

64TH AVENUE EXTENSION - INFRASTRUCTURE SITE PLAN (E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SIGNATURE BLOCKS

64TH AVENUE EXTENSION

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS 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, HIGHPOINT BULWIP ACQUISITION, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 8 DAY OF February AD. 2021

BY: [Signature]
(PRINCIPALS OR OWNERS)

STATE OF Minnesota)SS
COUNTY OF Hennepin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF February AD. 2021

BY: Paul Hyde
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 1/31/25

NOTARY BUSINESS ADDRESS:
300 LASALLE AVE #1210
MINNEAPOLIS MN 55402

IN WITNESS THEREOF, BOWIP PARTNERS, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 2 DAY OF February AD. 2021

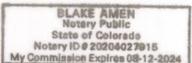
BY: Andrew P. Klein
(PRINCIPALS OR OWNERS)

STATE OF Colorado)SS
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF February AD. 2021

BY: Andrew Klein
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 8/12/24

NOTARY BUSINESS ADDRESS:

IN WITNESS THEREOF, ACM HIGH POINT VI K, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 2 DAY OF February AD. 2021

BY: Andrew P. Klein
(PRINCIPALS OR OWNERS)

STATE OF Colorado)SS
COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF February AD. 2021

BY: Andrew Klein
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 8/12/24

NOTARY BUSINESS ADDRESS:

PROPERTY OWNERS

HIGHPOINT BULWIP ACQUISITION, LLC
PAUL HYDE
800 LASALLE AVE., SUITE 1210
MINNEAPOLIS, MINNESOTA 55402
612-845-1991

DIBC CARGO, LLC
H. RICKEY WELLS
C/O L.C. FULENWIDER, INC.
1125 SEVENTEENTH STREET, SUITE 2500
DENVER, CO 80202
303-295-3071

BOWIP PARTNERS, LLC
ANDREW KLEIN
4100 EAST MISSISSIPPI AVENUE, SUITE 500
DENVER, CO 80246
303-984-9800

ACP DIA 1287 INVESTORS, LLC
BILL WICHTERMAN
C/O A&C PROPERTIES
4530 EAST SHEA BOULEVARD, SUITE 100
PHOENIX, AZ 85028
602-494-7800

ACM HIGH POINT VI K LLC
ANDREW KLEIN
4100 EAST MISSISSIPPI AVENUE, SUITE 500
DENVER, CO 80246
303-984-9800

IN WITNESS THEREOF, ACP DIA 1287 INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: PORTEOS HOLDINGS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER
BY: DIA 1287 HOLDINGS, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: A&C PROPERTIES, INC., AN ARIZONA CORPORATION
MANAGER
BY: [Signature]
NAME: William P. Wichterman
TITLE: VICE PRESIDENT

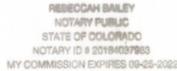
HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 8 DAY OF February AD. 2021

STATE OF Colorado)SS
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF February AD. 2021

BY: William Wichterman

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)



NOTARY BUSINESS ADDRESS:
1101 Bannock St.
Denver, CO 80204

IN WITNESS THEREOF, DIBC CARGO, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: L.C. FULENWIDER, INC., A COLORADO CORPORATION, ITS MANAGER

BY: [Signature]
BY: H. RICKEY WELLS, SENIOR VICE PRESIDENT
HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 3rd DAY OF February AD. 2021

STATE OF Colorado)SS
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February AD. 2021

BY: H. Rickey Wells
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
(NOTARY PUBLIC)



MY COMMISSION EXPIRES Jan 9, 2024 1125 17th St, Ste 500
Denver, CO 80202

DESIGN TEAM CONTACTS

OWNER'S REPRESENTATIVE:
SILVERBLUFF COMPANIES
TED L. LAUDICK
303-638-9553

LANDSCAPE ARCHITECT:
NORRIS DESIGN
DIANA RAE, PLA, CAASH
1101 BANNOCK ST,
DENVER, CO 80204
303-892-1166

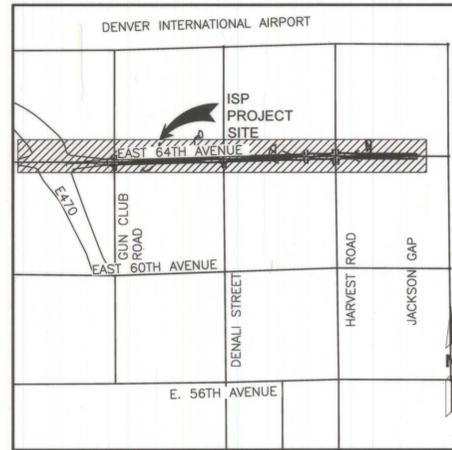
TRAFFIC ENGINEER:
FELSBURG HOLT & ULLEVIG
CHRIS FASCHING, PE, PTOE
6300 S SYRACUSE WAY, #600,
CENTENNIAL, CO 80111
303-721-1440

CIVIL ENGINEER/ SURVEYOR:
MARTIN/MARTIN INC.
DAVID LE P.E.
12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215
303-431-6100

GEOTECHNICAL ENGINEER:
GROUND ENGINEERING CONSULTANTS
AMY CRANDALL
41 INVERNESS DRIVE EAST
ENGLEWOOD, CO 80112
303-991-6915

ELECTRICAL ENGINEER:
AE DESIGN
ERIC REITAN
1900 WAZEE STREET, #205
DENVER, CO 80202
303-296-4443

SUBSURFACE UTILITY ENGINEER:
T2 UTILITY ENGINEERS
ROBERT RAMSEY
150 CAPITAL DRIVE, #190
GOLDEN, CO 80401
720-452-1090



VICINITY MAP
SCALE: 1"=2000'

Sheet Number	Sheet Title
1	COVER
2	OVERALL SITE PLAN
3	SITE PLAN (E-470-GUN CLUB ROAD)
4	SITE PLAN (GUN CLUB ROAD - DENALI STREET)
5	SITE PLAN (DENALI STREET - HARVEST ROAD)
6	SITE PLAN (HARVEST ROAD - JACKSON GAP)
7	LANDSCAPE NOTES
8	PLANT & MATERIAL SCHEDULE
9	LANDSCAPE PLAN
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17	LANDSCAPE DETAILS
18	LANDSCAPE DETAILS

