

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, AND THE SOUTHEAST QUARTER OF SECTION 2, T3S, R66W OF THE 6TH P.M., CITY OF AURORA. COUNTY OF ADAMS, STATE OF COLORADO

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE
ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, N89°48'17"E A DISTANCE OF 2642.11 FEET TO
THE CENTER QUARTER CORNER OF SAID SECTION 1;
THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, N89°48'17"E A DISTANCE OF 2534.09
FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD AS PLATTED BY HIGH POINT EAST SUBDIVISION
FILING NO. 4 RECORDED AT RECEPTION NO. 2022000039717;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID GUN CLUB THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES;
1) S00°11'43"E A DISTANCE OF 68.50 FEET;
2) THENCE N89°48'17"E A DISTANCE OF 52.95 FEET TO A POINT OF CURVATURE;
3) THENCE 31.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF
90°14'04", AND A CHORD WHICH BEARS S45°04'42"E A DISTANCE OF 28.34 FEET;
4) THENCE S00°02'19"W A DISTANCE OF 1699.32 FEET;
5) THENCE S01°27'15"W A DISTANCE OF 150.63 FEET;
6) THENCE S06°03'33"W A DISTANCE OF 110.13 FEET;
7) THENCE S00°21'10"E A DISTANCE OF 128.69 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF SAID HIGH POINT
EAST SUBDIVISION FILING NO. 4;

TOTAL GROSS AREA OF THE SUBDIVISION IS 165.949 ACRES OR 7,228,719 SQUARE FEET OR WITH A NET AREA OF 140.419 ACRES OR 6,116,654 SQUARE FEET MORE OR LESS. 165.948 & 7.228.695?

MM RESPONSE
Area updated based on plat and comment

[illegible]

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LOOP AT HIGH POINT (68TH WEST
OF GUN CLUB)
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No.
19.1043.C.18

Drawing Title

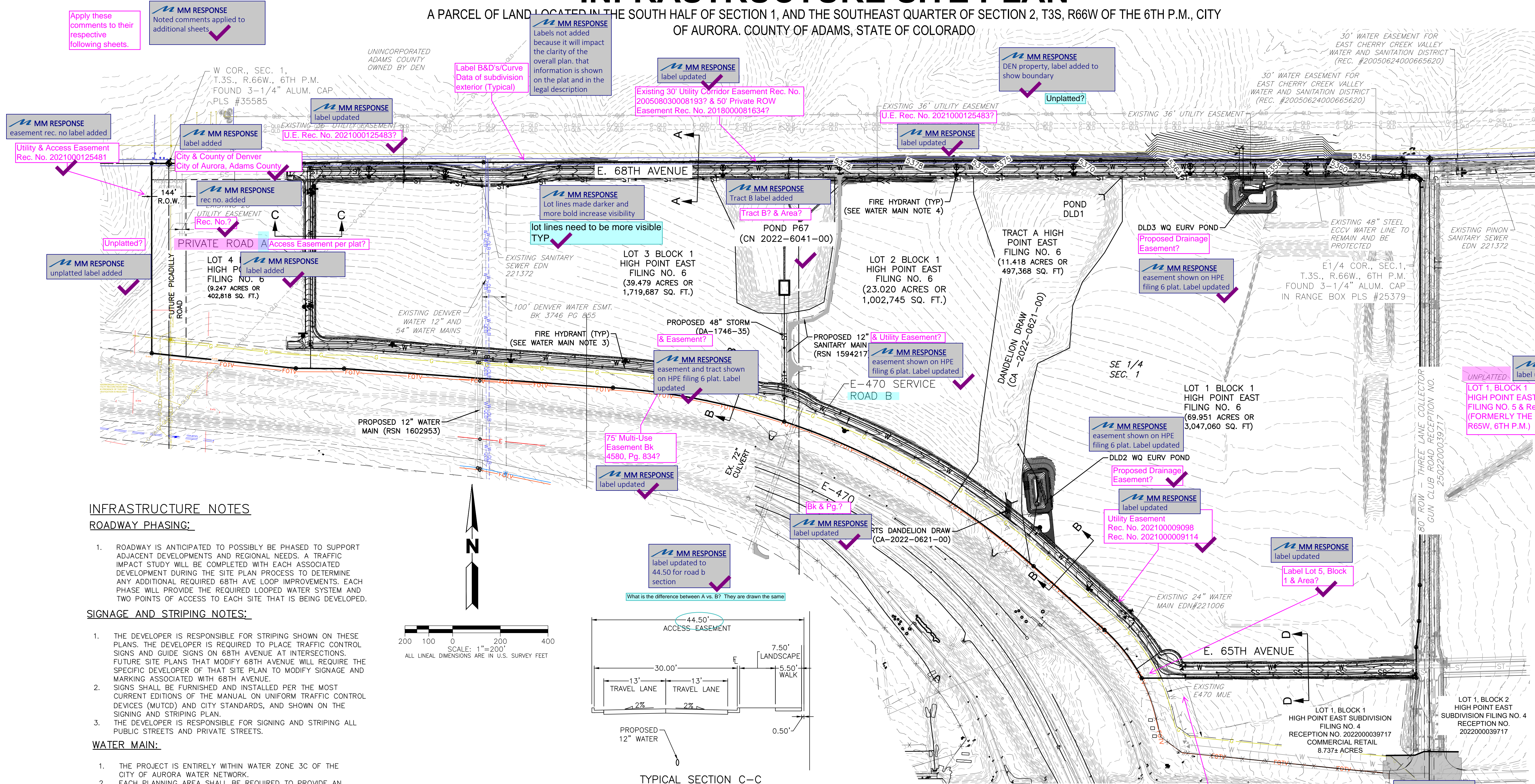
GENERAL NOTES

Drawing No.

2

THE LOOP AT HIGH POINT (68TH AVENUE WEST OF GUN CLUB) - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, AND THE SOUTHEAST QUARTER OF SECTION 2, T3S, R66W OF THE 6TH P.M., CITY OF AURORA. COUNTY OF ADAMS, STATE OF COLORADO



INFRASTRUCTURE NOTES

ROADWAY PHASING:

- ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED 68TH AVE LOOP IMPROVEMENTS. EACH PHASE WILL PROVIDE THE REQUIRED LOOPED WATER SYSTEM AND TWO POINTS OF ACCESS TO EACH SITE THAT IS BEING DEVELOPED.

SIGNAGE AND STRIPING NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON 68TH AVENUE AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY 68TH AVENUE WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH 68TH AVENUE.
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

WATER MAIN:

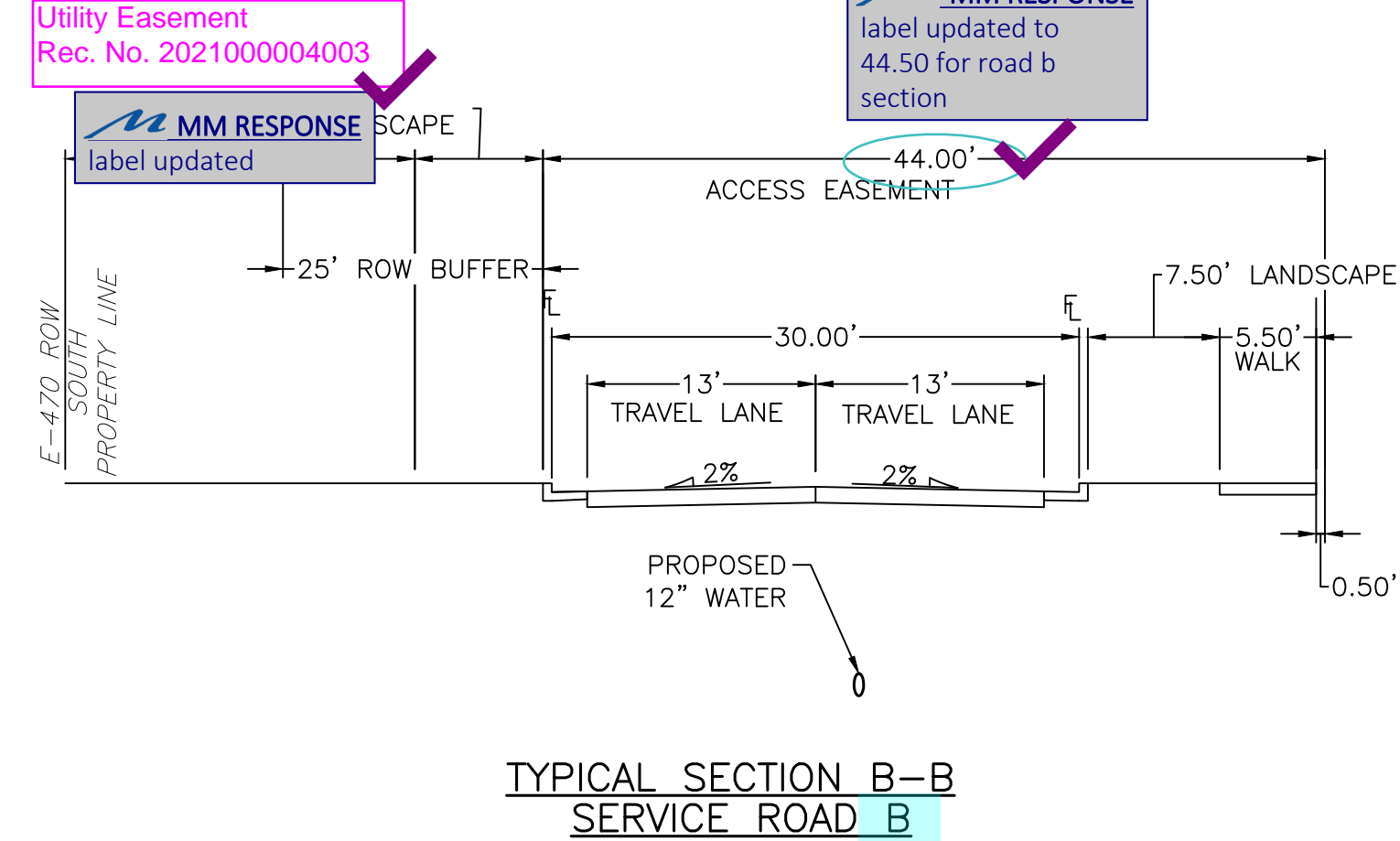
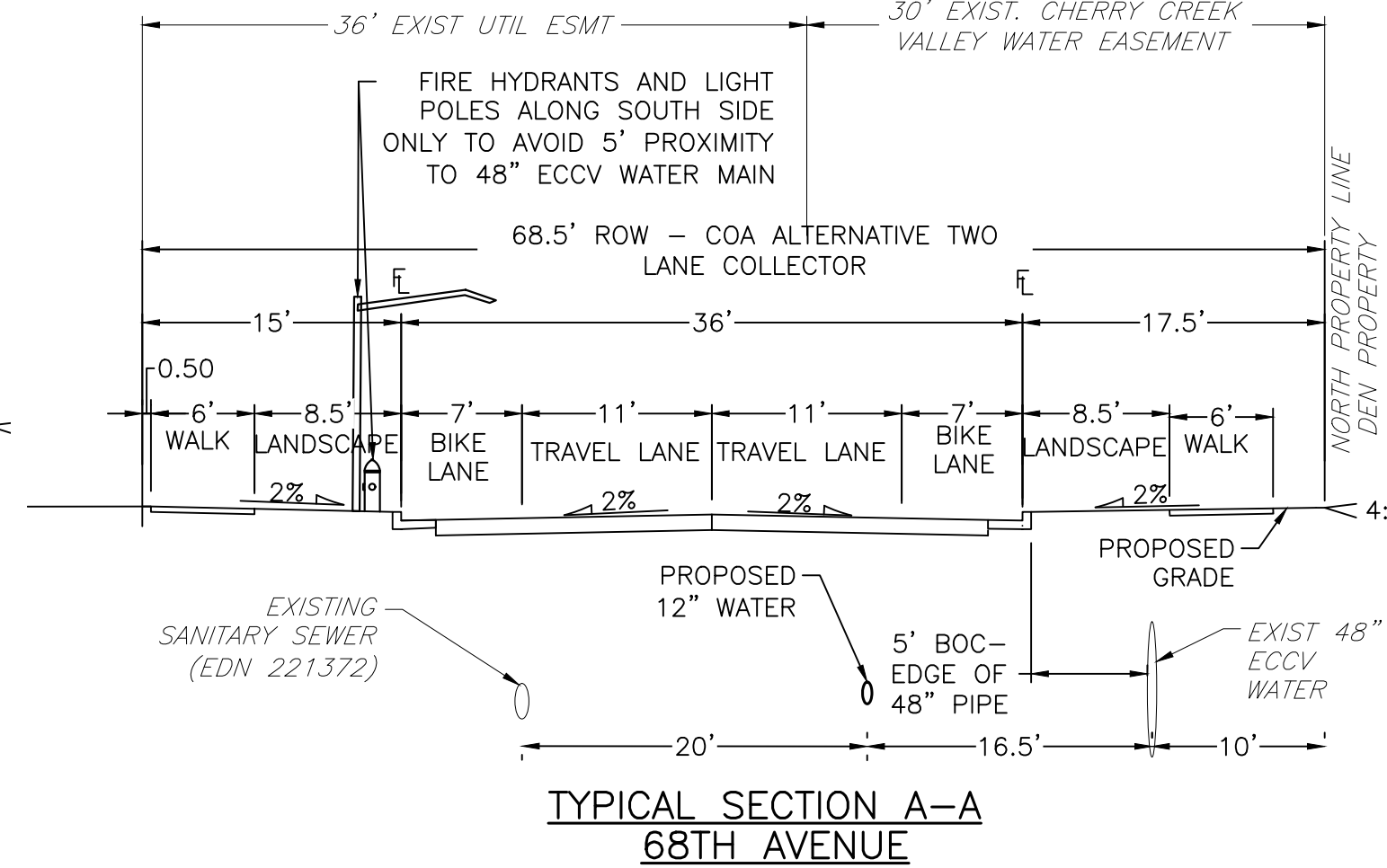
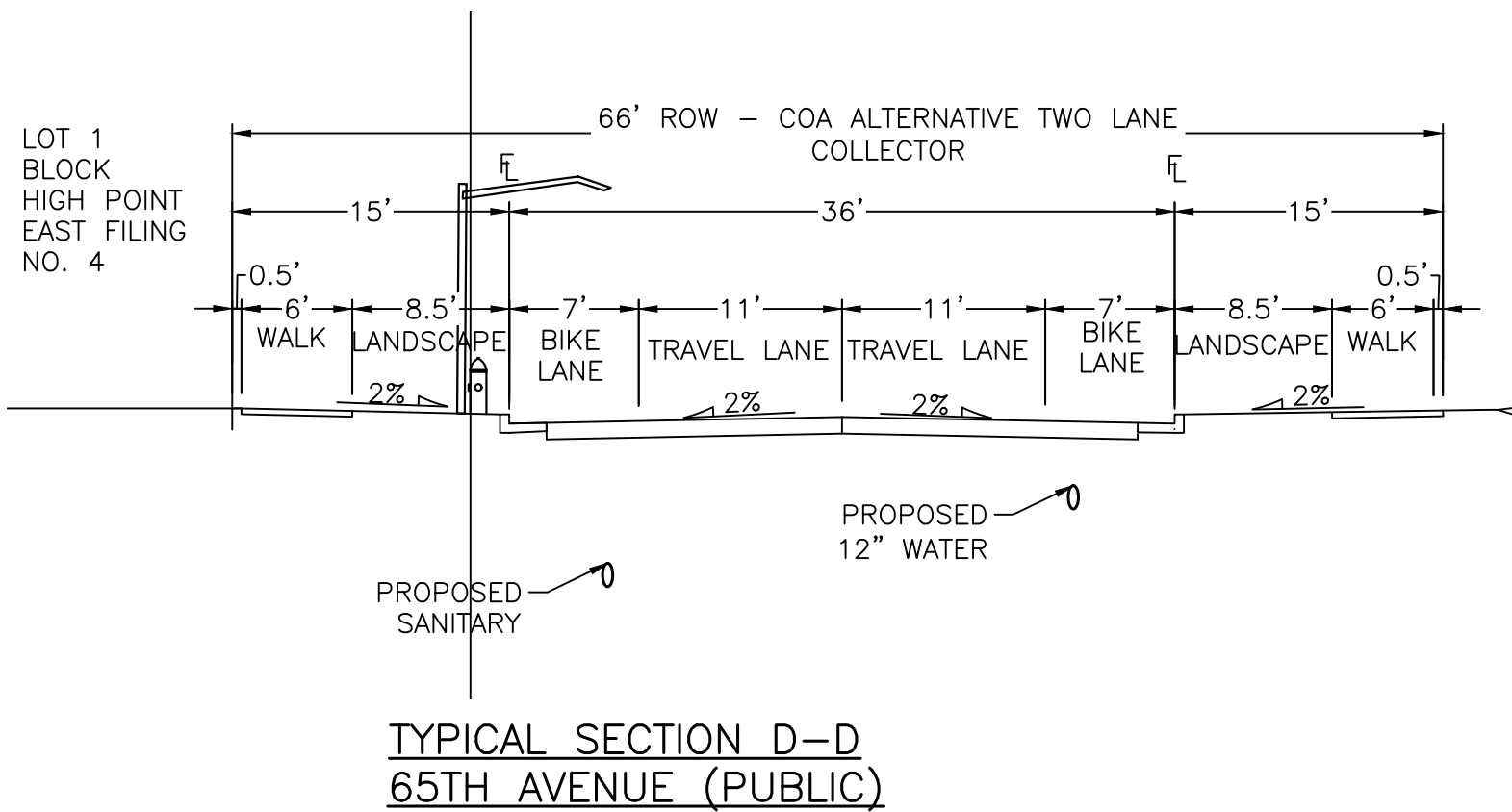
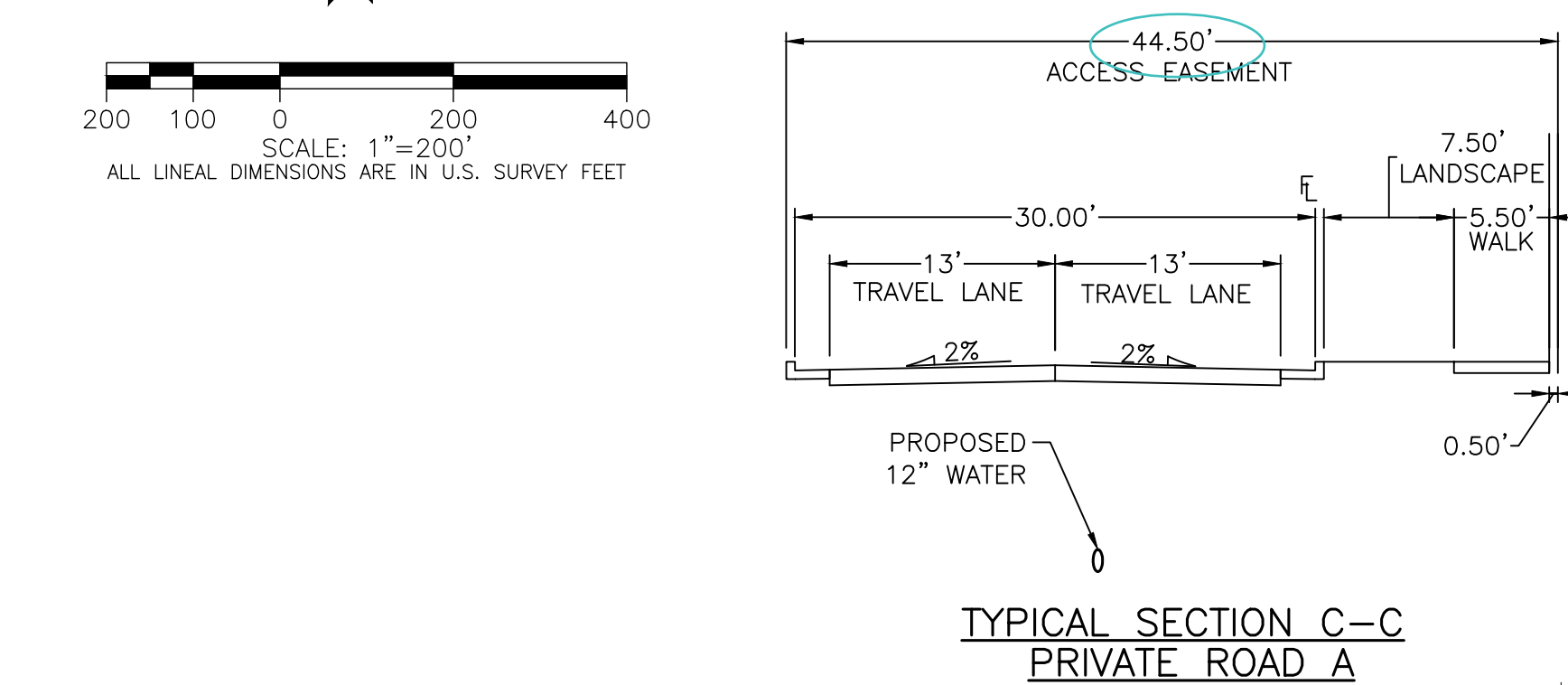
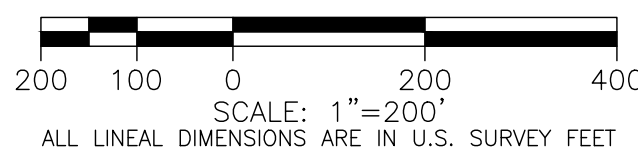
- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
- EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.
- FIRE HYDRANTS SPACED AT 500' DISTANCE PER CRITERIA TWO LANE ROADWAY.
- FIRE HYDRANTS LOCATED ALONG SOUTH SIDE ONLY OF 68TH AVE AVOID PROXIMITY TO EXISTING 48" ECCV WATER MAIN.

