

OVERLAND RANCH - SITE PLAN 2

SITE PLAN

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

PROJECT DATA

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

PARKS, RECREATION & OPEN SPACE

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

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

GENERAL NOTES

- 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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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.
- 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 ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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 ON 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 VERS.
- 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 AND ACCURATE.
- 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.

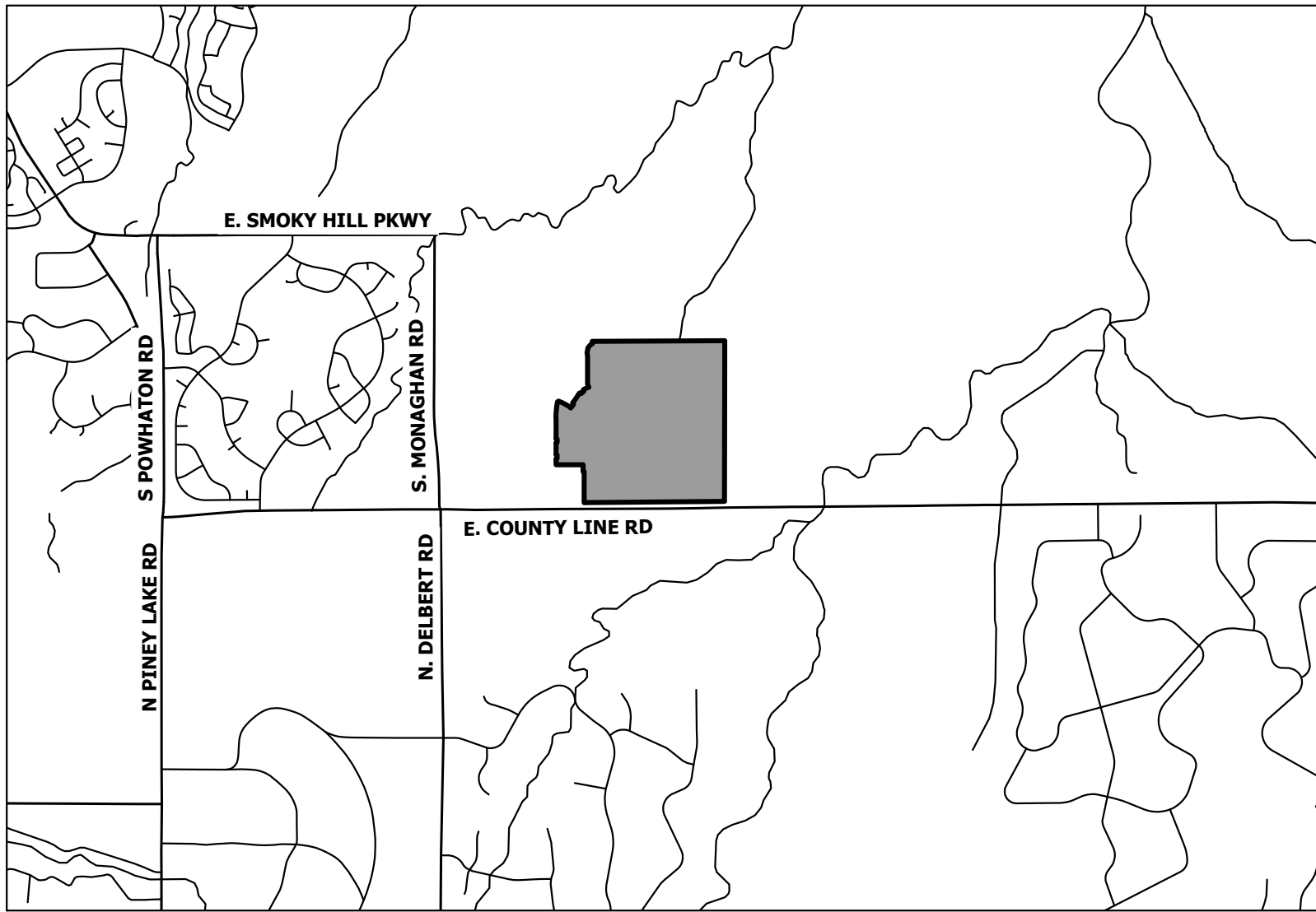
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT, OR TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- A 50' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- THE UNDERSIGNED OWNER(S) DOES HEREBY COVENANT AND AGREE THEY SHALL CONSTRUCT AND MAINTAIN THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, TO THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANES. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY SERVICE VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS". SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY SNOW, PARKED VEHICLES, STRUCTURES, FENCES, TREES, SHRUBS, LIGHTS OR AND OBSTRUCTIONS THAT WOULD ENCRACH INTO THE FIRE LANE PROVIDING FREE PASSAGE OF EMERGENCY VEHICLES. SAID OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING". THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY VEHICLE USE.
- 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.
- 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.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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".
- THE INFRASTRUCTURE SITE PLAN (ISP) AND CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON THE CIVIL PLANS FOR THE ISP FOR ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (COO) PER THE APPROVED PUBLIC IMPROVEMENT PLAN.
- PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IN NOT UNDER CONSTRUCTION, THE CUT/CUR RETURNS A CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING, AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.

Aurora Water - Utilities and Erosion
Control 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:

Noted.



VICINITY MAP

1"=3000'

SHEET INDEX

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SIGNATURE BLOCK

LEGAL DESCRIPTION: SEE THIS SHEET

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

IN WITNESS WHEREOF, _____ HAS CAUSED THESE PRESENTS
TO BE EXECUTED THIS _____ DAY OF _____ AD.

BY: _____
(PRINCIPAL OR OWNERS)

NAME: _____

TITLE: _____

STATE OF COLORADO
COUNTY OF _____

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

BY: _____
(PRINCIPAL OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

RECORDERS CERTIFICATE

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

_____, COLORADO AT _____ O'CLOCK _____M

THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER _____

DEPUTY _____

CITY OF AURORA APPROVALS

CITY ATTORNEY _____ DATE: _____

PLANNING DIRECTOR _____ DATE: _____

ATTEST _____ DATE: _____

DATABASE APPROVAL DATE _____

LEGAL DESCRIPTION

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

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "LS 25942" AT THE WEST 1/4 CORNER AND A 3.25" ALUMINUM CAP STAMPED "LS 38098" AT THE SOUTHWEST CORNER, SAID LINE BEARING 500°23'41"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE NAD(83).

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

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

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

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

- N00°00'00"E A DISTANCE OF 588.62 FEET;
- N80°00'00"W A DISTANCE OF 20.00 FEET;
- N00°00'00"E A DISTANCE OF 131.00 FEET;
- N90°00'00"W A DISTANCE OF 513.25 FEET;
- N00°00'00"E A DISTANCE OF 105.00 FEET, TO A TANGENT POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
- N90°00'00"E A DISTANCE OF 5.00 FEET;
- N00°00'00"E A DISTANCE OF 64.00 FEET;
- N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
- N00°00'00"E A DISTANCE OF 210.00 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
- N90°00'00"E A DISTANCE OF 5.00 FEET;
- N00°00'00"E A DISTANCE OF 64.00 FEET;
- N90°00'00"W A DISTANCE OF 5.00 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 23.56 FEET, TO A POINT OF TANGENT;
- N00°00'00"E A DISTANCE OF 394.61 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1468.00 FEET, A CENTRAL ANGLE OF 11°19'30" AND AN ARC LENGTH OF 290.16 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 96°42'16" AND AN ARC LENGTH OF 33.76 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 20°47'11" AND AN ARC LENGTH OF 256.86 FEET, TO A POINT OF NON-TANGENT;

AMENDMENTS:

- N38°20'45"E A DISTANCE OF 84.00 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S38°45'58"W, HAVING A RADIUS OF 792.00 FEET, A CENTRAL ANGLE OF 00°31'59" AND AN ARC LENGTH OF 7.37 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°11'13" AND AN ARC LENGTH OF 30.08 FEET, TO A POINT OF TANGENT;
- THENCE N34°25'12"E A DISTANCE OF 176.11 FEET, TO A TANGENT POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 06°00'16" AND AN ARC LENGTH OF 40.98 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°03'26" AND AN ARC LENGTH OF 34.23 FEET, TO A POINT OF TANGENT;
- S41°31'06"E A DISTANCE OF 4.14 FEET;
- N48°28'54"E A DISTANCE OF 64.00 FEET;
- N41°31'06"W A DISTANCE OF 4.14 FEET, TO A TANGENT POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 98°03'26" AND AN ARC LENGTH OF 34.23 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 391.00 FEET, A CENTRAL ANGLE OF 15°09'08" AND AN ARC LENGTH OF 103.40 FEET, TO A POINT OF NON-TANGENT;
- N19°58'57"W A DISTANCE OF 68.02 FEET;
- N00°00'00"E A DISTANCE OF 529.16 FEET;
- N09°08'37"W A DISTANCE OF 60.77 FEET;
- N11°27'53"E A DISTANCE OF 82.34 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S67°02'15"E, HAVING A RADIUS OF 189.50 FEET, A CENTRAL ANGLE OF 38°15'35" AND AN ARC LENGTH OF 126.54 FEET, TO A POINT OF NON-TANGENT;
- N00°18'18"W A DISTANCE OF 43.21 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5003 AT PAGE 70, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

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

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

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

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:
1. S89°28'23"W A DISTANCE OF 2640.62 FEET;
2. S89°28'26"W A DISTANCE OF 21.86 FEET, TO THE POINT OF BEGINNING.

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

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25

NEWYORK, NY, 10019

12/06/24

DATE:

SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

COVER SHEET

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

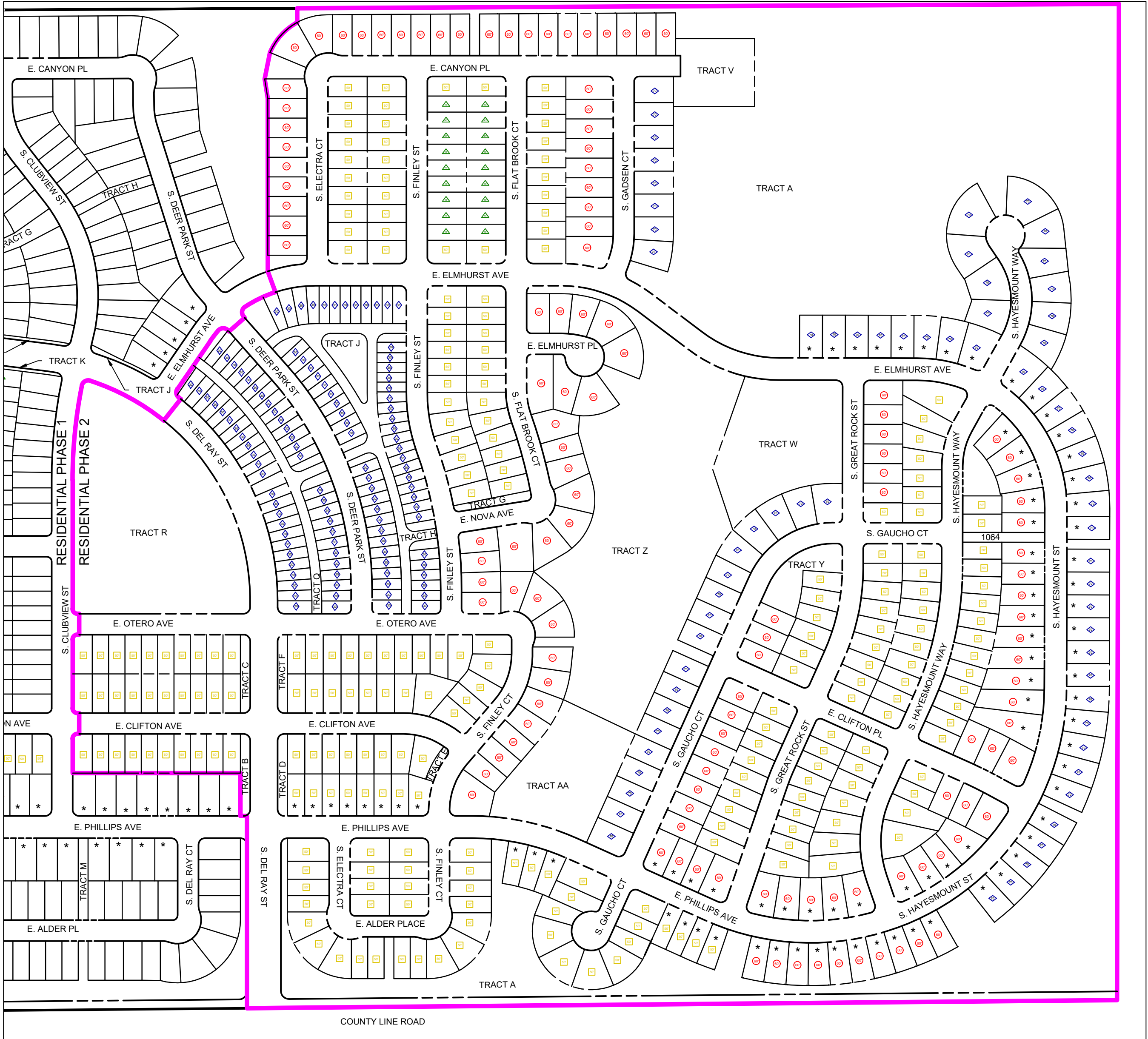
1. TOTAL NUMBER OF UNITS SHALL NOT EXCEED 425. TOTAL NUMBER OF UNITS SHALL NOT EXCEED WHAT IS PERMITTED BY THE UNDERLYING ZONING (R-1).
2. UP TO 25% SMALL RESIDENTIAL LOTS ARE PERMITTED.
3. LOTS FRONTING COLLECTOR STREETS HAVE AN ADDITIONAL 5' FRONT SETBACK ADDED TO THE STANDARD (4.04.2.02.4.01) & NOISE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

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

Response: Programmatic Elements added to Tract Dedication Table

2. 9.76 ACRES OF NEIGHBORHOOD PARK DEDICATION TO BE PROVIDED WITH TRACT R (6.79 ACRES) AND TRACT W (2.97 ACRES) AS PART OF FUTURE SITE PLAN APPLICATIONS

Please add a column to the tracking table indicating the amenities provided in each area seeking open space dedication credit. Credited open space areas must include an amenity according to PROS standards. This may include trail connections, seating areas, trash receptacles, dog waste stations, shelters, etc to activate the area.



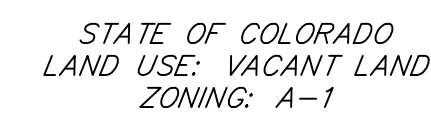
LEGEND

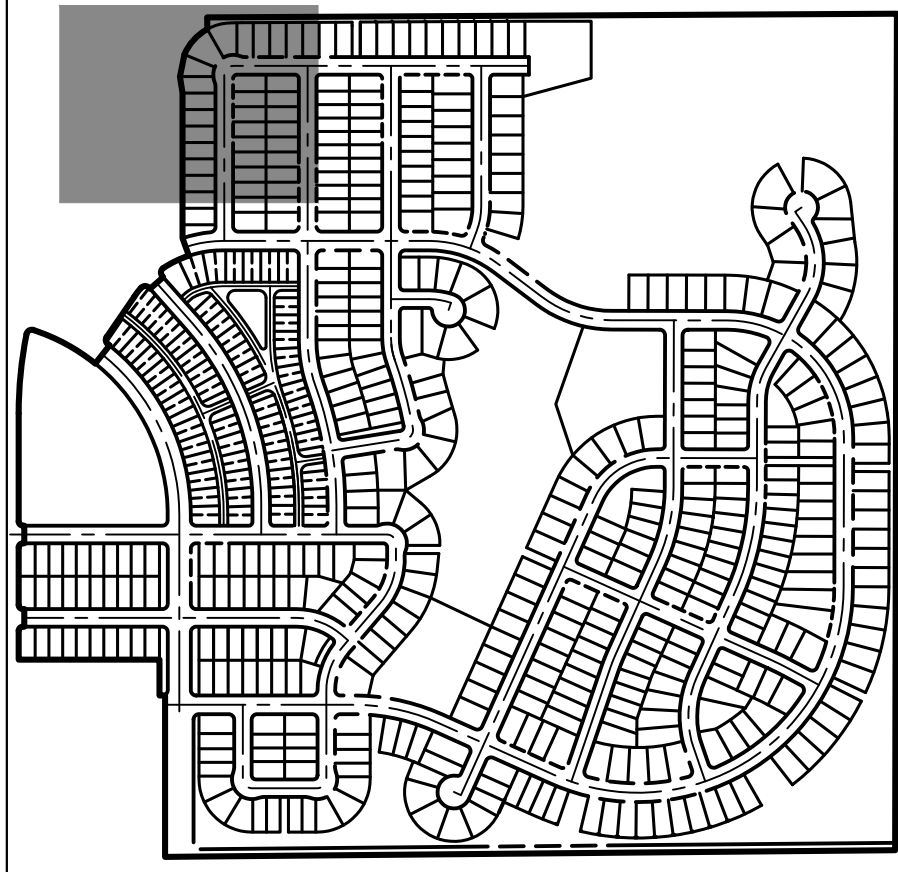
- 70' 70' WIDE FRONT SFD 45' 45' WIDE FRONT SFD
- 60' 60' WIDE FRONT SFD 30' 30' WIDE REAR-LOAD SFD
- 50' 50' WIDE FRONT SFD RESIDENTIAL PHASE 2 BOUNDARY

AURORA, COLORADO

680 5TH AVE FL 25
NEWYORK, NY, 10019

3





KEY MAP

SCALE: 1"=700'

LEGEND

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

reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

JR Response:

The gas and utility easements were relabeled and combined into 1-10' easement as requested by Xcel.

SEE SHEET 5

SEE SHEET 8

SEE SHEET 7

MAIL KIOSK NOTES:

- IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:
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 - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. (TYP.)

NOTES:

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

JR Response:

The lot numbers were adjusted to correspond with the block numbers.

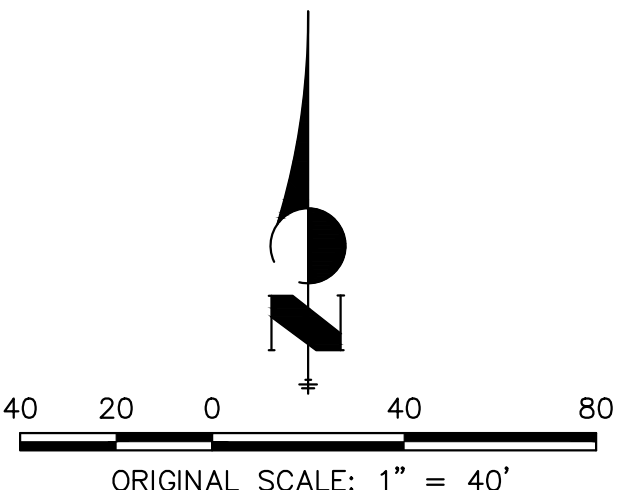
Block 3 - these Lots are not interrupted by any street R.O.W. - change the Lot numbers to correspond with Block Numbers

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JR Response:

The lot numbers were adjusted to match the block numbers.

CHECKED BY:
DRAWN BY:



CHECKED BY:
DRAWN BY:

SEE SHEET 4

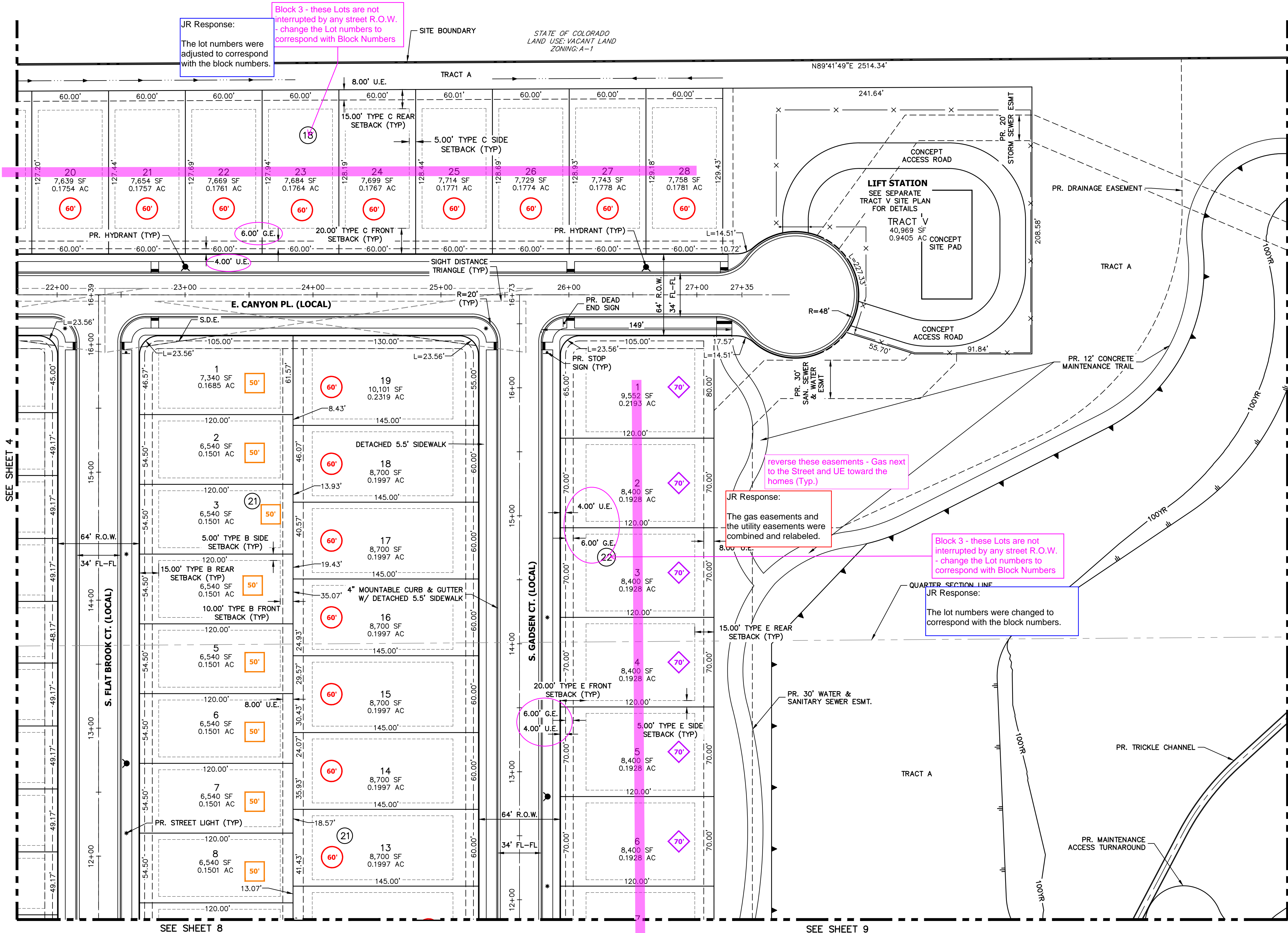
S. FLAT BROOK CT. (LOCAL)

SEE SHEET 8

S. GADSEN CT. (LOCAL)

SEE SHEET 9

SEE SHEET 6



JR Response:
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JR Response:
The gas easements and the utility easements were combined and relabeled.

reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

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LEGEND

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

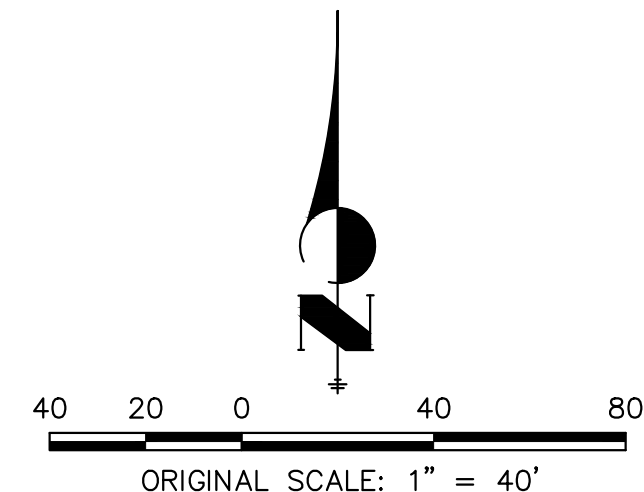
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12/06/24

DATE:

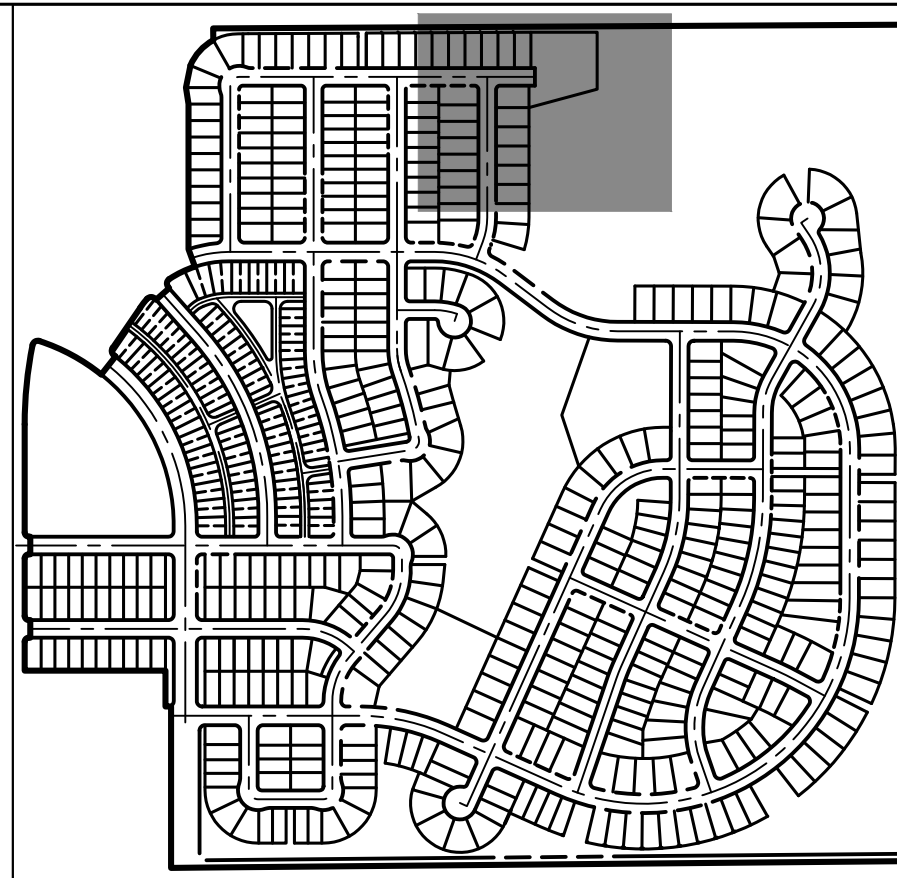
SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN



KEY MAP

SCALE: 1"=700'

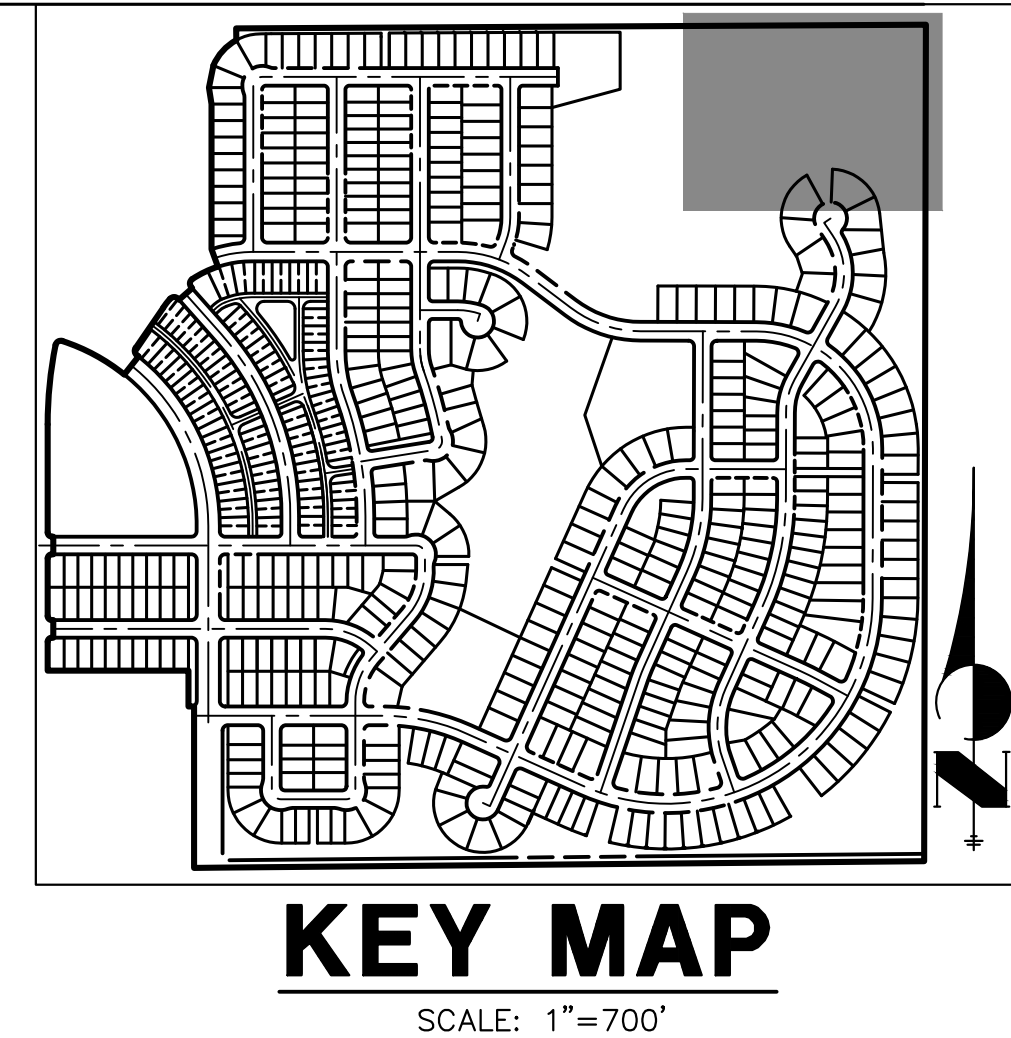
OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:
JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

JR ENGINEERING
Aurora, Colorado
Contact: 303-741-8888 • Colorado State: 781-881-8888
Fax: 303-741-8888 • www.jrengineering.com



OVERLAND RANCH- SITE PLAN 2

12/06/24
DATE:
SP 01 - 07/10/24
SP 02 - 09/25/24
SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN

6



811
Know what's below.
Call before you dig



CHECKED BY:
DRAWN BY:

LEGEND

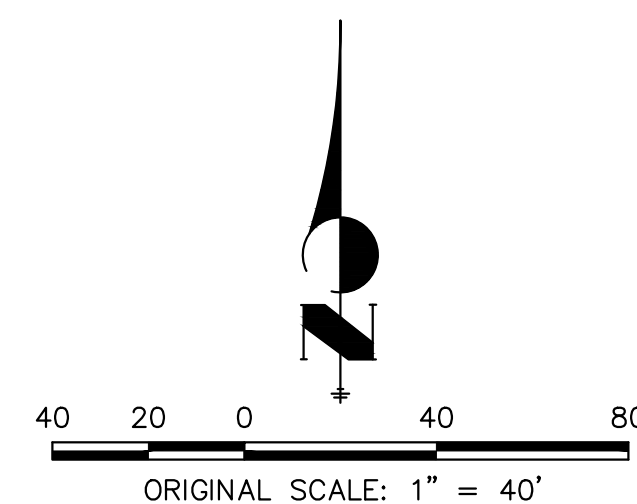
—	PROP. RIGHT OF WAY	*	PROP. 20' STREET LIGHT	—	EX. CONC. SIDEWALK	JR Response:
—	EX. RIGHT OF WAY	+	EX. STREET LIGHT	—	PROP. CONC. SIDEWALK	The easements were combined and relabeled.
—	PROPERTY LINE	+	PROP. SIGN	—	S.E. GAS EAS.	
—	BOUNDARY LINE	+	PROP. FIRE LANE SIGN	—	G.E. UTILITY EASEMENT	
—	CENTERLINE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

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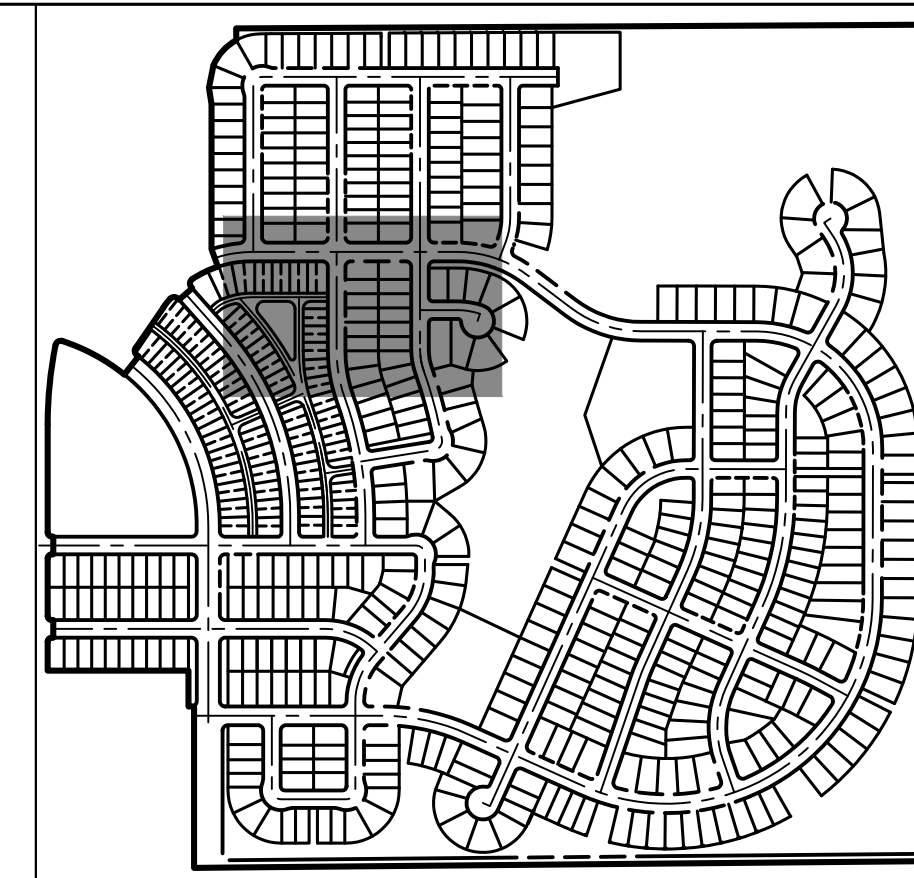
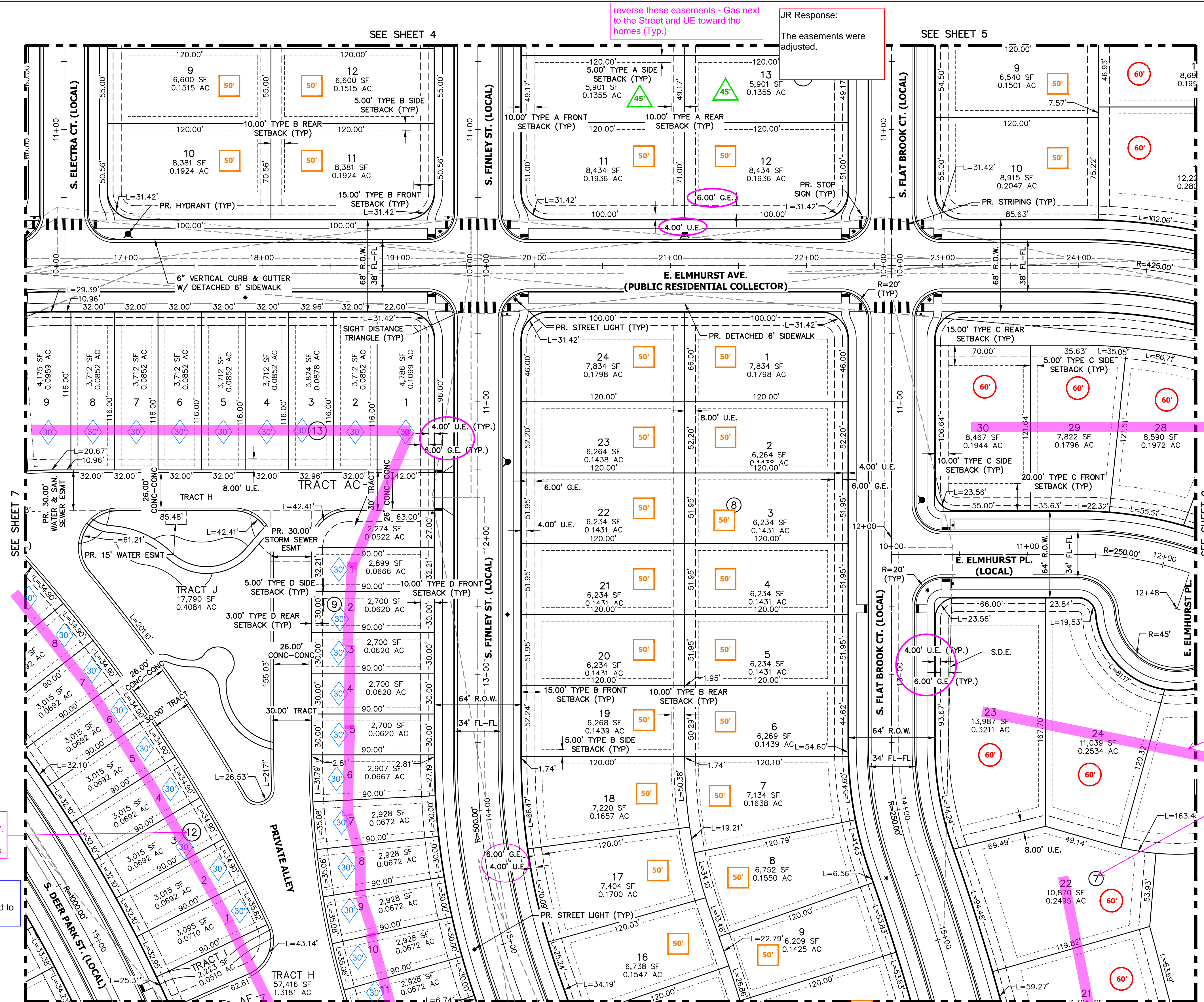
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SHEET TITLE:

SITE PLAN



KEY MAP

SCALE: 1"=700'

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

12/06/24

DATE:
SP 01 - 07/10/24
SP 02 - 09/25/24
SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN

CHECKED BY:
DRAWN BY:

LEGEND

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	EX. CURB & GUTTER		PROP. MAIL KIOSK		S.D.E. SIGHT DISTANCE EASEMENT
	BUILDING SETBACK		INDICATES LOT WITH SPECIAL SETBACK		
	TOP OF SLOPE				

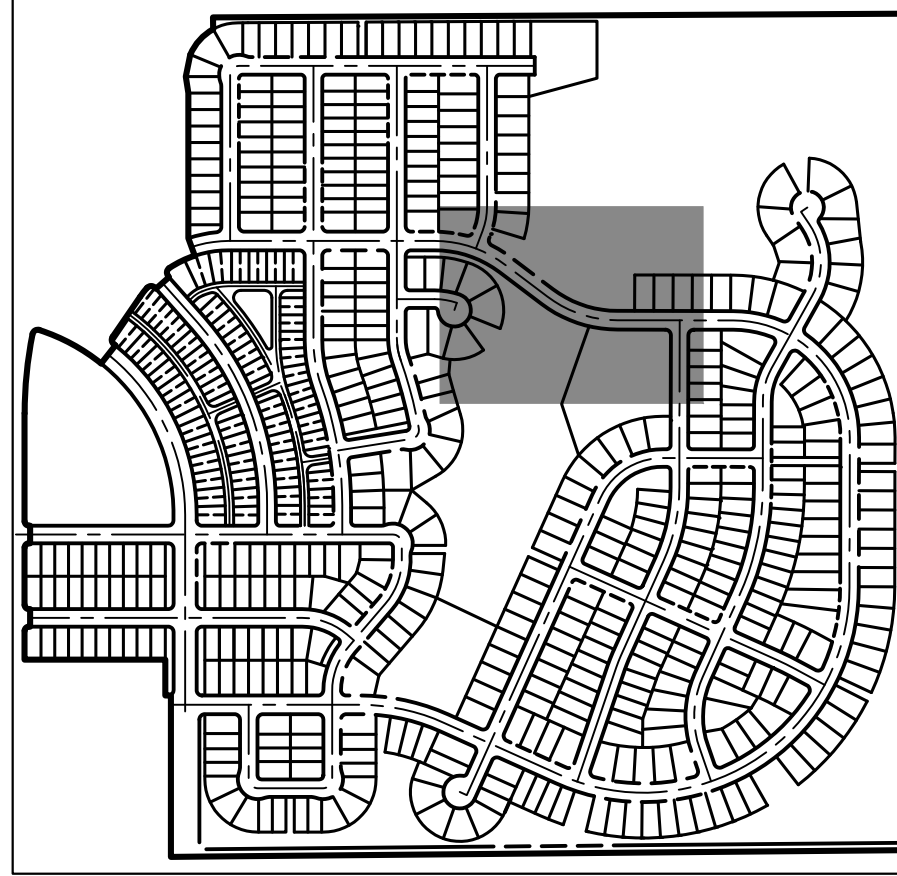
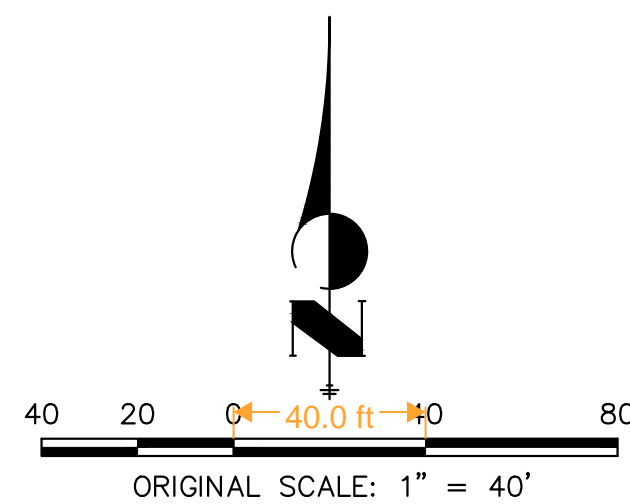
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KEY MAP

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Block 3 - these Lots are not interrupted by any street R.O.W. - change the Lot numbers to correspond with Block Numbers

JR Response:
The lot numbers were adjusted to match the block numbers.

reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

JR Response:
The easements were adjusted at this location.

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

12/06/24

DATE:

SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN

CHECKED BY:
DRAWN BY:

LEGEND

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

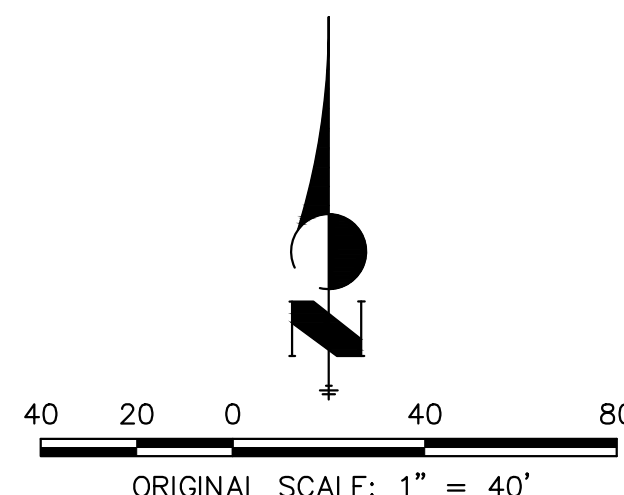
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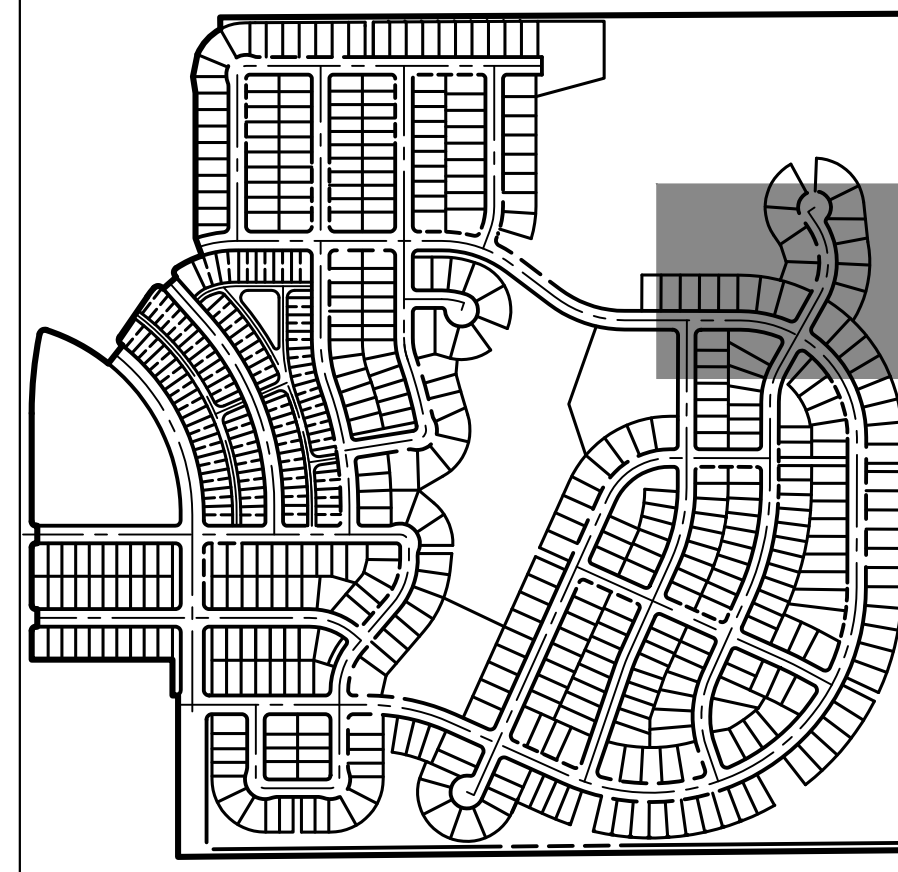
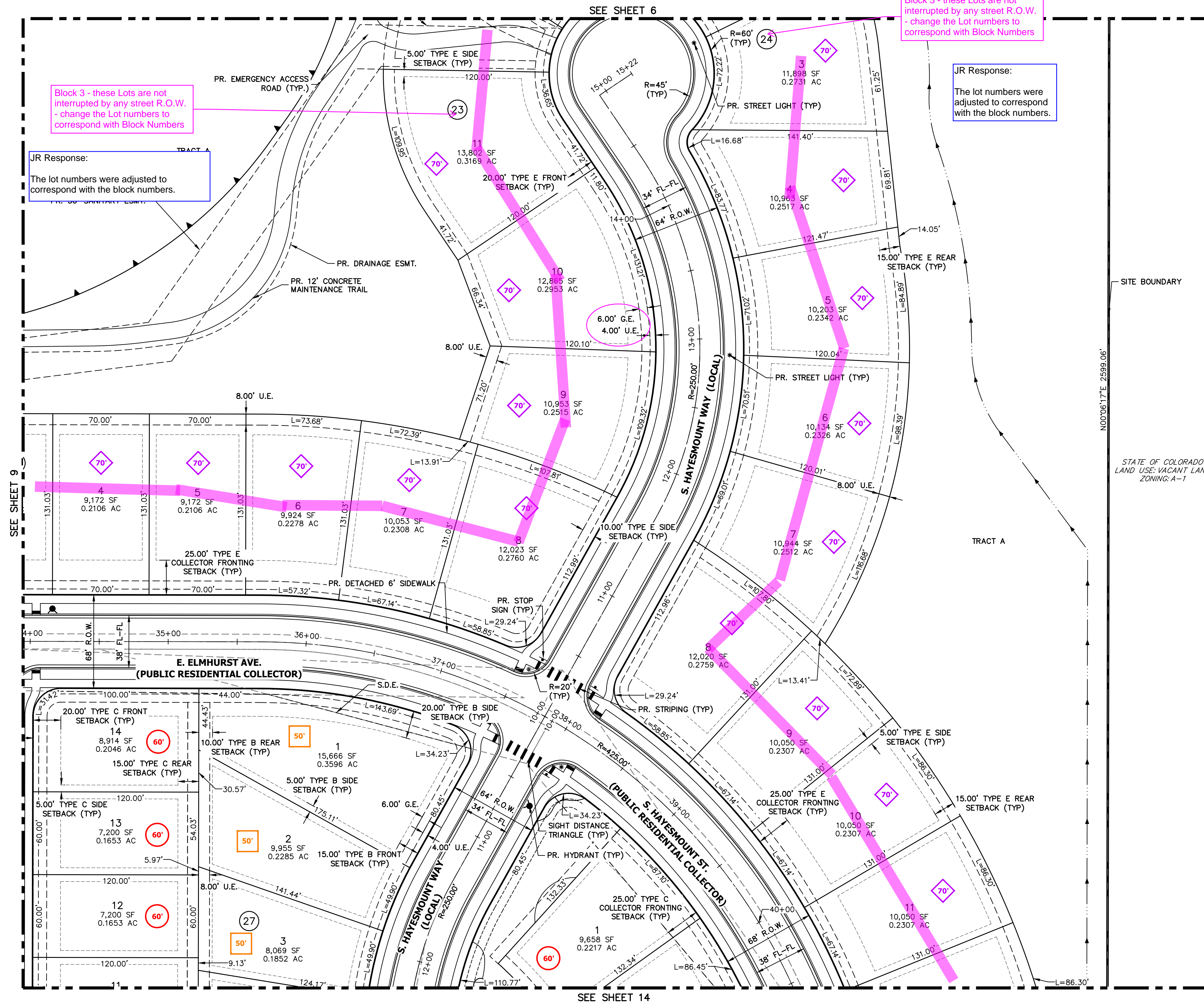
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Call before you dig.



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12/06/24

DATE:
SP 01 - 07/10/24
SP 02 - 09/25/24
SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN

CHECKED BY:
DRAWN BY:

LEGEND

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—	EX. RIGHT OF WAY	✱	EX. STREET LIGHT	—	PROP. CONCRETE SIDEWALK
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—	BOUNDARY LINE	✱	PROP. FIRE LANE SIGN	—	GAS EASEMENT
—	CENTERLINE	✱	EX. SIGN	—	UTILITY EASEMENT
—	PROP. EASEMENT	✱	PROP. FIRE HYDRANT	—	DRAINAGE EASEMENT
—	EX. EASEMENT	✱	EX. FIRE HYDRANT	—	ACCESS EASEMENT
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—	PROP. CURB & GUTTER	✱	EX. STORM MANHOLE	—	ADDRESS SIGN LOCATION
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—	EX. CURB & GUTTER	✱	PROP. MAIL KIOSK	—	SIGHT DISTANCE EASEMENT
—	BUILDING SETBACK	✱	INDICATES LOT WITH SPECIAL SETBACK		
—	TOP OF SLOPE	✱			

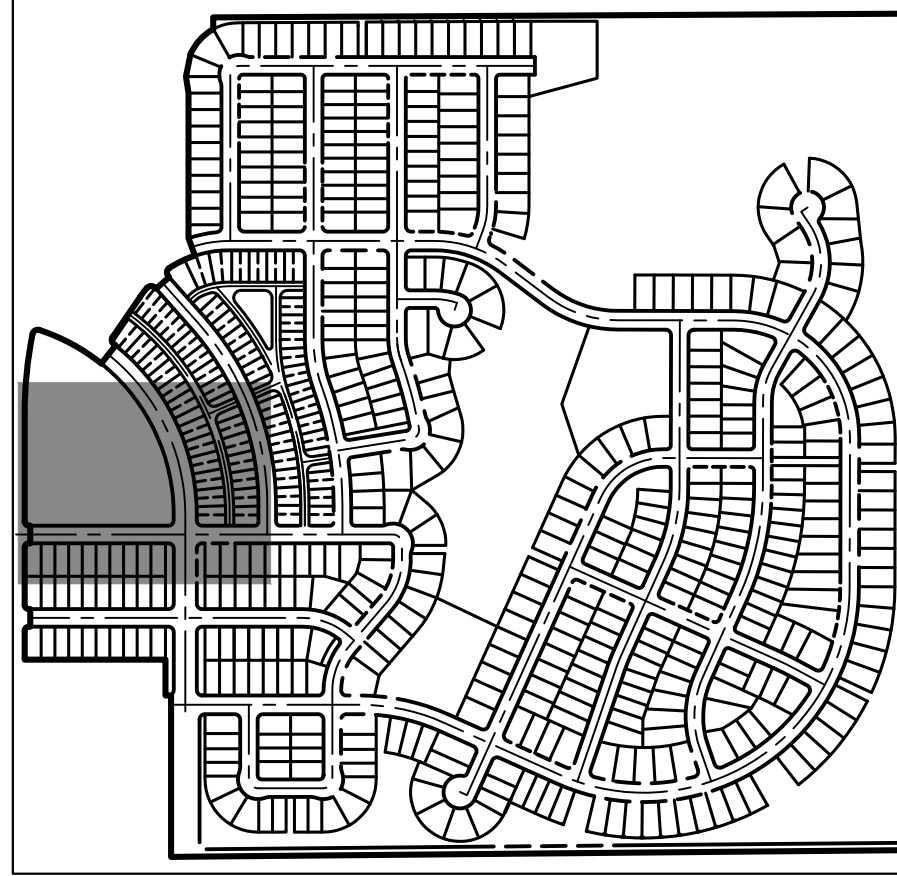
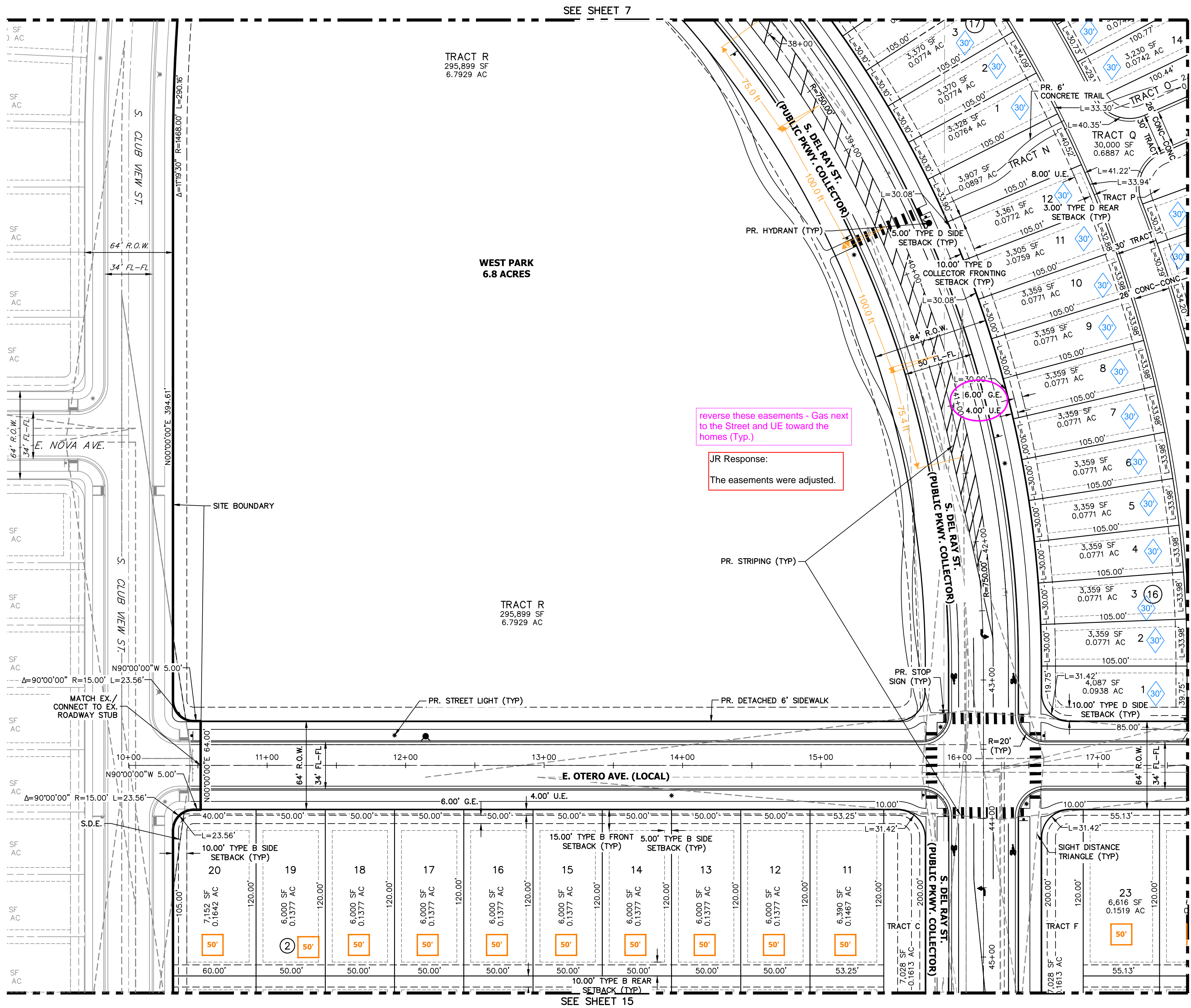
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KEY MAP

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Advisory: Be sure any changes made to the crossings surrounding Porchview Park are shown identically on both this set and the DA-1692-08 plan set.

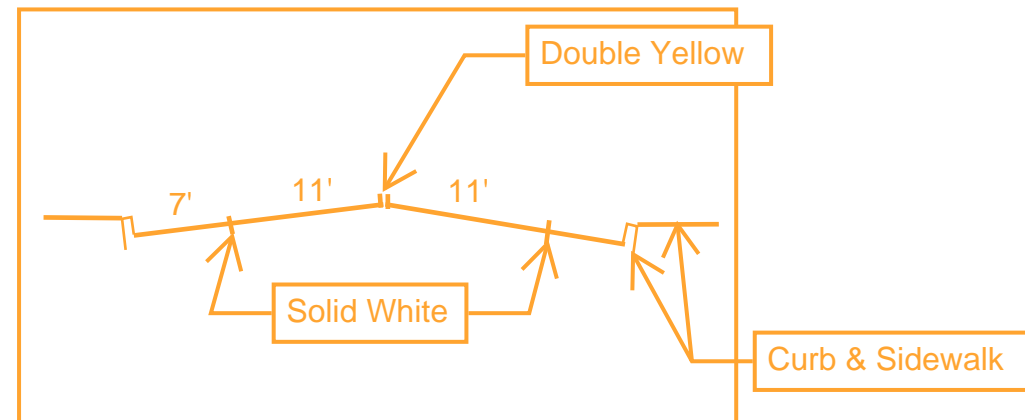
JR Response:

Noted. The crossings will match with the subsequent filing submittals.

Traffic and Engineering agree that there should be a roadway narrowing at this mid-block crosswalk for a safer crossing for pedestrians to/from the park. Conceptually, the FL to FL for approximately 100' on either side of the crossing should be reduced to 36', 11' travel lanes adjacent to each other (no center gore), then 7' outside bike lanes. Appropriate transition tapers based off of (WS^2)/60, for 25 mph = 75'

JR Response:

A median island with pedestrian refuge was added on the crosswalk to provide a safer pedestrian crossing to/from the park. This was recently reviewed with the porchview park csp submittal without comment. The island avoids the otherwise odd tapered road section along park.



OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

12/06/24

DATE:

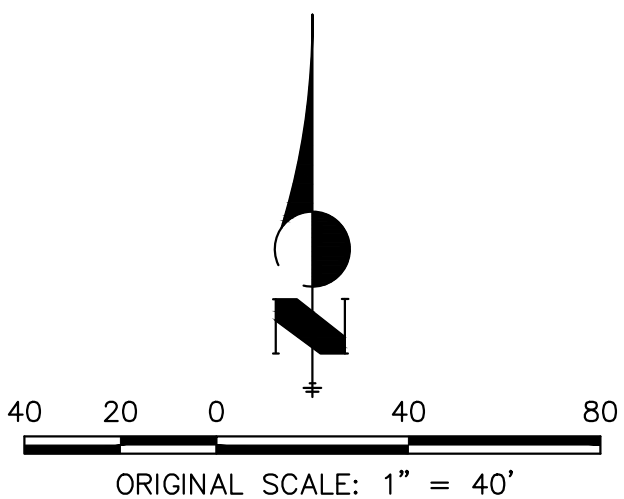
SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN



Know what's below.
Call before you dig.

CHECKED BY:
DRAWN BY:

LEGEND

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

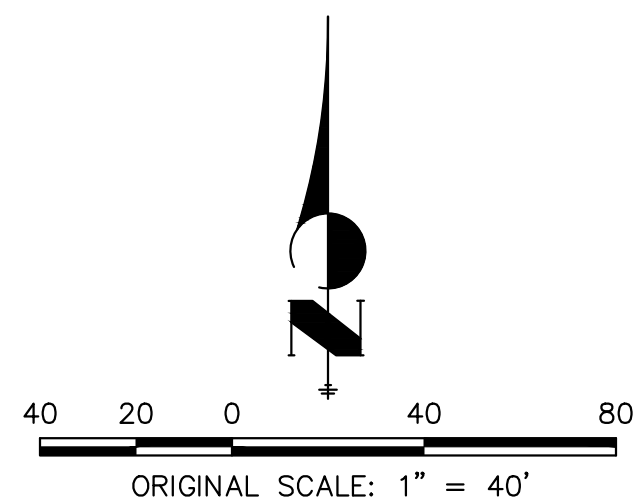
MAIL KIOSK NOTES:

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

- OUTSIDE OF SIGHT TRIANGLES AS DEFINED BY COA ROADWAY MANUAL, STANDARD TE-13
- OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
- A MINIMUM OF 30' AWAY FROM STOP SIGNS (FOR STOP SIGN VISIBILITY)
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- PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. (TYP.)

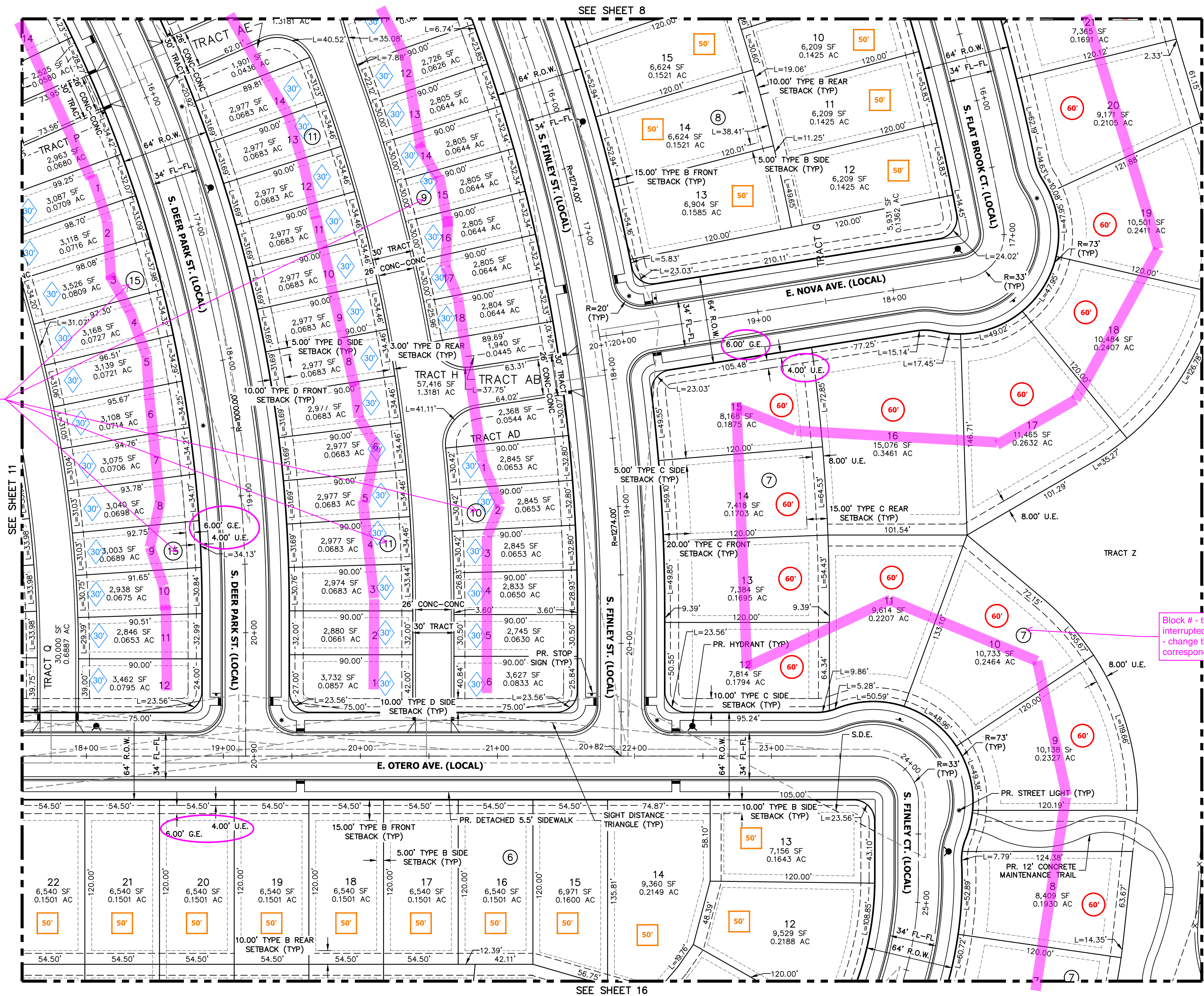
NOTES:

- 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.
- SEE SHEET 63 FOR TYPICAL LOT DETAILS
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.



SHEET TITLE:

SITE PLAN



Block # - these Lots are not interrupted by any street R.O.W. - change the Lot numbers to correspond with Block Numbers

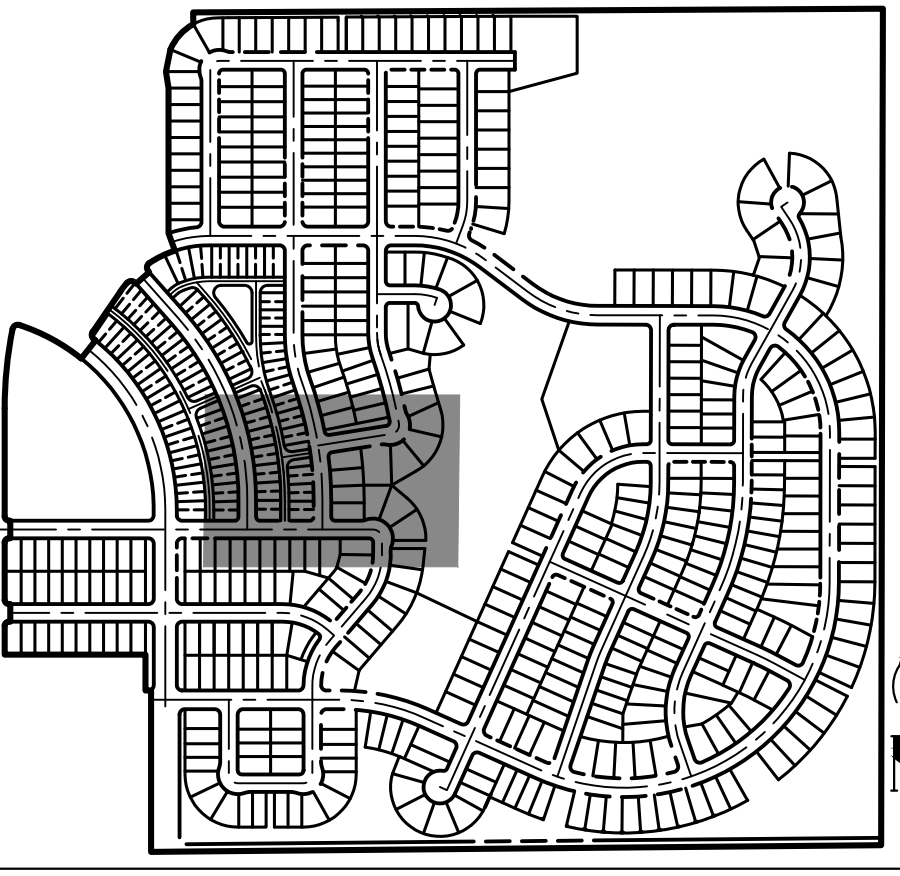
JR Response:
The lot numbers were adjusted to match the block numbers.

reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

JR Response:
The easements were combined.

Block # - these Lots are not interrupted by any street R.O.W. - change the Lot numbers to correspond with Block Numbers

JR Response:
The lot numbers were adjusted to match the block numbers.



KEY MAP

SCALE: 1"=700'

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

12/06/24

DATE:
SP 01 - 07/10/24
SP 02 - 09/25/24
SP 03 - 12/06/24

LEGEND

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

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



SHEET TITLE:

SITE PLAN

reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

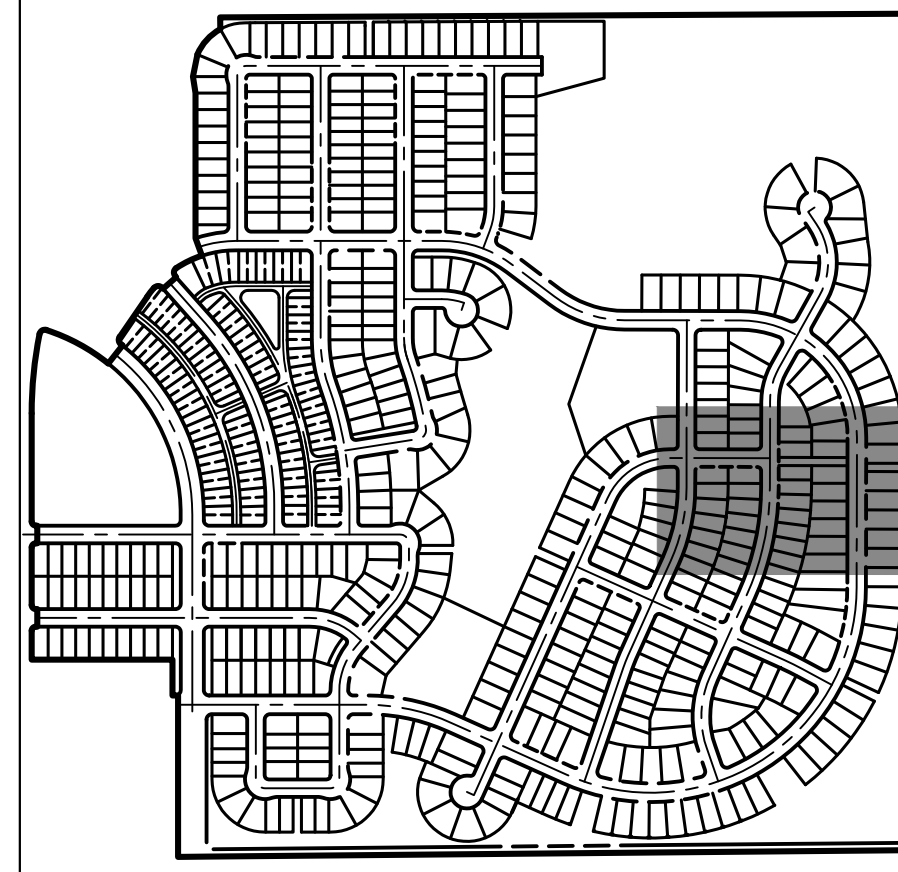
JR Response:
The easements were combined and relabeled.

Block # - these Lots are not interrupted by any street R.O.W. - change the Lot numbers to correspond with Block Numbers

JR Response:
The lot numbers were adjusted to match the block numbers.

reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

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KEY MAP

SCALE: 1"=700'

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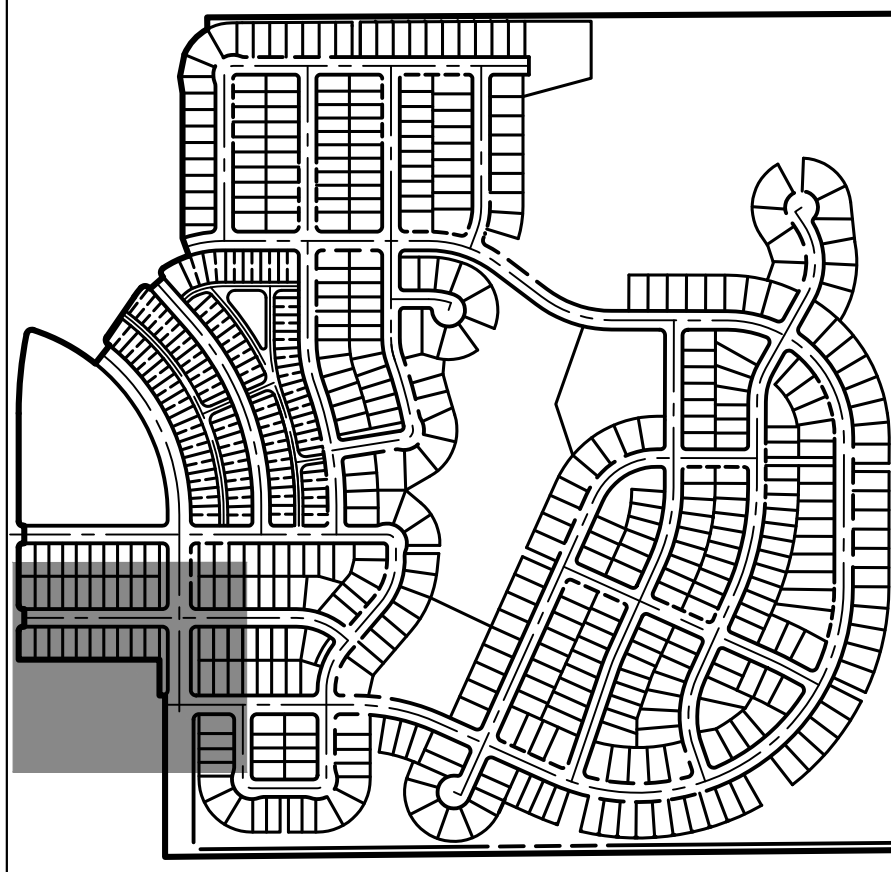
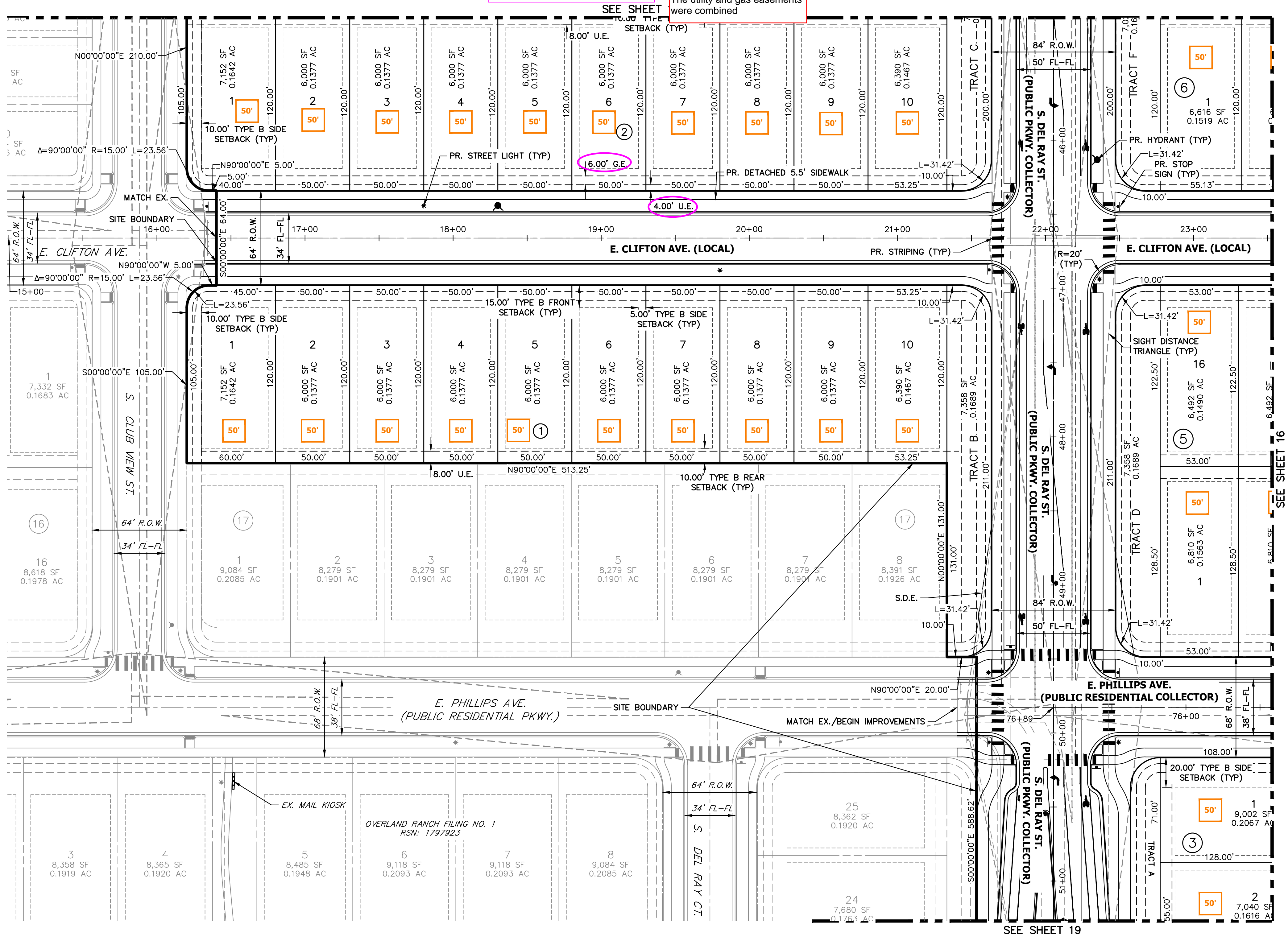
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reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

JR Response:

The utility and gas easements were combined



KEY MAP

SCALE: 1"=700'

LEGEND

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

OVERLAND RANCH- SITE PLAN 2

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680 5TH AVE FL 25
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12/06/24

DATE:

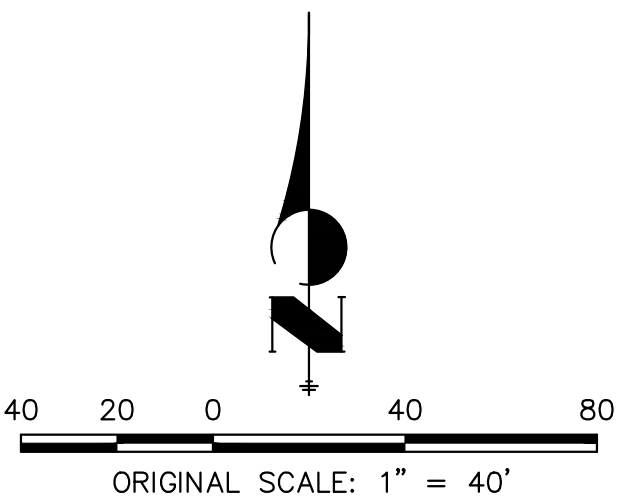
SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN



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reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

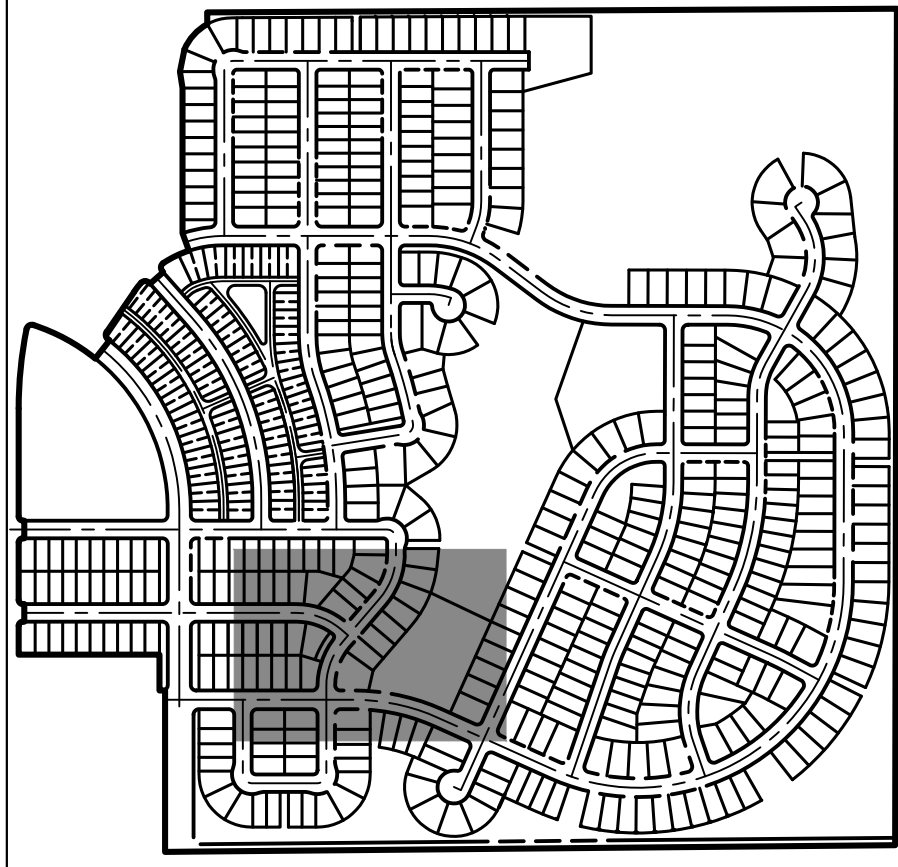
JR Response:

The easements were combined into 1 10' easement.

