

HIGH POINT - DOLLAR GENERAL  
SITE PLAN

HIGH POINT EAST FILING NO. 5

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, T3S, R65W OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING BLOCK 1, LOT 1, HIGH POINT EAST SUBDIVISION FILING NO. 5  
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 65 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO.

SAID PARCEL CONTAINS AN AREA OF 3,226,148 SQUARE FEET, OR 74.062 ACRES, MORE OR LESS.

SITE DATA

LOT AREA:	3, 226,148 SQ. FT. / 74.062 ACRES	
ZONE DISTRICT:	AIRPORT DISTRICT (AD)	
NUMBER OF STRUCTURES PROPOSED:	4	
2015 IBC CONSTRUCTION TYPE:	II-B (SPRINKLERED)	
GROSS BUILDING AREA:	932,134 SQ. FT (28.9%)	
PRIMARY BUILDING:	919,164 SQ. FT	
TRAILER MAINTENANCE FACILITY:	12,190 SQ. FT	
PUMPHOUSE:	228 SQ. FT	
GUARDHOUSE:	642 SQ. FT	
LANDSCAPE COVERAGE	898,519 SQ. FT (19.5%)	
HARDSCAPE COVERAGE	1,663,495 SQ. FT (51.6%)	
MAXIMUM BUILDING HEIGHT:	49'-0" (SINGLE-STORY)	
NUMBER OF DOCK DOORS:	155	
NUMBER OF DRIVE IN DOORS:	1	
PARKING	REQUIRED	PROVIDED
TOTAL VEHICULAR PARKING SPACES:	356	356
STANDARD SPACES:	N/A	348
ACCESSIBLE SPACES:	8 (1 VAN)	8 (ALL VAN COMPATIBLE)
TRAILER PARKING SPACES:	N/A	591
TRACTOR PARKING SPACES:	N/A	48
BICYCLE PARKING SPACES:	18	18
MAXIMUM SIGN AREA	600 SF	N/A
MAXIMUM NUMBER OF SIGNS	5	N/A

NOTES:

- (1) 8 ACCESSIBLE SPACES REQUIRED FOR 300-400 STANDARD PARKING SPACES.  
(2) ONE PARKING SPACE IS PROVIDED PER PROJECTED PEAK-TIME EMPLOYEE

PROJECT TEAM

APPLICANT:  
MORTENSON  
1621 18TH STREET, SUITE 400  
DENVER, CO 80202

PLANNING/LANDSCAPE ARCHITECT:  
NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204

CIVIL ENGINEER:  
WESTWOOD  
12701 WHITEWATER DRIVE, SUITE 300  
MINNETONKA, MN 55343

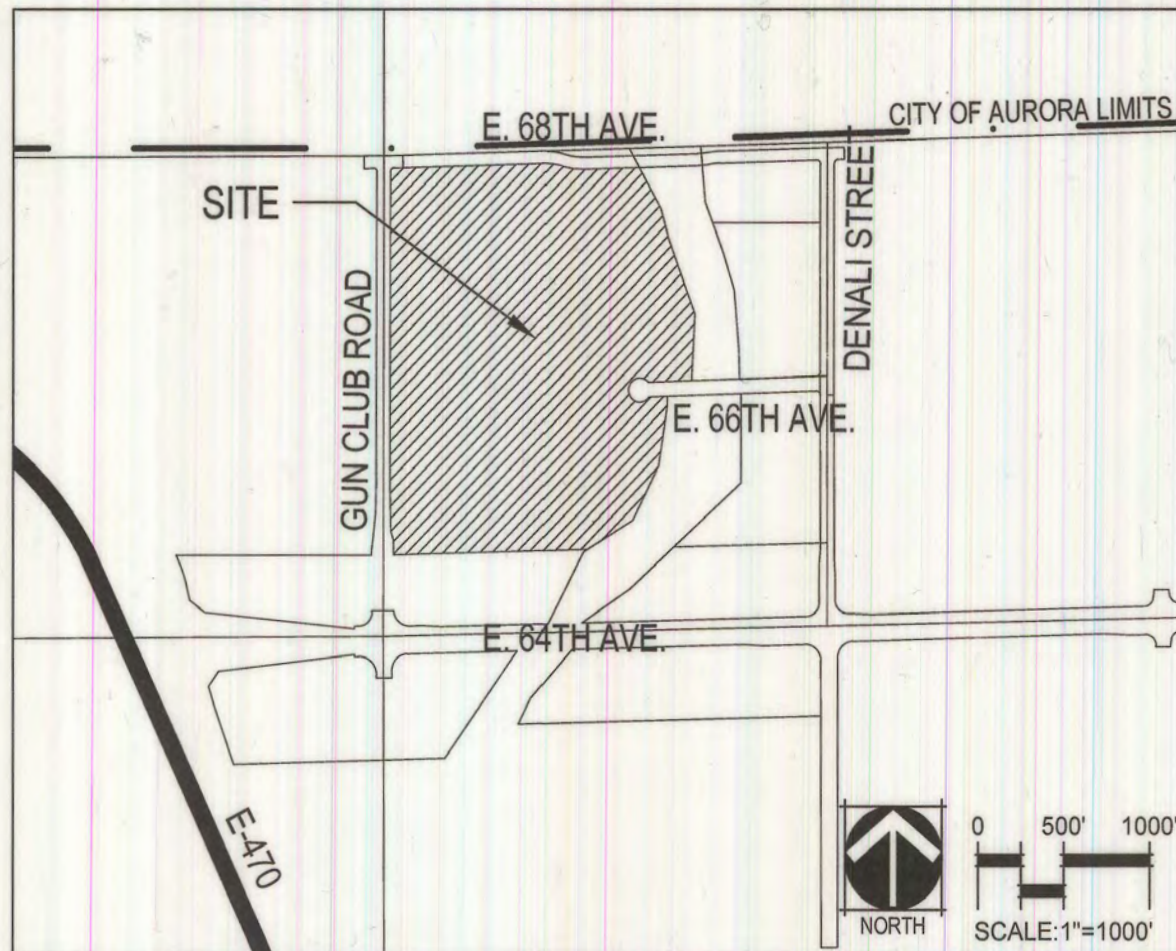
PHOTOMETRIC:  
MAZZETTI  
1999 BROADWAY, SUITE 2205  
DENVER, CO 80202

ARCHITECT:  
WARE MALCOMB  
900 S. BROADWAY, SUITE 320  
DENVER, CO 80209

AMENDMENTS

- 1 AMENDMENT TO REMOVE A WATER STORAGE TANK AND ASSOCIATED FIRE LINE  
MODIFICATIONS (INCREASE FROM 8" TO 12" LINE).
- 2 MA 2021-6056-02:  
AMENDMENT TO MODIFY SMOKE SHELTER AND BIKE RACK LOCATIONS AND COUNT,  
ADJUSTMENT TO FENCING SURROUNDING THE GUARD SHACK AND REFLECT SIZE CHANGE,  
REMOVAL OF SHADE STRUCTURE, AND REPLACEMENT OF POST INDICATOR VALVES AND  
BOLLARDS TO GATE VALVES TO REFLECT THE APPROVED CONSTRUCTION DOCUMENTS.

VICINITY MAP



OWNER'S SIGNATURE BLOCK

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA  
AND RECORDINGS; SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSOR  
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, DG STRATEGIC VII, A TENNESSEE LIMITED LIABILITY COMPANY, HAS  
CAUSED THESE PRESENTS TO BE EXECUTED THIS 5<sup>th</sup> DAY OF January, 2023

BY: Kacey Levine  
NAME: Kacey Levine  
ITS: Director, Supply Chain

STATE OF TENNESSEE )  
COUNTY OF Davidson ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5<sup>th</sup> DAY OF  
January, 2023

BY: Kacey Levine  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL  
Anthony J. Pinner  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 10/02/2023



CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: 1/17/23  
PLANNING DIRECTOR: \_\_\_\_\_ DATE: 1/24/23  
PLANNING & ZONING COMMISSION: N/A DATE: N/A  
CITY COUNCIL: N/A DATE: N/A  
(MAYOR)  
ATTEST: N/A DATE: N/A  
(CITY CLERK)  
DATABASE APPROVAL DATE: 5/18/22

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## SITE LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND 100-YR HIGH WATER LEVEL
		CONCRETE MODULAR BLOCK RETAINING WALL
		CHAIN LINK FENCE
		ORNAMENTAL FENCE
		ADA ROUTE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		MEDIUM DUTY BITUMINOUS PAVEMENT
		LIGHT DUTY BITUMINOUS PAVEMENT
		BIT. PAVEMENT SECTION - 65th AVENUE
		LANDSCAPE AREA
		NUMBER OF PARKING STALLS
		DOOR
		CONCRETE WHEEL STOP
		SITE LIGHTING
		TRAFFIC SIGN
		BOLLARD / POST
		FDC
		HYDRANT
		KNOX BOX
		POST INDICATOR VALVE
		GATE VALVE
		STORM DRAIN MANHOLE
		STORM DRAIN INLET

## CITY OF AURORA NOTES

THE ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TCO/CO.

## GENERAL SITE NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED. 8" OR 10" CURB REQUIRED AT TRAILER STALLS.
- 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.

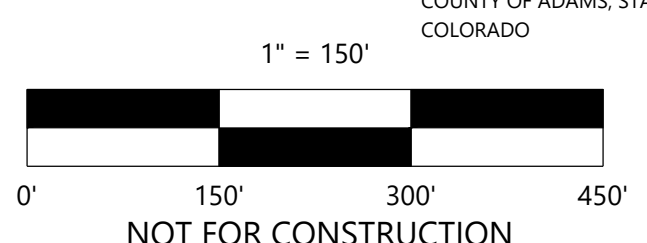
## SITE KEYNOTES

- A MANUAL SWING GATES WITH KNOX HARDWARE. SEE SHEET 15, DETAIL B
- B DOUBLE TURNSTILE & SMOKING SHELTER (SEE ARCH)
- C SINGLE TURNSTILE
- D AUTOMATIC TRAFFIC CONTROL ARMS WITH APPROVED KNOX HARDWARE. SEE SHEET 15, DETAIL D
- E FLAGPOLES (3 EA) - SEE SHEET 14, DETAIL A
- F ACCESSIBILITY PEDESTRIAN PATH, SURFACE, PAINTING, LIGHTGUARD SYSTEM, AUTOMATIC ACTIVATION BOLLARDS AND STOP SIGN WITH FLASH WARNING
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- H TYPE A FENCE - 8" ORNAMENTAL PICKET STYLE WITH 24" X 24" SPLIT FACE CMU MASONRY COLUMNS AT 120' O.C. AND AT CORNERS & ENDS - SEE SHEET 15, DETAIL A
- J SIGHT TRIANGLES
- K TYPE B FENCE - 8" CHAIN LINK WITH COLOR CLADDING/PVC COATING
- L SMOKING SHELTER (10X10) - SEE ARCH
- M MONUMENT SIGN
- N BIKE RACKS
- O ADA ACCESSIBLE RAMP
- P KNOX BOX
- Q FDC W/ APPROVED HARDWARE
- R CONCRETE MODULAR BLOCK RETAINING WALL, SPLIT FACE, INTEGRAL COLOR - SEE SHEET 16
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- T SWING GATE ACCESS FOR ADA AND BIKES - SEE SHEET 15, DETAIL C
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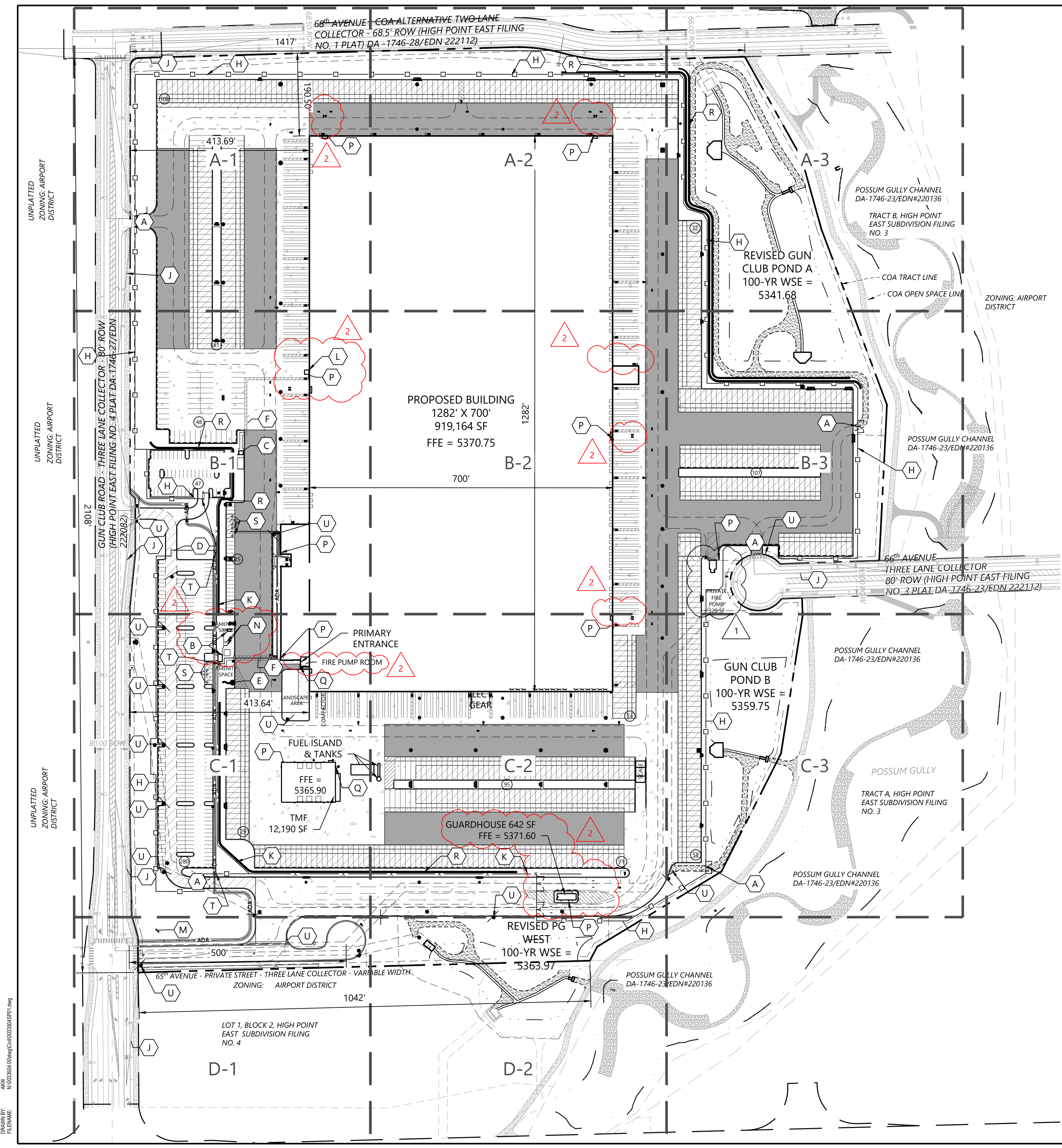
## SITE PHASING NOTES

- ALL WORK WITHIN THE SITE WILL BE COMPLETED IN ONE PHASE. SURROUNDING STREETS SERVING THE SITE ACCESS POINTS WILL BE COMPLETED IN ADVANCE OF THIS PROJECT'S COMPLETION.
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATION OF OCCUPANCY, EACH PHASE OF CONSTRUCTION MUST HAVE THE REQUIRED NUMBER OF EMERGENCY ACCESS POINTS AND APPROVED WATER SUPPLY.

