

PLOT DATE: Friday, January 10, 2025 9:19 AM LAST SAVED BY: JWILCOX
DRAWING LOCATION: G:\LEV\24-0659-Fulenwider West - PA1 and PA2\PLANS\ISP\COVER.dwg

BOX ELDER INFRASTRUCTURE SITE PLAN

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

SITE PLAN NOTES:

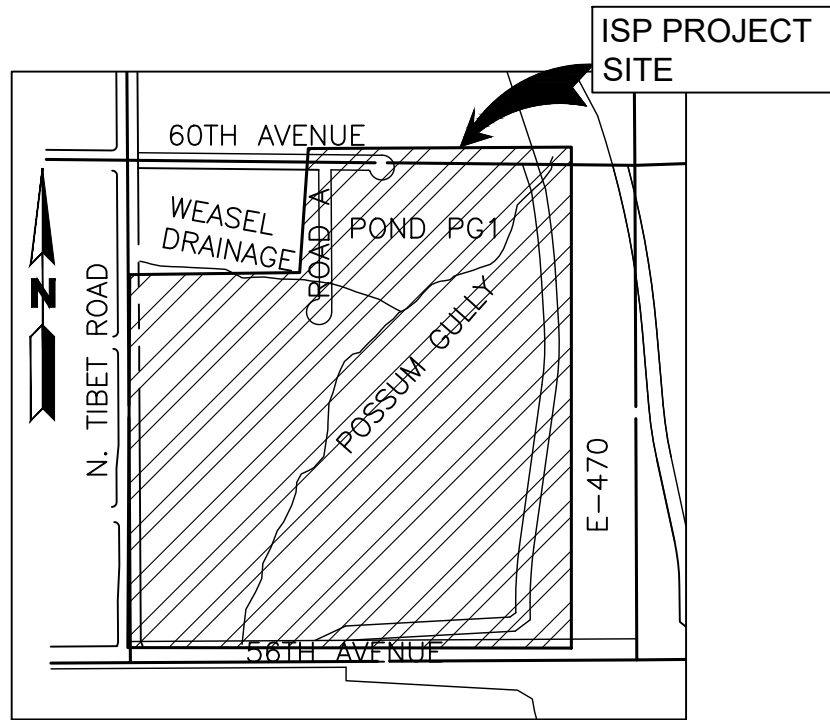
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING THE CONSTRUCTION OF THE E. 60TH AVENUE AND ROAD A. LANDSCAPING FOR THE POSSUM GULLY CHANNEL, WEASEL DRAINAGE AND REGIONAL POND PG1 TO BE INSTALLED FOLLOWING THE COMPLETION OF THESE DRAINAGE FEATURES. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPED PLAN.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, IT SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OR-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS. E
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS THAT SURROUND POSSUM GULLY. A TRACKING CHART SHALL BE PROVIDED WITH EACH SITE PLAN IDENTIFYING THE TOTAL ACREAGE OF OPEN SPACE PROVIDED WITHIN THAT SITE PLAN. THIS CHART SHALL BE COPIED TO EACH NEW SITE PLAN AND UPDATED TO CREATE A RUNNING TOTAL OF OPEN SPACE.

CITY OF AURORA APPROVALS:

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

LEGEND

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



VICINITY MAP

SCALE: 1"=1000'

SHEET LIST TABLE

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

CONTACTS

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

LANDSCAPE ARCHITECT:
NORRIS DESIGN
BRAD HAICH, PLA. LEED AP
1101 BANNOCK ST.
DENVER, CO 80204
303-892-1166

PROPERTY OWNERS

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

OWNER SIGNATURES

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

LEGAL DESCRIPTION:

LOCATED WITHIN AND BEING A PORTION OF THE FOLLOWING PARCELS:

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

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

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

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

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF _____)SS

COUNTY OF _____)

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

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY BUSINESS ADDRESS:

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

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

BENCHMARK

COA ID: 3S6508NW001

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

ELEVATION =5394.58' (NAVD1988) DATUM.

AMENDMENTS:

BOX ELDER

INFRASTRUCTURE SITE PLAN

COVER

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	01/10/25	MM

Job Number 24.0659	Project Manager PROULX	Design By BEDNAR/MEIS	Drawn By BEJARANO	Principal in Charge LE
THIS IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY INFORMATION EXTRACTED FROM THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR THE RISK OF THE USER AND NOT MARTIN/MARTIN, INC.				

Sheet Number:

1

NOT FOR CONSTRUCTION

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

BOX ELDER INFRASTRUCTURE SITE PLAN

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



BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

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

BENCHMARK

COA ID: 3S6508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #3S6508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 3S6508NW001, 2007). ON A 5' #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET 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.

INFRASTRUCTURE NOTES:

WATER MAIN:

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

SITE PLAN:

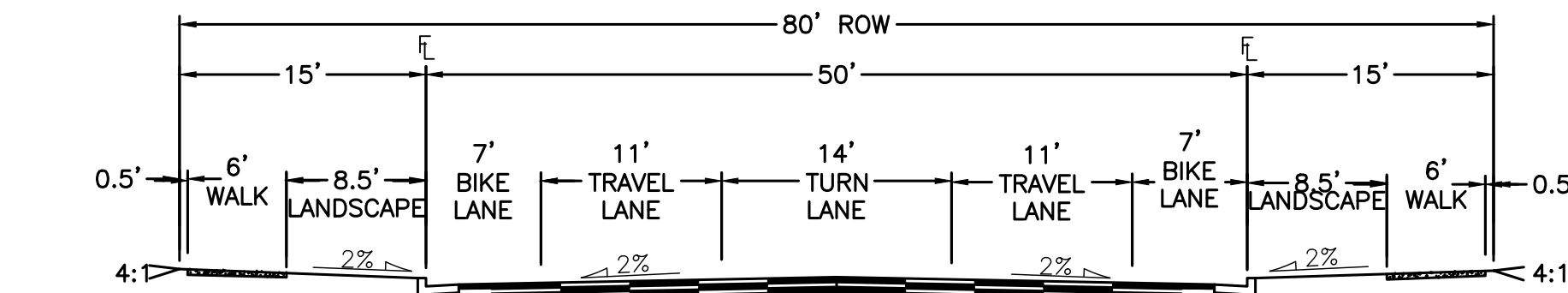
- FUTURE SITE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AN APPROVED SECONDARY EMERGENCY ACCESS CONNECTION THAT MEETS THE REQUIREMENTS OF THE ROADWAY SPECIFICATION MANUAL AND ADOPTED FIRE CODE.
- THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS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

SIGNAGE AND STRIPING NOTES:

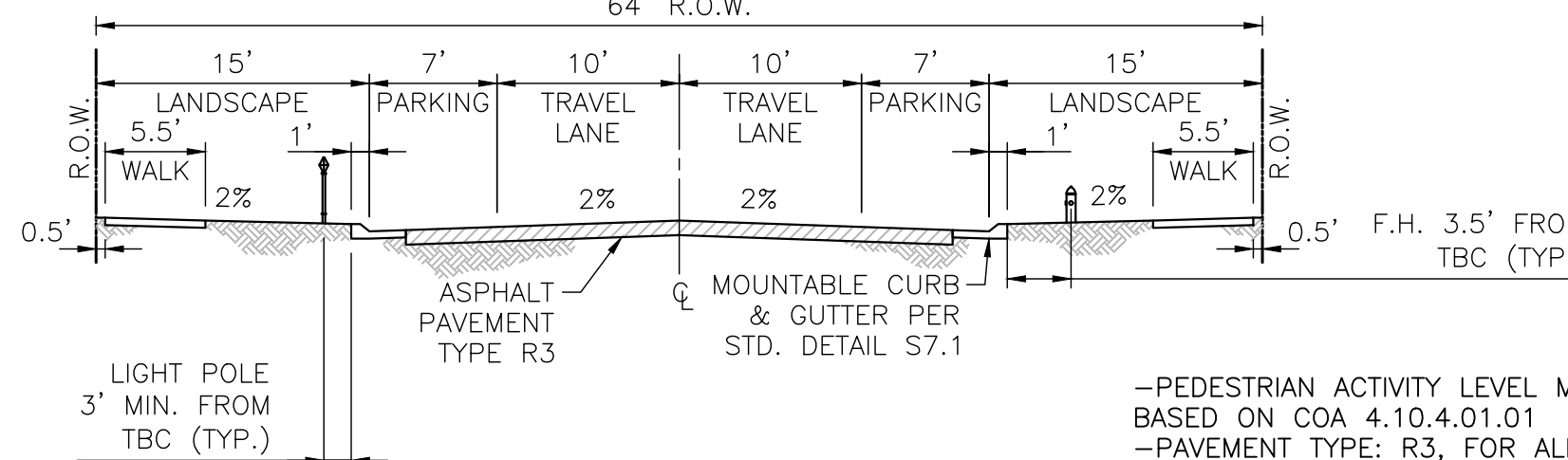
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON TIBET STREET AND 60TH AVE AND AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY THE ASSOCIATED STREETS WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY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

DRAINAGE / STORM SEWER:

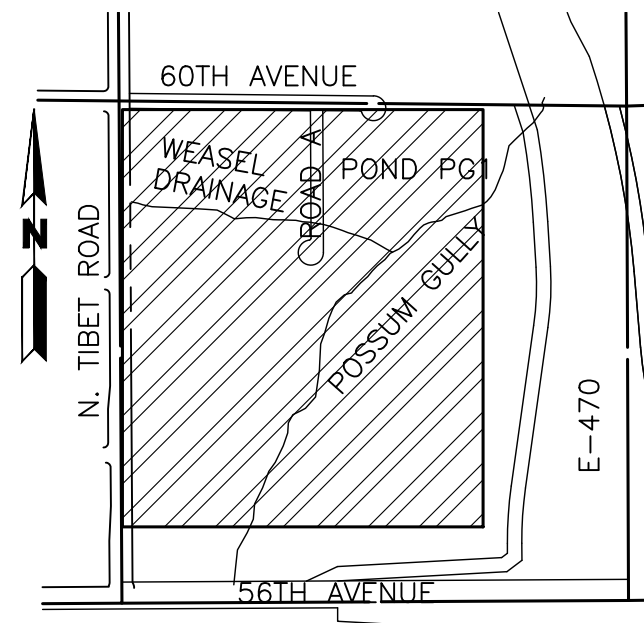
- STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH TIBET STREET AND 60TH AVE SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
- BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.
- SEE PLAN FOR PUBLIC VS. PRIVATE STORM SEWER DESIGNATION. PUBLIC STORM SEWER TO BE OWNED AND MAINTAINED BY THE CITY OF AURORA. PRIVATE STORM SEWER TO BE OWNED AND MAINTAINED BY THE HM METRO DISTRICT #1.



THREE LANE COLLECTOR
TYPICAL SECTION (60TH AVENUE & 66TH/68TH AVENUE COLLECTION)
N.T.S.
DESIGN ADT: 1500-6000 UNDER 40 MPH
DESIGN SPEED: 35 MPH
CLEAR ZONE FOR FORESLOPES (1V:6H OR FLATTER) 12'-14'
64' R.O.W.



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



LEGEND

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

BOX ELDER

INFRASTRUCTURE SITE PLAN

OVERALL

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	01/10/25	MM

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

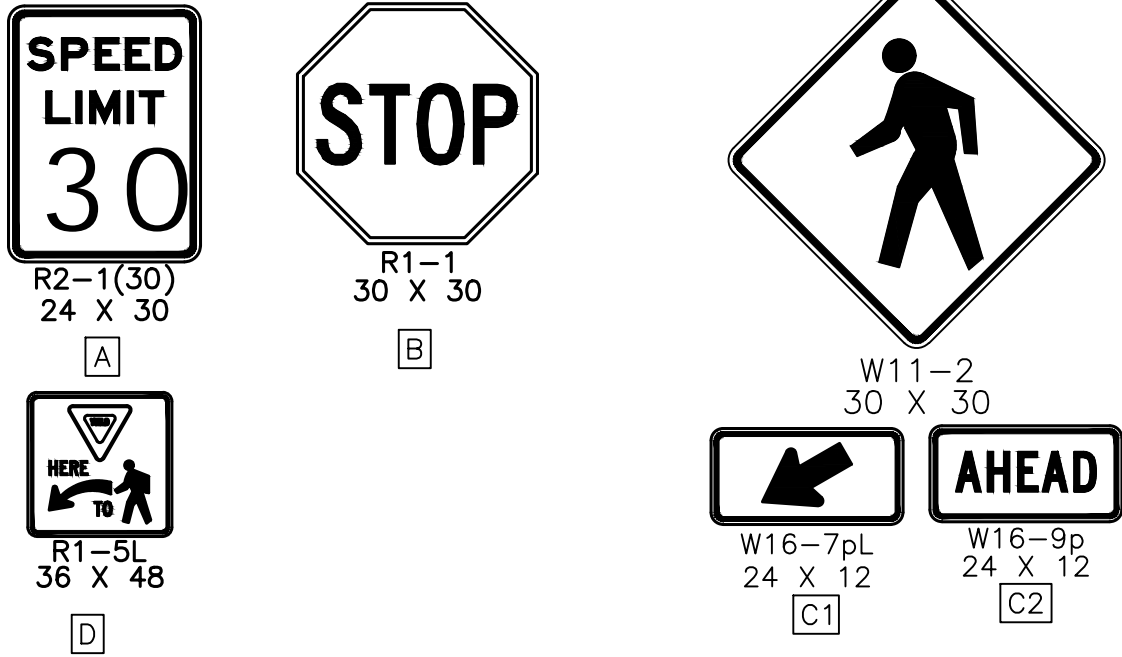
Sheet Number:

2

BOX ELDER

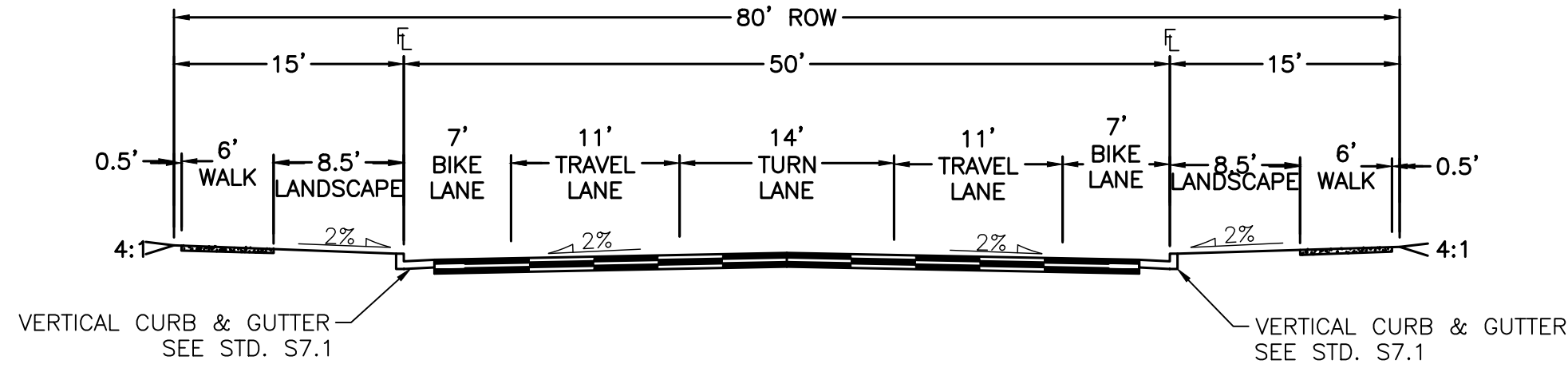
INFRASTRUCTURE SITE PLAN

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

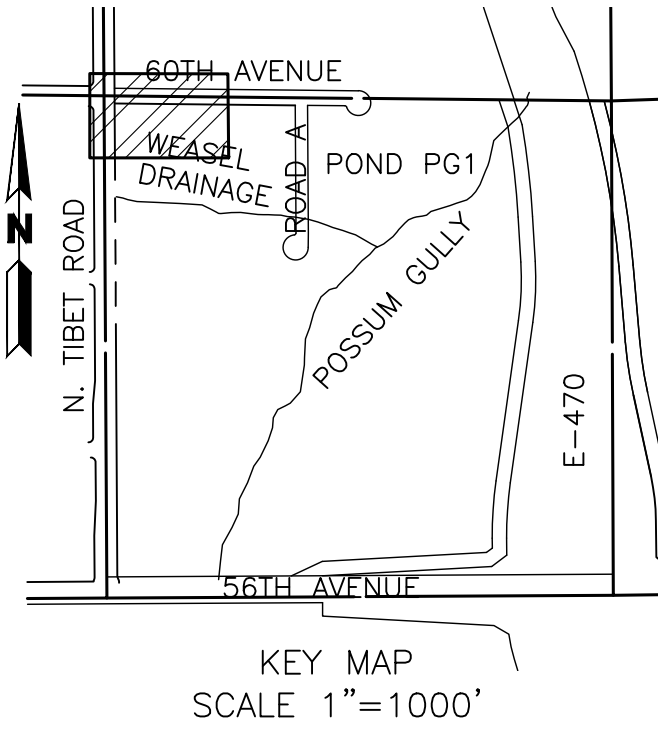
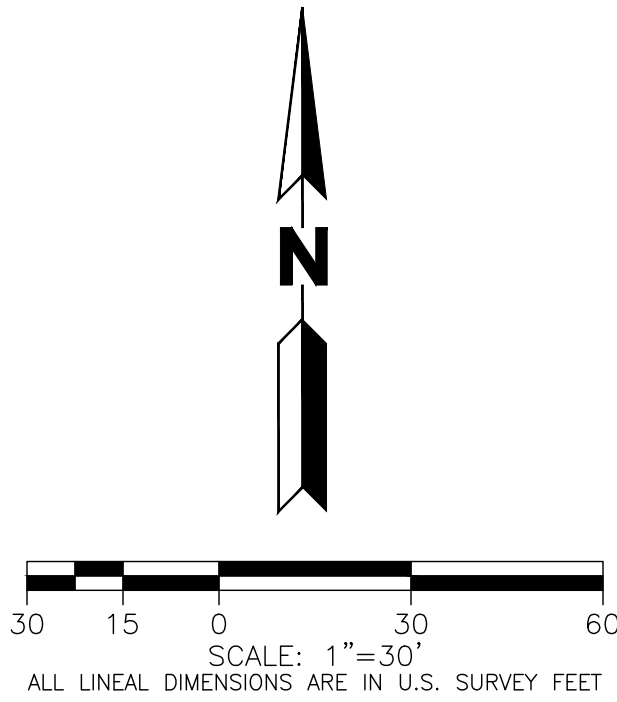


60TH AVENUE

(D3-1 VARIES X 12)



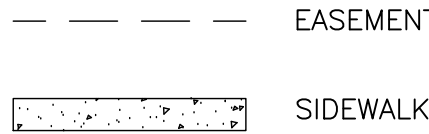
THREE LANE COLLECTOR
DESIGN ADT: 1500-6000 UNDER 40 MPH
DESIGN SPEED: 35 MPH
CLEAR ZONE FOR FORESLOPES (1V:6H OR FLATTER) 12'-14'



NOTES:

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

LEGEND



BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

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

BENCHMARK

COA ID: 3S6508NW001

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

ELEVATION = 5394.58' (NAVD1988) DATUM.

