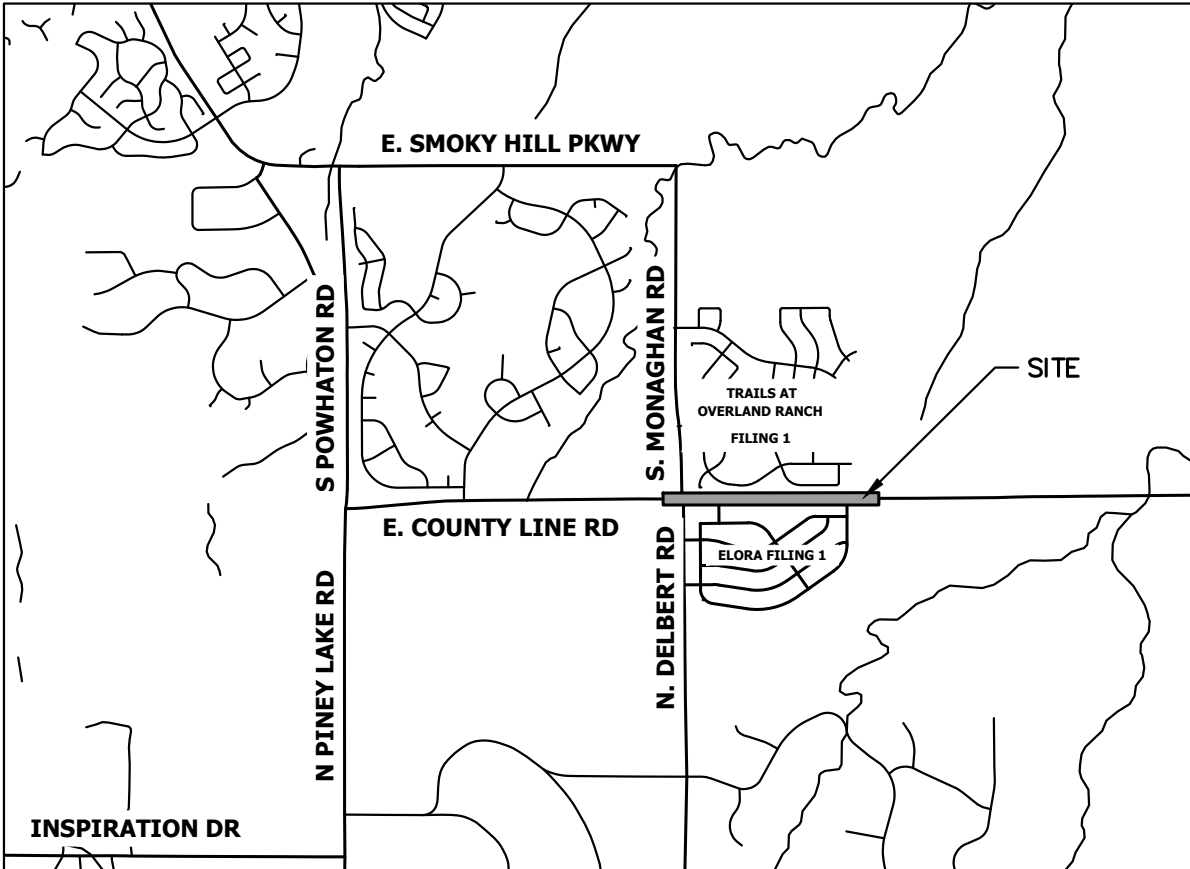


E. COUNTY LINE ROAD
INFRASTRUCTURE SITE PLAN

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
E. COUNTY LINE ROAD ISP

GENERAL NOTE

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THE ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2017.
3. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED WITHIN THE MEDIAN SHALL BE INSTALLED UPON COMPLETION OF THE COUNTY LINE ROAD CONSTRUCTION AS SHOWN IN THESE PLANS.
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. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
7. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSERVED 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 THE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
8. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
9. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT. AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
10. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
11. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
12. (APPLICANT/OWNER NAME, ADDRESS, PHONE) SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COST FOR THE INTERSECTION OF JEWELL AVENUE AND KEWAUNEE STREET AND THE INTERSECTION OF JEWELL AVENUE AND SOUTH MUSCADINE WAY, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPROMISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 126-38 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.
13. APPLICANT SHALL PROVIDE 3" CONDUIT FOR FUTURE FIBER WITH PULL BOXES @ MAX 750' SPACING ALONG ALL ARTERIAL STREETS. LOCATE PULL BOXES AT MINIMUM AT PROPOSED CONDUIT ENDS, AND AT ONE CORNER OF EACH INTERSECTION.
14. A 50' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: COLORADO INTERSTATE GAS) OR PETROLEUM (EXAMPLE: PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL (OR EAVE LINE) OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 53, U.S. DEPARTMENT OF TRANSPORTATION, 10-1-99 EDITION, CFR-49, SECTION 195-210, SUBSECTION (B); NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN CFR-49, SECTION 195-210 AND SECTION 195-248.
15. STREET LIGHTS, IF REQUIRED, ARE INSTALLED AND FUNDED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
16. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
17. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
18. 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. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
20. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
21. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN AFFIRMING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 -1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT.
22. PARKS, RECREATION & OPEN SPACE PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT AND DISTRICT SERVICE PLANS BY THE CITY OF AURORA SHALL BE OPEN TO THE GENERAL PUBLIC.
23. EMERGENCY INGRESS AND EGRESS - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING -FIRE LANE".



VICINITY MAP

1"=3000'

SHEET INDEX

1	COVER SHEET
2	CONTEXT MAP & TYPICAL SECTION
3-4	EXISTING CONDITIONS PLAN
5-9	SITE PLAN
10-11	OVERALL UTILITY PLAN
12-16	GRADING PLAN & UTILITY PLAN
17-21	SIGNAGE & STRIPING PLANS
22-45	LANDSCAPE PLANS

PROJECT DATA

E. COUNTY LINE RD.	
ADJACENT ZONING CLASSIFICATION	R-2
LANDSCAPE AREA (ACRES)	0.53
AURORA RIGHT-OF-WAY (ACRES)	4.1
ELBERT COUNTY RIGHT-OF-WAY (ACRES)	4.1
PUBLIC ROW AREA (ACRES)	8.2

SIGNATURE BLOCK

LEGAL DESCRIPTION: PER ADJACENT PLAT

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 _____

AMENDMENTS:

ADJACENT DEVELOPER

JEN COLORADO 19, LLC
680 5TH AVE FL 25
NEWYORK, NY 10019
CONTACT: JERRY RICHMOND
(303) 267-6255

ADJACENT DEVELOPER

MU ELORA, LLC
5900 E. BELLEVUE AVE, SUITE 300
GREENWOOD VILLAGE, CO 80111
CONTACT: DANIEL SHELTON
(303) 771-1500

CIVIL ENGINEER
SURVEYOR

JR ENGINEERING, LLC
7200 SOUTH ALTON WAY, SUITE C400
CENTENNIAL, CO 80112
CONTACT: KURTIS WILLIAMS
(303)-267-6190

LANDSCAPE/PLANNER

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
CONTACT: JOHN NORRIS
(303) 892-1166

LIGHTING/PHOTOMETRICS TRAFFIC ENGINEERING

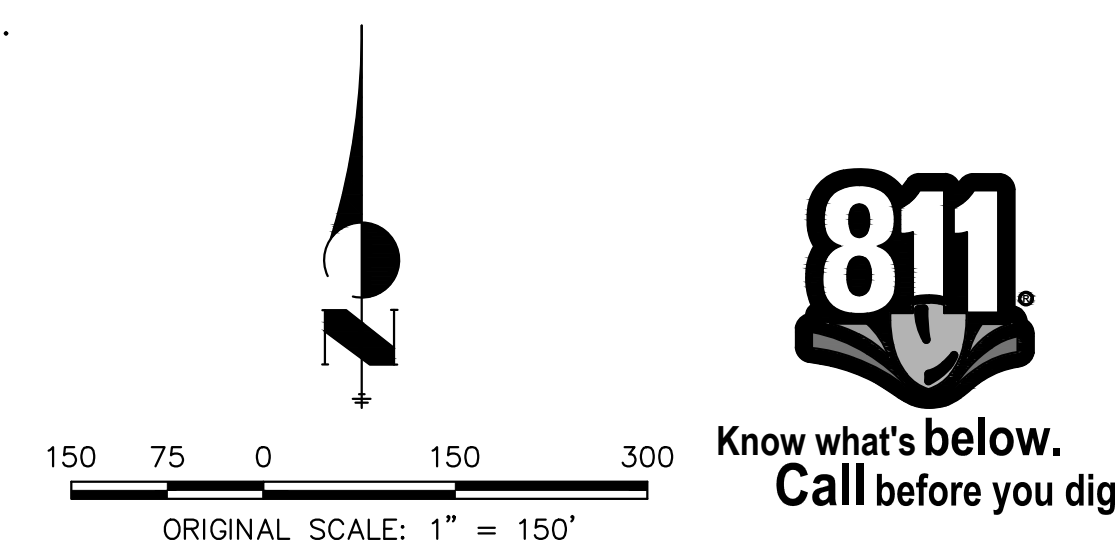
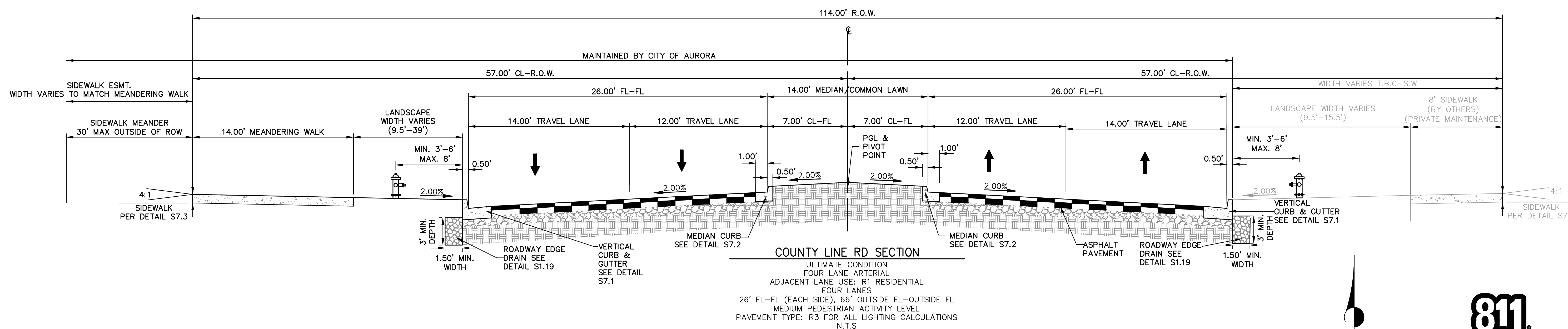
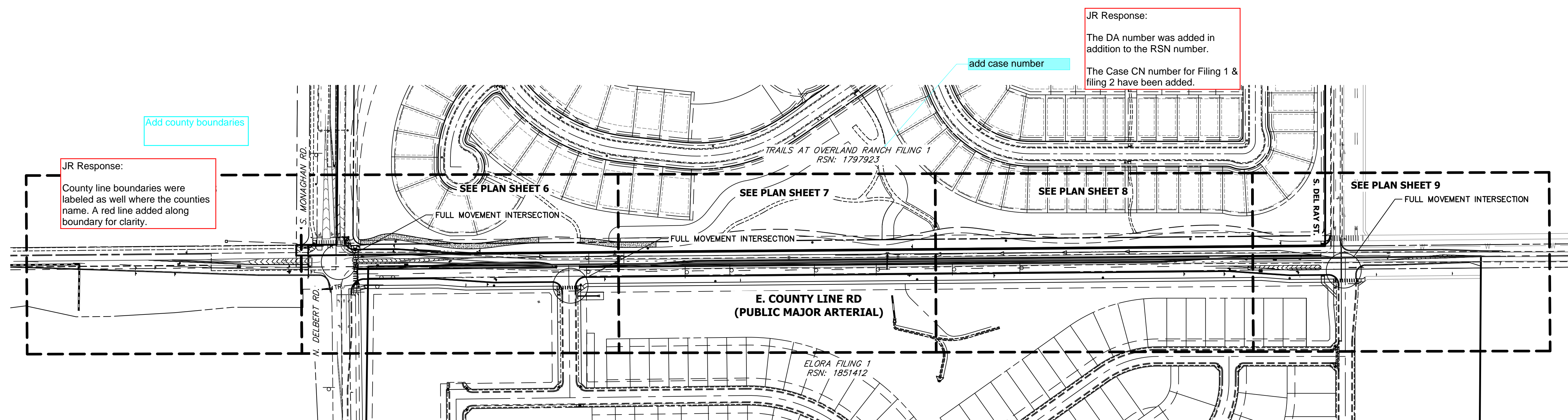
STUDIO LIGHTNING
ENGINEERING & PLANNING
BAILEY, CO 80421
CONTACT: JACOB BENNEFIELD
(303) 242-1572

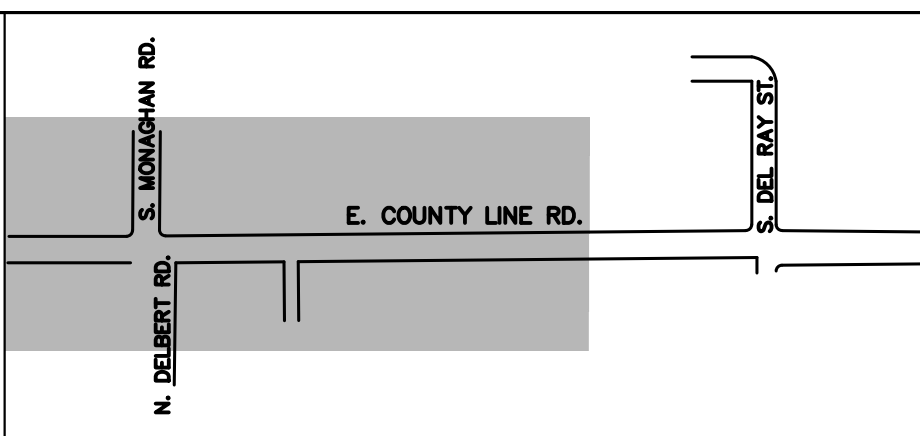
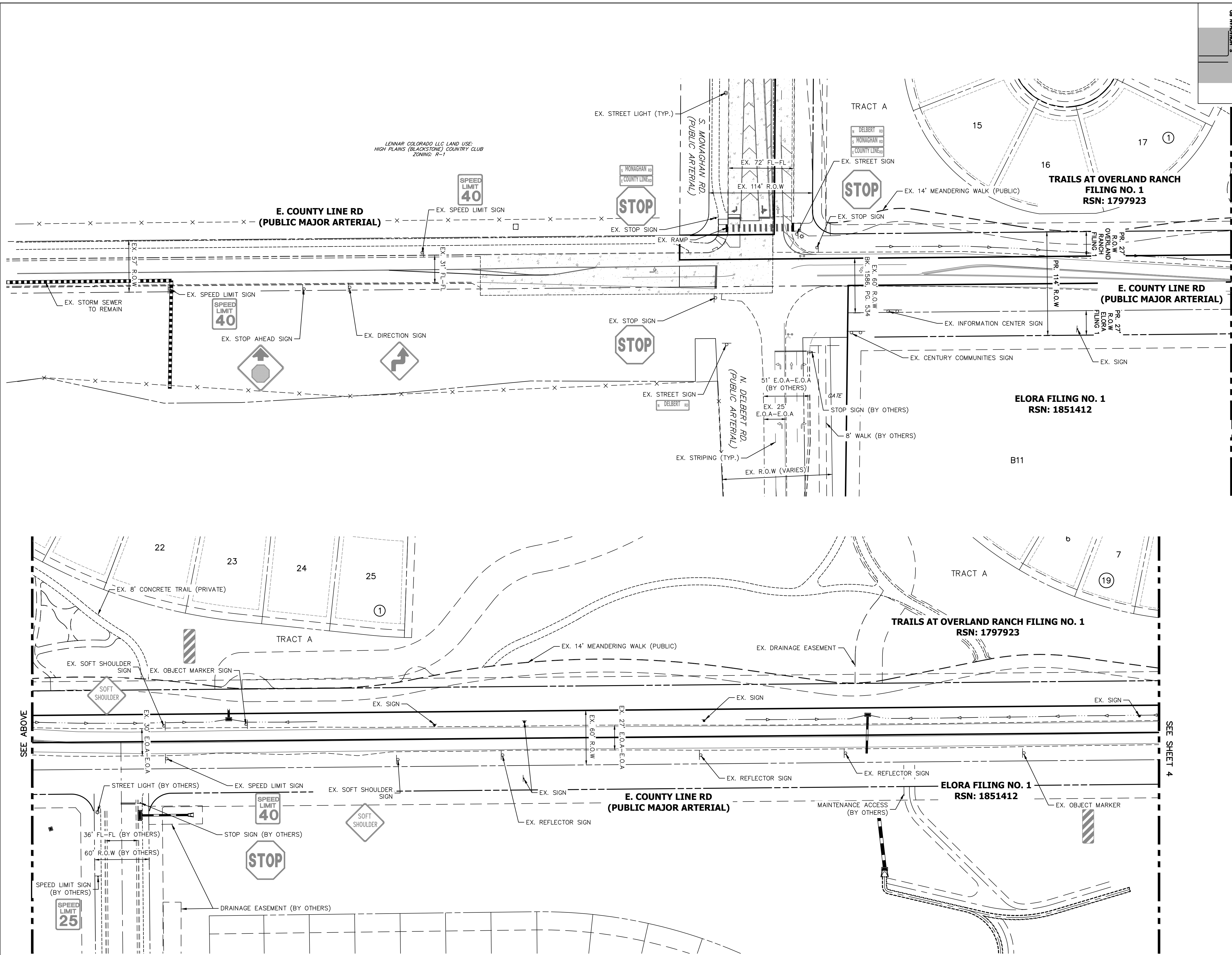
ALDRIDGE TRANSPORTATION
ENGINEERING & PLANNING
1082 CHIMNEY ROCK ROAD
HIGHLANDS RANCH, CO 80126
CONTACT: JOHN ALDRIDGE
(303) 703-9112



DATE: _____

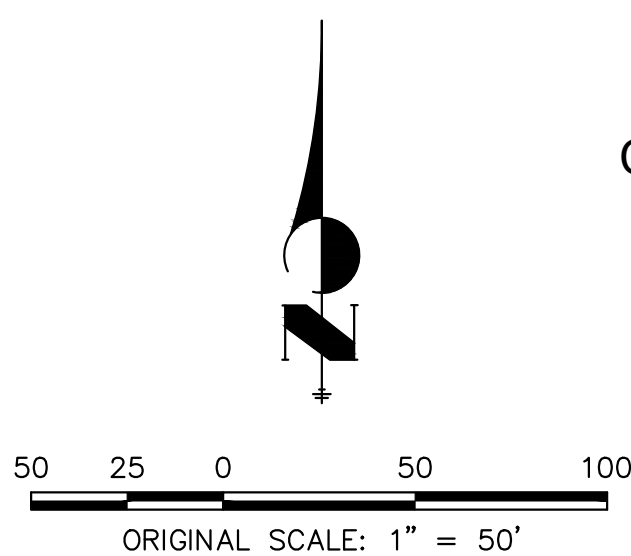
2





LEGEND

- SEE BELOW
- 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
 - FENCE LINE
 - TOP OF SLOPE
 - TOE OF SLOPE
 - 100YR SWALE
 - PROP. STREET LIGHT
 - EX. STREET LIGHT
 - PROP. SIGN
 - EX. SIGN
 - EX. FIRE HYDRANT
 - PROP. FIRE HYDRANT
 - PROP. STORM MANHOLE
 - EX. STORM MANHOLE
 - PROP. INLET
 - EX. CONCRETE SIDEWALK
 - PROP. CONCRETE SIDEWALK
 - BARRICADE
 - SIDEWALK EASEMENT
 - GAS EASEMENT
 - UTILITY EASEMENT
 - ELECTRICAL EASEMENT
 - DRAINAGE EASEMENT
 - ACCESS EASEMENT
 - E.O.C
 - S.D.E.



Know what's below.
Call before you dig.

