



March 20, 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 second submittal of the High Point Dollar General Site Plan Amendment. Valuable feedback was received on March 7, 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, appearing to read "Samantha Pollmiller".

Samantha Pollmiller  
Principal



## SECOND SUBMISSION REVIEW

### PLANNING DEPARTMENT COMMENTS

1. **Planning** (Josue Loma / 720-346-2145 / [jloma@auroragov.org](mailto:jloma@auroragov.org) / Comments in teal)  
1A. Please note that we are unable to approve this application for a minor amendment until all disciplines have provided approval or approval with conditions. Therefore, I recommend communicating with the Land Development discipline to determine if they will provide you with an approval with conditions, which states that approval is granted upon the completion of an update MLA. Please include me in any communications regarding this matter. If granted, this special approval must be documented as part of the record.  
**Response: Comment noted, our team has started conversations with the ODA team to assist in getting Land Development conditional approval.**  
  
1B. Page 1, Sheet 1:
  - Please note that this value has increased due to the increase in size of the guardhouse. Please update and add a red cloud and delta 2 to show that this value has been updated. Further, please ensure all other numbers are accurate and updated, if necessary, due to the proposed project scope (hardscape, landscape, etc.).  
**Response: Comment noted, the Site Data Table has been revised.**
2. **Landscaping Issues** (James Shireman / [jschirem@auroragov.org](mailto:jschirem@auroragov.org) / Comments in bright teal)  
2A. Approved.  
**Response: Comment noted, thank you.**
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)  
3A. Approved.  
**Response: Comment noted, thank you.**
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.**

Please note that this value has increased due to the increase in size of the guardhouse. Please update and add a red cloud and delta 2 to show that this value has been updated. Further, please ensure all other numbers are accurate and updated, if necessary, due to the proposed project scope.

Response: This value has been updated.

2-27-24 – MB2 – Continue working to complete the Master License Addendum for the gate locations and any other object within the easements.

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

Response: Comment noted, thank you.

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:	228 SQ. FT	
GUARDHOUSE:	642 SQ. FT	
LANDSCAPE COVERAGE	898,519 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	
PARKING	REQUIRED	PROVIDED
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:	18	18
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

APPLICANT: MORTENSON 1621 18TH STREET, SUITE 400 DENVER, CO 80202	PLANNING/LANDSCAPE ARCHITECT: NORRIS DESIGN 1101 BANNOCK STREET DENVER, CO 80204
CIVIL ENGINEER: WESTWOOD 12701 WHITEWATER DRIVE, SUITE 300 MINNETONKA, MN 55343	PHOTOMETRIC: MAZZETTI 1999 BROADWAY, SUITE 2205 DENVER, CO 80202

