCATION
E.O.C.	EDGE OF CONCRETE
S.D.E	SIGHT DISTANCE EASEMENT

MAIL KIOSK NOTES:

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

1. OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
2. OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
3. A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
4. A MAXIMUM OF 50' AWAY FROM A CURB RAMP CROSSINGS (CURB TAMPS TO BE LOCATED ON BOTH SIDE OF ROADWAY)
5. PREFERRED LOCATION FOR MAIL KIOSKS IS ON SIDE LOTS OR OTHER COMMON AREAS FOR A NEIGHBORHOOD, AND WHILE MEETING THE ABOVE CRITERIA, TO AVOID CONFLICTS WITH MAIL KIOSK AND SPECIFIC HOMEOWNER INGRESS/EGRESS.
6. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. (TYP.)

NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
3. SEE SHEET 63 FOR TYPICAL LOT DETAILS.
4. INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
5. ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

Know what's below. Call before you dig.

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DRAWN BY:

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

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

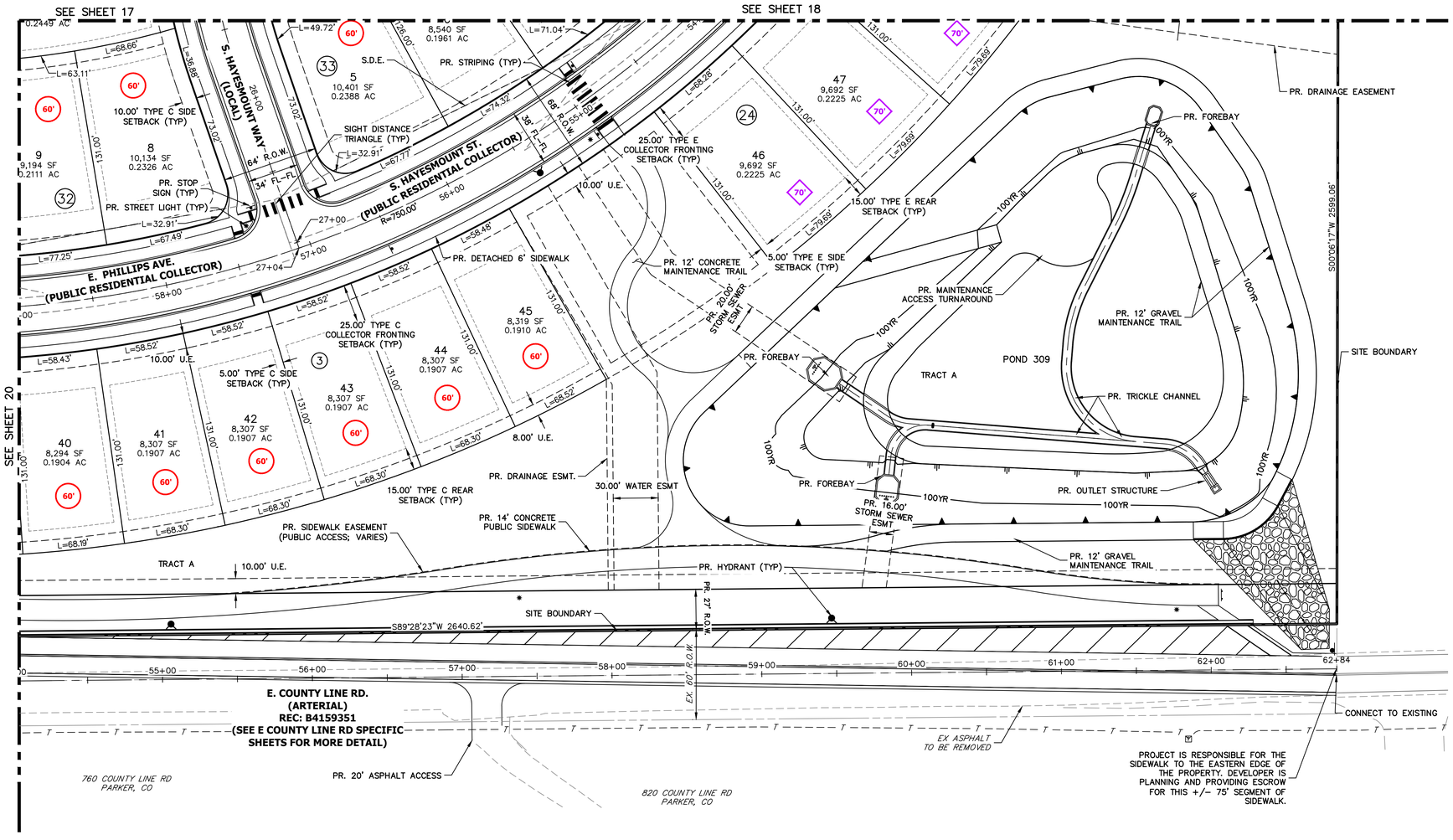
OWNER:
JEN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

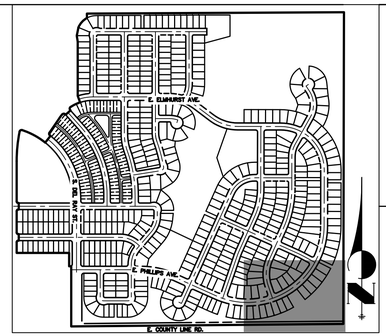
5/9/25
DATE:

SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:

SITE PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

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

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
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40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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OVERLAND RANCH- SITE PLAN 2

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5/9/25
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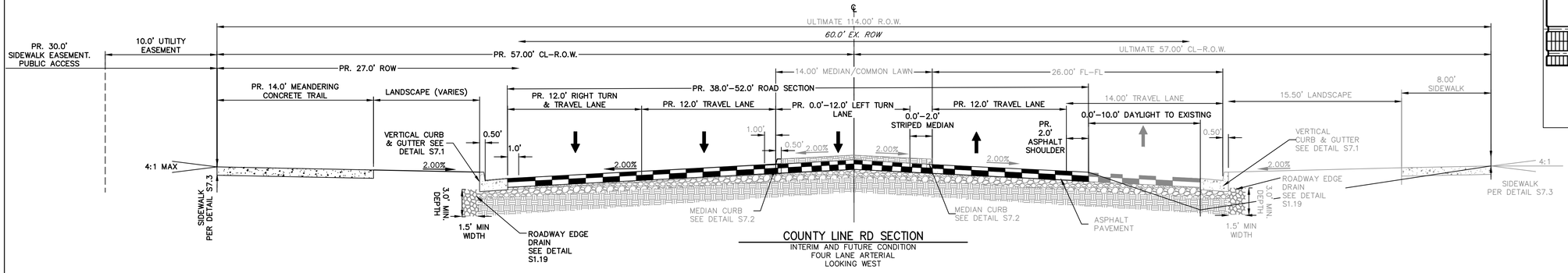
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

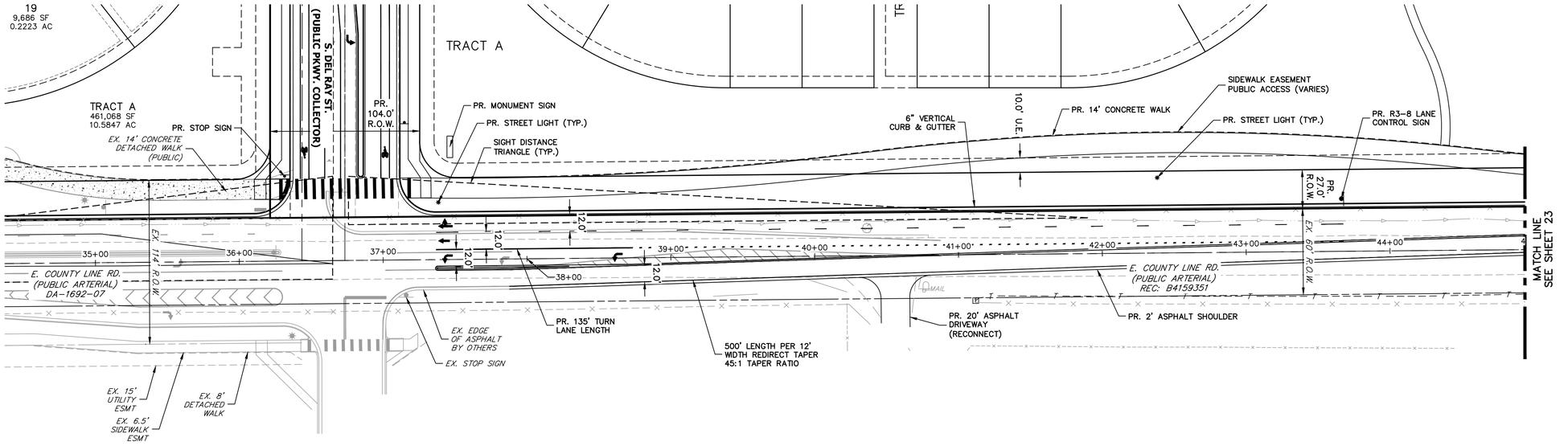
SHEET TITLE:

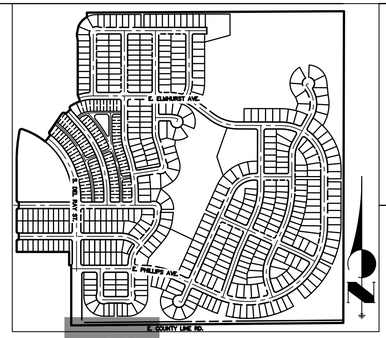
SITE PLAN



COUNTY LINE RD SECTION

INTERIM AND FUTURE CONDITION
FOUR LANE ARTERIAL
LOOKING WEST





KEY MAP

SCALE: 1"=700'

LEGEND

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

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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SP 03 - 12/06/2024
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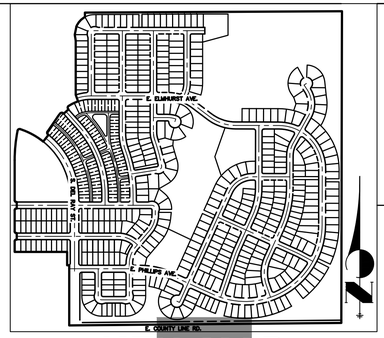
SP 05 - 05/09/2025

SHEET TITLE:

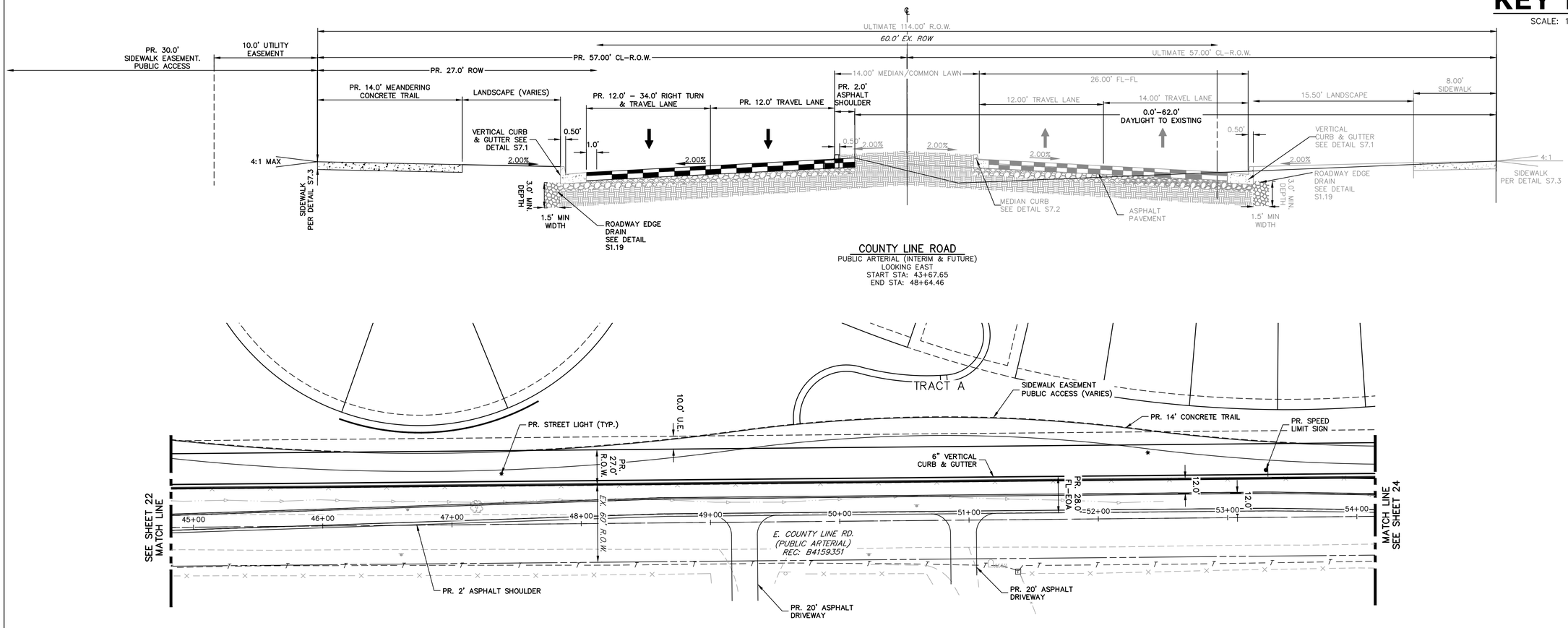
E COUNTY LINE RD

22



KEY MAP

SCALE: 1"=700'



COUNTY LINE ROAD

PUBLIC ARTERIAL (INTERIM & FUTURE)
LOOKING EAST
START STA: 43+67.65
END STA: 48+64.46

LEGEND

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

CHECKED BY:
DRAWN BY:

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

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OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

5/9/25
DATE:

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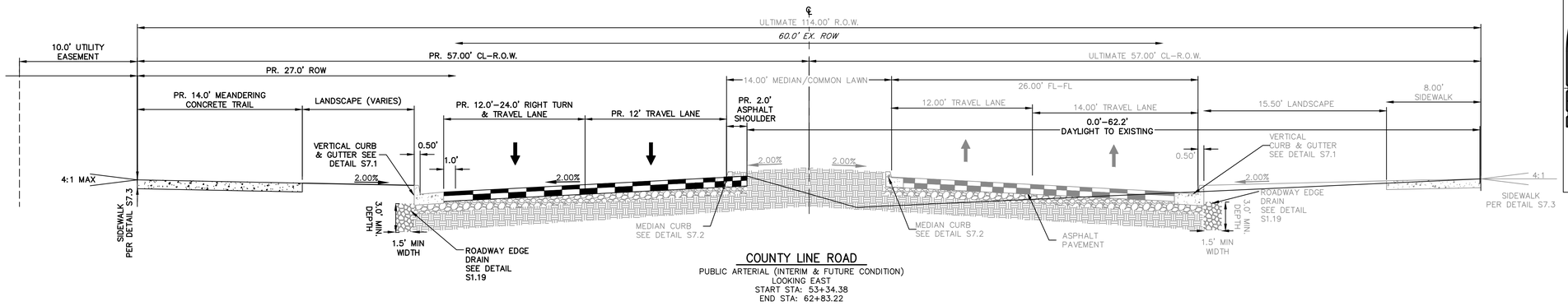
SP 05 - 05/09/2025

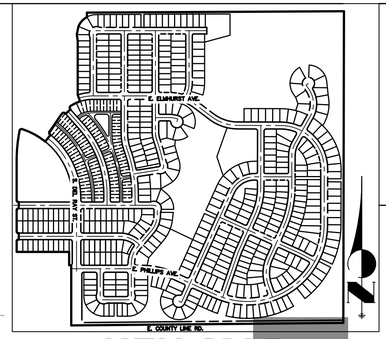
SHEET TITLE:

E COUNTY LINE RD



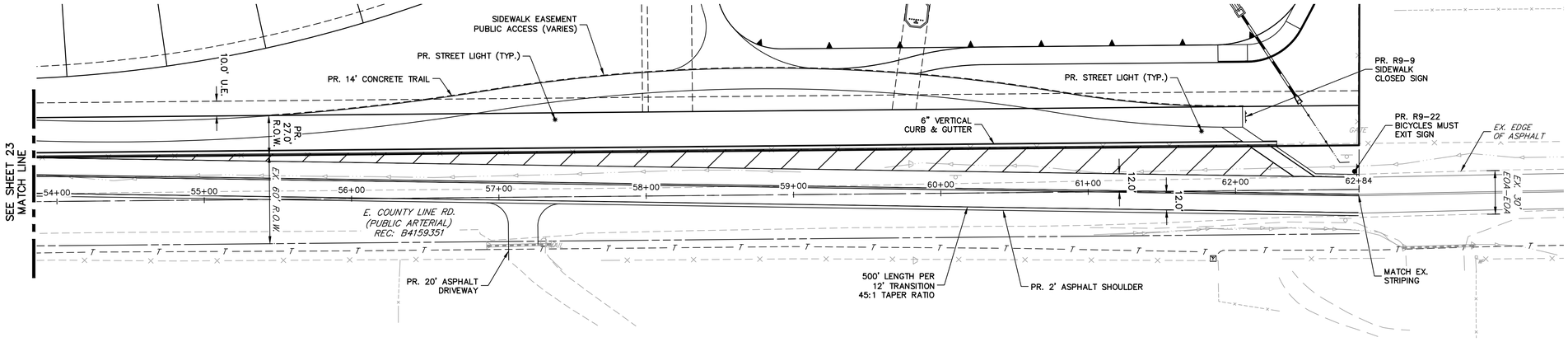
COUNTY LINE ROAD

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



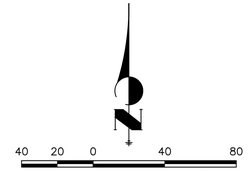
KEY MAP

SCALE: 1"=700'



LEGEND

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



ORIGINAL SCALE: 1" = 40'

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OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

5/9/25
DATE:

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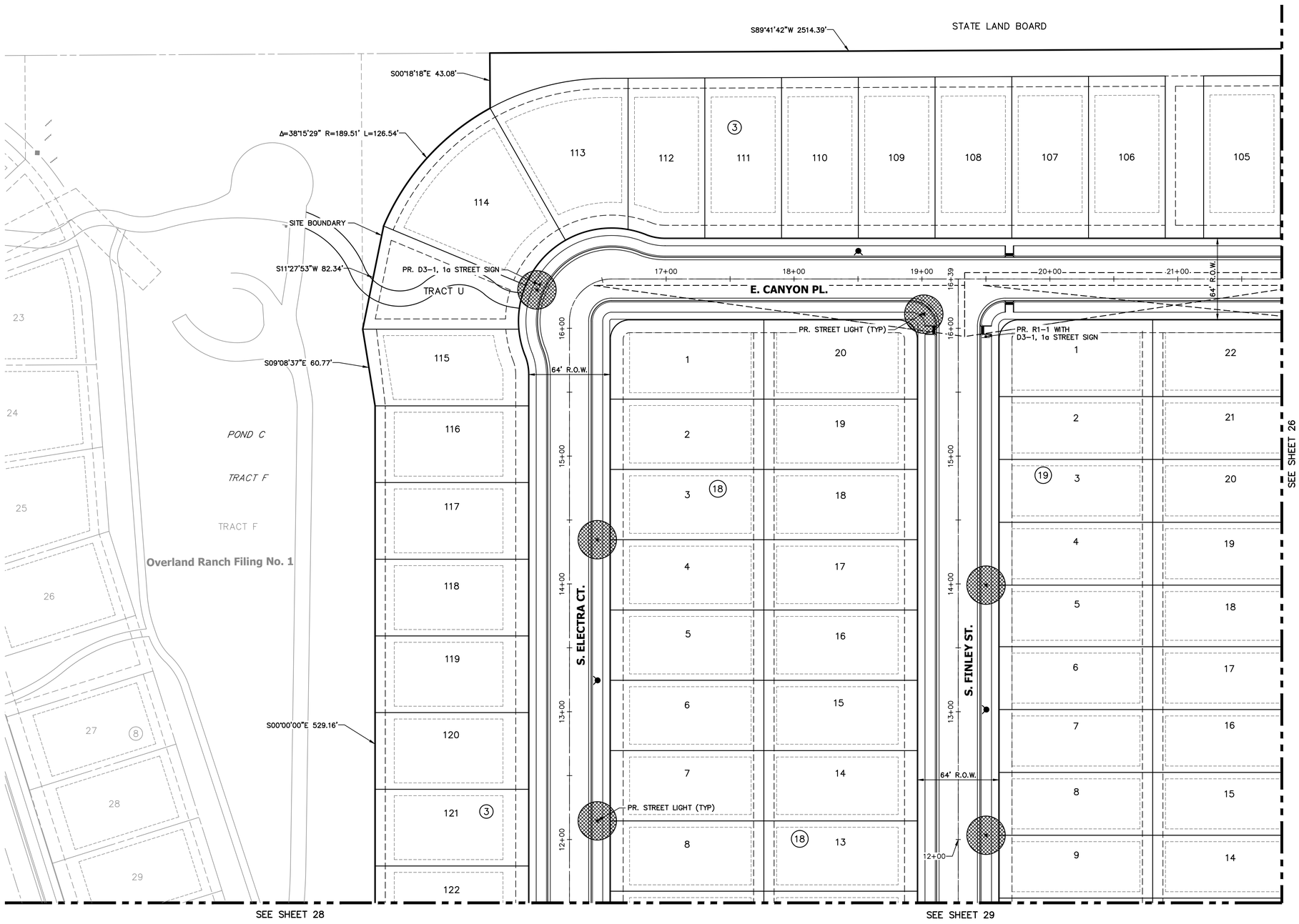
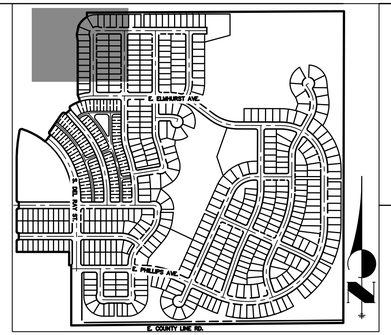
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:

E COUNTY LINE RD





KEY MAP

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NOTES:

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3. SEE SHEET 63 FOR TYPICAL LOT DETAILS.
4. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
5. SEE SHEET 62 FOR ADDITIONAL SIGN DETAILS.
6. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHOULD BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

LEGEND

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

SITE PLAN LIGHTING NOTE:

1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
2. PLEASE SEE SHEET 62 FOR ROADWAY SECTIONS. INFORMATION INCLUDED ON THESE SHEETS INCLUDE
   - ROADWAY CLASSIFICATIONS
   - NUMBER OF LANES
   - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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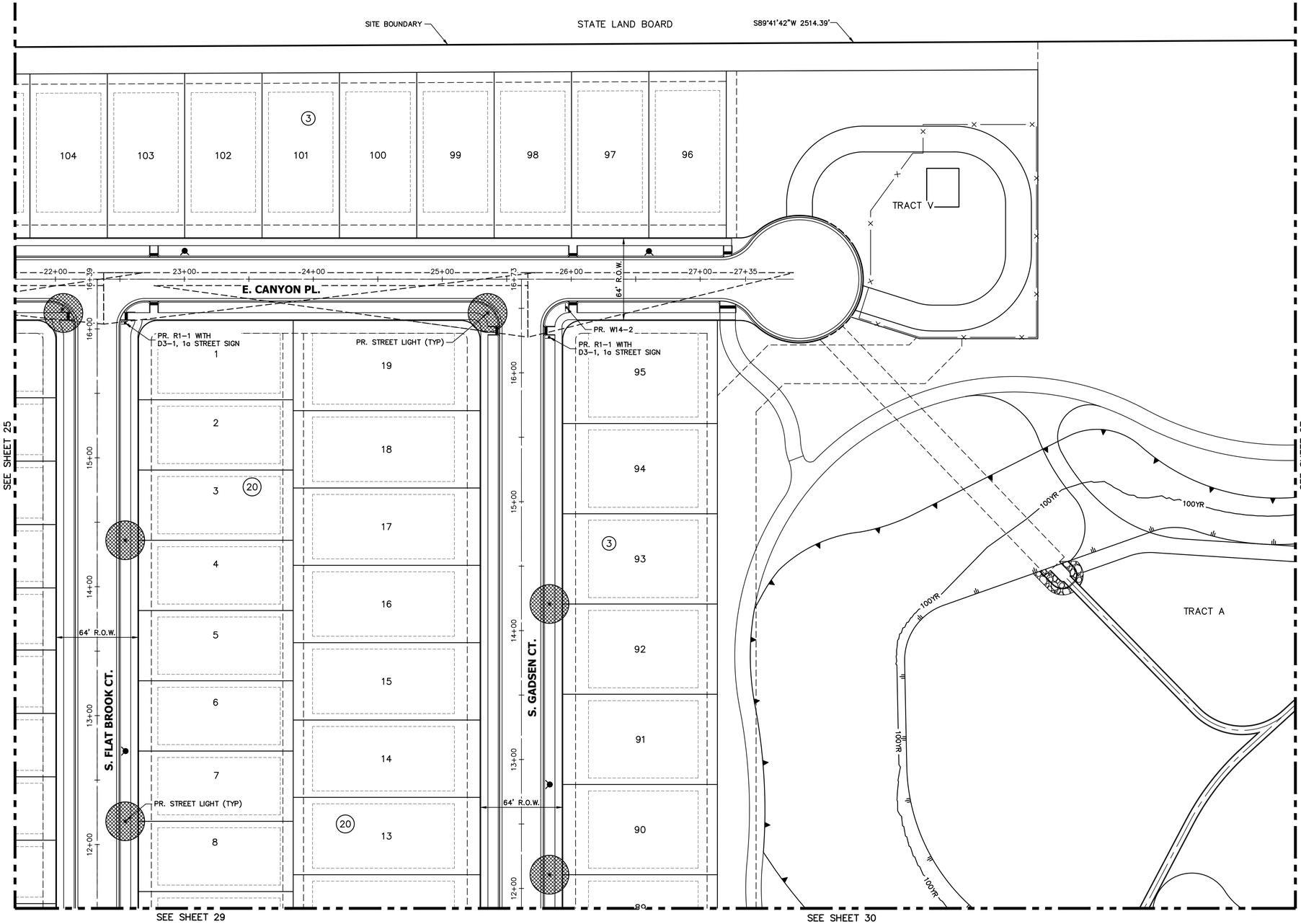
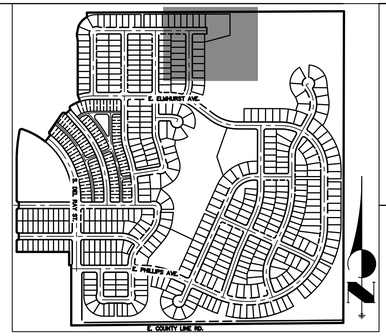
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
SIGNAGE STRIPING AND LIGHTING PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

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

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3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.

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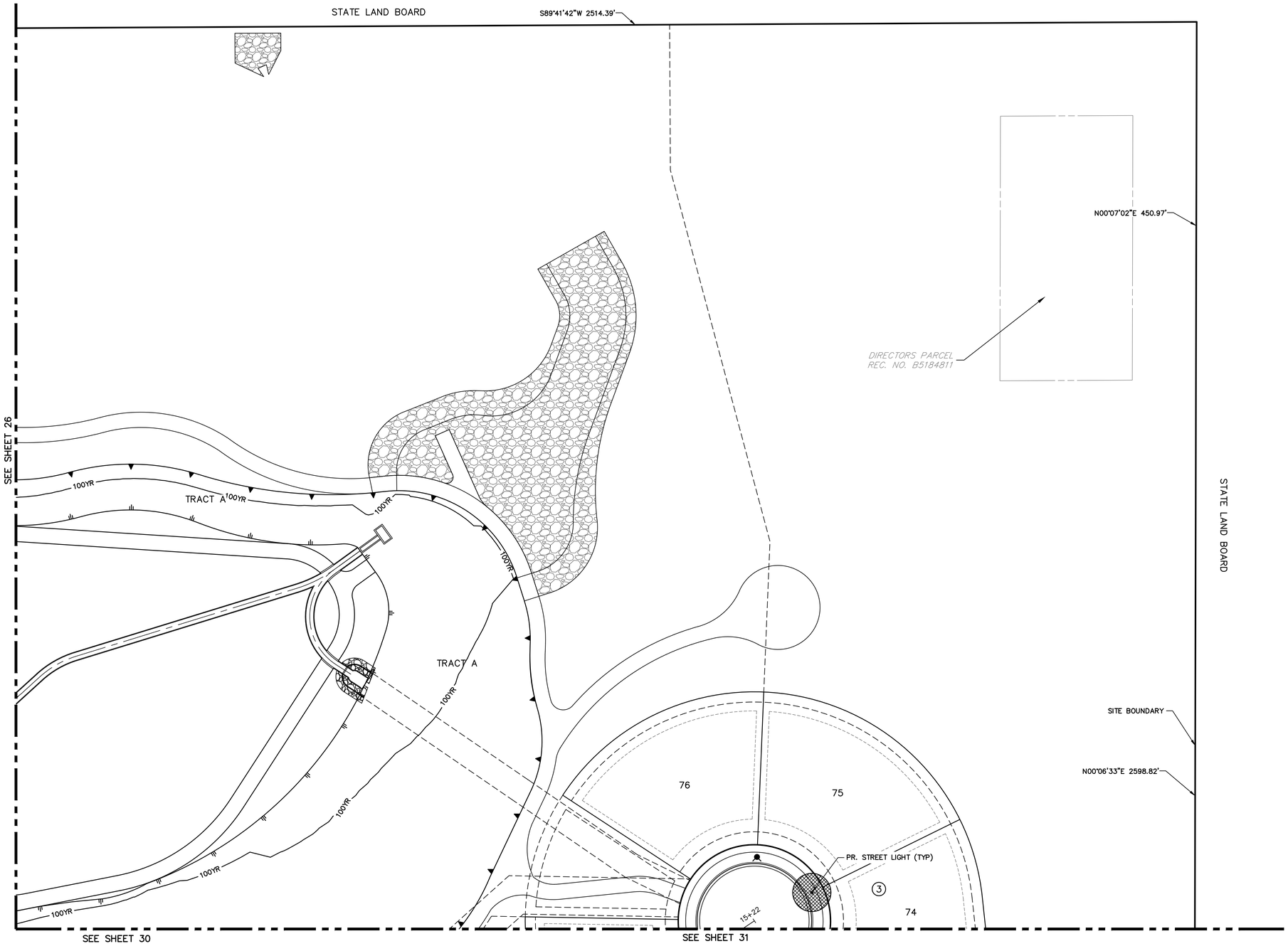
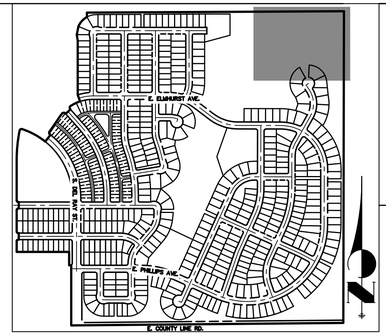
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
SIGNAGE STRIPING AND LIGHTING PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

STOP — R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

SITE PLAN LIGHTING NOTE:

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

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

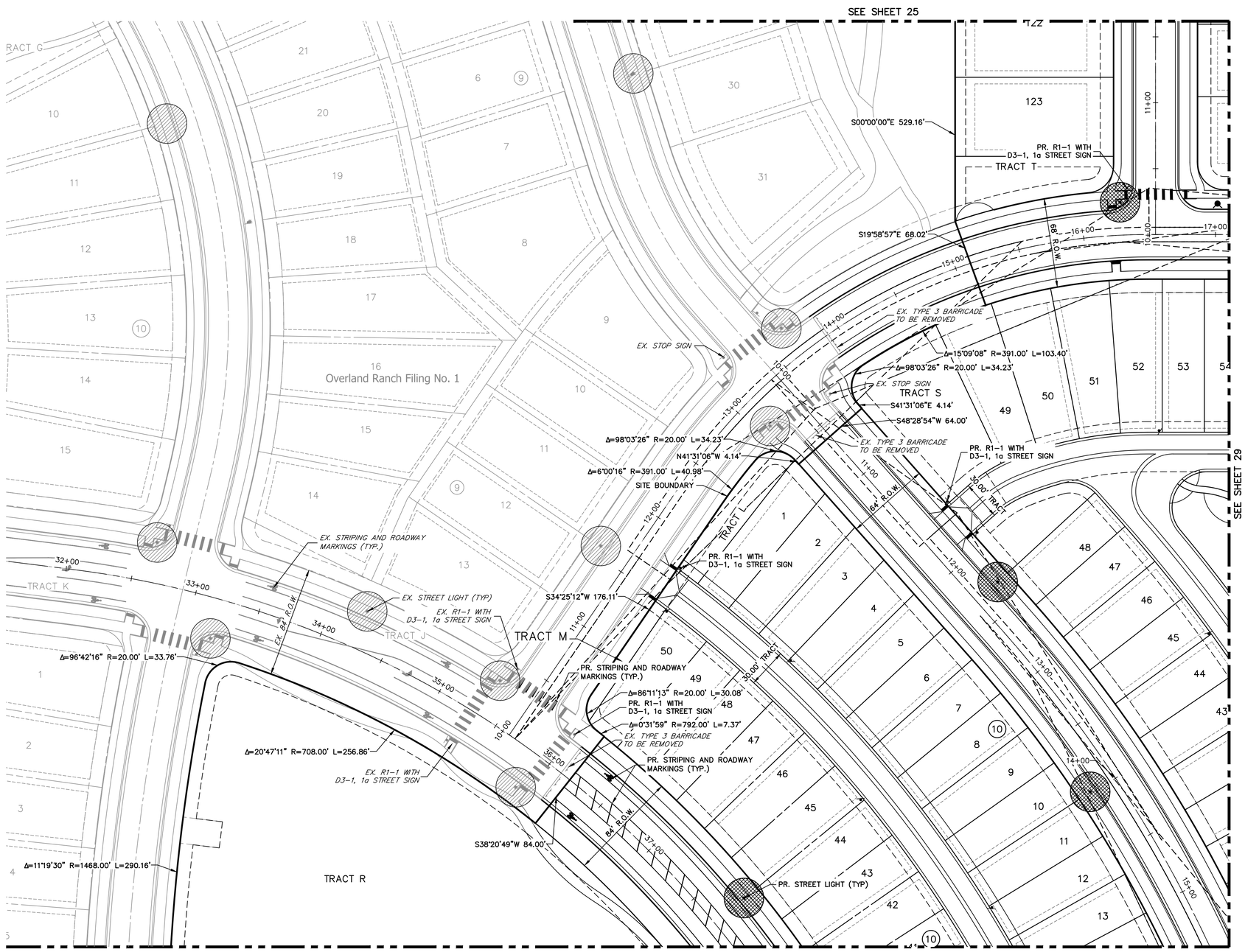
OWNER:
JEN COLORADO 19 LLC

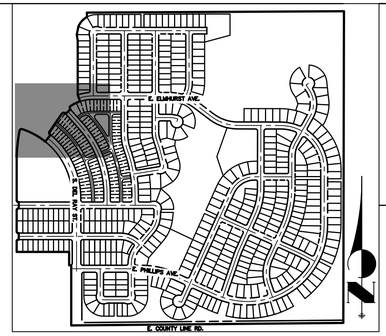
680 5TH AVE FL 25
NEWYORK, NY, 10019

5/9/25
DATE:

SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
SIGNAGE STRIPING AND LIGHTING PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

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

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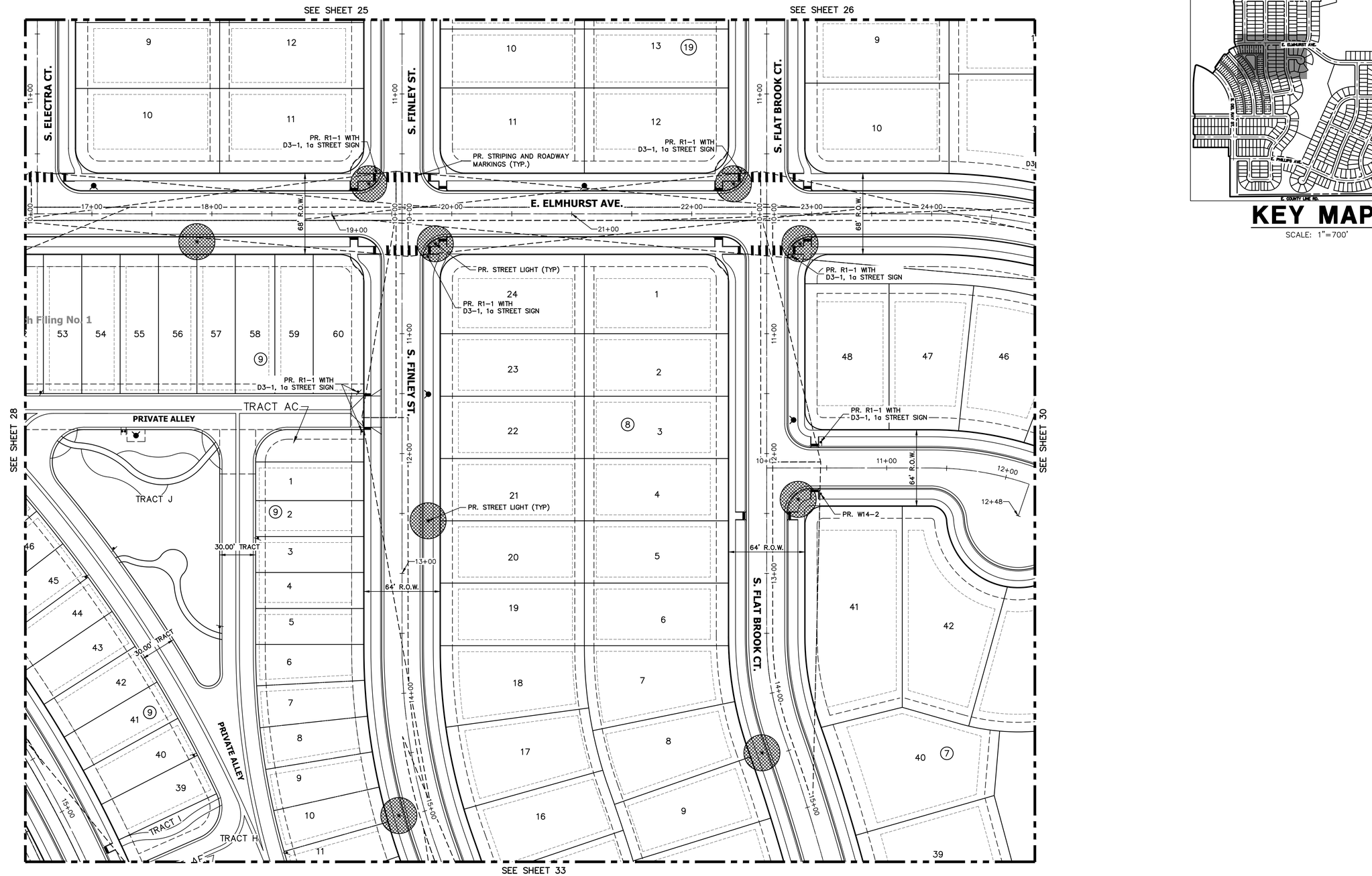

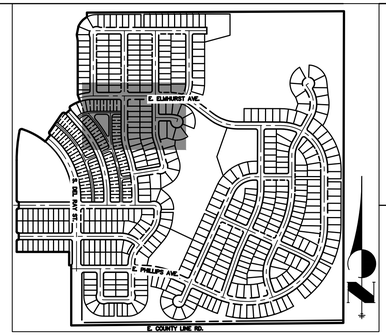

KEY MAP

SCALE: 1"=700'

LEGEND

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

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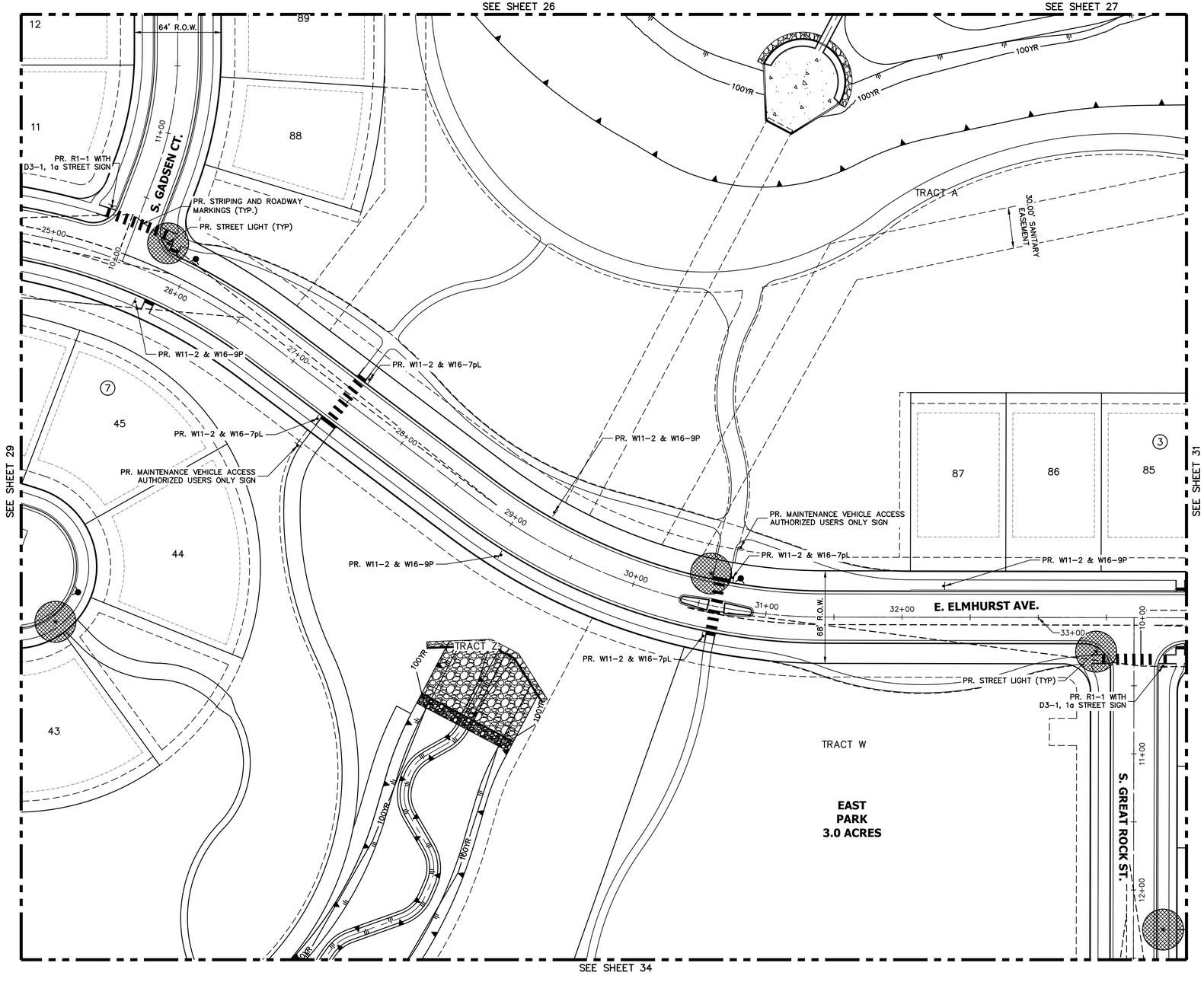

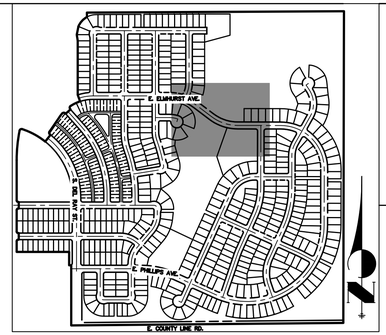

KEY MAP

SCALE: 1"=700'

LEGEND

STOP — R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

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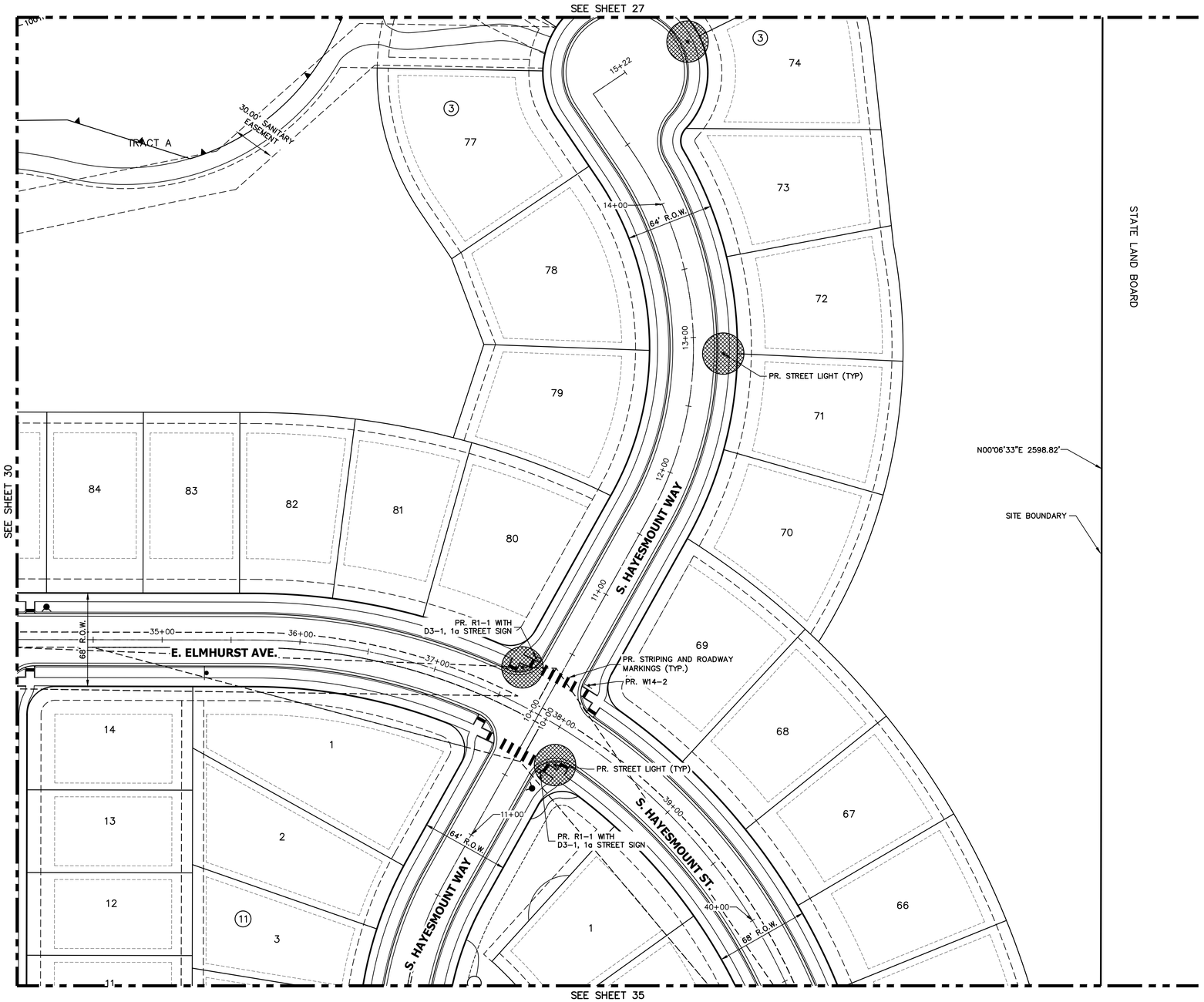

