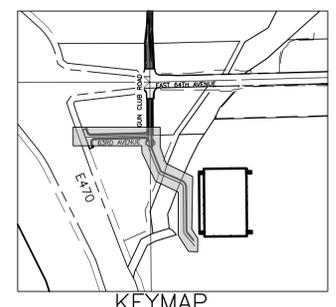
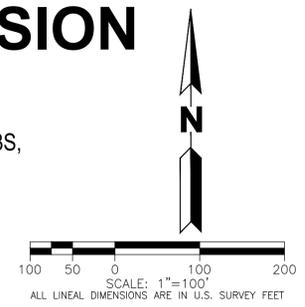
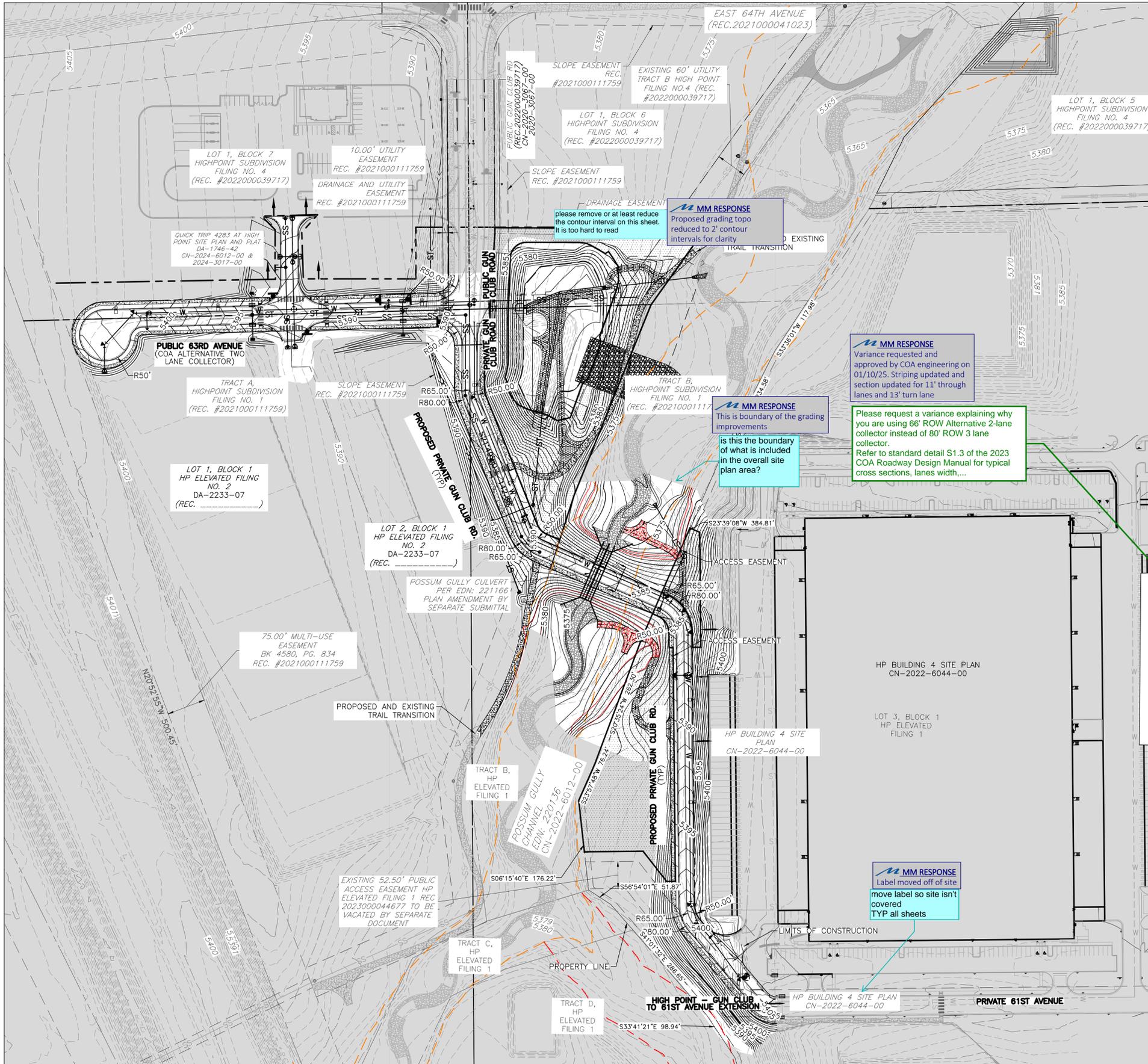


HIGH POINT - GUN CLUB TO 61ST AVENUE EXTENSION INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W, OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

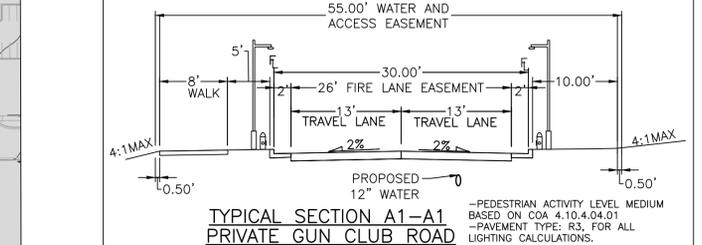
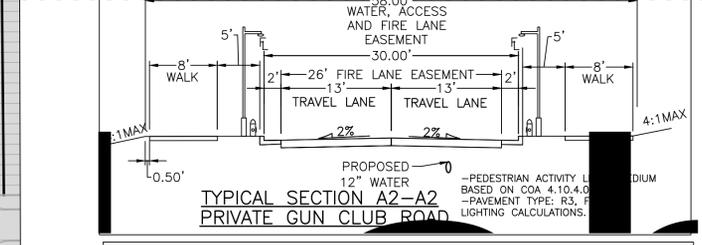
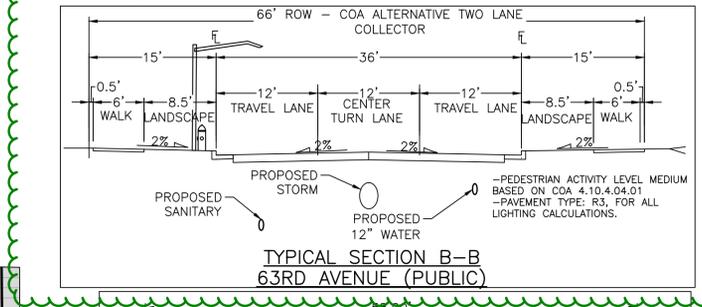


- GRADING NOTES:**
- "MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%"
 - "THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1."
 - "THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING."
 - "THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT."
 - "THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO PERCENT."
 - "THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT."

