



November 19, 2024

City of Aurora
Attn: Jeremiah Fettig
15151 E Alameda Pkwy
Aurora, CO 80012

Re: Initial Submission Review: 60th Avenue at Box Elder – Infrastructure Site Plan
Application Number: DA-1478-14
Case Numbers: 2024-6039-00

Dear Mr. Fettig:

Thank you for taking the time, along with City Staff, to review the initial 60th Avenue at Box Elder Infrastructure Site Plan. Valuable feedback was received on October 2, 2024. Please refer to the following pages for detailed responses to staff comments. Should you have any questions on this application, please contact me by phone at 303-892-1166 or by email at emather@norris-design.com.

We look forward to working with City staff to make this project a success.

Sincerely,
Norris Design

Eva Mather
Principal



INITIAL SUBMISSION REVIEW

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on the infrastructure site plan

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Two (2) registered neighborhood organizations and fifteen (15) abutting property owners were notified of the application. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by two (2) outside agencies and have been incorporated into this letter.

Response: Comment noted, thank you.

2. Completeness and Clarity of the Application

2A. Application fees associated with the case have been paid.

Response: Comment noted, thank you.

2B. Cul-de-sacs for both Road A and 60th Avenue are to be temporary and an interim condition. 60th Avenue will make a through connection east-west, across E-470. This connection is reliant on the future E-470 overpass. Road A will be extended with future development to the south.

Response: Acknowledged, thank you.

2C. This application complies and is consistent with the approved Fulewider Master Plan and Public Improvement Plan.

Response: Comment noted, thank you.

2D. Please revise the letter of introduction and remove any references to the plat application being associated with the infrastructure site plan.

Response: Narrative has been updated to remove the Plat application and ownership has been revised.

Site Plan (comments in teal):

2E. All sheets: Remove Subdivision Filing No. 2 from the project title and from the title on the right side of all sheets.

Response: Title has been changed.

2F. Sheet 1: Remove the Recorder's Certificate as it is no longer used.

Response: Certification stamp removed.

2G. Sheet 2: Remove sheet of and number, leaving only the sheet number.

Response: Only sheet numbers are now shown.

2H. Sheet 5: Add sheet number 5 to the bottom right corner.

Response: Sheet number added.

3. Landscaping Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in teal

3A. Sheet 1: Remove Subdivision Filing No. 2 from the sheet title.

Response: Title has been updated.

3B. Sheet 1: Under the Site Plan Notes-On Note 4-60th? Verify both sides since north 1/2 is different ownership.

Response: This note has been updated.

3C. Sheet 1: Include the pond area and the curbside landscape area for Street A.

Response: Language added.



3D. Sheet 3: The three-lane collector section plans do not match the section.

Response: Section and plan linework have been updated to match – please refer to civil sheets for more information.

3E. Sheet 3: Is this the full intersection? Show lanes and turning movements on the West side.

Response: Turning lanes have been noted on sheet 3.

3F. Sheet 3: For Tibet Street: add the name of ISP and case number.

Response: Tibet Street and case number have been added.

3G. Sheet 3: On 60th Avenue: show/label ROW line

Response: ROW dimension and label has been added for 60th Ave.

3H. Sheet 3: Show the boundary of the plat.

Response: Plat boundary has been added to sheets.

3I. Sheet 3: Add a legend with all line types and symbols/hatches.

Response: Legend and line types have been added to all applicable sheets.

3J. Sheet 4: The plans do not match the section.

Response: Plan has been revised to show the correct section.

3K. Sheet 4: For the 150' overhead Xcel Easement-verify location. Add reception number.

Response: Dimension and reception number have been added for 150' overhead electric easement.

3L. Sheet 10: Under the City of Aurora Notes: Repeat the edited note on the cover sheet under Aurora Notes no. 4.

Response: Notes have been revised accordingly.

3M. Sheet 10: For the Landscape Notes: Delete these notes as they are duplicated in the notes above.

Response: Notes have been revised accordingly.

3N. Sheet 10: In the Landscape Requirements Tables: change shrubs to one shrub per 40 square feet.

Response: Landscape requirement table updated to reflect 1 per 40 sf shrub requirements.

3O. Sheet 10: Revise the numbers per the markups.

Response: Numbers have been revised accordingly

3P. Sheet 10: For the MUE Buffer Landscaping Table: the buffer is not required until the time of adjacent development.

Response: Per ongoing discussions with City staff and coordination with E-470, Fulenwider has conveyed the intent to install the MUE Buffer landscaping as part of this ISP submittal in efforts to avoid conflict with E-470 MUE trails and utilities. Refer to section exhibit on Landscape Schedules Sheet 11 for further clarification on buffer placement.

3Q. Sheet 10: For the MUE Buffer Landscaping Table & the Drainageway Landscape Table: Omit these tables unless written permission is received from E-470 and the landscape is being installed ahead of development.

Response: Per ongoing discussions with City staff and coordination with E-470, Fulenwider has conveyed the intent to install the MUE Buffer landscaping as part of this ISP submittal in efforts to avoid conflict with E-470 MUE trails and utilities. Refer to section exhibit on Landscape Schedules Sheet 11 for further clarification on buffer placement. Drainageway Landscape Table and required plantings are shown per Private Common Open Space requirements of 1 tree and 10 shrubs per 4,000 sf.

3R. Sheet 11: In the Plant Schedule: Per sheet 10 under each landscape requirement table there is a note that all trees shall be 2.5" calipers, but none are specified on the plant list.

Response: Plant schedule has been updated accordingly to include 2.5" caliper spec for canopy trees.



3S. Sheet 11: There is a deciduous shrub that needs to be noted at five gallons.

Response: Plant schedule has been updated accordingly.

3T. Sheet 11: Provide different codes for CA KA and PA VI as they are shown in the curbside landscape area and are required to be five gallons.

Response: Plant schedule has been updated accordingly, all shrubs and grasses proposed in ROW have been verified to be within the minimum allowed dimensions and container sizes.

3U. Sheet 11: For the Typical Buffer Sections: Utilities are running through the west side of the MUE. Are there easements?

Response: Refer to section exhibit on Landscape Schedules Sheet 11 for further clarification on buffer placement. Landscape Sheets are dimensioned and labeled to clarify easement and utility locations – all proposed trees are offset a minimum 8' from adjacent utilities per requirements. Shrubs and grasses placed throughout the buffer location in the MUE per direction from City staff and E470 – we have ensured these do not conflict with MUE utilities.

3V. Sheet 12: The pond area is a natural feature and does not need to be buffered from the view from E-470.

Response: Comment noted, buffer has been removed from this area adjacent to the pond.

3W. Sheet 12: Consider this the limit line for the pond area planting requirements.

Response: Comment noted, pond requirement calculations have been updated per these limits.

3X. Sheet 12: Although appreciated, the drainage channels are not required to be planted per the UDO. If planting is proposed here, please consider a more naturalistic planting.

Response: Drainageway Landscape Table and plantings are shown per Private Common Open Space requirements of 1 tree and 10 shrubs per 4,000 sf.

3Y. Sheet 13: Label Tibet ISP and include the case number, show the ROW line and width, and add street classification.

Response: Tibet ISP and case number have been added to landscape sheets, ROW lines, width dimensions, and street classification has been added to sheets.

3Z. Sheet 13: Dimension sidewalk and curbside landscape area width TYP.

Response: Sidewalk and curbside landscape areas have been dimensioned accordingly.

3AA. Sheet 13: For E 60th Avenue: add ROW width and street classification. Typ.

Response: ROW width dimensions and street classifications have been added to landscape sheets.

3BB. Sheet 13: Label the Excel Substation Site Plan and include the case number.

Response: Excel Substation site plan and case number have been added and labeled on landscape sheets.

3CC. Sheet 14: Label HIGH POINT SUBSTATION AND TRANSMISSION LINE – 2020-6055-00.

Response: High Point Substation and transmission line have been labeled accordingly.

3DD. Sheet 14: Label all existing and proposed easements.

Response: All existing and proposed easements have been labeled and dimensioned on landscape plans.

3EE. Sheet 14: Where is the boundary of Xcel SP/plat?

Response: Xcel SP/plat boundary has been labeled on landscape plans.

3FF. Sheet 14: All plants must be in beds. show bed lines with the edger.

Response: Plant beds have been added to open space areas with bed lines and edger.

3GG. Sheet 14: Label and show the 150' overhead Xcel easement line. Typ.

Response: 150' overhead electric easement has been labeled and dimensioned on landscape plans.



3HH. Sheet 14: Label major contours.

Response: Major contour labels have been added to landscape plans.

3II. Sheet 15: Verify if these trees are allowed within the overhead Xcel easement.

Response: All proposed trees have been removed from the limits within the 150' overhead Xcel easement.

3JJ. Sheet 16: These utilities go through the MUE. Are there any additional easements?

Response: Refer to section exhibit on Landscape Schedules Sheet 11 for further clarification on buffer placement. Landscape Sheets are dimensioned and labeled to clarify easement and utility locations – all proposed trees are offset a minimum 8' from adjacent utilities per requirements. Shrubs and grasses placed throughout the buffer location in the MUE per direction from City staff and E470 – we have ensured these do not conflict with MUE utilities.

3KK. Sheet 16: Show the Xcel Easement line darker.

Response: Xcel Easement line has been shown darker.

3LL. Sheet 16: Label easements.

Response: All existing and proposed easements have been labeled and dimensioned on landscape plans.

3MM. Sheet 16: Is this in an easement?

Response: All existing and proposed easements have been labeled and dimensioned on landscape plans.

3NN. Sheet 16: What is this symbol?

Response: Maintenance area and access for swale and pond, refer to civil for further clarification.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

4. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

Site Plan:

4A. Sheet 1: Remove from the site plan, lighting fixtures will be approved on the civil plans.

Response: Acknowledged.

4B. Sheet 2: This statement is confusing. This site plan and the master plan establish the required roadway section for 60th.

Response: Note updated.

4C. Sheet 2: This section does not match the section from the master plan and does not match the section from the Roadway Manual. If the bike lanes are removed from the section, the sidewalks shall be widened to a minimum of 13' rather than widening the travel lanes.

Response: This typical section has been updated to match the Fulewider master plan.

4D. Sheet 2: Provide lighting information required on the site plan in this section as well.

Response: notes added.

4E. Sheet 2: The substation would be considered more industrial. Revise the pedestrian activity level to medium.

Response: Label updated.

4F. Sheet 3: Add curb return radii, typical. Minimum 25' at the intersection of arterials.

Response: Curb return radii added.

4G. Sheet 3: Provide curb ramps at the curb returns.

Response: Curb ramps added.

4H. Sheet 3: Provide longitudinal slope labels in the streets, typical.

Response: Slopes added.



4I. Sheet 3: A 25' lot corner radius shall be dedicated to the intersection with an arterial street.

Response: Acknowledged.

4J. Sheet 3: This is not an EDN number and does not pull up any records for Tibet Street.

Response: Revised note to be RSN since Tibet is under review.

4K. Sheet 4: Move the crossing to the right side of the T intersection.

Response: Crossing moved.

4L. Sheet 4: This does not match the section.

Response: Section updated to match master plan. Plan view now matches.

4M. Sheet 4: There is not a bike lane on the street.

Response: Changed to parking.

4N. Sheet 4: Revise the sidewalk to match the section.

Response: Sidewalk has been revised to match section

4O. Sheet 4: Curb ramps are required at the intersection.

Response: Curb ramps added.

4P. Sheet 4: This is parking, not a bike lane.

Response: Adjusted to be parking.

5. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

Site Plan:

5A. Sheet 1: 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.

Response: Acknowledged.

5B. Sheet 3: Some of the signs were not the correct size.

Response: Sign sizes updated.

5C. Sheet 3: This shows a stop sign on the west side. The east side should be stop-controlled as well.

Response: Stop sign has been moved.

5D. Sheet 3: Through movement cannot have more than a 6' offset.

Response: This sheet now shows 60th west of Tibet to show that the offset is appropriate.

5E. Sheet 4: Traffic agrees with this comment the crossing needs to be moved to the east side of road A.

Response: Crossing moved to other side of Road A.

5F. Sheet 4: Don't need the pedestrian crossing signs and crosswalk with it moving to the intersection.

Response: Acknowledged.

5G. Sheet 4: Show sight triangle. The east-west offset for the through movement on 60th at Tibet exceeds the 6'.

Response: Sight triangles added.

5H. Sheet 4: Add a stop sign for Road A.

Response: Stop sign added.



5I. Sheet 13: This intersection looks to be stop-controlled based on the west side. Show the stop sign and the tree will need to be 50' from the placement of the stop sign.

Response: This has been adjusted.

5J. Sheet 14: Both CA KA and PR RN are over 3' based on the plant schedule. This is not allowed. Plants should be 2' or below but can be between 2'-3' but will need analysis to show that 75% is visible. Trees can still be in the sight triangle. – Sight Triangle snip from the 2023 Roadway Design & Construction Specifications for reference.

Response: Sight triangles adjusted.

5K. Sheet 14: The sight triangle is setback too far. Should be at the back of the walk.

Response: Sight triangles adjusted.

5L. Sheet 14: Show the stop sign.

Response: Sign added.

Traffic Study:

5M. The TIS that was provided was the approved TIS for Fulenwider. This TIS has been approved by the city so no comments were needed for the TIS.

Response: Acknowledged.

6. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org Comments in blue)

Site Plan:

6A. Sheet 1: Will this project be phased? If so, please provide a sheet showing the phases. Include any appropriate notes from the ones provided.

Response: This project will not be phased.

6B. Sheet 3: Please add a hydrant at this location.

Response: Hydrants added along roadway.

6C. Sheet 6: Where is sheet 5?

Response: Sheet 5 has been added.

