

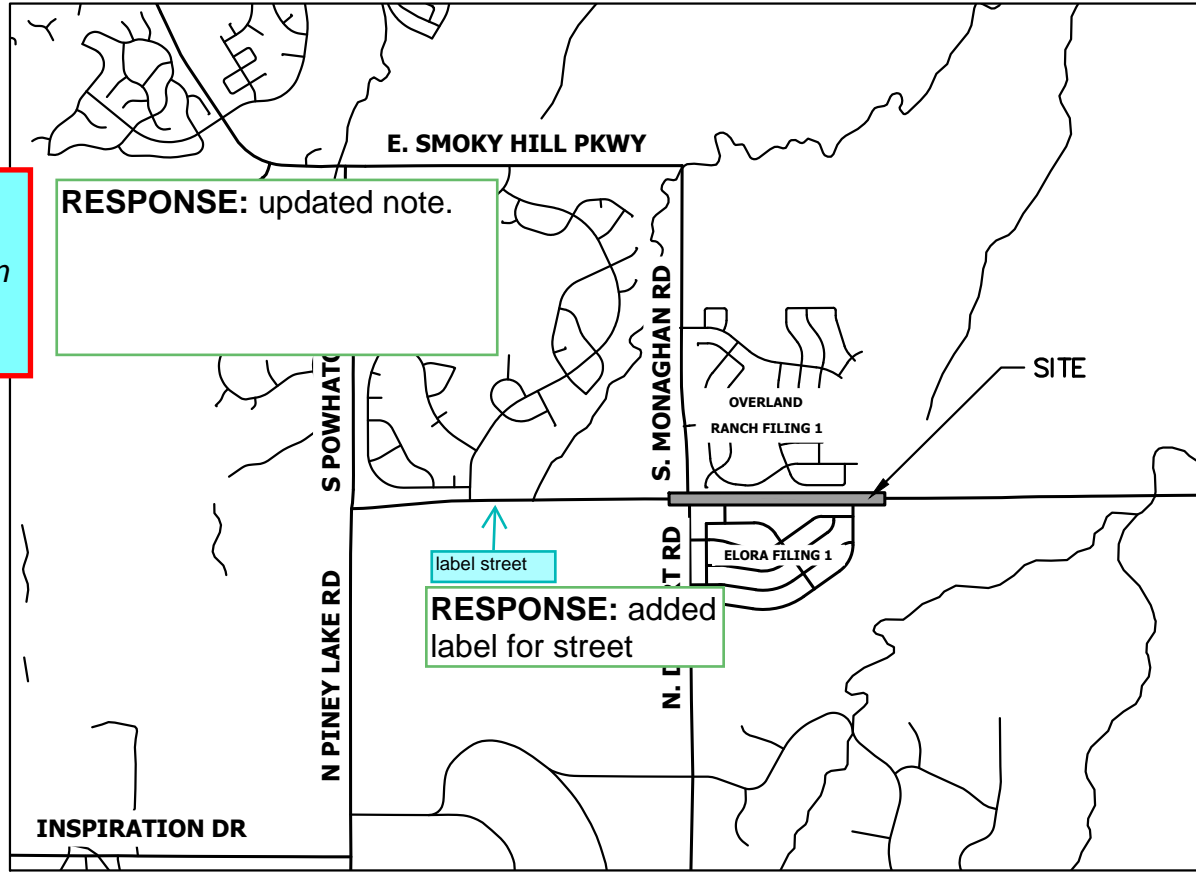
E. COUNTY LINE ROAD
INFRASTRUCTURE SITE PLAN

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 ~~BEFORE THE ISSUANCE OF CERTIFICATE OF OCCUPANCY BEYOND THE 90% CURB-OUT OF LOT 15% OVERLAND RANCH FILING 1~~ **Update this to state: "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 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 ACKNOWLEDGES 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 034221. 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:
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".



SHEET INDEX

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| 2-3 | EXISTING CONDITIONS PLAN |
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| 18-22 | SIGNAGE & STRIPING PLANS |
| 23-35 | 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

Please contact Steve DeKoskie for comments or questions regarding Water's comments in red. sdekoski@auroragov.org

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
63 SUNSET DRIVE
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



E. COUNTY LINE RD.
TYPICAL SECTIONS
AURORA, CO

OWNER:
JEN COLORADO 19

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CONSTRUCTION

10/11/24

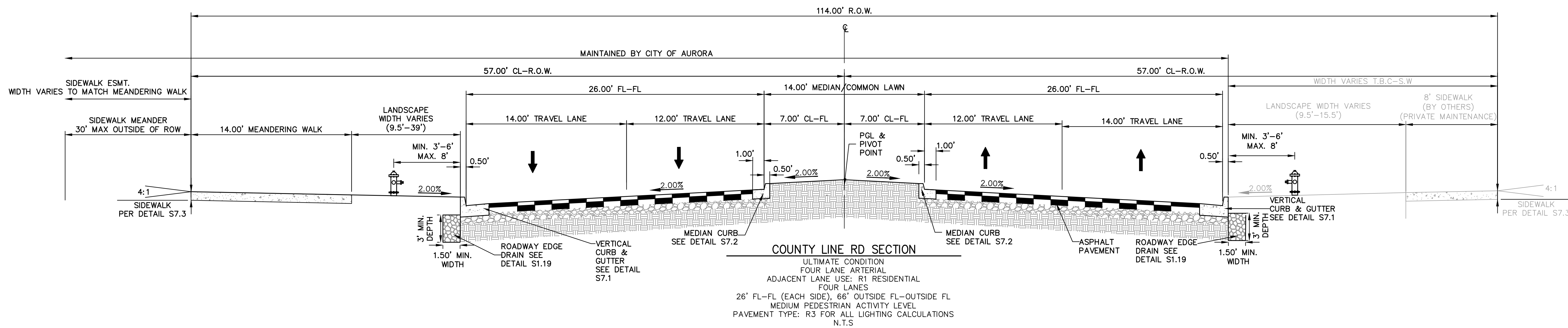
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TYPICAL SECTIONS



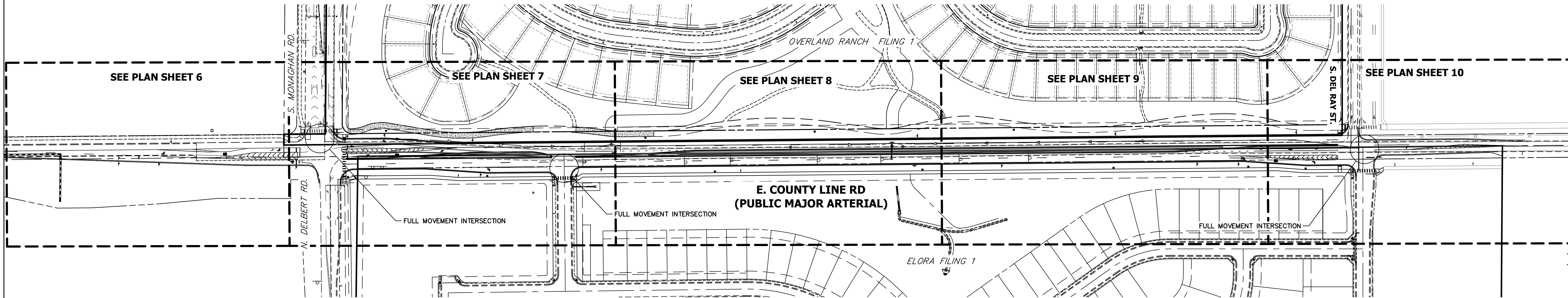
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this section can go on the
second sheet with the
context map

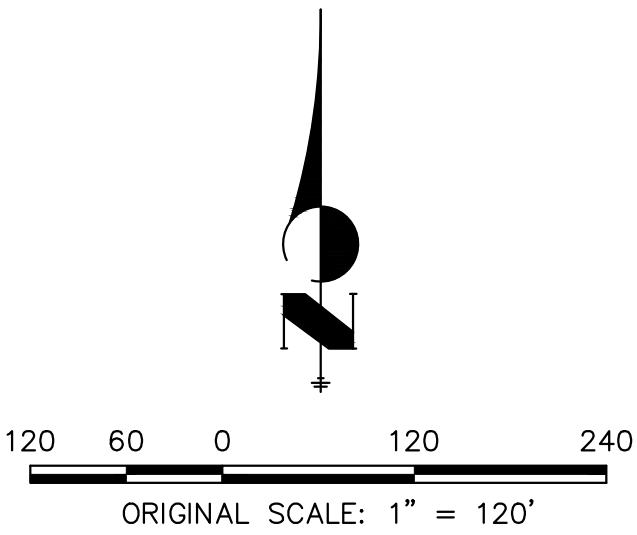
RESPONSE: combined context
map and typical section, both
displayed on page 2 now.

CHECKED BY: DRC
DRAWN BY:



RESPONSE: combined context map and typical section, both displayed on same page now.

this should be the second sheet



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E. COUNTY LINE RD.

CONTEXT MAP
AURORA, CO

OWNER:
JEN COLORADO 19

NOT FOR
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10/11/24

DATE:

SHEET TITLE:

CONTEXT MAP

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.

CITY OF AURORA

Arapahoe Co?

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

where is the
jurisdictional
line?

RESPONSE:
added further
delineation to
show jurisdictional
line for Douglas
County.

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.



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



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E. COUNTY LINE RD.
SITE PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

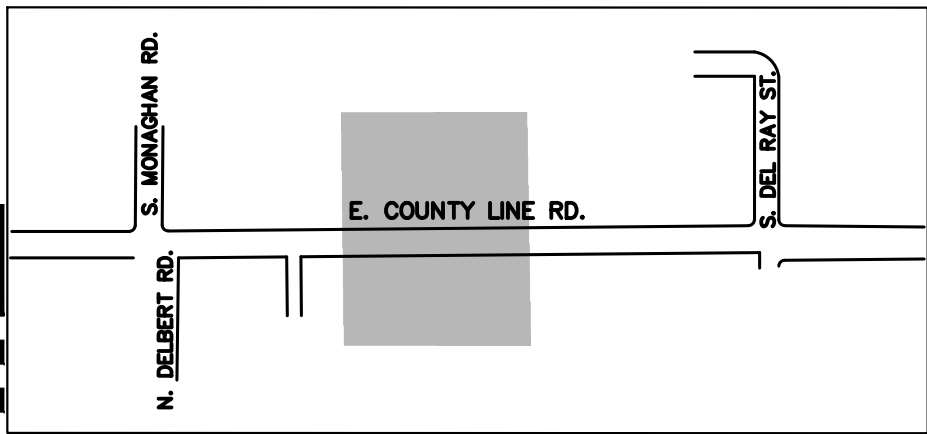
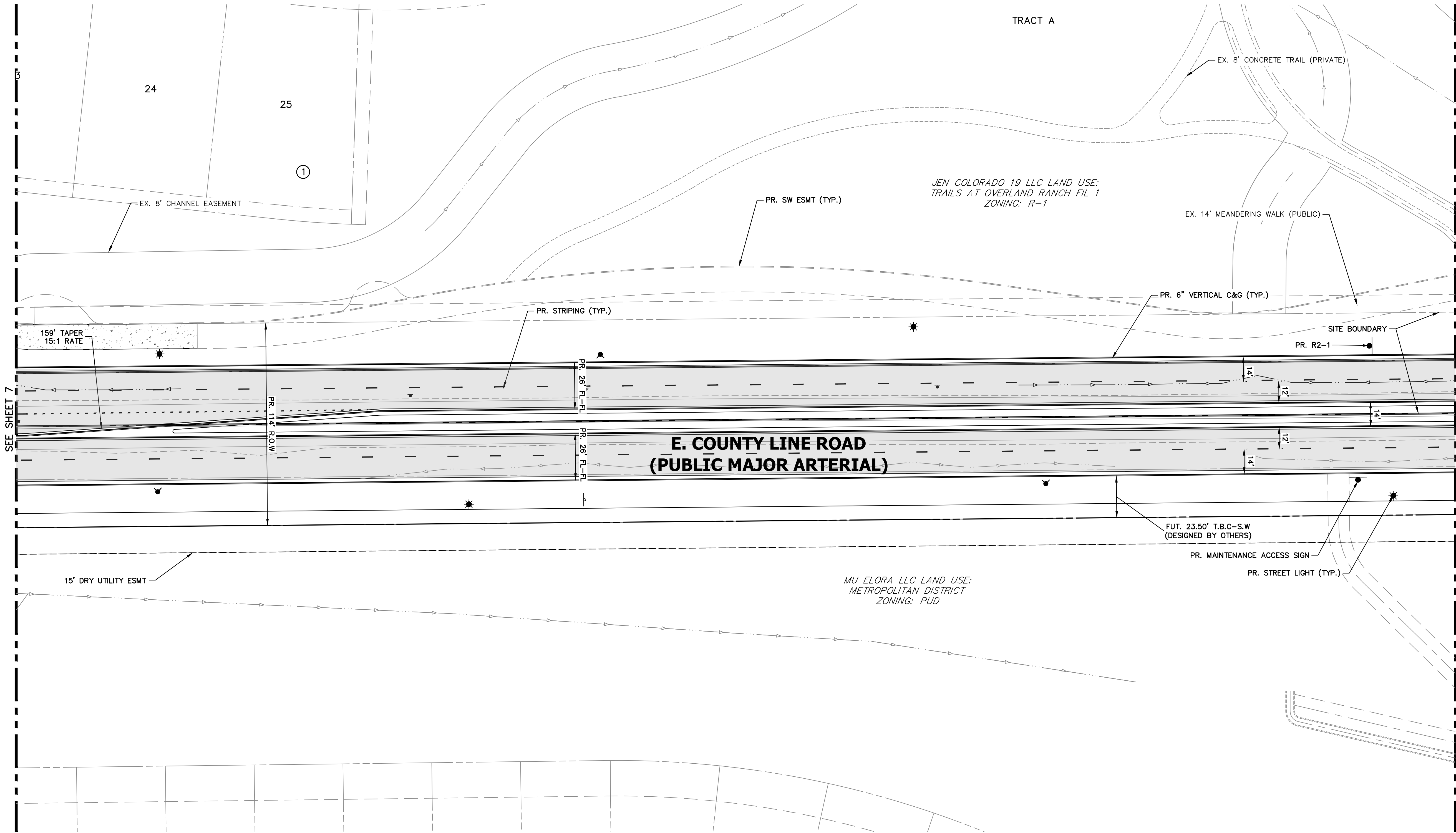
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SITE PLAN




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
	S.E. 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

- GENERAL NOTES:**
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 - MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
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 - ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
 - 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".
 - DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.



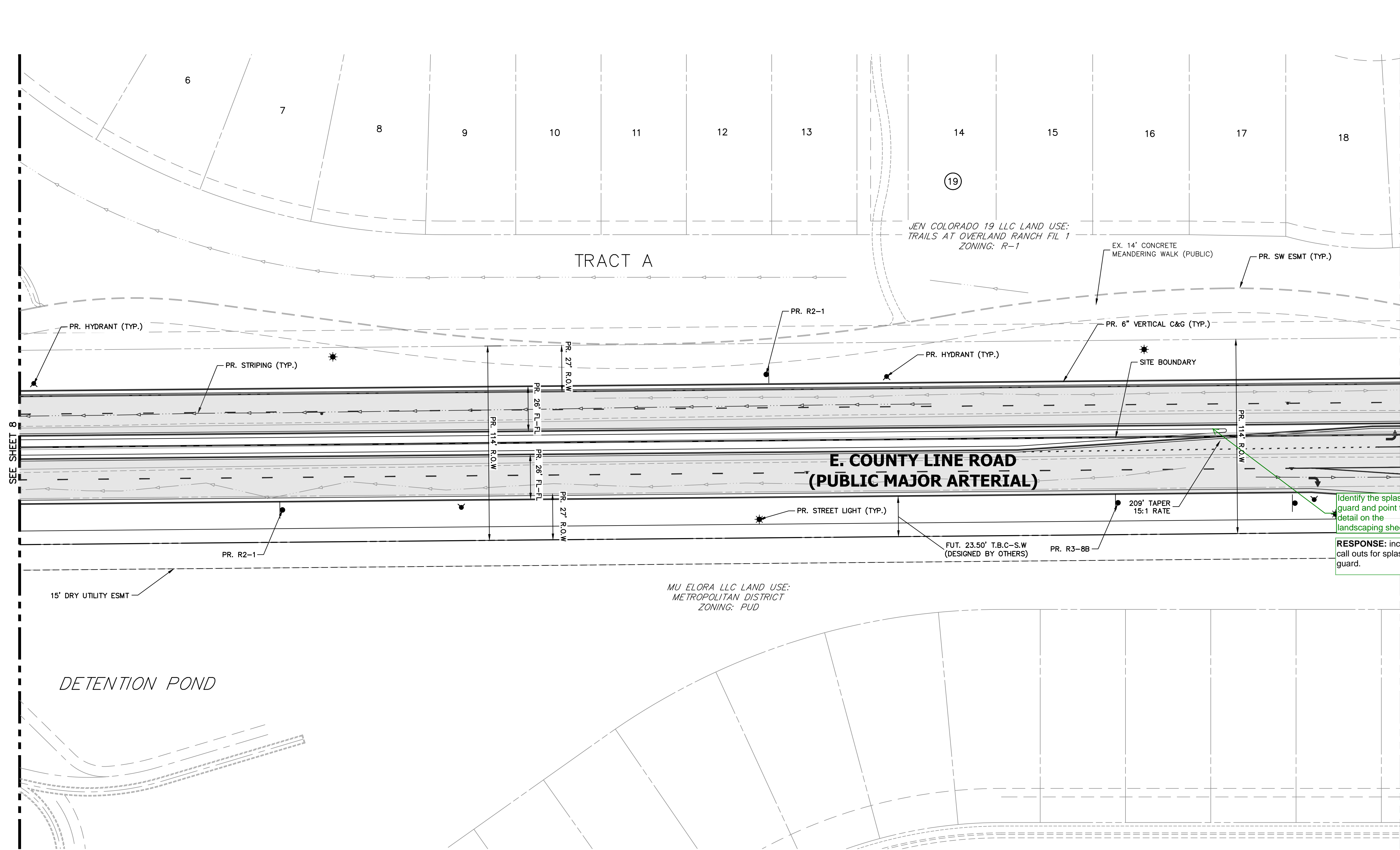
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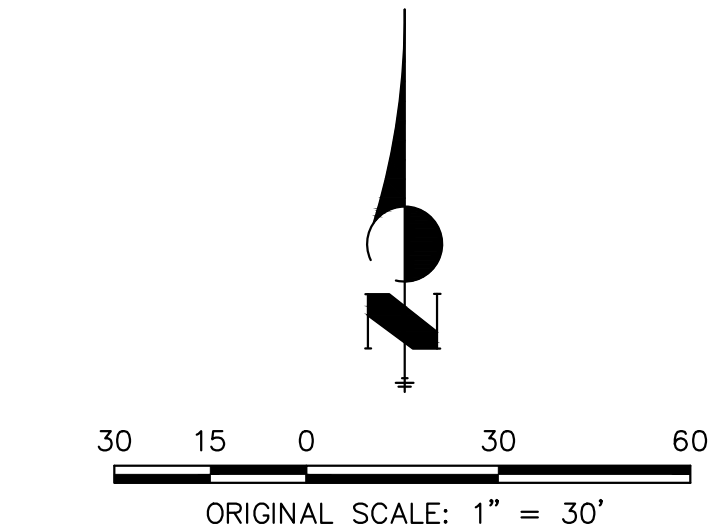
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6. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.



