

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



SHEET INDEX

- |  |                         |
|--|-------------------------|
| 1. COVER SHEET                               | 11. LAYOUT & GRADING    |
| 2. SITE PLAN STANDARD NOTES                  | 12. LANDSCAPE PLAN      |
| 3. OVERALL SITE PLAN                         | 13. LANDSCAPE PLAN      |
| 4. OVERALL SITE LAYOUT PLAN                  | 14. PAVING DETAILS      |
| 5. GRADING PLAN                              | 15. HARDSCAPE DETAILS   |
| 6. GRADING PLAN                              | 16. FURNISHING DETAILS  |
| 7. UTILITY PLAN                              | 17. CUSTOM DETAILS      |
| 8. UTILITY PLAN                              | 18. PLANTING DETAILS    |
| 9. OVERALL PLANTING LAYOUT, SCHEDULE & NOTES | 19. PLANTING DETAILS    |
| 10. LAYOUT & GRADING                         | 20. BUILDING ELEVATIONS |

AMENDMENTS

CONSULTANT TEAM

OWNER: HIGH POINT ACQUISITION LLC PAUL HYDE 1350 LAGOON AVE. STE 920 MINNEAPOLIS, MN 55408-2692 PAUL@HYDE-DEV.COM 612-845-1991	CIVIL ENGINEERING: MARTIN MARTIN GREG PROULX 12499 WEST COLFAX AVE LAKEWOOD, CO 80215 GPROULX@MARTINMARTIN.COM 303-431-6100
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APPLICANT: MORTENSON JACK MORTENSON 1621 18TH STREET, STE 400 DENVER, CO 80202 JACK.MORTENSON@MORTENSON.COM 612-554-1364	SURVEYOR: MARTIN MARTIN PATRICK F. HORN 12499 WEST COLFAX AVENUE LAKEWOOD, CO 80215 PHORN@MARTINMARTIN.COM 303-431-6100
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PLANNING: NORRIS DESIGN SAMANTHA POLLMILLER 1101 BANNOCK STREET DENVER, CO 80204 SPOLLMILLER@NORRIS-DESIGN.COM 303-892-1166	ARCHITECTURE: HMM ARCHITECTS MATHIAS MORTENSON 821 2ND AVE. N MINNEAPOLIS, MN 55405 MATHIAS@HMMARCH.COM 612.655-3745
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LANDSCAPE ARCHITECTURE: CIVITAS CRAIG VICKERS 1200 BANNOCK STREET DENVER, CO 80204 CVICKERS@CIVITASINC.COM 303-571-0053	TRAFFIC ENGINEER: FELSBURG, HOLT, & ULLEVIG PHILLIP DUNHAM 6400 S. FIDDLER'S GREEN CIR. STE 1500 GREENWOOD VILLAGE, CO 80111 PHILLIP.DUNHAM@FHUENG.COM 303-721-1440
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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

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 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

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

SITE PLAN NOTES

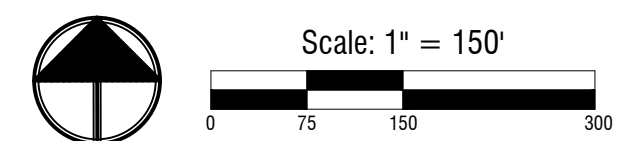
1. THE DEVELOPER, SUCCESSORS OR ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, 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.



**NOT FOR CONSTRUCTION CIVITAS**

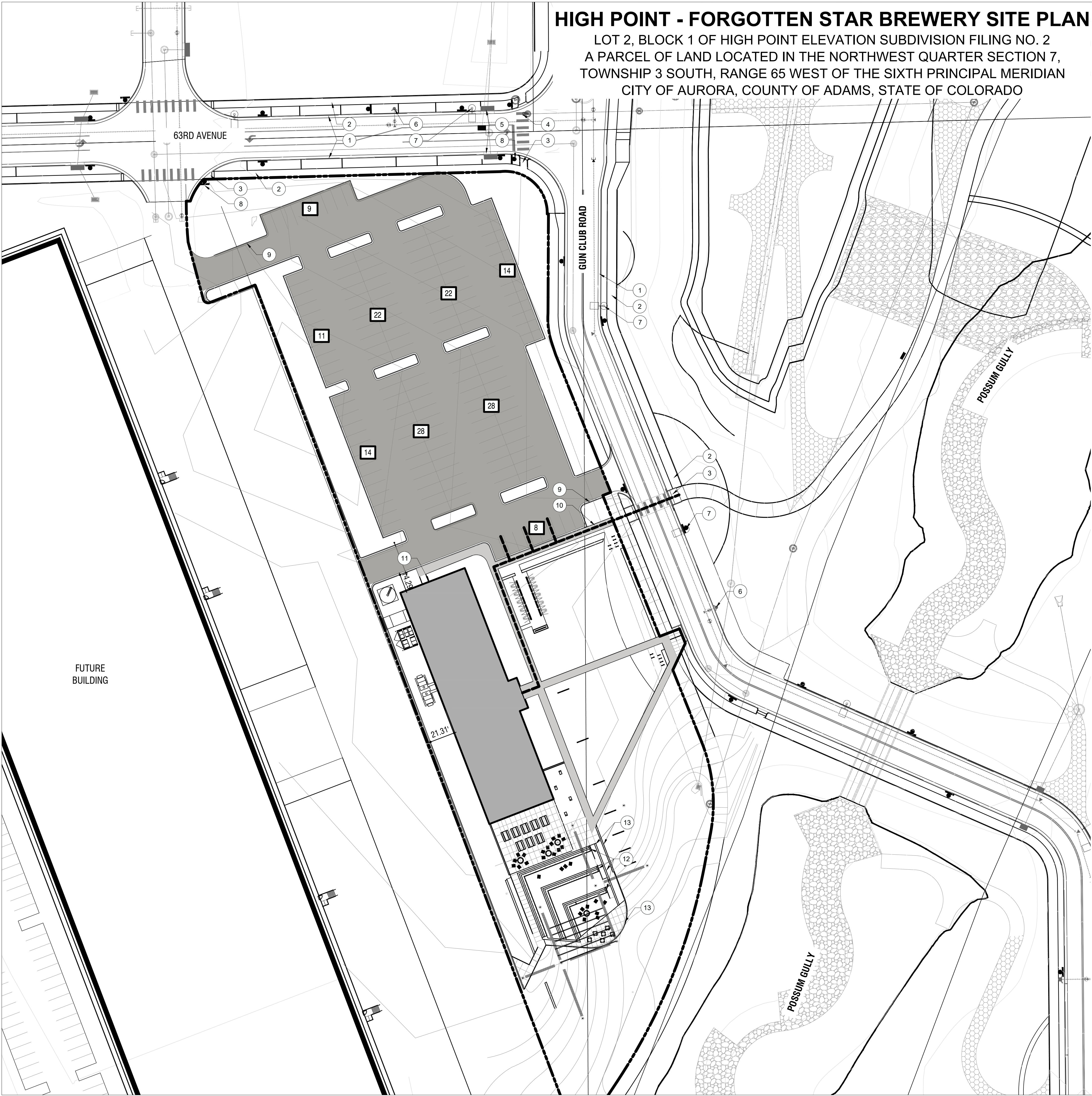
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TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

3



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  
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION



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

**HIGH POINT FORGOTTEN STAR**  
SITE PLAN  
AURORA, COLORADO

OWNER:  
OWNERS NAME

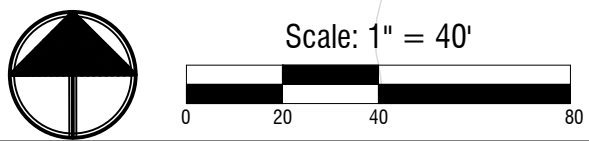
23260 E 64TH AVE  
HIGHPOINT ACQUISITION LLC

NOT FOR  
CONSTRUCTION

DATE:  
12/18/2024 SP 01

SHEET TITLE:  
OVERALL SITE  
LAYOUT PLAN

LEGEND	
1	DESCRIPTION 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



CHECKED BY: CV  
DRAWN BY: RN, LH

FUTURE  
BUILDING

21.31'

63RD AVENUE

GUN CLUB ROAD

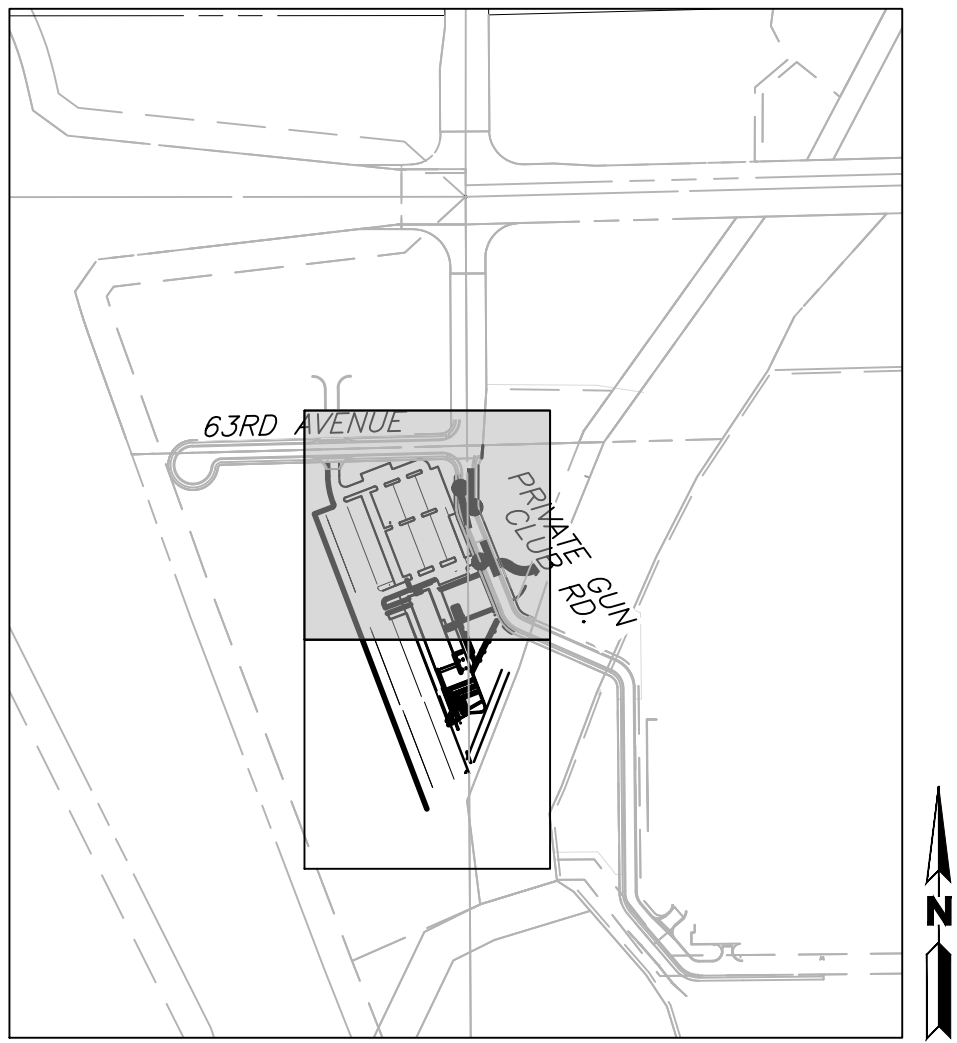
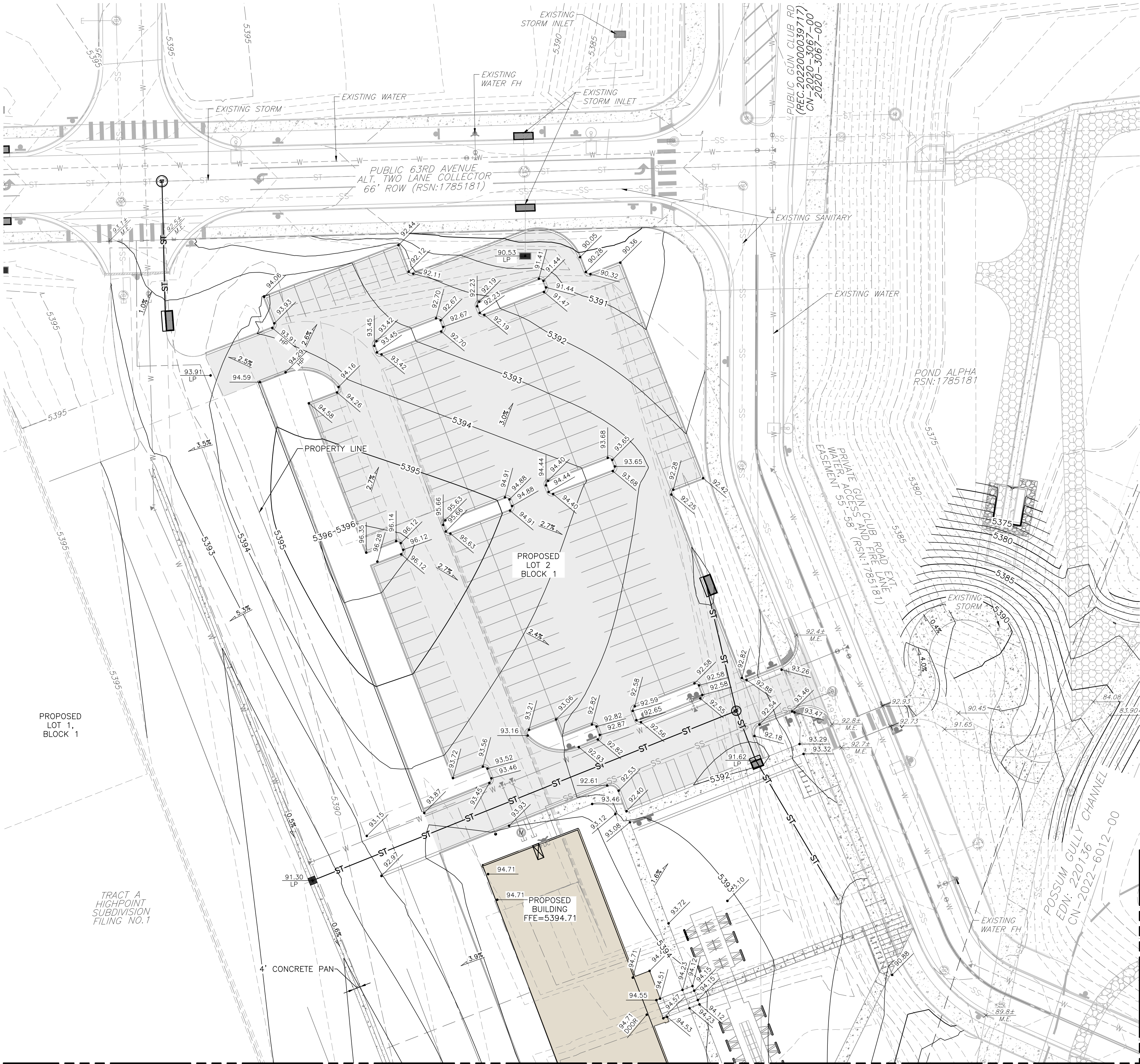
POSSUM GULLY

POSSUM GULLY



# HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP  
 SCALE: 1"=500'

EXISTING		PROPOSED
---	PROPERTY LINE	---
- - -	RIGHT-OF-WAY LINE	- - -
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	STORM SEWER	ST
⊙	STORM MANHOLE	⊙
---	ROOF DRAIN	RD
□	INLET	■
<	FLARED END SECTION	▲
—	SIGN	—
→	GRADING ARROW	→
⊙	DECIDUOUS TREE	⊙
⊙	EVERGREEN TREE	⊙
⊙	BUSH/SHRUB	⊙
---	DRIVE	---
---	ELEV	---
---	SPOT ELEVATIONS	---
---	PROPOSED BUILDING FOOTPRINT	---
---	PROPOSED ASPHALT	---

NOTES:

- ALL PROPOSED STORM SEWER SYSTEMS WILL BE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER.
- RETAINING WALLS OVER 30 INCHES IN HEIGHT REQUIRE HANDRAIL PER COA STANDARDS AND SPECIFICATIONS.
- ADDITIONAL DETAIL SPOTS, SLOPES, AND GRADING WILL BE SHOWN ON THE CDS TO MEET COA CRITERIA FOR SLOPES AROUND BUILDING.
- MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FPR 10' FOR LANDSCAPED AREAS AND 2% FOR IMPERVIOUS AREAS.
- MINIMUM 0.5% SLOPE ON ALL CONCRETE SURFACES, MINIMUM 1% SLOPE ON ALL ASPHALT SURFACES, AND MINIMUM 2% SLOPE OF LANDSCAPE AND NON-PAVED AREAS.
- FIRE LANES SHALL HAVE A MAXIMUM CROSS SLOPE OF 4%, AND LONGITUDINAL SLOPE OF 10%, WITH A MAXIMUM RESULTANT SLOPE OF 10%.

GRADING NOTES:

- "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 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT."
- "THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT."
- "THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT."

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, ENCLOSED 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.

