

# OVERLAND RANCH PORCHVIEW PARK

## SITE PLAN

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

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

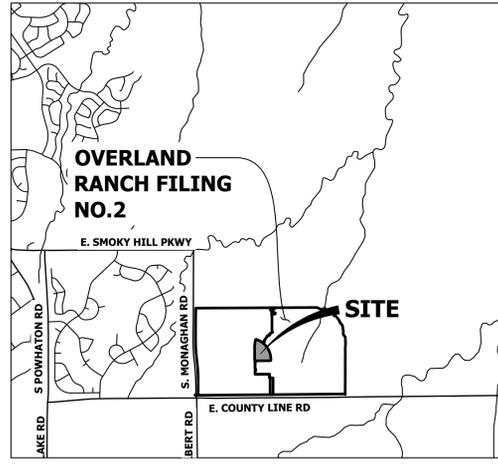
JR Response:  
This comment has been noted.

The Sidewalk easement needs to be revised to not include the portions of the sidewalk outside of the meandering walkway that is somewhat parallel to the street R.O.W. See pages 3, 5 & 6 (Typ.) Begin the separate document dedication for this new easement. Submit the documents to dedicationproperty@auroragov.org.

JR Response:  
The sidewalk easements were revised and the separate document dedication for this easement will be submitted.

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

JR Response:  
This comment has been noted.



VICINITY MAP  
1"=3000'

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

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

JR Response:  
Comment noted.

### PROJECT DATA

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

### GENERAL NOTE

- 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.
- 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.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED UPON COMPLETION OF THE PARK DEVELOPMENT.
- 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 FOR 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII-NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING OF THE PREMISES.
- 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.
- 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.
- 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.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING INFLUENCE (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORST CASE NOISE CONDITIONS.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- 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.
- PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNERS ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
- THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-1221. THE SITE PLAN WILL REFLECT AN IMPLEMENTATION PLAN DEFINING THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, PROMULGATED BY THE AMERICAN NATIONAL STANDARD INSTITUTE, COMMONLY CITED AS ANSI A117.1 -1998. OWNER OF PROPERTY FOR THE ABOVE PERMIT:
- 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".
- PARKS, RECREATION & OPEN SPACE PARKS, RECREATION IMPROVEMENTS, TRAILS, AND OPEN SPACE AREAS PROVIDED TO SATISFY LAND DEDICATION REQUIREMENTS IN ACCORDANCE WITH APPROVED DEVELOPMENT PLANS OR PROVIDED BY A METROPOLITAN DISTRICT OR OTHER APPROPRIATE JURISDICTION OR OWNER'S ASSOCIATION IN ACCORDANCE WITH APPROVED METROPOLITAN DISTRICT SERVICE PLANS SHALL BE OPEN TO THE GENERAL PUBLIC.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION NOTIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- FIRE DEPARTMENT ACCESS THROUGH ALL GATES LEADING TO THE POOL AREA WILL BE ESTABLISHED BY PROVIDING A KEY OR ACCESS CARD IN THE KNOX BOX LOCATED AT THE FRONT MAIN ENTRANCE OF THE BUILDING SERVING THE POOL AREA.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

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.

Please add the Fire Lane Sign Note as shown.

JR Response:  
The note has been included on the cover sheet.

### SHEET INDEX

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

Include an amendment box at least 3" in width to track any future amendments to this site plan after approval.

JR Response:  
An amendment box was added to track any future changes that may occur.

### 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  
680 5TH AVE FL 25  
NEW YORK, NY 10019  
CONTACT: JERRY RICHMOND  
(303) 267-6255  
JERRY@INTEGRITYLANDVENTURES.COM

### ARCHITECT

KGA STUDIO ARCHITECTS  
3881 STEELE STREET, SUITE 1132  
DENVER, CO 80205  
CONTACT: JOHN GUILLIAMS  
(303) 442-5882  
JGUILLIAMS@KGARCH.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

### LEGAL DESCRIPTION

TRACT R, IN THE TRAILS AT OVERLAND RANCH FILING NO. 2 PLATT, RECORDED IN BOOK 5003 AT PAGE 70 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

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

### SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.

BY: \_\_\_\_\_  
(PRINCIPAL OR OWNERS)

NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF COLORADO  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD.

BY: \_\_\_\_\_  
(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
\_\_\_\_\_  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

RECORDERS CERTIFICATE  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_M

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

CLERK AND RECORDER \_\_\_\_\_  
DEPUTY \_\_\_\_\_

### CITY OF AURORA APPROVALS

CITY ATTORNEY \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST \_\_\_\_\_ DATE: \_\_\_\_\_

DATABASE APPROVAL DATE \_\_\_\_\_

# NORRIS DESIGN

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

NORRIS-DESIGN.COM

OVERLAND RANCH PORCHVIEW PARK  
SITE PLAN  
AURORA, CO

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

NOT FOR CONSTRUCTION

10/15/24

DATE:  
SP 01 - 10/15/24

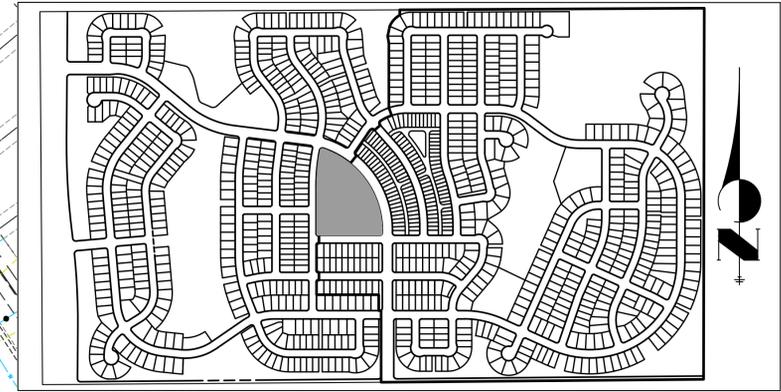
SHEET TITLE:  
COVER SHEET



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







**KEY MAP**  
 SCALE: 1"=700'

**LEGEND**

1.5"-6" WATER LINE	
6" SANITARY LINE	
STORM PIPE	
EXISTING WTR	
EXISTING SAN	
EXISTING STORM PIPE	

**GENERAL NOTES**

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

OVERLAND RANCH PORCHVIEW PARK  
 SITE PLAN  
 AURORA, CO

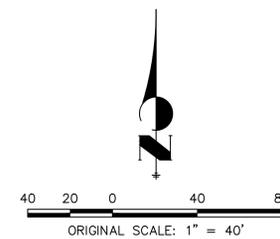
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 JEN COLORADO 19 LLC  
 680 5TH AVE FL 25  
 NEW YORK, NY 10019  
 CONTACT: JERRY RICHMOND  
 303-267-6255

NOT FOR  
 CONSTRUCTION

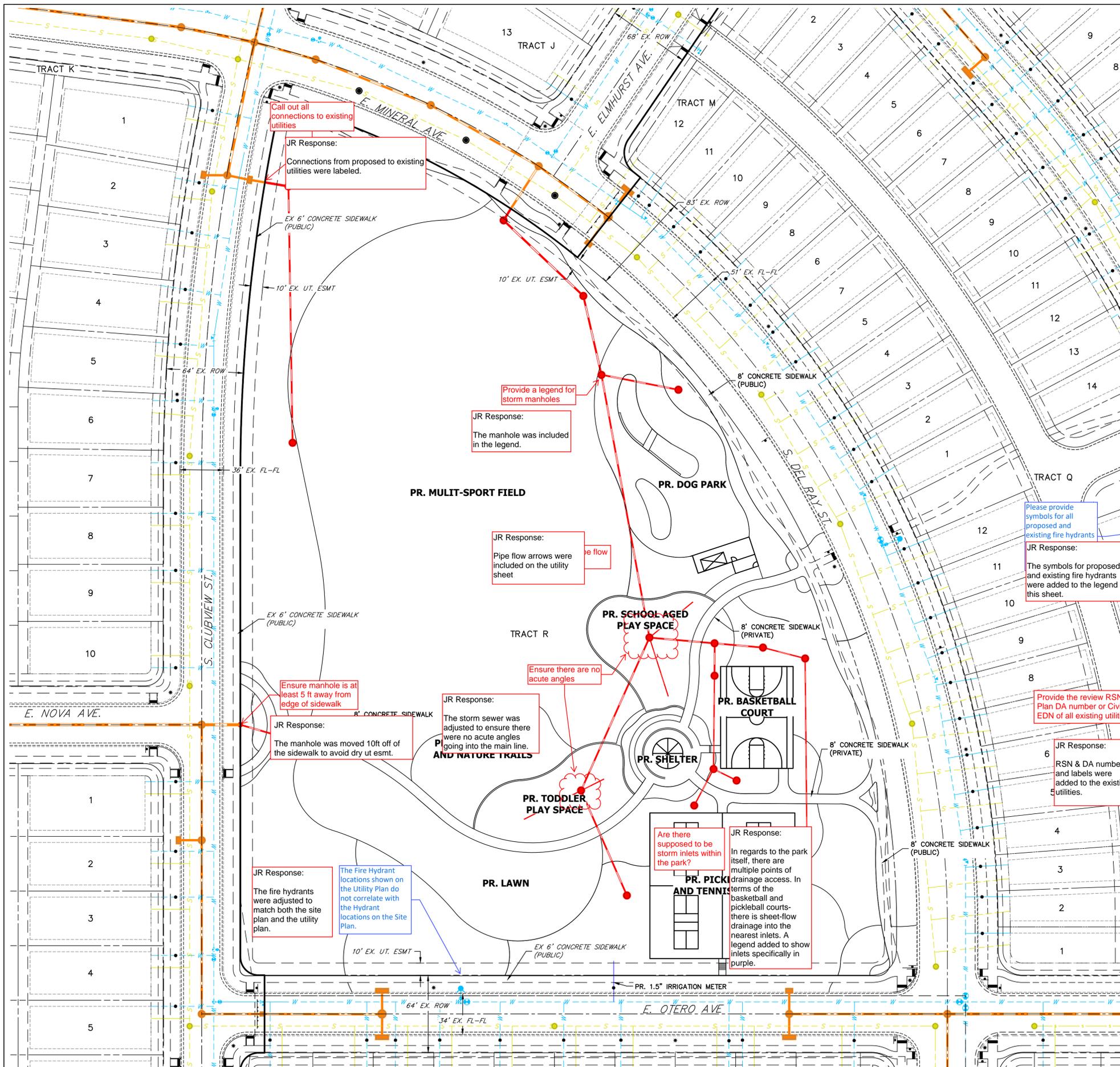
10/15/24

DATE:  
 SP 01 - 10/15/24

SHEET TITLE:  
 OVERALL  
 UTILITY PLAN



Know what's below.  
 Call before you dig.



Call out all connections to existing utilities  
 JR Response:  
 Connections from proposed to existing utilities were labeled.

Provide a legend for storm manholes  
 JR Response:  
 The manhole was included in the legend.

JR Response:  
 Pipe flow arrows were included on the utility sheet

Please provide symbols for all proposed and existing fire hydrants  
 JR Response:  
 The symbols for proposed and existing fire hydrants were added to the legend on this sheet.

Ensure manhole is at least 5 ft away from edge of sidewalk  
 JR Response:  
 The manhole was moved 10ft off of the sidewalk to avoid dry ut esmt.

JR Response:  
 The storm sewer was adjusted to ensure there were no acute angles going into the main line.

Ensure there are no acute angles

Provide the review RSN, Site Plan DA number or Civil Plan EDN of all existing utilities

JR Response:  
 RSN & DA numbers and labels were added to the existing utilities.

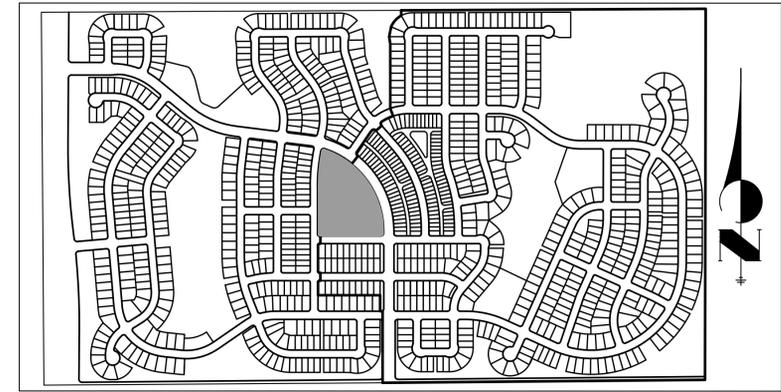
JR Response:  
 The fire hydrants were adjusted to match both the site plan and the utility plan.

The Fire Hydrant locations shown on the Utility Plan do not correlate with the Hydrant locations on the Site Plan.