Block # - these Lots are not interrupted by any street R.O.W. - change the Lot numbers to correspond with Block Numbers

JR Response:

The lot numbers were adjusted to correspond with the block numbers.



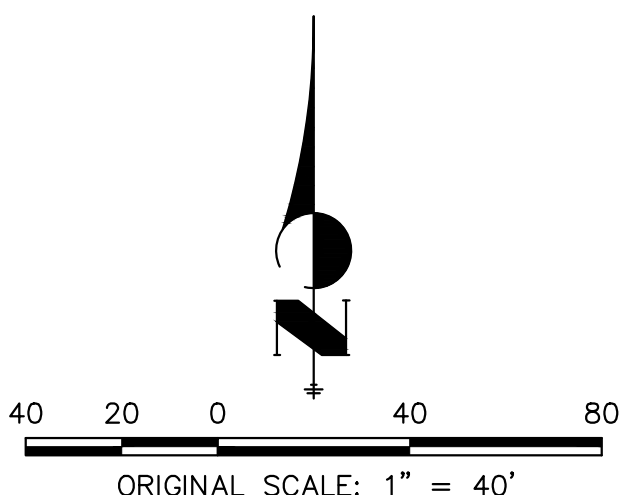
KEY MAP

SCALE: 1"=700'

LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	PROP. FIRE LANE SIGN
	EX. SIGN
	PROP. FIRE HYDRANT
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	PROP. MAIL KIOSK
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK

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



OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:

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680 5TH AVE FL 25
NEWYORK, NY, 10019

12/06/24

DATE:

SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN

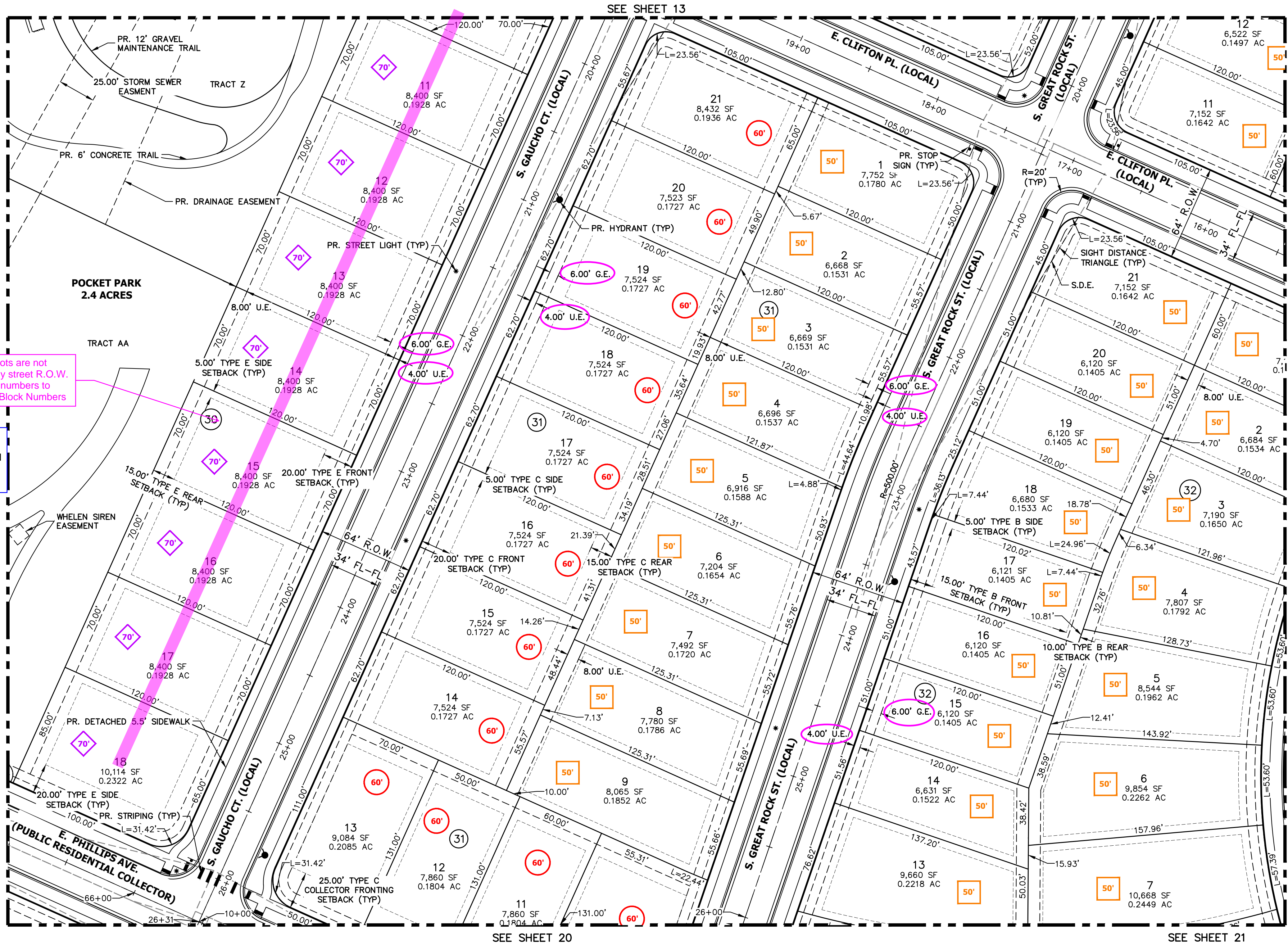
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JR Response:
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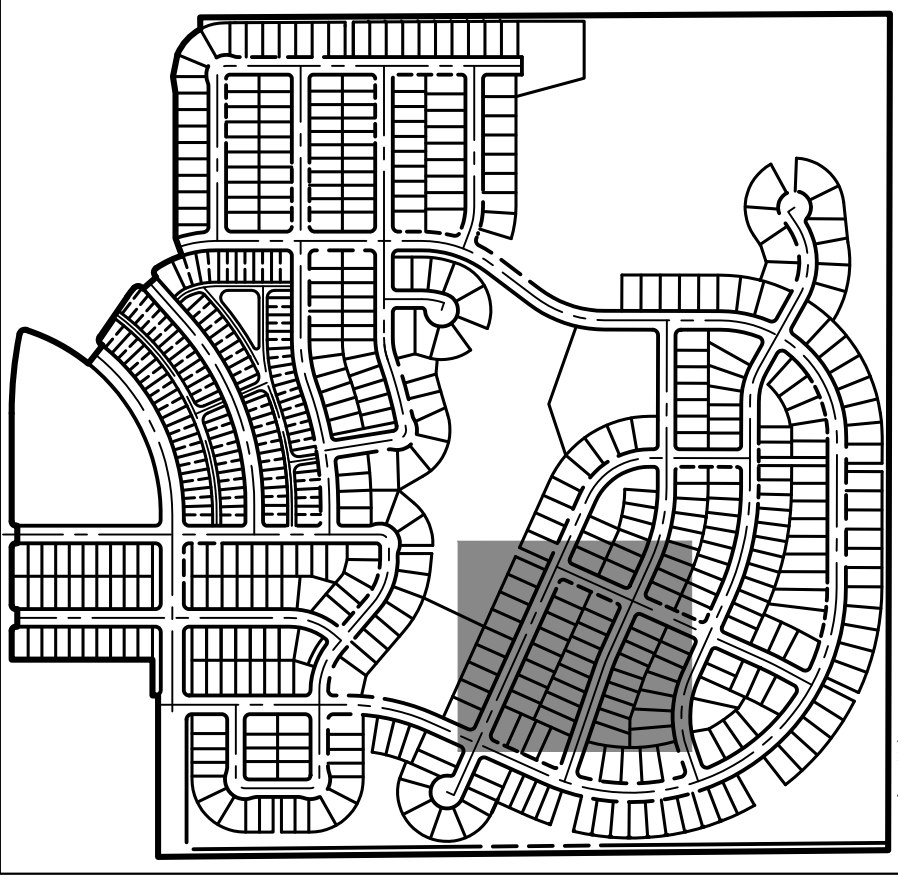
LEGEND

	PROP. RIGHT OF WAY
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	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
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	BUILDING SETBACK
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	PROP. FIRE LANE SIGN
	EX. SIGN
	PROP. FIRE HYDRANT
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	PROP. STORM MANHOLE
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	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK

reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

JR Response:
The easements were adjusted.

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



KEY MAP

SCALE: 1"=700'

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

12/06/24

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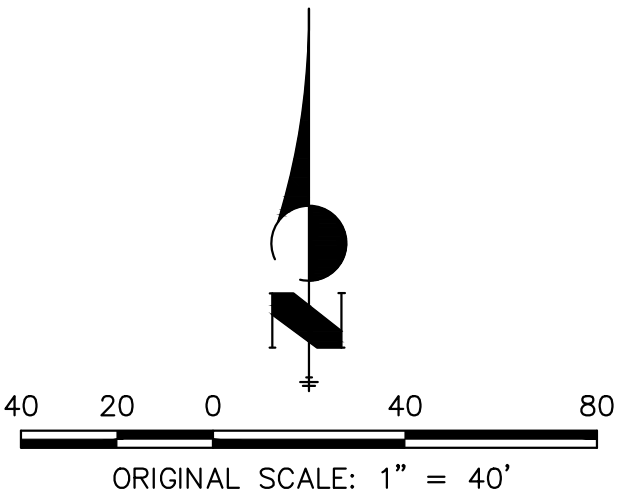
SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN



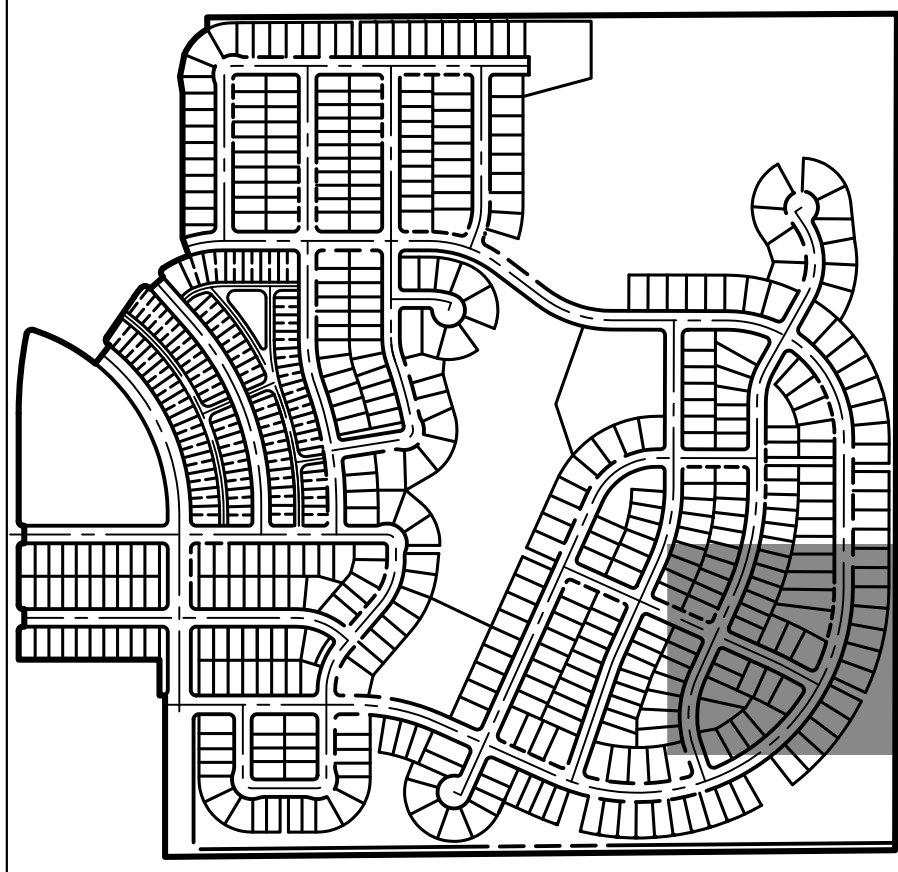
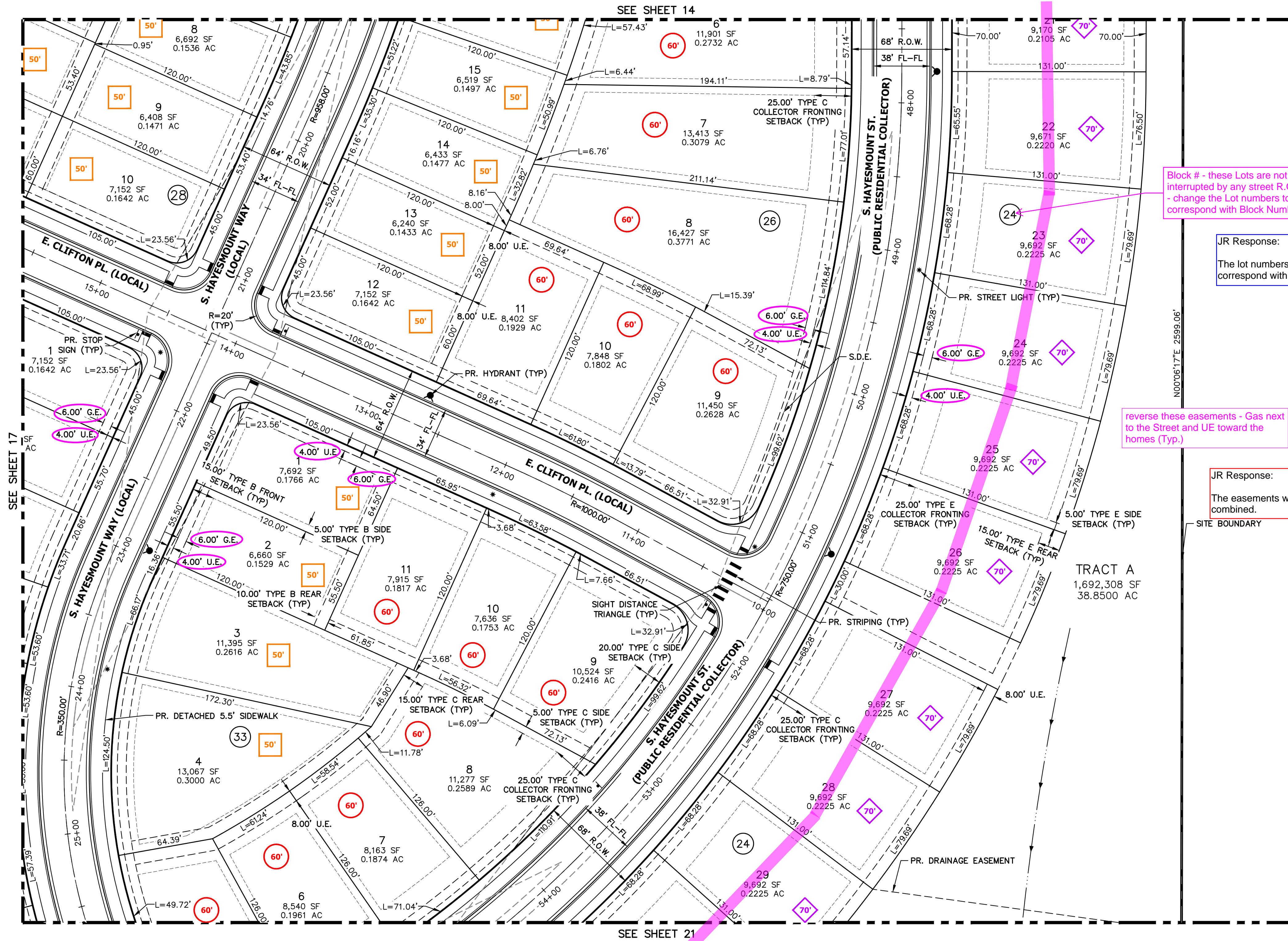
CHECKED BY:
DRAWN BY:

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KEY MAP

SCALE: 1"=700'

LEGEND

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

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JR Response:
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reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

JR Response:
The easements were combined.

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JR Response:
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OVERLAND RANCH- SITE PLAN 2

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12/06/24

DATE:

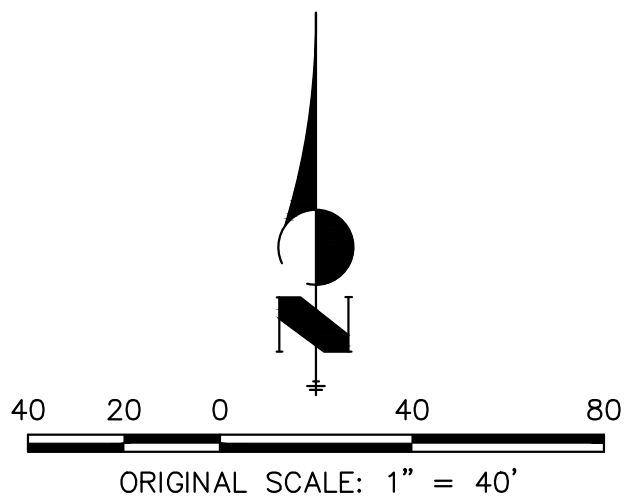
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SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN



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CHECKED BY:
DRAWN BY:

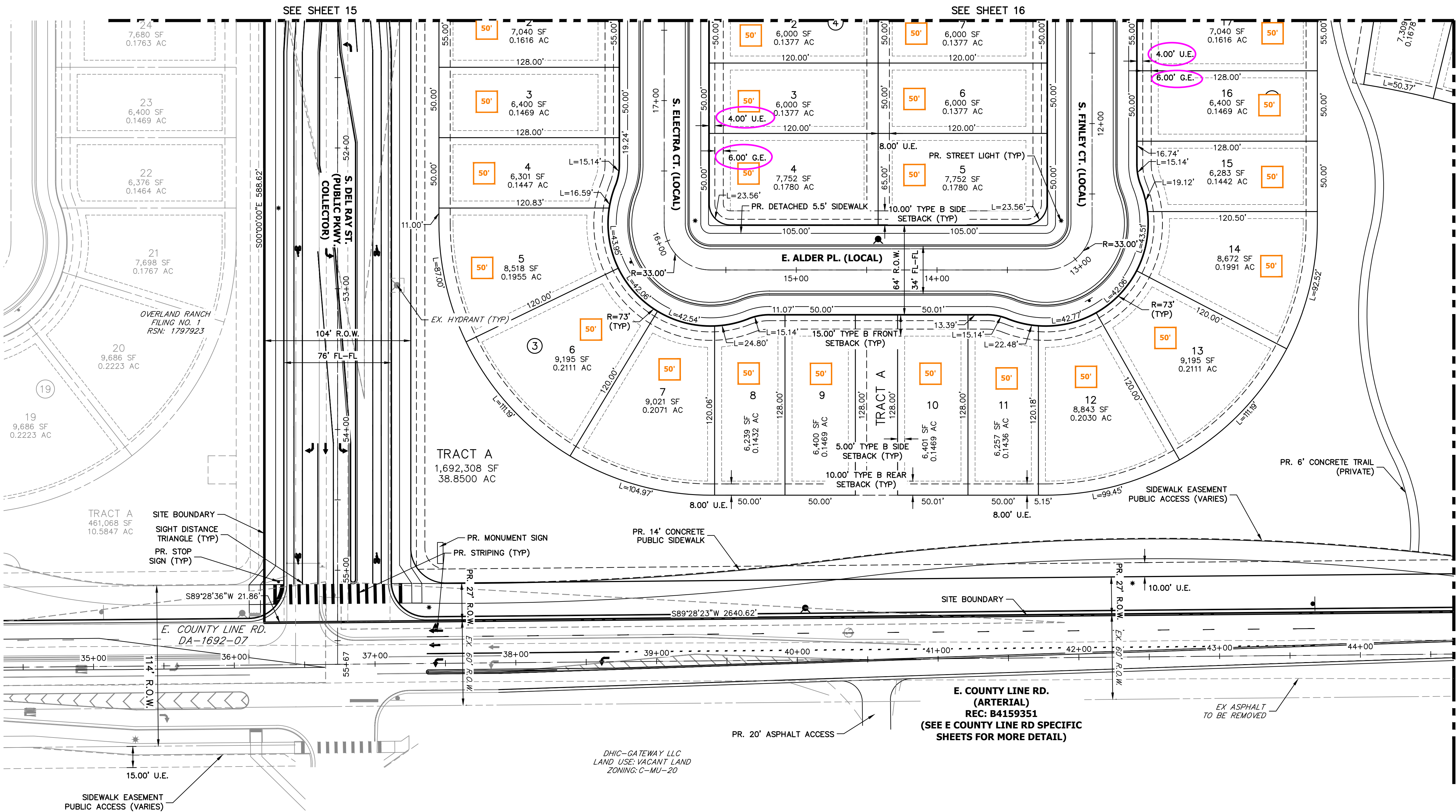
MAIL KIOSK NOTES:

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

NOTES:

- 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.
- SEE SHEET 63 FOR TYPICAL LOT DETAILS.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.

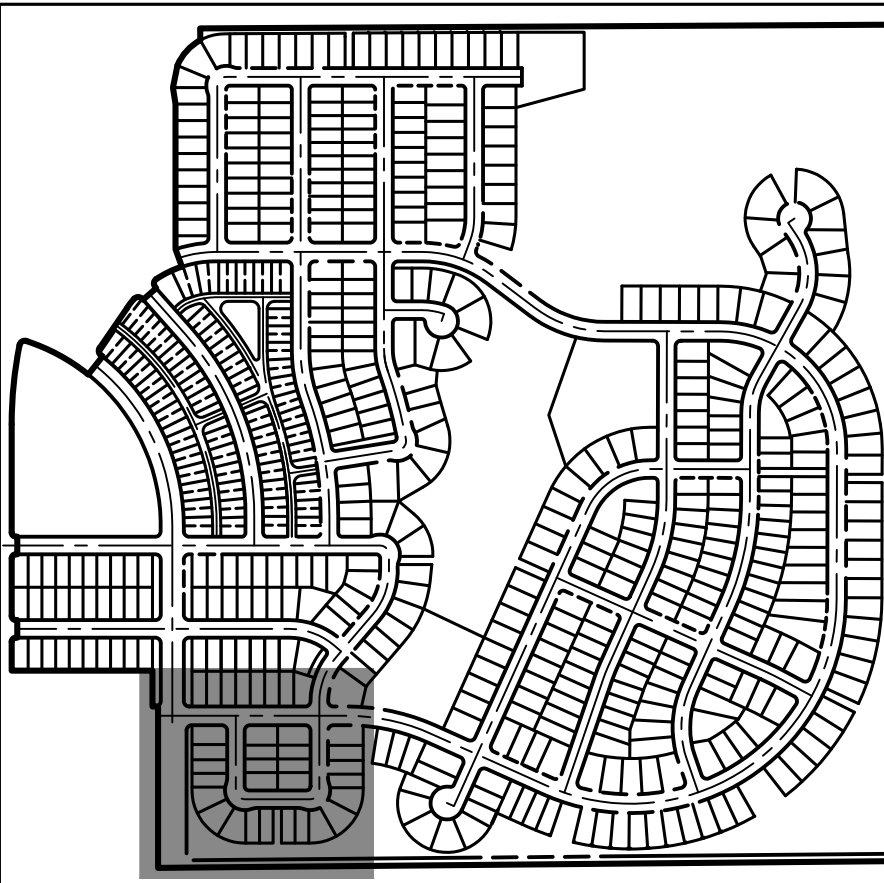
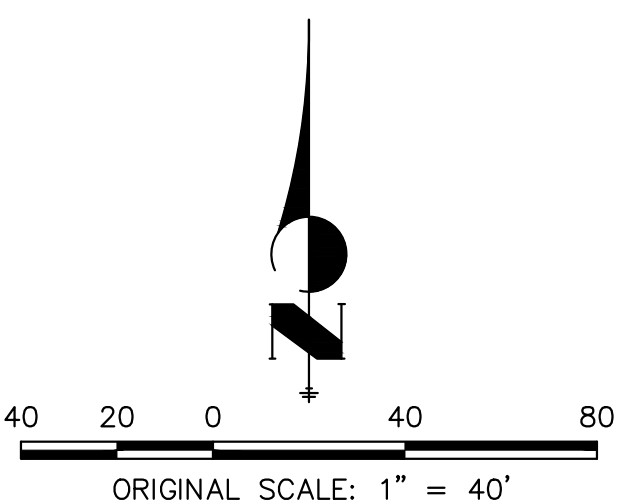
DHIC-GATEWAY LLC
LAND USE: VACANT LAND
ZONING: C-MU-20



LEGEND

	PROP. RIGHT OF WAY
	EX. RIGHT OF WAY
	PROPERTY LINE
	BOUNDARY LINE
	CENTERLINE
	PROP. EASEMENT
	EX. EASEMENT
	SIGHT DISTANCE TRIANGLE
	PROP. CURB & GUTTER
	PROP. SPILL CURB & GUTTER
	EX. CURB & GUTTER
	BUILDING SETBACK
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	PROP. FIRE LANE SIGN
	EX. SIGN
	PROP. FIRE HYDRANT
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	PROP. MAIL KIOSK
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK

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



KEY MAP

SCALE: 1"=700'

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

12/06/24

DATE:

SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN

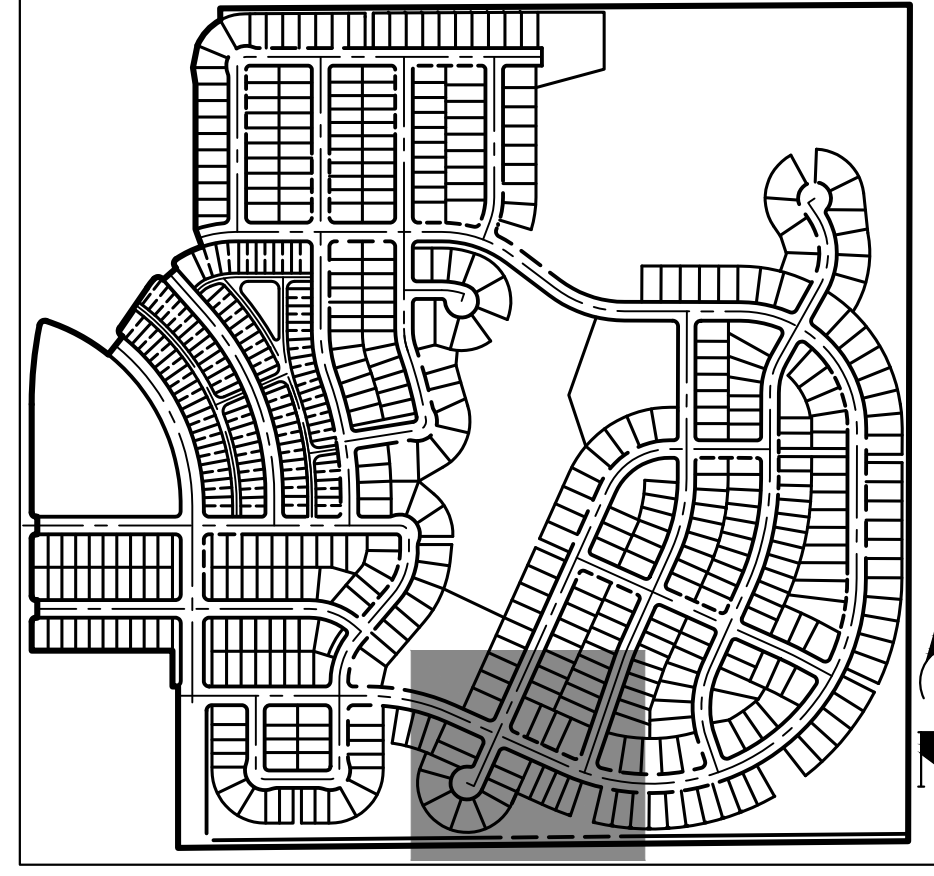
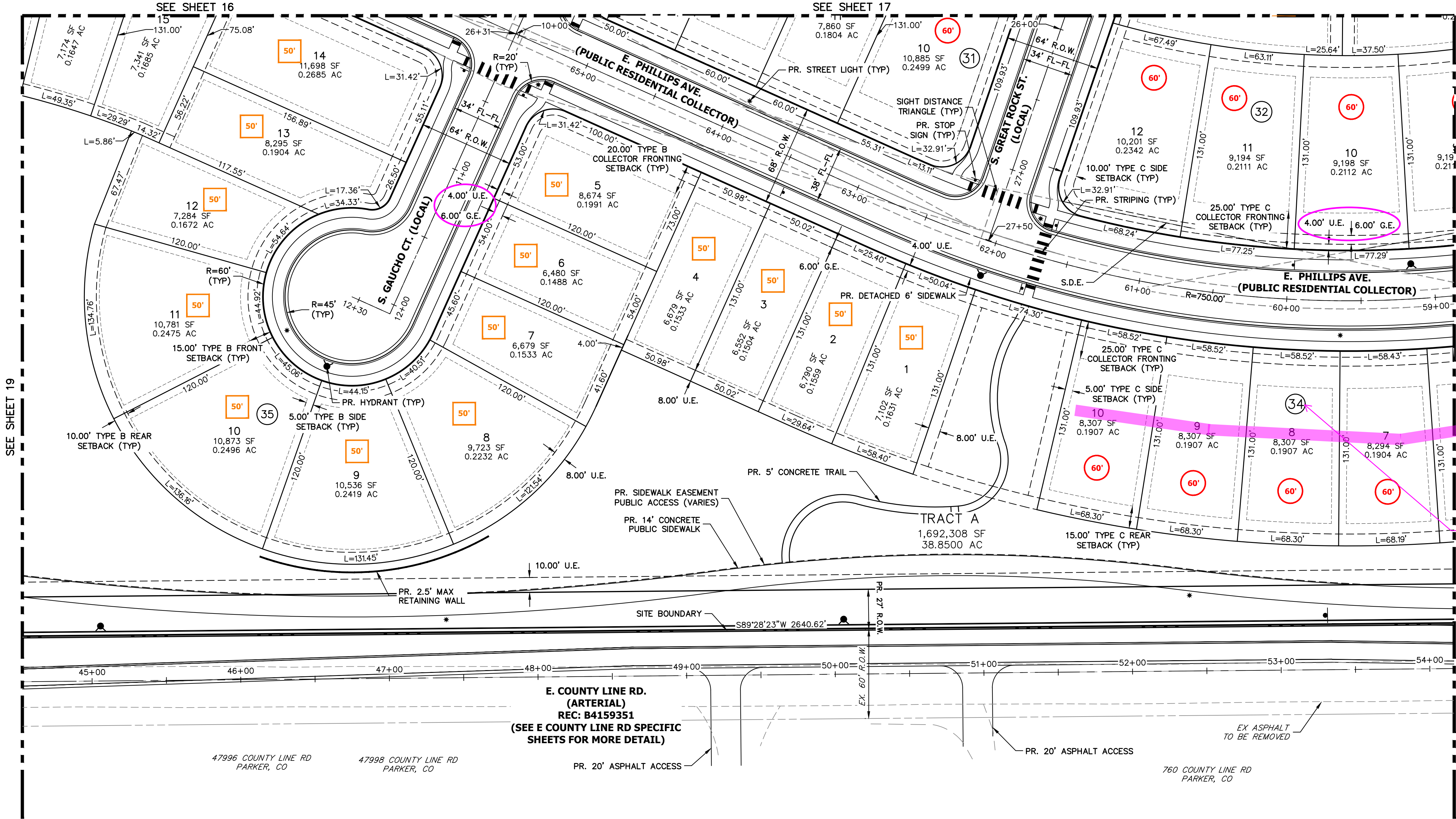
CHECKED BY:
DRAWN BY:

MAIL KIOSK NOTES:

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

NOTES:

- 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.
- SEE SHEET 6.3 FOR TYPICAL LOT DETAILS.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.



KEY MAP

SCALE: 1"=700'

reverse these easements - Gas next to the Street and UE toward the homes (Typ.)

LEGEND

JR Response:

The easements were combined.

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

Block # - these Lots are not interrupted by any street R.O.W. - change the Lot numbers to correspond with Block Numbers

JR Response:

The lot numbers were adjusted to match with the block numbers.

OVERLAND RANCH-SITE PLAN 2

AURORA, COLORADO

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

12/06/24

DATE:

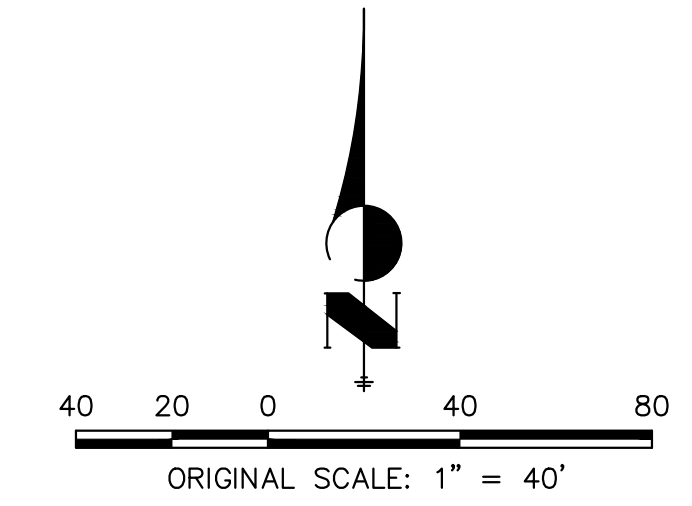
SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

SITE PLAN



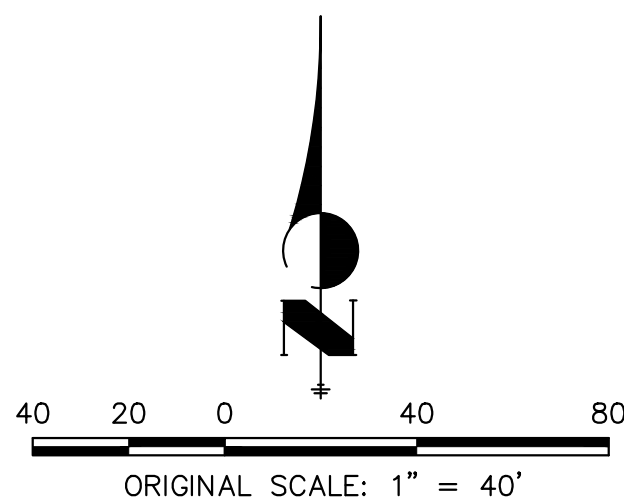
CHECKED BY:
DRAWN BY:

MAIL KIOSK NOTES:

- IN COORDINATION WITH ANY POSTAL SERVICE REQUIREMENTS, MAIL KIOSKS SHALL BE LOCATED:
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 - OUTSIDE OF THE INFLUENCE AREA (INCLUDING TRAFFIC QUEUES) FOR A CONTROLLED INTERSECTION (STOP-CONTROLLED, SIGNAL CONTROLLED, OR OTHERWISE)
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 - PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL. (TYP.)

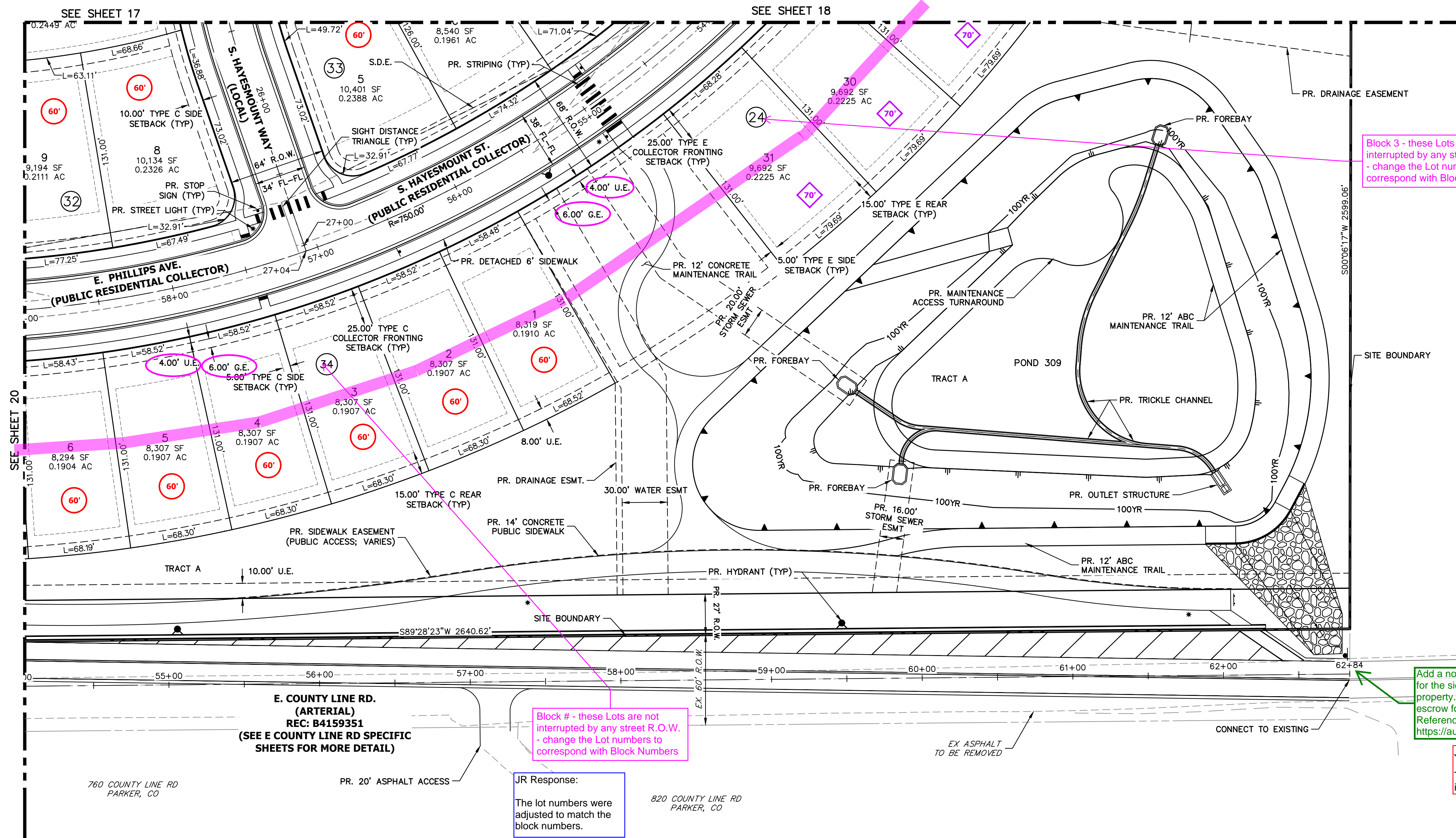
NOTES:

- 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.
- SEE SHEET 63 FOR TYPICAL LOT DETAILS.
- INGRESS/EGRESS TO DETENTION POND TO BE LIMITED TO A MAXIMUM SLOPE OF 4:1.
- ALL SIDEWALKS LOCATED OUTSIDE OF THE RIGHT-OF-WAY SHALL BE CONSIDERED PRIVATE.



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
	PROP. STREET LIGHT
	EX. STREET LIGHT
	PROP. SIGN
	PROP. FIRE LANE SIGN
	EX. SIGN
	PROP. FIRE HYDRANT
	EX. FIRE HYDRANT
	PROP. STORM MANHOLE
	EX. STORM MANHOLE
	PROP. INLET
	PROP. MAIL KIOSK
	INDICATES LOT WITH SPECIAL SETBACK
	EX. CONCRETE SIDEWALK
	PROP. CONCRETE SIDEWALK

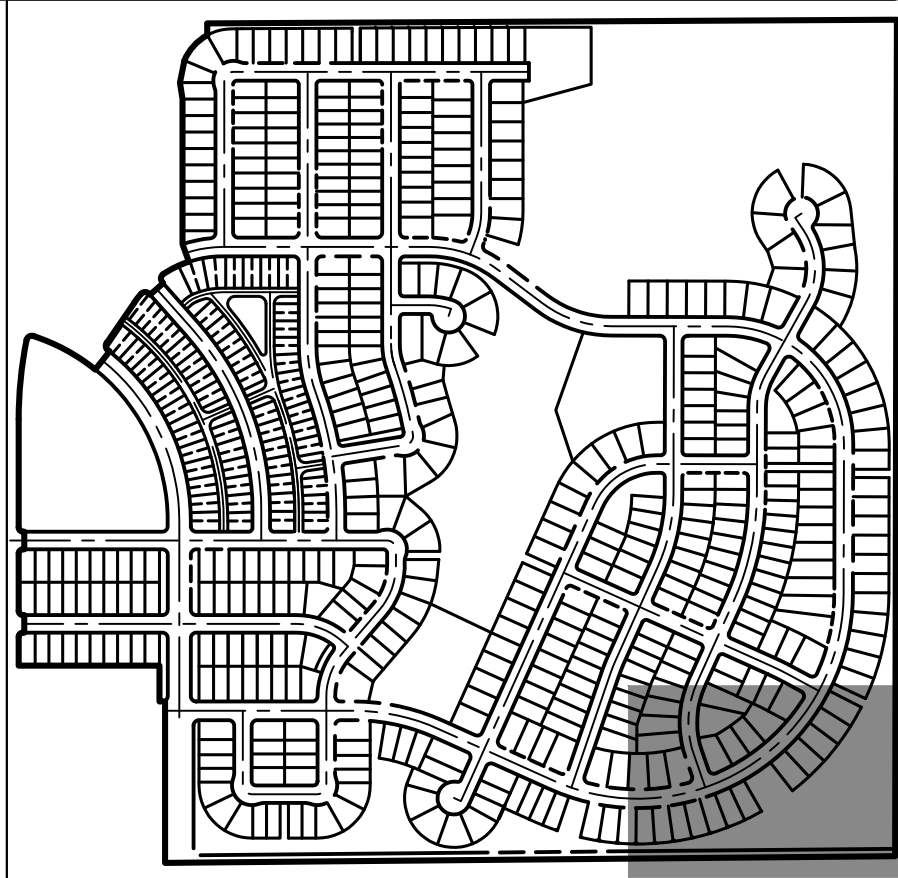
S.E.	SIDEWALK EASEMENT
G.E.	GAS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
A.E.	ACCESS EASEMENT
F.L.E.	FIRE LANE EASEMENT
#	ADDRESS SIGN LOCATION
E.O.C.	EDGE OF CONCRETE
S.D.E.	SIGHT DISTANCE EASEMENT

JR Response:
The lot numbers were adjusted to match the block numbers.

Block 3 - these Lots are not interrupted by any street R.O.W. - change the Lot numbers to correspond with Block Numbers

Add a note with a leader "Project is responsible for the sidewalk to the eastern edge of the property. Developer is planning and providing escrow for this +/- 75' segment of sidewalk." Reference per city code: <https://aurora.municipal.codes/UDO/146-5.3.19>

JR Response:
The note was included in this sheet set.



KEY MAP

SCALE: 1"=700'

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

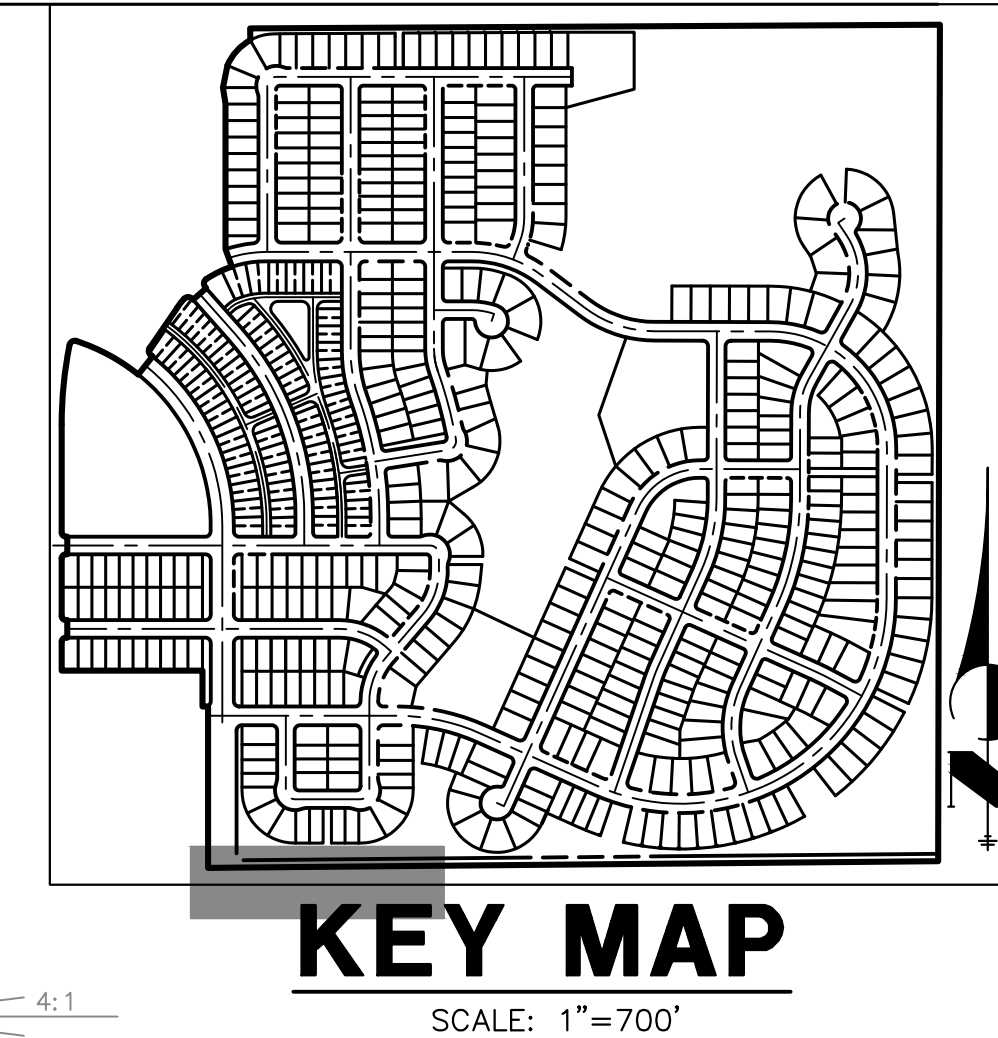
12/06/24

DATE:

SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24



AURORA, COLORADO

JR Response:
City request acknowledged.
Please provide any agreements
so ownership can review.



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

E COUNTY LINE RD



SCALE: 1"=700'

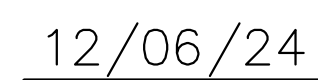


AURORA, COLORADO

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019



DATE: _____

SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

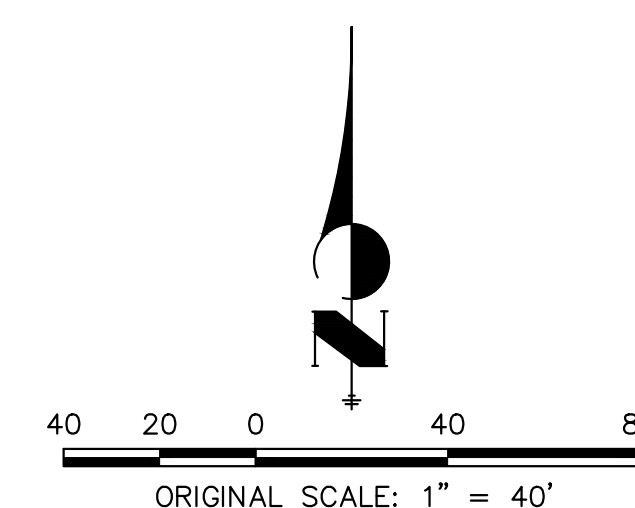
E COUNTY LINE RD

23

CHECKED BY:
DRAWN BY:

LEGEND

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

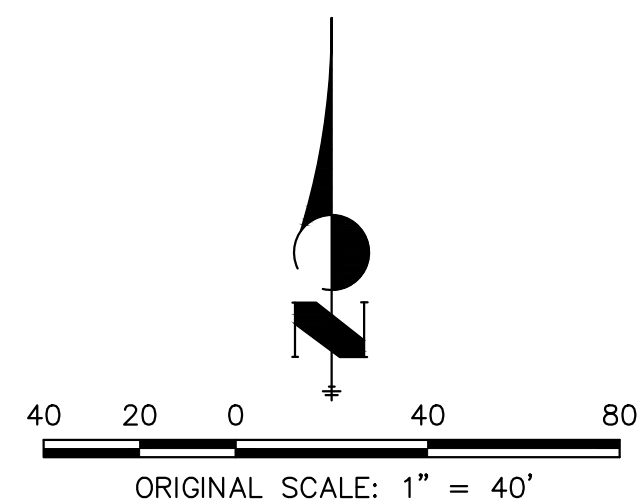
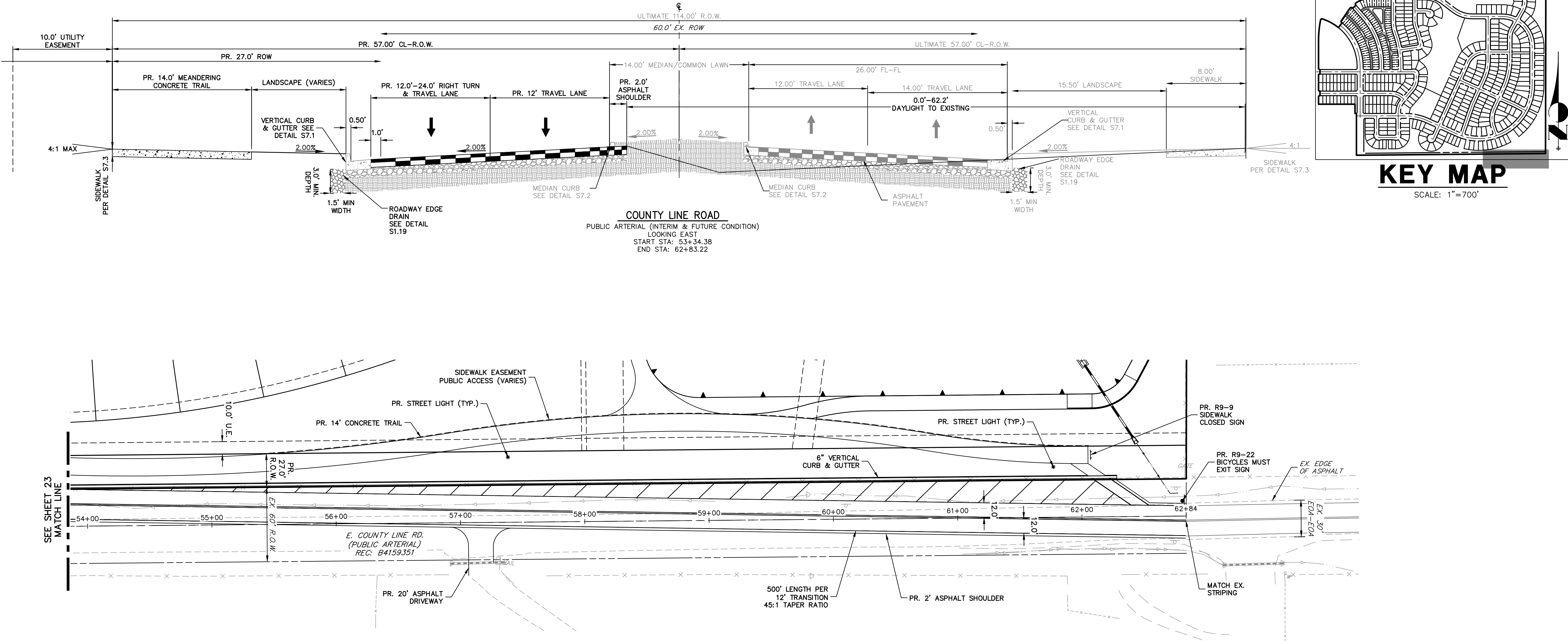


Know what's **below**.
Call before you dig.

CHECKED BY:
DRAWN BY:

LEGEND

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



E COUNTY LINE RD

12/06/24

DATE:

SP 01 - 07/10/24

SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

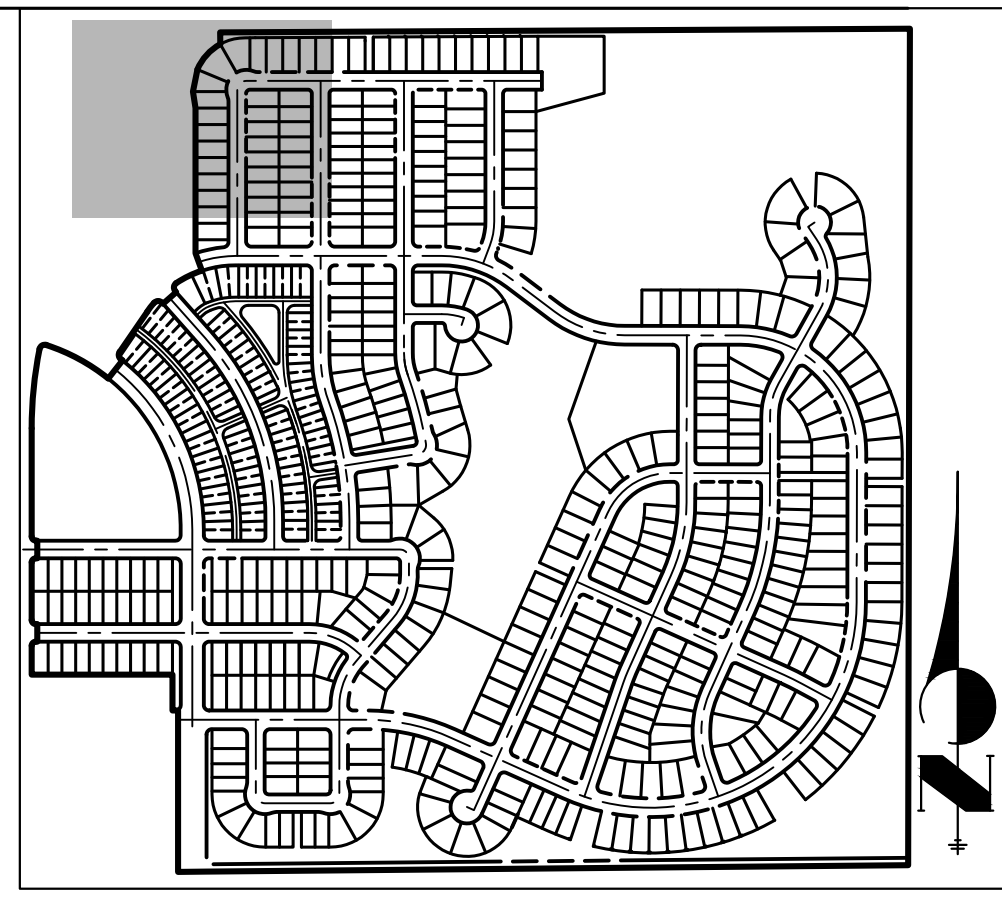
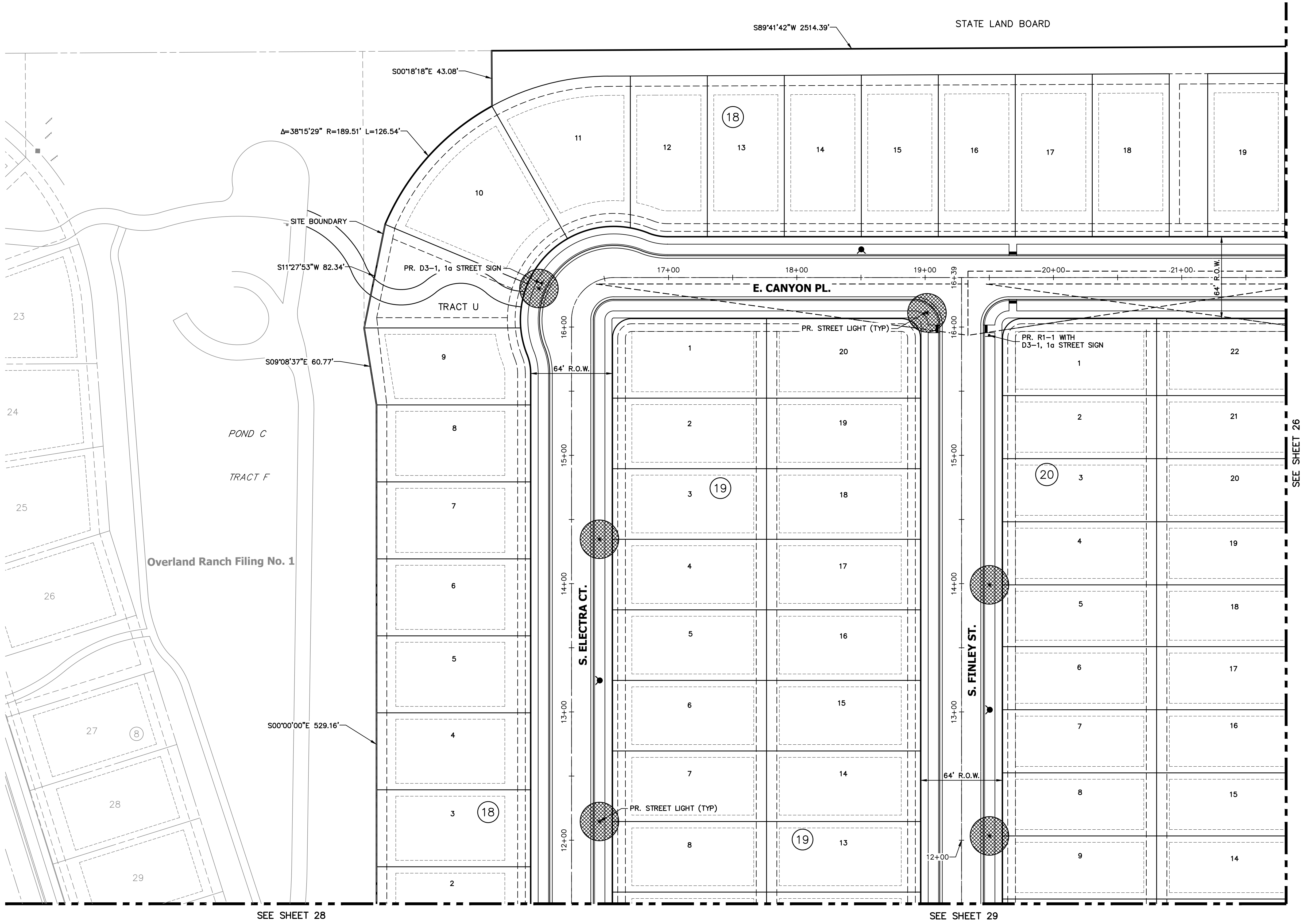
OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25

NEWYORK, NY, 10019

24



KEY MAP
SCALE: 1"=700'

- NOTES:**
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
 2. MINIMUM 7' DISTANCE FROM GRADE TO LOWEST SIGN POSTED.
 3. SEE SHEET 63 FOR TYPICAL LOT DETAILS.
 4. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
 5. SEE SHEET 62 FOR ADDITIONAL SIGN DETAILS.
 6. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHOULD BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.

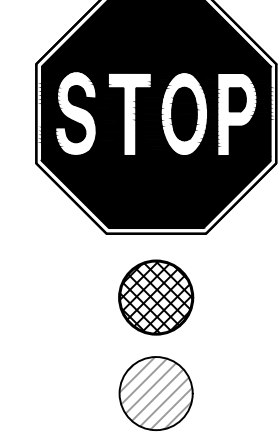
OVERLAND RANCH- SITE PLAN 2
AURORA, COLORADO

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

12/06/24
DATE:
SP 01 - 07/10/24
SP 02 - 09/25/24
SP 03 - 12/06/24

SHEET TITLE:
SIGNAGE STRIPING
AND LIGHTING PLAN

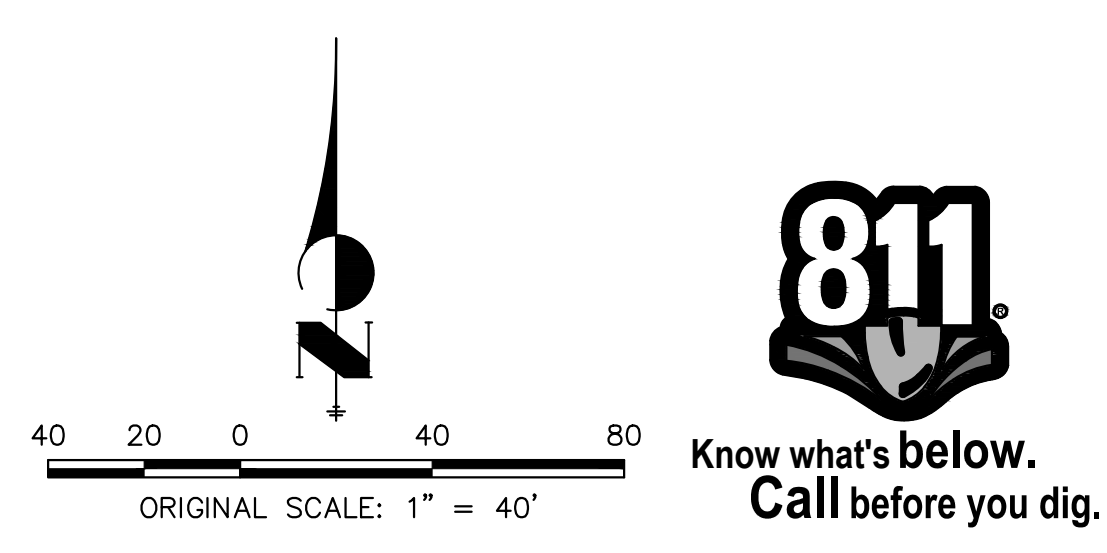
LEGEND



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

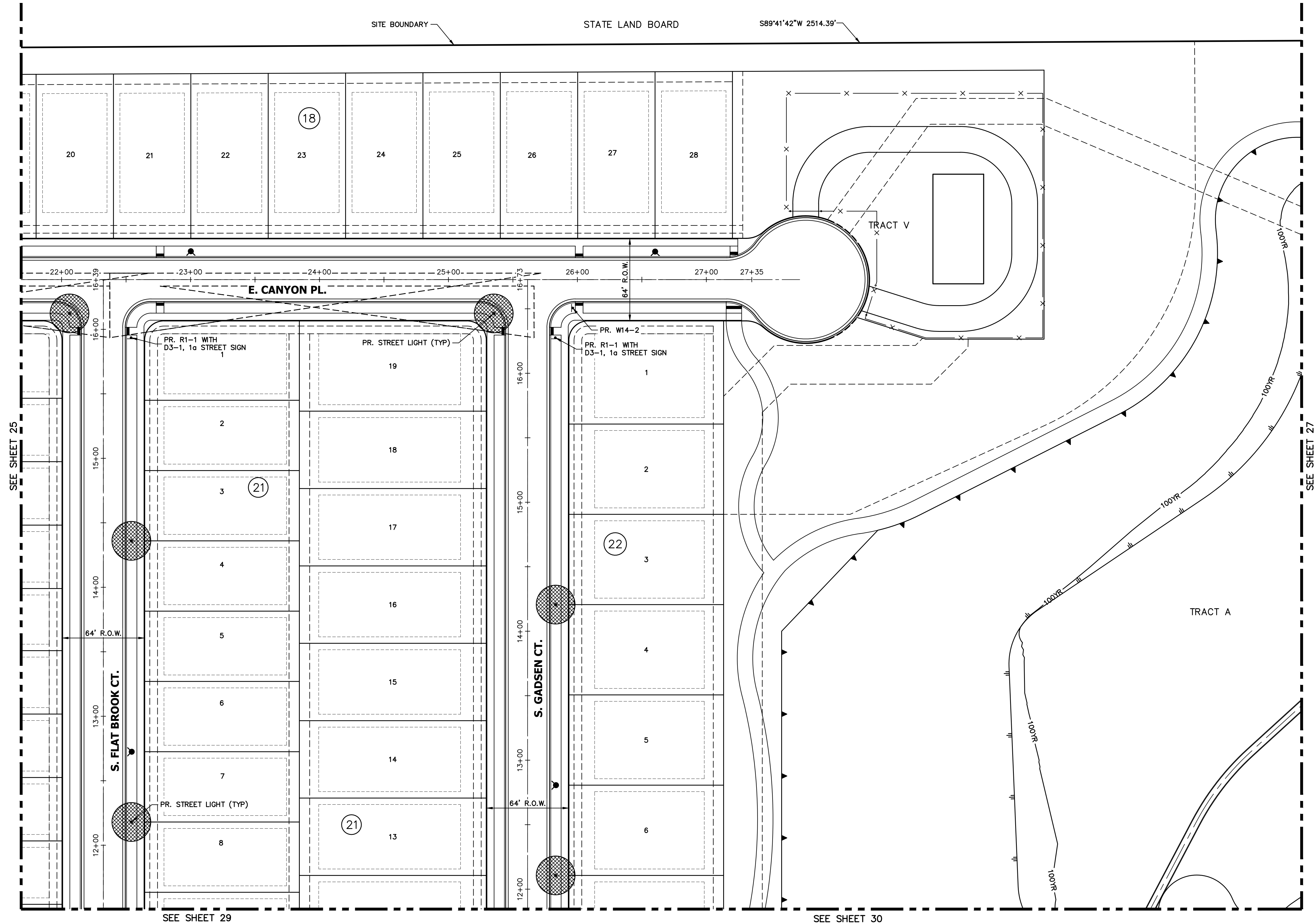
SITE PLAN LIGHTING NOTE:

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

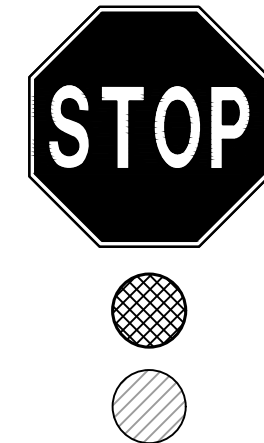


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CHECKED BY:
DRAWN BY:



LEGEND



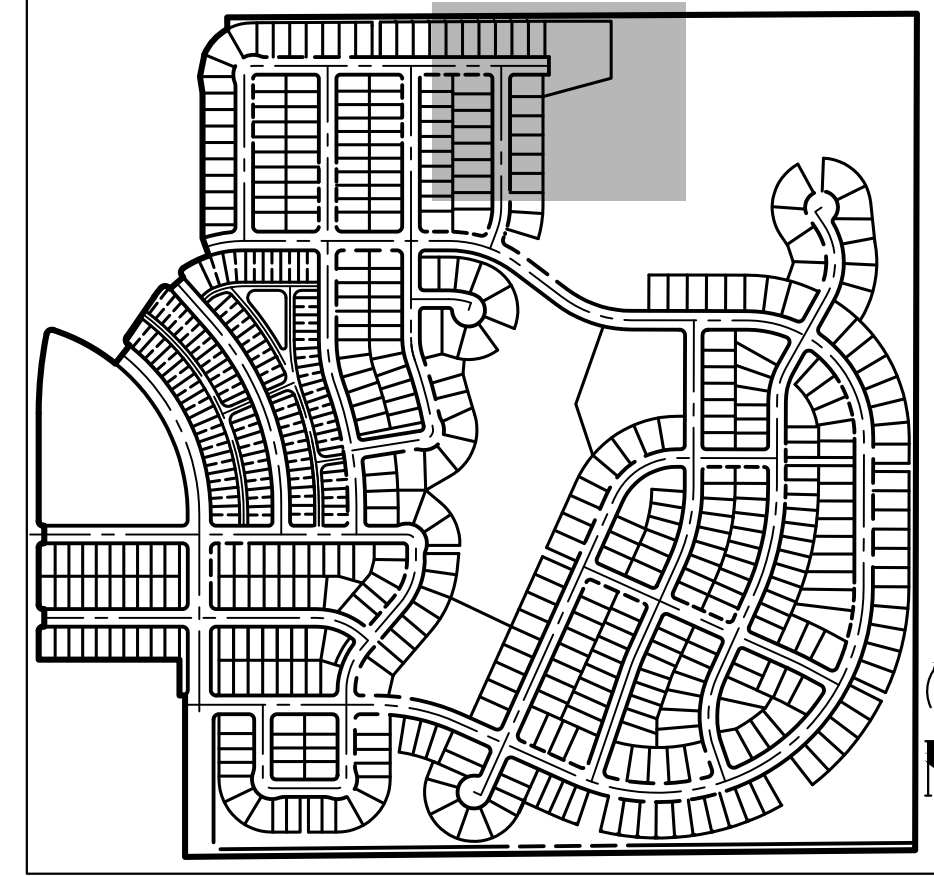
R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

SITE PLAN LIGHTING NOTE:

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



KEY MAP

SCALE: 1"=700'

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

12/06/24

DATE:

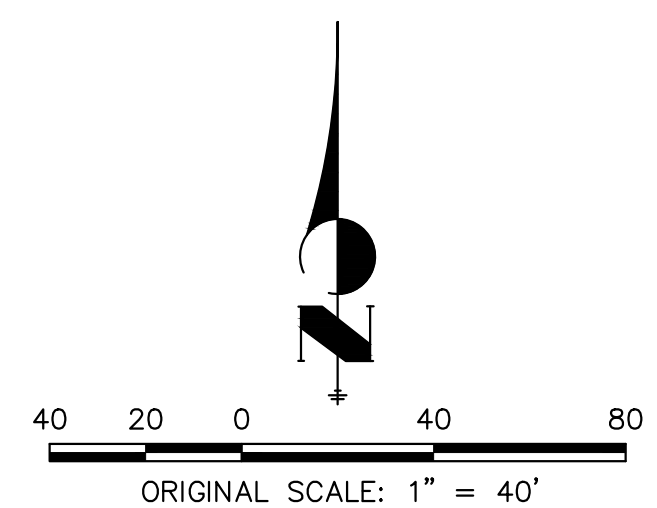
SP 01 - 07/10/24

SP 02 - 09/25/24

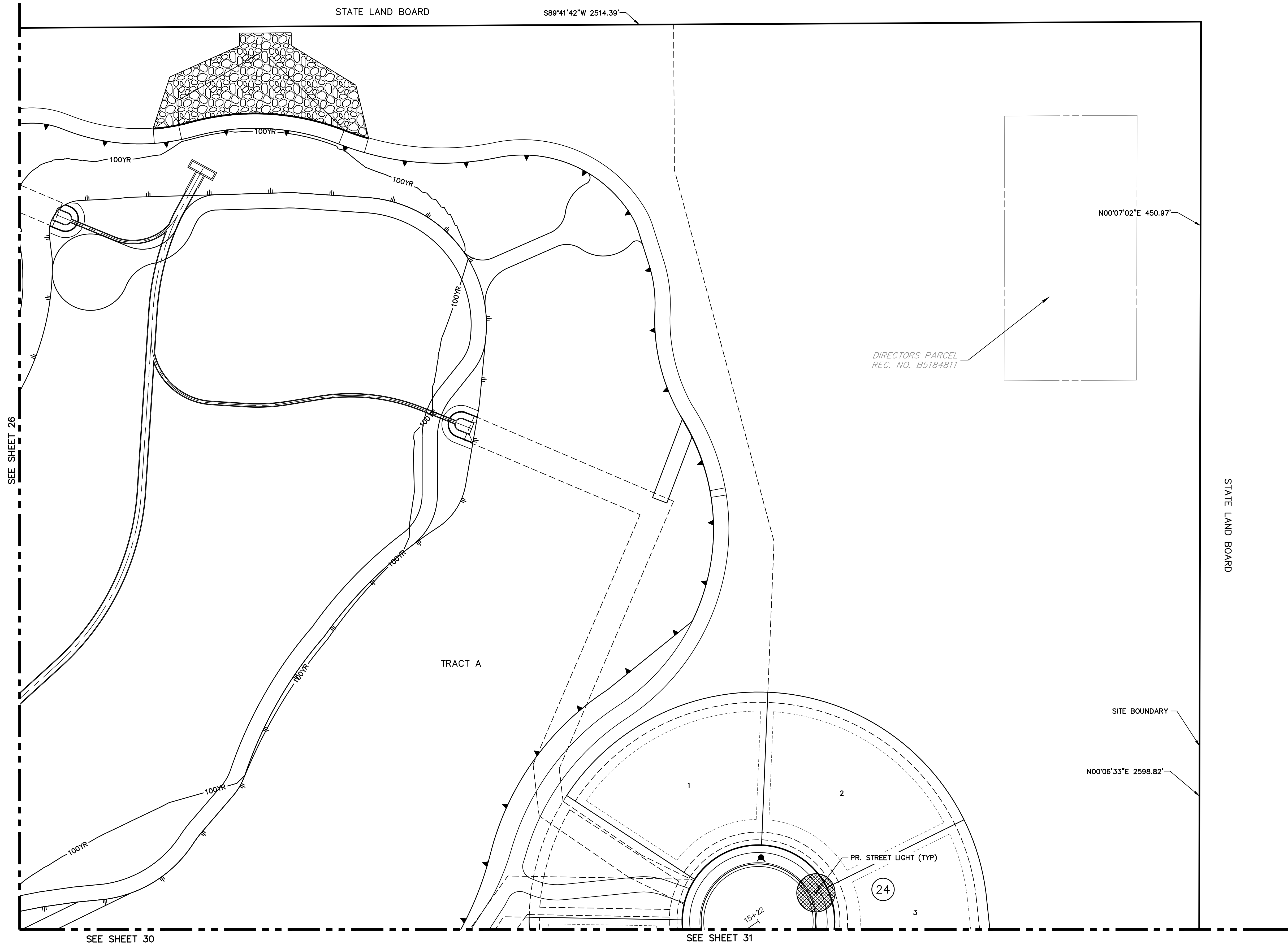
SP 03 - 12/06/24

SHEET TITLE:

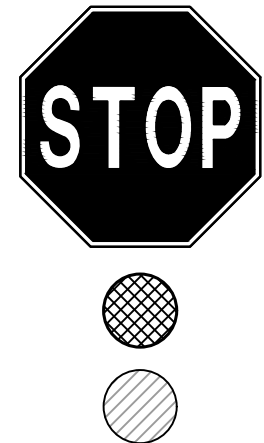
SIGNAGE STRIPING
AND LIGHTING PLAN



CHECKED BY:
DRAWN BY:



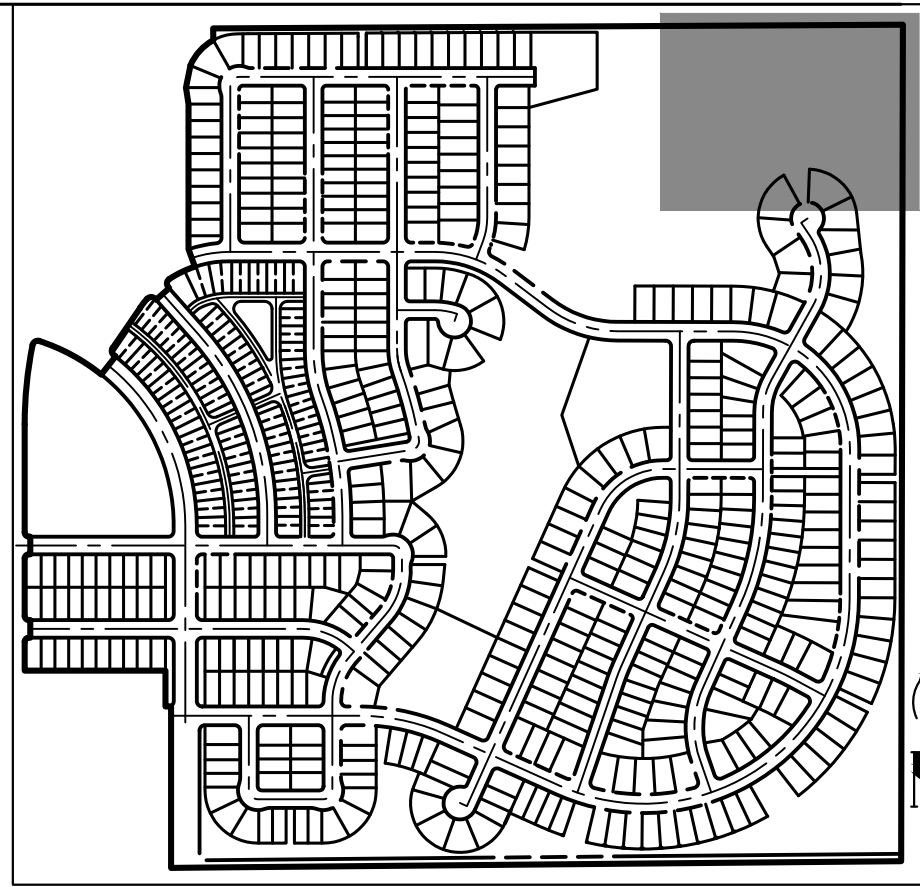
LEGEND



R1-1 MUTCD SIGN
PROPOSED STREET LIGHT
EXISTING STREET LIGHT

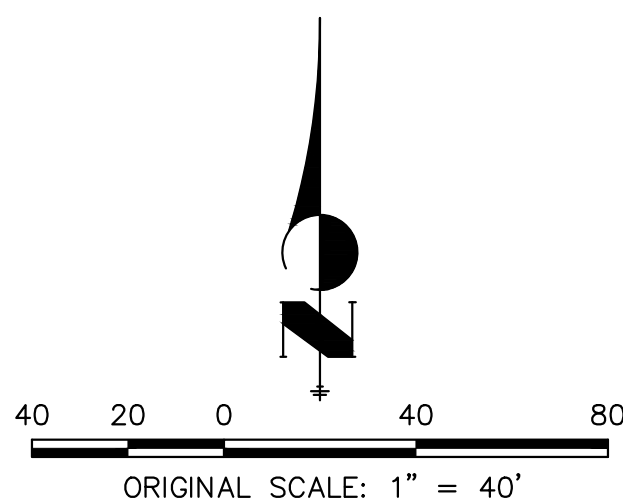
SITE PLAN LIGHTING NOTE:

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



KEY MAP

SCALE: 1"=700'



