



January 15th, 2024

City of Aurora
Attn: Jeremiah Fettig
15151 E Alameda Pkwy
Aurora, CO 80012

Re: Initial Submission Review: 60th Avenue at Box Elder – Infrastructure Site Plan
Application Number: DA-1478-14
Case Numbers: 2024-6039-00

Dear Mr. Fettig:

Thank you for taking the time, along with City Staff, to review the 3rd 60th Avenue at Box Elder Infrastructure Site Plan. Valuable feedback was received on December 11, 2024. Please refer to the following pages for detailed responses to staff comments. Should you have any questions on this application, please contact me by phone at 303-892-1166 or by email at emather@norris-design.com.

We look forward to working with City staff to make this project a success.

Sincerely,
Norris Design

Eva Mather
Principal



3RD SUBMISSION REVIEW

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on the infrastructure site plan

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Review comments were received by one (1) outside agency and have been incorporated into this letter.

Response: Comment noted, thank you.

2. Completeness and Clarity of the Application

2A. It is anticipated this application will be ready for administrative decision after the next review. If this is the case, staff will coordinate public notice requirements with the applicant.

Response: Comment noted, thank you.

Site Plan

2B. No additional comments at this time.

Response: Comment noted, thank you.

3. Landscaping Tammy Cook / 954-266-6488 / tdcook@auroragov.org / Comments in teal

3A. Sheet 4: For the Xcel Easement- add the reception number.

Response: Was unable to located Xcel Easement reception number. If known can please provide thank you.

3B. Sheet 10: Under the City of Aurora Notes: Repeat edited note no. 4 from the cover sheet.

Response: Note has been added to Landscape Notes sheet.

3C. Sheet 10: Delete this note as it should be in the Aurora notes above.

Response: Note has been removed and added to City of Aurora Notes.

3D. Sheet 10: In the Landscape Requirement Table: provide a shrub equivalent column to cover the tree shortage or add the two street trees that are deficient.

Response: Shrub equivalent column has been added to table, numbers have been updated accordingly.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

4. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

Site Plan:

4A. **Comments not addressed:** add longitudinal slopes to streets, missing lighting information, missing curb ramps, and missing sidewalk provided on previous submittal.

Response: Information has been added per comment.

5. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

Site Plan:

5A. Sheet 2: On typical sections will need ADT, design speed, and clear zone.

Response: ADT, design speed, and clear zone added on typical sections

5B. Sheet 3: Can combine with the stop sign. Will need the Tibet Street name sign included. on sign.

Response: Street and stop sign combined.

5C. Sheet 3: Lettering will need to be lower and upper case. Ground-mounted Street name signs do not have the Aurora logo on them. **Response: Lettering has been revised and Aurora logo removed.**



5D. Sheet 3: On typical sections will need ADT, design speed, and clear zone.
Response: ADT, design speed, and clear zone added on typical sections.

5E. Sheet 4: The sight triangles did not print out.
Response: Sight triangles now plotting and called out.

5F. Sheet 4: Lettering will need to be lower and upper case. Ground-mounted Street name signs do not have the Aurora logo on them.
Response: Lettering has been revised and Aurora logo removed.

5G. Sheet 14: Remove this tree. This could interfere with the sight distance of pedestrians crossing the street.
Response: Trees noted have been removed and supplemented with shrub equivalents at a ratio of 10:1

6. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

Site Plan:

6A. Sheet 3: Repeat request to add a hydrant at this location.

Response: Based on meeting with Steve K. from COA Life Safety on 12/19/24, FH locations shown are ok based on existing adjacent project FH location.

6B. Sheet 3: This hydrant was not on the previous submittal.

Response: Based on meeting with Steve K. from COA Life Safety on 12/19/24, FH locations shown are ok based on existing adjacent project FH location

6C. Sheet 3: Why has this hydrant been moved across the street?

Response: Based on meeting with Steve K. from COA Life Safety on 12/19/24, FH locations shown are ok based on existing adjacent project FH location

6D. Sheet 4: This hydrant was not on the previous submittal.

Response: Based on meeting with Steve K. from COA Life Safety on 12/19/24, FH locations shown are ok based on existing adjacent project FH location

6E. Sheet 4: This hydrant was not on the previous submittal.

Response: Based on meeting with Steve K. from COA Life Safety on 12/19/24, FH locations shown are ok based on existing adjacent project FH location

6F. Sheet 6: Sheet 5 is not a continuation of this area.

Response: Sheet continuation callout revised

6G. Sheet 8: Show more detail of Tibet Road and the water connection.

Response: An additional viewport has been added to show water connection and Tibet Road.

7. Aurora Water (Casey Ballard / 303-7382/ cballard@auroragov.org / Comments in red)

Site Plan:

7A. Sheet 4: Include a valve for the north leg.

Response: Valve has been added to north leg of water line.

7B. Sheet 4: Manhole is not to be in the gutter section.

Response: The sanitary manhole has been removed based on meeting with City of Aurora dated 12/20/24.

7C. Sheet 4: Include easement line work and dimensions.

Response: Storm sewer easement line work now showing and dimensioned.

7D. Sheet 4: Pond plans appear to have been updated. Please adjust call outs to match.

Response: Forebay leader has been removed.



7E. Sheet 4: Is this storm outside of the ROW going to be private per the note or public per the call out?

Response: Note revised for clarity of public/private storm sewer.

7F. Sheet 5: Deflection in a manhole is not to exceed 90-degrees.

Response: Stormline has been revised. Deflection now at 90-degrees.

7G. Sheet 5: Access is required to this manhole.

Response: Access is now provided to storm manhole.

7H. Sheet 7: Advisory: Civil plans cannot be approved without easements being in for final approval.

Response: Comment noted, thank you.

7I. Sheet 8: Unless noted otherwise. This is to cover the several locations where the storm is marked as private or owned by Xcel.

Response: Note revised for clarity of public/private storm sewer.

8. PROS (Adison Petti / apetti@auroragov.org / Comments in mauve)

Site Plan:

8A. PROS reviewed and had no additional comments at this time.

Response: Comment noted, thank you.

9. Land Development Services (Roger Nelson / 303-739-2657 / ronelson@auroragov.org / Comments in magenta)

Site Plan:

Land Development Services reviewed and had no additional comments at this time.

Response: Comment noted, thank you.

10. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

Easement dedication to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.

Response: Comment noted, thank you.

REFERRAL COMMENTS FROM OTHER AGENCIES

11. Xcel Energy

Second submittal acknowledged; no further submissions required.

Response: Response: Comment noted, thank you.

BOX ELDER INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

2nd Submittal
Casey Ballard
Aurora Water
cballard@auroragov.org

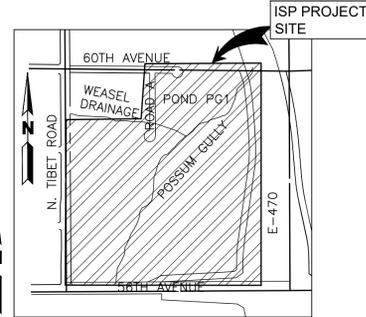
MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue
Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

SITE PLAN NOTES:

- 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.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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. 60TH AVENUE AND ROAD A. LANDSCAPING FOR THE POSSUM GULLY CHANNEL, WEASEL DRAINAGE AND REGIONAL POND PG1 TO BE INSTALLED FOLLOWING THE COMPLETION OF THESE DRAINAGE FEATURES. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPED PLAN.
- 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- 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
- 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.
- 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 PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- 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.
- 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.
- MULTIPLE INTERSECTIONS ARE ANTICIPATED TO BE SIGNALIZED. THE CITY'S TRAFFIC SIGNAL ESCROW ORDINANCE APPLIES TO ALL OF THESE TRAFFIC SIGNAL LOCATIONS.
- 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.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS THAT SURROUND POSSUM GULLY. A TRACKING CHART SHALL BE PROVIDED WITH EACH SITE PLAN IDENTIFYING THE TOTAL ACREAGE OF OPEN SPACE PROVIDED WITHIN THAT SITE PLAN. THIS CHART SHALL BE COPIED TO EACH NEW SITE PLAN AND UPDATED TO CREATE A RUNNING TOTAL OF OPEN SPACE.

LEGEND

EXISTING		PROPOSED	
---	PROPERTY LINE	---	
---	RIGHT-OF-WAY LINE	---	
---	SECTION LINE	---	
---	EASEMENT	---	
---	RETAINING WALL	---	
---	CURB & GUTTER	---	
---	CURB & GUTTER (SPILL)	---	
---	CURB & GUTTER (CATCH)	---	
---	HEAVY DUTY DRIVE LANES	---	
---	CONCRETE/ SIDEWALK	---	
---	CONTOURS	---	
---	UTILITY CROSSING	---	
---	STORM SEWER	---	
---	STORM MANHOLE	---	
---	ROOF DRAIN	---	
---	STORM INLET	---	
---	FLARED END SECTION	---	
---	SANITARY SEWER	---	
---	SANITARY MANHOLE	---	
---	CLEAN OUT	---	
---	WATER LINE	---	
---	WATER VALVE	---	
---	FIRE HYDRANT	---	
---	WATER METER	---	
---	IRRIGATION LINE	---	
---	IRRIGATION CONTROL	---	
---	OVERHEAD ELECTRIC	---	
---	ELECTRIC LINE	---	
---	LIGHT POLE	---	
---	POWER POLE	---	
---	ELECTRIC METER	---	
---	TELEPHONE LINE	---	
---	TELEPHONE PEDESTAL	---	
---	CABLE TV	---	
---	GAS LINE	---	
---	FIBER OPTIC	---	
---	MONITOR WELL	---	
---	SIGN	---	
---	DIRECTION OF FLOW	---	
---	GRADING ARROW	---	
---	DECIDUOUS TREE	---	
---	EVERGREEN TREE	---	
---	BUSH/SHRUB	---	
---	SPOT ELEVATIONS	---	
---	DRIVE	---	



