



February 16, 2024

City of Aurora  
Planning Department  
Attn: Josue Loma  
15151 E Alameda Pkwy  
Aurora, CO 80012

Re: **Initial Submission Review -** High Point Dollar General – Site Plan Amendment  
**Case Number:** 2021-6056-02

Dear Mr. Loma:

Thank you for taking the time along with City staff to review the initial submittal of the High Point Dollar General Site Plan Amendment. Valuable feedback was received on February 13, 2024. Detailed response to comments are noted on the following page. Please feel free to reach out should you have any questions or concerns by phone at 303-892-1166 or by email, [spollmiller@norris-design.com](mailto:spollmiller@norris-design.com)

Sincerely,  
Norris Design

A handwritten signature in black ink that reads "Samantha Pollmiller".

Samantha Pollmiller  
Principal



## INITIAL SUBMISSION REVIEW

### PLANNING DEPARTMENT COMMENTS

1. **Planning** (Josue Loma / 720-346-2145 / [jloma@auroragov.org](mailto:jloma@auroragov.org) / Comments in teal)
  - 1A. Page 1, Sheet 1:
    - In addition to updating the value for the guardhouse, please add a red cloud and delta 2 to show that this value is being updated. Please update any other values that may be changing on this table or coversheet.  
**Response: Red delta cloud has been added per comment.**
    - Please confirm that the total number of bicycle spaces provided will meet the minimum required as stated in UDO, Sec. 4.6.3. (F)(1)(a). Please note that per 4.6.3 (F)(1)(a), each inverted-U bicycle rack counts as two bicycle parking spaces.  
**Response: Bicycle spaces have been updated for both the requirement and provided to reflect 18.**
    - Please update to include "MA 2021-6056-02" before the summary. Then, please update smoke shack to state "smoke shelter".  
**Response: MA 2021-6056-02 has been added and smoke shelter text has been revised.**
  - 1B. Page 22, Sheet 63
    - Please include a detail a delta 2 along with this red cloud to show that U rack type is being changed.  
**Response: Delta 2 included.**
2. **Landscaping Issues** (James Shireman / [jschirem@auroragov.org](mailto:jschirem@auroragov.org) / Comments in bright teal)
  - 2A. Page 17, Sheet 41:
    - Please clarify if any plantings are being removed and update the plant schedule accordingly. If the total number isn't changing and these are simply being relocated, then this does not need to be clouded.  
**Response: Plant counts are changing due to updates in amenity area. There are 19 Bluestem grasses being added (AN BR) and 1 Kelseyi dogwood being added (CO KE). Previously, that change had been made, however the quantities in the plant schedule on sheet L-1.01 / 41 had not been made which prompted this comment. The quantities are now updated to reflect the correct counts.**
3. **Civil Engineering** (Christopher Eravelly / 303-739-7457 / [ceravell@auroragov.org](mailto:ceravell@auroragov.org) / Comments in green)
  - 3A. Approved.  
**Response: Comment noted, thank you.**
4. **Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)
  - 4A. Page 1, Sheet 1:
    - Provide additional details on what is driving the change of the valves.  
**Response: Details have been added to the cover sheet to advise the valve changes are shown to reflect the approved Construction Documents.**
5. **Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in purple)
  - 5A. Approved.  
**Response: Comment noted, thank you.**
6. **Land Development (Real Property)** (Susie Wever / [swever@auroragov.org](mailto:swever@auroragov.org) / Comments in magenta)
  - 6A. Page 1, Sheet 1:

Please note that an addendum to the master license agreement is needed to reflect that the gates have been moved to a new location, which appears to be affecting the Fire Lane easement as well as the Water Easement. Please utilize this link to retrieve the addendum to Master License Agreement information.

[https://www.auroragov.org/business\\_services/development\\_center/land\\_development\\_review\\_services](https://www.auroragov.org/business_services/development_center/land_development_review_services)

**Response: The Applicant is currently coordinating with Grace Gray on revisions to the Master License Agreement, as needed.**



7. **Utilities** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)  
7A. Approved.  
*Response: Comment noted, thank you.*

**HIGH POINT - DOLLAR GENERAL  
 SITE PLAN**

**HIGH POINT EAST FILING NO. 5**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T3S, R65W OF THE 6TH P.M.,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING BLOCK 1, LOT 1, HIGH POINT EAST SUBDIVISION FILING NO. 5  
 SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 65 WEST  
 OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
 COLORADO.

SAID PARCEL CONTAINS AN AREA OF 3,226,148 SQUARE FEET, OR 74.062 ACRES, MORE OR LESS.