Are there supposed to be storm inlets within the park?

JR Response:  
 In regards to the park itself, there are multiple points of drainage access. In terms of the basketball and pickleball courts, there is sheet-flow drainage into the nearest inlets. A legend added to show inlets specifically in purple.

CHECKED BY: SM ES, JK, EC  
 DRAWN BY:



**KEY MAP**

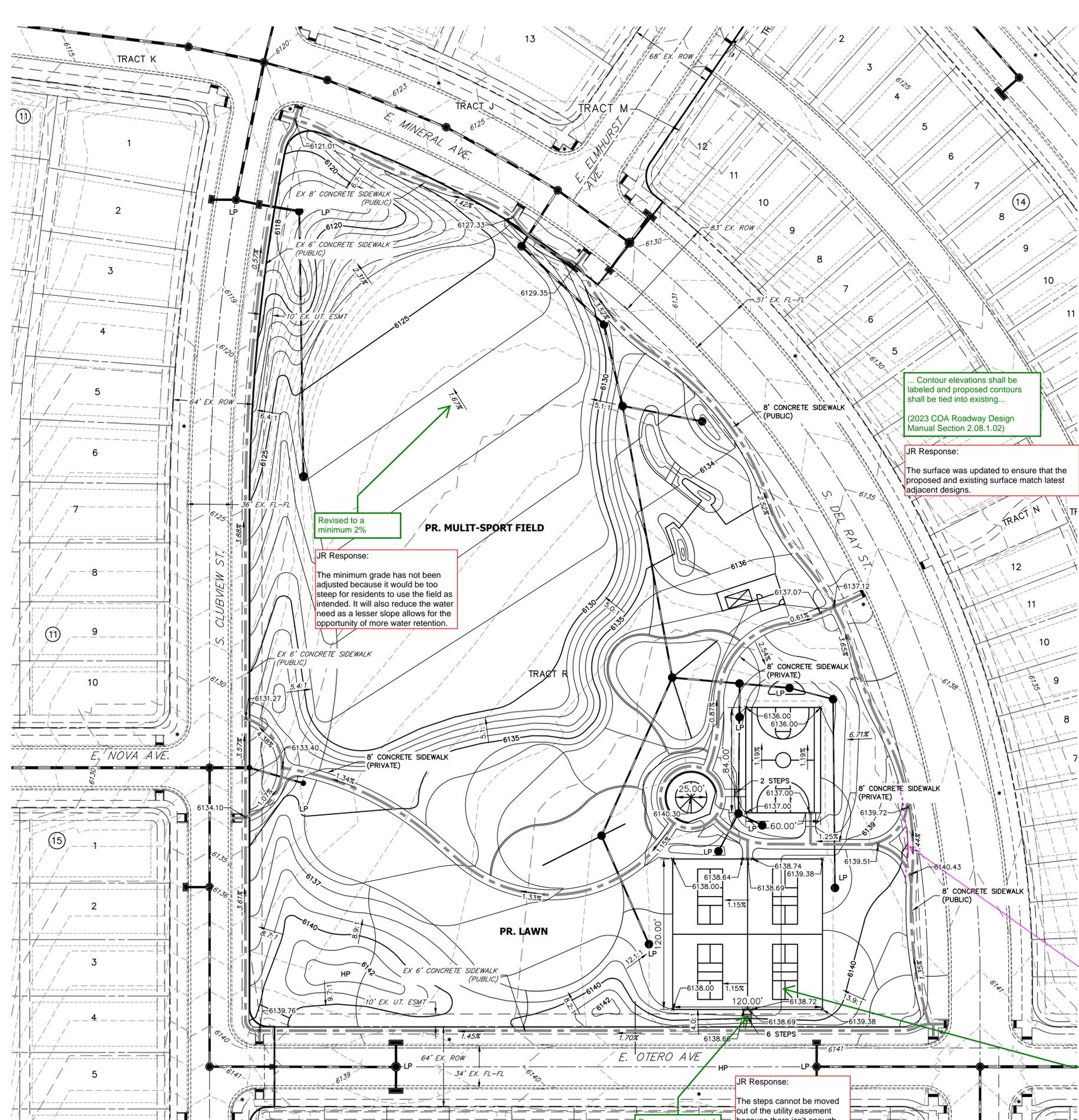
SCALE: 1"=700'

**LEGEND**

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

**GRADING NOTES**

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



Contour elevations shall be labeled and proposed contours shall be tied into existing...  
 (2023 COA Roadway Design Manual Section 2.08.1.02)

JR Response:  
 The surface was updated to ensure that the proposed and existing surface match latest adjacent designs.

Revised to a minimum 2%  
 JR Response:  
 The minimum grade has not been adjusted because it would be too steep for residents to use the field as intended. It will also reduce the water need as a lesser slope allows for the opportunity of more water retention.

this will be the configuration of the sidewalk easement - it should not go outside of the meandering line to match the sidewalk line closest to the street R.O.W. (Typ.)

JR Response:  
 The easement in the sidewalk was adjusted to meet the meandering sidewalk.

Advisory note:  
 These courts shouldn't be a draining path. Please grade the courts such as water draining away from the courts TYP.

JR Response:  
 The steps cannot be moved out of the utility easement because there isn't enough space to move it forward. A license agreement will be created for this instance.

Remove steps out of utility easement.

JR Response:  
 Swale linerwork has been added to clarify flow path into inlets.



Know what's below.  
 Call before you dig.

40 80  
 1" = 40'

OVERLAND RANCH PORCHVIEW PARK  
 SITE PLAN  
 AURORA, CO

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

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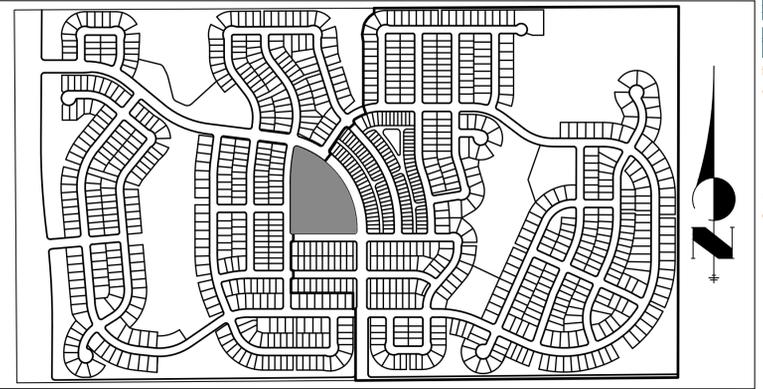
DATE:  
 SP 01 - 10/15/24

SHEET TITLE:  
 GRADING PLAN



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

CHECKED BY: SM  
 DRAWN BY: ES, JK, EC



**KEY MAP**

SCALE: 1"=700'

**LEGEND**

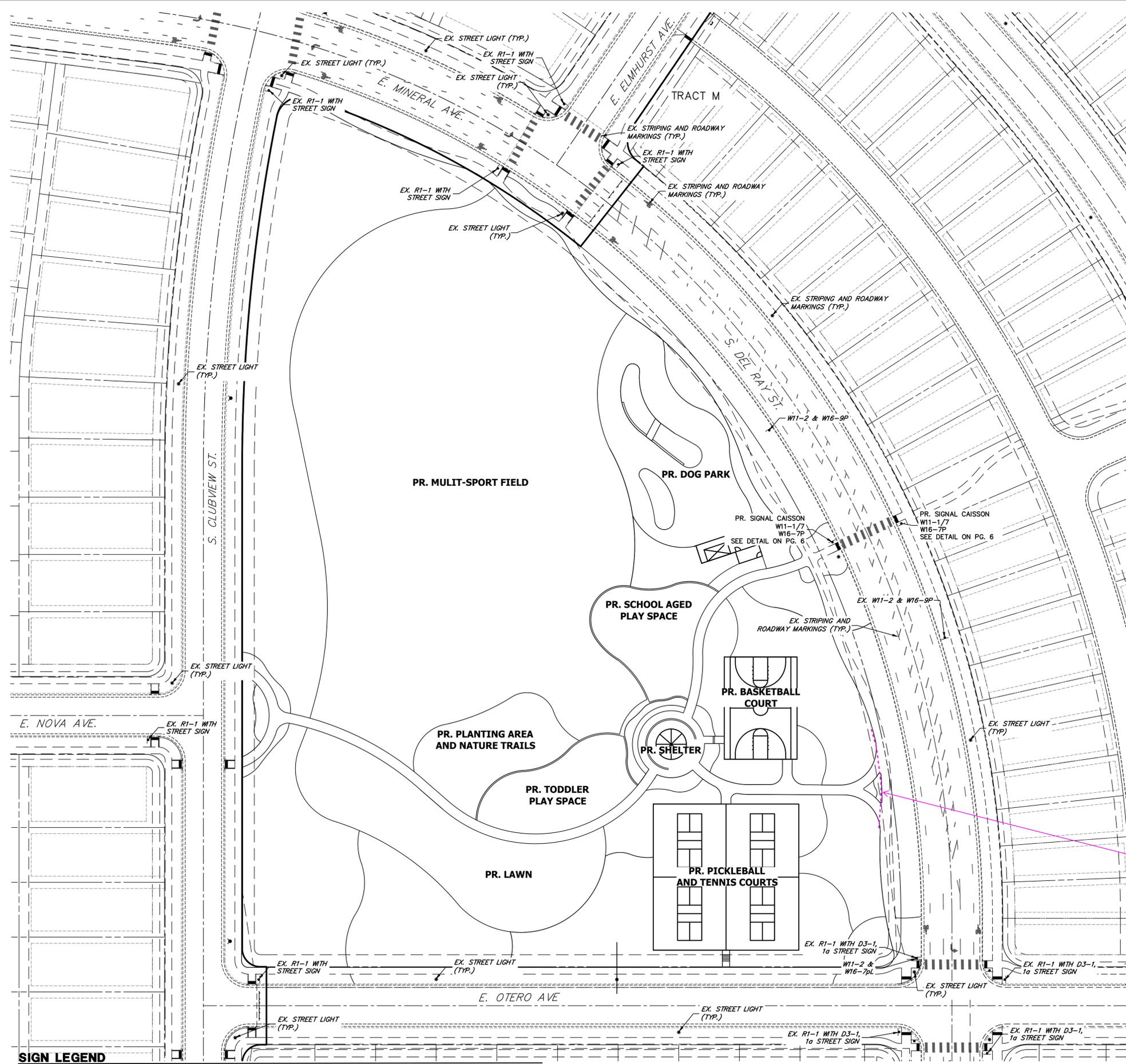
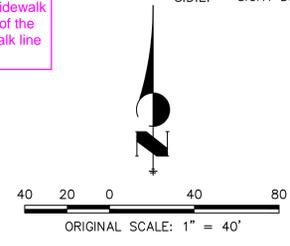
	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. 6" CURB & GUTTER
	PROP. 6" SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	FENCE LINE
	TOP OF SLOPE
	TOE OF SLOPE
	100YR SWALE
	PROPOSED ADA ACCESSIBLE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

**GENERAL NOTES**

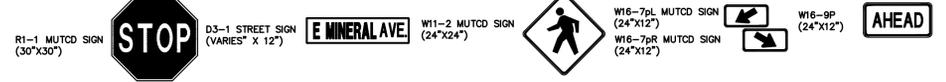
- THE PUBLIC IMPROVEMENTS SHOWN ON THE IN-PROCESS SITE PLAN (RSN 1638440) ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THIS PHASE AND ARE INCLUDED AS PART OF THE OVERLAND RANCH FILING NO. 1 SITE PLAN
- ALL STORM INFRASTRUCTURE SHALL BE PRIVATE AND MAINTAINED BY THE DISTRICT, UNLESS OTHERWISE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

this will be the configuration of the sidewalk easement - it should not go outside of the meandering line to match the sidewalk line closest to the street R.O.W. (Typ.)

JR Response:  
 This easement configuration for the sidewalk has been updated.