ARCHITECT:  
WARE MALCOMB  
900 S. BROADWAY, SUITE 320  
DENVER, CO 80209

AMENDMENTS

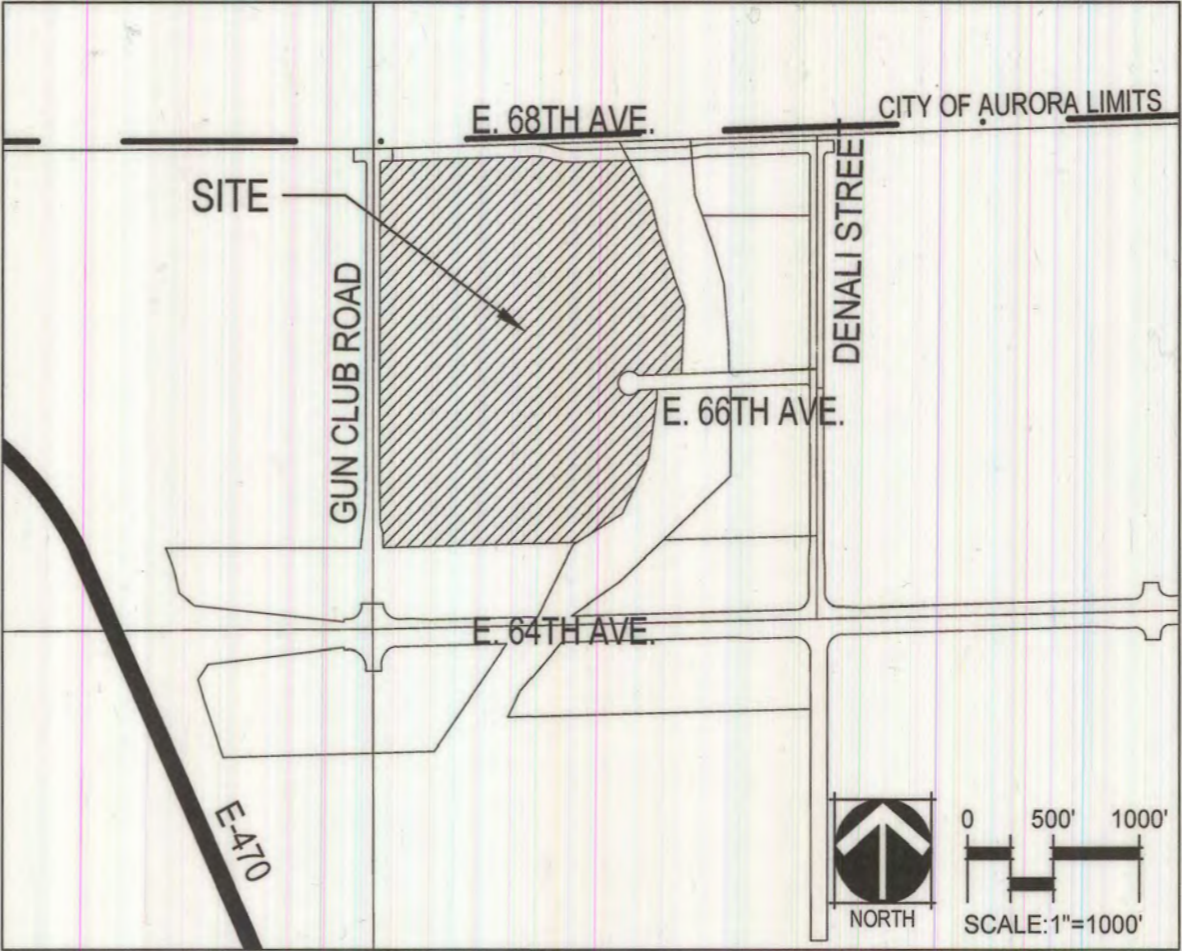
1. AMENDMENT TO REMOVE A WATER STORAGE TANK AND ASSOCIATED FIRE LINE MODIFICATIONS (INCREASE FROM 8" TO 12" LINE).
2. MA 2021-6056-02:  
AMENDMENT TO MODIFY SMOKE SHELTER AND BIKE RACK LOCATIONS AND COUNT, ADJUSTMENT TO FENCING SURROUNDING THE GUARD SHACK AND REFLECT SIZE CHANGE, REMOVAL OF SHADE STRUCTURE, AND REPLACEMENT OF POST INDICATOR VALVES AND BOLLARDS TO GATE VALVES TO REFLECT THE APPROVED CONSTRUCTION DOCUMENTS.

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

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<sup>th</sup> DAY OF January, 2023

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

STATE OF TENNESSEE )  
COUNTY OF Davidson ) SS

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 J. 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: N/A DATE: N/A  
(MAYOR)  
ATTEST: N/A DATE: N/A  
(CITY CLERK)  
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          |  |

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

NOT FOR CONSTRUCTION

DATE:  
NOVEMBER 16, 2021  
JANUARY 27, 2022  
MARCH 21, 2022  
JUNE 17, 2022  
AUGUST 4, 2022  
SEPTEMBER 21, 2022  
06/07/23 AMEND 01  
01/05/24 AMEND 02  
02/18/24 AMEND 02

SHEET TITLE:  
COVER SHEET  
C0.00

SHEET NUMBER:  
1

HIGH POINT - DOLLAR GENERAL  
SITE PLAN  
CITY OF AURORA

## SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND 100-YR HIGH WATER LEVEL
		CONCRETE MODULAR BLOCK RETAINING WALL
		CHAIN LINK FENCE
		ORNAMENTAL FENCE
		ADA ROUTE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		MEDIUM DUTY BITUMINOUS PAVEMENT
		LIGHT DUTY BITUMINOUS PAVEMENT
		BIT. PAVEMENT SECTION - 65th AVENUE
		LANDSCAPE AREA
		NUMBER OF PARKING STALLS
		DOOR
		CONCRETE WHEEL STOP
		SITE LIGHTING
		TRAFFIC SIGN
		BOLLARD / POST
		FDC
		HYDRANT
		KNOX BOX
		POST INDICATOR VALVE
		GATE VALVE
		STORM DRAIN MANHOLE
		STORM DRAIN INLET

## CITY OF AURORA NOTES

THE ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TCO/CO.