- 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 LOOPED WATER SYSTEM AND TWO POINTS OF ACCESS TO EACH SITE THAT IS BEING DEVELOPED.

- WATER MAIN:**
- THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
 - EACH PHASING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.
 - FIRE HYDRANTS SPACED AT 500' DISTANCE PER CRITERIA TWO LANE ROADWAY.
- DRAINAGE / STORM SEWER:**
- STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH 68TH AVENUE 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.

- GENERAL NOTES:**
- INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.
 - PROPOSED STREET LIGHT (PUBLIC) LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



MM RESPONSE
Proposed grading topo reduced to 2' contour intervals for clarity

MM RESPONSE
Variance requested and approved by COA engineering on 01/10/25. Striping updated and section updated for 11' through lanes and 13' turn lane

Please request a variance explaining why you are using 66' ROW Alternative 2-lane collector instead of 80' ROW 3 lane collector.
Refer to standard detail S1.3 of the 2023 COA Roadway Design Manual for typical cross sections, lanes width,....

MM RESPONSE
This is boundary of the grading improvements
is this the boundary of what is included in the overall site plan area?

MM RESPONSE
Label moved off of site
move label so site isn't covered
TYP all sheets

Date	Submission / Revision
12/13/24	COA FOR APPROVAL

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HIGH POINT - GUN CLUB TO 61ST AVENUE EXTENSION
AURORA, COLORADO

Design Project No: 19.1043.C.22
Drawing Title: OVERALL SITE PLAN
Drawing No: 2

NOT FOR CONSTRUCTION

HIGH POINT - GUN CLUB TO 61ST AVENUE EXTENSION INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W,
OF THE 6TH P.M. CITY OF 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 63RD AVENUE, THE EAST SIDE OF 61ST PRIVATE DRIVE AND DETENTION AREAS. 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 UPON CONSTRUCTION OF THE INDIVIDUAL STREETS IDENTIFIED WITHIN THIS INFRASTRUCTURE SITE PLAN.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND WETLAND 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. COBBLE BEDS SHALL BE 3" DEPTH OF 4-6" MULTI-COLOR LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK MULCH AND COBBLE.
- 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.

LANDSCAPE REQUIREMENT TABLES

Curbside Landscape Data Table

Location / Description	Length (LF)	Trees Required	Trees Provided	Area (SF)	Shrubs Required	Shrub Equivalents Provided	Shrubs Provided	Grasses Provided
63RD AVENUE NORTH	565	14	14	4,821	121	121	109	35
63RD AVENUE SOUTH	571	14	14	5,664	142	144	118	78
61ST PRIVATE DRIVE WEST	1,613	40	40	7,714	193	193	161	95
61ST PRIVATE DRIVE EAST	289	7	7	1,458	36	37	33	11
Totals:	3,038	76	75	19,657	491	494	421	219

NOTES:

- Shrubs shown in table are a minimum of container #5 Size
- 0.025 Shrubs per 1 Square Foot of Tree Lawn
- 1 Tree per 40 LF
- Distances measured between tangent points, intersecting drives are excluded.
- One tree equivalent shall be equal to: Twelve 5 gallon shrubs per one 2.5 inch caliper tree
- One shrub equivalent shall be equal to: Three 1 gallon ornamental grasses

Detention Pond Landscape Data Table

Description	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
DETENTION POND (1 Tree and 10 Shrubs per 4,000 SF)	82,569	21	21	206	206
Totals:		21	21	206	206

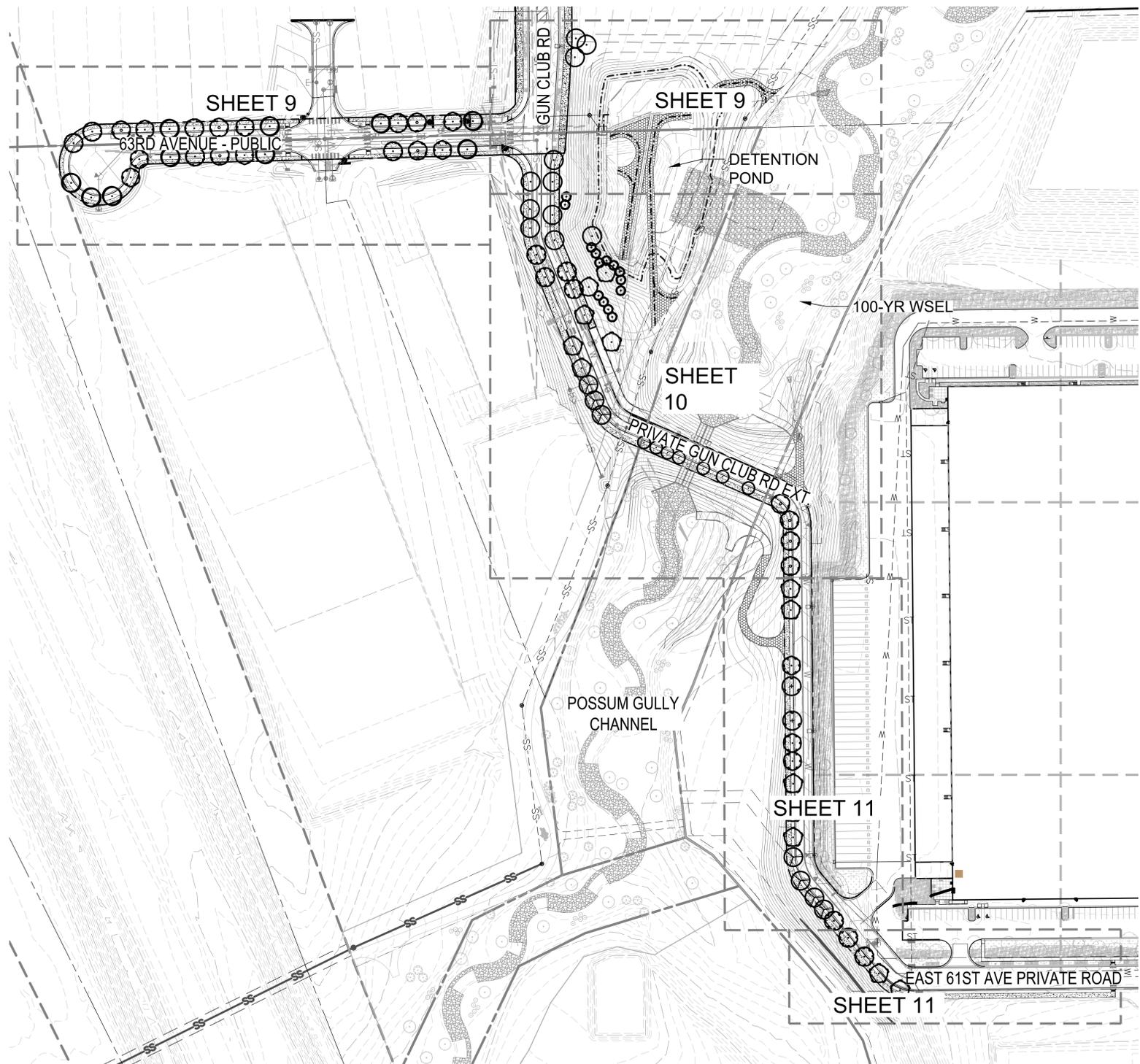
NOTES:

- 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 minimum of 2.5" caliper and shrubs a minimum of container #5 size.

SHEET INDEX

- SHEET 7 - LANDSCAPE NOTES & TABLES
- SHEET 8 - LANDSCAPE SCHEDULES
- SHEET 9 - LANDSCAPE PLAN
- SHEET 10 - LANDSCAPE PLAN
- SHEET 11 - LANDSCAPE PLAN
- SHEET 12 - LANDSCAPE HYDROZONE MAP
- SHEET 13 - LANDSCAPE DETAILS

OVERALL PLAN



Date	Submission / Revision
02/01/24	1st ISP Submittal
06/28/24	2nd ISP Submittal
10/11/24	3rd ISP Submittal
12/09/24	3rd ISP Submittal

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HIGH POINT - GUN CLUB TO 61ST AVENUE EXTENSION
 AURORA, COLORADO

Design Project No: **19.1043.C.22**

Drawing Title
LANDSCAPE NOTES & TABLES

Drawing No.

7

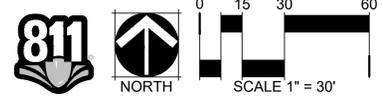
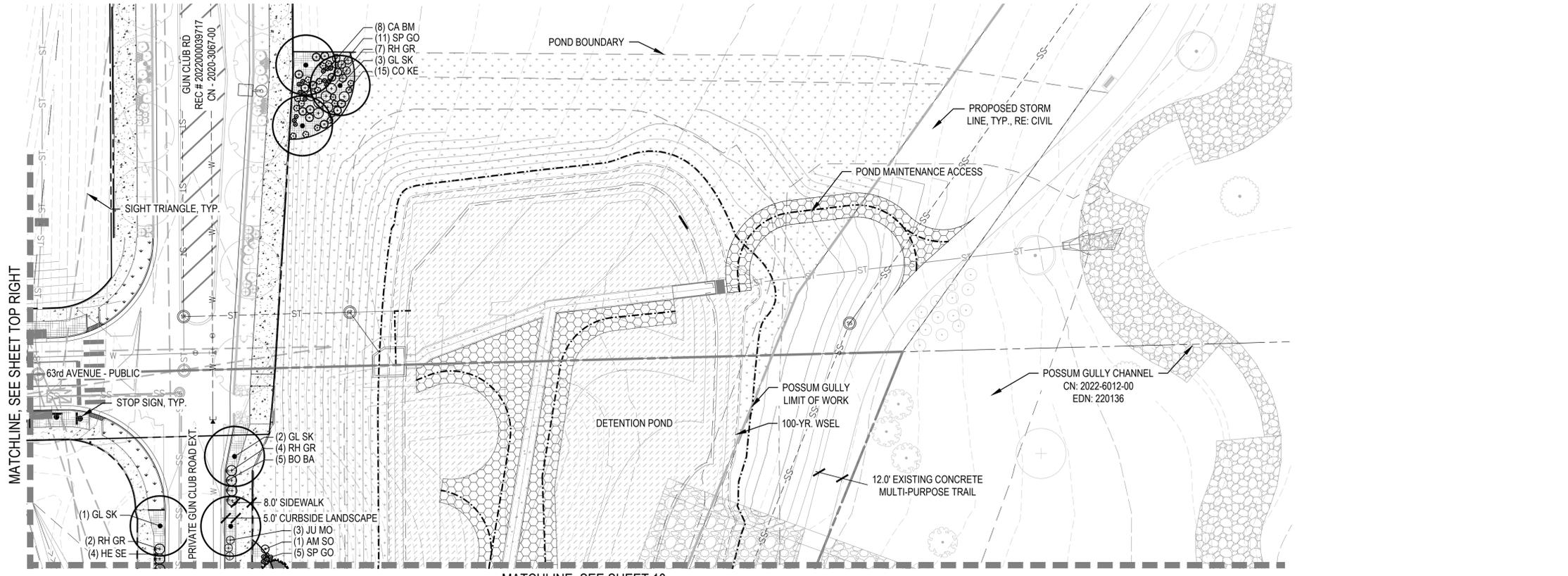
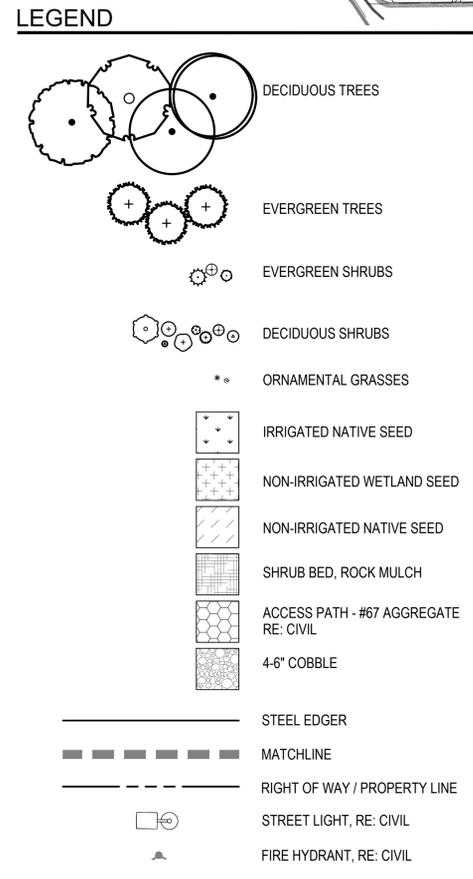
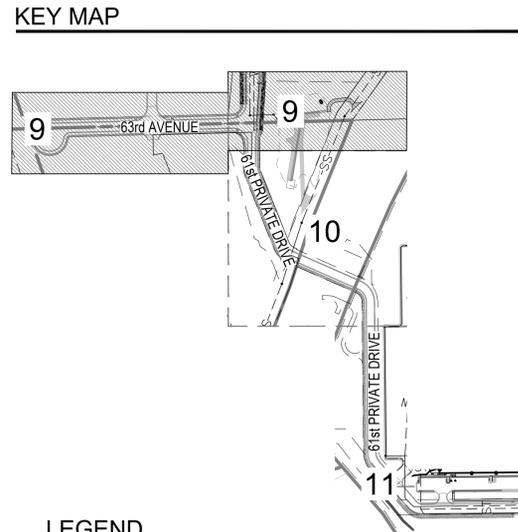
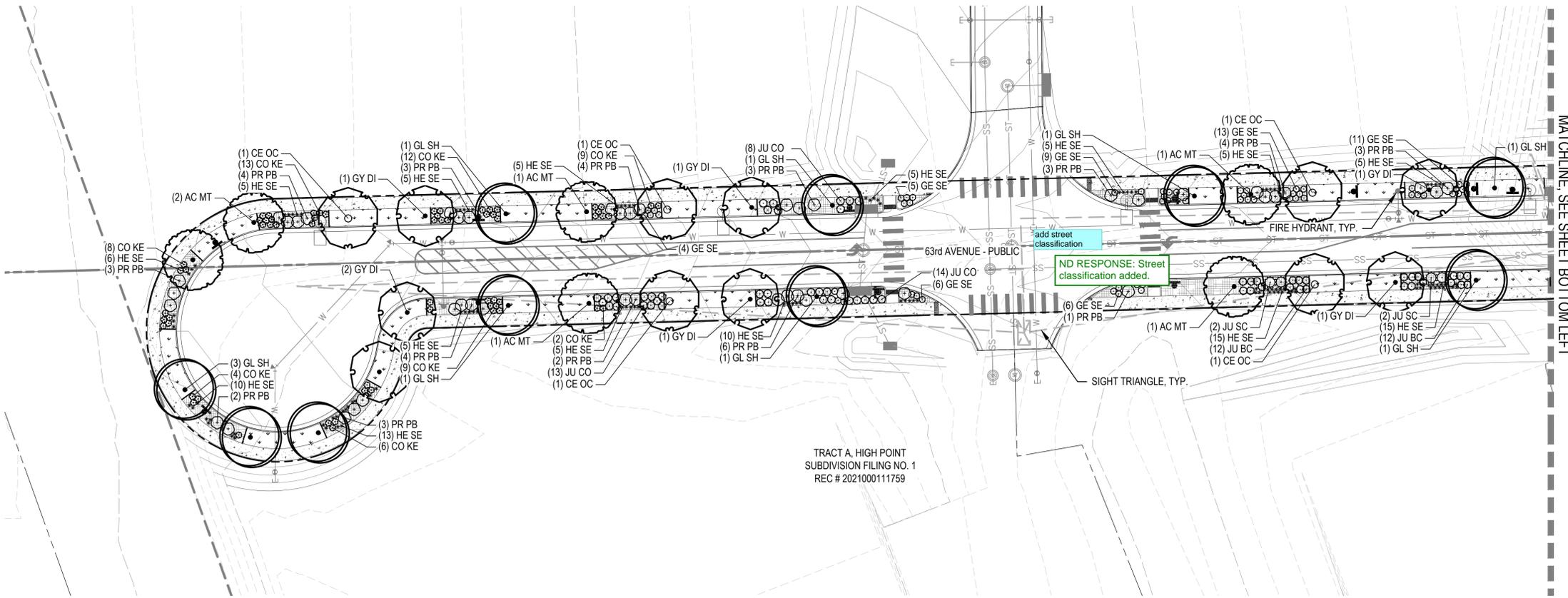
811
NORTH
SCALE 1" = 100'

NOT FOR CONSTRUCTION

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HIGH POINT - GUN CLUB TO 61ST
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AURORA, COLORADO