DRAINAGE / STORM SEWER:

- STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH 68TH AVENUE SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
- BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

GENERAL NOTES:

- INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.



Date	Submission / Revision
07/18/2022	1ST SUBMITTAL
10/14/2022	2ND SUBMITTAL
02/17/2023	3RD SUBMITTAL

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THE LOOP AT HIGH POINT (68TH WEST OF GUN CLUB)
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No. 19.1043.C.18

Drawing Title

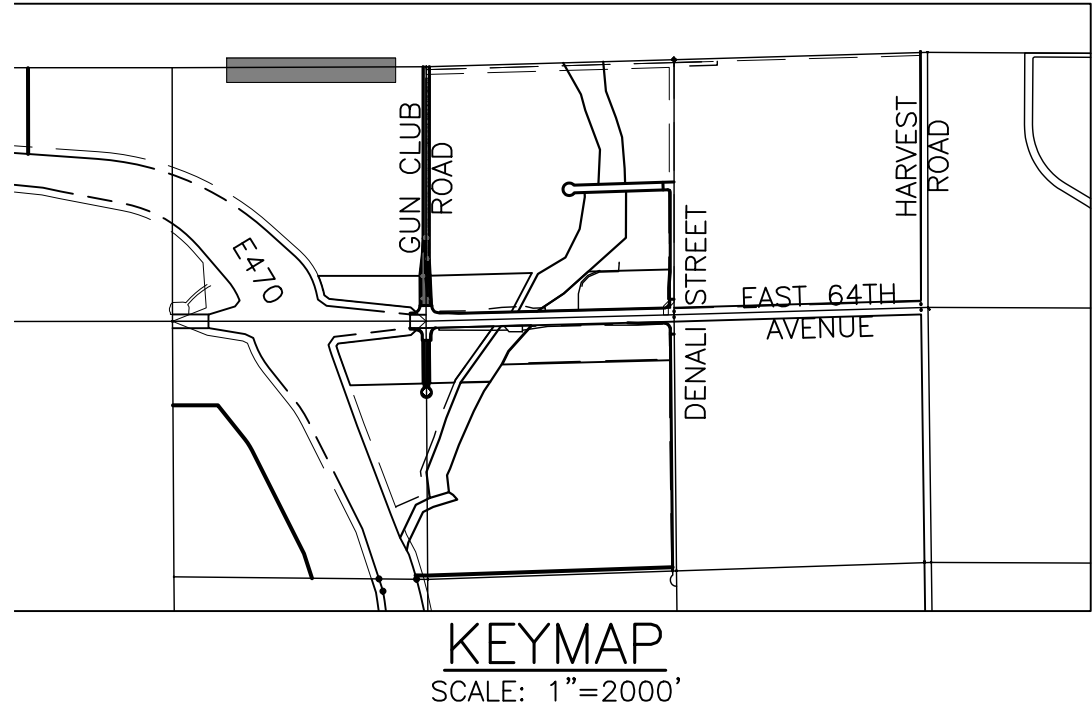
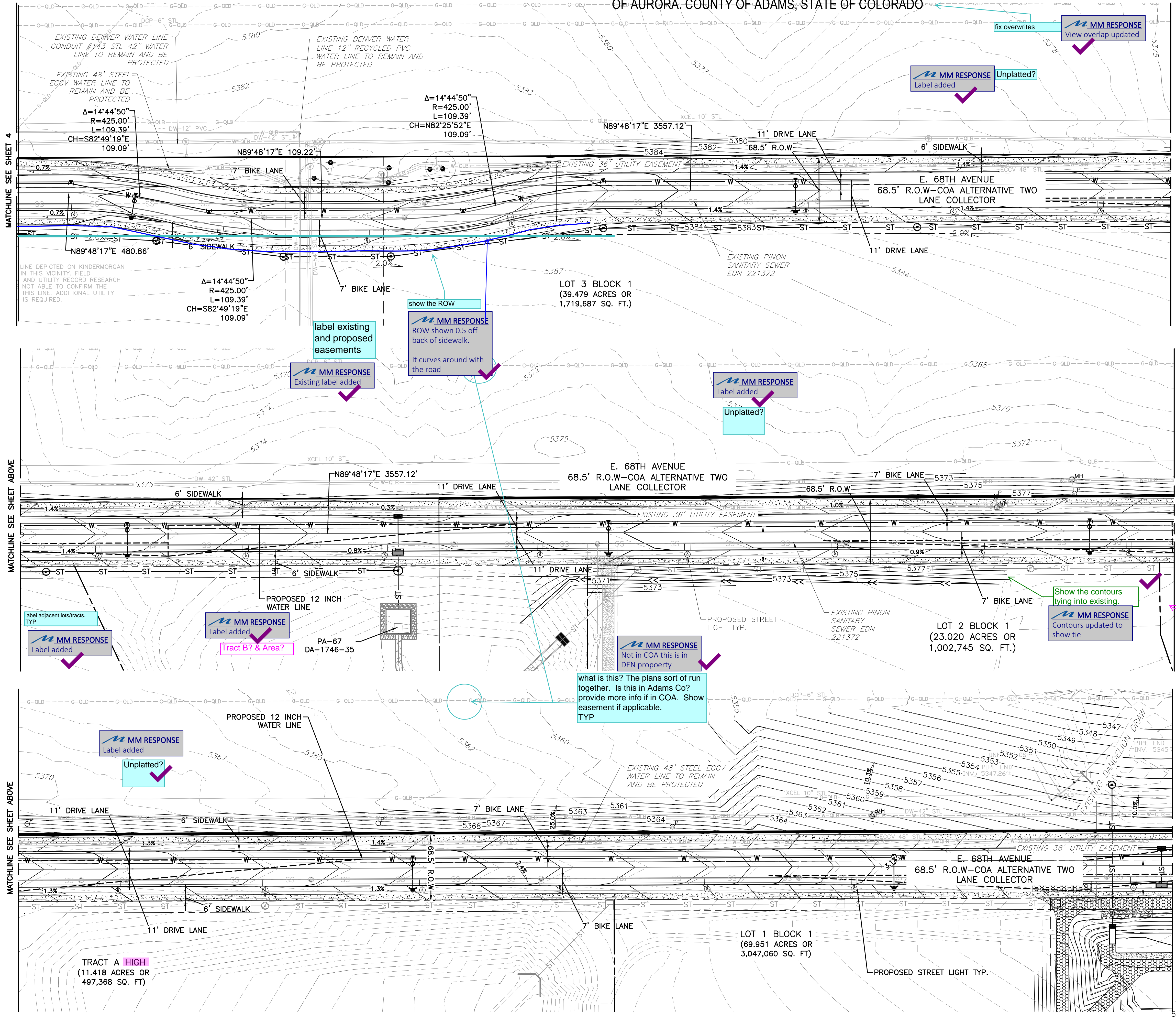
OVERALL

Drawing No.

