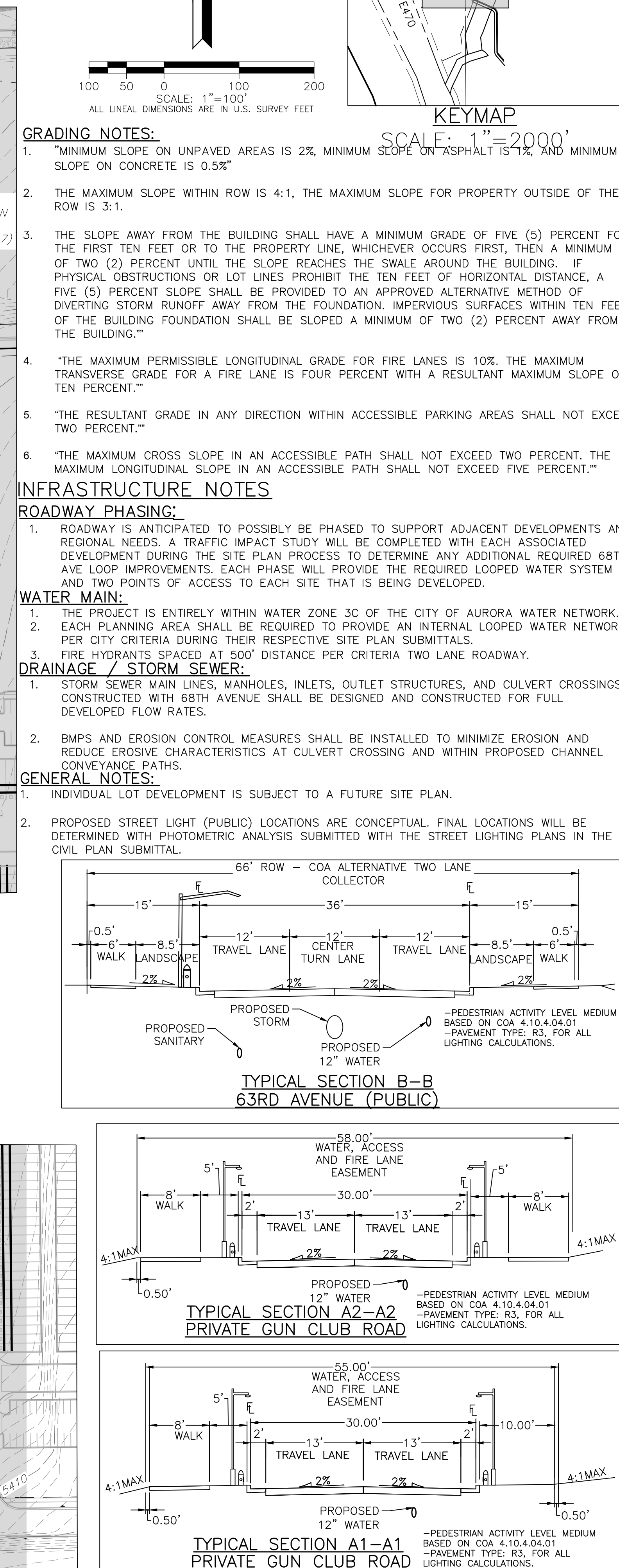


A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W, OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

3. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING THE CONSTRUCTION OF 61ST AVE, 63RD AVE AND ALL PONDS. LANDSCAPING FOR THE POSSUM GULLY AMENDMENT TO BE INSTALLED FOLLOWING THE COMPLETION OF THE CHANNEL WORK. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPED PLAN.
5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
6. 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.
7. NOT WITHSTANDING 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, ET CETERA, 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.
8. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
9. 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.
10. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
11. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
12. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
13. 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.
14. 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. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
15. ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11.
16. PROPOSED STREET LIGHT (PUBLIC) LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

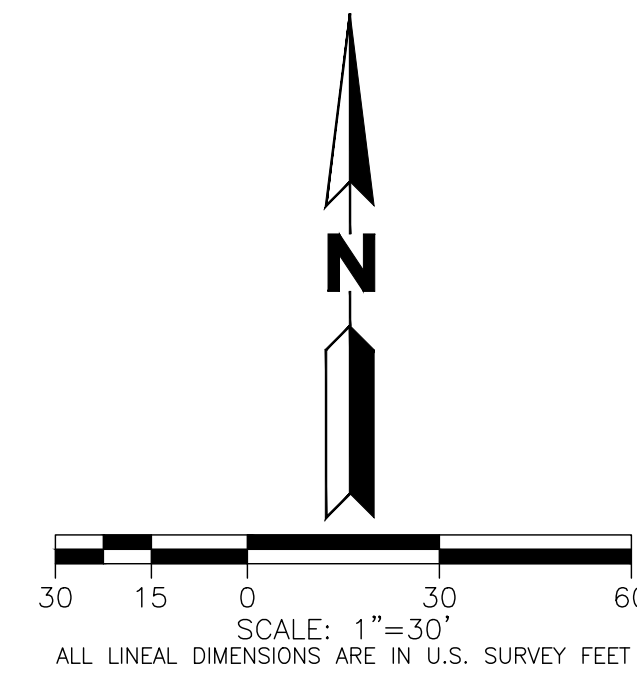
ANDY KLEIN
4100 EAST MISSISSIPPI AVENUE, SUITE 500
DENVER, CO 80246
303-984-9800

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W, OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

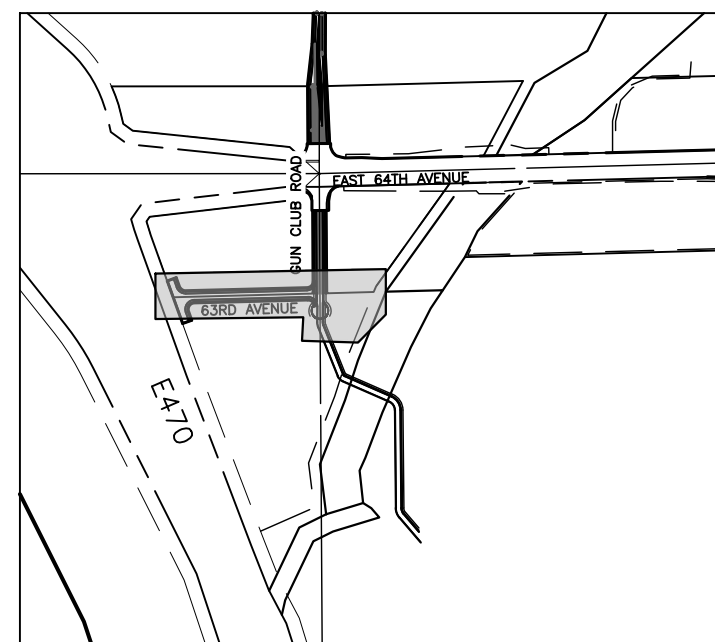
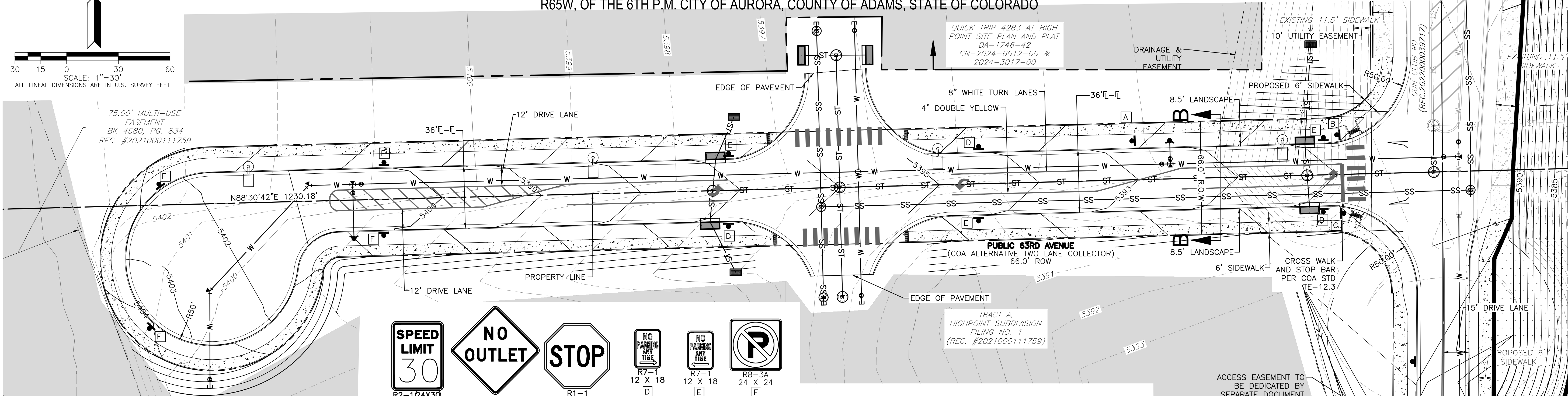
[illegible]