HIGH POINT FORGOTTEN STAR

SITE PLAN

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

NOT FOR  
 CONSTRUCTION

DATE:  
 01/03/2025 SP 01

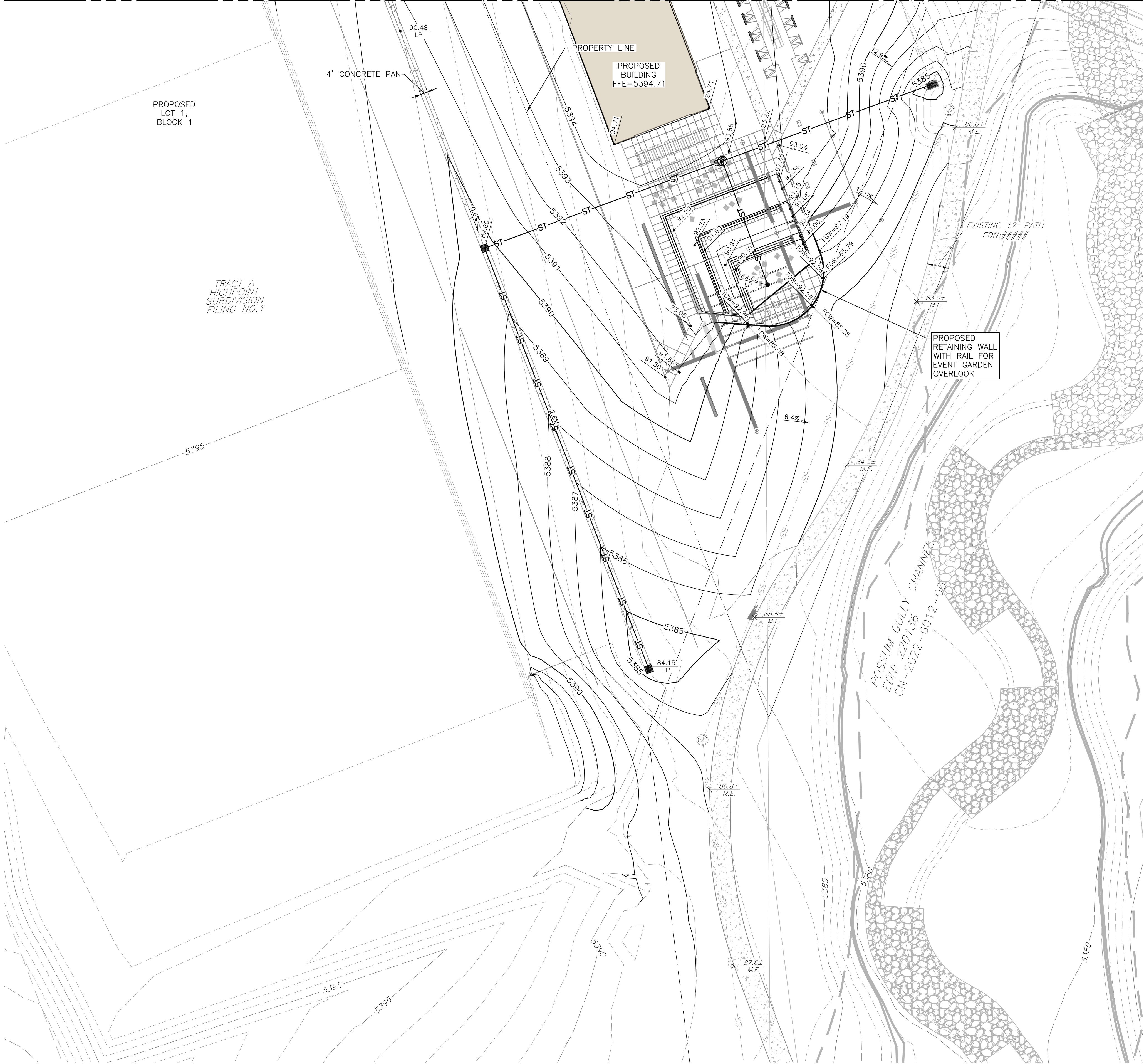
SHEET TITLE:  
 GRADING PLAN



# HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

MATCHLINE SEE SHEET 5



1. "MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%"
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. 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."
4. "THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%, THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT."
5. "THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT."
6. "THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT."

BENCHMARK

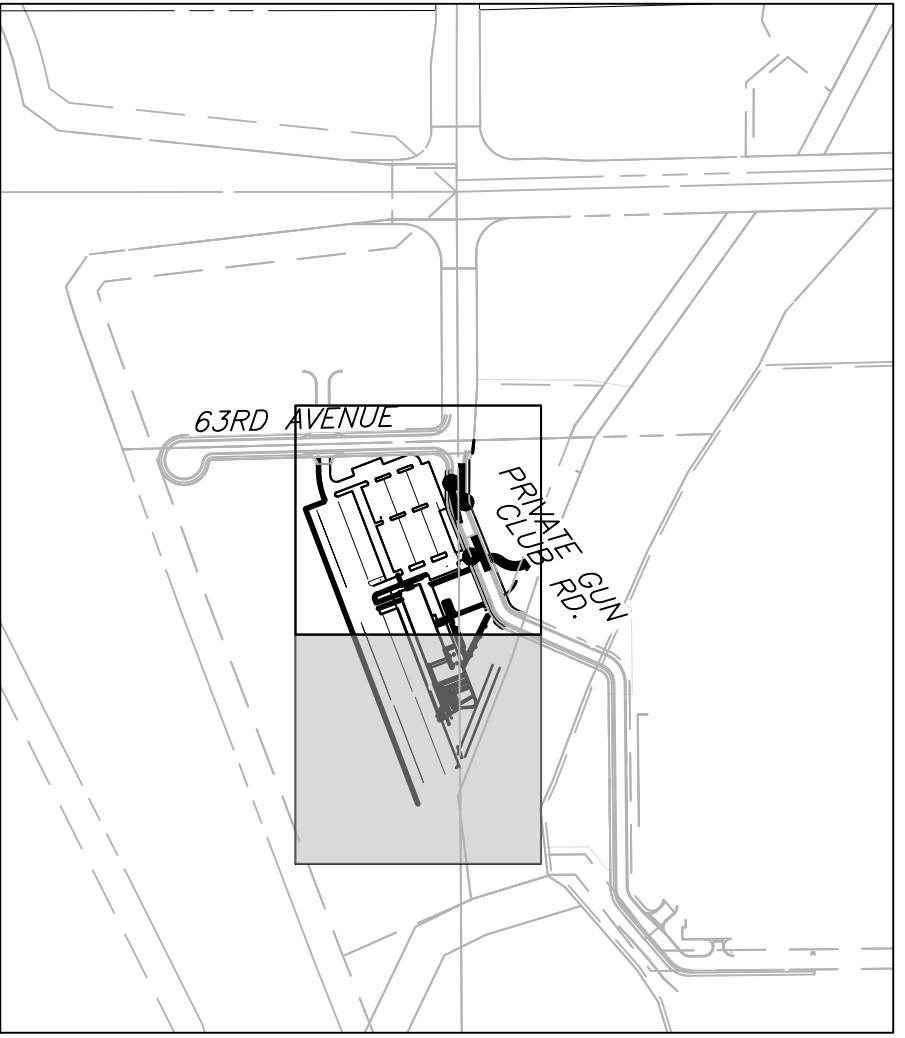
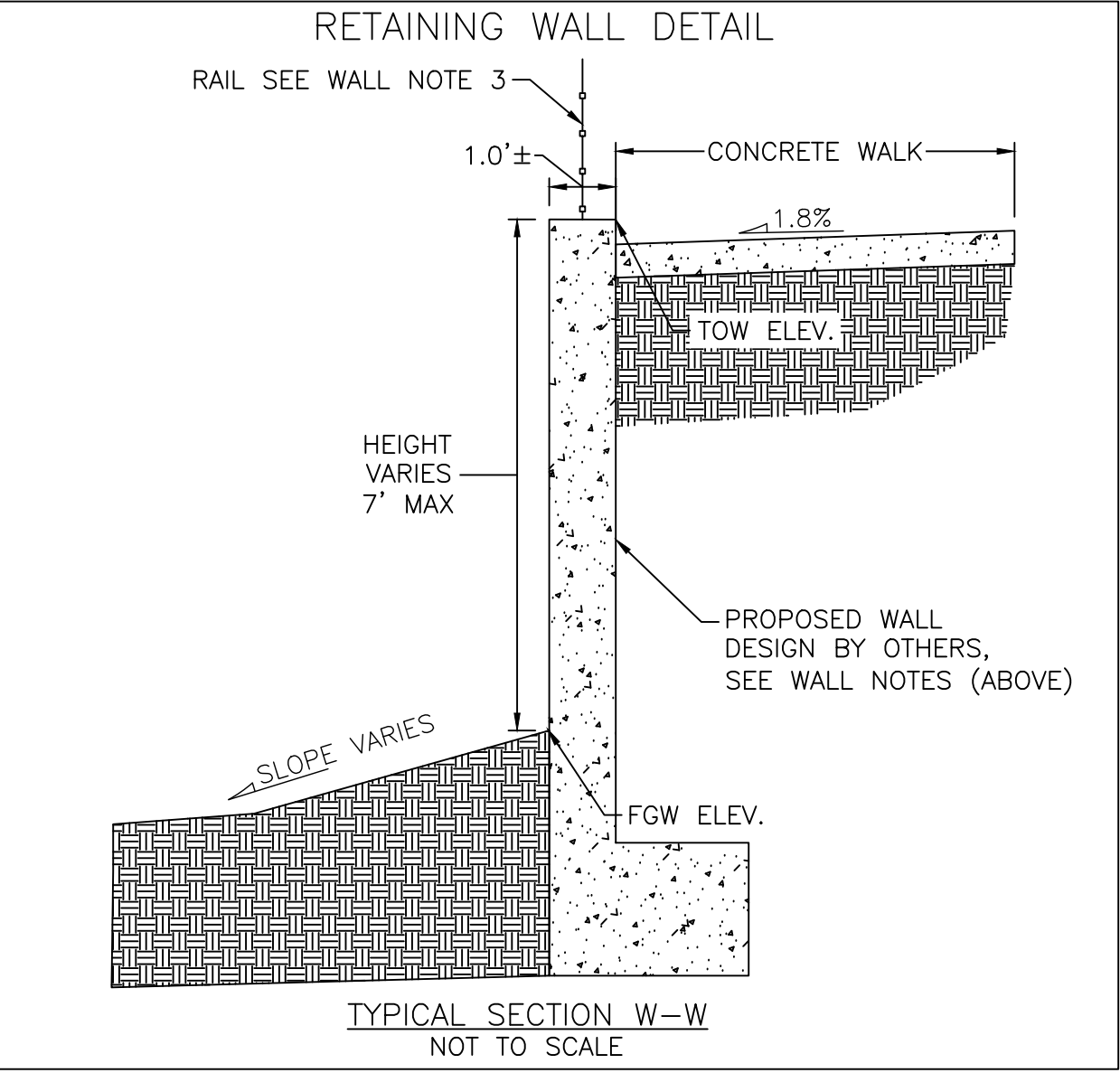
NGS MONUMENT J 457 (PID = DH9145), THE STATION IS THE TOP CENTER OF A STAINLESS STEEL ROD DRIVEN TO REFUSAL A DEPTH OF 4.9 M, ENCASED IN A 90 CM LONG GREASED SLEEVE, ENCLOSED IN A 6 INCH PVC PIPE WITH LOGO SURROUNDED BY A CONCRETE COLLAR FLUSH WITH THE GROUND. IT IS +/- 0.50 NORTH OF THE CENTER LINE 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.

NOTES:

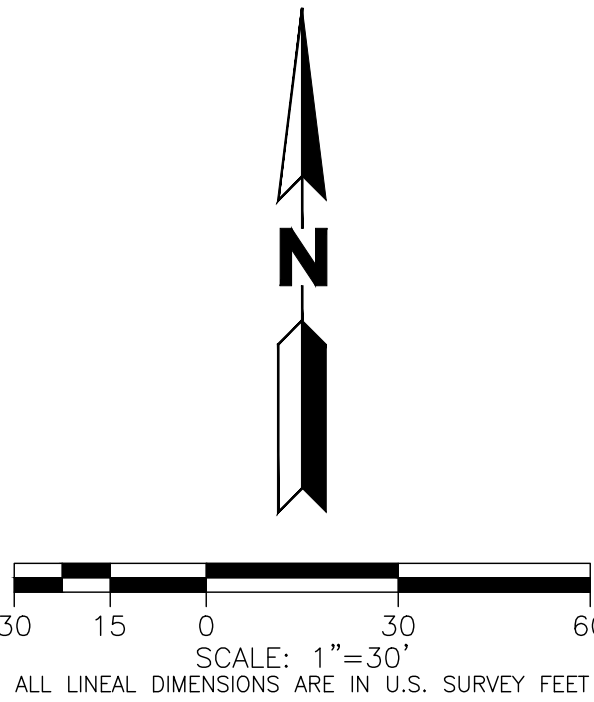
1. ALL PROPOSED STORM SEWER SYSTEMS WILL BE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER.
2. RETAINING WALLS OVER 30 INCHES IN HEIGHT REQUIRE HANDRAIL PER COA STANDARDS AND SPECIFICATIONS.
3. ADDITIONAL DETAIL SPOTS, SLOPES, AND GRADING WILL BE SHOWN ON THE CDS TO MEET COA CRITERIA FOR SLOPES AROUND BUILDING.
4. MINIMUM SLOPE AWAY FROM THE BUILDING IS 5% FPR 10' FOR LANDSCAPED AREAS AND 2% FOR IMPERVIOUS AREAS.
5. MINIMUM 0.5% SLOPE ON ALL CONCRETE SURFACES, MINIMUM 1% SLOPE ON ALL ASPHALT SURFACES, AND MINIMUM 2% SLOPE OF LANDSCAPE AND NON-PAVED AREAS.
6. FIRE LANES SHALL HAVE A MAXIMUM CROSS SLOPE OF 4%, AND LONGITUDINAL SLOPE OF 10%, WITH A MAXIMUM RESULTANT SLOPE OF 10%.



KEYMAP  
 SCALE: 1"=500'

LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
- - - -	RIGHT-OF-WAY LINE	- - - -
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	STORM SEWER	ST
---	STORM MANHOLE	○
---	ROOF DRAIN	RD
---	INLET	■
---	FLARED END SECTION	▲
---	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

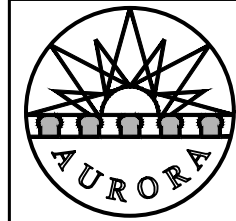
DATE:  
 01/03/2025 SP 01

SHEET TITLE:  
 GRADING PLAN



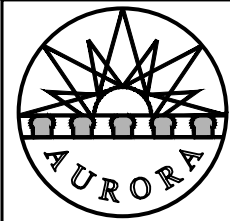






63RD

AVE



GUN CLUB

RD

(SPECIAL) B

(SPECIAL) B

MATCHLINE SEE SHEET 7

# 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

HIGHPOINT  
SUBDIVISION  
FILING NO.1

PROPOSED ON  
GRADE AREA INLET

PROPOSED STORM  
MANHOLE

PROPOSED IN-  
SUMP AREA INLET

CONNECT TO EXISTING  
IN SUMP AREA INLET  
RSN:1785181

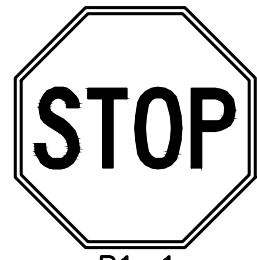
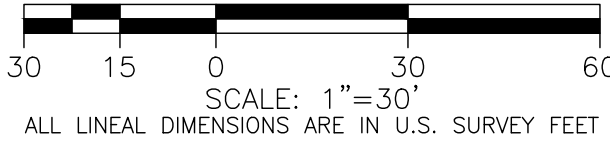
PROPOSED STORM

PROPOSED IN  
SUMP AREA INLET

EXISTING SANITARY  
SEWER MH

EXISTING  
21" SANITARY

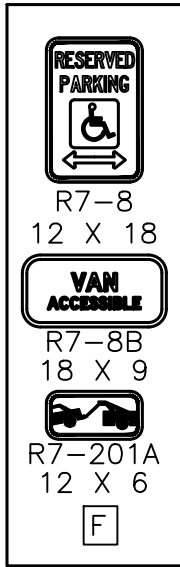
POSSUM CULVERT CHANNEL  
EDM: 20011816013 S 100  
CN: 20011816013 S 100