6D. Sheet 6: To provide adequate fire hydrant coverage, another hydrant is needed at this location. However, we do not allow more than one hydrant on a dead-end water line. Please try to find a way to loop the water line so the new hydrant can be installed.

Response: Hydrants added along 60th Avenue and Road A. The waterline now goes south and ties to Tibet Road.

6E. Sheet 10: Remove notes 6-8. Duplicates of notes 8-10 in landscape notes.

Response: Notes removed.

7. Aurora Water (Casey Ballard / 303-7382/ cballard@auroragov.org / Comments in red)

Site Plan:

7A. Sheet 3: Ensure the hydrant is placed per specification. See Section 16.05. This will be further reviewed in the civil plans.

Response: Hydrants have been adjusted.

7B. Sheet 4: Are there plans to extend the road and thus the waterline? If not, then the line should utilize two 45-degree bends.

Response: The water line is not planned to go across E470. A stub has been added to the north.

7C. Sheet 4: Show flow direction on the sanitary sewer lines. No more than 90 degrees of deflection in a single manhole.

Response: Alignment of sanitary has been adjusted to no be greater than 90 degree.



7D. Sheet 4: A public storm will require a storm easement.

Response: Storm Easement added.

7E. Sheet 5: Access is required to all manholes. The manhole is also to be removed from the sloped portion of the channel.

Response: Maintenance access path added to manhole.

7F. Sheet 6: This is currently a very long dead-end main. What is the timeline to either loop the water through a development or road extension? If this is relying on another place set please respond with that information.

Response: Water is looped now and hydrant is located on the westside.

7G. Sheet 6: Access is required to all manholes. The manhole is also to be removed from the sloped portion of the channel.

Response: Maintenance access path added to manhole.

7H. Sheet 6: This sanitary sewer does not exist yet. It is the correct EDN but is not currently being constructed.

Response: The waterline now goes south and ties to Tibet Road

7I. Sheet 8: Trees are not to be on top of storm, water, or sanitary mains.

Response: Acknowledged.

8. PROS (Adison Petti / apetti@auroragov.org / Comments in mauve)

Site Plan:

8A. Sheet 1: Add PROS signature block. Show all amenities on the detail sheet.

Response: PROS signature added to cover sheet.

8B. Sheet 9: Indicate 25' Special Landscape Buffer adjacent to E470 Trail.

Response: Landscape buffer annotated.

9. Land Development Services (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan:

9A. Sheet 1: Legal Description – Revise to add a space between 66 & West.

Response: Legal description adjusted.

9B. Sheet 2: Label "Lot 1, Block 1" and reception number for High Point Substation Filing No. 1.

Response: Plat is being submitted with this ISP. Lots, easements, ROW now match plat.

9C. Sheet 2: Label the Book and Page for the 75' MUE on the westerly side of E-470.

Response: Plat is being submitted with this ISP. Lots, easements, ROW now match plat.

9D. Sheet 3: Label "Unplatted" areas.

Response: Plat is being submitted with this ISP. Lots, easements, ROW now match plat.

9E. Sheet 3: Dimension ROW.

Response: Dimension added.

9F. Sheet 3: Label Lot 1, Block 1, and reception number for High Point Substation Filing No. 1.

Response: Plat is being submitted with this ISP. Lots, easements, ROW now match plat.

9G. Sheet 3: Will the grading require a slope easement?

Response: Slope easement labels added to sheets.

9H. Sheet 4: Label "Unplatted" areas.

Response: Plat is being submitted with this ISP. Lots, easements, ROW now match plat.



9I. Sheet 4: Dimension ROW.

Response: Dimension added.

9J. Sheet 4: Label Lot 1, Block 1, and reception number for High Point Substation Filing No. 1.

Response: Plat is being submitted with this ISP. Lots, easements, ROW now match plat.

9K. Sheet 4: Will the grading require a slope easement?

Response: Slope easement labels added.

9L. Sheet 4: Label the radius for the cul-de-sac.

Response: Radius added.

9M. Sheet 5: Dimension the ROW.

Response: Dimension added.

9N. Sheet 5: Label Lot 1, Block 1, and reception number for High Point Substation Filing No. 1.

Response: Plat is being submitted with this ISP. Lots, easements, ROW now match plat.

Sheet 6: Label the radius for the cul-de-sac.

Response: Radius label added.

Sheet 6: Is this an existing drainage easement?

Response: No, callout was to an existing contour.

Sheet 6: Label Lot 1, Block 1, and reception number for High Point Substation Filing No. 1.

Response: Lot, Block, and reception number added.

10. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

Easement dedication to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

Response: Acknowledged.

REFERRAL COMMENTS FROM OTHER AGENCIES

11. Xcel Energy

11A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a potential conflict with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights along the north side of the subject property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the infrastructure site plan, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

PSCo also has existing underground electric distribution facilities along the north and east sides of the subject property. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

PSCo requests that 10-foot-wide utility easements are dedicated abutting all public rights-of-way and private drives.



For any new natural gas or electric service or modification to any of the existing facilities, the property owner/developer/contractor must complete the application process via www.xcelenergy.com/InstallAndConnect.

Response: Comment noted, thank you.

12. DEN Aviation Noise

12A. Detention basins must be designed to meet a 40-hour drain time following a 100-year event.

Response: Pond PG1 will adhere to 40-hour drain time. Finalized pond calculations to be submitted with CD set.

12B. The proposed development is within the "10,000' Critical Area for Wildlife-Attractant Separation Area" for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assists in implementing DEN's Wildlife Hazard Management Plan and has requested coordination as this project progresses. USDA and DEN will assist with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33.

Response: Comment noted, Pond PG1 will adhere to 40-hour drain time. Finalized pond calculations to be submitted with CD set.

12C. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file a notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 processes can be determined ("Notice Criteria Tool") and/or the filing can be initiated is: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> This development will be significantly impacted by aircraft noise and overflights. An Avigation Easement is required for this development.

Response: Comment noted, Pond PG1 will adhere to 40-hour drain time. Finalized pond calculations to be submitted with CD set.

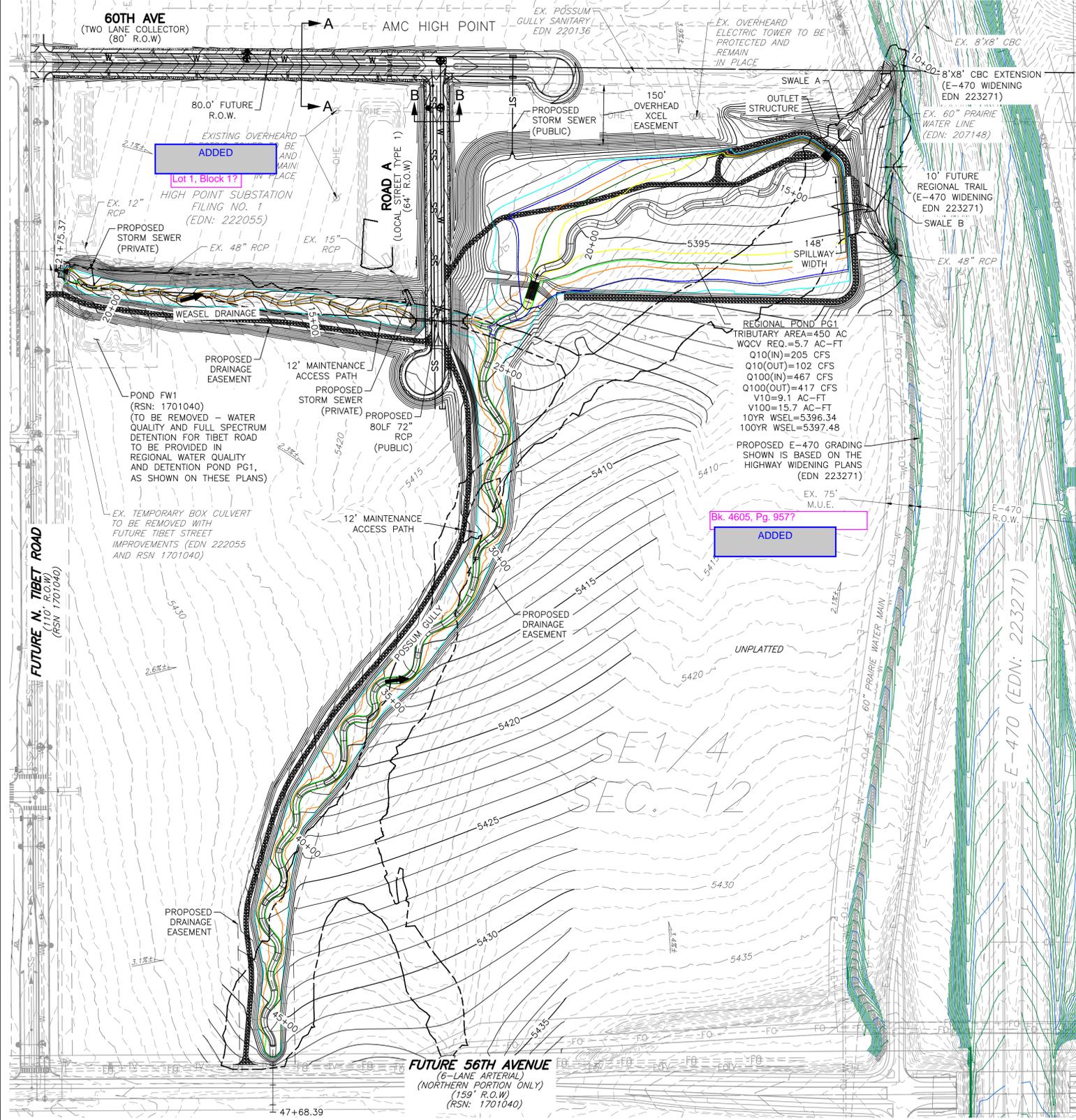
13. E-470 Authority

13A. Review comments from the E-470 Authority are currently outstanding and will be provided once they are received.

Response: Comment noted, thank you.

BOX ELDER SUBDIVISION FILING NO.2 INFRASTRUCTURE SITE PLAN

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



BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

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

BENCHMARK

COA ID: 3S6508NW001

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

ELEVATION = 5394.58' (NAVD1988) DATUM.

INFRASTRUCTURE NOTES:

ROADWAY PHASING:

- THESE PLANS SHOW THE INTERIM CONFIGURATION OF 60TH AVENUE WITH A CUL-DE-SAC TERMINATION LOCATED APPROXIMATELY EAST OF TIBET STREET. ROADWAY IS ANTICIPATED TO BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE PHASING.

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 CSP SUBMITTALS.

SITE PLAN:

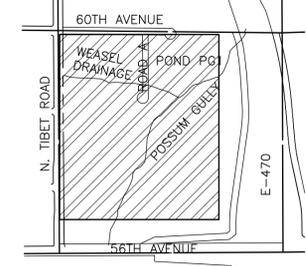
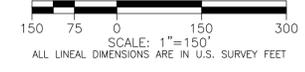
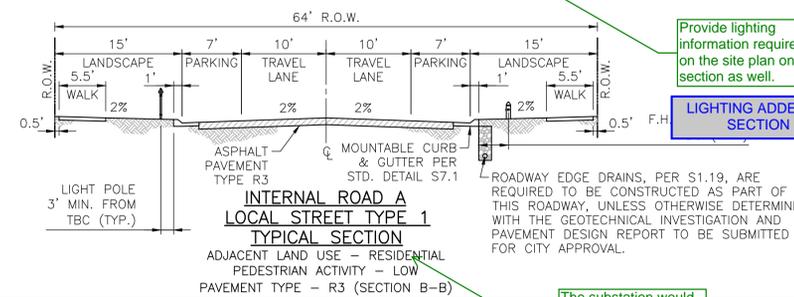
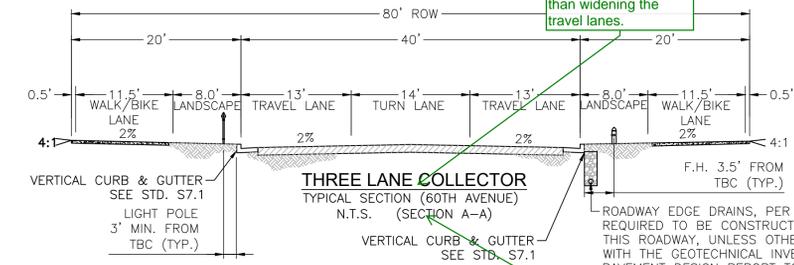
- FUTURE SITE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AN APPROVED SECONDARY EMERGENCY ACCESS CONNECTION THAT MEETS THE REQUIREMENTS OF THE ROADWAY SPECIFICATION MANUAL AND ADOPTED FIRE CODE.
- THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS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

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 CULVERTS SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
- BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.
- STORM SEWER WITHIN ROW IS PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE AURORA HIGH POINT METROPOLITAN DISTRICT. STORM SEWER OUTSIDE ROW IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.



LEGEND

- FUTURE 2-YEAR FLOOD EXTENTS
- FUTURE 10-YEAR FLOOD EXTENTS
- FUTURE 100-YEAR FLOOD EXTENTS
- OFFSITE SWALE
- EMERGENCY OVERFLOW

This statement is confusing. This site plan and the master plan establishes the required roadway section for 60th.

REMOVED THIS NOTE AS THERE ARE NO PLANS FOR THE ROADWAYS TO BE PHASED

This section does not match the section from the master plan and does not match the section from the Roadway Manual. If the bike lanes are removed from the section, the sidewalks shall be widened to a minimum of 13' rather than widening the travel lanes.

STREET SECTION UPDATED TO MATCH FULENWIEN MASTER PLAN

Provide lighting information required on the site plan on this section as well.