HIGH POINT - GUN CLUB TO 61ST AVENUE EXTENSION INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W, OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



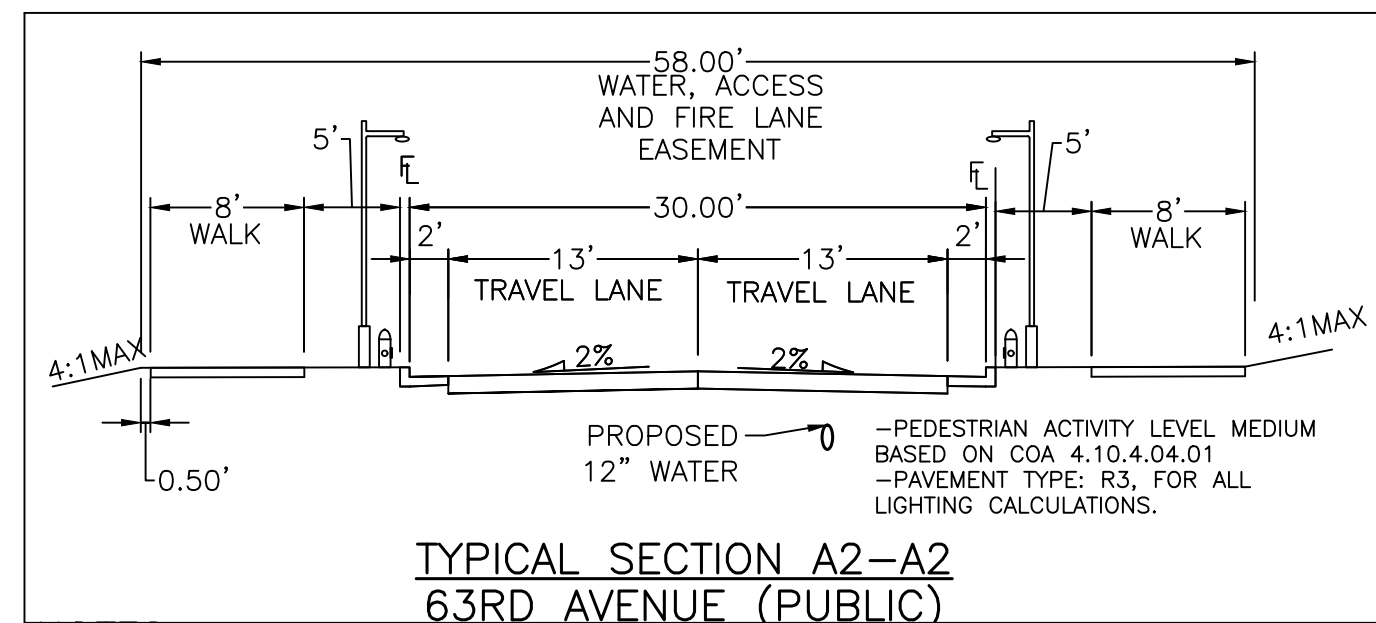
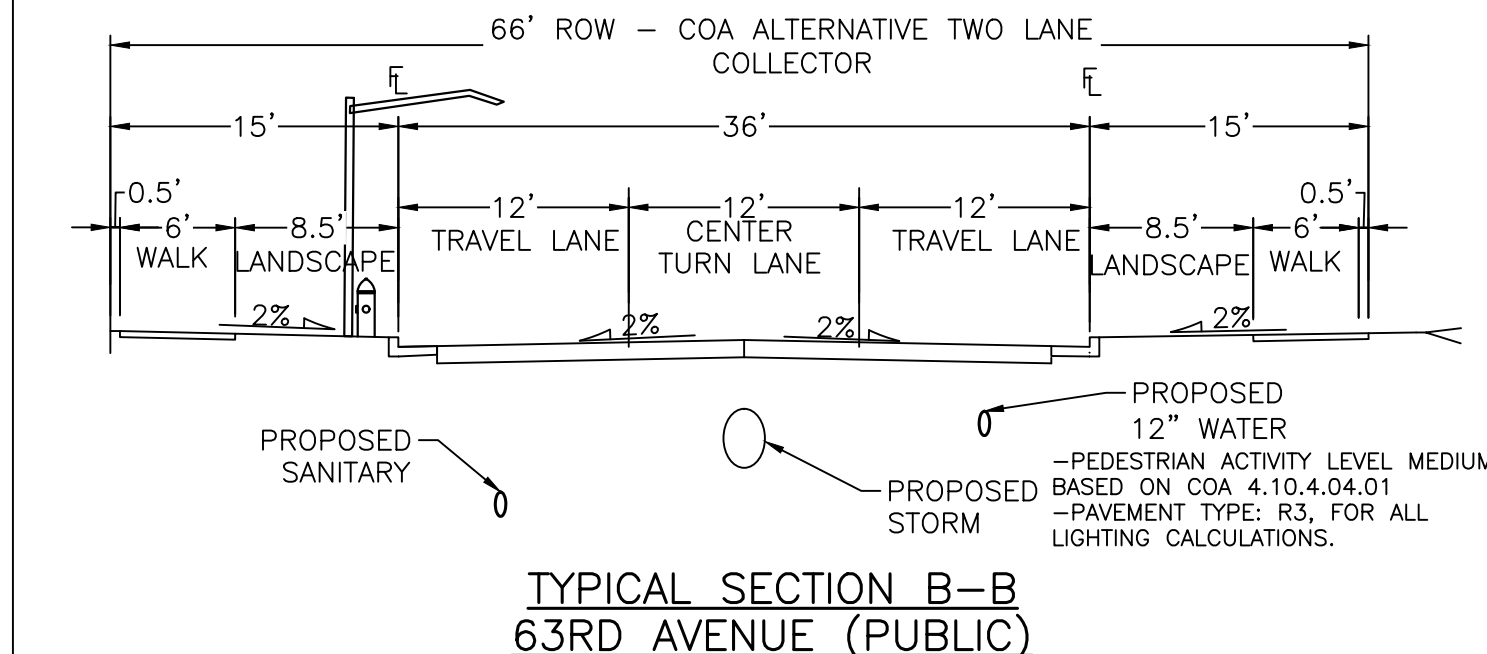
75.00' MULTI-USE EASEMENT BK 4580, PG. 834 REC. #2021000111759



SCALE: 1"=2000'

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	---



GENERAL NOTES:

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

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.

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 NORTH SIDE ONLY OF 61ST AVE.

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.
- PROPOSED STREET LIGHT (PUBLIC) LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.

Date	Submission / Revision
02/28/24	1st ISP Submittal
06/28/24	2nd ISP Submittal

NORRIS DESIGN
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

HIGH POINT - GUN CLUB TO 61ST
AVENUE EXTENSION
AURORA, COLORADO

Design Project No:
19.1043.C.22

Drawing Title

63RD AVENUE

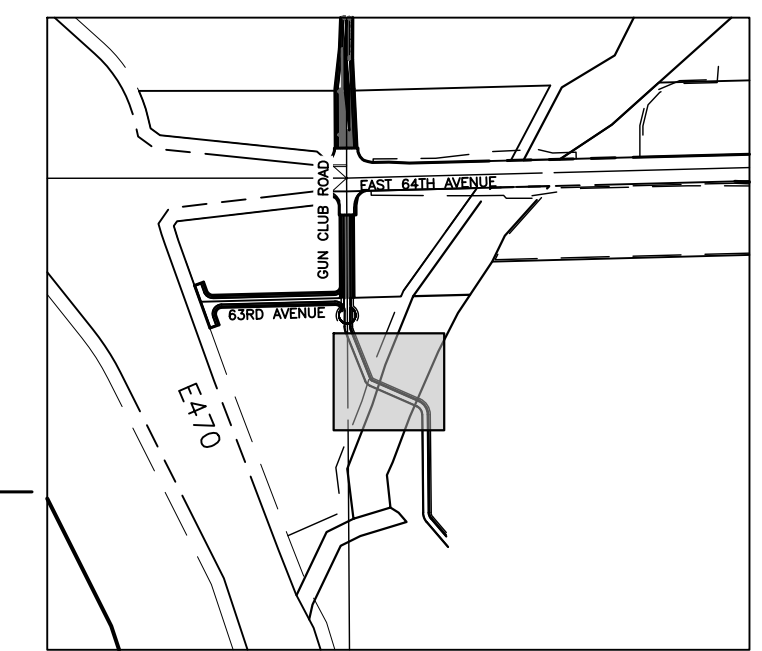
Drawing No.