R1-1  
30 X 30  
A



W11-2  
30 X 30  
D



## 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 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:

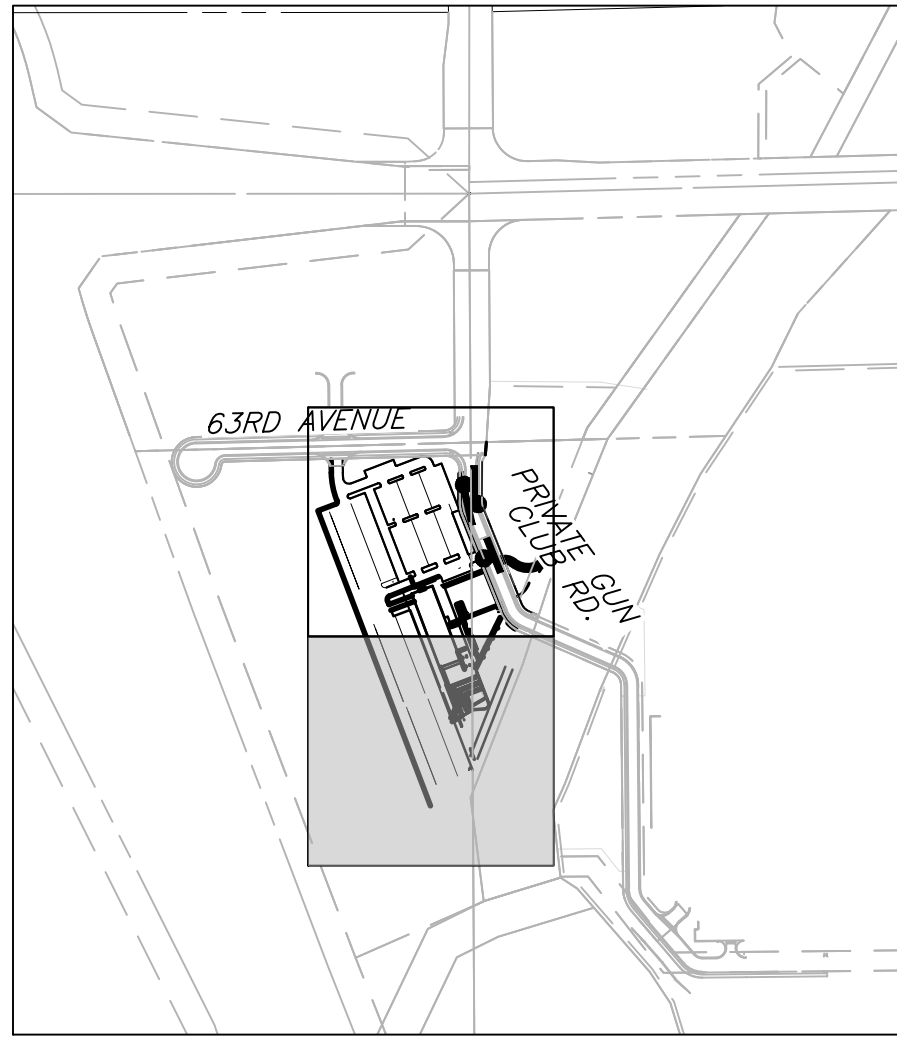
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## BENCHMARK

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KEYMAP  
SCALE: 1"=500'

## LEGEND

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

PROPOSED BUILDING  
FOOTPRINT

PROPOSED ASPHALT

HIGH POINT FORGOTTEN STAR

SITE PLAN  
AURORA, COLORADO

OWNER:  
OWNERS NAME  
23280 E 64TH AVE  
HIGHPOINT ACQUISITION LLC

NOT FOR  
CONSTRUCTION

DATE:  
01/03/2025 SP 01

SHEET TITLE:  
UTILITY PLAN






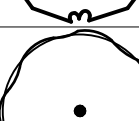
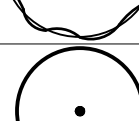
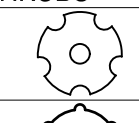
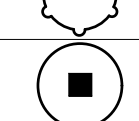
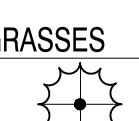
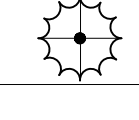
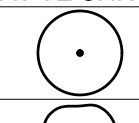
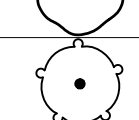




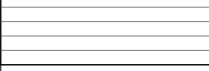

HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2  
 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,  
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 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

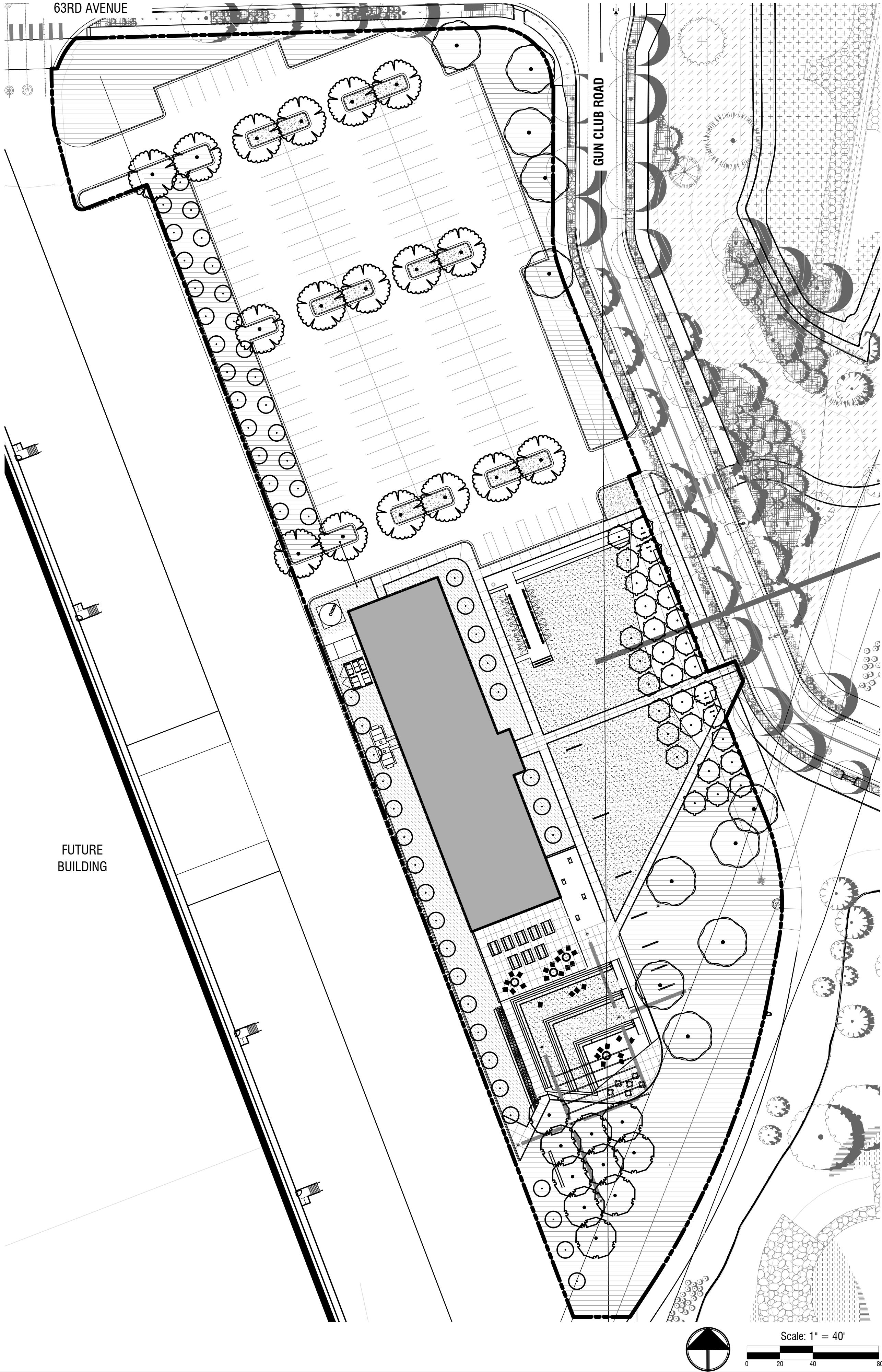
NOT FOR CONSTRUCTION

CIVITAS

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 dioicis '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

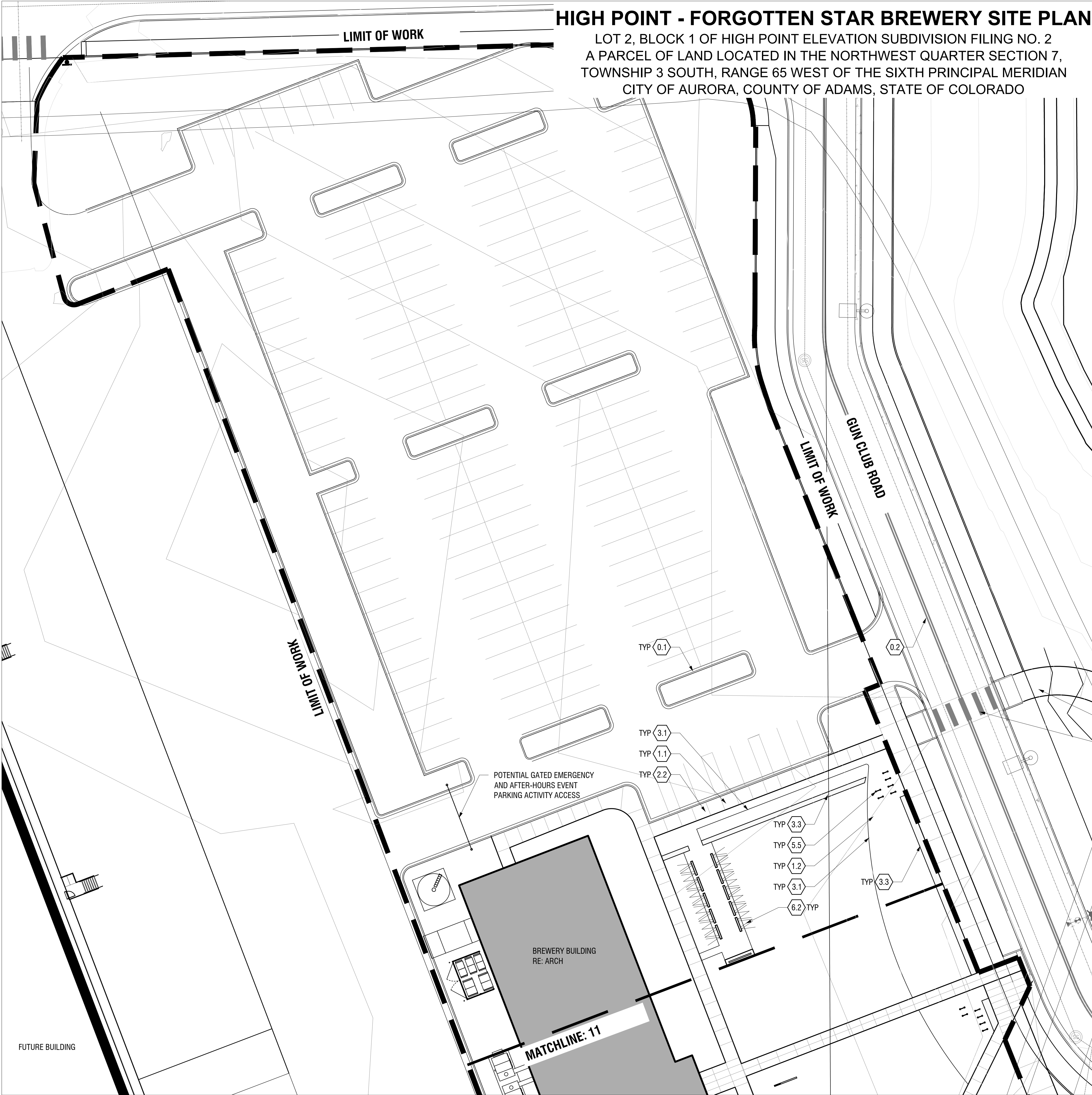
SHEET TITLE:

OVERALL PLANTING  
 LAYOUT, SCHEDULE  
 & NOTES

9

CV  
 RN, LH  
 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

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
TW	TOP OF WALL
BW	BOTTOM OF WALL
PA	PLANTED AREA
FS	FINISHED SURFACE

KEYNOTES		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  
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HIGHPOINT ACQUISITION LLC

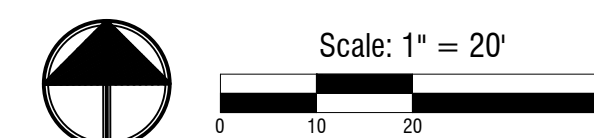
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CONSTRUCTION

DATE:  
12/18/2024 SP 01

SHEET TITLE:  
LAYOUT & GRADING



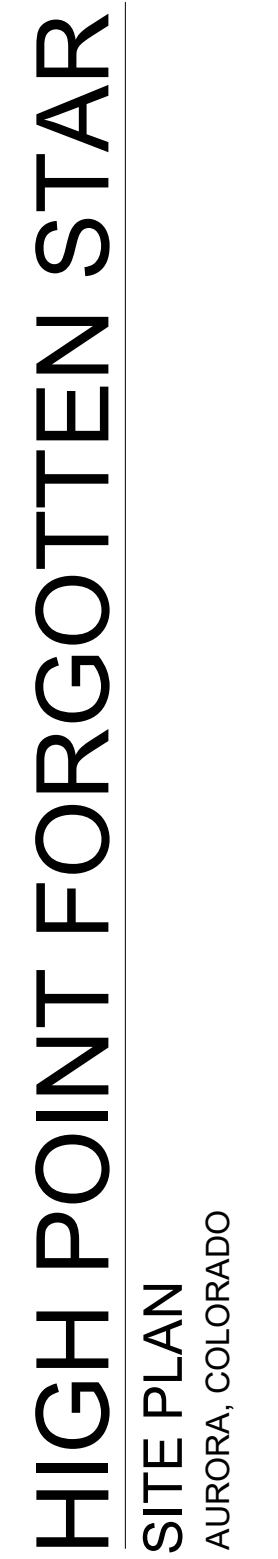
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



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	MATCHLINE
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1.3	MESA PEBBLE	4 / 14
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6.3	ART FOLLY - FUTURE	



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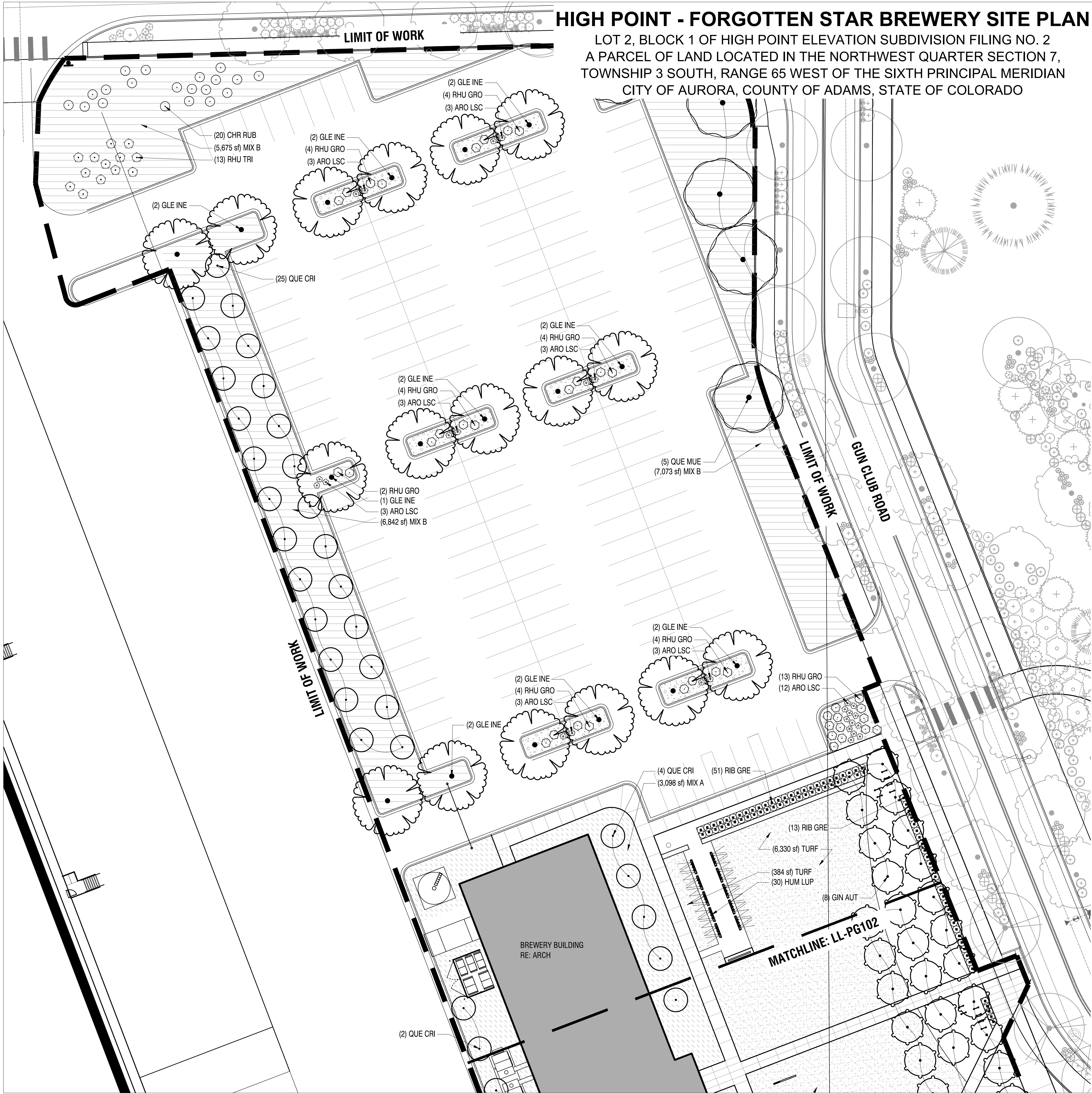
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CONSTRUCTION