LIGHTING ADDED TO SECTION

Remove 2 of 9 ADDED ON ALL SHEETS

The substation would be considered more industrial. Revise the pedestrian activity level to medium.

ADJUSTED TO MEDIUM

PLOT DATE: Friday, September 6, 2024 1:53 PM LAST SAVED BY: GKIRALY
DRAWING LOCATION: G:\LEV24-0659-Fulenwieder West - PA1 and PA2\PLANS\ISP\OVERALL.dwg

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

BOX ELDER SUBDIVISION
FILING NO.2
INFRASTRUCTURE SITE PLAN
OVERALL

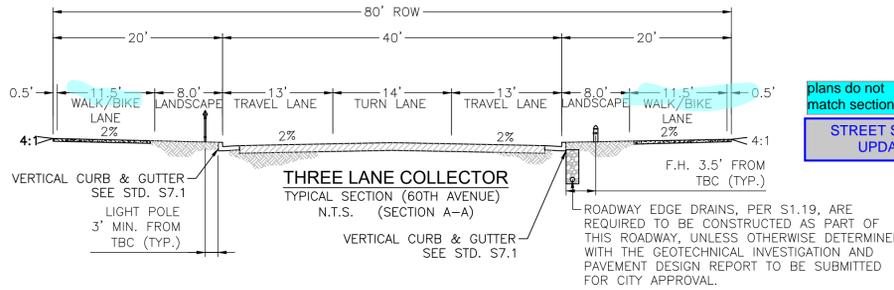
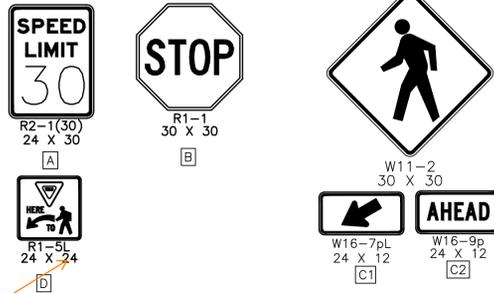
No.	Description of Revisions	Date	Name

Job Number 24.0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE
Sheet Number: **2 OF 9**

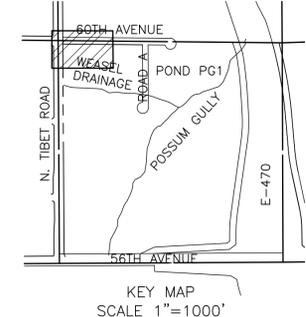
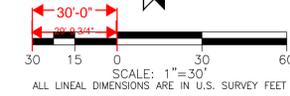
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INFRASTRUCTURE SITE PLAN

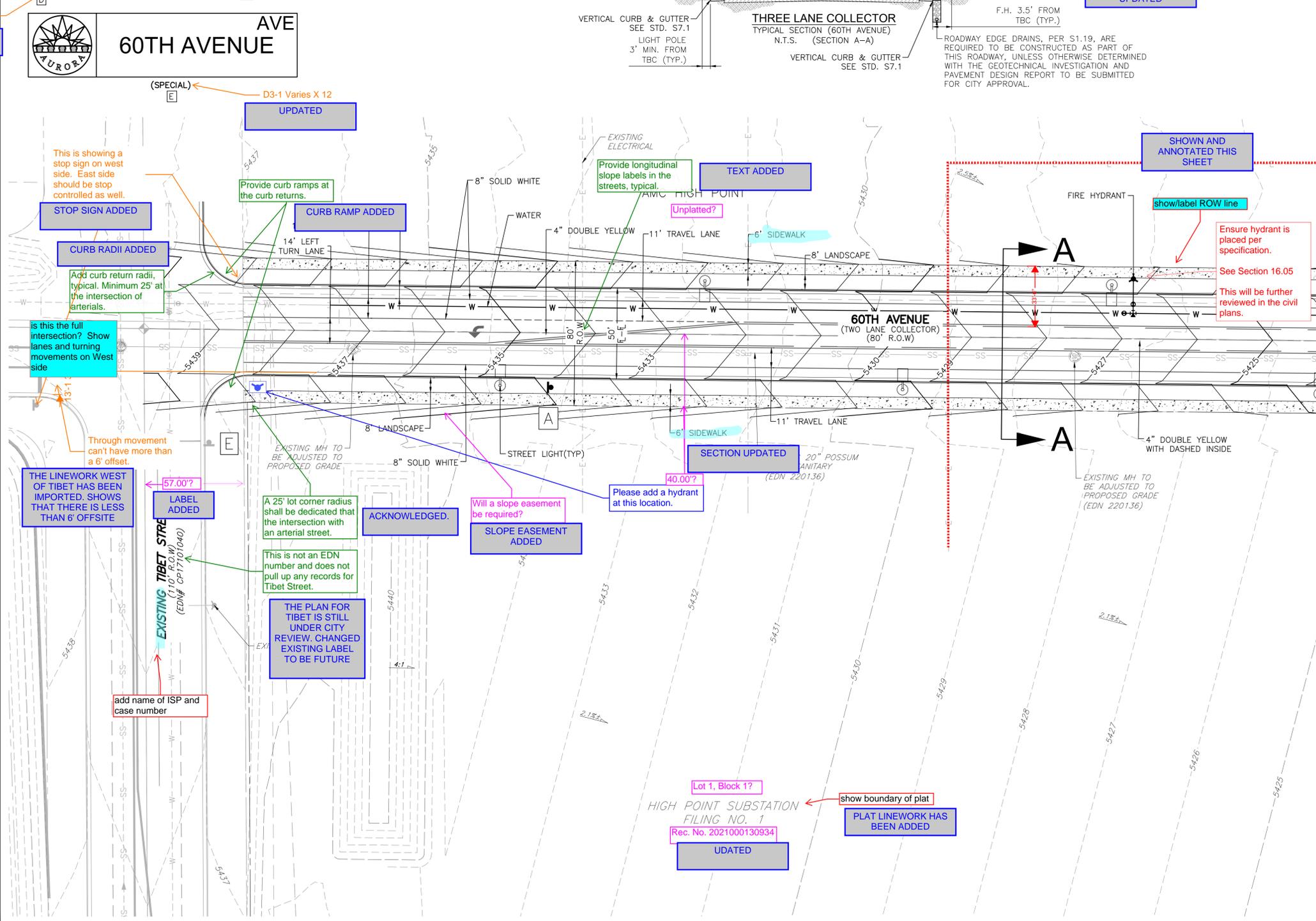
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



IT IS ACCURATE JUST HAVE TO SNAP TO THE CORRECT MARGINS



- 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 66TH AVENUE WITH A CUL-DE-SAC TERMINATION LOCATED APPROXIMATELY A QUARTER MILE WEST OF DENALI 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 STRUCTURE.
 - PRIOR TO CONSTRUCTION OF 66TH AVE, MAINTENANCE ACCESS TO POSSUM GULLY VIA THE REGIONAL TRAIL AND ACCESS PATH OFF OF 64TH AVE.



SEE SHEET 4 FOR CONTINUATION

BASIS OF BEARING AND BENCHMARK
 COORDINATE CONTROL INFO:
 COMBINED SCALE FACTOR = 0.999755321
BASIS OF BEARING
 BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

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

- ELEVATION = 5394.58' (NAVD1988) DATUM.
- Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
 - Please add the following note: "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."
 - Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans."
 - Please add the following note: "The minimum slope on asphalt is 1%, the minimum slope concrete is 0.5%, and the minimum slope on unpaved surfaces is 2%."



BOX ELDER SUBDIVISION
 FILING NO.2
 INFRASTRUCTURE SITE PLAN
 SITE PLAN 60TH AVENUE

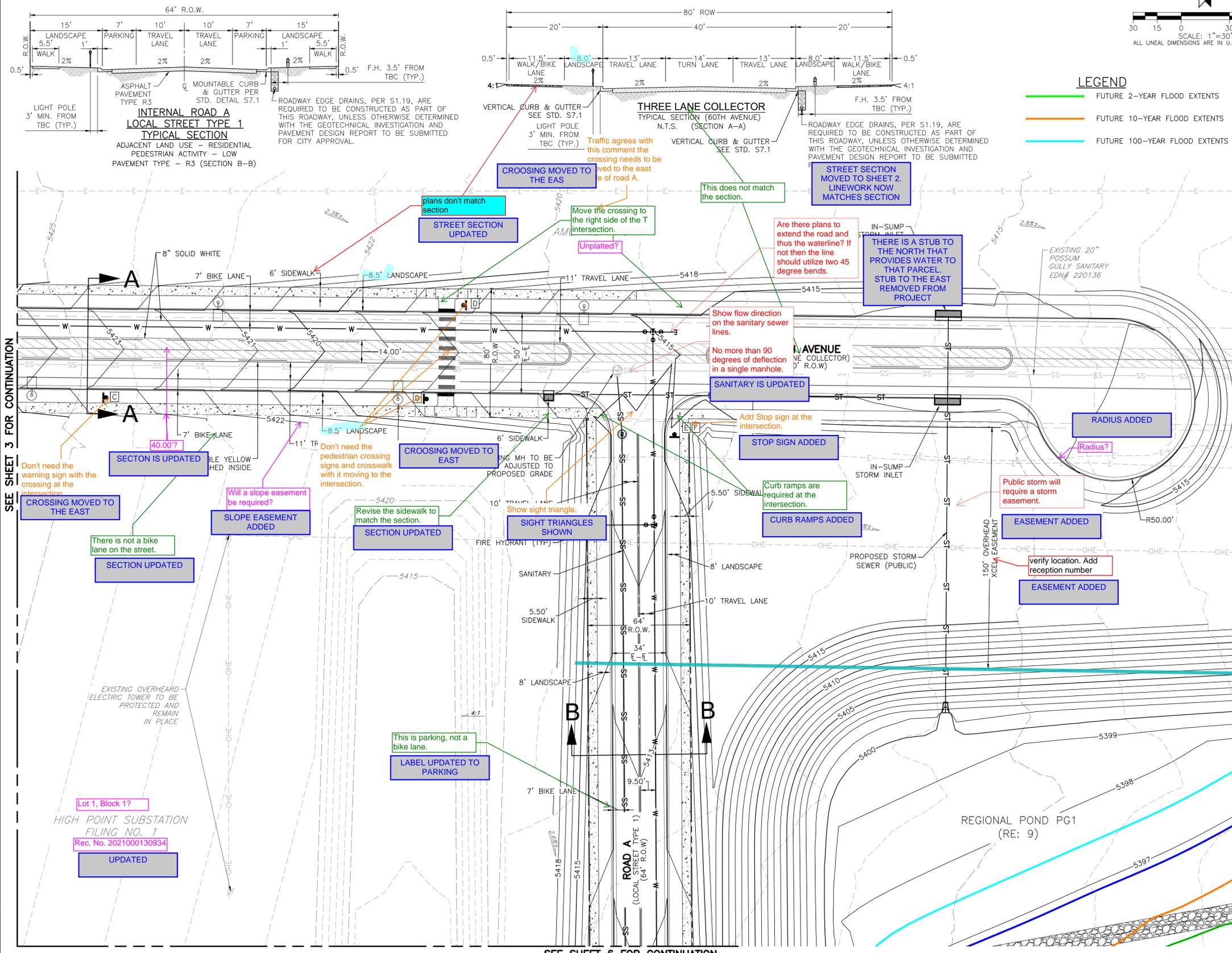
No.	Description of Revisions	Date	Name

Job Number 24.0659
 Project Manager PROULX
 Design By BEDNAR/MEIS
 Drawn By BEJARANO
 Principal in Charge LE
 SHEET 3 OF 3
 SHEET NUMBER: 3

PLOT DATE: Wednesday, August 7, 2024 11:06 AM LAST SAVED BY: EBEDNAR
 DRAWING LOCATION: G:\E\24.0659-Fuller\wider West - PA1 and PA2\PLANS\ISP\SITE PLAN_60TH AVENUE.dwg

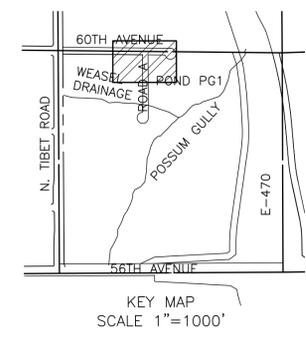
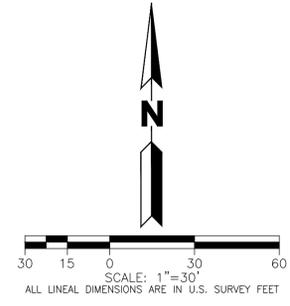
BOX ELDER SUBDIVISION FILING NO.2 INFRASTRUCTURE SITE PLAN

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 3 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION



- NOTES:**
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 - 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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 - PRIOR TO CONSTRUCTION OF 66TH AVE, MAINTENANCE ACCESS IS PROVIDED FOR POSSUM GULLY VIA THE REGIONAL TRAIL AND SANITARY SEWER ACCESS PATH OFF OF 64TH AVE.
 - THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS THAT SURROUND POSSUM GULLY. A TRACKING CHART SHALL BE PROVIDED WITH EACH SITE PLAN IDENTIFYING THE TOTAL ACREAGE OF OPEN SPACE PROVIDED WITHIN THAT SITE PLAN. THIS CHART SHALL BE COPIED TO EACH NEW SITE PLAN AND UPDATED TO CREATE A RUNNING TOTAL OF OPEN SPACE.

