



A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, AND THE SOUTHEAST QUARTER OF SECTION 2, T3S, R66W OF THE 6TH P.M., CITY OF AURORA. COUNTY OF ADAMS, STATE OF COLORADO

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, S89°56'46"W A DISTANCE OF 1152.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF E-470 AS RECORDED AT BOOK 4580 AT PAGE 817;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID E-470 THE FOLLOWING SIX (6) CONSECUTIVE COURSES:  
1) 256.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 709.41 FEET, A CENTRAL ANGLE OF 20°44'23", AND A CHORD WHICH BEARS N37°40'32"W A DISTANCE OF 255.39 FEET;  
2) THENCE N48°02'44"W A DISTANCE OF 400.00 FEET TO A POINT OF CURVATURE;  
3) THENCE 1952.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2951.16 FEET, A CENTRAL ANGLE OF 37°53'51", AND A CHORD WHICH BEARS N66°59'39"W A DISTANCE OF 1916.61 FEET;  
4) THENCE N85°56'35"W A DISTANCE OF 1131.23 FEET;  
5) THENCE N89°39'09"W A DISTANCE OF 202.38 FEET;  
6) THENCE N83°59'45"W A DISTANCE OF 607.81 FEET;  
THENCE ALONG A LINE 72.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF THE SAID SOUTHEAST QUARTER OF SECTION 2, N00°02'33"W A DISTANCE OF 796.34 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 2;  
THENCE ALONG SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 2, N89°55'48"E A DISTANCE OF 72.00 FEET THE POINT OF BEGINNING.

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

**NORRIS DESIGN**  
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AURORA, COLORADO

| Drawing Title |
|---------------|
|---------------|

Drawing No.

2

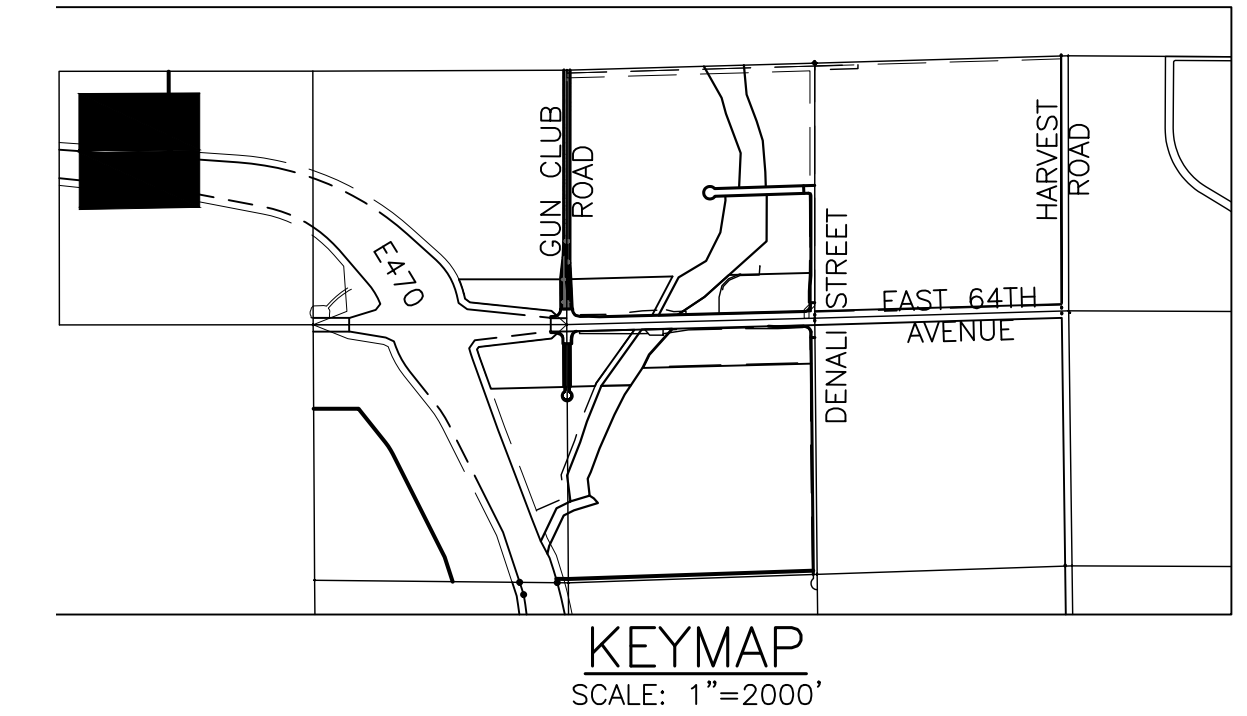


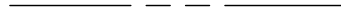

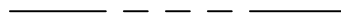
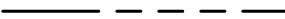




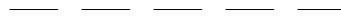
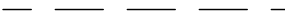
















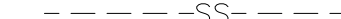



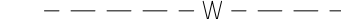






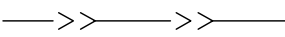






A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, AND THE SOUTHEAST QUARTER OF SECTION 2, T3S, R66W OF THE 6TH P.M., CITY OF AURORA. COUNTY OF ADAMS, STATE OF COLORADO

3



A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, AND THE SOUTHEAST QUARTER OF SECTION 2, T3S, R66W OF THE 6TH P.M., CITY OF AURORA. COUNTY OF ADAMS, STATE OF COLORADO



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

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED 68TH AVE LOOP IMPROVEMENTS. EACH PHASE WILL PROVIDE THE REQUIRED LOOP WATER SYSTEM AND TWO POINTS OF ACCESS TO EACH SITE THAT IS BEING DEVELOPED.

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON 68TH AVENUE AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY 68TH AVENUE WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH 68TH AVENUE.
2. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

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

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH GUN CLUB ROAD SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.
2. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.
3. PROPOSED STORM SEWER INFRASTRUCTURE LOCATED WITHIN 68TH AVE AND 65TH AVE RIGHT-OF-WAY WILL BE PUBLICLY MAINTAINED BY THE CITY OF AURORA. THE INFRASTRUCTURE ON ROAD A, 470 SERVICE ROAD B, THE DETENTION POND, SWALES, AND STRUCTURES OUTSIDE OF ROW ARE PRIVATELY OWNED AND WILL BE MAINTAINED BY THE RESPECTIVE DISTRICT

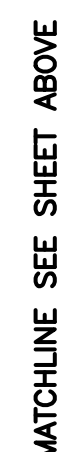
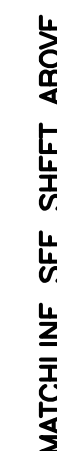
1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL. INCLUDE TYPICAL LIGHT FIXTURES BASED ON STREET CLASSIFICATION.

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A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, AND THE SOUTHEAST QUARTER OF SECTION 2, T3S, R66W OF THE 6TH P.M., CITY OF AURORA. COUNTY OF ADAMS, STATE OF COLORADO



ROADWAY PHASING:


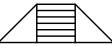















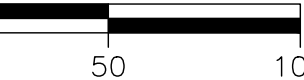

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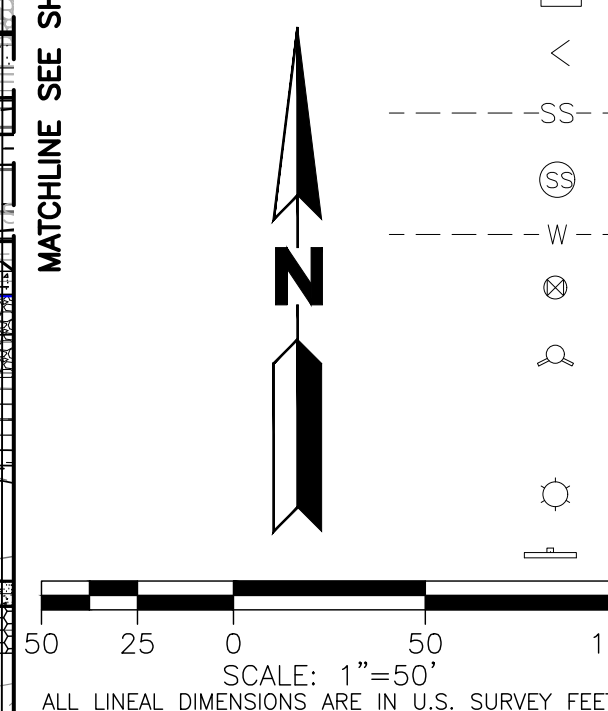
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1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL. INCLUDE TYPICAL LIGHT FIXTURES BASED ON STREET CLASSIFICATION.

| EXISTING  |                    | PROPOSED  |
|---|--------------------|---|
| —————   | PROPERTY LINE      | —————   |
| —————   | RIGHT-OF-WAY LINE  | —————   |
| —————   | SECTION LINE       | —————   |
| —————   | SIGHT TRIANGLE     | —————   |
| —————   | EASEMENT           | —————   |
| ---5750---  | CONTOURS           | ---5750---  |
| =====   | CURB & GUTTER      | =====   |
|  | HANDICAP RAMPS     |  |
| ==>   | GRADING ARROW      | ==>   |
| ---ST---  | STORM SEWER        | ---ST---  |
|  | STORM MANHOLE      |  |
|  | STORM INLET        |  |
| <   | FLARED END SECTION |  |
| ---SS---  | SANITARY SEWER     | ---SS---  |
|  | SANITARY MANHOLE   |  |
| ---W---   | WATER LINE         | ---W---   |
|  | WATER VALVE        |  |
|  | FIRE HYDRANT       |  |
|   | SWALE              | ==>>>   |
|  | LIGHT POLE         |  |
|  | SIGN               |  |
|  |                    |  |



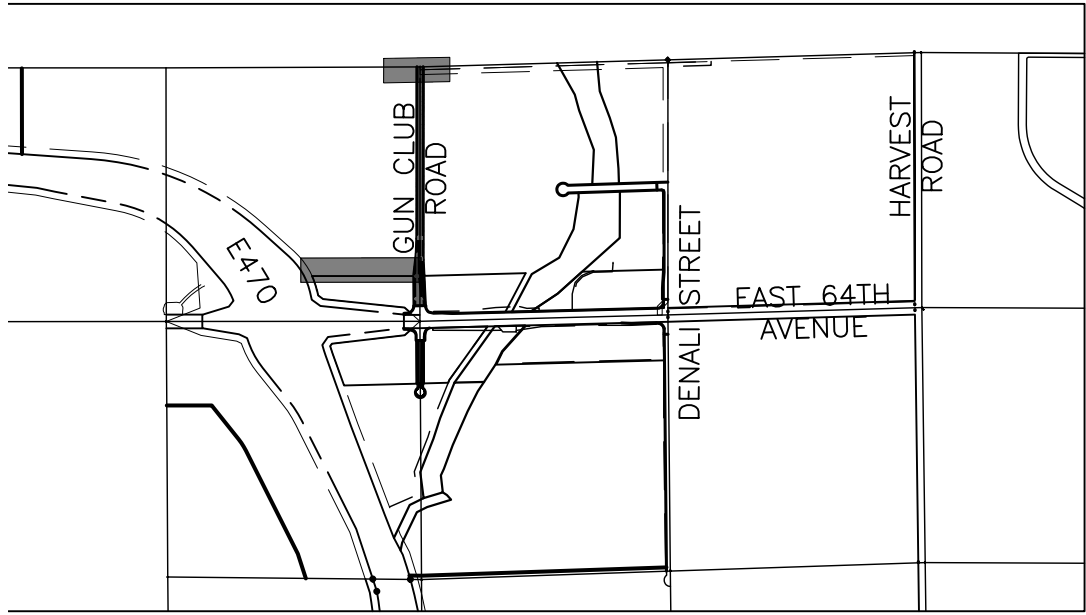


# THE LOOP AT HIGH POINT 68TH AVENUE (WEST OF GUN CLUB) - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, AND THE SOUTHEAST QUARTER OF SECTION 2, T3S, R66W OF THE 6TH P.M., CITY OF AURORA. COUNTY OF ADAMS, STATE OF COLORADO

## LIGHTING NOTES:

- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL. INCLUDE TYPICAL LIGHT FIXTURES BASED ON STREET CLASSIFICATION.



KEYMAP  
SCALE: 1"=2000'

## INFRASTRUCTURE NOTES:

### ROADWAY PHASING:

- ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED 68TH AVE LOOP IMPROVEMENTS. EACH PHASE WILL PROVIDE THE REQUIRED LOOP WATER SYSTEM AND TWO POINTS OF ACCESS TO EACH SITE THAT IS BEING DEVELOPED.

### 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 GUN CLUB ROAD AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY GUN CLUB ROAD WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH GUN CLUB ROAD.
- 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.

