

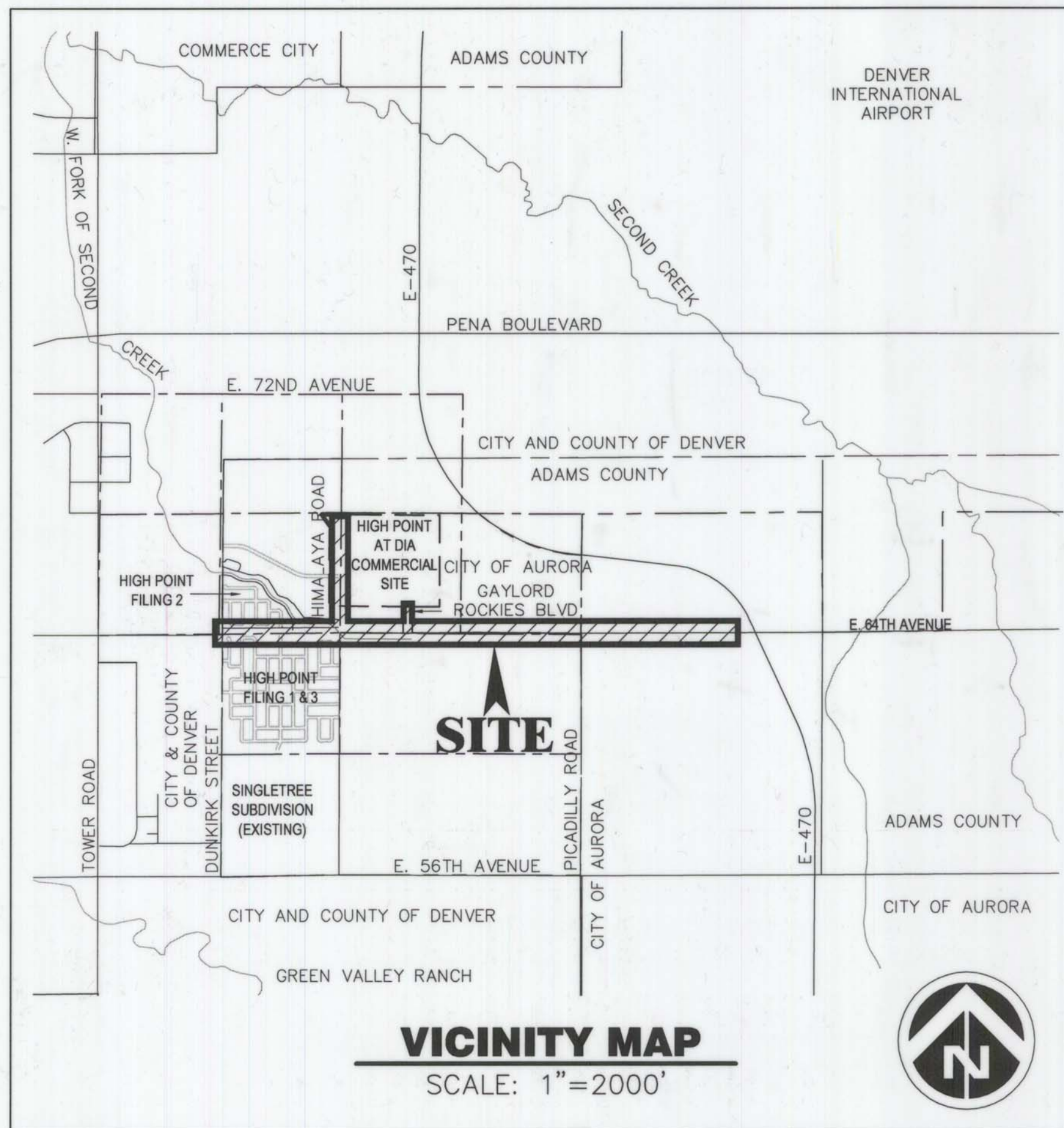
INFRASTRUCTURE SITE PLAN HIGH POINT AT DIA COMMERCIAL SITE OFFSITE ROADWAY IMPROVEMENTS

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTH 1/2 OF SECTION 3, SOUTH 1/2 OF SECTION 2, SOUTH 1/2 OF SECTION 1, NORTH 1/2 OF SECTION 10, NORTH 1/2 OF SECTION 11, AND NORTH 1/2 OF SECTION 12, WITHIN TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

GENERAL SITE PLAN NOTES:

- ADVISORY NOTE: THIS PROJECT AND RSN 991852 FOR THE HIGH POINT AT DIA RESIDENTIAL PROJECT IS REQUIRED TO PROVIDE A FIRE STATION, AS OUTLINED IN THE FDP WITHIN THE NEXT PHASE OF CONSTRUCTION. IT WILL BE THE RESPONSIBILITY OF LNR TO WORK WITH THE CITY OF AURORA TO LOCATE AND CONSTRUCT THE FIRE STATION, NOT THE DEVELOPER.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL STREETS WITH MORE THAN TWO LANES PER THE CITY OF AURORA SPECIFICATIONS.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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 AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED INFRASTRUCTURE SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL REQUIRED LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- 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.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., 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.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET, PER CITY SPECIFICATIONS.
- STREET LIGHT INSTALLATION SHOWN HEREIN IS FUNDED BY THE DEVELOPER/OWNER.
- THE PORTION OF THE ROADWAY IMPROVEMENTS PROJECT FROM TOWER RD TO DUNKIRK WILL CONSIST OF A SEPARATE TRANSPORTATION ENGINEERING PLAN (TEP) SET SUBMITTAL TO THE CITY AND COUNTY OF DENVER.
- THE DEVELOPER WILL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL TREE LAWNS AND WATER QUALITY (EURY) PONDS ASSOCIATED WITH THIS PROJECT INCLUDING, GAYLORD ROCKIES BLVD, E 64TH AVE AND HIMALAYA ROAD.
- THE CITY OF AURORA WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL MEDIANS, STREET LIGHTS, SIDEWALKS AND SNOWPLOWING OF ALL PUBLIC ROADWAYS, INCLUDING HIMALAYA RD AND E 64TH AVE WITHIN THE PROJECT LIMITS.
- ALL PROPOSED AND FUTURE STRIPING TO BE APPROVED AT TIME OF CONSTRUCTION DOCUMENT APPROVAL. STRIPING CONFIGURATION WILL BE SUBJECT TO CITY OF AURORA REVIEW AND APPROVAL WITH CONSTRUCTION DOCUMENTS.



VICINITY MAP
SCALE: 1"=2000'

PROJECT TEAM:

OWNER / DEVELOPER:
RIDA DEVELOPMENT CORPORATION
3120 SOUTHWEST FREEWAY
HOUSTON, TX 77098
CONTACT: BRIAN KUCKELMAN
PHONE: (713) 961-3835

ARCHITECT / CLIENT:
HKS, INC.
3590 N. PAUL ST., STE. 100
DALLAS, TEXAS 75201
CONTACT: RICHARD JOHNSTON
PHONE: (214) 969-5599

ENGINEER:
J3 ENGINEERING CONSULTANTS, INC.
6505 S. PARIS ST., STE. B
CENTENNIAL, CO 80111
CONTACTS:
JASON MARGRAF - ONSITE INFRASTRUCTURE
JASON MONFORTON - OFFSITE ROADWAY & UTILITY INFRASTRUCTURE
KEN CECIL - OFFSITE CHANNEL INFRASTRUCTURE
PHONE: (303) 368-5601
FAX: (303) 368-5603

SURVEYOR:
ALTURA SURVEYING, INC.
6551 S. REVERE PKWY., STE. 165
CENTENNIAL, CO 80111
CONTACT: JESSE LUGO
PHONE: (720) 488-1303
FAX: (720) 488-1306

GEOTECHNICAL ENGINEER:
GEI CONSULTANTS, INC.
4601 DTC BLVD, STE. 900
DENVER, CO 80237
CONTACT: JIM NIEHOFF
PHONE: (303) 264-1018

LANDSCAPE ARCHITECT:
SWA LANDSCAPE DESIGN
2001 IRVING BLVD., STE. 157
DALLAS, TEXAS 75207
CONTACT: ANDY HARCAR
PHONE: (214) 954-0016

WETLAND ECOLOGIST:
ERO RESOURCES CORPORATION
1842 CLARKSON ST.
DENVER, CO 80218
CONTACT: MARY POWELL
PHONE: (303) 830-1188

GENERAL CONTRACTOR:
MORTENSON CONSTRUCTION
1621 EIGHTEENTH ST., STE. 400
DENVER, CO 80202
PHONE: (303) 295-2511

LAND OWNER:
LNR CPT AT HIGHPOINT, LLC
385 INVERNESS PARKWAY #310
ENGLEWOOD, CO 80112
CONTACT: CRAIG CAMPBELL
VP WEST REGION
PHONE: (303) 720-4436

MUNICIPALITIES AGENCY LIST:

CITY OF AURORA:
15151 E. ALAMEDA PKWY.
AURORA, CO 80012
CONTACT: BILL MCCORMICK
PHONE: (303) 739-7420

CITY AND COUNTY OF DENVER:
201 W. COLFAX
DENVER, CO 80202
PHONE: (720) 865-3003

URBAN DRAINAGE AND FLOOD CONTROL DISTRICT:
2480 W. 28TH AV., STE. 165B
DENVER, CO 80211
CONTACT: DAVID MALLORY
PHONE: (303) 455-6277

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER
OF _____ COUNTY, COLORADO AT _____ O'CLOCK,
THIS _____ DAY OF _____ AD. 20____.
CLERK AND RECORDER: _____
DEPUTY: _____

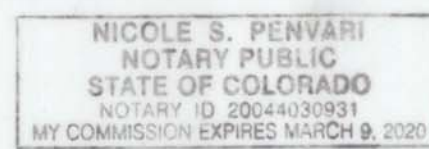
CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: 7/24/16
PLANNING DIRECTOR: _____ DATE: 6/9/16
PLANNING COMMISSION: N/A CHAIRMAN DATE: _____
CITY COUNCIL: N/A MAYOR DATE: _____
ATTEST: _____ DATE: _____
CITY CLERK

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET AND GENERAL NOTES
2	OVERALL SITE PLAN, TYPICAL SECTIONS & PHASING
3	STREET CROSS SECTIONS
4	E. 64TH AV. STA 36+00 TO 59+50 OA UTILITY & GRADING PLAN
5	E. 64TH AV. STA 59+50 TO 83+50 OA UTILITY & GRADING PLAN
6	E. 64TH AV. STA 83+50 TO 107+50 OA UTILITY & GRADING PLAN
7	E. 64TH AV. STA 107+50 TO 131+50 OA UTILITY & GRADING PLAN
8	E. 64TH AV. STA 131+50 TO 148+50 OA UTILITY & GRADING PLAN
9	HIMALAYA RD. STA 10+00 TO 31+50 OA UTILITY & GRADING PLAN
10	HIMALAYA RD STA 31+50 TO 37+12.82 & GAYLORD ROCKIES BLVD STA 10+00 TO 17+07.37 OA GRADING AND UTILITY
11	SANITARY SEWER OUTFALL & CHANNEL IMPROVEMENTS
12	300' VIEW CORRIDOR PLAN
13	PLANTING NOTES AND SCHEDULES
14	PLANT SCHEDULE
15	E 64TH AVE STA 35+50 TO 53+50 PLANTING PLAN
16	E 64TH AVE STA 53+50 TO 71+50 PLANTING PLAN
17	E 64TH AVE STA 71+50 TO 89+50 PLANTING PLAN
18	E 64TH AVE STA 89+50 TO 107+50 PLANTING PLAN
19	E 64TH AVE STA 107+50 TO 125+50 PLANTING PLAN
20	E 64TH AVE STA 125+50 TO 143+50 PLANTING PLAN
21	E 64TH AVE STA 143+50-149+50 HIMALAYA RD STA 11+50-20+50 PLANTING PLAN
22	HIMALAYA RD STA 20+50 TO 37+50 PLANTING PLAN
23	GAYLORD ROCKIES BLVD STA 10+50 TO 17+07.37 PLANTING PLAN
24	CHANNEL IMPROVEMENTS LANDSCAPE PLAN
25	300' VIEW CORRIDOR LANDSCAPE PLAN
26	300' VIEW CORRIDOR LANDSCAPE PLAN
27	LANDSCAPE DETAILS
28	LANDSCAPE DETAILS

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF Arapahoe)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 24th DAY OF May AD. 20 16
BY Craig Campbell
Nancy S. Linde
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC



MY COMMISSION EXPIRES 3-9-20 ADDRESS: 2151 E. Commons St
OWNER'S CERTIFICATE: Centennial, CO 80122

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, Craig K. Campbell HAS CAUSED THESE PRESENTS TO

BE EXECUTED THIS 24th DAY OF May AD. 20 16

BY: _____
ATTEST: _____

ALL-PURPOSE ACKNOWLEDGMENT NOTARY FOR ARAPAHOE CO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 2016 BY _____

AS _____ OF _____ AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

ADDRESS _____ MY COMMISSION EXPIRES _____

CITY _____ STATE _____ ZIP CODE _____

CERTIFICATE OF OWNERSHIP

AMENDMENTS

1) Amendment to reflect additional water, sanitary and storm pipe stub-outs for future development, 100' extension of Himalaya Rd to the north, median cuts on 64th Ave and landscape revisions - Approved 10/30/18

To request marking of underground facilities



It is the contractor's responsibility to contact UNCC a minimum of 2 days prior to the start of construction operations. J3 Engineering Consultants, Inc. claims no responsibility for the underground facilities depicted in this plan set.

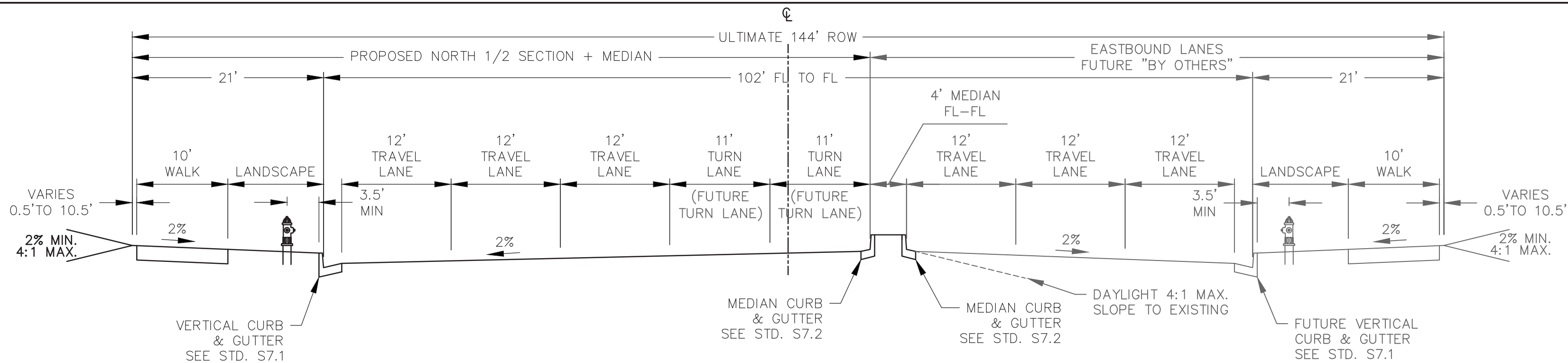
SITE BENCHMARK:
SOUTHWEST CORNER OF SECTION 2 T3S, R66W OF THE 6TH PRINCIPAL MERIDIAN, FOUND 3/4" ALUMINUM CAP STAMPED LS 25379, ELEV = 5382.16, NAVD 88.

BASIS OF BEARINGS:
SOUTHWEST QUARTER CORNER OF SECTION 2 T3S, R66W OF 6TH PM BEARING S89°36'23"W A DISTANCE OF 2645.55'

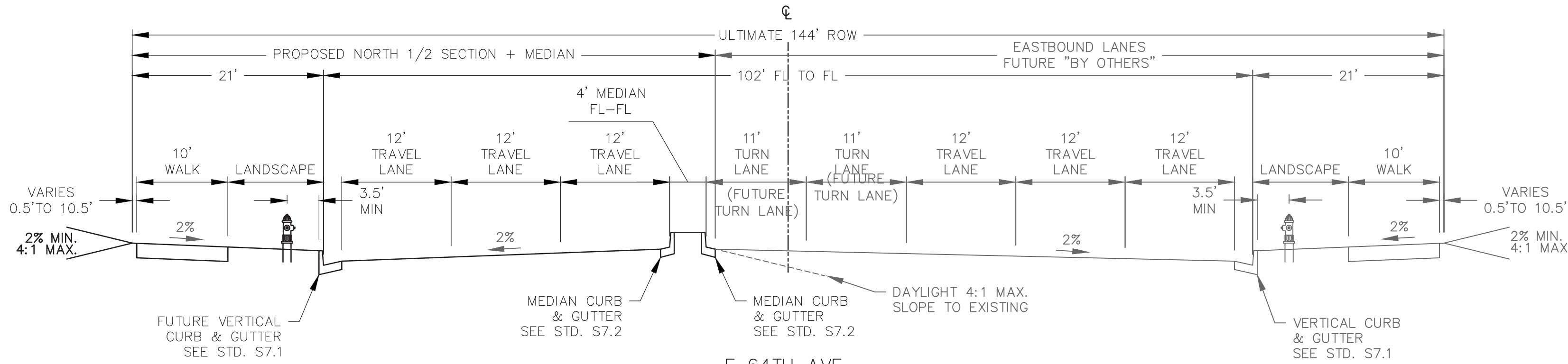
INFRASTRUCTURE SITE PLAN HIGH POINT AT DIA COMMERCIAL SITE OFFSITE IMPROVEMENTS COVER SHEET AND GENERAL NOTES

RIDA Development Corporation
3120 Southwest Freeway
Houston, TX 77098
Tel: (713) 961-3835

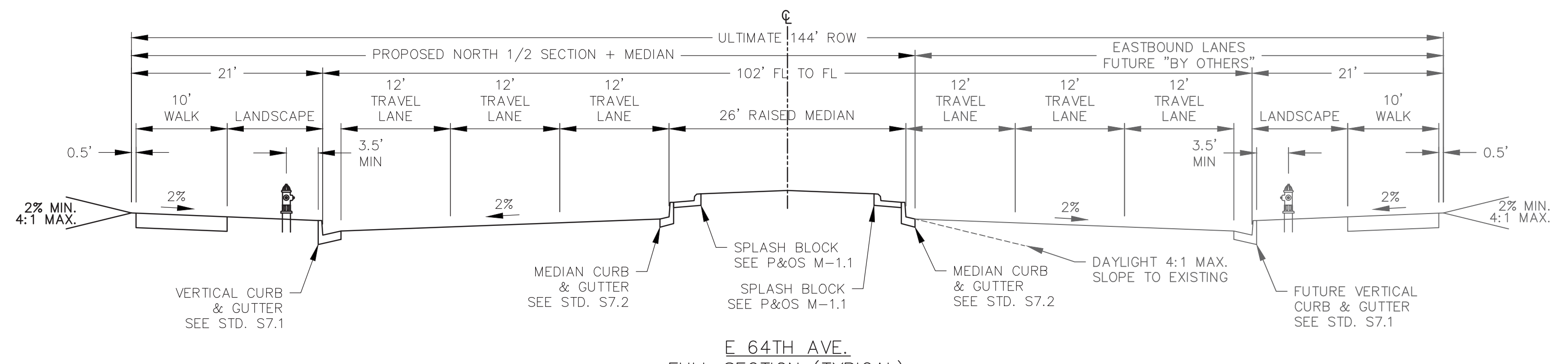
DOCUMENT AMENDMENTS	
No.	Date
6	12/02/15
5	11/06/15
4	07/29/15
3	05/07/15
2	03/19/15
1	02/08/15
Project Number: 128002 OS :03	
Designed By: KAM	
Checked By: JAM	
Sheet Number: 1	



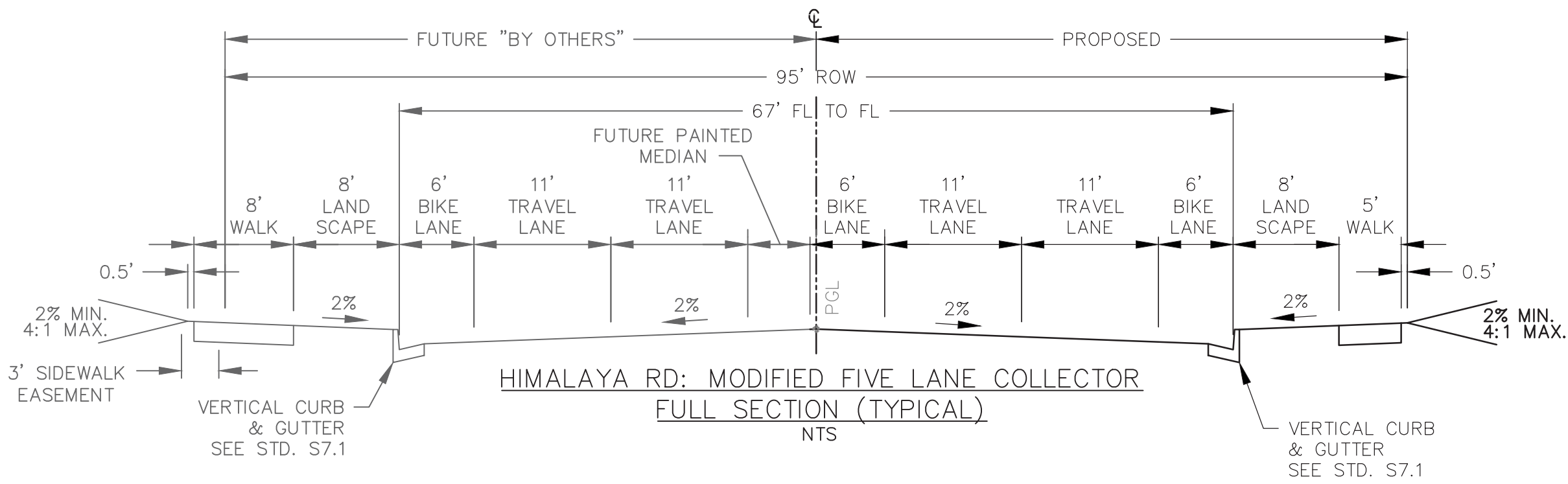
E 64TH AVE.
TWO LEFT TURN LANES – RIGHT (TYPICAL)
NTS



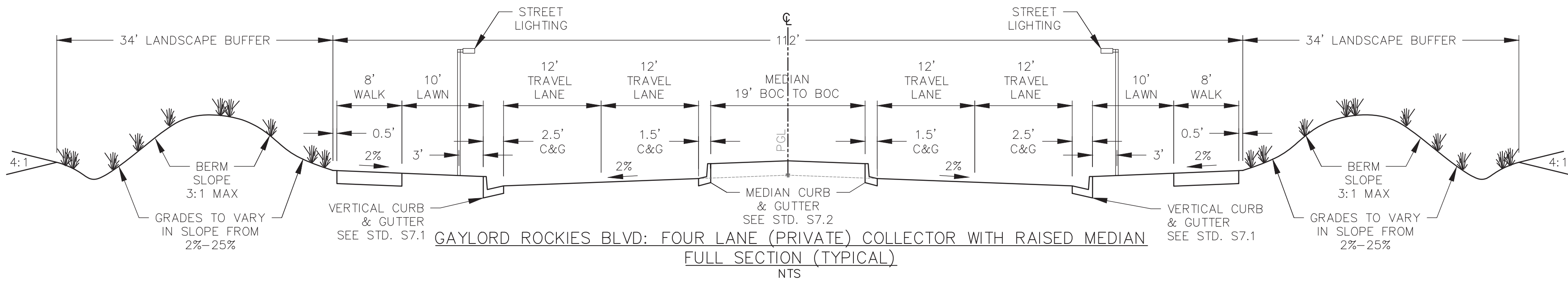
E 64TH AVE.
TWO LEFT TURN LANES – LEFT (TYPICAL)
NTS



E 64TH AVE.
FULL SECTION (TYPICAL)
NTS



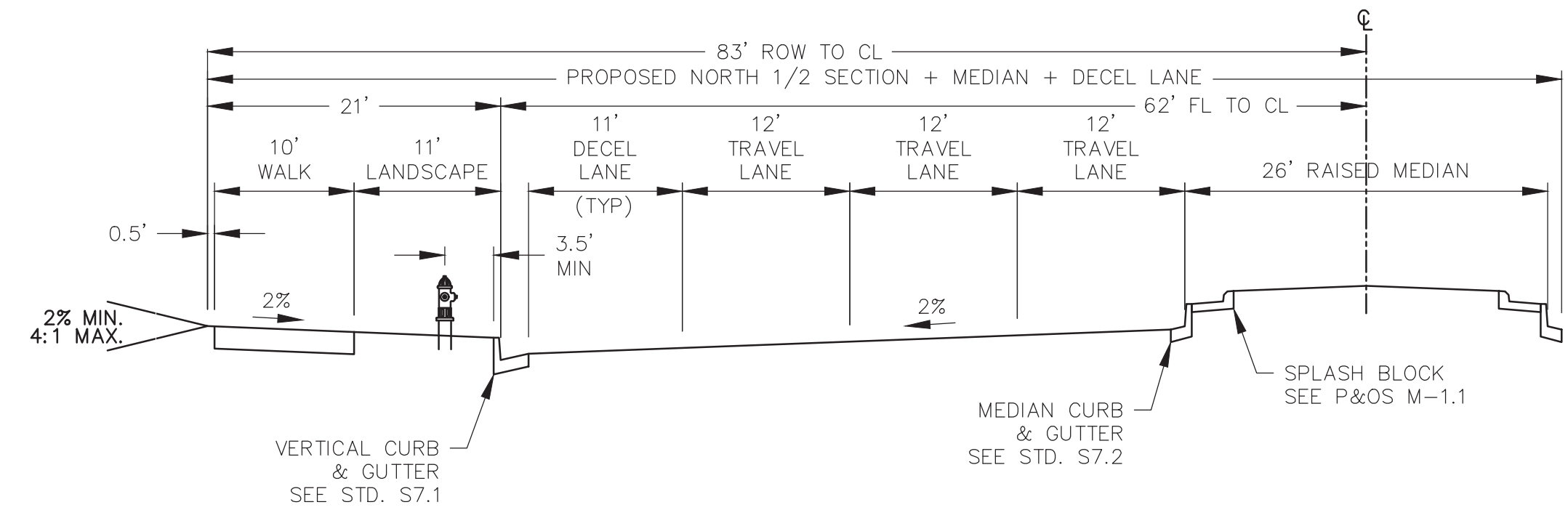
HIMALAYA RD: MODIFIED FIVE LANE COLLECTOR
FULL SECTION (TYPICAL)
NTS



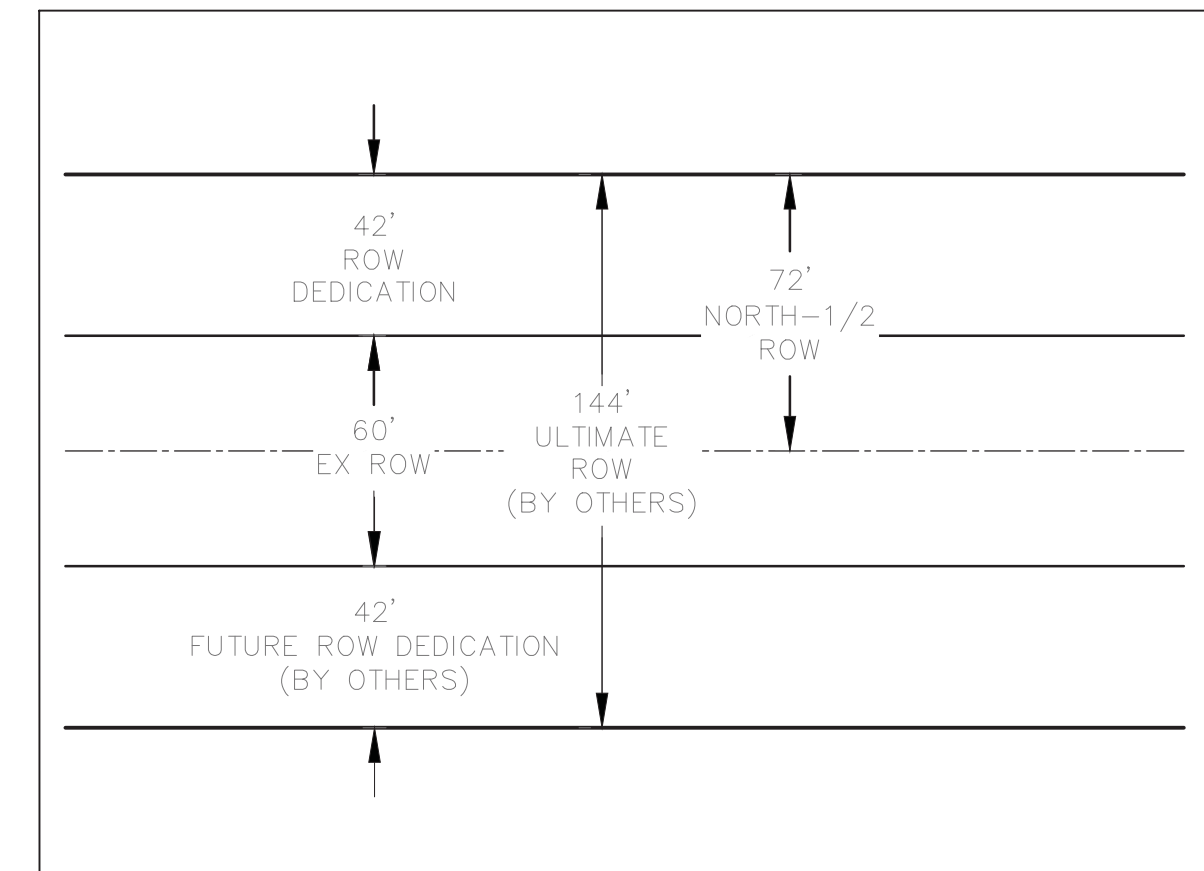
GAYLORD ROCKIES BLVD: FOUR LANE (PRIVATE) COLLECTOR WITH RAISED MEDIAN
FULL SECTION (TYPICAL)
NTS

GENERAL NOTES:

- ALL PROPOSED CONTOURS ARE TO THE TOP OF FINISHED PAVING AND LANDSCAPED AREAS UNLESS OTHERWISE NOTED.
- ALL FINISHED EARTH SLOPES SHALL BE LEFT IN ROUGHENED CONDITION. ALL AREAS TO BE LANDSCAPED, INCLUDING SLOPES, TO BE FINISHED WITH 8" TOPSOIL AMENDED PER SPECIFICATION FOR NATIVE SEED AREAS.
- WHERE NEW ASPHALT IS TO ABUT EXISTING ASPHALT, SAWCUT THE EXISTING PAVEMENT A MINIMUM OF 1 FOOT BACK FROM THE EXISTING EDGE, OR AT SUCH LOCATION THAT AN ACCEPTABLE EXISTING CROSS SLOPE IS LOCATED. MILL TO ESTABLISH SHEER STEP. TACK PRIOR TO PAVING.
- EXISTING MANHOLES AND VALVE BOXES SHALL BE ADJUSTED TO FINISHED GRADES.
- WATER SHALL BE USED AS A DUST PALLATIVE WHERE REQUIRED. APPLICATION SHALL BE DIRECTED BY THE ENGINEER. WATER USED AS A DUST PALLATIVE AND OTHER WETTING SHALL BE INCLUDED IN THE WORK AND WILL NOT BE PAID FOR SEPARATELY.
- PAVEMENT WIDTHS VARY THROUGH THE PROJECT. THE LAYOUT MACHINE SHALL HAVE AN ADJUSTABLE SCREED TO ACCOMMODATE VARIATIONS IN PAVEMENT WIDTH.
- MILLING SHALL BE TO THE DEPTH OF THE GRADE SX HMA.
- WHERE ROADWAY IS OPEN TO CONSTRUCTION TRAFFIC, NO VERTICAL SLOPES OR LANE DIFFERENTIAL SHALL BE LEFT OVERNIGHT. ALL UNPROTECTED VERTICAL SIDE SLOPES SHALL BE FLATTENED TO A 4:1 SIDE SLOPE PRIOR TO THE END OF THE WORK DAY, OR AS DIRECTED BY THE ENGINEER OR THE CITY OF AURORA.
- THE FINAL LIFT OF HMA SHALL BE PLACED AT THE SAME TIME FOR THE ENTIRE PROJECT TO PROVIDE A UNIFORM FINISH.