HIGH POINT EAST  
SUBDIVISION FILING NO. 5  
A PARCEL OF LAND LOCATED  
IN THE SOUTHWEST QUARTER  
SECTION 6, T3S, R65W OF THE  
6TH P.M., CITY OF AURORA,  
COUNTY OF ADAMS, STATE OF  
COLORADO



NOT FOR CONSTRUCTION



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DATE: [Date]  
FILE NAME: [Filename]



SITE LEGEND

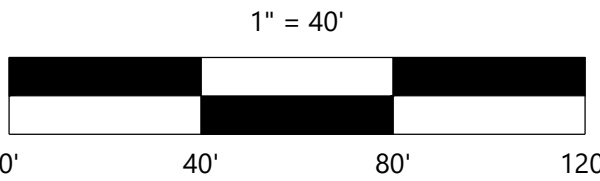
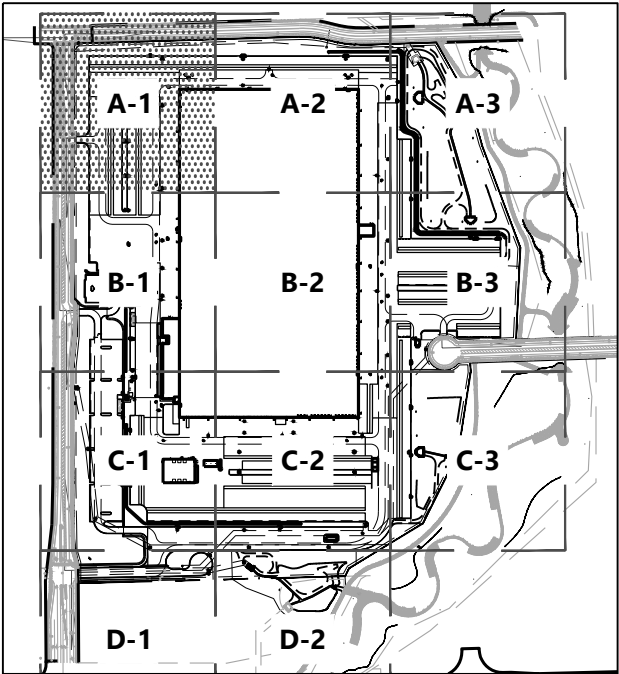
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O ADA ACCESSIBLE RAMP  
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S VAN ACCESSIBLE ADA PARKING  
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MARCH 21, 2022  
JUNE 17, 2022  
AUGUST 4, 2022  
SEPTEMBER 21, 2022  
04/28/23 AMEND 01  
01/05/24 AMEND 02

SHEET TITLE:  
SITE PLAN A-1  
C2.01  
SHEET NUMBER:

68<sup>th</sup> AVENUE - COA ALTERNATIVE TWO LANE COLLECTOR - 68.5' ROW  
(HIGH POINT EAST FILING NO. 1 PLAT) DA - 1746-28/EDN 222112

$\Delta=88^{\circ}18'30"$   
 $R=20.00'$   
 $L=30.83'$   
 $CH=N44^{\circ}11'33"E$   
 $27.86'$

EX. HYDRANT

10' UTILITY  
EASEMENT

20' PUBLIC STORM  
EASEMENT

N88°20'48"E 863.32'

TRAILER PARKING

26' FIRE LANE  
EASEMENT

26' FIRE LANE  
EASEMENT

PROPOSED BUILDING  
919,164 SF

STAIRS (TYP.)

EMERGENCY VEHICLE ACCESS  
ONLY. (2) 14' MANUAL SWING  
GATE WITH APPROVED KNOX  
HARDWARE  
SEE DETAIL B ON SHEET 15

TRAILER PARKING

MATCH LINE SHEET 7

MATCH LINE SHEET 5

EX. HYDRANT

GUN CLUB ROAD - THREE LANE COLLECTOR - 80' ROW (DA-1746-27/EDN 222082)

N00°02'19"E 1701.27'

BB

R3' (TYP.)

AA

R29'

R29'

R29'

5' (TYP.)

77'

STOP SIGN

FULL MOVEMENT  
SITE DRIVEWAY FOR  
EMERGENCY USE

CROSSSPAN

EMERGENCY VEH. ONLY SIGN

35'

10' UTILITY  
EASEMENT

20' (TYP.)

R3' (TYP.)

6' (TYP.)

G

EX. HYDRANT

UNPLATTED  
ZONING: AIRPORT DISTRICT

SITE LEGEND

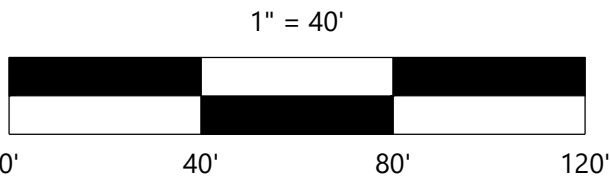
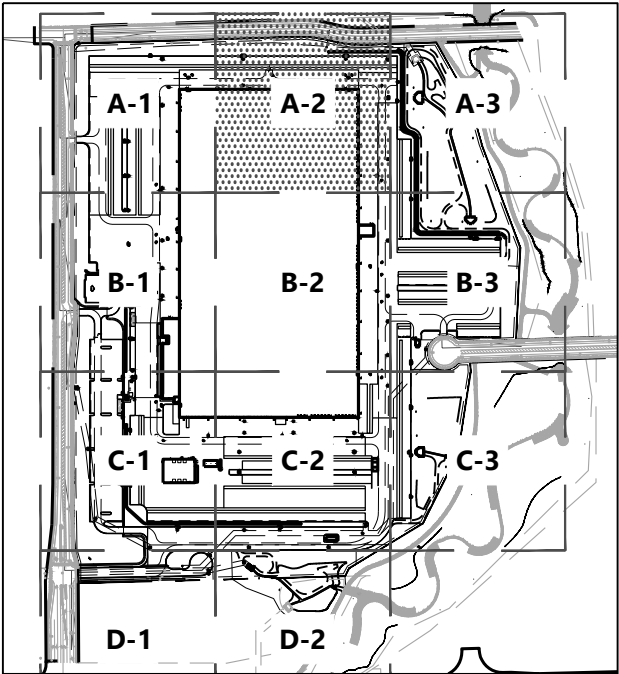
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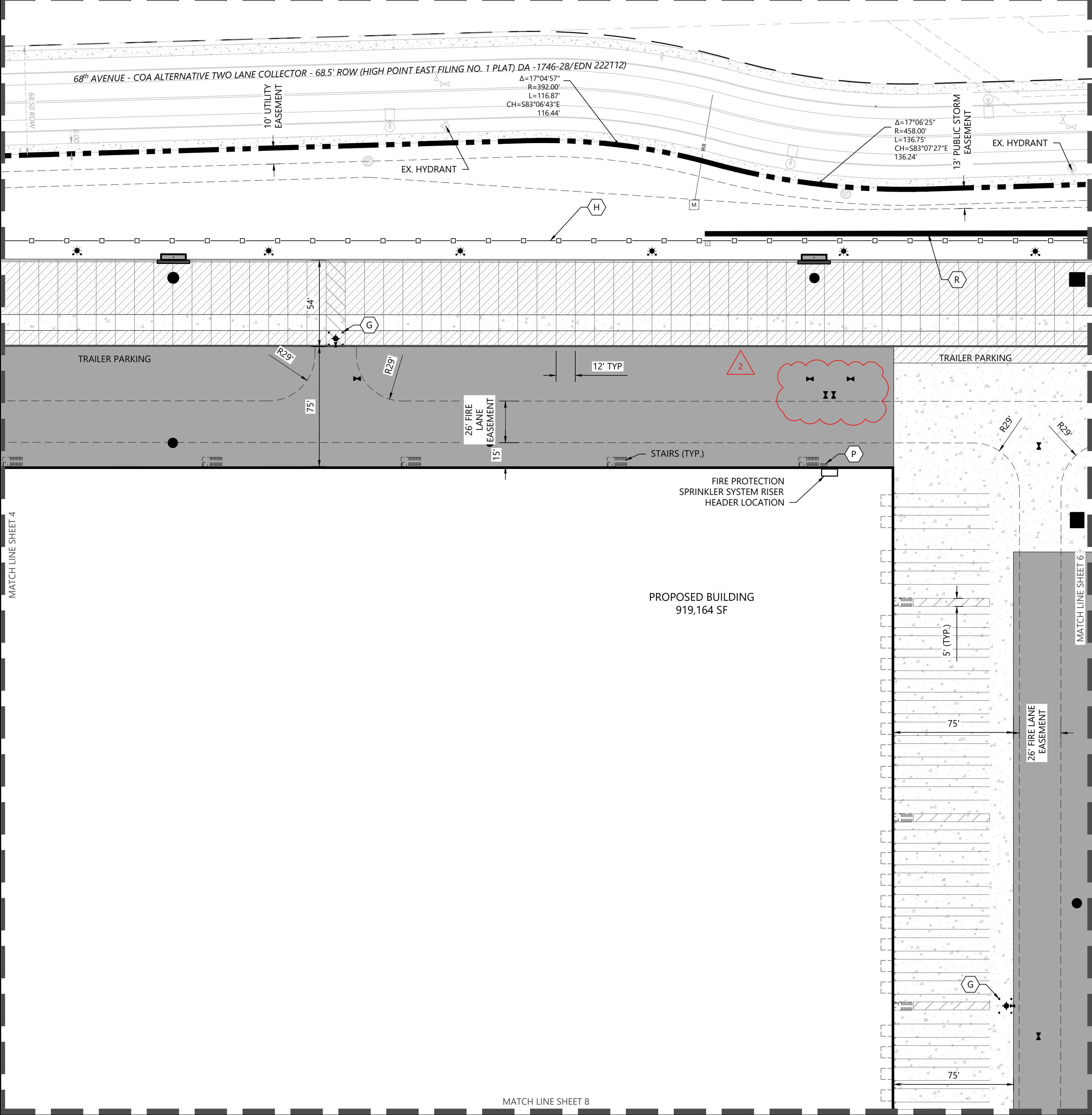
OWNER:  
HYDE DEVELOPMENT  
800 LaSalle Avenue #1210  
Minneapolis, MN 55402  
612-845-1991

**Westwood**  
Phone (952) 937-5150  
Fax (952) 937-5822  
Toll Free (888) 937-5150  
12701 Whitewater Drive, Suite #300  
Minnetonka, MN 55343  
westwoodpro.com  
Westwood Professional Services, Inc.

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04/28/23 AMEND 01  
01/05/24 AMEND 02

SHEET TITLE:  
SITE PLAN A-2  
C2.02  
SHEET NUMBER:



MATCH LINE SHEET 8

MATCH LINE SHEET 4

MATCH LINE SHEET 6

CHECKED BY:  
DATE:  
FILENAME:  
N:\0033504.00.dwg  
C:\0033504.SPD1.dwg



## SITE LEGEND

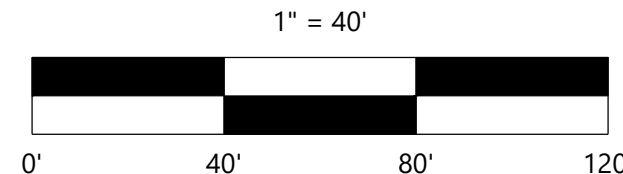
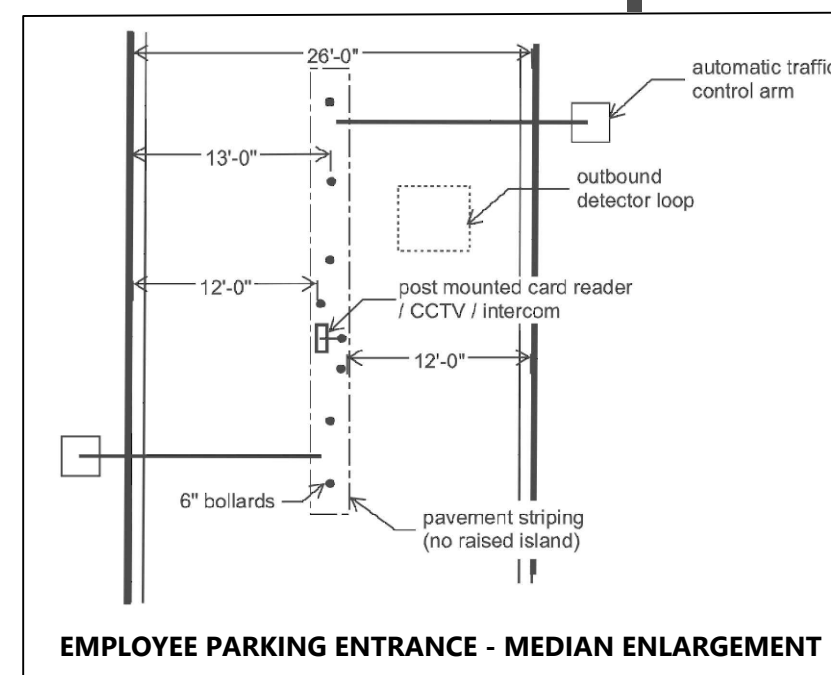
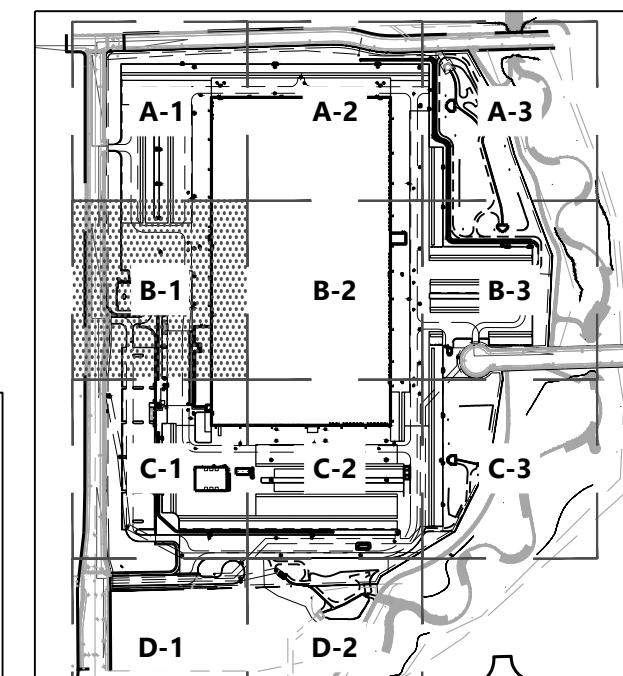
EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		TIP-OUT CURB AND GUTTER
		POND 100-YR HIGH WATER LEVEL
		CONCRETE MODULAR BLOCK RETAINING WALL
		CHAIN LINK FENCE
		ORNAMENTAL FENCE
		ADA ROUTE
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		HEAVY DUTY BITUMINOUS PAVEMENT
		MEDIUM DUTY BITUMINOUS PAVEMENT
		LIGHT DUTY BITUMINOUS PAVEMENT
		BIT. PAVEMENT SECTION - 65th AVENUE
		LANDSCAPE AREA
		NUMBER OF PARKING STALLS
		DOOR
		CONCRETE WHEEL STOP
		SITE LIGHTING
		TRAFFIC SIGN
		BOLLARD / POST
		FDC
		HYDRANT
		KNOX BOX
		POST INDICATOR VALVE
		GATE VALVE
		STORM DRAIN MANHOLE
		STORM DRAIN INLET