SEE SHEET 4 FOR CONTINUATION

PLOT DATE: Friday, January 10, 2025 9:30 AM LAST SAVED BY: EBDNAR
DRAWING LOCATION: G:\E\24-0659-Fulenwider West - PA1 and PA2\PLANS\ISP\SITE PLAN 60TH AVENUE.dwg



BOX ELDER
INFRASTRUCTURE SITE PLAN
SITE PLAN 60TH AVENUE

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	01/10/25	MM

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

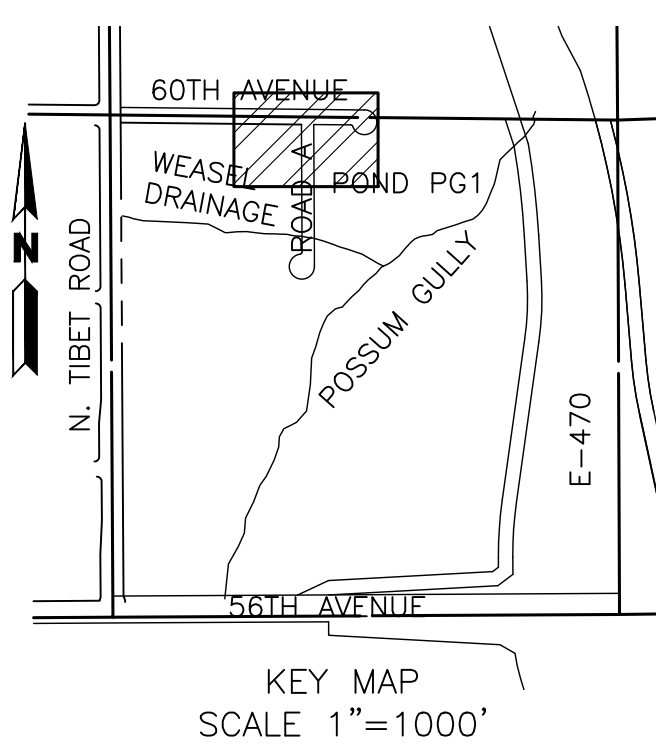
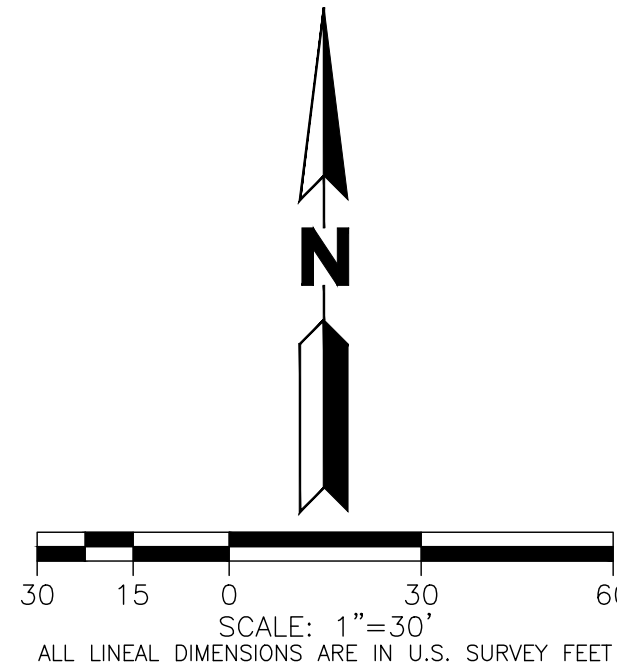
Sheet Number:

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NOT FOR CONSTRUCTION

BOX ELDER INFRASTRUCTURE SITE PLAN

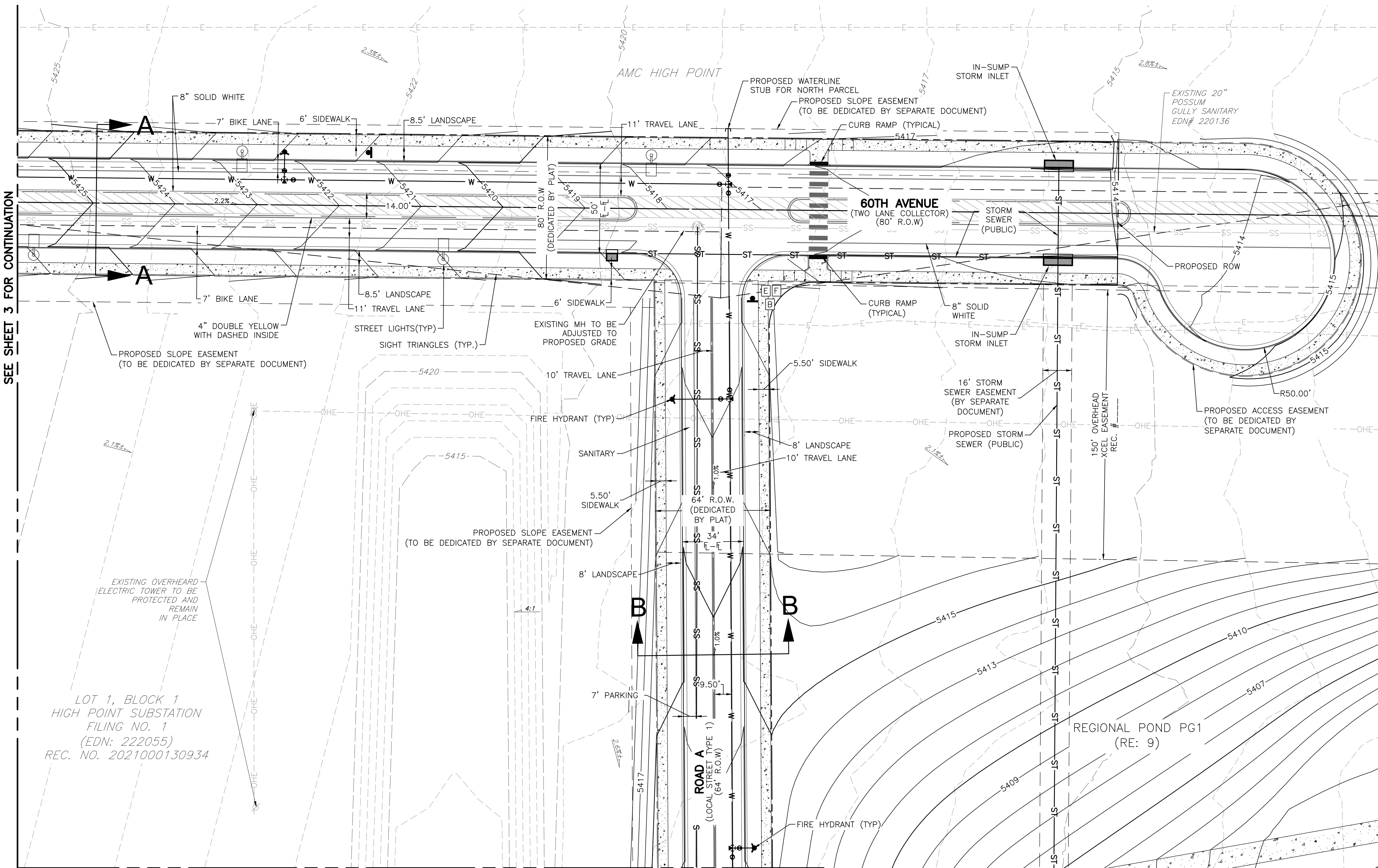
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



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

NOTES:

- FINAL STREET LIGHT LOCATIONS ARE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN CIVIL PLAN SUBMITTAL.
- EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
- SEE PLAN FOR PUBLIC VS. PRIVATE STORM SEWER DESIGNATION. PUBLIC STORM SEWER TO BE OWNED AND MAINTAINED BY THE CITY OF AURORA. PRIVATE STORM SEWER TO BE OWNED AND MAINTAINED BY THE HM METRO DISTRICT #1.
- THESE PLANS SHOW THE INTERIM CONFIGURATION OF 60TH AVENUE WITH A CUL-DE-SAC TERMINATION LOCATED APPROXIMATELY A QUARTER MILE WEST OF TIBET STREET. ROADWAY IS ANTICIPATED TO BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE REQUIRED ROADWAY SECTION.
- PRIOR TO CONSTRUCTION OF 60TH AVE, MAINTENANCE ACCESS IS PROVIDED FOR POSSUM GULLY VIA THE REGIONAL TRAIL AND SANITARY SEWER ACCESS PATH OFF OF 64TH AVE.
- THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS THAT SURROUND POSSUM GULLY. A TRACKING CHART SHALL BE PROVIDED WITH EACH SITE PLAN IDENTIFYING THE TOTAL ACREAGE OF OPEN SPACE PROVIDED WITHIN THAT SITE PLAN. THIS CHART SHALL BE COPIED TO EACH NEW SITE PLAN AND UPDATED TO CREATE A RUNNING TOTAL OF OPEN SPACE.



60TH AVENUE

(SPECIAL)

ROAD A

(SPECIAL)

SPEED
LIMIT
30

R2-1(30)
24 X 30

[A]

R1-5L
24 X 24

[D]

STOP

R1-1
30 X 30

[B]



W11-2
30 X 30

[C]

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

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ELEVATION = 5394.58' (NAVD1988) DATUM.

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

BOX ELDER

INFRASTRUCTURE SITE PLAN

SITE PLAN 60TH AVENUE

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	01/10/25	MM

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

4

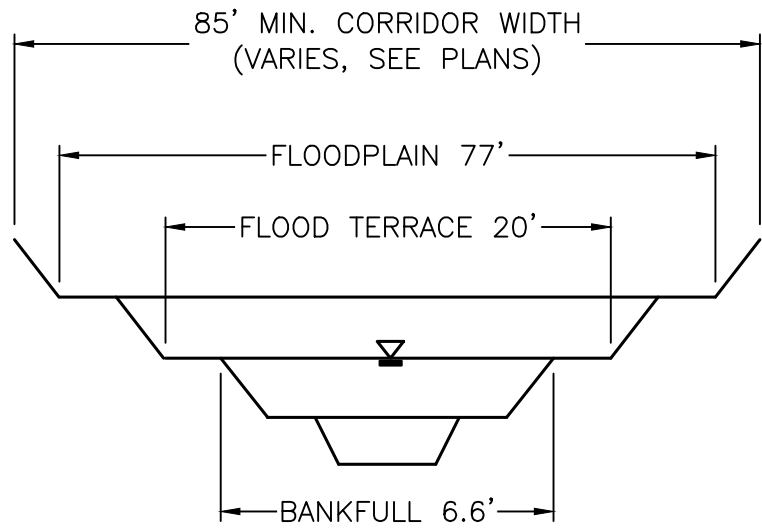
NOT FOR CONSTRUCTION

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue
Survey@martinmartin.com | 303.431.5100 | martinmartin.com
Lakewood, Colorado 80215

BOX ELDER

INFRASTRUCTURE SITE PLAN

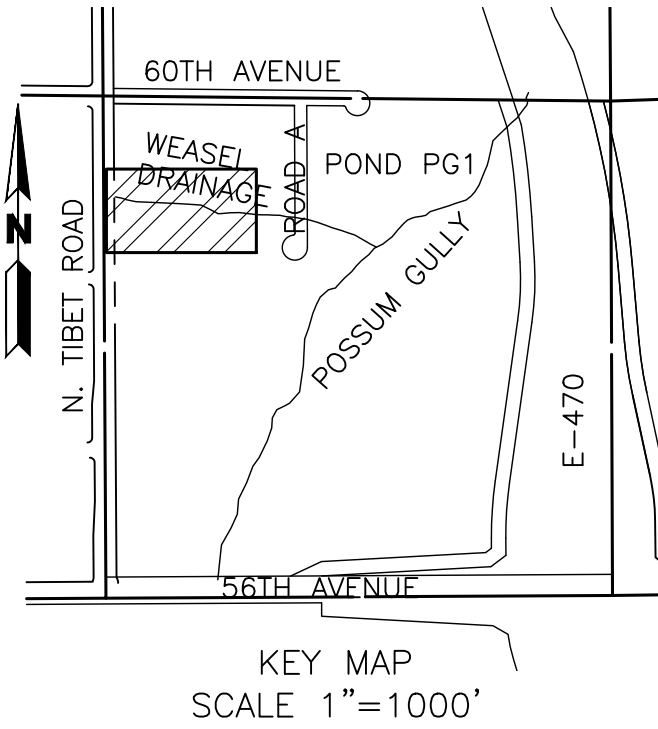
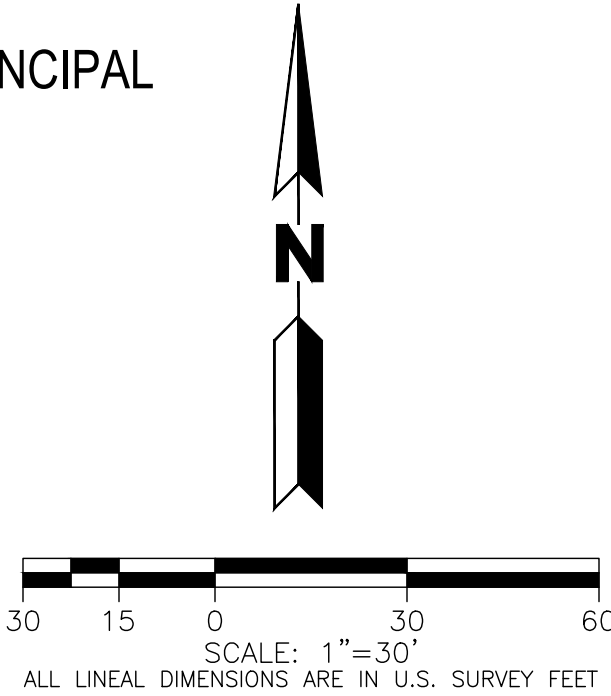
A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



TYPICAL SECTION - WEASEL DRAINAGE

LEGEND

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



NOTES:

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

SEE SHEET 6 FOR CONTINUATION

PLOT DATE: Friday, January 10, 2025 9:42 AM LAST SAVED BY: EBDNAR
DRAWING LOCATION: G:\E\24-0659-Futenwider West - PA1 and PA2\PLANS\SP\WEASEL DRAINAGE.dwg

BOX ELDER

INFRASTRUCTURE SITE PLAN

WEASEL DRAINAGE

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	01/10/25	MM

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

THIS IS A PRELIMINARY DESIGN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER SHALL BE RESPONSIBLE FOR THE RISK OF THE USER AND NOT MARTIN/MARTIN, INC.