60TH AVENUE (SPECIAL) [E]

ROAD A RD (SPECIAL) [F]

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

STOP R1-1 30 X 30 [B]

PEDESTRIAN W11-2 30 X 30 [C]

AHEAD W16-7pL 24 X 12 [C1] W16-9p 24 X 12 [C2]

BASIS OF BEARING AND BENCHMARK
 COORDINATE CONTROL INFO:
 COMBINED SCALE FACTOR = 0.999755321
BASIS OF BEARING
 BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.
BENCHMARK
 COA ID: 3S6508NW001
 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 SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, +/- 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: Wednesday, August 7, 2024 11:08 AM LAST SAVED BY: EBDNAR
 DRAWING LOCATION: G:\E\24-0659-Fulcrum\Site Plan - PA1 and PA2\PLANS\ISP\SITE PLAN_60TH AVENUE.dwg

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

BOX ELDER SUBDIVISION
 FILING NO.2
 INFRASTRUCTURE SITE PLAN
 SITE PLAN 60TH AVENUE

No.	Description of Revisions	Date	Name

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

Sheet Number: **4**

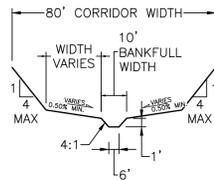
NOT FOR CONSTRUCTION

NOTES:

1. FINAL STREET LIGHT LOCATIONS ARE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN CIVIL PLAN SUBMITAL.
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.
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BOX ELDER SUBDIVISION FILING NO.2 INFRASTRUCTURE SITE PLAN

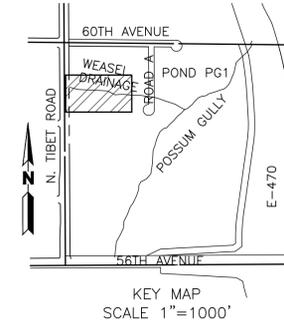
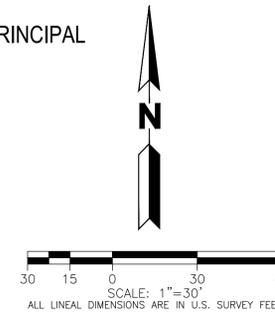
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



TYPICAL SECTION - WEASEL DRAINAGE

LEGEND

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



BOX ELDER SUBDIVISION
FILING NO.2
INFRASTRUCTURE SITE PLAN

WEASEL DRAINAGE

NOT FOR CONSTRUCTION

No.	Description of Revisions	Date	Name

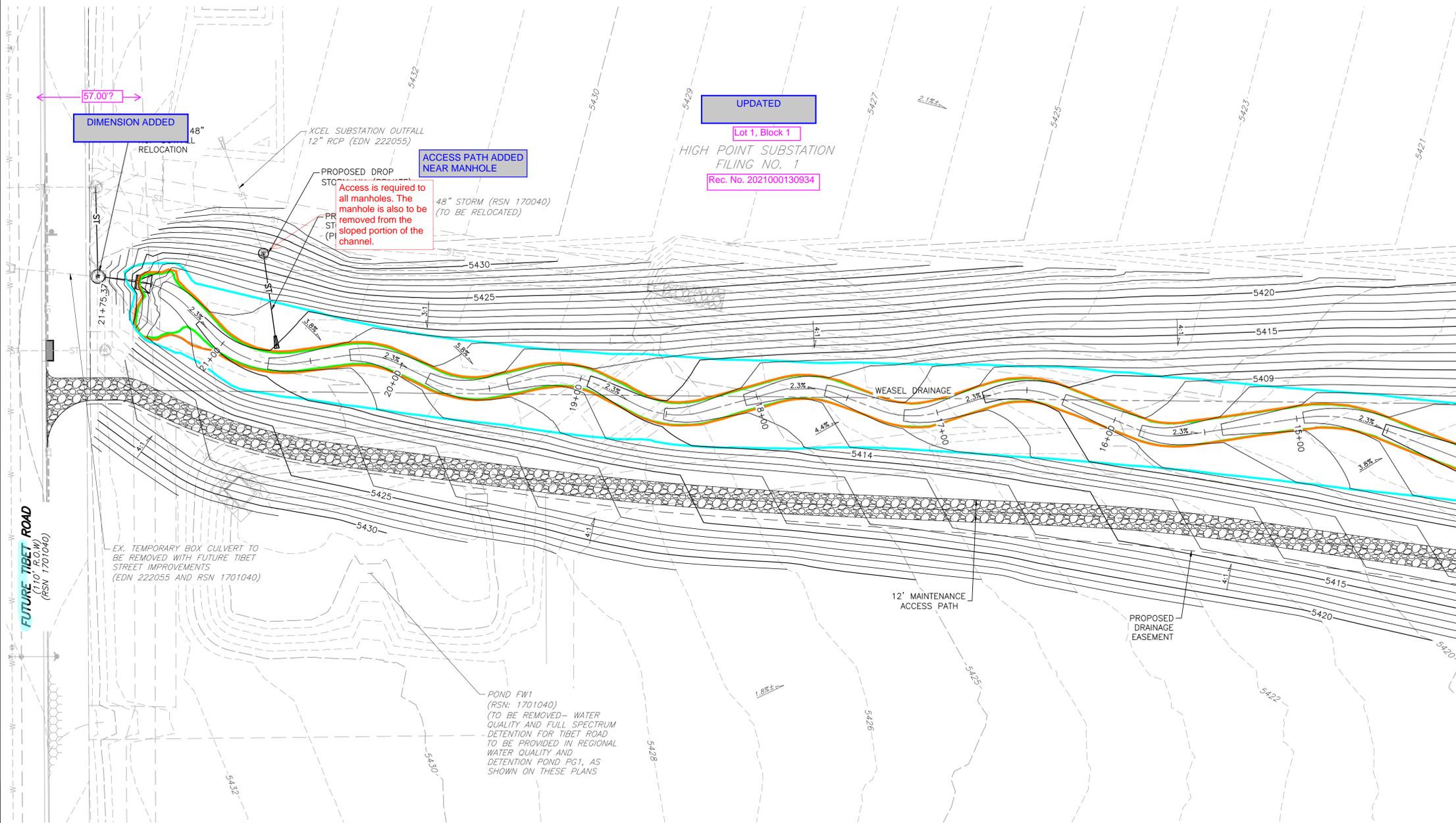
Job Number	24.0659
Project Manager	PROULX
Design By	BEDNAR/MEIS
Drawn By	BEJARANO
Principal in Charge	LE

Sheet Number:
WEASEL DRAINAGE

Add sheet number.

ADDED

PLOT DATE: Wednesday, August 7, 2024 11:10 AM LAST SAVED BY: EBEDNAR
DRAWING LOCATION: G:\E\24.0659-Future\wider West - PA1 and PA2\PLANS\ISP\WEASEL DRAINAGE.dwg



SEE SHEET 6 FOR CONTINUATION

DIMENSION ADDED
57.00'

RELOCATION
48"

PROPOSED DROP
STO

Access is required to all manholes. The manhole is also to be removed from the sloped portion of the channel.

ACCESS PATH ADDED
NEAR MANHOLE

48" STORM (RSN 170040)
(TO BE RELOCATED)

UPDATED
Lot 1, Block 1
Rec. No. 2021000130934

HIGH POINT SUBSTATION
FILING NO. 1

Rec. No. 2021000130934

EX. TEMPORARY BOX CULVERT TO BE REMOVED WITH FUTURE TIBET STREET IMPROVEMENTS (EDN 222055 AND RSN 1701040)

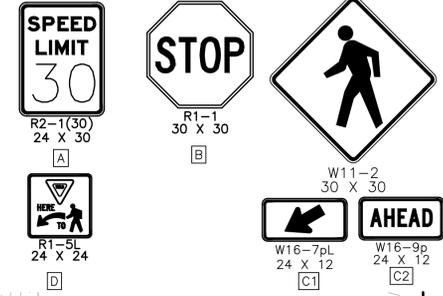
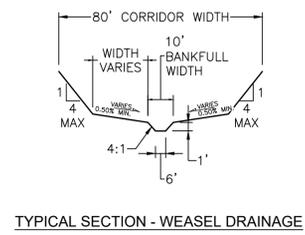
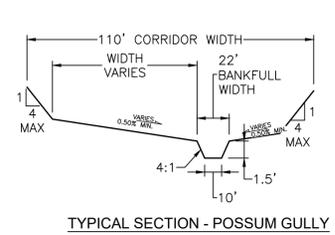
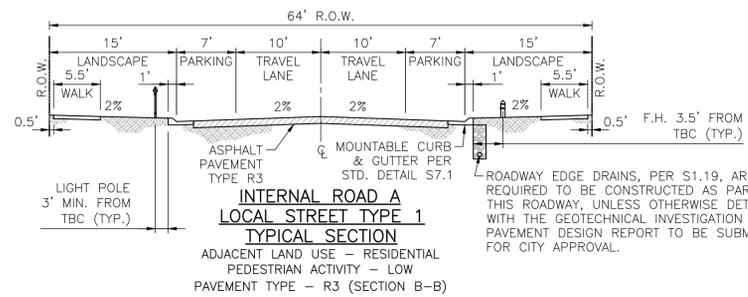
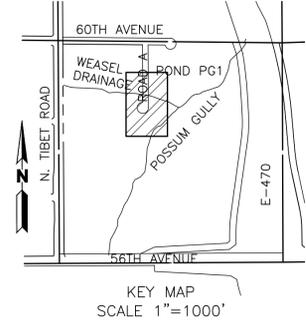
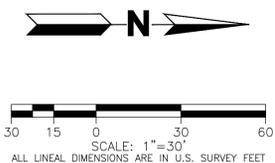
POND FW1 (RSN: 1701040)
(TO BE REMOVED - WATER QUALITY AND FULL SPECTRUM DETENTION FOR TIBET ROAD TO BE PROVIDED IN REGIONAL WATER QUALITY AND DETENTION POND PG1, AS SHOWN ON THESE PLANS)

12' MAINTENANCE ACCESS PATH

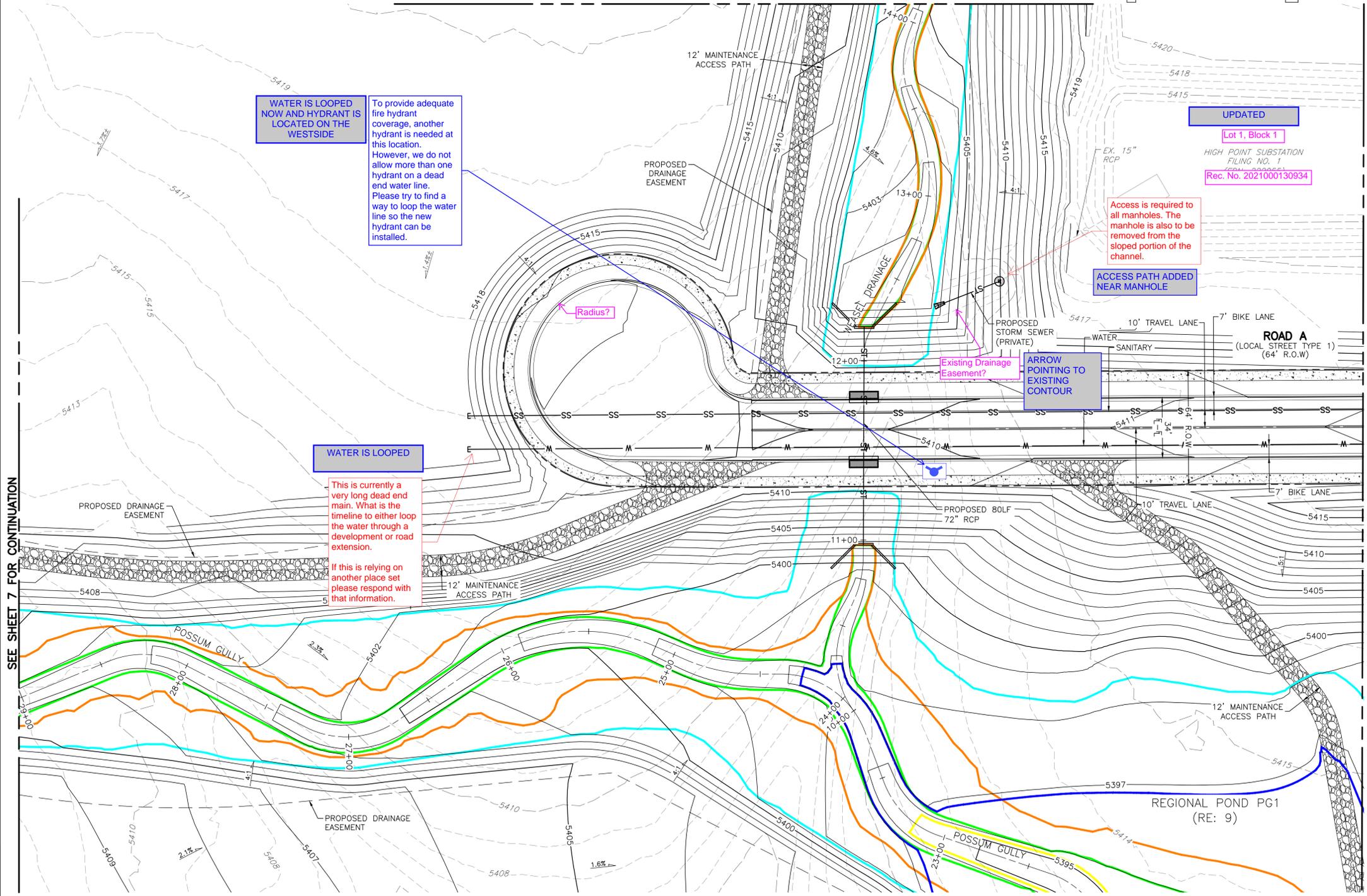
PROPOSED DRAINAGE EASEMENT

BOX ELDER SUBDIVISION FILING NO.2 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 5 FOR CONTINUATION



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

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°33'2"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
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 ELEVATION = 5394.58' (NAVD1988) DATUM.