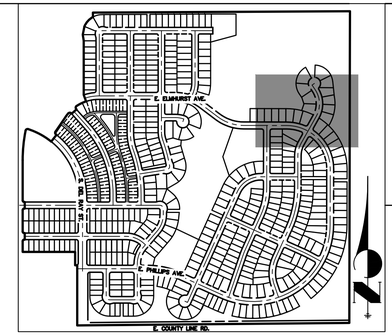

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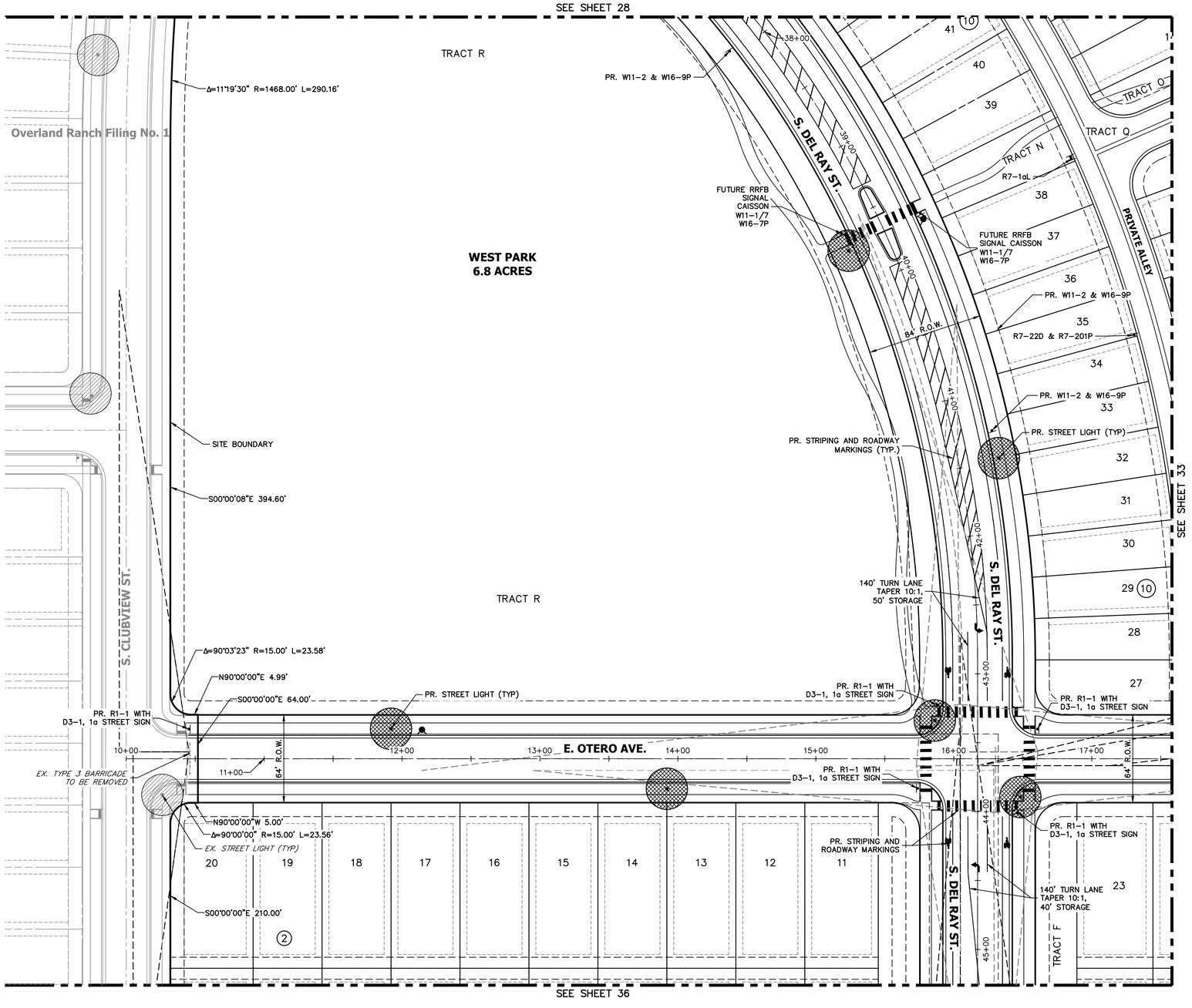

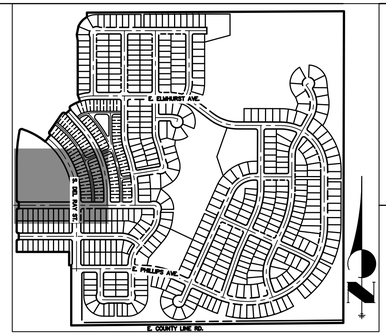

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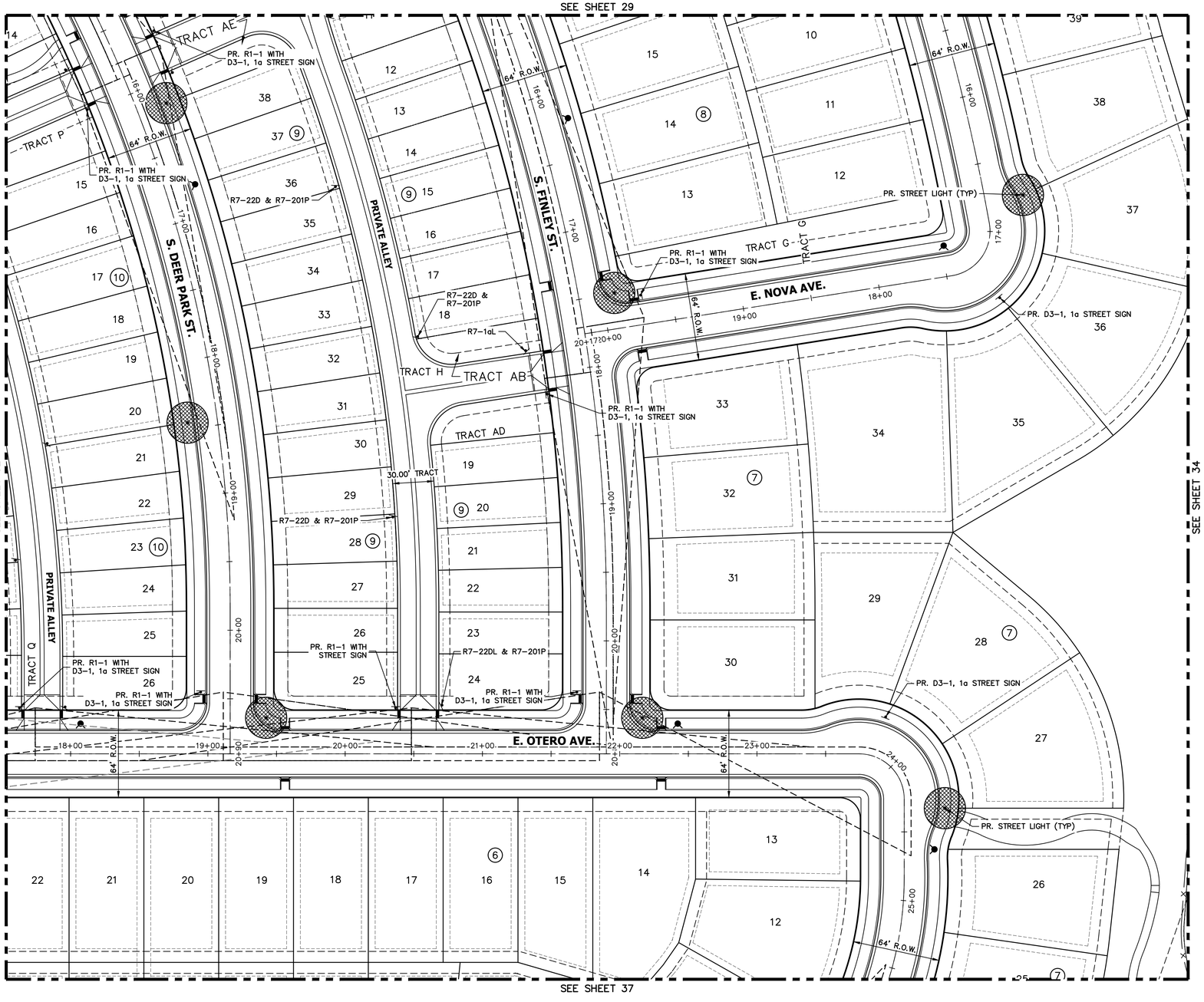

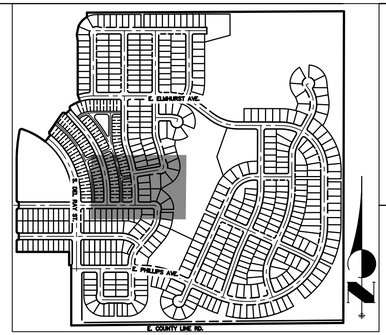

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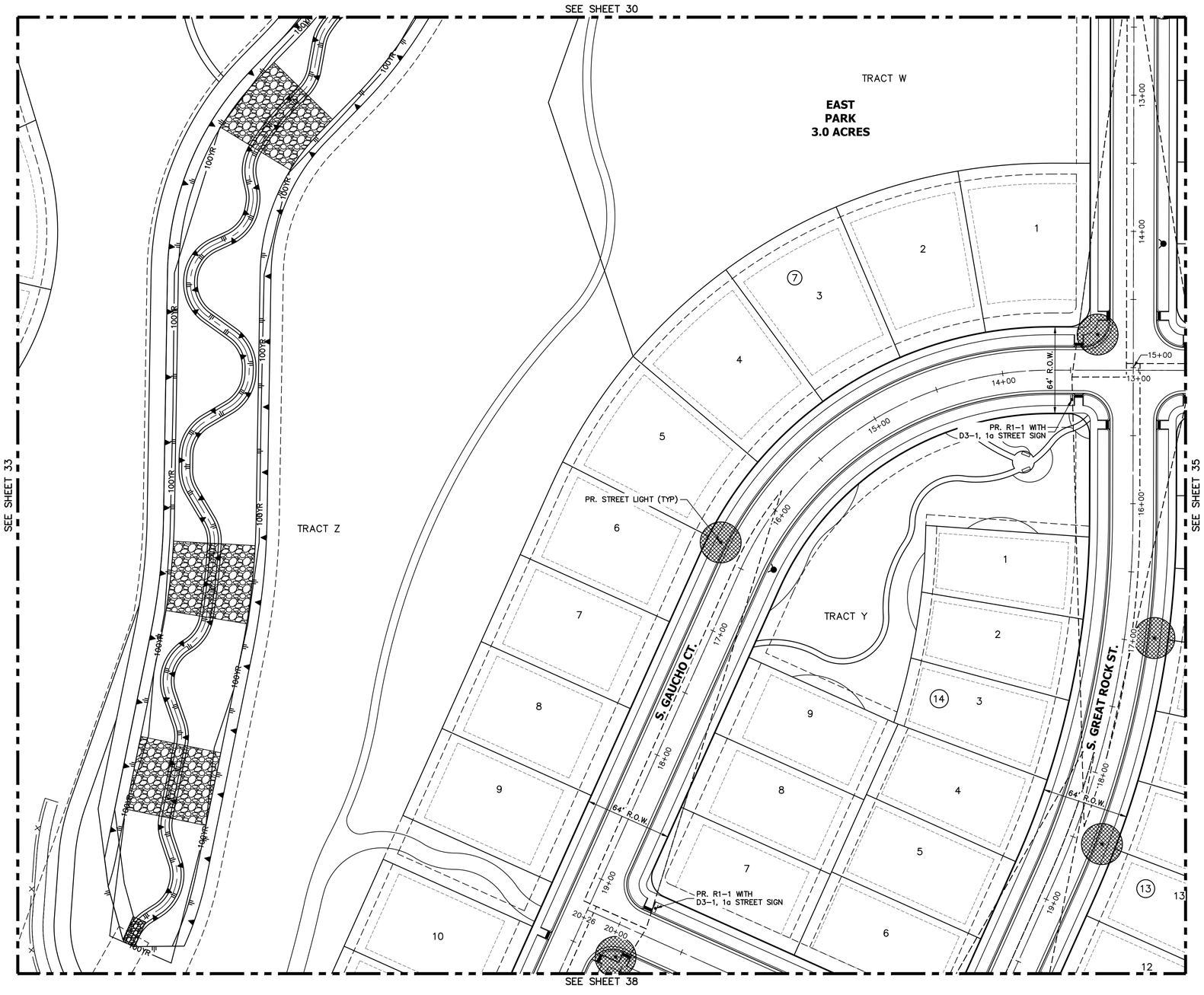

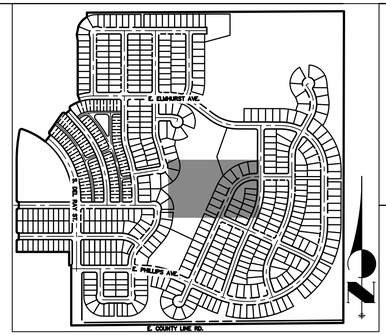

KEY MAP

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LEGEND

STOP — R1-1 MUTCD SIGN

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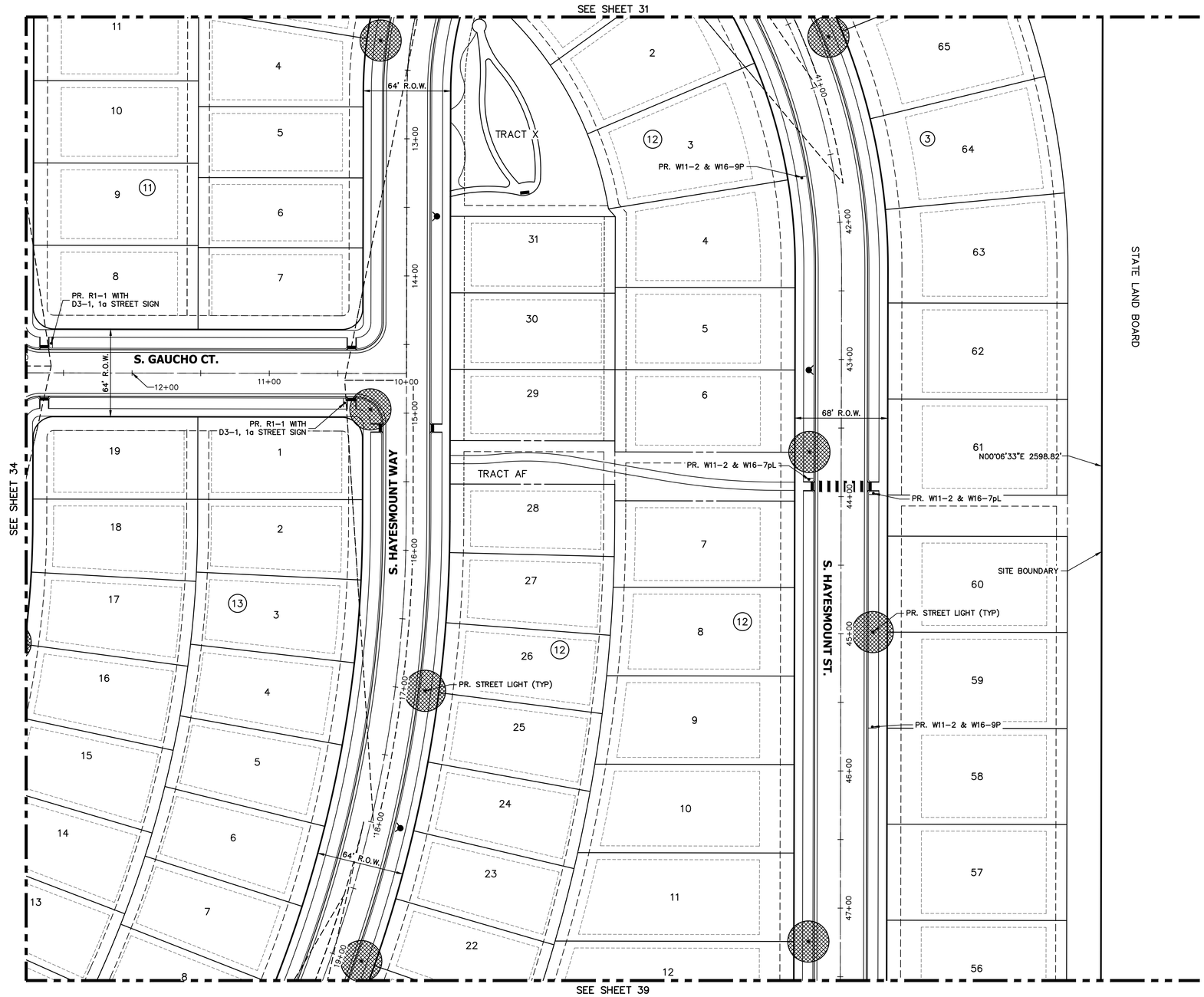

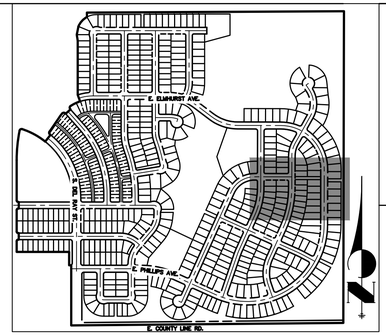

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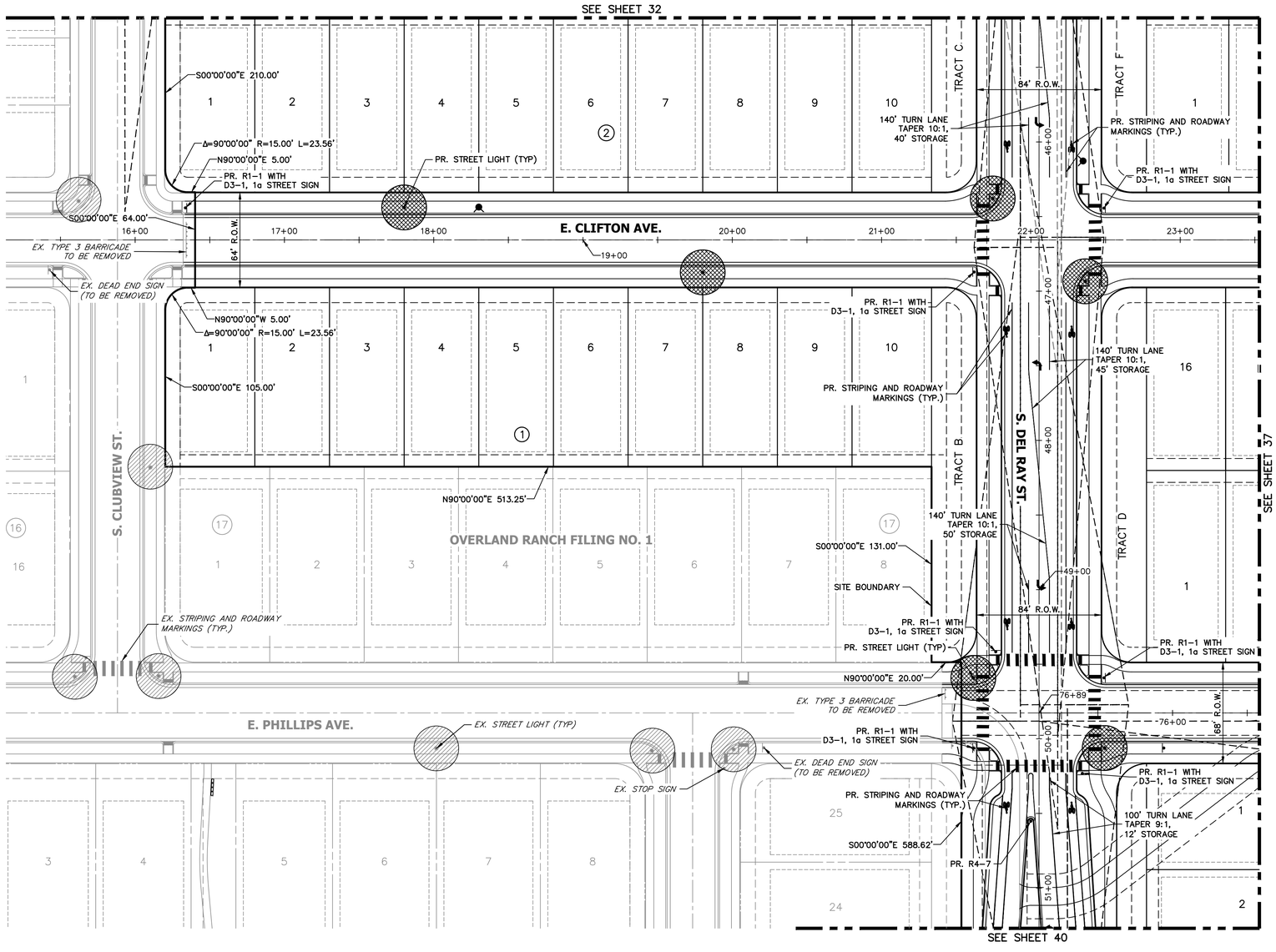

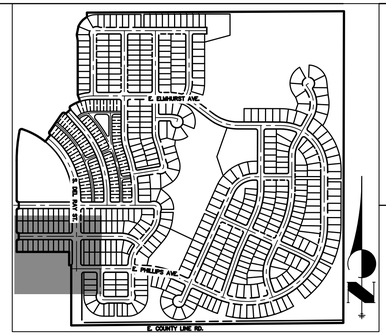

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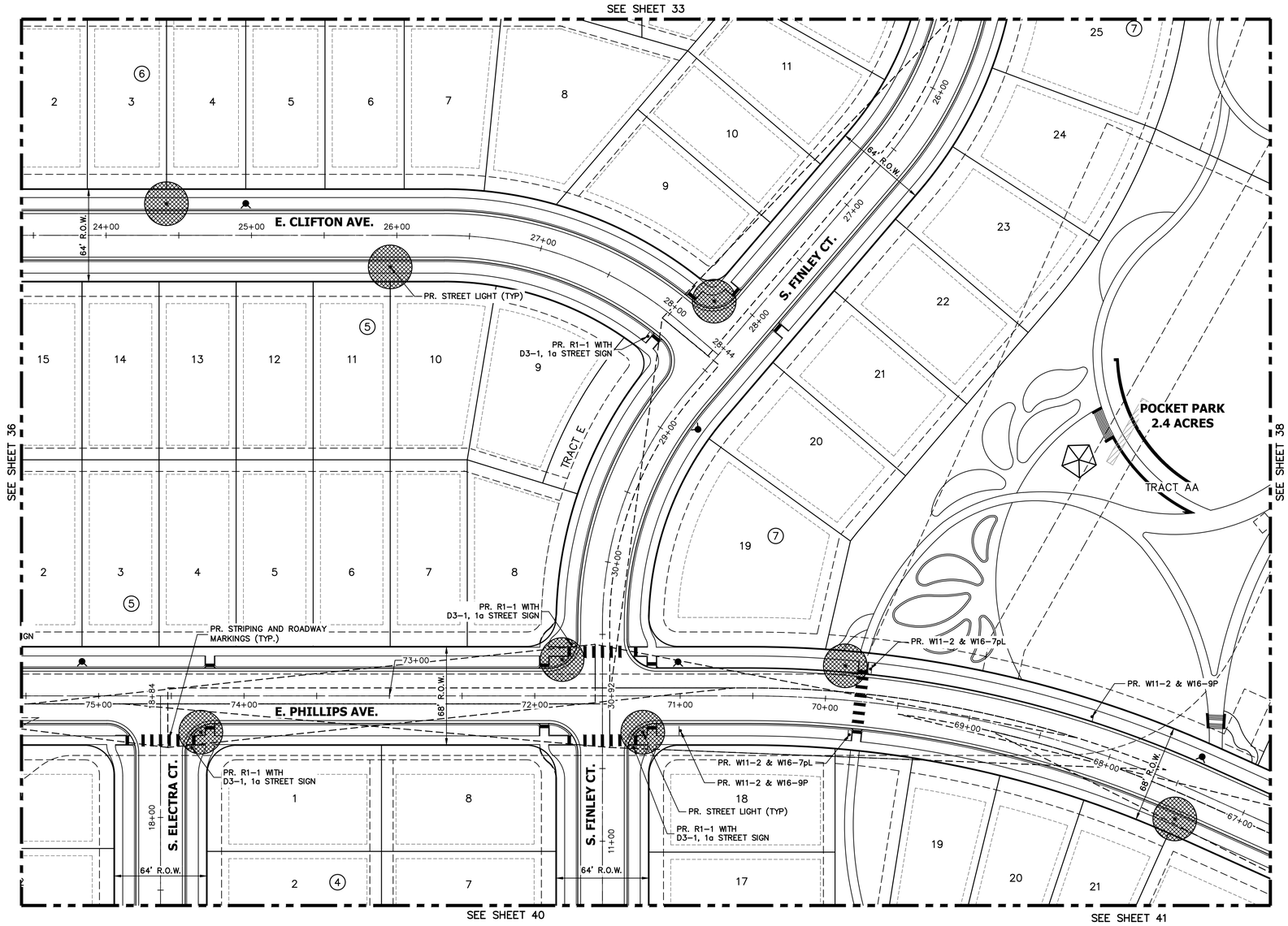

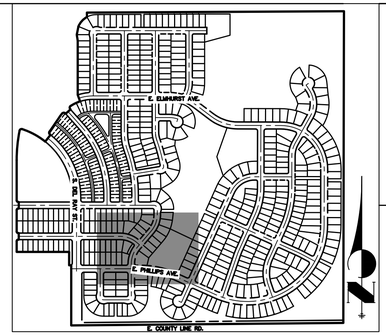

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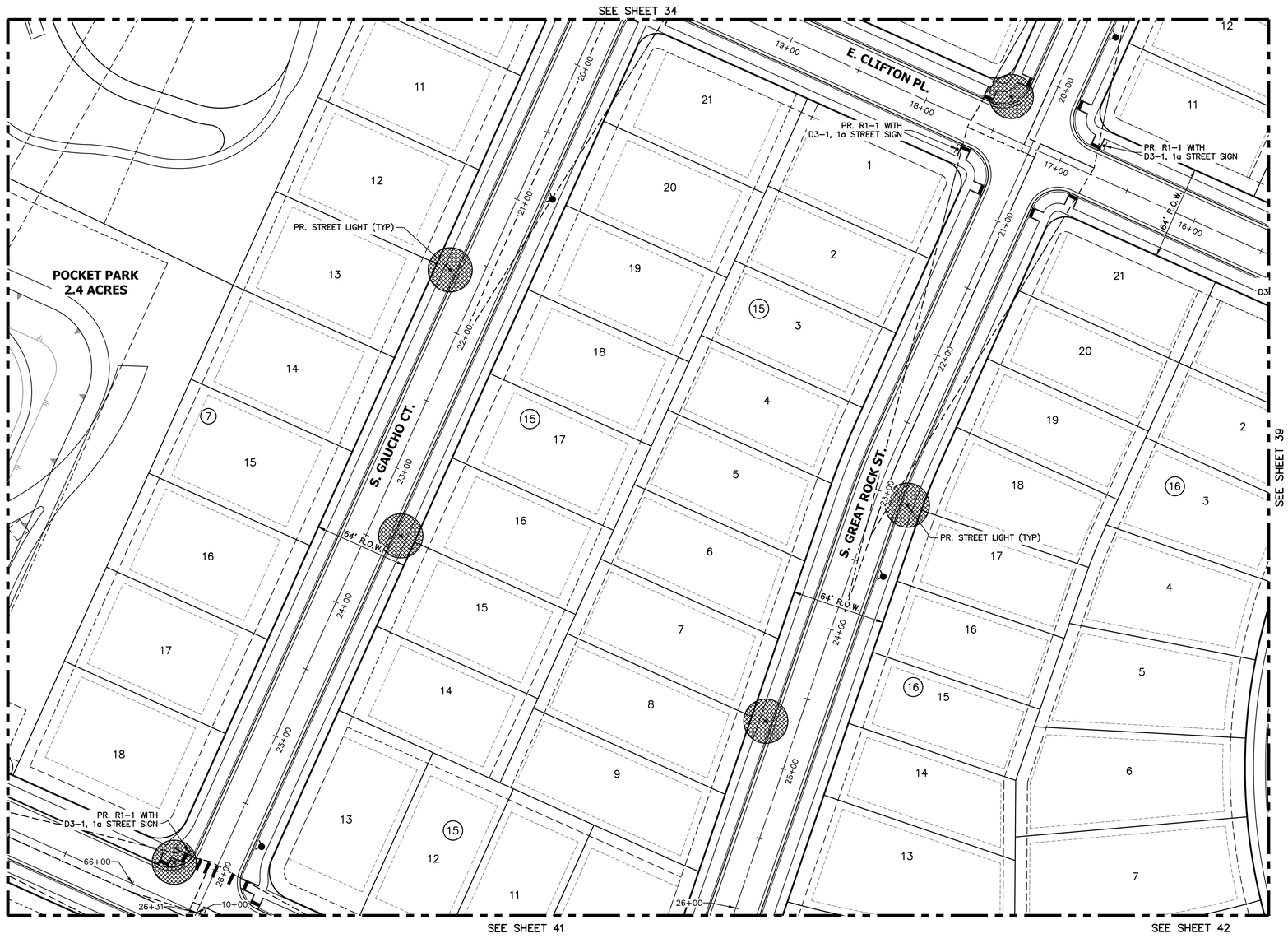

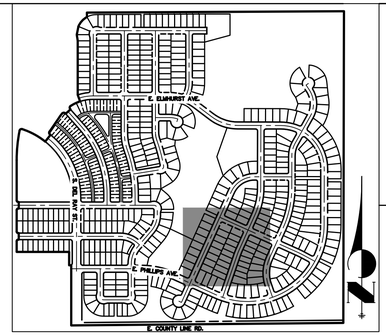

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1. SITE PLAN CRITERIA MAY BE SUBJECT TO CHANGE DURING THE DESIGN PROCESS, AND IF THE SITE PLAN AND CIVIL PLAN CRITERIA ARE DIFFERENT, THE CIVIL PLAN SHALL BE THE FINAL STREET LIGHTING DESIGN CRITERIA.
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   - NUMBER OF LANES
   - CURB TO CURB WIDTH
3. ALL PAVEMENT IS TYPE R3 FOR LIGHTING CALCULATIONS.

40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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

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

OVERLAND RANCH- SITE PLAN 2

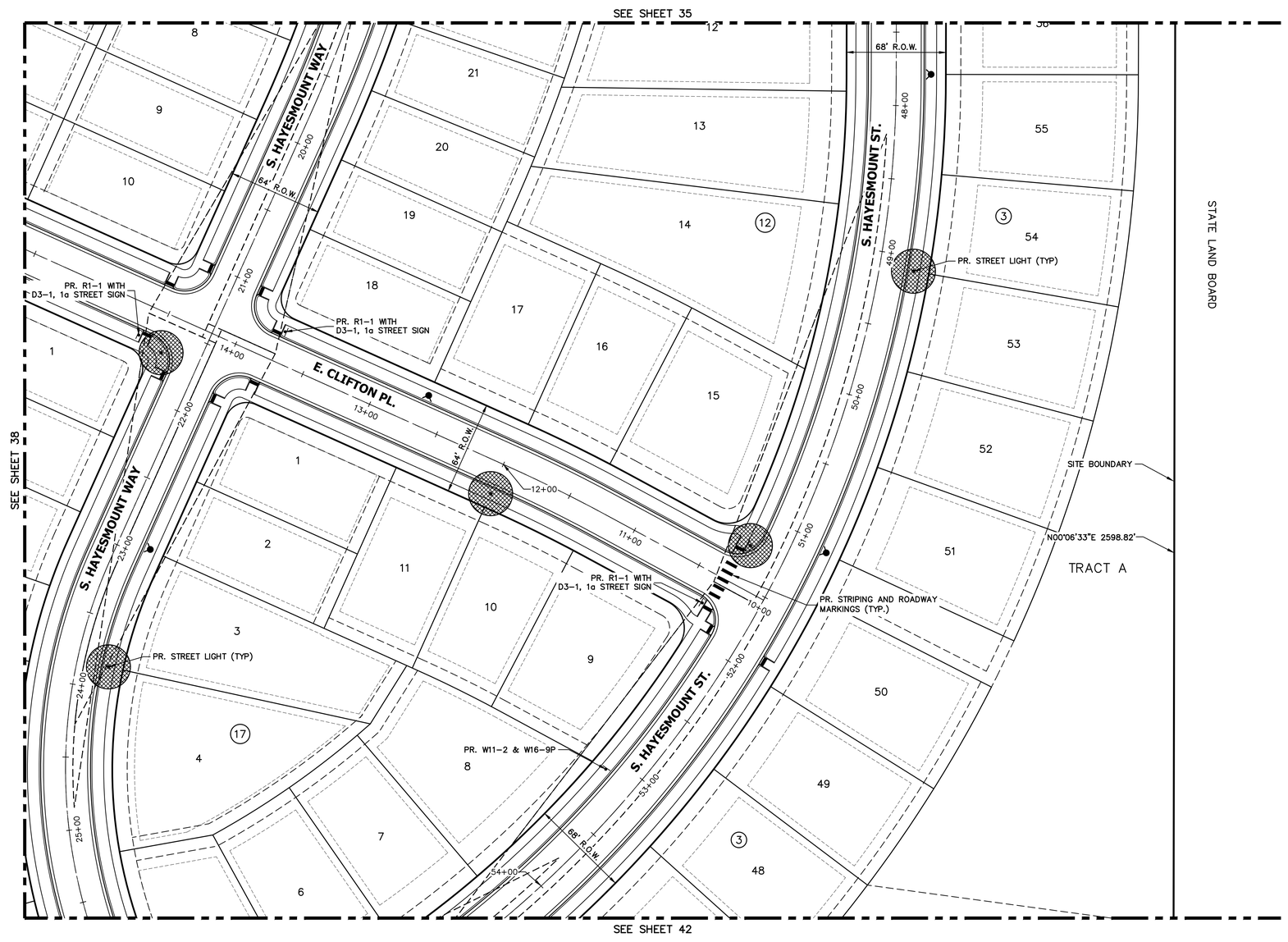
AURORA, COLORADO

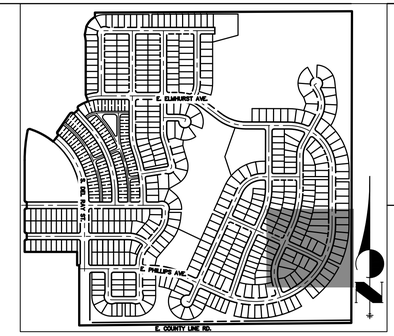
OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

5/9/25
DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
SIGNAGE STRIPING AND LIGHTING PLAN





KEY MAP

SCALE: 1"=700'

LEGEND

STOP — R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

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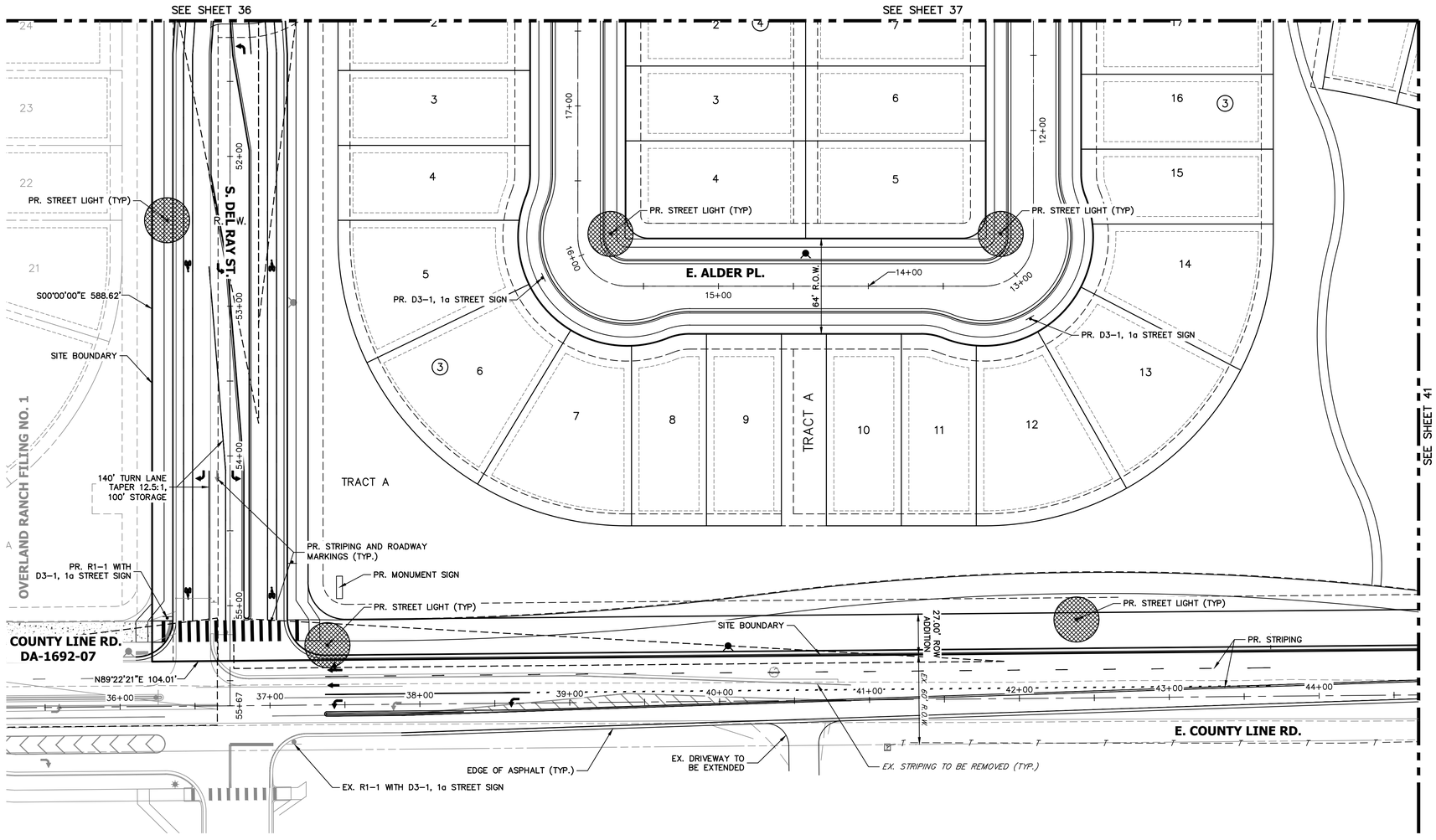

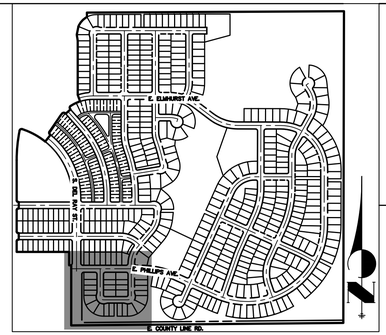

KEY MAP

SCALE: 1"=700'

LEGEND

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

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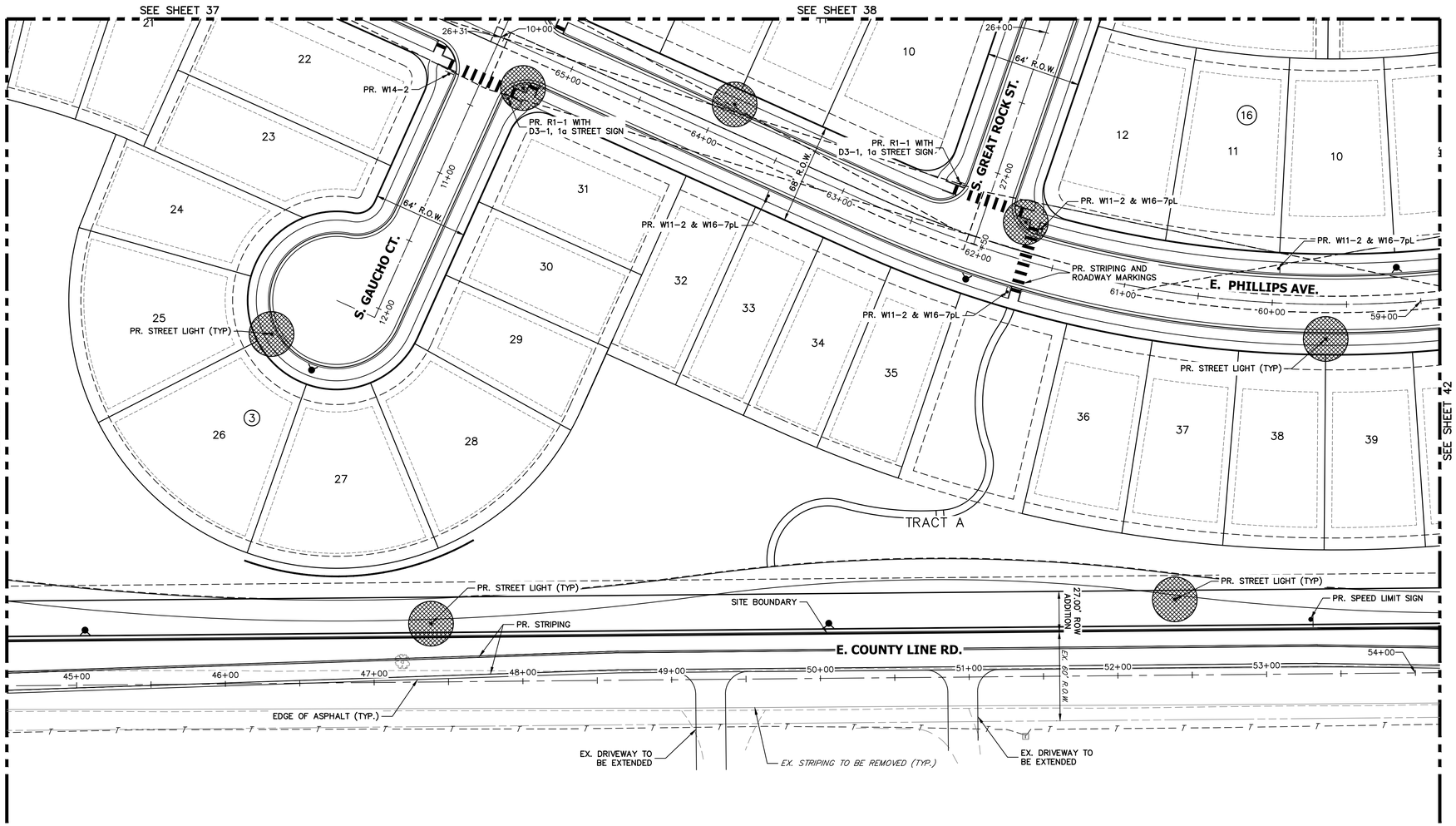

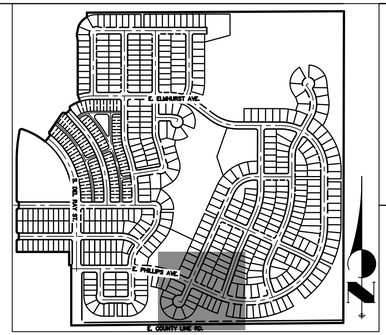

KEY MAP

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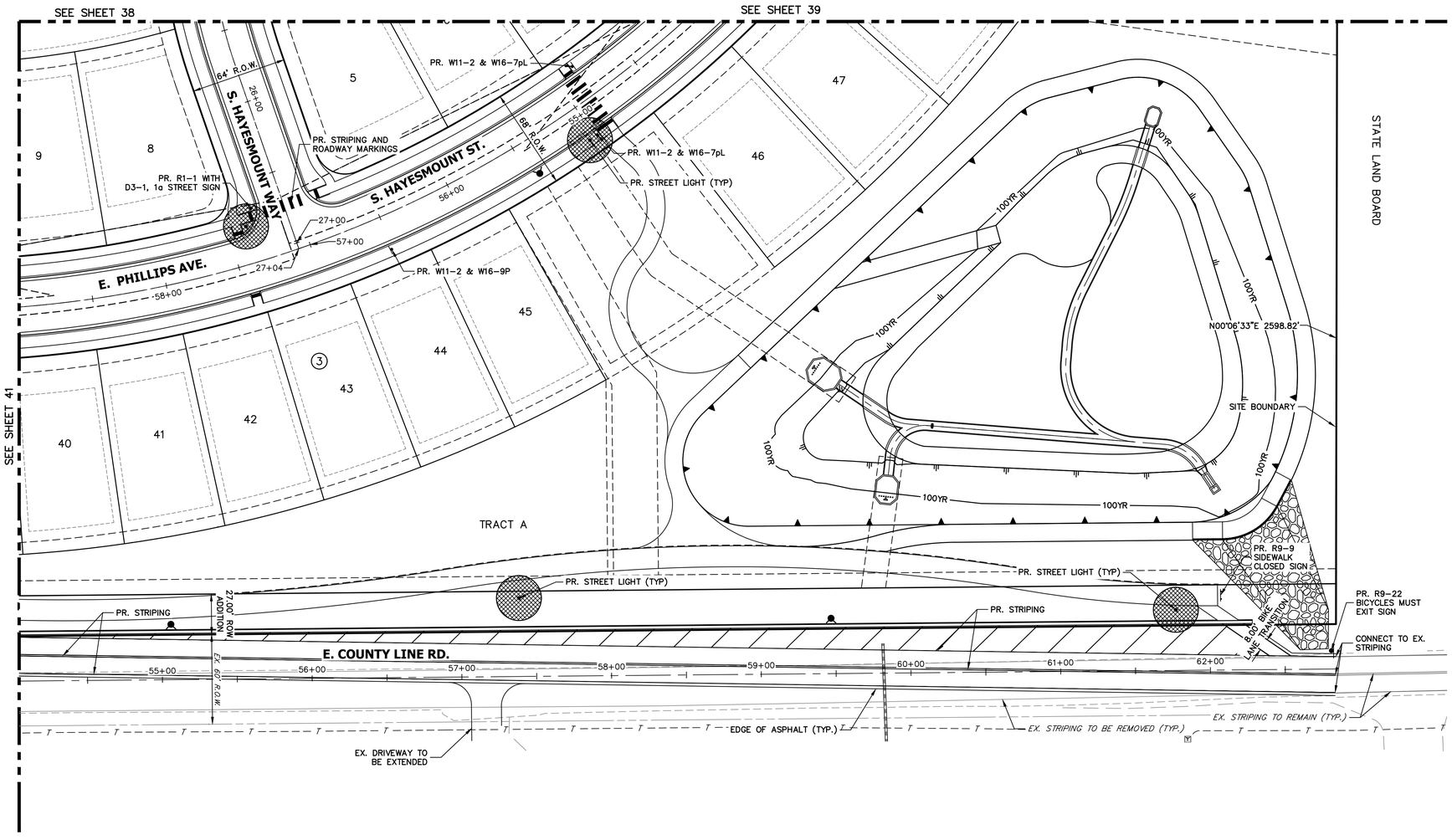

