

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CONSULTANT TEAM

OWNER:
 HIGH POINT ACQUISITION LLC
 PAUL HYDE
 1350 LAGOON AVE. STE 920
 MINNEAPOLIS, MN 55408-2692
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CIVIL ENGINEERING:
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SURVEYOR:
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PLANNING:
 NORRIS DESIGN
 SAMANTHA POLLMILLER
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ARCHITECTURE:
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 MATHIAS MORTENSON
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LANDSCAPE ARCHITECTURE:
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 CRAIG VICKERS
 1200 BANNOCK STREET
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 303-571-0053

TRAFFIC ENGINEER:
 FELSBURG, HOLT, & ULLEVIG
 PHILLIP DUNHAM
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 PHILLIP.DUNHAM@FHUENG.COM
 303-721-1440

SITE DATA

LOT AREA:	4.39 AC / 191,255 SF	
BUILDING FOOTPRINT	15,504 SF	
HARDSCAPE COVERAGE	63,751 SF	
LANDSCAPE COVERAGE	112,000 SF	
PROPOSED USE:	LIGHT INDUSTRIAL - MICROBREWERY	
ZONE DISTRICT:	AIRPORT DISTRICT (AD)	
NUMBER OF STRUCTURES PROPOSED:	1	
2015 IBC CONSTRUCTION TYPE:	LLB	
GROSS BUILDING AREA:	12,724 SF	
MAXIMUM BUILDING HEIGHT:	23'-7-1/4"	
NUMBER OF DOCK DOORS:	1	
NUMBER OF DRIVE IN DOORS:	1	
PARKING	REQUIRED	PROVIDED
TOTAL VEHICULAR PARKING SPACES:	65	156
STANDARD SPACES:	62	150
ACCESSIBLE SPACES:	3	6
TRAILER PARKING SPACES:	0	0
TRACTOR PARKING SPACES:	0	0
BICYCLE PARKING SPACES:	4	24
MAX TOTAL SIGN AREA:	100 SF (MONUMENT SIGN)	100 SF
MAX NUMBER PERMITTED OF SIGNS	3	3



SHEET INDEX

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| 4. OVERALL SITE LAYOUT PLAN | 14. PAVING DETAILS |
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| 7. UTILITY PLAN | 17. CUSTOM DETAILS |
| 8. UTILITY PLAN | 18. PLANTING DETAILS |
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| 10. LAYOUT & GRADING | 20. BUILDING ELEVATIONS |

AMENDMENTS

LEGAL DESCRIPTION

LOT 2, BLOCK 1, OF HP ELEVATED SUBDIVISION FILING NO. 2.

OWNER'S SIGNATURE BLOCK

HIGH POINT - BUILDING 2 SITE PLAN WITH ADJUSTMENT

LEGAL DESCRIPTION: SEE SHEET 2.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDINGS; SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSOR AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN, ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, HIGH POINT ACQUISITION LLC, A MINNESOTA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 20__.

BY: _____
 NAME: _____
 ITS: _____

STATE OF MINNESOTA)
) SS
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__.

BY: _____
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

 (NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
 (CITY CLERK)

DATABASE APPROVAL DATE: _____

HIGH POINT FORGOTTEN STAR
 SITE PLAN
 AURORA, COLORADO

OWNER:
 OWNERS NAME
 23260 E 64TH AVE
 HIGHPOINT ACQUISITION LLC

NOT FOR
 CONSTRUCTION

DATE:
 12/18/2024 SP 01

SHEET TITLE:
 COVER SHEET

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN NOTES

1. THE DEVELOPER, SUCCESSORS OR 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.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES EASEMENTS OR FIRE LANE CORRIDORS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. WHERE DEDICATED AS A FIRE LANE EASEMENT OR DESIGNATED AS A FIRE LANE CORRIDOR, THE ROADWAY SHALL BE POSTED "NO PARKING - FIRE LANE".
3. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH IBC CHAPTER 11, AND ICC A117.1.
4. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. THE DEVELOPER, SUCCESSORS OR 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 AND DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, 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 AND/OR PRIVATE UTILITIES.
7. 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 THE CITY ENGINEER.
8. 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. SEPARATE PERMITS FOR STREET LIGHTS WILL BE REQUIRED: ONE FOR PUBLIC IMPROVEMENTS AND ONE FOR A BUILDING PERMIT FOR ELECTRICAL. THE BUILDING PERMIT SUBMITTAL WILL NEED TO INCLUDE AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRIC METER LOCATION, ELECTRICAL ONE LINE AND GROUNDING DETAILS AND ANY ADDITIONAL ELECTRICAL INFORMATION FOR APPROVAL. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
9. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND 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.
10. 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.
11. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
12. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
13. 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.
14. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
15. 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 AND DEVELOPMENT SERVICES DEPARTMENT. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE OBTAINED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
16. 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.
17. 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.
18. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
19. 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, SHOWN ON THE SIGNING AND STRIPING PLAN FOR DEVELOPMENT.
20. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.

HIGH POINT FORGOTTEN STAR
SITE PLAN
AURORA, COLORADO

OWNER:
OWNERS NAME

23260 E 64TH AVE
HIGHPOINT ACQUISITION LLC

NOT FOR
CONSTRUCTION

DATE:
12/18/2024 SP 01

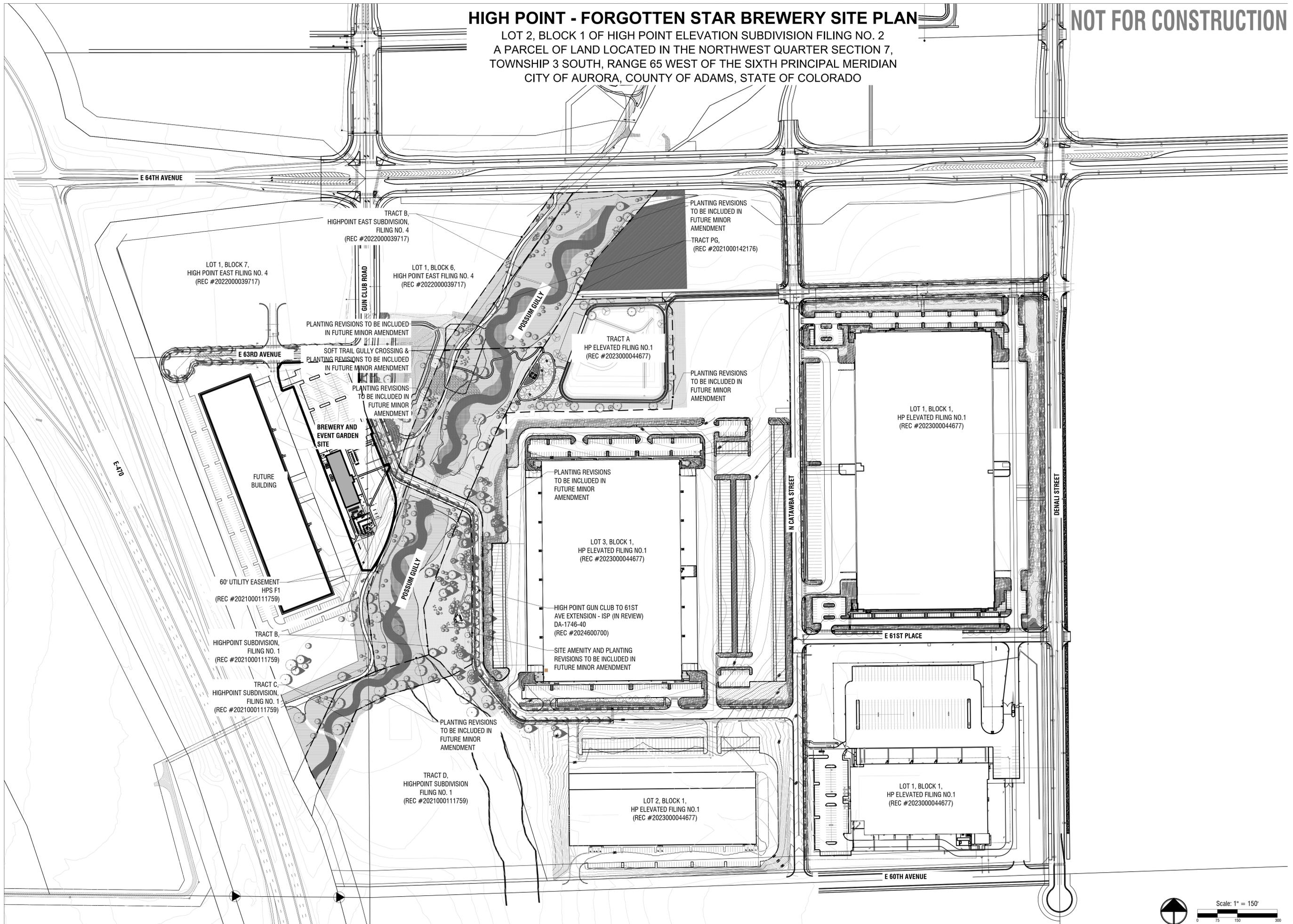
SHEET TITLE:
STANDARD NOTES

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION CIVITAS

1200 BANNOCK ST
DENVER, CO 80204
www.civitasinc.com



HIGH POINT FORGOTTEN STAR
SITE PLAN
AURORA, COLORADO

OWNER:
OWNERS NAME
23260 E 64TH AVE
HIGHPOINT ACQUISITION LLC

NOT FOR
CONSTRUCTION

DATE:
12/18/2024 SP 01

SHEET TITLE:
OVERALL SITE PLAN

CHECKED BY:
DRAWN BY:

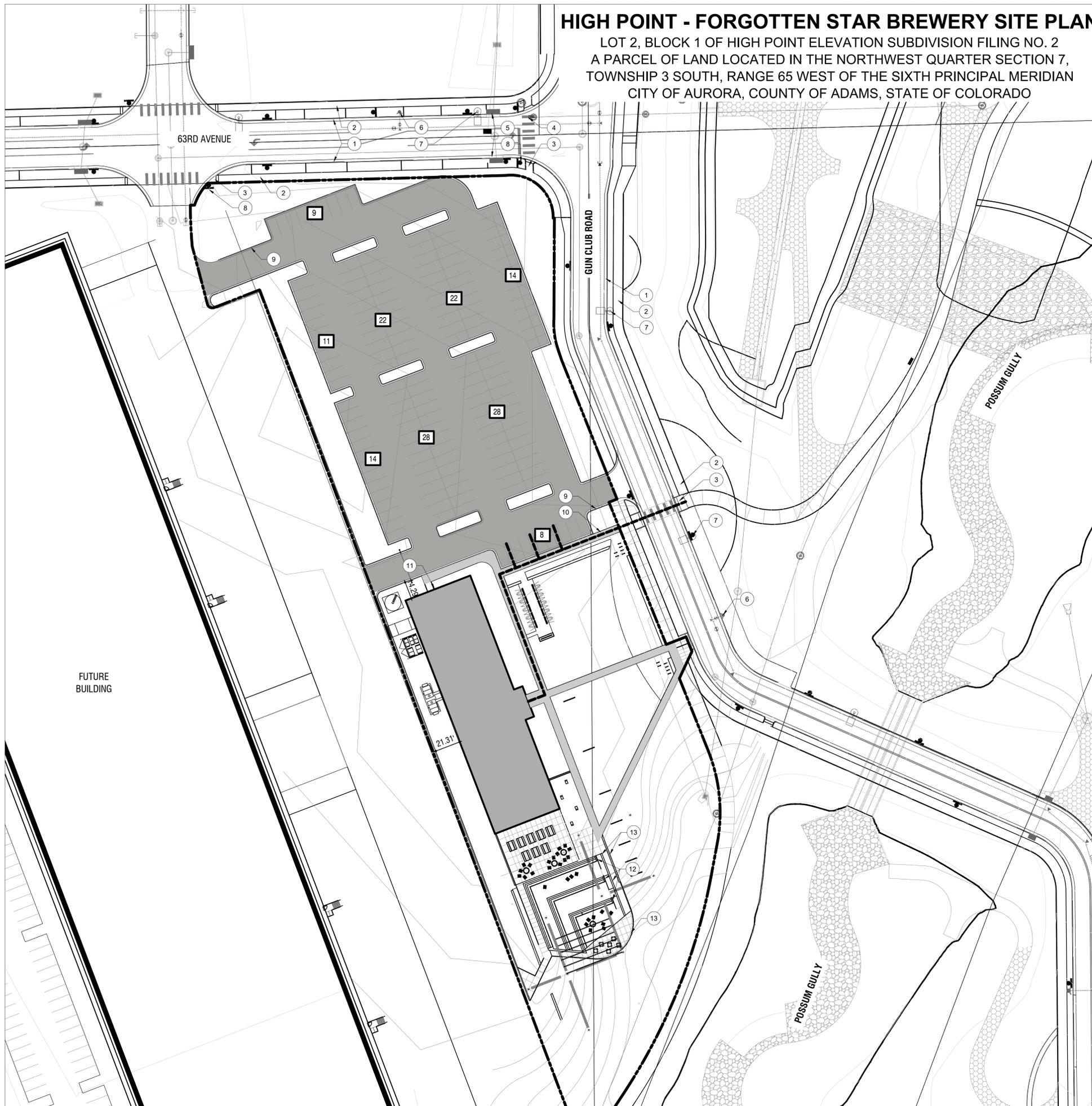


HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
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 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION **CIVITAS**

1200 BANNOCK ST
 DENVER, CO 80204
 www.civitasinc.com



DESCRIPTION
1 EXISTING CURB & GUTTER
2 EXISTING SIDEWALK
3 EXISTING ADA RAMP
4 EXISTING CROSSWALK
5 EXISTING STORM INLET
6 EXISTING FIRE HYDRANT
7 EXISTING STREET LIGHT
8 EXISTING STOP SIGN
9 PROPOSED CURB & GUTTER
10 PROPOSED SIDEWALK
11 FIRE DEPARTMENT CONNECTION
12 PROPOSED HANDRAIL
13 PROPOSED RETAINING WALL
PROPOSED ASPHALT
PROPOSED SIDEWALK
ADA ROUTE
XX PARKING COUNT
PROPERTY BOUNDARY



HIGH POINT FORGOTTEN STAR
 SITE PLAN
 AURORA, COLORADO

OWNER:
 OWNERS NAME
 23260 E 64TH AVE
 HIGHPOINT ACQUISITION LLC

NOT FOR CONSTRUCTION

DATE:
 12/18/2024 SP 01

SHEET TITLE:
 OVERALL SITE LAYOUT PLAN

CHECKED BY: CV
 DRAWN BY: RN, LH

FUTURE BUILDING

63RD AVENUE

GUN CLUB ROAD

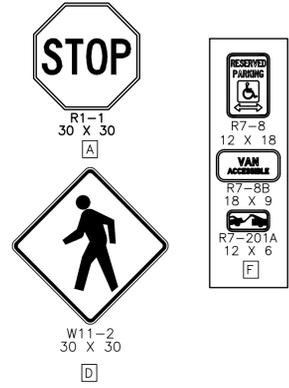
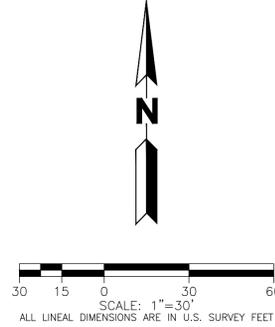
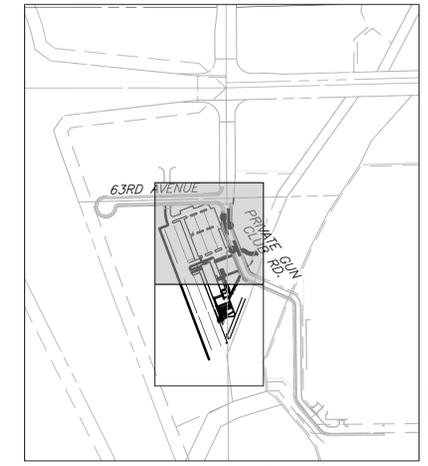
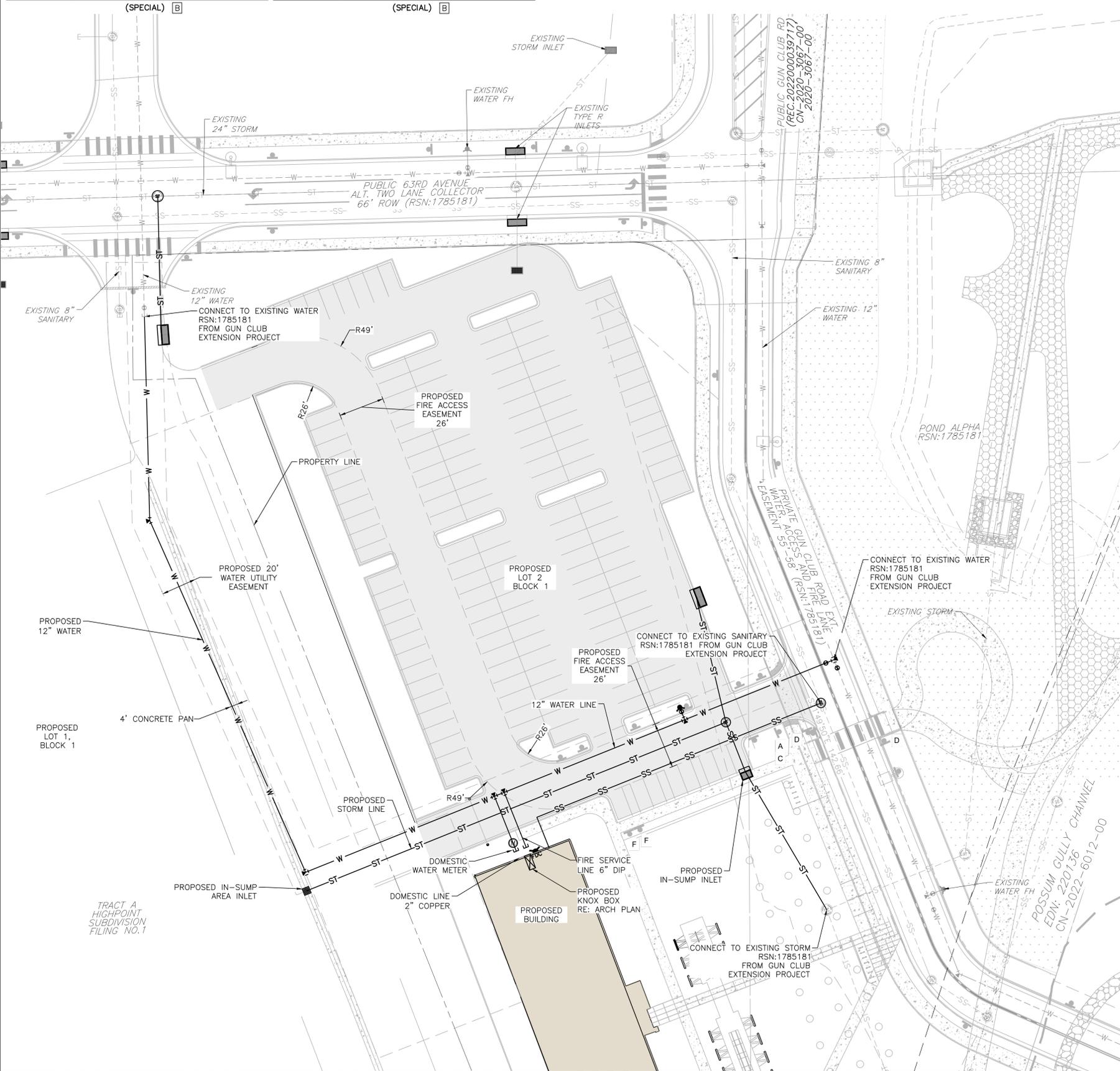
POSSUM GULLY

POSSUM GULLY

21.31'

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



FIRE LANE SIGN NOTES:

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCRUSH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCRUSH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

NOTES:

- ALL PROPOSED STORM SEWER SYSTEMS WILL BE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

BENCHMARK

NGS MONUMENT J 457 (PID = DH9145). THE STATION IS THE TOP CENTER OF A STAINLESS STEEL ROD DRIVEN TO REFUSAL A DEPTH OF 4.9 M. ENCASED IN A 90 CM LONG GREASED SLEEVE, ENCLOSED IN A 6 INCH PVC PIPE WITH LOGO SURROUNDED BY A CONCRETE COLLAR FLUSH WITH THE GROUND. IT IS +/- 0.50 NORTH OF THE CENTER LINE OF 56TH AVENUE AND GUN CLUB LAND LINE, +/- 0.30 MILES WEST OF THE EAST QUARTER CORNER FOR SECTION 1 T 3 S, R 66 W. IT IS 25.1 FT SOUTH OF A GAS LINE MARKER, 18.3 WEST OF A FENCE POST WITH WIRED WASHER, AND 17.3 EAST OF A FENCE POST OF A FENCE POST WITH WIRED WASHER, AND 3.0 FT NORTH OF A CARSONITE POST. (COA PUBLISHED DATE 09/05/07).

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N00°02'33"W AND BEING MONUMENTED BY A FOUND 30" #6 REBAR WITH 3-1/4" ALUMINUM CAP 0.2' BELOW GROUND IN RANGE BOX STAMPED "CVL CONSULTANTS T3S | R66W | 2 | 1 | 11 | 12 2021 2021 PLS #34591" AT THE SOUTHWEST CORNER AND A FOUND 30" #6 REBAR WITH ALUMINUM CAP 1.3' BELOW SURFACE STAMPED "V3 T3S | R66W | 1/4 | S2 | S1 | 2006 PLS 35585" AT THE WEST QUARTER CORNER.