E. COUNTY LINE RD.
EXISTING CONDITIONS

OWNER:
JEN COLORADO 19

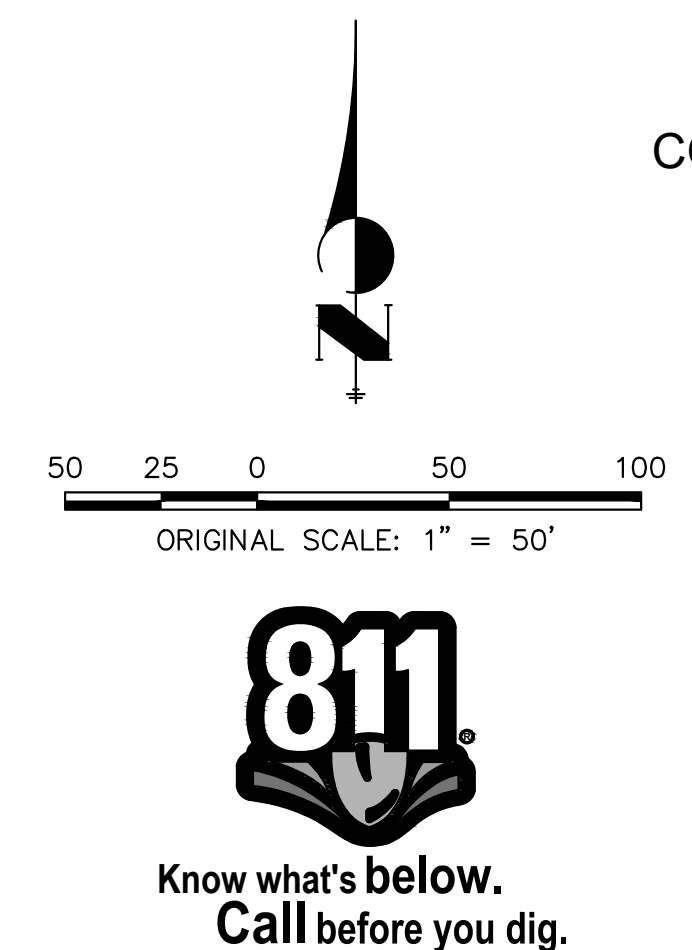
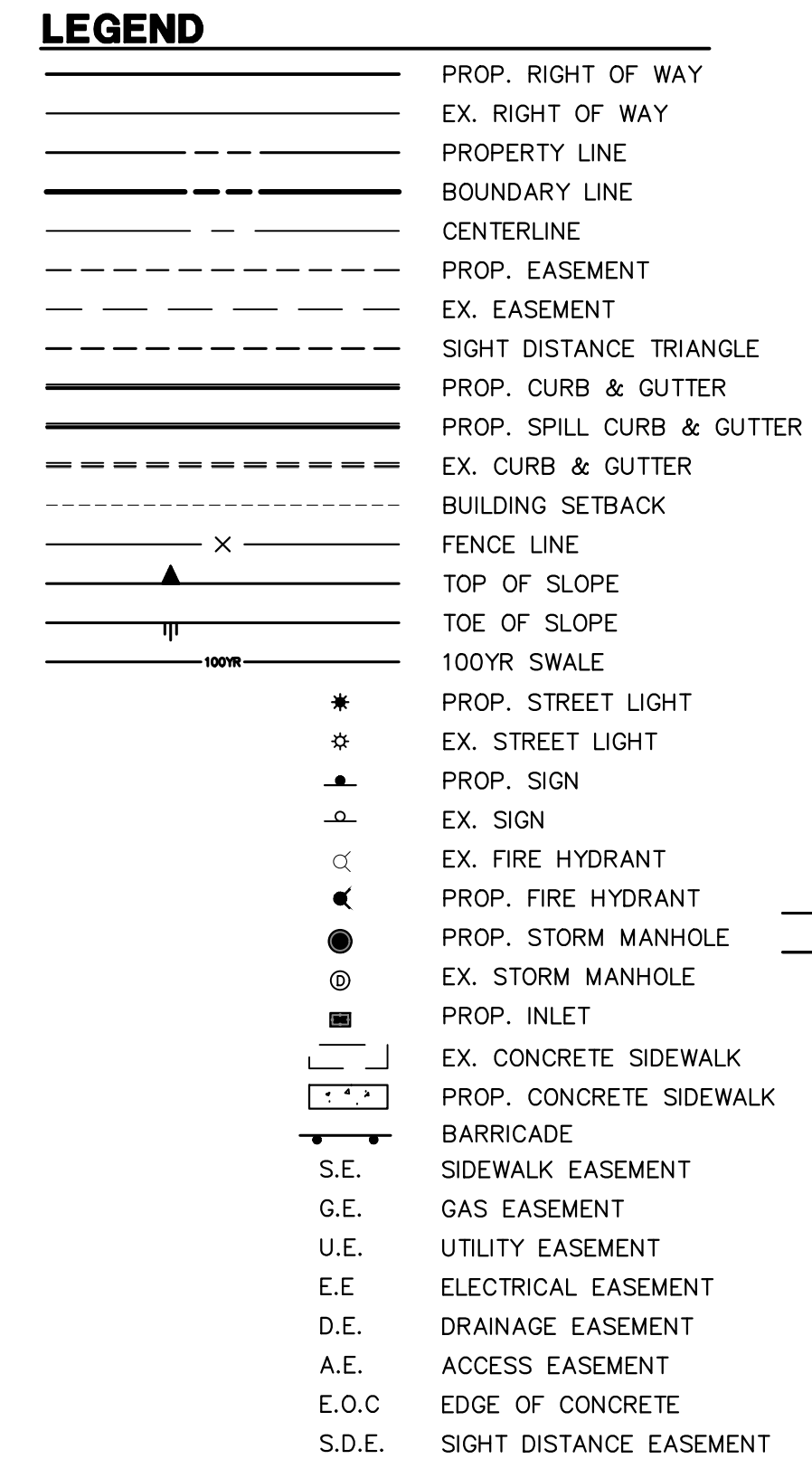
NOT FOR
CONSTRUCTION

11/27/24

DATE:

SHEET TITLE:

EXISTING
CONDITIONS PLAN



ATE:

SHEET TITLE:

EXISTING CONDITIONS PLAN

4



	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
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	TOE OF SLOPE
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	PROP. FIRE HYDRANT
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	EX. STORM MANHOLE
	PROP. INLET
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	BARRICADE
	SIDEWALK EASEMENT
	G.S. EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT

E. COUNTY LINE RD.

SITE PLAN
AURORA, CO

OWNER:
COLORADO 19

NOT FOR
CONSTRUCTION

1/27/24

DATE:

SHEET TITLE:

SITE PLAN

5

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

**E. COUNTY LINE ROAD
(PUBLIC MAJOR ARTERIAL)**

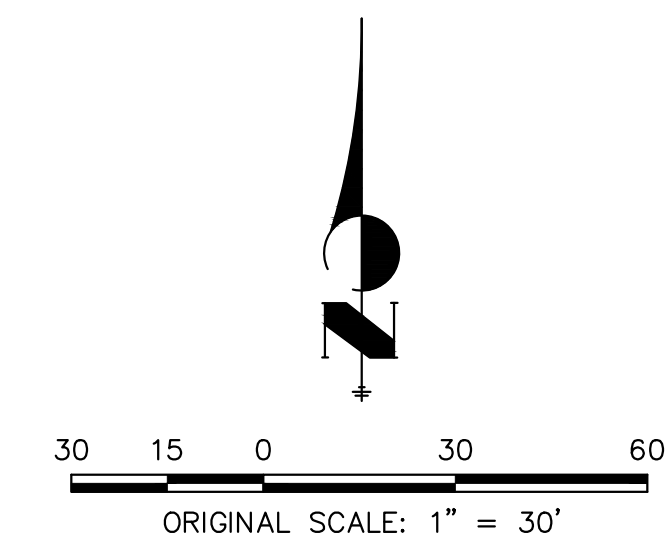
DOUGLAS COUNTY

GENERAL NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.210.
2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
3. 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.
4. ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
5. WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING CURB STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".
6. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

NOTE:

1. DOUGLAS COUNTY IS RESPONSIBLE FOR IMPROVEMENTS MADE TO THE WEST LEG OF THE S. MONAGHAN RD./DELBERT RD. AND E. COUNTY LINE RD. INTERSECTION DUE TO A PRIOR AGREEMENT BETWEEN THE ELORA PROPERTY OWNER AND DOUGLAS COUNTY.



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A Westrian Company

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

CHECKED BY: DRC
DRAWN BY: JM

CHECKED BY: JRC
DRAWN BY: JM

GENERAL NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
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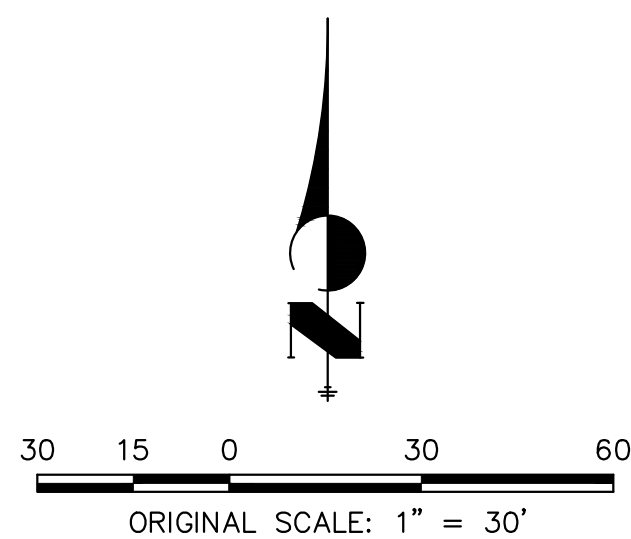
JR Response:

A hatch was included to demonstrate the IGA that will apply to the area mentioned in the notes.

NOTE:

1. DOUGLAS COUNTY IS RESPONSIBLE FOR IMPROVEMENTS MADE TO THE WEST LEG OF THE S. MONAGHAN RD./DELBERT RD. AND E. COUNTY LINE RD. INTERSECTION DUE TO A PRIOR AGREEMENT BETWEEN THE ELORA PROPERTY OWNER AND DOUGLAS COUNTY.

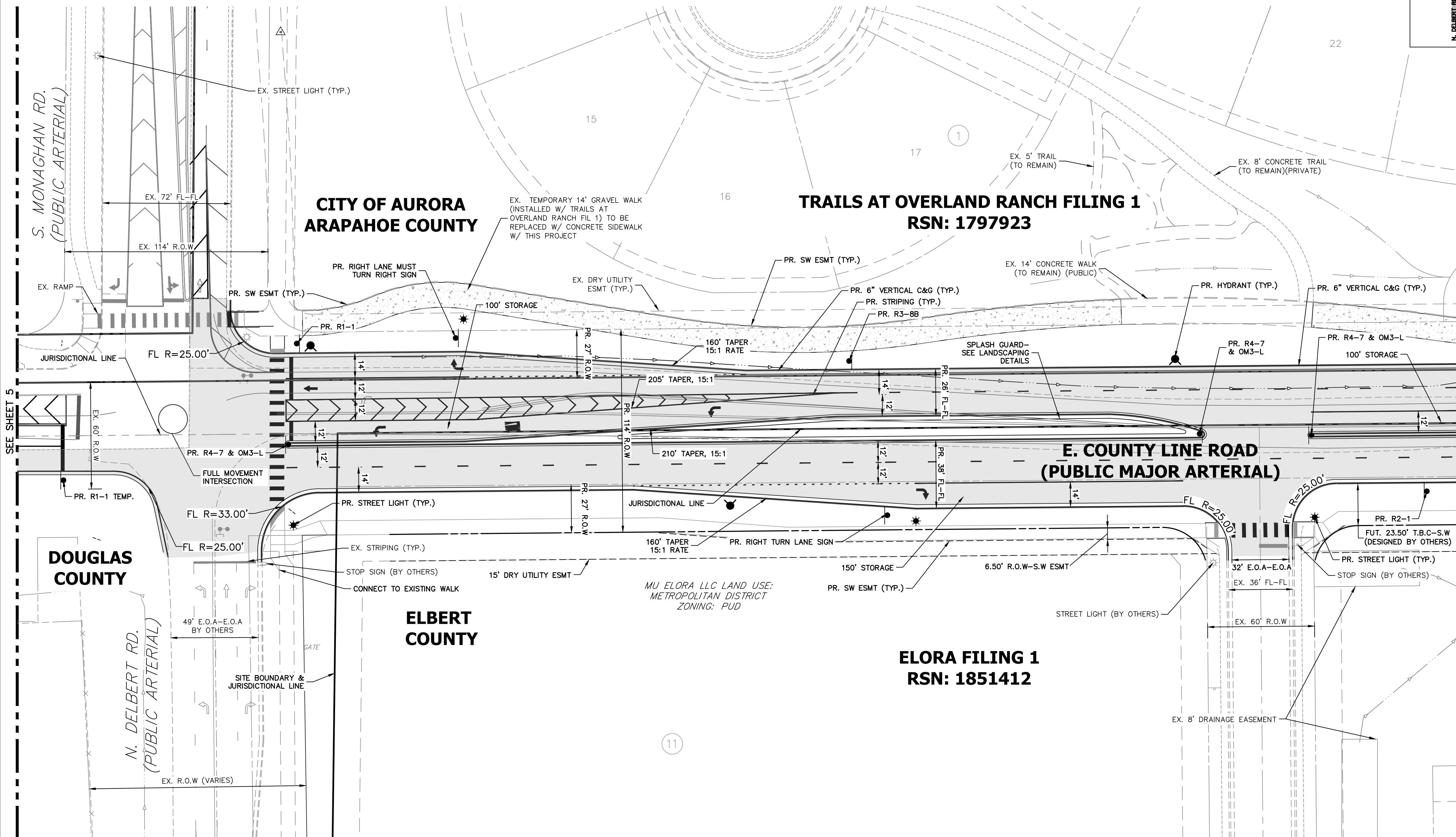
Identify the IGA that will apply to this area.



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

SITE PLAN



KEY MAP
SCALE: N.T.S.

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
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROP. STREET LIGHT
	EX. STREET LIGHT
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	EX. SIGN
	EX. FIRE HYDRANT
	PROP. FIRE HYDRANT
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	EX. STORM MANHOLE
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	EX. CONCRETE SIDEWALK
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	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	E.O.C
	EDGE OF CONCRETE
	S.D.E.
	SIGHT DISTANCE EASEMENT

NOT FOR
CONSTRUCTION

11/27/24

DATE:

SHEET TITLE:

E. COUNTY LINE RD.
SITE PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

J-R ENGINEERING
A Westrian Company

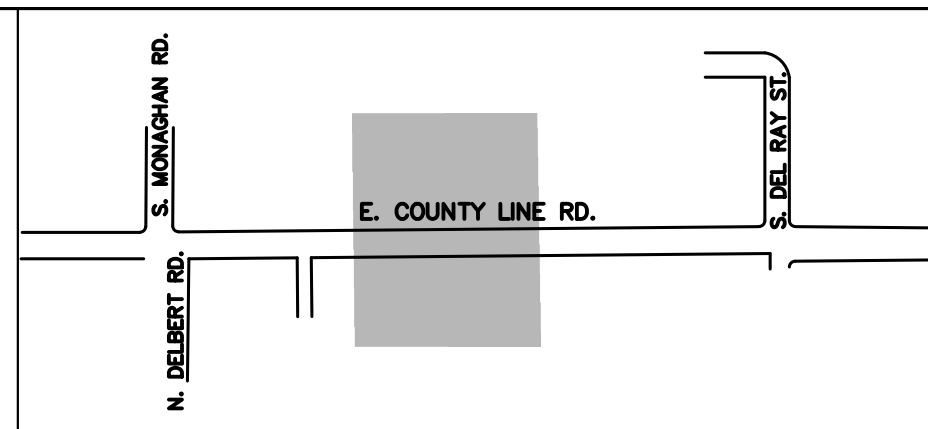
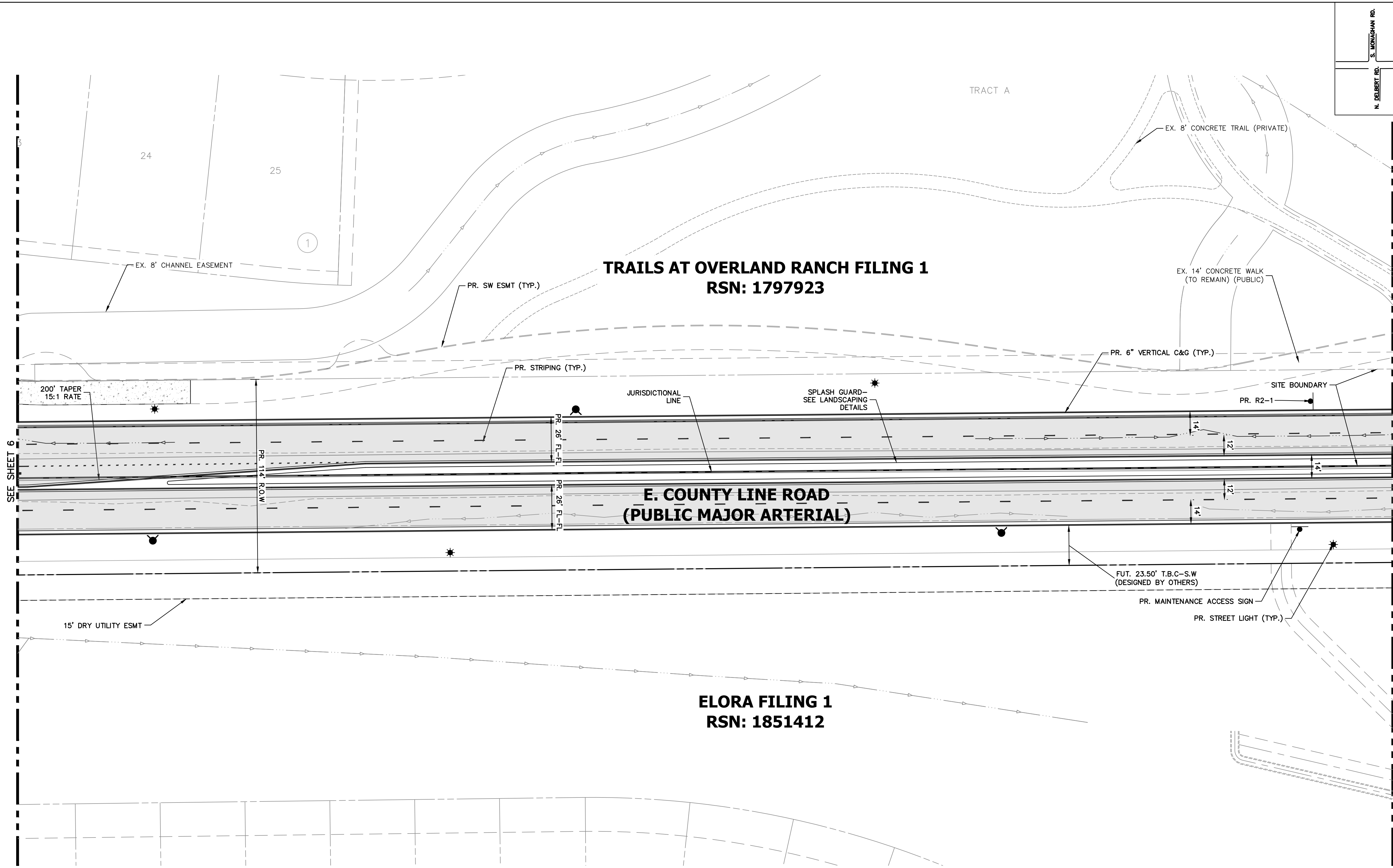


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CHECKED BY: DRC
DRAWN BY: JM

GENERAL NOTES:

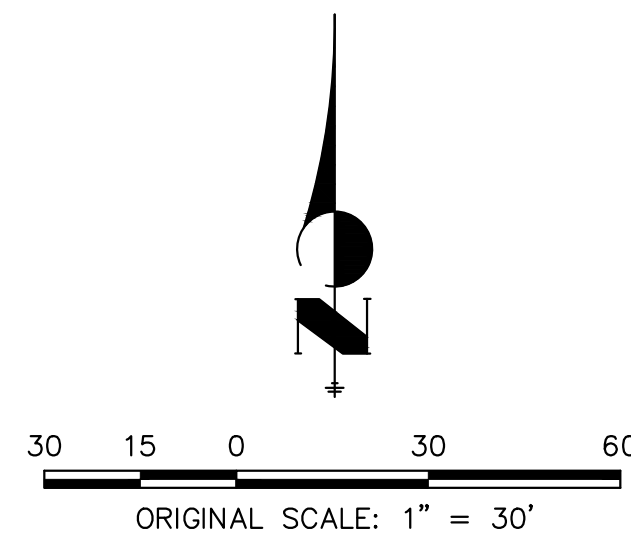
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
3. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
4. ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
5. WHERE FIRE HYDRANTS ARE LOCATED ALONG STREETS USING ON-STREET PARKING, A 20' MINIMUM SECTION IN FRONT OF A FIRE HYDRANT MUST BE VISUALLY DESIGNATED AS "NO ON-STREET PARKING".
6. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.



KEY MAP
SCALE: N.T.S.