**SITE DATA**

LOT AREA:	3,226,148 SQ. FT. / 74.062 ACRES	
ZONE DISTRICT:	AIRPORT DISTRICT (AD)	
NUMBER OF STRUCTURES PROPOSED:	4	
2015 IBC CONSTRUCTION TYPE:	II-B (SPRINKLERED)	
GROSS BUILDING AREA:	932,134 SQ. FT (28.9%)	
PRIMARY BUILDING:	919,164 SQ. FT	
TRAILER MAINTENANCE FACILITY:	12,190 SQ. FT	
PUMPHOUSE:	320 SQ. FT	
GUARDHOUSE:	460 SQ. FT	
LANDSCAPE COVERAGE	630,519 SQ. FT (19.5%)	
HARDSCAPE COVERAGE	1,663,495 SQ. FT (51.6%)	
MAXIMUM BUILDING HEIGHT:	49'-0" (SINGLE-STORY)	
NUMBER OF DOCK DOORS:	155	
NUMBER OF DRIVE IN DOORS:	1	
<b>PARKING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
TOTAL VEHICULAR PARKING SPACES:	356	356
STANDARD SPACES:	N/A	348
ACCESSIBLE SPACES:	8 (1 VAN)	8 (ALL VAN COMPATIBLE)
TRAILER PARKING SPACES:	N/A	591
TRACTOR PARKING SPACES:	N/A	48
BICYCLE PARKING SPACES:	N/A	14
MAXIMUM SIGN AREA	600 SF	N/A
MAXIMUM NUMBER OF SIGNS	5	N/A

**NOTES:**

- (1) 8 ACCESSIBLE SPACES REQUIRED FOR 300-400 STANDARD PARKING SPACES.
- (2) ONE PARKING SPACE IS PROVIDED PER PROJECTED PEAK-TIME EMPLOYEE

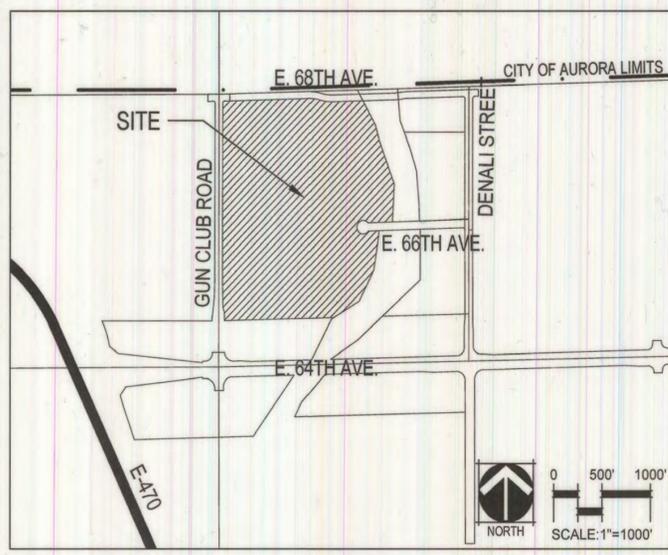
**PROJECT TEAM**

<b>APPLICANT:</b> MORTENSON 1621 18TH STREET, SUITE 400 DENVER, CO 80202	<b>PLANNING/LANDSCAPE ARCHITECT:</b> NORRIS DESIGN 1101 BANNOCK STREET DENVER, CO 80204
<b>CIVIL ENGINEER:</b> WESTWOOD 12701 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MN 55343	<b>PHOTOMETRIC:</b> MAZZETTI 1999 BROADWAY, SUITE 2205 DENVER, CO 80202
<b>ARCHITECT:</b> WARE MALCOMB 900 S. BROADWAY, SUITE 320 DENVER, CO 80209	

**AMENDMENTS**

- 1 AMENDMENT TO REMOVE A WATER STORAGE TANK AND ASSOCIATED FIRE LINE MODIFICATIONS (INCREASE FROM 8" TO 12" LINE).
- 2 AMENDMENT TO MODIFY SMOKE SHACK AND BIKE RACK LOCATIONS AND COUNT, ADJUSTMENT TO FENCING SURROUNDING THE GUARD SHACK, REMOVAL OF SHADE STRUCTURE, AND REPLACEMENT OF POST INDICATOR VALVES AND BOLLARDS TO GATE VALVES.

**VICINITY MAP**



**OWNER'S SIGNATURE BLOCK**

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, DG STRATEGIC VII, A TENNESSEE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 5 DAY OF January, 2023

BY: Kacey Levine  
 NAME: Kacey Levine  
 ITS: Director, Supply Chain

STATE OF TENNESSEE )  
 ) SS  
 COUNTY OF Davidson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>th</sup> DAY OF January, 2023

BY: Kacey Levine  
 (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
Anthony Pinner  
 (NOTARY PUBLIC)



