MM RESPONSE
TITLE UPDATED TO MATCH TITLEBLOCK

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

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

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

MM RESPONSE
UNDERSTOOD PDR IS BEING UPDATED AND RESUBMITTED

## SITE PLAN NOTES:

1. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

2. 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".

MM RESPONSE
NOTE UPDATED

3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ADA REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

68th Ave., 65th Ave. , Private Road-A, E-470 Service Road B and all ponds.

MM RESPONSE
NOTE UPDATED

Dandelion Draw

4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING THE CONSTRUCTION OF ~~THE E-470 68TH AVENUE.~~ LANDSCAPING FOR THE ~~POSSUM GULLY CHANNEL~~ TO BE INSTALLED FOLLOWING THE COMPLETION OF THE CHANNEL WORK. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPED PLAN.

5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT–OF–WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY–OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS–OF–WAY. THE UNDERSIGNED, IT SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS–OF–WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS–OR–WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

6. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS. E

7. NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

8. 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.

9. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

10. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.

11. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. ~~THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.~~

12. MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.

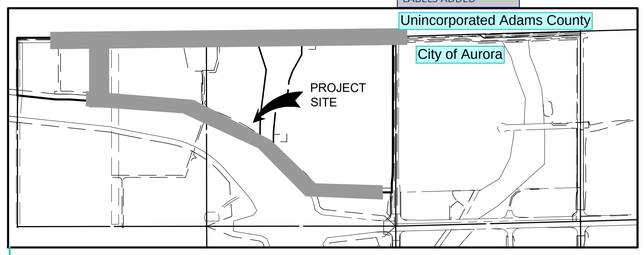
13. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

14. STREET LIGHTING TO BE GALLEON LED AREA AND SITE LUMINAIRE COOPER LIGHTING BY EATON OR APPROVED EQUAL.

15. ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

16. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT–OF–WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.

MM RESPONSE
LABELS ADDED




- Label streets
- Show streets, not easements
- label city limits

VICINITY MAP
SCALE: 1"=1000'

expand to the south

MM RESPONSE
KEY MAP UPDATED WITH LABELS

### Sheet List Table

| Sheet Number | Sheet Title |
|---|---|
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| 3 | OVERALL SITE PLAN |
| 4 | ROAD A |
| 5 | 68th AVENUE WEST OF GUN CLUB |
| 6 | 68TH AVENUE & GUN CLUB ROAD INTERSECTION |
| 7 | E–470 SERVICE ROAD B |
| 8 | LANDSCAPE NOTES |
| 9 | LANDSCAPE SCHEDULES |
| 10 | LANDSCAPE PLAN |
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| 19 | LANDSCAPE HYDROZONE |
| 20 | LANDSCAPE HYDROZONE |
| 21 | LANDSCAPE DETAILS |

Site Plan?

MM RESPONSE
UNDERSTOOD PLAT TO BE SUBMITTED AT SIMILAR TIME TO ISP

MM RESPONSE
NOTE UPDATED

replace note:
The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards, and shown on the signing and striping plan for the development

## SIGNATURE BLOCKS

THE LOOP AT HIGH POINT 68TH AVENUE WEST OF GUN CLUB–INFRASTRUCTURE SITE PLAN

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.

LEGAL DESCRIPTION: HIGH POINT EAST SUBDIVISION FILING NO. 6

IN WITNESS THEREOF, _____ HAS CAUSED THESE

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

BY: _____
(PRINCIPALS OR OWNERS)

STATE OF _____ )SS

COUNTY OF _____)

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

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

_____
(NOTARY PUBLIC)

NOTARY BUSINESS ADDRESS:

_____

_____

MY COMMISSION EXPIRES _____

all sheets need to match title on cover

MM RESPONSE
TITLE UPDATED TO MATCH TITLEBLOCK

## CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING & ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

## RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____,

COLORADO AT _____ O'CLOCK _____ M.

THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY: _____

remove. County is no longer using signature blocks

MM RESPONSE
COUNTY SIGNATURE REMOVED

MM RESPONSE
UNDERSTOOD PLAT TO BE SUBMITTED AT SIMILAR TIME TO ISP

additional comments may be forthcoming when the plat is submitted and these areas can be verified.

## SITE PLAN DATA BLOCK:

TOTAL LAND AREA OF SUBDIVISION: 7,171,106 ± SQ FT (164.626± ACRES)

ZONING CLASSIFICATION: AIRPORT DISTRICT

LOT AREA ~~(NET AREA SHOWN ON PLAT WHICH EXCLUDES ROW DEDICATIONS)~~ 5,243,266± SQ FT (120.37± ACRES)

NUMBER OF LOTS: 4

PROPOSED PUBLIC RIGHT–OF–WAY AREA: 342,615± SQ FT (7.865± ACRES)

if ROW is removed from lot area, shouldn't adding the ROW equal the total area? Areas are hard to balance until we see the plat.

PROPOSED SIDEWALK AREA: 93,038± SQ FT (2.135± ACRES)

PROPOSED ROADWAY ASPHALT AREA: 357,898± SQ FT (8.216± ACRES)

PROPOSED TOTAL LANDSCAPE AREA: 1,064,608± SQ FT (23.89± ACRES)

PROPOSED LANDSCAPE AREA FOR DETENTION: 843,984± SQ FT (19.376± ACRES)

OPEN SPACE AREA: simple answer = N/A ~~OPEN SPACE DEDICATION WILL BE DONE WITH THIS SUBMITTAL. IF ANY OPEN SPACE DEDICATION CREDIT IS TO BE PROPOSED, IT WILL BE PROVIDED AT SITE PLAN.~~

MM RESPONSE
UPDATED TO N/A

MM RESPONSE
UNDERSTOOD PLAT TO BE SUBMITTED AT SIMILAR TIME TO ISP

## CONTACTS

### LANDSCAPE ARCHITECT:
NORRIS DESIGN
DAVID LANE, PLA, LEED AP
1101 BANNOCK ST,
DENVER, CO 80204
303–892–1166

### CIVIL ENGINEER/ SURVEYOR:
MARTIN/MARTIN INC.
PAT HORN PE.
12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215
303–431–6100

### OWNER'S REPRESENTATIVE:
SILVERBLUFF COMPANIES
TED L. LAUDICK
303–638–9553

## PROPERTY OWNERS

### HIGHPOINT NORTH ACQUISITION, LLC
PAUL HYDE
800 LASALLE AVE., SUITE 1210
MINNEAPOLIS, MINNESOTA 55402
612–845–1991

is there another owner for the south side of 65th Ave?

MM RESPONSE
NO THE SOUTH BOUNDARY OF THIS PROJECT IS AT THE PROPERTY LINE AND THE ROW OF 65TH AVE IS LOCATED WITHIN ONE PROPERTY.

**BASIS OF BEARING:**
BEARINGS ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO ASSUMED TO BEAR N00°02'19"E AND BEING MONUMENTED BY A FOUND 2" ALUMINUM CAP IN RANGE BOX PLS #28649 AT THE SOUTHWEST CORNER AND FOUND 3" ALUMINUM CAP IN RANGE BOW, PLS #25379 AT THE WEST QUARTER CORNER.

## AMENDMENTS:

| Date | Submission / Revision |
|---|---|
| 07/18/2022 | 1ST SUBMITTAL |


NORRIS DESIGN
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MARTINMARTIN.COM


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

Design Project No.
19.1043.C.18

Drawing Title
COVER

Drawing No.
1

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

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

## LEGAL DESCRIPTION:

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

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1, N89°48'17"E A DISTANCE OF 2642.11 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 1;
THENCE ALONG THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, N89°48'17"E A DISTANCE OF 2534.09 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD AS PLATTED BY HIGH POINT EAST SUBDIVISION FILING NO. 4 RECORDED AT RECEPTION NO. _____;
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID GUN CLUB THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES;
1) S00°11'43"E A DISTANCE OF 68.50 FEET;
2) THENCE N89°48'17"E A DISTANCE OF 52.95 FEET TO A POINT OF CURVATURE;
3) THENCE 31.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°14'04", AND A CHORD WHICH BEARS S45°04'42"E A DISTANCE OF 28.34 FEET;
4) THENCE S00°02'19"W A DISTANCE OF 1699.32 FEET;
5) THENCE S01°27'15"W A DISTANCE OF 150.63 FEET;
6) THENCE S06°03'33"W A DISTANCE OF 110.13 FEET;
7) THENCE S00°21'10"E A DISTANCE OF 128.69 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1, HIGH POINT EAST SUBDIVISION FILING NO. 4;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1, S89°56'46"W A DISTANCE OF 1152.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF E-470 AS RECORDED AT BOOK 4580 AT PAGE 817;
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID E-470 THE FOLLOWING SIX (6) CONSECUTIVE COURSES:
1) 256.79 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 709.41 FEET, A CENTRAL ANGLE OF 20°44'23", AND A CHORD WHICH BEARS N37°40'32"W A DISTANCE OF 255.39 FEET;
2) THENCE N48°02'44"W A DISTANCE OF 400.00 FEET TO A POINT OF CURVATURE;
3) THENCE 1952.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2951.16 FEET, A CENTRAL ANGLE OF 37°53'51", AND A CHORD WHICH BEARS N66°59'39"W A DISTANCE OF 1916.61 FEET;
4) THENCE N85°56'35"W A DISTANCE OF 1131.23 FEET;
5) THENCE N89°39'09"W A DISTANCE OF 202.38 FEET;
6) THENCE N83°59'45"W A DISTANCE OF 535.41 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 1;
THENCE ALONG SAID WESTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 1, N00°02'33"W A DISTANCE OF 804.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 164.626 ACRES OR 7,171,106 SQUARE FEET MORE OR LESS.

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

| Date | Submission / Revision |
|---|---|
| 07/18/2022 | 1ST SUBMITTAL |


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

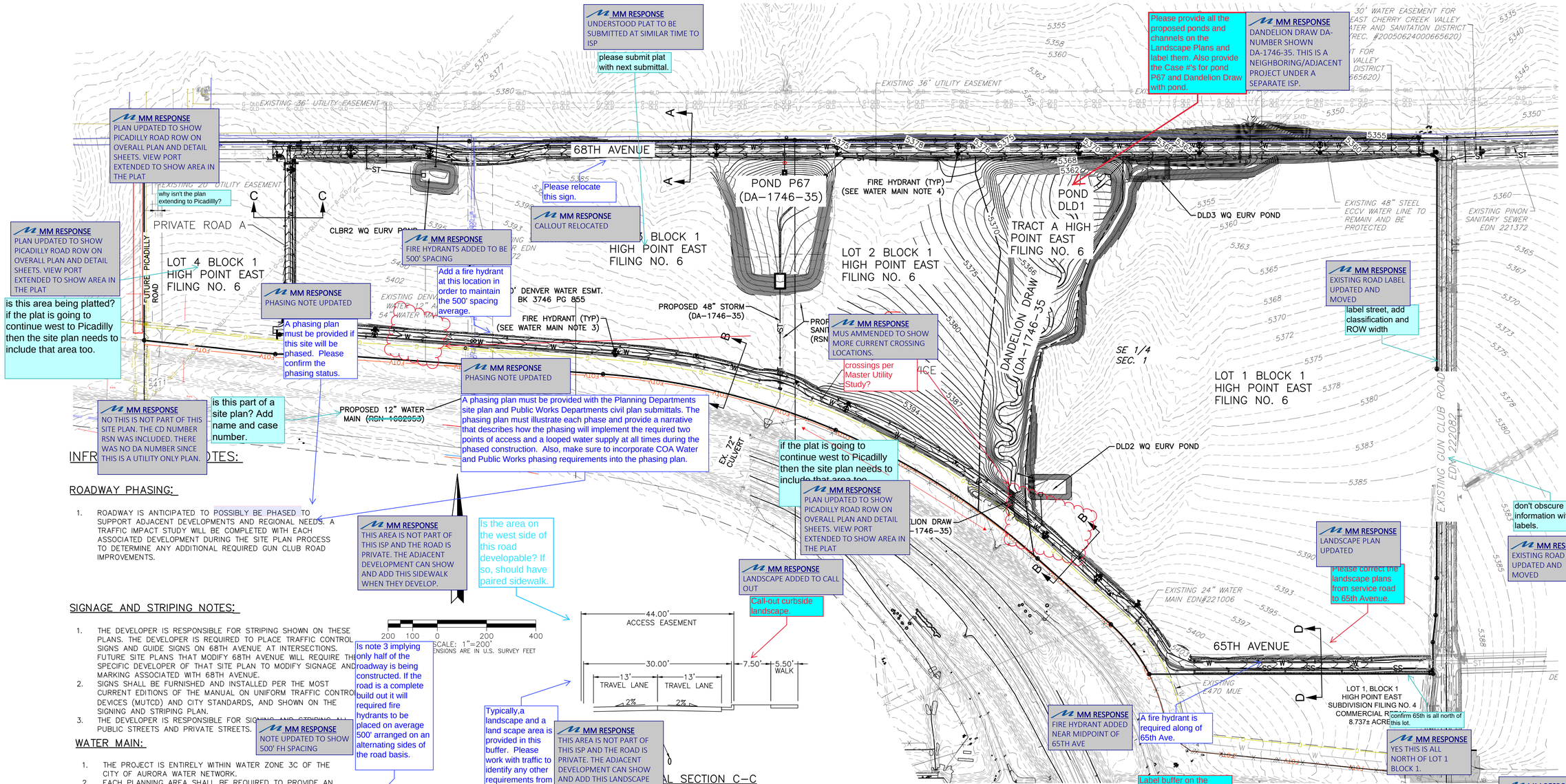
Design Project No.
19.1043.C.18

Drawing Title
GENERAL NOTES

Drawing No.
2

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

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




MM RESPONSE
UNDERSTOOD PLAT TO BE SUBMITTED AT SIMILAR TIME TO ISP

please submit plat with next submittal.

MM RESPONSE
PLAN UPDATED TO SHOW PICADILLY ROAD ROW ON OVERALL PLAN AND DETAIL SHEETS. VIEW PORT EXTENDED TO SHOW AREA IN THE PLAT

why isn't the plan extending to Picadilly?

MM RESPONSE
PLAN UPDATED TO SHOW PICADILLY ROAD ROW ON OVERALL PLAN AND DETAIL SHEETS. VIEW PORT EXTENDED TO SHOW AREA IN THE PLAT

is this area being platted? if the plat is going to continue west to Picadilly then the site plan needs to include that area too.

Please relocate this sign.

MM RESPONSE
CALLOUT RELOCATED

MM RESPONSE
FIRE HYDRANTS ADDED TO BE 500' SPACING

Add a fire hydrant at this location in order to maintain the 500' spacing average.

MM RESPONSE
PHASING NOTE UPDATED

A phasing plan must be provided if this site will be phased. Please confirm the phasing status.

MM RESPONSE
PHASING NOTE UPDATED

A phasing plan must be provided with the Planning Departments site plan and Public Works Departments civil plan submittals. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.

MM RESPONSE
MUS AMMENDED TO SHOW MORE CURRENT CROSSING LOCATIONS.

crossings per Master Utility Study?

MM RESPONSE
NO THIS IS NOT PART OF THIS SITE PLAN. THE CD NUMBER RSN WAS INCLUDED. THERE WAS NO DA NUMBER SINCE THIS IS A UTILITY ONLY PLAN.

is this part of a site plan? Add name and case number.

Please provide all the proposed ponds and channels on the Landscape Plans and label them. Also provide the Case #'s for pond P67 and Dandelion Draw with pond.