DATE:  
12/18/2024 SP 01

SHEET TITLE:  
LAYOUT & GRADING

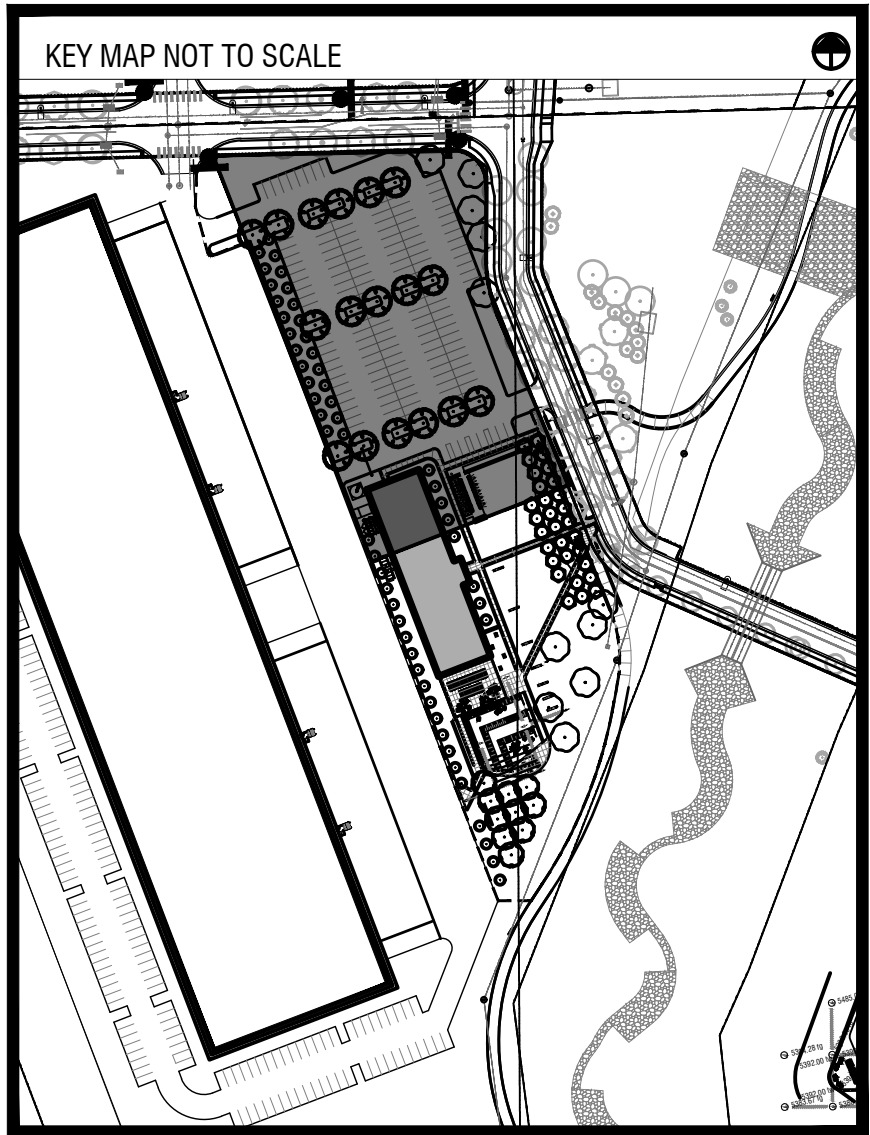
CHECKED BY: CV  
DRAWN BY: RN, LH





**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

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



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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

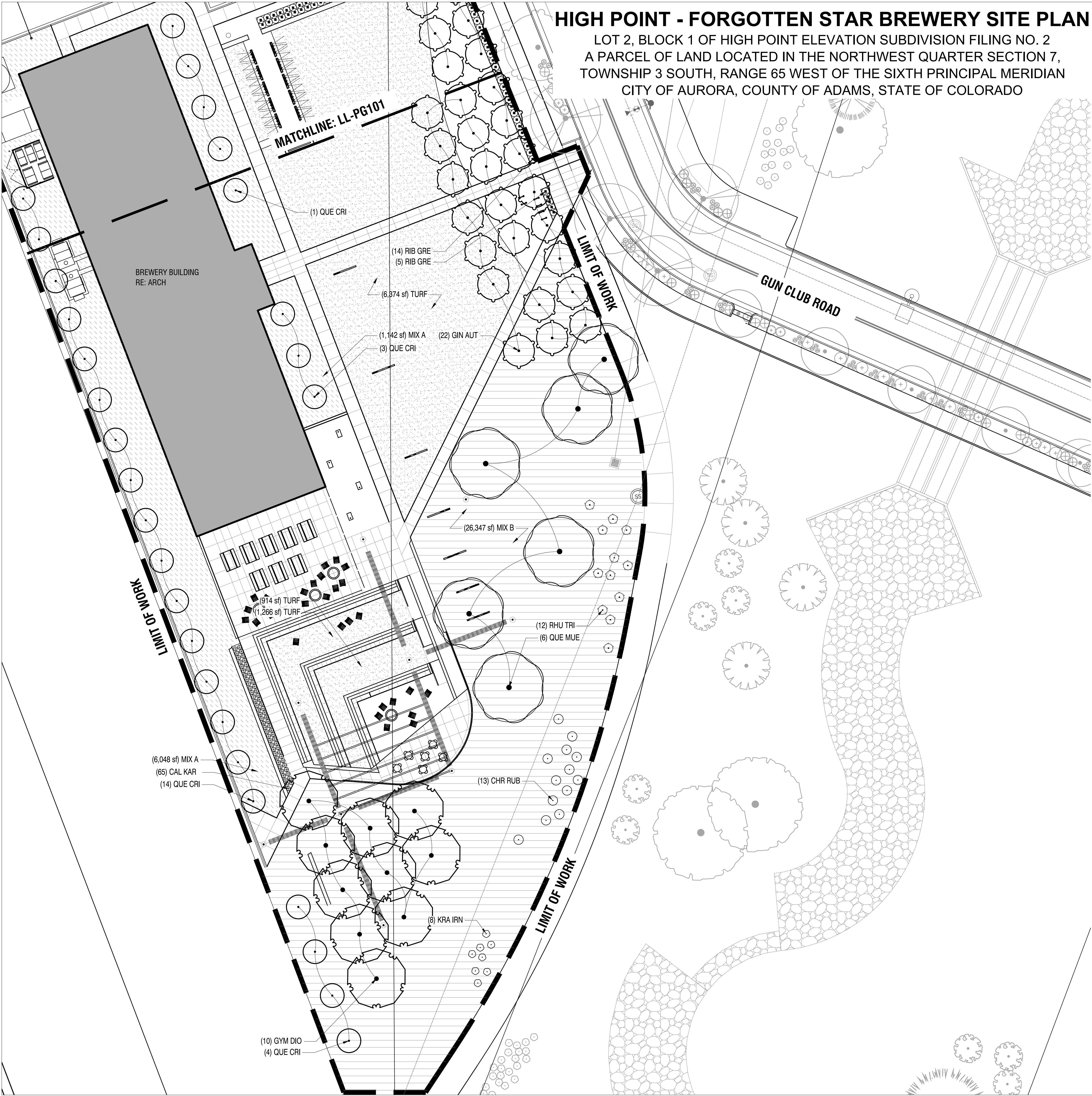
DATE:  
12/18/2024 SP 01

SHEET TITLE:  
LANDSCAPE PLAN

12

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

PLANT SCHEDULE 102			
		QTY	BOTANICAL / COMMON NAME
TREES			
	GIN AUT	22	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair
	GYM DIO	10	Gymnocladus dioicus 'Espresso' / Kentucky Coffeetree
	QUE MUE	6	Quercus muehlenbergii / Chinkapin Oak
	QUE CRI	22	Quercus robur x alba 'Crimschmidt' / 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
			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





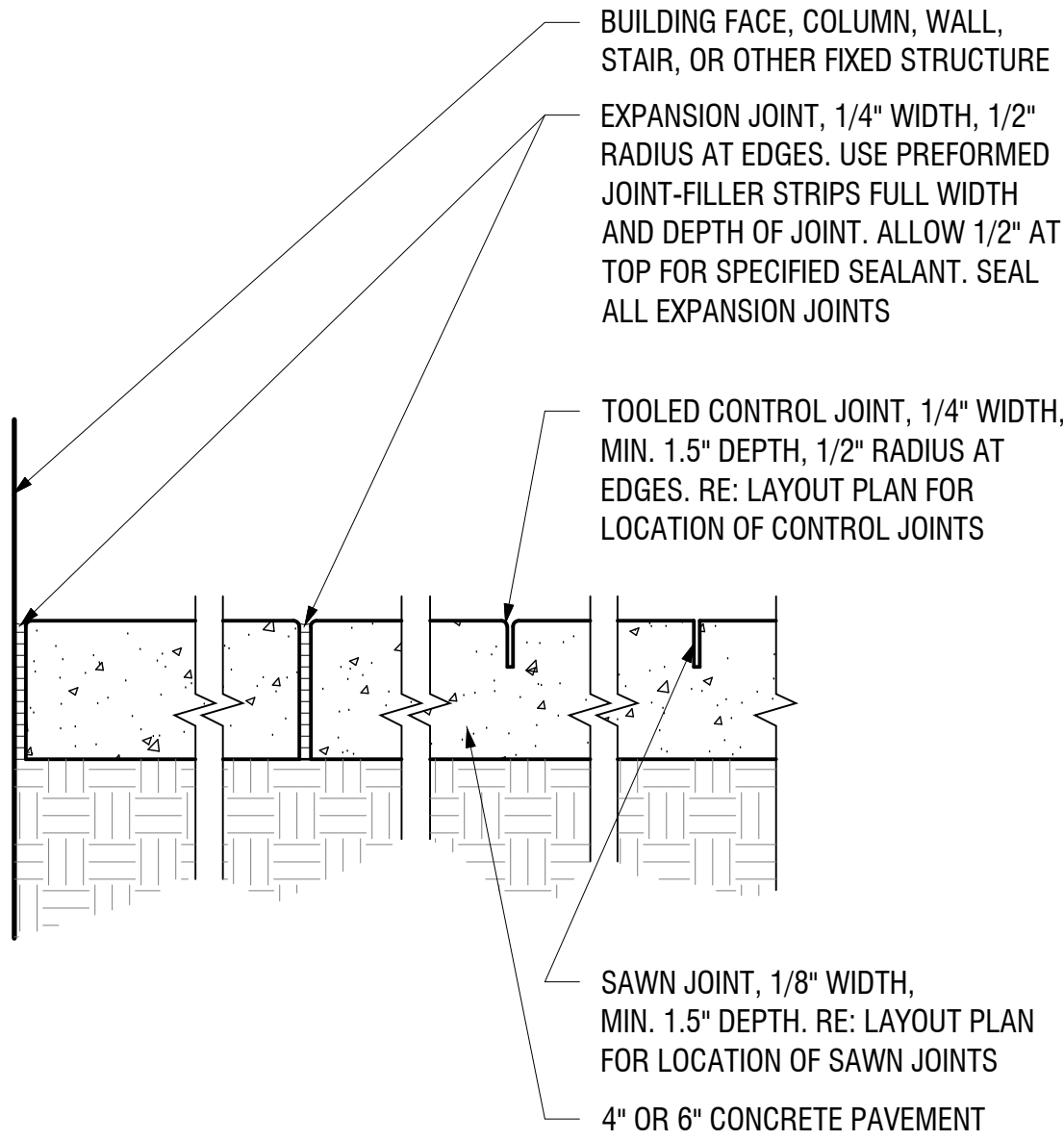
HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN

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

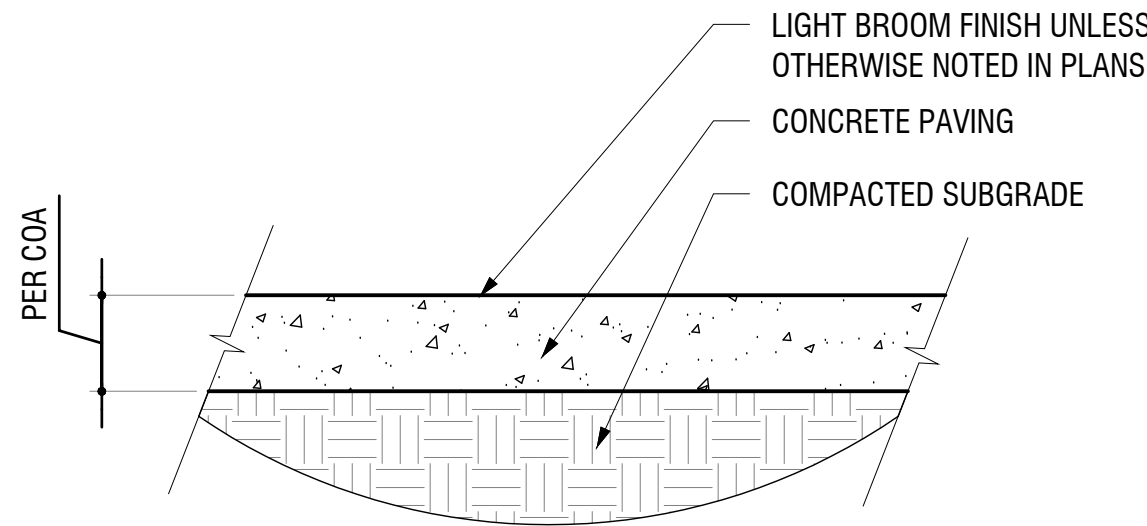
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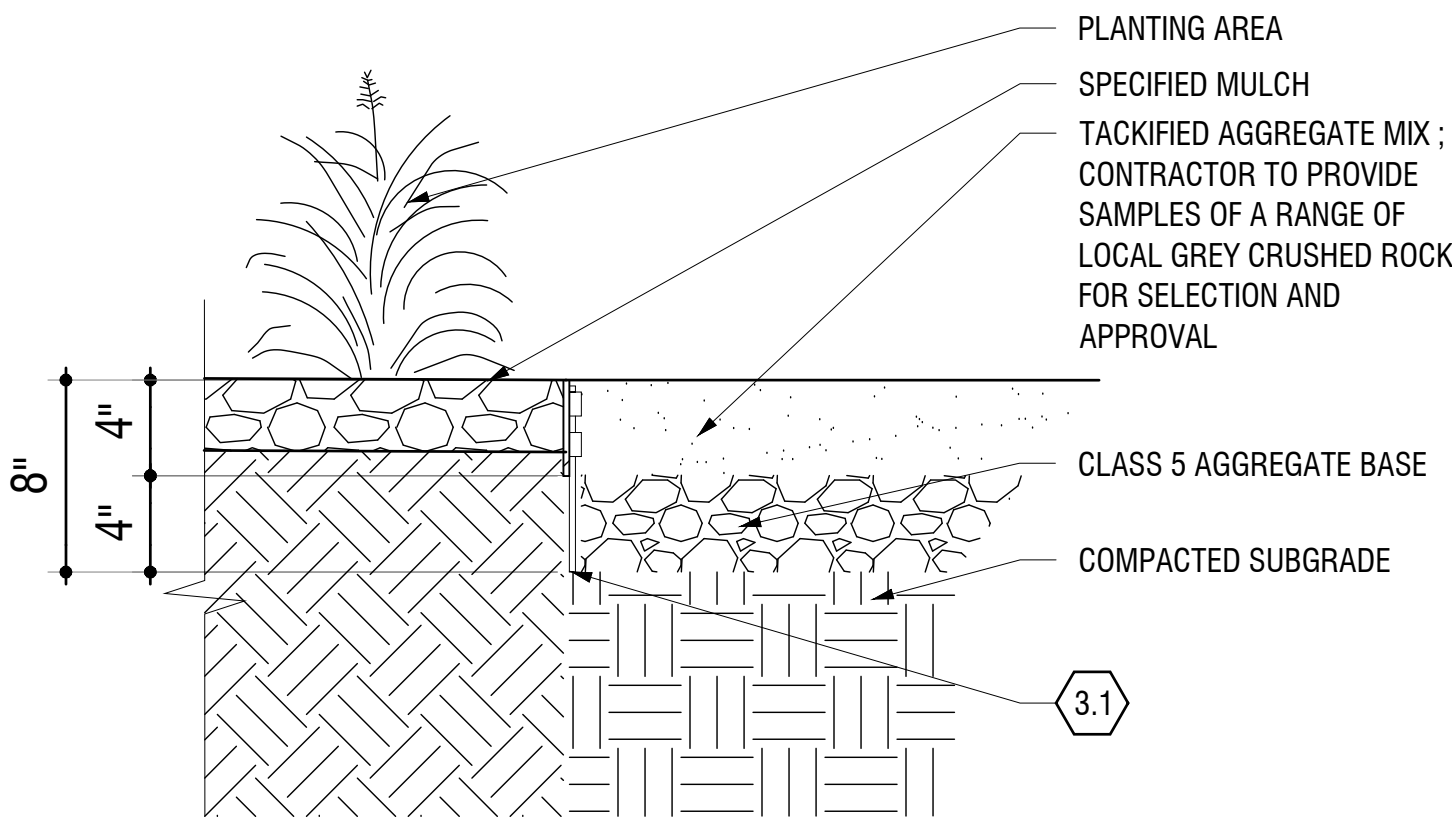
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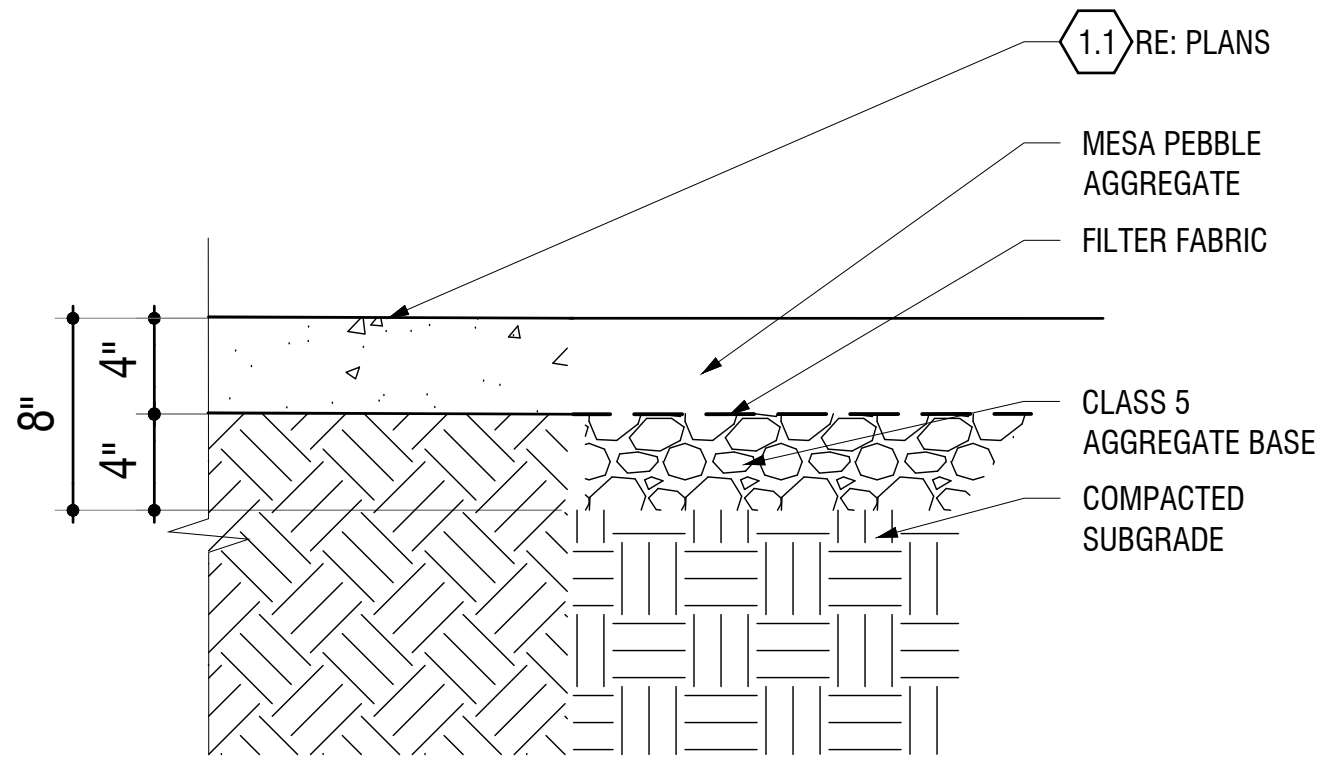
1 CONCRETE JOINTS  
SCALE: 1 1/2" = 1'-0"