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

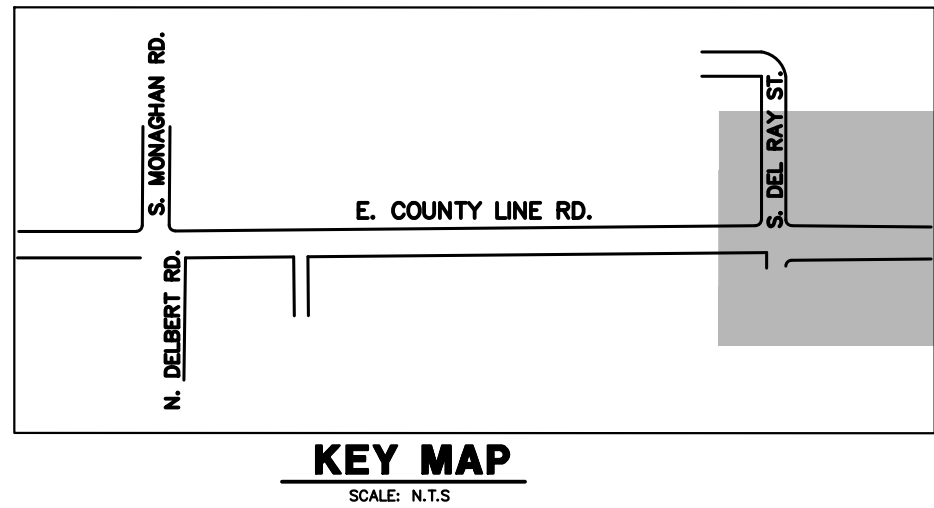
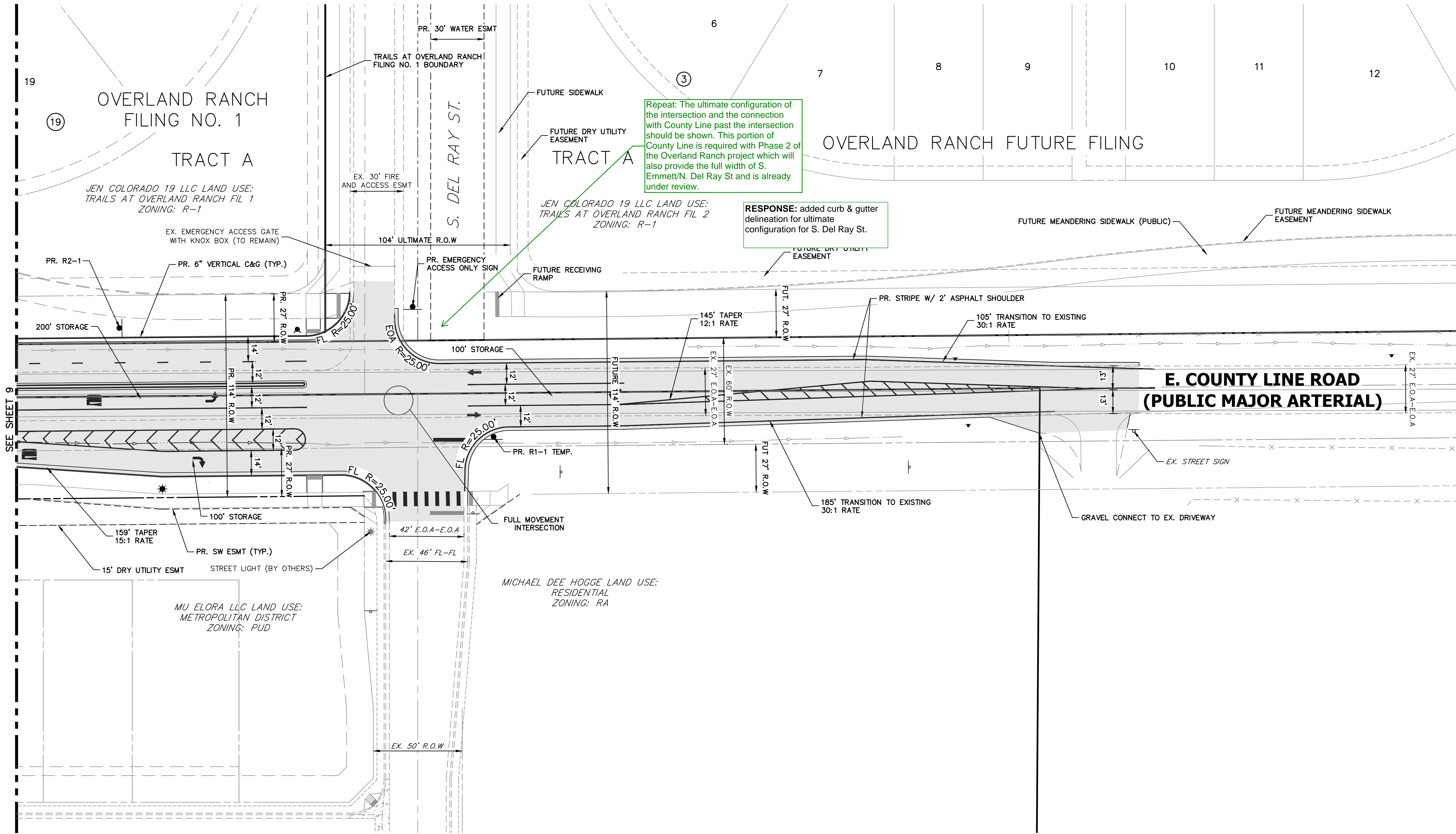
NOT FOR
CONSTRUCTION

10/11/24

DATE:

SHEET TITLE:

SITE PLAN



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.
	UTILITY EASEMENT
	ELECTRICAL EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	EDGE OF CONCRETE
	SIGHT DISTANCE EASEMENT

- GENERAL NOTES:**
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 - MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
 - 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.
 - ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE. ALL PUBLIC WALKS SHALL BE ADA UNLESS OTHERWISE NOTED.
 - 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". DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
 - DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

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

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E. COUNTY LINE RD.
OVERALL UTILITY PLAN

OWNER:
JEN COLORADO 19

NOT FOR
CONSTRUCTION

10/11/24

DATE _____

SHEET TITLE:
OVERALL
UTILITY PLAN

11



6-8" WATER LINE ——— W ——— W ——— W ———

12" WATER LINE ——— W ——— W ——— W ———

8" SANITARY LINE ——— S ——— S ——— S ———

12" SANITARY LINE ——— S ——— S ——— S ———

15" SANITARY LINE ——— S ——— S ——— S ———

DUAL 6" FORCE MAIN ——— S ——— S ——— S ———

STORM PIPE ———

EXISTING WTR ———— W ———— W ————

EXISTING SAN ———— S ———— S ————

NG STORM PIPE ————

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.



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



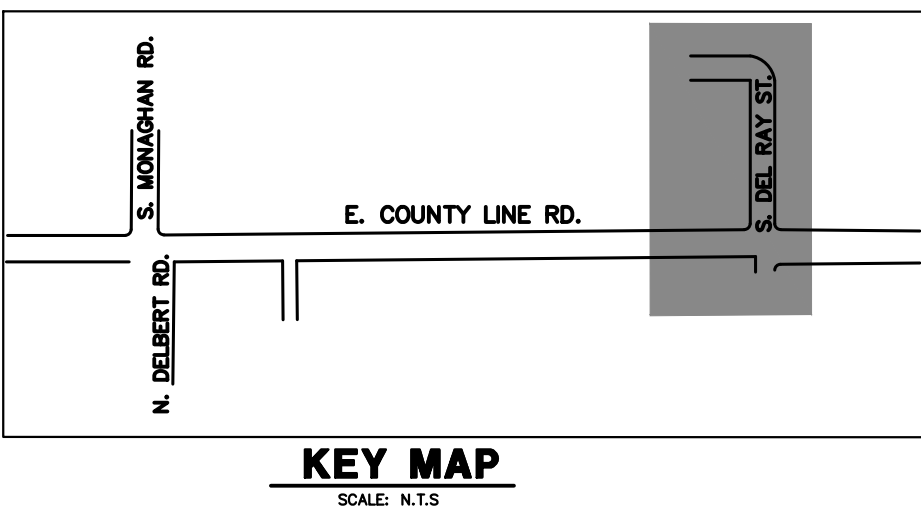
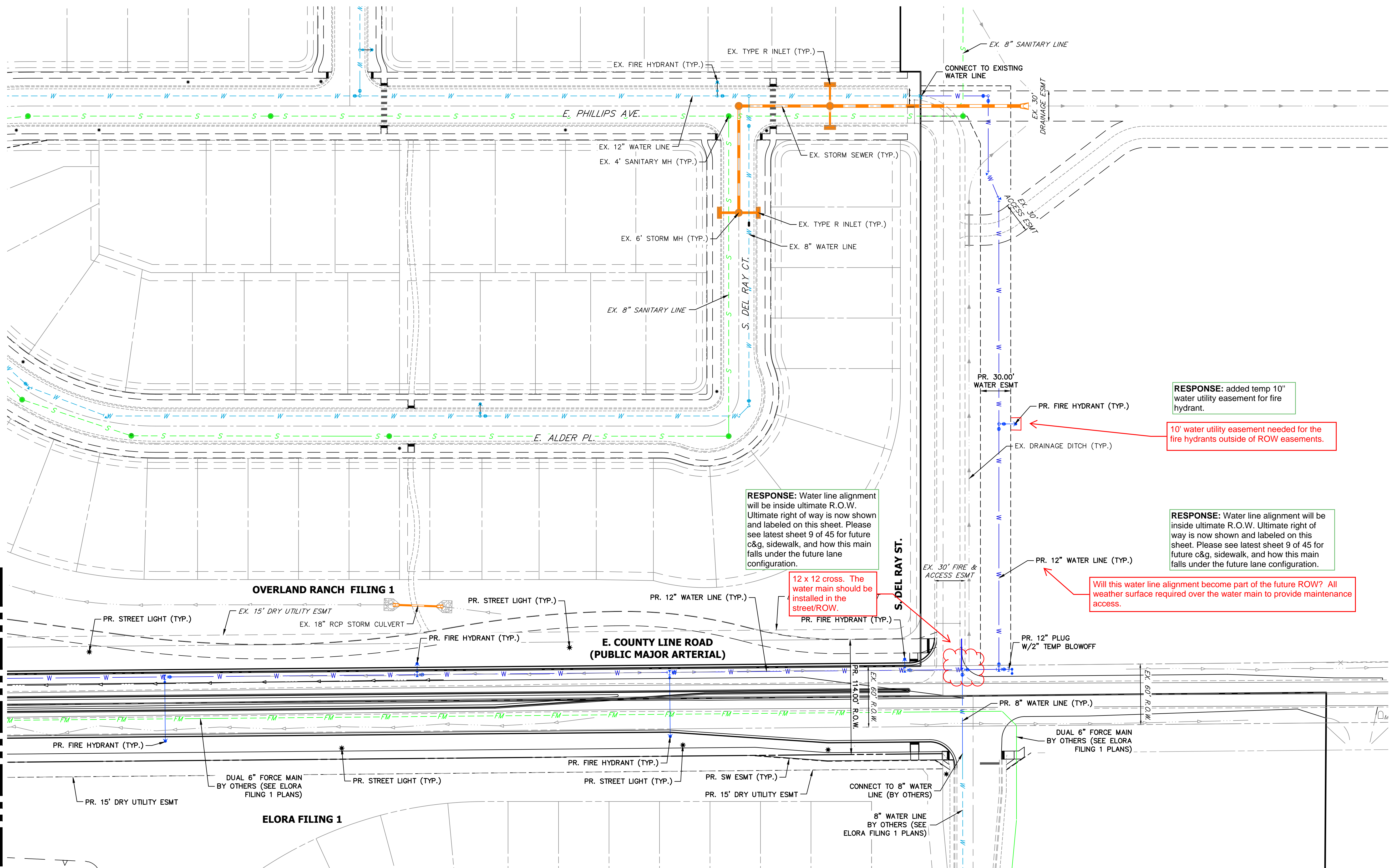
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CHECKED BY: DRC
DRAWN BY:



SEE SHEET 11

LEGEND

6-8" WATER LINE	— W — W — W —	EXISTING WTR	— 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	— — — —		



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

OWNER:
JEN COLORADO 19

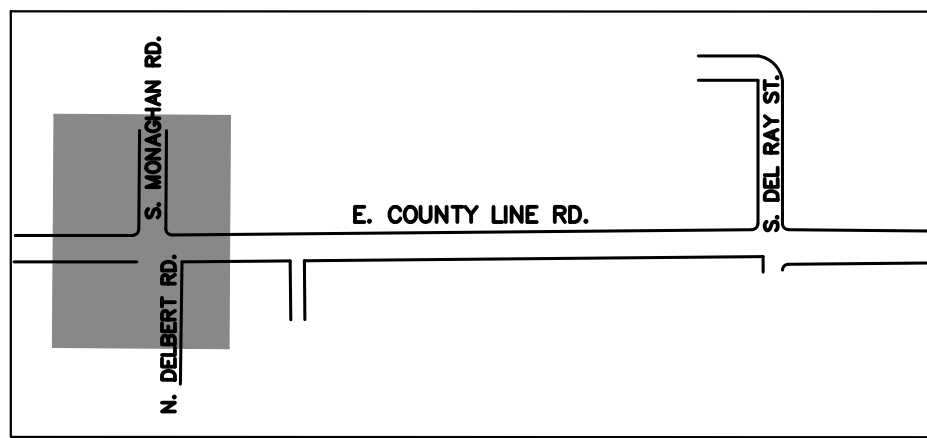
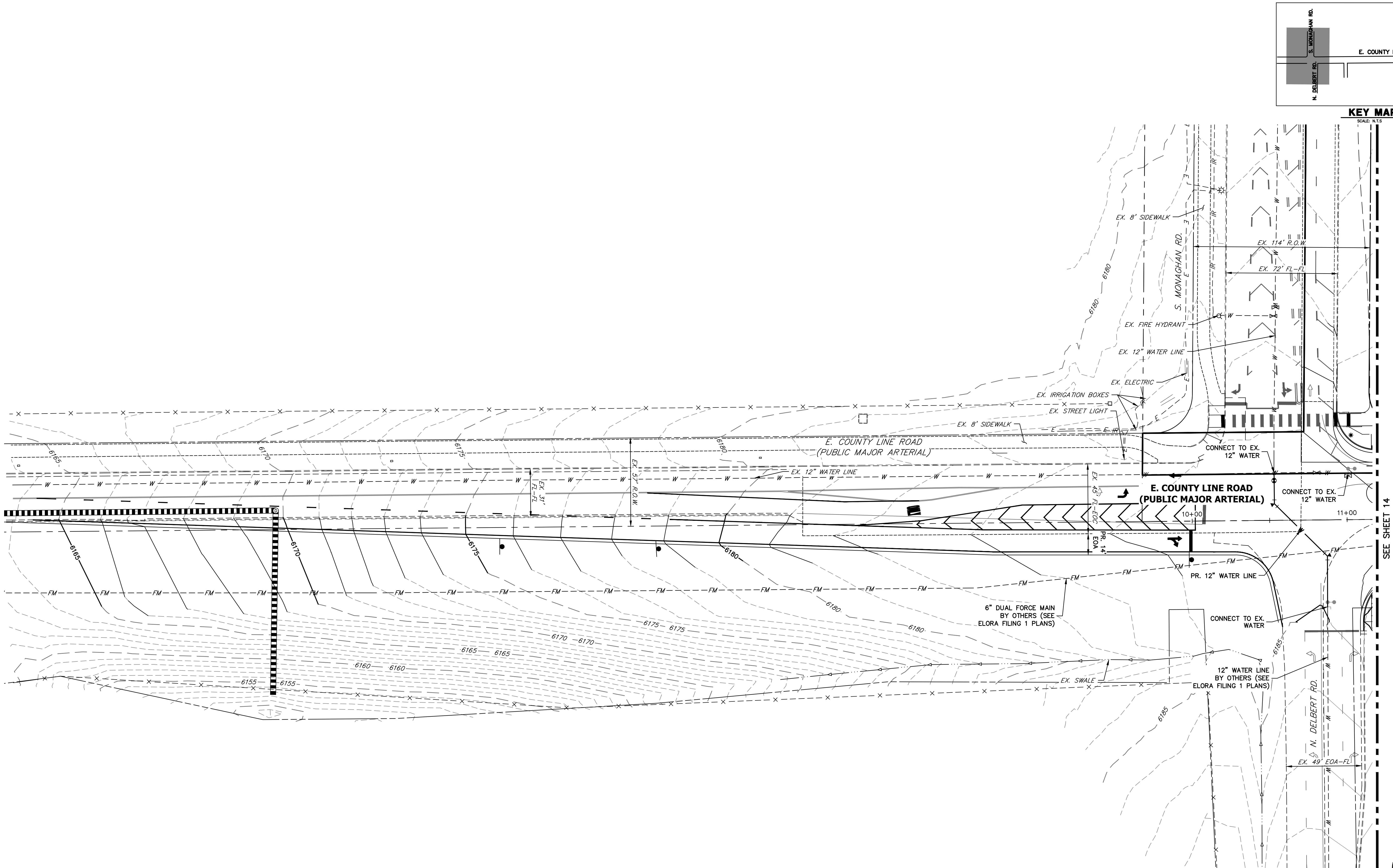
NOT FOR
CONSTRUCTION

10/11/24

DATE:

SHEET TITLE:
OVERALL
UTILITY PLAN

CHECKED BY: DRC
DRAWN BY:



LEGEND

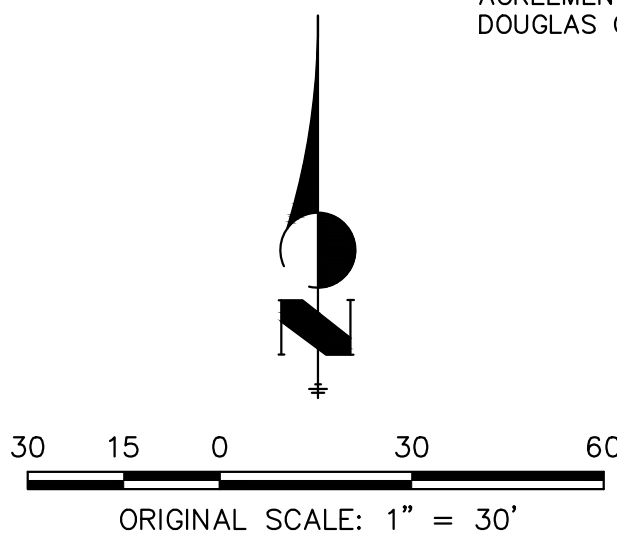
	6" VERTICAL CATCH CURB W/ 1' GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1' GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	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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E. COUNTY LINE RD.