3

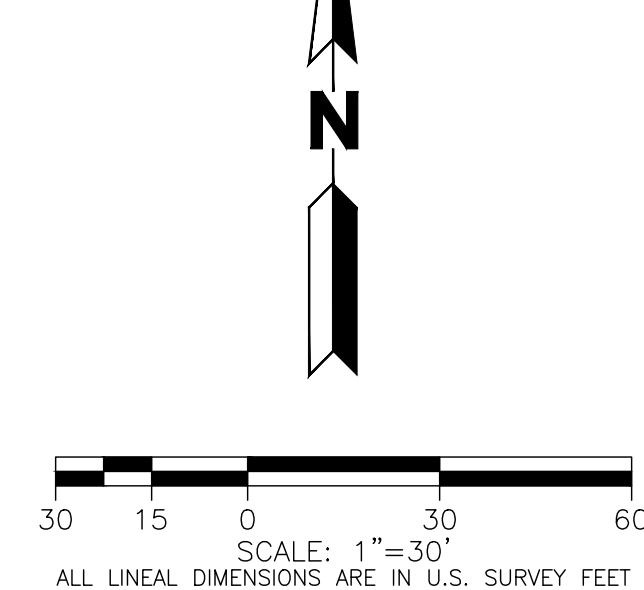
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W, OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO






































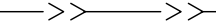






EXISTING

PROPOSED



KEYMAP
SCALE: 1"=2000'



	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	

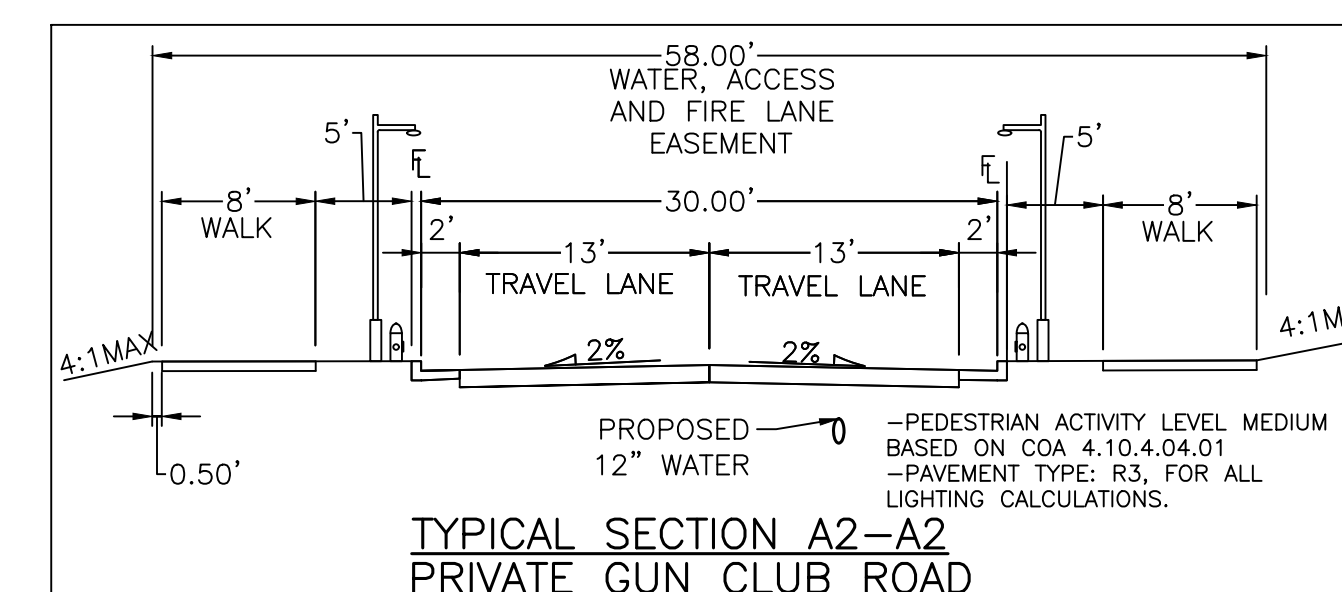
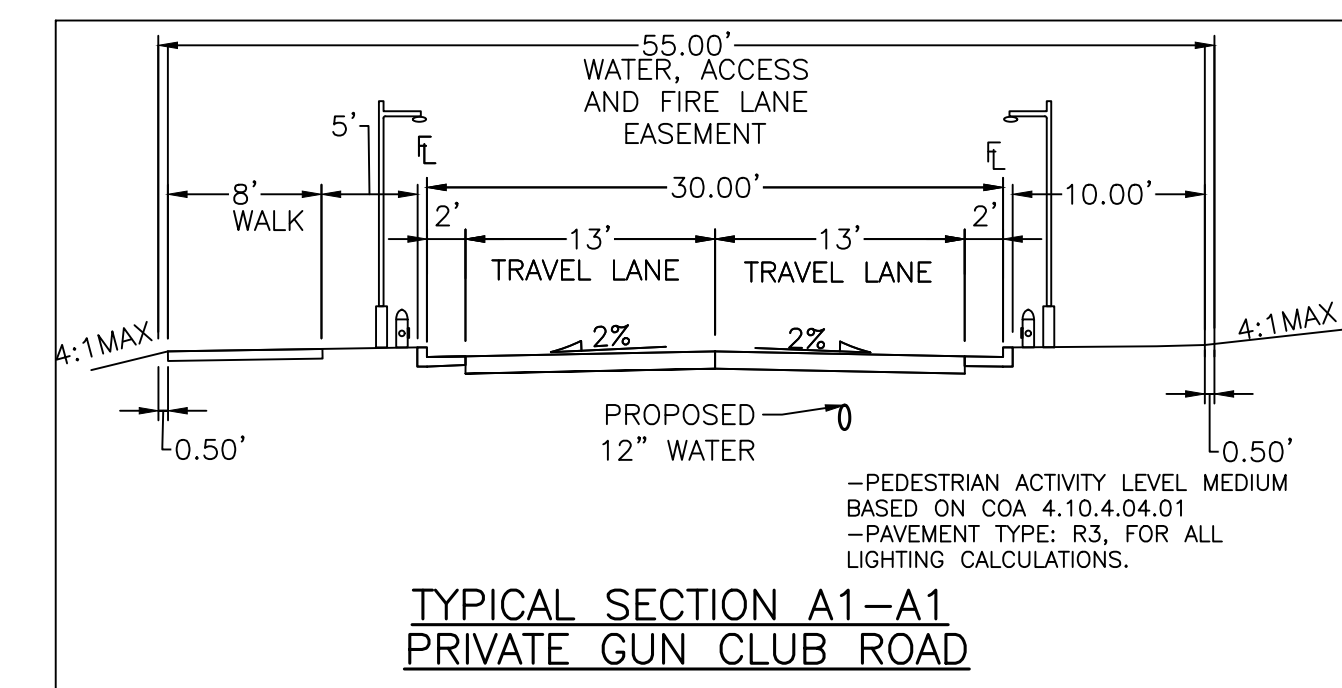
ROADWAY PHASING:

1. 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.

1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.
3. FIRE HYDRANTS SPACED AT 500' DISTANCE PER CRITERIA TWO LANE ROADWAY.
4. FIRE HYDRANTS LOCATED ALONG NORTH SIDE ONLY OF 61ST AVE.

