

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

# 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:

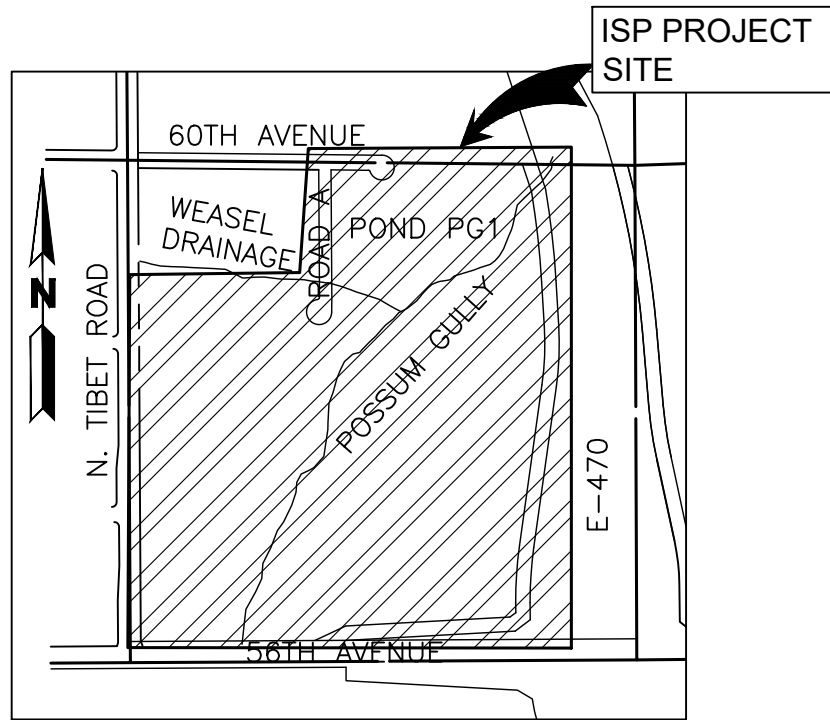
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, 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 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. 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 ENCR OACH 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.

## 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)	

## 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	=====
-----5750-----	CONTOURS	-----5750-----
-----ST-----	UTILITY CROSSING	-----ST-----
-----ST-----	STORM SEWER	-----ST-----
-----RD-----	STORM MANHOLE	-----RD-----
-----RD-----	ROOF DRAIN	-----RD-----
-----RD-----	STORM INLET	-----RD-----
-----SS-----	FLARED END SECTION	-----SS-----
-----SS-----	SANITARY SEWER	-----SS-----
-----SS-----	SANITARY MANHOLE	-----SS-----
-----W-----	CLEAN OUT	-----W-----
-----W-----	WATER LINE	-----W-----
-----W-----	WATER VALVE	-----W-----
-----W-----	FIRE HYDRANT	-----W-----
-----W-----	WATER METER	-----W-----
-----IR-----	IRRIGATION LINE	-----IR-----
-----IR-----	IRRIGATION CONTROL	-----IR-----
-----OHE-----	OVERHEAD ELECTRIC	-----OHE-----
-----E-----	ELECTRIC LINE	-----E-----
-----E-----	LIGHT POLE	-----E-----
-----E-----	POWER POLE	-----E-----
-----ELEC-----	ELECTRIC METER	-----ELEC-----
-----T-----	TELEPHONE LINE	-----T-----
-----TEL-----	TELEPHONE PEDESTAL	-----TEL-----
-----CT-----	CABLE TV	-----CT-----
-----G-----	GAS LINE	-----G-----
-----FO-----	FIBER OPTIC	-----FO-----
-----Q.W-----	MONITOR WELL	-----Q.W-----
-----SIGN-----	SIGN	-----SIGN-----
-----DIRECTION OF FLOW-----	DIRECTION OF FLOW	-----DIRECTION OF FLOW-----
-----GRADING ARROW-----	GRADING ARROW	-----GRADING ARROW-----
-----DECIDUOUS TREE-----	DECIDUOUS TREE	-----DECIDUOUS TREE-----
-----EVERGREEN TREE-----	EVERGREEN TREE	-----EVERGREEN TREE-----
-----BUSH/SHRUB-----	BUSH/SHRUB	-----BUSH/SHRUB-----
-----SPOT ELEVATIONS-----	SPOT ELEVATIONS	-----SPOT ELEVATIONS-----
-----ELEV-----	DRIVE	-----ELEV-----
-----DRIVE-----	DRIVE	-----DRIVE-----



VICINITY MAP

SCALE: 1"=1000'

## 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 HAICH, PLA, LEED AP  
1101 BANNOCK ST,  
DENVER, CO 80204  
303-892-1166

## PROPERTY OWNERS

**DIBC 56TH AND E470 LLC**  
H. RICKY WELLS  
270 ST PAUL STREET, SUITE 300  
DENVER, CO 80206  
303-295-3071

## 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: 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.

## AMENDMENTS:

BOX ELDER

INFRASTRUCTURE SITE PLAN

COVER

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
THIS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY INFORMATION EXTRACTED FROM THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR THE RISK OF THE USER AND NOT MARTIN/MARTIN, INC.				

Sheet Number:

1

**MARTIN/MARTIN**  
CONSULTING ENGINEERS  
12499 West Colfax Avenue  
survey@martinmartin.com | 303.431.6100 | martinmartin.com  
Lakewood, Colorado 80215

NOT FOR CONSTRUCTION



# 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

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ELEVATION = 5394.58' (NAVD1988) DATUM.

## INFRASTRUCTURE NOTES:

### WATER MAIN:

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

### SITE PLAN:

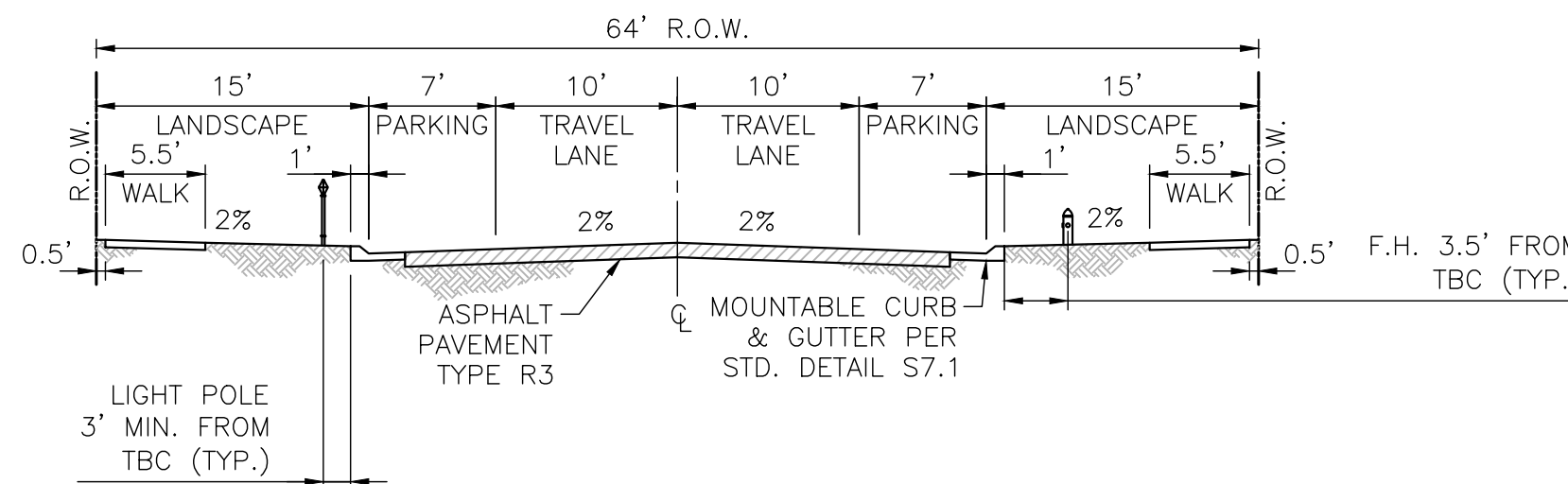
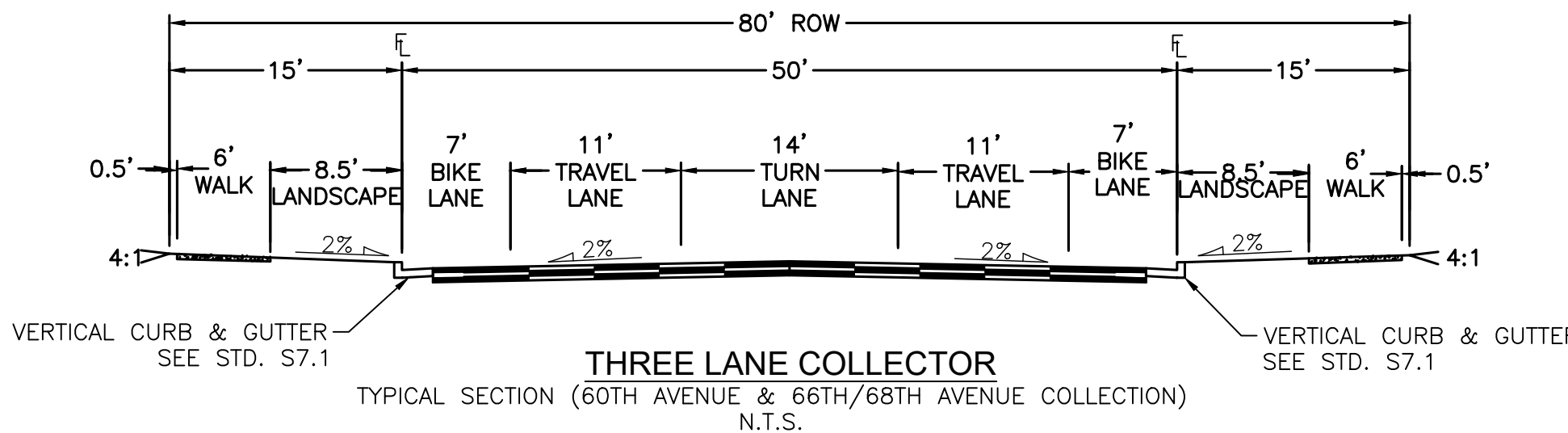
- FUTURE SITE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AN APPROVED SECONDARY EMERGENCY ACCESS CONNECTION THAT MEETS THE REQUIREMENTS OF THE ROADWAY SPECIFICATION MANUAL AND ADOPTED FIRE CODE.
- THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS 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:

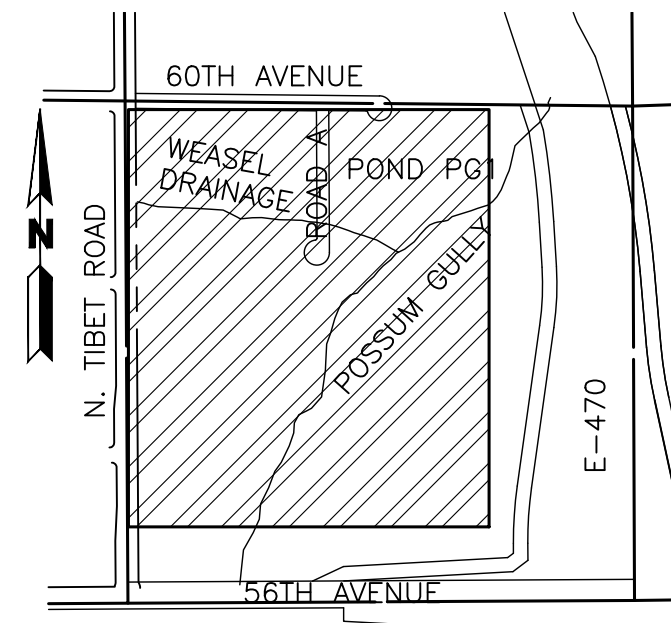
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON TIBET STREET AND 60TH AVE AND AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY THE ASSOCIATED STREETS WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH THOSE STREETS.
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

### DRAINAGE / STORM SEWER:

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



LOCAL STREET TYPE 1  
TYPICAL SECTION (ROAD A)  
N.T.S.



## LEGEND

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

BOX ELDER

INFRASTRUCTURE SITE PLAN

OVERALL

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
THIS DRAWING IS THE PROPERTY OF MARTIN/MARTIN CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING 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. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS DRAWING.				