### WATER MAIN:

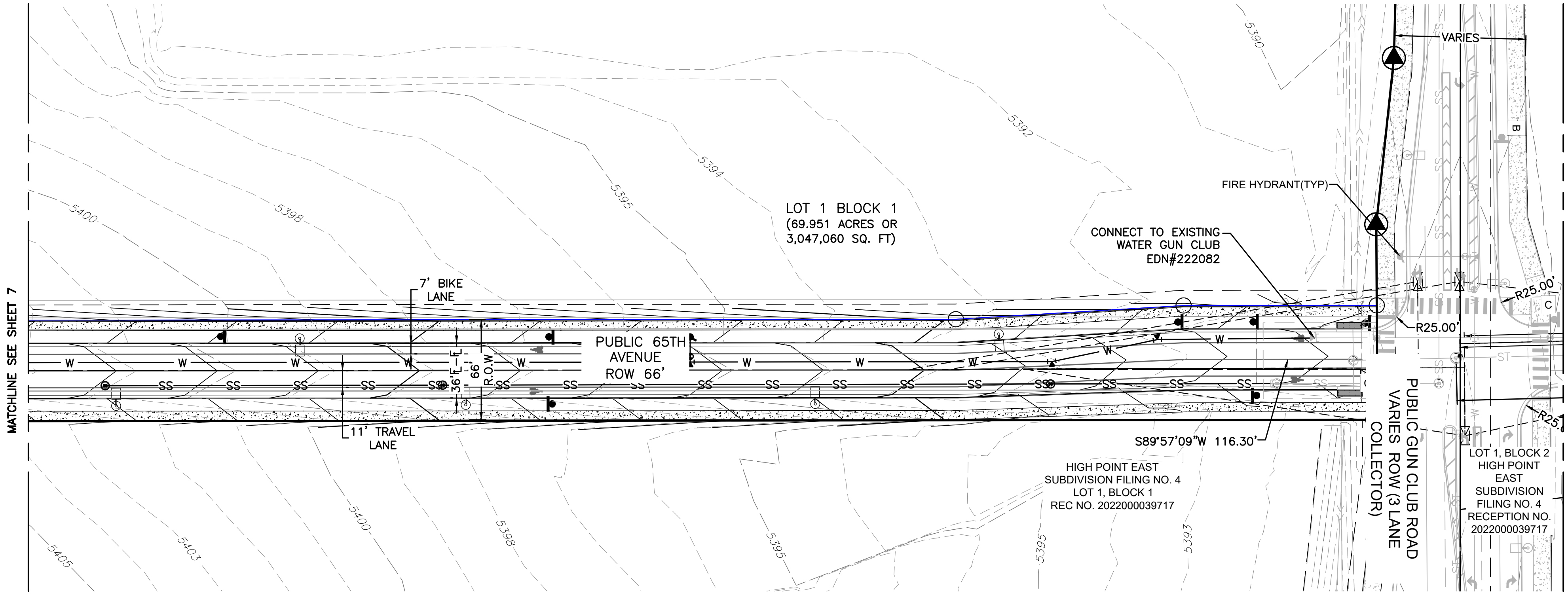
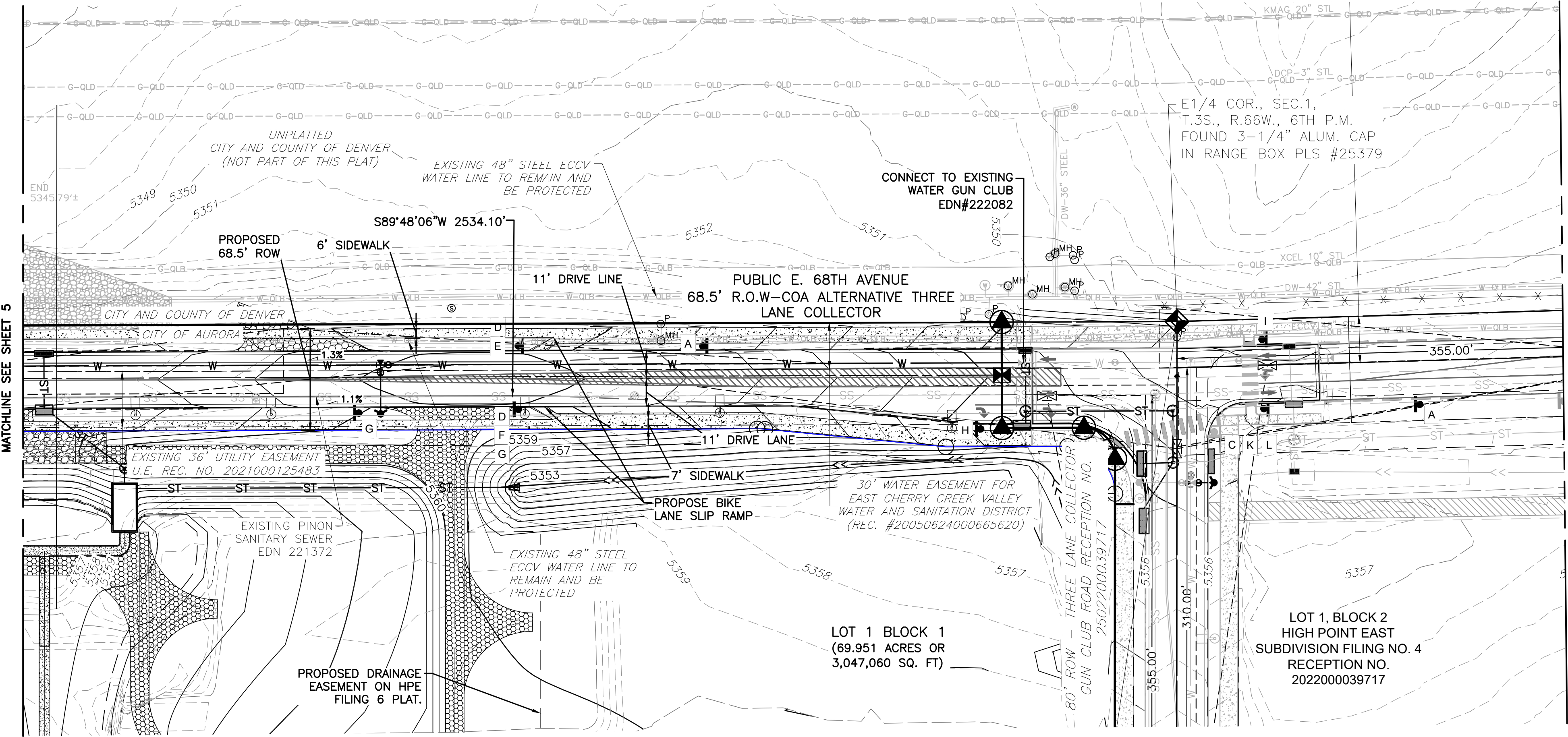
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- EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.

### DRAINAGE / STORM SEWER:

- STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH GUN CLUB ROAD 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.
- PROPOSED STORM SEWER INFRASTRUCTURE LOCATED WITHIN 68TH AVE AND 65TH AVE RIGHT-OF-WAY WILL BE PUBLICLY MAINTAINED BY THE CITY OF AURORA. THE INFRASTRUCTURE IN ROAD A, E-470 SERVICE ROAD B, THE DETENTION POND, SWALES, AND STRUCTURES OUTSIDE OF ROW ARE PRIVATELY OWNED AND WILL BE MAINTAINED BY THE RESPECTIVE DISTRICT

## LEGEND

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



R3-17  
30 X 24  
D



R4-11  
30 X 30  
G



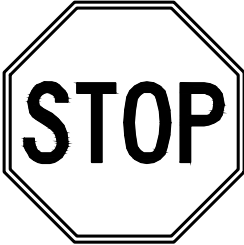
R3-17b  
30 X 12  
F



R3-17op  
30 X 12  
E



A



C



H



I



B



50 25 0 50 100  
SCALE: 1"=50'  
ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

Date06/16/2025Submission / RevisionISP SUBMITTAL

NORRIS DESIGN

Planning | Landscape Architecture | Branding

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MARTIN/MARTIN

CONSULTING ENGINEERS

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LAKEWOOD, COLORADO 80215  
303.431.6100  
MARTINMARTIN.COM

THE LOOP AT HIGH POINT (68TH WEST  
OF GUN CLUB)  
INFRASTRUCTURE SITE PLAN  
AURORA, COLORADO

Design Project No.  
19.1043.C.18

Drawing Title  
68TH AVENUE &  
GUN CLUB ROAD  
INTERSECTION -  
SITE PLAN

Drawing No.  
6



A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, AND THE SOUTHEAST QUARTER OF SECTION 2, T3S, R66W OF THE 6TH P.M., CITY OF AURORA. COUNTY OF ADAMS, STATE OF COLORADO



KEYMAP  
SCALE: 1"=2000'

|           |    |   |
|-----------|----|---|
| MATCHLINE | 1. | ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED 68TH AVE LOOP IMPROVEMENTS. EACH PHASE WILL PROVIDE THE REQUIRED LOOP WATER SYSTEM AND TWO POINTS OF ACCESS TO EACH SITE THAT IS BEING DEVELOPED. |
|           |    |   |

1. STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL PLAN SUBMITTAL. INCLUDE TYPICAL LIGHT FIXTURES BASED ON STREET CLASSIFICATION.

1. THE DEVELOPER IS RESPONSIBLE FOR STRIPING SHOWN ON THESE PLANS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON GUN CLUB ROAD AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY GUN CLUB ROAD WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH GUN CLUB ROAD.
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ABOVE

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

|           |   |
|-----------|---|
| MATCHLINE | 1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH GUN CLUB ROAD SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.   |
|           | 2. BMPs AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.  |
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|           |   |

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



# THE LOOP AT HIGH POINT 68TH AVENUE (WEST OF GUN CLUB) - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, T3S, R66W OF THE 6TH P.M., AURORA. COUNTY OF ADAMS, STATE OF COLORADO

## CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- THE SURFACE MATERIAL OF WALKS AND TO BE BRUSHED GRAY COLORED CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- AURORA HIGH POINT AT DIA METRO DISTRICT, THEIR SUCCESSOR, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL BUFFER AND CURBSIDE LANDSCAPE MATERIAL SHOWN AND/OR INDICATED IN THIS SITE PLAN FOR THE NORTH SIDE OF 68TH AVENUE, THE WEST SIDE OF PRIVATE ROAD A, DETENTION AREAS, AND THE SOUTH SIDE OF E-470 SERVICE ROAD. CURBSIDE LANDSCAPE ADJACENT TO DEVELOPABLE LOTS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SITE PLAN BY THE ADJACENT RESPECTIVE LANDOWNER/ DEVELOPER AT THE TIME OF DEVELOPMENT. LANDOWNERS/ DEVELOPERS, THEIR SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, IRRIGATION, AND REPLACEMENT OF THE APPLICABLE CURBSIDE LANDSCAPE ADJACENT TO THEIR SITE. CURBSIDE LANDSCAPE SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 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).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" MULTI-COLOR LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4-6" MULTI-COLOR LOCAL RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
- OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES. SHOW SIGHT TRIANGLES ON THE SITE PLAN AND LANDSCAPING PLAN AT ALL ACCESS POINTS IN ACCORDANCE WITH CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13 IN ADDITION, STREET TREES SHALL BE SET BACK FROM STOP SIGNS AND OTHER REGULATORY SIGNS AS DETAILED IN CITY OF AURORA STANDARD TRAFFIC DETAIL TE-13.3. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-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 EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS 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-OF-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.

## ADMINISTRATIVE ADJUSTMENT

SECTION 145-4.7.5.C.5.A: SHRUB EQUIVALENTS ARE PROPOSED NORTH OF 68<sup>TH</sup> AVENUE BECAUSE STREET TREES ARE PROHIBITED DUE TO EXISTING EASEMENTS.