SHEET LIST TABLE

SHEET #	SHEET TITLE
1	COVER
2	OVERALL
3	SITE PLAN 60TH AVENUE
4	SITE PLAN 60TH AVENUE
5	WEASEL DRAINAGE
6	POSSUM GULLY
7	POSSUM GULLY
8	POSSUM GULLY
9	POND PG1
10	LANDSCAPE NOTES
11	LANDSCAPE SCHEDULES
12	OVERALL PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE DETAILS

OWNER SIGNATURES

FULENWIDER WEST PA-1 & PA-2 INFRASTRUCTURE SITE PLAN

LEGAL DESCRIPTION:

LOCATED WITHIN AND BEING A PORTION OF THE FOLLOWING PARCELS:

- EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, DIBC 56TH AND E470 LLC A COLORADO LIMITED LIABILITY COMPANY BY: LC FULENWIDER INC. A COLORADO CORPORATION ITS MANAGER 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 BUSINESS ADDRESS: _____

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

2nd Referral
JASON IGO
jigo@auroragov.org

CONTACTS

CIVIL ENGINEER/ SURVEYOR:
MARTIN/MARTIN INC.
DAVID LE PE.
12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215
303-431-6100

LANDSCAPE ARCHITECT:
NORRIS DESIGN
BRAD HAIGH, PLA, LEED AP
1101 BANNOCK ST,
DENVER, CO 80204
303-892-1166

PROPERTY OWNERS

DIBC 56TH AND E470 LLC
H. RICKY WELLS
270 ST PAUL STREET, SUITE 300
DENVER, CO 80206
303-295-3071

BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

BENCHMARK

COA ID: 356508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #356508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 356508NW001, 2007), ON A 5" #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET SOUTHEAST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, +/- 66.7 FEET SOUTHEAST OF A YELLOW STEEL CONCRETE POST, +/- 20 FEET SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE), AND +/- 1.3 MILES EAST OF E-470 AND 64TH AVENUE.

ELEVATION =5394.58' (NAVD1988) DATUM.

AMENDMENTS:

SITE PLAN DATA BLOCK:

OVERALL PRELIMINARY PLAT AREA:	2,350,982± SQ FT (53.971± ACRES)
PROPOSED SIDEWALK AREA:	12,197± SQ FT (0.28± ACRES)
PROPOSED ROADWAY ASPHALT AREA:	52,708± SQ FT (1.21± ACRES)
PROPOSED HARD SURFACE AREA:	34,841± SQ FT (0.80± ACRES)
PROPOSED LANDSCAPE AREA:	574,519± SQ FT (13.19± ACRES)
PROPOSED CHANNEL AREA:	672,925± SQ FT (15.45± ACRES)
PROPOSED DETENTION AREA:	226,392± SQ FT (5.20± ACRES)
PRESENT ZONING CLASSIFICATION:	MIXED-USE AIRPORT DISTRICT (MU-A) & AIRPORT DISTRICT (AD)

CITY OF AURORA APPROVALS:

CITY PARKS, RECREATION, AND OPEN SPACES:	DATE: _____
CITY ATTORNEY:	DATE: _____
PLANNING DIRECTOR:	DATE: _____
PLANNING AND ZONING COMMISSION:	DATE: _____
CITY COUNCIL:	DATE: _____
(MAYOR)	
ATTEST:	DATE: _____
(CITY CLERK)	

PLOT DATE: Thursday, November 14, 2024 3:16 PM LAST SAVED BY: GPROULX
DRAWING LOCATION: G:\E\24-0659-Fulenwider West - PA1 and PA2\PLANS\ISP\COVER.dwg

BOX ELDER

INFRASTRUCTURE SITE PLAN

COVER

NOT FOR CONSTRUCTION

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	06/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number 24-0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE

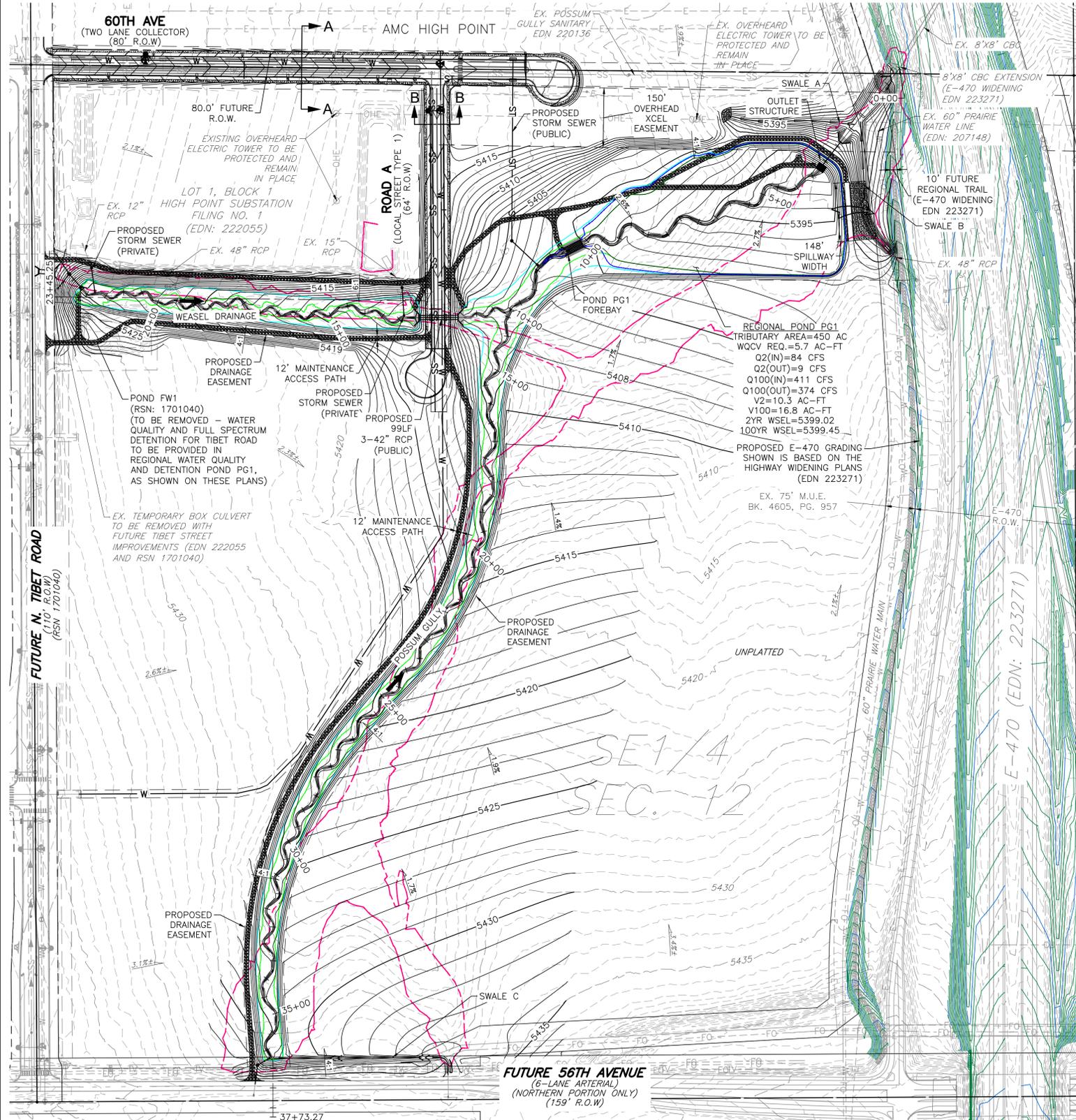
Sheet Number:

1

USE THIS SHEET IN CONJUNCTION WITH THE DRAWING. DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION. ANY INFORMATION EXTRACTED FROM THIS SHEET IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE SOLE AND FINAL DESIGN. THE USER ASSUMES ALL RISK OF THE USE AND NOT MARTIN/MARTIN, INC.

BOX ELDER INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321
BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

BENCHMARK
COA ID: 3S6508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #3S6508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 3S6508NW001, 2007). ON A 5' #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET SOUTHWEST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, +/- 66.7 FEET SOUTHWEST OF A YELLOW STEEL CONCRETE POST, +/- 20 FEET SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE), AND +/- 1.3 MILES EAST OF E-470 AND 64TH AVENUE.

ELEVATION = 5394.58' (NAVD1988) DATUM.

INFRASTRUCTURE NOTES:

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.