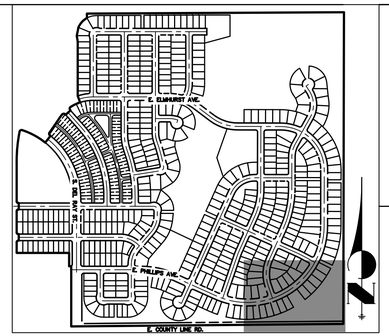

KEY MAP

SCALE: 1"=700'

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- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT

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SHEET TITLE:
SIGNAGE STRIPING AND LIGHTING PLAN

PHASE 1

PHASE 2

E. CANYON PL.

E. ELMHURST AVE.

E. ELMHURST PL.

E. MINERAL AVE.

E. OTERO AVE.

E. CLIFTON AVE.

E. PHILLIPS AVE.

E. ALDER PL.

E. COUNTY LINE RD.

S. ELECTRA CT.

S. FINLEY ST.

S. FLAT BROOK CT.

S. GADSEN CT.

S. DEER CREEK ST.

S. CLUB VIEW ST.

S. DEL RAY ST.

S. GREAT ROCK ST.

S. GAUCHO CT.

S. HAYESMOUNT WAY

S. HAYESMOUNT ST.

E. CLIFTON PL.

SANITARY LIFT STATION

POND 311

POND 309

EX. POND 306

OVERLAND RANCH FILING NO. 1 RSN: 1797923

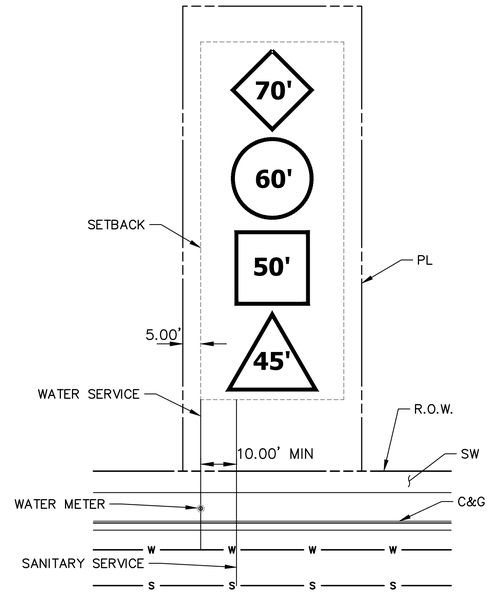
OVERLAND RANCH FILING NO. 1 RSN: 1797923

OVERLAND RANCH FILING NO. 1 RSN: 1797923

E. COUNTY LINE RD. DA-1692-07

LEGEND

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



SINGLE FAMILY LOT SERVICES

ORIGINAL SCALE: 1" = 150'

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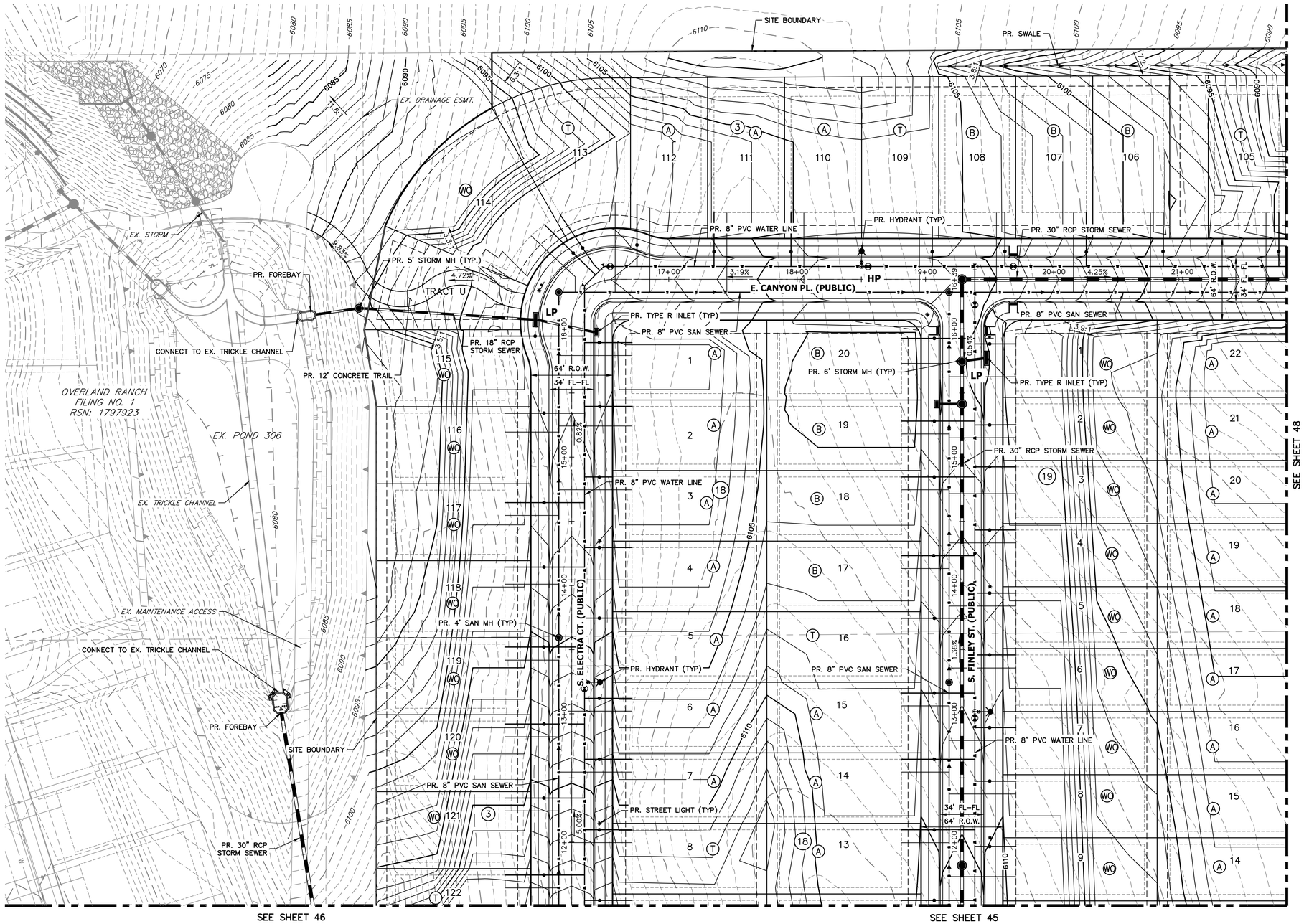
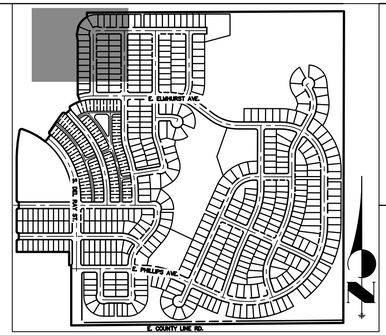
SHEET TITLE:
OVERALL UTILITY PLAN





KEY MAP

SCALE: 1"=700'

GENERAL NOTES

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2. ALL SANITARY AND STORM MANHOLES THAT ENCROACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE THE BUILDING.
6. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS TEN (10) PERCENT. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR (4) PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN (10) PERCENT.
7. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
8. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO (2) PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE (5) PERCENT.
9. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER
10. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.

LEGEND

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

40 20 0 40 80

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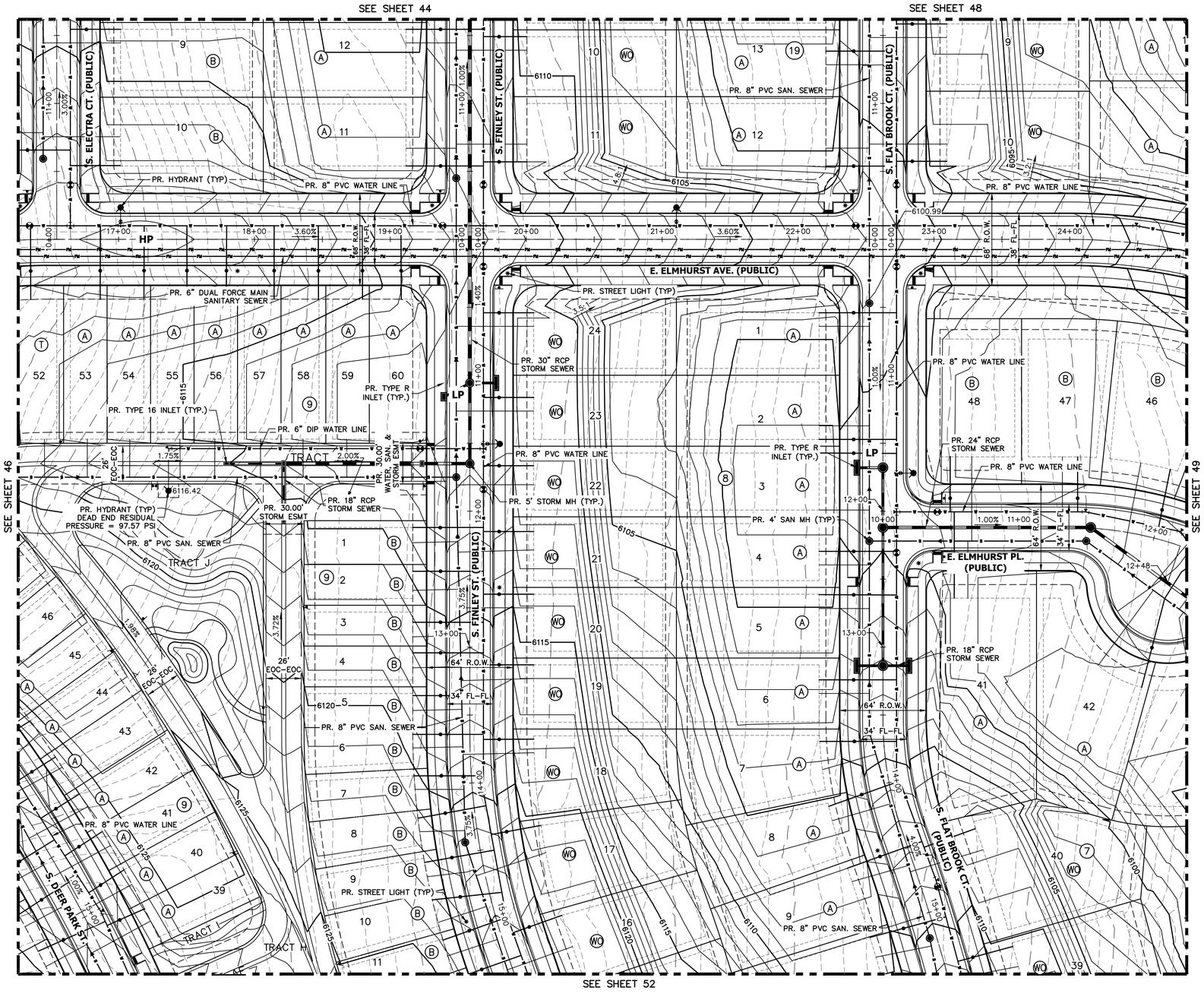
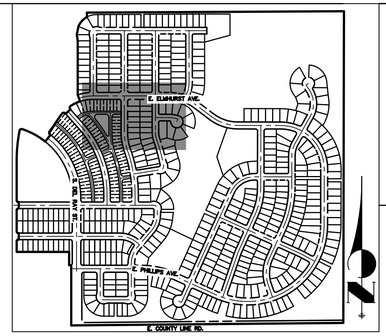
SHEET TITLE:

GRADING & UTILITY PLAN

44





KEY MAP

SCALE: 1"=700'

DEAD END CALCULATIONS

DIFFERENCE IN HEAD
J26 = 99 PSI PER LJA MUR
6112' – 6116.42' = –4.42'
–4.42' * 0.433 PSI/FT = –1.91 PSI
99 –(–1.91) = 100.91 PSI
LOSS FROM FRICTION
Q=1500GPM, C=150, D=8", L=262.74'
4.52 X 1500^1.85 / 150^1.85 X 8^4.8655 = .0127 PSI/FT
262.74' X .0127 PSI/FT = 3.33 PSI
100.91 PSI – 3.33 PSI = 97.57 PSI

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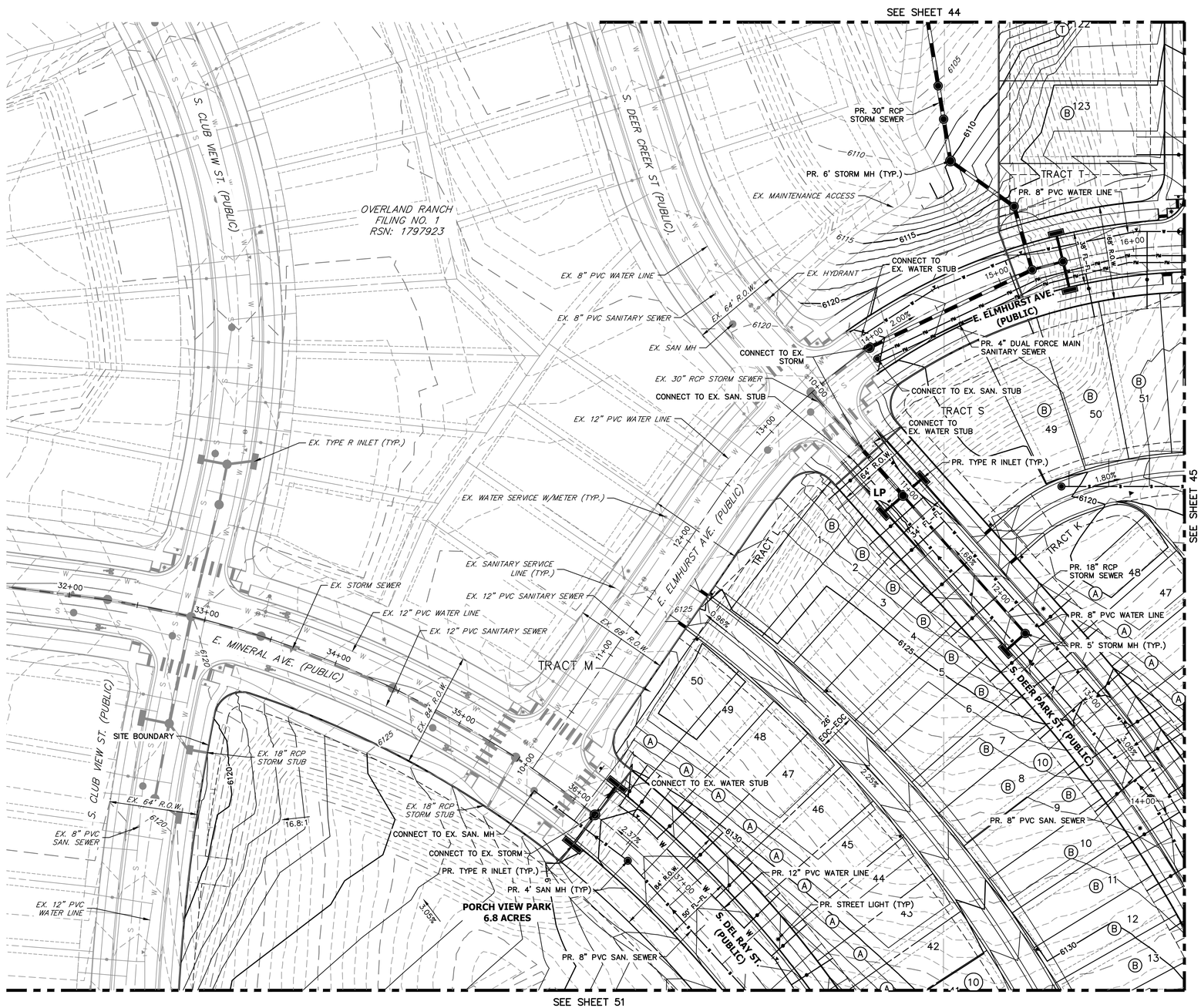

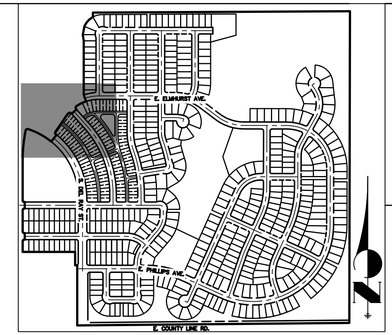

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9. WATER SERVICE LINES ARE PUBLIC UP THROUGH THE METER AND ARE PRIVATE DOWNSTREAM OF THE METER
10. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.

LEGEND

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- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED TOP OF SLOPE
- PROPOSED TOE OF SLOPE
- PROPOSED EASEMENT
- PROPOSED GRASS SWALE
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS (6100)
- EXISTING CURB & GUTTER
- EXISTING GASLINE
- EXISTING WATERLINE
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- PROPOSED LIGHT
- PROPOSED VALVE
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- EXISTING FIRE HYDRANT
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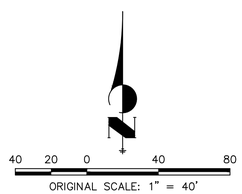

ORIGINAL SCALE: 1" = 40'

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OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

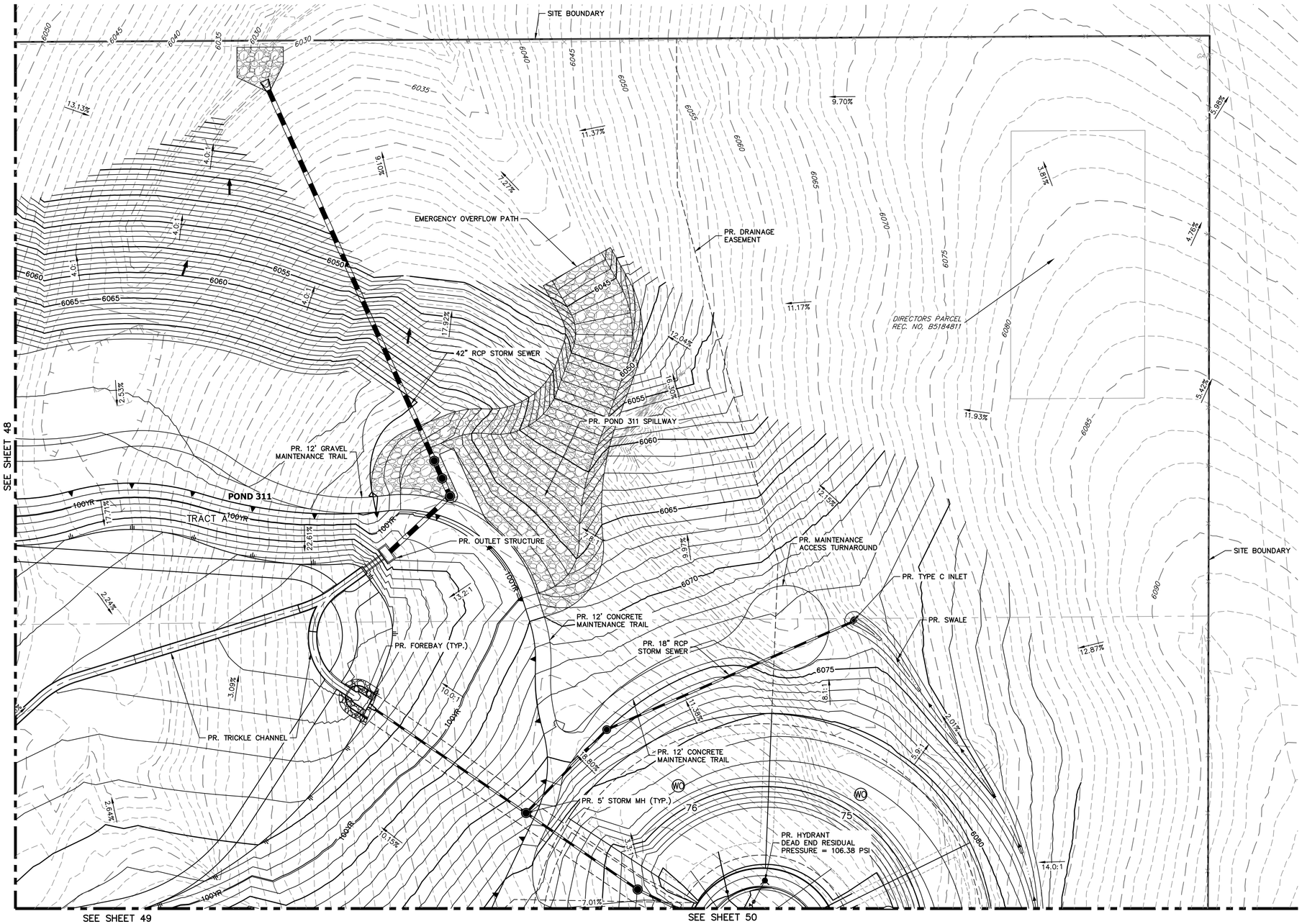
5/9/25

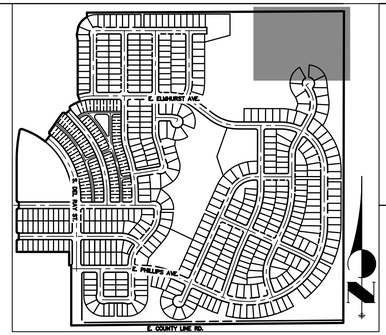
DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:

GRADING & UTILITY PLAN

46





KEY MAP

SCALE: 1"=700'

DEAD END CALCULATIONS

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

GENERAL NOTES

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N

40 20 0 40 80

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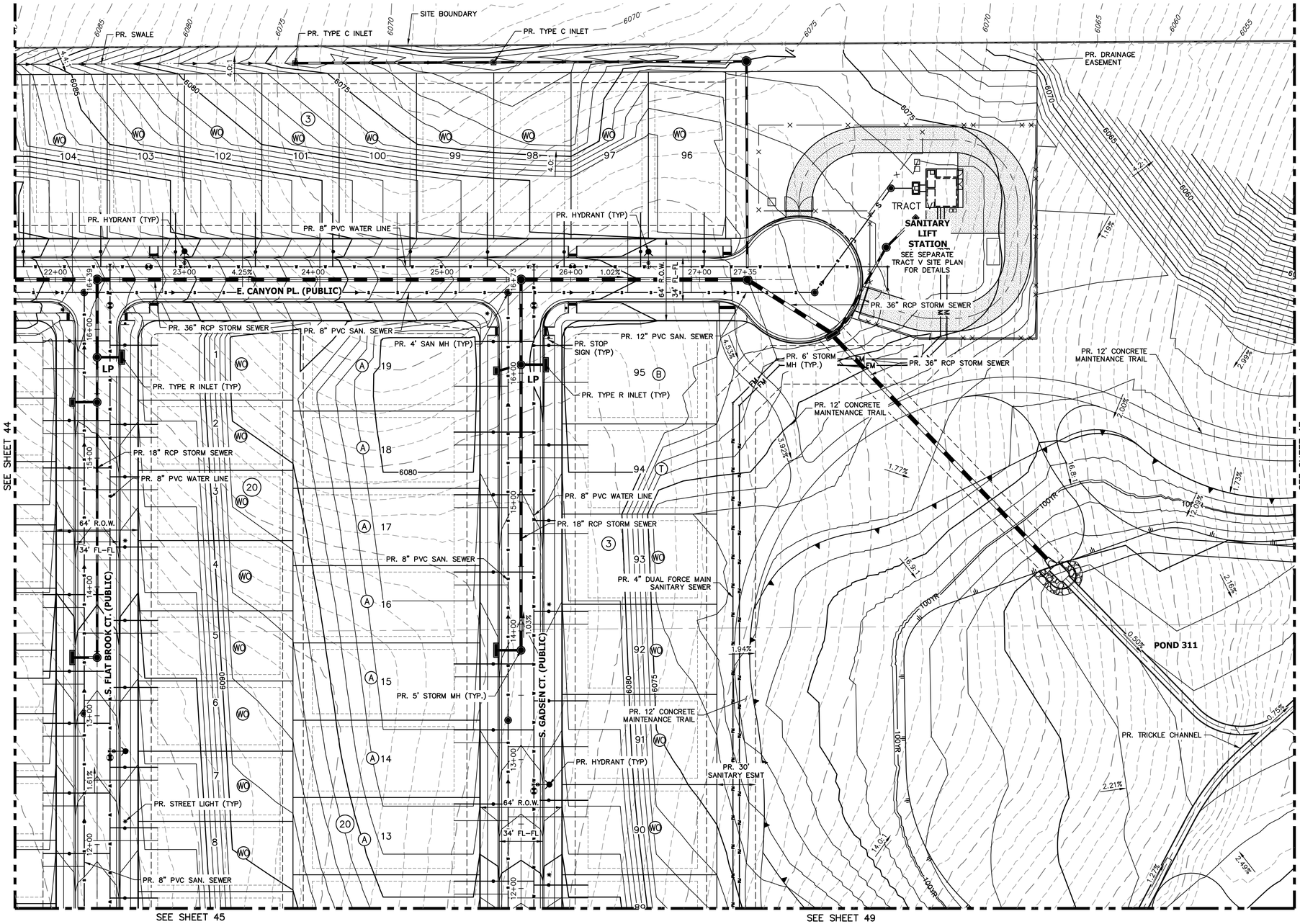

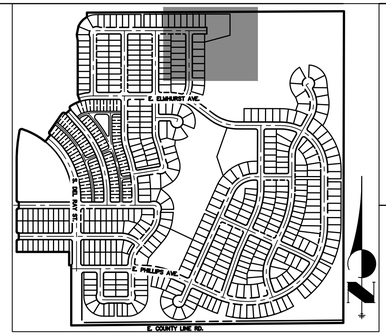

KEY MAP

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40 20 0 40 80

ORIGINAL SCALE: 1" = 40'

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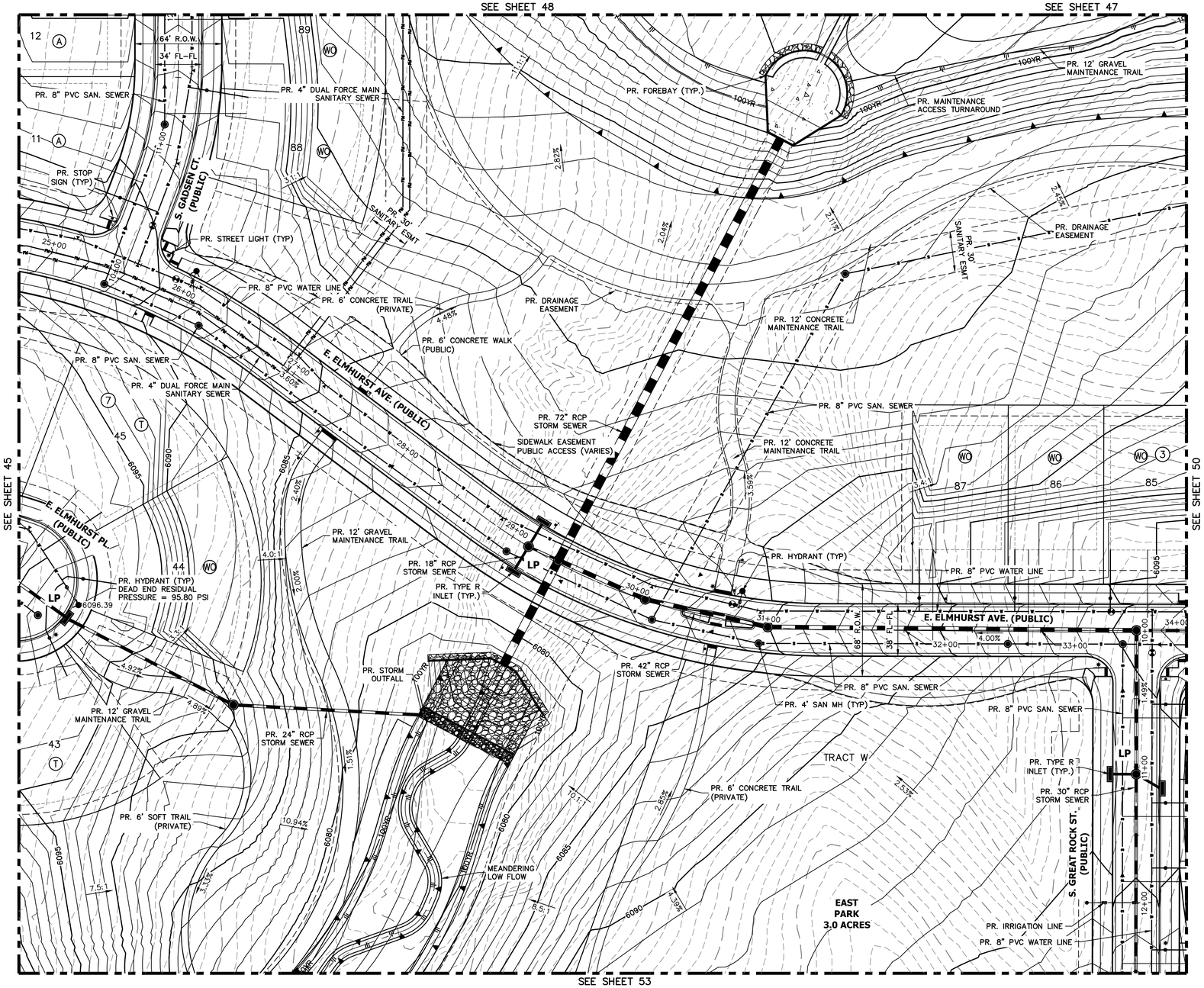
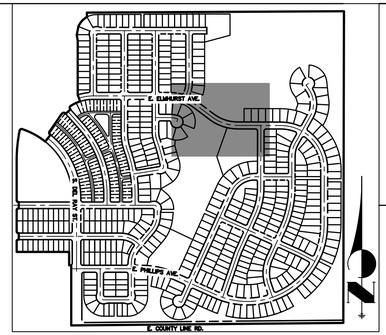
48





KEY MAP

SCALE: 1"=700'

DEAD END CALCULATIONS

DIFFERENCE IN HEAD
J31 = 104 PSI PER LJA MUR
6101.00' – 6096.38' = 4.62'
4.62' * 0.433 PSI/FT = 2.00 PSI
104 – 2 = 102 PSI
LOSS FROM FRICTION
Q=1500GPM, C=150, D=8", L=487.80'
4.52 X 1500^1.85 / 150^1.85 X 8^4.8655 = .0127 PSI/FT
487.80' X .0127 PSI/FT = 6.20 PSI
102 PSI – 6.20 PSI = 95.80 PSI

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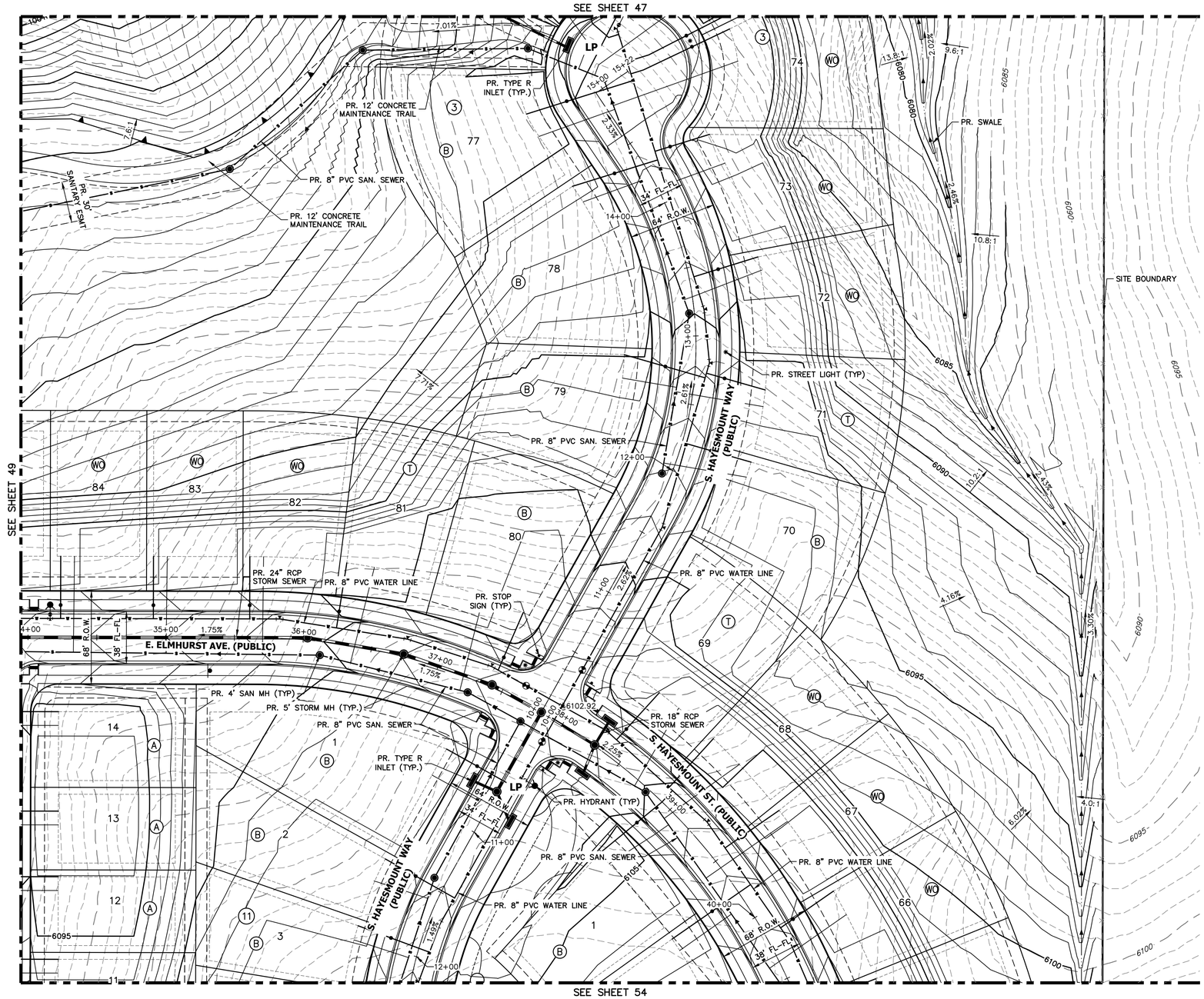

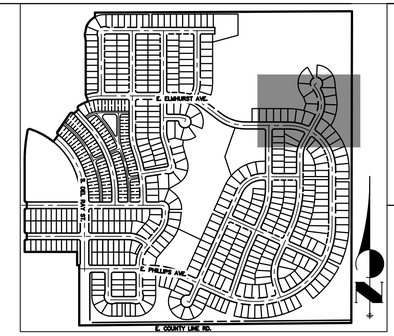

KEY MAP

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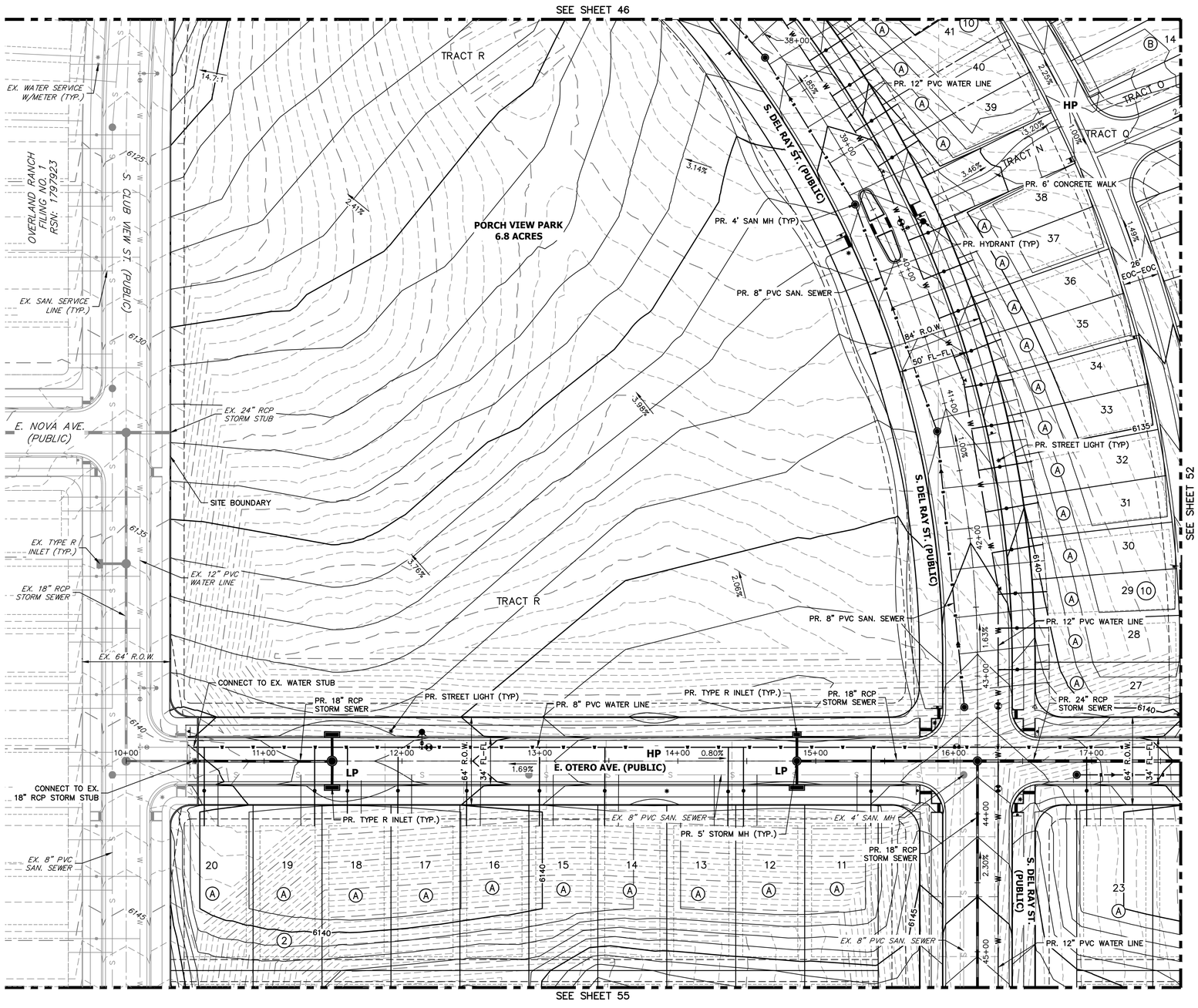

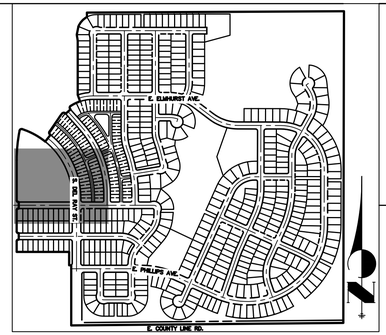

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LEGEND

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

ORIGINAL SCALE: 1" = 40'

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OVERLAND RANCH- SITE PLAN 2

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680 5TH AVE FL 25
NEWYORK, NY, 10019

5/9/25
DATE:
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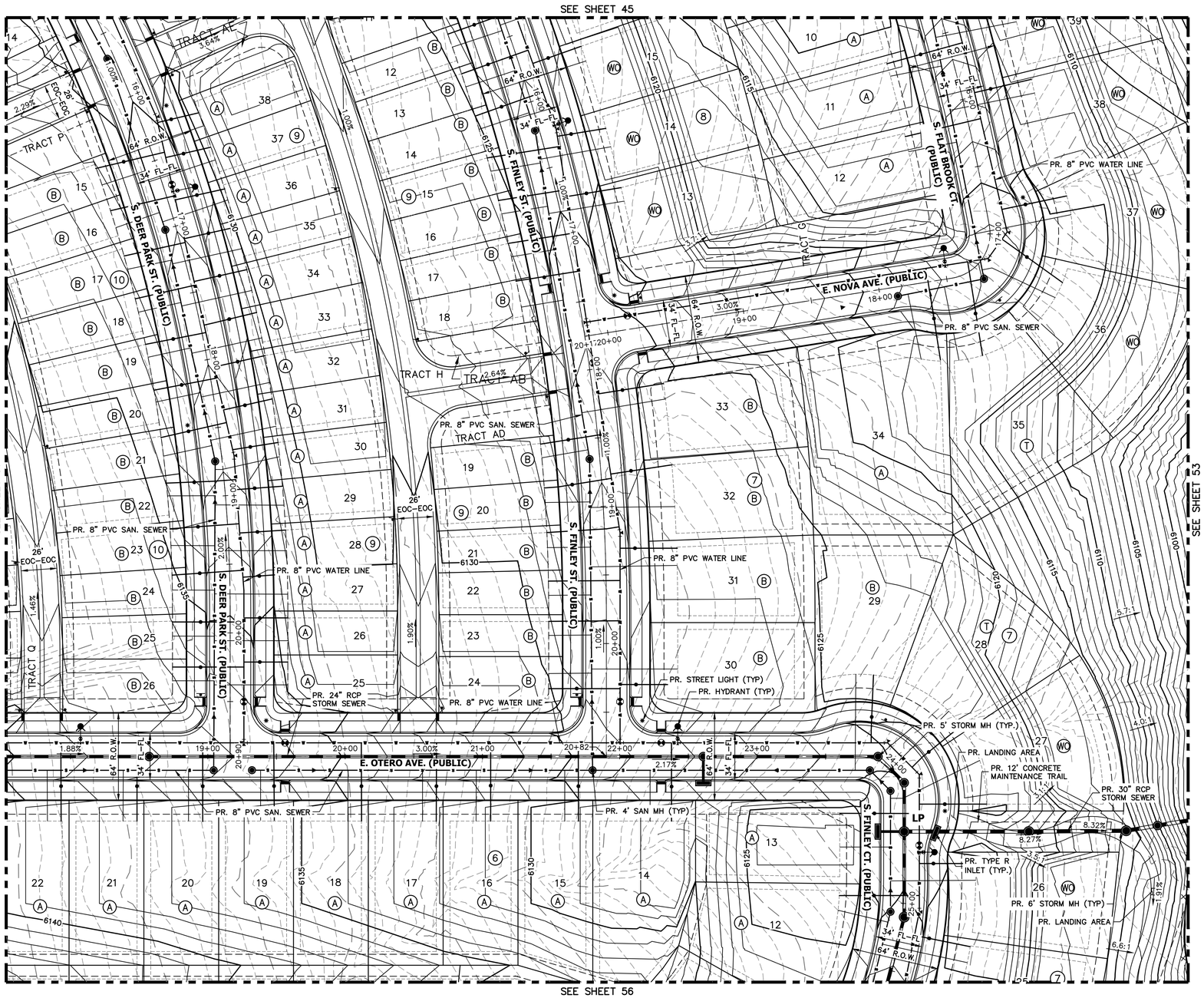
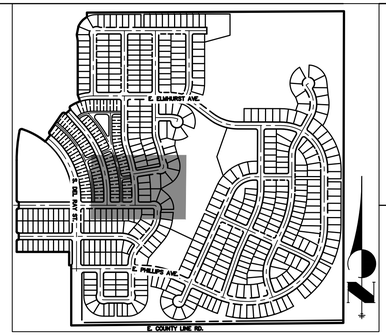
SHEET TITLE:
GRADING & UTILITY PLAN
51





KEY MAP

SCALE: 1"=700'

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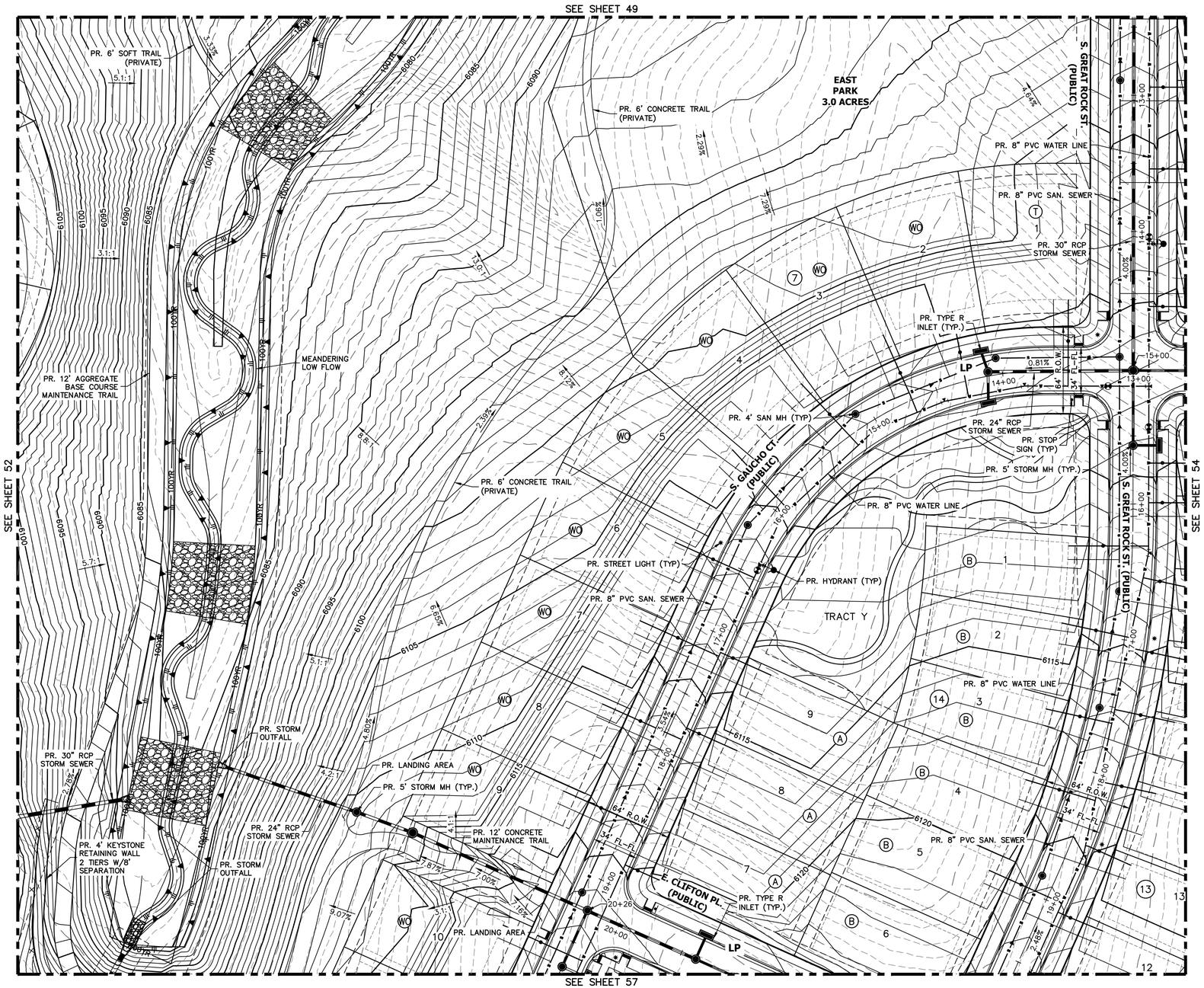

