

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

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.

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

3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDED 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.
2. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING THE CONSTRUCTION OF THE ROADS SHOWN ON THIS SITE PLAN. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPED PLAN.
5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND 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.
6. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS. E
7. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT, BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
8. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
9. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
10. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
11. MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
12. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
13. ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
14. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

PARCEL OF LAND LOCATED IN THE SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE THIRY PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

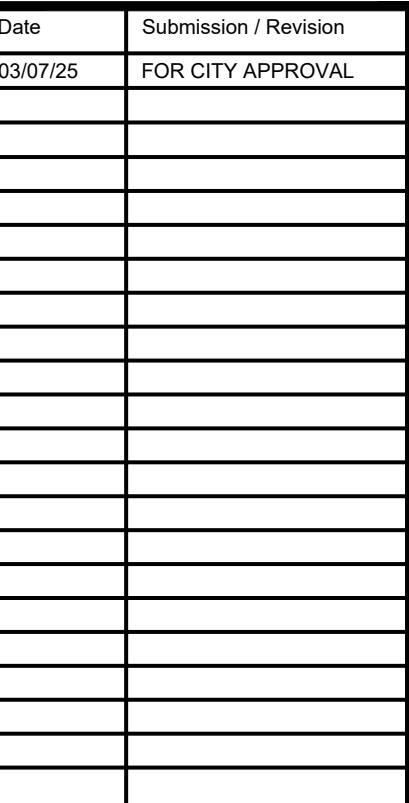
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE ALONG THE WESTERLY LINE OF SAID SECTION 12, N00°13'34"W A DISTANCE OF 110.00 FEET; THENCE N89°38'55"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, N00°13'34"W A DISTANCE OF 2548.18 FEET; THENCE ALONG A LINE 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, N00°39'21"W A DISTANCE OF 77.58 FEET; THENCE N89°20'39"E A DISTANCE OF 42.00 FEET; THENCE 38.73 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°46'13", AND A CHORD WHICH BEARS S45°02'27"E A DISTANCE OF 34.97 FEET; THENCE ALONG A LINE 54.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY OF SAID SOUTHWEST QUARTER, S89°25'33"E A DISTANCE OF 181.23 FEET; THENCE S87°02'21"E A DISTANCE OF 96.05 FEET; THENCE ALONG LINE 50.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12, S89°25'33"E, A DISTANCE OF 2176.13 FEET TO A POINT OF CURVATURE; THENCE 39.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°55'06", AND A CHORD WHICH BEARS N45°06'54"E A DISTANCE OF 35.64 FEET; THENCE S89°25'33"E A DISTANCE OF 55.01 FEET TO A POINT ON THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 12; THENCE S89°24'52"E A DISTANCE OF 55.01 FEET; THENCE ALONG A LINE 55.00 FEET EASTERLY OF AND PARALLEL WITH SAID EASTERLY LINE OF SECTION 12, S00°20'39"E A DISTANCE OF 75.41 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG SAID SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 12, S89°24'52"E A DISTANCE OF 25.74 FEET, A CHORD WHICH BEARS N57°01'41"E A DISTANCE OF 2.74 FEET; THENCE ALONG THE WESTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12, S00°20'21"E A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF NORTH TIBET STREET AS DEDICATED BY HIGH POINT SUBSTATION SUBDIVISION FILING NO. 1 RECORDED NOVEMBER 05, 2021 AT RECEPTION NO. 2021000130934 IN THE CLERK AND RECORDER'S OFFICE OF ADAMS COUNTY; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NORTH TIBET STREET, N89°24'52"W A DISTANCE OF 57.0 FEET TO THE SOUTHWEST CORNER OF SAID NORTH TIBET STREET AND A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE ALONG SAID EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 12, S00°20'21"E A DISTANCE OF 2466.19 FEET; THENCE ALONG A LINE 110.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, S89°38'55"W A DISTANCE OF 64.00 FEET; THENCE ALONG A LINE 64.00 FEET WESTERLY OF AND PARALLEL WITH SAID EASTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, S00°20'21"E A DISTANCE OF 2.74 FEET TO A POINT OF CURVATURE; THENCE 11.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET, A CENTRAL ANGLE OF 22°03'56", AND A CHORD WHICH BEARS S10°41'36"W A DISTANCE OF 11.29 FEET TO A POINT OF REVERSE CURVATURE; THENCE 10.49 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.50 FEET, A CENTRAL ANGLE OF 19°42'11", AND A CHORD WHICH BEARS S12°29'11"W A DISTANCE OF 10.44 FEET; THENCE ALONG A LINE 86.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 12, S89°38'55"W A DISTANCE OF 816.11 FEET TO A POINT OF CURVATURE; THENCE 51.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 322.50 FEET, A CENTRAL ANGLE OF 09°06'02", AND A CHORD WHICH BEARS N85°48'04"W A DISTANCE OF 51.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE 62.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 392.50 FEET, A CENTRAL ANGLE OF 09°06'02", AND A CHORD WHICH BEARS N85°48'04"W A DISTANCE OF 62.28 FEET; THENCE ALONG A LINE 95.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, S89°38'55"W A DISTANCE OF 247.74 FEET TO A POINT OF CURVATURE; THENCE 28.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66°25'19", AND A CHORD WHICH BEARS N57°08'25"W A DISTANCE OF 27.39 FEET; THENCE ALONG A LINE 110.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, S89°38'55"W A DISTANCE OF 107.13 FEET; THENCE 38.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°42'27", AND A CHORD WHICH BEARS S45°47'42"W A DISTANCE OF 34.64 FEET; THENCE ALONG A LINE 86.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, S89°38'55"W A DISTANCE OF 683.98 FEET TO A POINT OF CURVATURE; THENCE 51.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 322.50 FEET, A CENTRAL ANGLE OF 09°06'02", AND A CHORD WHICH BEARS N85°48'04"W A DISTANCE OF 51.17 FEET TO A POINT OF REVERSE CURVATURE; THENCE 62.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 392.50 FEET, A CENTRAL ANGLE OF 09°06'02", AND A CHORD WHICH BEARS N85°48'04"W A DISTANCE OF 62.28 FEET; THENCE ALONG A LINE 95.00 FEET NORTHERLY OF AND PARALLEL WITH SAID SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 12, S89°38'55"W A DISTANCE OF 247.74 FEET TO A POINT OF CURVATURE; THENCE 28.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66°25'19", AND A CHORD WHICH BEARS N57°08'25"W A DISTANCE OF 27.39 FEET; 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A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO

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



# INFRASTRUCTURE SITE PLAN

# SKYDANCE SUBDIVISION

AURORA, COLORADO

Design Project No. **22.0858**

Drawing Title

## OVERALL

Drawing No.



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



INFRASTRUCTURE NOTES:

ROADWAY PHASING:

- 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.

DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH PROPOSED ROADWAYS 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 SHOWN IS PUBLIC UNLESS OTHERWISE NOTED.

LIGHTS

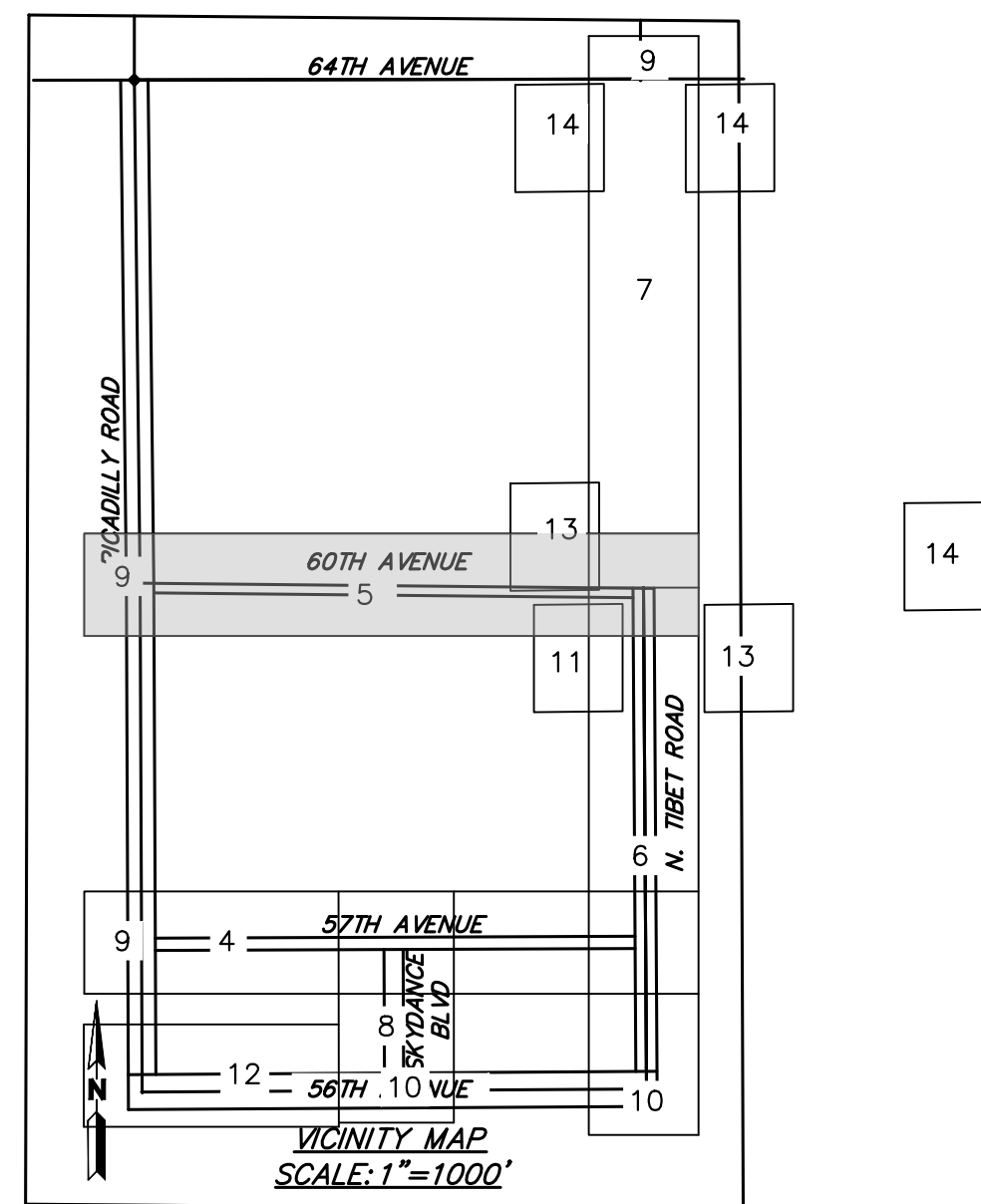
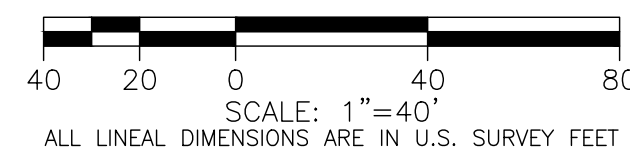
1. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

GENERAL NOTES:

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.
2. DEFER E-W PEDESTRIAN RAMPS UNTIL INTERSECTION IS SIGNALIZED AND RECEIVING RAMPS ARE IN PLACE

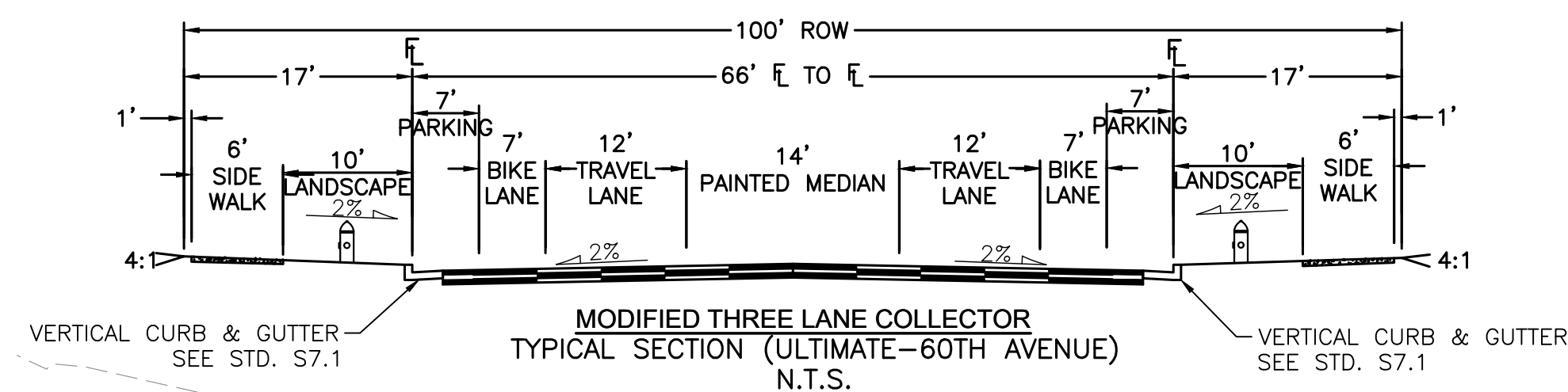
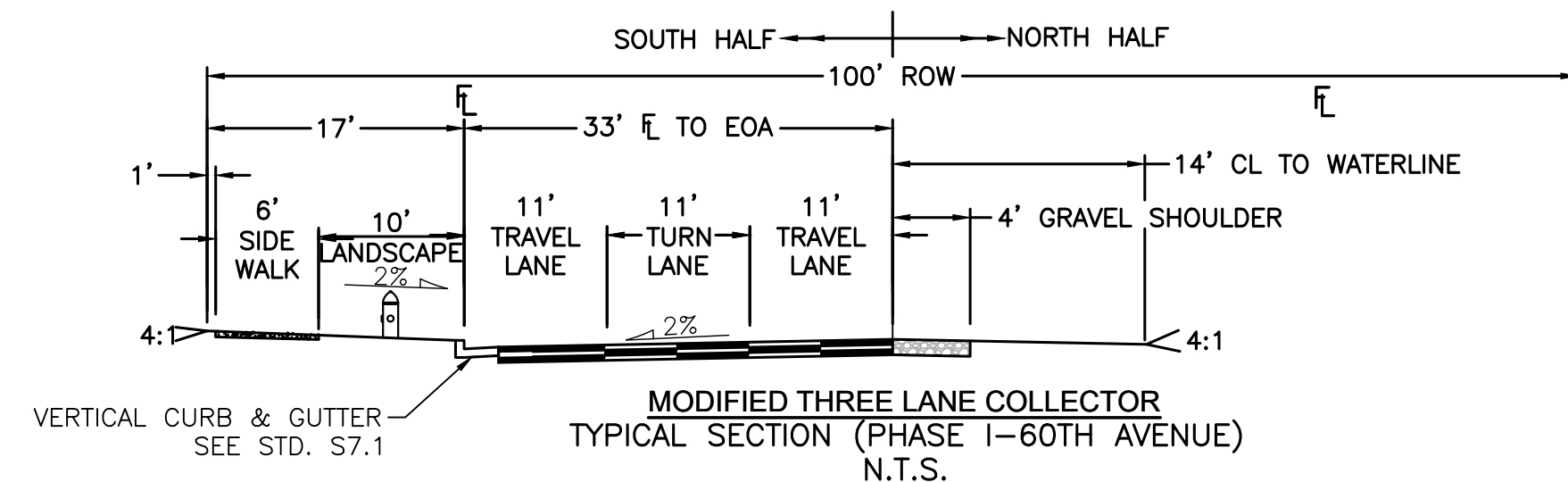
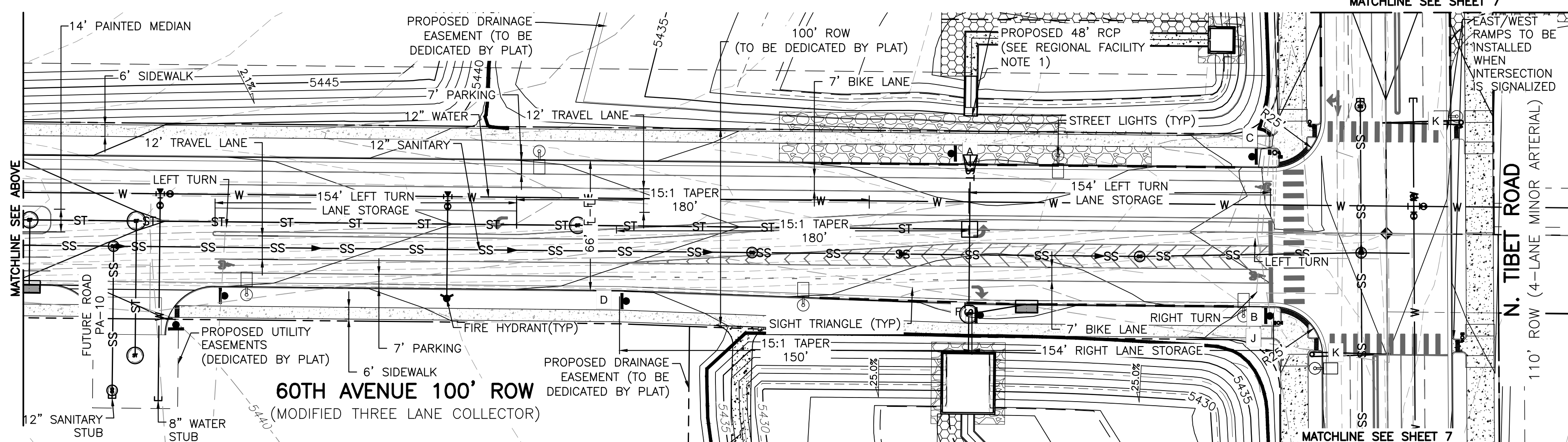
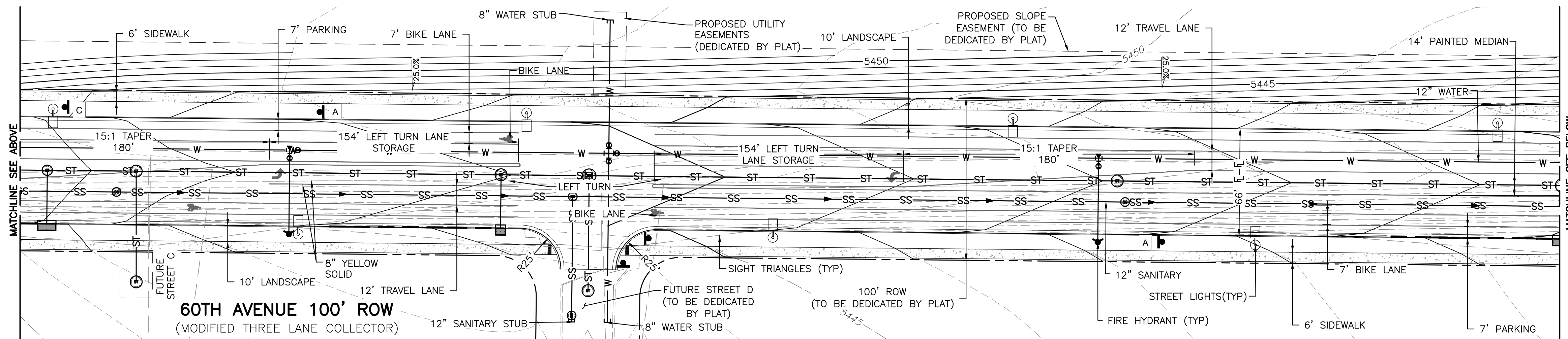
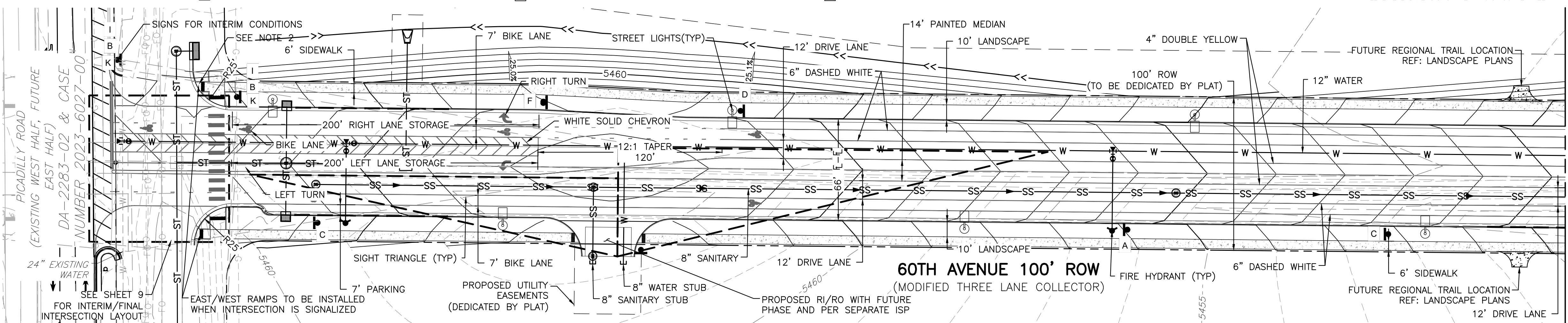
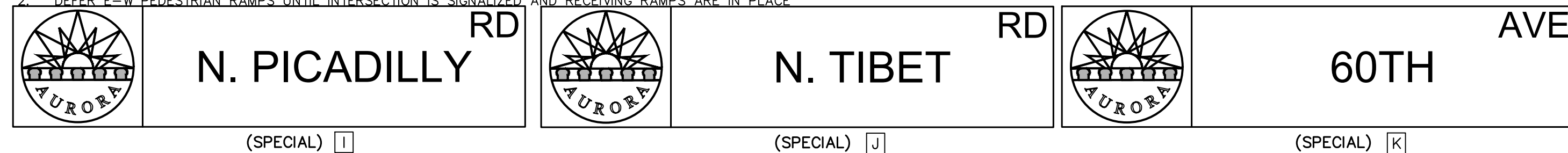
REGIONAL FACILITY NOTE:

1. A PROPOSED 48" RCP CULVERT WILL BE INSTALLED WITHIN 60TH AVENUE AT THE TIME OF CONSTRUCTION OF REGIONAL DETENTION FACILITY WD1-SD. EACH REGIONAL DETENTION FACILITY WILL BE RESPONSIBLE FOR PROVIDING ADEQUATE STORAGE VOLUME FOR THEIR PORTION OF THE DEVELOPMENT. DUE TO POND WD1-SD BEING DEVELOPED PRIOR TO FUTURE POND WD1-HT, HILL TOP PROPERTY WILL BE REQUIRED TO MODIFY OR COMPLETELY REPLACE THE EXISTING OUTLET STRUCTURE WITHIN POND WD1-SD SINCE THE ADDITION OF POND WD1-HT WILL SIGNIFICANTLY ALTER THE HYDRAULIC CONDITIONS OF THE POND WD1-SD OUTLET STRUCTURE.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
	EASEMENT	
	CONTOURS	
	CURB & GUTTER	
	HANDICAP RAMPS	
	GRADING ARROW	
	STORM SEWER	
	STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
	SANITARY SEWER	
	SANITARY MANHOLE	
	WATER LINE	
	WATER VALVE	
	FIRE HYDRANT	
	SWALE	
	LIGHT POLE	
	SIGN	

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MARTIN/MARTIN  
CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80232  
303.431.6100 MARTINMARTIN.COM

INFRASTRUCTURE SITE PLAN

**SKYDANCE SUBDIVISION**

AURORA, COLORADO

Design Project No.

Drawing Title

60TH AVENUE-  
SITE PLAN

Drawing No.

5



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

ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED PROPOSED ROADWAY IMPROVEMENTS.
2. PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS, IF THE ADJACENT SITE IS NOT UNDER CONSTRUCTION, THE CURB CUT/CURB RETURNS AND CROSS PAN MUST BE REMOVED AND REPLACED WITH SIDEWALK, LANDSCAPING AND CURB AND GUTTER AT THE DEVELOPER'S EXPENSE. THE DEVELOPER ACKNOWLEDGES THE RISK OF CONSTRUCTING THE CURB CUT WITHOUT APPROVED CIVIL PLANS FOR THE ADJACENT SITE SHOWING THE CURB CUT.

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.

DRAINAGE / STORM SEWER:

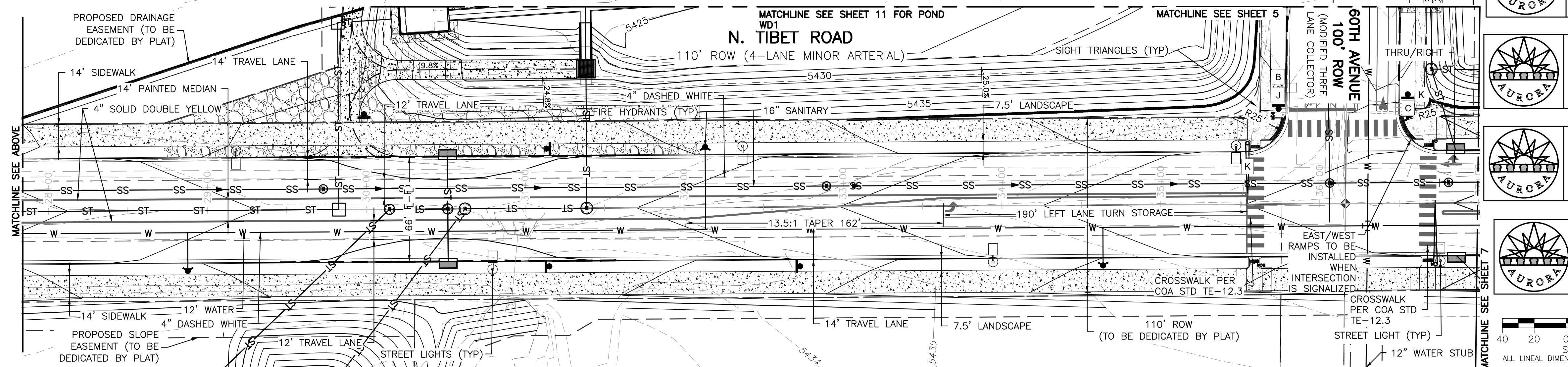
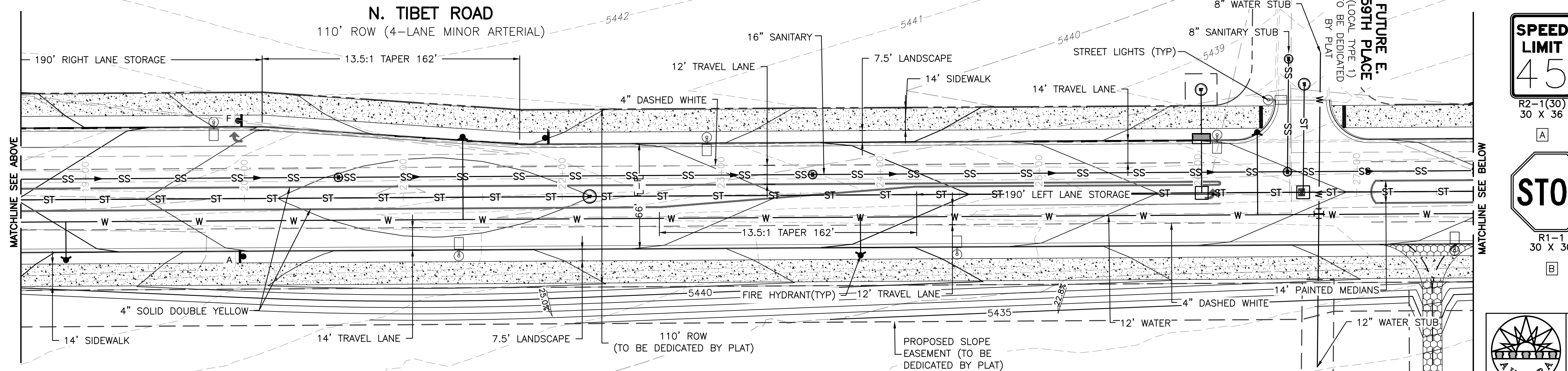
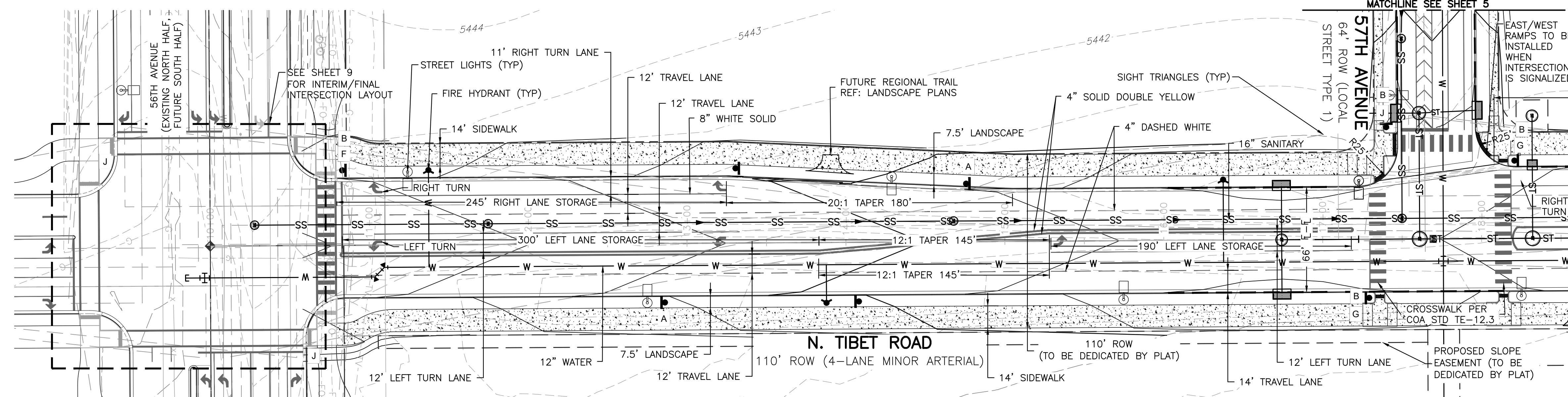
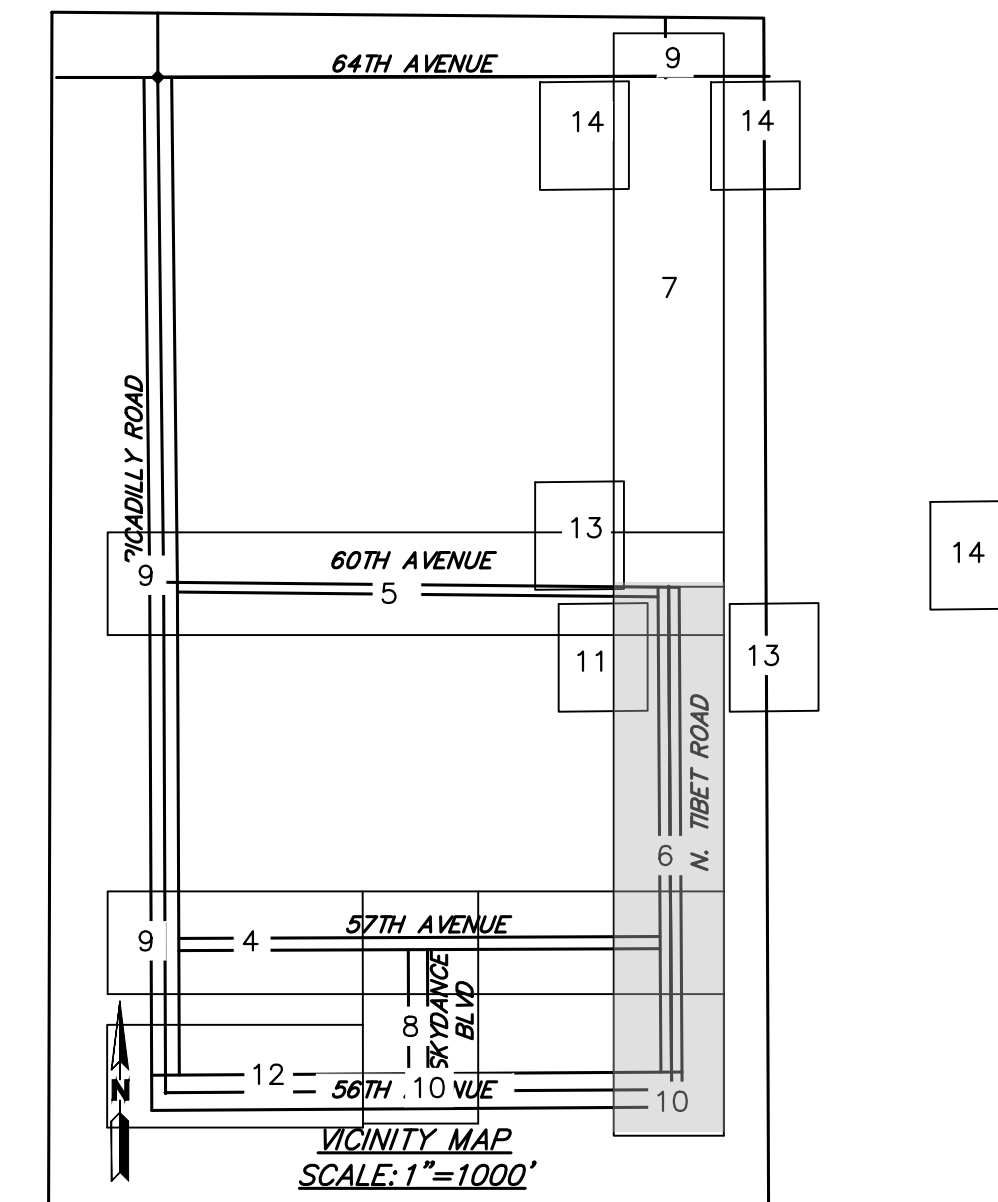
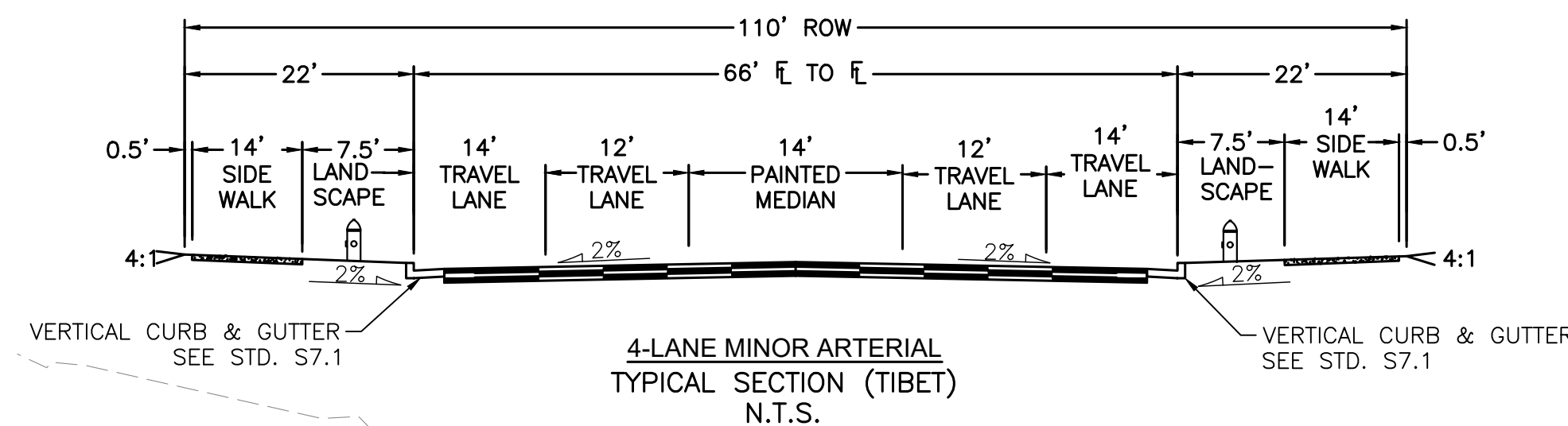
1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH PROPOSED ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
2. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.
3. STORM SEWER SHOWN IS PUBLIC UNLESS OTHERWISE NOTED.

LIGHTS

1. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL.

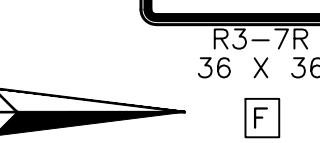
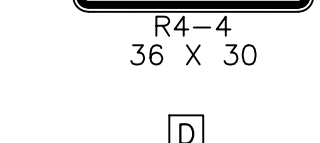
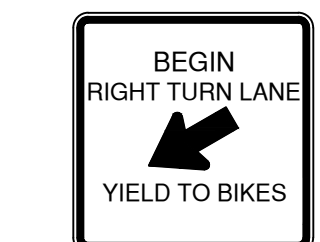
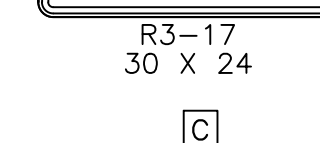
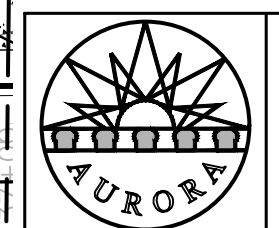
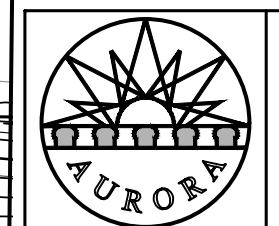
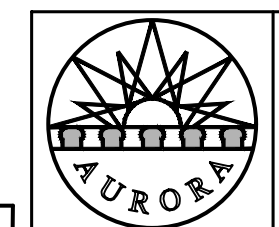
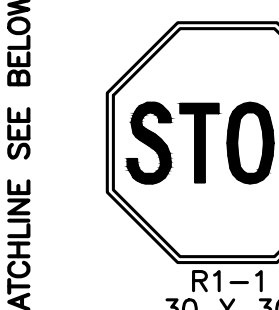
GENERAL NOTES:

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



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
	EASEMENT	
	CONTOURS	
	CURB & GUTTER	
	HANDICAP RAMPS	
	GRADING ARROW	
	STORM SEWER	
	STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
	SANITARY SEWER	
	SANITARY MANHOLE	
	WATER LINE	
	WATER VALVE	
	FIRE HYDRANT	
	SWALE	
	LIGHT POLE	
	SIGN	
	EMERGENCY SPILLWAY	

[illegible]

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INFRASTRUCTURE SITE PLAN

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SKYDANCE SUBDIVISION

AURORA, COLORADO

Design Project No. **22.0858**

Drawing Title
---------------

TIBET- 56TH -  
60TH- SITE  
PLAN

Drawing No.

