

BOX ELDER INFRASTRUCTURE SITE PLAN

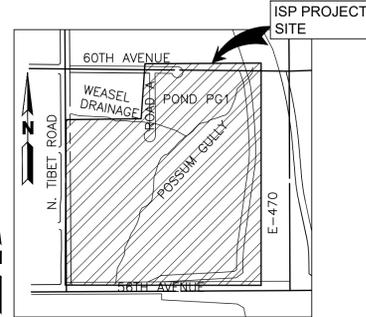
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

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 AMERICANS 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. LANDSCAPING FOR THE CURBSIDE LANDSCAPE BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING THE CONSTRUCTION OF THE E. 60TH AVENUE AND ROAD A. LANDSCAPING FOR THE POSSUM GULLY CHANNEL, WEASEL DRAINAGE AND REGIONAL POND PG1 TO BE INSTALLED FOLLOWING THE COMPLETION OF THESE DRAINAGE FEATURES. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPED PLAN.
- 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-OR-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.
- 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 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.
- 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 PLAN 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 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. 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.
- 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.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH 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.
- THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS THAT SURROUND POSSUM GULLY. A TRACKING CHART SHALL BE PROVIDED WITH EACH SITE PLAN IDENTIFYING THE TOTAL ACREAGE OF OPEN SPACE PROVIDED WITHIN THAT SITE PLAN. THIS CHART SHALL BE COPIED TO EACH NEW SITE PLAN AND UPDATED TO CREATE A RUNNING TOTAL OF OPEN SPACE.

LEGEND

EXISTING		PROPOSED	
---	PROPERTY LINE	---	
---	RIGHT-OF-WAY LINE	---	
---	SECTION LINE	---	
---	EASEMENT	---	
---	RETAINING WALL	---	
---	CURB & GUTTER	---	
---	CURB & GUTTER (SPILL)	---	
---	CURB & GUTTER (CATCH)	---	
---	HEAVY DUTY DRIVE LANES	---	
---	CONCRETE/ SIDEWALK	---	
---	CONTOURS	---	
---	UTILITY CROSSING	---	
---	STORM SEWER	---	
---	STORM MANHOLE	---	
---	ROOF DRAIN	---	
---	STORM INLET	---	
---	FLARED END SECTION	---	
---	SANITARY SEWER	---	
---	SANITARY MANHOLE	---	
---	CLEAN OUT	---	
---	WATER LINE	---	
---	WATER VALVE	---	
---	FIRE HYDRANT	---	
---	WATER METER	---	
---	IRRIGATION LINE	---	
---	IRRIGATION CONTROL	---	
---	OVERHEAD ELECTRIC	---	
---	ELECTRIC LINE	---	
---	LIGHT POLE	---	
---	POWER POLE	---	
---	ELECTRIC METER	---	
---	TELEPHONE LINE	---	
---	TELEPHONE PEDESTAL	---	
---	CABLE TV	---	
---	GAS LINE	---	
---	FIBER OPTIC	---	
---	MONITOR WELL	---	
---	SIGN	---	
---	DIRECTION OF FLOW	---	
---	GRADING ARROW	---	
---	DECIDUOUS TREE	---	
---	EVERGREEN TREE	---	
---	BUSH/SHRUB	---	
---	SPOT ELEVATIONS	---	
---	DRIVE	---	



SHEET LIST TABLE

SHEET #	SHEET TITLE
1	COVER
2	OVERALL
3	SITE PLAN 60TH AVENUE
4	SITE PLAN 60TH AVENUE
5	WEASEL DRAINAGE
6	POSSUM GULLY
7	POSSUM GULLY
8	POSSUM GULLY
9	POND PG1
10	LANDSCAPE NOTES
11	LANDSCAPE SCHEDULES
12	OVERALL PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE DETAILS

CONTACTS

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

LANDSCAPE ARCHITECT:

NORRIS DESIGN
BRAD HAIGH, PLA, LEED AP
1101 BANNOCK ST,
DENVER, CO 80204
303-892-1166

OWNER SIGNATURES

FULENWIDER WEST PA-1 & PA-2 INFRASTRUCTURE SITE PLAN

LEGAL DESCRIPTION:

LOCATED WITHIN AND BEING A PORTION OF THE FOLLOWING PARCELS:

- EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

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, DIBC 56TH AND E470 LLC A COLORADO LIMITED LIABILITY COMPANY BY: LC FULENWIDER INC. A COLORADO CORPORATION ITS MANAGER HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD. _____

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF _____)SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD. _____

BY: _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY BUSINESS ADDRESS: _____

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

BENCHMARK

COA ID: 356508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #356508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 356508NW001, 2007), ON A 5" #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET SOUTHEAST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, +/- 66.7 FEET SOUTHEAST OF A YELLOW STEEL CONCRETE POST, +/- 20 FEET SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE), AND +/- 1.3 MILES EAST OF E-470 AND 64TH AVENUE.

ELEVATION =5394.58' (NAVD1988) DATUM.

AMENDMENTS:

SITE PLAN DATA BLOCK:

OVERALL PRELIMINARY PLAT AREA: 2,350,982± SQ FT (53.971± ACRES)
PROPOSED SIDEWALK AREA: 12,197± SQ FT (0.28± ACRES)
PROPOSED ROADWAY ASPHALT AREA: 52,708± SQ FT (1.21± ACRES)
PROPOSED HARD SURFACE AREA: 34,841± SQ FT (0.80± ACRES)
PROPOSED LANDSCAPE AREA: 574,519± SQ FT (13.19± ACRES)
PROPOSED CHANNEL AREA: 672,925± SQ FT (15.45± ACRES)
PROPOSED DETENTION AREA: 226,392± SQ FT (5.20± ACRES)
PRESENT ZONING CLASSIFICATION: MIXED-USE AIRPORT DISTRICT (MU-A) & AIRPORT DISTRICT (AD)

CITY OF AURORA APPROVALS:

CITY PARKS, RECREATION, AND OPEN SPACES: _____	DATE: _____
CITY ATTORNEY: _____	DATE: _____
PLANNING DIRECTOR: _____	DATE: _____
PLANNING AND ZONING COMMISSION: _____	DATE: _____
CITY COUNCIL: _____	DATE: _____
(MAYOR)	
ATTEST: _____	DATE: _____
(CITY CLERK)	

PLOT DATE: Thursday, November 14, 2024 3:16 PM LAST SAVED BY: GPROULX
DRAWING LOCATION: G:\LE\24-0659-Fulenwider West - PA1 and PA2\PLANS\ISP\COVER.dwg



NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	06/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number 24-0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE

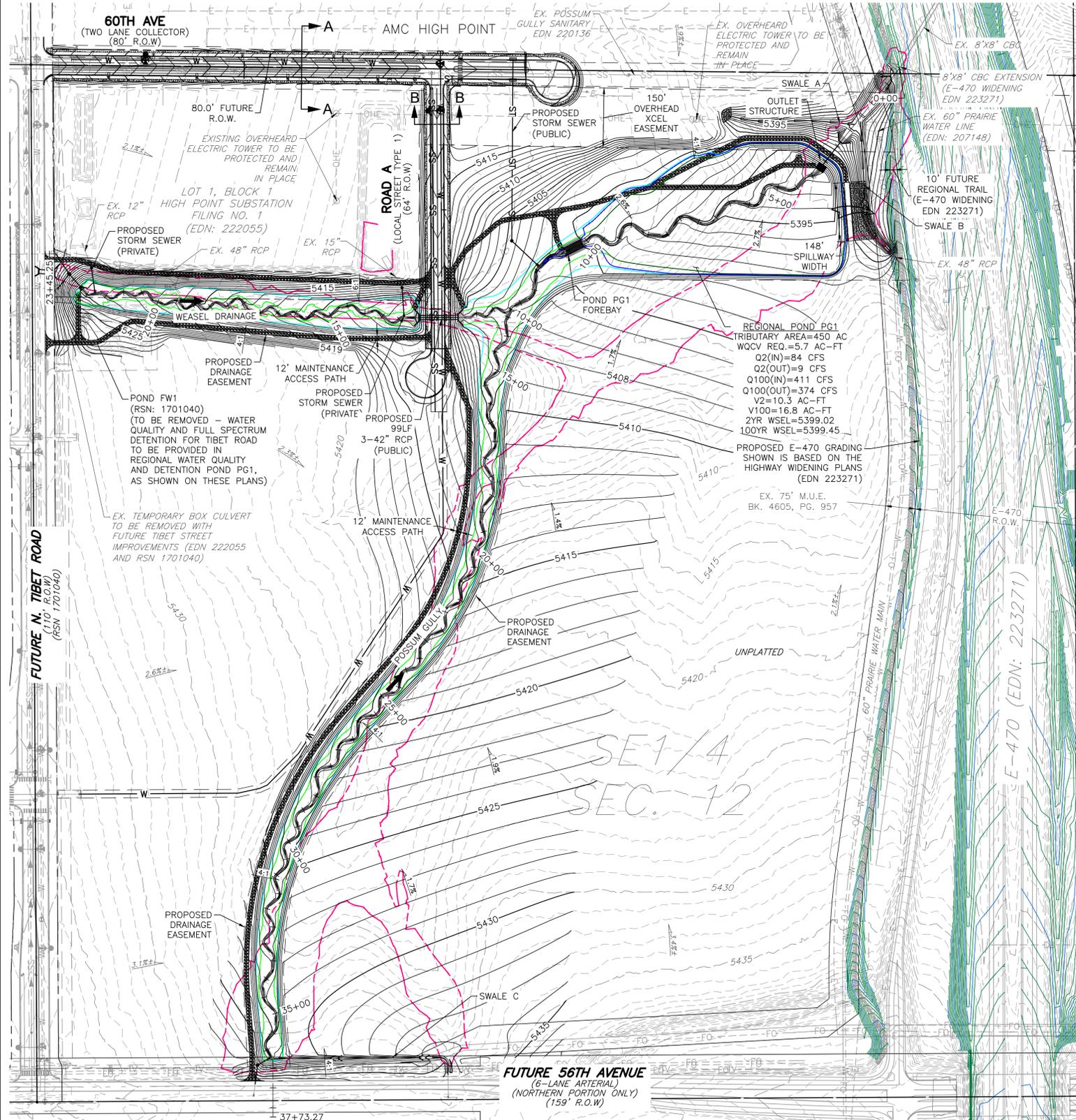
Sheet Number:

1

COVER

BOX ELDER INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321
BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

BENCHMARK
COA ID: 3S6508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #3S6508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 3S6508NW001, 2007). ON A 5" #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET SOUTHWEST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, +/- 66.7 FEET SOUTHWEST OF A YELLOW STEEL CONCRETE POST, +/- 20 FEET SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE), AND +/- 1.3 MILES EAST OF E-470 AND 64TH AVENUE.

ELEVATION = 5394.58' (NAVD1988) DATUM.

INFRASTRUCTURE NOTES:

WATER MAIN:

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.

SITE PLAN:

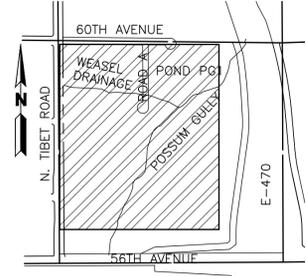
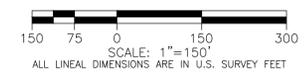
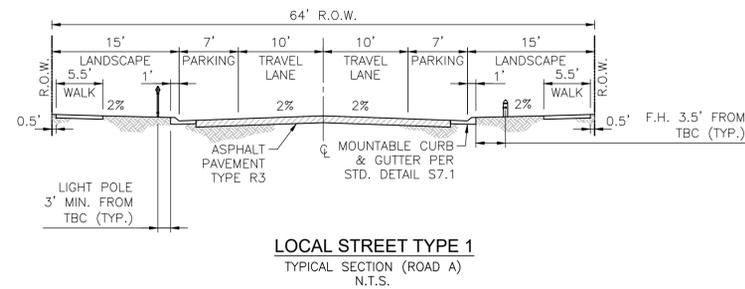
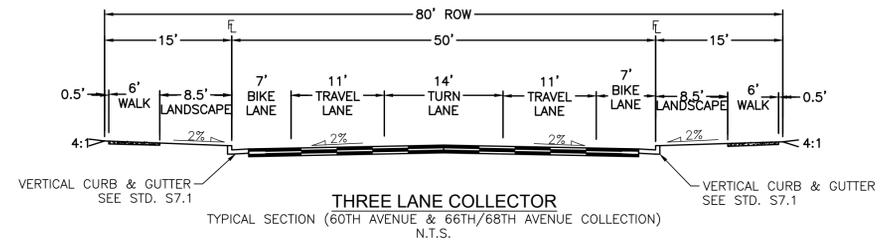
1. FUTURE SITE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AN APPROVED SECONDARY EMERGENCY ACCESS CONNECTION THAT MEETS THE REQUIREMENTS OF THE ROADWAY SPECIFICATION MANUAL AND ADOPTED FIRE CODE.
2. THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS THAT SURROUND POSSUM GULLY. A TRACKING CHART SHALL BE PROVIDED WITH EACH SITE PLAN IDENTIFYING THE TOTAL ACREAGE OF OPEN SPACE PROVIDED WITHIN THAT SITE PLAN. THIS CHART SHALL BE COPIED TO EACH NEW SITE PLAN AND UPDATED TO CREATE A RUNNING TOTAL OF OPEN SPACE

SIGNAGE AND STRIPING NOTES:

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON TIBET STREET AND 60TH AVE AND AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY THE ASSOCIATED STREETS WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH THOSE STREETS.
2. 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.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH TIBET STREET AND 60TH AVE 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.
3. STORM SEWER WITHIN ROW IS PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA. STORM SEWER OUTSIDE ROW IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE AURORA HIGH POINT METROPOLITAN DISTRICT



LEGEND

- FUTURE 2-YEAR FLOOD EXTENTS
- FUTURE 100-YEAR FLOOD EXTENTS
- - - EXISTING 100-YEAR FLOOD EXTENTS
- > OFFSITE SWALE
- > EMERGENCY OVERFLOW

PLOT DATE: Friday, November 15, 2024 1:59 PM LAST SAVED BY: EBDNAR
DRAWING LOCATION: G:\E\24-0659-Future\wider-West - PA1 and PA2\PLANS\ISP\OVERALL.dwg

MARTIN/MARTIN
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Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN
OVERALL

No.	Description of Revisions	Date	Name
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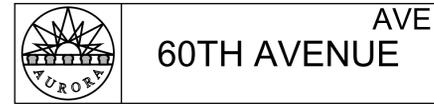
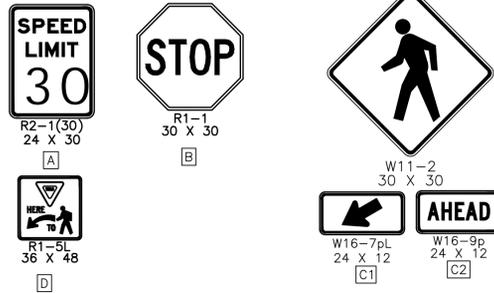
Job Number 24.0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE

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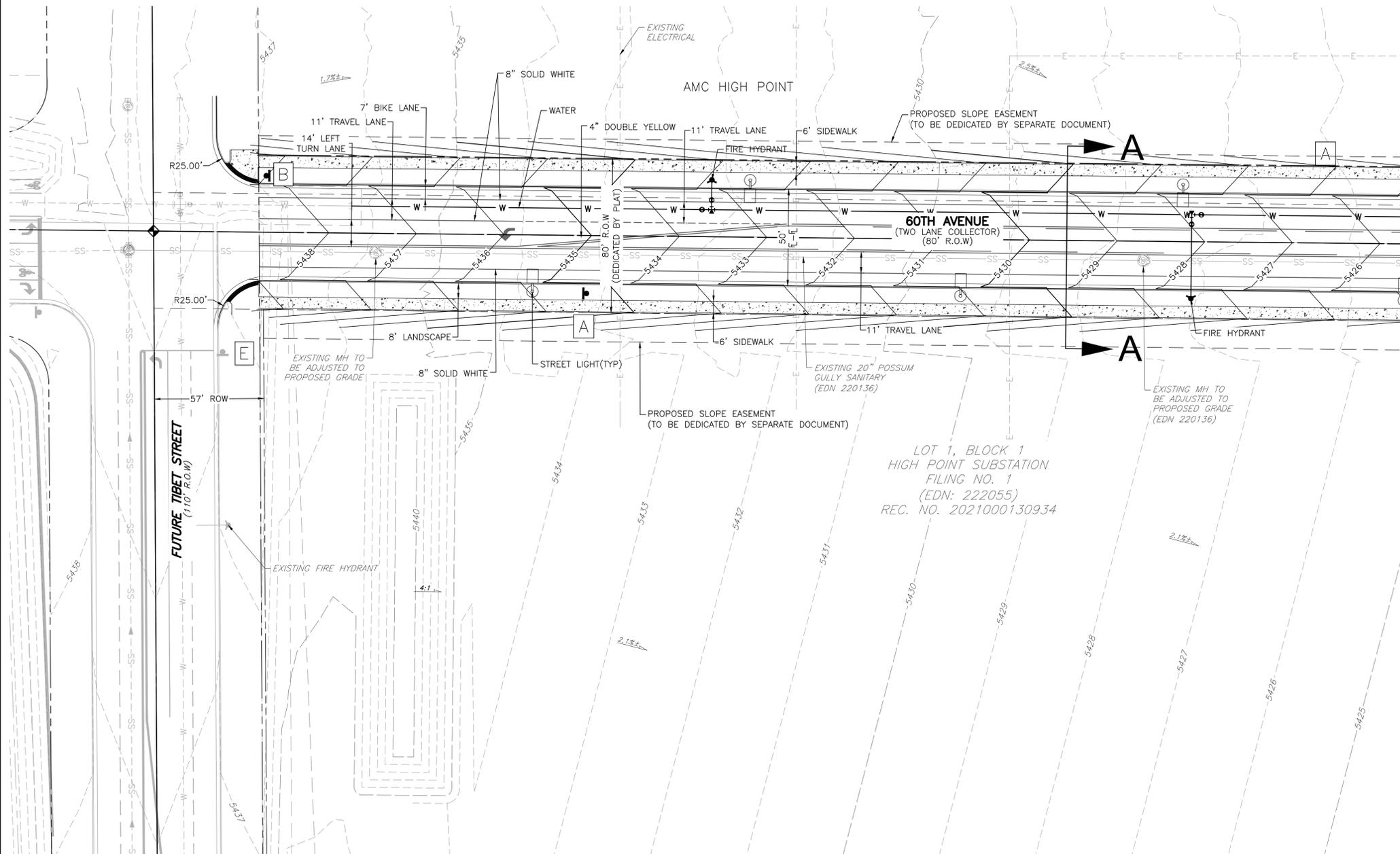
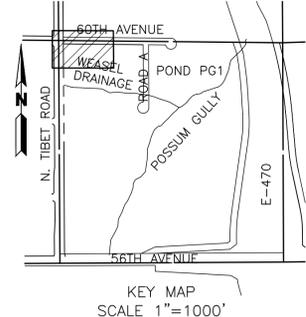
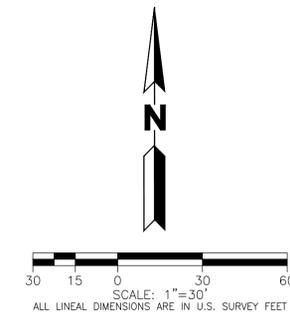
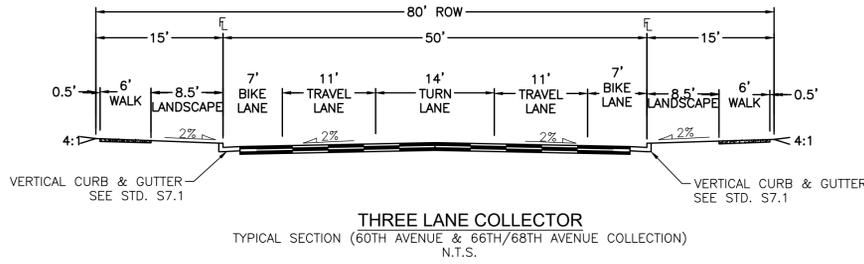
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BOX ELDER INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



(D3-1 VARIES X 12)



NOTES:

- SEE COVER SHEET FOR LEGEND.
- FINAL STREET LIGHT LOCATIONS ARE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN CIVIL PLAN SUBMITTAL.
- EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
- STORM SEWER WITHIN ROW IS PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA. STORM SEWER OUTSIDE ROW IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE AURORA HIGH POINT METROPOLITAN DISTRICT
- THESE PLANS SHOW THE INTERIM CONFIGURATION OF 60TH AVENUE WITH A CUL-DE-SAC TERMINATION LOCATED APPROXIMATELY A QUARTER MILE WEST OF TIBET STREET. ROADWAY IS ANTICIPATED TO 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 REQUIRED ROADWAY SECTION.
- PRIOR TO CONSTRUCTION OF 60TH AVE, MAINTENANCE ACCESS IS PROVIDED FOR POSSUM GULLY VIA THE REGIONAL TRAIL AND SANITARY SEWER ACCESS PATH OFF OF 64TH AVE.
- THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS THAT SURROUND POSSUM GULLY. A TRACKING CHART SHALL BE PROVIDED WITH EACH SITE PLAN IDENTIFYING THE TOTAL ACREAGE OF OPEN SPACE PROVIDED WITHIN THAT SITE PLAN. THIS CHART SHALL BE COPIED TO EACH NEW SITE PLAN AND UPDATED TO CREATE A RUNNING TOTAL OF OPEN SPACE.
- THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
- THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT, THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
- DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
- THE MINIMUM SLOPE ON ASPHALT IS 1%, THE MINIMUM SLOPE CONCRETE IS 0.5%, AND THE MINIMUM SLOPE ON UNPAVED SURFACES IS 2%.

SEE SHEET 4 FOR CONTINUATION

LEGEND

- EASEMENT
- ▨ SIDEWALK

BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

BENCHMARK

COA ID: 3S6508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #3S6508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 3S6508NW001, 2007). ON A 5' #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET SOUTHWEST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, +/- 66.7 FEET SOUTHWEST OF A YELLOW STEEL CONCRETE POST, +/- 20 FEET SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE), AND +/- 1.3 MILES EAST OF E-470 AND 64TH AVENUE.

ELEVATION = 5394.58' (NAVD1988) DATUM.



NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN
SITE PLAN 60TH AVENUE

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number 24.0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE

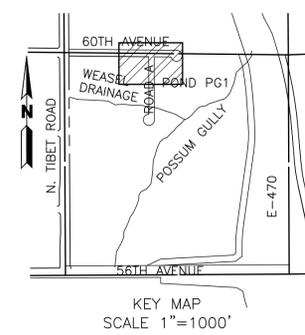
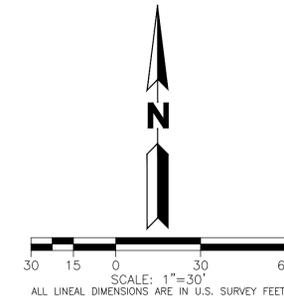
Sheet Number:

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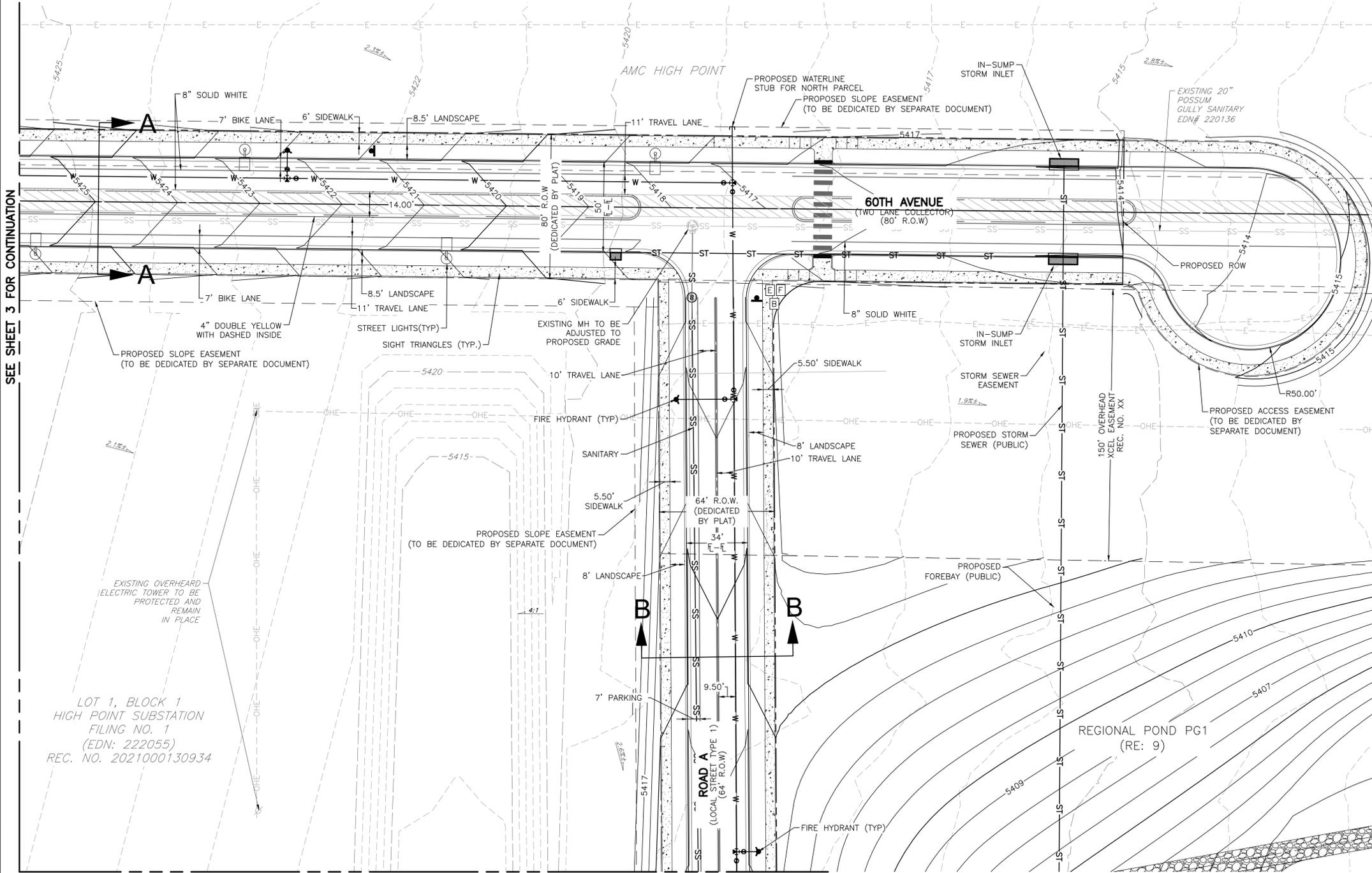
PLOT DATE: Friday, November 15, 2024 2:00 PM LAST SAVED BY: EBEDNAR
DRAWING LOCATION: G:\E\24-0659-Fullerwider West - PA1 and PA2\PLANS\ISP\SITE PLAN_60TH AVENUE.dwg

BOX ELDER INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- NOTES:**
- FINAL STREET LIGHT LOCATIONS ARE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN CIVIL PLAN SUBMITTAL.
 - EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
 - STORM SEWER WITHIN ROW IS PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA. STORM SEWER OUTSIDE ROW IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE AURORA HIGH POINT METROPOLITAN DISTRICT.
 - THESE PLANS SHOW THE INTERIM CONFIGURATION OF 60TH AVENUE WITH A CUL-DE-SAC TERMINATION LOCATED APPROXIMATELY A QUARTER MILE WEST OF TIBET STREET. ROADWAY IS ANTICIPATED TO BE PHASAL 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 REQUIRED ROADWAY SECTION.
 - PRIOR TO CONSTRUCTION OF 60TH AVE, MAINTENANCE ACCESS IS PROVIDED FOR POSSUM GULLY VIA THE REGIONAL TRAIL AND SANITARY SEWER ACCESS PATH OFF OF 64TH AVE.
 - THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS THAT SURROUND POSSUM GULLY. A TRACKING CHART SHALL BE PROVIDED WITH EACH SITE PLAN IDENTIFYING THE TOTAL ACREAGE OF OPEN SPACE PROVIDED WITHIN THAT SITE PLAN. THIS CHART SHALL BE COPIED TO EACH NEW SITE PLAN AND UPDATED TO CREATE A RUNNING TOTAL OF OPEN SPACE.



60TH AVENUE
(SPECIAL)
E

ROAD A RD
(SPECIAL)
F

SPEED LIMIT 30
R2-1(30)
24 X 30
A

STOP
R1-1
30 X 30
B

WALKING
W11-2
30 X 30
C

AHEAD
W16-7pL
24 X 12
C1

AHEAD
W16-9p
24 X 12
C2

BASIS OF BEARING AND BENCHMARK
COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING
BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS # 28285 AT THE SOUTH QUARTER CORNER.

BENCHMARK
COA ID: 3S6508NW001

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ELEVATION = 5394.58' (NAVD1988) DATUM.