1. 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.
2. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.
2. PROPOSED STREET LIGHT (PUBLIC) LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



Date	Submission / Revision
02/28/24	1st ISP Submittal
06/28/24	2nd ISP Submittal

**NORRIS DESIGN**
Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com



MARTIN/MARTIN
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

**HIGH POINT - GUN CLUB TO 61ST
AVENUE EXTENSION**
AURORA, COLORADO

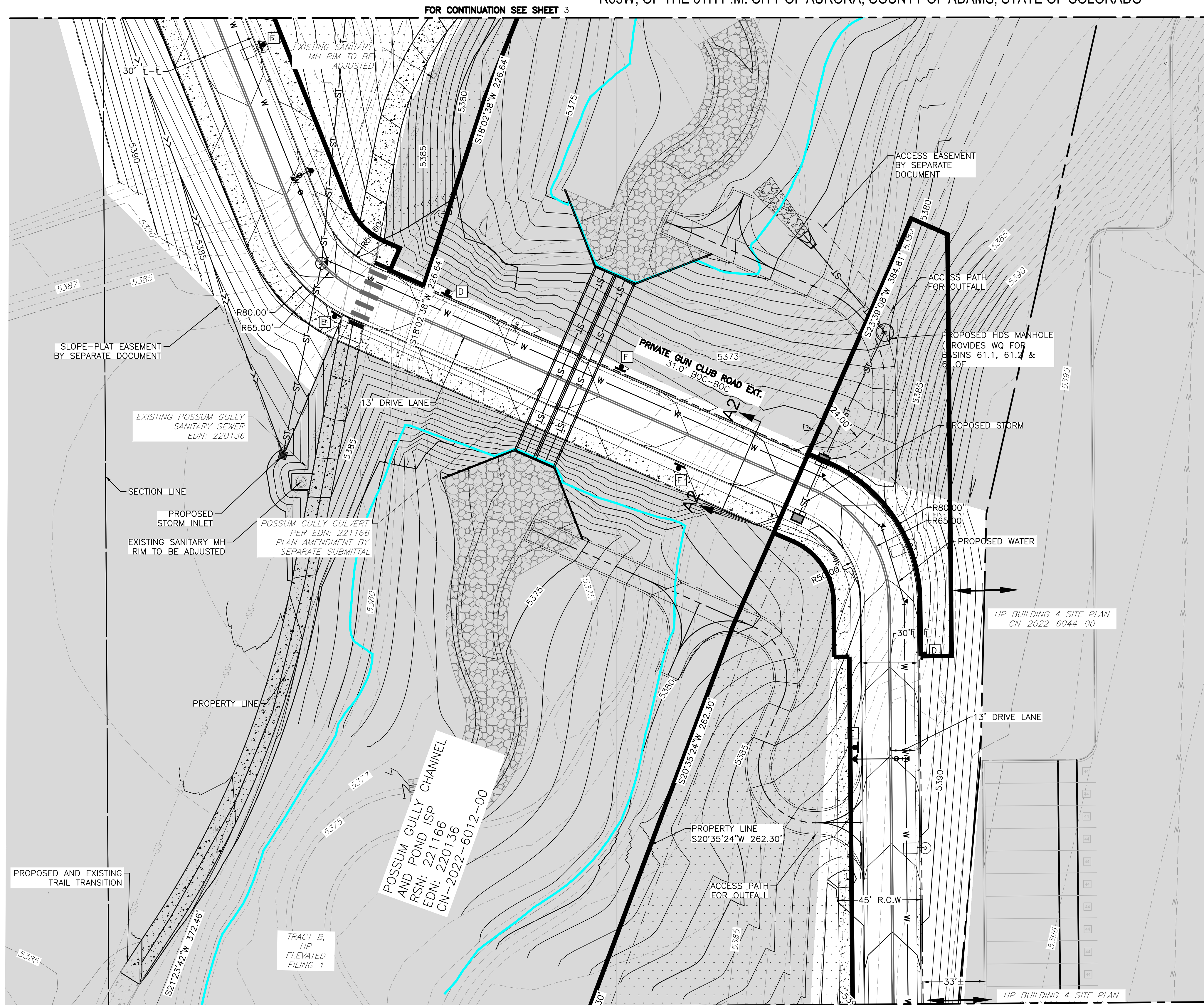
Design Project No.
19.1043.C.22

Drawing Title

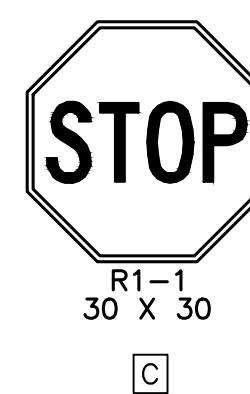
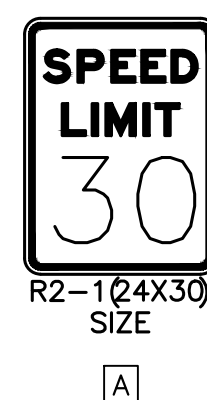
GUN CLUB
ROAD
EXTENSION

Drawing No.

4

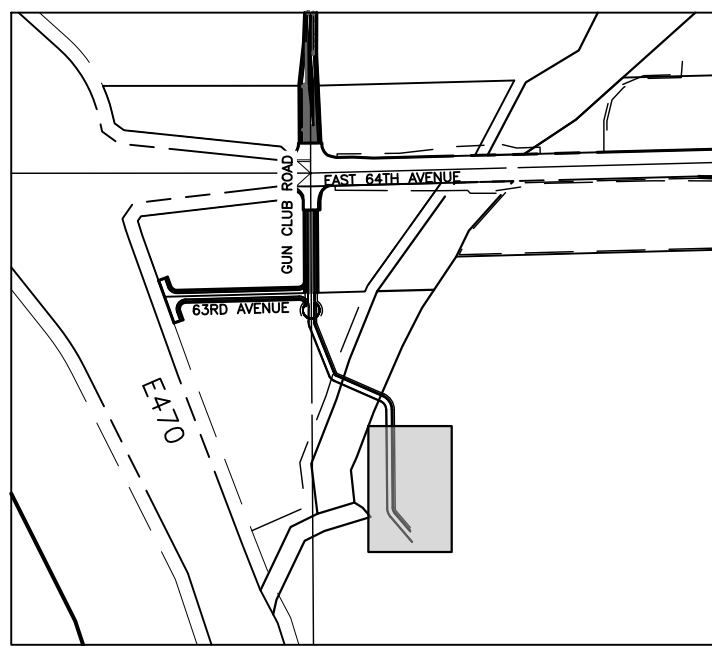


FOR CONTINUATION SEE SHEET 5

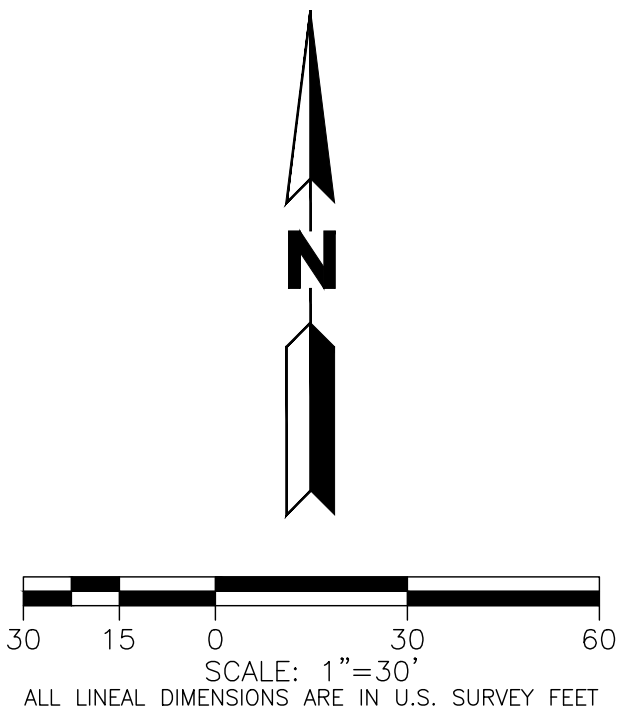


HIGH POINT - GUN CLUB TO 61ST AVENUE EXTENSION INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W, OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP
SCALE: 1"=2000'



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	---

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.

