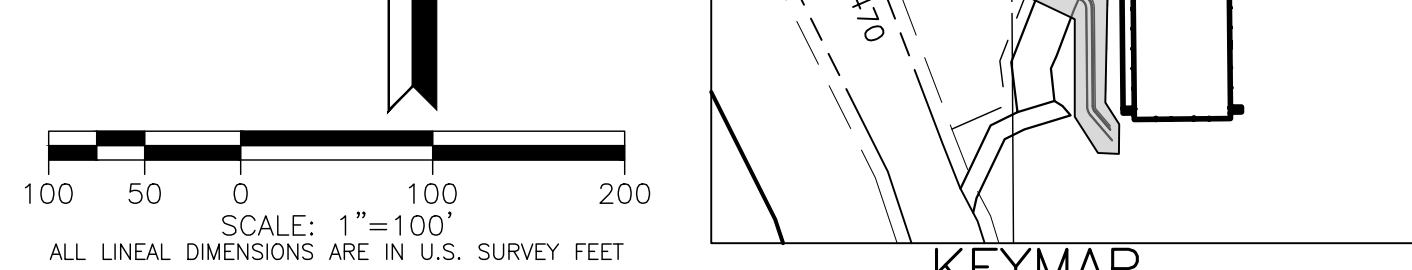
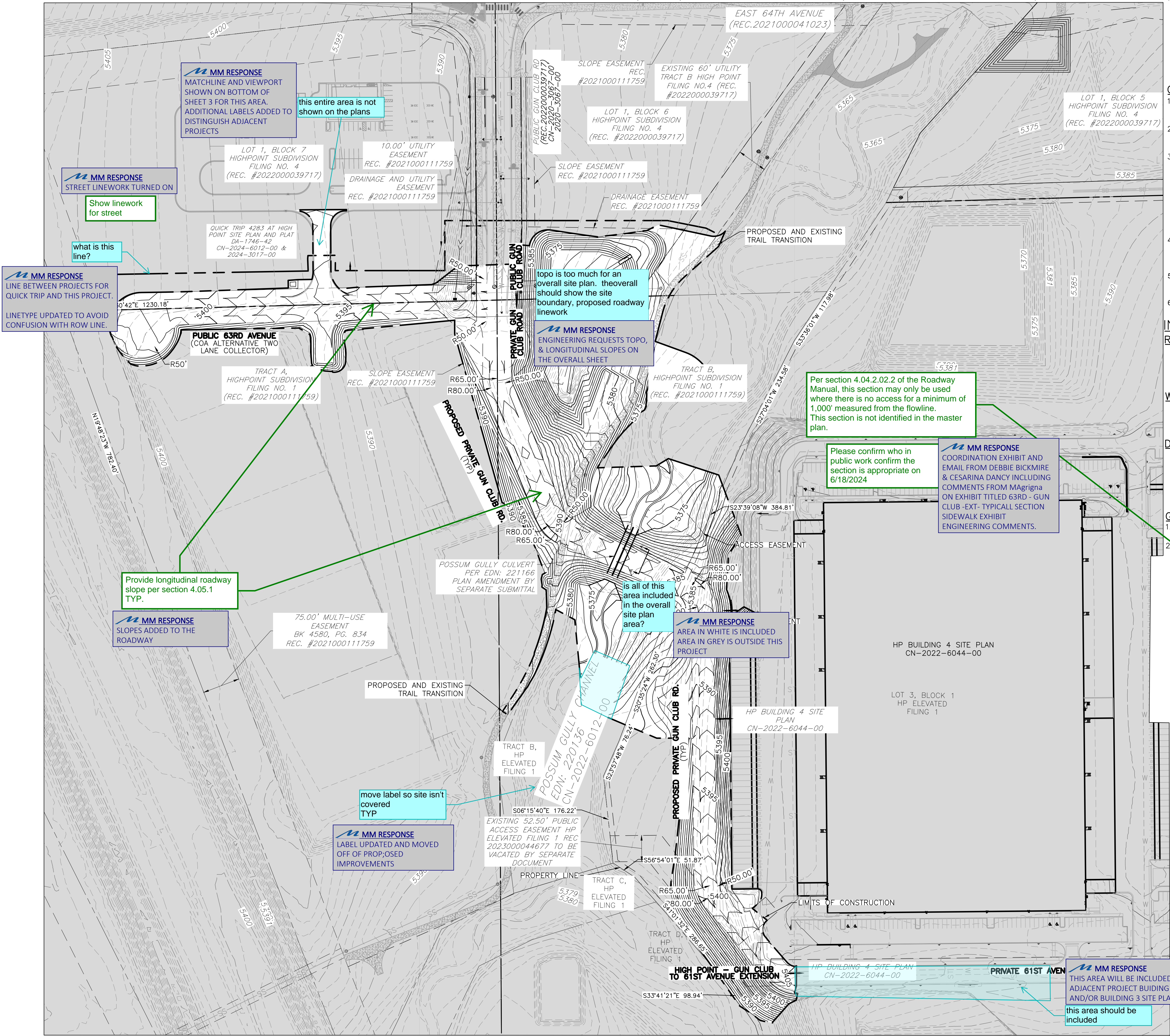


A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W, OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