SITE PLAN:

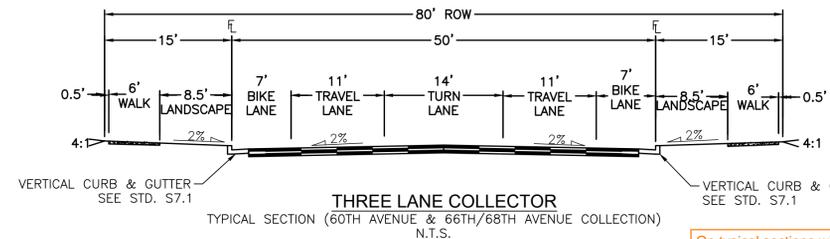
1. FUTURE SITE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AN APPROVED SECONDARY EMERGENCY ACCESS CONNECTION THAT MEETS THE REQUIREMENTS OF THE ROADWAY SPECIFICATION MANUAL AND ADOPTED FIRE CODE.
2. THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS THAT SURROUND POSSUM GULLY. A TRACKING CHART SHALL BE PROVIDED WITH EACH SITE PLAN IDENTIFYING THE TOTAL ACREAGE OF OPEN SPACE PROVIDED WITHIN THAT SITE PLAN. THIS CHART SHALL BE COPIED TO EACH NEW SITE PLAN AND UPDATED TO CREATE A RUNNING TOTAL OF OPEN SPACE

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 TIBET STREET AND 60TH AVE AND AT INTERSECTIONS. FUTURE SITE PLANS THAT MODIFY THE ASSOCIATED STREETS WILL REQUIRE THE SPECIFIC DEVELOPER OF THAT SITE PLAN TO MODIFY SIGNAGE AND MARKING ASSOCIATED WITH THOSE STREETS.
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 APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

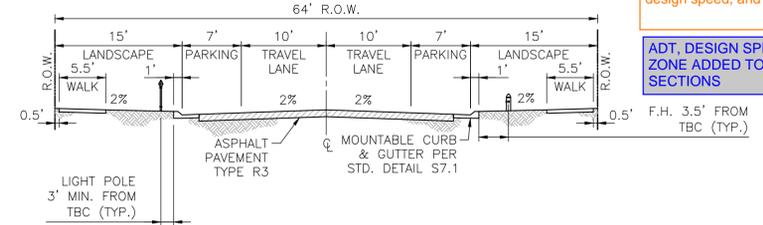
DRAINAGE / STORM SEWER:

1. STORM SEWER MAIN LINES, MANHOLES, INLETS, OUTLET STRUCTURES, AND CULVERT CROSSINGS CONSTRUCTED WITH TIBET STREET AND 60TH AVE 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.
3. STORM SEWER WITHIN ROW IS PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA. STORM SEWER OUTSIDE ROW IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE AURORA HIGH POINT METROPOLITAN DISTRICT



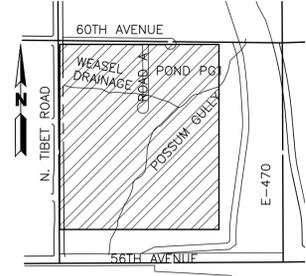
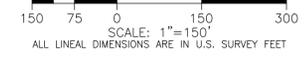
THREE LANE COLLECTOR
TYPICAL SECTION (60TH AVENUE & 66TH/68TH AVENUE COLLECTION)
N.T.S.

On typical sections will need ADT, design speed, and clear zone.



LOCAL STREET TYPE 1
TYPICAL SECTION (ROAD A)
N.T.S.

ADT, DESIGN SPEED, AND CLAR ZONE ADDED TO TYPICAL SECTIONS



LEGEND

- FUTURE 2-YEAR FLOOD EXTENTS
- FUTURE 100-YEAR FLOOD EXTENTS
- - - EXISTING 100-YEAR FLOOD EXTENTS
- OFFSITE SWALE
- EMERGENCY OVERFLOW

PLOT DATE: Friday, November 15, 2024 1:59 PM LAST SAVED BY: EBEDNAR
DRAWING LOCATION: G:\E\24-0659-Future\wider-West - PA1 and PA2\PLANS\ISP\OVERALL.dwg

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue
Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN
OVERALL

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

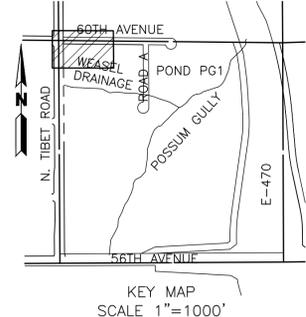
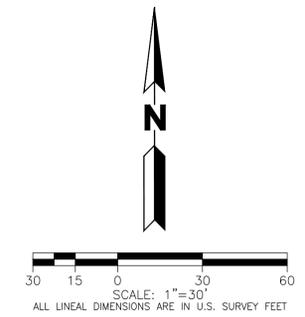
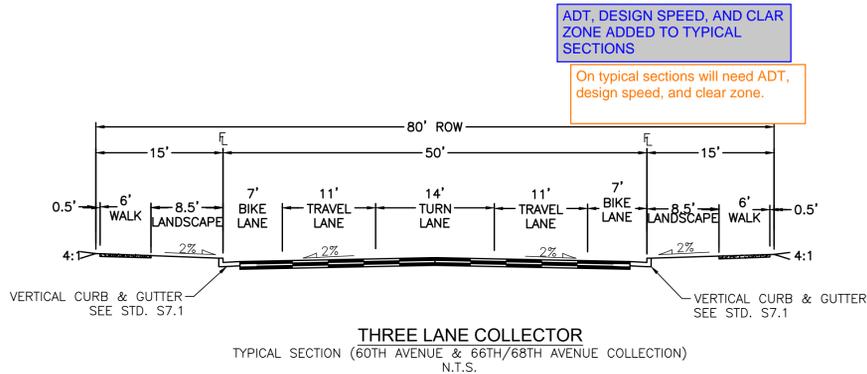
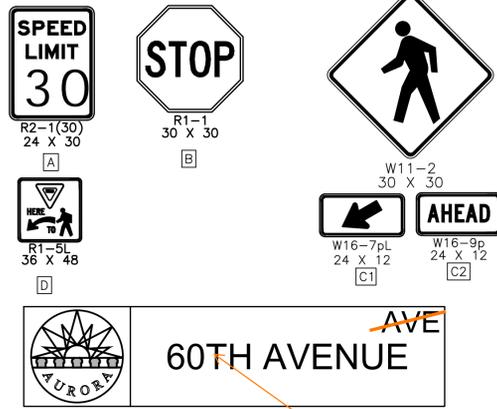
Job Number 24.0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE

Sheet Number:

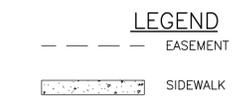
BOX ELDER

INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



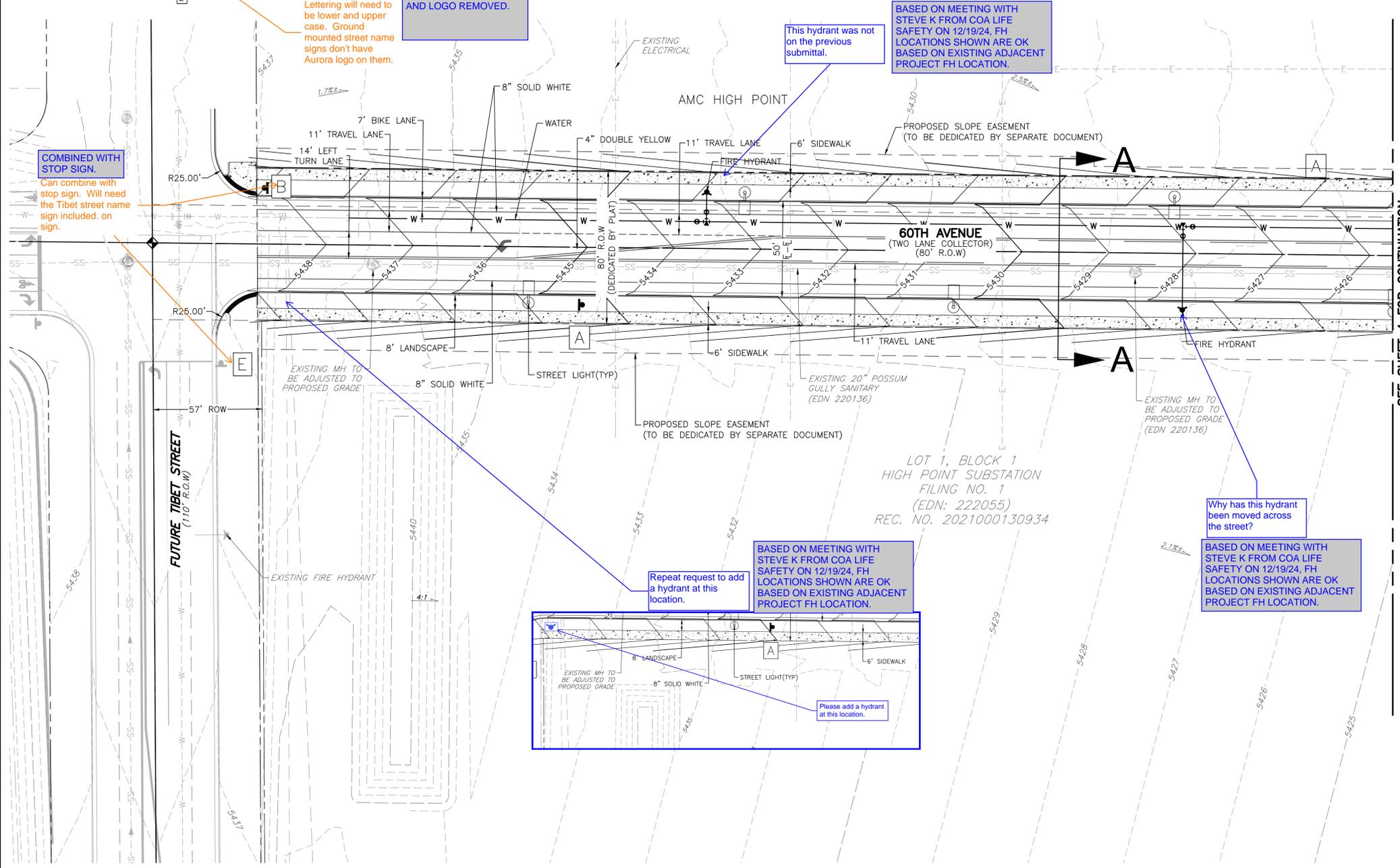
- NOTES:**
- SEE COVER SHEET FOR LEGEND.
 - FINAL STREET LIGHT LOCATIONS ARE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN CIVIL PLAN SUBMITTAL.
 - EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
 - STORM SEWER WITHIN ROW IS PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA. STORM SEWER OUTSIDE ROW IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE AURORA HIGH POINT METROPOLITAN DISTRICT
 - THESE PLANS SHOW THE INTERIM CONFIGURATION OF 60TH AVENUE WITH A CUL-DE-SAC TERMINATION LOCATED APPROXIMATELY A QUARTER MILE WEST OF TIBET STREET. ROADWAY IS ANTICIPATED TO 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 REQUIRED ROADWAY SECTION.
 - PRIOR TO CONSTRUCTION OF 60TH AVE, MAINTENANCE ACCESS IS PROVIDED FOR POSSUM GULLY VIA THE REGIONAL TRAIL AND SANITARY SEWER ACCESS PATH OFF OF 64TH AVE.
 - THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS THAT SURROUND POSSUM GULLY. A TRACKING CHART SHALL BE PROVIDED WITH EACH SITE PLAN IDENTIFYING THE TOTAL ACREAGE OF OPEN SPACE PROVIDED WITHIN THAT SITE PLAN. THIS CHART SHALL BE COPIED TO EACH NEW SITE PLAN AND UPDATED TO CREATE A RUNNING TOTAL OF OPEN SPACE.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - 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.
 - DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
 - THE MINIMUM SLOPE ON ASPHALT IS 1%, THE MINIMUM SLOPE CONCRETE IS 0.5%, AND THE MINIMUM SLOPE ON UNPAVED SURFACES IS 2%.