WATER MAIN:

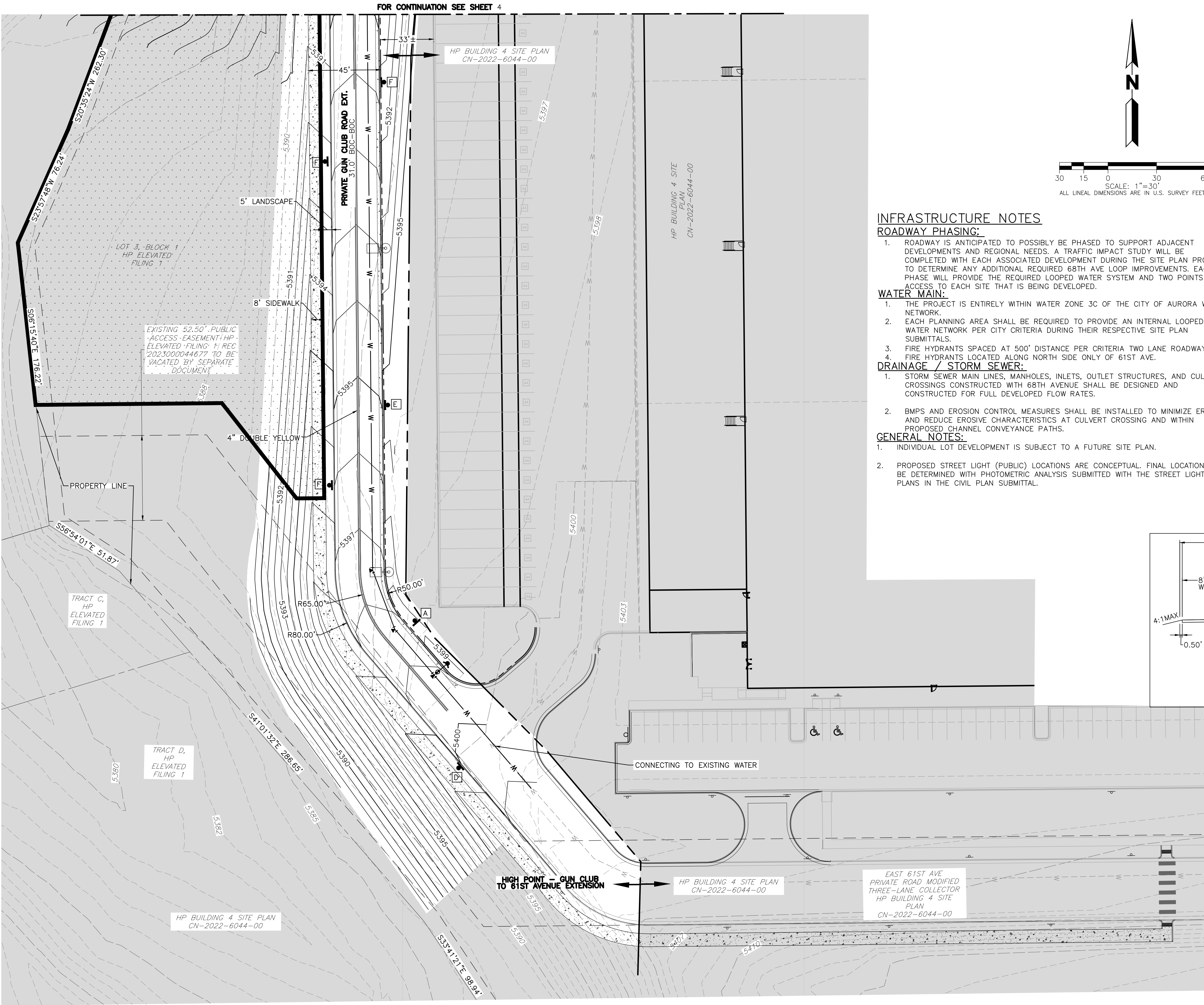
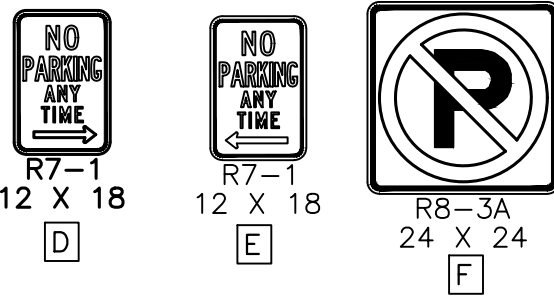
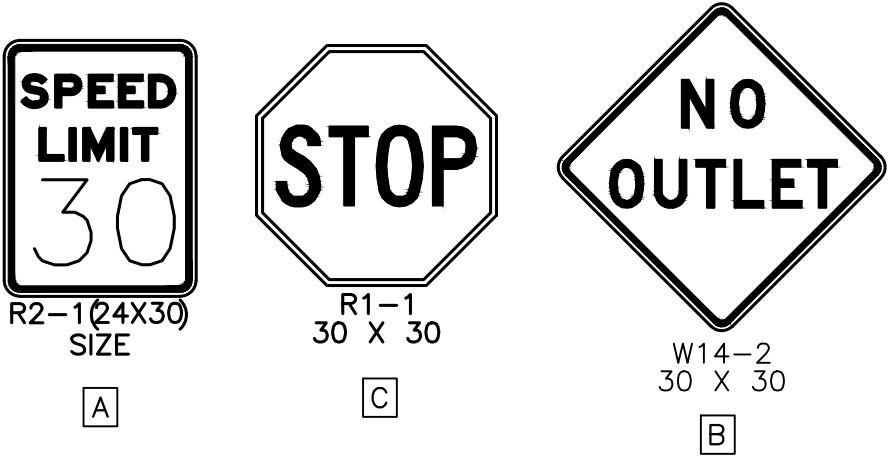
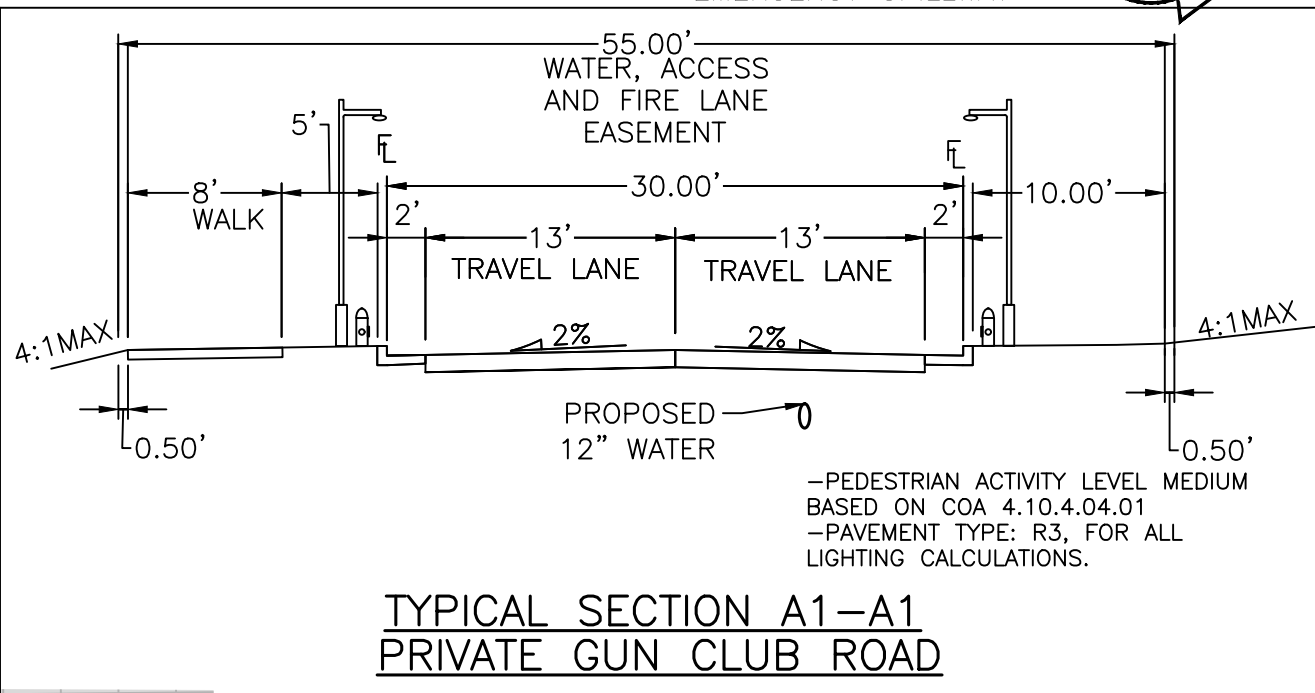
- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
- EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.
- FIRE HYDRANTS SPACED AT 500' DISTANCE PER CRITERIA TWO LANE ROADWAY.
- FIRE HYDRANTS LOCATED ALONG NORTH SIDE ONLY OF 61ST AVE.

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.
- PROPOSED STREET LIGHT (PUBLIC) LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



Date

Submission / Revision

02/28/24

1st ISP Submittal

06/28/24

2nd ISP Submittal

NORRIS DESIGN

Planning | Landscape Architecture | Branding

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
www.norris-design.com

MARTIN/MARTIN

CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

HIGH POINT - GUN CLUB TO 61ST AVENUE EXTENSION

AURORA, COLORADO

Design Project No.

19.1043.C.22

Drawing Title

GUN CLUB ROAD EXTENSION

Drawing No.