Sheet Number:

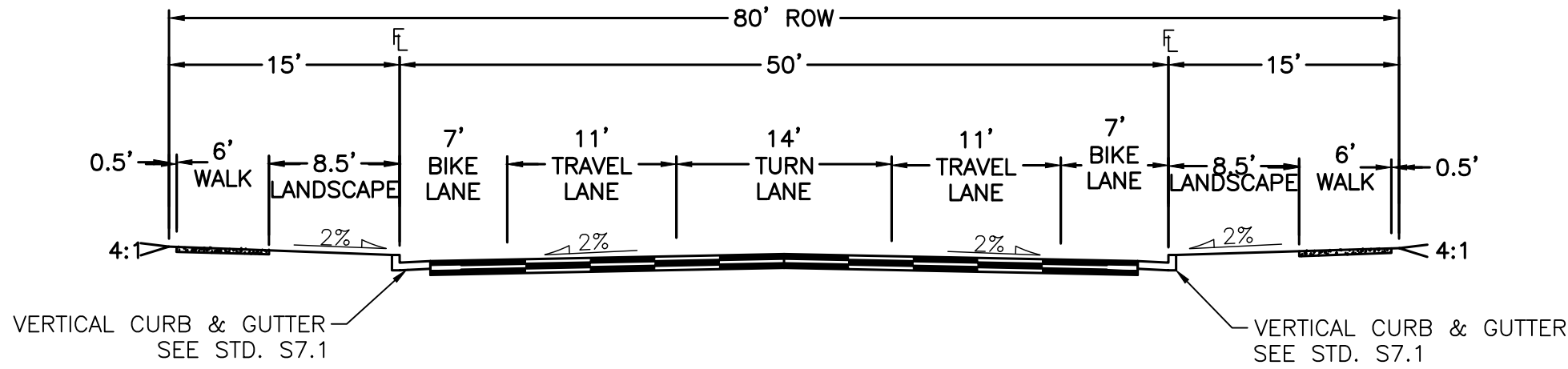
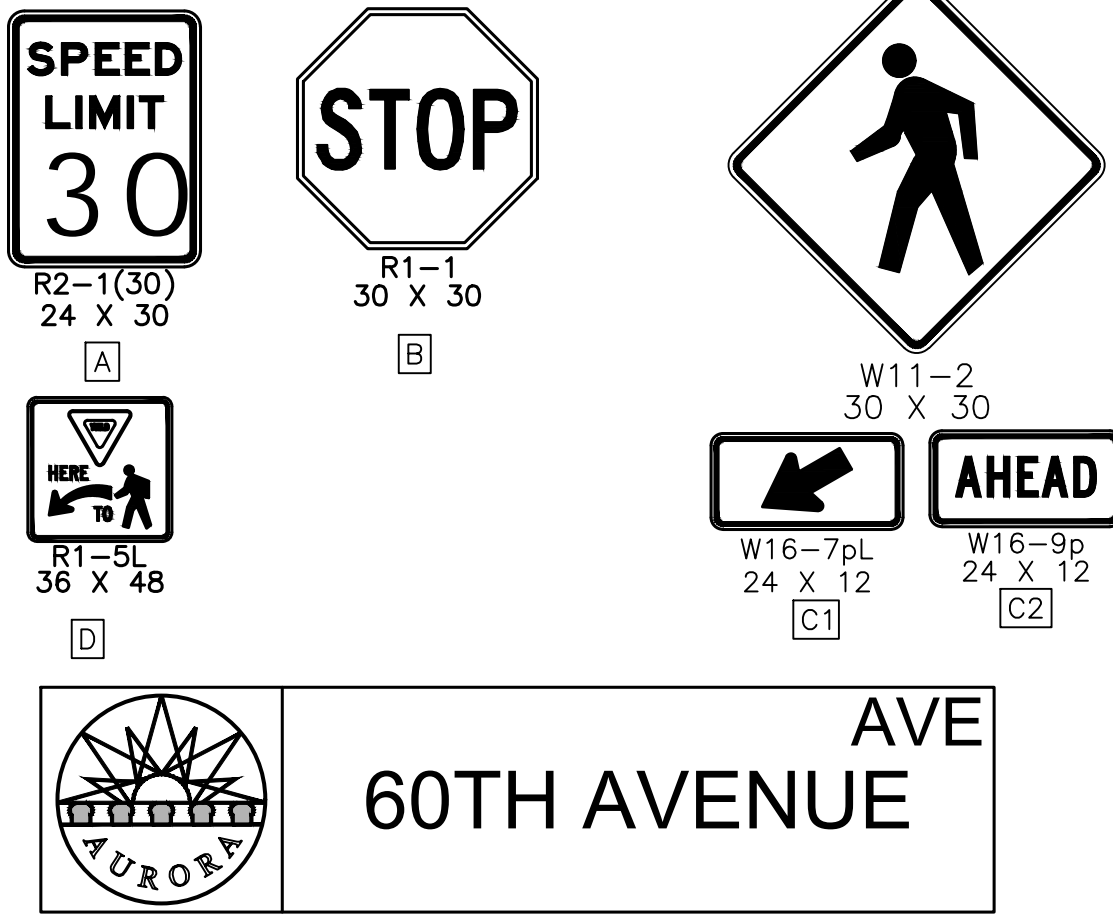
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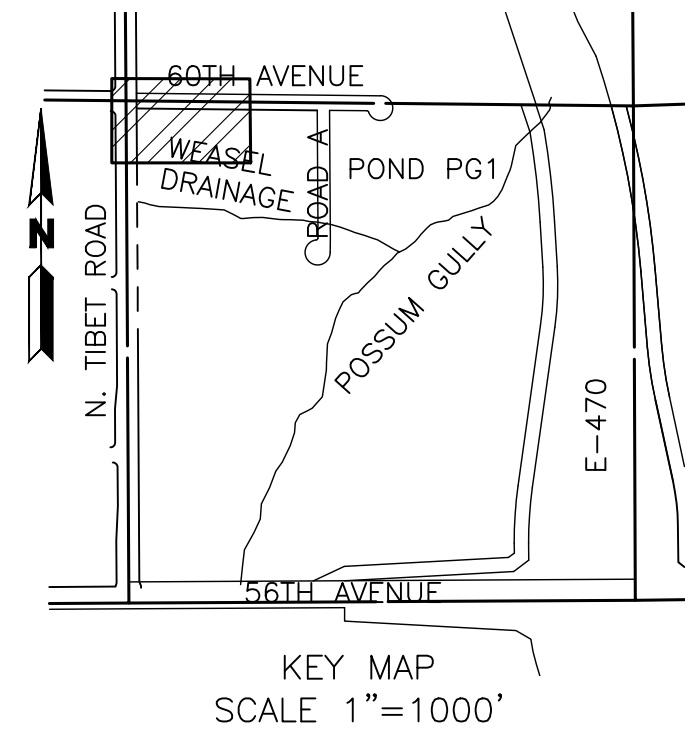
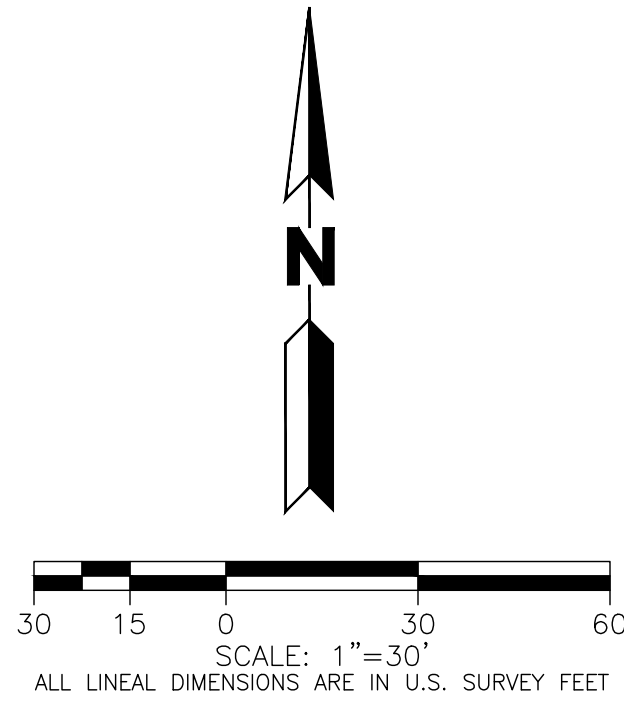
# BOX ELDER

## 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



THREE LANE COLLECTOR  
TYPICAL SECTION (60TH AVENUE & 66TH/68TH AVENUE COLLECTION)  
N.T.S.



### 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%.

### LEGEND



### BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:  
COMBINED SCALE FACTOR = 0.999755321

### BASIS OF BEARING

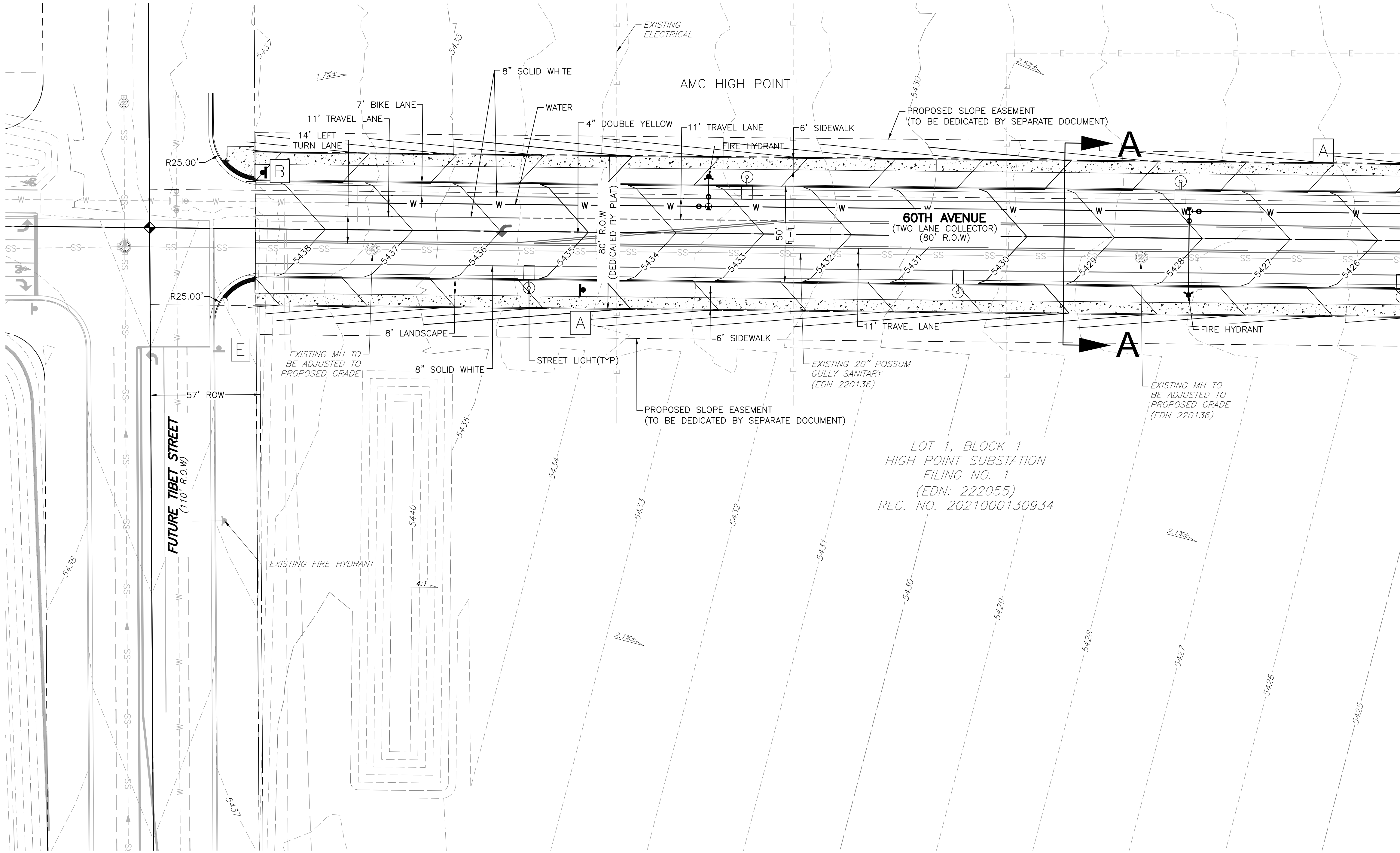
BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS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



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

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

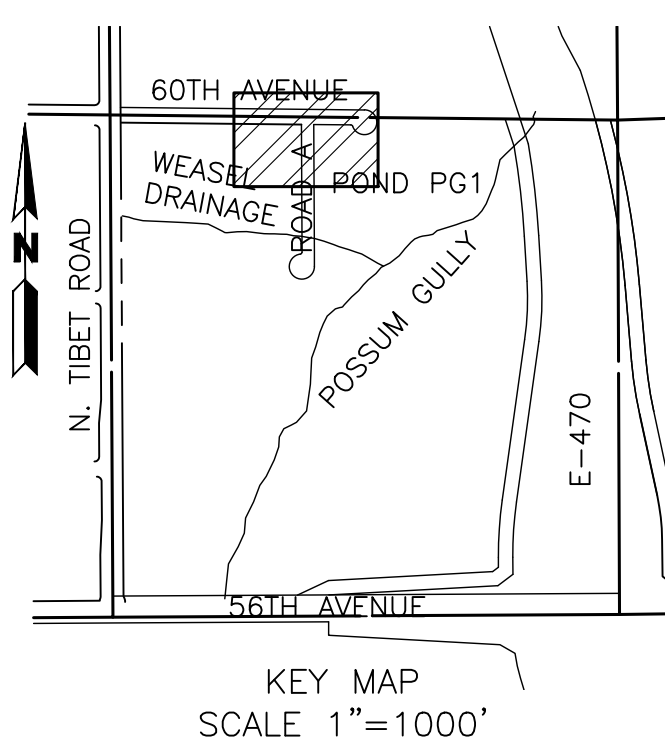
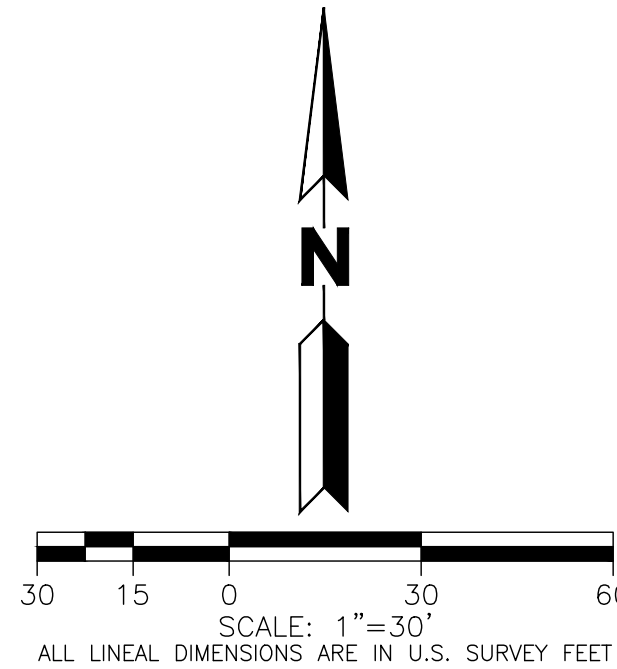
Sheet Number:



# BOX ELDER

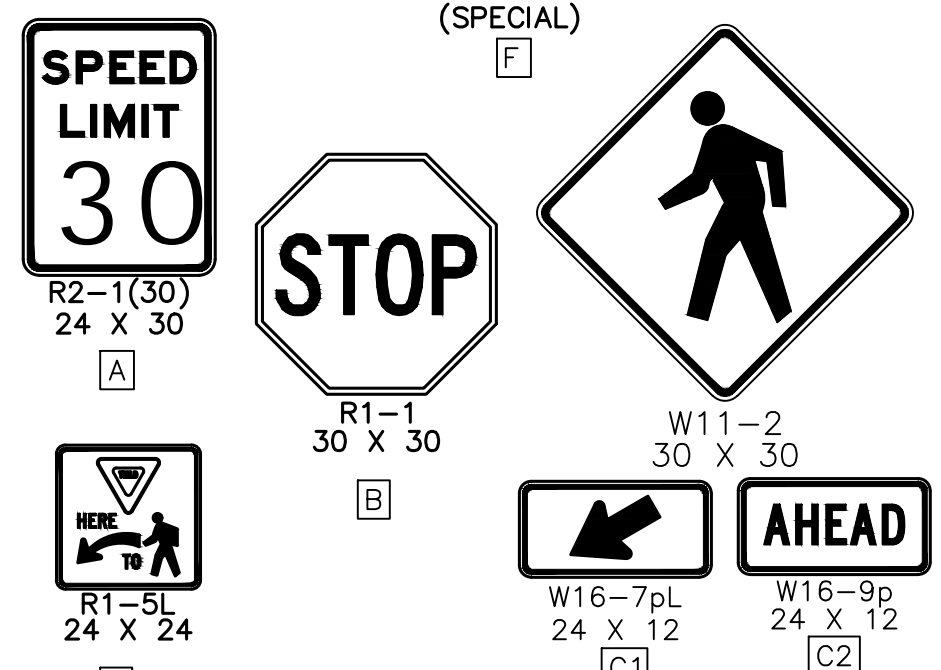
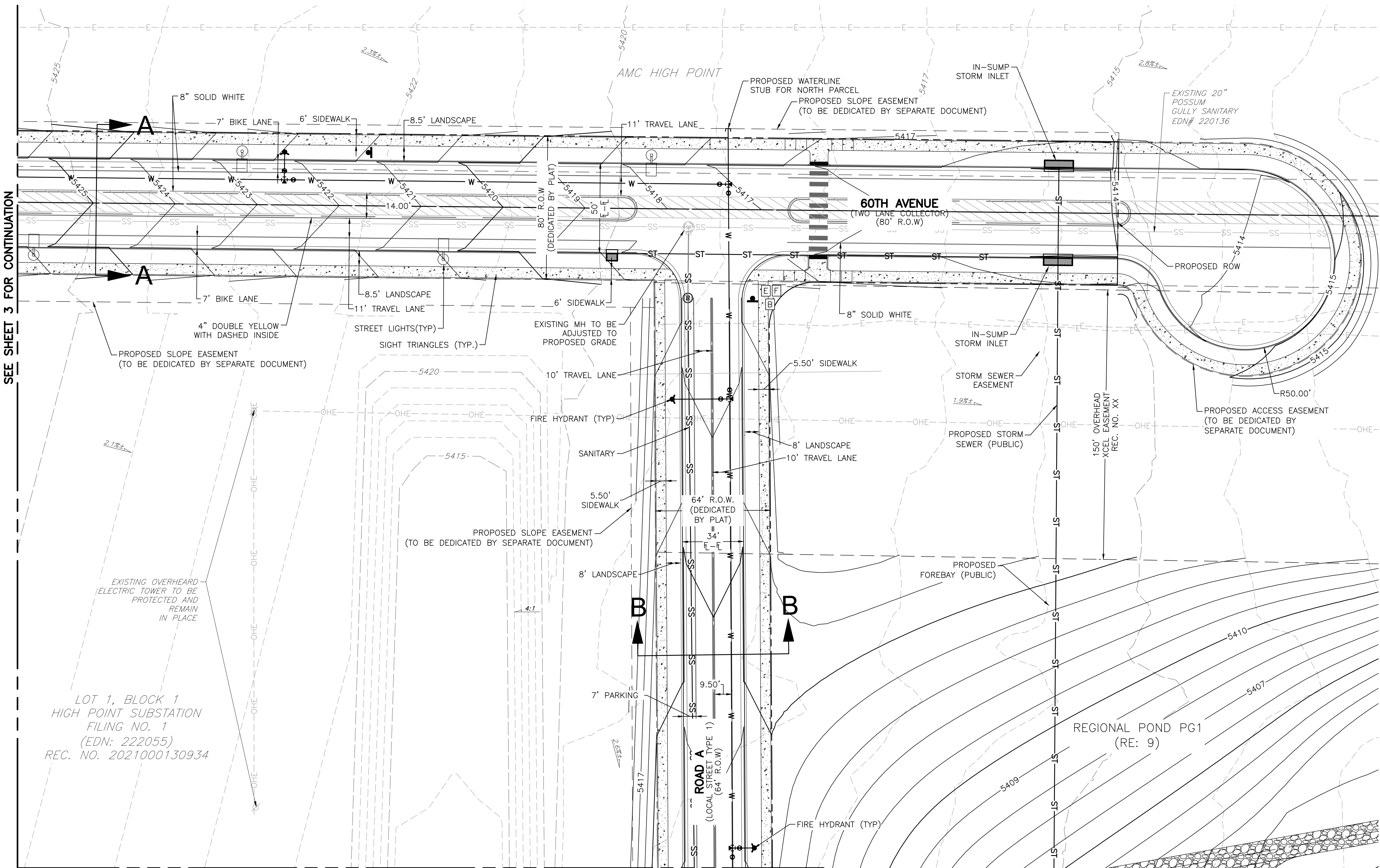
## INFRASTRUCTURE SITE PLAN

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



- LEGEND**
- FUTURE 2-YEAR FLOOD EXTENTS
  - FUTURE 10-YEAR FLOOD EXTENTS
  - FUTURE 100-YEAR FLOOD EXTENTS

- 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 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.



**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°32'21"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 THE 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.

PLOT DATE: Friday, November 15, 2024 2:02 PM LAST SAVED BY: EBDNAR  
DRAWING LOCATION: G:\E\24-0659-Fulenwider West - PA1 and PA2\PLANS\ISP\SITE PLAN 60TH AVENUE.dwg

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	EBDNAR/MEIS
Drawn By	BEJARANO
Principal in Charge	LE

Sheet Number:

4

NOT FOR CONSTRUCTION



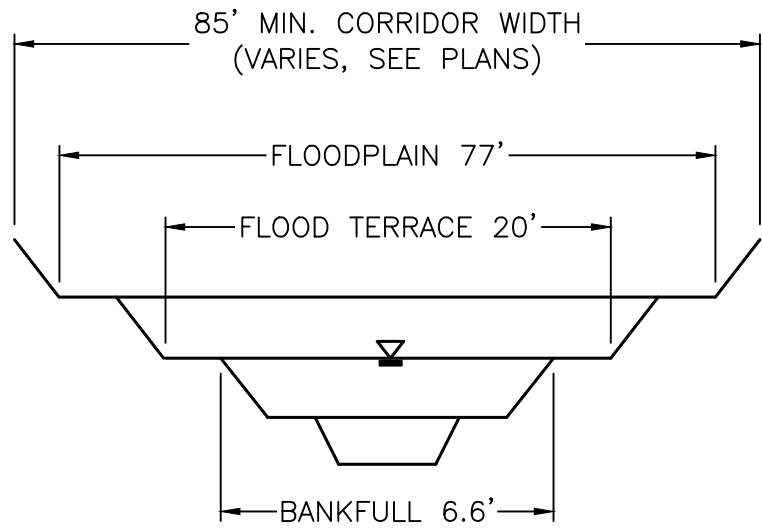
NOTES:

1. FINAL STREET LIGHT LOCATIONS ARE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN CIVIL PLAN SUBMITTAL.
2. 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.
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
4. 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.
5. 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.
6. 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.

# BOX ELDER

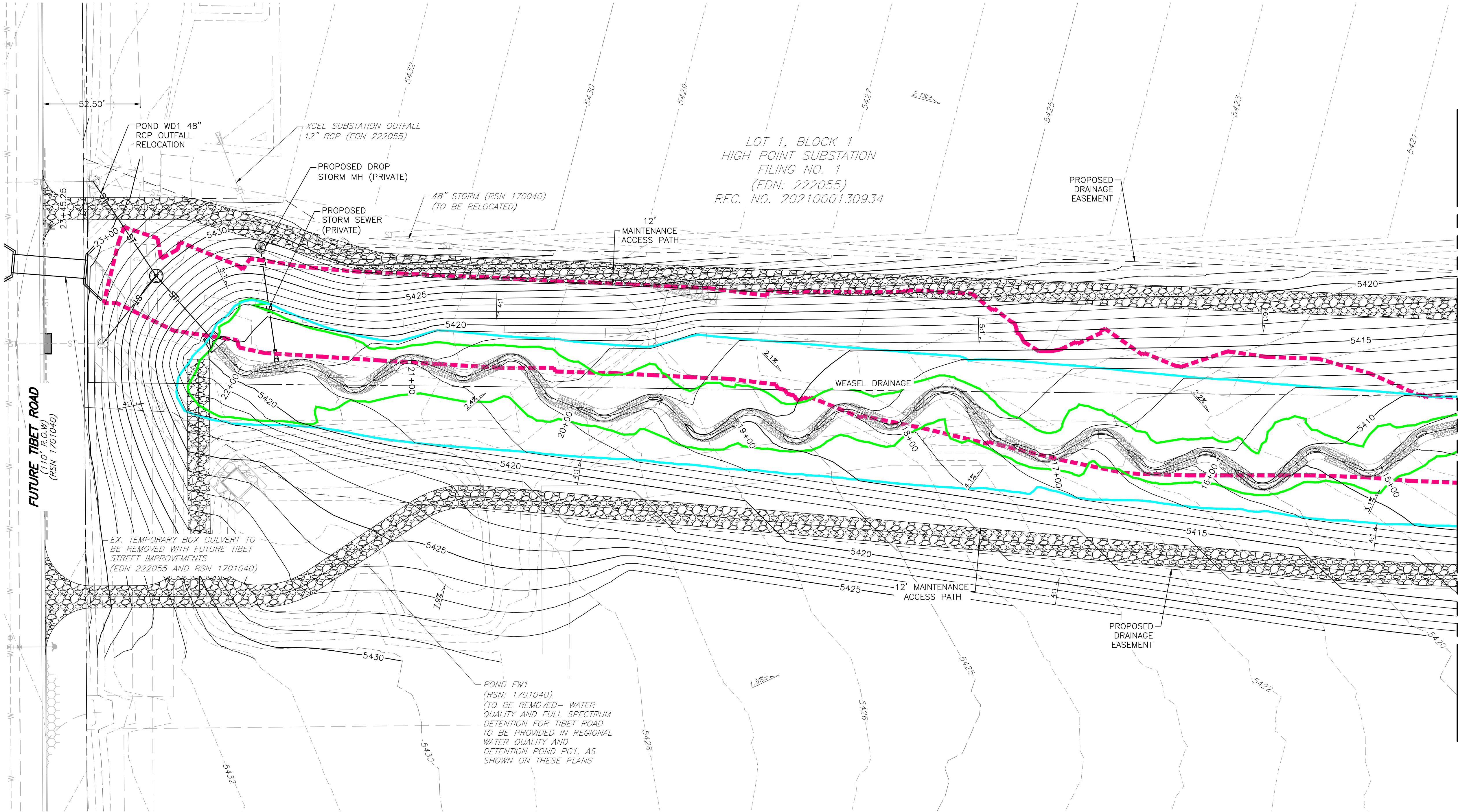
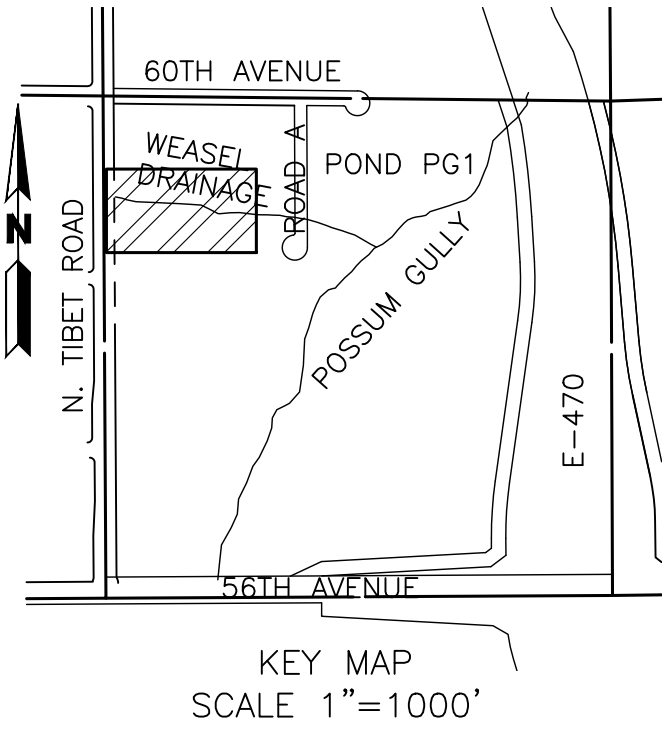
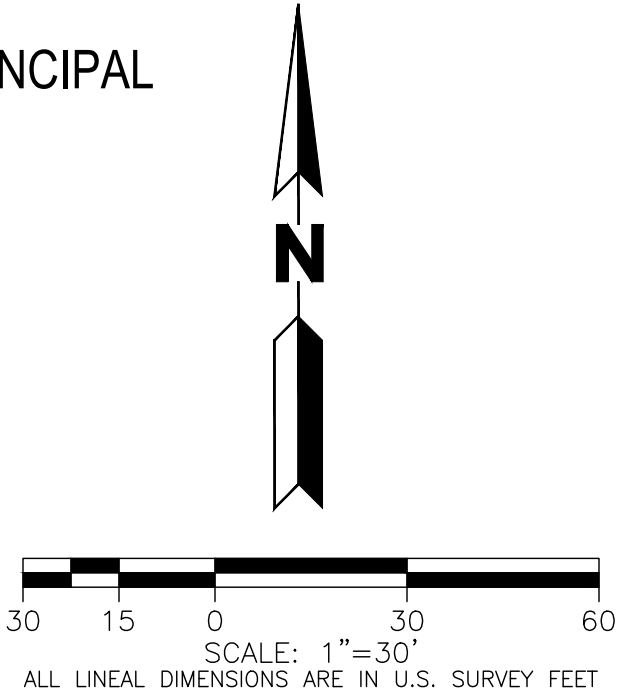
## INFRASTRUCTURE SITE PLAN

