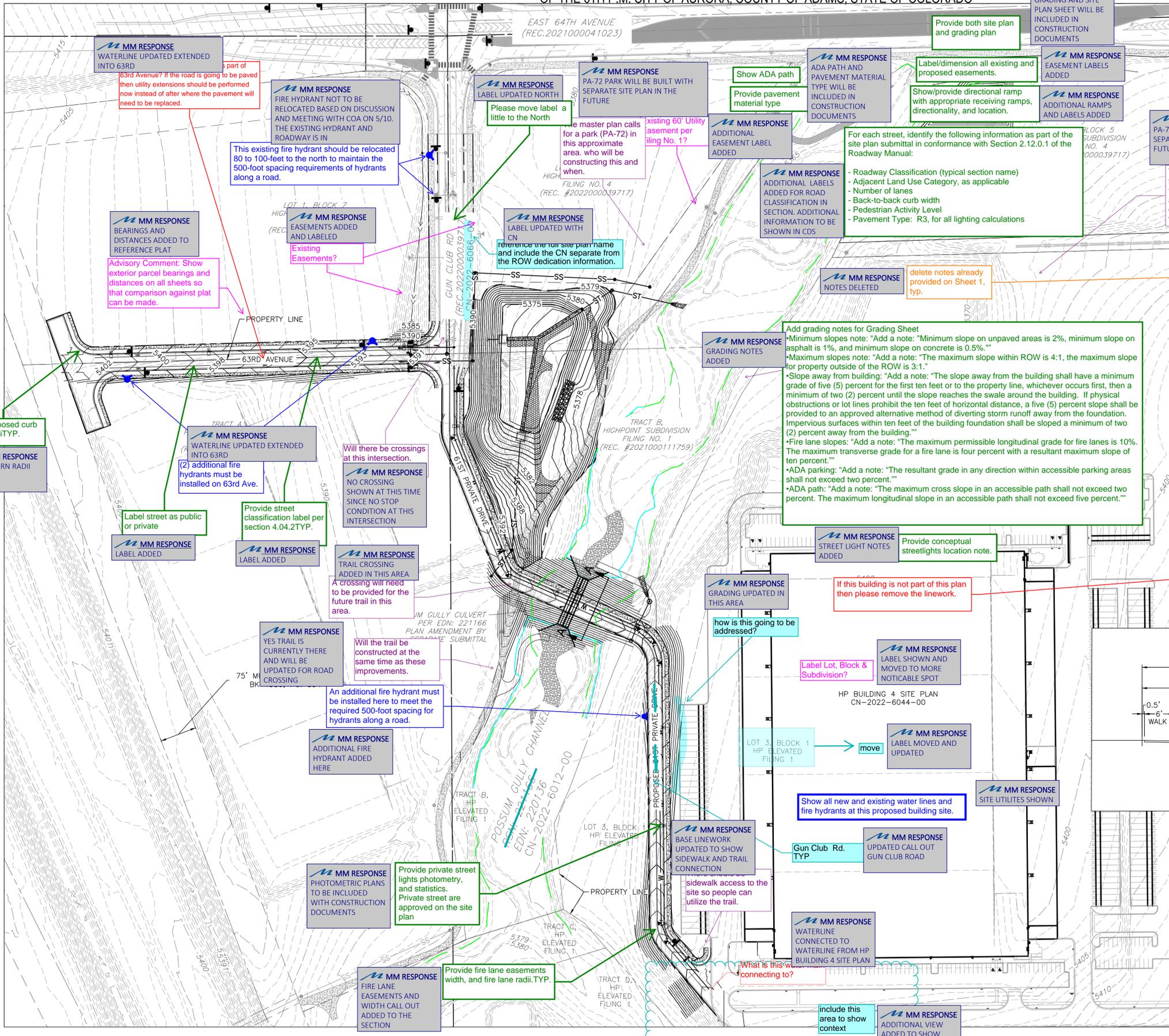
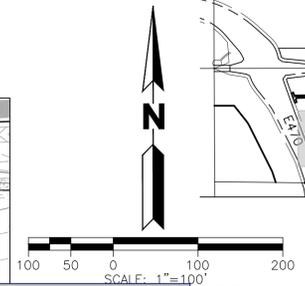
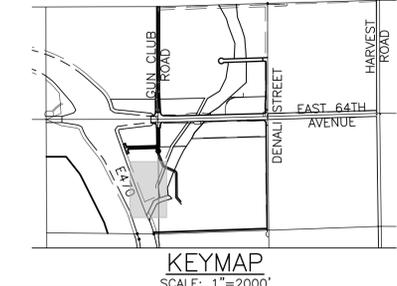


HIGH POINT - GUN CLUB TO 61ST AVENUE EXTENSION INFRASTRUCTURE SITE PLAN

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



MM RESPONSE
WATERLINE UPDATED EXTENDED INTO 63RD

63rd Avenue? If the road is going to be paved then utility extensions should be performed now instead of after where the pavement will need to be replaced.