## A SITE KEYNOTES

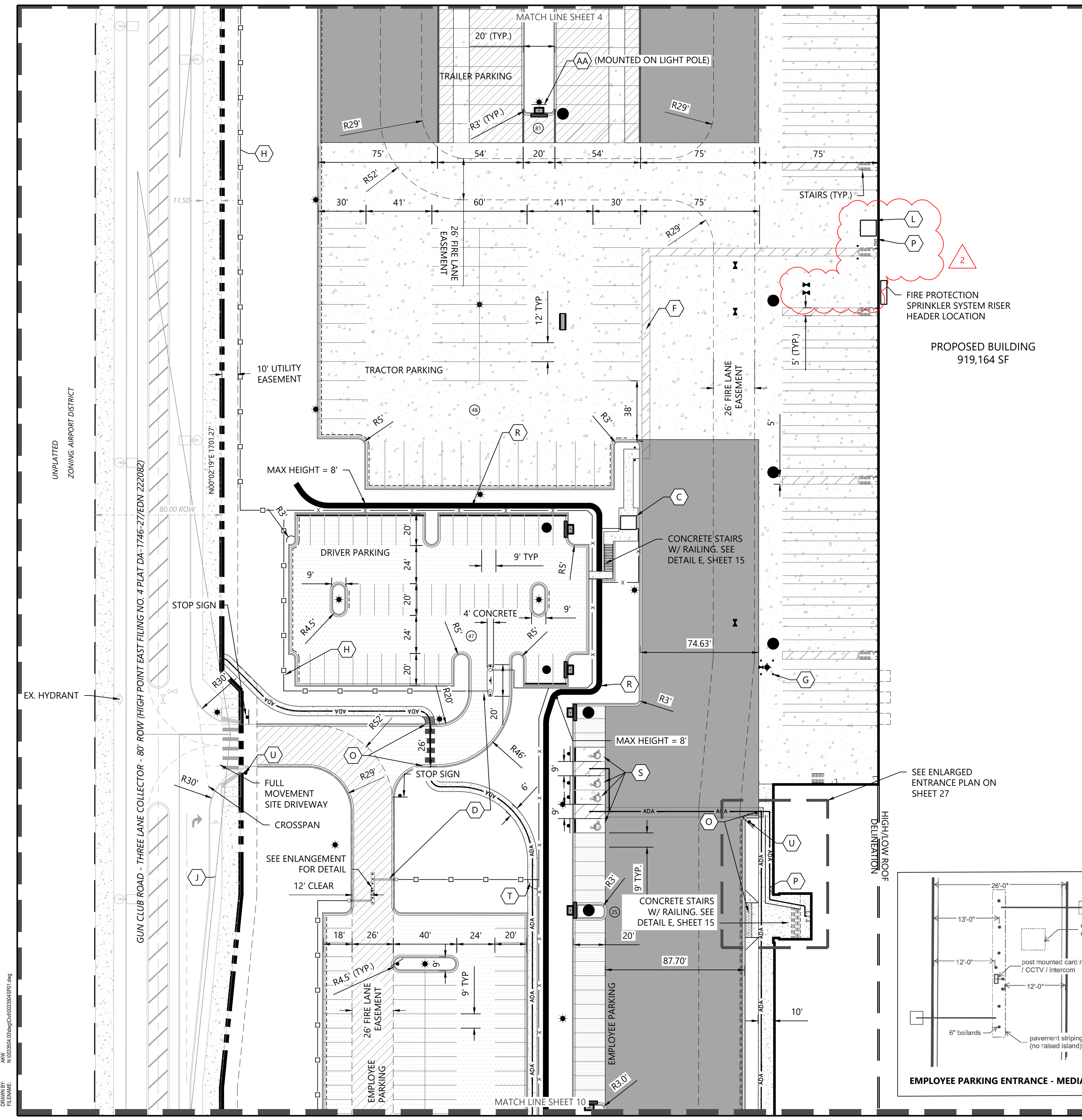
- A MANUAL SWING GATES WITH KNOX HARDWARE. SEE SHEET 15, DETAIL B  
B DOUBLE TURNSTILE & SMOKING SHELTER (SEE ARCH)  
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U FIRE LANE SIGN (2' BOC) - SEE SHEET 14 FOR SIGNAGE DETAILS  
AA TRAILER PARKING ROW SIGN - DOUBLE  
BB TRAILER PARKING ROW SIGN - SINGLE

## CITY OF AURORA NOTES

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NOT FOR CONSTRUCTION





PROPOSED BUILDING  
1282' X 700'  
919,164 SF

FFE = 5370.75

FIRE PROTECTION  
SPRINKLER SYSTEM RISER  
HEADER LOCATION

ROOF DELINEATION  
HIGH/LOW

STAIRS (TYP.)

R29'

R29'

26' FIRE LANE  
EASEMENT

75'

SITE LEGEND

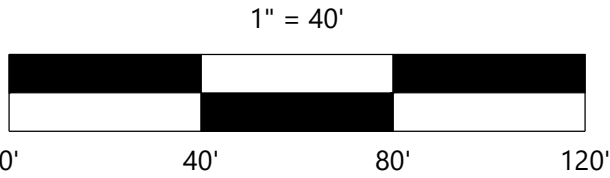
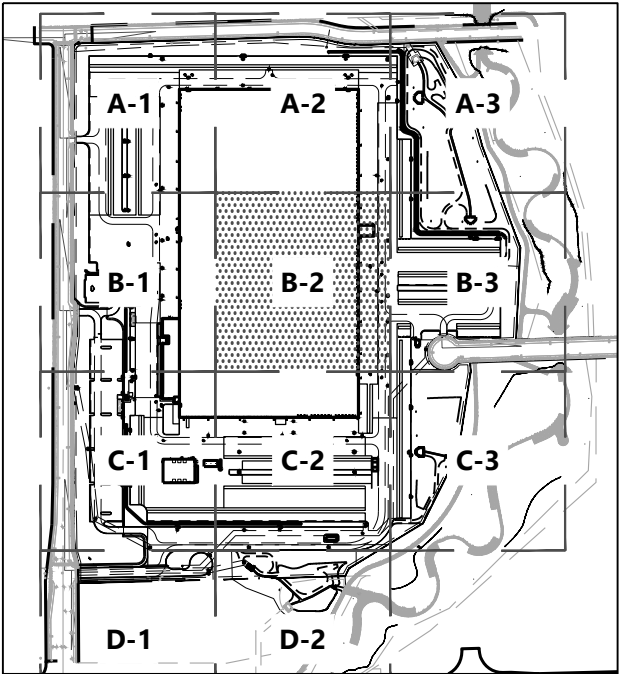
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		CURB AND GUTTER
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		POND 100-YR HIGH WATER LEVEL
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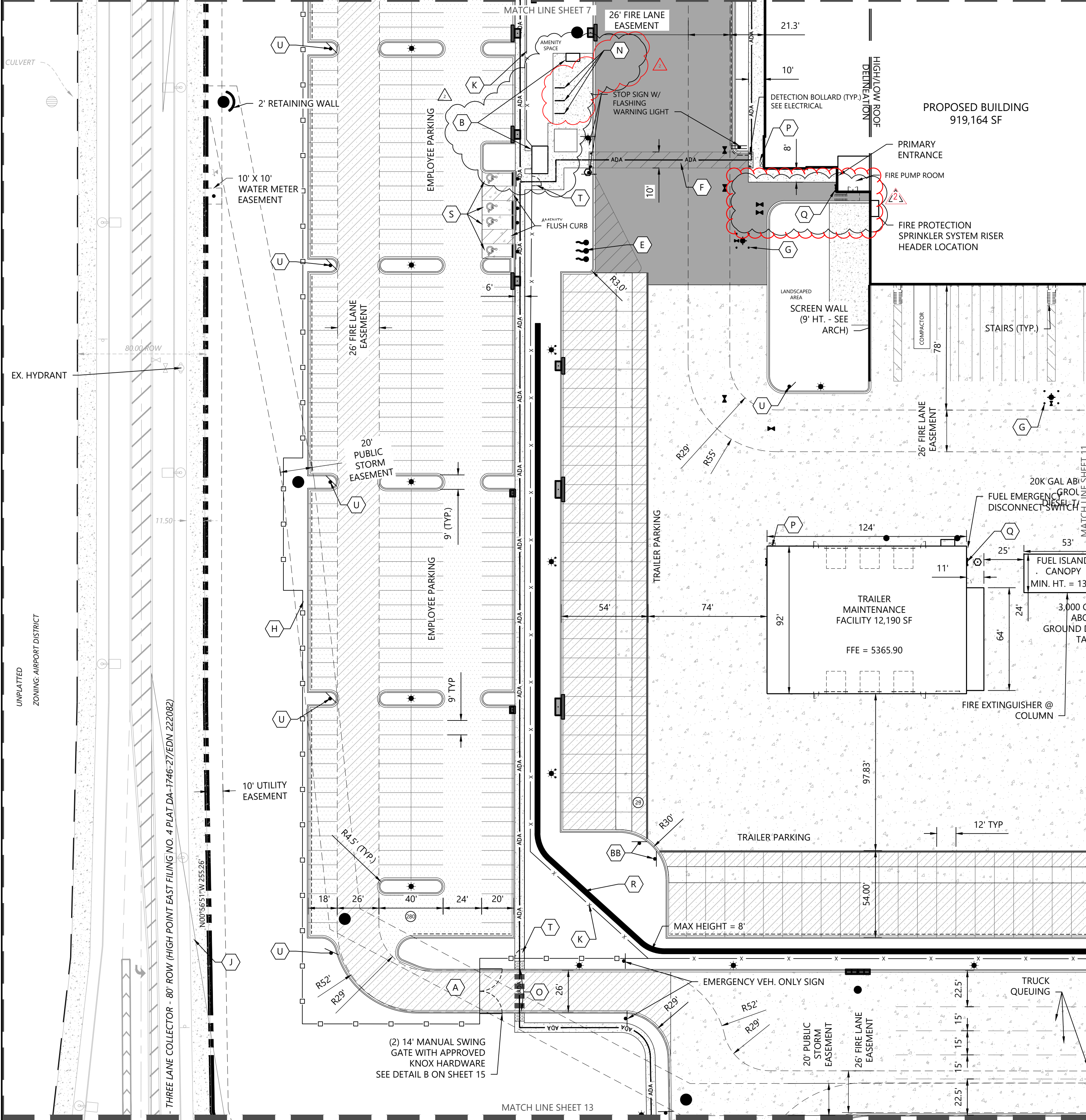
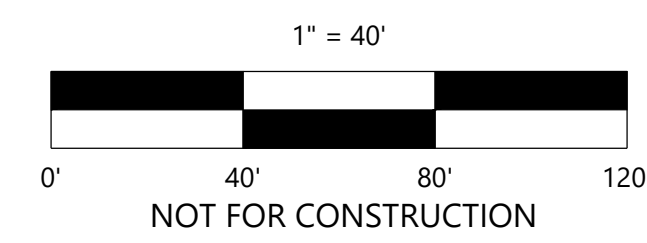
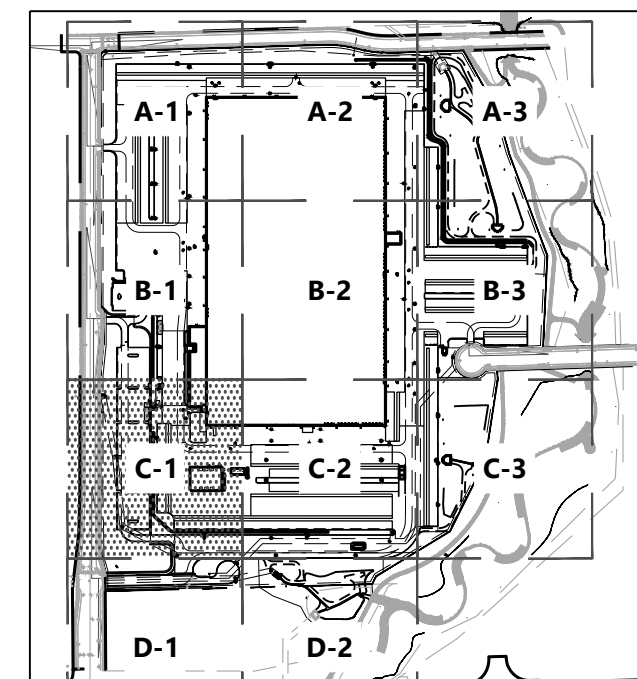
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PROPOSED BUILDING  
919,164 SF