SITE PLAN DATA BLOCK

PROPOSED SIDEWALK AREA: 201,493± SQ FT (4.63 ACRES)
PROPOSED ROADWAY ASPHALT AREA: 590,238± SQ FT (13.55± ACRES)
PROPOSED HARD SURFACE AREA: 84,459± SQ FT (1.93± ACRES)
PROPOSED LANDSCAPE AREA: 494,101± SQ FT (11.34± ACRES)
PRESENT ZONING CLASSIFICATION: MIXED-USE AIRPORT DISTRICT (MU-A) & AIRPORT DISTRICT (AD)
OVERALL ISP DISTURBANCE AREA: 1,564,450± SQ FT (36± ACRES)

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: 3/10/21
PARKS, RECREATION & OPEN SPACE: N/A DATE: N/A
PLANNING DIRECTOR: [Signature] DATE: 3-8-2021
PLANNING AND ZONING COMMISSION: N/A DATE: N/A
CITY COUNCIL: _____ DATE: N/A
ATTEST: _____ DATE: N/A
(CITY CLERK)

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____
COLORADO AT _____ O'CLOCK _____ M,
THIS _____ DAY OF _____ AD, _____
CLERK AND RECORDER: _____ DEPUTY: _____

SITE PLAN NOTES:

- 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.
- 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".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-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 EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, IT SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING 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.
- 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. E
- 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 UNOBTSTRUCTED 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.
- 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.
- 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.
- 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.
- 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.
- MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
- 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.
- STREET LIGHTING TO BE GALLEON LED AREA AND SITE LUMINAIRE COOPER LIGHTING BY EATON OR APPROVED EQUAL.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
- 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.

AMENDMENTS:

06/20/24 REV 01 - Amendment modifying landscape plans, charts, and tables to account for new curb cuts providing access to adjacent developments.

Date	Submission / Revision
12/11/20	FOR COA APPROVAL
06/20/24	REV 01

NORRIS DESIGN
Planning | Landscape Architecture | Branding
1101 Bannock Street
Denver, Colorado 80204
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MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80235
303.433.6200 MARTINMARTIN.COM

INFRASTRUCTURE SITE PLAN
64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)
AURORA, COLORADO

Design Project No. **19.0281**

Drawing Title

COVER

Drawing No.

1

64TH AVENUE EXTENSION - INFRASTRUCTURE SITE PLAN (E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF 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. REFER TO SPECIFICATIONS FOR MORE INFORMATION.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS AND PLAZAS ARE TO BE BRUSHED, GRAY 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, EXCEPT FOR THE MEDIANS, WHICH WILL BE RELIEVED OF THIS OBLIGATION AFTER THEY ARE DEDICATED TO THE CITY OF AURORA AFTER TWO (2) YEARS. 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 64TH AVENUE'S MEDIANS, 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 1/2" GRAY GRANITE ROCK MULCH. FOR AREAS SPECIFIED IN THE PLAN AS COBBLE, USE 4-8" WHITE RIVER COBBLE IN MEDIANS AND 4-8" TAN RIVER COBBLE IN CURBSIDE LANDSCAPE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF 1 1/2" GRAY GRANITE ROCK MULCH WITH NO WEED BARRIER NECESSARY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.02.2.10. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES.
- 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.
- 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.
- CRUSHER FINES SHALL BE INSTALLED WITH STABILIZER AT 3" DEPTH.
- LANDSCAPE BOULDERS SHALL BE AT LEAST 4' FROM FLOWLINE OF THE ROADWAY FOR ANY BOULDER. MAXIMUM HEIGHT OF BOULDERS ABOVE GRADE IS 15" TALL. BOULDERS SHALL BE AT LEAST 50% BURIED. REFER TO DETAIL FOR MORE INFORMATION.
- THE FINAL DETENTION POND CONFIGURATION AND LANDSCAPE TREATMENT WILL BE DETERMINED AT TIME OF PRELIMINARY PLAT SUBMITTAL FOR ADJACENT DEVELOPMENT.

MAINTENANCE NOTES

- THE METRO DISTRICT SHALL MAINTAIN THE MEDIANS FOR A 2-YEAR WARRANTY AND MAINTENANCE PERIOD FOLLOWING ISSUANCE OF THE NOTICE OF SUBSTANTIAL COMPLETION. FINAL MAINTENANCE RESPONSIBILITY WILL BE ASSUMED BY CITY OF AURORA, PARKS, RECREATION & OPEN SPACE AFTER THE WARRANTY AND MAINTENANCE PERIOD AND THE ISSUANCE OF A CERTIFICATE OF FINAL ACCEPTANCE.
- THE MEDIANS WILL BE IRRIGATED BY WATER TRUCK FOR THREE (3) YEARS FOR ESTABLISHMENT.

Standard Rights-of-Way Street Tree Table				
Street Tree Description	Length	Trees Required	Shrub Equivalent Transfers	Trees Provided
64TH AVE NORTH (1 Tree / 40 LF)	5,675 LF	142	0	142
64TH AVE SOUTH (1 Tree / 40 LF)	5,834 LF	145	0	145
Totals:	11,637 LF	287	0	287

NOTES:
1.) Distances measured between tangent points, intersecting drives are excluded.

Curbside Landscape Table				
Curbside Description	Area	Shrubs Required	Shrubs Provided	Shrubs to Tree Equivalents
64TH AVE NORTH (0.025 Shrubs per 1 Square Foot of Tree Lawn)	51,879 SF	1,297	1,301	0
64TH AVE SOUTH (0.025 Shrubs per 1 Square Foot of Tree Lawn)	50,191 SF	1,255	1,255	0
Totals:	103,458 SF	2,552	2,556	0

NOTES:
1.) Shrubs and grasses shown in table are a minimum of container #5 size.
2.) Tree lawn replacement area calculated based on non-sod area within the respective tree lawn.

Median Landscape Table						
Description	Area / Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Transfers
64TH AVE MEDIANS (18 shrubs / LF)	3,262 LF	0	0	587	587	0

NOTES:
1.) City of Aurora Parks, Recreation, and Open Space does not allow plant material in the median noses.
2.) Median nose linear footage was excluded from the shrub requirement per linear foot calculation.