BOX ELDER SUBDIVISION
 FILING NO.2
 INFRASTRUCTURE SITE PLAN
 POSSUM GULLY

No.	Description of Revisions	Date	Name

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

Sheet Number:
6

PLOT DATE: Wednesday, August 7, 2024 11:13 AM LAST SAVED BY: EBEDNAR
 DRAWING LOCATION: G:\LE\24.0659-Fullenwider West - PA1 and PA2\PLANS\ISP\POSSUM GULLY.dwg

SEE SHEET 7 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

NOT FOR CONSTRUCTION

BOX ELDER SUBDIVISION FILING NO.2

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

Repeat edited note on the cover sheet under Aurora Notes no. 4.

ND RESPONSE: NOTES HAVE BEEN REVISED ACCORDINGLY

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

ND RESPONSE: PER ONGOING DISCUSSIONS WITH CITY STAFF AND COORDINATION WITH E-470, FULENWIDER HAS CONVEYED THE INTENT TO INSTALL THE MUE BUFFER LANDSCAPING AS PART OF THIS ISP SUBMITTAL IN EFFORTS TO AVOID CONFLICT WITH E-470 MUE TRAIL AND UTILITIES. REFER TO SECTION EXHIBIT ON LANDSCAPE SCHEDULES SHEET 11 FOR FURTHER CLARIFICATION ON BUFFER PLACEMENT AND PLANTING OFFSETS.

ND RESPONSE: NOTES HAVE BEEN REVISED ACCORDINGLY

Remove notes 6-8. Duplicates of notes 8-10 in landscape notes.

HYDROZONE TABLE

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

ND RESPONSE: NOTES HAVE BEEN REVISED ACCORDINGLY

LANDSCAPE NOTES

- ~~ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yds/1,000sf.~~
- ~~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 SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE EXCEPT WHERE NOTED IN PLAN. VEHICULAR DRIVES, PARKING LOTS AND PLAZAS ARE INCLUDED ON CIVIL SHEETS.~~
- ~~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.~~
- ~~ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.~~
- ~~LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.~~
- ~~A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.~~
- ~~LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).~~

Delete these notes as they are duplicated in the notes above.

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 MAELLANIGUS 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%	3.0Z.
	ASTER TANACETIFOLIUS	8%	4.0Z.
	LUPINUS ARGENTEUS	6%	3.0Z.
	RUDBECKIA HIRTA	8%	4.0Z.
	ASCLEPIAS INCARNATA	12%	6.0Z.
	TOTAL		100%

LANDSCAPE REQUIREMENT TABLES

Street Tree Description	Length (LF)	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
E. 60th Ave. (North Side) (1 Tree / 40 LF, 0.025 Shrubs per SF)	1,265	10,846	32	34	271	408	89 (26%)
E. 60th Ave. (South Side) (1 Tree / 40 LF, 0.025 Shrubs per SF)	1,180	10,535	30	29	263	348	92 (23%)
Future Road A (West Side) (1 Tree / 40 LF, 0.025 Shrubs per SF)	715	6,316	18	19	158	217	54 (25%)
Future Road A (East Side) (1 Tree / 40 LF, 0.025 Shrubs per SF)	725	6,364	18	16	159	170	30 (18%)
Totals:	-	-	98	98	852	1,173	265 (23%)

- NOTES:
1.) Distances measured between tangent points, Intersecting Drives, Maintenance Paths, and Overhead Electric Easement are Excluded.
2.) 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.

MUE Trail LF	Buffer Width Required	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
2,440 LF	25'	81	81	813	821	0
(1 Tree and 10 shrubs / 30 LF)						
Totals:	-	81	81	813	821	0

- NOTES:
1.) 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 Planting Area (excludes 100 year floodplain)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
Weasel Drainageway (1 Tree and 10 shrubs / 4000 SF)	32	36	322	354	0
Possum Gulley Drainageway (1 Tree and 10 shrubs / 4000 SF)	37	37	370	387	0
Totals:	69	73	692	721	0

- NOTES:
1.) 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 Planting Area (excludes 100 year floodplain)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
313,075 SF (1 Tree and 10 shrubs / 4000 SF)	78	78	783	783	0
Totals:	78	78	783	783	0

- NOTES:
1.) 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.

change shrubs to: one shrub per 40 square feet

ND RESPONSE: LANDSCAPE REQUIREMENT TABLE UPDATED TO REFLECT 1 PER 40 SF SHRUB REQUIREMENT

Not to exceed 40% of shrubs

ND RESPONSE: COMMENT NOTED, PERCENTAGES (%) HAVE BEEN REFLECTED IN UPDATED CHART

the buffer is not required until the time of adjacent development.

Omit these tables unless written permission is received from E-470 and landscape is being installed ahead of development.

ND RESPONSE: PER ONGOING DISCUSSIONS WITH CITY STAFF AND COORDINATION WITH E-470, FULENWIDER HAS CONVEYED THE INTENT TO INSTALL THE MUE BUFFER LANDSCAPING AS PART OF THIS ISP SUBMITTAL IN EFFORTS TO AVOID CONFLICT WITH E-470 MUE TRAIL AND UTILITIES. REFER TO SECTION EXHIBIT ON LANDSCAPE SCHEDULES SHEET 11 FOR FURTHER CLARIFICATION ON BUFFER PLACEMENT AND PLANTING OFFSETS. DRAINAGWAY LANDSCAPE TABLE AND REQUIRED PLANTINGS ARE SHOWN PER PRIVATE COMMON OPEN SPACE REQUIREMENTS OF 1 TREE AND 10 SHRUBS PER 4,000 SF.

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BOX ELDER SUBDIVISION
FILING NO. 2
INFRASTRUCTURE SITE PLAN

Job Number	24.0659
Project Manager	PROULX
Design By	BEDNAR/MEIS
Drawn By	BEJARANO
Principal in Charge	LE
Description of R	ISP SUBMITTAL 01
No.	1

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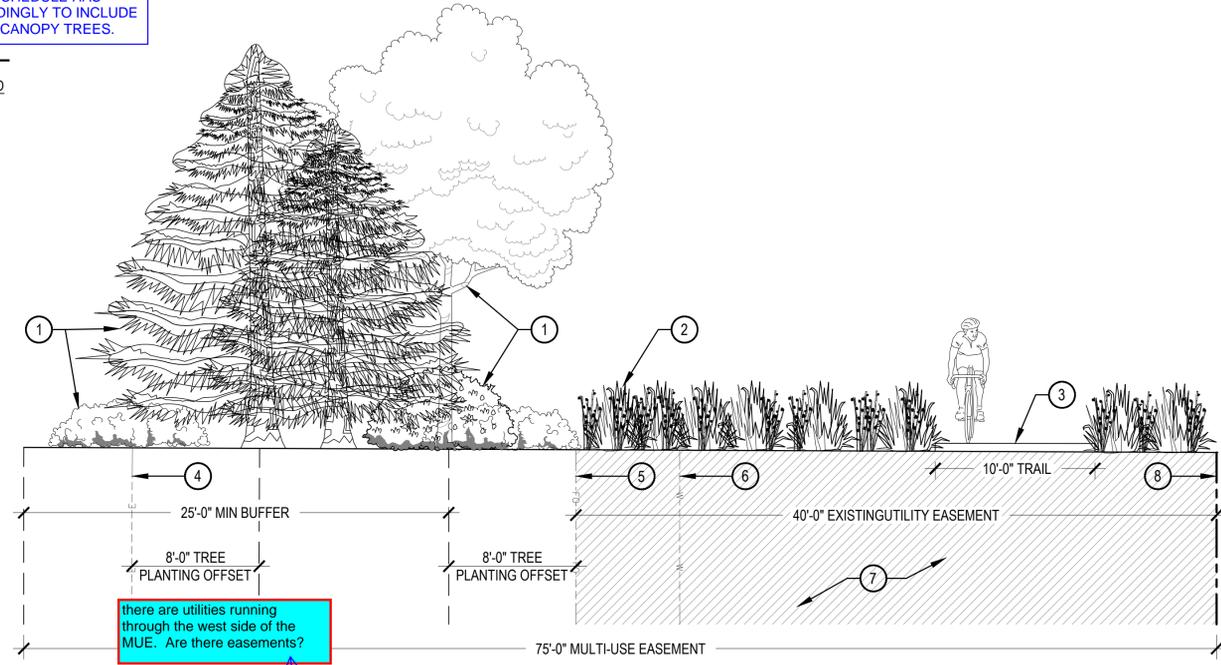
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DRAWING LOCATION: F:\Box Elder - Fullerwider - 0751-01-0000\Box Elder - 60th Ave ISP - 0000-01-0000\Drawings\Submittals\PLAN-FULLERWIDER ISP-PLAN.dwg

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS TREES									
	AC GM	9	ACER SACCHARUM 'GREEN MOUNTAIN' TM	GREEN MOUNTAIN SUGAR MAPLE	B & B	2" CAL	LOW	40'-50'	30'-40'
	GI AG	17	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2" CAL	MOD	40'-50'	30'-40'
	GY DI	72	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2" CAL	LOW	30'-40'	50'-60'
	KO PA	29	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2" CAL	MOD	30'-40'	25'-30'
	QU MA	34	QUERCUS MACROCARPA	BURR OAK	B & B	2" CAL	MOD	60'-70'	50'-60'
	QU SH	32	QUERCUS SHUMARDII	SHUMARD RED OAK	B & B	2" CAL	MOD	60'-70'	50'-60'
	UL PR	20	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2" CAL	MOD	50'-60'	30'-40'
EVERGREEN TREES									
	PI DE	13	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	6' HEIGHT	MOD	30'-40'	15'-20'
	PI PU	69	PICEA PUNGENS	COLORADO SPRUCE	B & B	6' HEIGHT	MOD	30'-40'	15'-20'
	PI SY	35	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HEIGHT	MOD	40'-50'	30'-40'
DECIDUOUS SHRUBS									
	AM SE	369	AMELANCHIER ALNIFOLIA	SERVICEBERRY	CONT.	#5	LOW	9'-12'	4'-5'
	CA GL	213	CARAGANA FRUTEX 'GLOBOSA'	GLOBE RUSSIAN PEASHRUB	CONT.	#5	LOW	3'-4'	2'-3'
	CA CL	234	CARYOPTERIS X CLANDONENSIS	BLUEBEARD	CONT.	#5	LOW	2'-3'	2'-3'
	CE FE	100	CEANOTHUS FENDLERI	FENDLER'S CEANOTHUS	CONT.	#5	LOW	2'-3'	3'-4'
	PH MO	170	PHYSOCARPUS MONOGYNUS	MOUNTAIN NINEBARK	CONT.	#5	MOD	2'-3'	3'-4'
	PR RN	561	PRUNUS BESSEYI	WESTERN SAND CHERRY	CONT.	#5	LOW	4'-5'	4'-5'
	RH GL	117	RHUS GLABRA	SMOOTH SUMAC	CONT.	#5	LOW	9'-12'	9'-10'
EVERGREEN SHRUBS									
	AR CN	307	ARTEMISIA CANA	SILVER SAGEBRUSH	CONT.	#5	LOW	2'-3'	3'-4'
	EU GA	40	EUONYMUS FORTUNEI 'EMERALD GAIETY'	EMERALD GAIETY WINTERCREEPER	CONT.	#5	MOD	4'-5'	1'-2'
	FA PA	18	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5	LOW	4'-5'	4'-5'
	JU JU	95	JUNIPERUS COMMUNIS	COMMON JUNIPER	CONT.	#5	MOD	2'-3'	1'-2'
	JU PS	93	JUNIPERUS PSEUDOSABINA	DWARF BLACK JUNIPER	CONT.	#5	MOD	4'-5'	5'-6'
	PI GL	335	PICEA PUNGENS 'GLOBOSA'	DWARF GLOBE BLUE SPRUCE	CONT.	#5	LOW	3'-4'	5'-6'
	VI RH	399	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY LANTANAPHYLLUM VIBURNUM	CONT.	#5	LOW	7'-8'	7'-8'
ORNAMENTAL GRASSES									
	AN GE	27	ANDROPOGON GERARDII	BIG BLUESTEM	CONT.	#1	LOW	6'-7'	2'-3'
	CA KA	259	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	LOW	3'-4'	1'-2'
	PA VI	120	PANICUM VIRGATUM	SWITCH GRASS	CONT.	#1	LOW	4'-5'	2'-3'

Per sheet 10 under each landscape requirement table there is a note that all trees shall be 2.5" caliper, but none are specified on the plant list.

ND RESPONSE: PLANT SCHEDULE HAS BEEN UPDATED ACCORDINGLY TO INCLUDE 2.5" CALIPER SPEC FOR CANOPY TREES.



1 TYPICAL BUFFER SECTION

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

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

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

Note 5 gallon

ND RESPONSE: PLANT SCHEDULE HAS BEEN UPDATED ACCORDINGLY

ND RESPONSE: PLANT SCHEDULE HAS BEEN UPDATED ACCORDINGLY, ALL SHRUBS AND GRASSES PROPOSED IN ROW HAVE BEEN REVISED AND VERIFIED TO BE WITHIN THE MINIMUM ALLOWED DIMENSIONS AND CONTAINER SIZES.

Provide different codes for CA KA and PA VI as they are shown in the curbside landscape area and are required to be 5 gallon.