LEGEND

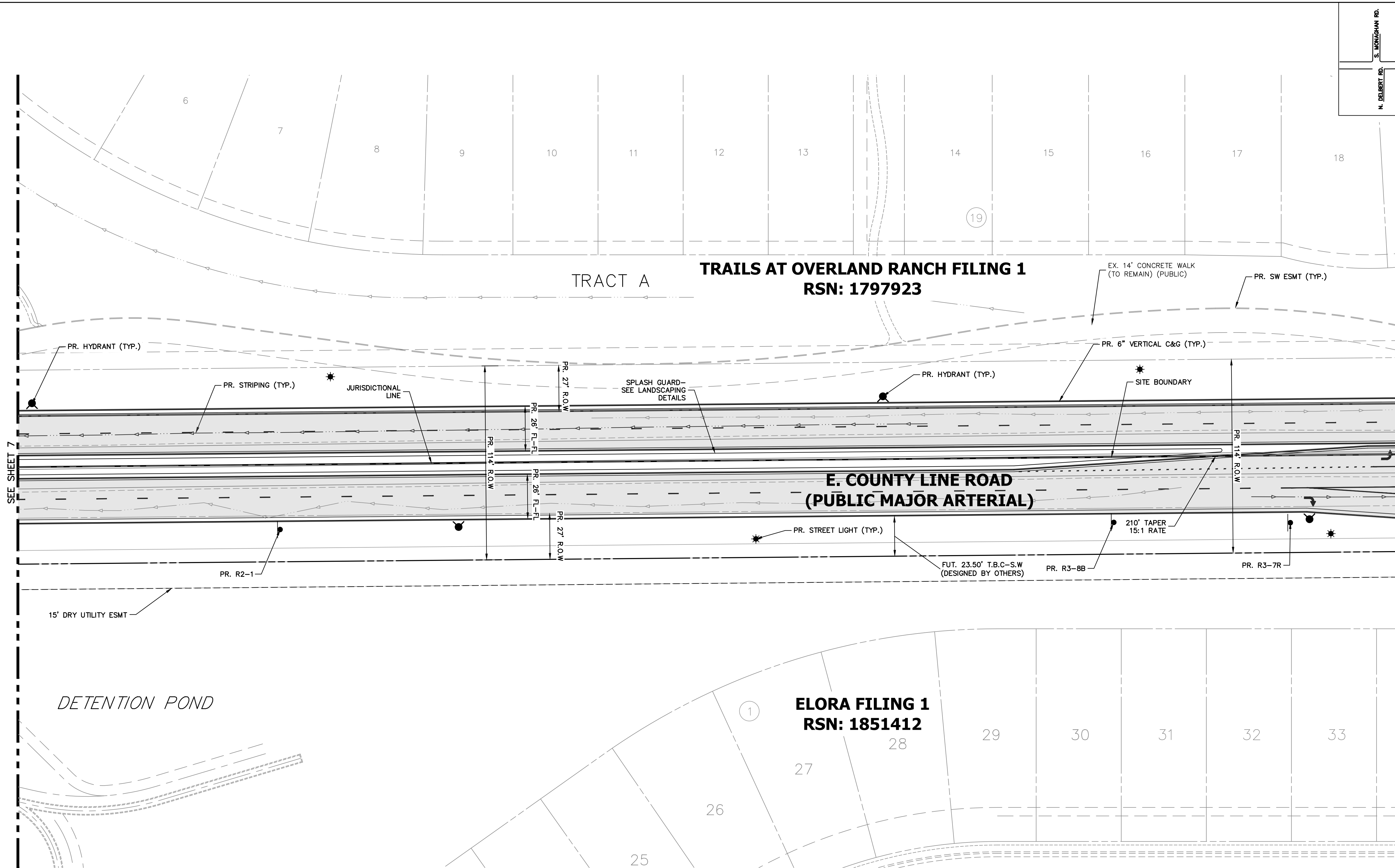
	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	BARRICADE
	SIDEWALK EASEMENT
	G.E. GAS EASEMENT
	U.E. UTILITY EASEMENT
	E.E. ELECTRICAL EASEMENT
	D.E. DRAINAGE EASEMENT
	A.E. ACCESS EASEMENT
	E.O.C. EDGE OF CONCRETE
	S.D.E. SIGHT DISTANCE EASEMENT



CHECKED BY: DRC
DRAWN BY: JM

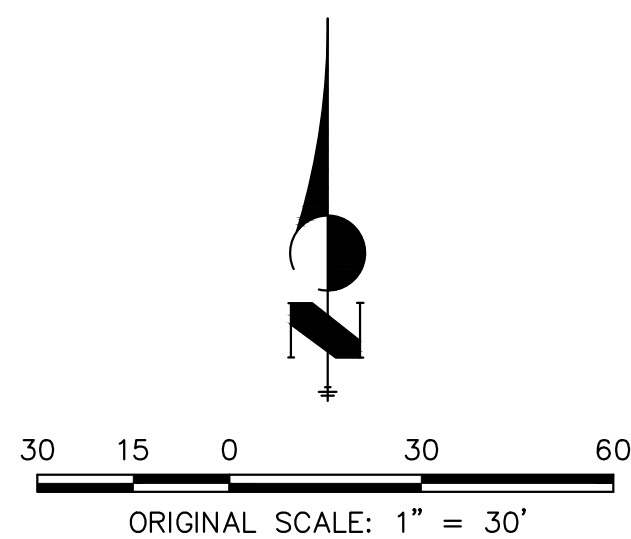
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6. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.



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
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	BARRICADE
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT



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E. COUNTY LINE RD.
SITE PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

NOT FOR
CONSTRUCTION

11/27/24

DATE:

SHEET TITLE:

SITE PLAN

CHECKED BY:
DRAWN BY:

JM

GENERAL NOTES:

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SEE SHEET 8

TRAILS AT OVERLAND RANCH FILING 1 RSN: 1797923

TRACT A

FUT. TRAILS AT OVERLAND RANCH FILING 2 RSN: 1822321

TRACT A

ELORA FILING 1 RSN: 1851412

35

36

S. DEL RAY ST.
(PUBLIC COLLECTOR)

E. COUNTY LINE ROAD (PUBLIC MAJOR ARTERIAL)

MICHAEL DEE HOGGE LAND USE:
RESIDENTIAL
ZONING: RA

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
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	EX. SIGN
	EX. FIRE HYDRANT
	PROP. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	BARRICADE
	SIDEWALK EASEMENT
	GAS EASEMENT
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT

OWNER:
JEN COLORADO 19

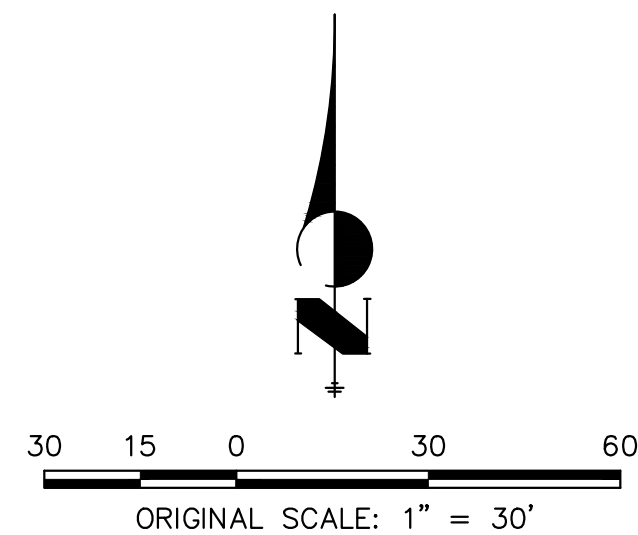
NOT FOR
CONSTRUCTION

11/27/24

DATE:

SHEET TITLE:

SITE PLAN



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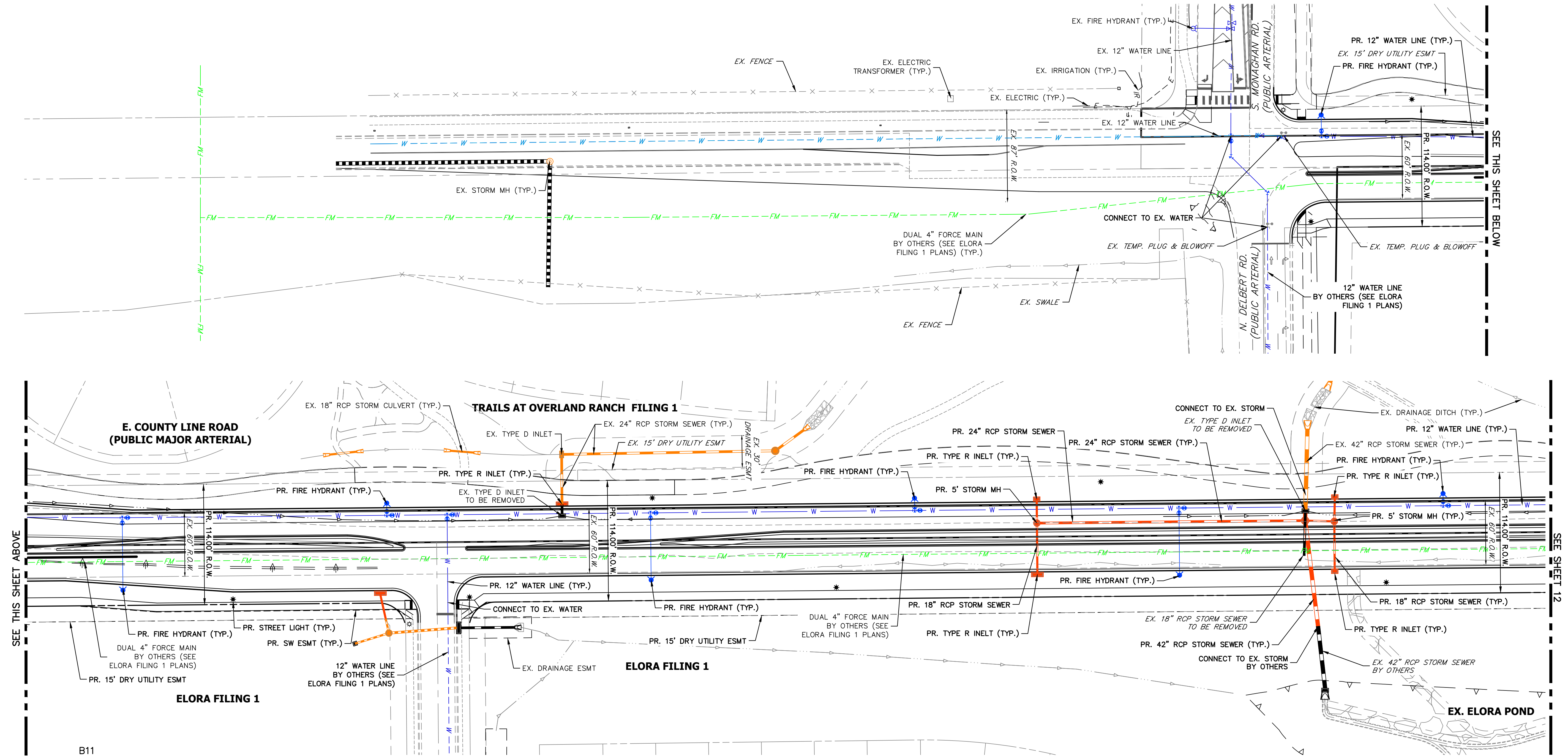


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CHECKED BY: DRC
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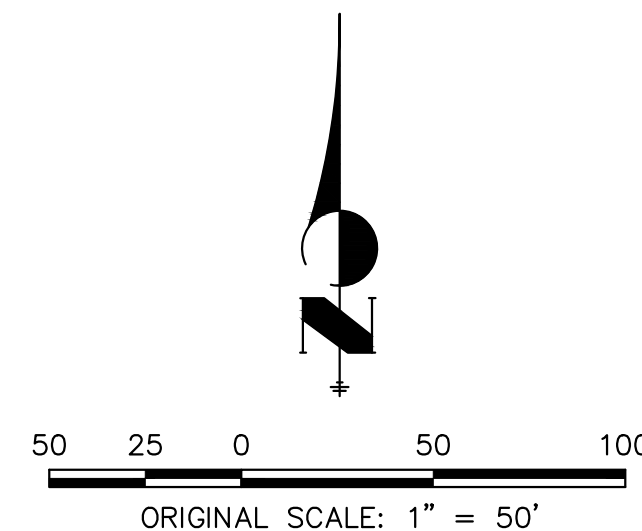


LEGEND

6-8" WATER LINE		EXISTING WATER	
12" WATER LINE		EXISTING SAN	
8" SANITARY LINE		EXISTING STORM PIPE	
12" SANITARY LINE			
15" SANITARY LINE			
DUAL 6" FORCE MAIN			
STORM PIPE			

NOTE:

- DOUGLAS COUNTY IS RESPONSIBLE FOR IMPROVEMENTS MADE TO THE WEST LEG OF THE S. MONAGHAN RD./DELBERT RD. AND E. COUNTY LINE RD. INTERSECTION DUE TO A PRIOR AGREEMENT BETWEEN THE ELORA PROPERTY OWNER AND DOUGLAS COUNTY.

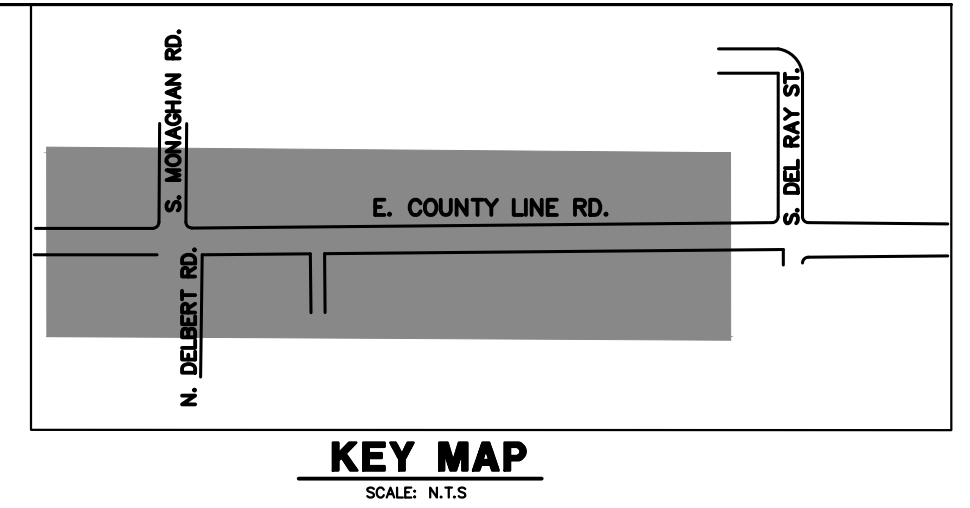


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E. COUNTY LINE RD.
OVERALL UTILITY PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

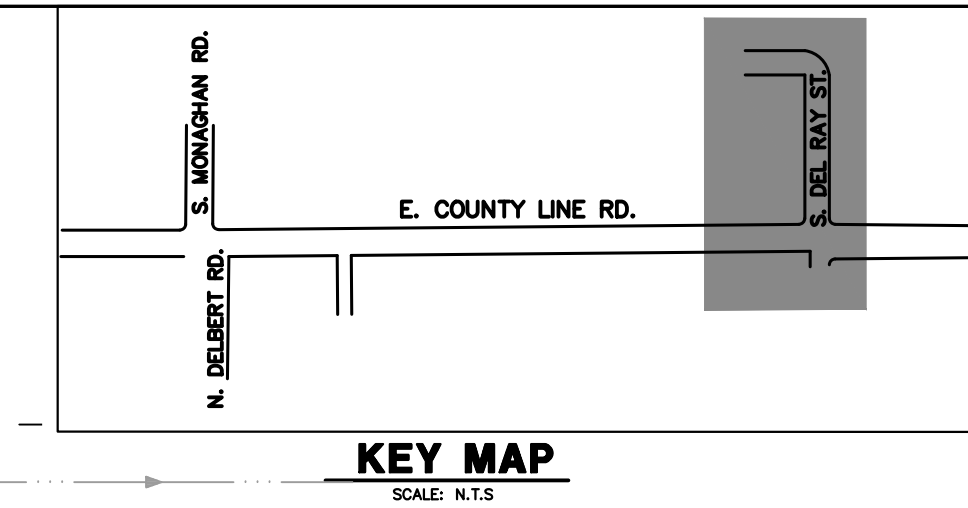
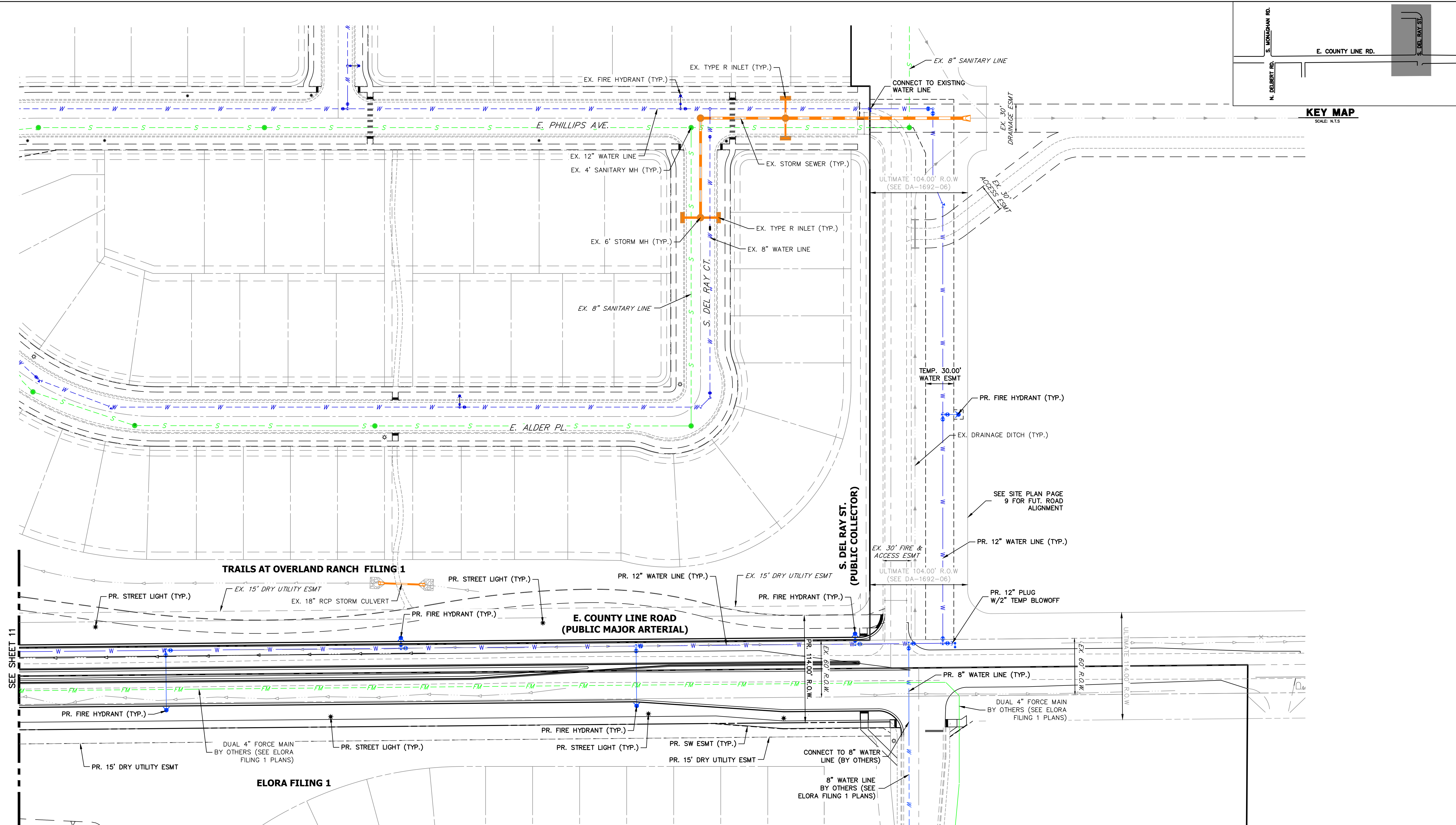
NOT FOR
CONSTRUCTION

11/27/24

DATE:

SHEET TITLE:

OVERALL
UTILITY PLAN



LEGEND			
6-8" WATER LINE	— W — W — W —	EXISTING WATER	— W — W —
12" WATER LINE	— W — W — W —	EXISTING SAN	— S — S —
8" SANITARY LINE	— S — S — S —	EXISTING STORM PIPE	— — — —
12" SANITARY LINE	— S — S — S —		
15" SANITARY LINE	— S — S — S —		
DUAL 6" FORCE MAIN	— S — S — S —		
STORM PIPE	— — — —		

0 25 50 100
ORIGINAL SCALE: 1" = 50'

Know what's below.
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CHECKED BY: DRC
DRAWN BY: JM