Sheet Number:

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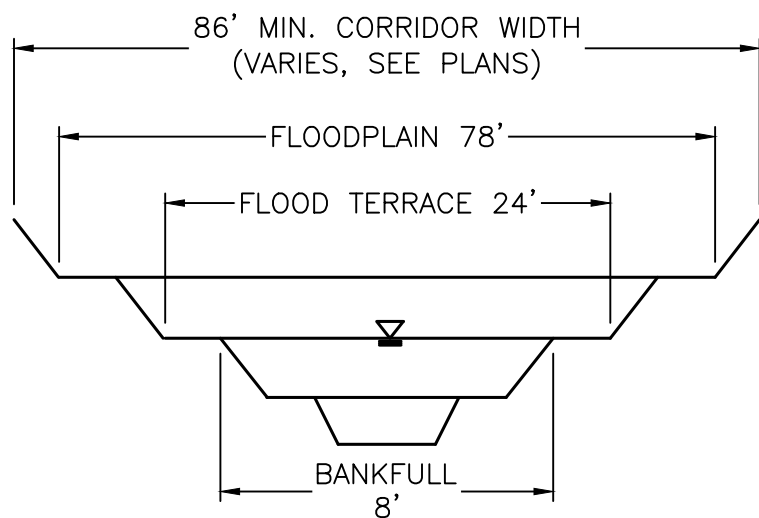
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survey@martinmartin.com | 303.431.5100 | martinmartin.com
Lakewood, Colorado 80215

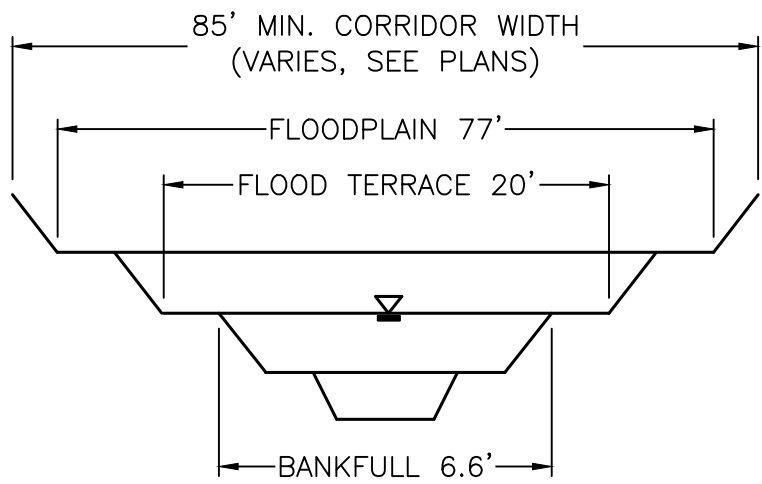
BOX ELDER

INFRASTRUCTURE SITE PLAN

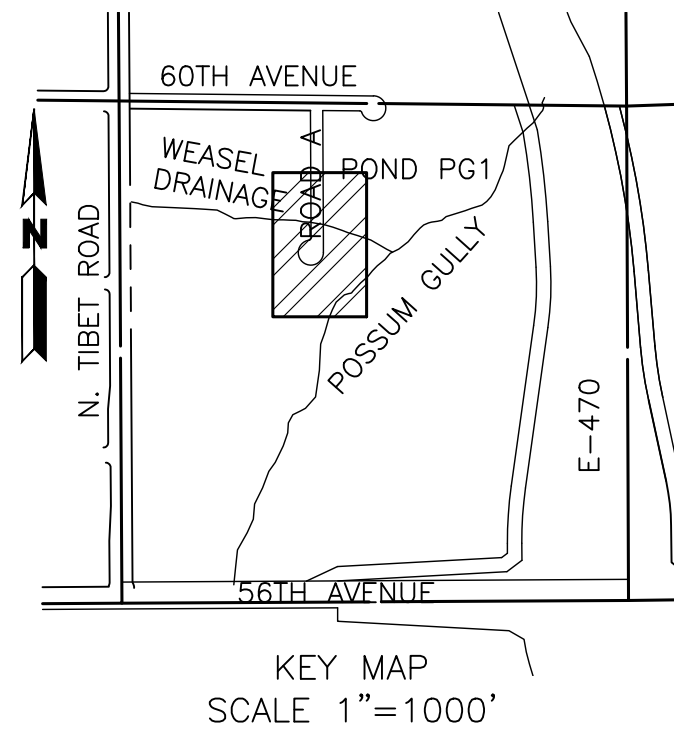
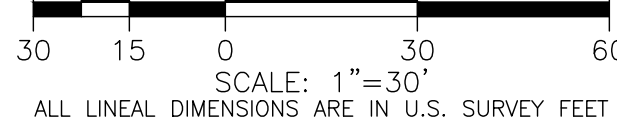
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TYPICAL SECTION - POSSUM GULLY



TYPICAL SECTION - WEASEL DRAINAGE



R2-1(30)
24 X 30



R1-1
30 X 30



W11-2
30 X 30



R1-SL
24 X 24



W16-7pL
24 X 12



W16-9p
24 X 12

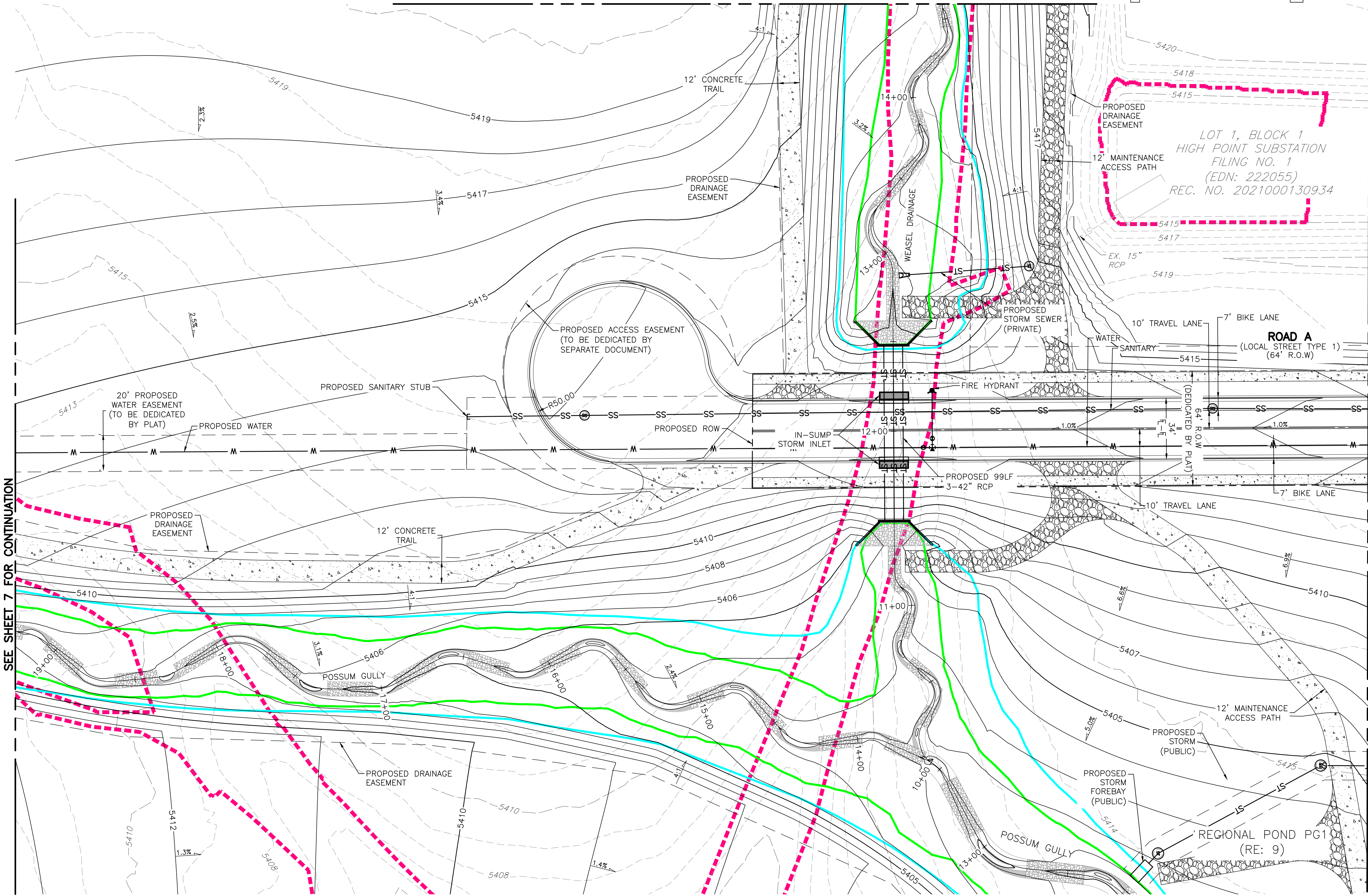
LEGEND

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

- NOTES:
- EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
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 - EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 08005C0061L AND 08005C0062L ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
 - FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE A PATH AND A DRAINAGE EASEMENT IS RECOMMENDED FOR EMERGENCY FLOWS CONVEYED FROM PROPOSED SUMP INLETS AND PROPOSED WATER QUALITY DETENTION PONDS.
 - PROPOSED GRADING IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS.

BASIS OF BEARING AND BENCHMARK
COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321
BASIS OF BEARING
BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4"ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2"ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.
BENCHMARK
COA ID: 3S6508NW001
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ELEVATION =5394.58' (NAVD1988) DATUM.

SEE SHEET 5 FOR CONTINUATION



SEE SHEET 7 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

PLOT DATE: Friday, January 10, 2025 9:52 AM LAST SAVED BY: EBDNAR
DRAWING LOCATION: G:\LEV\24-0659-Fulenwider West - PA1 and PA2\PLANS\ISP\POSSUM GULLY.dwg

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CONSULTING ENGINEERS
12499 West Colfax Avenue
Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.5100 | martinmartin.com

BOX ELDER
INFRASTRUCTURE SITE PLAN
POSSUM GULLY

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	01/10/25	MM

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

Sheet Number:
6

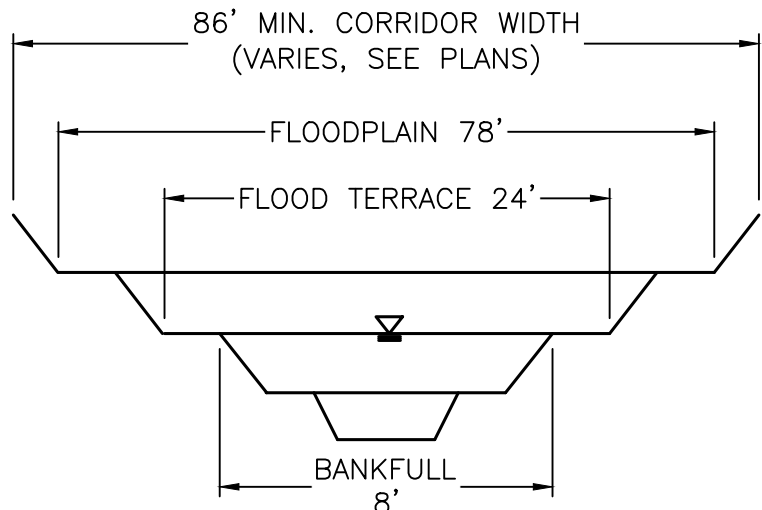
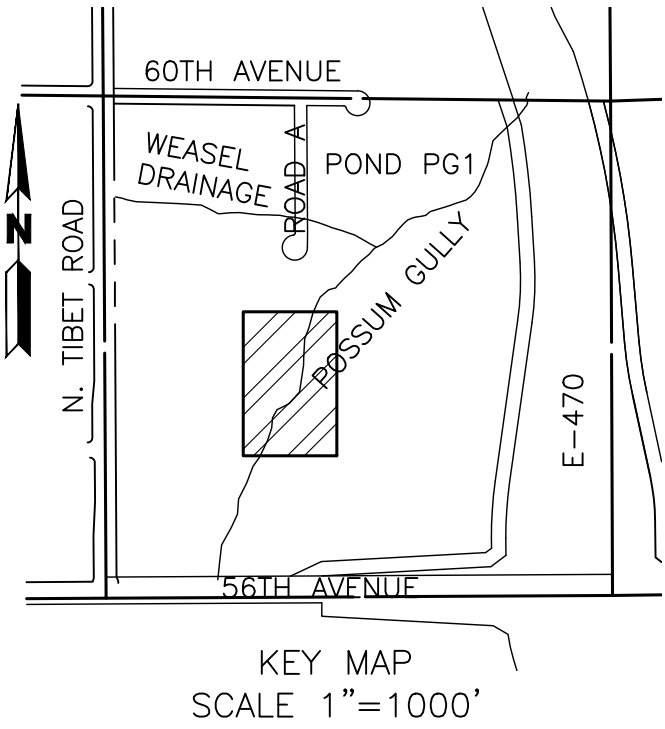
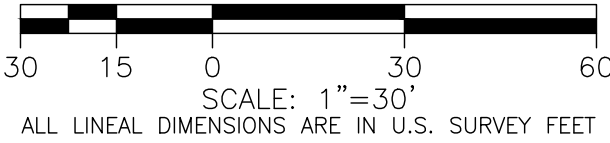
BOX ELDER

INFRASTRUCTURE SITE PLAN

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

SEE SHEET 8 FOR CONTINUATION

SEE SHEET 8 FOR CONTINUATION



TYPICAL SECTION - POSSUM GULLY

LEGEND

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

NOTES:

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- EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 08005C0061L AND 08005C0062L ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
- FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE A PATH AND A DRAINAGE EASEMENT IS RECOMMENDED FOR EMERGENCY FLOWS CONVEYED FROM PROPOSED SUMP INLETS AND PROPOSED WATER QUALITY DETENTION PONDS.
- PROPOSED GRADING IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS.

BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

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

BENCHMARK

COA ID: 3S6508NW001

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ELEVATION =5394.58' (NAVD1988) DATUM.

SEE SHEET 6 FOR CONTINUATION

BOX ELDER

INFRASTRUCTURE SITE PLAN

POSSUM GULLY

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	01/10/25	MM

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

Sheet Number:

7

BENCHMARK
COA ID: 356508NW001

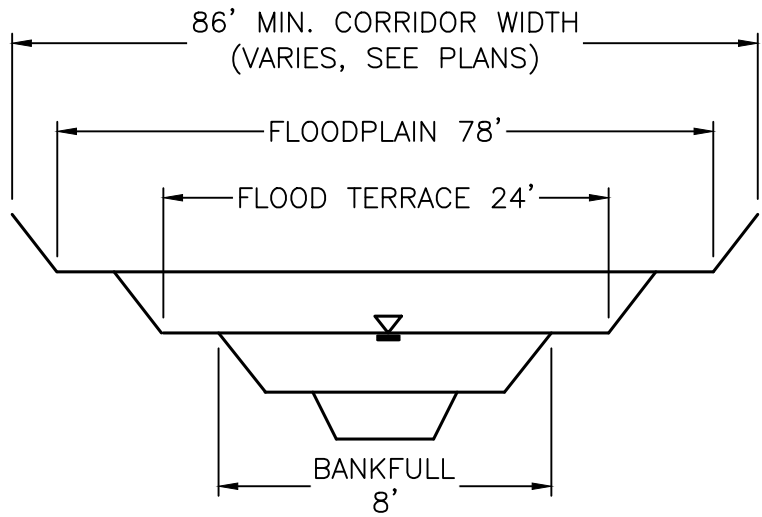
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BASIS OF BEARING AND BENCHMARK

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

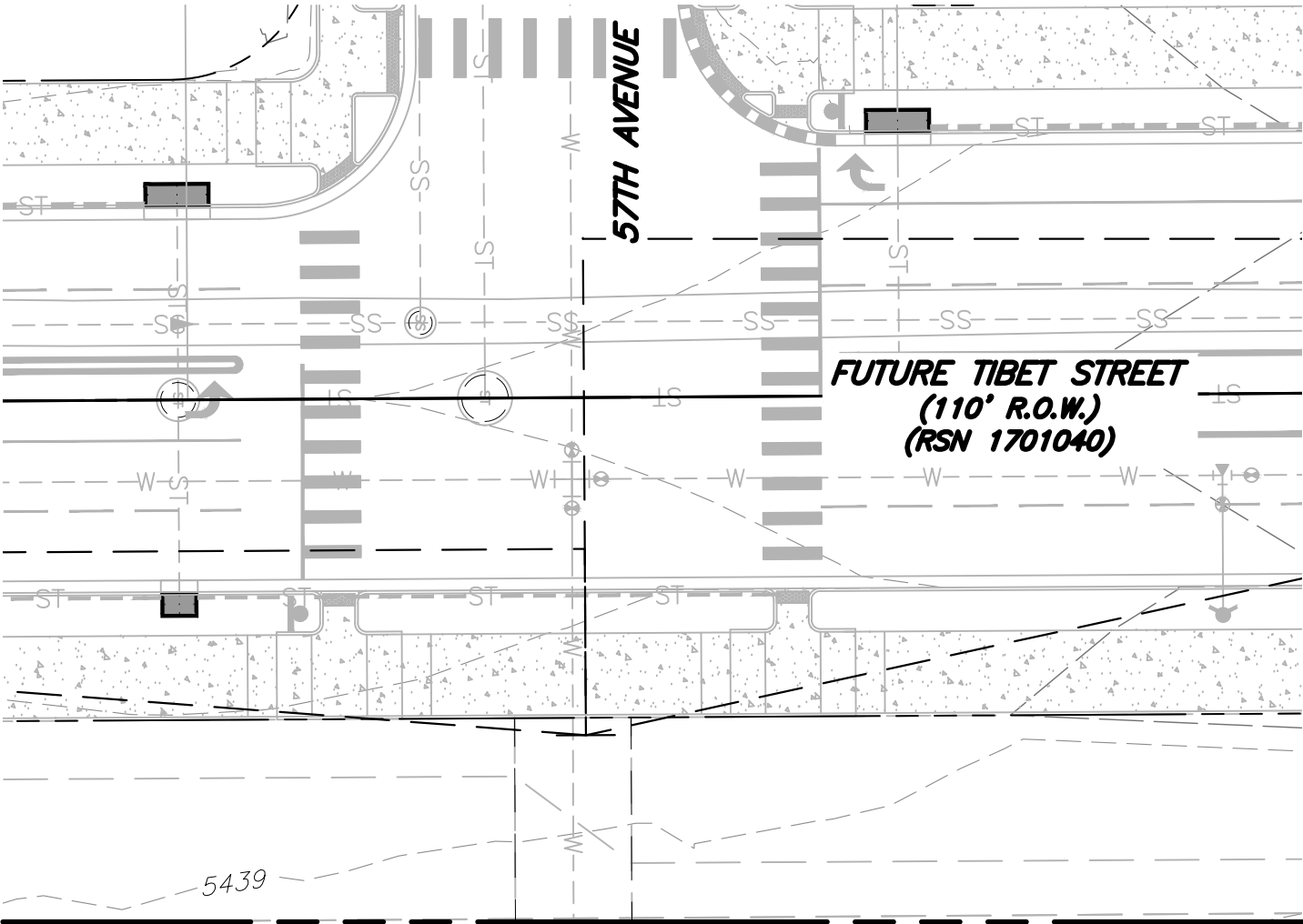
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TYPICAL SECTION - POSSUM GULLY

NOTES:

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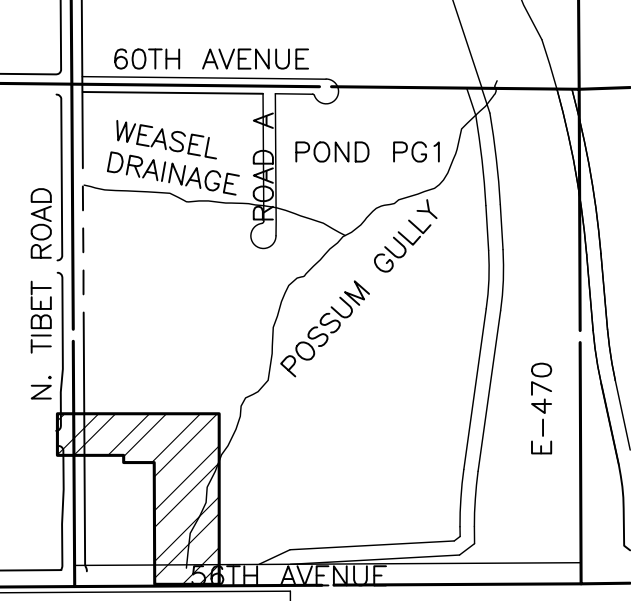
MATCHLINE: SEE THIS SHEET