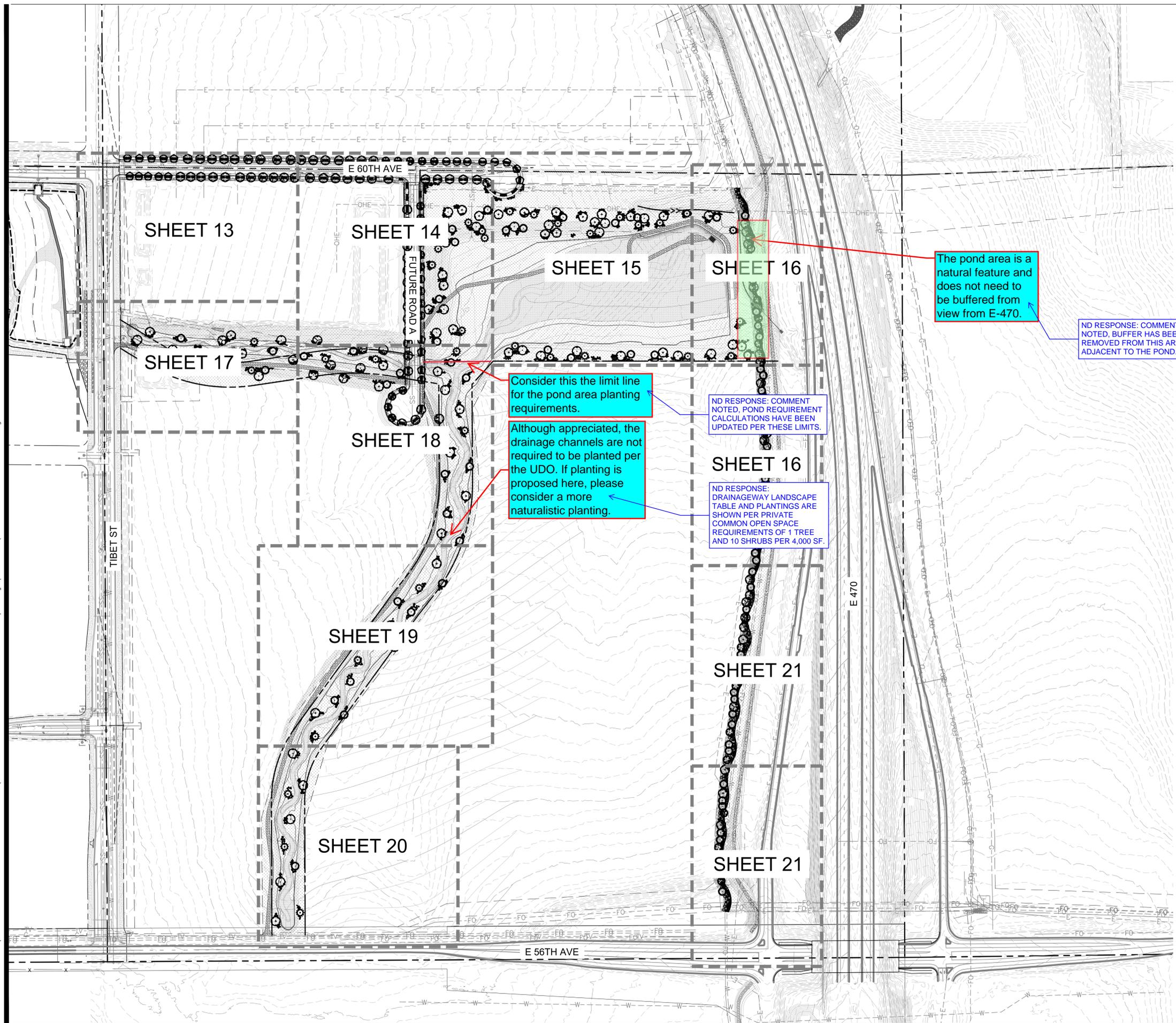
ND RESPONSE: IN COORDINATION WITH CITY STAFF AND E-470, BUFFER PLACEMENT HAS BEEN SHOWN WITHIN MUE, REFER TO LANDSCAPE SHEETS FOR LOCATIONS AND DIMENSIONS TO CLARIFY EASEMENT AND UTILITY LOCATIONS (ALSO SHOWN IN THIS SECTION EXHIBIT) - ALL PROPOSED TREES ARE OFFSET A MINIMUM 8' FROM ADJACENT UTILITIES PER REQUIREMENTS. SHRUBS AND GRASSES PLACED THROUGHOUT THE BUFFER LOCATION IN THE MUE PER DIRECTION FROM CITY STAFF AND E-470 - ENSURE THESE DO NOT CONFLICT WITH MUE UTILITIES AND EASEMENTS.

No.	Description of Revisions	Date	Name
1	ISP SUBMITTAL 01	08/07/24	ISP01

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

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The pond area is a natural feature and does not need to be buffered from view from E-470.

ND RESPONSE: COMMENT NOTED, BUFFER HAS BEEN REMOVED FROM THIS AREA ADJACENT TO THE POND.

Consider this the limit line for the pond area planting requirements.

ND RESPONSE: COMMENT NOTED, POND REQUIREMENT CALCULATIONS HAVE BEEN UPDATED PER THESE LIMITS.

Although appreciated, the drainage channels are not required to be planted per the UDO. If planting is proposed here, please consider a more naturalistic planting.

ND RESPONSE: DRAINAGEWAY LANDSCAPE TABLE AND PLANTINGS ARE SHOWN PER PRIVATE COMMON OPEN SPACE REQUIREMENTS OF 1 TREE AND 10 SHRUBS PER 4,000 SF.

BOX ELDER SUBDIVISION
FILING NO. 2
INFRASTRUCTURE SITE PLAN

No.	Description of Revisions	Date	Name
1	ISP SUBMITTAL 01	08/07/24	ISF01

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

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ND RESPONSE: STOP SIGN HAS BEEN ADDED AND LABELED ACCORDINGLY. ALSO DIMENSIONED TO THE NEAREST PROPOSED TREE OFFSET A MINIMUM 50' FROM STOP SIGN.

This intersection looks to be stop controlled based on west side. Show stop sign and tree will need to be 50' from placement of stop sign...

dimension sidewalk and curbside landscape area width TYP

ND RESPONSE: SIDEWALK AND CURBSIDE LANDSCAPE AREAS HAVE BEEN DIMENSIONED ACCORDINGLY

label Tibet ISP and include Case number, show ROW line and width and add street classification

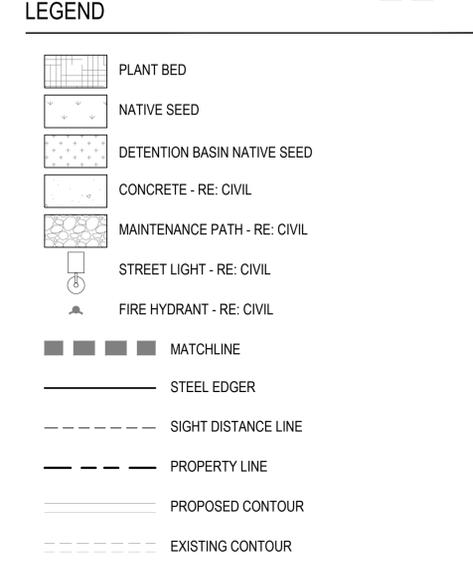
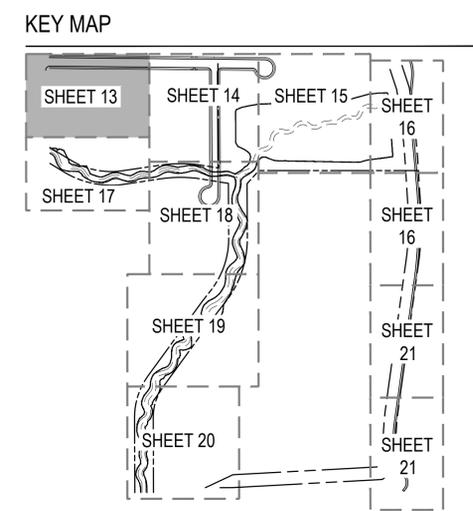
add ROW width and street classification. Typ

ND RESPONSE: TIBET ISP AND CASE NUMBER HAVE BEEN ADDED TO LANDSCAPE SHEETS, ROW LINES, WIDTH DIMENSIONS, AND STREET CLASSIFICATION HAS BEEN ADDED TO SHEETS

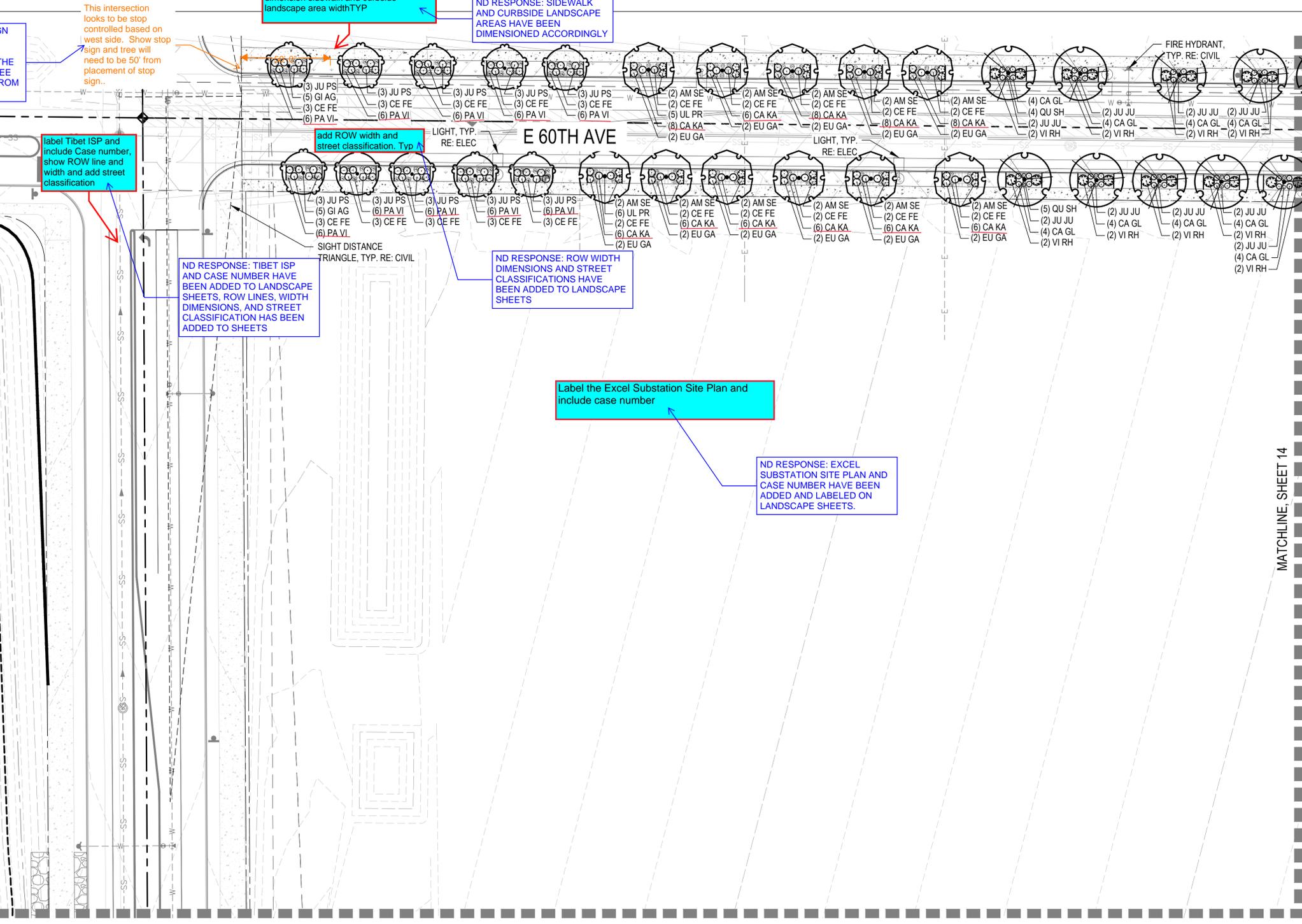
ND RESPONSE: ROW WIDTH DIMENSIONS AND STREET CLASSIFICATIONS HAVE BEEN ADDED TO LANDSCAPE SHEETS

Label the Excel Substation Site Plan and include case number

ND RESPONSE: EXCEL SUBSTATION SITE PLAN AND CASE NUMBER HAVE BEEN ADDED AND LABELED ON LANDSCAPE SHEETS.



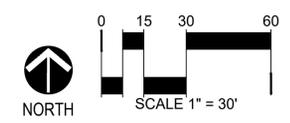
NOTES:
1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.