5

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W,
OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

3. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF.
4. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
5. THE SURFACE MATERIAL OF WALKS AND TO BE BRUSHED GRAY COLORED CONCRETE.
6. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
7. AURORA HIGH POINT AT DIA METRO DISTRICT, THEIR SUCCESSOR, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL BUFFER AND CURBSIDE LANDSCAPE MATERIAL SHOWN AND/OR INDICATED IN THIS SITE PLAN FOR 63RD AVENUE, THE EAST SIDE OF 61ST PRIVATE DRIVE AND DETENTION AREAS. CURBSIDE LANDSCAPE ADJACENT TO DEVELOPABLE LOTS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SITE PLAN BY THE ADJACENT RESPECTIVE LANDOWNER/ DEVELOPER AT THE TIME OF DEVELOPMENT. LANDOWNERS/ DEVELOPERS, THEIR SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, IRRIGATION, AND REPLACEMENT OF THE APPLICABLE CURBSIDE LANDSCAPE ADJACENT TO THEIR SITE. CURBSIDE LANDSCAPE SHALL BE INSTALLED PRIOR UPON CONSTRUCTION OF THE INDIVIDUAL STREETS IDENTIFIED WITHIN THIS INFRASTRUCTURE SITE PLAN.
8. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND WETLAND 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.
9. 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.
10. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
11. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
12. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
13. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" MULTI-COLOR LOCAL RIVER ROCK. COBBLE BEDS SHALL BE 3" DEPTH OF 4-6" MULTI-COLOR LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK MULCH AND COBBLE.
14. 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.
15. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

Curbside Landscape Data Table								
Location / Description	Length (LF)	Trees Required	Trees Provided	Area (SF)	Shrubs Required	Shrub Equivalents Provided	Shrubs Provided	Grasses Provided
63RD AVENUE NORTH	565	14	14	4,821	121	121	109	35
63RD AVENUE SOUTH	571	14	14	5,664	142	144	118	78
61ST PRIVATE DRIVE WEST	1,904	48	48	9,474	237	237	205	95
61ST PRIVATE DRIVE EAST	459	11	11	2,340	59	59	54	15
Totals:	3,499	87	87	22,299	557	560	486	223

- 1.) Shrubs shown in table are a minimum of container #5 Size
- 2.) 0.025 Shrubs per 1 Square Foot of Tree Lawn
- 3.) 1 Tree per 40 LF
- 4.) Distances measured between tangent points, intersecting drives are excluded.
- 5.) One tree equivalent shall be equal to: Twelve 5 gallon shrubs per one 2.5 inch caliper tree
- 6.) One shrub equivalent shall be equal to: Three 1 gallon ornamental grasses

<i>Description</i>	<i>Area (SF)</i>	<i>Trees Required</i>	<i>Trees Provided</i>	<i>Shrubs Required</i>	<i>Shrubs Provided</i>
DETENTION POND (1 Tree and 10 Shrubs per 4,000 SF)	82,569	21	21	206	206
Totals:		21	21	206	206

- 1.) Calculated to reflect 1 tree and 10 shrubs per 4,000 SF above the 100 year water surface elevation of the ponds
- 2.) All trees will be a minimum of 2.5" caliper and shrubs a minimum of container #5 size.

SHEET 6 - LANDSCAPE NOTES & TABLES
SHEET 7 - LANDSCAPE SCHEDULES
SHEET 8 - LANDSCAPE PLAN
SHEET 9 - LANDSCAPE PLAN
SHEET 10 - LANDSCAPE PLAN
SHEET 11 - LANDSCAPE HYDROZONE MAP
SHEET 12 - LANDSCAPE DETAILS

This topographic map illustrates a residential development site, divided into three sheets of a plan. The map features contour lines indicating elevation, a detention pond, a 100-year water surface elevation (WSEL) line, and a possum gully channel. Key roads shown are 63rd Avenue, Gun Club Road, and 61st Private Drive. The map is divided into three sheets: Sheet 8 (top left), Sheet 9 (center), and Sheet 10 (bottom right).

Sheet 8 (top left) shows the northern portion of the site, including 63rd Avenue and the northern end of Gun Club Road. It also shows the northern end of 61st Private Drive and the northern end of the possum gully channel.

Sheet 9 (center) shows the central portion of the site, including the detention pond, the 100-YR WSEL, and the central portion of 61st Private Drive and the possum gully channel.

Sheet 10 (bottom right) shows the southern portion of the site, including the southern end of 61st Private Drive and the southern end of the possum gully channel. It also shows the southern end of the detention pond and the 100-YR WSEL.

[illegible]

**HIGH POINT - GUN CLUB TO 61ST
AVENUE EXTENSION**
AURORA, COLORADO

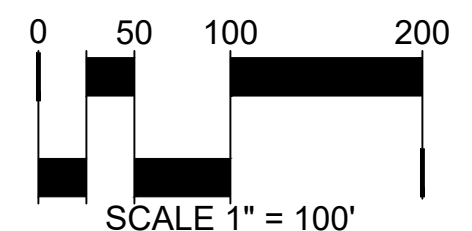
Design Project No.
19.1043.C.22

Drawing Title

LANDSCAPE NOTES
& TABLES

Drawing No.

6







NOT FOR CONSTRUCTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W,
OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
DECIDUOUS CANOPY TREES						
AC MT	7	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	B & B	2.5" CAL.	MOD
CE OC	10	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	LOW
GL SH	11	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL.	LOW
GL SK	12	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2.5" CAL.	HIGH
GY DI	10	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.	LOW
QU MA	10	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	MOD
QU MU	2	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL	LOW
QU CR	6	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	B & B	2" CAL.	
QU CL	12	QUERCUS X MACDANIELII 'CLEMONS'	HERITAGE® OAK	B & B	2.5" CAL.	LOW
UL PR	18	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	B & B	2.5" CAL.	HIGH
EVERGREEN TREES						
PI FA	17	PICEA PUNGENS 'FASTIGATA'	FASTIGIATE COLORADO SPRUCE	B & B	6' HEIGHT	MOD
DECIDUOUS SHRUBS						
AM SO	12	AMELANCHIER ALNIFOLIA 'STANDING OVATION' TM	STANDING OVATION SERVICEBERRY	CONT.	5 GAL.	LOW
CA PY	33	CARAGANA PYGMAEA	PYGYM PEASHRUB	CONT.	5 GAL.	LOW
CA BM	95	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	CONT.	5 GAL.	LOW
CO KE	185	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	CONT.	5 GAL.	MOD
PR PB	55	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	5 GAL.	LOW
RH GR	83	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL.	LOW
SP GO	146	SPIRAEA JAPONICA 'GOLDFLAME'	SPIREA	CONT.	5 GAL.	HIGH
VI AL	11	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	CONT.	5 GAL.	LOW
EVERGREEN SHRUBS						
JU MO	37	JUNIPERUS COMMUNIS 'MONDAP' TM	ALPINE CARPET COMMON JUNIPER	CONT.	5 GAL.	MOD
JU BC	31	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	CONT.	5 GAL.	LOW
JU SC	14	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	CONT.	5 GAL.	LOW
ORNAMENTAL GRASSES						
BO BA	103	BOUTELOUDA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	VERY LOW
HE SE	123	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	5 GAL.	LOW

MATERIAL SCHEDULE

ITEM	DESCRIPTION	SIZE / DIMENSIONS	COLOR / FINISH / MODEL	NOTES
	ROCK MULCH	3" DEPTH	1.5" MULTI-COLOR LOCAL RIVER ROCK	INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. REFER TO PLANS FOR LOCATION.
	COBBLE	3" DEPTH	4-6" MULTI-COLOR LOCAL RIVER ROCK	INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. REFER TO PLANS FOR LOCATION.

IRRIGATED & NON-IRRIGATED NATIVE SEED MIX		IRRIGATED 	NON-IRRIGATED 
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS
BLUE GRAMA	BOUTELOUA GRACILIS	10 %	3.0 LBS
SWITCHGRASS	PANICUM VIRGATUM	10 %	3.0 LBS
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10 %	3.0 LBS
		TOTAL 100%	30.0 LBS DRILLED

NIWS

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
REED CANARY GRASS	PHALARIS ARUNDINACEA	45%	4.5 LBS
IMPROVED MEADOWS BROME	BROMUS BIBERSTEINII	25%	2.5 LBS
GARRISON CREEPING FOXTAIL	ALOPECURUS ARUNDINACEUS POIR	25 %	2.5 LBS
CLIMAX TIMOTHY	PHLEUM PRATENSE	5 %	0.5 LBS
		TOTAL 100%	10.0 LBS DRILLED

[illegible]

**HIGH POINT - GUN CLUB TO 61ST
AVENUE EXTENSION**
AURORA, COLORADO

Design Project No.
19.1043.C.22

LANDSCAPE
SCHEDULES

Drawing No.