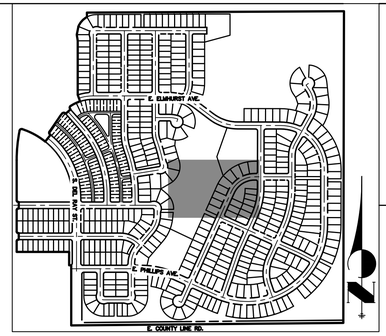

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40 20 0 40 80

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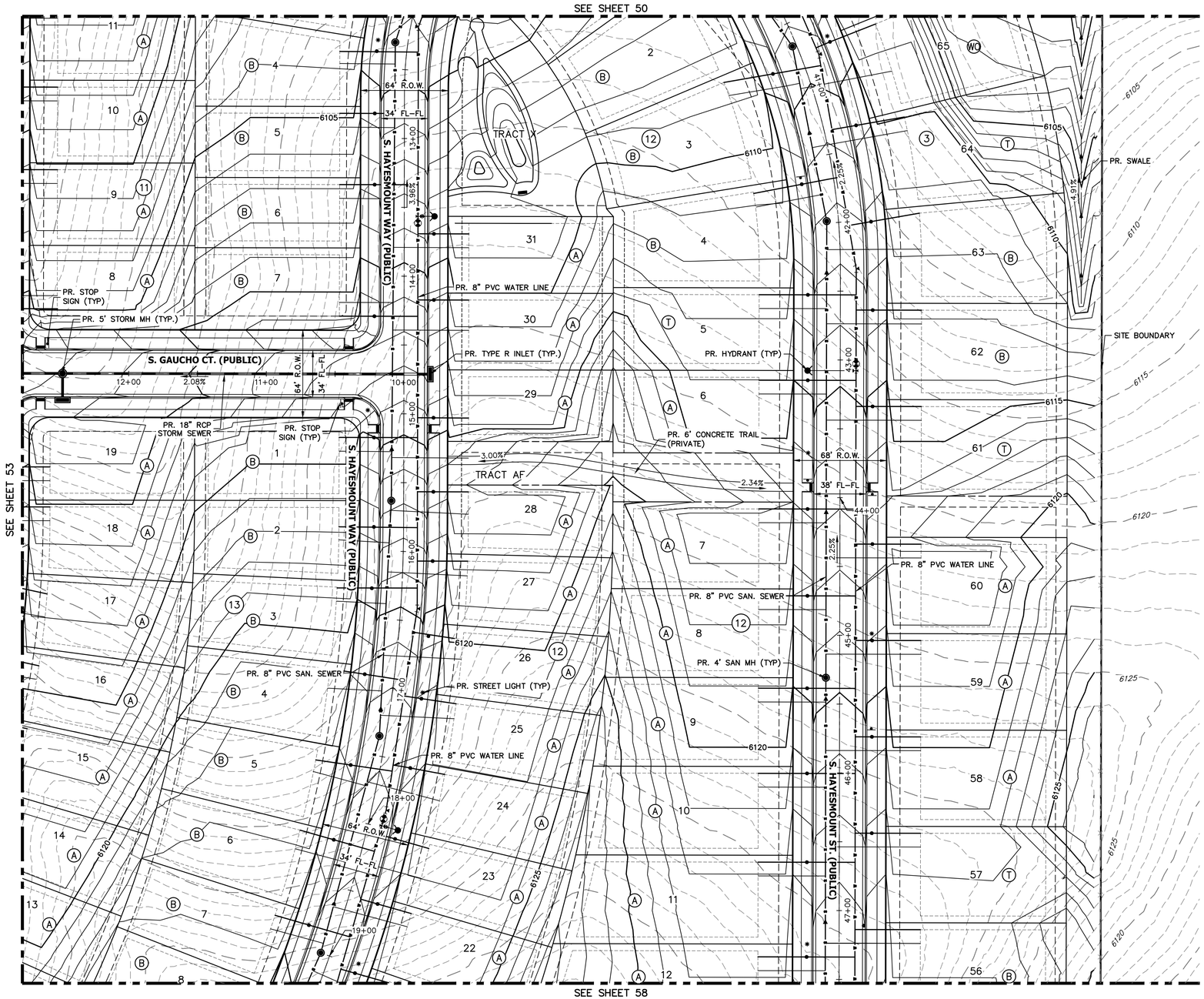
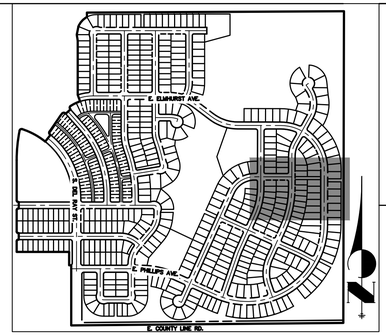
SHEET TITLE:

GRADING & UTILITY PLAN

53





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40 20 0 40 80

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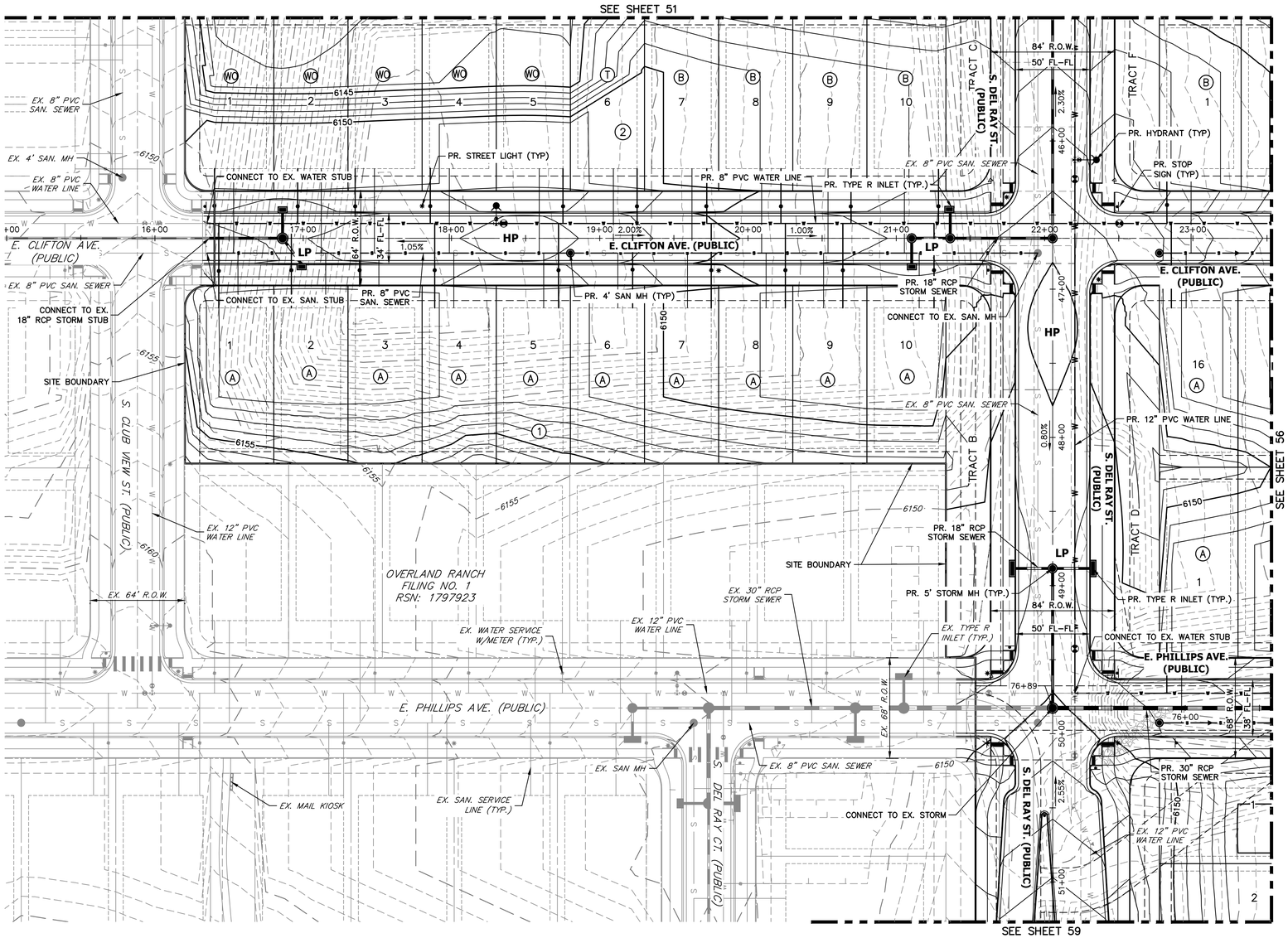
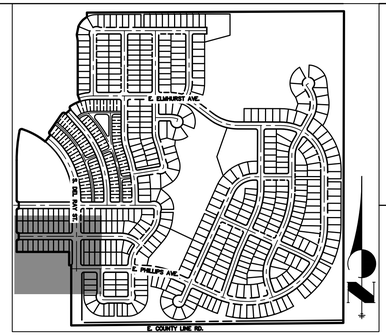
SHEET TITLE:

GRADING & UTILITY PLAN

54





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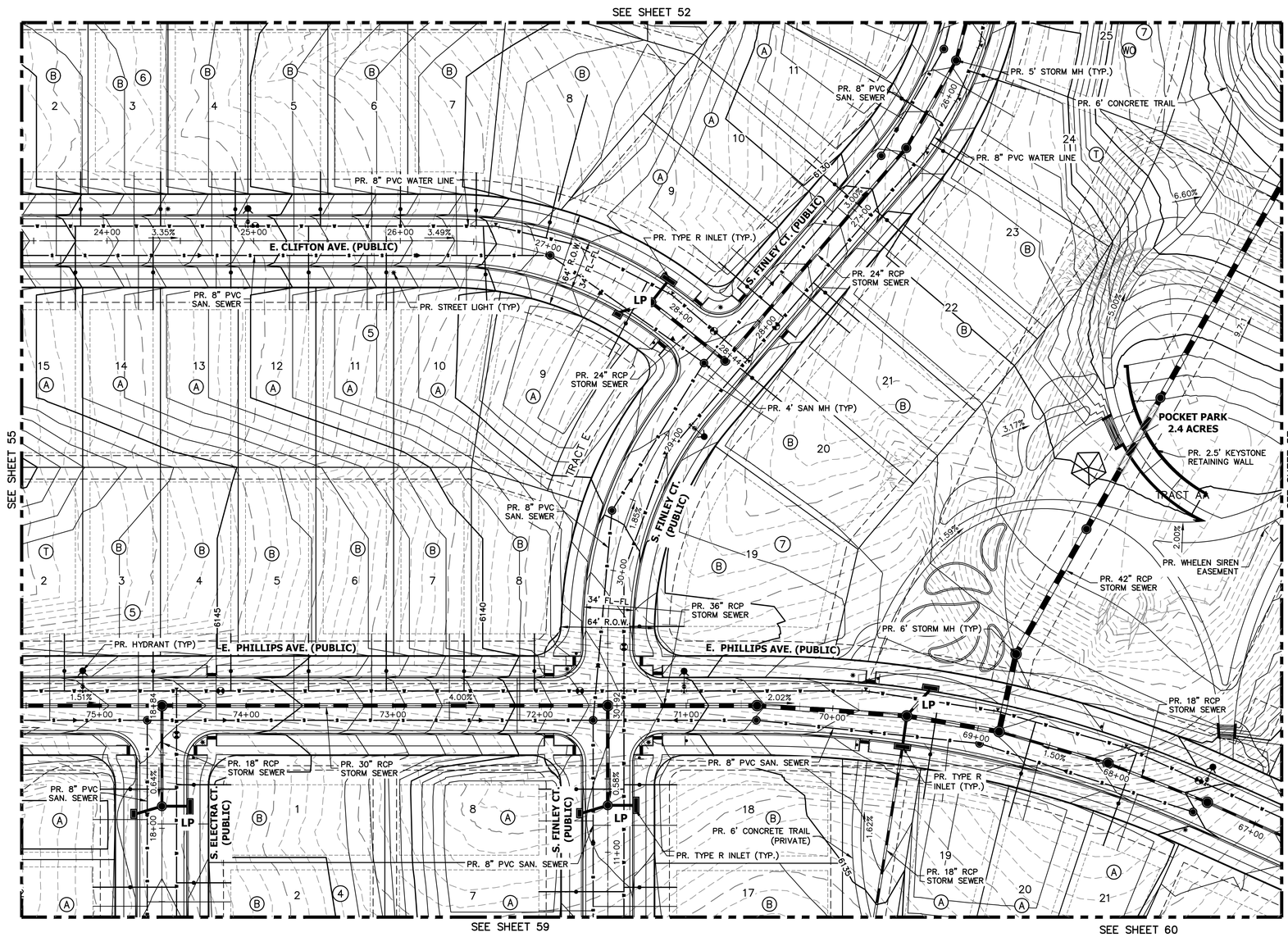

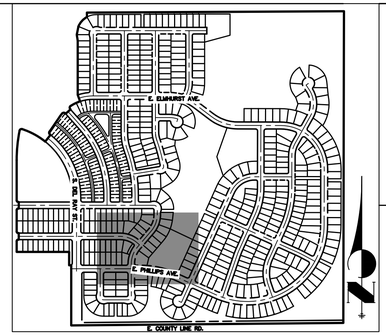

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CHECKED BY:
DRAWN BY:

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

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

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

5/9/25
DATE:
SP 01 - 07/10/2024
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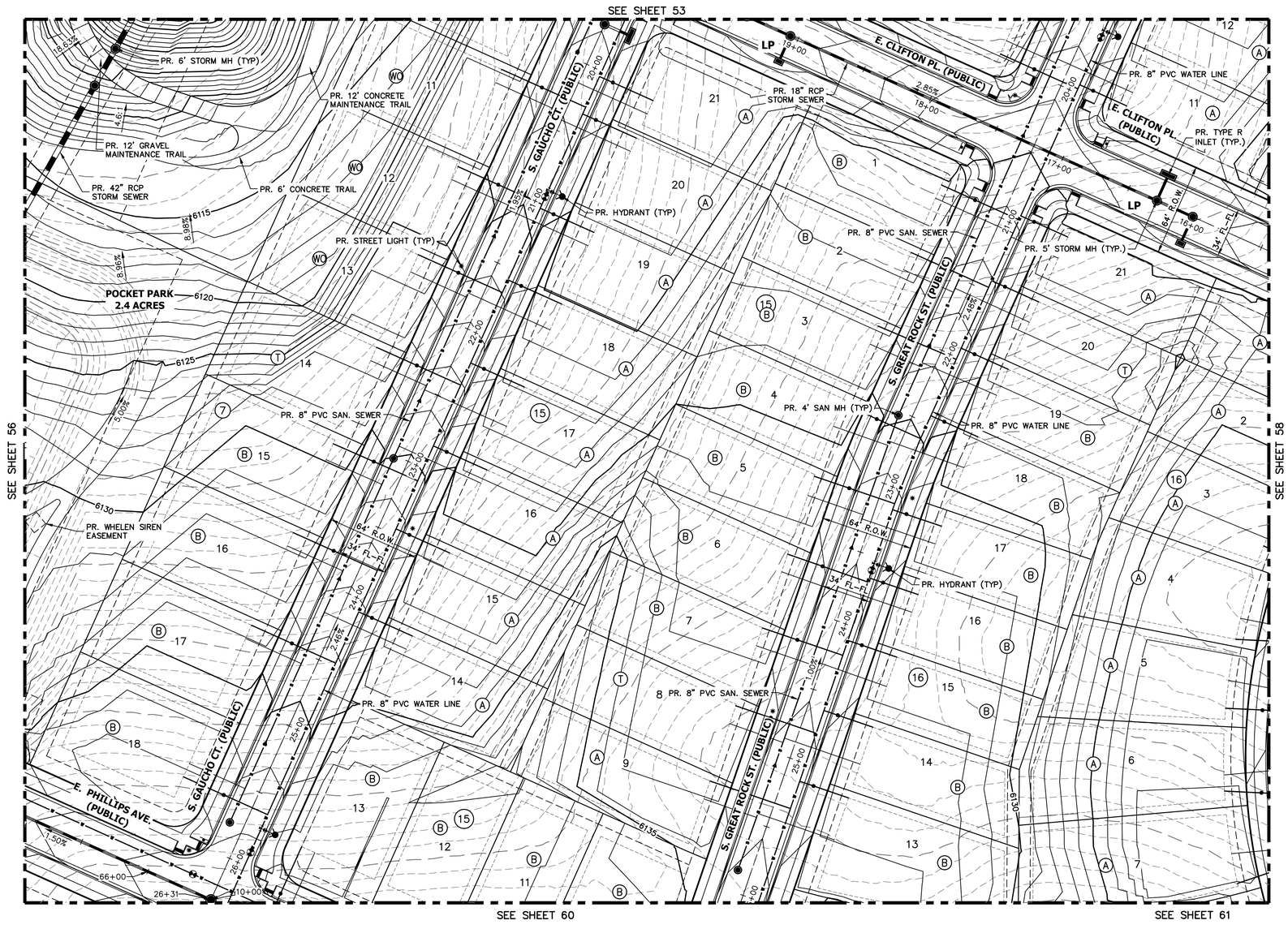
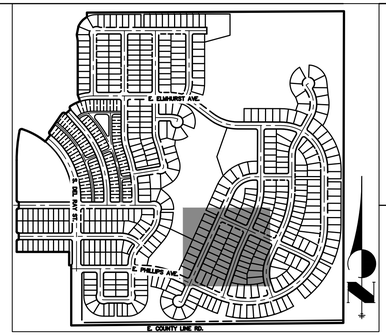
SHEET TITLE:
GRADING & UTILITY PLAN

56



KEY MAP

SCALE: 1"=700'



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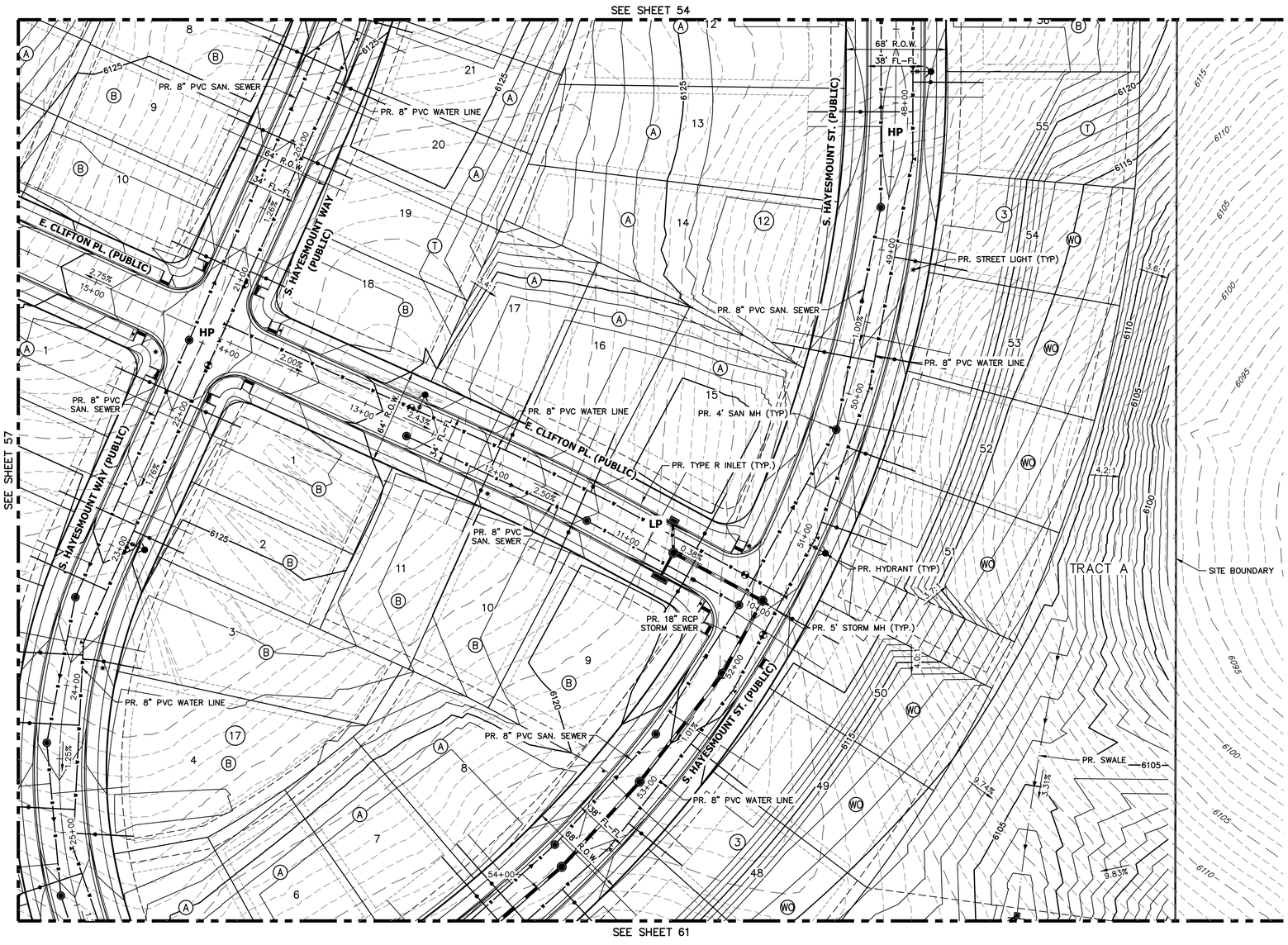

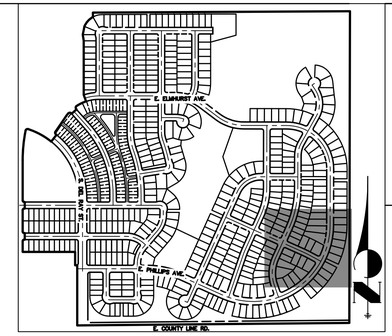

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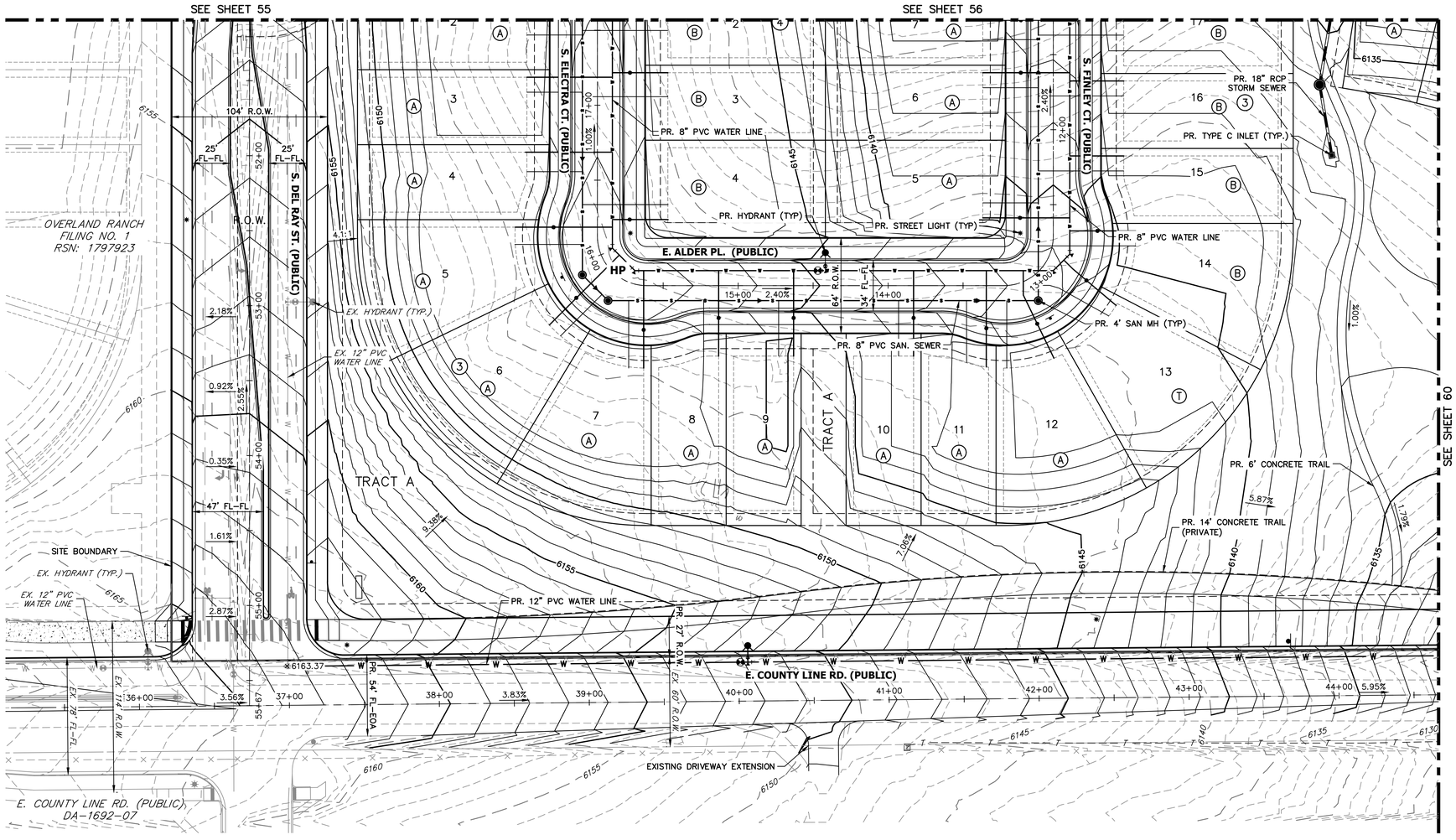

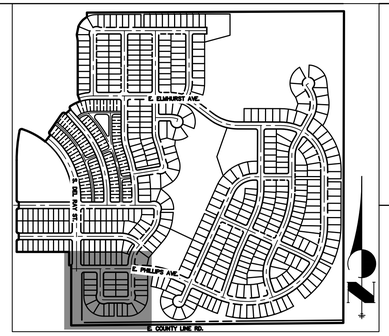

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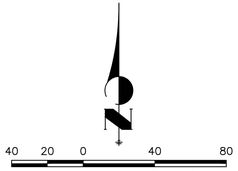

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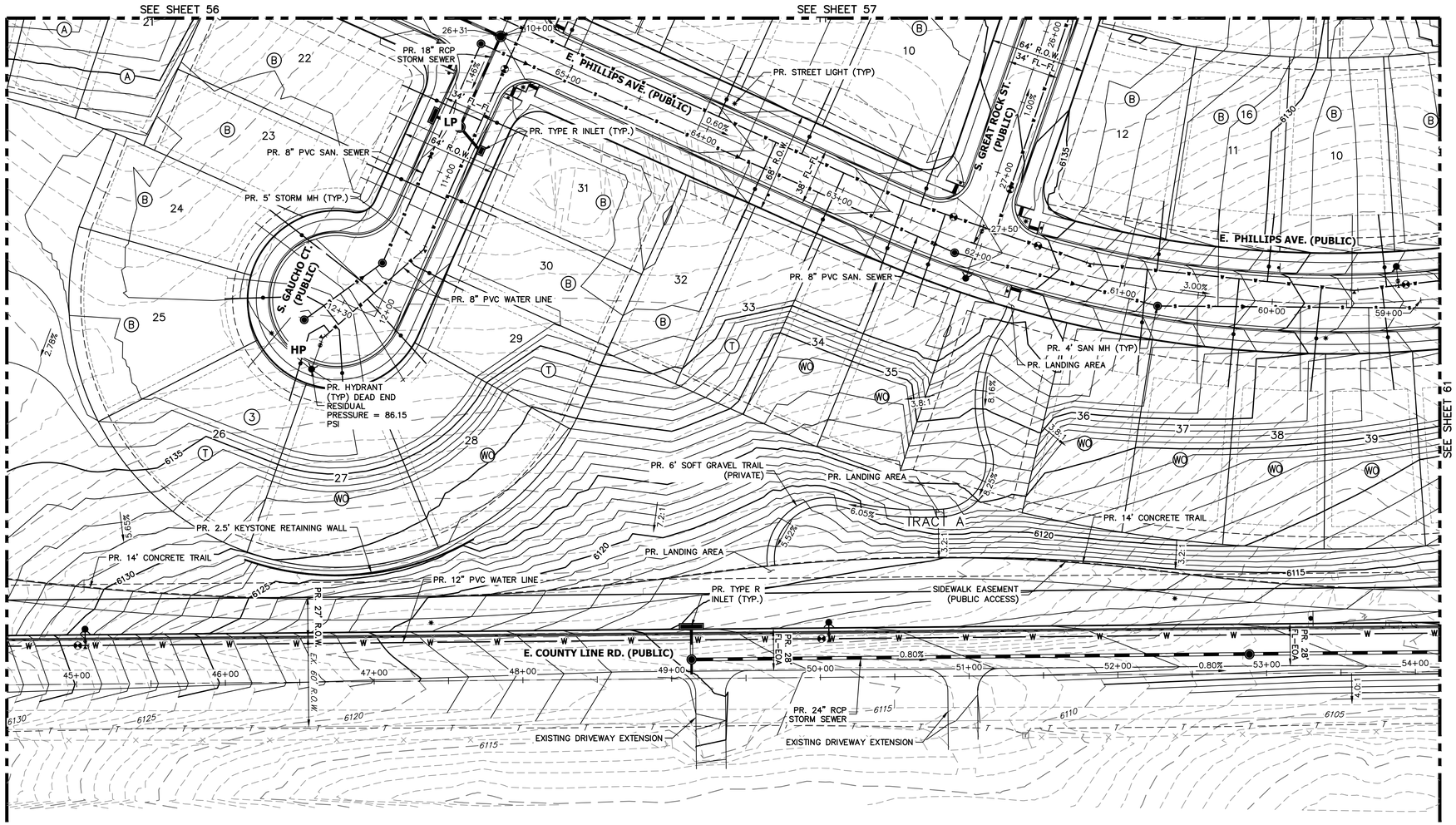

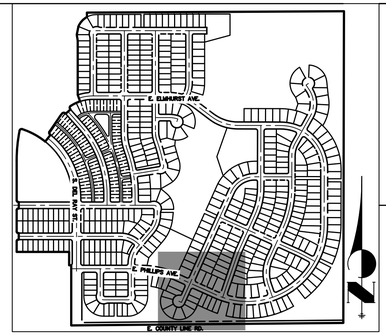

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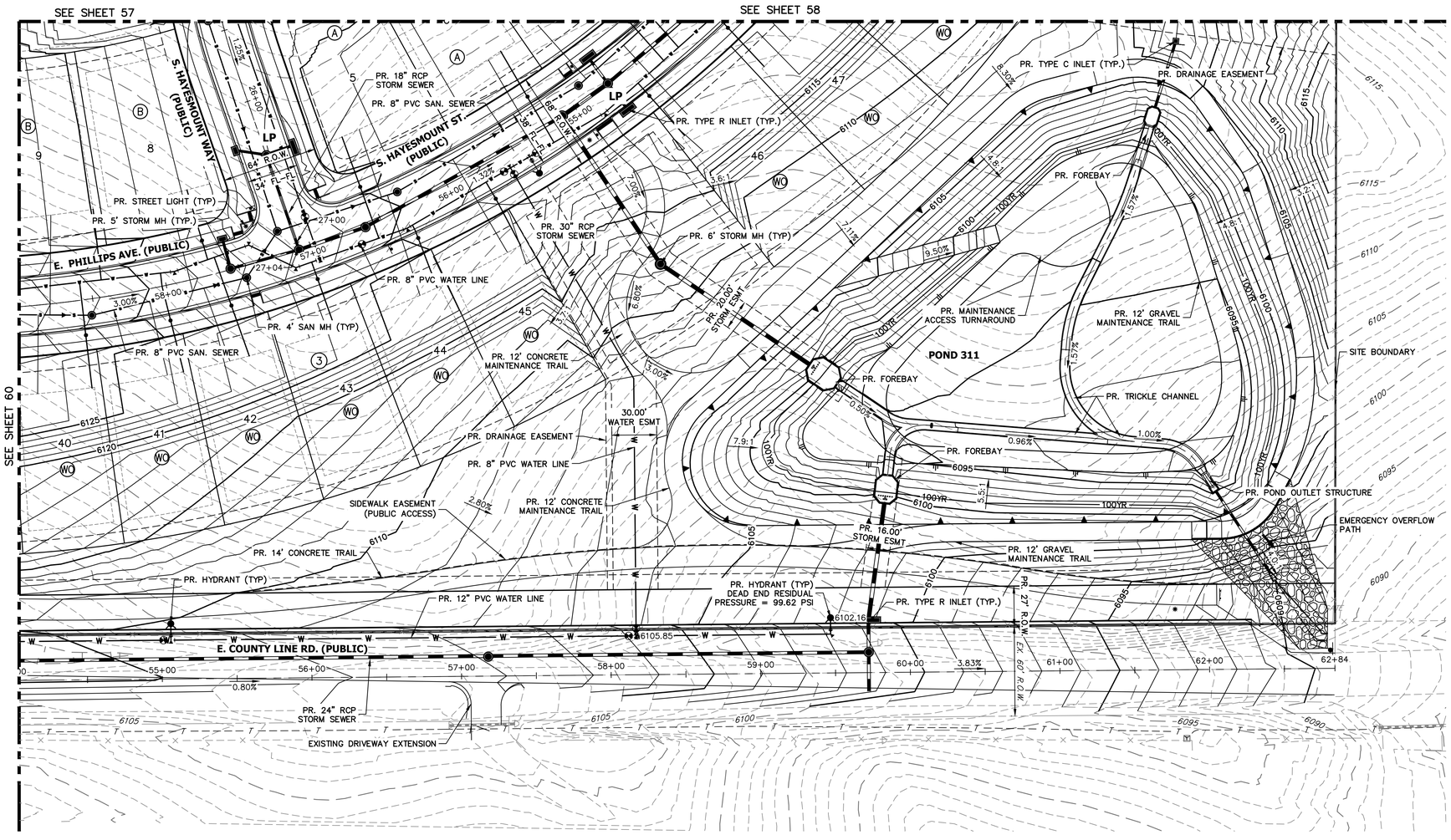

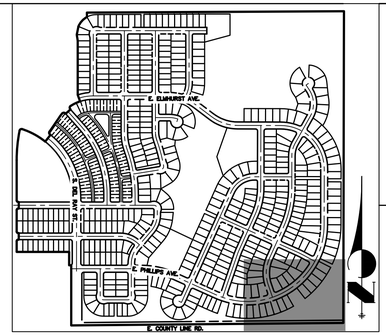

KEY MAP

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DEAD END CALCULATIONS

DIFFERENCE IN HEAD
J46 = 107 PSI PER LJA MUR
6102.16' – 6105.85' = –3.69'
–3.69' * 0.433 PSI/FT = –1.60 PSI
107 –(–1.60) = 108.60 PSI
LOSS FROM FRICTION
Q=1500GPM, C=140, D=6", L=151'
4.52 X 1500^1.85 / 140^1.85 X 6^4.8655 = .060 PSI/FT
151' X .060 PSI/FT = 8.98 PSI
108.60 PSI – 8.98 PSI = 99.62 PSI

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- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED VALVE
- PROPOSED MH
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT
- EXISTING SIGN

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

Know what's below. Call before you dig.

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DRAWN BY:

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OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

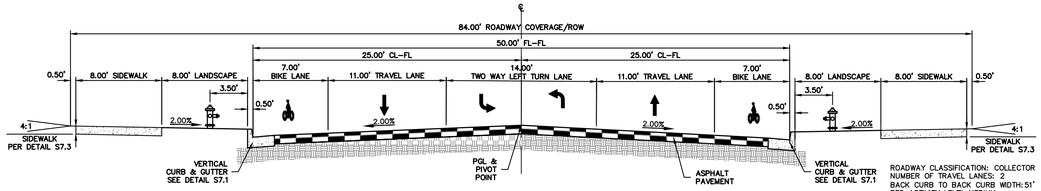
5/9/25
DATE:

SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:

GRADING & UTILITY PLAN

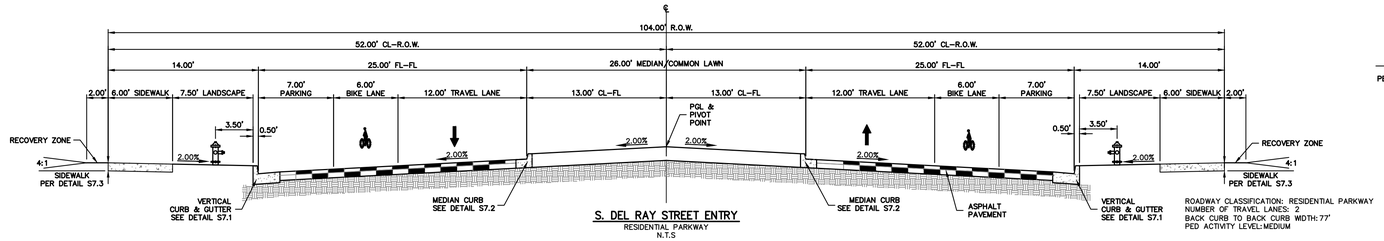
61



S. DEL RAY STREET

THREE LANE COLLECTOR
N.T.S

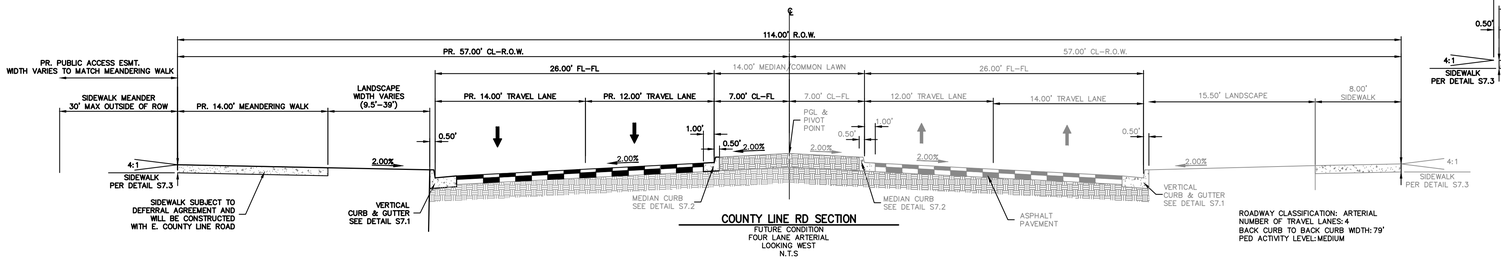
ROADWAY CLASSIFICATION: COLLECTOR
NUMBER OF TRAVEL LANES: 2
BACK CURB TO BACK CURB WIDTH: 51'
PED ACTIVITY LEVEL: MEDIUM



S. DEL RAY STREET ENTRY

RESIDENTIAL PARKWAY
N.T.S

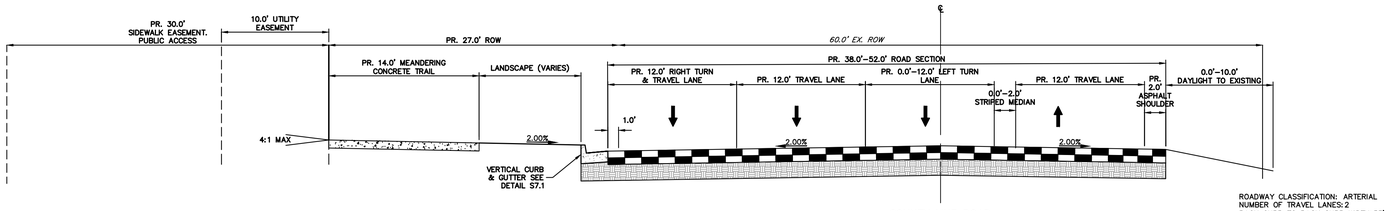
ROADWAY CLASSIFICATION: RESIDENTIAL PARKWAY
NUMBER OF TRAVEL LANES: 2
BACK CURB TO BACK CURB WIDTH: 77'
PED ACTIVITY LEVEL: MEDIUM



COUNTY LINE RD SECTION

FUTURE CONDITION
FOUR LANE ARTERIAL
LOOKING WEST
N.T.S

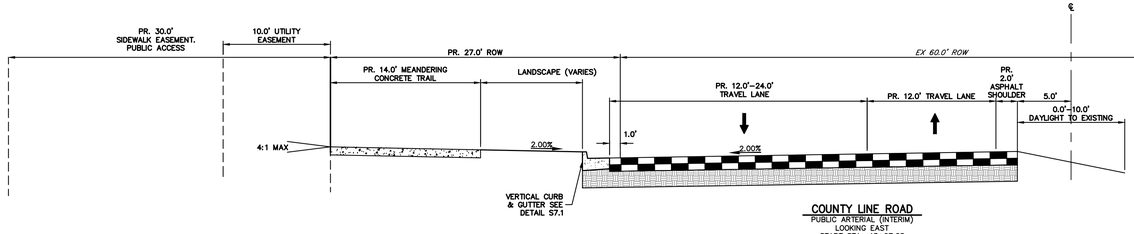
ROADWAY CLASSIFICATION: ARTERIAL
NUMBER OF TRAVEL LANES: 4
BACK CURB TO BACK CURB WIDTH: 79'
PED ACTIVITY LEVEL: MEDIUM



COUNTY LINE ROAD

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

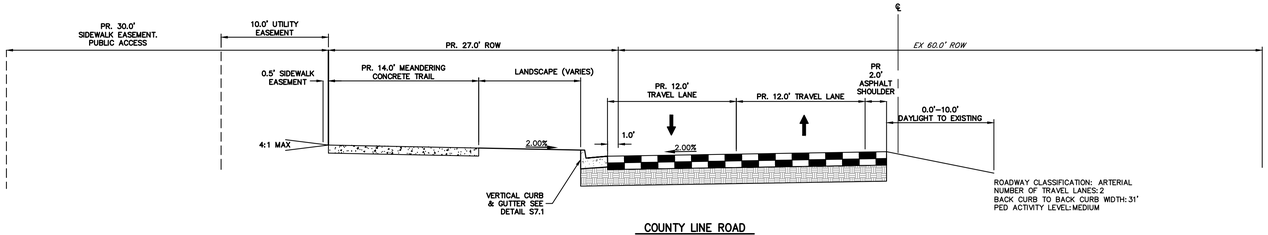
ROADWAY CLASSIFICATION: ARTERIAL
NUMBER OF TRAVEL LANES: 2
BACK CURB TO BACK CURB WIDTH: 55'
PED ACTIVITY LEVEL: MEDIUM



COUNTY LINE ROAD

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

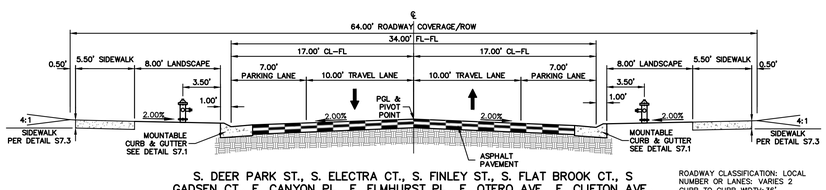
ROADWAY CLASSIFICATION: ARTERIAL
NUMBER OF TRAVEL LANES: 2
BACK CURB TO BACK CURB WIDTH: 41'
PED ACTIVITY LEVEL: MEDIUM



COUNTY LINE ROAD

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

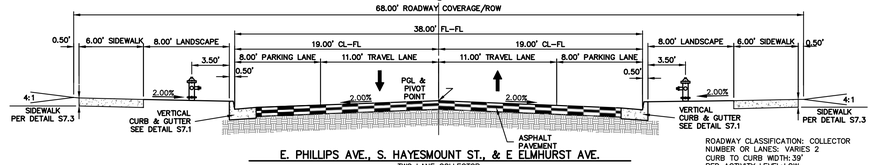
ROADWAY CLASSIFICATION: ARTERIAL
NUMBER OF TRAVEL LANES: 2
BACK CURB TO BACK CURB WIDTH: 31'
PED ACTIVITY LEVEL: MEDIUM



S. DEER PARK ST., S. ELECTRA CT., S. FINLEY ST., S. FLAT BROOK CT., S GADSEN CT., E. CANYON PL., E. ELMHURST PL., E. OTERO AVE., E. CLIFTON AVE., S FINLEY CT., E. ADLER PL., S. ELECTRA CT., S. GAUCHO CT., S. GREAT ROCK ST., S. HAYESMOUNT WAY, E. NOVA AVE., E CLIFTON PL.