LEGEND

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



30 15 0 30 60
SCALE: 1"=30'
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET



KEY MAP
SCALE 1"=1000'

MATCHLINE: SEE THIS SHEET

CONNECT TO
EXISTING WATER
STUB

PROPOSED
WATER

20' PROPOSED WATER EASEMENT
(DEDICATED BY SEPARATE DOCUMENT)

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

PROPOSED DRAINAGE
EASEMENT

12' CONCRETE
TRAIL

POSSUM GULLY

PROPOSED DRAINAGE
EASEMENT

FUTURE 56TH AVENUE 60"
RCP OUTFALL FROM FUTURE
POND PG2

PROPOSED
STORM
(PRIVATE)

12' MAINTENANCE
ACCESS PATH

PLOT DATE: Friday, January 10, 2025 9:57 AM LAST SAVED BY: EBEDNAR
DRAWING LOCATION: G:\E\24-0659-Fulenwider West - PA1 and PA2\PLANS\ISP\POSSUM GULLY.dwg

BOX ELDER

INFRASTRUCTURE SITE PLAN

POSSUM GULLY

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	01/10/25	MM

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

Sheet Number:

8

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

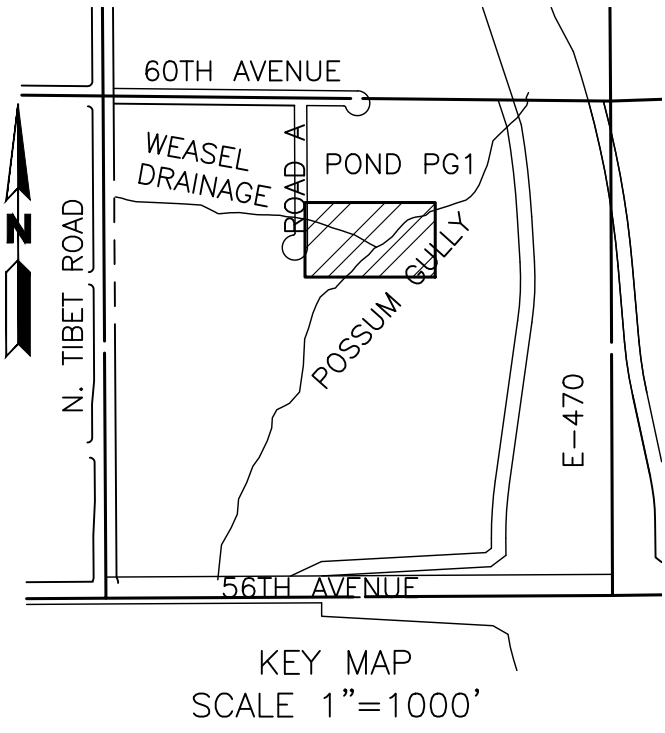
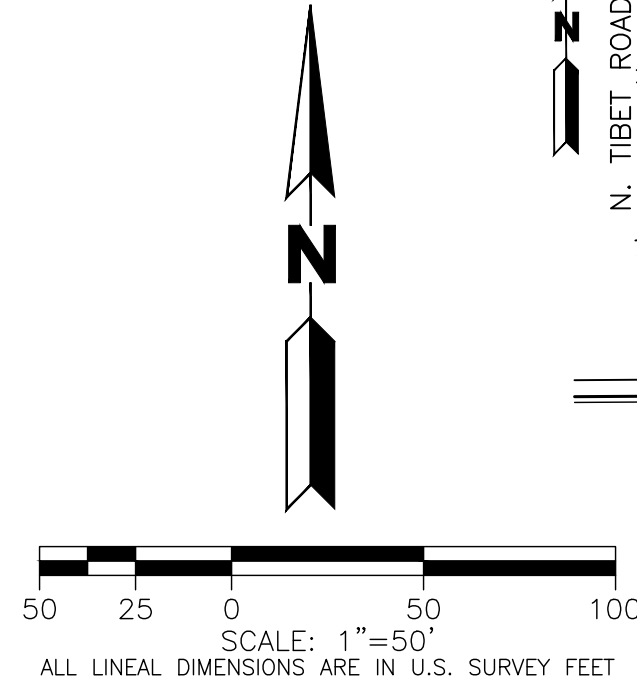
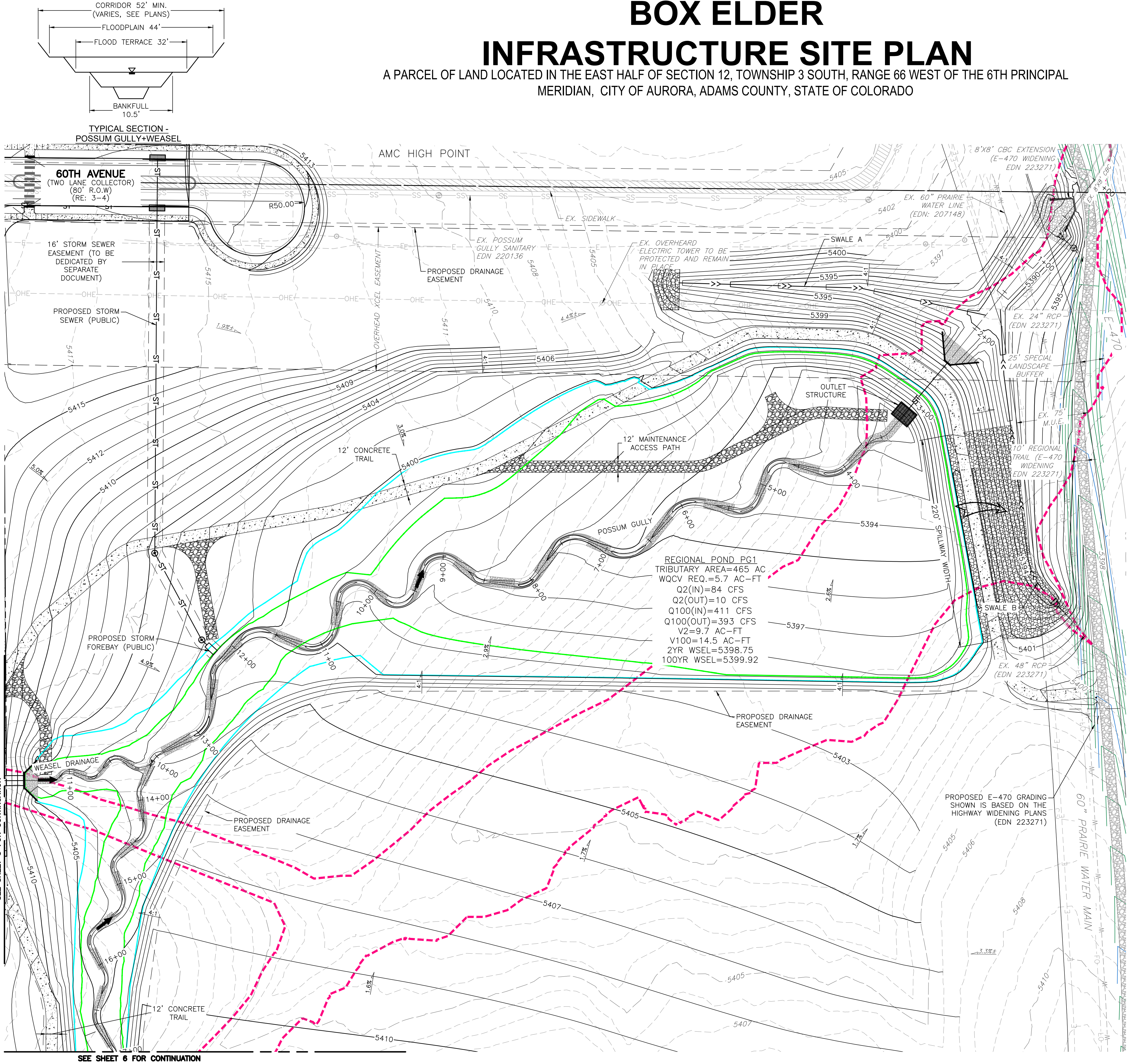
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SEE SHEET 7 FOR CONTINUATION

BOX ELDER

INFRASTRUCTURE SITE PLAN

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



LEGEND

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

NOTES:

- EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- DESIGN RECURRENCE INTERVAL FOR REGIONAL CHANNEL AND STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR A 100-YEAR STORM EVENT.
- STORM SEWER SHOWN ON THESE PLANS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF AURORA.
- EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 0800SC061L AND 0800SC062L ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
- FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE A PATH AND A DRAINAGE EASEMENT IS RECOMMENDED FOR EMERGENCY FLOWS CONVEYED FROM PROPOSED SUMP INLETS AND PROPOSED WATER QUALITY DETENTION PONDS.
- PROPOSED GRADING IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS.

BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

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

BENCHMARK

COA ID: 3S6508NW001

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

ELEVATION =5394.58' (NAVD1988) DATUM.

BOX ELDER

INFRASTRUCTURE SITE PLAN

POND PG1

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	01/10/25	MM

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

Sheet Number:

9

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BOX ELDER INFRASTRUCTURE SITE PLAN

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

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yds/1,000sf.
- ALL LIGHTING SHOWN FOR REFERENCE ONLY. REFERENCE ELECTRICAL DRAWINGS FOR MORE INFORMATION ON LIGHTING SPECIFICATIONS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE EXCEPT WHERE NOTED IN PLAN. REFERENCE MATERIALS SCHEDULE FOR MORE INFORMATION ON SURFACE MATERIALS. VEHICULAR DRIVES, PARKING LOTS AND SIDEWALKS ARE INCLUDED ON CIVIL SHEETS.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3 AND/OR SEC. 146-4.7.5 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS ARE TO BE CONTAINED BY 4" X 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, FENCES, OR WALKS.
- SHRUB BEDS SHALL BE MULCHED WITH MIN. 3" DEPTH, 3/4"-11/2" 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.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.




LANDSCAPE NOTES

- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED 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.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

LANDSCAPE SHEET INDEX

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

HYDROZONE TABLE

	WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
	MODERATE WATER USE	209,120 SF	21.4%
	LOW WATER USE	528,285 SF	54.0%
	NON-IRRIGATED LANDSCAPE AREAS	241,110 SF	24.6%
	TOTAL PERVIOUS AREA	978,515 SF	100%

PERMANENTLY IRRIGATED NATIVE SEED

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

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

NON-IRRIGATED DETENTION BASIN NATIVE SEED

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

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

LANDSCAPE REQUIREMENT TABLES

Curbside Landscaping Table									
Street Tree Description	Length (LF)	Area (SF)	Trees Required	Trees Provided	Shrub Equivalents	Shrubs Required	Shrubs Provided	Grasses Provided (Not to exceed 40% of shrubs)	
E. 60th Ave. (North Side) (1 Tree / 40 LF, 1 Shrub per 40 SF)	1,262	10,664	32	31	10	267	225	131	27%
E. 60th Ave. (South Side) (1 Tree / 40 LF, 1 Shrubs per 40 SF)	1,185	10,535	30	29	10	263	214	146	31%
Future Road A (West Side) (1 Tree / 40 LF, 1 Shrubs per 40 SF)	549	5,971	14	12	20	149	140	51	18%
Future Road A (East Side) (1 Tree / 40 LF, 1 Shrubs per 40 SF)	545	5,891	14	12	20	147	153	67	22%
Totals:	-	-	90	84 *	60 *	826	732	395	

NOTES:

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

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

NOTES:

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

Drainageway Landscaping Table					
Drainageway Planting Area (excludes 100 year floodplain)		Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
Weasel Drainageway	128,690 SF (1 Tree and 10 shrubs / 4000 SF)	32	36	322	334
Possum Gulley Drainageway	147,840 SF (1 Tree and 10 shrubs / 4000 SF)	37	33	370	376
Totals:		69	69	692	710

NOTES:

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

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

NOTES:

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

Box Elder - Open Space Tracking				
Open Space Tracking Chart				
DA #/EDN#	ISP/Site Plan	Label	Description	Open Space Provided
DA-1478-08	Master Plan	PA-16	Second Creek Regional Greenway	3.4
DA-1478-08	Master Plan	PA-17	Second Creek Regional Greenway	4.3
DA-1478-08	Master Plan	PA-18	Enhanced Floodplain	2.5
DA-1478-08	Master Plan	PA-19	Enhanced Floodplain	4.7
DA-1478-08	Master Plan	PA-20	Enhanced Floodplain	3.3
DA-1478-14	60th Ave ISP	PA-15 TRACT B	Detention Pond and Possum Gully less any pond area that does not drain within 24 hours (3.65 AC) and XoeI Easement (2.6AC)	14.899
Total Open Space Provided at Box Elder				33.099

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BOX ELDER

INFRASTRUCTURE SITE PLAN

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No.	Description of Revisions	Date	Name
1	ISP SUBMITTAL 01	08/07/24	ISP01
2	ISP SUBMITTAL 02	11/15/24	ISP02
3	ISP SUBMITTAL 03	01/10/25	ISP03

Job Number 24.0659	Project Manager PROULX	Design By BEDNAR/MEIS	Drawn By BEJARANO	Principal in Charge LE
THE DESIGNER, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, PLANNING, AND/OR CONSULTANT HEREBY REPRESENTS AND WARRANTS THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND ACCURATE TO THE BEST OF HIS/HER/ITS KNOWLEDGE AND BELIEF. THE USER OF THIS INFORMATION ASSUMES ALL RISK OF THE USER AND NOT MARTIN/MARTIN, INC.				

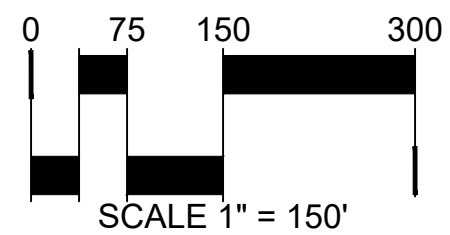
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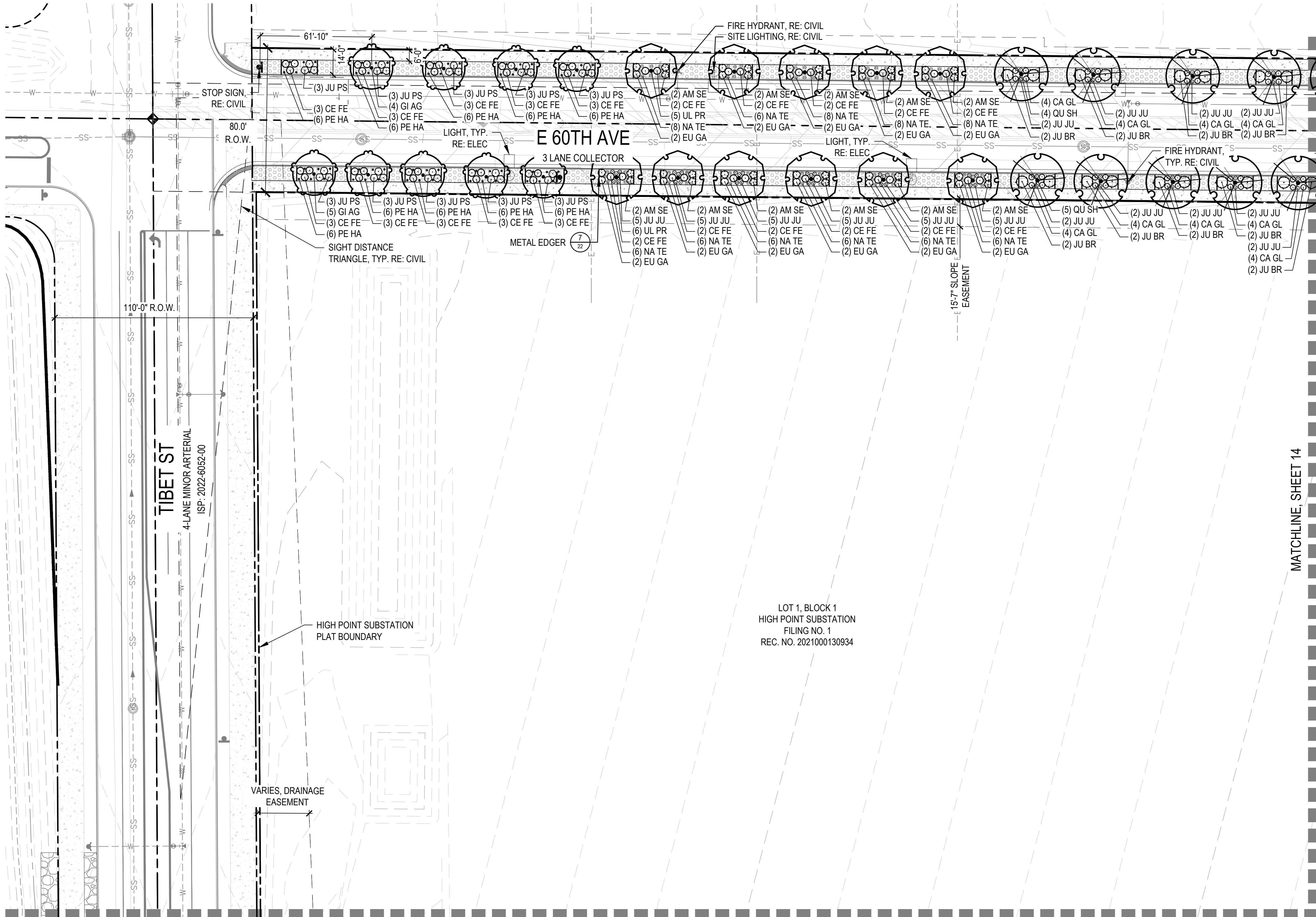
LANDSCAPE
NOTES