FIRE PROTECTION  
SPRINKLER SYSTEM RISER  
HEADER LOCATION

SITE LEGEND

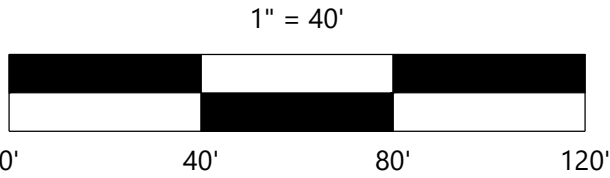
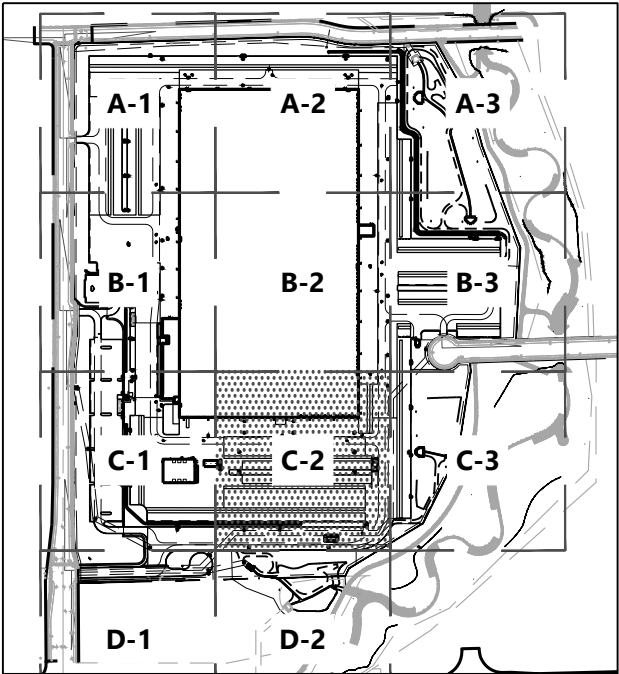
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NOT FOR  
CONSTRUCTION

DATE:  
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MARCH 21, 2022  
JUNE 17, 2022  
AUGUST 4, 2022  
SEPTEMBER 21, 2022  
04/28/23 AMEND 01  
01/05/24 AMEND 02

SHEET TITLE:  
SITE PLAN C-2  
C2.08  
SHEET NUMBER:



## UTILITY LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	CONCRETE MODULAR BLOCK RETAINING WALL
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	FIRE SERVICE WATER MAIN (PRIVATE)
---	---	DOMESTIC SERVICE WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FIRE DEPARTMENT CONNECTION
---	---	POST INDICATOR VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE

## GENERAL UTILITY NOTES

- REFER TO HIGH POINT EAST SUBDIVISION FILING NO. 4 FOR GUN CLUB ROAD, 68TH AVENUE, AND 66TH AVENUE PLANS. ASSUME CONSTRUCTION BEGINS AFTER ROAD CONSTRUCTION.
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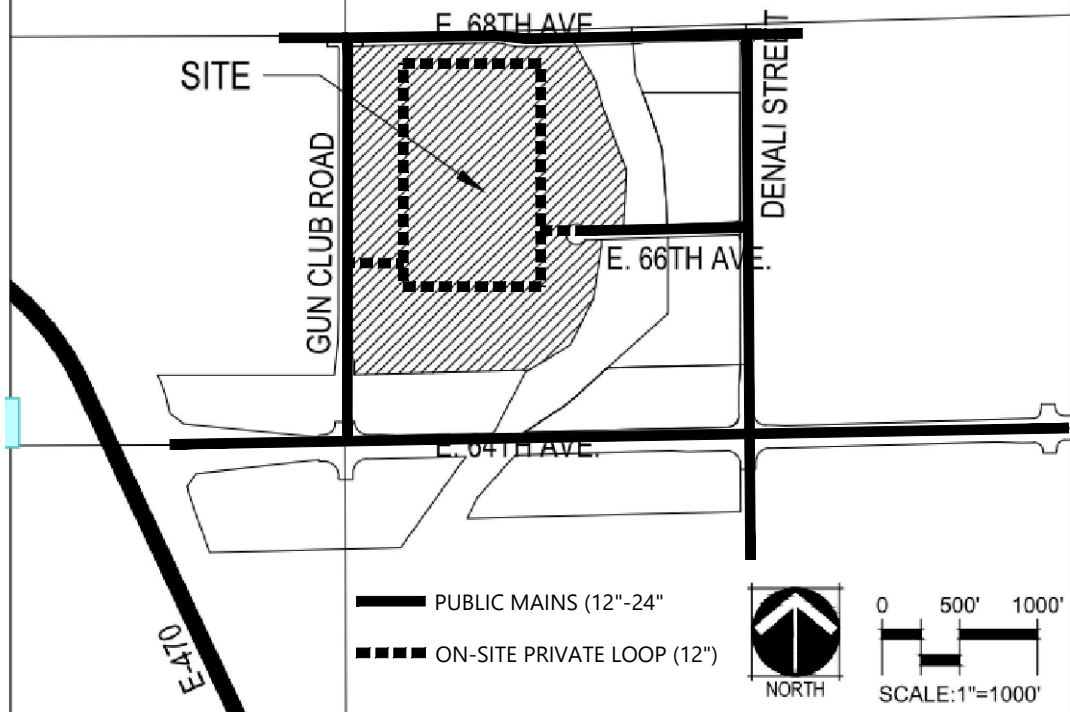
## PUMP HOUSE NOTE

THE FIRE MAIN LOOP AROUND THE BUILDING WILL BE CONNECTED TO TWO FIRE PUMPS

- PRIMARY - ELECTRIC FIRE PUMP, LOCATED IN A DEDICATED FIRE PUMP ROOM ADJACENT TO THE EMPLOYEE ENTRANCE / SECURITY AREA. SUCTION SIDE OF THIS PUMP WILL BE CONNECTED TO THE CITY MAIN IN GUN CLUB RD WITH A 12" BRANCH.
- SECONDARY / BACKUP - DIESEL FIRE PUMP, LOCATED IN THE PUMP HOUSE ADJACENT TO THE 66th AV CUL-DE-SAC. SUCTION SIDE OF THIS PUMP WILL BE CONNECTED TO THE FIRE WATER STORAGE TANK. THE TANK WILL HAVE AN AUTO-FILL VALVE CONNECTED TO THE CITY MAIN IN 66th AV WITH A 6" BRANCH.

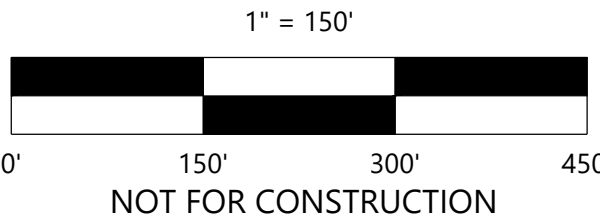
TEST HEADERS WILL BE PROVIDED AT BOTH PUMP LOCATIONS. FDC WILL BE PROVIDED ADJACENT TO THE PRIMARY / ELECTRIC PUMP LOCATION.

## VICINITY MAP - PUBLIC WATER MAIN SCHEMATIC



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HIGH POINT EAST  
SUBDIVISION FILING NO. 5  
A PARCEL OF LAND LOCATED  
IN THE SOUTHWEST QUARTER  
SECTION 6, T3S, R65W OF THE  
6TH P.M., CITY OF AURORA,  
COUNTY OF ADAMS, STATE OF  
COLORADO



## UTILITY LEGEND

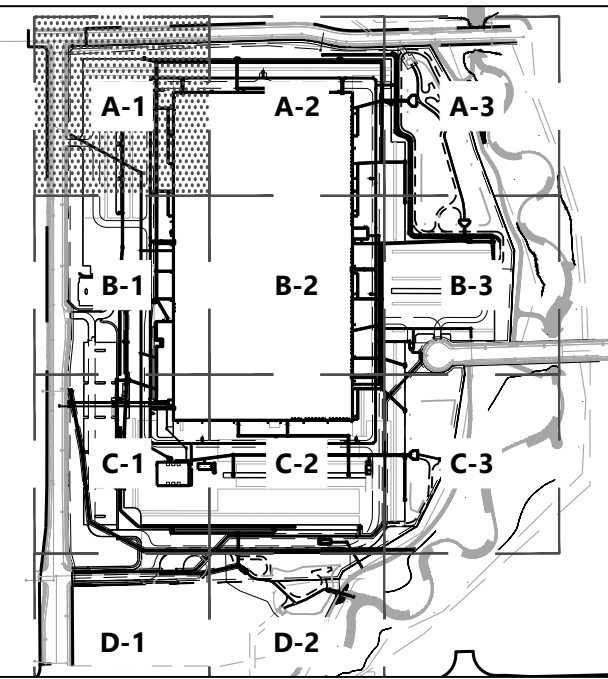
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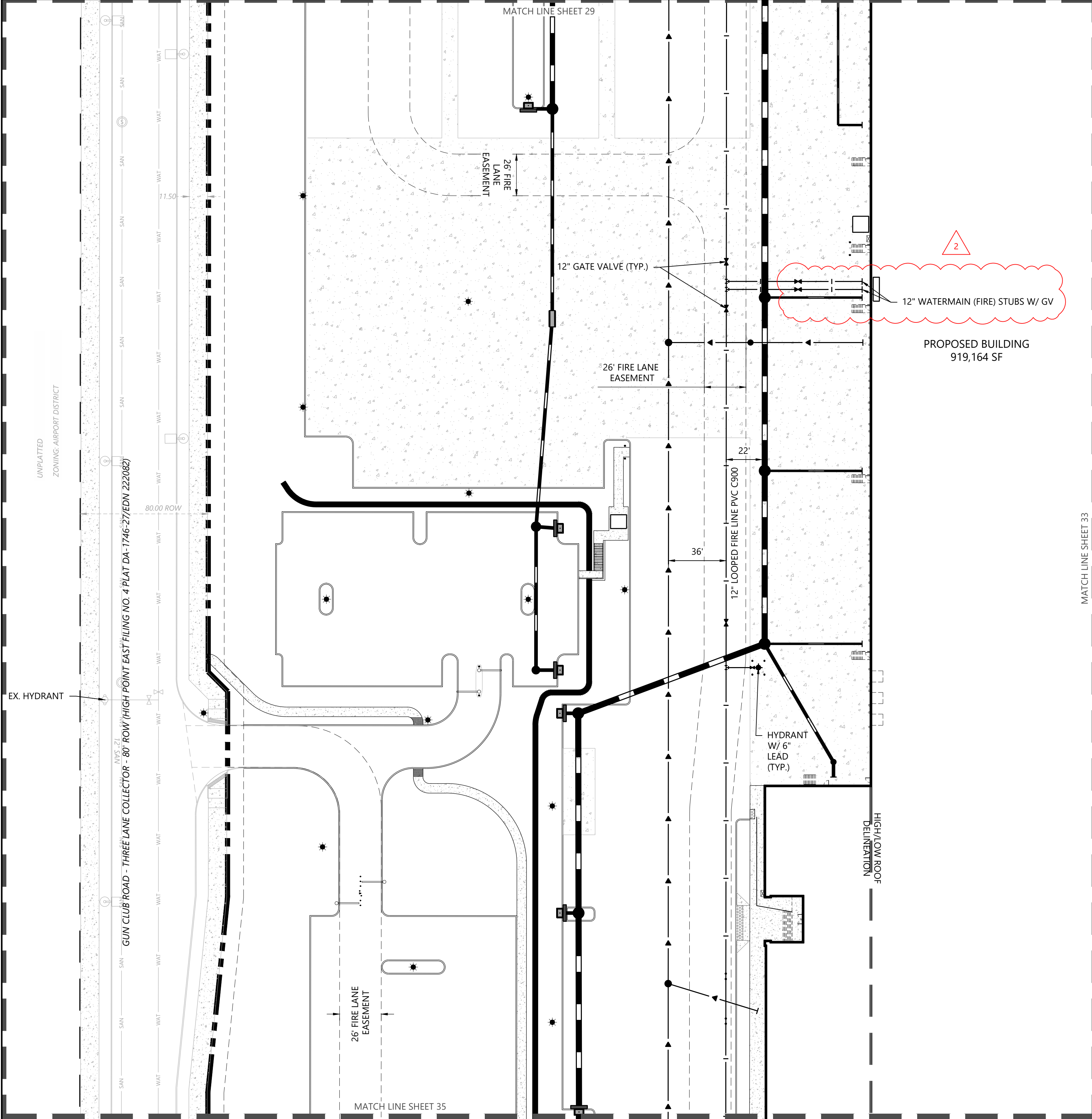
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UTILITY PLAN A-1  
C4.01  
SHEET NUMBER:







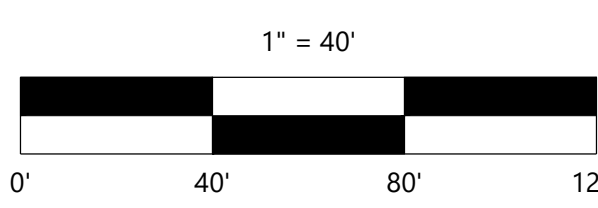
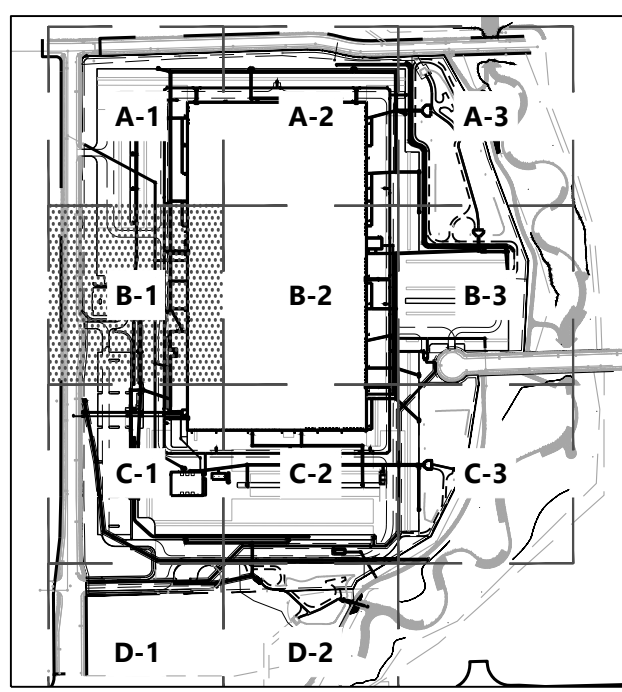
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DATE:  
FILE NAME:  
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UTILITY LEGEND		
EXISTING	PROPOSED	
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**NORRIS DESIGN**  
Planning | Landscape Architecture | Interiors

409 Main Street  
Suite 207  
P.O. Box 2320  
Frisco, CO 80443  
P 970-485-4478  
www.norris-design.com

**HIGH POINT - DOLLAR GENERAL**  
SITE PLAN  
CITY OF AURORA

OWNER:  
HYDE DEVELOPMENT  
800 LaSalle Avenue #1210  
Minneapolis, MN 55402  
612-845-1991

**Westwood**  
Phone (952) 937-5150  
Fax (952) 937-5822  
Toll Free (888) 937-5150  
12701 Whitewater Drive, Suite #300  
Minnetonka, MN 55343  
westwoodps.com  
Westwood Professional Services, Inc.