LEGEND

	6" VERTICAL CATCH CURB W/ 1' GUTTER
	6" VERTICAL SPILL CURB W/ 1' GUTTER
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED ELECTRIC LINE
	PROPOSED GAS LINE
	PROPOSED TOP OF SLOPE
	PROPOSED TOE OF SLOPE
	PROPOSED EASEMENT
	PROPOSED GRASS SWALE

	PROPOSED MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
	EXISTING CURB & GUTTER
	EXISTING GASLINE
	EXISTING WATERLINE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING ELECTRIC LINE
	EXISTING EDGE OF ASPHALT
	EXISTING EDGE OF CONCRETE
	EXISTING RIGHT-OF-WAY

	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EFFECTIVE 100YR FLOOD PLAIN
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR

	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED LIGHT
	PROPOSED VALVE
	PROPOSED MH

	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT
	EXISTING SIGN

GENERAL NOTES

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

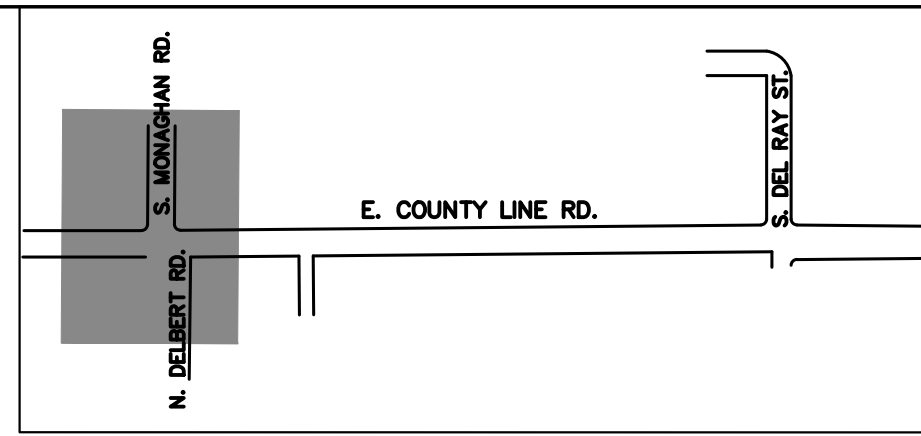


15 0 30 60
ORIGINAL SCALE: 1" = 30'

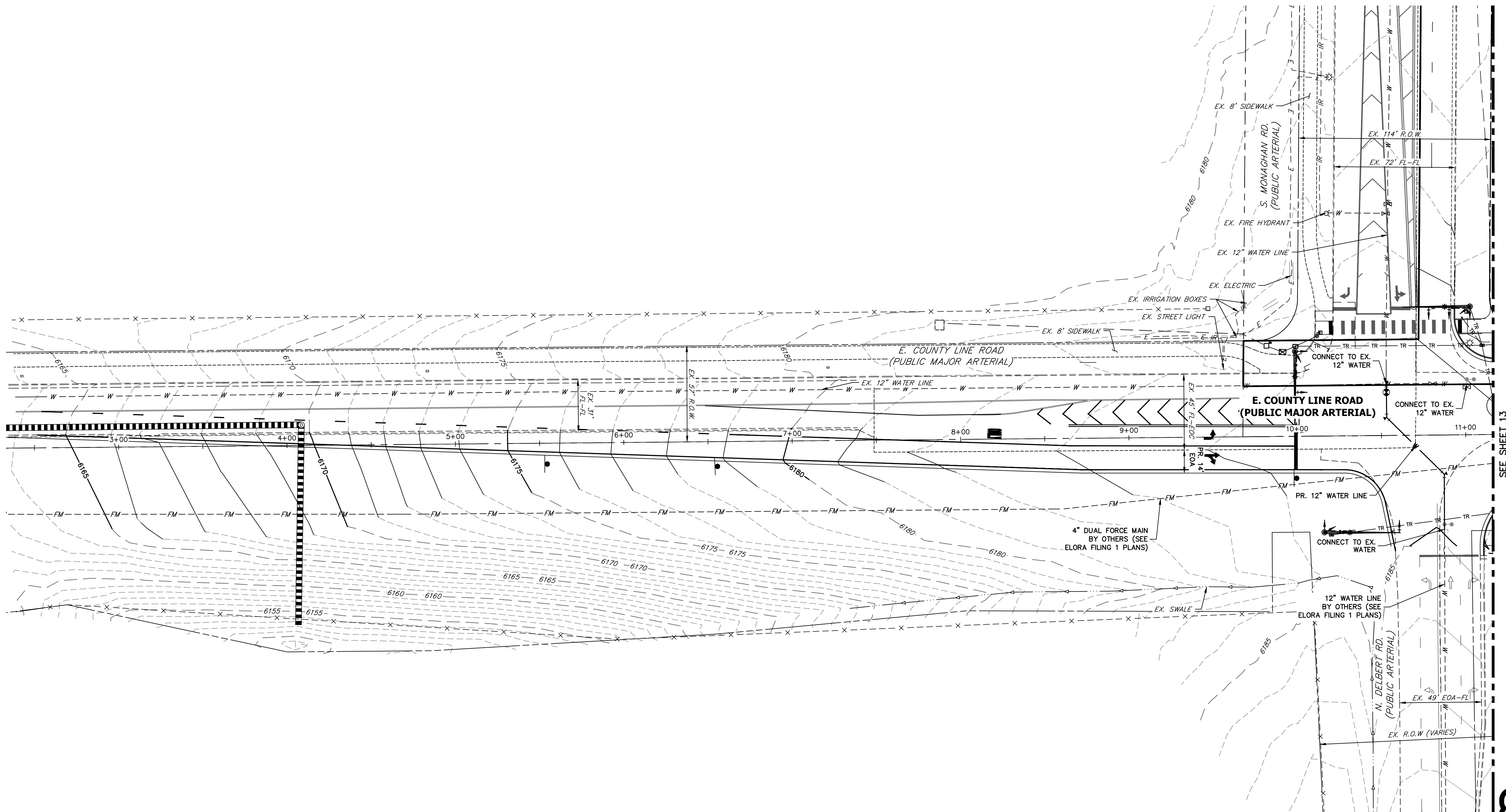


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KEY MAP
SCALE: N.T.S.



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DATE:

SHEET TITLE:
GRADING PLAN &
UTILITY PLAN

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E. COUNTY LINE RD.
GRADING PLAN
AURORA, CO

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OWNER:
JEN COLORADO 19

CHECKED BY: JMC
DRAWN BY: JMC

LEGEND

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

GENERAL NOTES

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- ALL SANITARY AND STORM MANHOLES THAT ENCR OACH ON CURBS SHALL HAVE LIDS ROTATED AWAY FROM THE CURB.
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%; MINIMUM SLOPE ON ASPHALT IS 1%; AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1; THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- COUNTY LINE RD IMPROVEMENTS WILL BE COMPLETED WITH THE COUNTY LINE ISP (THIS INFRASTRUCTURE ISP) SUBMITTED CONCURRENTLY WITH TRAILS AT OVERLAND RANCH FILING 2.

30 15 0 30 60
ORIGINAL SCALE: 1" = 30'



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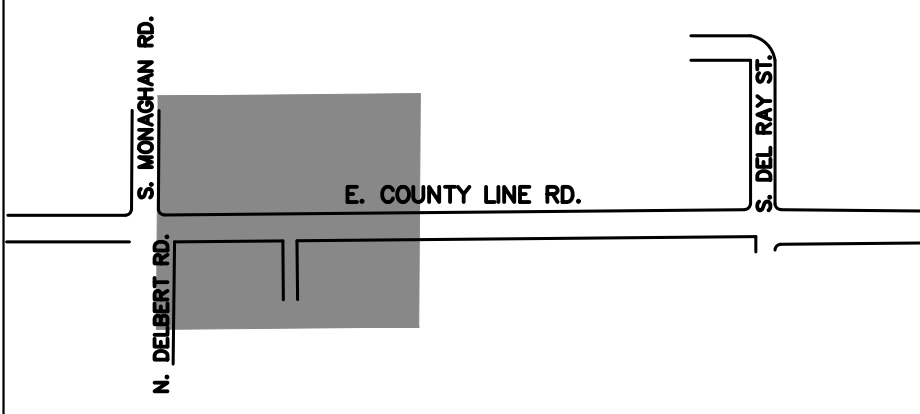
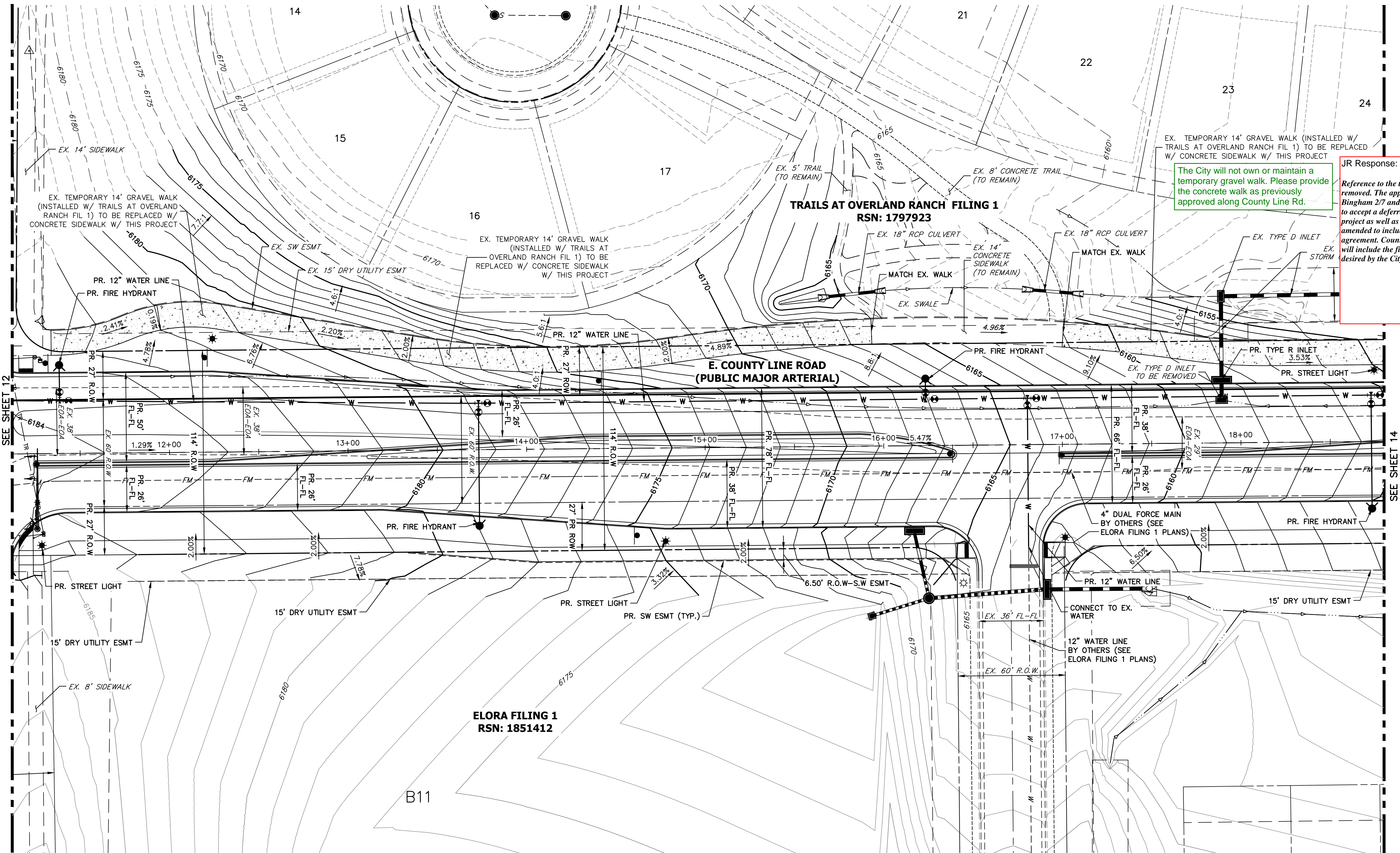
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SHEET TITLE:
GRADING PLAN &
UTILITY PLAN



The City will not own or maintain a temporary gravel walk. Please provide the concrete walk as previously approved along County Line Rd.

JR Response:

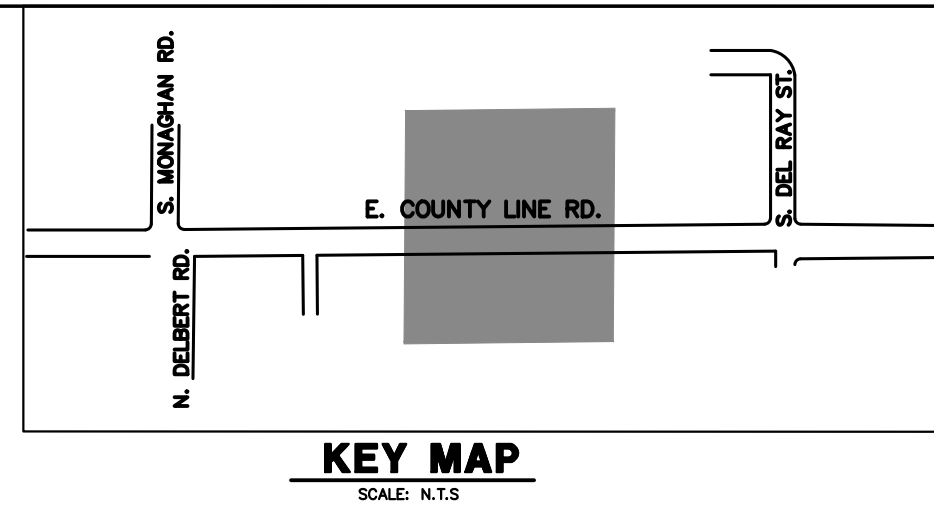
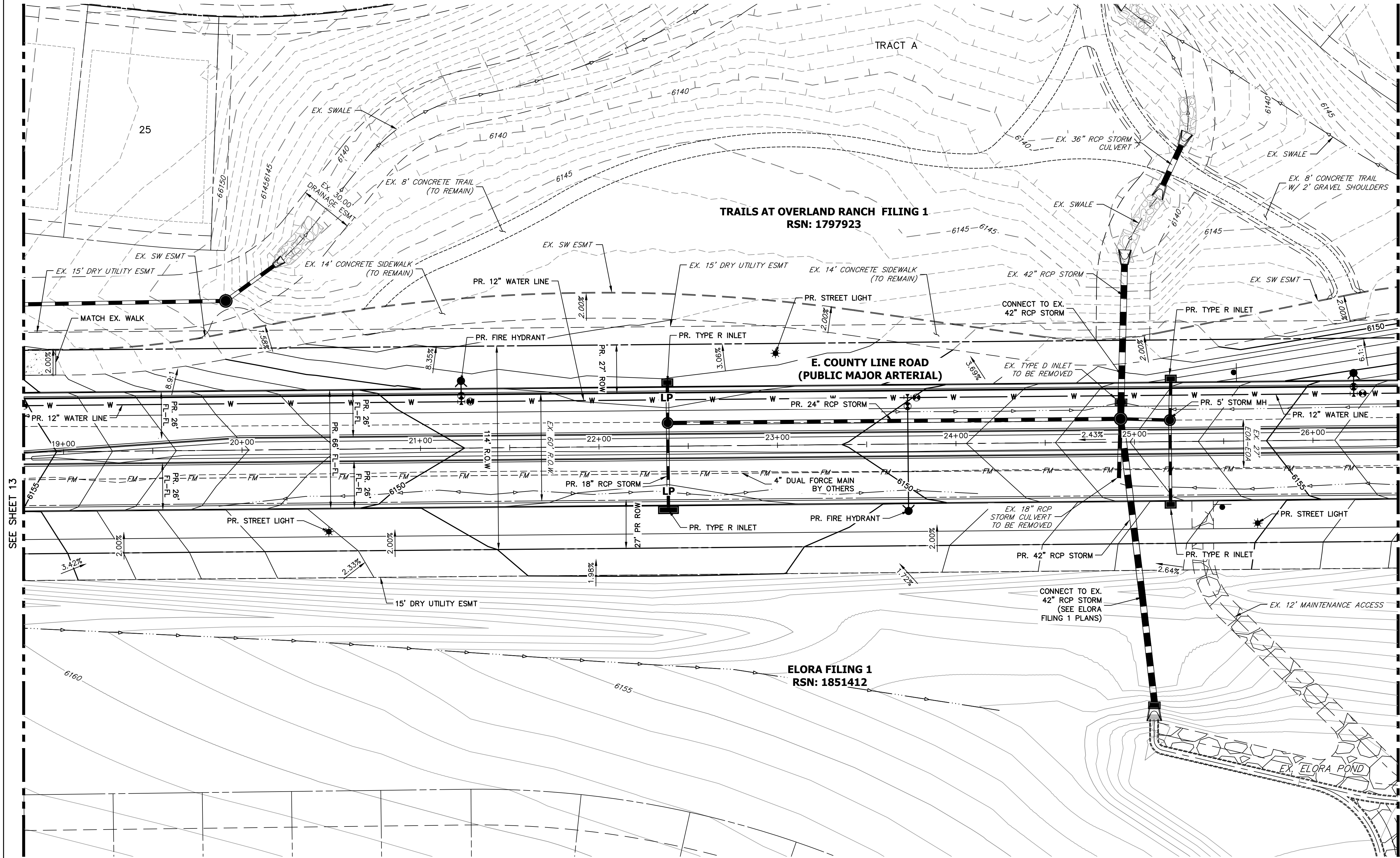
Reference to the temporary gravel walk has been removed. The applicant team met with Julie Bingham 2/7 and discussed the City's willingness to accept a deferral agreement. The Filing 1 project as well as County Line ISP are being amended to include notes regarding this deferral agreement. County Line ISP & associated CD's will include the final grades & concrete walk as desired by the City.