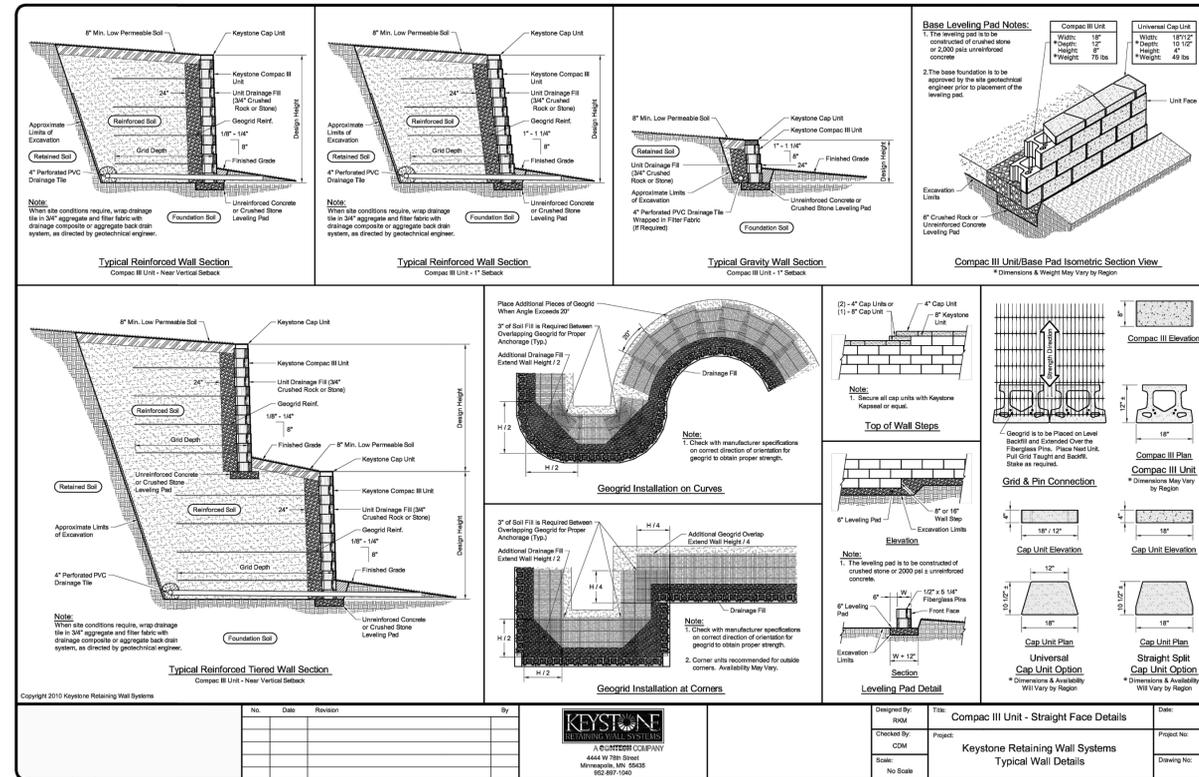
**SIGN LEGEND**



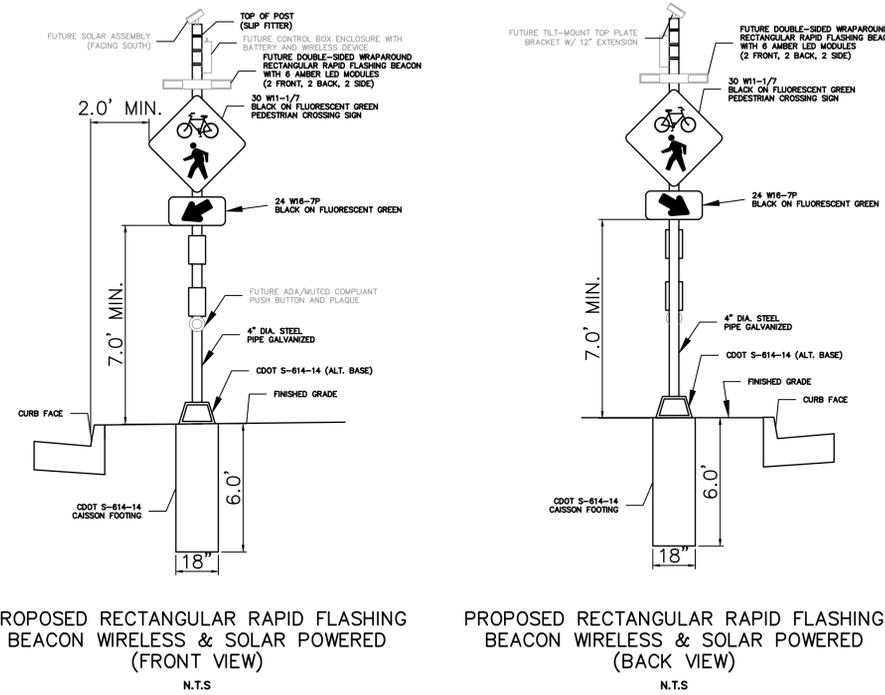
CHECKED BY: SM  
 DRAWN BY: ES, JK, EC



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



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



**NOTES AND TECHNICAL REQUIREMENTS**

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

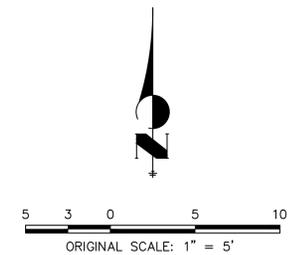
**FUNCTIONAL REQUIREMENTS:**

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

**MATERIAL REQUIREMENTS:**

- THE LIGHT BAR HOUSING SHALL BE CONSTRUCTED WITH DURABLE, CORROSION-RESISTANT POWDER-COATED ALUMINUM MATERIAL WITH STAINLESS STEEL FASTENERS. A STANDARD BLACK COLOR WILL BE ASSUMED UNLESS OTHERWISE STATED BY THE OWNER.
- ALL MOUNTING HARDWARE SHALL BE STAINLESS STEEL, AND WILL BE PROVIDED BY THE INSTALLER AT NO ADDITIONAL COST.
- THE LEDS USED SHALL BE RATED FOR A MINIMUM 15-YEAR LIFE SPAN.
- THE CONTROLLER SHALL BE HOUSED IN A NEMA 3R RATED ALUMINUM ENCLOSURE, INTENDED FOR OUTDOOR USE. IT SHALL BE DESIGNED SUCH THAT IT WILL PROVIDE A DEGREE OF PROTECTION AGAINST CORROSION, DUST, WATER DAMAGE, AND ICE FORMATION.

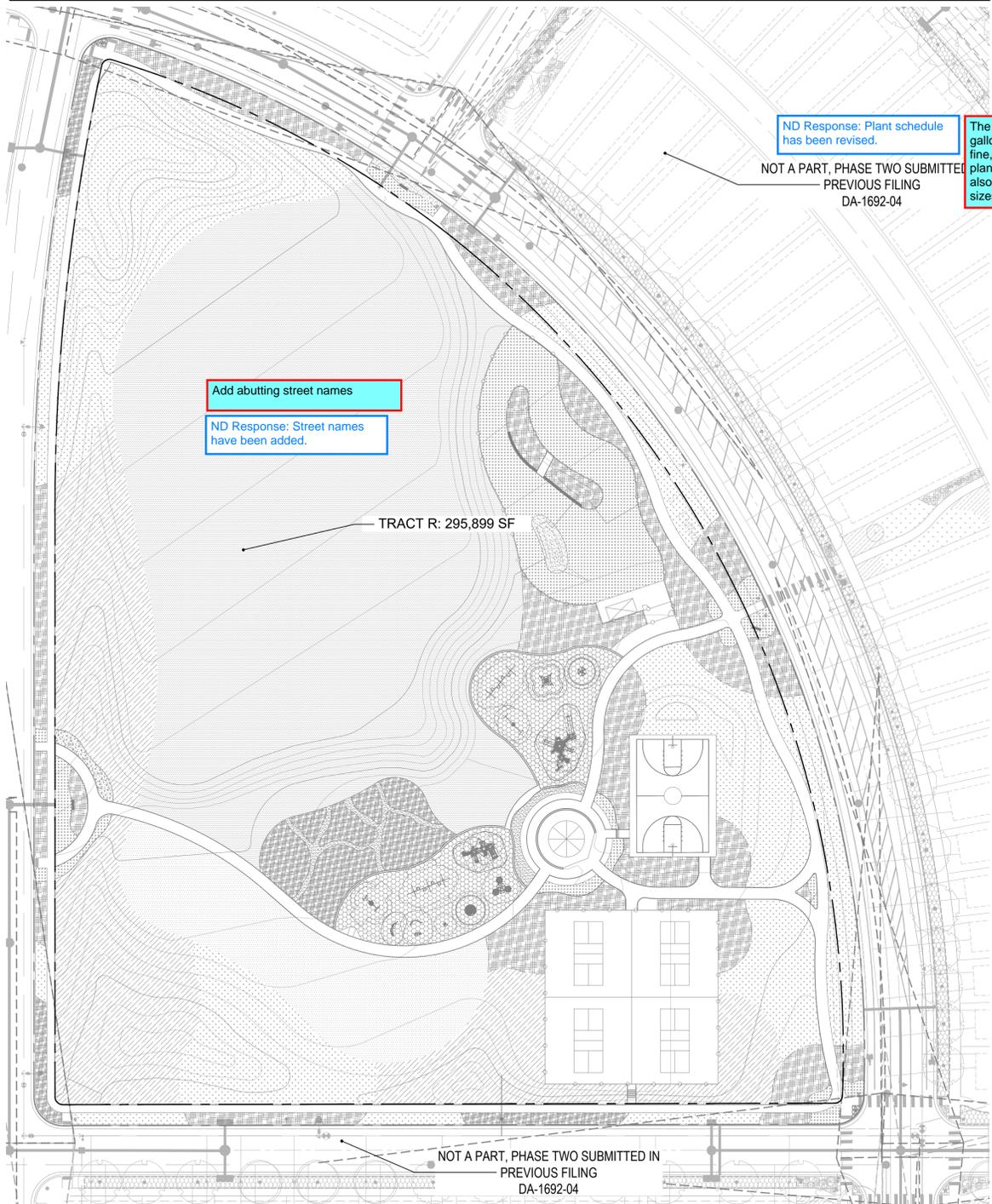
- THE LED LIGHT OUTPUTS AND FLASH PATTERNS SHALL BE COMPLETELY PROGRAMMABLE.
- THE STEEL PIPE/POST, ANCHOR PLATES, AND SLIP BASE ASSEMBLY SHALL BE GALVANIZED IN ACCORDANCE WITH DOUGLAS COUNTY STANDARDS.
- THE CONTROLLER SHALL BE RECONFIGURABLE IN CASE FUTURE MUTCD OR OTHER GUIDELINES SPECIFY A DIFFERENT FLASH PATTERN.
- THE CONTROLLER SHALL BE REPLACEABLE INDEPENDENTLY OF OTHER COMPONENTS IN THE UNLIKELY EVENT OF A FAILURE.
- THE BATTERY SHALL BE SOLAR CHARGED WITH UP TO A 30 DAY CAPACITY WITH NO SUNLIGHT, RATED AT 45 AH MINIMUM, MAINTENANCE FREE, AND A MINIMUM OF 12 VDC. IT SHALL HAVE AN OPERATING TEMPERATURE RANGE OF -50 TO 140 DEGREES F.
- THE RADIO CONTROL SHALL BE SOLAR-POWERED AND WIRELESS, OPERATING ON A FCC-APPROVED 900 MHZ FREQUENCY NETWORK WITH A NORMAL OPERATING RANGE OF 1000 FEET.
- THE RADIO SHALL PROVIDE WIRELESS COMMUNICATION BETWEEN THE PUSH BUTTON ACTUATION ASSEMBLIES AND THE INDICATORS.
- THE RADIO SHALL SYNCHRONIZE THE CONTROLLERS TO ACTIVATE THE INDICATIONS WITHIN 120 MSEC OF ONE ANOTHER AND REMAIN SYNCHRONIZED THROUGHOUT THE DURATION OF THE FLASHING CYCLE.
- THE SOLAR PANEL SHALL PROVIDE 55 WATTS AT PEAK TOTAL OUTPUT.
- THE SOLAR PANEL SHALL BE AFFIXED TO AN ALUMINUM PLATE AND BRACKET, ADJUSTABLE AT AN ANGLE OF 45-60 DEGREES, AND MOUNTED ON A 360 DEGREE ROTATABLE POLE CAP MOUNT TO FACILITATE ADJUSTMENT FOR MAXIMUM SOLAR COLLECTION AND OPTIMAL BATTERY STRENGTH.
- THE SOLAR PANEL SHALL BE RATED FOR 110 MPH WINDS AND OPERATING TEMPERATURES BETWEEN -50 TO 180 DEGREES F.
- ALL SIGNS AND PLAQUES SHALL CONFORM TO MUTCD STANDARDS FOR DIMENSIONS, MESSAGING, AND MATERIALS.
- SIGNS SHALL BE RETROREFLECTIVE WITH AN ANTI-GRAFFITI OVERLAY AND USE ANTI-VANDAL FASTENERS AND TOOLS TO MOUNT THE COMPONENTS.
- THE PUSH BUTTON SHALL BE CAPABLE OF CONTINUOUS OPERATION WITHIN A TEMPERATURE RANGE OF -30 TO 165 DEGREES F AND BE ADA COMPLIANT.



CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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. **Upon completion of the park development** **ND Response: Note has been revised per recommendation.**
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NONIRRIGATED NATIVE, RESTORATIVE AND DR **revised per recommendation.** 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.
- 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.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.**
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- 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.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

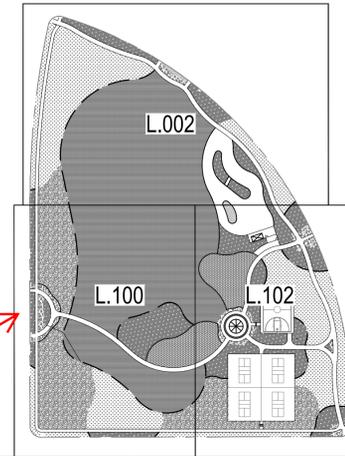
TRACT KEY MAP



SHEET INDEX

- L.001 LANDSCAPE NOTES
- L.002 LANDSCAPE SCHEDULES
- L.100 LANDSCAPE PLAN
- L.101 LANDSCAPE PLAN
- L.102 LANDSCAPE PLAN
- L.400 LANDSCAPE DETAILS
- L.401 LANDSCAPE DETAILS
- L.402 LANDSCAPE DETAILS
- L.403 LANDSCAPE DETAILS
- L.404 LANDSCAPE DETAILS

KEY MAP



Curbside Landscape Table

Curbside Description (1 shrub per 40 sf and 1 tree per 40 LF)	Tract Curbside Area (SF)	Shrubs Required	Shrubs Provided	Length (LF)	Trees Required	Trees Provided
E Mineral Ave/N Del Rey St	9,270	232	#5 Cont Shrubs 172 #5 Cont Grasses 66	1,058	27	26?
S Clubview St	6,078	152	#5 Cont Shrubs 149 #5 Cont Grasses 12			22
E Otero Ave	4,313	108	#5 Cont Shrubs 99 #5 Cont Grasses 9	535	14	14
<b>Totals</b>		<b>492</b>	<b>507</b>		<b>63</b>	<b>63</b>

NOTES:

- Required Area is for curbside landscapes between 6'-10'.
- Per Ordinance Section 146-4.7.5.C.iii & iv, shrubs are not required in curbside landscape greater than 10' in width.

Open Space Tract Landscape Table

Tract	Tract Area	Pond Area	Total Tract Area	Description	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
R	295,899	N/A	295,899	Not a Part, See a Separate Submittal	74	92	740	#5 Cont Shrubs 556 #1 Cont Grasses 629
<b>Totals:</b>	<b>295,899</b>	<b>0</b>	<b>295,899</b>		<b>74</b>	<b>92</b>	<b>740</b>	<b>766</b>

NOTES:

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

LEGEND

--- TRACT BOUNDARY

There is a retaining wall shown on Sheet 7, but the wall does not appear on the landscape plan. Is there a retaining wall being proposed?

ND Response: No retaining wall is being proposed.

See comment on landscape plan sheet 10

ND Response: 27 trees are being provided on E Mineral Ave.

There appear to be only 33? If so that plant count is short.

ND Response: More grasses have been added to meet curbside requirements.

ND Response: Sheet numbers have been revised.

This should just be Sheet 8

CODE	DESCRIPTION	DETAIL
N-02	BENCH ON CONCRETE PAD	2/L.401
N-04	DOG FENCE & GATE	5/L.401
N-05	SMALL SHADE STRUCTURE	6/L.401
N-06	PLAYGROUND RAMP	1/L.4.02
N-07	MONOLITHIC PLAY CURB	2/L.4.02
N-08	PARK MONUMENT SIGN	5/L.4.02
N-09	RETAINING WALL	RE: CIVIL
N-10	SHADE STRUCTURE	TBD

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
M-01	STEEL EDGER	BLACK ROLL TOP EDGER	RYERSON OR APPROVED EQUAL		BLACK	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 5, SHEET L4.00
M-02	SPADECUT EDGER						REFER TO DETAIL 6, SHEET L4.00
M-03	DOG FENCE AND GATE	MONTAGE PLUS	AMERISTAR OR APPROVED EQUAL		BLACK	5' HT. MINIMUM	REFER TO DETAIL 5, SHEET L4.01
M-04	PICKLEBALL COURT FENCE	MONTAGE FENCE	AMERISTAR	MAJESTIC	BLACK	4' TALL	REFER TO DETAIL 3, SHEET L4.02
M-05	CRUSHER FINES	CRUSHER FINES OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL		TAN BREEZE	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-06	RIVER ROCK	4"-8" HORIZON COBBLESTONE OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL		TBD	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-08	LANDSCAPE BOULDERS	MOSS ROCK	PIONEER SAND OR APPROVED EQUAL		GRAY GRANITE WITH MOSS OR MATCH TO SANDSTONE SLABS		REFER TO DETAIL 4, SHEET L.4.01
M-09	SHRUB BED	1 1/2"-2" LOCAL RIVER ROCK OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL		TBD	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-10	TURFGRASS	IRRIGATED MANICURED TURF SOD	ARKANSAS VALLEY SEED OR APPROVED EQUAL		TALL FESCUE BLEND OR APPROVED EQUAL CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-11	PLAY SURFACE	ENGINEERED WOOD FIBAR	FIBAR OR APPROVED EQUALS		NATURAL	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR TO COPY WITH ALL SAFETY REQUIREMENTS
M-12	NON-IRRIGATED TALL NATIVE SEED MIX	NATIVE SEED TALL MIX	ARKANSAS SEED VALLEY OR APPROVED EQUAL		'FOOTHILLS MIX & 'ROCKY MOUNTAIN NATIVE MIX'	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S 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	PEAGRAVEL	PEA GRAVEL	PIONEER SAND OR APPROVED EQUAL		LOCAL PEA GRAVEL	REFER TO PLANS FOR LOCATIONS	INSTALL PER MANUFACTURER'S SPECIFICATIONS

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
S-01	BENCH	STREETSIDE 6' CONTOUR BENCH	ANOVA FURNISHINGS OR APPROVED EQUAL	L1369	BLACK	33"H X 26"W X 76"L	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS, REFER TO DETAIL 2, SHEET L4.01
S-02	SANDSTONE BENCH	SILOAM QUARRY BLOCK OR APPROVED EQUAL	SILOAM STONE INC. OR APPROVED EQUAL	N/A	TAN		REFER TO DETAIL 3 SHEET L4.01
S-03	PET WASTE STATION	DOG WASTE STATION WITH SQUARE STEEL CAN AND ROLL BAG DISPENSER OR EQUAL	ANOVA FURNISHINGS OR APPROVED EQUAL	D006	BLACK	STANDARD HT.	INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 7, SHEET L4.01
S-04	TRASH RECEPTACLE	STREETSIDE 40 GALLON RECEPTACLE BONET TOP	ANOVA FURNISHINGS OR APPROVED EQUAL	L1397BT	BLACK	40 GAL.	INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 8, SHEET L4.01
S-05	PICNIC TABLE	8' RECTANGULAR RECYCLED PLASTIC ADA PICNIC TABLE	ANOVA FURNISHINGS OR APPROVED EQUAL	T1038R	SLATS: CEDAR, FRAME: BLACK	34"H X 65"W X 96"L	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
S-06	BIKE RACK	BIKE RACK	MADRAX OR APPROVED EQUAL	U190	BLACK	STANDARD SIZE	SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 4, SHEET L.400
S-07	DOG TUNNEL	DOG TUNNEL					SEE DETAIL 5, SHEET L.402
S-08	BASKETBALL HOOP	BASKETBALL HOOP	PRODUNK OR APPROVED EQUAL	HERCULES PLATINUM	BLACK	STANDARD REGULATION	IN-GROUND MOUNT PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 1, SHEET L4.01
S-09	PLAY STRUC. A	HEAVY DUTY SWINGS 4-SEAT	PLAYWORLD OR APPROVED EQUAL	SWING-HD-8-4	TBD	SPACE REQUIRED: 32'4" X 43'10"	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 1, SHEET L4.03 FOR MORE INFORMATION. TWO SEATS TO BE ADA ACCESSIBLE SEATS, REFER TO DETAIL 2, SHEET L-4.03.
S-10	PLAY STRUC. C	DENALI 2M NET	LAYWORLD OR APPROVED EQUAL	ZZXX	TBD	SPACE REQUIRED: 25'6" X 25'6"	INSTALL PER MANUFACTURER SPECIFICATIONS, REFER TO DETAIL D, SHEET FOR MORE INFORMATION
S-11	PLAY STRUC. D	WHIRL-A-ROUND	PLAYWORLD OR APPROVED EQUAL	ZZXX1153	TBD	SPACE REQUIRED: 23'11" X 23'11"	INSTALL PER MANUFACTURER SPECIFICATIONS, REFER TO DETAIL 4, SHEET L4.03 FOR MORE INFORMATION.
S-12	PLAY STRUC. E	TIRE SWING	PLAYWORLD OR APPROVED EQUAL	SWING-500-TIRE	TBD	SPACE REQUIRED: 22'5" X 27'11"	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 5, SHEET L4.03 FOR MORE INFORMATION.
S-13	PLAY STRUC. F	WALK UP	PLAYWORLD OR APPROVED EQUAL	500-1913	TBD	SPACE REQUIRED: 33' X 52'2"	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 6, SHEET L4.03 FOR MORE INFORMATION.
S-14	PLAY STRUC. G	PLAYCUBES 3.0N	PLAYWORLD OR APPROVED EQUAL	PLAYCUBES 3N	TBD	SPACE REQUIRED: 24'2" X 25'10"	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 7 SHEET L4.03 FOR MORE INFORMATION.
S-15	PLAY STRUC. H	BOAT	PLAYWORLD OR APPROVED EQUAL	ZZXX0552	TBD	SPACE REQUIRED: 13'11" X 15'	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 8, SHEET L4.03
S-16	PLAY STRUC. I	CHALLENGERS 350-2259	PLAYWORLD OR APPROVED EQUAL	350-2259	TBD	SPACE REQUIRED: 26'8" X 35'8"	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 9, SHEET L4.03.
S-17	PLAY STRUC. J	CONE SPINNER DOUBLE DECKER	PLAYWORLD OR APPROVED EQUAL	ZZXX0914	TBD	SPACE REQUIRED: 19'10" X 19'10"	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 1, SHEET L4.04 FOR MORE INFORMATION.
S-18	PLAY STRUC. K	RHYTHM WALL	PLAYWORLD OR APPROVED EQUAL	350-1431	TBD	SPACE REQUIRED: 15'10" X 23'	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 2, SHEET L4.04.
S-19	PLAY STRUC. L	MUSIC CENTER	PLAYWORLD OR APPROVED EQUAL	350-1430	TBD	SPACE REQUIRED: 23'4" X 21'4"	INSTALL PER MANUFACTURER SPECIFICATIONS. REFER TO DETAIL 3, SHEET L4.04