BASIS OF BEARING AND BENCHMARK
 COORDINATE CONTROL INFO:
 COMBINED SCALE FACTOR = 0.999755321
BASIS OF BEARING
 BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

BENCHMARK
 COA ID: 3S6508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #3S6508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 3S6508NW001, 2007). ON A 5' #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET SOUTHEAST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, +/- 66.7 FEET SOUTHEAST OF A YELLOW STEEL CONCRETE POST, +/- 20 FEET SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE), AND +/- 1.3 MILES EAST OF E-470 AND 64TH AVENUE.
 ELEVATION = 5394.58' (NAVD1988) DATUM.



COMBINED WITH STOP SIGN.
 Can combine with stop sign. Will need the Tibet street name sign included, on sign.

Lettering will need to be lower and upper case. Ground mounted street name signs don't have Aurora logo on them.

LETTERING REVISED AND LOGO REMOVED.

This hydrant was not on the previous submittal.

BASED ON MEETING WITH STEVE K FROM COA LIFE SAFETY ON 12/19/24, FH LOCATIONS SHOWN ARE OK BASED ON EXISTING ADJACENT PROJECT FH LOCATION.

Repeat request to add a hydrant at this location.

BASED ON MEETING WITH STEVE K FROM COA LIFE SAFETY ON 12/19/24, FH LOCATIONS SHOWN ARE OK BASED ON EXISTING ADJACENT PROJECT FH LOCATION.

Why has this hydrant been moved across the street?

BASED ON MEETING WITH STEVE K FROM COA LIFE SAFETY ON 12/19/24, FH LOCATIONS SHOWN ARE OK BASED ON EXISTING ADJACENT PROJECT FH LOCATION.

Please add a hydrant at this location.

PLOT DATE: Friday, November 15, 2024 2:00 PM LAST SAVED BY: EBEDNAR
 DRAWING LOCATION: G:\E\24-0659-Fulenwider West - PA1 and PA2\PLANS\ISP\SITE PLAN_60TH AVENUE.dwg

MARTIN/MARTIN CONSULTING ENGINEERS
 12499 West Colfax Avenue
 Lakewood, Colorado 80215
 survey@martinmartin.com | 303.431.6100 | martinmartin.com

BOX ELDER
INFRASTRUCTURE SITE PLAN
 SITE PLAN 60TH AVENUE

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number 24.0659
 Project Manager PROULX
 Design By BEDNAR/MEIS
 Drawn By BEJARANO
 Principal in Charge LE

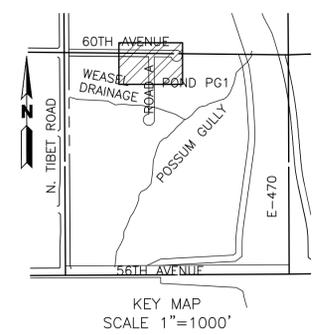
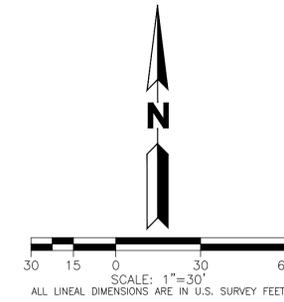
SHEET 4 FOR CONTINUATION

SHEET NUMBER: **3**

NOT FOR CONSTRUCTION

BOX ELDER INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



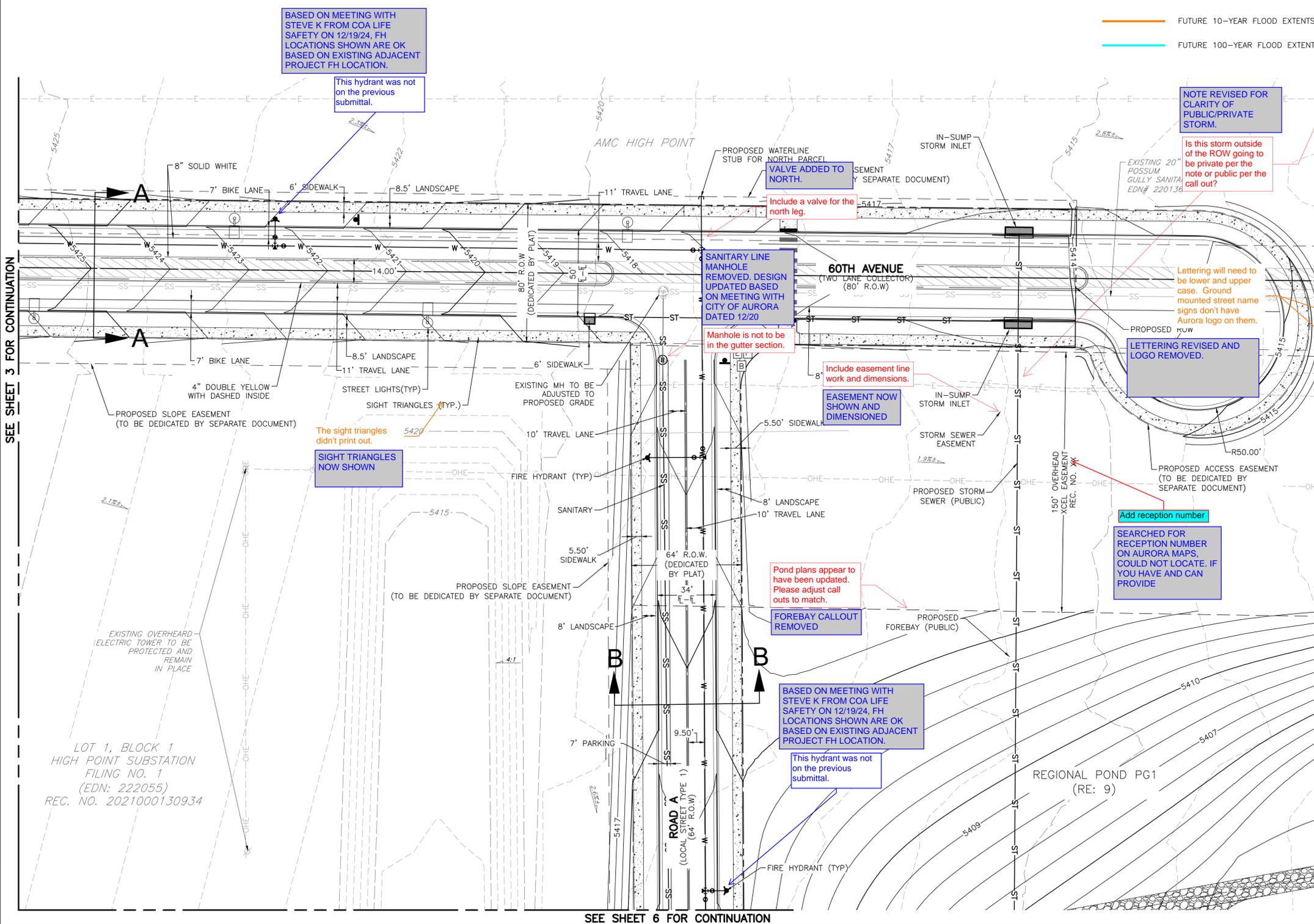
MARTIN/MARTIN
CONSULTING ENGINEERS
12499 West Colfax Avenue
Lakewood, Colorado 80215
survey@martinmartin.com | 303.431.6100 | martinmartin.com

NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN
SITE PLAN 60TH AVENUE

- LEGEND**
- FUTURE 2-YEAR FLOOD EXTENTS
 - FUTURE 10-YEAR FLOOD EXTENTS
 - FUTURE 100-YEAR FLOOD EXTENTS

- NOTES:**
- FINAL STREET LIGHT LOCATIONS ARE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN CIVIL PLAN SUBMITTAL.
 - EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
 - STORM SEWER WITHIN ROW IS PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA. STORM SEWER OUTSIDE ROW IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE AURORA HIGH POINT METROPOLITAN DISTRICT.
 - THESE PLANS SHOW THE INTERIM CONFIGURATION OF 60TH AVENUE WITH A CUL-DE-SAC TERMINATION LOCATED APPROXIMATELY A QUARTER MILE WEST OF TIBET STREET. ROADWAY IS ANTICIPATED TO 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 REQUIRED ROADWAY SECTION.
 - PRIOR TO CONSTRUCTION OF 60TH AVE, MAINTENANCE ACCESS IS PROVIDED FOR POSSUM GULLY VIA THE REGIONAL TRAIL AND SANITARY SEWER ACCESS PATH OFF OF 64TH AVE.
 - THE BALANCE OF THE REQUIRED OPEN SPACE ACREAGE SHALL BE PROVIDED WITHIN THE PRIVATELY OWNED PLANNING AREAS THAT SURROUND POSSUM GULLY. A TRACKING CHART SHALL BE PROVIDED WITH EACH SITE PLAN IDENTIFYING THE TOTAL ACREAGE OF OPEN SPACE PROVIDED WITHIN THAT SITE PLAN. THIS CHART SHALL BE COPIED TO EACH NEW SITE PLAN AND UPDATED TO CREATE A RUNNING TOTAL OF OPEN SPACE.