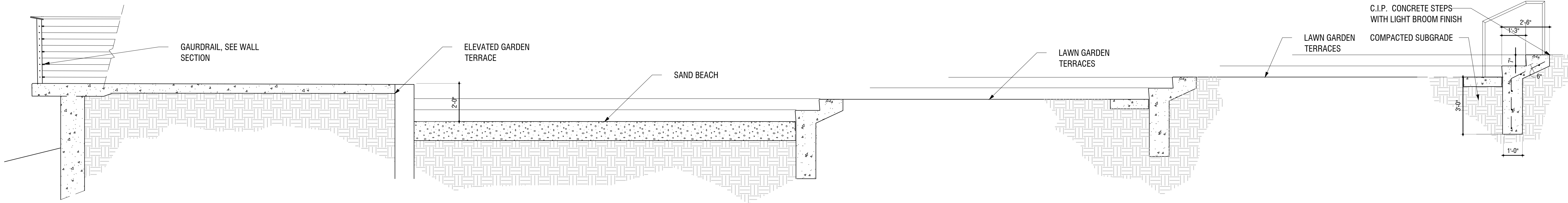
2 CONCRETE PAVING  
SCALE: 1 1/2" = 1'-0"



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  
 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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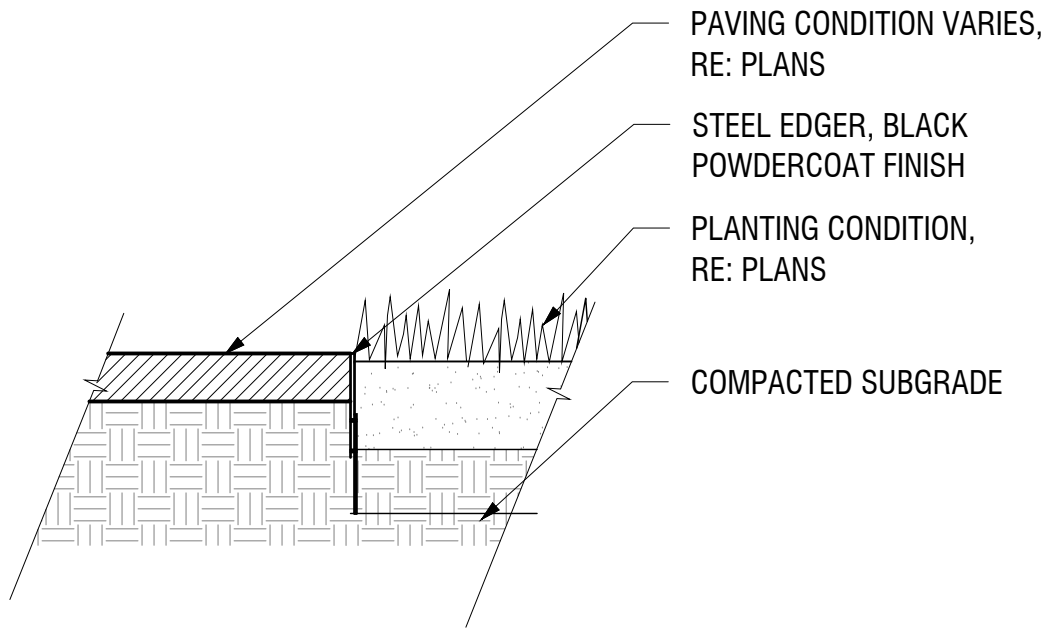
HIGH POINT FORGOTTEN STAR  
 SITE PLAN  
 AURORA, COLORADO

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

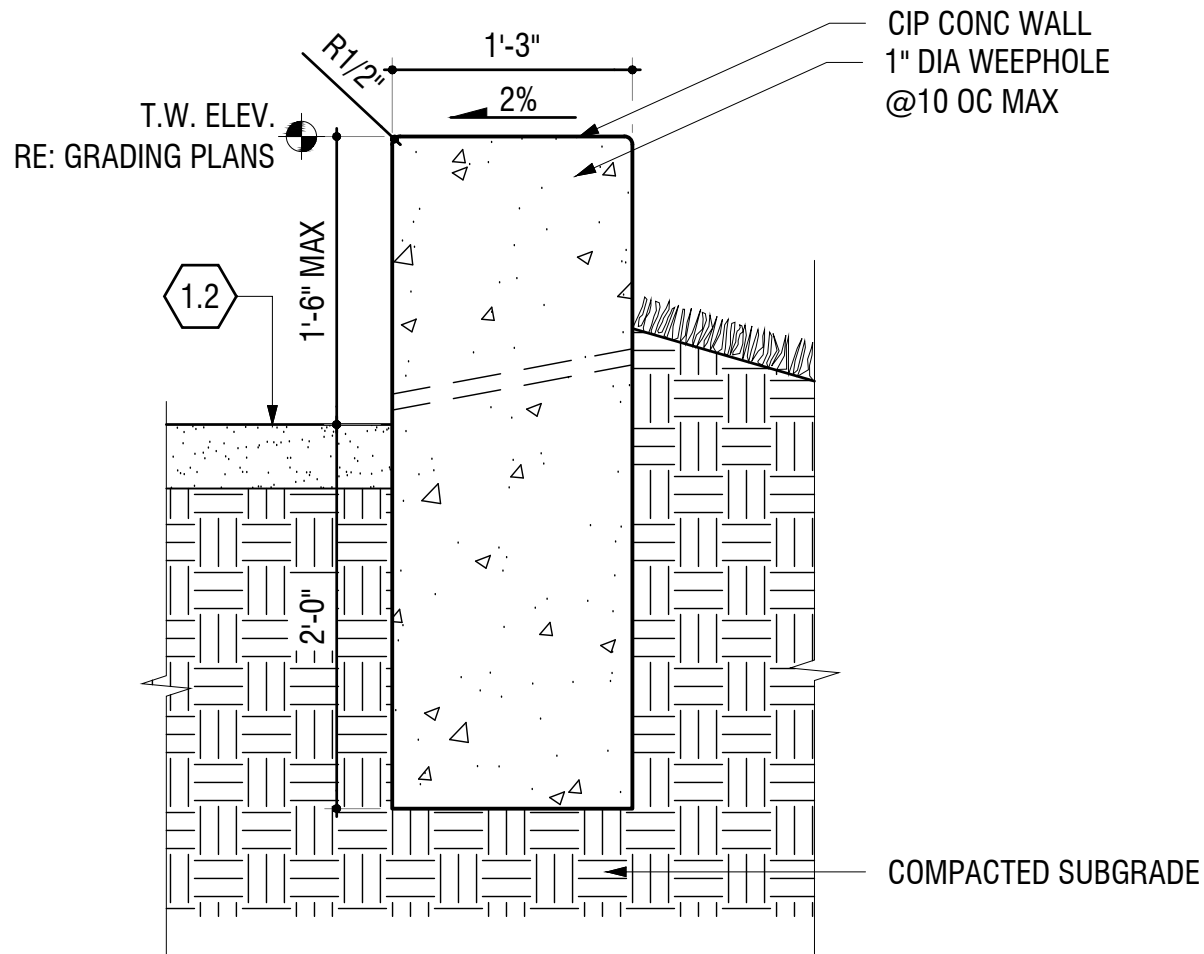
NOT FOR  
 CONSTRUCTION

DATE:  
 12/18/2024 SP 01

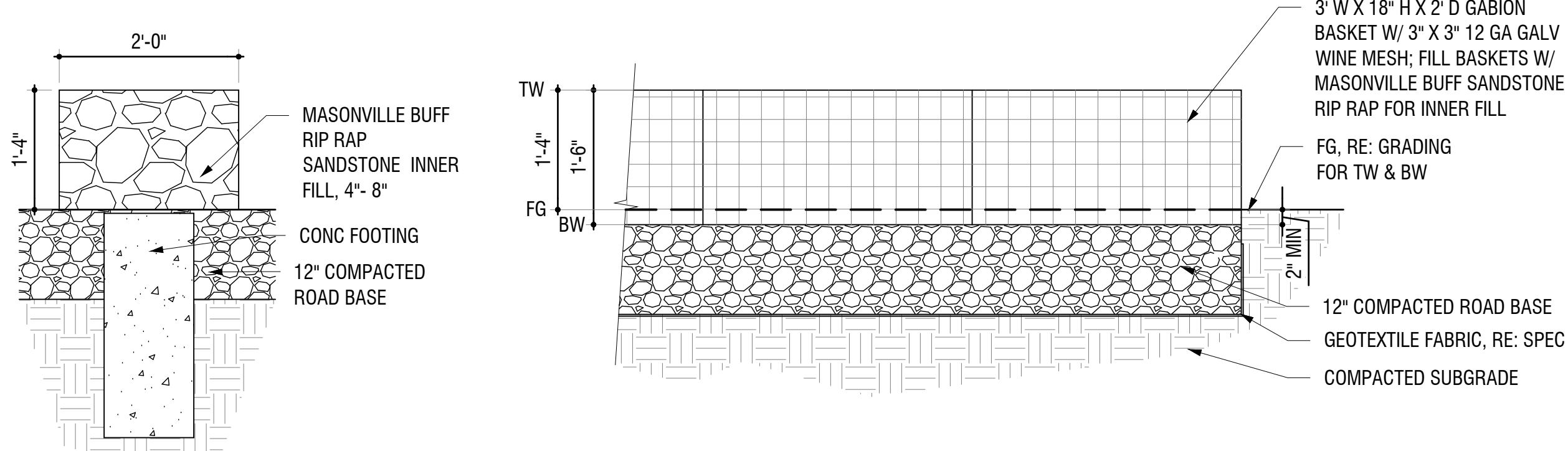
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 HARDSCAPE  
 DETAILS



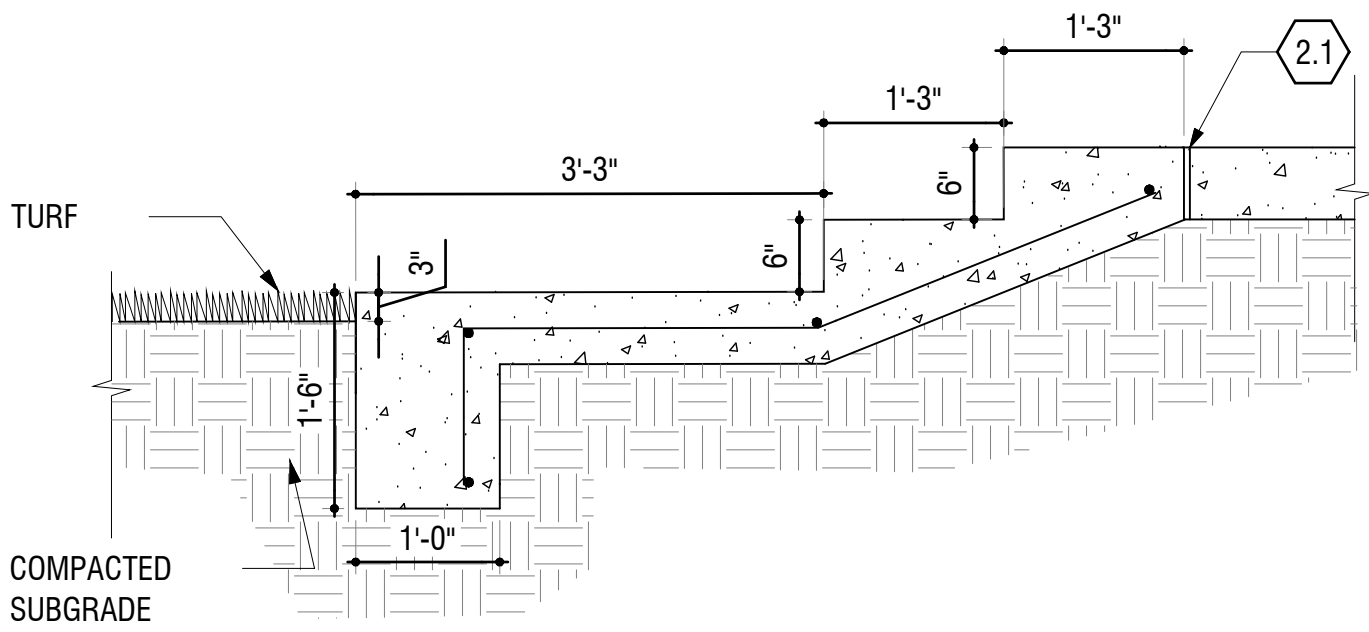
1 STEEL EDGER  
 SCALE: 1" = 1'-0"