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



SEE SHEET 6 FOR CONTINUATION

PLOT DATE: Friday, November 15, 2024 2:02 PM LAST SAVED BY: EBDNAR  
DRAWING LOCATION: G:\LE\24-0659-Fulenwider West - PA1 and PA2\PLANS\ISP\WEASEL DRAINAGE.dwg

### BOX ELDER

#### INFRASTRUCTURE SITE PLAN

##### WEASEL DRAINAGE

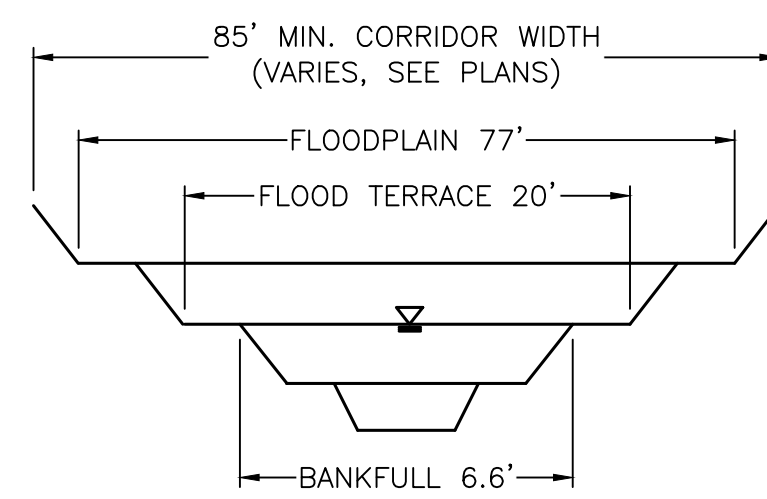
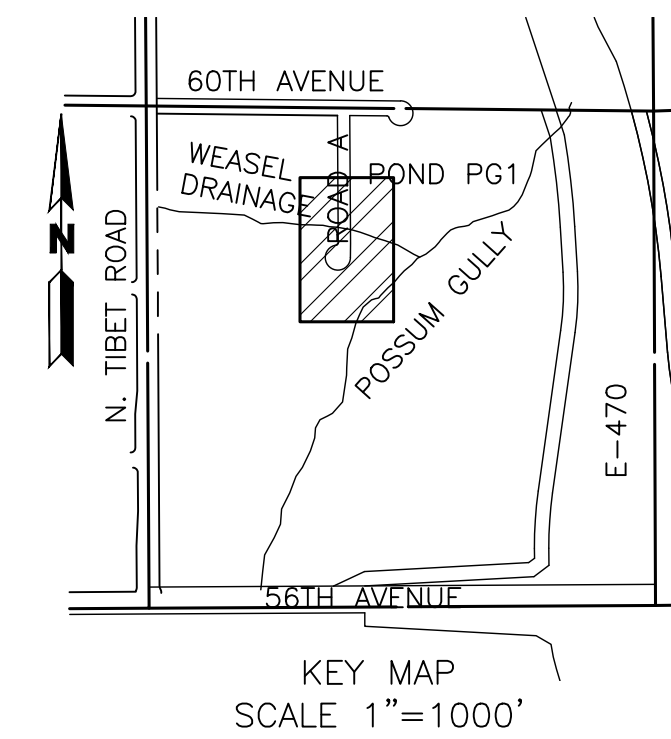
No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

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

Sheet Number:



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



R2-1(30)  
24 X 30  
A




R1-1  
30 X 30  
B

W11-2  
30 X 30

R1-5L  
24 X 24

W16-7pL  
24 X 12

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 GRADE FIVE EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
2. 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.
3. DESIGN RECURRENCE INTERVAL FOR REGIONAL CHANNEL AND STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR A 100-YEAR STORM EVENT.
4. STORM SEWER SHOWN ON THESE PLANS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF AURORA.
5. EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 08005C0061L AND 08005C0062L 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

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 #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 5 SOUTH, RANGE  
66 WEST, +/- 69.7 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.

## BOX ELDER

# INFRASTRUCTURE SITE PLAN

# POSSUM GULLY

[illegible]

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

THE DESIGN SHOWN HEREIN, INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION, AND MODELS THEREOF, ARE ONLY FOR THIS SPECIFIC PROJECT. ANY INFORMATION EXTRACTED FROM THIS SHEET WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER IS PROHIBITED.

Sheet Number:

6

PLOT DATE: Thursday, November 14, 2024 3:24 PM LAST SAVED BY: EBEDNAR  
DRAWING LOCATION: G:\LE\24.0659-Fulenwider West - PA1 and PA2\PLANS\ISP\POSSUM GULLY.dwg



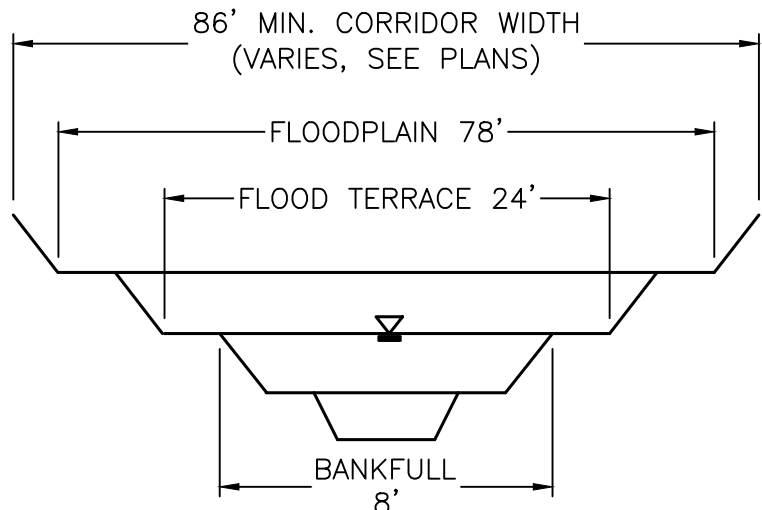
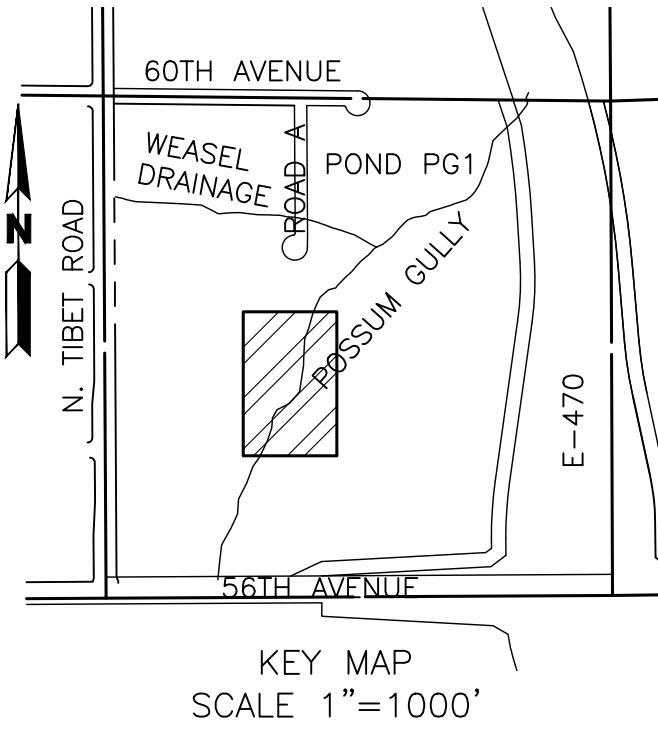
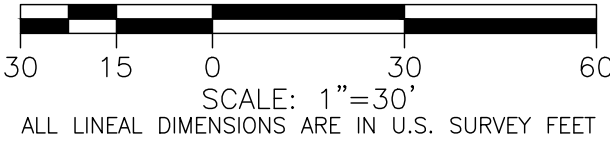
BOX ELDER

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

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:

- 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 08005C0081L AND 08005C0082L, 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 6 FOR CONTINUATION

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

Sheet Number:



# 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.

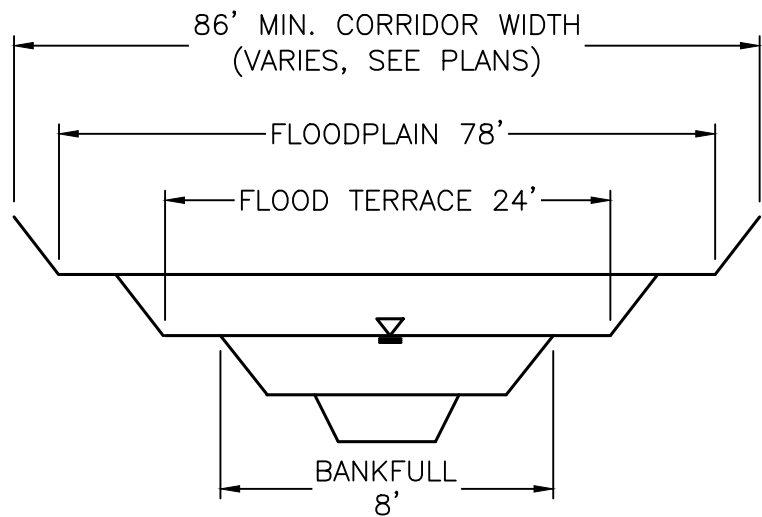
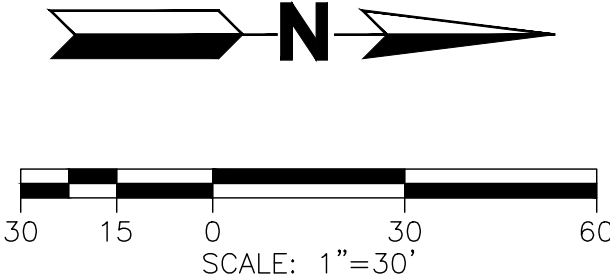
ELEVATION =5394.58' (NAVD1988) DATUM.