J-R ENGINEERING
A Westrian Company



E. COUNTY LINE RD.
GRADING PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

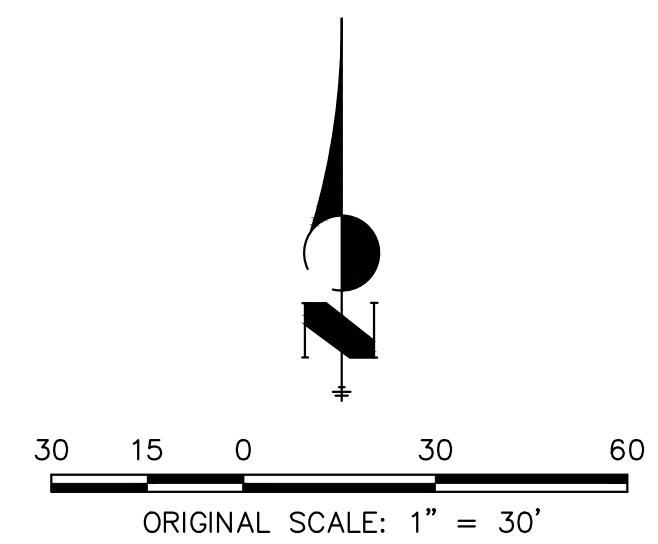


LEGEND

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

GENERAL NOTES

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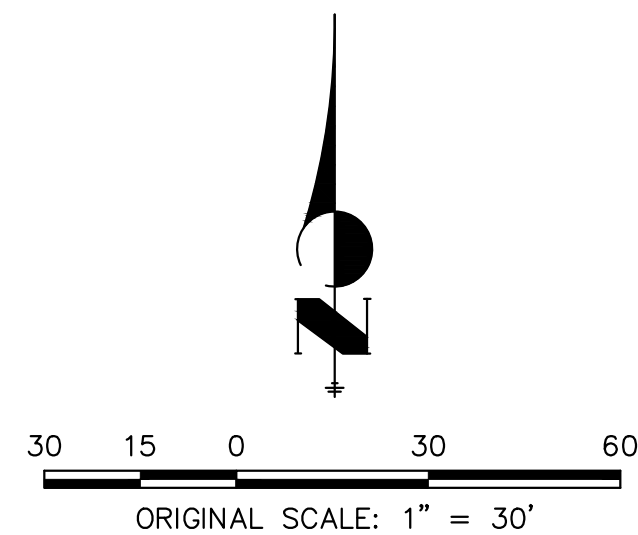
CHECKED BY: JMC
DRAWN BY: JMC

LEGEND

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

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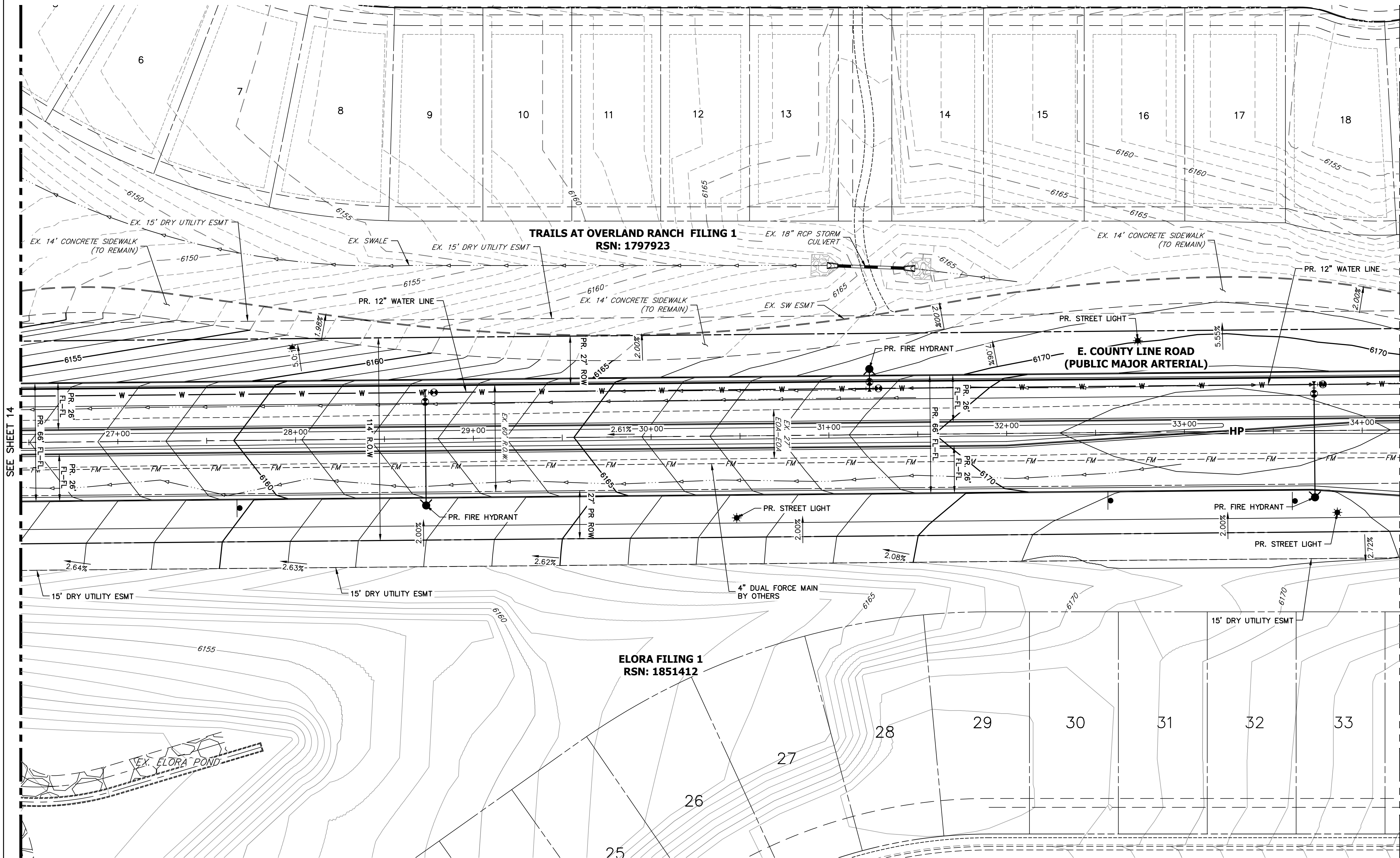
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DATE:

SHEET TITLE:
GRADING PLAN &
UTILITY PLAN



SEE SHEET 16

SEE SHEET 14

KEY MAP
SCALE: N.T.S.

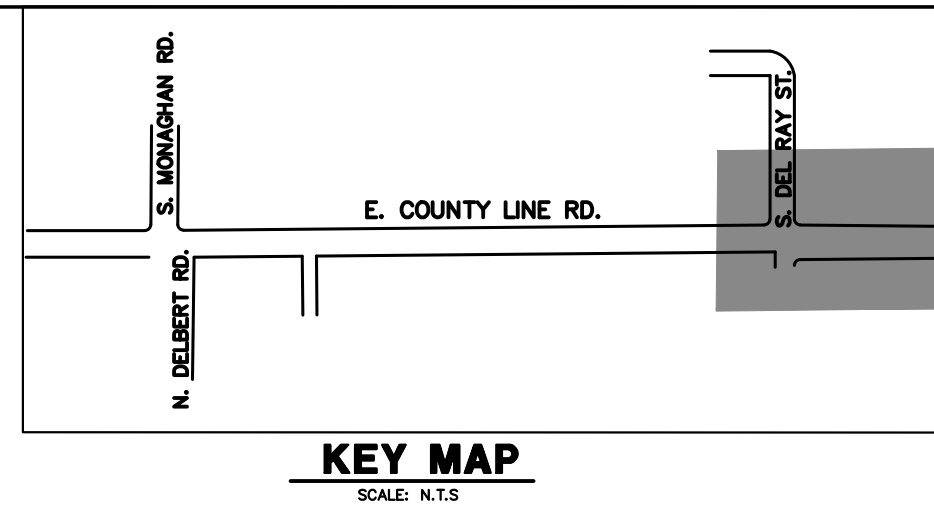
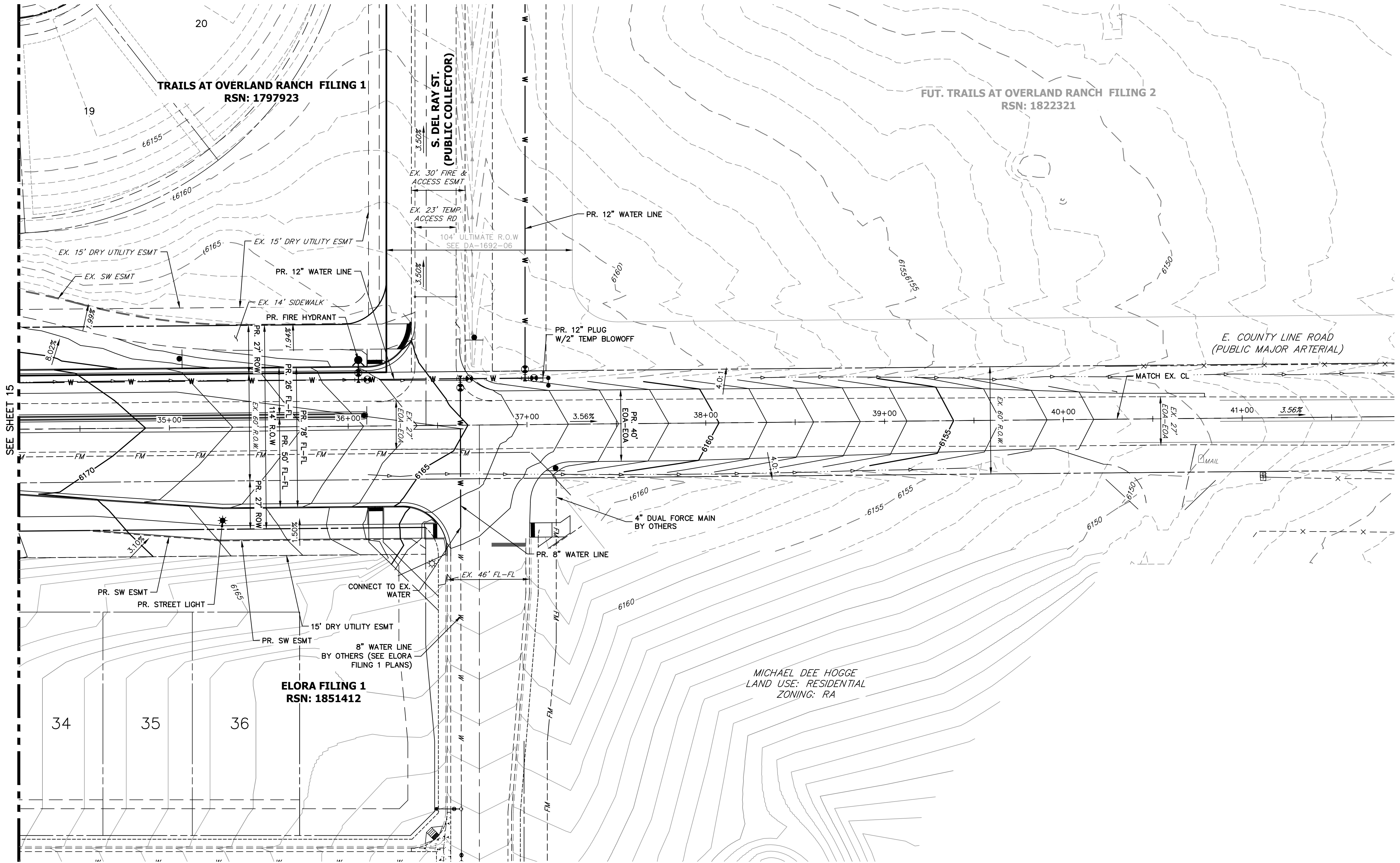


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E. COUNTY LINE RD.
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AURORA, CO

OWNER:
JEN COLORADO 19

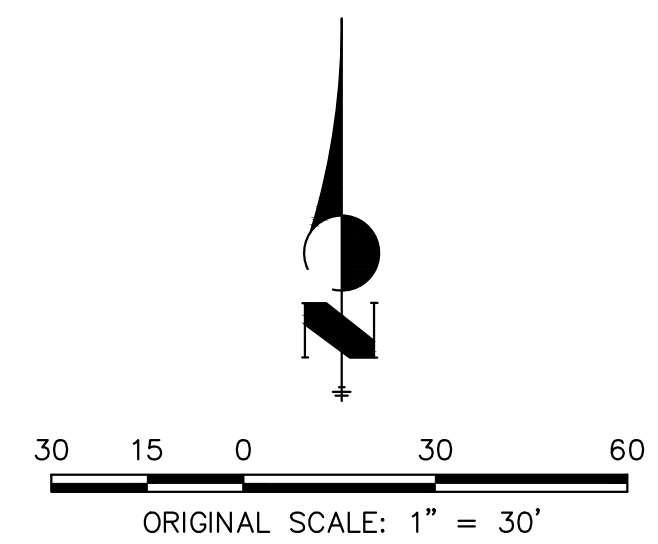


LEGEND

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

GENERAL NOTES

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



Know what's below.
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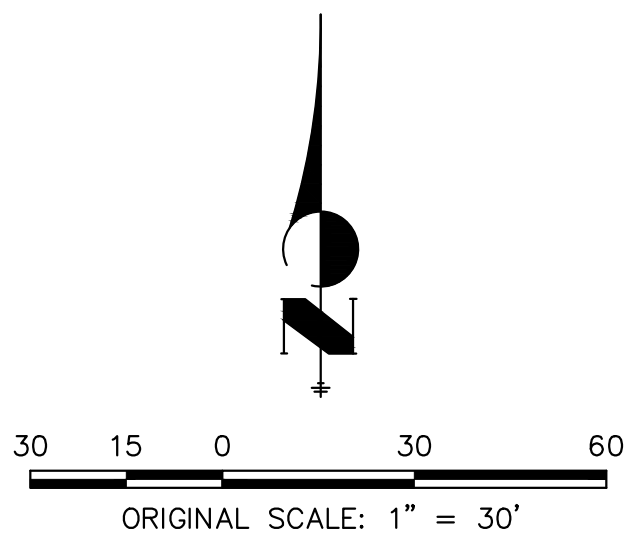
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MARKING LEGEND

- | | | | |
|---|---|--|---|
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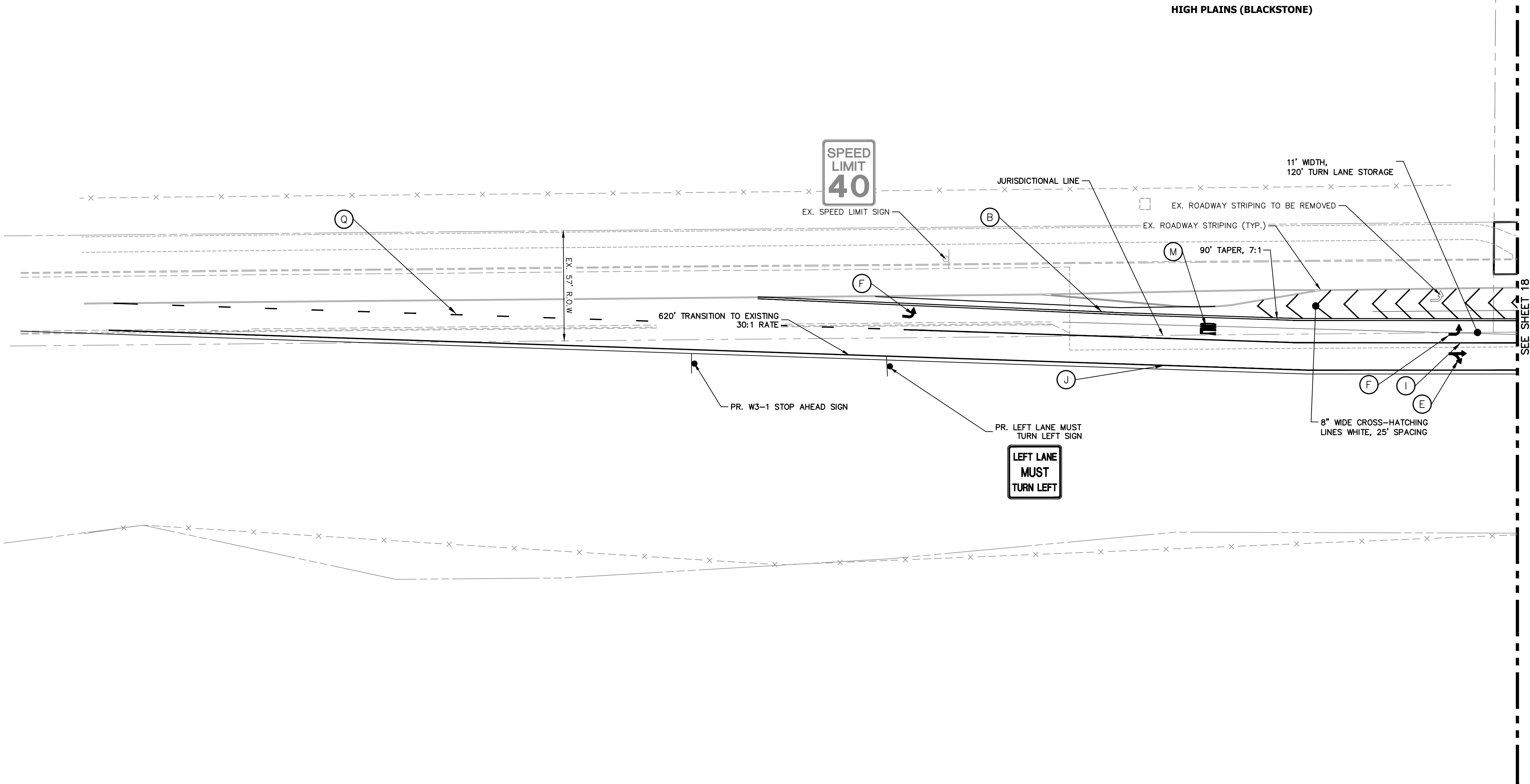
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SHEET TITLE:

SIGNAGE & STRIPING PLANS



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 |
| | FENCE LINE |
| | TOP OF SLOPE |
| | TOE OF SLOPE |
| | 100YR SWALE |
| | PROP. STREET LIGHT |
| | EX. STREET LIGHT |
| | PROP. SIGN |
| | EX. SIGN |
| | EX. FIRE HYDRANT |
| | PROP. FIRE HYDRANT |
| | PROP. STORM MANHOLE |
| | EX. STORM MANHOLE |
| | PROP. INLET |
| | EX. CONCRETE SIDEWALK |
| | PROP. CONCRETE SIDEWALK |
| | BARRICADE |
| | SIDEWALK EASEMENT |
| | G.E. GAS EASEMENT |
| | U.E. UTILITY EASEMENT |
| | E.E. ELECTRICAL EASEMENT |
| | D.E. DRAINAGE EASEMENT |
| | A.E. ACCESS EASEMENT |
| | E.O.C. EDGE OF CONCRETE |
| | S.D.E. SIGHT DISTANCE EASEMENT |

NOT FOR
CONSTRUCTION

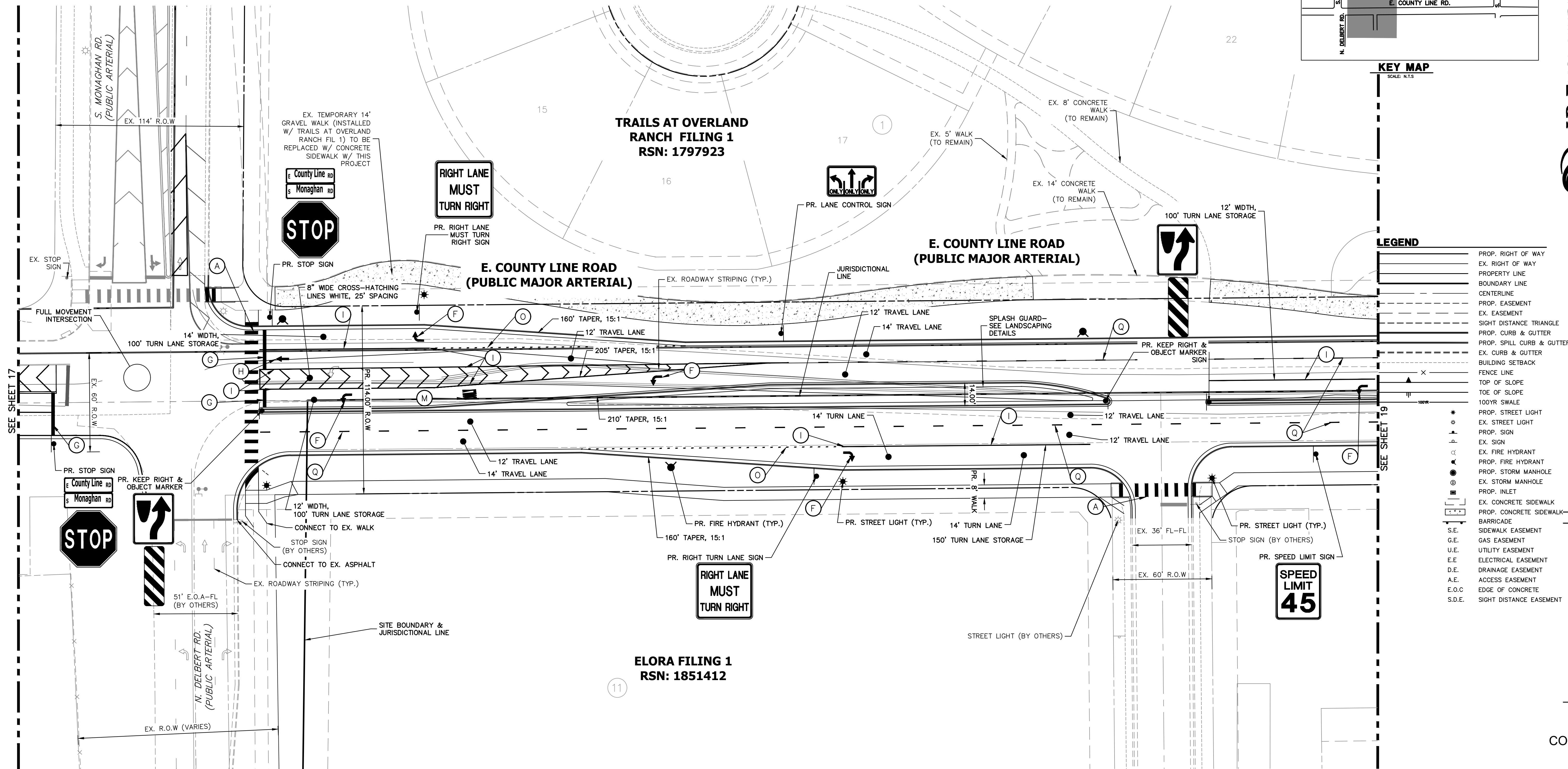
11/27/24

DATE:

SHEET TITLE:

SIGNAGE & STRIPING PLANS

OWNER:
JEN COLORADO 19

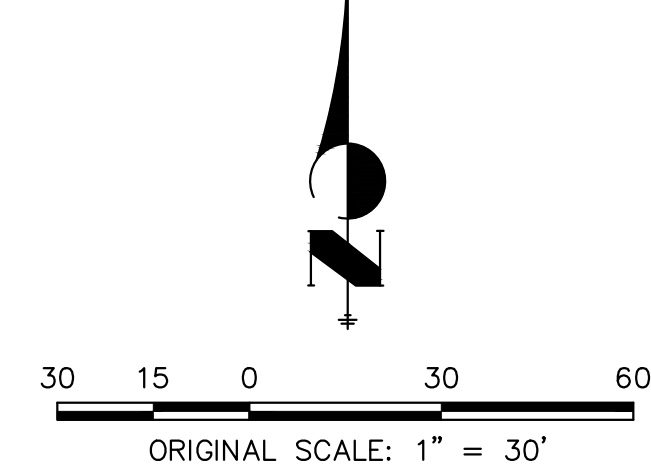


MARKING LEGEND

- | | | | |
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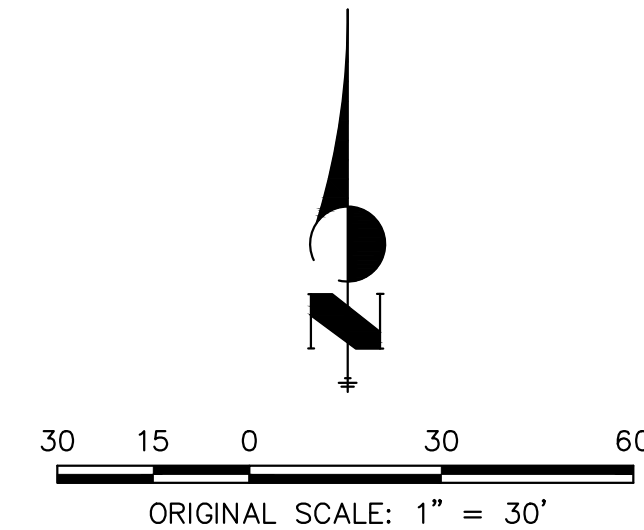
SHEET TITLE:

SIGNAGE &
STRIPING PLANS

CHECKED BY: DRC
DRAWN BY: JM

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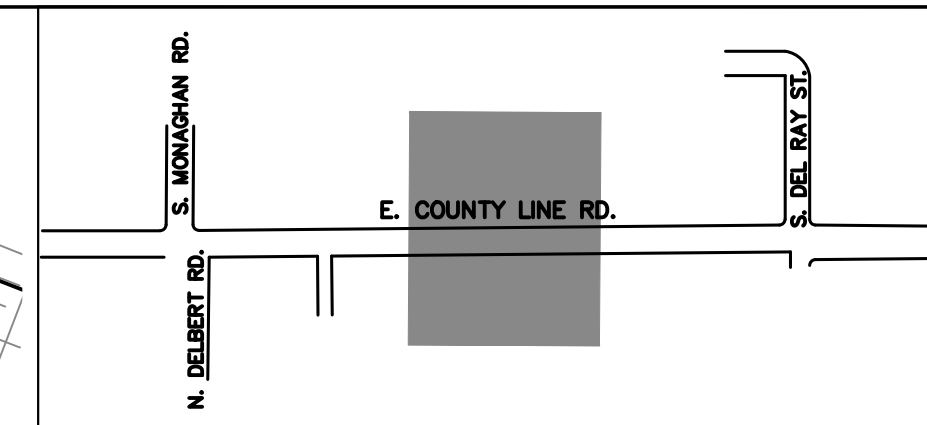
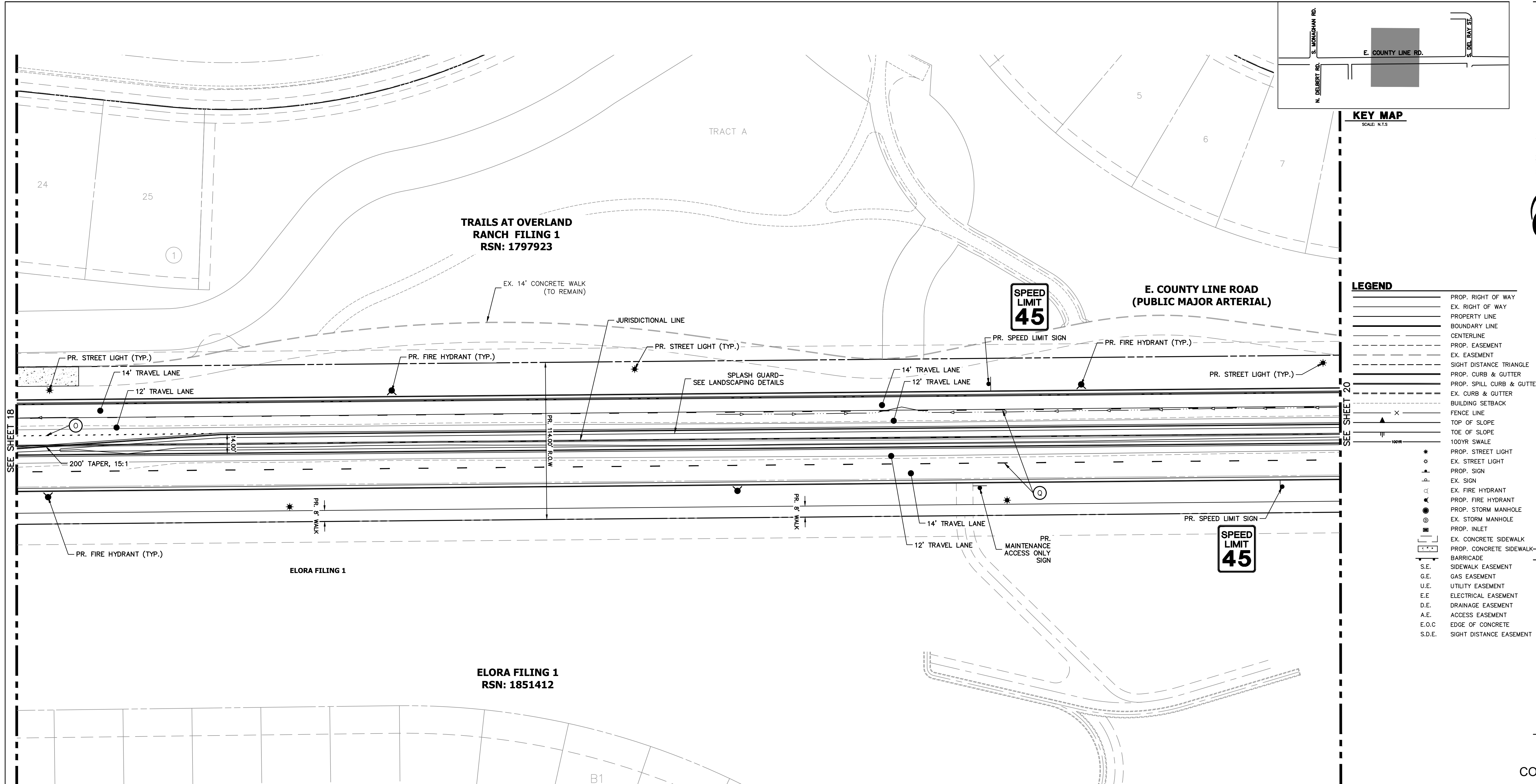
11/27/24

DATE:

SHEET TITLE:

SIGNAGE &
STRIPING PLANS

19



KEY MAP
SCALE: N.T.S.

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 |
| | FENCE LINE |
| | TOP OF SLOPE |
| | TOE OF SLOPE |
| | 100YR SWALE |
| | PROP. STREET LIGHT |
| | EX. STREET LIGHT |
| | PROP. SIGN |
| | EX. SIGN |
| | EX. FIRE HYDRANT |
| | PROP. FIRE HYDRANT |
| | PROP. STORM MANHOLE |
| | EX. STORM MANHOLE |
| | PROP. INLET |
| | EX. CONCRETE SIDEWALK |
| | PROP. CONCRETE SIDEWALK |
| | BARRICADE |
| | SIDEWALK EASEMENT |
| | GAS EASEMENT |
| | UTILITY EASEMENT |
| | ELECTRICAL EASEMENT |
| | DRAINAGE EASEMENT |
| | ACCESS EASEMENT |
| | E.O.C. |
| | EDGE OF CONCRETE |
| | SIGHT DISTANCE EASEMENT |

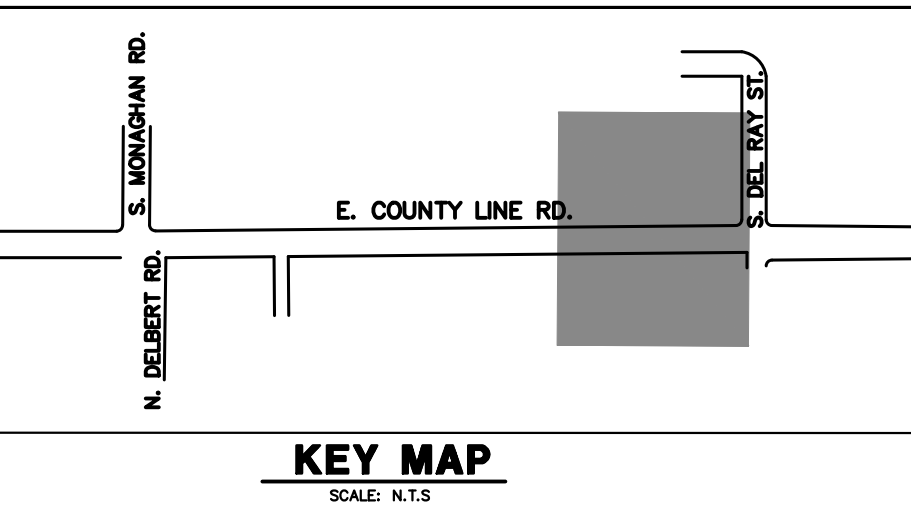












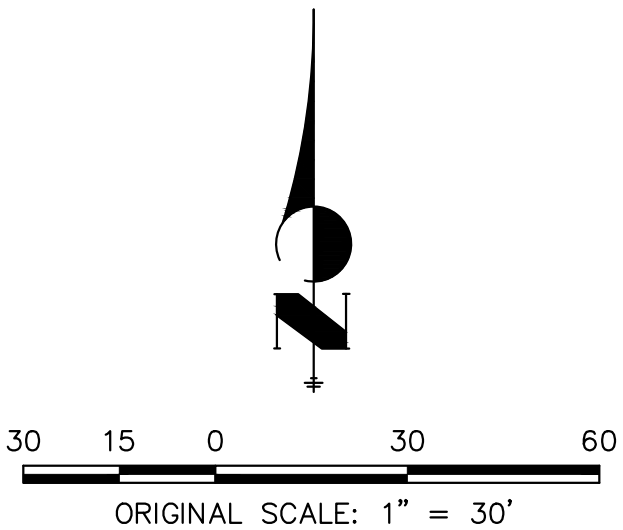


Diagram illustrating various survey symbols and their meanings:

- 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
- FENCE LINE
- TOP OF SLOPE
- TOE OF SLOPE
- 100YR SWAI F

- | | |
|---|-------------------------|
|  | PROP. STREET LIGHT |
|  | EX. STREET LIGHT |
|  | PROP. SIGN |
|  | EX. SIGN |
|  | EX. FIRE HYDRANT |
|  | PROP. FIRE HYDRANT |
|  | PROP. STORM MANHOLE |
|  | EX. STORM MANHOLE |
|  | PROP. INLET |
|  | EX. CONCRETE SIDEWALK |
|  | PROP. CONCRETE SIDEWALK |
|  | BARRICADE |
| S.E. | SIDEWALK EASEMENT |
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E. COUNTY LINE RD.
SIGNAGE & STRIPING PLAN

OWNER:
JEN COLORADO 19

NOT FOR
CONSTRUCTION

1/27/24

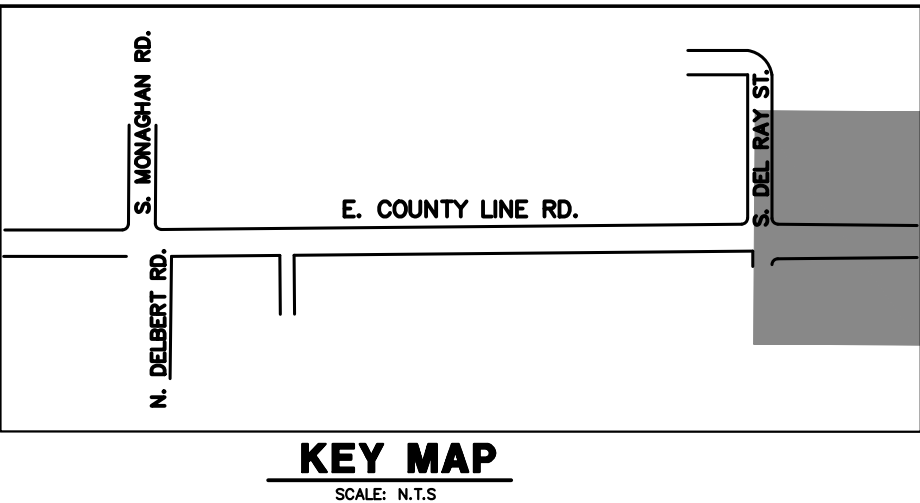
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SIGNAGE & STRIPING PLANS

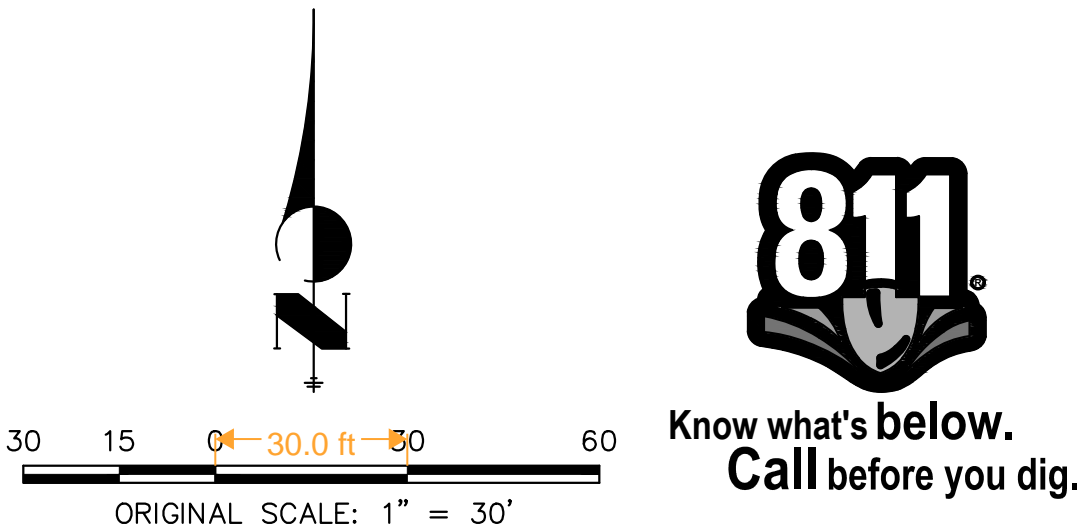
20

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DRAWN BY: JM



	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
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	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK
	BARRICADE
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E. COUNTY LINE RD.
SIGNAGE & STRIPING PLAN

OWNER:
JEN COLORADO 19

NOT FOR
CONSTRUCTION

11/27/24

DATE:

SHEET TITLE:

SIGNAGE & STRIPING PLANS

21

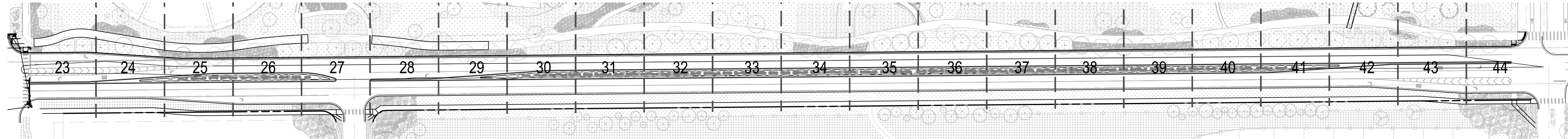
CITY OF AURORA NOTES

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 WITHIN THE MEDIAN SHALL BE INSTALLED UPON COMPLETION OF THE COUNTY LINE ROAD CONSTRUCTION AS SHOWN IN THESE PLANS.
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.
13. PARKS, RECREATION & OPEN SPACE PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE 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.

SHEET INDEX

- 22 - LANDSCAPE NOTES & SCHEDULES
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- 24 - LANDSCAPE PLAN
- 25 - LANDSCAPE PLAN
- 26 - LANDSCAPE PLAN
- 27 - LANDSCAPE PLAN
- 28 - LANDSCAPE PLAN
- 29 - LANDSCAPE PLAN
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- 37 - LANDSCAPE PLAN
- 38 - LANDSCAPE PLAN
- 39 - LANDSCAPE PLAN
- 40 - LANDSCAPE PLAN
- 41 - LANDSCAPE PLAN
- 42 - LANDSCAPE PLAN
- 43 - LANDSCAPE PLAN
- 44 - LANDSCAPE PLAN
- 45 - LANDSCAPE DETAILS

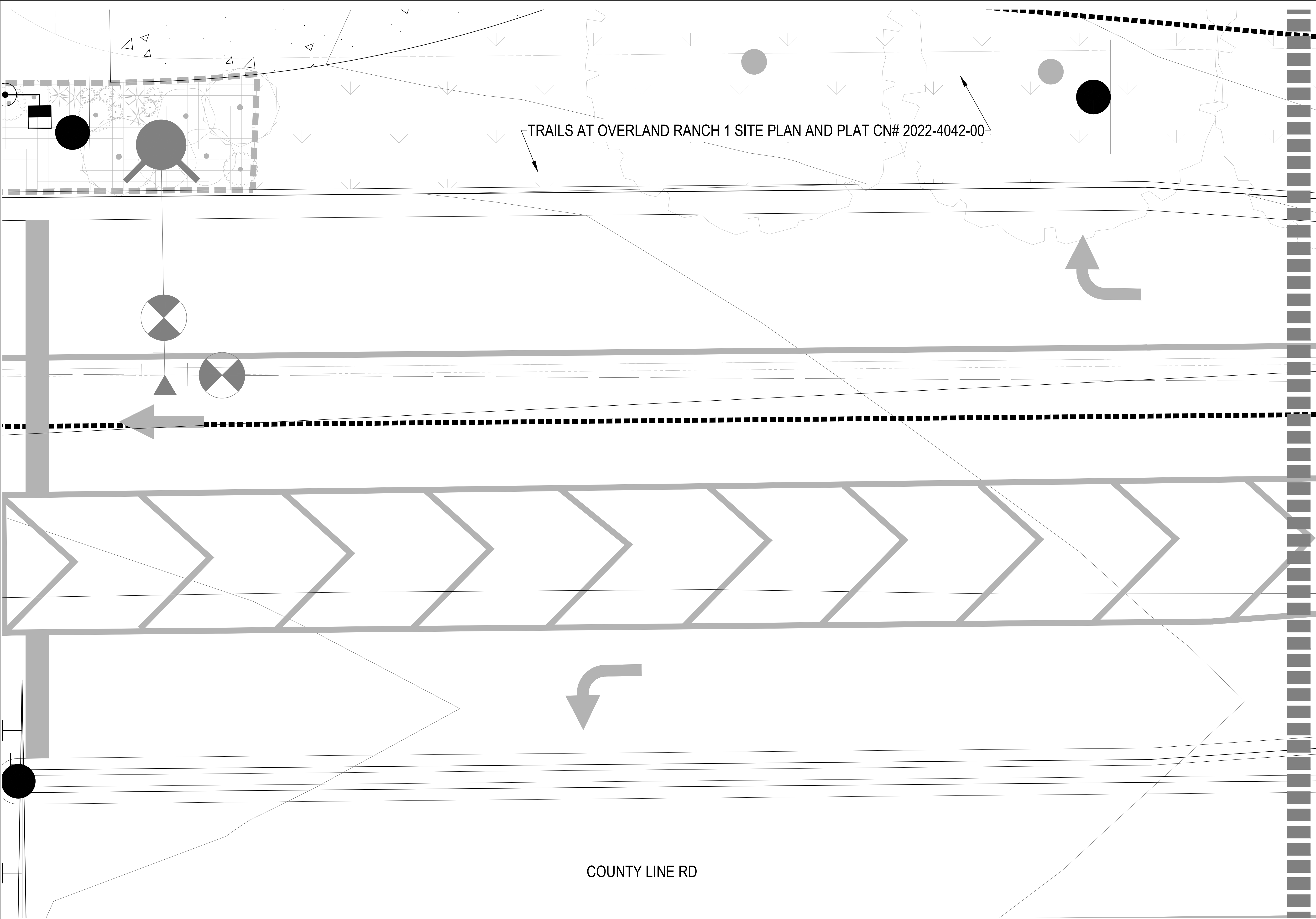
OVERALL LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
DECIDUOUS SHRUBS							
	AT CA	70	ATRIPLEX CANESCENS	FOURWING SALTBU	CONT.	#5	VERY LOW
	CH MI	10	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5	VERY LOW
	CH NA	21	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#5	VERY LOW
	RH AA	18	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5	VERY LOW
EVERGREEN SHRUBS							
	AR TR	15	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5	VERY LOW
	CE IN	63	CERCOCARPUS INTRICATUS	LITTLELEAF MOUNTAIN MAHOGANY	CONT.	#5	VERY LOW
	FA PA	53	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5	VERY LOW
	YU GL	50	YUCCA GLAUCA	SOAPWEED	CONT.	#5	VERY LOW
PERENNIALS							
	OE CA	56	OENOTHERA CAESPITOSA	TUFTED EVENING PRIMROSE	CONT.	#1	VERY LOW