PLOT DATE: Friday, November 15, 2024 2:02 PM LAST SAVED BY: EBEDNAR
DRAWING LOCATION: G:\E\24-0659-Fulenwider West - PA1 and PA2\PLANS\ISP\SITE PLAN_60TH AVENUE.dwg

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

LOT 1, BLOCK 1
HIGH POINT SUBSTATION
FILING NO. 1
(EDN: 222055)
REC. NO. 2021000130934

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Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN
SITE PLAN 60TH AVENUE

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number 24.0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE

Sheet Number:
4

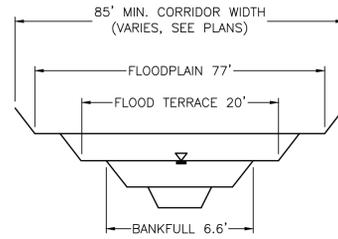
NOTES:

1. FINAL STREET LIGHT LOCATIONS ARE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN CIVIL PLAN SUBMITTAL.
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BOX ELDER

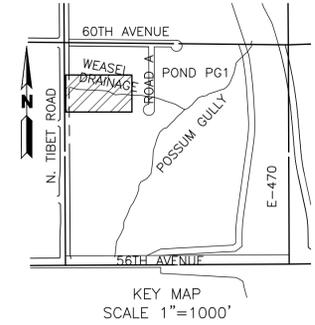
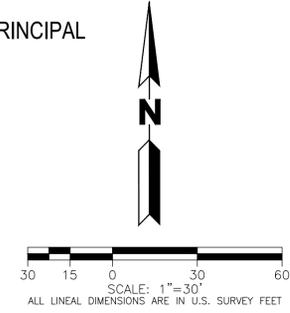
INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



TYPICAL SECTION - WEASEL DRAINAGE

- LEGEND**
- FUTURE 2-YEAR FLOOD EXTENTS
 - FUTURE 100-YEAR FLOOD EXTENTS
 - - - EXISTING 100-YEAR FLOOD EXTENTS



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survey@martinmartin.com | 303.431.6100 | martinmartin.com

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BOX ELDER
INFRASTRUCTURE SITE PLAN
WEASEL DRAINAGE

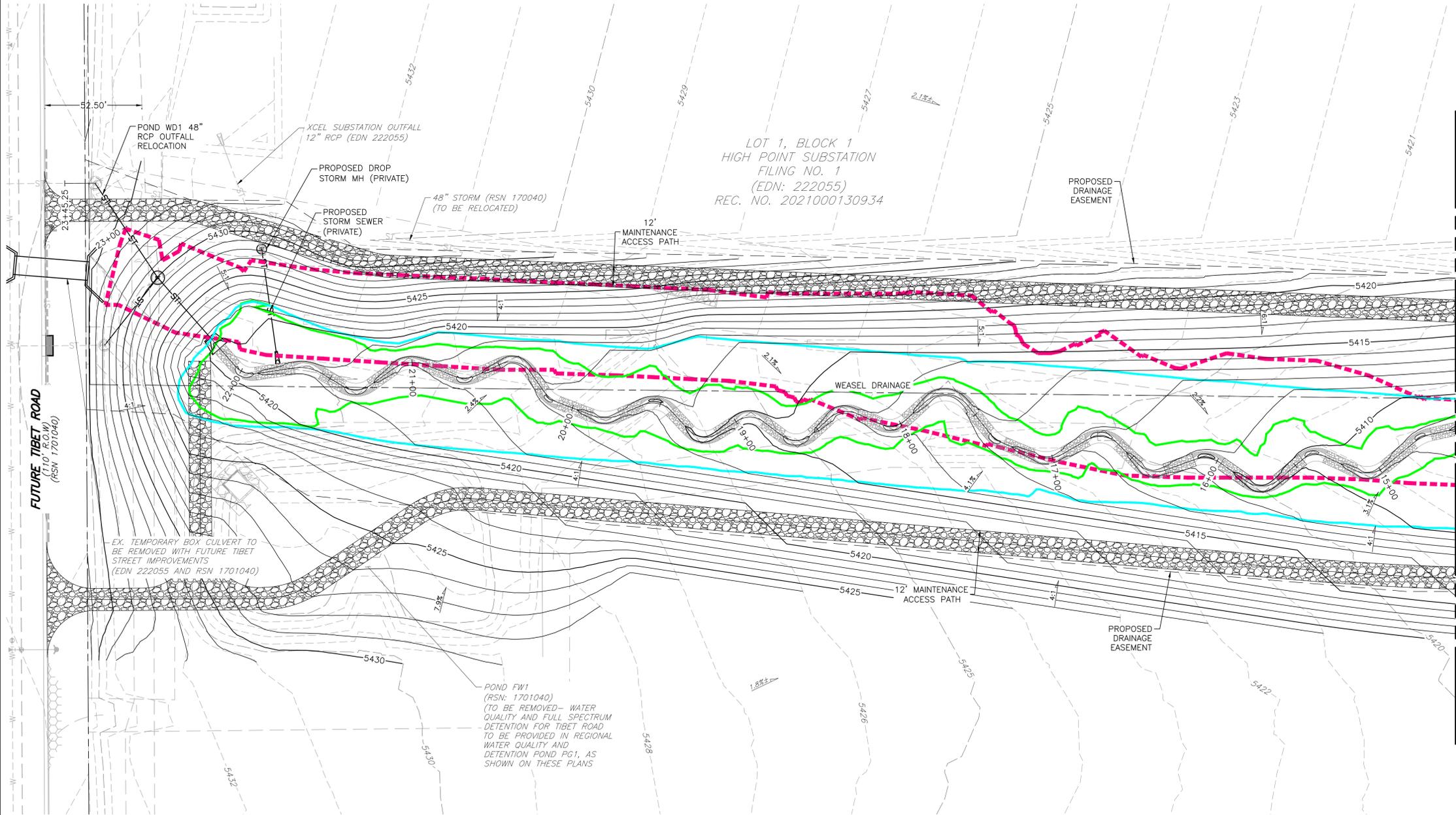
No.	Description of Revisions	Date	Name
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2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number	24.0659
Project Manager	PROULX
Design By	BEDNAR/MEIS
Drawn By	BEJARANO
Principal in Charge	LE

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Sheet Number:
5

PLOT DATE: Friday, November 15, 2024 2:02 PM LAST SAVED BY: EBEDNAR
DRAWING LOCATION: G:\LE\24.0659-Futurewider West - PA1 and PA2\PLANS\ISP\WEASEL DRAINAGE.dwg

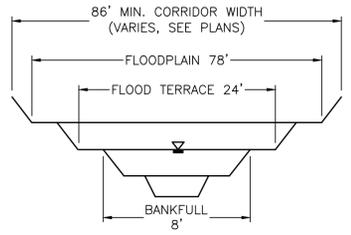
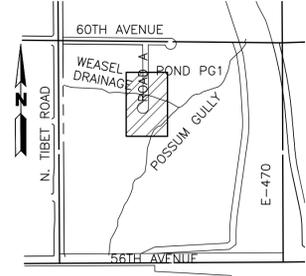
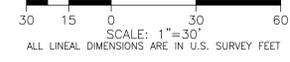


SEE SHEET 6 FOR CONTINUATION

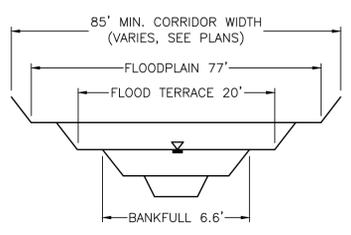
BOX ELDER

INFRASTRUCTURE SITE PLAN

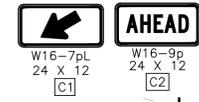
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



TYPICAL SECTION - POSSUM GULLY



TYPICAL SECTION - WEASEL DRAINAGE



- LEGEND**
- FUTURE 2-YEAR FLOOD EXTENTS
 - FUTURE 100-YEAR FLOOD EXTENTS
 - - - EXISTING 100-YEAR FLOOD EXTENTS

- NOTES:**
- EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
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 - DESIGN RECURRENCE INTERVAL FOR REGIONAL CHANNEL AND STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR A 100-YEAR STORM EVENT.
 - STORM SEWER SHOWN ON THESE PLANS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF AURORA.
 - EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 08005C0061L AND 08005C0062L ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
 - FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE A PATH AND A DRAINAGE EASEMENT IS RECOMMENDED FOR EMERGENCY FLOWS CONVEYED FROM PROPOSED SUMP INLETS AND PROPOSED WATER QUALITY DETENTION PONDS.
 - PROPOSED GRADING IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS.

BASIS OF BEARING AND BENCHMARK
 COORDINATE CONTROL INFO:
 COMBINED SCALE FACTOR = 0.999755321

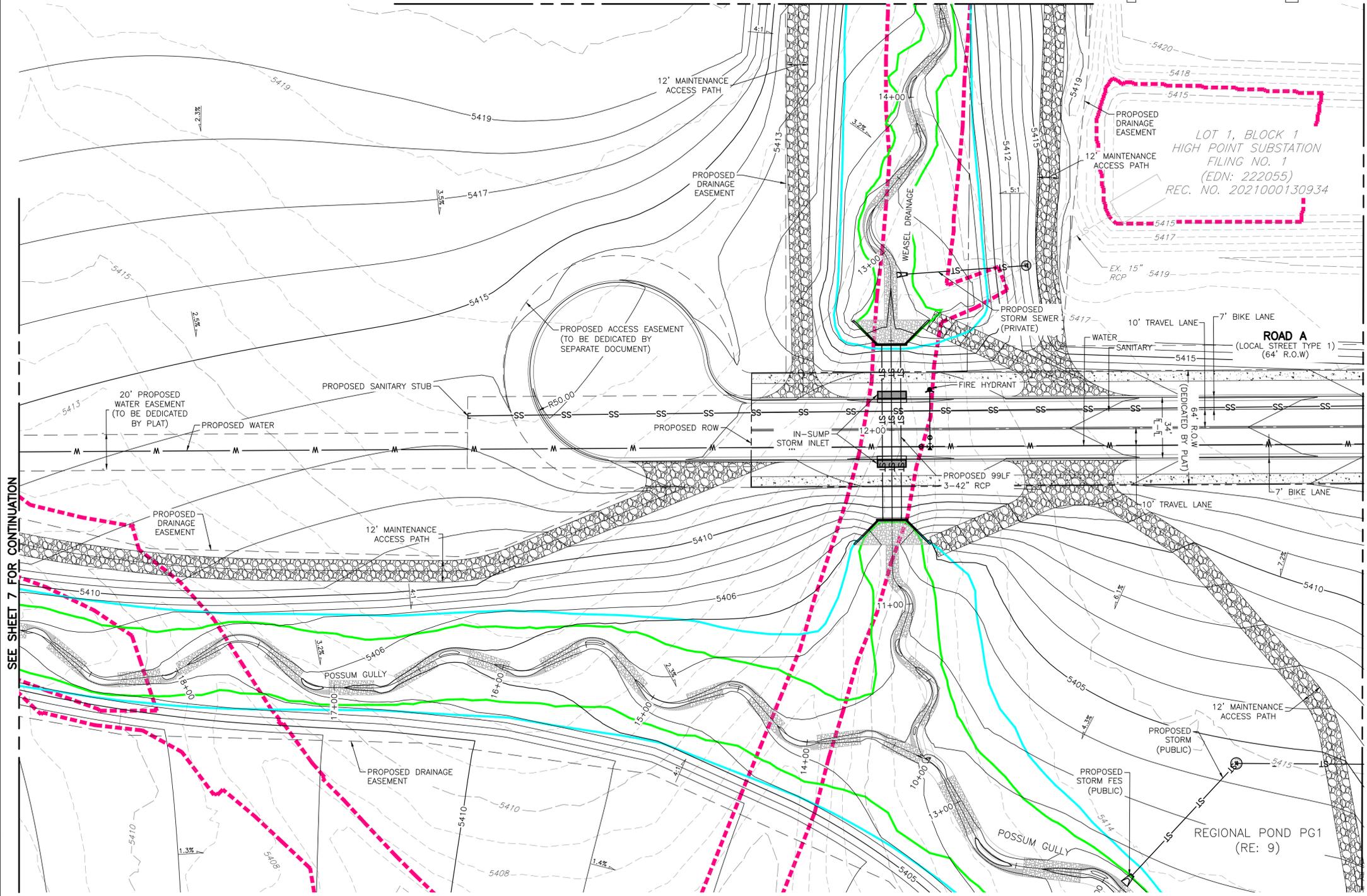
BASIS OF BEARING
 BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

BENCHMARK
 COA ID: 3S6508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #3S6508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 3S6508NW001, 2007). ON A 5' #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET SOUTHEAST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, +/- 66.7 FEET SOUTHEAST OF A YELLOW STEEL CONCRETE POST, +/- 20 FEET SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE), AND +/- 1.3 MILES EAST OF E-470 AND 64TH AVENUE.

ELEVATION = 5394.58' (NAVD1988) DATUM.

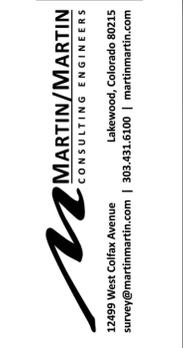
SEE SHEET 5 FOR CONTINUATION



SEE SHEET 7 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

PLOT DATE: Thursday, November 14, 2024 3:24 PM LAST SAVED BY: EBEDNAR
 DRAWING LOCATION: G:\LEV\24-0659-Fuller\wider West - PA1 and PA2\PLANS\ISP\POSSUM GULLY.dwg



NOT FOR CONSTRUCTION

BOX ELDER
 INFRASTRUCTURE SITE PLAN
 POSSUM GULLY

Name	Date
1ST ISP SUBMITTAL TO COA	08/07/24
2ND ISP SUBMITTAL TO COA	11/15/24

No.	Description of Revisions
1	1ST ISP SUBMITTAL TO COA
2	2ND ISP SUBMITTAL TO COA

Job Number 24-0659
 Project Manager PROULX
 Design By BEDNAR/MEIS
 Drawn By BEJARANO
 Principal in Charge LE

Sheet Number: **6**

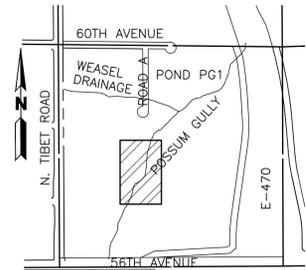
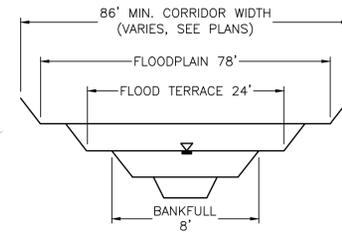
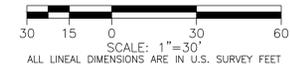
BOX ELDER

INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

SEE SHEET 8 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION



LEGEND

- FUTURE 2-YEAR FLOOD EXTENTS
- FUTURE 100-YEAR FLOOD EXTENTS
- - - EXISTING 100-YEAR FLOOD EXTENTS

NOTES:

1. EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
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5. EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 08005C0081L AND 08005C0082L, ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
6. FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE A PATH AND A DRAINAGE EASEMENT IS RECOMMENDED FOR EMERGENCY FLOWS CONVEYED FROM PROPOSED SUMP INLETS AND PROPOSED WATER QUALITY DETENTION PONDS.
7. PROPOSED GRADING IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS.

BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

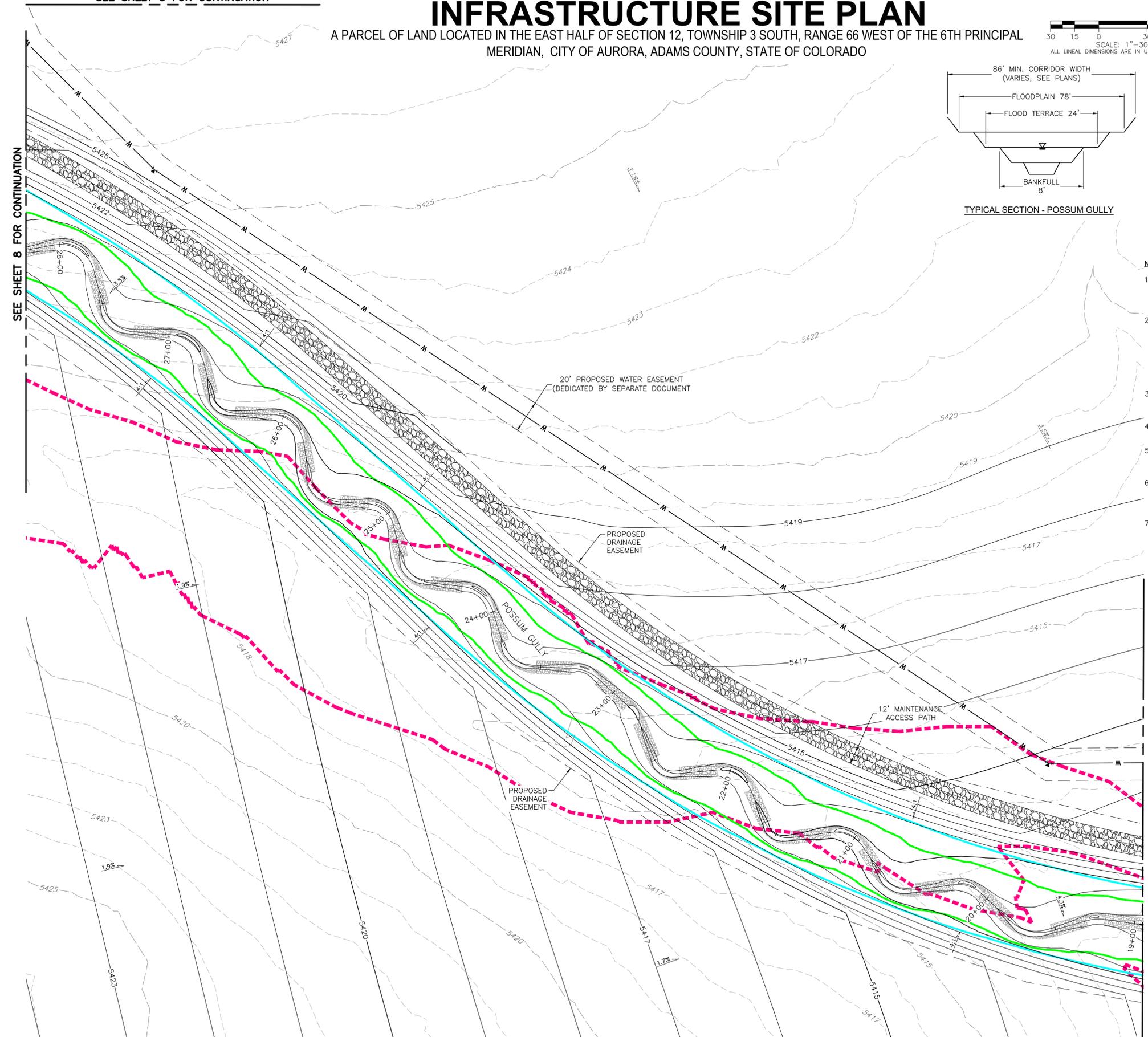
BASIS OF BEARING
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BENCHMARK

COA ID: 3S6508NW001

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ELEVATION = 5394.58' (NAVD1988) DATUM.



SEE SHEET 6 FOR CONTINUATION

MARTIN/MARTIN
CONSULTING ENGINEERS
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Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN
POSSUM GULLY

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number 24.0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE

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Sheet Number:

7

BOX ELDER INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

BENCHMARK
COA ID: 3S6508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #3S6508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 3S6508NW001, 2007). ON A 5' #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET SOUTHEAST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, +/- 66.7 FEET SOUTHEAST OF A YELLOW STEEL CONCRETE POST, +/- 20 FEET SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE), AND +/- 1.3 MILES EAST OF E-470 AND 64TH AVENUE.

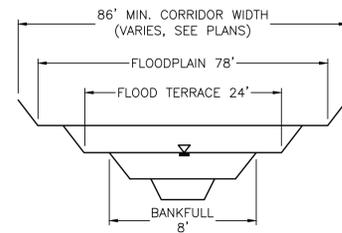
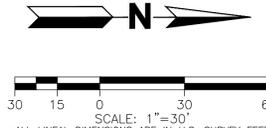
ELEVATION = 5394.58' (NAVD1988) DATUM.

BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.



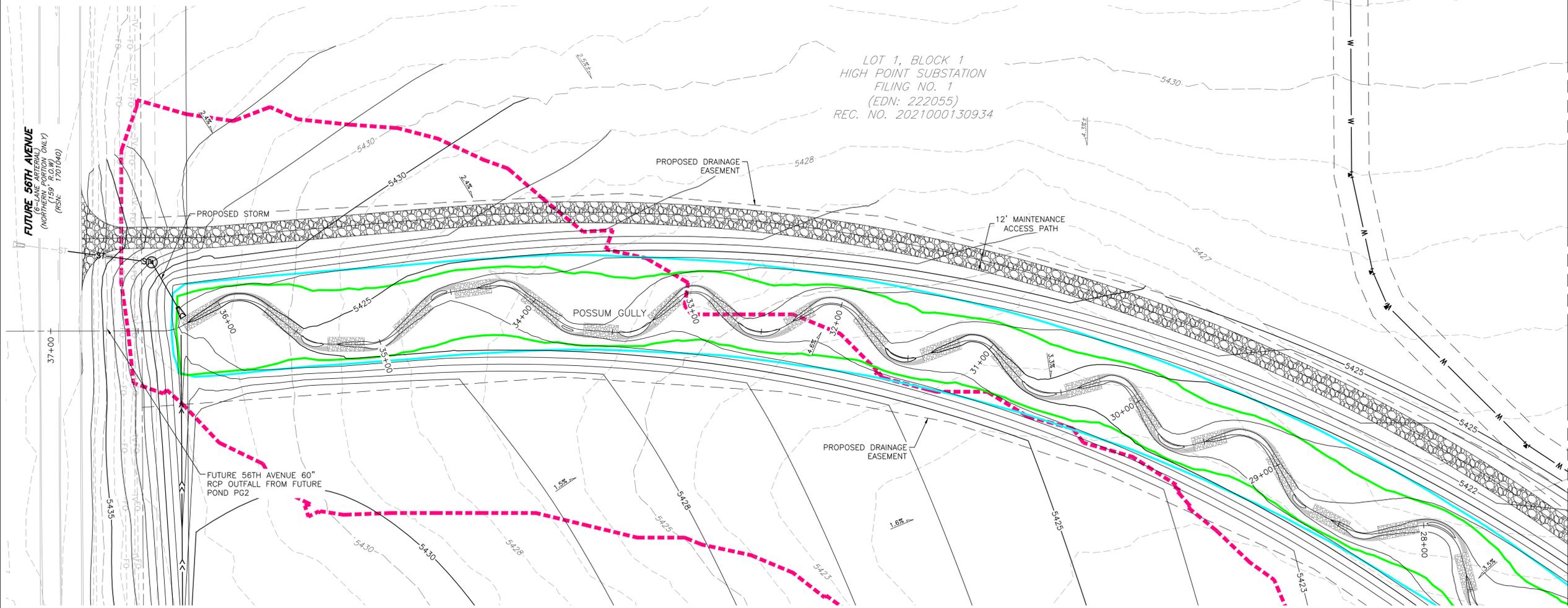
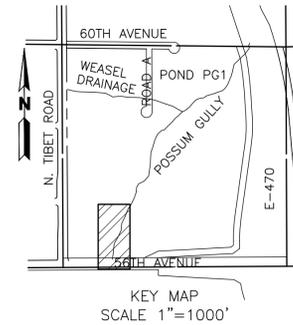
TYPICAL SECTION - POSSUM GULLY

NOTES:

- EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- DESIGN RECURRENCE INTERVAL FOR REGIONAL CHANNEL AND STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR A 100-YEAR STORM EVENT.
- STORM SEWER SHOWN ON THESE PLANS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF AURORA.
- EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 08005C0061L AND 08005C0062L ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
- FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE A PATH AND A DRAINAGE EASEMENT IS RECOMMENDED FOR EMERGENCY FLOWS CONVEYED FROM PROPOSED SUMP INLETS AND PROPOSED WATER QUALITY DETENTION PONDS.
- PROPOSED GRADING IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS.

LEGEND

- FUTURE 2-YEAR FLOOD EXTENTS
- FUTURE 100-YEAR FLOOD EXTENTS
- - - EXISTING 100-YEAR FLOOD EXTENTS



LOT 1, BLOCK 1
HIGH POINT SUBSTATION
FILING NO. 1
(EDN: 222055)
REC. NO. 2021000130934



NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN
POSSUM GULLY

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number 24.0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE

THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF MARTIN/MARTIN CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF MARTIN/MARTIN CONSULTING ENGINEERS, ANY INFORMATION EXTRACTED FROM THIS SHEET IS TO BE USED AT THE USER'S SOLE RISK AND NOT MARTIN/MARTIN, INC.

Sheet Number:
8

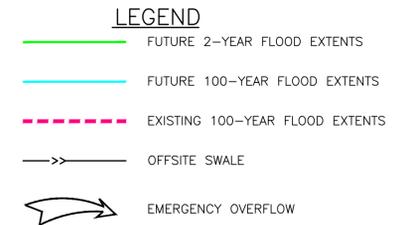
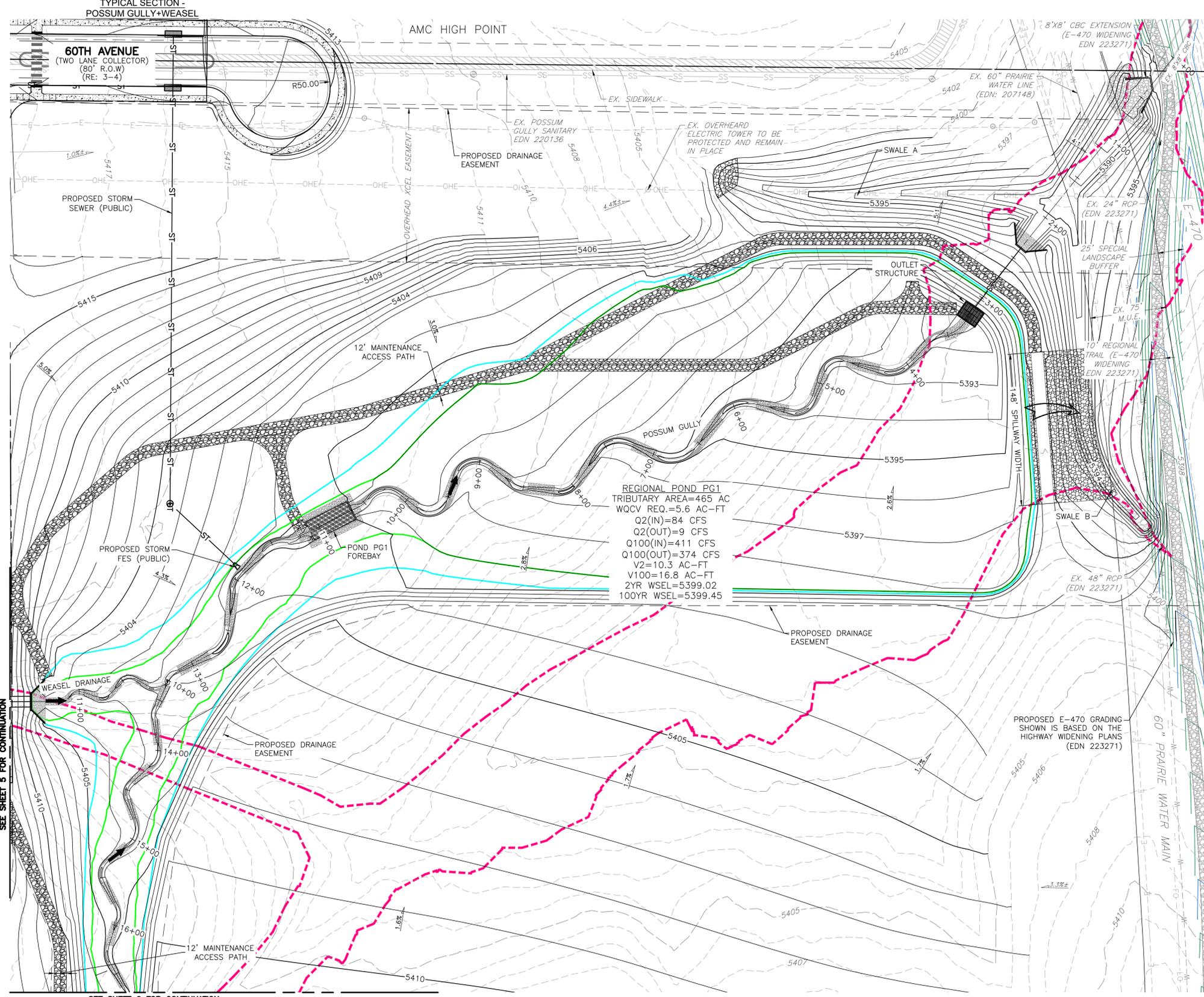
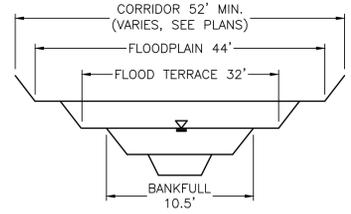
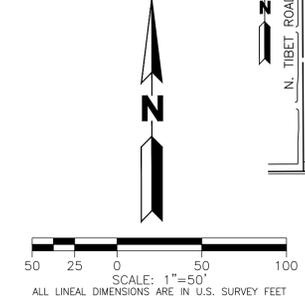
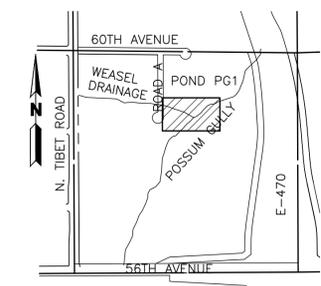
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DRAWING LOCATION: G:\LEVEL\24.0659-Futenwider West - PA1 and PA2\PLANS\ISP\POSSUM GULLY.dwg

SEE SHEET 7 FOR CONTINUATION

BOX ELDER

INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- NOTES:**
- EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
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 - EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 0800SC0081L AND 0800SC0082L ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
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BASIS OF BEARING AND BENCHMARK
 COORDINATE CONTROL INFO:
 COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING
 BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

BENCHMARK
 COA ID: 3S6508NW001

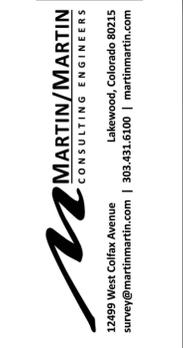
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 ELEVATION = 5394.58' (NAVD1988) DATUM.

REGIONAL POND PG1
 TRIBUTARY AREA=465 AC
 WQC REQ.=5.6 AC-FT
 Q2(IN)=84 CFS
 Q2(OUT)=9 CFS
 Q100(IN)=411 CFS
 Q100(OUT)=374 CFS
 V2=10.3 AC-FT
 V100=16.8 AC-FT
 2YR WSEL=5399.02
 100YR WSEL=5399.45

PLOT DATE: Thursday, November 14, 2024 3:26 PM LAST SAVED BY: DBEJARANO DRAWING LOCATION: G:\LE\24-0659-Fulcrum\Bldg West - PA1 and PA2\PLANS\ISP\POND_PG1.dwg

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



NOT FOR CONSTRUCTION

BOX ELDER
 INFRASTRUCTURE SITE PLAN
 POND PG1

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number	24-0659
Project Manager	PROULX
Design By	BEDNAR/MEIS
Drawn By	BEJARANO
Principal in Charge	LE

Sheet Number:
9

BOX ELDER INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORRIS DESIGN
PEOPLE + PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166

NORRIS-DESIGN.COM

NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yds/1,000sf.
- ALL LIGHTING SHOWN FOR REFERENCE ONLY. REFERENCE ELECTRICAL DRAWINGS FOR MORE INFORMATION ON LIGHTING SPECIFICATIONS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE EXCEPT WHERE NOTED IN PLAN. REFERENCE MATERIALS SCHEDULE FOR MORE INFORMATION ON SURFACE MATERIALS. VEHICULAR DRIVES, PARKING LOTS AND SIDEWALKS ARE INCLUDED ON CIVIL SHEETS.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3 AND/OR SEC. 146-4.7.5 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.
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS ARE TO BE CONTAINED BY 4" X 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, FENCES, OR WALKS.
- SHRUB BEDS SHALL BE MULCHED WITH MIN. 3" DEPTH, 3/4"-1 1/2" TAN RIVER ROCK LANDSCAPE MULCH. FOR AREAS SPECIFIED AS COBBLE, USE 4-8" TAN RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.