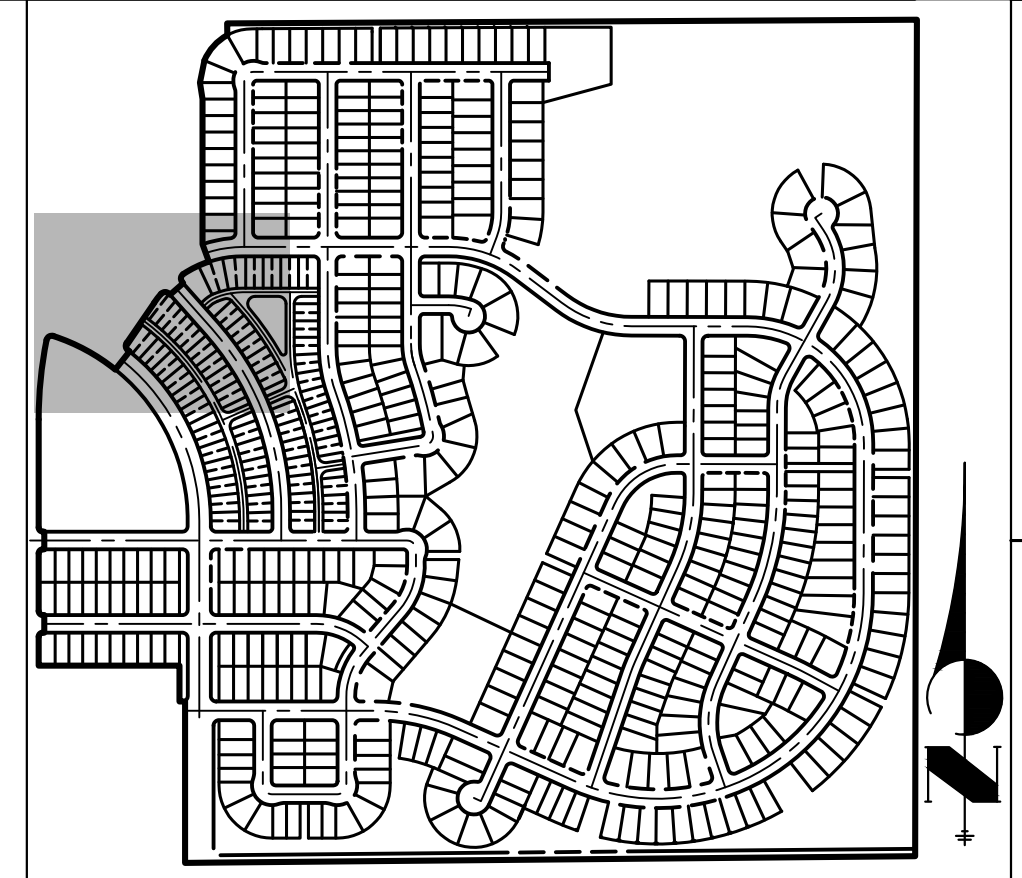
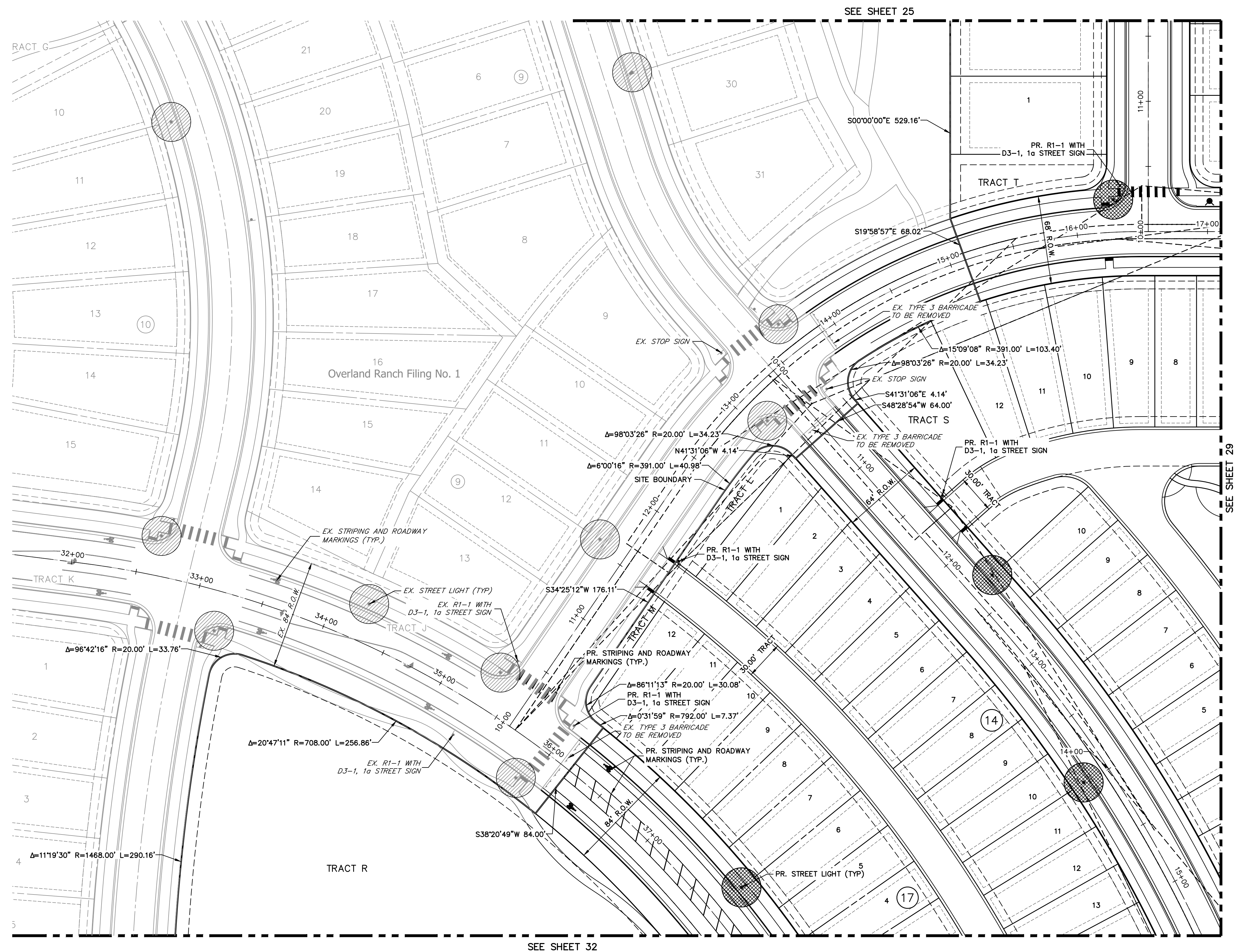
OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

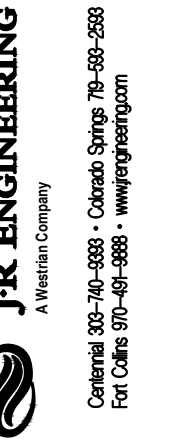
12/06/24
DATE:
SP 01 - 07/10/24
SP 02 - 09/25/24
SP 03 - 12/06/24

SHEET TITLE:
SIGNAGE STRIPING
AND LIGHTING PLAN



KEY MAP

SCALE: 1"=700'



OVERLAND RANCH-SII E PLAN 2

0
1
2
3
4
5
6
7
8
9
A
B
C
D
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OWNER:
COLORADO 19 LLC

80 5TH AVE FL 25
NEW YORK, NY, 10019

12/06/24

ATE:

P 01 - 07/10/24

P 02 - 09/25/24

P 03 - 12/06/24

SHEET TITLE:

SIGNAGE STRIPING AND LIGHTING PLAN

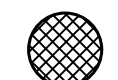
28

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



PROPOSED STREET LIGHT



EXISTING STREET LIGHT

SITE PLAN LIGHTING NOTE:

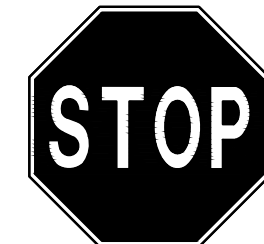
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 - CURB TO CURB WIDTH
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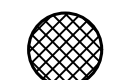
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CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



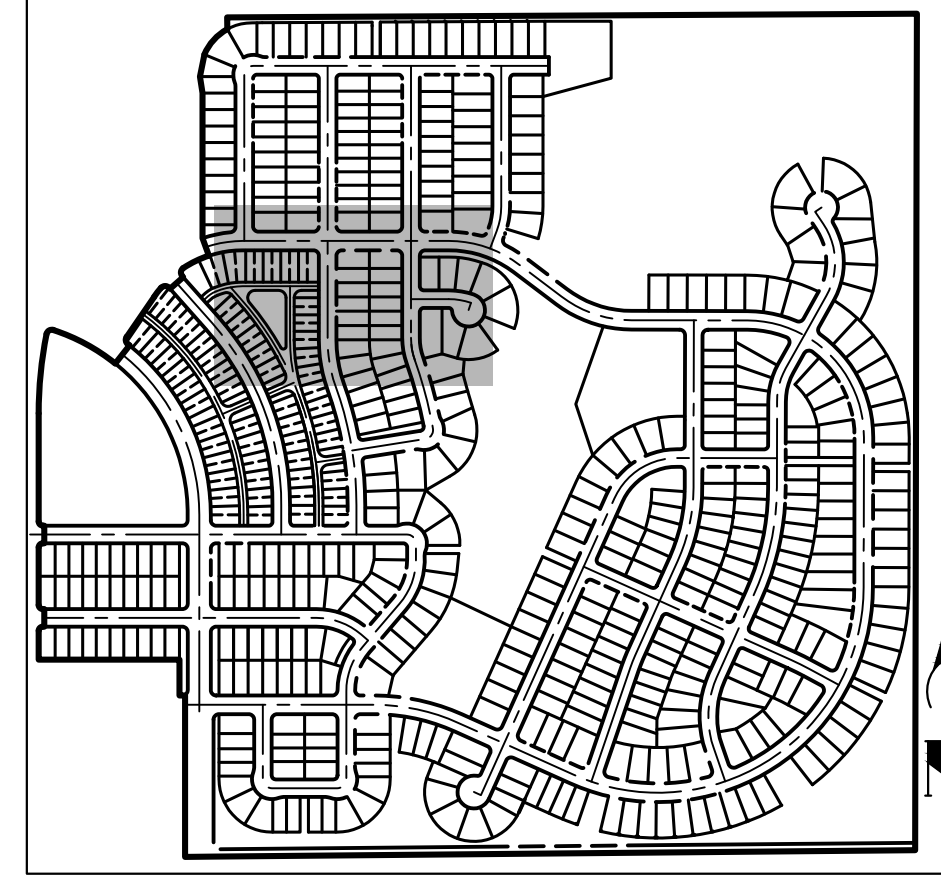
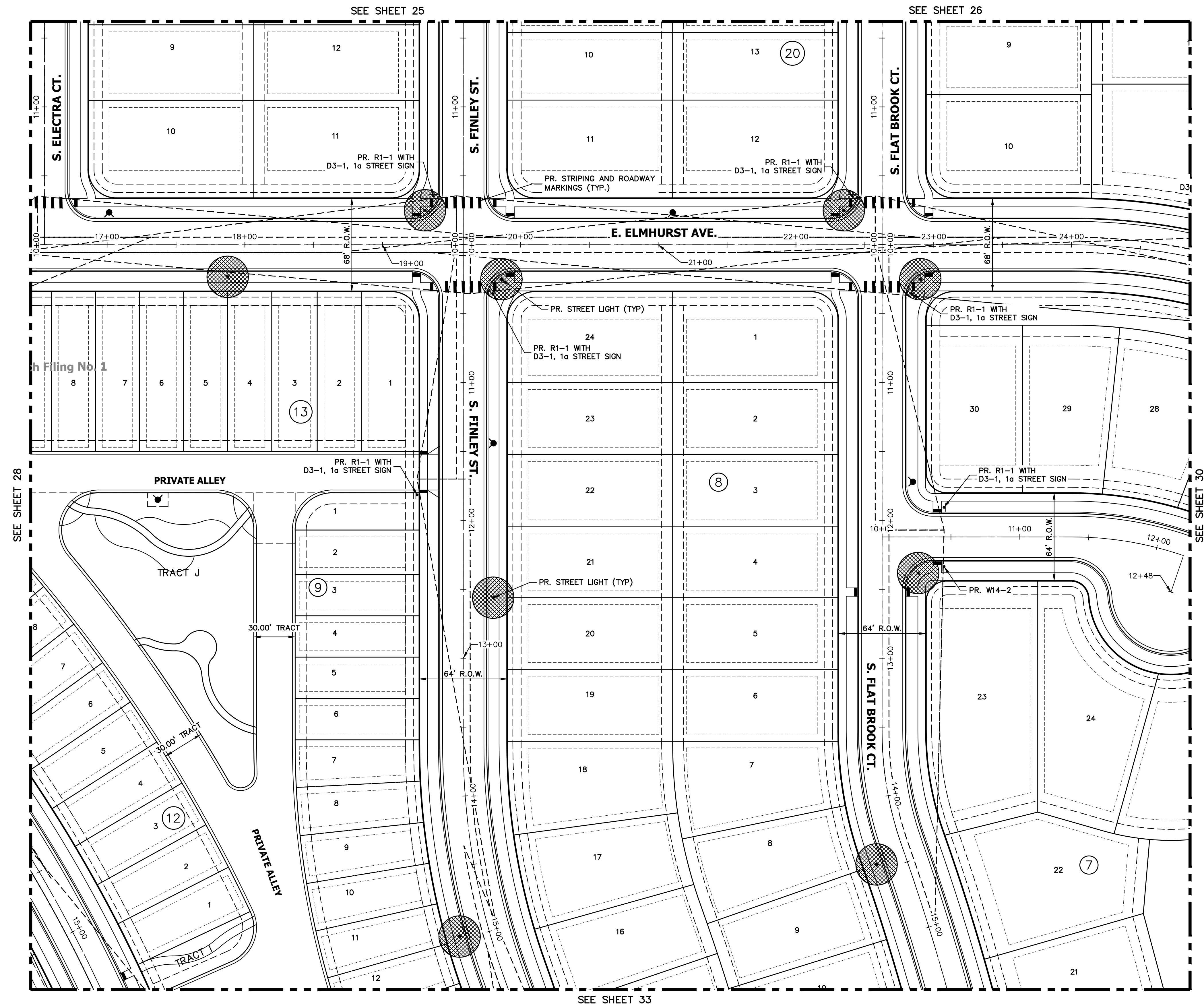
PROPOSED STREET LIGHT



EXISTING STREET LIGHT

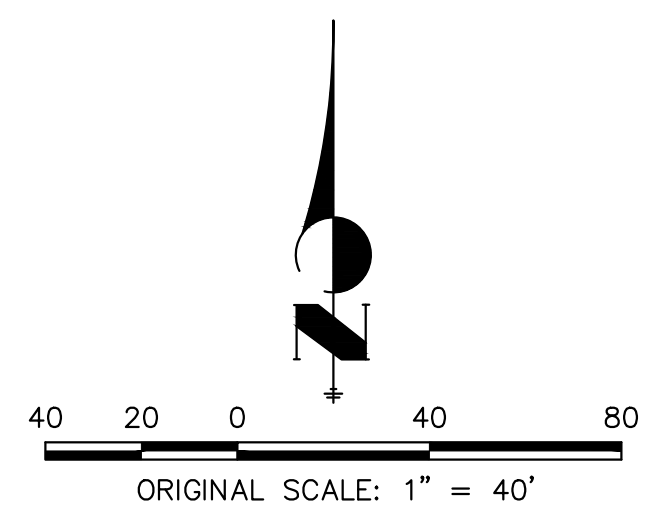
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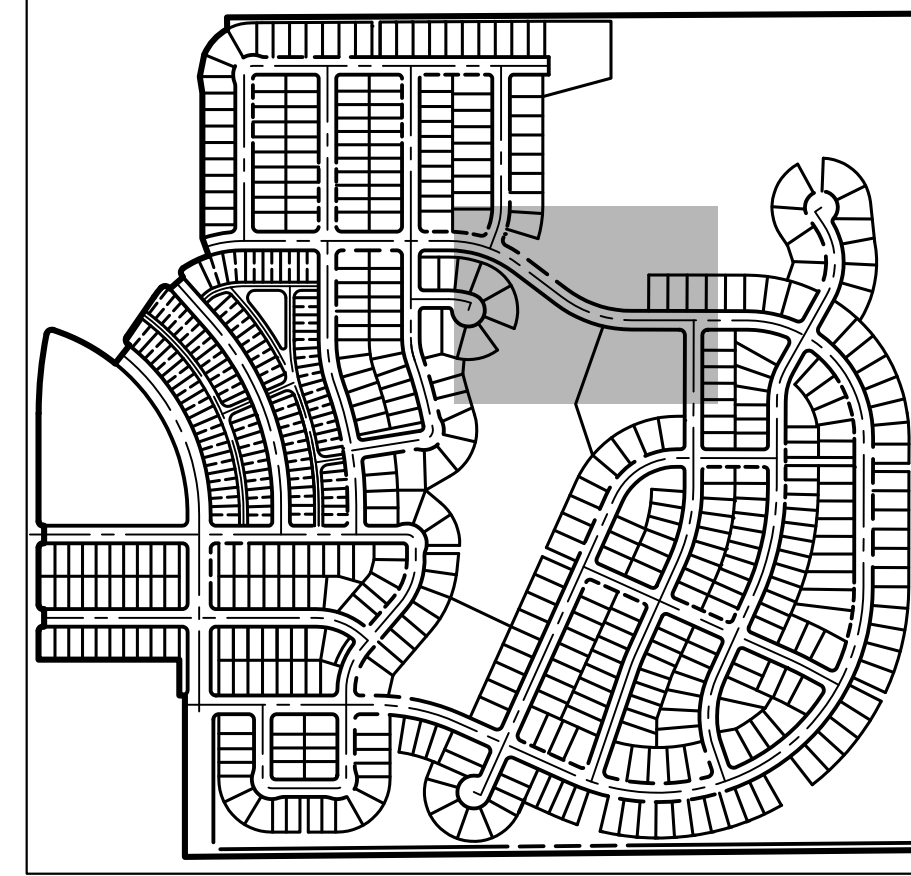
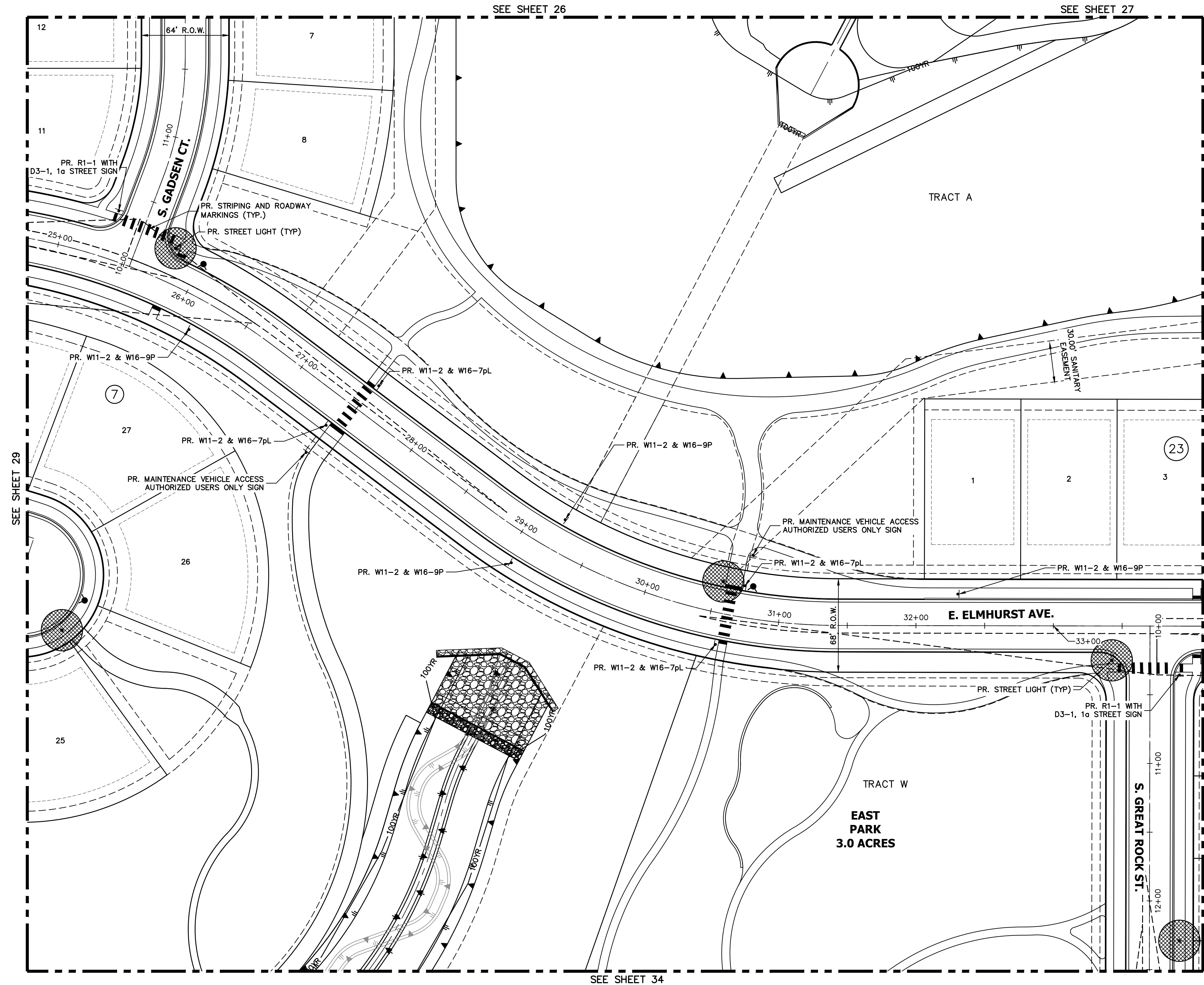


KEY MAP

SCALE: 1"=700'



Know what's below.
Call before you dig.



KEY MAP
SCALE: 1"=700'

OVERLAND RANCH- SITE PLAN 2

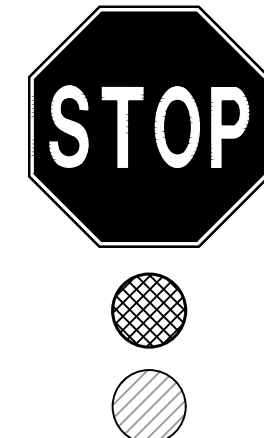
AURORA, COLORADO

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

12/06/24
DATE:
SP 01 - 07/10/24
SP 02 - 09/25/24
SP 03 - 12/06/24

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AND LIGHTING PLAN

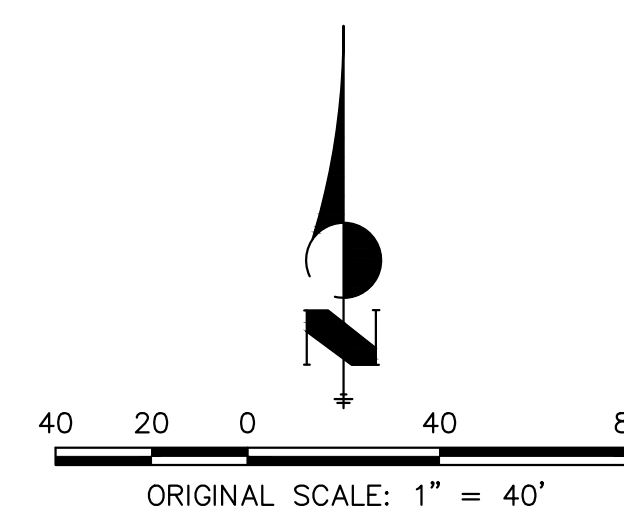
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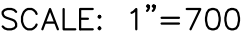


R1-1 MUTCD SIGN
PROPOSED STREET LIGHT
EXISTING STREET LIGHT

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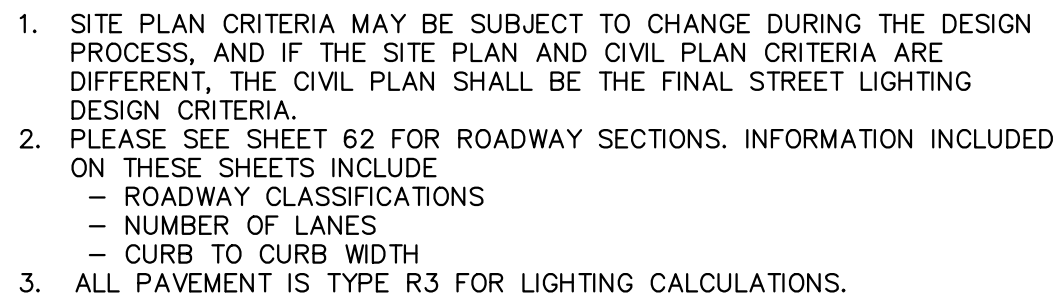


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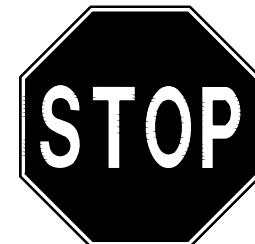
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CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



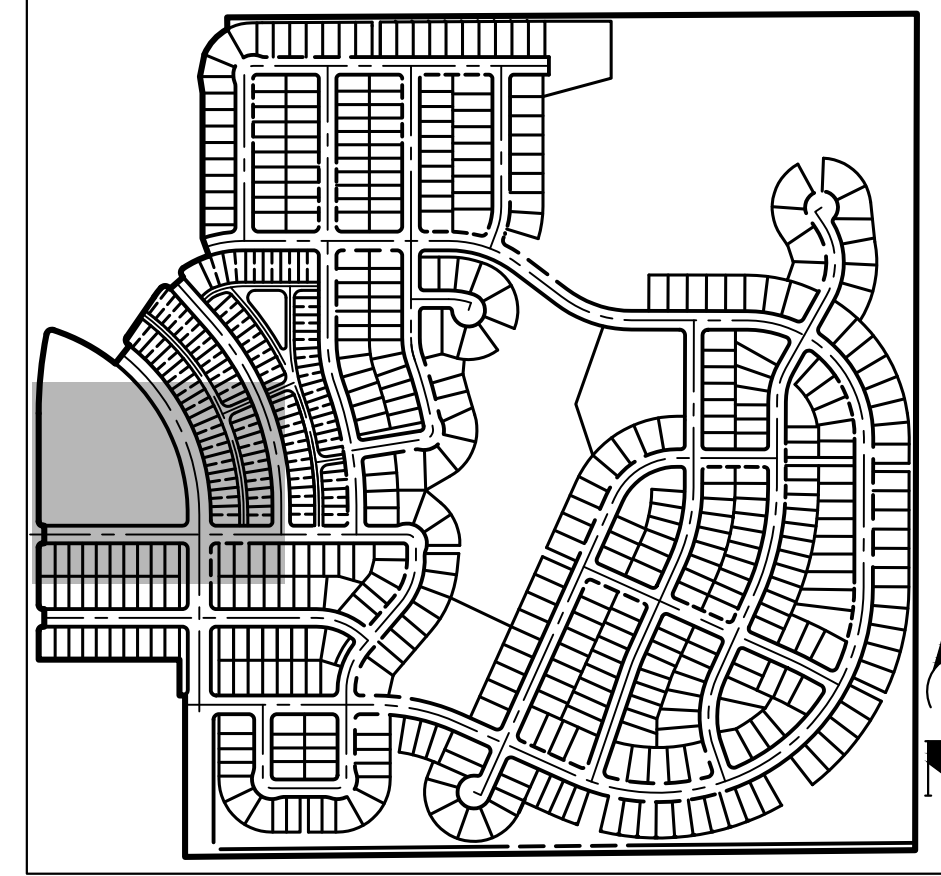
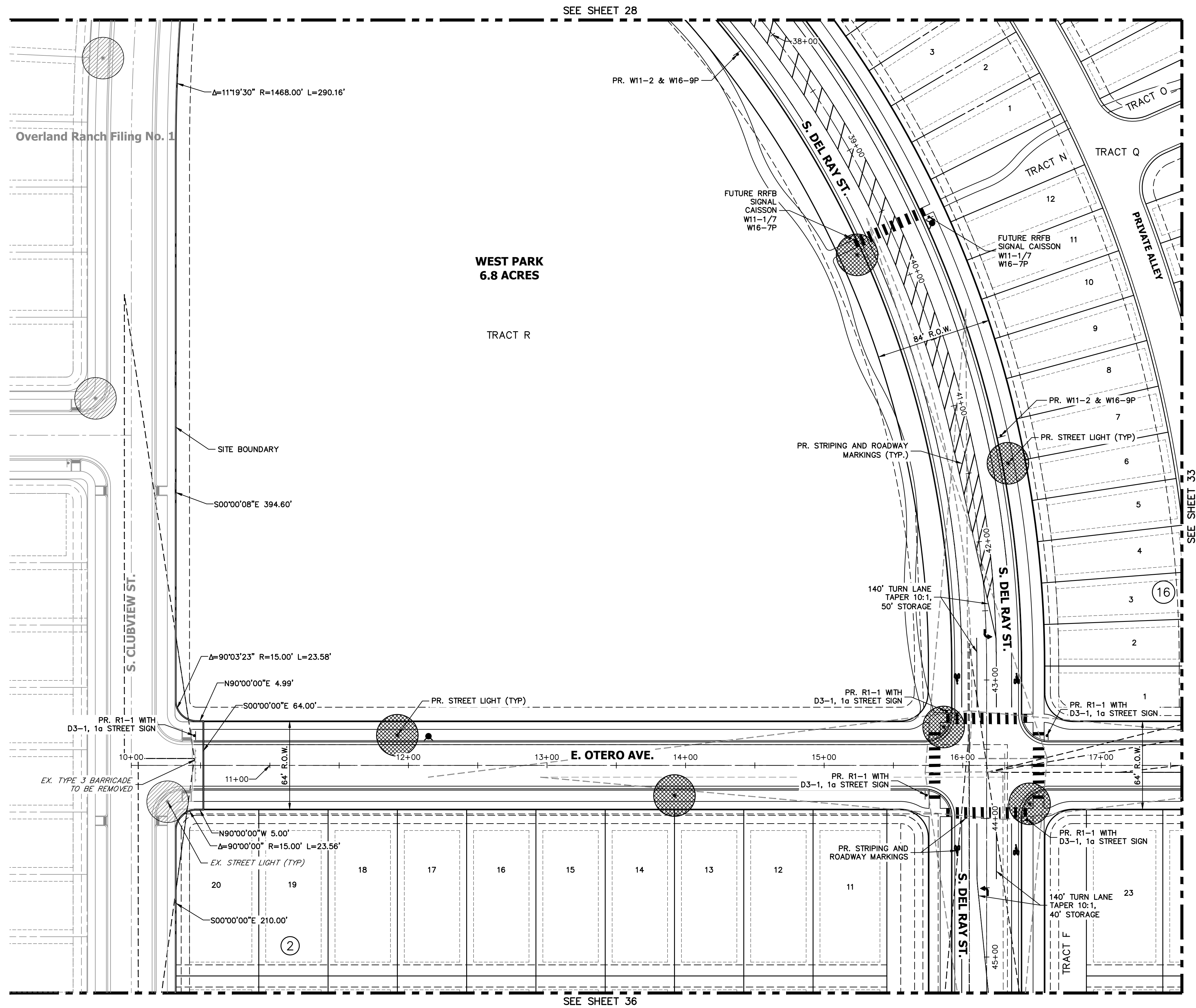
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OVERLAND RANCH- SITE PLAN 2

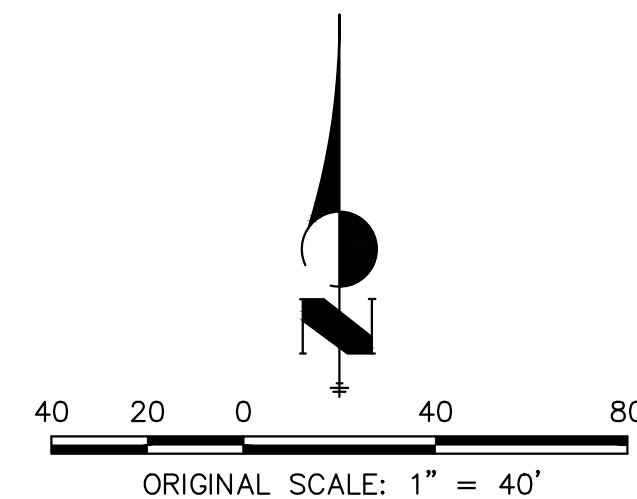
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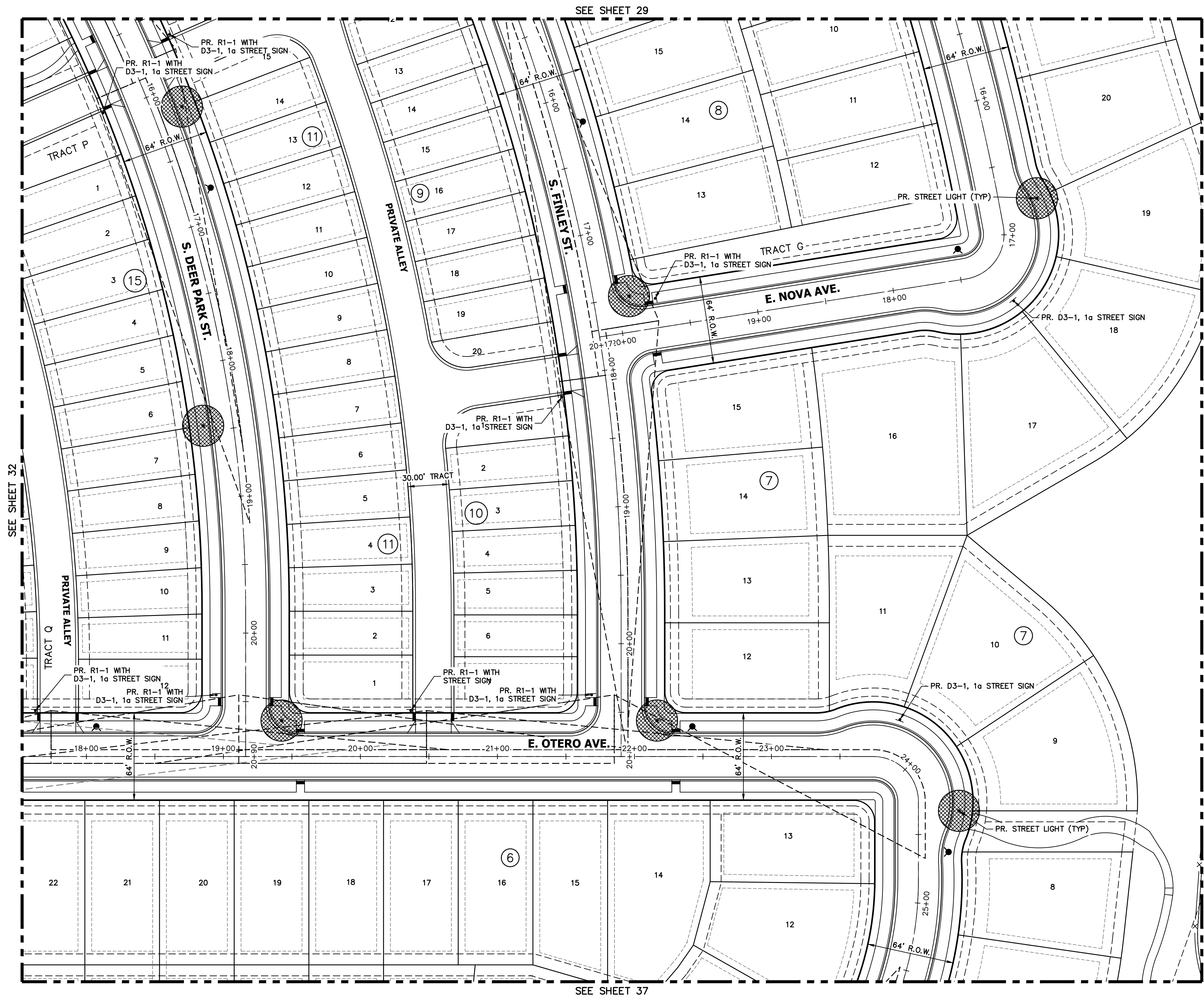
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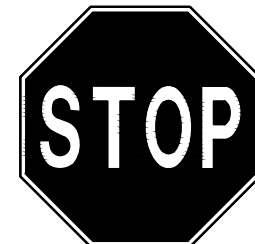
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CHECKED BY:
DRAWN BY:



LEGEND



R1-1 MUTCD SIGN



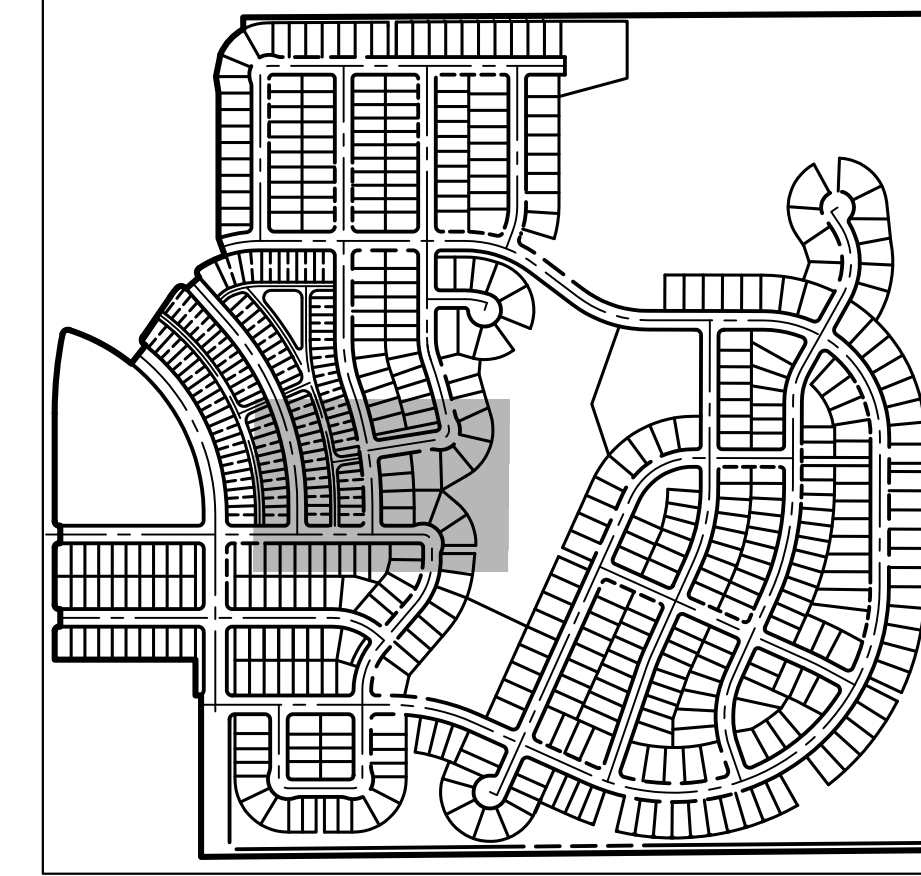
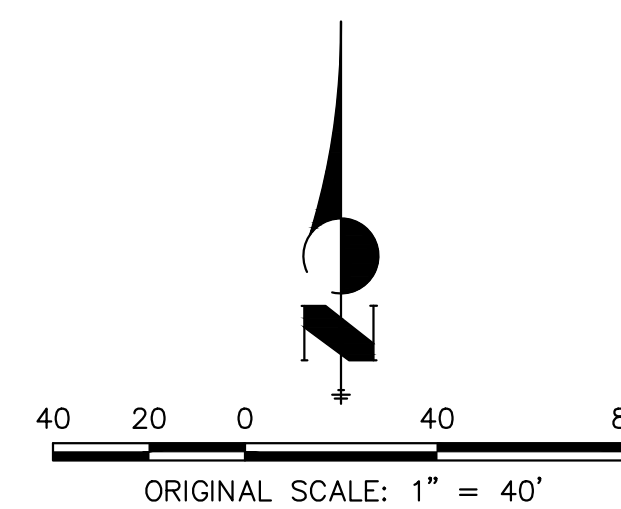
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OVERLAND RANCH- SITE PLAN 2

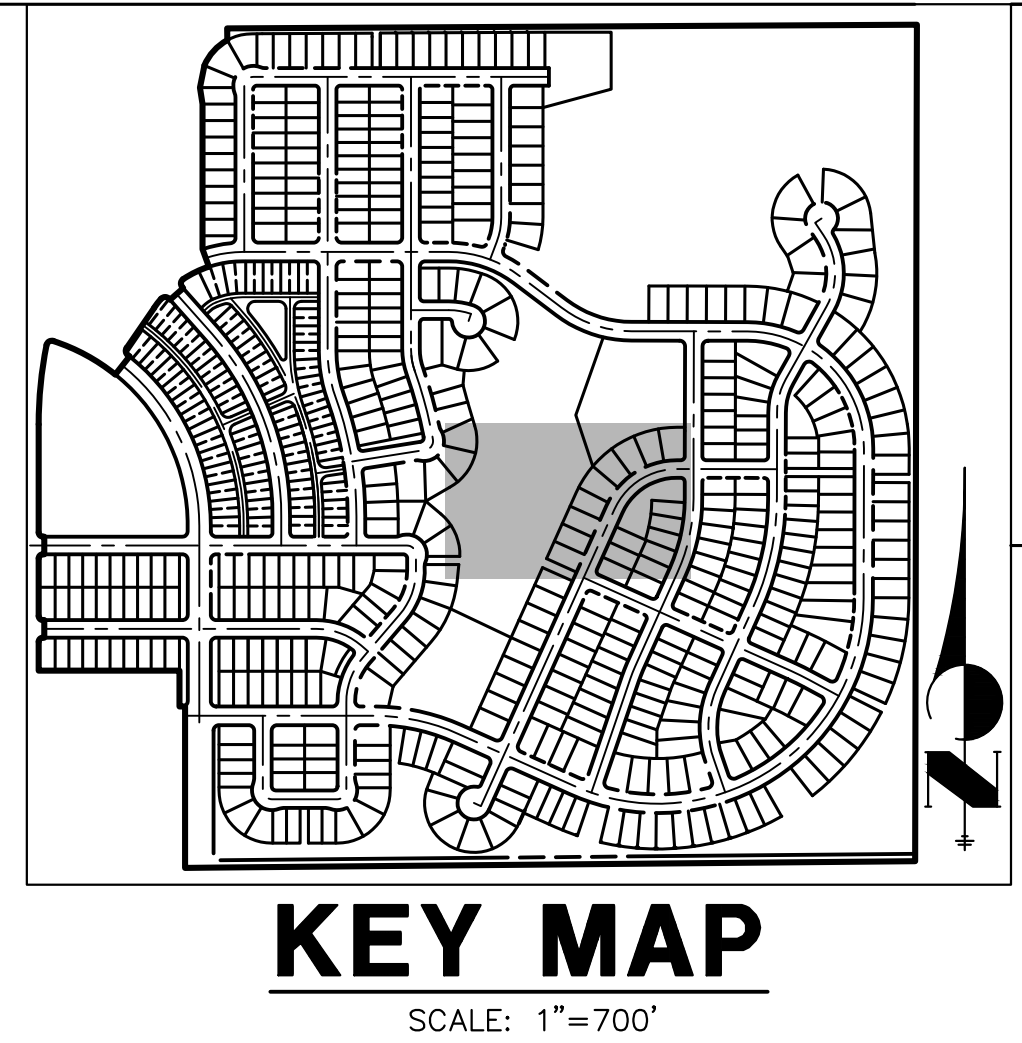
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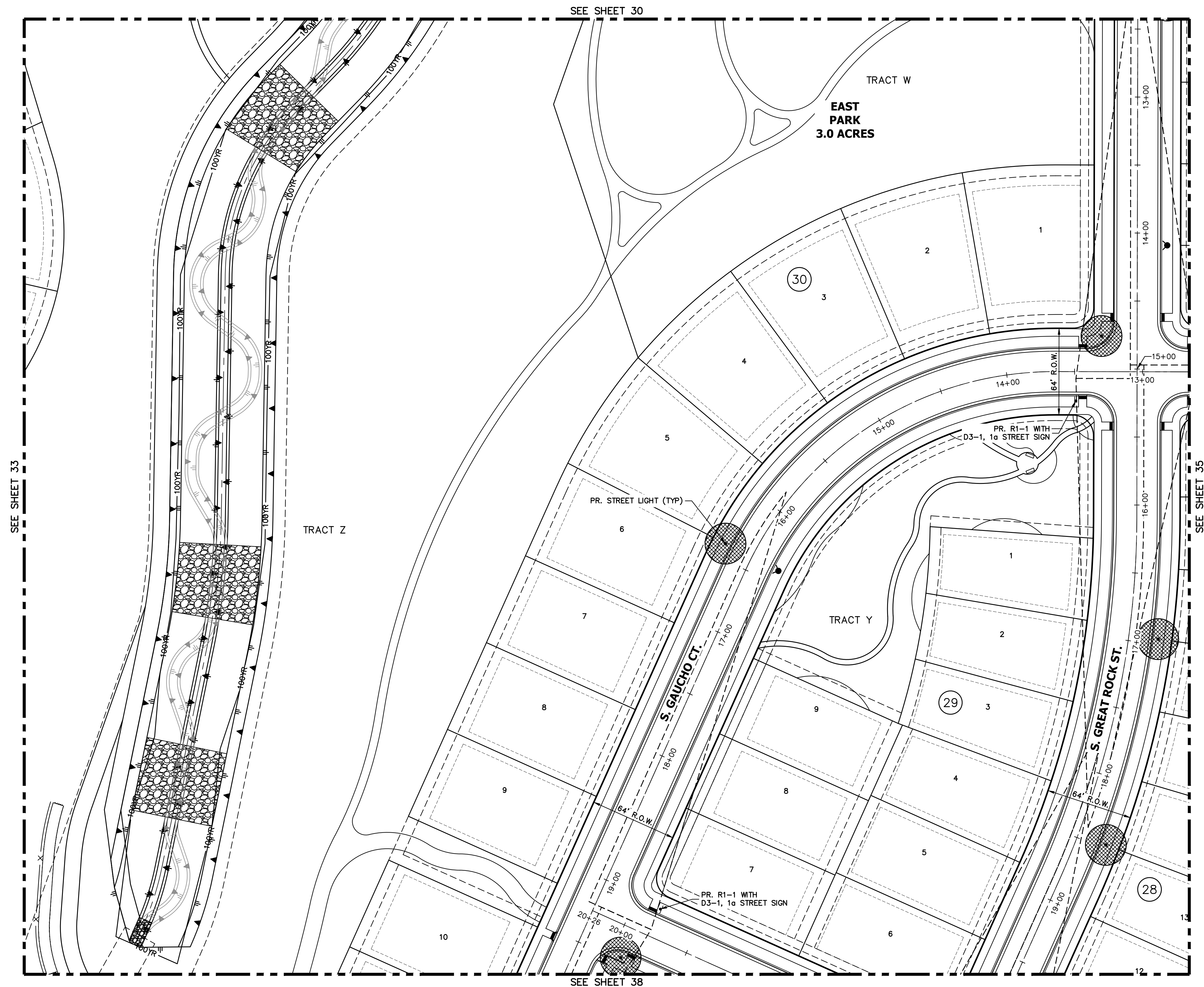
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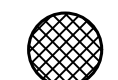
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LEGEND



R1-1 MUTCD SIGN



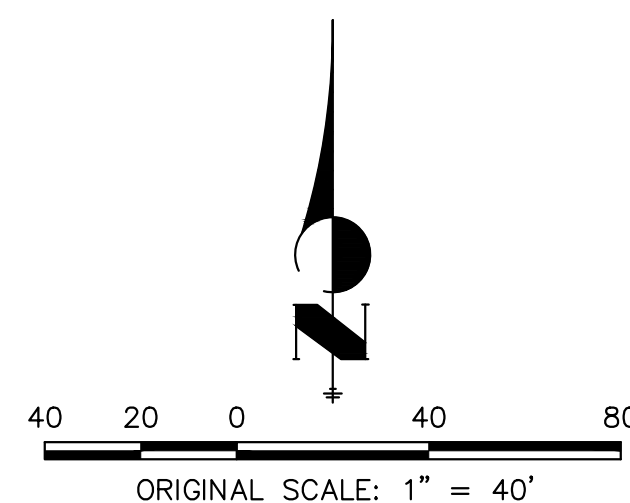
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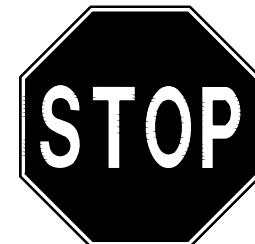


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CHECKED BY:
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CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



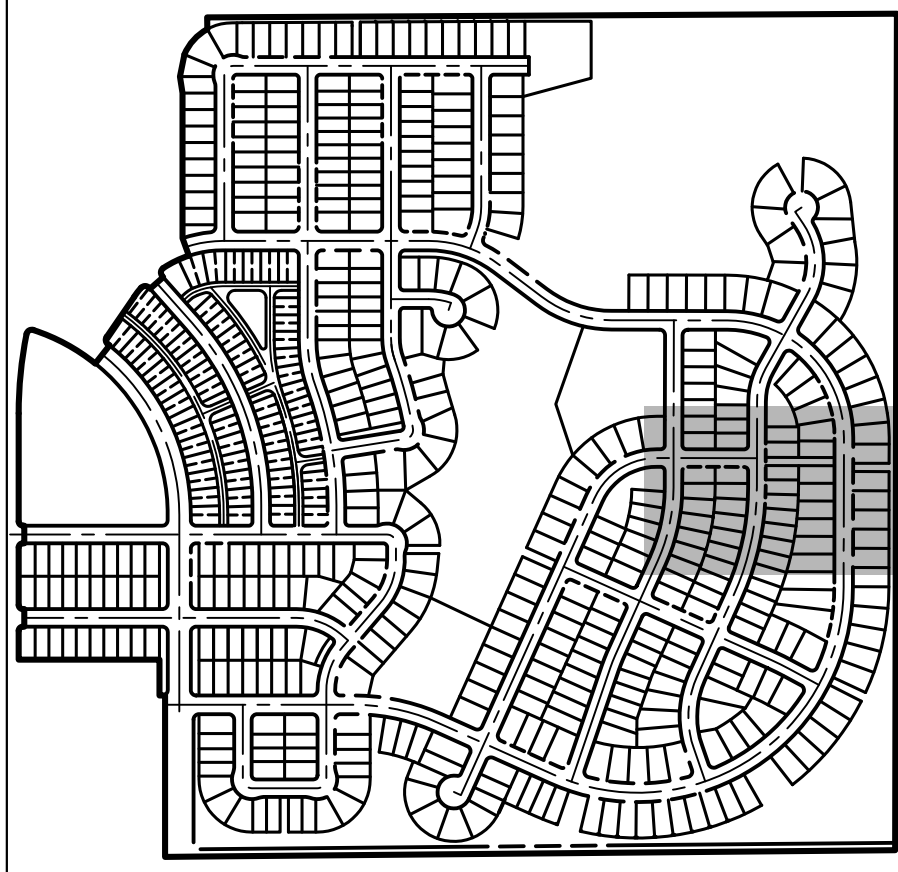
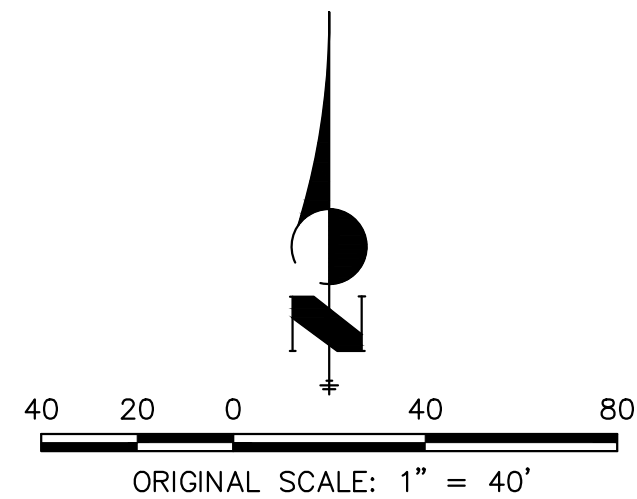
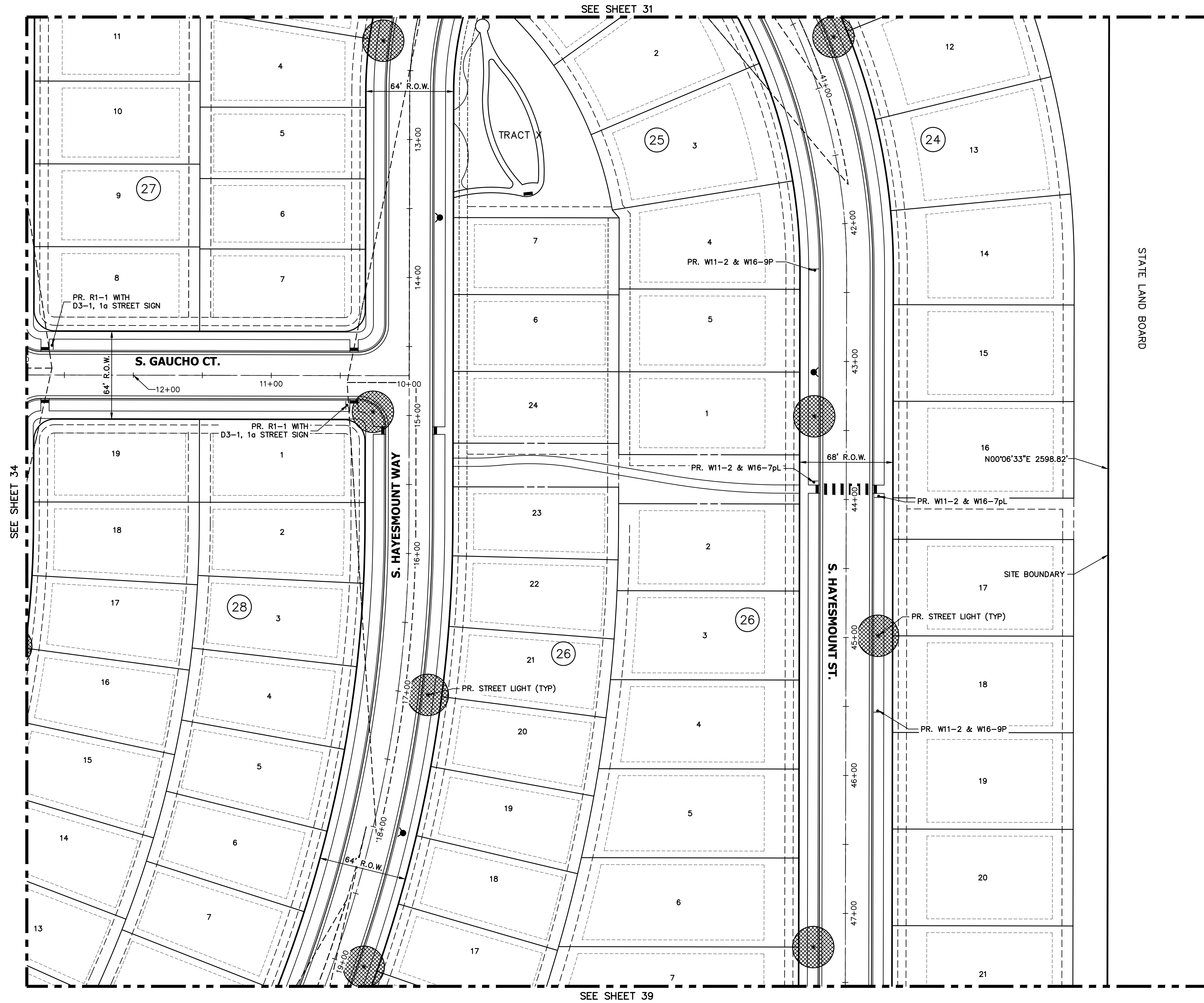
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OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

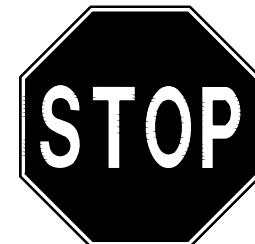
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NEWYORK, NY, 10019

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SHEET TITLE:
SIGNAGE STRIPING
AND LIGHTING PLAN

CHECKED BY:
DRAWN BY:

LEGEND



R1-1 MUTCD SIGN



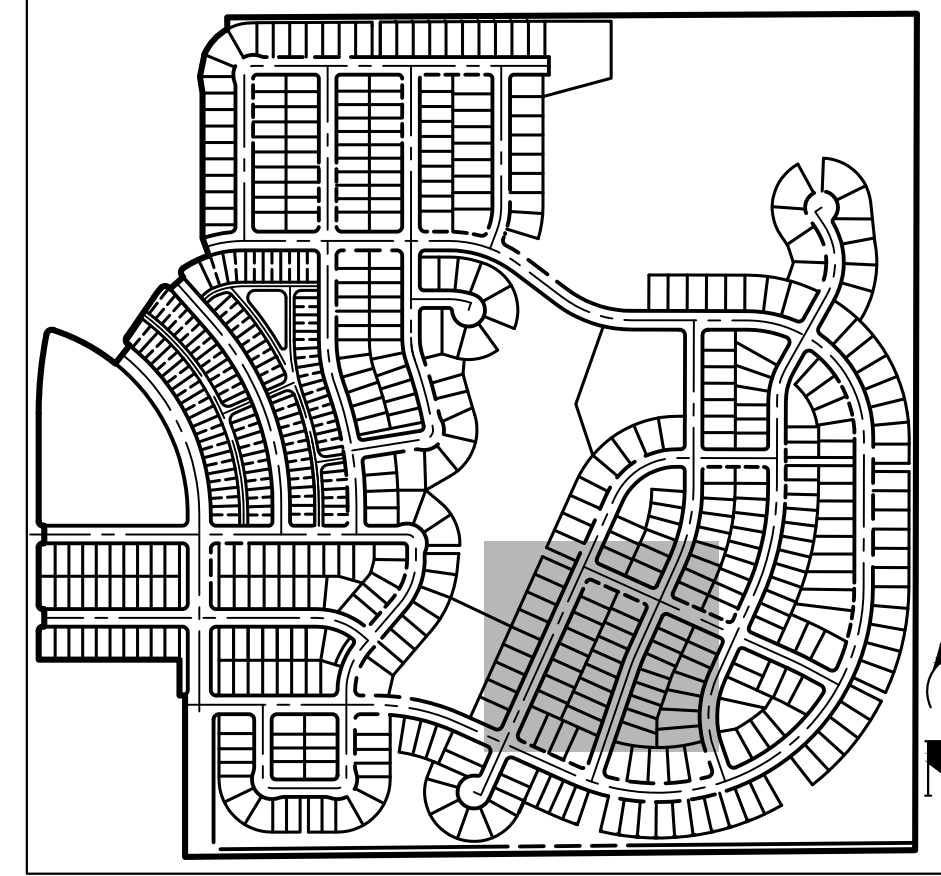
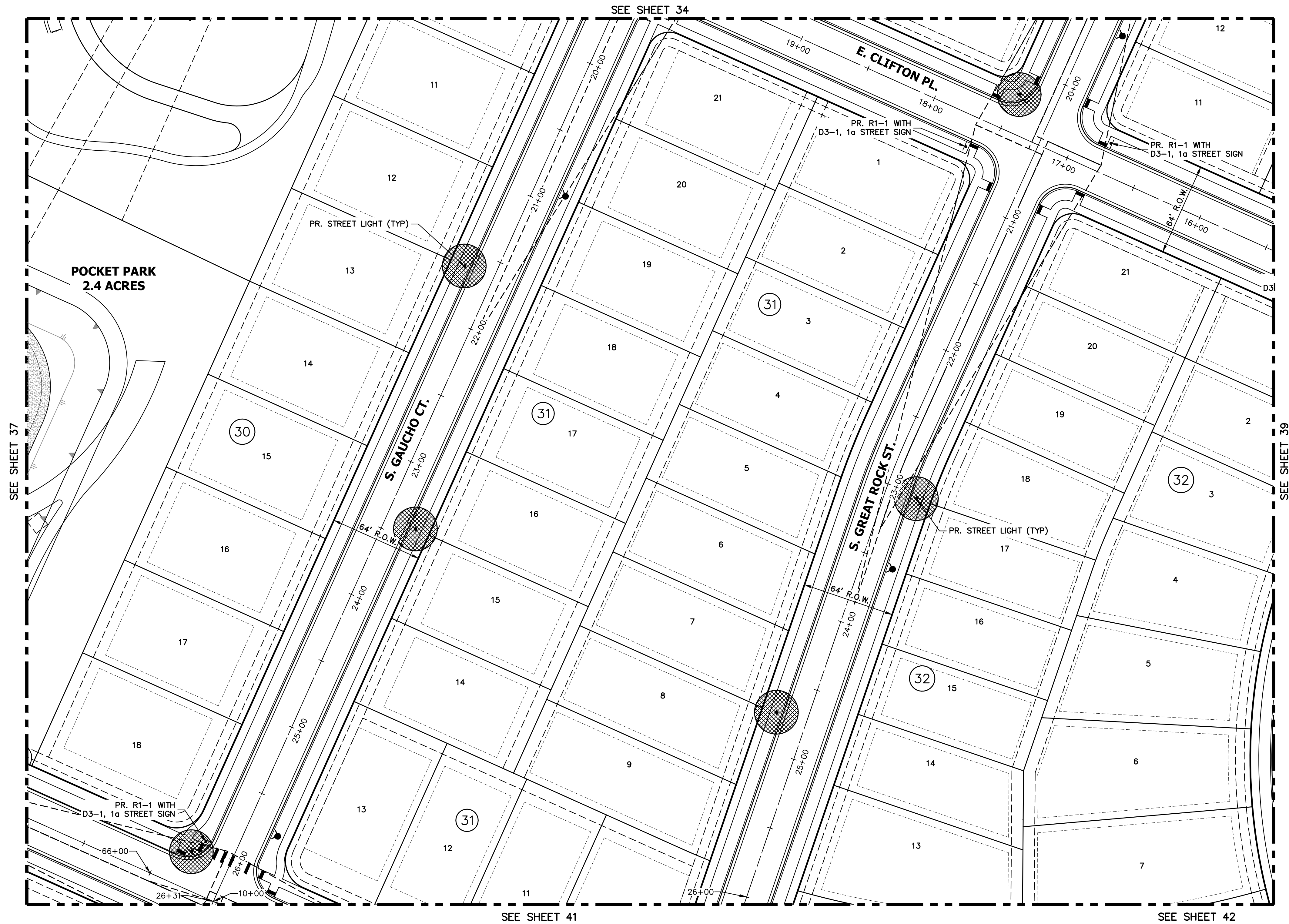
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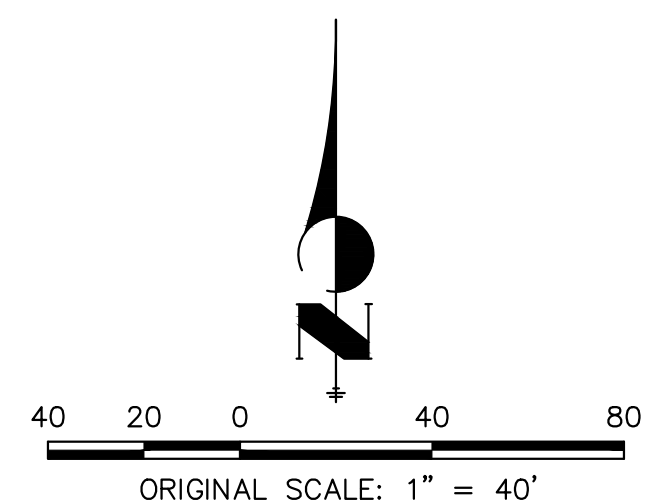
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KEY MAP

SCALE: 1"=700'



Know what's below.
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OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

12/06/24

DATE:

SP 01 - 07/10/24

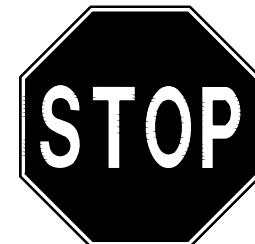
SP 02 - 09/25/24

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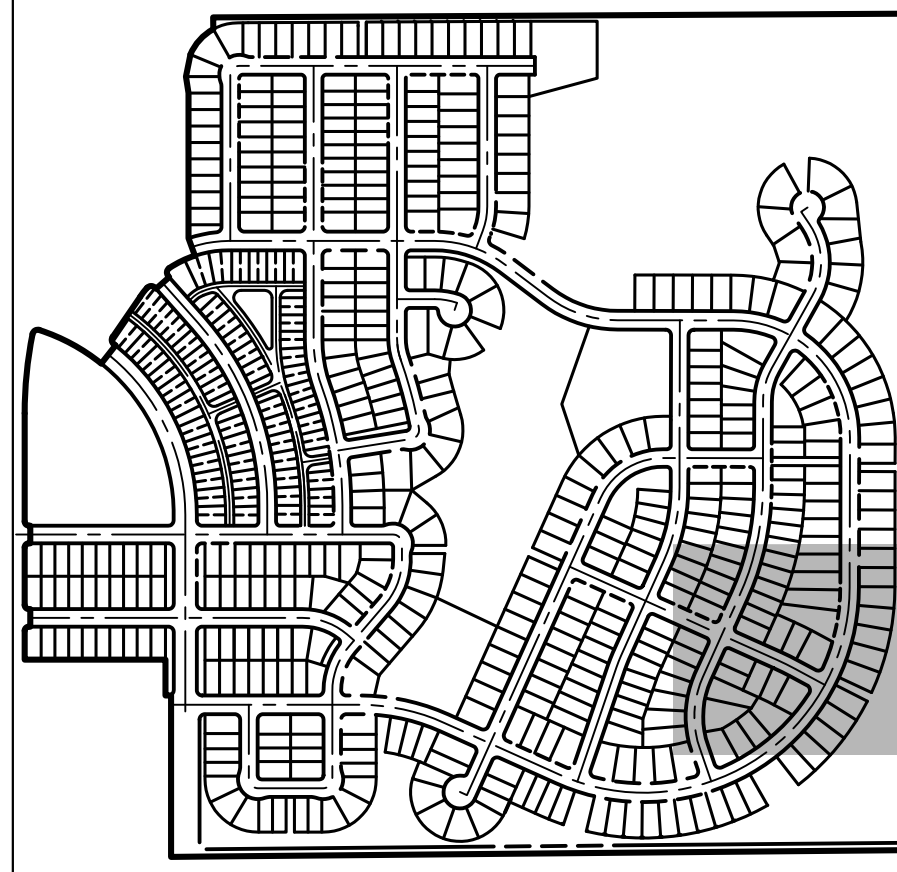
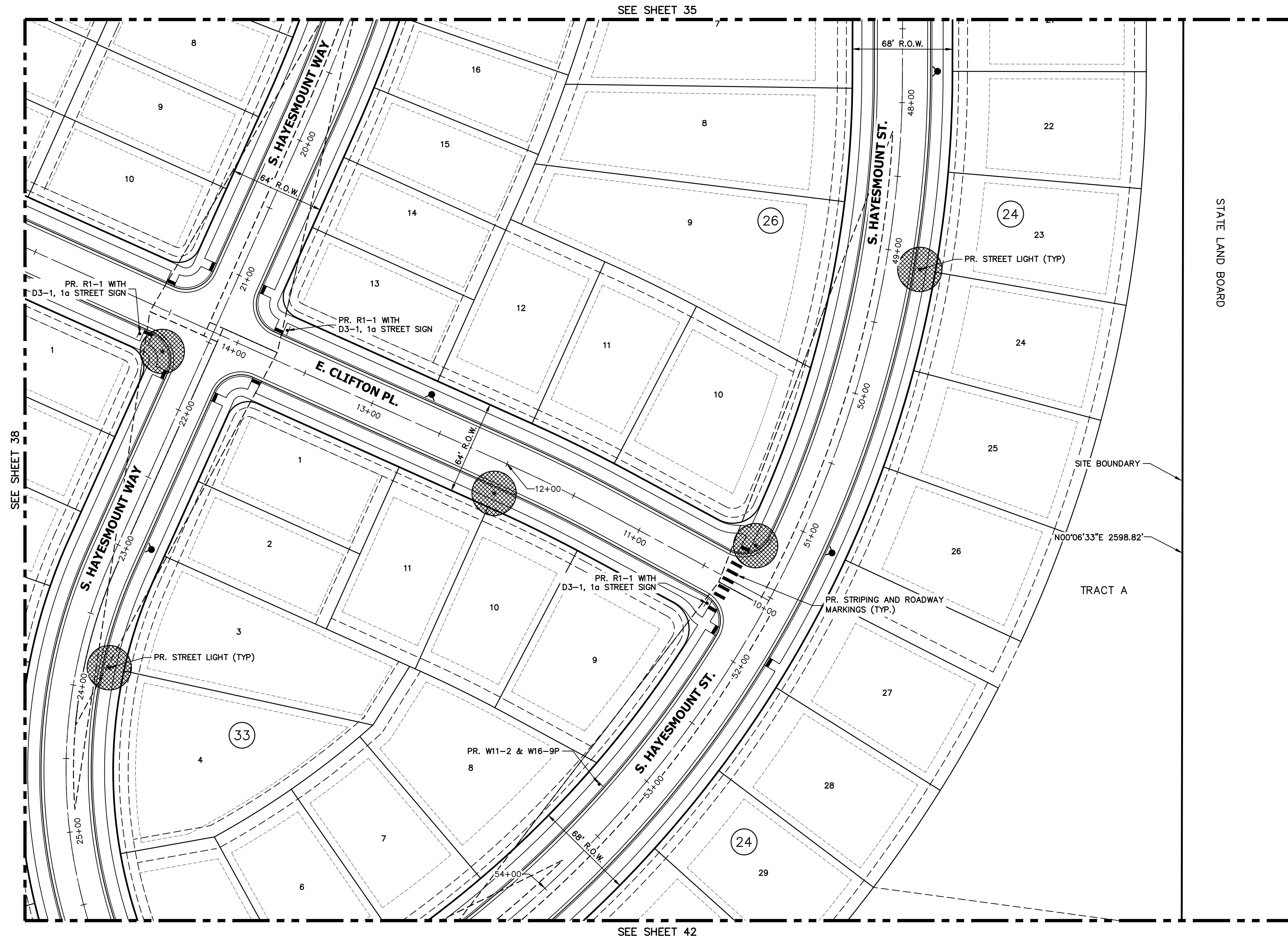
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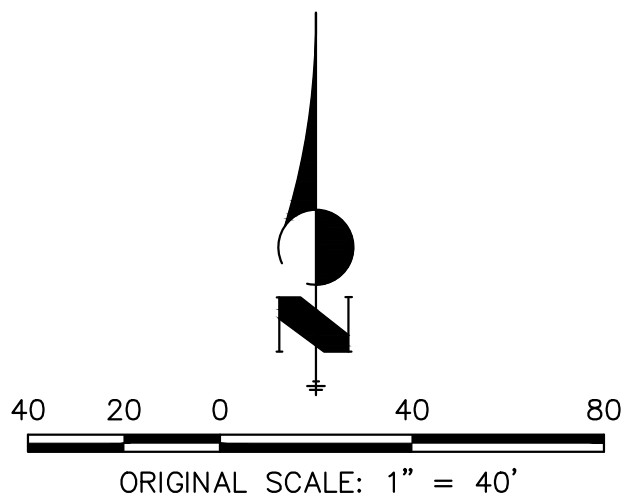
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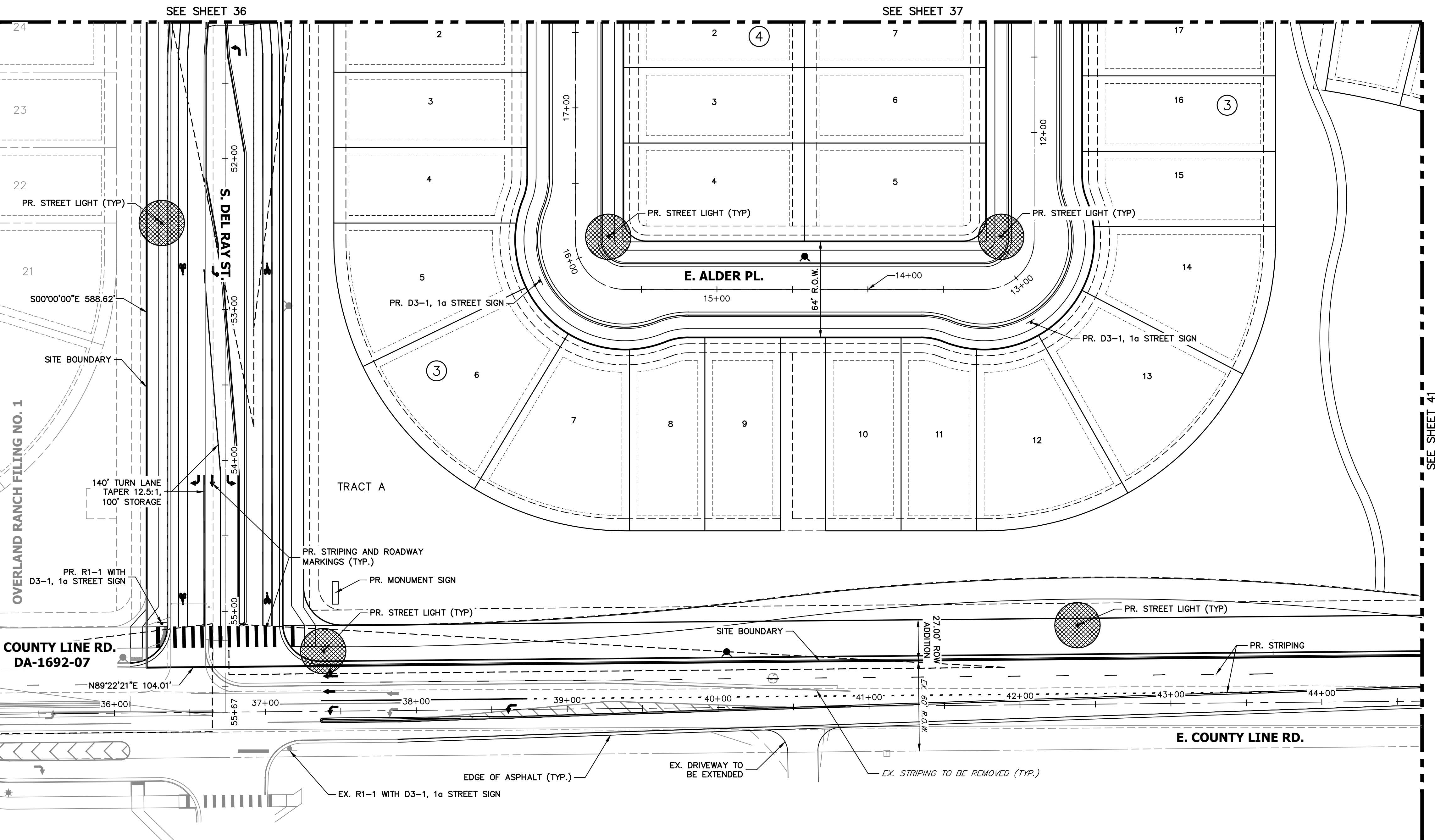
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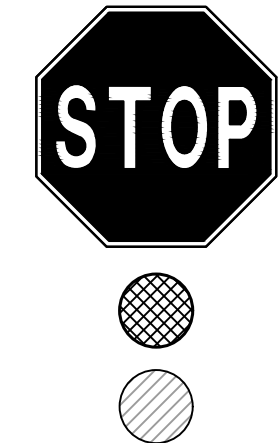
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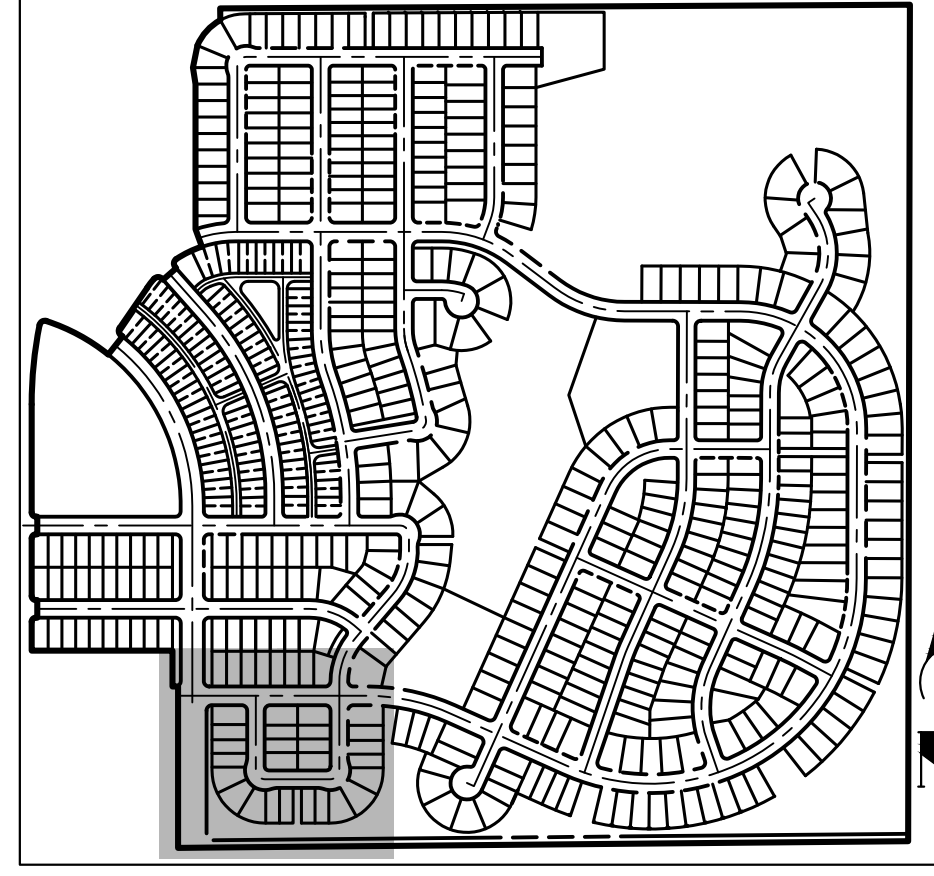
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R1-1 MUTCD SIGN
PROPOSED STREET LIGHT
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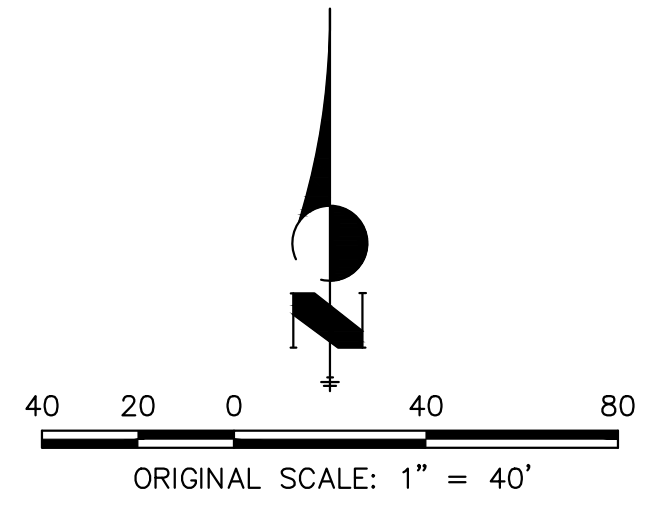
OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