MY COMMISSION EXPIRES 10/02/2023

**CITY OF AURORA APPROVALS**

CITY ATTORNEY: \_\_\_\_\_ DATE: 1/17/23  
 PLANNING DIRECTOR: \_\_\_\_\_ DATE: 1/24/23  
 PLANNING & ZONING COMMISSION: N/A DATE: N/A  
 CITY COUNCIL: \_\_\_\_\_ DATE: N/A  
 (MAYOR) N/A  
 ATTEST: \_\_\_\_\_ DATE: N/A  
 (CITY CLERK) N/A  
 DATABASE APPROVAL DATE: 5/18/22

**SHEET INDEX**

- |                                     |  |
|-------------------------------------|--|
| 1. C0.00 - COVER SHEET              | 43. L2.01 - LANDSCAPE PLAN                               |
| 2. C0.01 - SITE PLAN STANDARD NOTES | 44. L2.02 - LANDSCAPE PLAN                               |
| 3. C2.00 - OVERALL SITE PLAN        | 45. L2.03 - LANDSCAPE PLAN                               |
| 4. C2.01 - SITE PLAN A-1            | 46. L2.04 - LANDSCAPE PLAN                               |
| 5. C2.02 - SITE PLAN A-2            | 47. L2.05 - LANDSCAPE PLAN                               |
| 6. C2.03 - SITE PLAN A-3            | 48. L2.06 - LANDSCAPE PLAN                               |
| 7. C2.04 - SITE PLAN B-1            | 49. L2.07 - LANDSCAPE PLAN                               |
| 8. C2.05 - SITE PLAN B-2            | 50. L2.08 - LANDSCAPE PLAN                               |
| 9. C2.06 - SITE PLAN B-3            | 51. L2.09 - LANDSCAPE PLAN                               |
| 10. C2.07 - SITE PLAN C-1           | 52. L2.10 - LANDSCAPE PLAN                               |
| 11. C2.08 - SITE PLAN C-2           | 53. L2.11 - LANDSCAPE PLAN                               |
| 12. C2.09 - SITE PLAN C-3           | 54. L2.12 - LANDSCAPE PLAN                               |
| 13. C2.10 - SITE PLAN D-1           | 55. L2.13 - LANDSCAPE PLAN                               |
| 14. C2.11 - SITE PLAN D-2           | 56. L2.14 - LANDSCAPE PLAN                               |
| 15. C2.12 - SITE DETAILS            | 57. L2.15 - LANDSCAPE PLAN                               |
| 16. C3.00 - OVERALL GRADING PLAN    | 58. L2.16 - LANDSCAPE PLAN                               |
| 17. C3.01 - GRADING PLAN A-1        | 59. L2.17 - LANDSCAPE PLAN                               |
| 18. C3.02 - GRADING PLAN A-2        | 60. L2.18 - LANDSCAPE PLAN                               |
| 19. C3.03 - GRADING PLAN A-3        | 61. L2.19 - LANDSCAPE PLAN                               |
| 20. C3.04 - GRADING PLAN B-1        | 62. L3.00 - LANDSCAPE DETAILS                            |
| 21. C3.05 - GRADING PLAN B-2        | 63. L3.01 - LANDSCAPE DETAILS                            |
| 22. C3.06 - GRADING PLAN B-3        | 64. A1.00 - PRIMARY BLDG. ELEVATIONS                     |
| 23. C3.07 - GRADING PLAN C-1        | 65. A1-01 - PRIMARY BLDG. ELEVATIONS                     |
| 24. C3.08 - GRADING PLAN C-2        | 66. A1-02 - TRAILER MAINT. BLDG. ELEVATIONS              |
| 25. C3.09 - GRADING PLAN C-3        | 67. A1-03 - GUARDHOUSE BLDG. ELEVATIONS                  |
| 26. C3.10 - GRADING PLAN D-1        | 68. A1-04 - PUMPHOUSE BLDG. ELEVATIONS                   |
| 27. C3.11 - GRADING PLAN D-2        | 69. P1.00 - OVERALL PHOTOMETRIC PLAN / LIGHTING SCHEDULE |
| 28. C4.00 - OVERALL UTILITY PLAN    | 70. P1.01 - PHOTOMETRIC PLAN                             |
| 29. C4.01 - UTILITY PLAN A-1        | 71. P1.02 - PHOTOMETRIC PLAN                             |
| 30. C4.02 - UTILITY PLAN A-2        | 72. P1.03 - PHOTOMETRIC PLAN                             |
| 31. C4.03 - UTILITY PLAN A-3        | 73. P1.04 - PHOTOMETRIC PLAN                             |
| 32. C4.04 - UTILITY PLAN B-1        | 74. P1.05 - PHOTOMETRIC PLAN                             |
| 33. C4.05 - UTILITY PLAN B-2        | 75. P1.06 - PHOTOMETRIC PLAN                             |
| 34. C4.05 - UTILITY PLAN B-3        | 76. P1.07 - PHOTOMETRIC PLAN                             |
| 35. C4.06 - UTILITY PLAN C-1        | 77. P1.08 - PHOTOMETRIC PLAN                             |
| 36. C4.07 - UTILITY PLAN C-2        | 78. P1.09 - PHOTOMETRIC PLAN                             |
| 37. C4.09 - UTILITY PLAN C-3        | 79. P1.10 - PHOTOMETRIC PLAN                             |
| 38. C4.09 - UTILITY PLAN D-1        | 80. P1.11 - PHOTOMETRIC PLAN                             |
| 39. C4.10 - UTILITY PLAN D-2        | 81. P2.00 - LIGHTING DETAILS                             |
| 40. L1.00 - LANDSCAPE REQUIREMENTS  | 82. P2.01 - LIGHTING DETAILS                             |
| 41. L1.01 - NOTES AND SCHEDULE      | 83. P2.02 - SCHEDULE AND DETAILS                         |
| 42. L2.00 - LANDSCAPE PLAN          |  |