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	CONTOURS	5750
---	STORM SEWER	ST
○	STORM MANHOLE	○
---	ROOF DRAIN	RD
□	INLET	□
<	FLARED END SECTION	△
---	SANITARY SEWER	SS
○	SANITARY MANHOLE	○
○	CLEAN OUT	○
○	WATER VALVE	○
○	FIRE HYDRANT	○
○	WATER METER	○
⊕	UTILITY CROSSING	⊕
→	SIGN	→
→	GRADING ARROW	→
○	DECIDUOUS TREE	○
○	EVERGREEN TREE	○
○	BUSH/SHRUB	○
---	DRIVE	DRIVE
---	SPOT ELEVATIONS	ELEV.
---	PROPOSED BUILDING FOOTPRINT	---
---	PROPOSED ASPHALT	---

HIGH POINT FORGOTTEN STAR
 SITE PLAN
 AURORA, COLORADO

OWNER:
 OWNERS NAME
 23260 E 64TH AVE
 HIGHPOINT ACQUISITION LLC

NOT FOR
 CONSTRUCTION

DATE:
 01/03/2025 SP 01

SHEET TITLE:
 UTILITY PLAN

CHECKED BY:
 DRAWN BY:

MATCHLINE SEE SHEET 8

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



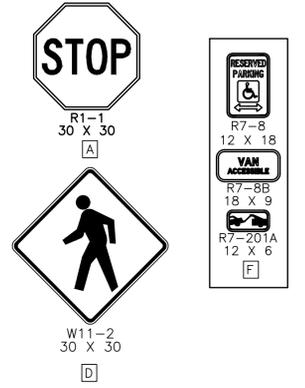
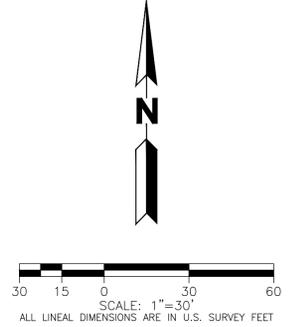
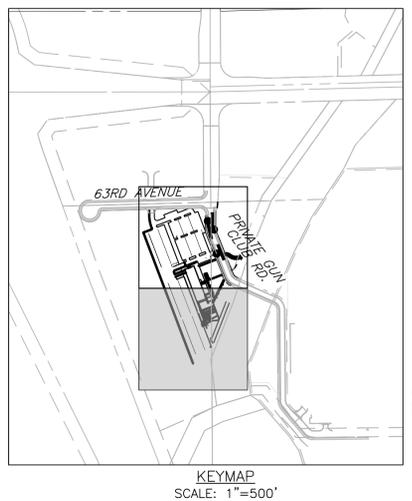
63RD AVE

(SPECIAL) B



GUN CLUB RD

(SPECIAL) B



FIRE LANE SIGN NOTES:

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
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- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

NOTES:

- ALL PROPOSED STORM SEWER SYSTEMS WILL BE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

BENCHMARK

NGS MONUMENT J 457 (PID = DH9145). THE STATION IS THE TOP CENTER OF A STAINLESS STEEL ROD DRIVEN TO REFUSAL A DEPTH OF 4.9 M. ENCASED IN A 90 CM LONG GREASED SLEEVE, ENCLOSED IN A 6 INCH PVC PIPE WITH LOGO SURROUNDED BY A CONCRETE COLLAR FLUSH WITH THE GROUND. IT IS +/- 0.50 NORTH OF THE CENTER LINE OF 56TH AVENUE AND GUN CLUB LAND LINE, +/- 0.30 MILES WEST OF THE EAST QUARTER CORNER FOR SECTION 1 T 3 S, R 66 W. IT IS 25.1 FT SOUTH OF A GAS LINE MARKER, 18.3 WEST OF A FENCE POST WITH WIRED WASHER, AND 17.3 EAST OF A FENCE POST OF A FENCE POST WITH WIRED WASHER, AND 3.0 FT NORTH OF A CARSONITE POST. (COA PUBLISHED DATE 09/05/07).

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N00°02'33"W AND BEING MONUMENTED BY A FOUND 30" #6 REBAR WITH 3-1/4" ALUMINUM CAP 0.2' BELOW GROUND IN RANGE BOX STAMPED "CVL CONSULTANTS T3S | R66W | 2 | 1 | 11 | 12 2021 2021 PLS #34591" AT THE SOUTHWEST CORNER AND A FOUND 30" #6 REBAR WITH ALUMINUM CAP 1.3' BELOW SURFACE STAMPED "V3 T3S | R66W | 1/4 | S2 | S1 | 2006 PLS 35585" AT THE WEST QUARTER CORNER.

EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	STORM SEWER	---
---	STORM MANHOLE	---
---	ROOF DRAIN	---
---	INLET	---
---	FLARED END SECTION	---
---	SANITARY SEWER	---
---	SANITARY MANHOLE	---
---	CLEAN OUT	---
---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	WATER METER	---
---	UTILITY CROSSING	---
---	SIGN	---
---	GRADING ARROW	---
---	DECIDUOUS TREE	---
---	EVERGREEN TREE	---
---	BUSH/SHRUB	---
---	DRIVE	---
---	SPOT ELEVATIONS	---
---	PROPOSED BUILDING FOOTPRINT	---
---	PROPOSED ASPHALT	---

HIGH POINT FORGOTTEN STAR
 SITE PLAN
 AURORA, COLORADO

OWNER:
 OWNERS NAME
 23260 E 64TH AVE
 HIGHPOINT ACQUISITION LLC

NOT FOR CONSTRUCTION

DATE:
 01/03/2025 SP 01

SHEET TITLE:
 UTILITY PLAN

CHECKED BY:
 DRAWN BY:

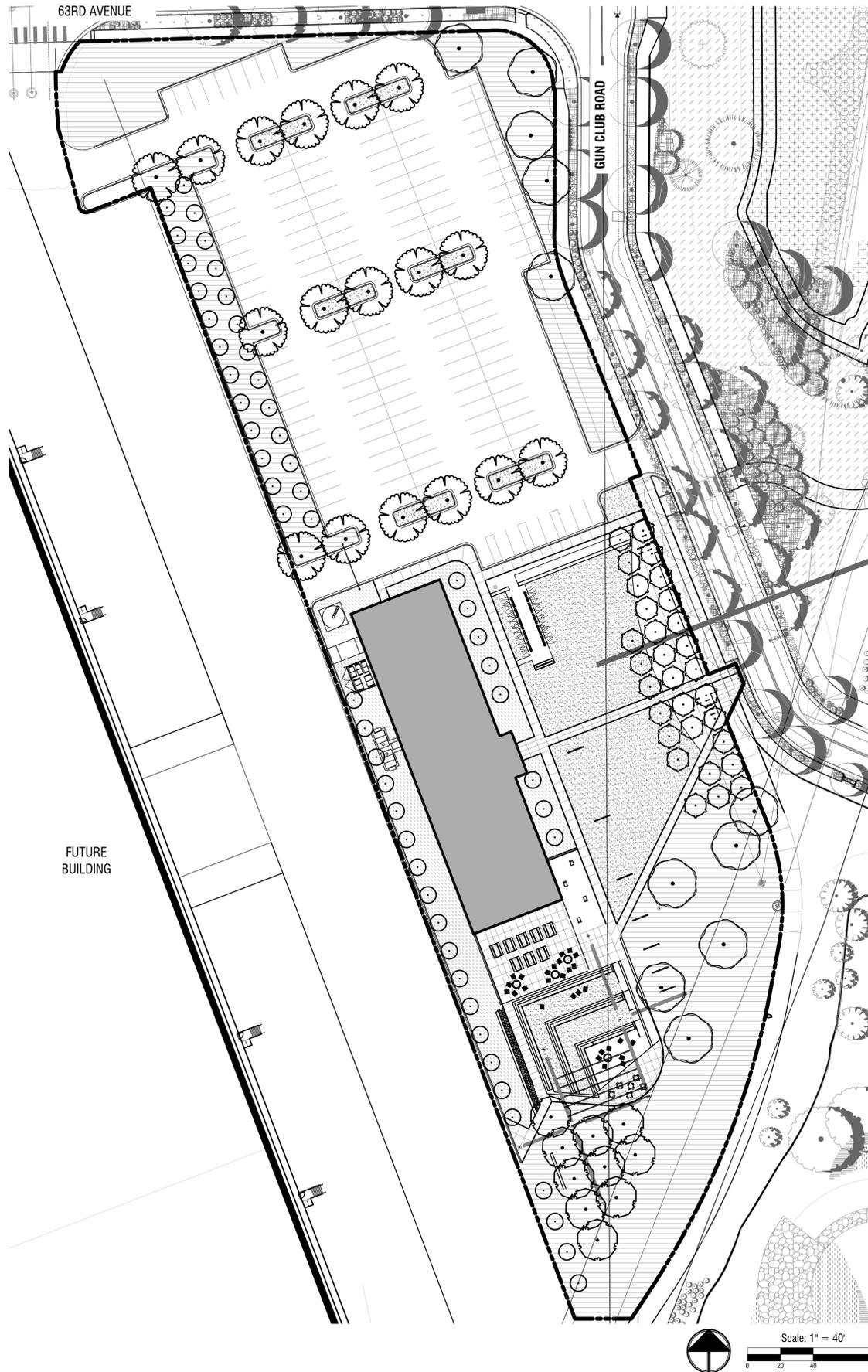
HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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1200 BANNOCK ST
 DENVER, CO 80204
 www.civitasinc.com