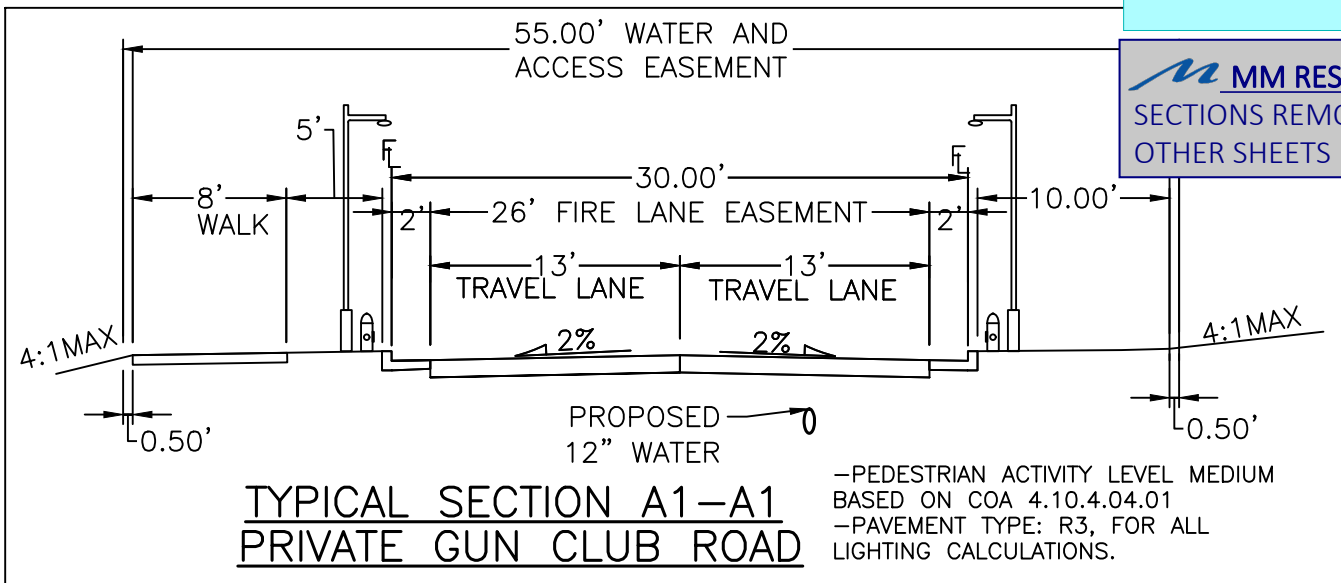
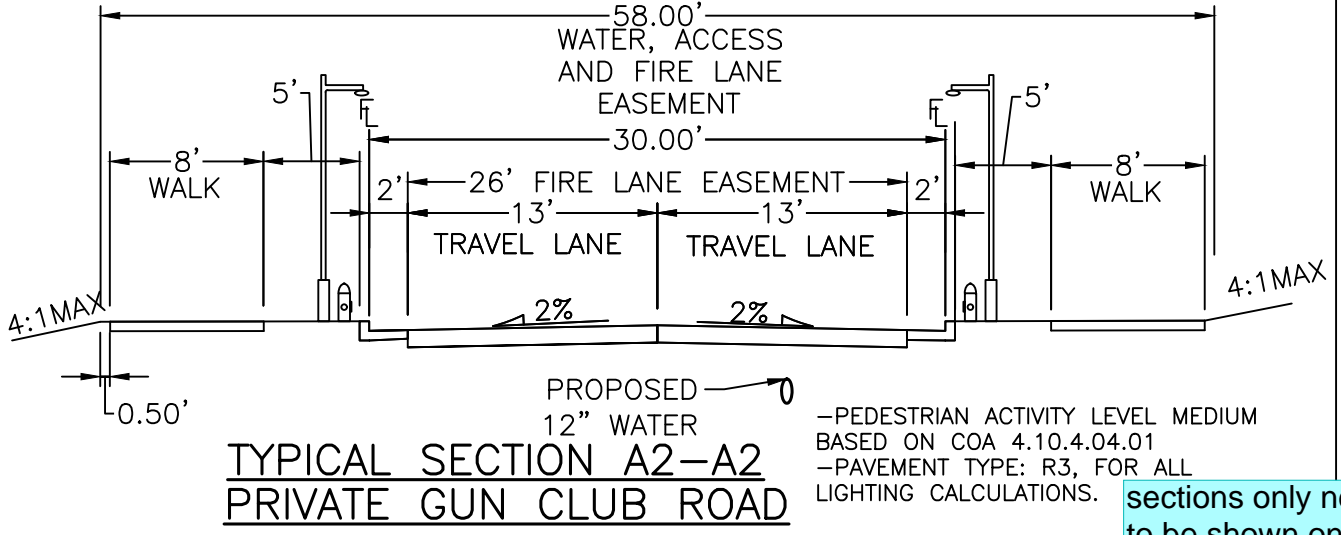
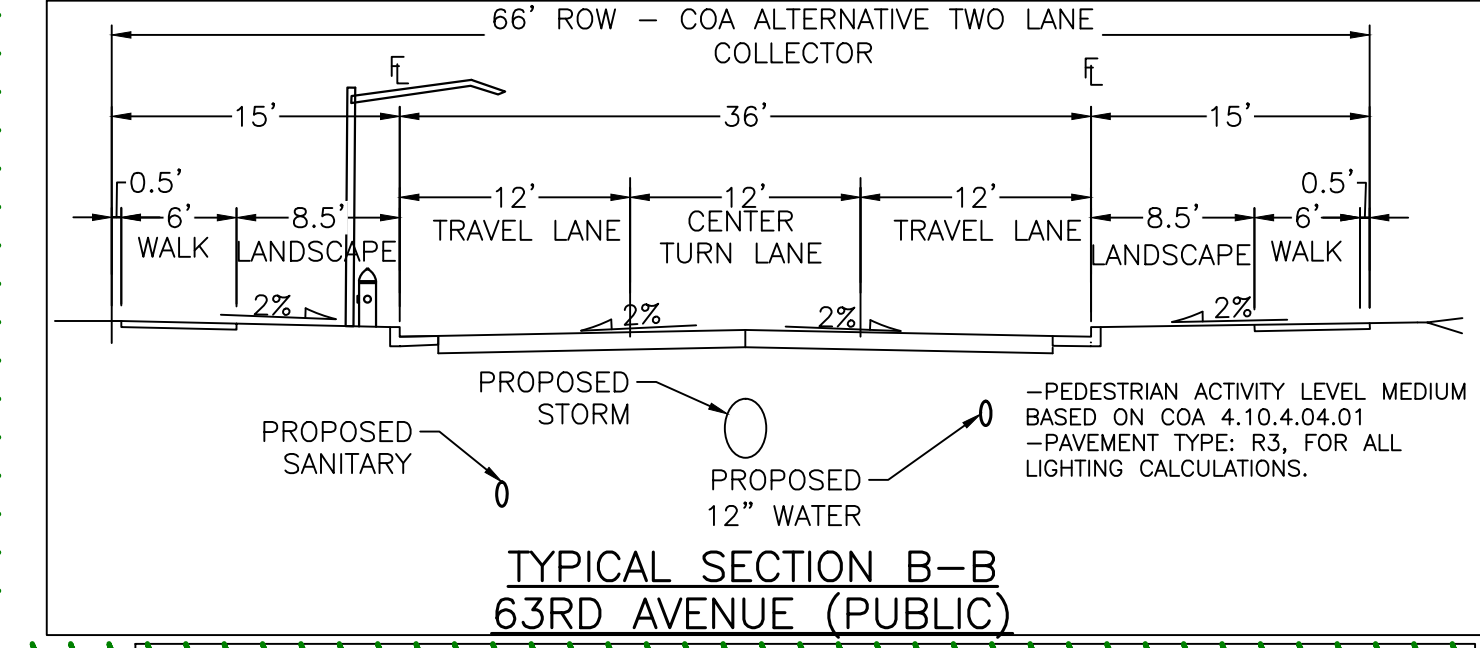
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KEYMAP
SCALE: 1"=2000'

- 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 PLANNING 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 LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.



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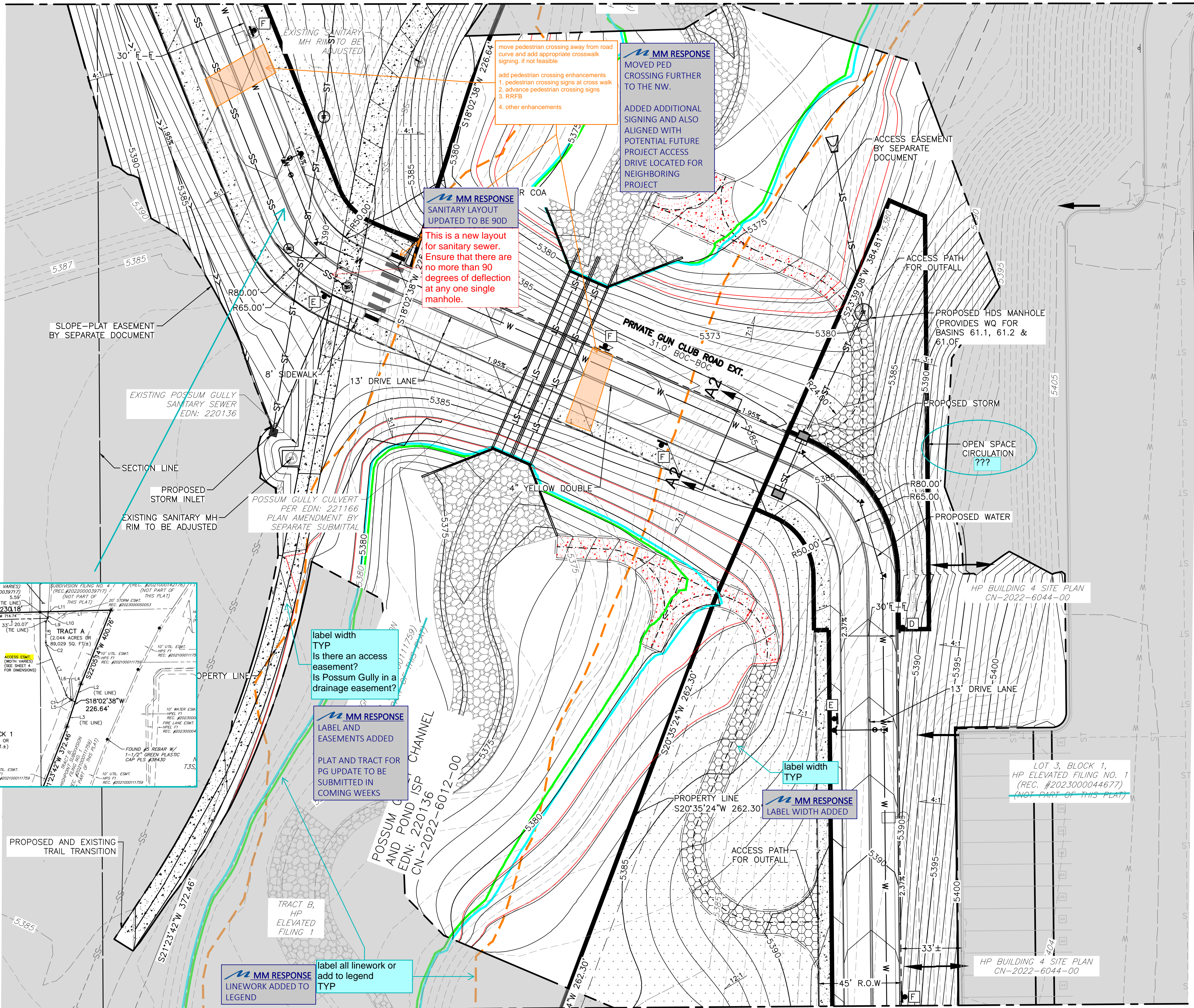
HIGH POINT - GUN CLUB TO 61ST AVENUE EXTENSION
AURORA, COLORADO