3

THE LOOP AT HIGH POINT (68TH AVENUE WEST OF GUN CLUB) - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, AND THE SOUTHEAST QUARTER OF SECTION 2, T3S, R66W OF THE 6TH P.M., CITY
OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



INFRASTRUCTURE NOTES:

ROADWAY PHASING:

- ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED 68TH AVE LOOP IMPROVEMENTS. EACH PHASE WILL PROVIDE THE REQUIRED LOOP WATER SYSTEM AND TWO POINTS OF ACCESS TO EACH SITE THAT IS BEING DEVELOPED.

SIGNAGE AND STRIPING NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON 68TH AVENUE AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY 68TH AVENUE WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH 68TH AVENUE.
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

WATER MAIN:

- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
- EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

DRAINAGE / STORM SEWER:

- STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH GUN CLUB ROAD SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
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- PROPOSED STORM SEWER INFRASTRUCTURE LOCATED WITHIN 68TH AVE AND 65TH AVE RIGHT-OF-WAY WILL BE PUBLICLY MAINTAINED BY THE CITY OF AURORA. THE INFRASTRUCTURE IN ROAD A, E-470 SERVICE ROAD B, THE DETENTION POND, SWALES, AND STRUCTURES OUTSIDE OF ROW ARE PRIVATELY OWNED AND WILL BE MAINTAINED BY THE RESPECTIVE DISTRICT

LIGHTING NOTES:

- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL. INCLUDE TYPICAL LIGHT FIXTURES BASED ON STREET CLASSIFICATION.

LEGEND

EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	SIGHT TRIANGLE
	EASEMENT
	CONTOURS
	CURB & GUTTER
	HANDICAP RAMPS
	GRADING ARROW
	STORM SEWER
	STORM MANHOLE
	STORM INLET
	FLARED END SECTION
	SANITARY SEWER
	SANITARY MANHOLE
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	SWALE
	LIGHT POLE
	SIGN
	EMERGENCY SPILLWAY

THE LOOP AT HIGH POINT (68TH WEST
OF GUN CLUB)
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No:
19.1043.C.18

Drawing Title
**68TH AVENUE
WEST OF GUN
CLUB - SITE PLAN**

Drawing No.
5

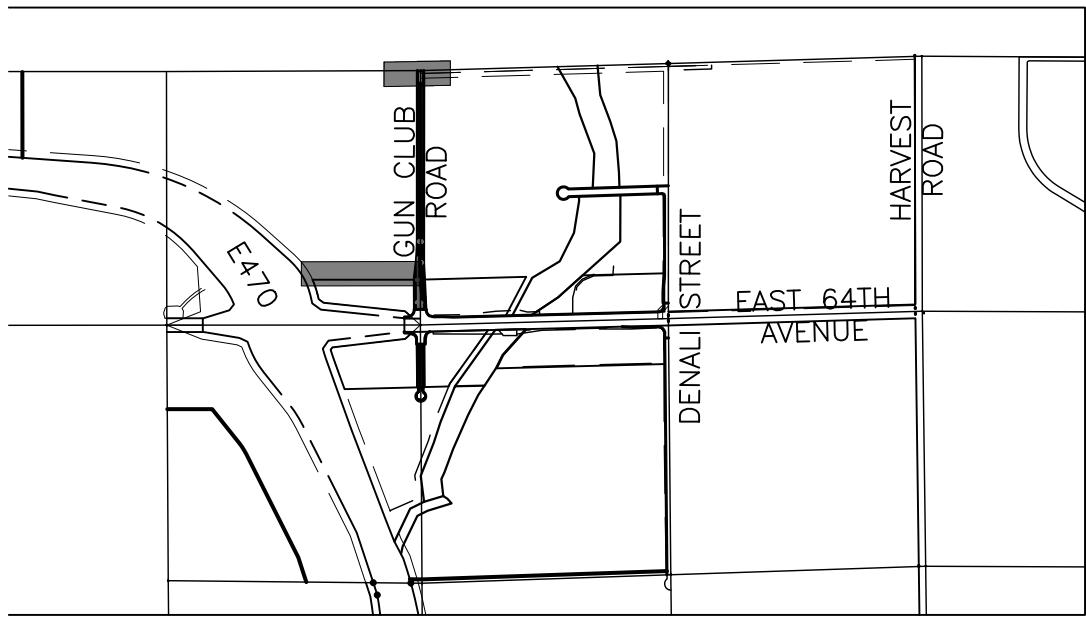
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KEYMAP
SCALE: 1"=2000'

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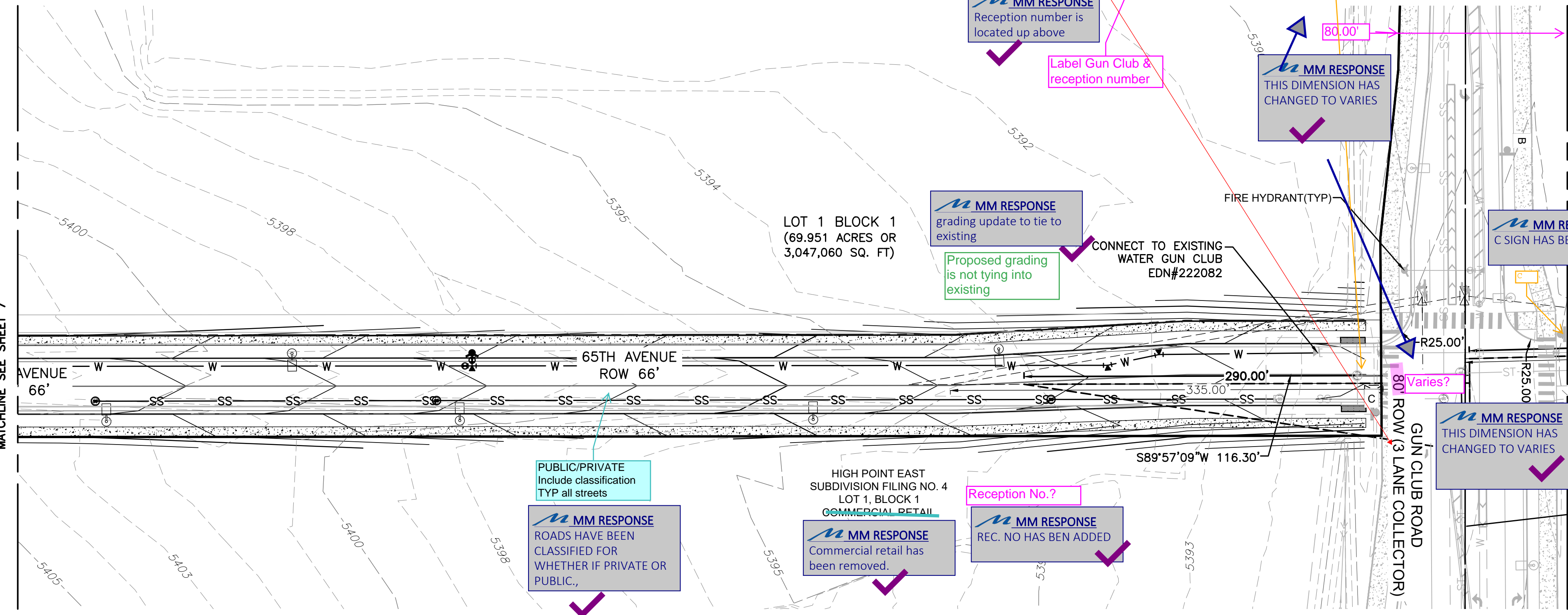
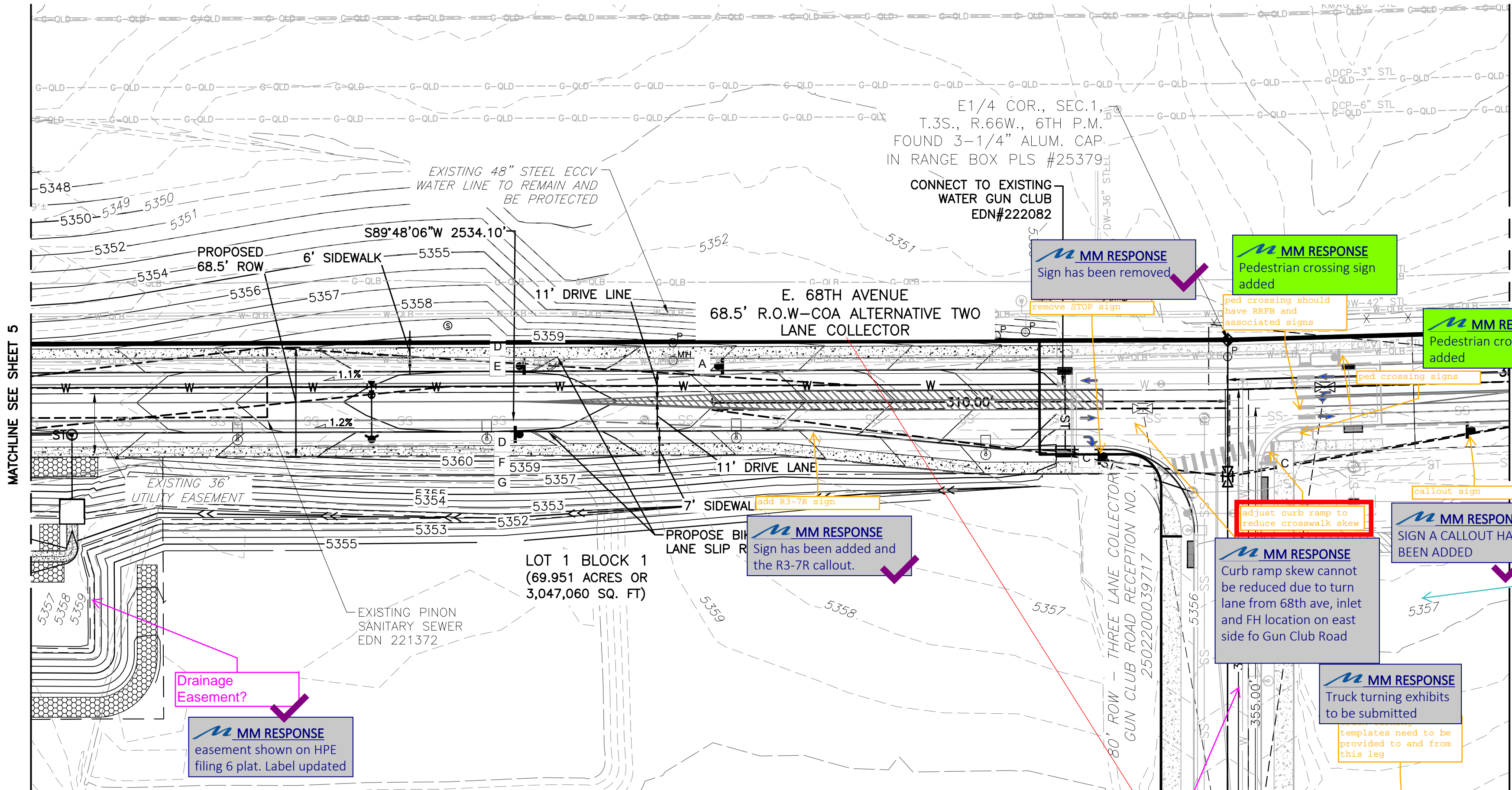
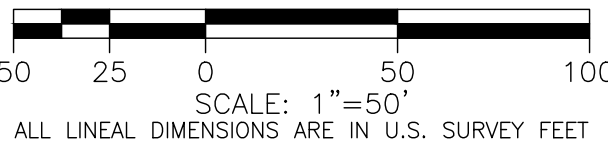
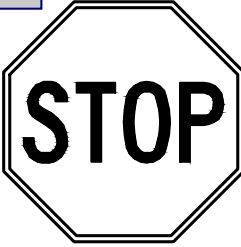
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LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	SIGHT TRIANGLE	---
---	EASEMENT	---
---	CONTOURS	---
---	CURB & GUTTER	---
---	HANDICAP RAMPS	---
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---	WATER LINE	---
---	WATER VALVE	---
---	FIRE HYDRANT	---
---	SWALE	---
---	LIGHT POLE	---
---	SIGN	---
---	EMERGENCY SPILLWAY	---

LIGHTING NOTES:

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THE LOOP AT HIGH POINT (68TH WEST
OF GUN CLUB)
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