## CURBSIDE LANDSCAPE DATA TABLE

| Curbside Landscape Data Table |             |                |                |                             |           |                 |  |                 |                  |
|-------------------------------|-------------|----------------|----------------|-----------------------------|-----------|-----------------|--|-----------------|------------------|
| Location / Description        | Length (LF) | Trees Required | Trees Provided | Shrub Replacements Required | Area (SF) | Shrubs Required | Total Shrubs Required (shrub replacements + shrubs required) | Shrubs Provided | Grasses Provided |
| 68TH AVE NORTH                | 4,604       | 115            | 7              | 1,297                       | 36,832    | 921             | 2,218  | 1,704           | 514              |
| 68TH AVE SOUTH                | 3,481       | 87             | 93             | 0                           | 27,848    | 696             | 696  | 528             | 213              |
| PRIVATE ROAD A EAST           | 596         | 15             | 15             | 0                           | 4,469     | 112             | 112  | 112             | 0                |
| E-470 SERVICE ROAD B NORTH    | 3,818       | 95             | 87             | 101                         | 28,635    | 716             | 817  | 800             | 0                |
| 65TH AVE NORTH                | 1,086       | 27             | 25             | 26                          | 8,602     | 215             | 241  | 239             | 0                |
| 65TH AVE SOUTH                | 955         | 24             | 24             | 0                           | 7,641     | 191             | 191  | 191             | 0                |
| Totals:                       | 14,540      | 364            | 251            | 1,424                       | 114,027   | 2,851           | 4,275  | 3,574           | 727              |

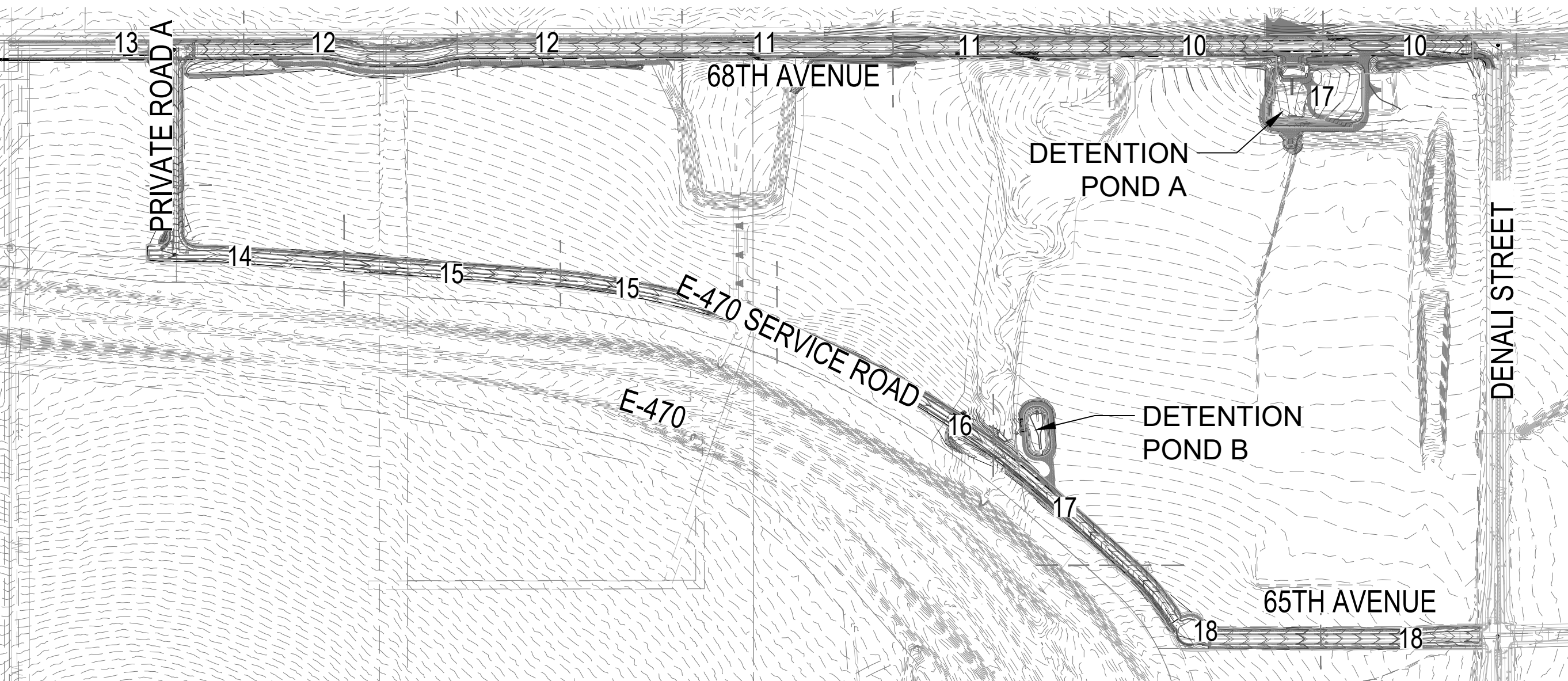
- SHRUBS AND ORNAMENTAL GRASSES SHOWN IN TABLE ARE A MINIMUM OF CONTAINER #5 SIZE.
- THE CURBSIDE LANDSCAPE IS PLANTED A MINIMUM WITH 1 TREE EVERY 40 LINEAR FEET AND 1 SHRUB PER 40 SQUARE FEET.
- DISTANCES MEASURED BETWEEN TANGENT POINTS, INTERSECTING DRIVES ARE EXCLUDED.
- DUE TO EASEMENTS ON 68TH AVE. NORTH, E-470 SERVICE ROAD B NORTH, AND 65TH AVE. NORTH STREET TREE QUANTITIES ARE DEFICIENT, BUT SHRUBS EQUIVALENTS HAVE BEEN PROVIDED. PLEASE SEE CHART ABOVE FOR QUANTITIES.
- ONE TREE EQUIVALENT SHALL BE EQUAL TO: TWELVE 5 GAL SHRUBS PER ONE 2.5 INCH CALIPER TREE.
- CURBSIDE LANDSCAPE SHRUB QUANITITES DEFICIENT ON 68TH AVE AND E-470 SERVICE ROAD DUE TO CONSTRAINTS FROM WATER EASEMENT.

## SPECIAL LANDSCAPE BUFFER DATA TABLE

| Special Landscape Buffer |  |             |                |                          |                          |                      |                 |                 |
|--------------------------|--|-------------|----------------|--------------------------|--------------------------|----------------------|-----------------|-----------------|
| Direction                | Site Perimeter Description   | Length (LF) | Trees Required | Deciduous Trees Provided | Evergreen Trees Provided | Total Trees Provided | Shrubs Required | Shrubs Provided |
| South                    | Special Landscape Buffer for Development Adjacent to E-470 - 25' width required (1 Tree and 10 Shrubs per 25 LF) | 4,126       | 165            | 75                       | 90                       | 165                  | 1,650           | 1,650           |

- LANDSCAPING SHALL INCLUDE ONE TREE AND 10 SHRUBS PER 25 LINEAR FEET OF FRONTAGE WHEN THE SITE CONTAINS INDUSTRIAL DEVELOPMENT.
- AT LEAST 50% OF REQUIRED TREES SHALL BE EVERGREEN SPECIES OUTSIDE THE E-470 MULTI-USE EASEMENT.

## OVERALL PLAN



## DETENTION POND LANDSCAPE DATA TABLE

| Detention Pond Landscape Table *to be installed at time of constuction |  |           |                |                |                 |                 |           |
|--|--|-----------|----------------|----------------|-----------------|-----------------|-----------|
| Area (POND)  | Description  | Area (SF) | Trees Required | Trees Provided | Shrubs Required | Shrubs Provided | Transfers |
| A  | DETENTION POND (1 Tree and 10 shrubs per 4,000 SF) | 47,190    | 12             | 12             | 47              | 47              | 0         |
| B  | DETENTION POND (1 Tree and 10 shrubs per 4,000 SF) | 9,234     | 2              | 2              | 9               | 9               | 0         |
| Totals:  |  | 56,424    | 14             | 14             | 56              | 56              | 0         |

- CALCULATED TO REFLECT 1 TREE AND 10 SHRUBS PER 4,000 SF ABOVE THE 100 YEAR WATER SURFACE ELEVATION OF THE PONDS.
- ALL TREES WILL BE A MIN. OF 2.5" CALIPER AND SHRUBS A MIN. OF CONTAINER #5 SIZE.

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| 05/30/2025 | 6TH SUBMITTAL         |



68TH WEST OF GUN CLUB INFRASTRUCTURE  
SITE PLAN  
AURORA, COLORADO

Design Project No:  
19.1043.C.10

Drawing Title  
LANDSCAPE  
NOTES

Drawing No.  
8

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A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, T3S, R66W OF THE 6TH P.M., AURORA. COUNTY OF ADAMS, STATE OF COLORADO

  
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|                    |                        |
|--------------------|------------------------|
| Design Project No. | 19.1043.C.10           |
| Drawing Title      | LANDSCAPE<br>SCHEDULES |
| Drawing No.        | 9                      |

NOTE: MAINTAIN TREES AND GRASSES TO REDUCE ATTRACTANTS FOR WILDLIFE SUCH AS RAPTOR SPECIES, BLACKBIRDS/STARLINGS, AND GEESE. PERFORM ANNUAL OR SEMI-ANNUAL VEGETATION/LANDSCAPE MAINTENANCE, INCLUDING PRUNING, TRIMMING, AND REMOVAL OF ANY DEAD LIMBS, TREES OR SHRUBS TO OCCUR

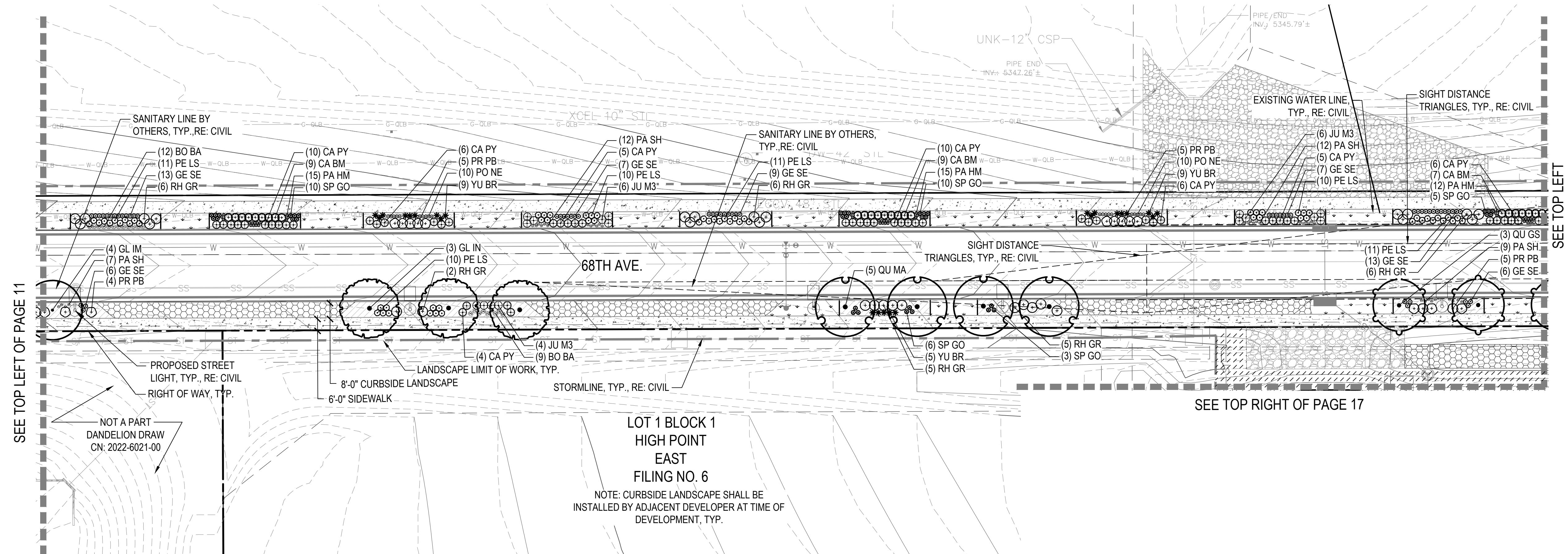
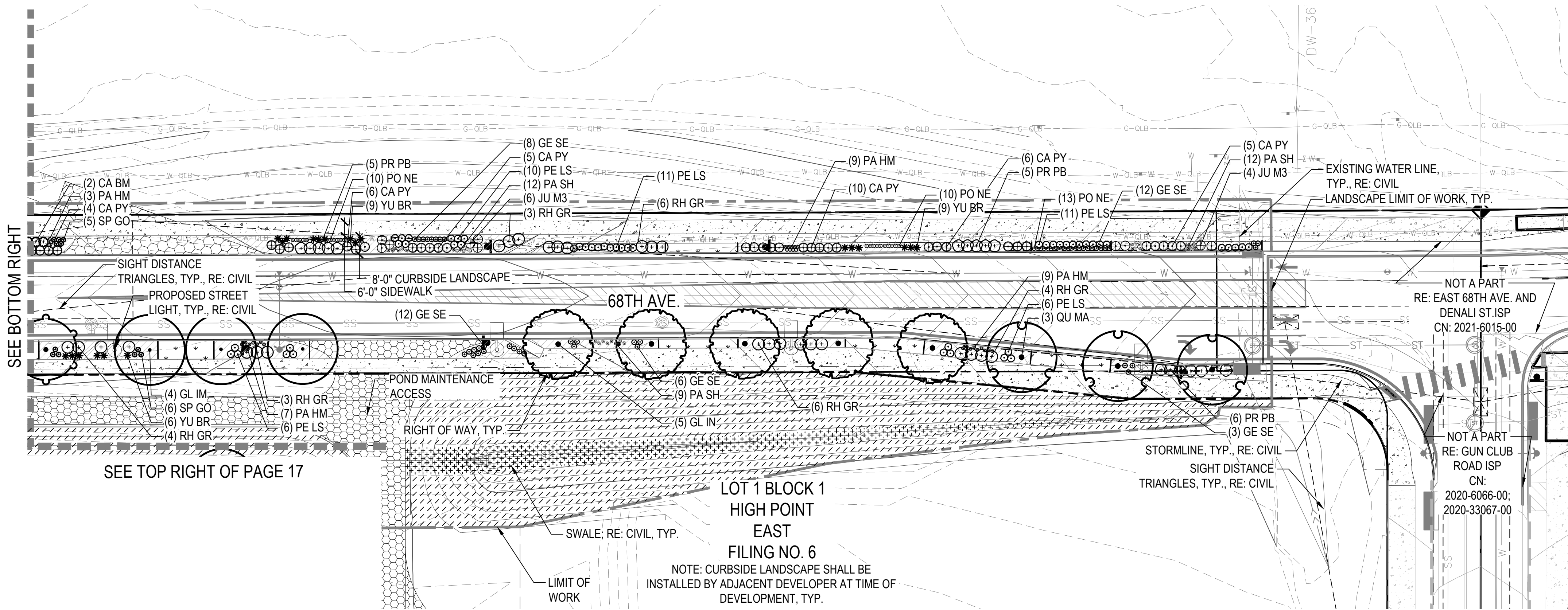
DRYLAND LOW SEED MIX OR APPROVED EQUAL.