MM RESPONSE
DANDELION DRAW DA-NUMBER SHOWN DA-1746-35. THIS IS A NEIGHBORING/ADJACENT PROJECT UNDER A SEPARATE ISP.

MM RESPONSE
EXISTING ROAD LABEL UPDATED AND MOVED

label street, add classification and ROW width

if the plat is going to continue west to Picadilly then the site plan needs to include that area too.

MM RESPONSE
PLAN UPDATED TO SHOW PICADILLY ROAD ROW ON OVERALL PLAN AND DETAIL SHEETS. VIEW PORT EXTENDED TO SHOW AREA IN THE PLAT

MM RESPONSE
THIS AREA IS NOT PART OF THIS ISP AND THE ROAD IS PRIVATE. THE ADJACENT DEVELOPMENT CAN SHOW AND ADD THIS SIDEWALK WHEN THEY DEVELOP.

Is the area on the west side of this road developable? If so, should have paired sidewalk.

MM RESPONSE
LANDSCAPE ADDED TO CALL OUT

Call-out curbside landscape.

MM RESPONSE
LANDSCAPE PLAN UPDATED

Please correct the landscape plans from service road to 65th Avenue.

MM RESPONSE
EXISTING ROAD LABEL UPDATED AND MOVED

don't obscure information with labels.

confirm 65th is all north of this lot.

MM RESPONSE
YES THIS IS ALL NORTH OF LOT 1 BLOCK 1.

MM RESPONSE
FIRE HYDRANT ADDED NEAR MIDPOINT OF 65TH AVE

A fire hydrant is required along of 65th Ave.

Label buffer on the landscape plans

MM RESPONSE
LANDSCAPE ADDED TO CALLOUT

Please call out curbside landscape area

## INFRASTRUCTURE NOTES:

### ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED GUN CLUB ROAD IMPROVEMENTS.

### SIGNAGE AND STRIPING NOTES:

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

### WATER MAIN:

1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.
3. FIRE HYDRANTS SPACED AT 1000' DISTANCE PER CRITERIA TWO LANE ROADWAY.
4. FIRE HYDRANTS LOCATED ALONG SOUTH SIDE ONLY OF 68TH AVE AVOID PROXIMITY TO EXISTING 48" ECCV WATER MAIN.

### DRAINAGE / STORM SEWER:

1. 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.
2. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSIVE CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

### GENERAL NOTES:

1. INDIVIDUAL LOT DEVELOPMENT IS

Is note 3 implying only half of the roadway is being constructed. If the road is a complete build out it will required fire hydrants to be placed on average 500' arranged on an alternating sides of the road basis.

MM RESPONSE
NOTE UPDATED TO SHOW 500' FH SPACING

Typically,a landscape and a land scape area is provided in this buffer. Please work with traffic to identify any other requirements from this propose road section.

MM RESPONSE
THIS AREA IS NOT PART OF THIS ISP AND THE ROAD IS PRIVATE. THE ADJACENT DEVELOPMENT CAN SHOW AND ADD THIS LANDSCAPE WHEN THEY DEVELOP.

Pleased identify the two lane roadway fire hydrant spacing reference mentioned in note 3.

MM RESPONSE
NOTE UPDATED TO SHOW 500' FH SPACING

It appears that 68th East of this site has fire hydrants on both sides. Is there a requirement identifying the need to locate the fire hydrants on the south side of 68th? If so, please provide a statement or document identifying the requirement.

MM RESPONSE
68TH AVE EAST OF THIS AREA ALSO HAS FIRE HYDRANTS ONLY ON THE SHOUTH SIDE.

ECCV HAS AN EXISTING LINE LOCATED ALONG THE NORTH CURB. COORDINATION WITH THEM AND AURORA WATER ON EAST 68TH

MM RESPONSE
UNDERSTOOD HYDRANT TO BE PLACED WITHIN COA STANDARDS

Ensure that fire hydrant placement is within COA's standards.

Identify what intersection standards that will be used for this project.

verify with PW

MM RESPONSE
SHOWING AS PUBLIC TO PROVIDE ROW ACCESS TO LOT 1 BLOCK 1 OF MP

MM RESPONSE
LABEL ADDED

0.5' required between the back of walk and ROW

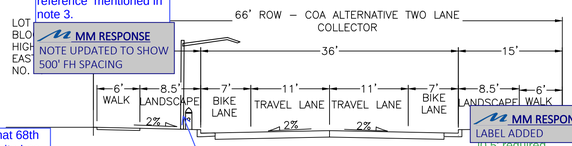
MM RESPONSE
LANDSCAPING NOT SHOWN IN THIS AREA SINCE IT IS A PRIVATE ROAD NEXT TO THE E-470 MUE.

MM RESPONSE
LANDSCAPING NOT SHOWN IN THIS AREA SINCE IT IS A PRIVATE ROAD NEXT TO THE E-470 MUE.

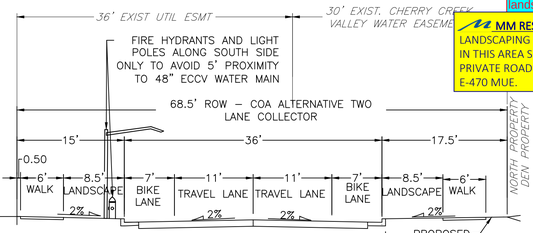
Typically,a landscape area is provided in this buffer. Please work with engineering to identify any other requirements from this propose road section.



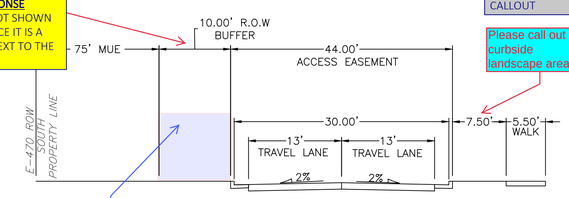

TYPICAL SECTION C–C
PRIVATE ROAD A




TYPICAL SECTION D–D
65TH AVENUE (PUBLIC)




TYPICAL SECTION A–A
68TH AVENUE




TYPICAL SECTION B–B
SERVICE ROAD B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| Date | Submission / Revision |
|---|---|
| 07/18/2022 | 1ST SUBMITTAL |

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

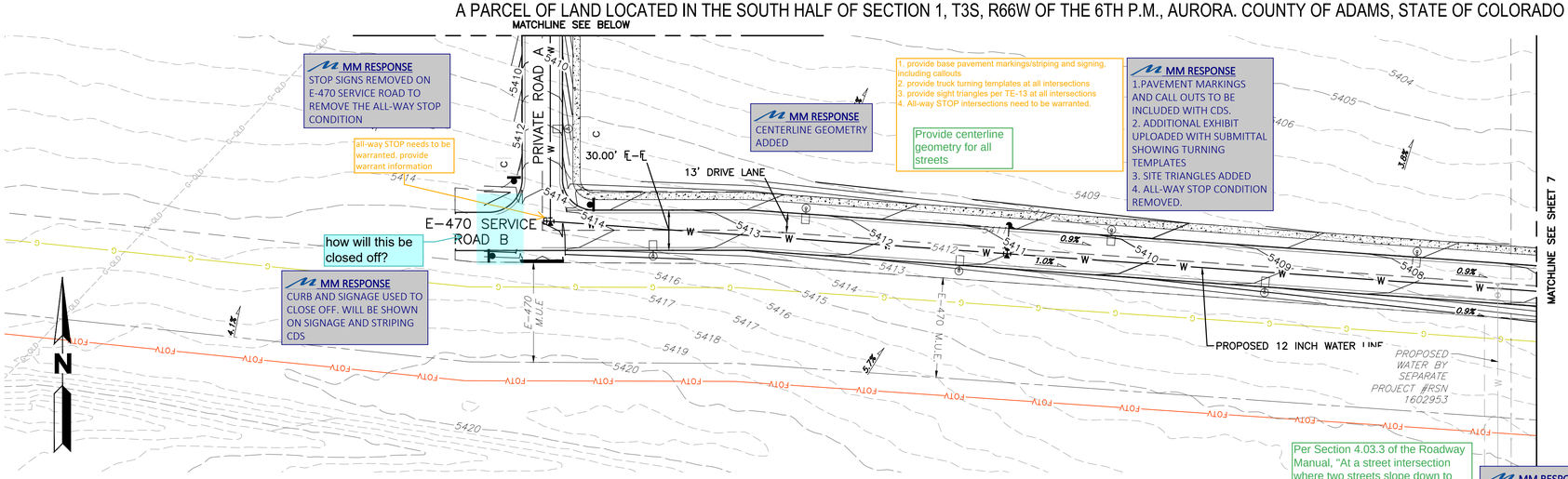
Design Project No.
19.1043.C.18

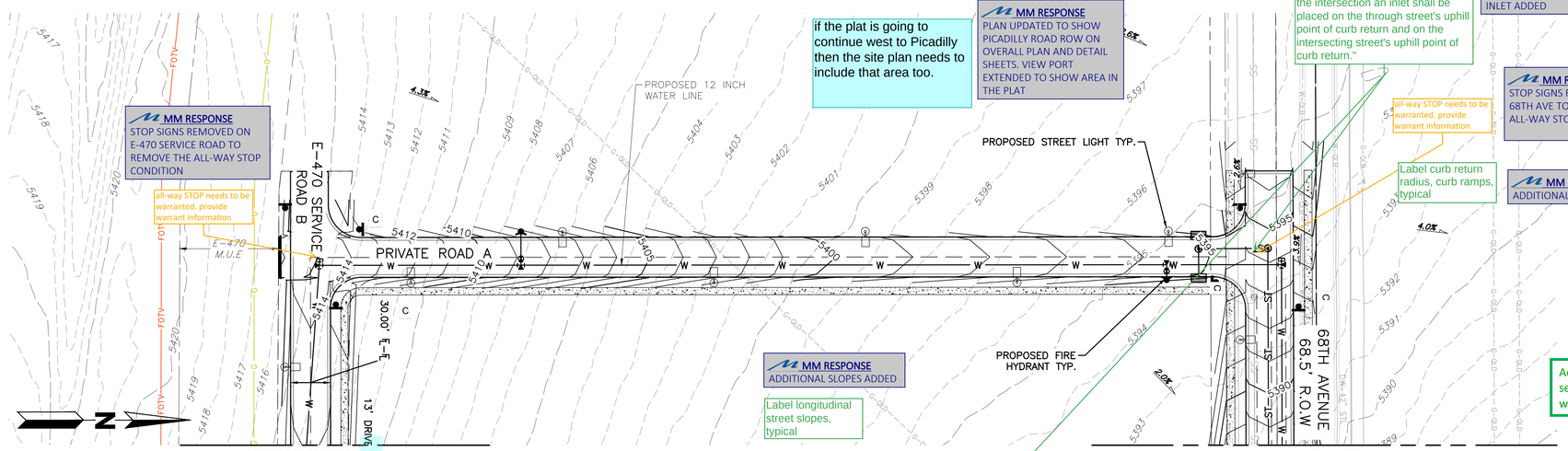
Drawing Title
OVERALL

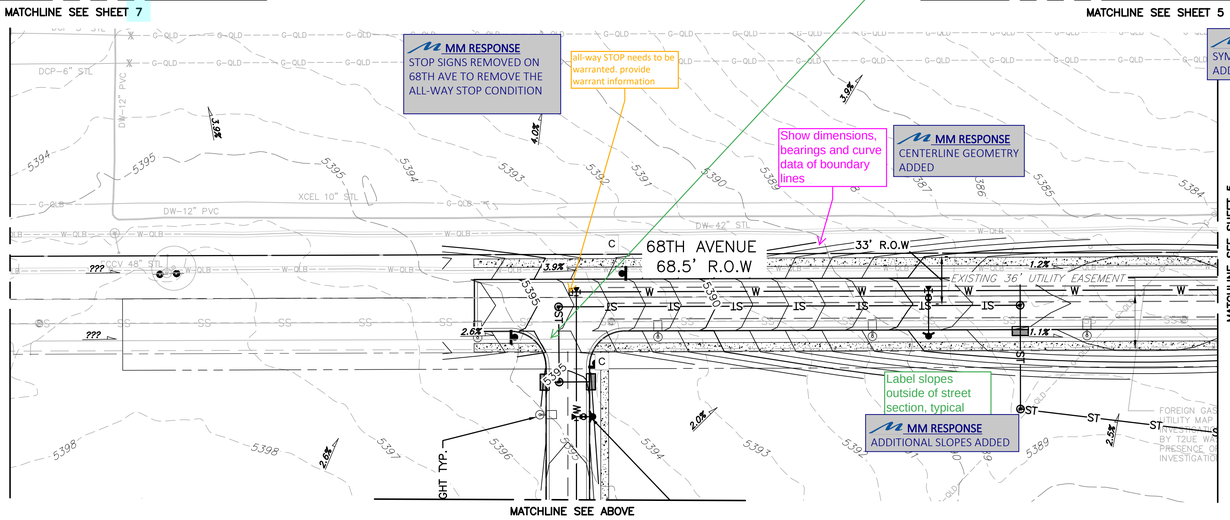
Drawing No.
3

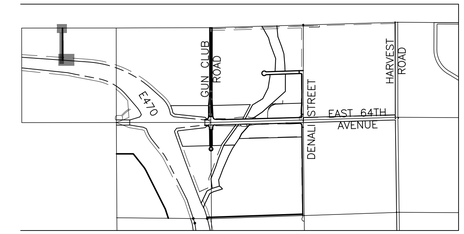
# THE LOOP AT HIGH POINT 68TH AVENUE WEST OF GUN CLUB - INFRASTRUCTURE SITE PLAN

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




KEYMAP
SCALE: 1"=2000'

## INFRASTRUCTURE NOTES:

### ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED GUN CLUB ROAD IMPROVEMENTS.
2. TRAFFIC SIGNALS TO BE INSTALLED WHEN REQUIRED BY TRAFFIC REPORT ASSOCIATED WITH FUTURE PROJECTS. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL THESE TRAFFIC SIGNAL LOCATIONS.

### SIGNAGE AND STRIPING NOTES:

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

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

### TER MAIN:

1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.

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

### DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH GUN CLUB ROAD SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.

MM RESPONSE
NOTE ADDED

EROSION CONTROL MEASURES SHALL BE INSTALLED TO OSION AND REDUCE EROSIVE CHARACTERISTICS AT OSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE

Add a note indicating if the storm sewer system is public or private and who will maintain it.

### LEGEND

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

| Date | Submission / Revision |
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68TH WEST OF GUN CLUB
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No. 19.1043.