GRADING PLAN

AURORA, CO

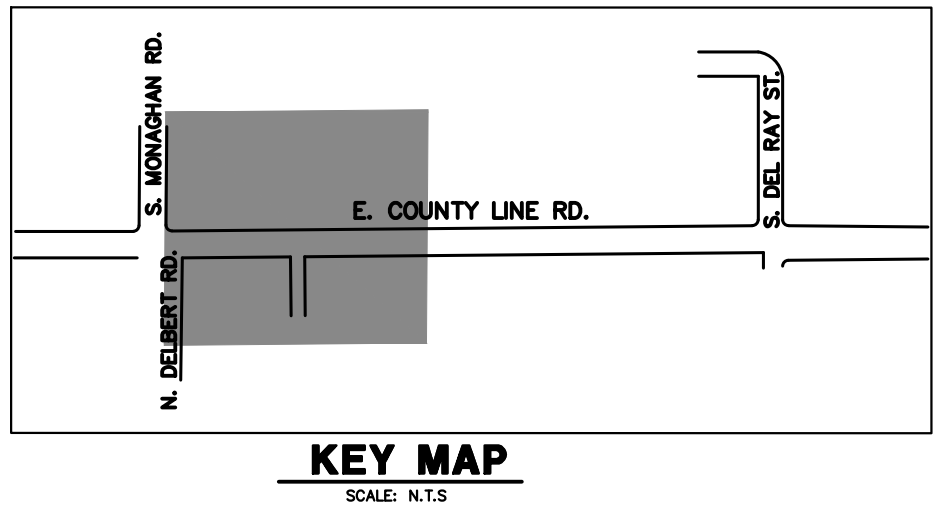
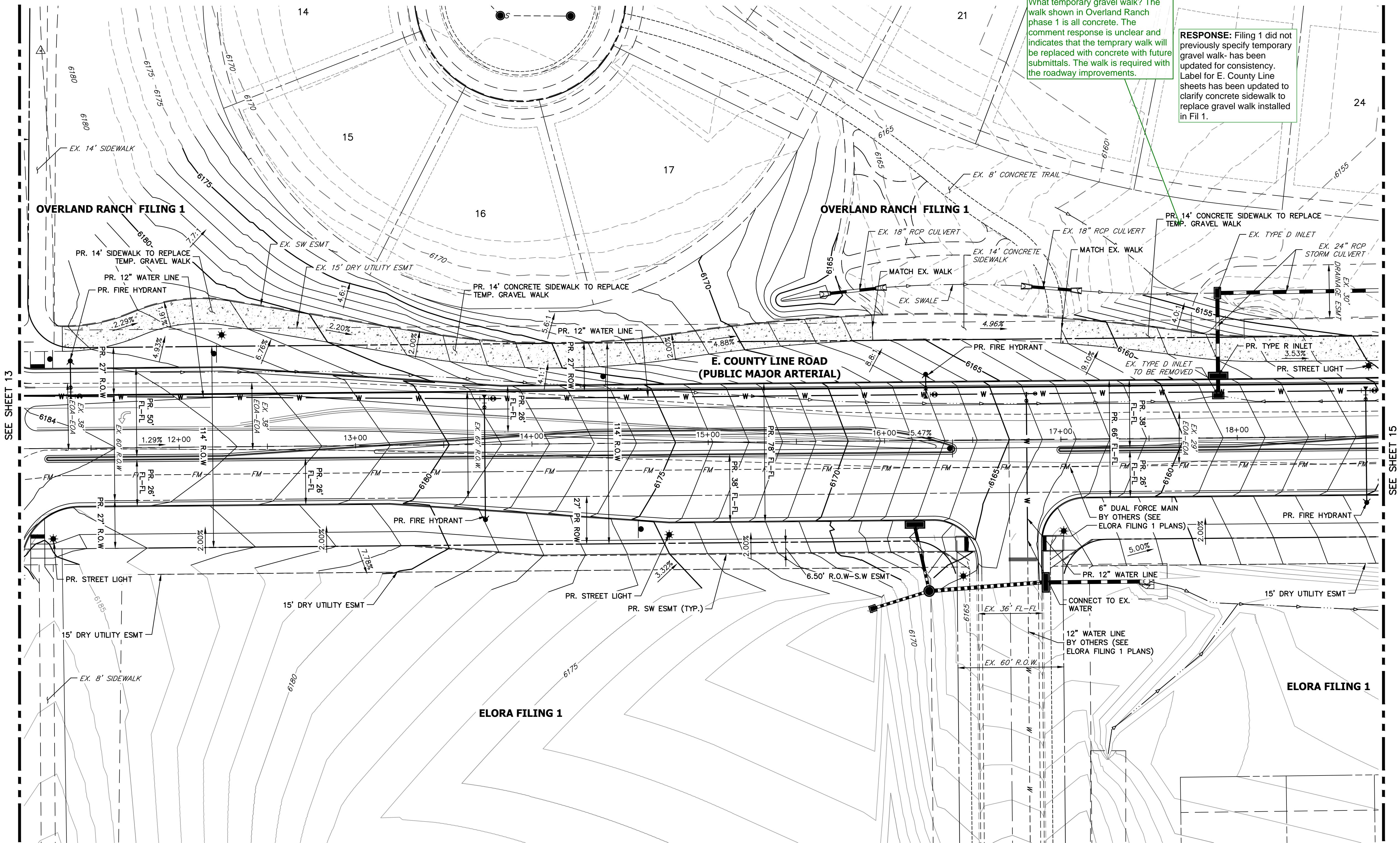
OWNER:
JEN COLORADO 19

NOT FOR
CONSTRUCTION

10/11/24
DATE:

SHEET TITLE:

GRADING PLAN &
UTILITY PLAN



What temporary gravel walk? The walk shown in Overland Ranch phase 1 is all concrete. The comment response is unclear and indicates that the temporary walk will be replaced with concrete with future submittals. The walk is required with the roadway improvements.

RESPONSE: Filing 1 did not previously specify temporary gravel walk- has been updated for consistency. Label for E. County Line sheets has been updated to clarify concrete sidewalk to replace gravel walk installed in Fil 1.

E. COUNTY LINE RD.
GRADING PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

NOT FOR
CONSTRUCTION

10/11/24
DATE:

SHEET TITLE:

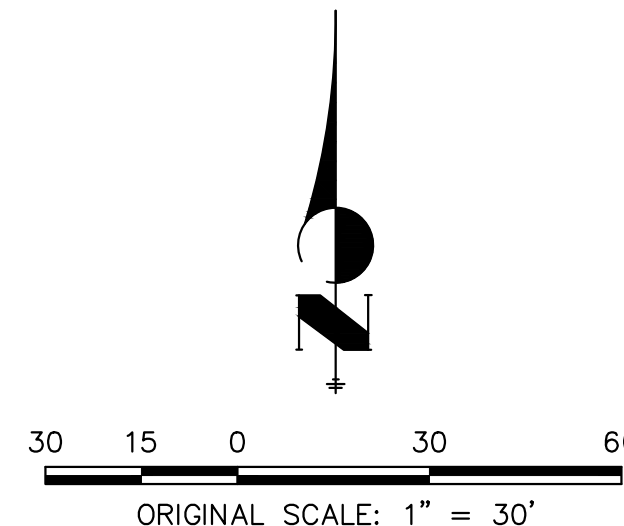
GRADING PLAN &
UTILITY PLAN

LEGEND

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

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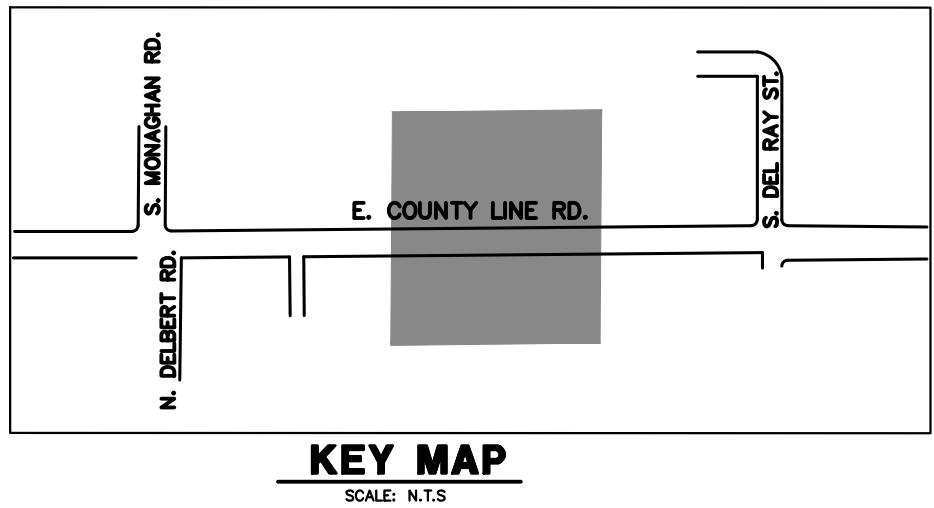
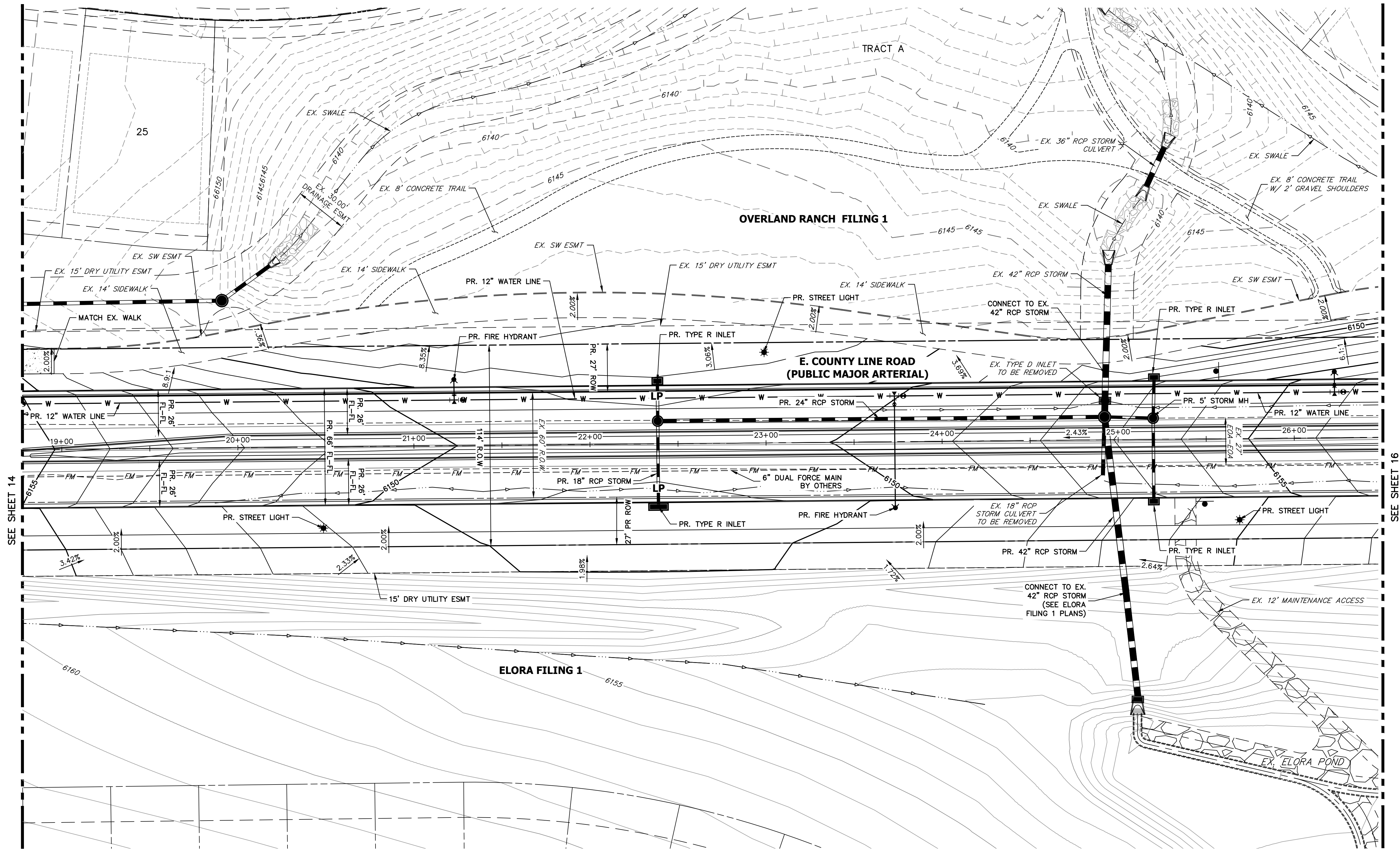


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E. COUNTY LINE RD.
GRADING PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

NOT FOR
CONSTRUCTION

10/11/24
DATE:

SHEET TITLE:

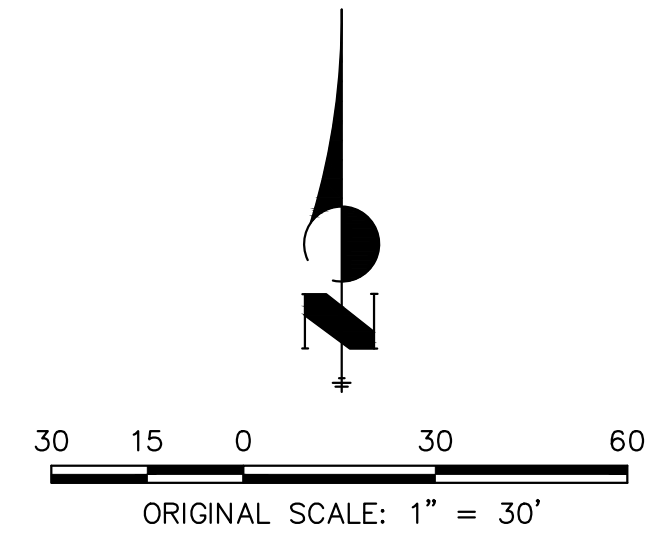
GRADING PLAN &
UTILITY PLAN

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		
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	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE		PROPOSED LIGHT		
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	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

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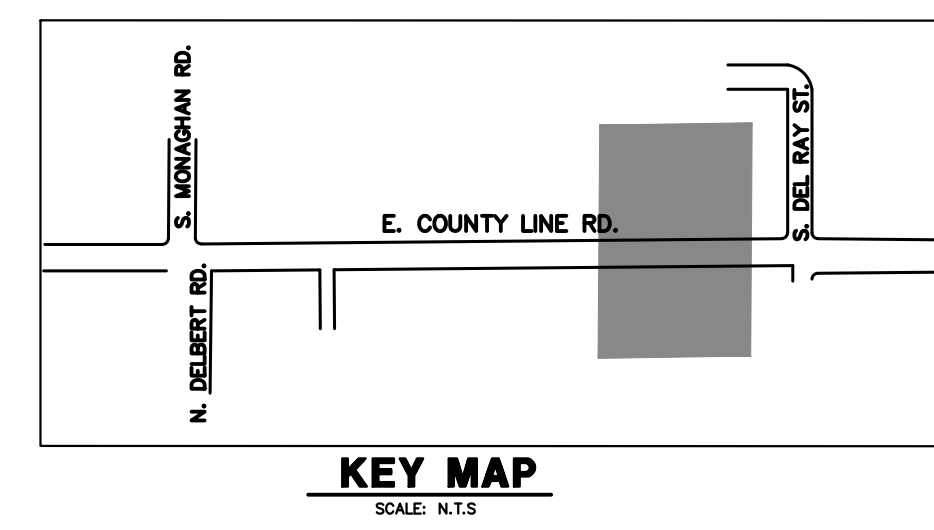
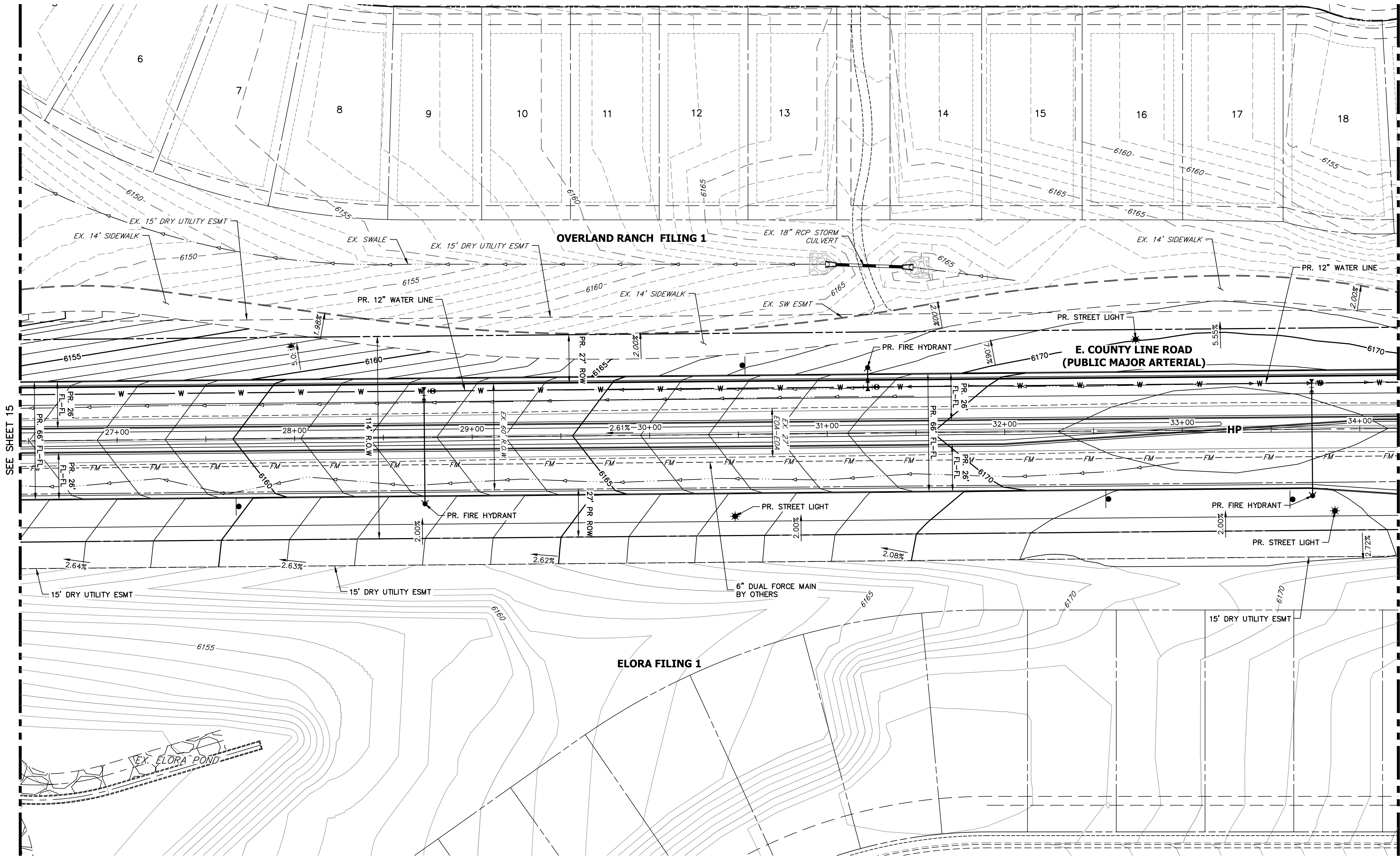