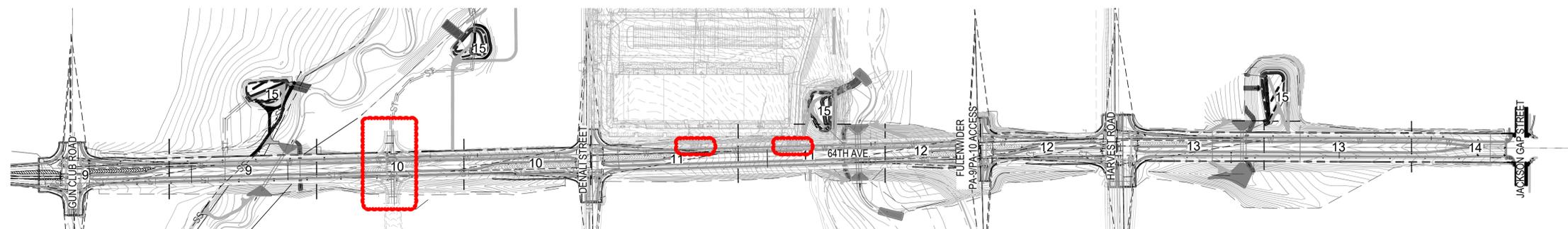
Water Use Table						
Area (Tract)	Water Conserving Irrigation (Native Seed)	Water Conserving Irrigation (Shrub Bed)	Non-Water Conserving Irrigation (Sod)	Temporary COA Truck Irrigated Bed and Seed	Non-irrigated Landscape Area/ Pavement	Total Area (SF)
64th Ave. ROW	66,922 SF	27,870 SF	0 SF	121,236 SF	136,817 SF	358,636 SF
Pond A	0 SF	896 SF	0 SF	0 SF	26,658 SF	27,554 SF
Pond B	0 SF	580 SF	0 SF	0 SF	19,736 SF	20,316 SF
Pond C	0 SF	1,165 SF	0 SF	0 SF	30,448 SF	31,613 SF
Pond D	0 SF	3,052 SF	0 SF	0 SF	50,477 SF	53,529 SF
Totals:	70,637 SF	35,639 SF	0 SF	121,236 SF	264,136 SF	491,648 SF

NOTES:
1.) City of Aurora Parks, Recreation, and Open Space requires no trees are planted in the medians and no plant material of any type planted within the median noses.
2.) City of Aurora Parks, Recreation, and Open Space requires medians will receive temporary truck spray irrigation for 3 years and no permanent irrigation.
3.) Water Conserving Irrigation native seed and shrub bed for 64th Ave. ROW refer to curbside landscape only.

Detention Pond Landscape Table							
Area (POND)	Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Transfers
A	POND (1 Tree and 10 shrubs per 4,000 SF)	14,882	4	4	40	40	0
B	POND (1 Tree and 10 shrubs per 4,000 SF)	8,488	2	2	20	20	0
C	POND (1 Tree and 10 shrubs per 4,000 SF)	20,148	5	5	50	50	0
D	POND (1 Tree and 10 shrubs per 4,000 SF)	47,104	12	12	120	120	0
Totals:		90,622 SF	23	23	230	230	0

NOTES:
1.) Calculated to reflect 1 tree and 10 shrubs per 4,000 SF above the 100 year water surface elevation of the ponds.
2.) Final pond layout and design may vary at time of adjacent Preliminary Plat development. Additional pond landscape, if needed, will be provided with the
3.) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3x Container #1 per Shrub Quantity show in table for Ornamental

OVERALL MAP



Date	Submission / Revision
03/05/21	FOR COA APPROVAL
08/25/21	FOR COA APPROVAL
08/18/23	AMENDMENT 01
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INFRASTRUCTURE SITE PLAN
**64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)**
 AURORA, COLORADO

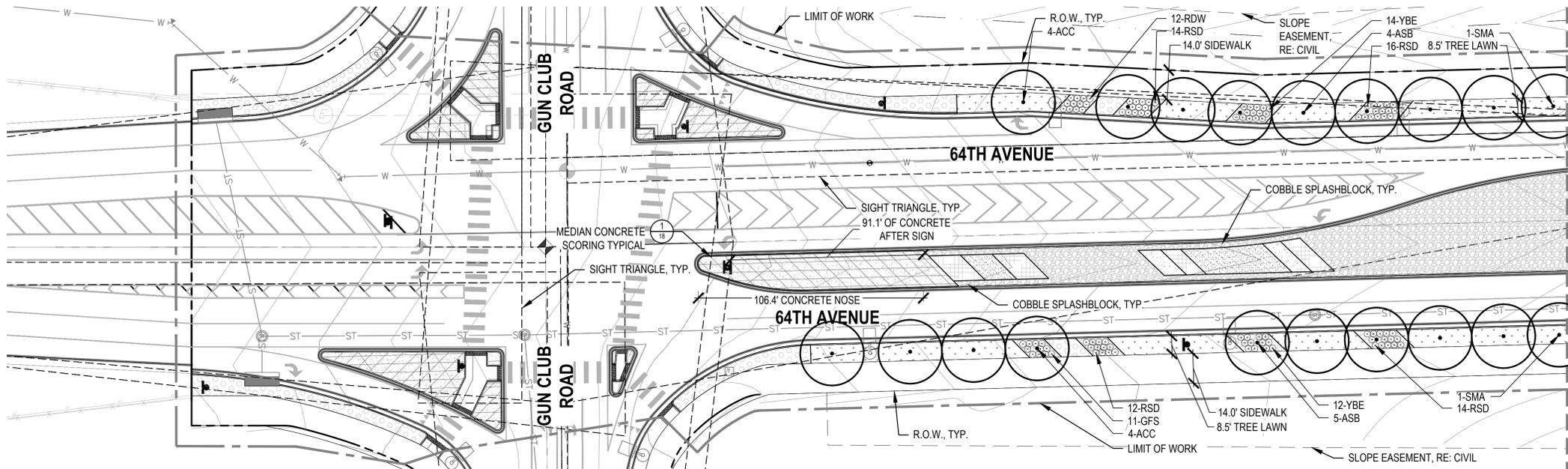
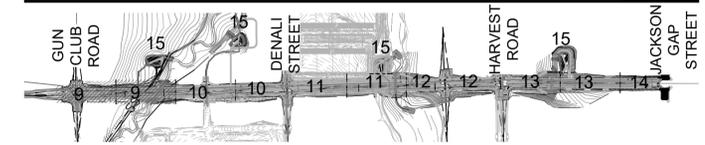
Design Project No. **19.0281**
Drawing Title
LANDSCAPE NOTES