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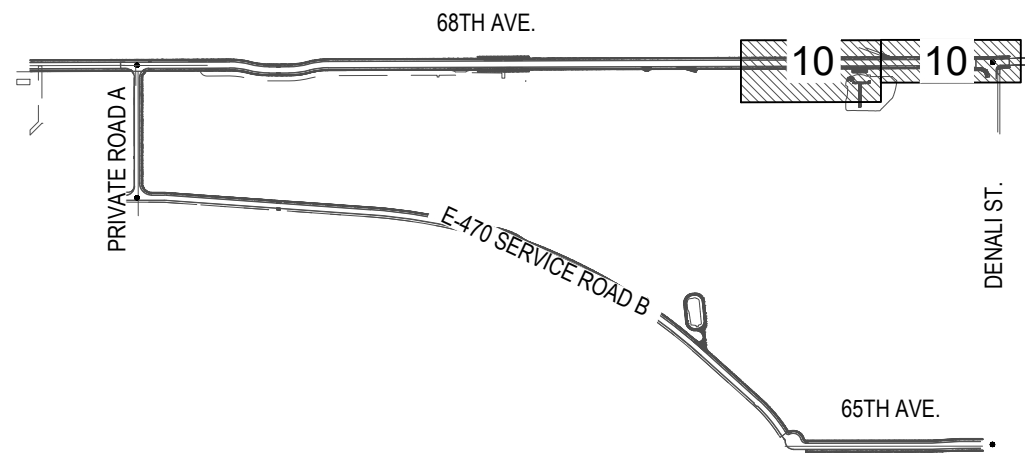


# THE LOOP AT HIGH POINT 68TH AVENUE (WEST OF GUN CLUB) - INFRASTRUCTURE SITE PLAN

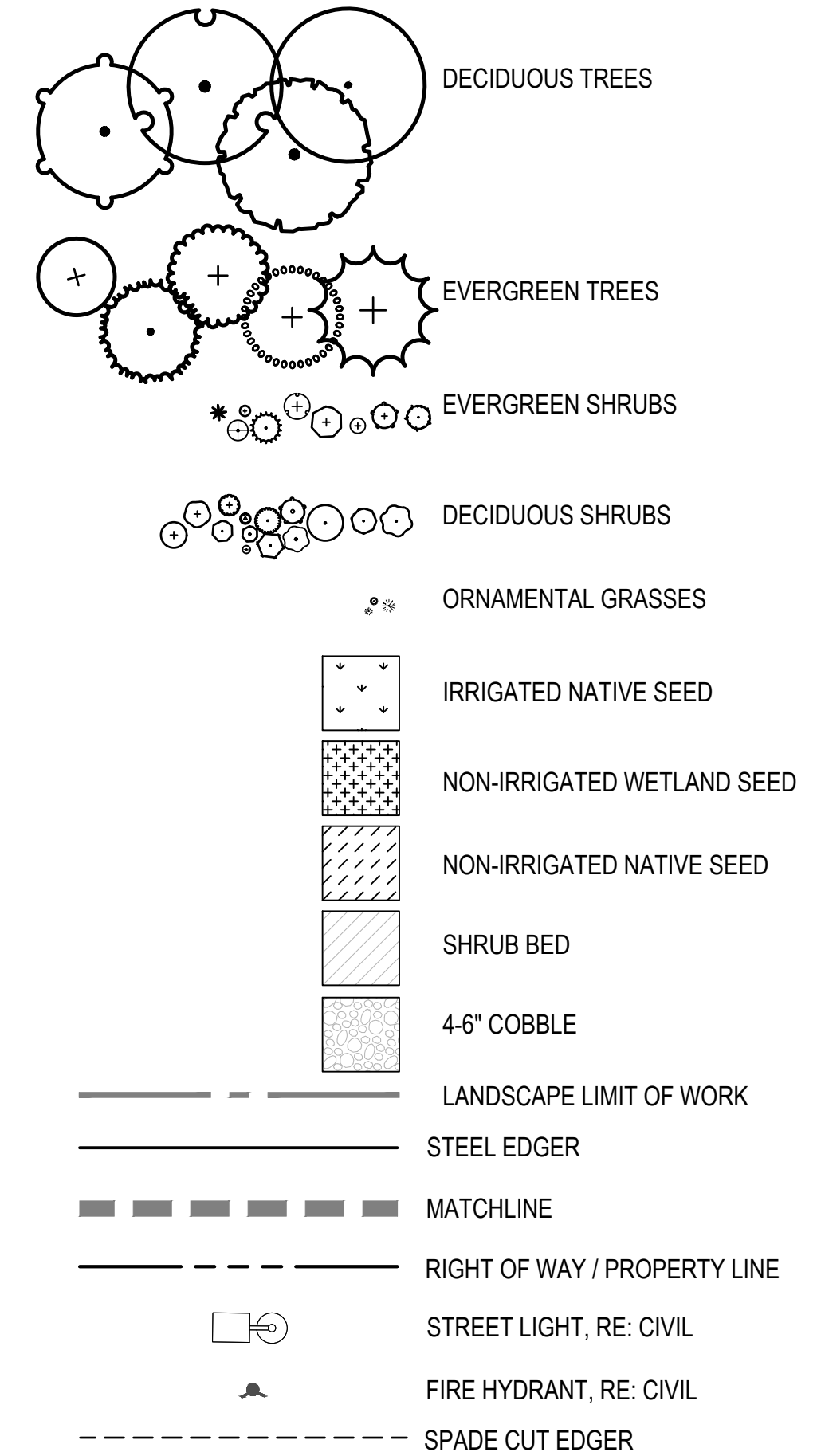
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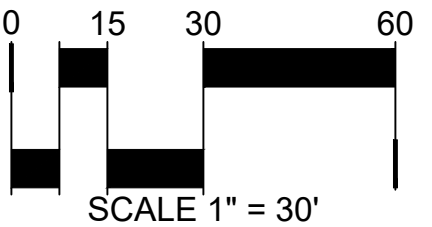
## KEY MAP



## LEGEND



NOTE: RIGHT-OF-WAY LANDSCAPING IMPROVEMENTS TO BE  
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68TH WEST OF GUN CLUB INFRASTRUCTURE  
SITE PLAN  
AURORA, COLORADO

Design Project No:  
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Drawing Title  
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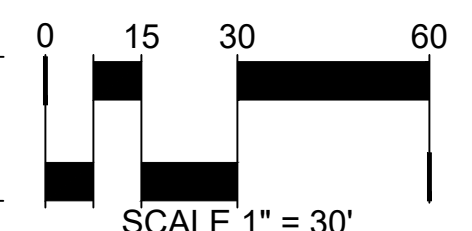
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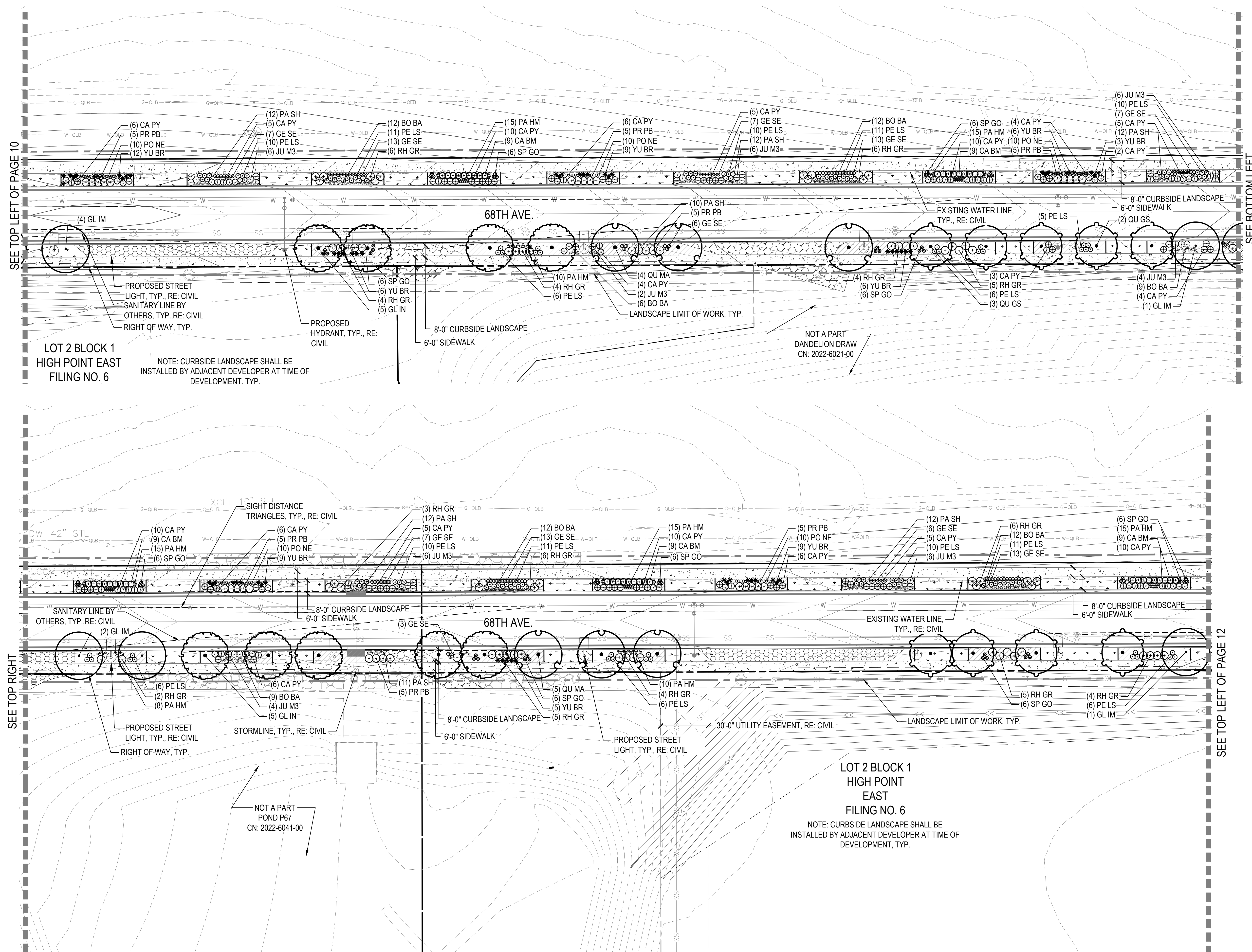
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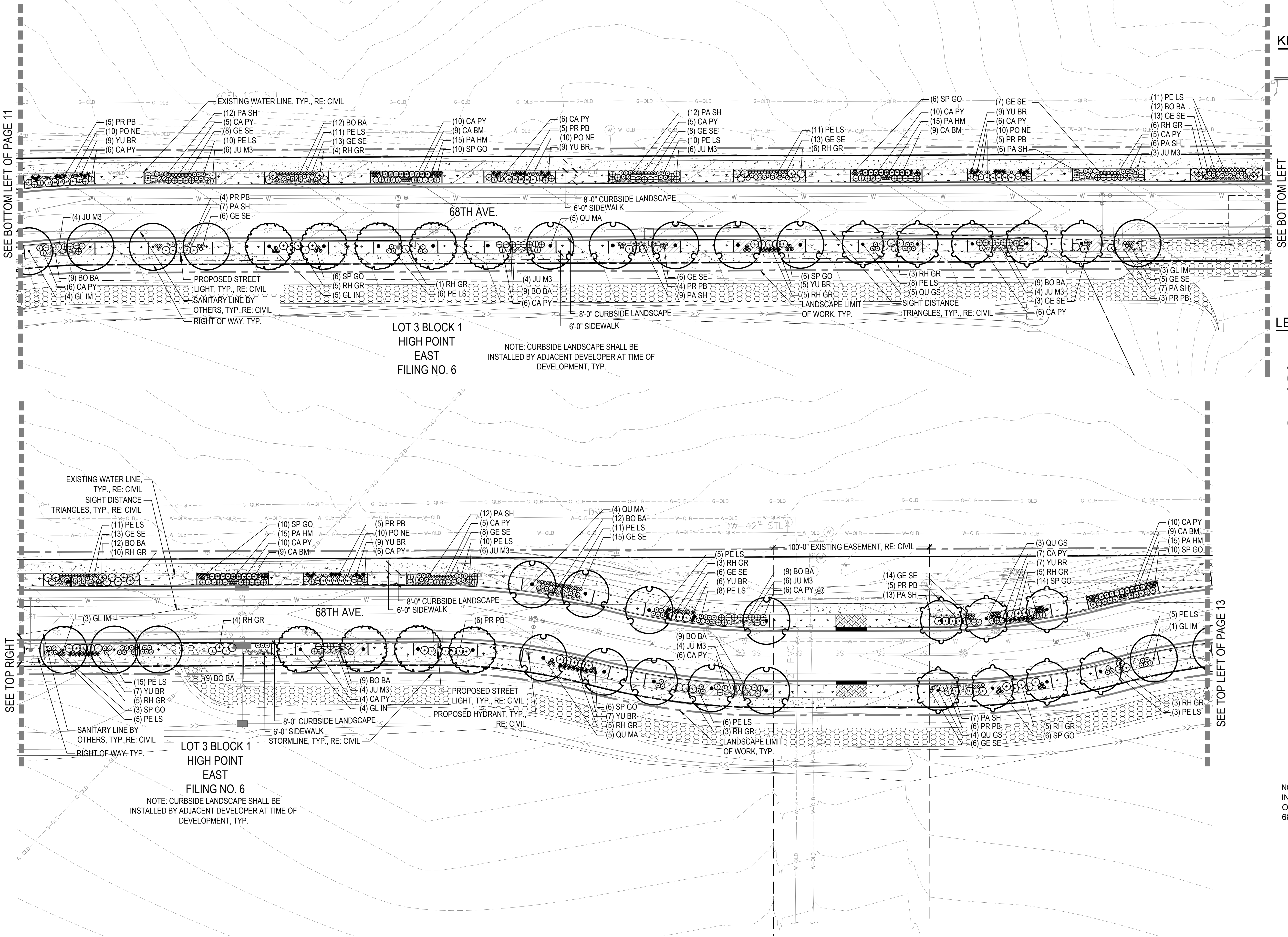
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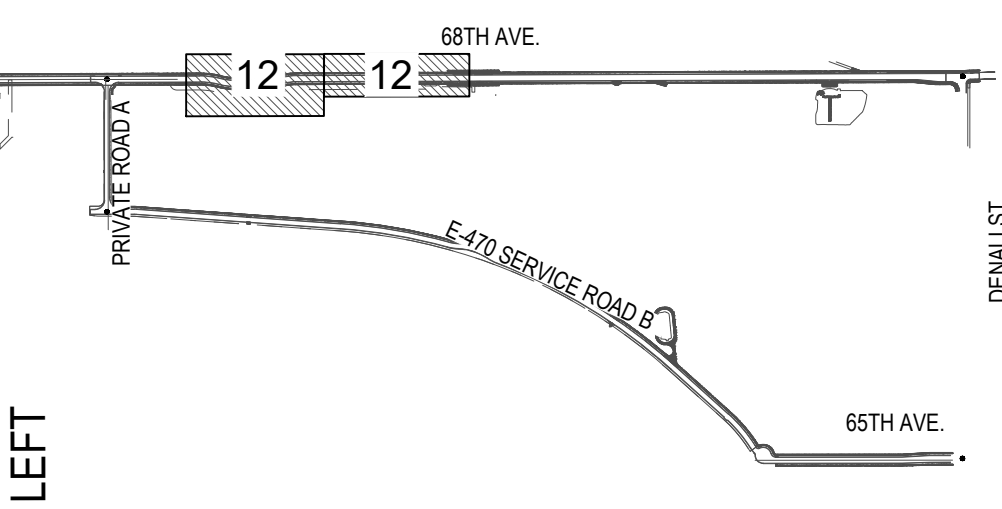