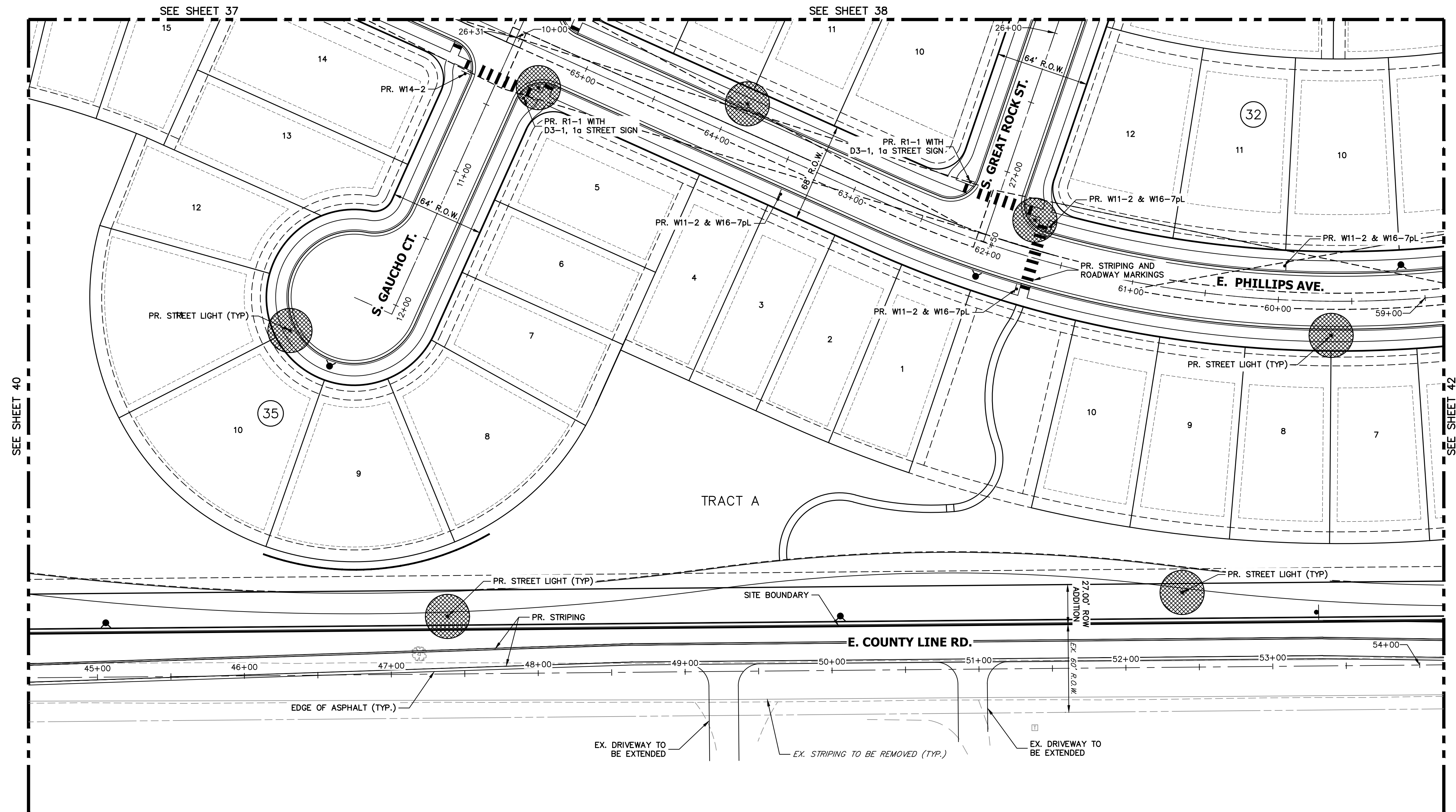
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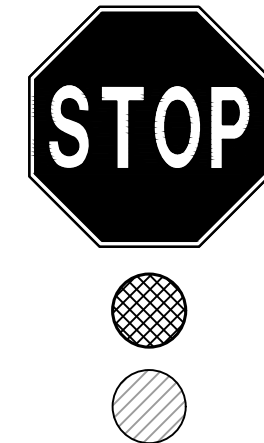
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DRAWN BY:



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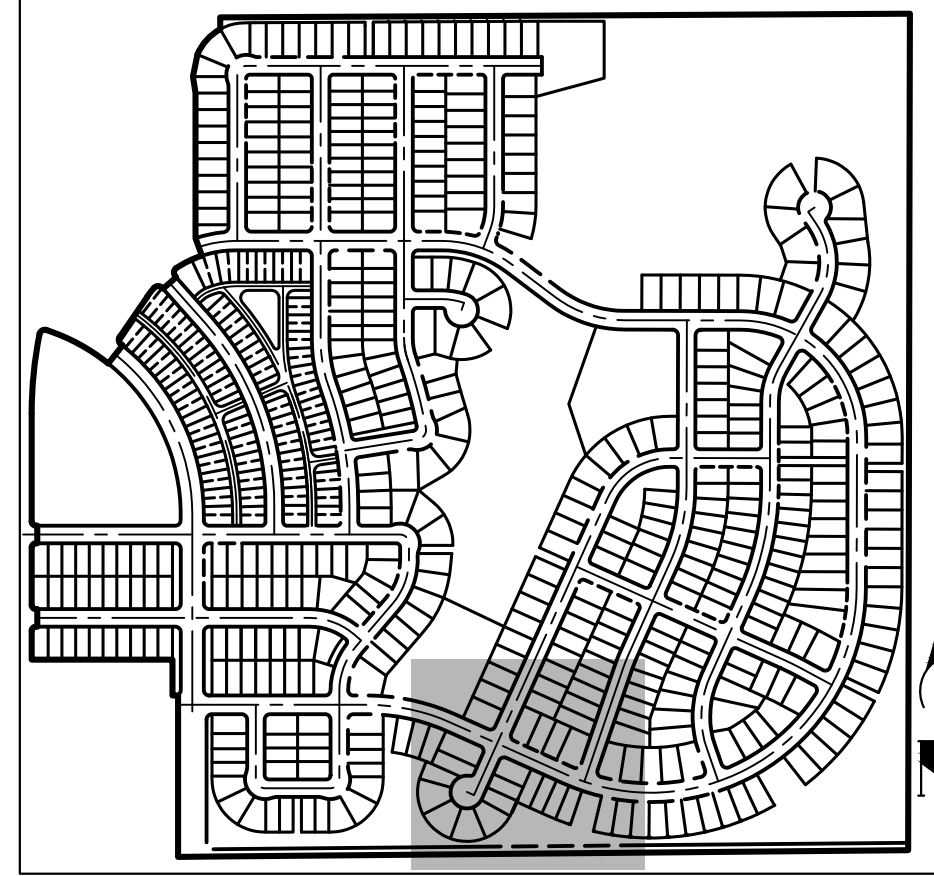
R1-1 MUTCD SIGN

PROPOSED STREET LIGHT

EXISTING STREET LIGHT

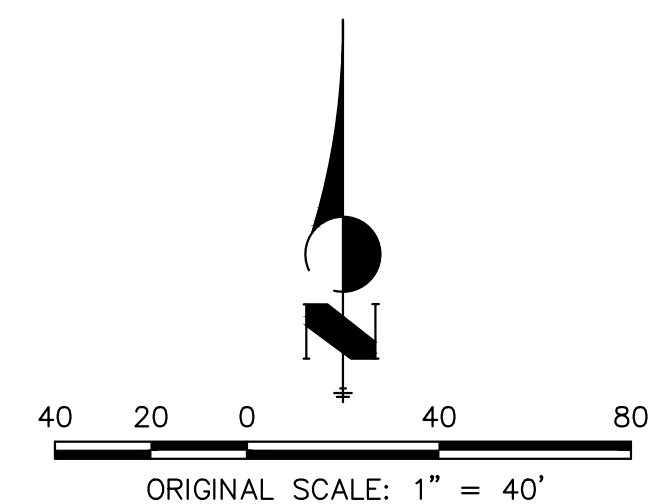
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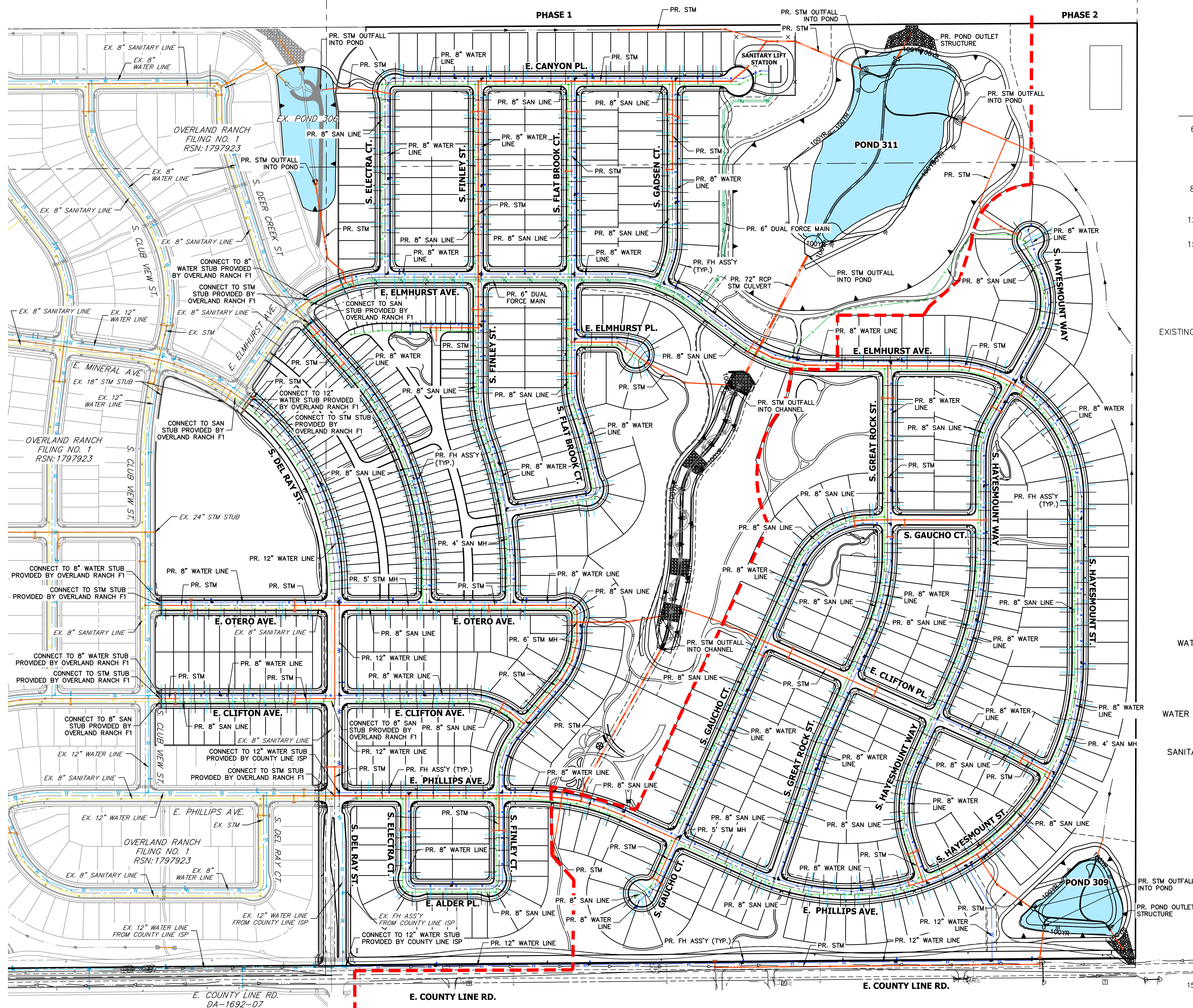


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SCALE: 1"=700'

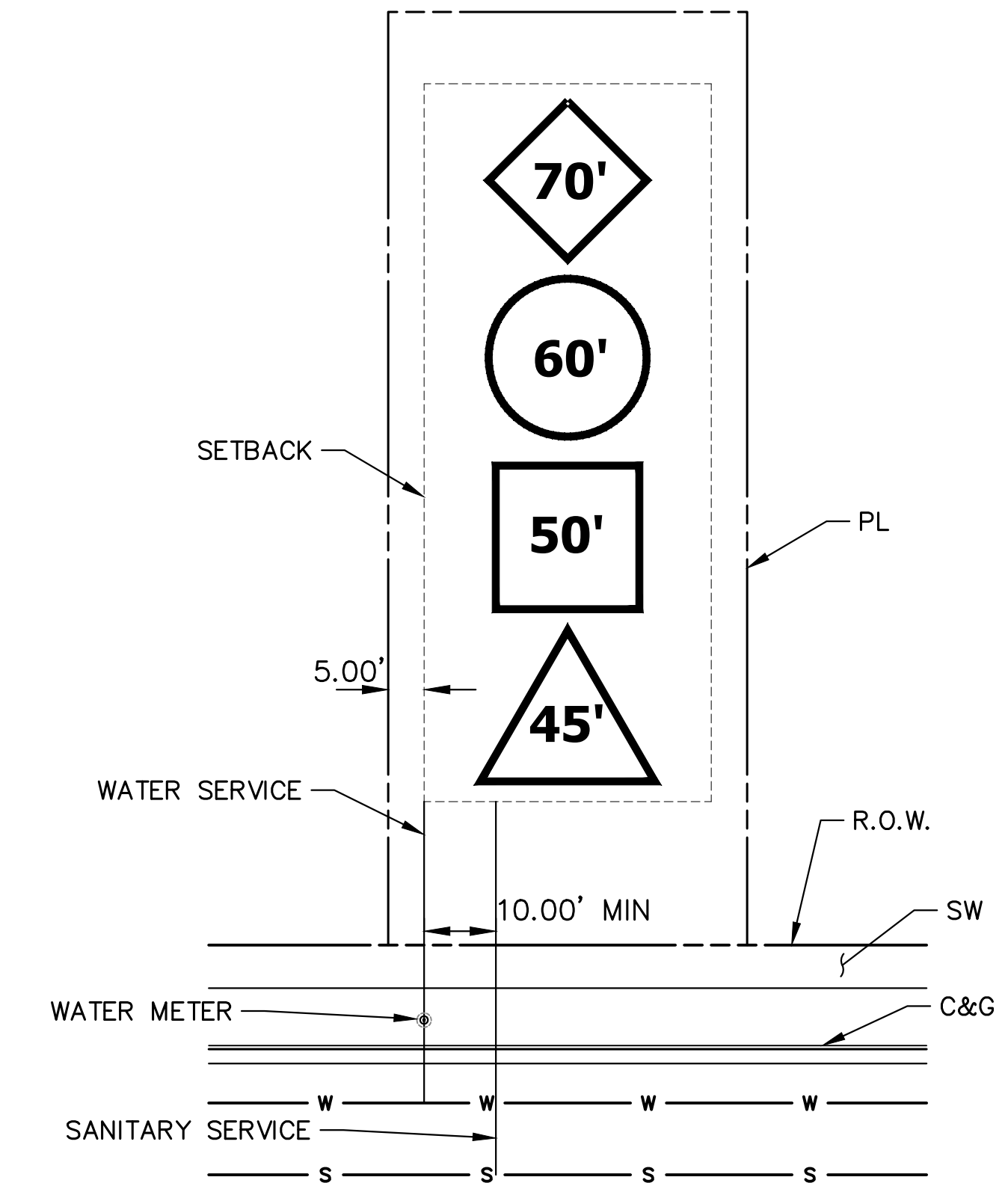


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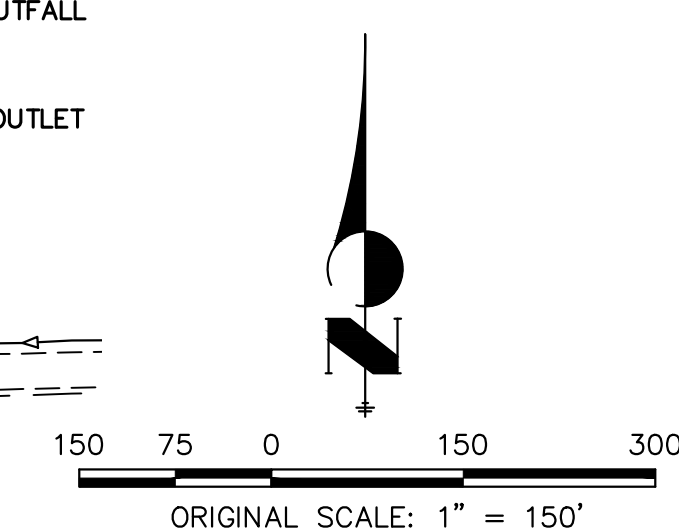


LEGEND

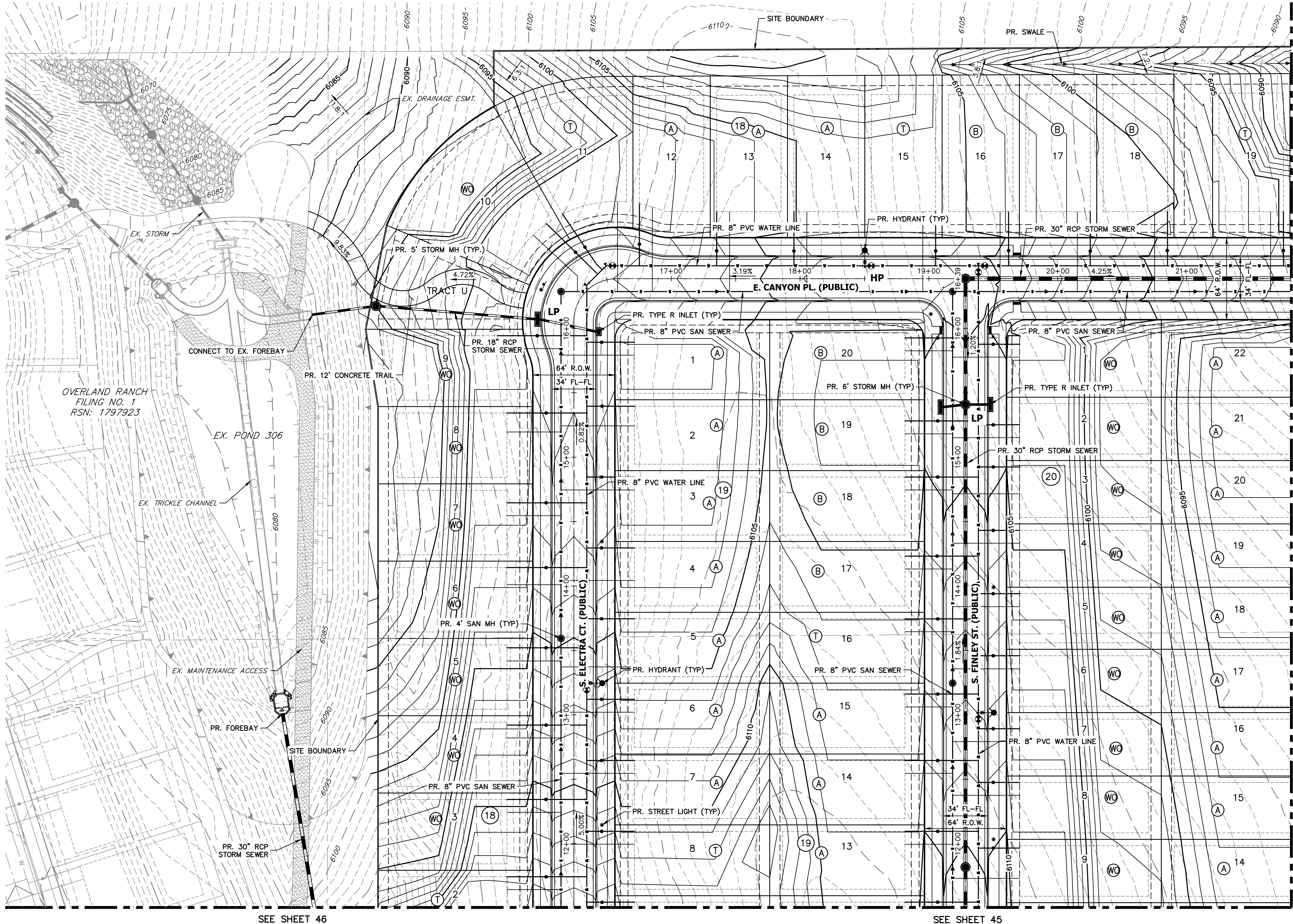
6-8" WATER LINE	
12" WATER LINE	
8" SANITARY LINE	
12" SANITARY LINE	
15" SANITARY LINE	
STORM PIPE	
EXISTING WTR	
EXISTING SAN	
EXISTING STORM PIPE	



SINGLE FAMILY LOT SERVICES

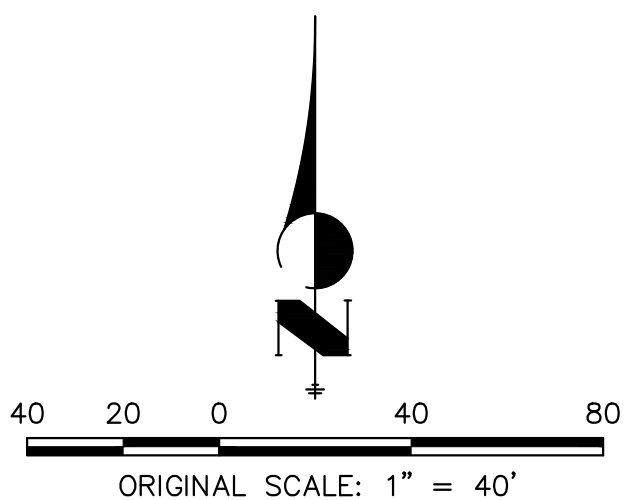


CHECKED BY:
DRAWN BY:



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 VALVE		
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT		PROPOSED MH		
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE				
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

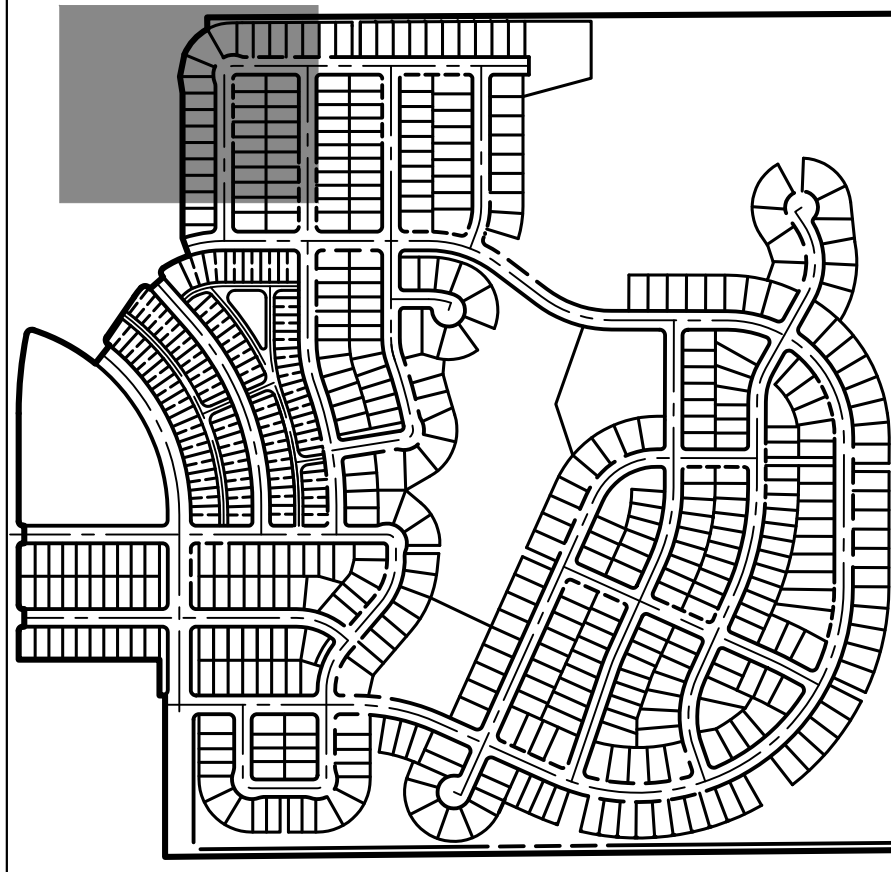


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KEY MAP

SCALE: 1"=700'



OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

12/06/24

DATE:

SP 01 - 07/10/24

SP 02 - 09/25/24

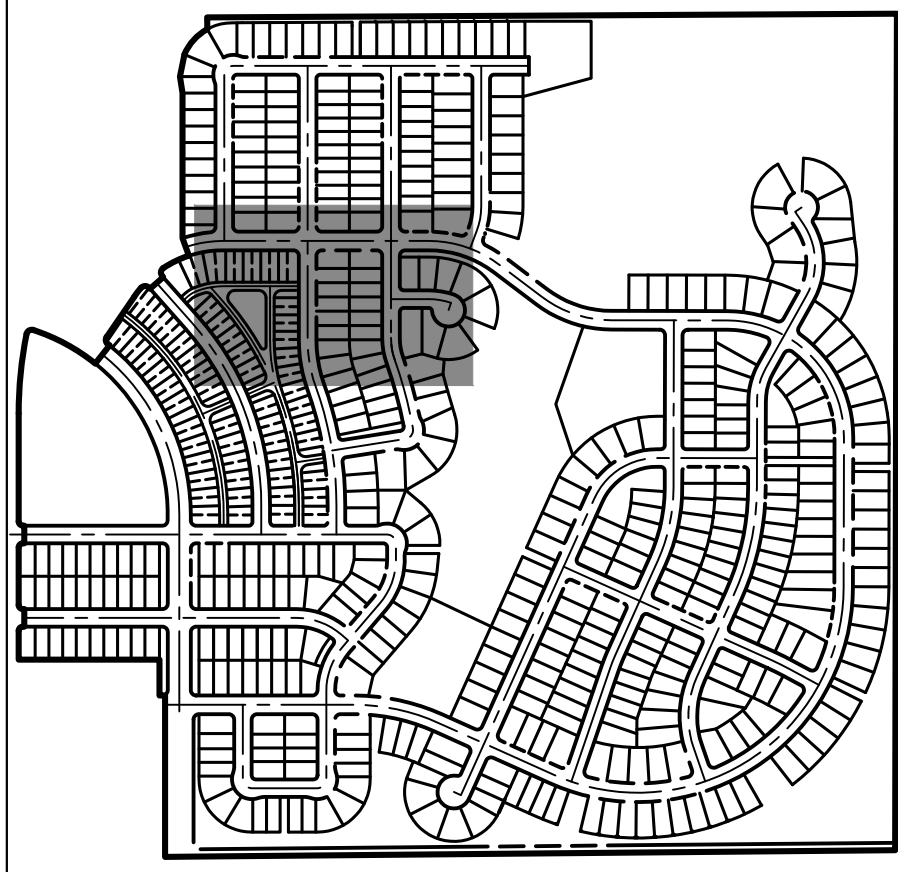
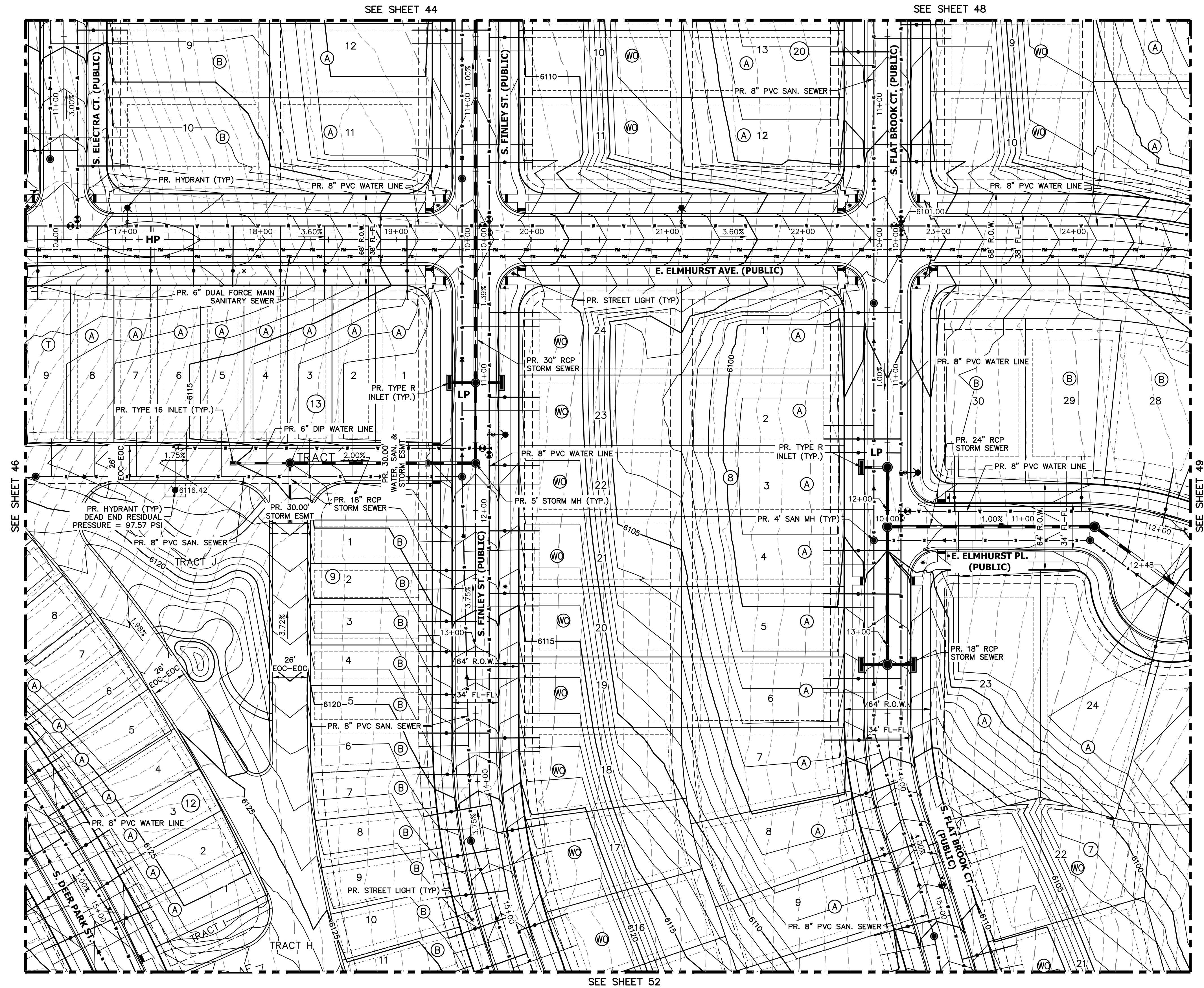
SP 03 - 12/06/24

SHEET TITLE:

GRADING &
UTILITY
PLAN

44

CHECKED BY:
DRAWN BY:



KEY MAP

SCALE: 1"=700'

DEAD END CALCULATIONS

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

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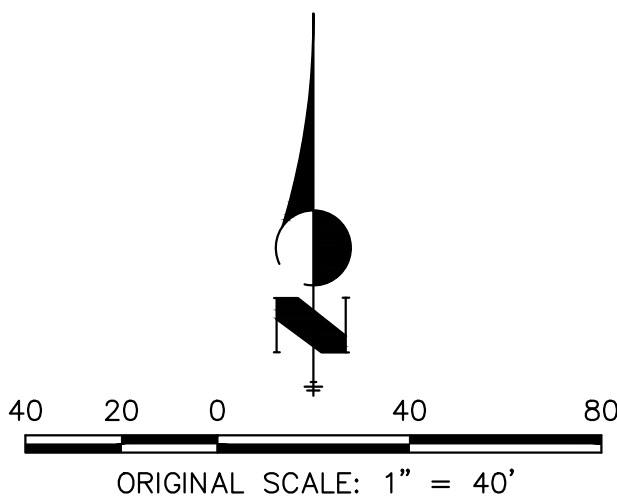
SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

GRADING &
UTILITY
PLAN

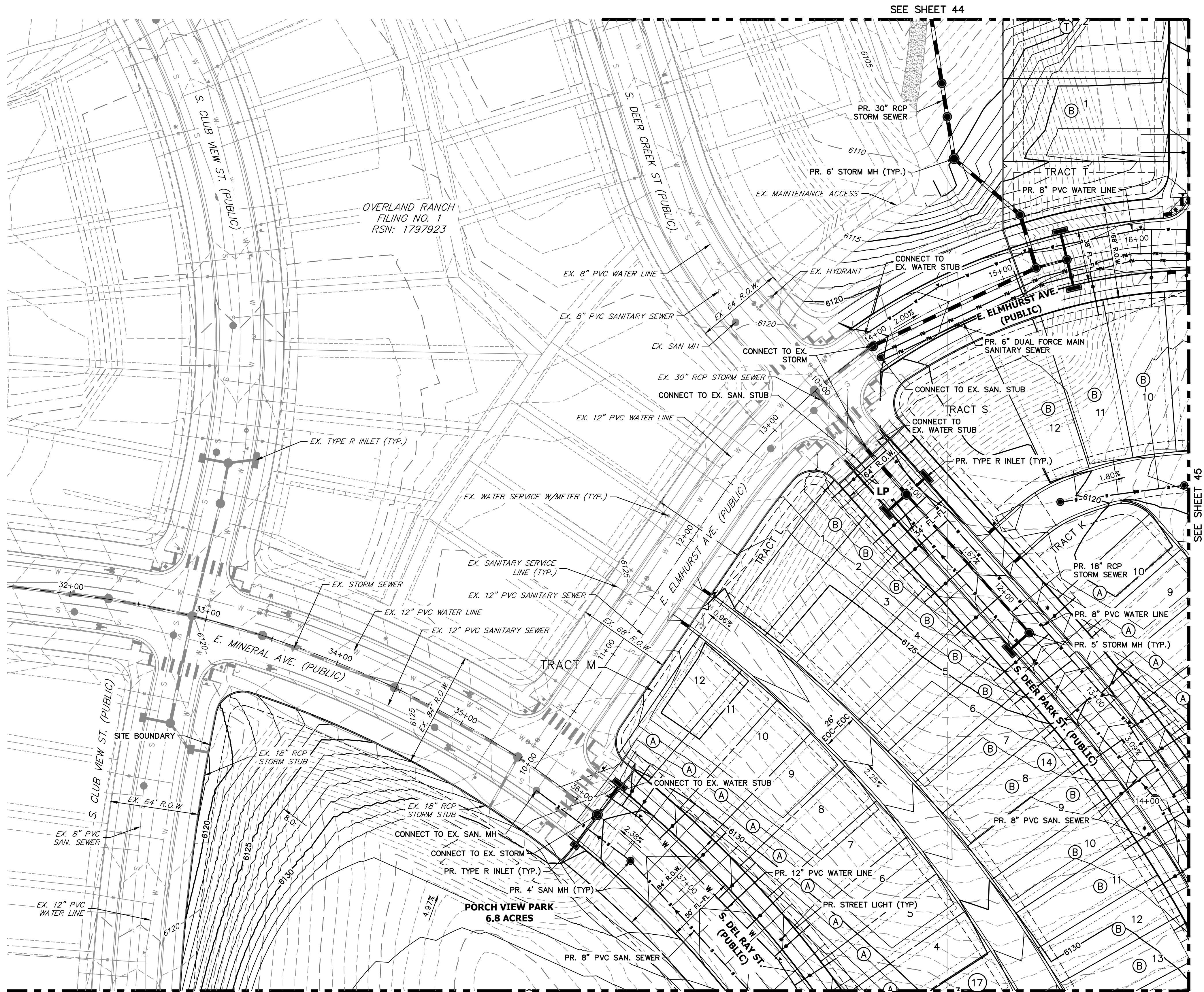
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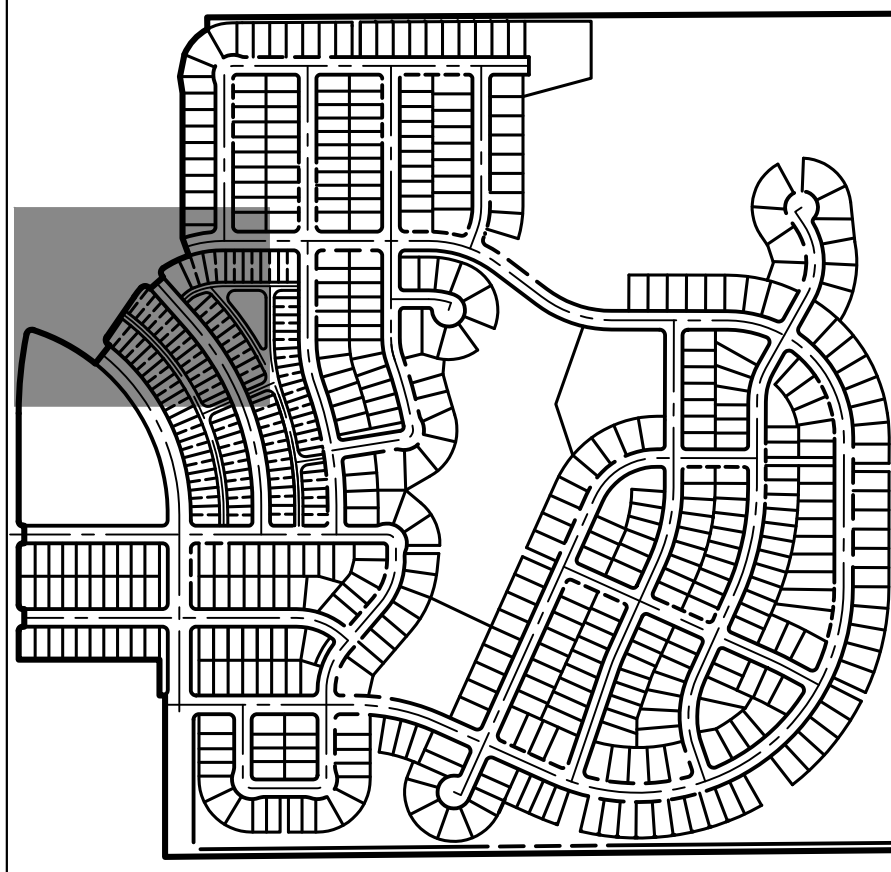
LEGEND

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



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KEY MAP

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680 5TH AVE FL 25
NEWYORK, NY, 10019

12/06/24

DATE:

SP 01 - 07/10/24

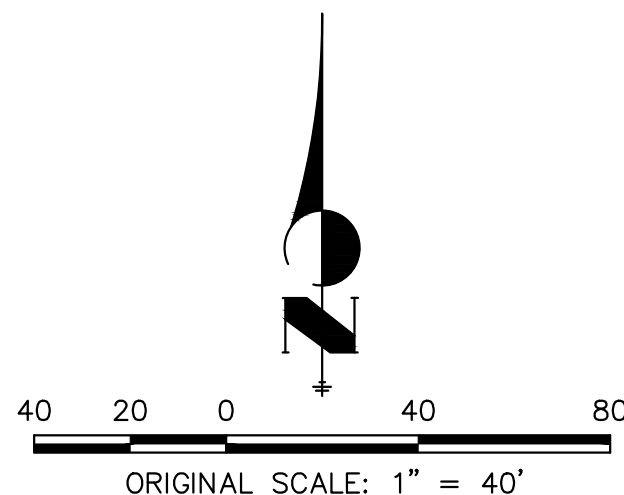
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SP 03 - 12/06/24

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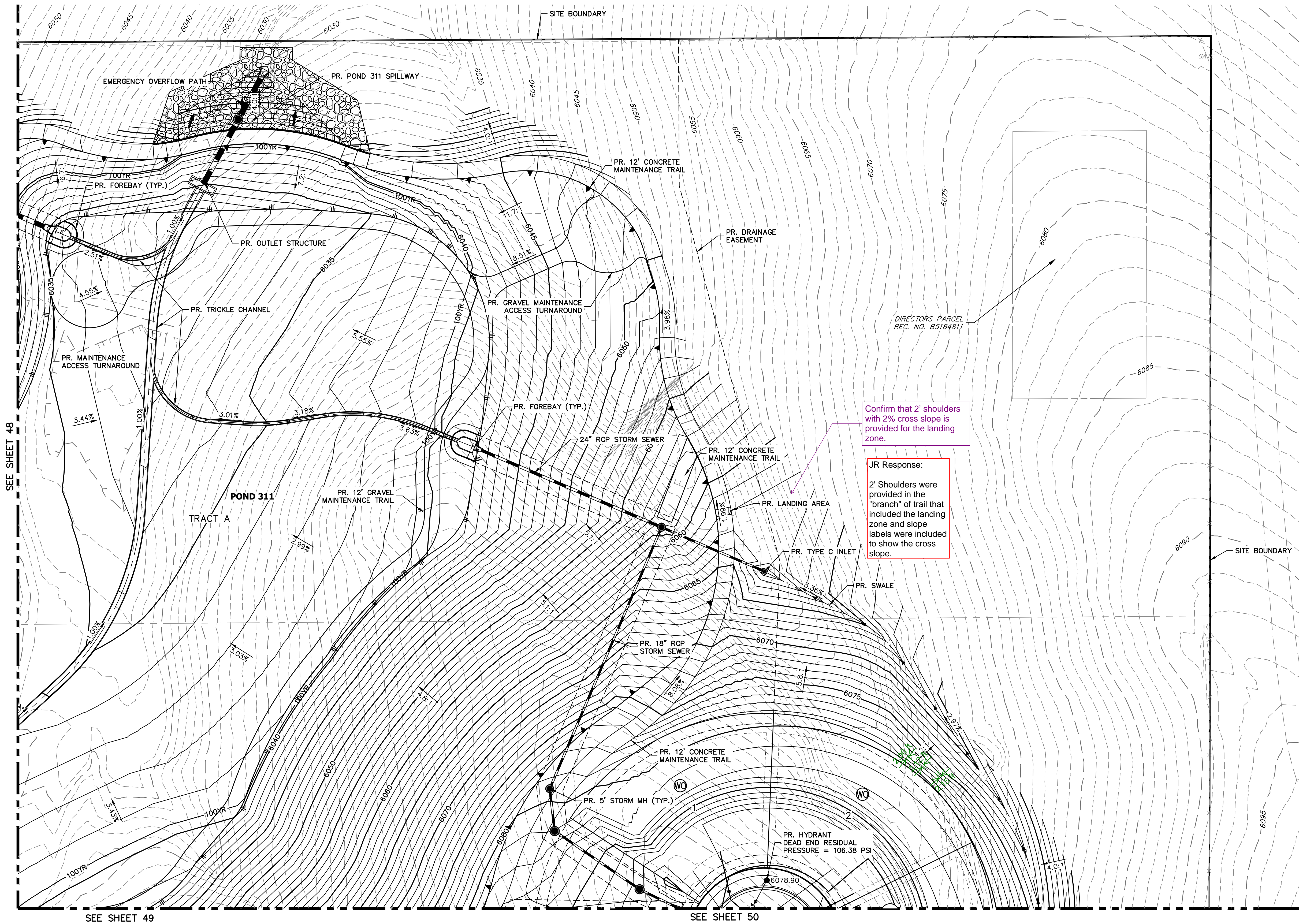
GRADING &
UTILITY
PLAN

46



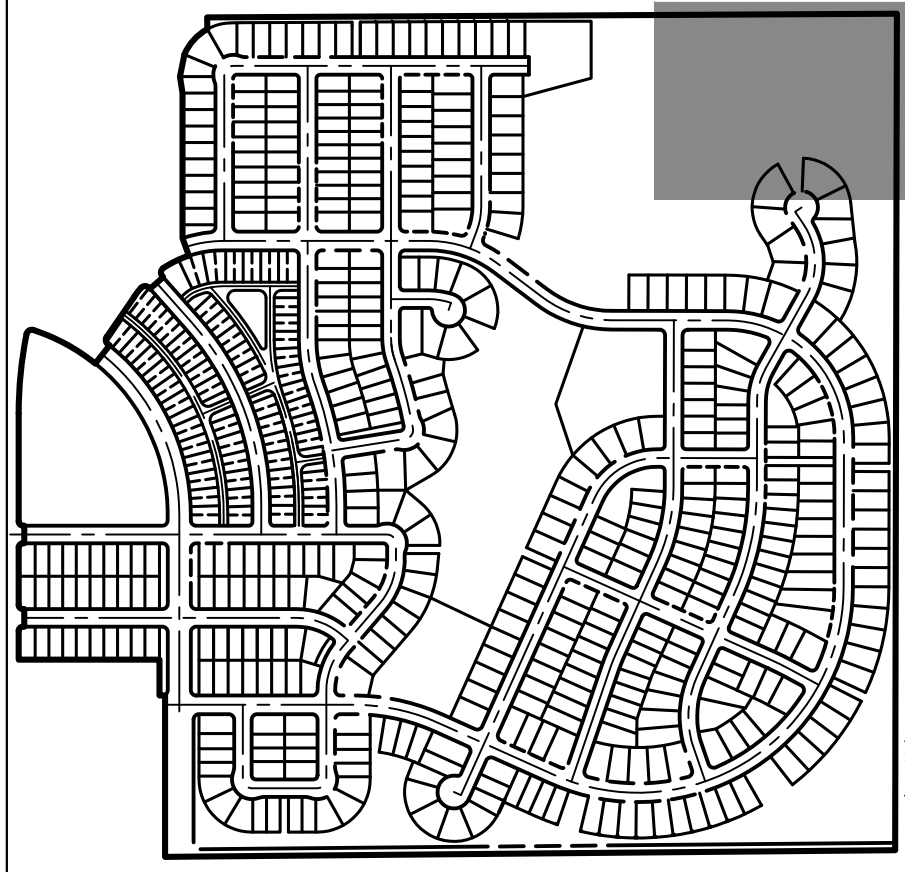
Know what's below.
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LEGEND

	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
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KEY MAP

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DEAD END CALCULATIONS

DIFFERENCE IN HEAD
J42 = 103 PSI PER LJA MUR
6078.9' - 6102.77' = -23.87'
-23.87' * 0.433 PSI/FT = -10.34 PSI
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113.34 PSI - 6.96 PSI = 106.38 PSI

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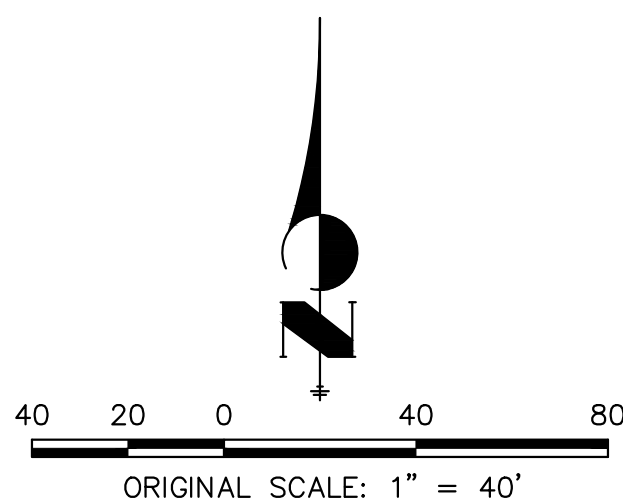
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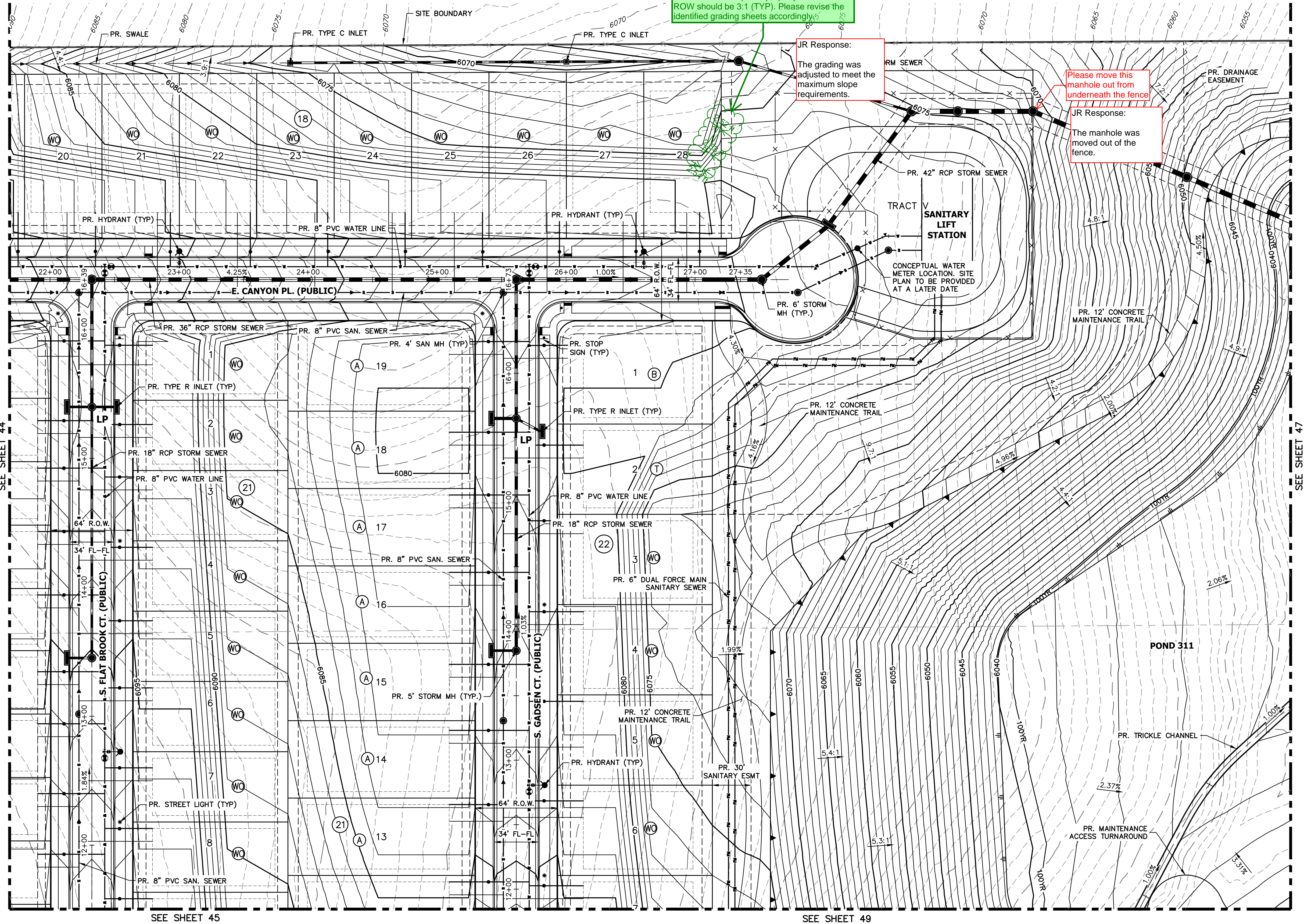
GRADING &
UTILITY
PLAN

47



Know what's below.
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LEGEND

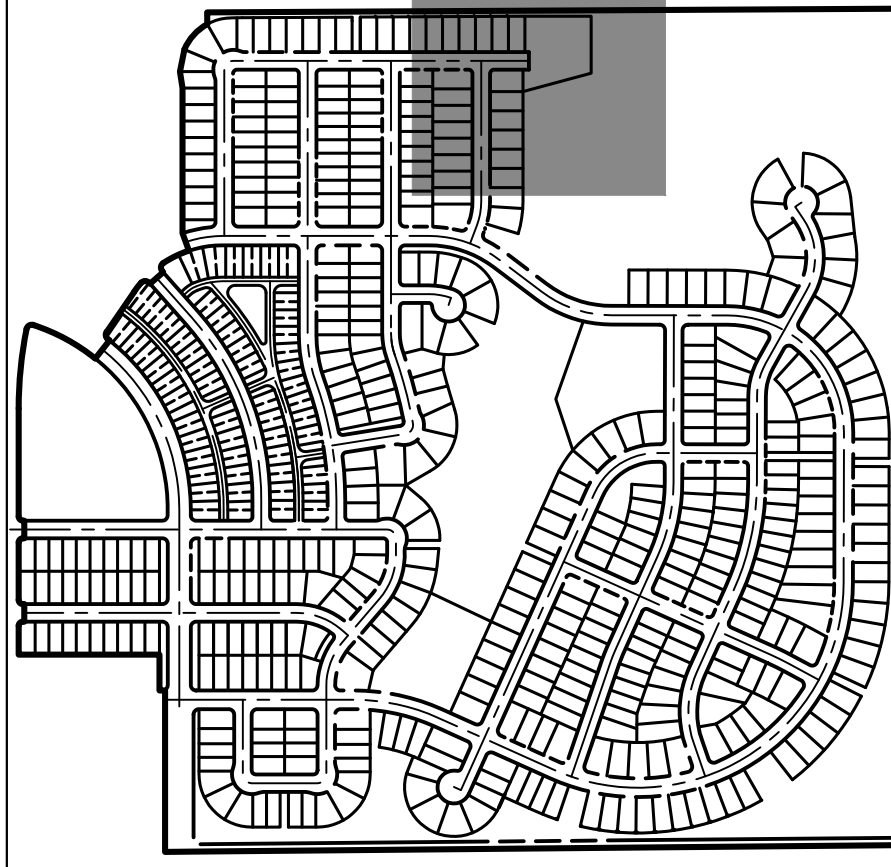
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	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

REPEATED COMMENT FROM 2ND REVIEW.
The maximum slope for property outside the ROW should be 3:1 (TYP). Please revise the identified grading sheets accordingly.

JR Response:
The grading was adjusted to meet the maximum slope requirements.

Please move this manhole out from underneath the fence.

JR Response:
The manhole was moved out of the fence.



KEY MAP

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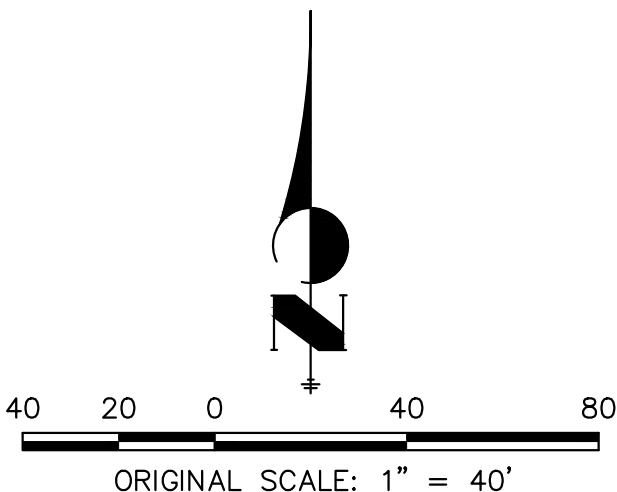
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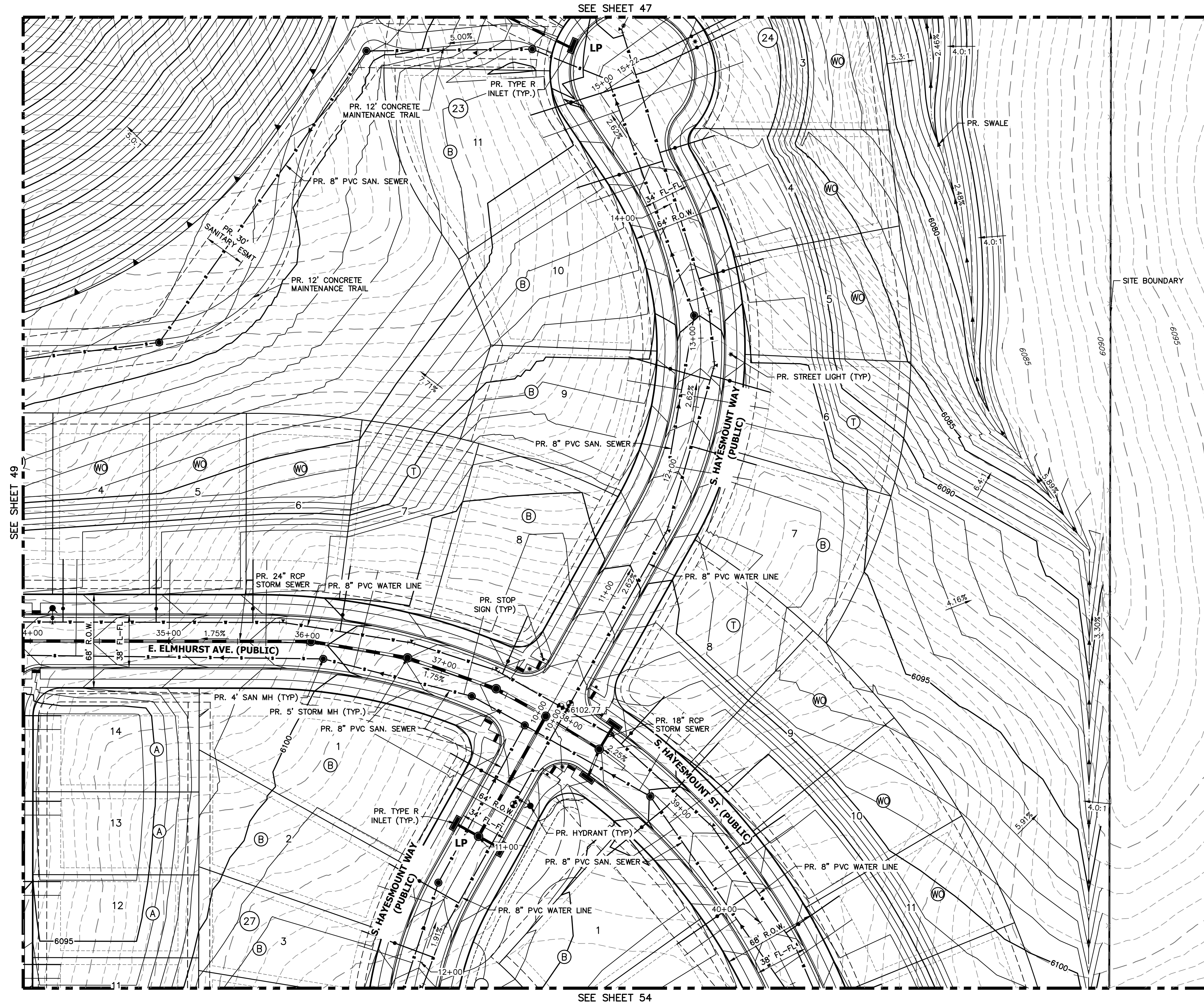
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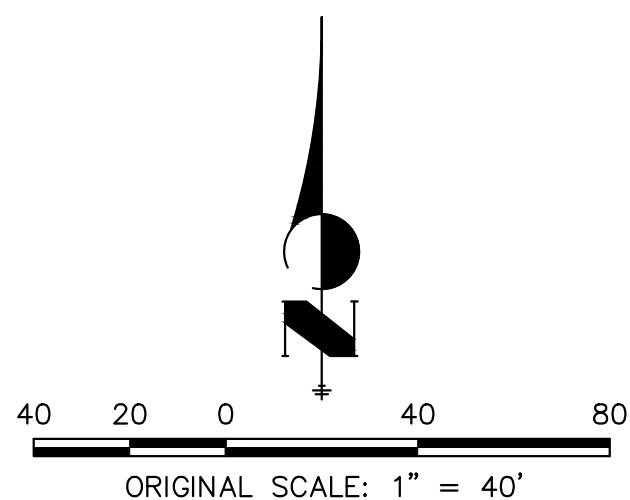


LEGEND

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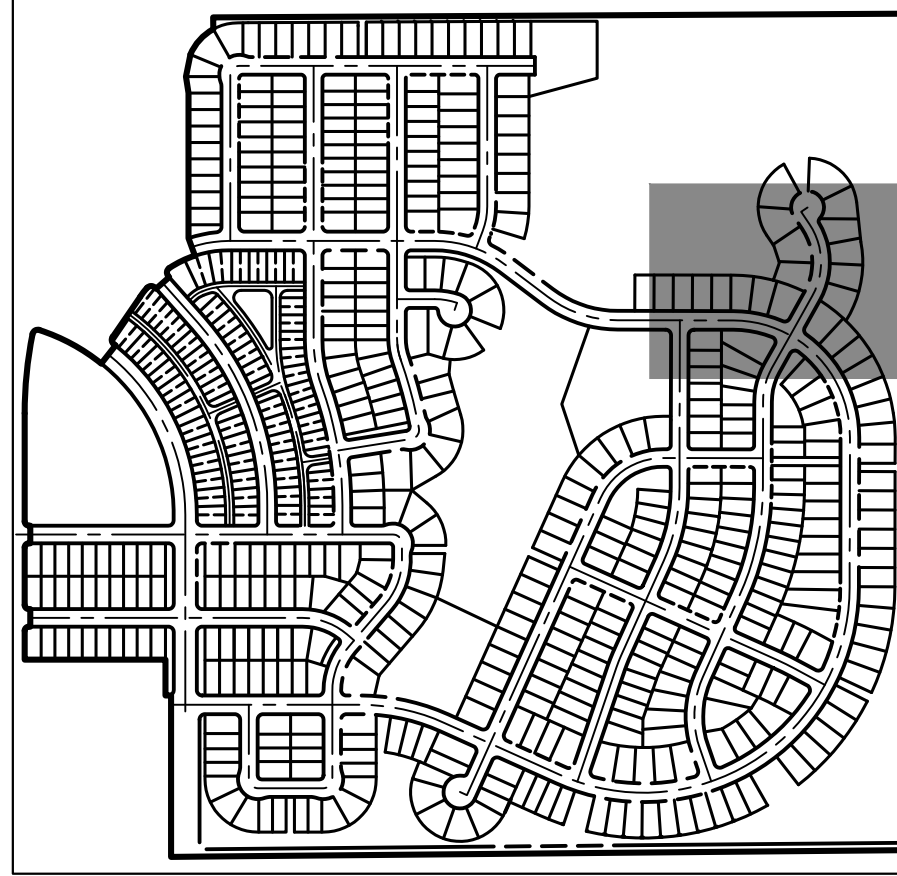
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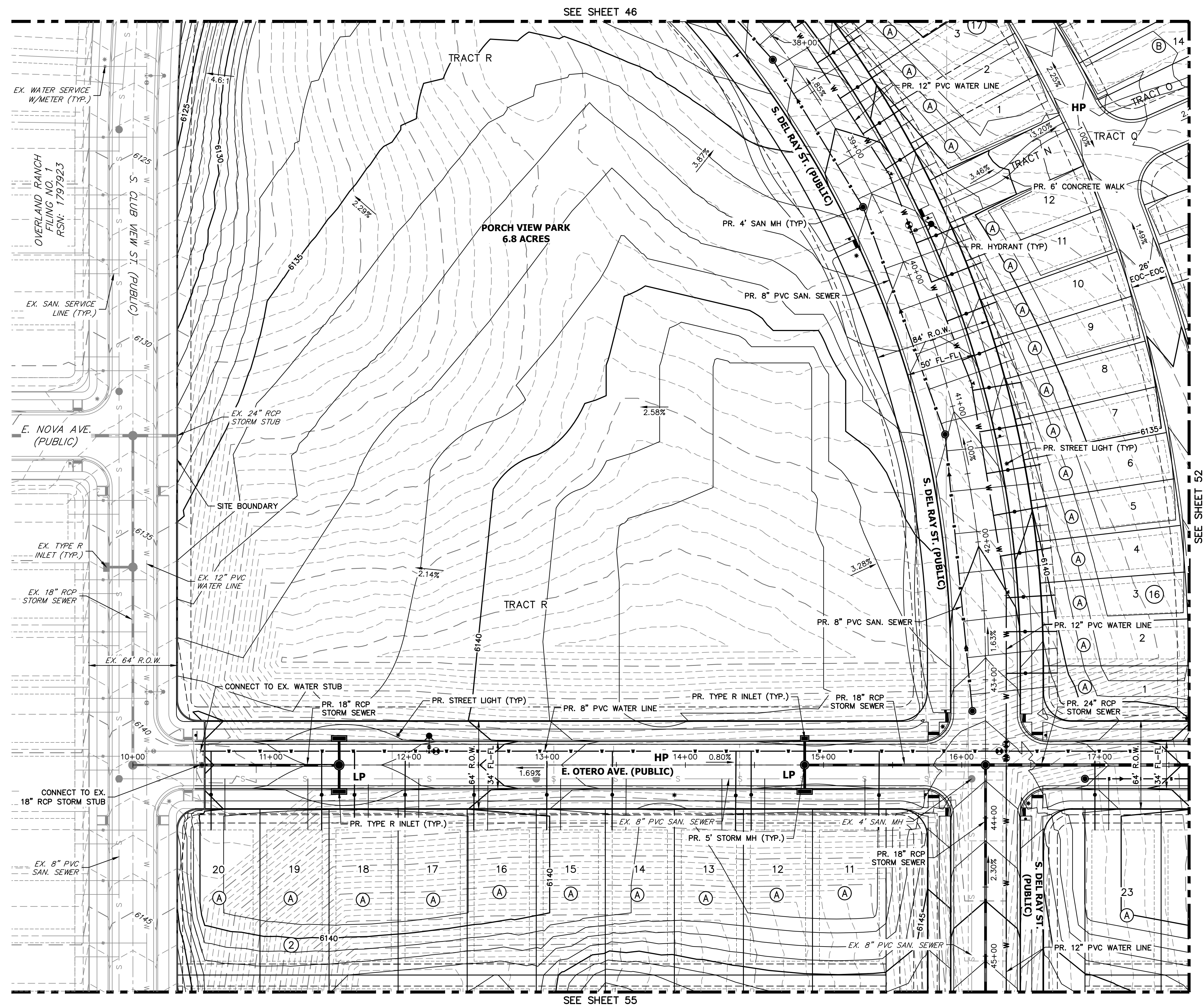
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GRADING &
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PLAN
50

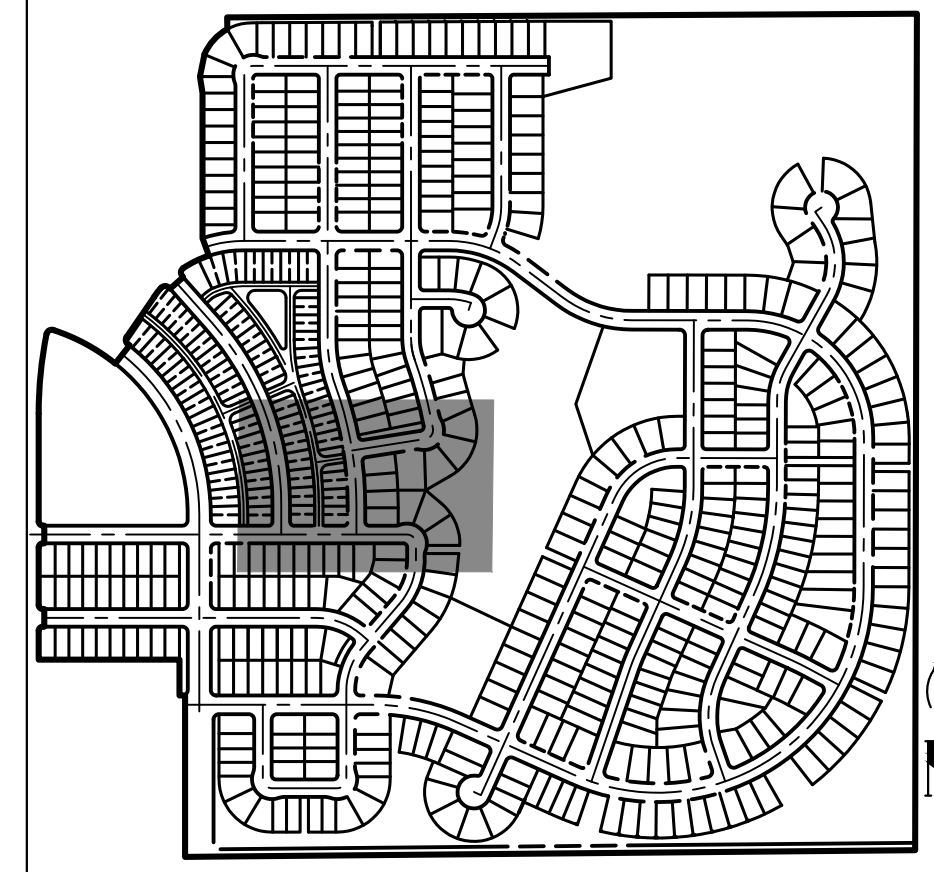
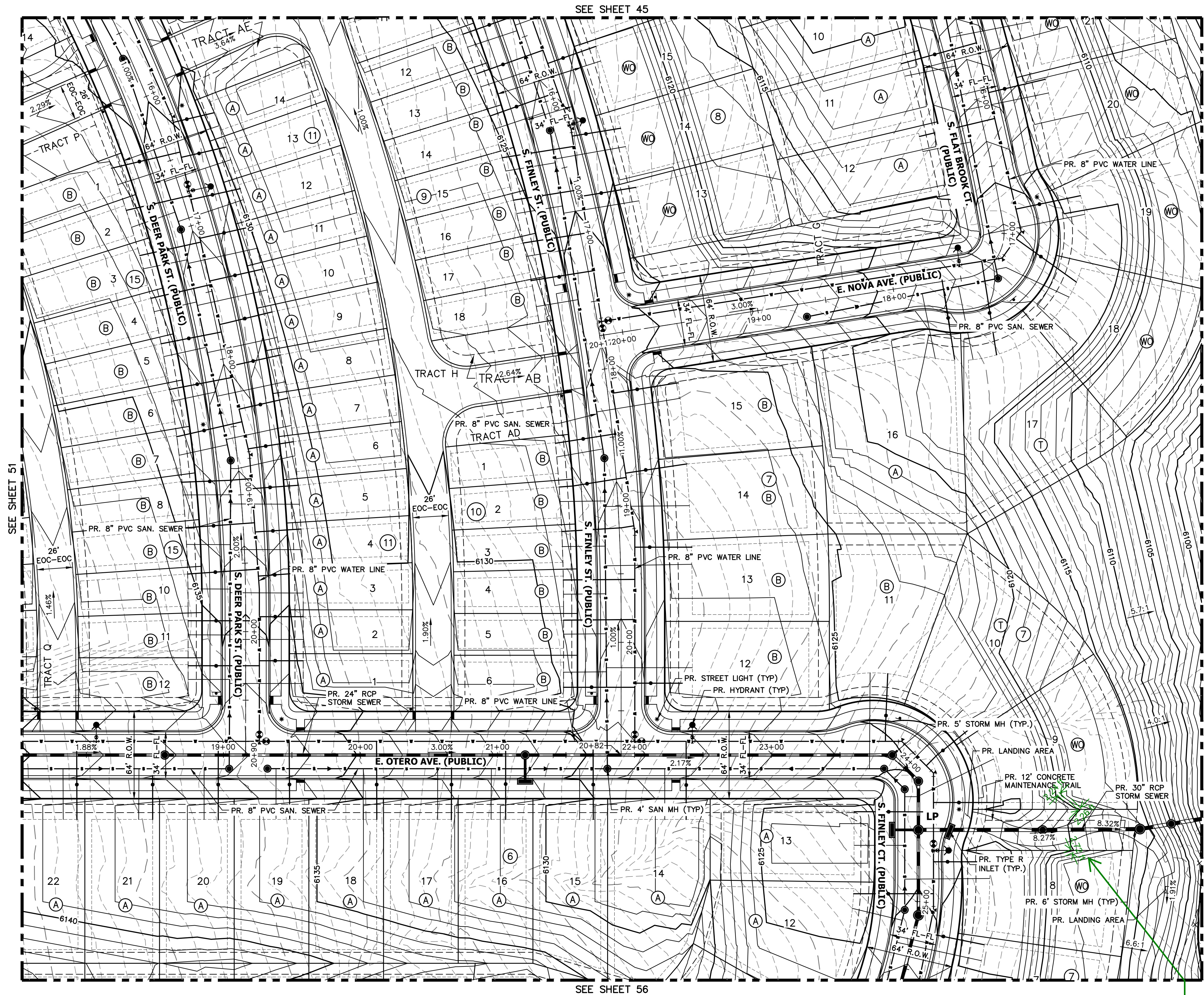


KEY MAP

SCALE: 1"=700'



CHECKED BY:
DRAWN BY:



KEY MAP

SCALE: 1"=700'

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3. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
4. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
5. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
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10. ALL SANITARY SERVICE CONNECTIONS ARE PRIVATE.

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

12/06/24
DATE:
SP 01 - 07/10/24
SP 02 - 09/25/24
SP 03 - 12/06/24

SHEET TITLE:

GRADING &
UTILITY
PLAN
52

LEGEND

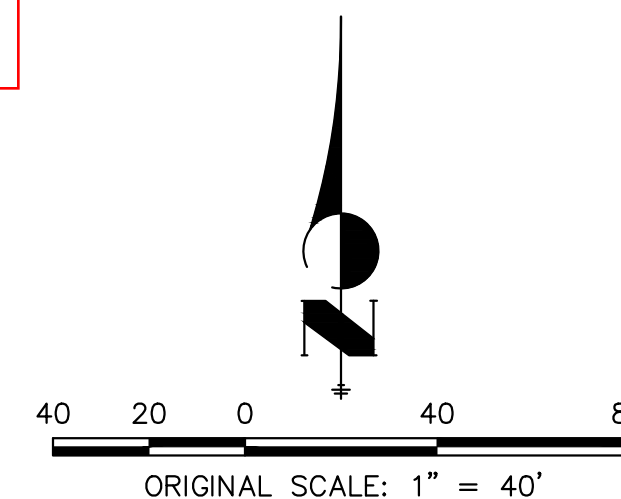
	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
	6" VERTICAL SPILL CURB W/ 1" GUTTER		PROPOSED MAJOR CONTOURS		EXISTING PROPERTY LINE		EXISTING FIRE HYDRANT
	PROPOSED WATERLINE		EXISTING CURB & GUTTER		EFFECTIVE 100YR FLOOD PLAIN		EXISTING LIGHT
	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		
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	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE		PROPOSED MH		
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

REPEATED COMMENT FROM 2ND REVIEW.

The maximum slope for property outside the ROW should be 3:1 (TYP). Please revise the identified grading sheets accordingly.

JR Response:

The maximum slope grade was adjusted to meet the 3:1 minimum requirement.



Know what's below.
Call before you dig.