E 64TH AVE.
RIGHT DECELERATION LANE (TYPICAL)
NTS

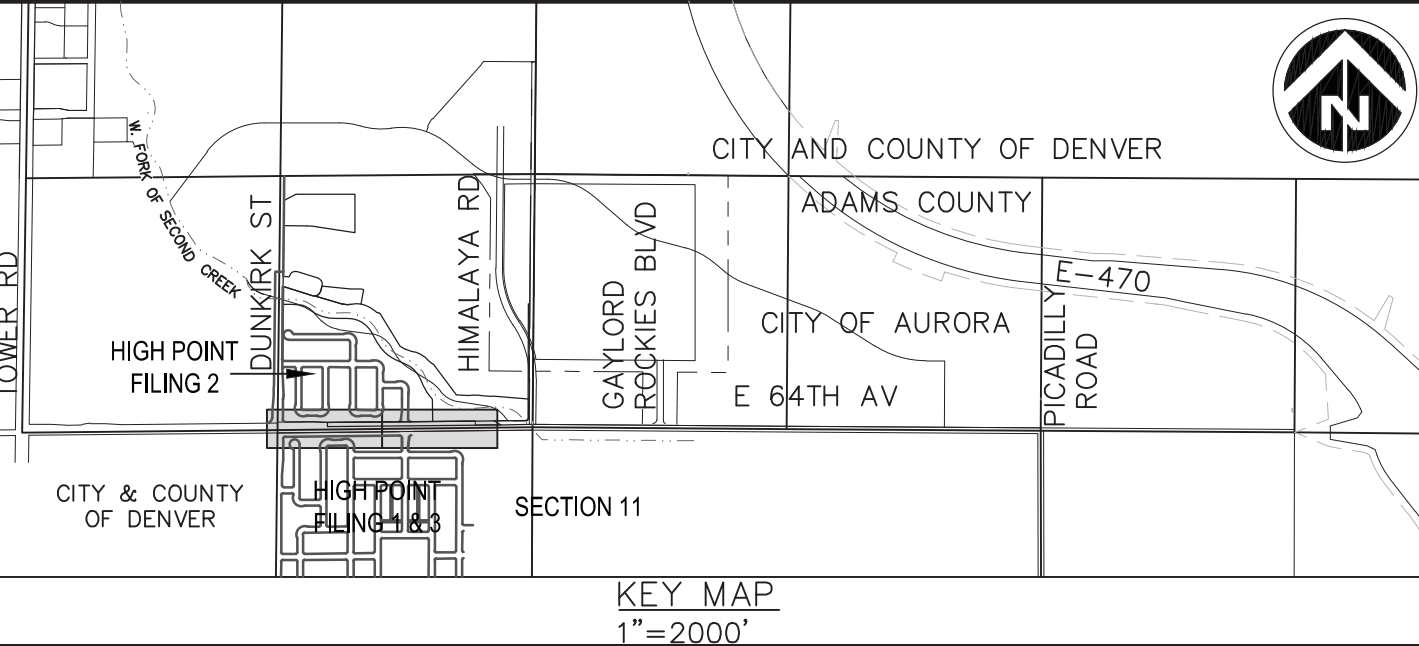
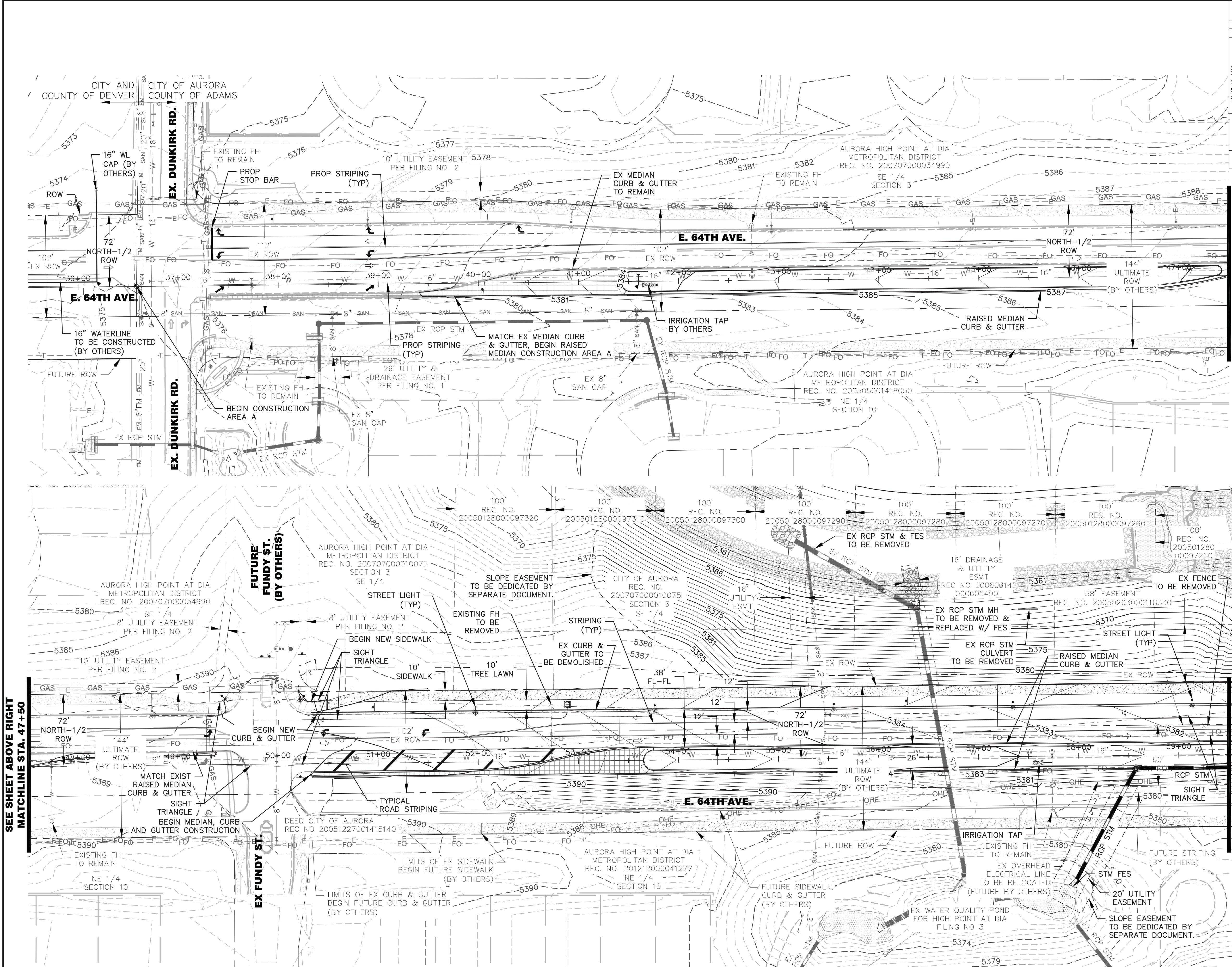


SYMBOLS AND LINETYPES LEGEND

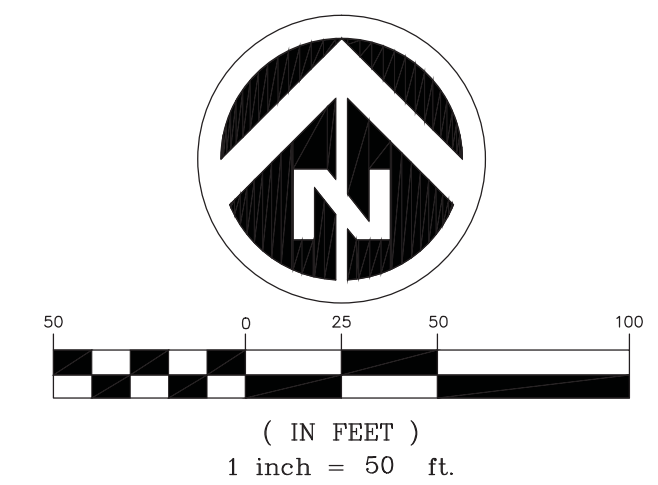
--- CENTER LINE OF STREET ---	EX. WATERLINE W/ VALVE & TEE
--- BOUNDARY LINE ---	EX. SANITARY SEWER W/ MANHOLE
--- RIGHT OF WAY LINE ---	EX. STORM SEWER W/ INLET & F.E.S.
--- LOT LINE ---	EX. UNDERGROUND ELECTRICITY LINE
--- EASEMENT LINE ---	EX. OVERHEAD ELECTRICITY LINE
WATERLINE W/ GATE VALVE & TEE	EX. GAS LINE
SANITARY SEWER W/ MANHOLE	EX. TELEPHONE LINE
RCP STORM SEWER W/ INLET & F.E.S.	EX. FIBER OPTIC LINE
CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP	EX. EASEMENT LINE
FIRE HYDRANT	EX. RAILROAD TRACKS
STREET LIGHT	EX. FIRE HYDRANT
PROPOSED CONTOURS 5800	EX. STREET LIGHT
PAINTED TURN ARROW	EXISTING CONTOURS 5700
	TRAFFIC DIRECTION--FOR INFORMATION ONLY

AMENDMENT #	1 - 3RD SUBMITTAL	2 - 2ND SUBMITTAL	3 - 1ST SUBMITTAL
09/26/18	AMENDMENT #1 - 3RD SUBMITTAL	AMENDMENT #1 - 2ND SUBMITTAL	AMENDMENT #1 - 1ST SUBMITTAL
08/02/18	AMENDMENT #1 - 3RD SUBMITTAL	AMENDMENT #1 - 2ND SUBMITTAL	AMENDMENT #1 - 1ST SUBMITTAL
08/23/16	AMENDMENT #1 - 3RD SUBMITTAL	AMENDMENT #1 - 2ND SUBMITTAL	AMENDMENT #1 - 1ST SUBMITTAL
12/02/15	AMENDMENT #1 - 3RD SUBMITTAL	AMENDMENT #1 - 2ND SUBMITTAL	AMENDMENT #1 - 1ST SUBMITTAL
11/06/15	AMENDMENT #1 - 3RD SUBMITTAL	AMENDMENT #1 - 2ND SUBMITTAL	AMENDMENT #1 - 1ST SUBMITTAL
07/29/15	AMENDMENT #1 - 3RD SUBMITTAL	AMENDMENT #1 - 2ND SUBMITTAL	AMENDMENT #1 - 1ST SUBMITTAL
05/07/15	AMENDMENT #1 - 3RD SUBMITTAL	AMENDMENT #1 - 2ND SUBMITTAL	AMENDMENT #1 - 1ST SUBMITTAL
03/19/15	AMENDMENT #1 - 3RD SUBMITTAL	AMENDMENT #1 - 2ND SUBMITTAL	AMENDMENT #1 - 1ST SUBMITTAL
No.	Date	Description	

Project Number:	128002 OS : 03
Designed By:	KAM
Checked By:	JAM
Sheet Number:	3



- NOTES:
1. STRIPING IS SHOWN FOR INFORMATION ONLY. SIGNING AND STRIPING WILL BE APPROVED ON THE CIVIL PLANS.
 2. FIRE HYDRANT SPACING SHALL BE ALTERNATING EVERY 500 FEET ON EACH SIDE OF THE STREET.



ENGINEERING
CONSULTANTS

Contact: Jason A. Monforton, PE
6905 S. Peas St., Suite B - Greenwood, CO 80111-6500
(303) 948-5601 - FAX: (303) 948-5603
Email: jmonforton@13engineering.net

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ENGINEERING
CONSULTANTS

INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
E. 64TH AV. STA 36+00 TO 59+50
OA UTILITY & GRADING PLAN

RIDA Development
Corporation
3120 Southwest Freeway
Houston, TX 77098
Tel: (713) 961-3835

AMENDMENT #	1 - 3RD SUBMITTAL
09/26/18	AMENDMENT #1 - 3RD SUBMITTAL
08/02/18	AMENDMENT #1 - 2ND SUBMITTAL
08/02/16	AMENDMENT #1 - 1ST SUBMITTAL
12/02/15	CITY OF AURORA MYLAR SUBMITTAL
11/06/15	CITY OF AURORA TECHNICAL SUBMITTAL
07/29/15	CITY OF AURORA 3RD SUBMITTAL
05/07/15	CITY OF AURORA 2ND SUBMITTAL
03/19/15	CITY OF AURORA INITIAL SUBMITTAL
No.	Description

Project Number:
128002 OS :03

Designed By:
KAM

Checked By:
JAM

Sheet Number:
4

Drawn By:
CBS

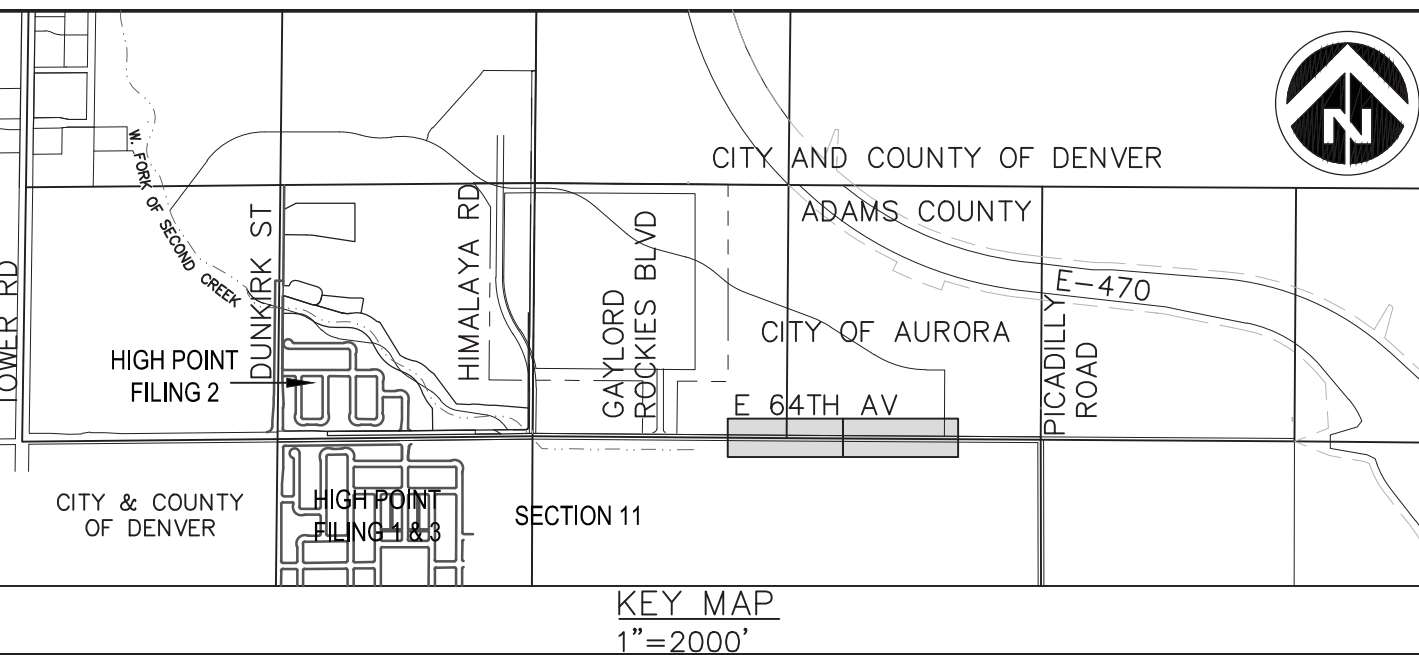
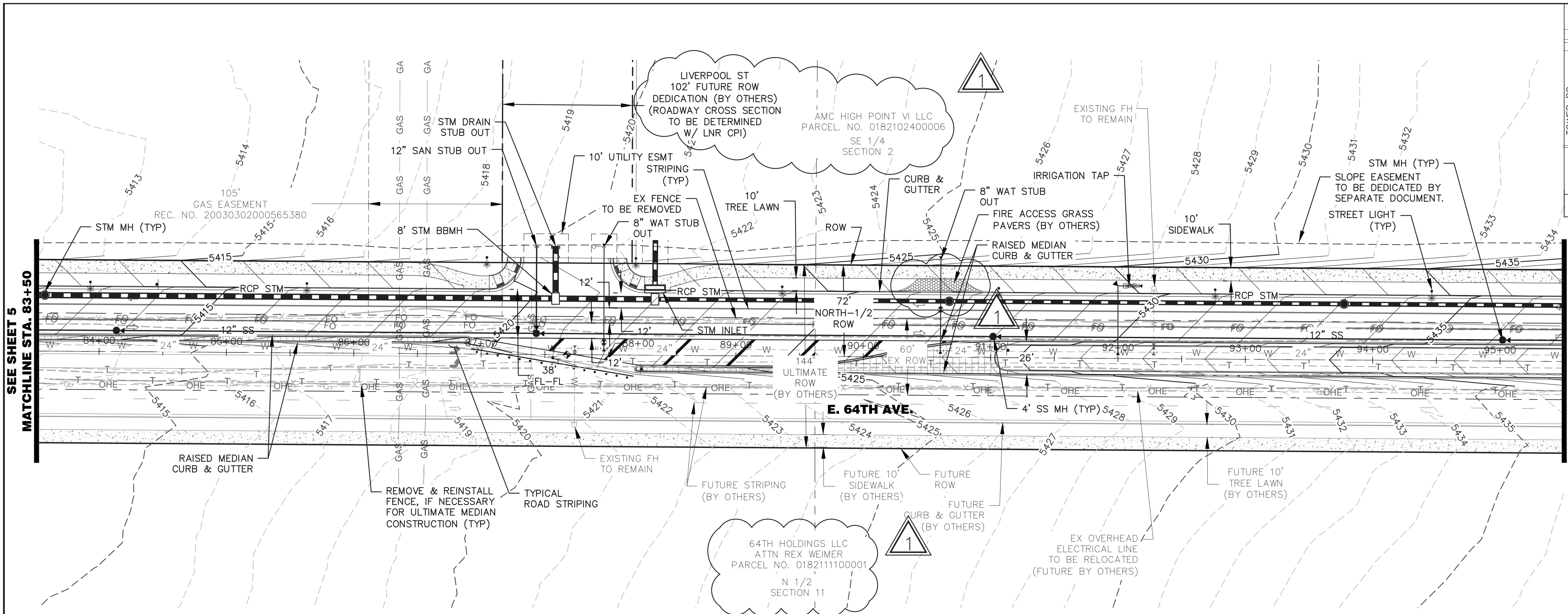
Checked By:
JAM

Sheet Number:
4

NOTE:
PROPOSED STRIPING WILL BE APPROVED
ON THE CIVIL CONSTRUCTION DOCUMENTS.

128002 OS :03
Drawn By:
CBS
Checked By:
JAM
Sheet Number:
4

High Point Commercial Off-Site Infrastructure Improvements Plan 2015-6009-00

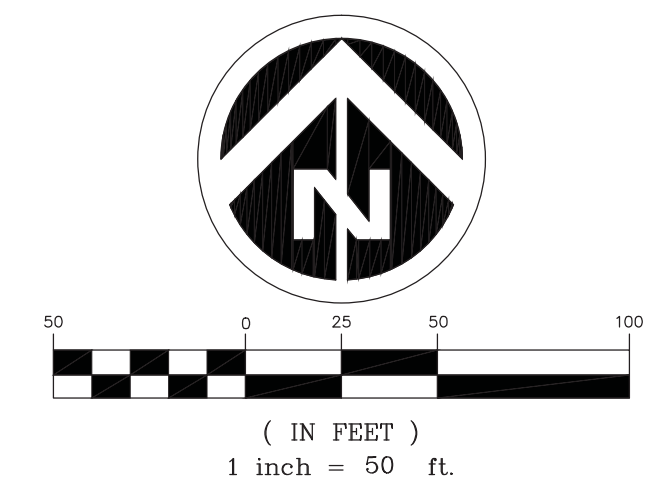
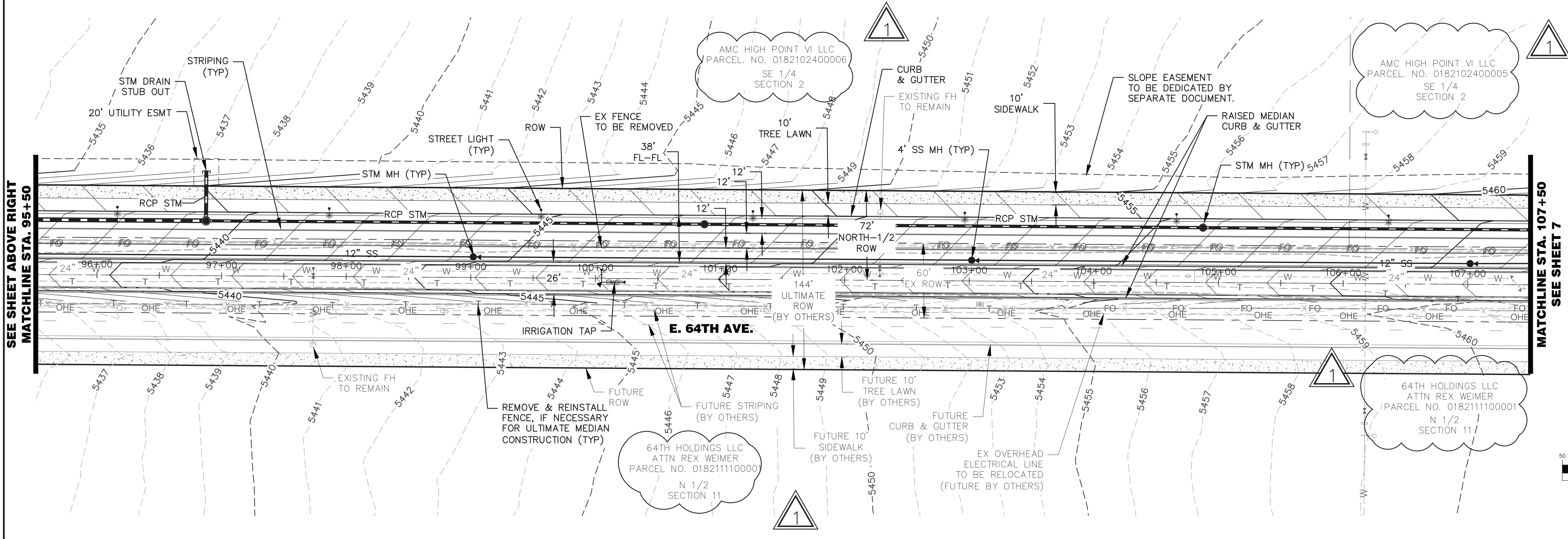


- NOTES:
1. STRIPING IS SHOWN FOR INFORMATION ONLY. SIGNING AND STRIPING WILL BE APPROVED ON THE CIVIL PLANS.
 2. FIRE HYDRANT SPACING SHALL BE ALTERNATING EVERY 500 FEET ON EACH SIDE OF THE STREET.



AMENDMENT 1

1. ADJACENT PROPERTY OWNERSHIP REVISED TO CURRENT PROPERTY OWNER INFORMATION.
2. NEPAL ST LABEL CHANGED TO REFLECT NAME CHANGE TO LIVERPOOL ST.



ENGINEERING
CONSULTANTS

Contact: Jason A. Monforton, PE
6305 S. Peas St., Suite B - Centennial, CO 80111-6500
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Email: jmonforton@13engineering.net

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INFRASTRUCTURE SITE PLAN
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OA UTILITY & GRADING PLAN

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AMENDMENT #1 - 3RD SUBMITTAL	09/26/18
AMENDMENT #1 - 2ND SUBMITTAL	08/02/18
AMENDMENT #1 - 1ST SUBMITTAL	08/02/18
CITY OF AURORA MYLAR SUBMITTAL	12/02/15
CITY OF AURORA TECHNICAL SUBMITTAL	11/06/15
CITY OF AURORA 3rd SUBMITTAL	07/29/15
CITY OF AURORA 2nd SUBMITTAL	05/07/15
CITY OF AURORA INITIAL SUBMITTAL	03/19/15
No.	Date

Project Number:
128002 OS: 03

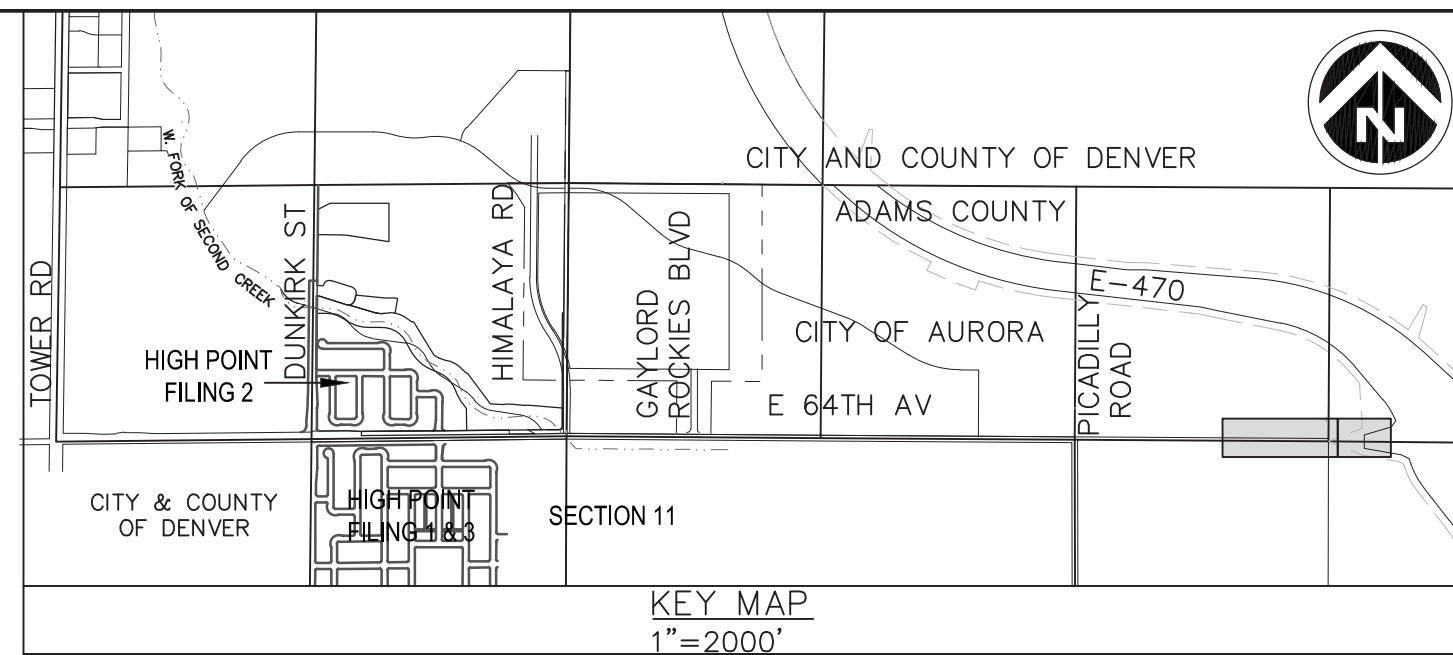
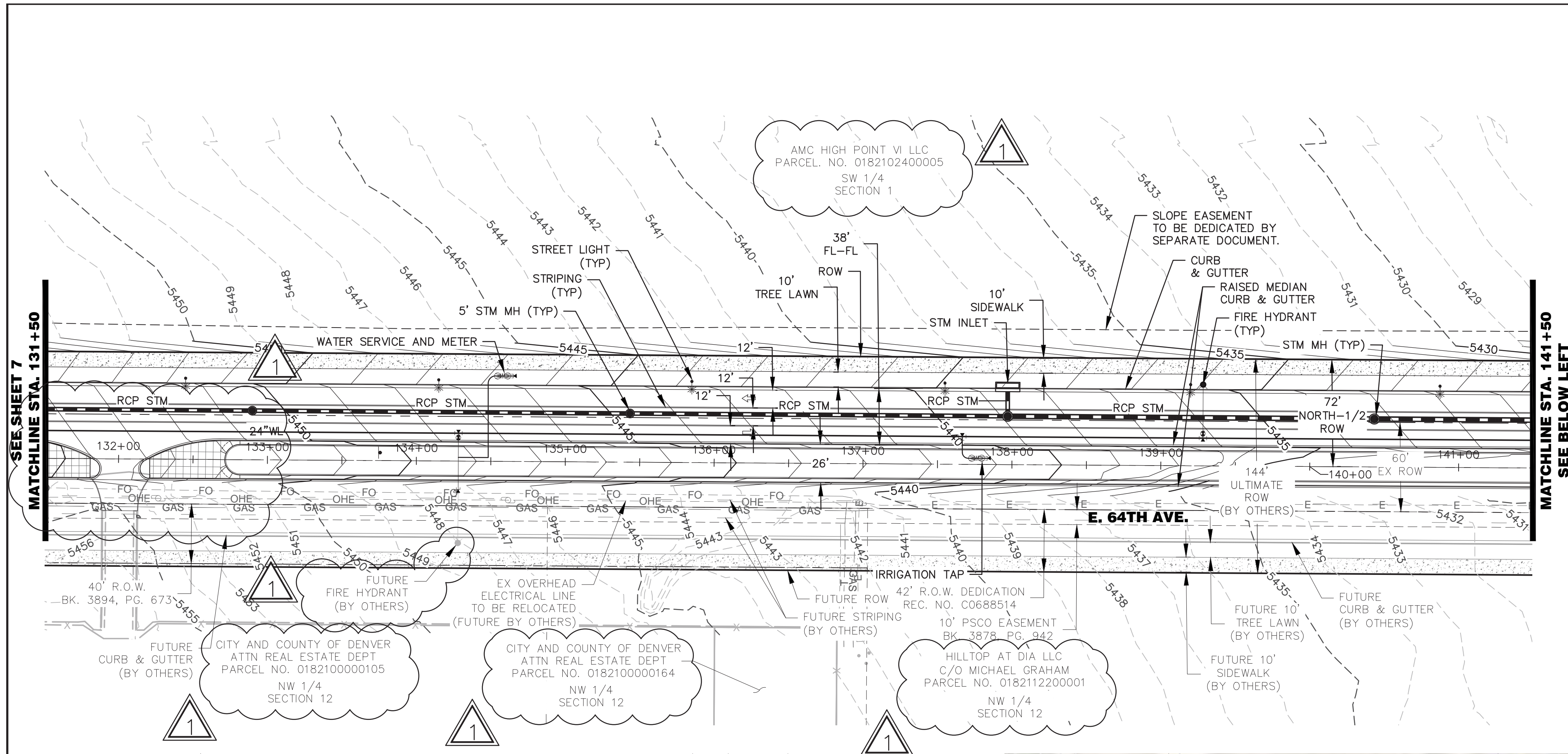
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CBS

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JAM

Sheet Number:
6

High Point Commercial Off-Site Infrastructure Improvements Plan 2015-6009-00

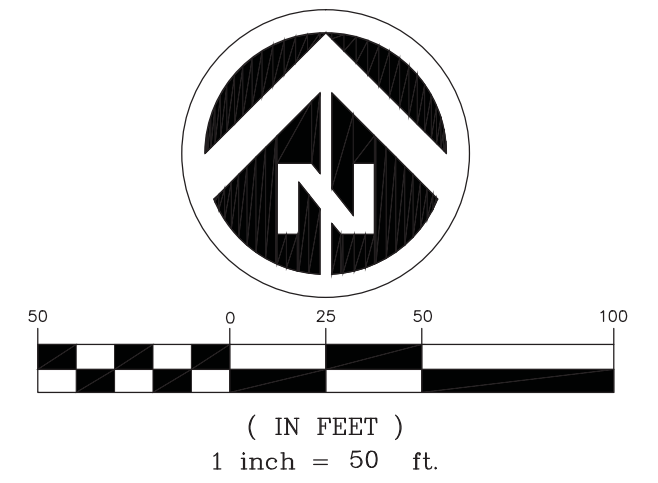
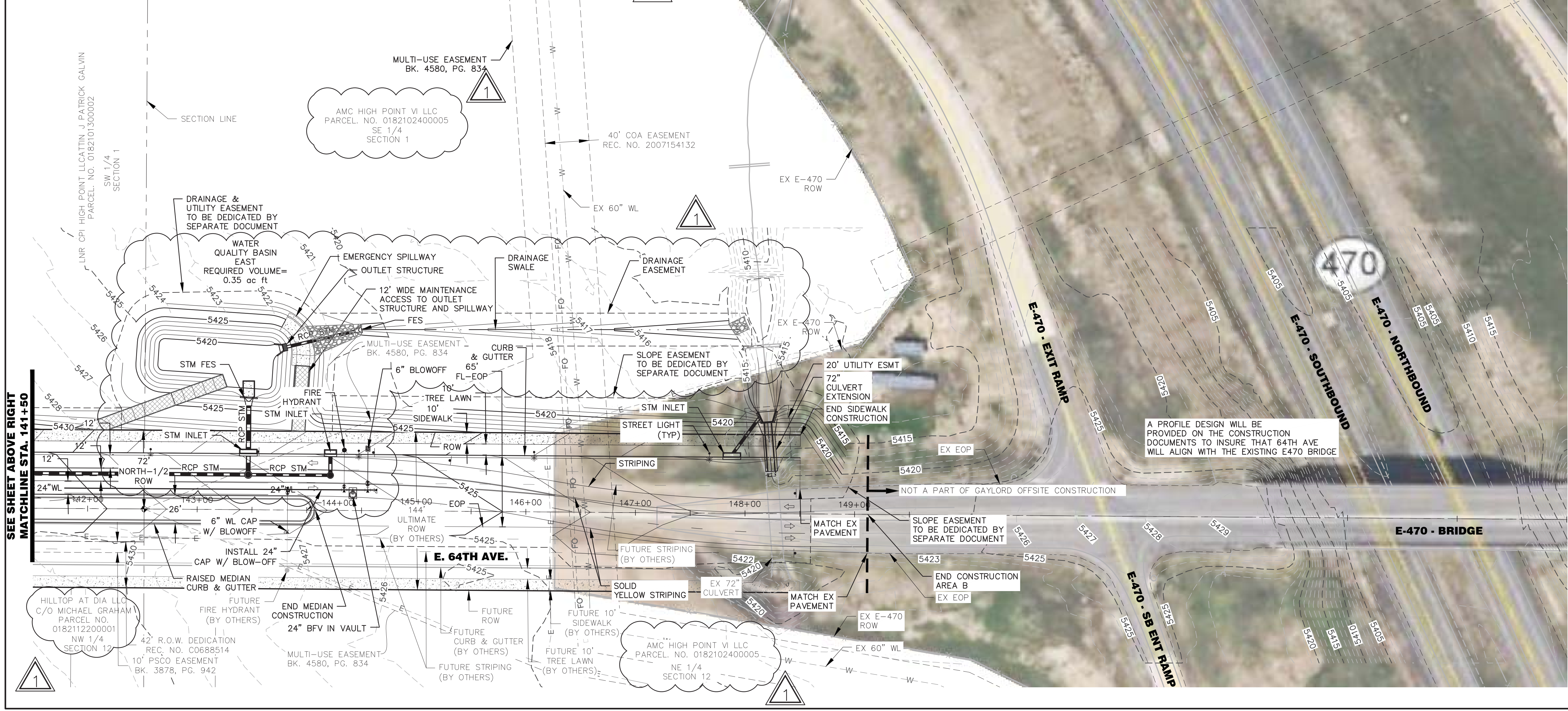


- NOTES:
1. STRIPING IS SHOWN FOR INFORMATION ONLY. SIGNING AND STRIPING WILL BE APPROVED ON THE CIVIL PLANS.
 2. FIRE HYDRANT SPACING SHALL BE ALTERNATING EVERY 500 FEET ON EACH SIDE OF THE STREET.



AMENDMENT 1

1. ADDED MEDIAN CUT.
2. EAST WATER QUALITY/EURV POND DESIGN, OUTLET STRUCTURE, AND OUTFALL MODIFIED.
3. ADJACENT PROPERTY OWNERSHIP REVISED TO CURRENT PROPERTY OWNER INFORMATION.
4. ADDITIONAL LABELS ADDED TO CALL OUT FUTURE FIRE HYDRANT INSTALLATION, BY OTHERS.