### 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.



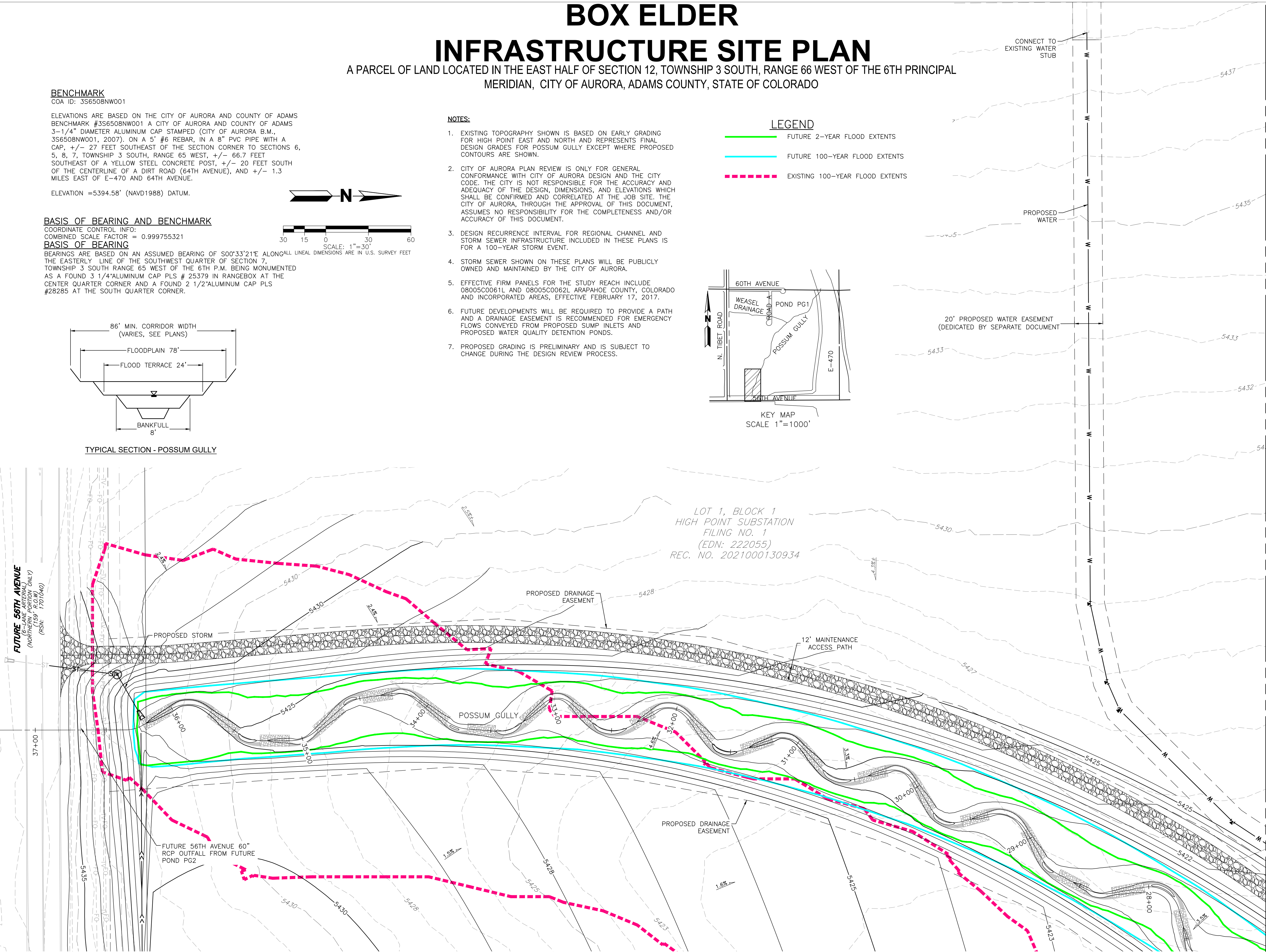
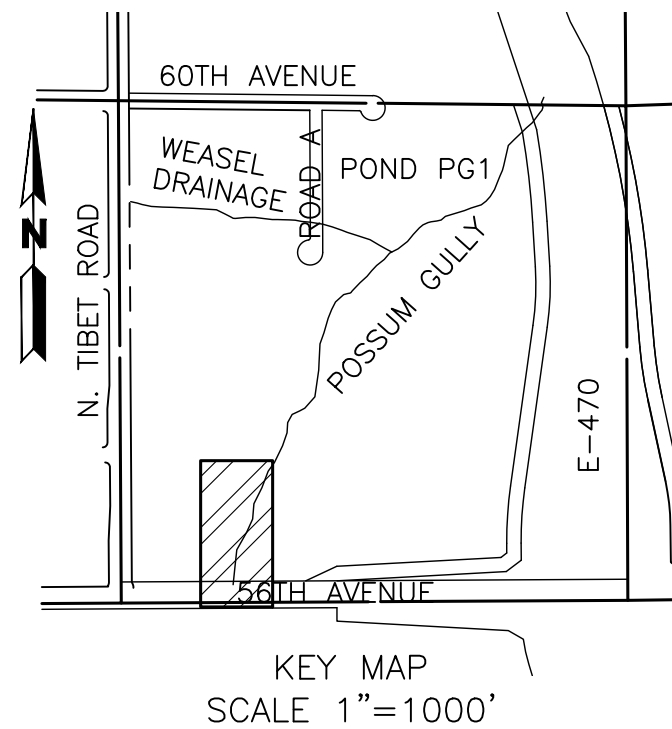
TYPICAL SECTION - POSSUM GULLY

### 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.
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### LEGEND

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



SEE SHEET 7 FOR CONTINUATION

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

Sheet Number:  
**8**

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

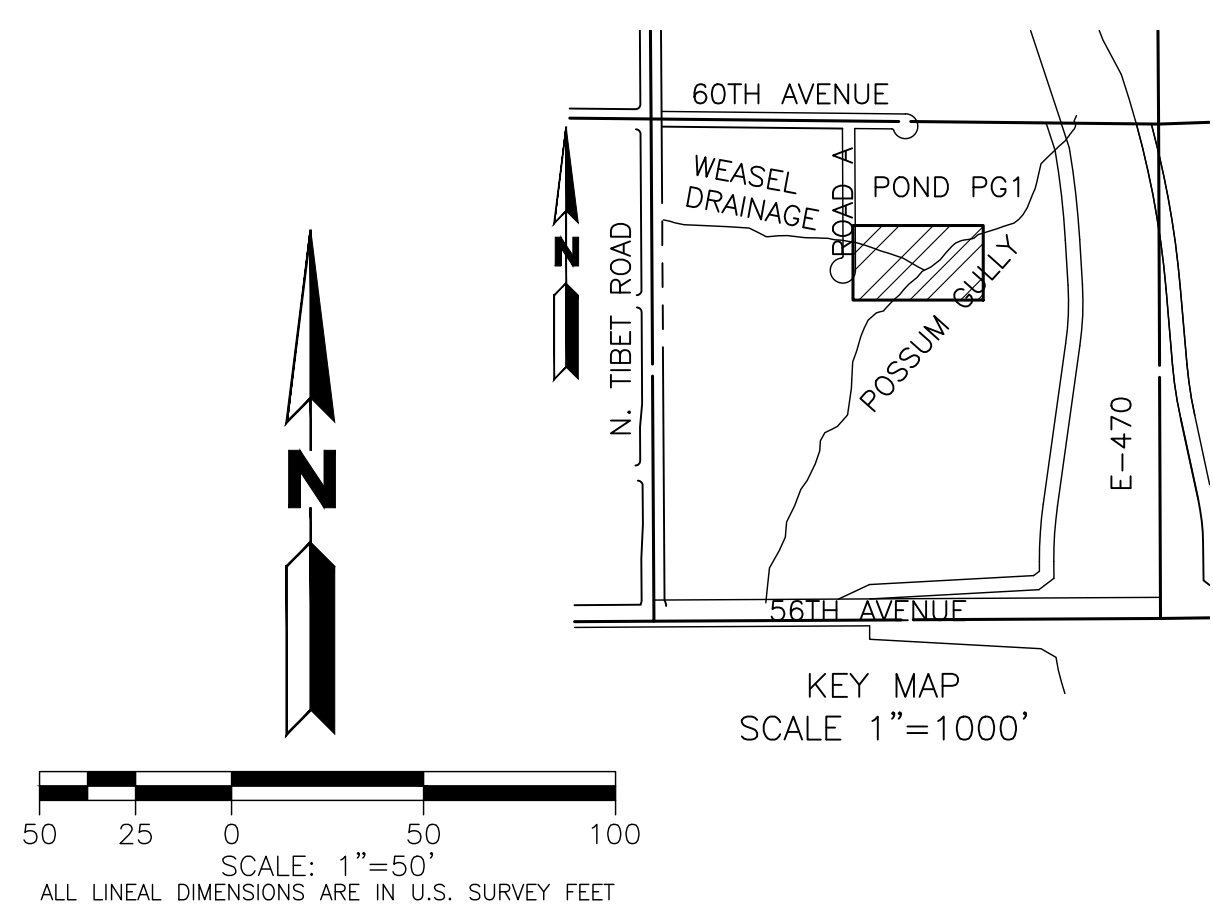
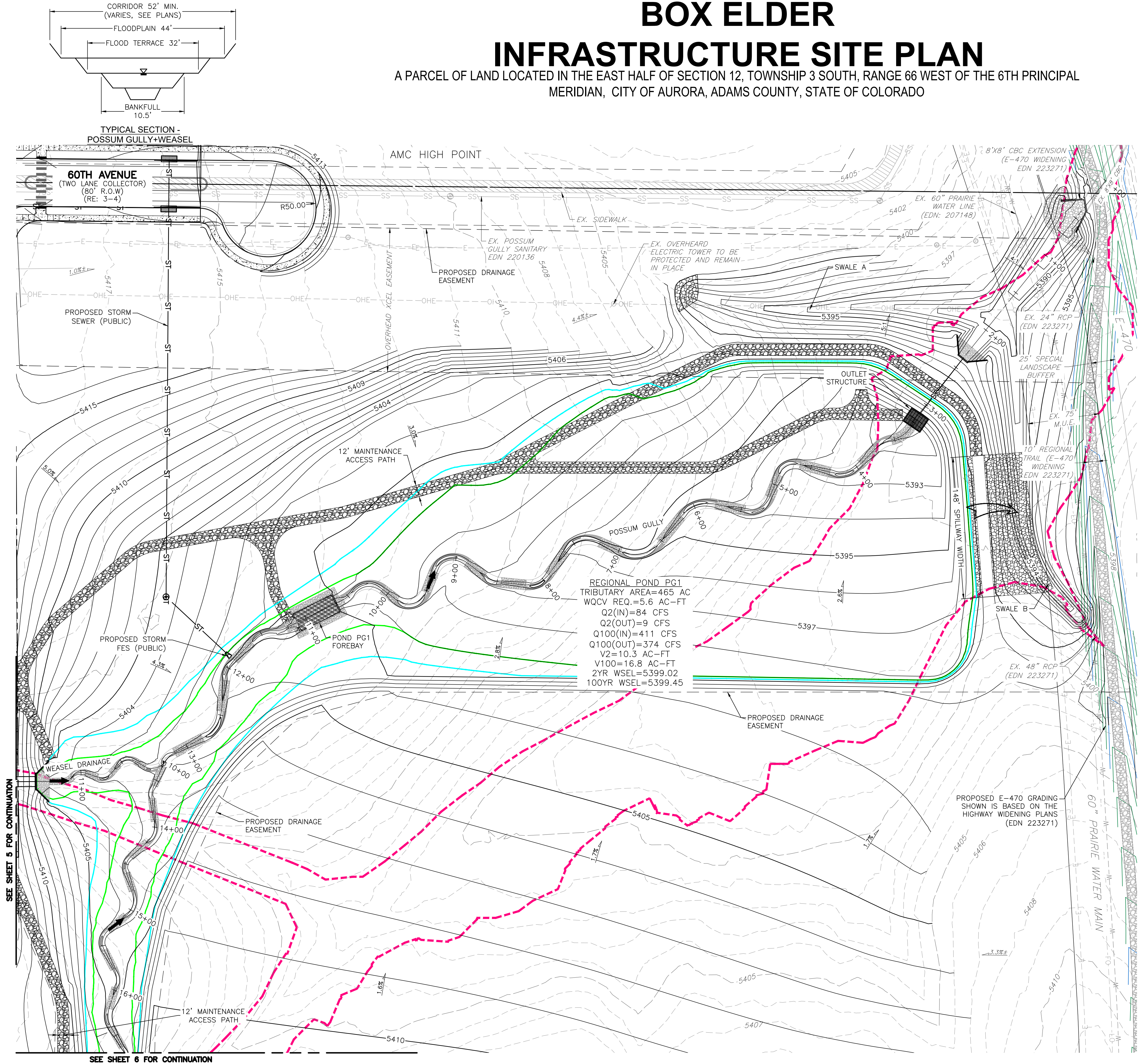
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# BOX ELDER

## 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



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

- 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 0800SC081L AND 0800SC082L 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.

### 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

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

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

## 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 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 ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

## 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

## 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%
	<b>TOTAL PERVIOUS AREA</b>	<b>1,241,370 SF</b>	<b>100%</b>

## 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.
	BOUTELLOUA CURTIPENDULA	10%	2.2 LBS.
	BOUTELLOUA 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 MAELLANICUS VAR. BLUE	9%	3.0 LBS.
	FESTUCA IDAHOENSIS VAR. JOSEPH	6%	2.0 LBS.
	PASCOPYRUM SMITHII VAR. ARIBA	9%	3.0 LBS.
	BOUTELLOUA 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%
<b>Totals:</b>	-	-	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
<b>Totals:</b>	-	-	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
Weasel Drainageway	128,690 SF (1 Tree and 10 shrubs / 4000 SF)	32	36	322	334
Possum Gulley Drainageway	147,840 SF (1 Tree and 10 shrubs / 4000 SF)	37	36	370	376
<b>Totals:</b>		69	72	692	710

### 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
<b>Totals:</b>	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

**NORRIS DESIGN**  
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BOX ELDER

INFRASTRUCTURE SITE PLAN

No.	Description of Revisions	Date	Name
1	ISP SUBMITTAL 01	08/07/24	ISP01
2	ISP SUBMITTAL 02	11/15/24	ISP02

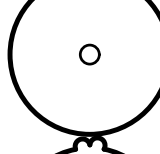

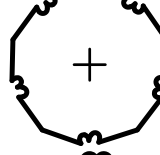
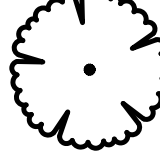
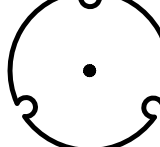
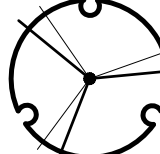
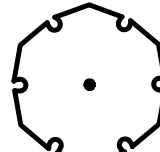
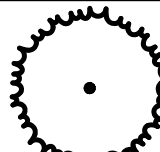
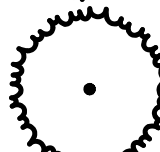
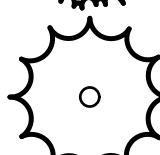
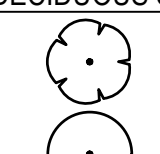
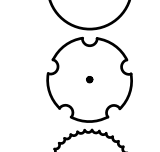
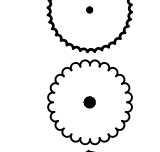

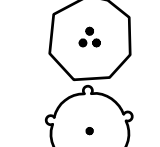
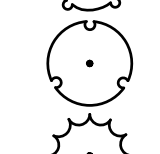
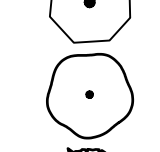
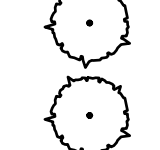

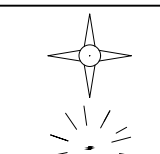
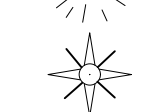