TWO LANE LOCAL STREET TYPE 1
4" MOUNTABLE CURB & GUTTER
N.T.S

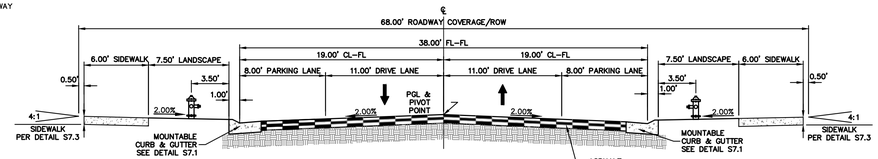
ROADWAY CLASSIFICATION: LOCAL
NUMBER OF LANES: VARIES 2
CURB TO CURB WIDTH: 36'
PED ACTIVITY LEVEL: LOW



E. PHILLIPS AVE., S. HAYESMOUNT ST., & E ELMHURST AVE.

TWO LANE COLLECTOR
6" VERTICAL CURB & GUTTER
N.T.S

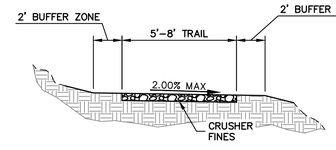
ROADWAY CLASSIFICATION: COLLECTOR
NUMBER OR LANES: VARIES 2
CURB TO CURB WIDTH: 39'
PED ACTIVITY LEVEL: LOW



E. PHILLIPS AVE., S. HAYESMOUNT ST., & E ELMHURST AVE. FRONTING LOTS

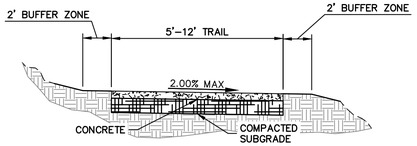
TWO LANE COLLECTOR
4" MOUNTABLE CURB & GUTTER
N.T.S

ROADWAY CLASSIFICATION: COLLECTOR
NUMBER OR LANES: VARIES 2
CURB TO CURB WIDTH: 40'
PED ACTIVITY LEVEL: LOW



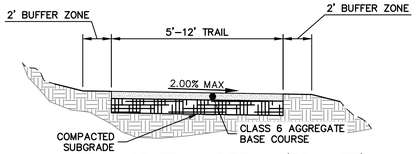
SOFT TRAIL DETAIL (PRIVATE)

SCALE: NTS



CONCRETE TRAIL DETAIL (PRIVATE)

SCALE: NTS



MAINTENANCE TRAIL DETAIL (PRIVATE)

SCALE: NTS

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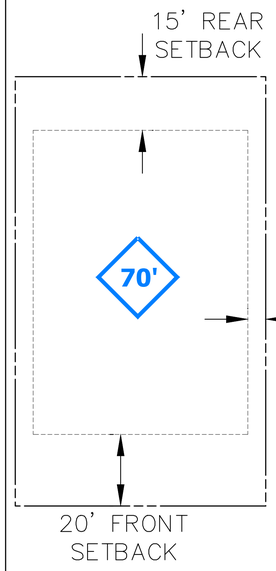
SP 05 - 05/09/2025

SHEET TITLE:

SITE PLAN DETAILS

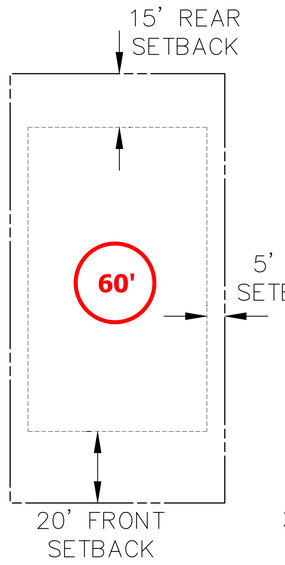
62

CHECKED BY:
DRAWN BY:



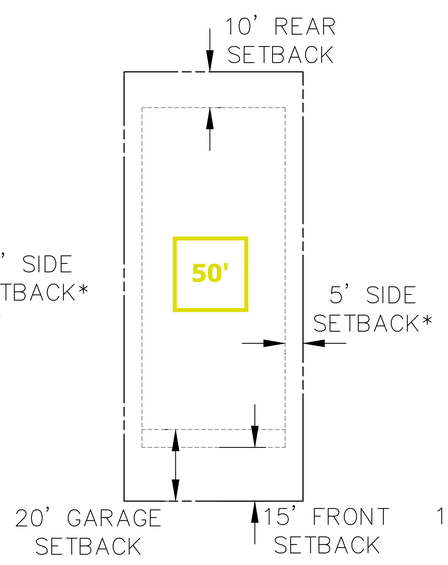
TYPICAL PRODUCT C HOME LOT DETAIL

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



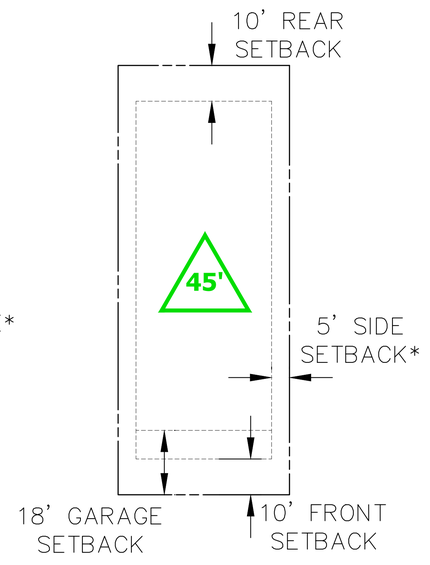
TYPICAL PRODUCT C HOME LOT DETAIL

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



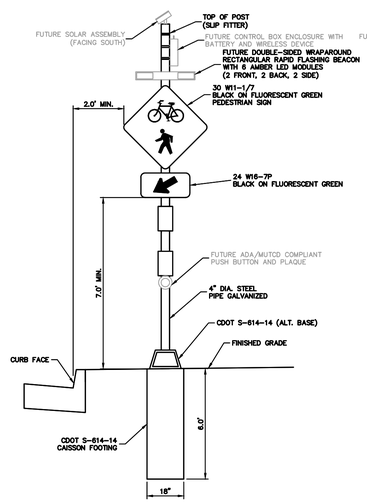
TYPICAL PRODUCT B HOME LOT DETAIL

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



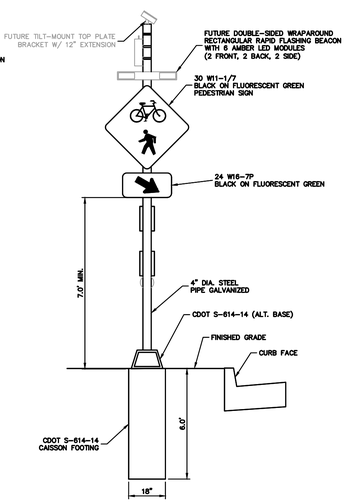
TYPICAL PRODUCT A HOME LOT DETAIL

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



PROPOSED RECTANGULAR SOLAR POWERED RAPID FLASHING BEACON (FRONT VIEW)

N.T.S

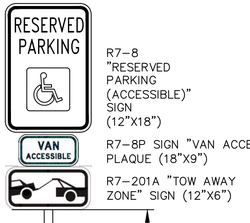


PROPOSED RECTANGULAR SOLAR POWERED RAPID FLASHING BEACON (BACK VIEW)

N.T.S

R1-1 MUTCD SIGN

R3-7R MUTCD SIGN



R7-8 "RESERVED PARKING (ACCESSIBLE)" SIGN (12"X18")

R7-8P SIGN "VAN ACCESSIBLE" PLAQUE (18"X9")

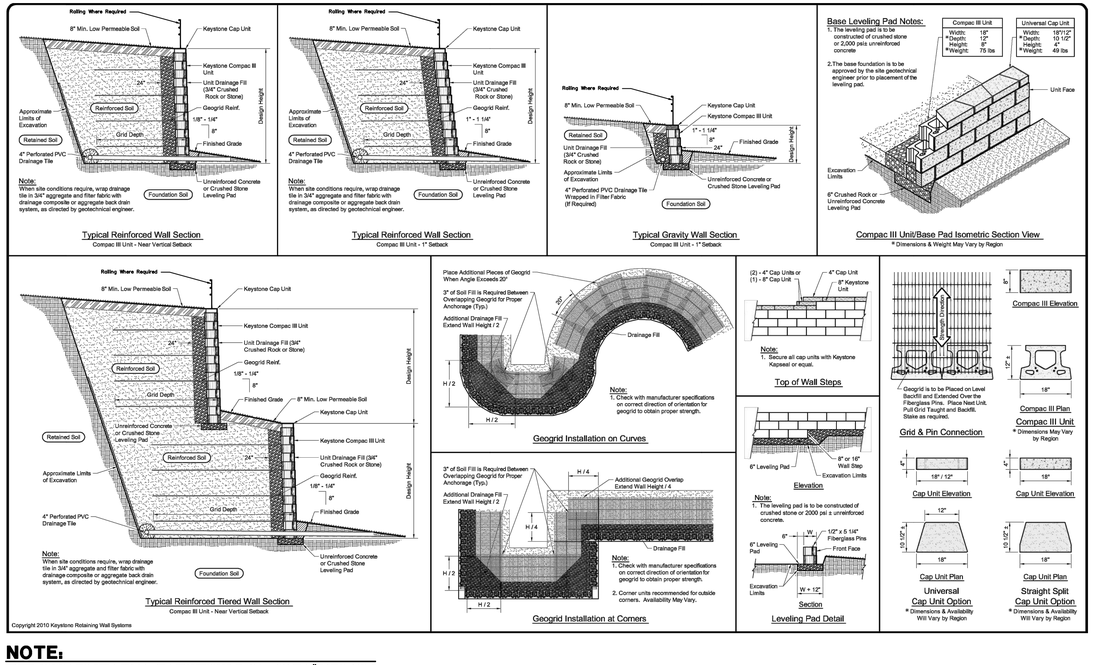
R7-201A "TOW AWAY ZONE" SIGN (12"X6")

ACCESSIBLE PARKING SIGN

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.
2. THE MAX HEIGHT FOR ANY RETAINING WALL SHALL BE 2.5'.

CHECKED BY:
DRAWN BY:

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

OVERLAND RANCH- SITE PLAN 2
AURORA, COLORADO

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

5/9/25
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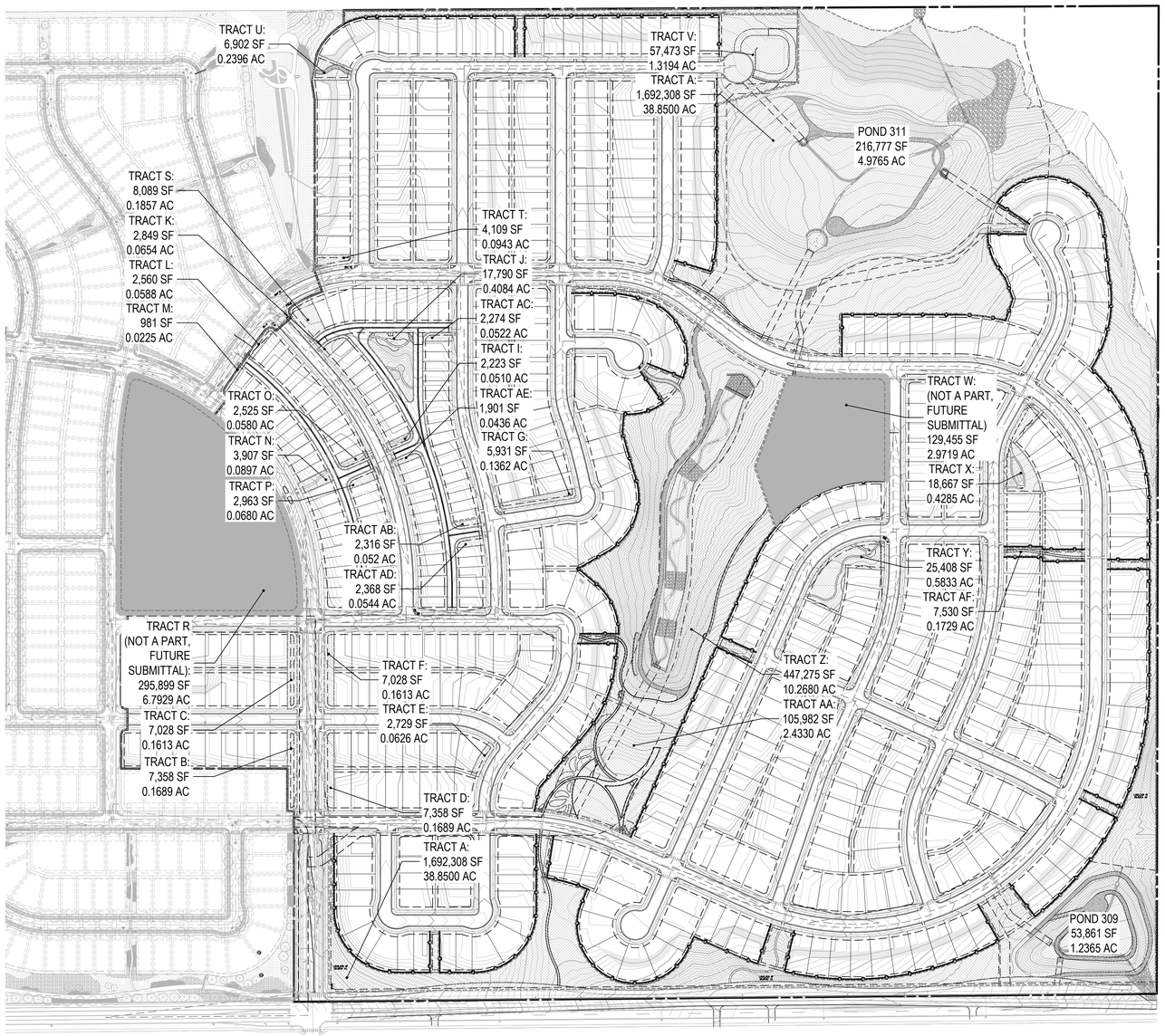
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
SITE PLAN DETAILS



TRACT LANDSCAPE TABLE

Tract	Tract Area	Pond Area	Total Tract Area	Description	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
A (3)*	1,692,307	253,630	1,438,677	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	360	408	3,597	#5 Cont Shrubs	2,751
								#1 Cont Grasses	1,238
B	7,358	N/A	7,358	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
								#1 Cont Grasses	0
C	7,358	N/A	7,358	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
								#1 Cont Grasses	0
D	7,358	N/A	7,358	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
								#1 Cont Grasses	0
E	2,729	N/A	2,729	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	7
								#1 Cont Grasses	0
F	7,028	N/A	7,028	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	18	#5 Cont Shrubs	18
								#1 Cont Grasses	0
G	5,931	N/A	5,931	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	15	#5 Cont Shrubs	15
								#1 Cont Grasses	0
I	2,223	N/A	2,223	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	4
								#1 Cont Grasses	6
J	17,790	N/A	17,790	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	5	5	45	#5 Cont Shrubs	39
								#1 Cont Grasses	18
K	1,849	N/A	1,849	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	5	#5 Cont Shrubs	5
								#1 Cont Grasses	3
L	2,560	N/A	2,560	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	6
								#1 Cont Grasses	3
M	981	N/A	981	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	3	#5 Cont Shrubs	6
								#1 Cont Grasses	3
N	3,907	N/A	3,907	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	10	#5 Cont Shrubs	8
								#1 Cont Grasses	6
O	2,525	N/A	2,525	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	6
								#1 Cont Grasses	6
P	2,963	N/A	2,963	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	8	#5 Cont Shrubs	7
								#1 Cont Grasses	3
Q	0	N/A	0	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	0	0	0	#5 Cont Shrubs	0
								#1 Cont Grasses	0
R	295,899	N/A	295,899	Not a Part, See a Separate Submittal	N/A	N/A	N/A	#5 Cont Shrubs	N/A
								#1 Cont Grasses	N/A
S	8,089	N/A	8,089	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	3	3	21	#5 Cont Shrubs	21
								#5 Cont Grasses	15
T	4,109	N/A	4,109	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	11	#5 Cont Shrubs	16
								#1 Cont Grasses	3
U	6,902	N/A	6,902	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	18	#5 Cont Shrubs	18
								#1 Cont Grasses	0
V (3)*	57,473	N/A	57,473	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	15	20	144	#5 Cont Shrubs	86
								#1 Cont Grasses	26
W	129,455	N/A	129,455	Not a Part, See a Separate Submittal	N/A	N/A	N/A	#5 Cont Shrubs	N/A
								#1 Cont Grasses	N/A
X	18,667	N/A	18,667	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	5	5	47	#5 Cont Shrubs	44
								#1 Cont Grasses	22
Y	25,408	N/A	25,408	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	7	7	64	#5 Cont Shrubs	69
								#1 Cont Grasses	12
Z (3)* (4)	374,419	N/A	374,419	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	94	138	937	#5 Cont Shrubs	393
								#1 Cont Grasses	354
AA (3)*	105,982	N/A	105,982	Pocket Park (1 Tree and 10 Shrubs per 4,000 SF)	27	28	265	#5 Cont Shrubs	218
								#1 Cont Grasses	90
AB	2,316	N/A	2,316	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	5
								#1 Cont Grasses	6
AC	2,274	N/A	2,274	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	6
								#1 Cont Grasses	0
AD	2,368	N/A	2,368	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	5
								#1 Cont Grasses	6
AE	1,901	N/A	1,901	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	5	#5 Cont Shrubs	6
								#1 Cont Grasses	0
AF	7,530	N/A	7,530	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	16
								#1 Cont Grasses	9
Totals:	*2,800,129*	*253,630*	*2,546,499*		*542*	*640*	*5,315*	*4,442*	

NOTES:

1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

2.) Undisturbed open space, drainage way & detention pond area shall not be counted toward the tract landscape requirements, per 146-4.7.5.I.1

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

4.) Tract Area for Tract Z is exclusive of 72,856 SF considered detention pond infastrucure to support Pond 311.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
64	LANDSCAPE COVER AND CALCULATIONS
65	PLANT LIST
66	LANDSCAPE NOTES
67	LOT PLAN
68	LOT TYPICAL
69	LOT TYPICAL
70	LOT TYPICAL
71	LANDSCAPE PLAN
72	LANDSCAPE PLAN
73	LANDSCAPE PLAN
74	LANDSCAPE PLAN
75	LANDSCAPE PLAN
76	LANDSCAPE PLAN
77	LANDSCAPE PLAN
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82	LANDSCAPE PLAN
83	LANDSCAPE PLAN
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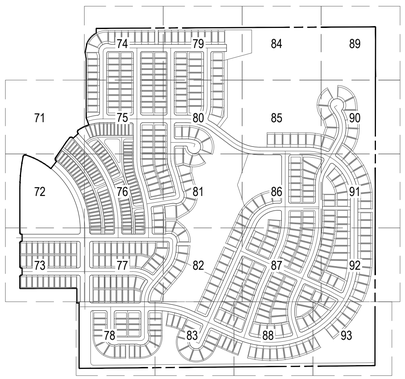
88	LANDSCAPE PLAN
89	LANDSCAPE PLAN
90	LANDSCAPE PLAN
91	LANDSCAPE PLAN
92	LANDSCAPE PLAN
93	LANDSCAPE PLAN
94	LANDSCAPE DETAILS
95	LANDSCAPE DETAILS

KEY MAP



LEGEND

TRACT BOUNDARY

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

811

NORTH

0 100 200 400

SCALE 1" = 200'

CHECKED BY:
DRAWN BY:

NOT FOR CONSTRUCTION

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

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

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

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SP 05 - 05/09/2025

SHEET TITLE:
LANDSCAPE COVER AND CALCULATIONS

SHEET NUMBER
64

CURBSIDE LANDSCAPE TABLE

Curbside Description (1 shrub per 40 sf and 1 tree per 40 LF)	Homebuilder Curbside Area (SF)	Homebuilder Shrub Requirement	Tract Curbside Area (SF)	Shrubs Required	Shrubs Provided		Length (LF)	Trees Required	Trees Provided
E Canyon Pl. - North Side*	8,801	221	432	11	#5 Cont Shrubs	11	1,058	27	27
					#5 Cont Grasses	0			
E Canyon Pl. - South Side*	5,969	150	0	0	#5 Cont Shrubs	0	856	22	22
					#5 Cont Grasses	0			
E Clifton Ave - North Side*	8,177	205	287	7	#5 Cont Shrubs	10	1,087	28	27
					#5 Cont Grasses	12			
E Clifton Ave - South Side*	7,828	196	288	7	#5 Cont Shrubs	10	1,066	27	33
					#5 Cont Grasses	12			
E Elmhurst Ave. - North Side*	9,756	244	2,025	51	#5 Cont Shrubs	31	1,470	37	38
					#5 Cont Grasses	20			
E Elmhurst Ave. - South Side*	7,841	197	8,238	206	#5 Cont Shrubs	184	1,842	47	47
					#5 Cont Grasses	84			
E Mineral Ave - East Side*	5,703	143	224	6	#5 Cont Shrubs	5	726	19	19
					#5 Cont Grasses	3			
E Mineral Ave - West Side	NOT A PART, TO BE SUBMITTED IN A SEPARATE PLAN SET				#5 Cont Shrubs	NOT A PART, TO BE SUBMITTED IN A SEPARATE PLAN SET			
					#5 Cont Grasses				
S Deer Park St - East Side*	6,073	152	1,587	40	#5 Cont Shrubs	33	1,012	26	26
					#5 Cont Grasses	18			
S Deer Park St - West Side*	7,265	182	631	16	#5 Cont Shrubs	12	990	25	25
					#5 Cont Grasses	12			
N Del Ray St - East Side	0	0	7,946	199	#5 Cont Shrubs	195	958	24	24
					#5 Cont Grasses	75			
N Del Ray St - West Side	0	0	8,173	204	#5 Cont Shrubs	191	958	24	24
					#5 Cont Grasses	75			
E Phillips Ave - North Side*	10,182	255	2,620	66	#5 Cont Shrubs	50	1,668	42	42
					#5 Cont Grasses	27			
E Phillips Ave - South Side*	11,637	291	1,091	27	#5 Cont Shrubs	19	1,748	44	44
					#5 Cont Grasses	8			
S Electra Court - East Side*	6,565	165	0	0	#5 Cont Shrubs	0	567	15	18
					#5 Cont Grasses	0			
S Electra Court - West Side*	6,228	156	76	2	#5 Cont Shrubs	6	678	17	20
					#5 Cont Grasses	0			
S Finley Street - East Side*	12,103	303	0	0	#5 Cont Shrubs	0	1,496	38	38
					#5 Cont Grasses	0			
S Finley Street - West Side*	11,214	281	788	20	#5 Cont Shrubs	15	1,567	40	40
					#5 Cont Grasses	10			
S Flat Brook Court - East Side*	8,877	222	243	6	#5 Cont Shrubs	3	1,120	28	28
					#5 Cont Grasses	3			
S Flat Brook Court - West Side*	9,472	237	238	6	#5 Cont Shrubs	6	1,220	31	31
					#5 Cont Grasses	6			
S Gadsen Court - East Side*	4,352	109	476	12	#5 Cont Shrubs	12	604	16	16
					#5 Cont Grasses	0			
S Gadsen Court - West Side*	4,669	117	0	0	#5 Cont Shrubs	0	593	15	15
					#5 Cont Grasses	0			
E Otero Avenue - North Side*	5,568	140	0	0	#5 Cont Shrubs	0	529	14	14
					#5 Cont Grasses	0			
E Otero Avenue - South Side*	9,216	231	575	14	#5 Cont Shrubs	10	1,232	31	31
					#5 Cont Grasses	12			
E Nova Avenue - North Side	0	0	2,141	54	#5 Cont Shrubs	33	263	7	7
					#5 Cont Grasses	30			
East Nova Avenue - South Side*	3,022	76	0	0	#5 Cont Shrubs	0	346	9	9
					#5 Cont Grasses	0			
S Finley Court - East Side*	4,777	120	206	5	#5 Cont Shrubs	3	949	24	24
					#5 Cont Grasses	6			
S Finley Court - West Side*	3,975	100	965	24	#5 Cont Shrubs	16	814	21	21
					#5 Cont Grasses	8			
E Alder Place - North Side*	2,042	52	0	0	#5 Cont Shrubs	0	295	8	8
					#5 Cont Grasses	0			
E Alder Place - South Side*	1,789	45	240	6	#5 Cont Shrubs	6	458	12	12
					#5 Cont Grasses	0			
S Gaucho Court - East Side*	10,606	266	2,845	71	#5 Cont Shrubs	53	1,647	42	41
					#5 Cont Grasses	42			
S Gaucho Court - West Side*	14,100	353	270	7	#5 Cont Shrubs	4	1,739	44	44
					#5 Cont Grasses	9			
S Great Rock Street - East Side*	12,180	305	0	0	#5 Cont Shrubs	0	1,529	39	39
					#5 Cont Grasses	0			
Great Rock Street - West Side*	8,755	219	639	16	#5 Cont Shrubs	16	1,202	31	31
					#5 Cont Grasses	0			
S Hayesmount Way - East Side*	14,222	356	2,793	70	#5 Cont Shrubs	60	2,077	52	52
					#5 Cont Grasses	30			
S Hayesmount Way - West Side*	15,869	397	179	4	#5 Cont Shrubs	5	2,023	51	51
					#5 Cont Grasses	0			
E Clifton Place - North Side*	6,935	174	0	0	#5 Cont Shrubs	0	802	21	19
					#5 Cont Grasses	0			
E Clifton Place - South Side*	6,874	172	0	0	#5 Cont Shrubs	0	800	20	20
					#5 Cont Grasses	0			
E Elmhurst Place*	4,009	101	181	5	#5 Cont Shrubs	3	519	13	13
					#5 Cont Grasses	2			
S Hayesmount Street - East Side*	13,457	337	1,174	29	#5 Cont Shrubs	24	1,889	48	48
					#5 Cont Grasses	24			
S Hayesmount Street - West Side*	12,374	310	517	13	#5 Cont Shrubs	14	1,733	44	44
					#5 Cont Grasses	0			
Totals				**1,202**		**1,568**		**1,123**	**1,132**

Notes:

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

2.) Per Ordinance Section 146-4.7.5.Ciii & iv, shrubs are not required in curbside landscape greater than 10' in width.

3.) *Shrub requirement will be met by homebuilders, RE: Lot Typicals (L1.03, L1.04, and L1.05).

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

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

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

7.) Street trees deficit on E Clifton Avenue - North, E Clifton Place- North, & S Gaucho Court -East due to utility and signage conflicts. Surplus trees are being provided along other streets where uilites allow.

IRRIGATED MANICURED TURF SOD

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

NATIVE SEED - TALL MIX - Z ZONE

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

NATIVE SEED - SHORT MIX - Z ZONE

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

DETENTION POND SEED MIX

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

MEDIAN LANDSCAPE REQUIREMENTS

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

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

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

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
PLANT LIST

SHEET NUMBER
65

CHECKED BY:
DRAWN BY:

NOT FOR CONSTRUCTION

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES					
AC GR	16	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2.5" CAL.
AC HI	3	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5" CAL.
CE OC	194	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.
GY DI	175	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL.
QU BI	140	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.
QU MA	318	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.
QU MU	2	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.
TI RE	200	TILIA AMERICANA `REDMOND`	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.
UL FR	237	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CAL.
EVERGREEN TREES					
JU SK	94	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	B & B	6` HT.
PI DE	37	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	6` HT.
PI PE	1	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	B & B	6` HT.
PI FL	56	PINUS FLEXILIS	LIMBER PINE	B & B	6` HT.
PI HE	64	PINUS HELDREICHII	BOSNIAN PINE	B & B	6` HT.
PI CP	6	PINUS HELDREICHII 'COMPACT GEM'	COMPACT GEM BOSNIAN PINE	B & B	6` HT.
PI IF	7	PINUS LEUCODERMIS 'ISELI FASTIGIATE'	ISELI FASTIGIATE BOSNIAN PINE	B & B	6` HT.
PI NI	151	PINUS NIGRA	AUSTRIAN PINE	B & B	6` HT.
PI KO	14	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6` HT.
PI PO	56	PINUS PONDEROSA	PONDEROSA PINE	B & B	6` HT.
PI SY	35	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6` HT.
ORNAMENTAL TREES					
CO MA	15	CORNUS MAS	CORNELIAN CHERRY	B & B	2" CAL.
CR IN	1	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL.
CR WK	7	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2" CAL.
MA SA	5	MALUS SARGENTII	SARGENT CRABAPPLE	B & B	2" CAL.
MA PR	11	MALUS X `PRAIRIFIRE`	PRAIRIFIRE CRABAPPLE	B & B	2" CAL.
PH AM	2	PHELLODENDRON AMURENSE	CORKTREE	B & B	2" CAL.
DECIDUOUS SHRUBS 2-4` SPREAD					
AM CA	226	AMORPHA CANESCENS	LEADPLANT	CONT.	#5
AR PA	259	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5
CA DK	135	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	CONT.	#5
EP VI	52	EPHEDRA VIRIDIS	MORMON TEA	CONT.	#5
LI LO	89	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	#5
PE AT	200	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5
PH MO	131	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5
PH LD	6	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL DWARF NINEBARK	CONT.	#5
PR PA	450	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	#5
DECIDUOUS SHRUBS 5-7` SPREAD					
AT CA	39	ATRIPLEX CANESCENS	FOURWING SALTBUSH	CONT.	#5
CA FE	71	CEANOTHUS FENDLERI	FENDLER'S CEANOTHUS	CONT.	#5
CH MI	199	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CO HO	126	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5
RI AL	136	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5
DECIDUOUS SHRUBS 7-9` SPREAD					
CE BE	134	CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	CONT.	#5
CO AC	8	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	CONT.	#5
FO NE	20	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT.	#5
HI RH	12	HIPPOPHAE RHAMNOIDES	SEA BUCKHORN	CONT.	#5
HO DU	69	HOLODISCUS DUMOSUS	ROCK SPIREA	CONT.	#5
RH GL	250	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
RH AA	133	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5
RH TY	49	RHUS TYPHINA	STAGHORN SUMAC	CONT.	#5
RH LA	2	RHUS TYPHINA 'LACINATA'	CUTLEAF STAGHORN SUMAC	CONT.	#5
SH AR	77	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5
EVERGREEN SHRUB 2-4` SPREAD					
FA PA	412	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5
KR LA	359	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	CONT.	#5
MA AQ	173	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	#5
MA RE	246	MAHONIA REPENS	CREEPING MAHONIA	CONT.	#5
YU GL	126	YUCCA GLAUCA	SOAPWEED	CONT.	#5
EVERGREEN SHRUBS 5-7` SPREAD					
AR TR	196	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5
CH NA	161	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#5
CY SG	17	CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
JU GO	239	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.	#5
YU CA	31	YUCCA CAMPESTRIS	PLAINS YUCCA	CONT.	#5
YU PA	6	YUCCA PARVIFLORA	RED YUCCA	CONT.	#5
EVERGREEN SHRUBS 7-9` SPREAD					
JU BC	132	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5
JU HU	46	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	CONT.	#5
JU SG	47	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN PFITZER JUNIPER	CONT.	#5
PI MU	46	PINUS MUGO	MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES 1.5`-2`					
AC HY	75	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	CONT.	#1
BO CU	384	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1
BO BL *	396	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#5
CL KR	81	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
HE SE *	333	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
MU UN	133	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	CONT.	#1
PA HE	185	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	CONT.	#1
SC SC	240	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#1
ORNAMENTAL GRASSES 2`-3`					
AN GE	73	ANDROPOGON GERARDII	BIG BLUESTEM	CONT.	#1
AN WW	16	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#1
CA EL	80	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO'	EL DORADO FEATHER REED GRASS	CONT.	#1
MI SI	35	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	CONT.	#1
PE RU	17	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1
PERENNIALS					
AC MI	44	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1
AR FR	41	ARTEMISIA FRIGIDA	FRINGED WORMWOOD	CONT.	#1
AS SP	148	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	CONT.	#1
ER SU	43	ERIOGONUM UMBELLATUM	SULFURFLOWER BUCKWHEAT	CONT.	#1
KN CA	13	KNIPHOFIA CAULESCENS	TORCH LILY	CONT.	#1
LI LE	24	LINUM LEWISII	LEWIS FLAX	CONT.	#1
MO BE	41	MONARDA FISTULOSA	BERGAMOT	CONT.	#1
PE CA	62	PENSTEMON CAESPITOSUS	BLUEMAT PENSTEMON	CONT.	#1
PH CA	42	PHLOX SUBULATA 'CANDY STRIPE'	CANDY STRIPE CREEPING PHLOX	CONT.	#1
PH DR	21	PHLOX SUBULATA 'DRUMMOND PINK'	DRUMMOND PINK CREEPING PHLOX	CONT.	#1

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

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
S-01	BENCH	STREETSIDE 6` CONTOUR BENCH	ANOVA FURNISHINGS OR APPROVED EQUAL	ANOVAFURNISHINGS.COM	L1369	BLACK	33" X 26" X 76"	SURFACE MOUNT PER MANUFACTURE`S SPECIFICATIONS. REFER TO DETAIL 5, SHEET 96.
S-02	SANDSTONE BENCH	SILOAM QUARRY BLOCK OR APPROVED EQUAL	SILOAM STONE INC. OR APPROVED EQUAL	SILOAMSTONE.COM	N/A	TAN	APPROX. 2`6" X 6` X 1`6"	REFER TO DETAIL 5 SHEET 95 FOR INSTALLATION
S-03	PET WASTE STATION	DOG WASTE STATION WITH SQUARE STEEL CAN AND ROLL BAG DISPENSER OR EQUAL	ANOVA FURNISHINGS OR APPROVED EQUAL	ANOVAFURINISHING.COM	D022-B	BLACK	73" X 13" X 15"	INSTALL PER MANUFACTURER`S SPECIFICATIONS. REFER TO DETAIL 7, SHEET 96.
S-04	TRASH RECEPTACLE	STREETSIDE 40 GALLON RECEPTACLE BONET TOP	ANOVA FURNISHINGS OR APPROVED EQUAL	ANOVAFURNISHINGS.COM	L1397BT	BLACK	40 GAL.	INSTALL PER MANUFACTURER`S SPECIFICATIONS. REFER TO DETAIL 8, SHEET 96.
S-05	DISC GOLF BASKET	DISCATCHER® PRO 28	INNOVA	DISC GOLF BASKETS SERVICE@DISCGOLFBASKETS.COM	PERMANENT MODEL	GALVANIZED STEEL, YELLOW POWDERCOAT COLAR	56" H X 26" W	INSTALL PER MANUFACTUERER`S INSTRUCTIONS AND SPECIFICATIONS. REFER TO DETAIL 9, SHEET 96.
S-06	SWINGS	2 SEAT SWINGS	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	SWING-SP	TBD	SPACE REQUIRED: 32`4" X 24`1"	REFER TO DETAIL 6, SHEET 95.
S-07	PLAY STRUCTURE	CHALLENGERS	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	350-1738	TBD	SPACE REQUIRED: 26` X 25`7"	INSTALL PER MANUFACTURER`S SPECIFICATIONS. REFER TO DETAIL 7, SHEET 95
S-08	SPINNER	CONE SPINNER	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	ZZXX0914	TBD	SPACE REQUIRED: 19`1" X 9`10"	INSTALL PER MANUFACTURER SPECIFICATION, REFER TO DETAIL 1 SHEET 96
S-09	TENT	PUP TENT CLIMBER	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	ZZXX0409	TBD	SPACE REQUIRED: 15`11" X 19`	INSTALL PER MANUFACTURER SPECIFICATION, REFER TO DETAIL 2, SHEET 96
S-10	PLAY PANEL	GADEN SENSORY WALL	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	ZZXX0888	TBD	SPACE REQUIRED: 9" 4`7"	INSTALL PER MANUFACTURER SPEFICIATIONS, REFER TO DETAIL 3, SHEET 96.
S-11	CLIMBER	FLOWER CLIMBER	PLAYWOLRD OR APPROVED EQUAL	PLAYWORLD.COM	ZZXX0479	TBD	SPACE REQUIRED: 15` X 18`9"	INSTALL PER MANUFACTURER SPECIFICATION. REFER TO DEAIL 4, SHEET 96
S-12	TETHERBALL	TETHERBALL	PLAYWOLRD OR APPROVED EQUAL	PLAYWORLD.COM	ZZXX1079	TBD	SPACE REQUIRED: 12` X 12`	INSTALL PER MANUFACTURER`S SPECIFICATION. REFER TO DETAIL 5, SHEET 96.

CHECKED BY:
DRAWN BY:

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. NOTE THAT THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE AND IRRIGATION OF ALL PROVIDED MEDIAN LANDSCAPING UNLESS OTHERWISE NOTED.
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.

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
M-01	STEEL EDGER	BLACK ROLL TOP EDGER	RYERSON OR APPROVEDD EQUAL	BLACK	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-02	SPADECUT EDGER					REFER TO DETAIL 4, SHEET 95
M-03	OPEN SPACE FENCE					REFER TO DETAIL 3, SHEET 95
M-04	CORRAL FENCE					REFER TO DETAIL 2, SHEET 95.
M-05	CRUSHER FINES	CRUSHER FINES OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	TAN BREEZE	REFER TO PLANS FOR LOCATION	INSTAL PER MANUFACTURER`S SPECIFICATIONS
M-06	RIVER ROCK	2 1/2 - 3" HORIZON COBBLESTONE OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	HORIZON COBBLESTONE	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-07	AGGREGATE BASE COURSE	AGGREGATE BASE COURSE				REFER TO CIVIL FOR MORE INFORMATION
M-08	LANDSCAPE BOULDERS	MOSS ROCK	PIONEER SAND OR APPROVED EQUAL	GRAY GRANITE WITH MOSS OR MATCH TO SANDSTONE SLABS		REFER TO DETAIL 5, SHEET 94.
M-09	SHRUB BED (RIVER ROCK)	1 1/2"-2" LOCAL RIVER ROCK OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	LOCAL RIVER ROCK	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-10	TURFGRASS	IRRIGATED MANICURED TURF SOD	ARKANSAS VALLEY SEED OR APPROVED EQIAL	TALL FESCUE BLEND OR APPROVED EQUAL CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-11	ARTIFICIAL TURF	TBD	SYNLAWN OR APPROVED EQUAL	TBD	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-12	NON-IRRIGATED TALL NATIVE SEED MIX	NATIVE SEED TALL MIX	ARKANSAS SEED VALLEY OR APPROVED EQUAL	`FOOTHILLS MIX & `ROCKY MOUNTIAN NATIVE MIX`	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER SPECIFICATIONS
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX	NATIVE SEED SHORT MIX	ARKANSAS SEED VALLEY OR APPROVED EQUAL	`NATIVE WONDER WITH POLLINATOR WILDFLOWER MIX & `MULTI-COLOR HIGH ALTITUDE`	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-14	DETENTION POND MIX	DETENTION POND SEED MIX	ARKANSAS VALLEY RO APPROVED EQUAL	TBD	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFCATIONS
M-15	PLAY SURFACE	ENGINEERED WOOD FIBAR	FIBAR OR APPROVED EUALS	NATURAL	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER`S SPECIFICATIONS, CONTRACTOR TO COPLY WITH ALL SAFETY REQUIREMENTS
M-16	PEAGRAVEL	PEA GRAVEL	PIONEER SAND OR APPROVED EQUAL	LOCAL PEA GRAVEL	REFER TO PLANS FOR LOCATIONS	INSTALL PER MANUFACTURER`S SPECIFICATIONS
M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE					HOMEBUILDER TO INSTALL CURBSIDE LANDSCAPE ACCORDING TO ALL COA CODE REQUIREMENTS

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

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

DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
LANDSCAPE NOTES

SHEET NUMBER
66

811

NOT FOR CONSTRUCTION

KEY

45' **(INTERIOR LOT)**

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

CURBSIDE LANDSCAPE

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

50' **(INTERIOR LOT)**

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

CURBSIDE LANDSCAPE

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

50' C **(CORNER LOT)**

FRONT YARD

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL, OR ONE (1) 6' TALL EVERGREEN TREE IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS NINETEEN (19) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF PERENNIAL/GRASSES IS EIGHTEEN (18).
4. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL, OR ONE (1) 6' TALL EVERGREEN TREE IN SIDE YARD (TOTAL 1)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, OR ONE (1) 2" CAL./6" CLUMP ORNAMENTAL, OR ONE (1) 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD (TOTAL 4).
1. MIN. COUNT OF SHRUBS IS EIGHT (8) WITH A MINIMUM OF TWO (2) TYPES.
2. MIN. COUNT OF PERENNIAL/GRASSES IS TWELVE (12), WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF FOUR (4) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

CURBSIDE LANDSCAPE

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS TWENTY FIVE (25) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), WITH A MINIMUM OF THREE (3) TYPES.

60' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR ONE (1) MIN. SIZE 2" CAL./6' CLUMP ORNAMENTAL, OR ONE (1) 6' EVERGREEN TREE IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY TWO (22) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

CURBSIDE LANDSCAPE

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

60' C **(CORNER LOT)**

FRONT YARD

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR ONE (1) MIN. SIZE 2" CAL./6' CLUMP ORNAMENTAL, OR ONE (1) 6' EVERGREEN TREE IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY SIX (26) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR ONE (1) MIN. SIZE 2" CAL./6' CLUMP ORNAMENTAL, OR ONE (1) 6' EVERGREEN TREE IN SIDE YARD (TOTAL 1)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, OR ONE (1) 2" CAL./6" CLUMP ORNAMENTAL, OR ONE (1) 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD (TOTAL 2).
3. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), WITH A MINIMUM OF THREE (3) TYPES.

CURBSIDE LANDSCAPE

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

70' **(INTERIOR LOT)**

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR ONE (1) MIN. SIZE 2" CAL./6' CLUMP ORNAMENTAL, OR ONE (1) 6' EVERGREEN TREE OR IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY EIGHT (28) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY FOUR (24), WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

CURBSIDE LANDSCAPE

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

70' C

(CORNER LOT)

FRONT YARD

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS, OR ONE (1) MIN. SIZE 2" CAL./6' CLUMP ORNAMENTAL OR ONE (1) 6' EVERGREEN TREE IN FRONT YARD (TOTAL 1)
2. MIN. COUNT OF SHRUBS IS TWENTY SIX (32) WITH A MINIMUM OF THREE (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS TWENTY SEVEN (27), WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS, OR ONE (1) MIN. SIZE 2" CAL./6' CLUMP ORNAMENTAL OR ONE (1) 6' EVERGREEN TREE IN SIDE YARD (TOTAL 1)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, OR ONE (1) 2" CAL./6" CLUMP ORNAMENTAL, OR ONE (1) 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD (TOTAL 2).
3. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS EIGHTEEN (18), WITH A MINIMUM OF THREE (3) TYPES.

CURBSIDE LANDSCAPE

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

OPEN SPACE

NOTES:

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

30' **(INTERIOR LOT)**

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

CURBSIDE LANDSCAPE

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS FOUR (4) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3) WITH A MINIMUM OF ONE (1) TYPE.

30' C **(CORNER LOT)**

FRONT YARD

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

SIDE YARD

1. ONE (1) MIN. SIZE 2.5" CAL. DECIDUOUS TREE, OR ONE (1) MIN. SIZE 2" CAL./6" CLUMP ORNAMENTAL, OR ONE (1) 6' TALL EVERGREEN IN SIDE YARD (TOTAL 1)
2. ONE (1) ADDITIONAL 2.5" CAL. DECIDUOUS, ONE (1) 2" CAL./6" CLUMP ORNAMENTAL, OR ONE (1) 6' TALL EVERGREEN TREE PER 25' LINEAR FEET OF SIDE YARD (TOTAL 3).
3. MIN. COUNT OF SHRUBS IS SEVEN (7) WITH A MINIMUM OF TWO (2) TYPES.
4. MIN. COUNT OF PERENNIAL/GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.
4. MIN. COUNT OF FOUR (4) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

CURBSIDE LANDSCAPE

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

CHECKED BY:
DRAWN BY:

NOT FOR CONSTRUCTION

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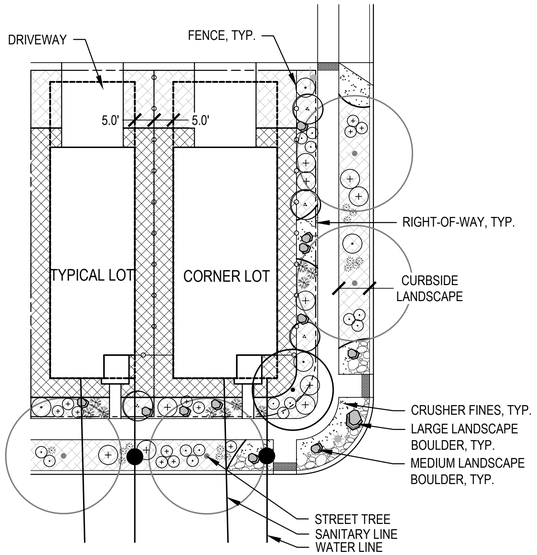
OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
LOT PLAN

SHEET NUMBER
67



TYPICAL LOT LANDSCAPE: INTERIOR AND CORNER (30' LOT)

SCALE: 1"=20'

30' (INTERIOR LOT)

1. ONE (1) DECIDUOUS TREE, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS SIX (6) WITH A MINIMUM OF TWO (2) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.
5. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

(CURBSIDE LANDSCAPE)

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF THE STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS FOUR (4) WITH A MINIMUM OF TWO (2) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.

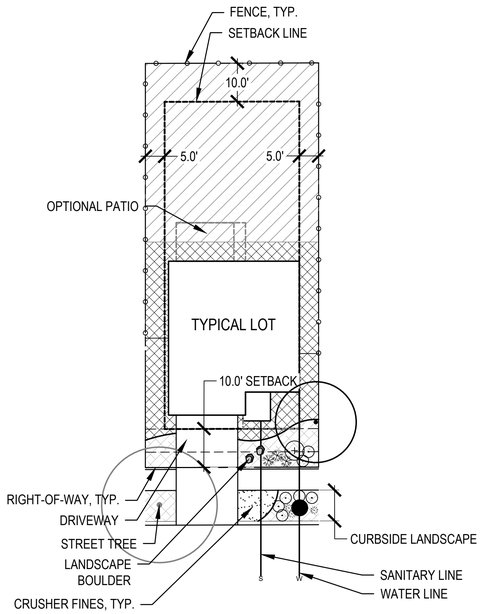
30' C (CORNER LOT)

FRONT YARD
1. ONE (1) DECIDUOUS TREE, OR ONE (1) EVERGREEN OR ONE (1) ORNAMENTAL IN FRONT YARD (TOTAL 1)
3. MIN. COUNT OF SHRUBS IS NINE (9) WITH A MINIMUM OF THREE (3) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS FOUR (4), WITH A MINIMUM OF TWO (2) TYPES.
5. MIN. COUNT OF TWO (2) LANDSCAPE BOULDERS WITH A SIZE MINIMUM OF 2'X2'X2'.

SIDE YARD
1. ONE (1) DECIDUOUS TREE IN SIDE YARD (TOTAL 1)
2. ONE (1) ADDITIONAL DECIDUOUS, EVERGREEN, OR ORNAMENTAL TREE PER 25 LINEAR FEET OF SIDE YARD. (TOTAL 3)
3. MIN. COUNT OF SHRUBS IS SEVEN (7) WITH A MINIMUM OF TWO (2) TYPES.
4. MIN. COUNT OF ORNAMENTAL GRASSES IS THREE (3), WITH A MINIMUM OF ONE (1) TYPE.