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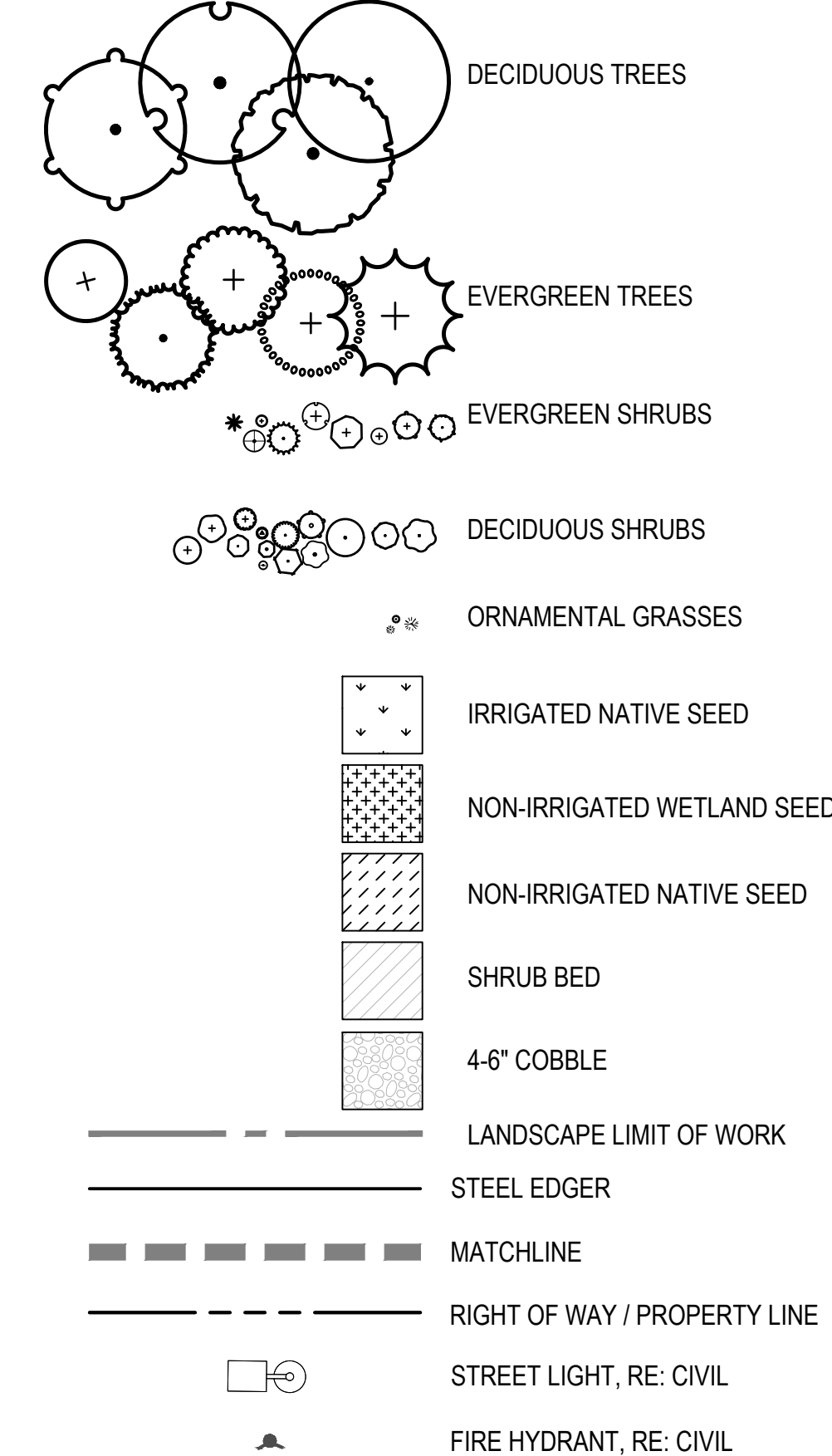
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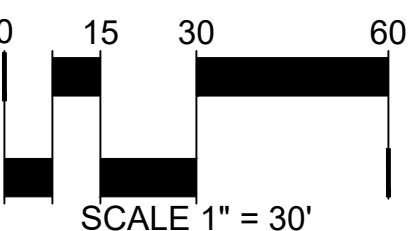
## KEY MAP



## LEGEND



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68TH WEST OF GUN CLUB INFRASTRUCTURE  
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AURORA, COLORADO

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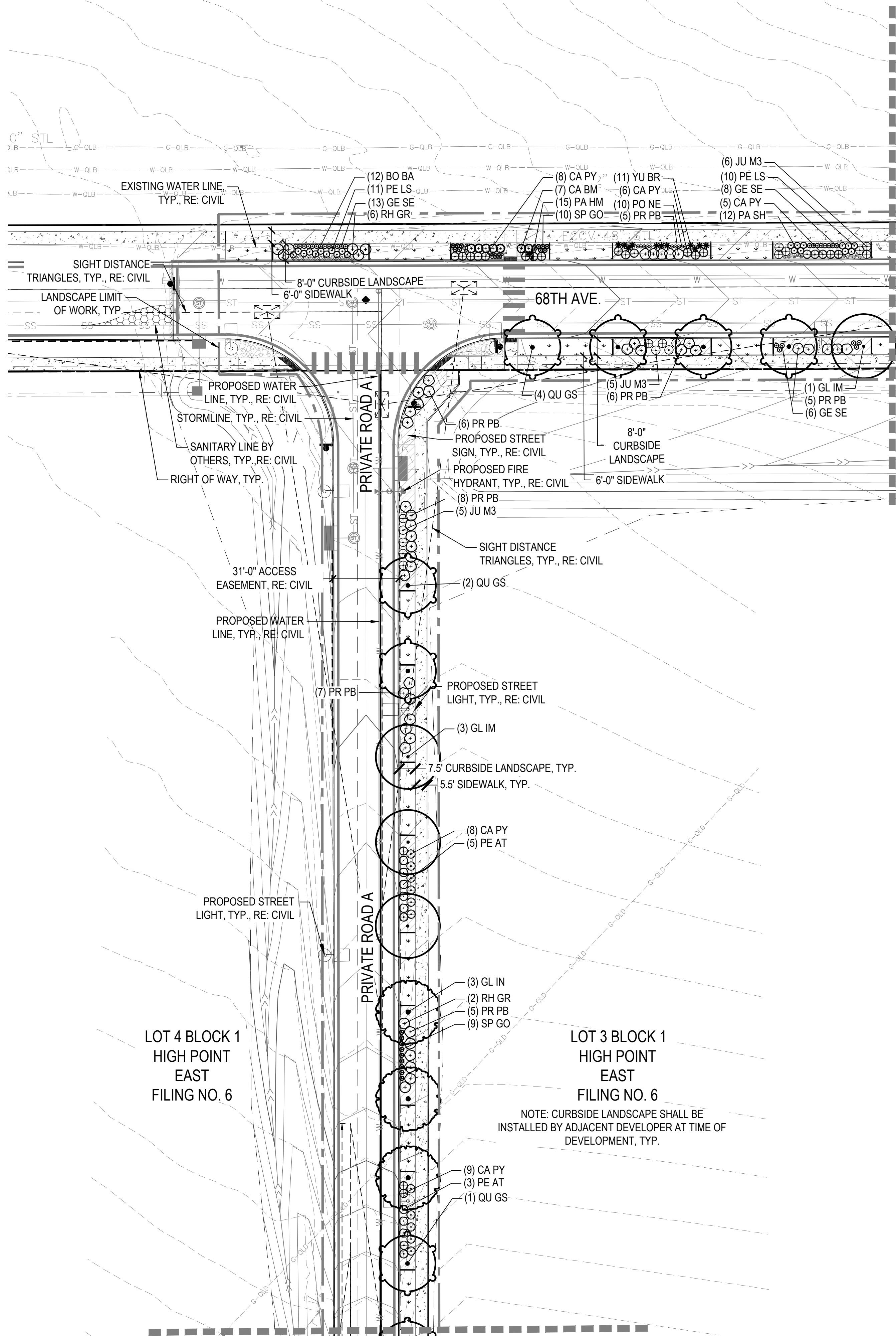
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**LANDSCAPE PLAN**