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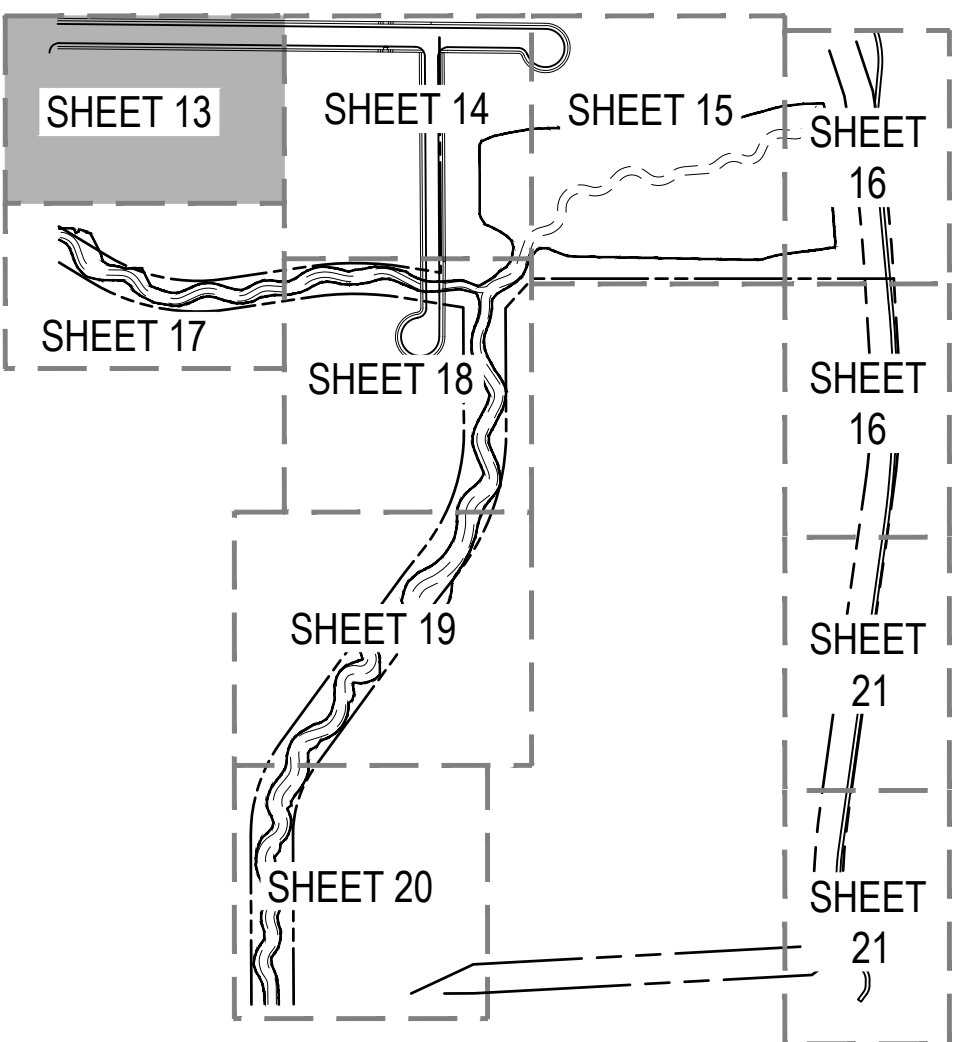
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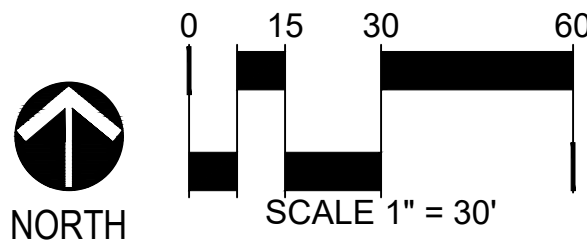
KEY MAP



LEGEND

- PLANT BED
- NATIVE SEED
- COBBLE
- DETENTION BASIN NATIVE SEED
- CRUSHER FINES
- ENHANCED PAVING
- CONCRETE - RE: CIVIL
- MAINTENANCE PATH - RE: CIVIL
- STREET LIGHT - RE: CIVIL
- FIRE HYDRANT - RE: CIVIL
- BENCH
- PICNIC TABLE
- PET WASTE STATION
- INTERPRETIVE SIGNAGE
- LANDSCAPE BOULDERS
- 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	ISP01
2	ISP SUBMITTAL 02	11/15/24	ISP02
3	ISP SUBMITTAL 03	01/10/25	ISP03

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

THE DESIGNER HAS REVIEWED ALL TECHNICAL DRAWINGS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE PROJECT REQUIREMENTS. THE DESIGNER HAS REVIEWED THE GRAPHIC REPRESENTATION AND MODIFICATIONS HEREOF AND ONLY FOR THIS SPECIFIC PROJECT. ANY INFORMATION EXTRACTED FROM THIS SHEET AND ANY OTHER SHEETS OF THIS PROJECT IS THE SOLE RISK OF THE USER AND NOT MARTIN/MARTIN, INC.

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**LANDSCAPE
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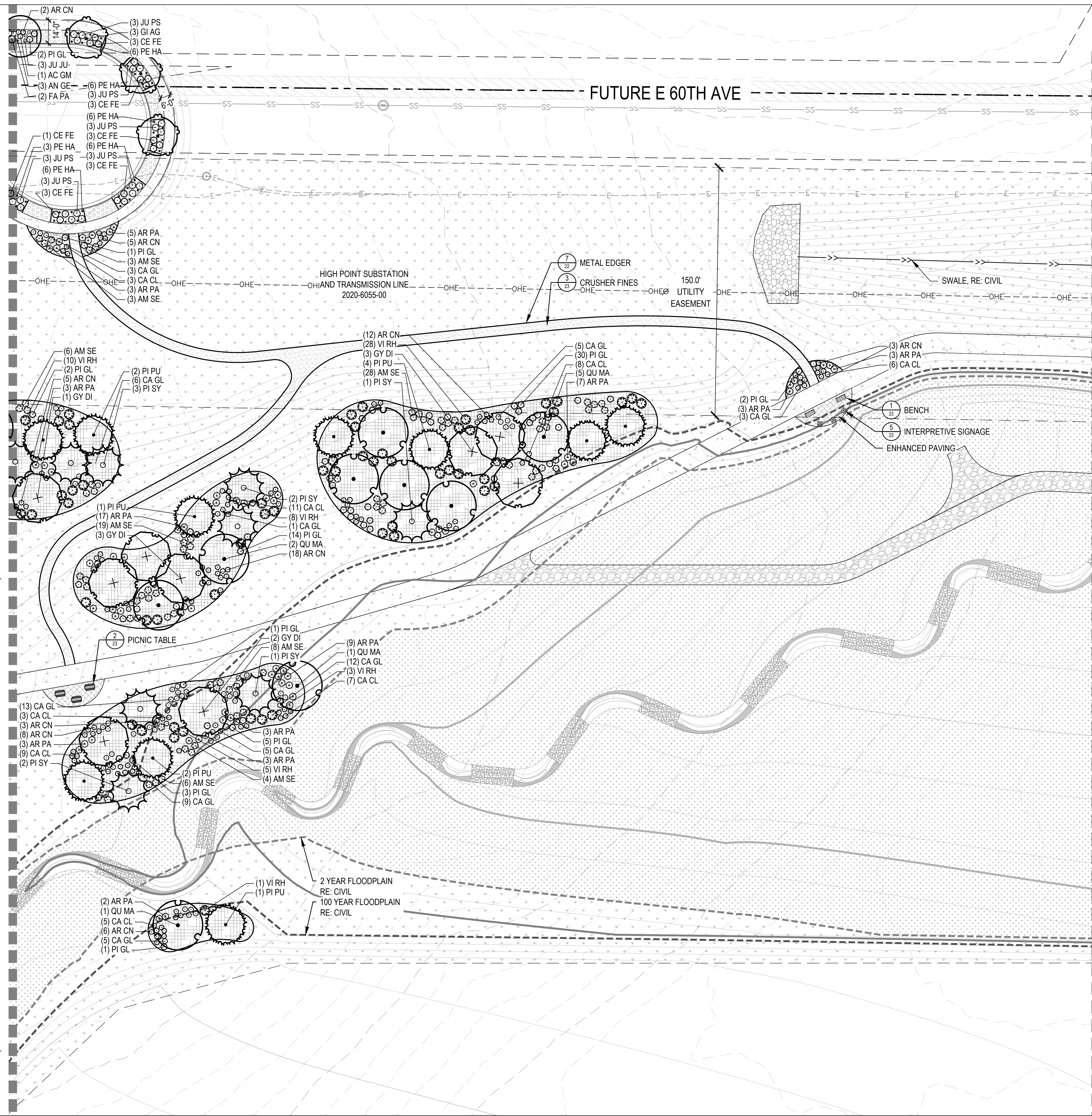
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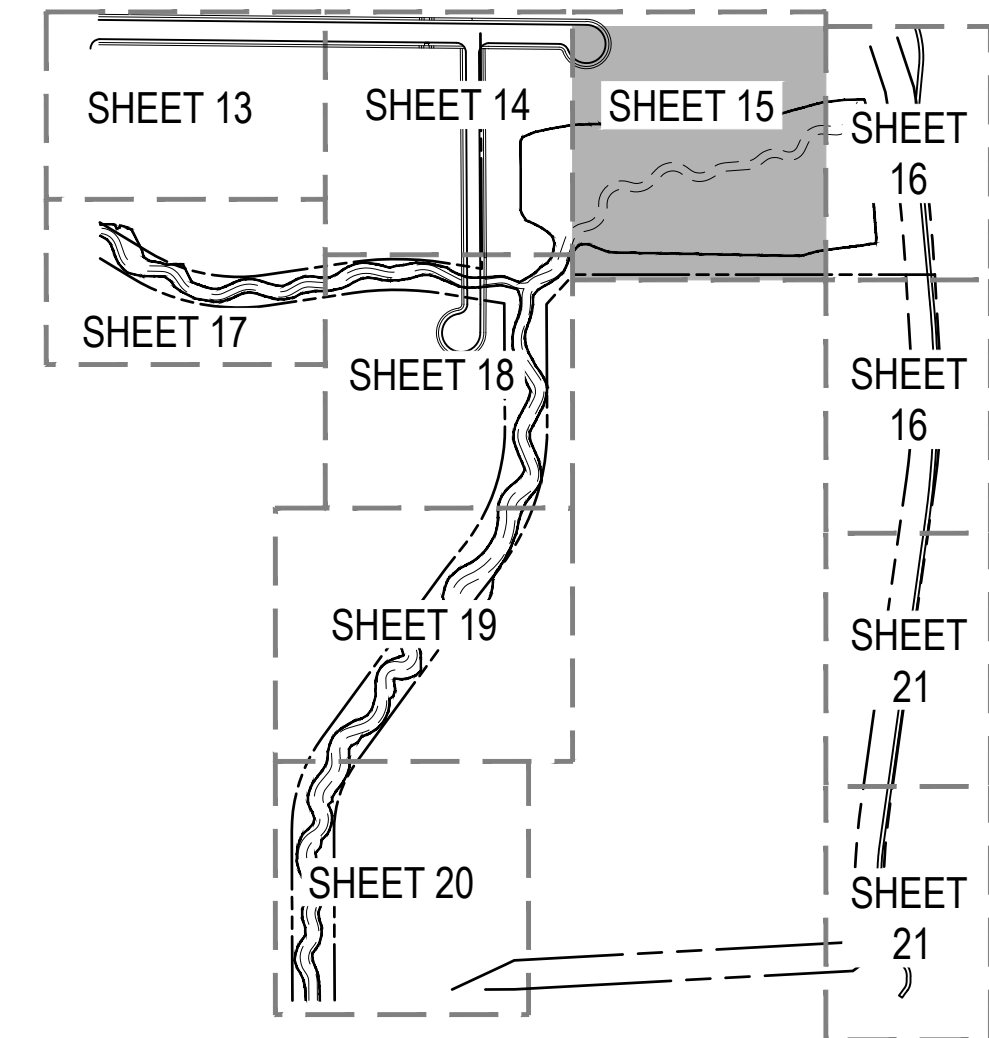
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MATCHLINE, SHEET 14

MATCHLINE, SHEET 16



KEY MAP

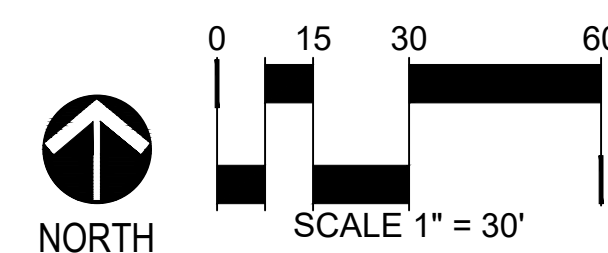


LEGEND



NOTES:

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BOX ELDER

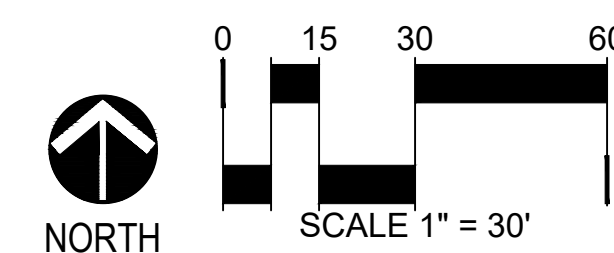
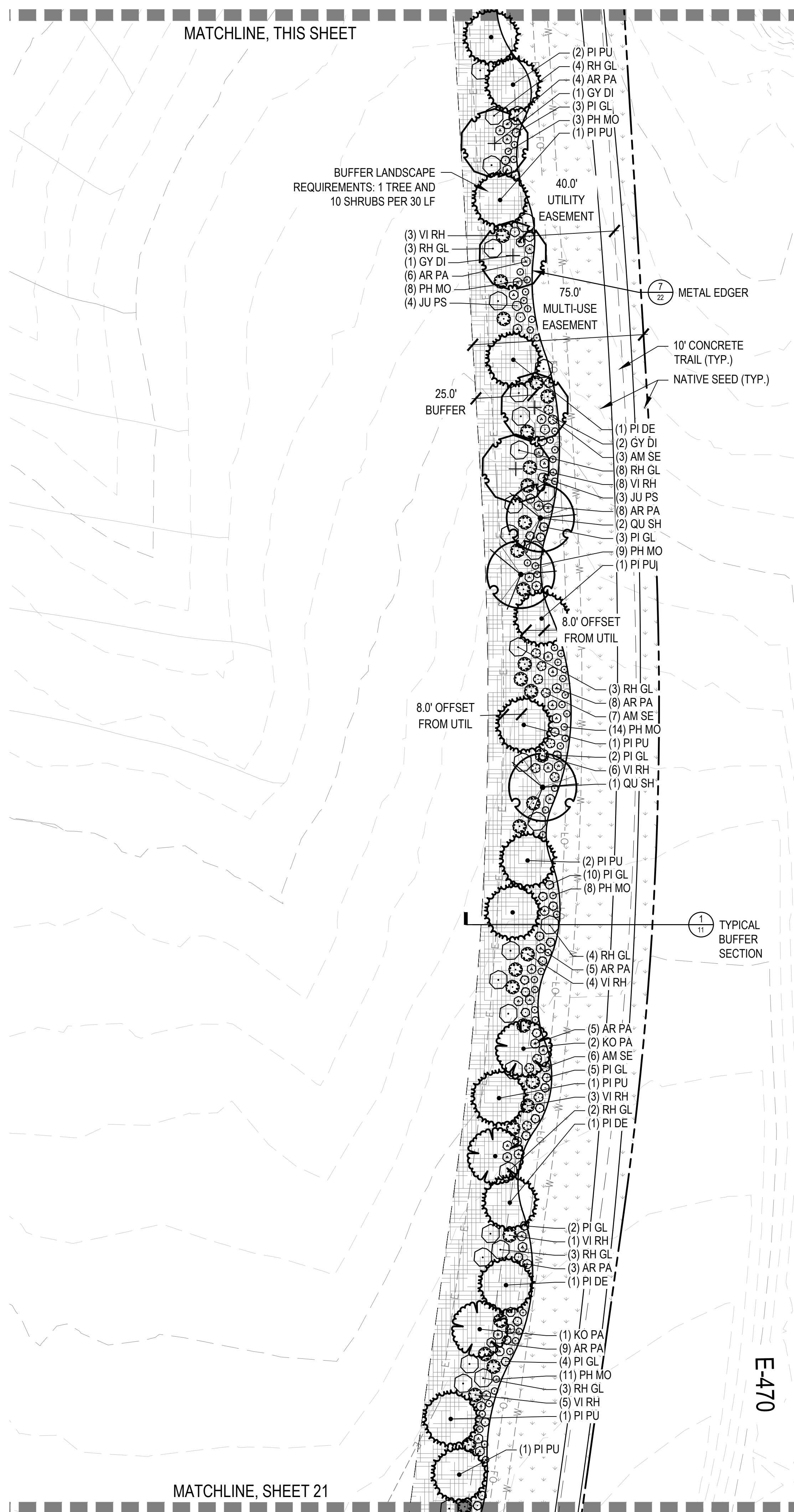
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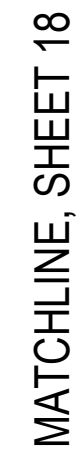
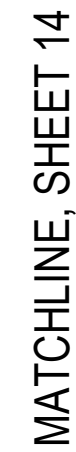
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Design By BEDNAR/WEIS		2	SP SUBMITTAL 02			11/15/24	ISPO2
Drawn By BEJARANO		3	SP SUBMITTAL 03			01/10/25	ISPO3
Principal In Charge LE							

Sheet Number:

LANDSCAPE
PLAN

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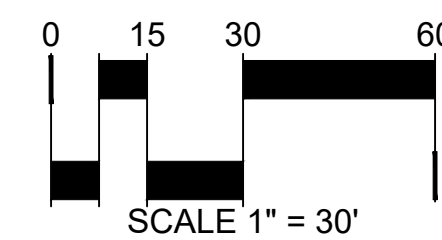