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E. COUNTY LINE RD.
GRADING PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

NOT FOR
CONSTRUCTION

10/11/24
DATE:

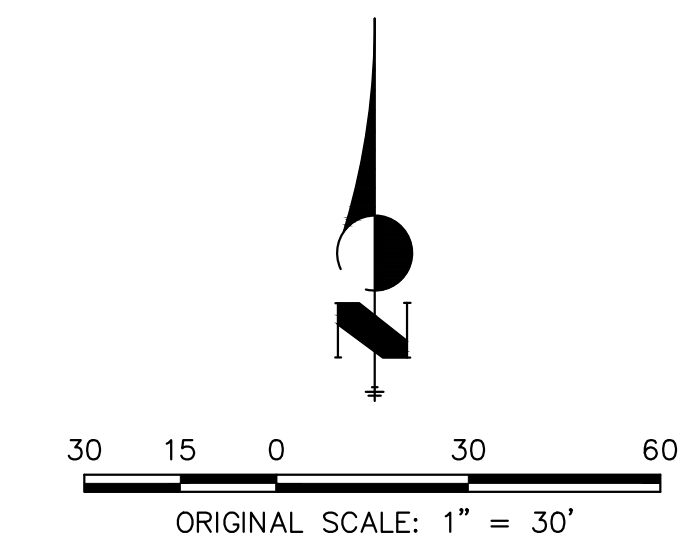
SHEET TITLE:
GRADING PLAN &
UTILITY PLAN

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		
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	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE				
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

GENERAL NOTES

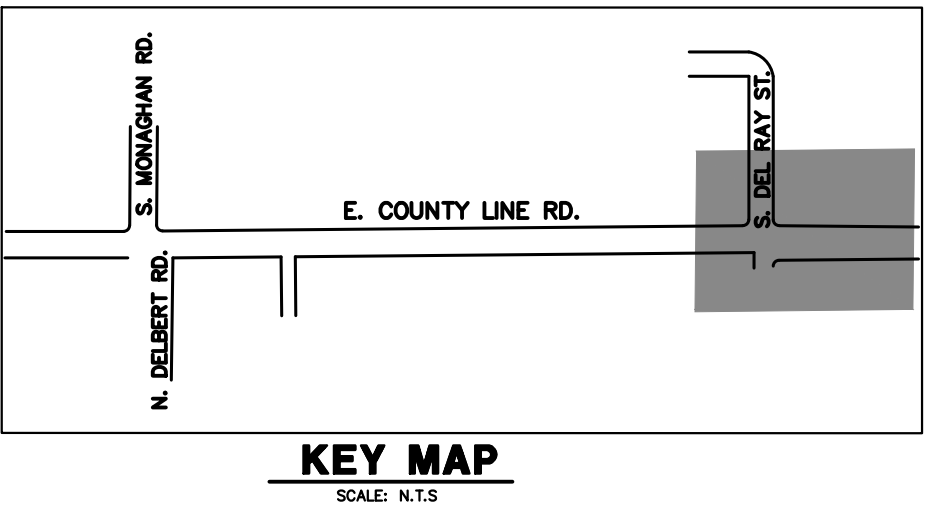
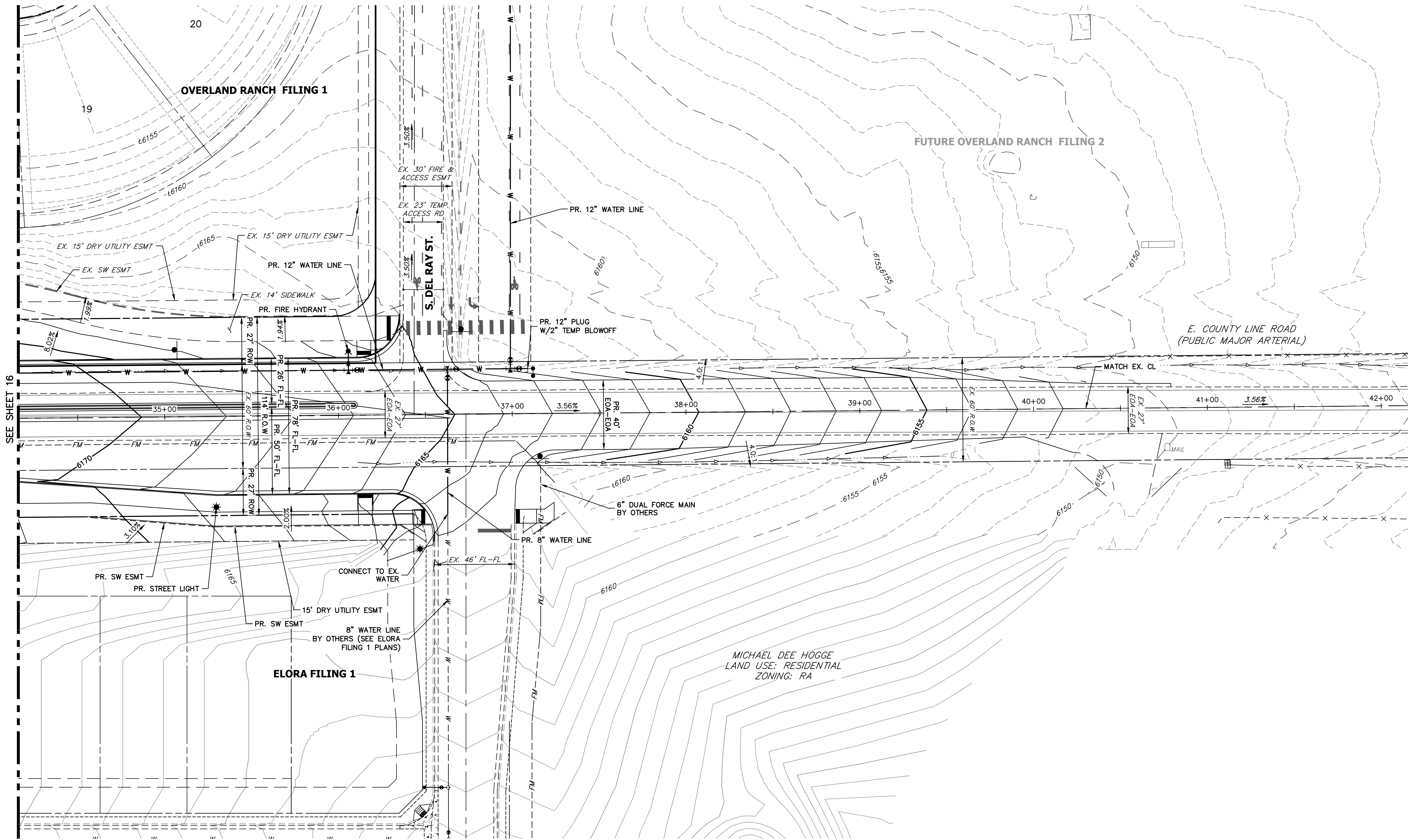
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E. COUNTY LINE RD.
GRADING PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

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CONSTRUCTION

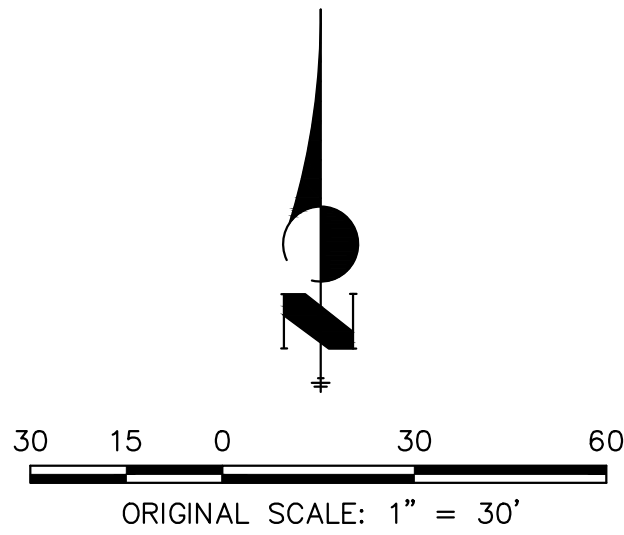
10/11/24
DATE:

LEGEND

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	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
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	PROPOSED STORM SEWER		EXISTING WATERLINE		EXISTING MAJOR CONTOUR		
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	PROPOSED GAS LINE		EXISTING SANITARY SEWER		PROPOSED SIGN		
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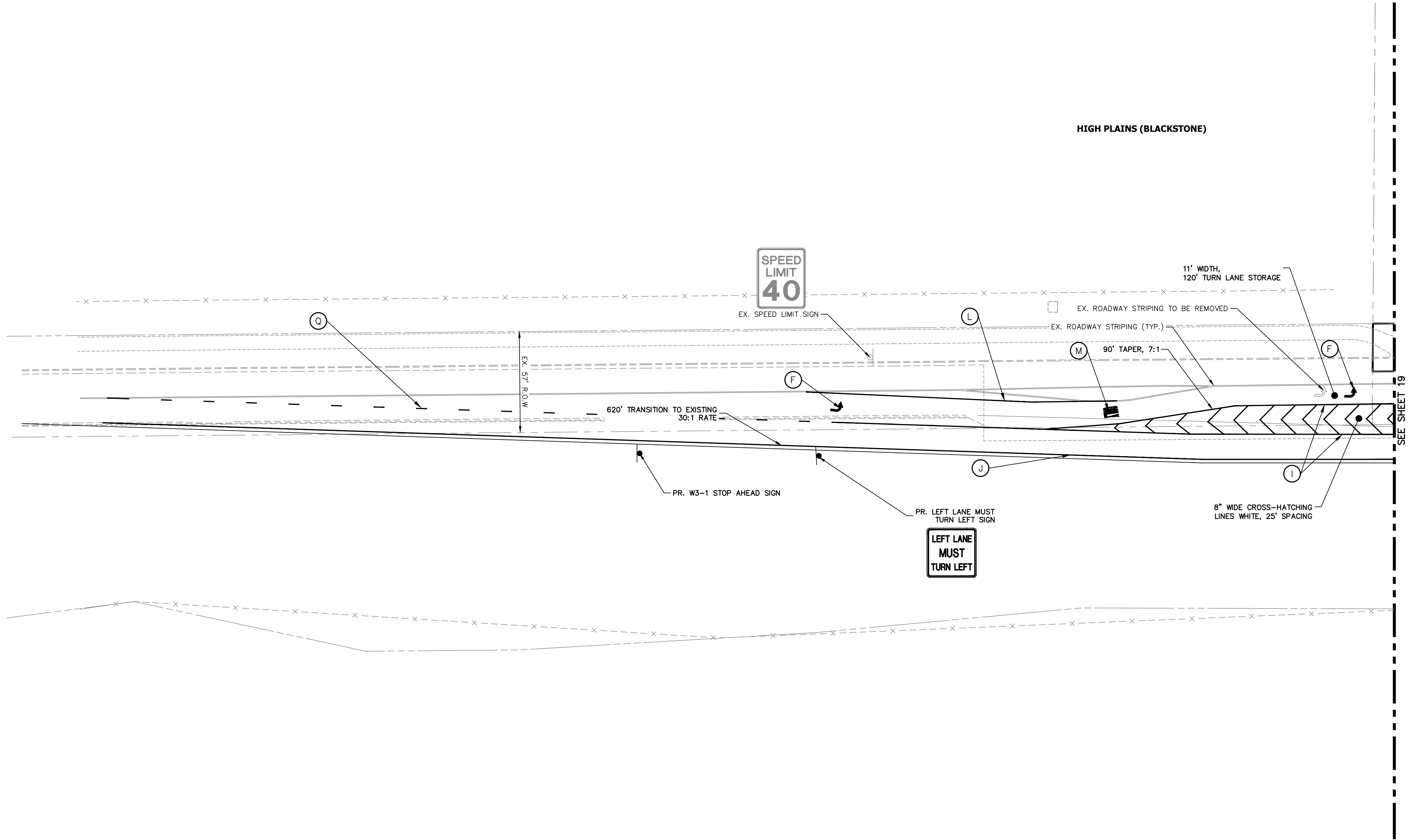


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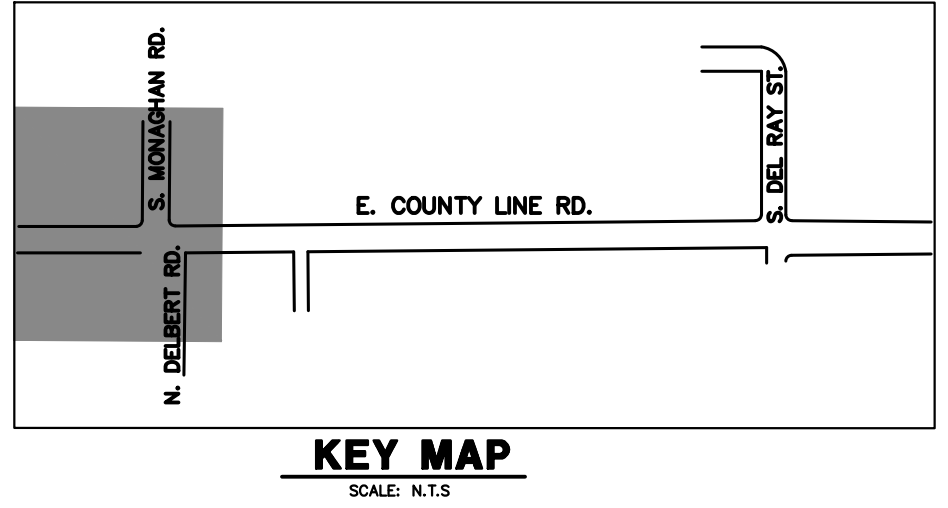
SHEET TITLE:

GRADING PLAN &
UTILITY PLAN



MARKING LEGEND

- | | | | |
|---|---|--|---|
| (A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC. | (F) TURN SYMBOL - 6'1" X 8', SOLID WHITE, THERMO-PLASTIC. | (K) LANE DROP LINE- 8" WIDE X 3' LONG, 12' GAP, WHITE EPOXY | (P) LANE LINE - 6" WIDE, SOLID WHITE, WHITE EPOXY. |
| (B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY. | (G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC. | (L) EDGE LINE- 6" WIDE, SOLID YELLOW. | (Q) LANE LINE - 6" WIDE, DOTTED WHITE, WHITE EPOXY. |
| (C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY. | (H) STRAIGHT ARROW SHAPE - 6' X 2', SOLID WHITE, THERMO-PLASTIC | (M) "ONLY" PAVEMENT MARKING- 6' X 8', SOLID WHITE THERMO-PLASTIC. | |
| (D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY. | (I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY | (N) HELMETED BICYCLIST SYMBOL- 4'2" X 6', SOLID WHITE THERMO-PLASTIC | |
| (E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC. | (J) EDGE LINE- 6" WIDE, SOLID WHITE | (O) DOTTED EXTENSION LINE-8" X 2' LONG, 4' GAP, WHITE EPOXY | |

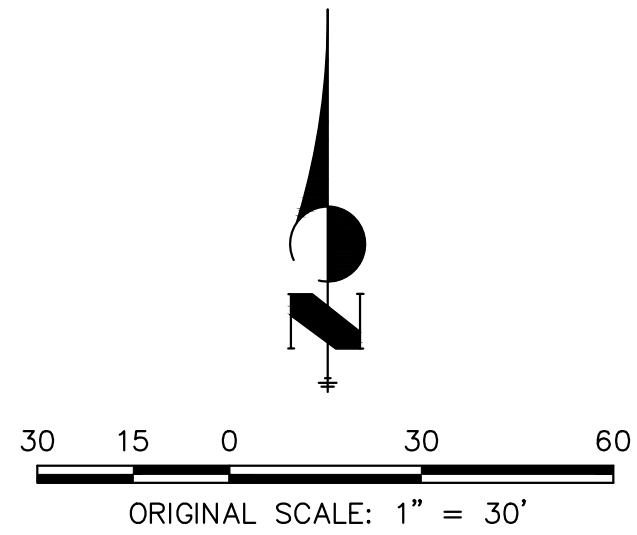


LEGEND

- | | |
|-----|---------------------------|
| --- | 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 |
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| --- | SIGHT DISTANCE EASEMENT |