## GENERAL SITE NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED. 8" OR 10" CURB REQUIRED AT TRAILER STALLS.
- 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.

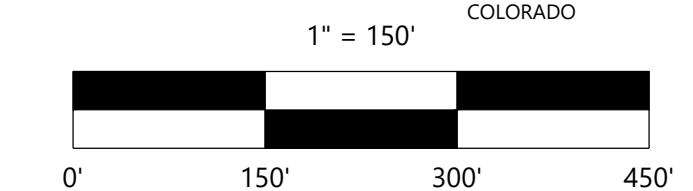
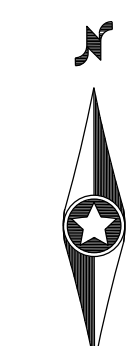
## SITE KEYNOTES

- A MANUAL SWING GATES WITH KNOX HARDWARE. SEE SHEET 15, DETAIL B
- B DOUBLE TURNSTILE & SMOKING SHELTER (SEE ARCH)
- C SINGLE TURNSTILE
- D AUTOMATIC TRAFFIC CONTROL ARMS WITH APPROVED KNOX HARDWARE. SEE SHEET 15, DETAIL D
- E FLAGPOLES (3 EA) - SEE SHEET 14, DETAIL A
- F ACCESSIBILITY PEDESTRIAN PATH, SURFACE, PAINTING, LIGHTGUARD SYSTEM, AUTOMATIC ACTIVATION BOLLARDS AND STOP SIGN WITH FLASH WARNING
- G BOLLARDS (AT FIRE HYDRANT)
- H TYPE A FENCE - 8" ORNAMENTAL PICKET STYLE WITH 24" X 24" SPLIT FACE CMU MASONRY COLUMNS AT 120' O.C. AND AT CORNERS & ENDS - SEE SHEET 15, DETAIL A
- J SIGHT TRIANGLES
- K TYPE B FENCE - 8" CHAIN LINK WITH COLOR CLADDING/PVC COATING
- L SMOKING SHELTER (10X10) - SEE ARCH
- M MONUMENT SIGN
- N BIKE RACKS
- O ADA ACCESSIBLE RAMP
- P KNOX BOX
- Q FDC W/ APPROVED HARDWARE
- R CONCRETE MODULAR BLOCK RETAINING WALL, SPLIT FACE, INTEGRAL COLOR - SEE SHEET 16
- S VAN ACCESSIBLE ADA PARKING
- T SWING GATE ACCESS FOR ADA AND BIKES - SEE SHEET 15, DETAIL C
- U FIRE LANE SIGN (2' BOC) - SEE SHEET 14 FOR SIGNAGE DETAILS
- AA TRAILER PARKING ROW SIGN - DOUBLE
- BB TRAILER PARKING ROW SIGN - SINGLE