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
<b>DECIDUOUS TREES</b>					
AC GR	2	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.
CA HL	3	CATALPA SPECIOSA 'HIAWATHA 2'	HEARTLAND® NORTHERN CATALPA	B & B	2.5" CAL.
CE OC	13	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.
GY DI	22	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL.
QU BI	10	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.
QU MA	12	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.
TI RE	11	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.
UL FR	3	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CAL.
<b>EVERGREEN TREES</b>					
PI DE	5	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	6' HT.
PI PE	3	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	B & B	6' HT.
PI FL	5	PINUS FLEXILIS	LIMBER PINE	B & B	6' HT.
PI HE	11	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HT.
PI IF	13	PINUS LEUCODERMIS 'ISELI FASTIGIATE'	ISELI FASTIGIATE BOSNIAN PINE	B & B	6' HT.
PI NI	15	PINUS NIGRA	AUSTRIAN PINE	B & B	6' HT.
PI PO	6	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.
PI SY	9	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HT.
<b>ORNAMENTAL TREES</b>					
MA PR	1	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	2" CAL.
PR RC	7	PRUNUS X SUCKER PUNCH TM	SUCKER PUNCH CHOKECHERRY	B & B	2" CAL.
<b>DECIDUOUS SHRUBS 2-4' SPREAD</b>					
AM CA	20	AMORPHA CANESCENS	LEADPLANT	CONT.	#5
AR PA	79	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5
CA DK	77	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	CONT.	#5
EP VI	12	EPHEDRA VIRIDIS	MORMON TEA	CONT.	#5
PE AT	53	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5
PH LD	15	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL DWARF NINEBARK	CONT.	#5
PR PA	95	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	#5
PR TE	12	PRUNUS TENELLA	DWARF RUSSIAN ALMOND	CONT.	#5
<b>DECIDUOUS SHRUBS 5-7' SPREAD</b>					
AT CA	3	ATRIPLEX CANESCENS	FOURWING SALTBUSh	CONT.	#5
CH MI	26	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5
CO HO	25	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5
<b>DECIDUOUS SHRUBS 7-9' SPREAD</b>					
AM SE	4	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5
CE BE	24	CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	CONT.	#5
FO NE	21	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT.	#5
RH GL	21	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5
RH AA	39	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5
RH TY	16	RHUS TYPHINA	STAGHORN SUMAC	CONT.	#5
SH AR	25	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5
<b>EVERGREEN SHRUB 2-4' SPREAD</b>					
FA PA	88	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5
KR LA	33	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	CONT.	#5
MA AQ	57	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	#5
YU GL	32	YUCCA GLAUCA	SOAPWEED	CONT.	#5
<b>EVERGREEN SHRUBS 5-7' SPREAD</b>					
AR TR	8	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5
CH NA	39	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#5
CY SG	15	CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
JU GO	6	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.	#5
YU CA	7	YUCCA CAMPESTRIS	PLAINS YUCCA	CONT.	#5
YU PA	14	YUCCA PARVIFLORA	RED YUCCA	CONT.	#5
<b>EVERGREEN SHRUBS 7-9' SPREAD</b>					
JU BC	41	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5
JU HU	34	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	CONT.	#5
JU SG	2	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN PFITZER JUNIPER	CONT.	#5
PI MU	19	PINUS MUGO	MUGO PINE	CONT.	#5
<b>ORNAMENTAL GRASSES 1.5'-2'</b>					
AC HY	82	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	CONT.	#1
BO BL	51	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#1
CL KR	150	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
HE SE	28	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#1
MU UN	3	MUHLENBERGIA REVERCHONII 'PUNDO1S'	UNDAUNTED® RUBY MUHLY	CONT.	#1
PA HE	177	PANICUM VIRGATUM 'HE'		CONT.	#1
SC SC	10	SCHIZACHYRIUM SCOPEA		CONT.	#1
<b>ORNAMENTAL GRASSES 2'-3'</b>					
AN GE	13	ANDROPOGON GERARD	BIG BLUESTEM	CONT.	#1
CA EL	40	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO'	EL DORADO FEATHER REED GRASS	CONT.	#1
PE RU	47	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1
<b>PERENNIALS</b>					
AC MI	22	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1
AG CR	25	AGASTACHE AURANTIACA 'CORONADO'	CORONADO GIANT HYSSOP	CONT.	#1
AR FR	22	ARTEMISIA FRIGIDA	FRINGED WORMWOOD	CONT.	#1
ER SU	40	ERIOGONUM UMBELLATUM	SULFURFLOWER BUCKWHEAT	CONT.	#1
KN CA	43	KNIPHOFIA CAULESCENS	TORCH LILY	CONT.	#1
MO DE	14	MONARDA FISTULOSA	BERGAMOT	CONT.	#1
PH DR	37	PHLOX SUBULATA 'DRUMMOND PINK'	DRUMMOND PINK CREEPING PHLOX	CONT.	#1
SC MA	14	SCROPHULARIA MACRANTHA	RED BIRDS IN A TREE	CONT.	#1
SO WI	22	SOLIDAGO X 'WICHITA MOUNTAINS'	WICHITA MOUNTAINS GOLDENROD	CONT.	#1
<b>UPRIGHT EVERGREEN</b>					
JU SR	11	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	CONT.	#5

Please ensure that these plants have not been used in close proximity to sidewalks where pedestrians will be. Several locations have already been identified on the landscape plan.

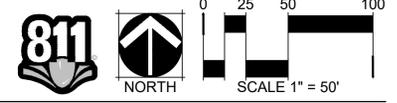
ND Response: Planting has been revised, the notes yucca plants have been removed from pedestrian areas.

All grasses used in the curbside areas must be five gallon. This can not just be a note in the curbside table.

ND Response: Plant schedule has been revised. All grasses in curbside areas have been marked as Cont. #5.

ND Response: Sheet numbers have been revised.

This should just be Sheet 9



CHECKED BY:  
DRAWN BY:

LEGEND

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

Something is cut off here.  
ND Response: Legend cutoff has been revised.

Plants with thorns, sharp leaves etc. should not be located in such close proximity to pedestrian walks. Please replace the Yucca with a different plant.  
ND Response: Planting has been revised to remove the noted Yucca.

NOT A PART, REFER TO OVERLAND RANCH FILING #3, #2 DA 1692-04  
ND Response: Note has been revised.

Instead of listing the DA please list the Case Number or CN: 2024-4019  
ND Response: Note has been revised.

The yellow highlighted plants will grow too tall according to Public Works requirements. Must remain 26" or less in height within the designated sight triangle.  
ND Response: Planting located in sight triangles has been revised so all plants are 26" or less in height.

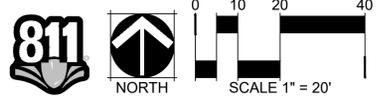
The Curbside Landscape table indicates that there are 27 trees along here. If this tree is added, it will match the table AND comply with the required UDO standards.  
ND Response: One tree has been added. 27 trees are now being provided along E Mineral Ave.

These shrub beds should be within edger. According to the landscape notes, either rock or wood mulch shall be used around all plant material. This will not be contained without edger. This will be a maintenance issue with weeds growing up through the ornamental grasses.

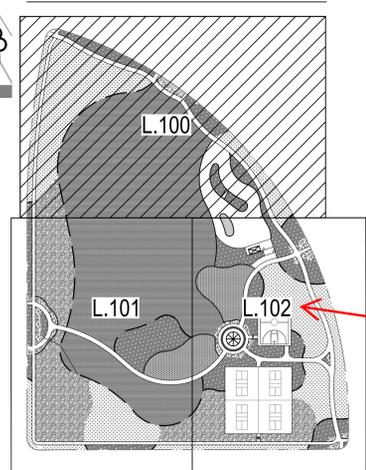
ND Response: Grasses have been added as an intentional design choice. As shown in our master plan, and the intention is to create a soft prairie-like landscape directly adjacent to the multi-purpose field. The tall soft grasses will juxtapose the manicured field and will create a colorful and appealing "step" into the native landscape. Please see the image below showing how this design has been achieved on another project. The native grass surrounding the ornamental grasses will help to support this vision. Any spreading of the ornamental grasses further helps support the design as the native grass areas will have a natural look, while the field will be more closely maintained.



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



KEY MAP

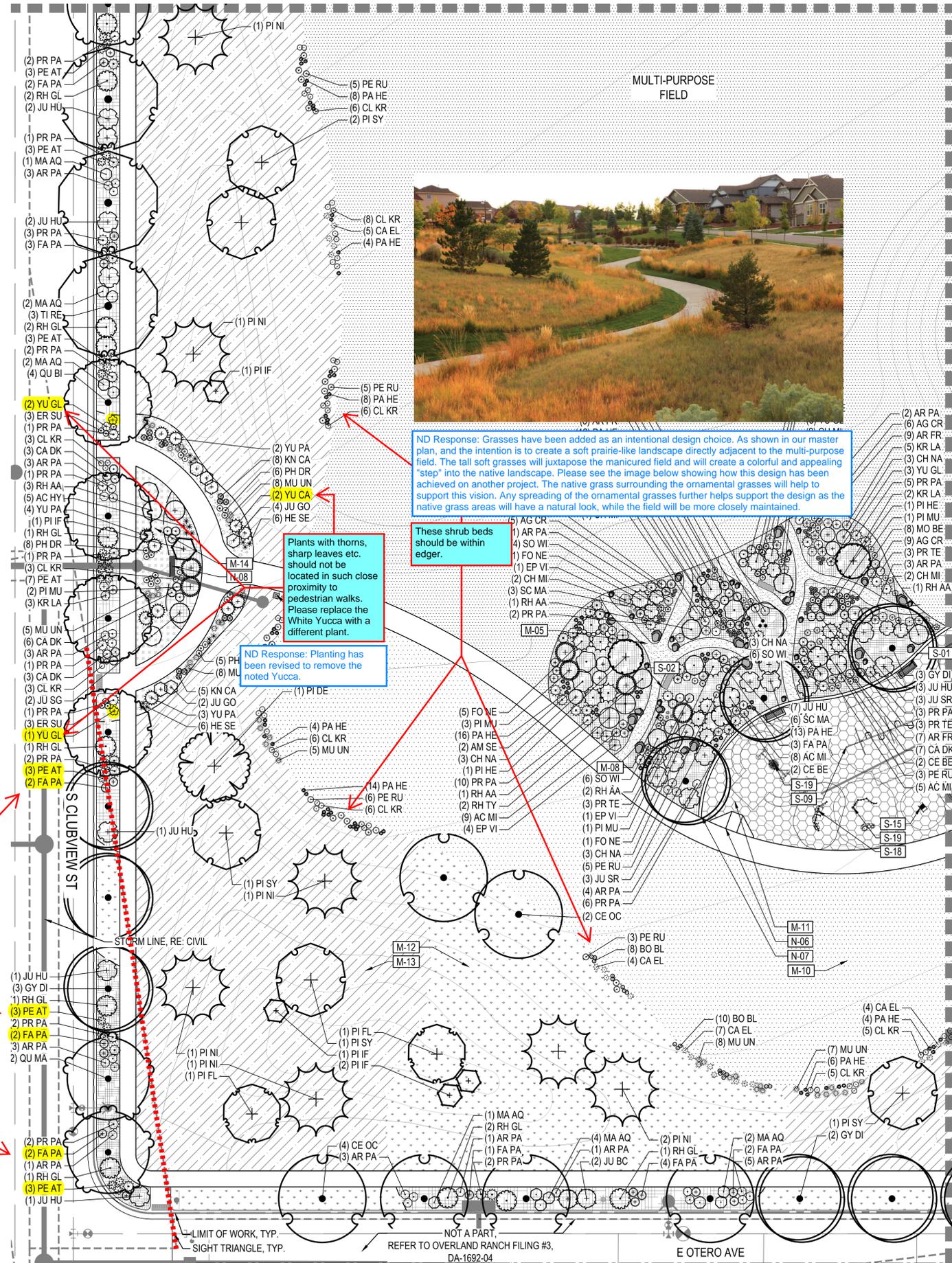


ND Response: Sheet numbers have been revised.

This should just be Sheet 10. Update accordingly.

CHECKED BY:  
DRAWN BY:

MATCHLINE RE: SHEET L.002



ND Response: Grasses have been added as an intentional design choice. As shown in our master plan, and the intention is to create a soft prairie-like landscape directly adjacent to the multi-purpose field. The tall soft grasses will juxtapose the manicured field and will create a colorful and appealing "step" into the native landscape. Please see the image below showing how this design has been achieved on another project. The native grass surrounding the ornamental grasses will help to support this vision. Any spreading of the ornamental grasses further helps support the design as the native grass areas will have a natural look, while the field will be more closely maintained.

Plants with thorns, sharp leaves etc. should not be located in such close proximity to pedestrian walks. Please replace the White Yucca with a different plant.

These shrub beds should be within edger.

ND Response: Planting has been revised to remove the noted Yucca.

The yellow highlighted plants will grow too tall according to Public Works requirements. Must remain 26" or less in height within the designated sight triangle.

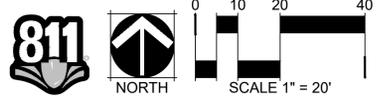
ND Response: Planting located in sight triangles has been revised so all plants are 26" or less in height.