PLANT SCHEDULE						
	QTY	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
TREES						
	GIN AUT	30	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	2.5" Cal.	25 - 40ft. ht. 25 - 40ft. w.
	GLE INE	17	Gleditsia triacanthos inermis 'Skycole'	Skyline® Honey Locust	2.5" Cal.	40 - 65ft. ht. 25 - 40ft. w.
	GYM DIO	10	Gymnocladus dioicus 'Espresso'	Kentucky Coffeetree	5 gal.	40 - 65ft. ht. 25 - 40ft. w.
	QUE MUE	11	Quercus muehlenbergii	Chinkapin Oak	2.5" Cal.	40 - 65ft. ht. 25 - 40ft. w.
	QUE CRI	53	Quercus robur x alba 'Crimschmidt'	Crimson Spire™ Oak	2.5" Cal.	25 - 40ft. ht. 3 - 6ft. w.
SHRUBS						
	ARO LSC	33	Aronia melanocarpa 'UCONNAM165'	Low Scape Black Chokeberry	5 gal.	18 - 36in. ht. 1 - 3ft. w.
	RHU GRO	39	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	3 - 6ft. ht. 3 - 6ft. w.
	RIB GRE	83	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.	18 - 36in. ht. 1 - 3ft. w.
GRASSES						
	CAL KAR	65	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	3 - 6ft. ht. 1 - 3ft. w.
NATIVE SHRUBS						
	CHR RUB	33	Chrysothamnus nauseosus	Rubber Rabbitbrush	5 gal.	3 - 6ft. ht. 3 - 1ft. w.
	KRA IRN	8	Krascheninnikovia lanata	Winterfat	5 gal.	18 - 36in. ht. 1 - 3ft. w.
	RHU TRI	25	Rhus trilobata	Skunkbush Sumac	5 gal.	3 - 6ft. ht. 3 - 1ft. w.
PERENNIALS						
	HUM LUP	30	Humulus lupulus 'Chinook'	Chinook Ornamental Hops	Bulb	< 15ft. ht. 3 - 6ft. w.
GROUND COVERS						
	TURF	15,268 sf	Poa pratensis	Kentucky Bluegrass Sod	sod	
SOD/SEED						
	MIX A	10,288 sf	MIX A - COOL SEASON		seed	
	MIX B	45,937 sf	MIX B - UPLAND MIX		seed	
MULCHES						
	ROCK	2,551 sf	ROCK MULCH		mulch	



LANDSCAPE PLANTING REQUIREMENTS						
ZONE	AREA (SF)	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	GRASSES AS SHRUB EQ. PROVIDED
PARKING LOT	92,837	23	61	230	177	0
EVENT GARDEN	53,106	13	60	130	51	22
TOTAL	145,943	36	121	360	228	22

HIGH POINT FORGOTTEN STAR
 SITE PLAN
 AURORA, COLORADO

OWNER:
 OWNERS NAME
 23260 E 64TH AVE
 HIGHPOINT ACQUISITION LLC

NOT FOR CONSTRUCTION

DATE:
 12/18/2024 SP 01

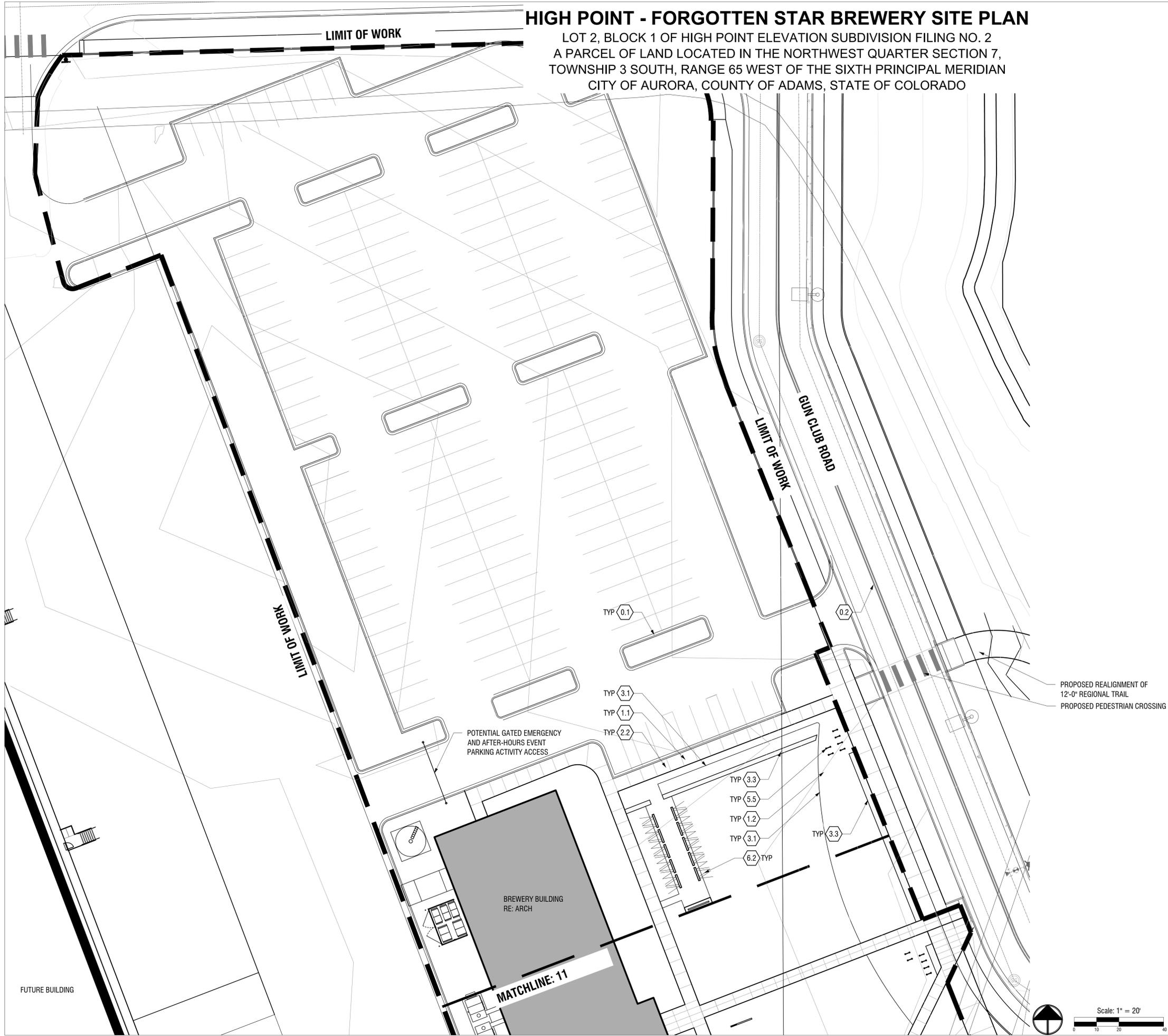
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 OVERALL PLANTING LAYOUT, SCHEDULE & NOTES

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION CIVITAS

1200 BANNOCK ST
 DENVER, CO 80204
 www.civitasinc.com



LEGEND

- STREET LIGHT, RE: CIVIL
- PEDESTRIAN LIGHT, RE: CIVIL
- MATCHLINE
- LIMIT OF WORK
- RIGHT OF WAY (ROW)
- SPOT ELEVATION
- TOP OF WALL
- BOTTOM OF WALL
- PLANTED AREA
- FINISHED SURFACE

KEYNOTES

KEYNOTE	DESCRIPTION	DTL./SHT.#
0.0	INFRASTRUCTURE	
0.1	CURB & GUTTER	RE: CIVIL
0.2	UTILITY	RE: CIVIL
1.0	PAVING	
1.1	CONCRETE PAVING	2 / 14
1.2	CRUSHED STONE PAVING	3 / 14
1.3	MESA PEBBLE	4 / 14
2.0	JOINTING	
2.1	SEALED EXPANSION JOINT	1 / 14
2.2	SAW CUT CONTROL JOINT	1 / 14
3.0	WALLS, EDGERS	
3.1	STEEL EDGER	1 / 15
3.2	CIP CONCRETE RETAINING WALL	2 / 15
3.3	GABION WALL	3 / 15
3.4	CONCRETE BAND	7 / 15
4.0	STAIRS, RAMPS, RAILS	
4.1	CIP CONCRETE STAIR	4 / 15
4.2	CIP CONCRETE RAMP	5 / 15
4.3	RAMP HANDRAIL	5 / 15
4.4	GUARDRAIL	6 / 15
5.0	SITE FURNISHINGS & SIGNAGE	
5.1	PICNIC TABLE	1 / 16
5.2	TABLE & CHAIRS	2 / 16
5.3	ADIRONDACK CHAIR	3 / 16
5.4	TRASH RECEPTACLE	4 / 16
5.5	BIKE RACK	5 / 16
5.6	CORNHOLE BOARDS	6 / 16
5.7	FIRE PIT	7 / 16
6.0	CUSTOM DETAILS	
6.1	SHADE STRUCTURE	1 / 17
6.2	HOPS TRELLIS	2 / 17
6.3	ART FOLLY - FUTURE	

HIGH POINT FORGOTTEN STAR
 SITE PLAN
 AURORA, COLORADO

OWNER:
 OWNERS NAME
 23260 E 64TH AVE
 HIGHPOINT ACQUISITION LLC

NOT FOR CONSTRUCTION

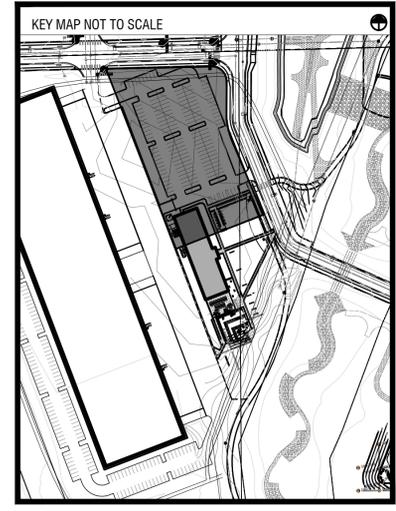
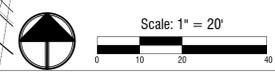
DATE:
 12/18/2024 SP 01