LANDSCAPE SHEET INDEX

Sheet Number	Sheet Title
10	LANDSCAPE NOTES
11	LANDSCAPE SCHEDULES
12	OVERALL PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE DETAILS

LANDSCAPE NOTES

- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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 ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
MODERATE WATER USE	89,235 SF	7.2%
LOW WATER USE	920,585 SF	74.2%
NON-IRRIGATED LANDSCAPE AREAS	231,550 SF	18.6%
TOTAL PERVIOUS AREA	1,241,370 SF	100%

PERMANENTLY IRRIGATED NATIVE SEED

DRYLAND SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	28%	6.2 LBS.
	ANDROPOGON GRARDII	28%	6.2 LBS.
	BOUPELLOUA CURTIPENDULA	10%	2.2 LBS.
	BOUPELLOUA GRACILIS	6%	1.2 LBS.
	PANICUM VIRGATUM	10%	2.2 LBS.
	SORGHASTRUM NUTANS	10%	2.2 LBS.
	SCHIZACHYRIUM SCOPARIUS	8%	1.8 LBS.
	TOTAL	100%	22.0 LBS.

NON-IRRIGATED DETENTION BASIN NATIVE SEED

DRYLAND LOW SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE	
WESTERN WHEATGRASS	BECKMANNIA SYZIGACHNE	9%	3.0 LBS.	
	ELYMUS MAELLANIGUS VAR. BLUE	9%	3.0 LBS.	
	FESTUCA IDAHOENSIS VAR. JOSEPH	6%	2.0 LBS.	
	PASCOPYRUM SMITHII VAR. ARIBA	9%	3.0 LBS.	
	BOUPELLOUA CURTIPENDULA	15%	5.0 LBS.	
	SPOROBOLUS AIROIDES	12%	4.0 LBS.	
	ARTEMISIA FRIGIDA	6%	3 OZ.	
	ASTER TANACETIFOLIUS	8%	4 OZ.	
	LUPINUS ARGENTEUS	6%	3 OZ.	
	RUDBECKIA HIRTA	8%	4 OZ.	
	ASCLEPIAS INCARNATA	12%	6 OZ.	
		TOTAL	100%	21.25 LBS.

LANDSCAPE REQUIREMENT TABLES

Curbside Landscaping Table							
Street Tree Description	Length (LF)	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided (Not to exceed 40% of shrubs)
E. 60th Ave. (North Side) (1 Tree / 40 LF, 1 Shrub per 40 SF)	1,262	10,664	32	32	267	225	131 27%
E. 60th Ave. (South Side) (1 Tree / 40 LF, 1 Shrubs per 40 SF)	1,185	10,535	30	30	263	199	146 32%
Future Road A (West Side) (1 Tree / 40 LF, 1 Shrubs per 40 SF)	549	5,971	14	12	149	160	51 16%
Future Road A (East Side) (1 Tree / 40 LF, 1 Shrubs per 40 SF)	545	5,891	14	12	147	173	67 21%
Totals:	-	-	90	86 *	826	757	395

NOTES:

- Distances measured between tangent points, Intersecting Drives, Maintenance Paths, Stop Sign Offset, and Overhead Electric Easement are Excluded.
- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum Container #5 Size, or 3 x Container #1 per Shrub Quantity shown in table for Grasses Provided.
- *Street tree requirements could not be reasonably met due to utility and easement conflicts. Tree equivalents are provided via proposed shrubs at a 10:1 ratio.

MUE Buffer Landscaping Table							
MUE Trail LF	Buffer Width Required	Buffer Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
1,828 LF (1 Tree and 10 shrubs / 30 LF)	25'	25'	61	62	609	619	0
Totals:	-	-	61	62	609	619	0

NOTES:

- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum Container #5 Size, or 3 x Container #1 per Shrub Quantity shown in table for Grasses Provided.

Drainageway Landscaping Table					
Drainageway Planting Area (excludes 100 year floodplain)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
Weasel Drainageway (1 Tree and 10 shrubs / 4000 SF)	32	36	322	334	0
Possum Gully Drainageway (1 Tree and 10 shrubs / 4000 SF)	37	36	370	376	0
Totals:	69	72	692	710	0

NOTES:

- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum Container #5 Size, or 3 x Container #1 per Shrub Quantity shown in table for Grasses Provided.

Pond Landscaping Table					
Pond Planting Area (excludes 100 year floodplain)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
330,007 SF (1 Tree and 10 shrubs / 4000 SF)	83	85	825	880	0
Totals:	83	85	825	880	0

NOTES:

- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum Container #5 Size, or 3 x Container #1 per Shrub Quantity shown in table for Grasses Provided.

Box Elder - Open Space Tracking (11/15/2024)				
Open Space Tracking Chart				
DA #/EDN#	ISP/Site Plan	Label	Description	Open Space Provided
DA-1478-08	Master Plan	PA-16	Second Creek Regional Greenway	3.4
DA-1478-08	Master Plan	PA-17	Second Creek Regional Greenway	4.3
DA-1478-08	Master Plan	PA-18	Enhanced Floodplain	2.5
DA-1478-08	Master Plan	PA-19	Enhanced Floodplain	4.7
DA-1478-08	Master Plan	PA-20	Enhanced Floodplain	3.3
DA-1478-14	60th Ave ISP	PA-15 TRACT B	Detention Pond and Possum Gully less any pond area that does not drain within 24 hours (3.72 AC) and Xcel Easement (2.6AC)	14.829
Total Open Space Provided at Box Elder				33.029

PLOT DATE: Tuesday, November 19, 2024 4:31 PM LAST SAVED BY: CPURCELL
DRAWING LOCATION: P:\Box Elder - Fullenwider - 0751-01-0000\Box Elder - 60th Ave ISP - 0000-01-0000\Drawings\Submittals\PLAN-FULLENWIDER ISP-PLAN.dwg

No.	Description of Revisions	Date	Name
1	ISP SUBMITTAL 01	06/07/24	ISP01
2	ISP SUBMITTAL 02	11/15/24	ISP02

Job Number 24.0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE

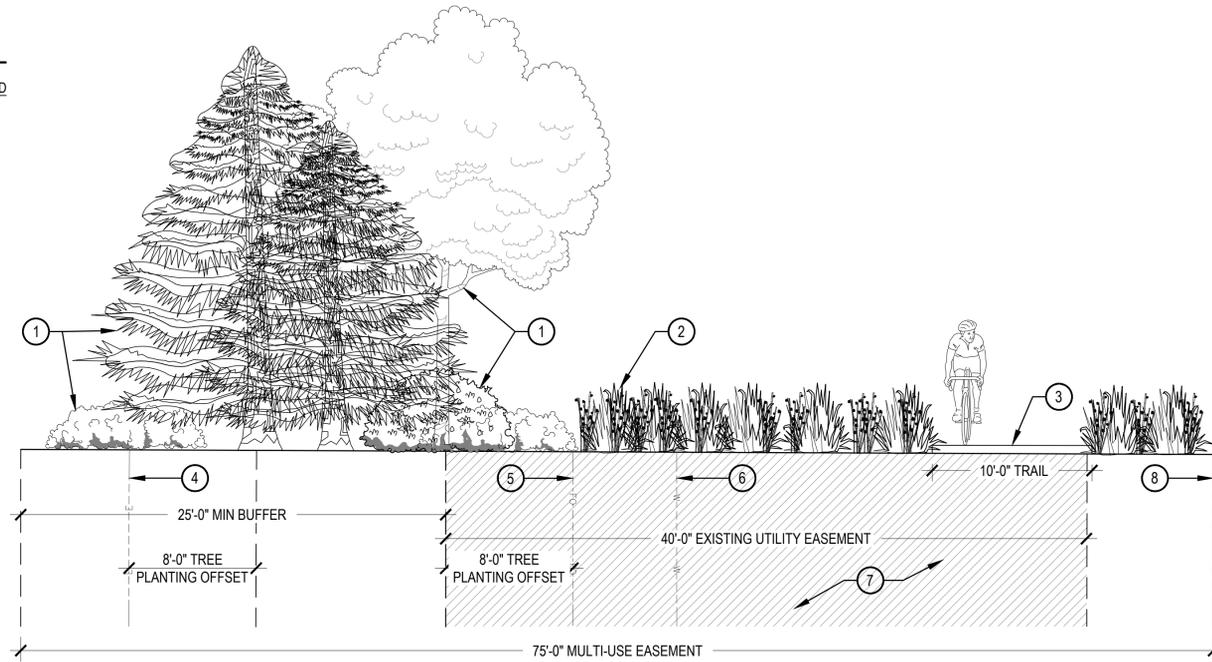
THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AURORA AND ADAMS COUNTY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AURORA AND ADAMS COUNTY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AURORA AND ADAMS COUNTY.

Sheet Number:
LANDSCAPE NOTES
10

PLOT DATE: Tuesday, November 19, 2024 4:31 PM LAST SAVED BY: CPURCELL
DRAWING LOCATION: F:\Box Elder - Fullerwider - 0751-01-0000\Box Elder - 60th Ave ISP - 0000-01-0000\Drawings\Submittals\PLAN-FULLERWIDER ISP-PLAN.dwg

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS TREES									
	AC GM	13	ACER SACCHARUM 'GREEN MOUNTAIN' TM	GREEN MOUNTAIN SUGAR MAPLE	B & B	2.5" CAL.	LOW	40'-50'	30'-40'
	GI AG	18	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2.5" CAL.	MOD	40'-50'	30'-40'
	GY DI	74	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.	LOW	30'-40'	50'-60'
	KO PA	29	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2.5" CAL.	MOD	30'-40'	25'-30'
	QU MA	35	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	MOD	60'-70'	50'-60'
	QU SH	31	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2.5" CAL.	MOD	60'-70'	50'-60'
	UL PR	23	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2.5" CAL.	MOD	50'-60'	30'-40'
EVERGREEN TREES									
	PI DE	10	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	6' HEIGHT	MOD	30'-40'	15'-20'
	PI PU	66	PICEA PUNGENS	COLORADO SPRUCE	B & B	6' HEIGHT	MOD	30'-40'	15'-20'
	PI SY	36	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HEIGHT	MOD	40'-50'	30'-40'
DECIDUOUS SHRUBS									
	AM SE	420	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	LOW	9'-12'	4'-5'
	CA GL	249	CARAGANA FRUTEX 'GLOBOSA'	GLOBE RUSSIAN PEASHRUB	CONT.	#5	LOW	3'-4'	2'-3'
	CA CL	236	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	CONT.	#5	LOW	2'-3'	2'-3'
	CE FE	113	CEANOTHUS FENDLERI	FENDLER'S CEANOTHUS	CONT.	#5	LOW	2'-3'	3'-4'
	PH MO	131	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	MOD	2'-3'	3'-4'
	RH GL	88	RHUS GLABRA	SMOOTH SUMAC	CONT.	#5	LOW	9'-12'	9'-10'
EVERGREEN SHRUBS									
	AR PA	584	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO'	PANCHITO MANZANITA	CONT.	#5	LOW	1'-2'	3'-4'
	AR CN	341	ARTEMISIA CANA	SILVER SAGEBRUSH	CONT.	#5	LOW	2'-3'	3'-4'
	EU GA	54	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY WINTERCREEPER	CONT.	#5	MOD	4'-5'	1'-2'
	FA PA	27	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5	LOW	4'-5'	4'-5'
	JU JU	183	JUNIPERUS COMMUNIS	COMMON JUNIPER	CONT.	#5	MOD	2'-3'	1'-2'
	JU PS	94	JUNIPERUS PSEUDOSABINA	DWARF BLACK JUNIPER	CONT.	#5	MOD	4'-5'	5'-6'
	JU BR	83	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	CONT.	#5	LOW	1'-2'	7'-8'
	PI GL	325	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	CONT.	#5	LOW	3'-4'	5'-6'
	VI RH	331	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY LANTANAPHYLLUM VIBURNUM	CONT.	#5	LOW	7'-8'	7'-8'
ORNAMENTAL GRASSES									
	AN GE	41	ANDROPOGON GERARDII	BIG BLUESTEM	CONT.	#1	LOW	6'-7'	2'-3'
	NA TE	344	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	CONT.	#5	LOW	2'-3'	1'-2'
	PE HA	144	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN FOUNTAIN GRASS	CONT.	#5	LOW	1'-2'	1'-2'



1 TYPICAL BUFFER SECTION

- ① BUFFER PLANTINGS
- ② NATIVE SEED
- ③ 10' CONCRETE TRAIL
- ④ EXISTING ELECTRIC LINE
- ⑤ EXISTING FIBER OPTIC LINE
- ⑥ EXISTING WATER LINE
- ⑦ EXISTING UTILITY EASEMENT
- ⑧ PROPERTY LINE

NOTES:
DIMENSIONS ARE SUBJECT TO CHANGE BASED ON EXISTING UTILITY AND EASEMENT CONFLICTS. RE: LANDSCAPE PLANS FOR LAYOUT.

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



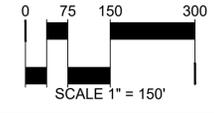
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2	ISP SUBMITTAL 02	11/15/24	ISP02