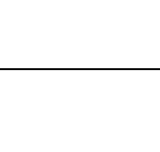

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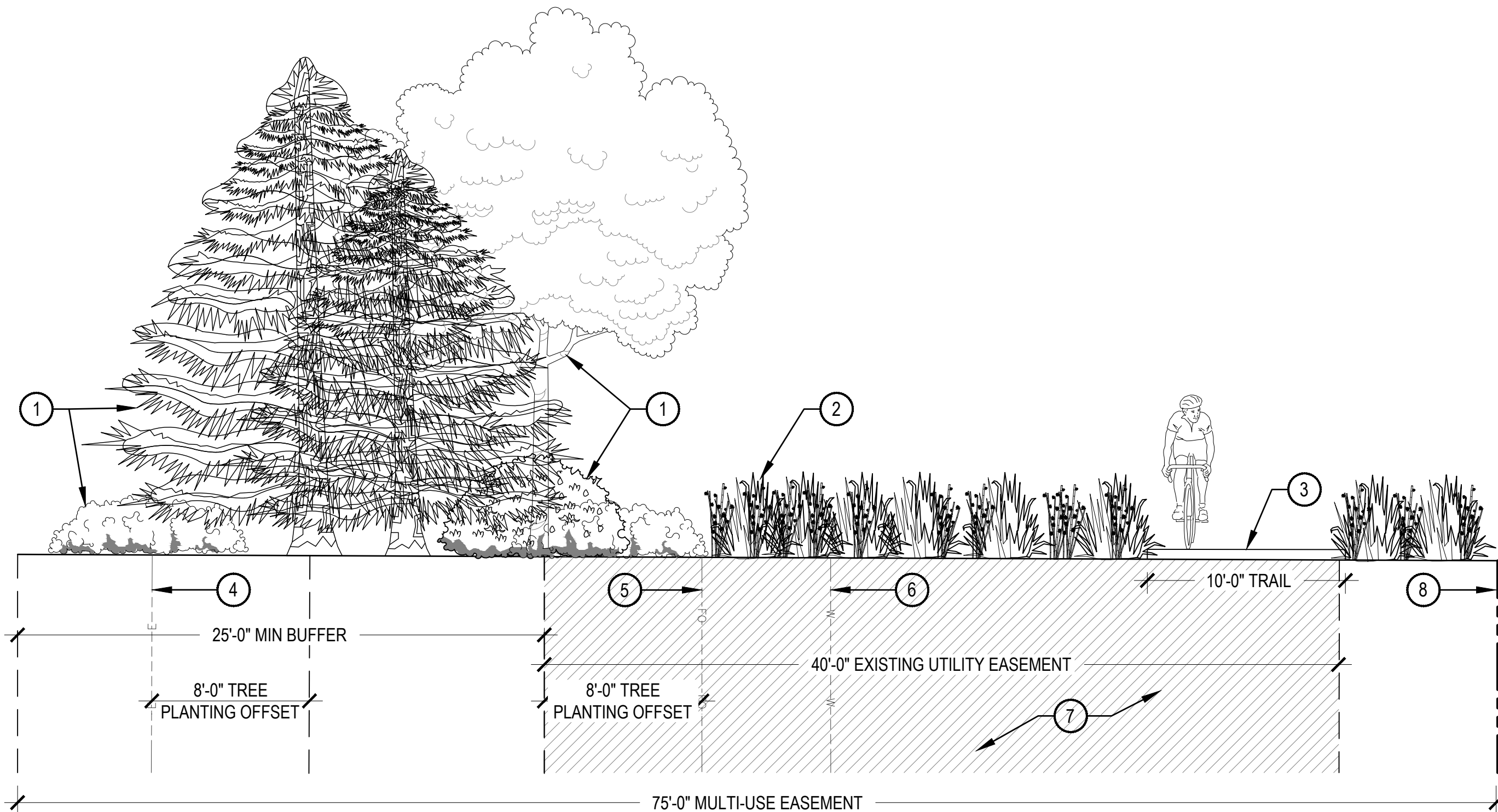
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LANDSCAPE  
NOTES



## 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 COFFEE TREE	B & B	2.5" CAL.	LOW	30'-40'	50'-60'
	KO PA	29	KOELREUTERIA PANICULATA	GOLDEN RAIN 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	SERVICE BERRY	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	BLUE BEARD	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

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

- 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 EASMENT
- ⑧ PROPERTY LINE

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

No.	Description of Revisions	Date	Name
1	ISP SUBMITTAL 01	08/07/24	SP01
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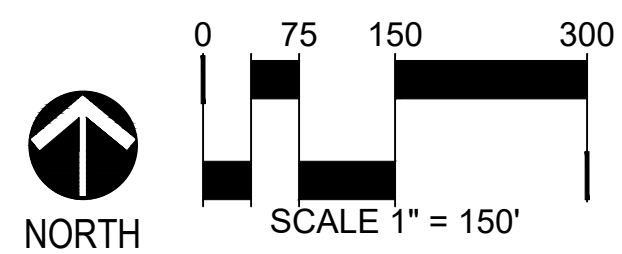
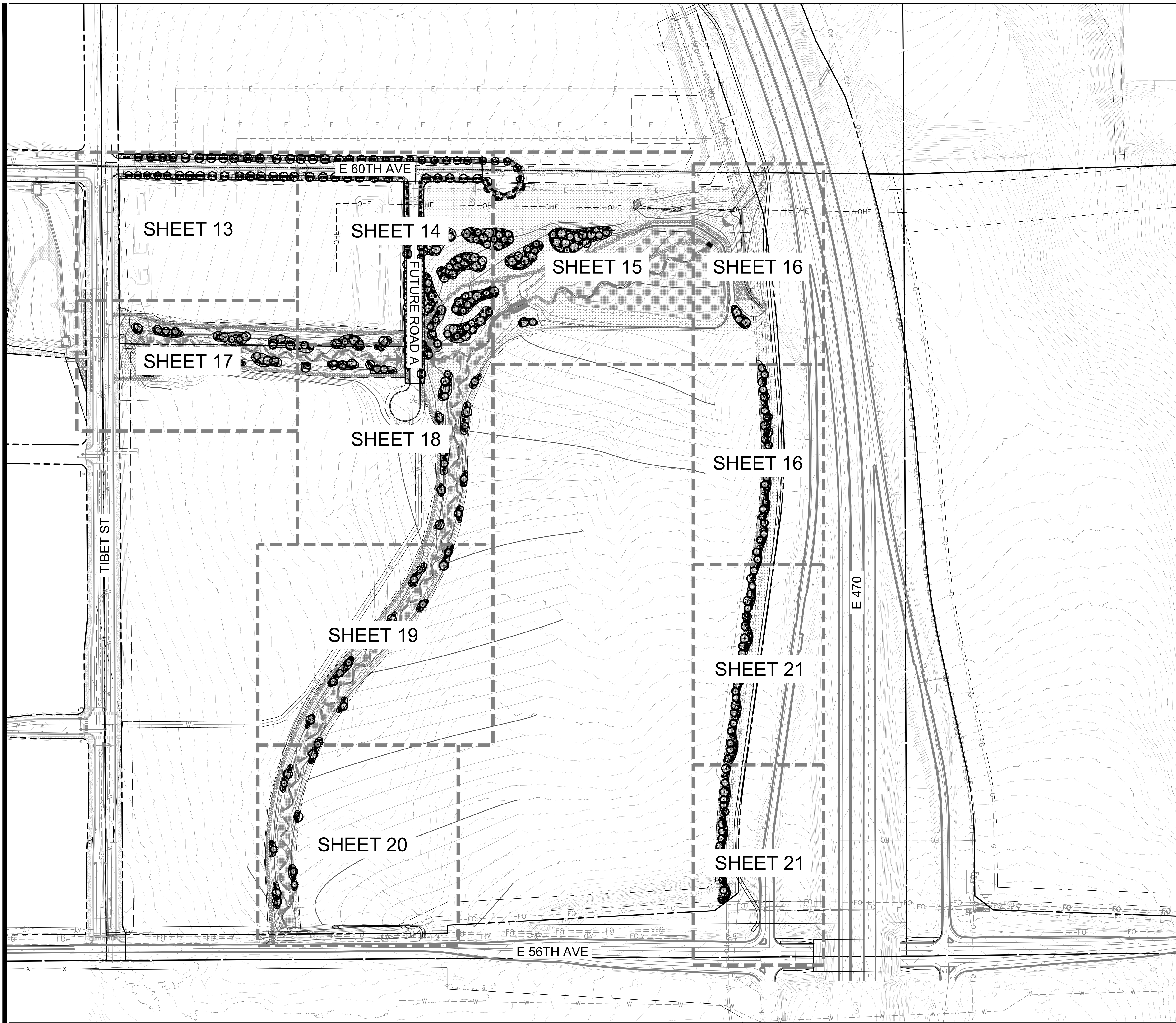


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Drawn By	BEJARANO		
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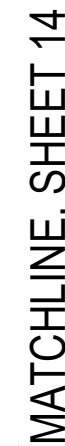
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OVERALL  
PLAN

12







- NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.



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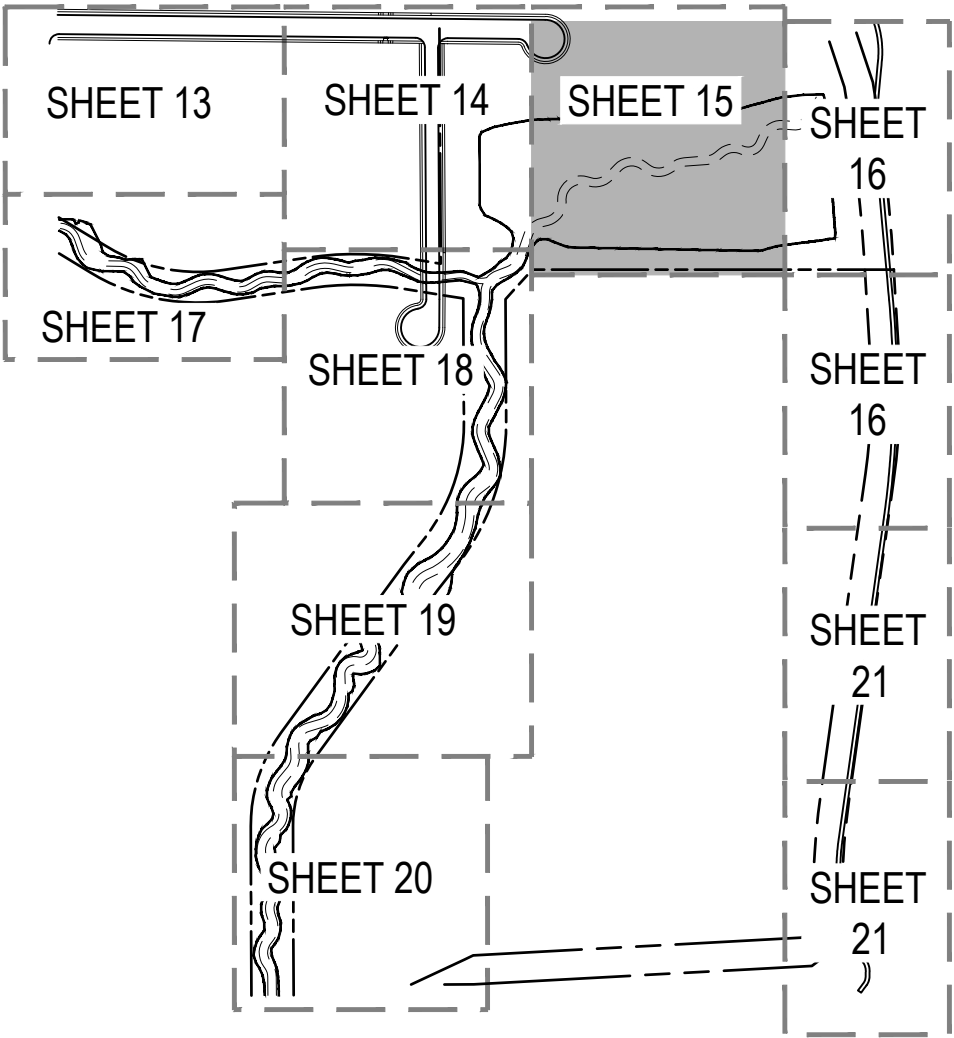








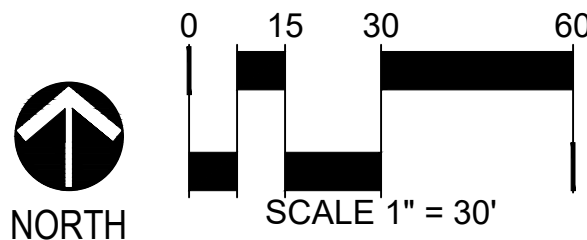
KEY MAP



LEGEND

- PLANT BED
- NATIVE SEED
- COBBLE
- DETENTION BASIN NATIVE SEED
- CONCRETE - RE: CIVIL
- MAINTENANCE PATH - RE: CIVIL
- STREET LIGHT - RE: CIVIL
- FIRE HYDRANT - RE: CIVIL
- MATCHLINE
- STEEL EDGER
- SIGHT DISTANCE LINE
- PROPERTY LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR

NOTES:  
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1	ISP SUBMITTAL 01	08/07/24	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
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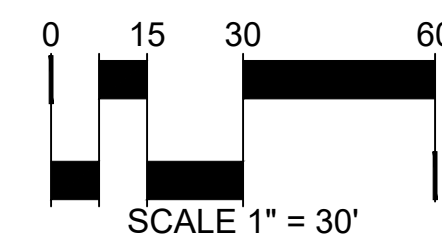
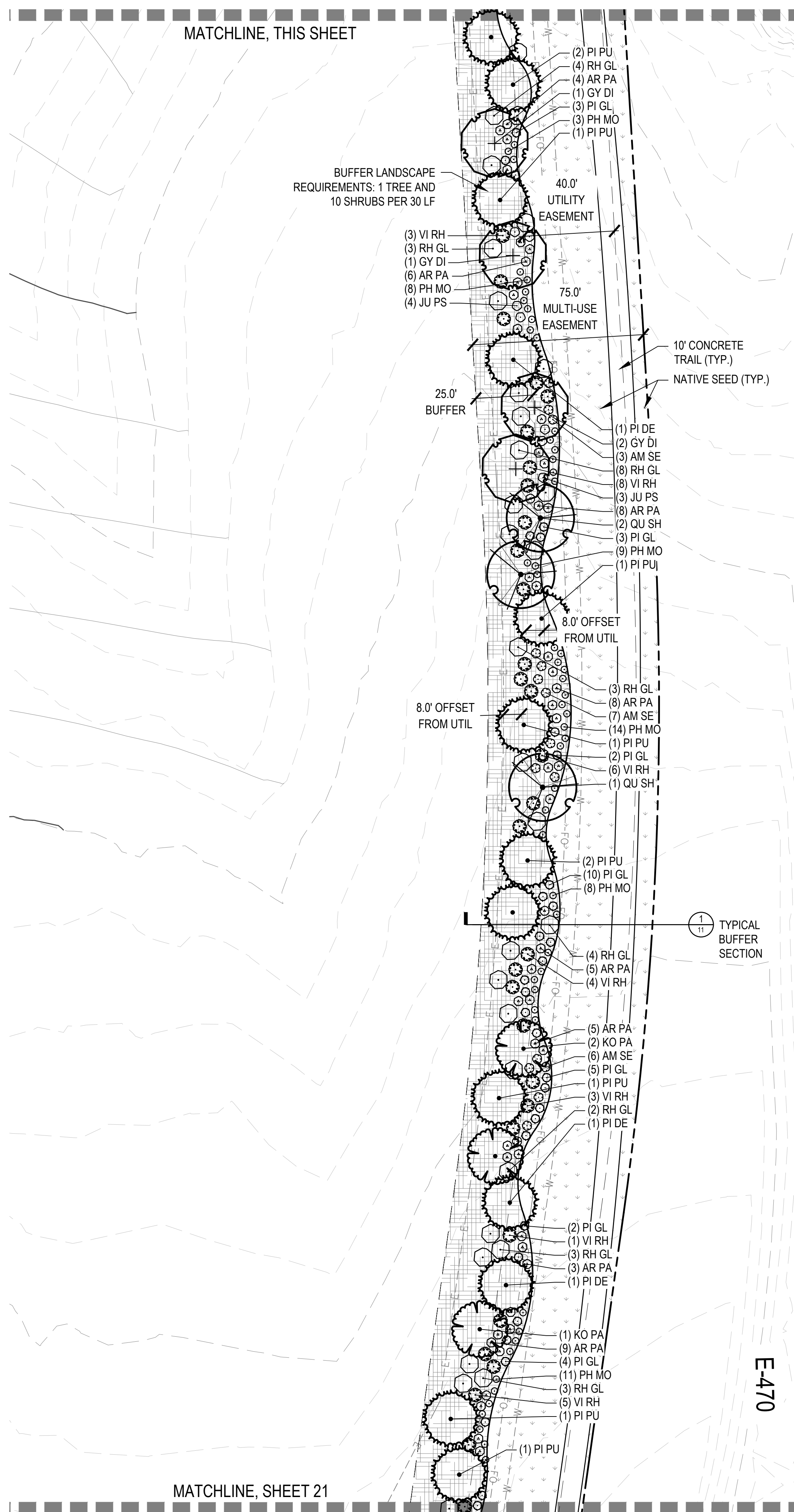
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**LANDSCAPE  
PLAN**

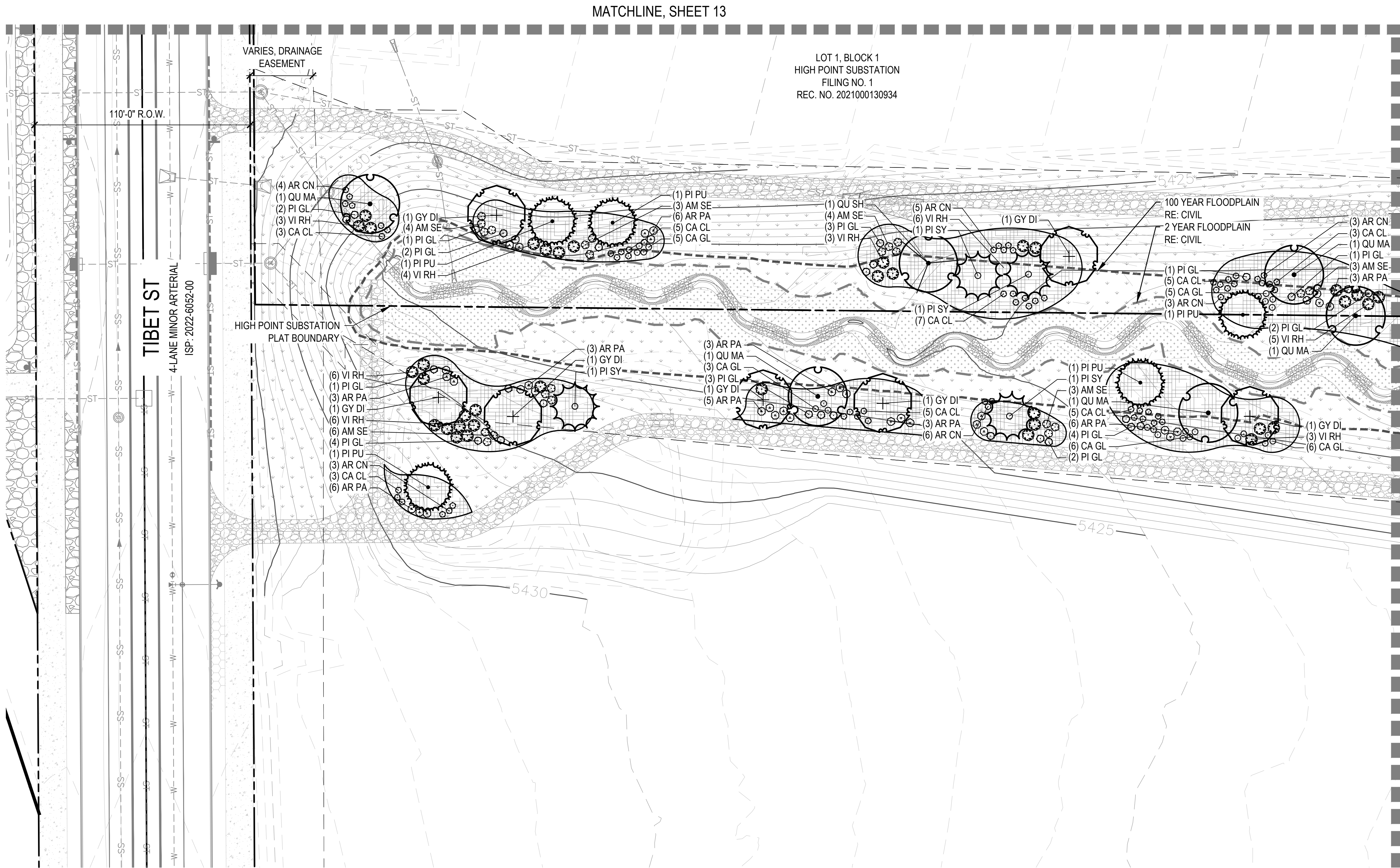
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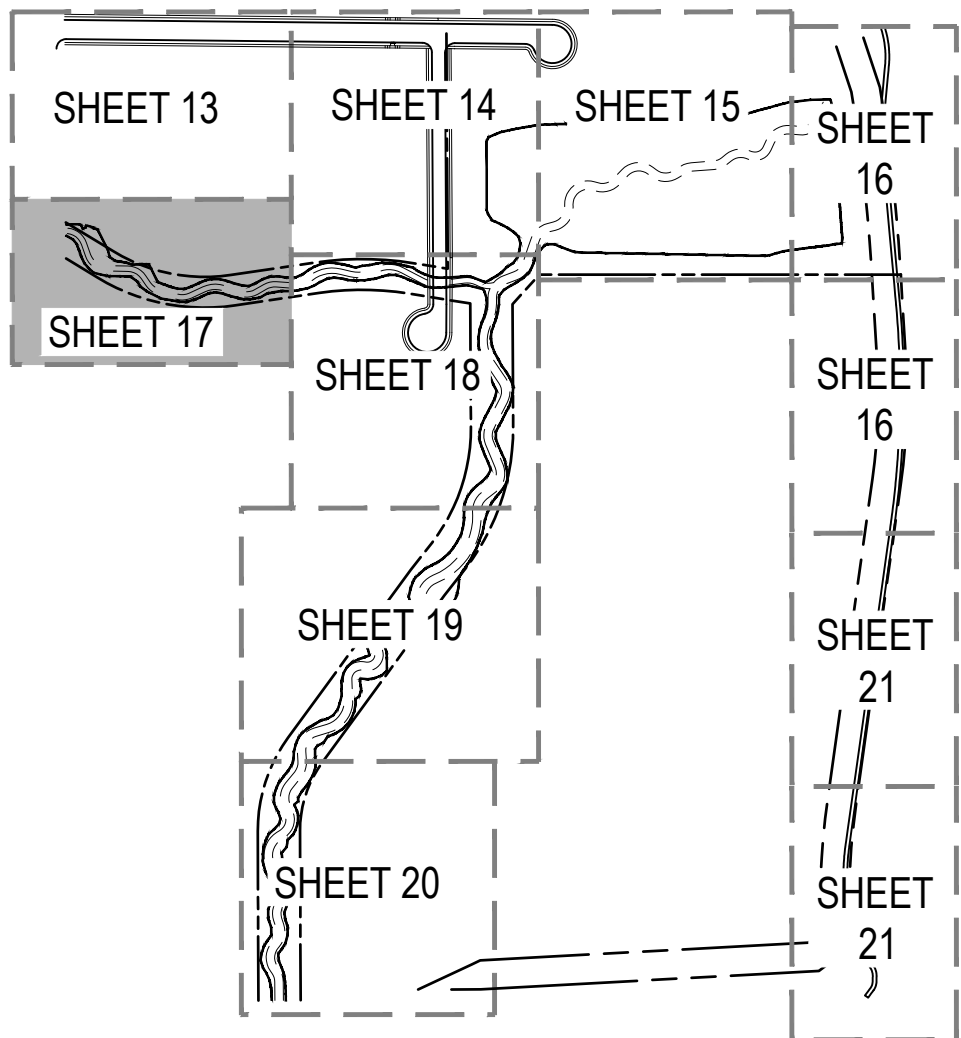