In addition to updating the value for the guardhouse, please add a red cloud and delta 2 to show that this value is being updated. Please update any other values that may be changing on this table or coversheet.

**Response: Guardhouse size has been updated and a delta 2 has been added.**

Please confirm that the total number of bicycle parking spaces provided will meet the minimum required as stated in UDO, Sec. 4.6.3. (F)(1)(a) and (c).

**Response: Guardhouse size has been updated and a delta 2 has been added.**

What is driving the change of valves?

**Response: Valve changes were made to reflect the updated Construction Documents.**

Please update to include "MA 2021-6056-02" before the summary. Then, please update smoke shack to smoke shelter.

**Response: Text has been revised per comment.**

HIGH POINT - DOLLAR GENERAL  
 SITE PLAN  
 CITY OF AURORA

OWNER:  
 HIGH POINT NORTH  
 ACQUISITION LLC  
 800 US 58th Avenue #1210  
 Minneapolis, MN 55402  
 612-845-1891

NOT FOR CONSTRUCTION

DATE:  
 NOVEMBER 16, 2021  
 JANUARY 27, 2022  
 MARCH 21, 2022  
 JUNE 17, 2022  
 AUGUST 4, 2022  
 SEPTEMBER 21, 2022  
 05/07/23 AMEND 01  
 01/05/24 AMEND 02

SHEET TITLE:  
 COVER SHEET  
 C0.00

SHEET NUMBER:  
 1

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC FJ	23	ACER RUBRUM 'FRANK JR.' TM	REDPOINTE RED MAPLE	CONT.	2" CAL.	Medium - High
CA SP	10	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL	Low - High
CE OC	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL	Low - High
GL SH	60	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL	Low - Medium
GL SK	49	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	CONT.		Low - Medium
GY DI	4	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL	Low - Medium
KO PA	12	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2" CAL	Medium
QU BI	31	QUERCUS BICOLOR	SWAMP WHITE OAK	CONT.	2" CAL.	Medium - High
UL MG	48	ULMUS X 'MORTON GLOSSY' TM	TRIUMPH ELM	B & B	2" CAL	Medium
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
PI BA	4	PICEA PUNGENS GLAUCA 'BAKERI'	BAKERI BLUE SPRUCE	B & B	6' HEIGHT	Medium
PI ED	18	PINUS EDULIS	PINON PINE	B & B	6' HEIGHT	Low
PI NI	108	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' HEIGHT	Medium
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM AB	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6' CLUMP	Low - Medium
CE CA	9	CERCIS CANADENSIS	EASTERN REDBUD	B & B	6' CLUMP	Medium
MA SS	21	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B & B	2" CAL	Medium
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CA CL	489	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	#5	
CO KE	281	CORNUS SERICEA 'KELSEYI'	KELSEYI DOGWOOD	CONT.	#5	Medium - High
CY SP	132	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	CONT.	#5	Low
CY LT	336	CYTISUS X 'LILAC TIME'	LILAC TIME BROOM	CONT.	#5	Low
FA PA	119	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5	Very low - Medium
PE AB	198	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	CONT.	#5	Low - Medium
PR PB	34	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	Low
SY HA	5	SYMPHORICARPOS X CHENAULTII 'HANCOCK'	HANCOCK CHENAULT CORALBERRY	CONT.	#5	Medium
VI MO	187	VIBURNUM LANTANA 'MOHICAN'	MOHICAN WAYFARING TREE	CONT.	#5	Low - Medium
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
JU BL	99	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5	Low
PI MO	275	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5	Low - Medium
PI WH	248	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5	Low - Medium
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AN BR	207	ANDROPOGON BRACHYSTACHYS	BLUESTEM GRASS	CONT.	#5	Medium
BO BA	233	BOUPELLOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	Low
CA KF	247	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	Low - Medium
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC MI	11	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1	Low - Medium
RU FU	40	RUDBECKIA FULGIDA 'GOLDSTRUM'	BLACK-EYED SUSAN	CONT.	#1	Low