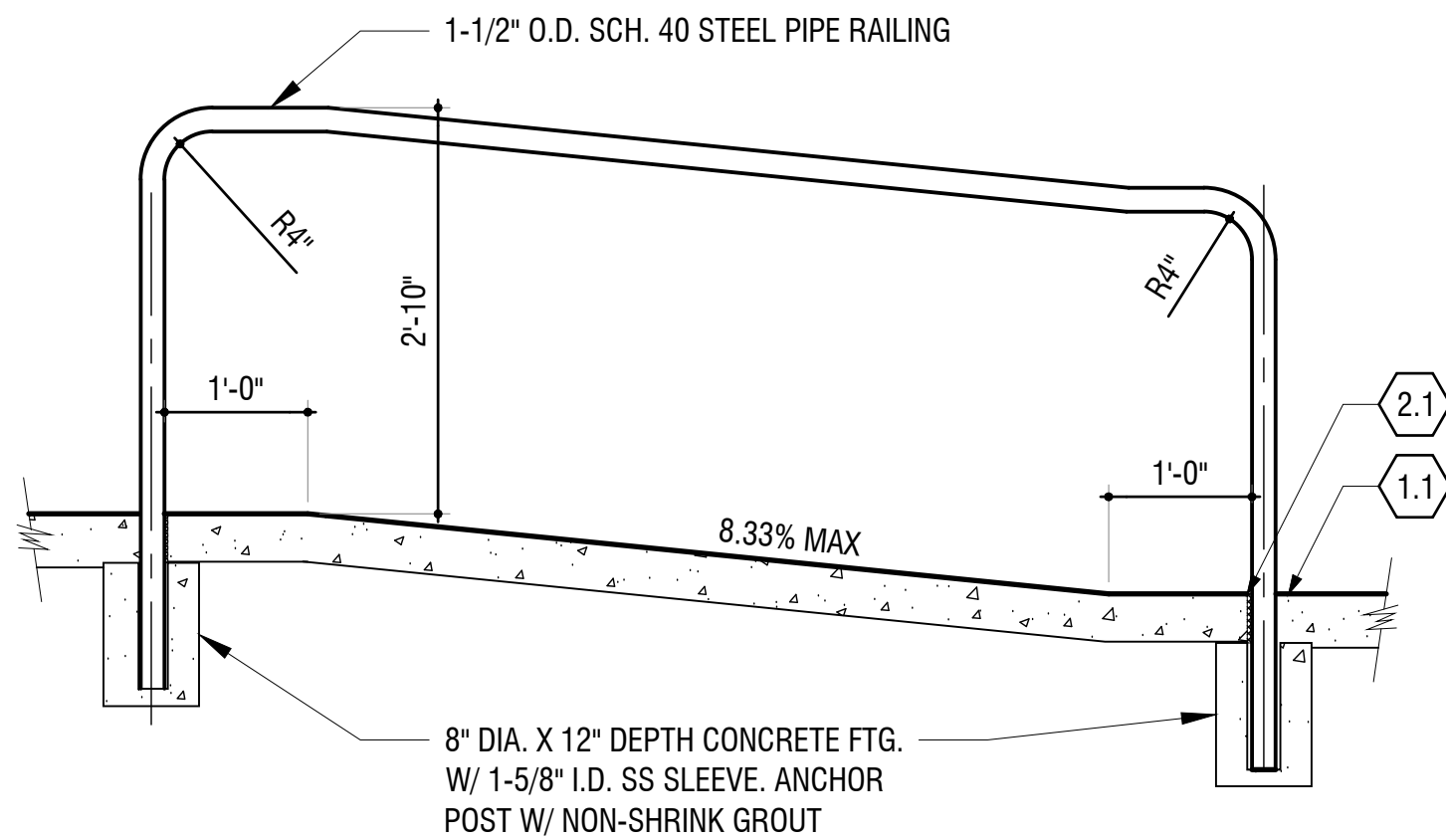
2 CIP CONCRETE RETAINING WALL  
 SCALE: 1" = 1'-0"



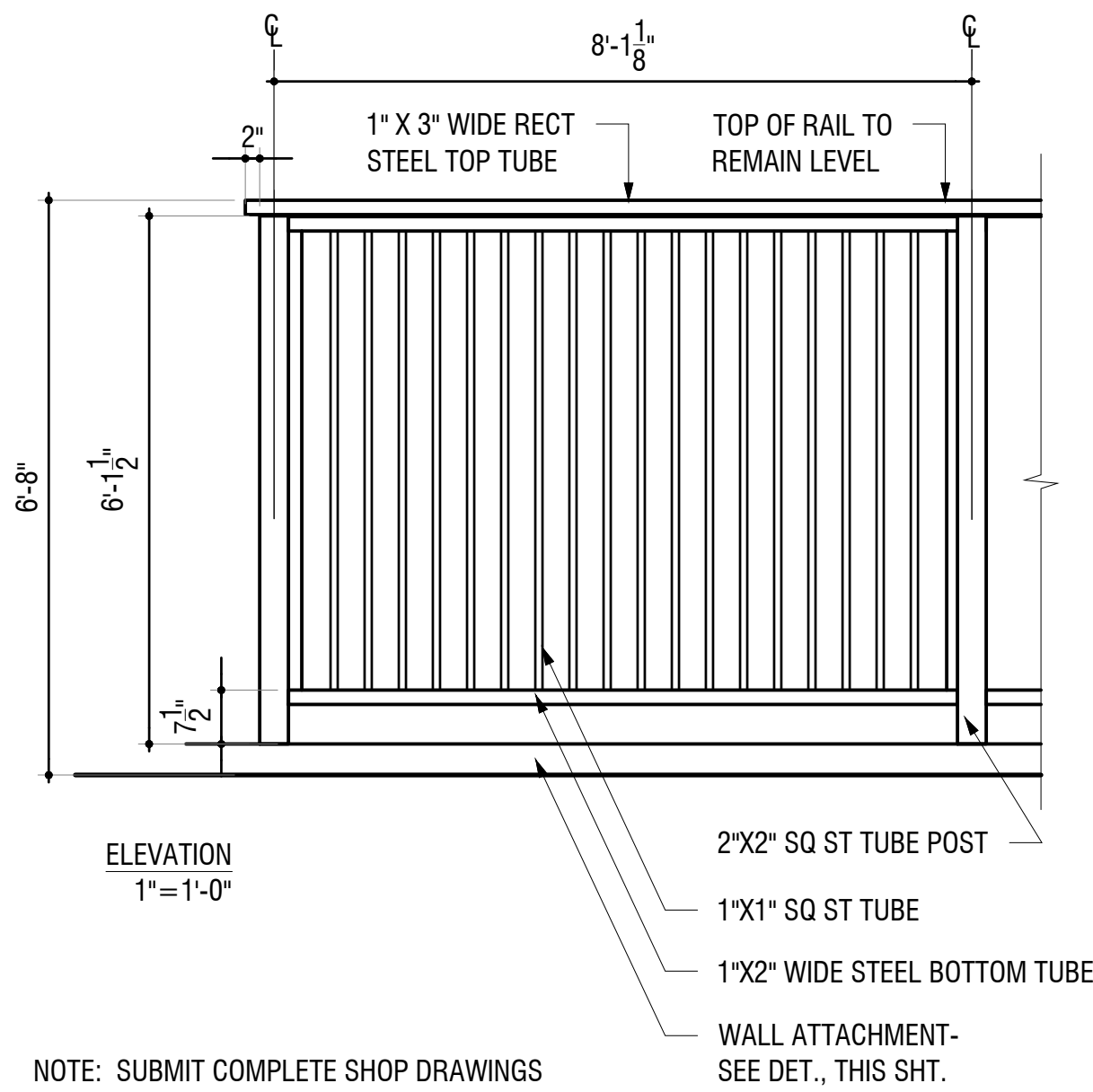
3 GABION WALL  
 SCALE: 3/4" = 1'-0"



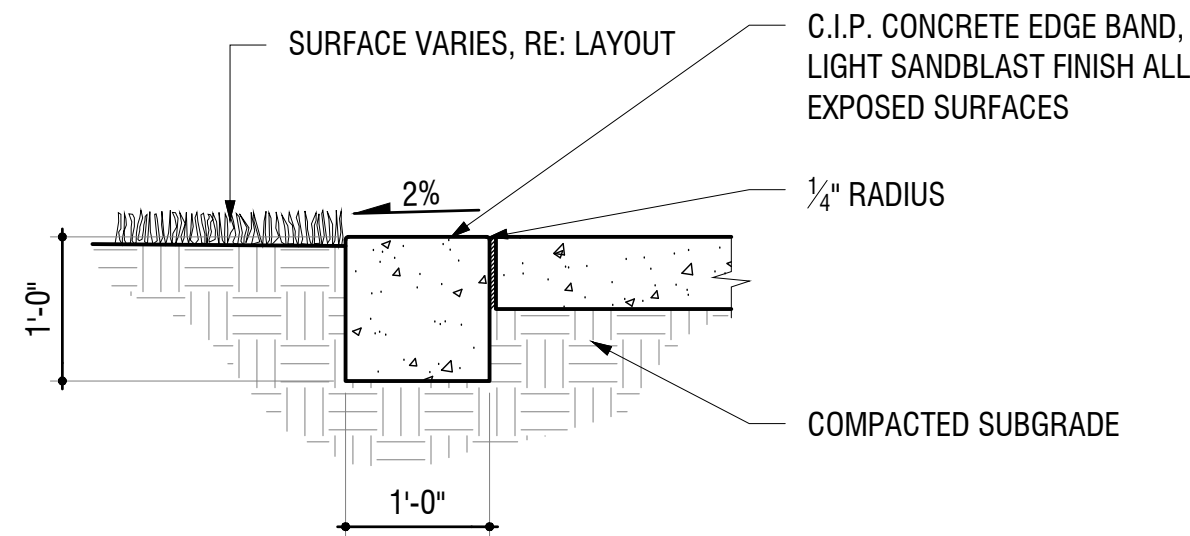
4 TYPICAL STAIR  
 SCALE: 3/4" = 1'-0"



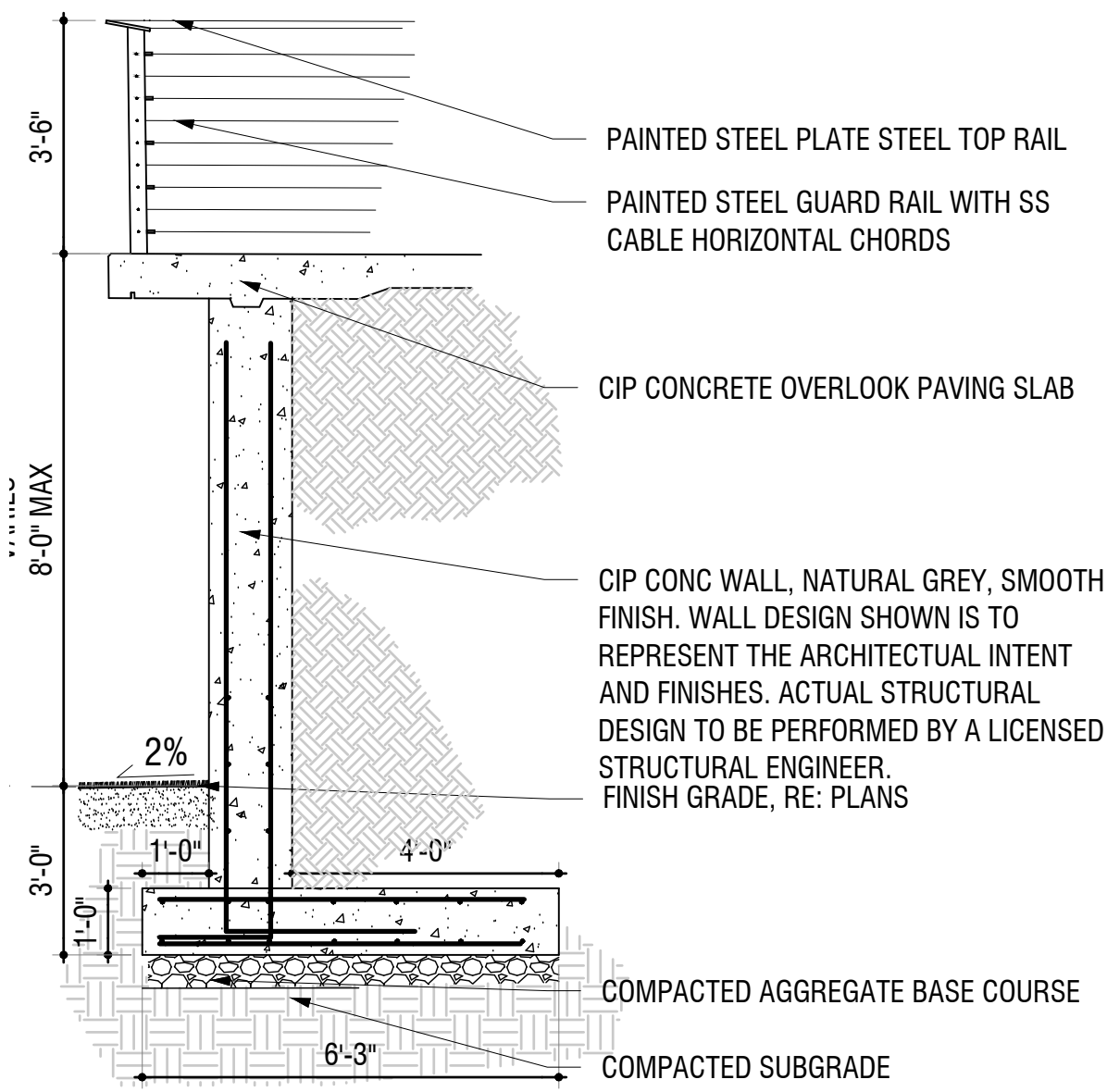
5 HANDRAIL AT RAMP  
 SCALE: 3/4" = 1'-0"



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"



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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1 PICNIC TABLE  
SCALE: NTS