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SHEET TITLE:  
UTILITY PLAN B-1  
C4.04  
SHEET NUMBER:  
32



EXISTING	PROPOSED	
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		EASEMENT LINE
		CURB AND GUTTER
		CONCRETE MODULAR BLOCK RETAIN
SAN	FM	SANITARY SEWER
FM	FM	SANITARY SEWER FORCE MAIN
STO		STORM SEWER
WAT		FIRE SERVICE WATER MAIN (PRIVATE)
WAT		DOMESTIC SERVICE WATER MAIN
WAT		HYDRANT
GAS		GAS
PUG		UNDERGROUND ELECTRIC
POH		OVERHEAD ELECTRIC
TUG		UNDERGROUND TELEPHONE
TOH		OVERHEAD TELEPHONE
FO		TELEPHONE FIBER OPTIC
CTV		CABLE TELEVISION
DT		DRAIN TILE
		GATE VALVE
		FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

1. REFER TO HIGH POINT EAST SUBDIVISION FILING NO. 4 FOR GUN CLUB ROAD, 68TH AVENUE, AND 66TH AVENUE PLANS. ASSUME CONSTRUCTION BEGINS AFTER ROAD CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY THE SIZE, MATERIAL, AND LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL PROPOSED SANITARY SEWER AND WATERMAIN ON SITE IS PRIVATE.
4. ALL PROPOSED STORM SEWER ON SITE IS PRIVATE UNLESS OTHERWISE NOTED.
5. DIMENSIONS ARE MEASURED CENTER OF PIPE TO CENTER OF PIPE.

1. THE ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMITS. CONSTRUCTION SHOWN ON ISP CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TCO/CO.

**OWNER:**  
HYDE DEVELOPMENT  
800 LaSalle Avenue #1210  
Minneapolis, MN 55402  
612-845-1991

**Westwood**

Phone (952) 937-5150 12701 Whitewater Drive, Suite #300  
Fax (952) 937-5822 Minneapolis, MN 55343  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)  
Westwood Professional Services, Inc.

NOT FOR  
CONSTRUCTION

DATE:  
NOVEMBER 15, 2021  
JANUARY 27, 2022  
MARCH 21, 2022  
JUNE 17, 2022  
AUGUST 4, 2022  
SEPTEMBER 21, 2022  
04/28/23 AMEND 01  
01/05/24 AMEND 02

SHEET TITLE:  
UTILITY PLAN B-  
C4.05  
SHEET NUMBER:

33

$$FFE = 5370.75$$
[illegible]

MATCH LINE SHEET 36

 $\frac{1}{2}$ 

12" WATERMAIN (FIRE) STUBS W/ GV

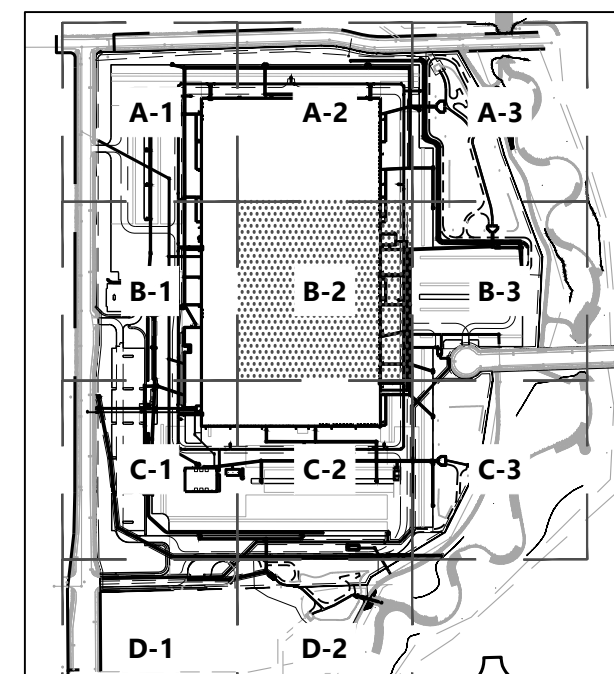
12" GATE VALVE (TYP.)

## EASEMENT

HYDRANT W/  
6" LEAD (TYP.)

12" LOOPED FIRE LINE PVC C900

**MATCH LINE SHEET 34**


$$1'' = 40'$$

NOT FOR CONSTRUCTION

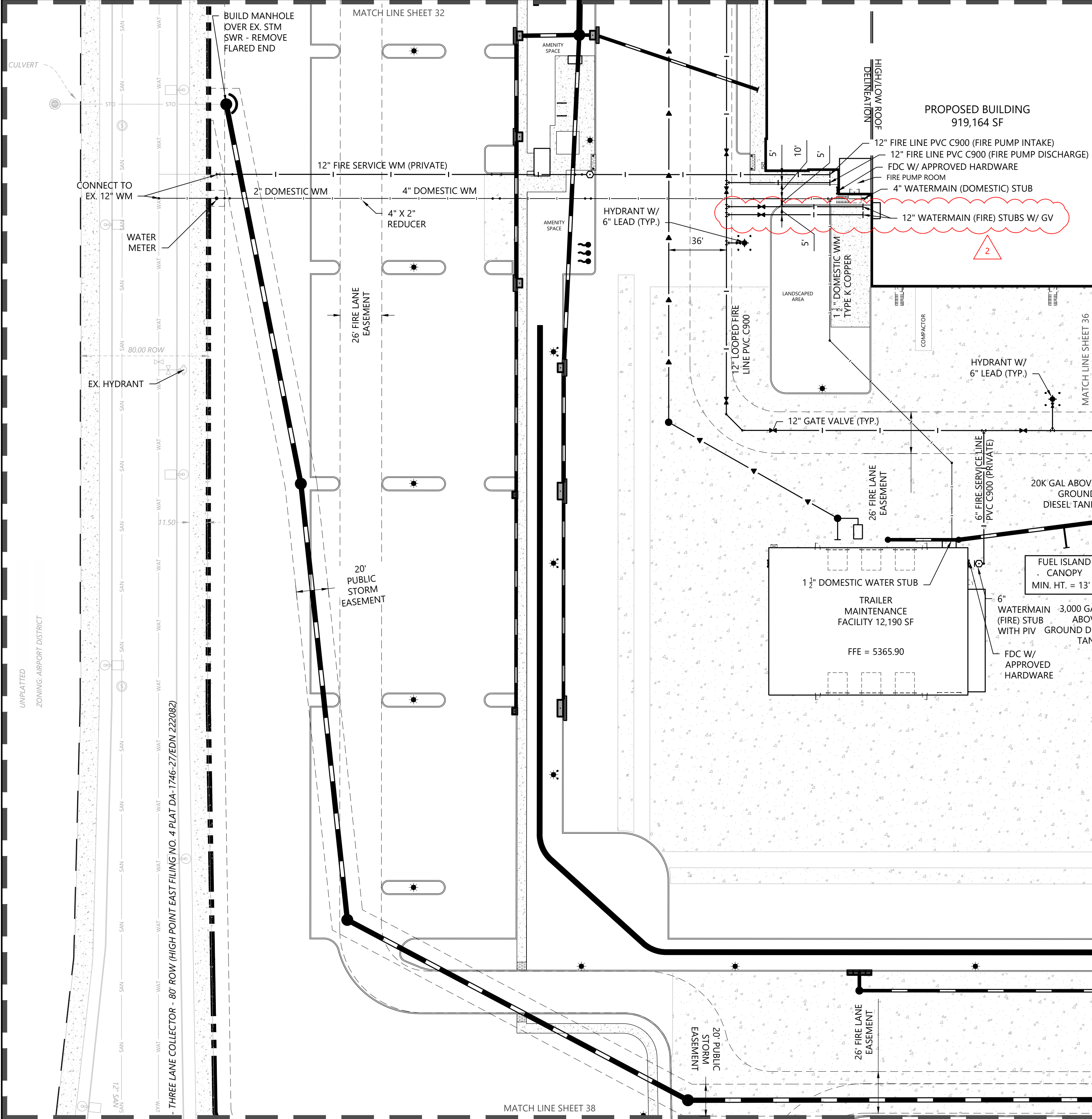
0033504.00

MATCH LINE SHEET 32

CHECKED BY: DTB  
DRAWN BY: AKW  
FILENAME: N:\0033504.00\dwg\Civil\0033504\T00.dwg



CHECKED BY:  
DATE:  
FILE NAME:  
N:\0033504\000\DWG\0033504\UT00.dwg



UTILITY LEGEND

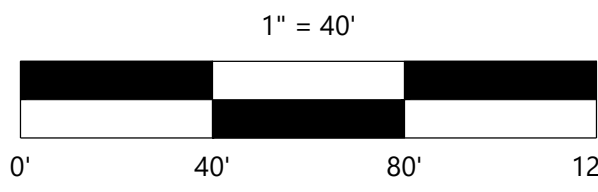
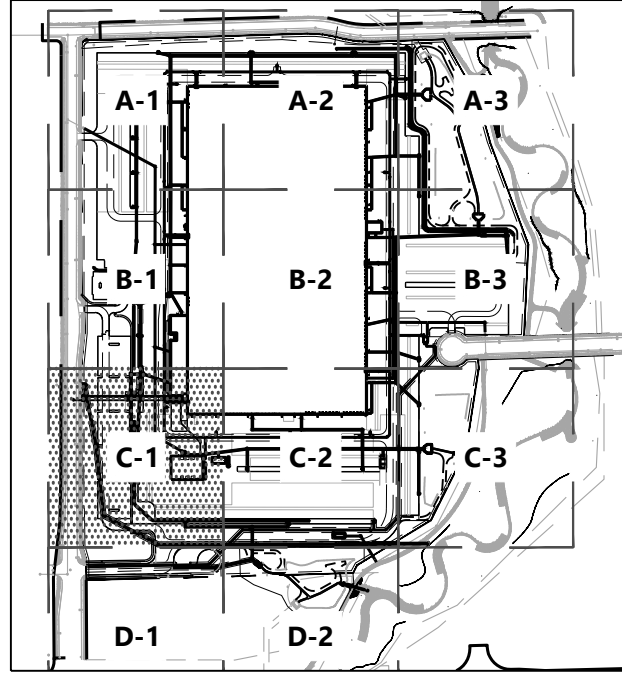
EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	CONCRETE MODULAR BLOCK RETAINING WALL
---	---	SANITARY SEWER
---	---	SANITARY SEWER FORCE MAIN
---	---	STORM SEWER
---	---	FIRE SERVICE WATER MAIN (PRIVATE)
---	---	DOMESTIC SERVICE WATER MAIN
---	---	HYDRANT
---	---	GAS
---	---	UNDERGROUND ELECTRIC
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND TELEPHONE
---	---	OVERHEAD TELEPHONE
---	---	TELEPHONE FIBER OPTIC
---	---	CABLE TELEVISION
---	---	DRAIN TILE
---	---	GATE VALVE
---	---	FIRE DEPARTMENT CONNECTION
---	---	POST INDICATOR VALVE
---	---	FLARED END SECTION (WITH RIPRAP)
---	---	LIGHT POLE

GENERAL UTILITY NOTES

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CITY OF AURORA NOTES

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**NORRIS DESIGN**  
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409 Main Street  
Suite 207  
P.O. Box 2320  
Frisco, CO 80443  
P: 970-485-4478  
www.norris-design.com

**HIGH POINT - DOLLAR GENERAL**  
SITE PLAN  
CITY OF AURORA

OWNER:  
HYDE DEVELOPMENT  
800 LaSalle Avenue #1210  
Minneapolis, MN 55402  
612-845-1991

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SEPTEMBER 21, 2022  
04/28/23 AMEND 01  
01/05/24 AMEND 02

SHEET TITLE:  
UTILITY PLAN C-1  
C4.07

SHEET NUMBER:  
35

0033504.00



12" WATERMAIN (FIRE) STUBS W/ GV

12" GATE VALVE (TYP.)

2

PROPOSED BUILDING  
919,164 SF

ELECT.  
GEAR

HYDRANT W/ 6" LEAD (TYP.)

HYDRANT W/ 6" LEAD (TYP.)