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

60TH AVENUE
(SPECIAL) E

ROAD A
(SPECIAL) F

SPEED LIMIT 30
R2-1(30) 24 X 30 A

STOP
R1-1 30 X 30 B

AHEAD
W16-9p 24 X 12 C2

W11-2
30 X 30

W16-7pL
24 X 12 C1

W16-5L
24 X 24 D

BASIS OF BEARING AND BENCHMARK
COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321
BASIS OF BEARING
BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 66 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS # 28285 AT THE SOUTH QUARTER CORNER.
BENCHMARK
COA ID: 3S6508NW001
ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #3S6508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 3S6508NW001, 2007). ON A 5' #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET SOUTHEAST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 66 WEST, +/- 66.7 FEET SOUTHEAST OF A YELLOW STEEL CONCRETE POST, +/- 20 FEET SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE), AND +/- 1.3 MILES EAST OF E-470 AND 64TH AVENUE.
ELEVATION = 5394.58' (NAVD1988) DATUM.

PLOT DATE: Friday, November 15, 2024 2:02 PM LAST SAVED BY: EBEDNAR
DRAWING LOCATION: G:\LEV\24-0659-Fulenwider\West - PA1 and PA2\PLANS\ISP\SITE PLAN_60TH AVENUE.dwg

LOT 1, BLOCK 1
HIGH POINT SUBSTATION
FILING NO. 1
(EDN: 222055)
REC. NO. 2021000130934

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number 24.0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE

Sheet Number:
4

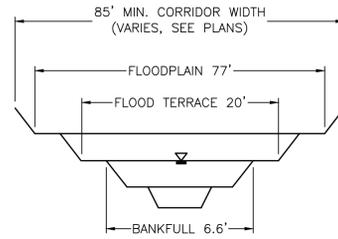
BOX ELDER

INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NOTES:

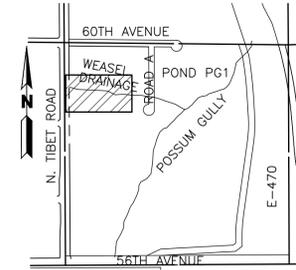
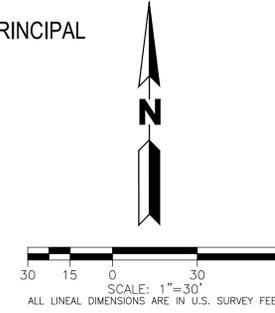
1. FINAL STREET LIGHT LOCATIONS ARE DETERMINED BY PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN CIVIL PLAN SUBMITTAL.
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TYPICAL SECTION - WEASEL DRAINAGE

LEGEND

- FUTURE 2-YEAR FLOOD EXTENTS
- FUTURE 100-YEAR FLOOD EXTENTS
- - - EXISTING 100-YEAR FLOOD EXTENTS



KEY MAP
SCALE 1"=1000'

NOT FOR CONSTRUCTION

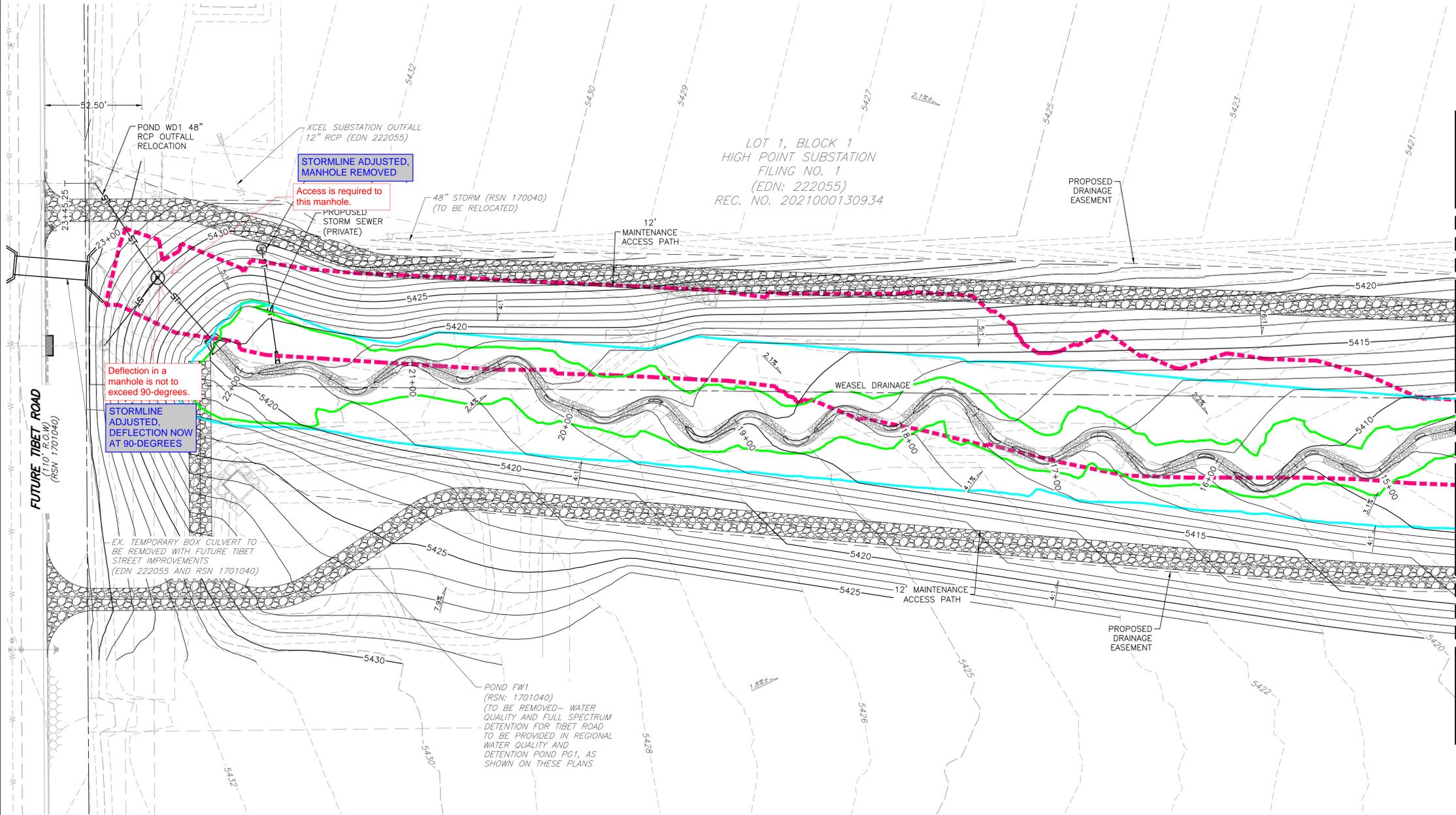
BOX ELDER
INFRASTRUCTURE SITE PLAN
WEASEL DRAINAGE

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	06/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number	24.0659
Project Manager	PROULX
Design By	BEDNAR/MEIS
Drawn By	BEJARANO
Principal in Charge	LE

Sheet Number:
5

PLOT DATE: Friday, November 15, 2024 2:02 PM LAST SAVED BY: EBEDNAR
DRAWING LOCATION: G:\LE\24.0659-Futurewider West - PA1 and PA2\PLANS\ISP\WEASEL DRAINAGE.dwg



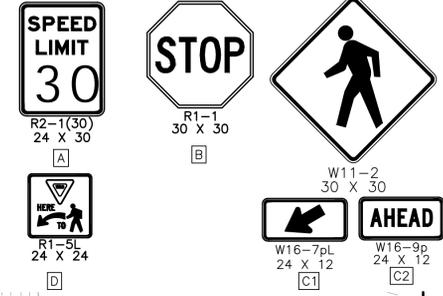
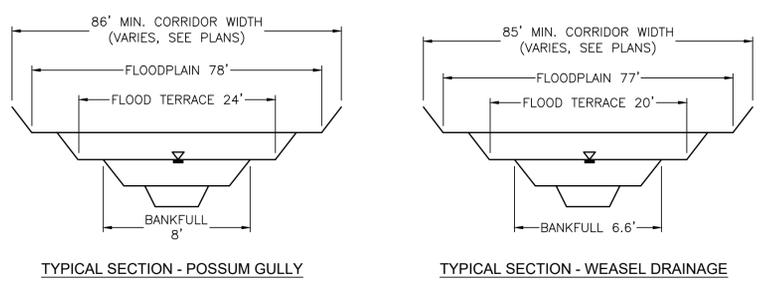
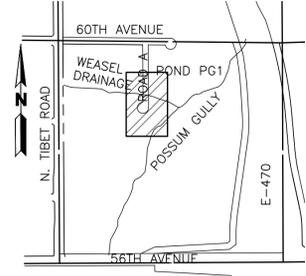
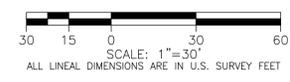
SEE SHEET 6 FOR CONTINUATION

THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES.