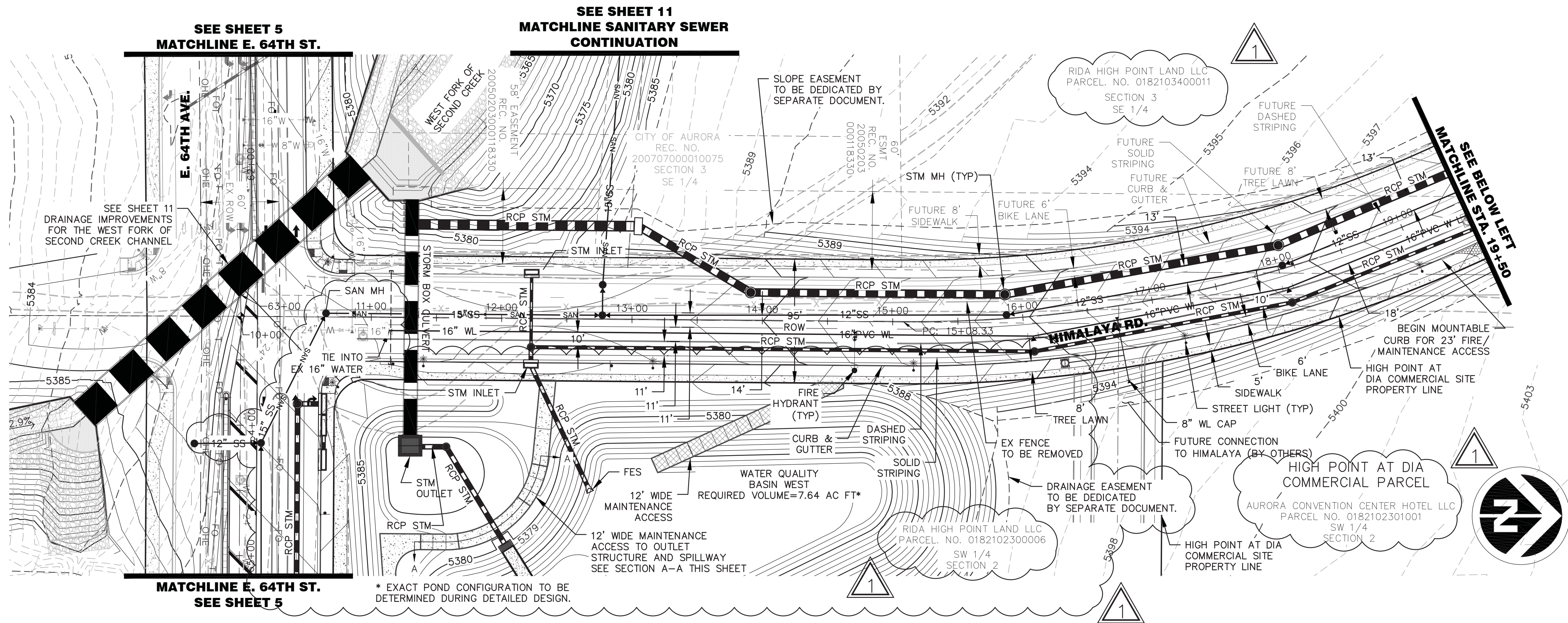
ENGINEERING CONSULTANTS
Contact: Jason A. Monforton, PE
6905 S. Peas St., Suite B - Greenwood, CO 80111-6500
(303) 368-5601 - FAX: (303) 368-5603
Email: jmonforton@j3engineering.net

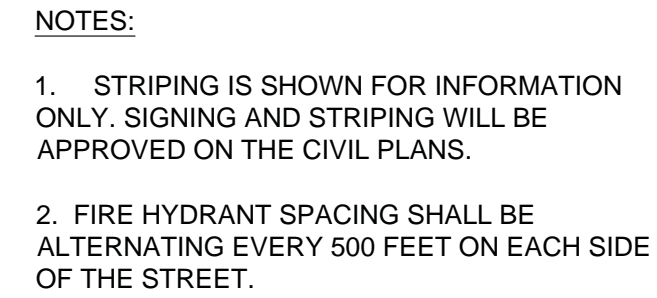
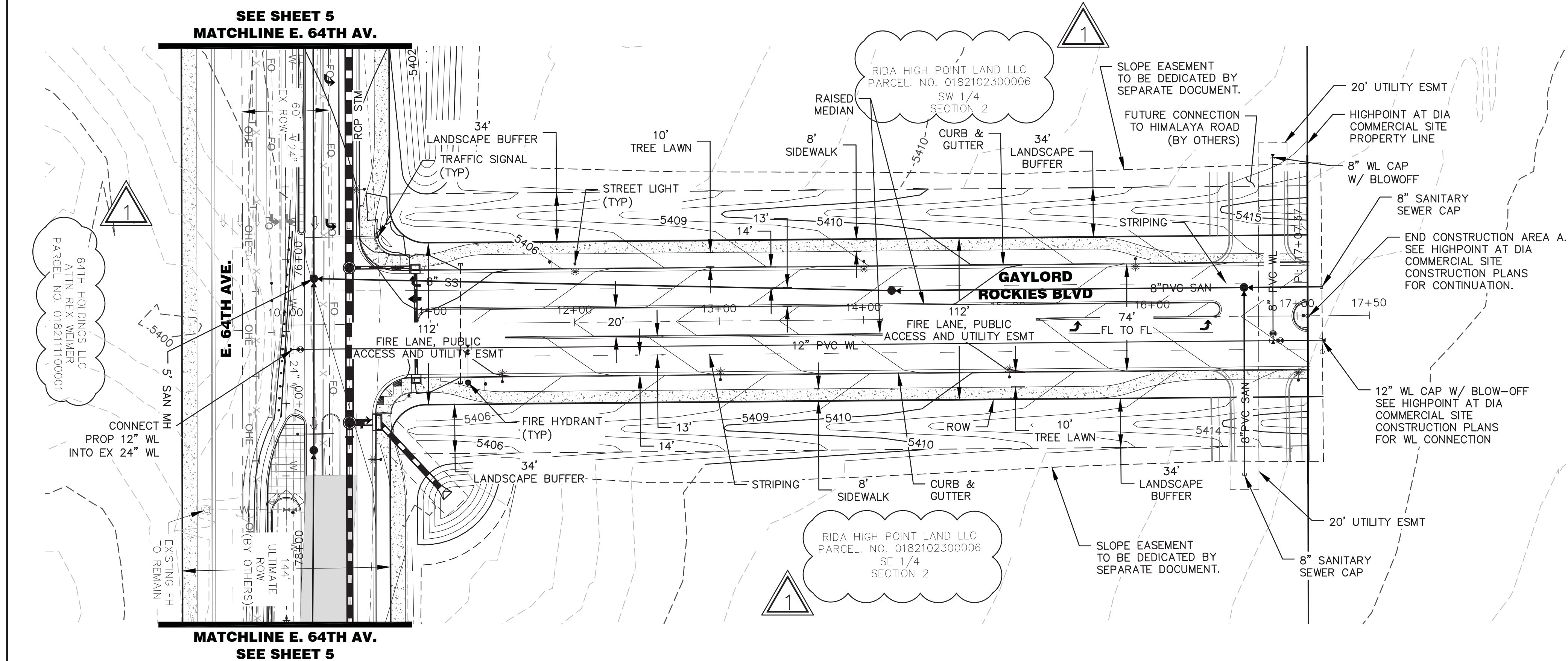
**INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
E. 64TH AV. STA 131+50 TO 148+50
OA UTILITY & GRADING PLAN**

RIDA Development Corporation
3120 Southwest Freeway
Houston, TX 77098
Tel: (713) 961-3835

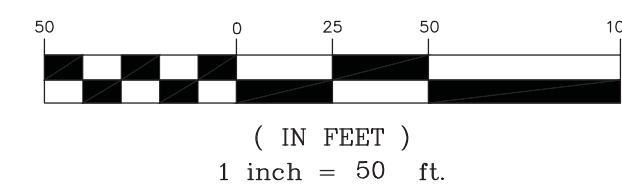
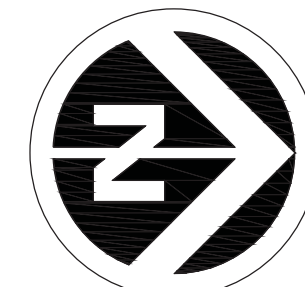
Amendment	Date	Description
AMENDMENT #1 - 3RD SUBMITTAL	09/26/18	
AMENDMENT #1 - 2ND SUBMITTAL	08/02/18	
AMENDMENT #1 - 1ST SUBMITTAL	08/29/16	
CITY OF AURORA MYLAR SUBMITTAL	6	12/02/15
CITY OF AURORA TECHNICAL SUBMITTAL	5	11/06/15
CITY OF AURORA 3rd SUBMITTAL	4	07/29/15
CITY OF AURORA 2nd SUBMITTAL	3	05/07/15
CITY OF AURORA INITIAL SUBMITTAL	2	03/19/15
No.	Date	Description

Project Number: 128002 OS: 03	Drawn By: KAM	Checked By: JAM	Sheet Number: 8
DOCUMENT AMENDMENTS			





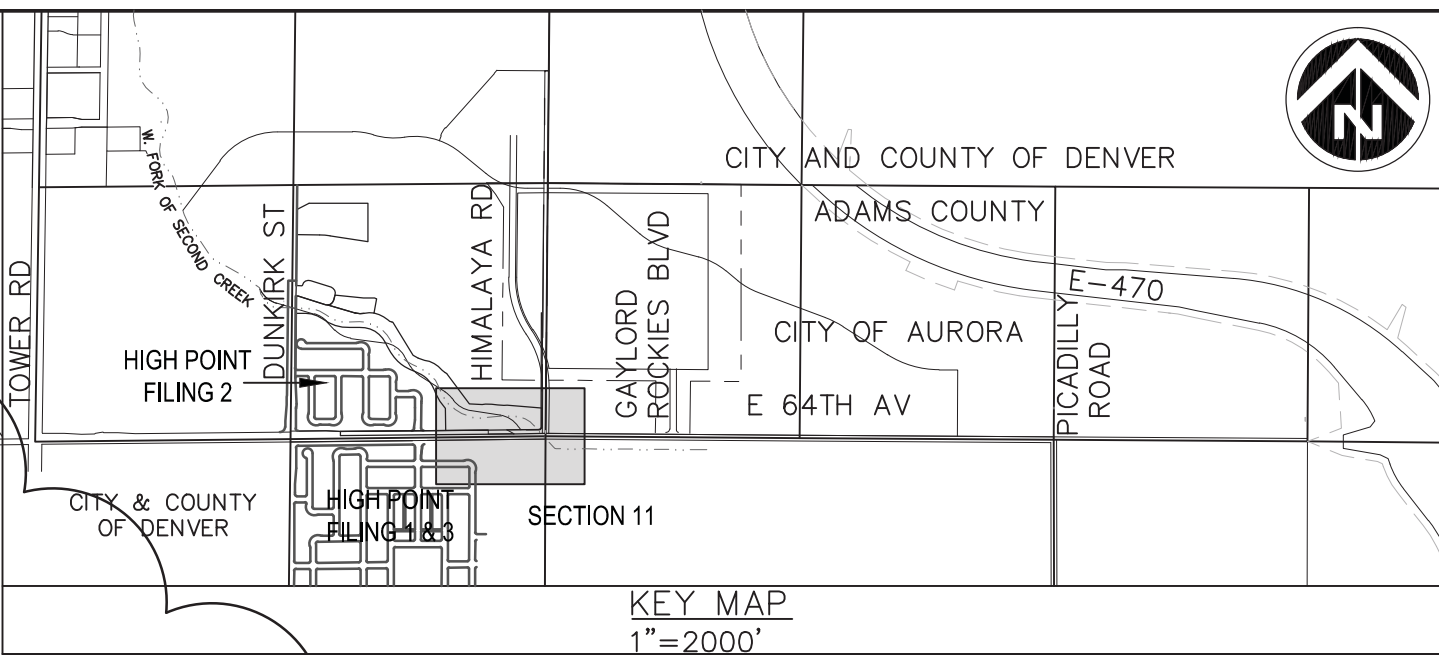
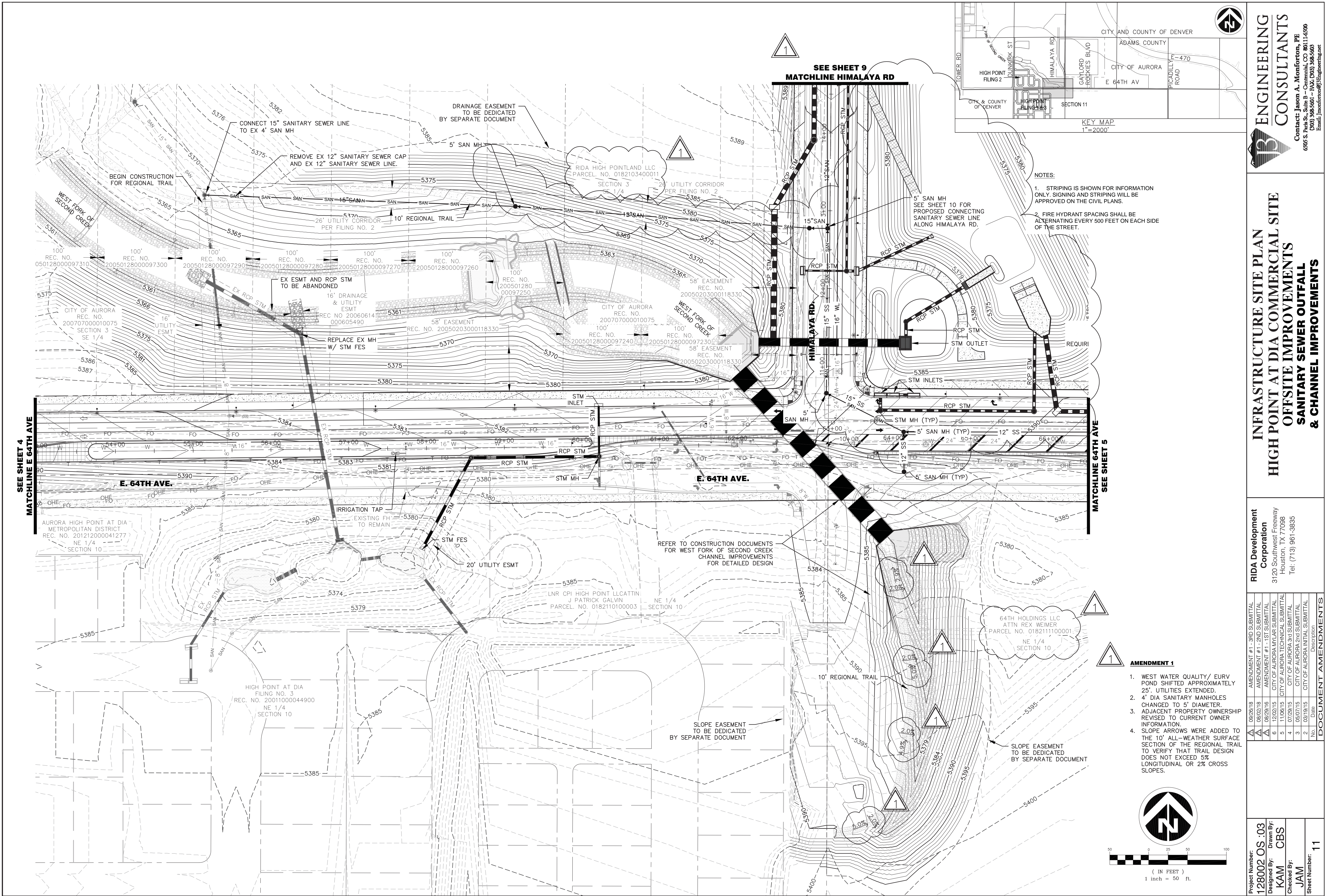
1. HIMALAYA ROAD EXTENDED 100' AND RELOCATED ENTRANCE TO GAYLORD ROCKIES HOTEL AND CONVENTION CENTER.
2. SITE PROPERTY LINE EXTENDED TO SECTION LINE.
3. 16" WATER MAIN EXTENDED 100' TO JUST BEYOND SECTION LINE.
4. ADJACENT PROPERTY OWNERSHIP REVISED TO CURRENT PROPERTY OWNER INFORMATION.



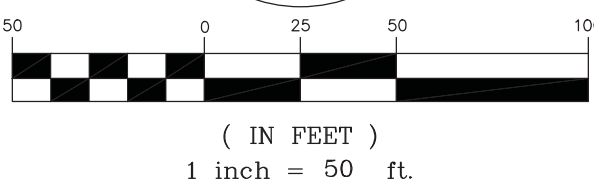
INFRASTRUCTURE SITE PLAN HIGH POINT AT DIA COMMERCIAL SITE OFFSITE IMPROVEMENTS

No.	Date	Description
1	08/02/18	AMENDMENT #1 - 2ND SUBMITTAL
2	08/29/18	AMENDMENT #1 - 1ST SUBMITTAL
3	6/12/2015	CITY OF AURORA INITIAL SUBMITTAL
4	11/06/15	CITY OF AURORA TECHNICAL SUBMITTAL
5	07/29/15	CITY OF AURORA 3rd SUBMITTAL
6	05/27/15	CITY OF AURORA 2nd SUBMITTAL
7	03/19/15	CITY OF AURORA INITIAL SUBMITTAL

128002 OS:03	Designed By:	Drawn By:
KAM	CBS	
Checked By:		
JAM		
Sheet Number:		10



- NOTES:
1. STRIPING IS SHOWN FOR INFORMATION ONLY. SIGNING AND STRIPING WILL BE APPROVED ON THE CIVIL PLANS.
 2. FIRE HYDRANT SPACING SHALL BE ALTERNATING EVERY 500 FEET ON EACH SIDE OF THE STREET.



ENGINEERING
CONSULTANTS

Contact: Jason A. Montforton, PE
6905 S. Peas St., Suite B - Greenwood, CO 80111-6500
(303) 368-5601 - FAX: (303) 368-5603
Email: jmontforton@jengineering.us

INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
SANITARY SEWER OUTFALL
& CHANNEL IMPROVEMENTS

RIDA Development
Corporation
3120 Southwest Freeway
Houston, TX 77098
Tel: (713) 961-3835

AMENDMENT #	DATE	DESCRIPTION
1	09/26/18	AMENDMENT #1 - 3RD SUBMITTAL
2	08/02/18	AMENDMENT #1 - 2ND SUBMITTAL
3	08/02/18	AMENDMENT #1 - 1ST SUBMITTAL
4	12/02/15	CITY OF AURORA MYLAR SUBMITTAL
5	11/06/15	CITY OF AURORA TECHNICAL SUBMITTAL
6	07/29/15	CITY OF AURORA 3rd SUBMITTAL
7	05/07/15	CITY OF AURORA 2nd SUBMITTAL
8	03/19/15	CITY OF AURORA INITIAL SUBMITTAL

Project Number:
128002 OS :03

Designed By:
KAM

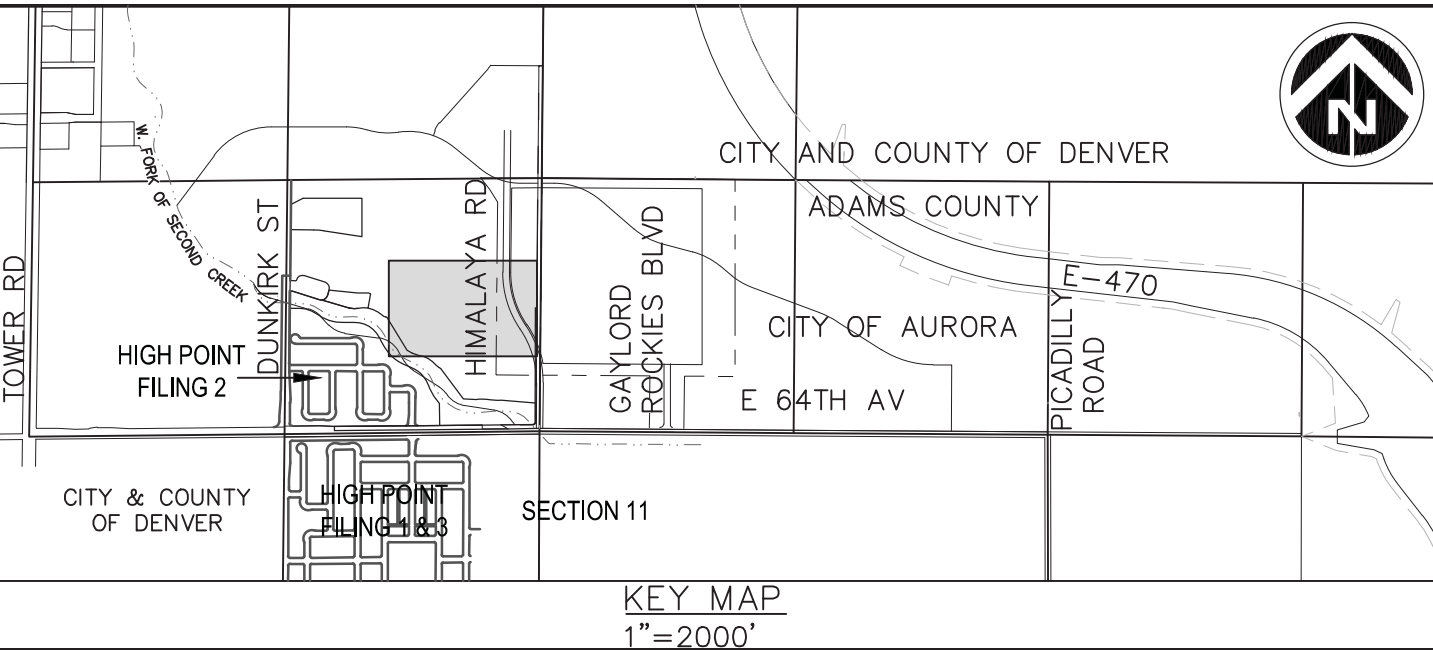
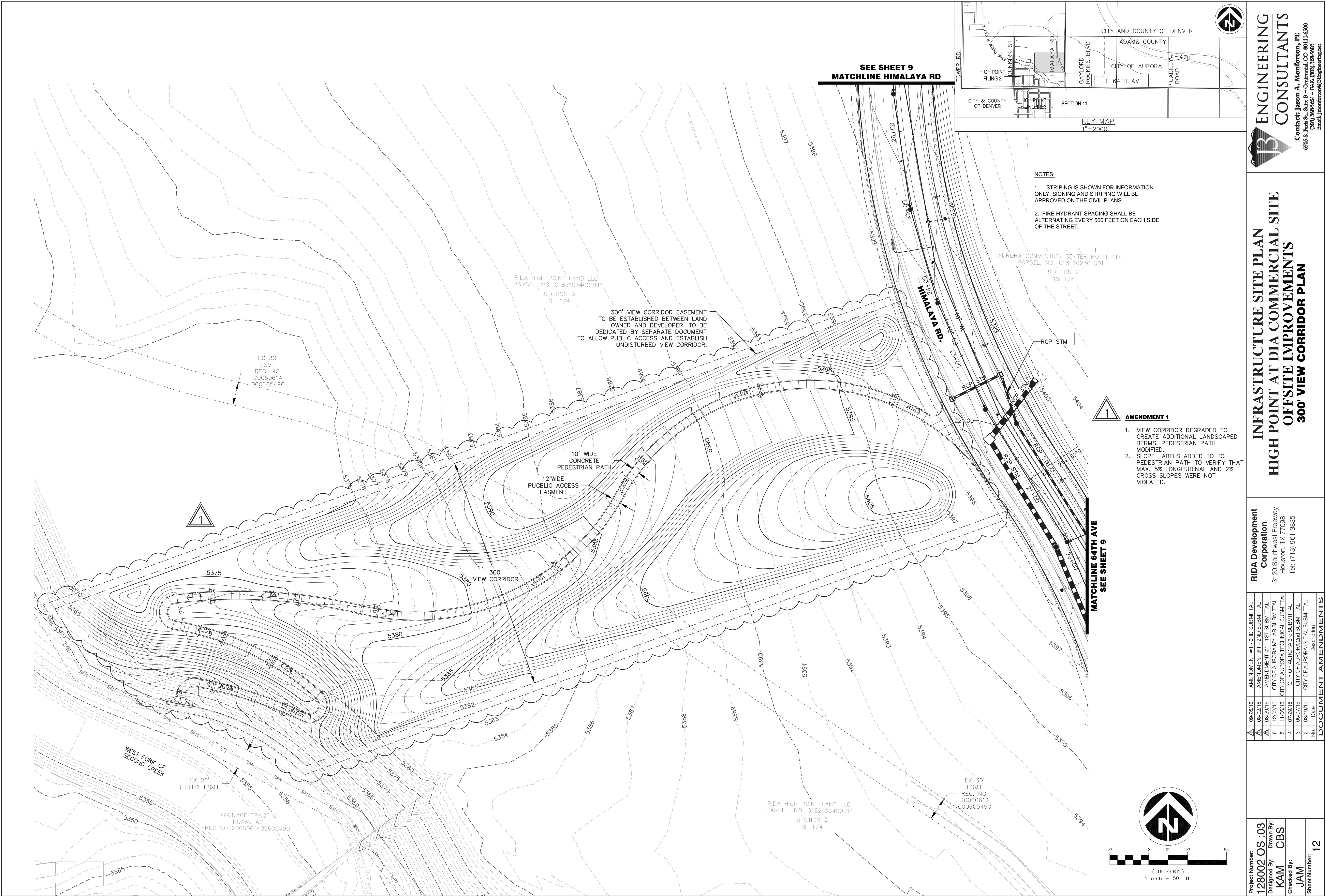
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CBS

Sheet Number:
11

AMENDMENT 1

1. WEST WATER QUALITY/ EURV POND SHIFTED APPROXIMATELY 25'. UTILITIES EXTENDED.
2. 4' DIA SANITARY MANHOLES CHANGED TO 5' DIAMETER.
3. ADJACENT PROPERTY OWNERSHIP REVISED TO CURRENT OWNER INFORMATION.
4. SLOPE ARROWS WERE ADDED TO THE 10' ALL-WEATHER SURFACE SECTION OF THE REGIONAL TRAIL TO VERIFY THAT TRAIL DESIGN DOES NOT EXCEED 5% LONGITUDINAL OR 2% CROSS SLOPES.



- NOTES:
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 2. FIRE HYDRANT SPACING SHALL BE ALTERNATING EVERY 500 FEET ON EACH SIDE OF THE STREET.



AMENDMENT 1

1. VIEW CORRIDOR REGRADED TO CREATE ADDITIONAL LANDSCAPED BERMS. PEDESTRIAN PATH MODIFIED.
2. SLOPE LABELS ADDED TO TO PEDESTRIAN PATH TO VERIFY THAT MAX. 5% LONGITUDINAL AND 2% CROSS SLOPES WERE NOT VIOLATED.



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6905 S. Peas St., Suite B - Greenwood, CO 80111-6500
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Email: jmonforton@j3engineering.net

INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
300' VIEW CORRIDOR PLAN

RIDA Development
Corporation
3120 Southwest Freeway
Houston, TX 77098
Tel: (713) 961-3835

Project Number:	128002 OS :03
Designed By:	KAM
Checked By:	JAM
Sheet Number:	12

09/26/18	AMENDMENT #1 - 3RD SUBMITTAL
08/02/18	AMENDMENT #1 - 2ND SUBMITTAL
08/23/16	AMENDMENT #1 - 1ST SUBMITTAL
6	CITY OF AURORA MYLAR SUBMITTAL
5	CITY OF AURORA TECHNICAL SUBMITTAL
4	CITY OF AURORA 3rd SUBMITTAL
3	CITY OF AURORA 2nd SUBMITTAL
2	CITY OF AURORA INITIAL SUBMITTAL
No.	Description

DOCUMENT AMENDMENTS

12

GENERAL NOTES:

1. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON THE CIVIL DRAWINGS.
2. CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE DRAWINGS.
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES TO REMAIN.
4. EXCAVATION IN THE VICINITY OF UTILITIES SHALL BE UNDERTAKEN WITH CARE. CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES PRIOR TO BEGINNING EXCAVATION.
5. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, EASEMENTS, BUILDINGS, ROADS, CURBS AND UTILITIES HAVE BEEN PROVIDED FROM A SURVEY PROVIDED BY THE OWNER.
6. CONTRACTOR SHALL NOTIFY LOCAL UTILITY OR CITY AUTHORITIES FOR PROVISION OF ALL LOCATIONS OF EXISTING UNDERGROUND UTILITIES. POT HOLE EXCAVATE AS NECESSARY TO CONFIRM LOCATIONS PRIOR TO ANY EXCAVATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL FEDERAL STATE AND LOCAL PERMITS INCLUDING BUT NOT LIMITED TO STORMWATER POLLUTION PREVENTION, TREE REMOVAL, GRADING AND UTILITY, ETC.
8. CONTRACTOR IS REQUIRED TO REPAIR OR REPLACE WITH APPROVED IN KIND MATERIALS ANY DAMAGE DONE TO BUILDINGS, STRUCTURES, UTILITIES, PAVING, PLANTING OR ANY OTHER SITE IMPROVEMENTS TO REMAIN. ANY DAMAGE BY THE CONTRACTOR DURING THE EXECUTION OF WORK OF UTILITIES OR ELEMENTS TO REMAIN IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

STANDARD LANDSCAPE NOTES:

1. SOIL PREPARATION TO BE APPLIED AT A RATE OF FOUR CUBIC YARDS 1,00 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT.
2. REFER TO LIGHTING CONSULTANT PLANS FOR ALL INFORMATION REGARDING THE LIGHTING OF THIS PROJECT.
3. REFER TO MATERIALS SCHEDULE FOR ALL INFORMATION REGARDING THE TREATMENT OF ALL SURFACE MATERIALS, VEHICULAR DRIVES, PARKING LOTS, PLAZAS, ETC.
4. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS ON GAYLORD ROCKIES BLVD, ALL TREE LAWNS ALONG HIMALAYA RD AND E. 64TH AVENUE, AND BOTH THE WEST AND EAST WATER QUALITY (EURV) PONDS. CITY OF AURORA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL OF THE E. 64TH AV MEDIANS (AFTER DEVELOPER INSTALLATION OF ALL LANDSCAPING PER THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL , EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

CODE INFORMATION:

ALL ELEMENTS WERE DESIGNED TO AND CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF THE FOLLOWING CODES NOTED AND OTHER GOVERNANCES SUBJECT TO THIS PROJECT. THIS MAY NOT BE A FULL OR EXHAUSTIVE LIST AND CONTRACTOR IS REQUIRED TO VERIFY ALL PERTINENT CODES ARE REFERENCED AS NEEDED.

2009 INTERNATIONAL BUILDING CODE WITH AURORA AMENDMENTS
2011 NATIONAL ELECTRIC CODE WITH AURORA AMENDMENTS

DRAWING SCALE NOTIFICATION:

NOTE: ALL DRAWING SCALES PROVIDED (TEXT AND GRAPHIC) THROUGHOUT THIS DOCUMENT SET ARE ESTABLISHED AND SET PER A DOCUMENT SIZE OF 24" x 36" ONLY. REDUCED PRODUCTION SETS ARE NOT PER NOTED SCALES.

NOTE:
REFER TO CIVIL DOCUMENTS FOR PRIMARY AND SECONDARY BENCHMARKS REFERENCES AND FOR EXISTING PARTIAL TOPOGRAPHIC SURVEY REFERENCES.

LANDSCAPE ARCHITECT INFORMATION:

CHUCK MCDANIEL
SWA
2001 IRVING BLVD
SUITE 157
DALLAS TX 75201

EMAIL: ChuckM@swagroup.com
TELEPHONE: 214-954-0016

GENERAL PLANTING NOTES:

1. VERIFY LOCATIONS OF ALL PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SCOPES AND UTILITIES. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION PRIOR TO COMMENCING WORK.
2. AGRONOMIC SOIL TESTING TO OCCUR ON SITE AT LOCATIONS, PER SPECIFICATION SECTIONS 32.91-13. PROVIDE FOUR (4) TEST SAMPLES BASED ON SOIL TAKEN FROM A MINIMUM OF FOUR AREAS WITHIN SITE AT GENERALLY EQUAL SPACING ON SITE AND IN LOCATIONS APPROVED BY LANDSCAPE ARCHITECT.
3. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY ACCREDITED SOIL TESTING LABORATORY PER SPECIFICATIONS. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACKFILL MIX. SUBMIT SOILS ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT.
4. FINAL GRADING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING.
5. FINISH GRADES OF ALL SHRUB AREAS SHALL BE (2 1/2") BELOW ADJACENT CURB OR PAVEMENT. APPLY MULCH (2" DEPTH) SHALL BE 1/2" BELOW ADJACENT PAVEMENT.
6. FINISH GRADES OF ALL TURF AREAS SHALL BE 1/2" BELOW ADJACENT CURB OR PAVEMENT, (UNLESS OTHERWISE NOTED). TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH OVER ALL NON-HARDSCAPE AREAS PER SPECIFICATIONS AND PLACED SUCH THAT TOP ELEVATION OF TOPSOIL IS ELEVATION OF FINISHED GRADE. TOPSOIL SHALL CONFORM TO SPECIFICATIONS, IMPORT SOIL SHALL BE SIMILAR TO THE AREA'S EXISTING TOPSOIL, REFER TO SPECIFICATIONS. ON SITE TOPSOIL FROM STRIPPING OPERATIONS SHALL BE USED ON SITE PRIOR TO OFF SITE TOPSOIL USE. TESTING OF ON SITE TOPSOIL TO OCCUR PER SPECIFICATIONS ANDAMENDMENTS SHALL BE PROVIDED PER RESULTS OF TESTING. OFF SITE TOPSOILS SHALL BE TESTED PER SPECIFICATION AND AMENDED PER RECOMMENDATIONS FROM TESTING AGENT AND HORTICULTURIST. REFER TO SPECIFICATIONS FOR SOIL AMENDMENTS AND DEPTHS.
7. ALL PLANTING BEDS SHALL RECEIVE REQUIRED BED PREPARATIONS ADDED TO TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS AND PER SPECIFICATIONS.
8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
9. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
10. PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES, PLANT TYPE AND SIZE DESIGNATED.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT COUNTS AND SQUARE FOOTAGE'S. QUANTITIES, IF PROVIDED ON THESE DOCUMENTS ARE FOR OWNER INFORMATION ONLY. ALL PLANT QUANTITIES WITHIN THIS DOCUMENT SET ARE FOR INFORMATION ONLY. PLANT SPACING IS AS INDICATED ON 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS.
12. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
13. TREE LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS IN FIELD USING COLORED STAKES FOR EACH DIFFERENT TREE SPECIES FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST TREES TO FINAL LOCATION IN FIELD.
14. SHRUB, GROUNDCOVER & SEASONAL COLOR BED LAYOUTS SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION OR EDGE SETTING. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT BED LAYOUTS TO EXACT LOCATION IN FIELD.
15. ALL TREES TO BE PLANTED A MINIMUM OF (10'-0") FEET FROM FACE OF BUILDING AND (5'-0") FEET FROM CURBS OR PAVEMENT EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT. ALL TREES TO BE PLANTED A MINIMUM (5'-0") FROM ALL UTILITY LINES EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
17. ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS ALL TREES, SHRUBS AND VINES AS NOTED IN THE DRAWINGS.
18. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
19. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
20. HARDWOOD MULCH SHALL BE USED IN ALL PLANTED AREAS EXCEPT HYDROSEEDDED OR LAWN AREAS. ALL AREAS ARE TO BE MULCHED USING SHREDDED HARDWOOD MULCH AS NOTED IN DETAILS AND SPECIFICATIONS. PROVIDE A (2") LAYER OF MULCH COVER (PER SPECIFICATIONS) AT ALL SHRUB AND GROUND COVER AREAS (UNLESS NOTED OTHERWISE).