Drawing No.
7

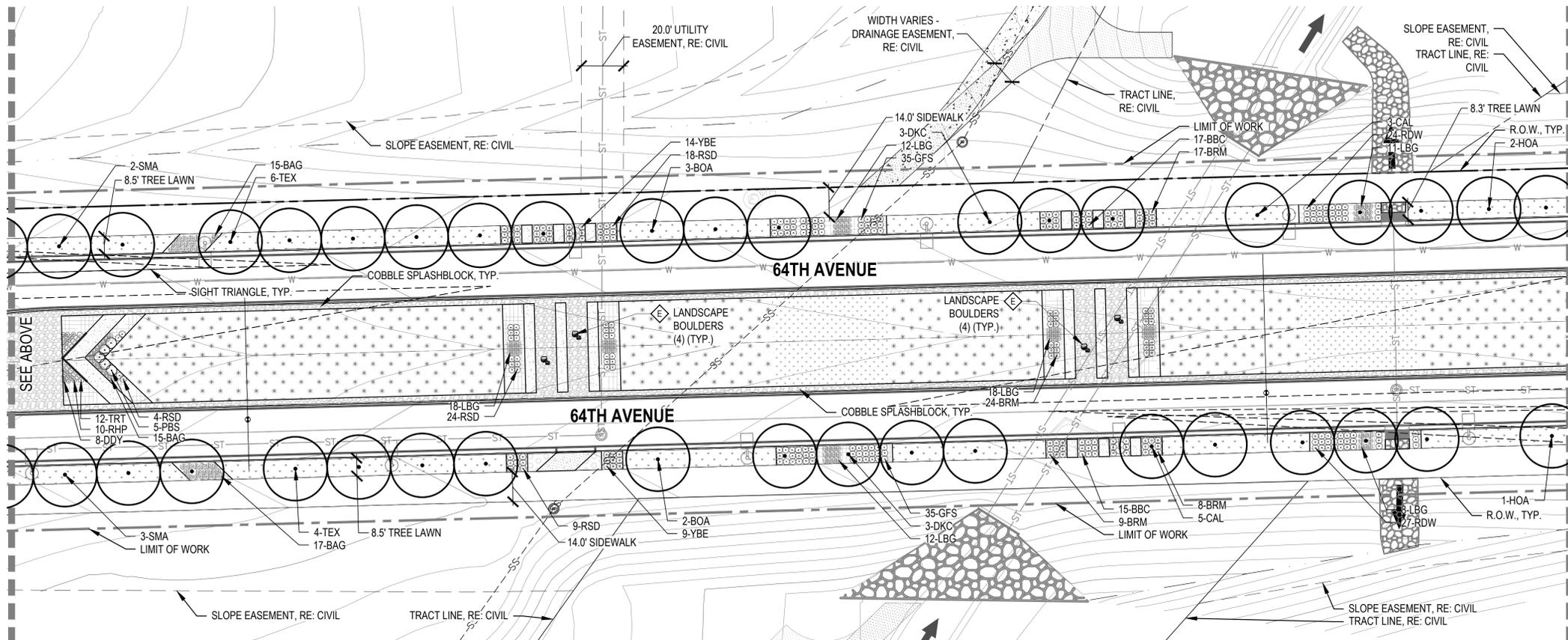
64TH AVENUE EXTENSION - INFRASTRUCTURE SITE PLAN (E-470 TO JACKSON GAP)

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER SECTION 5, THE SOUTH HALF SECTION 6, THE NORTH HALF SECTION 7 AND THE NORTHWEST QUARTER SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

KEY MAP



SEE BELOW



SEE ABOVE

SEE SHEET 10

LEGEND

- MEDIAN WHITE RIVER COBBLE
- CURBSIDE HORIZON TAN COBBLESTONE
- STANDARD GRAY CONCRETE
- TAN CRUSHER FINES
-
- IRRIGATED NATIVE
- NON-IRRIGATED NATIVE
- TEMPORARY TRUCK IRRIGATED NATIVE
- NON-IRRIGATED WETLAND SEED
- TEMPORARY TRUCK IRRIGATED SHORT NATIVE
- STEEL EDGER
- SPADE CUT EDGER
- MATCHLINES
- LIMIT OF WORK
- RIGHT OF WAY
- 100 YEAR FLOOD ELEVATION
- STREET LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL
- SIGN, RE: CIVIL
- DECIDUOUS CANOPY TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- LANDSCAPE BOULDERS
- POTENTIAL TYPE 1 MOBILITY HUB (BY OTHERS)

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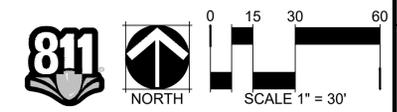
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AURORA, COLORADO

Design Project No. **19.0281**

Drawing Title
LANDSCAPE PLAN

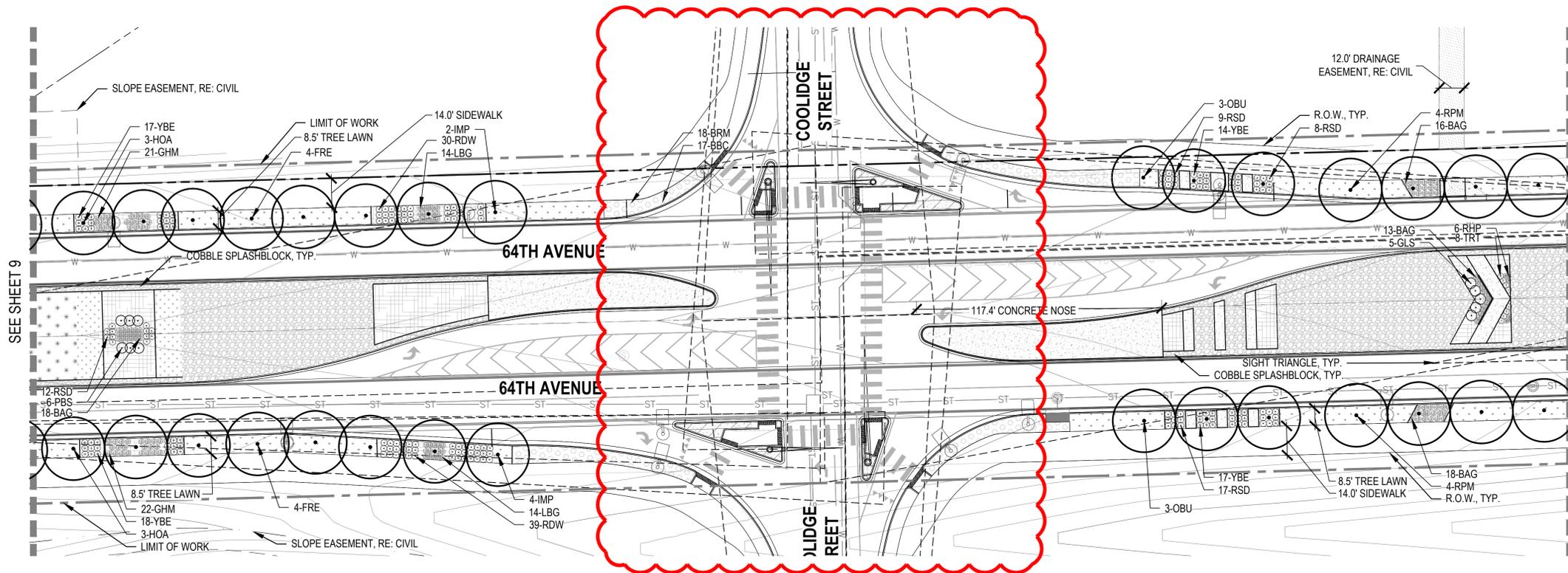
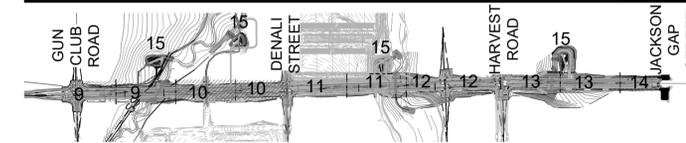
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64TH AVENUE EXTENSION - INFRASTRUCTURE SITE PLAN (E-470 TO JACKSON GAP)