SHEET TITLE:
 LAYOUT & GRADING

CHECKED BY: CV
 DRAWN BY: RN, LH

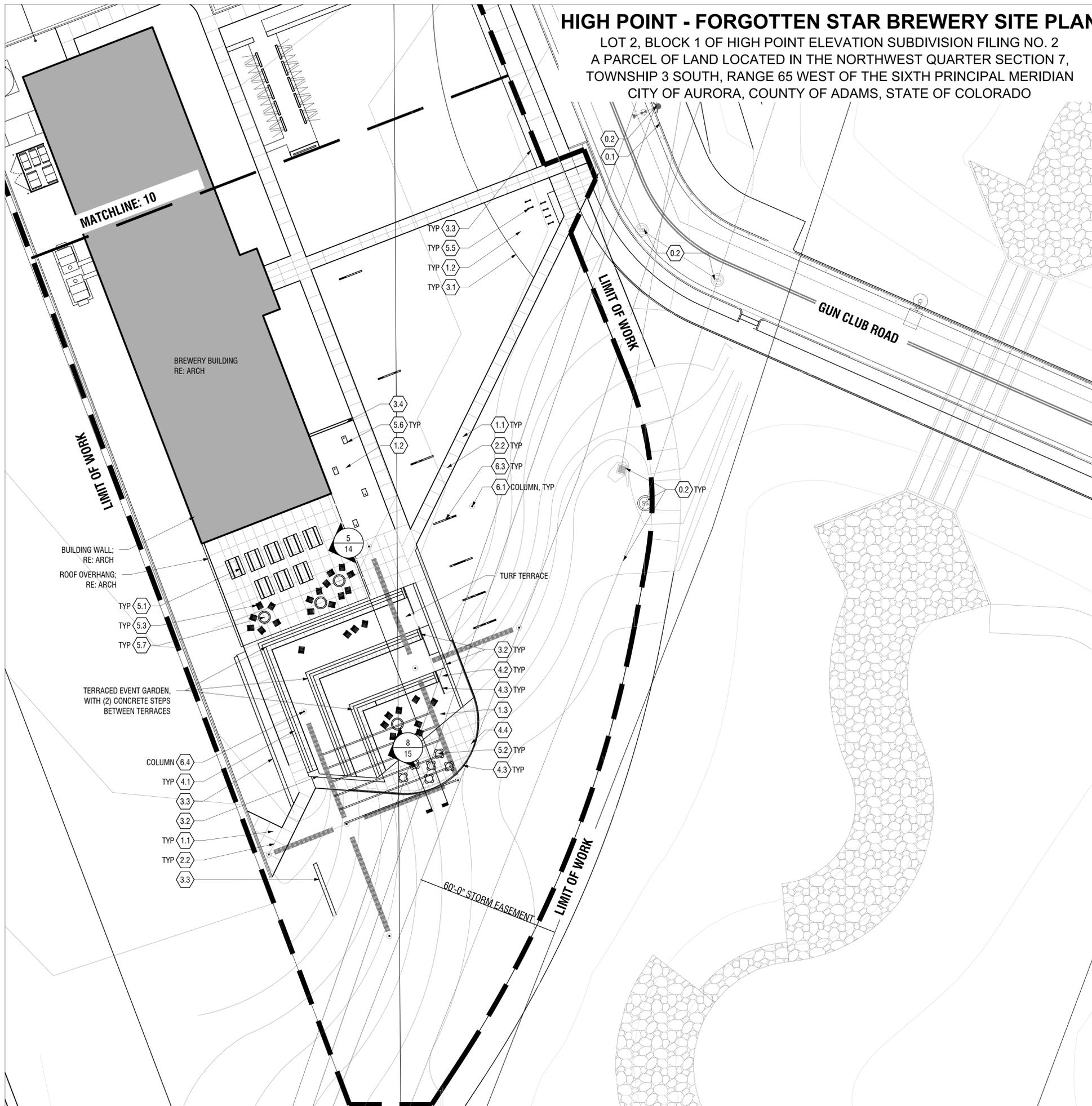
FUTURE BUILDING

MATCHLINE: 11



HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
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 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- STREET LIGHT, RE: CIVIL
- PEDESTRIAN LIGHT, RE: CIVIL
- MATCHLINE
- LIMIT OF WORK
- RIGHT OF WAY (ROW)
- SPOT ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL
- PA PLANTED AREA
- FS FINISHED SURFACE

KEYNOTES

KEYNOTE	DESCRIPTION	DTL./SHT.#
0.0	INFRASTRUCTURE	
0.1	CURB & GUTTER	RE: CIVIL
0.2	UTILITY	RE: CIVIL
1.0	PAVING	
1.1	CONCRETE PAVING	2 / 14
1.2	CRUSHED STONE PAVING	3 / 14
1.3	MESA PEBBLE	4 / 14
2.0	JOINTING	
2.1	SEALED EXPANSION JOINT	1 / 14
2.2	SAW CUT CONTROL JOINT	1 / 14
3.0	WALLS, EDGERS	
3.1	STEEL EDGER	1 / 15
3.2	CIP CONCRETE RETAINING WALL	2 / 15
3.3	GABION WALL	3 / 15
3.4	CONCRETE BAND	7 / 15
4.0	STAIRS, RAMPS, RAILS	
4.1	CIP CONCRETE STAIR	4 / 15
4.2	CIP CONCRETE RAMP	5 / 15
4.3	RAMP HANDRAIL	5 / 15
4.4	GUARDRAIL	6 / 15
5.0	SITE FURNISHINGS & SIGNAGE	
5.1	PICNIC TABLE	1 / 16
5.2	TABLE & CHAIRS	2 / 16
5.3	ADIRONDACK CHAIR	3 / 16
5.4	TRASH RECEPTACLE	4 / 16
5.5	BIKE RACK	5 / 16
5.6	CORNHOLE BOARDS	6 / 16
5.7	FIRE PIT	7 / 16
6.0	CUSTOM DETAILS	
6.1	SHADE STRUCTURE	1 / 17
6.2	HOPS TRELLIS	2 / 17
6.3	ART FOLLY - FUTURE	

HIGH POINT FORGOTTEN STAR
 SITE PLAN
 AURORA, COLORADO

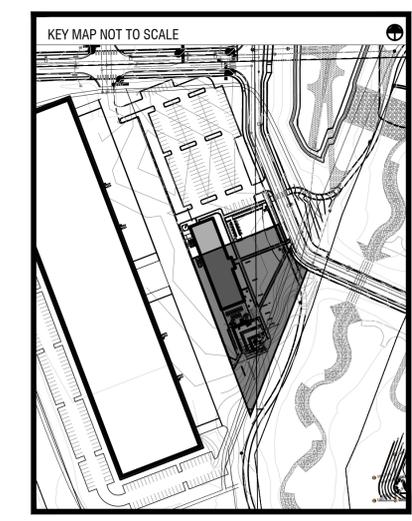
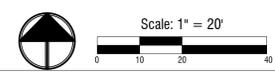
OWNER:
 OWNERS NAME
 23260 E 64TH AVE
 HIGHPOINT ACQUISITION LLC

NOT FOR CONSTRUCTION

DATE:
 12/18/2024 SP 01

SHEET TITLE:
 LAYOUT & GRADING

CHECKED BY: CV
 DRAWN BY: RN, LH



HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION CIVITAS

1200 BANNOCK ST
 DENVER, CO 80204
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PLANT SCHEDULE 101

	QTY	BOTANICAL / COMMON NAME
TREES		
	GIN AUT 8	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair
	GLE INE 17	Gleditsia triacanthos inermis 'Skycole' / Skyline® Honey Locust
	QUE MUE 5	Quercus muehlenbergii / Chinkapin Oak
	QUE CRI 31	Quercus robur x alba 'Crimschmidt' / Crimson Spire™ Oak
SHRUBS		
	ARO LSC 33	Aronia melanocarpa 'UCONNAM165' / Low Scape Black Chokeberry
	RHU GRO 39	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
	RIB GRE 65	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant
NATIVE SHRUBS		
	CHR RUB 20	Chrysothamnus nauseosus / Rubber Rabbitbrush
	RHU TRI 13	Rhus trilobata / Skunkbush Sumac
PERENNIALS		
	HUM LUP 30	Humulus lupulus 'Chinook' / Chinook Ornamental Hops
BOTANICAL / COMMON NAME		
GROUND COVERS		
	TURF	Poa pratensis / Kentucky Bluegrass Sod
SOD/SEED		
	MIX A	MIX A - COOL SEASON
	MIX B	MIX B - UPLAND MIX
MULCHES		
	ROCK	ROCK MULCH

HIGH POINT FORGOTTEN STAR
 SITE PLAN
 AURORA, COLORADO

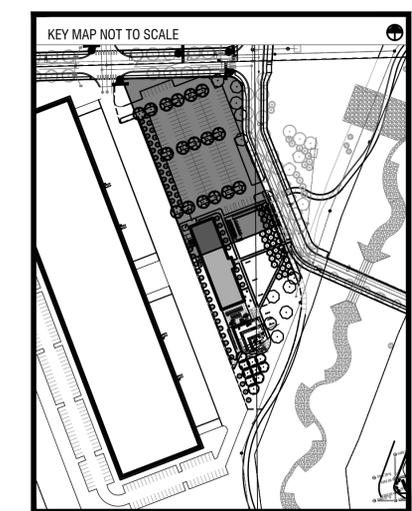
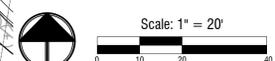
OWNER:
 OWNERS NAME
 23260 E 64TH AVE
 HIGHPOINT ACQUISITION LLC

NOT FOR CONSTRUCTION

DATE:
 12/18/2024 SP 01

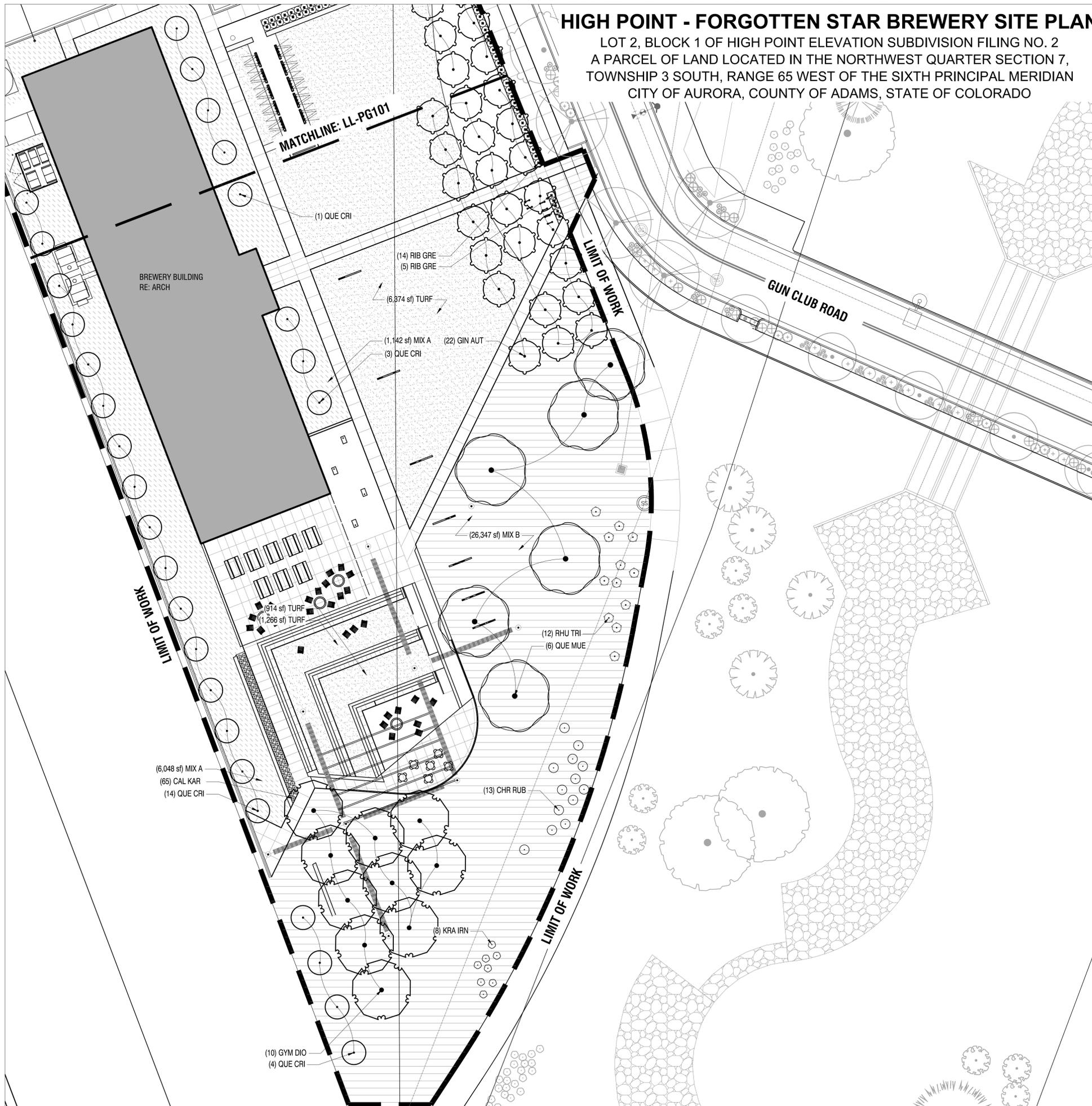
SHEET TITLE:
 LANDSCAPE PLAN

CHECKED BY:
 CV RN, LH
 DRAWN BY:



HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



PLANT SCHEDULE 102

	QTY	BOTANICAL / COMMON NAME
TREES		
	GIN AUT	22 Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair
	GYM DIO	10 Gymnocladus dioica 'Espresso' / Kentucky Coffeetree
	QUE MUE	6 Quercus muehlenbergii / Chinkapin Oak
	QUE CRI	22 Quercus robur x alba 'Crim Schmidt' / Crimson Spire™ Oak
SHRUBS		
	RIB GRE	18 Ribes alpinum 'Green Mound' / Green Mound Alpine Currant
GRASSES		
	CAL KAR	65 Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
NATIVE SHRUBS		
	CHR RUB	13 Chrysothamnus nauseosus / Rubber Rabbitbrush
	KRA IRN	8 Krascheninnikovia lanata / Winterfat
	RHU TRI	12 Rhus trilobata / Skunkbush Sumac
GROUND COVERS		
	TURF	Poa pratensis / Kentucky Bluegrass Sod
SOD/SEED		
	MIX A	MIX A - COOL SEASON
	MIX B	MIX B - UPLAND MIX
MULCHES		
	ROCK	ROCK MULCH

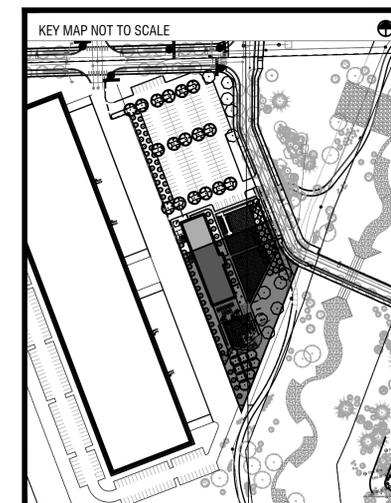
HIGH POINT FORGOTTEN STAR
SITE PLAN
AURORA, COLORADO

OWNER:
OWNERS NAME
23260 E 64TH AVE
HIGHPOINT ACQUISITION LLC

NOT FOR CONSTRUCTION

DATE:
12/18/2024 SP 01

SHEET TITLE:
LANDSCAPE PLAN



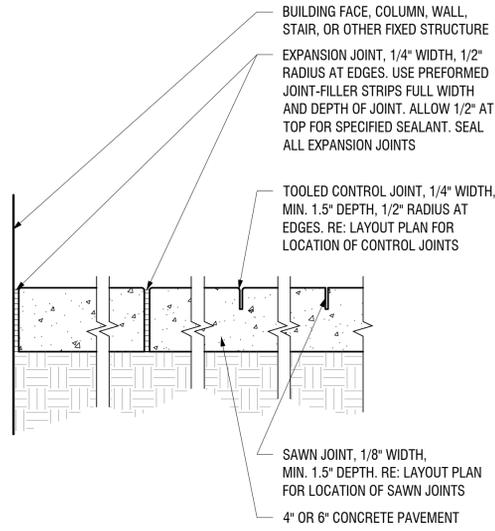
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DRAWN BY:
CV
RN, LH

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

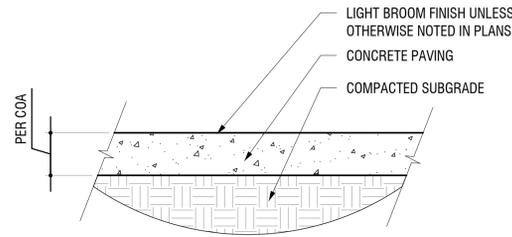
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 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,
 TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION **CIVITAS**

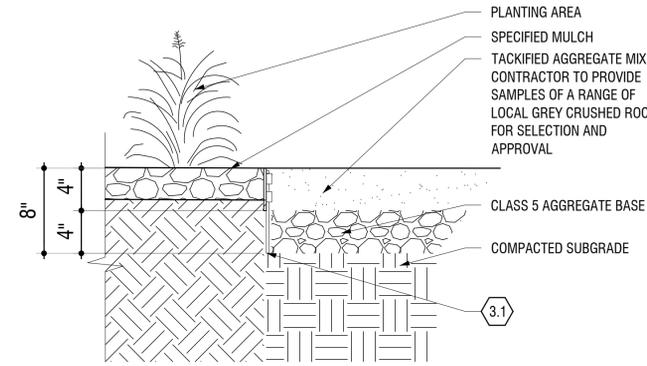
1200 BANNOCK ST
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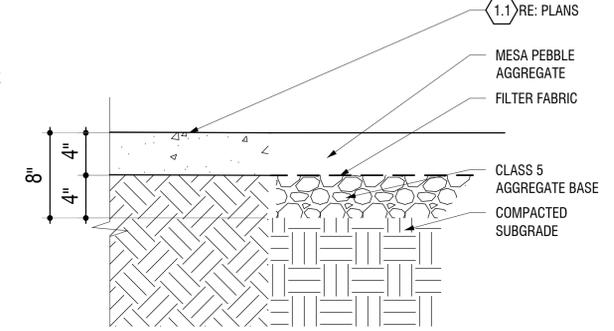
1 CONCRETE JOINTS
 SCALE: 1 1/2" = 1'-0"



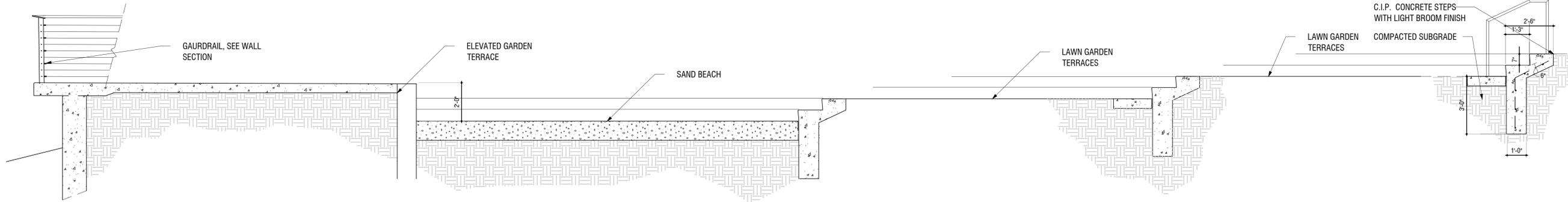
2 CONCRETE PAVING
 SCALE: 1 1/2" = 1'-0"



3 CRUSHED STONE PAVING
 SCALE: 1 1/2" = 1'-0"



4 MESA PEBBLE AGGREGATE
 SCALE: 1 1/2" = 1'-0"



5 EVENT GARDEN SECTION
 SCALE: 3/8" = 1'-0"

HIGH POINT FORGOTTEN STAR
 SITE PLAN
 AURORA, COLORADO

OWNER:
 OWNERS NAME
 23260 E 64TH AVE
 HIGHPOINT ACQUISITION LLC

NOT FOR CONSTRUCTION

DATE:
 12/18/2024 SP 01

SHEET TITLE:
 PAVING DETAILS

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
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HIGH POINT FORGOTTEN STAR
 SITE PLAN
 AURORA, COLORADO

OWNER:
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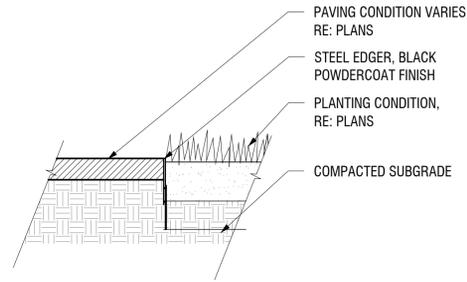
NOT FOR
 CONSTRUCTION

DATE:
 12/18/2024 SP 01

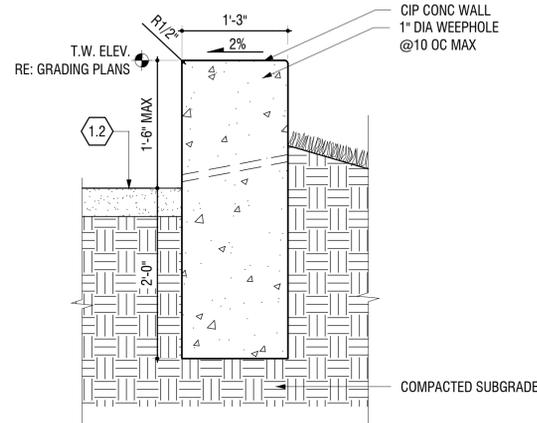
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HARDSCAPE
 DETAILS

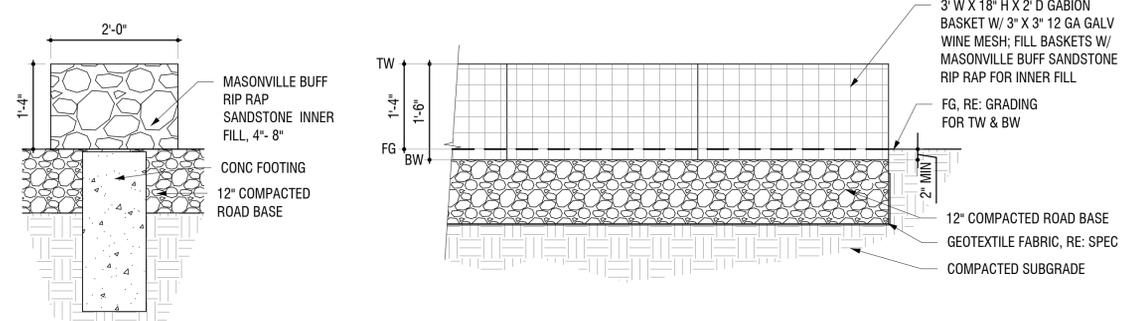
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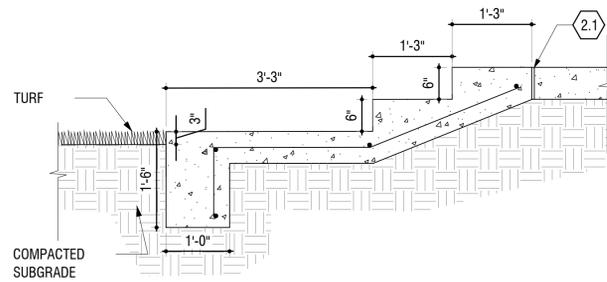
1 STEEL EDGER
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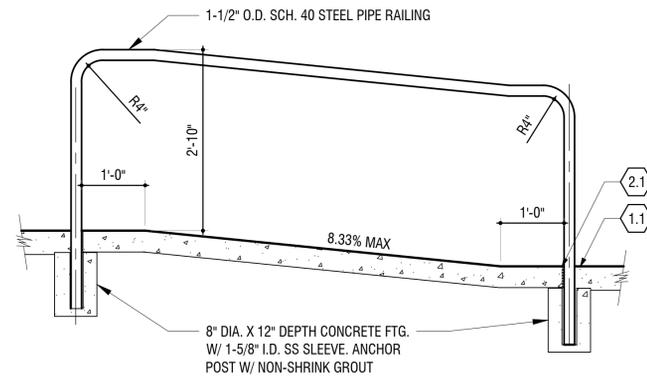
2 CIP CONCRETE RETAINING WALL
 SCALE: 1" = 1'-0"