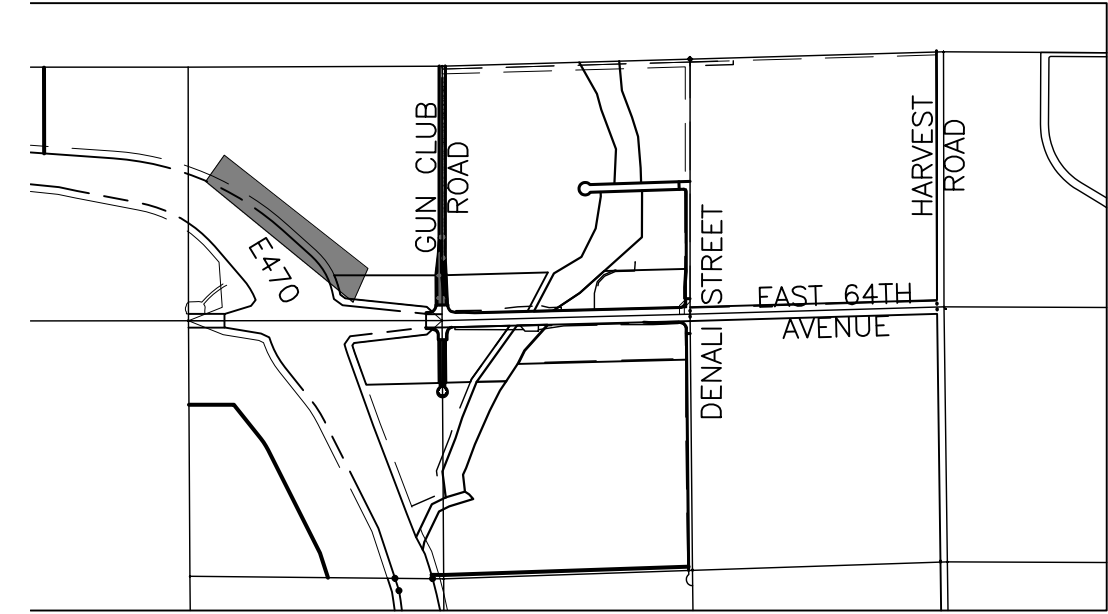
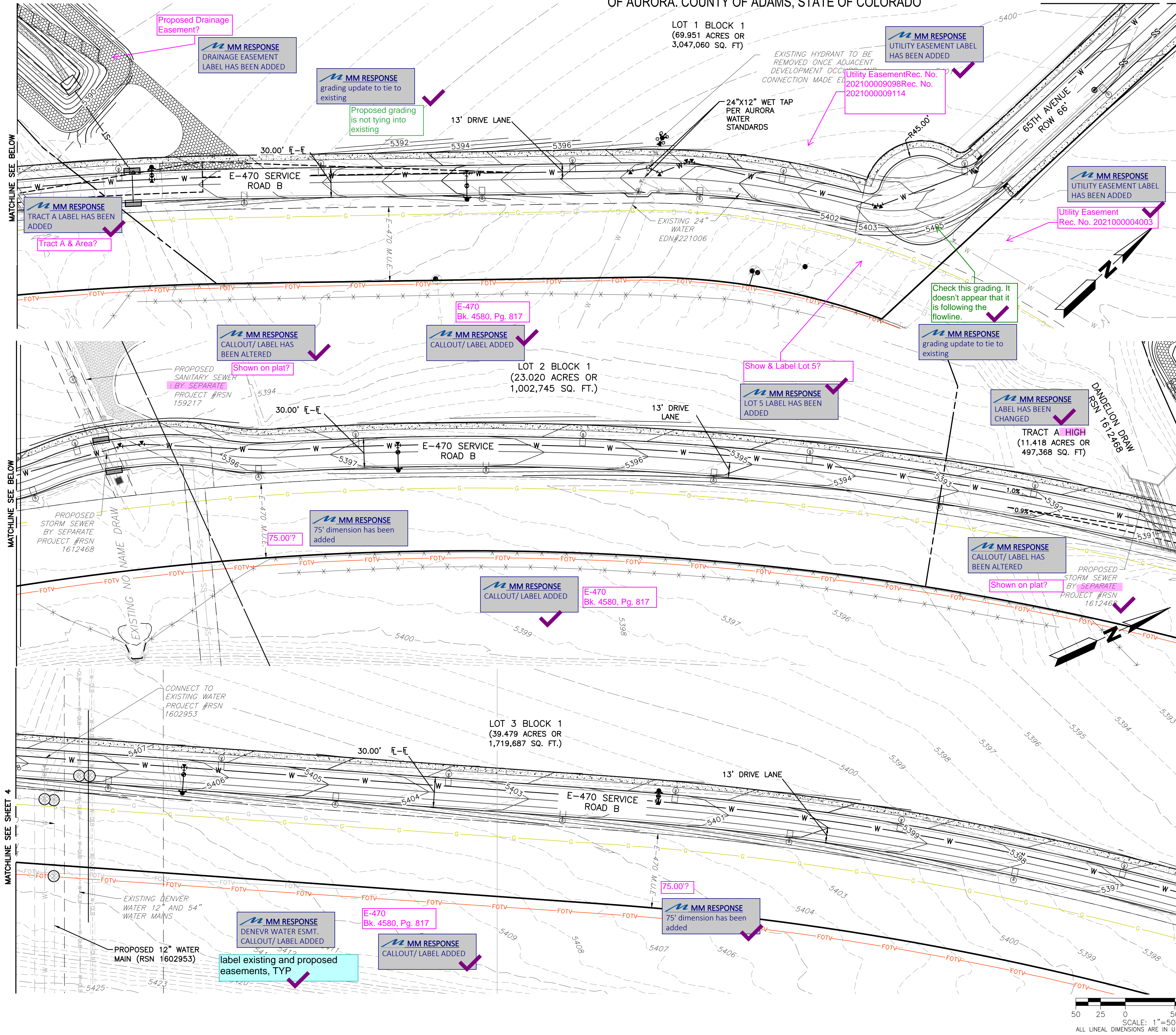
Design Project No:
19.1043.C.18

Drawing Title
**68TH AVENUE &
GUN CLUB ROAD
INTERSECTION -
SITE PLAN**

Drawing No.
6

THE LOOP AT HIGH POINT (68TH AVENUE WEST OF GUN CLUB) - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, AND THE SOUTHEAST QUARTER OF SECTION 2, T3S, R66W OF THE 6TH P.M., CITY OF AURORA. COUNTY OF ADAMS, STATE OF COLORADO



INFRASTRUCTURE NOTES: ROADWAY PHASING:

- ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED 68TH AVE LOOP IMPROVEMENTS. EACH PHASE WILL PROVIDE THE REQUIRED LOOP WATER SYSTEM AND TWO POINTS OF ACCESS TO EACH SITE THAT IS BEING DEVELOPED.

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SIGNAGE AND STRIPING NOTES:

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WATER MAIN:

- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
- EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

DRAINAGE / STORM SEWER:

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---	LIGHT POLE	---
---	SIGN	---
---	EMERGENCY SPILLWAY	---

THE LOOP AT HIGH POINT (68TH WEST
OF GUN CLUB)
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No:
19.1043.C.18

Drawing Title
E-470 SERVICE
ROAD B - SITE
PLAN

Drawing No.

7

Date	Submission / Revision
07/18/2022	1ST SUBMITTAL
10/14/2022	2ND SUBMITTAL
02/17/2023	3RD SUBMITTAL

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THE LOOP AT HIGH POINT 68TH AVENUE WEST OF GUN CLUB - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, T3S, R66W OF THE 6TH P.M., AURORA. COUNTY OF ADAMS, STATE OF COLORADO

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.
- THE SURFACE MATERIAL OF WALKS AND TO BE BRUSHED GRAY COLORED CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- AURORA HIGH POINT AT DIA METRO DISTRICT, THEIR SUCCESSOR, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION AND, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN AND/OR INDICATED ON THE NORTH SIDE OF 68TH AVENUE, THE WEST SIDE OF PRIVATE ROAD A, DETENTION AREAS, AND THE SOUTH SIDE OF E-470 SERVICE ROAD. ALL ON-LOT LANDSCAPING SHALL BE INSTALLED BY THE LAND OWNER/DEVELOPER AT TIME OF DEVELOPMENT. LANDSCAPING WITHIN THE RIGHT OF WAY SHALL BE INSTALLED BY THE LAND OWNERS/DEVELOPERS AT TIME OF CONSTRUCTION OF ADJACENT ROADWAY IMPROVEMENTS OR LOT DEVELOPMENT. ADJACENT LAND OWNERS/DEVELOPERS SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPLACEMENT OF THE APPLICABLE LANDSCAPING. LANDSCAPING SHALL BE INSTALLED PER THE PLANS AND SHALL BE PROVIDED PRIOR TO THE CERTIFICATE OF OCCUPANCY BY THE ADJOINING LAND OWNERS.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" MULTI-COLOR LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4-6" MULTI-COLOR LOCAL RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
- OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES. SHOW SIGHT TRIANGLES ON THE SITE PLAN AND LANDSCAPING PLAN AT ALL ACCESS POINTS IN ACCORDANCE WITH CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13 IN ADDITION, STREET TREES SHALL BE SET BACK FROM STOP SIGNS AND OTHER REGULATORY SIGNS AS DETAILED IN CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13.3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

ADMINISTRATIVE ADJUSTMENT

SECTION 145-4.7.5.C.5.A: SHRUB EQUIVALENTS ARE PROPOSED NORTH OF 68TH AVENUE BECAUSE STREET TREES ARE PROHIBITED DUE TO EXISTING EASEMENTS.

CURBSIDE LANDSCAPE DATA TABLE

Curbside Landscape Data Table								
Location / Description	Length (LF)	Trees Required	Trees Provided	Shrub Replacements Required	Area (SF)	Shrubs Required	Total Shrubs Required (shrub replacements + shrubs required)	Shrubs Provided
68TH AVE NORTH	4,679	117	7	1,320	37,430	936	2,255	1,736
68TH AVE SOUTH	4,544	114	113	7	36,275	907	914	655
PRIVATE ROAD A EAST	596	15	15	0	4,469	112	112	0
E-470 SERVICE ROAD B NORTH	3,874	97	92	58	29,085	727	785	0
65TH AVE NORTH	1,086	27	25	26	8,602	215	241	241
65TH AVE SOUTH	955	24	24	0	7,641	191	191	0
Totals:	15,734	393	276	1,411	123,502	3,088	4,498	3,720

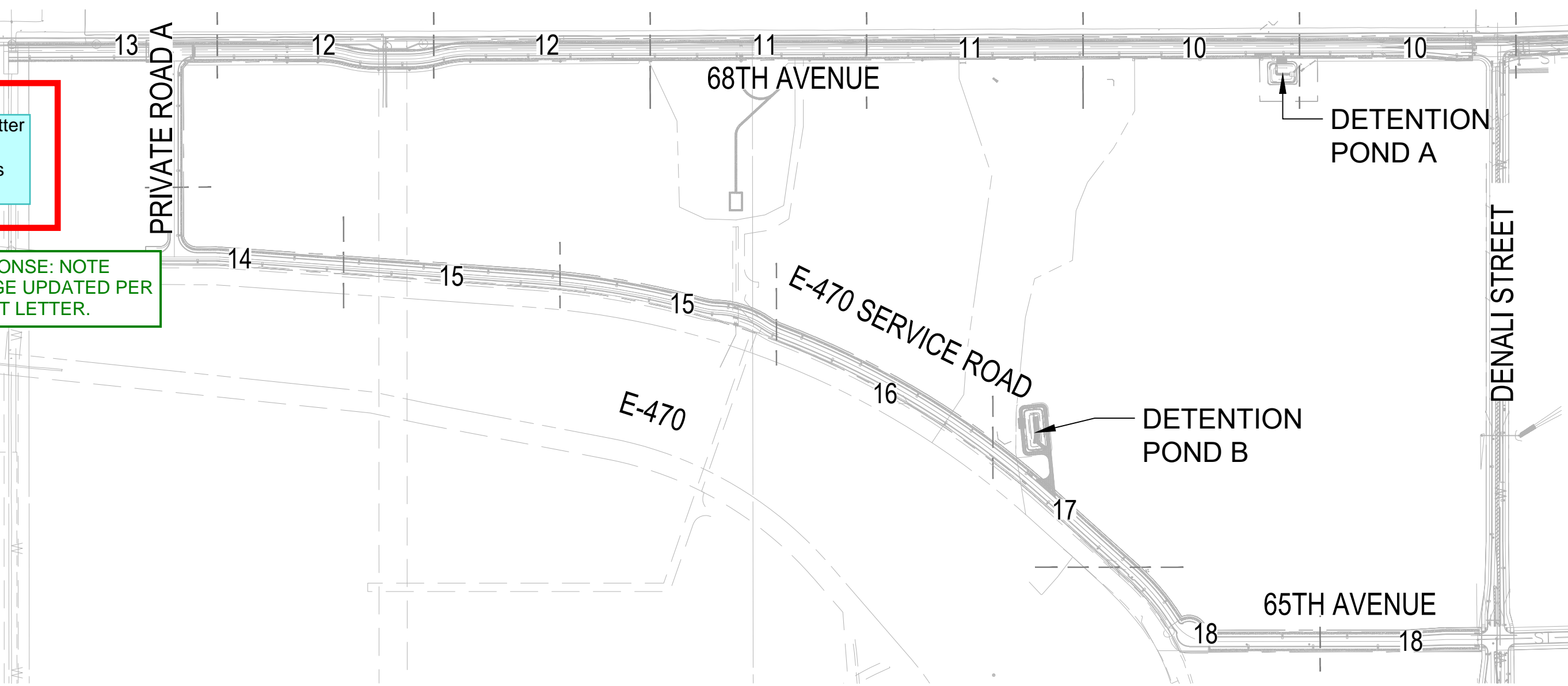
- SHRUBS AND ORNAMENTAL GRASSES SHOWN IN TABLE ARE A MINIMUM OF CONTAINER #5 SIZE.
- THE CURBSIDE LANDSCAPE IS PLANTED A MINIMUM WITH 1 TREE EVERY 40 LINEAR FEET AND 1 SHRUB PER 40 SQUARE FEET.
- DISTANCES MEASURED BETWEEN TANGENT POINTS, INTERSECTING DRIVES ARE EXCLUDED.
- DUE TO EASEMENTS ON 68TH AVE. NORTH AND E-470 SERVICE ROAD B NORTH, 111 STREET TREES AND 11 STREET TREES DEFICIENT, ALTHOUGH SHRUBS HAVE BEEN PROVIDED.
- ONE TREE EQUIVALENT SHALL BE EQUAL TO: TWELVE 5 GAL SHRUBS PER ONE 2.5 INCH CALIPER TREE.

SPECIAL LANDSCAPE BUFFER DATA TABLE

E-470 Buffer								
Direction	Site Perimeter Description	Length (LF)	Trees Required	Deciduous Trees Provided	Evergreen Trees Provided	Total Trees Provided	Shrubs Required	Shrubs Provided
South	Special Landscape Buffer for Development Adjacent to E-470 : 25' width required (1 Tree and 10 Shrubs per 25 LF)	4,167	167	77	90	167	1,667	1,667

- LANDSCAPING SHALL INCLUDE ONE TREE AND 10 SHRUBS PER 25 LINEAR FEET OF FRONTAGE WHEN THE SITE CONTAINS INDUSTRIAL DEVELOPMENT.
- AT LEAST 50% OF REQUIRED TREES SHALL BE EVERGREEN SPECIES OUTSIDE THE E-470 MULTI-USE EASEMENT.

OVERALL PLAN



see comment letter for suggested language for this note.

ND RESPONSE: NOTE LANGUAGE UPDATED PER COMMENT LETTER.

DETENTION POND LANDSCAPE DATA TABLE

Detention Pond Landscape Table *to be installed at time of construction								
ID	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Transfers	
A	DETENTION POND (1 Tree and 10 shrubs per 4,000 SF)	2,280	1	1	2	2	0	
B	DETENTION POND (1 Tree and 10 shrubs per 4,000 SF)	2,598	1	1	4	3	0	
Totals:		4,878	2	2	6	5	0	

- CALCULATED TO REFLECT 1 TREE AND 10 SHRUBS PER 4,000 SF ABOVE THE 100 YEAR WATER SURFACE ELEVATION OF THE PONDS.
- ALL TREES WILL BE A MIN. OF 2.5" CALIPER AND SHRUBS A MIN. OF CONTAINER #5 SIZE.