NOTE:

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E. COUNTY LINE RD.
SIGNAGE & STRIPING PLAN
AURORA, CO

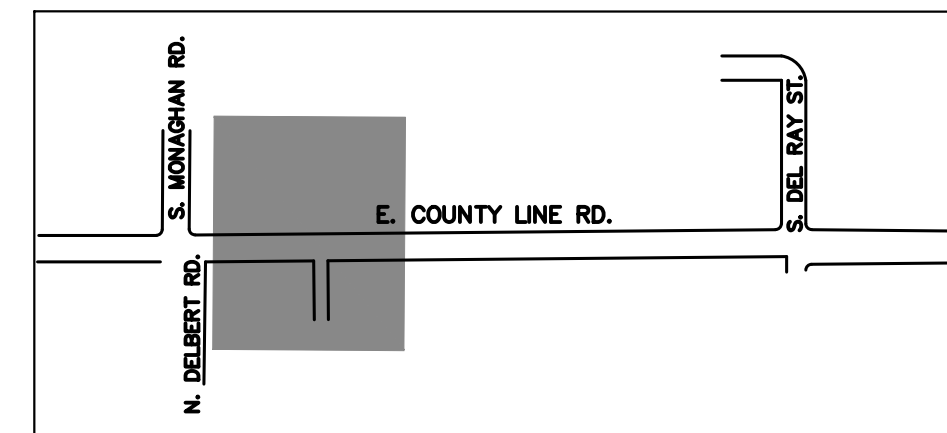
OWNER:
JEN COLORADO 19

NOT FOR
CONSTRUCTION

10/11/24

DATE:

SHEET TITLE:
SIGNAGE &
STRIPING PLANS



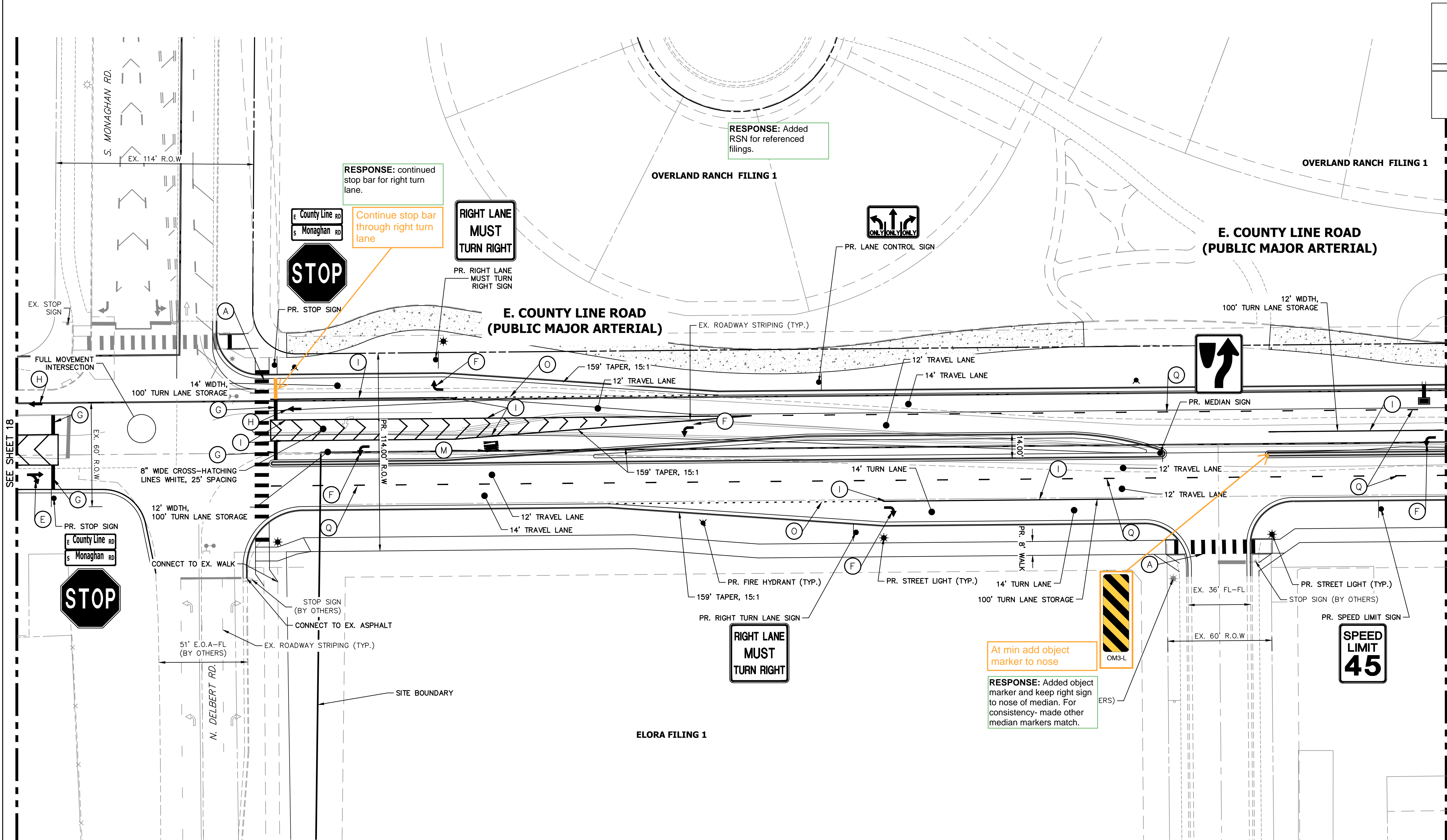
KEY MAP
SCALE: N.T.S.

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
S.E.	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

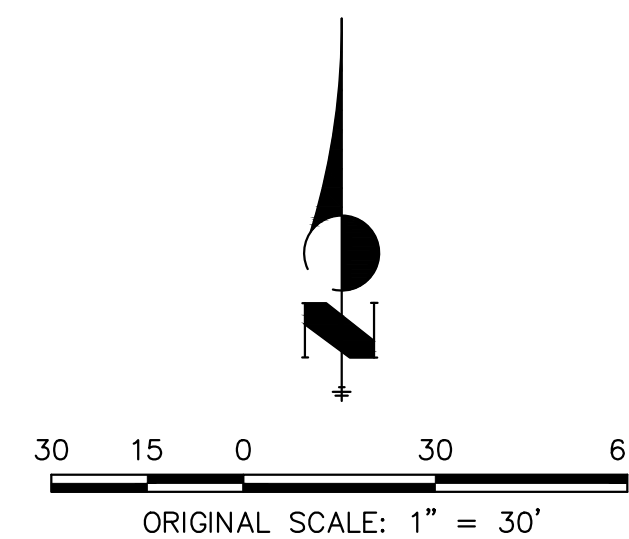
NOTE:

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.



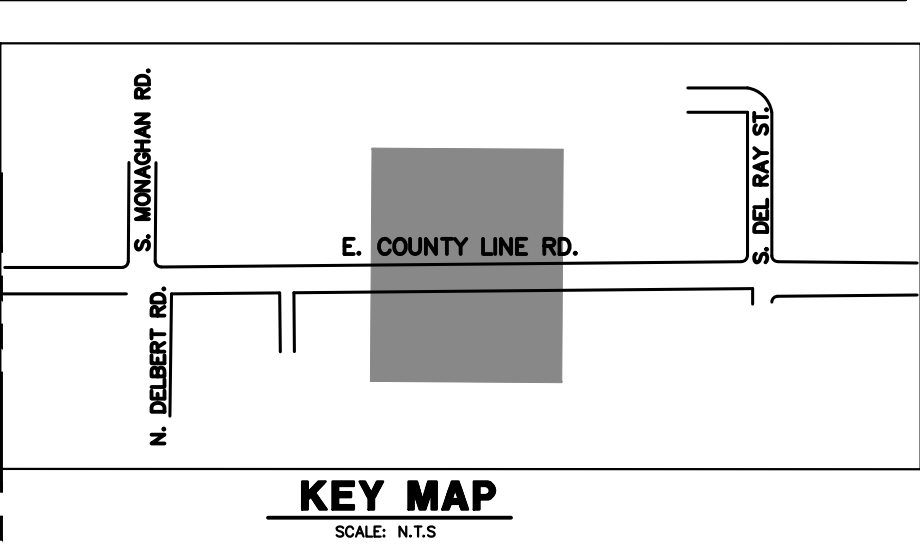
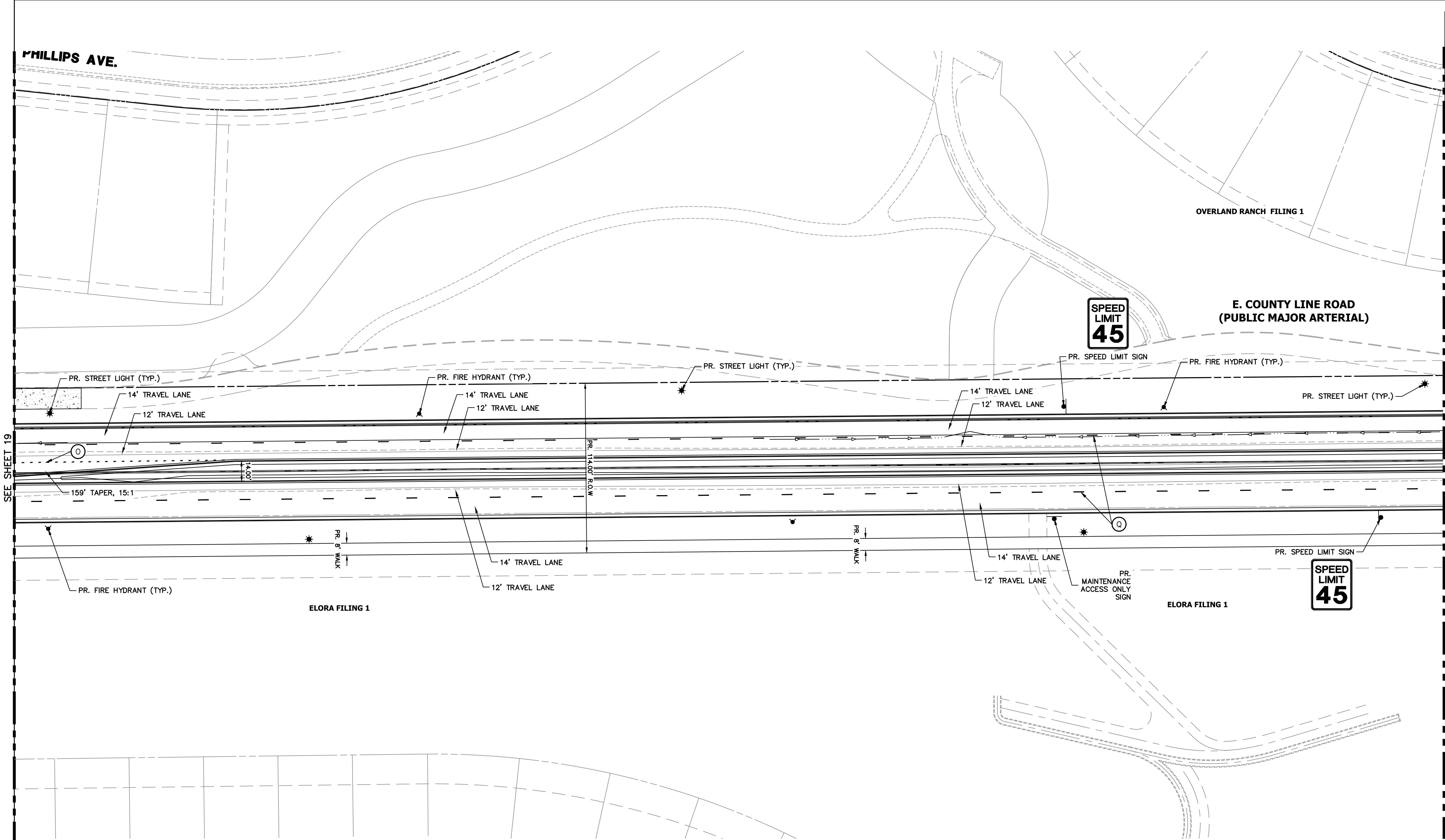
MARKING LEGEND

(A) CROSSWALK - 2' X 10', SOLID WHITE, 4' GAP, THERMO-PLASTIC.	(F) TURN SYMBOL - 6'1" X 8', SOLID WHITE, THERMO-PLASTIC.	(K) LANE DROP LINE- 8" WIDE X 3' LONG, 12' GAP, WHITE EPOXY	(P) LANE LINE - 6" WIDE, SOLID WHITE, WHITE EPOXY.
(B) CENTER LINE - 4" WIDE, DOUBLE SOLID YELLOW, YELLOW EPOXY.	(G) STOP LINE - 24" WIDE, SOLID WHITE, THERMO-PLASTIC.	(L) EDGE LINE- 6" WIDE, SOLID YELLOW.	(Q) LANE LINE - 6" WIDE, DOTTED WHITE, WHITE EPOXY.
(C) LANE LINE - 4" WIDE, SOLID WHITE, WHITE EPOXY.	(H) STRAIGHT ARROW SHAPE - 6' X 2', SOLID WHITE, THERMO-PLASTIC	(M) "ONLY" PAVEMENT MARKING- 6' X 8', SOLID WHITE THERMO-PLASTIC.	
(D) BIKE LANE - 4" WIDE, SOLID WHITE, WHITE EPOXY.	(I) CHANNELIZING LINE - 8" WIDE, SOLID WHITE EPOXY	(N) HELMETED BICYCLIST SYMBOL- 4'2" X 6', SOLID WHITE THERMO-PLASTIC	
(E) THRU-TURN SYMBOL - 7'2" X 12'9", SOLID WHITE, THERMO-PLASTIC.	(J) EDGE LINE- 6" WIDE, SOLID WHITE	(O) DOTTED EXTENSION LINE-8" X 2' LONG, 4' GAP, WHITE EPOXY	



J-R ENGINEERING
A Westrian Company

Centennial 303-740-9993 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

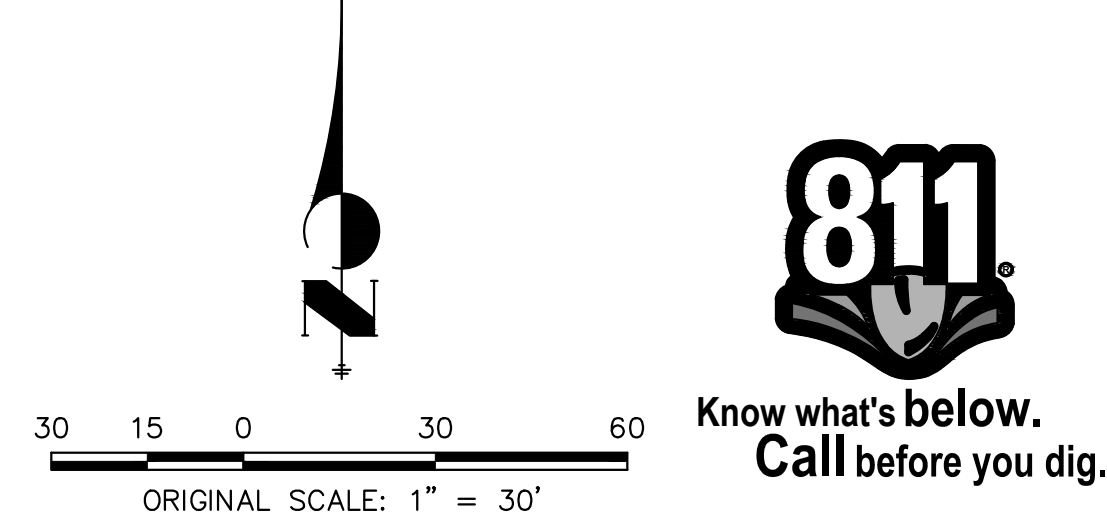


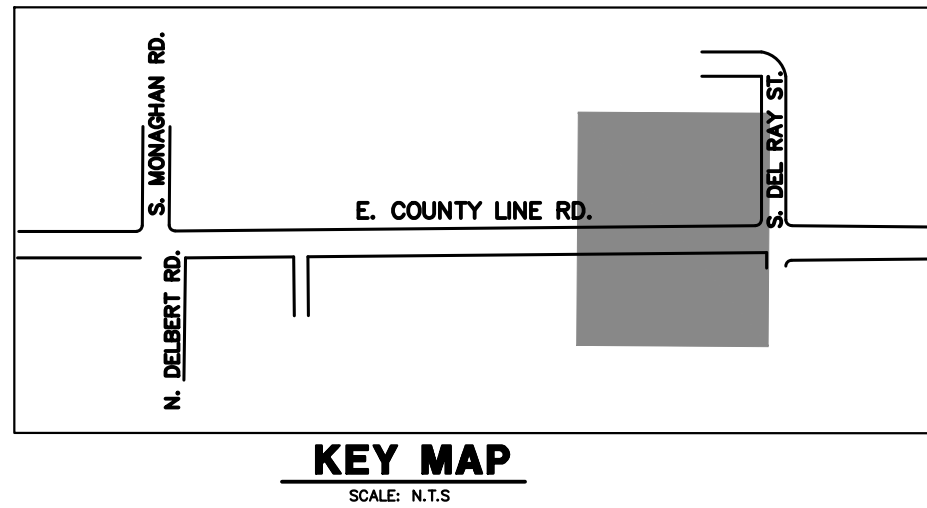
LEGEND

	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
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	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