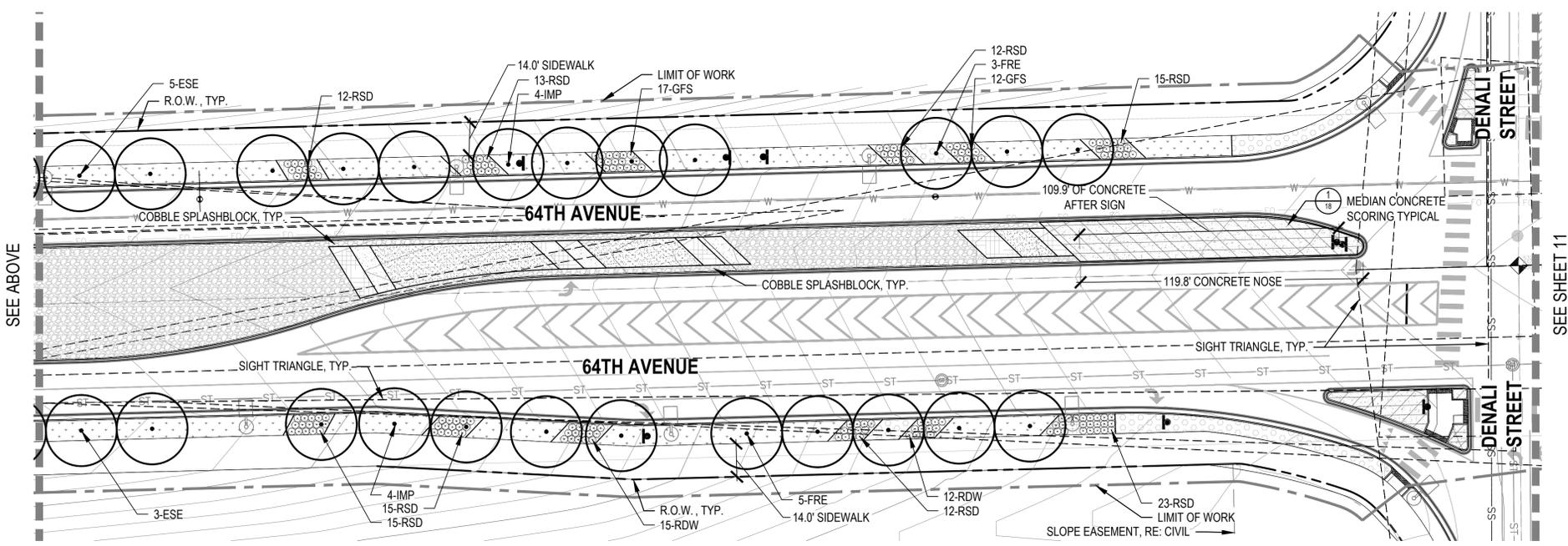
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KEY MAP



LEGEND

- MEDIAN WHITE RIVER COBBLE
- CURBSIDE HORIZON TAN COBBLESTONE
- STANDARD GRAY CONCRETE
- TAN CRUSHER FINES
- 1-1/2" GRAY GRANITE MULCH
- IRRIGATED NATIVE
- NON-IRRIGATED NATIVE
- TEMPORARY TRUCK IRRIGATED NATIVE
- NON-IRRIGATED WETLAND SEED
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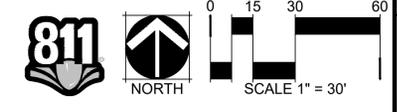
INFRASTRUCTURE SITE PLAN
**64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)**
 AURORA, COLORADO

Design Project No. **19.0281**

Drawing Title
LANDSCAPE PLAN

Drawing No.

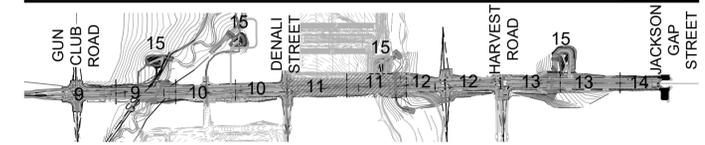
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64TH AVENUE EXTENSION - INFRASTRUCTURE SITE PLAN (E-470 TO JACKSON GAP)