MM RESPONSE
FIRE HYDRANT NOT TO BE RELOCATED BASED ON DISCUSSION AND MEETING WITH COA ON 5/10. THE EXISTING HYDRANT AND ROADWAY IS IN

This existing fire hydrant should be relocated 80 to 100-feet to the north to maintain the 500-foot spacing requirements of hydrants along a road.

MM RESPONSE
BEARINGS AND DISTANCES ADDED TO REFERENCE PLAT

Advisory Comment: Show exterior parcel bearings and distances on all sheets so that comparison against plat can be made.

MM RESPONSE
EASEMENTS ADDED AND LABELED

Existing Easements?

MM RESPONSE
LABEL UPDATED NORTH

Please move label a little to the North

MM RESPONSE
PA-72 PARK WILL BE BUILT WITH SEPARATE SITE PLAN IN THE FUTURE

The master plan calls for a park (PA-72) in this approximate area, who will be constructing this and when.

MM RESPONSE
Show ADA path

Provide pavement material type

MM RESPONSE
ADDITIONAL EASEMENT LABEL ADDED

MM RESPONSE
ADDITIONAL LABELS ADDED FOR ROAD CLASSIFICATION IN SECTION. ADDITIONAL INFORMATION TO BE SHOWN IN CDS

MM RESPONSE
ADA PATH AND PAVEMENT MATERIAL TYPE WILL BE INCLUDED IN CONSTRUCTION DOCUMENTS

Label/dimension all existing and proposed easements.

Show/provide directional ramp with appropriate receiving ramps, directionality, and location.

MM RESPONSE
EASEMENT LABELS ADDED

MM RESPONSE
ADDITIONAL RAMP AND LABELS ADDED

For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:

- Roadway Classification (typical section name)
- Adjacent Land Use Category, as applicable
- Number of lanes
- Back-to-back curb width
- Pedestrian Activity Level
- Pavement Type: R3, for all lighting calculations

MM RESPONSE
NOTES DELETED

delete notes already provided on Sheet 1, typ.

MM RESPONSE
GRADING NOTES ADDED

Add grading notes for Grading Sheet

-Minimum slopes note: "Add a note: "Minimum slope on unpaved areas is 2%, minimum slope on asphalt is 1%, and minimum slope on concrete is 0.5%.""

-Maximum slopes note: "Add a note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1.""

-Slope away from building: "Add a note: "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.""

-Fire lane slopes: "Add a note: "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.""

-ADA parking: "Add a note: "The resultant grade in any direction within accessible parking areas shall not exceed two percent.""

-ADA path: "Add a note: "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.""

MM RESPONSE
STREET LIGHT NOTES ADDED

Provide conceptual streetlights location note.

MM RESPONSE
GRADING UPDATED IN THIS AREA

how is this going to be addressed?

MM RESPONSE
LABEL SHOWN AND MOVED TO MORE NOTICABLE SPOT

HP BUILDING 4 SITE PLAN CN-2022-6044-00

MM RESPONSE
LABEL MOVED AND UPDATED

Label Lot, Block & Subdivision?

Lot 3, Block 1 HP ELEVATED FILING 1

MM RESPONSE
SITE UTILITIES SHOWN

Show all new and existing water lines and fire hydrants at this proposed building site.

MM RESPONSE
UPDATED CALL OUT GUN CLUB ROAD

MM RESPONSE
WATERLINE CONNECTED TO WATERLINE FROM HP BUILDING 4 SITE PLAN

What is this connecting to?

MM RESPONSE
ADDITIONAL VIEW ADDED TO SHOW THIS AREA

MM RESPONSE
TRAIL CROSSING ADDED IN THIS AREA

A crossing will need to be provided for the future trail in this area.

MM RESPONSE
YES TRAIL IS CURRENTLY THERE AND WILL BE UPDATED FOR ROAD CROSSING

Will the trail be constructed at the same time as these improvements.