MARKING LEGEND

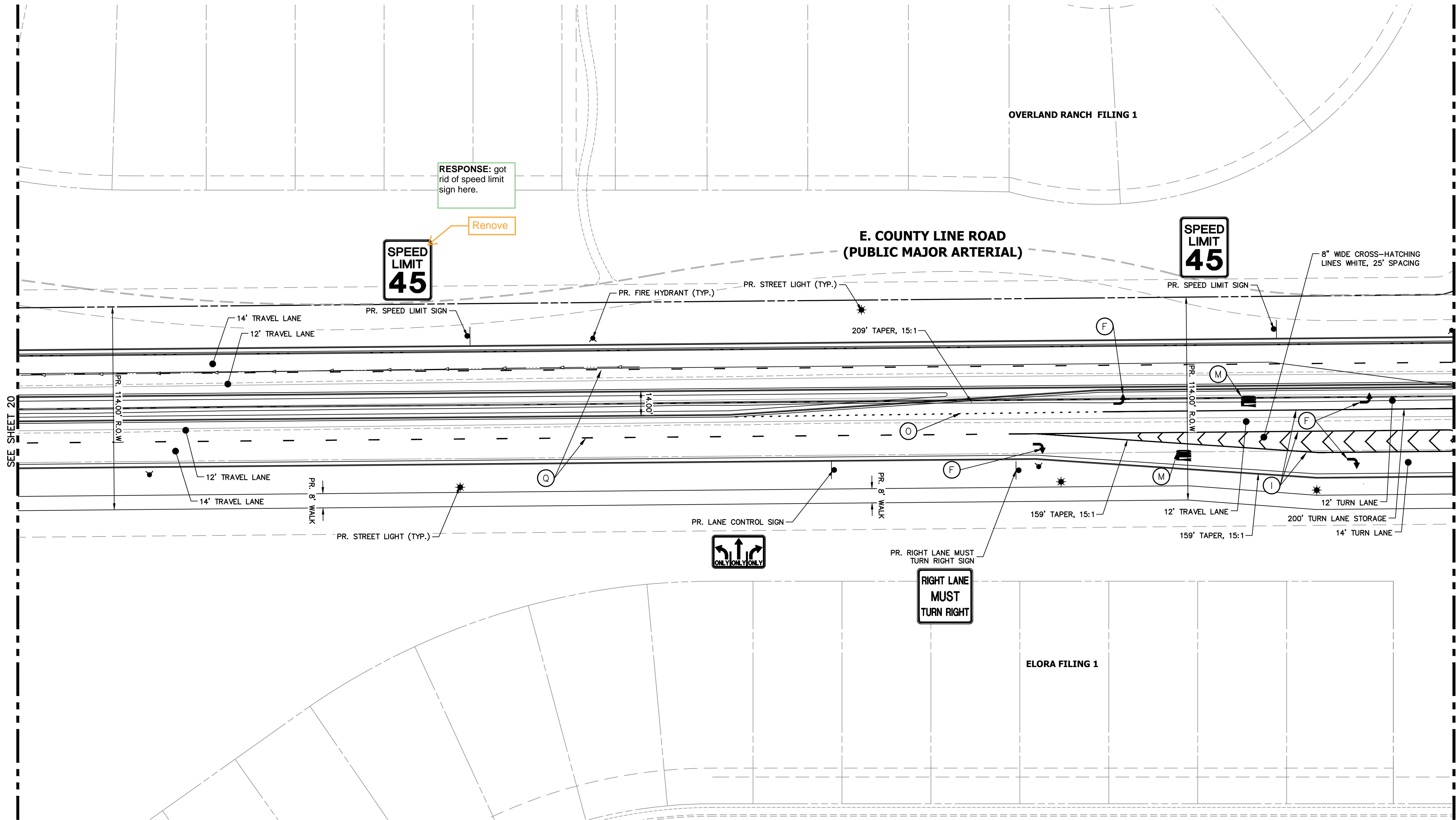
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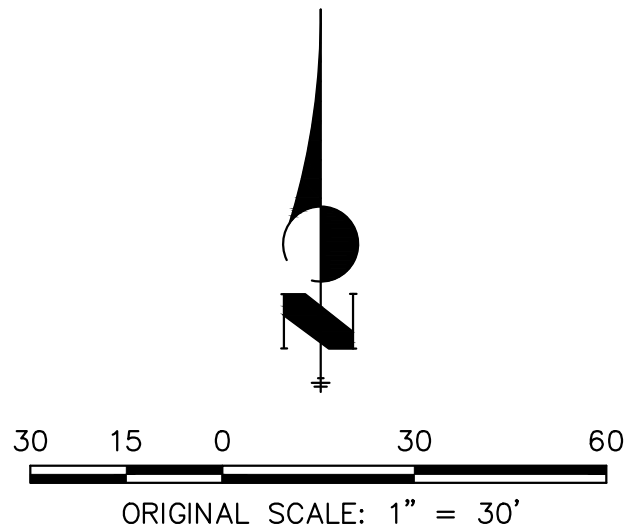
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CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE C
- ALL FREE STANDING LIGHTS WITHIN THIS PL
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND ND RESPONSE: NOTE UPDATED. 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.
- 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.
- 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.
- 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

SHEET NUMBER	SHEET TITLE
23	LANDSCAPE NOTES AND SCHEDULE
24	LANDSCAPE PLAN
25	LANDSCAPE PLAN
26	LANDSCAPE PLAN
27	LANDSCAPE PLAN
28	LANDSCAPE PLAN
29	LANDSCAPE PLAN
30	LANDSCAPE PLAN
31	LANDSCAPE PLAN
32	LANDSCAPE PLAN
33	LANDSCAPE PLAN
34	LANDSCAPE PLAN
35	LANDSCAPE PLAN
36	LANDSCAPE PLAN
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 PLAN
46	LANDSCAPE DETAILS

My mistake in requesting this information on this submittal. I understand this is being addressed in the current review for The Trails at Overland Ranch 1 Site Plan and Plat. Please remove this table. My apologies.

ND RESPONSE: NOTED, TABLE REMOVED.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
DECIDUOUS SHRUBS							
	AT CA	70	ATRIPLEX CANESCENS	FOURWING SALTBUSH	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	

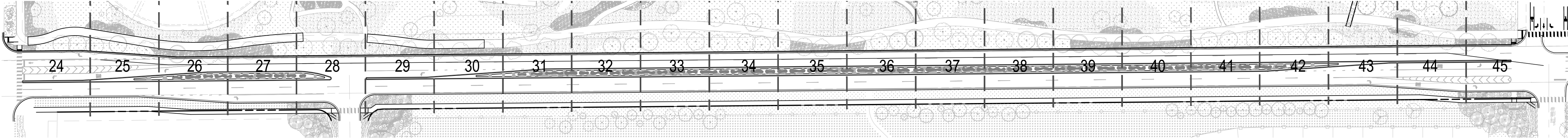
CURBSIDE LANDSCAPE TABLE FOR ADJACENT FILING

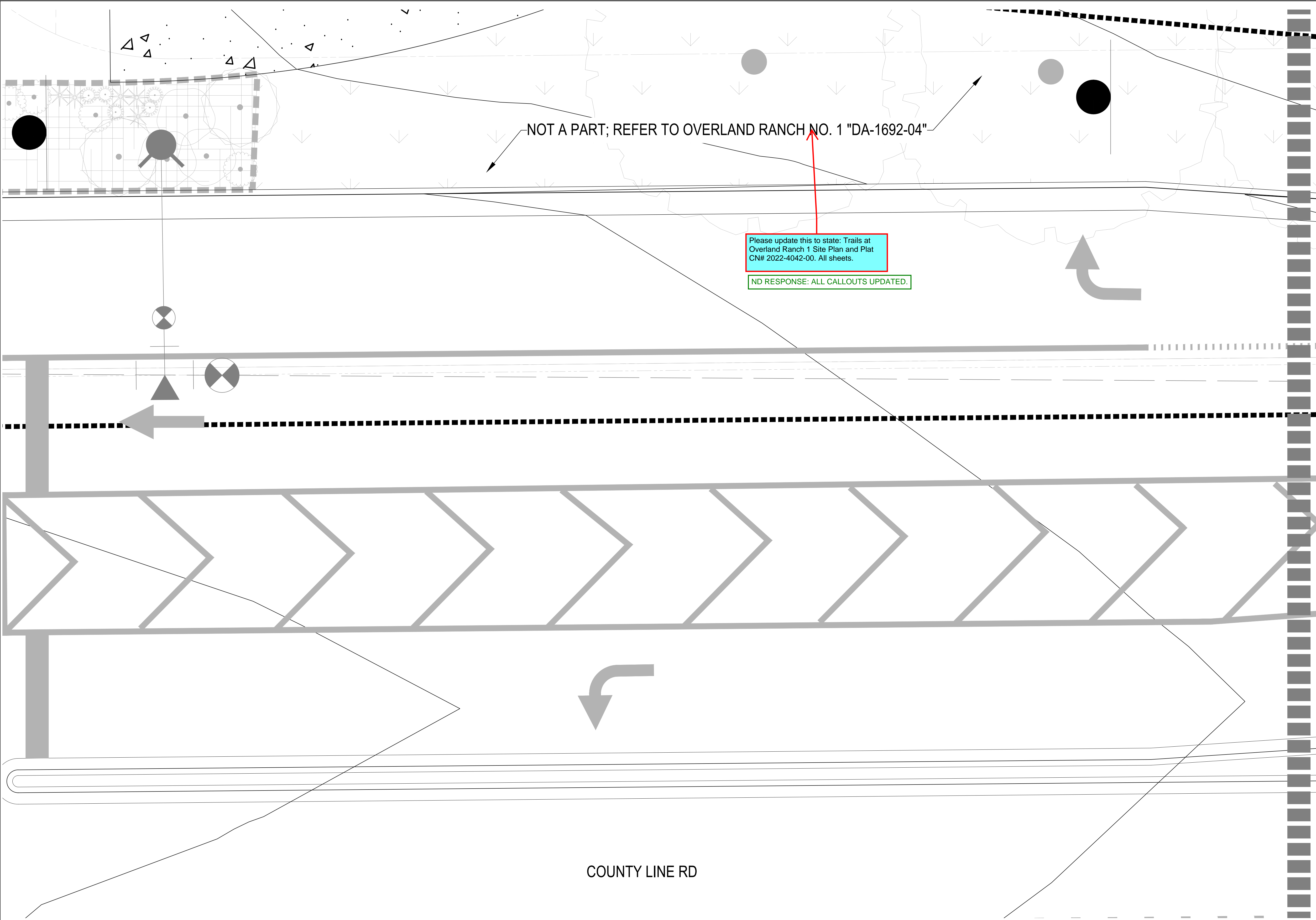
Curbside Landscape Table									
Curbside Description (1 shrub per 40 SF and 1 tree per 40 LF)	Homebuilder Curbside Area (SF)	Homebuilder Shrub Requirement	Tract Curbside Area (SF)	Shrubs Required	Shrubs Provided		Legth (LF)	Trees Required	Trees Provided
County Line Road - North Side	0	0	4,017	101	#5 Cont Shrubs	149	2,487	62	62
					#5 Cont Grasses	118			
Totals:			4,017	101	267		2,487	62	62

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.
- All grasses in the curbside landscapng are to be upsized to a #5 gallon container.
- Refer to Overland Ranch Filing No.1 DA-1692-04 for more information regaurding curbside landscaping along County Line Rd.

OVERALL LANDSCAPE PLAN





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
	LITTLELEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
	PERENNIALS
	TUFTED EVENING PRIMROSE

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DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

FOUNDRY E. COUNTY LINE RD.

INFRASTRUCTURE SITE PLAN

AURORA, CO

OWNER:
JEN COLORADO 19

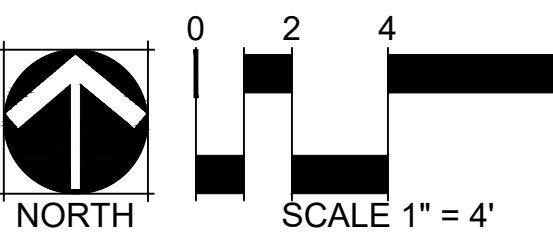
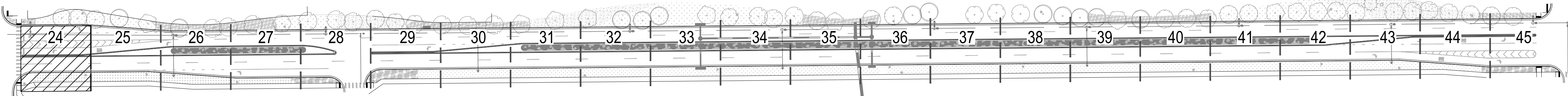
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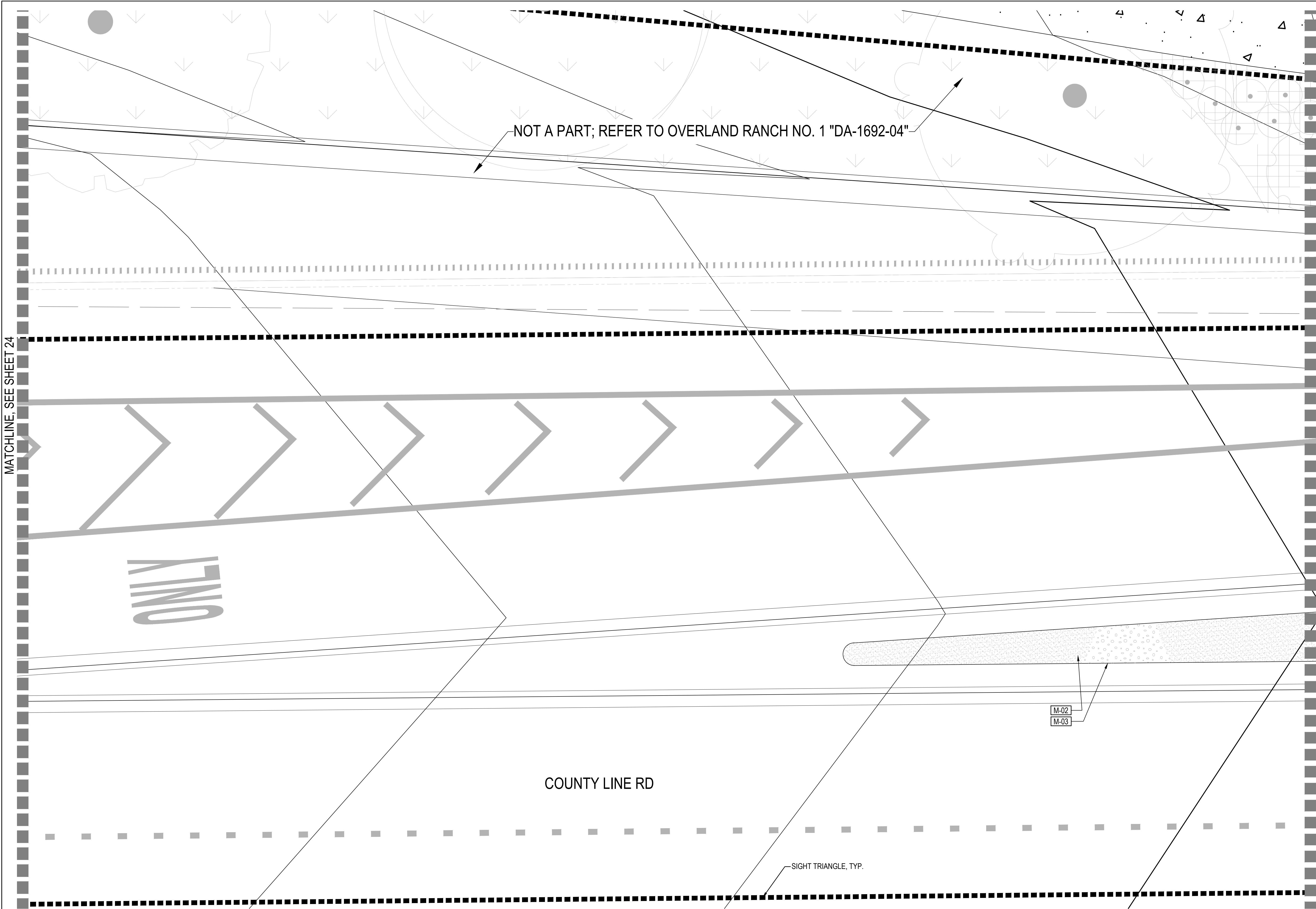
DATE:
08/21/24 ISP-01
10/23/24 ISP-02

SHEET TITLE:
LANDSCAPE PLAN

24

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 SALTBUCH
	DESERT SWEET
	RUBBER RABBITBRUSH
	AUTUMN AMBER SUMAC
	EVERGREEN SHRUBS
	BIG SAGEBRUSH
	LITTLELEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
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	TUFTED EVENING PRIMROSE