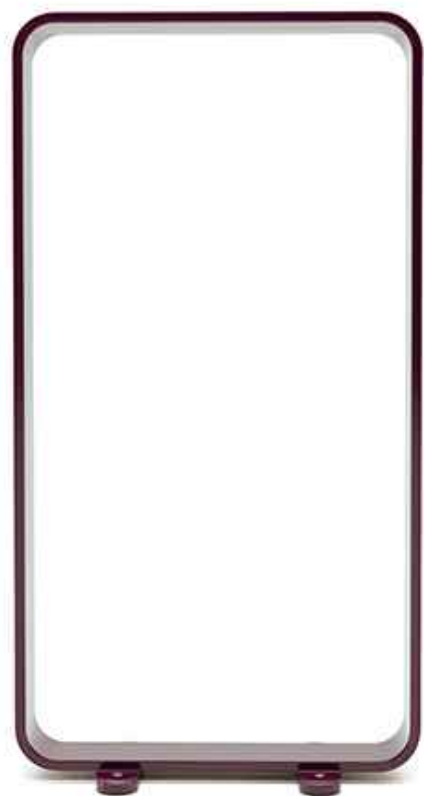
2 TABLE AND CHAIRS  
SCALE: NTS



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

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CONSTRUCTION

DATE:  
12/18/2024 SP 01

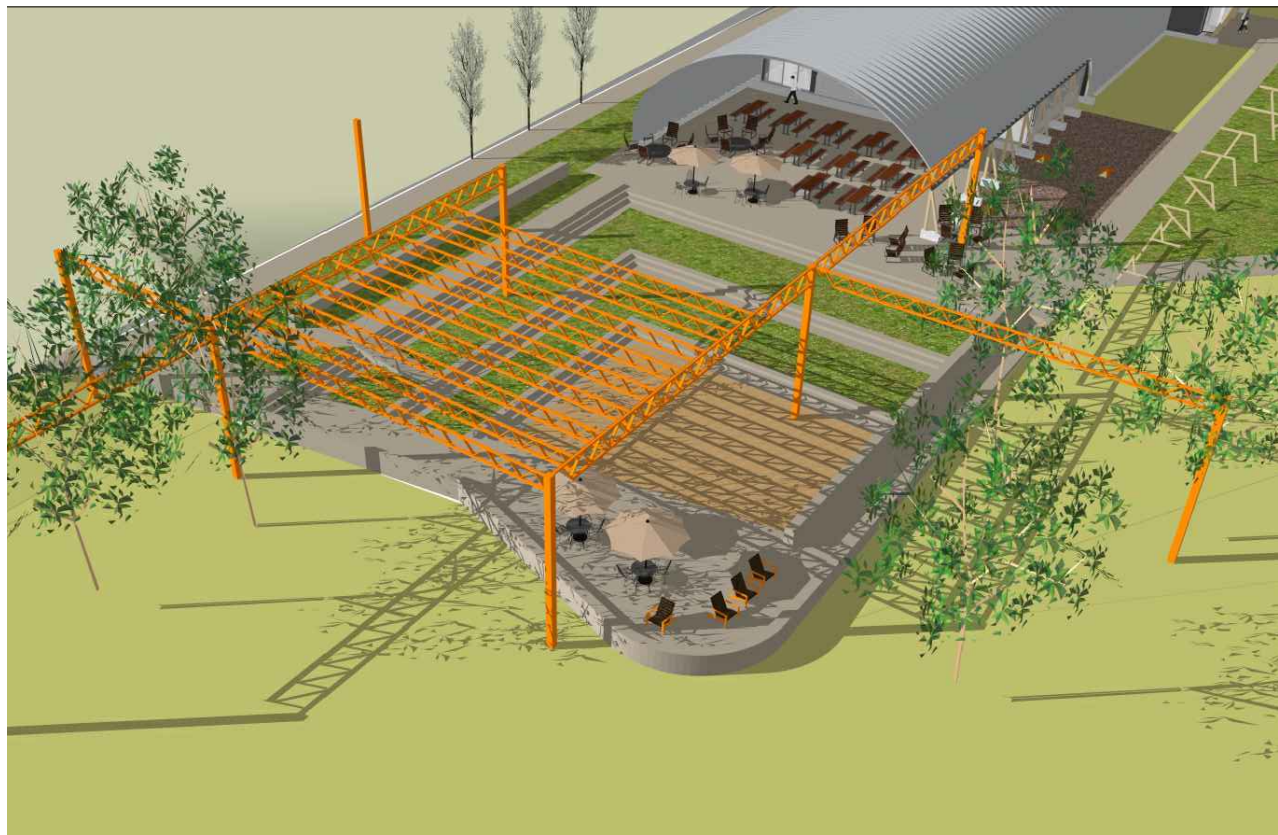
SHEET TITLE:  
FURNISHING  
DETAILS



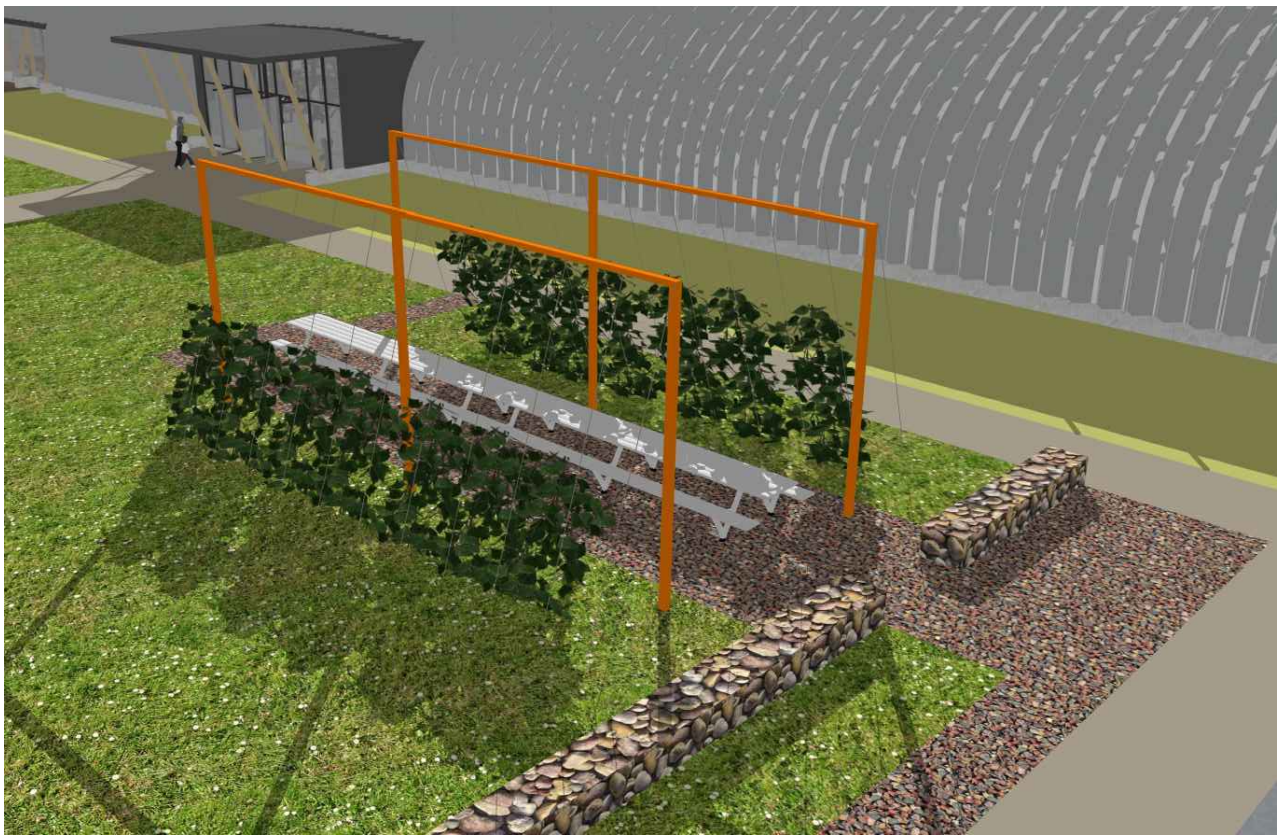
HIGH POINT - FORGOTTEN STAR BREWERY SITE PLAN  
LOT 2, BLOCK 1 OF HIGH POINT ELEVATION SUBDIVISION FILING NO. 2  
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER SECTION 7,  
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1 SHADE STRUCTURE  
SCALE: 1/4" = 1'-0"



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



HIGH POINT FORGOTTEN STAR  
SITE PLAN  
AURORA, COLORADO

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

NOT FOR  
CONSTRUCTION

DATE:  
12/18/2024 SP 01

SHEET TITLE:  
CUSTOM 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

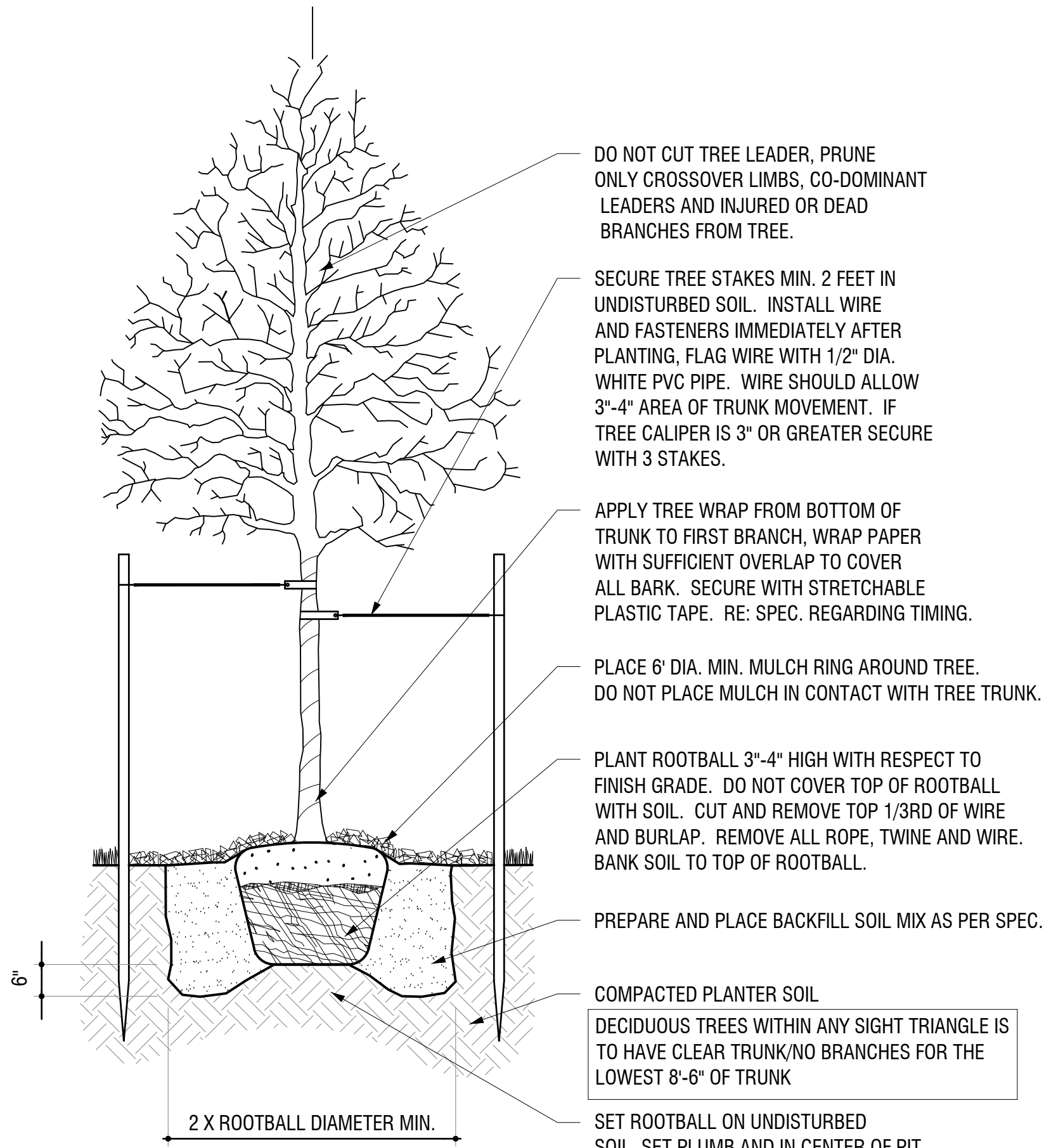
OWNER:  
 OWNERS NAME

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 HIGHPOINT ACQUISITION LLC

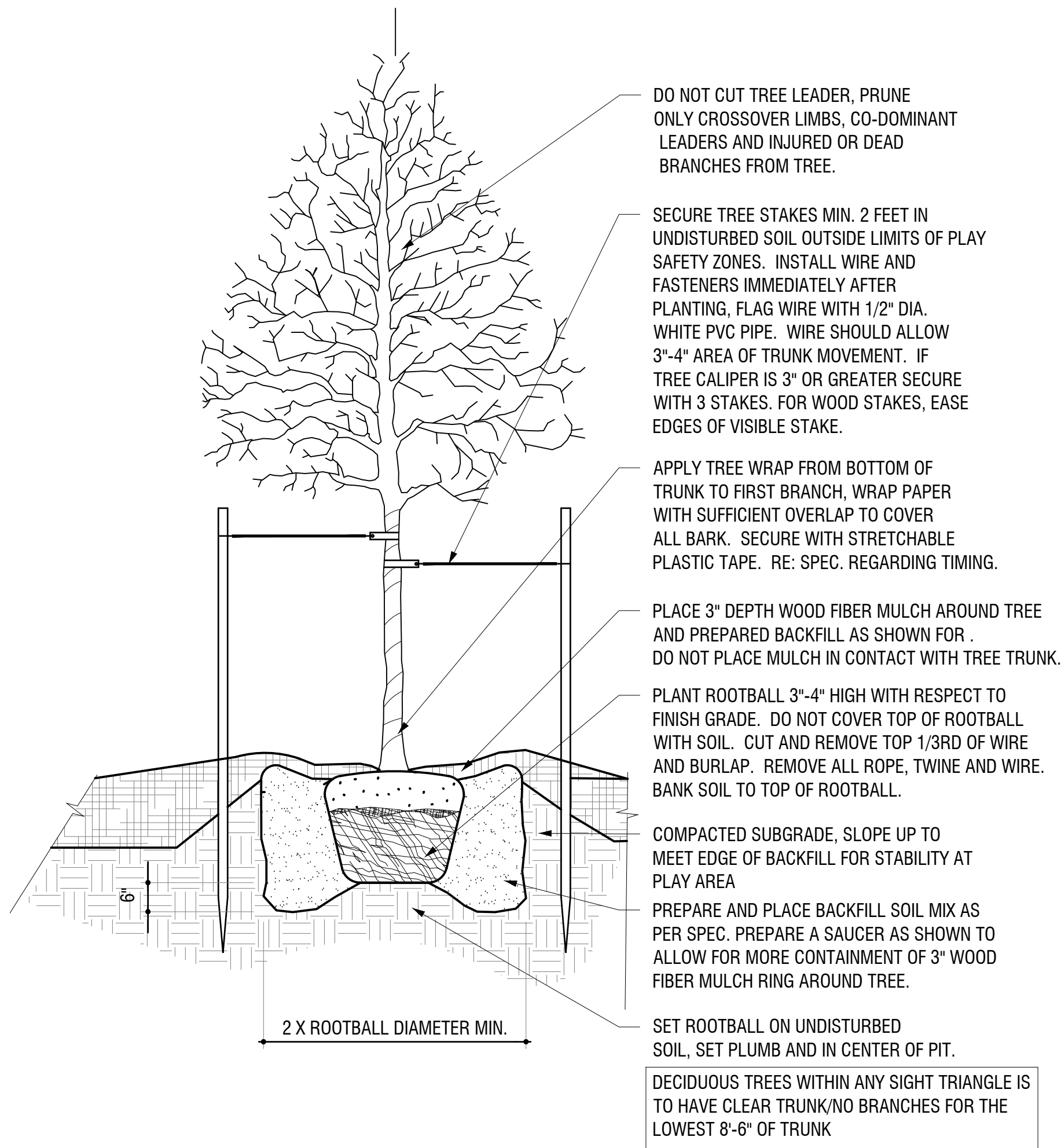
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DATE:  
 12/18/2024 SP 01

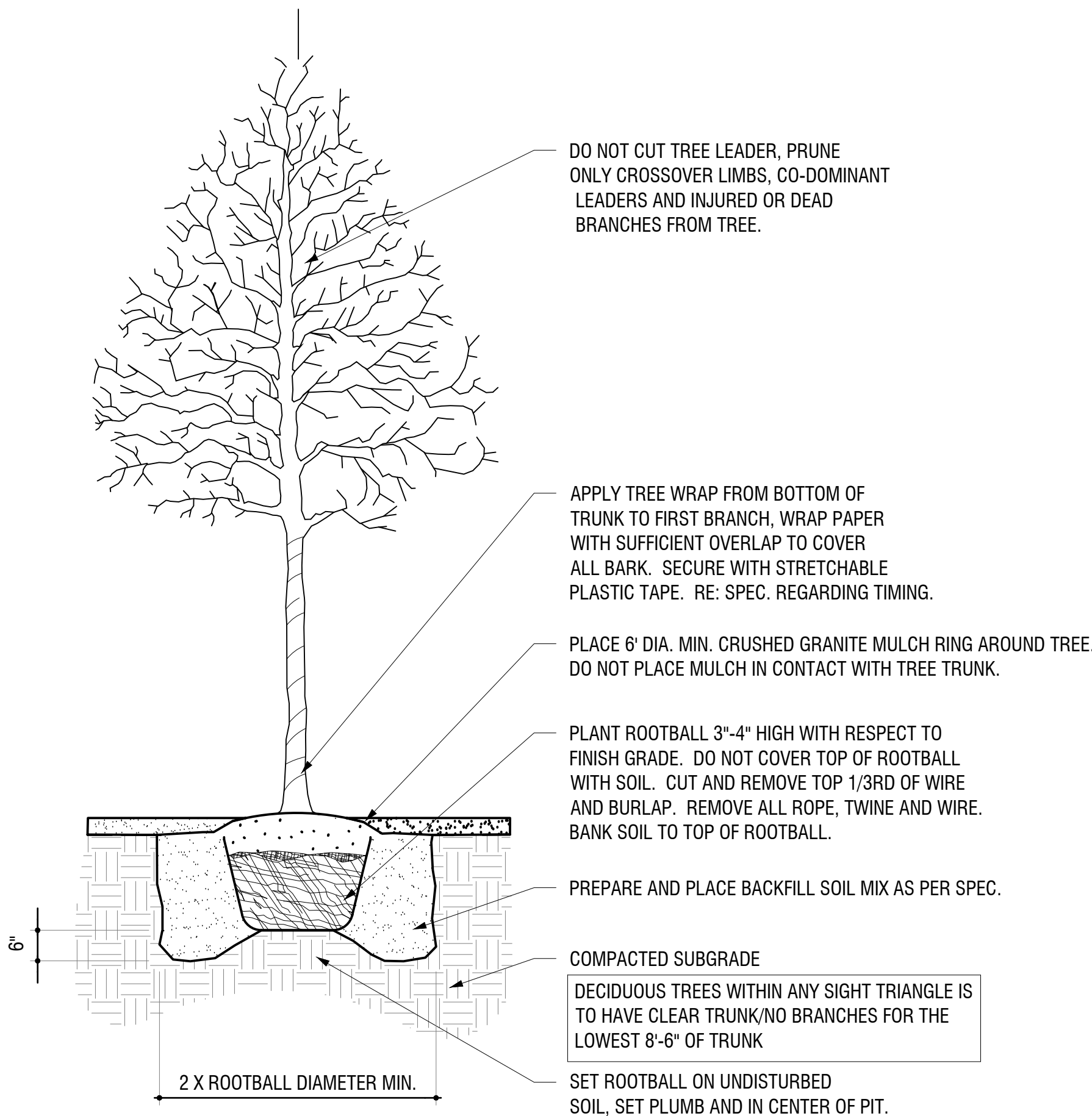
SHEET TITLE:  
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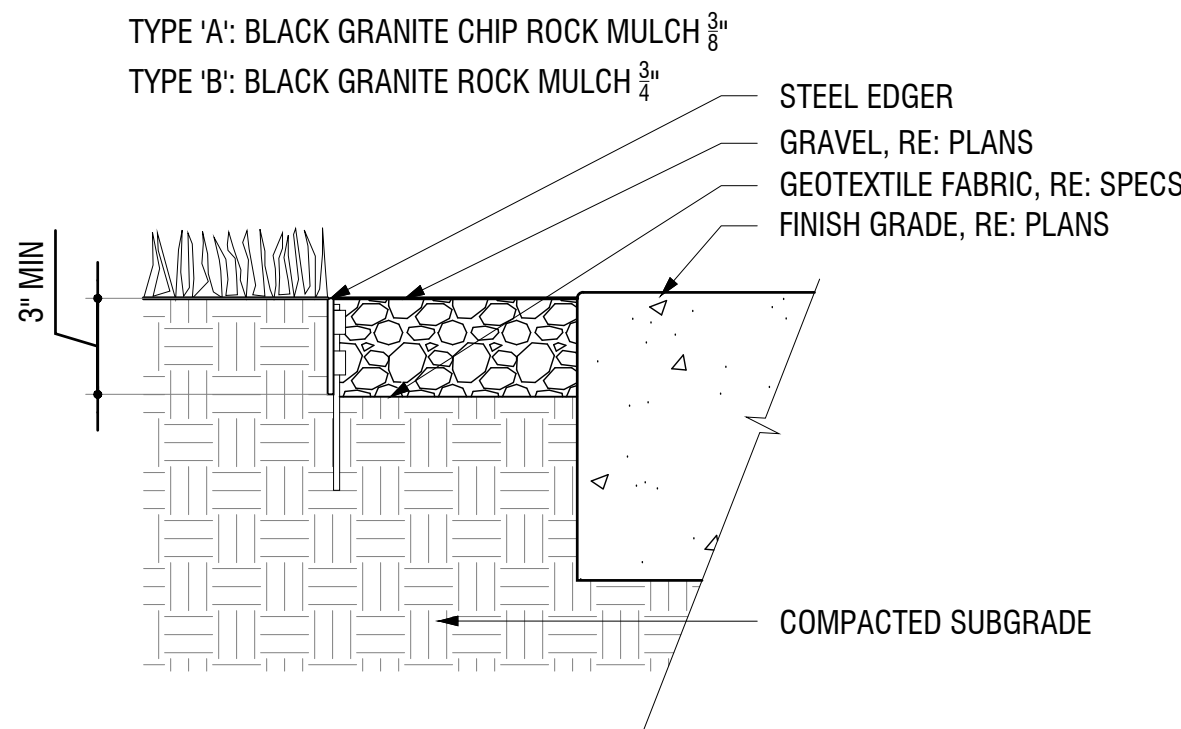
1 TREE PLANTING  
 SCALE: 1/2" = 1'-0"