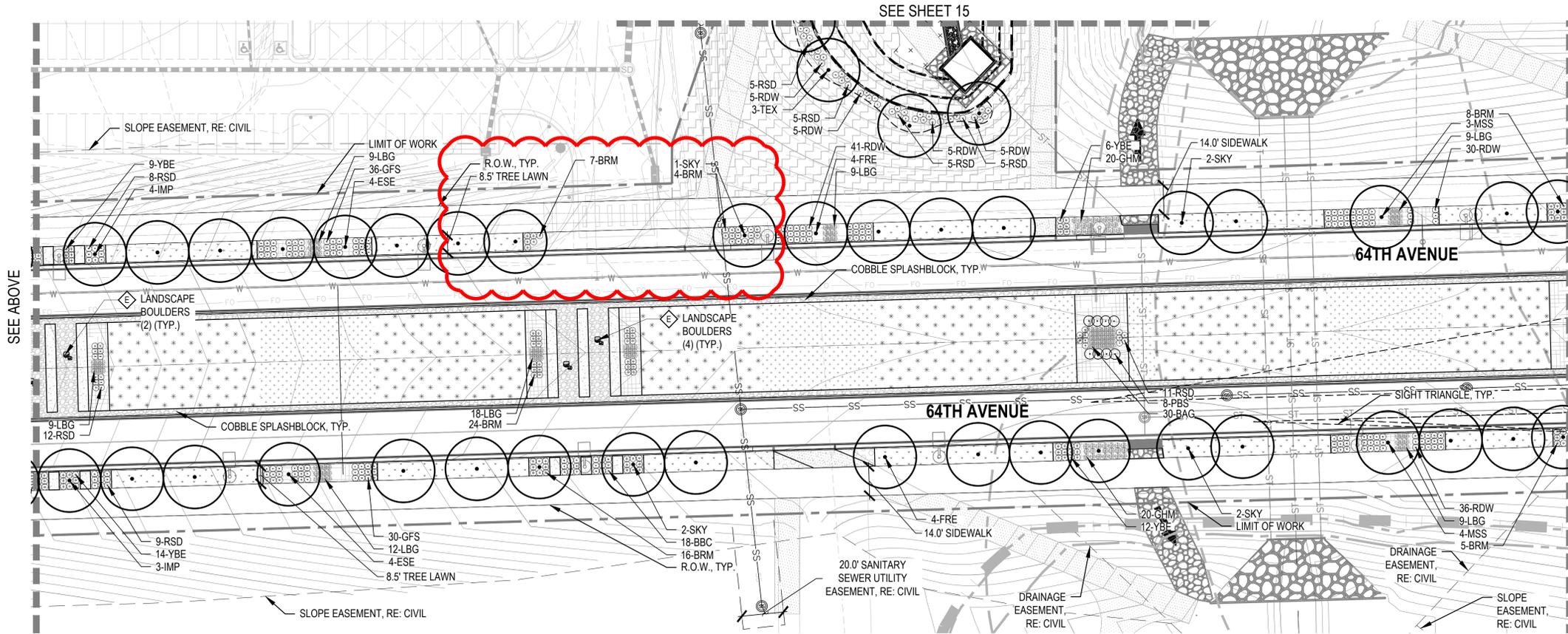
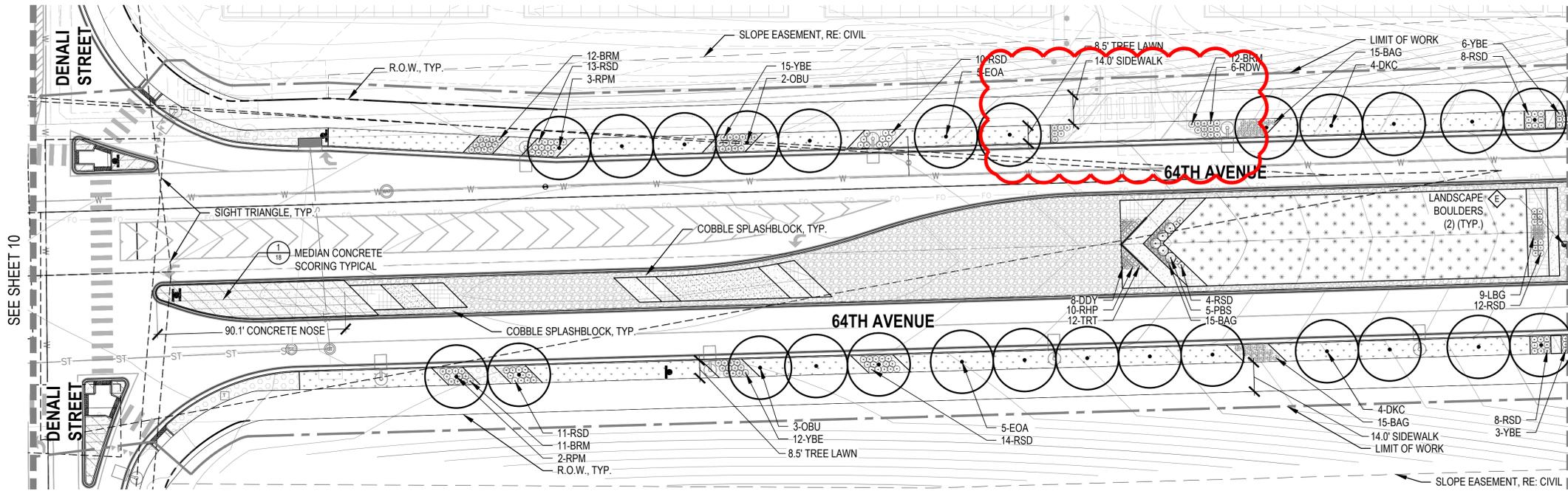
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KEY MAP



LEGEND

	MEDIAN WHITE RIVER COBBLE
	CURBSIDE HORIZON TAN COBBLESTONE
	STANDARD GRAY CONCRETE
	TAN CRUSHER FINES
	1-1/2" GRAY GRANITE MULCH
	IRRIGATED NATIVE
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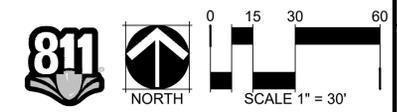
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**64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)**
AURORA, COLORADO