SEED MIX LIST

ENHANCED NATIVE SEED MIX			
COMMON NAME	BOTANICAL NAME		
SIDE OATS GRAMA	BOUPELLOUA CURTIPENDULA	4.2%	1.25 LBS
BLUE GRAMA	BOUPELLOUA GRACILIS	1.7%	0.50 LBS
BUFFALOGRASS	BOUPELLOUA DACTYLOIDES	26.7%	8.00 LBS
CANADA WILD RYE	ELYMUS CANADENSIS	13.3%	4.00 LBS
THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS	10.0%	3.00 LBS
SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	10.0%	3.00 LBS
SWITCHGRASS	PANICUM VIRGATUM 'TRAILBLAZER'	1.7%	0.50 LBS
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	6.7%	2.00 LBS
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3.3%	1.00 LBS
ALKALI SACATON	PUCCINELLIA	0.8%	0.25 LBS
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.8%	0.25 LBS
ROCKYMOUNTAIN BEE PLANT	CLEOME SERRULATA	10.0%	3.00 LBS
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.8%	0.25 LBS
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	3.3%	1.00 LBS
BLANKETFLOWER	GAILLARDIA ARISTATA	5.9%	1.75 LBS
YELLOW CONEFLOWER	RATIBIDA COLUMNIFERA	0.8%	0.25 LBS
		100%	30.00 LBS. DRILLED

UPLAND NATIVE SEED MIX			
COMMON NAME	BOTANICAL NAME		
SIDE OATS GRAMA	BOUPELLOUA CURTIPENDULA	12.9%	4.00 LBS
BUFFALOGRASS	BOUPELLOUA DACTYLOIDES	19.4%	6.00 LBS
BLUE GRAMA	CHONDROSUM GRACILE	12.9%	4.00 LBS
JUNEGRASS	KOELERIA CRISTATA	3.2%	1.00 LBS
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	22.6%	7.00 LBS
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	6.5%	2.00 LBS
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	3.2%	1.00 LBS
GREEN NEEDLEGRASS	STIPA VIRIDULA (AKA NASELLA)	16.1%	5.00 LBS
ARKANSAS VALLEY PERENNIAL WILDFLOWER MIX		3.2%	1.00 LBS
		100%	31.00 LBS. DRILLED

WETLAND/RIPARIAN SEED MIX			
COMMON NAME	BOTANICAL NAME		
WOOLY SEDGE	CAREX PELLITA	0.8%	0.25 LBS
NEBRASKA SEDGE	CAREX NEBRASCENSIS	0.8%	0.25 LBS
INLAND SALT GRASS	DISTICHLIS SPICATA	0.8%	0.25 LBS
CREEPING SPIKERUSH	ELEOCHARIS PALUSTRIS	0.8%	0.25 LBS
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	39.2%	11.75 LBS
SWITCHGRASS	PANICUM VIRGATUM	7.5%	2.25 LBS
GREEN NEEDLEGRASS	NASELLA VIRIDULA	24.9%	7.45 LBS
PRAIRIE CORDGRASS	SPARTINA PECTINATA	5.8%	1.75 LBS
YARROW	ACHILLEA MILLEFOLIUM	0.4%	0.10 LBS
NUT TALL'S SUNFLOWER	HELIANTHUS NUTTALLII	8.3%	2.50 LBS
MOUNTIAN RUSH	JUNCUS ARTICUSS SSP. LITTORALIS	0.4%	0.10 LBS
ALKALI SACATON	SPOROBOLUS AIROIDES	0.8%	0.25 LBS
WILD BERGAMOT	MONARDA FISTULOSA	0.4%	0.10 LBS
SWAMP VERBENA	VERBENA HASTATA	2.5%	0.75 LBS
ARKANSAS VALLEY PERENNIAL WILDFLOWER MIX		3.3%	1.00 LBS
ARKANSAS VALLEY WESTERN WILDFLOWER MIX		3.3%	1.00 LBS
		100%	30.00 LBS. DRILLED

NOTE: ALL WETLAND SEED AREAS WILL BE OVERSEEDED WITH THE UPLAND NATIVE SEED MIX FOR A BLENDED MIX FOR ESTABLISHMENT.

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS OR PARKING LOT LIGHTS.
- THE SURFACE MATERIAL OF DRIVES, AND LOADING AREAS ARE TO BE ASPHALT. WALKS AND PLAZAS ARE TO BE LIGHT-BROOMED FINISH, STANDARD GREY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN U.D.O. SEC. 146-4.7, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1-1/2" LOCAL RIVER ROCK MULCH IF NOT INDICATED AS WOOD MULCH. FOR AREAS SPECIFIED AS WOOD MULCH, USE DOUBLE SHREDDED CEDAR WOOD MULCH. WEED BARRIER IS REQUIRED UNDER ROCK AND WOOD MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

Please clarify if any plantings are being removed and update the plant schedule accordingly. If the total number isn't changing and these are simply being relocated, then this does not need to be clouded.