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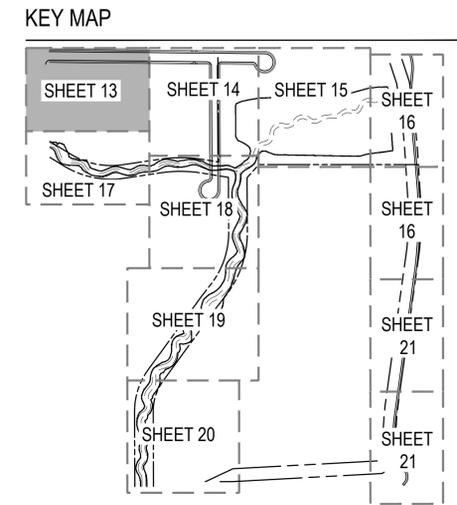
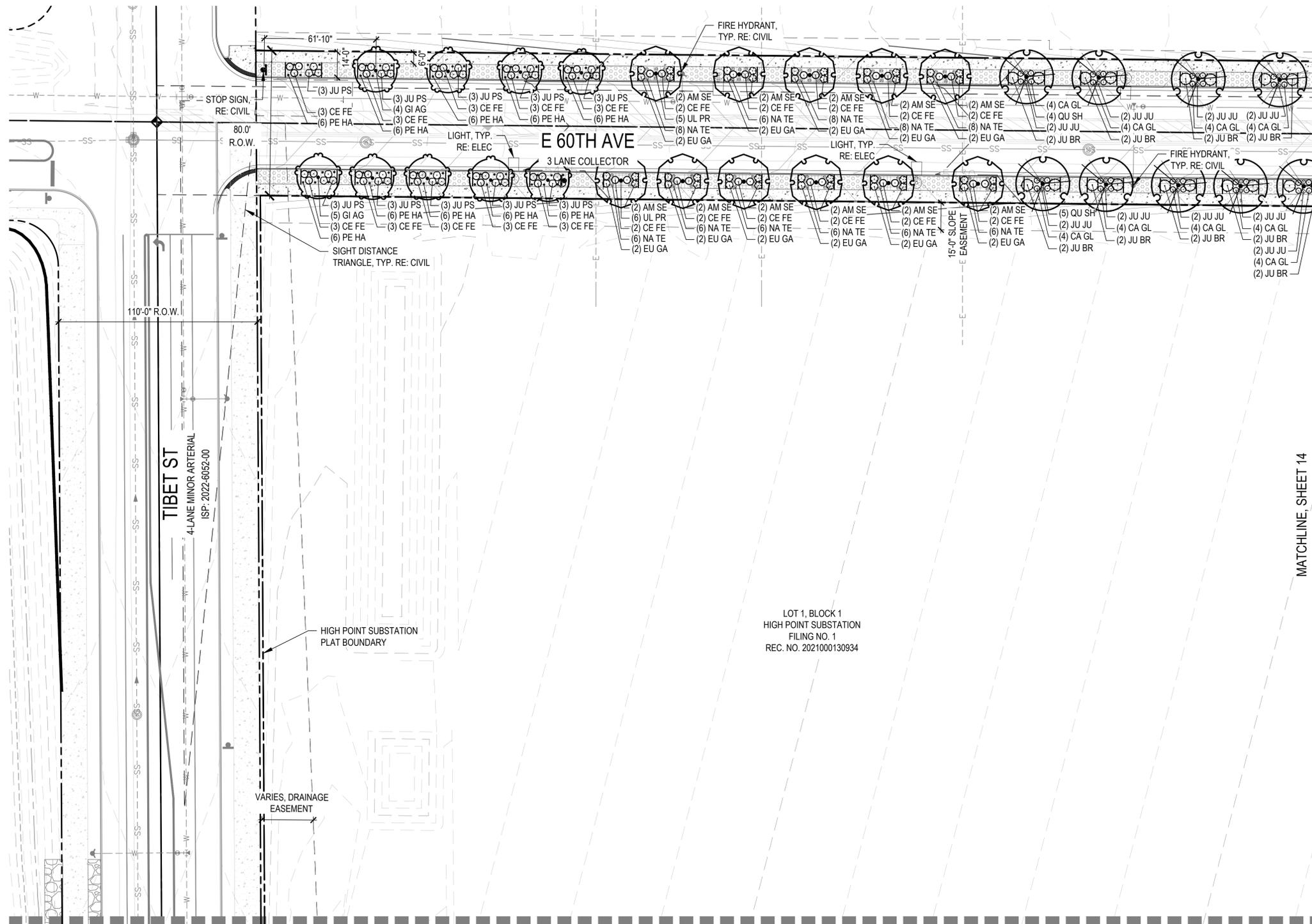
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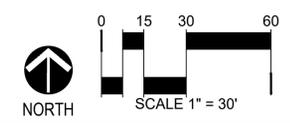
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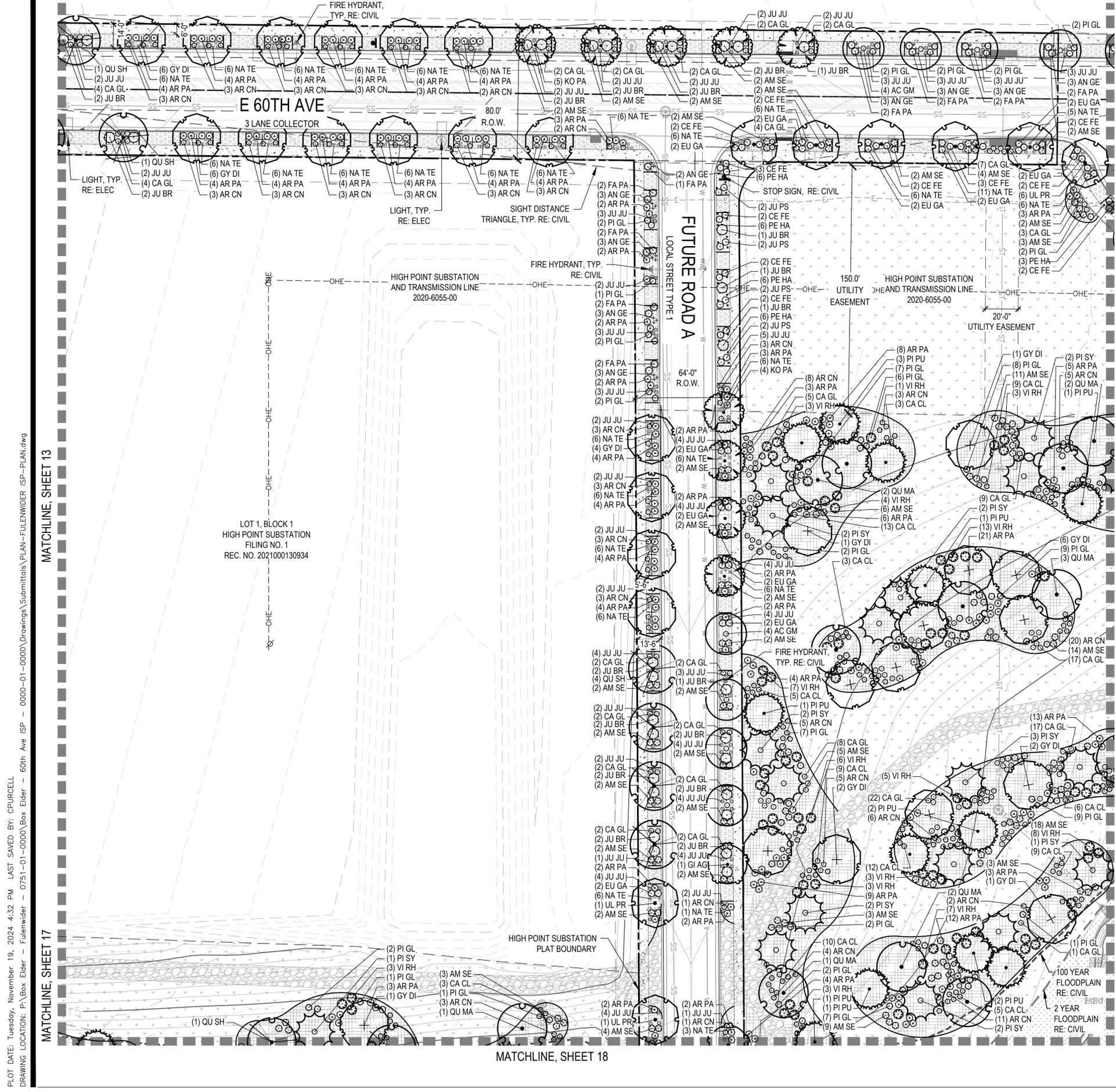
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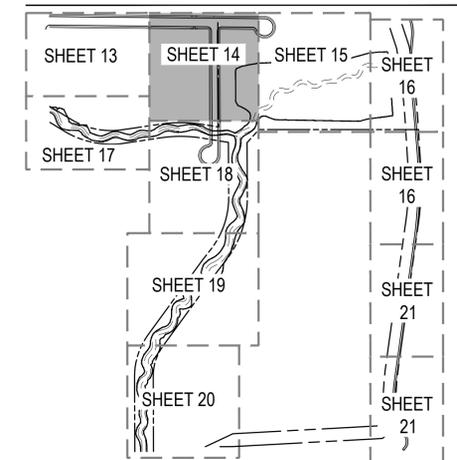
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KEY MAP



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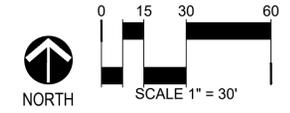
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MATCHLINE, SHEET 13

MATCHLINE, SHEET 17

MATCHLINE, SHEET 15

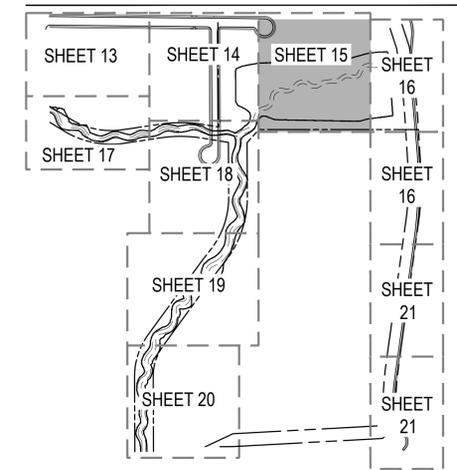
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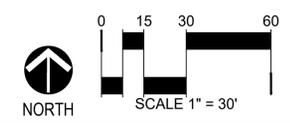
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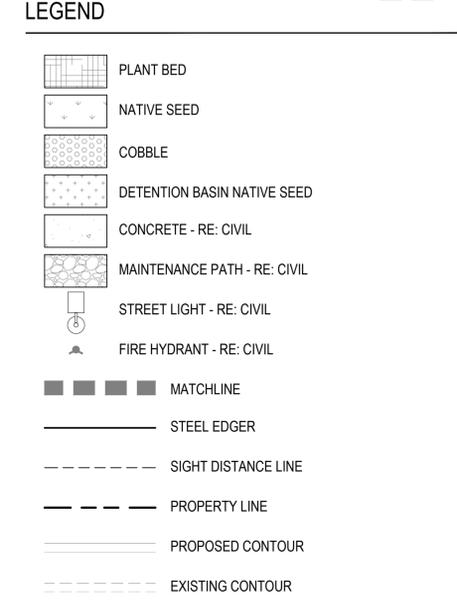
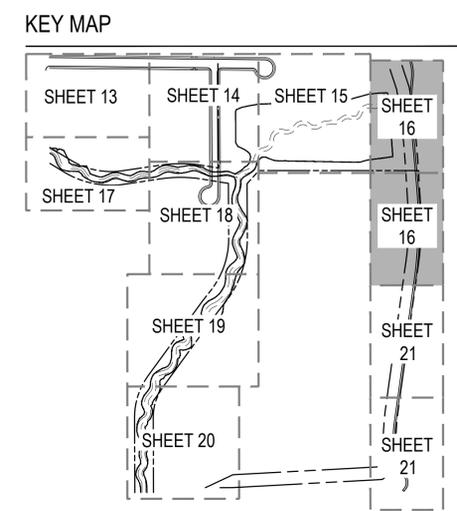
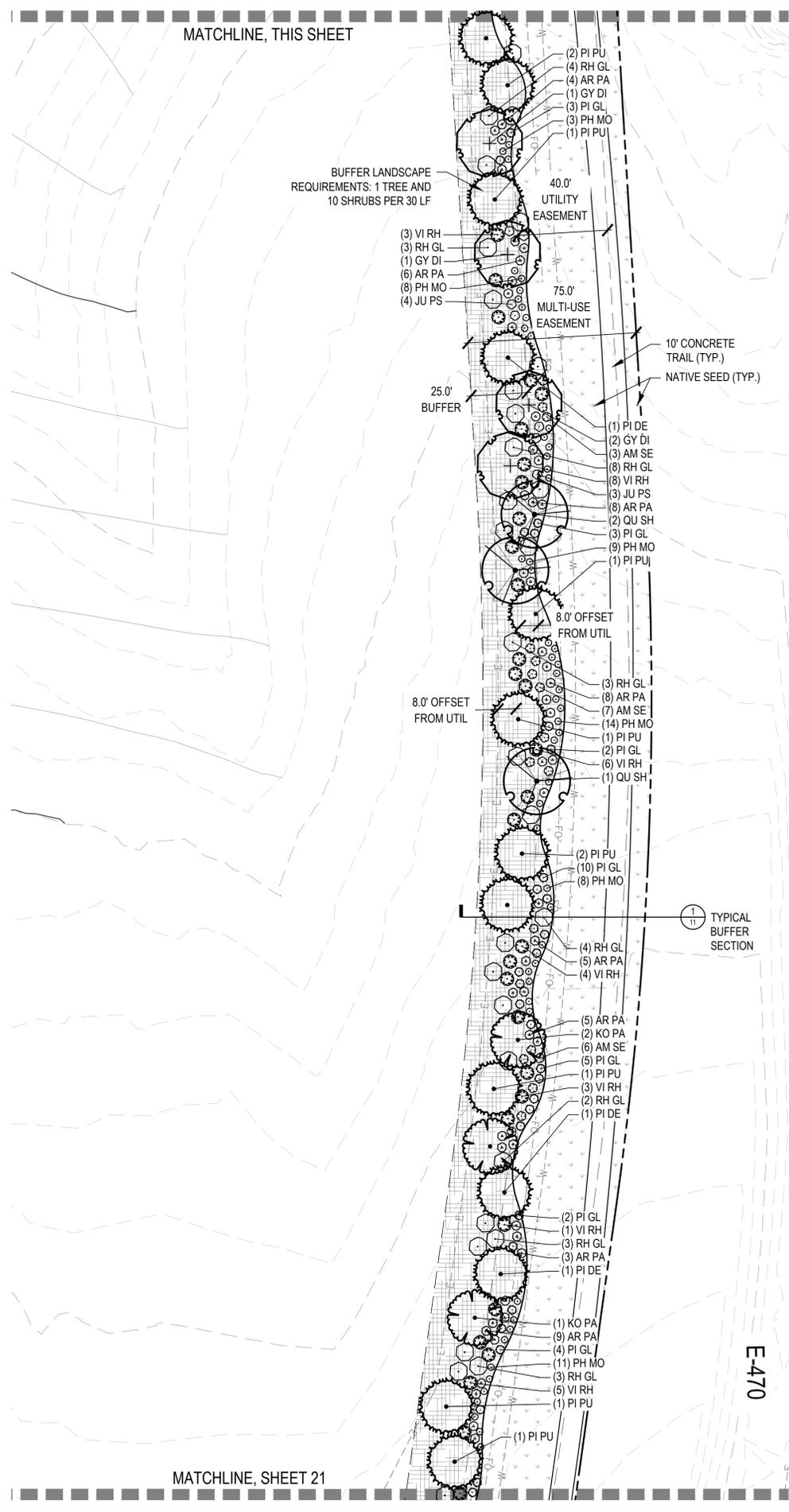
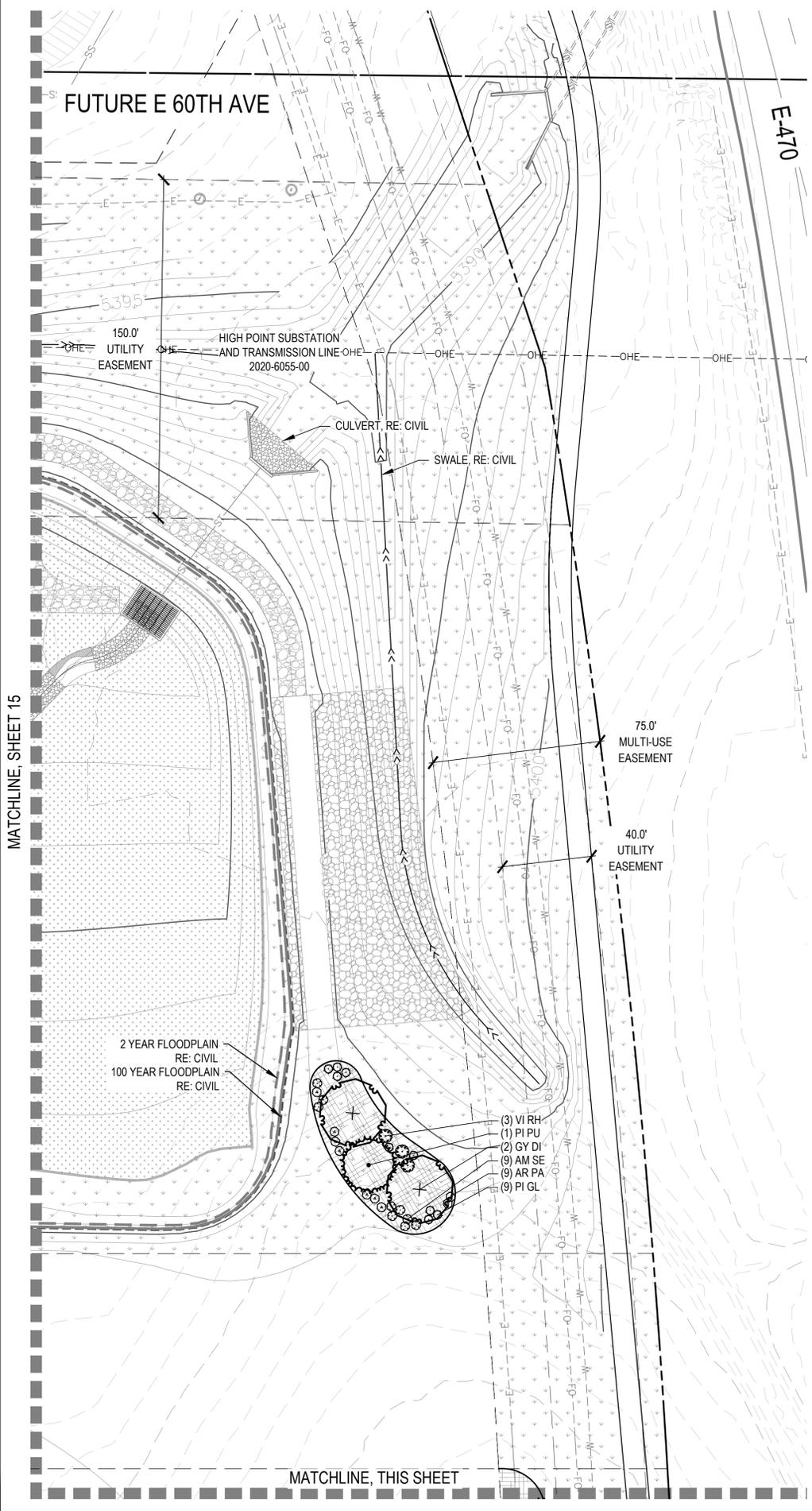
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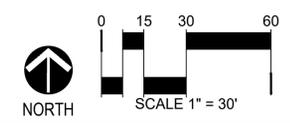
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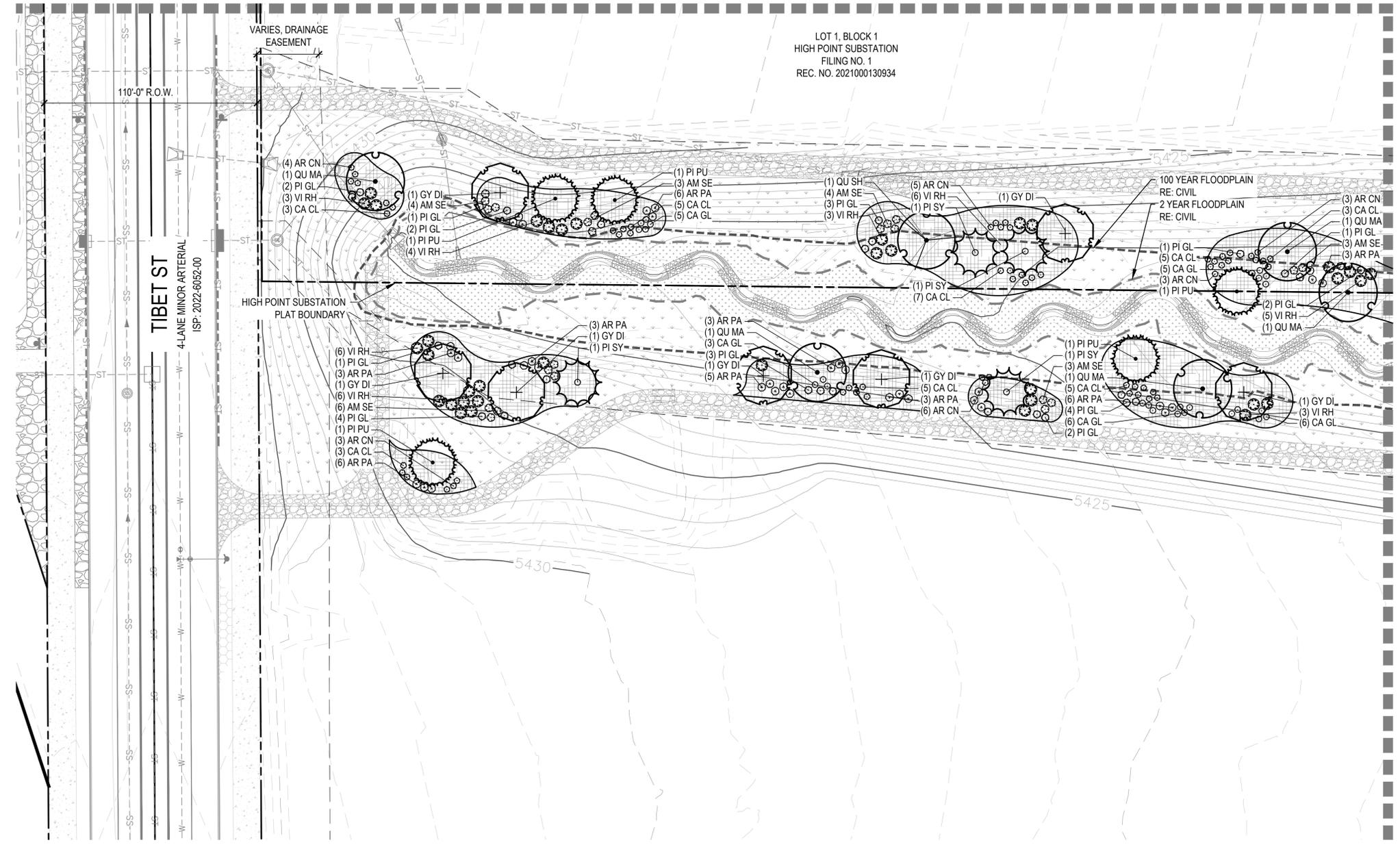
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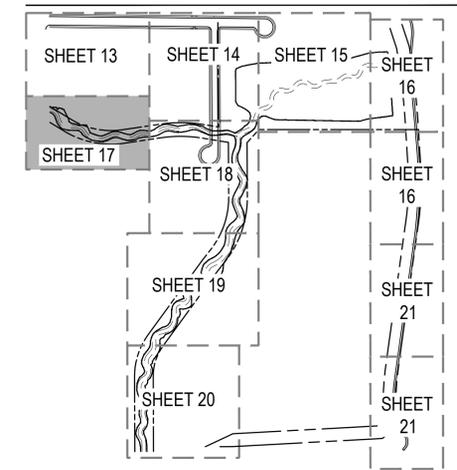
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LOT 1, BLOCK 1
HIGH POINT SUBSTATION
FILING NO. 1
REC. NO. 2021000130934