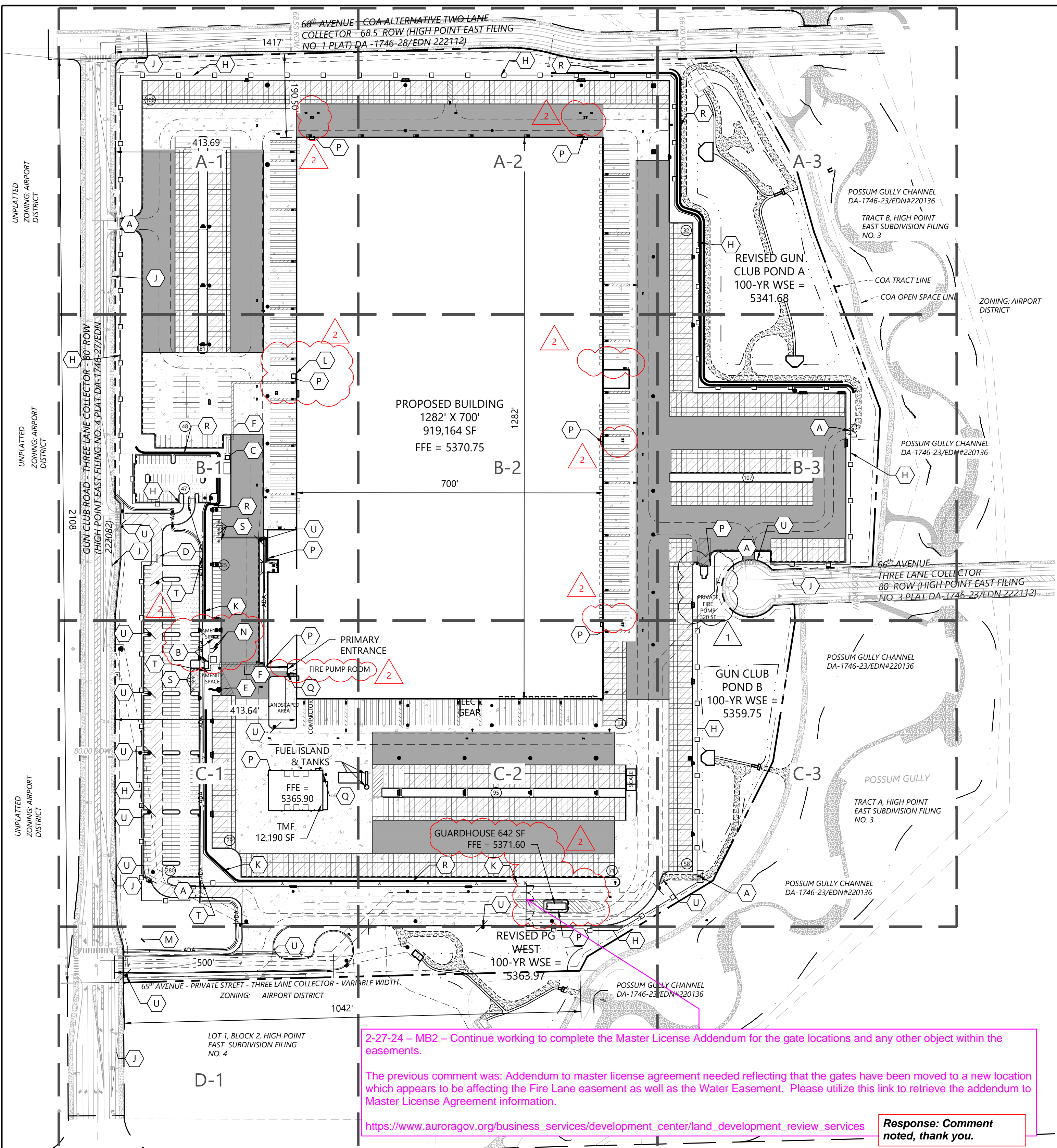
## SITE PHASING NOTES

- ALL WORK WITHIN THE SITE WILL BE COMPLETED IN ONE PHASE. SURROUNDING STREETS SERVING THE SITE ACCESS POINTS WILL BE COMPLETED IN ADVANCE OF THIS PROJECT'S COMPLETION.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATION OF OCCUPANCY, EACH PHASE OF CONSTRUCTION MUST HAVE THE REQUIRED NUMBER OF EMERGENCY ACCESS POINTS AND APPROVED WATER SUPPLY.

**HIGH POINT EAST  
SUBDIVISION FILING NO. 5**  
A PARCEL OF LAND LOCATED  
IN THE SOUTHWEST QUARTER  
SECTION 6, T3S, R65W OF THE  
6TH P.M., CITY OF AURORA,  
COUNTY OF ADAMS, STATE OF  
COLORADO



NOT FOR CONSTRUCTION



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[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: Comment noted, thank you.