ND Response: Plant counts are changing due to updates in amenity area. There are 19 Bluestem grasses being added (AN BR) and 1 Kelseyi dogwood being added (CO KE). Previously, that change had been made, however the quantities in the plant schedule on this sheet had not been made which prompted this comment. The quantities are now updated to reflect the correct counts.

NORRIS DESIGN  
 Planning | Landscape Architecture | Interiors  
 901 East Madison Street  
 Phoenix, AZ 85034  
 P 602.254.9600  
 www.norris-design.com  
 HIGH POINT - DOLLAR GENERAL  
 SITE PLAN  
 CITY OF AURORA

OWNER:  
 HIGH POINT NORTH  
 ACQUISITION LLC  
 800 LaSalle Avenue #1210  
 Minneapolis, MN 55402  
 612-845-1991

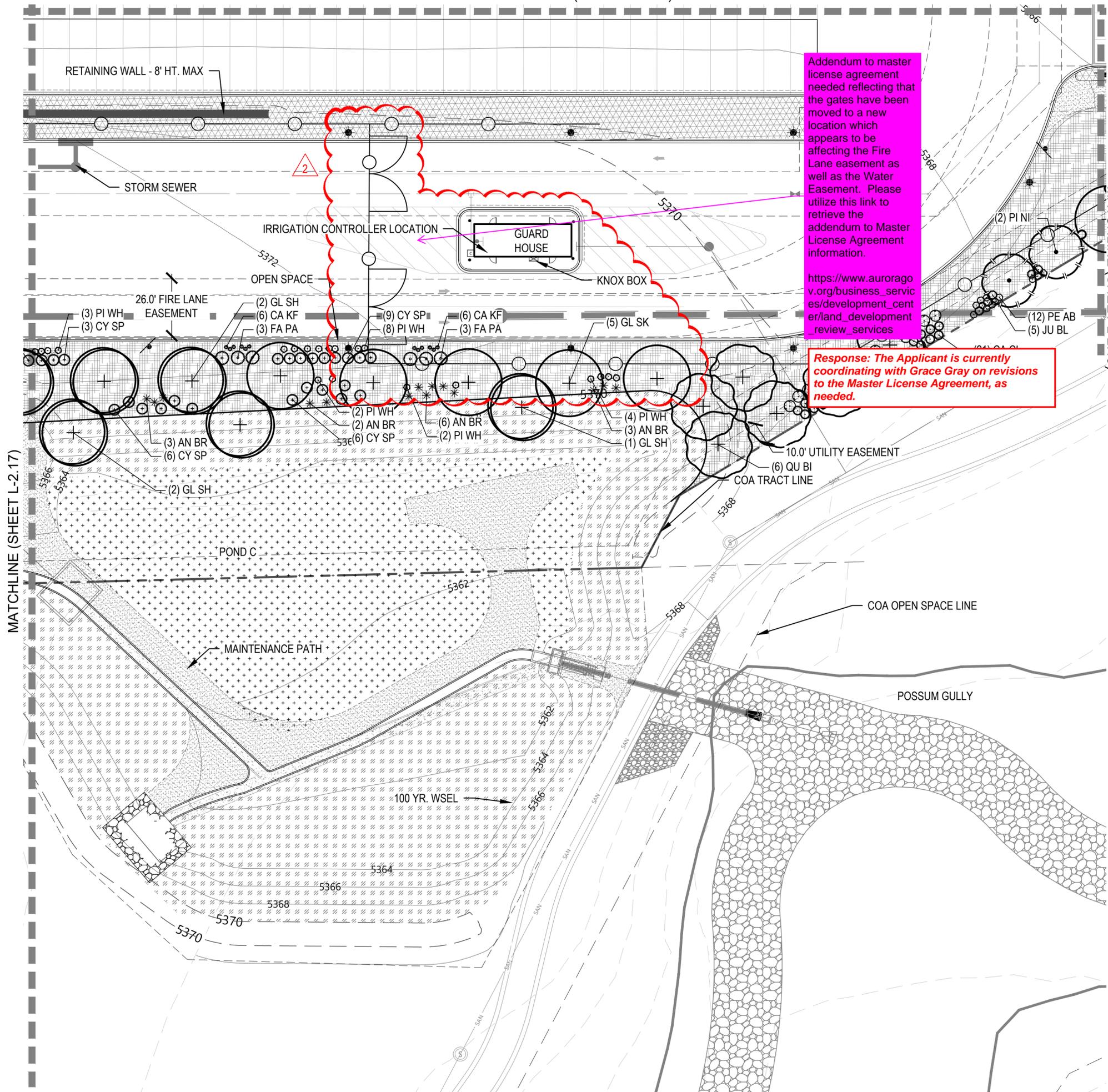
NOT FOR CONSTRUCTION

DATE:  
 NOVEMBER 15, 2021  
 JANUARY 27, 2022  
 MARCH 21, 2022  
 JUNE 17, 2022  
 AUGUST 4, 2022  
 SEPTEMBER 21, 2022  
 04/28/23 AMEND 01  
 01/05/24 AMEND 02