BOX ELDER

INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- NOTES:**
- EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
 - CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
 - DESIGN RECURRENCE INTERVAL FOR REGIONAL CHANNEL AND STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR A 100-YEAR STORM EVENT.
 - STORM SEWER SHOWN ON THESE PLANS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF AURORA.
 - EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 08005C0061L AND 08005C0062L ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
 - FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE A PATH AND A DRAINAGE EASEMENT IS RECOMMENDED FOR EMERGENCY FLOWS CONVEYED FROM PROPOSED SUMP INLETS AND PROPOSED WATER QUALITY DETENTION PONDS.
 - PROPOSED GRADING IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS.

BASIS OF BEARING AND BENCHMARK
 COORDINATE CONTROL INFO:
 COMBINED SCALE FACTOR = 0.999755321

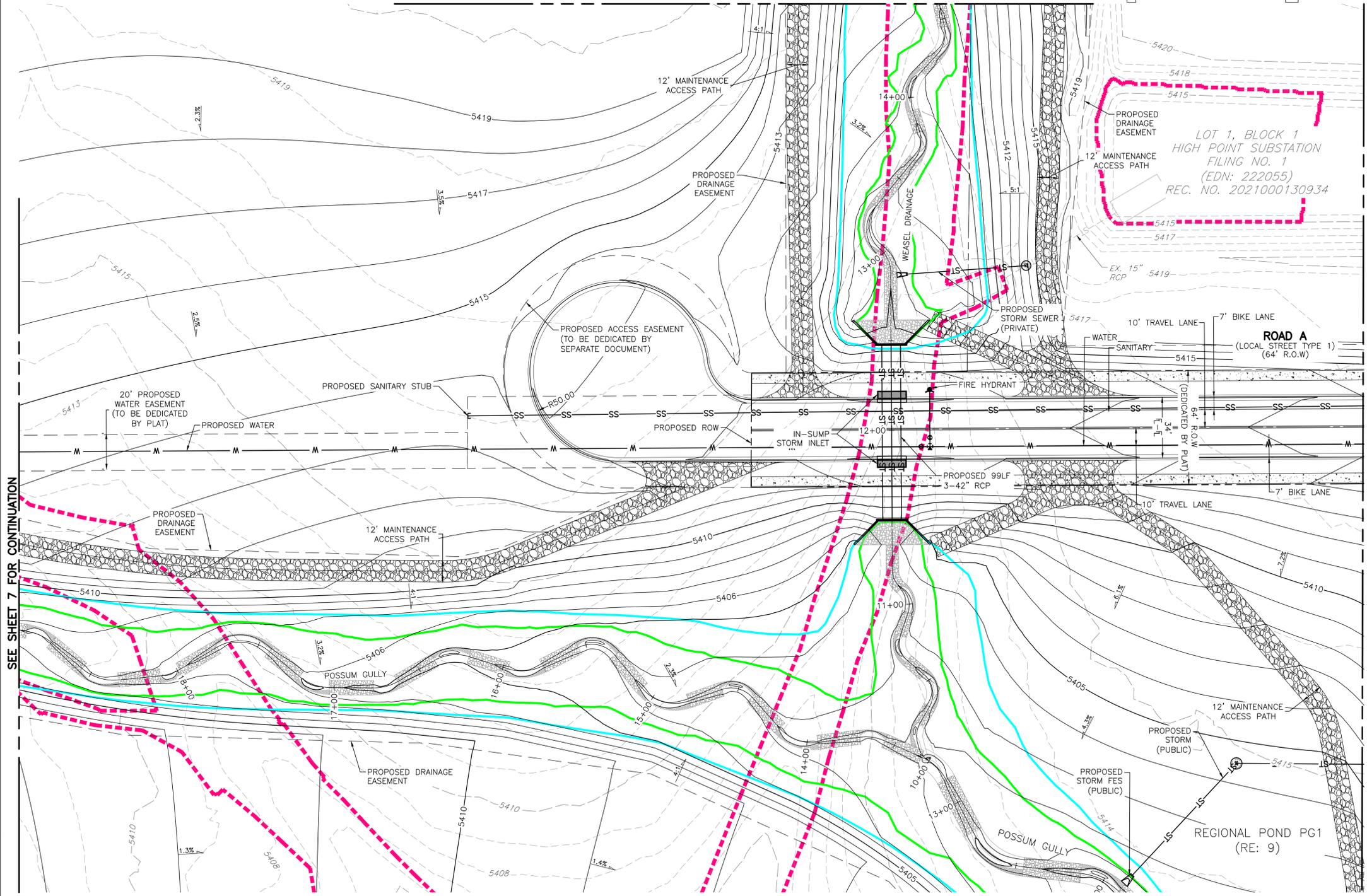
BASIS OF BEARING
 BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21" E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

BENCHMARK
 COA ID: 3S6508NW001

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ELEVATION = 5394.58' (NAVD1988) DATUM.

SEE SHEET 5 FOR CONTINUATION



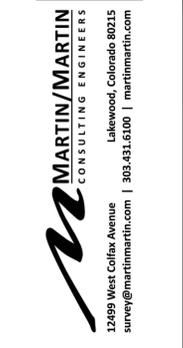
SEE SHEET 7 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

Sheet 5 is not a continuation of this area.

SHEET REFERENCE UPDATED

PLOT DATE: Thursday, November 14, 2024 3:24 PM LAST SAVED BY: EBEDNAR
 DRAWING LOCATION: G:\LEV\24-0659-Fullenwider West - PA1 and PA2\PLANS\ISP\POSSUM GULLY.dwg



NOT FOR CONSTRUCTION

BOX ELDER
 INFRASTRUCTURE SITE PLAN
 POSSUM GULLY

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number 24-0659
 Project Manager PROULX
 Design By BEDNAR/MEIS
 Drawn By BEJARANO
 Principal in Charge LE

Sheet Number:
6

BOX ELDER INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

BENCHMARK
COA ID: 3S6508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #3S6508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 3S6508NW001, 2007). ON A 5' #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET SOUTHEAST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, +/- 66.7 FEET SOUTHEAST OF A YELLOW STEEL CONCRETE POST, +/- 20 FEET SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE), AND +/- 1.3 MILES EAST OF E-470 AND 64TH AVENUE.

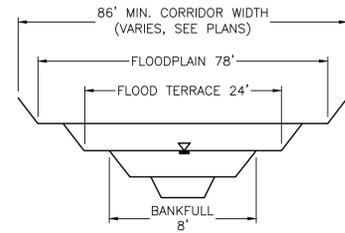
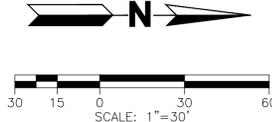
ELEVATION =5394.58' (NAVD1988) DATUM.

BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.



TYPICAL SECTION - POSSUM GULLY

NOTES:

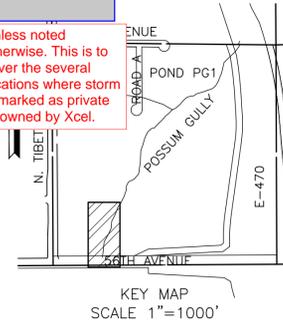
- EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- DESIGN RECURRENCE INTERVAL FOR REGIONAL CHANNEL AND STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR A 100-YEAR STORM EVENT.
- STORM SEWER SHOWN ON THESE PLANS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF AURORA.
- EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 08005C0061L AND 08005C0062L ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
- FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE A PATH AND A DRAINAGE EASEMENT IS RECOMMENDED FOR EMERGENCY FLOWS CONVEYED FROM PROPOSED SUMP INLETS AND PROPOSED WATER QUALITY DETENTION PONDS.
- PROPOSED GRADING IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS.

LEGEND

- FUTURE 2-YEAR FLOOD EXTENTS
- FUTURE 100-YEAR FLOOD EXTENTS
- - - EXISTING 100-YEAR FLOOD EXTENTS

NOTE REVISED.