LEGEND

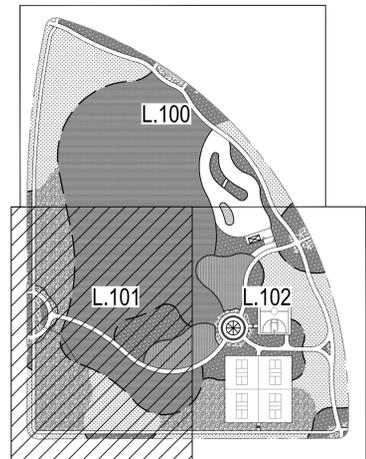
CODE	DESCRIPTION
M-01	STEEL EDGER
M-02	SPADECUT EDGER
M-03	DOG FENCE AND GATE
M-04	PICKLEBALL COURT FENCE
LANDSCAPE MATERIALS	
CODE	DESCRIPTION
M-05	CRUSHER FINES
M-06	RIVER ROCK
LANDSCAPE MATERIALS	
SYMBOL	DESCRIPTION
(Symbol)	M-08 LANDSCAPE BOULDERS
LANDSCAPE MATERIALS	
CODE	DESCRIPTION
M-09	SHRUB BED
M-10	TURFGRASS
M-11	PLAY SURFACE
M-12	NON-IRRIGATED TALL NATIVE SEED MIX
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
M-14	PEAGRAVEL
NOTATION	
CODE	DESCRIPTION
N-01	CRUSHER FINES TRAIL
N-02	BENCH ON CONCRETE PAD
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N-07	MONOLITHIC PLAY CURB
N-08	PARK MONUMENT SIGN
N-09	RETAINING WALL
N-10	SHADE STRUCTURE
SITE FURNISHINGS	
SYMBOL	DESCRIPTION
(Symbol)	S-01 BENCH
(Symbol)	S-02 SANDSTONE BENCH
(Symbol)	S-03 PET WASTE STATION
(Symbol)	S-04 TRASH RECEPTACLE
(Symbol)	S-05 PICNIC TABLE
(Symbol)	S-06 BIKE RACK
(Symbol)	S-07 DOG TUNNEL
(Symbol)	S-08 BASKETBALL HOOP
(Symbol)	S-09 PLAY STRUC. A
(Symbol)	S-10 PLAY STRUC. C
(Symbol)	S-11 PLAY STRUC. D
(Symbol)	S-12 PLAY STRUC. E
(Symbol)	S-13 PLAY STRUC. F
(Symbol)	S-14 PLAY STRUC. G
(Symbol)	S-15 PLAY STRUC. H
(Symbol)	S-16 PLAY STRUC. I
(Symbol)	S-17 PLAY STRUC. J
(Symbol)	S-18 PLAY STRUC. K
(Symbol)	S-19 PLAY STRUC. L

MATCHLINE RE: SHEET L.102

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



KEY MAP



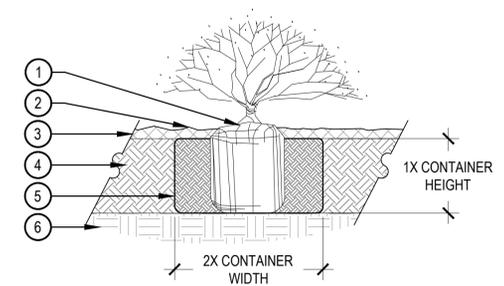
ND Response: Sheet numbers have been revised.

This should just be Sheet 11

CHECKED BY:  
DRAWN BY:



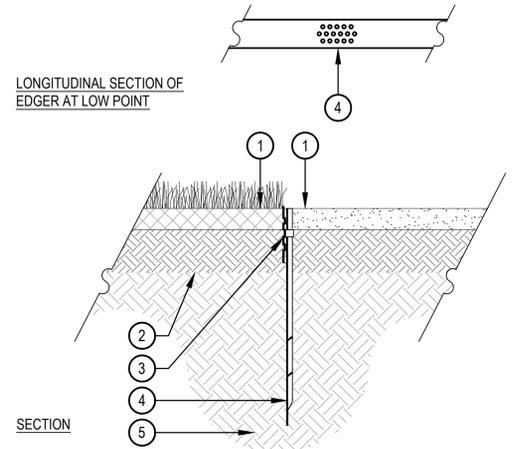
- 1 SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- 2 FINISH GRADE (TOP OF MULCH)
- 3 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L1.01
- 4 TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- 5 BACKFILLED AMENDED SOIL
- 6 UNDISTURBED SOIL



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

**2 SHRUB PLANTING**

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

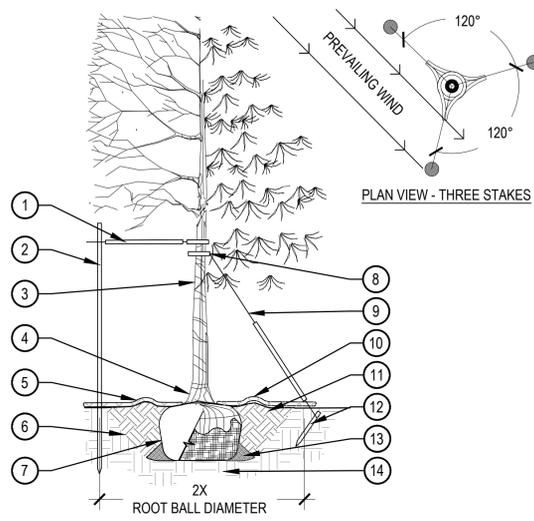


- NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
  2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
  3. ENSURE POSITIVE DRAINAGE.

**5 STEEL EDGER**

SCALE: 1" = 1'-0"

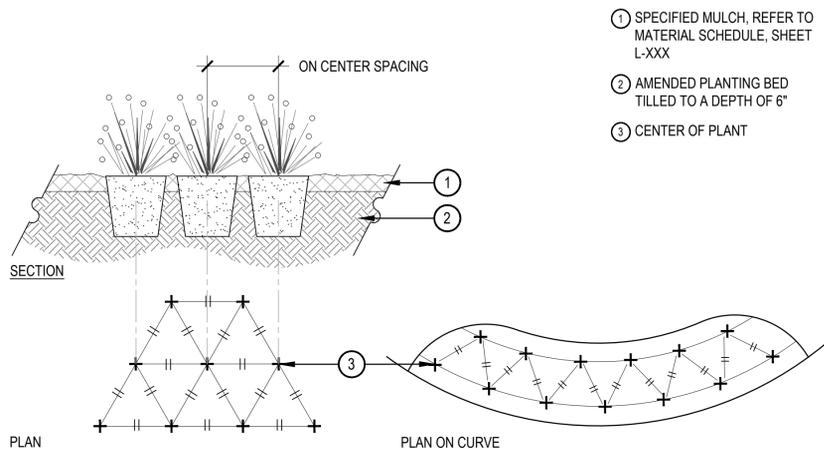
- 1 PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 2 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- 3 TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM 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



- 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.

**1 TREE PLANTING DETAIL**

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

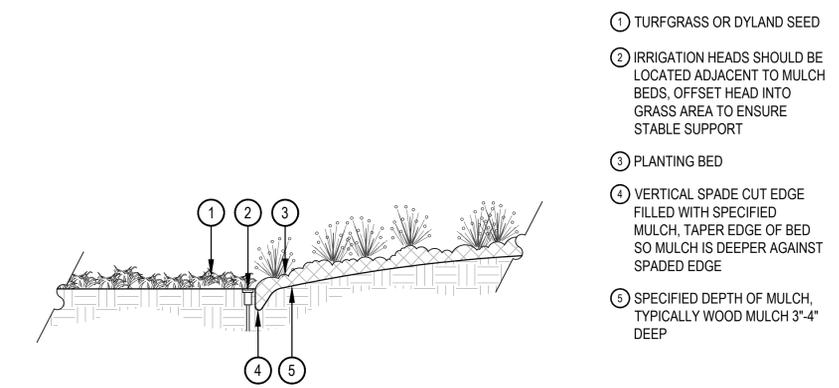


- 1 SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 2 AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- 3 CENTER OF PLANT

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

**3 PERENNIAL PLANT LAYOUT**

SCALE: 1" = 1'-0"



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

**6 SPADE CUT EDGE**

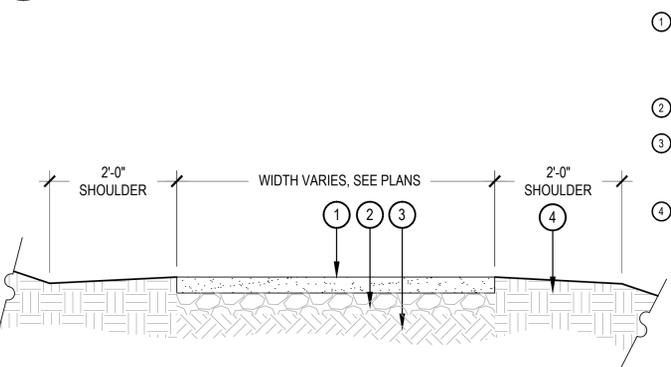
SCALE: 1/2" = 1'-0"

**4 BIKE RACK**

SCALE: NTS



DESCRIPTION: BIKE RACK  
MANUFACTURER: MADRAX OR APPROVED EQUAL  
MODEL: U190  
COLOR/FINISH: BLACK  
NOTES: MOUNT PER MANUFACTURER'S SPECIFICATION



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

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

**7 CRUSHER FINES TRAIL**

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

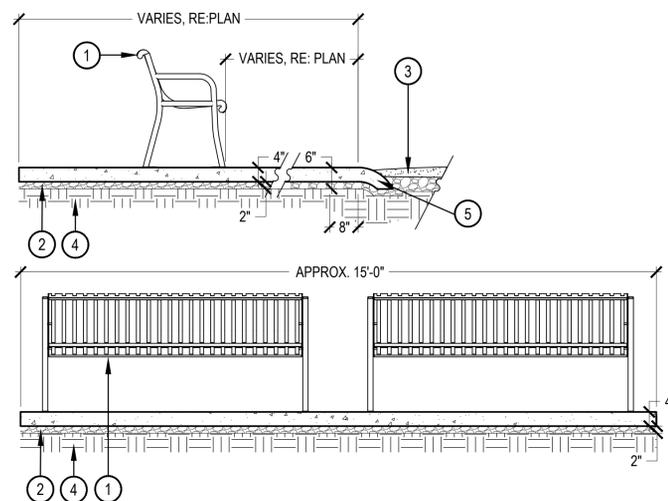
ND Response: Sheet numbers have been revised.

This should just be Sheet 13





DESCRIPTION: BASKETBALL HOOP  
MANUFACTURER: PRODUNK OR APPROVED EQUAL  
MODEL: HERCULES PLATINUM  
COLOR/FINISH: BLACK  
NOTES: IN GROUND MOUNT PER MANUFACTURER'S SPECIFICATION



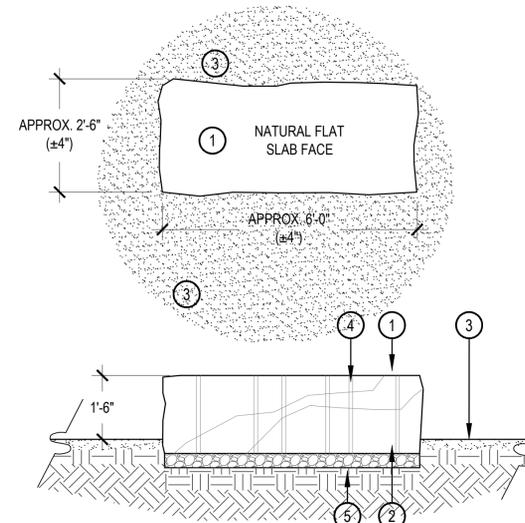
- 1 BENCH, RE: AMENITY SCHEDULE, SHEET L.1.01, SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS
- 2 4" DEPTH COMPACTED ROAD BASE
- 3 COMPACTED, STABILIZED CRUSHER FINES, REFER TO MATERIAL SCHEDULE, SHEET L.1.01
- 4 COMPACTED SUBGRADE
- 5 CONCRETE TURN-DOWN AT CRUSHER FINES

1 BASKETBALL HOOP

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

2 BENCH ON CONCRETE PAD

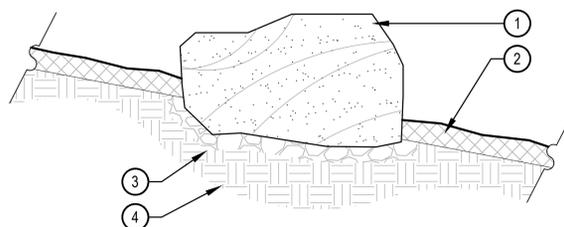
SCALE: 1/2" = 1'-0"



- 1 SANDSTONE SLAB (RE: AMENITY SCHEDULE, SHEET L.1.01) 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

3 SANDSTONE SLAB BENCH

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



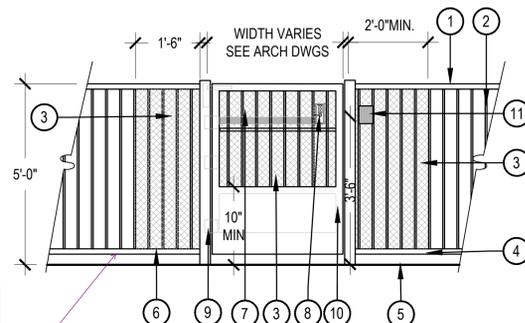
- 1 BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET L.1.01
- 2 SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
- 3 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
- 4 UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
21	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
8	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
9	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

- NOTES:
- 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.
  - THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
  - CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