6

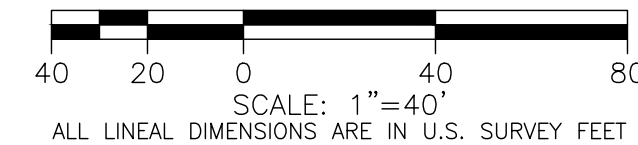
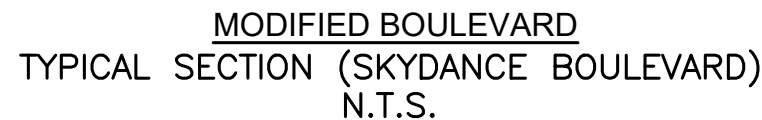






A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS ,  
STATE OF COLORADO

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

[illegible]

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INFRASTRUCTURE SITE PLAN

**SKYDANCE SUBDIVISION**

AURORA, COLORADO

Design Project No. 22.0858

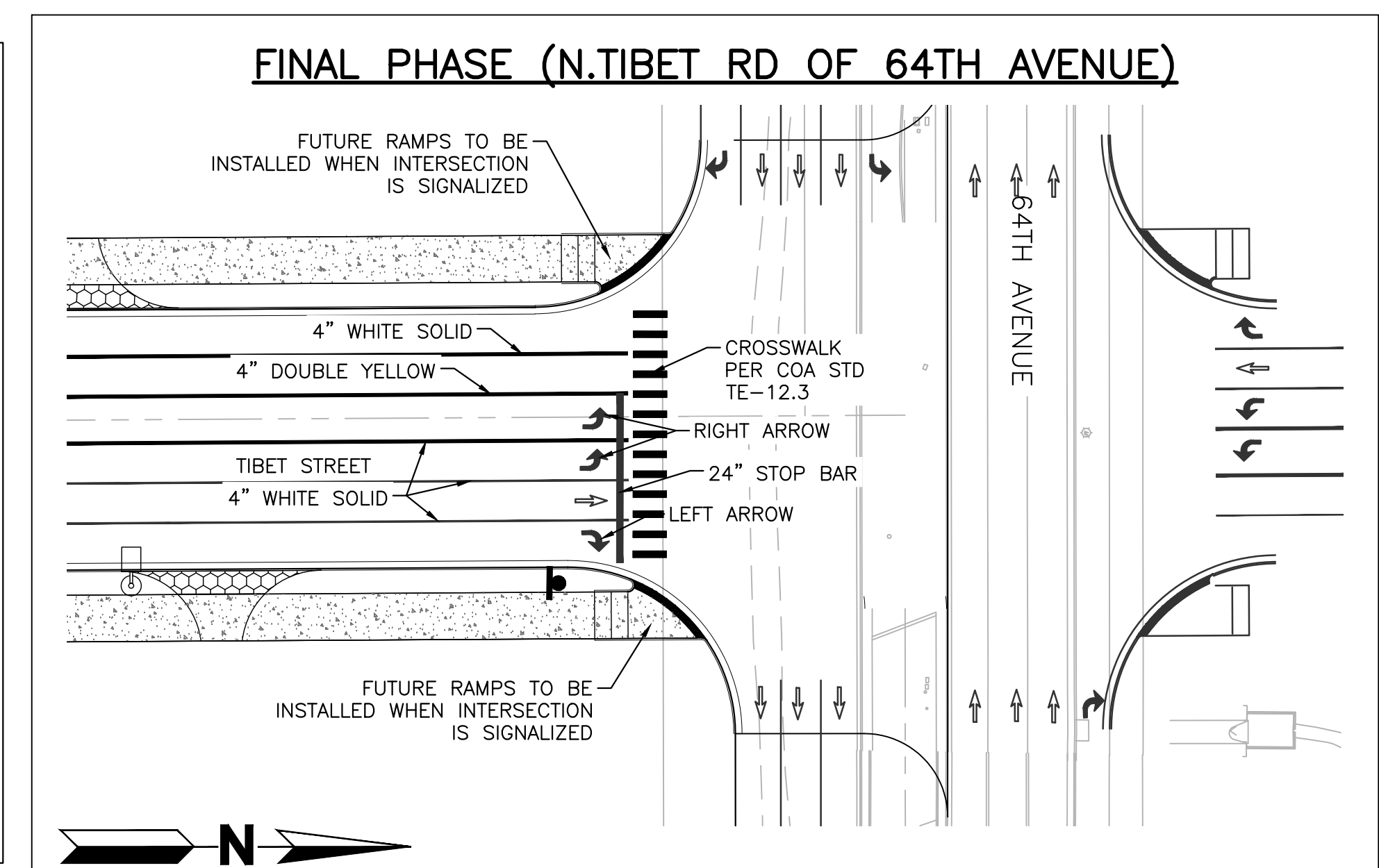
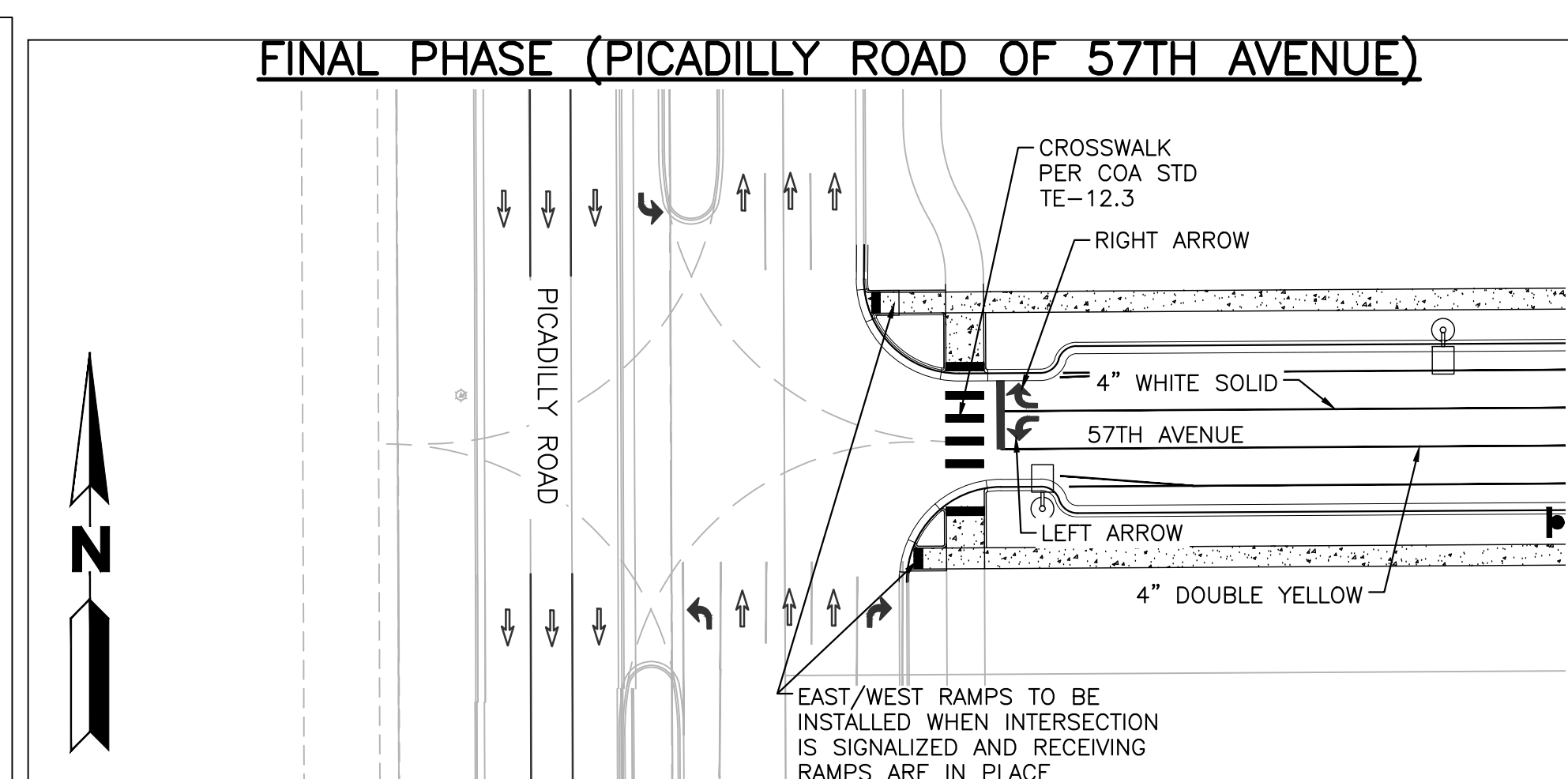
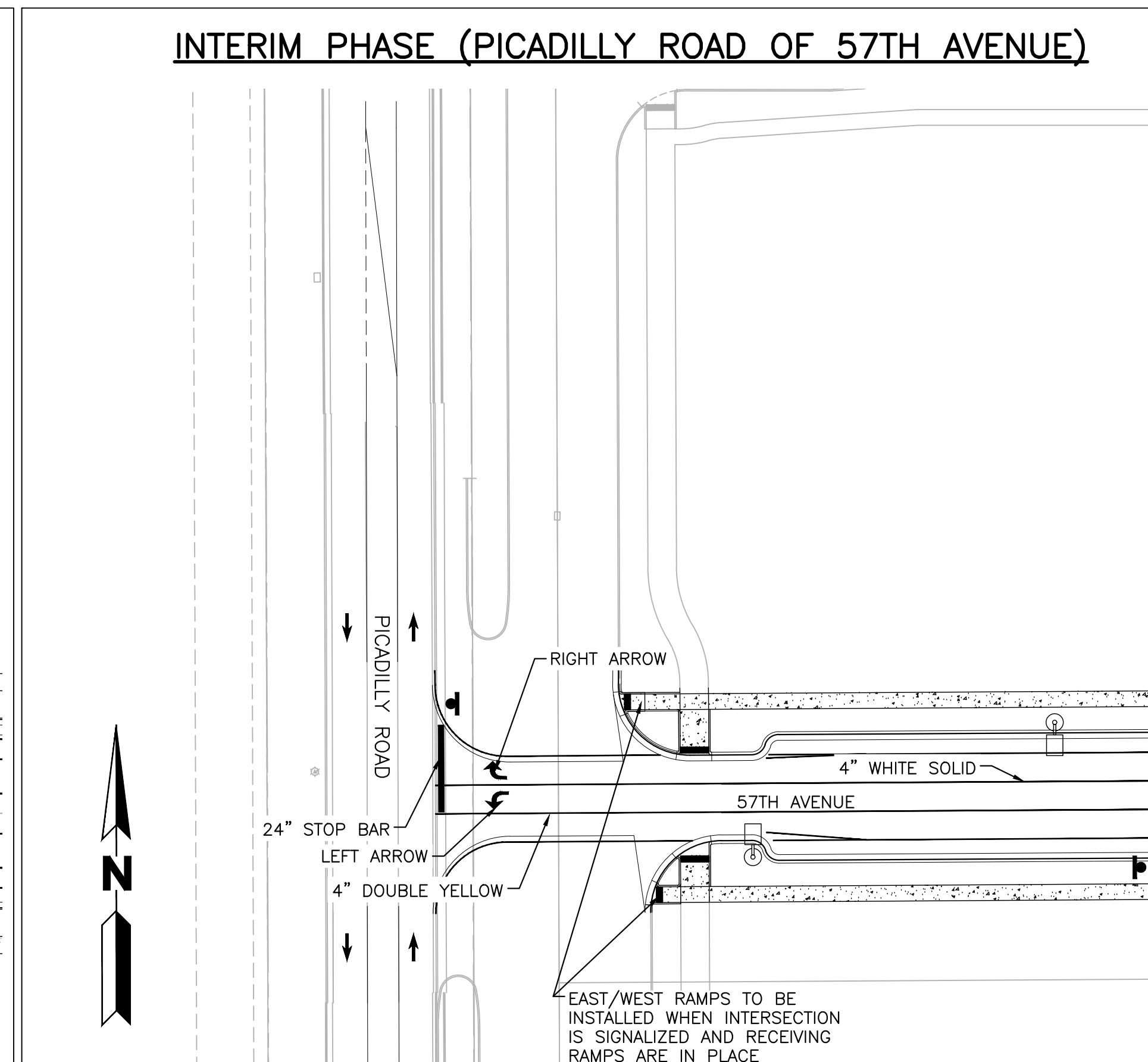
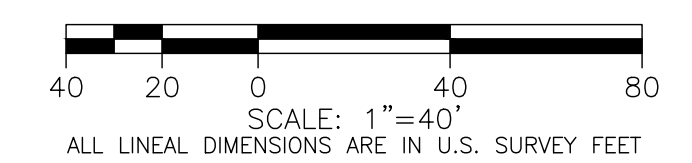
Drawing Title

ROAD A

Drawing No.



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

[illegible]

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INFRASTRUCTURE SITE PLAN

**SKYDANCE SUBDIVISION**

AURORA, COLORADO

Design Project No. **22.0858**

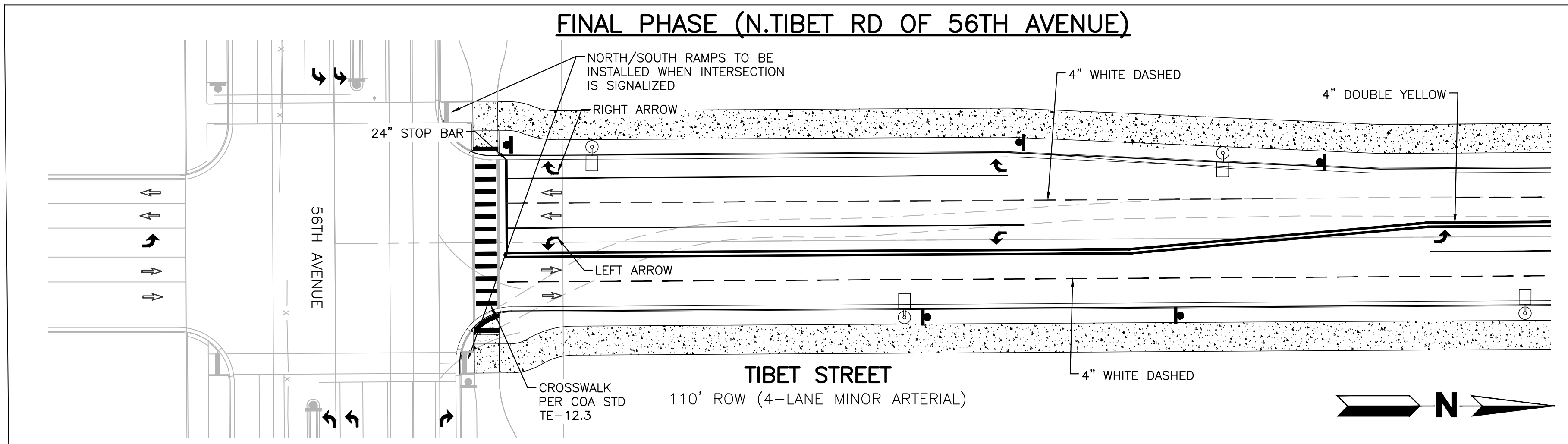
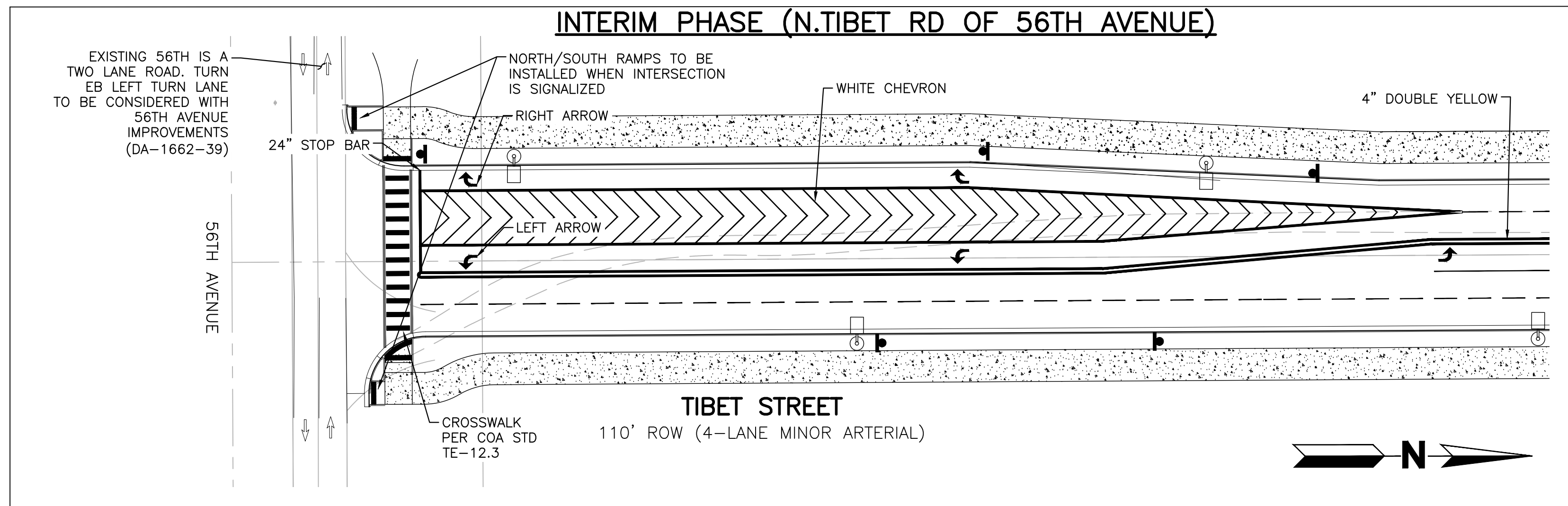
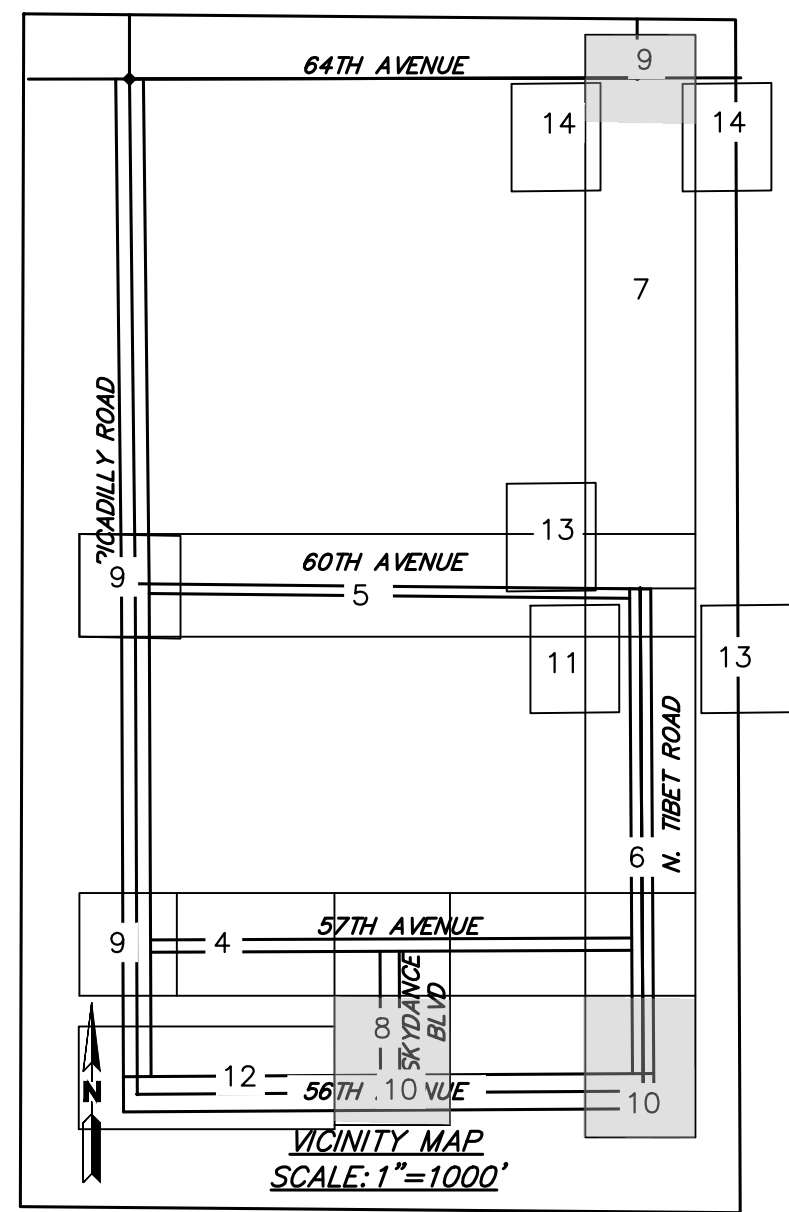
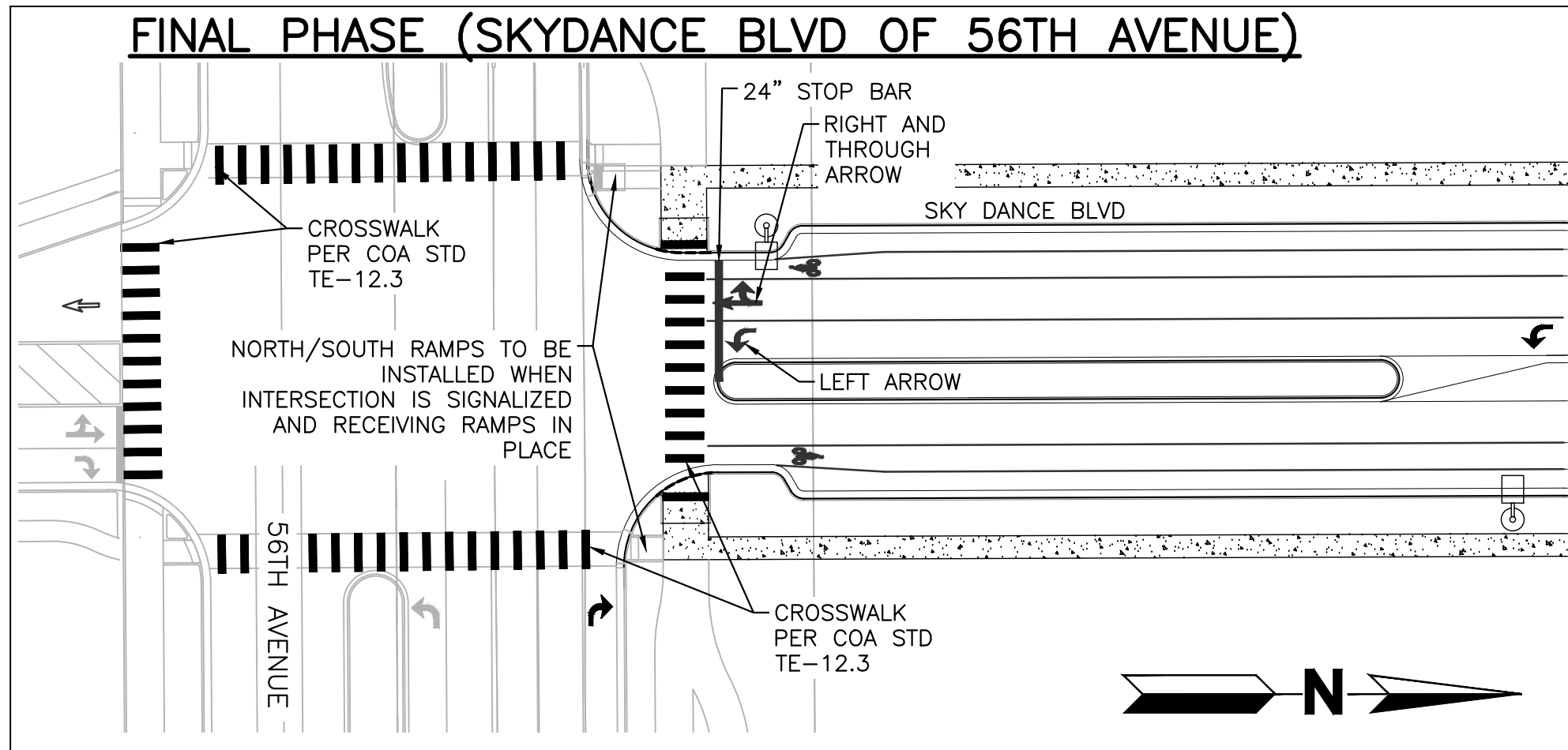
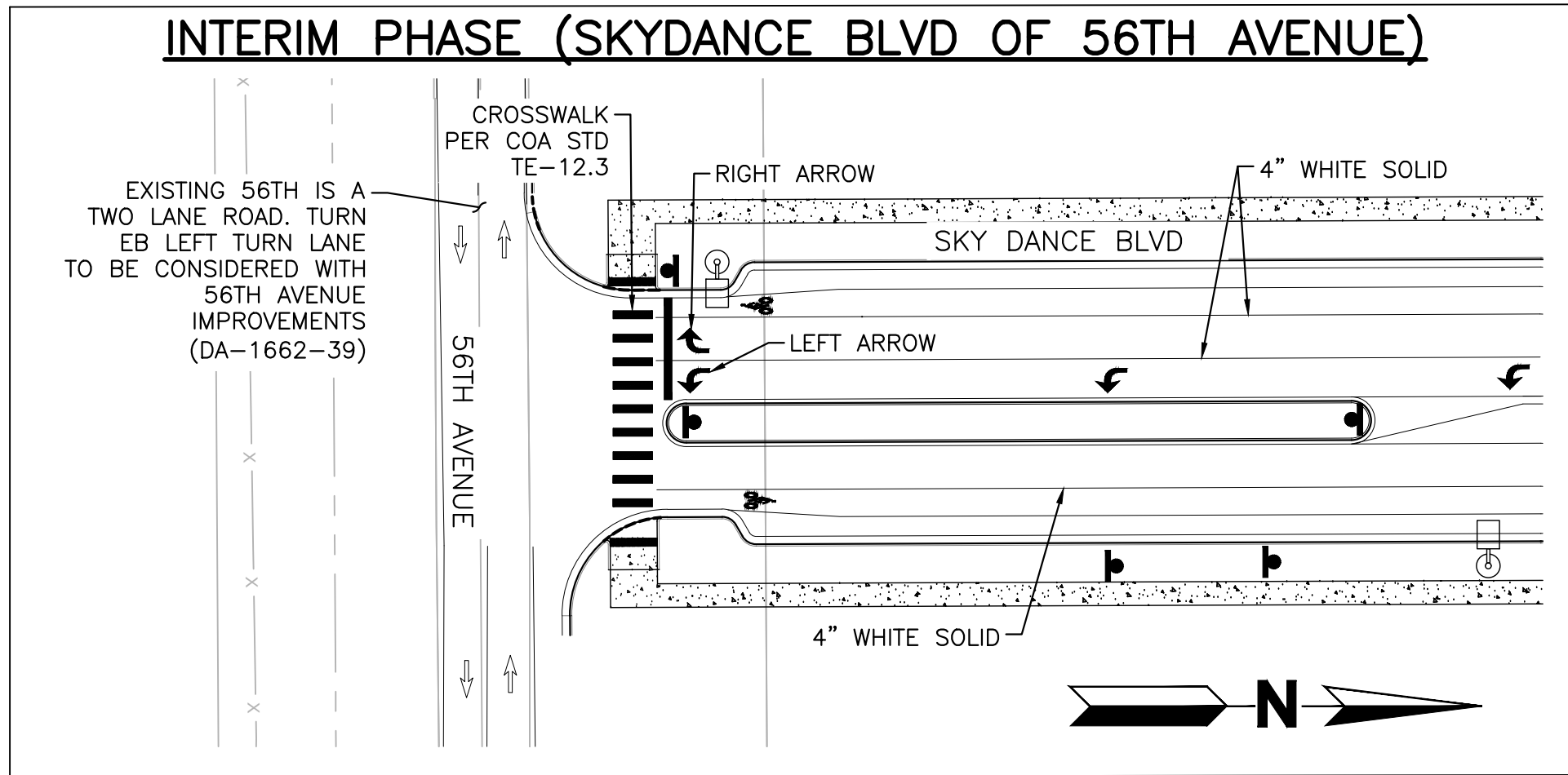
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## INTERSECTIONS