Design Project No: 19.1043.C.22

LANDSCAPE PLAN

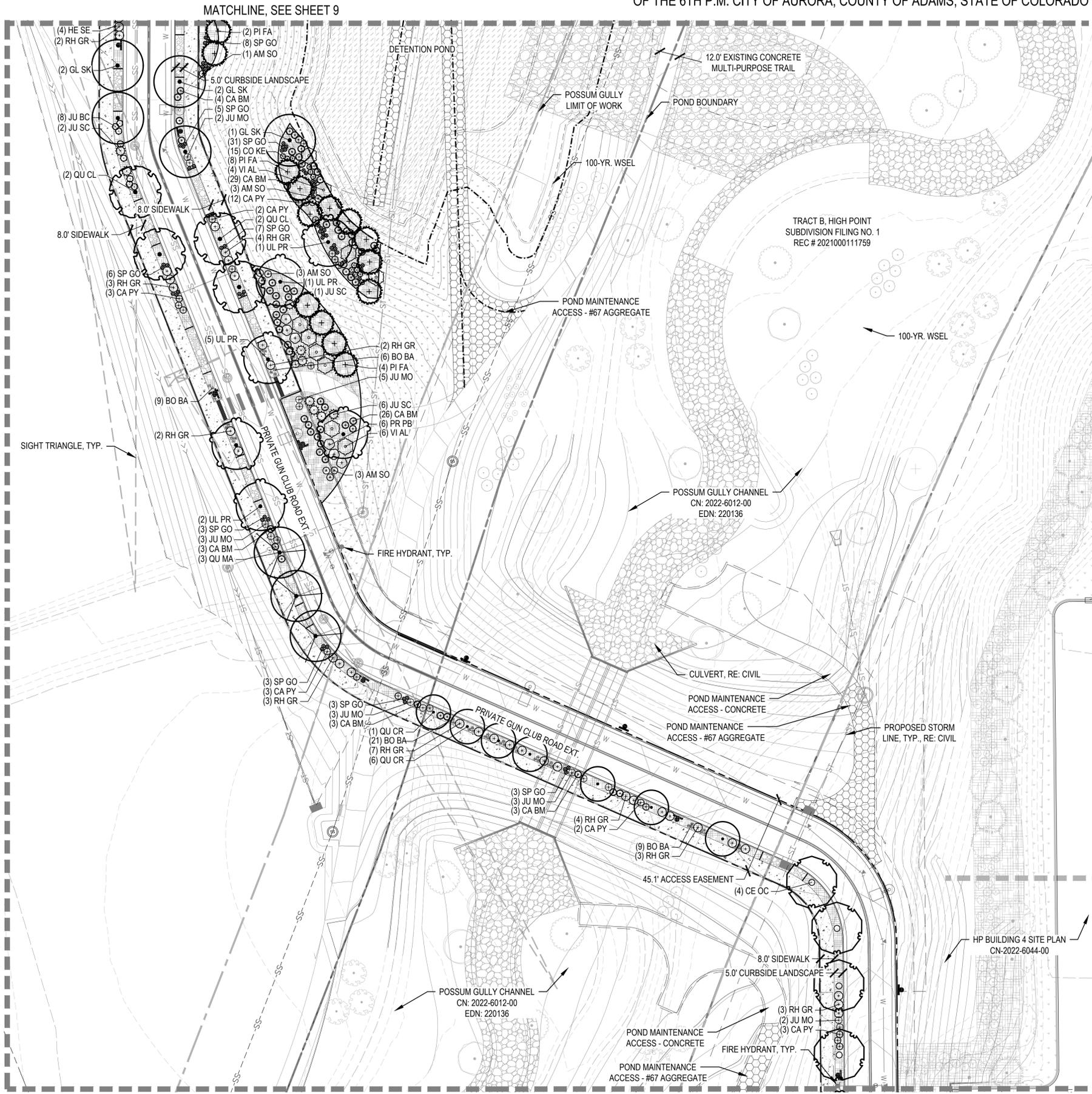
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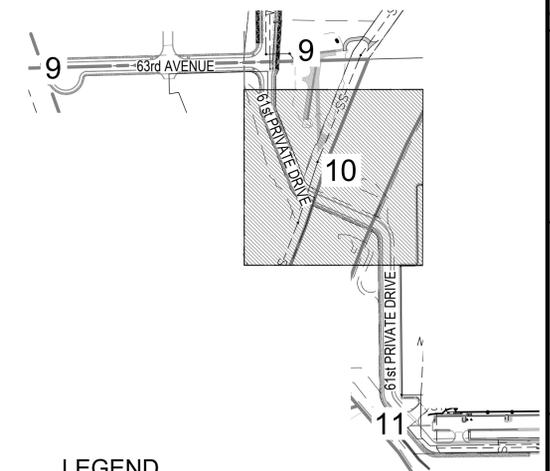
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10/11/24	3rd ISP Submittal
12/09/24	3rd ISP Submittal



KEY MAP



LEGEND

- DECIDUOUS TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASSES
- IRRIGATED NATIVE SEED
- NON-IRRIGATED WETLAND SEED
- NON-IRRIGATED NATIVE SEED
- SHRUB BED, ROCK MULCH
- ACCESS PATH - #67 AGGREGATE RE: CIVIL
- 4-6" COBBLE
- STEEL EDGER
- MATCHLINE
- RIGHT OF WAY / PROPERTY LINE
- STREET LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL



**HIGH POINT - GUN CLUB TO 61ST
AVENUE EXTENSION**
 AURORA, COLORADO

Design Project No: **19.1043.C.22**
 Drawing Title: **LANDSCAPE PLAN**

Drawing No: **10**

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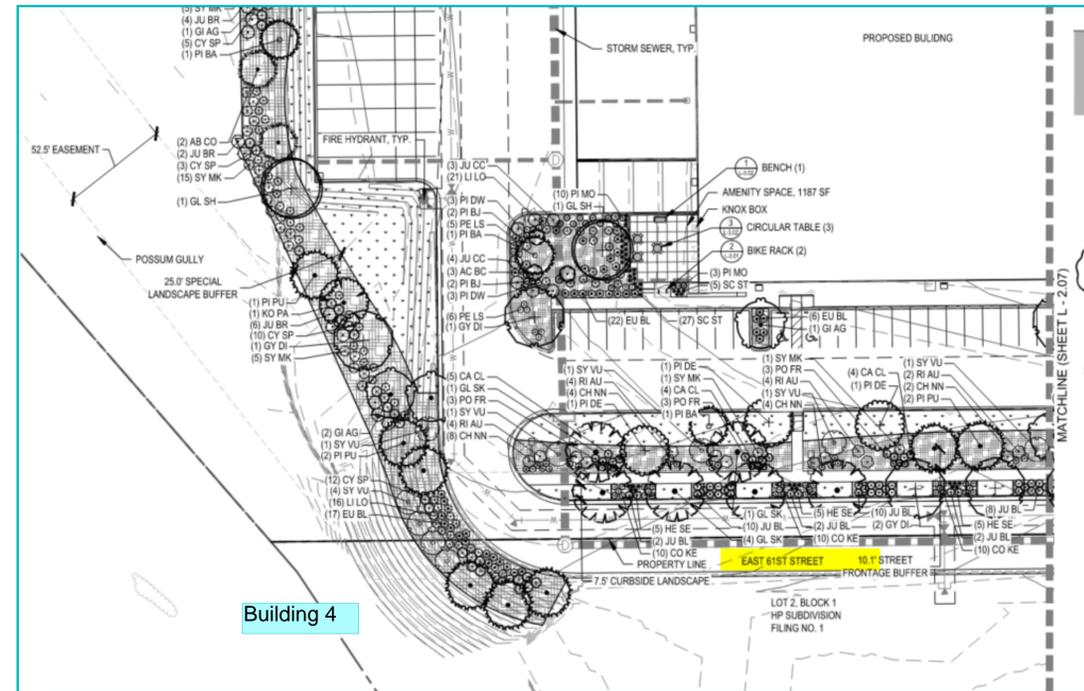
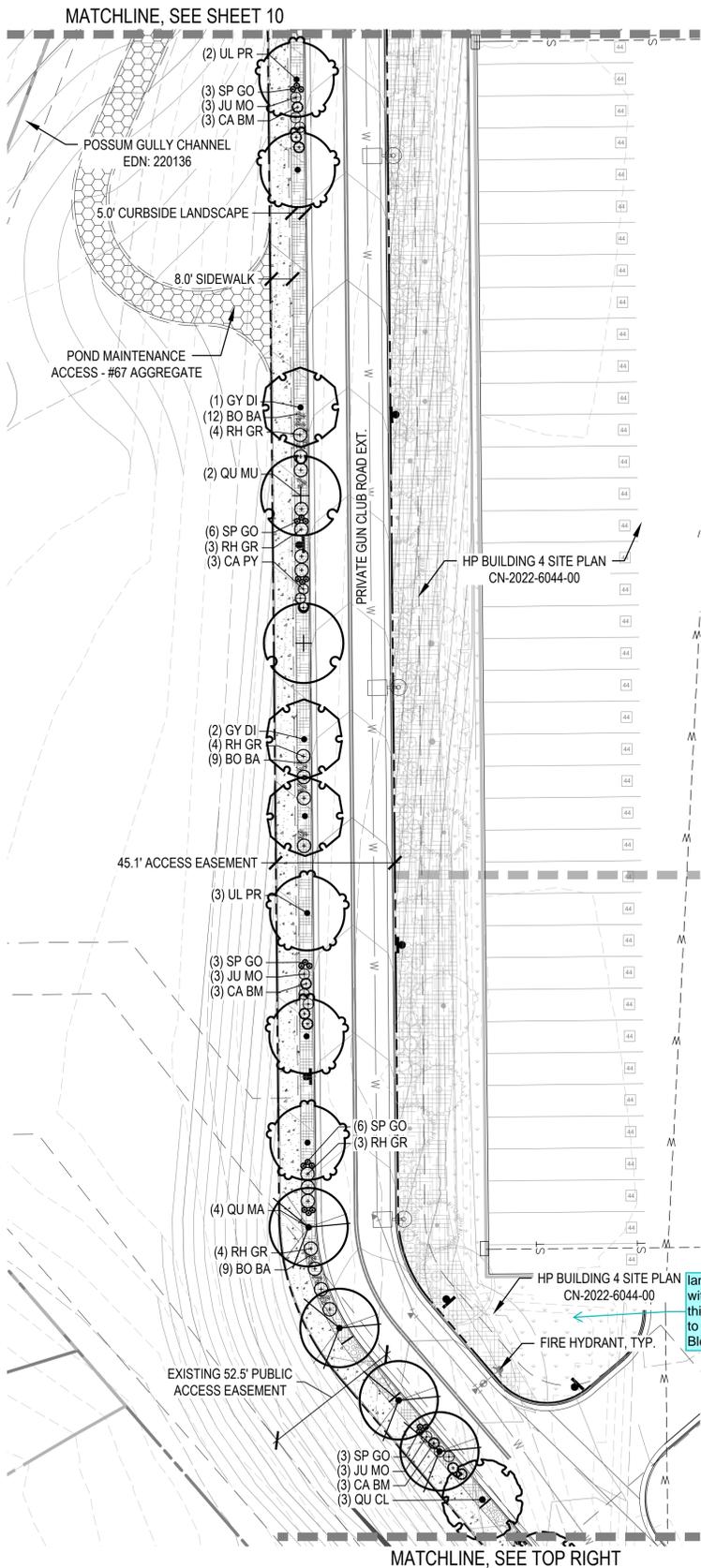
MATCHLINE, SEE SHEET 9

MATCHLINE, SEE SHEET 11

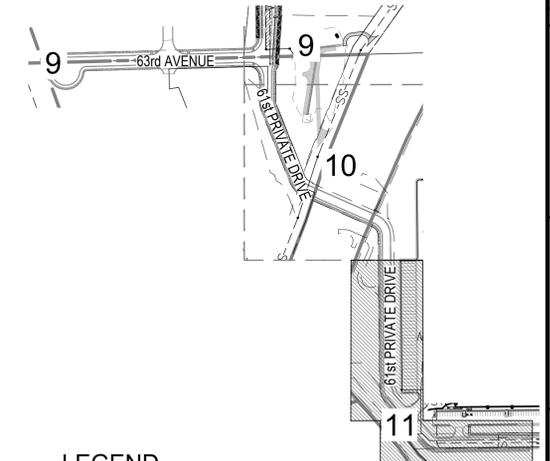
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12/09/24	3rd ISP Submittal



KEY MAP



LEGEND

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- STEEL EDGER
- MATCHLINE
- RIGHT OF WAY / PROPERTY LINE
- STREET LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL

add note that the Building 4 site plan will be amended to revise the access and landscape plans

ND RESPONSE: Note added.

landscape required with this site plan for this area of it will have to be added to the Bldg 4 plans

ND RESPONSE: Understood.

gray out sidewalk. Add note that south half of 61st will be designed and constructed at the time of development of Lot, block.....