KEY MAP



LEGEND

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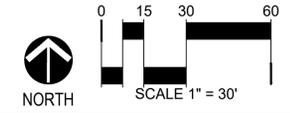
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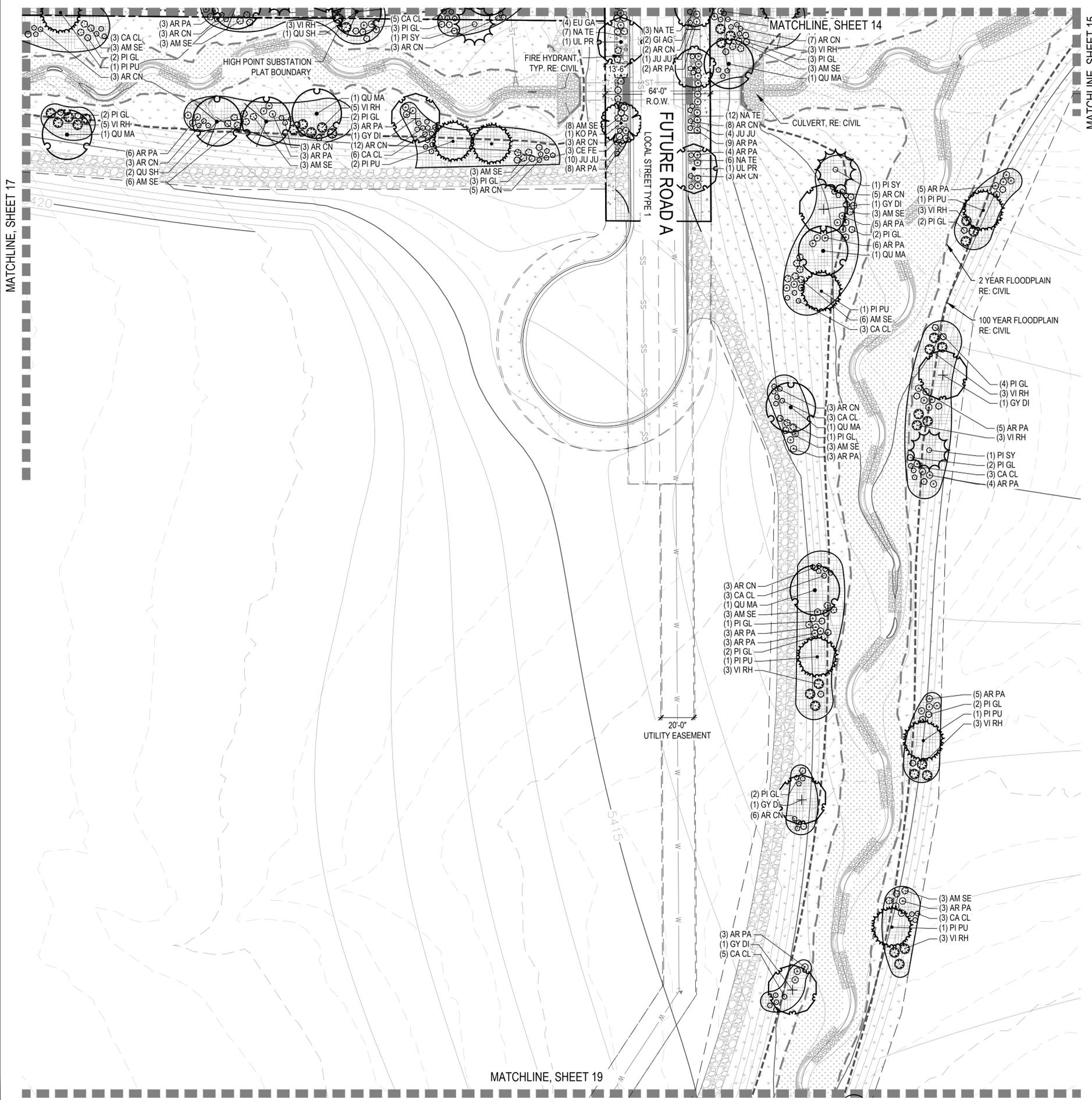
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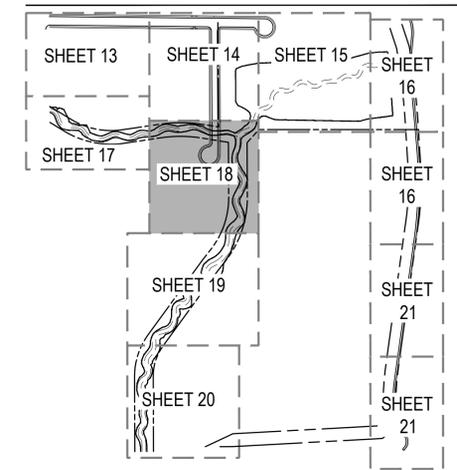
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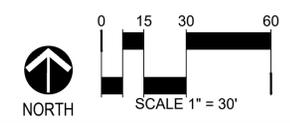
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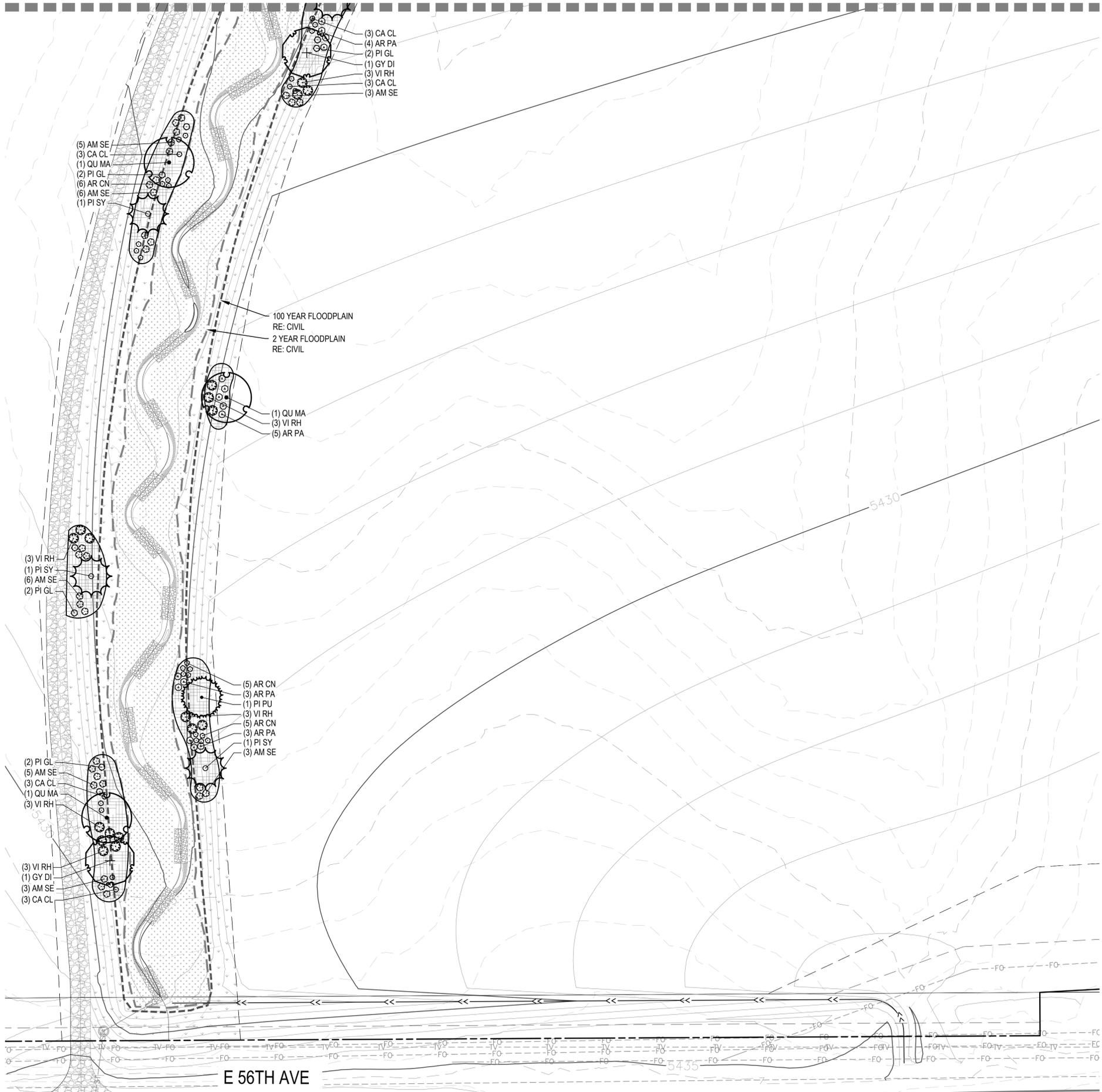
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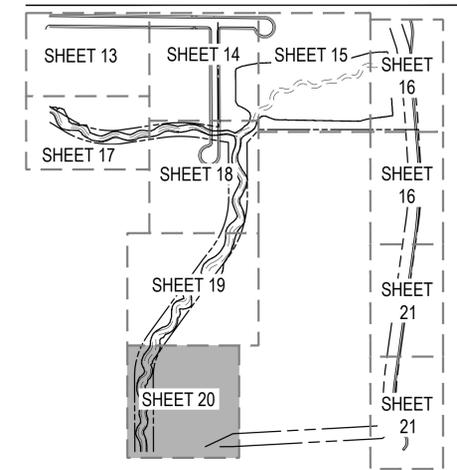
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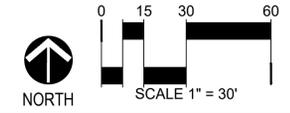
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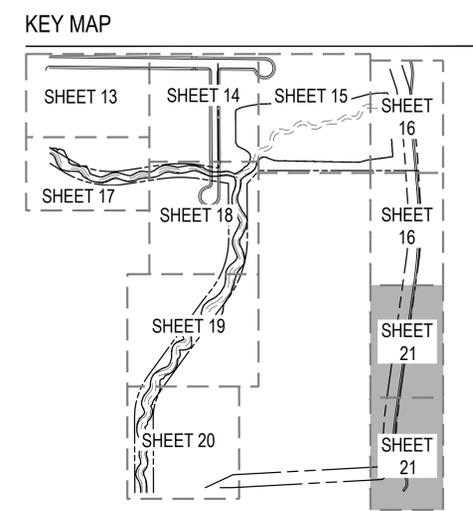
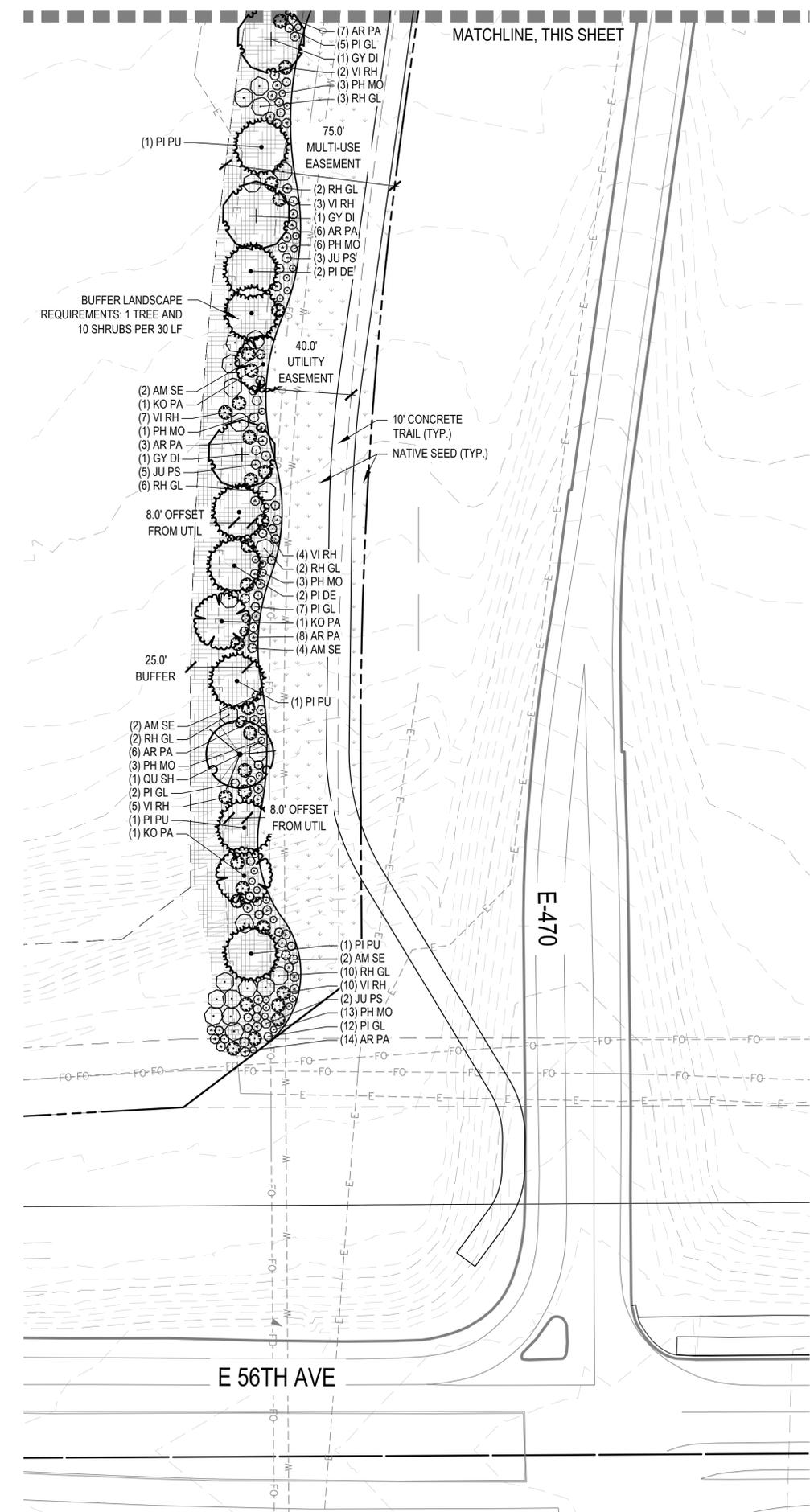
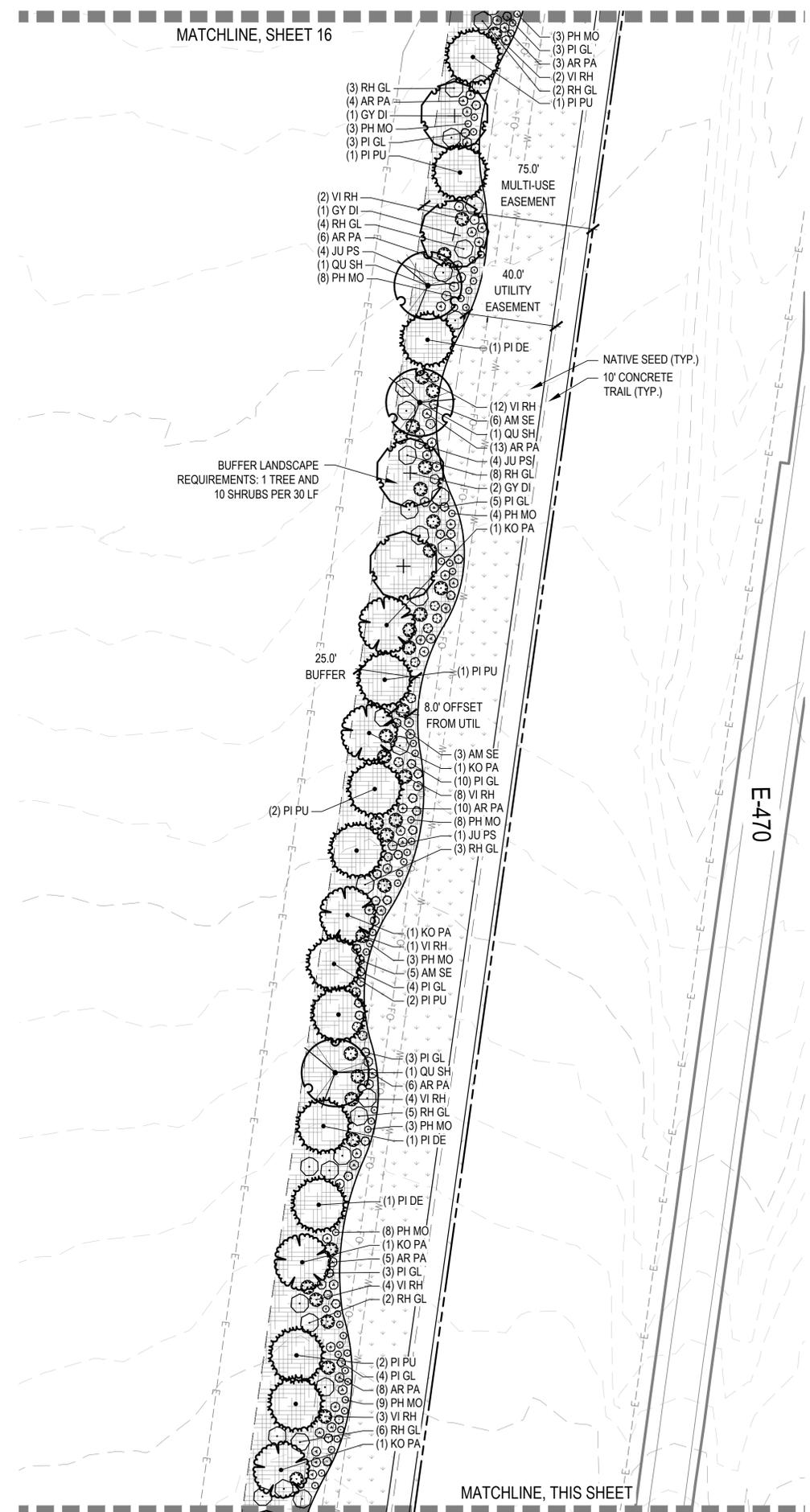
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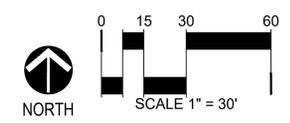
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2	ISP SUBMITTAL 02	11/15/24	ISF02

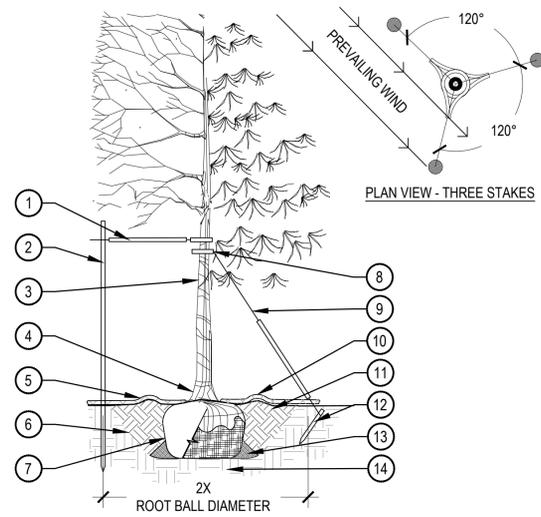
Job Number 24.0659
 Project Manager PROULX
 Design By BEDNAR/MEIS
 Drawn By BEJARANO
 Principal in Charge LE

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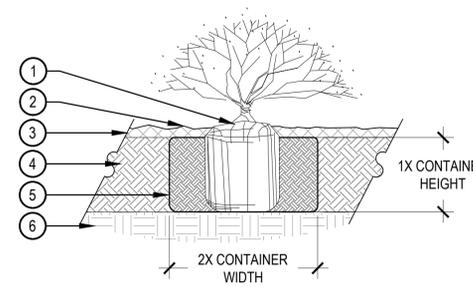
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LANDSCAPE PLAN
 21

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- PRUNING NOTES:**
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - 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:**
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 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)
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 - 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.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

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

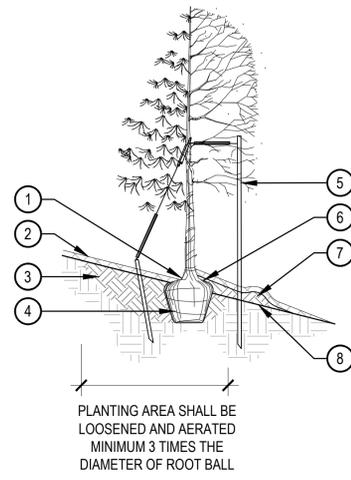
1 TREE PLANTING DETAIL

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

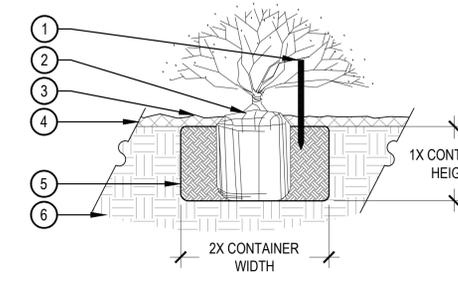
2 SHRUB PLANTING

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

- NOTES:**