Design Project No. &
OVERALL SITE PLAN
Drawing No. **2**

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

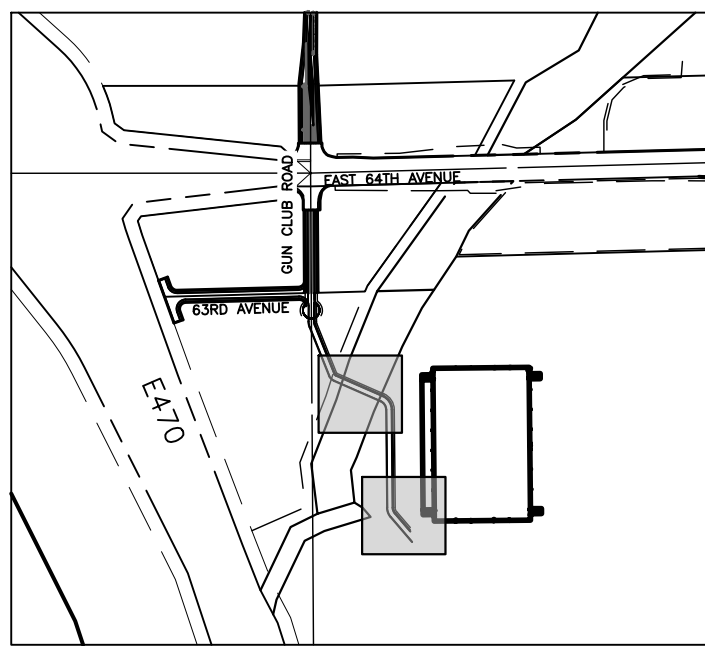
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, T3S, R66W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W, OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

FOR CONTINUATION SEE SHEET 3



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

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KEYMAP
SCALE: 1"=2000'

[illegible]

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

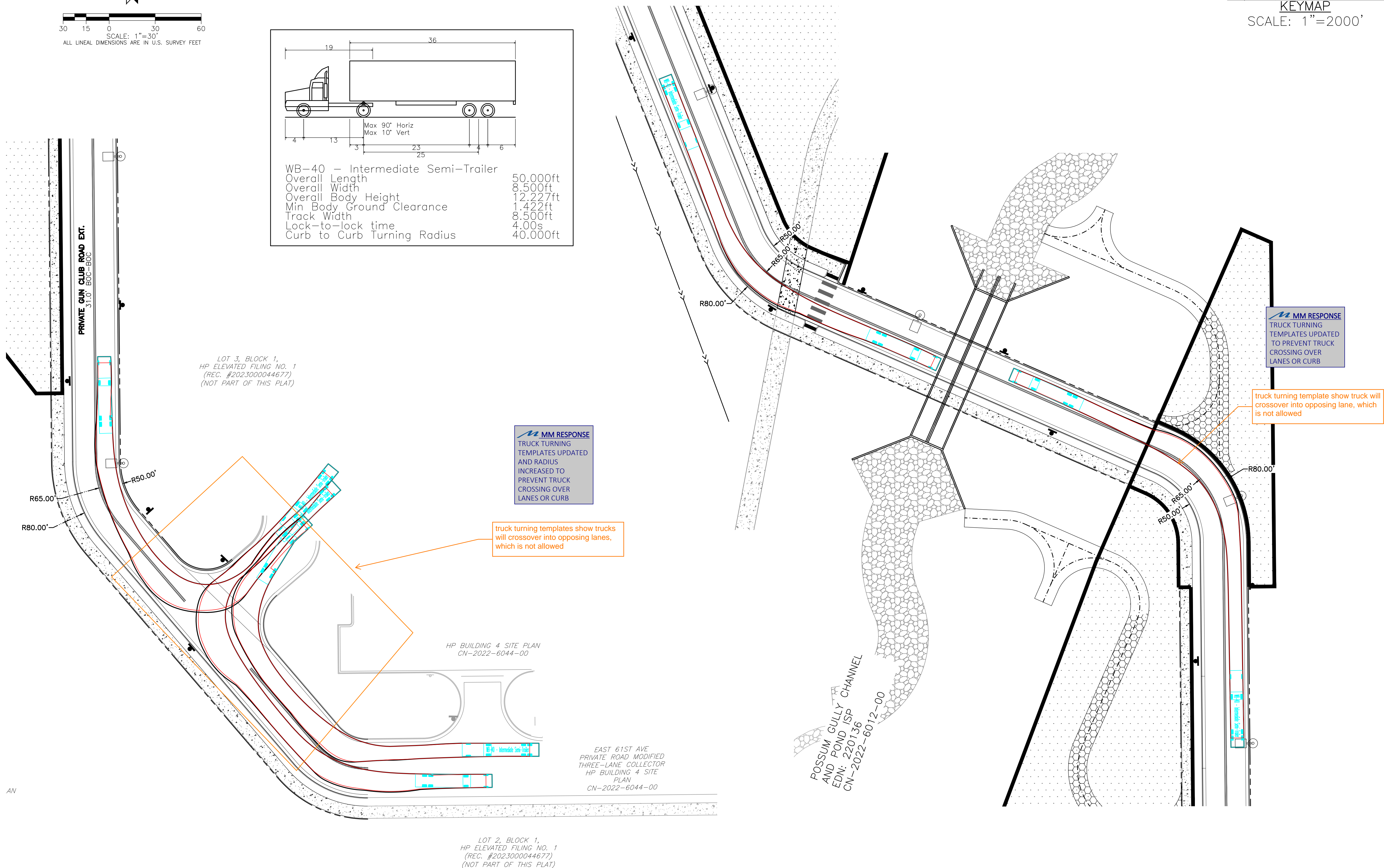
Design Project No.
19.1043.C.22

Drawing Title

TURNING TRUCK TEMPLATE

Drawing No.

6



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

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 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.
6. 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.
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. COBBLE BEDS SHALL BE 3" DEPTH OF 4-6" MULTI-COLOR LOCAL RIVER ROCK. WEED BARRIER IS REQUIRED UNDER RIVER ROCK MULCH AND COBBLE.
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.