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68TH WEST OF GUN CLUB INFRASTRUCTURE
SITE PLAN
AURORA, COLORADO

Design Project No:
19.1043.C.10

Drawing Title
LANDSCAPE NOTES

Drawing No.
8

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A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, T3S, R66W OF THE 6TH P.M., AURORA. COUNTY OF ADAMS, STATE OF COLORADO

NOTE: MAINTAIN TREES AND GRASSES TO REDUCE ATTRACTANTS FOR WILDLIFE SUCH AS RAPTOR SPECIES, BLACKBIRDS/STARLINGS, AND GEESE. PERFORM ANNUAL OR SEMI-ANNUAL VEGETATION/LANDSCAPE MAINTENANCE, INCLUDING PRUNING, TRIMMING, AND REMOVAL OF ANY DEAD LIMBS. TREES OR SHRUBS TO OCCUR

DRYLAND LOW SEED MIX OR APPROVED EQUAL

<p>68TH WEST OF GUN CLUB INFRASTRUCTURE SITE PLAN AURORA, COLORADO</p>	
Design Project No.	19.1043.C.10
Drawing Title	LANDSCAPE SCHEDULES
Drawing No.	9

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, T3S, R66W OF THE 6TH P.M., AURORA. COUNTY OF ADAMS, STATE OF COLORADO

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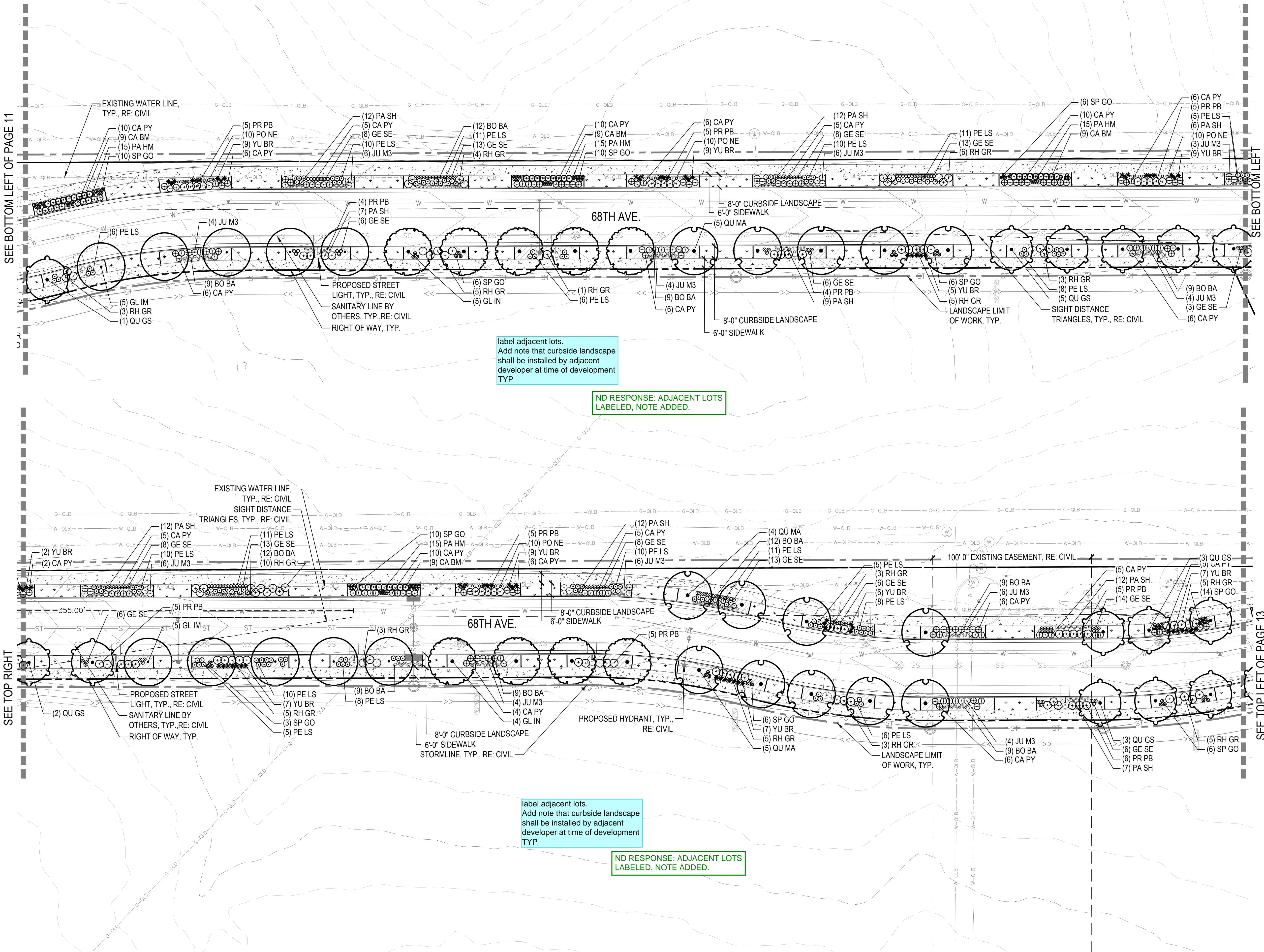
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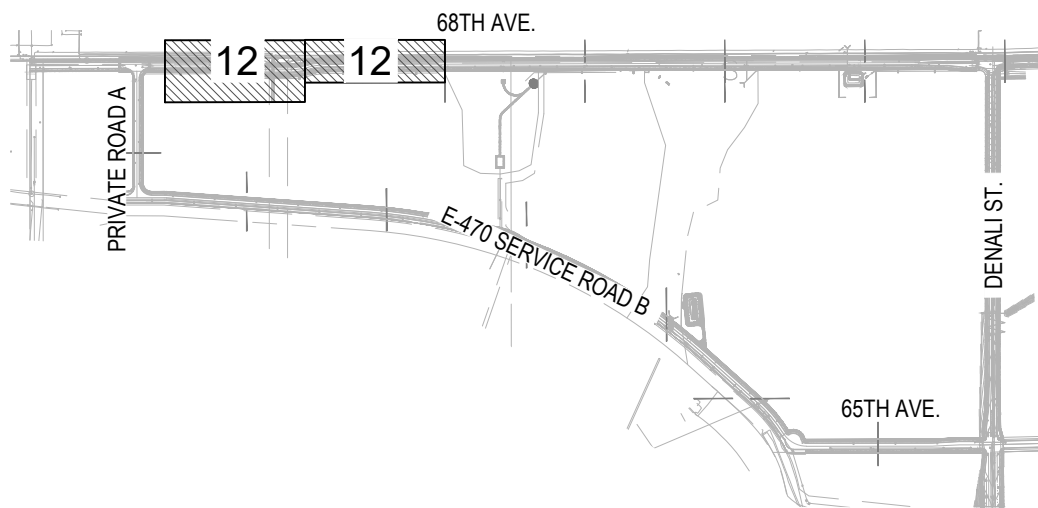
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THE LOOP AT HIGH POINT 68TH AVENUE WEST OF GUN CLUB - INFRASTRUCTURE SITE PLAN

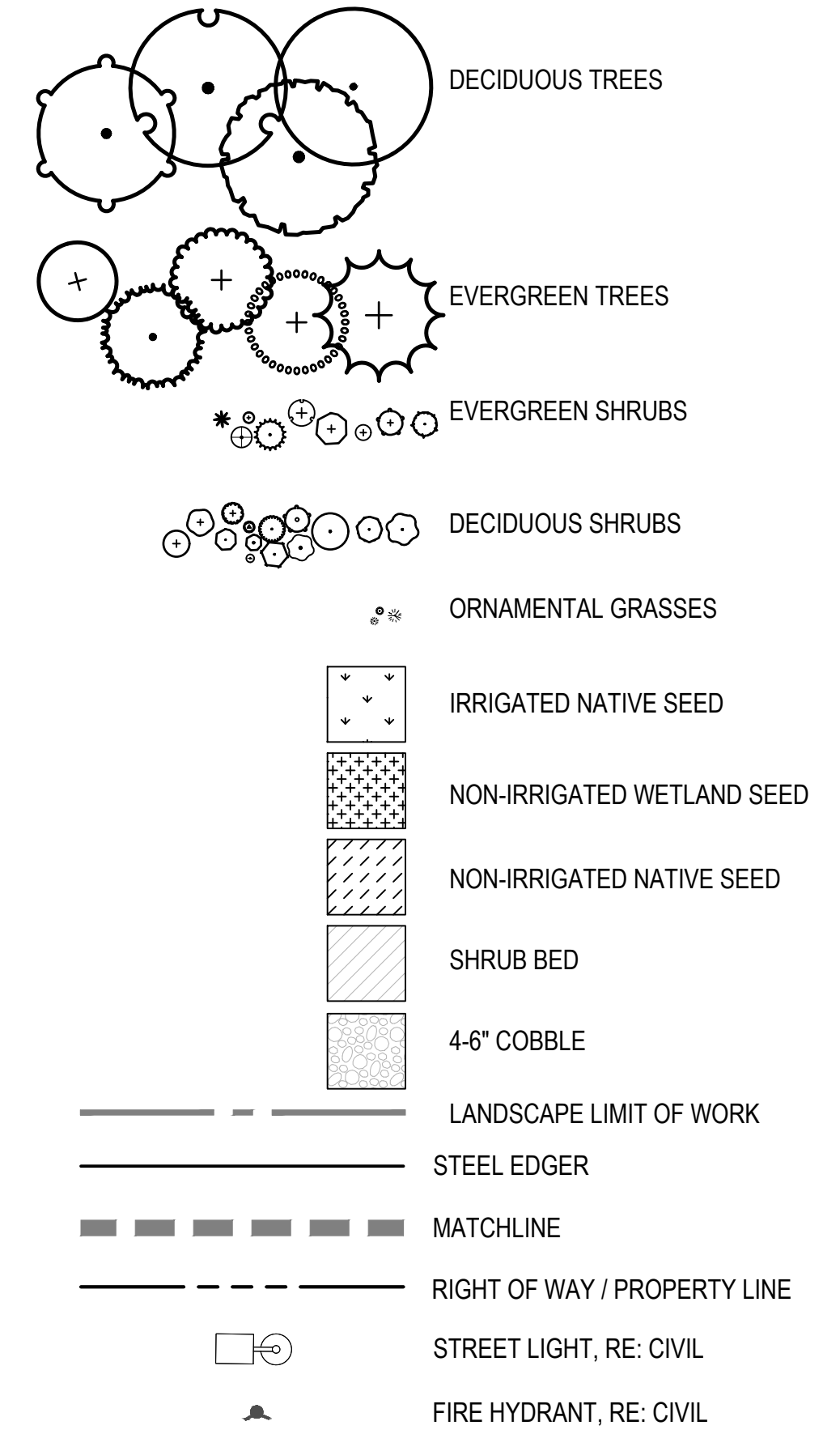
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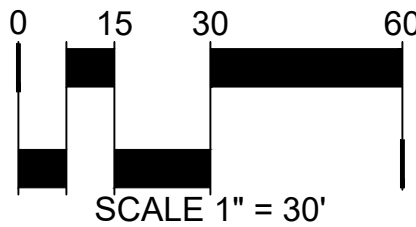
KEY MAP



LEGEND



NOTE: RIGHT-OF-WAY LANDSCAPING IMPROVEMENTS TO BE INSTALLED WHEN THE ADJACENT PARCELS ARE DEVELOPED OR BY METRO DISTRICT / MASTER DEVELOPER NORTH OF 68TH AVE AND SOUTH OF THE E-470 SERVICE DRIVE.



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68TH WEST OF GUN CLUB INFRASTRUCTURE SITE PLAN AURORA, COLORADO

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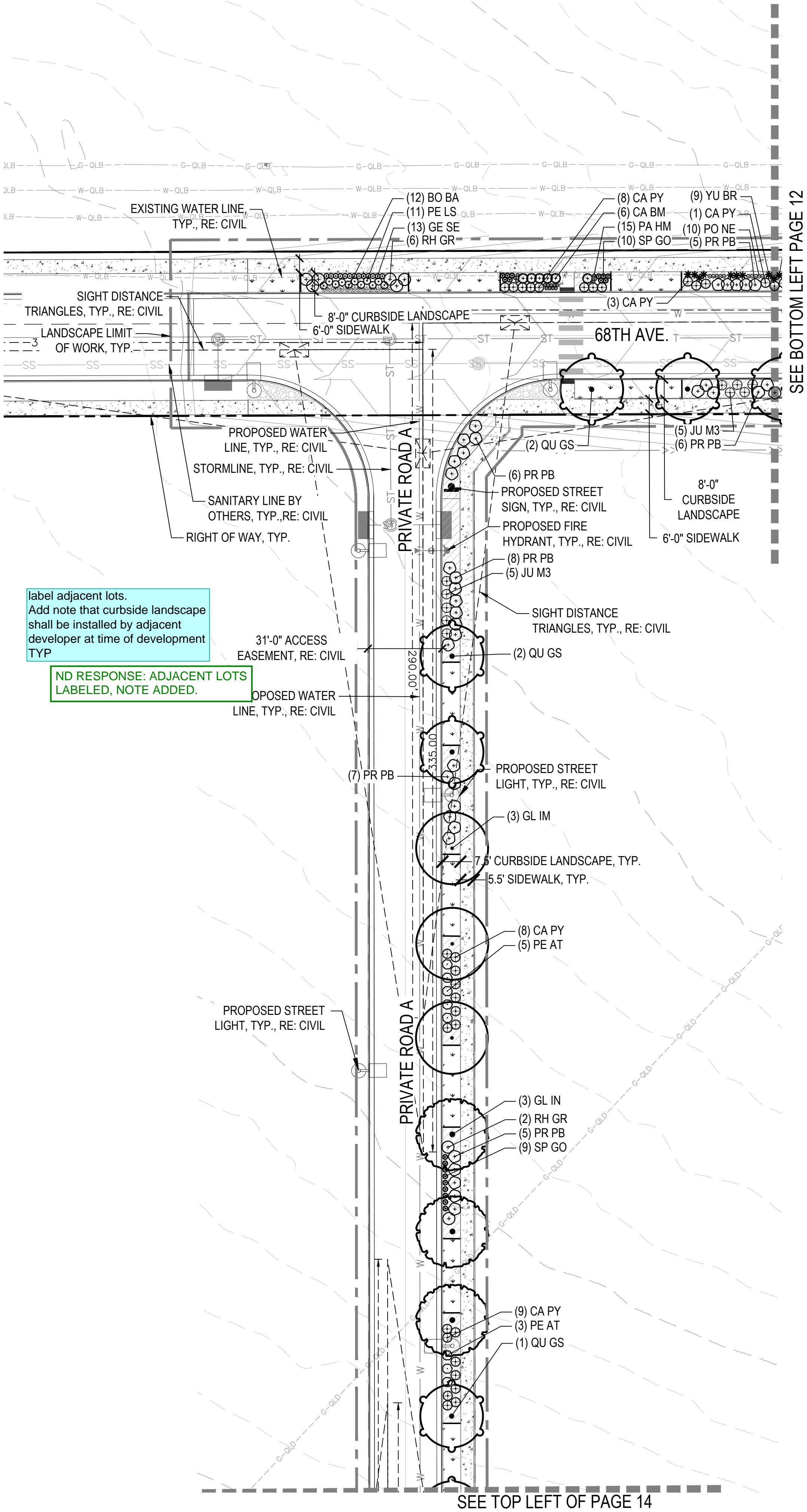
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**LANDSCAPE
PLAN**

Drawing No.