MATCHLINE, SHEET 14

MATCHLINE, SHEET 17

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PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
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**BOX ELDER SUBDIVISION
FILING NO. 2
INFRASTRUCTURE SITE PLAN**

No.	Description of Revisions	Date	Name
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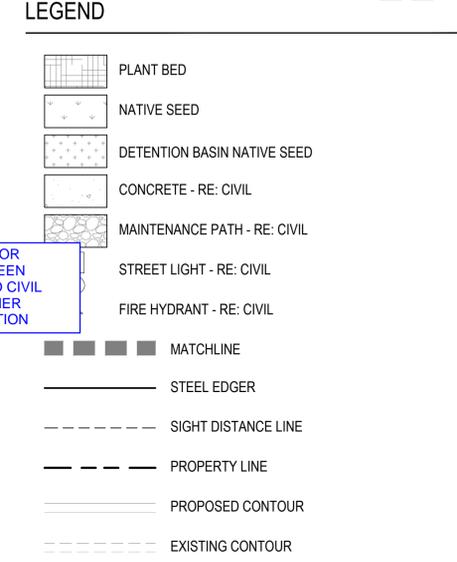
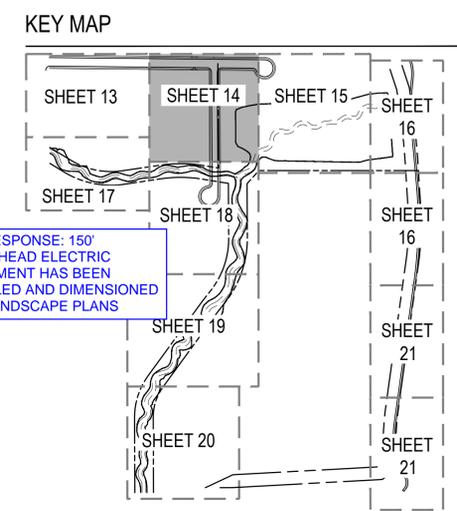
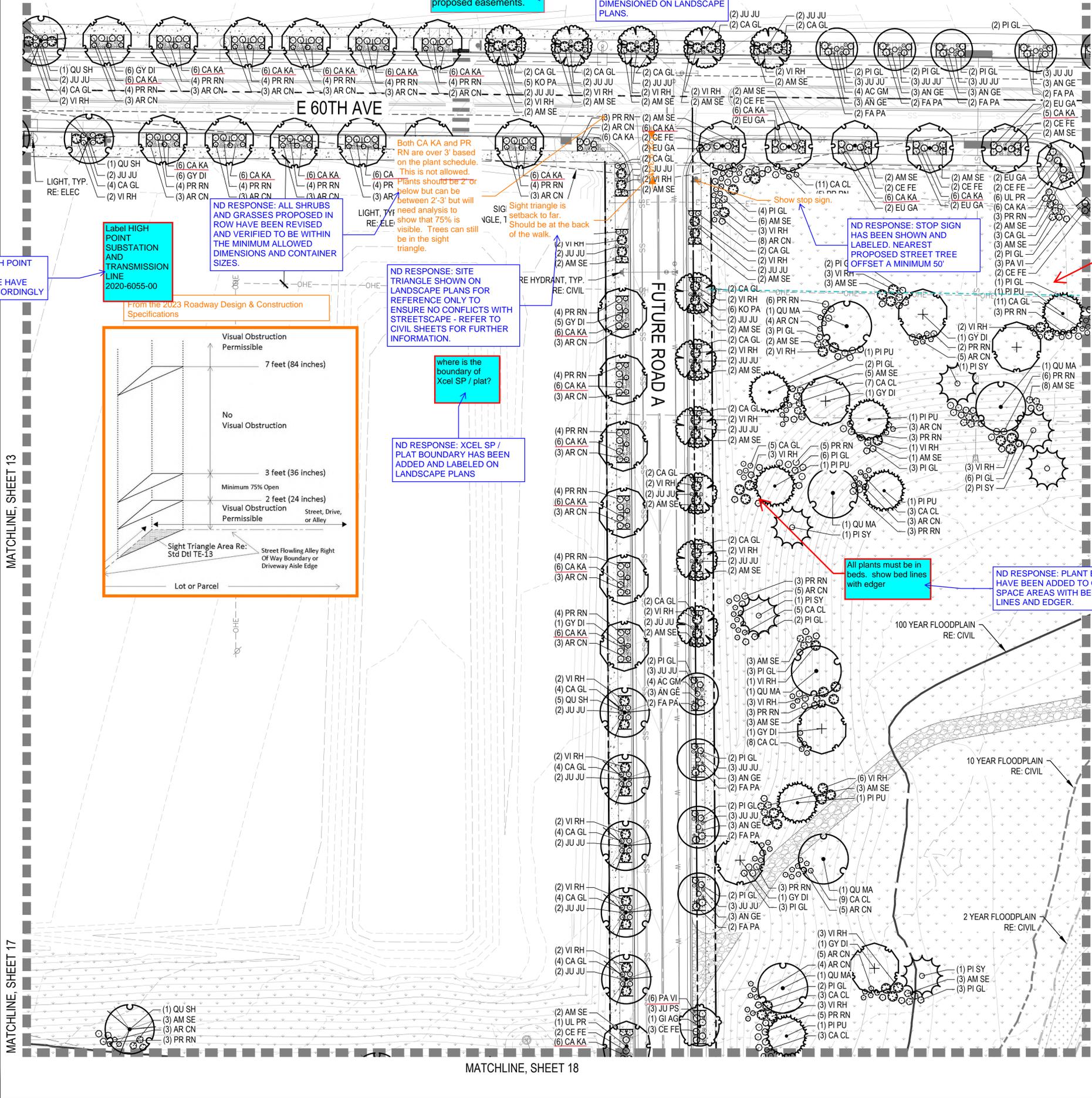
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Drawn By BEJARANO
Principal in Charge LE

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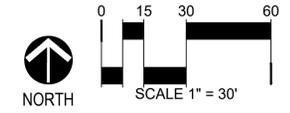
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13

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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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 PEOPLE + PLACEMAKING
 1101 BANNOCK STREET
 DENVER, CO 80204
 P.303.892.1166
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**BOX ELDER SUBDIVISION
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No.	Description of Revisions	Date	Name
1	ISP SUBMITTAL 01	08/07/24	ISPO1

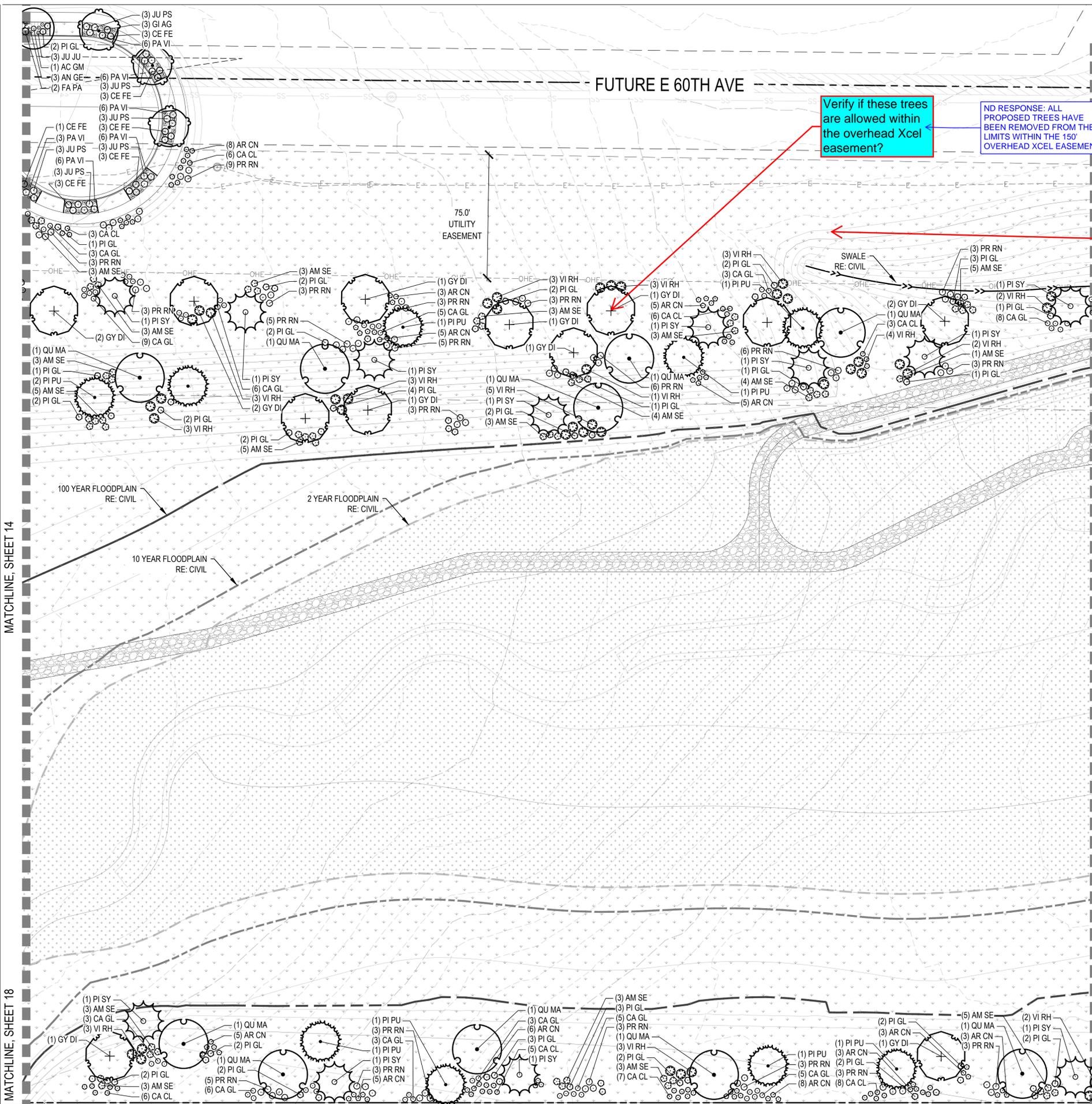
Job Number: 24.0659
 Project Manager: PROULX
 Design By: BEDNAR/MEIS
 Drawn By: BEJARANO
 Principal in Charge: LE

Sheet Number: **LANDSCAPE PLAN 14**

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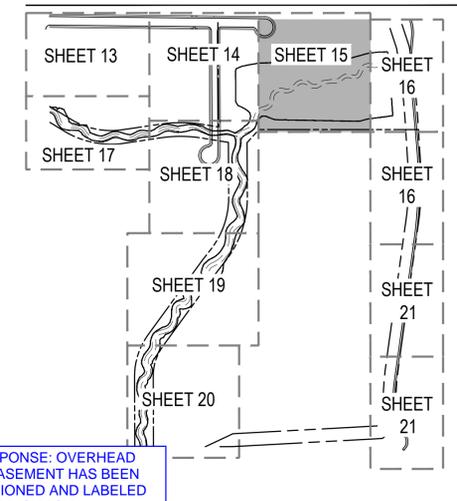
Verify if these trees are allowed within the overhead Xcel easement?

ND RESPONSE: ALL PROPOSED TREES HAVE BEEN REMOVED FROM THE LIMITS WITHIN THE 150' OVERHEAD XCEL EASEMENT

Label and dimension the 150' overhead Xcel easement

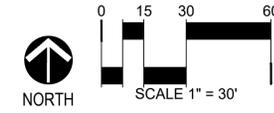
ND RESPONSE: OVERHEAD XCEL EASEMENT HAS BEEN DIMENSIONED AND LABELED ACCORDINGLY ON LANDSCAPE SHEETS

KEY MAP



- PLANT BED
- NATIVE SEED
- 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:
 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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 INFRASTRUCTURE SITE PLAN

No.	Description of Revisions	Date	Name
1	ISP SUBMITTAL 01	08/07/24	ISPO1

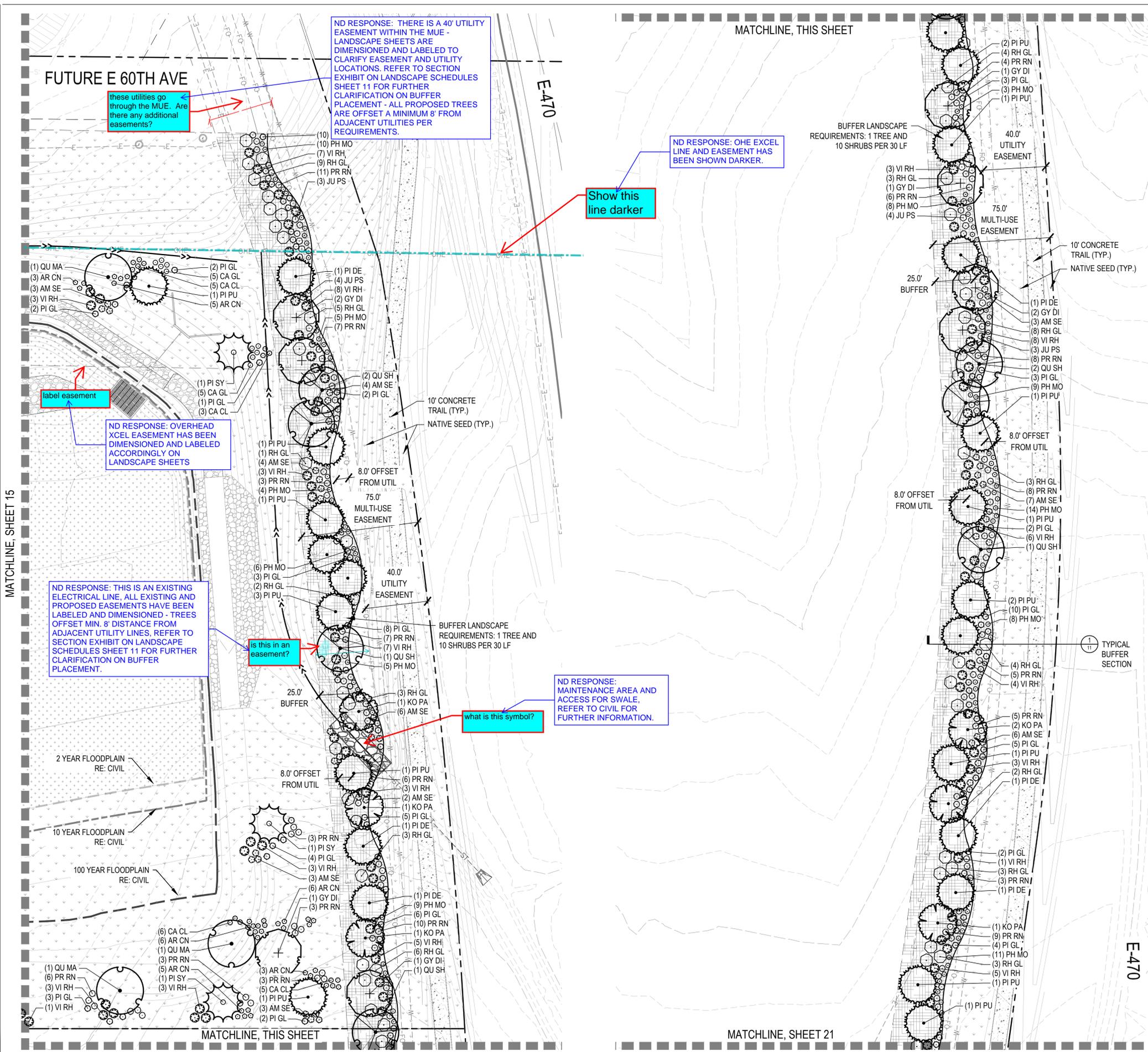
Job Number	24.0659
Project Manager	PROULX
Design By	BEDNAR/MEIS
Drawn By	BEJARANO
Principal in Charge	LE

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ND RESPONSE: THERE IS A 40' UTILITY EASEMENT WITHIN THE MUE - LANDSCAPE SHEETS ARE DIMENSIONED AND LABELED TO CLARIFY EASEMENT AND UTILITY LOCATIONS. REFER TO SECTION EXHIBIT ON LANDSCAPE SCHEDULES SHEET 11 FOR FURTHER CLARIFICATION ON BUFFER PLACEMENT - ALL PROPOSED TREES ARE OFFSET A MINIMUM 8' FROM ADJACENT UTILITIES PER REQUIREMENTS.