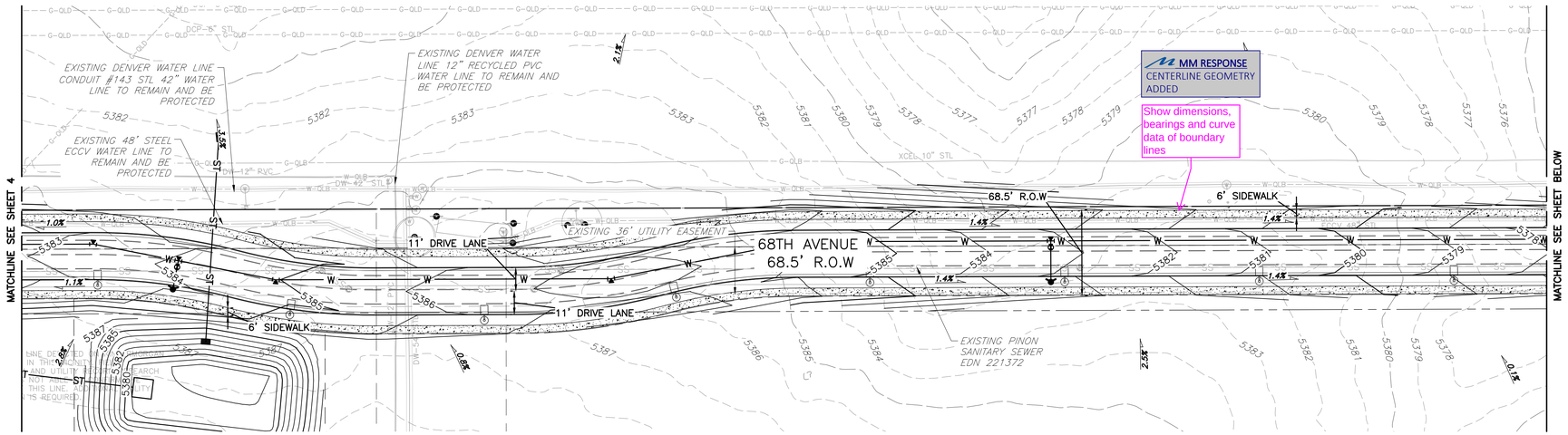
MM RESPON
SITE PLAN ADDED

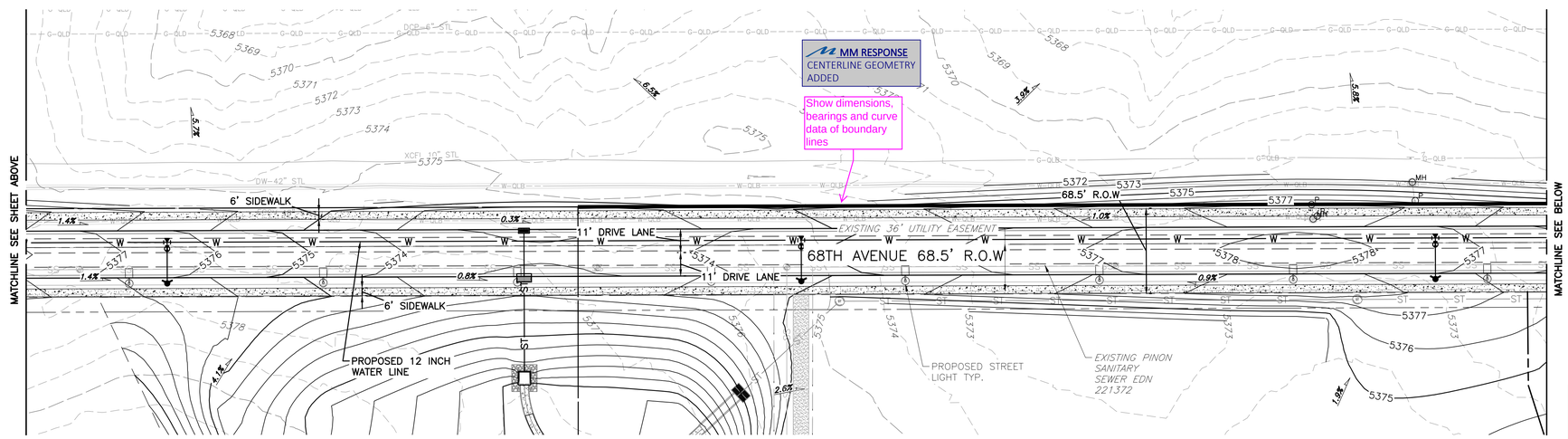
Drawing Title
Site Plan?
ROAD A

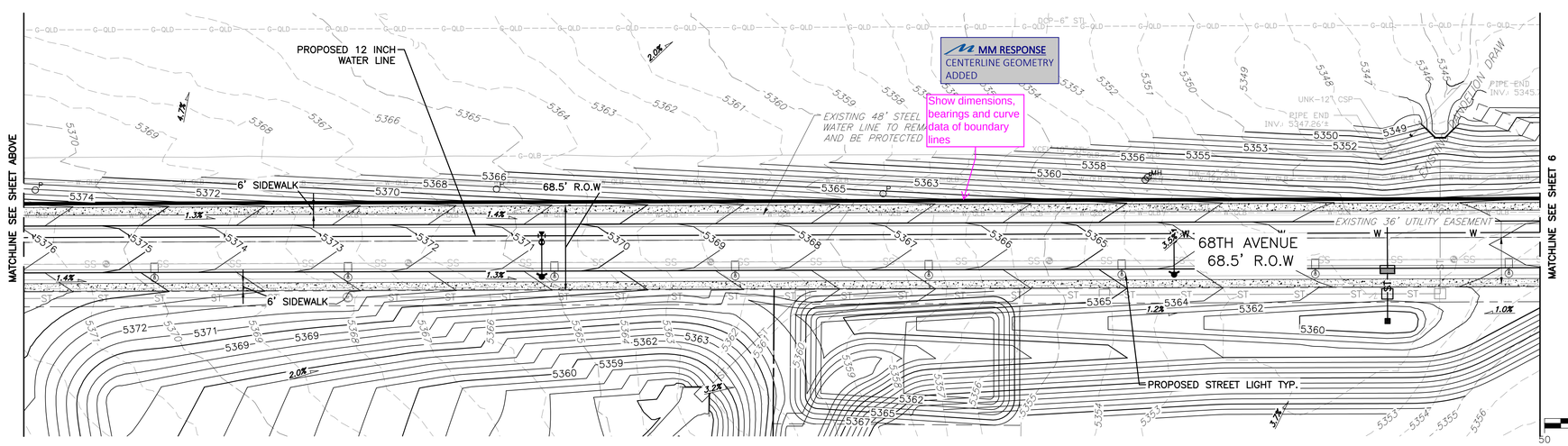
Drawing No.
4

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

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



KEYMAP
SCALE: 1"=2000'

## INFRASTRUCTURE NOTES:

### ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED GUN CLUB ROAD IMPROVEMENTS.

2. TRAFFIC SIGNALS TO BE INSTALLED WHEN REQUIRED BY TRAFFIC REPORT ASSOCIATED WITH FUTURE PROJECTS. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL THESE TRAFFIC SIGNAL LOCATIONS.

### SIGNAGE AND STRIPING NOTES:

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

### WATER MAIN:

1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.

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

### DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH GUN CLUB ROAD SHALL BE DESIGNED AND CONSTRUCTED FOR FULL DEVELOPED FLOW RATES.

2. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO EROSION AND REDUCE EROSIVE CHARACTERISTICS AT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE

MM RESPONSE
NOTE ADDED

Add a note indicating if the storm sewer system is public or private and who will maintain it.

### LEGEND

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

N

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

| Date | Submission / Revision |
|---|---|
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68TH WEST OF GUN CLUB
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

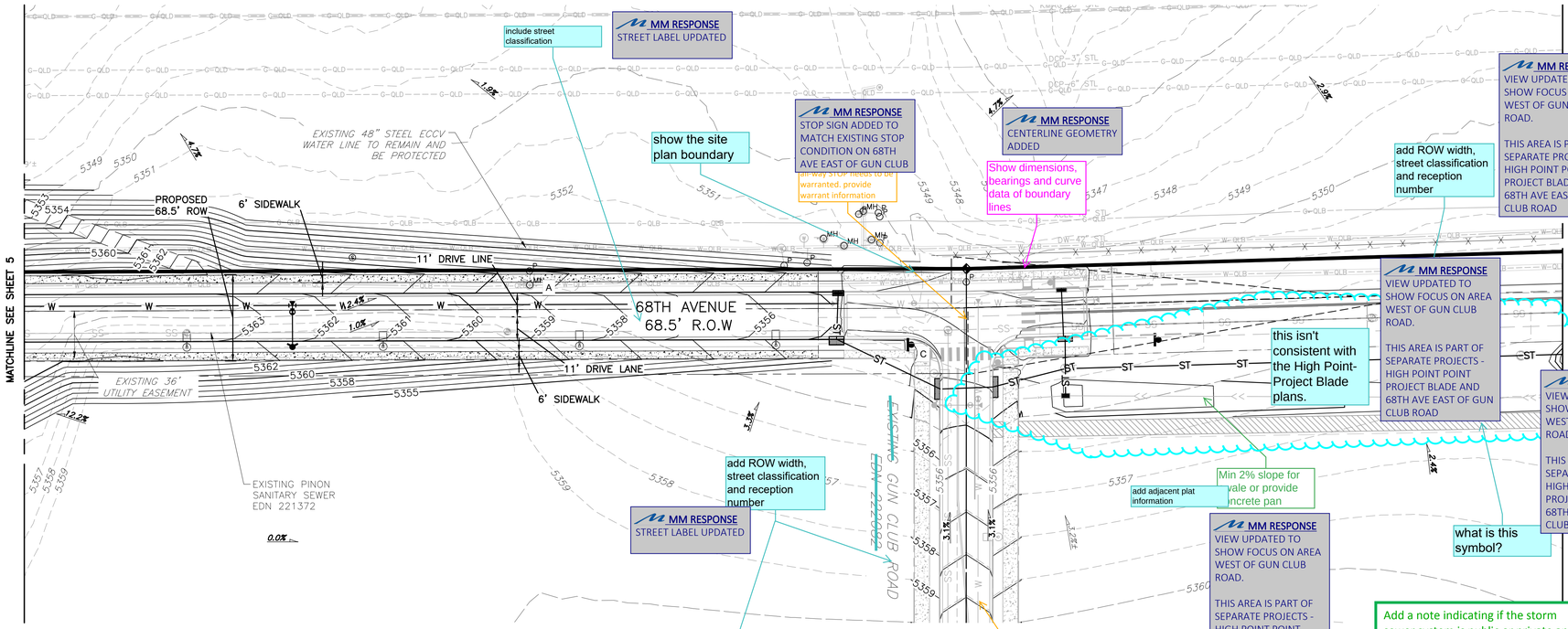
Design Project No.
19.1043.C.18

Drawing Title
68TH AVENUE WEST OF GUN CLUB

Drawing No.
5

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

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



KEYMAP
SCALE: 1"=2000'

## RASTRUCTURE NOTES:

### DWAY 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 GUN CLUB ROAD IMPROVEMENTS.

TRAFFIC SIGNALS TO BE INSTALLED WHEN REQUIRED BY TRAFFIC REPORT ASSOCIATED WITH FUTURE PROJECTS. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL THESE TRAFFIC SIGNAL LOCATIONS.

### SIGNAGE AND STRIPING NOTES:

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SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST NT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL S (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE G AND STRIPING PLAN.
VELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL STREETS AND PRIVATE STREETS.

### IN:

OJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY ORA WATER NETWORK.

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

### DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET D CULVERT CROSSINGS CONSTRUCTED WITH GUN LL BE DESIGNED AND CONSTRUCTED FOR FULL RATES.
2. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSIVE CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

### LEGEND

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

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

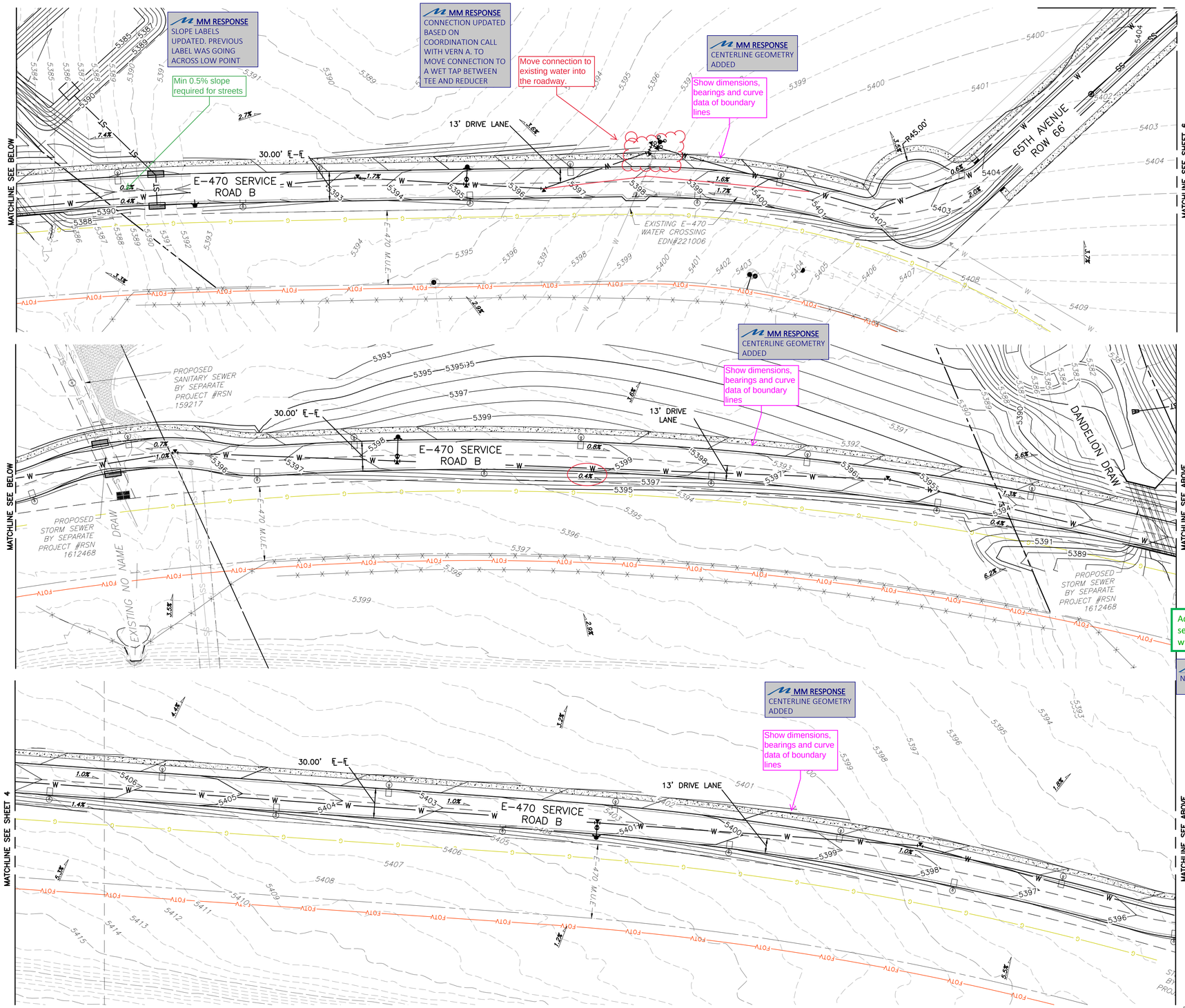
Design Project No.
19.1043.C.18

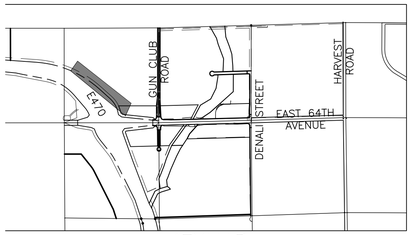
Drawing Title
68TH AVENUE & GUN CLUB ROAD INTERSECTION

Drawing No.
6

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

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




KEYMAP
SCALE: 1"=2000'

## INFRASTRUCTURE NOTES:

### ROADWAY PHASING:

1. ROADWAY IS ANTICIPATED TO POSSIBLY BE PHASED TO SUPPORT ADJACENT DEVELOPMENTS AND REGIONAL NEEDS. A TRAFFIC IMPACT STUDY WILL BE COMPLETED WITH EACH ASSOCIATED DEVELOPMENT DURING THE SITE PLAN PROCESS TO DETERMINE ANY ADDITIONAL REQUIRED GUN CLUB ROAD IMPROVEMENTS.
2. TRAFFIC SIGNALS TO BE INSTALLED WHEN REQUIRED BY TRAFFIC REPORT ASSOCIATED WITH FUTURE PROJECTS. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL THESE TRAFFIC SIGNAL LOCATIONS.