Drawing No.



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

[illegible]

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INFRASTRUCTURE SITE PLAN

**SKYDANCE SUBDIVISION**

AURORA, COLORADO

Design Project No. **22.0858**

# INTERSECTION

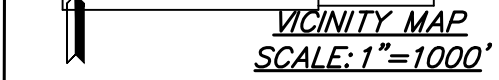
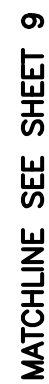
Drawing No.

10

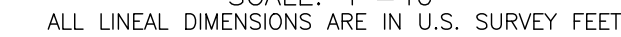


A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS,  
STATE OF COLORADO

1. A PROPOSED 48" RCP CULVERT WILL BE INSTALLED WITHIN 60TH AVENUE AT THE TIME OF CONSTRUCTION OF REGIONAL DETENTION FACILITY WD1-SD. EACH REGIONAL DETENTION FACILITY WILL BE RESPONSIBLE FOR PROVIDING ADEQUATE STORAGE VOLUME FOR THEIR PORTION OF THE DEVELOPMENT. DUE TO POND WD1-SD BEING DEVELOPED PRIOR TO FUTURE POND WD1-HT, HIS TOP PROPERTY WILL BE REQUIRED TO MODIFY OR COMPLETELY REPLACE THE EXISTING OUTLET STRUCTURE WITHIN POND WD1-SD SINCE THE ADDITION OF POND WD1-HT WILL SIGNIFICANTLY ALTER THE HYDRAULIC CONDITIONS OF THE POND WD1-SD OUTLET STRUCTURE.



1. NO PAVING OR BUILDING PERMITS SHALL BE ISSUED FOR THE PROPOSED ROADS PRIOR TO APPROVAL OF POND CERTIFICATIONS AND CONSTRUCTION ACCEPTANCE OF REGIONAL FACILITIES 84C & WD1 MHFD AND THE CITY OF AURORA



BASIN BOUNDARY

SEPARATE PROJECT BASIN BOUNDARY

WATERSHED BOUNDARY

DIRECTION OF FLOW

DESIGN POINT

BASIN

AREA IN

C2

C100

1.25

1.88

1

1. THE FEMA FLOOD INSURANCE MAP THAT COVERS THE AREA IS FOR ARAPAHOE/ADAMS COUNTY, COLORADO MAP NUMBER 08005C0061L, EFFECTIVE DATE 02/17/2017.
2. FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE A PATH AND DRAINAGE EASEMENT IS RECOMMENDED FOR EMERGENCY FLOWS CONVEYED FROM PROPOSED SUMP INLET AND 1' FREEBOARD AND PROPOSED WATER QUALITY DETENTION PONDS.

1. 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.
2. PROPOSED STORM SEWER INFRASTRUCTURE LOCATED WITHIN ROAD RIGHT-OF-WAY WILL BE PUBLICLY MAINTAINED UNLESS OTHERWISE NOTED BY THE CITY OF AURORA. DETENTION PONDS 001D-1-3D, 001D-1-5P, 001D-1-7P ARE PRIVATELY OWNED AND WILL BE MAINTAINED BY THE RESPECTIVE TRACT OWNER. POND 040 IS PUBLICLY OWNED AND WILL BE MAINTAINED BY THE CITY. THERE IS A DRAINAGE EASEMENT AROUND EACH POND.
3. DESIGN RECURRENCE INTERVAL FOR STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR THE 100-YEAR STORM EVENT.

COA ID: 3S6508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA BENCHMARK #3S6612NE001, FND D.W.D BENCHMARK #64, 3" STEEL ROD SET IN A RANGE BOX, NEAR N.E. COR. OF BOUNDARY FENCE, FOR 54TH AVE. (STEEL ROVER AND PUMPING STATION COMPLEX OF D.W.D, DENVER WATER 2850 E. 64TH AVE, 303-628-6378), MONUMENT IS SOUTH OF AN ELECTRICAL CONTROL BOX

ELEVATION =5443.06" (NAVD1988) DATUM.

BEARINGS ARE BASED ON EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N00°20'39"W AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP PLS #24960AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR WITH A 3-1/4" ALUMINUM CAP PLS #38621 AT THE NORTH QUARTER CORNER.

[illegible]

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903.431.6100 MARTINMARTIN.COM

INFRASTRUCTURE SITE PLAN

**SKYDANCE SUBDIVISION**

AURORA, COLORADO

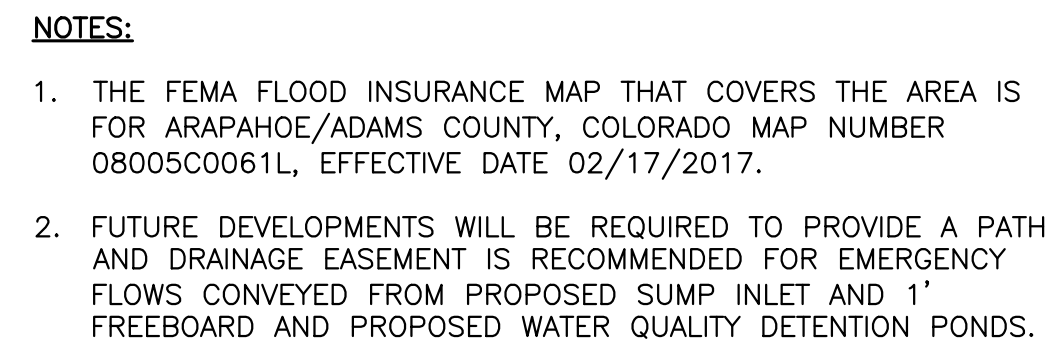
Design Project No. **22.0858**

POND  
WD1-SD

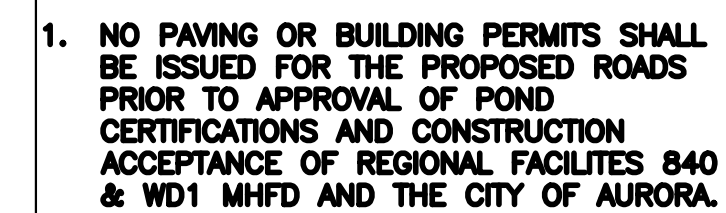
Drawing No.



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



1. 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 OTHER SIDE. NOT CITY OF AURORA. THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. PROPOSED STORM SEWER INFRASTRUCTURE LOCATED WITHIN ROAD RIGHT-OF-WAY WILL BE PUBLICLY OWNED AND MAINTAINED. OTHERWISE, THE CITY OF AURORA DETENTION PONDSD W01-SD, W01-TM, HP1, FW1 ARE PRIVATELY OWNED AND WILL BE MAINTAINED BY THE RESPECTIVE METRO DISTRICT. POND 840 IS PUBLICLY OWNED AND WILL BE MAINTAINED BY THE CITY. THERE IS A DRAINAGE EASEMENT AROUND EACH POND.
3. DESIGN RECURRENCE INTERVAL FOR STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR THE 100-YEAR STORM EVENT.

[illegible]

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INFRASTRUCTURE SITE PLAN

SKYDANCE SUBDIVISION

AURORA, COLORADO

Design Project No. **22.0858**

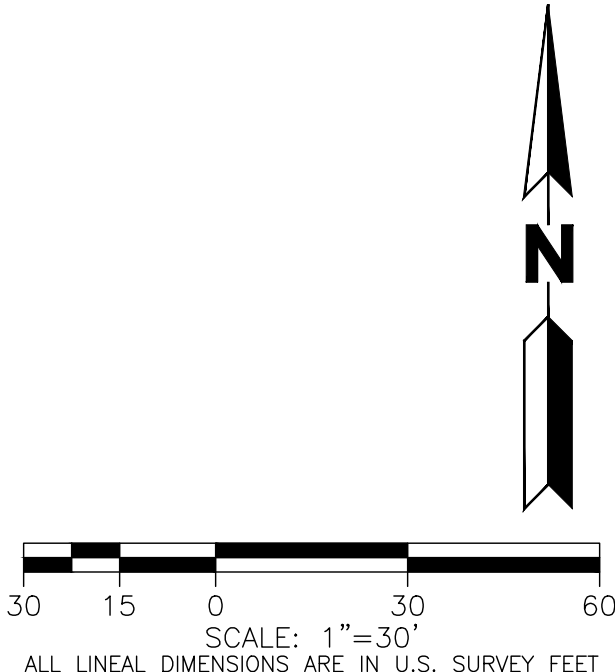
POND 840

Drawing No.

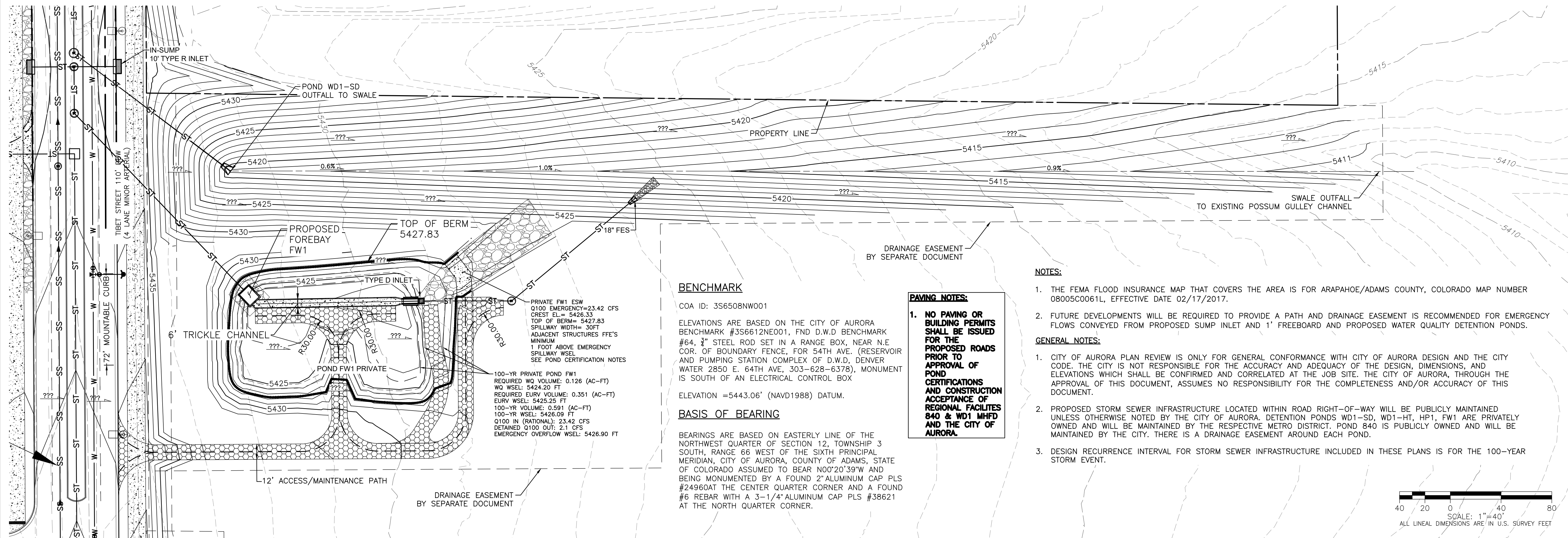
12



A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS



- 
- BASIN BOUNDARY**
- SEPARATE PROJECT BASIN BOUNDARY**
- WATERSHED BOUNDARY**
- DIRECTION OF FLOW**
- DESIGN POINT**
- BASIN**
- AREA IN ACRES**
- C2**
- C100**
- 1.25**
- 0.85**
- 1.93**
- 1**

[illegible]

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303.431.6100 MARTINMARTIN.COM

INFRASTRUCTURE SITE PLAN

SKYDANCE SUBDIVISION

AURORA, COLORADO

Design Project No. **22.0858**

Drawing Title

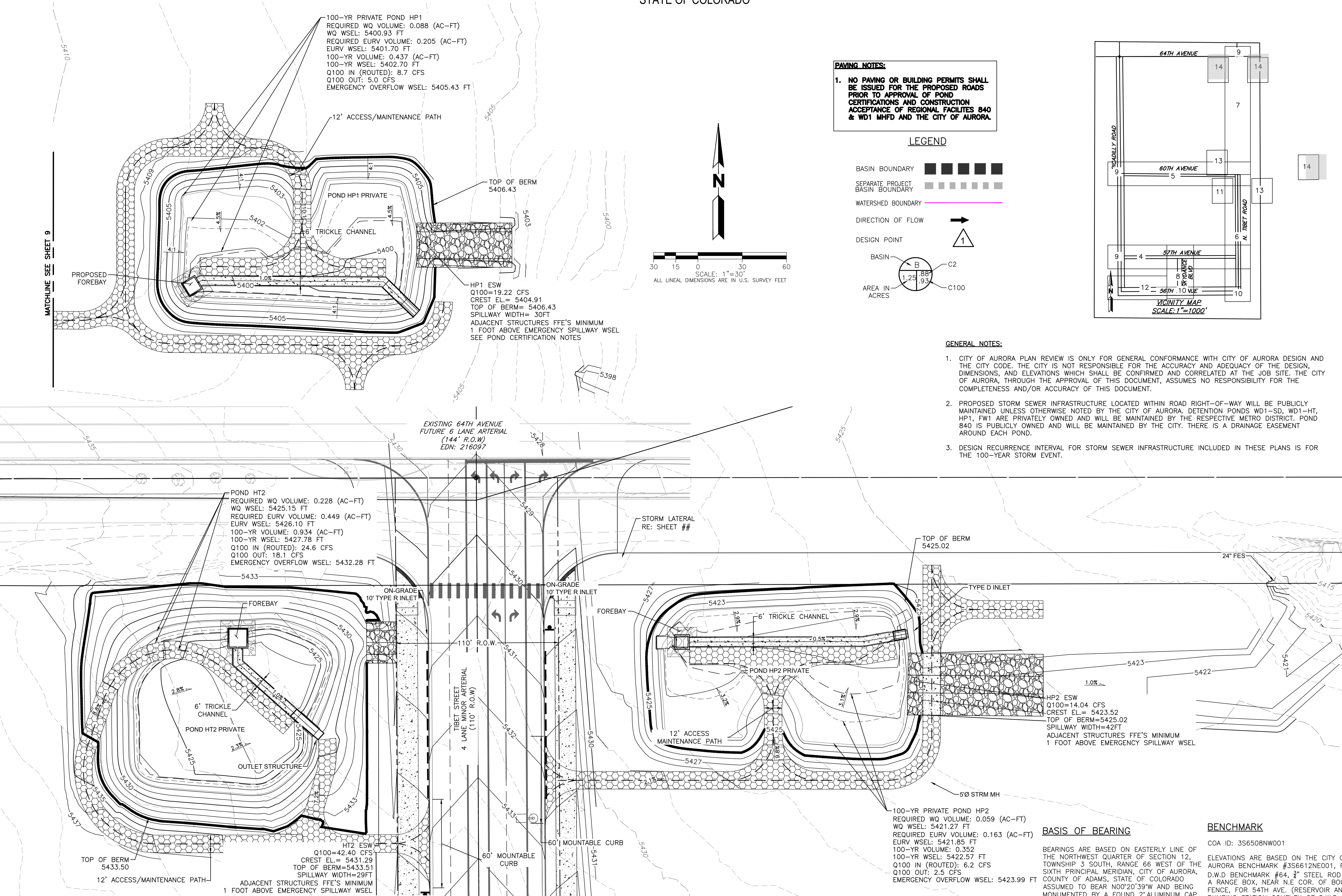
POND FW &  
WD1-HT

Drawing No.