Drawing No.  
**12**

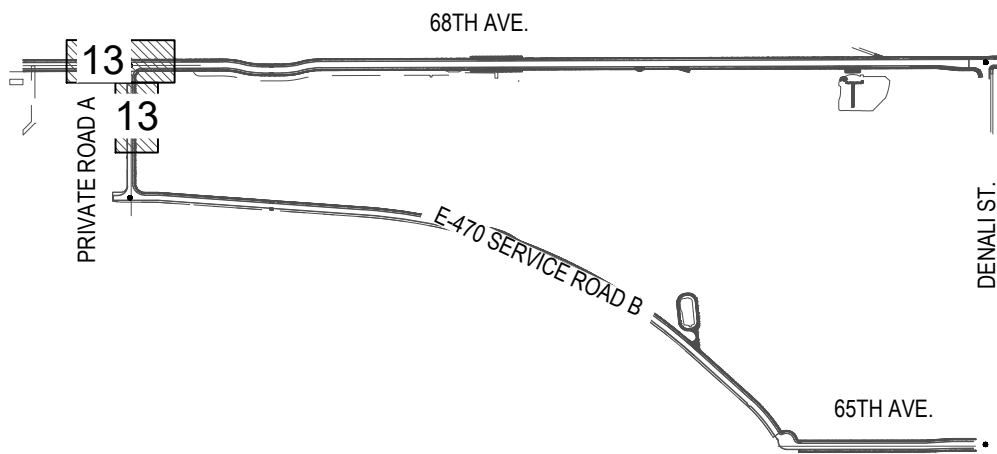


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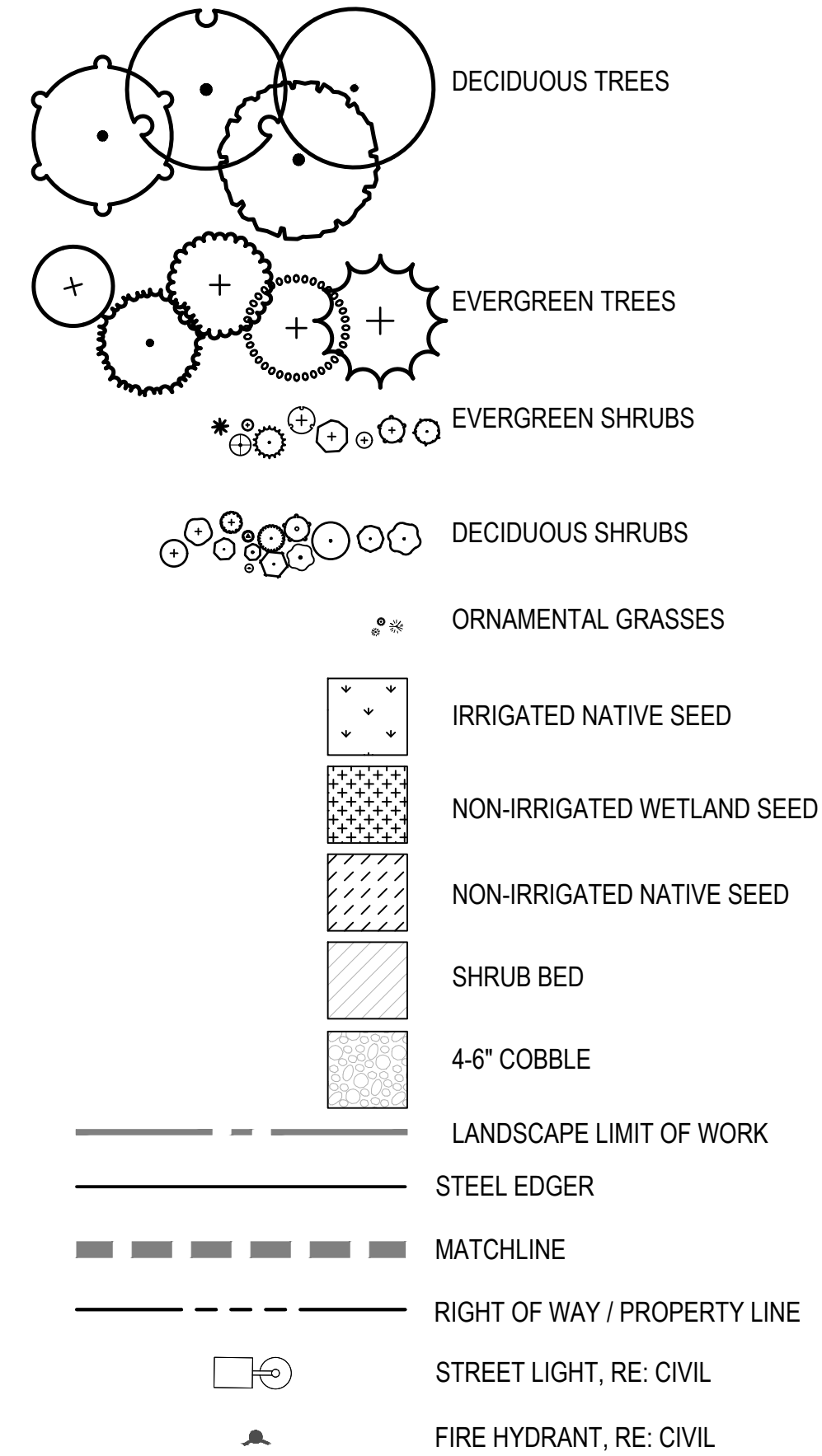
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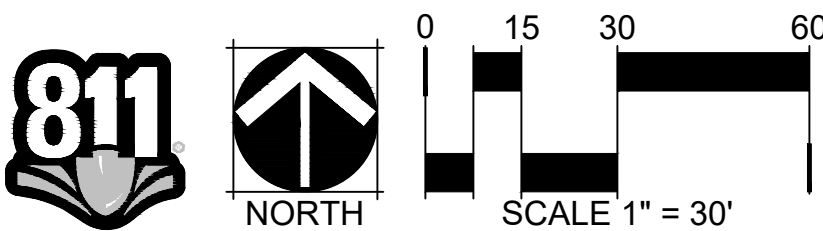
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Drawing Title  
**LANDSCAPE PLAN**

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**13**

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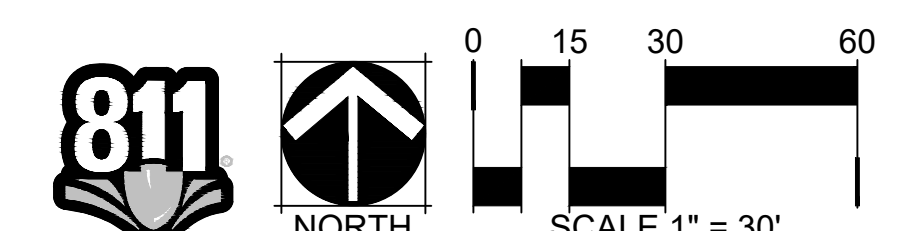
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## 68TH WEST OF C

# LANDSCAPE PLAN

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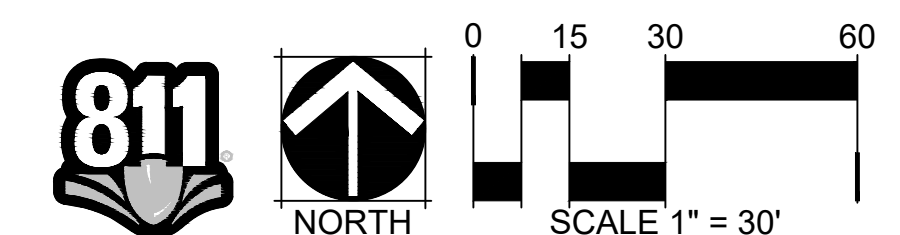
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# GUN CLUB INFRASTRUCTURE SITE PLAN AURORA, COLORADO

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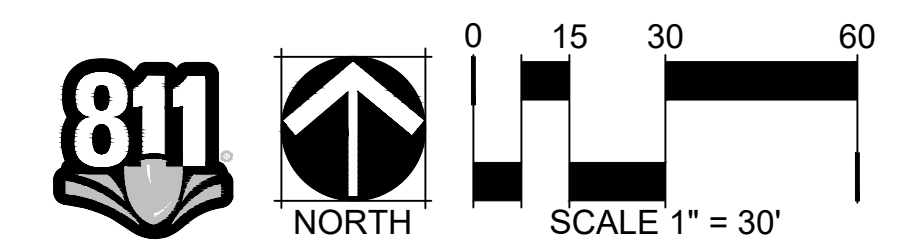


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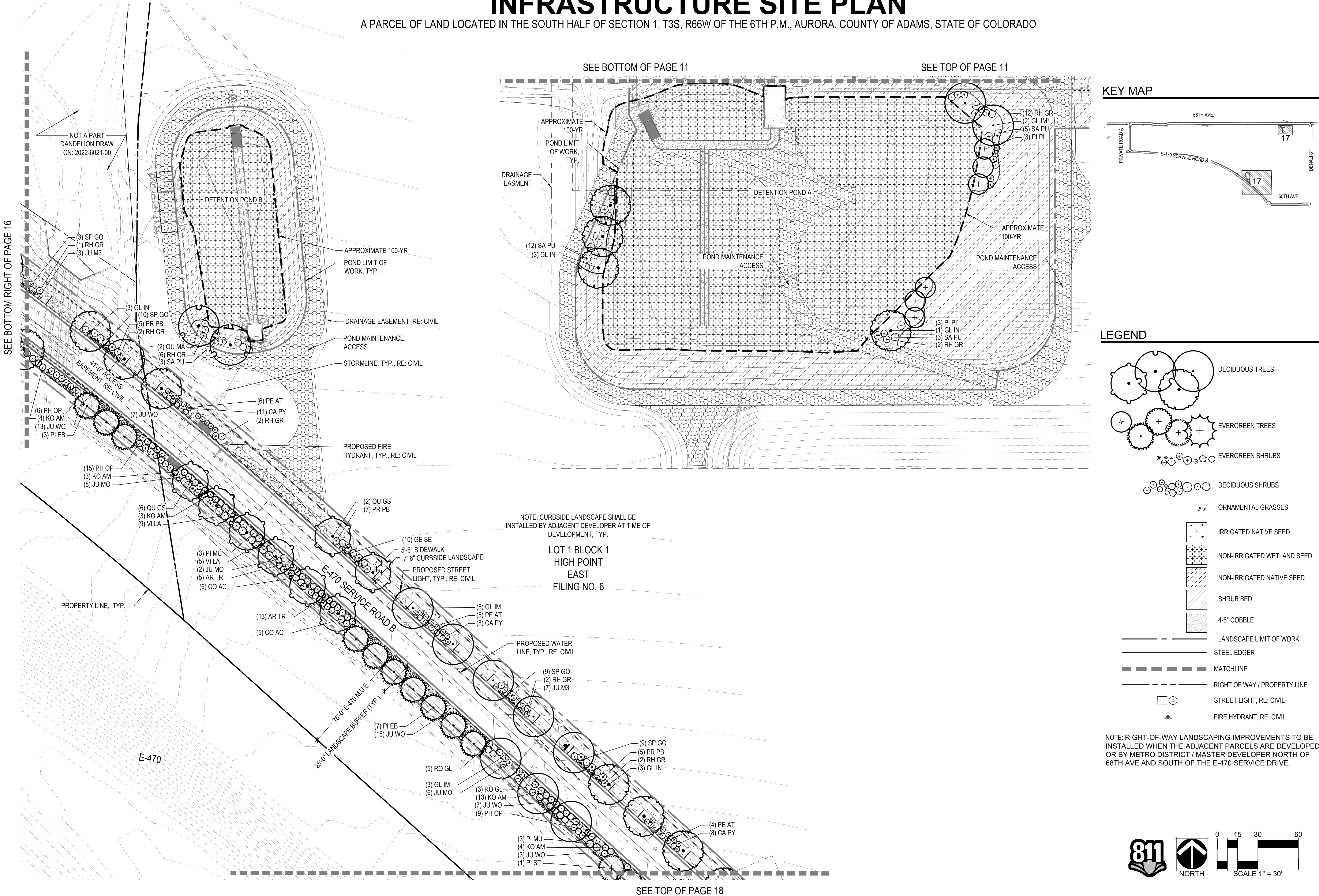
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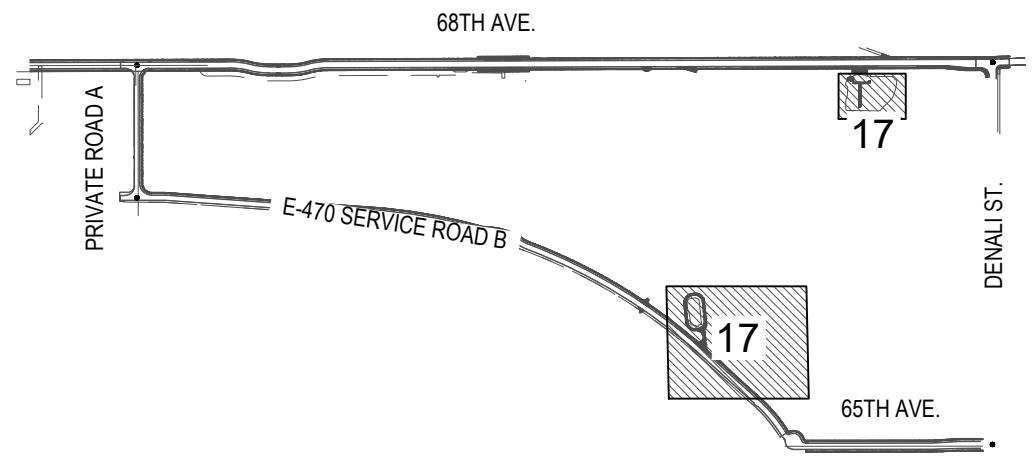