### SIGNAGE AND STRIPING NOTES:

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2. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN.
3. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS AND PRIVATE STREETS.

### WATER MAIN:

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

### DRAINAGE / STORM SEWER:

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

Add a note indicating if the storm sewer system is public or private and who will maintain it.

MM RESPONSE
NOTE ADDED

### LEGEND

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

N

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

| Date | Submission / Revision |
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68TH WEST OF GUN CLUB
INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No.
19.1043.C.18

Drawing Title
E-470 SERVICE ROAD B

Drawing No.
7

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

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

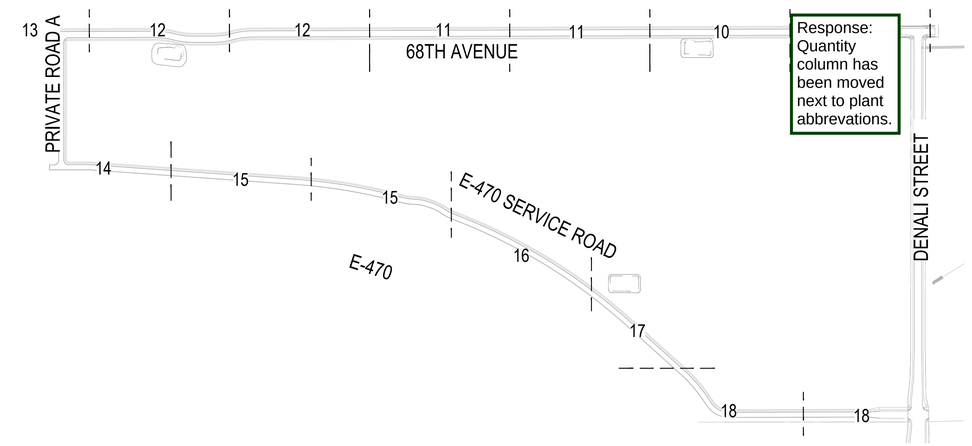
Response: plant abbreviations have been added.

Response: Quantity column has been moved next to plant abbrevations.

## CITY OF AURORA NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF.
2. ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
3. THE SURFACE MATERIAL OF WALKS AND TO BE BRUSHED GRAY COLORED CONCRETE.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
5. AURORA HIGH POINT AT DIA METRO DISTRICT, THEIR SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE CERTIFICATE OF OCCUPANCY BY THE ADJOINING LOT OWNERS.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. 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.
8. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
10. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
11. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1.5" MULTI-COLOR LOCAL RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 4-6" MULTI-COLOR LOCAL RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH.
12. 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.
13. 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.
14. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

## OVERALL PLAN




Response: Quantity column has been moved next to plant abbrevations.

## ADMINISTRATIVE ADJUSTMENT

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

## CURBSIDE LANDSCAPE DATA TABLE

Reference footnote 4: Due to easements -111 Street trees deficient, although shrubs have been provided.

Response: Noted, thank you.

**Curbside Landscape Data Table**

| *Location / Description* | *Length (LF)* | *Trees Required* | *Trees Provided* | *Shrub Replacements Required* | *Area (SF)* | *Shrubs Required* | *Total Shrubs Required (shrub replacements + shrubs required)* | *Total Provided (Shrubs + Grasses)* | *Shrubs Provided* | *Grasses Provided* |
|---|---|---|---|---|---|---|---|---|---|---|
| 68TH AVE NORTH | 4,679 | 117 | 6 | 1,332 | 37,430 | 936 | 2,267 | 2,267 | 1,748 | 519 |
| 68TH AVE SOUTH | 4,598 | 115 | 116 | 0 | 36,785 | 920 | 920 | 921 | 647 | 274 |
| PRIVATE ROAD A EAST | 646 | 16 | 16 | 0 | 4,847 | 121 | 121 | 128 | 128 | 0 |
| SERVICE ROAD B NORTH | 3,910 | 98 | 112 | 0 | 36,447 | 911 | 911 | 912 | 912 | 0 |
| **Totals:** | 13,833 | 346 | 250 | 1,332 | 115,509 | 2,888 | 4,219 | 4,228 | 3,435 | 793 |

1. SHRUBS SHOWN IN TABLE ARE A MINIMUM OF CONTAINER #5 SIZE.
2. THE CURBSIDE LANDSCAPE IS PLANTED A MINIMUM WITH 1 TREE EVERY 40 LINEAR FEET AND 1 SHRUB PER 40 SQUARE FEET.
3. DISTANCES MEASURED BETWEEN TANGENT POINTS, INTERSECTING DRIVES ARE EXCLUDED.
4. DUE TO EXISTING EASEMENTS / EASEMENTS BY OTHERS ON 68TH AVE. NORTH, SHRUB REPLACEMENTS WERE USED TO MEET CURBSIDE LANDSCAPE REQUIRED STREET TREES.
5. ONE TREE EQUIVALENT SHALL BE EQUAL TO: TWELVE 5 GAL SHRUBS PER ONE 2.5 INCH CALIPER TREE.

## SPECIAL LANDSCAPE BUFFER DATA TABLE

**E-470 Buffer**

| *Direction* | *Site Perimeter Description* | *Length (LF)* | *Trees Required* | *Deciduous Trees Provided* | *Evergreen Trees Provided* | *Total Trees Provided* | *Shrubs Required* | *Shrubs Provided* |
|---|---|---|---|---|---|---|---|---|
| **South** | Special Landscape Buffer for Development Adjacent to E-470 : WIDTH (1 Tree and 10 Shrubs per 25 LF) | 3,952 | 158 | 69 | 89 | 158 | 1,581 | 1,583 |

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

## DETENTION POND LANDSCAPE DATA TABLE

**Detention Pond Landscape Table *to be installed at time of constuction**

| *Area (POND)* | *Description* | *Area (SF)* | *Trees Required* | *Trees Provided* | *Shrubs Required* | *Shrubs Provided* | *Transfers* |
|---|---|---|---|---|---|---|---|
| **A** | DETENTION POND (1 Tree and 10 shrubs per 4,000 SF) | 13,213 | 3 | 3 | 13 | 13 | 0 |
| **B** | DETENTION POND (1 Tree and 10 shrubs per 4,000 SF) | 8,018 | 2 | 2 | 8 | 8 | 0 |
| **C** | DETENTION POND (1 Tree and 10 shrubs per 4,000 SF) | 4,513 | 1 | 1 | 5 | 5 | 0 |
| | **Totals:** | 13,213 | 3 | 3 | 13 | 13 | 0 |

Please label all (A,B,C,D...) detention ponds on sheets.

Response: Ponds have been labeled

Correct total to 26 not 13

correct total to 6 not 3

Correct total to 6 not 3

Response: Totals have been corrected.

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

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

Design Project No. 19.1043.C.10

Drawing Title: LANDSCAPE NOTES

Drawing No. 8

NOT FOR CONSTRUCTION

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

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

provide plant code to review plants within sight triangles

Add plant abbreviations

Response: plant abbreviations have been added.

Please move Quantity column to this location.

Response: Quantity column has been moved next to plant abbrevations.

## PLANT SCHEDULE

| DECIDUOUS TREES | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | NOTES | QTY |
|---|---|---|---|---|---|---|
| | GLEDITSIA TRIACANTHOS INERMIS `IMPCOLE` TM | IMPERIAL HONEY LOCUST | B&B | 2.5" CAL. | MOD | 83 |
| | GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` TM | SKYLINE THORNLESS HONEY LOCUST | B&B | 2.5" CAL. | MOD | 95 |
| | QUERCUS MACROCARPA | BURR OAK | B&B | 2.5" CAL. | VERY LOW | 37 |
| | QUERCUS X MACDANIELI `CLEMONS` TM | HERITAGE OAK | B&B | 2.5" CAL. | LOW | 110 |

| EVERGREEN TREES | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | NOTES | QTY |
|---|---|---|---|---|---|---|
| | PINUS EDULIS | PINYON PINE | B&B | 8-10` HT. MIN | VERY LOW | 30 |
| | PINUS NIGRA NIGRA | AUSTRIAN BLACK PINE | B&B | 8-10` HT. MIN | VERY LOW | 24 |
| | PINUS PONDEROSA | PONDEROSA PINE | B&B | 8-10` HT. MIN | VERY LOW | 7 |
| | PINUS STROBIFORMIS | SOUTHWESTERN WHITE PINE | B&B | 8-10` HT. MIN | VERY LOW | 19 |
| | PINUS SYLVESTRIS | SCOTCH PINE | B&B | 8-10` HT. MIN | VERY LOW | 9 |

| DECIDUOUS SHRUB - LARGE | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | NOTES | QTY |
|---|---|---|---|---|---|---|
| | COTONEASTER ACUTIFOLIUS | PEKING COTONEASTER | CONT. | #5 | LOW | 149 |
| | KOLKWITZIA AMABILIS | BEAUTY BUSH | CONT. | #5 | LOW | 129 |
| | PHILADELPHUS LEWISII 'PWY01S' TM | CHEYENNE MOCKORANGE | CONT. | #5 | LOW | 66 |
| | PHYSOCARPUS OPULIFOLIUS | NINEBARK | CONT. | #5 | MOD | 152 |
| | PHYSOCARPUS OPULIFOLIUS 'MONLO' TM | DIABOLO PURPLE NINEBARK | CONT. | #5 | LOW | 2 |
| | ROSA GLAUCA | REDLEAF ROSE | CONT. | #5 | MOD | 128 |
| | VIBURNUM LANTANA 'MOHICAN' | MOHICAN WAYFARING TREE | CONT. | #5 | MOD | 95 |

| EVERGREEN SHRUB - LARGE | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | NOTES | QTY |
|---|---|---|---|---|---|---|
| | ARTEMISIA TRIDENTATA | TALL WESTERN SAGE | CONT | #5 | VERY LOW | 211 |
| | FALLUGIA PARADOXA | APACHE PLUME | CONT. | #5 | LOW | 145 |
| | JUNIPERUS SCOPULORUM 'MOONGLOW' | MOONGLOW JUNIPER | CONT. | #5 | LOW | 35 |
| | JUNIPERUS SCOPULORUM 'WOODWARD' | WOODWARD COLUMNAR JUNIPER | CONT. | #5 | LOW | 396 |
| | PINUS MUGO 'MOPS' | MOPS MUGO PINE | CONT. | #5 | LOW | 21 |
| | PYRACANTHA COCCINEA 'GNOME' | GNOME SCARLET FIRETHORN | CONT. | #5 | LOW | 55 |

| ORNAMENTAL GRASSES | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | NOTES | QTY |
|---|---|---|---|---|---|---|
| | BOUTELOUA GRACILIS `BLONDE AMBITION` | BLOND AMBITION BLUE GRAMA GRASS | CONT. | #5 | VERY LOW | 249 |
| | PANICUM VIRGATUM `HEAVY METAL` | BLUE SWITCH GRASS | CONT. | #5 | VERY LOW | 254 |
| | PANICUM VIRGATUM `SHENANDOAH` | SWITCH GRASS | CONT. | #5 | VERY LOW | 290 |

| SHRUBS | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | NOTES | QTY |
|---|---|---|---|---|---|---|
| | CARAGANA PYGMAEA | PYGMY PEASHRUB | CONT. | #5 | VERY LOW | 559 |
| | PEROVSKIA ATRIPLICIFOLIA `LITTLE SPIRE` TM | LITTLE SPIRE RUSSIAN SAGE | CONT. | #5 | LOW | 400 |
| | POTENTILLA NEPALENSIS `MISS WILLMOTT` | MISS WILLMOTT CINQUEFOIL | CONT. | #5 | LOW | 150 |
| | SPIRAEA JAPONICA `GOLDFLAME` | SPIREA | CONT. | #5 | VERY LOW | 596 |

| SMALL EVERGREEN SHRUBS | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | NOTES | QTY |
|---|---|---|---|---|---|---|
| | GENISTA LYDIA `SELECT` TM | BANGLE DYERS GREENWOOD | CONT. | #5 | VERY LOW | 430 |
| | JUNIPERUS COMMUNIS `MONDAP` TM | ALPINE CARPET COMMON JUNIPER | CONT. | #5 | LOW | 273 |
| | YUCCA FLACCIDA `BRIGHT EDGE` | BRIGHT EDGE YUCCA | CONT. | #5 | VERY LOW | 203 |

| MEDIUM DECIDOUS SHRUBS | BOTANICAL NAME | COMMON NAME | ROOT | SIZE | NOTES | QTY |
|---|---|---|---|---|---|---|
| | CARYOPTERIS X CLANDONENSIS `BLUE MIST` | BLUE MIST BLUEBEARD | CONT. | #5 | VERY LOW | 126 |
| | PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | CONT. | #5 | VERY LOW | 117 |
| | PRUNUS BESSEYI PAWNEE BUTTES | CREEPING WESTERN SAND CHERRY | CONT. | #5 | MOD | 281 |
| | RHUS AROMATICA `GRO-LOW` | GRO-LOW FRAGRANT SUMAC | CONT. | #5 | VERY LOW | 335 |

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

Response: Quantity column has been moved next to plant abbrevations.

## MATERIAL SCHEDULE

| ITEM | DESCRIPTION | SIZE / DIMENSIONS | COLOR / FINISH / MODEL | NOTES |
|---|---|---|---|---|
| | ROCK MULCH | 3" DEPTH | 1.5" MULTI-COLOR LOCAL RIVER ROCK | INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. REFER TO PLANS FOR LOCATION. |
| | COBBLE | 3" DEPTH | 4-6" MULTI-COLOR LOCAL RIVER ROCK | INSTALL AT 3" DEPTH PER GENERAL LANDSCAPE NOTES. REFER TO PLANS FOR LOCATION. |

## IRRIGATED & NON-IRRIGATED NATIVE SEED MIX

N NIN

| COMMON NAME | SCIENTIFIC NAME | % OF TOTAL | PLS PER ACRE |
|---|---|---|---|
| WESTERN WHEATGRASS | AGROPYRON SMITHII | 35% | 10.5 LBS |
| SIDE OATS GRAMA | BOUTELOUA CURTIPENDULA | 35% | 10.5 LBS |
| BLUE GRAMA | BOUTELOUA GRACILIS | 10 % | 3.0 LBS |
| SWITCHGRASS | PANICUM VIRGATUM | 10 % | 3.0 LBS |
| LITTLE BLUESTEM | SCHIZACHYRIUM SCOPARIUS | 10 % | 3.0 LBS |
| | TOTAL | 100% | 30.0 LBS DRILLED |

## NON-IRRIGATED WETLAND SEED

NIWS

| COMMON NAME | SCIENTIFIC NAME | % OF TOTAL | PLS PER ACRE |
|---|---|---|---|
| REED CANARY GRASS | PHALARIS ARUNDINACEA | 45% | 4.5 LBS |
| IMPROVED MEADOWS BROME | BROMUS BIEBERSTEINII | 25% | 2.5 LBS |
| GARRISON CREEPING FOXTAIL | ALOPECURUS ARUNDINACEUS POIR | 25 % | 2.5 LBS |
| CLIMAX TIMOTHY | PHLEUM PRATENSE | 5 % | 0.5 LBS |
| | TOTAL | 100% | 10.0 LBS DRILLED |

DRYLAND LOW SEED MIX OR APPROVED EQUAL.