4 LANDSCAPE BOULDER

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



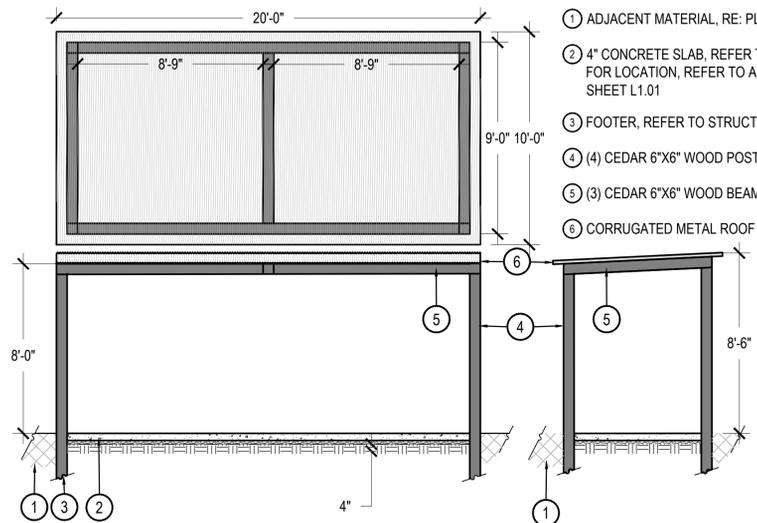
- 1 TOP RAIL
- 2 SQ. PICKET
- 3 NO. 16 EXPANDED METAL 1/2" MAXIMUM OPENING FULLY OVER GATE AND FENCE PANEL FOR FIRST 2 PAST GATE. PAINT TO MATCH GATE AND FENCE
- 4 BOTTOM RAIL
- 5 FINISHED GRADE
- 6 5' TALL POOL PERIMETER FENCE, REFER TO MATERIAL SCHEDULE, SHEET L.1.01
- 7 EMERGENCY EGRESS PUSH BAR LOCATED ON INSIDE OF GATE
- 8 DIGITAL KEY PAD LOCK ON EXTERIOR SIDE AND PASSAGE LEVER ON OPPOSITE SIDE
- 9 SELF CLOSING GATE HINGES
- 10 GATE TO HAVE MINIMUM 10" SMOOTH SURFACE FROM FLOOR, PUSH SIDE; REF. ANSI 2003, 404.2.9
- 11 KNOX BOX LOCATION

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

Dogs should not be able to escape from or jump over the dog park fence. Recommend increasing the height of the fence to a minimum of 6' for security purposes.  
ND Response: 5' Height for dog fence is preferred and should suit the needs of a neighborhood dog park well. Thank you.

5 DOG FENCE & GATE

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



- 1 ADJACENT MATERIAL, RE: PLANS FOR LOCATION
- 2 4" CONCRETE SLAB, REFER TO HARDSCAPE PLANS FOR LOCATION, REFER TO AMENITY SCHEDULE SHEET L.1.01
- 3 FOOTER, REFER TO STRUCTURAL
- 4 (4) CEDAR 6"X6" WOOD POSTS
- 5 (3) CEDAR 6"X6" WOOD BEAMS
- 6 CORRUGATED METAL ROOF

6 SMALL SHADE STRUCTURE

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



DESCRIPTION: DOG WASTE STATION WITH SQUARE STEEL CAN AND ROLL BAG DISPENSERS  
MANUFACTURER: ANOVA FURNISHINGS OR APPROVED EQUAL  
MODEL: D006  
COLOR/FINISH: BLACK  
NOTES: MOUNT PER MANUFACTURER'S SPECIFICATION

7 PET WASTE STATION

SCALE: NTS



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.

8 TRASH RECEPTACLE

SCALE: NTS

Include a detail for the fencing proposed around the pickle ball courts.

ND Response: Refer to Detail 3, Sheet 15 for pickleball court fence.

Provide a detail for the larger shade structure. Section 6.22.E of the PROS Dedication and Development Criteria Manual notes that picnic shelters should be in relation to the size and service area of the park. For Neighborhood Parks the minimum acceptable size is 600 square feet with seating for 15 people.

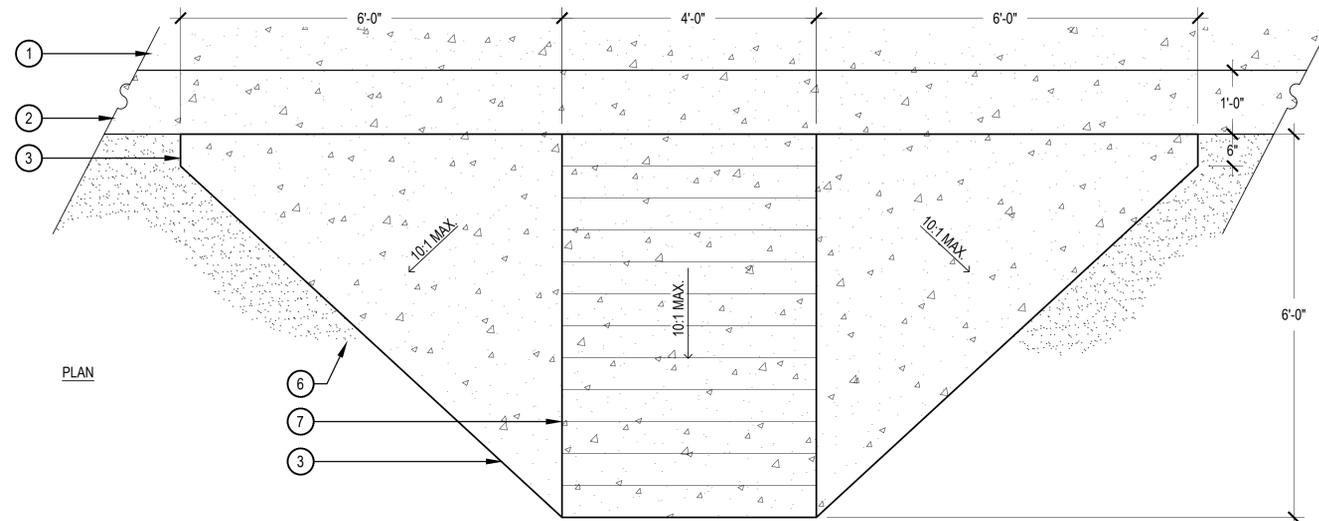
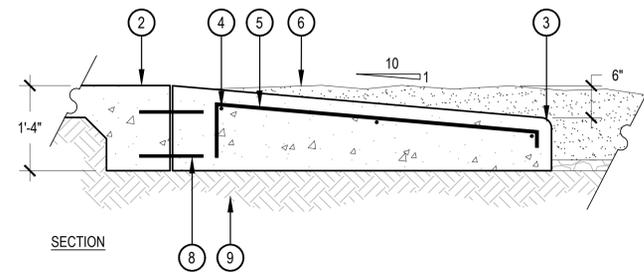
Provide a detail for the picnic tables. These tables should be ADA accessible.

ND Response: Detail for picnic table has been added to the plan as well as the detail sheets. Product chosen is able to be manufactured as ADA accessible and the ADA accessible tables are being shown on the plan as such.

ND Response: Sheet numbers have been revised.

This should just be Sheet 14



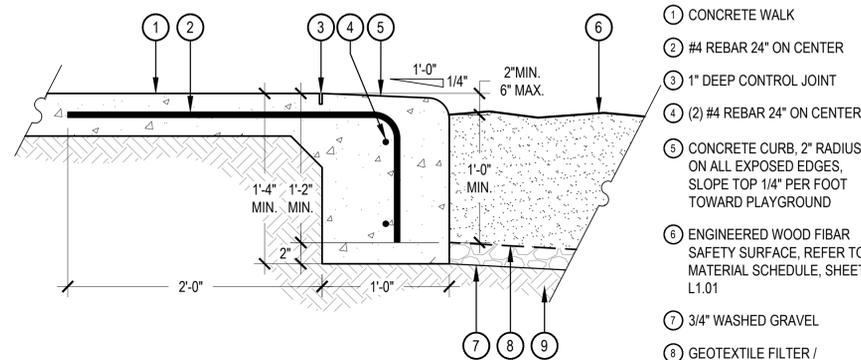


- ① CONCRETE WALK
- ② MONOLITHIC CONCRETE CURB, REFER TO DETAIL, SHEET L4.02
- ③ 2" RADIUS ON ALL EXPOSED EDGES
- ④ (3) #4 REBAR
- ⑤ #4 REBAR 18" ON CENTER
- ⑥ PLAY SAFETY SURFACE, REFER MATERIAL SCHEDULE, SHEET L1.01
- ⑦ TOOLED SCORE JOINTS, 6" APART
- ⑧ (2) #4 DOWELS 18" ON CENTER
- ⑨ SUBGRADE COMPACTED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

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

**1 PLAYGROUND RAMP**

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



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

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

**2 MONOLITHIC CONCRETE PLAYGROUND CURB**

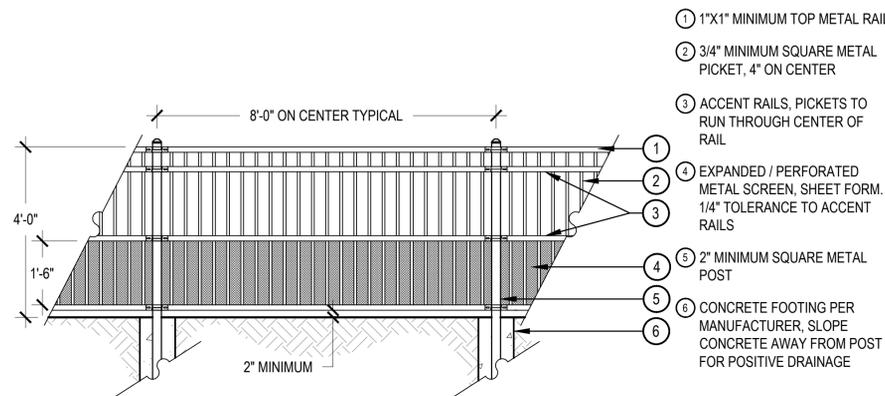
SCALE: 1 1/2" = 1'-0"



DESCRIPTION: CORRUGATED DOUBLE WALL SMOOTH INTERIOR PIPE  
MANUFACTURER: FOSTER SUPPLY OR APPROVED EQUAL  
COLOR: BLACK  
NOTES: SEE PLANS FOR LENGTH. DIAMETER TO BE 24".

**5 DOG TUNNEL**

NTS



- ① 1"x1" MINIMUM TOP METAL RAIL
- ② 3/4" MINIMUM SQUARE METAL PICKET, 4" ON CENTER
- ③ ACCENT RAILS, PICKETS TO RUN THROUGH CENTER OF RAIL
- ④ EXPANDED / PERFORATED METAL SCREEN, SHEET FORM, 1/4" TOLERANCE TO ACCENT RAILS
- ⑤ 2" MINIMUM SQUARE METAL POST
- ⑥ CONCRETE FOOTING PER MANUFACTURER, SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE

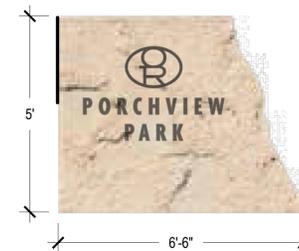
NOTES:  
1. REFER TO AMENITY SCHEDULE, SHEET L-XXX, FOR MORE INFORMATION ON FENCE STYLE AND MANUFACTURER.

**3 4' METAL FENCE**

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

What is the 4' metal fence for? The dog park fencing is shown on the previous sheet and 4' seems too short for pickle ball.  
ND Response: Fence is intended for pickleball court and height has been changed.

Add the sheet number for the Amenity Schedule sheet  
ND Response: Sheet numbers for amenity schedule has been added.



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

**4 PARK MONUMENT SIGN**

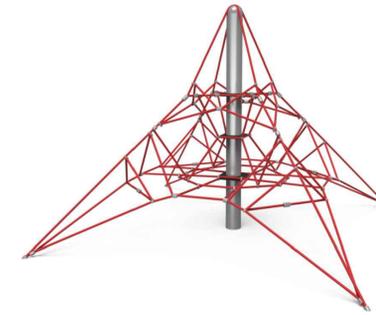
SCALE: 3/4" = 1'-0"

ND Response: Sheet numbers have been revised.