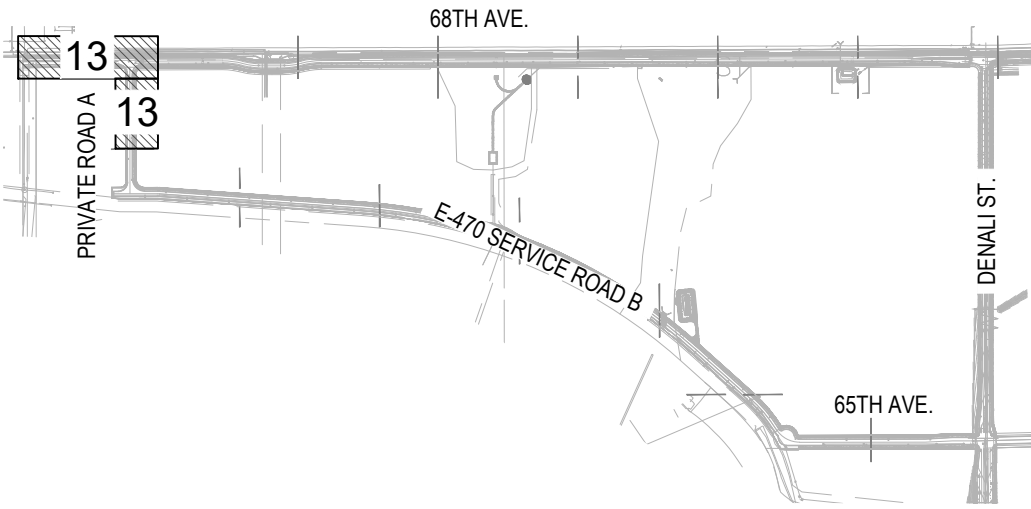
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THE LOOP AT HIGH POINT 68TH AVENUE WEST OF GUN CLUB - INFRASTRUCTURE SITE PLAN

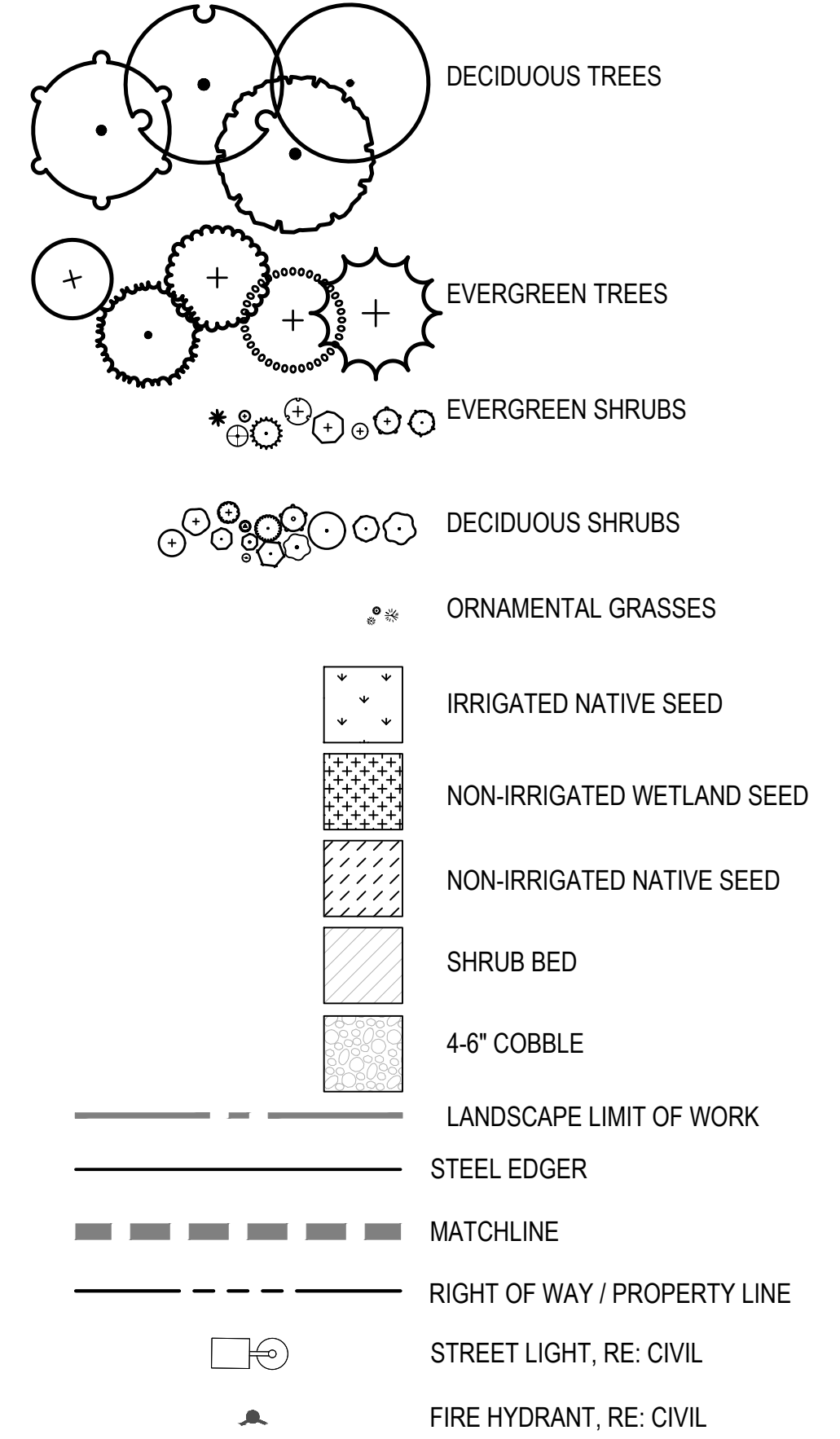
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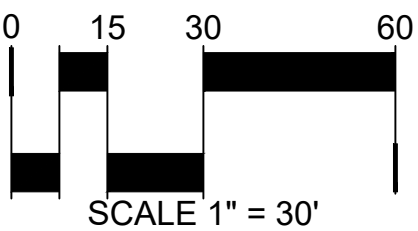
KEY MAP



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68TH WEST OF GUN CLUB INFRASTRUCTURE SITE PLAN AURORA, COLORADO

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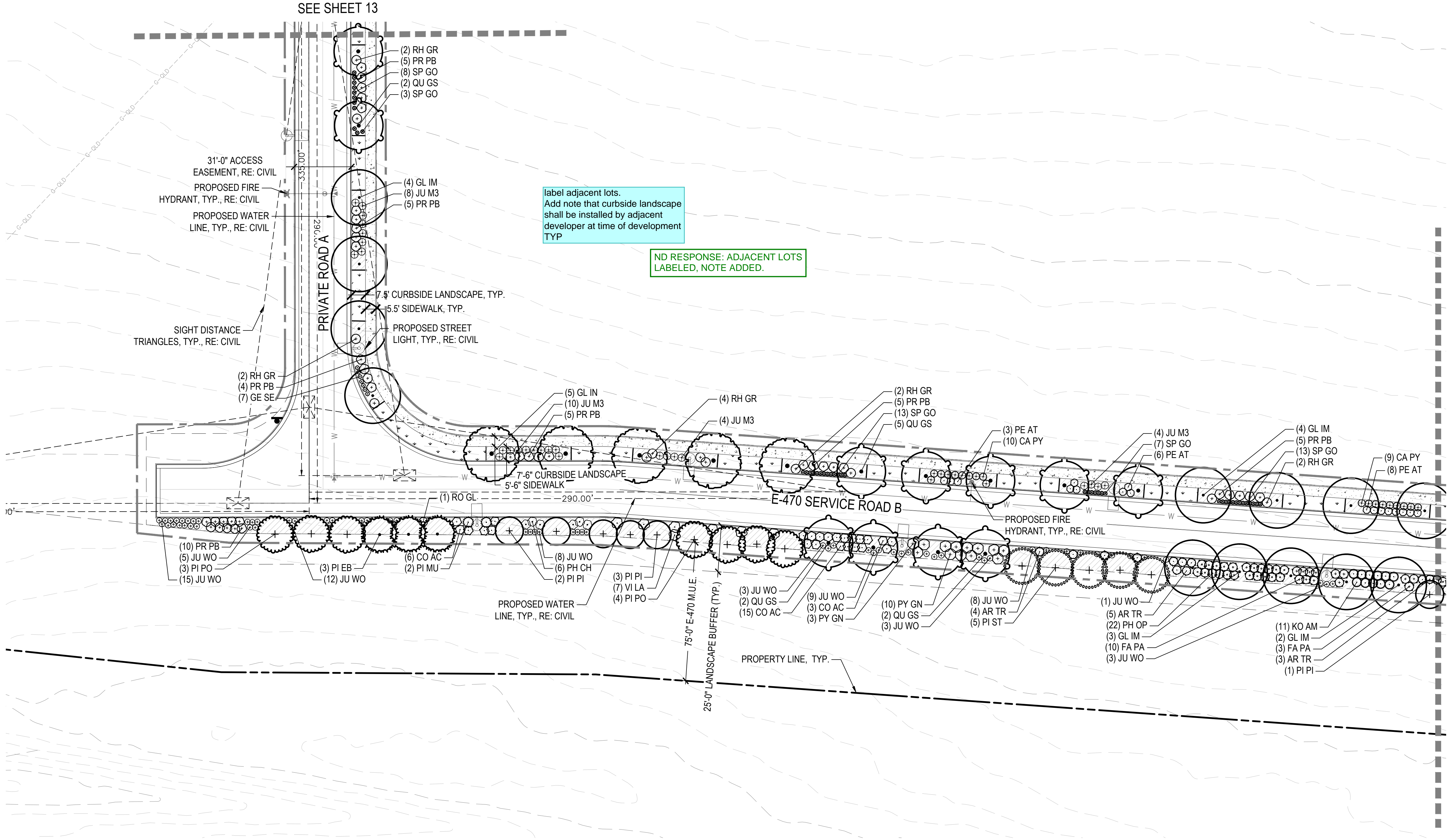
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LANDSCAPE PLAN

Drawing No.

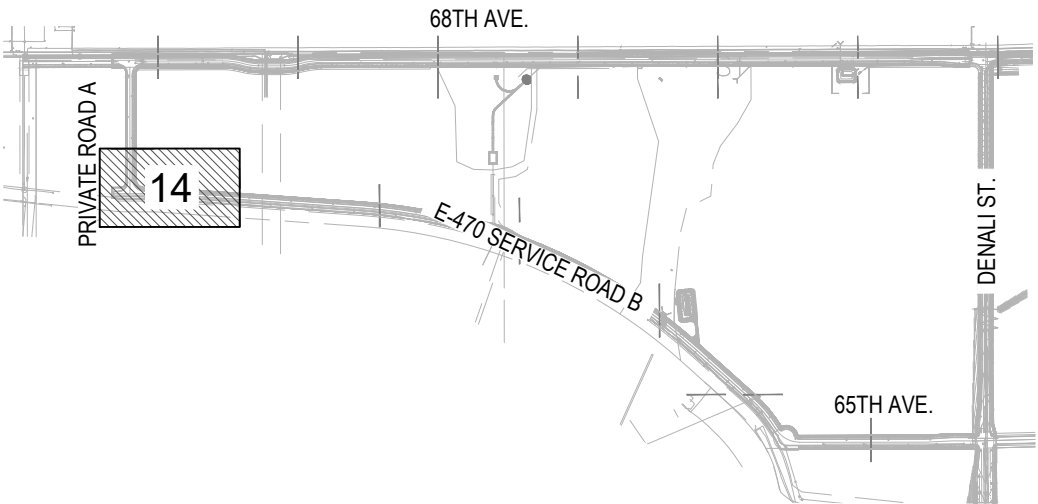
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THE LOOP AT HIGH POINT 68TH AVENUE WEST OF GUN CLUB - INFRASTRUCTURE SITE PLAN