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
PRIVATE GUN CLUB RD EXT. & 61ST AVE	1,904	48	48	9,474	237	237	205	95
PRIVATE GUN CLUB RD EXT. & 61ST AVE EAST	459	11	11	2,340	59	59	54	15
Totals:	3,499	87	87	22,299	557	560	486	223

NOTES:

- 1.) Shrubs shown in table are a minimum of container #5 Size
- 2.) 0.025 Shrubs per 1 Square Foot of Curbside Area
- 3.) 1 Tree per 40 LF
- 4.) Distances measured between tangent points, intersecting drives are excluded.
- 5.) One tree equivalent shall be equal to: Twelve 5 gallon shrubs per one 2.5 inch caliper tree
- 6.) One 5 gallon shrub shall be equal to: Three 1 gallon ornamental grasses

Detention Pond Landscape Data Table

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

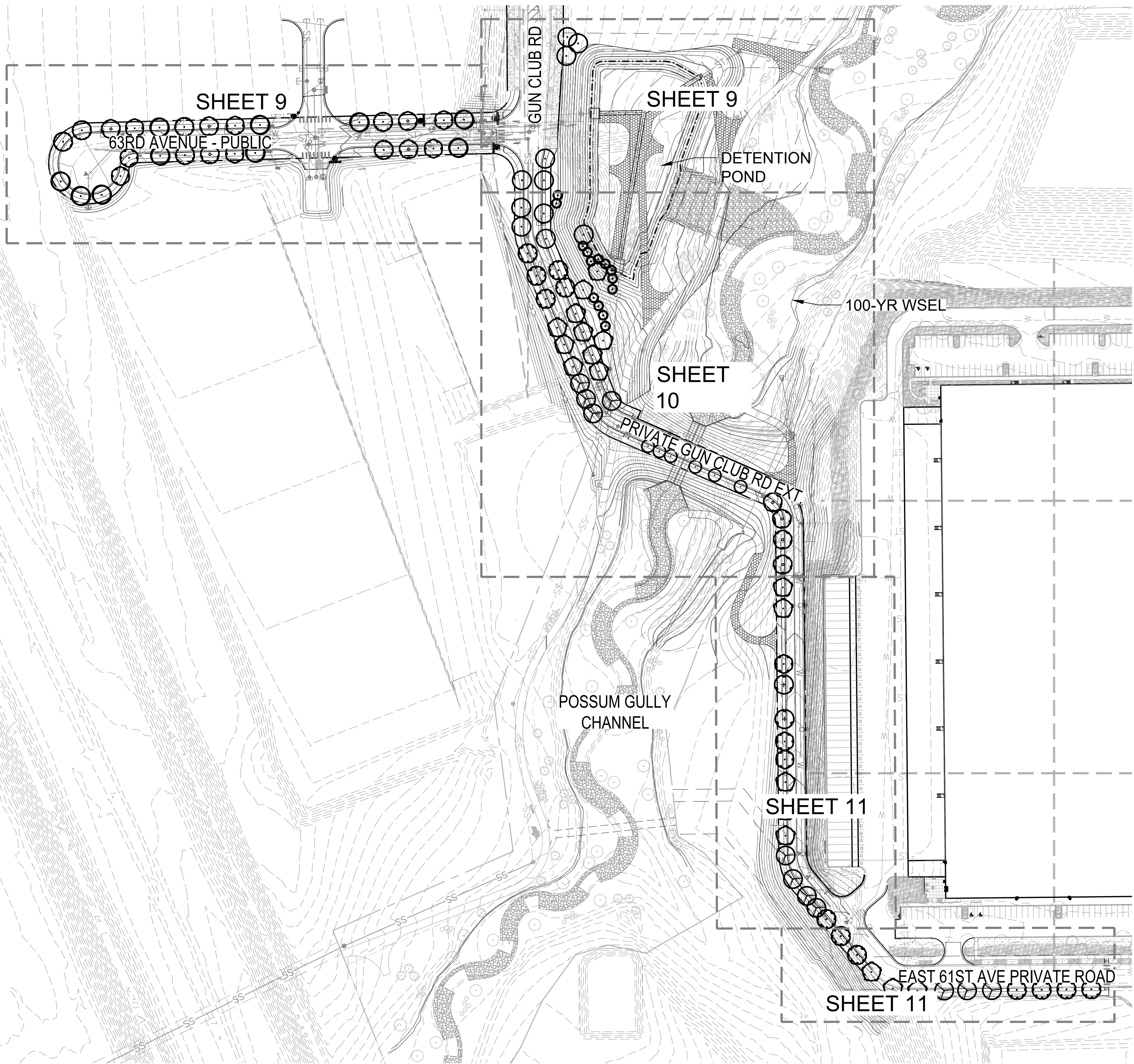
NOTES:

- 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 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

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

Design Project No.
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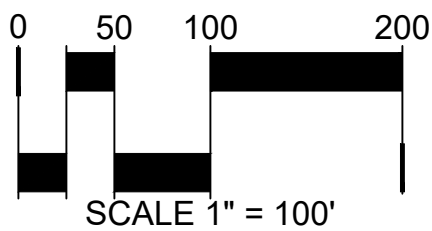
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LANDSCAPE NOTES
& TABLES

Drawing No.

7



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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

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
DECIDUOUS CANOPY TREES						
AC MT	7	ACER MIYABEI 'MORTON'	STATE STREET™ MIYABE MAPLE	B & B	2.5" CAL.	MOD
CE OC	10	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	LOW
GL SH	11	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL.	LOW
GL SK	12	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	B & B	2.5" CAL.	HIGH
GY DI	10	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	B & B	2.5" CAL.	LOW
QU MA	11	QUERCUS MACROCARPA	BURR OAK	B & B	2.5" CAL.	MOD
QU MU	2	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL.	LOW
QU CR	6	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	B & B	2" CAL.	
QU CL	12	QUERCUS X MACDANIELII 'CLEMONS'	HERITAGE® OAK	B & B	2.5" CAL.	LOW
UL PR	18	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	B & B	2.5" CAL.	HIGH
EVERGREEN TREES						
PI FA	17	PICEA PUNGENS 'FASTIGATA'	FASTIGIATE COLORADO SPRUCE	B & B	6" HEIGHT	MOD
DECIDUOUS SHRUBS						
AM SO	12	AMELANCHIER ALNIFOLIA 'STANDING OVATION' TM	STANDING OVATION SERVICEBERRY	CONT.	5 GAL.	LOW
CA PY	35	CARAGANA PYGMAEA	PYGYM PEASHRUB	CONT.	5 GAL.	LOW
CA BM	95	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	CONT.	5 GAL.	LOW
CO KE	94	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	CONT.	5 GAL.	MOD
GE SE	54	GENISTA LYDIA 'SELECT'	BANGLE® DYERS GREENWOOD	CONT.	5 GAL.	VERY LOW
PR PB	52	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	5 GAL.	LOW
RH GR	83	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	5 GAL.	LOW
SP GO	149	SPIRAEA JAPONICA 'GOLDFLAME'	SPIREA	CONT.	5 GAL.	HIGH
VI AL	11	VIBURNUM X RHYTIDOPHYLLOIDES 'ALLEGHANY'	ALLEGHANY VIBURNUM	CONT.	5 GAL.	LOW
EVERGREEN SHRUBS						
JU MO	37	JUNIPERUS COMMUNIS 'MONDAP' TM	ALPINE CARPET COMMON JUNIPER	CONT.	5 GAL.	MOD
JU CO	35	JUNIPERUS COMMUNIS 'MONDAP'	ALPINE CARPET® COMMON JUNIPER	CONT.	5 GAL.	LOW
JU BC	35	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	CONT.	5 GAL.	LOW
JU SC	14	JUNIPERUS SABINA 'SCANDIA'	SCANDIA JUNIPER	CONT.	5 GAL.	LOW
ORNAMENTAL GRASSES						
BO BA	103	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	5 GAL.	VERY LOW
HE SE	123	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	CONT.	5 GAL.	LOW

MATERIAL SCHEDULE

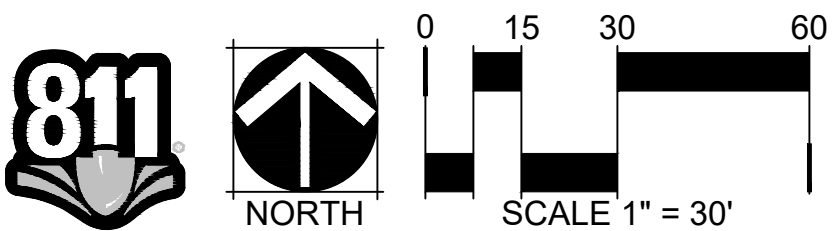
IRRIGATED & NON-IRRIGATED NATIVE SEED MIX		IRRIGATED 	NON-IRRIGATED 
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS
BLUE GRAMA	BOUTELOUA GRACILIS	10 %	3.0 LBS
SWITCHGRASS	PANICUM VIRGATUM	10 %	3.0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