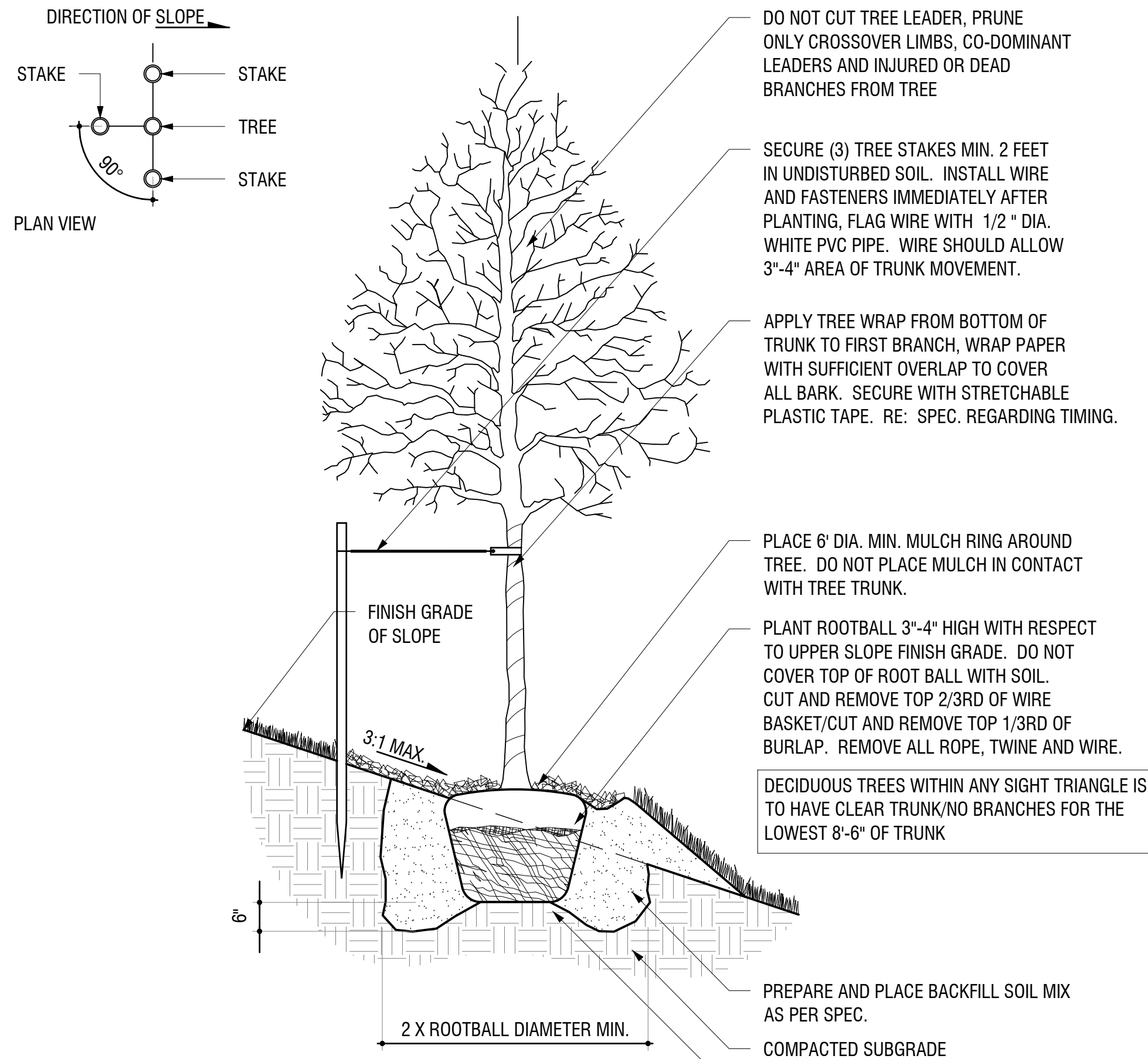
4 TREE IN FIBER MESH  
 SCALE: 1/2" = 1'-0"



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



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



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



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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HIGH POINT FORGOTTEN STAR

SITE PLAN  
 AURORA, COLORADO

OWNER:

OWNERS NAME

23260 E 64TH AVE  
 HIGHPOINT ACQUISITION LLC

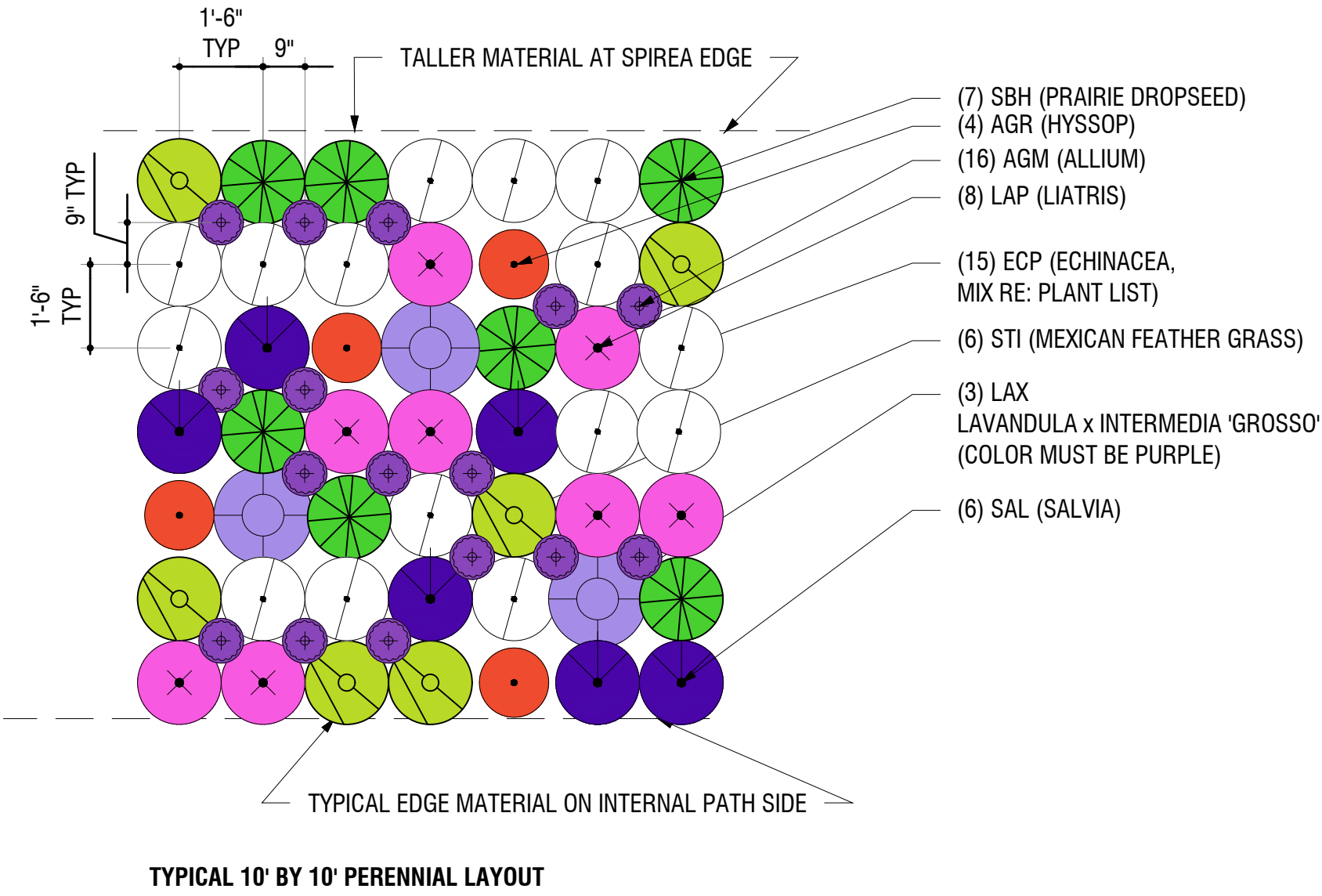
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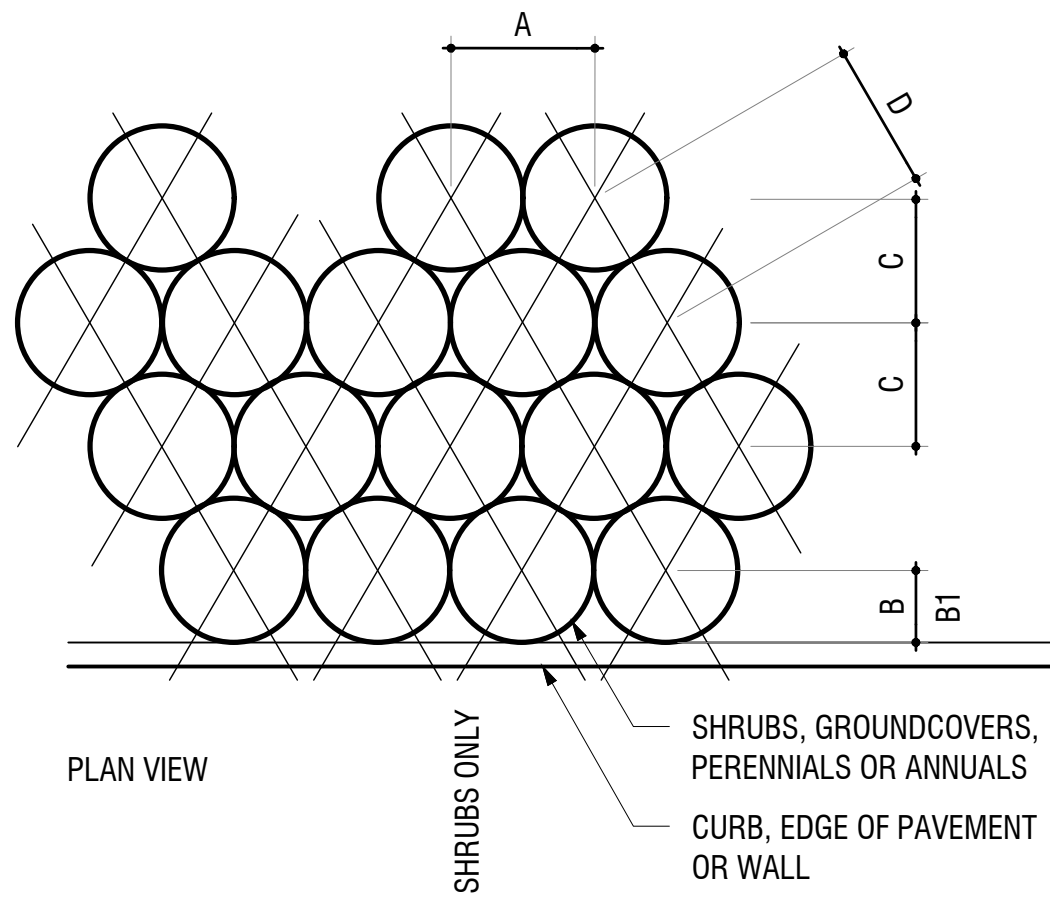
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SHEET TITLE:

PLANTING DETAILS

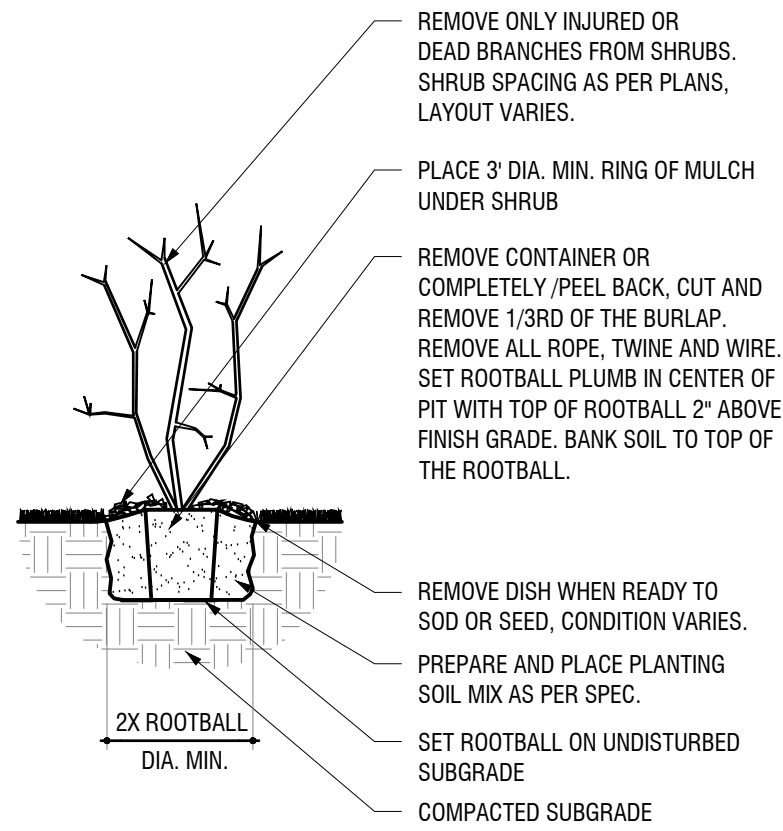


1 PERENNIAL AND ORNAMENTAL GRASS PLANTING  
 SCALE: 95/256" = 1'-0"

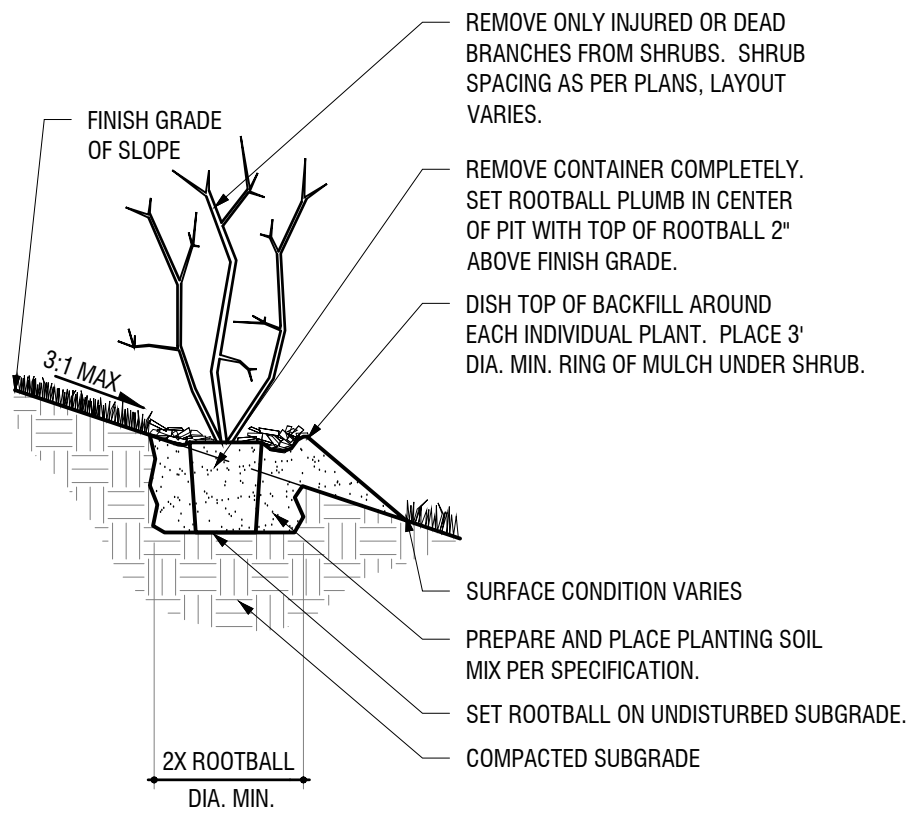


PLANT SPACING	A	B	B1	C	D
6"	6"	6"	6"	5"	6"
8"	8"	6"	8"	7"	8"
12"	12"	6"	12"	10"	12"
18"	18"	8"	18"	15"	18"
24"	24"	18"	24"	20"	24"
30"	30"	18"	30"	26"	30"
36"	36"	24"	36"	31"	36"
48"	48"	24"	48"	41"	48"

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"



HIGH POINT FORGOTTEN STAR  
SITE PLAN  
AURORA, COLORADO

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

ARCHITECT  
HMM-ARCHITECTS  
821 2nd AVE. N  
MINNEAPOLIS, MN 55405

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CONSTRUCTION

DATE:  
12/18/2024 SP 01

SHEET TITLE:  
BUILDING  
ELEVATIONS