SITE DATA TABLE		
SITE DATA	AREA (S.F.)	%
TOTAL SITE AREA: (33.97 ACRES)	1,442,019	100%
BUILDING COVERAGE:	0	0%
HARD SURFACE AREA:	201,667	13.9%
LANDSCAPE AREA:	1,224,352	86.1%
MAXIMUM % OF COOL SEASON GRASSES ALLOWED	402,716	33%
% OF COOL SEASON GRASSES PROVIDED	0***	0%***

***NOTE: NO COOL SEASON TURF GRASS AREAS INCLUDED IN DESIGN. NATIVE SEED MIXES MAY INCLUDE SMALL PERCENTAGES OF COOL SEASON GRASSES. PLEASE REFER TO SEED MIX TABLES.

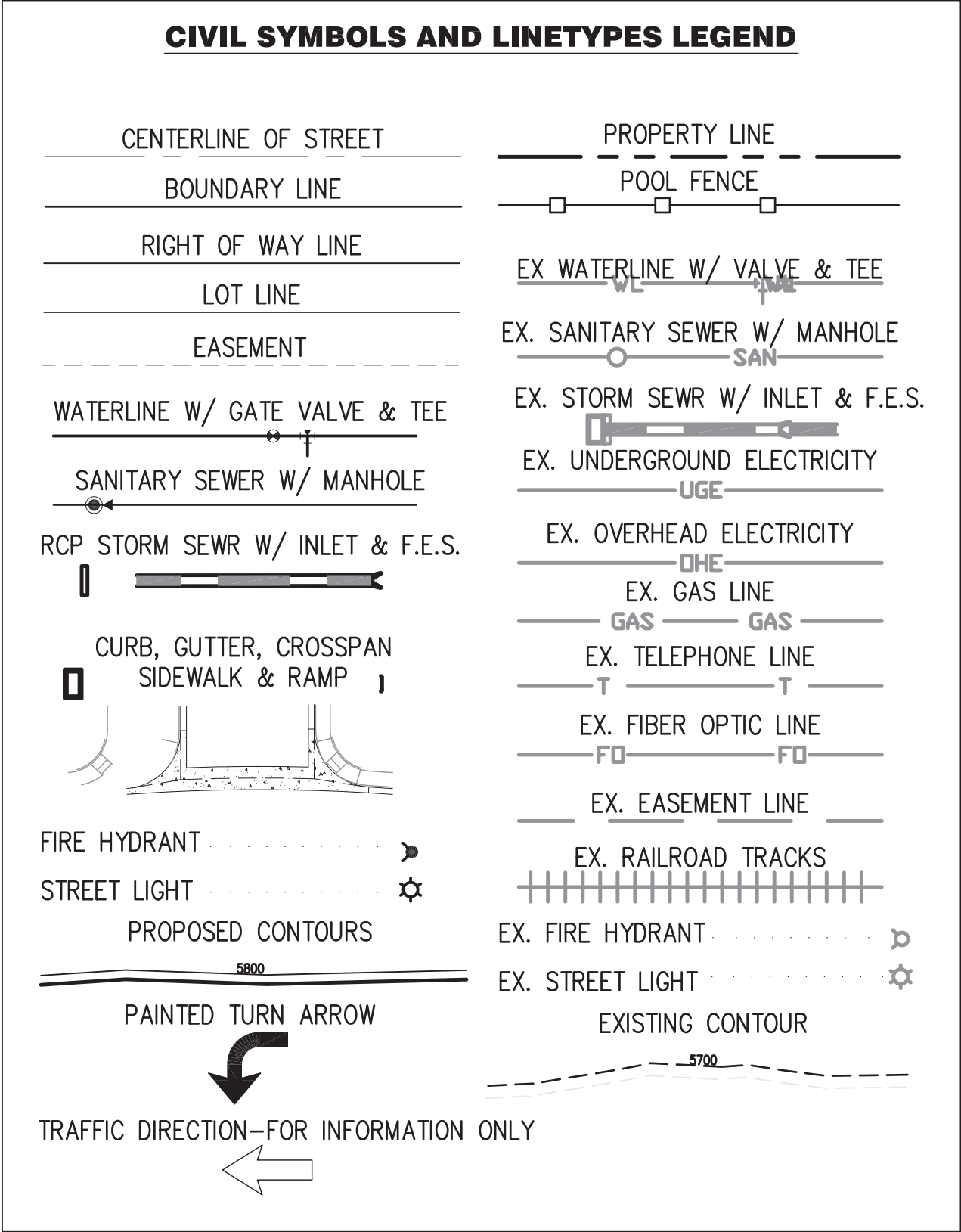
WATER USE CHART				
LAND USE	WATER CONSERVING NON TURF AREAS (S.F.)	TURF AREAS (S.F.)***	NON IRRIGATED AREAS (S.F.)	TOTAL (S.F.)
INFRASTRUCTURE SITE PLAN	1,198,046	42,306	201,667	1,442,019

***NOTE: TURF AREAS ARE TREE LAWN AND ARE CALLED OUT AS LOW WATER USE BUFFALO GRASS (BUCHLOE DACTYLOIDES)

STREET FRONTAGES					
AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. (1/40)	TREES PROVIDED
A	E 64TH AVE-FUNDY ST TO HIMALAYA RD	1,102'		27.55	27
B	E 64TH AVE-HIMALAYA RD TO GAYLORD ROCKIES BLVD	1,084'	(5) TREES NOT PROVIDED DUE TO UTILITY EASMENTS	27.10	22
C	E 64TH AVE-GAYLORD ROCKIES BLVD TO PICADILLY RD	3,701'	TREES NOT REQUIRED		
D	E 64TH AVE-PICADILLY RD TO E 470 FRONTAGE	3,203'	TREES NOT REQUIRED		
E	HIMALAYA RD	2,429'	(11) TREES NOT PROVIDED DUE TO FUTURE ROADWAY R.O.W. AND UTILITY EASEMENT	60.73	49
F	GAYLORD ROCKIES BLVD	424'		21.2	22

STREET PERIMETER BUFFERS, NON STREET FRONTAGE BUFFERS, SPECIAL BUFFERS						
				REQUIRED/PROVIDED		
AREA	DESCRIPTION	LENGTH	WIDTH REQ.	WIDTH PROVIDED	TREES	SHRUBS
A	LANDSCAPE STREET BUFFER AT GAYLORD ROCKIES BLVD (BOTH SIDES OF STREET, FROM BACK OF SIDEWALK TO GRADE EASEMENT) ***REFER TO SHEET 23***	635'	10'	34'	16/53	160/804

LANDSCAPE SHEET INDEX	
SHEET NUMBER	SHEET NAME
13	PLANTING NOTES AND SCHEDULES
14	PLANT SCHEDULE
15	E 64TH AVE STA 50+50 TO 53+50 PLANTING PLAN
16	E 64TH AVE STA 53+50 TO 71+50 PLANTING PLAN
17	E 64TH AVE STA 71+50 TO 89+50 PLANTING PLAN
18	E 64TH AVE STA 89+50 TO 107+50 PLANTING PLAN
19	E 64TH AVE STA 107+50 TO 125+50 PLANTING PLAN
20	E 64TH AVE STA 125+50 TO 143+50 PLANTING PLAN
21	E 64TH AVE STA 143+50-149+50_HIMALAYA STA 11+50-20+50 PLANTING PLAN
22	HIMALAYA RD STA 20+50 TO 37+50 PLANTING PLAN
23	GAYLORD ROCKIES BLVD STA 10+50 TO 17+07.37 PLANTING PLAN
24	CHANNEL IMPROVEMENTS LANDSCAPE PLAN
25	300' VIEW CORRIDOR LANDSCAPE PLAN
26	300' VIEW CORRIDOR LANDSCAPE PLAN
27	LANDSCAPE DETAILS
28	LANDSCAPE DETAILS



PLANTING SCHEDULE								
SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	COMMENTS/REMARKS	QUANTITY	WATER USAGE
EVERGREEN TREES								
	PIC PUN	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	N/A	10'-11'	FULL TO THE GROUND, MATCHING IN CHARACTER	14 (ENTRY DRIVE)	XXX
	PIN STR	PINUS STROBIFORMIS	SOUTHWESTERN WHITE PINE	N/A	12'-13'	FULL TO THE GROUND, MATCHING IN CHARACTER	15 (ENTRY DRIVE)	XXX
CANOPY TREES								
	*ACE FRE	ACER FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	2.5"	10' MIN.	FULL TO THE GROUND, MATCHING IN CHARACTER	26 (R.O.W.)	XX
	*ACE FRE (B)	ACER FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	4"	14' MIN.	FULL TO THE GROUND, MATCHING IN CHARACTER	22 (ENTRY DRIVE)	XX
	QUE ALB	QUERCUS ALBA	WHITE OAK	6" MIN.	15"-20'	FULL TO THE GROUND, MATCHING IN CHARACTER	4 (ENTRY DRIVE)	XX
	QUE MAC	QUERCUS MACROCARPA	BUR OAK	4" MIN.	14' MIN.	FULL TO THE GROUND, MATCHING IN CHARACTER	5 (ENTRY DRIVE)	XX
	*QUE ROB	QUERCUS ROBUR 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	2.5"	10' MIN.	FULL TO THE GROUND, MATCHING IN CHARACTER	36 (R.O.W.)	XX
	*ULM AME	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE AMERICAN ELM	2.5"	10' MIN.	FULL TO THE GROUND, MATCHING IN CHARACTER	39 (R.O.W.)	X
ORNAMENTAL TREES								
	CRA VIR	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	2.5" MIN.	10'	FULL TO THE GROUND, MATCHING IN CHARACTER	15 (ENTRY DRIVE)	X
* APPROVED STREET TREE SPECIES PER ARTICLE 14 OF AURORA LANDSCAPE ORDINANCE								

TURF / GRASS SCHEDULE							
SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS/ COMMENTS	WATER USAGE
SEED MIXES (SEE SEED MIX CHART)							
	DPM*	REFER TO NATIVE SEED MIX CHART (THIS SHEET)	REFER TO NATIVE SEED MIX CHART (THIS SHEET)	N/A	N/A	INSTALL SEED PER SPECIFICATIONS AT RATE PER SUPPLIER*	XXX
	MCHAM	REFER TO NATIVE SEED MIX CHART (THIS SHEET)	REFER TO NATIVE SEED MIX CHART (THIS SHEET)	N/A	N/A	INSTALL SEED PER SPECIFICATIONS AT RATE PER SUPPLIER	XXX
	SGPM	REFER TO NATIVE SEED MIX CHART (THIS SHEET)	REFER TO NATIVE SEED MIX CHART (THIS SHEET)	N/A	N/A	INSTALL SEED PER SPECIFICATIONS AT RATE PER SUPPLIER	XXX
	XGM	REFER TO NATIVE SEED MIX CHART (THIS SHEET)	REFER TO NATIVE SEED MIX CHART (THIS SHEET)	N/A	FULL COVERAGE	SEED PER SPECIFICATIONS (ENTRY DRIVE)	XXX
TURF							
	BUC DAC	BUCHLOE DACTYLOIDES	BUFFALO GRASS	SOLID SOD	FULL AND TIGHT	TREE LAWN SOD PER CITY OF AURORA SPECIFICATIONS (R.O.W.)	XXX

PLANTING SCHEDULE							
SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS/ COMMENTS	WATER USAGE
GROUNDCOVER							
	MAR ROT	MARRUBIUM ROTUNDIFOLIUM	SILVER EDGE HOREHOUND	1 GALLON	30" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	XX
	JUN BLU	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	CREeping JUNIPER 'BLUE CHIP'	1 GALLON	48" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	XX
LOW DECIDUOUS SHRUBS							
	CAR CLA	CARYOPTERIS CLANDONENSIS 'DARK NIGHT'	BLUEBEARD	3/5 GALLON	36" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	XXX
	COT API	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	3/5 GALLON	72" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	XX
	COT HOR	COTONEASTER HORIZONTALIS 'PERPUSILLUS'	PERPUSILLUS ROCK COTONEASTER	3/5 GALLON	48" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	XX
MEDIUM DECIDUOUS SHRUBS							
	AME ALN	AMELANCHIER ALNIFOLIA 'REGENT'	'REGENT' SERVICEBERRY	5 GALLON	54" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	X
	BUD DAV	BUDDLEJA DAVIDII 'WHITE PROFUSION'	WHITE PROFUSION BUTTERFLY BUSH	3/5 GALLON	60" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	XXX
	COR SER	CORNUS SERICEA 'BAILEY'	RED TWIG DOGWOOD	5 GALLON	60" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	XXX
	PER ATR	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GALLON	24" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	XX
	PRU BES	PRUNUS BESSEYI	WESTERN SANDCHERRY	5 GALLON	48" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	X
PERENNIALS							
	SED AUT	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GALLON	24" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	XX
ORNAMENTAL GRASSES							
	CAL ACU	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	1 GALLON	36" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	X
	MIS SIN	MISCANTHUS SINENSIS	MAIDEN GRASS	1 GALLON	42" O.C.E.W	FULL, WELL ROOTED, MATURE AND MATCHING (ENTRY DRIVE)	X
	RTF SOD	BTF TEXAS BLUEGRASS BLEND	BTF TEXAS BLUEGRASS BLEND	SOD	N/A	FULL, SOLID SOD BY BITTERSWEET TURF FARMS OR APPROVED EQ, NO DEAD EDGES, DRY SPOTS, OR WEEDS	X

NATIVE SEED MIX CHART		
DPM – DRYLAND PASTURE MIX*		
4 PLS LBS/ACRE	BOUTELOUA GRACILIS 'HACHITA'	BLUE GRAMA
4 PLS LBS/ACRE	BUCHLOE DACTYLOIDES	BUFFALO GRASS
6 PLS LBS/ACRE	BOUTELOUA CURTIPENDULA 'BUTTE'	SIDEOATS GRAMA
1 PLS LBS/ACRE	SPOROBOLUS CRYPTANDRUS	SAND DROPSEED
7 PLS LBS/ACRE	AGROPYRON SMITHII 'ARRIBA'	WESTERN WHEATGRASS
1 PLS LBS/ACRE	KOELERIA CRISTATE	JUNE GRASS
2 PLS LBS/ACRE	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	LITTLE BLUESTEM
5 PLS LBS/ACRE	STIPA VIRIDULA 'L'ODORN'	GREEN NEEDLEGRASS
MCHAM – MULTI COLOR HIGH ALTITUDE MIX		
FOR SAND LOAM TO CLAY LOAM SOILS, BEST WITH 1–3%+ ORGANIC MATTER. SEEDING RATES IS 30 PLS LBS/ACRE. CORE DRILL OR BROADCAST SEED AND HARROW, MULCH. FOLLOW SEEDING SPECIFICATIONS. PLANT HEIGHTS ARE MOSTLY <10 INCHES.		
30%	AGROPYRON CRISTATUM 'EPHRAIM'	EPHRAIM CRESTED WHEATGRASS
25%	FESTUCA OVINA	SHEEP FESCUE
15%	LOLIUM PERENNE	PERENNIAL RYE
15%	FESTUCA RUBRA SUBP. COMMUTATA	CHEWING FESCUE
10%	POA COMPRESSA	CANADA BLUEGRASS
5%	ROCKY MOUNTAIN WILDFLOWER MIX	ROCKY MOUNTAIN WILDFLOWER MIX

SGPM – SHORT GRASS PRAIRIE MIX		
FOR SAND LOAM TO CLAY LOAM SOILS, BEST WITH 1–3%+ ORGANIC MATTER. SEEDING RATES IS 30 PLS LBS/ACRE. CORE DRILL OR BROADCAST SEED AND HARROW, MULCH. FOLLOW SEEDING SPECIFICATIONS. PLANT HEIGHTS ARE MOSTLY <10 INCHES.		
12 PLS LBS/ACRE	BUCHLOE DACTYLOIDES*	BUFFALO GRASS*
8 PLS LBS/ACRE	BOUTELOUA GRACILIS*	BLUE GRAMA*
3 PLS LBS/ACRE	KOELERIA CRISTATE	JUNE GRASS
6 PLS LBS/ACRE	PASCOPYRUM SMITHII	WESTERN WHEATGRASS
1 PLS LBS/ACRE	SPOROBOLUS CRYPTANDRUS*	SAND DROPSEED*
*ALWAYS INCLUDE THESE KEY SPECIES, MAINTAIN AT LEAST A 30 LBS/ACRE RATE FOR MIX		
XGM – XERISCAPE GRASS MIX		
30%	BOUTELOUA GRACILIS	BLUE GRAMA
70%	BUCHLOE DACTYLOIDES	BUFFALO GRASS

ENGINEERING
CONSULTANTS

Contact: Jason A. Monforton, PE
6503 S. Patis St., Suite B ~ Centennial, CO 80111-6500
(303) 368-5601 ~ FAX: (303) 368-5603
Email: jmonforton@j3engineering.net

INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS

PLANTING SCHEDULE

RIDA Development Corporation
3120 Southwest Freeway
Houston, TX 77098
Tel: (713) 961-3835

swa
2001 Irving Blvd Ste 157
Dallas, TX 75207
Tel: (214) 954-0016

AMENDMENT #1 - 3RD SUBMITTAL
09/26/18

AMENDMENT #1 - 2ND SUBMITTAL
06/02/18

AMENDMENT #1 - 1ST SUBMITTAL
06/29/16

CITY OF AURORA MYLAR SUBMITTAL
12/02/15

CITY OF AURORA TECHNICAL SUBMITTAL
11/06/15

CITY OF AURORA 3RD SUBMITTAL
07/29/15

CITY OF AURORA 2ND SUBMITTAL
05/07/15

CITY OF AURORA INITIAL SUBMITTAL
03/09/15

No. Date

DESCRIPTION

DOCUMENT AMENDMENTS

Project Number:
128002 OS :03

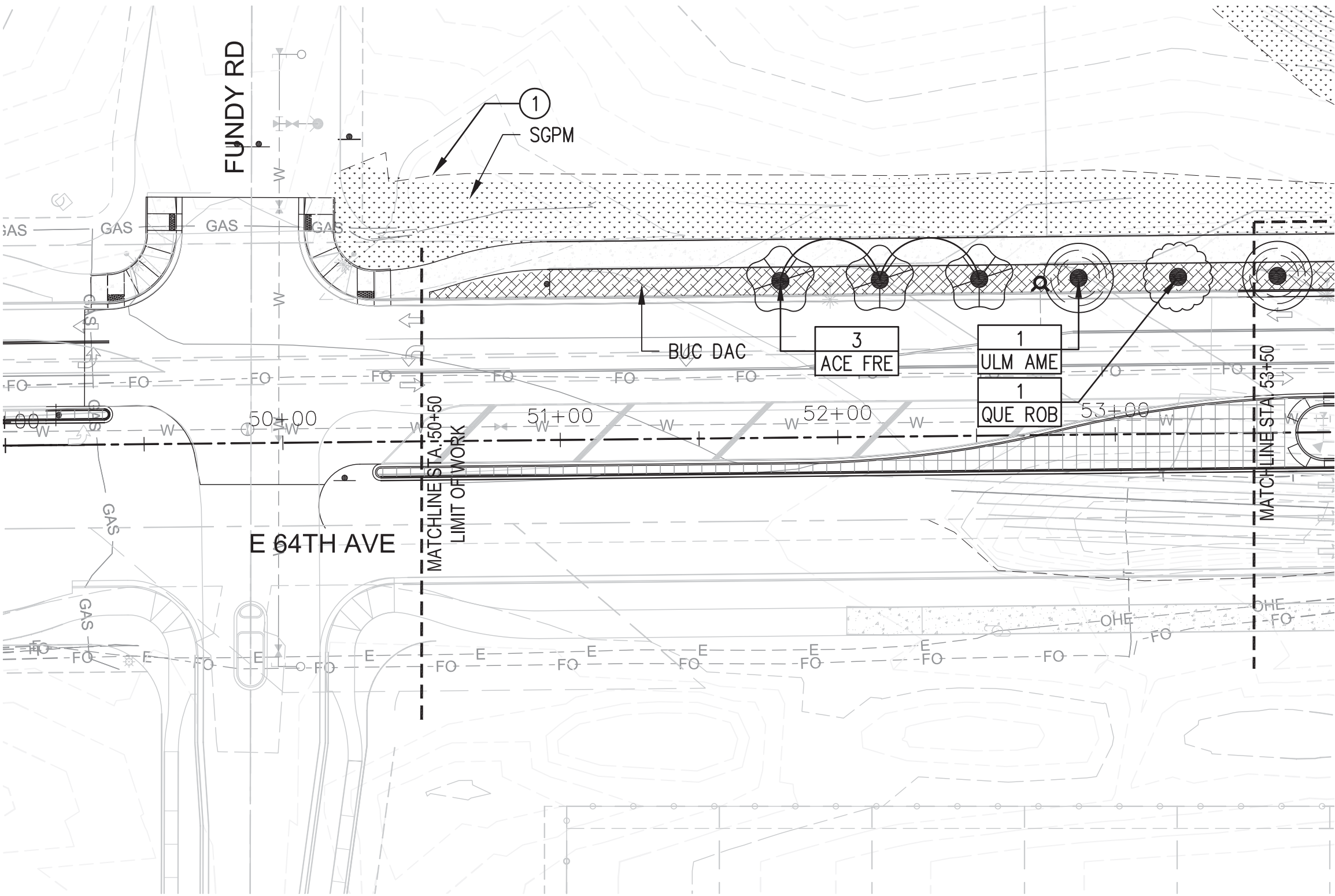
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ZKB

Checked By:
RR

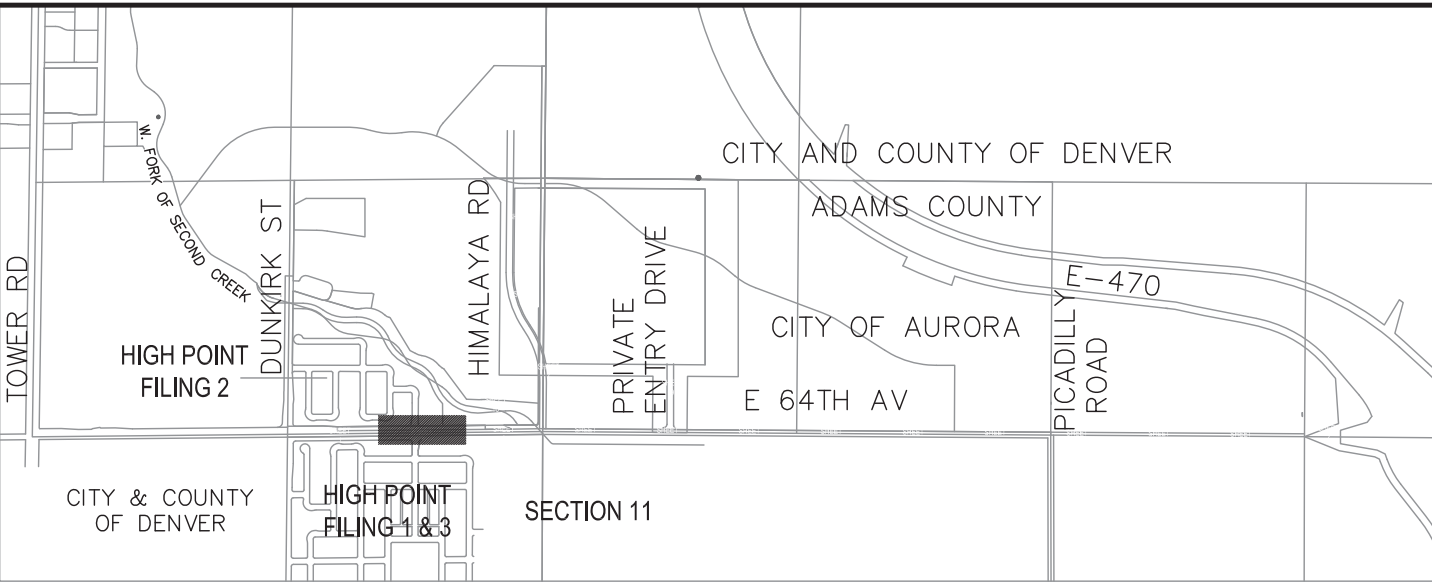
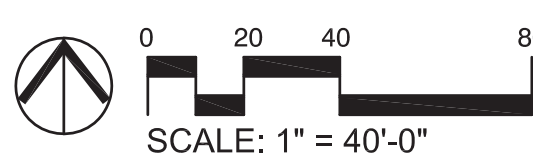
Sheet Number:
14

Drawn By:
ZKB

High Point Commercial Off-Site Infrastructure Improvements Plan 2015-6009-00



1 E. 64TH AVE. STA 50+50 – 53+50 PLANTING
1"= 40'



- SHEET NOTES:
1. SGPM SEED MIX TO COVER ALL AREAS OF DISTURBED GRADE EXTENDING TO GRADING OPERATIONS / DISTURBANCE BOUNDARY, FINAL BOUNDARY TO BE FIELD VERIFIED.
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Project Number:
128002 OS :03

Designed By:
ZKB

Checked By:
RR

Sheet Number:
15

No.	Date	Description
1	09/26/18	AMENDMENT #1 - 3RD SUBMITTAL
2	08/02/18	AMENDMENT #1 - 2ND SUBMITTAL
3	08/29/16	AMENDMENT #1 - 1ST SUBMITTAL
4	12/02/15	CITY OF AURORA YEARLY SUBMITTAL
5	11/06/15	CITY OF AURORA TECHNICAL SUBMITTAL
6	07/29/15	CITY OF AURORA 3RD SUBMITTAL
7	05/07/15	CITY OF AURORA 2ND SUBMITTAL
8	03/09/15	CITY OF AURORA INITIAL SUBMITTAL

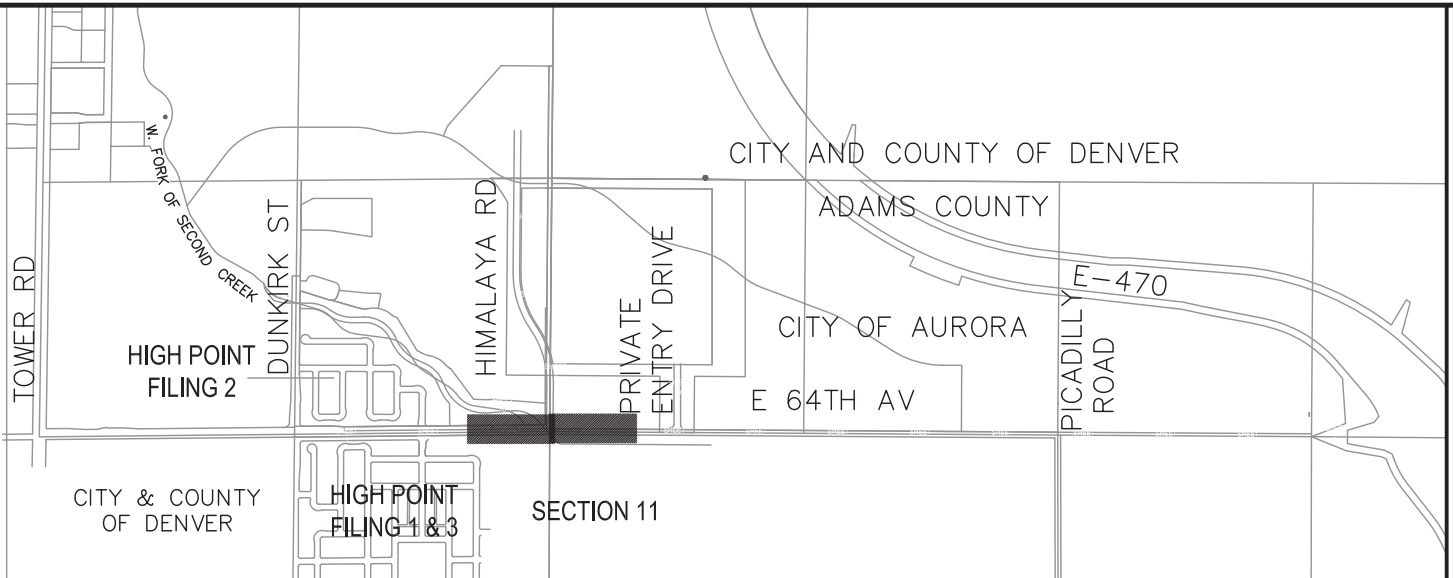
RIDA Development Corporation
3120 Southwest Freeway
Houston, TX 77098
Tel: (713) 961-3835

swa
2001 Irving Blvd Ste 157
Dallas, TX 75207
Tel: (214) 954-0016

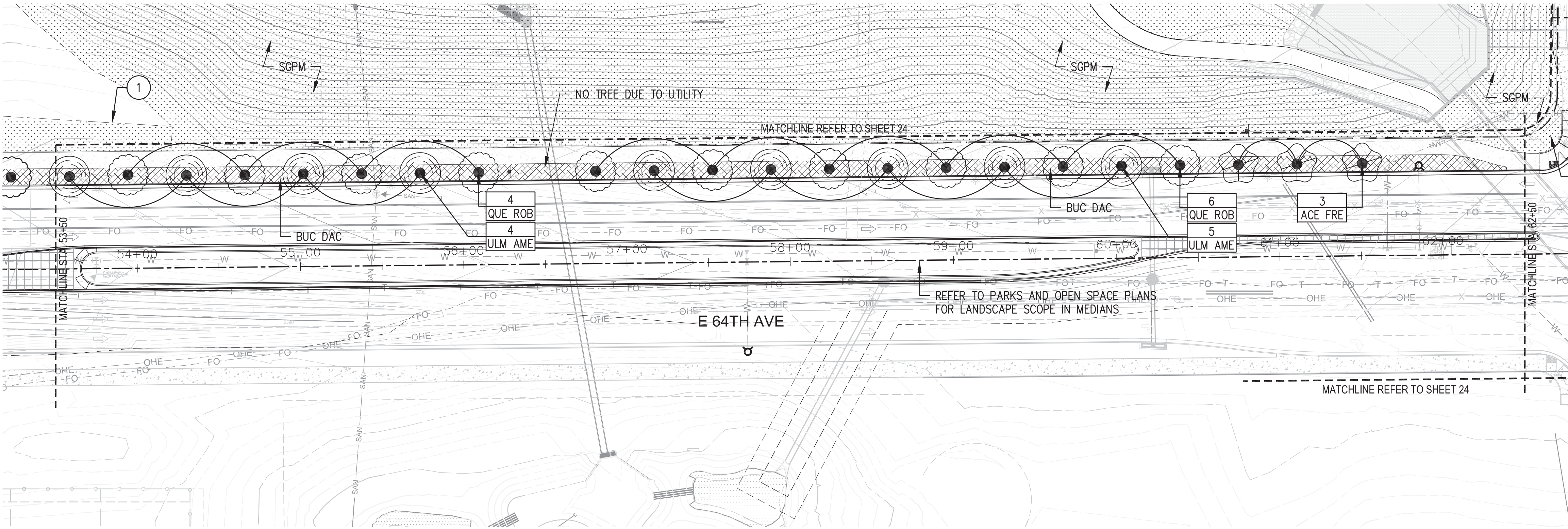
INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
E 64TH AVE STA 50+50 TO 53+50
PLANTING PLAN

ENGINEERING CONSULTANTS

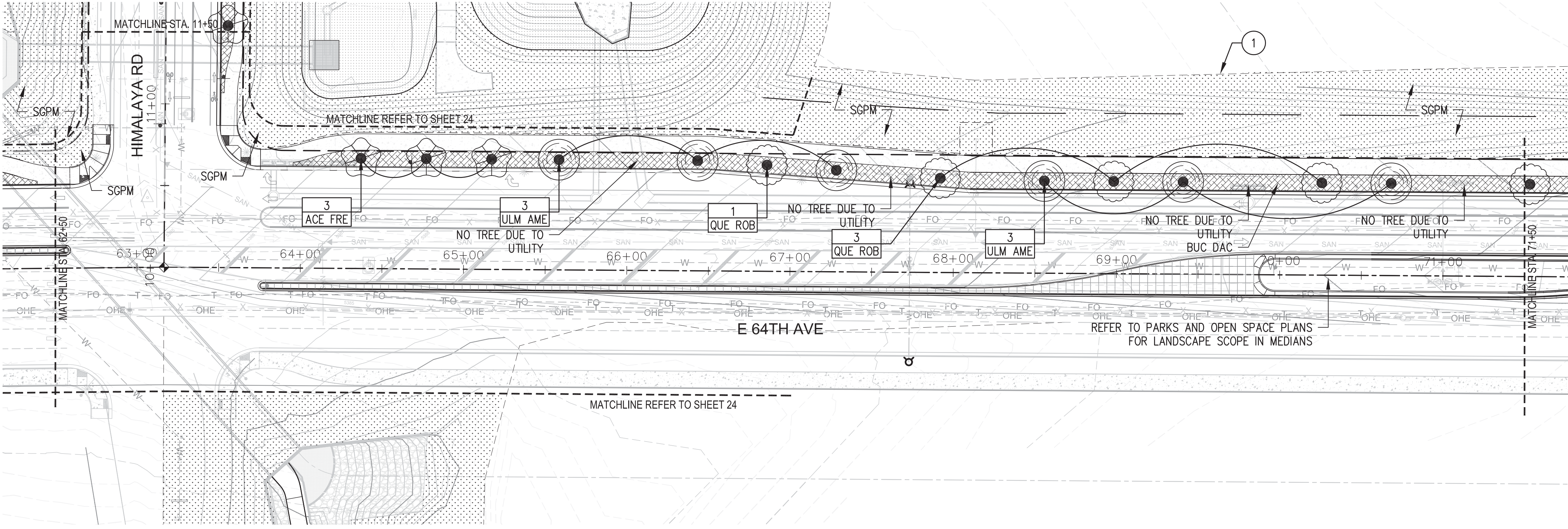
Contact: Jason A. Monforton, PE
6503 S. Paris St., Suite B - Centennial, CO 80114-6500
(303) 368-5601 ~ FAX: (303) 368-5603
Email: jmonforton@j3engineering.net



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1 E. 64TH AVE. STA 53+50 – 62+50 PLANTING
1"= 40'