12" LOOPED FIRE LINE PVC C900

26' FIRE LANE  
EASEMENT

SCALE

### UTILITY LEGEND

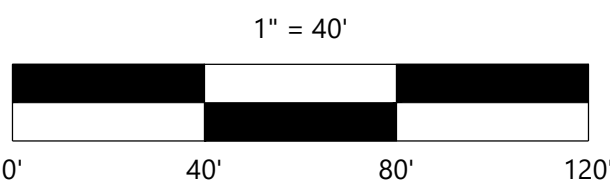
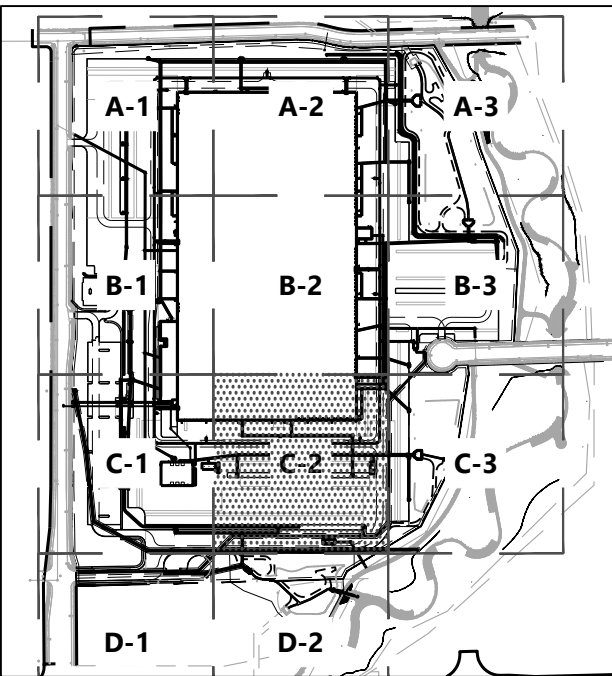
EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		CONCRETE MODULAR BLOCK RETAINING WALL
		SANITARY SEWER
		SANITARY SEWER FORCE MAIN
		STORM SEWER
		FIRE SERVICE WATER MAIN (PRIVATE)
		DOMESTIC SERVICE WATER MAIN
		HYDRANT
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		DRAIN TILE
		GATE VALVE
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### CITY OF AURORA NOTES

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SEPTEMBER 21, 2022  
04/28/23 AMEND 01  
01/05/24 AMEND 02

SHEET TITLE:  
UTILITY PLAN C-2  
C4.08  
SHEET NUMBER:



LANDSCAPE TABLES

Building Perimeter Landscape						
Direction	Site Perimeter Description	Length	TE Required	Trees Provided	Shrubs Provided	
North	Building Perimeter Buffer (Other Residential): WIDTH (1 Tree and 5 Shrubs per 40 LF)	518 LF	13	0	0	
South	Building Perimeter Buffer (Other Residential): WIDTH (1 Tree and 5 Shrubs per 40 LF)	518 LF	13	0	0	
East	Building Perimeter Buffer (Other Residential): WIDTH (1 Tree and 5 Shrubs per 40 LF)	518 LF	13	0	0	
West	Building Perimeter Buffer (Other Residential): WIDTH (1 Tree and 5 Shrubs per 40 LF)	518 LF	13	6	60	
Totals:			52	6	60	

NOTES:  
1.) All Trees will be a minimum of 2" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

Special Landscape Buffer						
Direction	Special Buffer Description	Length	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
East Boundary	Special Landscape Buffer (Trail) : WIDTH 25' (1 Tree and 10 Shrubs per 30 LF)	2,216	74	74	739	739
Totals:			74	74	739	739

NOTES:  
1.) All Trees will be a minimum of 2" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

Detention Pond Landscape Table							
Location / Description	SF	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided	
REVISED GUN CLUB POND A (1 Tree 10 Shrubs/4000 SF)	48394 SF	13	28	121	269	36 (12 Shrubs)	
REVISED GUN CLUB POND B (1 Tree 10 Shrubs/4000 SF)	43162 SF	11	20	108	202	0	
REVISED GUN CLUB POND C (1 Tree 10 Shrubs/4000 SF)	9639 SF	3	4	24	29	18 (6 Shrubs)	
Totals:		27	52	253	500	54 (18 Shrubs)	

NOTES:  
1.) All Shrubs will be a Minimum of Container #5 Size, or 3 x Container #5 per Shrub Quantity shown in table for Ornamental Grasses.

Curbside Landscaping - 65th Avenue							
Location / Description	Length	Area	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided
65th AVENUE - NORTH SIDE (1 Tree per 40 LF of Tree Lawn) (1 Shrub per 40 SF of Tree Lawn)	175 LF	1,541 SF	5	5	39	35	12 (4 Shrubs)
65th AVENUE - SOUTH SIDE (1 Tree per 40 LF of Tree Lawn) (1 Shrub per 40 SF of Tree Lawn)	452 LF	4,804 SF	12	21	121	94	48 (16 Shrubs)
Totals:			12	21	121	94	60 (20 Shrubs)

NOTES:  
1.) All Shrubs will be a Minimum of Container #5 Size, or 3 x Container #5 per Shrub Quantity shown in table for Ornamental Grasses.

Street Frontage Buffer										
Street Frontage Description	Length	Width Required	Width Provided	Trees Required	Dec. Trees Provided	Ev. Trees Provided	Shrubs Required	Shrubs Provided	Grasses Provided (Shrub Equivalent)	
Street Perimeter Buffer: Gun Club Road (West) (1 Tree and 10 Shrubs per 40 LF)	2048 LF	10'	10'	52	25	28	512	475	243 (81)	
Street Perimeter Buffer: 68th Avenue (North) (1 Tree and 10 Shrubs per 40 LF)	1417 LF	10'	10'-65'	36	13	29	354	278	50 (16)	
Street Perimeter Buffer: 66th Avenue (1 Tree and 10 Shrubs per 40 LF)	225 LF	10'	10'	6	3	1	60	74	18 (6)	
Street Perimeter Buffer: 65th Avenue (North) (1 Tree and 10 Shrubs per 40 LF)	158 LF	10'	8'	4	5	0	40	43	24 (8)	
Street Perimeter Buffer: 65th Avenue (South)* (1 Tree and 10 Shrubs per 40 LF)	452 LF	10'	7.3'	11	12	9	110	94	48 (16)	
Totals:				109	58	67	1,076	964	383 (127)	

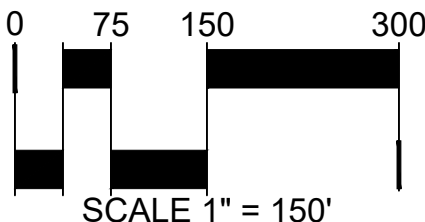
NOTES:  
1.) All Trees will be a minimum of 2" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.

\* Buffer for southern side of 65th Avenue to be provided by the adjoining lot when developed.

SITE DATA TABLE		
	AREA (SF)	%
TOTAL SITE AREA	3,226,053	100%
BUILDING COVERAGE	932,124	28.8%
HARD SURFACE	1,663,410	51.6%
LANDSCAPE AREA	630,519	19.5%
NON-IRRIGATED NATIVE SEED:	417,691	
LANDSCAPE AREA:	200,659	
MAXIMUM % OF COOL SEASON GRASSES ALLOWED:	210,170	33%
% OF COOL SEASON GRASSES PROVIDED:	12,169	2%

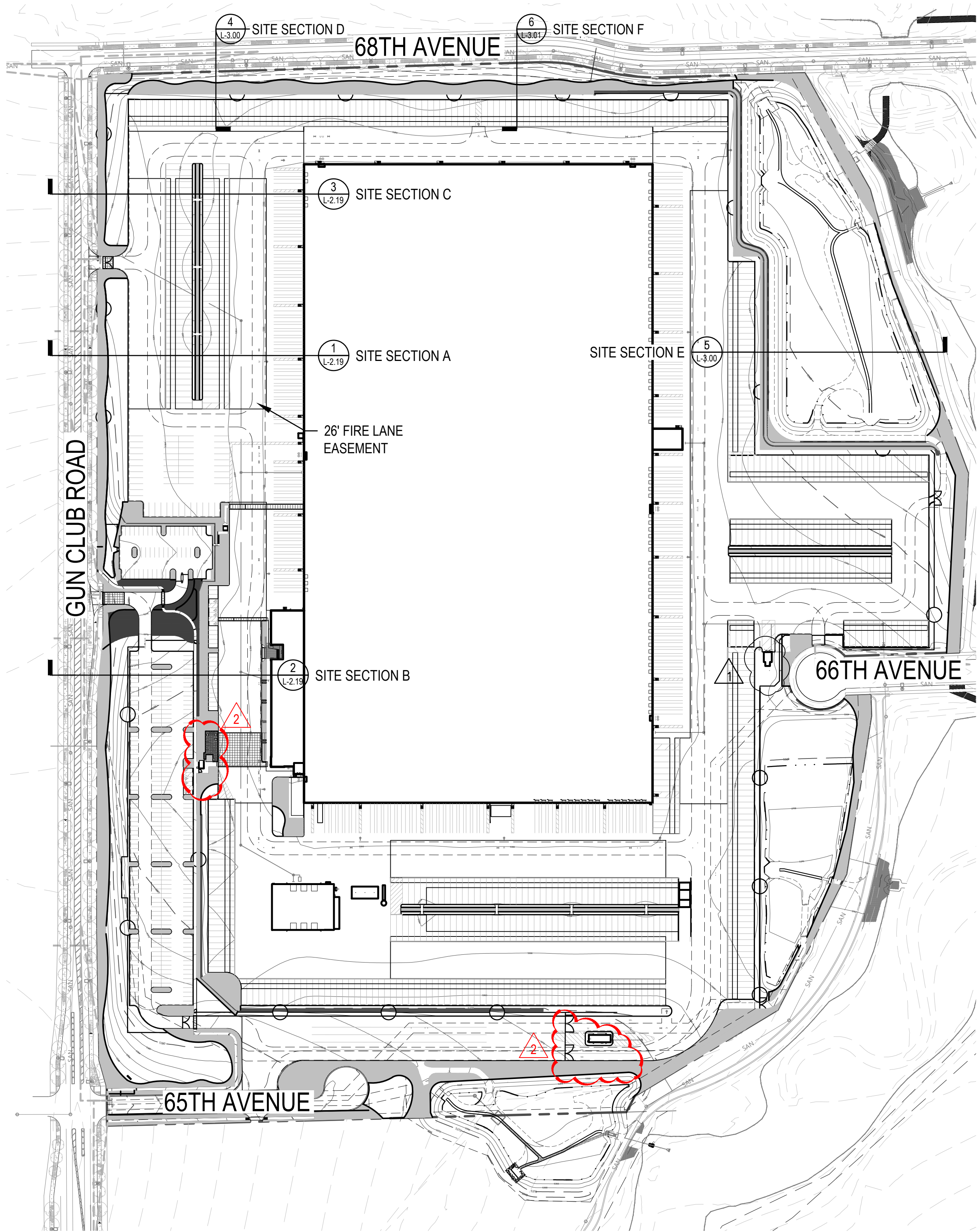
SHEET INDEX

- L-1.00
- L-1.01
- L-2.00 - L-2.19
- L-3.00 - L-3.01
- LANDSCAPE REQUIREMENTS
- NOTES & PLANT LIST
- LANDSCAPE PLAN
- LANDSCAPE DETAILS



HYDRO ZONE MAP

- LOW WATER  
USE
- HIGH WATER  
USE



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901 East Madison Street  
Phoenix, AZ 85034  
P 602.254.9600  
www.norris-design.com

HIGH POINT - DOLLAR GENERAL

SITE PLAN

CITY OF AURORA

OWNER:  
HIGH POINT NORTH  
ACQUISITION LLC  
800 LaSalle Avenue #1210  
Minneapolis, MN 55402  
612.845.1991

NOT FOR  
CONSTRUCTION

DATE:  
NOVEMBER 15, 2021  
JANUARY 27, 2022  
MARCH 21, 2022  
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AUGUST 4, 2022  
SEPTEMBER 21, 2022  
04/28/23 AMEND 01  
01/16/24 AMEND 02-01  
02/16/24 AMEND 02-02

SHEET TITLE:  
LANDSCAPE  
REQUIREMENTS

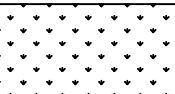
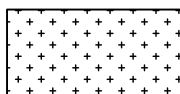
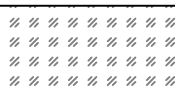

SHEET NUMBER:  
L-1.00  
40



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC FJ	23	ACER RUBRUM 'FRANK JR.' TM	REDPOINTE RED MAPLE	CONT.	2" CAL.	Medium - High
CA SP	10	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2"CAL	Low - High
CE OC	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2"CAL	Low - High
GL SH	59	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM	SHADEMASTER LOCUST	B & B	2"CAL	Low - Medium
GL SK	49	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	CONT.	2" CAL.	Low - Medium
GY DI	4	GYMNOCLADUS DIOICA `ESPRESSO`	KENTUCKY COFFEETREE	B & B	2"CAL	Low - Medium
KO PA	12	KOELREUTERIA PANICULATA	GOLDENRAIN TREE	B & B	2"CAL	Medium
QU BI	31	QUERCUS BICOLOR	SWAMP WHITE OAK	CONT.	2" CAL.	Medium - High
UL MG	48	ULMUS X `MORTON GLOSSY` TM	TRIUMPH ELM	B & B	2"CAL	Medium
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
PI BA	4	PICEA PUNGENS GLAUCA `BAKERI`	BAKERI BLUE SPRUCE	B & B	6' HEIGHT	Medium
PI ED	18	PINUS EDULIS	PINON PINE	B & B	6' HEIGHT	Low
PI NI	108	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' HEIGHT	Medium
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AM AB	7	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE`	AUTUMN BRILLIANCE SERVICEBERRY	B & B	6' CLUMP	Low - Medium
CE CA	9	CERCIS CANADENSIS	EASTERN REDBUD	B & B	6' CLUMP	Medium
MA SS	23	MALUS X `SPRING SNOW`	SPRING SNOW CRAB APPLE	B & B	2"CAL	Medium
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
CA CL	492	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	CONT.	#5	
CO KE	282	CORNUS SERICEA `KELSEYI`	KELSEYI DOGWOOD	CONT.	#5	Medium - High
CY SP	132	CYTISUS PURGANS `SPANISH GOLD`	SPANISH GOLD BROOM	CONT.	#5	Low
CY LT	336	CYTISUS X `LILAC TIME`	LILAC TIME BROOM	CONT.	#5	Low
FA PA	119	FALLUGIA PARADOXA	APACHE PLUME	CONT.	#5	Very low - Medium
PE AB	198	PEROVSKIA ABROTANOIDES	RUSSIAN SAGE	CONT.	#5	Low - Medium
PR PB	34	PRUNUS BESSEYI PAWNEE BUTTES	CREEPING WESTERN SAND CHERRY	CONT.	#5	Low
SY HA	5	SYMPHORICARPOS X CHENAULTII `HANCOCK`	HANCOCK CHENAULT CORALBERRY	CONT.	#5	Medium
VI MO	187	VIBURNUM LANTANA 'MOHICAN'	MOHICAN WAYFARING TREE	CONT.	#5	Low - Medium
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
JU BL	94	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	CONT.	#5	Low
PI MO	279	PINUS MUGO 'MOPS'	MUGO PINE	CONT.	#5	Low - Medium
PI WH	248	PINUS MUGO 'WHITE BUD'	WHITE BUD MUGO PINE	CONT.	#5	Low - Medium
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AN BR	226	ANDROPOGON BRACHYSTACHYS	BLUESTEM GRASS	CONT.	#5	Medium
BO BA	249	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GRAMA GRASS	CONT.	#1	Low
CA KF	292	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER`	KARL FOERSTER FEATHER REED GRASS	CONT.	#1	Low - Medium
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE
AC MI	34	ACHILLEA MILLEFOLIUM	COMMON YARROW	CONT.	#1	Low - Medium
RU FU	66	RUDBECKIA FULGIDA `GOLDSTRUM`	BLACK-EYED SUSAN	CONT.	#1	Low