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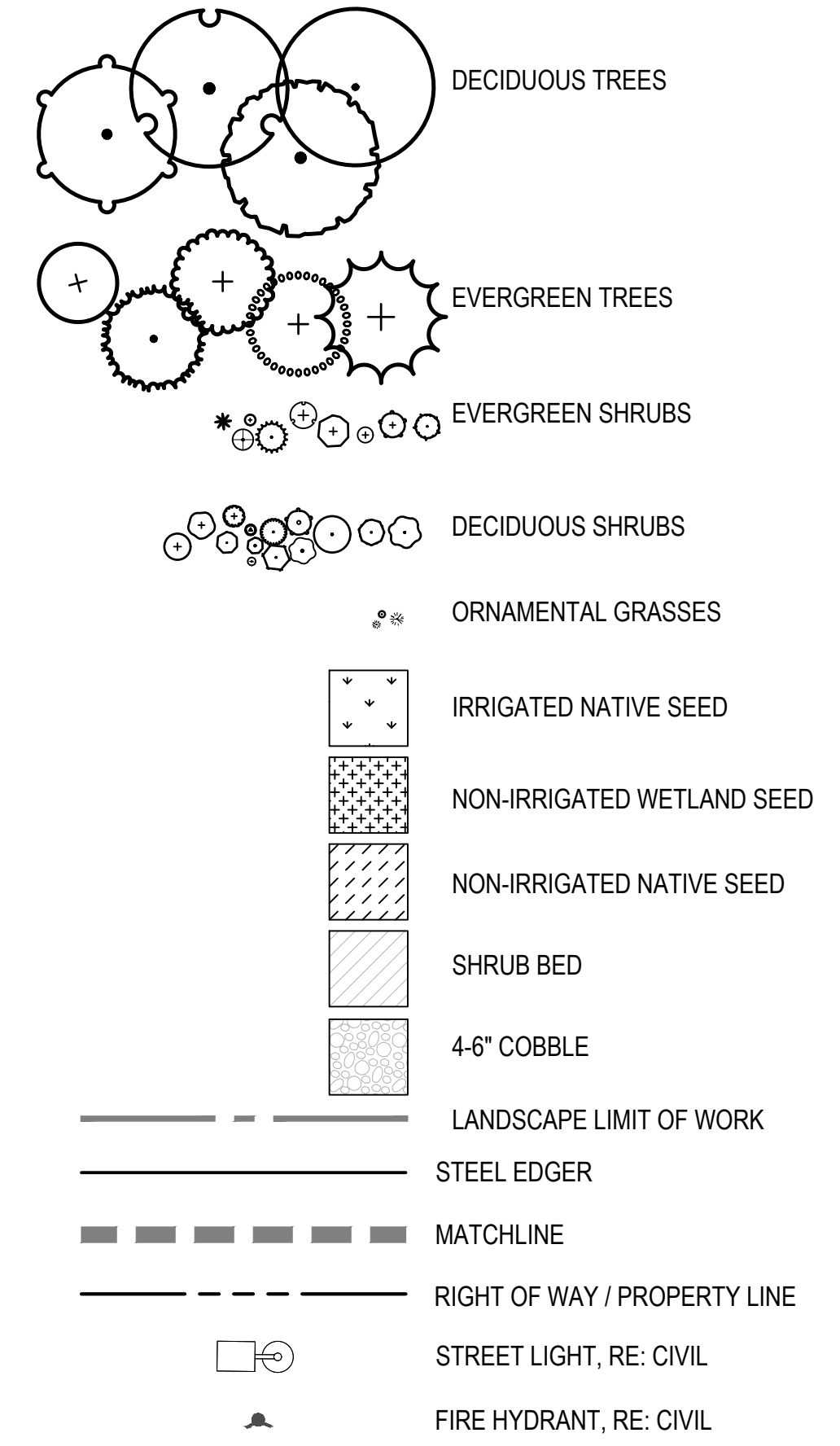
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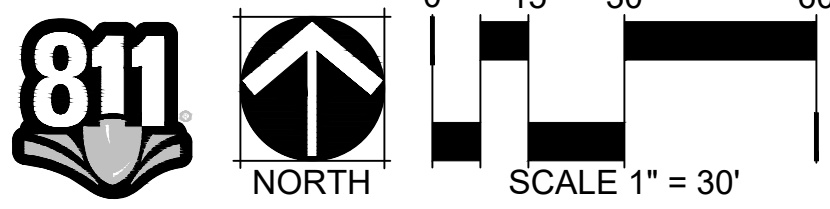
## KEY MAP



## LEGEND



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68TH WEST OF GUN CLUB INFRASTRUCTURE  
SITE PLAN  
AURORA, COLORADO

Design Project No:  
**19.1043.C.10**

Drawing Title  
**LANDSCAPE  
PLAN**

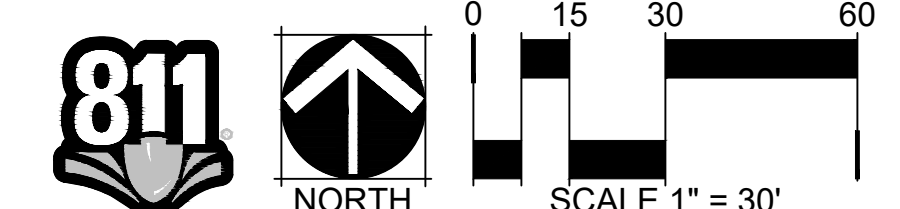
Drawing No.  
**17**



A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, T3S, R66W OF THE 6TH P.M., AURORA. COUNTY OF ADAMS, STATE OF COLORADO

# GUN CLUB INFRASTRUCTURE SITE PLAN AURORA, COLORADO

18



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# THE LOOP AT HIGH POINT 68TH AVENUE (WEST OF GUN CLUB) - INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, T3S, R66W OF THE 6TH P.M., AURORA. COUNTY OF ADAMS, STATE OF COLORADO

| Date       | Submission / Revision |
|------------|-----------------------|
| 06/21/2022 | 1ST SUBMITTAL         |
| 10/14/2022 | 2ND SUBMITTAL         |
| 12/21/2022 | 3RD SUBMITTAL         |
| 02/17/2023 | 4TH SUBMITTAL         |
| 05/17/2023 | 5TH SUBMITTAL         |
| 04/22/2024 | DENVER WATER SUB. 01  |
| 05/08/2024 | DENVER WATER SUB. 02  |
| 05/30/2025 | 6TH SUBMITTAL         |