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

Design Project No. 19.1043.C.10

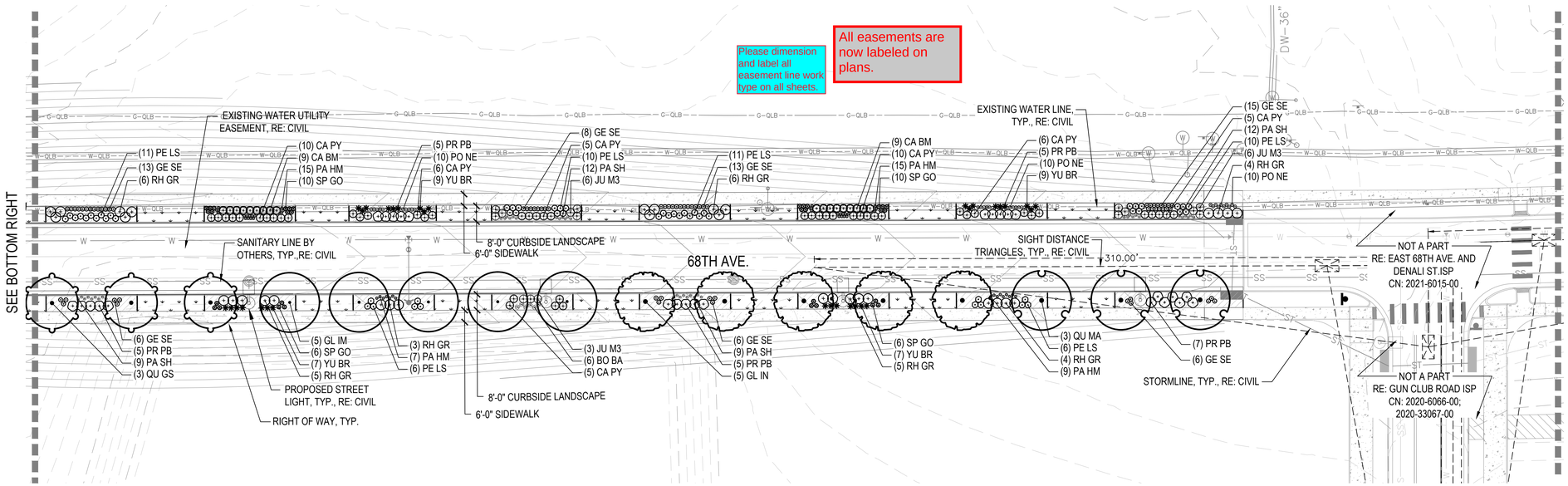
Drawing Title: LANDSCAPE SCHEDULES

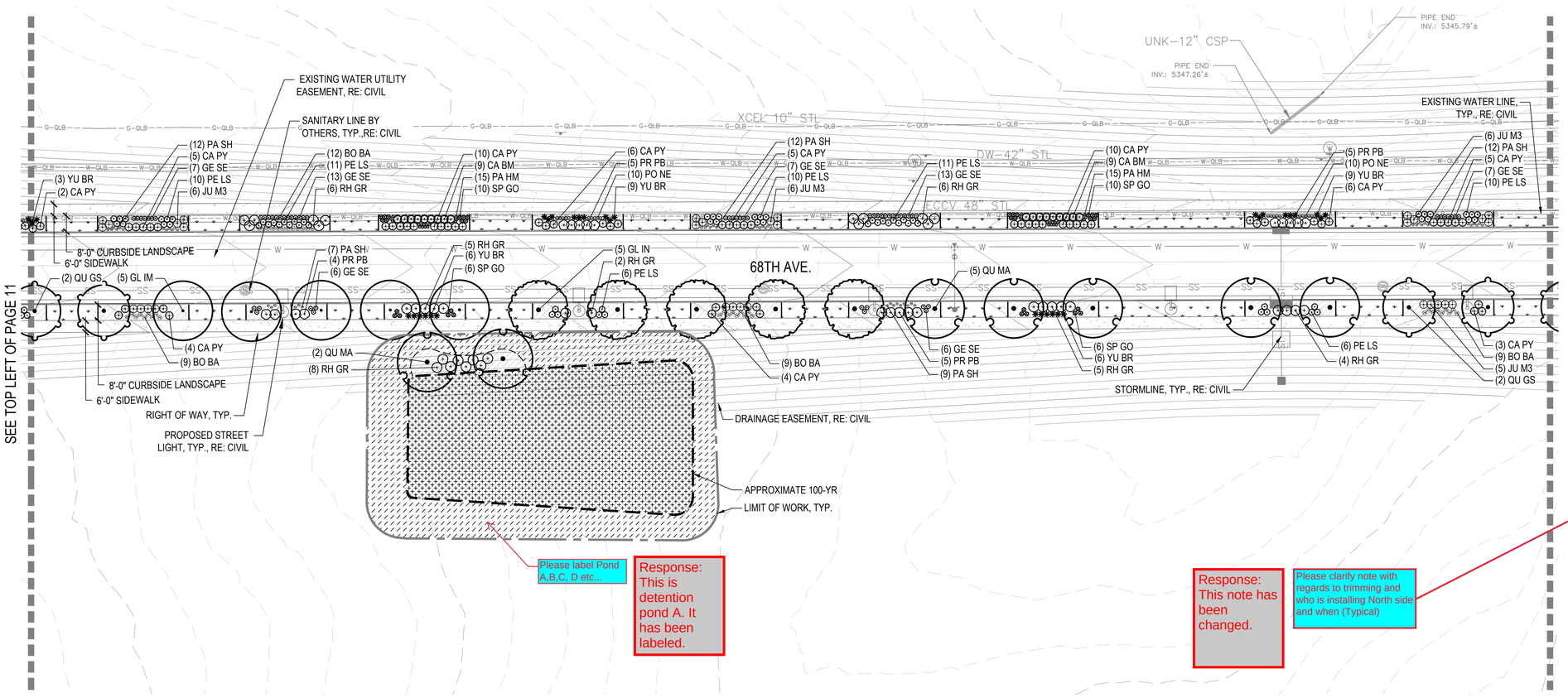
Drawing No. 9

NOT FOR CONSTRUCTION

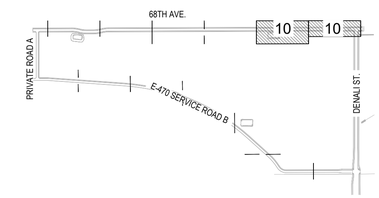
# THE LOOP AT HIGH POINT 68TH AVENUE WEST OF GUN CLUB - INFRASTRUCTURE SITE PLAN

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




## 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
- 4-6" COBBLE
- STEEL EDGER
- MATCHLINE
- RIGHT OF WAY / PROPERTY LINE
- STREET LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL

NOTE: RIGHT-OF-WAY LANDSCAPING IMPROVEMENTS TO BE INSTALLED WHEN THE ADJACENT PARCELS ARE DEVELOPED

NORTH

SCALE 1" = 30'

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

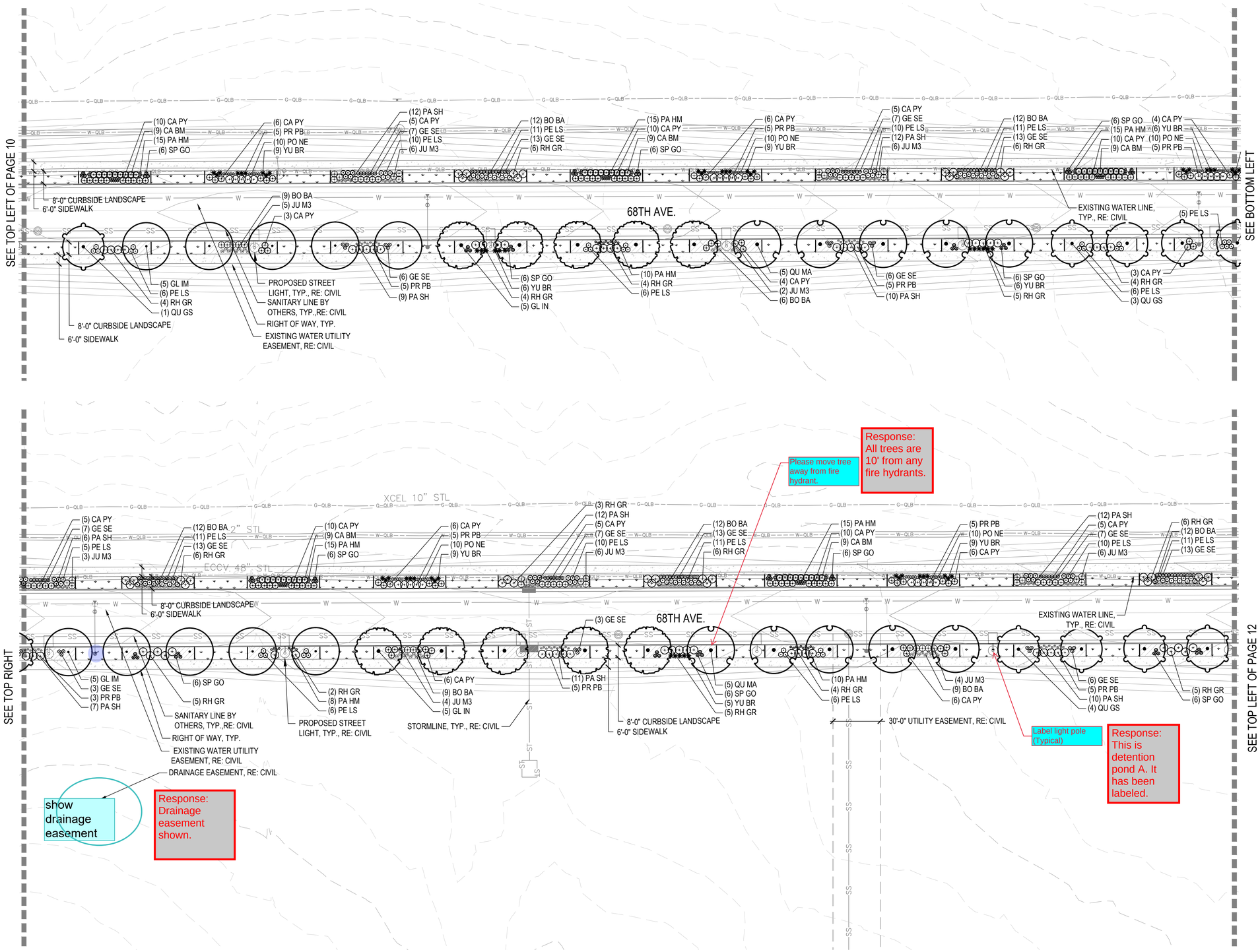
Design Project No. 19.1043.C.10

Drawing Title: LANDSCAPE PLAN

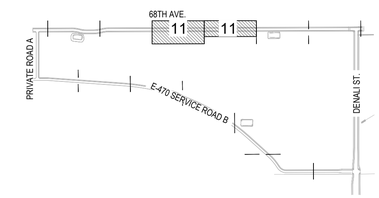
Drawing No. 10

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

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




## 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
- 4-6" COBBLE
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- RIGHT OF WAY / PROPERTY LINE
- STREET LIGHT, RE: CIVIL
- FIRE HYDRANT, RE: CIVIL

NOTE: RIGHT-OF-WAY LANDSCAPING IMPROVEMENTS TO BE INSTALLED WHEN THE ADJACENT PARCELS ARE DEVELOPED

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

Design Project No. 19.1043.C.10

Drawing Title: LANDSCAPE PLAN

Drawing No. 11

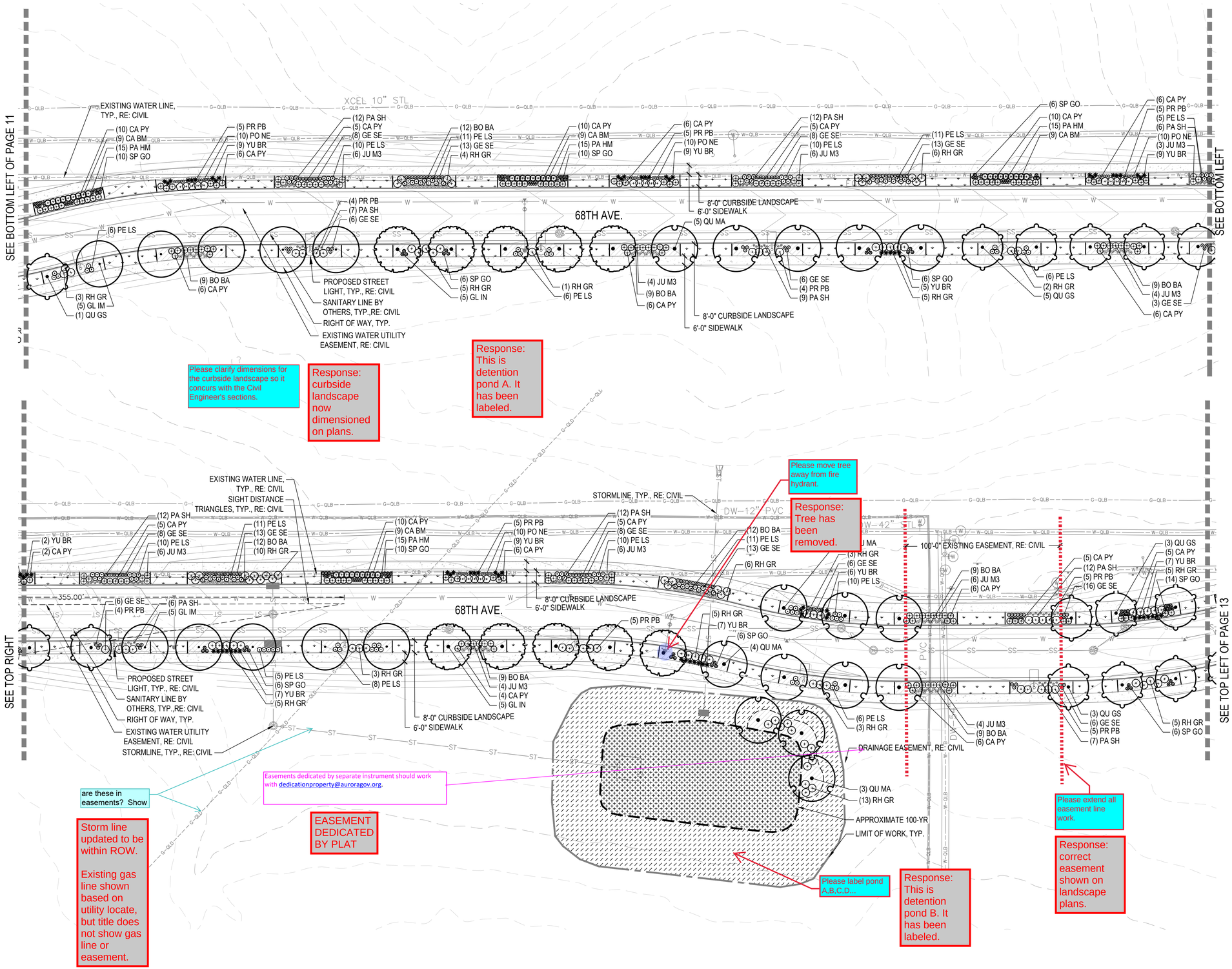
NORTH

0 15 30 60
SCALE 1" = 30'

NOT FOR CONSTRUCTION

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

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




Please clarify dimensions for the curbside landscape so it concurs with the Civil Engineer's sections.

Response: curbside landscape now dimensioned on plans.

Response: This is detention pond A. It has been labeled.