NIWS

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VENUE EXTENS
AURORA, COLORADO

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 7, T3S, R65W AND THE NORTHWEST QUARTER OF SECTION 7 T3S, R65W,
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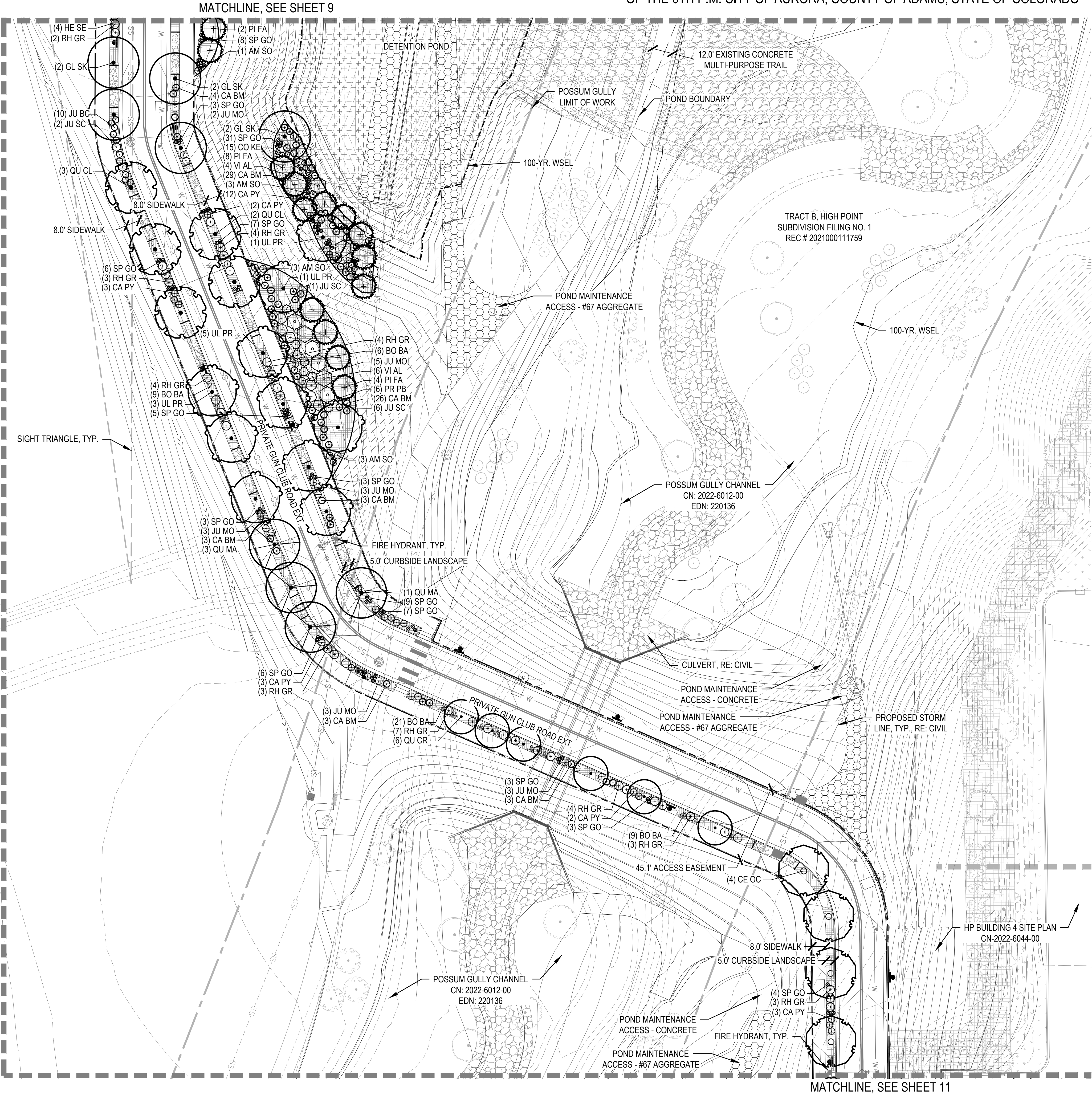
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HIGH POINT - GUN CLUB TO 61ST
AVENUE EXTENSION
AURORA, COLORADO

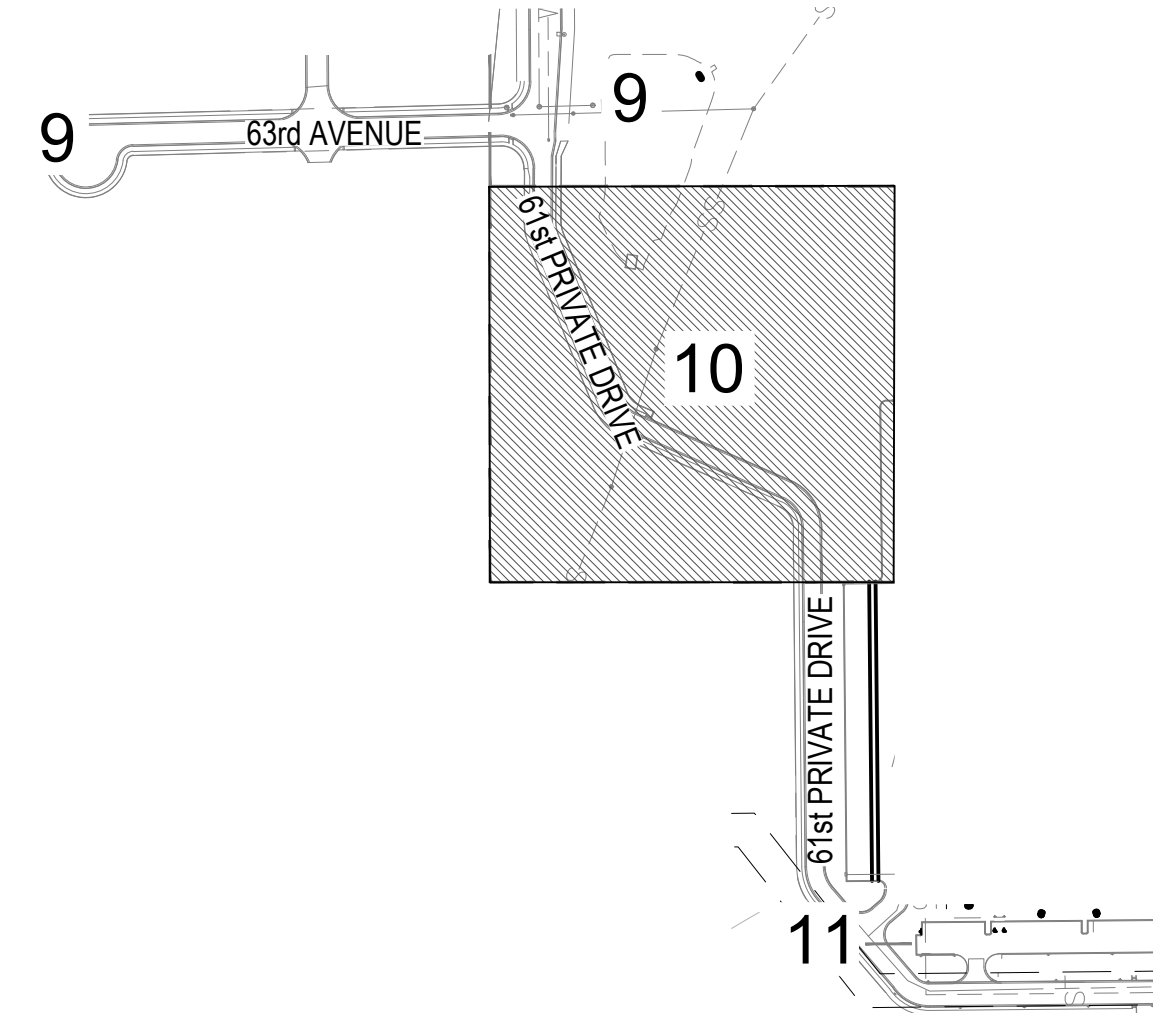
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Drawing No.	9