Design Project No. **19.0281**

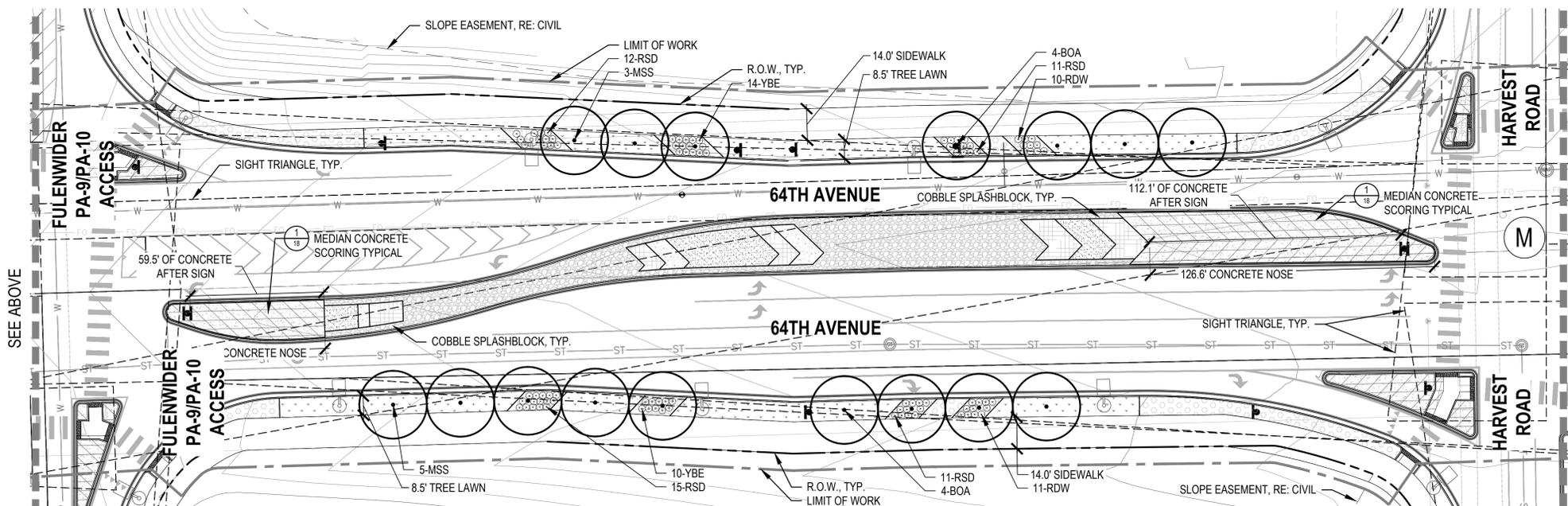
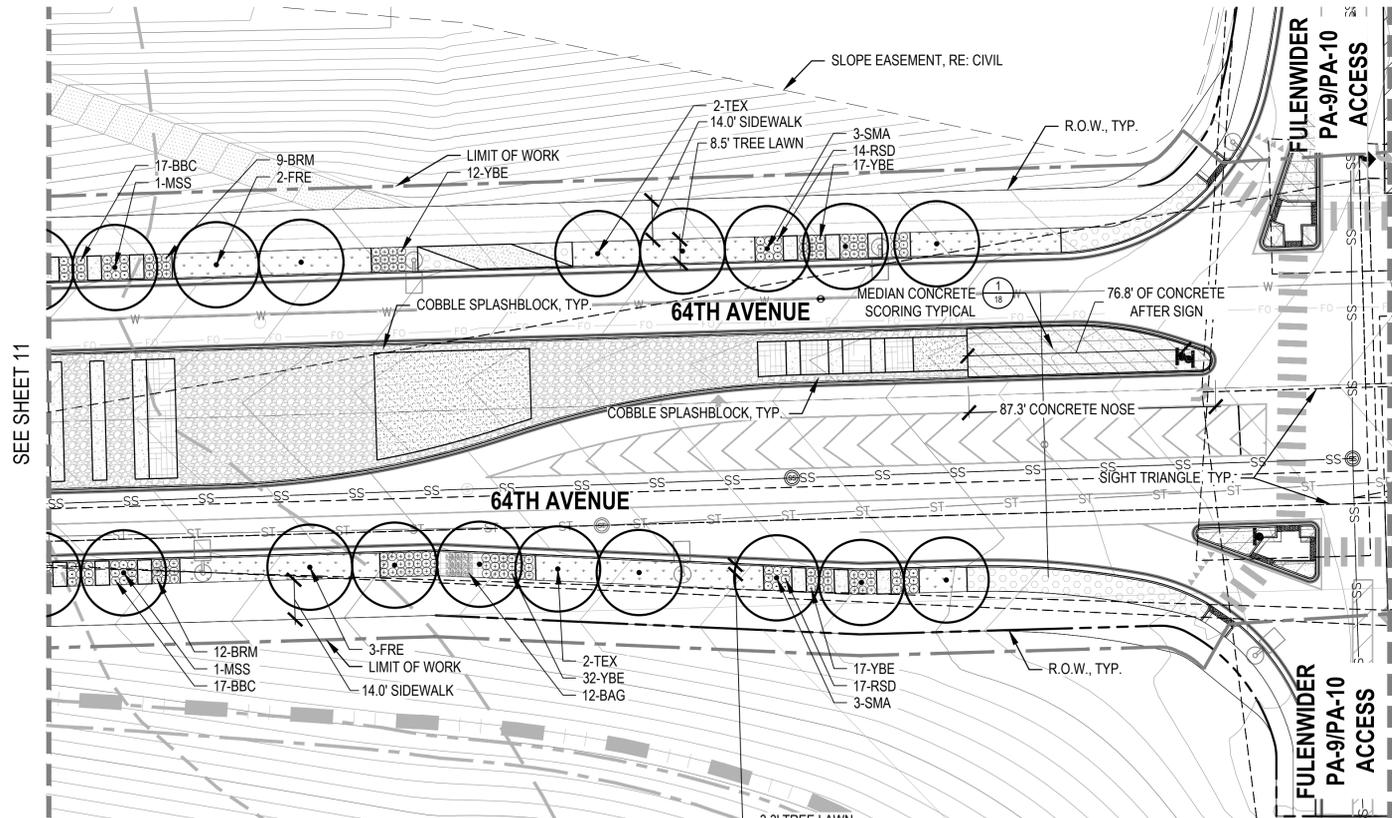
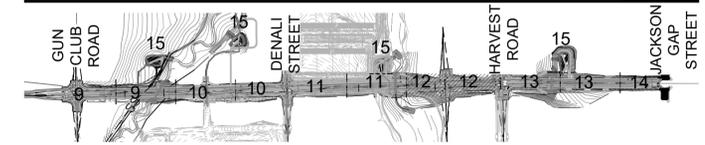
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KEY MAP



LEGEND

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- 1-1/2" GRAY GRANITE MULCH
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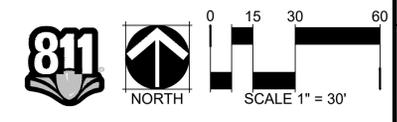
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**64TH AVENUE EXTENSION
(E-470 TO JACKSON GAP)**
AURORA, COLORADO

Design Project No. **19.0281**

Drawing Title
LANDSCAPE PLAN

Drawing No.