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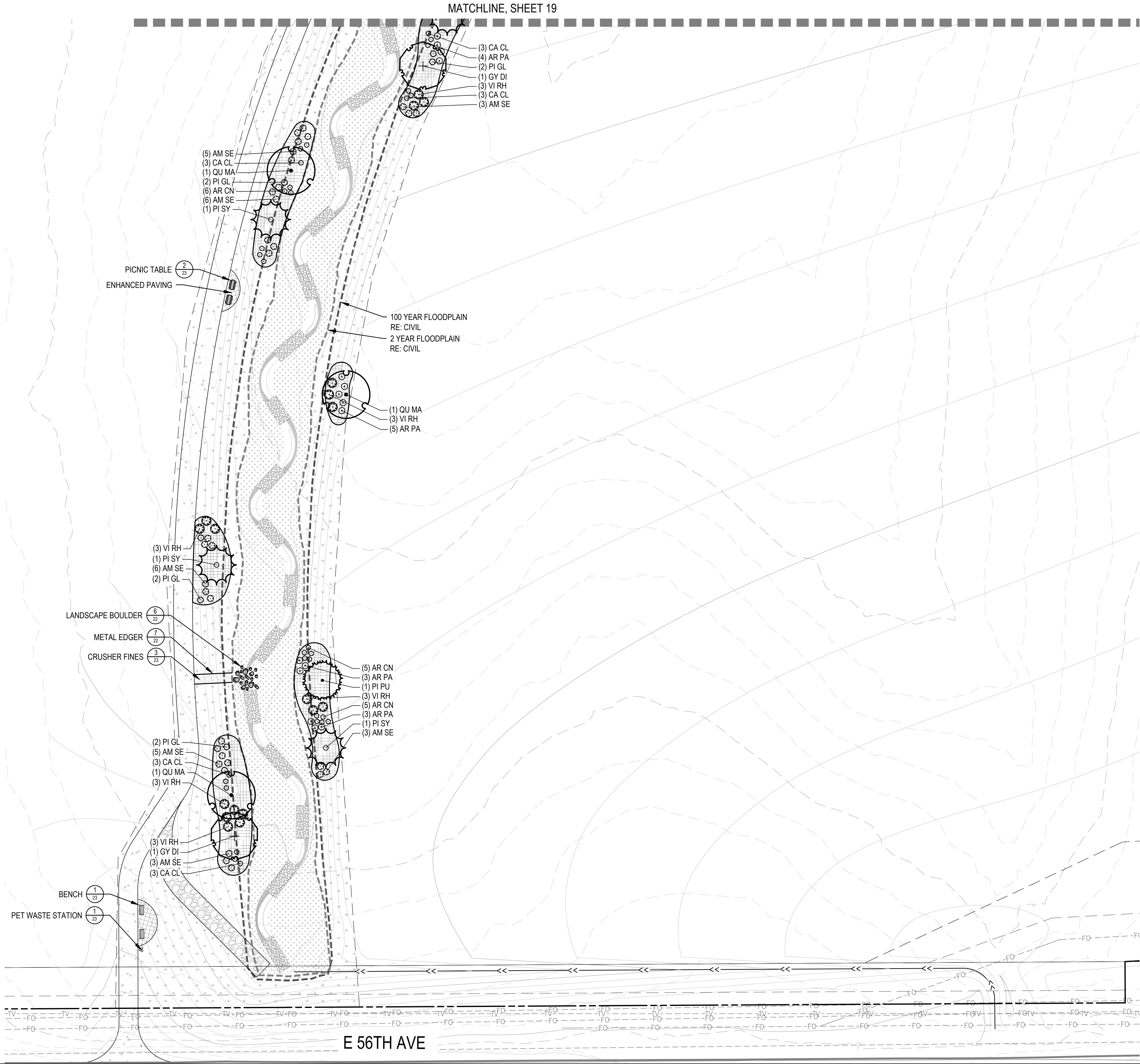
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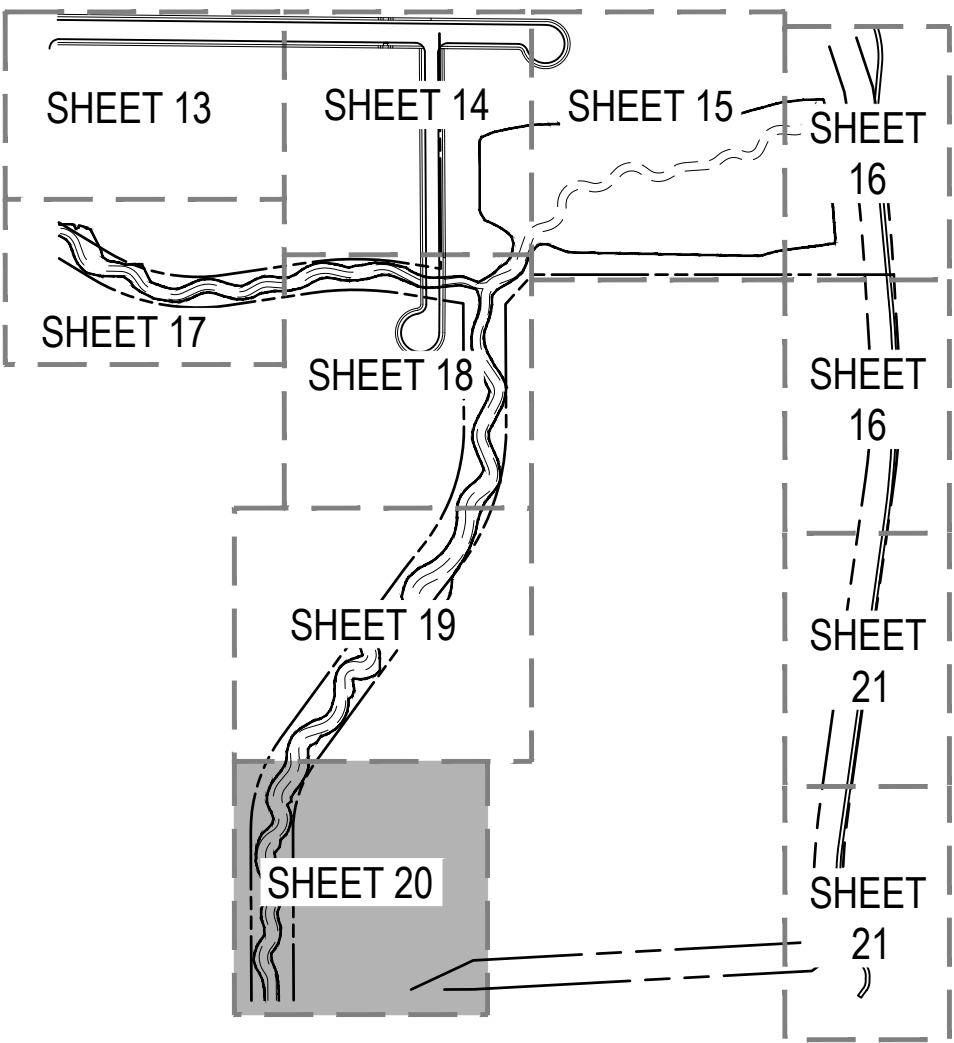




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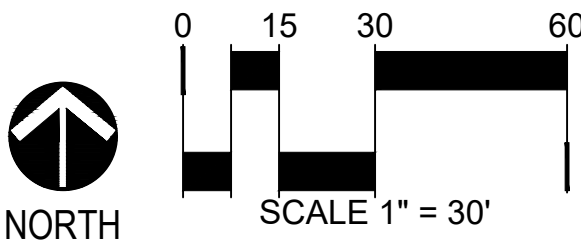
KEY MAP



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CONCRETE - RE: CIVIL
MAINTENANCE PATH - RE: CIVIL
STREET LIGHT - RE: CIVIL
FIRE HYDRANT - RE: CIVIL
BENCH
PICNIC TABLE
PET WASTE STATION
INTERPRETIVE SIGNAGE
LANDSCAPE BOULDERS
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	ISP01
2	ISP SUBMITTAL 02	11/15/24	ISP02
3	ISP SUBMITTAL 03	01/10/25	ISP03

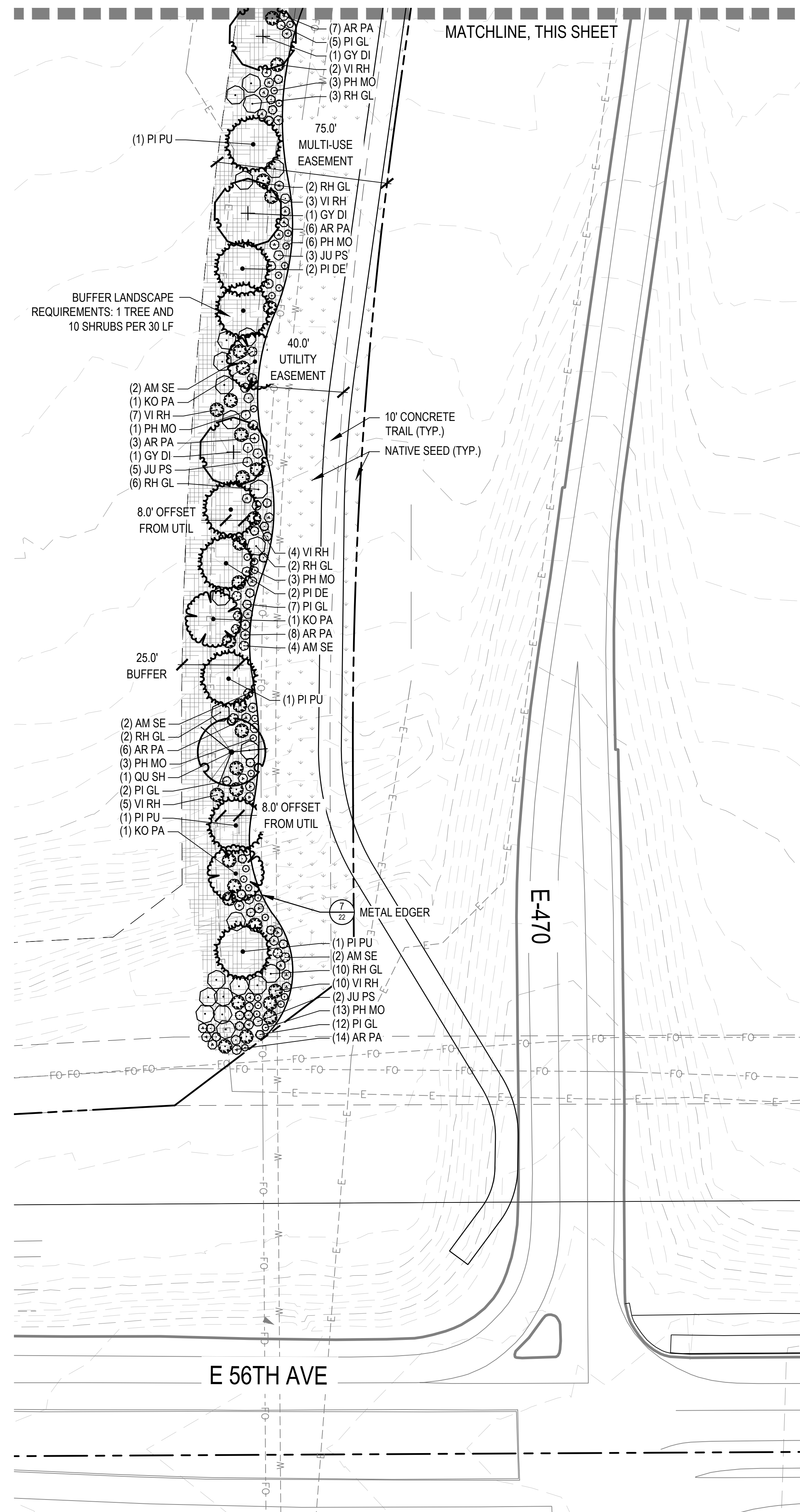
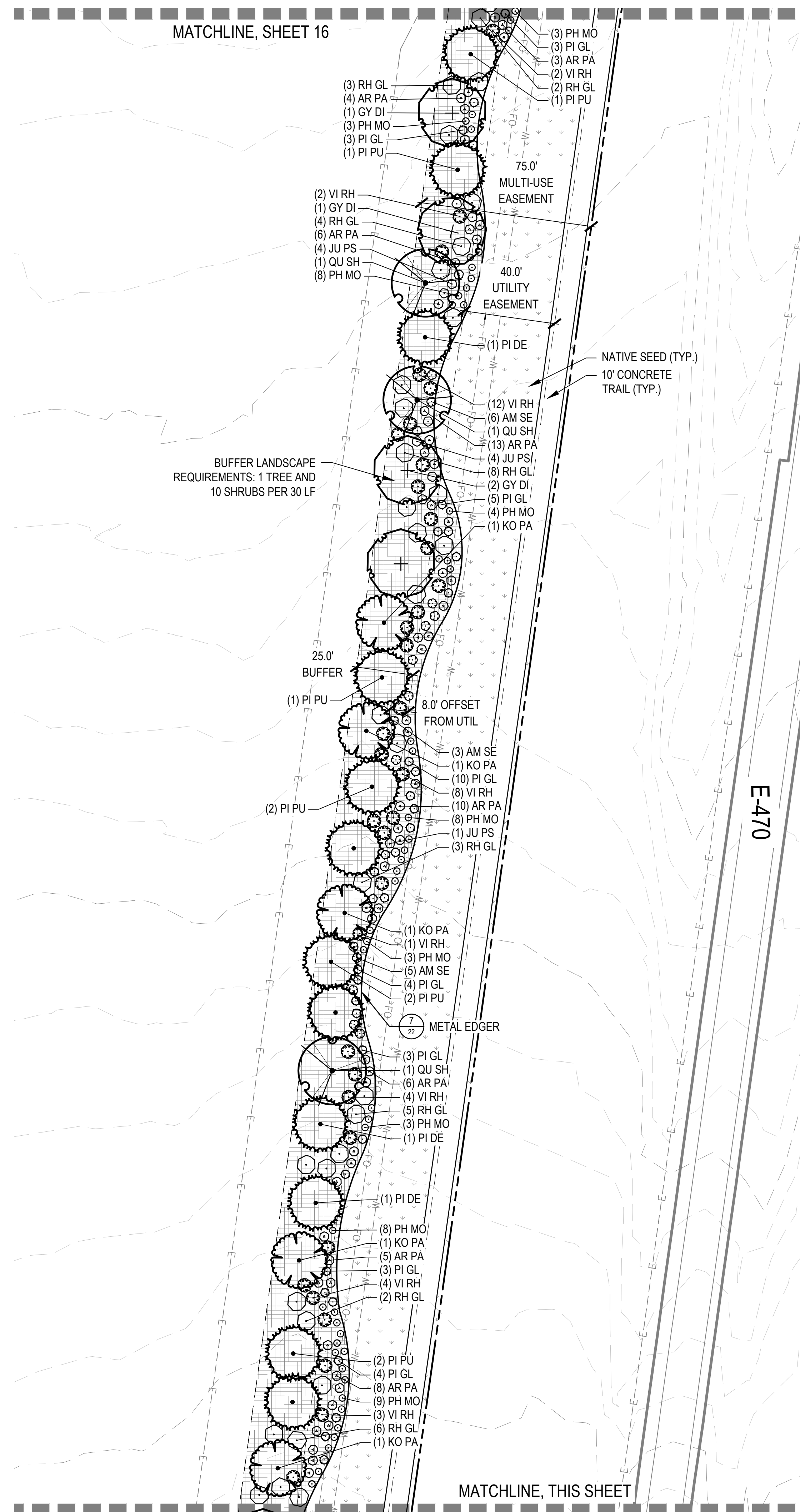
Job Number	24.0659
Project Manager	PROULX
Design By	BEDNAR/MEIS
Drawn By	BEJARANO
Principal in Charge	LE

THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

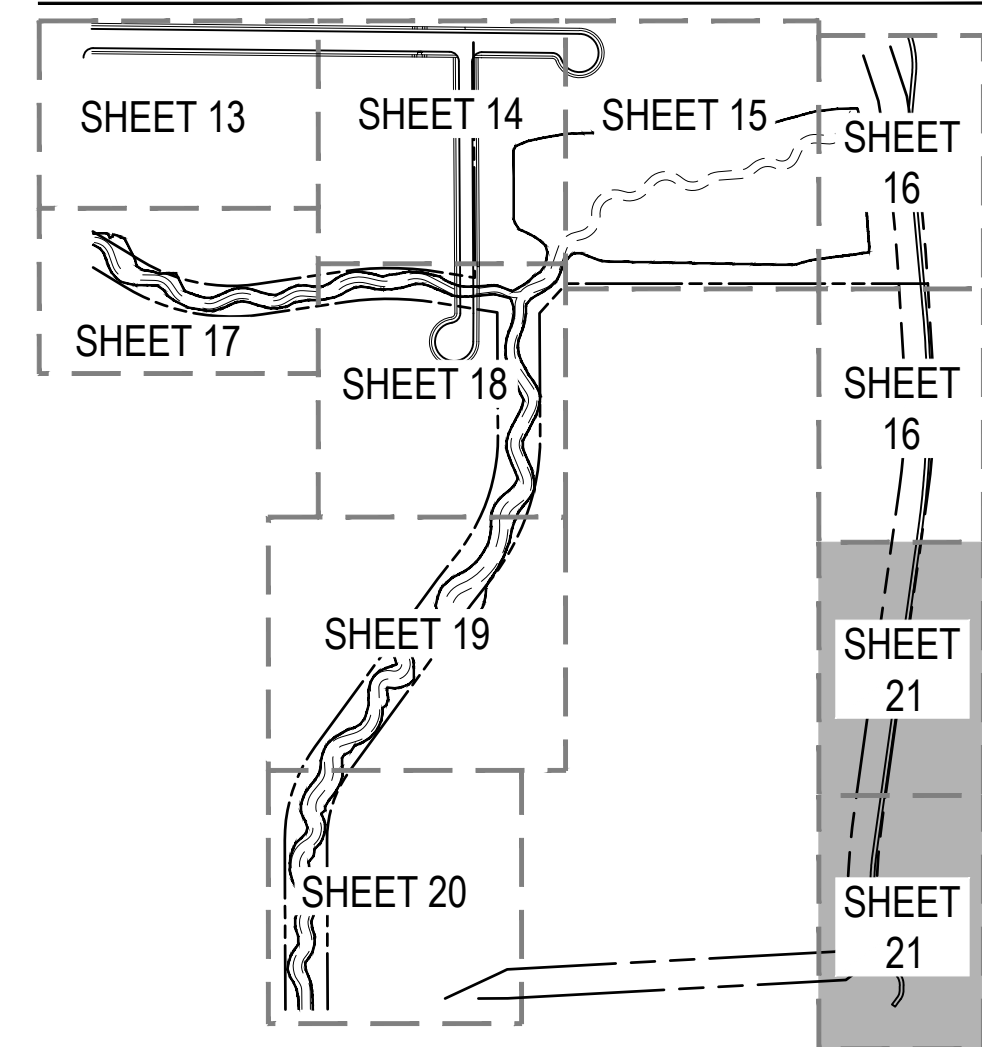
Sheet Number:

**LANDSCAPE
PLAN**

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KEY MAP

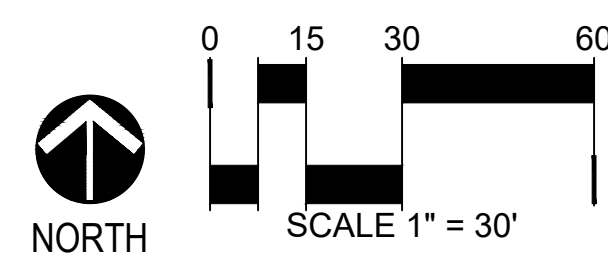


LEGEND

- | | |
|--|------------------------------|
| | PLANT BED |
| | NATIVE SEED |
| | COBBLE |
| | DETENTION BASIN NATIVE SEED |
| | CRUSHER FINES |
| | ENHANCED PAVING |
| | CONCRETE - RE: CIVIL |
| | MAINTENANCE PATH - RE: CIVIL |
| | STREET LIGHT - RE: CIVIL |
| | FIRE HYDRANT - RE: CIVIL |
| | BENCH |
| | PICNIC TABLE |
| | PET WASTE STATION |
| | INTERPRETIVE SIGNAGE |
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| | SIGHT DISTANCE LINE |
| | PROPERTY LINE |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |

NOTES:

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BOX ELDER

INFRASTRUCTURE SITE PLAN

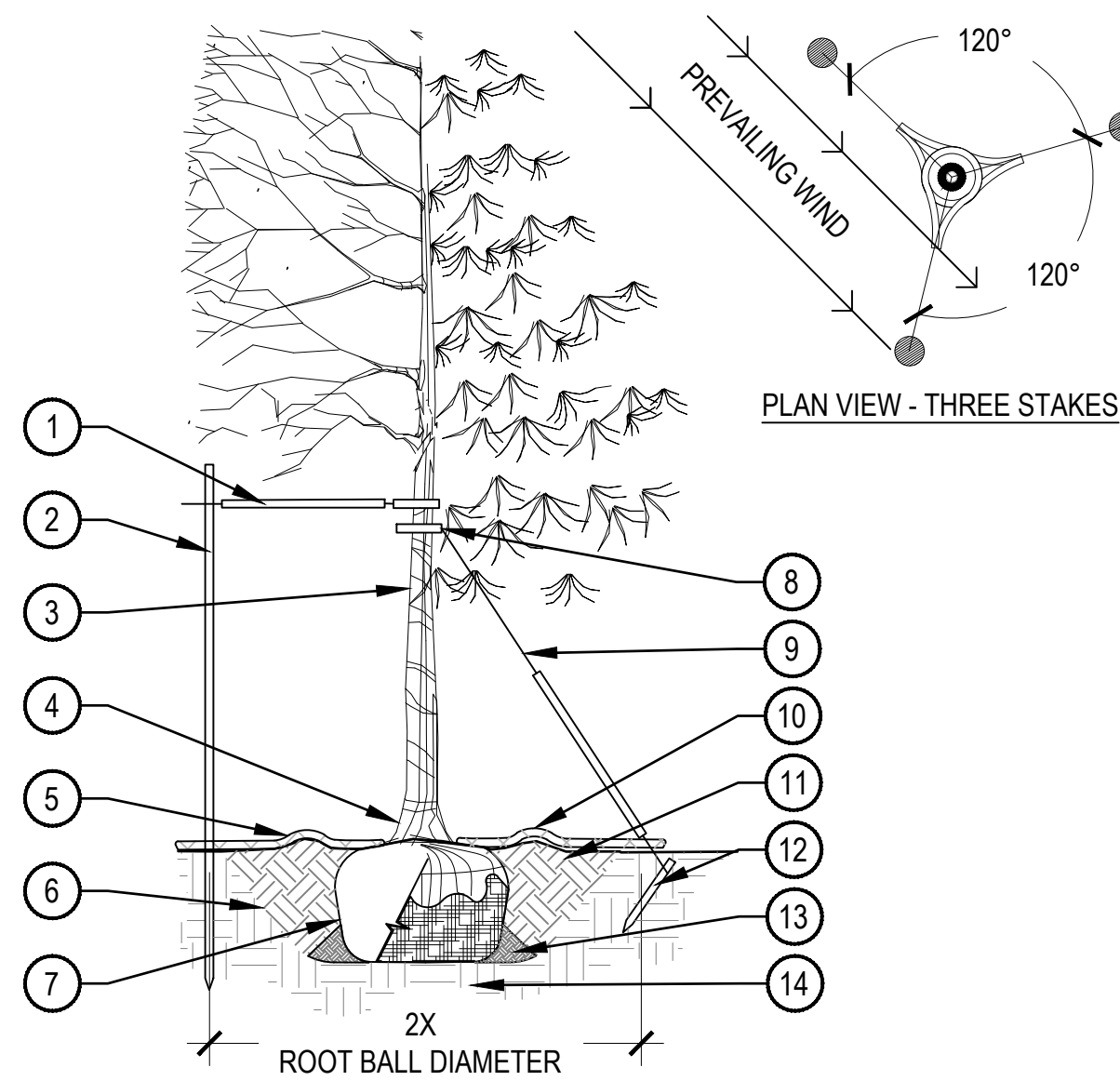
Job Number 24.0659			
Project Manager PROULX			
Design By BEDNAR/MEIS			
Drawn By BEJARANO			
Principal In Charge LE			
No.	Description of Revisions	Date	Name
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2	SP SUBMITTAL 02	11/15/24	ISPO2
3	SP SUBMITTAL 03	01/10/25	ISPO3

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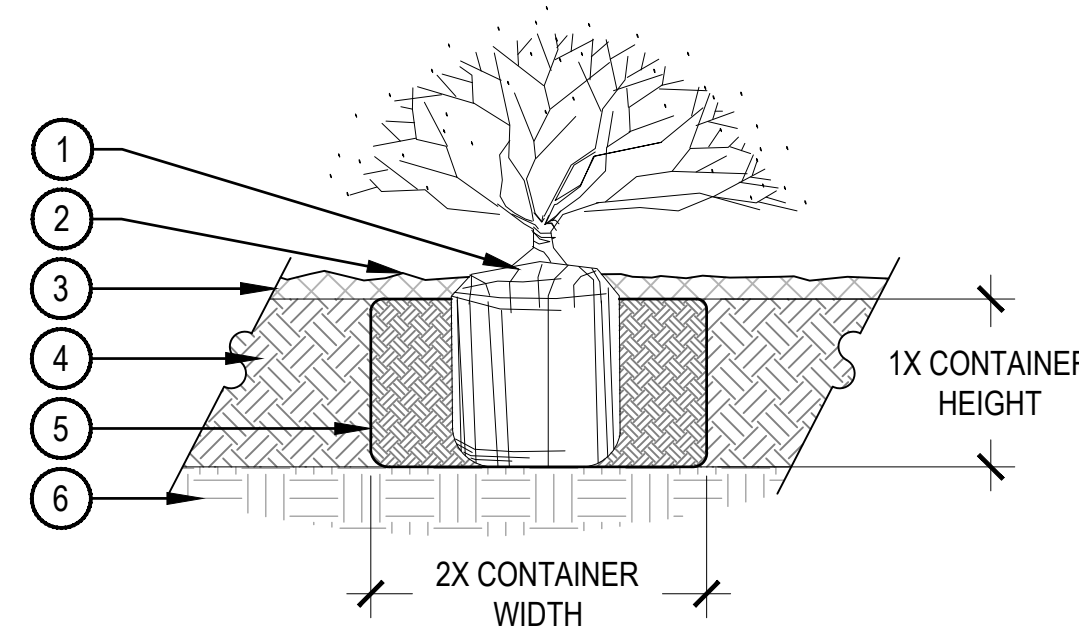
LANDSCAPE
PLAN

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DRAWING LOCATION: P:\Box Elder - Fulerwider - 0751-01-0000\Drawings\Submittals\PLAN-FULERWIDER ISP-PLAN.dwg

- PRUNING NOTES:
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
 - DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKING NOTES:
- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
 - WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



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



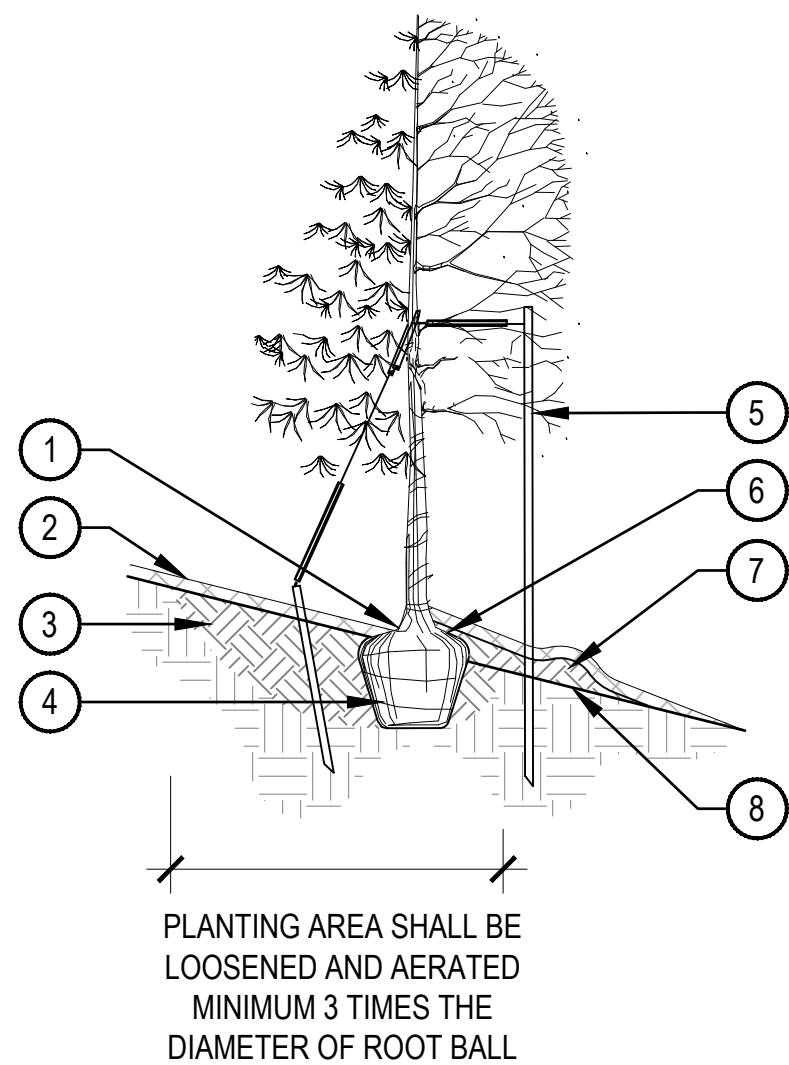
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND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

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

TREE PLANTING DETAIL

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

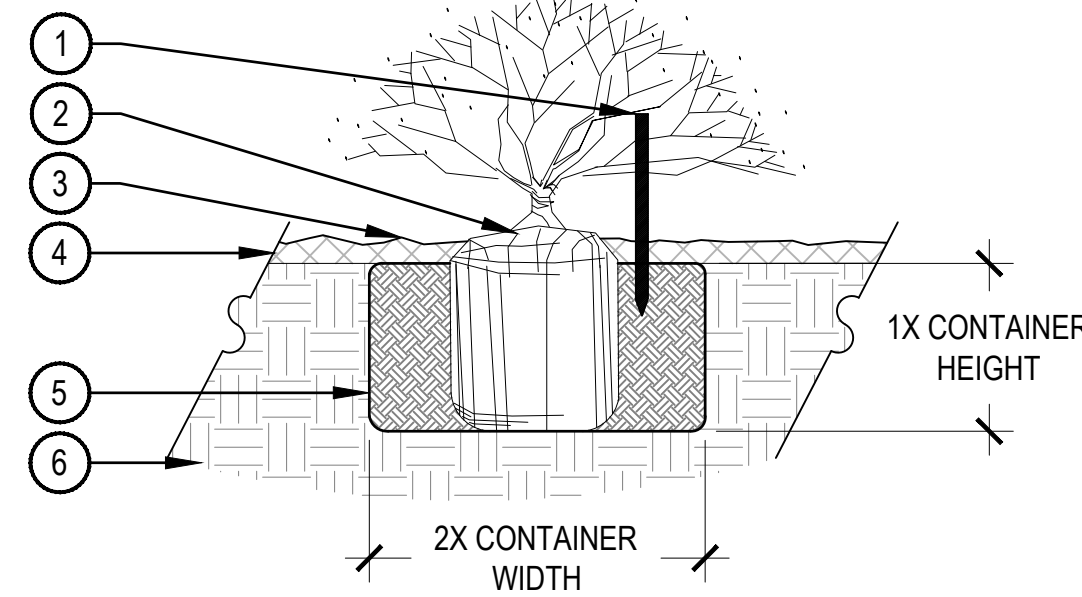
- NOTES:
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. SCORE SIDES OF PLANTING HOLE BUT DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. THE PLANTING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



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

SHRUB PLANTING

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

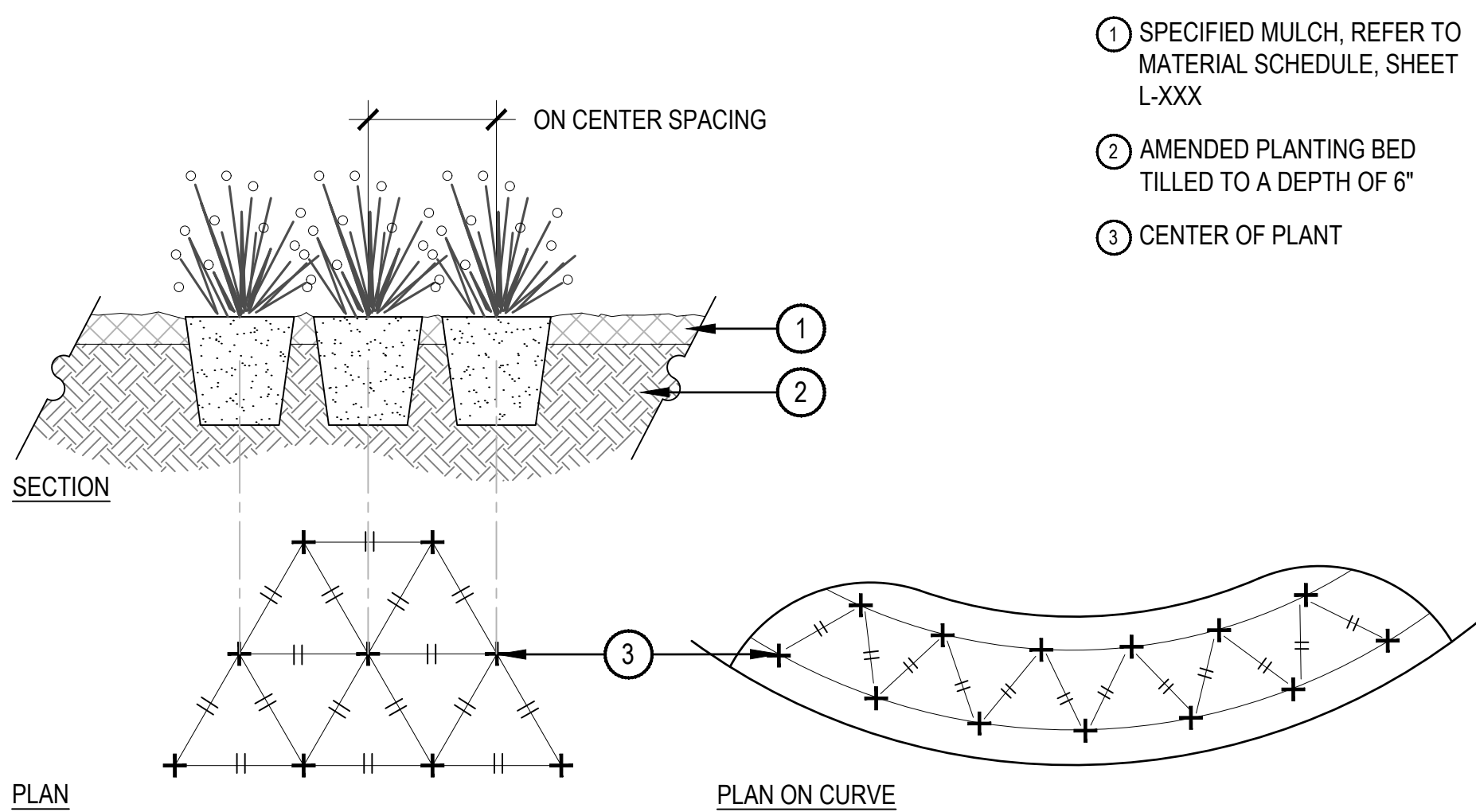


- NOTES:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE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