(CURBSIDE LANDSCAPE)

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



TYPICAL LOT LANDSCAPE (45' LOT)

SCALE: 1"=20'

45' (TYPICAL LOT)

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

(CURBSIDE LANDSCAPE)

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

PLANT SCHEDULE LOT TYPICAL

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES				
AC HI	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5" CA
CA HL	CATALPA SPECIOSA 'HIAWATHA 2'	HEARTLAND® NORTHERN CATALPA	B & B	2.5" CA
TI ST	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	B & B	2.5" CA
UL FR	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CA
EVERGREEN TREES				
JU SK	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	B & B	6` HT.
PI PE	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	B & B	6` HT.
PI CP	PINUS HELDREICHII 'COMPACT GEM'	COMPACT GEM BOSNIAN PINE	B & B	6` HT.
PI KO	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6` HT.
ORNAMENTAL TREES				
AC BC	ACER GINNALA 'BAILEY COMPACT'	BAILEY COMPACT AMUR MAPLE	B & B	2" CAL
CR WK	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2" CAL
MA SA	MALUS SARGENTII	SARGENT CRABAPPLE	B & B	2" CAL
DECIDUOUS SHRUBS 2-4` SPREAD				
PE AT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5
PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5
PH LD	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL DWARF NINEBARK	CONT.	#5
DECIDUOUS SHRUBS 5-7` SPREAD				
AT CA	ATRIPLEX CANESCENS	FOURWING SALTBUSH	CONT.	#5
CH MI	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CO HO	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5
DECIDUOUS SHRUBS 7-9` SPREAD				
FO NE	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT.	#5
RH GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
SH AR	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5
EVERGREEN SHRUB 2-4` SPREAD				
KR LA	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	CONT.	#5
YU GL	YUCCA GLAUCA	SOAPWEED	CONT.	#5
EVERGREEN SHRUBS 5-7` SPREAD				
AR TR	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5
CH NA	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#5
CY SG	CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
JU GO	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.	#5
EVERGREEN SHRUBS 7-9` SPREAD				
JU HU	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	CONT.	#5
PI MU	PINUS MUGO	MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES 1.5'-2`				
BO CU	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1
BO BL	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#1
CL KR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#1
ORNAMENTAL GRASSES 2`-3`				
AN WW	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#1
PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1

LOT TYPICAL LEGEND

- FENCE, BY HOMEBUILDER
- RIGHT-OF-WAY
- LOT LINE
- WATER LINE
- SANITARY SEWER LINE
- BACKYARD LANDSCAPE, BY HOMEOWNER
- NO IRRIGATION ZONE (ROCK MULCH)
- SHORT SEED MIX
- CRUSHER FINES*
- RIVER ROCK
- 11/2"-2" RIVER ROCK
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

NOTES

1. PLANT MATERIAL SHALL BE CHOSEN FROM THE TYPICAL LOT PLANT LIST ON SHEET L1.03, L1.04, AND L1.05
2. CONTRACTOR TO AVOID REPETITION OF LANDSCAPE FOR FRONT YARDS, LOT TYPICALS ARE TO SHOW GENERAL REQUIREMENTS AND PLANT TYPES.
3. MATCHING LANDSCAPE DESIGNS SHALL BE NO CLOSER THAN EVERY 3RD LOT OR DIRECTLY ACROSS THE STREET FROM EACH OTHER. MATCHING SHALL MEAN SAME LAYOUT WITH 50% OR MORE OF THE SAME PLANT MATERIAL.
4. MINIMUM PLANT SIZES: MIN. SIZE 2.5" CAL. DECIDUOUS TREE, 2" CAL./6" CLUMP ORNAMENTAL TREE, OR 6' HT. EVERGREEN TREE.
5. ALL SHRUBS SHALL BE #5 CONTAINERS AND ALL GRASSES SHALL BE #1 CONTAINERS
6. ORNAMENTAL GRASSES IN THE CURBSIDE LANDSCAPE SHALL BE #5 CONTAINERS
7. GRASSES ARE COUNTED TOWARD REQUIRED SHRUBS AT A RATE OF (3) GRASSES PER (1) SHRUB
8. DRIVEWAYS SHALL NOT COUNT TOWARDS CURBSIDE LANDSCAPE REQUIREMENTS.
9. *CRUSHER FINES IS NOT TO BE USED AS A MULCH TREATMENT AROUND PLANT MATERIAL
10. FINAL LANDSCAPE PLACEMENT SUBJECT TO UTILITY LOCATION. TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.

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DRAWN BY:

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

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

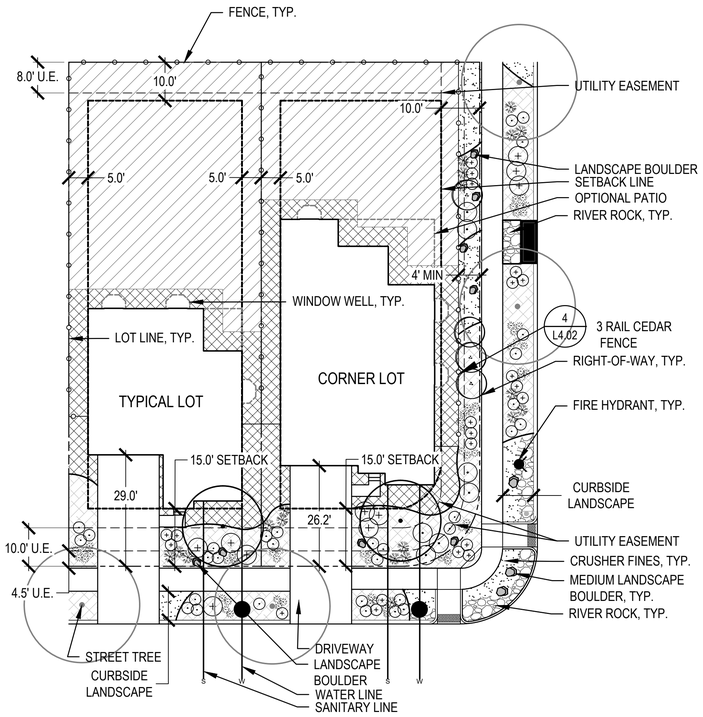
DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
LOT TYPICAL

SHEET NUMBER
68

811

NOT FOR CONSTRUCTION



TYPICAL LOT LANDSCAPE INTERIOR AND CORNER (50' LOT)

SCALE: 1"=20'

50' (TYPICAL LOT)

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

(CURBSIDE LANDSCAPE)

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

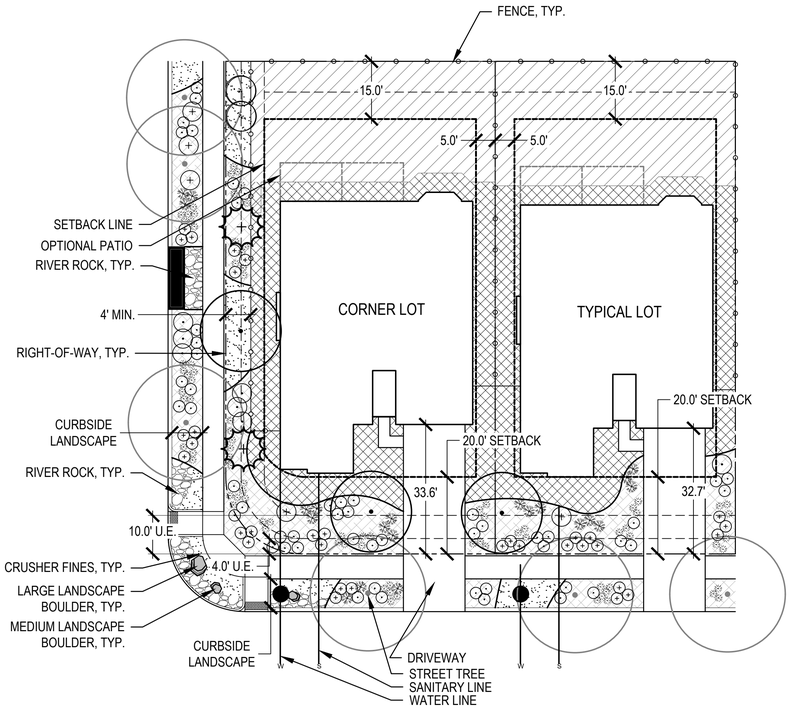
50' C (CORNER LOT)

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

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

(CURBSIDE LANDSCAPE)

1. ONE (1) DECIDUOUS TREE PER 40 LF, SPACED IN GROUPINGS ALONG THE LENGTH OF STREET TO MATCH THE INTENT OF THE LANDSCAPE PLAN.
2. MIN. COUNT OF SHRUBS IS TWENTY FIVE (25) WITH A MINIMUM OF TWO (3) TYPES.
3. MIN. COUNT OF ORNAMENTAL GRASSES IS THIRTY (30), WITH A MINIMUM OF THREE (3) TYPES.



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

SCALE: 1"=20'

60' (INTERIOR LOT)

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

(CURBSIDE LANDSCAPE)

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

60' C (CORNER LOT)

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

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

(CURBSIDE LANDSCAPE)

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

PLANT SCHEDULE LOT TYPICAL

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES				
AC HI	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5" CA
CA HL	CATALPA SPECIOSA 'HIAWATHA 2'	HEARTLAND® NORTHERN CATALPA	B & B	2.5" CA
TI ST	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	B & B	2.5" CA
UL FR	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CA
EVERGREEN TREES				
JU SK	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	B & B	6` HT.
PI PE	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	B & B	6` HT.
PI CP	PINUS HELDREICHII 'COMPACT GEM'	COMPACT GEM BOSNIAN PINE	B & B	6` HT.
PI KO	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6` HT.
ORNAMENTAL TREES				
AC BC	ACER GINNALA 'BAILEY COMPACT'	BAILEY COMPACT AMUR MAPLE	B & B	2" CAL.
CR WK	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2" CAL.
MA SA	MALUS SARGENTII	SARGENT CRABAPPLE	B & B	2" CAL.
DECIDUOUS SHRUBS 2-4` SPREAD				
PE AT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5
PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5
PH LD	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL DWARF NINEBARK	CONT.	#5
DECIDUOUS SHRUBS 5-7` SPREAD				
AT CA	ATRIPLEX CANESCENS	FOURWING SALTBUSH	CONT.	#5
CH MI	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CO HO	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5
DECIDUOUS SHRUBS 7-9` SPREAD				
FO NE	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT.	#5
RH GL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
SH AR	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5
EVERGREEN SHRUB 2-4` SPREAD				
KR LA	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	CONT.	#5
YU GL	YUCCA GLAUCA	SOAPWEED	CONT.	#5
EVERGREEN SHRUBS 5-7` SPREAD				
AR TR	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5
CH NA	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#5
CY SG	CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
JU GO	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.	#5
EVERGREEN SHRUBS 7-9` SPREAD				
JU HU	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	CONT.	#5
PI MU	PINUS MUGO	MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES 1.5`-2`				
BO CU	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1
BO BL	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#1
CL KR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#1
ORNAMENTAL GRASSES 2`-3`				
AN WW	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#1
PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1

LOT TYPICAL LEGEND

- FENCE, BY HOMEBUILDER
- RIGHT-OF-WAY
- LOT LINE
- WATER LINE
- SANITARY SEWER LINE
- BACKYARD LANDSCAPE, BY HOMEOWNER
- NO IRRIGATION ZONE (ROCK MULCH)
- SHORT SEED MIX
- CRUSHER FINES*
- RIVER ROCK
- 11/2"-2" RIVER ROCK
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

NOTES

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

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

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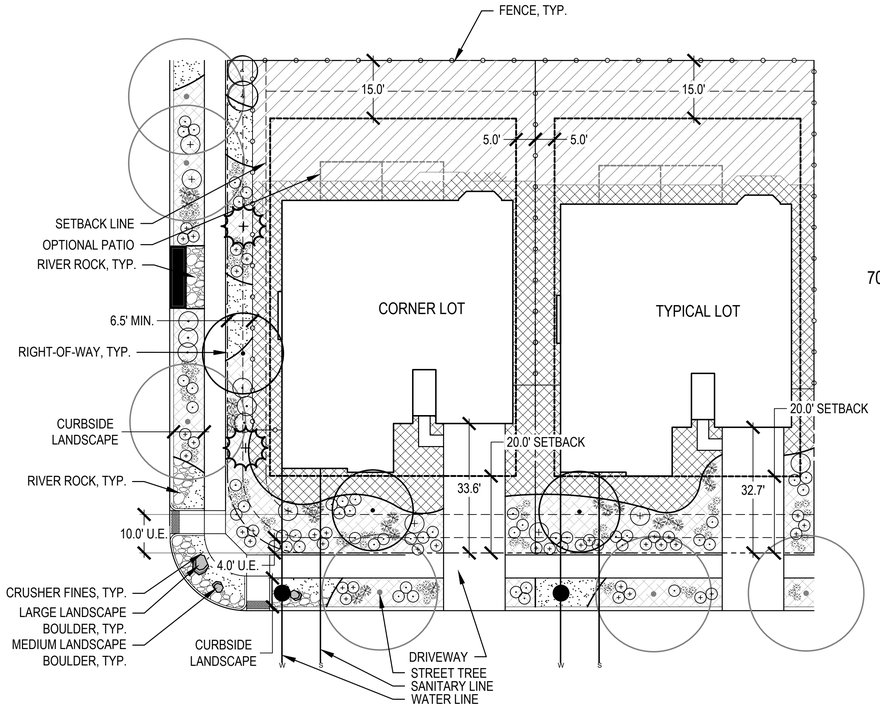
SHEET TITLE:
LOT TYPICAL

SHEET NUMBER
69

811

NOT FOR CONSTRUCTION



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

SCALE: 1"=20'

70' (INTERIOR LOT)

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

(CURBSIDE LANDSCAPE)

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

70' C (CORNER LOT)

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

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

(CURBSIDE LANDSCAPE)

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

PLANT SCHEDULE LOT TYPICAL

CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES				
AC HI	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5" CA
CA HL	CATALPA SPECIOSA 'HIAWATHA 2'	HEARTLAND® NORTHERN CATALPA	B & B	2.5" CA
TI ST	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	B & B	2.5" CA
UL FR	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CA
EVERGREEN TREES				
JU SK	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	B & B	6` HT.
PI PE	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPRUCE	B & B	6` HT.
PI CP	PINUS HELDREICHII 'COMPACT GEM'	COMPACT GEM BOSNIAN PINE	B & B	6` HT.
PI KO	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6` HT.
ORNAMENTAL TREES				
AC BC	ACER GINNALA 'BAILEY COMPACT'	BAILEY COMPACT AMUR MAPLE	B & B	2" CAL
CR WK	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2" CAL
MA SA	MALUS SARGENTII	SARGENT CRABAPPLE	B & B	2" CAL
DECIDUOUS SHRUBS 2-4` SPREAD				
PE AT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5
PH MO	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5
PH LD	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL DWARF NINEBARK	CONT.	#5
DECIDUOUS SHRUBS 5-7` SPREAD				
AT CA	ATRIPLEX CANESCENS	FOURWING SALTBUSH	CONT.	#5
CH MI	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
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CY SG	CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
JU GO	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.	#5
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JU HU	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	CONT.	#5
PI MU	PINUS MUGO	MUGO PINE	CONT.	#5
ORNAMENTAL GRASSES 1.5'-2'				
BO CU	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1
BO BL	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#1
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HE SE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1
SC SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#1
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PE RU	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1

LOT TYPICAL LEGEND

- FENCE, BY HOMEBUILDER
- RIGHT-OF-WAY
- LOT LINE
- WATER LINE
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- BACKYARD LANDSCAPE, BY HOMEOWNER
- NO IRRIGATION ZONE (ROCK MULCH)
- SHORT SEED MIX
- CRUSHER FINES*
- 3"-4" RIVER ROCK
- 11/2"-2" RIVER ROCK
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
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OVERLAND RANCH RESIDENTIAL PHASE 2
SITE PLAN NUMBER 3
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SP 05 - 05/09/2025

SHEET TITLE:
LOT TYPICAL

SHEET NUMBER
70

LEGEND

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

LANDSCAPE MATERIAL SCHEDULE

M-01	STEEL EDGER
M-02	SPADECUT EDGER
M-03	OPEN SPACE FENCE
M-04	CORRAL FENCE
M-05	CRUSHER FINES
M-06	RIVER ROCK
M-07	AGGREGATE BASE COURSE
M-08	LANDSCAPE BOULDERS
M-09	SHRUB BED (RIVER ROCK)
M-10	TURFGRASS
M-11	ARTIFICIAL TURF
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	DETENTION POND MIX
M-15	PLAY SURFACE
M-16	PEAGRAVEL
M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

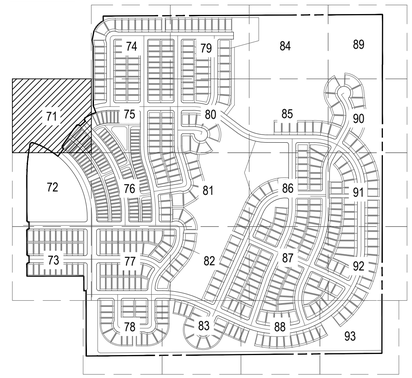
KEY NOTES

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE
N-05	PARK MONUMENT SIGN
N-06	COLLOIDAL CONCRETE WALL

AMENITY SCHEDULE

S-01	BENCH
S-02	SANDSTONE BENCH
S-03	PET WASTE STATION
S-04	TRASH RECEPTACLE
S-05	DISC GOLF BASKET
S-06	SWINGS
S-07	ACCESSIBLE SWING
S-08	PLAY STRUCTURE
S-09	SPINNER
S-10	TENT
S-11	PLAY PANEL
S-12	CLIMBER
S-13	TETHERBALL
S-13	PICNIC TABLE-ADA
S-14	PICNIC TABLE

KEY MAP



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NORTH

0 15 30 60

SCALE 1" = 30'

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PEOPLE + PLACEMAKING
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P 303.892.1166
NORRIS-DESIGN.COM

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

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

DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
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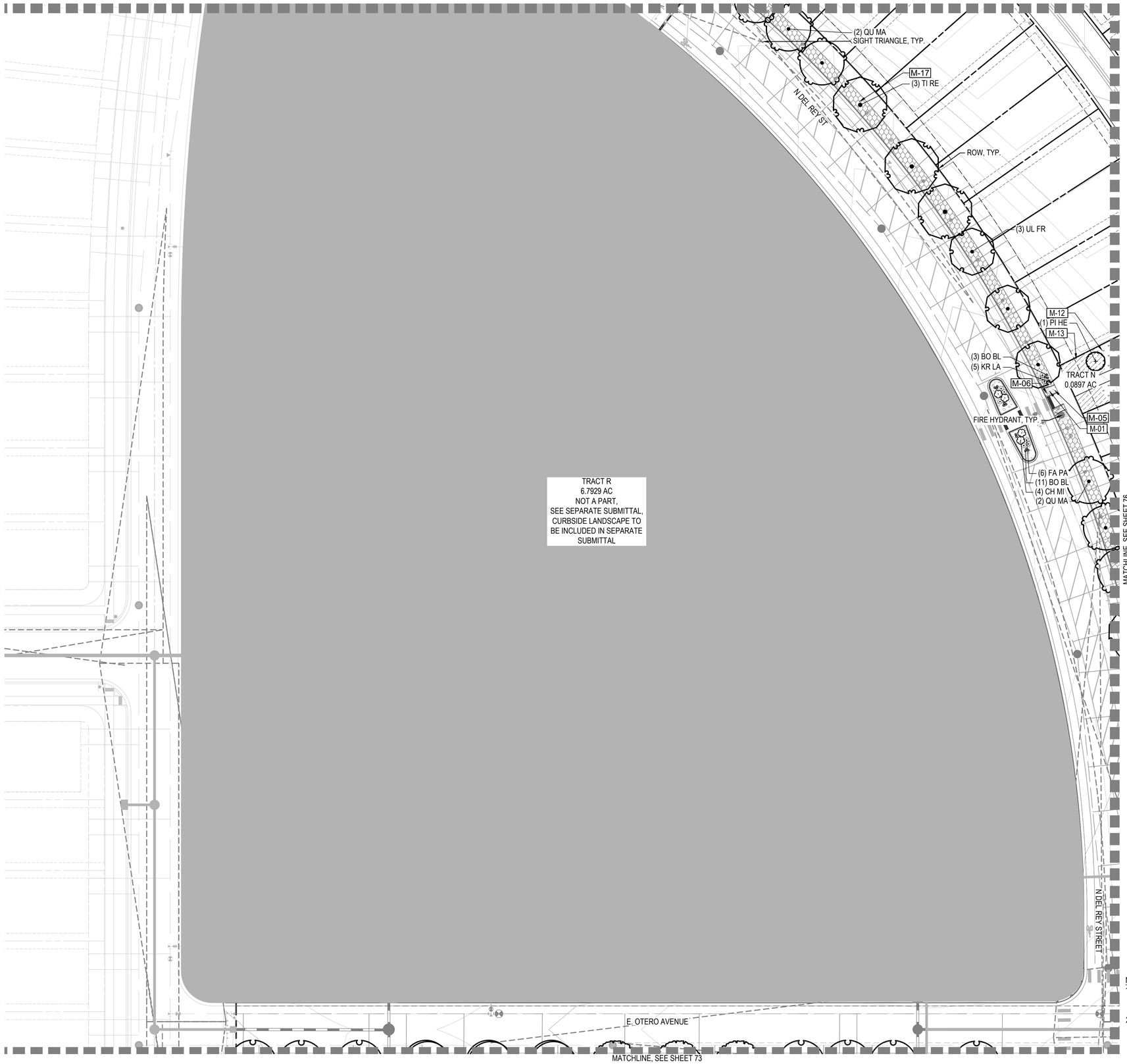
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
71



LEGEND

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

LANDSCAPE MATERIAL SCHEDULE

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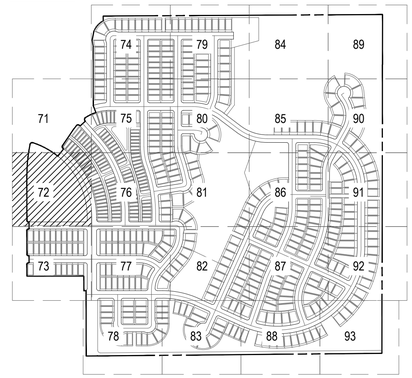

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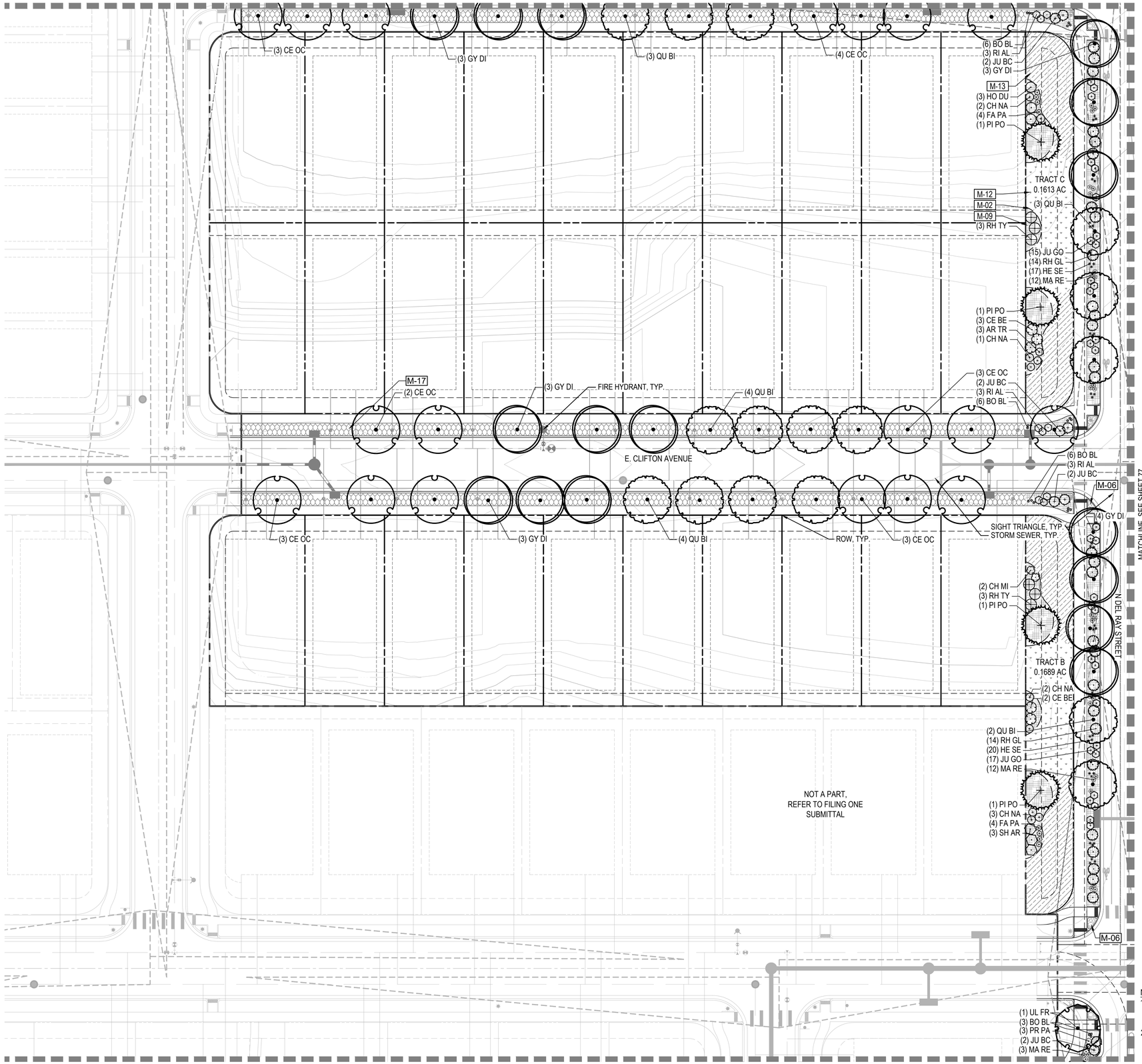
72



LEGEND

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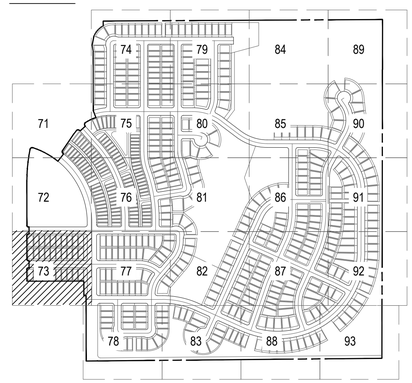

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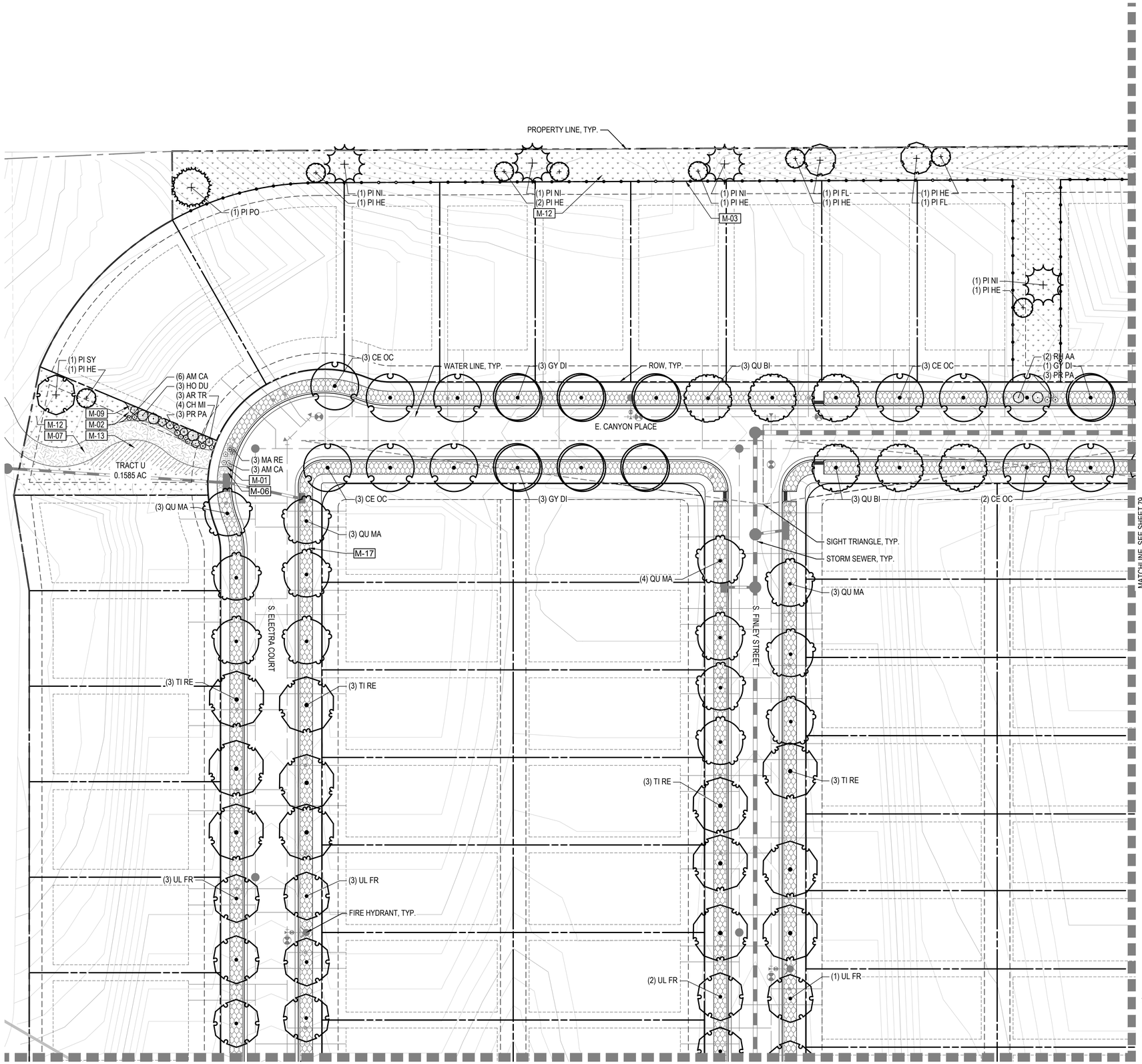
SHEET NUMBER
73



LEGEND

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LANDSCAPE MATERIAL SCHEDULE

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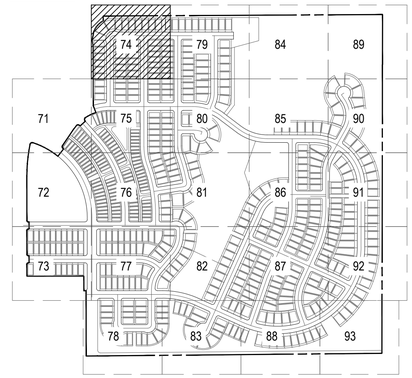

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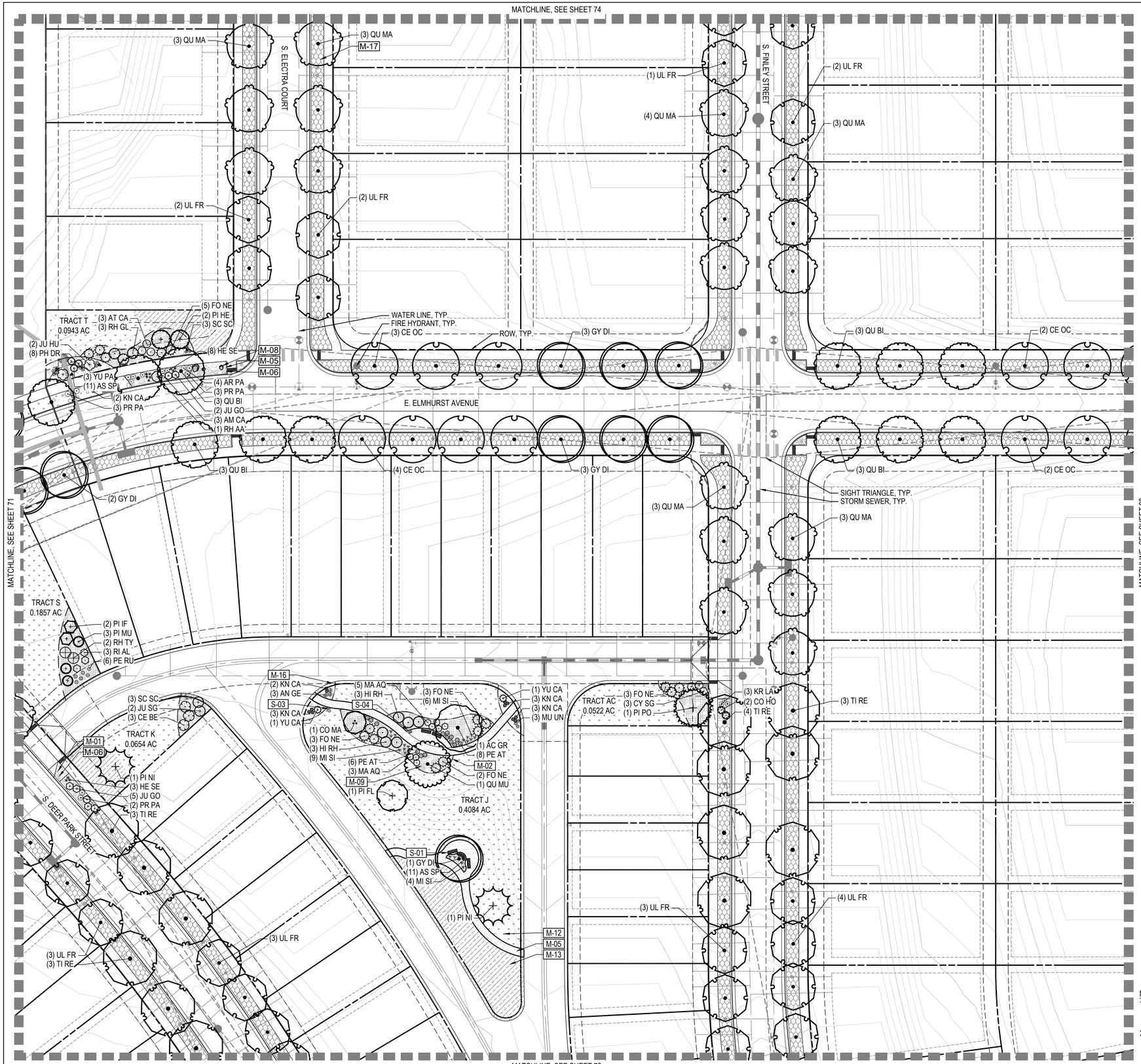
74



LEGEND

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

SYMBOL | CODE | DESCRIPTION

LANDSCAPE MATERIAL SCHEDULE

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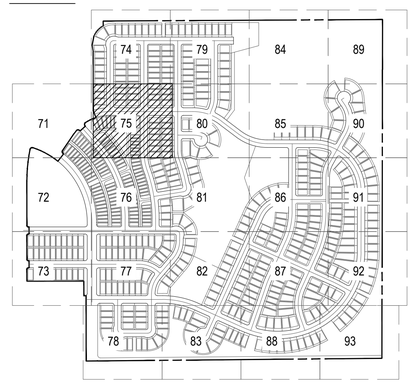

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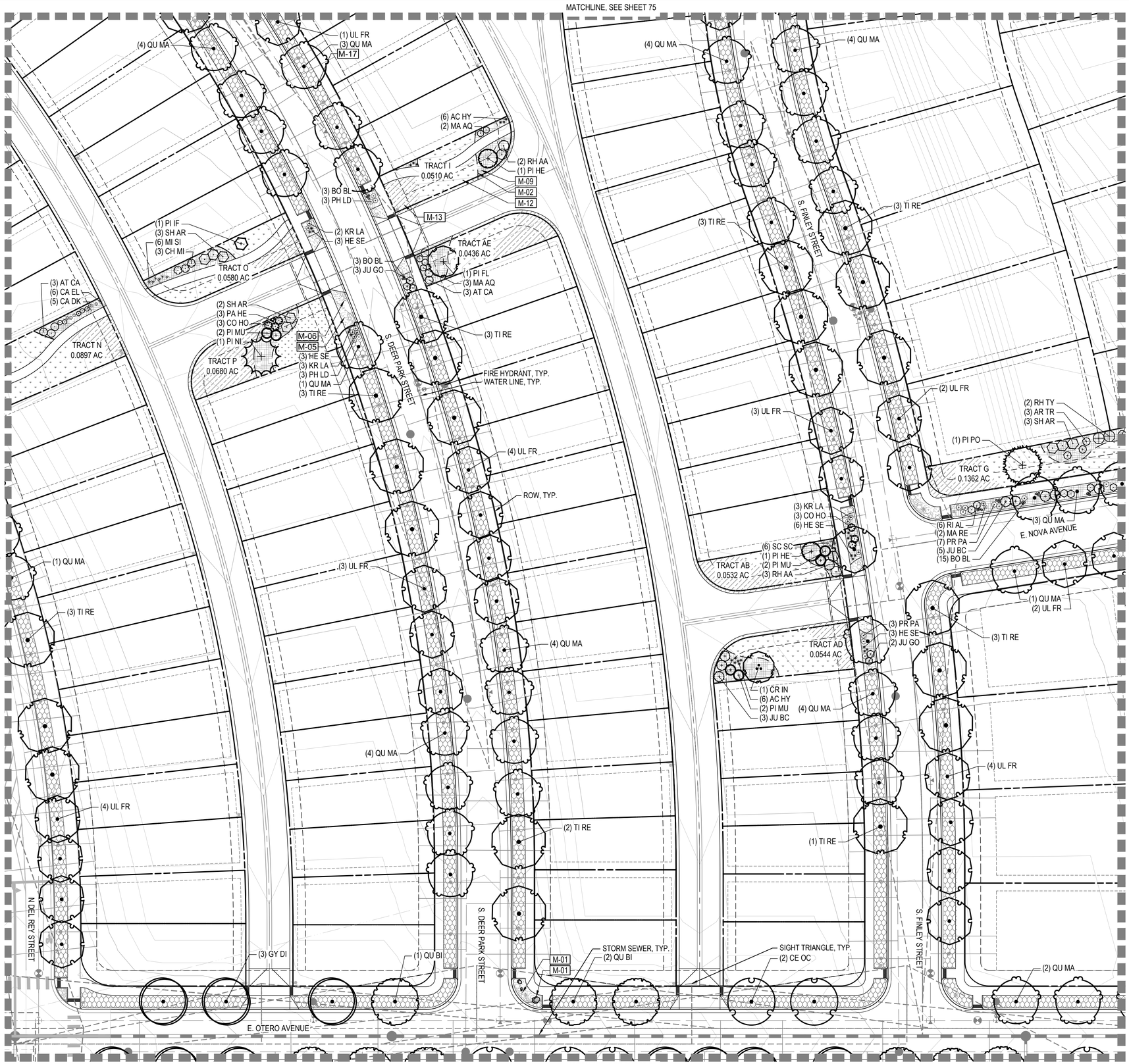
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
75



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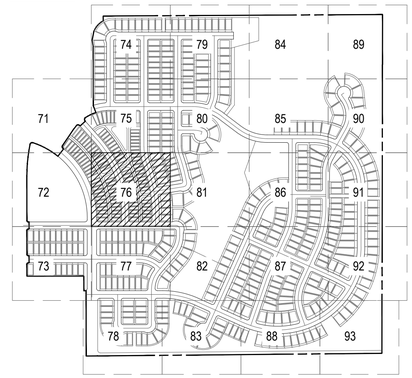

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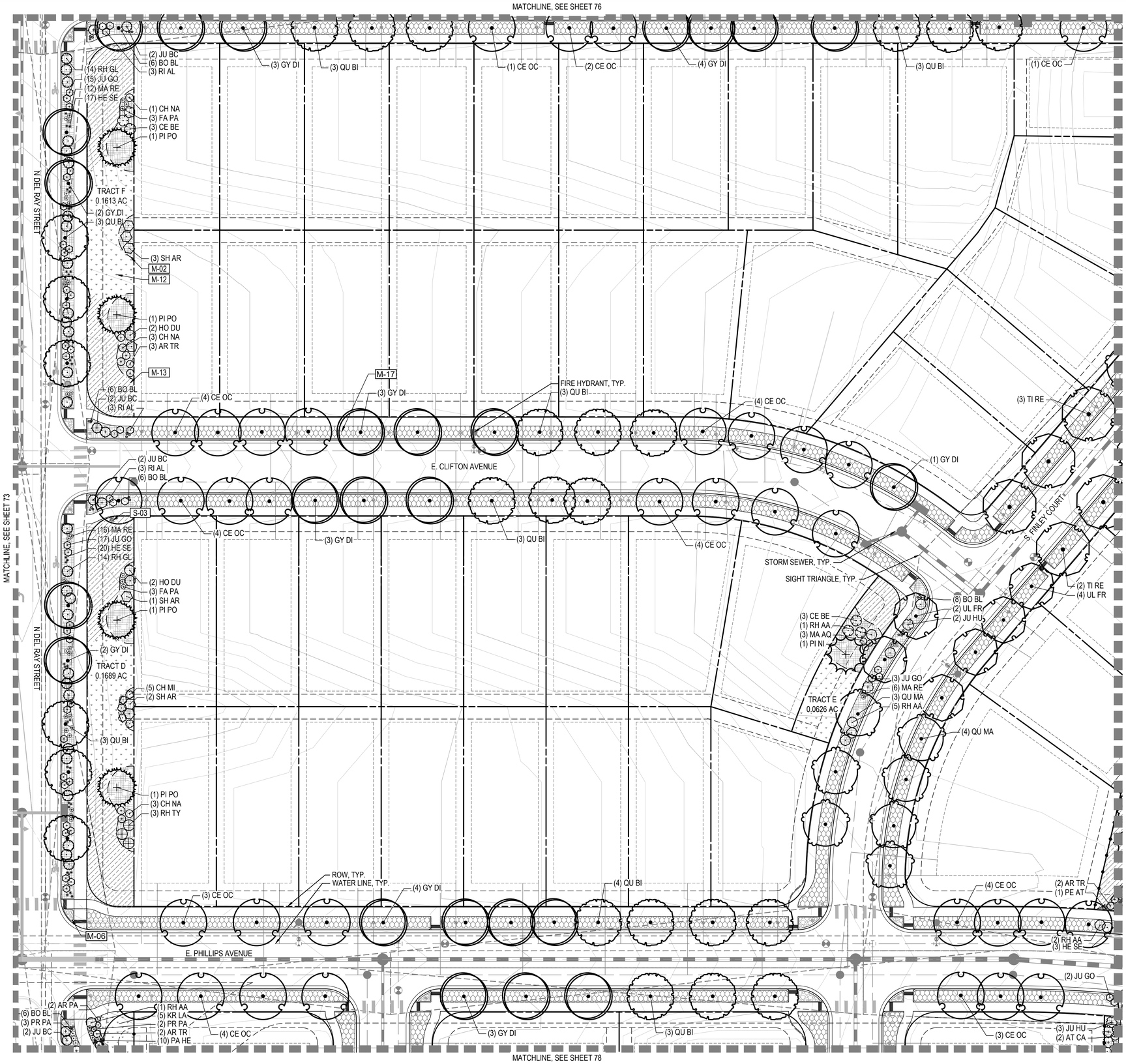
76



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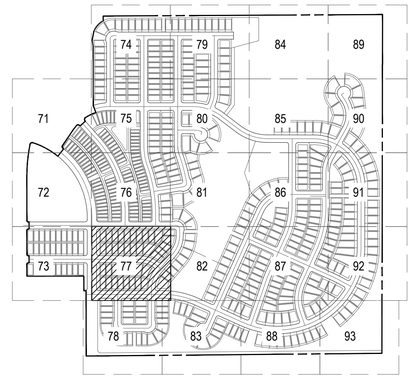

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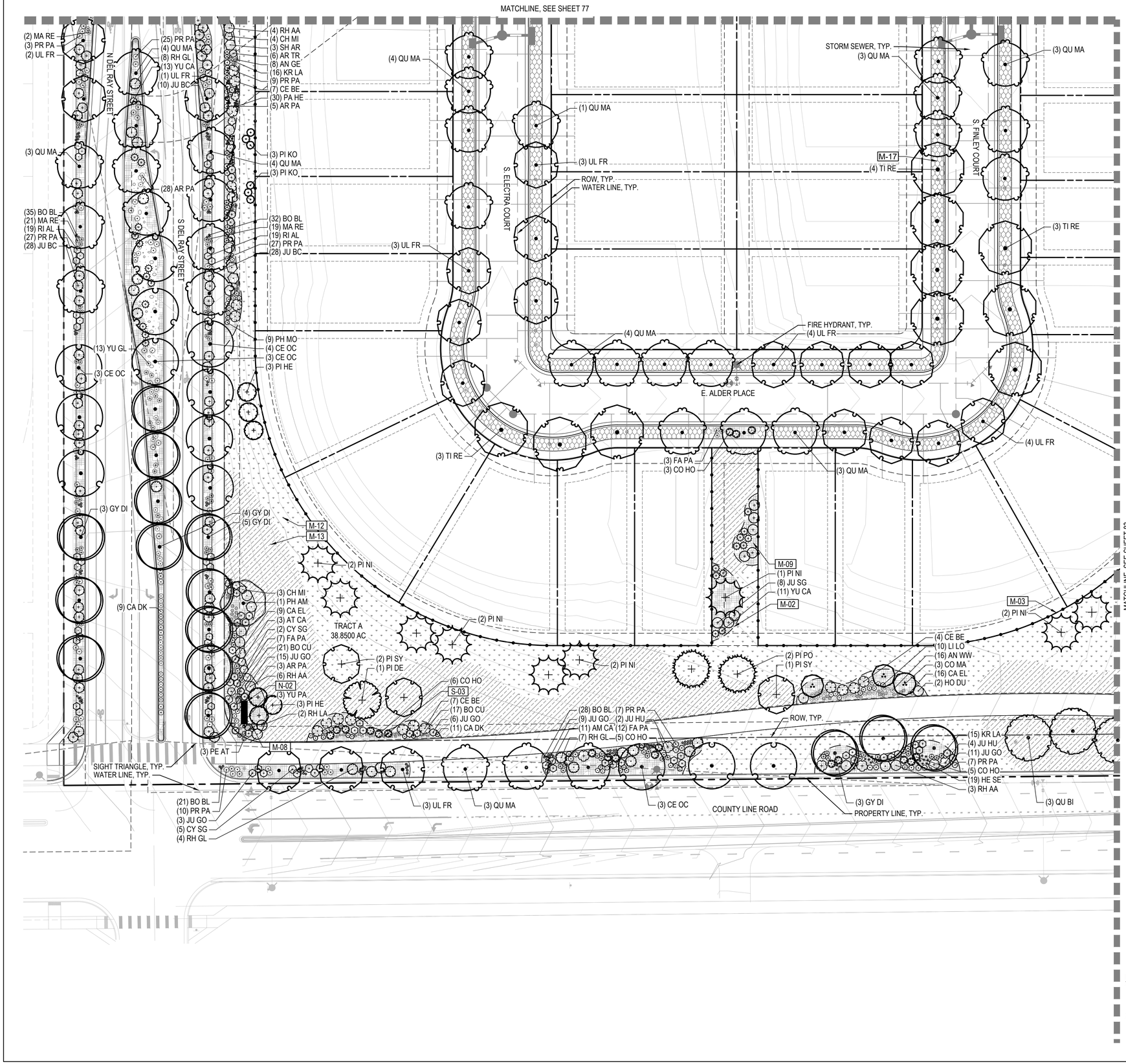
AURORA, COLORADO