7

NOT FOR CONSTRUCTION

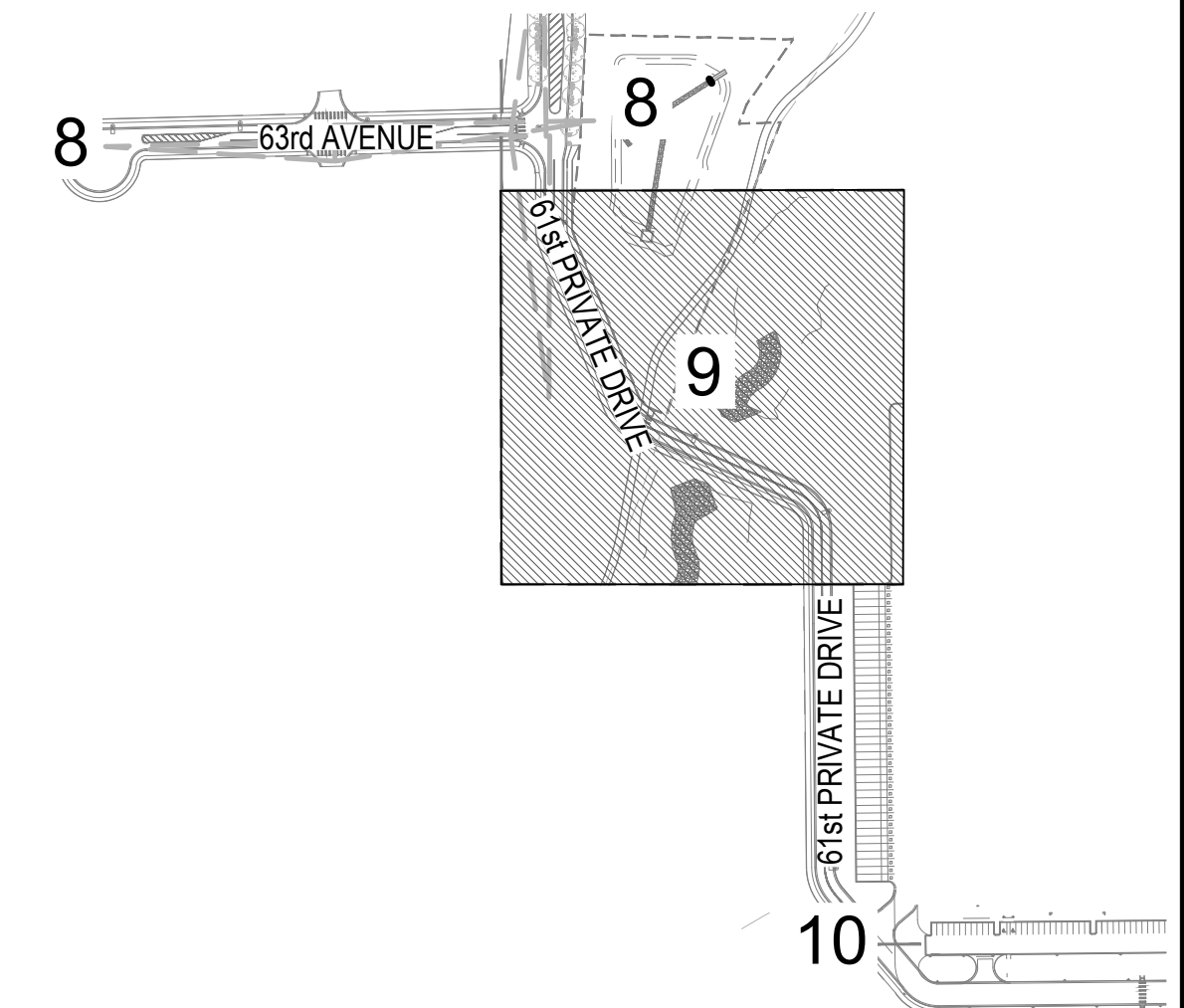
A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W,
OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Drawing No.

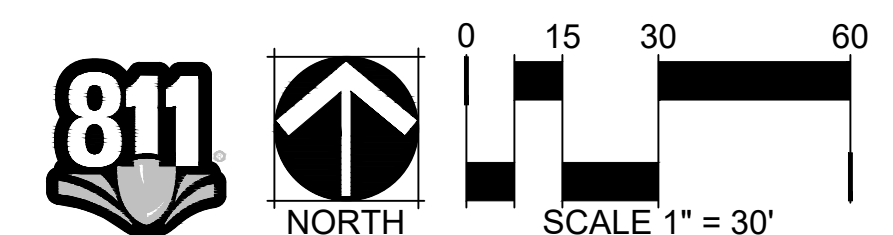
8

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W,
OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W,
OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



	DECIDUOUS TREES
	EVERGREEN TREES
	EVERGREEN SHRUBS
	DECIDUOUS SHRUBS
	ORNAMENTAL GRASSES
	IRRIGATED NATIVE SEED
	NON-IRRIGATED WETLAND SEED
	NON-IRRIGATED NATIVE SEED
	SHRUB BED, ROCK MULCH
	ACCESS PATH
	4-6" COBBLE
	STEEL EDGER
	MATCHLINE
	RIGHT OF WAY / PROPERTY LINE
	STREET LIGHT, RE: CIVIL
	FIRE HYDRANT, RE: CIVIL

[illegible]

MARTIN/MARTIN
CONSULTING ENGINEERS
2499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

HIGH POINT - GUN CLUB TO 61ST
AVENUE EXTENSION
AURORA, COLORADO

sign Project No.
19.1043.C.22

LANDSCAPE
PLAN

Drawing No.

9

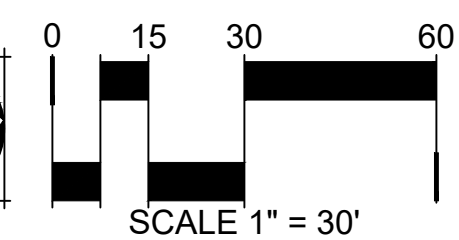
NOT FOR CONSTRUCTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W,
OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

MATCHLINE, SEE SHEET 9



MATCHLINE, SEE BELOW LEFT



NOT FOR CONSTRUCTION

HIGH POINT - GUN CLUB TO 61ST
AVENUE EXTENSION
AURORA, COLORADO

LANDSCAPE
PLAN

10

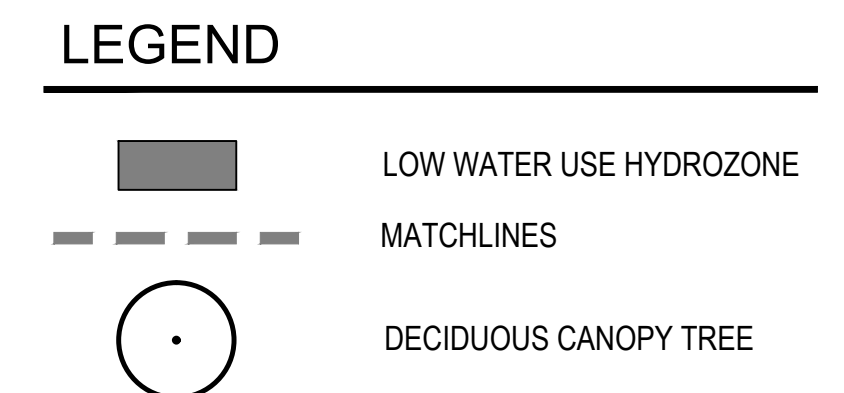
[illegible]