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FOUNDRY E. COUNTY LINE RD.
INFRASTRUCTURE SITE PLAN
AURORA, CO

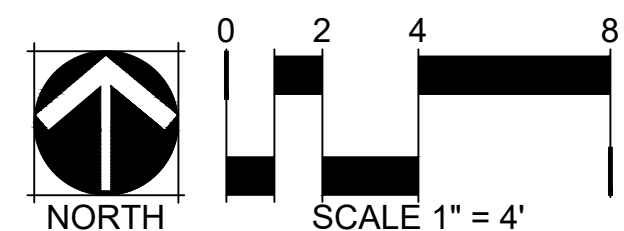
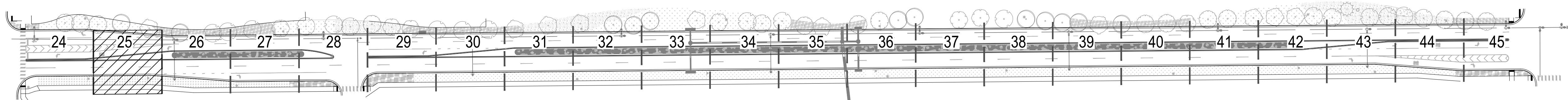
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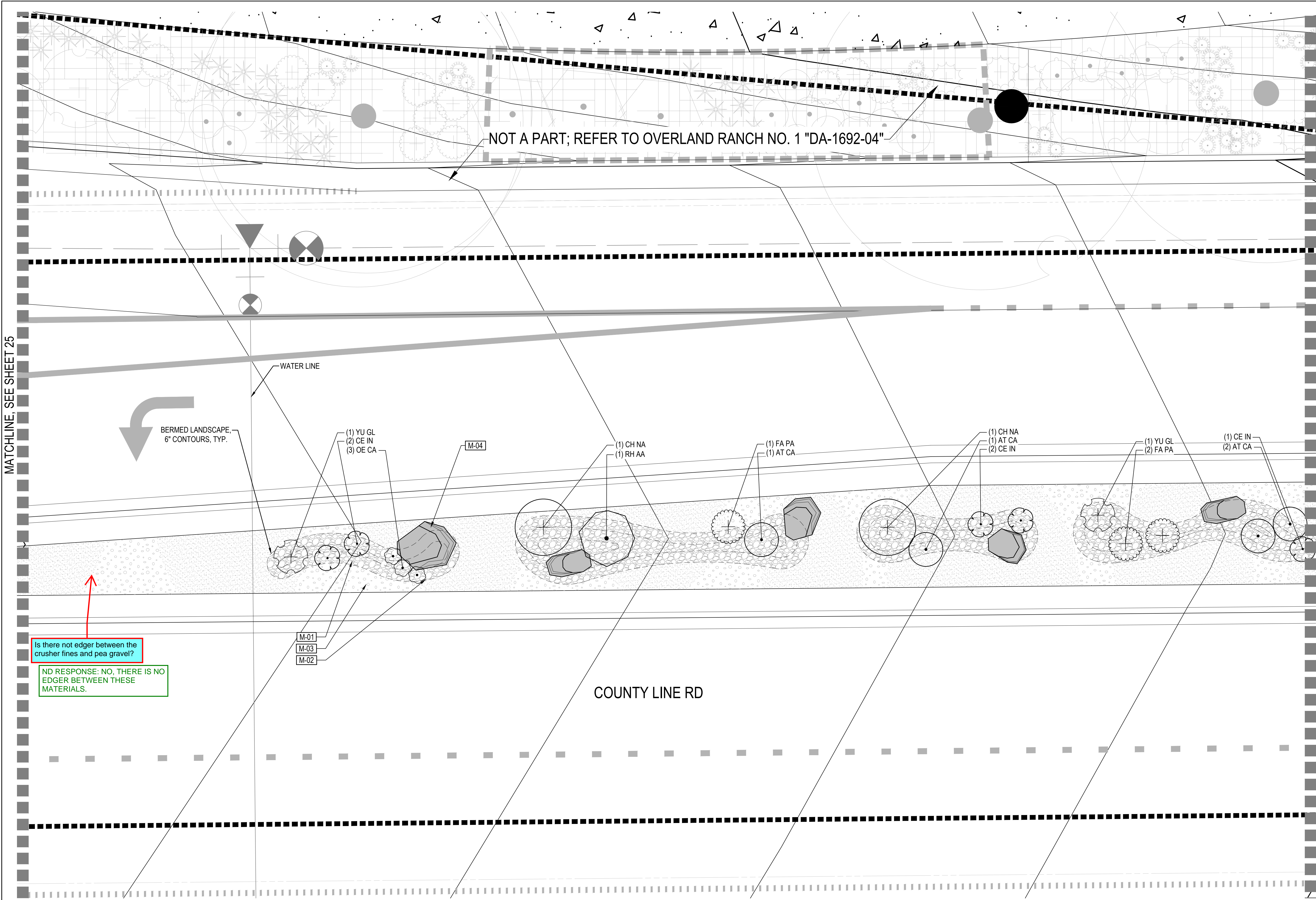
DATE:
08/21/24 ISP-01
10/23/24 ISP-02

SHEET TITLE:
LANDSCAPE PLAN

25

CHECKED BY: SM
DRAWN BY:





MATCHLINE, SEE SHEET 25

MATCHLINE, SEE SHEET 27

Is there not edger between the crusher fines and pea gravel?

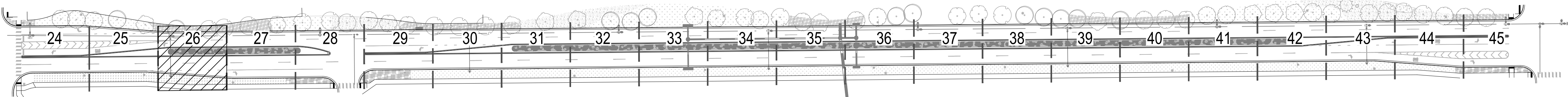
ND RESPONSE: NO, THERE IS NO EDGER BETWEEN THESE MATERIALS.

BERMED LANDSCAPE, 6" CONTOURS, TYP.

WATER LINE

NOT A PART; REFER TO OVERLAND RANCH NO. 1 "DA-1692-04"

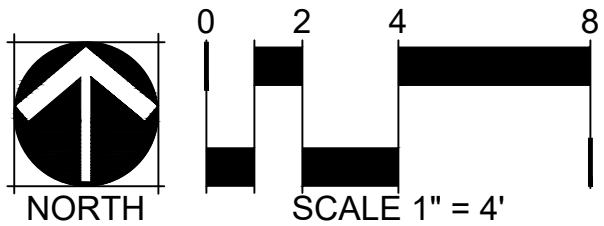
COUNTY LINE RD

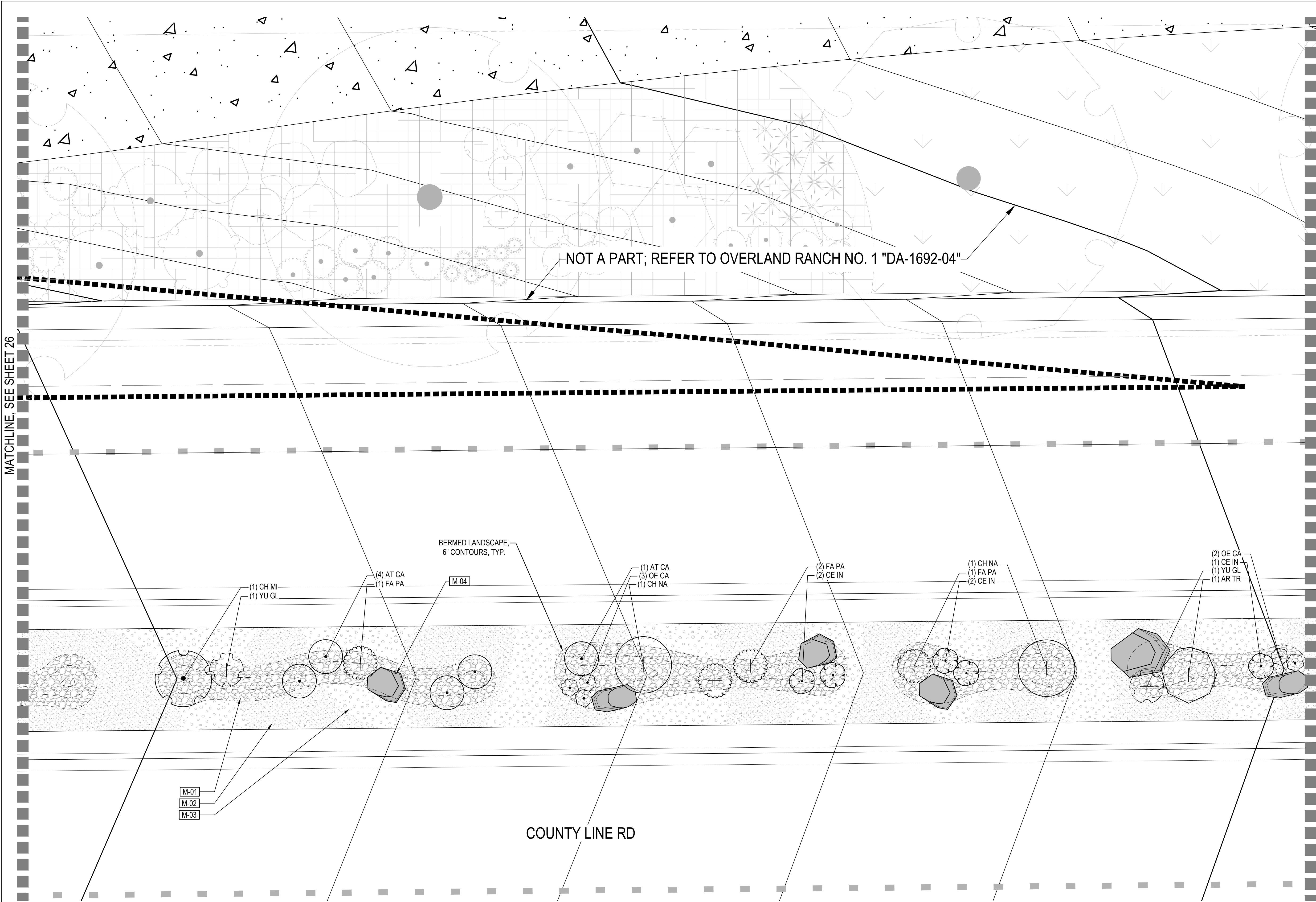


KEY MAP

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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





MATCHLINE, SEE SHEET 26

MATCHLINE, SEE SHEET 28

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 |
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AURORA, CO

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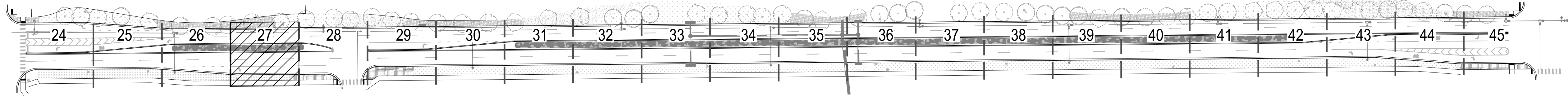
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SHEET TITLE:
LANDSCAPE
PLAN

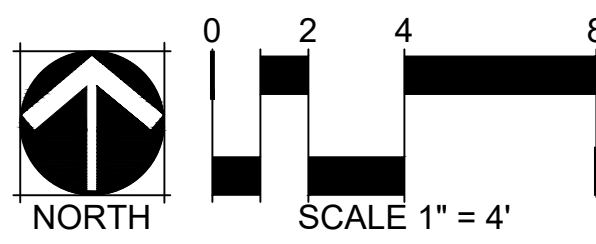
- (1) CH MI
(1) YU GL
- (4) AT CA
(1) FA PA
- M-04
- BERMED LANDSCAPE,
6" CONTOURS, TYP.
- (1) AT CA
(3) OE CA
(1) CH NA
- (2) FA PA
(2) CE IN
- (1) CH NA
(1) FA PA
(2) CE IN
- (2) OE CA
(1) CE IN
(1) YU GL
(1) AR TR

- M-01
- M-02
- M-03

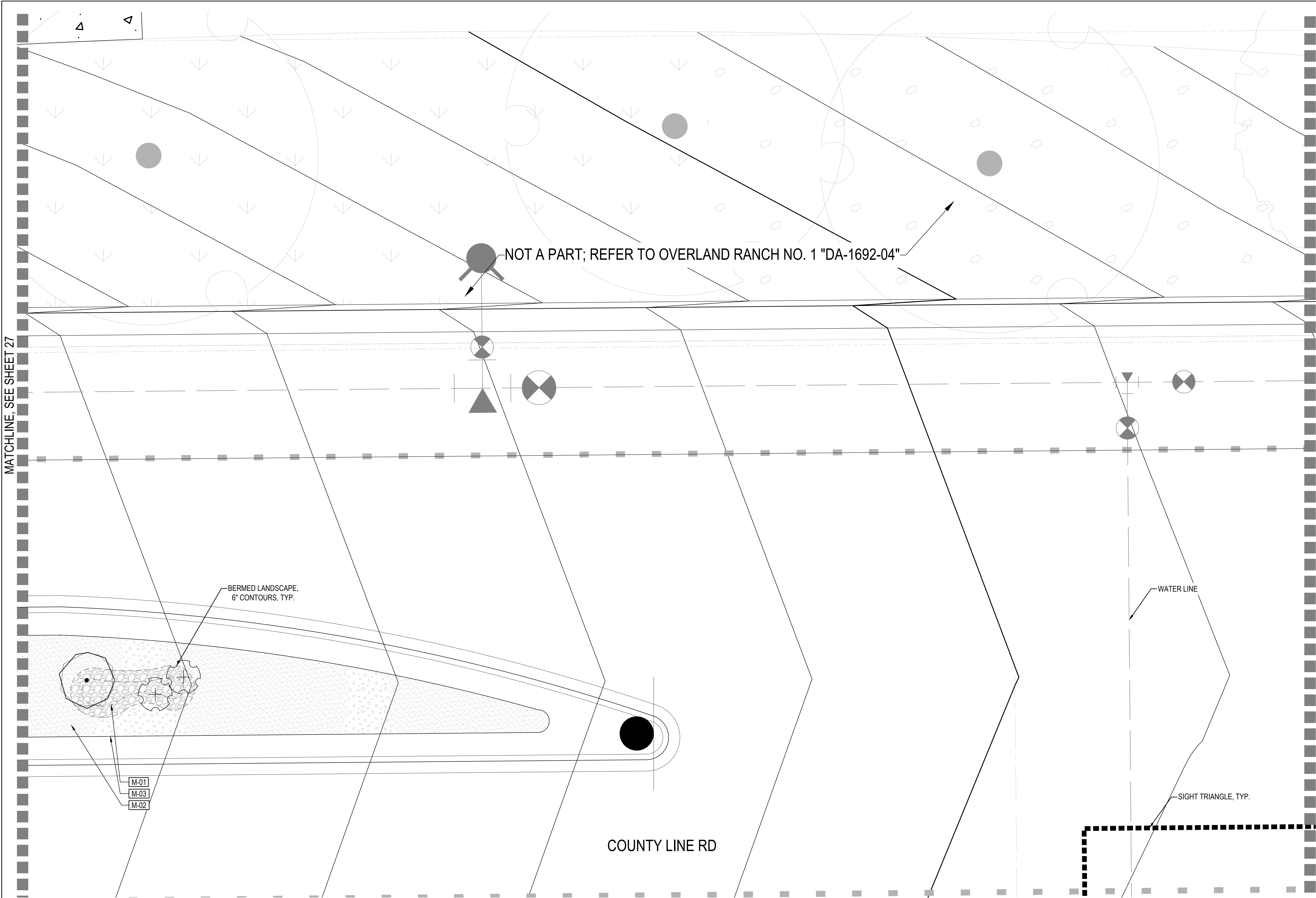
COUNTY LINE RD



KEY MAP



CHECKED BY: SM
DRAWN BY:



MATCHLINE, SEE SHEET 27

MATCHLINE, SEE SHEET 29

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

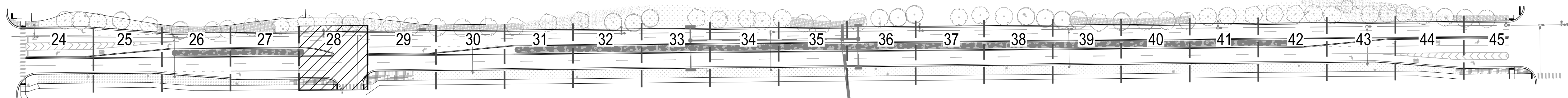
FOUNDRY E. COUNTY LINE RD.
INFRASTRUCTURE SITE PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

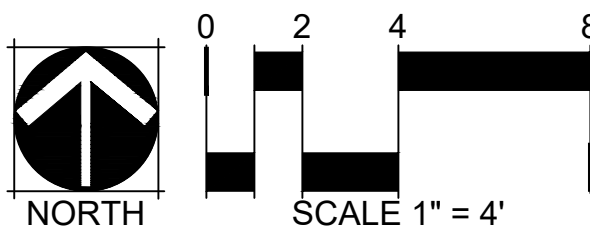
NOT FOR
CONSTRUCTION

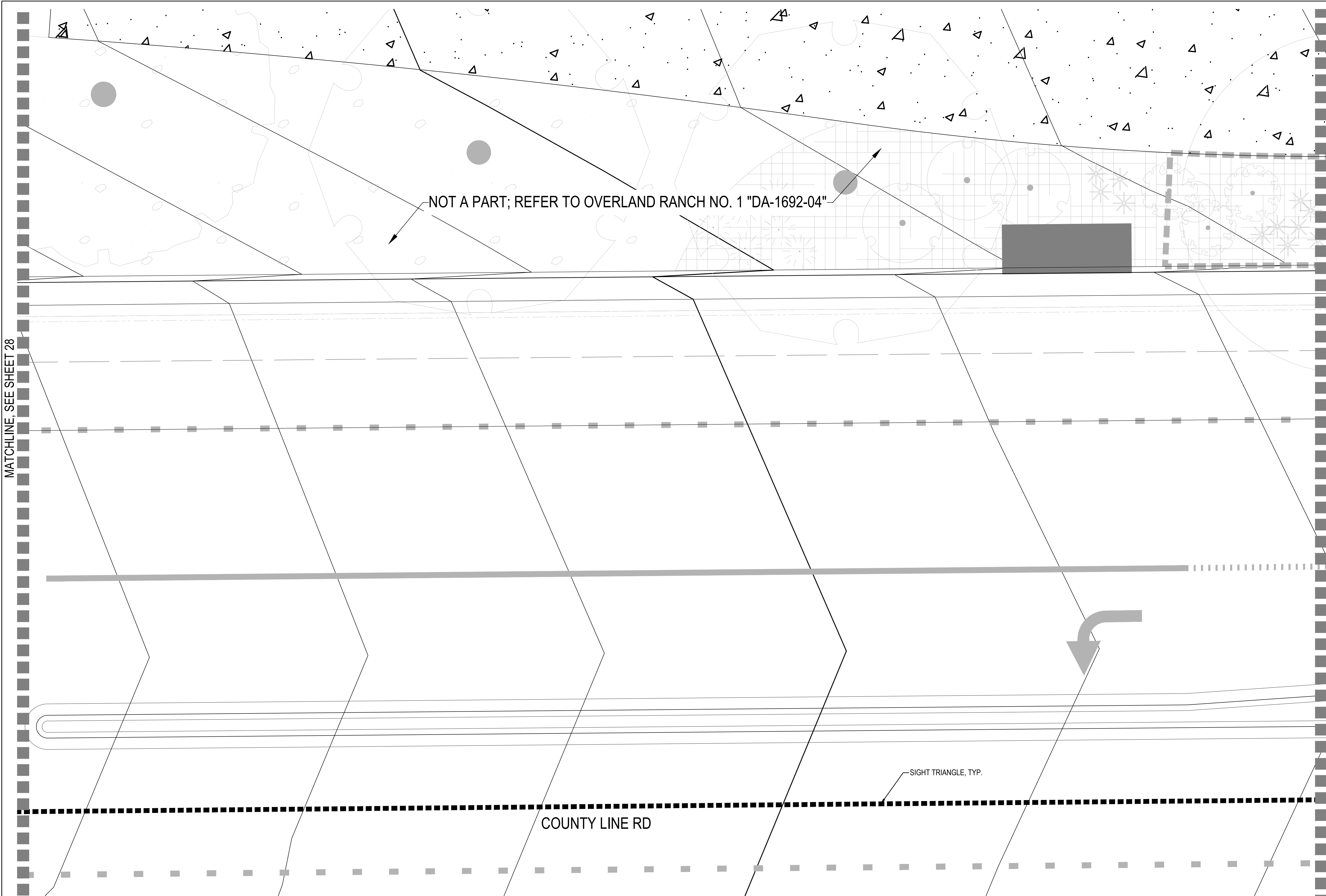
DATE:
08/21/24 ISP-01
10/23/24 ISP-02

SHEET TITLE:
LANDSCAPE
PLAN

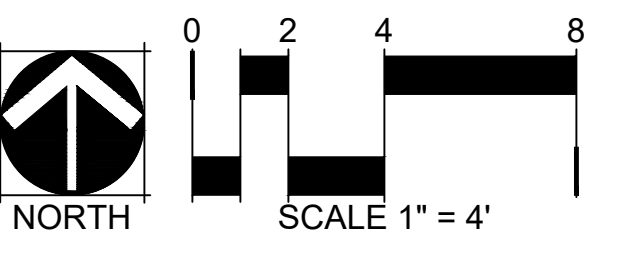
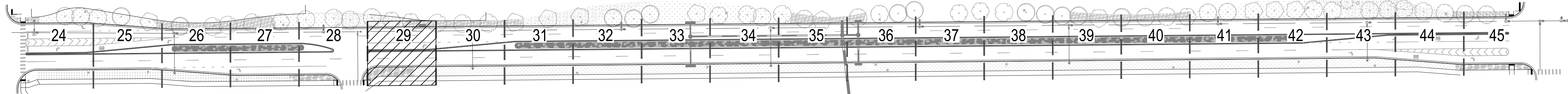