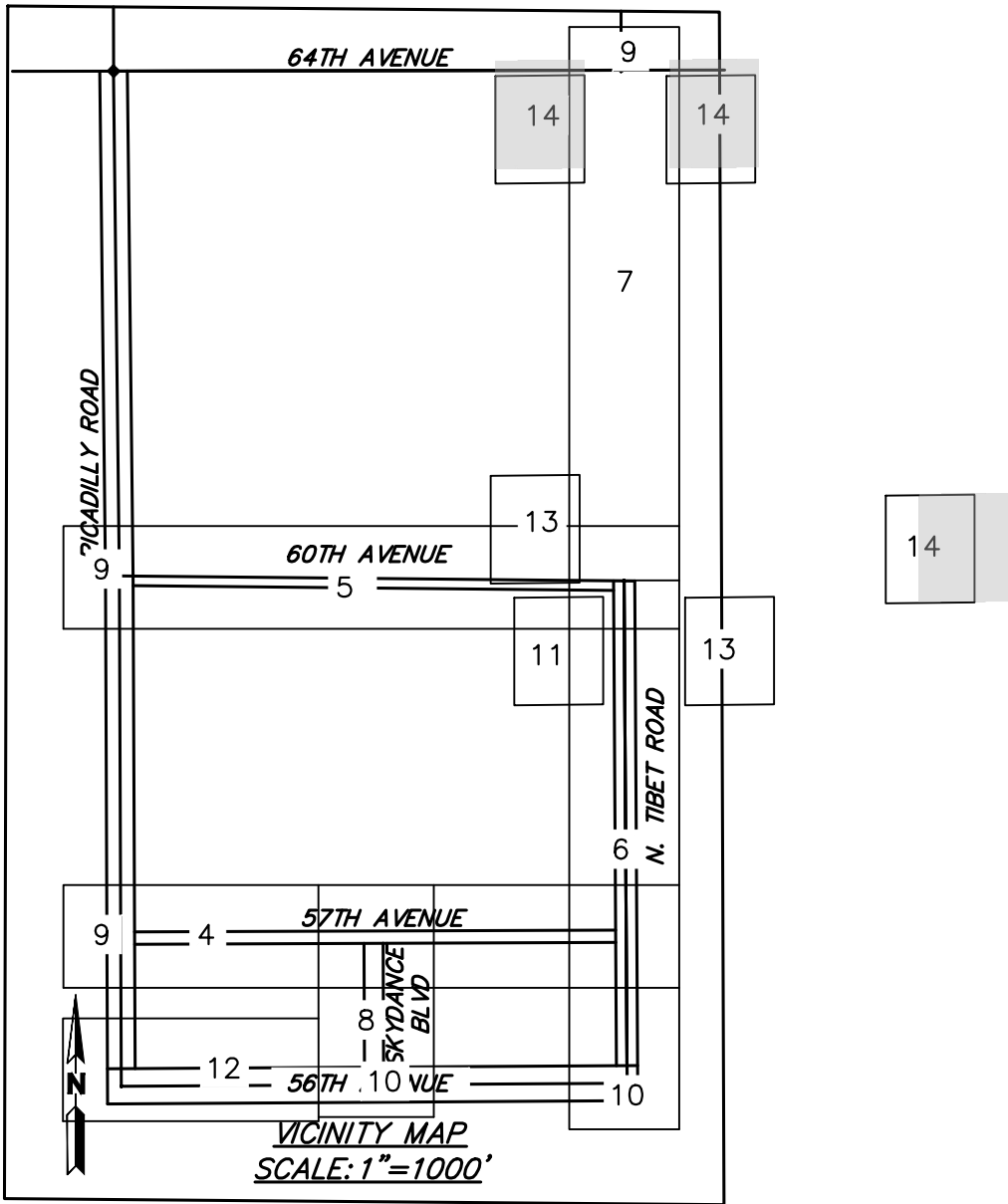
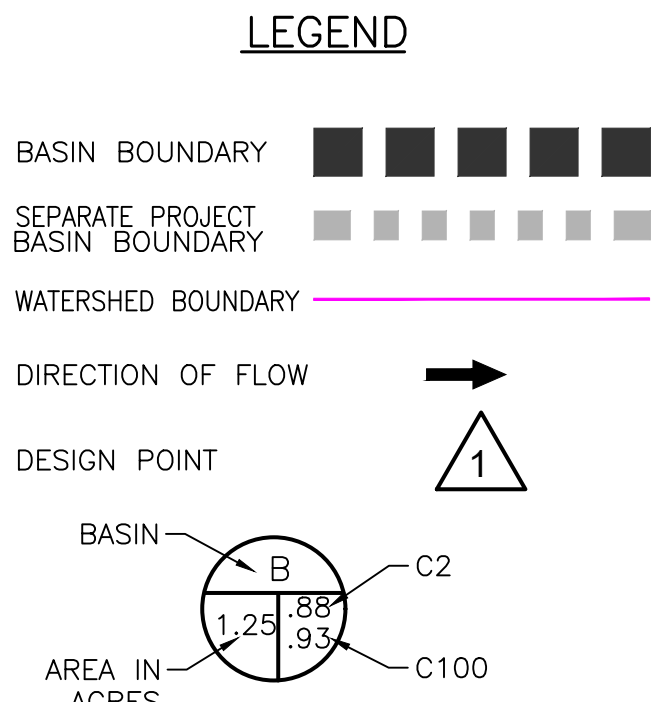


SKYDANCE - INFRASTRUCTURE SITE PLAN

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



PAVING NOTES:  
1. NO PAVING OR BUILDING PERMITS SHALL BE ISSUED FOR THE PROPOSED ROADS PRIOR TO APPROVAL OF POND CERTIFICATIONS AND CONSTRUCTION ACCEPTANCE OF REGIONAL FACILITIES 840 & WD1 MHFD AND THE CITY OF AURORA.



- GENERAL NOTES:
- 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.
  - PROPOSED STORM SEWER INFRASTRUCTURE LOCATED WITHIN ROAD RIGHT-OF-WAY WILL BE PUBLICLY MAINTAINED UNLESS OTHERWISE NOTED BY THE CITY OF AURORA. DETENTION PONDS WD1-SD, WD1-HT, HP1, FW1 ARE PRIVATELY OWNED AND WILL BE MAINTAINED BY THE RESPECTIVE METRO DISTRICT. POND 840 IS PUBLICLY OWNED AND WILL BE MAINTAINED BY THE CITY. THERE IS A DRAINAGE EASEMENT AROUND EACH POND.
  - DESIGN RECURRENCE INTERVAL FOR STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR THE 100-YEAR STORM EVENT.

- NOTES:
- THE FEMA FLOOD INSURANCE MAP THAT COVERS THE AREA IS FOR ARAPAHOE/ADAMS COUNTY, COLORADO MAP NUMBER 08005C0061L, EFFECTIVE DATE 02/17/2017.
  - FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE A PATH AND DRAINAGE EASEMENT IS RECOMMENDED FOR EMERGENCY FLOWS CONVEYED FROM PROPOSED SUMP INLET AND 1' FREEBOARD AND PROPOSED WATER QUALITY DETENTION PONDS.

BASIS OF BEARING

BEARINGS ARE BASED ON EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N00°20'39"W AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP PLS #24960AT THE CENTER QUARTER CORNER AND A FOUND #6 REBAR WITH A 3-1/4" ALUMINUM CAP PLS #38621 AT THE NORTH QUARTER CORNER.

BENCHMARK

COA ID: 3S6508NW001  
ELEVATIONS ARE BASED ON THE CITY OF AURORA BENCHMARK #3S6612NE001, FND D.W.D BENCHMARK #64, 3" STEEL ROD SET IN A RANGE BOX, NEAR N.E COR. OF BOUNDARY FENCE, FOR 54TH AVE. (RESERVOIR AND PUMPING STATION COMPLEX OF D.W.D, DENVER WATER 2850 E. 64TH AVE, 303-628-6378), MONUMENT IS SOUTH OF AN ELECTRICAL CONTROL BOX

ELEVATION =5443.06' (NAVD1988) DATUM

INFRASTRUCTURE SITE PLAN

SKYDANCE SUBDIVISION  
AURORA, COLORADO

Design Project No. 22.0858

Drawing Title

POND HT2,  
HP1 & HP2

Drawing No.



A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, THE SOUTH HALF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

The figure is a site plan map showing the layout of the project area. It includes the following elements:

- Streets:** E. 60TH AVE., E. 57TH AVE., E. 56TH AVE., PICADILLY RD., SKYDANCE BLVD., and TIBET RD.
- Sheet Locations:**
  - SHEET 18 - DETAIL A, SHEET 18 - DETAIL B, SHEET 19 - DETAIL C, SHEET 19 - DETAIL D
  - SHEET 20 - DETAIL A, SHEET 20 - DETAIL B, SHEET 21 - DETAIL C, SHEET 21 - DETAIL D
  - SHEET 22 - DETAIL A, SHEET 22 - DETAIL B, SHEET 22 - POND WD-1
  - SHEET 23 - DETAIL A, SHEET 23 - DETAIL B, SHEET 23 - DETAIL C, SHEET 23 - DETAIL D, SHEET 23 - DETAIL E
  - SHEET 24 - DETAIL A, SHEET 24 - DETAIL B
  - SHEET 25 - POND 840
- North Arrow:** Located in the top right corner, pointing towards the top of the page.



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

1. PLANTS WITHIN THE MEDIANS WILL BE INSPECTED BY PROS STAFF UP TO THREE TIMES DURING THE GROWING SEASON (APRIL 1 - OCTOBER 1) TO IDENTIFY PLANTS THAT ARE DEAD OR DYING. CONTRACTOR SHALL REPLACE ALL DEAD AND DYING PLANTS WITHIN 3 WEEKS OF INSPECTION. NO PLANT REPLACEMENT SHALL BE MADE BETWEEN JULY 1 AND SEPTEMBER 1.
2. CONTRACTOR SHALL REPLACE DEAD AND DYING PLANTS WITH ORIGINAL SPECIES UNLESS OTHERWISE REQUIRED BY PROS. SPECIES SHALL BE SIMILAR IN CONTAINER SIZE TO SPECIES ORIGINALLY PLANTED.
3. TRUCK IRRIGATED SEED MIXES SHOULD BE DRILL SEEDDED AND CURLEX II EROSION BLANKET TO BE INSTALLED.

1. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET AND TILLED 8" DEPTH INTO SOIL. PRIOR TO INSTALLATION OF PLANT MATERIALS, ALL AREAS SHALL BE THOROUGHLY LOOSENEED.
2. THE 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, UPON COMPLETION OF THE ROADWAY INFRASTRUCTURE.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
4. ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
5. LIGHTING PROPOSED WITHIN THIS PLAN ARE OVERHEAD STREET LIGHTS. PLEASE REFER TO ENGINEERING PLANS FOR FURTHER DETAIL.
6. SURFACE MATERIAL FOR VEHICLES ARE TYPICALLY ASPHALT FOR ROADS AND SIDEWALKS ARE TYPICALLY CONCRETE. PLEASE REFER TO ENGINEERING PLANS FOR MORE DETAIL.
7. ALL FUTURE PHASES THAT ARE DISTURBED BY CONSTRUCTION WILL BE SEEDED AND STABILIZED IN ACCORDANCE WITH REQUIREMENTS FOUND IN THE CITY OF AURORA ROADWAY SPECIFICATIONS MANUAL CHAPTER 45.00 EROSION AND SEDIMENT CONTROL ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

**FIRE LIFE SAFETY LANDSCAPE NOTES:**

9. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
10. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
11. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRoACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

SHEET INDEX	
Sheet Number	Sheet Title
15	LANDSCAPE COVER SHEET
16	LANDSCAPE WATER USE EXHIBIT & DETAILS
17	PLANT SCHEDULE & CALCULATIONS
18	LANDSCAPE PLAN - E. 60TH AVE - DETAIL A-B
19	LANDSCAPE PLAN - E. 60TH AVE - DETAIL C-D
20	LANDSCAPE PLAN - E. 57TH AVE. - DETAIL A-B
21	LANDSCAPE PLAN - E. 57TH AVE. - DETAIL C-D
22	LANDSCAPE PLAN - TIBET RD. - DETAIL A-B, POND WD-1
23	LANDSCAPE PLAN - TIBET RD - DETAIL C-D
24	LANDSCAPE PLAN - ROAD A - DETAIL A-B
25	LANDSCAPE PLAN - POND 840

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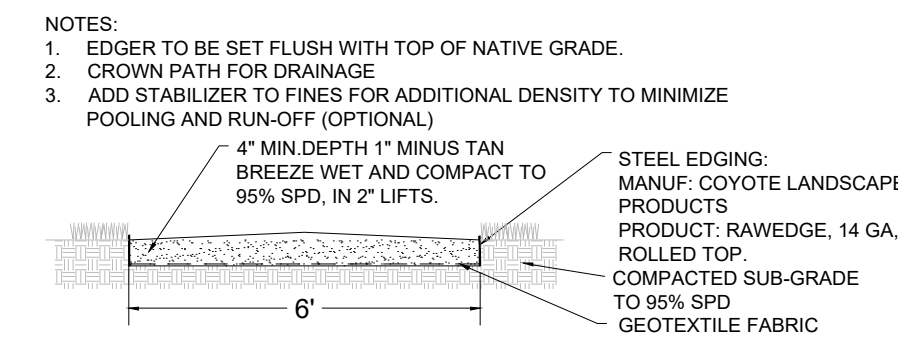
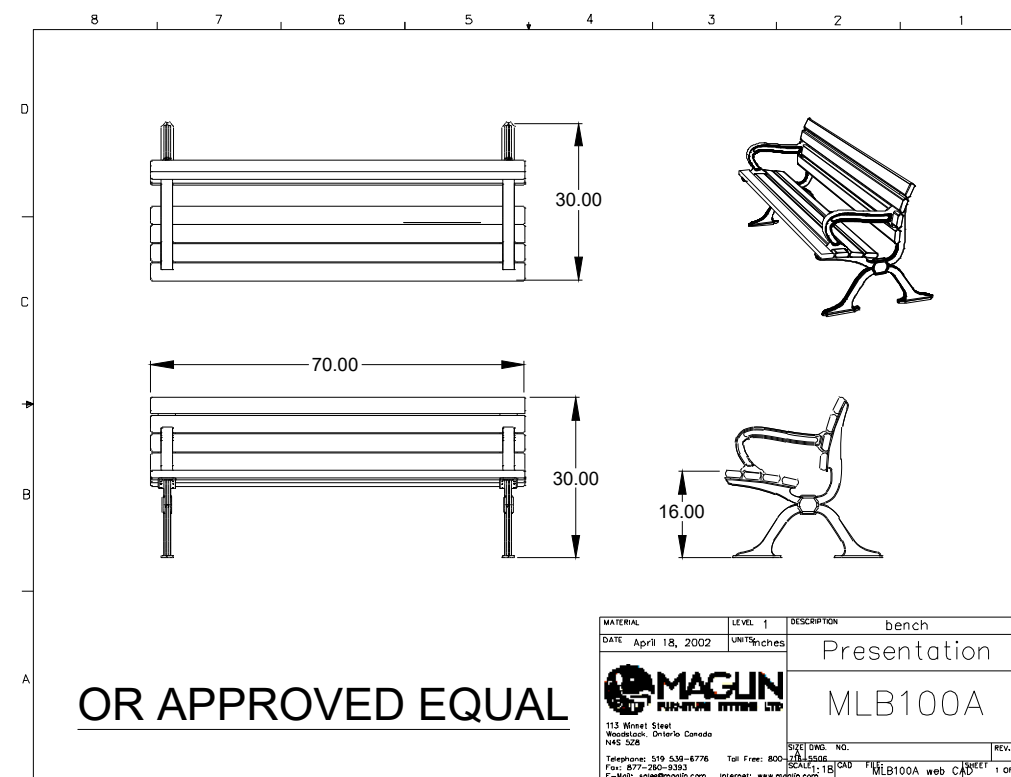
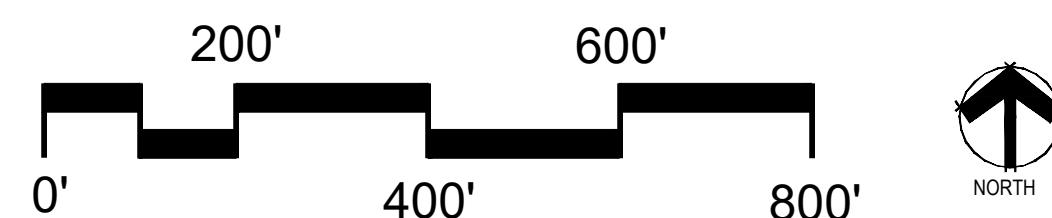
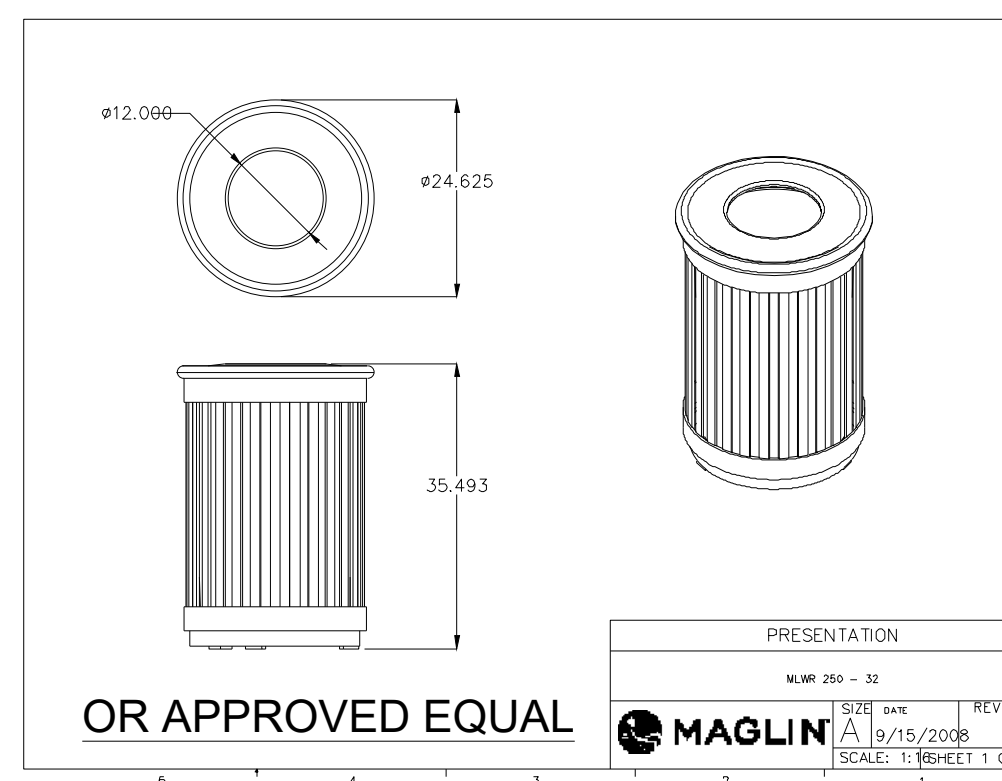