LANDSCAPE MATERIAL SCHEDULE									
CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	RIVER ROCK	2 1/2"-3" COBBLE STONE	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM		HORIZON COBBLESTONE	REFER TO PLANS FOR LOCATION		INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-02	CRUSHER FINES	CRUSHER FINES OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM		TAN BREEZE	REFER TO PLANS FOR LOCATION		INSTAL PER MANUFACTURER'S SPECIFICATIONS
M-03	PEAGRAVEL	3/8" PEA GRAVEL	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM		LOCAL PEA GRAVEL	REFER TO PLANS FOR LOACTION		INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-04	LANDSCAPE BOULDER	MOSS ROCK	PIONEER SAND OR APPROVED EQUAL	PIONEERCO.COM		GREY GRANITE WITH MOSS	VARIES, RE: LANDSCAPE PLANS	3 / LP-400	



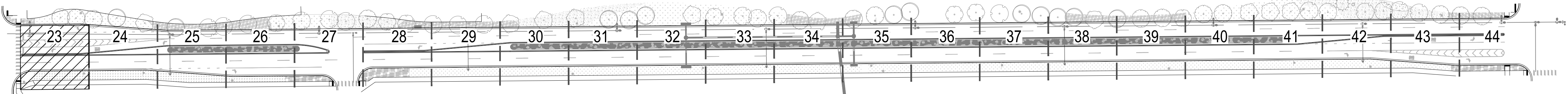
TRAILS AT OVERLAND RANCH 1 SITE PLAN AND PLAT CN# 2022-4042-00

COUNTY LINE RD

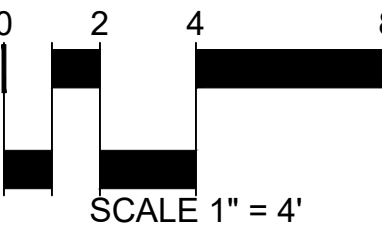
MATCHLINE, SEE SHEET 24

LEGEND

CODE	DESCRIPTION
M-01	RIVER ROCK
M-02	CRUSHER FINES
M-03	PEAGRAVEL
	LANDSCAPE BOULDER
	MATCHLINE
	6" CONTOUR
	DECIDUOUS SHRUBS
	FOURWING SALT BUSH
	DESERT SWEET
	RUBBER RABBIT BRUSH
	AUTUMN AMBER SUMAC
	EVERGREEN SHRUBS
	BIG SAGEBRUSH
	LITTLE LEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
	PERENNIALS
	TUFTED EVENING PRIMROSE



KEY MAP

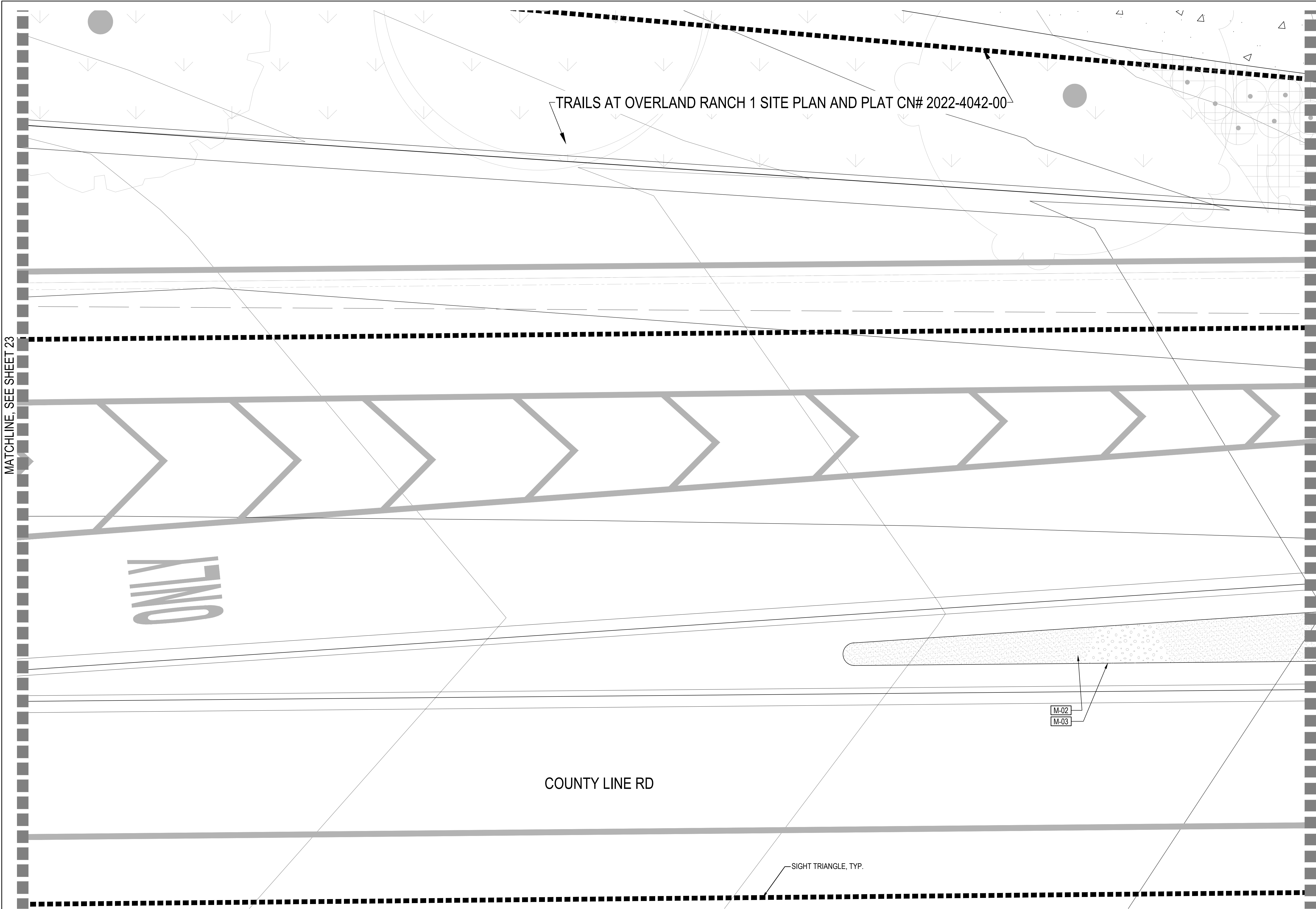


OWNER:
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CONSTRUCTION

DATE:
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10/23/24 ISP-02
11/27/24 ISP-03

SHEET TITLE:
LANDSCAPE
PLAN

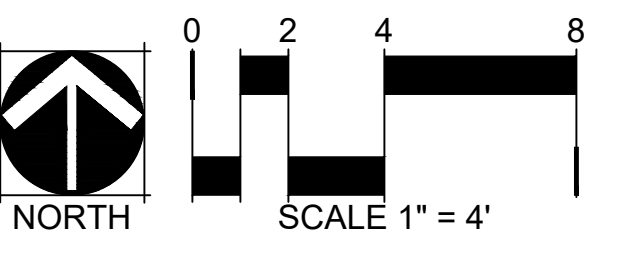
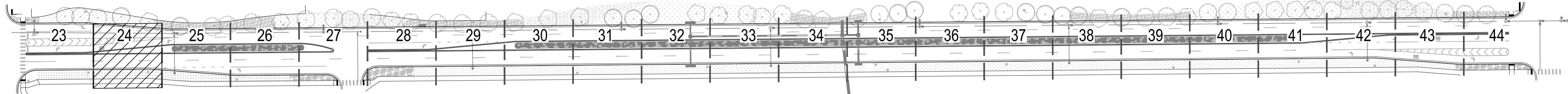


LEGEND	
CODE	DESCRIPTION
M-01	RIVER ROCK
M-02	CRUSHER FINES
M-03	PEAGRAVEL
	LANDSCAPE BOULDER
	MATCHLINE
	6" CONTOUR
DECIDUOUS SHRUBS	
	FOURWING SALTBUCH
	DESERT SWEET
	RUBBER RABBITBRUSH
	AUTUMN AMBER SUMAC
EVERGREEN SHRUBS	
	BIG SAGEBRUSH
	LITTLELEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
PERENNIALS	
	TUFTED EVENING PRIMROSE

ONLY

COUNTY LINE RD

SIGHT TRIANGLE, TYP.



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INFRASTRUCTURE SITE PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

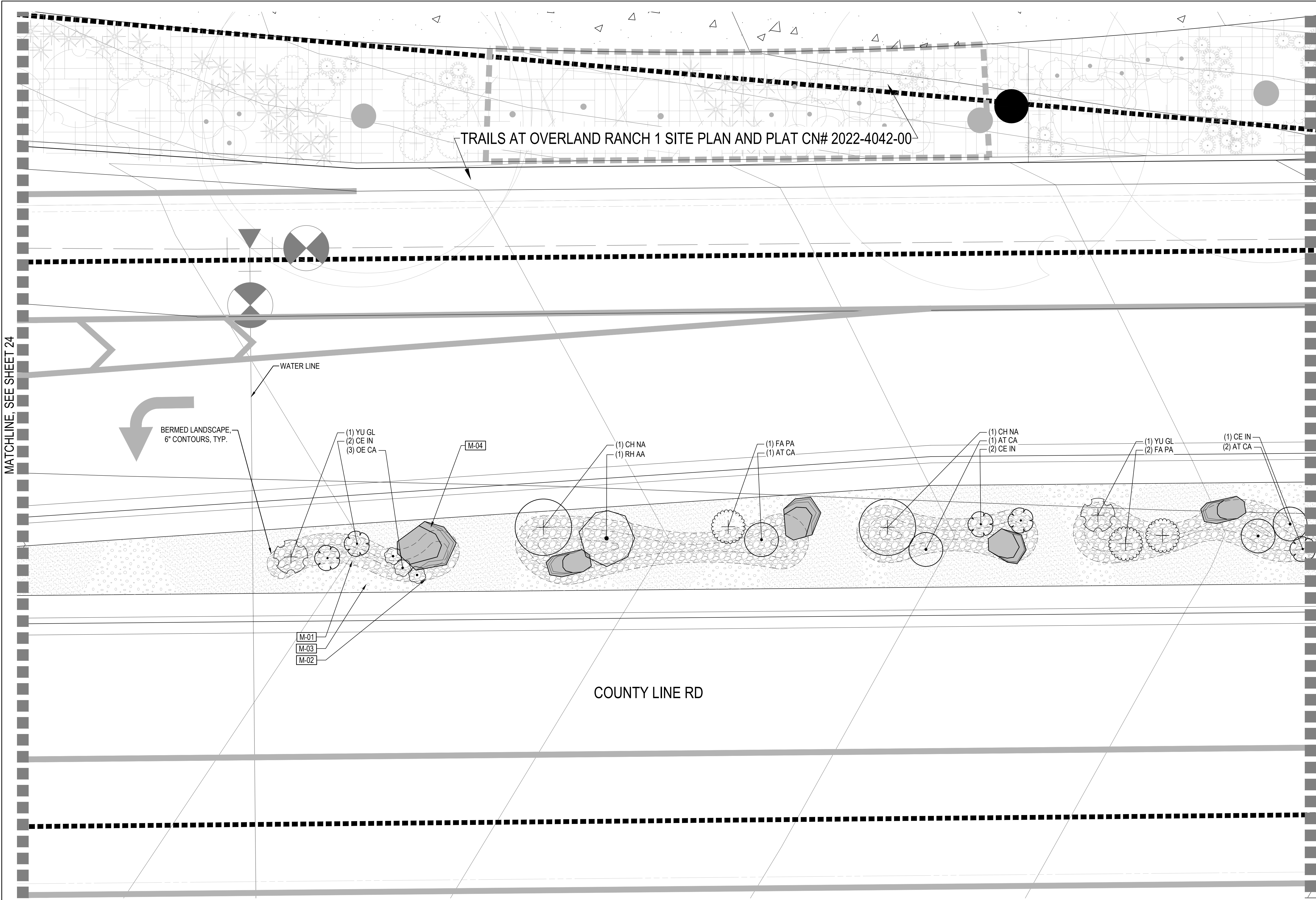
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SHEET TITLE:
LANDSCAPE PLAN

24

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CHECKED BY: SM
DRAWN BY:



LEGEND

CODE	DESCRIPTION
M-01	RIVER ROCK
M-02	CRUSHER FINES
M-03	PEAGRAVEL
	LANDSCAPE BOULDER
	MATCHLINE
	6" CONTOUR
DECIDUOUS SHRUBS	
	FOURWING SALTBU
	DESERT SWEET
	RUBBER RABBITBRUSH
	AUTUMN AMBER SUMAC
EVERGREEN SHRUBS	
	BIG SAGEBRUSH
	LITTLELEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
PERENNIALS	
	TUFTED EVENING PRIMROSE

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OWNER:
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DATE:
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10/23/24 ISP-02
11/27/24 ISP-03

SHEET TITLE:
LANDSCAPE PLAN

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CHECKED BY: SM
DRAWN BY:

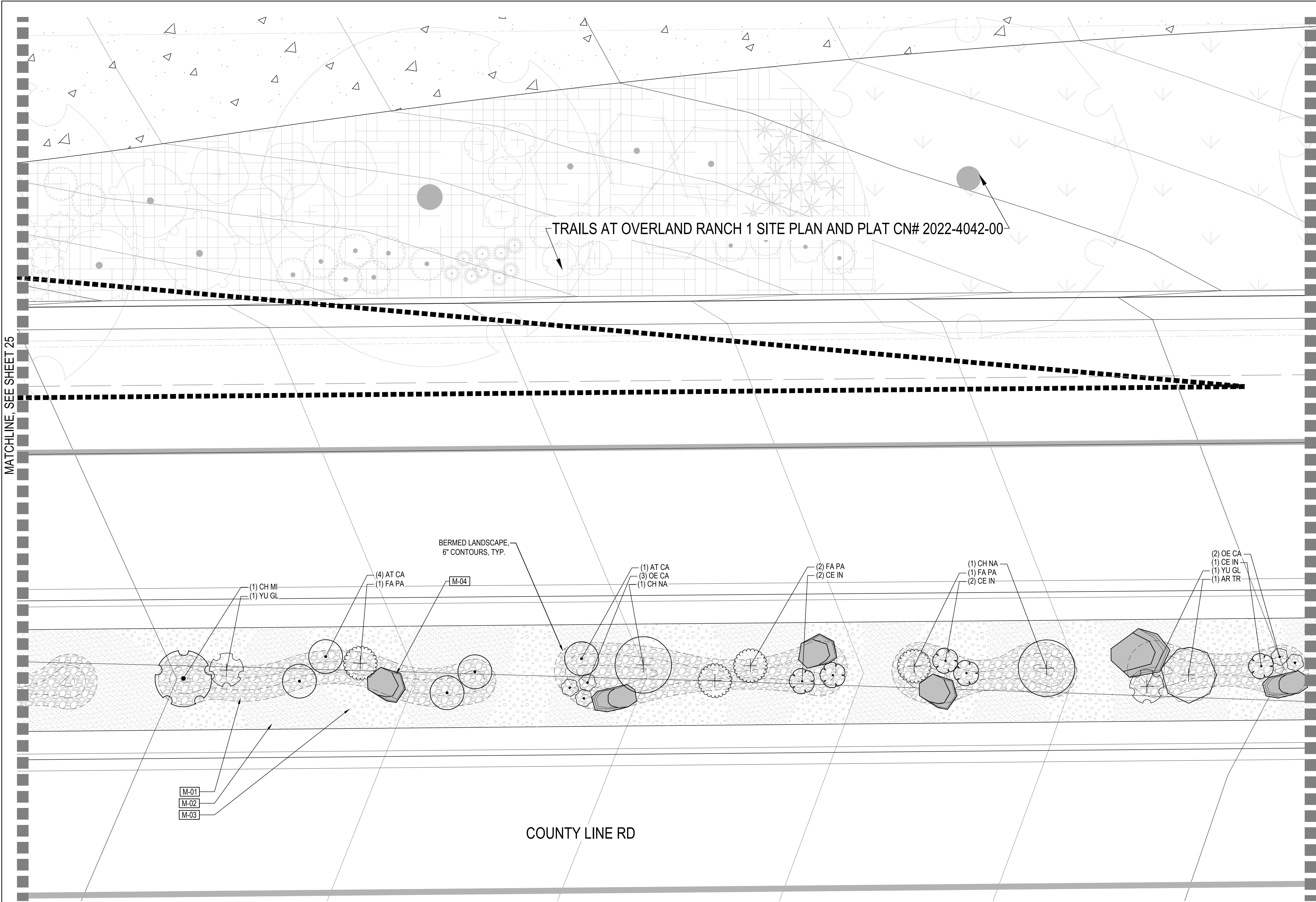
KEY MAP

NORTH

0 2 4 8

SCALE 1" = 4'

25



LEGEND	
CODE	DESCRIPTION
M-01	RIVER ROCK
M-02	CRUSHER FINES
M-03	PEAGRAVEL
	LANDSCAPE BOULDER
	MATCHLINE
	6" CONTOUR
DECIDUOUS SHRUBS	
	FOURWING SALTBU
	DESERT SWEET
	RUBBER RABBITBRUSH
	AUTUMN AMBER SUMAC
EVERGREEN SHRUBS	
	BIG SAGEBRUSH
	LITTLELEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
PERENNIALS	
	TUFTED EVENING PRIMROSE

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OWNER:
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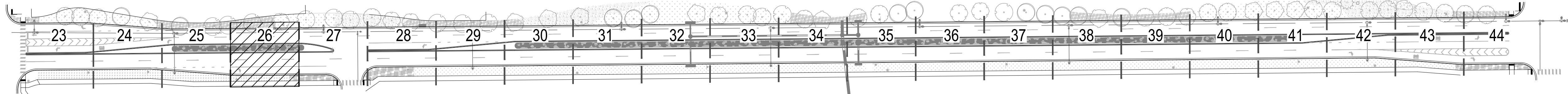
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11/27/24 ISP-03

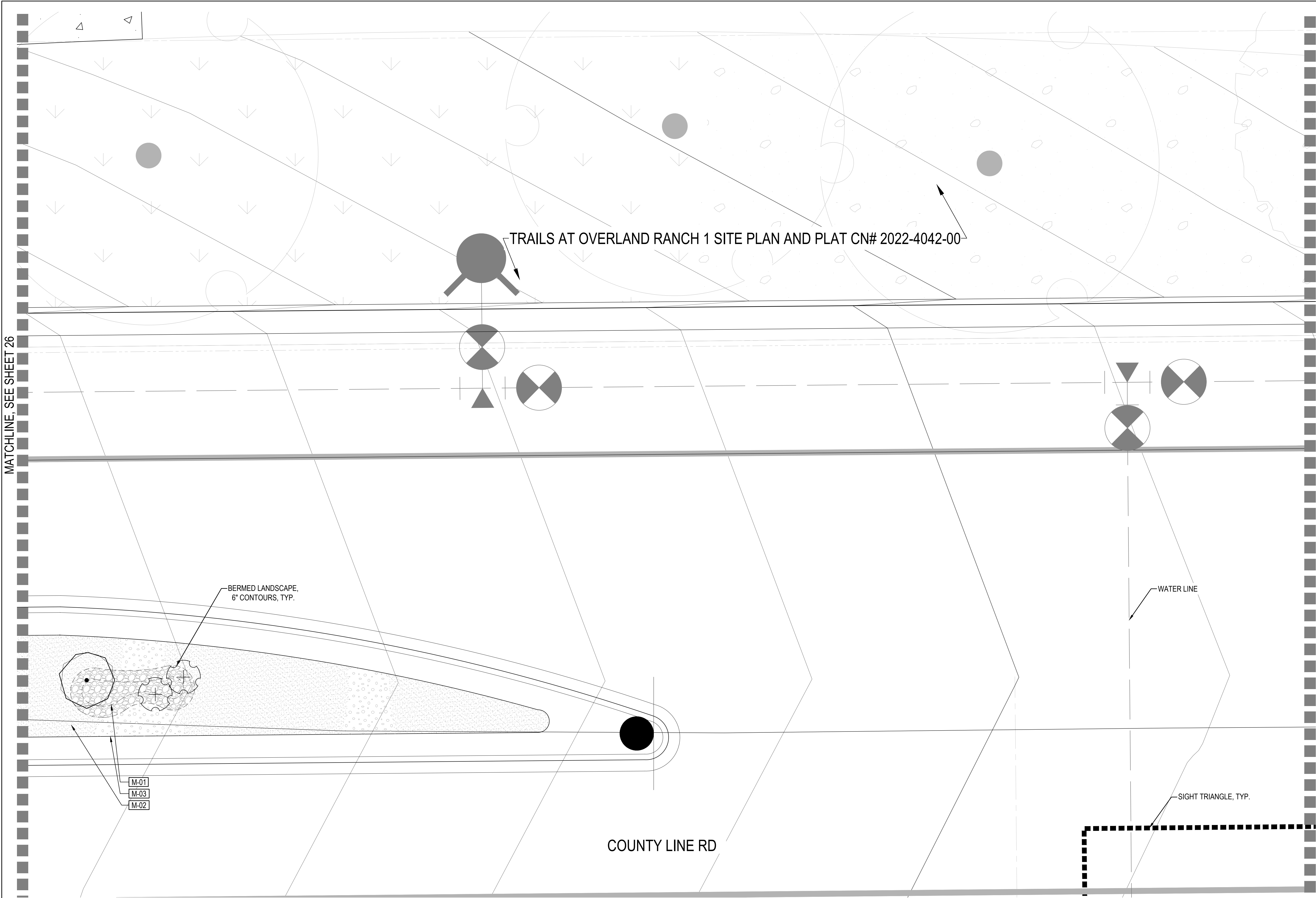
SHEET TITLE:
LANDSCAPE PLAN

26

CHECKED BY: SM
DRAWN BY:



KEY MAP



LEGEND

CODE	DESCRIPTION
M-01	RIVER ROCK
M-02	CRUSHER FINES
M-03	PEAGRAVEL
	LANDSCAPE BOULDER
	MATCHLINE
	6" CONTOUR
DECIDUOUS SHRUBS	
	FOURWING SALTBUCH
	DESERT SWEET
	RUBBER RABBITBRUSH
	AUTUMN AMBER SUMAC
EVERGREEN SHRUBS	
	BIG SAGEBRUSH
	LITTLELEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
PERENNIALS	
	TUFTED EVENING PRIMROSE

SM

CHECKED BY:

DRAWN BY:

KEY MAP

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

NORTH

0 2 4 8

SCALE 1" = 4'

DATE:

08/21/24 ISP-01

10/23/24 ISP-02

11/27/24 ISP-03

SHEET TITLE:

LANDSCAPE PLAN

FOUNDRA E. COUNTY LINE RD.