KEY MAP





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

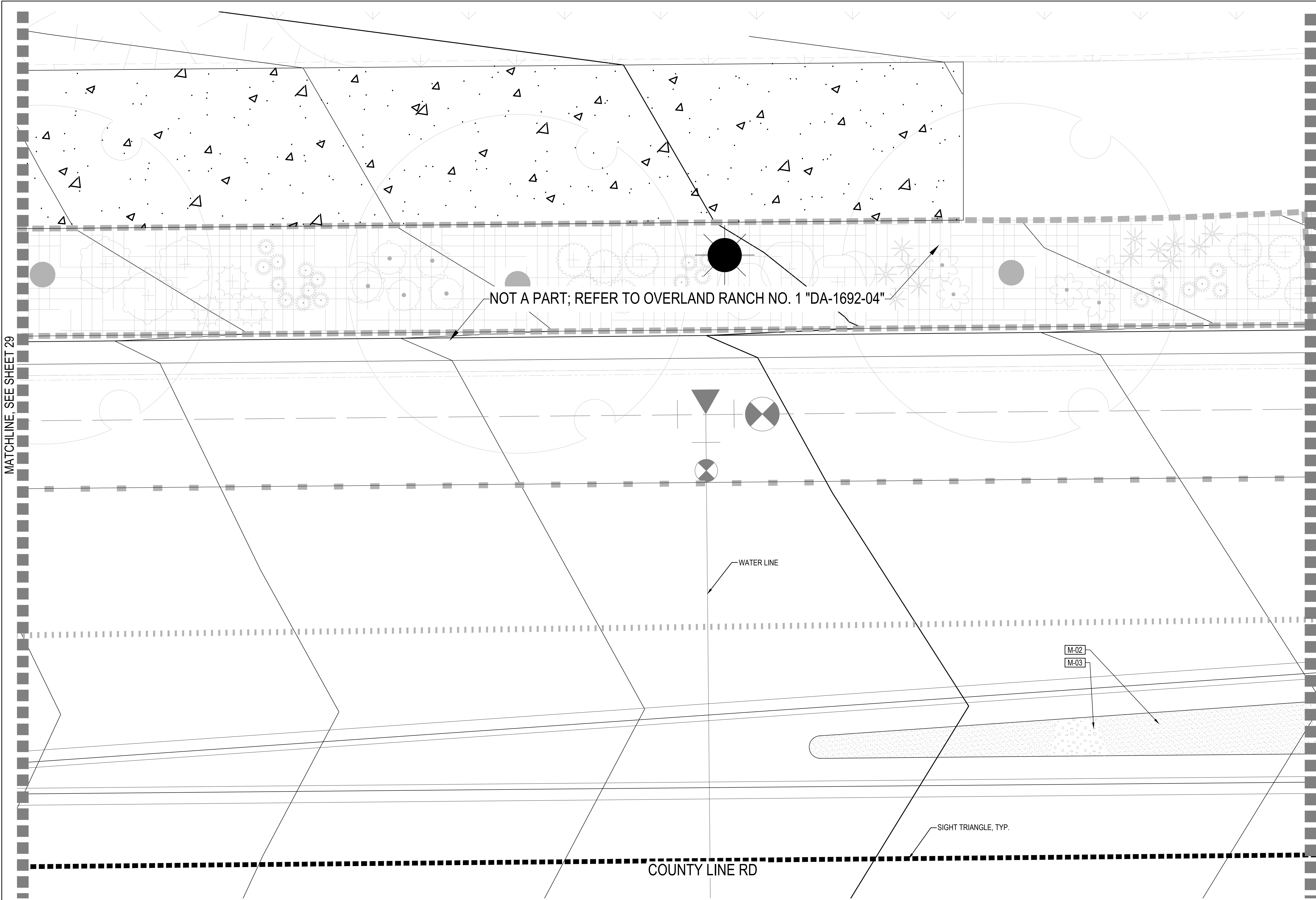
DATE:
08/21/24 ISP-01
10/23/24 ISP-02

SHEET TITLE:
LANDSCAPE PLAN

29

NOT FOR CONSTRUCTION

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 SALTBUCH
	DESERT SWEET
	RUBBER RABBITBRUSH
	AUTUMN AMBER SUMAC
EVERGREEN SHRUBS	
	BIG SAGEBRUSH
	LITTLELEAF MOUNTAIN MAHOGANY
	APACHE PLUME
	SOAPWEED
PERENNIALS	
	TUFTED EVENING PRIMROSE

FOUNDRY E. COUNTY LINE RD.

INFRASTRUCTURE SITE PLAN

AURORA, CO

OWNER:

JEN COLORADO 19

NOT FOR
CONSTRUCTION

DATE:

08/21/24 ISP-01

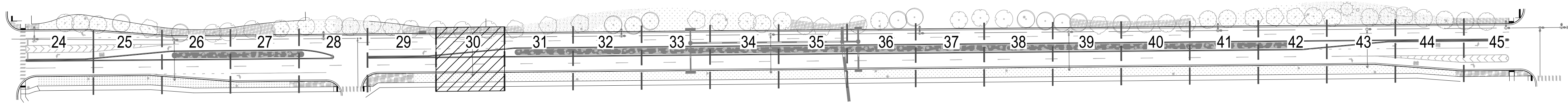
10/23/24 ISP-02

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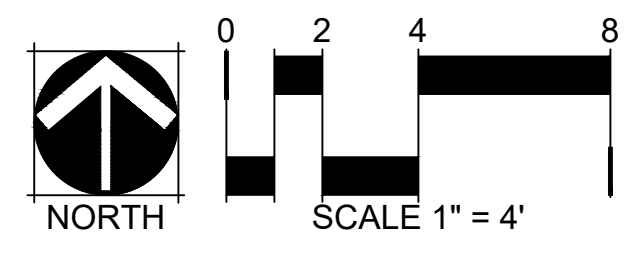
LANDSCAPE
PLAN

CHECKED BY: SM

DRAWN BY:



KEY MAP



MATCHLINE, SEE SHEET 30

MATCHLINE, SEE SHEET 32

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

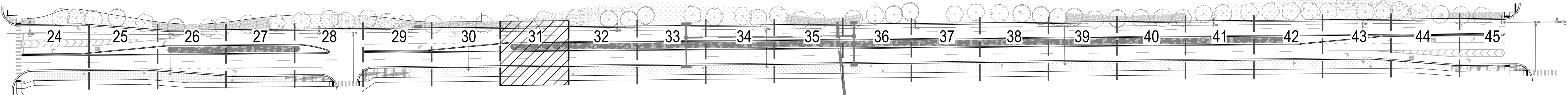
(1) FA PA
(1) RH AA

(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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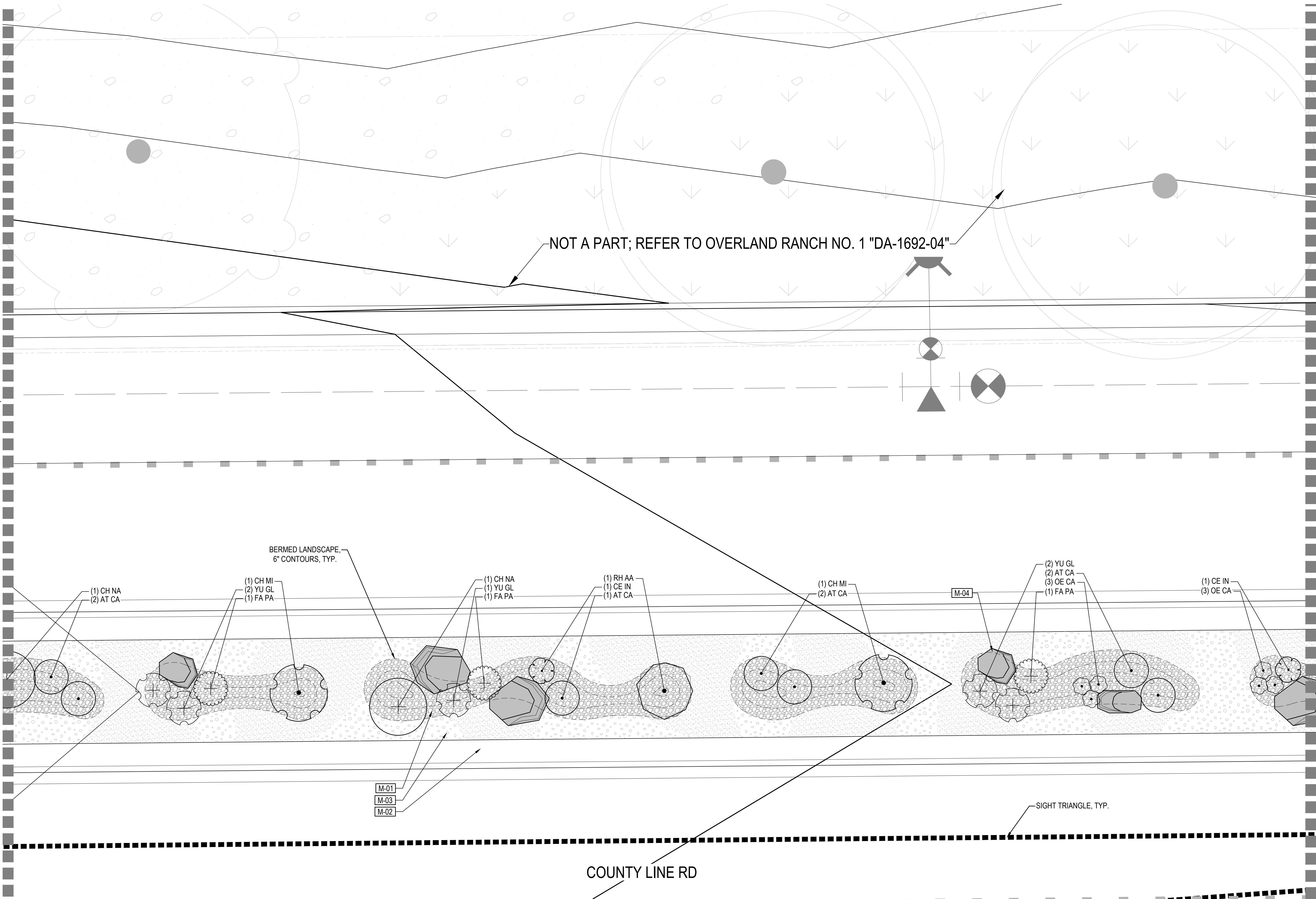
NOT FOR
CONSTRUCTION

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

SHEET TITLE:
LANDSCAPE
PLAN

MATCHLINE, SEE SHEET 31

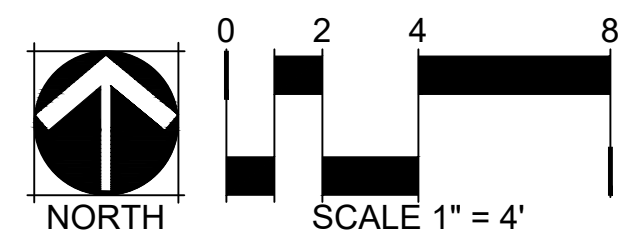
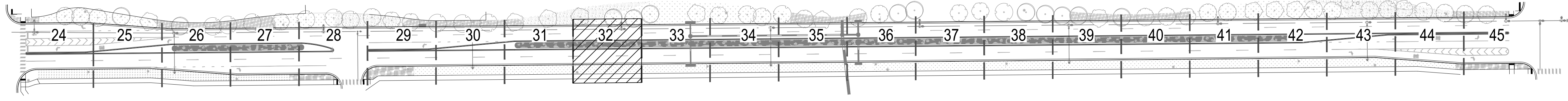
MATCHLINE, SEE SHEET 33



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

CHECKED BY: SM
DRAWN BY:



FOUNDRY E. COUNTY LINE RD.
INFRASTRUCTURE SITE PLAN
AURORA, CO

OWNER:
JEN COLORADO 19

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CONSTRUCTION

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

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

NOT A PART; REFER TO OVERLAND RANCH NO. 1 "DA-1692-04"

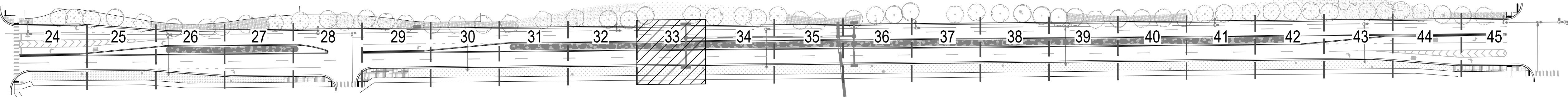
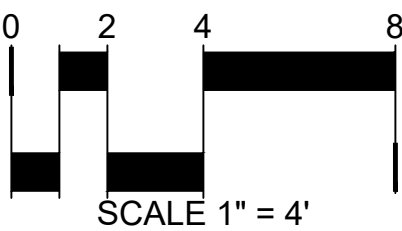
BERMED LANDSCAPE,
6" CONTOURS, TYP.

STORMWATER SEWER

COUNTY LINE RD

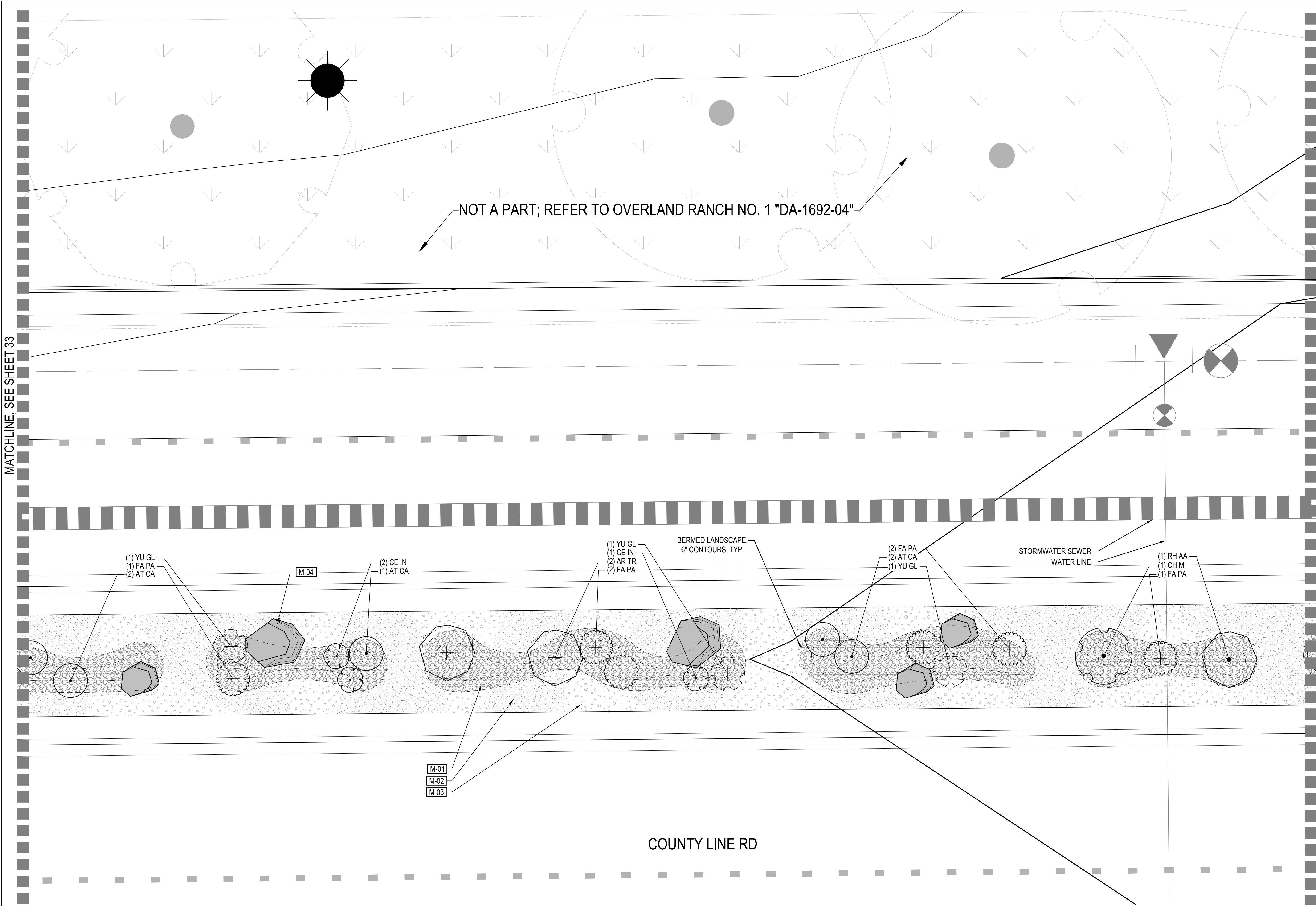
SIGHT TRIANGLE, TYP.

KEY MAP



MATCHLINE, SEE SHEET 32

MATCHLINE, SEE SHEET 34



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
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	APACHE PLUME
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DATE:
08/21/24 ISP-01
10/23/24 ISP-02

SHEET TITLE:
LANDSCAPE PLAN

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34