SEED MIX LIST

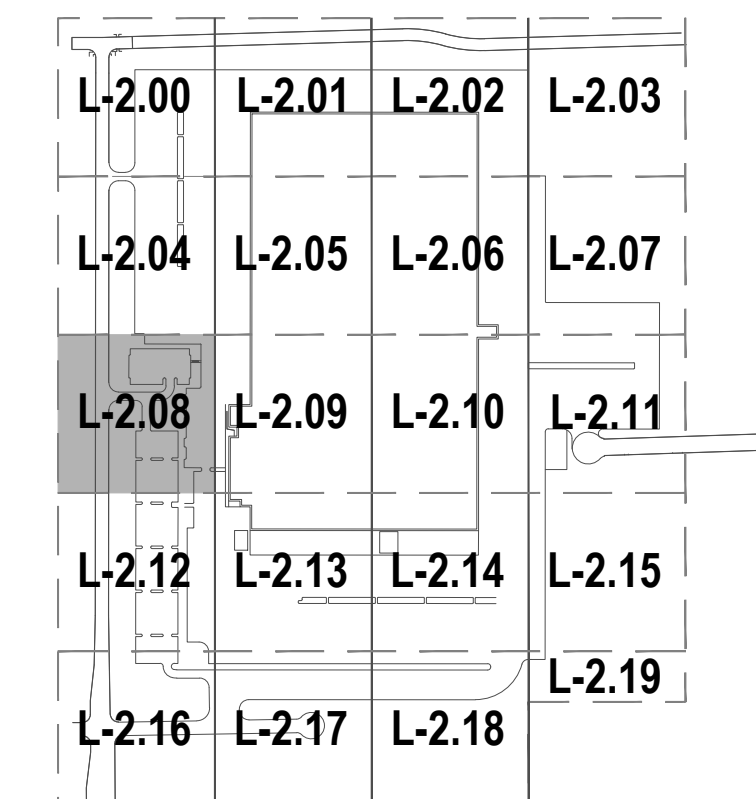
ENHANCED NATIVE SEED MIX					WETLAND/RIPARIAN SEED MIX				
COMMON NAME		BOTANICAL NAME			COMMON NAME		BOTANICAL NAME		
	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	4.2%	1.25 LBS		WOOLY SEDGE	CAREX PELLITA	0.8%	0.25 LBS
	BLUE GRAMA	BOUTELOUA GRACILIS	1.7%	0.50 LBS		NEBRASKA SEDGE	CAREX NEBRASCENSIS	0.8%	0.25 LBS
	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	26.7%	8.00 LBS		INLAND SALT GRASS	DISTICHLIS SPICATA	0.8%	0.25 LBS
	CANADA WILDRYE	ELYMUS CANADENSIS	13.3%	4.00 LBS		CREEPING SPIKERUSH	ELEOCHARIS PALUSTRIS	0.8%	0.25 LBS
	THICKSPIKE WHEATGRASS	ELYMUS LANCEOLATUS	10.0%	3.00 LBS		WESTERN WHEATGRASS	PASCOPYRUM SMITHII	39.2%	11.75 LBS
	SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS	10.0%	3.00 LBS		SWITCHGRASS	PANICUM VIRGATUM	7.5%	2.25 LBS
	SWITCHGRASS	PANICUM VIRGATUM 'TRAILBLAZER'	1.7%	0.50 LBS		GREEN NEEDLEGRASS	NASELLA VIRIDULA	24.9%	7.45 LBS
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	6.7%	2.00 LBS		PRAIRIE CORDGRASS	SPARTINA PECTINATA	5.8%	1.75 LBS
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3.3%	1.00 LBS		YARROW	ACHILLEA MILLEFOLIUM	0.4%	0.10 LBS
	ALKALI SACATON	PUCCINELLIA	0.8%	0.25 LBS		NUT TALL'S SUNFLOWER	HELIANTHUS NUTTALLII	8.3%	2.50 LBS
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	0.8%	0.25 LBS		MOUNTIAN RUSH	JUNCUS ARTICUSS SSP. LITTORALIS	0.4%	0.10 LBS
	ROCKYMOUNTAIN BEE PLANT	CLEOME SERRULATA	10.0%	3.00 LBS		ALKALI SACATON	SPOROBOLIS AIROIDES	0.8%	0.25 LBS
	PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.8%	0.25 LBS		WILD BERGAMOT	MONARDA FISTULOSA	0.4%	0.10 LBS
	PURPLE PRAIRE CLOVER	DALEA PURPUREA	3.3%	1.00 LBS		SWAMP VERBENA	VERBENA HASTATA	2.5%	0.75 LBS
	BLANKETFLOWER	GAILLARDIA ARISTATA	5.9%	1.75 LBS		ARKANSAS VALLEY PERENNIAL WILDFLOWER MIX		3.3%	1.00 LBS
	YELLOW CONEFLOWER	RATIBIDA COLUMNIFERA	0.8%	0.25 LBS		ARKANSAS VALLEY WESTERN WILDFLOWER MIX		3.3%	1.00 LBS
				100%					
				30.00 LBS. DRILLED					100%
									30.00 LBS. DRILLED
UPLAND NATIVE SEED MIX					NOTE: ALL WETLAND SEED AREAS WILL BE OVERSEEDED WITH THE UPLAND NATIVE SEED MIX FOR A BLENDED MIX FOR ESTABLISHMENT.				
COMMON NAME		BOTANICAL NAME			COMMON NAME		BOTANICAL NAME		
	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	12.9%	4.00 LBS		WOOLY SEDGE	CAREX PELLITA	0.8%	0.25 LBS
	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	19.4%	6.00 LBS		NEBRASKA SEDGE	CAREX NEBRASCENSIS	0.8%	0.25 LBS
	BLUE GRAMA	CHONDROSUM GRACILE	12.9%	4.00 LBS		INLAND SALT GRASS	DISTICHLIS SPICATA	0.8%	0.25 LBS
	JUNEGRASS	KOELERIA CRISTATA	3.2%	1.00 LBS		CREEPING SPIKERUSH	ELEOCHARIS PALUSTRIS	0.8%	0.25 LBS
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	22.6%	7.00 LBS		WESTERN WHEATGRASS	PASCOPYRUM SMITHII	39.2%	11.75 LBS
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	6.5%	2.00 LBS		SWITCHGRASS	PANICUM VIRGATUM	7.5%	2.25 LBS
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	3.2%	1.00 LBS		GREEN NEEDLEGRASS	NASELLA VIRIDULA	24.9%	7.45 LBS
	GREEN NEEDLEGRASS	STIPA VIRIDULA (AKA NASELLA)	16.1%	5.00 LBS		PRAIRIE CORDGRASS	SPARTINA PECTINATA	5.8%	1.75 LBS
	ARKANSAS VALLEY PERENNIAL WILDFLOWER MIX		3.2%	1.00 LBS		YARROW	ACHILLEA MILLEFOLIUM	0.4%	0.10 LBS
				100%					
				31.00 LBS. DRILLED					100%

CITY OF AURORA NOTES

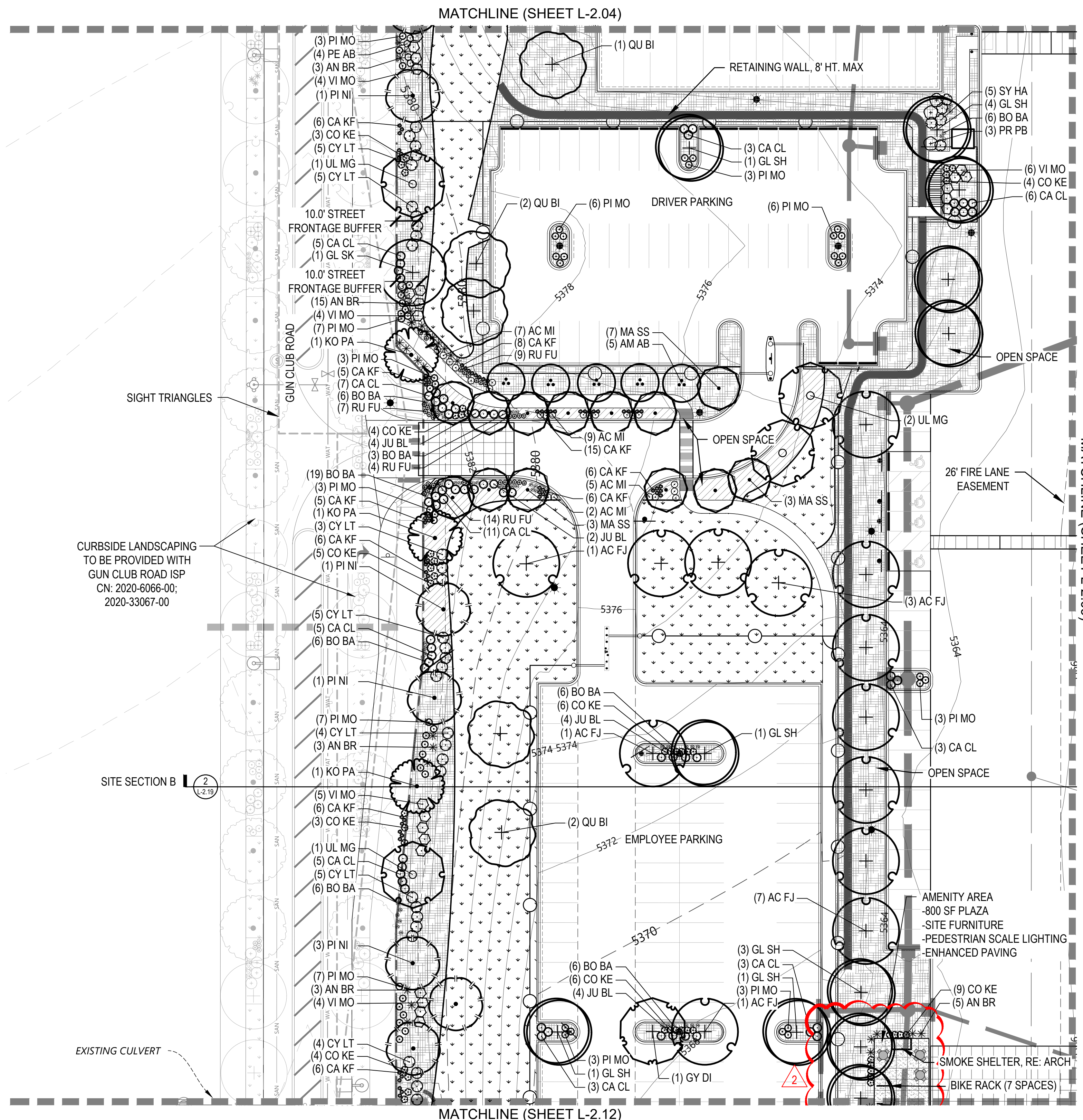
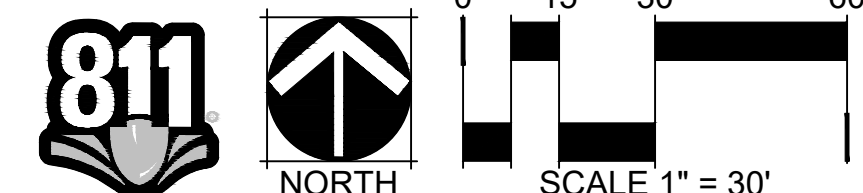
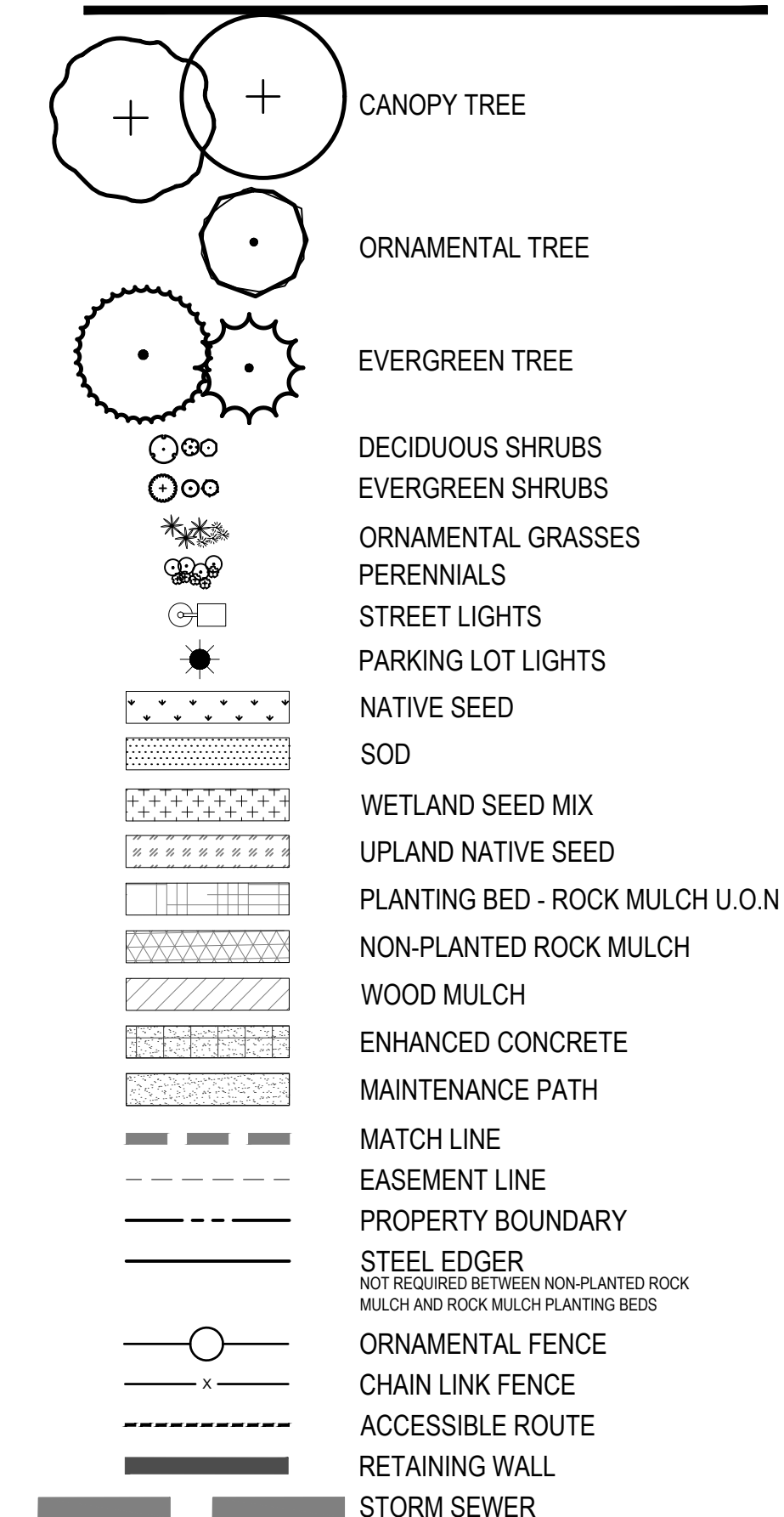
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu.yrds/1,000sf.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREETLIGHTS OR PARKING LOT LIGHTS.
- THE SURFACE MATERIAL OF DRIVES, AND LOADING AREAS ARE TO BE ASPHALT. WALKS AND PLAZAS ARE TO BE LIGHT-BROOMED FINISH, STANDARD GREY CONCRETE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 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.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN U.D.O. SEC. 146-4.7, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1-1/2" LOCAL RIVER ROCK MULCH IF NOT INDICATED AS WOOD MULCH. FOR AREAS SPECIFIED AS WOOD MULCH, USE DOUBLE SHREDDED CEDAR WOOD MULCH. WEED BARRIER IS REQUIRED UNDER ROCK AND WOOD MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF -WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.