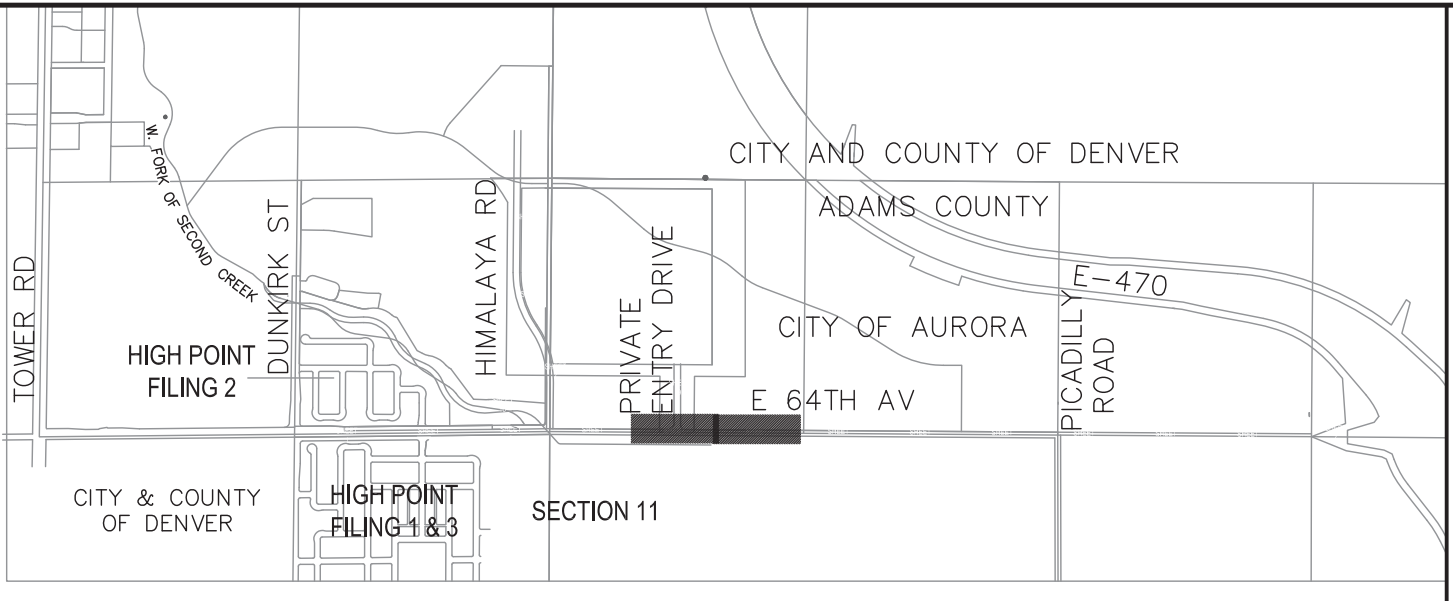
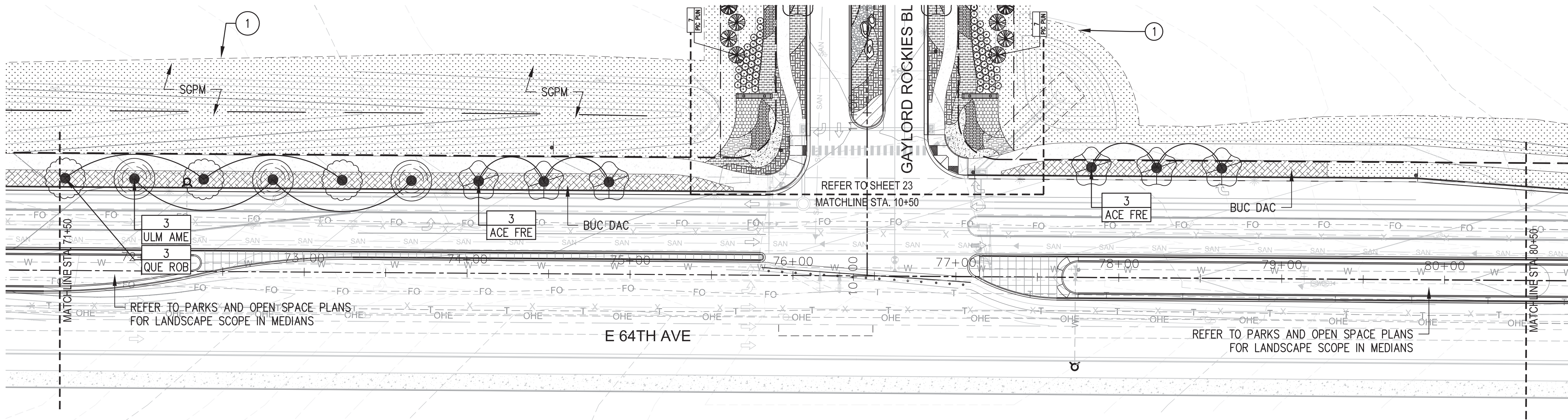
2 E. 64TH AVE. STA 62+50 – 71+50 PLANTING
1"= 40'

ENGINEERING CONSULTANTS

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6503 S. Paris St., Suite B - Centennial, CO 80114-6500
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**INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
E 64TH AVE STA 53+50 TO 71+50
PLANTING PLAN**

RIDA Development Corporation 3120 Southwest Freeway Houston, TX 77098 Tel: (713) 961-3835		swa 2001 Irving Blvd Ste 157 Dallas, TX 75207 Tel: (214) 954-0016	
02/26/18	AMENDMENT #1 - 3RD SUBMITTAL	DOCUMENT AMENDMENTS No. Date Description	Project Number: 128002 OS :03 Designed By: ZKB Checked By: RR Sheet Number: 16
08/02/18	AMENDMENT #1 - 2ND SUBMITTAL		
08/29/18	AMENDMENT #1 - 1ST SUBMITTAL		
12/02/18	CITY OF AURORA INITIAL SUBMITTAL		
11/06/18	CITY OF AURORA TECHNICAL SUBMITTAL		
07/29/18	CITY OF AURORA 3RD SUBMITTAL		
05/07/18	CITY OF AURORA 2ND SUBMITTAL		
03/09/18	CITY OF AURORA INITIAL SUBMITTAL		



- SHEET NOTES:**
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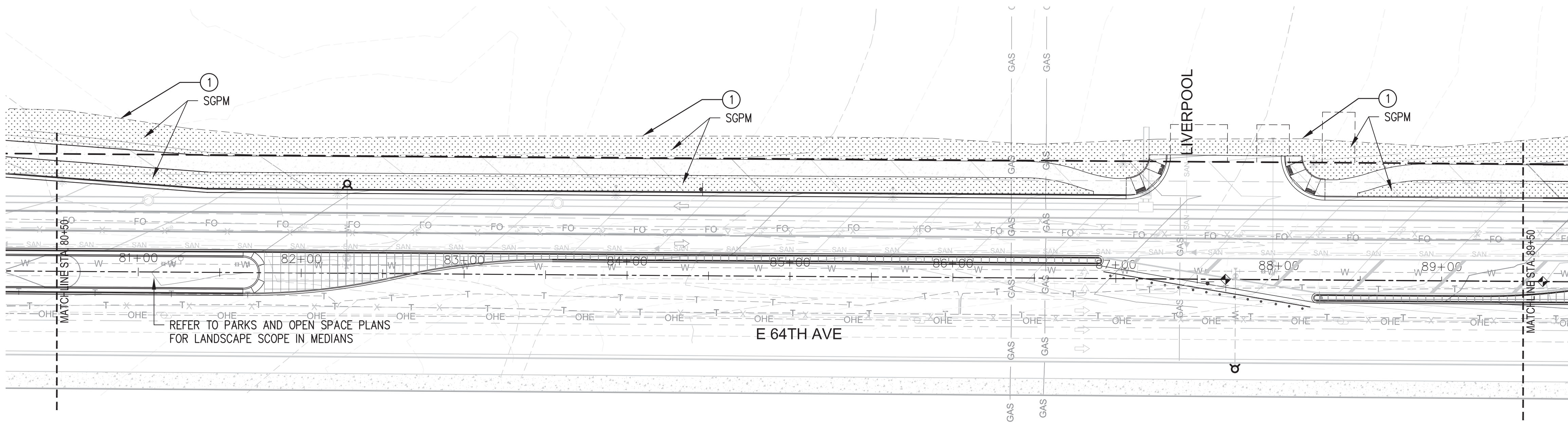
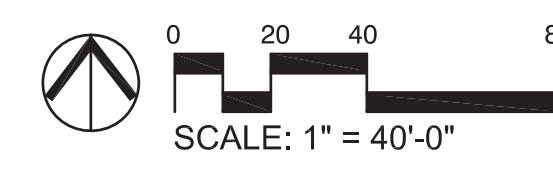
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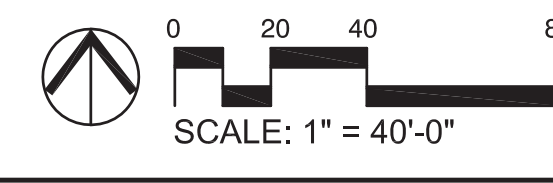
**INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
E 64TH AVE STA 71 +50 TO 89+50
PLANTING PLAN**

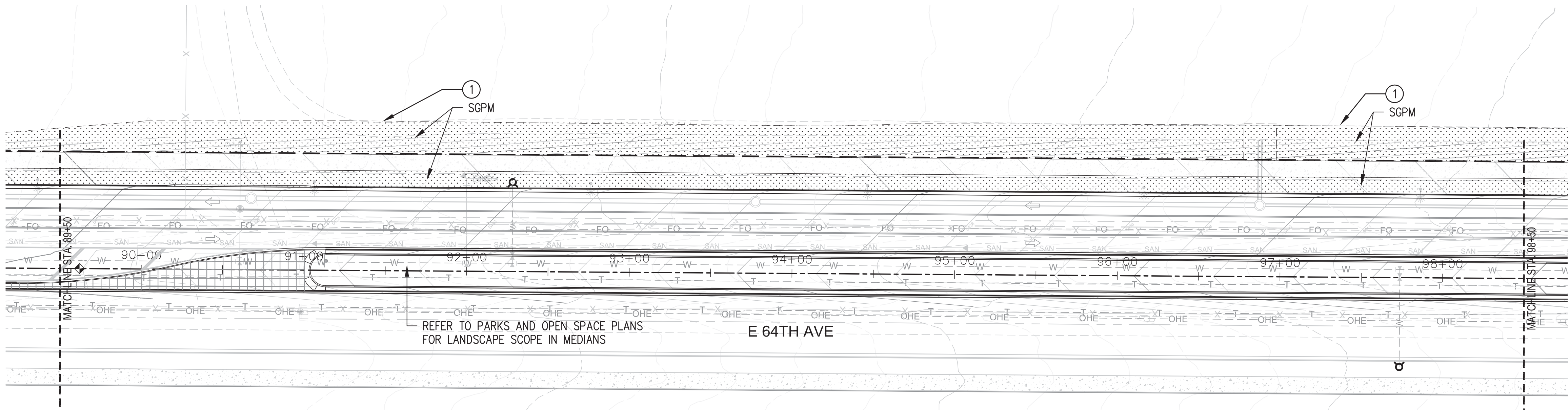
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	02/26/18	AMENDMENT #1 - 3RD SUBMITTAL
	06/02/18	AMENDMENT #1 - 2ND SUBMITTAL
	08/29/18	AMENDMENT #1 - 1ST SUBMITTAL
	12/02/18	CITY OF AURORA INITIAL SUBMITTAL
DOCUMENT AMENDMENTS No. Date Description	5	11/06/15 CITY OF AURORA TECHNICAL SUBMITTAL
	4	07/29/15 CITY OF AURORA 3RD SUBMITTAL
	3	05/07/15 CITY OF AURORA 2ND SUBMITTAL
	2	03/09/15 CITY OF AURORA INITIAL SUBMITTAL
	1	02/26/18 CITY OF AURORA INITIAL SUBMITTAL

1 E. 64TH AVE. STA 71+50 - 80+50 PLANTING
1" = 40'

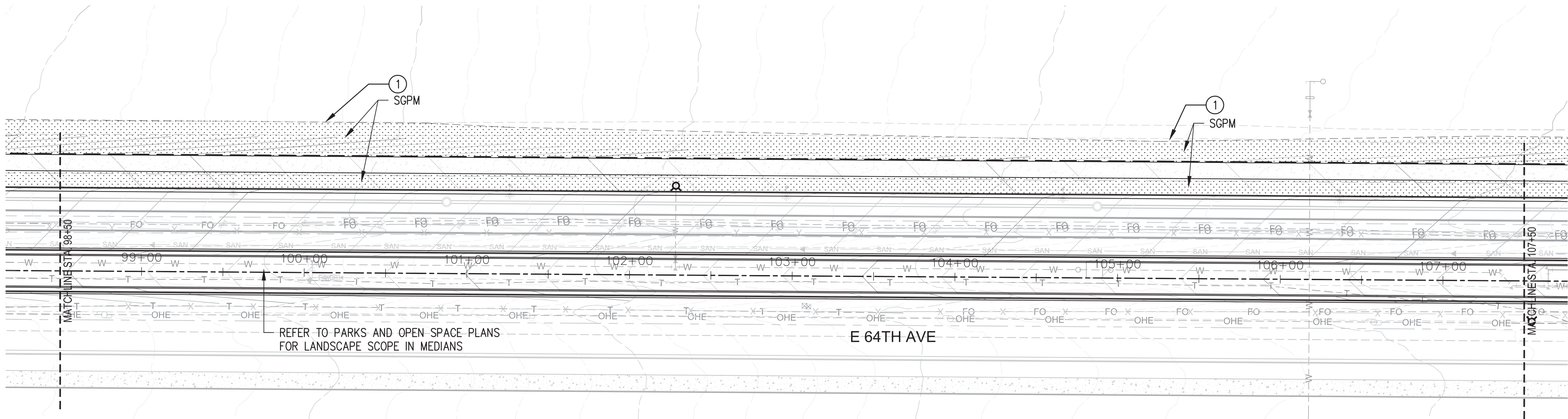
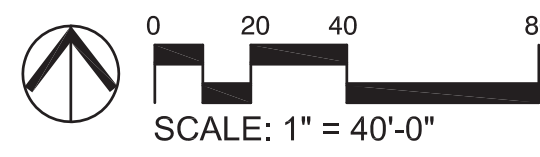


2 E. 64TH AVE. STA 80+50 - 89+50 PLANTING
1" = 40'

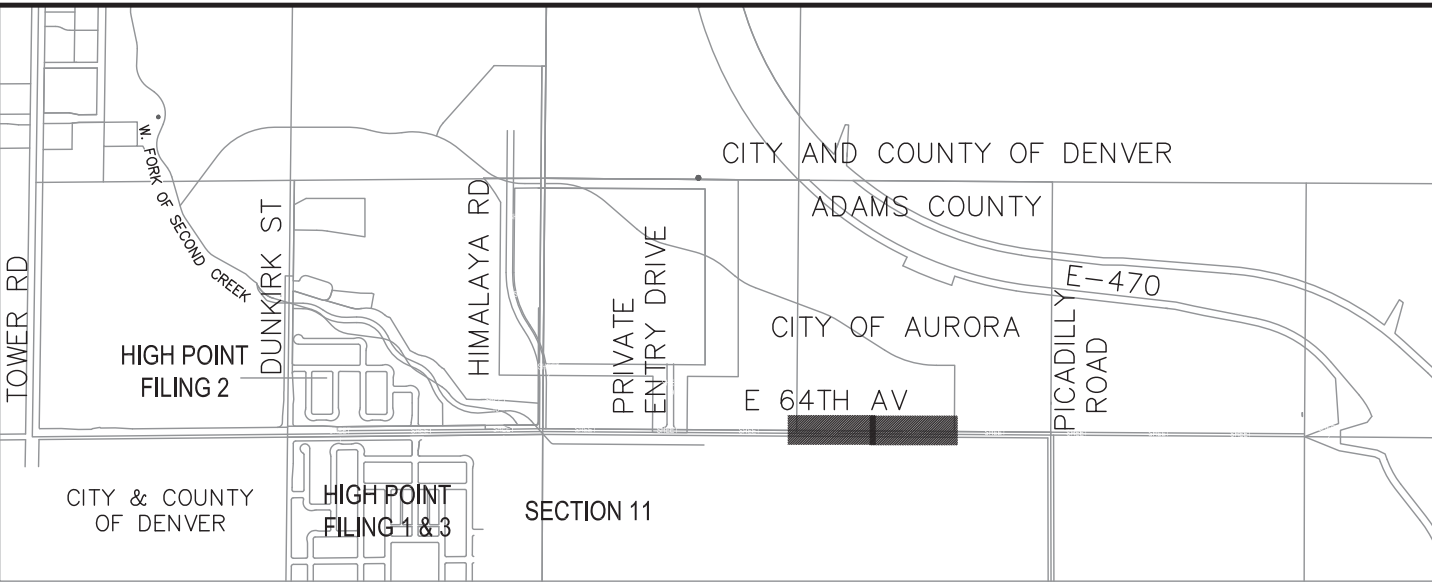
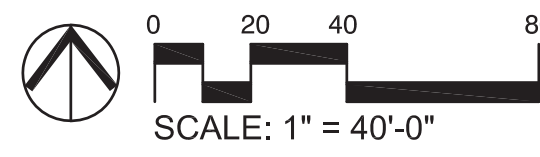




1 E. 64TH AVE. STA 89+50 – 98+50 PLANTING
1" = 40'



2 E. 64TH AVE. STA 98+50 – 107+50 PLANTING
1" = 40'



- SHEET NOTES:**
1. SGPM SEED MIX TO COVER ALL AREAS OF DISTURBED GRADE EXTENDING TO GRADING OPERATIONS / DISTURBANCE BOUNDARY, FINAL BOUNDARY TO BE FIELD VERIFIED.
 2. ALL SEEDING SHALL BE IN CONFORMANCE OF THE CITY OF AURORA RULES AND REGULATIONS REGARDING STORMWATER (QUALITY) DISCHARGE FOR CONSTRUCTION ACTIVITIES. REFER TO SEEDING AND MULCHING (SECTION SM) FOR ALL SEE MIX INFORMATION WITHIN PONDS / CHANNEL IMPROVEMENTS.

ENGINEERING CONSULTANTS

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6503 S. Paris St., Suite B - Centennial, CO 80114-6500
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INFRASTRUCTURE SITE PLAN

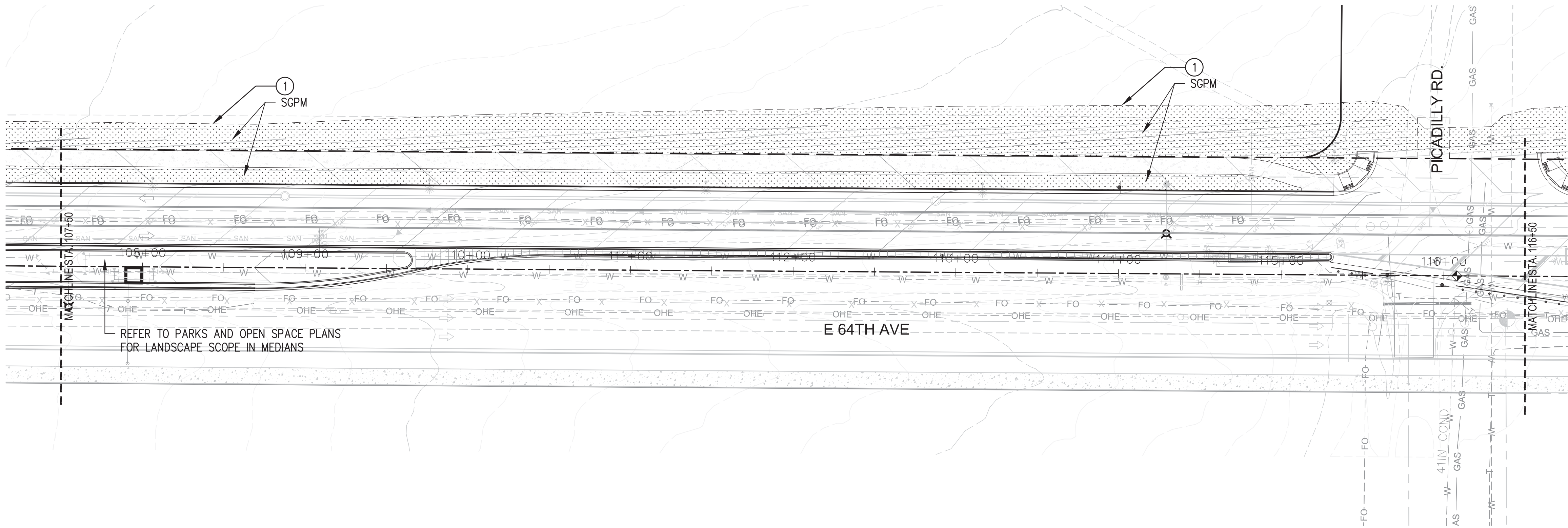
HIGH POINT AT DIA COMMERCIAL SITE

OFFSITE IMPROVEMENTS

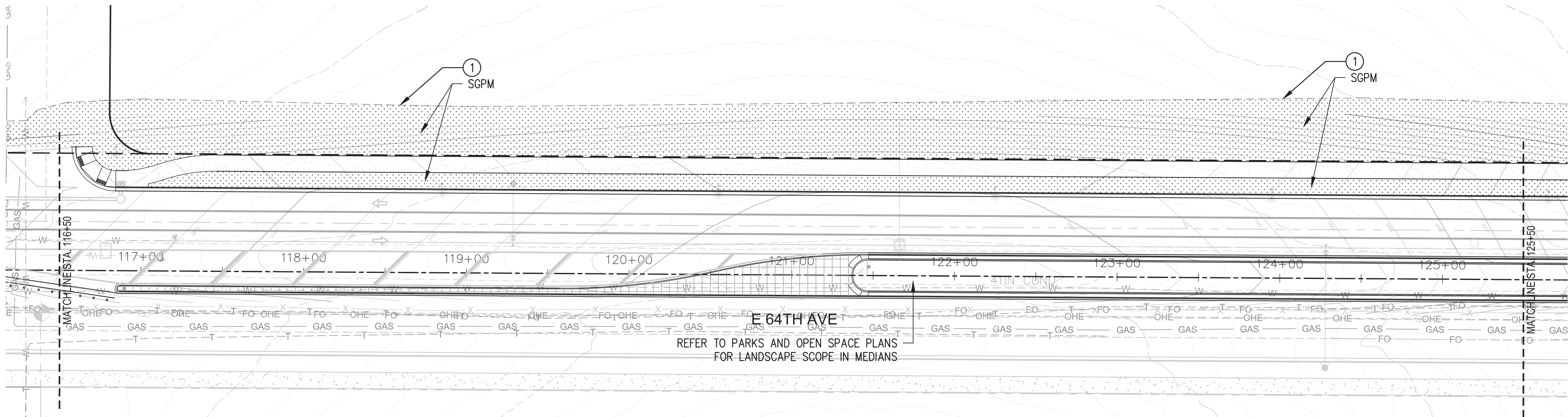
E 64TH AVE STA 89+50 TO 107+50

PLANTING PLAN

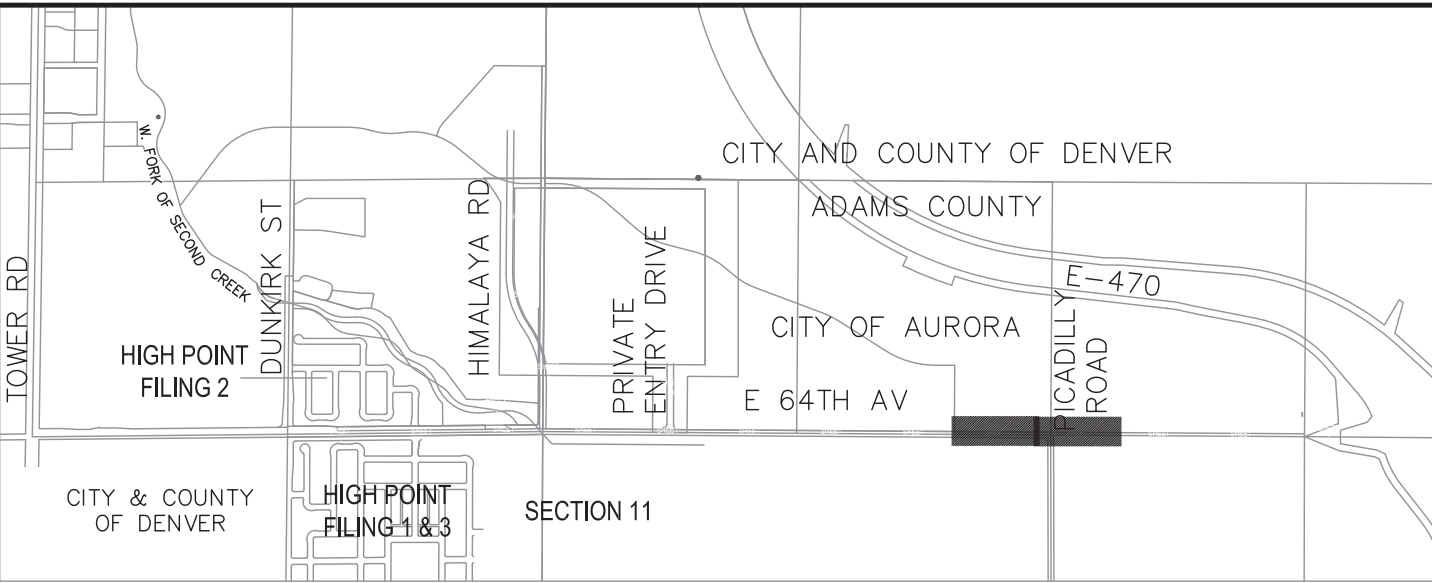
<p>Project Number: 128002 OS :03</p> <p>Designed By: ZKB</p> <p>Checked By: RR</p> <p>Sheet Number: 18</p>	<p>RIDA Development Corporation 3120 Southwest Freeway Houston, TX 77098 Tel: (713) 961-3835</p> <p>swa 2001 Irving Blvd Ste 157 Dallas, TX 75207 Tel: (214) 954-0016</p>	<p>DOCUMENT AMENDMENTS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>09/26/18</td> <td>AMENDMENT #1 - 3RD SUBMITTAL</td> </tr> <tr> <td>2</td> <td>08/02/18</td> <td>AMENDMENT #1 - 2ND SUBMITTAL</td> </tr> <tr> <td>3</td> <td>08/29/16</td> <td>AMENDMENT #1 - 1ST SUBMITTAL</td> </tr> <tr> <td>4</td> <td>12/02/15</td> <td>CITY OF AURORA MYLAR SUBMITTAL</td> </tr> <tr> <td>5</td> <td>11/06/15</td> <td>CITY OF AURORA TECHNICAL SUBMITTAL</td> </tr> <tr> <td>6</td> <td>07/29/15</td> <td>CITY OF AURORA 3RD SUBMITTAL</td> </tr> <tr> <td>7</td> <td>05/07/15</td> <td>CITY OF AURORA 2ND SUBMITTAL</td> </tr> <tr> <td>8</td> <td>03/09/15</td> <td>CITY OF AURORA INITIAL SUBMITTAL</td> </tr> </tbody> </table>	No.	Date	Description	1	09/26/18	AMENDMENT #1 - 3RD SUBMITTAL	2	08/02/18	AMENDMENT #1 - 2ND SUBMITTAL	3	08/29/16	AMENDMENT #1 - 1ST SUBMITTAL	4	12/02/15	CITY OF AURORA MYLAR SUBMITTAL	5	11/06/15	CITY OF AURORA TECHNICAL SUBMITTAL	6	07/29/15	CITY OF AURORA 3RD SUBMITTAL	7	05/07/15	CITY OF AURORA 2ND SUBMITTAL	8	03/09/15	CITY OF AURORA INITIAL SUBMITTAL
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1 E. 64TH AVE. STA 107+50 – 116+50 PLANTING
1" = 40'



2 E. 64TH AVE. STA 116+50 – 125+50 PLANTING
1" = 40'



- SHEET NOTES:**
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ENGINEERING CONSULTANTS

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INFRASTRUCTURE SITE PLAN

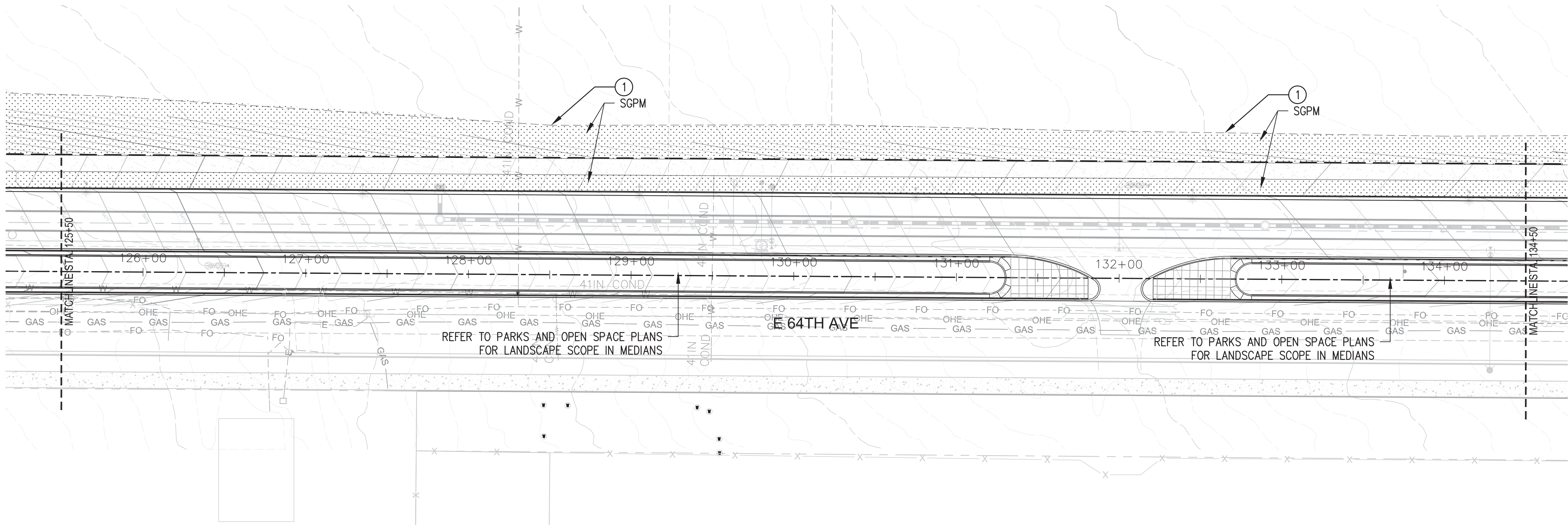
HIGH POINT AT DIA COMMERCIAL SITE

OFFSITE IMPROVEMENTS

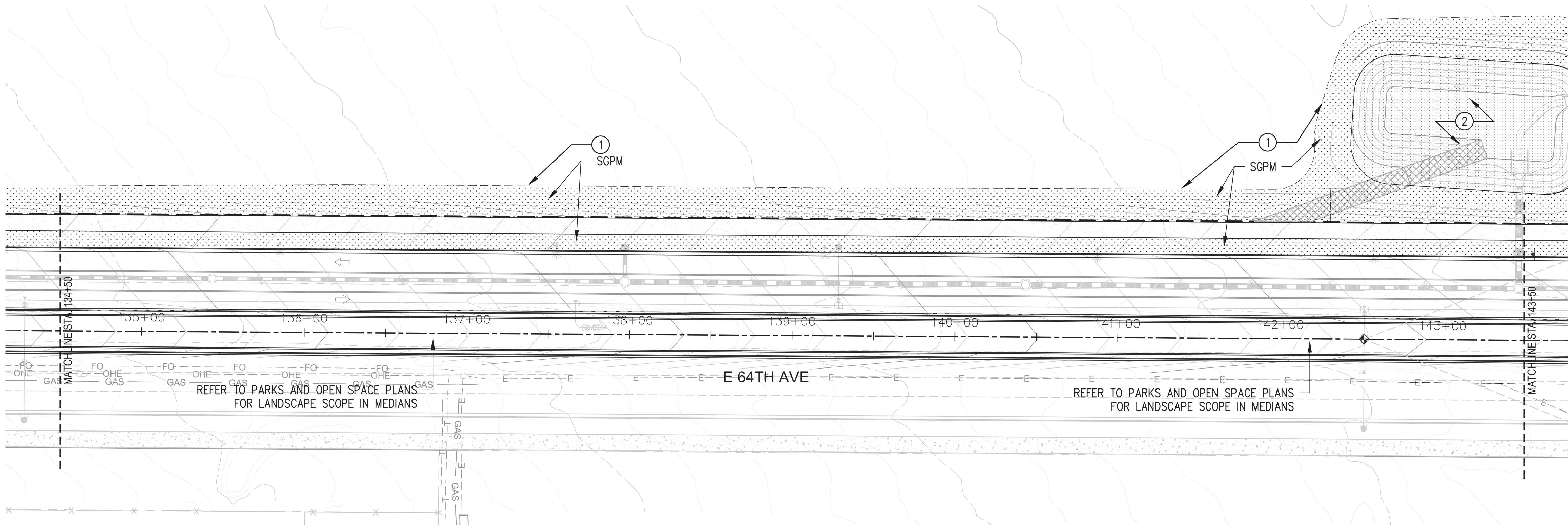
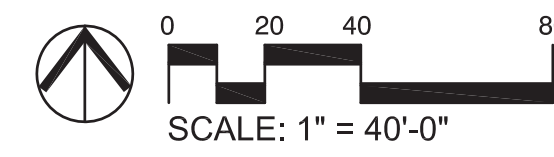
E 64TH AVE STA 107+50 TO 125+50

PLANTING PLAN

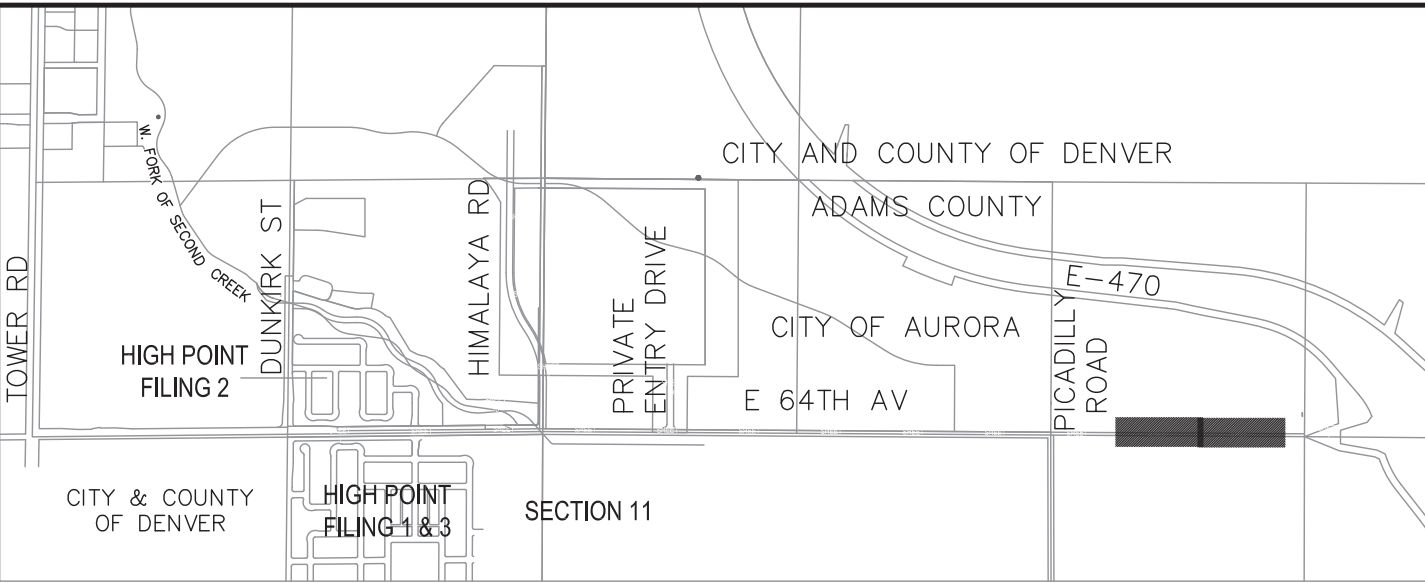
RIDA Development Corporation 3120 Southwest Freeway Houston, TX 77098 Tel: (713) 961-3835		swa 2001 Irving Blvd Ste 157 Dallas, TX 75207 Tel: (214) 954-0016	
02/26/18	AMENDMENT #1 - 3RD SUBMITTAL	DOCUMENT AMENDMENTS No. Date Description	Project Number: 128002 OS :03 Designed By: ZKB Checked By: RR Sheet Number: 19
08/02/18	AMENDMENT #1 - 2ND SUBMITTAL		
08/29/18	AMENDMENT #1 - 1ST SUBMITTAL		
12/02/18	CITY OF AURORA YEAR SUBMITTAL		
11/06/18	CITY OF AURORA TECHNICAL SUBMITTAL		
07/29/18	CITY OF AURORA 3RD SUBMITTAL		
05/07/18	CITY OF AURORA 2ND SUBMITTAL		
03/09/18	CITY OF AURORA INITIAL SUBMITTAL		



1 E. 64TH AVE. STA 125+50 - 134+50 PLANTING
1"= 40'



2 E. 64TH AVE. STA 134+50 - 143+50 PLANTING
1"= 40'



- SHEET NOTES:**
1. SGPM SEED MIX TO COVER ALL AREAS OF DISTURBED GRADE EXTENDING TO GRADING OPERATIONS / DISTURBANCE BOUNDARY, FINAL BOUNDARY TO BE FIELD VERIFIED.
 2. ALL SEEDING SHALL BE IN CONFORMANCE OF THE CITY OF AURORA RULES AND REGULATIONS REGARDING STORMWATER (QUALITY) DISCHARGE FOR CONSTRUCTION ACTIVITIES. REFER TO SEEDING AND MULCHING (SECTION SM) FOR ALL SEE MIX INFORMATION WITHIN PONDS / CHANNEL IMPROVEMENTS.