This should just be Sheet 15



DESCRIPTION: DENALI 2M NET  
MANUFACTURER: PLAYWORLD  
OR APPROVED EQUAL  
MODEL: ZZXX1053  
COLOR/FINISH: TBD  
NOTES: INSTALL PER  
MANUFACTURER'S  
SPECIFICATION. CONTRACTOR TO  
CONFIRM FALL ZONE AND  
SAFETY COMPLIANCE



3 PLAY STRUCTURE C

SCALE: NTS  
DESCRIPTION: WALK UP  
MANUFACTURER: PLAYWORLD  
OR APPROVED EQUAL  
MODEL: 500-1913  
COLOR/FINISH: TBD  
NOTES: INSTALL PER  
MANUFACTURER'S  
SPECIFICATION. CONTRACTOR TO  
CONFIRM FALL ZONE AND  
SAFETY COMPLIANCE



DESCRIPTION: ACCESSIBLE  
SWING SEAT (8' TOP RAIL)  
MANUFACTURER: PLAYWORLD  
OR APPROVED EQUAL  
MODEL: ZZXX0892  
COLOR/FINISH: TBD  
NOTES: INSTALL PER  
MANUFACTURER'S  
SPECIFICATION. CONTRACTOR TO  
CONFIRM FALL ZONE AND  
SAFETY COMPLIANCE. TO BE  
USED AS 2 SWINGS IN HEAVY  
DUTY SWINGS, DETAIL 1 SHEET  
XX



2 PLAY STRUCTURE B

SCALE: NTS  
DESCRIPTION: TIRE SWING  
MANUFACTURER: PLAYWORLD  
OR APPROVED EQUAL  
MODEL: SWING-500-TIRE  
COLOR/FINISH: TBD  
NOTES: INSTALL PER  
MANUFACTURER'S  
SPECIFICATION. CONTRACTOR TO  
CONFIRM FALL ZONE AND  
SAFETY COMPLIANCE



DESCRIPTION: HEAVY DUTY  
SWINGS 4-SEAT  
MANUFACTURER: PLAYWORLD  
OR APPROVED EQUAL  
MODEL: SWING-HD-8-4  
COLOR/FINISH: TBD  
NOTES: INSTALL PER  
MANUFACTURER'S  
SPECIFICATIONS. TWO SWINGS  
TO BE ACCESSIBLE SWING SEAT,  
SEE DETAIL 2 SHEET XX.  
CONTRACTOR TO CONFIRM FALL  
ZONE AND SAFETY COMPLIANCE



1 PLAY STRUCTURE A

SCALE: NTS  
DESCRIPTION: WHIRL-A-ROUND  
MANUFACTURER: PLAYWORLD  
OR APPROVED EQUAL  
MODEL: ZZXX1153  
COLOR/FINISH: BLACK  
NOTES: INSTALL PER  
MANUFACTURER'S  
SPECIFICATION. CONTRACTOR TO  
CONFIRM FALL ZONE AND  
SAFETY COMPLIANCE



5 PLAY STRUCTURE E

SCALE: NTS  
DESCRIPTION: BOAT  
MANUFACTURER: PLAYWORLD  
OR APPROVED EQUAL  
MODEL: ZZXX0552  
COLOR/FINISH: TBD  
NOTES: INSTALL PER  
MANUFACTURER'S  
SPECIFICATION. CONTRACTOR TO  
CONFIRM FALL ZONE AND  
SAFETY COMPLIANCE



SCALE: NTS  
DESCRIPTION: PLAYCUBES 3.0N  
MANUFACTURER: PLAYWORLD  
OR APPROVED EQUAL  
MODEL: PLAYCUBES-3N  
COLOR/FINISH: TBD  
NOTES: INSTALL PER  
MANUFACTURER'S  
SPECIFICATION. CONTRACTOR TO  
CONFIRM FALL ZONE AND  
SAFETY COMPLIANCE



4 PLAY STRUCTURE D

SCALE: NTS  
DESCRIPTION: CHALLENGERS  
350-2259  
MANUFACTURER: PLAYWORLD  
OR APPROVED EQUAL  
MODEL: 350-2259  
COLOR/FINISH: BLACK  
NOTES: INSTALL PER  
MANUFACTURER'S  
SPECIFICATION. CONTRACTOR TO  
CONFIRM FALL ZONE AND  
SAFETY COMPLIANCE

6 PLAY STRUCTURE F



8 PLAY STRUCTURE H

SCALE: NTS

SCALE: NTS

7 PLAY STRUCTURE G

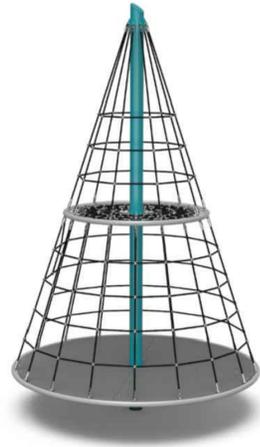
9 PLAY STRUCTURE I

ND Response: Sheet numbers  
have been revised.

This should just be  
Sheet 16



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



1 PLAY STRUCTURE J

SCALE: NTS

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



4 PLAY STRUCTURE M

SCALE: NTS

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



2 PLAY STRUCTURE K

SCALE: NTS



3 PLAY STRUCTURE L

SCALE: NTS

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

ND Response: Sheet numbers  
have been revised.

This should just be  
Sheet 17





STUDIO LIGHTNING  
63 SUNSET DR.  
BAILEY, CO 80421  
303.242.1572

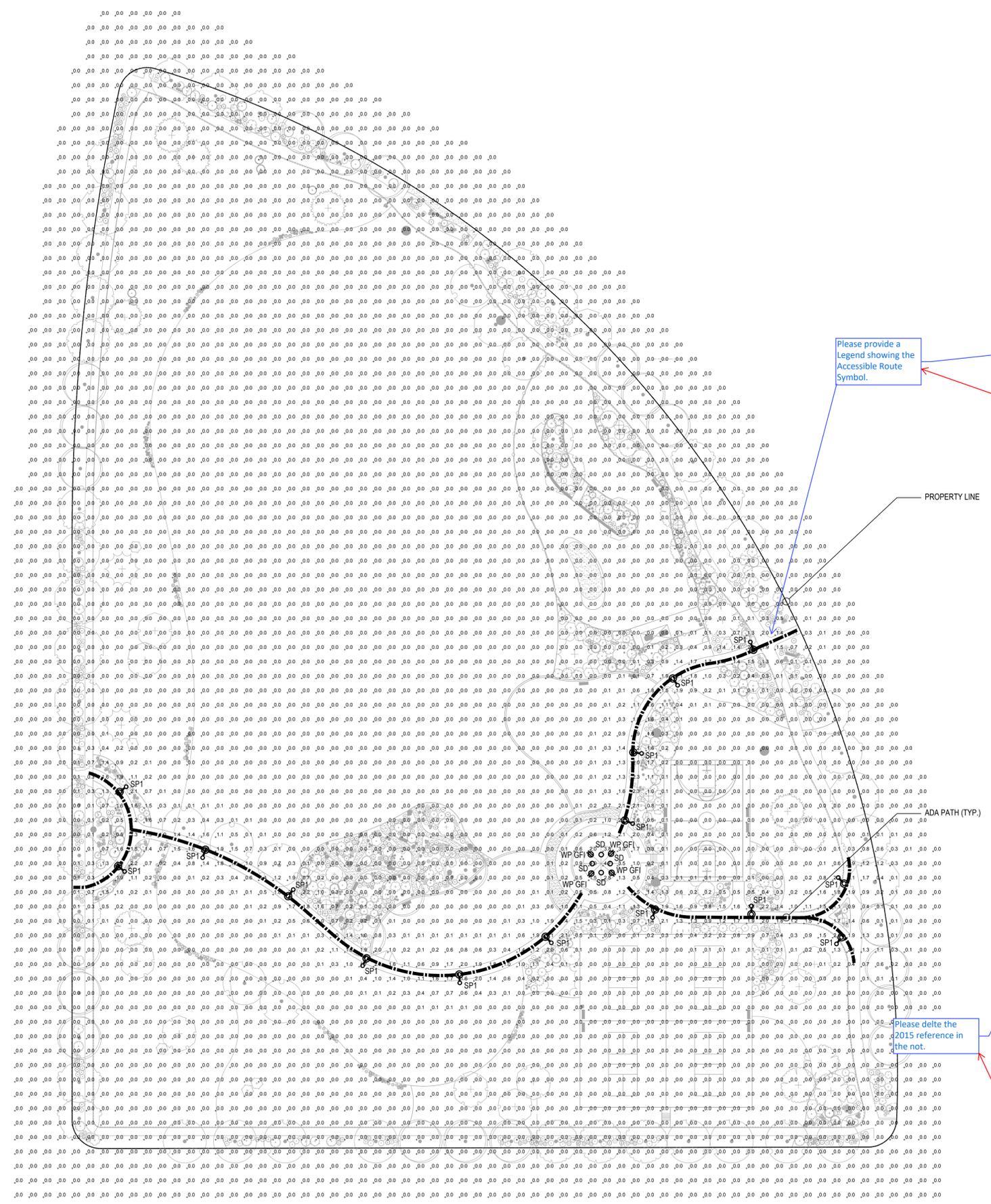
OVERLAND RANCH PORCHVIEW PARK  
SITE PLAN NUMBER 4  
AURORA, COLORADO

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

DATE:  
SP 01 - 10/15/2024

SHEET TITLE:  
SITE LIGHTING  
PHOTOMETRIC

SHEET NUMBER  
LP1  
SHEET 18 OF 19



Please provide a Legend showing the Accessible Route Symbol.

SL Response 1/14/25; Legend added.

**1 SITE LIGHTING PHOTOMETRIC**  
SCALE: 1" = 40'-0"

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

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

NOTE: ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015/2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.1 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY."

Please delete the 2015 reference in the not.

SL Response 1/14/25; Note revised.

SL Response 1/14/25; Sheet number revised.

This should just be Sheet 18

CHECKED BY: JMB  
DRAWN BY: JLK

LUMINAIRE SCHEDULE									
Symbol	Label	General Description	Mounting Height	Color	Catalog Number	Lamp	LLF	Watts	Shielding
○	SD	DOWNLIGHT SHADE STRUCTURE	10'-0" AFG	WHITE	HALO SMD6R-6-930-WH	LED	1.00	9.6W	FULL CUTOFF
⊙	SP	SITE POLE WALKWAYS	12'-0" AFG	BLACK	INVUE ECM-E01-LED-E1-T2-SR- SN-BK-7030-VA6154	LED	1.00	25W	FULL CUTOFF

**DESCRIPTION**

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

**SPECIFICATION FEATURES**

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

**Optics**  
Choice of twelve patented, high-efficiency AccuLED Optic™ technology manufactured from

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

**Electrical**  
LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard

with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 85% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

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

**Warranty**  
Five-year warranty.

with 10kV/10kA common – and differential – mode surge protection. LightBARs feature and IP66 enclosure rating and maintain greater than 85% lumen maintenance at 60,000 hours per IESNA TM-21. Occupancy sensor and dimming options available.

**DESCRIPTIVE AREA LUMINAIRE**



**ECM/EMM  
EPIC MEDIUM LED**

1 - 4 LightBARs  
Solid State LED

**CERTIFICATION DATA**

ULCUL Listed  
IP66 LightBARs  
LM79 / LM80 Compliant  
95 Vibration Tested  
ISO 9001

**ENERGY DATA**

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

**SHIPPING DATA**

Effective Projected Area: (Sq. Ft.) 0.94  
Approximate Net Weight:  
46 lbs. (20 kg.)



**Invue**

Catalog #	Type
	SP1
Project	Date
Comments	
Prepared by	

**HALO**

Catalog #	Type
	SD
Project	Date
Comments	
Prepared by	

**DESCRIPTION**

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

**SPECIFICATION FEATURES**

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

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

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

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

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

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

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

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

**RECESSED HOUSING MOUNTING**  
• May be installed in IC recessed housings in direct contact with insulation  
**Note:** Not for use in recessed housing in direct contact with spray foam insulation. Refer to NEMA L5D 57-2013.  
**Torsion Spring 5" & 6"**  
• Precision formed torsion spring bracket kit included  
• The torsion springs adjust on the mounting plate to fit 5" or 6" compatible housings

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

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

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

**COMPLIANCE**  
• cULus Certified for use with Halo housings and for use with other's housings, see instruction sheet for conditions of acceptability.  
• Wet and Damp Location listed, airtight per ASTM E283  
• Suitable for use in closets, compliant with NFPA70, NEC Section 410.16 (A)(3) and 410.16 (C)(5)  
• EMI/RFI emissions per FCC 47CFR Part 15B  
• Contains no mercury or lead and RoHS compliant.  
• Photometric testing in accordance with IES LM-79-08  
• Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11.  
• Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings.  
• Can be used for International Energy Conservation Code (IECC) and high efficiency luminaire compliance  
• ENERGY STAR® listed, reference database for current listings



**SMD6 Series**  
6 inch Round and Square

**SMD6R SMD6S**

**6" Surface Mount Downlight**

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" and 6" recessed housing retrofit

Non-conductive Dead Front



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

TD618242EN  
September 20, 2019 2:26 PM

OVERLAND RANCH PORCHVIEW PARK  
SITE PLAN NUMBER 4  
AURORA, COLORADO

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

DATE:  
SP 01 - 10/15/2024

SHEET TITLE:  
LIGHTING DETAILS

SHEET NUMBER  
LP2  
SHEET 19 OF 19

CHECKED BY: JMB  
DRAWN BY: JLK

SL Response 1/14/25:  
Sheet number revised.

This should just be Sheet 19