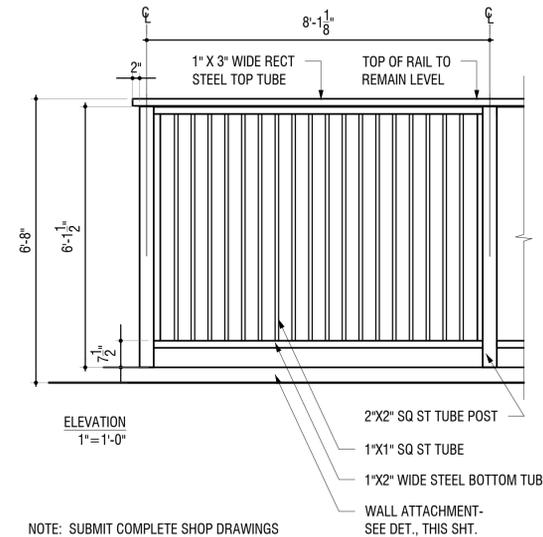
3 GABION WALL
 SCALE: 3/4" = 1'-0"



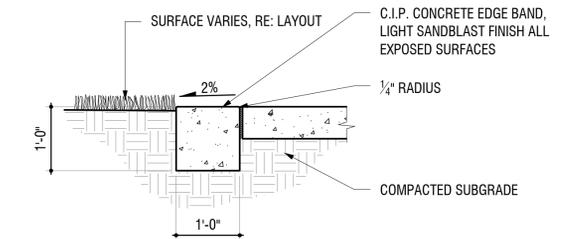
4 TYPICAL STAIR
 SCALE: 3/4" = 1'-0"



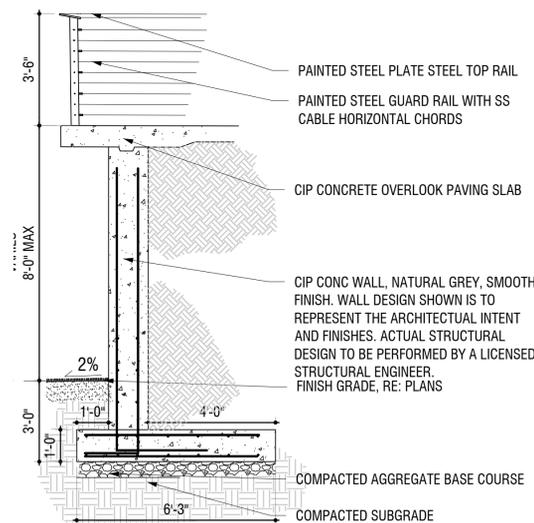
5 HANDRAIL AT RAMP
 SCALE: 3/4" = 1'-0"



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



7 12 INCH CONCRETE BAND
 SCALE: 3/4" = 1'-0"



8 OVERLOOK SECTION
 SCALE: 3/8" = 1'-0"

CHECKED BY:
 DRAWN BY:
 CV
 RN, LH

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION CIVITAS

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DENVER, CO 80204
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1 PICNIC TABLE
SCALE: NTS



2 TABLE AND CHAIRS
SCALE: NTS



3 ADIRONDACK CHAIR
SCALE: NTS



4 TRASH RECEPTACLE
SCALE: NTS



5 BIKE RACK
SCALE: NTS



6 CORNHOLE BOARDS
SCALE: NTS



7 FIRE PIT
SCALE: 1/4" = 1'-0"

HIGH POINT FORGOTTEN STAR
SITE PLAN
AURORA, COLORADO

OWNER:
OWNERS NAME
23260 E 64TH AVE
HIGHPOINT ACQUISITION LLC

NOT FOR
CONSTRUCTION

DATE:
12/18/2024 SP 01

SHEET TITLE:
FURNISHING
DETAILS

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

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

2 HOPS TRELLIS
SCALE: 1/4" = 1'-0"

HIGH POINT FORGOTTEN STAR
SITE PLAN
AURORA, COLORADO

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DATE:
12/18/2024 SP 01

SHEET TITLE:
CUSTOM DETAILS

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

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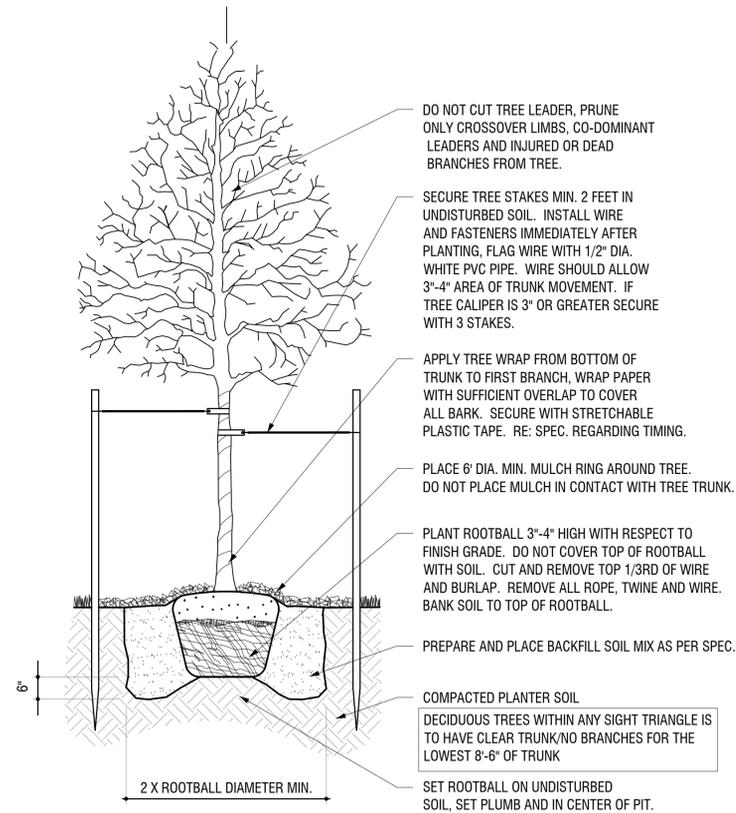
HIGH POINT FORGOTTEN STAR
 SITE PLAN
 AURORA, COLORADO