MARTIN/MARTIN
CONSULTING ENGINEERS

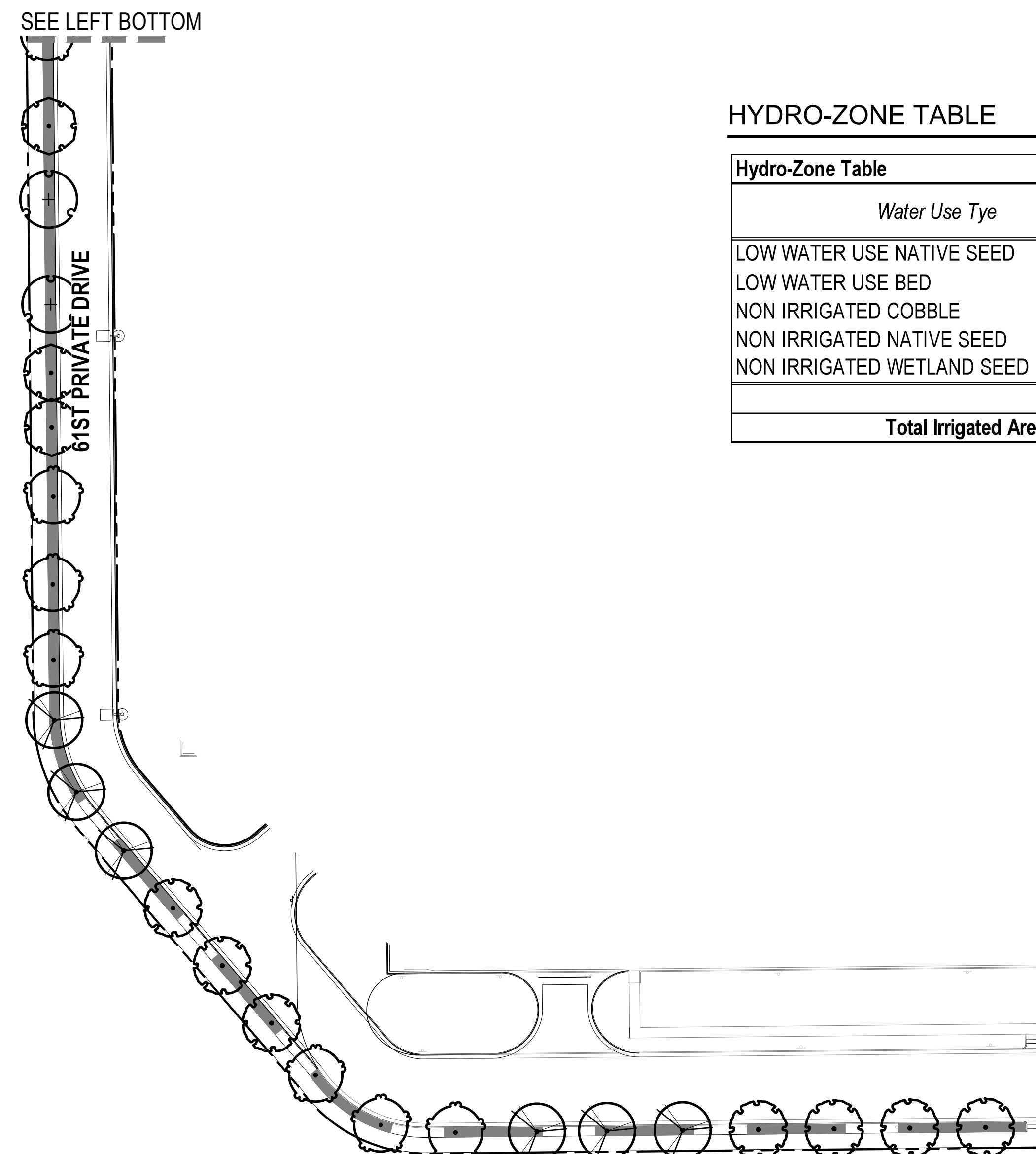
2499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W,
OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

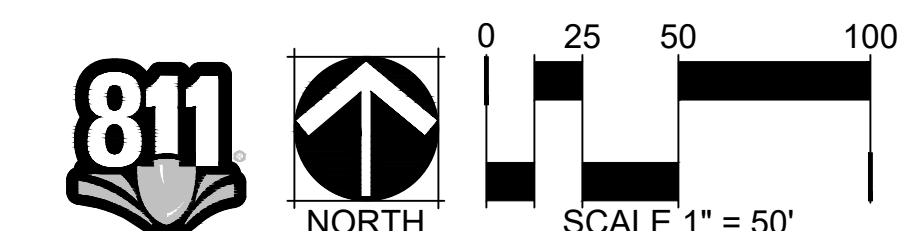
SEGMENT KEY MAP



SEGMENT 3

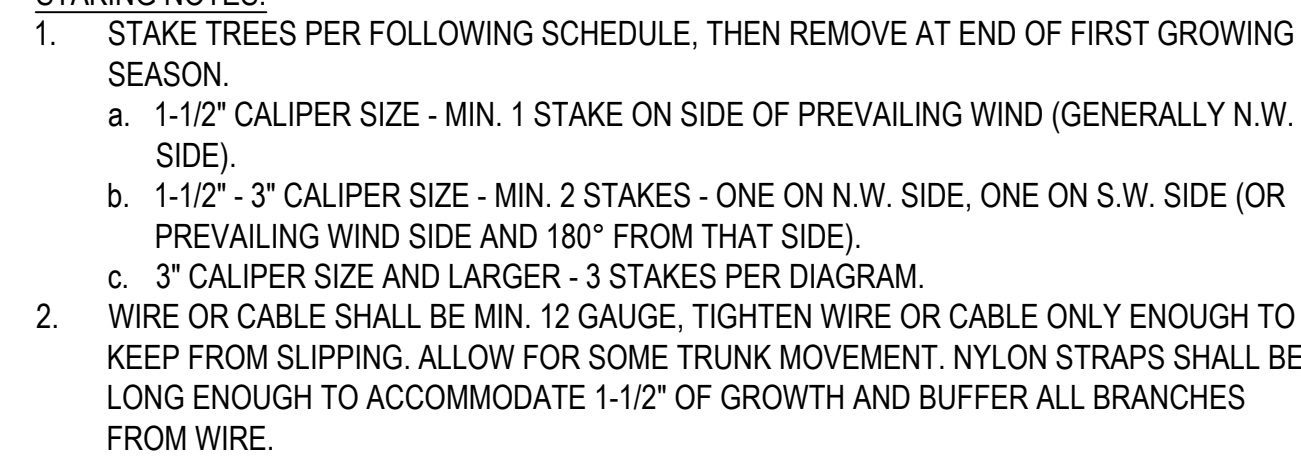


Hydro-Zone Table			
Water Use Type	Area (SF)	Percentage of Landscape	Percentage of Irrigated
LOW WATER USE NATIVE SEED	6,053	5.3%	18.08%
LOW WATER USE BED	27,431	23.9%	81.92%
NON IRRIGATED COBBLE	2,427	2.1%	0%
NON IRRIGATED NATIVE SEED	43,066	37.5%	0%
NON IRRIGATED WETLAND SEED	35,751	31.2%	0%
Totals:	114,728	100%	100%
Total Irrigated Area Tap #TBD:			33,484

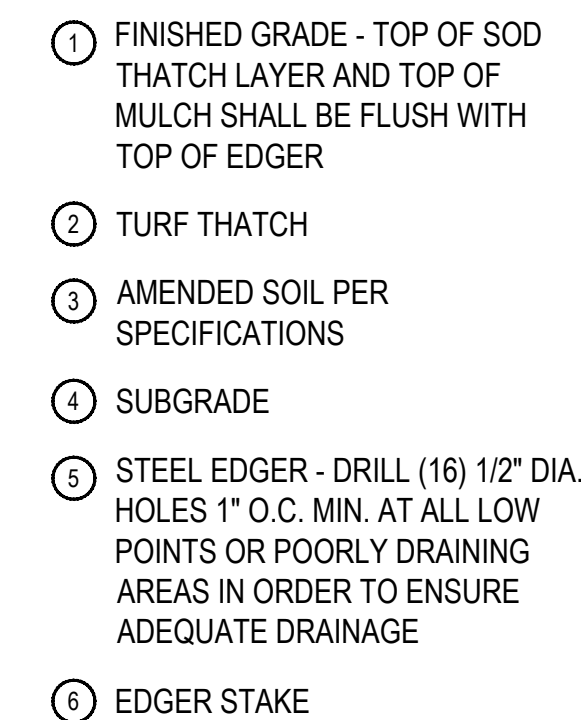
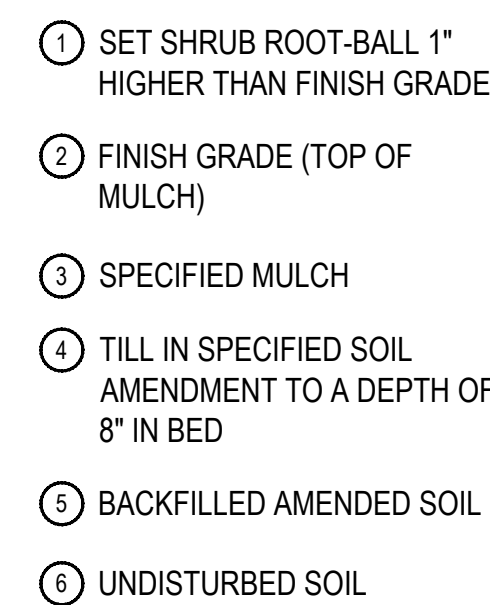


NOT FOR CONSTRUCTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W,
OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



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



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

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

SCALE: 1" = 1'-0"