ND RESPONSE: Sidewalk grayed out, note added to match civil.

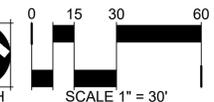
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HIGH POINT - GUN CLUB TO 61ST
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AURORA, COLORADO

Design Project No:
19.1043.C.22

Drawing Title
LANDSCAPE PLAN

Drawing No.
11



NOT FOR CONSTRUCTION

HIGH POINT - GUN CLUB TO 61ST AVENUE EXTENSION INFRASTRUCTURE SITE PLAN

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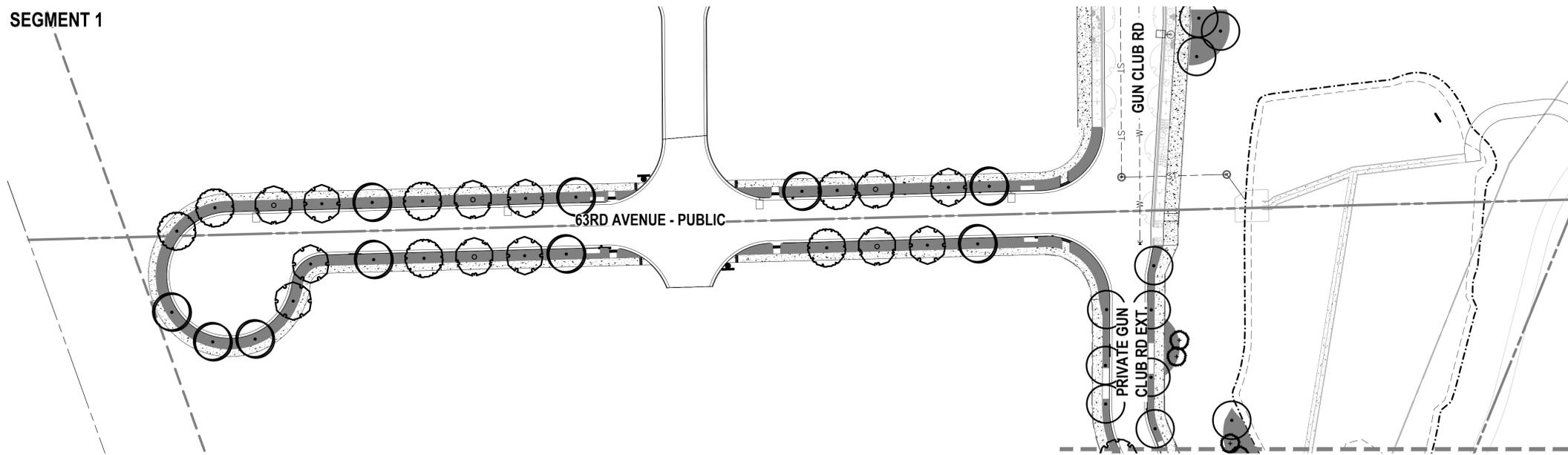
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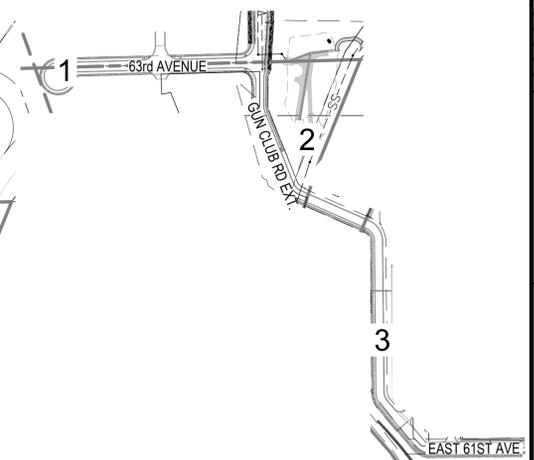
HIGH POINT - GUN CLUB TO 61ST AVENUE EXTENSION
 AURORA, COLORADO

Design Project No:	19.1043.C.22
Drawing Title	LANDSCAPE HYDROZONE MAP
Drawing No.	12