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

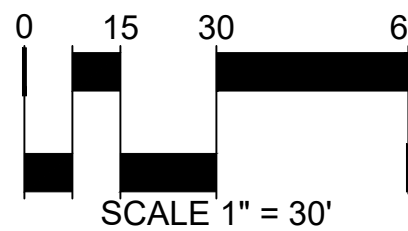
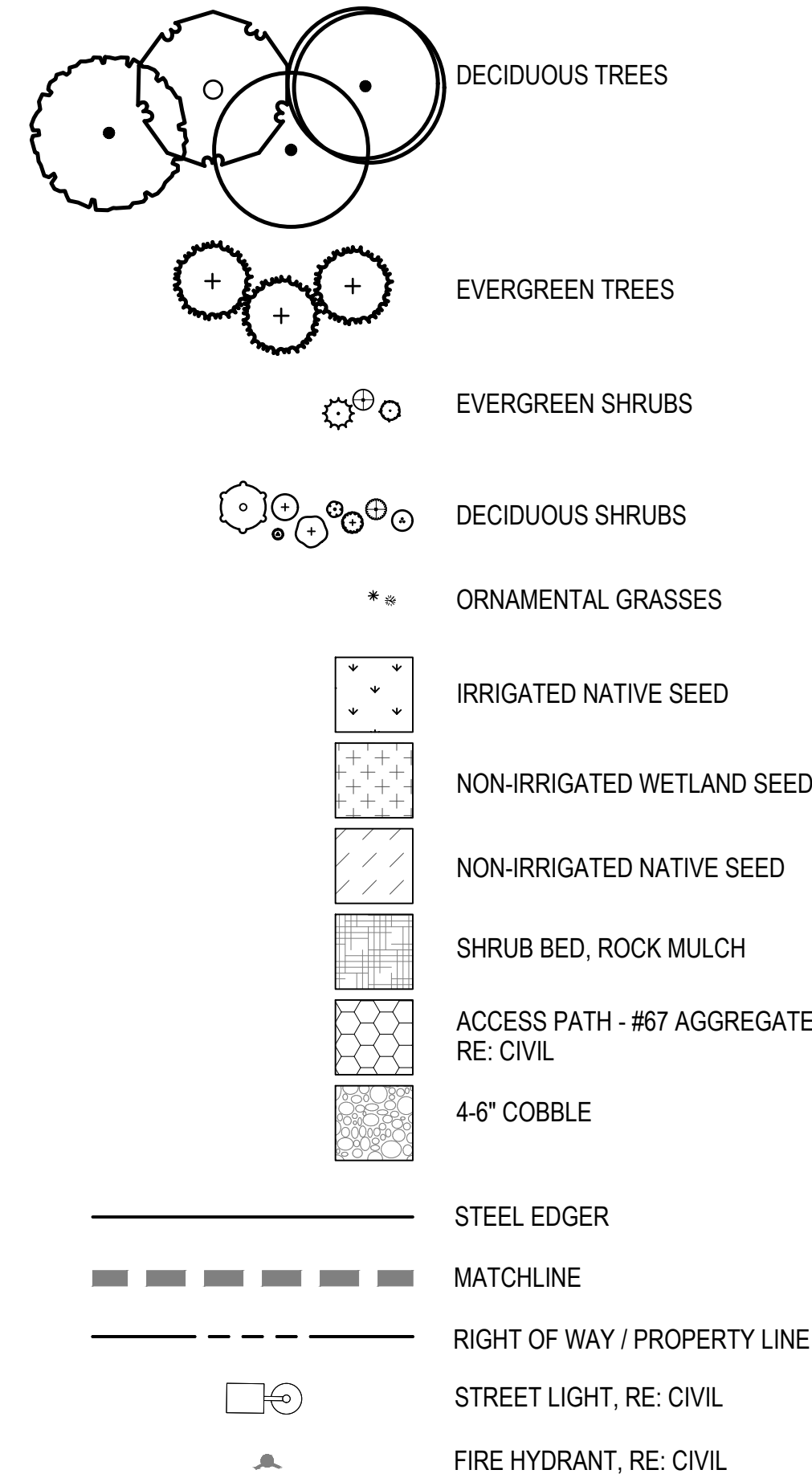
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OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



KEY MAP



LEGEND



NOT FOR CONSTRUCTION

Date	Submission / Revision
02/01/24	1st ISP Submittal
06/28/24	2nd ISP Submittal
10/11/24	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
PLAN

Drawing No.

10

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

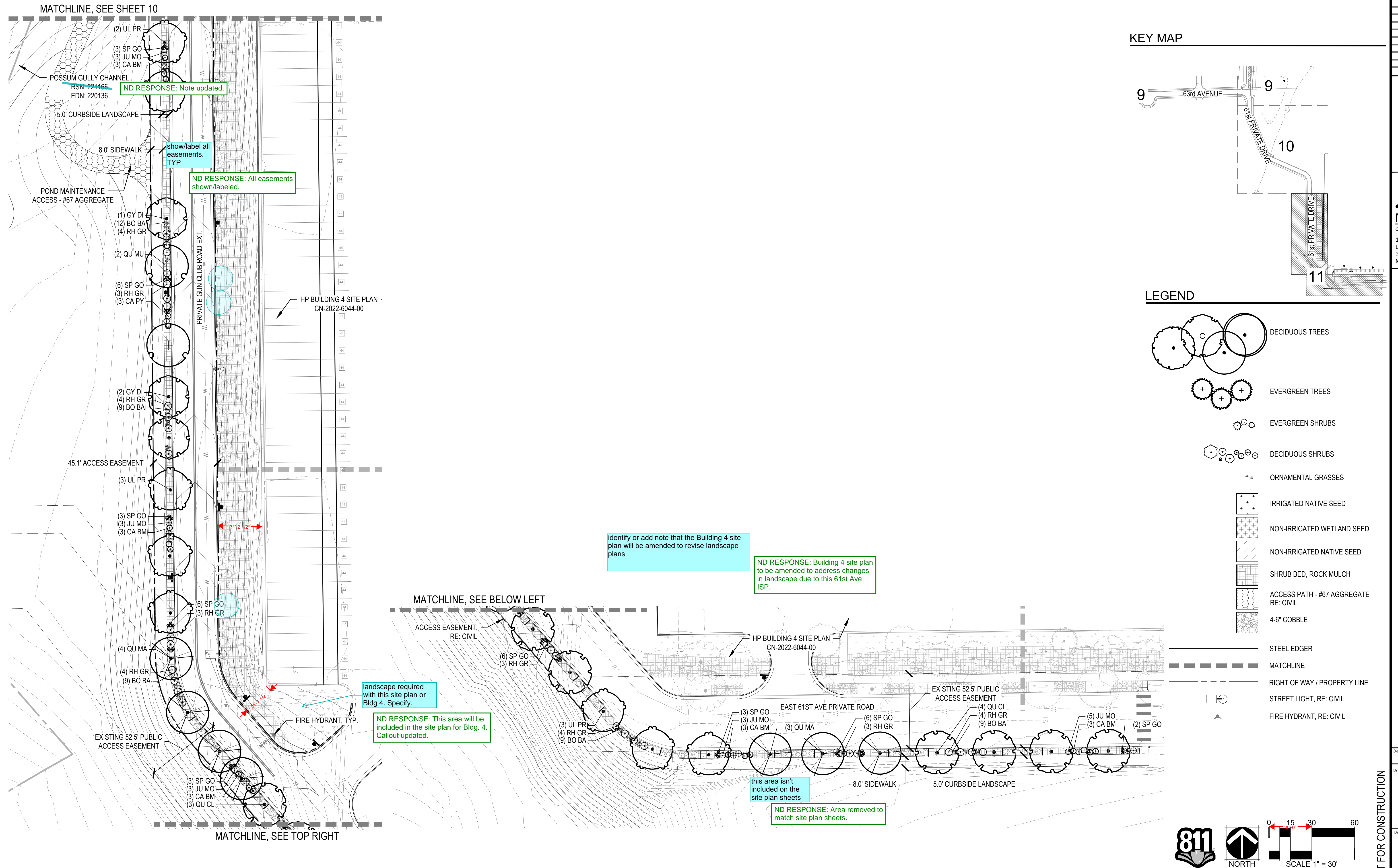


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Drawing Title
**LANDSCAPE
PLAN**