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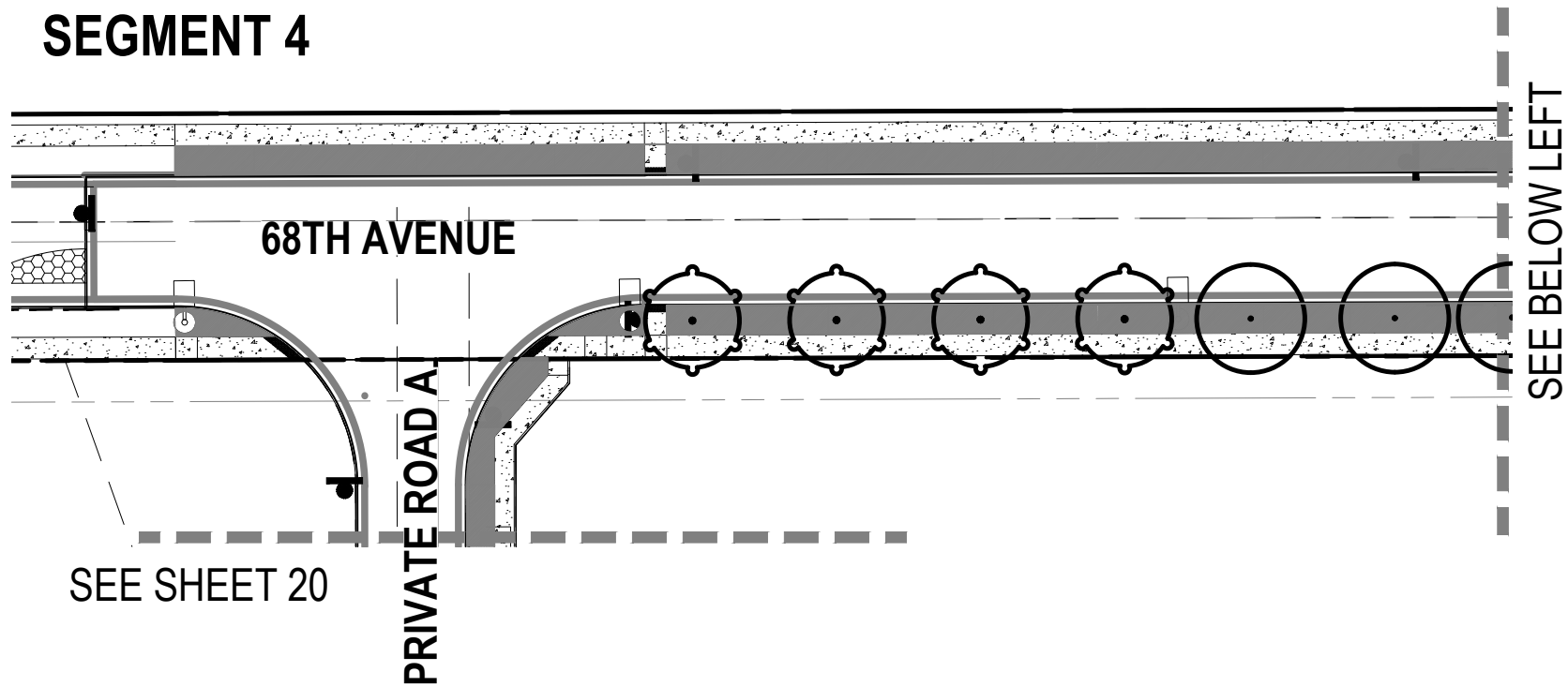
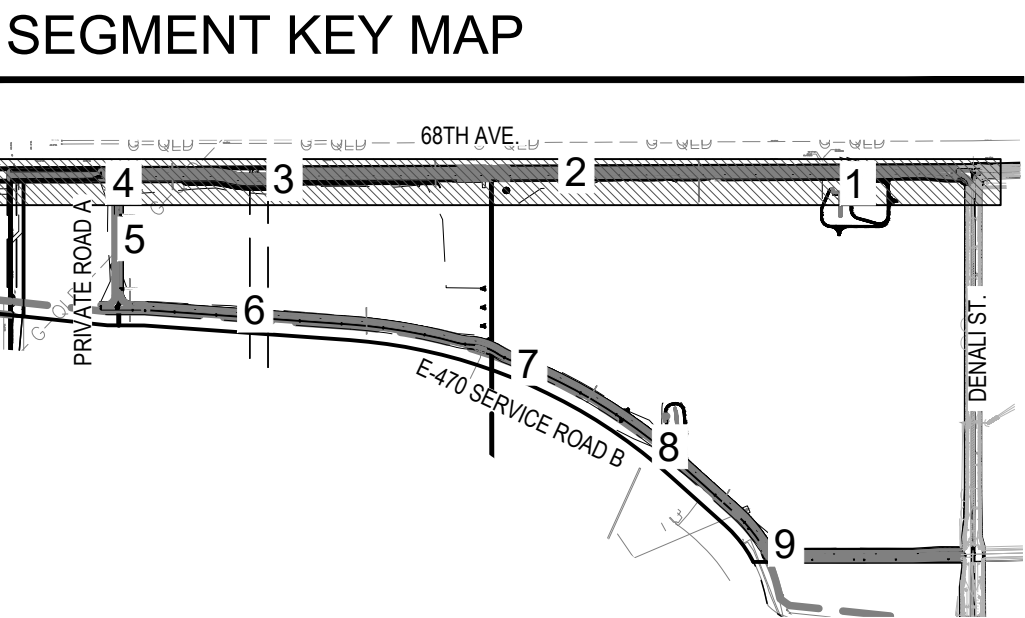
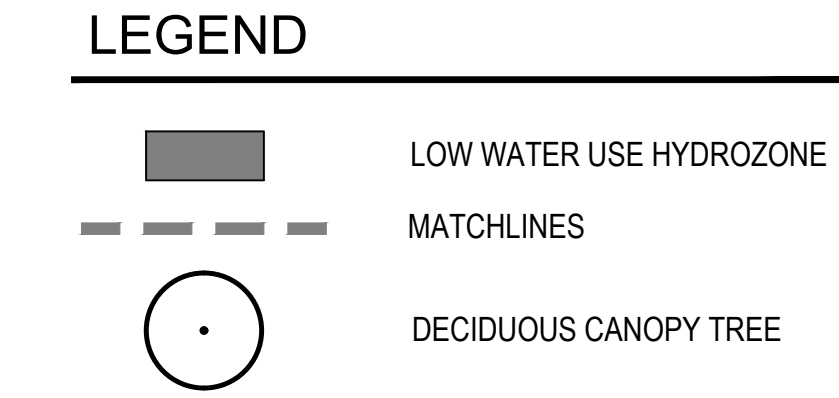
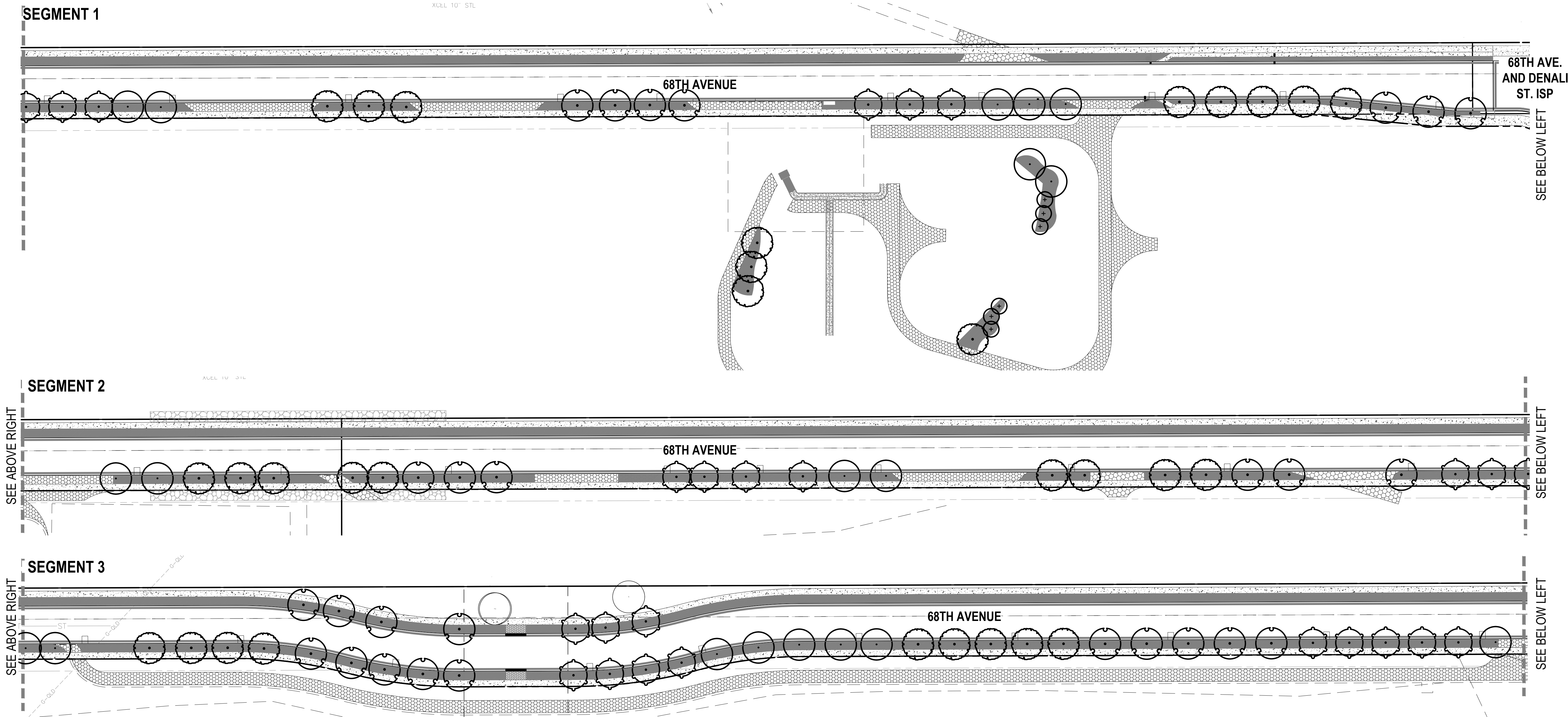
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68TH WEST OF GUN CLUB INFRASTRUCTURE  
SITE PLAN  
AURORA, COLORADO

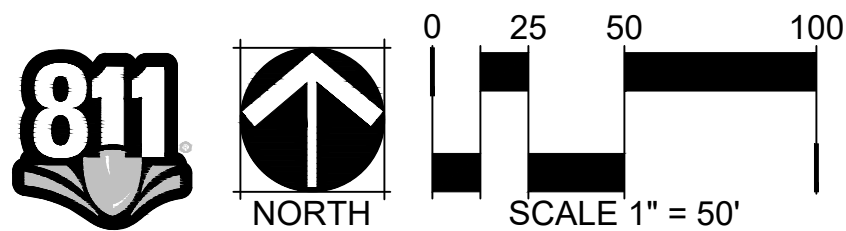
Design Project No: 19.1043.C.10

Drawing Title: LANDSCAPE HYDROZONE MAP

Drawing No: 19



| HYDRO-ZONE TABLE              |            |                             |                                       |
|-------------------------------|------------|-----------------------------|---------------------------------------|
| WATER USE TYPE                | AREA (SF)  | PERCENTAGE OF LANDSCAPE (%) | PERCENTAGE OF IRRIGATED LANDSCAPE (%) |
| LOW WATER USE NATIVE SEED     | 32,140 SF  | 13.4%                       | 21.73%                                |
| LOW WATER USE BED             | 115,762 SF | 48.3%                       | 78.27%                                |
| NON IRRIGATED COBBLE          | 236 SF     | 0.1%                        | 0%                                    |
| NATIVE SEED NON IRRIGATED     | 44,724 SF  | 18.7%                       | 0%                                    |
| WETLAND SEED NON IRRIGATED    | 46,807 SF  | 19.5%                       | 0%                                    |
| TOTAL:                        | 239,669 SF | 100%                        | 100%                                  |
| TOTAL IRRIGATED AREA TAP #TBD |            |                             | 147,902 SF                            |

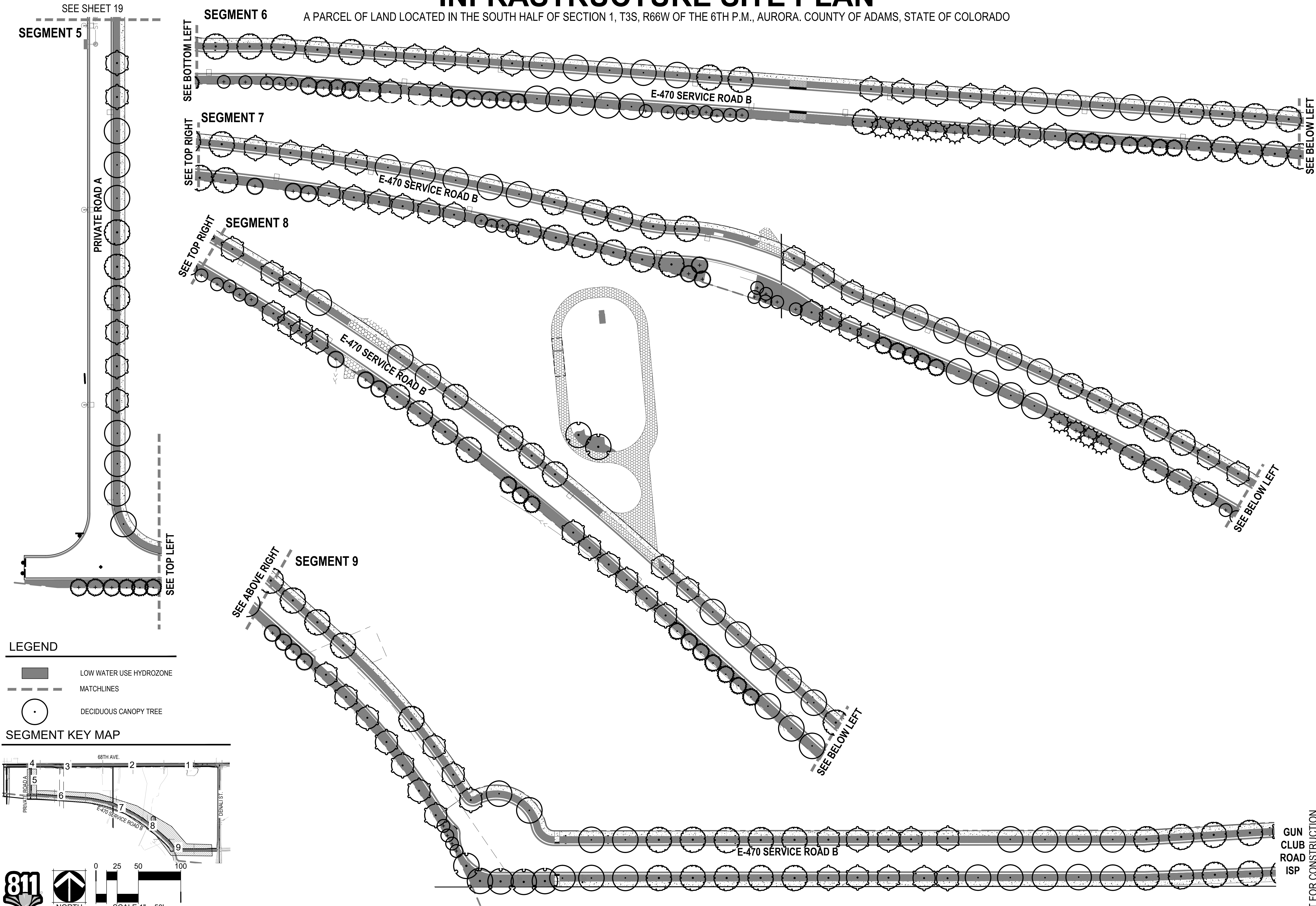


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# THE LOOP AT HIGH POINT 68TH AVENUE (WEST OF GUN CLUB) - INFRASTRUCTURE SITE PLAN

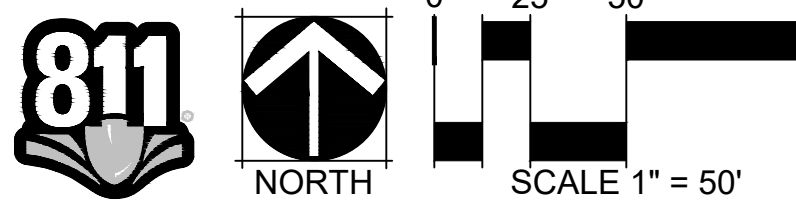
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, T3S, R66W OF THE 6TH P.M., AURORA. COUNTY OF ADAMS, STATE OF COLORADO



## LEGEND

- LOW WATER USE HYDROZONE
- MATCHLINES
- DECIDUOUS CANOPY TREE

## SEGMENT KEY MAP



| Date       | Submission / Revision |
|------------|-----------------------|
| 06/21/2022 | 1ST SUBMITTAL         |
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SITE PLAN  
AURORA, COLORADO

Design Project No:  
**19.1043.C.10**

Drawing Title  
**LANDSCAPE HYDROZONE MAP**

Drawing No.  
**20**

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GUN CLUB ROAD ISP



A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, T3S, R66W OF THE 6TH P.M., AURORA. COUNTY OF ADAMS, STATE OF COLORADO

  
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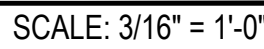
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|                              |
|------------------------------|
| Design Project No.           |
| <b>19.1043.C.10</b>          |
| Drawing Title                |
| <b>LANDSCAPE<br/>DETAILS</b> |

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**NOTES:**

1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

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