ENGINEERING CONSULTANTS

Contact: Jason A. Monforton, PE
6503 S. Paris St., Suite B - Centennial, CO 80114-6500
(303) 368-5601 ~ FAX: (303) 368-5603
Email: jmonforton@j3engineering.net

INFRASTRUCTURE SITE PLAN

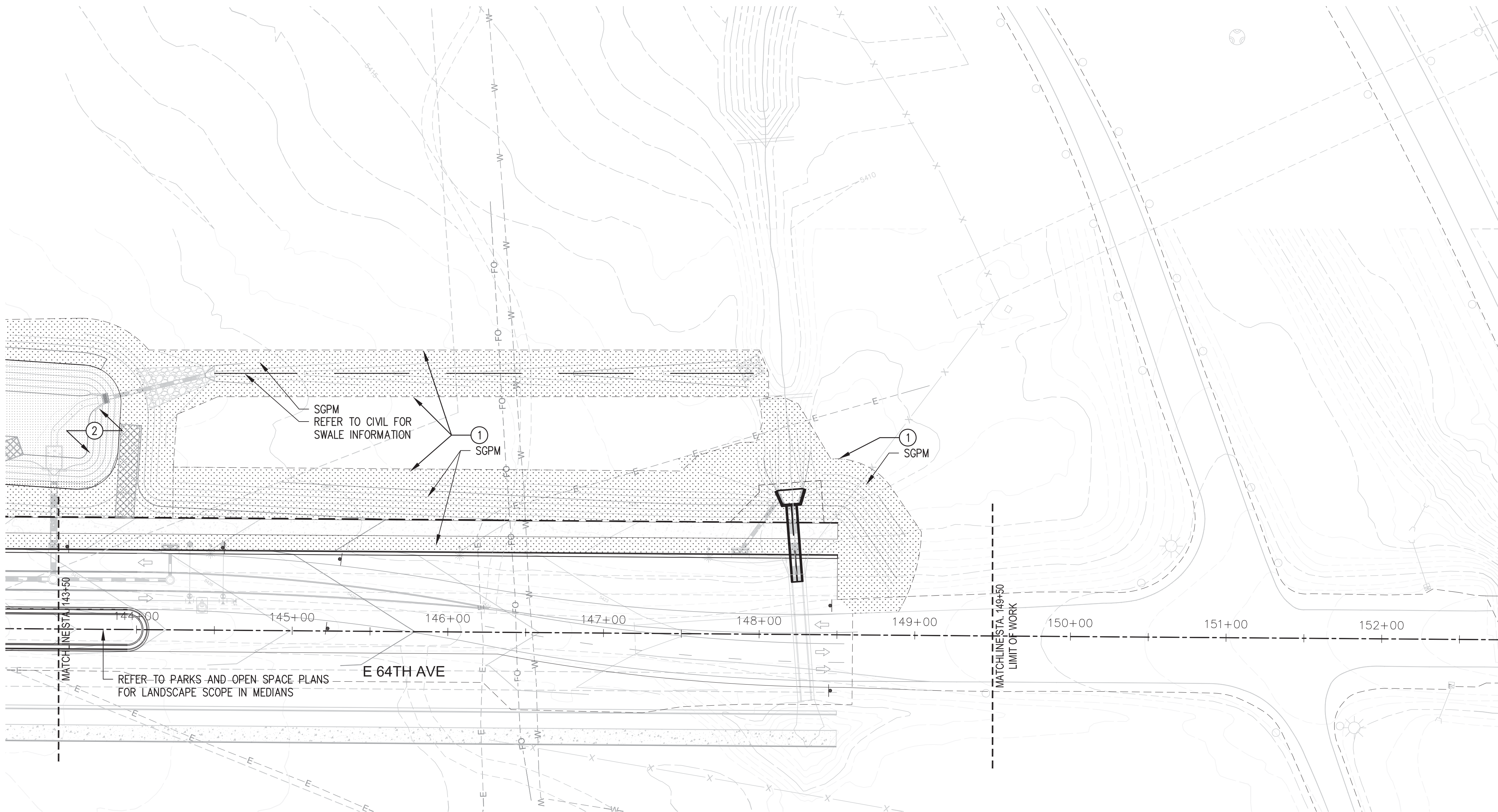
HIGH POINT AT DIA COMMERCIAL SITE

OFFSITE IMPROVEMENTS

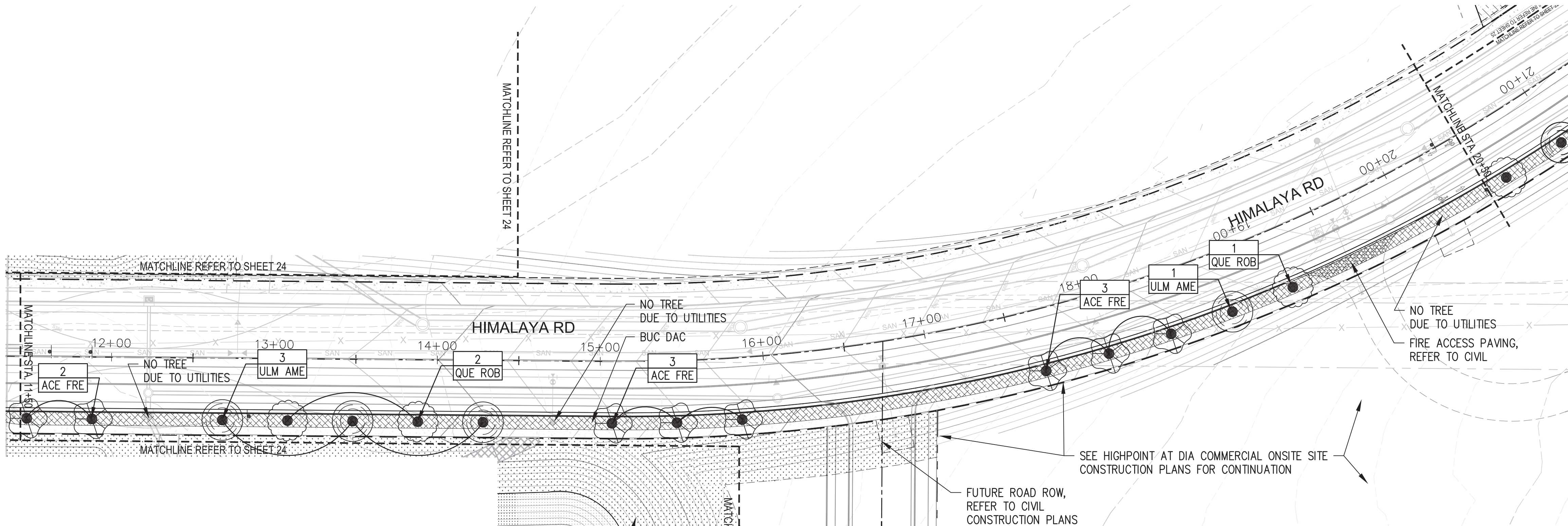
E 64TH AVE STA 125+50 TO 143+50

PLANTING PLAN

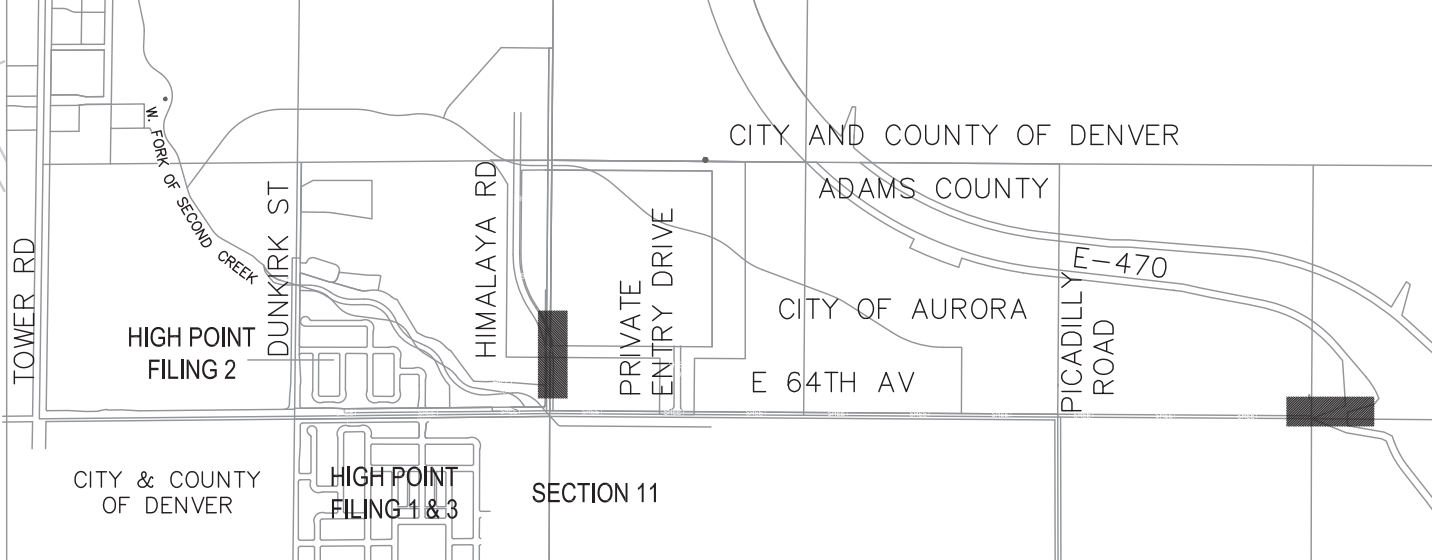
Project Number: 128002 OS :03 Designed By: ZKB Checked By: RR Sheet Number: 20		RIDA Development Corporation 3120 Southwest Freeway Houston, TX 77098 Tel: (713) 961-3835		SWA 2001 Irving Blvd Ste 157 Dallas, TX 75207 Tel: (214) 954-0016	
		AMENDMENT #1 - 3RD SUBMITTAL 08/26/18		AMENDMENT #1 - 2ND SUBMITTAL 08/29/18	
		AMENDMENT #1 - 1ST SUBMITTAL 12/02/15		CITY OF AURORA INITIAL SUBMITTAL 11/06/15	
		CITY OF AURORA 3RD SUBMITTAL 07/29/15		CITY OF AURORA 2ND SUBMITTAL 05/07/15	
		DOCUMENT AMENDMENTS No. Date Description			




1 E. 64TH AVE. STA 143+50 - 149+50 PLANTING
1" = 40'



2 HIMALAYA RD. STA 11+50 - 20+50 PLANTING
1" = 40'



- SHEET NOTES:
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 2. ALL SEEDING SHALL BE IN CONFORMANCE OF THE CITY OF AURORA RULES AND REGULATIONS REGARDING STORMWATER (QUALITY) DISCHARGE FOR CONSTRUCTION ACTIVITIES. REFER TO SEEDING AND MULCHING (SECTION SM) FOR ALL SEE MIX INFORMATION WITHIN PONDS / CHANNEL IMPROVEMENTS.



**ENGINEERING
CONSULTANTS**

Contact: Jason A. Monforton, PE
6503 S. Paris St., Suite B - Centennial, CO 80114-6500
(303) 368-5601 ~ FAX: (303) 368-5603
Email: jmonforton@j3engineering.net

**INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
E 64TH STA 143+50-149+50, HIMALAYA
STA 11+50-20+50 PLANTING PLAN**

**RIDA Development
Corporation**
3120 Southwest Freeway
Houston, TX 77098
Tel: (713) 961-3835

SWA
2001 Living Blvd Ste 157
Dallas, TX 75207
Tel: (214) 954-0016

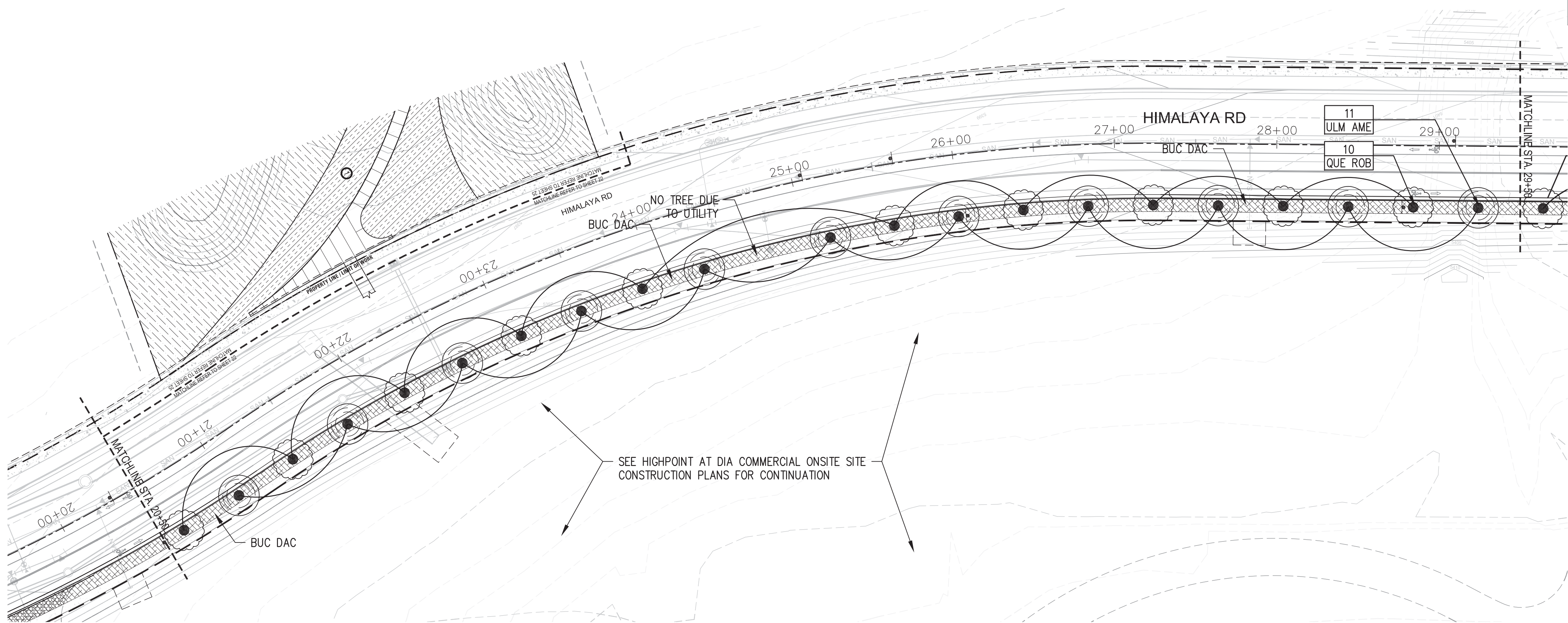
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2	05/02/18
3	08/29/18
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7	05/07/18
8	03/09/18

Project Number:
128002 OS :03

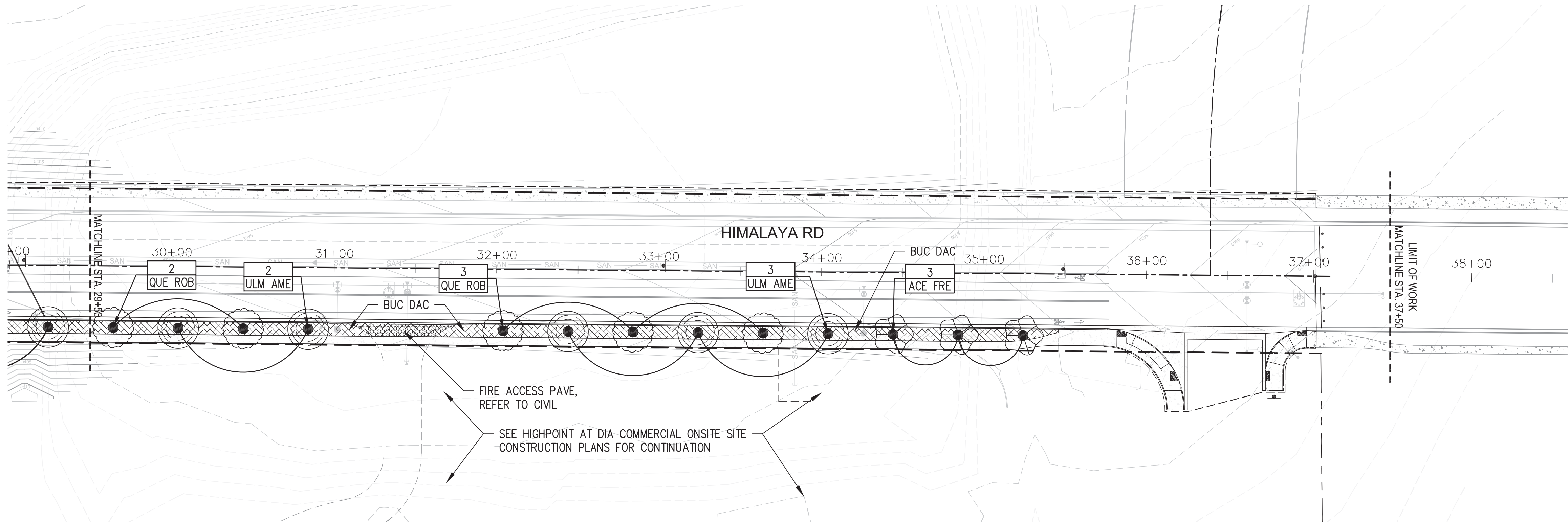
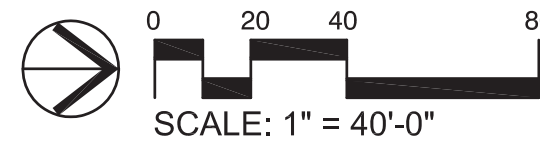
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ZKB

Checked By:
RR

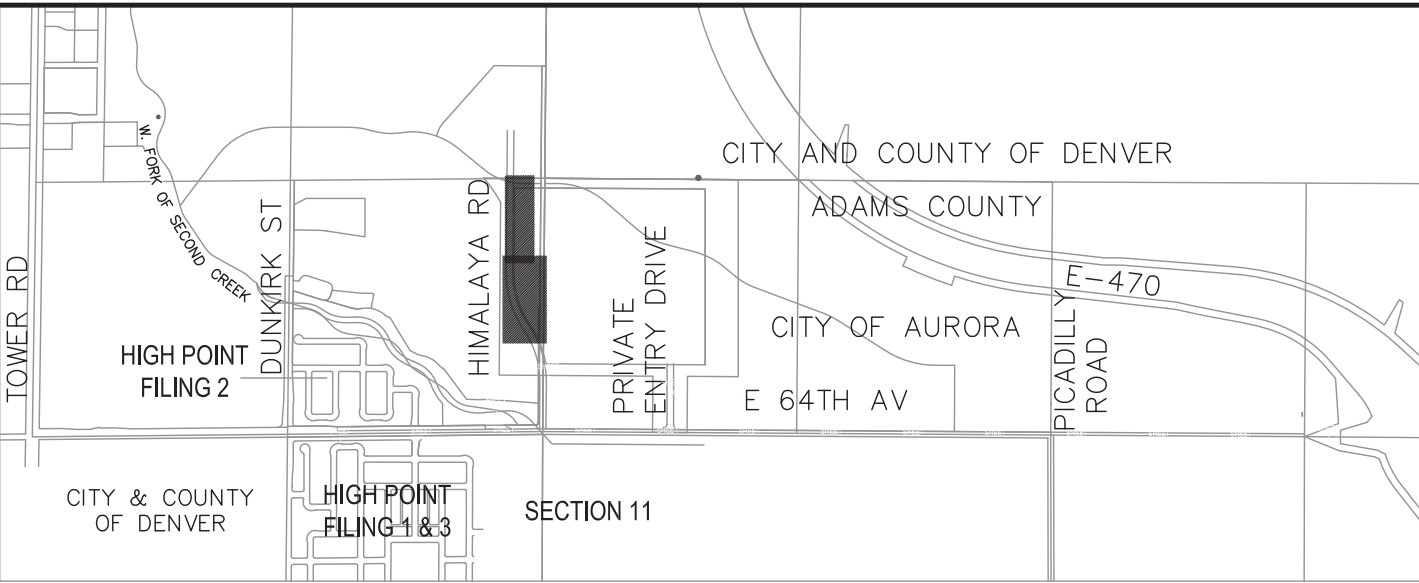
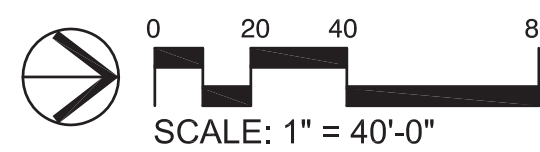
Sheet Number:
21



1 HIMALAYA RD. STA 20+50 - 29+50 PLANTING
1" = 40'



2 E. 64TH AVE. STA 29+50 - 37+50 PLANTING
1" = 40'



- SHEET NOTES:**
1. SGPM SEED MIX TO COVER ALL AREAS OF DISTURBED GRADE EXTENDING TO GRADING OPERATIONS / DISTURBANCE BOUNDARY, FINAL BOUNDARY TO BE FIELD VERIFIED.
 2. ALL SEEDING SHALL BE IN CONFORMANCE OF THE CITY OF AURORA RULES AND REGULATIONS REGARDING STORMWATER (QUALITY) DISCHARGE FOR CONSTRUCTION ACTIVITIES. REFER TO SEEDING AND MULCHING (SECTION SM) FOR ALL SEE MIX INFORMATION WITHIN PONDS / CHANNEL IMPROVEMENTS.

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Contact: Jason A. Monforton, PE
6503 S. Paris St., Suite B - Centennial, CO 80111-6500
(303) 368-5601 ~ FAX: (303) 368-5603
Email: jmonforton@j3engineering.net

INFRASTRUCTURE SITE PLAN

HIGH POINT AT DIA COMMERCIAL SITE

OFFSITE IMPROVEMENTS

HIMALAYA RD STA 20+50 TO 37+50

PLANTING PLAN

<p>RIDA Development Corporation 3120 Southwest Freeway Houston, TX 77098 Tel: (713) 961-3835</p> <p>swa 2001 Irving Blvd Ste 157 Dallas, TX 75207 Tel: (214) 954-0016</p>	<p>DOCUMENT AMENDMENTS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03/26/18</td> <td>AMENDMENT #1 - 3RD SUBMITTAL</td> </tr> <tr> <td>2</td> <td>05/02/18</td> <td>AMENDMENT #1 - 2ND SUBMITTAL</td> </tr> <tr> <td>3</td> <td>08/29/18</td> <td>AMENDMENT #1 - 1ST SUBMITTAL</td> </tr> <tr> <td>4</td> <td>12/02/18</td> <td>CITY OF AURORA INITIAL SUBMITTAL</td> </tr> <tr> <td>5</td> <td>11/06/15</td> <td>CITY OF AURORA TECHNICAL SUBMITTAL</td> </tr> <tr> <td>6</td> <td>07/29/15</td> <td>CITY OF AURORA 3RD SUBMITTAL</td> </tr> <tr> <td>7</td> <td>05/07/15</td> <td>CITY OF AURORA 2ND SUBMITTAL</td> </tr> <tr> <td>8</td> <td>03/09/15</td> <td>CITY OF AURORA INITIAL SUBMITTAL</td> </tr> </tbody> </table>	No.	Date	Description	1	03/26/18	AMENDMENT #1 - 3RD SUBMITTAL	2	05/02/18	AMENDMENT #1 - 2ND SUBMITTAL	3	08/29/18	AMENDMENT #1 - 1ST SUBMITTAL	4	12/02/18	CITY OF AURORA INITIAL SUBMITTAL	5	11/06/15	CITY OF AURORA TECHNICAL SUBMITTAL	6	07/29/15	CITY OF AURORA 3RD SUBMITTAL	7	05/07/15	CITY OF AURORA 2ND SUBMITTAL	8	03/09/15	CITY OF AURORA INITIAL SUBMITTAL
No.	Date	Description																										
1	03/26/18	AMENDMENT #1 - 3RD SUBMITTAL																										
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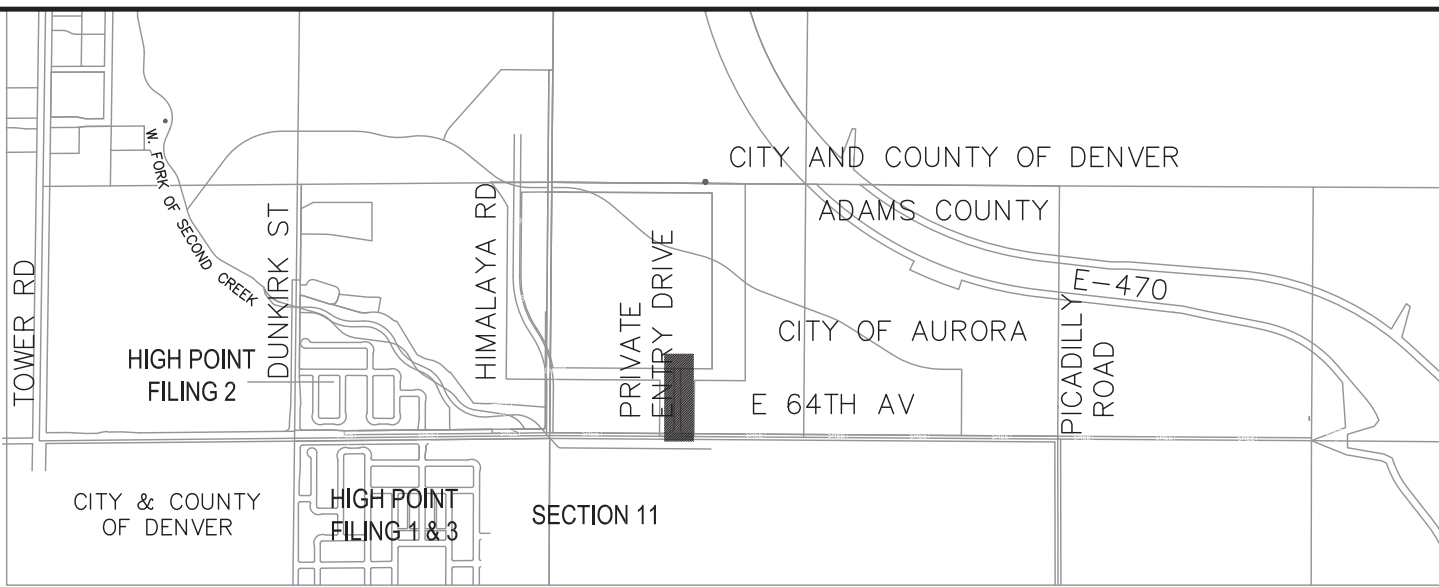
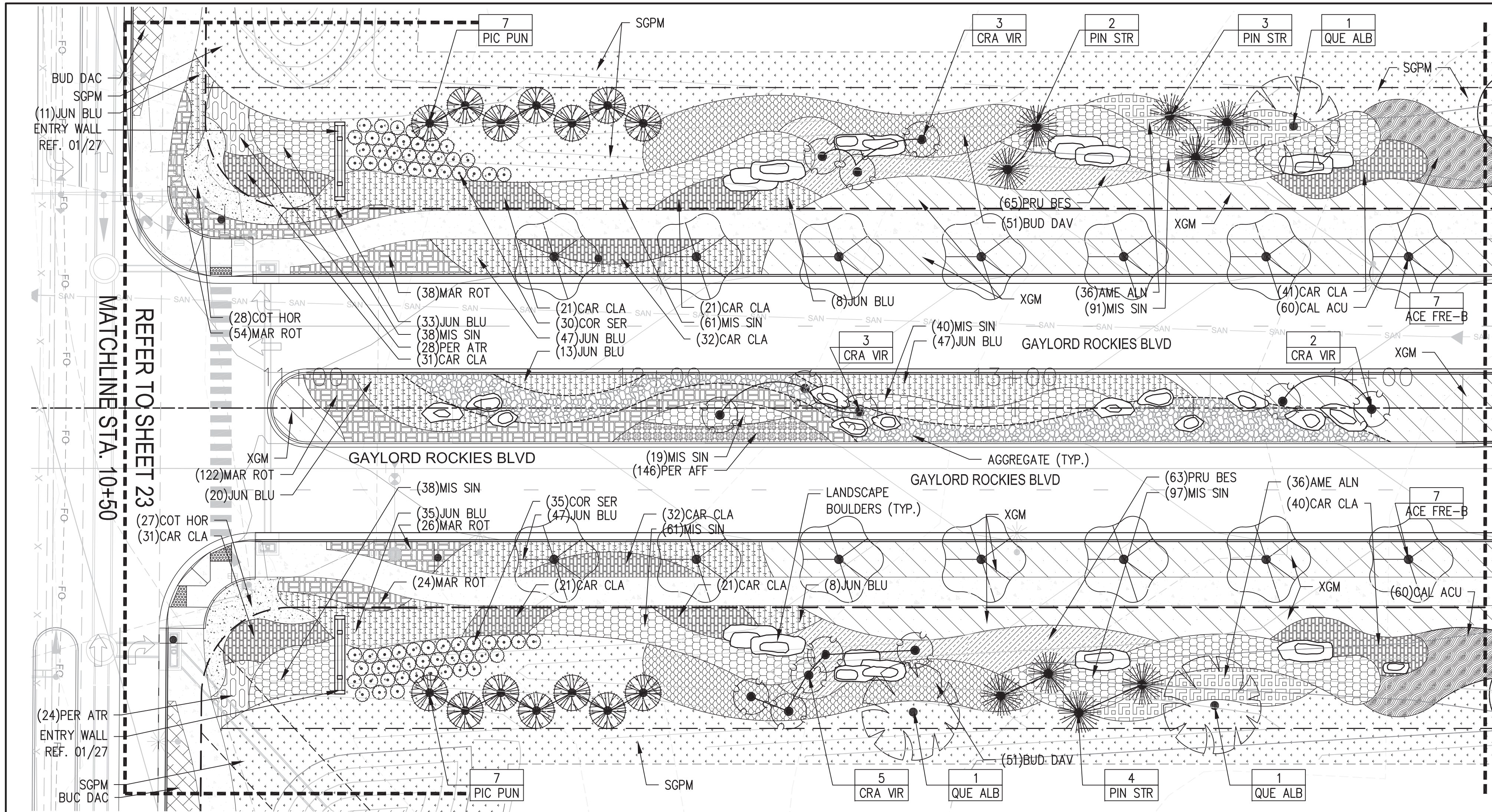
Project Number: 128002 OS :03