OWNER:
 OWNERS NAME
 23260 E 64TH AVE
 HIGHPOINT ACQUISITION LLC

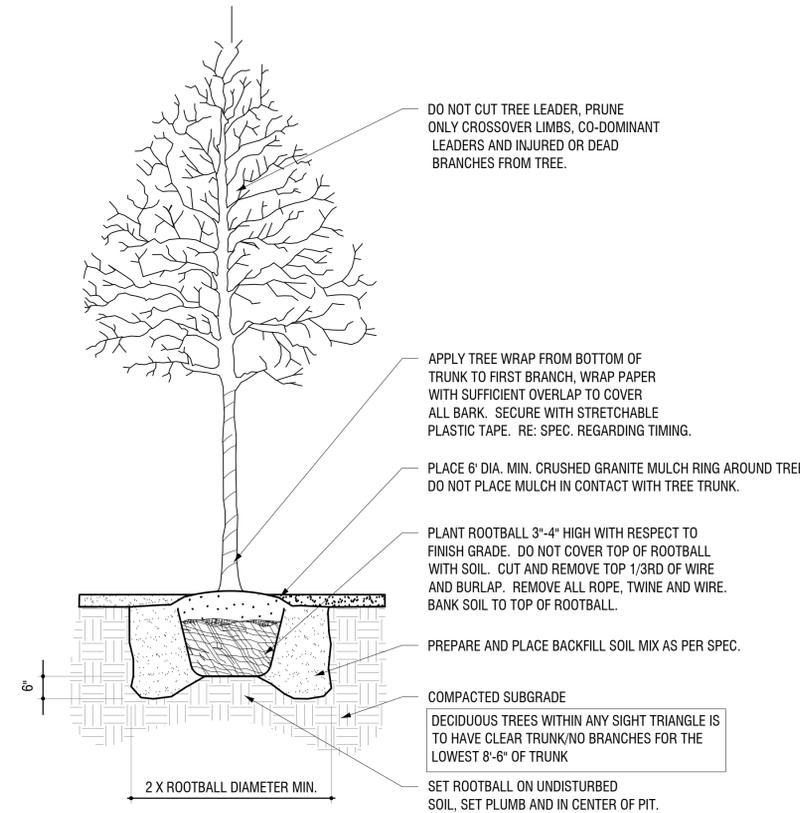
NOT FOR CONSTRUCTION

DATE:
 12/18/2024 SP 01

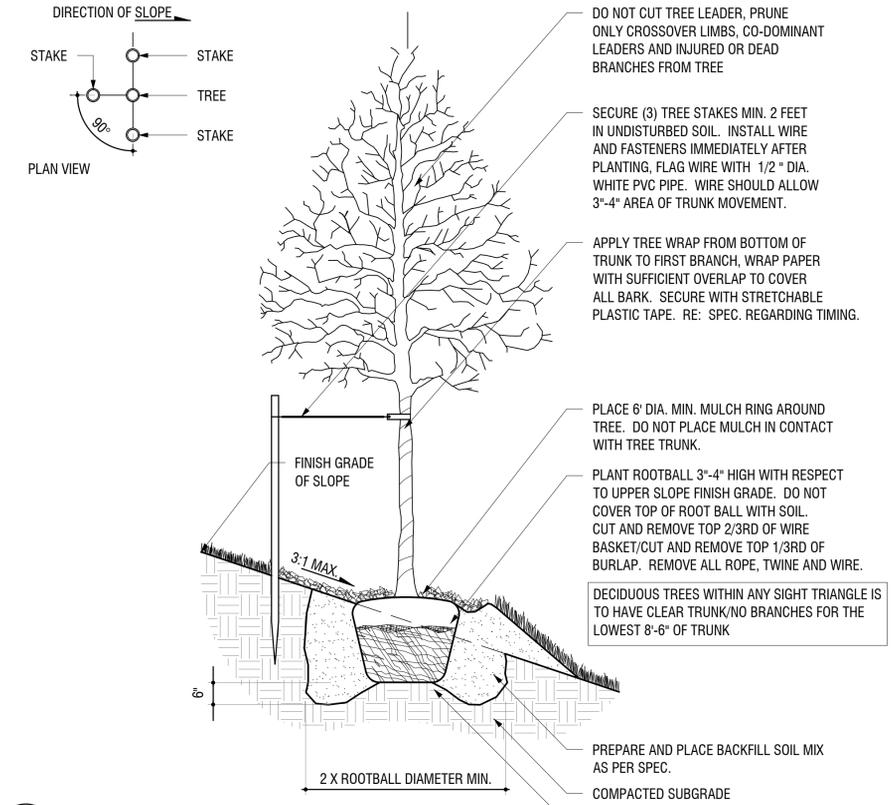
SHEET TITLE:
 PLANTING DETAILS



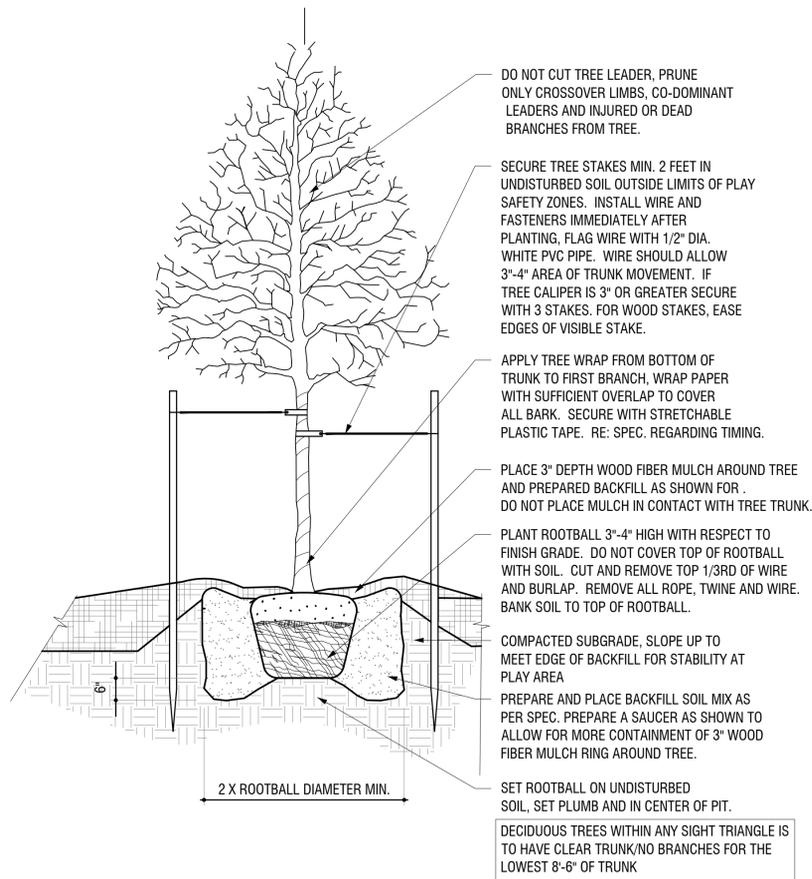
1 TREE PLANTING
 SCALE: 1/2" = 1'-0"



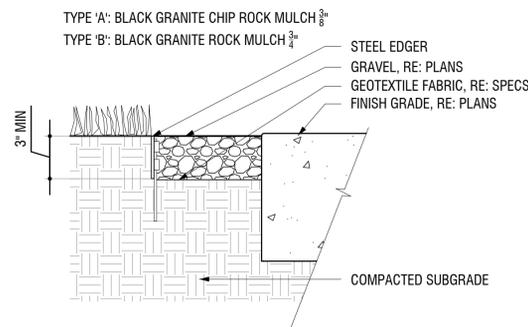
2 TREE IN CRUSHER FINE
 SCALE: 1/2" = 1'-0"



3 TREE ON SLOPE
 SCALE: 1/2" = 1'-0"



4 TREE IN FIBER MESH
 SCALE: 1/2" = 1'-0"



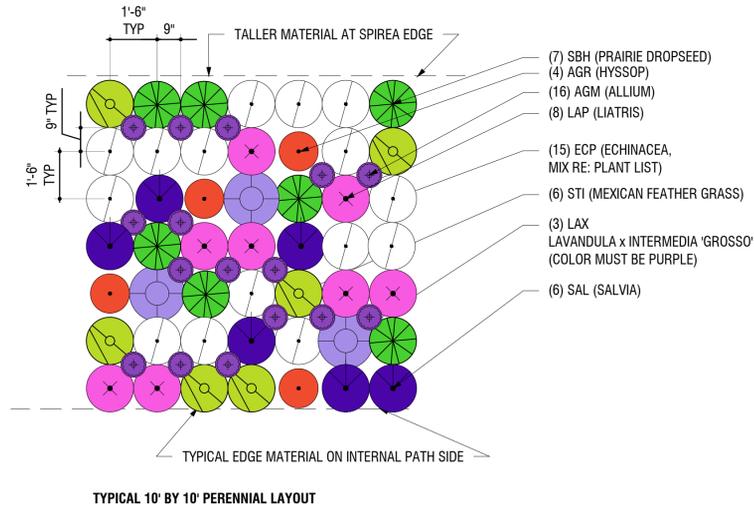
5 GRAVEL MULCH
 SCALE: 1 1/2" = 1'-0"

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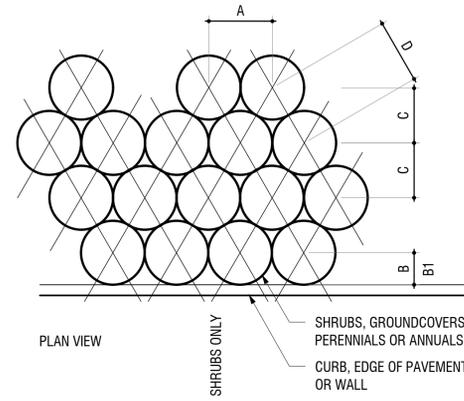
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TYPICAL 10' BY 10' PERENNIAL LAYOUT

1 PERENNIAL AND ORNAMENTAL GRASS PLANTING

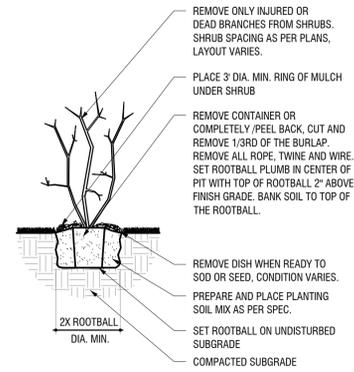
SCALE: 95/256" = 1'-0"



PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

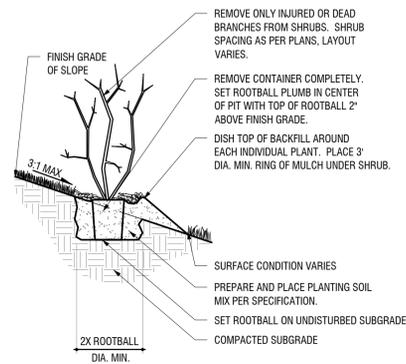
2 PLANT SPACING

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



3 SHRUB ON GRADE

SCALE: 3/8" = 1'-0"



4 SHRUB ON SLOPE

SCALE: 3/8" = 1'-0"

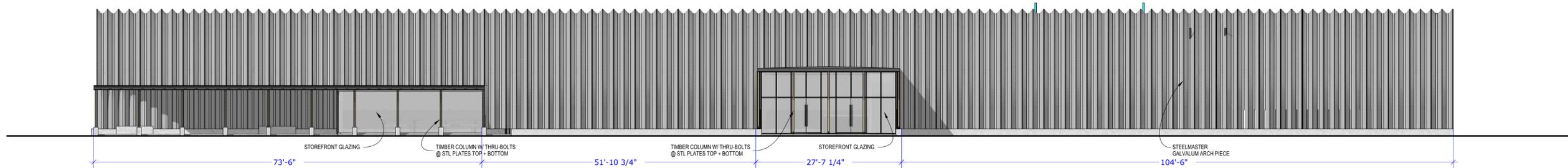
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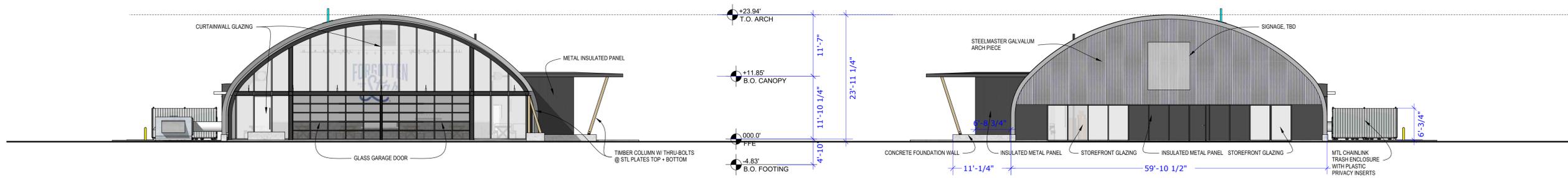
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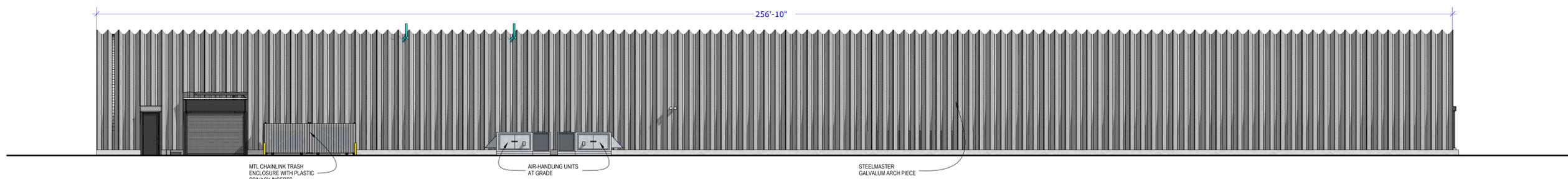


1 EAST ELEVATION
Scale: 1/16" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

3 NORTH ELEVATION
Scale: 1/16" = 1'-0"



4 WEST ELEVATION
Scale: 1/16" = 1'-0"