SEGMENT 1



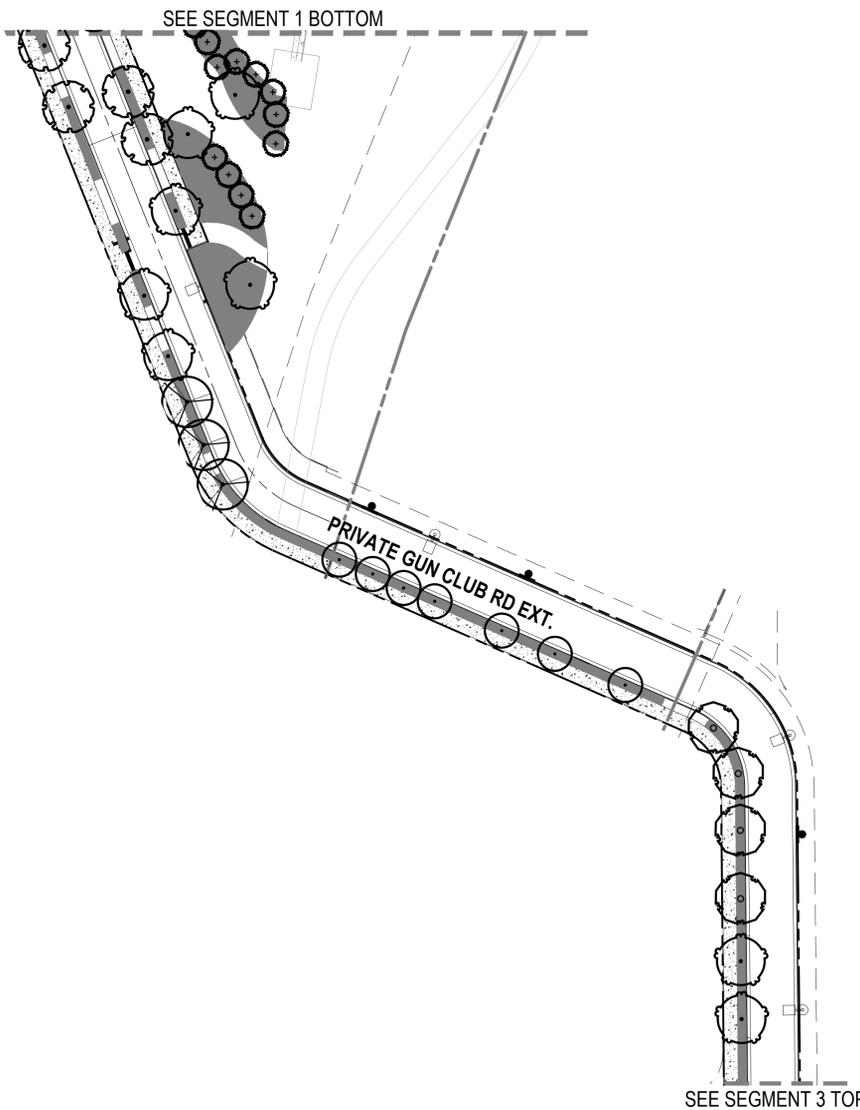
SEGMENT KEY MAP



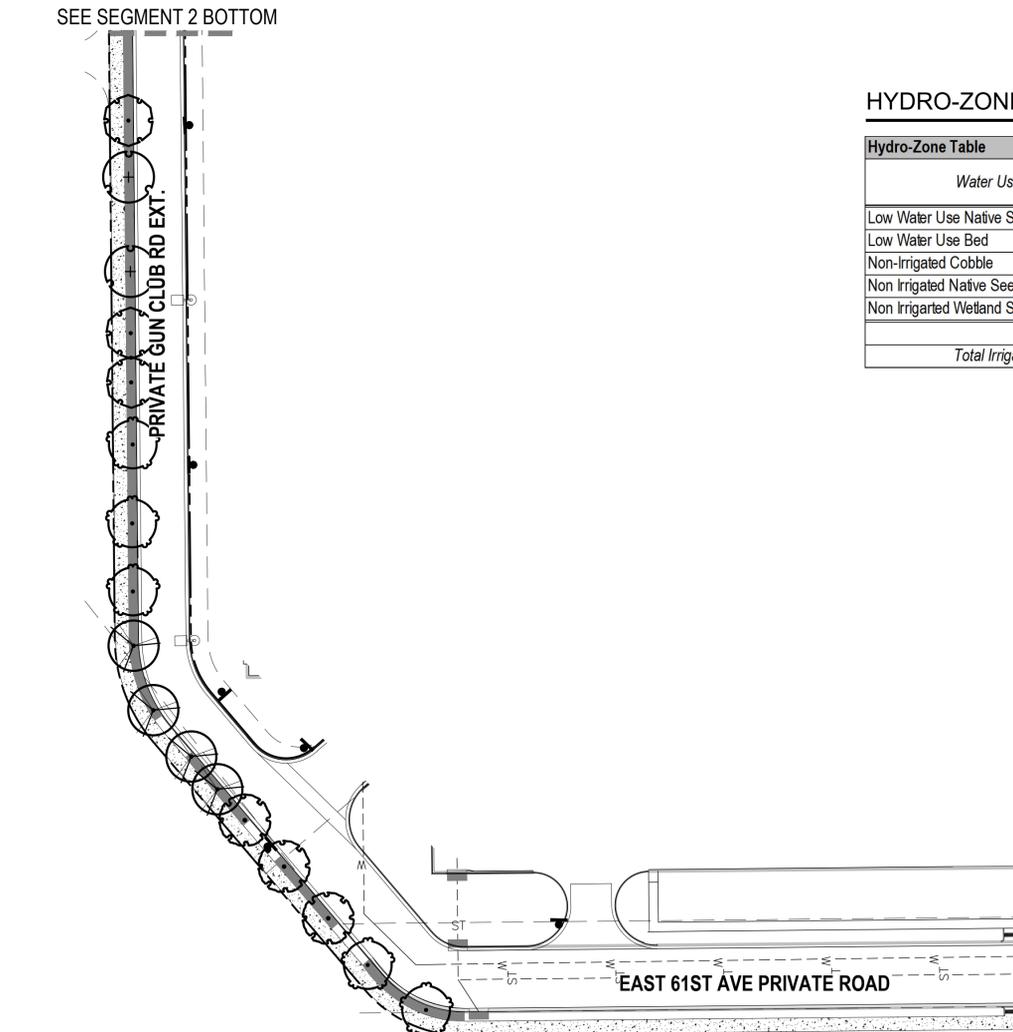
LEGEND

- LOW WATER USE HYDROZONE
- MATCHLINES
- DECIDUOUS CANOPY TREE

SEGMENT 2



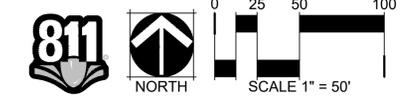
SEGMENT 3



SEE SEGMENT 2 TOP

HYDRO-ZONE TABLE

Water Use Type	Area (SF)	Percentage of Landscape	Percentage of Irrigated
Low Water Use Native Seed	5,531	5.0%	20.8%
Low Water Use Bed	21,091	19.0%	79.2%
Non-Irrigated Cobble	1,550	1.4%	0.0%
Non Irrigated Native Seed	50,166	45.1%	0.0%
Non Irrigated Wetland Seed	32,900	29.6%	0.0%
Totals:	111,238	100.0%	100.0%
Total Irrigated Area Tap #TBD:			26,622



NOT FOR CONSTRUCTION