#### KEY MAP

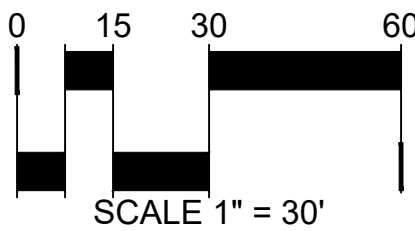


#### LEGEND

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INFRASTRUCTURE SITE PLAN

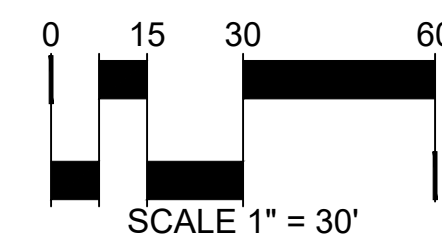
No.	Description of Revisions	Date	Name
1	ISP SUBMITTAL 01	06/07/24	ISP01
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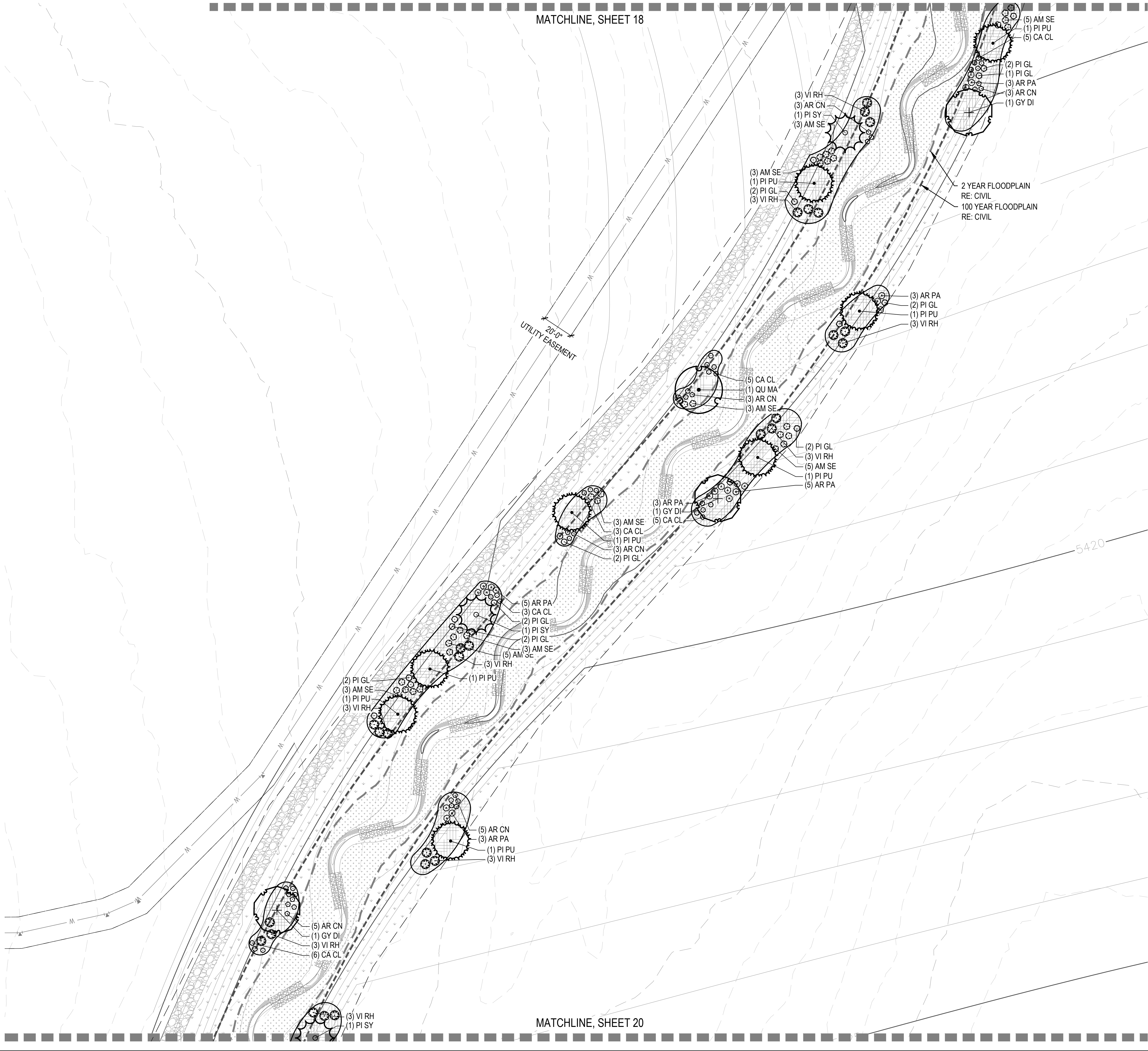
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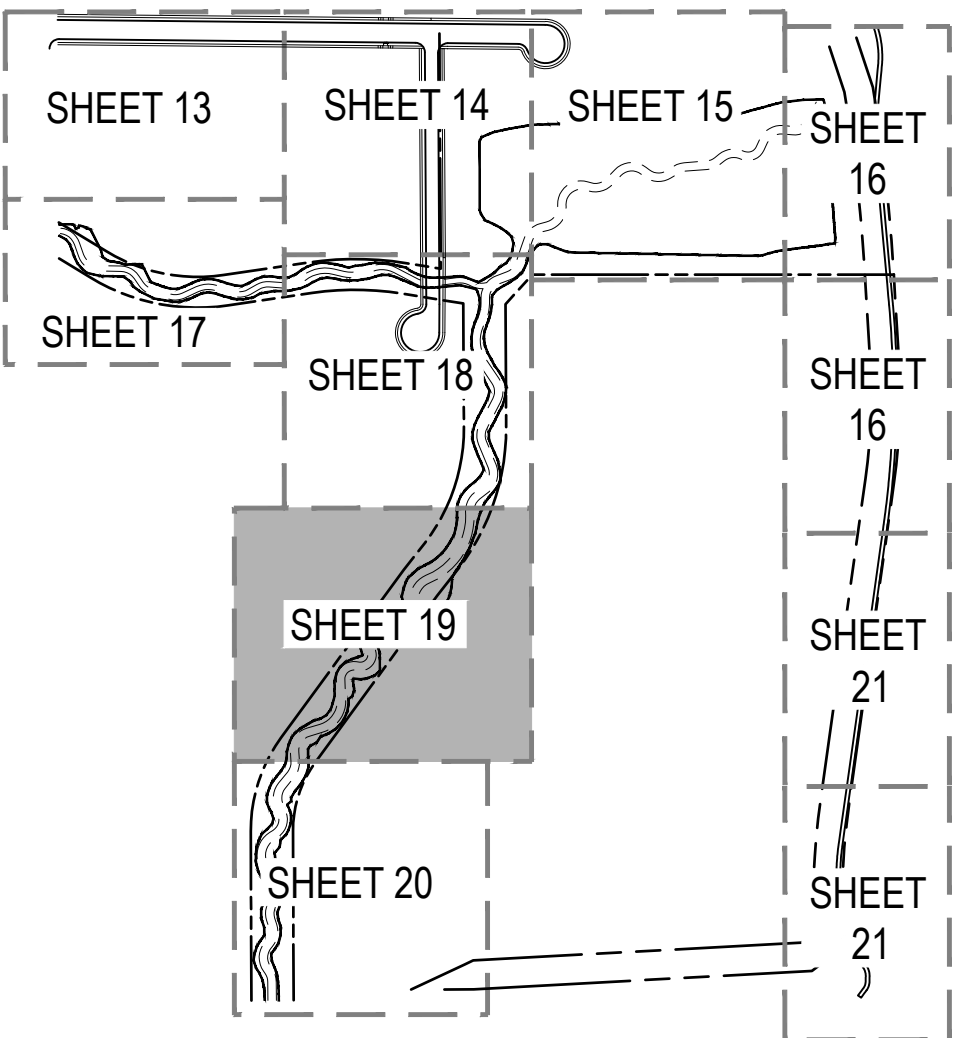




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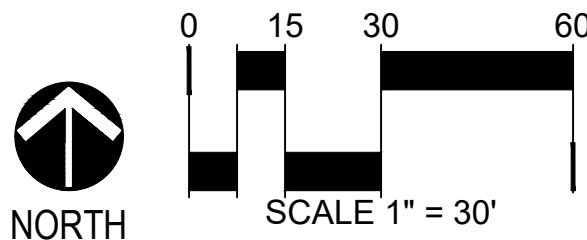
#### KEY MAP



#### LEGEND

- PLANT BED
- NATIVE SEED
- COBBLE
- DETENTION BASIN NATIVE SEED
- CONCRETE - RE: CIVIL
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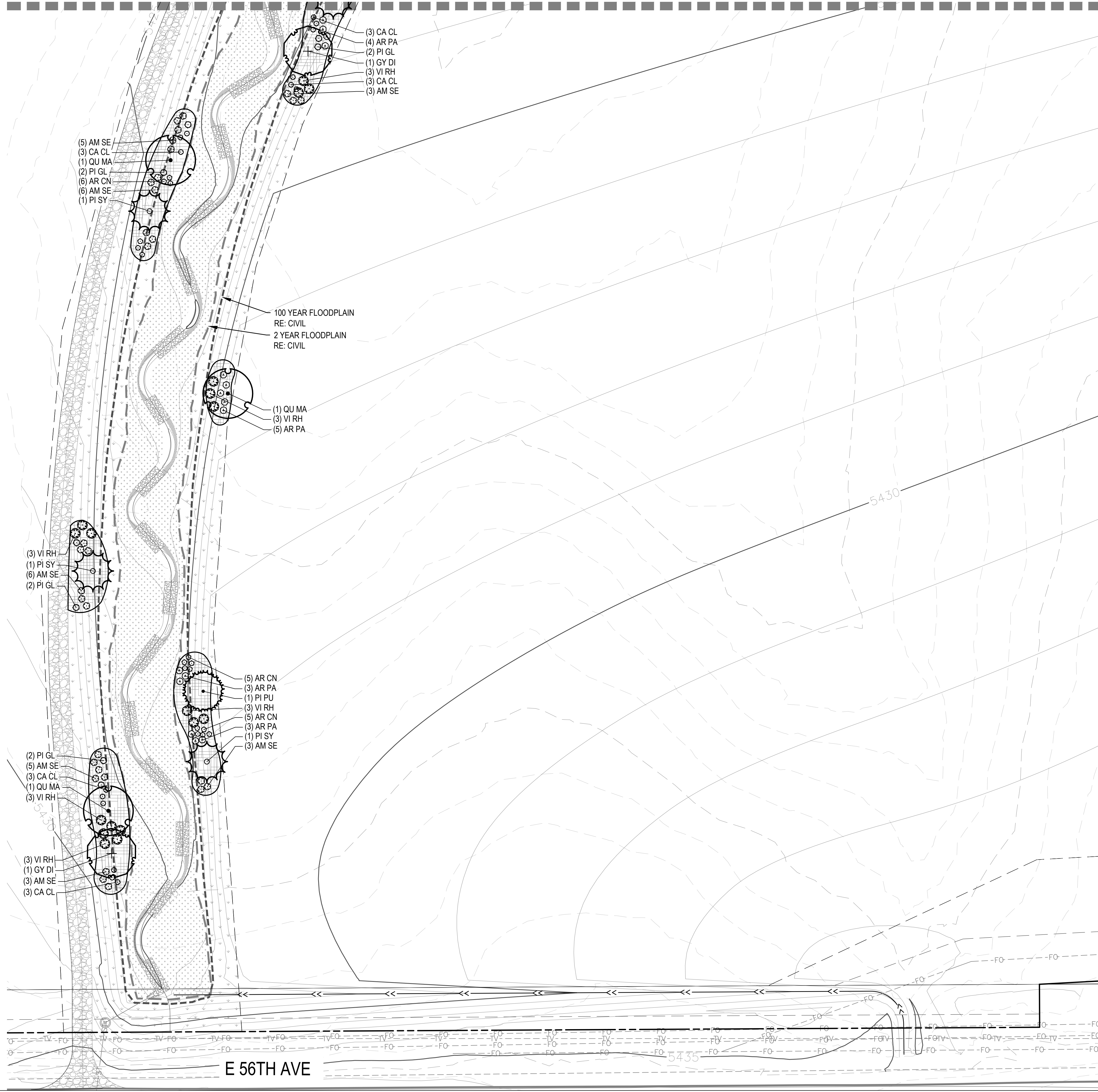
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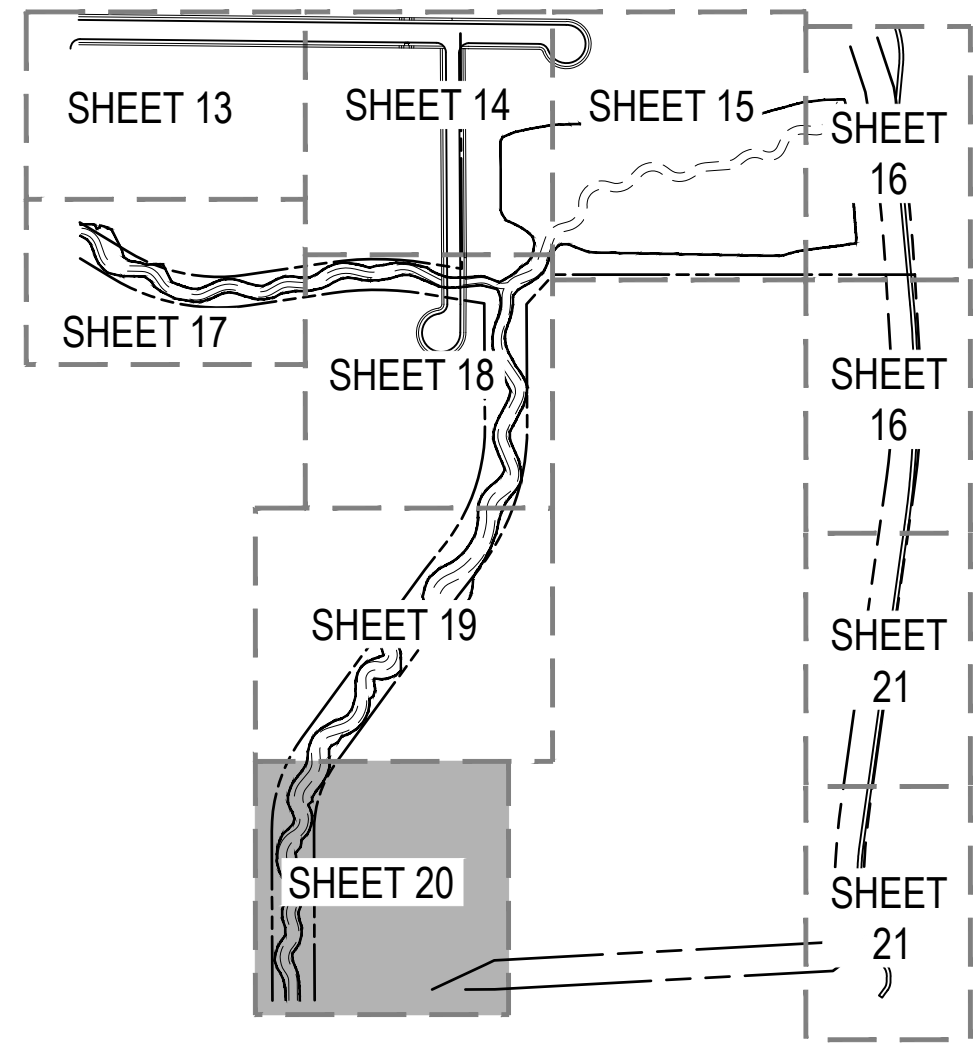
Sheet Number:

LANDSCAPE  
PLAN

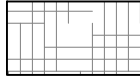


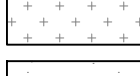

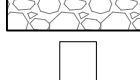




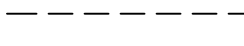
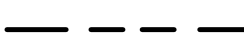






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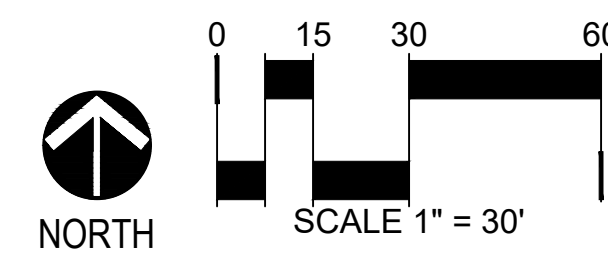


## LEGEND

- |   |                              |
|---|------------------------------|
|    | PLANT BED                    |
|    | NATIVE SEED                  |
|    | COBBLE                       |
|    | DETENTION BASIN NATIVE SEED  |
|    | CONCRETE - RE: CIVIL         |
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|    | MATCHLINE                    |
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Sheet Number:

LANDSCAPE  
PLAN

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