12

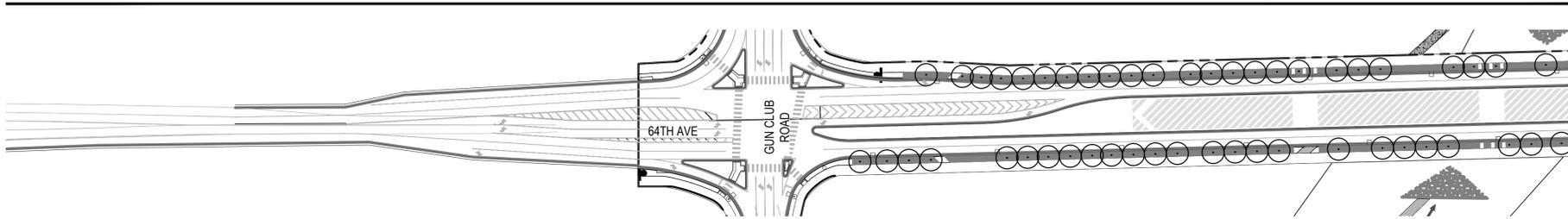


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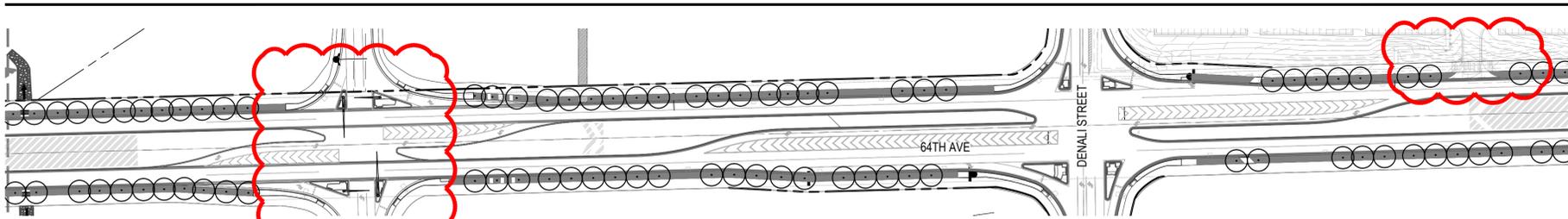
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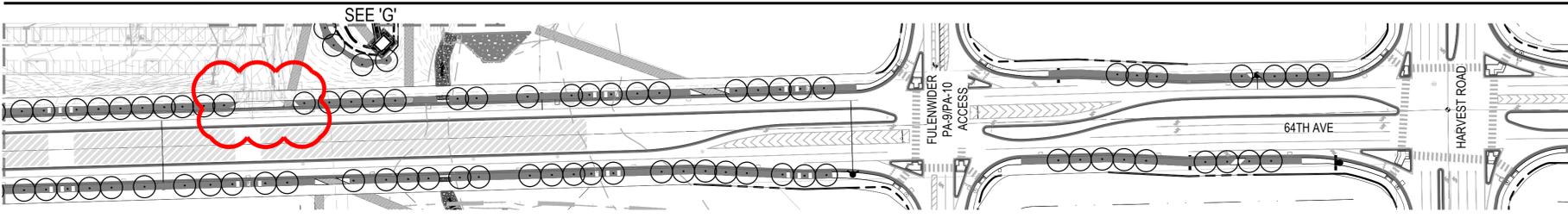
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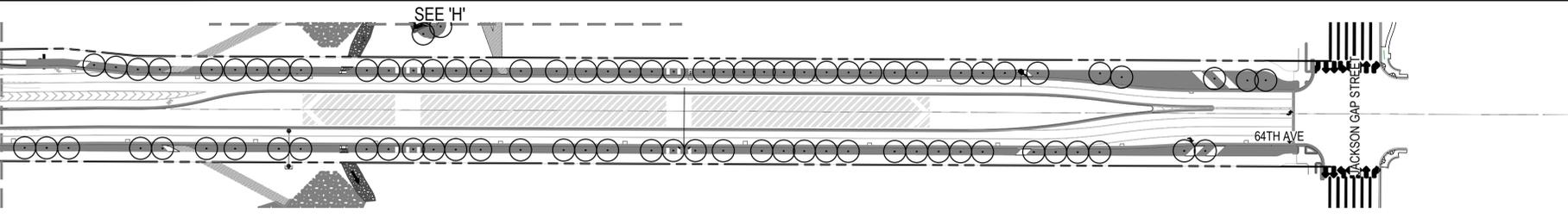
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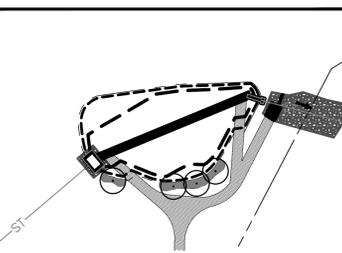
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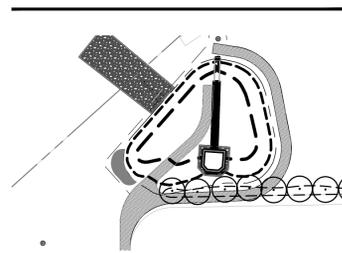
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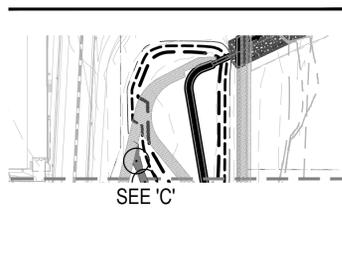
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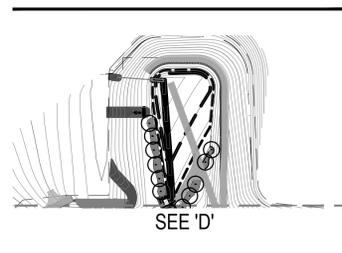
PLAN F



PLAN G



PLAN H



KEY MAP



LEGEND

- LOW WATER USE HYDROZONE
- TEMPORARY COA TRUCK IRRIGATED WATER USE HYDROZONE
- MATCHLINES
- LIMIT OF WORK
- DECIDUOUS CANOPY TREE

HYDRO-ZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	0 SF	0 %
LOW WATER USE NATIVE SEED	66,922 SF	30 %
LOW WATER USE CURBSIDE BED	27,870 SF	12 %
LOW WATER USE POND BED	5,693 SF	3 %
TEMPORARY COA TRUCK IRRIGATED	121,236 SF	55 %
TOTAL:	221,131 SF	100 %

CANOPY TREES	QUANTITY	AREA VALUE (SF)	TOTAL AREA
	0	706.5	0 SF
TREES TOTAL:			0 SF
TOTAL IRRIGATED AREA TAP 2"	221,131 SF		

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Design Project No. **19.0281**

Drawing Title
**HYDROZONE
MAP**

Drawing No.

16