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. SCORE SIDES OF PLANTING HOLE BUT DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. THE PLANTING AREA SHALL BE LOOSEND AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOTBALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL MIXED WITH MAXIMUM 20% ORGANIC MATERIAL.
 - TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
 - FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.
 - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.
 - PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.



- TOP MOST ROOT IN ROOTBALL: ABOVE EXISTING GRADE, UPHILL SIDE
- 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- REFER TO TYPICAL TREE PLANTING DETAIL, DETAIL X SHEET L-XXX, FOR STAKING AND GUYING
- ROPES AT TOP OF BALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- EXISTING GRADE



- 2'-6" WOODEN STAKE DRIVEN INTO THE GROUND NEXT TO ROOTBALL, 18" OF THE STAKE MUST BE VISIBLE
- SET SHRUB ROOTBALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF NATIVE SEED)
- SPECIFIED NATIVE SEED
- TILL SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8"
- UNDISTURBED GRADE

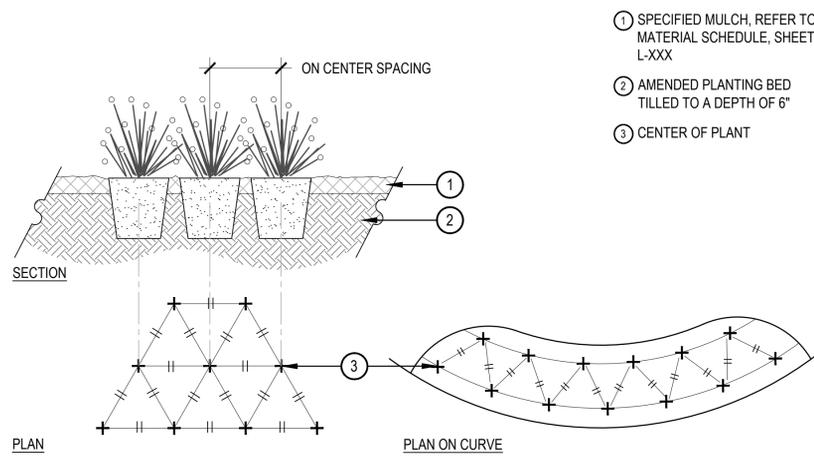
- NOTES:**
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 - DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
 - PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

3 TREE PLANTING ON SLOPE

SCALE: 1/4" = 1'-0"

4 SHRUB PLANTING IN NATIVE AREAS

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

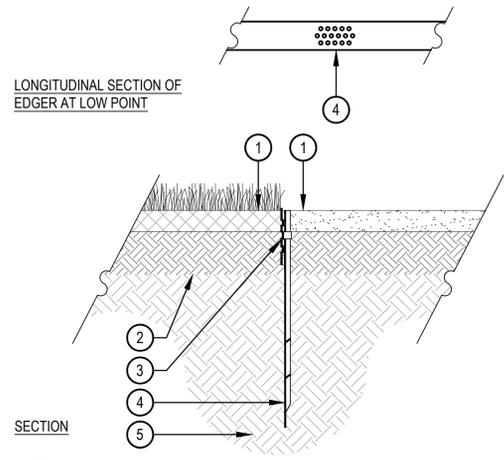


- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

- NOTES:**
- WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSSED.

5 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"



- FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- AMENDED SOIL PER SPECIFICATIONS
- METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

- NOTES:**
- THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
 - ENSURE POSITIVE DRAINAGE.

6 METAL EDGER

SCALE: 1" = 1'-0"

NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN

No.	Description of Revisions	Date	Name
1	ISP SUBMITTAL 01	06/07/24	ISP01
2	ISP SUBMITTAL 02	11/15/24	ISP02

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