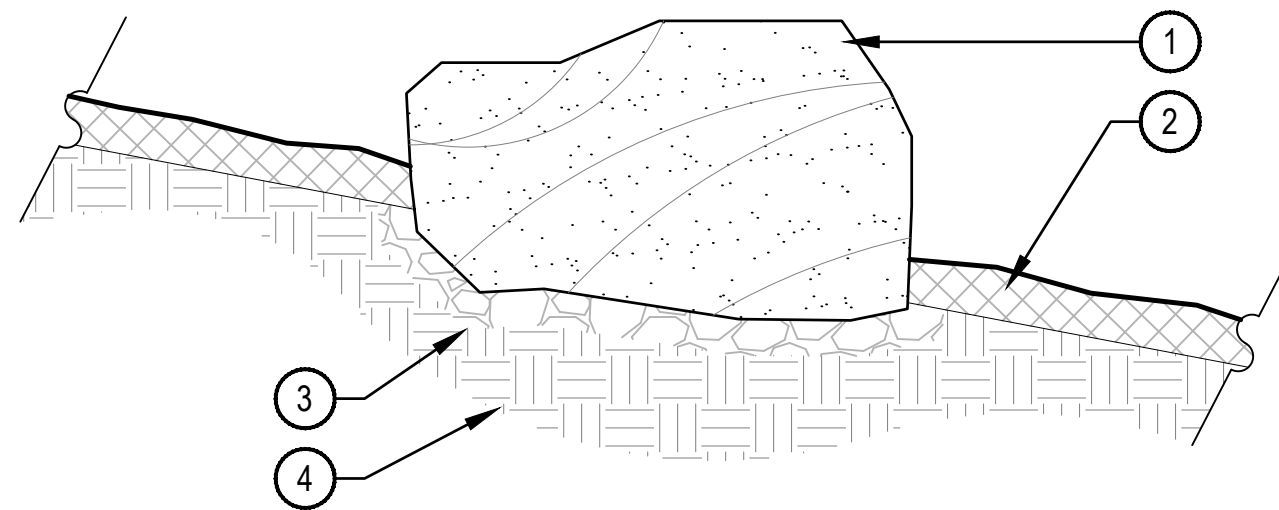
- 2'-6" WOODEN STAKE DRIVEN INTO THE GROUND NEXT TO ROOTBALL, 18" OF THE STAKE MUST BE VISIBLE
- SET SHRUB ROOTBALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF NATIVE SEED)
- SPECIFIED NATIVE SEED
- TILL SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8"
- UNDISTURBED GRADE

TREE PLANTING ON SLOPE

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



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



- BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
- 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
- UNDISTURBED GRADE

BOULDER SIZES		
QTY.	ITEM	SIZE
45	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
50	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
50	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

- NOTES:
- THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
 - THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
 - CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

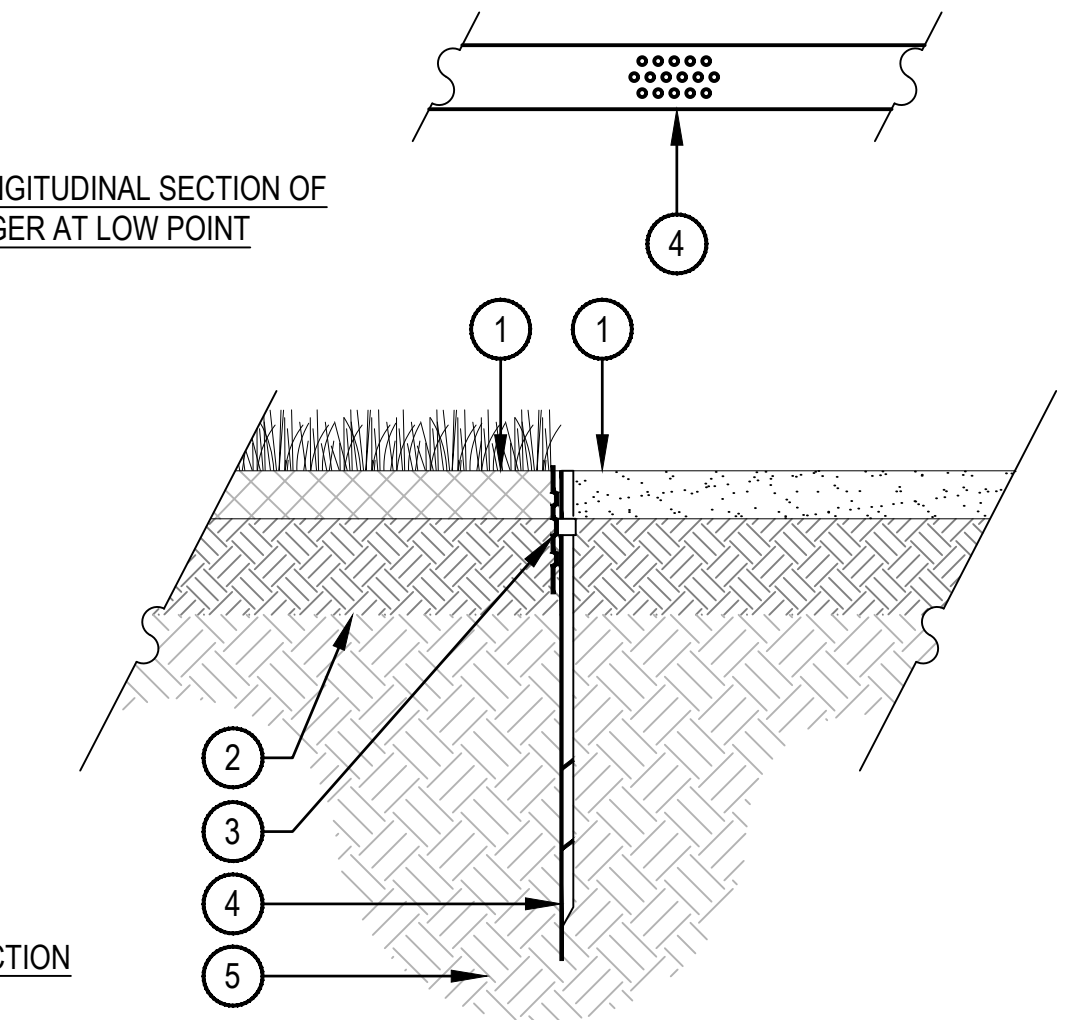
PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

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

LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"



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

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

METAL EDGER

SCALE: 1" = 1'-0"

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1	ISP SUBMITTAL 01	08/07/24	ISP01
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3	ISP SUBMITTAL 03	01/10/25	ISP03

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

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SITE PIECES (OR APPROVED EQUAL)

PRODUCT: ML-BENCH-72 (OR APPROVED EQUAL)

DESCRIPTION: MONOLINE COLLECTION

SIZE: 72" x 27" x 38.5"H

FRAME MATERIAL: ALUMINUM
FRAME, DESIGNER ALUMINUM SLATS

FRAME COLOR: TBD SEAT COLOR: TBD

SURFACE MOUNT



SITE PIECES (OR APPROVED EQUAL)

PRODUCT: ML-CMT-82, ADA EXTENSION (OR APPROVED EQUAL)

DESCRIPTION: MONOLINE COMMUNITY TABLE

SIZE: 82" x 36.25" x 30.75"H

FRAME MATERIAL: ALUMINUM
SLAT MATERIAL: ALUMINUM

FRAME COLOR: TBD, SLAT COLOR: TBD

SURFACE MOUNTED

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

1 BENCH

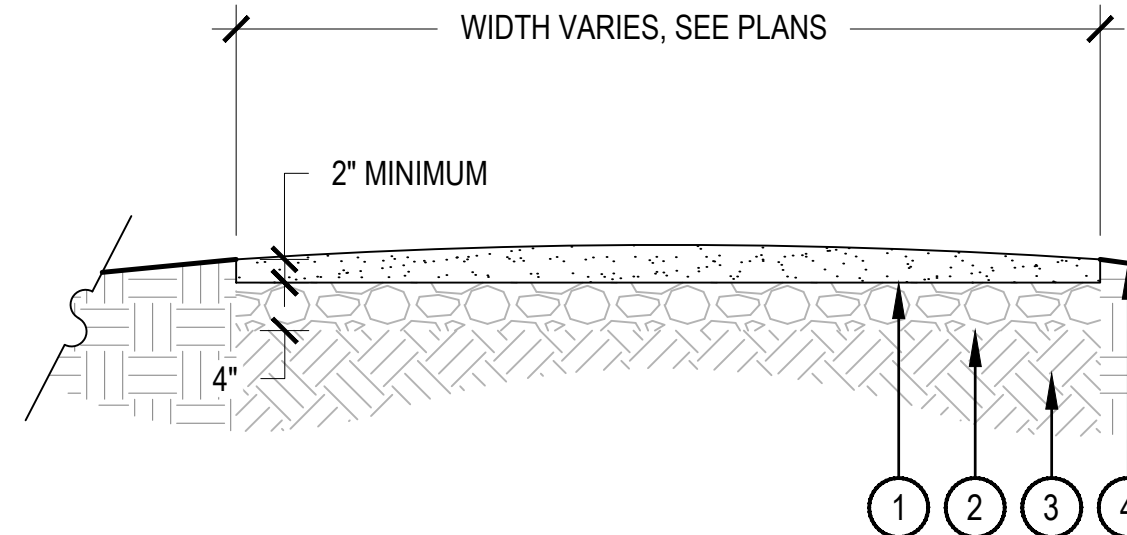
SCALE: NTS

1 COMPACTED, STABILIZED CRUSHER FINES

2 AGGREGATE BASE

3 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

4 SLOPE ADJACENT GRADE AWAY FROM TRAIL



NOTES:
1. COMPACT CRUSHER FINES WET, COMPACT TO 95% STANDARD PROCTOR DENSITY.
2. USE A SMALL 4' RIDING ROLLER TO COMPACT TRAIL.
3. CROWN OF 2% IN FLAT AREAS AS SHOWN.
4. CROSS SLOPE TRAIL AT 1-2% WITH GRADE WHERE TOPOGRAPHY DICTATES.
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE.

3 CRUSHER FINES PAVING

SCALE: 3/4" = 1'-0"

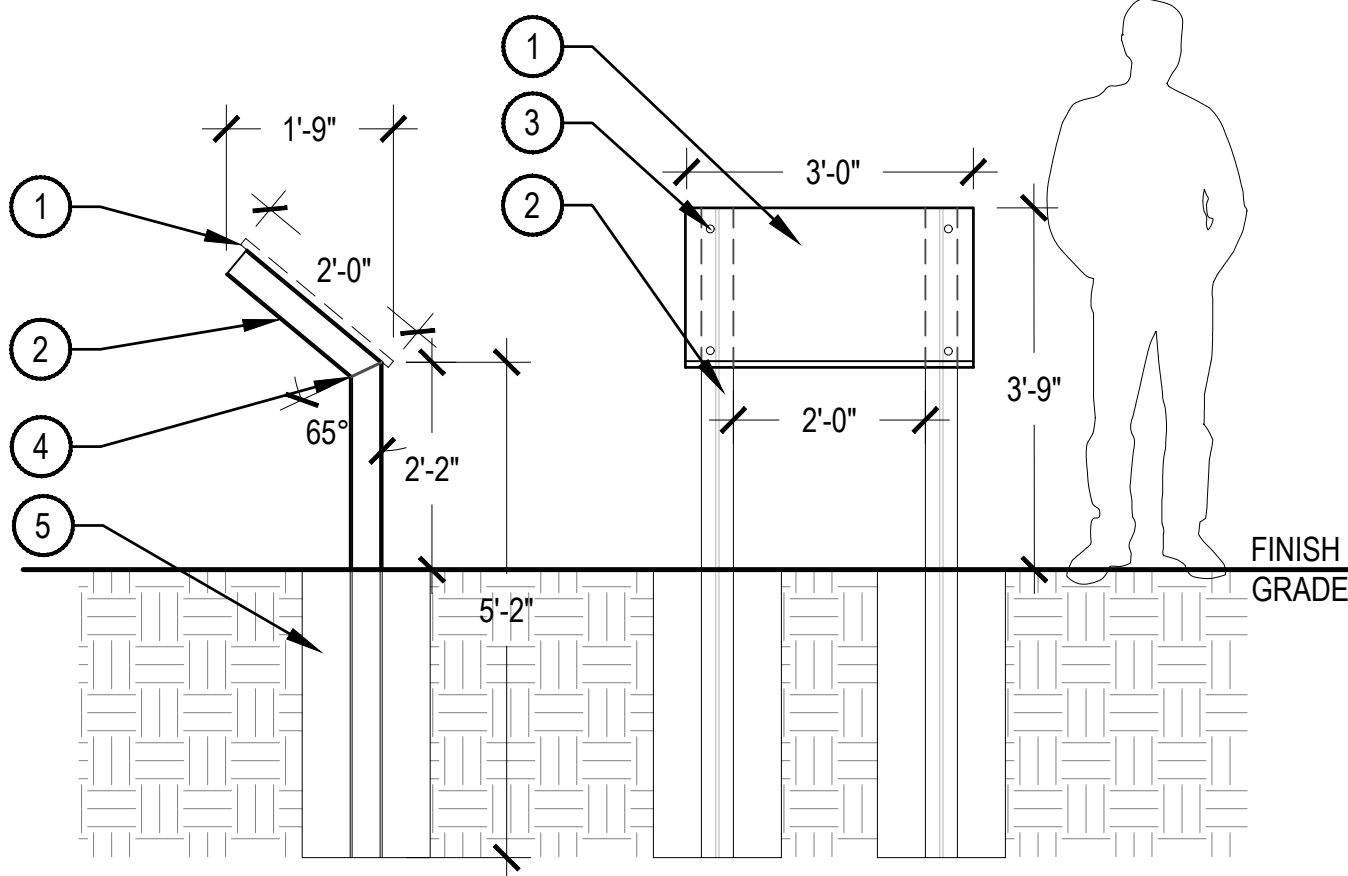
1 24" X 36" CUSTOM HIGH PRESSURE LAMINATE PRINT SIGN PANEL TO BE CENTERED ON SIGN MOUNT, WITH GRAPHIC APPLIED TO FACE, SIGN CONTENT TO BE PROVIDED BY LANDSCAPE ARCHITECT.

2 4" SQUARE "H" BEAM, NOT TO BE SEALED, ALLOW TO NATURALLY WEATHER

3 MOUNTING HARDWARE, INSTALLED WITHOUT PROTRUDING THROUGH TOP SURFACE OF SIGN GRAPHIC

4 WELDED JOINT

5 FOOTER AT 36" DEPTH



NOTES:
1. THIS DETAIL REPRESENTS DESIGN INTENT ONLY. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION.
2. OWNER OR LANDSCAPE ARCHITECT TO VERIFY LOCATION OF SIGN IN THE FIELD.
3. SIGN CONTRACTOR TO VERIFY UTILITIES AND EASEMENTS.

5 INTERPRETIVE SIGNAGE

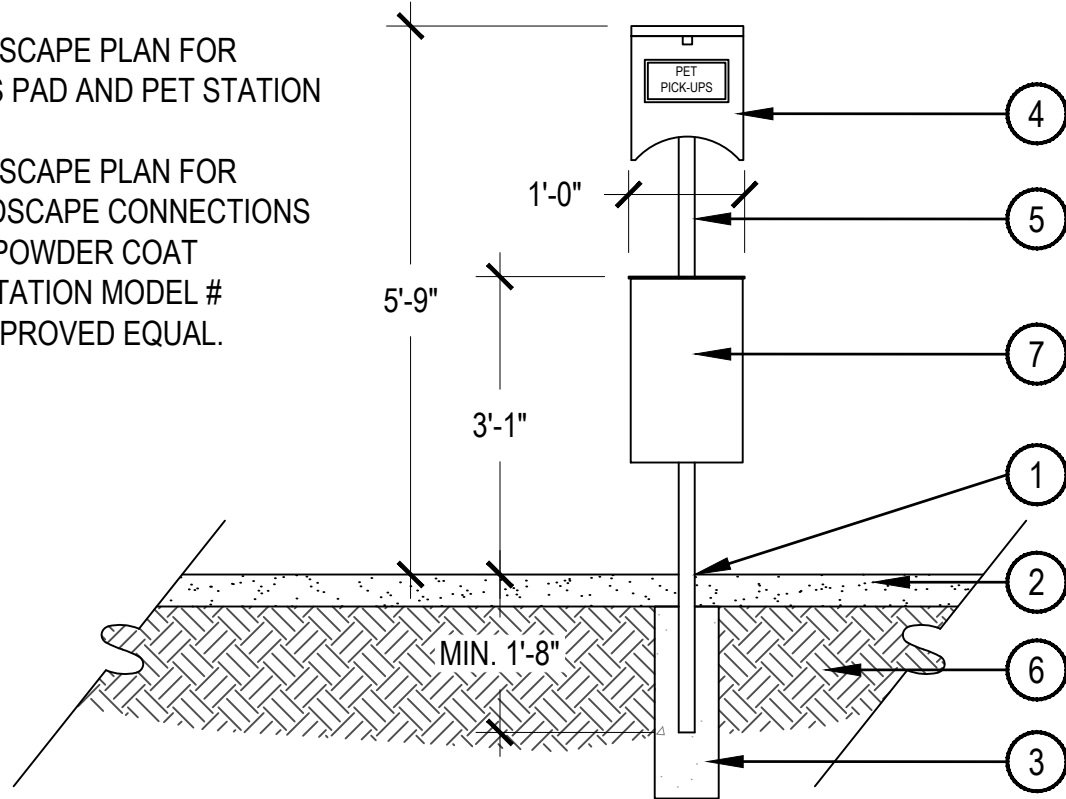
SCALE: 1/2" = 1'-0"

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 PICNIC TABLE

SCALE: NTS

NOTES:
1. REFER TO LANDSCAPE PLAN FOR CRUSHER FINES PAD AND PET STATION LOCATION
2. REFER TO LANDSCAPE PLAN FOR ADJACENT LANDSCAPE CONNECTIONS
3. COLOR: BLACK POWDER COAT
4. DOGIPOT PET STATION MODEL # 1003HP-C OR APPROVED EQUAL.



1 PET WASTE STATION, EMBED POST IN CRUSHER FINES
2 MIN. 4" DEPTH CRUSHER FINES PAD
3 CONCRETE FOOTER
4 TRASH BAG DISPENSER
5 2" X 2" SQUARE TUBING WITH ZINC FLOW COAT
6 SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
7 PET WASTE RECEPTACLE

4 PET WASTE STATION

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

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Job Number 24.0659	Project Manager PROULX	Design By BEDNAR/MEIS	Drawn By BEJARANO	Principal in Charge LE
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Sheet Number:
LANDSCAPE DETAILS
23

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