An additional fire hydrant must be installed here to meet the required 500-foot spacing for hydrants along a road.

MM RESPONSE
ADDITIONAL FIRE HYDRANT ADDED HERE

MM RESPONSE
PHOTOMETRIC PLANS TO BE INCLUDED WITH CONSTRUCTION DOCUMENTS

Provide private street lights photometry, and statistics. Private street are approved on the site plan

MM RESPONSE
FIRE LANE EASEMENTS AND WIDTH CALL OUT ADDED TO THE SECTION

Provide fire lane easements width, and fire lane radii.TYP.

GENERAL NOTES

PA-73 PARK WILL BE BUILT WITH SEPARATE SITE PLAN IN THE FUTURE

The master plan calls for a park (PA-73) in this approximate area, who will be constructing this and when.

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

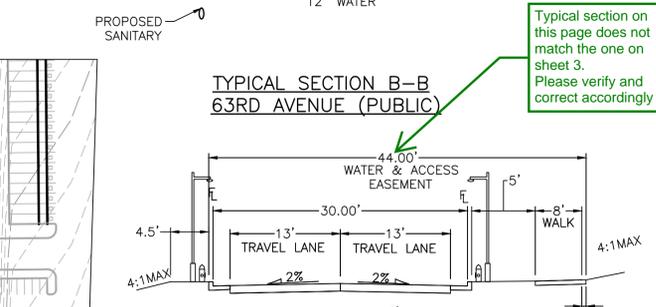
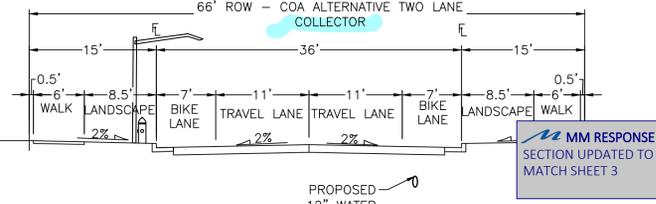
1. THE PROJECT IS ENTIRELY WITHIN WATER ZONE 3C OF THE CITY OF AURORA WATER NETWORK.
2. EACH PLANNING AREA SHALL BE REQUIRED TO PROVIDE AN INTERNAL LOOPED WATER NETWORK PER CITY CRITERIA DURING THEIR RESPECTIVE SITE PLAN SUBMITTALS.
3. FIRE HYDRANTS SPACED AT 500' DISTANCE PER CRITERIA TWO LANE ROADWAY.
4. FIRE HYDRANTS LOCATED ALONG NORTH SIDE ONLY OF 61ST AVE.

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 EROSION CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.

GENERAL NOTES:

1. INDIVIDUAL LOT DEVELOPMENT IS SUBJECT TO A FUTURE SITE PLAN.



Date	Submission / Revision
02/28/24	1st ISP Submittal

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

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

Design Project No: 19.1043.C.22

Drawing Title

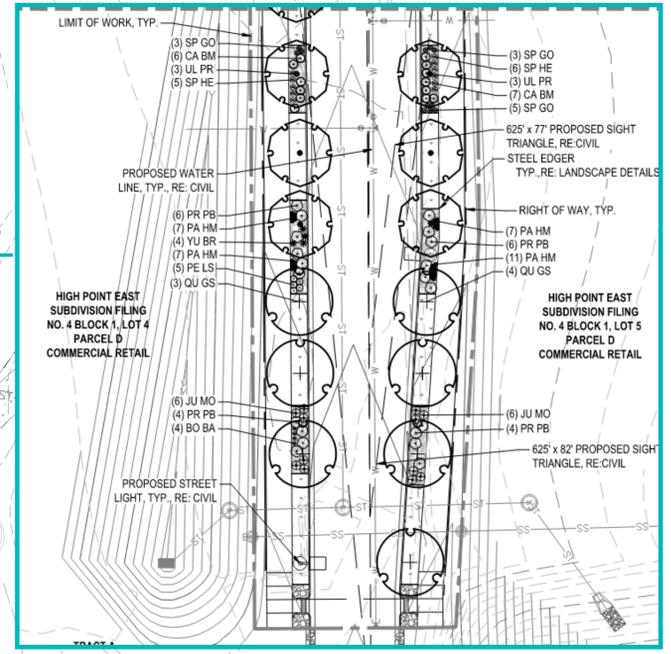
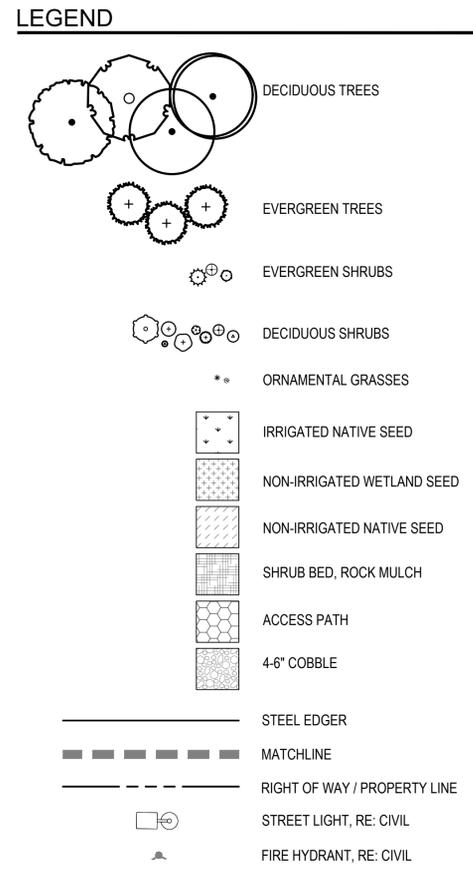
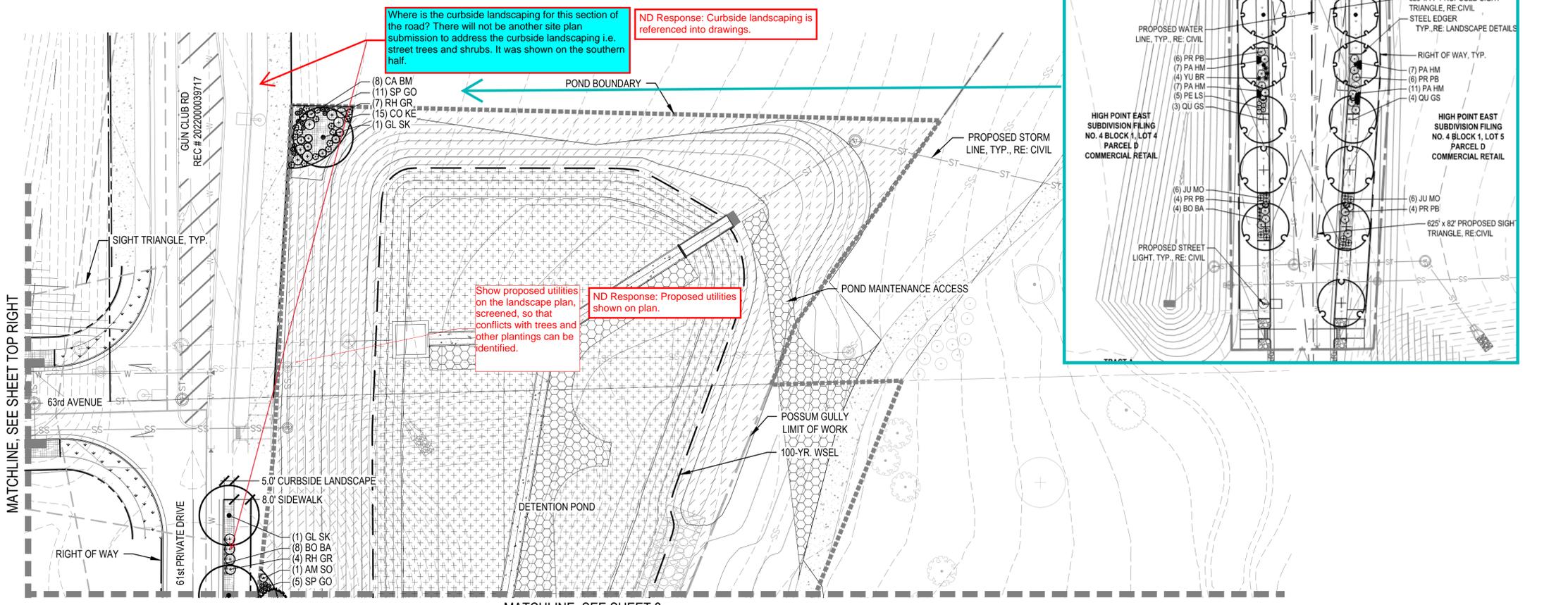
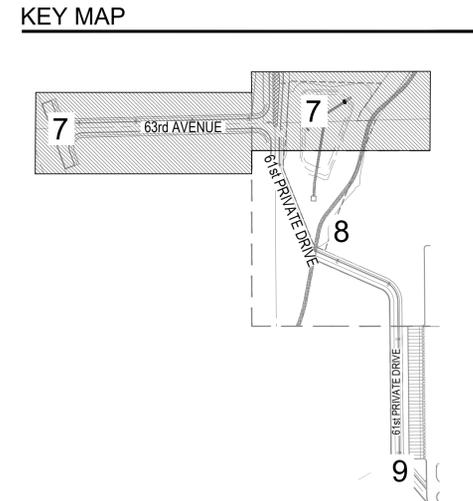
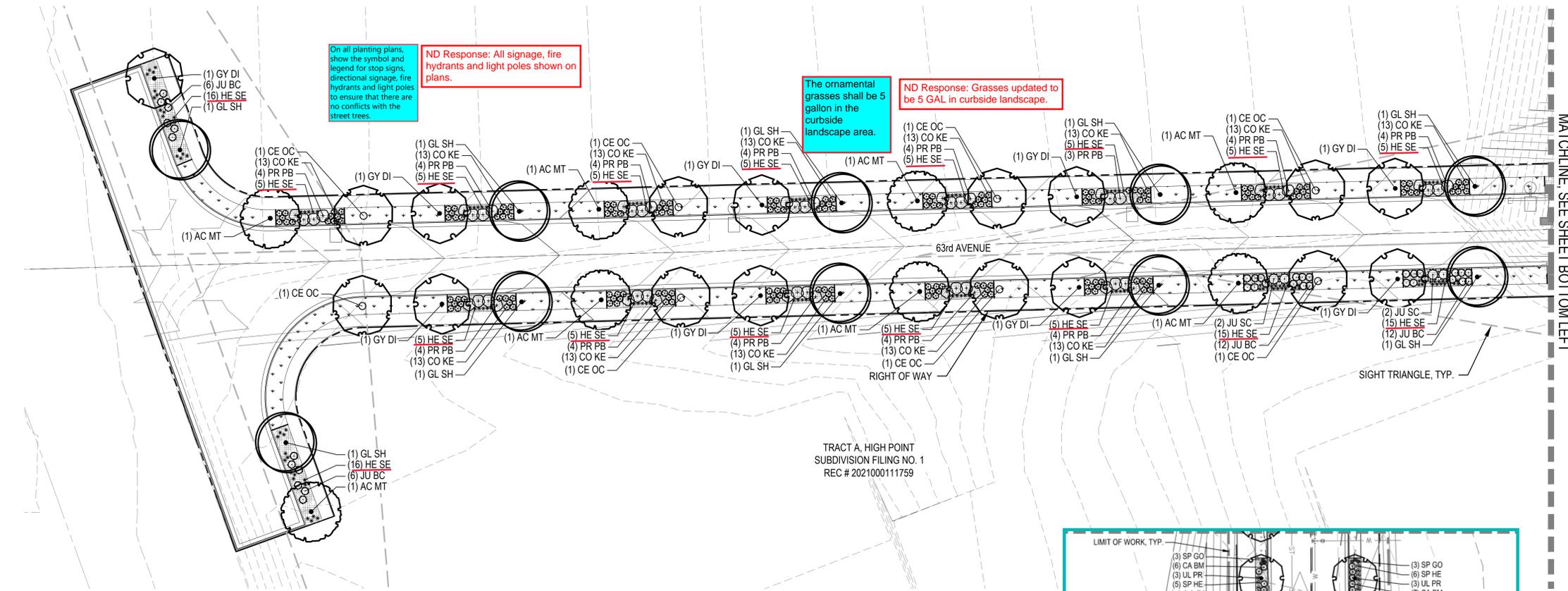
OVERALL

Drawing No.

2

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



MATCHLINE, SEE SHEET TOP RIGHT

MATCHLINE, SEE SHEET BOTTOM LEFT

MATCHLINE, SEE SHEET 8

Date	Submission / Revision
02/01/24	1st ISP Submittal

MARTIN/MARTIN
CONSULTING ENGINEERS
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MARTINMARTIN.COM

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

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

Drawing Title: **LANDSCAPE PLAN**

Drawing No: **7**

NOT FOR CONSTRUCTION