ND RESPONSE: OHE EXCEL LINE AND EASEMENT HAS BEEN SHOWN DARKER.

Show this line darker

these utilities go through the MUE. Are there any additional easements?

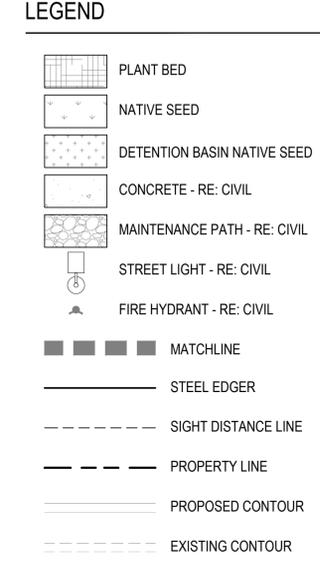
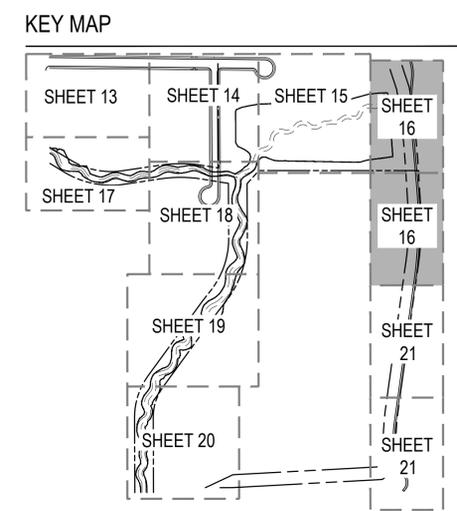
ND RESPONSE: OVERHEAD XCEL EASEMENT HAS BEEN DIMENSIONED AND LABELED ACCORDINGLY ON LANDSCAPE SHEETS

ND RESPONSE: THIS IS AN EXISTING ELECTRICAL LINE, ALL EXISTING AND PROPOSED EASEMENTS HAVE BEEN LABELED AND DIMENSIONED - TREES OFFSET MIN. 8' DISTANCE FROM ADJACENT UTILITY LINES, REFER TO SECTION EXHIBIT ON LANDSCAPE SCHEDULES SHEET 11 FOR FURTHER CLARIFICATION ON BUFFER PLACEMENT.

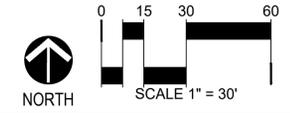
is this in an easement?

ND RESPONSE: MAINTENANCE AREA AND ACCESS FOR SWALE, REFER TO CIVIL FOR FURTHER INFORMATION.

what is this symbol?



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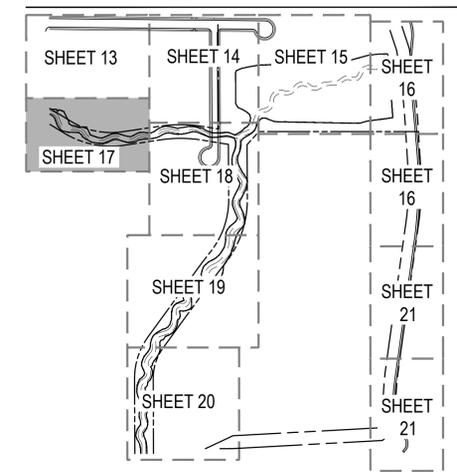
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 Project Manager PROULX
 Design By BEDNAR/MEIS
 Drawn By BEJARANO
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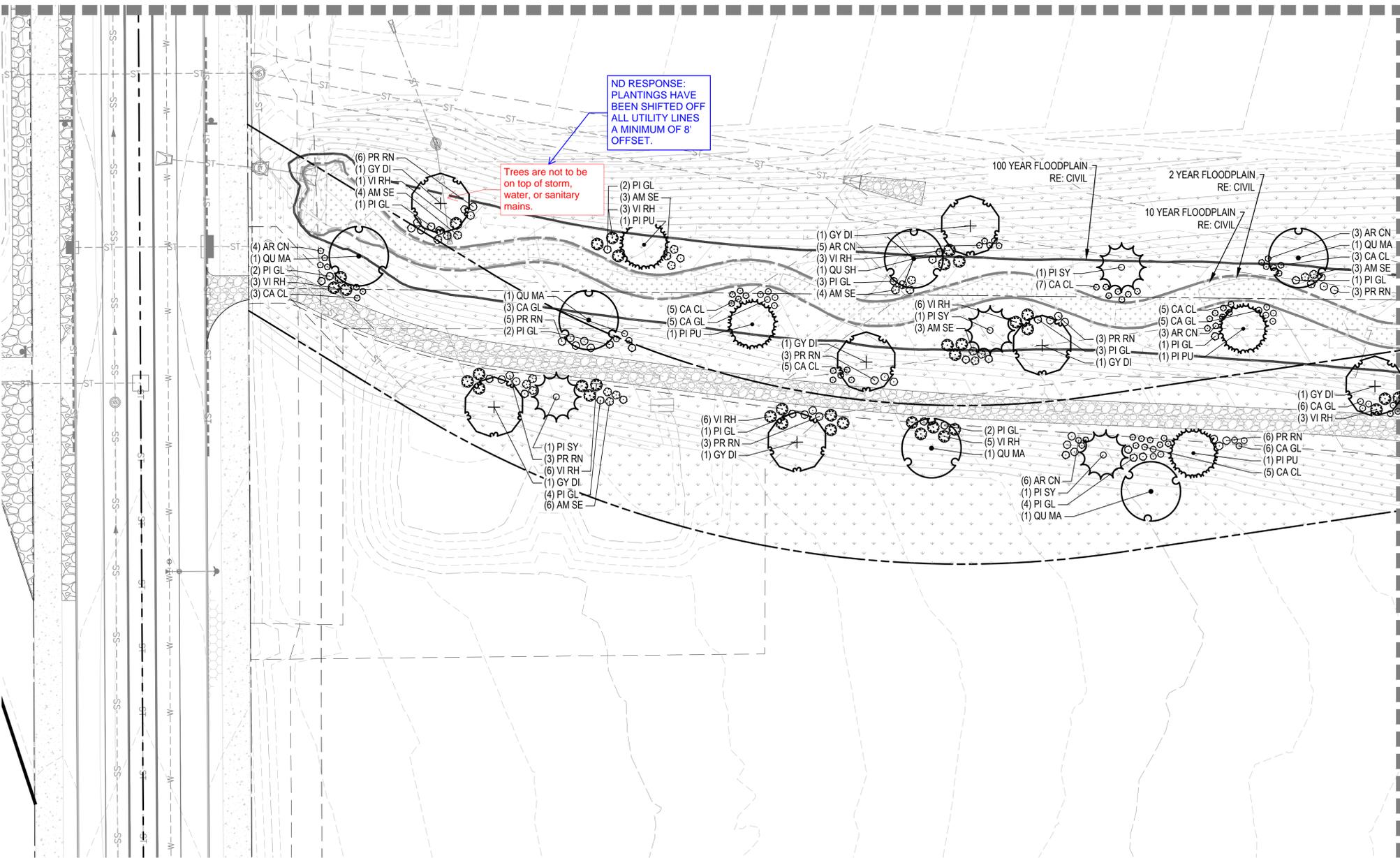


LEGEND

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MATCHLINE, SHEET 14

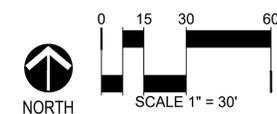
MATCHLINE, SHEET 18

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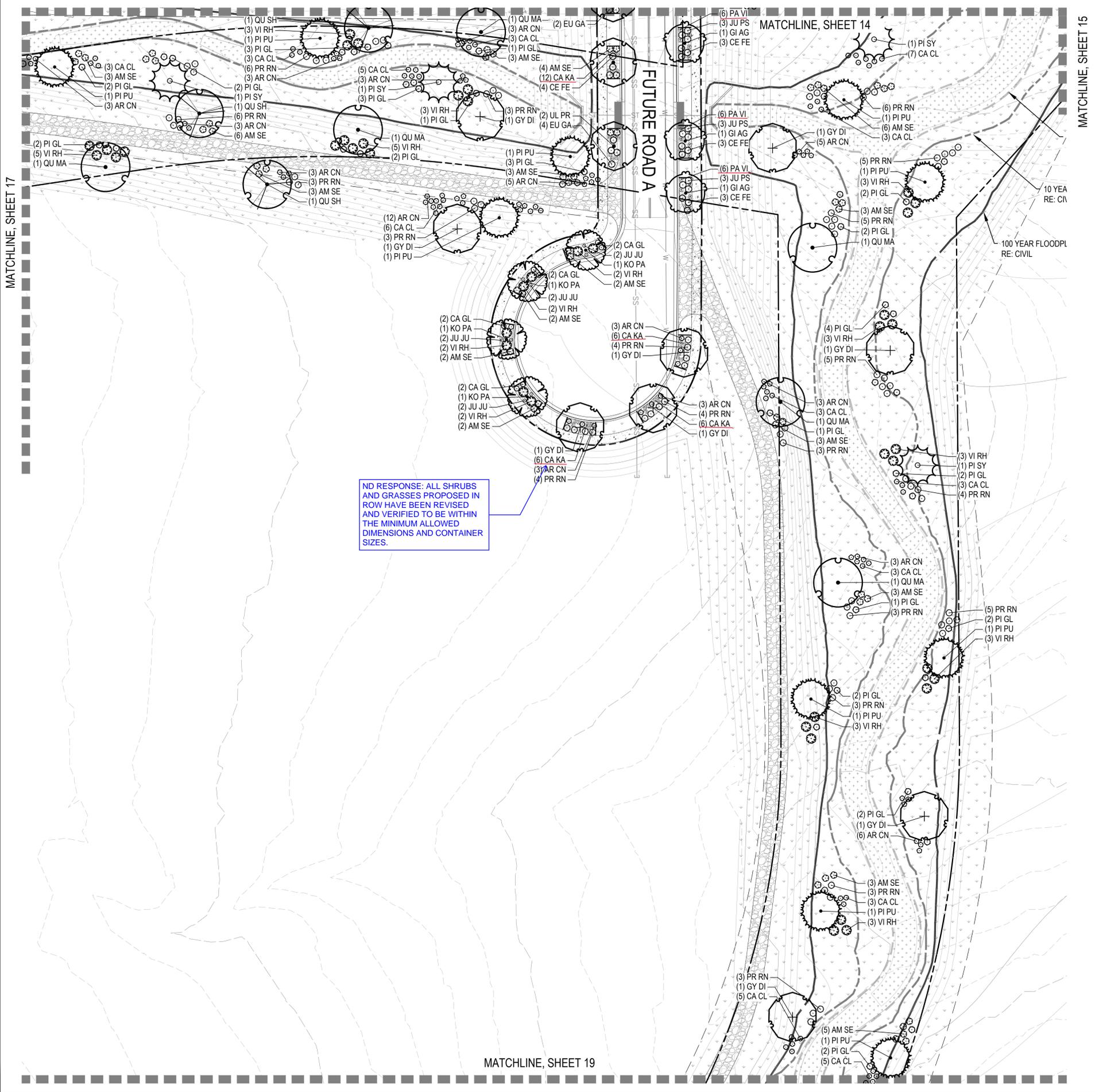
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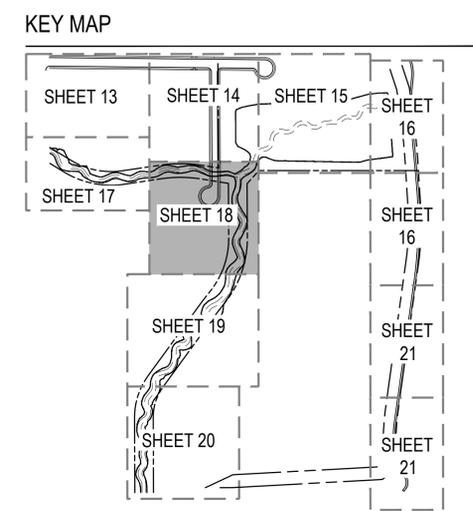
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ND RESPONSE: ALL SHRUBS AND GRASSES PROPOSED IN ROW HAVE BEEN REVISED AND VERIFIED TO BE WITHIN THE MINIMUM ALLOWED DIMENSIONS AND CONTAINER SIZES.



LEGEND

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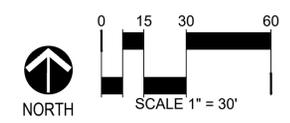
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