SHEET TITLE:  
 NOTES &  
 PLANT LIST

SHEET NUMBER:  
 L-1.01  
 41

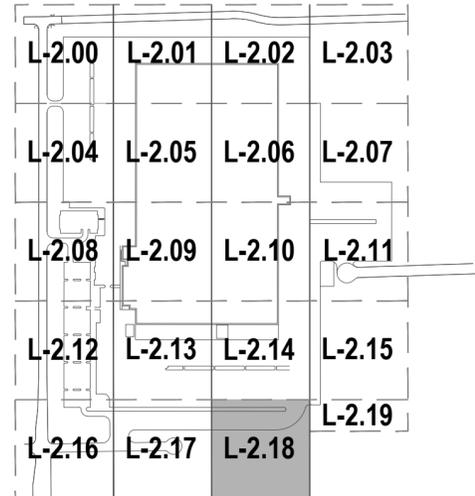
MATCHLINE (SHEET L-2.14)



Addendum to master license agreement needed reflecting that the gates have been moved to a new location which appears to be affecting the Fire Lane easement as well as the Water Easement. Please utilize this link to retrieve the addendum to Master License Agreement information.  
[https://www.aurorago.v.org/business\\_services/development\\_center/land\\_development\\_review\\_services](https://www.aurorago.v.org/business_services/development_center/land_development_review_services)

**Response: The Applicant is currently coordinating with Grace Gray on revisions to the Master License Agreement, as needed.**

KEY MAP



LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- STREET LIGHTS
- PARKING LOT LIGHTS
- NATIVE SEED
- SOD
- WETLAND SEED MIX
- UPLAND NATIVE SEED
- PLANTING BED - ROCK MULCH U.O.N
- NON-PLANTED ROCK MULCH
- WOOD MULCH
- ENHANCED CONCRETE
- MAINTENANCE PATH
- MATCH LINE
- EASEMENT LINE
- PROPERTY BOUNDARY
- STEEL EDGER
- CHAIN LINK FENCE
- ACCESSIBLE ROUTE
- RETAINING WALL
- STORM SEWER

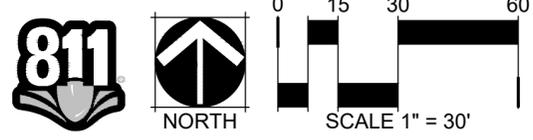
HIGH POINT - DOLLAR GENERAL  
 SITE PLAN  
 CITY OF AURORA

OWNER:  
 HIGH POINT NORTH  
 ACQUISITION LLC  
 800 LaSalle Avenue #210  
 Minneapolis, MN 55402  
 612-845-1991

NOT FOR CONSTRUCTION

DATE:  
 NOVEMBER 15, 2021  
 JANUARY 27, 2022  
 MARCH 21, 2022  
 JUNE 17, 2022  
 AUGUST 4, 2022  
 SEPTEMBER 21, 2022  
 04/28/23 AMEND 01  
 01/05/24 AMEND 02