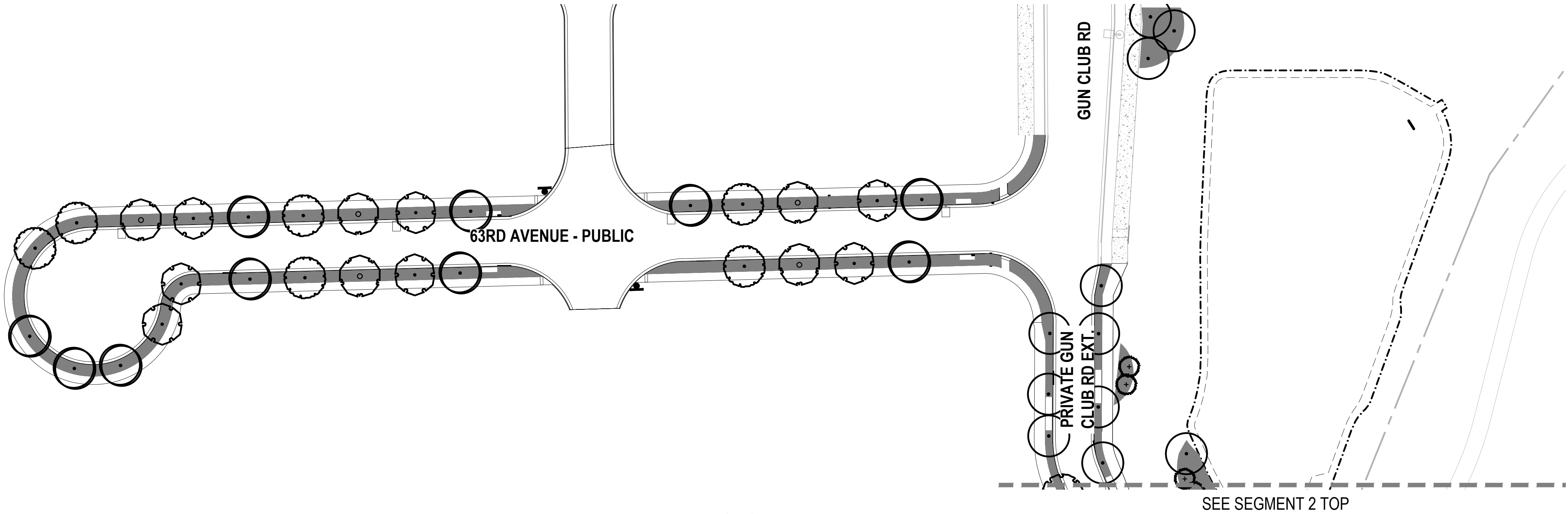
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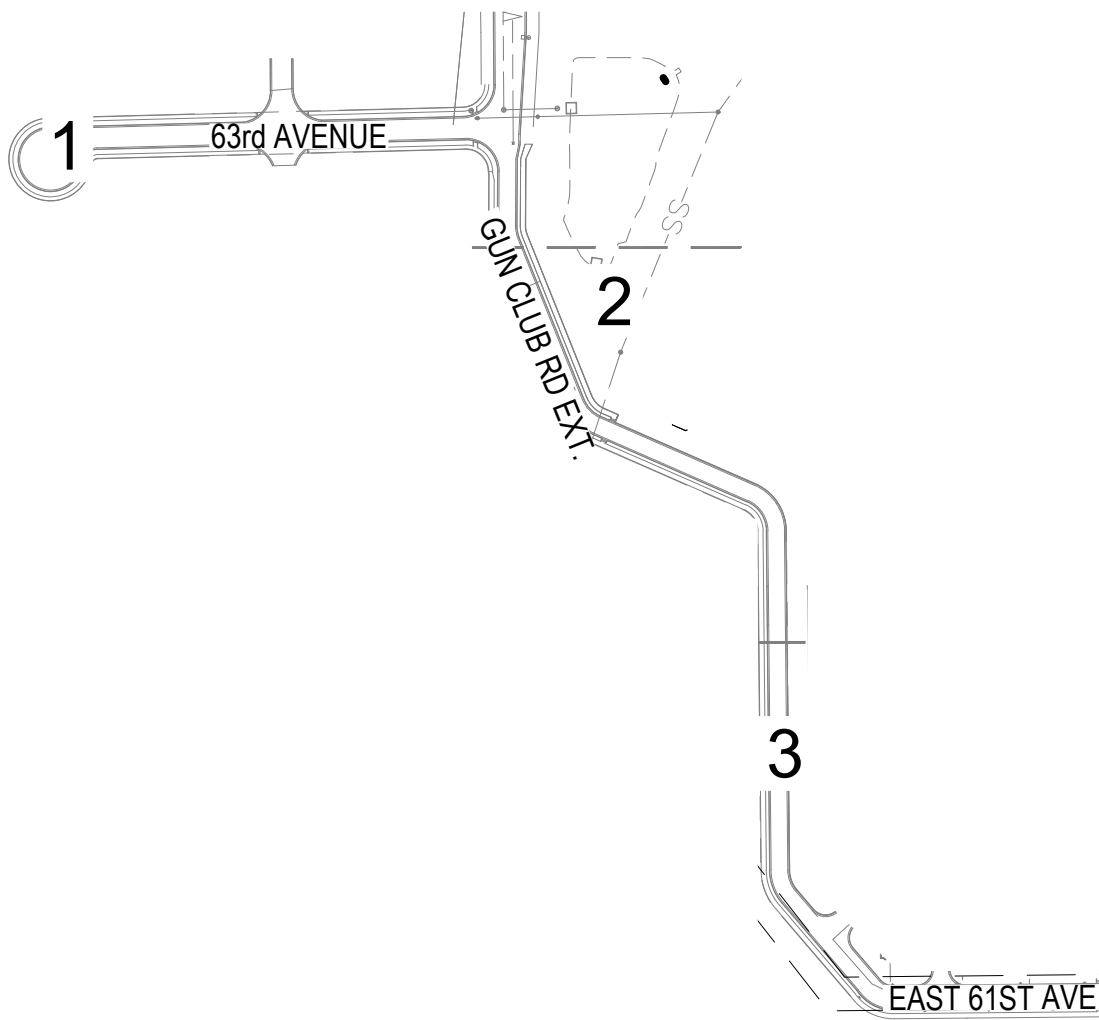
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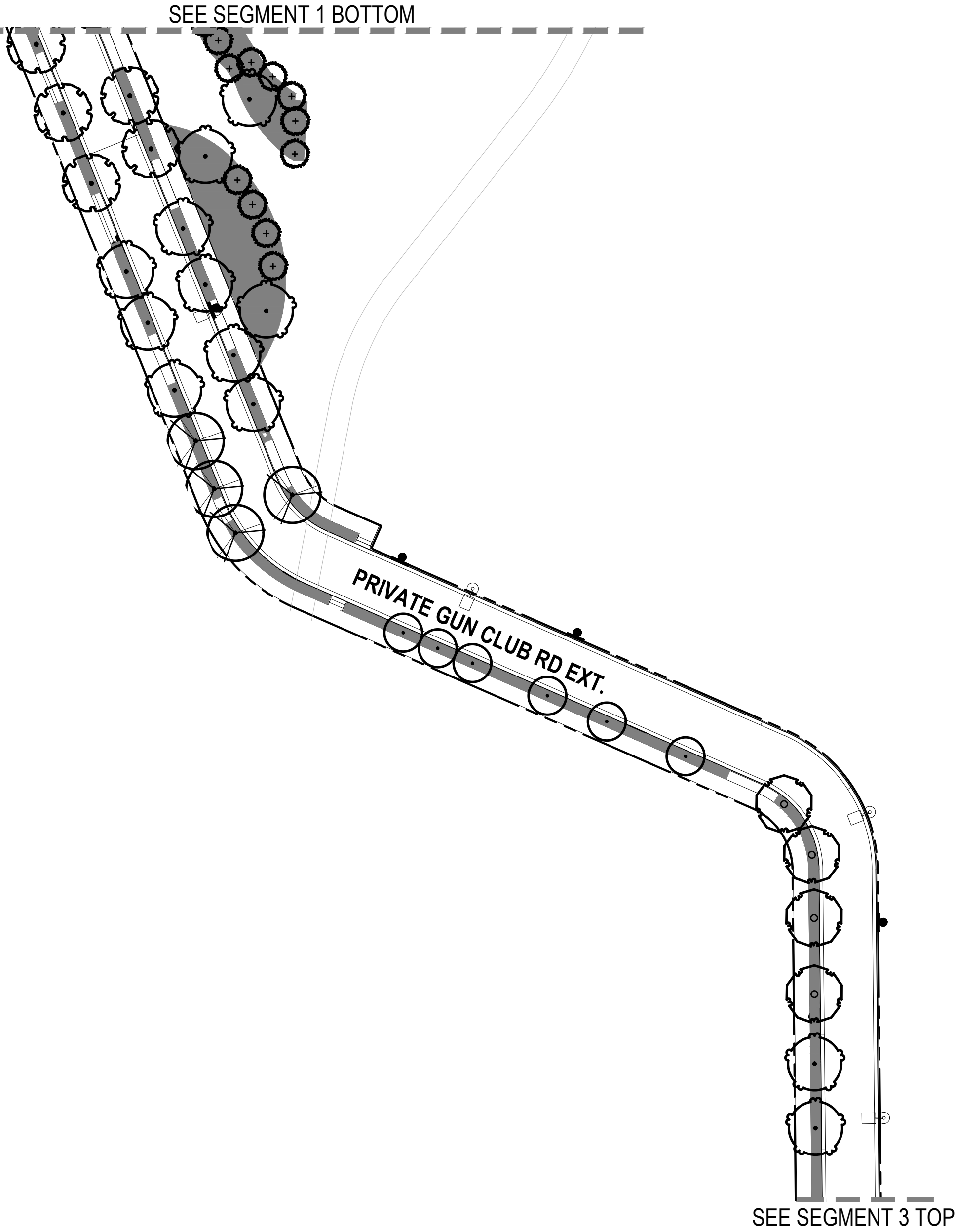
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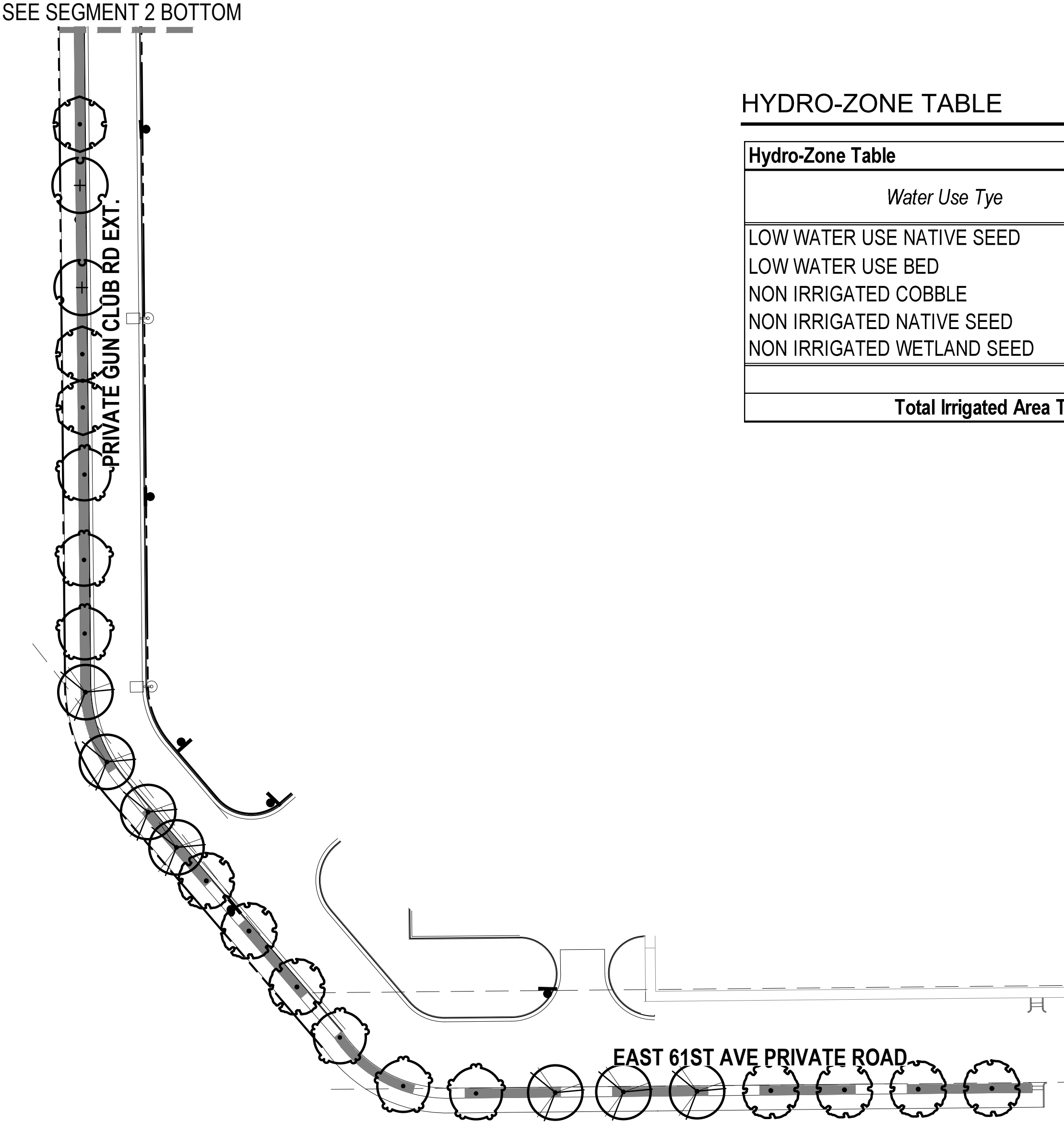
SEGMENT KEY MAP