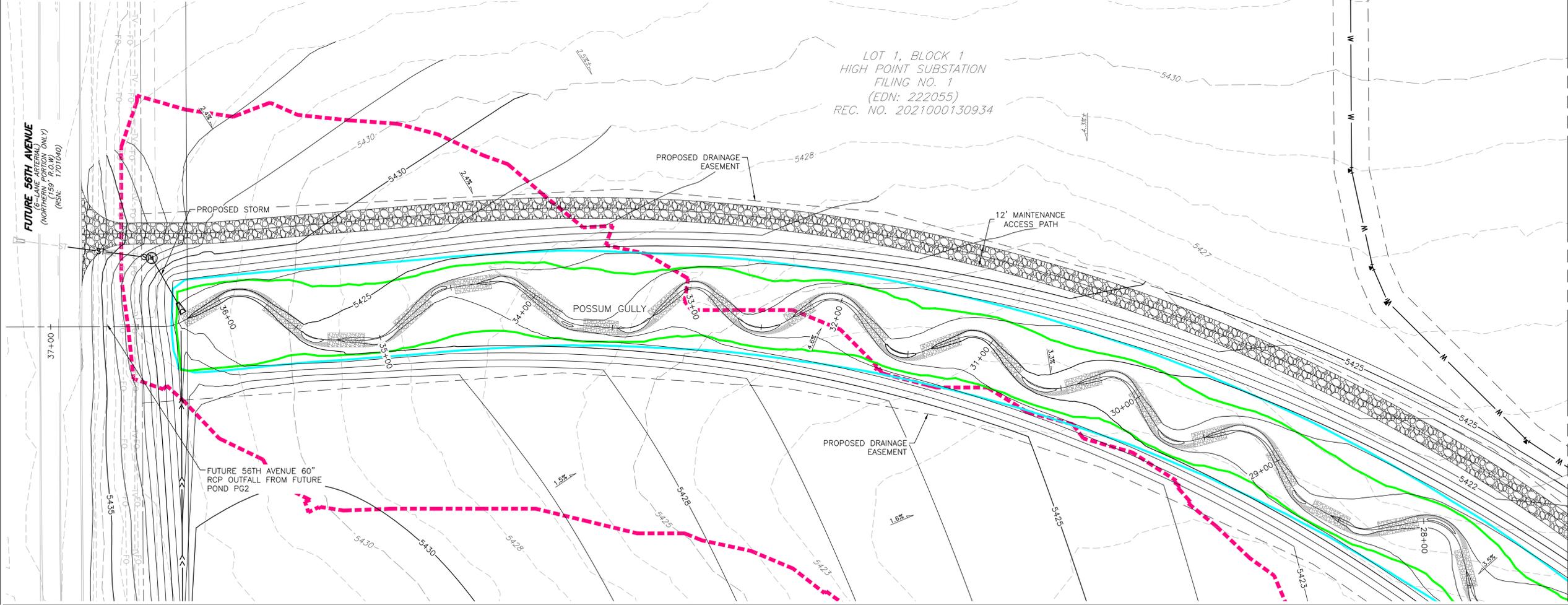
Unless noted otherwise. This is to cover the several locations where storm is marked as private or owned by Xcel.



Show more detail of Tibet Rd. and the water connection.
ADDITIONAL VIEWPORT ADDED TO SHOW WATER CONNECTION.

20' PROPOSED WATER EASEMENT (DEDICATED BY SEPARATE DOCUMENT)

PLOT DATE: Thursday, November 14, 2024 3:26 PM LAST SAVED BY: EBDNAR
DRAWING LOCATION: G:\LEV\24-0659-Future\wider West - PA1 and PA2\PLANS\ISP\POSSUM GULLY.dwg



LOT 1, BLOCK 1
HIGH POINT SUBSTATION
FILING NO. 1
(EDN: 222055)
REC. NO. 2021000130934

SEE SHEET 7 FOR CONTINUATION



NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN
POSSUM GULLY

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number 24.0659
Project Manager PROULX
Design By BEDNAR/MEIS
Drawn By BEJARANO
Principal in Charge LE

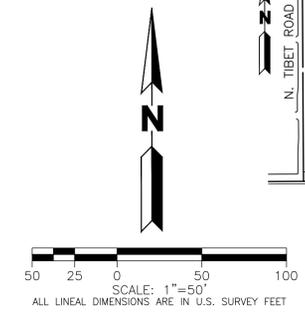
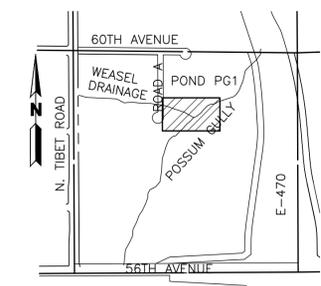
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF MARTIN/MARTIN CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC INFORMATION EXTRACTED FROM THIS SHEET. NO OTHER INFORMATION IS TO BE USED WITHOUT THE WRITTEN PERMISSION OF MARTIN/MARTIN CONSULTING ENGINEERS. THE USER AND NOT MARTIN/MARTIN CONSULTING ENGINEERS ASSUMES ALL LIABILITY AND RISK OF THE USER AND NOT MARTIN/MARTIN CONSULTING ENGINEERS.

Sheet Number:
8

BOX ELDER

INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

- FUTURE 2-YEAR FLOOD EXTENTS
- FUTURE 100-YEAR FLOOD EXTENTS
- EXISTING 100-YEAR FLOOD EXTENTS
- OFFSITE SWALE
- ↶ EMERGENCY OVERTFLOW

NOTES:

1. EXISTING TOPOGRAPHY SHOWN IS BASED ON EARLY GRADING FOR HIGH POINT EAST AND NORTH AND REPRESENTS FINAL DESIGN GRADES FOR POSSUM GULLY EXCEPT WHERE PROPOSED CONTOURS ARE SHOWN.
2. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
3. DESIGN RECURRENCE INTERVAL FOR REGIONAL CHANNEL AND STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR A 100-YEAR STORM EVENT.
4. STORM SEWER SHOWN ON THESE PLANS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF AURORA.
5. EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 0800SC0081L AND 0800SC0082L ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
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7. PROPOSED GRADING IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS.

BASIS OF BEARING AND BENCHMARK

COORDINATE CONTROL INFO:
COMBINED SCALE FACTOR = 0.999755321

BASIS OF BEARING

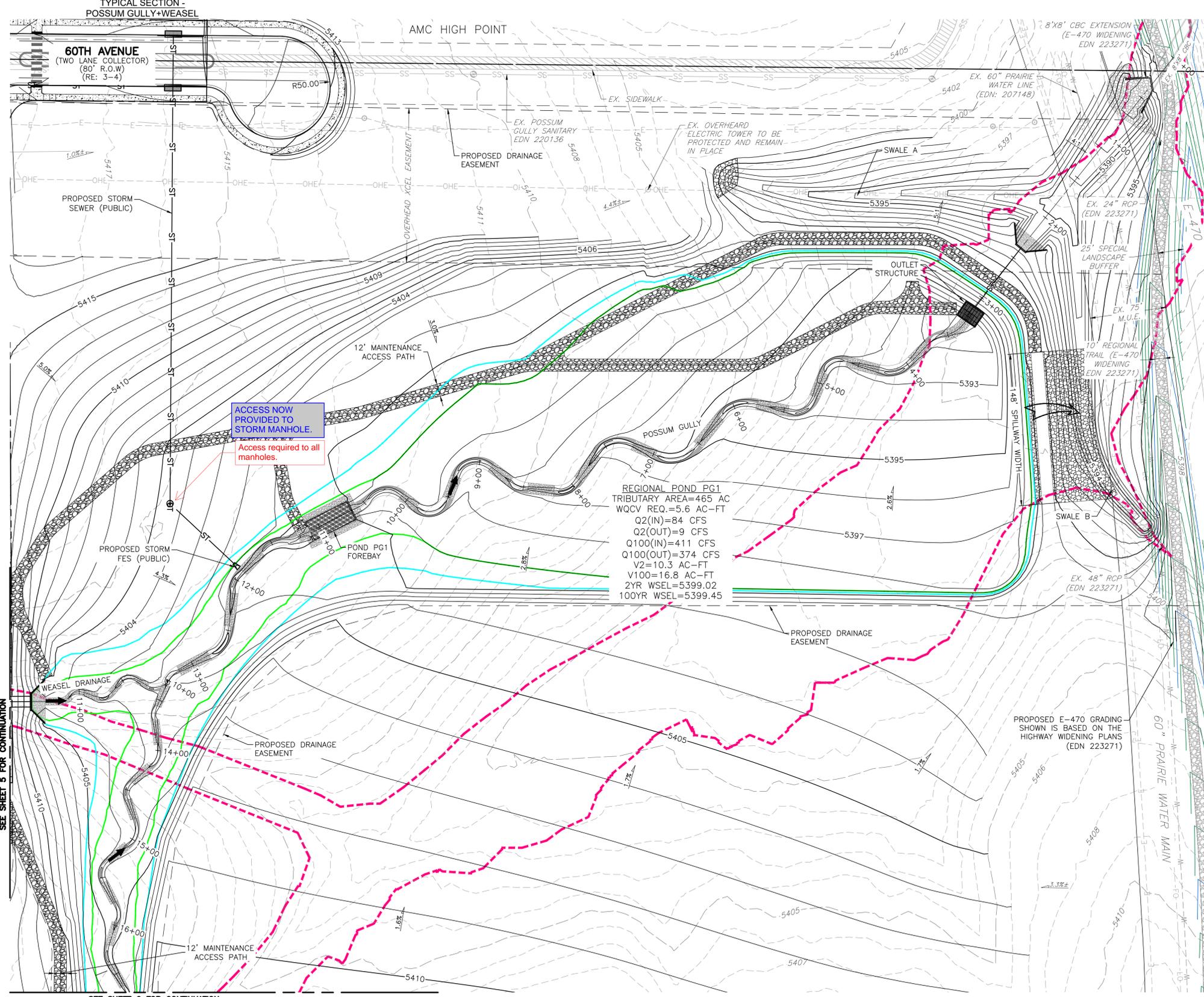
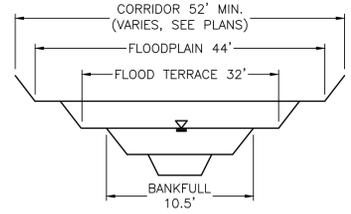
BEARINGS ARE BASED ON AN ASSUMED BEARING OF S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST OF THE 6TH P.M. BEING MONUMENTED AS A FOUND 3 1/4" ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE CENTER QUARTER CORNER AND A FOUND 2 1/2" ALUMINUM CAP PLS #28285 AT THE SOUTH QUARTER CORNER.

BENCHMARK

COA ID: 3S6508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #3S6508NW001 A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" DIAMETER ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 3S6508NW001, 2007), ON A 5" #6 REBAR, IN A 8" PVC PIPE WITH A CAP, +/- 27 FEET SOUTHEAST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, +/- 66.7 FEET SOUTHEAST OF A YELLOW STEEL CONCRETE POST, +/- 20 FEET SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE), AND +/- 1.3 MILES EAST OF E-470 AND 64TH AVENUE.