A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, THE SOUTH HALF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

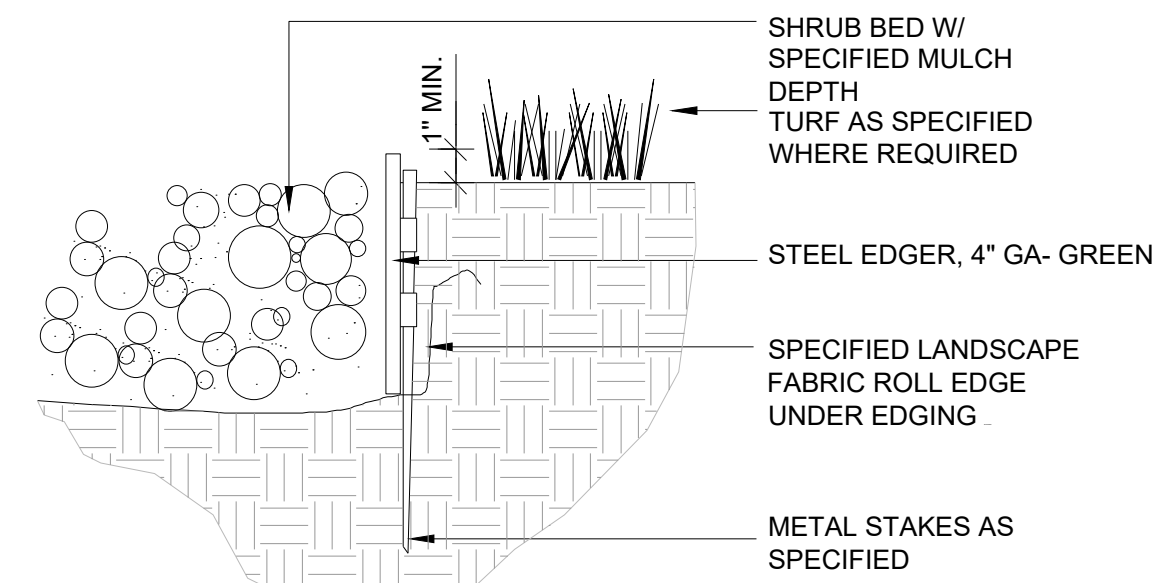
The site plan illustrates the intersection of E. 60th Ave, E. 57th Ave, E. 56th Ave, Picadilly Rd, and Skydance Blvd. Key features include:

- POND WD 1**: Located in the northeast corner of the intersection.
- POND 840**: Located in the southwest corner of the intersection.
- CURBSIDE LANDSCAPE AREAS (ALL DRIP/PLANTING BEDS)**: Indicated along the curbsides of E. 60th Ave, E. 57th Ave, and E. 56th Ave.
- POND PLANTING BEDS TYP.**: Indicated near the ponds.

LOW-WATER USE PLANTINGS  
DRIP IRRIGATION = 112,821 SF.  
(CURBSIDE PLANTING BEDS)

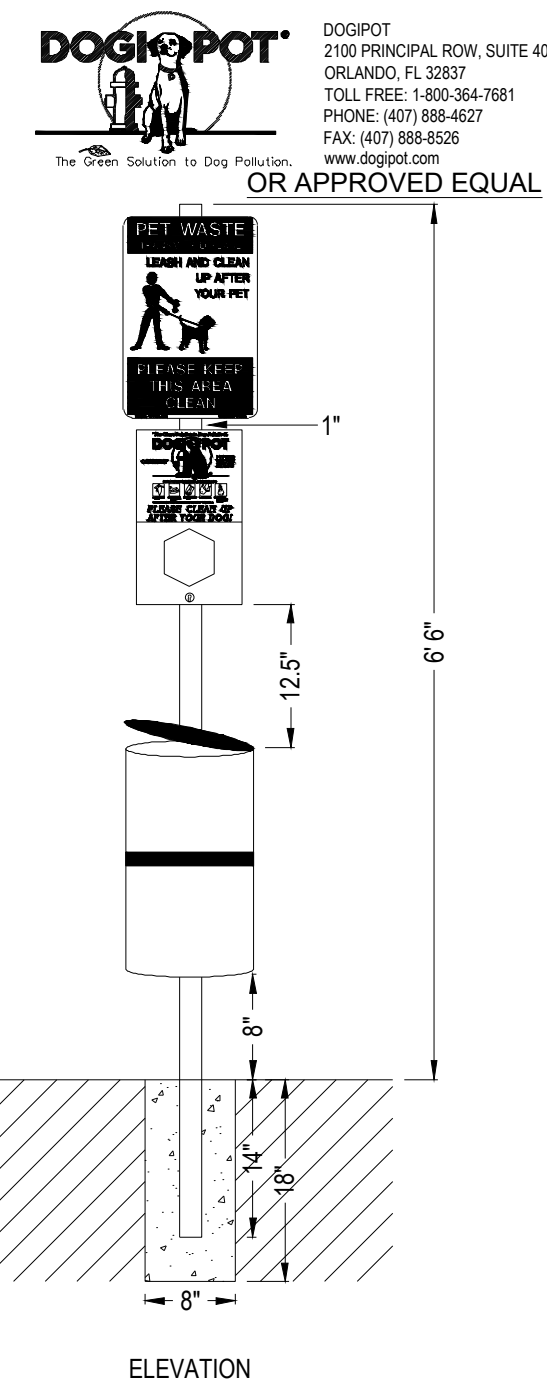


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- NOTES:
1. SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
  2. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

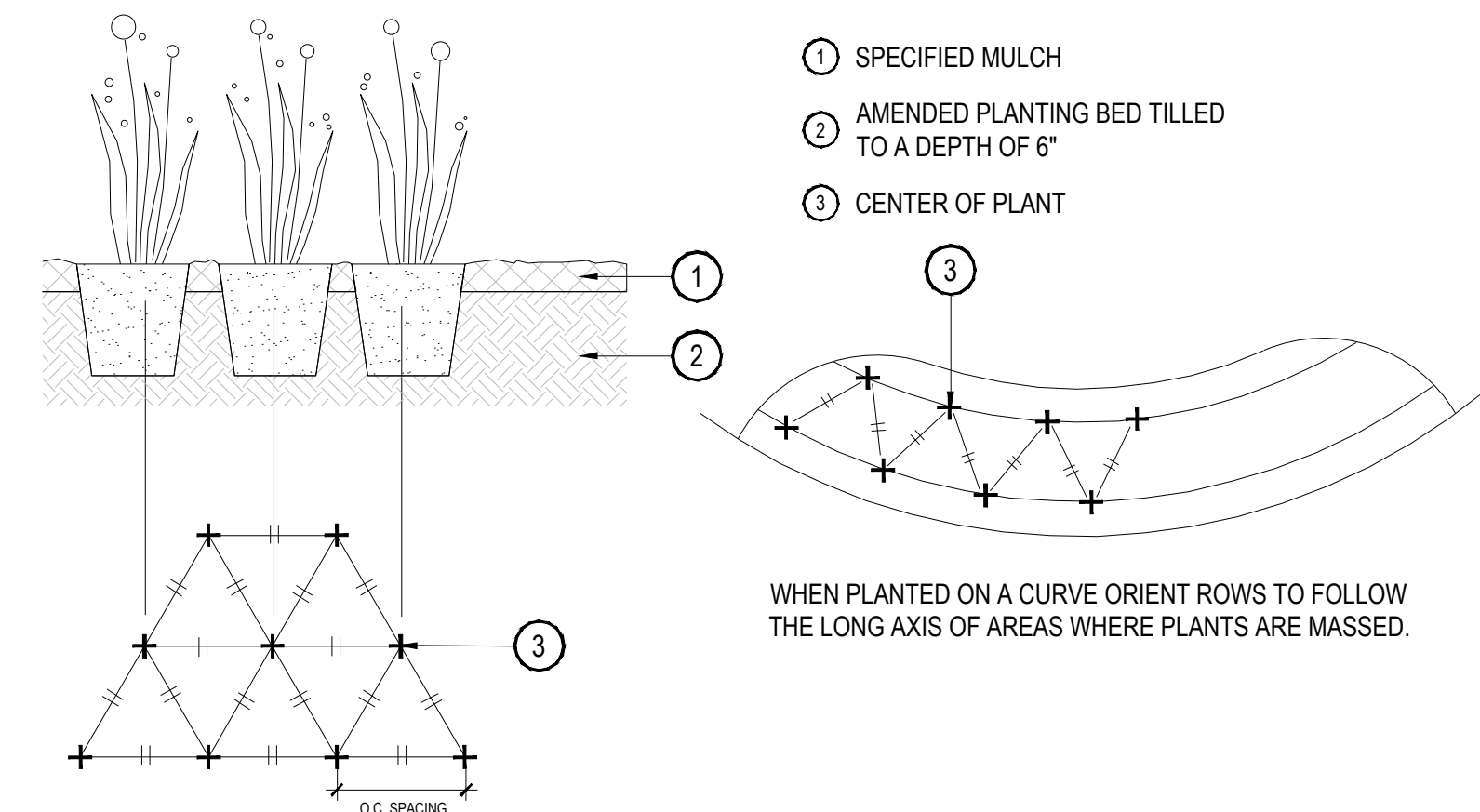
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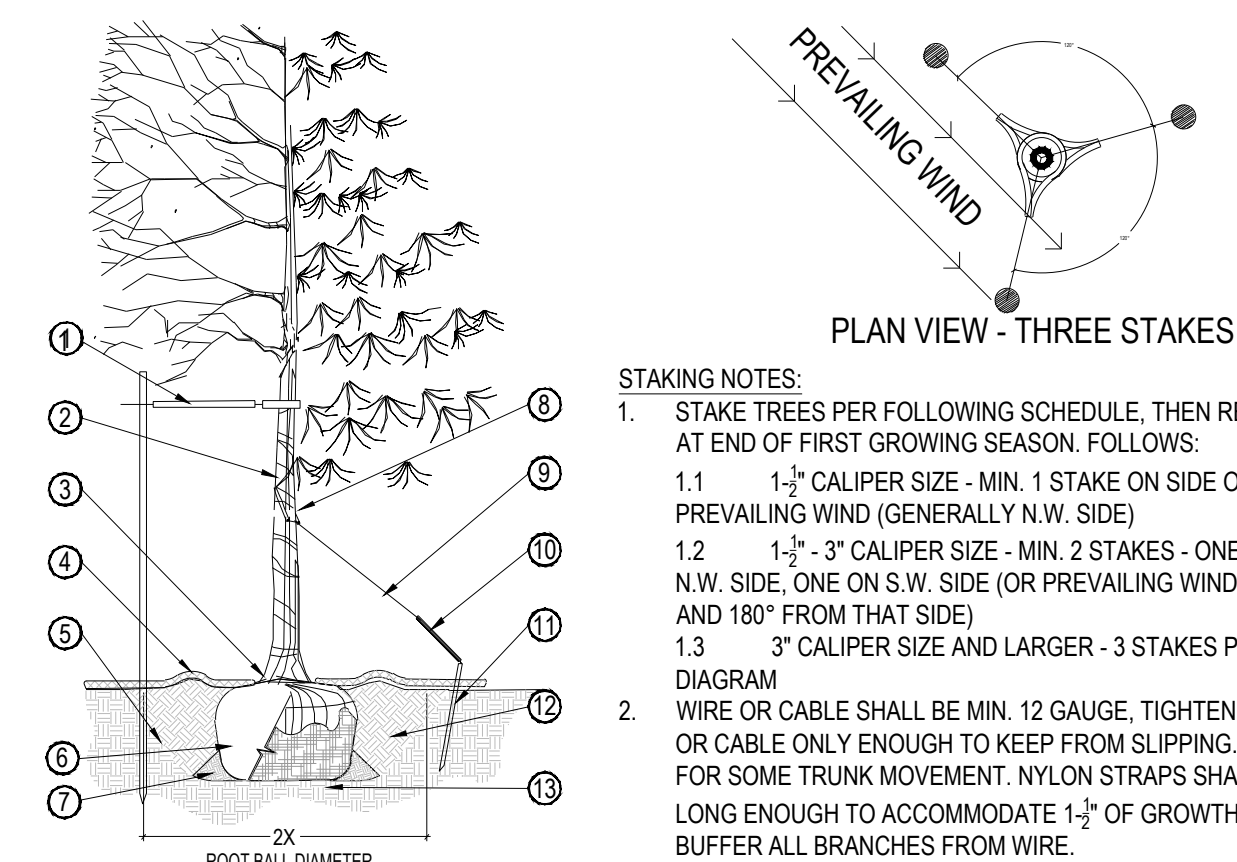
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NOT TO SCALE



- STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON. FOLLOWS:
    - 1.1 1- $\frac{1}{2}$ " CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
    - 1.2 1- $\frac{3}{4}$ " - 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)
    - 1.3 1- $\frac{3}{4}$ " CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
  2. 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- $\frac{1}{2}$ " OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- ① PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH EXPOSE.
- ② TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- ③ PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1'-2" ABOVE FINAL GRADE.
- ④ 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- ⑤ 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- ⑥ REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- ⑦ GROMMETED NYLON STRAPS
- ⑧ GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- ⑨ STAKE SHALL BE DRIVEN OUTSIDE ROOT BALL AND IN UNDISTURBED SOIL. 11 1/4" HIGH WATER SAUCER IN NON-TURF AREAS.
- ⑩ BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING.
- ⑪ PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

- PRUNING NOTES:**
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
  2. 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.
  3. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT FEET FOR THE PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR WITHIN SIGHT TRIANGLES.
  - 4.
  - 5.

NOT TO SCALE

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CASE NO.:  
2022-3083-00; 2022-6052-00

NOT FOR  
CONSTRUCTION



INFRASTRUCTURE SITE PLAN  
LANDSCAPE WATER USE EXHIBIT & DETAILS  
**SKYDANCE SUBDIVISION**  
AURORA, COLORADO

Design Project No. **22.0858**

Drawing Title


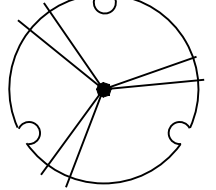
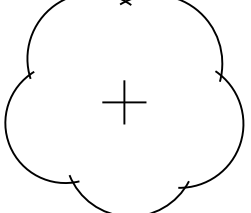
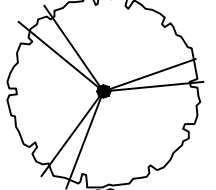

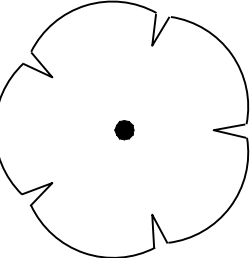
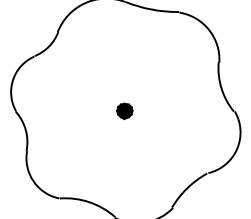
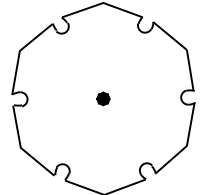
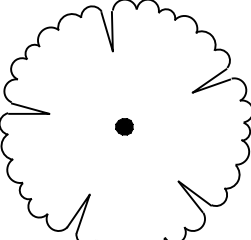
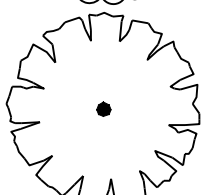
LANDSCAPE  
WATER USE  
EXHIBIT & DETAILS

































Drawing No. **16**



A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, THE SOUTH HALF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

## PLANT & GROUND COVER SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT/WIDTH	IRR. ZONE	SUN/SHADE
ORNAMENTAL TREE									
	RMM	9	ACER GLABRUM	ROCKY MOUNTAIN MAPLE	6" CLUMP	6' HT	15' X 15'	LOW	
DECIDUOUS TREES									
	NSM	41	ACER 'KEITHSFORM'	NORWEGIAN SUNSET MAPLE	B & B	2.5"CAL	40' X 30'	LOW	
	GI	23	GLEDITSIA TRIACANTHOS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B & B	2.5"CAL	40' X 35'	LOW	FULL SUN
	GS	34	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5"CAL	45' X 50'	LOW	FULL SUN
	CRC	23	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	B & B	2.5"CAL	30' X 20'	LOW	FULL SUN
	QB	43	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5"CAL	50' X 50'	LOW	FULL SUN
	RAL	32	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	B & B	2.5"CAL	50' X 30'	MODERATE	
	TC	44	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2.5"CAL	40' X 30'	MODERATE	FULL SUN
	CO	12	ULMUS X 'MORTON GLOSSY'	TRIUMPH ELM	B & B	2.5"CAL	50' X 40'	LOW	FULL SUN
	AE	27	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2.5"CAL	50' X 30'	LOW	FULL SUN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR_ZONE	SUN/SHADE
PERENNIAL								
	DMG	225	COREOPSIS GRANDIFLORA 'BABY SUN'	DWARF TICKSEED	5 GAL	2' X 2'	LOW	FULL SUN
DECIDUOUS SHRUBS								
	BSP	194	CARYOPTERIS X CLANDONENSIS 'BEYOND MIDNIGHT'	BEYOND MIDNIGHT BLUEBEARD	5 GAL	2.5' X 2.5'	LOW	F/P SUN
	RB	223	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL	4' X 6'	LOW	F/P SUN
	SGB	135	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	4' X 4'	LOW	FULL SUN
	EE	107	GENISTA LYDIA	WOADWAXEN	5 GAL	2' X 2'	LOW	FULL SUN
	RSA	125	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'	LOW-MOD	FULL SUN
	DSM	20	PHILADELPHUS X VIRGINALIS 'DWARF SNOWFLAKE'	DWARF SNOWFLAKE MOCKORANGE	5 GAL	4' X 4'	MODERATE	FULL SUN
	DGN	236	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	YELLOW NINEBARK	5 GAL	4' X 4'	LOW-MOD	F/P SUN
	PL	64	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	DWARF NINEBARK	5 GAL	3' X 4'	LOW-MOD	F/P SUN
	POT	22	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	2' X 3'	LOW-MOD	FULL SUN
	GFP	77	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL	3' X 4'	LOW	FULL SUN
	PB	13	PRUNUS BESSEYI	SAND CHERRY	5 GAL	6' X 6'	LOW	
	PB2	11	PRUNUS BESSEYI	WESTERN SAND CHERRY	5 GAL	8' X 8'	LOW	FULL SUN
	PBS	20	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	5 GAL	18" X 5'	LOW	SHADE-SUN
	RHU	9	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	2' X 8'	LOW	SHADE-SUN
	TLS	59	RHUS TRILOBATA	THREE-LEAF SUMAC	5 GAL	4' X 7'	LOW	F/P SUN
	RA	117	RHUS TRILOBATA 'AUTUMN AMBER'	AUTUMN AMBER SUMAC	5 GAL	1.5' X 6'	LOW	FULL SUN
	FMR	220	ROSA MEIDILAND SERIES 'FIRE'	RED MEIDILAND ROSE	5 GAL	2' X 4'	LOW	FULL SUN
	WMR	216	ROSA X MEIDILAND WHITE	WHITE MEIDILAND® SHRUB ROSE	5 GAL	1.5' X 3'	LOW	FULL SUN
	SA	16	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL	4' X 4'	LOW	F/P SUN
EVERGREEN SHRUBS								
	CC	33	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	5 GAL	2' X 5'	LOW	SHADE-SUN
	JUB	6	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 7'	LOW	FULL SUN
	JUA	43	JUNIPERUS SABINA 'ARCADIA'	ARCADIA JUNIPER	5 GAL	2' X 6'	LOW	FULL SUN
	BUJ	51	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	2' X 6'	LOW	FULL SUN
	SCJ	84	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	5 GAL	2' X 6'	LOW	FULL SUN
GRASSES								
	BB	369	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	5 GAL	2' X 3'	LOW	F/P SUN
	FRG	107	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	5' X 30"	LOW	SHADE-SUN
	BOG	182	FESTUCA GLAUCA 'CASCALL'	BEYOND BLUE OAT GRASS	5 GAL	1' X 1.5'	LOW	FULL SUN
	PMG	59	MISCANTHUS PURPURASCENS 'AUTUMN RED'	AUTUMN RED FLAME GRASS	5 GAL	5' X 3'	MODERATE	FULL SUN
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT			
SEED								
	NS	392,538 SF	NATIVE SEED MIX - NON-IRR	NATIVE SEED MIX - NON-IRR	SEED			
MULCH								
	RM	81,885 SF	ROCK MULCH 4" DEPTH, 1.5" DRENNAN GRANITE OR SIMILAR	ROCK MULCH	MULCH			
	WM	20,819 SF	WOOD MULCH SHREDDED CEDAR	WOOD MULCH	MULCH			
SEED SCHEDULE								
SHORT GRASS PRAIRIE MIX								
FOR DRY, UPLAND, SAND LOAM TO CLAY LOAM SOILS. BEST WITH 1-3%+ ORGANIC MATTER.								
GRASSES ARE SHORT STATURE. SEEDING RATE IS 30 PLS LBS/AC. CROSS DRILL OR BROADCAST								
SEE AND HARROW. MULCH. FOLLOW SEED SPECIFICATIONS. PLANT HEIGHTS ARE MOSTLY <10								
INCHES. WHILE NOT RECOMMENDED, OMITTING WILDFLOWERS, WESTERN WHEAT AND SAND								
DROPSSEED, WILL ASSURE SHORTEST VEGETATION.								
RATE	SPECIES	COMMON NAME						
12 PLS LBS/AC.	BUCHLOE DACTYLOIDES*	BUFFALO GRASS*						
8 PLS LBS/AC.	BOUTELOUA GRACILIS*	BLUE GRAMA*						
3 PLS LBS/AC.	KOELERS CRISTATA	JUNE GRASS						
6 PLS LBS/AC.	PASCOPYRUM SMITHII	WESTERN WHEATGRASS						
1 PLS LBS/AC.	SPOROBOLUS CRYPTANDRUS*	SAND DROPSSEED*						
*ALWAYS INCLUDE THESE KEY SPECIES. MAINTAIN AT LEAST A 30 LBS/ACRE RATE FOR MIX.								