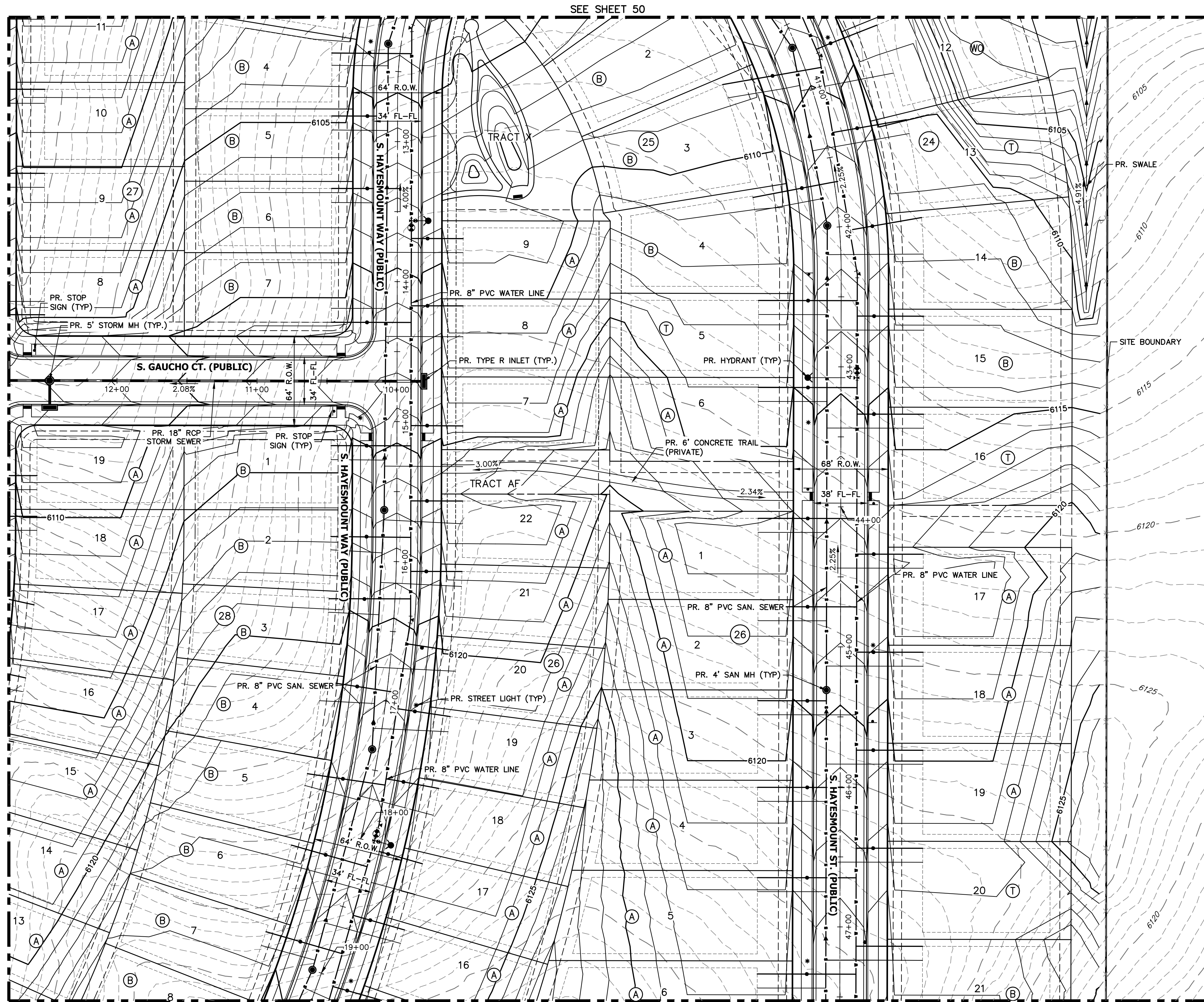
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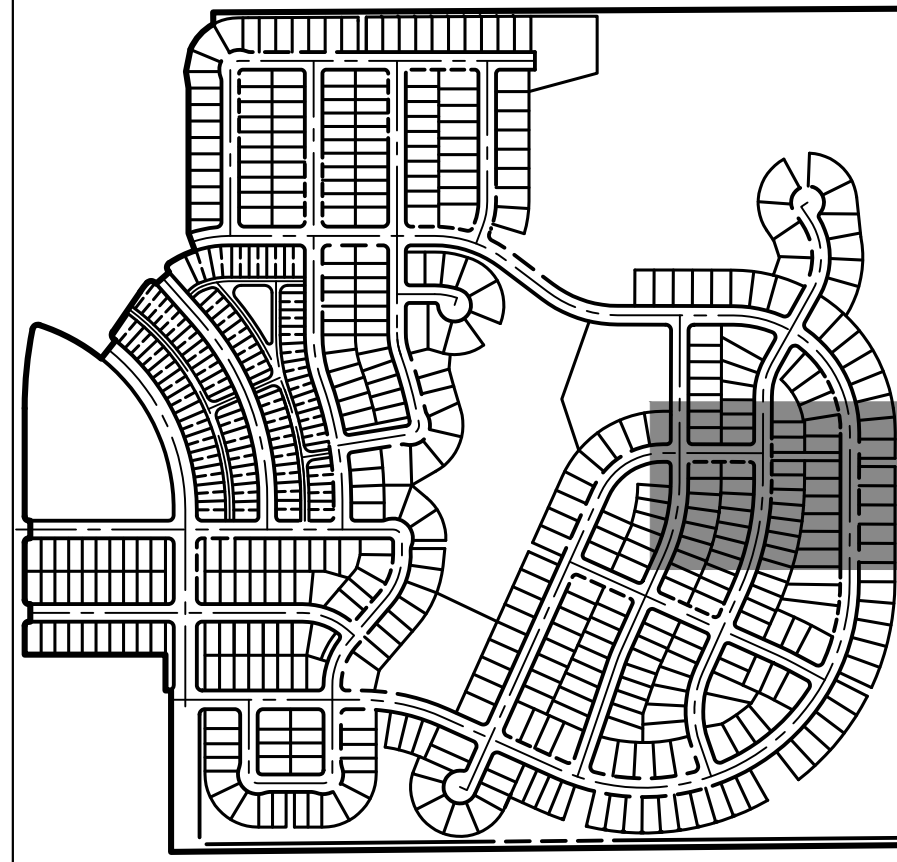
LEGEND

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SEE SHEET 53



SEE SHEET 58

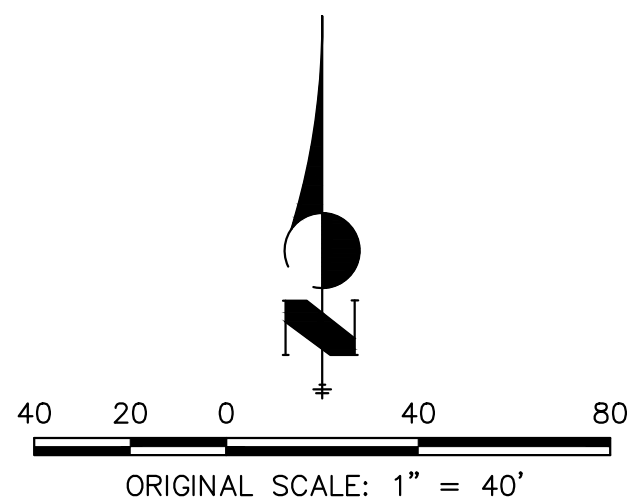


KEY MAP

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OVERLAND RANCH- SITE PLAN 2

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DATE:

SP 01 - 07/10/24

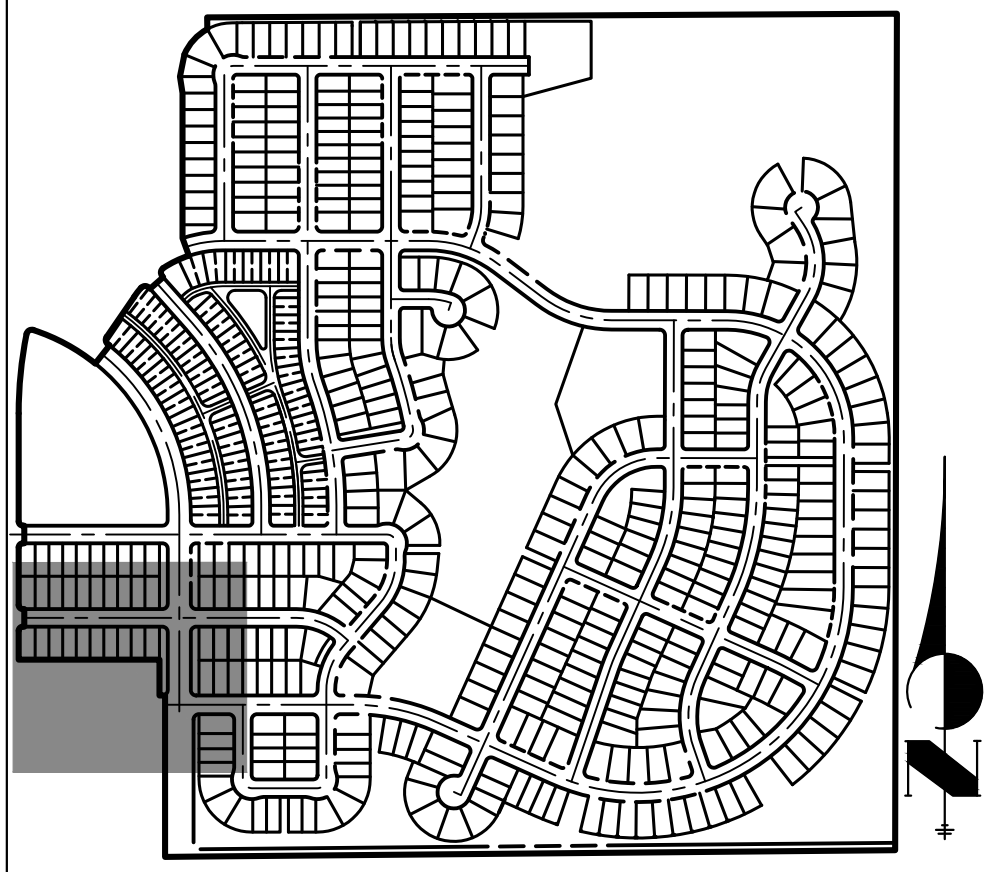
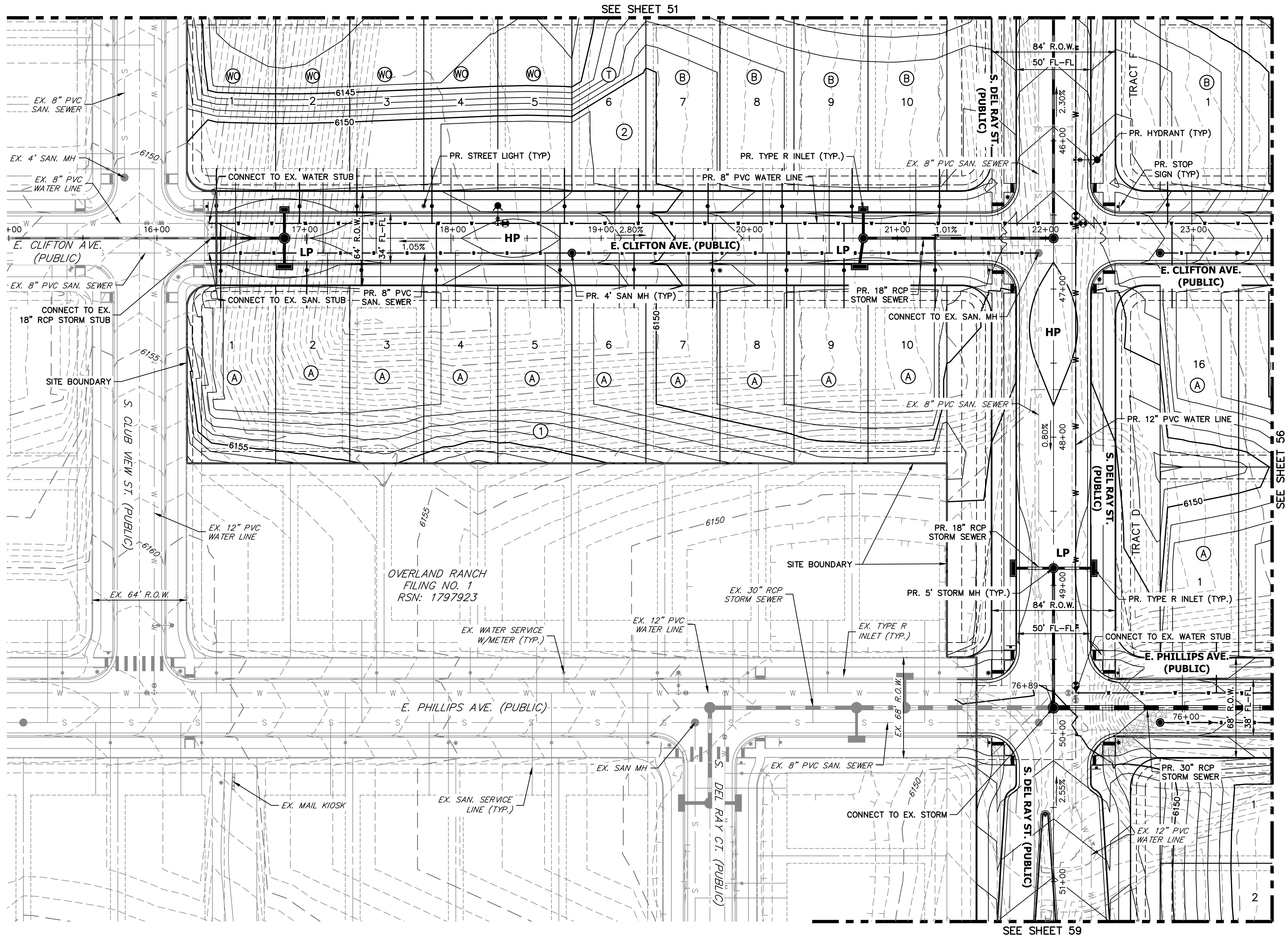
SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

GRADING &
UTILITY
PLAN
54

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KEY MAP

SCALE: 1"=700'

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NEWYORK, NY, 10019

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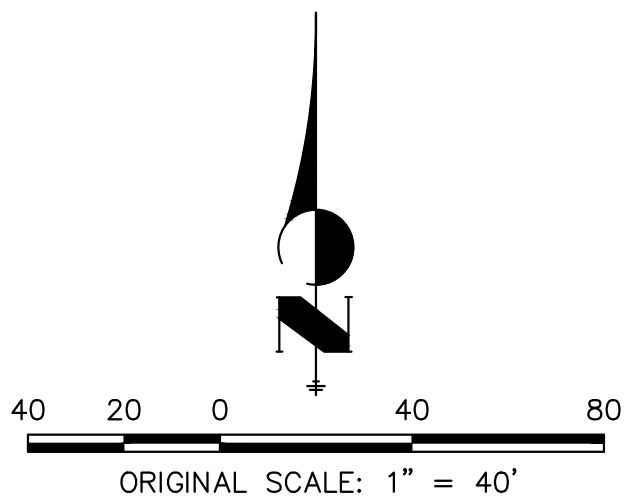
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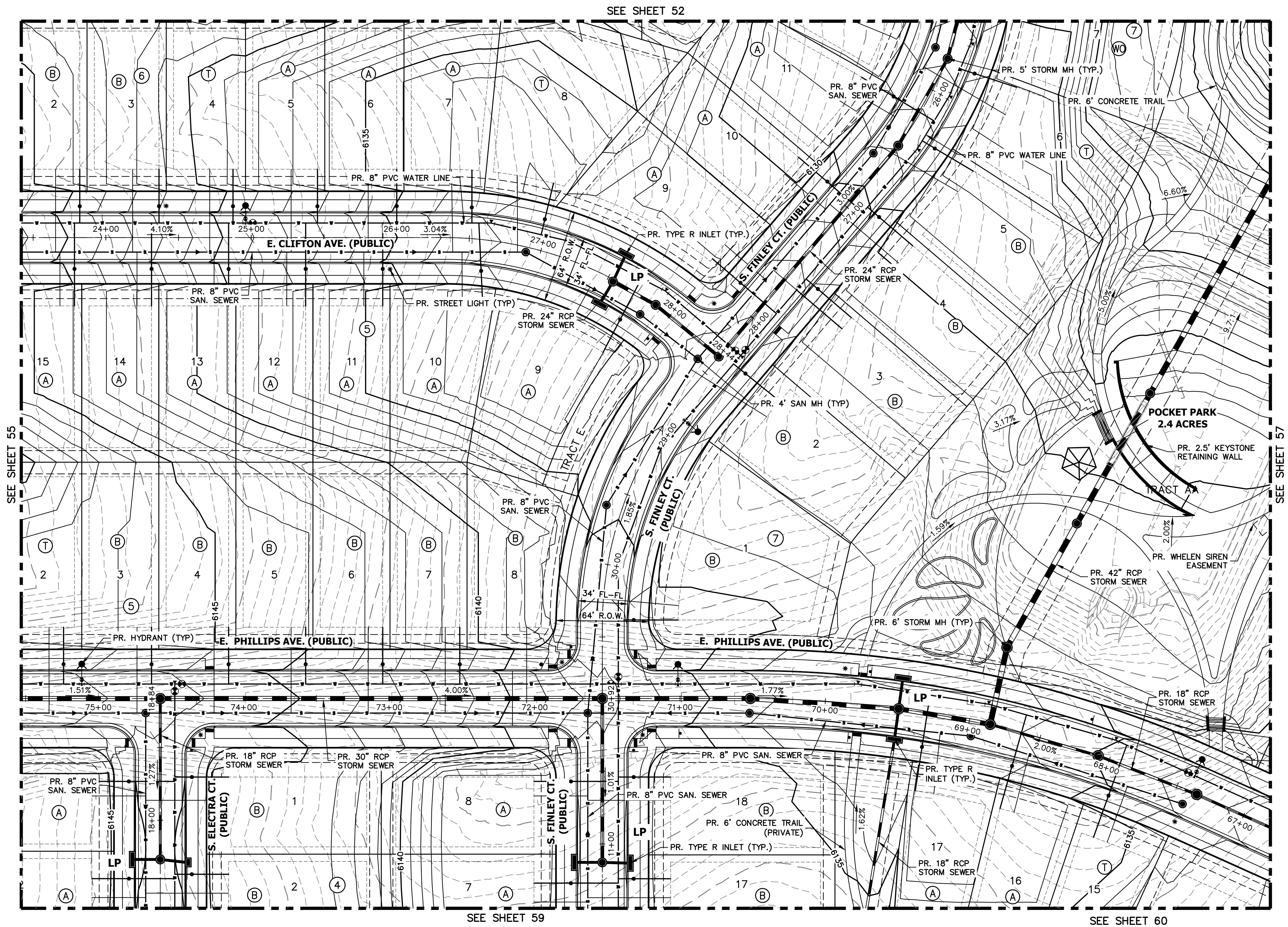
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LEGEND

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	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				

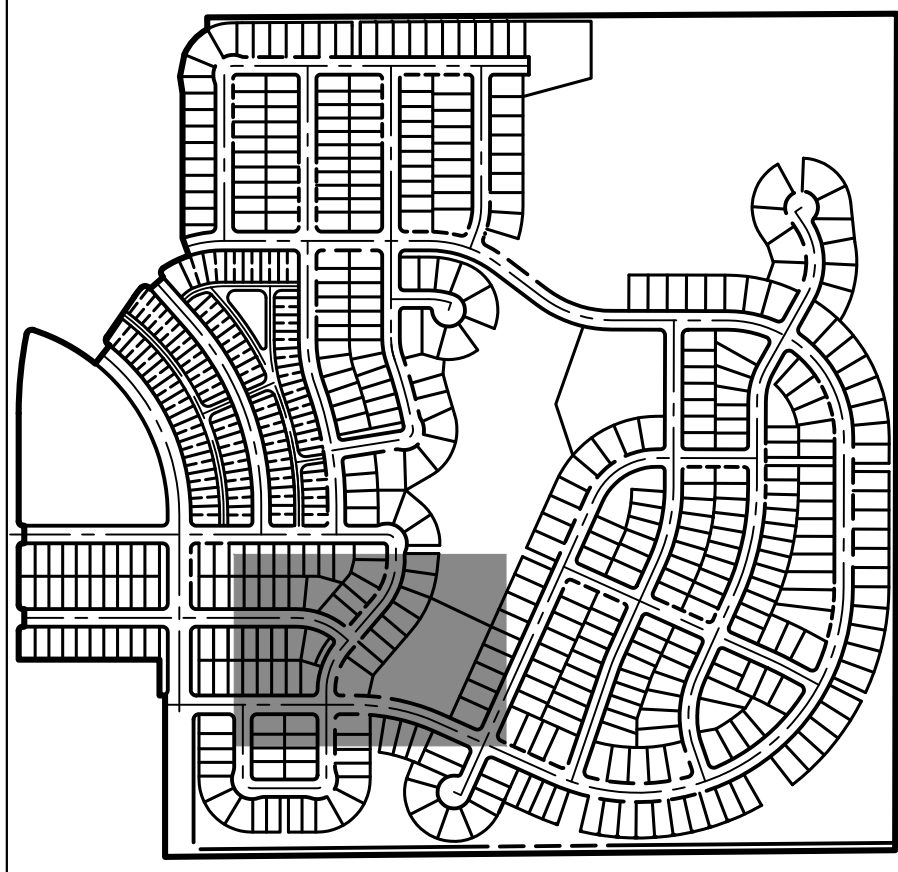


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DRAWN BY:



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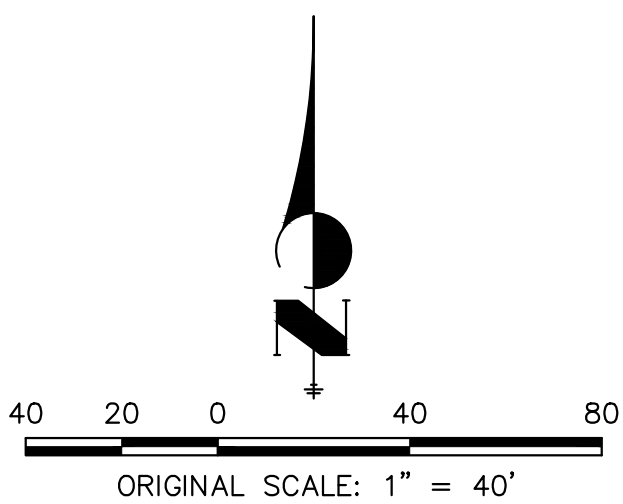


KEY MAP

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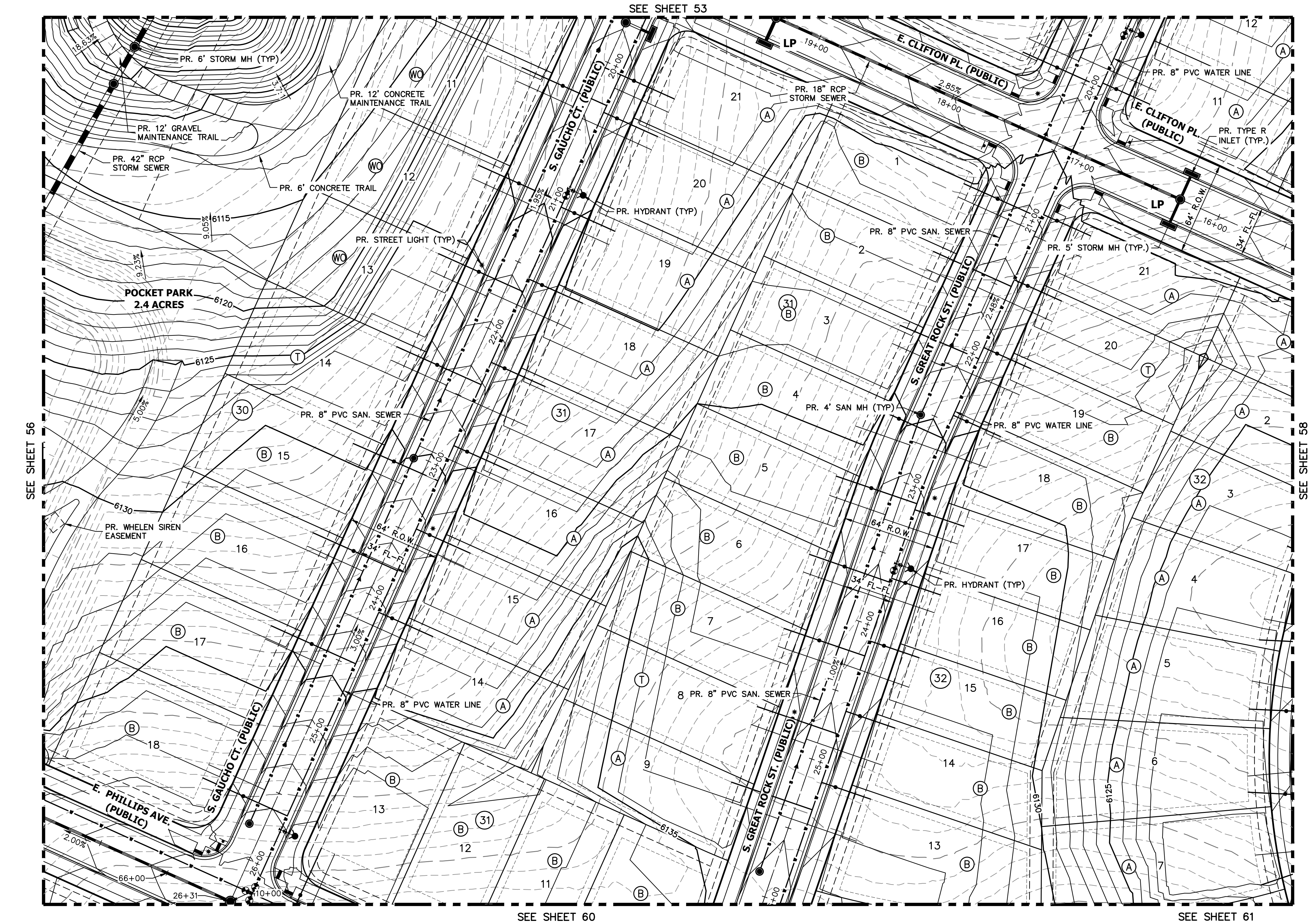
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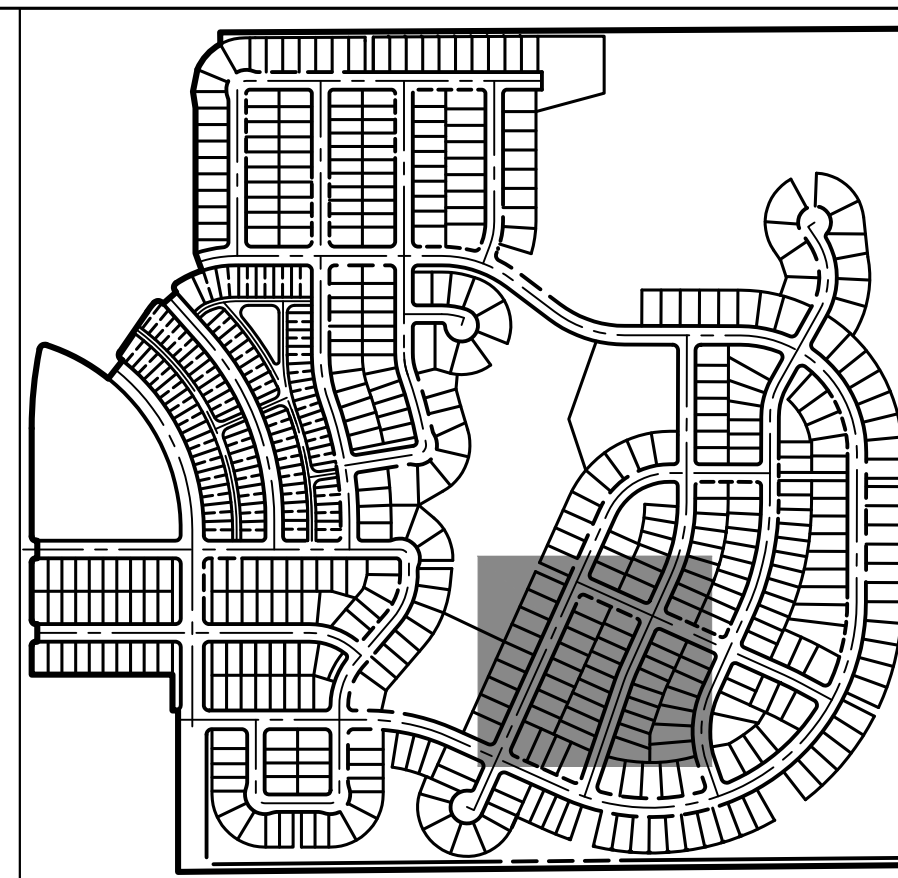
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UTILITY
PLAN
56

CHECKED BY:
DRAWN BY:



LEGEND

	6" VERTICAL CATCH CURB W/ 1" GUTTER		PROPOSED MINOR CONTOURS		EXISTING EASEMENT		EXISTING WATER VALVE
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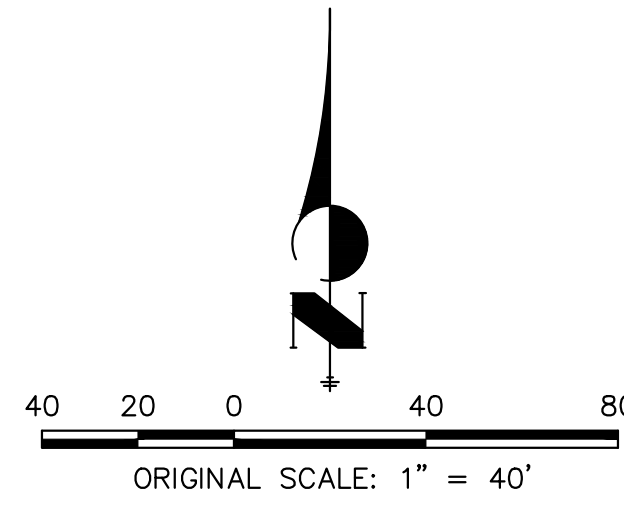


KEY MAP

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OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

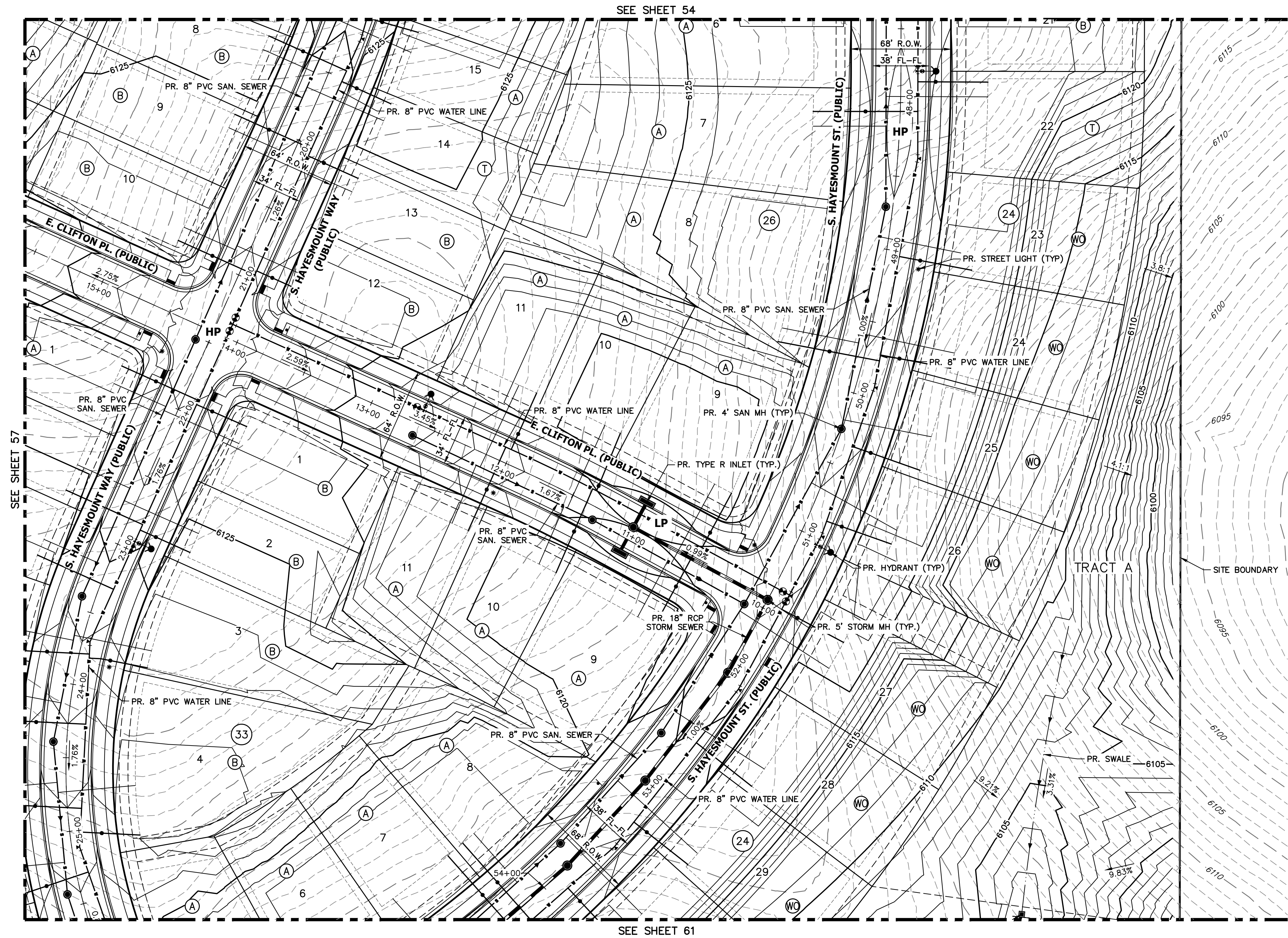
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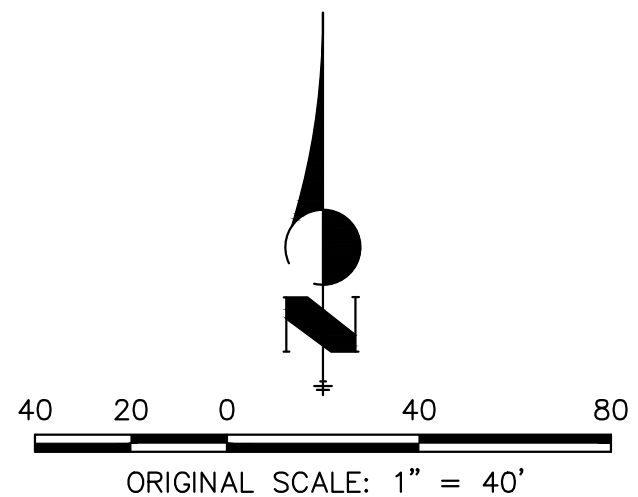
GRADING &
UTILITY
PLAN
57

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DRAWN BY:



LEGEND

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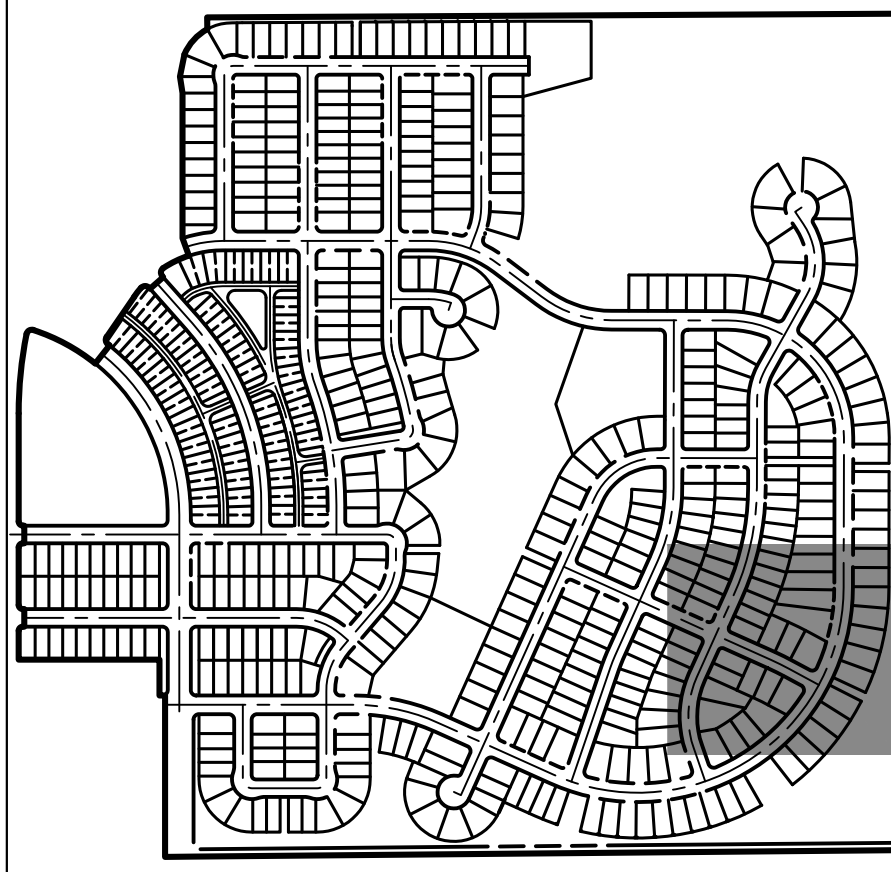
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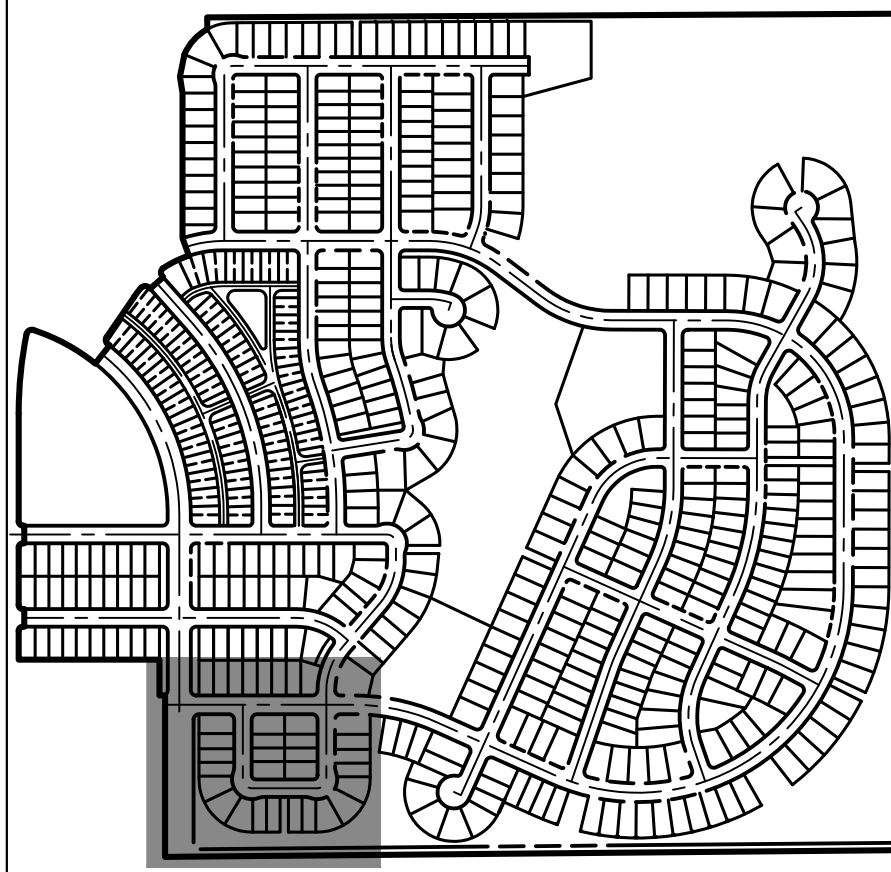
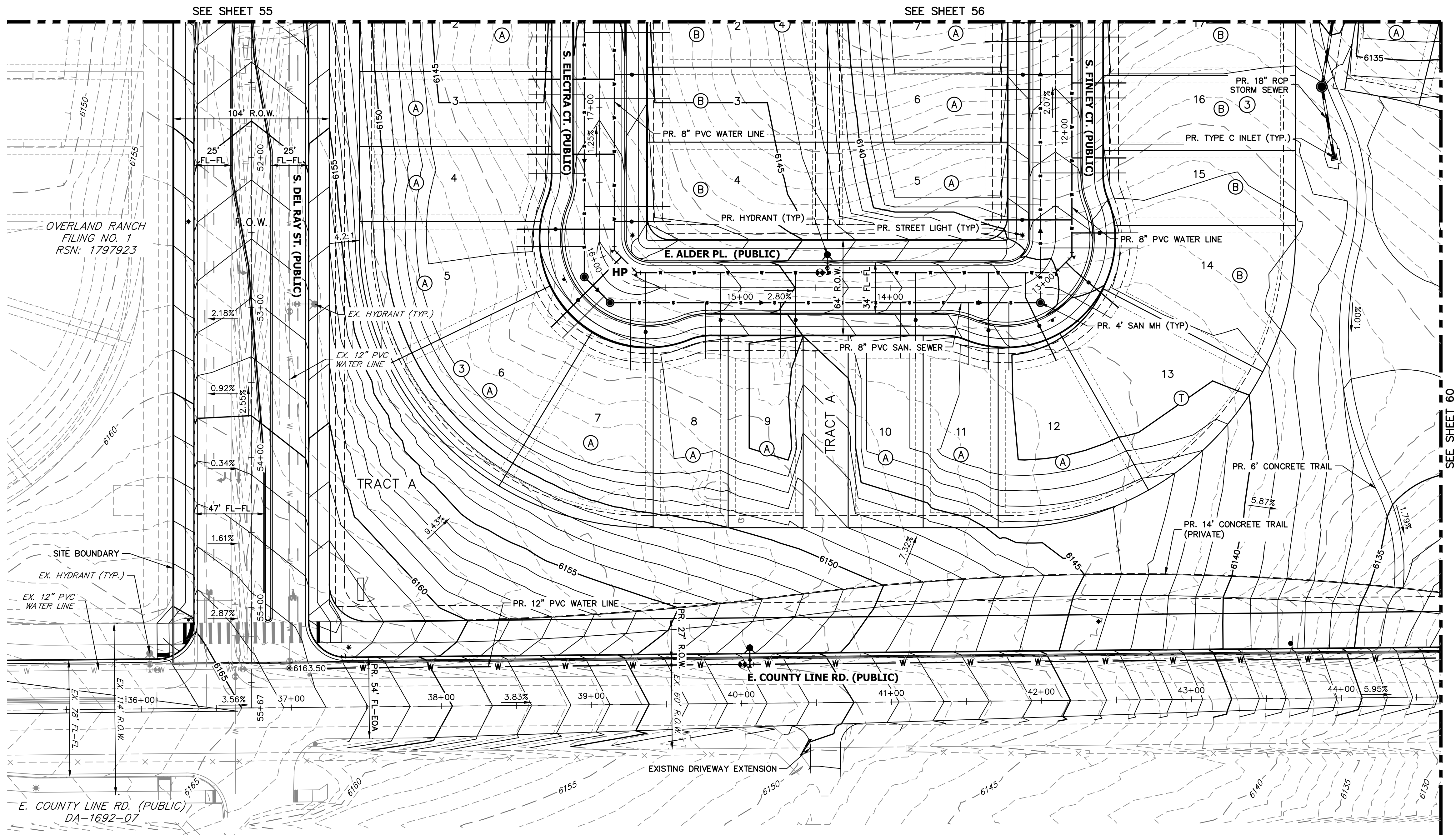
GRADING &
UTILITY
PLAN
58



KEY MAP

SCALE: 1"=700'

CHECKED BY:
DRAWN BY:



KEY MAP

SCALE: 1"=700'

GENERAL NOTES

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

OVERLAND RANCH- SITE PLAN 2

AURORA, COLORADO

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

12/06/24

DATE:

SP 01 - 07/10/24

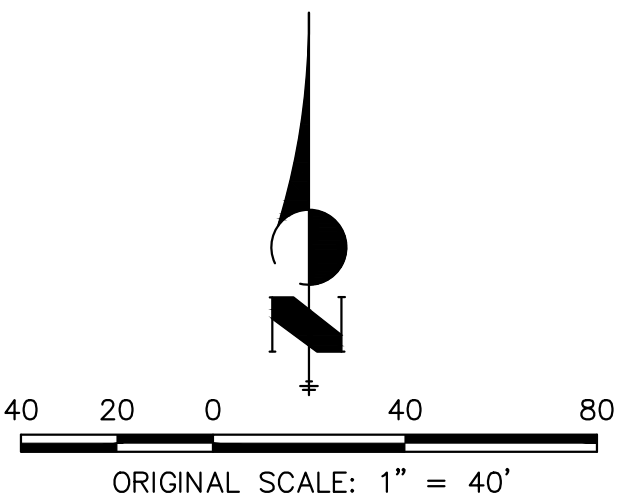
SP 02 - 09/25/24

SP 03 - 12/06/24

SHEET TITLE:

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UTILITY
PLAN

59

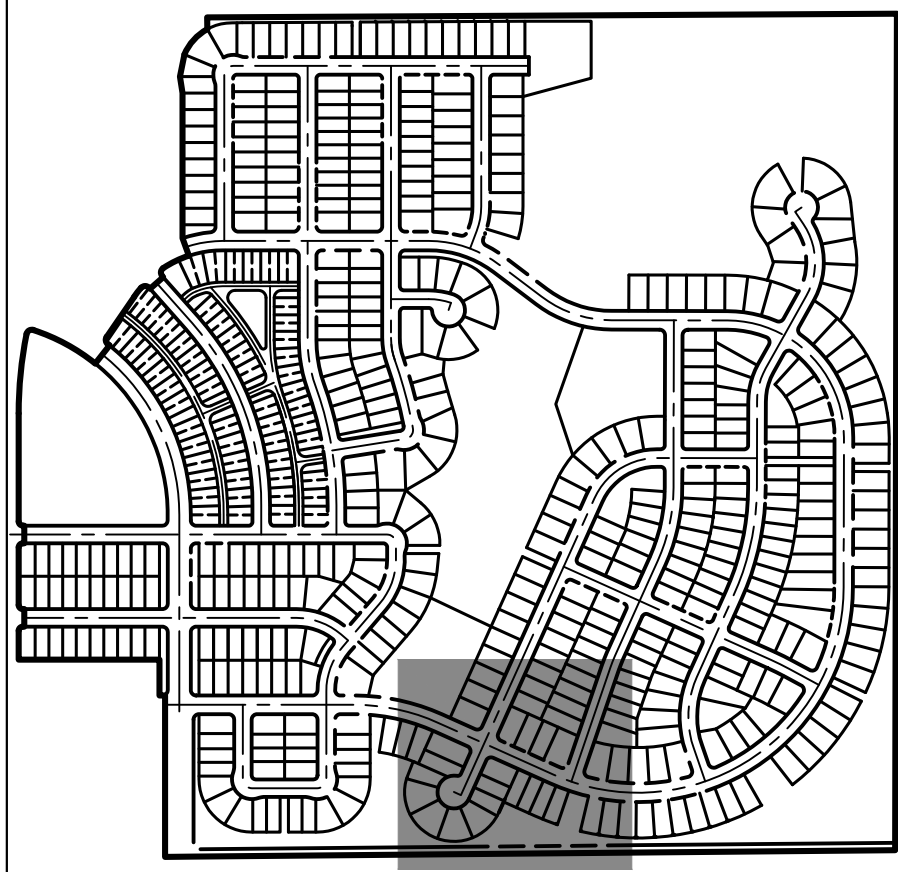


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KEY MAP

SCALE: 1"=700'

GENERAL NOTES

1. PROPOSED STORM SEWER SYSTEM IS PUBLIC AND WILL BE MAINTAINED BY THE CITY OF AURORA.
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OWNER:

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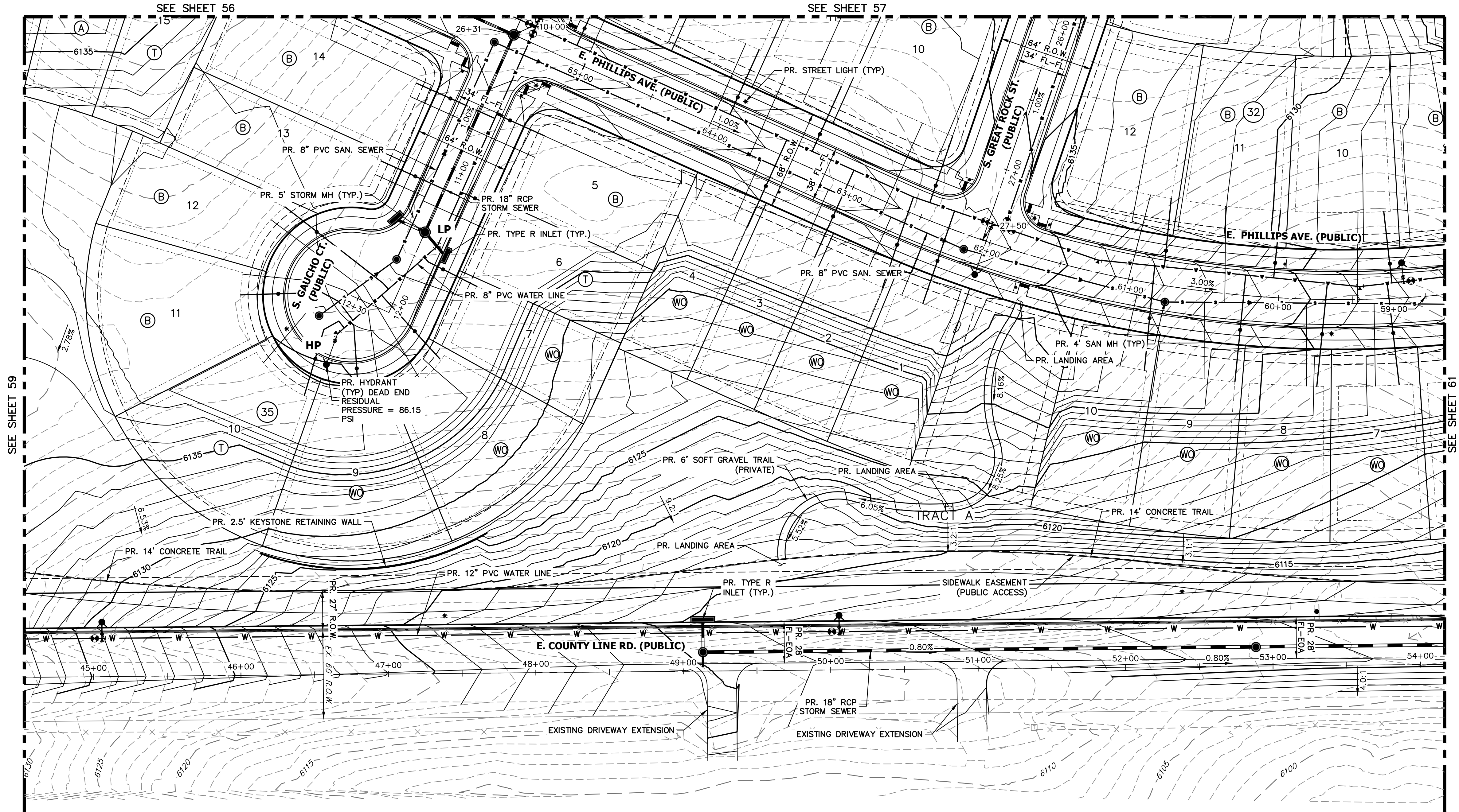
SHEET TITLE:

GRADING &
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PLAN

60

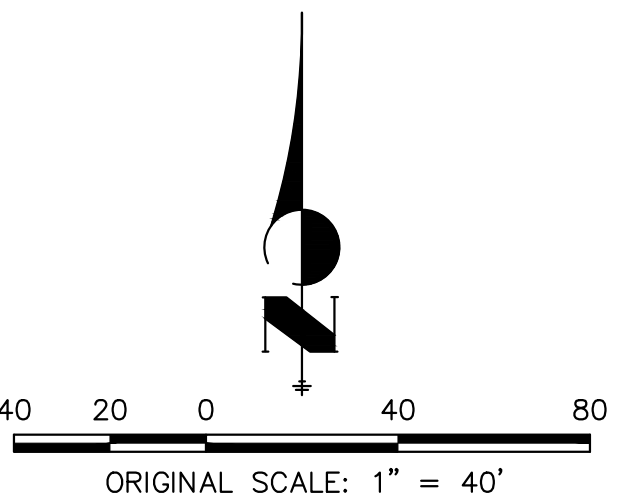
OVERLAND RANCH- SITE PLAN 2
AURORA, COLORADO

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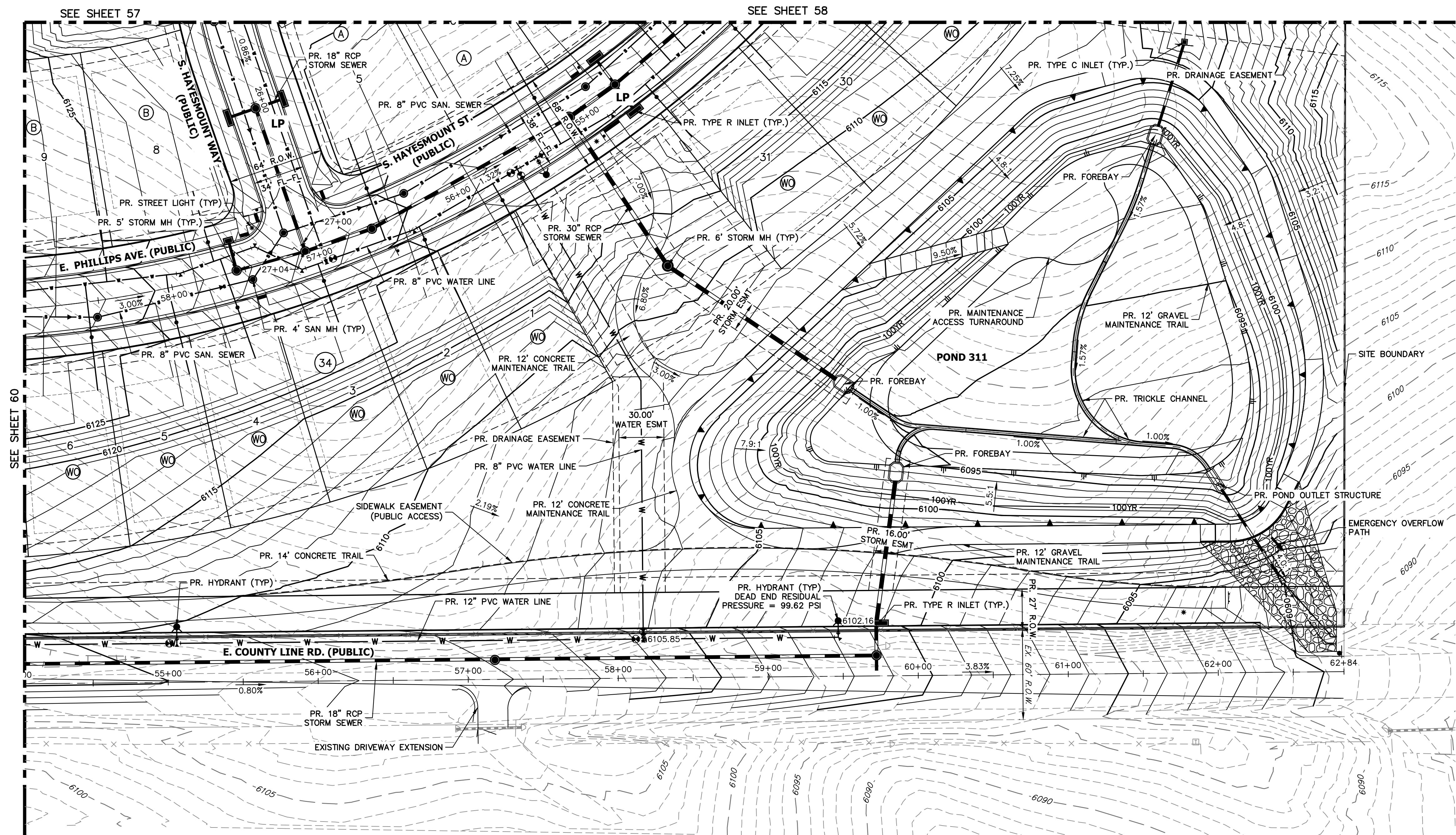
LEGEND

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



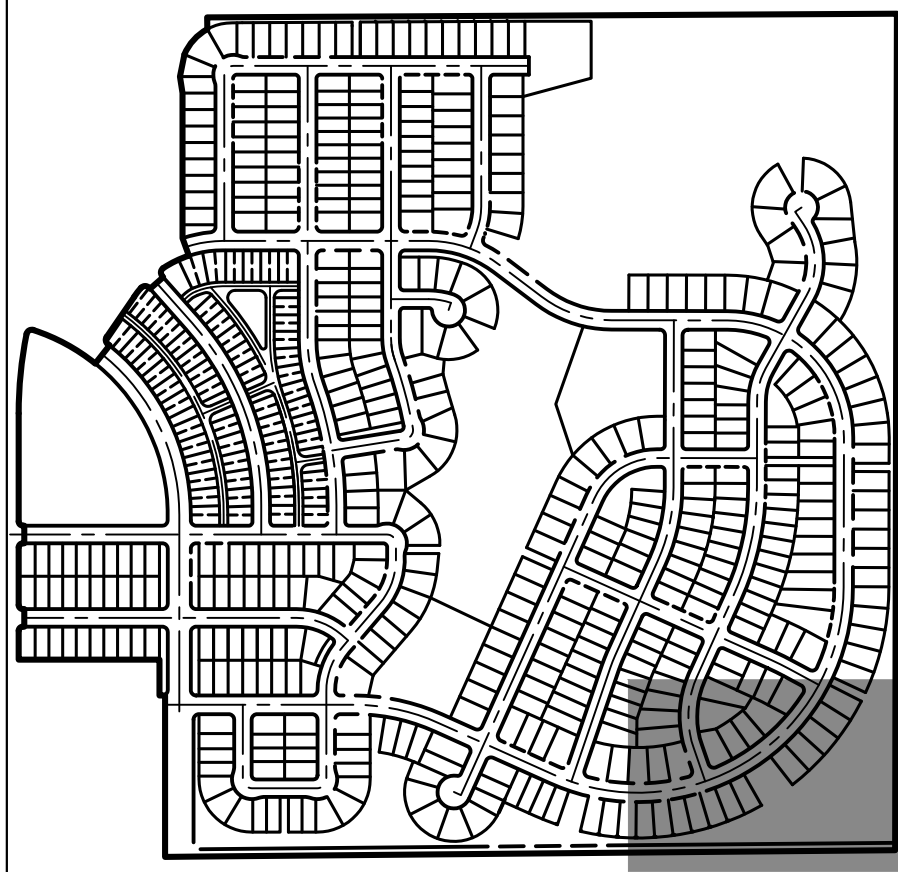
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DRAWN BY:



LEGEND

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	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 GAS LINE		EXISTING SANITARY SEWER				
	PROPOSED TOP OF SLOPE		EXISTING ELECTRIC LINE				
	PROPOSED TOE OF SLOPE		EXISTING EDGE OF ASPHALT				
	PROPOSED EASEMENT		EXISTING EDGE OF CONCRETE				
	PROPOSED GRASS SWALE		EXISTING RIGHT-OF-WAY				



KEY MAP

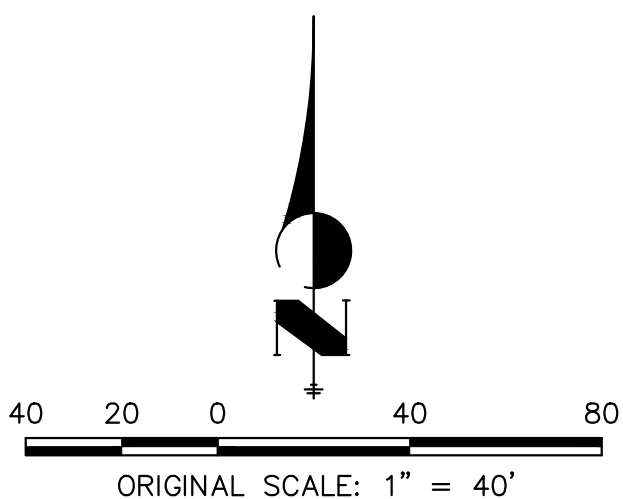
SCALE: 1"=700'

DEAD END CALCULATIONS

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

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OVERLAND RANCH- SITE PLAN 2

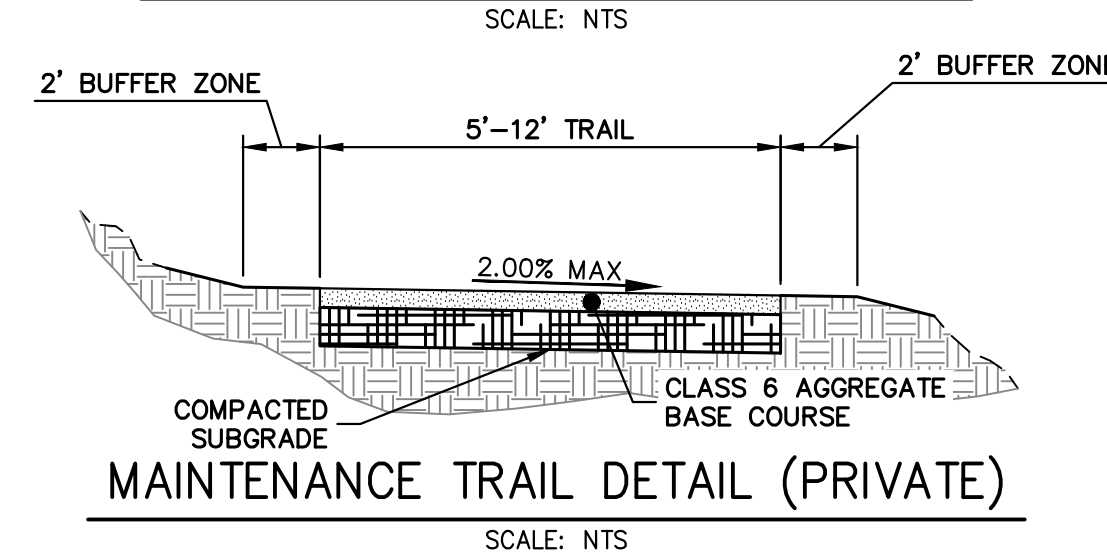
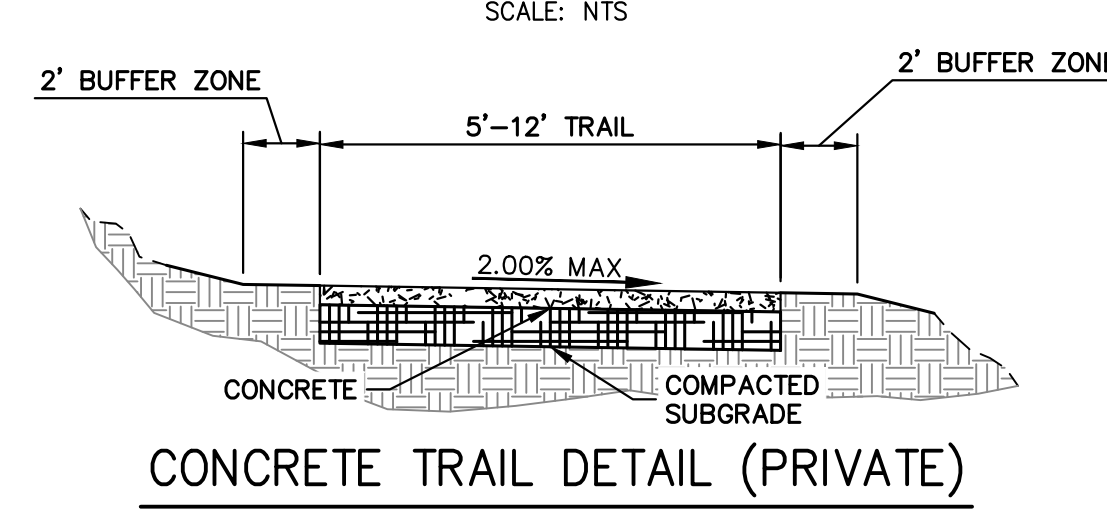
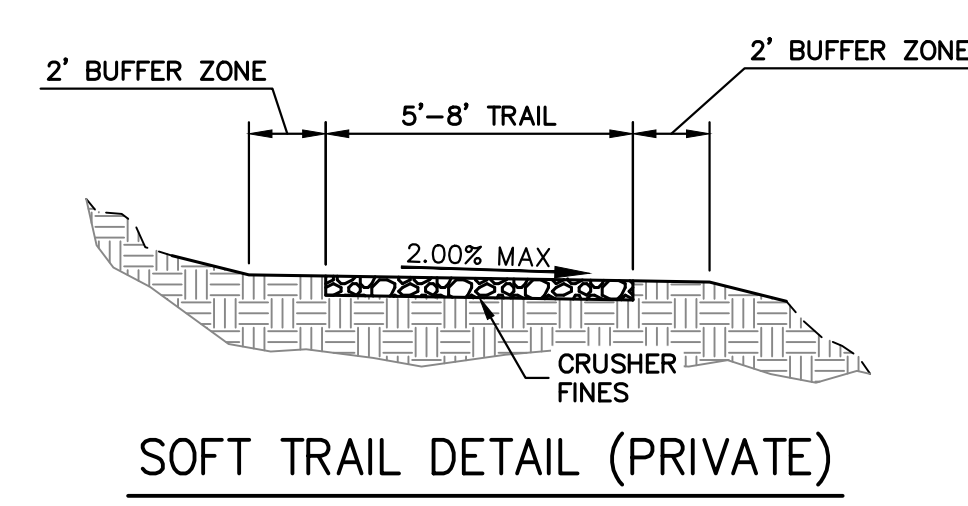
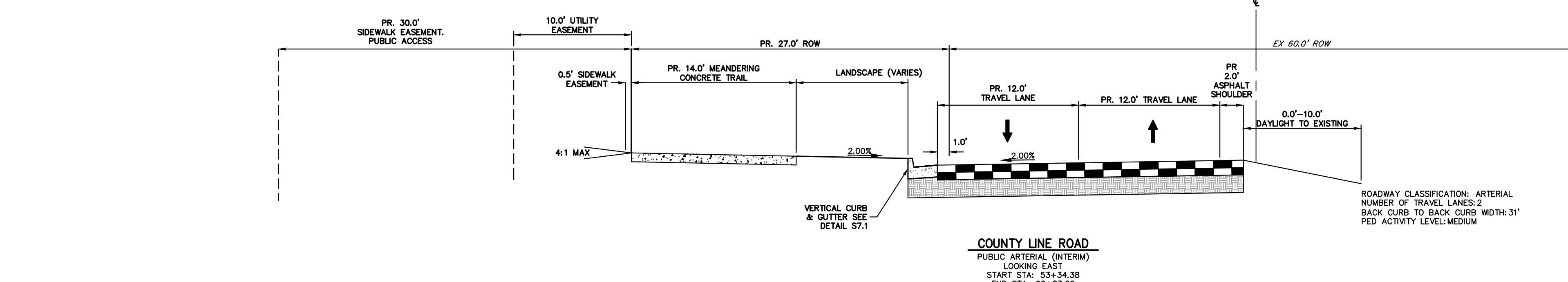
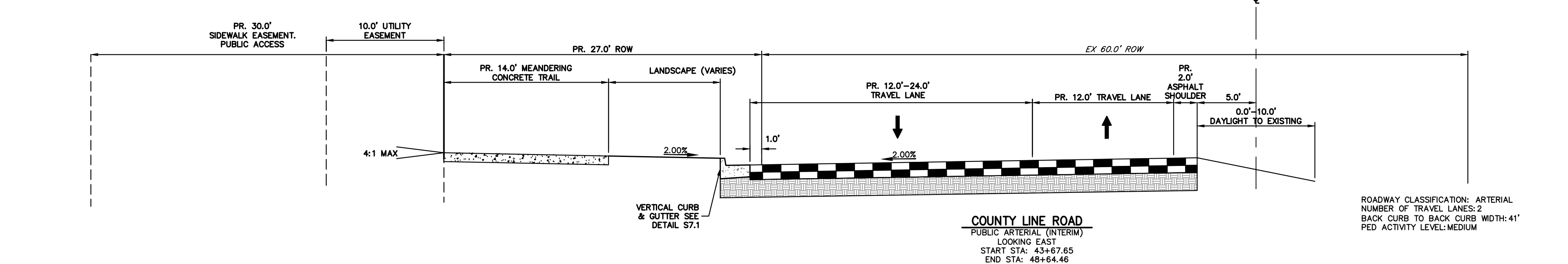
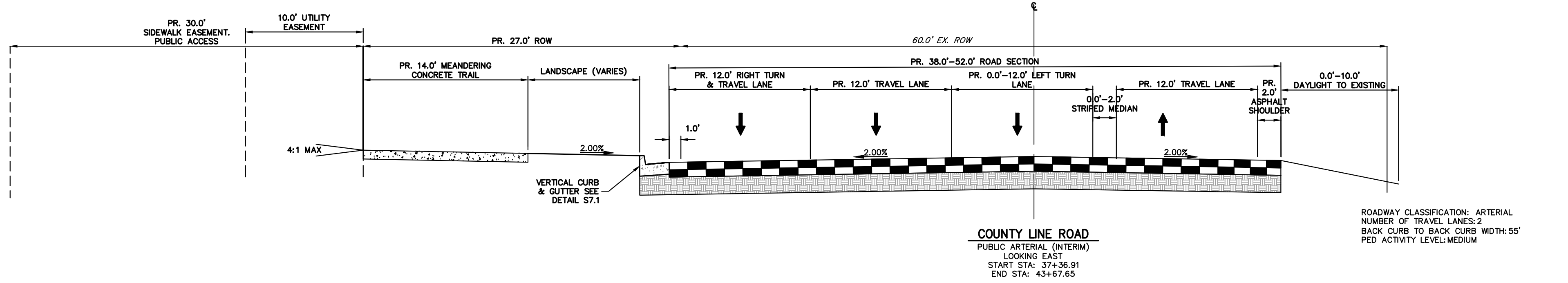
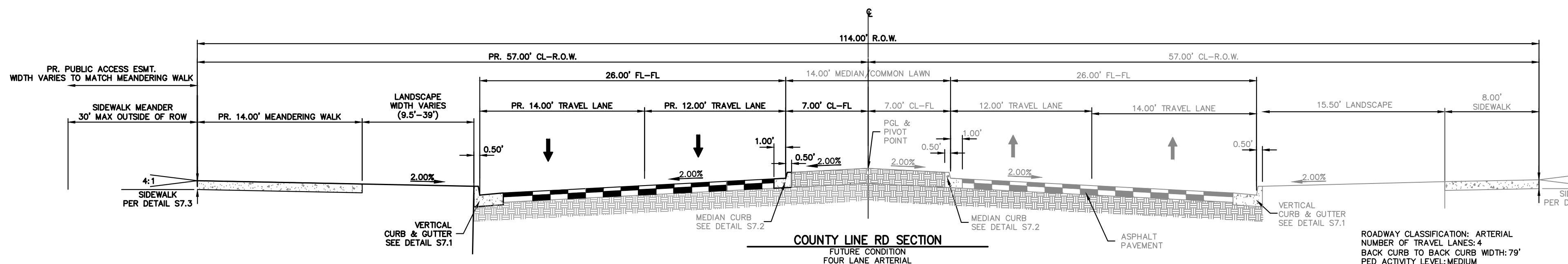
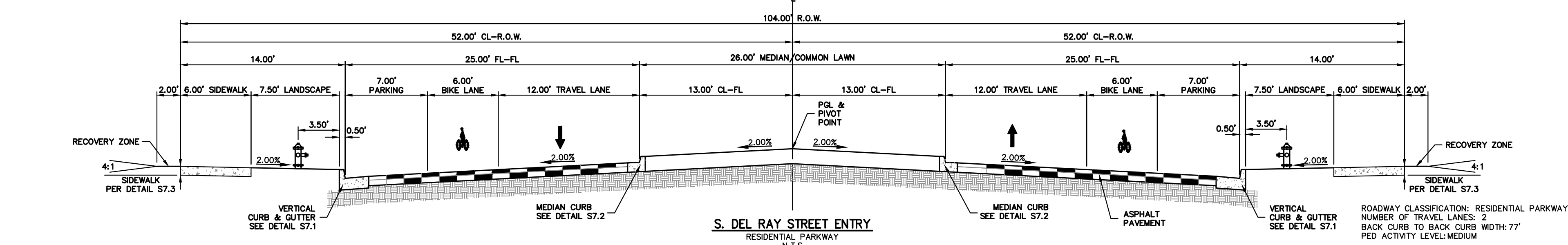
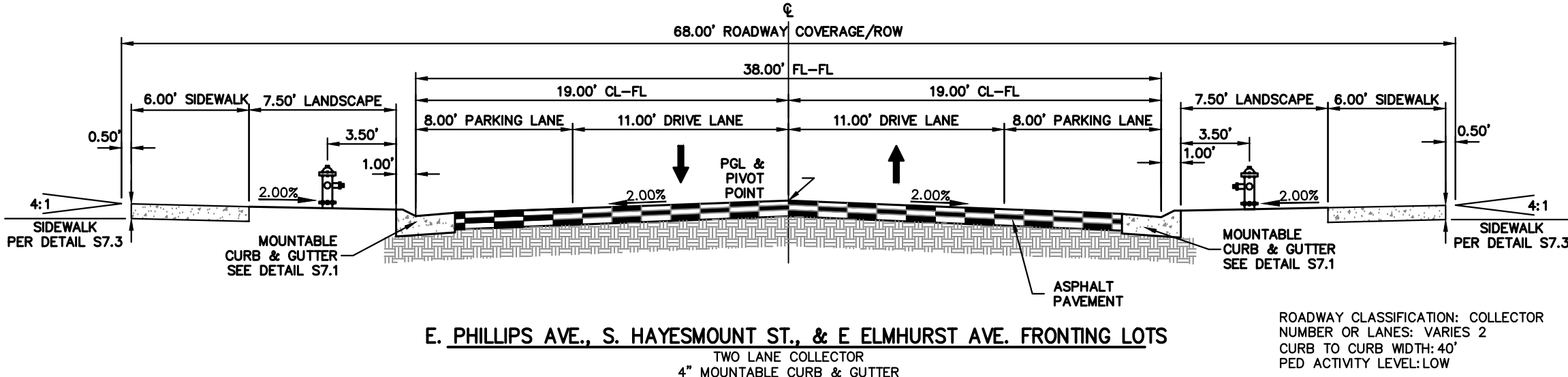
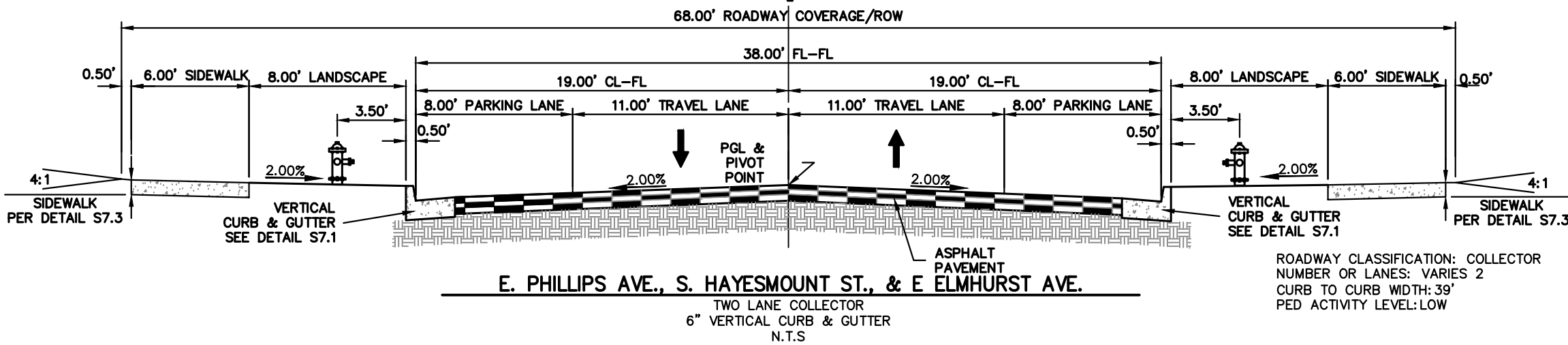
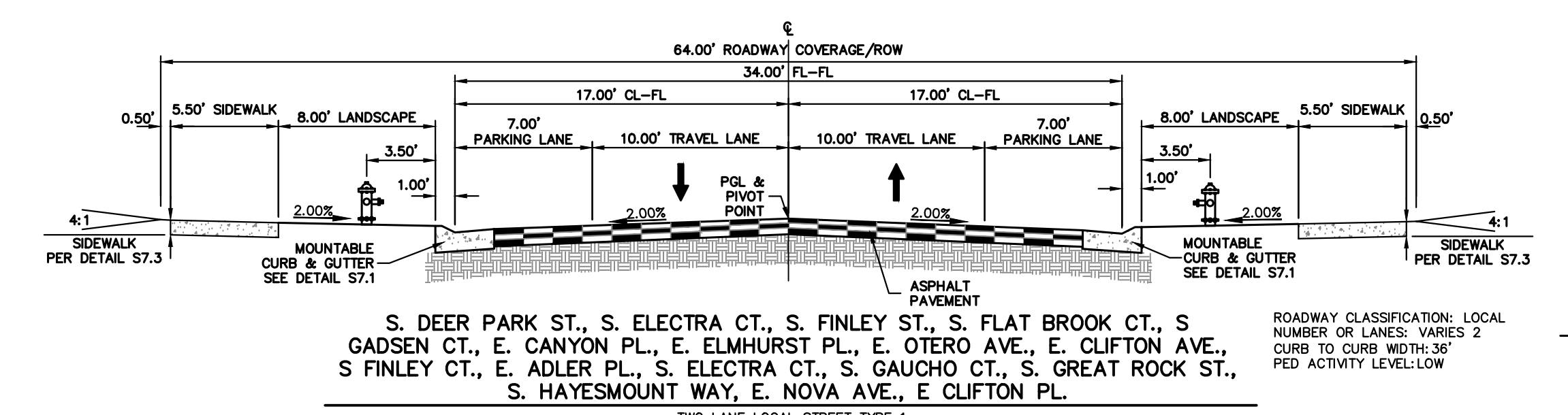
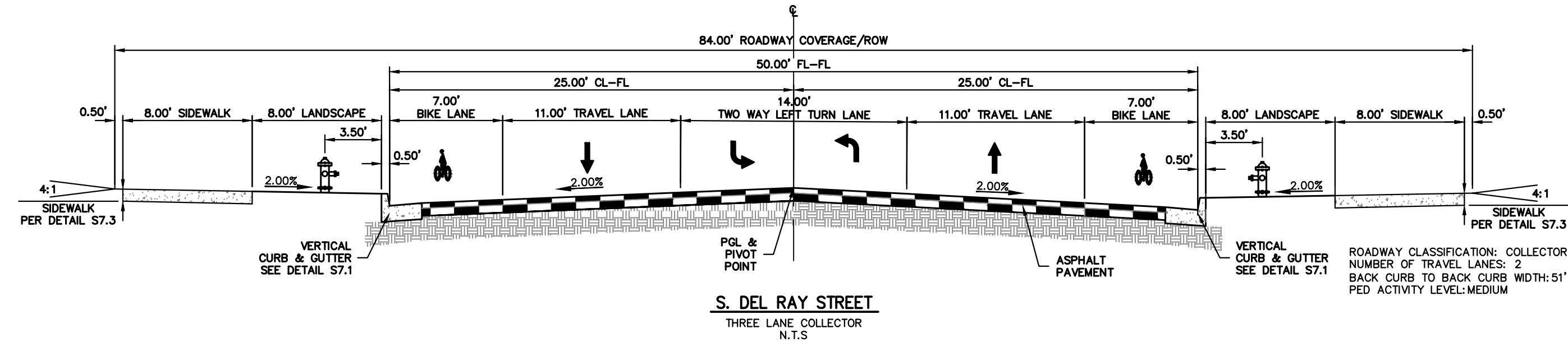
AURORA, COLORADO

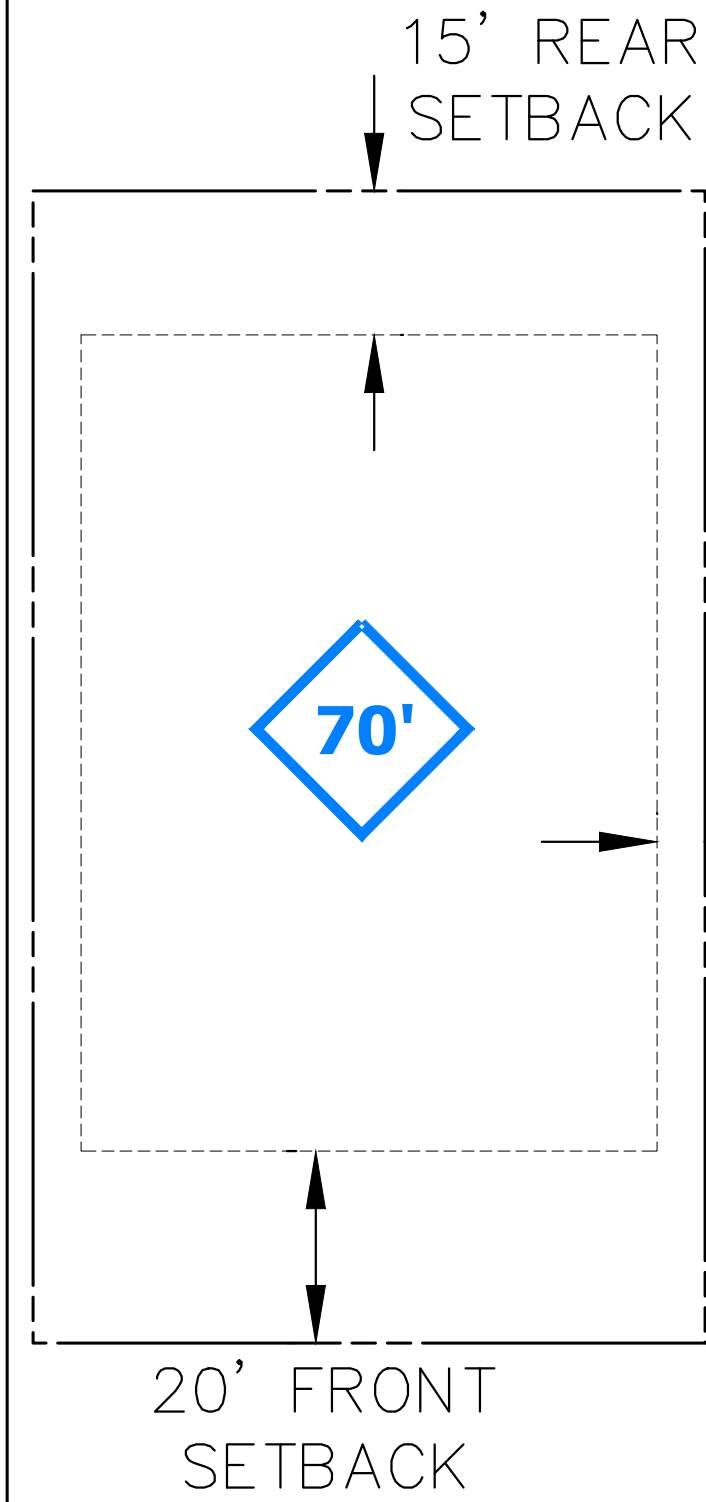
OWNER:
 JEN COLORADO 19 LLC
 680 5TH AVE FL 25
 NEW YORK, NY 10019

12/06/24
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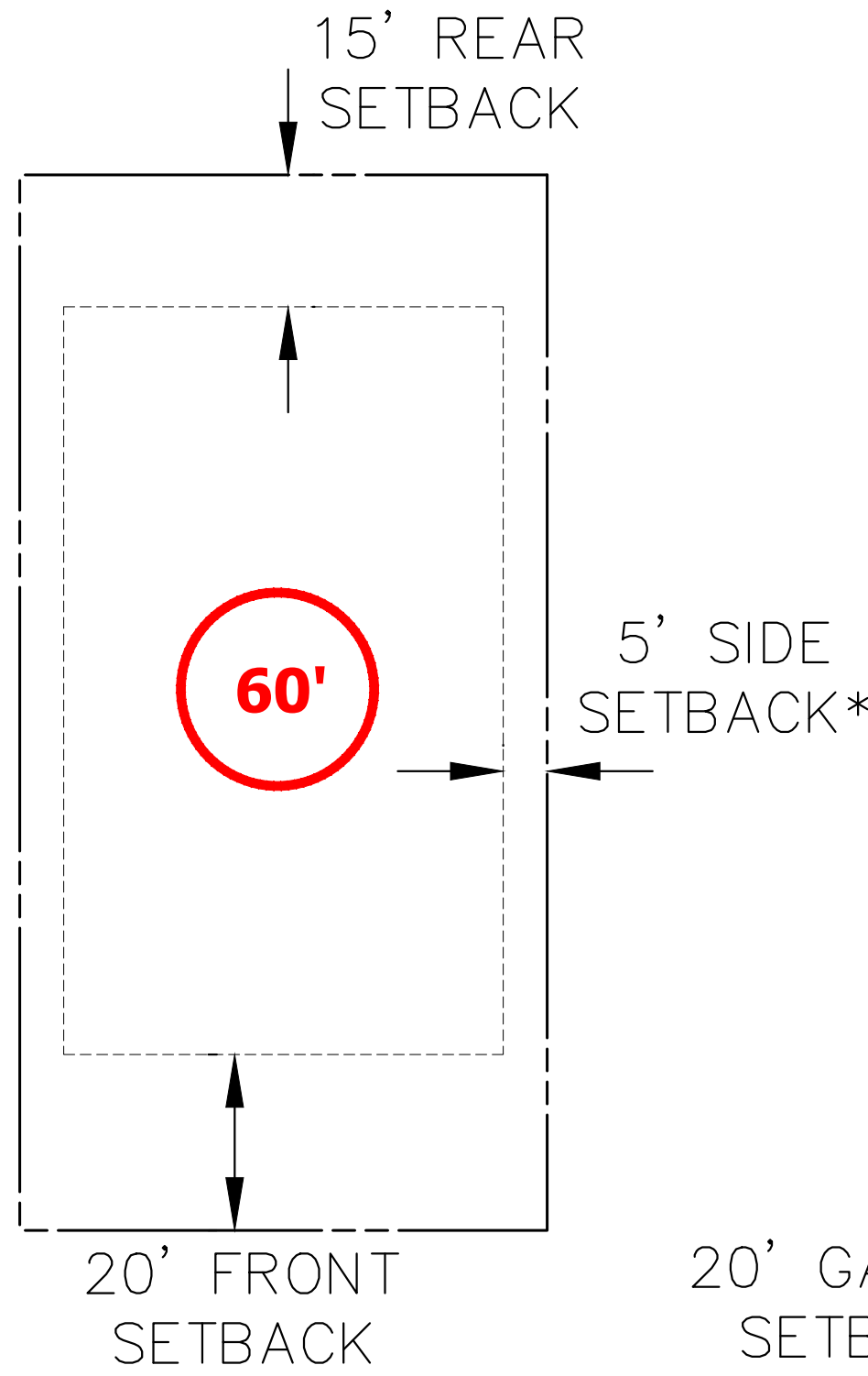
SITE PLAN DETAILS