ELEVATION = 5394.58' (NAVD1988) DATUM.



ACCESS NOW PROVIDED TO STORM MANHOLE.

Access required to all manholes.

REGIONAL POND PG1
 TRIBUTARY AREA=465 AC
 WQC REQ.=5.6 AC-FT
 Q2(IN)=84 CFS
 Q2(OUT)=9 CFS
 Q100(IN)=411 CFS
 Q100(OUT)=374 CFS
 V2=10.3 AC-FT
 V100=16.8 AC-FT
 2YR WSEL=5399.02
 100YR WSEL=5399.45

PLOT DATE: Thursday, November 14, 2024 3:26 PM LAST SAVED BY: DBEJARANO
 DRAWING LOCATION: G:\LE\24-0659-Fulcrum\West - PA1 and PA2\PLANS\ISP\POND_PG1.dwg

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 6 FOR CONTINUATION

MARTIN/MARTIN
 CONSULTING ENGINEERS
 12499 West Colfax Avenue
 Lakewood, Colorado 80215
 survey@martinmartin.com | 303.431.6100 | martinmartin.com

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BOX ELDER
 INFRASTRUCTURE SITE PLAN
 POND PG1

No.	Description of Revisions	Date	Name
1	1ST ISP SUBMITTAL TO COA	08/07/24	MM
2	2ND ISP SUBMITTAL TO COA	11/15/24	MM

Job Number	24-0659
Project Manager	PROULX
Design By	BEDNAR/MEIS
Drawn By	BEJARANO
Principal in Charge	LE

Sheet Number:
9

BOX ELDER INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

ND RESPONSE: SHRUB EQUIVALENT COLUMN HAS BEEN ADDED TO TABLE, NUMBERS AND CALCS HAVE BEEN UPDATED ACCORDINGLY.

ND RESPONSE: NOTE HAS BEEN REVISED ACCORDINGLY.

CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yds/1,000sf.
- ALL LIGHTING SHOWN FOR REFERENCE ONLY. REFERENCE ELECTRICAL DRAWINGS FOR MORE INFORMATION ON LIGHTING SPECIFICATIONS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISHED STANDARD GRAY CONCRETE EXCEPT WHERE NOTED IN PLAN. REFERENCE MATERIALS SCHEDULE FOR MORE INFORMATION ON SURFACE MATERIALS. VEHICULAR DRIVES, PARKING LOTS AND SIDEWALKS ARE INCLUDED ON CIVIL SHEETS.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7.3 AND/OR SEC. 146-4.7.5 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.
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS ARE TO BE CONTAINED BY 4" X 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, FENCES, OR WALKS.
- SHRUB BEDS SHALL BE MULCHED WITH MIN. 3" DEPTH, 3/4"-1 1/2" TAN RIVER ROCK LANDSCAPE MULCH. FOR AREAS SPECIFIED AS COBBLE, USE 4-8" TAN RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.

Repeat edited note on the cover sheet under Aurora Notes no. 4.

Delete this note as it should be in the Aurora notes above.

ND RESPONSE: NOTE HAS BEEN REMOVED AND ADDED TO CITY OF AURORA NOTES ABOVE.

LANDSCAPE NOTES

- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS.
- ~~THE OWNER/DEVELOPER, HIS 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 ISSUANCE OF CERTIFICATE OF OCCUPANCY.~~
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

LANDSCAPE SHEET INDEX

Sheet Number	Sheet Title
10	LANDSCAPE NOTES
11	LANDSCAPE SCHEDULES
12	OVERALL PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE PLAN
17	LANDSCAPE PLAN
18	LANDSCAPE PLAN
19	LANDSCAPE PLAN
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	LANDSCAPE DETAILS

HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
MODERATE WATER USE	89,235 SF	7.2%
LOW WATER USE	920,585 SF	74.2%
NON-IRRIGATED LANDSCAPE AREAS	231,550 SF	18.6%
TOTAL PERVIOUS AREA	1,241,370 SF	100%

PERMANENTLY IRRIGATED NATIVE SEED

DRYLAND SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	28%	6.2 LBS.
	ANDROPOGON GRARDII	28%	6.2 LBS.
	BOUPELLOU CURTIPENDULA	10%	2.2 LBS.
	BOUPELLOU GRACILIS	6%	1.2 LBS.
	PANICUM VIRGATUM	10%	2.2 LBS.
	SORGHASTRUM NUTANS	10%	2.2 LBS.
	SCHIZACHYRIUM SCOPARIUS	8%	1.8 LBS.
	TOTAL	100%	22.0 LBS.

NON-IRRIGATED DETENTION BASIN NATIVE SEED

DRYLAND LOW SEED MIX OR APPROVED EQUAL. CONTRACTOR TO SUBMIT CUTSHEETS FOR APPROVAL

	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE	
WESTERN WHEATGRASS	BECKMANNIA SYZIGACHNE	9%	3.0 LBS.	
	ELYMUS MAELLANIGUS VAR. BLUE	9%	3.0 LBS.	
	FESTUCA IDAHOENSIS VAR. JOSEPH	6%	2.0 LBS.	
	PASCOPYRUM SMITHII VAR. ARIBA	9%	3.0 LBS.	
	BOUPELLOU CURTIPENDULA	15%	5.0 LBS.	
	SPOROBOLUS AIROIDES	12%	4.0 LBS.	
	ARTEMISIA FRIGIDA	6%	3.0 OZ.	
	ASTER TANACETIFOLIUS	8%	4.0 OZ.	
	LUPINUS ARGENTEUS	6%	3.0 OZ.	
	RUDBECKIA HIRTA	8%	4.0 OZ.	
	ASCLEPIAS INCARNATA	12%	6.0 OZ.	
		TOTAL	100%	21.25 LBS.

LANDSCAPE REQUIREMENT TABLES

Street Tree Description	Length (LF)	Area (SF)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided (Not to exceed 40% of shrubs)
E. 60th Ave. (North Side) (1 Tree / 40 LF, 1 Shrub per 40 SF)	1,262	10,664	32	32	267	225	131 27%
E. 60th Ave. (South Side) (1 Tree / 40 LF, 1 Shrub per 40 SF)	1,185	10,535	30	30	263	199	146 32%
Future Road A (West Side) (1 Tree / 40 LF, 1 Shrub per 40 SF)	549	5,971	14	12	149	160	51 16%
Future Road A (East Side) (1 Tree / 40 LF, 1 Shrub per 40 SF)	545	5,891	14	12	147	173	67 21%
Totals:	-	-	90	86	826	757	395

NOTES:

- Distances measured between tangent points, Intersecting Drives, Maintenance Paths, Stop Sign Offset, and Overhead Electric Easement are Excluded.
- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum Container #5 Size, or 3 x Container #1 per Shrub Quantity shown in table for Grasses Provided.
- *Street tree requirements could not be reasonably met due to utility and easement conflicts. Tree equivalents are provided via proposed shrubs at a 10:1 ratio.

MUE Buffer Landscaping Table

MUE Trail LF	Buffer Width Required	Buffer Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
1,828 LF (1 Tree and 10 shrubs / 30 LF)	25'	25'	61	62	609	619	0
Totals:	-	-	61	62	609	619	0

NOTES:

- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum Container #5 Size, or 3 x Container #1 per Shrub Quantity shown in table for Grasses Provided.

Drainageway Landscaping Table

Drainageway Planting Area (excludes 100 year floodplain)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
Weasel Drainageway (128,690 SF (1 Tree and 10 shrubs / 4000 SF))	32	36	322	334	0
Possum Gully Drainageway (147,840 SF (1 Tree and 10 shrubs / 4000 SF))	37	36	370	376	0
Totals:	69	72	692	710	0

NOTES:

- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum Container #5 Size, or 3 x Container #1 per Shrub Quantity shown in table for Grasses Provided.

Pond Landscaping Table

Pond Planting Area (excludes 100 year floodplain)	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
330,007 SF (1 Tree and 10 shrubs / 4000 SF)	83	85	825	880	0
Totals:	83	85	825	880	0

NOTES:

- All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum Container #5 Size, or 3 x Container #1 per Shrub Quantity shown in table for Grasses Provided.

Box Elder - Open Space Tracking (11/15/2024)

DA #/EDN#	ISP/Site Plan	Label	Description	Open Space Provided
DA-1478-08	Master Plan	PA-16	Second Creek Regional Greenway	3.4
DA-1478-08	Master Plan	PA-17	Second Creek Regional Greenway	4.3
DA-1478-08	Master Plan	PA-18	Enhanced Floodplain	2.5
DA-1478-08	Master Plan	PA-19	Enhanced Floodplain	4.7
DA-1478-08	Master Plan	PA-20	Enhanced Floodplain	3.3
DA-1478-14	60th Ave ISP	PA-15 TRACT B	Detention Pond and Possum Gully less any pond area that does not drain within 24 hours (3.72 AC) and Xcel Easement (2.6AC)	14.829
Total Open Space Provided at Box Elder				33.029

NORRIS DESIGN
PEOPLE + PLACEMAKING

1101 BANNOCK STREET
DENVER, CO 80204
P.303.892.1166

NORRIS-DESIGN.COM

NOT FOR CONSTRUCTION

BOX ELDER
INFRASTRUCTURE SITE PLAN

No.	Description of Revisions	Date	Name
1	ISP SUBMITTAL 01	06/07/24	ISP01
2	ISP SUBMITTAL 02	11/15/24	ISP02

Job Number	24.0659
Project Manager	PROULX
Design By	BEDNAR/MEIS
Drawn By	BEJARANO
Principal in Charge	LE

THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

Sheet Number:

LANDSCAPE NOTES