Please move tree away from fire hydrant.

Response: Tree has been removed.

are these in easements? Show

Storm line updated to be within ROW.

Existing gas line shown based on utility locate, but title does not show gas line or easement.

Easements dedicated by separate instrument should work with dedicationproperty@auroragov.org.

EASEMENT DEDICATED BY PLAT

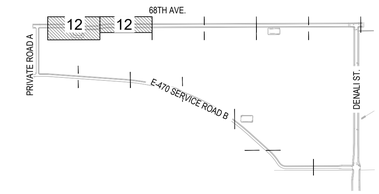
Please label pond A,B,C,D...

Response: This is detention pond B. It has been labeled.

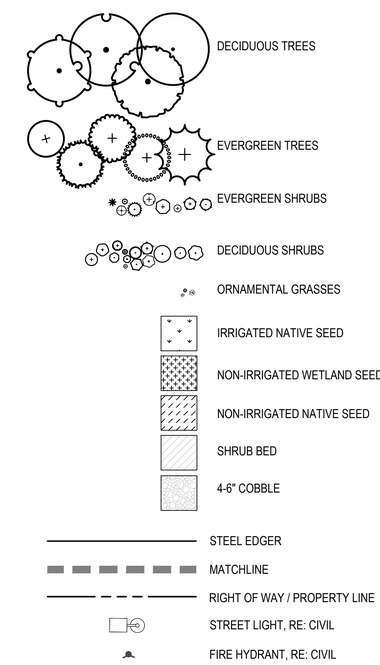
Please extend all easement line work.

Response: correct easement shown on landscape plans.

## KEY MAP




## LEGEND




NOTE: RIGHT-OF-WAY LANDSCAPING IMPROVEMENTS TO BE INSTALLED WHEN THE ADJACENT PARCELS ARE DEVELOPED

811

NORTH

0 15 30 60

SCALE 1" = 30'

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

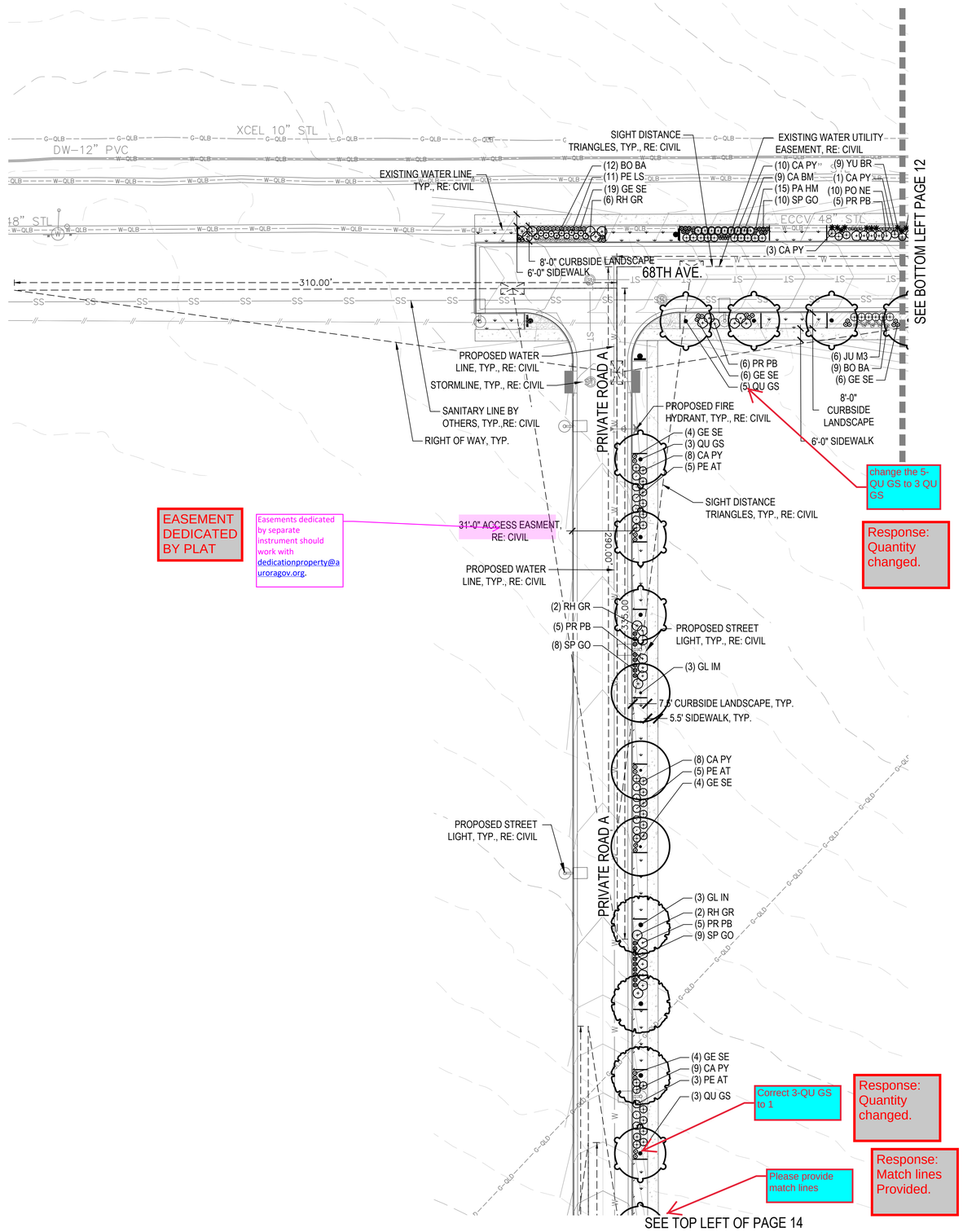
Design Project No. 19.1043.C.10

Drawing Title: LANDSCAPE PLAN

Drawing No. 12

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

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




change the 5-QU GS to 3 QU GS

Response: Quantity changed.

EASEMENT DEDICATED BY PLAT

Easements dedicated by separate instrument should work with dedicationproperty@auroragov.org.

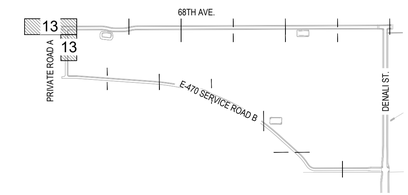
Correct 3-QU GS to 1

Response: Quantity changed.

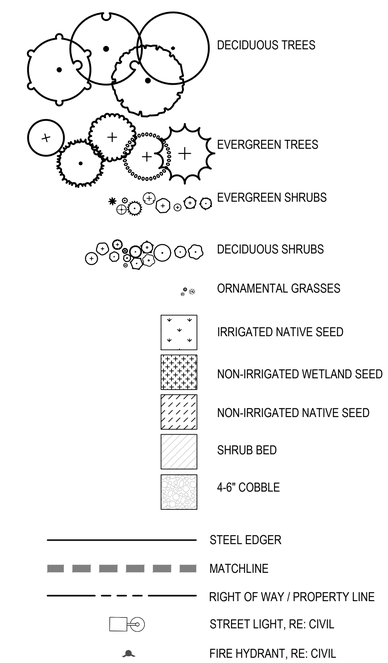
Please provide match lines

Response: Match lines Provided.

## KEY MAP




## LEGEND




NOTE: RIGHT-OF-WAY LANDSCAPING IMPROVEMENTS TO BE INSTALLED WHEN THE ADJACENT PARCELS ARE DEVELOPED

811

NORTH

0 15 30 60

SCALE 1" = 30'

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

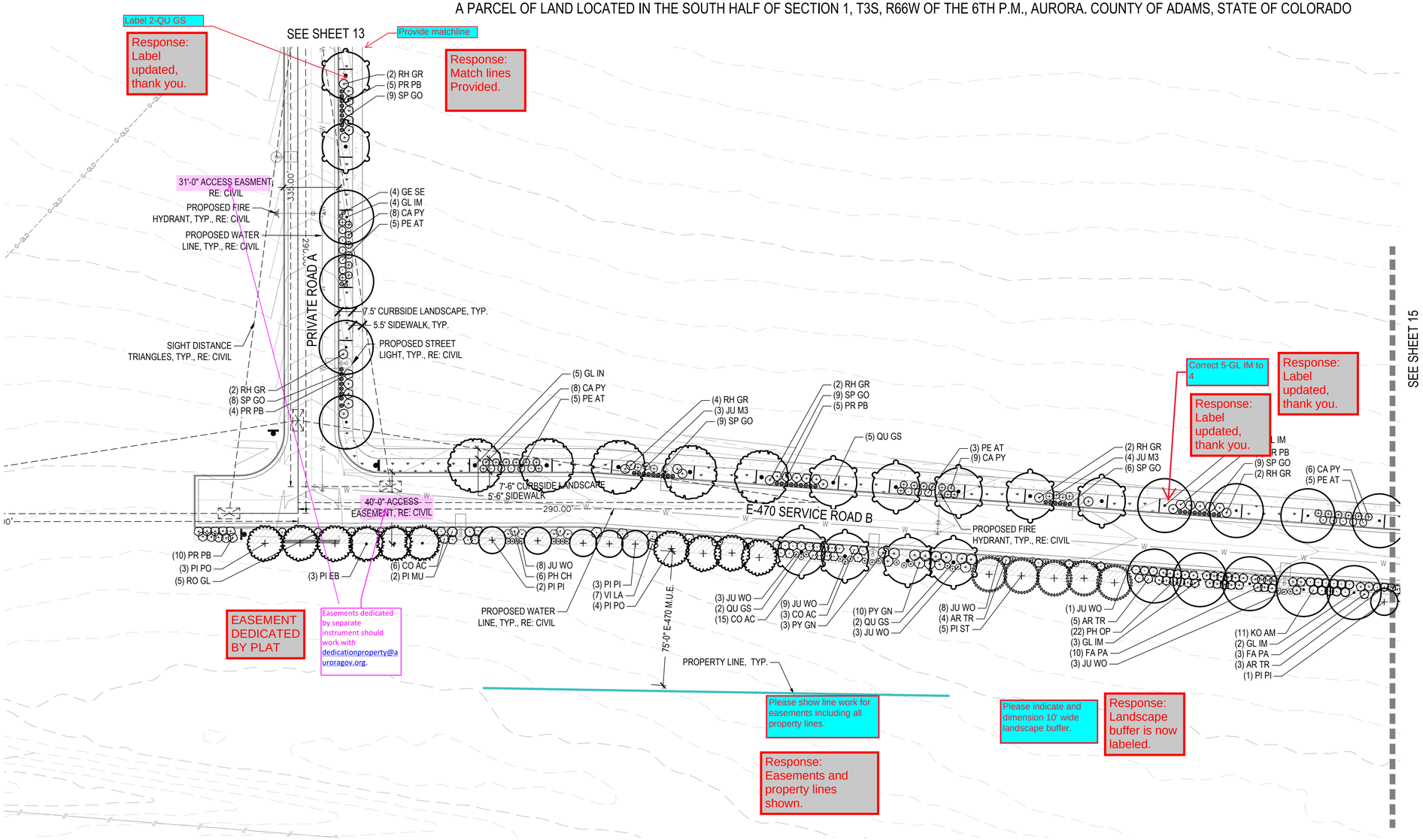
Design Project No. 19.1043.C.10

Drawing Title: LANDSCAPE PLAN

Drawing No. 13

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

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

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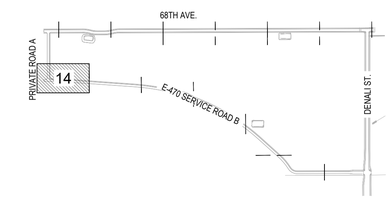


## LEGEND

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

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

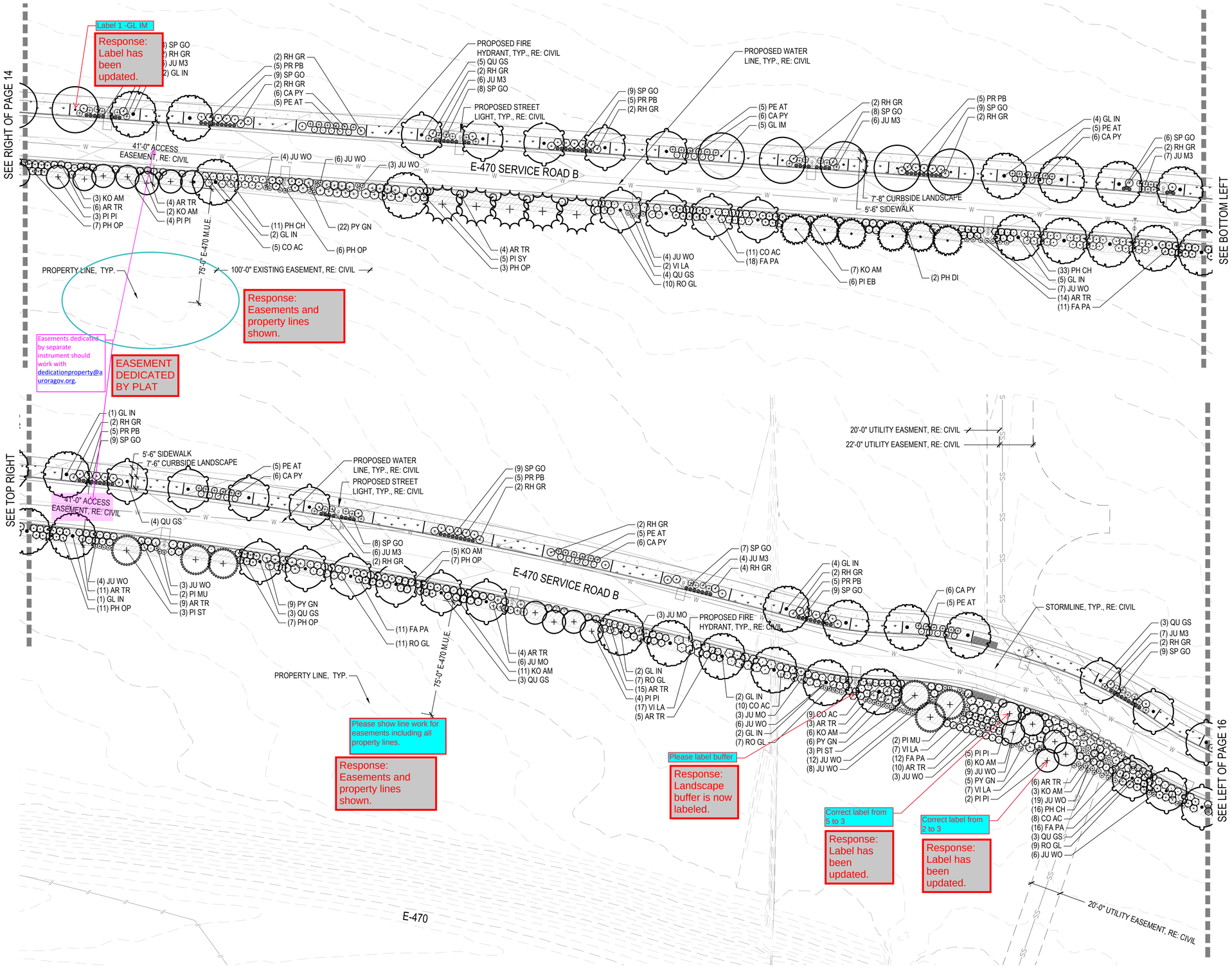
Design Project No.
19.1043.C.10

Drawing Title
LANDSCAPE PLAN

Drawing No.
14

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

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

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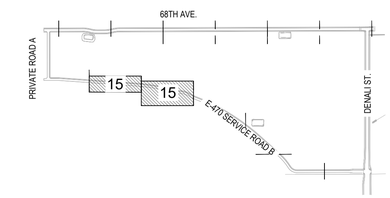