LANDSCAPE TABLES

Building Perimeter Landscape					
Direction	Site Perimeter Description	Length	TE Required	Trees Provided	Shrubs Provided
North	Building Perimeter Buffer (Other Residential): WIDTH (1 Tree and 5 Shrubs per 40 LF)	518 LF	13	0	0
South	Building Perimeter Buffer (Other Residential): WIDTH (1 Tree and 5 Shrubs per 40 LF)	518 LF	13	0	0
East	Building Perimeter Buffer (Other Residential): WIDTH (1 Tree and 5 Shrubs per 40 LF)	518 LF	13	0	0
West	Building Perimeter Buffer (Other Residential): WIDTH (1 Tree and 5 Shrubs per 40 LF)	518 LF	13	6	60
Totals:			52	6	60

NOTES:  
1.) All Trees will be a minimum of 2" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

Special Landscape Buffer						
Direction	Special Buffer Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
East Boundary	Special Landscape Buffer (Trail) : WIDTH 25' (1 Tree and 10 Shrubs per 30 LF)	2,216	74	74	739	739
Totals:			74	74	739	739

NOTES:  
1.) All Trees will be a minimum of 2" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

Detention Pond Landscape Table						
Location / Description	SF	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
REVISED GUN CLUB POND A (1 Tree 10 Shrubs/4000 SF)	48394 SF	13	28	121	269	36 (12 Shrubs)
REVISED GUN CLUB POND B (1 Tree 10 Shrubs/4000 SF)	43162 SF	11	20	108	202	0
REVISED GUN CLUB POND C (1 Tree 10 Shrubs/4000 SF)	9639 SF	3	4	24	29	18 (6 Shrubs)
Totals:		27	52	253	500	54 (18 Shrubs)

NOTES:  
1.) All Shrubs will be a Minimum of Container #5 Size, or 3 x Container #5 per Shrub Quantity shown in table for Ornamental Grasses.

Curbside Landscaping - 65th Avenue							
Location / Description	Length	Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
65th AVENUE - NORTH SIDE (1 Tree per 40 LF of Tree Lawn) (1 Shrub per 40 SF of Tree Lawn)	175 LF	1,541 SF	5	5	39	35	12 (4 Shrubs)
65th AVENUE - SOUTH SIDE (1 Tree per 40 LF of Tree Lawn) (1 Shrub per 40 SF of Tree Lawn)	452 LF	4,804 SF	12	21	121	94	48 (16 Shrubs)
Totals:			12	21	121	94	60 (20 Shrubs)

NOTES:  
1.) All Shrubs will be a Minimum of Container #5 Size, or 3 x Container #5 per Shrub Quantity shown in table for Ornamental Grasses.

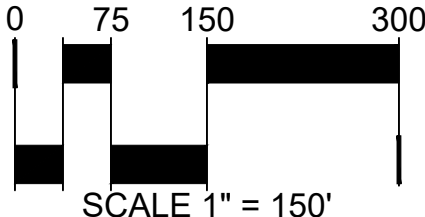
Street Frontage Buffer									
Street Frontage Description	Length	Width Required	Width Provided	Trees Required	Dec. Trees Provided	Ev. Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided (Shrub Equivalent)
Street Perimeter Buffer: Gun Club Road (West) (1 Tree and 10 Shrubs per 40 LF)	2048 LF	10'	10'	52	25	28	512	475	243 (81)
Street Perimeter Buffer: 68th Avenue (North) (1 Tree and 10 Shrubs per 40 LF)	1417 LF	10'	10'-65'	36	13	29	354	278	50 (16)
Street Perimeter Buffer: 66th Avenue (1 Tree and 10 Shrubs per 40 LF)	225 LF	10'	10'	6	3	1	60	74	18 (6)
Street Perimeter Buffer: 65th Avenue (North) (1 Tree and 10 Shrubs per 40 LF)	158 LF	10'	8'	4	5	0	40	43	24 (8)
Street Perimeter Buffer: 65th Avenue (South)* (1 Tree and 10 Shrubs per 40 LF)	452 LF	10'	7.3'	11	12	9	110	94	48 (16)
Totals:				109	58	67	1,076	964	383 (127)

NOTES:  
1.) All Trees will be a minimum of 2" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.  
\* Buffer for southern side of 65th Avenue to be provided by the adjoining lot when developed.