Designed By: ZKB

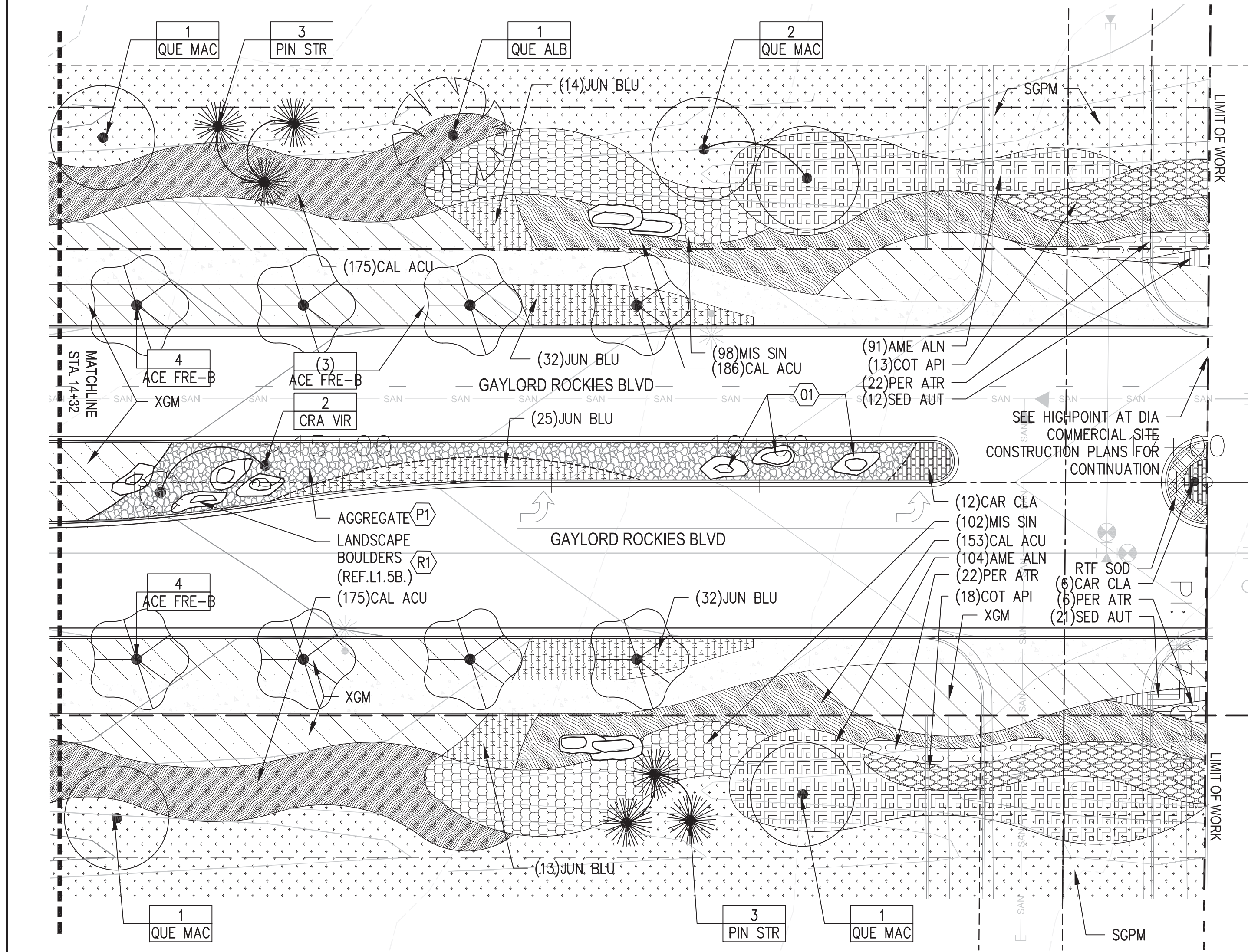
Checked By: RR

Sheet Number: 22

Drawn By: ZKB



- SHEET NOTES:
1. SGPM SEED MIX TO COVER ALL AREAS OF DISTURBED GRADE EXTENDING TO GRADING OPERATIONS / DISTURBANCE BOUNDARY, FINAL BOUNDARY TO BE FIELD VERIFIED.
 2. LANDSCAPE BOULDERS SHALL BE NO MORE THAN 30" IN HEIGHT. ALL TREES IN MEDIAN ALONG PRIVATE ENTRY DRIVE SHALL BE LIMBED AND MAINTAINED TO PROVIDE FULL VISIBILITY OF ONCOMING TRAFFIC



INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
GAYLORD ROCKIES BLVD STA 10+50 TO
17+07.37 PLANTING PLAN

RIDA Development Corporation
3120 Southwest Freeway
Houston, TX 77098
Tel: (713) 961-3835

SWA
2001 Irving Blvd Ste 157
Dallas, TX 75207
Tel: (214) 954-0016

DOCUMENT AMENDMENTS	
No.	Date
1	02/26/18
2	03/09/18
3	03/09/18
4	07/29/18
5	11/06/18
6	12/02/18
7	08/29/18
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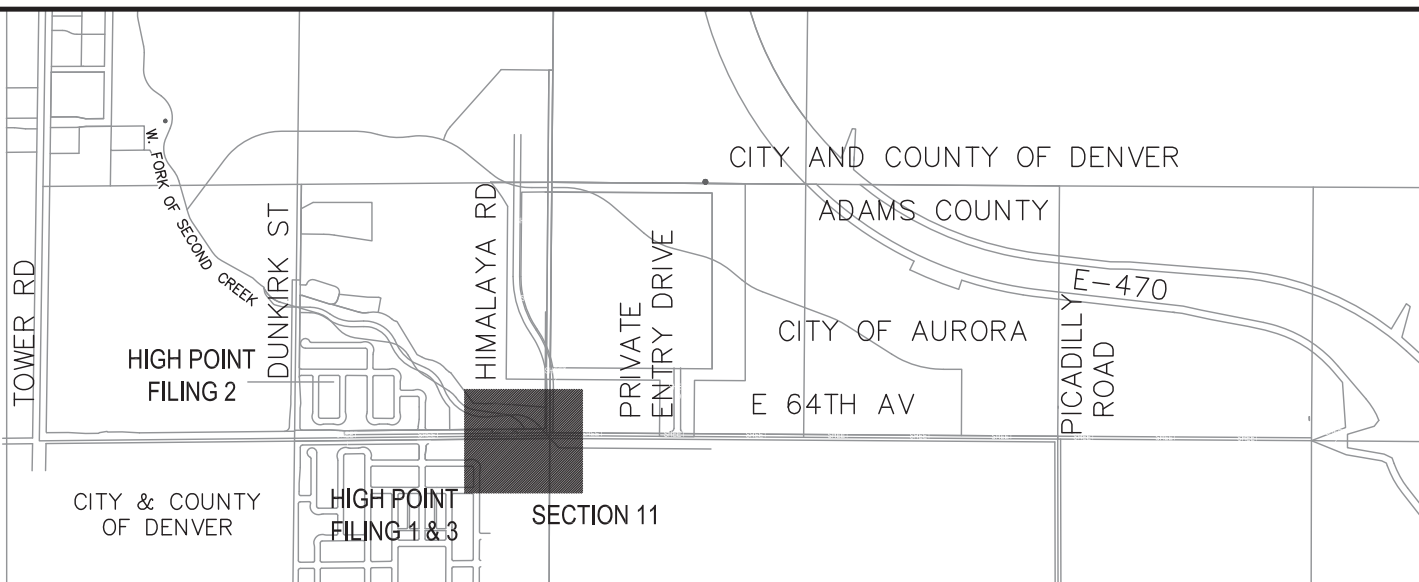
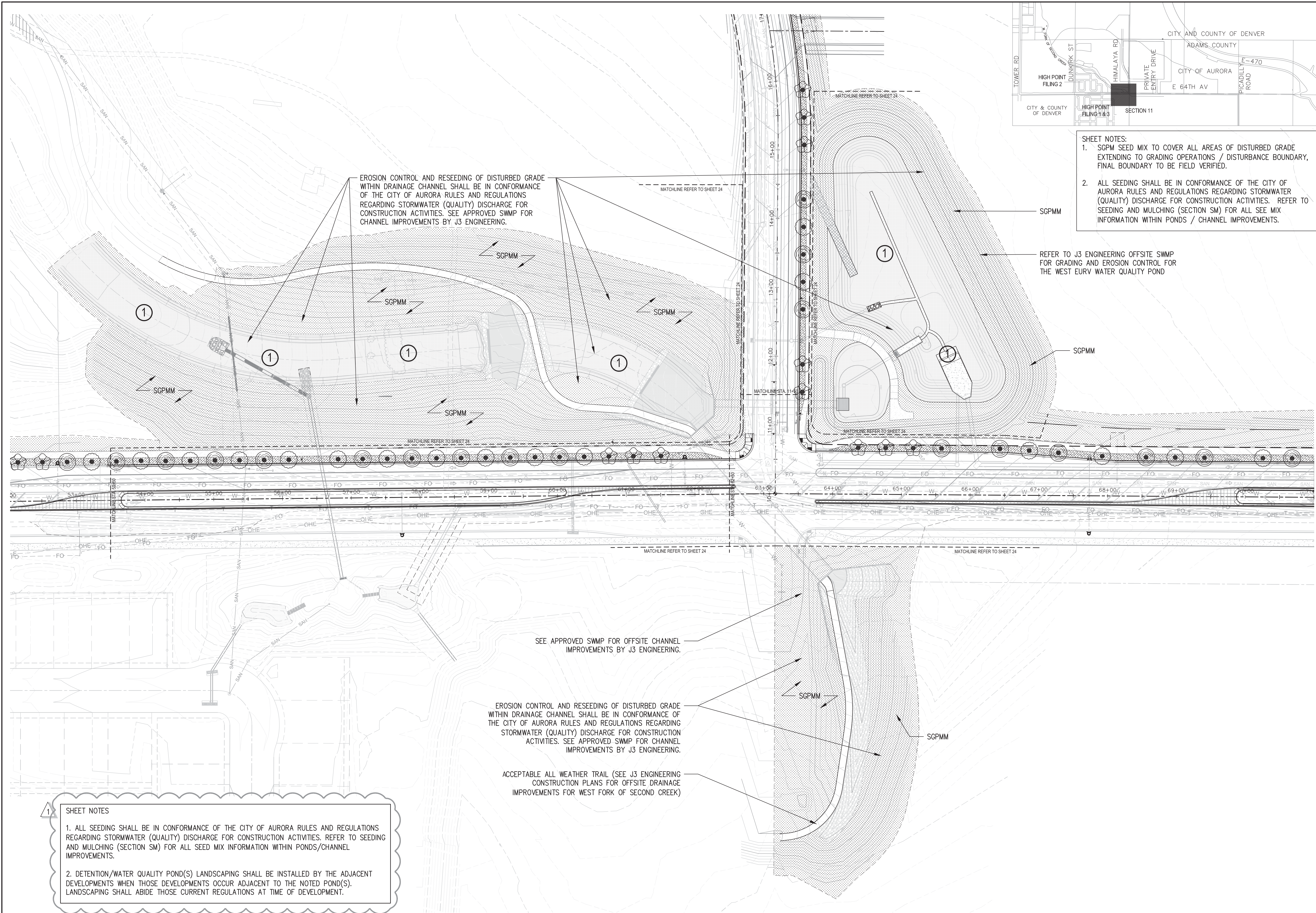
Project Number:
128002 OS :03

Designed By:
ZKB

Checked By:
RR

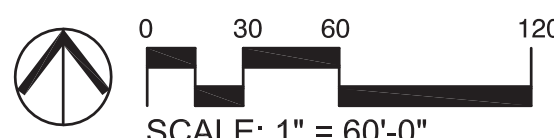
Sheet Number:
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NOTE: MEDIAN ALONG PRIVATE ENTRY DRIVE TO BE MAINTAINED BY HIGHPOINT AND DIA COMMERCIAL DEVELOPER



- SHEET NOTES:**
1. SGPM SEED MIX TO COVER ALL AREAS OF DISTURBED GRADE EXTENDING TO GRADING OPERATIONS / DISTURBANCE BOUNDARY, FINAL BOUNDARY TO BE FIELD VERIFIED.
 2. ALL SEEDING SHALL BE IN CONFORMANCE OF THE CITY OF AURORA RULES AND REGULATIONS REGARDING STORMWATER (QUALITY) DISCHARGE FOR CONSTRUCTION ACTIVITIES. REFER TO SEEDING AND MULCHING (SECTION SM) FOR ALL SEE MIX INFORMATION WITHIN PONDS / CHANNEL IMPROVEMENTS.

- 1 SHEET NOTES**
1. ALL SEEDING SHALL BE IN CONFORMANCE OF THE CITY OF AURORA RULES AND REGULATIONS REGARDING STORMWATER (QUALITY) DISCHARGE FOR CONSTRUCTION ACTIVITIES. REFER TO SEEDING AND MULCHING (SECTION SM) FOR ALL SEE MIX INFORMATION WITHIN PONDS/CHANNEL IMPROVEMENTS.
 2. DETENTION/WATER QUALITY POND(S) LANDSCAPING SHALL BE INSTALLED BY THE ADJACENT DEVELOPMENTS WHEN THOSE DEVELOPMENTS OCCUR ADJACENT TO THE NOTED POND(S). LANDSCAPING SHALL ABIDE THOSE CURRENT REGULATIONS AT TIME OF DEVELOPMENT.



ENGINEERING CONSULTANTS
Contact: Jason A. Monforton, PE
6503 S. Paris St., Suite B - Centennial, CO 80111-6500
(303) 368-5601 ~ FAX: (303) 368-5603
Email: jmonforton@j3engineering.net

INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
CHANNEL IMPROVEMENTS PLANTING PLAN

RIDA Development Corporation
3120 Southwest Freeway
Houston, TX 77098
Tel: (713) 961-3835

swa
2001 Irving Blvd Ste 157
Dallas, TX 75207
Tel: (214) 954-0016

DOCUMENT AMENDMENTS	
No.	Date
1	09/26/18
2	08/02/18
3	08/29/18
4	12/02/15
5	11/06/15
6	07/29/15
7	05/07/15
8	03/09/15

Project Number:
128002 OS :03

Designed By:
ZKB

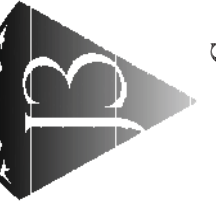
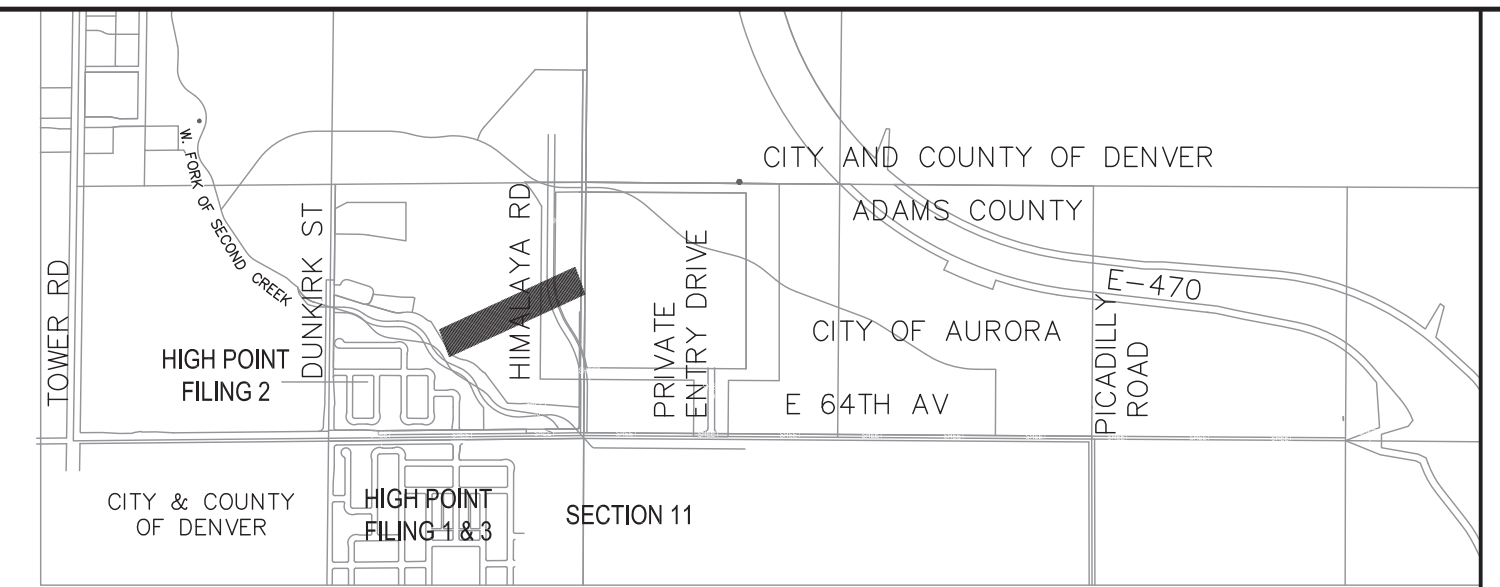
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RR

Sheet Number:
24

Drawn By:
ZKB

- THERE ARE NO EXISTING TREES ON SITE.
- VIEW CORRIDOR TO BE PLANTED AS NON-IRRIGATED DRYLAND/RESTORATIVE GRASS LANDSCAPE AND ONLY TREES/SHRUBS (IF ANY) TO BE IRRIGATED PER SECTION 146-1430 OF ARTICLE 14 OF THE AURORA ZONING CODE.
- PROPOSED GRADE NOT TO EXCEED 4:1 PER CITY CODE. CONTRACTOR TO NOTIFY CIVIL/LANDSCAPE ARCHITECT IF EXISTING GRADE CONDITIONS DO NOT MATCH SURVEY. EROSION CONTROL AND ALL SEEDING SHALL BE IN CONFORMANCE OF THE CITY OF AURORA RULES AND REGULATIONS REGARDING STORMWATER (QUALITY) DISCHARGE FOR CONSTRUCTION ACTIVITIES.

1. REFER TO CITY OF AURORA PARKS AND OPEN SPACE DETAIL P&OS T-1.0 FOR LAYOUT OF PROPOSED CONCRETE PATH CONNECTION TO EXISTING TRAIL.
2. LANDSCAPING WITHIN THE VIEW CORRIDOR SHALL BE INSTALLED AS DEVELOPMENT OCCURS ON ADJACENT PARCELS (ROCKIES VILLAGE).



CONTACT: JASON A. MONFORTON, P.E.
6505 S. Paris St., Suite B ~ Centennial, CO 80111-6500
(303) 368-5601 ~ FAX: (303) 368-5603
Email: jmonforton@3Engineering.net

**INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
300' VIEW CORRIDOR PLANTING PLAN**

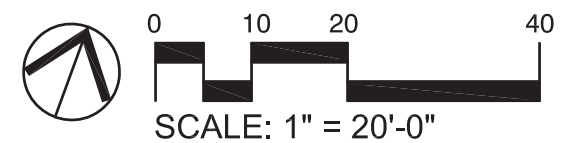
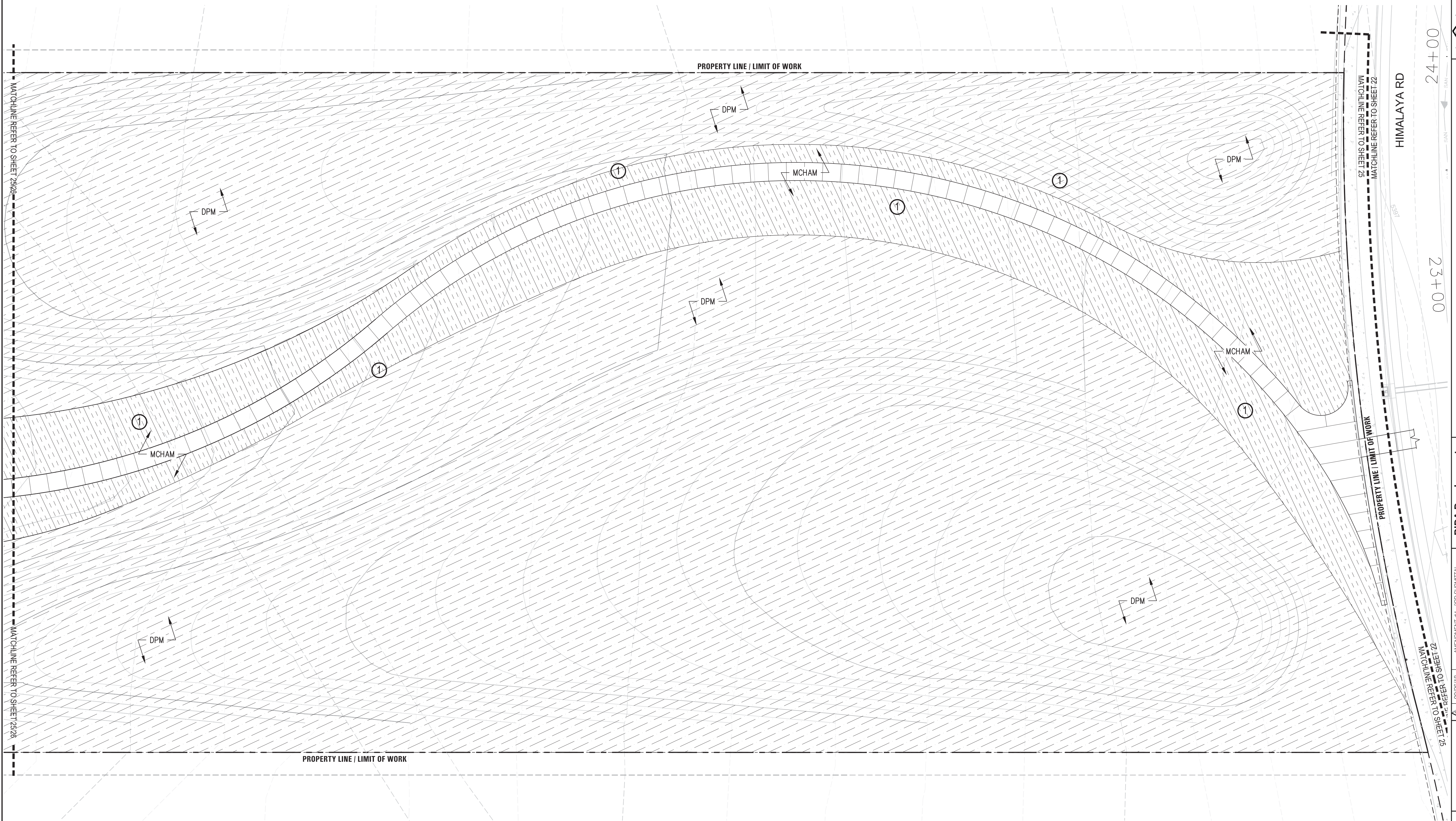
RIDA Development Corporation
3120 Southwest Freeway
Houston, TX 77098
Tel: (713) 961-3835

swa

1 Irving Blvd Ste 157
Dallas, TX 75207
Tel: (214) 954-0016

No.	Date	Description
2	03/09/15	CITY OF AURORA INITIAL SUBMITTAL
3	07/29/15	CITY OF AURORA 2ND SUBMITTAL
4	07/29/15	CITY OF AURORA 3RD SUBMITTAL
5	11/06/15	CITY OF AURORA TECHNICAL SUBMITTAL
6	12/02/15	CITY OF AURORA WYAR SUBMITTAL
8	08/29/16	AMENDMENT #1 - 1ST SUBMITTAL
9	08/02/18	AMENDMENT #1 - 2ND SUBMITTAL
10	09/20/18	AMENDMENT #1 - 3RD SUBMITTAL

Project Number:	128002 OS:03
Designed By:	ZKB
Drawn By:	ZKB
Checked By:	RR
Sheet Number:	25



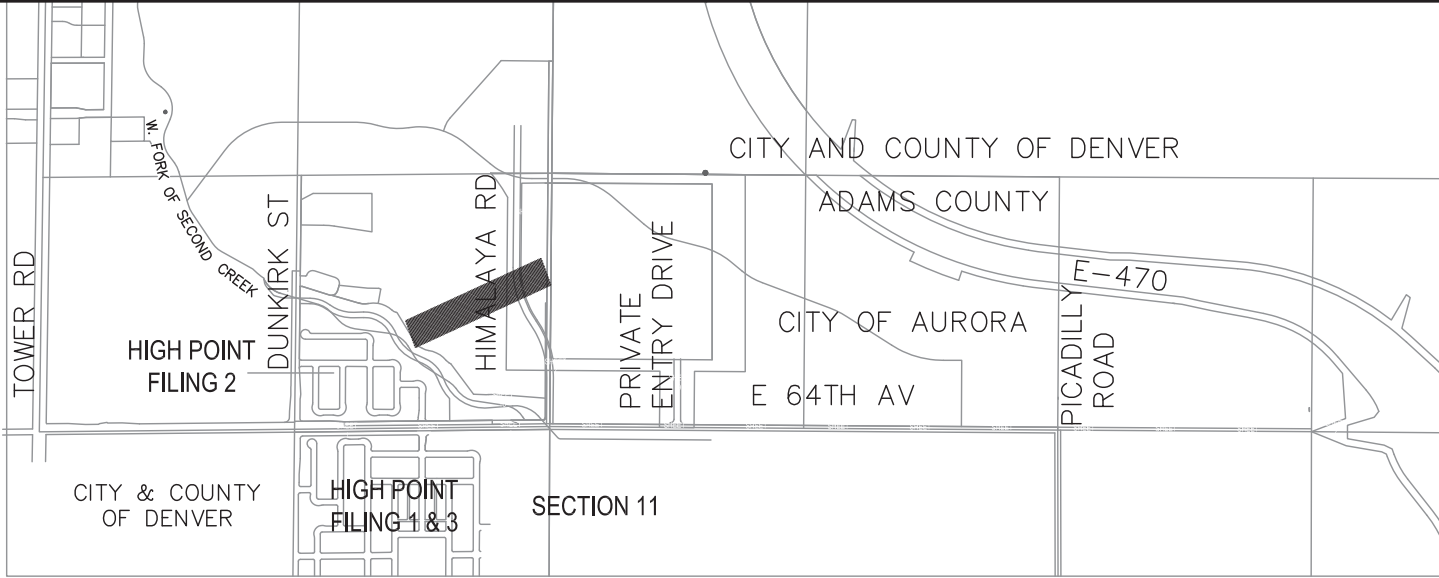
1 300' VIEW CORRIDOR PLANTING PLAN
1" = 40'

VIEW CORRIDOR NOTES:

- THERE ARE NO EXISTING TREES ON SITE.
- VIEW CORRIDOR TO BE PLANTED AS NON-IRRIGATED DRYLAND/RESTORATIVE GRASS LANDSCAPE AND ONLY TREES/SHRUBS (IF ANY) TO BE IRRIGATED PER SECTION 146-1430 OF ARTICLE 14 OF THE AURORA ZONING CODE.
- PROPOSED GRADE NOT TO EXCEED 4:1 PER CITY CODE. CONTRACTOR TO NOTIFY CIVIL/LANDSCAPE ARCHITECT IF EXISTING GRADE CONDITIONS DO NOT MATCH SURVEY. EROSION CONTROL AND ALL SEEDING SHALL BE IN CONFORMANCE OF THE CITY OF AURORA RULES AND REGULATIONS REGARDING STORMWATER (QUALITY) DISCHARGE FOR CONSTRUCTION ACTIVITIES.

SHEET NOTES

1. REFER TO CITY OF AURORA PARKS AND OPEN SPACE DETAIL P&OS T-1.0 FOR LAYOUT OF PROPOSED CONCRETE PATH CONNECTION TO EXISTING TRAIL.
2. LANDSCAPING WITHIN THE VIEW CORRIDOR SHALL BE INSTALLED AS DEVELOPMENT OCCURS ON ADJACENT PARCELS (ROCKIES VILLAGE).



Contact: Jason A. Monforton, PE
6503 S. Pats St., Suite B - Centennial, CO 80111-4500
(303) 365-5601 ~ FAX: (303) 365-5603
Email: jmonforton@t3engineering.net

INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
300' VIEW CORRIDOR PLANTING PLAN

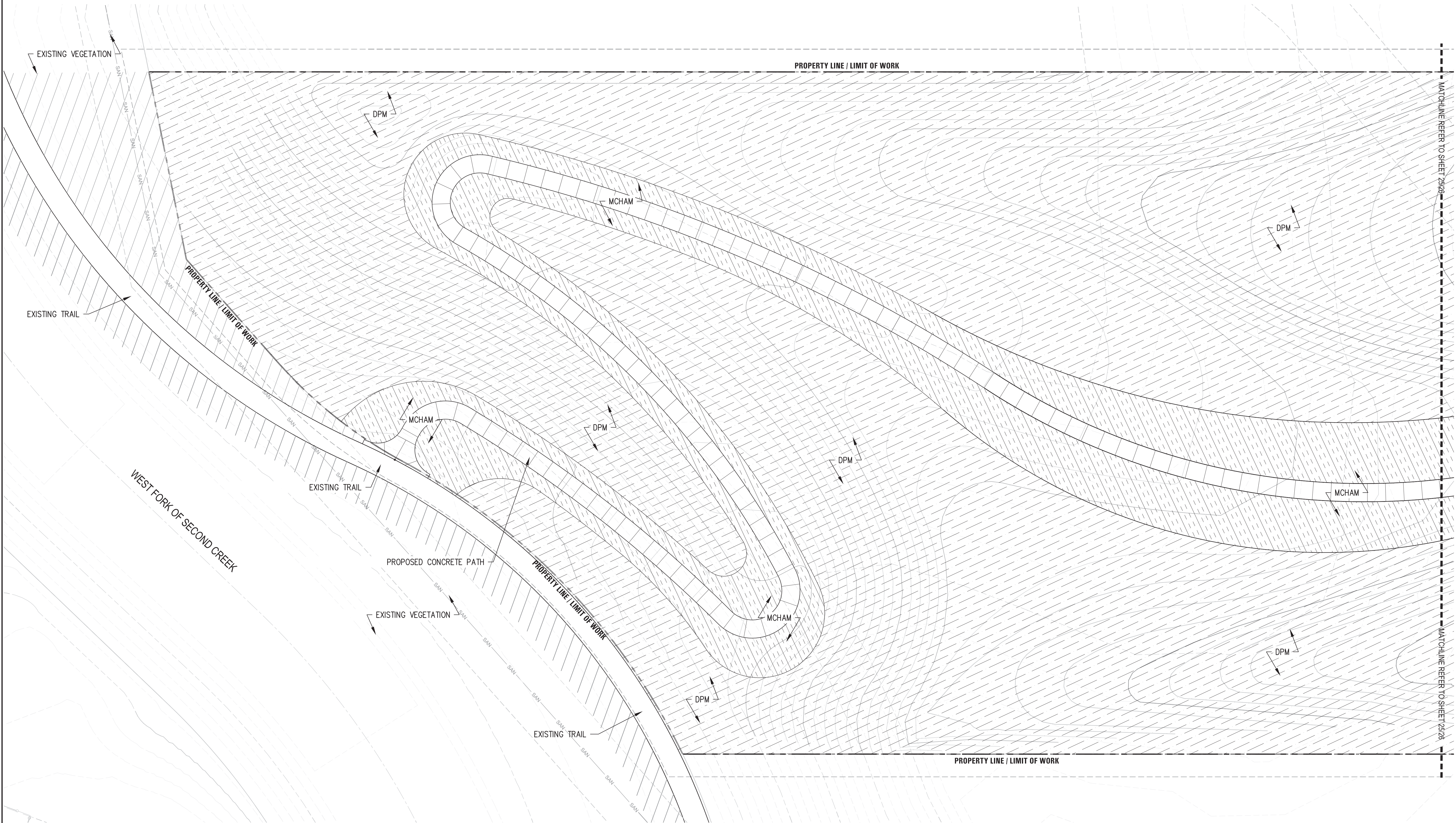
RIDA Development Corporation
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Houston, TX 77098
Tel: (713) 961-3835

swa
2001 Irving Blvd Ste 157
Dallas, TX 75207
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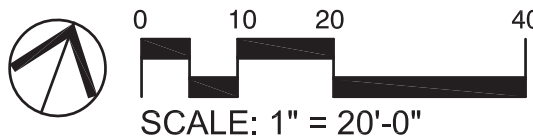
No.	Date	Description
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2	05/02/18	AMENDMENT #1 - 2ND SUBMITTAL
3	08/29/18	AMENDMENT #1 - 1ST SUBMITTAL
4	12/02/15	CITY OF AURORA YEARLY SUBMITTAL
5	11/06/15	CITY OF AURORA TECHNICAL SUBMITTAL
6	07/29/15	CITY OF AURORA 3RD SUBMITTAL
7	05/07/15	CITY OF AURORA 2ND SUBMITTAL
8	03/09/15	CITY OF AURORA INITIAL SUBMITTAL

Project Number: 128002 OS :03
Designed By: ZKB
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Sheet Number: 26

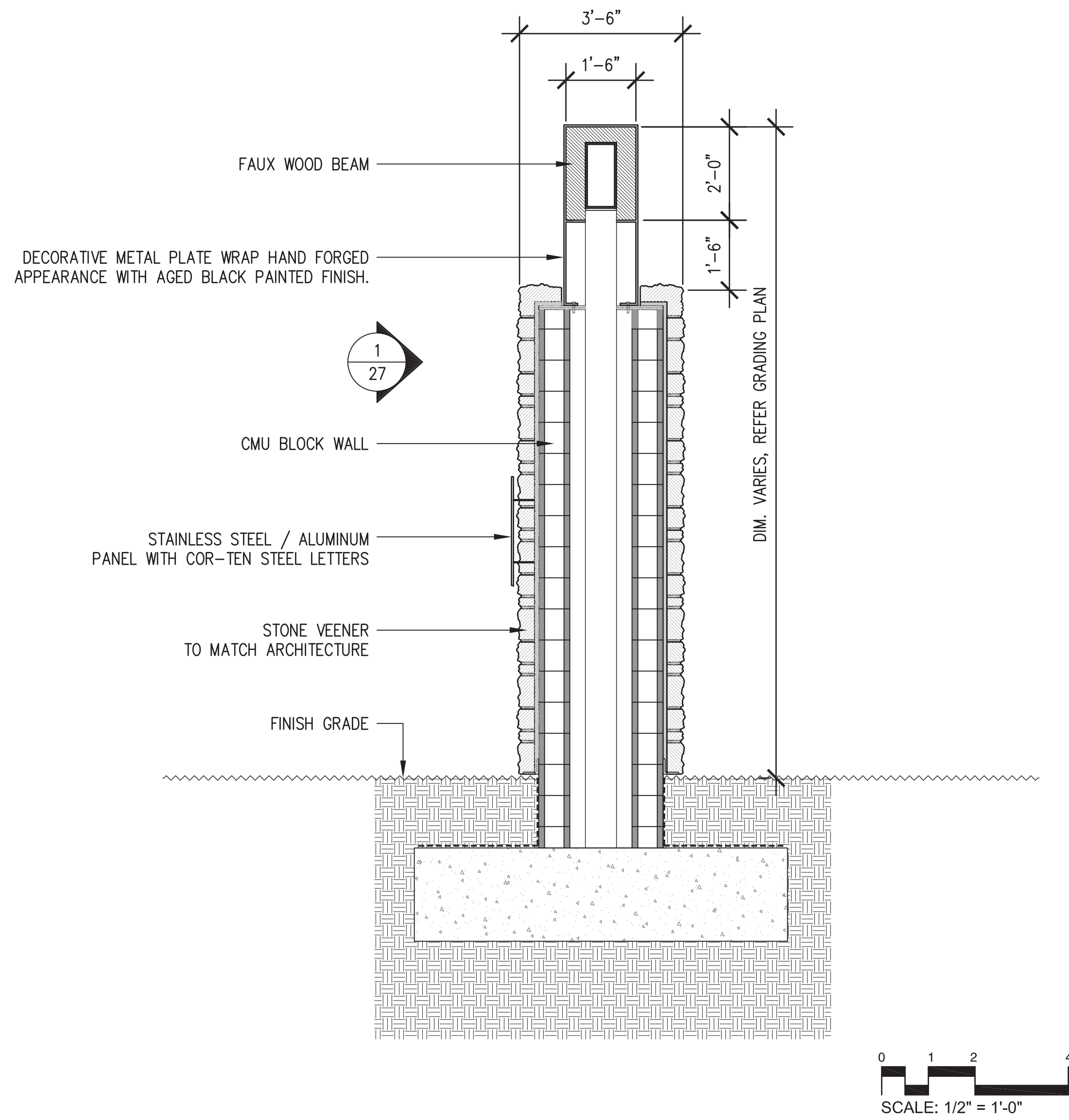
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Checked By: RR