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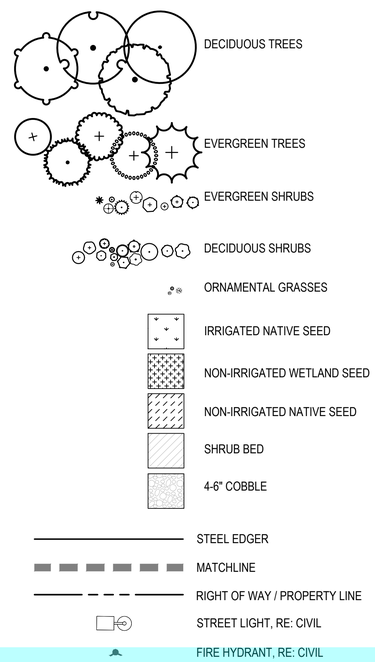


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68TH WEST OF GUN CLUB INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

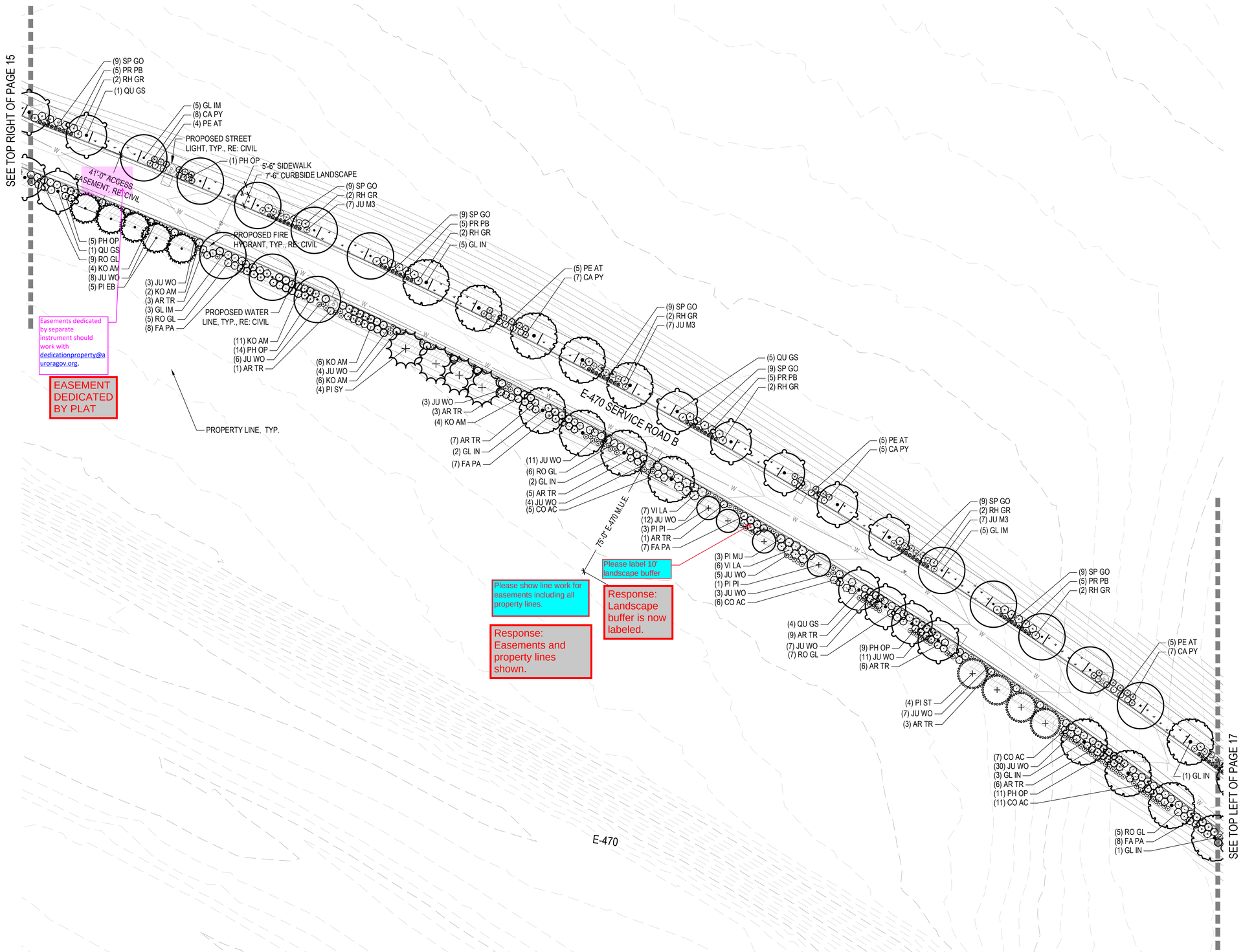
Design Project No. 19.1043.C.10

Drawing Title: LANDSCAPE PLAN

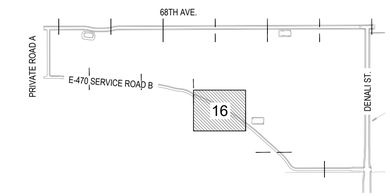
Drawing No. 15

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

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




## KEY MAP

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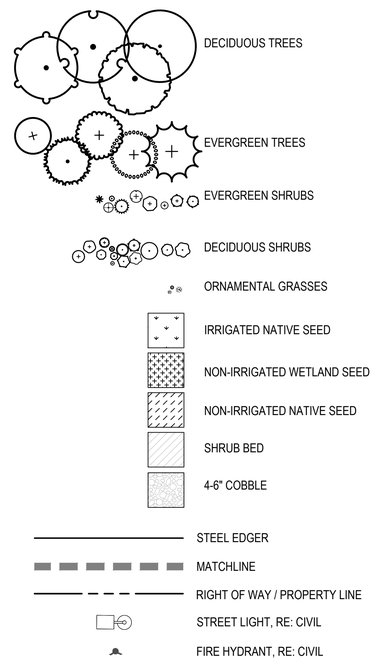


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68TH WEST OF GUN CLUB INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

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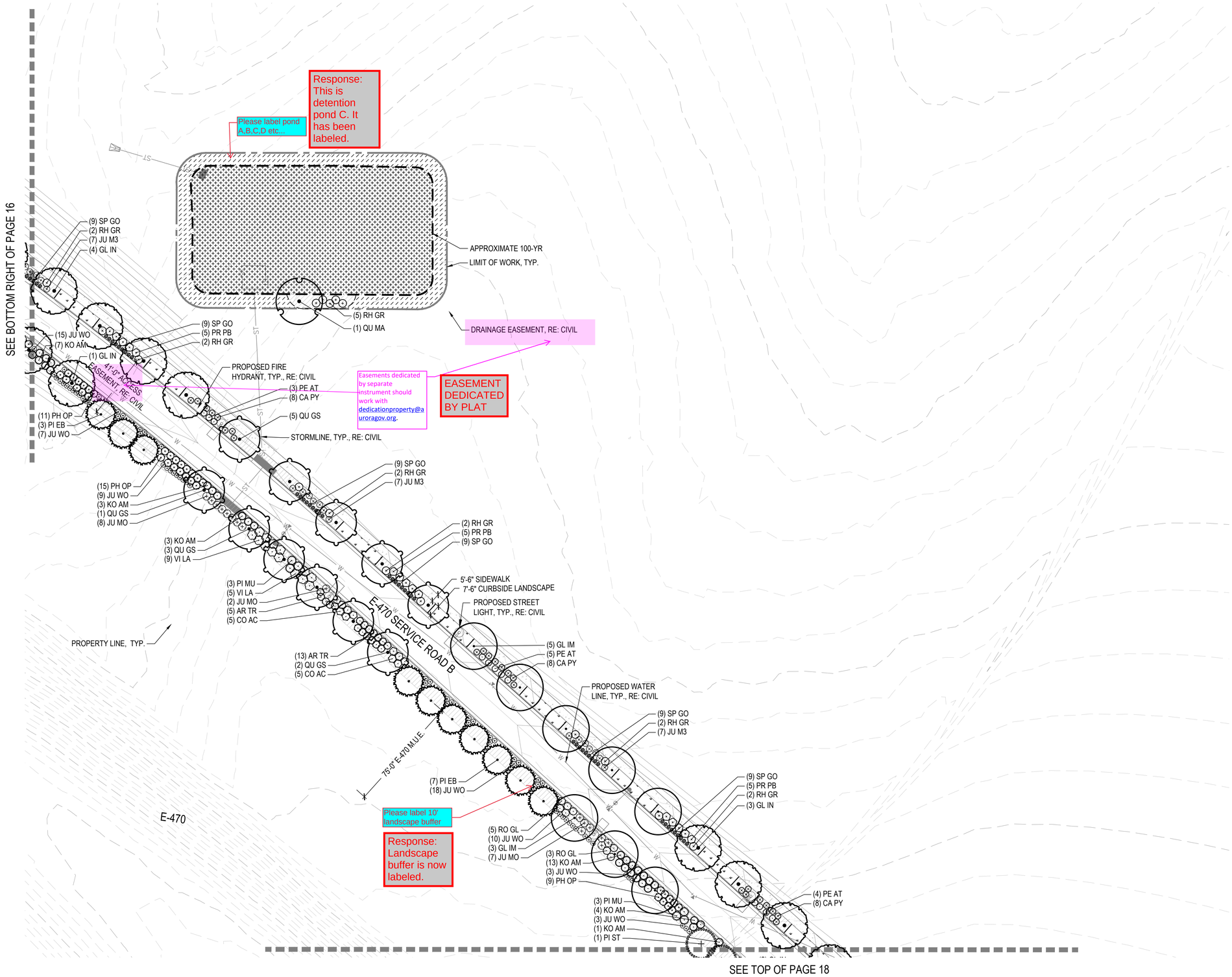
Design Project No.
19.1043.C.10

Drawing Title
LANDSCAPE PLAN

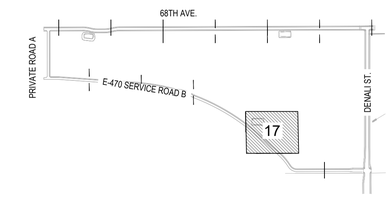
Drawing No.
16

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

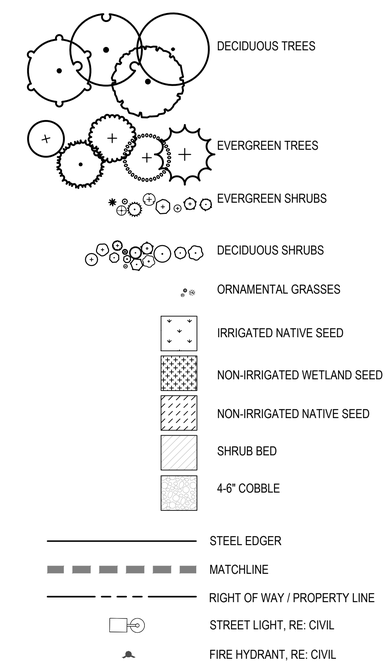
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, T3S, R66W OF THE 6TH P.M., AURORA. COUNTY OF ADAMS, STATE OF COLORADO




## KEY MAP




## LEGEND

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

Design Project No. 19.1043.C.10

Drawing Title: LANDSCAPE PLAN

Drawing No. 17

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

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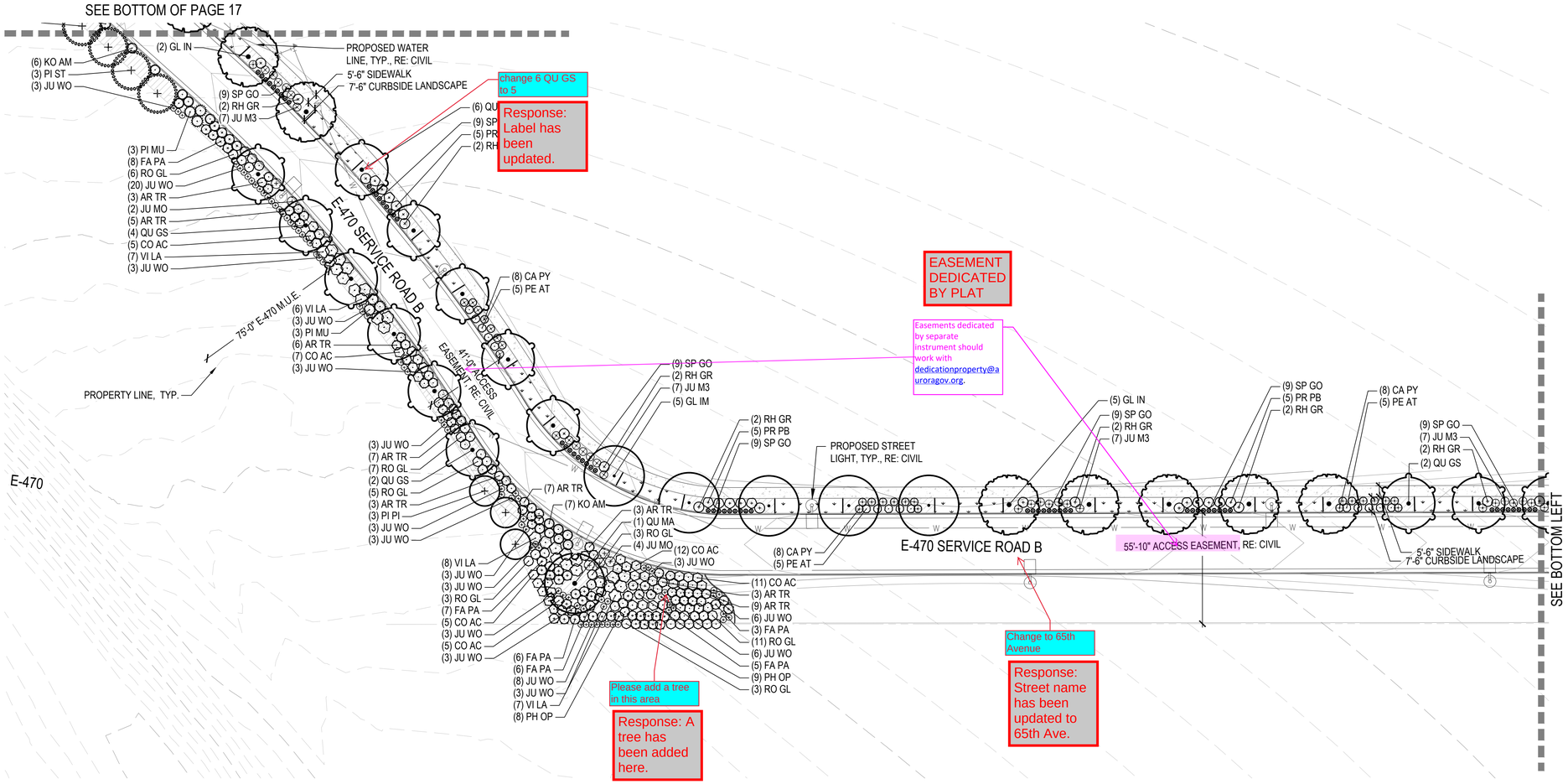