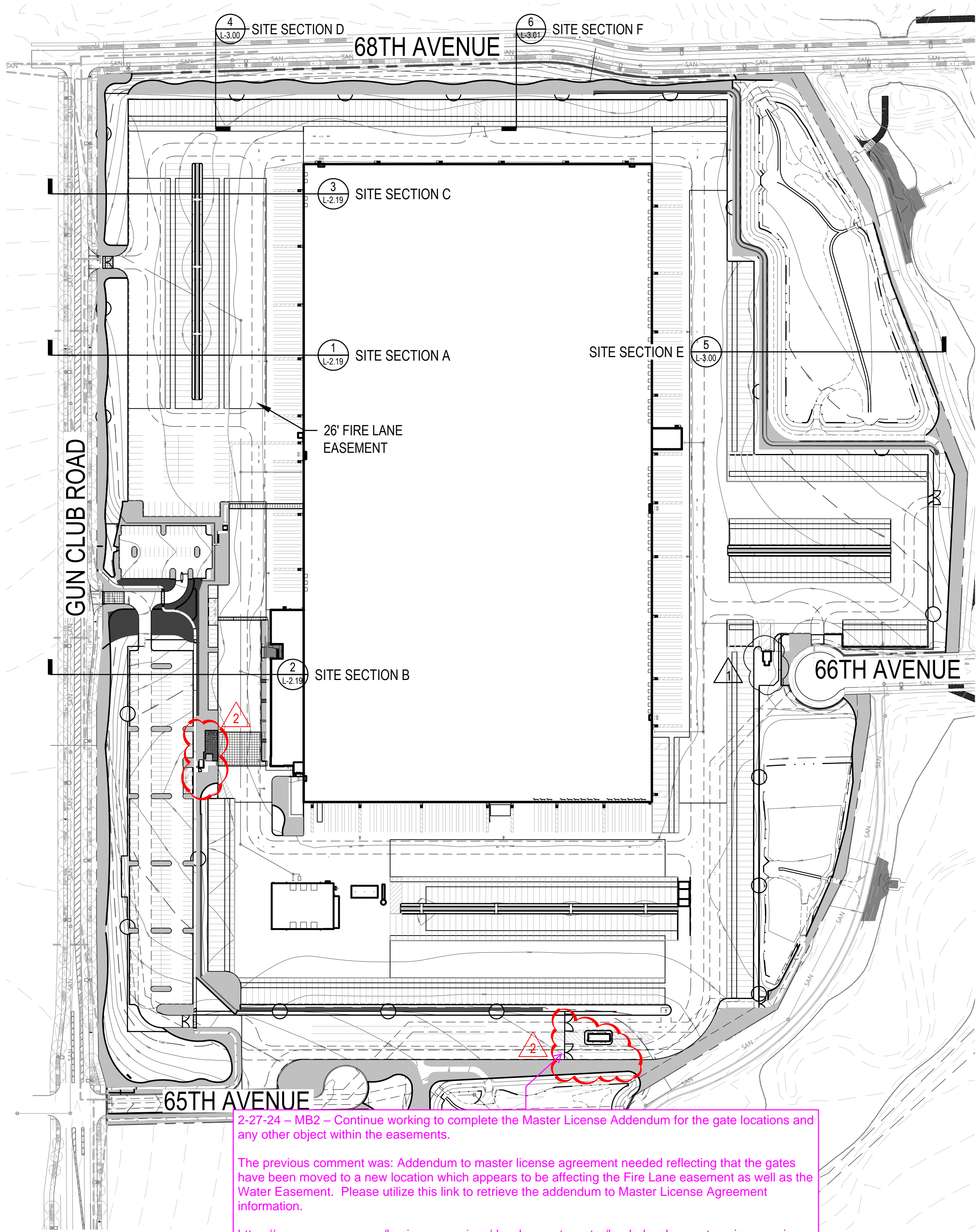
SITE DATA TABLE		
	AREA (SF)	%
TOTAL SITE AREA	3,226,053	100%
BUILDING COVERAGE	932,124	28.8%
HARD SURFACE	1,663,410	51.6%
LANDSCAPE AREA	630,519	19.5%
NON-IRRIGATED NATIVE SEED:	417,691	
LANDSCAPE AREA:	200,659	
MAXIMUM % OF COOL SEASON GRASSES ALLOWED:	210,170	33%
% OF COOL SEASON GRASSES PROVIDED:	12,169	2%

SHEET INDEX

L-1.00	LANDSCAPE REQUIREMENTS
L-1.01	NOTES & PLANT LIST
L-2.00 - L-2.19	LANDSCAPE PLAN
L-3.00 - L-3.01	LANDSCAPE DETAILS



HYDRO ZONE MAP



2-27-24 – MB2 – Continue working to complete the Master License Addendum for the gate locations and any other object within the easements.

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

Response: Comment noted, thank you.