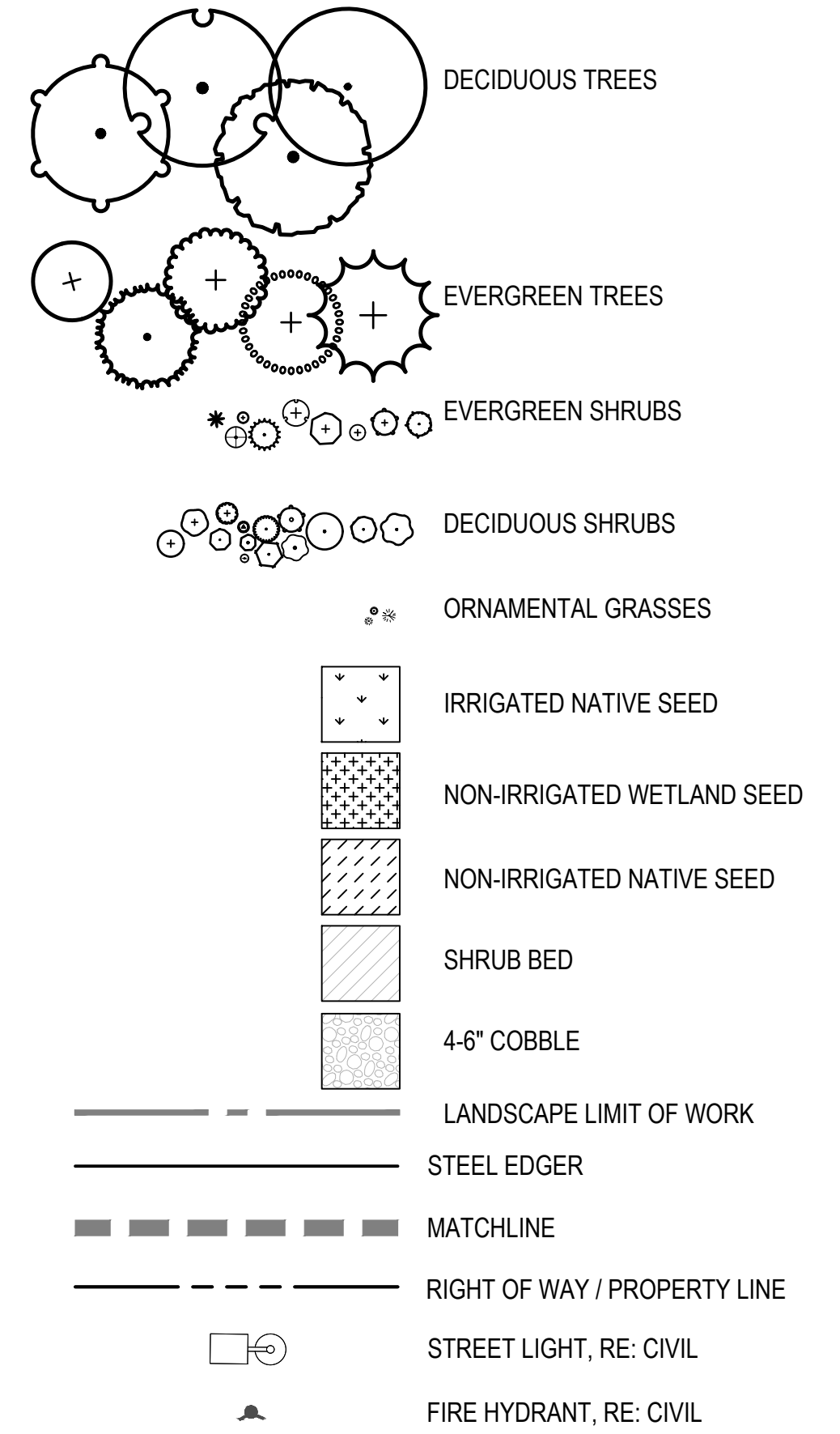
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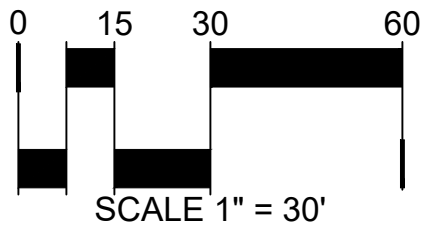
KEY MAP



LEGEND



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AURORA, COLORADO

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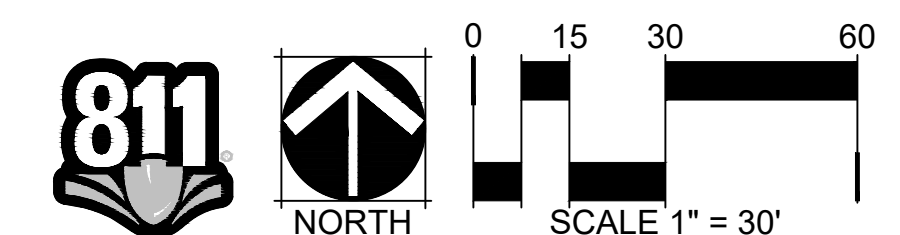
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LANDSCAPE PLAN

Drawing No.
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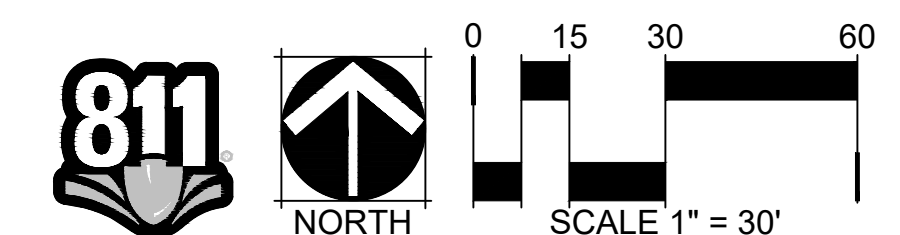


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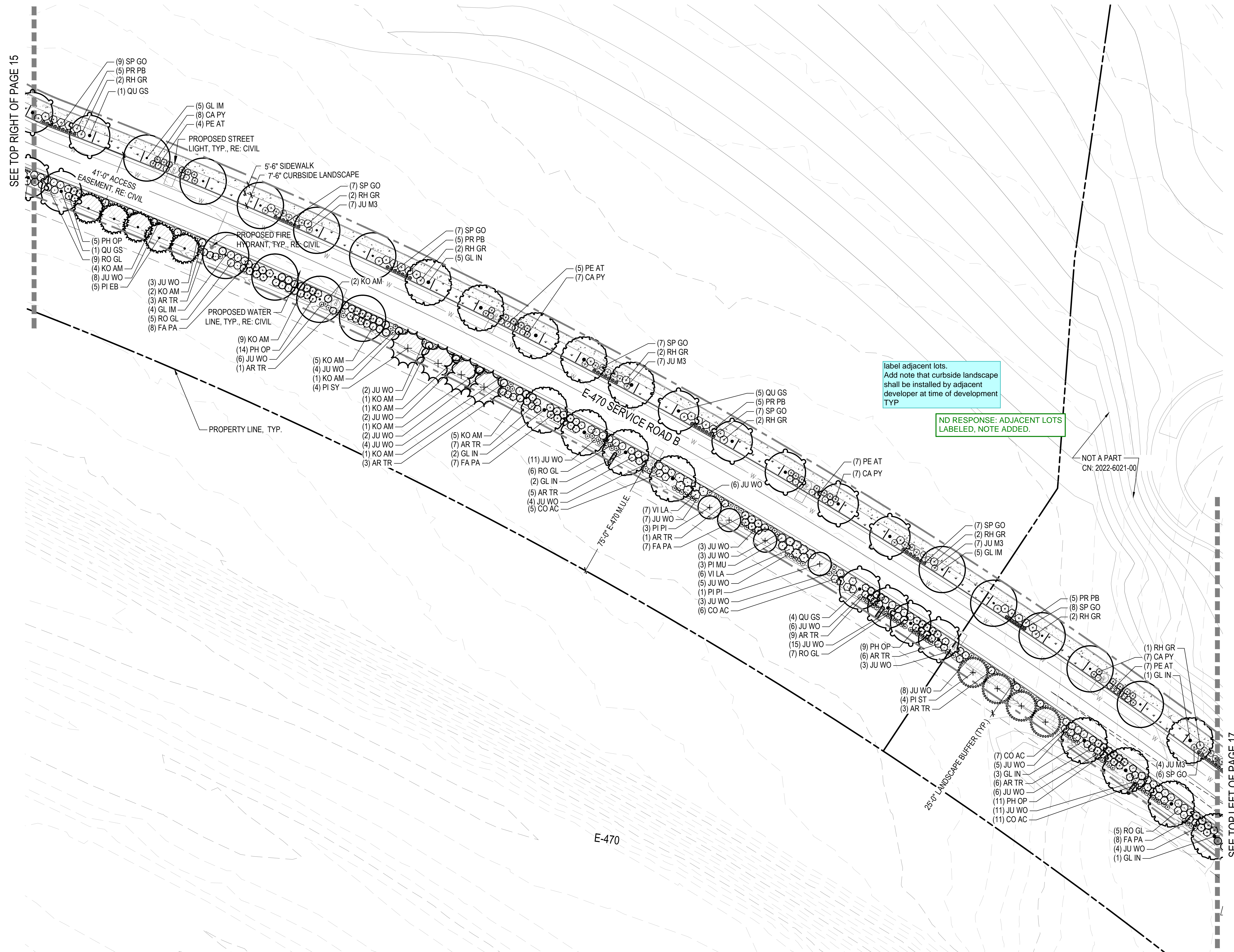
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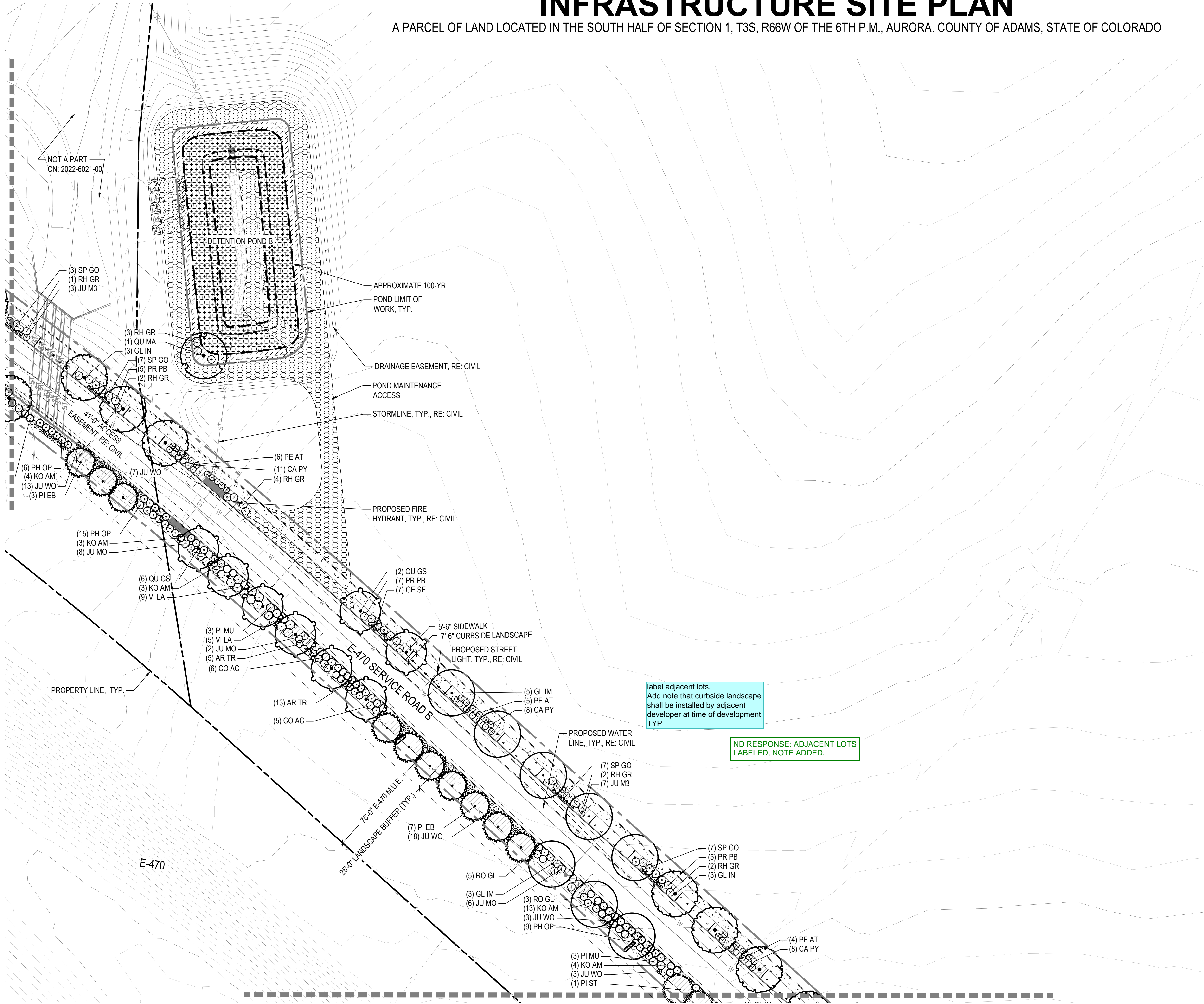
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THE LOOP AT HIGH POINT 68TH AVENUE WEST OF GUN CLUB - INFRASTRUCTURE SITE PLAN