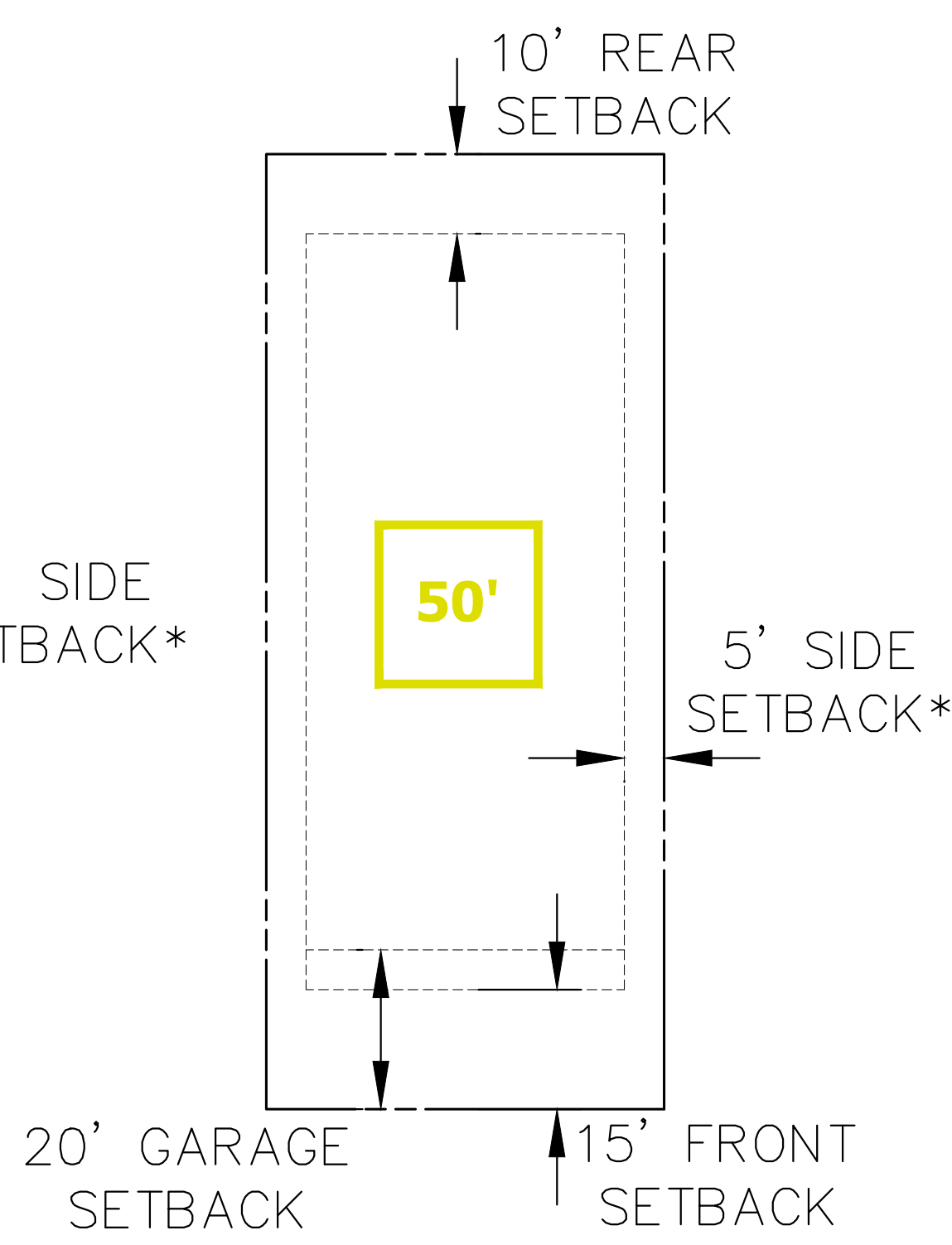
**TYPICAL PRODUCT C
HOME LOT DETAIL**

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



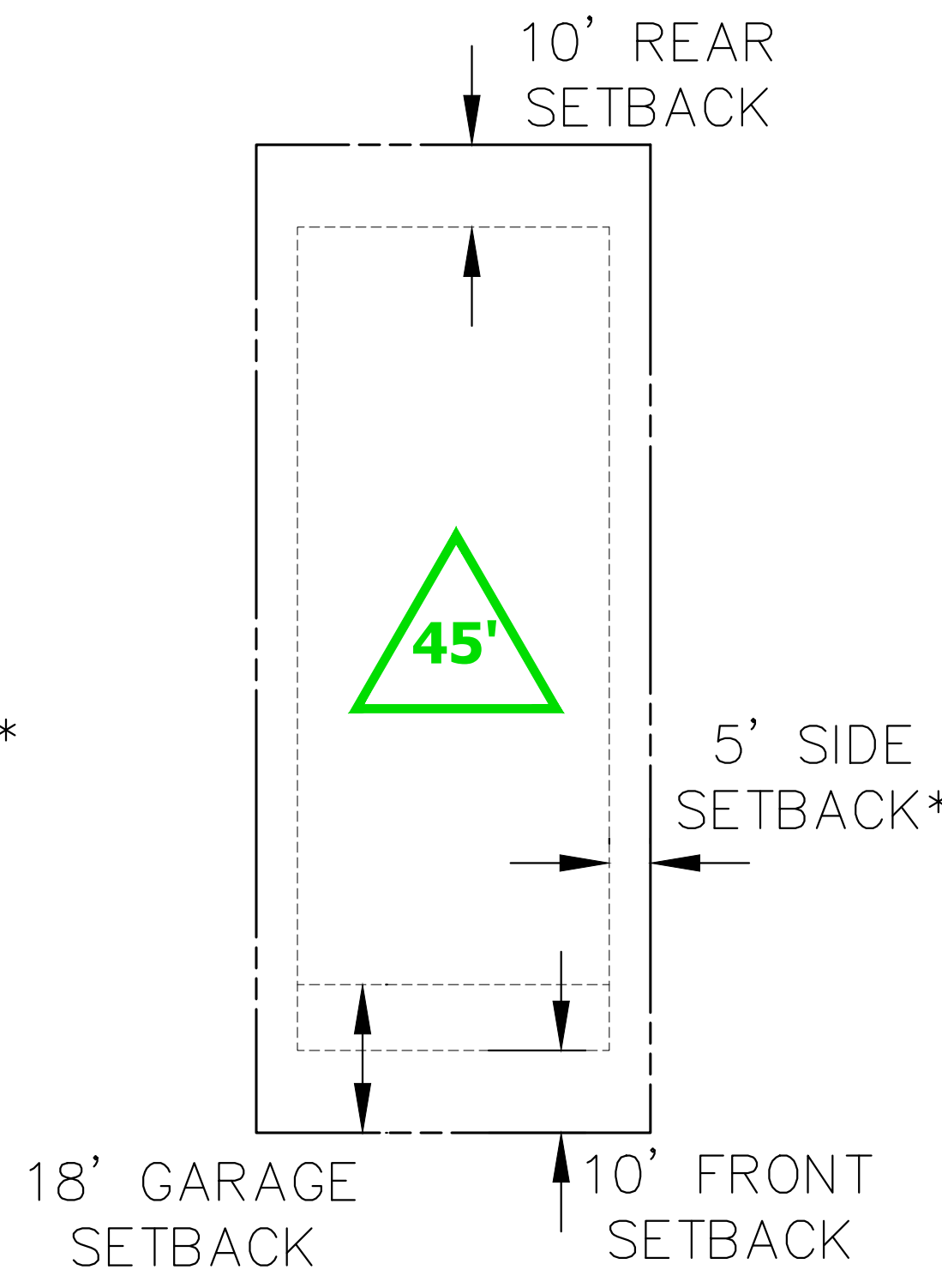
**TYPICAL PRODUCT C
HOME LOT DETAIL**

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



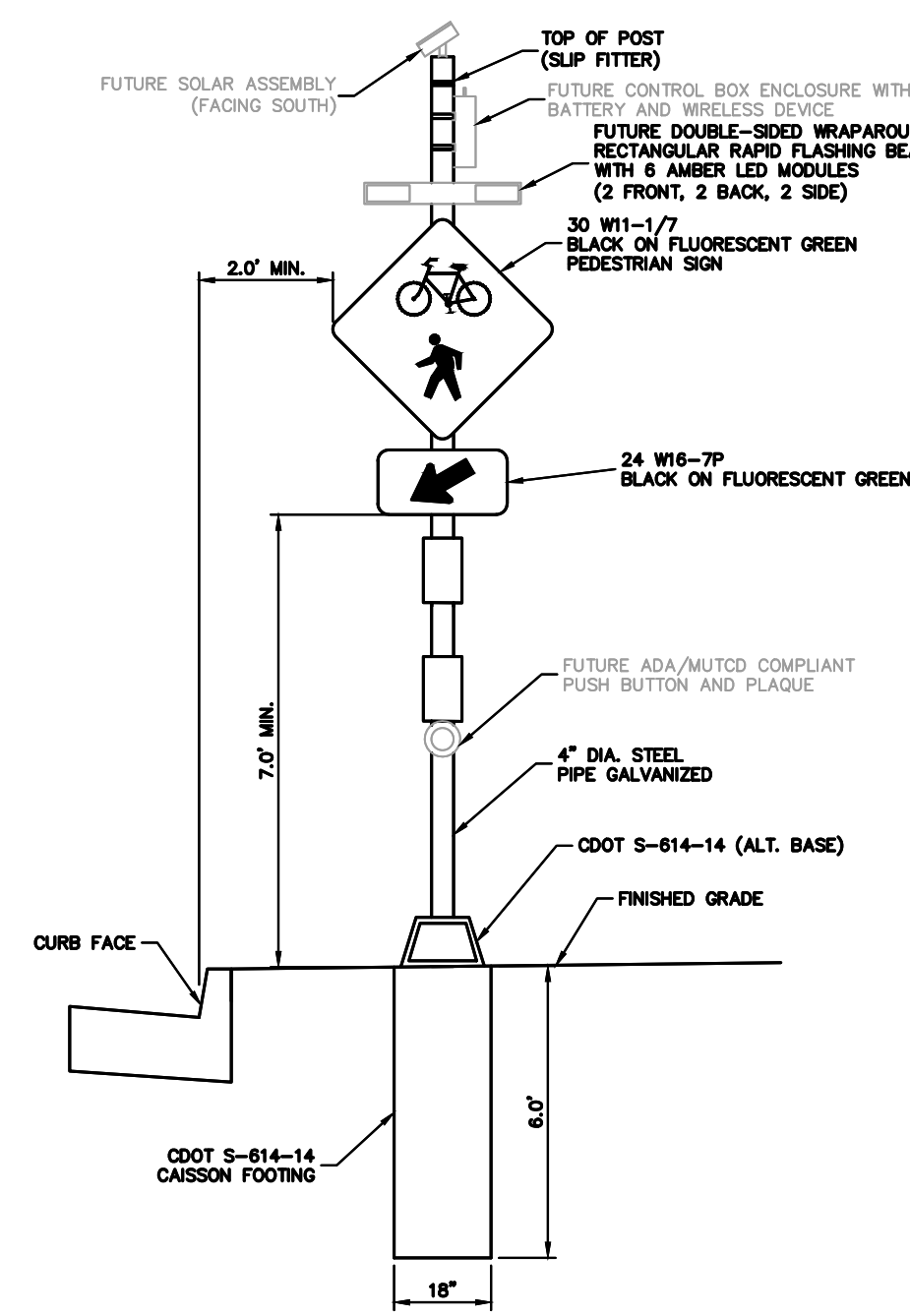
**TYPICAL PRODUCT B
HOME LOT DETAIL**

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



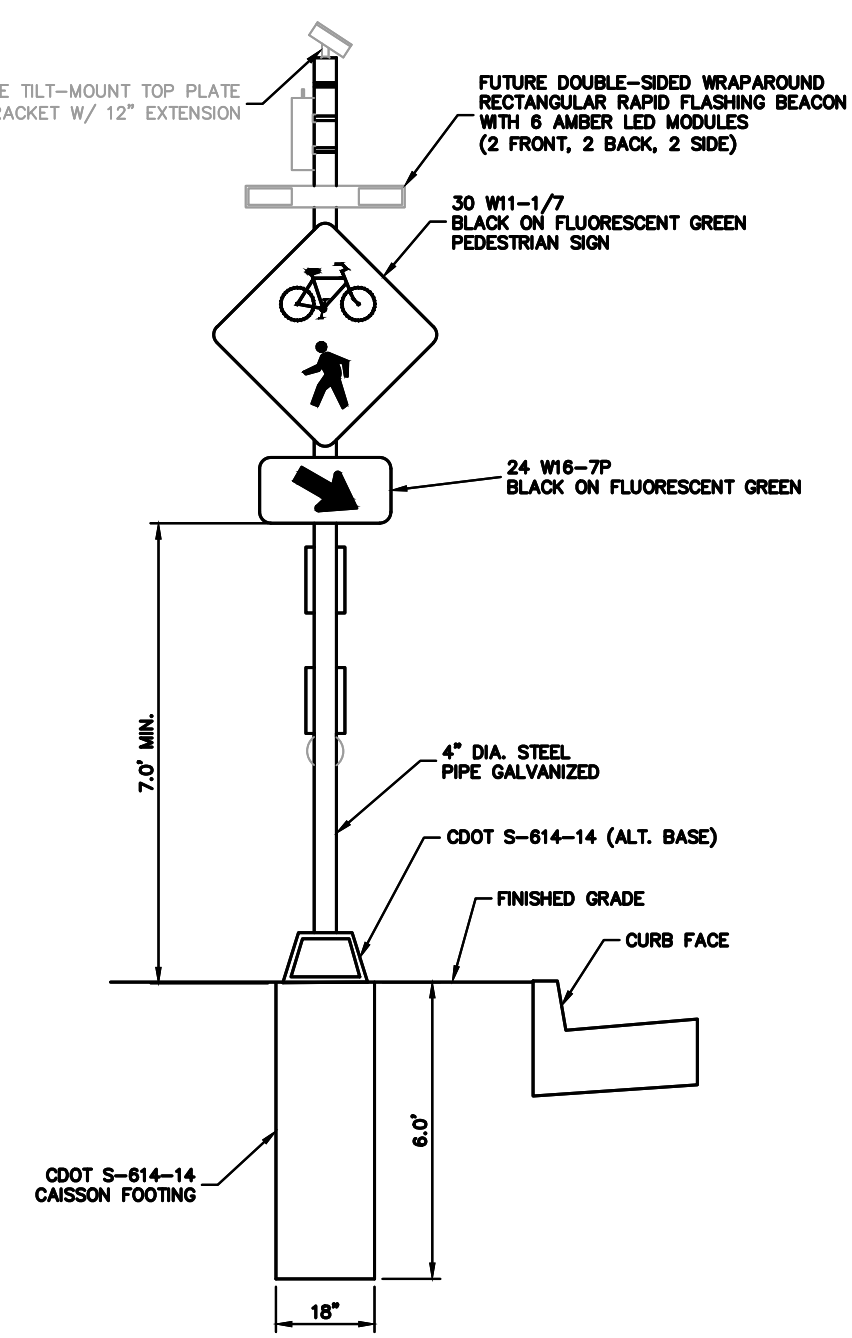
**TYPICAL PRODUCT A
HOME LOT DETAIL**

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



**PROPOSED RECTANGULAR
SOLAR POWERED RAPID
FLASHING BEACON
(FRONT VIEW)**

N.T.S.



**PROPOSED RECTANGULAR
SOLAR POWERED RAPID
FLASHING BEACON
(BACK VIEW)**

N.T.S.



R1-1 MUTCD SIGN



R7-8
"RESERVED
PARKING
(ACCESSIBLE)"
SIGN (12"x18")

R7-8P SIGN "VAN ACCESSIBLE"
PLAQUE (18"x9")

R7-201A "TOW AWAY
ZONE" SIGN (12"x6")

ACCESSIBLE PARKING SIGN



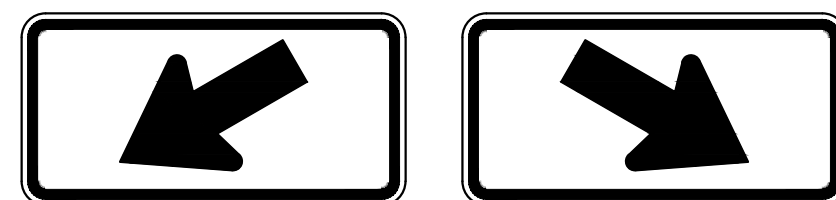
R3-7R MUTCD SIGN



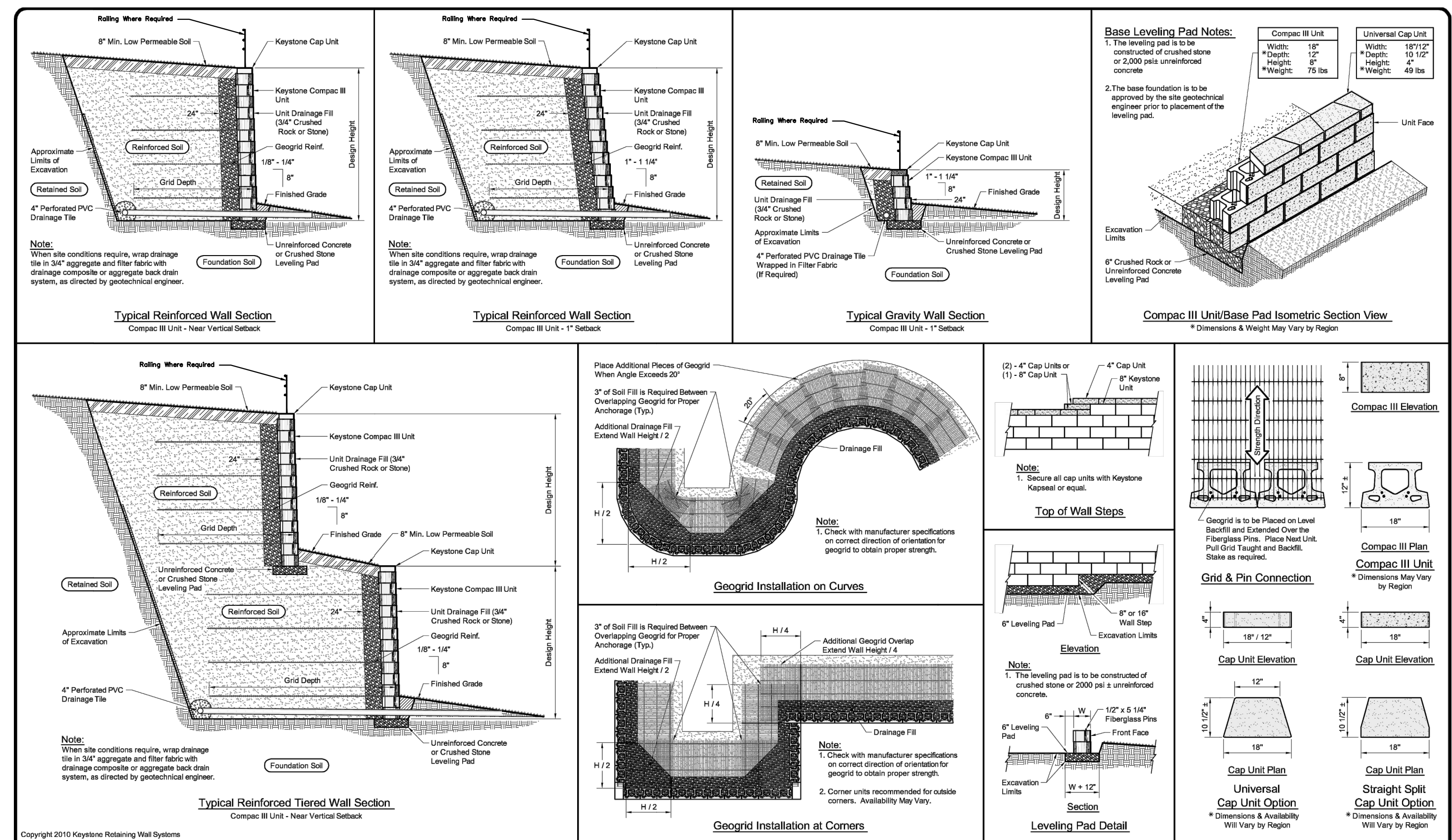
W11-2 MUTCD SIGN



W16-9P MUTCD SIGN



W16-7P MUTCD SIGN



NOTE:

- RAILINGS WILL BE ADDED TO ALL WALLS EXCEEDING 30" IN HEIGHT.
- THE MAX HEIGHT FOR ANY RETAINING WALL SHALL BE 2.5'.

OWNER:
JEN COLORADO 19 LLC

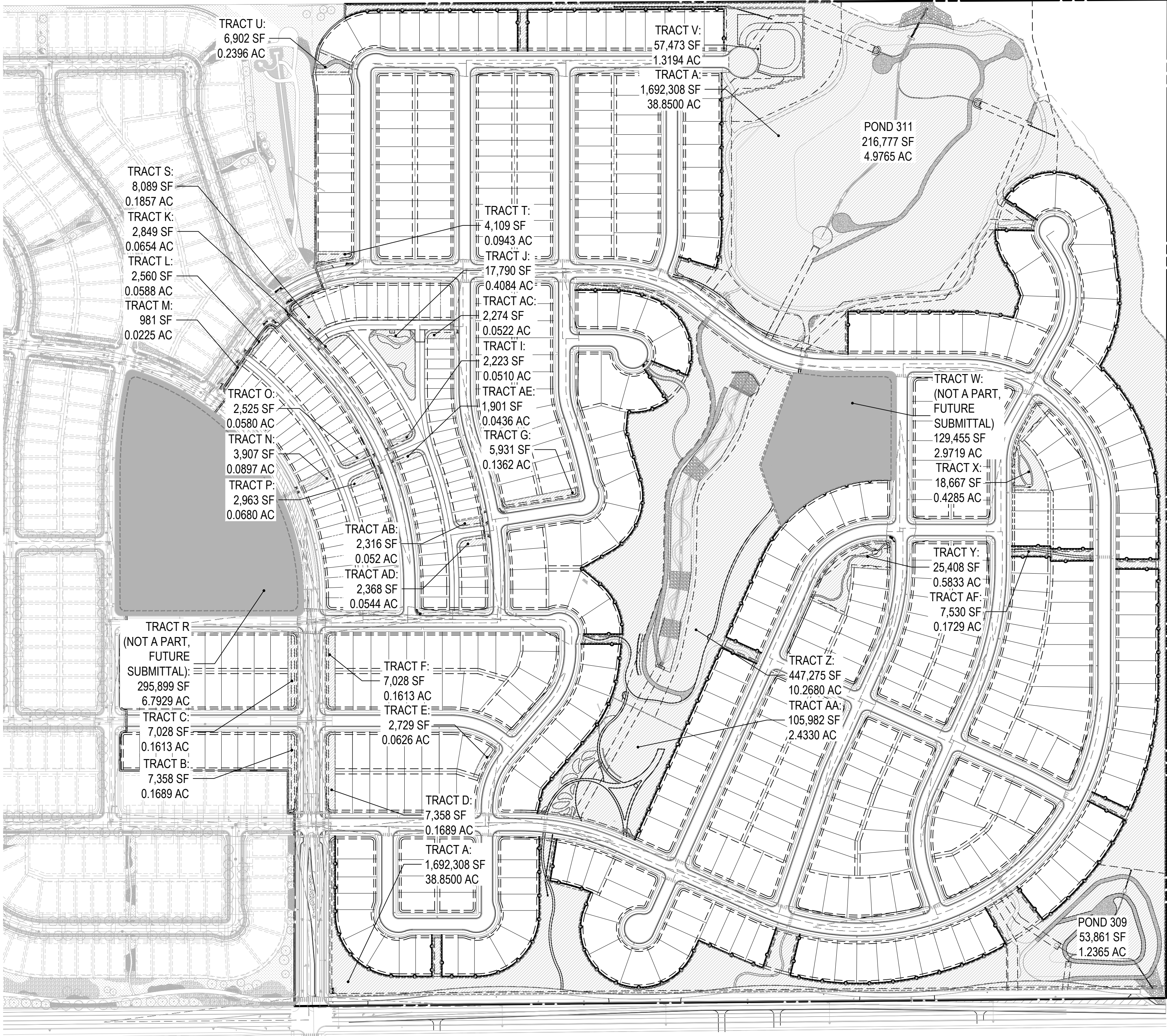
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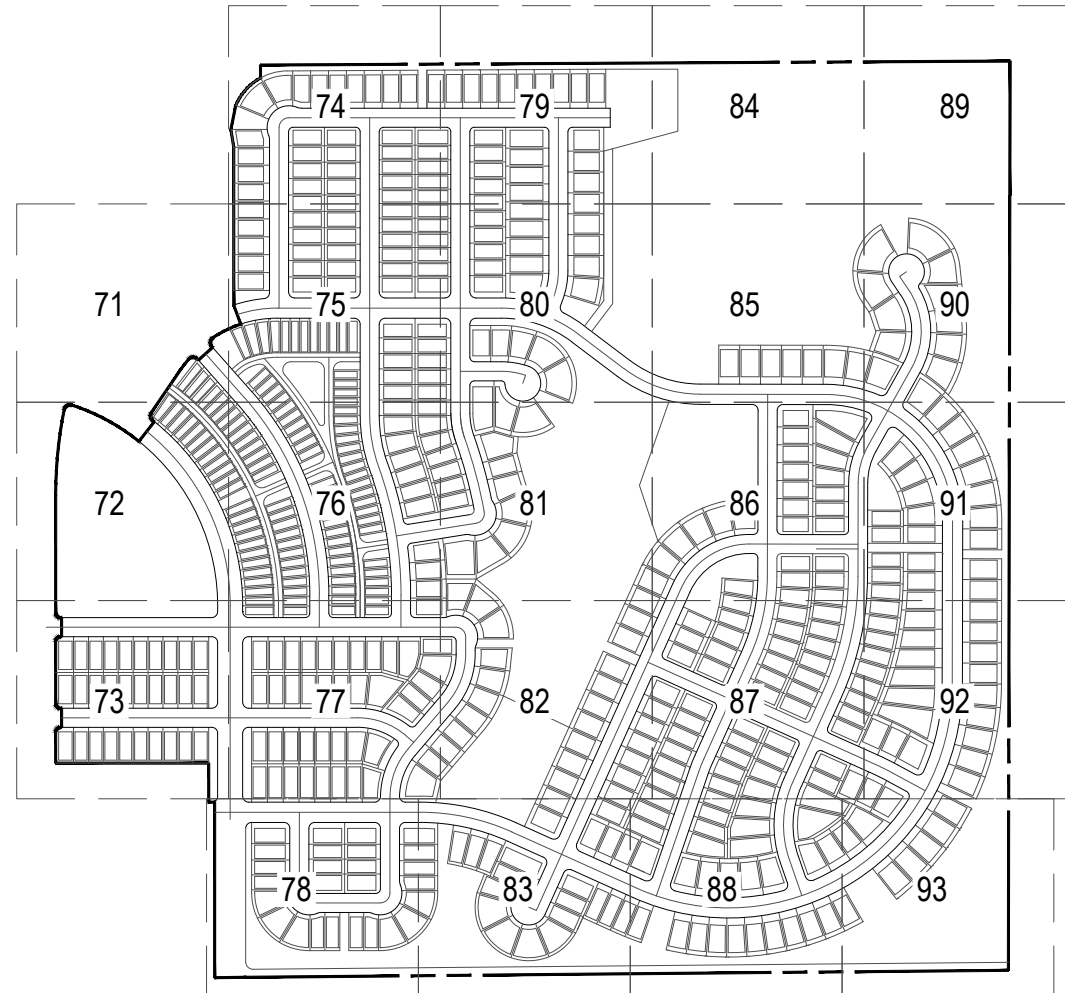
SITE PLAN DETAILS



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
64	LANDSCAPE COVER AND CALCULATIONS
65	PLANT LIST
66	LANDSCAPE NOTES
67	LOT PLAN
68	LOT TYPICAL
69	LOT TYPICAL
70	LOT TYPICAL
71	LANDSCAPE PLAN
72	LANDSCAPE PLAN
73	LANDSCAPE PLAN
74	LANDSCAPE PLAN
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90	LANDSCAPE PLAN
91	LANDSCAPE PLAN
92	LANDSCAPE PLAN
93	LANDSCAPE PLAN
94	LANDSCAPE DETAILS
95	LANDSCAPE DETAILS

KEY MAP




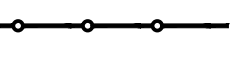
TRACT LANDSCAPE TABLE

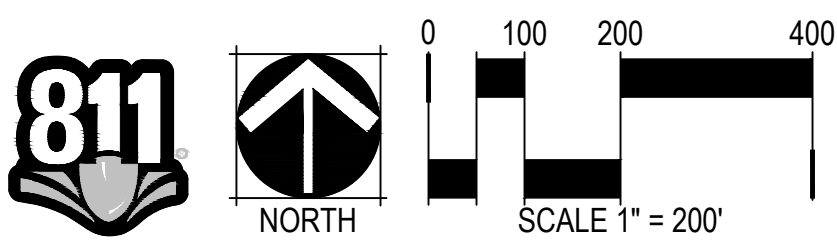
Tract	Tract Area	Pond Area	Total Tract Area	Description	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	
A (3)*	1,692,307	270,639	1,421,668	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	356	411	3,555	#5 Cont Shrubs	2,599
								#1 Cont Grasses	1,214
B	7,358	N/A	7,358	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
								#1 Cont Grasses	0
C	7,358	N/A	7,358	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
								#1 Cont Grasses	0
D	7,358	N/A	7,358	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	19
								#1 Cont Grasses	0
E	2,729	N/A	2,729	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	7
								#1 Cont Grasses	0
F	7,028	N/A	7,028	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	18	#5 Cont Shrubs	18
								#1 Cont Grasses	0
G	5,931	N/A	5,931	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	15	#5 Cont Shrubs	15
								#1 Cont Grasses	0
I	2,223	N/A	2,223	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	4
								#1 Cont Grasses	6
J	17,790	N/A	17,790	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	5	5	45	#5 Cont Shrubs	39
								#1 Cont Grasses	18
K	1,849	N/A	1,849	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	5	#5 Cont Shrubs	5
								#1 Cont Grasses	3
L	2,560	N/A	2,560	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	6
								#1 Cont Grasses	3
M	981	N/A	981	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	3	#5 Cont Shrubs	6
								#1 Cont Grasses	3
N	3,907	N/A	3,907	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	10	#5 Cont Shrubs	8
								#1 Cont Grasses	6
O	2,525	N/A	2,525	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	7	#5 Cont Shrubs	6
								#1 Cont Grasses	6
P	2,963	N/A	2,963	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	8	#5 Cont Shrubs	7
								#1 Cont Grasses	3
Q	0	N/A	0	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	0	0	0	#5 Cont Shrubs	0
								#1 Cont Grasses	0
R	295,899	N/A	295,899	Not a Part, See a Separate Submittal	N/A	N/A	N/A	#5 Cont Shrubs	N/A
								#1 Cont Grasses	N/A
S	8,089	N/A	8,089	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	3	3	21	#5 Cont Shrubs	21
								#5 Cont Grasses	15
T	4,109	N/A	4,109	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	11	#5 Cont Shrubs	16
								#1 Cont Grasses	3
U	6,902	N/A	6,902	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	18	#5 Cont Shrubs	18
								#1 Cont Grasses	0
V (3)*	57,473	N/A	57,473	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	15	20	144	#5 Cont Shrubs	86
								#1 Cont Grasses	26
W	129,455	N/A	129,455	Not a Part, See a Separate Submittal	N/A	N/A	N/A	#5 Cont Shrubs	N/A
								#1 Cont Grasses	N/A
X	18,667	N/A	18,667	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	5	5	47	#5 Cont Shrubs	44
								#1 Cont Grasses	22
Y	25,408	N/A	25,408	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	7	7	64	#5 Cont Shrubs	69
								#1 Cont Grasses	12
Z (3)* (4)	374,419	N/A	374,419	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	94	138	937	#5 Cont Shrubs	393
								#1 Cont Grasses	354
AA (3)*	105,982	N/A	105,982	Pocket Park (1 Tree and 10 Shrubs per 4,000 SF)	27	28	265	#5 Cont Shrubs	203
								#1 Cont Grasses	157
AB	2,316	N/A	2,316	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	5
								#1 Cont Grasses	6
AC	2,274	N/A	2,274	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	6
								#1 Cont Grasses	0
AD	2,368	N/A	2,368	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	6	#5 Cont Shrubs	5
								#1 Cont Grasses	6
AE	1,901	N/A	1,901	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	1	1	5	#5 Cont Shrubs	6
								#1 Cont Grasses	0
AF	7,530	N/A	7,530	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	2	2	19	#5 Cont Shrubs	16
								#1 Cont Grasses	9
Totals:	2,800,129	270,639	2,529,490		538	643	5,273	4,289	

NOTES:

- 1.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
- 2.) Undisturbed open space, drainage way & detention pond area shall not be counted toward the tract landscape requirements, per 146-4.7.5.1.1
- 3.) * Tracts with shrub deficits are fulfilled using tree equivalents.
- 4.) Tract Area for Tract Z is exclusive of 72,856 SF considered detention pond infrastructure to support Pond 311.

LEGEND

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



CHECKED BY:
DRAWN BY:

CURBSIDE LANDSCAPE TABLE

<i>Curbside Description (1 shrub per 40 sf and 1 tree per 40 LF)</i>	<i>Homebuilder Curbside Area (SF)</i>	<i>Homebuilder Shrub Requirement</i>	<i>Tract Curbside Area (SF)</i>	<i>Shrubs Required</i>	<i>Shrubs Provided</i>		<i>Length (LF)</i>	<i>Trees Required</i>	<i>Trees Provided</i>
E Canyon Pl. - North Side*	8,801	221	432	11	#5 Cont Shrubs	11	1,058	27	27
					#5 Cont Grasses	0			
E Canyon Pl. - South Side*	5,969	150	0	0	#5 Cont Shrubs	0	856	22	22
					#5 Cont Grasses	0			
E Clifton Ave - North Side*	8,177	205	287	7	#5 Cont Shrubs	10	1,087	28	27
					#5 Cont Grasses	12			
E Clifton Ave - South Side*	7,828	196	288	7	#5 Cont Shrubs	10	1,066	27	33
					#5 Cont Grasses	12			
E Elmhurst Ave. - North Side*	9,756	244	2,025	51	#5 Cont Shrubs	31	1,470	37	38
					#5 Cont Grasses	20			
E Elmhurst Ave. - South Side*	7,841	197	8,238	206	#5 Cont Shrubs	184	1,842	47	47
					#5 Cont Grasses	84			
E Mineral Ave - East Side*	5,703	143	224	6	#5 Cont Shrubs	5	726	19	19
					#5 Cont Grasses	3			
E Mineral Ave - West Side	NOT A PART, TO BE SUBMITTED IN A SEPARATE PLAN SET				#5 Cont Shrubs	NOT A PART, TO BE SUBMITTED IN A SEPARATE PLAN SET			
					#5 Cont Grasses				
S Deer Park St - East Side*	6,073	152	1,587	40	#5 Cont Shrubs	33	1,012	26	26
					#5 Cont Grasses	18			
S Deer Park St - West Side*	7,265	182	631	16	#5 Cont Shrubs	12	990	25	25
					#5 Cont Grasses	12			
N Del Ray St - East Side	0	0	7,946	199	#5 Cont Shrubs	195	958	24	24
					#5 Cont Grasses	75			
N Del Ray St - West Side	0	0	8,173	204	#5 Cont Shrubs	191	958	24	24
					#5 Cont Grasses	75			
E Phillips Ave - North Side*	10,182	255	2,620	66	#5 Cont Shrubs	50	1,668	42	42
					#5 Cont Grasses	27			
E Phillips Ave - South Side*	11,637	291	1,091	27	#5 Cont Shrubs	19	1,748	44	44
					#5 Cont Grasses	8			
S Electra Court - East Side*	6,565	165	0	0	#5 Cont Shrubs	0	567	15	18
					#5 Cont Grasses	0			
S Electra Court - West Side*	6,228	156	76	2	#5 Cont Shrubs	6	678	17	20
					#5 Cont Grasses	0			
S Finley Street - East Side*	12,103	303	0	0	#5 Cont Shrubs	0	1,496	38	38
					#5 Cont Grasses	0			
S Finley Street - West Side*	11,214	281	788	20	#5 Cont Shrubs	15	1,567	40	40
					#5 Cont Grasses	10			
S Flat Brook Court - East Side*	8,877	222	243	6	#5 Cont Shrubs	3	1,120	28	28
					#5 Cont Grasses	3			
S Flat Brook Court - West Side*	9,472	237	238	6	#5 Cont Shrubs	6	1,220	31	31
					#5 Cont Grasses	6			
S Gadsen Court - East Side*	4,352	109	476	12	#5 Cont Shrubs	12	604	16	16
					#5 Cont Grasses	0			
S Gadsen Court - West Side*	4,669	117	0	0	#5 Cont Shrubs	0	593	15	15
					#5 Cont Grasses	0			
E Otero Avenue - North Side*	5,568	140	0	0	#5 Cont Shrubs	0	529	14	14
					#5 Cont Grasses	0			

E Otero Avenue - South Side*	9,216	231	575	14	#5 Cont Shrubs	10	1,232	31	31
					#5 Cont Grasses	12			
E Nova Avenue - North Side	0	0	2,141	54	#5 Cont Shrubs	33	263	7	7
					#5 Cont Grasses	30			
East Nova Avenue - South Side*	3,022	76	0	0	#5 Cont Shrubs	0	346	9	9
					#5 Cont Grasses	0			
S Finley Court - East Side*	4,777	120	206	5	#5 Cont Shrubs	3	949	24	24
					#5 Cont Grasses	6			
S Finley Court - West Side*	3,975	100	965	24	#5 Cont Shrubs	16	814	21	21
					#5 Cont Grasses	8			
E Alder Place - North Side*	2,042	52	0	0	#5 Cont Shrubs	0	295	8	8
					#5 Cont Grasses	0			
E Alder Place - South Side*	1,789	45	240	6	#5 Cont Shrubs	6	458	12	12
					#5 Cont Grasses	0			
S Gaucho Court - East Side*	10,606	266	2,845	71	#5 Cont Shrubs	53	1,647	42	41
					#5 Cont Grasses	42			
S Gaucho Court - West Side*	14,100	353	270	7	#5 Cont Shrubs	4	1,739	44	44
					#5 Cont Grasses	9			
S Great Rock Street - East Side*	12,180	305	0	0	#5 Cont Shrubs	0	1,529	39	39
					#5 Cont Grasses	0			
Great Rock Street - West Side*	8,755	219	639	16	#5 Cont Shrubs	16	1,202	31	31
					#5 Cont Grasses	0			
S Hayesmount Way - East Side*	14,222	356	2,793	70	#5 Cont Shrubs	60	2,077	52	52
					#5 Cont Grasses	30			
S Hayesmount Way - West Side*	15,869	397	179	4	#5 Cont Shrubs	5	2,023	51	51
					#5 Cont Grasses	0			
E Clifton Place - North Side*	6,935	174	0	0	#5 Cont Shrubs	0	802	21	19
					#5 Cont Grasses	0			
E Clifton Place - South Side*	6,874	172	0	0	#5 Cont Shrubs	0	800	20	20
					#5 Cont Grasses	0			
E Elmhurst Place*	4,009	101	181	5	#5 Cont Shrubs	3	519	13	13
					#5 Cont Grasses	2			
S Hayesmount Street - East Side*	13,457	337	1,174	29	#5 Cont Shrubs	24	1,889	48	48
					#5 Cont Grasses	24			
S Hayesmount Street - West Side*	12,374	310	517	13	#5 Cont Shrubs	14	1,733	44	44
					#5 Cont Grasses	0			
Totals				1,202		1,568		1,123	1,132
Notes:									
1.) Required Area is for curbside landscapes between 6'-10'.									
2.) Per Ordinance Section 146-4.7.5.Ciii & iv, shrubs are not required in curbside landscape greater than 10' in width.									
3.) *Shrub requirement will be met by homebuilders, RE: Lot Typicals (L1.03, L1.04, and L1.05).									
4.) Homebuilder shall provide curbside landscape requirements located at all single family lots.									
5.) All grasses in the curbside landscaping are to be upsized to #5 gallon container									
6.) Final curbside landscape placement subject to driveway location, stops signs, street lights, and utility/service location - per home builder. Home builder trees to be placed no closer than 5' away from meter and meter service lines									
7.) Street trees deficit on E Clifton Avenue - North, E Clifton Place- North, & S Gaucho Court -East due to utility and signage conflicts. Surplus trees are being provided along other streets where uilities allow.									

IRRIGATED MANICURED TURF SOD

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

NATIVE SEED - TALL MIX - Z ZONE

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

NATIVE SEED - SHORT MIX - Z ZONE

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

DETENTION POND SEED MIX

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

MEDIAN LANDSCAPE REQUIREMENTS

<i>Median Description</i>	<i>Length (LF)</i>	<i>Trees Required (1 per 35 LF)</i>	<i>Trees Provided</i>
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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	EVERGREEN SHRUB 2'-4' SPREAD					
DECIDUOUS TREES						FA PA	397	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5
AC GR	16	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2.5" CAL.	KR LA	345	KRASCHENINNIKOVIA CERATOIDES LANATA	WINTERFAT	CONT.	#5
AC HI	3	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5" CAL.	MA AQ	168	MAHONIA AQUIFOLIUM	OREGON GRAPE	CONT.	#5
CE OC	196	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	MA RE	246	MAHONIA REPENS	CREEPING MAHONIA	CONT.	#5
GY DI	175	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2.5" CAL.	YU GL	126	YUCCA GLAUCA	SOAPWEED	CONT.	#5
QU BI	140	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	EVERGREEN SHRUBS 5-7' SPREAD					
QU MA	319	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	AR TR	185	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT.	#5
QU MU	2	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL.	CH NA	150	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT.	#5
TI RE	201	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5" CAL.	CY SG	17	CYTISUS PURPUREUS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5
UL FR	237	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2.5" CAL.	JU GO	239	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	CONT.	#5
EVERGREEN TREES						YU CA	31	YUCCA CAMPESTRIS	PLAINS YUCCA	CONT.	#5
JU SK	86	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	B & B	6' HT.	YU PA	6	YUCCA PARVIFLORA	RED YUCCA	CONT.	#5
PI DE	37	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	6' HT.	EVERGREEN SHRUBS 7-9' SPREAD					
PI PE	1	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	B & B	6' HT.	JU BC	132	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5
PI FL	58	PINUS FLEXILIS	LIMBER PINE	B & B	6' HT.	JU HU	44	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	CONT.	#5
PI HE	66	PINUS HELDREICHII	BOSNIAN PINE	B & B	6' HT.	JU SG	47	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN PFITZER JUNIPER	CONT.	#5
PI CP	6	PINUS HELDREICHII 'COMPACT GEM'	COMPACT GEM BOSNIAN PINE	B & B	6' HT.	PI MU	43	PINUS MUGO	MUGO PINE	CONT.	#5
PI IF	7	PINUS LEUCODERMIS 'ISELI FASTIGIATE'	ISELI FASTIGIATE BOSNIAN PINE	B & B	6' HT.	ORNAMENTAL GRASSES 1.5'-2'					
PI NI	153	PINUS NIGRA	AUSTRIAN PINE	B & B	6' HT.	AC HY	53	ACHNATHERUM HYMENOIDES	INDIAN RICEGRASS	CONT.	#1
PI KO	16	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6' HT.	BO CU	384	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	CONT.	#1
PI PO	55	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HT.	BO BL*	385	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	CONT.	#5
PI SY	35	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HT.	CL KR	81	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1
ORNAMENTAL TREES						HE SE*	333	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	#5
CO MA	15	CORNUS MAS	CORNELIAN CHERRY	B & B	2" CAL.	MU UN	133	MUHLENBERGIA REVERCHONII 'PUND01S'	UNDAUNTED® RUBY MUHLY	CONT.	#1
CR IN	1	CRATAEGUS CRUS-GALLI INERMIS	THORNLESS COCKSPUR HAWTHORN	B & B	2" CAL.	PA HE	185	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	CONT.	#1
CR WK	7	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B & B	2" CAL.	SC SC	240	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	CONT.	#1
MA SA	5	MALUS SARGENTII	SARGENT CRABAPPLE	B & B	2" CAL.	ORNAMENTAL GRASSES 2'-3'					
MA PR	15	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	2" CAL.	AN GE	57	ANDROPOGON GERARDII	BIG BLUESTEM	CONT.	#1
PH AM	2	PHELLODENDRON AMURENSE	CORKTREE	B & B	2" CAL.	AN WW	16	ANDROPOGON GERARDII 'PWIN01S' TM	WINDWALKER BIG BLUESTEM	CONT.	#1
DECIDUOUS SHRUBS 2-4' SPREAD						CA EL	80	CALAMAGROSTIS X ACUTIFLORA 'EL DORADO'	EL DORADO FEATHER REED GRASS	CONT.	#1
AM CA	226	AMORPHA CANESCENS	LEADPLANT	CONT.	#5	MI SI	35	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	CONT.	#1
AR PA	253	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	PE RU	17	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	CONT.	#1
CA DK	135	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUEBEARD	CONT.	#5	PERENNIALS					
EP VI	52	EPHEDRA VIRIDIS	MORMON TEA	CONT.	#5	AC MI	44	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1
LI LO	89	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	CONT.	#5	AR FR	41	ARTEMISIA FRIGIDA	FRINGED WORMWOOD	CONT.	#1
PE AT	195	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONT.	#5	AS SP	148	ASCLEPIAS SPECIOSA	SHOWY MILKWEED	CONT.	#1
PH MO	124	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	ER SU	43	ERIOGONUM UMBELLATUM	SULFURFLOWER BUCKWHEAT	CONT.	#1
PH LD	6	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL DWARF NINEBARK	CONT.	#5	KN CA	13	KNIPHOFIA CAULESCENS	TORCH LILY	CONT.	#1
PR PA	428	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	CONT.	#5	LI LE	24	LINUM LEWISII	LEWIS FLAX	CONT.	#1
DECIDUOUS SHRUBS 5-7' SPREAD						MO BE	41	MONARDA FISTULOSA	BERGAMOT	CONT.	#1
AT CA	37	ATRIPLEX CANESCENS	FOURWING SALTBUSH	CONT.	#5	PE CA	62	PENSTEMON CAESPITOSUS	BLUEMAT PENSTEMON	CONT.	#1
CA FE	66	CEANOTHUS FENDLERI	FENDLER'S CEANOTHUS	CONT.	#5	PH CA	35	PHLOX SUBULATA 'CANDY STRIPE'	CANDY STRIPE CREEPING PHLOX	CONT.	#1
CH MI	176	CHAMAEBATIARIA MILLEFOLIUM	DESERT SWEET	CONT.	#5	PH DR	21	PHLOX SUBULATA 'DRUMMOND PINK'	DRUMMOND PINK CREEPING PHLOX	CONT.	#1
CO HO	126	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	CONT.	#5	*ALL GRASSES IN THE CURBSIDE LANDSCAPING ARE TO BE A #5 GALLON CONTAINER.					
RI AL	136	RIBES ALPINUM	ALPINE CURRANT	CONT.	#5	**YUCCA GLAUCA, YUCCA CAMPESTRIS, AND YUCCA PARVIFLORA ARE NOT TO BE USED WITHIN THE CURBSIDE LANDSCAPE					
DECIDUOUS SHRUBS 7-9' SPREAD											
CE BE	125	CERCOCARPUS BETULOIDES	MOUNTAIN MAHOGANY	CONT.	#5						
CO AC	8	COTONEASTER ACUTIFOLIUS	PEKING COTONEASTER	CONT.	#5						
FO NE	20	FORESTIERA NEOMEXICANA	NEW MEXICO PRIVET	CONT.	#5						
HI RH	12	HIPPOPHAE RHAMNOIDES	SEA BUCKHORN	CONT.	#5						
HO DU	65	HOLIDISCUS DUMOSUS	ROCK SPIREA	CONT.	#5						
RH GL	245	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5						
RH AA	126	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	CONT.	#5						
RH TY	45	RHUS TYPHINA	STAGHORN SUMAC	CONT.	#5						
RH LA	2	RHUS TYPHINA 'LACINATA'	CUTLEAF STAGHORN SUMAC	CONT.	#5						
SH AR	64	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	CONT.	#5						

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
S-01	BENCH	STREETSIDE 6' CONTOUR BENCH	ANOVA FURNISHINGS OR APPROVED EQUAL	ANOVAFURNISHING.S.COM	L1369	BLACK	33" X 26" X 76"	SURFACE MOUNT PER MANUFACTURE'S SPECIFICATIONS. REFER TO DETAIL 5, SHEET 96.
S-02	SANDSTONE BENCH	SILOAM QUARRY BLOCK OR APPROVED EQUAL	SILOAM STONE INC. OR APPROVED EQUAL	SILOAMSTONE.CO.M	N/A	TAN	APPROX. 2' 6" X 6' X 1' 6"	REFER TO DETAIL 5 SHEET 95 FOR INSTALLATION
S-03	PET WASTE STATION	DOG WASTE STATION WITH SQUARE STEEL CAN AND ROLL BAG DISPENSER OR EQUAL	ANOVA FURNISHINGS OR APPROVED EQUAL	ANOVAFURNISHING.COM	D022-B	BLACK	73" X 13" X 15"	INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 7, SHEET 96.
S-04	TRASH RECEPTACLE	STREETSIDE 40 GALLON RECEPTACLE BONET TOP	ANOVA FURNISHINGS OR APPROVED EQUAL	ANOVAFURNISHING.S.COM	L1397BT	BLACK	40 GAL.	INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 8, SHEET 96.
S-05	DISC GOLF BASKET	DISCATCHER® PRO 28	INNOVA	DISC GOLF BASKETS SERVICE@DISCGOLF.BASKETS.COM	PERMANENT MODEL	GALVANIZED STEEL, YELLOW POWDERCOAT COLAR	56" H X 26" W	INSTALL PER MANUFACTUERER'S INSTRUCTIONS AND SPECIFICATIONS. REFER TO DETAIL 9, SHEET 96.
S-06	SWINGS	2 SEAT SWINGS	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	SWING-SP	TBD	SPACE REQUIRED: 32' 4" X 24' 1"	REFER TO DETAIL 6, SHEET 95.
S-07	PLAY STRUCTURE	CHALLENGERS	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	350-1738	TBD	SPACE REQUIRED: 26' X 25' 7"	INSTALL PER MANUFACTURER'S SPECIFICATIONS. REFER TO DETAIL 7, SHEET 95
S-08	SPINNER	CONE SPINNER	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	ZZX0914	TBD	SPACE REQUIRED: 19' 1" X 9' 10"	INSTALL PER MANUFACTURER SPECIFICATION, REFER TO DETAIL 1 SHEET 96
S-09	TENT	PUP TENT CLIMBER	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	ZZX0409	TBD	SPACE REQUIRED: 15' 11" X 19'	INSTALL PER MANUFACTURER SPECIFICATION, REFER TO DETAIL 2, SHEET 96
S-10	PLAY PANEL	GADEN SENSORY WALL	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	ZZX0888	TBD	SPACE REQUIRED: 9' 4' 7"	INSTALL PER MANUFACTURER SPEFICIATIONS, REFER TO DETAIL 3, SHEET 96.
S-11	CLIMBER	FLOWER CLIMBER	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	ZZX0479	TBD	SPACE REQUIRED: 15' X 18' 9"	INSTALL PER MANUFACTURER SPECIFICATION. REFER TO DEAIL 4, SHEET 96
S-12	TETHERBALL	TETHERBALL	PLAYWORLD OR APPROVED EQUAL	PLAYWORLD.COM	ZZX1079	TBD	SPACE REQUIRED: 12' X 12'	INSTALL PER MANUFACTURER'S SPECIFICATION. REFER TO DETAIL 5, SHEET 96.

CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE OR CRUSHER FINES.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. NOTE THAT THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE MAINTENANCE AND IRRIGATION OF ALL PROVIDED MEDIAN LANDSCAPING UNLESS OTHERWISE NOTED.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRY/LAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1 1/2" LOCAL RIVER ROCK. PERENNIAL AND ANNUAL BEDS SHALL BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED CEDAR MULCH. ALL OTHER NON PLANTED BED AREAS SHALL BE 1 1/2" LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
11. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
12. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
M-01	STEEL EDGER	BLACK ROLL TOP EDGER	RYERSON OR APPROVEDD EQUAL	BLACK	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-02	SPADECUT EDGER					
M-03	OPEN SPACE FENCE					
M-04	CORRAL FENCE					
M-05	CRUSHER FINES	CRUSHER FINES OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	TAN BREEZE	REFER TO PLANS FOR LOCATION	INSTAL PER MANUFACTURER'S SPECIFICATIONS
M-06	RIVER ROCK	2 1/2 - 3" HORIZON COBBLESTONE OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	HORIZON COBBLESTONE	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-07	AGGREGATE BASE COURSE	AGGREGATE BASE COURSE				REFER TO CIVIL FOR MORE INFORMATION
M-08	LANDSCAPE BOULDERS	MOSS ROCK	PIONEER SAND OR APPROVED EQUAL	GRAY GRANITE WITH MOSS OR MATCH TO SANDSTONE SLABS		REFER TO DETAIL 5, SHEET L4.00
M-09	SHRUB BED (RIVER ROCK)	1 1/2"-2" LOCAL RIVER ROCK OR APPROVED EQUAL	PIONEER SAND OR APPROVED EQUAL	LOCAL RIVER ROCK	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-10	TURFGRASS	IRRIGATED MANICURED TURF SOD	ARKANSAS VALLEY SEED OR APPROVED EQUAL	TALL FESCUE BLEND OR APPROVED EQUAL CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-12	NON-IRRIGATED TALL NATIVE SEED MIX	NATIVE SEED TALL MIX	ARKANSAS SEED VALLEY OR APPROVED EQUAL	'FOOTHILLS MIX & 'ROCKY MOUNTIAN NATIVE MIX'	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER SPECIFICATIONS
M-13	NON-IRRIGATED SHORT NATIVE SEED MIX	NATIVE SEED SHORT MIX	ARKANSAS SEED VALLEY OR APPROVED EQUAL	'NATIVE WONDER WITH POLLINATOR WILDFLOWER MIX & 'MULTI-COLOR HIGH ALTITUDE'	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-14	DETENTION POND MIX	DETENTION POND SEED MIX	ARKANSAS VALLEY RO APPROVED EQUAL	TBD	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-15	PLAY SURFACE	ENGINEERED WOOD FIBAR	FIBAR OR APPROVED EUALS	NATURAL	REFER TO PLANS FOR LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS, CONTRACTOR TO COPLY WITH ALL SAFETY REQUIREMENTS
M-16	PEAGRAVEL	PEA GRAVEL	PIONEER SAND OR APPROVED EQUAL	LOCAL PEA GRAVEL	REFER TO PLANS FOR LOCATIONS	INSTALL PER MANUFACTURER'S SPECIFICATIONS
M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE					HOMEBUILDER TO INSTALL CURBSIDE LANDSCAPE ACCORDING TO ALL COA CODE REQUIREMENTS

CHECKED BY:
DRAWN BY:

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP_01 - 07/10/2024

SP_02 - 09/25/2024

SP_03 - 12/06/2024

SHEET TITLE:

LANDSCAPE NOTES

SHEET NUMBER

PLANT SCHEDULE LOT TYPICAL

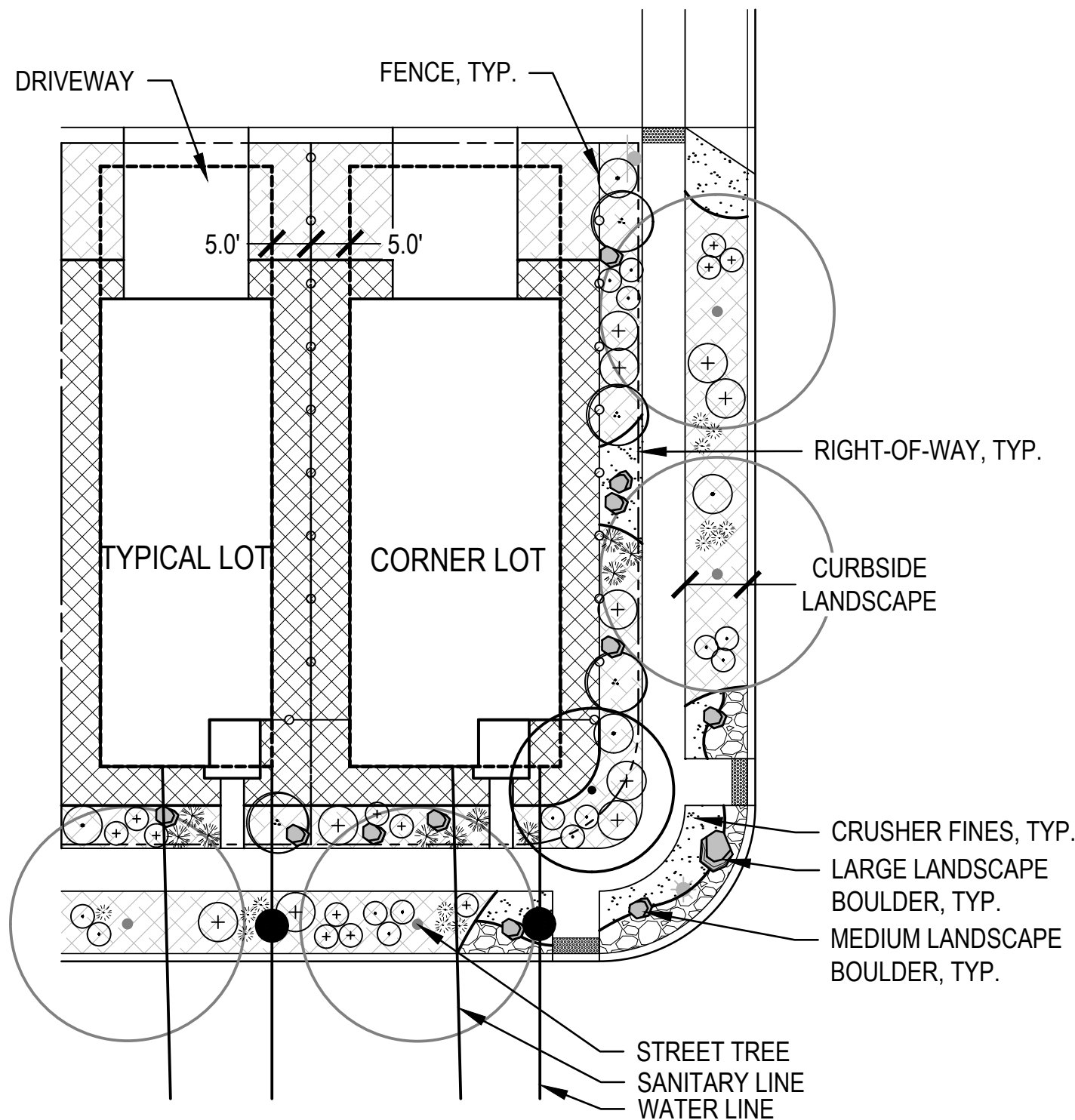
CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES				
AC HI	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5" CA
CA HL	CATALPA SPECIOSA 'HIAWATHA 2'	HEARTLAND® NORTHERN CATALPA	B & B	2.5" CA
TI ST	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	B & B	2.5" CA
UL FR	ULMUS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

LOT TYPICAL LEGEND

	FENCE, BY HOMEOWNER		DECIDUOUS CANOPY TREE
	RIGHT-OF-WAY		EVERGREEN TREE
	LOT LINE		ORNAMENTAL TREE
	WATER LINE		DECIDUOUS SHRUBS
	SANITARY SEWER LINE		EVERGREEN SHRUBS
	BACKYARD LANDSCAPE, BY HOMEOWNER		ORNAMENTAL GRASSES
	NO IRRIGATION ZONE (ROCK MULCH)		
	SHORT SEED MIX		
	CRUSHER FINES*		
	RIVER ROCK		
	1 1/2"-2" RIVER ROCK		

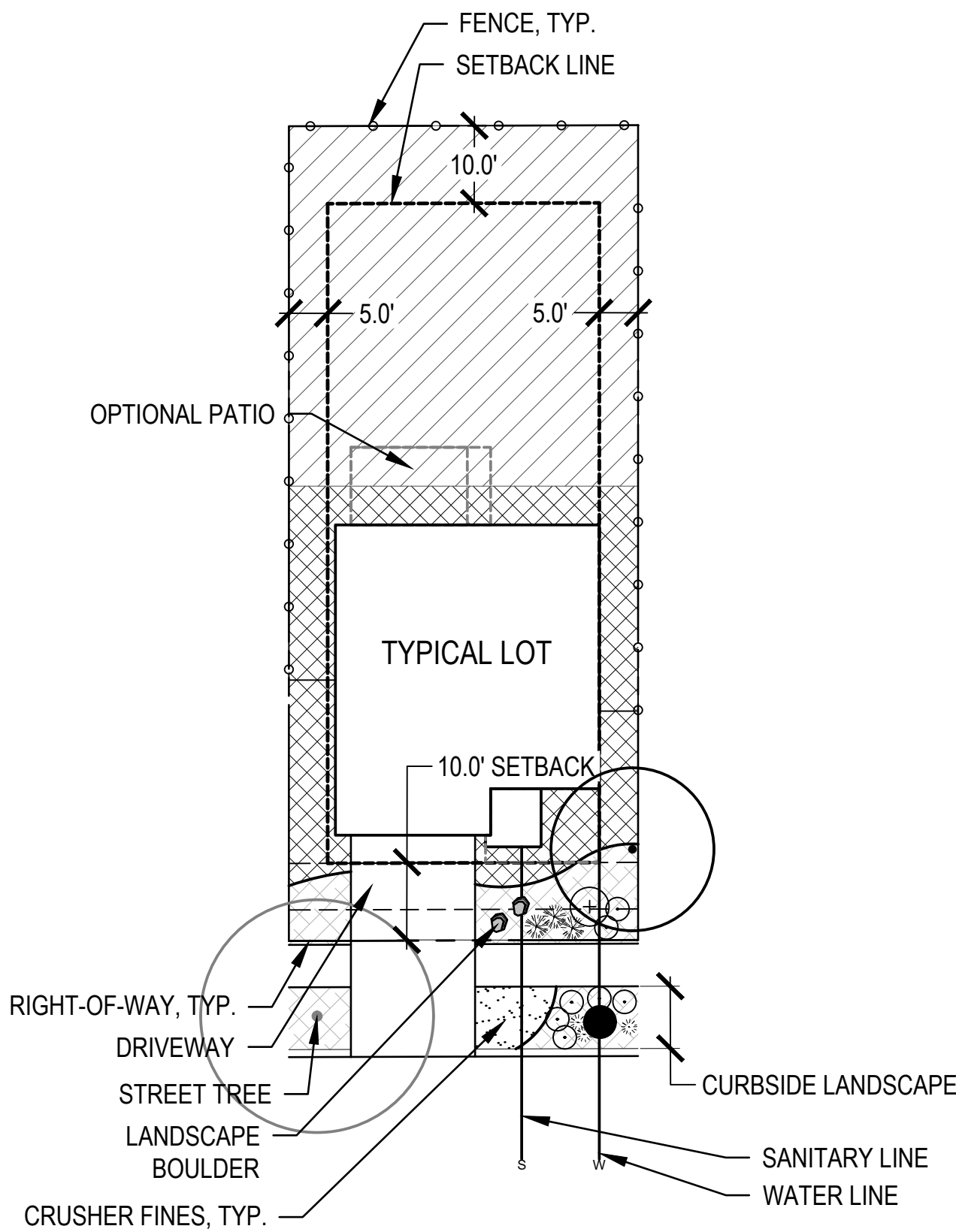
NOTES

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



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

SCALE: 1"=20'



TYPICAL LOT LANDSCAPE (45' LOT)

SCALE: 1"=20'

30' (INTERIOR LOT)

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

(CURBSIDE LANDSCAPE)

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

30' C (CORNER LOT)

FRONT YARD

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

SIDE YARD

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

(CURBSIDE LANDSCAPE)

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

45' (TYPICAL LOT)

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

(CURBSIDE LANDSCAPE)

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

PLANT SCHEDULE LOT TYPICAL

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

LOT TYPICAL LEGEND

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

NOTES

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

50' (TYPICAL LOT)

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

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

50' C (CORNER LOT)

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

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

(CURBSIDE LANDSCAPE)

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

60' (INTERIOR LOT)

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

(CURBSIDE LANDSCAPE)

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

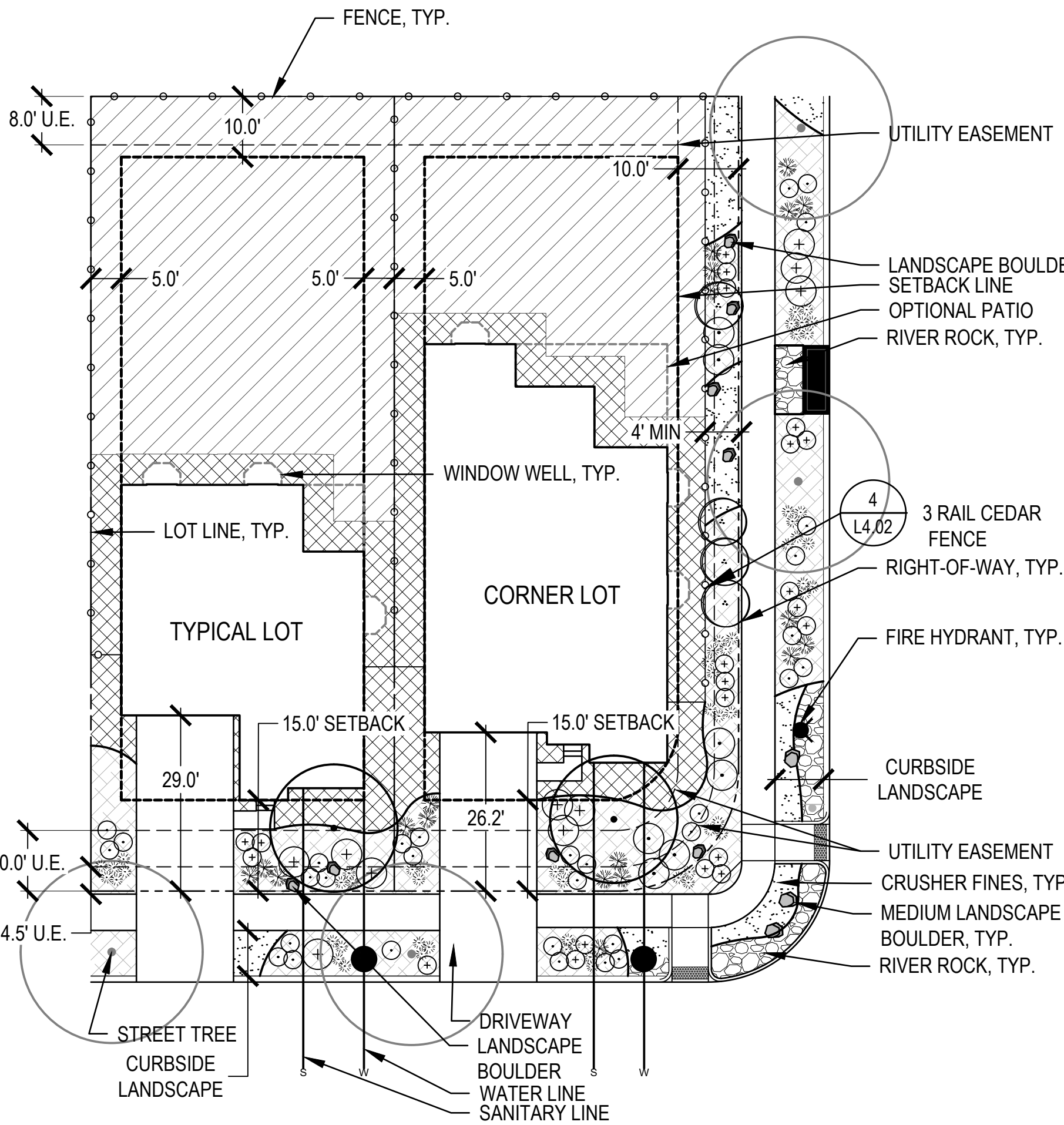
60' C (CORNER LOT)

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

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

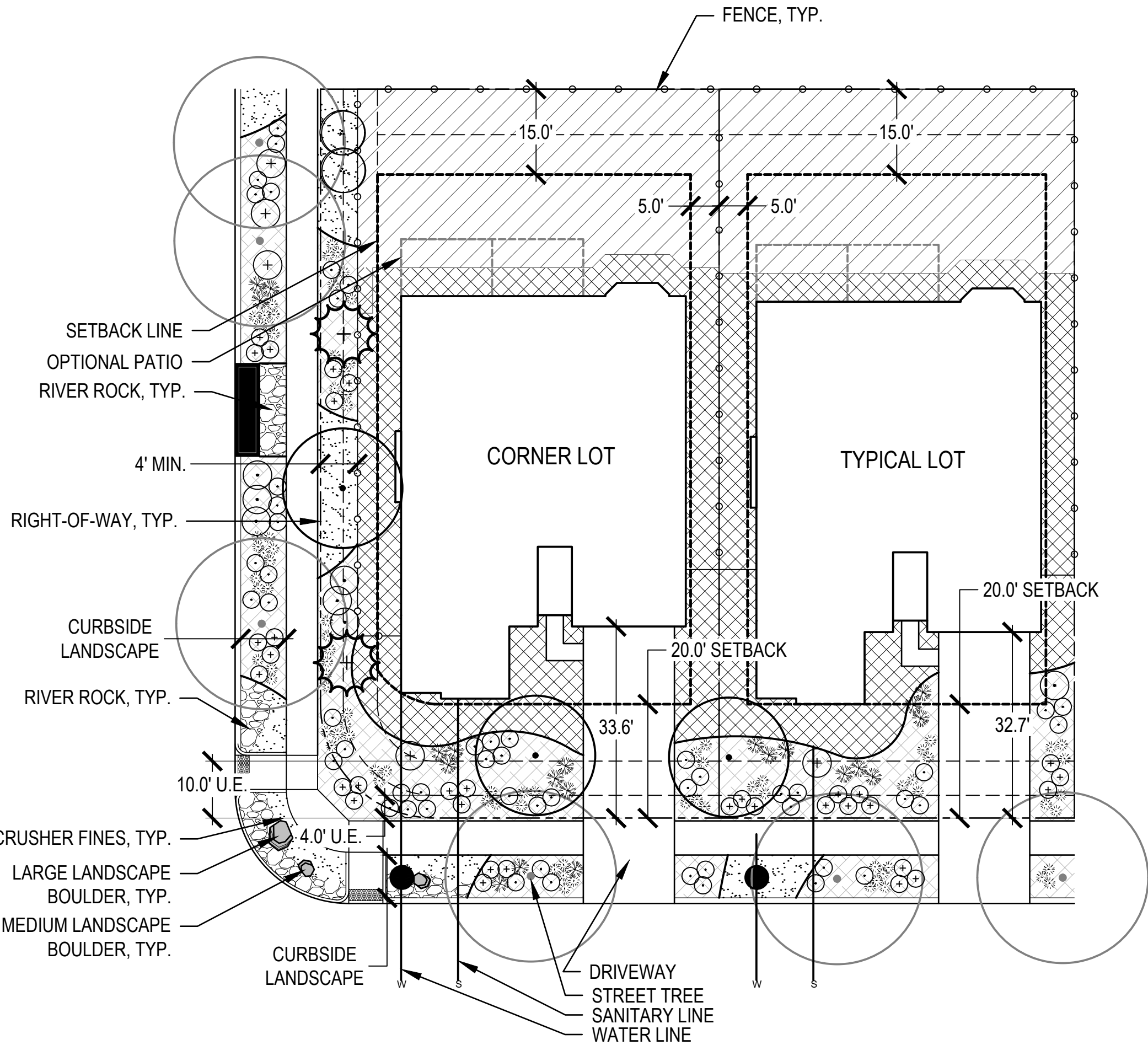
(CURBSIDE LANDSCAPE)

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



TYPICAL LOT LANDSCAPE INTERIOR AND CORNER (50' LOT)

SCALE: 1"=20'



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

SCALE: 1"=20'

PLANT SCHEDULE LOT TYPICAL

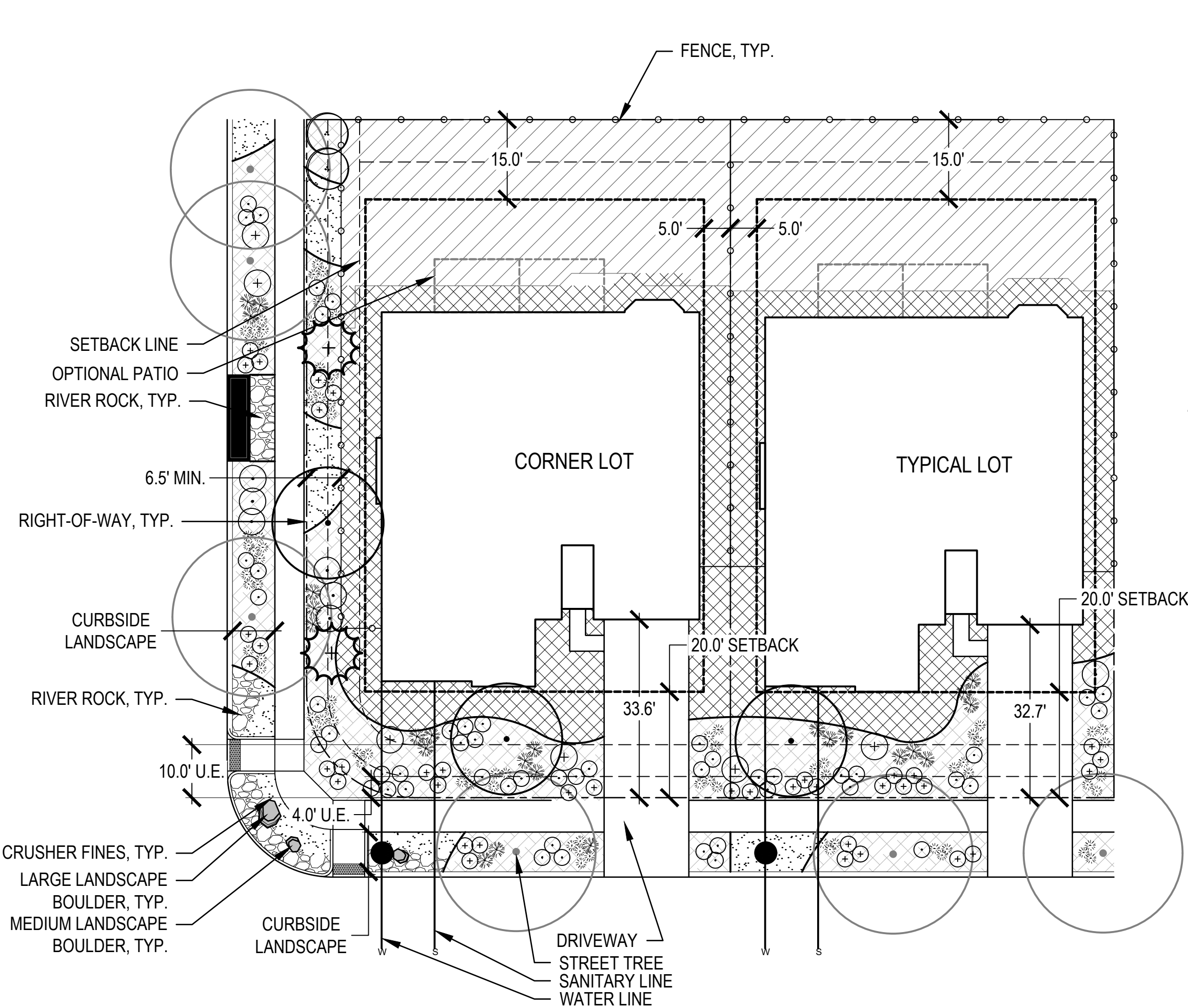
CODE	BOTANICAL NAME	COMMON NAME	ROOT	SIZE
DECIDUOUS TREES				
AC HI	ACER GRANDIDENTATUM X SACCHARUM 'HIPZAM'	HIGHLAND PARK® MAPLE	B & B	2.5" CA
CA HL	CATALPA SPECIOSA 'HIAWATHA 2'	HEARTLAND® NORTHERN CATALPA	B & B	2.5" CA
TI ST	TILIA TOMENTOSA 'STERLING'	STERLING SILVER LINDEN	B & B	2.5" CA
UL FR	ULMUS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

LOT TYPICAL LEGEND

	FENCE, BY HOMEOWNER		DECIDUOUS CANOPY TREE
	RIGHT-OF-WAY		EVERGREEN TREE
	LOT LINE		ORNAMENTAL TREE
	WATER LINE		DECIDUOUS SHRUBS
	SANITARY SEWER LINE		EVERGREEN SHRUBS
	BACKYARD LANDSCAPE, BY HOMEOWNER		ORNAMENTAL GRASSES
	NO IRRIGATION ZONE (ROCK MULCH)		
	SHORT SEED MIX		
	CRUSHER FINES*		
	3'-4" RIVER ROCK		
	1 1/2'-2" RIVER ROCK		

NOTES

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



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

SCALE: 1"=20'

70' (INTERIOR LOT)

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

(CURBSIDE LANDSCAPE)

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

70' C (CORNER LOT)

FRONT YARD

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

SIDE YARD

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

(CURBSIDE LANDSCAPE)

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

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

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/10/2024

SP 02 - 09/25/2024

SP 03 - 12/06/2024

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER

71

LEGEND

		LIMITS OF WORK (L.O.W.)
		MATCHLINE
		PROPERTY LINE
		RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

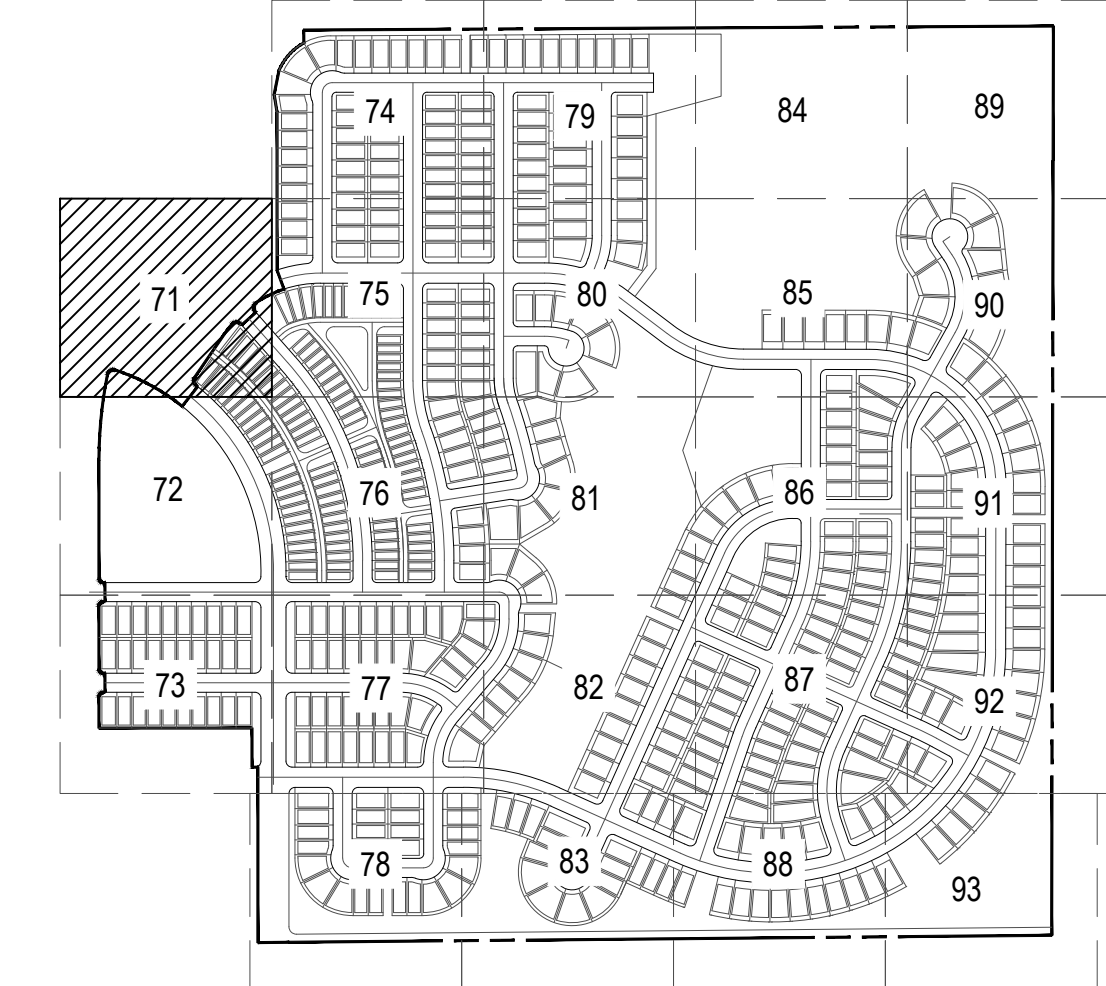
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

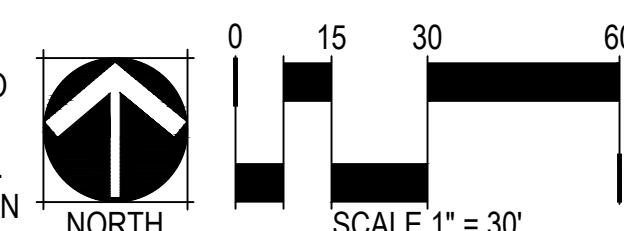
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



NOTES:

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



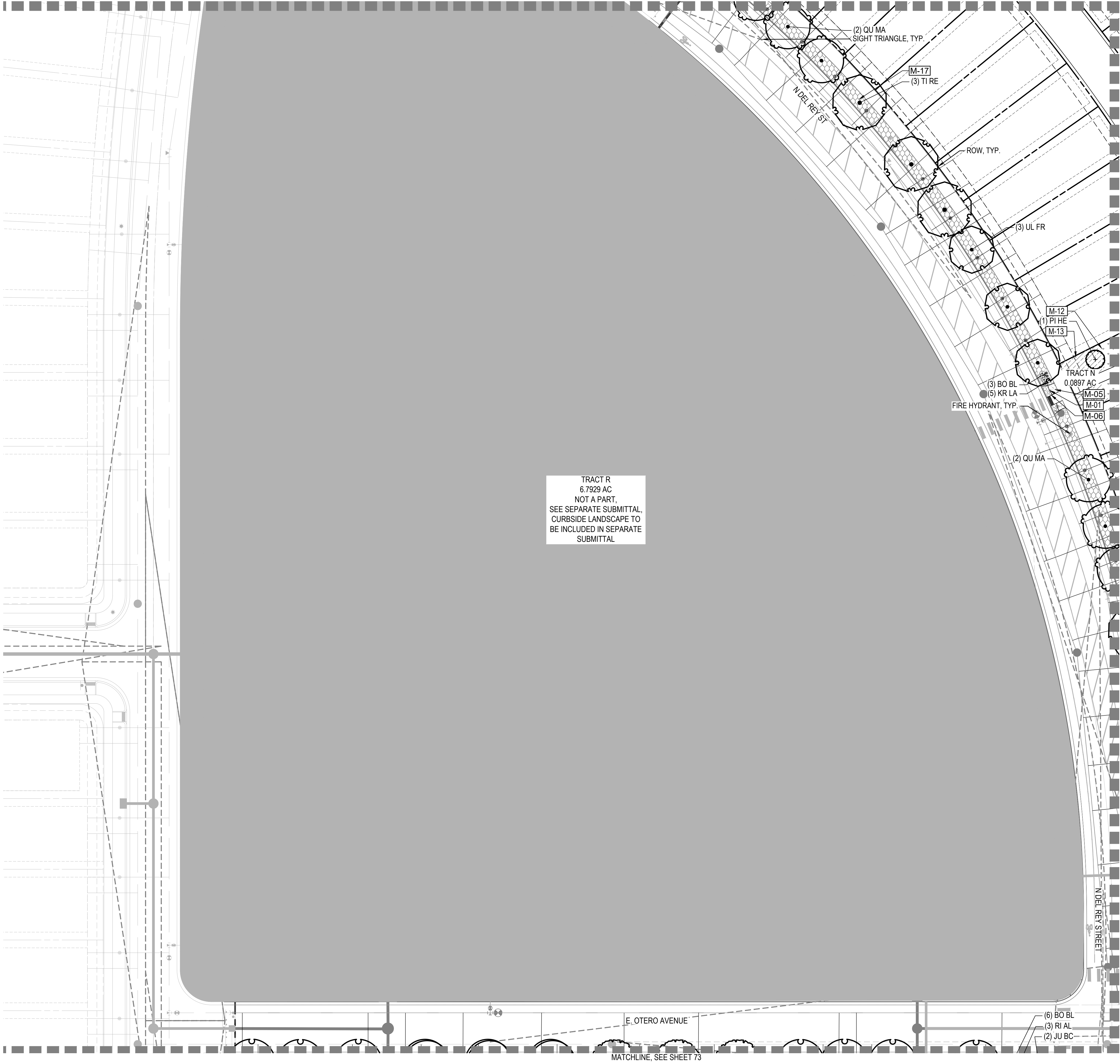
NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 72

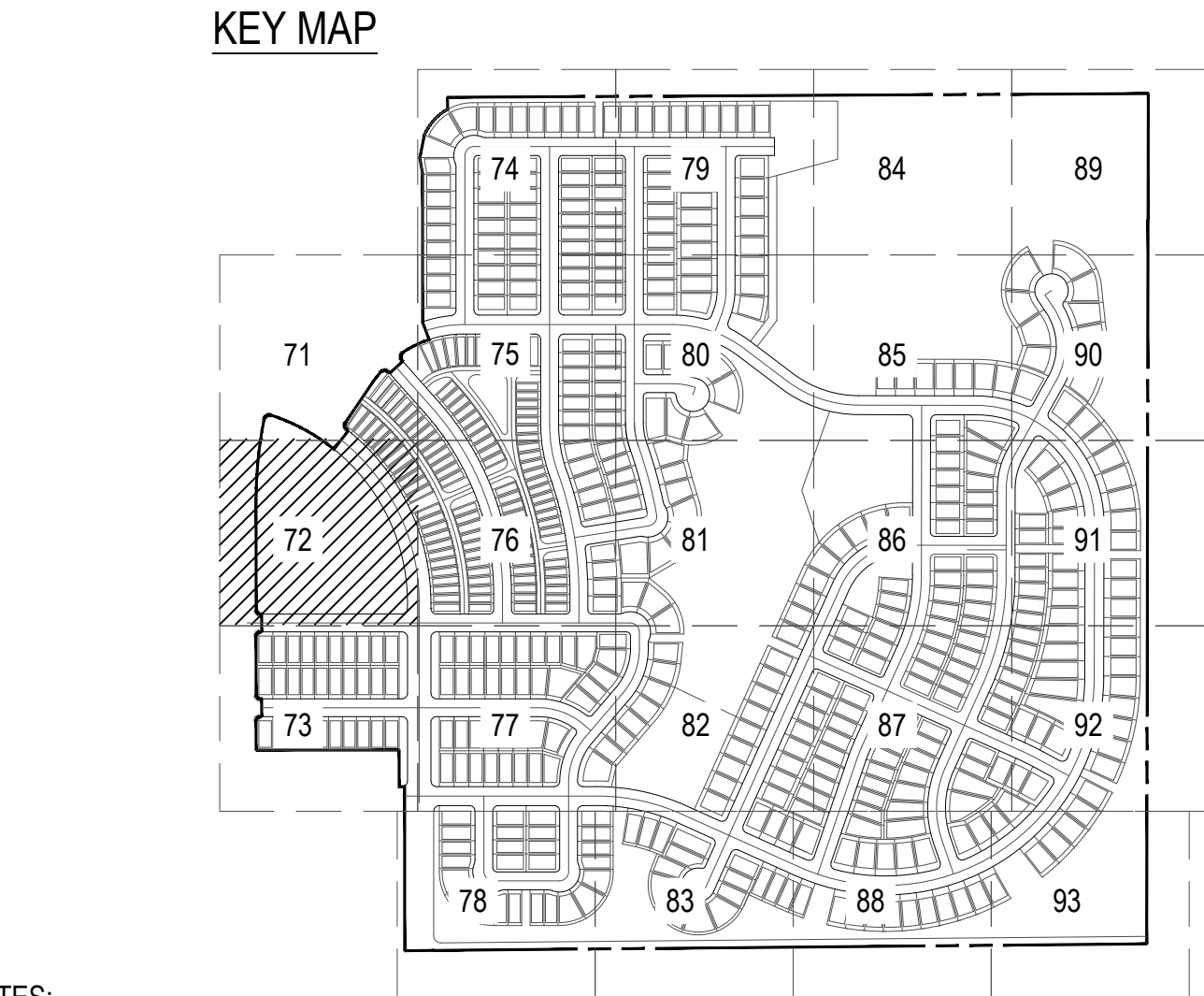
NOT A PART.
REFER TO FILING ONE
SUBMITTAL

TRACT R
6.7929 AC
NOT A PART,
SEE SEPARATE SUBMITTAL.
CURBSIDE LANDSCAPE TO
BE INCLUDED IN SEPARATE
SUBMITTAL

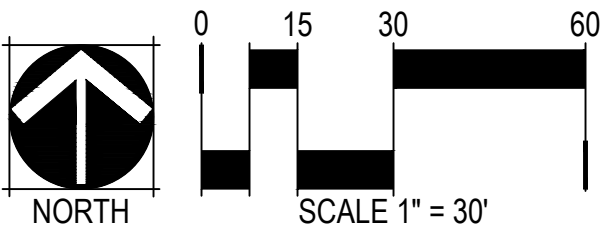
CHECKED BY:
DRAWN BY:



LEGEND		
LIMITS OF WORK (L.O.W.)		
MATCHLINE		
PROPERTY LINE		
RIGHT OF WAY		
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE
NOTATION		
	N-01	RETAINING WALL
	N-02	SIGNAGE
	N-03	SHADE STRUCTURE
	N-04	BENCH SHADE STRUCTURE
SITE FURNISHINGS		
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL



- NOTES:
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LEGEND

LIMITS OF WORK (L.O.W.)