INFRASTRUCTURE SITE PLAN

AURORA, CO

OWNER:

JEN COLORADO 19

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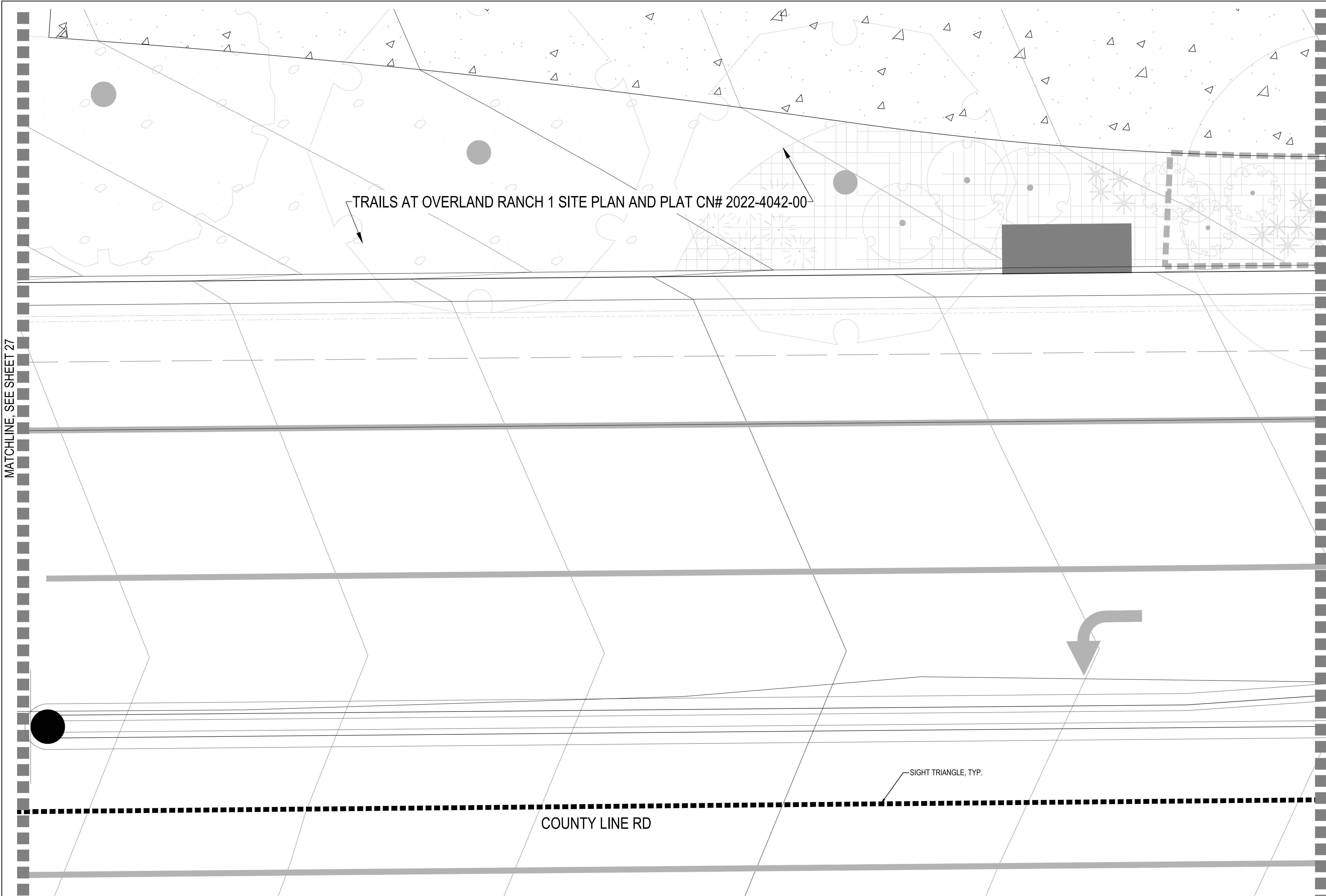
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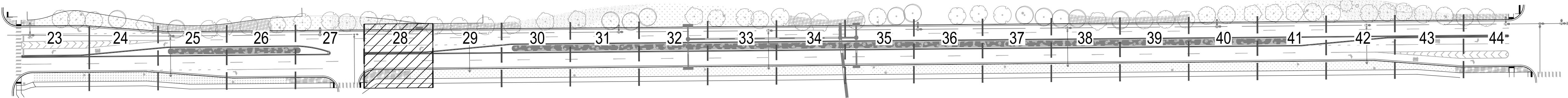
27



TRAILS AT OVERLAND RANCH 1 SITE PLAN AND PLAT CN# 2022-4042-00

SIGHT TRIANGLE, TYP.

COUNTY LINE RD



KEY MAP

LEGEND	
CODE	DESCRIPTION
M-01	RIVER ROCK
M-02	CRUSHER FINES
M-03	PEAGRAVEL
	LANDSCAPE BOULDER
	MATCHLINE
	6" CONTOUR
DECIDUOUS SHRUBS	
	FOURWING SALTBUUSH
	DESERT SWEET
	RUBBER RABBITBRUSH
	AUTUMN AMBER SUMAC
EVERGREEN SHRUBS	
	BIG SAGEBRUSH
	LITTLELEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
PERENNIALS	
	TUFTED EVENING PRIMROSE

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INFRASTRUCTURE SITE PLAN

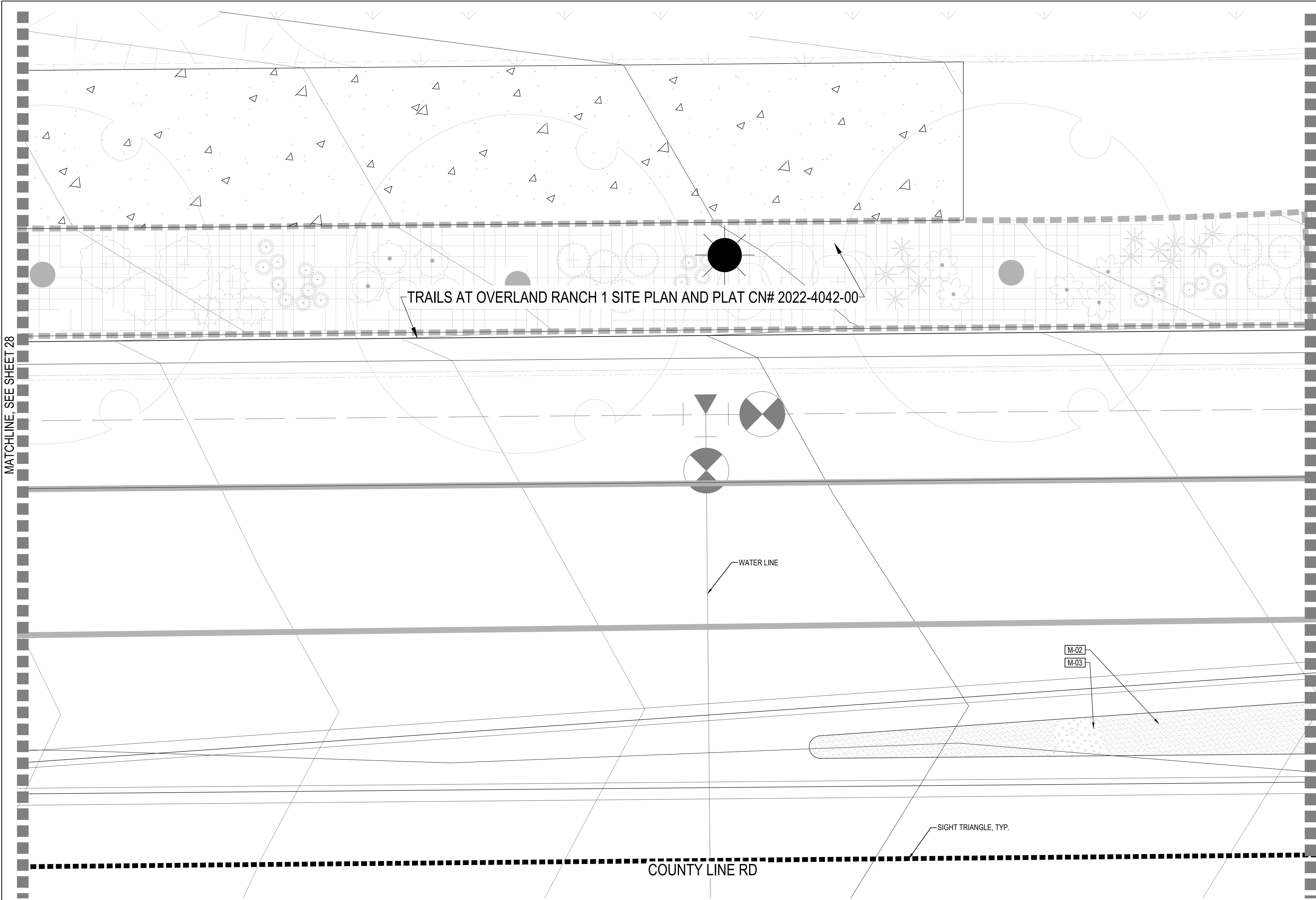
AURORA, CO

OWNER:
JEN COLORADO 19

NOT FOR
CONSTRUCTION

DATE:
08/21/24 ISP-01
10/23/24 ISP-02
11/27/24 ISP-03

SHEET TITLE:
LANDSCAPE
PLAN



LEGEND	
CODE	DESCRIPTION
M-01	RIVER ROCK
M-02	CRUSHER FINES
M-03	PEAGRAVEL
	LANDSCAPE BOULDER
	MATCHLINE
	6" CONTOUR
DECIDUOUS SHRUBS	
	FOURWING SALTBUCH
	DESERT SWEET
	RUBBER RABBITBRUSH
	AUTUMN AMBER SUMAC
	EVERGREEN SHRUBS
	BIG SAGEBRUSH
	LITTLELEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
PERENNIALS	
	TUFTED EVENING PRIMROSE

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DATE:
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10/23/24 ISP-02
11/27/24 ISP-03

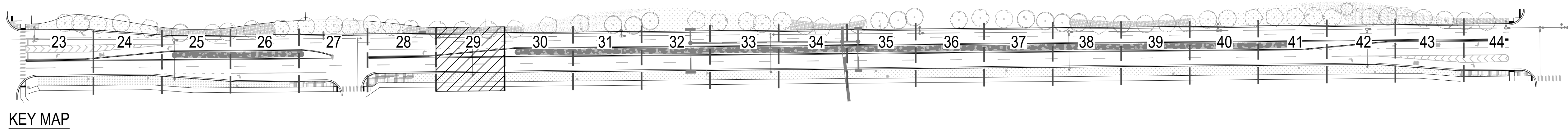
SHEET TITLE:
LANDSCAPE PLAN

NORTH

SCALE 1" = 4'

29

CHECKED BY: SM
DRAWN BY:



MATCHLINE, SEE SHEET 29

MATCHLINE, SEE SHEET 31

TRAILS AT OVERLAND RANCH 1 SITE PLAN AND PLAT CN# 2022-4042-00

BERMED LANDSCAPE,
6" CONTOURS, TYP.

(1) CH NA
(1) YU GL
(2) AT CA

(2) CE IN
(1) FA PA
(2) YU GL
(1) CH MI

M-04

(1) AR TR
(1) AT CA
(3) CE IN

(1) FA PA
(1) RH AA

(1) AT CA
(3) OE CA

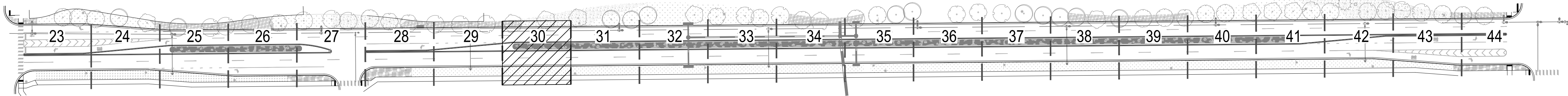
M-03

M-01

M-02

SIGHT TRIANGLE, TYP.

COUNTY LINE RD



KEY MAP

LEGEND

CODE	DESCRIPTION
M-01	RIVER ROCK
M-02	CRUSHER FINES
M-03	PEAGRAVEL
	LANDSCAPE BOULDER
	MATCHLINE
	6" CONTOUR
	DECIDUOUS SHRUBS
	FOURWING SALTBUCH
	DESERT SWEET
	RUBBER RABBITBRUSH
	AUTUMN AMBER SUMAC
	EVERGREEN SHRUBS
	BIG SAGEBRUSH
	LITTLELEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
	PERENNIALS
	TUFTED EVENING PRIMROSE

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DATE:
08/21/24 ISP-01
10/23/24 ISP-02
11/27/24 ISP-03

SHEET TITLE:
LANDSCAPE
PLAN

MATCHLINE, SEE SHEET 30

MATCHLINE, SEE SHEET 32

TRAILS AT OVERLAND RANCH 1 SITE PLAN AND PLAT CN# 2022-4042-00

BERMED LANDSCAPE,
6" CONTOURS, TYP.

SIGHT TRIANGLE, TYP.

COUNTY LINE RD

KEY MAP

LEGEND

CODE	DESCRIPTION
M-01	RIVER ROCK
M-02	CRUSHER FINES
M-03	PEAGRAVEL
	LANDSCAPE BOULDER
	MATCHLINE
	6" CONTOUR
	DECIDUOUS SHRUBS
	FOURWING SALTBU
	DESERT SWEET
	RUBBER RABBITBRUSH
	AUTUMN AMBER SUMAC
	EVERGREEN SHRUBS
	BIG SAGEBRUSH
	LITTLELEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
	PERENNIALS
	TUFTED EVENING PRIMROSE

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AURORA, CO

OWNER:
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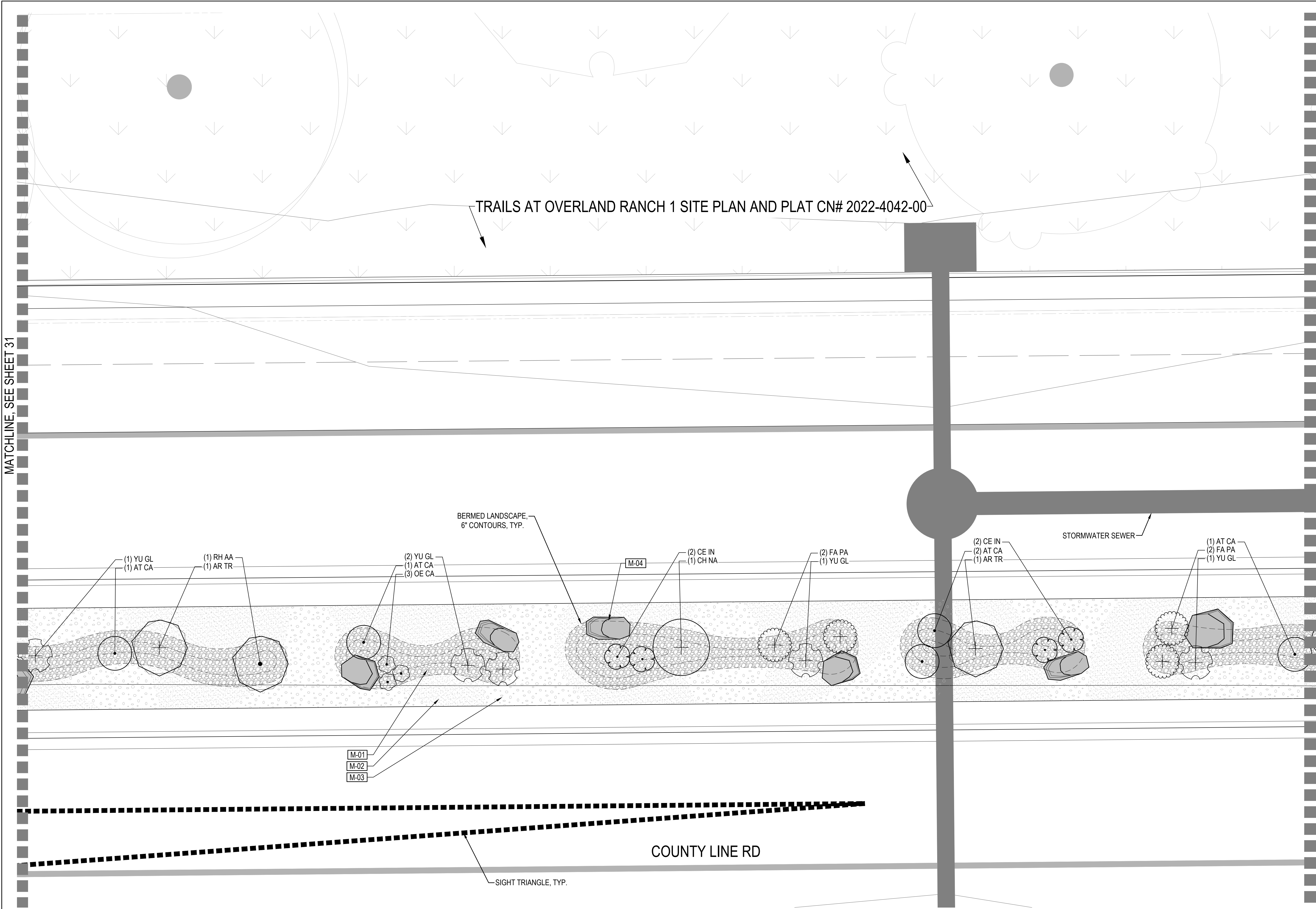
NOT FOR
CONSTRUCTION

DATE:
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10/23/24 ISP-02
11/27/24 ISP-03

SHEET TITLE:
LANDSCAPE
PLAN

31

CHECKED BY: SM
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LEGEND

CODE	DESCRIPTION
M-01	RIVER ROCK
M-02	CRUSHER FINES
M-03	PEAGRAVEL
	LANDSCAPE BOULDER
	MATCHLINE
	6" CONTOUR
DECIDUOUS SHRUBS	
	FOURWING SALT BUSH
	DESERT SWEET
	RUBBER RABBIT BRUSH
	AUTUMN AMBER SUMAC
EVERGREEN SHRUBS	
	BIG SAGE BRUSH
	LITTLE LEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
PERENNIALS	
	TUFTED EVENING PRIMROSE

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INFRASTRUCTURE SITE PLAN

AURORA, CO

OWNER:
JEN COLORADO 19

NOT FOR CONSTRUCTION

DATE:
08/21/24 ISP-01
10/23/24 ISP-02
11/27/24 ISP-03

SHEET TITLE:
LANDSCAPE PLAN

CHECKED BY: SM
DRAWN BY:

KEY MAP

0 2 4 8

NORTH

SCALE 1" = 4'

32