SHEET TITLE:  
 LANDSCAPE PLAN  
 SHEET NUMBER:  
 L-2.18  
 60



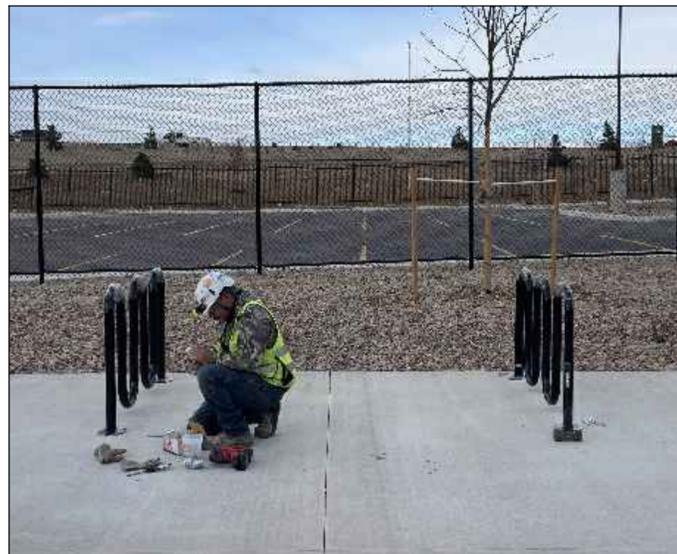
CHECKED BY:  
 FLENAME



ANONA FURNISHINGS  
 ITEM: L2016  
 COLOR: TEXTURE SILVER

1 BENCH

NOT TO SCALE



2 BIKE RACK

NOT TO SCALE



ANONA FURNISHINGS  
 ITEM: L1449  
 COLOR: TEXTURE SILVER

3 CIRCULAR TABLE



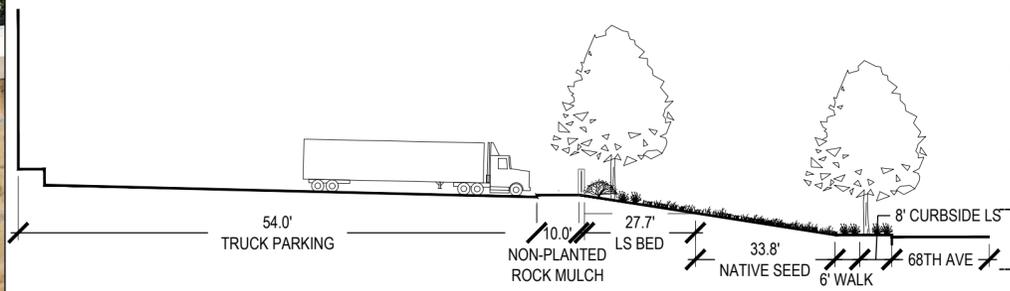
ANONA FURNISHINGS  
 ITEM: 2009  
 COLOR: TEXTURE SILVER

4 RECYCLING BIN

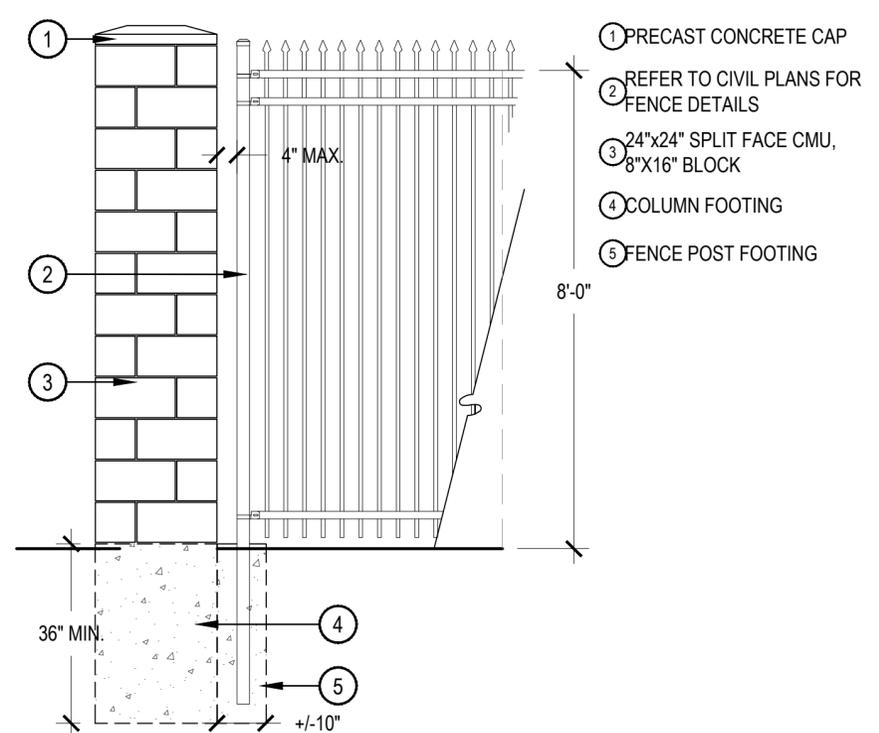


ANONA FURNISHINGS  
 ITEM: L2019A  
 COLOR: TEXTURE SILVER

5 TRASH CAN



6 SITE SECTION F  
 SCALE: 1" = 30'-0"



7 FENCE COLUMN  
 SCALE: 1/2" = 1'-0"

Please include a delta 2 along with this red cloud to show that U rack type is being changed.

**Response: Delta 2 added.**

HIGH POINT - DOLLAR GENERAL  
 SITE PLAN  
 CITY OF AURORA

OWNER:  
 HIGH POINT NORTH  
 ACQUISITION LLC  
 800 LaSalle Avenue #1210  
 Minneapolis, MN 55402  
 612-945-1991

NOT FOR CONSTRUCTION

DATE:  
 NOVEMBER 15, 2021  
 JANUARY 27, 2022  
 MARCH 21, 2022  
 JUNE 17, 2022  
 AUGUST 4, 2022  
 SEPTEMBER 21, 2022  
 94/28/23 AMEND 01  
 01/05/24 AMEND 02

SHEET TITLE:  
 DETAILS

SHEET NUMBER:  
 L-3.01  
 63