MATCHLINE

PROPERTY LINE

RIGHT OF WAY

LANDSCAPE MATERIALS

SYMBOL CODE DESCRIPTION

M-01 STEEL EDGER

M-02 SPADECUT EDGER

M-03 OPEN SPACE FENCE

M-04 CORRAL FENCE

M-05 CRUSHER FINES

M-06 RIVER ROCK

M-07 AGGREGATE BASE COURSE

M-08 LANDSCAPE BOULDERS

M-09 SHRUB BED (RIVER ROCK)

M-10 TURFGRASS

M-11 ARTIFICIAL TURF

M-12 NON-IRRIGATED TALL NATIVE SEED MIX

M-13 NON-IRRIGATED SHORT NATIVE SEED MIX

M-14 DETENTION POND MIX

M-15 PLAY SURFACE

M-16 PEAGRAVEL

M-17 REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

NOTATION

N-01 RETAINING WALL

N-02 SIGNAGE

N-03 SHADE STRUCTURE

N-04 BENCH SHADE STRUCTURE

SITE FURNISHINGS

S-01 BENCH

S-02 SANDSTONE BENCH

S-03 PET WASTE STATION

S-04 TRASH RECEPTACLE

S-05 DISC GOLF BASKET

S-06 SWINGS

S-07 PLAY STRUCTURE

S-08 SPINNER

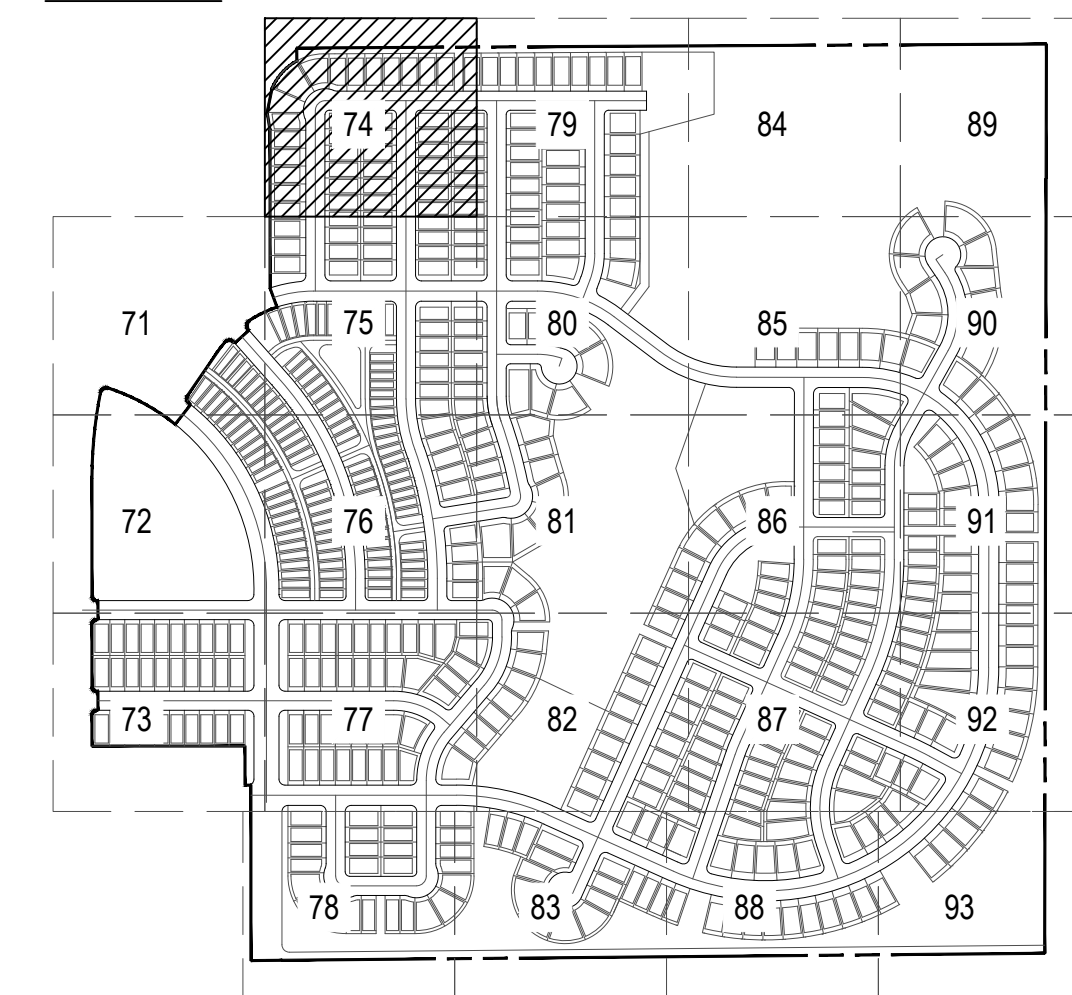
S-09 TENT

S-10 PLAY PANEL

S-11 CLIMBER

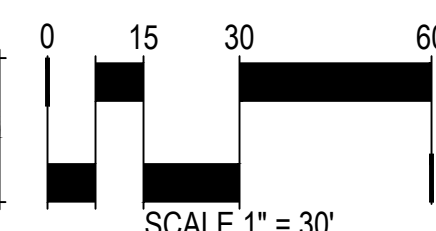
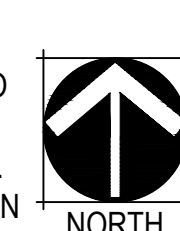
S-12 TETHERBALL

KEY MAP

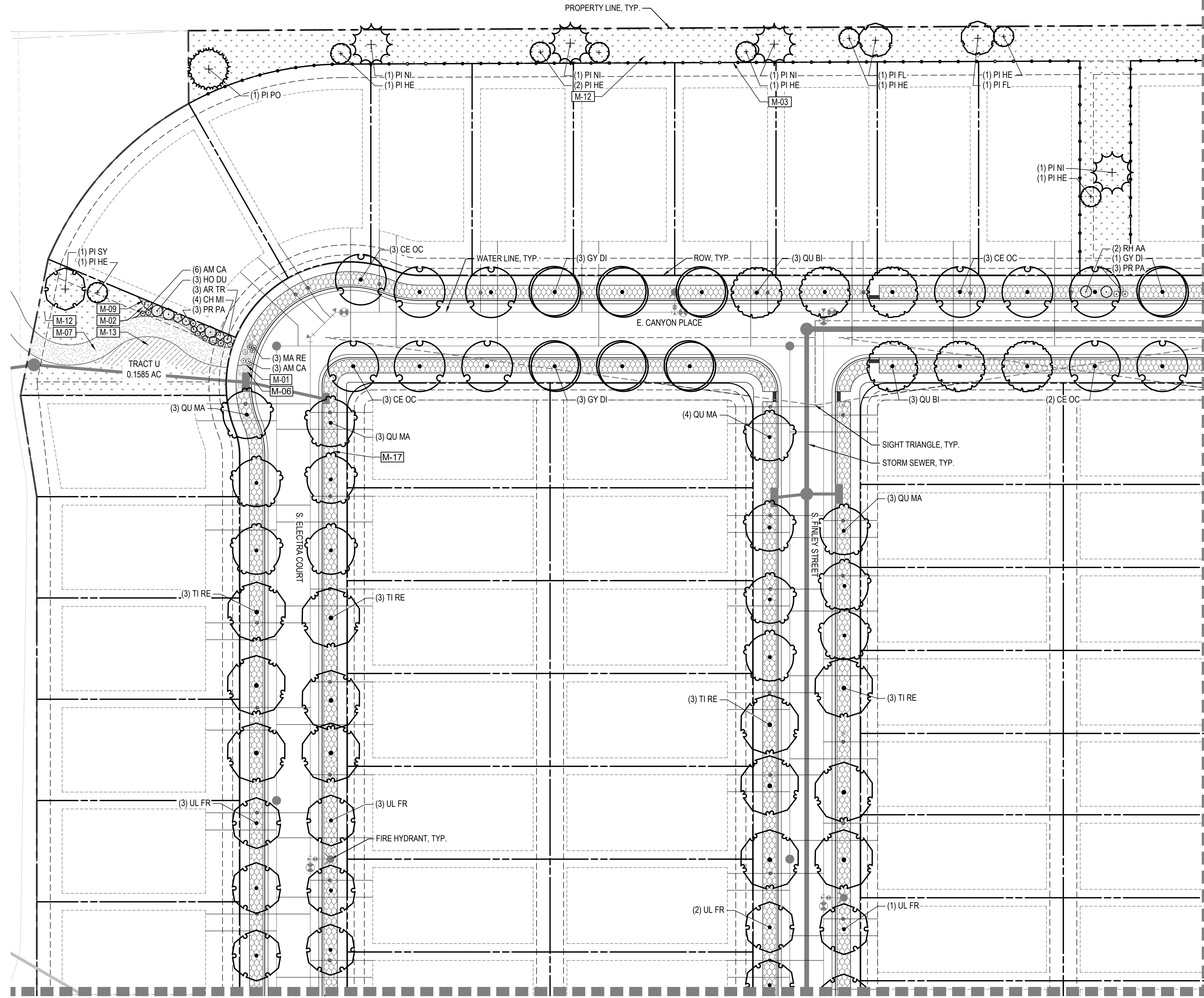


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NOT FOR CONSTRUCTION



CHECKED BY:
DRAWN BY:

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

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

DATE:
SP.01 - 07/10/2024
SP.02 - 09/25/2024
SP.03 - 12/06/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER

75

LEGEND

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

LANDSCAPE MATERIALS

SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADE CUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
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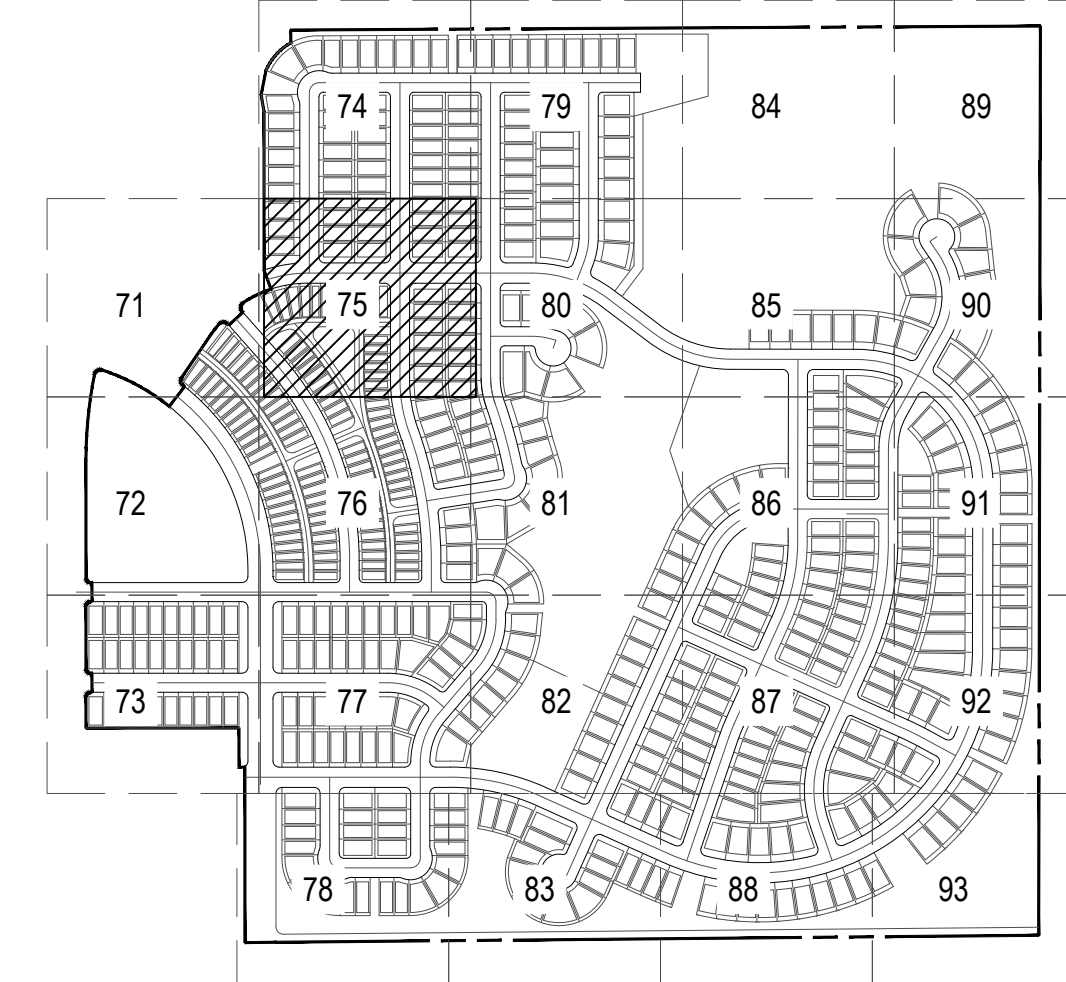
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

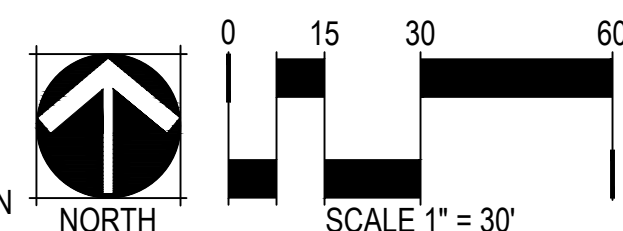
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	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP

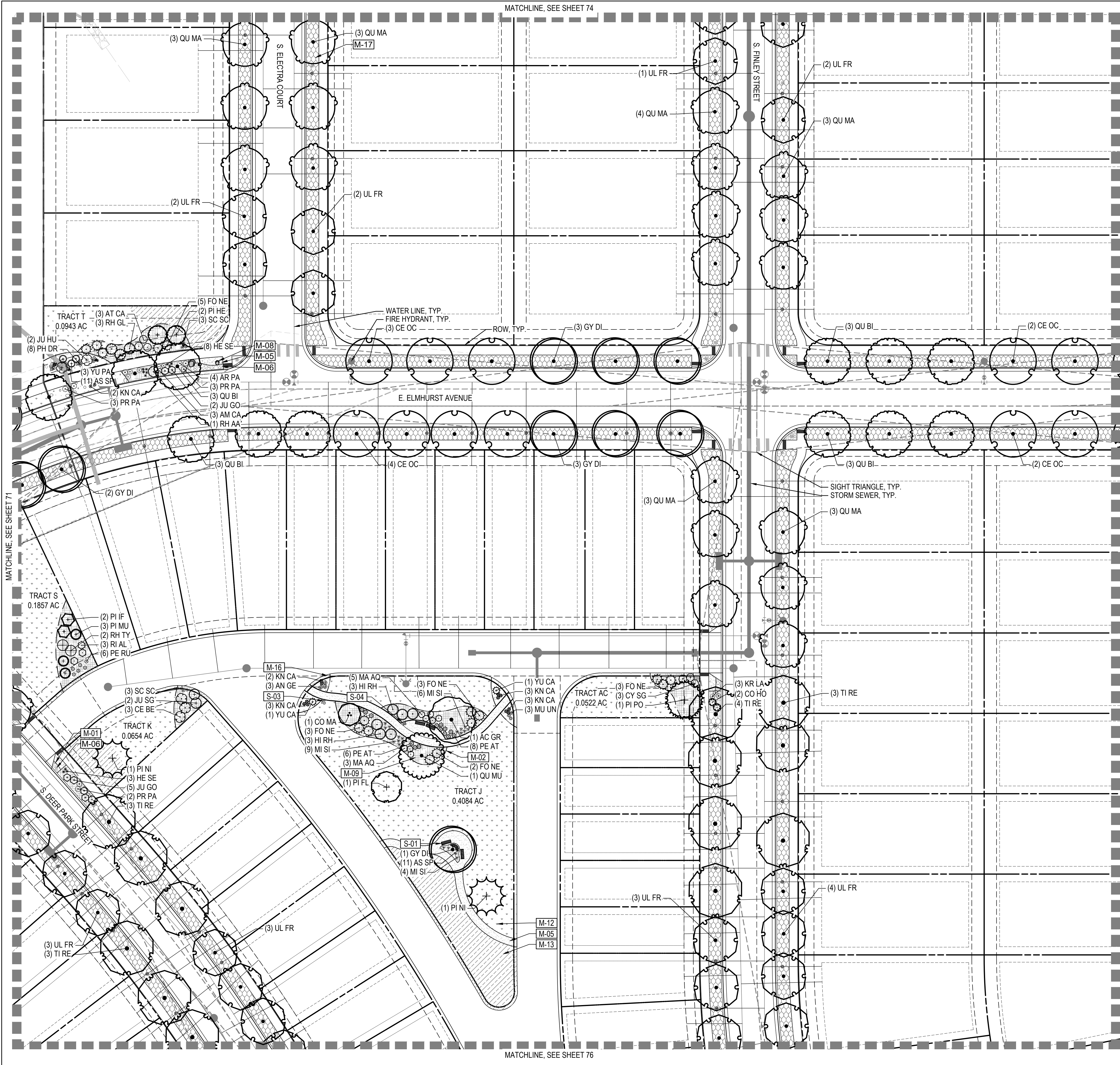


NOTES:

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NOT FOR CONSTRUCTION



CHECKED BY:
DRAWN BY:

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

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

DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
76

LEGEND

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

LANDSCAPE MATERIALS

SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
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	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

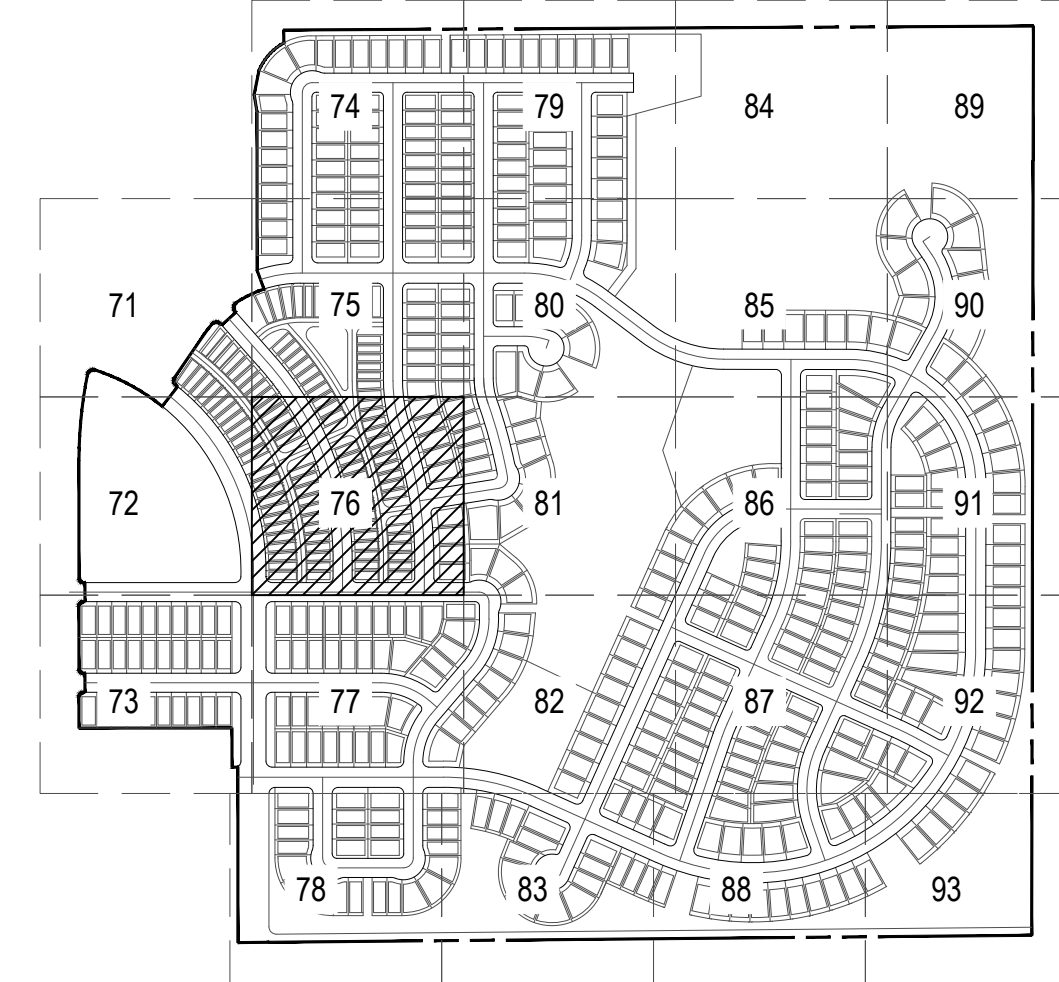
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
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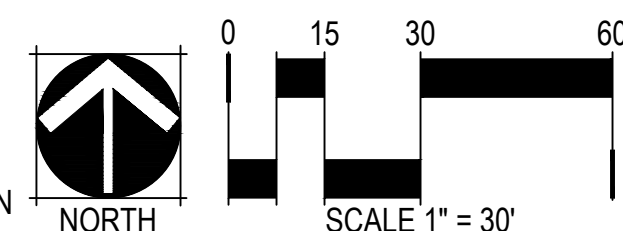
SITE FURNISHINGS

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

KEY MAP



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



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 75

MATCHLINE, SEE SHEET 81

MATCHLINE, SEE SHEET 77

CHECKED BY:
DRAWN BY:

LEGEND

LIMITS OF WORK (L.O.W.)		
	MATCHLINE	
	PROPERTY LINE	
	RIGHT OF WAY	
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADE-CUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

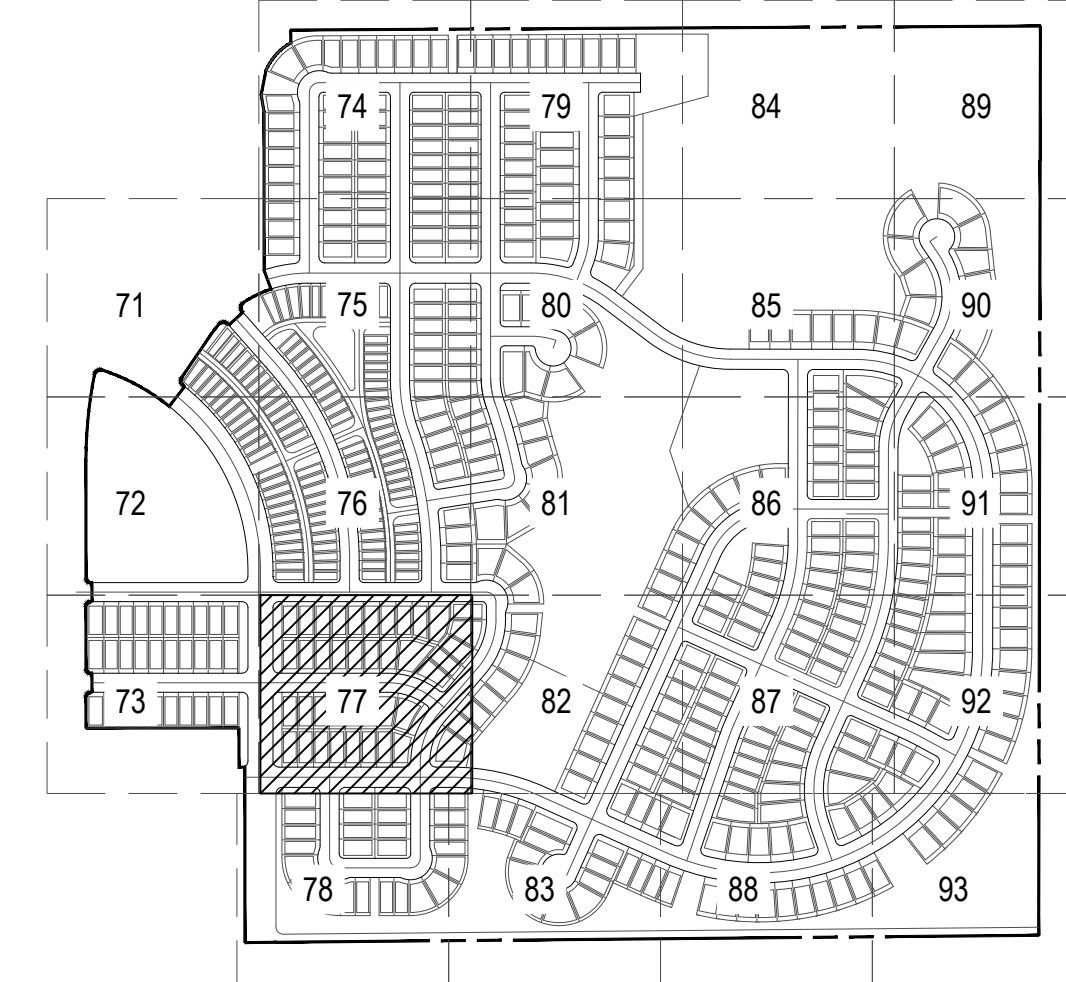
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

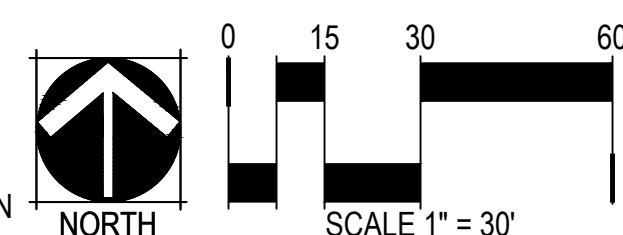
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



NOTES:

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NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 76

MATCHLINE, SEE SHEET 78

MATCHLINE, SEE SHEET 73

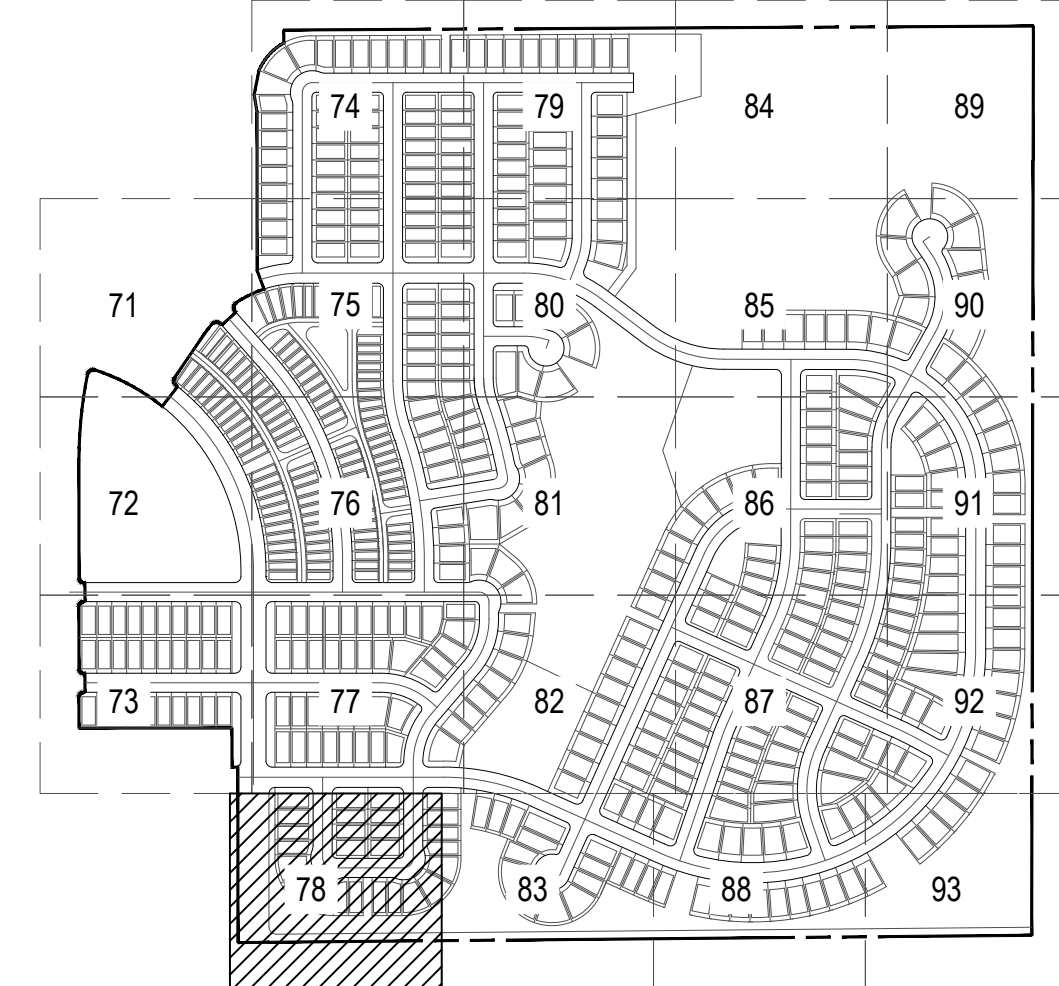
MATCHLINE, SEE SHEET 82

CHECKED BY:
DRAWN BY:

LEGEND

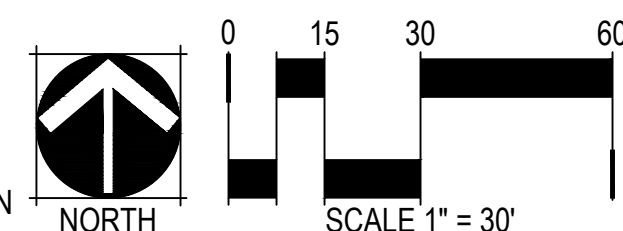
LIMITS OF WORK (L.O.W.)		
	MATCHLINE	
	PROPERTY LINE	
	RIGHT OF WAY	
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADE CUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE
NOTATION		
	N-01	RETAINING WALL
	N-02	SIGNAGE
	N-03	SHADE STRUCTURE
	N-04	BENCH SHADE STRUCTURE
SITE FURNISHINGS		
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



NOTES:

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



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 77

S. ELECTRA COURT

E. ALDER PLACE

COUNTY LINE ROAD

MATCHLINE, SEE SHEET 83

LEGEND

LIMITS OF WORK (L.O.W.)		
MATCHLINE		
PROPERTY LINE		
RIGHT OF WAY		
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADE CUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

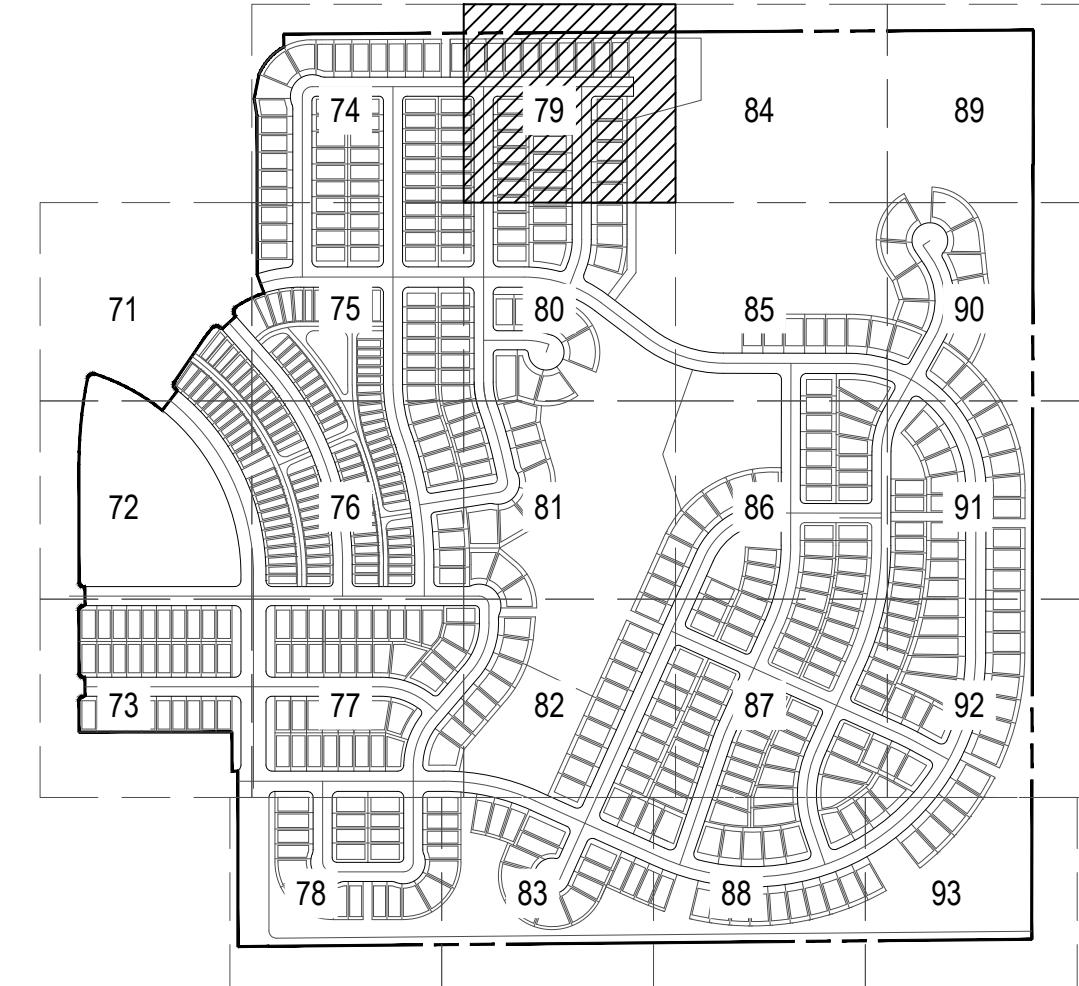
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

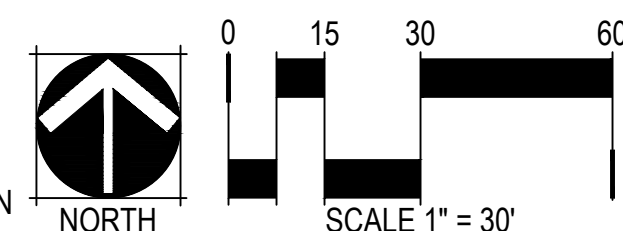
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



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NOT FOR CONSTRUCTION

CHECKED BY:

DRAWN BY:

MATCHLINE, SEE SHEET 80

LEGEND

LIMITS OF WORK (L.O.W.)		
	---	MATCHLINE
	---	PROPERTY LINE
	---	RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADE-CUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
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	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

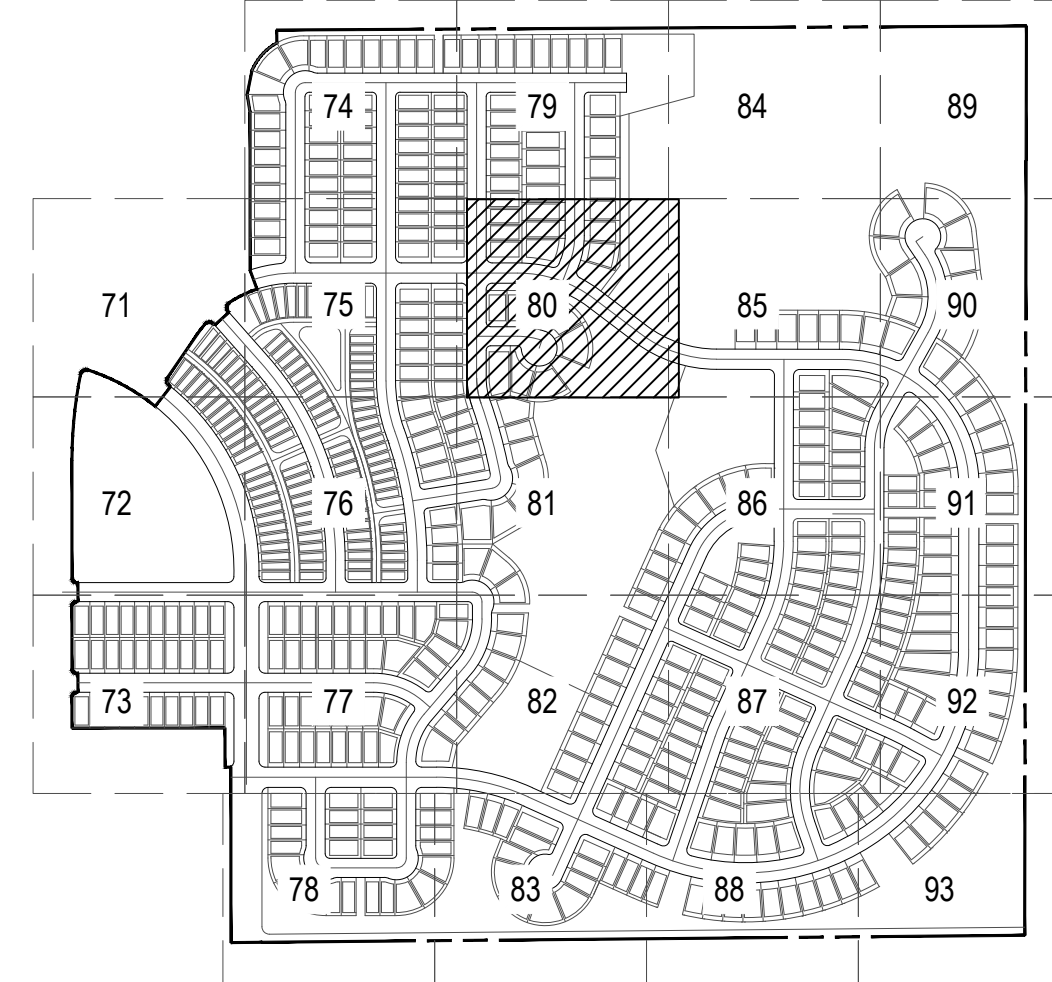
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

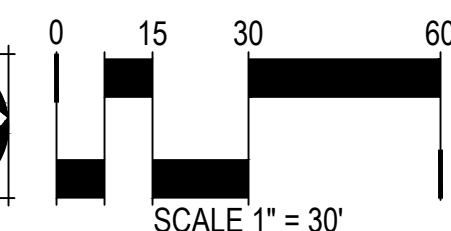
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



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NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 79

MATCHLINE, SEE SHEET 81

MATCHLINE, SEE SHEET 85

MATCHLINE, SEE SHEET 75

CHECKED BY:
DRAWN BY:

LEGEND

LIMITS OF WORK (L.O.W.)		
	---	MATCHLINE
	---	PROPERTY LINE
	---	RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADE CUT EDGER
	M-03	OPEN SPACE FENCE
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	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

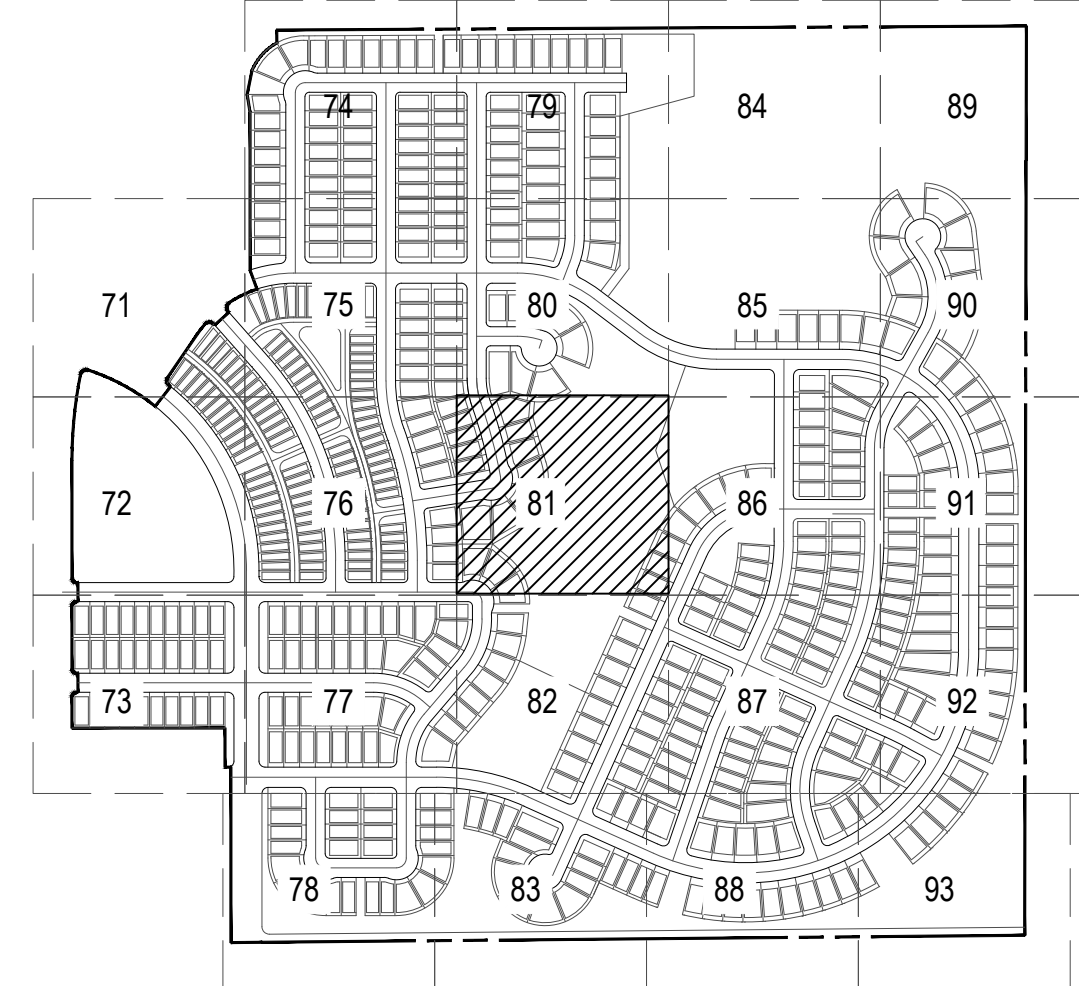
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

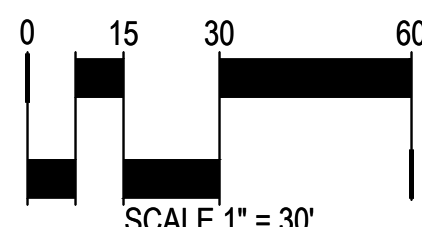
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



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NOT FOR CONSTRUCTION

CHECKED BY:

DRAWN BY:

MATCHLINE, SEE SHEET 80

MATCHLINE, SEE SHEET 82

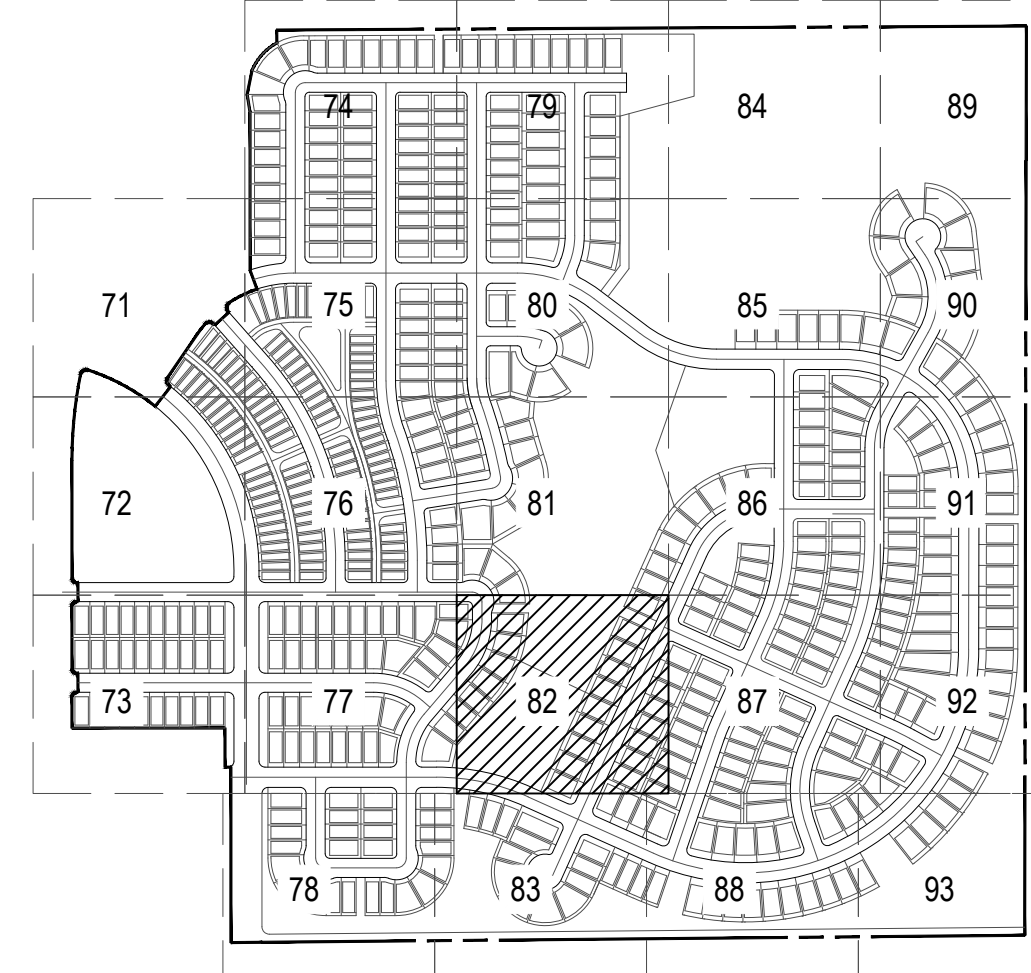
MATCHLINE, SEE SHEET 86

MATCHLINE, SEE SHEET 76

LEGEND

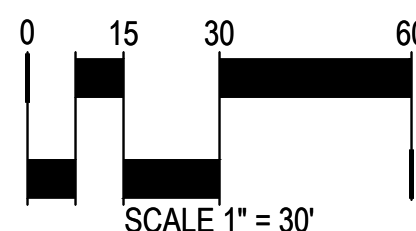
LIMITS OF WORK (L.O.W.)		
		MATCHLINE
		PROPERTY LINE
		RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE
NOTATION		
	N-01	RETAINING WALL
	N-02	SIGNAGE
	N-03	SHADE STRUCTURE
	N-04	BENCH SHADE STRUCTURE
SITE FURNISHINGS		
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
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	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



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NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 81

MATCHLINE, SEE SHEET 83

MATCHLINE, SEE SHEET 87

MATCHLINE, SEE SHEET 77

Please consider the replacement or addition of a stand-alone, ADA accessible play feature. For example, could the spinner be replaced with a similar feature that allows for ADA access? This would help promote inclusive play, allowing users the opportunity to utilize multiple features within the pocket park.

ND Response: Multiple accessible features are included in this park space. Cone Spinner product is ADA accessible per play manufacturer's website. S-10, play panel, is also an accessible feature. Our team has also added 1 of the 2 swing seats to be an accessible swing seat.

OVERLAND RANCH RESIDENTIAL PHASE 2

SITE PLAN NUMBER 3
AURORA, COLORADO

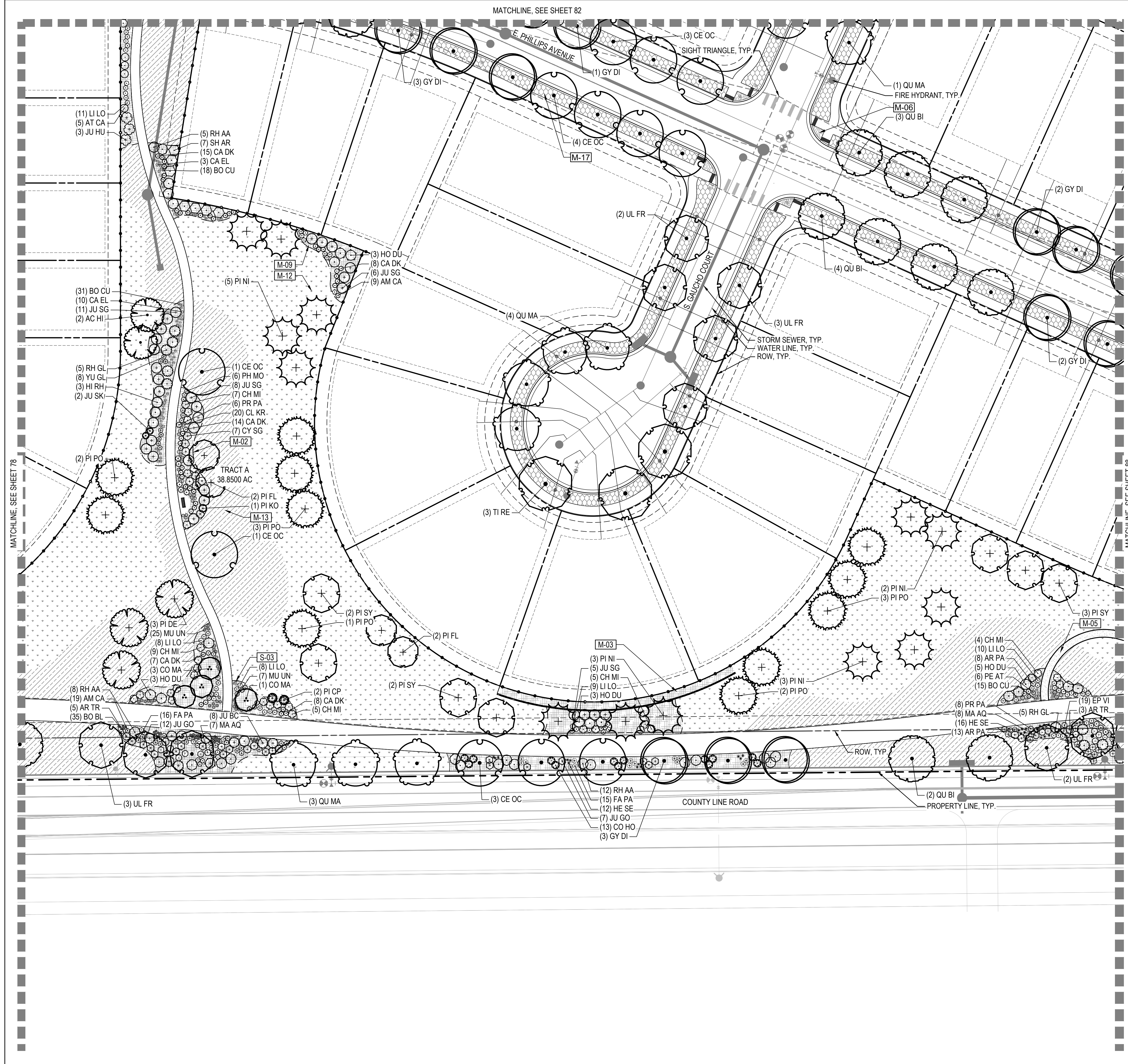
OWNER:
EN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019



























DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024

SHEET TITLE:
LANDSCAPE PLAN

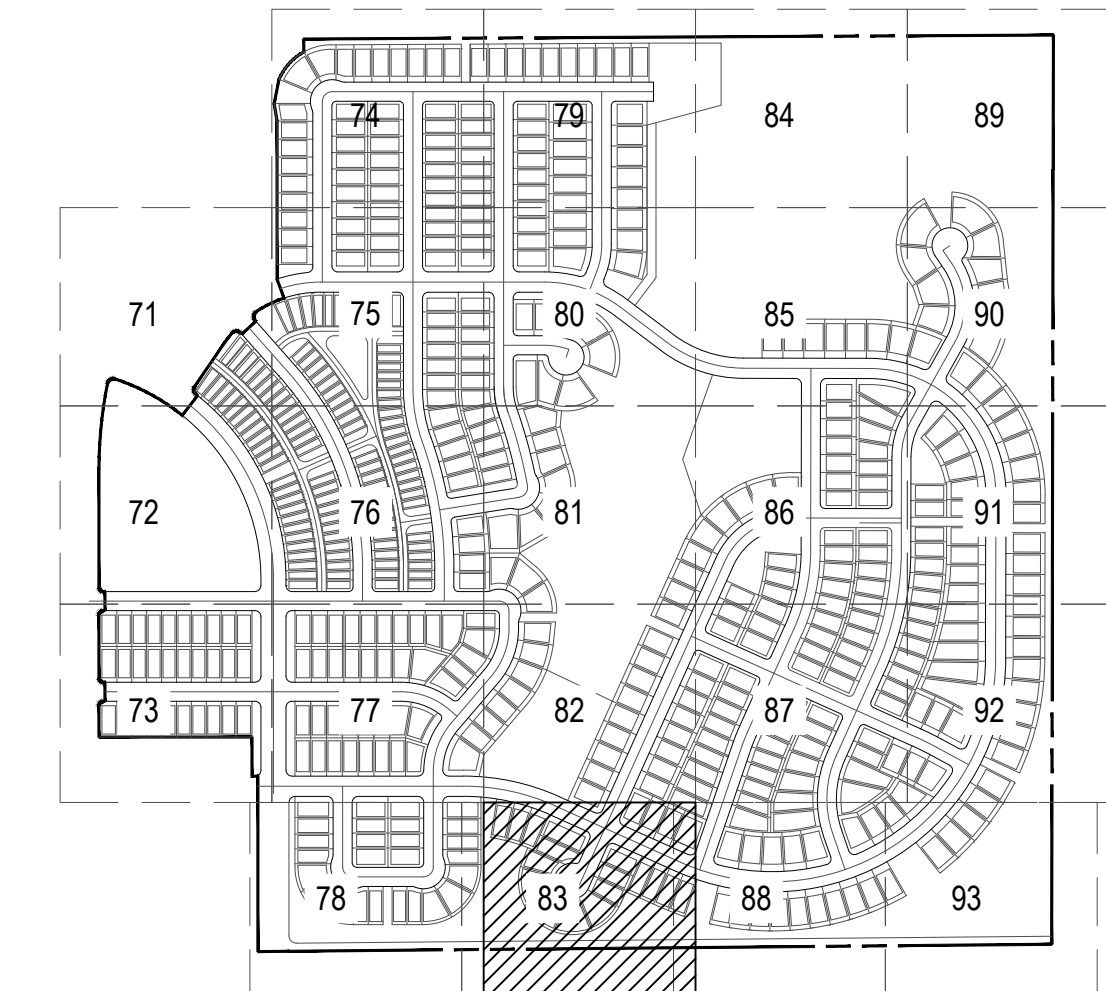
SHEET NUMBER

33

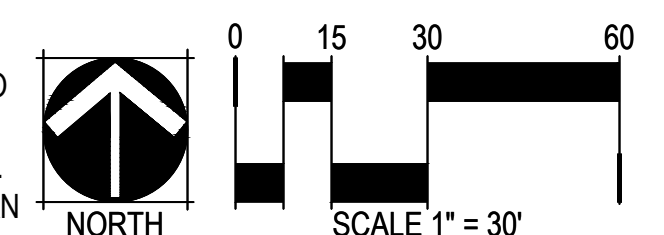


LEGEND		
		LIMITS OF WORK (L.O.W.)
		MATCHLINE
		PROPERTY LINE
		RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE
NOTATION		
	N-01	RETAINING WALL
	N-02	SIGNAGE
	N-03	SHADE STRUCTURE
	N-04	TRASH SHADE STRUCTURE
SITE FURNISHINGS		
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



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



NOT FOR CONSTRUCTION

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/10/2024

SP 02 - 09/25/2024

SP 03 - 12/06/2024

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER

84

LEGEND

LIMITS OF WORK (L.O.W.)

MATCHLINE

PROPERTY LINE

RIGHT OF WAY

LANDSCAPE MATERIALS

SYMBOL CODE DESCRIPTION

M-01 STEEL EDGER

M-02 SPADECUT EDGER

M-03 OPEN SPACE FENCE

M-04 CORRAL FENCE

M-05 CRUSHER FINES

M-06 RIVER ROCK

M-07 AGGREGATE BASE

COURSE

M-08 LANDSCAPE BOULDERS

M-09 SHRUB BED (RIVER ROCK)

M-10 TURFGRASS

M-11 ARTIFICIAL TURF

M-12 NON-IRRIGATED TALL

NATIVE SEED MIX

M-13 NON-IRRIGATED SHORT

NATIVE SEED MIX

M-14 DETENTION POND MIX

M-15 PLAY SURFACE

M-16 PEAGRAVEL

M-17 REFER TO SHEETS 68-70

FOR CURBSIDE

LANDSCAPE

NOTATION

N-01 RETAINING WALL

N-02 SIGNAGE

N-03 SHADE STRUCTURE

N-04 BENCH SHADE

STRUCTURE

SITE FURNISHINGS

S-01 BENCH

S-02 SANDSTONE BENCH

S-03 PET WASTE STATION

S-04 TRASH RECEPTACLE

S-05 DISC GOLF BASKET

S-06 SWINGS

S-07 PLAY STRUCTURE

S-08 SPINNER

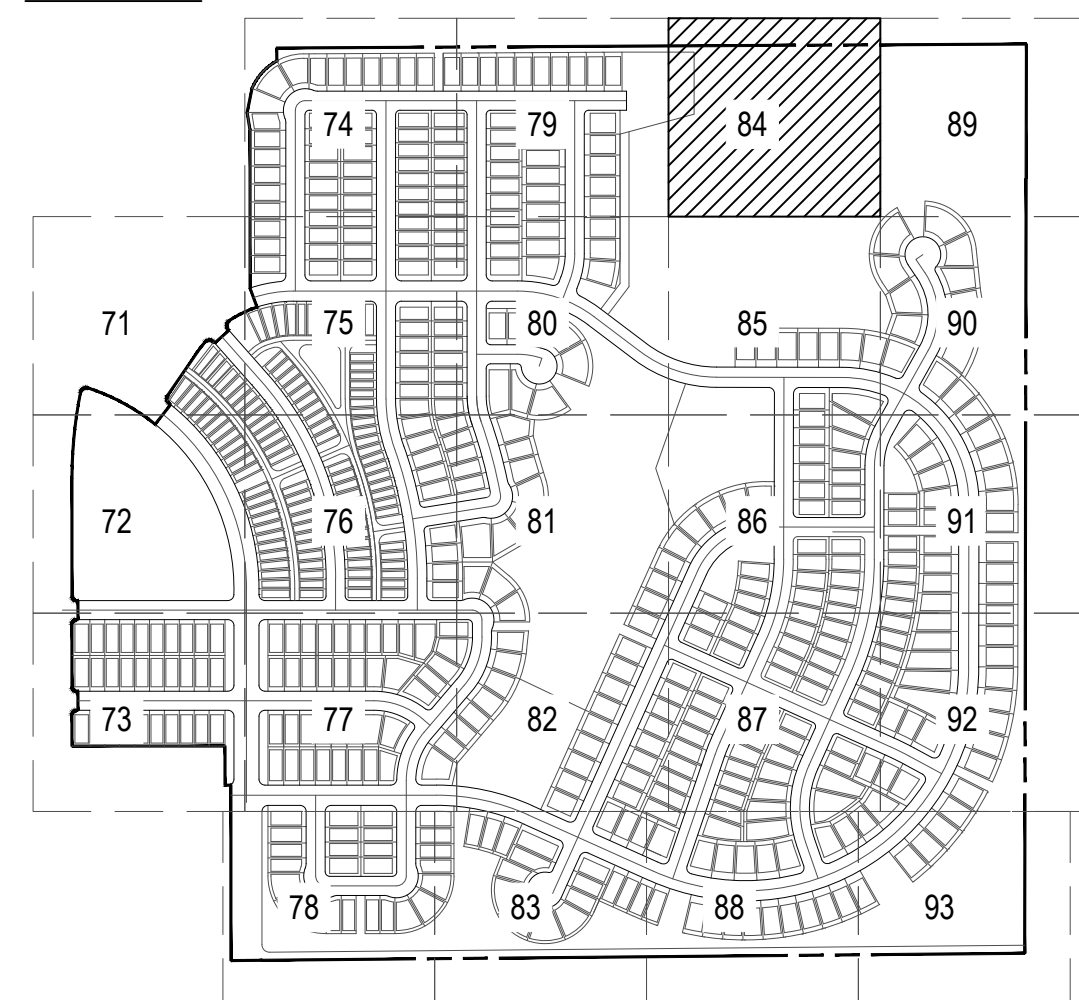
S-09 TENT

S-10 PLAY PANEL

S-11 CLIMBER

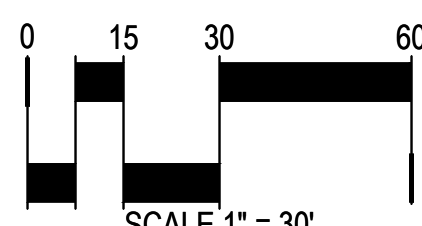
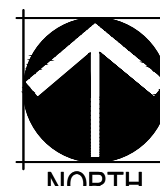
S-12 TETHERBALL

KEY MAP



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NOT FOR CONSTRUCTION

CHECKED BY:

DRAWN BY:

MATCHLINE, SEE SHEET 85

POND 311

TRACT A
38.8500 AC

TRACT V
1.3194 AC

PROPERTY LINE, TYP.