RIGHT-OF-WAY STREET TREE REQUIREMENTS					
STREET NAME	STREET SIDE	*CURBSIDE LENGTH (LF)	NO. OF STOP SIGNS (REQUIRES 50' TREE CLEAR ZONE)	TOTAL TREES REQUIRED (1/40 LF.)	TREES PROVIDED
SKYDANCE BLVD.	EAST	593'	1	15	15
	WEST	593'	1	15	15
TIBET RD.	WEST	1,933'	1	48	50
57TH AVE.	NORTH	2,215'	2	55	55
	SOUTH	2,276'	1	57	57
E. 60TH AVE.	SOUTH	2,235'	3	56	56

NOTES:

\*RIGHT OF WAY LENGTH IS CALCULATED WITH LENGTH OF CURB CUTS/INTERSECTIONS REMOVED.

CURBSIDE TREE LAWN PLANTING REQUIREMENTS													
STREET	TREE LAWN SIDE OF STREET	TREE LAWN LENGTH (LF)	X	TREE LAWN WIDTH (LF)	=	AREA OF CURBSIDE LANDSCAPE (SF.)	PROVIDED SHRUBS (5 GAL)	+	PROVIDED ORNAMENTAL GRASS (5-GAL)	=	TOTAL SHRUBS & EQUIVALENTS PROVIDED	TOTAL SHRUBS REQUIRED (10/40 SF.)	% GRASSES (NOT TO EXCEED 40%)
SKYDANCE BLVD.	EAST	643'		9.5'		6,109 SF.	207		27		234	153	11.5%
	WEST	643'		9.5'		6,109 SF.	213		31		244	153	12.7%
TIBET RD.	WEST	1,983'		7.0'		13,881 SF.	355		117		472	347	24.8%
57 TH AVE.	NORTH	2,315'		8.0'		18,520 SF.	372		170		542	463	31.4%
	SOUTH	2,326'		8.0'		18,608 SF.	396		139		535	465	26.0%
E. 60TH AVE.	SOUTH	2,385'		9.5'		22,658 SF.	416		241		657	566	36.7%

DETENTION POND LANDSCAPE REQUIREMENTS								
POND NAME	*POND AREA (SF.)	*100 YEAR POND SURFACE ELEV. AREA (SEED ONLY) (SF.)	POND PLANTABLE AREA (EXCLUDES 1-YR WAT. SURF. ELEV.) (SF.)	TREES REQUIRED (1 PER 4,000 SF.)	TREES PROVIDED		SHRUBS REQUIRED (10 PER 4,000 SF.)	SHRUBS PROVIDED
POND 840	346,177	280,194	65,983	16	26	DECIDUOUS, 2.5" CAL.	165	179
					0	EVERGREEN, 6' HT.		
POND WD1	159,328	118,339	40,989	10	16	DECIDUOUS, 2.5" CAL.	102	184
					0	EVERGREEN, 6' HT.		

NOTES:

1. OFF-SITE PONDS HT1, HT2, FW1, HP1 & HP2 ARE TO BE LANDSCAPED IN CONJUNCTION WITH DEVELOPMENT IMPROVEMENTS AT THOSE LOCATIONS

\*POND AREAS HAVE NOT BEEN PLATTED WITHIN DELINEATED TRACTS. TO DETERMINE POND AREA REQUIRED FOR LANDSCAPING, THE TOTAL ACREAGE WITHIN ITS ASSOCIATED DRAINAGE EASEMENT HAS BEEN CALCULATED FOR DETERMINING PLANTING AREA. POND AREA WITHIN 100-YEAR WATER SURFACE ELEVATION IS SUBTRACTED FROM PLANTABLE POND AREA PER SKYDANCE DESIGN STANDARDS.

CASE NO.:  
2022-3083-00; 2022-6052-00

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CONSTRUCTION



INFRASTRUCTURE SITE PLAN  
PLANT SCHEDULE & CALCULATIONS  
**SKYDANCE SUBDIVISION**  
AURORA, COLORADO

Design Project No. **22.0858**

Drawing Title

PLANT  
SCHEDULE &  
CALCULATIONS

Drawing No.



A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, THE SOUTH HALF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

NOTE: CURBSIDE LDSCP ALONG NORTH SIDE OF 60TH AVE. PROVIDED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PARCEL. NOT A PART OF THIS SUBMITTAL.

60TH AVE.

PICADILLY RD.

HYDRANT TYP.  
9' CURBSIDE LANDSCAPE

SIGHT TRI

WOOD MULCH (TYP.)

LT. POLE, TYP.

(18) FMR  
(24) BB

(3) RAL

GRADING ESMT.

(10) SGB  
(3) RA  
(6) FMR

(9) BB

SIGHT TRI

STOP SIGN

WOOD MULCH (TYP.)

EDGER (TYP.)

SIGHT TRI

ROCK MULCH (TYP.)

LT. POLE, TYP.

6' WALK

(22) BB  
(17) FMR

(10) RA

(3) RAL

(16) RB

HYDRANT TYP.

(8) SGB  
(8) PMG  
(7) CRC  
(1) RSA

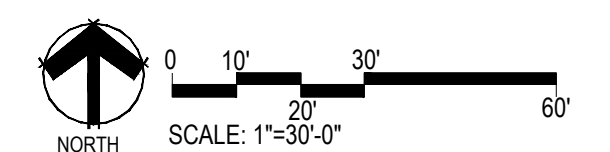
SEE SHEET HEREON - DETAIL B

NOTE: CURBSIDE LDSCP ALONG NORTH SIDE OF 60TH AVE. PROVIDED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PARCEL. NOT A PART OF THIS SUBMITTAL.

60TH AVE.

SEE SHEET HEREON - DETAIL A

SEE SHEET 19 - DETAIL C

[illegible]

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2022-3083-00; 2022-6052-00

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INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN - E. 60TH AVE- DETAIL A-B  
**SKYDANCE SUBDIVISION**  
AURORA, COLORADO

Design Project No. **22.0858**

Drawing Title

LANDSCAPE PLAN  
E. 60TH AVE  
DETAIL A-B

Drawing No.



PIEDMONT RD.

SHEET 18 - DETAIL A

SHEET 18 - DETAIL B

SHEET 18 - DETAIL C

SHEET 18 - DETAIL D

E. 60TH AVE.

SHEET 22 - POND WD-1

SHEET 22 - DETAIL A

SHEET 22 - DETAIL B

SHEET 22 - DETAIL C

SHEET 22 - DETAIL D

E. 57TH AVE.

SHEET 20 - DETAIL A

SHEET 20 - DETAIL B

SHEET 21 - DETAIL A

SHEET 21 - DETAIL B

SHEET 21 - DETAIL C

SHEET 21 - DETAIL D

SHEET 25 - POND 640

SKYDANCE BLVD.

SHEET 24 - DETAIL A

SHEET 24 - DETAIL B

E. 56TH AVE.

TRAIL RD.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, THE SOUTH HALF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

NOTE: CURBSIDE LDSCP ALONG NORTH SIDE OF 60TH AVE. PROVIDED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PARCEL. NOT A PART OF THIS SUBMITTAL.

60 TH AVE.

(15) WMR  
(19) BB

SIGHT TRI

LT. POLE, TYP.

WOOD MULCH (TYP.)  
EDGER (TYP.)

ROCK MULCH (TYP.)

9' CURBSIDE LANDSCAPE

WOOD MULCH (TYP.)

SIGHT TRI

STOP SIGN, TYP.

(1) NSM  
(8) RA

(9) RB

(7) SGB  
(4) GI

(17) PMG  
(8) RSA

(12) SGB

(6) RB  
(14) RA

6' WALK

(8) RAL  
(18) WMR  
(21) BB

NON-IRRIG NATIVE SEED ALL DISTURBED AREAS

GRADING ESMT.

WOOD

SEE SHEET 18 - DETAIL C

SEE SHEET HEREON - DETAIL D

NOTE: CURBSIDE LDSCP ALONG NORTH SIDE OF 60TH AVE. PROVIDED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PARCEL. NOT A PART OF THIS SUBMITTAL.

60 TH AVE.

9' CURBSIDE LANDSCAPE

WOOD MULCH (TYP.)

HYDRANT TYP.

SIGHT TRI

6' WALK

(15) WMR

(15) BB

(5) RA

(2) GI

(10) RB

(7) SGB

GRADING ESMT.

EDGER (TYP.)

LT. POLE, TYP.

(12) RSA

(16) PMG

SIGHT TRI

(9) NSM

ROCK MULCH (TYP.)

6' WALK

(8) RSA

(2) RAL

(13) CC

LT. POLE, TYP.

50'

STOP SIGN

(21) BOG

(14) FMR

SEE SHEET 22 - WD-1

SEE SHEET 22 - DETAIL C

SEE SHEET 22 - DETAIL A

TIBET RD.

NON-IRRIG NATIVE SEED ALL DISTURBED AREAS

[illegible]

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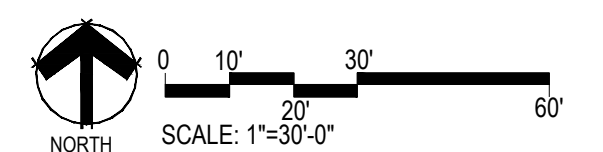
INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN - E. 60TH AVE- DETAIL C-D  
**SKYDANCE SUBDIVISION**  
AURORA, COLORADO

Drawing Title

LANDSCAPE PLAN  
E. 60TH AVE  
DETAIL C-D

Drawing No.

19





A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, THE SOUTH HALF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

This landscape architectural plan details the planting and hardscape for 57th Avenue. The plan is oriented with Picadilly Road to the left and 57th Avenue running horizontally. Key features include:

- Plantings:** Various plant species are indicated by codes and quantities, such as (11) SCJ, (4) SGB, (5) PL, (7) RB, (7) GS, (7) RSA, (11) GFP, (3) RB, (26) BB, (5) TC, (16) FMR, (4) SCJ, (15) BOC, (19) FMR, (16) BOC, (18) FMR, (17) SCJ, (2) STOP SIGN, (6) GS, (4) SGB, (14) SCJ, (3) RB, (3) PL, (9) RSA, (9) GFP, (5) TC, (3) RB, (3) BSP, (21) FRG, (3) RB, (6) BSP, (21) FRG, (2) BSP, (3) RSA, (2) RB, and (1) AE.
- Hardscape:** Features include an 8' CURBSIDE LANDSCAPE, 6' WALK, 8' CURBSIDE LANDSCAPE, and 6' WALK.
- Infrastructure:** Includes a HYDRANT, LT. POLE, STOP SIGN, SIGHT TRI, GRADING ESMT., and a STOP SIGN.
- Materials:** Specified materials include ROCK MULCH (TYP.), WOOD MULCH (TYP.), and EDGER (TYP.).
- Orientation:** The plan includes a north arrow pointing towards the top right.
- References:** The plan references other sheets: "SEE SHEET 25 - POND 840" and "SEE SHEET HEREON - DETAIL B".

**E. 57TH AVE.**

Plantings and features include:

- (4) SCJ (1) AE
- (25) BB (21) FMR
- (5) RB (4) QB (4) RSA
- (3) RB
- (7) PL
- (13) DGN (1) SGB
- (8) GS
- (6) SGB
- (6) RA
- (6) SCJ
- (9) WMR
- (1) JUB (12) BB
- (11) BB
- (1) RB
- (7) BSP (26) DMG
- (3) RB (7) RSA
- (6) AE (4) RB
- (5) PL
- (14) DGN
- (5) SGB
- (13) RA
- (7) SCJ (4) GS
- (17) BB (17) WMR
- (1) JUB
- (1) NSM (15) FMR (3) BSP (12) BB

Infrastructure and features include:

- LT. POLE TYP. EDGER (TYP.)
- LT. POLE
- 8' CURBSIDE LANDSCAPE
- 6' WALK
- ROCK MULCH (TYP.)
- 8' CURBSIDE LANDSCAPE
- SIGHT TRI
- LT. POLE
- GRADING ESMT.
- NON-IRRIG NATIVE SEED ALL DISTURBED AREAS
- GRADING ESMT.
- HYDRANT
- WOOD MULCH (TYP.)
- STOP SIGN
- SKYDANCE BLVD.
- STOP SIGN
- 6' WALK
- 8' CURBSIDE LANDSCAPE

SEE SHEET HEREON - DETAIL A

SEE SHEET 21 - DETAIL C

SEE SHEET 24 - DETAIL A

Date	Submission / Revision
08/12/22	1ST SUBMITTAL
01/18/23	2ND SUBMITTAL

CASE NO.:  
2022-3083-00; 2022-6052-00

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INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN - E. 57TH AVE.- DETAIL A-B  
**SKYDANCE SUBDIVISION**  
AURORA, COLORADO

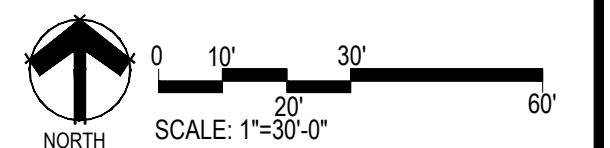
Design Project No.	<b>22.0858</b>
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Drawing Title

LANDSCAPE PLAN  
E. 57TH AVE.  
DETAIL A-B

Drawing No.

**20**





A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, THE SOUTH HALF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

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Design Project No.	<b>22.0858</b>
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Drawing No.



# SKYDANCE SUBDIVISION - INFRASTRUCTURE SITE PLAN

# TIBET RD. - DETAIL A

• SEE SHEET 19 - DETAIL D

(6) RSA  
(8) DSM  
PET STATION, RE: SHEET 15  
(11) GFP

BENCH, RE: SHEET 15  
TRASH RECEPTACLE, RE: SHEET 15  
DRAINAGE ESMT.

10' CONC. PATH

NON-IRRIGATED NATIVE SEED

**POND WD-1**

ALL-WEATHER MAINT. PATH (TYP.);  
RE: CIVIL DWGS.

100 YR. WESL.

14' WALK

SEE SHEET HEREON - DETAIL A

PET STATION, RE: SHEET 15

DRAINAGE ESMT.

12' CONC. PATH

BENCH, RE: SHEET 15  
TRASH RECEPTACLE, RE: SHEET 15

SEE SHEET HEREON - DETAIL B

Sheet 19

Sheet 19

SEE SHEET HEREON - DETAIL A

SEE SHEET HEREON - DETAIL A

SEE SHEET HEREON - POND WD-1

14' WALK

REL. LUGS

LT. POLE, TYP.

(10) BOG  
(10) FMR  
(3) RAL

(5) SCJ  
(3) PBS

**TIBET RD.**

(3) SGB

(7) NSM

ROCK MULCH (TYP.)

7" CURBSIDE LANDSCAPE

(12) SGB

WOOD MULCH (TYP.)

SIGHT TRI.

(13) GFP  
(5) EE

EDGER (TYP.)

SIGHT TRI

NOTE: CURBSIDE LDSCP ALONG TIBET RD. PROVIDED IN CONNECTION WITH DEVELOPMENT OF ADJACENT LOT. NOT A PART OF THIS SUBMITTAL.

SEED REAS

SMT.

(18) WMR

(20) BB

(4) RA

SIGHT TRI

(21) BB

(8) FMR

(5) GI

14' WALK

EDGER (TYP.)

WOOD MULCH (TYP.)

ROCK MULCH (TYP.)

7' CURBSIDE LANDSCAPE

HYDRANT TYP.

**TIBET RD.**

(18) BB

SIGHT TRI

ESMT.

(10) RA

(5) EE

(4) GI

(3) CRC

(10) DGN

(8) DMG

(2) BSP

14' WALK

7' CURBSIDE LANDSCAPE

FIRE HYDRANT, TYP.

(11) FMR

LT. POLE

NOTE: CURBSIDE LDS OF TIBET RD. PROVIDED WITH DEVELOPMENT NOT A PART OF THIS S

NOTE: CURBSIDE LDSCP ALONG EAST SIDE  
OF TIBET RD. PROVIDED IN CONJUNCTION  
WITH DEVELOPMENT OF ADJACENT PARCEL.  
NOT A PART OF THIS SUBMITTAL.

[illegible]

CASE NO.:  
2022-3083-00; 2022-6052-00

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INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN - TIBET RD. - DETAIL A-B, POND WD-1  
**SKYDANCE SUBDIVISION**  
AURORA, COLORADO

Design Project No. **22.0858**

LANDSCAPE PLAN  
TIBET RD.  
DETAIL A-B  
POND WD-1

Drawing No.