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

DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
77



LEGEND

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

LANDSCAPE MATERIAL SCHEDULE

	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

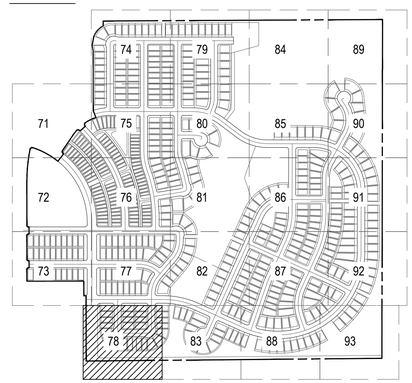
KEY NOTES

	N-01	RETAINING WALL
	N-02	SIGNAGE
	N-03	SHADE STRUCTURE
	N-04	BENCH SHADE STRUCTURE
	N-05	PARK MONUMENT SIGN
	N-06	COLLOIDAL CONCRETE WALL

AMENITY SCHEDULE

	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	ACCESSIBLE SWING
	S-08	PLAY STRUCTURE
	S-09	SPINNER
	S-10	TENT
	S-11	PLAY PANEL
	S-12	CLIMBER
	S-13	TETHERBALL
	S-13	PICNIC TABLE-ADA
	S-14	PICNIC TABLE

KEY MAP



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NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY:
DRAWN BY:

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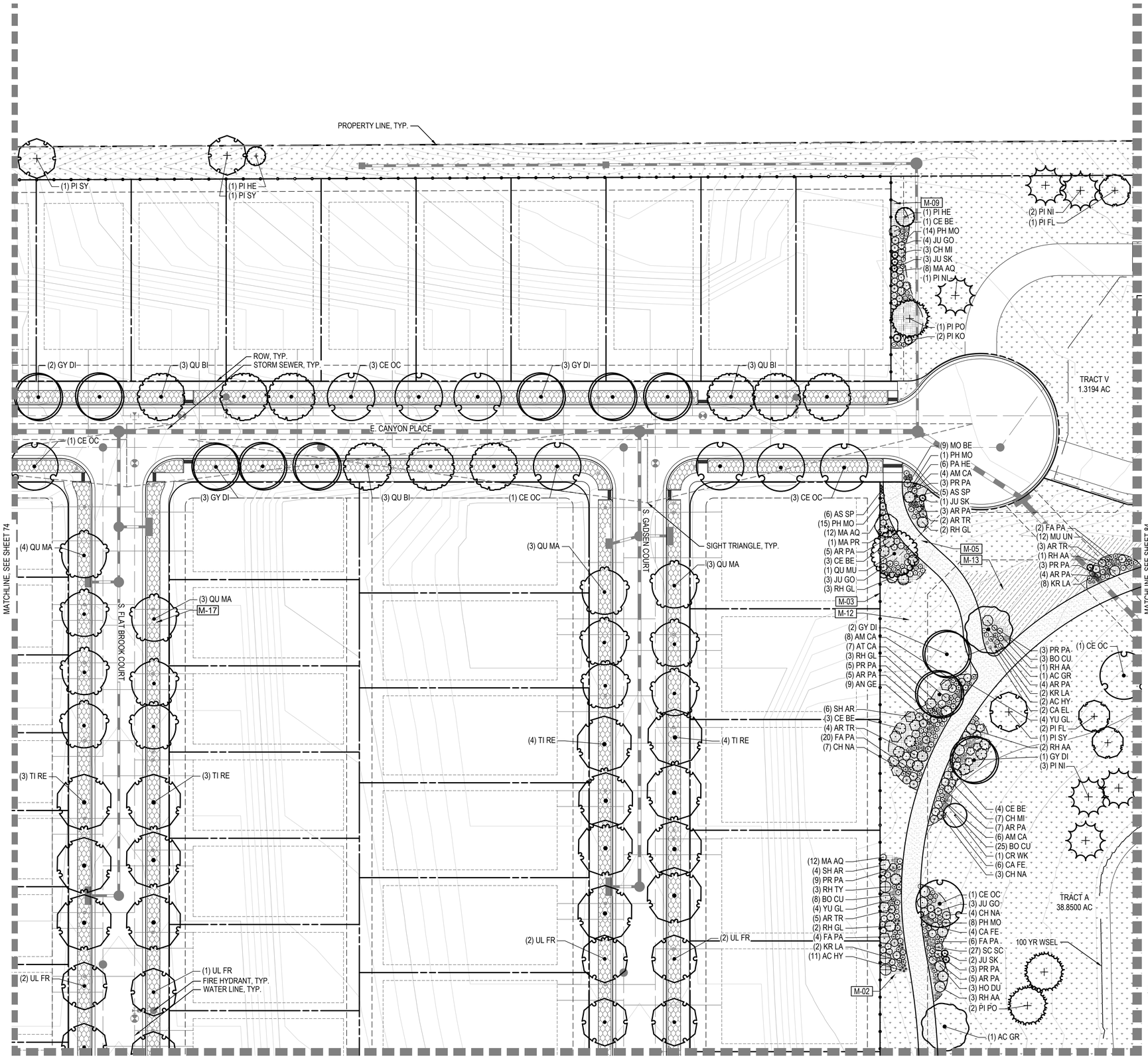

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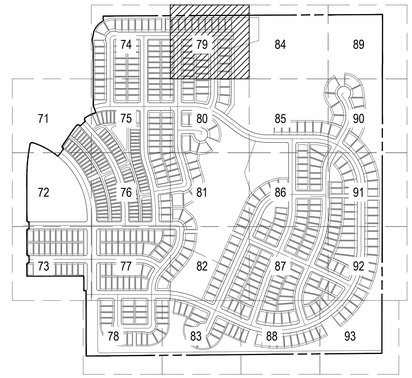

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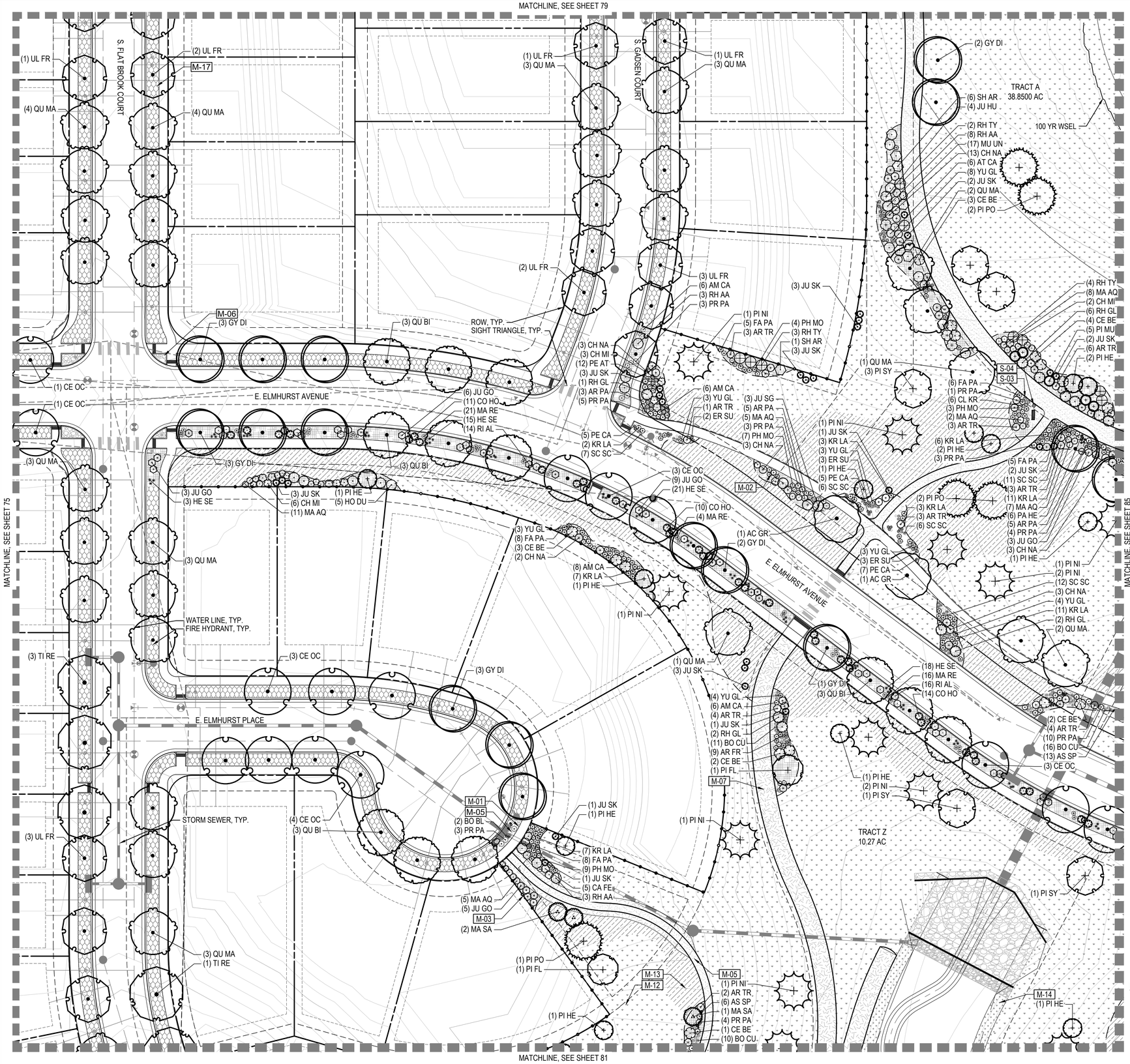

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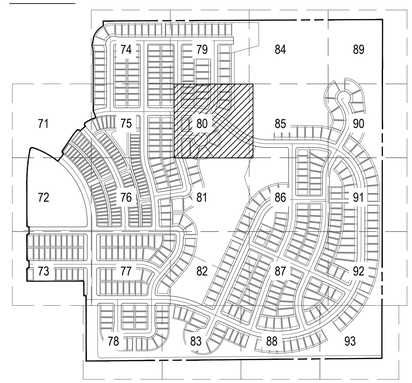

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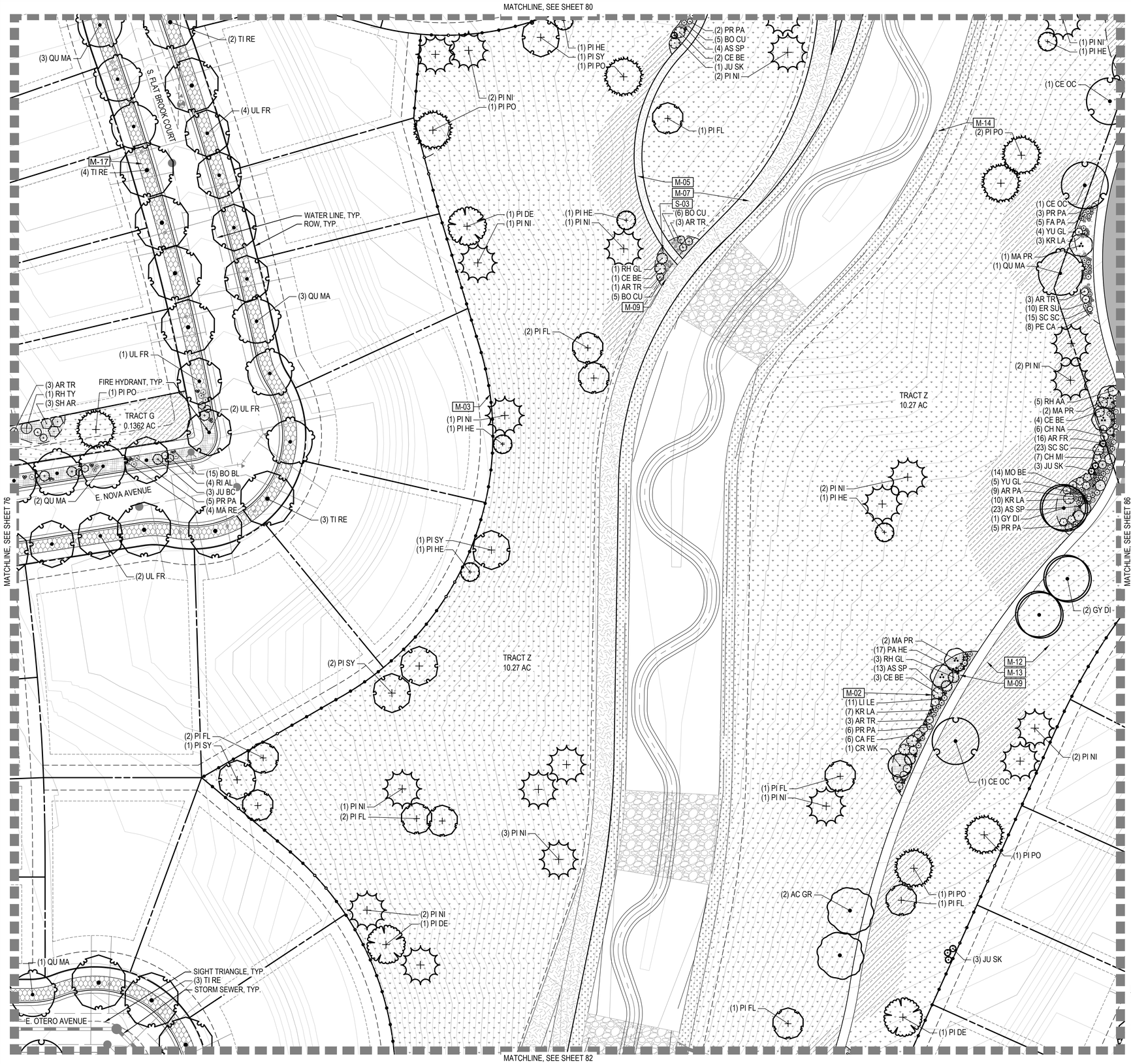
80



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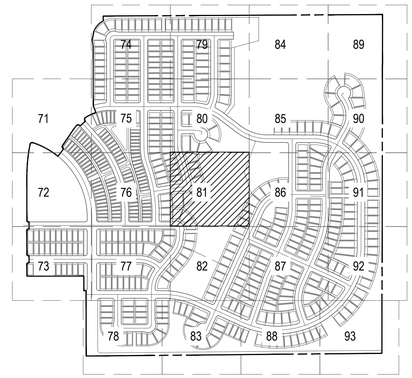

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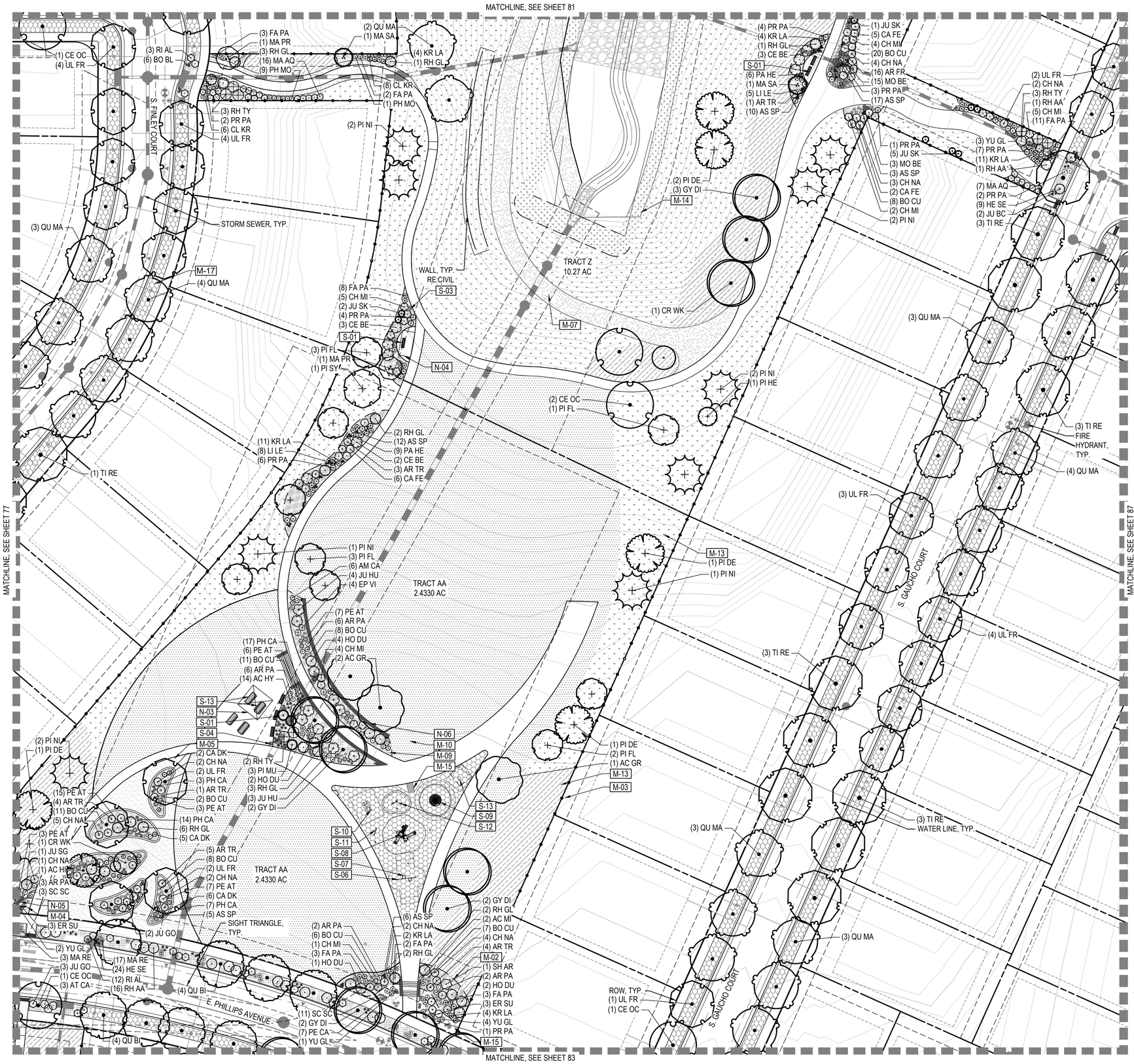
81



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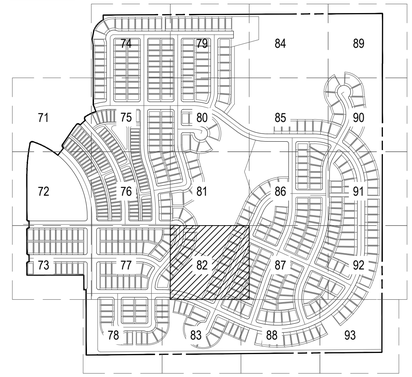

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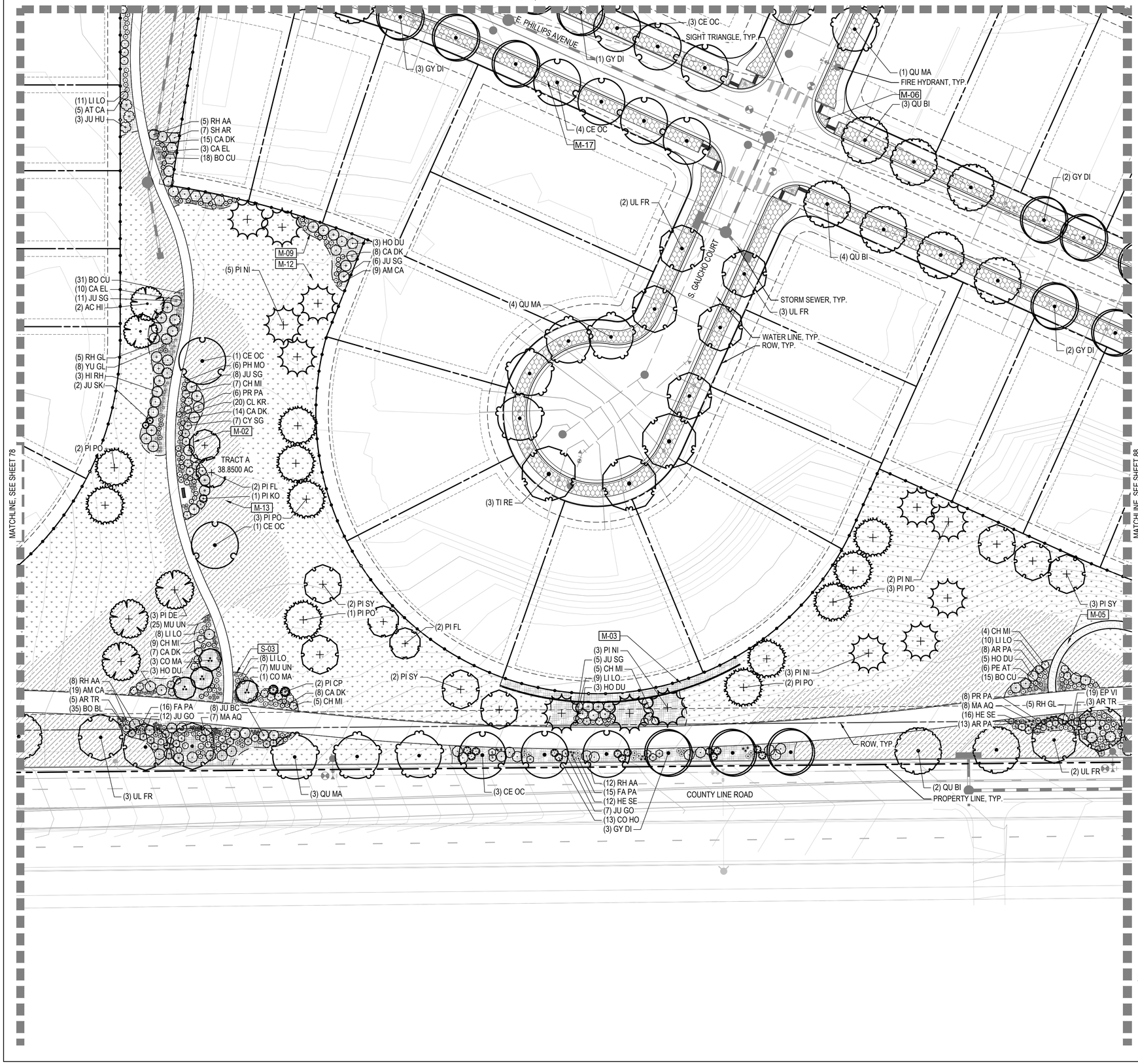

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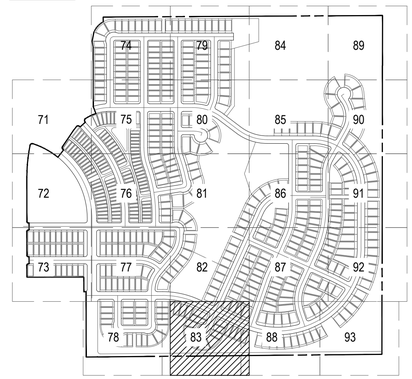

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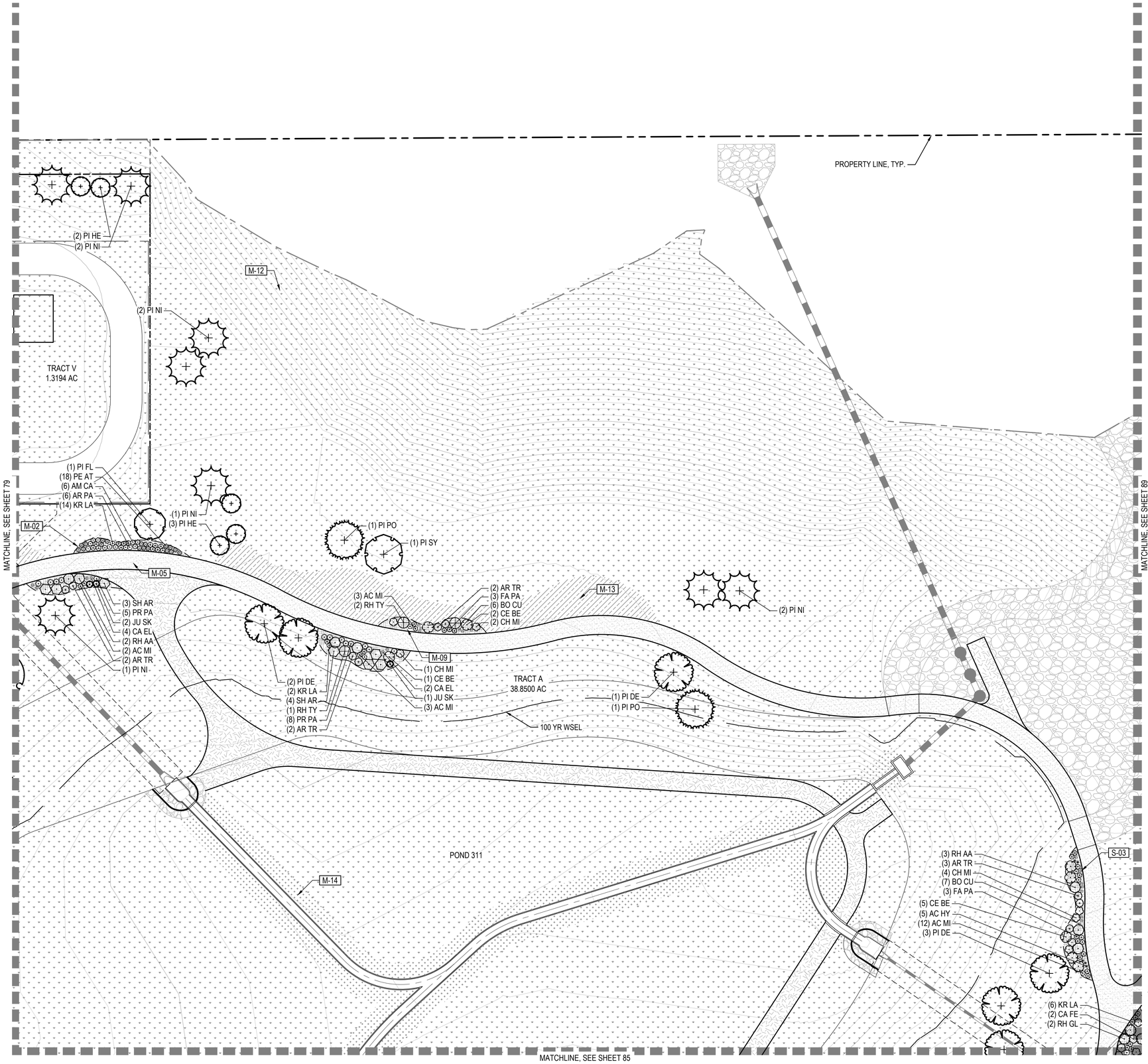

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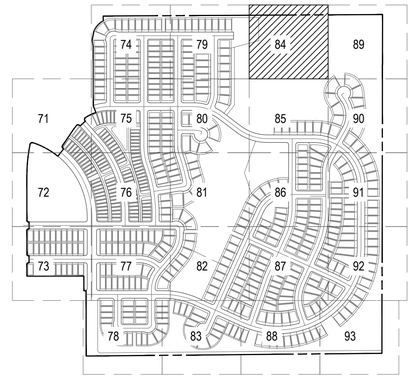
S-14	PICNIC TABLE

KEY MAP



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NORTH

0 15 30 60

SCALE 1" = 30'

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DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

OVERLAND RANCH RESIDENTIAL PHASE 2

SITE PLAN NUMBER 3

AURORA, COLORADO

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
SP 04 - 02/14/2025
SP 05 - 05/09/2025

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER

84

MATCHLINE, SEE SHEET 84

POND 311

TRACT A
38.8500 AC

100 YR WSEL

M-12
M-14

STORM SEWER, TYP.

(4) CH MI
(5) PR PA
(7) KR LA
(6) AM CA
(3) YU GL
(2) CH NA
(4) AT CA
(4) JU SK
(2) CE OC

(7) FA PA
(6) AM CA
(3) PR PA
(11) AC HY
(5) CH NA
(2) AR PA
(1) JU SK
(3) YU GL

(3) PI NI
(1) AR PA
(5) PA HE
(2) JU GO
(5) PR PA
(3) KR LA
(3) CH NA

(6) CL KR
(1) PR PA
(3) PH MO
(4) MA AQ
(1) AC GR

S-02

(7) SC SC
(4) KR LA
(6) YU GL
(3) AR TR
(3) ER SU
(6) PE CA
(4) PR PA
(1) QU MA

(2) GY DI

(1) PI NI
(1) HO DU
(2) CH MI
(5) FA PA
(1) PR PA
(13) BO CU
(4) AR PA

(10) AR PA

(8) PH MO
(4) CH MI
(3) PR PA
(25) BO CU
M-02

(2) HO DU
(14) FA PA
(9) AR PA
(3) JU SK

(4) AR PA
(5) PR PA
(2) CH NA
(8) PE AT
(3) JU GO
(14) KR LA
(11) AM CA
(4) AR TR

(2) JU SK

(3) PR PA
(2) JU SK
(33) MU UN
(3) SH AR
(18) PH MO
(12) FA PA
(6) CH MI

(2) PI NI
(2) PI DE

(3) PI FL

(2) PI DE
(5) RH AA
(7) JU SK
(10) MU UN
(5) PI KO
(11) BO CU

(1) MA PR
(24) CH NA
(35) AN GE
(11) AR PA
(12) HO DU

(15) PR PA
(12) AR TR
(5) CA EL

(2) PI HE
(32) KR LA
(18) CE BE
(27) FA PA
(8) CH MI
(34) SC SC
(35) AM CA

(2) CH MI
(3) PR PA
(2) RH GL
(2) JU SK
(2) CE BE
(6) PA HE
(3) KR LA
(3) AR TR
(2) AC HY

(1) HO DU
(1) PI FL

M-09

(2) YU GL
(7) CA EL
(3) CH MI

M-05

(4) FA PA
(3) CH NA
(5) CH MI

(3) JU SK
(2) PI FL

(1) PI NI
(1) CE OC
(5) MA AQ
(8) PR PA
(8) EP VI
(6) AN GE

M-13

(3) PI NI

(1) PI PO
(1) PI HE

(2) PI FL
(3) PI NI

(1) PI HE

(1) PI HE
(1) PI PO
(1) PI SY
(1) PI HE

(1) PI NI
M-03

(1) PI PO

(1) QU MA
(1) PI HE

(3) PI NI
(1) PI NI
(2) PI FL

(2) PI NI

(4) CA EL
(3) PR PA
(3) BO CU

(1) AR TR
(2) FA PA
(6) SC SC
(1) AR TR

(5) ER SU
(3) PE CA
(5) PR PA
(8) YU GL
(4) SC SC
(2) ER SU

(1) GY DI
(1) CR WK
(1) PI FL

(1) CR WK
(2) PR PA
(2) RH GL
(1) MA PR
(1) CH NA
(3) YU GL

M-16

(1) AC GR
(2) FA PA
(3) YU GL
(5) PE CA

(3) AS SP
(2) CE BE
(1) AR TR
(3) HE SE

(6) PE CA
(6) SC SC
(1) ER SU
(1) FA PA

(2) AR TR
(1) YU GL
(2) PR PA
(2) QU MA

M-08

(1) GY DI
(2) MA RE

(3) RI AL
(5) CO HO

(3) CE OC

M-17
(3) GY DI

FIRE HYDRANT, TYP.

(3) QU BI

ROW, TYP.
WATER LINE, TYP.

(3) CE OC

E. ELMHURST AVENUE

SIGHT TRIANGLE, TYP.

(3) GY DI
(3) QU BI

(2) CE OC

(1) QU MA

TRACT Z
10.27 AC

(1) PI NI
(13) SC SC
(10) PE CA
(8) ER SU
(4) AR TR
(3) YU GL
(2) PR PA
(1) PI PO
(2) FA PA
(3) KR LA
(2) PI HE

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

MATCHLINE, SEE SHEET 80

MATCHLINE, SEE SHEET 86

MATCHLINE, SEE SHEET 90

CHECKED BY:
DRAWN BY:

LEGEND

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

LANDSCAPE MATERIAL SCHEDULE

	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

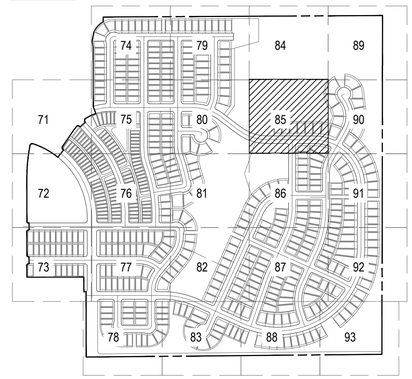
KEY NOTES

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE
N-05	PARK MONUMENT SIGN
N-06	COLLOIDAL CONCRETE WALL

AMENITY SCHEDULE

	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	ACCESSIBLE SWING
	S-08	PLAY STRUCTURE
	S-09	SPINNER
	S-10	TENT
	S-11	PLAY PANEL
	S-12	CLIMBER
	S-13	TETHERBALL
	S-13	PICNIC TABLE-ADA
	S-14	PICNIC TABLE

KEY MAP



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0 15 30 60
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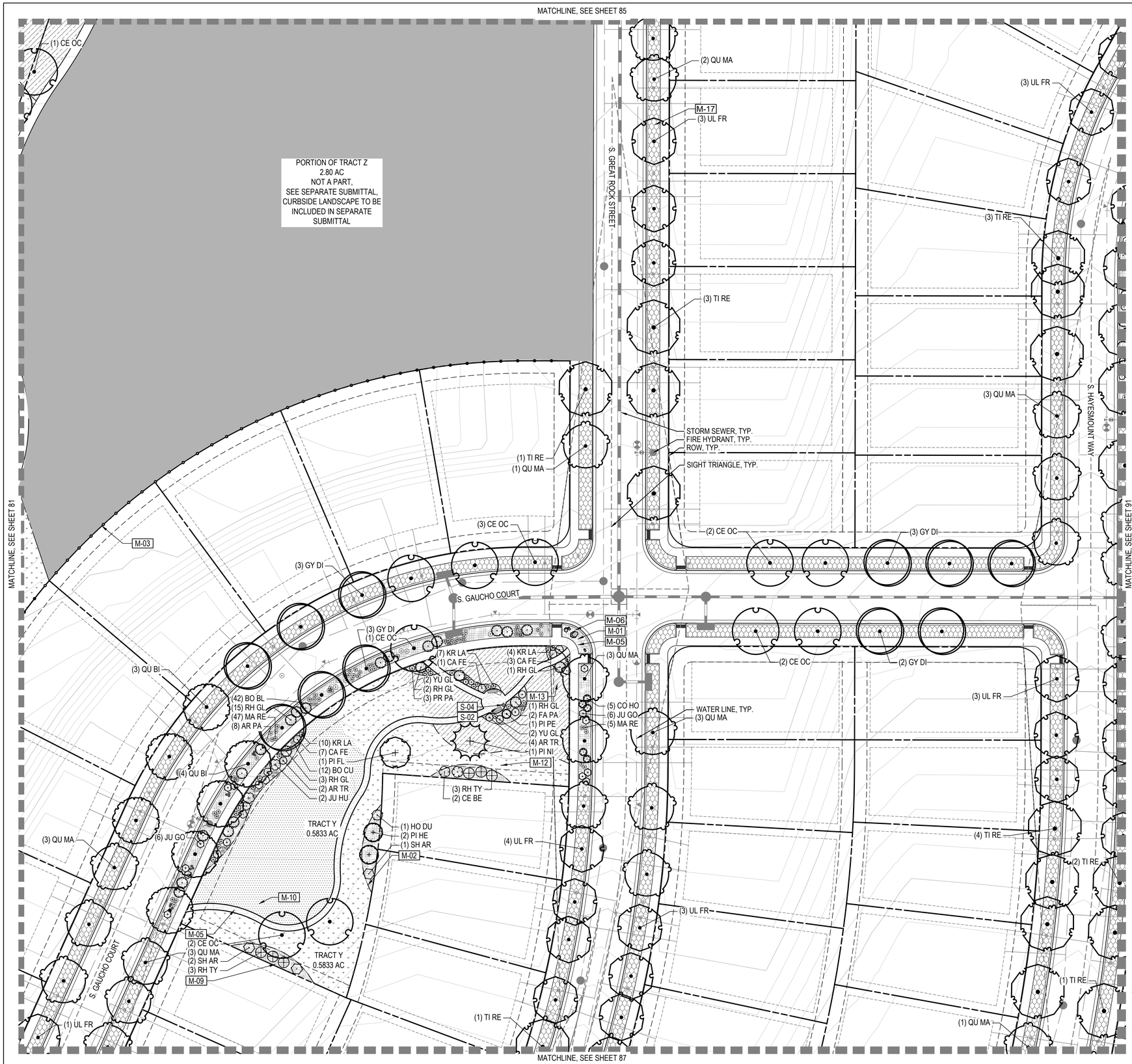
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
85



LEGEND

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

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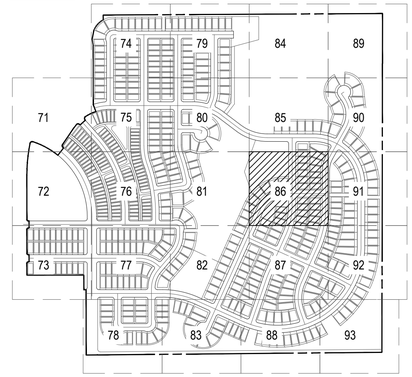

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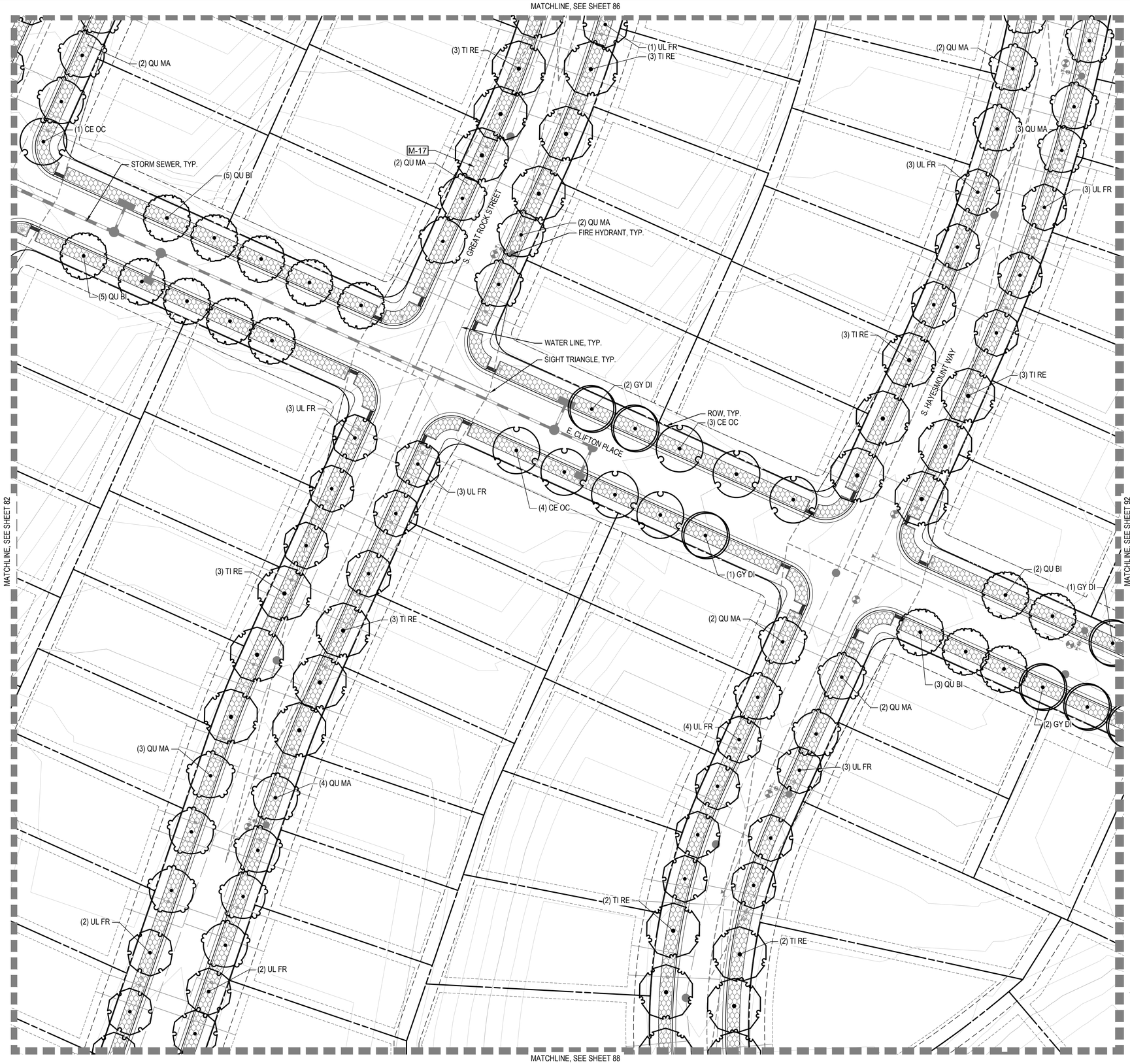
SHEET NUMBER
86



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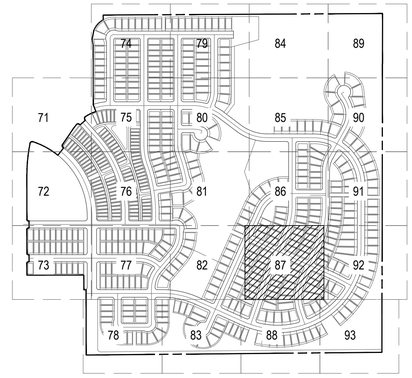

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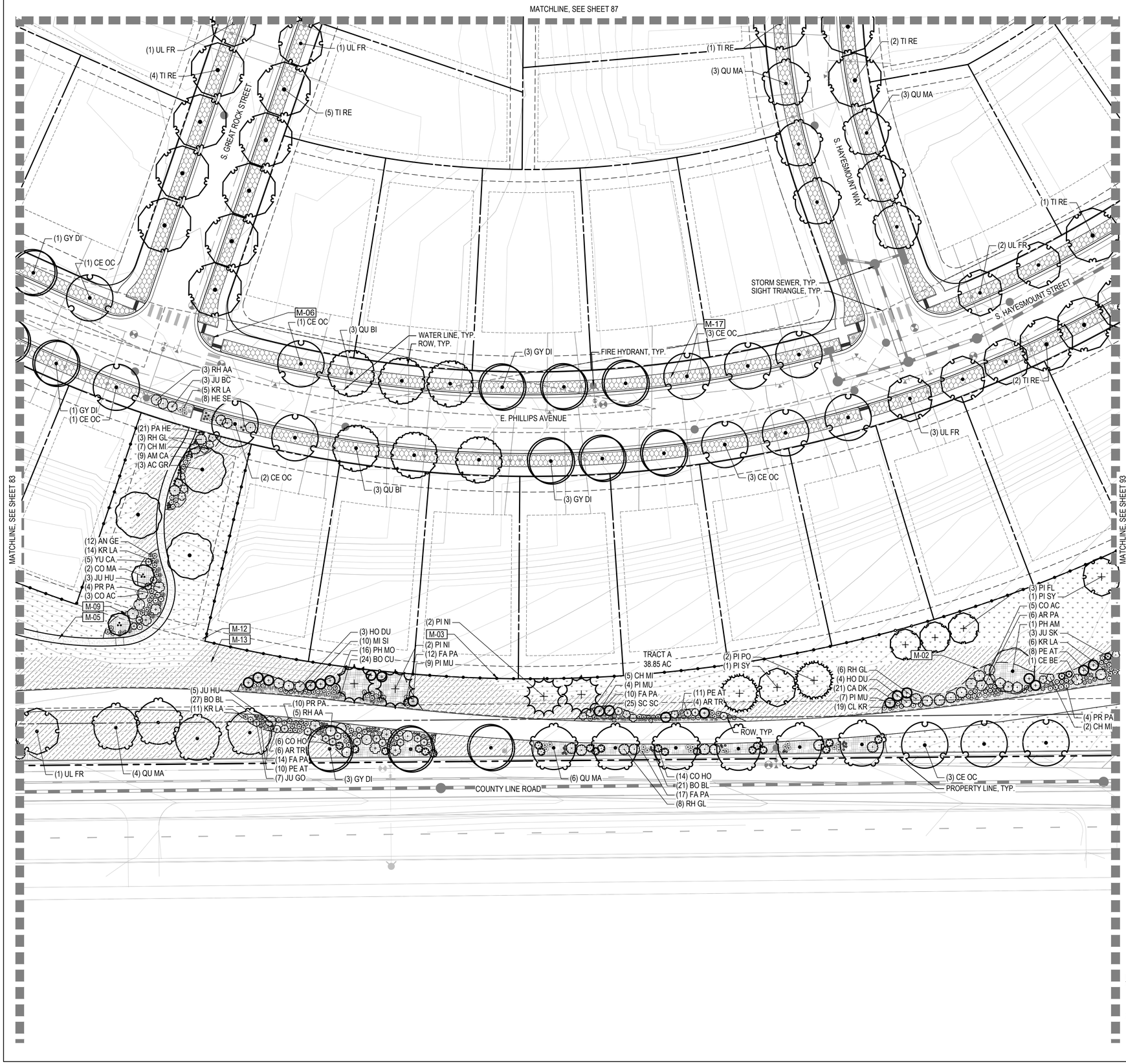
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
87



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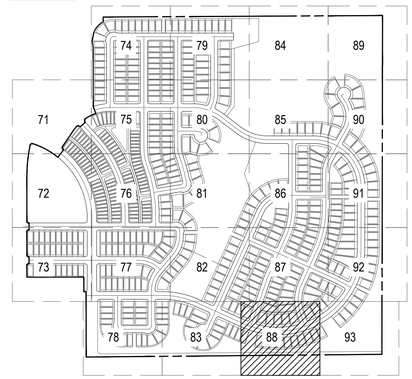