SEGMENT 2

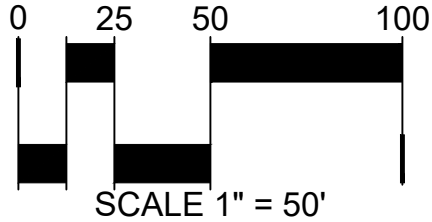


SEGMENT 3



HYDRO-ZONE TABLE

Hydro-Zone Table			
Water Use Tye	Area (SF)	Percentage of Landscape	Percentage of Irigated
LOW WATER USE NATIVE SEED	5,895	5.1%	17.86%
LOW WATER USE BED	27,109	23.4%	82.14%
NON IRRIGATED COBBLE	2,343	2.0%	0%
NON IRRIGATED NATIVE SEED	46,010	39.7%	0%
NON IRRIGATED WETLAND SEED	34,416	29.7%	0%
Totals:	115,773	100%	100%
Total Irigated Area Tap #TBD:			33,004



NOT FOR CONSTRUCTION

Date

Submission / Revision

02/01/24

1st ISP Submittal

06/28/24

2nd ISP Submittal

10/11/24

3rd ISP Submittal

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
303.431.6100
MARTINMARTIN.COM

Design Project No.

19.1043.C.22

Drawing Title

LANDSCAPE
HYDROZONE MAP

Drawing No.

12

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

NOT FOR CONSTRUCTION