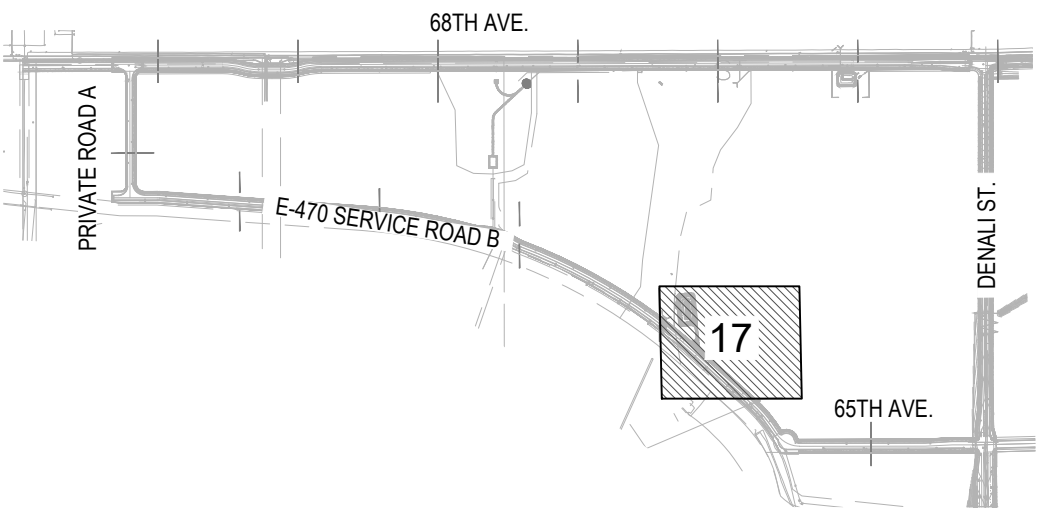
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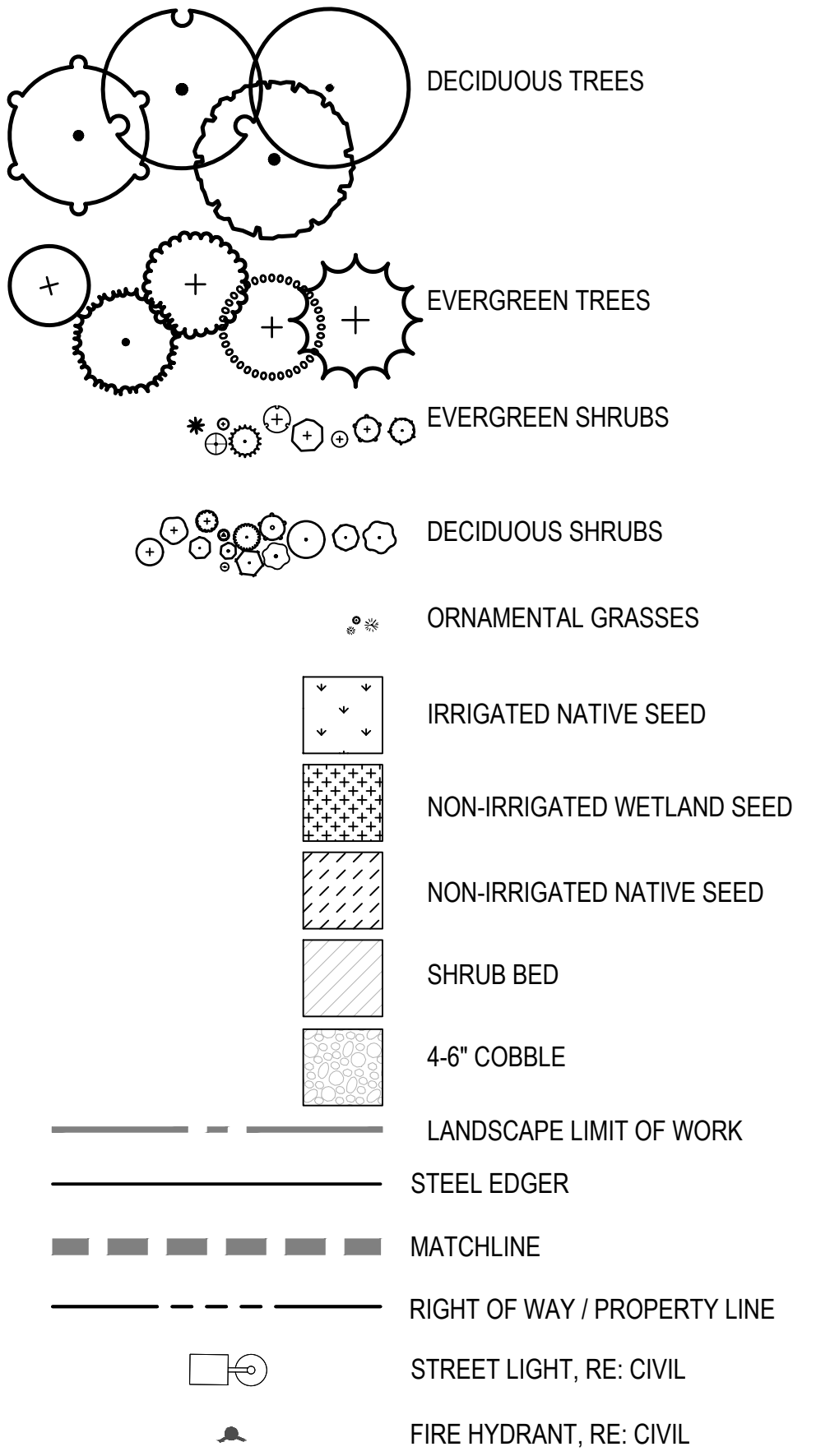


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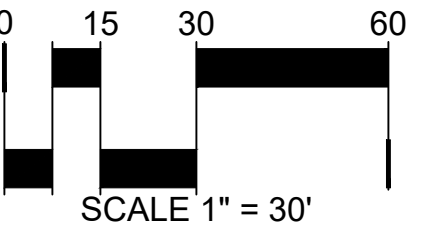
KEY MAP



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AURORA, COLORADO

Design Project No:
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Drawing Title
**LANDSCAPE
PLAN**

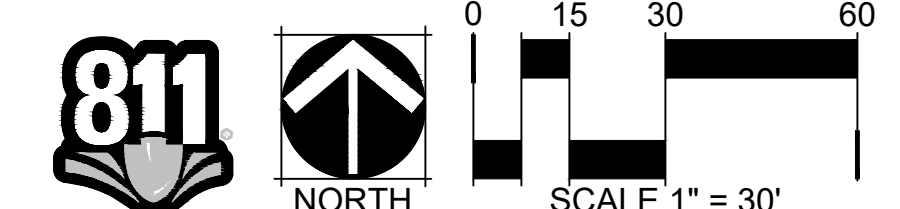
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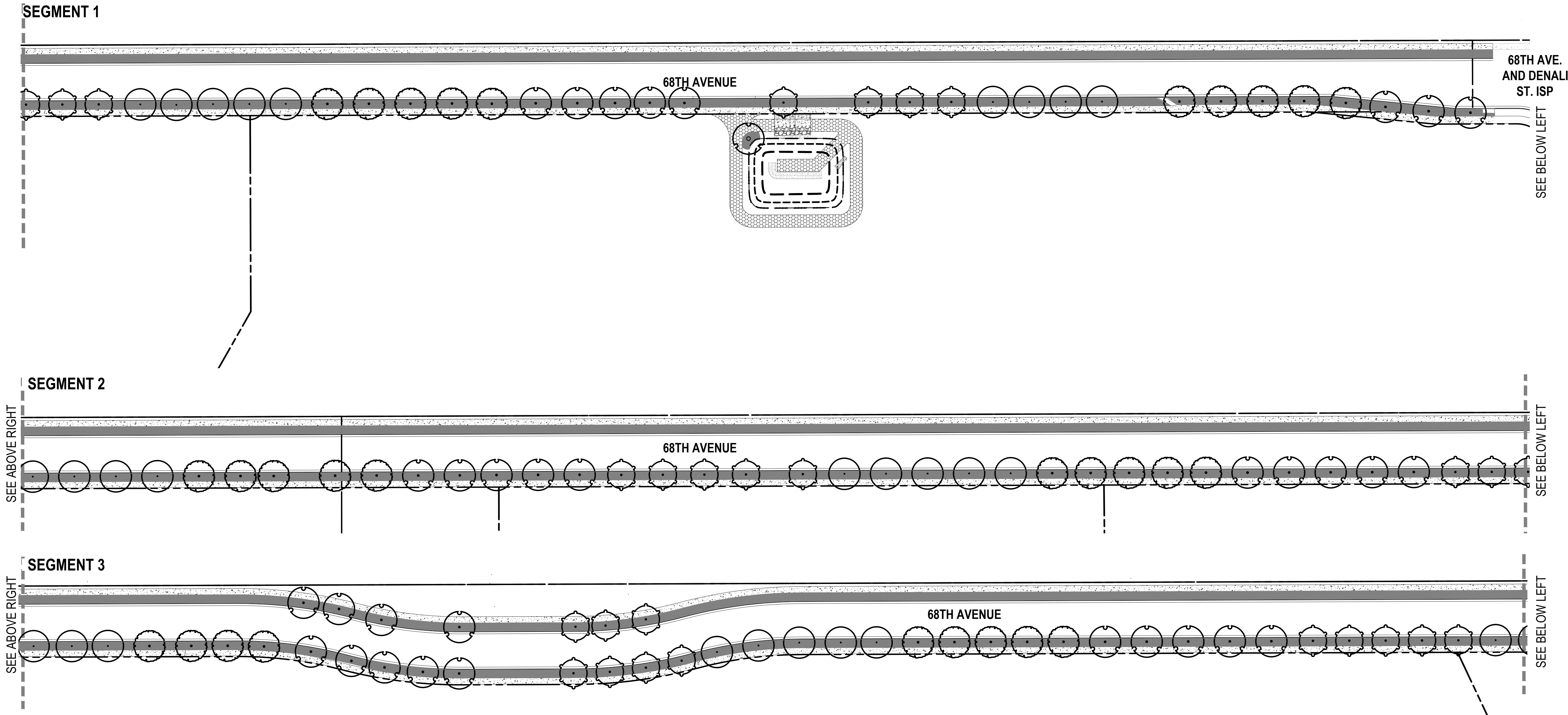
GUN CLUB INFRASTRUCTURE SITE PLAN AURORA, COLORADO

18

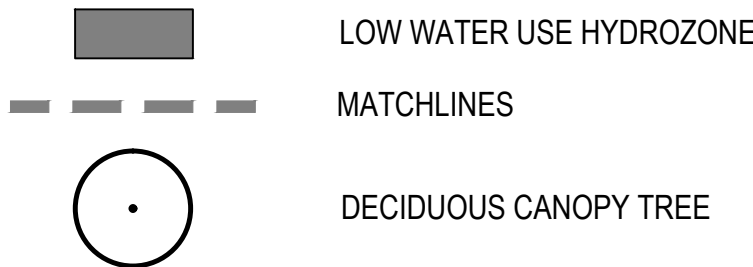


THE LOOP AT HIGH POINT 68TH AVENUE WEST OF GUN CLUB - INFRASTRUCTURE SITE PLAN

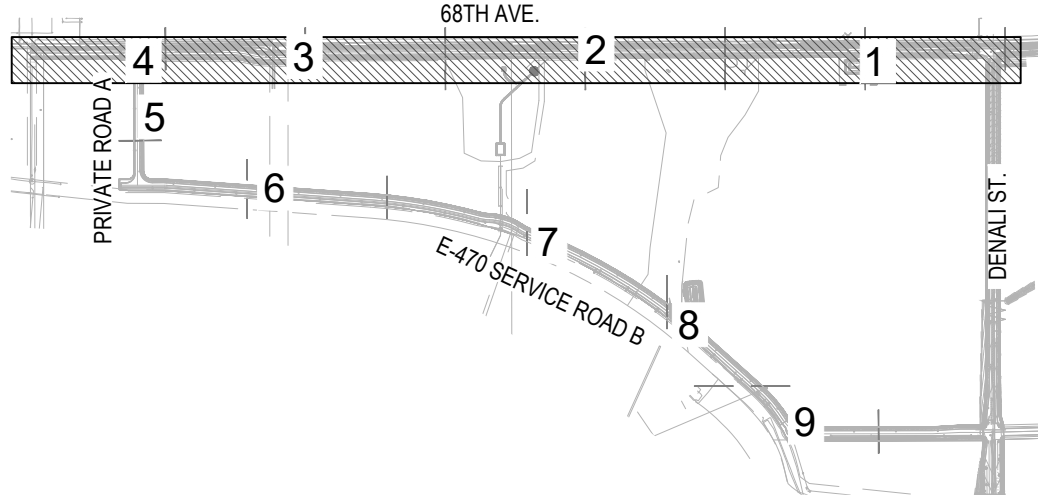
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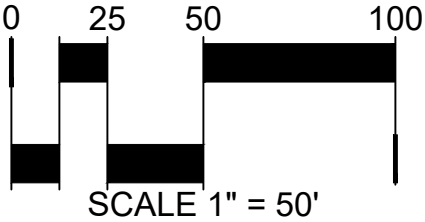


SEGMENT KEY MAP



HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE OF LANDSCAPE (%)	PERCENTAGE OF IRRIGATED LANDSCAPE (%)
LOW WATER USE NATIVE SEED	49,619 SF	26.9%	29.39%
LOW WATER USE BED	119,238 SF	64.5%	70.61%
NON IRRIGATED COBBLE	245 SF	0.1%	0%
NATIVE SEED NON IRRIGATED	4,186 SF	2.3%	0%
WETLAND SEED NON IRRIGATED	11,489 SF	6.2%	0%
TOTAL:	184,777 SF	100%	100%
TOTAL IRRIGATED AREA TAP #TBD	168,857 SF		



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68TH WEST OF GUN CLUB INFRASTRUCTURE
SITE PLAN
AURORA, COLORADO

Design Project No:
19.1043.C.10

Drawing Title
**LANDSCAPE
HYDROZONE
MAP**

Drawing No.
19

Date	Submission / Revision
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8/21/2022	3RD SUBMITTAL
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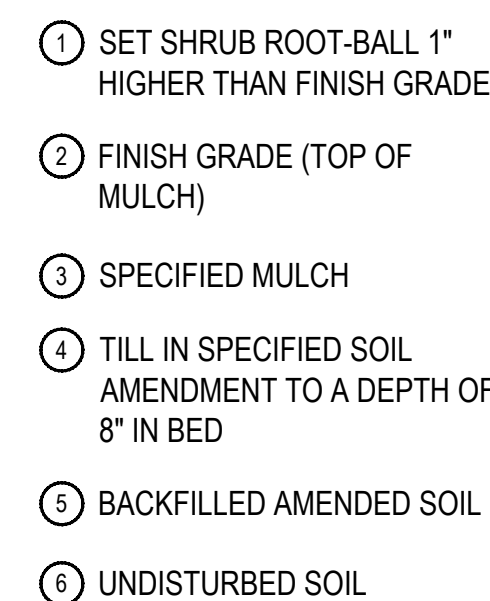


1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

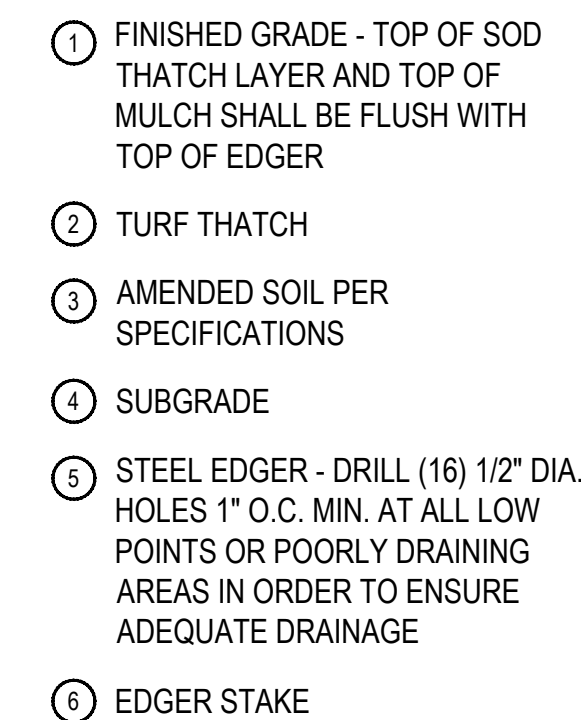
STAKING NOTES:

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

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



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



SCALE: 1" = 1'-0"

NOTES:

1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

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NOT FOR CONSTRUCTION

Design Project No.
19.1043.C.10

LANDSCAPE
DETAILS

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	Drawing No.

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