22

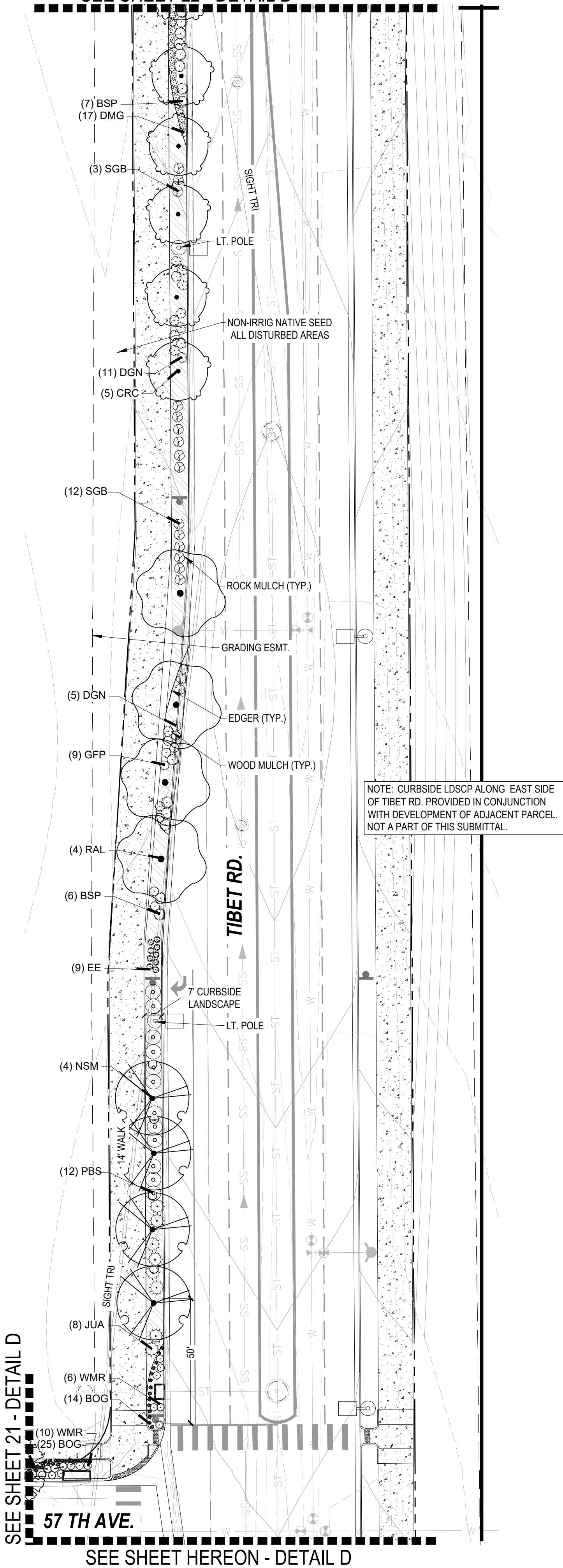
\* ALL SHRUBS BEDS AROUND / IN  
POND AREA - ROCK MULCH

SEE SHEET  
HEREON - DETAIL B

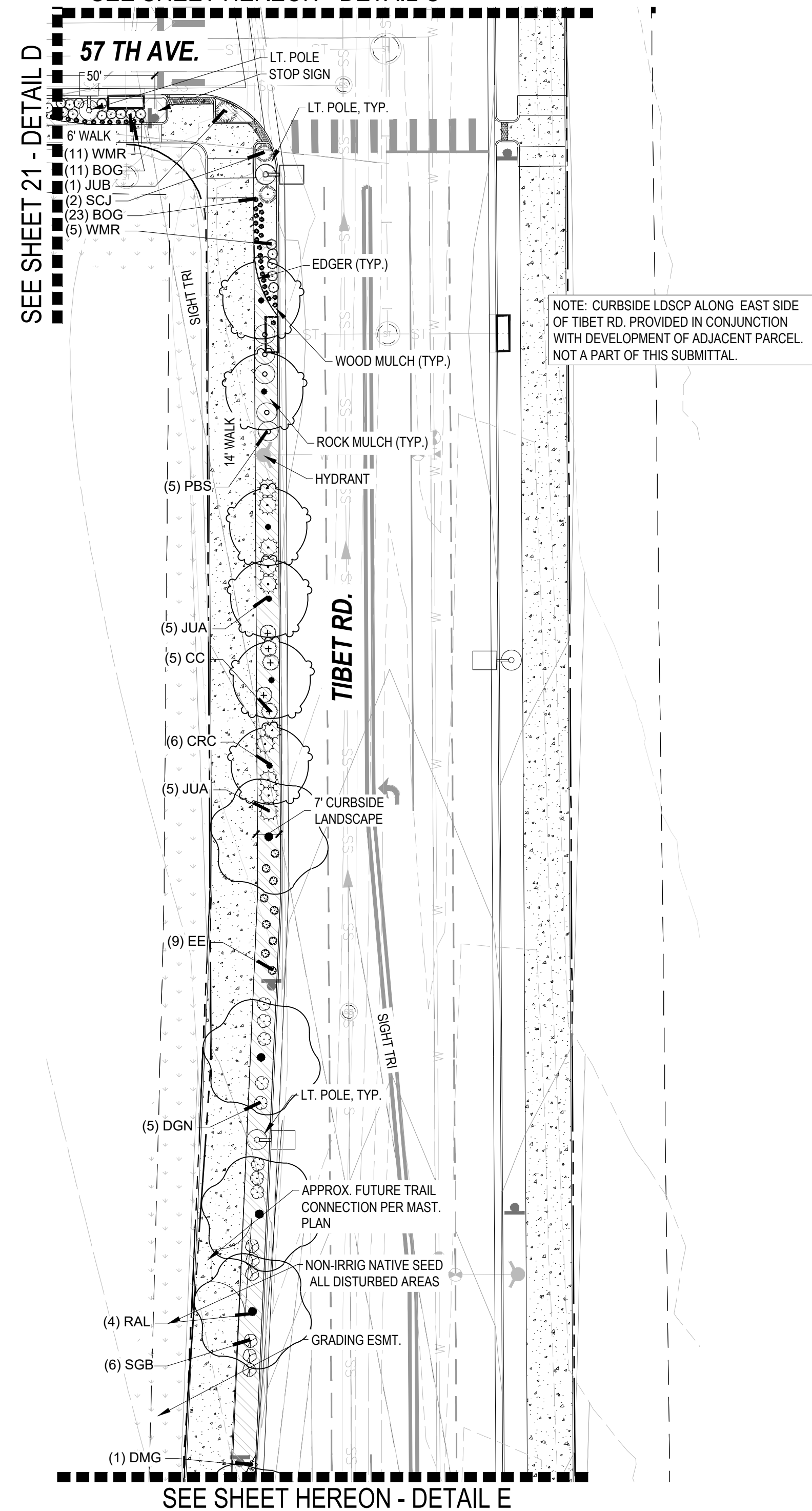


A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, THE SOUTH HALF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN , CITY OF AURORA, COUNTY OF ADAMS , STATE OF COLORADO

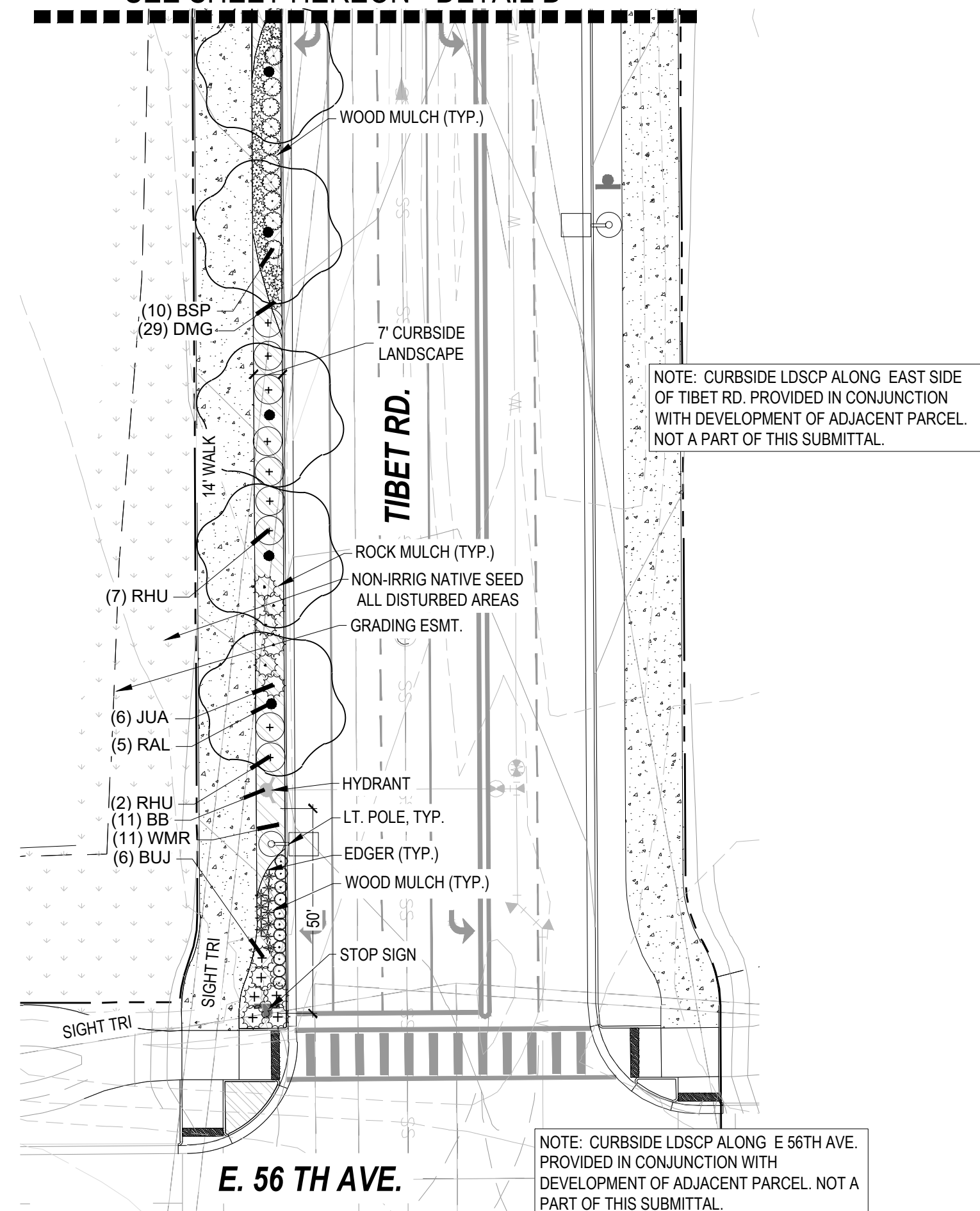
SEE SHEET 22 - DETAIL B



SEE SHEET HEREON - DETAIL C



SEE SHEET HEREON - DETAIL D

[illegible]

CASE NO.:  
2022-3083-00; 2022-6052-00

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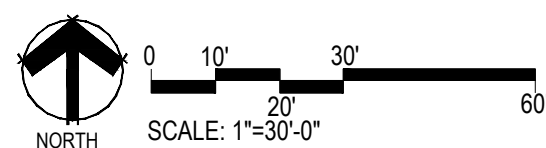
INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN - TIBET RD. - DETAIL C - E  
**SKYDANCE SUBDIVISION**  
AURORA, COLORADO

Design Project No. **22.0858**

Drawing Title

LANDSCAPE PLAN  
TIBET RD.  
DETAIL C - E

Drawing No.





A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, THE SOUTH HALF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 20 - DETAIL B - C

SKYDANCE BLVD.

GRADING ESMT.

NON-IRRIG NATIVE SEED ALL DISTURBED AREAS

9' CURBSIDE LANDSCAPE

LT. POLE, TYP.

ROCK MULCH (TYP.)

EDGER (TYP.)

WOOD MULCH (TYP.)

SIGHT TRI

STOP SIGN

50'

SEE SHEET HEREON - DETAIL B

Plantings and Features:

- (3) BSP
- (6) NSM
- (13) DGN
- (9) EE
- (9) EE
- (15) DGN
- (8) BSP
- (16) DMG
- (8) BUJ
- (14) WMR
- (2) BSP
- (6) NSM
- (13) DGN
- (9) EE
- (10) EE
- (14) DGN
- (8) BSP
- (24) DMG
- (9) BUJ
- (14) WMR

SEE SHEET HEREON - DETAIL A

STOP SIGN

SIGHT TRI

6' WALK

(8) TC  
(12) RB  
(7) TC

ROCK MULCH (TYP.)

9' CURBSIDE LANDSCAPE

(25) BSP

SIGHT TRI

(21) EE

(12) DGN

(9) BSP

(19) BOG

(8) BUJ

(12) WMR

50'

SIGHT TRI

STOP SIGN

(5) BUJ

WOOD MULCH (TYP.)

(14) POT

EDGER (TYP.)

HYDRANT

SKYDANCE BLVD.

6' WALK

(9) TC  
(13) RB

(22) BSP

(8) POT

(7) CC

(13) DGN

(16) BOG

(9) BUJ

(8) WMR

REGULATORY SIGN

SIGHT TRI

E. 56 TH AVE.

NOTE: CURBSIDE LDSCP ALONG E 56TH AVE. PROVIDED IN CONJUNCTION WITH DEVELOPMENT OF ADJACENT PARCEL. NOT A PART OF THIS SUBMITTAL.

[illegible]

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CONSTRUCTION



Drawing No.

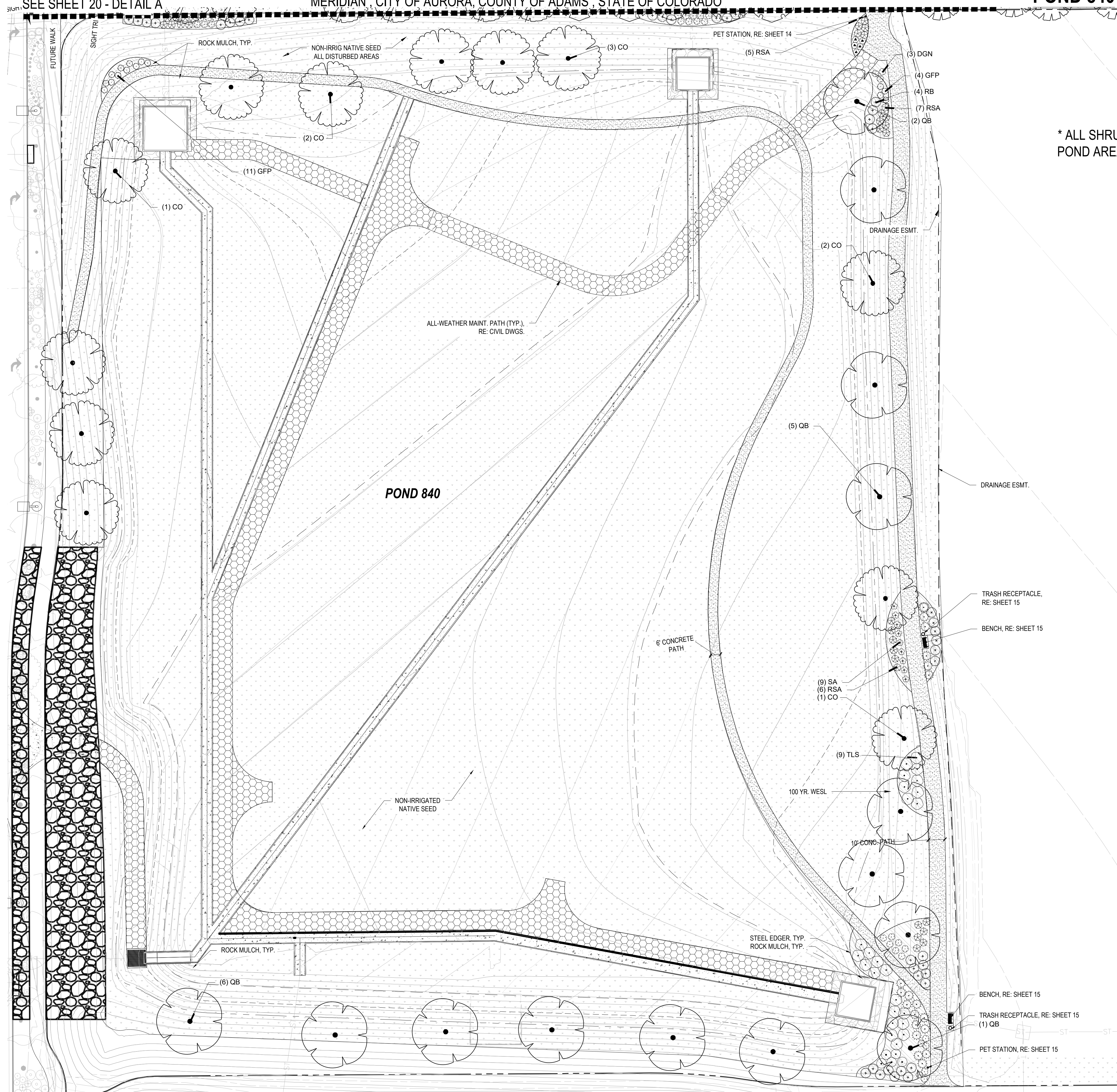
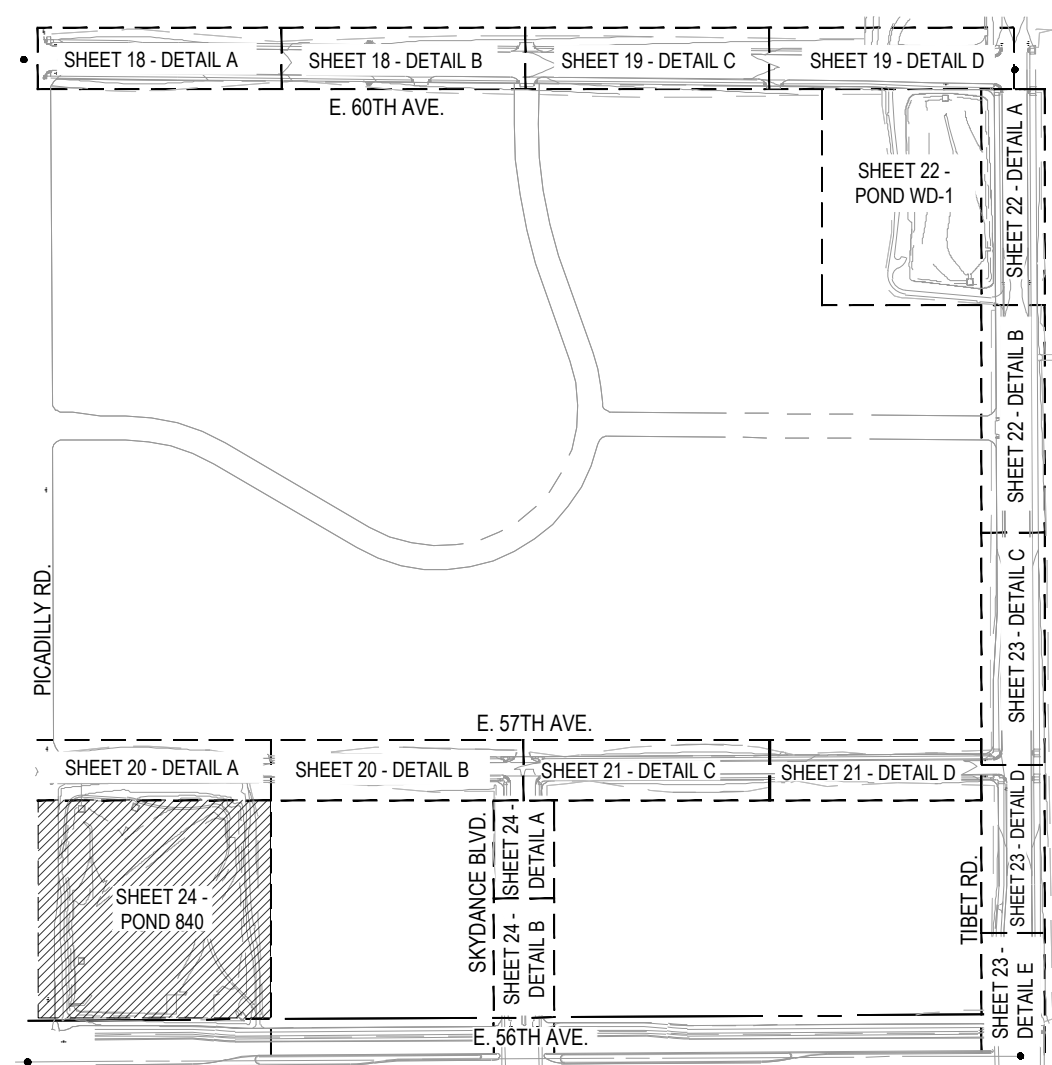


A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, THE SOUTH HALF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL

MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

## POND 840

## KEYMAP



\* ALL SHRUBS BEDS AROUND / IN  
POND AREA - ROCK MULCH

CASE NO.:  
2022-3083-00; 2022-6052-00

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CONSTRUCTION



INFRASTRUCTURE SITE PLAN  
LANDSCAPE PLAN - DETENTION POND 840  
**SKYDANCE SUBDIVISION**  
AURORA, COLORADO

Design Project No. **22.0858**

Drawing Title

LANDSCAPE PLAN  
DETENTION  
POND 840

Drawing No.

25