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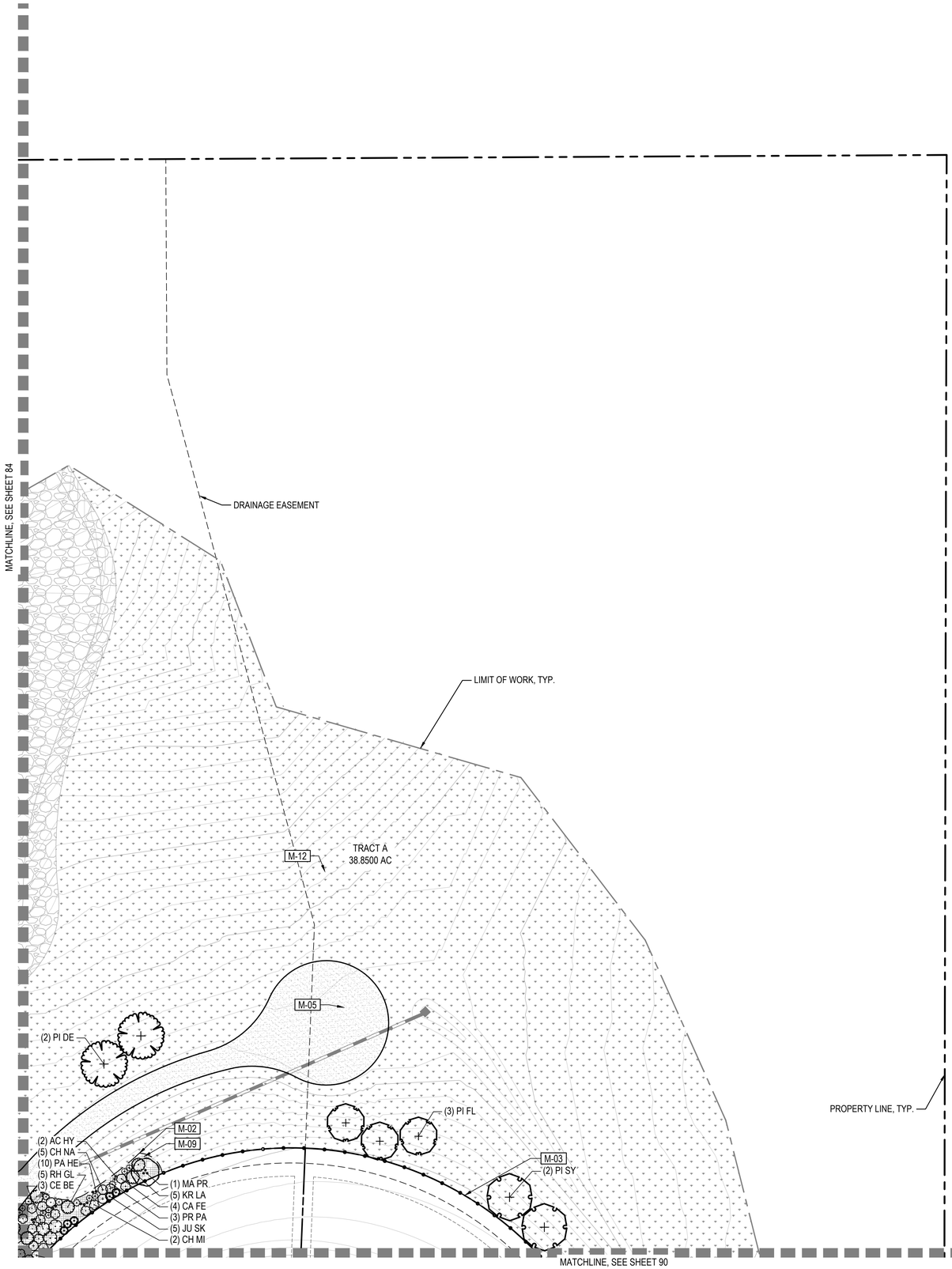
SHEET NUMBER
88



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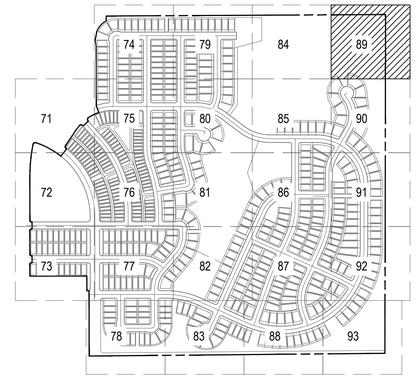

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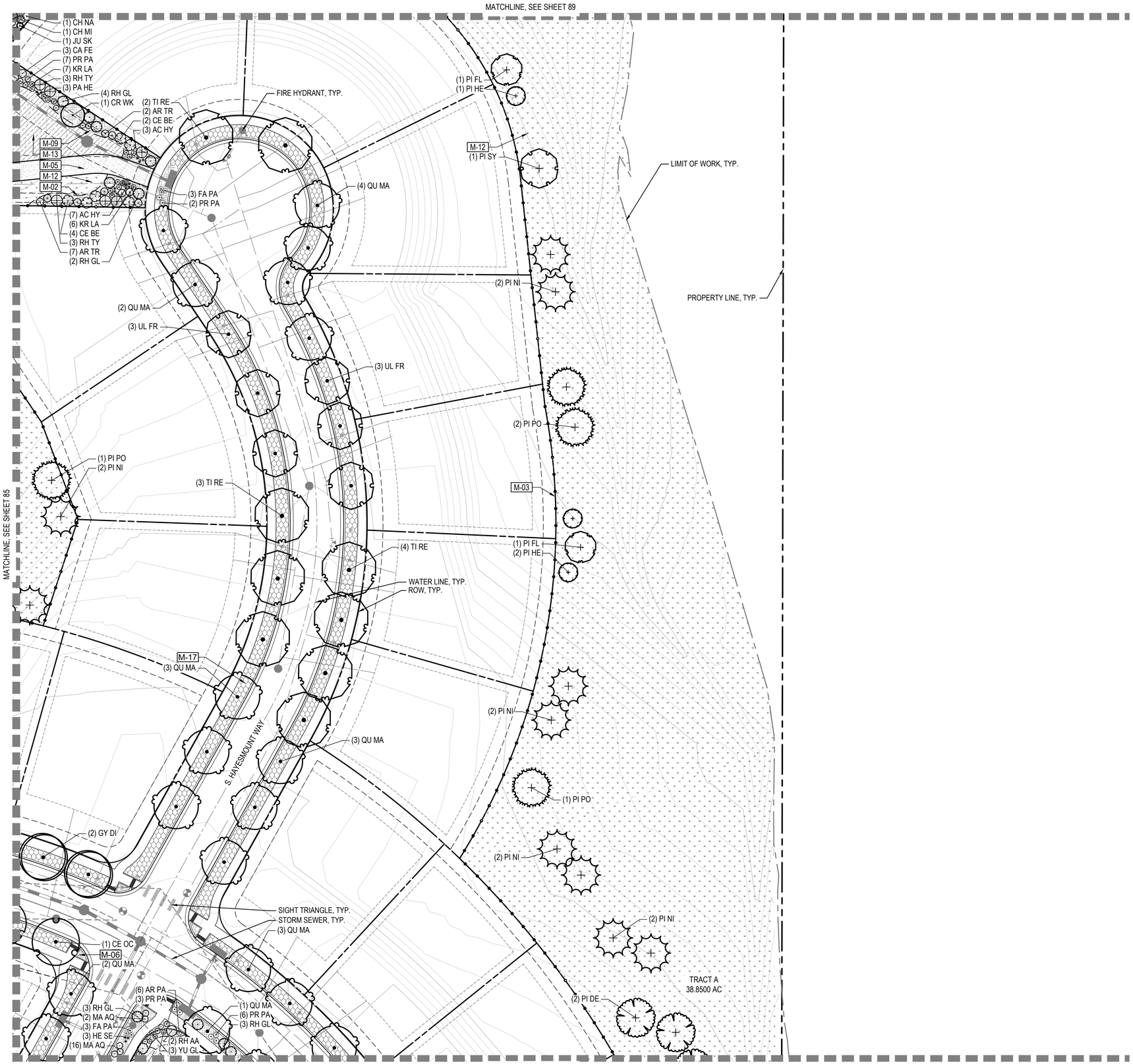
SHEET NUMBER
89



LEGEND

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

LANDSCAPE MATERIAL SCHEDULE

	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

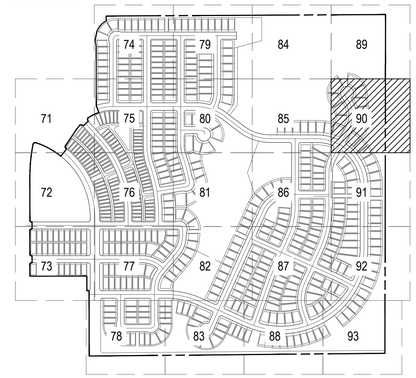
KEY NOTES

	N-01	RETAINING WALL
	N-02	SIGNAGE
	N-03	SHADE STRUCTURE
	N-04	BENCH SHADE STRUCTURE
	N-05	PARK MONUMENT SIGN
	N-06	COLLOIDAL CONCRETE WALL

AMENITY SCHEDULE

	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	ACCESSIBLE SWING
	S-08	PLAY STRUCTURE
	S-09	SPINNER
	S-10	TENT
	S-11	PLAY PANEL
	S-12	CLIMBER
	S-13	TETHERBALL
	S-13	PICNIC TABLE-ADA
	S-14	PICNIC TABLE

KEY MAP



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NORTH

0 15 30 60

SCALE 1" = 30'

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

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

DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024
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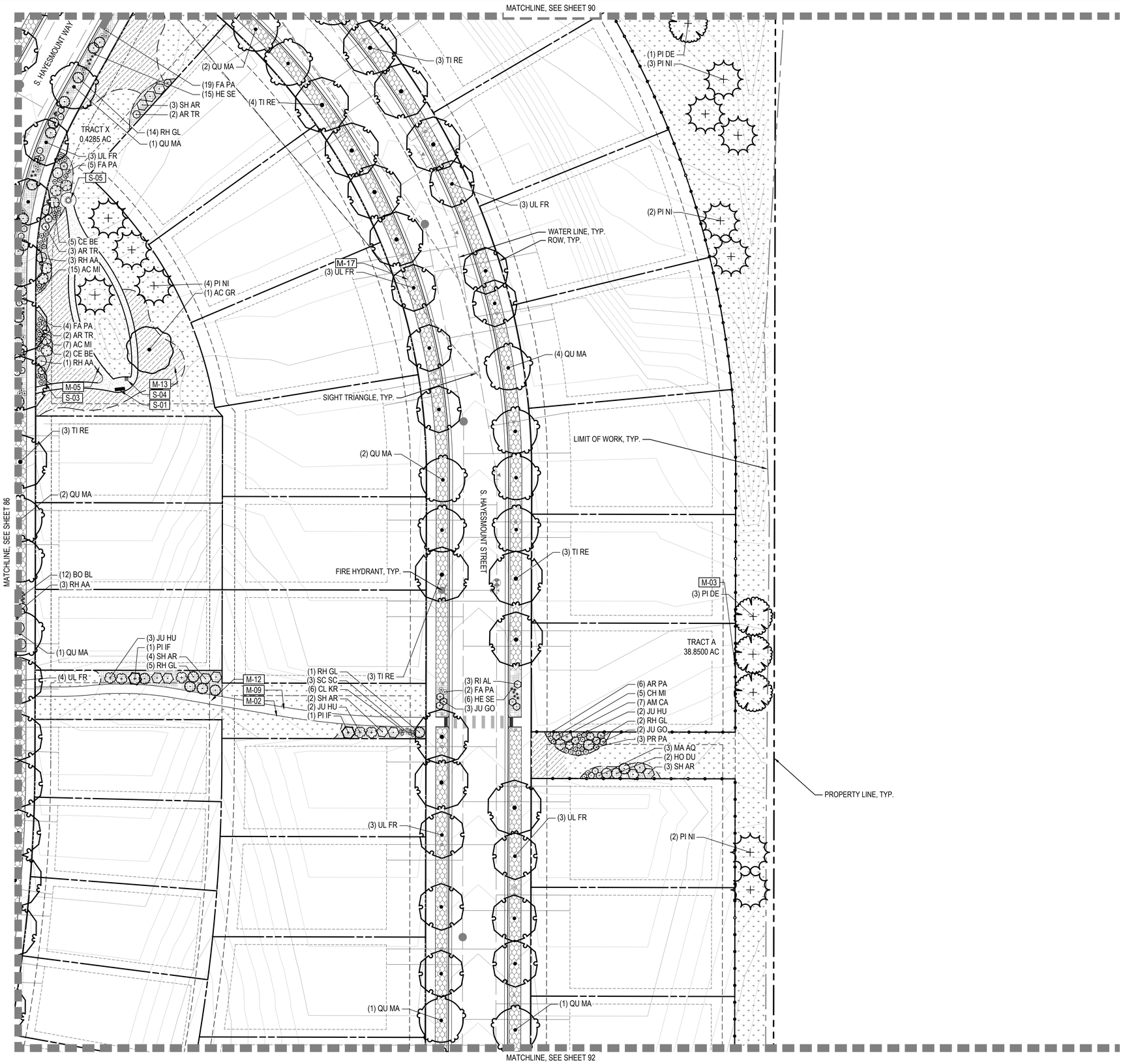
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
90



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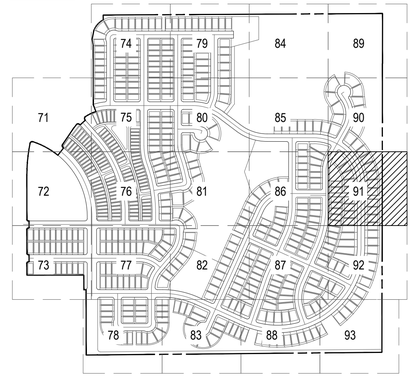

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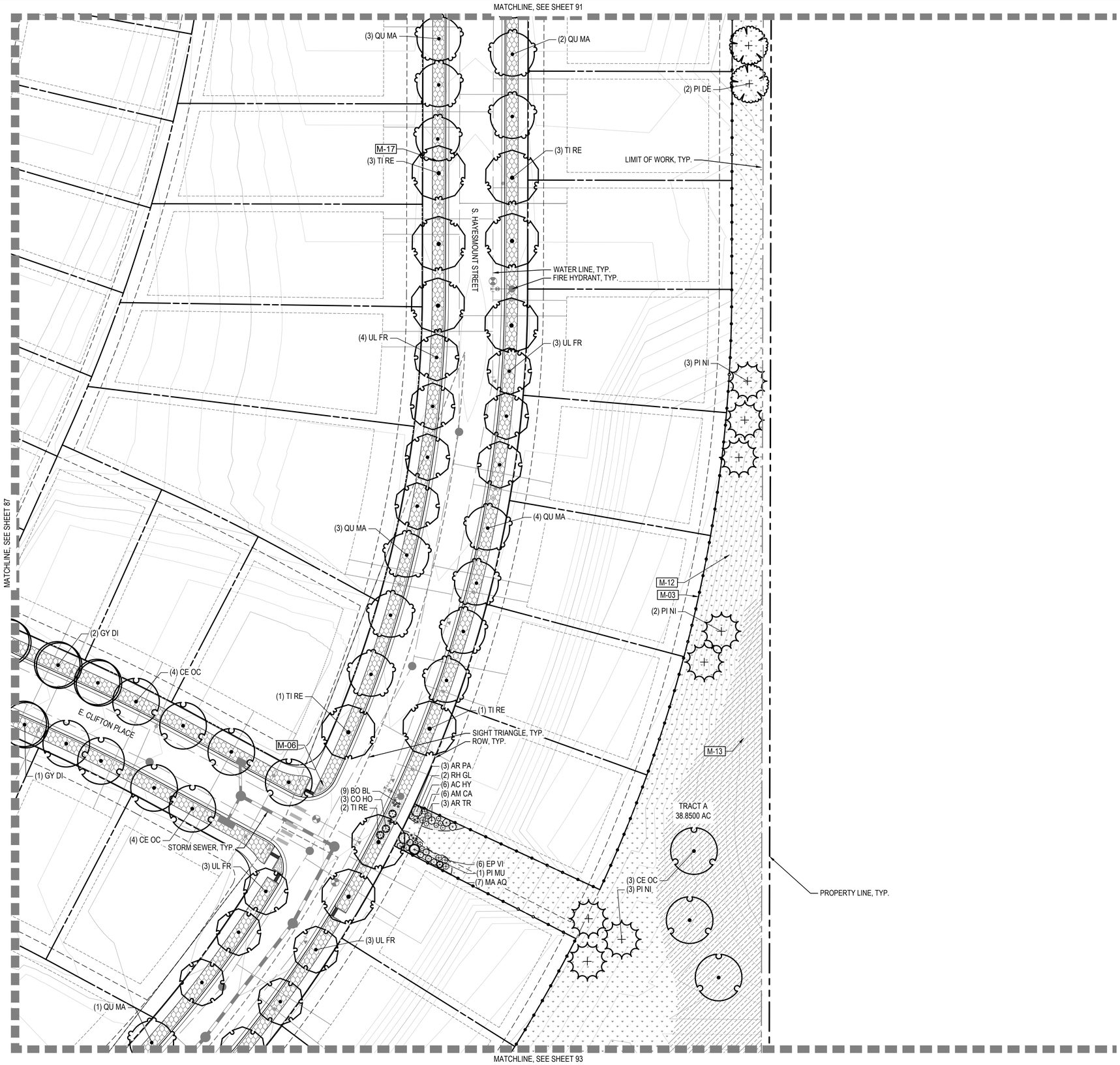
91



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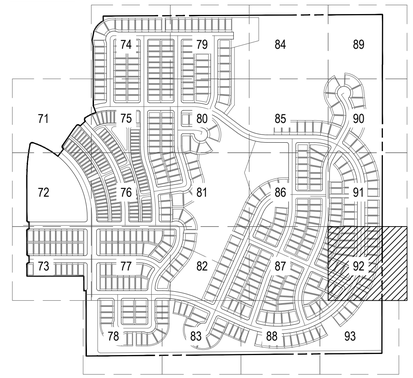

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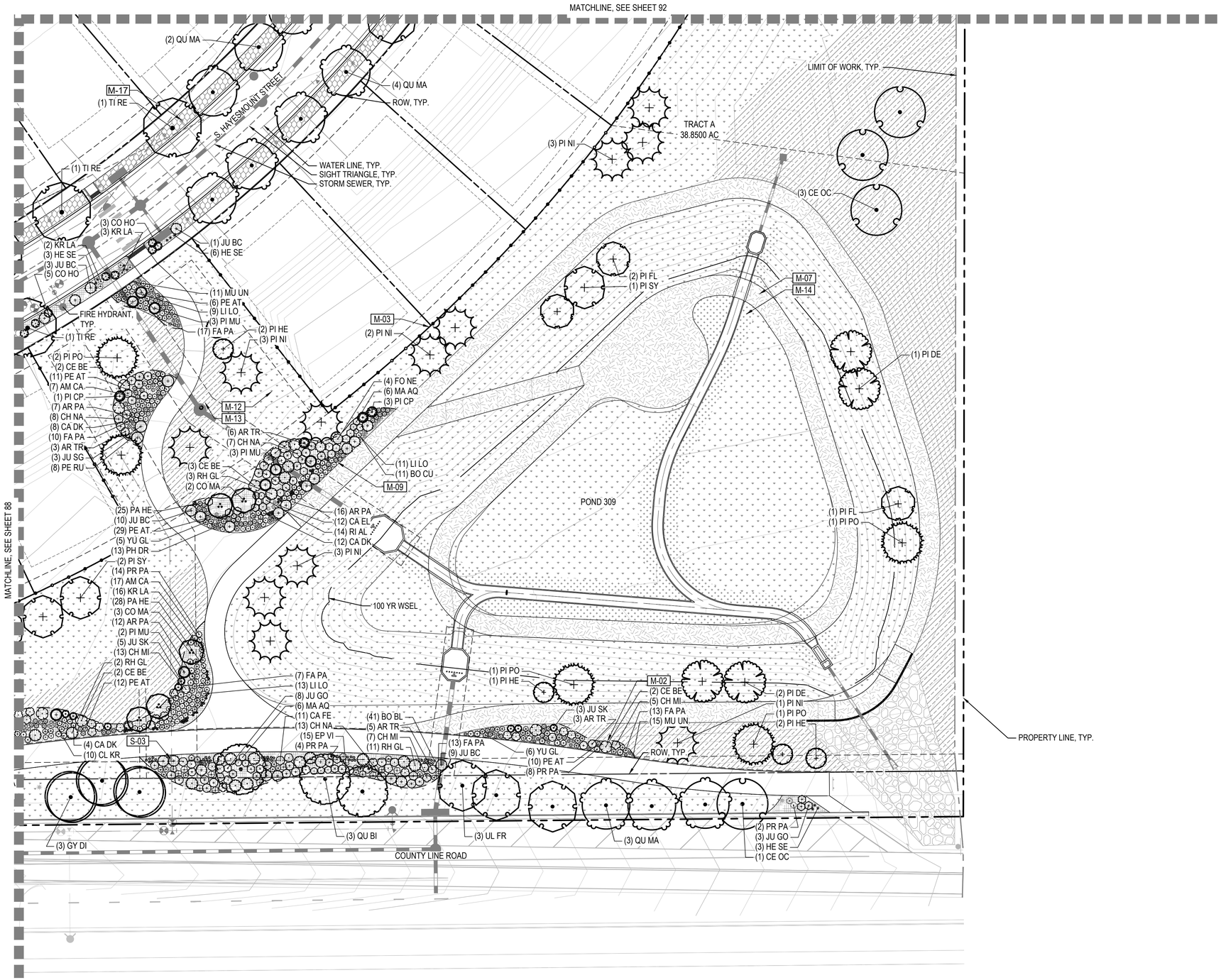

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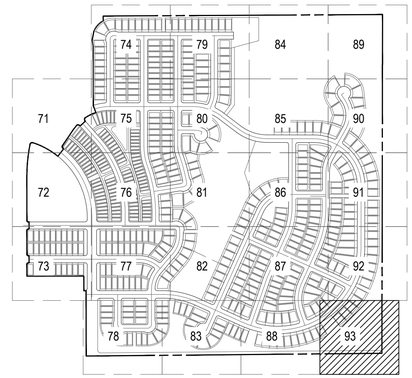

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LANDSCAPE PLAN

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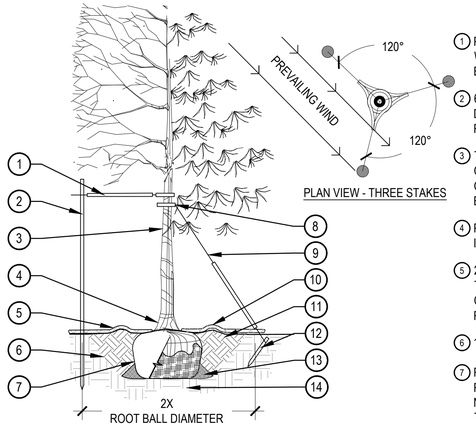
93

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

STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

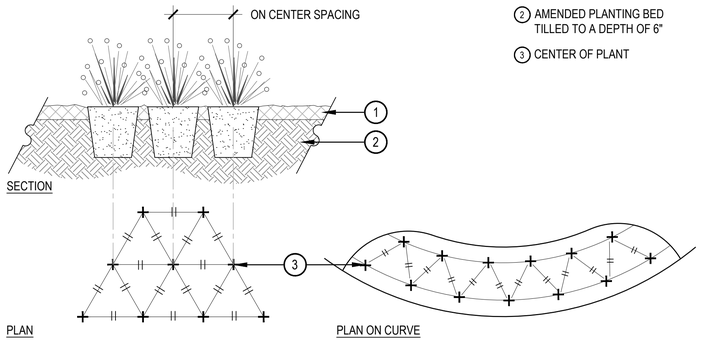


PLAN VIEW - THREE STAKES

1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

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



SECTION

PLAN

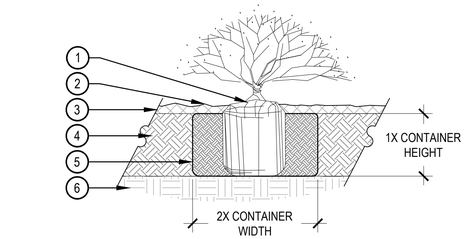
PLAN ON CURVE

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

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

2 SHRUB PLANTING

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

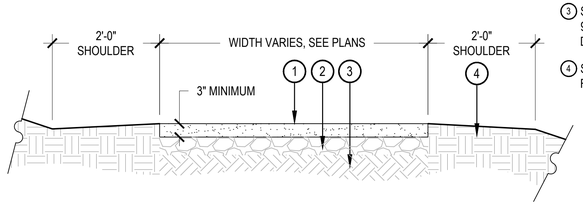


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET LP-003
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

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

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

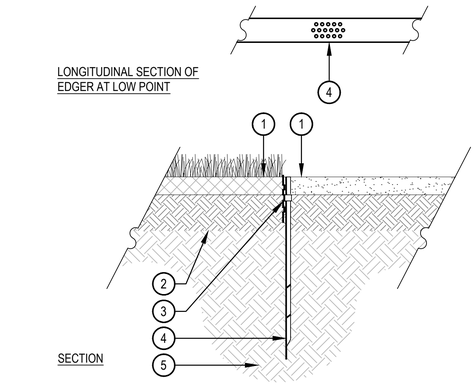


1. COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET L1.01
2. 4" AGGREGATE BASE
3. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. SHOULDER, SLOPE AWAY FROM TRAIL AT 2%

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

4 METAL EDGER

SCALE: 1" = 1'-0"



LONGITUDINAL SECTION OF EDGER AT LOW POINT

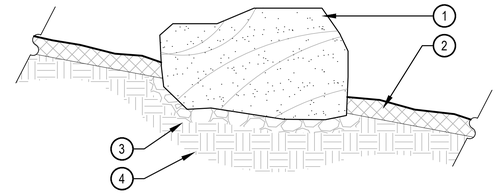
SECTION

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

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

5 LANDSCAPE BOULDER

SCALE: 3/4" = 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
18	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
14	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
13	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

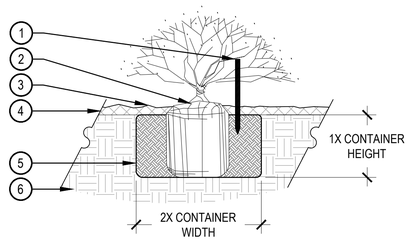
NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE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

6 CRUSHER FINES TRAIL

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

7 SHRUB PLANTING IN NATIVE AREAS

SCALE: 1 1/2" = 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.

8 SHADE STRUCTURE

NTS

DESCRIPTION: SMALL SHADE STRUCTURE

MANUFACTURER: FOREVER REDWOOD OR APPROVED EQUAL

MINIMUM 8' H AND 8' W

MODEL: TBD

COLOR: TBD

NOTES: INSTALL PER MANUFACTURER SPECIFICATION

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NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
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OVERLAND RANCH RESIDENTIAL PHASE 2
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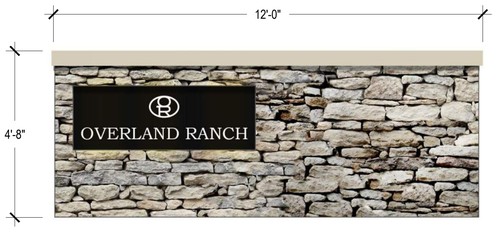
SHEET TITLE:
LANDSCAPE DETAILS

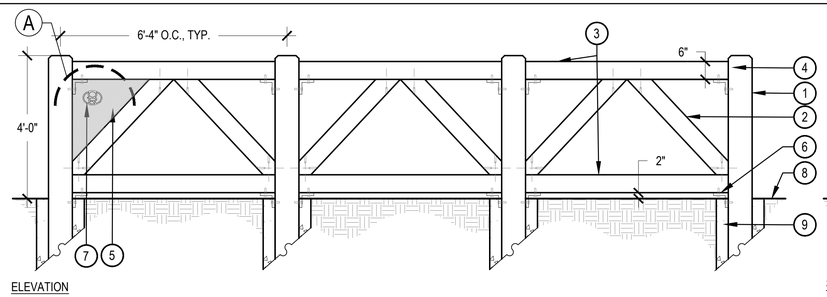
SHEET NUMBER
94



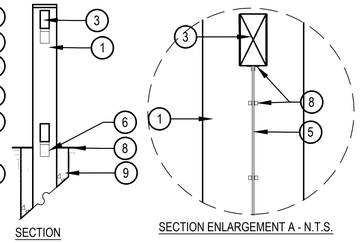
NOTES:
1. THIS DETAIL REPRESENTS DESIGN INTENT ONLY.
2. FINAL SIGN DESIGN SHALL BE APPROVED IN PERMITTING.
3. FINAL MATERIALS AND LETTERING TBD.

1 SECONDARY MONUMENT SIGN

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

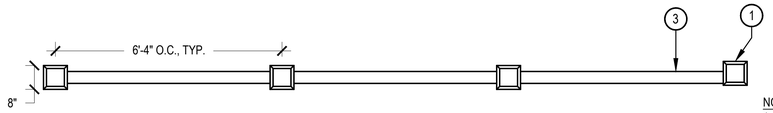


ELEVATION



SECTION

SECTION ENLARGEMENT A - N.T.S.



PLAN

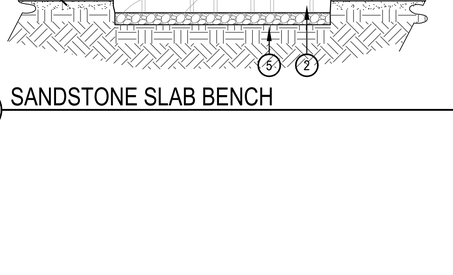
CHARACTER IMAGE

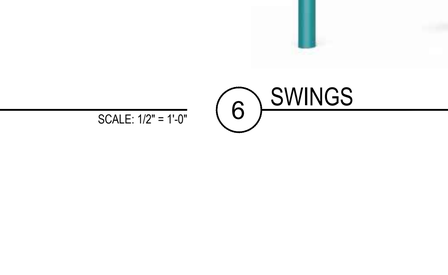
NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL.

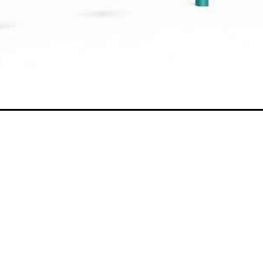
2 FAUX CORRAL FENCE

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

1. 8" X 8" ROUGH SAWN CEDAR POSTS, STAIN: SHERWIN WILLIAMS MOUNTAIN ASH EXTERIOR STAIN (SW354OSS)
2. 4" X 6" SMOOTH SAWN CEDAR DIAGONAL CROSS RAILINGS, STAIN: SHERWIN WILLIAMS MOUNTAIN ASH EXTERIOR STAIN (SW354OSS)
3. 4" X 6" SMOOTH SAWN HORIZONTAL CEDAR RAILINGS, STAIN: SHERWIN WILLIAMS MOUNTAIN ASH EXTERIOR STAIN (SW354OSS)
4. COUNTER SUNK 1/2" LAG BOLTS, TYP. TO HOLD DECORATIVE RAILS IN PLACE
5. 1/4" ALUMINUM PANEL, AUTOMOTIVE PAINT W/ COMPUTER LASER CUT ARTWORK. SUBMIT SAMPLE ART, PAINT COLOR FOR APPROVAL PRIOR TO FINAL INSTALLATION. PANELS TO BE ATTACHED TO ADJACENT BEAM AND RAILING VIA BLACK METAL BRACKETS
6. PAINTED BLACK STEEL BRACKETS W/ LAG BOLTS TO HOLD RAILS AND ALUMINUM PANEL
7. LASER CUT LOGO AND NEIGHBORHOOD PARK NAME, ONLY WHERE INDICATED ON PLAN. CONTACT OWNER OR LANDSCAPE ARCHITECT TO SUPPLY ARTWORK/VECTOR FILE AND PARK NAME. PARK LOGO AND NAME TO BE READABLE ON EITHER SIDE OF FENCE.
8. FINISH GRADE
9. CONCRETE POST FOOTER, RE: STRUCTURAL







NOTES:
1. ALL LUMBER SHALL BE NO. 2, CEDAR, ROUGH SAWN, 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
5. STEP FENCE IN 16' INTERVALS WHERE GRADE CONDITIONS RANGE FROM 3% TO 6%.
6. CONTRACTOR SHALL STAKE FENCE LOCATION IN THE FIELD FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSES, THIS DETAIL HAS NOT BEEN ENGINEERED, NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL.

3 3-RAIL CEDAR FENCE

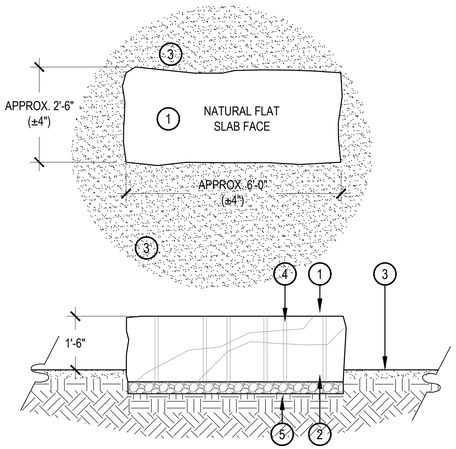
SCALE: 3/4" = 1'-0"

1. 4"X6" WOOD POST WITH 1" CHAMFER, STAIN: SHERWIN WILLIAMS MOUNTAIN ASH EXTERIOR STAIN (SW354OSS). TO BE PLACED 8' ON CENTER.
2. 2"X4" WELDED GALVANIZED 14 GAUGE HEAVY DUTY WIRE MESH. INSTALL MESH BETWEEN POSTS AND RAILS. ATTACH WITH GALVANIZED STAPLES
3. 2"X6" WOOD RAIL, STAIN: SHERWIN WILLIAMS MOUNTAIN ASH EXTERIOR STAIN (SW354OSS)
4. PROPERTY LINE, WHEN APPLICABLE
5. FOOTER, RE: STRUCTURAL
6. FINISHED GRADE

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

4 SPADE CUT EDGE

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



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

5 SANDSTONE SLAB BENCH

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

DESCRIPTION: 2 SEAT SWING

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: SWING-SP

COLOR: TBD

NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS. ONE SWING TO BE ACCESSIBLE SWING SEAT, SEE DETAIL 5 SHEET 97. CONTRACTOR TO ENSURE PROPER FALL ZONE CLEARANCE AND DEPTH.

6 SWINGS

NTS

DESCRIPTION: CHALLENGERS PLAY STRUCTURE

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: 350-1738

COLOR: TBD

NOTES: INSTALL PER MANUFACTURER SPECIFICATION. CONTRACTOR TO ENSURE PROPER FALL ZONE CLEARANCE AND DEPTH.

7 PLAY STRUCTURE

NTS

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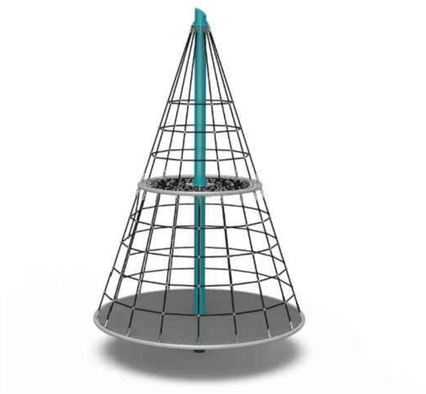
SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER
95



DESCRIPTION: CONE SPINNER DOUBLE-DECKER

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: ZZXX0914

COLOR: TBD

NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS AND TO MEET ADA ACCESSIBILITY STANDARDS. CONTRACTOR TO ENSURE PROPER FALL ZONE CLEARANCE AND DEPTH.

DESCRIPTION: PUP TENT CLIMBER

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: ZZXX0409

COLOR: TBD

NOTES: INSTALL PER MANUFACTURER SPECIFICATION. CONTRACTOR TO ENSURE PROPER FALL ZONE CLEARANCE AND DEPTH.

DESCRIPTION: GARDEN SENSORY WALL FOR 1

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: ZZXX0888

COLOR: TBD

NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS AND TO CONFORM WITH ADA ACCESSIBLE STANDARDS. CONTRACTOR TO CONFIRM FALL ZONE AND SAFETY COMPLIANCE.

1 SPINNER

NTS

DESCRIPTION: TETHERBALL

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

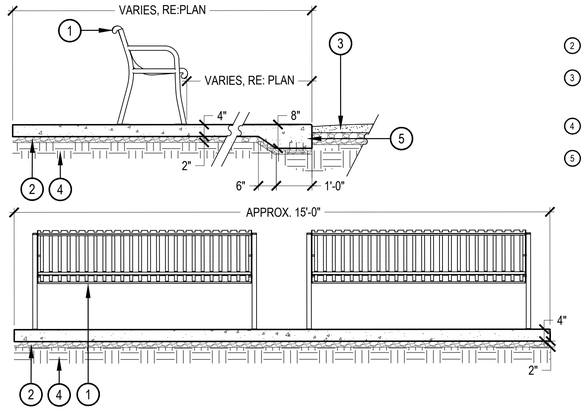
MODEL: ZZXX1079

COLOR: TBD

NOTES: INSTALL PER MANUFACTURER SPECIFICATION.

2 TENT

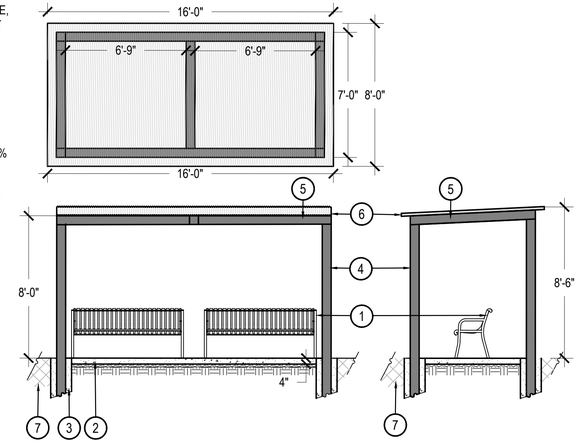
NTS



1. BENCH, RE: AMENITY SCHEDULE, SHEET L.1.01, SURFACE MOUNT PER MANUFACTUER'S SPECIFICATIONS
2. 2" DEPTH COMPACTED ROAD BASE
3. COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE
4. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
5. CONCRETE TURN-DOWN AT CRUSHER FINES, 1" RADIUS ON ALL EDGES

3 PLAY PANEL

NTS



1. BENCH TO BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS, REFER TO AMENITY, SHEET L1.01
2. 4" CONCRETE SLAB, REFER TO HARDSCAPE PLANS FOR LOCATION
3. FOOTER, REFER TO STRUCTURAL
4. (4) CEDAR 6"X6" WOOD POSTS
5. (3) CEDAR 6"X6" WOOD BEAMS
6. CORRUGATED METAL ROOF
7. ADJACENT LANDSCAPE BED, RE: PLANS FOR LOCATION

4 TETHERBALL

NTS

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

MANUFACTURER: ANOVA FURNISHINGS OR APPROVED EQUAL

MODEL: D006

COLOR/FINISH: BLACK

NOTES:MOUNT PER MANUFACTURER'S SPECIFICATION

5 BENCH ON CONCRETE PAD

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

DESCRIPTION: STREETSIDE 40 GALLON RECEPTACLE BONNET TOP

MANUFACTURER: ANOVA FURNISHINGS OR APPROVED EQUAL

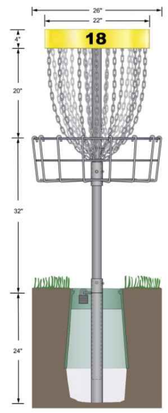
MODEL: L1397BT

COLOR: BLACK

NOTES: INSTALL PER MANUFACTURER SPECIFICATION. CONTRACTOR TO ENSURE PROPER FALL ZONE CLEARANCE AND DEPTH.

6 BENCH SHADE STRUCTURE

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



DESCRIPTION: DISKCATCHER PRO 28

MANUFACTURER: INNOVA

MODEL: PERMANENT MODEL

COLOR: TBD

NOTES: INSTALL PER MANUFACTURER SPECIFICATION.

7 PET WASTE STATION

SCALE: NTS

8 TRASH RECEPTACLE

NTS

9 DISK GOLF BASKET

NTS

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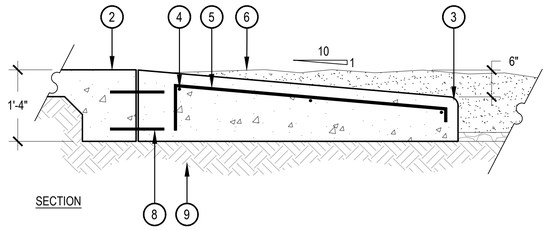
LANDSCAPE DETAILS

SHEET NUMBER
96



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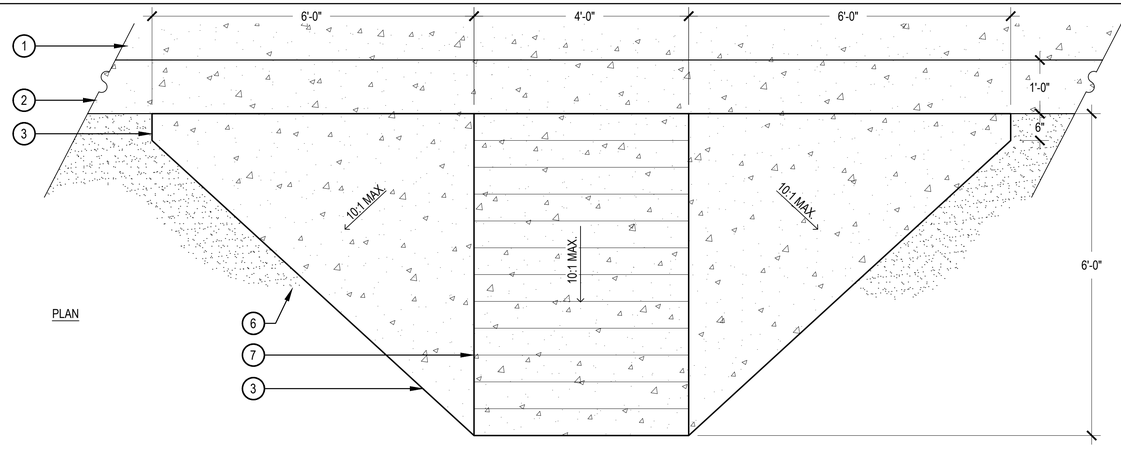


PLAN

1. CONCRETE WALK
2. MONOLITHIC CONCRETE CURB, REFER TO DETAIL 4 , SHEET LP-505
3. 2" RADIUS ON ALL EXPOSED EDGES
4. (3) #4 REBAR
5. #4 REBAR 18" ON CENTER
6. PLAY SAFETY SURFACE, REFER MATERIAL SCHEDULE, SHEET LP-003
7. TOOLED SCORE JOINTS, 6" APART
8. (2) #4 DOWELS 18" ON CENTER
9. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

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

1 PLAYGROUND RAMP

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

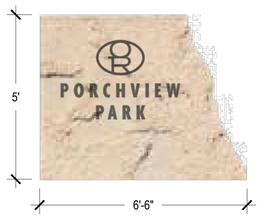
DESCRIPTION: PICNIC TABLE

MANUFACTURER: FOREVER REDWOOD OR APPROVED EQUAL

MODEL: FOREVER PICNIC TABLE WITH ATTACHED BENCHES

COLOR: DOUGLAS FIR OR EQUAL

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



NOTES:
1. THIS DETAIL REPRESENTS DESIGN INTENT ONLY.
2. FINAL SIGN DESIGN SHALL BE APPROVED IN PERMITTING.
3. FINAL MATERIALS AND LETTERING TBD. CONTRACTOR TO CONFIRM PARK NAME WITH LANDSCAPE ARCHITECT PRIOR TO STONE ENGRAVING.

DESCRIPTION: ACCESSIBLE SWING SEAT (8' TOP RAIL_

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

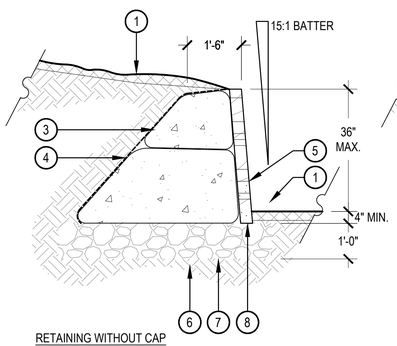
MODEL: ZZXX0892

COLOR: TBD

NOTES: INSTALL PER MANUFACTURER SPECIFICATIONS. ONE SWING TO BE ACCESSIBLE SWING SEAT, SEE DETAIL 6 SHEET 95. CONTRACTOR TO ENSURE PROPER FALL ZONE CLEARANCE AND DEPTH.

2 PICNIC TABLE

NTS



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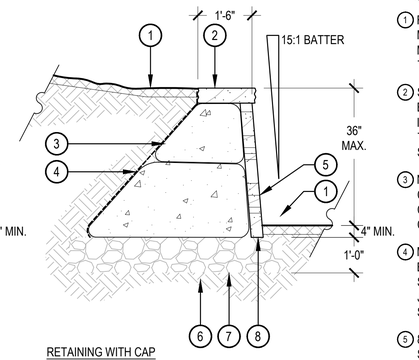

RETAINING WITH CAP

NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. CONTRACTOR TO PROVIDE FULL-SCALE MOCK-UP FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
3. CONCRETE MIX SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI AT 28 DAYS.
4. NO FINES CONCRETE MIX TO BE WET ENOUGH TO FLOW BUT SHALL NOT COAT AGGREGATE. MACHINE IX ONLY, HAND MIXING IS PROHIBITED. PLACE AND COMPACT AS SOON AS POSSIBLE AFTER MIXING.

3 PARK MONUMENT SIGN

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

1. FINISH GRADE, IF WALL IS IN MULCH BED, THE TOP OF MULCH SHALL BE FLUSH WITH TOP OF CAP
2. SILOAM STONE CAP, SNAPPED EDGES, 24"-36"X18"X4", GROUT IN PLACE, 1" OVERHANG TYPICAL. REFER TO MATERIAL SCHEDULE
3. NO FINES CONCRETE, ASTM C150, TYPE I/II, IN LIFTS PER CONTRACTOR. MASONRY CEMENT IS NOT ACCEPTABLE.
4. MIRIFI 140N FILTER FABRIC OR EQUAL, ALONG ENTIRE BACK SIDE OF WALL, OVERLAP ALL JOINTS 10" MINIMUM AND STAPLE
5. 8"-30"X4"X2"-8" DRYSTACK STONE, SET IN NO FINES CONCRETE, ASHLAR PATTERN. REFER TO MATERIAL SCHEDULE SHEET LP-003
6. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
7. COMPACTED AGGREGATE BASE COURSE TO 95% STANDARD PROCTOR DENSITY, $\frac{3}{4}$" SINGLE SIZE.
8. SET STONE 4" MIN. BELOW GRADE

4 SWINGS

NTS

5 DRY LAID STONE WALL

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

CHECKED BY:
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NOT FOR CONSTRUCTION

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