100 YR WSEL

(7) AT CA
(9) AN GE
(8) AM CA
STORM SEWER, TYP.
(2) PI FL
M-12
M-13

(4) YU GL
(1) PI SY
(3) RH GL
(5) AR PA
(5) PR PA
(4) AR TR
(20) FA PA
(7) CH NA

(1) CH MI
(1) CE BE
(1) JU SK
(5) SH AR
(5) AC MI

(4) AR TR
(1) RH TY
(2) PR PA
(2) KR LA
(6) CA EL
M-02

(1) PI PO
(1) QU MA

M-05
M-09
(2) CH MI
(2) CE BE
(6) BO CU
(3) FA PA
(2) AR TR
(3) AC MI
(2) RH TY
(1) PI PO

(3) PI HE
(1) PI NI
(1) PI FL

(13) PE AT
(6) AM CA
(6) AR PA
(8) KR LA

(2) PI DE

(1) CE OC

(3) PI NI

(3) PI DE

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/10/2024

SP 02 - 09/25/2024

SP 03 - 12/06/2024

SHEET TITLE:

LANDSCAPE PLAN

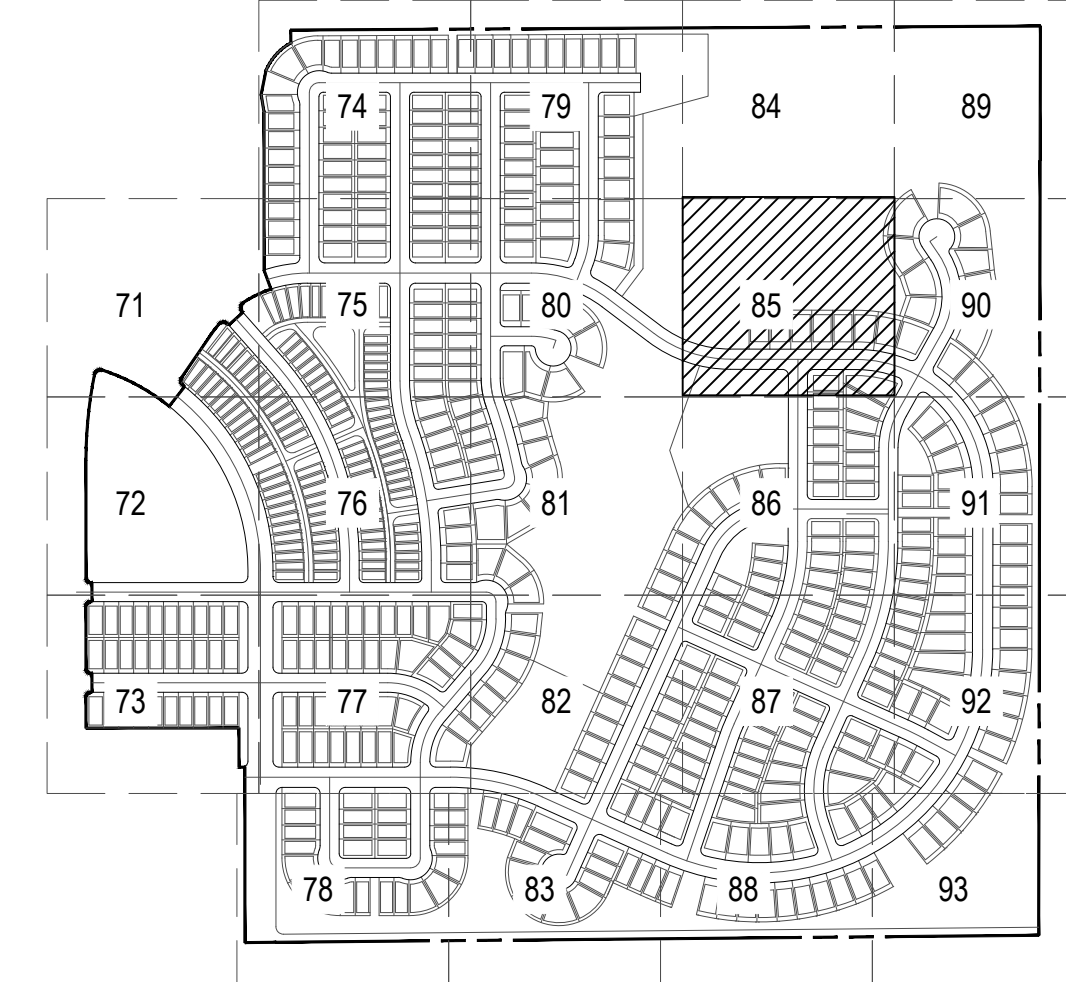
SHEET NUMBER

85

LEGEND

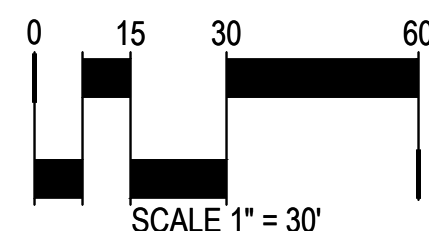
LIMITS OF WORK (L.O.W.)		
	MATCHLINE	
	PROPERTY LINE	
	RIGHT OF WAY	
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE
NOTATION		
	N-01	RETAINING WALL
	N-02	SIGNAGE
	N-03	SHADE STRUCTURE
	N-04	BENCH SHADE STRUCTURE
SITE FURNISHINGS		
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



NOTES:

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



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 84

MATCHLINE, SEE SHEET 86

MATCHLINE, SEE SHEET 90

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

CHECKED BY:
DRAWN BY:

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

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP.01 - 07/10/2024

SP.02 - 09/25/2024

SP.03 - 12/06/2024

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER

86

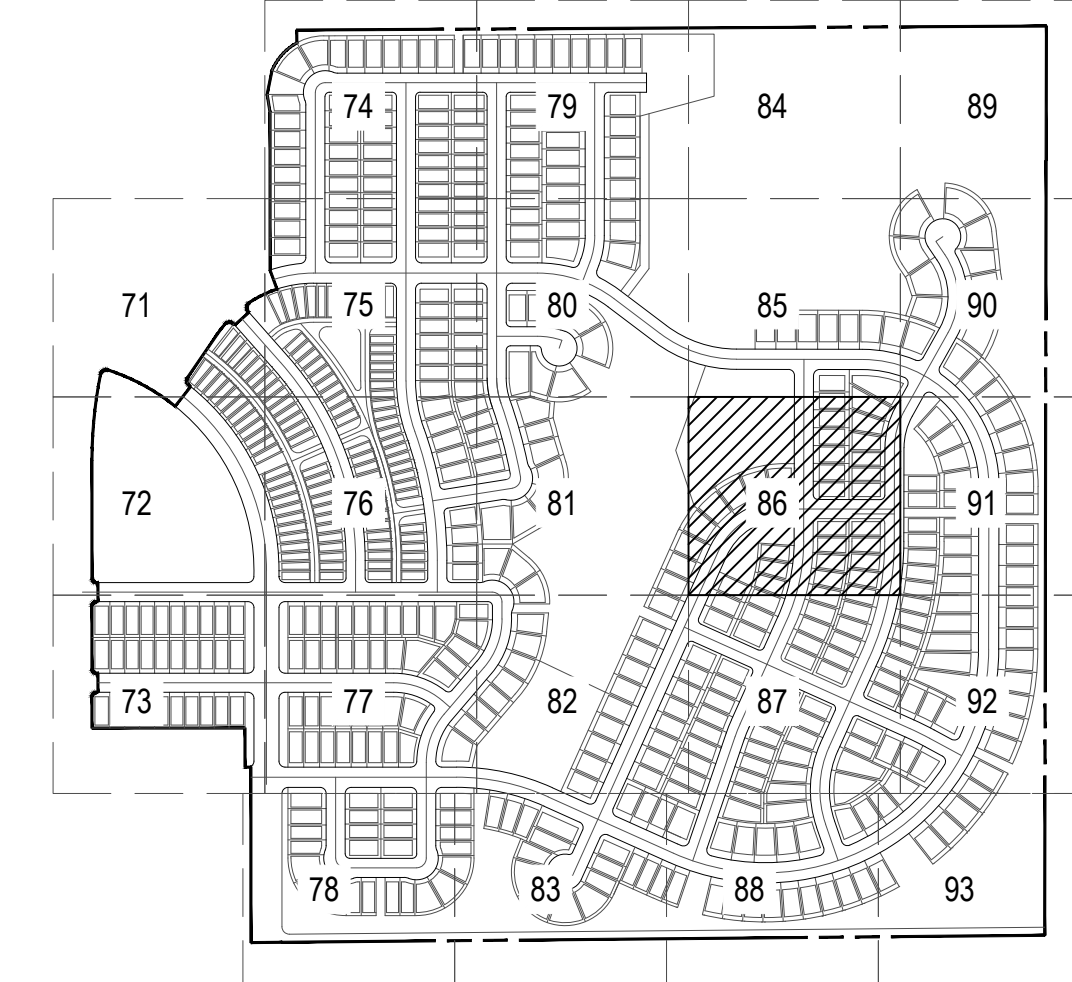
LEGEND

LIMITS OF WORK (L.O.W.)		
	---	MATCHLINE
	---	PROPERTY LINE
	---	RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADE CUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE
NOTATION		
	N-01	RETAINING WALL
	N-02	SIGNAGE
	N-03	SHADE STRUCTURE
	N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

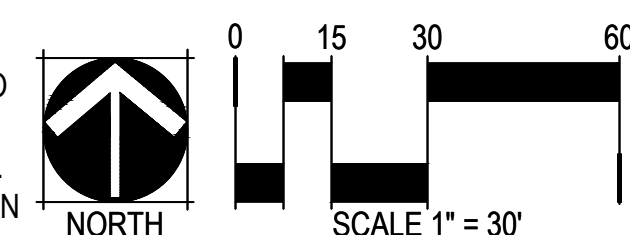
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



NOTES:

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- FINAL CURBSIDE LANDSCAPE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATION - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 85

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

MATCHLINE, SEE SHEET 81

MATCHLINE, SEE SHEET 91

MATCHLINE, SEE SHEET 87

CHECKED BY:
DRAWN BY:

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/10/2024

SP 02 - 09/25/2024

SP 03 - 12/06/2024

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER

87

LEGEND

LIMITS OF WORK (L.O.W.)		
	---	MATCHLINE
	---	PROPERTY LINE
	---	RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADE CUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

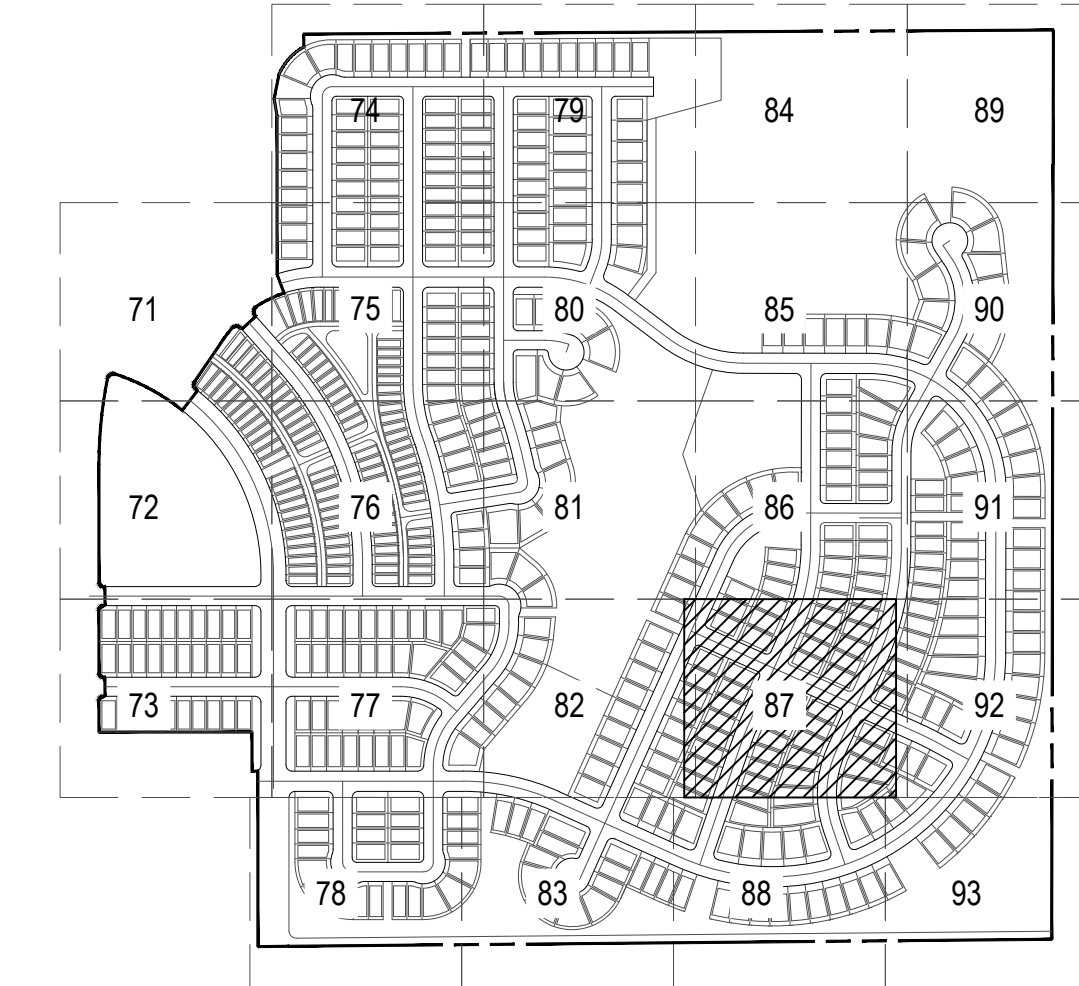
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

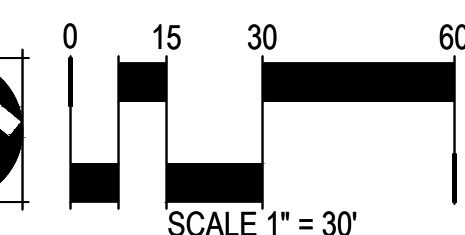
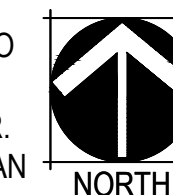
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



NOTES:

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NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 86

MATCHLINE, SEE SHEET 88

MATCHLINE, SEE SHEET 82

MATCHLINE, SEE SHEET 92

CHECKED BY:
DRAWN BY:

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

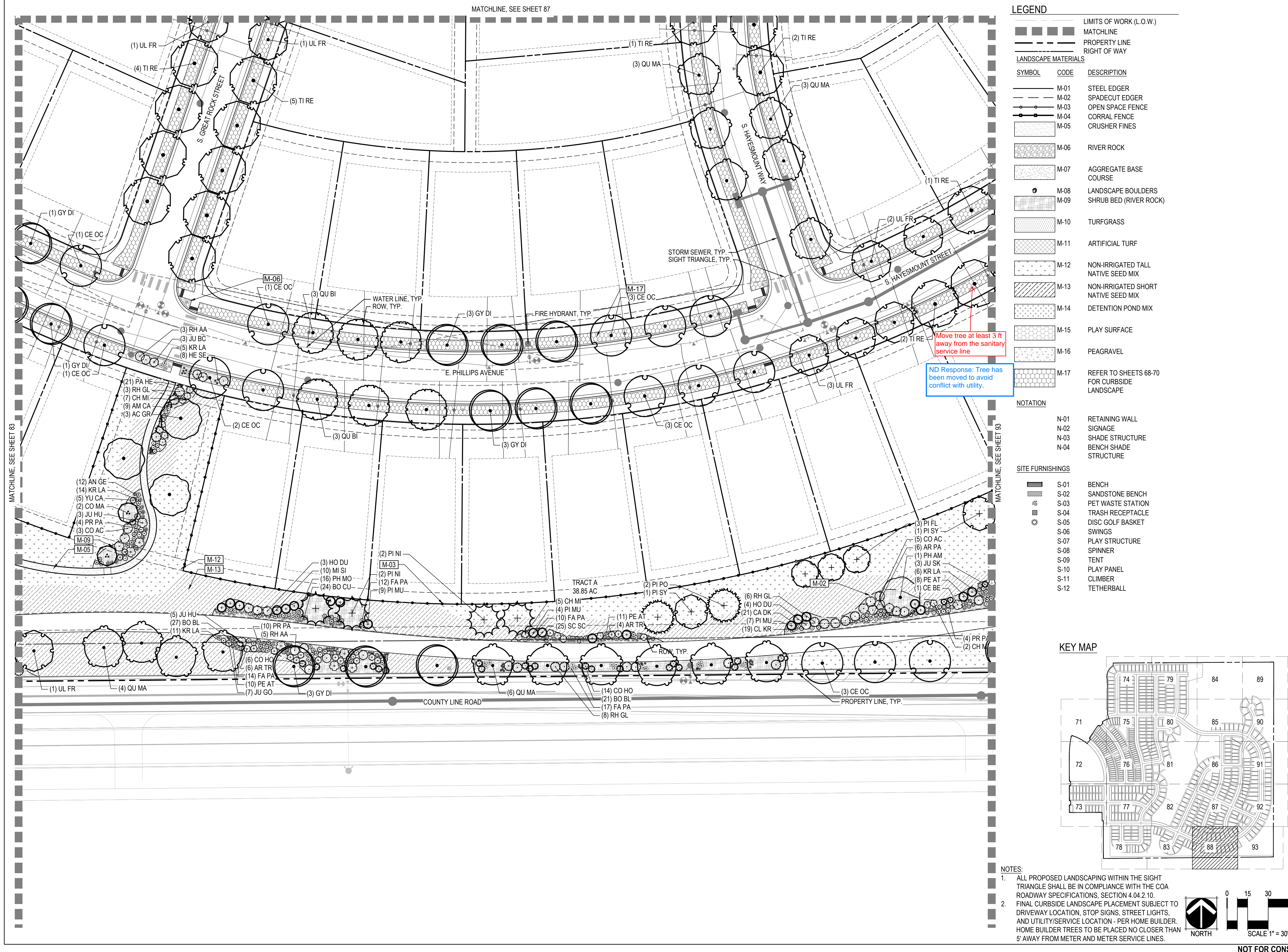
OWNER:
EN COLORADO 19 LLC
680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024

SHEET TITLE:
LANDSCAPE PLANS

SHEET NUMBER

88



CHECKED BY:
DRAWN BY:

NOT FOR CONSTRUCTION

LEGEND

LIMITS OF WORK (L.O.W.)		
		MATCHLINE
		PROPERTY LINE
		RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

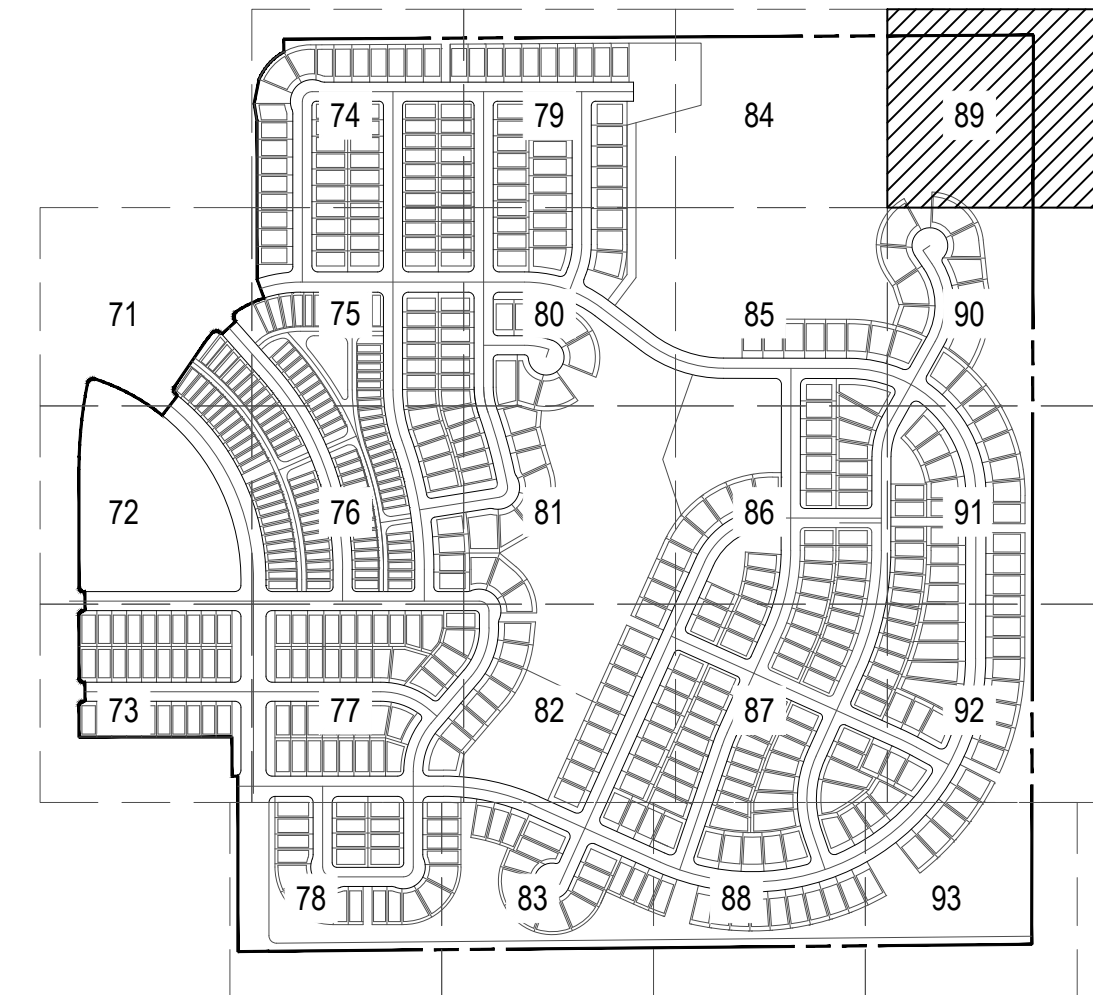
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

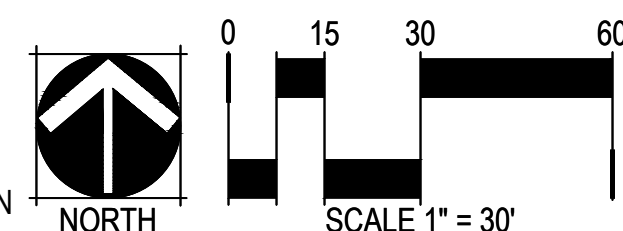
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



NOTES:

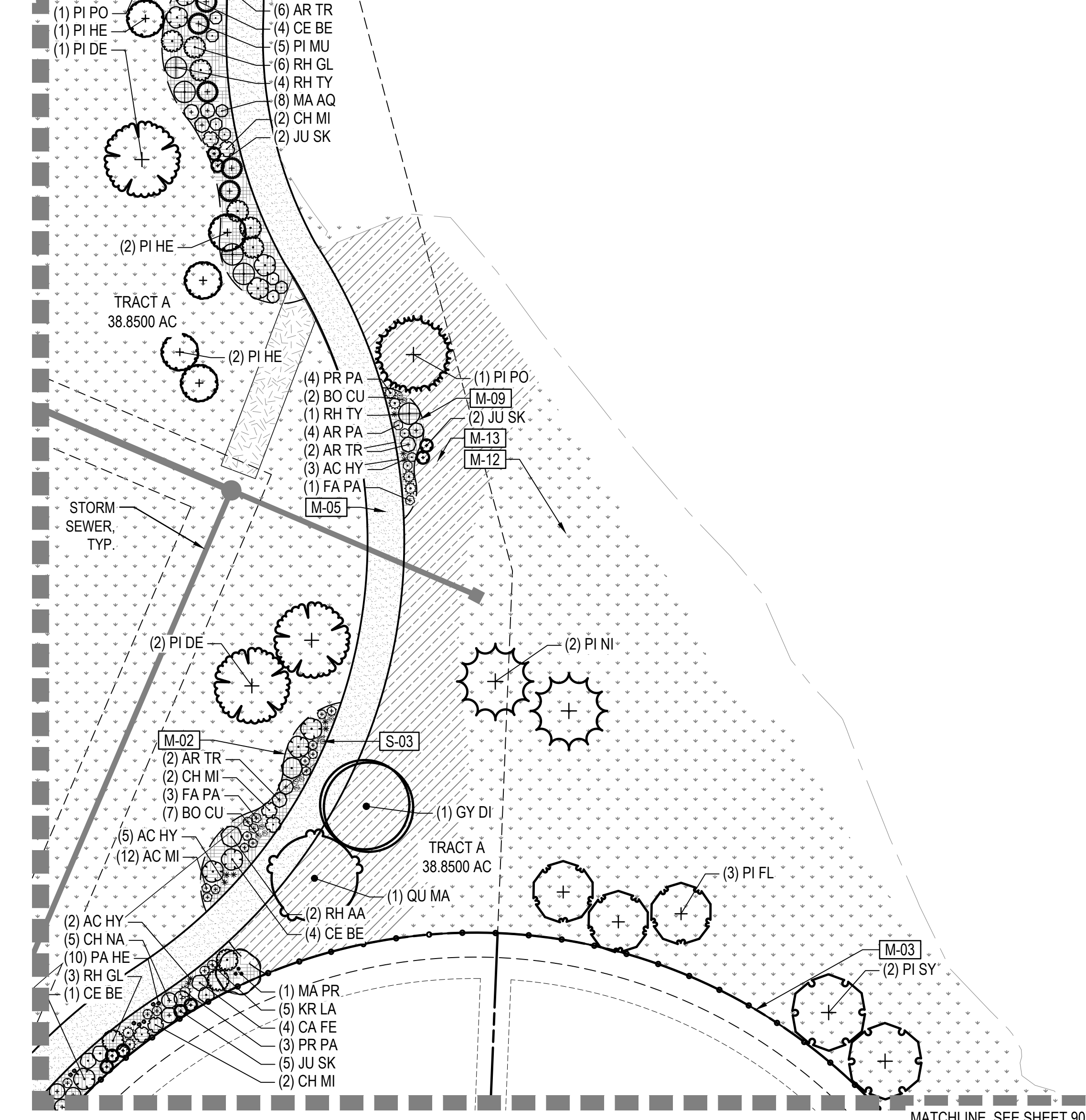
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH THE COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
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NOT FOR CONSTRUCTION

CHECKED BY:
DRAWN BY:

MATCHLINE SEE SHEET 84



PROPERTY LINE, TYP.

MATCHLINE, SEE SHEET 90

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

OWNER:

JEN COLORADO 19 LLC

680 5TH AVE FL 25
NEWYORK, NY, 10019

DATE:

SP 01 - 07/10/2024

SP 02 - 09/25/2024

SP 03 - 12/06/2024

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER

90

LEGEND

LIMITS OF WORK (L.O.W.)		
		MATCHLINE
		PROPERTY LINE
		RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

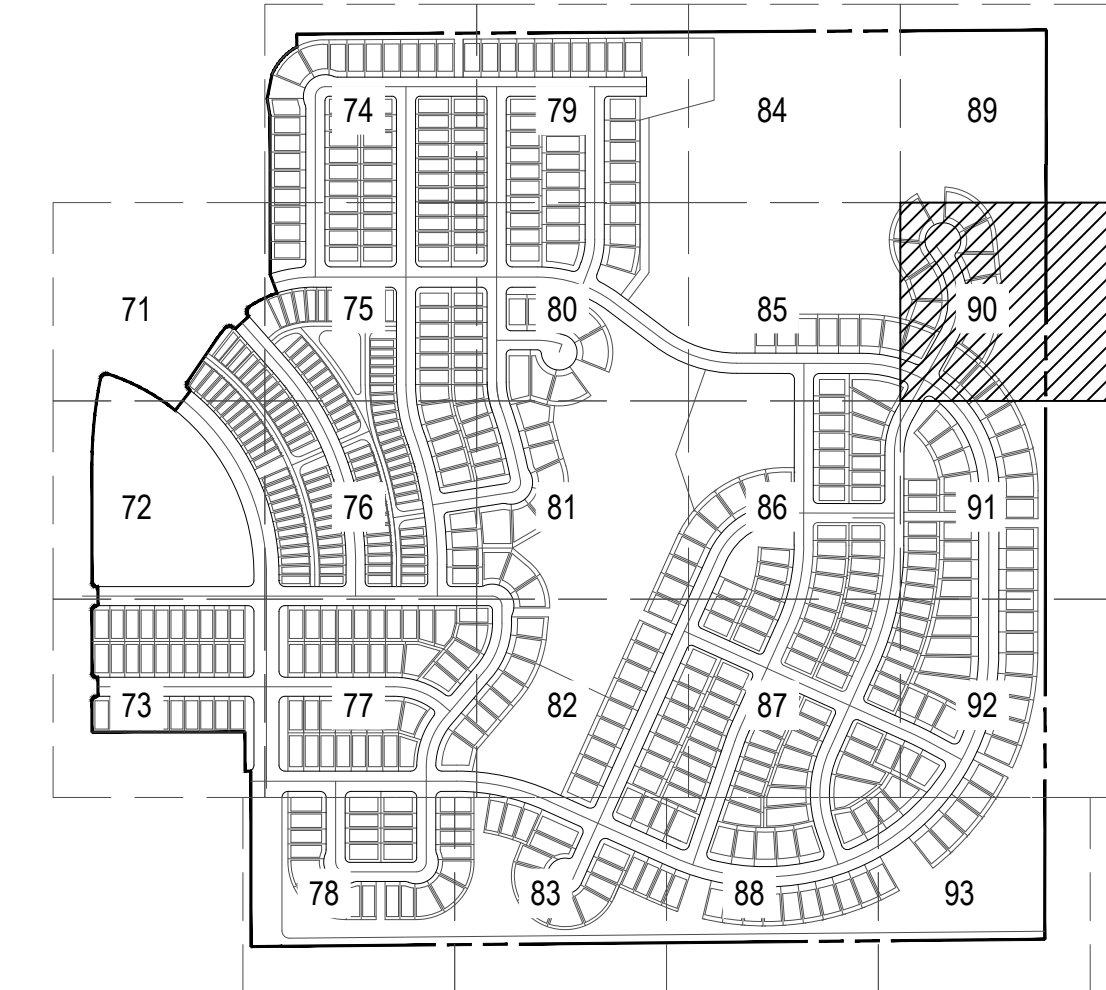
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

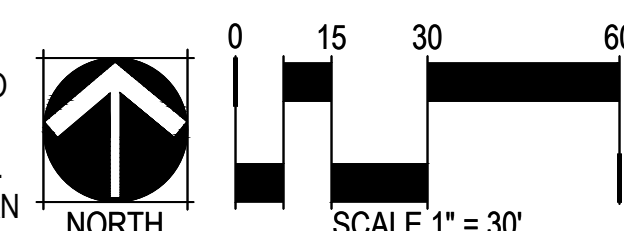
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



NOTES:

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- FINAL CURBSIDE LANDSCAPE PLACEMENT SUBJECT TO DRIVEWAY LOCATION, STOP SIGNS, STREET LIGHTS, AND UTILITY/SERVICE LOCATION - PER HOME BUILDER. HOME BUILDER TREES TO BE PLACED NO CLOSER THAN 5' AWAY FROM METER AND METER SERVICE LINES.



NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 89

PROPERTY LINE, TYP.

MATCHLINE, SEE SHEET 91

TRACT A
38.8500 AC

CHECKED BY:
DRAWN BY:

LEGEND

LIMITS OF WORK (L.O.W.)		
	---	MATCHLINE
	---	PROPERTY LINE
	---	RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

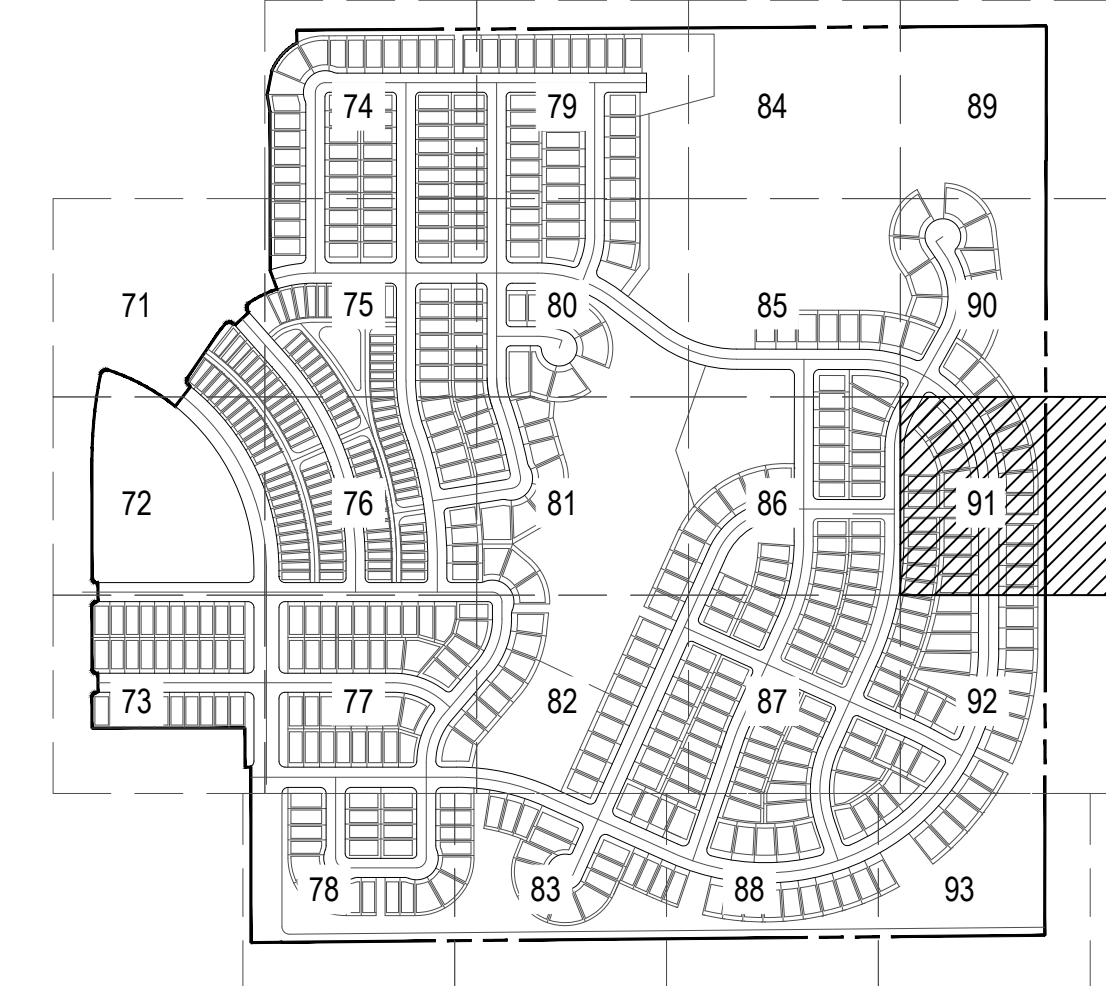
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

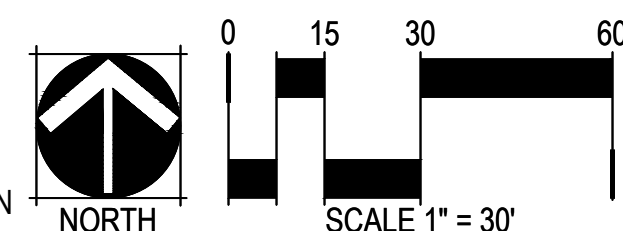
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



NOTES:

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NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 90

S HAYESMOUNT STREET

MATCHLINE, SEE SHEET 92

PROPERTY LINE, TYP.

MATCHLINE, SEE SHEET 86

CHECKED BY:
DRAWN BY:

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

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

DATE:
SP 01 - 07/10/2024
SP 02 - 09/25/2024
SP 03 - 12/06/2024

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER
92

LEGEND

LIMITS OF WORK (L.O.W.)		
	---	LIMITS OF WORK (L.O.W.)
	---	MATCHLINE
	---	PROPERTY LINE
	---	RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADECUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE

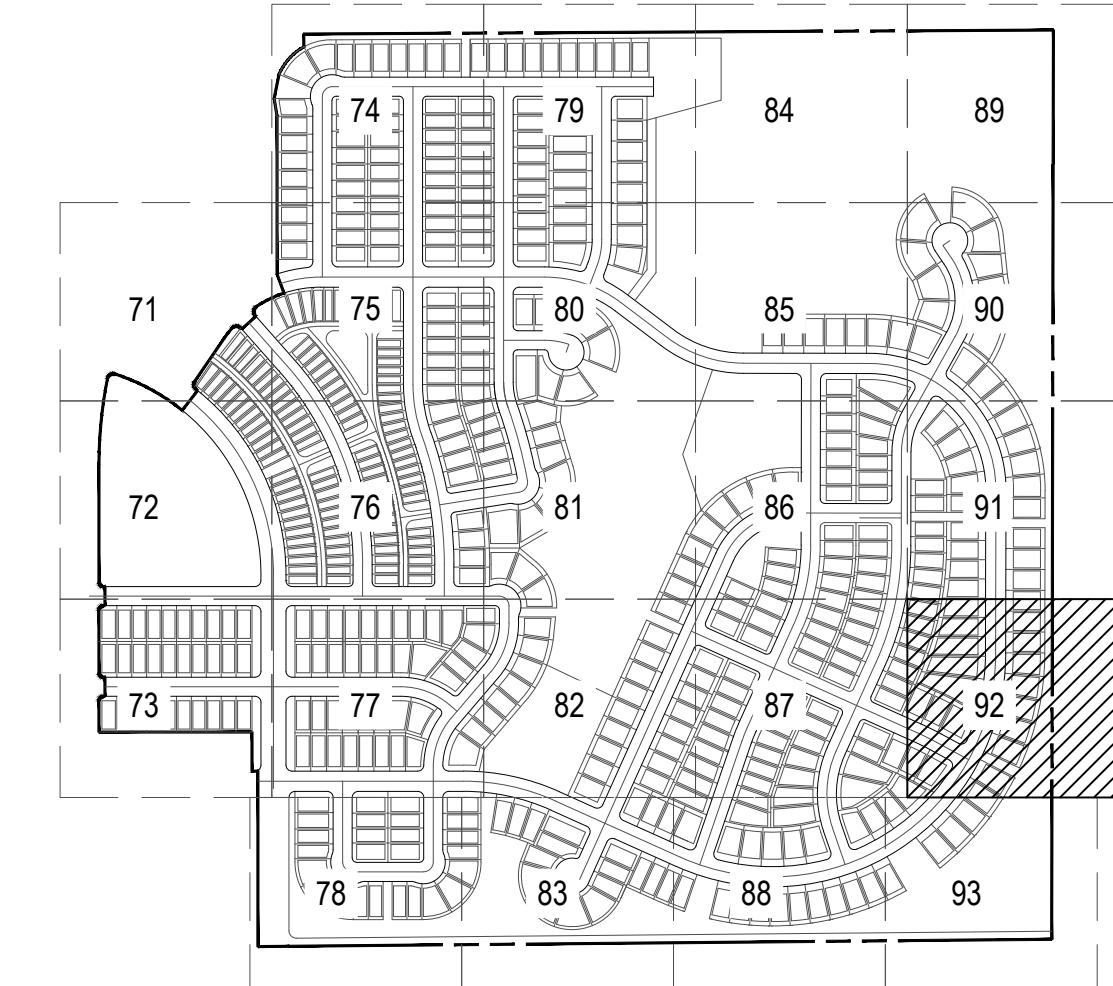
NOTATION

N-01	RETAINING WALL
N-02	SIGNAGE
N-03	SHADE STRUCTURE
N-04	BENCH SHADE STRUCTURE

SITE FURNISHINGS

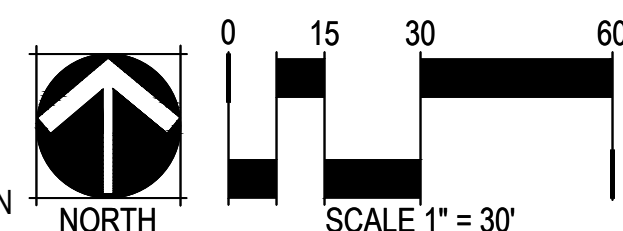
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



NOTES:

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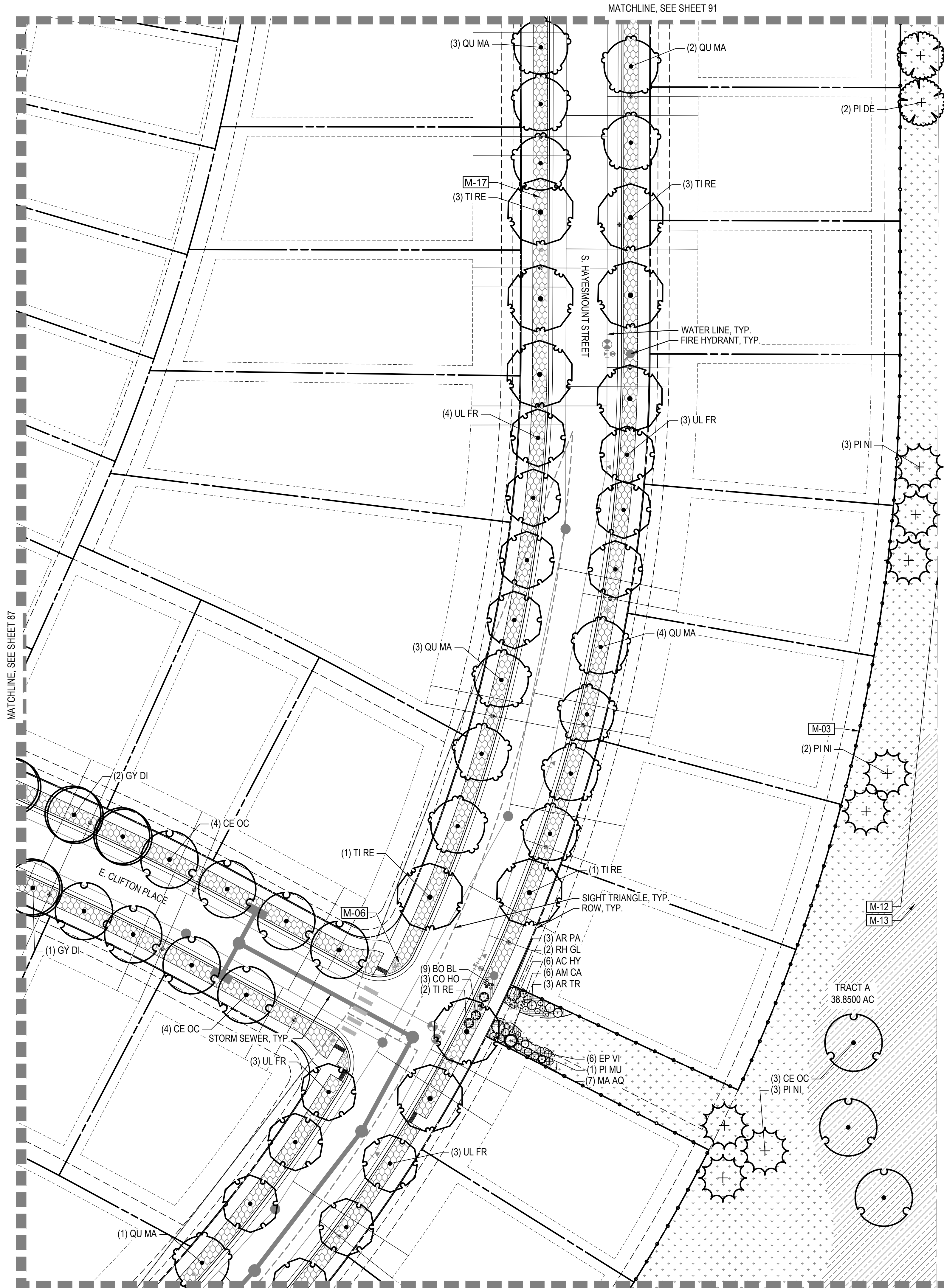


NOT FOR CONSTRUCTION

MATCHLINE, SEE SHEET 91

MATCHLINE, SEE SHEET 93

MATCHLINE, SEE SHEET 87

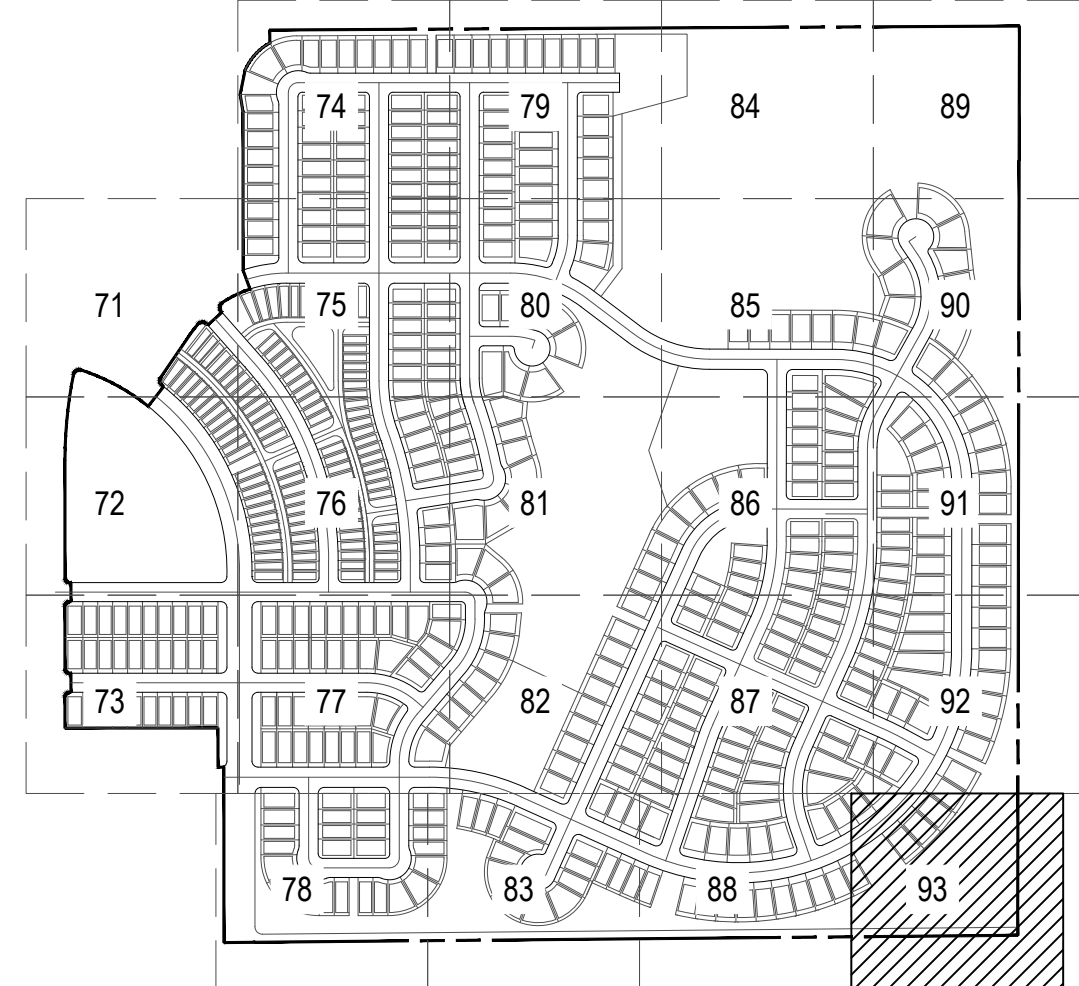


CHECKED BY:
DRAWN BY:

LEGEND

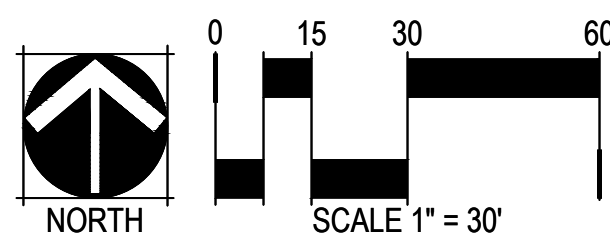
LIMITS OF WORK (L.O.W.)		
		MATCHLINE
		PROPERTY LINE
		RIGHT OF WAY
LANDSCAPE MATERIALS		
SYMBOL	CODE	DESCRIPTION
	M-01	STEEL EDGER
	M-02	SPADE CUT EDGER
	M-03	OPEN SPACE FENCE
	M-04	CORRAL FENCE
	M-05	CRUSHER FINES
	M-06	RIVER ROCK
	M-07	AGGREGATE BASE COURSE
	M-08	LANDSCAPE BOULDERS
	M-09	SHRUB BED (RIVER ROCK)
	M-10	TURFGRASS
	M-11	ARTIFICIAL TURF
	M-12	NON-IRRIGATED TALL NATIVE SEED MIX
	M-13	NON-IRRIGATED SHORT NATIVE SEED MIX
	M-14	DETENTION POND MIX
	M-15	PLAY SURFACE
	M-16	PEAGRAVEL
	M-17	REFER TO SHEETS 68-70 FOR CURBSIDE LANDSCAPE
NOTATION		
	N-01	RETAINING WALL
	N-02	SIGNAGE
	N-03	SHADE STRUCTURE
	N-04	BENCH SHADE STRUCTURE
SITE FURNISHINGS		
	S-01	BENCH
	S-02	SANDSTONE BENCH
	S-03	PET WASTE STATION
	S-04	TRASH RECEPTACLE
	S-05	DISC GOLF BASKET
	S-06	SWINGS
	S-07	PLAY STRUCTURE
	S-08	SPINNER
	S-09	TENT
	S-10	PLAY PANEL
	S-11	CLIMBER
	S-12	TETHERBALL

KEY MAP



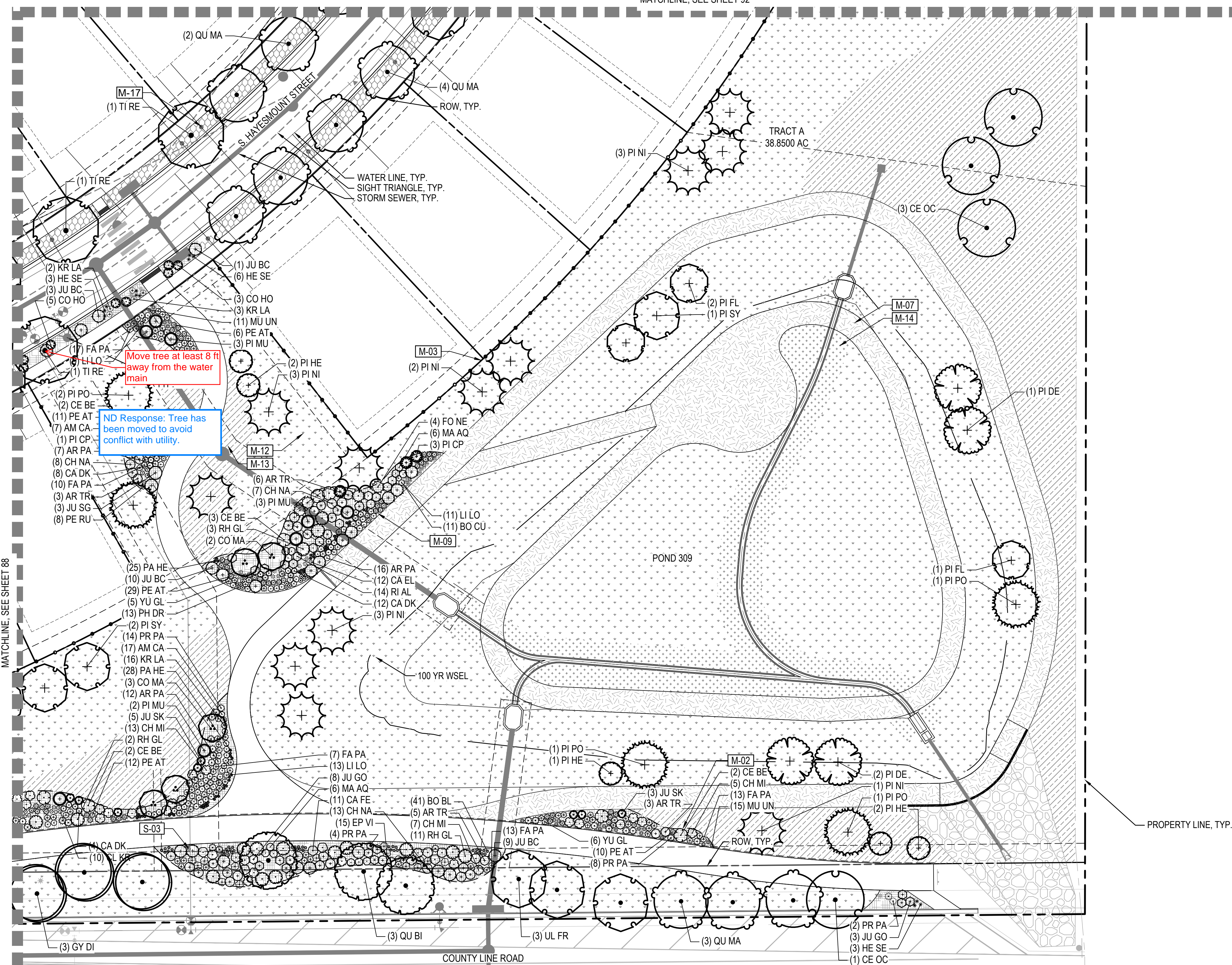
NOTES:

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

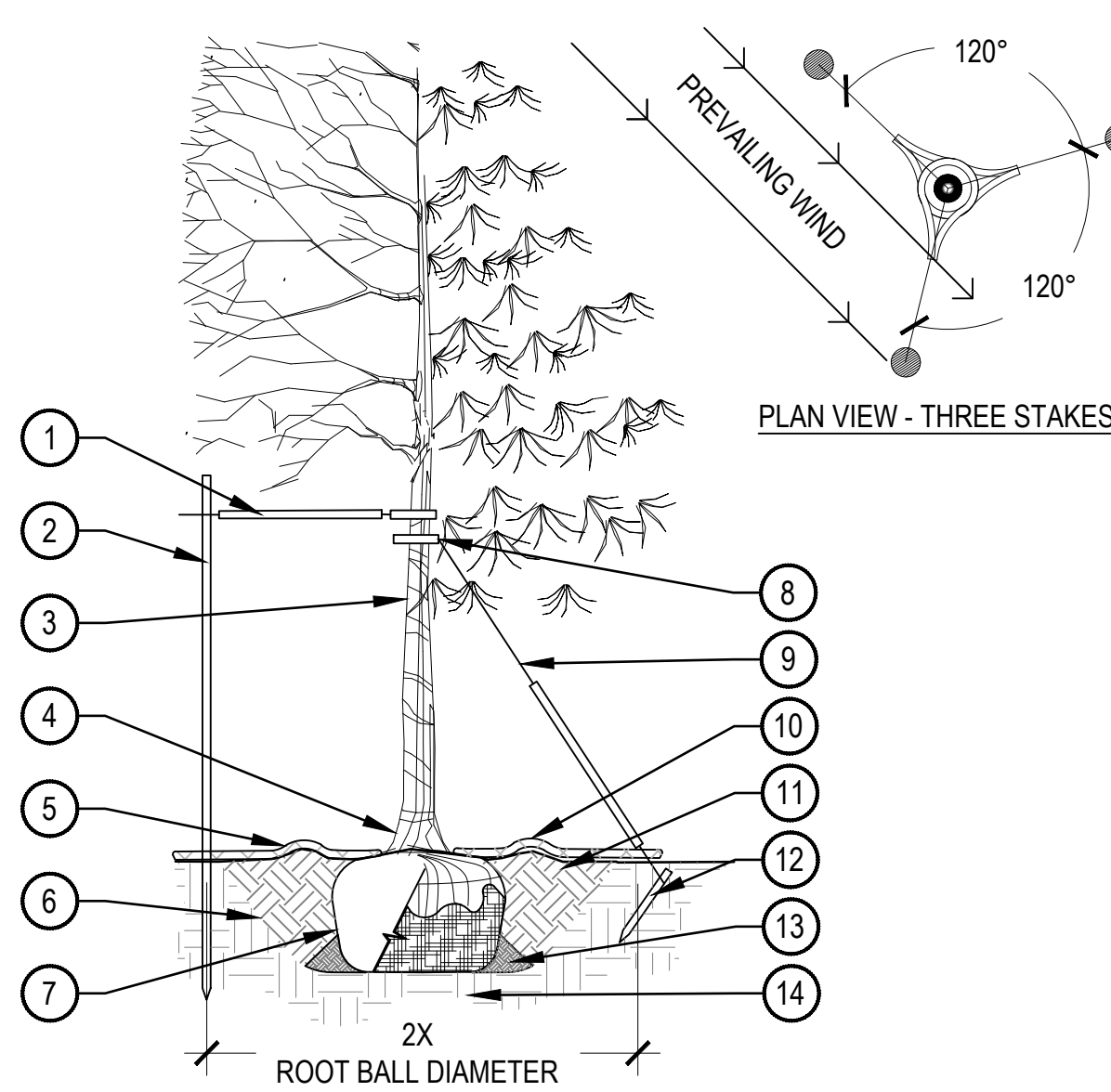


NOT FOR CONSTRUCTION

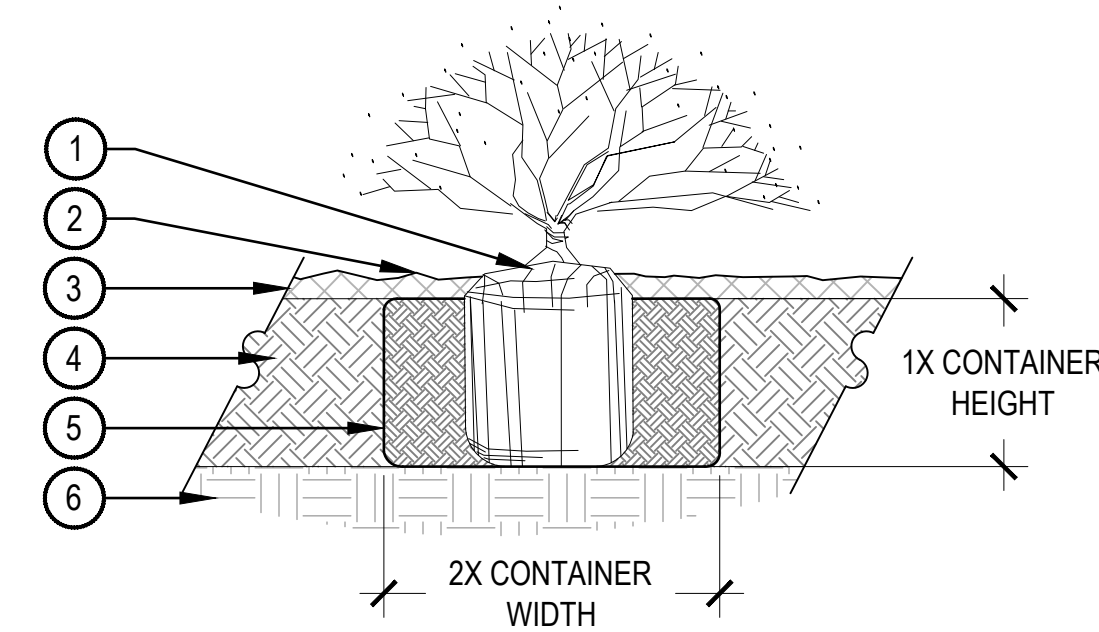
MATCHLINE, SEE SHEET 92



- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - 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:
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 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).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 - 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.



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



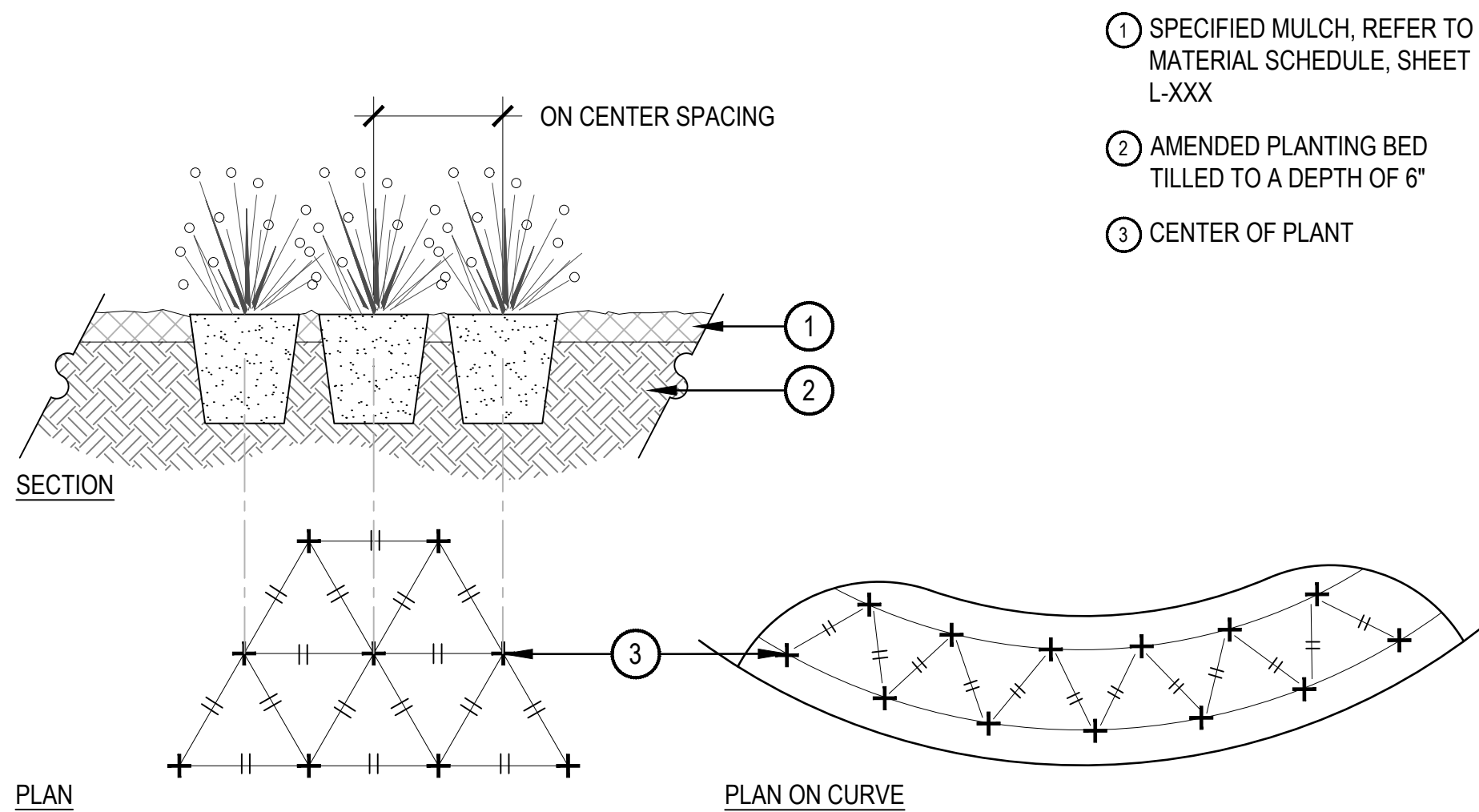
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND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

1 TREE PLANTING DETAIL

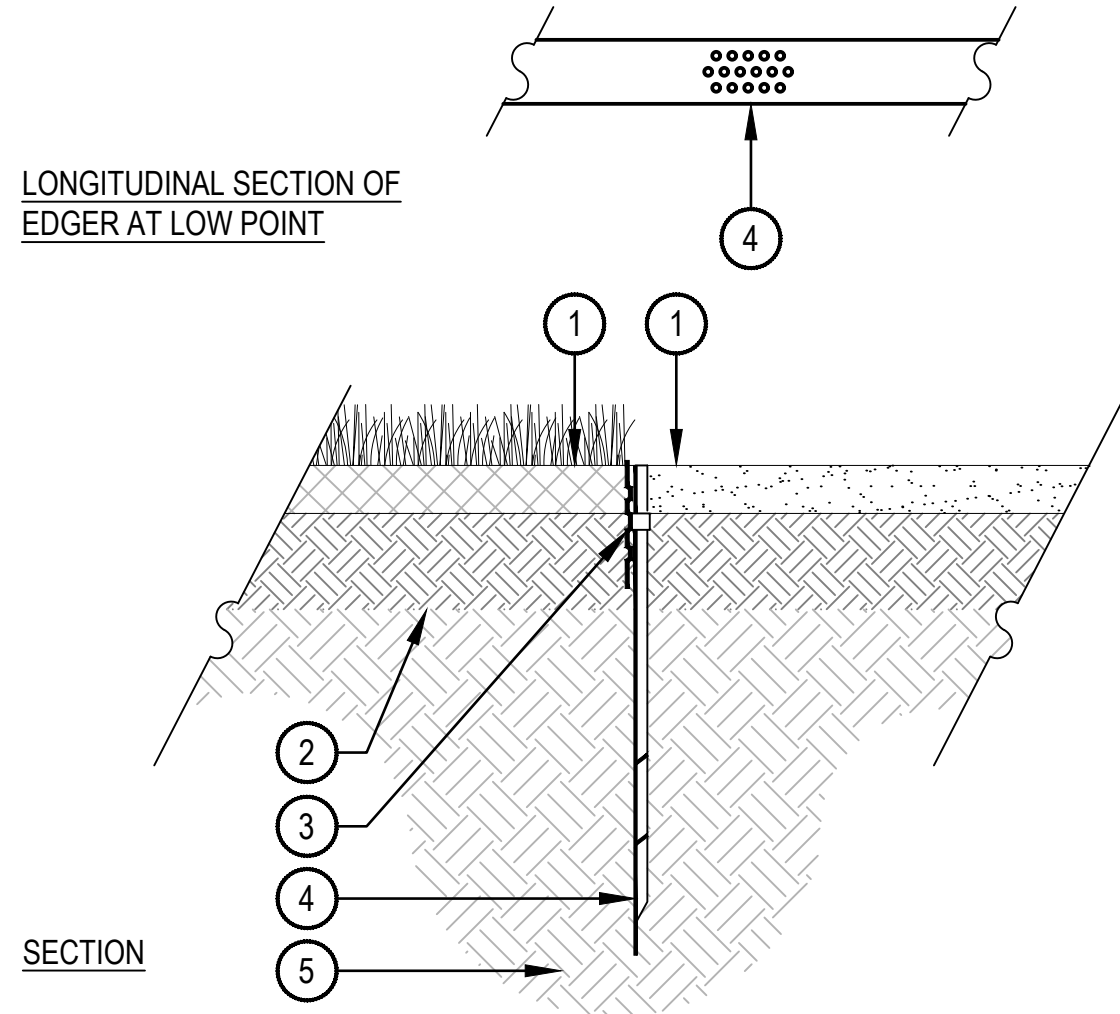
SCALE: 3/16" = 1'-0"

2 SHRUB PLANTING

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

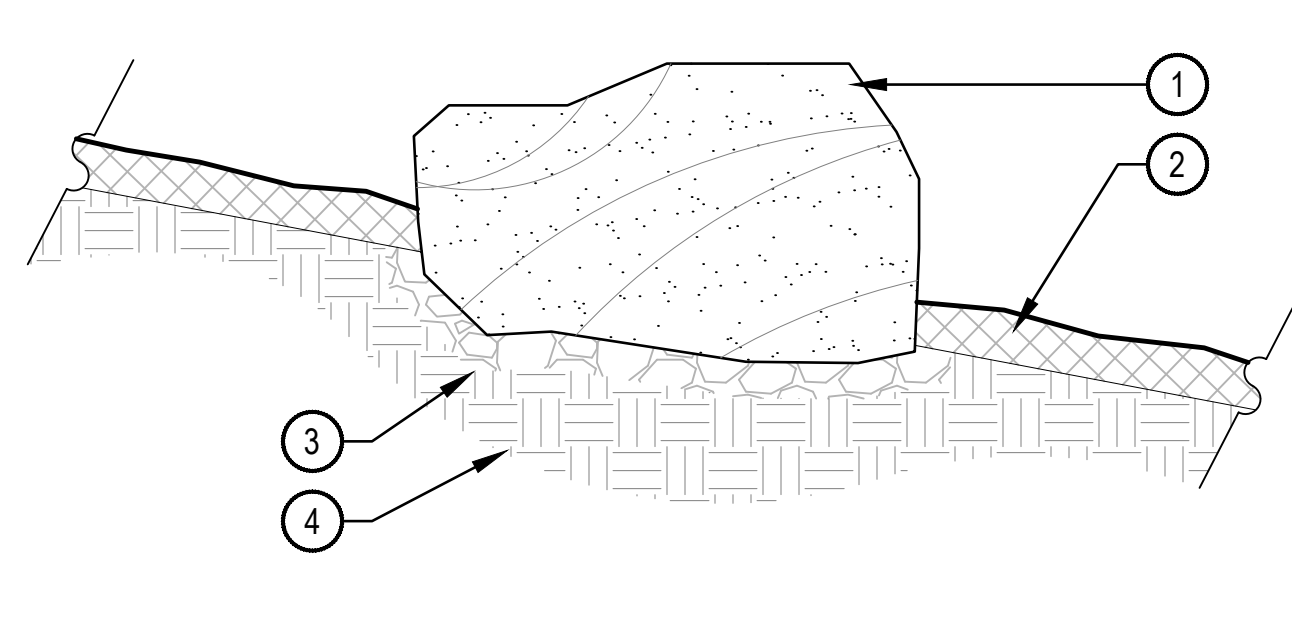


- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT



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

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



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

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

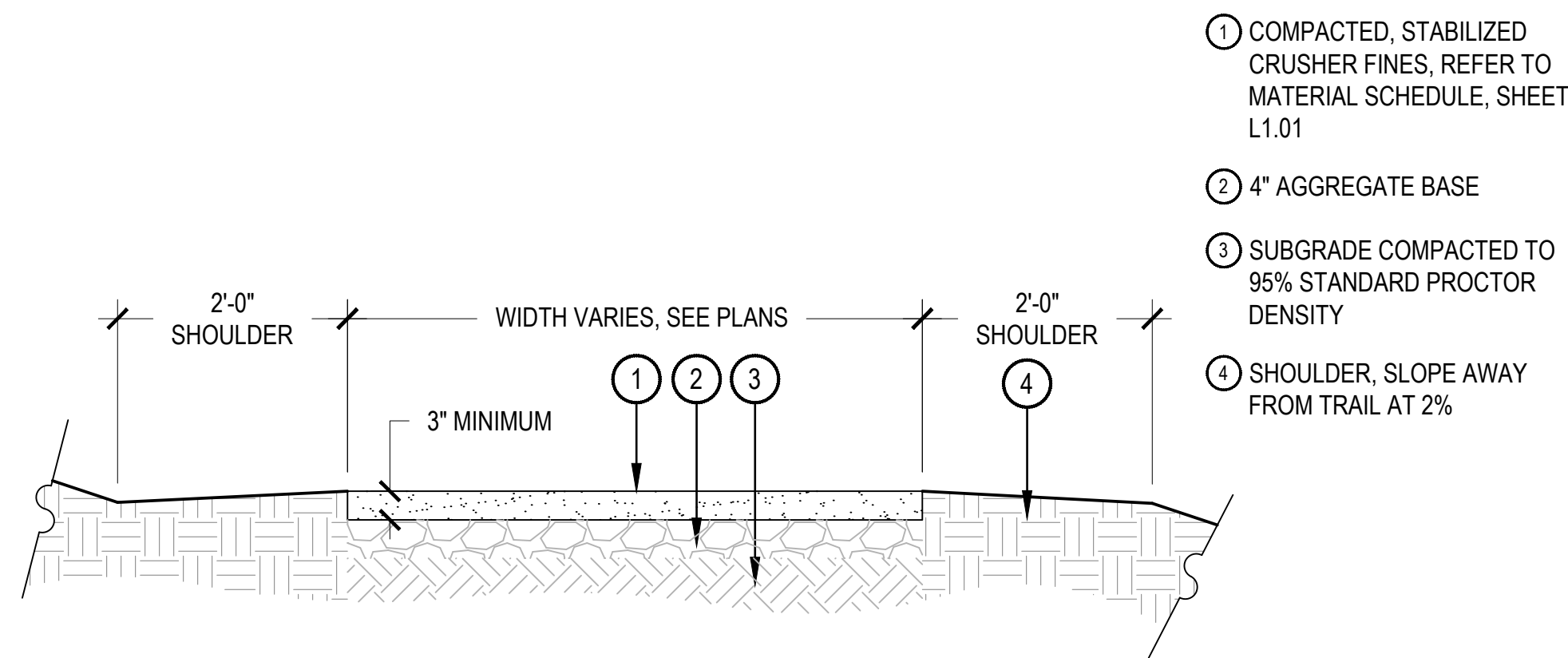
- NOTES:
- THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
 - THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
 - CONTRACTOR SHALL SUBMIT SAMPLE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

3 PERENNIAL PLANT LAYOUT

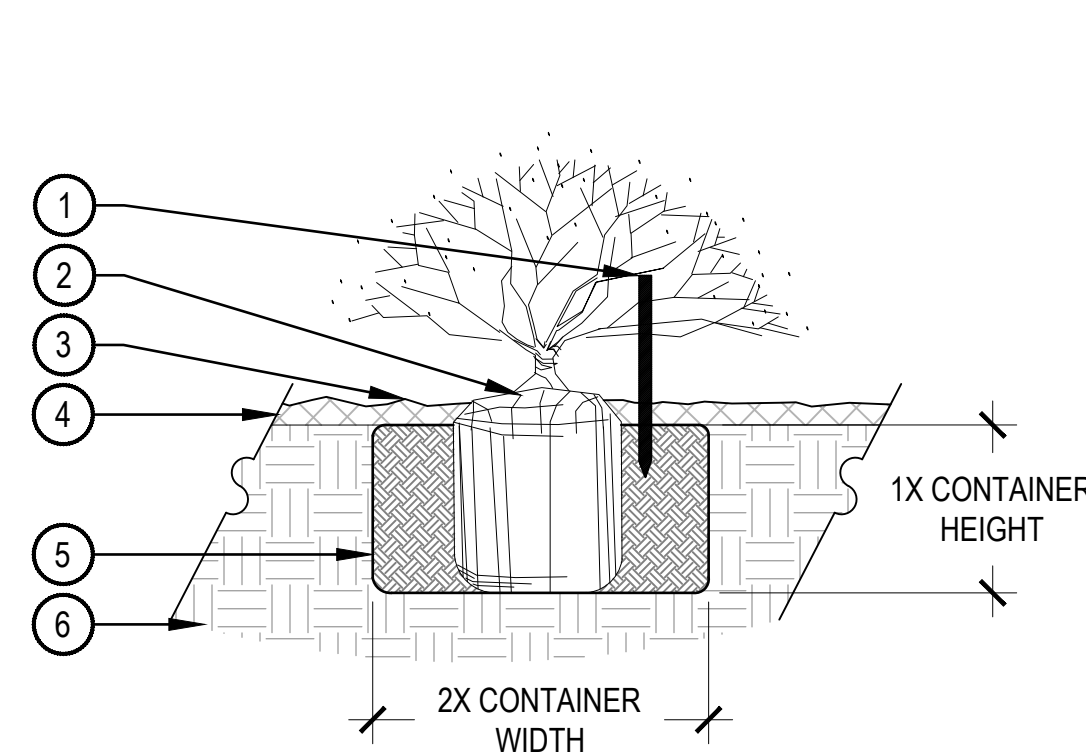
SCALE: 1" = 1'-0"

4 METAL EDGER

SCALE: 1" = 1'-0"



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



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

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

6 CRUSHER FINES TRAIL

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

7 SHRUB PLANTING IN NATIVE AREAS

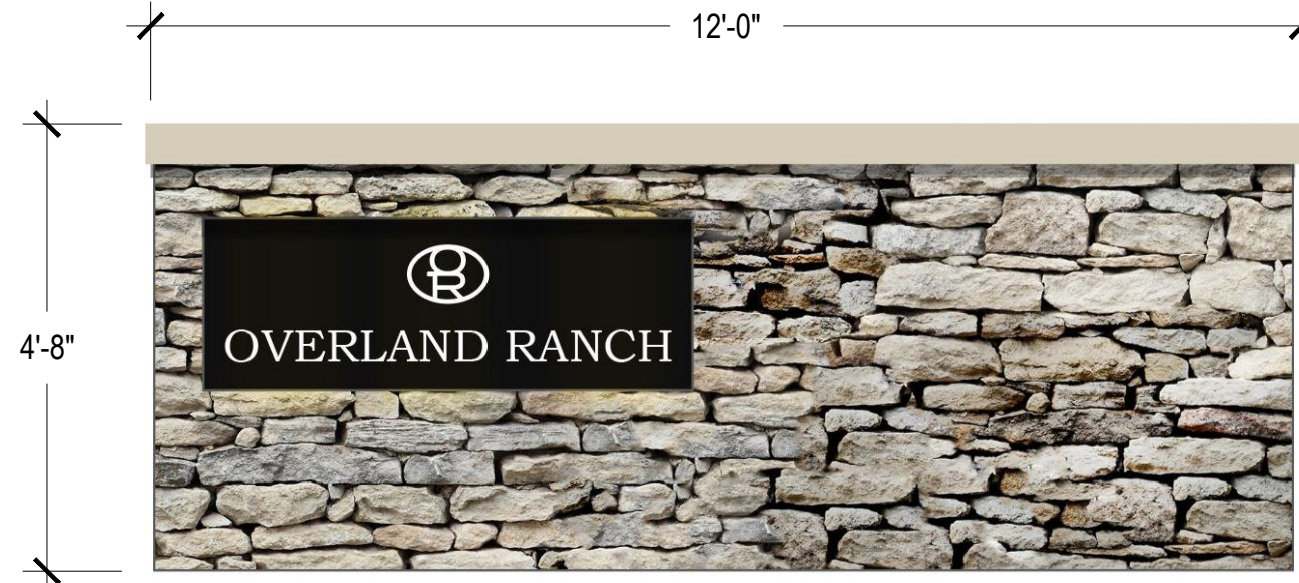
SCALE: 1 1/2" = 1'-0"

8 SHADE STRUCTURE

NTS



- DESCRIPTION: SMALL SHADE STRUCTURE
- MANUFACTURER: FOREVER REDWOOD OR APPROVED EQUAL
- MINIMUM 8' H AND 8' W
- MODEL: TBD
- COLOR: TBD
- NOTES: INSTALL PER MANUFACTURER SPECIFICATION



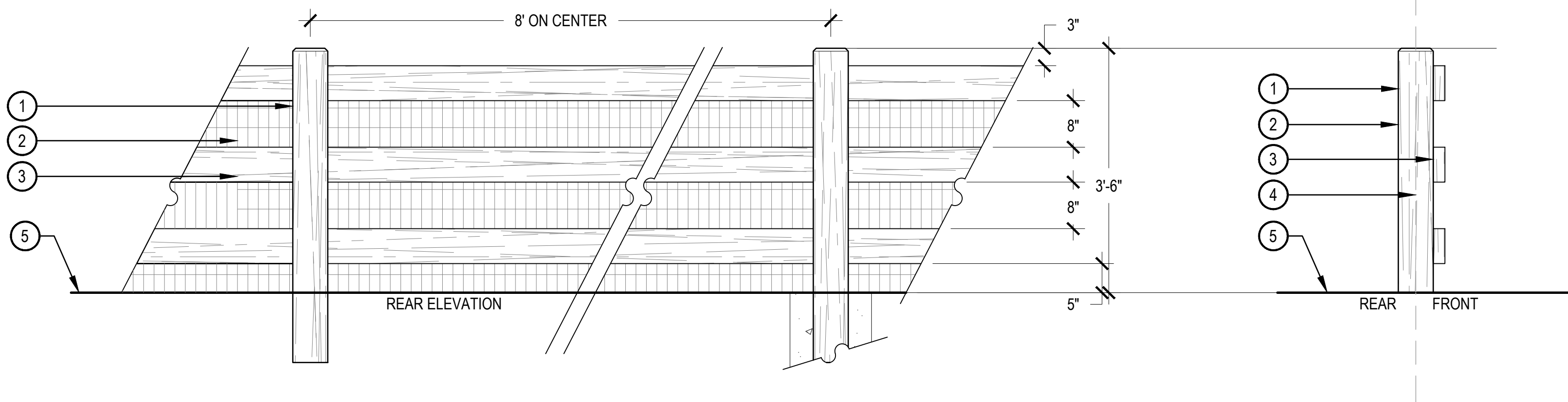
- NOTES:
- THIS DETAIL REPRESENTS DESIGN INTENT ONLY.
 - FINAL SIGN DESIGN SHALL BE APPROVED IN PERMITTING.
 - FINAL MATERIALS AND LETTERING TBD.

1 SECONDARY MONUMENT SIGN

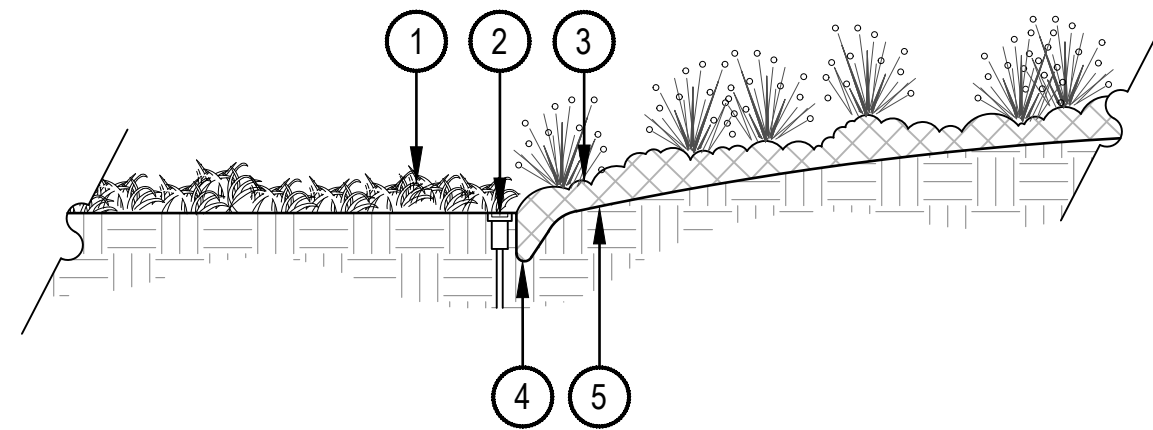
SCALE: 1/2" = 1'-0"

2 FAUX CORRAL FENCE

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



- 4"x6" WOOD POST WITH 1" CHAMFER, STAIN: SHERWIN WILLIAMS MOUNTAIN ASH EXTERIOR STAIN (SW3540SS)
- 2"x4" WELDED GALVANIZED 14 GAUGE HEAVY DUTY WIRE MESH
- 2"x6" WOOD RAIL, STAIN: SHERWIN WILLIAMS MOUNTAIN ASH EXTERIOR STAIN (SW3540SS)
- PROPERTY LINE, WHEN APPLICABLE
- FINISHED GRADE



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

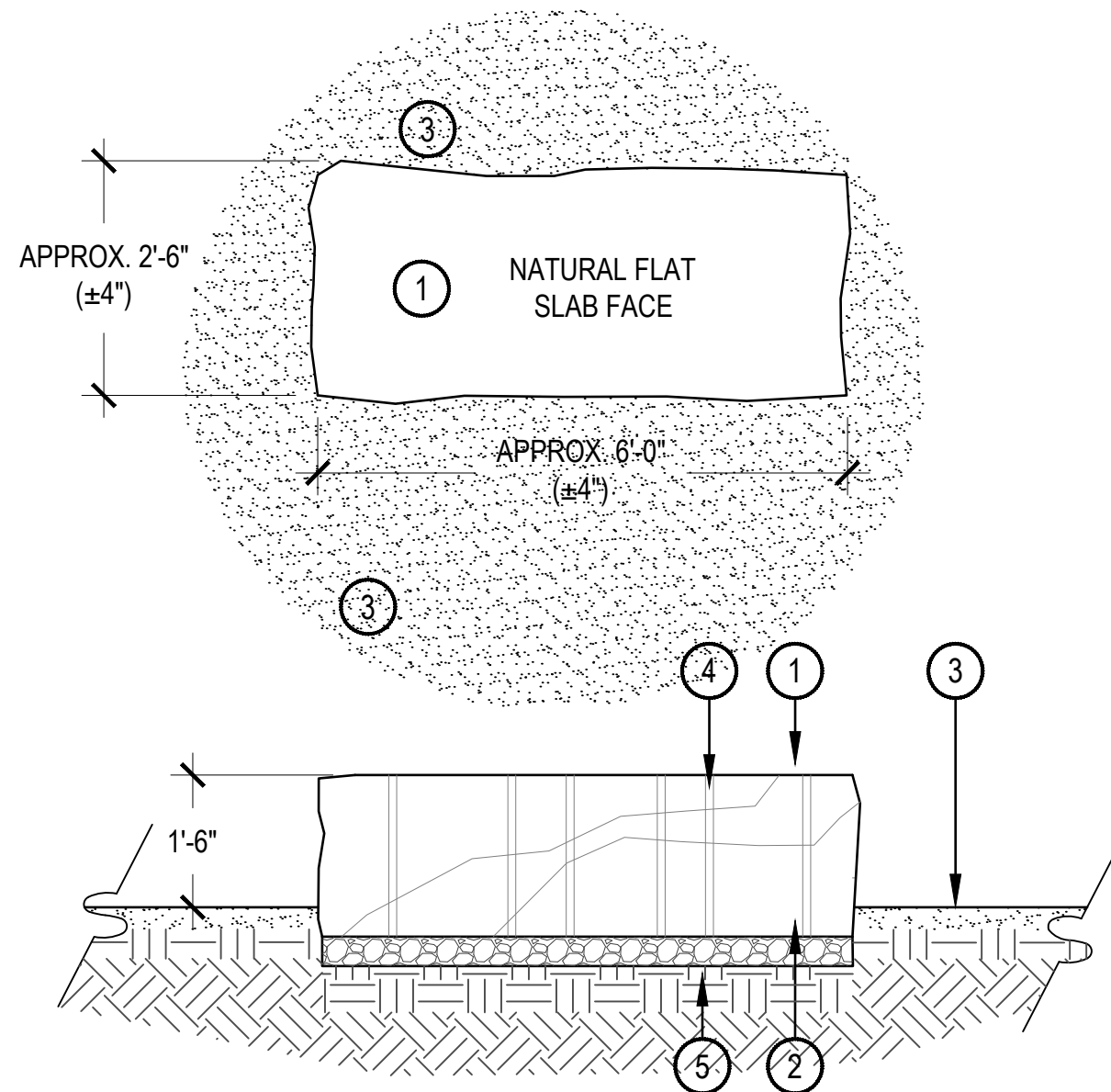
- NOTES:
- ALL LUMBER SHALL BE NO. 1 SELECT, CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, & DISCOLORATION.
 - FRONT SIDE OF FENCE SHALL FACE PUBLIC RIGHT OF WAY.
 - ALL NAILS, FASTENERS, AND OTHER HARDWARE SHALL BE HOT DIPPED GALVANIZED. NAILS SHALL BE SHANK.
 - ALL EXPOSED LUMBER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

3 3-RAIL CEDAR FENCE

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

4 SPADE CUT EDGE

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



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

5 SANDSTONE SLAB BENCH

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

6 SWINGS

NTS



7 PLAY STRUCTURE

NTS



DESCRIPTION: 2 SEAT SWING

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: SWING-SP

COLOR: TBD

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

DESCRIPTION: CHALLENGERS PLAY STRUCTURE

MANUFACTURER: PLAYWORLD OR APPROVED EQUAL

MODEL: 350-1738

COLOR: TBD

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



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



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



NOTES: INSTALL PER
MANUFACTURER
SPECIFICATION.



NOTES: INSTALL PER
MANUFACTURER
SPECIFICATION.



⑤ CONCRETE TURN-DOWN AT CRUSHER FINES



⑦ ADJACENT LANDSCAPE BED,
RE: PLANS FOR LOCATION



NOTES:MOUNT PER
MANUFACTURER'S
SPECIFICATION



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



NOTES: INSTALL PER
MANUFACTURER
SPECIFICATION.