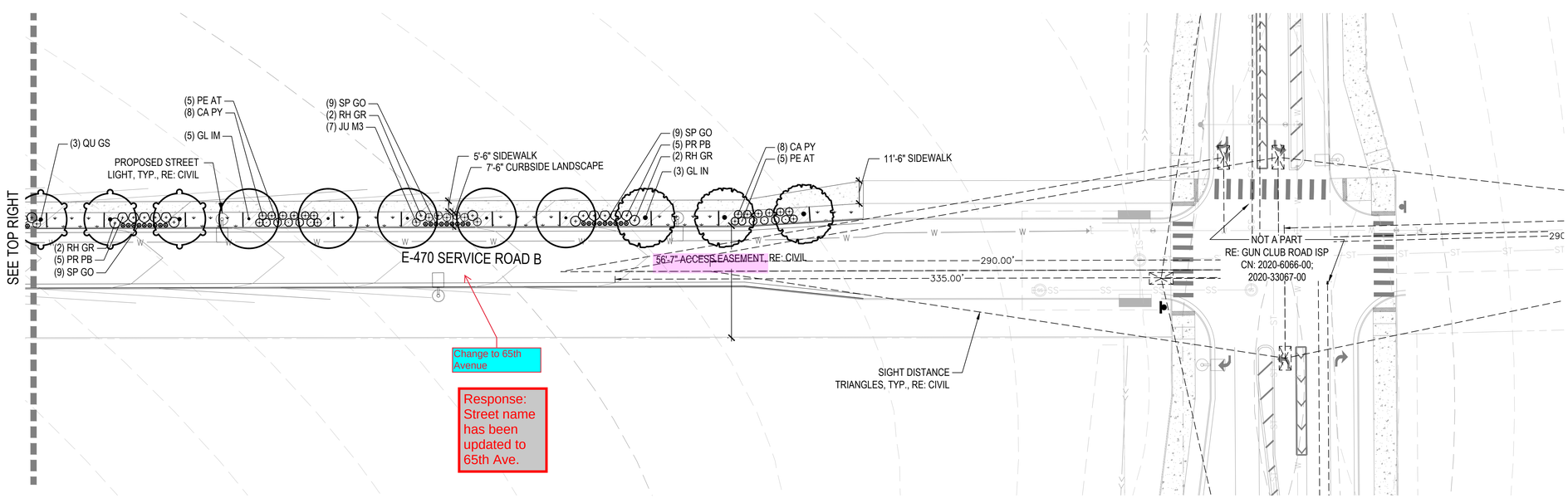


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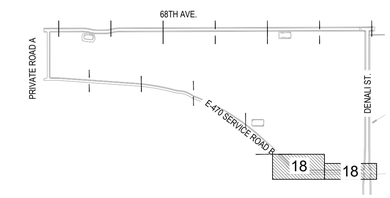
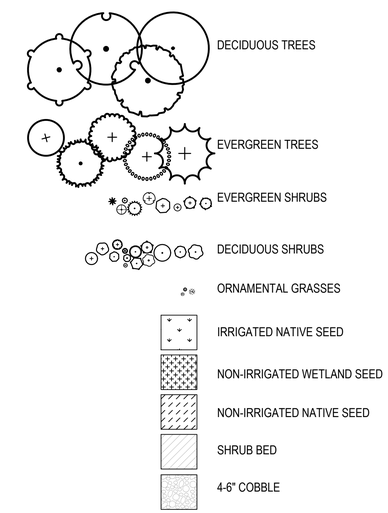



## LEGEND

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811

NORTH

0 15 30 60

SCALE 1" = 30'

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

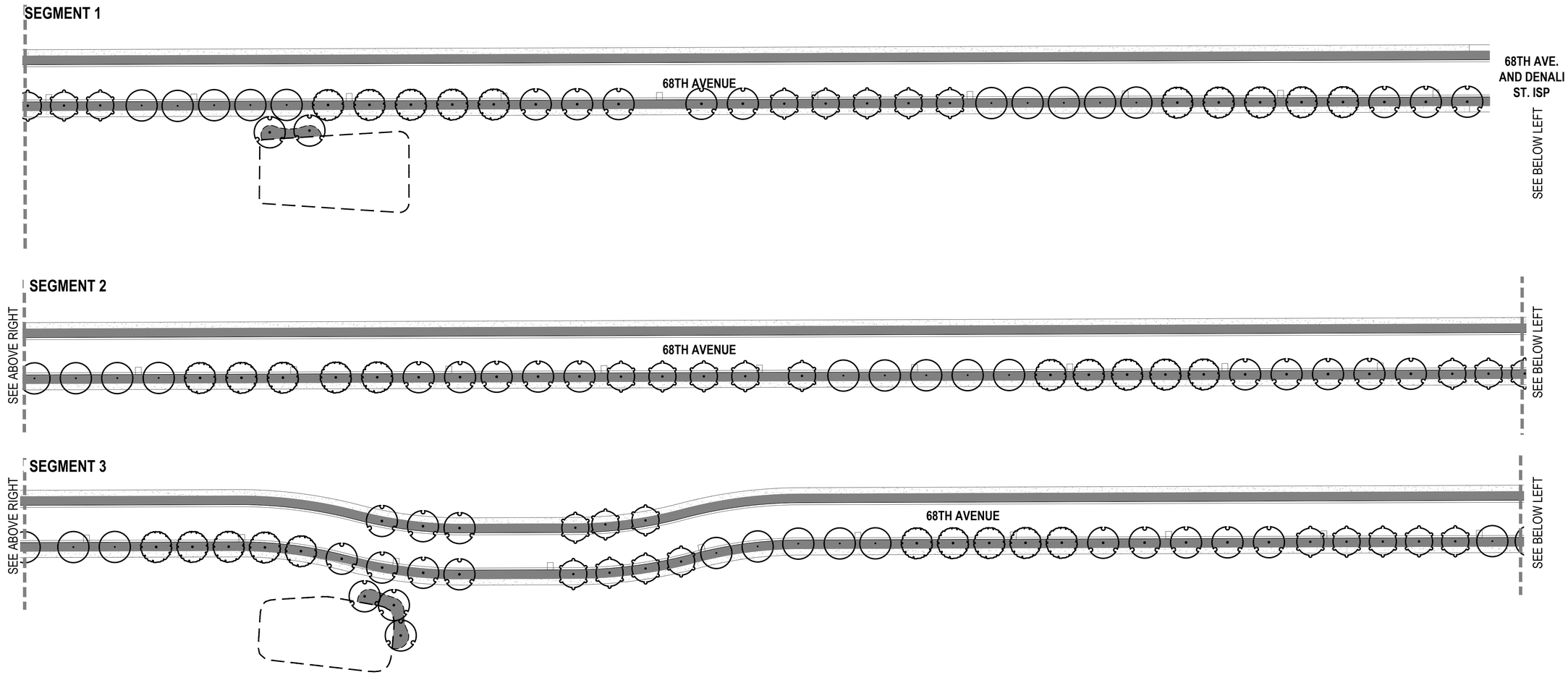
Design Project No.
19.1043.C.10

Drawing Title
LANDSCAPE PLAN

Drawing No.
18

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

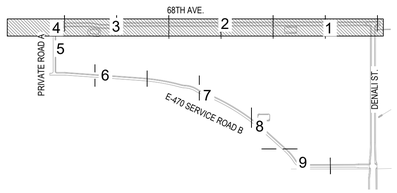
A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, T3S, R66W OF THE 6TH P.M., AURORA. COUNTY OF ADAMS, STATE OF COLORADO

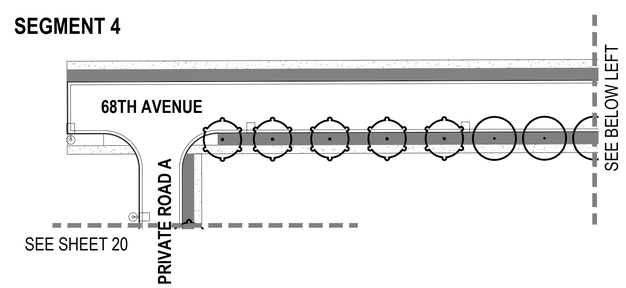



## LEGEND

- LOW WATER USE HYDROZONE
- MATCHLINES
- DECIDUOUS CANOPY TREE

## SEGMENT KEY MAP




## HYDRO-ZONE TABLE

| WATER USE TYPE | AREA (SF) | PERCENTAGE OF LANDSCAPE (%) | PERCENTAGE OF IRRIGATED LANDSCAPE (%) |
|---|---|---|---|
| LOW WATER USE NATIVE SEED | 47,511 SF | 21.5% | 28.6% |
| LOW WATER USE BED | 118,430 SF | 53.6% | 71.4% |
| NON IRRIGATED COBBLE | 200 SF | 0.1% | 0 % |
| NATIVE SEED NON IRRIGATED | 23,825 SF | 10.8% | 0% |
| WETLAND SEED NON IRRIGATED | 30,942 SF | 14.0% | 0% |
| TOTAL: | 220,908 SF | 100% | 100% |
| **TOTAL IRRIGATED AREA TAP #TBD** | **165,941 SF** | | |

811

NORTH

0 25 50 100

SCALE 1" = 50'

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

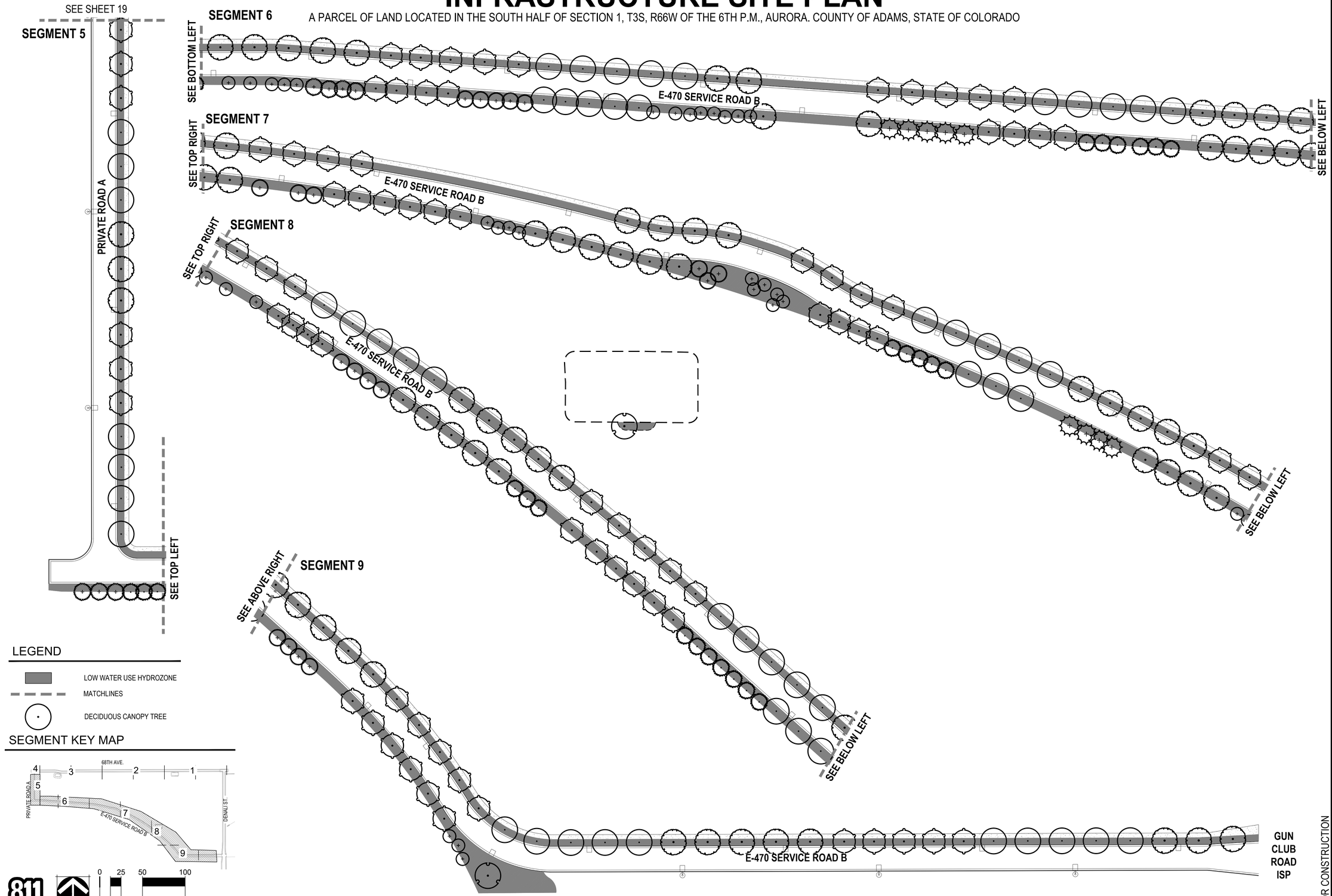
Design Project No.
19.1043.C.10

Drawing Title
LANDSCAPE HYDROZONE MAP

Drawing No.
19

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

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




LEGEND

- LOW WATER USE HYDROZONE
- MATCHLINES
- DECIDUOUS CANOPY TREE

SEGMENT KEY MAP




811

NORTH

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Design Project No.
19.1043.C.10

Drawing Title
LANDSCAPE HYDROZONE MAP

Drawing No.
20

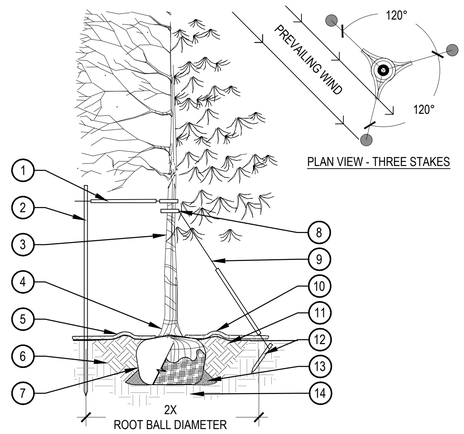
NOT FOR CONSTRUCTION

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

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

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

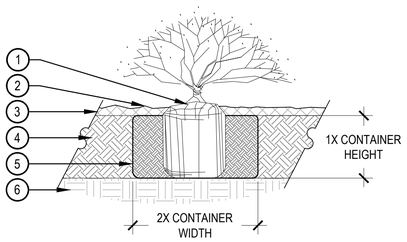
STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.




1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

## 1 TREE PLANTING DETAIL

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

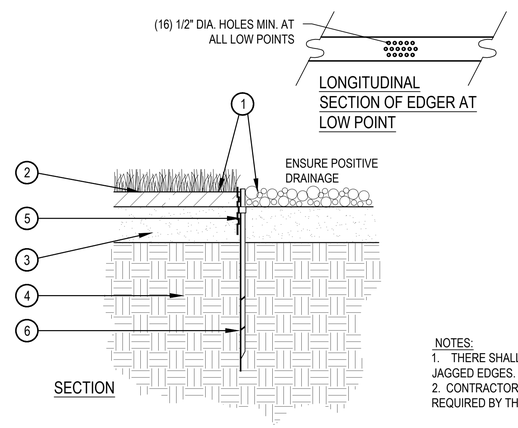



1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

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

## 2 SHRUB PLANTING

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




1. FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
2. TURF THATCH
3. AMENDED SOIL PER SPECIFICATIONS
4. SUBGRADE
5. STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
6. EDGER STAKE

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

## 3 STEEL EDGER

SCALE: 1" = 1'-0"

| Date | Submission / Revision |
|---|---|
| 06/21/2022 | 1ST SUBMITTAL |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68TH WEST OF GUN CLUB INFRASTRUCTURE SITE PLAN
AURORA, COLORADO

Design Project No.
19.1043.C.10

Drawing Title
LANDSCAPE DETAILS

Drawing No.
21

NOT FOR CONSTRUCTION