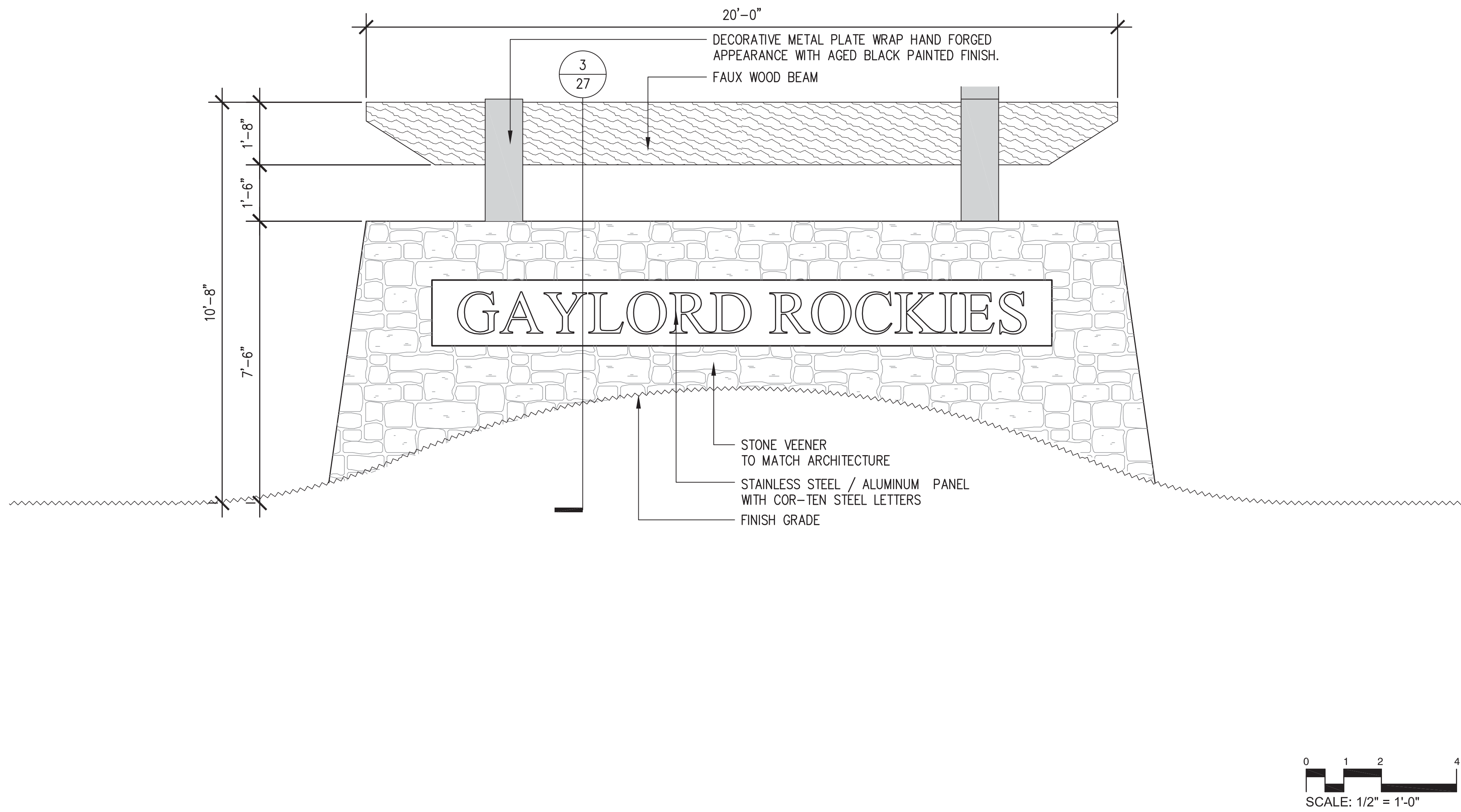
1 300' VIEW CORRIDOR PLANTING PLAN
1" = 40'



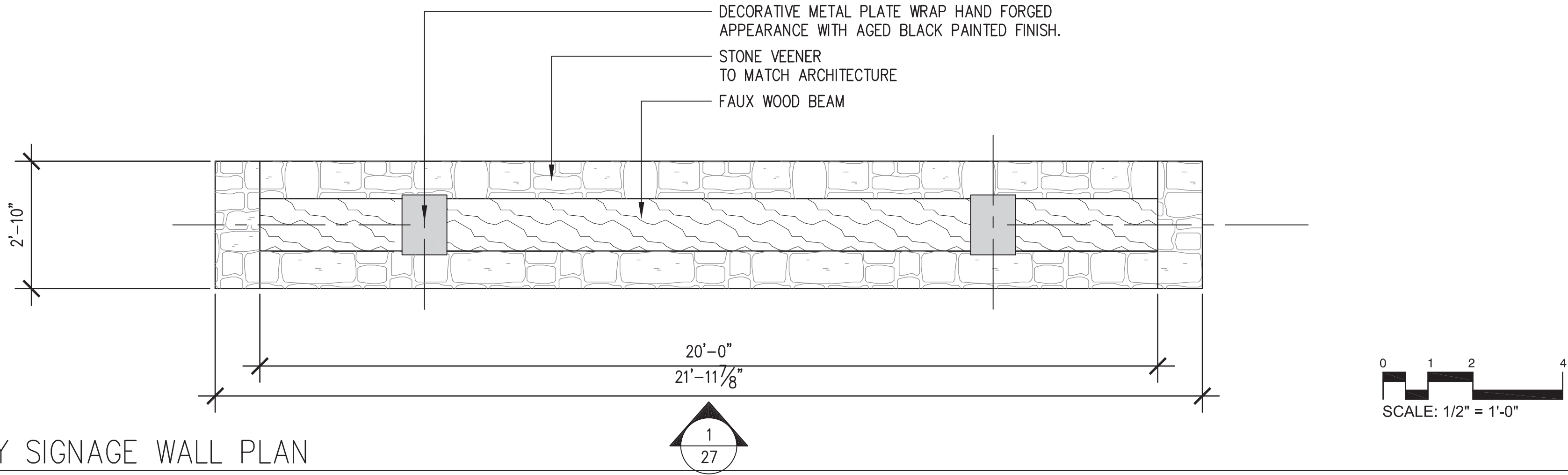
3 ENTRY SIGNAGE WALL SECTION
1/2" = 1'-0"



1 ENTRY SIGNAGE WALL
1/2" = 1'-0"



3 ENTRY SIGNAGE WALL PLAN
1/2" = 1'-0"



Project Number:
128002 OS :03

Designed By:
ZKB

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RR

Sheet Number:
27

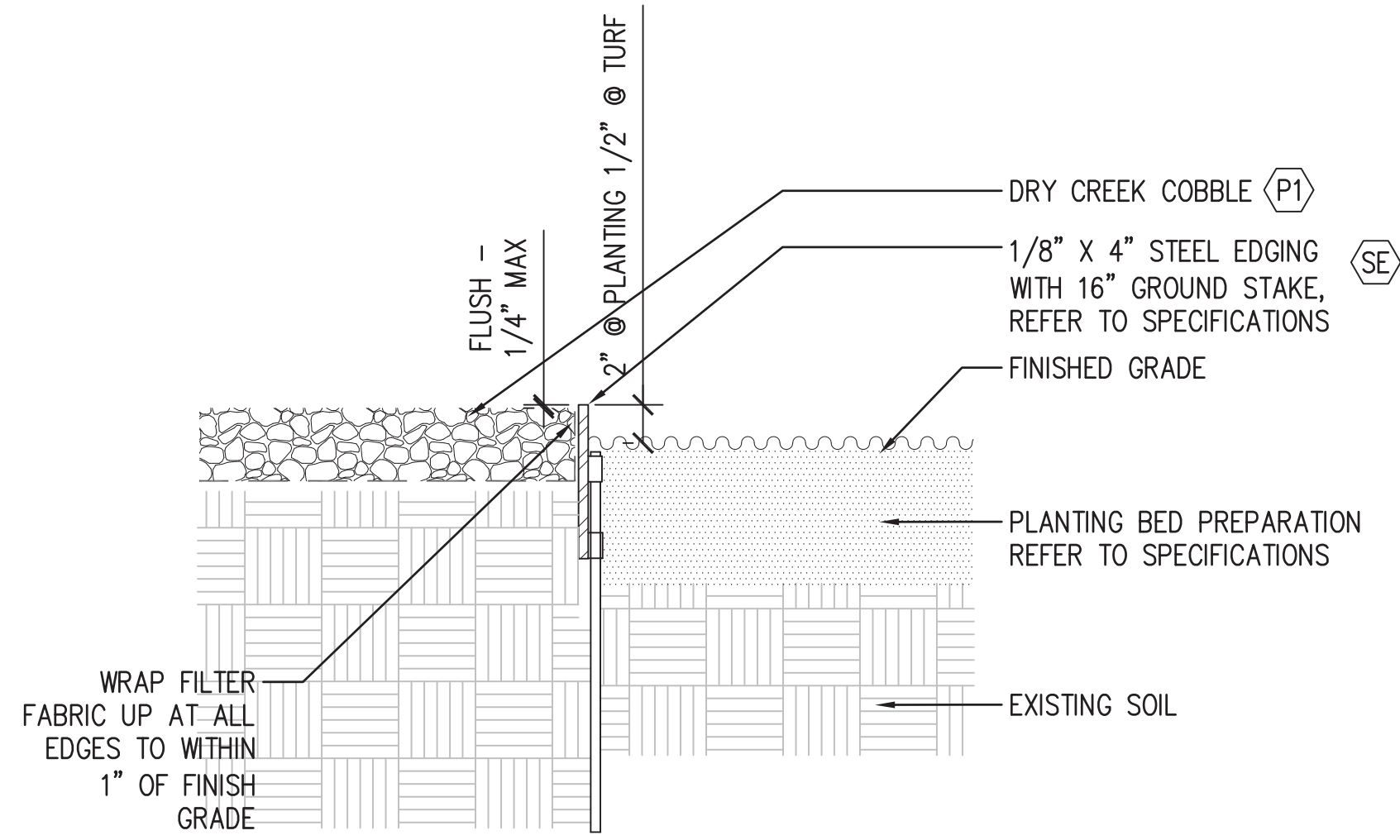
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2	08/27/18	AMENDMENT #1 - 2ND SUBMITTAL
3	08/29/18	AMENDMENT #1 - 1ST SUBMITTAL
4	12/02/15	CITY OF AURORA INITIAL SUBMITTAL
5	11/06/15	CITY OF AURORA TECHNICAL SUBMITTAL
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7	05/07/15	CITY OF AURORA 2ND SUBMITTAL
8	03/09/15	CITY OF AURORA INITIAL SUBMITTAL

RIDA Development Corporation
3120 Southwest Freeway
Houston, TX 77098
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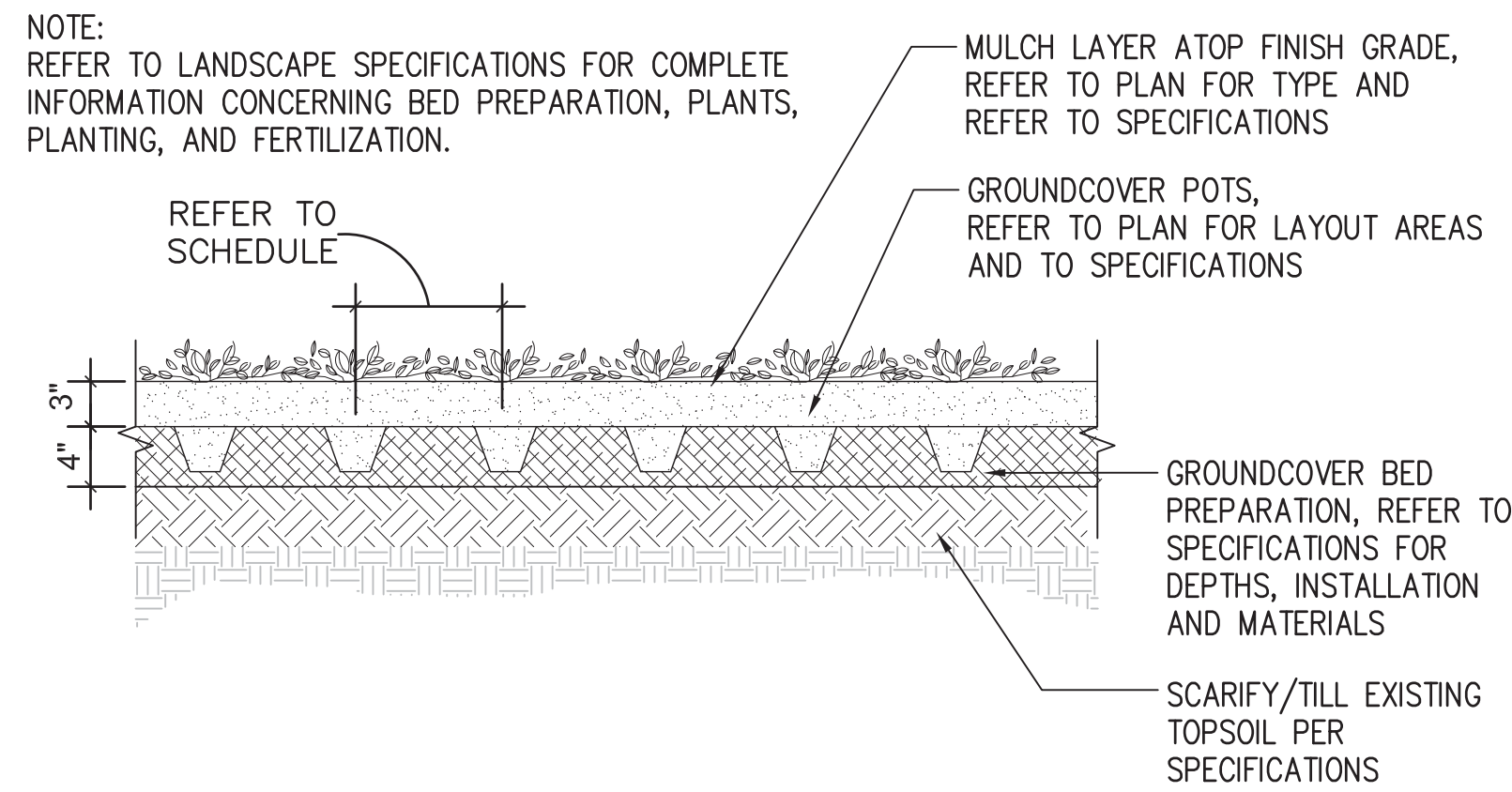
SWA
2001 Living Blvd Ste 157
Dallas, TX 75207
Tel: (214) 954-0016

INFRASTRUCTURE SITE PLAN
HIGH POINT AT DIA COMMERCIAL SITE
OFFSITE IMPROVEMENTS
LANDSCAPE DETAILS

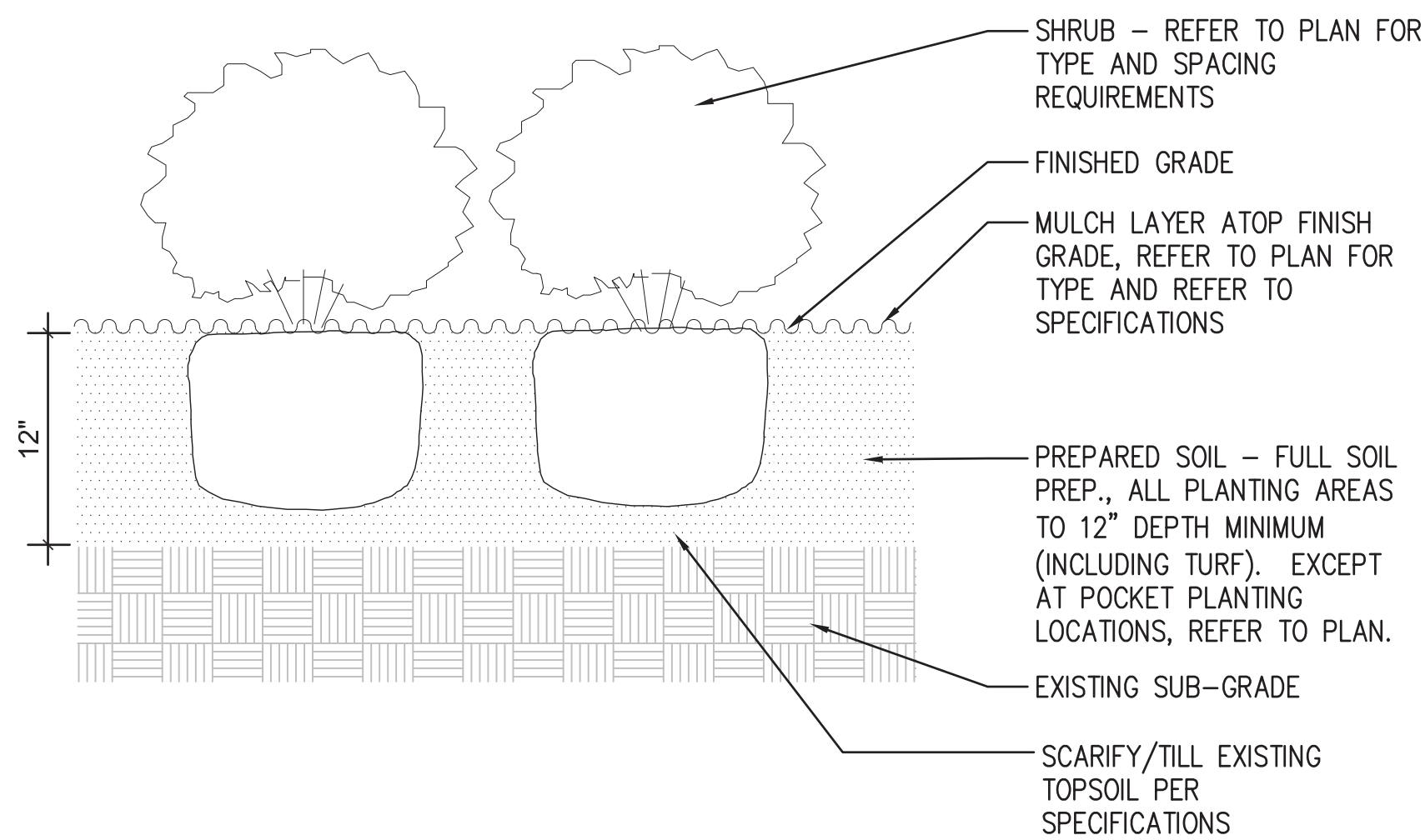
ENGINEERING CONSULTANTS
Contact: Jason A. Monforton, PE
6503 S. Paris St., Suite B - Centennial, CO 80114-6500
(303) 368-5601 ~ FAX: (303) 368-5603
Email: jmonforton@j3engineering.net



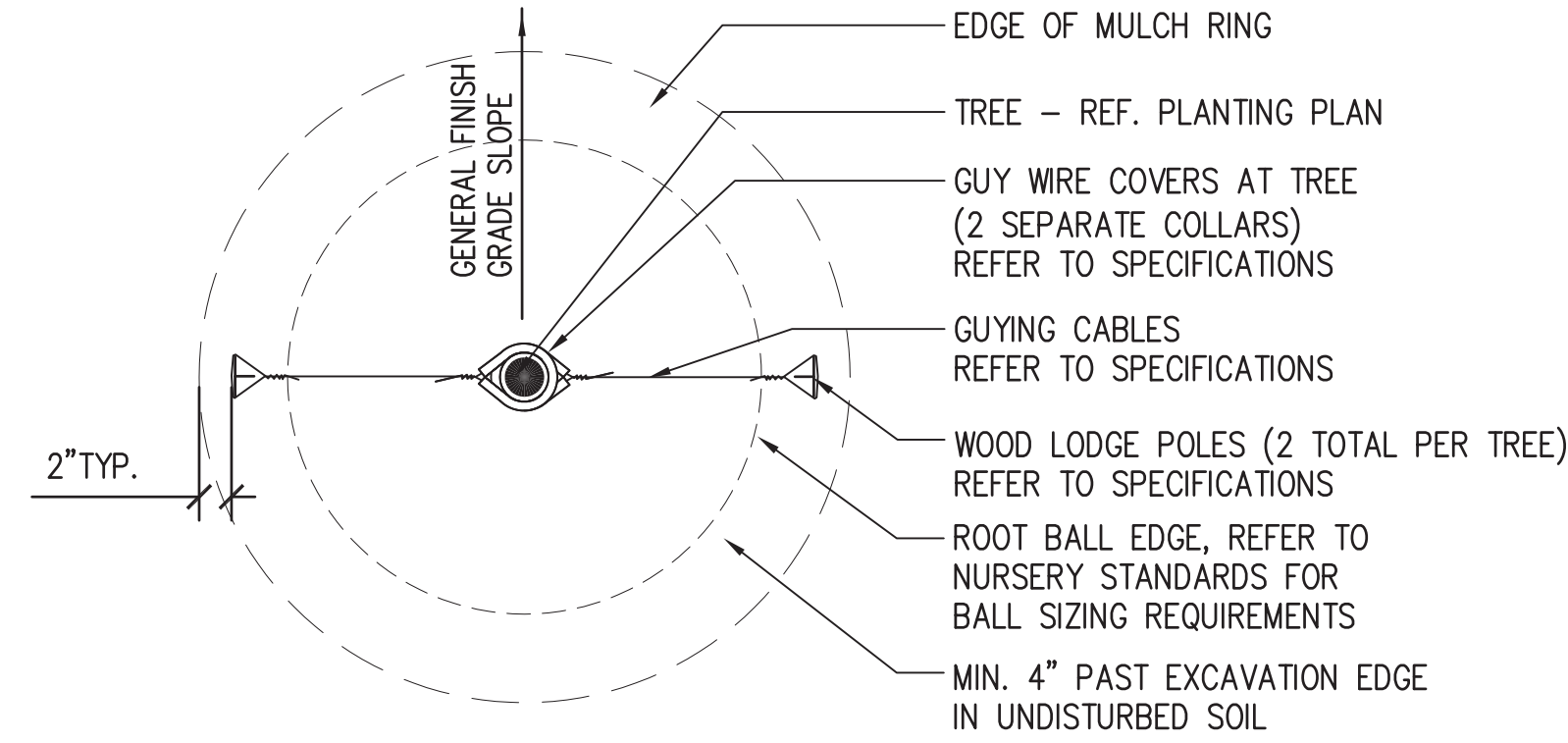
7 TYPICAL STEEL EDGING
1" = 1'-0"



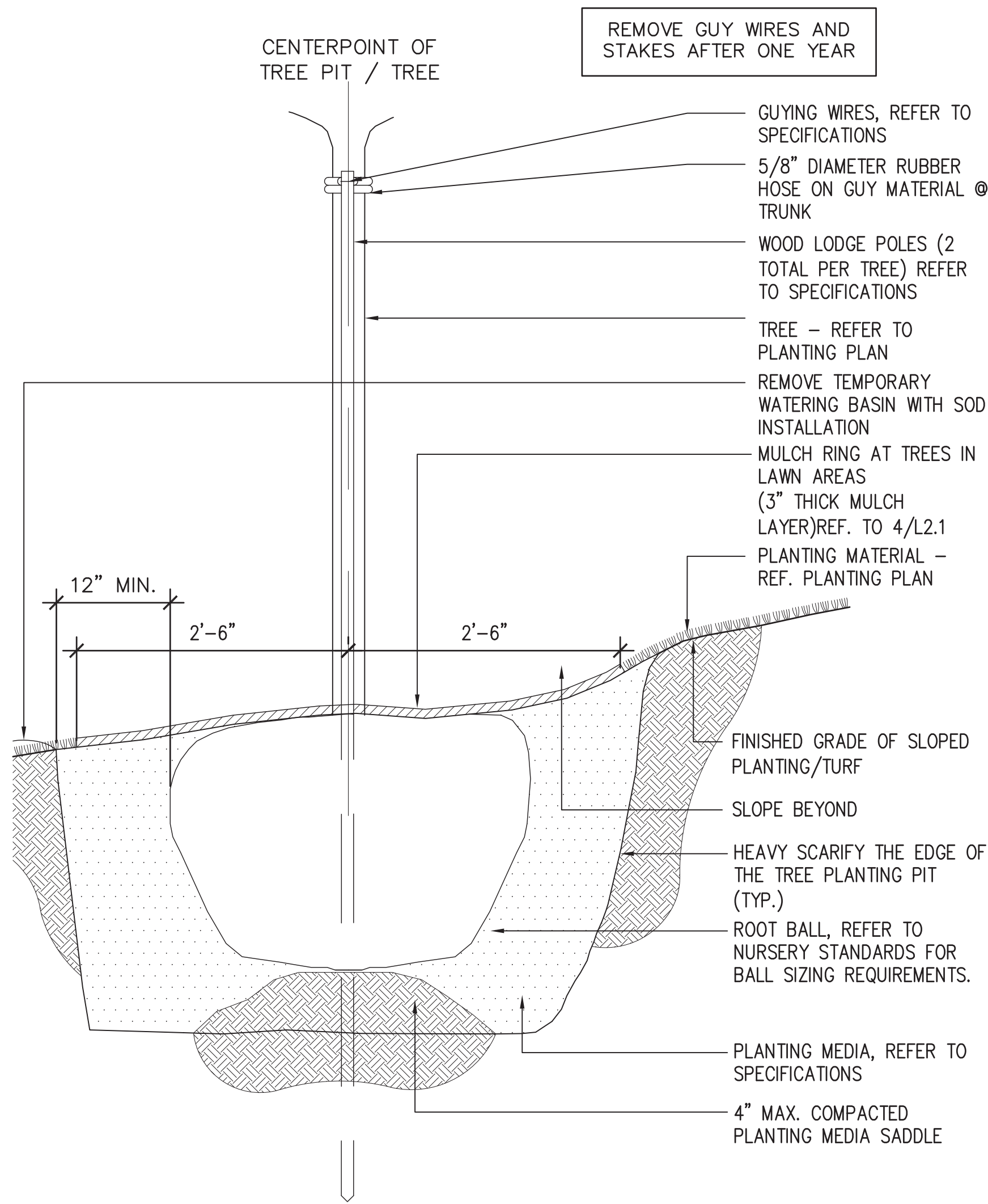
6 TYPICAL GROUNDCOVER PLANTING
1" = 1'-0"



5 TYP. SHRUB MASS PLANTING DETAIL
1" = 1'-0"

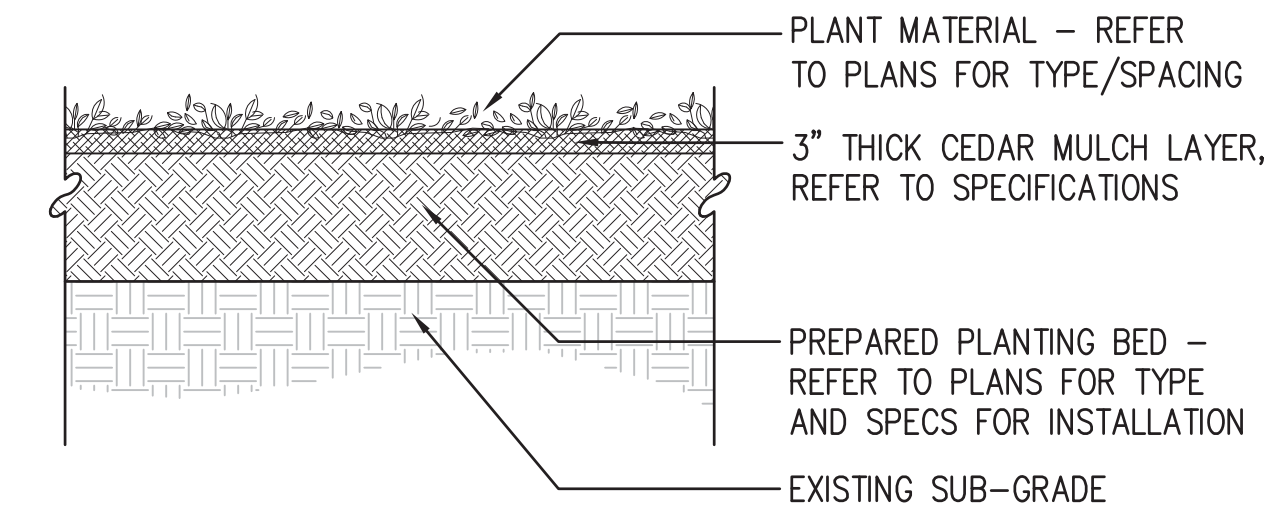


4 TYPICAL TREE STAKING
1" = 1'-0"

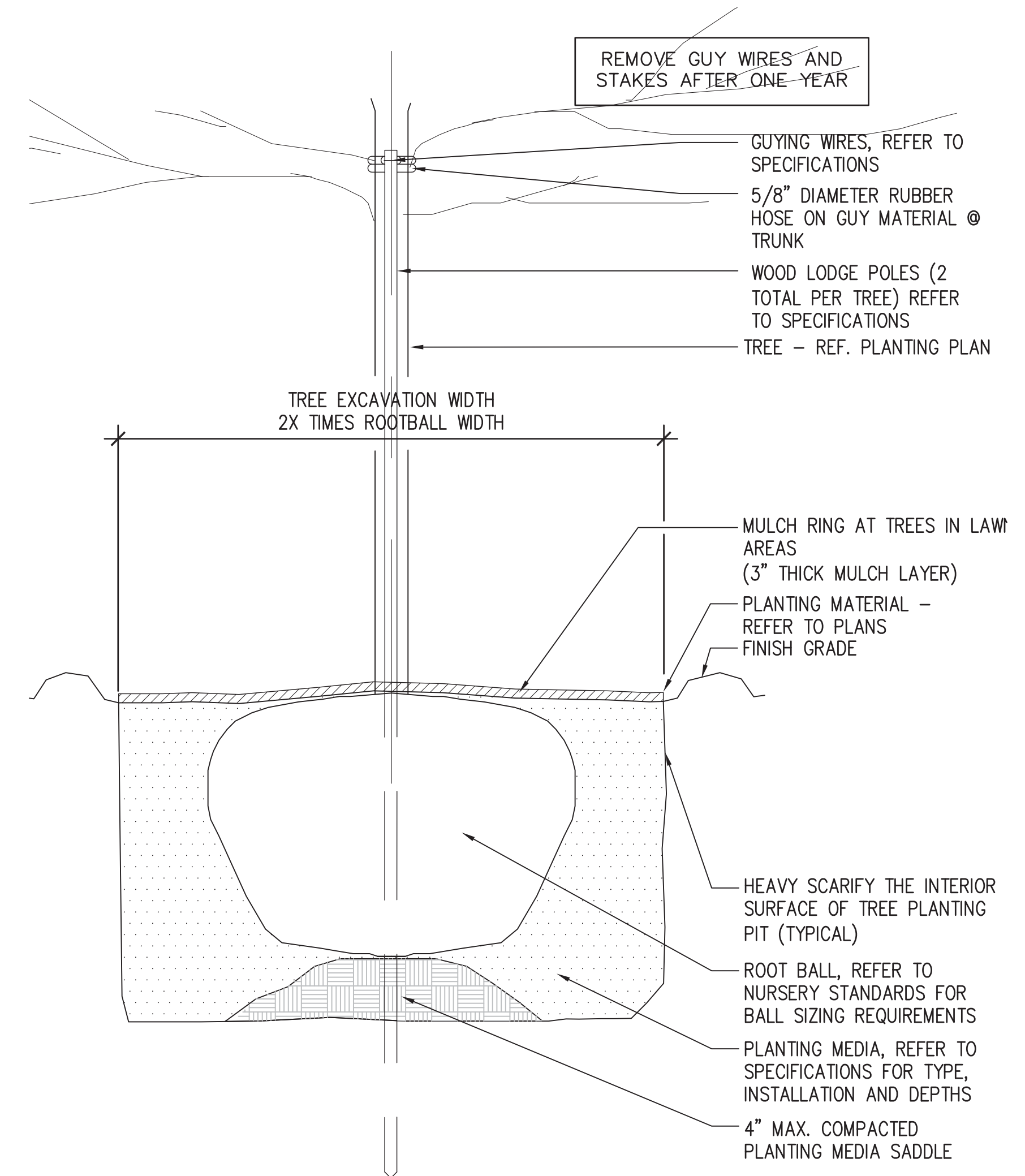


3 TYP. TREE PLANTING ON SLOPE
1" = 1'-0"

NOTE:
REFER TO SPECIFICATIONS FOR LOCATION OF CEDAR MULCH INSTALLATION. GENERALLY LOCATED IN OUTLYING PLANTING BEDS, ORNAMENTAL OR NATIVE GRASS PLANTING BEDS AND PLANTED TREES.



2 TYPICAL HARDWOOD MULCH DETAIL
1" = 1'-0"



1 TYP. TREE PLANTING DETAIL
1" = 1'-0"

No.	Date	Description
1	09/26/18	AMENDMENT #1 - 3RD SUBMITTAL
2	08/02/18	AMENDMENT #1 - 2ND SUBMITTAL
3	08/29/16	AMENDMENT #1 - 1ST SUBMITTAL
4	12/02/15	CITY OF AURORA INITIAL SUBMITTAL
5	11/06/15	CITY OF AURORA TECHNICAL SUBMITTAL
6	07/29/15	CITY OF AURORA 3RD SUBMITTAL
7	05/07/15	CITY OF AURORA 2ND SUBMITTAL
8	03/09/15	CITY OF AURORA INITIAL SUBMITTAL

No.	Date	Description
1	09/26/18	AMENDMENT #1 - 3RD SUBMITTAL
2	08/02/18	AMENDMENT #1 - 2ND SUBMITTAL
3	08/29/16	AMENDMENT #1 - 1ST SUBMITTAL
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5	11/06/15	CITY OF AURORA TECHNICAL SUBMITTAL
6	07/29/15	CITY OF AURORA 3RD SUBMITTAL
7	05/07/15	CITY OF AURORA 2ND SUBMITTAL
8	03/09/15	CITY OF AURORA INITIAL SUBMITTAL

Project Number: 128002 OS :03	Designed By: ZKB	Checked By: RR	Sheet Number: 28
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