## KEY MAP

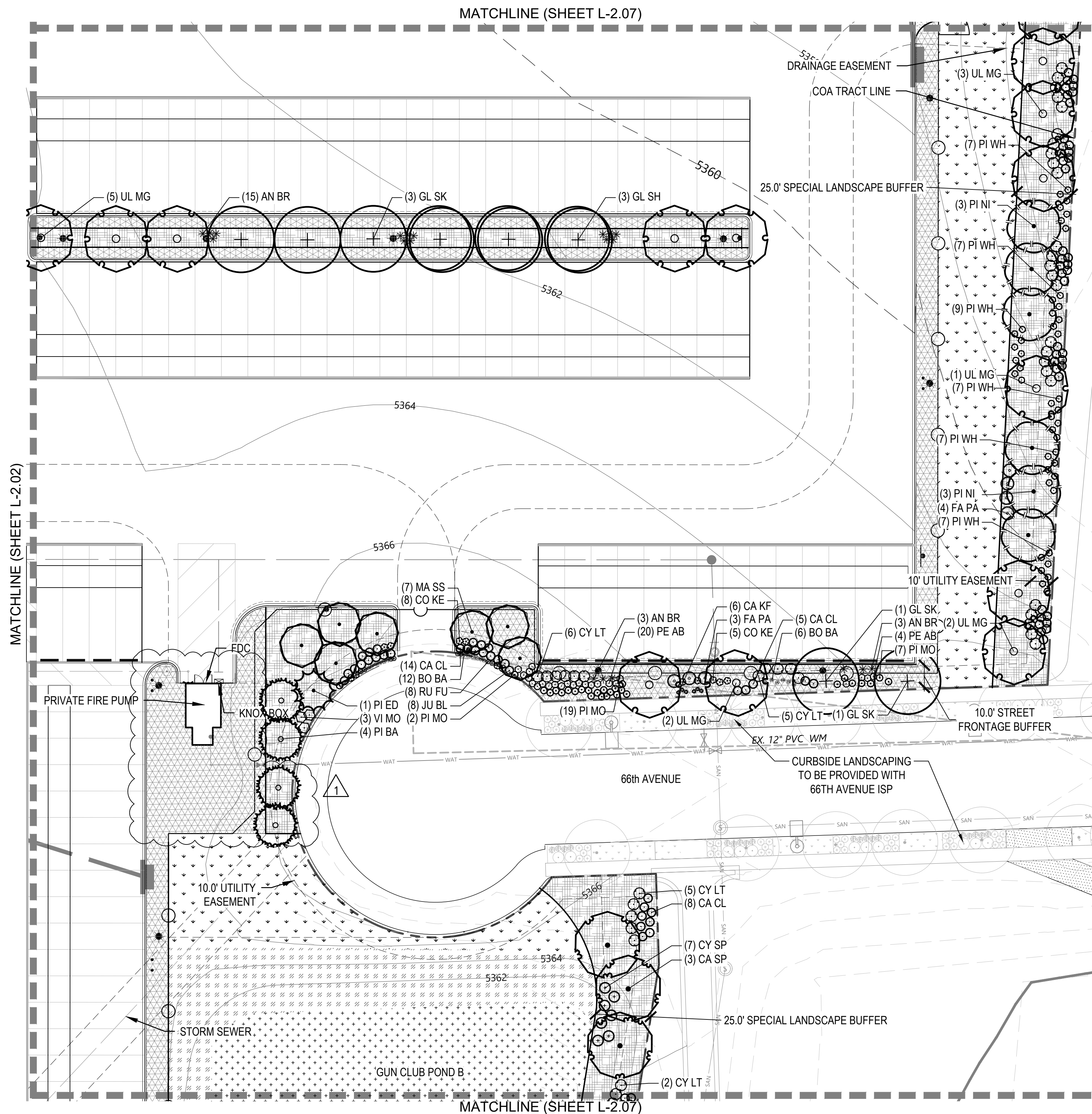
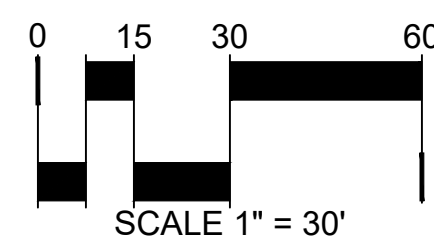


## LEGEND



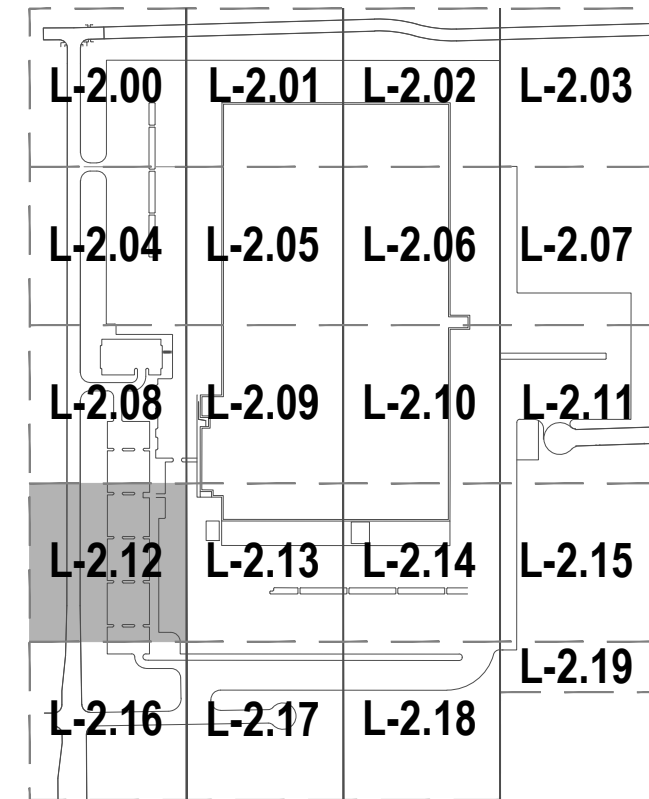


	CANOPY TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	PERENNIALS
	STREET LIGHTS
	PARKING LOT LIGHTS
	NATIVE SEED
	SOD
	WETLAND SEED MIX
	UPLAND NATIVE SEED
	PLANTING BED - ROCK MULCH U.O.N
	NON-PLANTED ROCK MULCH
	WOOD MULCH
	ENHANCED CONCRETE
	MAINTENANCE PATH
	MATCH LINE
	EASEMENT LINE
	PROPERTY BOUNDARY
	STEEL EDGER
	ORNAMENTAL FENCE
	CHAIN LINK FENCE
	ACCESSIBLE ROUTE
	RETAINING WALL
	STORM SEWER

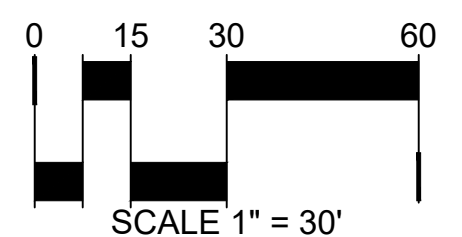
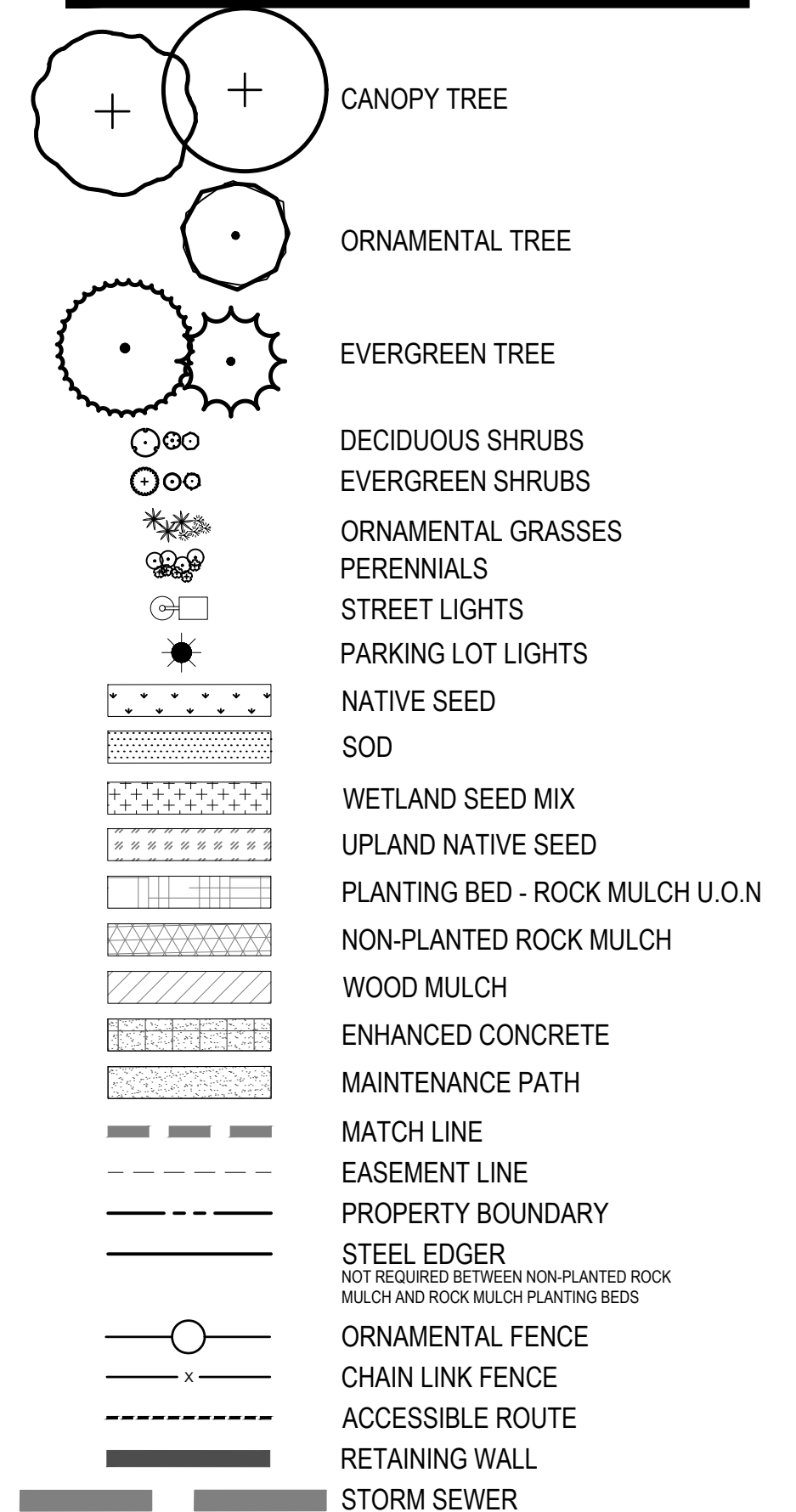




## KEY MAP



## LEGEND



MATCHLINE (SHEET L-2.08)

MATCHLINE (SHEET L-2.13)

MATCHLINE (SHEET L-2.16)

CURBSIDE  
LANDSCAPING TO BE  
PROVIDED WITH  
GUN CLUB ROAD ISP  
CN: 2020-6066-00;  
2020-33067-00

SIGHT TRIANGLES

BIKE RACK (7 SPACES)  
BIKE RACK (7 SPACES)  
AMENITY AREA  
-800 SF PLAZA  
-SITE FURNITURE  
-PEDESTRIAN SCALE  
LIGHTING  
-ENHANCED PAVING

FLAGPOLES (3)

26' FIRE LANE  
EASEMENT

RETAINING WALL, 8' HT. MAX

OPEN SPACE

(7) PI MO  
(4) CY LT  
(3) AN BR  
(5) CY LT  
(5) CA CL  
(6) BO BA  
(5) PI NI

(3) CA KF  
(5) CY LT  
(4) CO KE  
(1) UL MG  
(5) CA CL  
(5) CY LT  
(6) BO BA

(3) PI NI  
(7) PI MO  
(4) VI MO  
(3) AN BR

(1) KO PA  
(5) CY LT  
(6) CA KF  
(3) CO KE  
(5) CY LT

(7) PI NI  
(5) CY LT  
(5) CA CL  
(6) BO BA

10.0' STREET  
FRONTAGE BUFFER

(7) PI MO  
(5) VI MO  
(6) CA KF  
(4) CO KE  
(4) CY LT

10.0' STREET  
FRONTAGE BUFFER

(7) CY LT  
(6) BO BA

(5) CA CL  
(1) UL MG  
(5) CY LT  
(7) PI MO

(1) KO PA  
(4) CO KE  
(6) CA KF  
(4) VI MO

(1) QU BI

(3) PI MO  
(1) GL SH  
(3) CA CL

(1) AC FJ

(3) CA CL  
(1) GL SH  
(3) PI MO

(1) AC FJ  
(3) CA CL  
(1) GL SH  
(3) PI MO

(6) BO BA  
(6) CO KE  
(4) JU BL

(1) GY DI

(3) PI MO  
(1) GL SH  
(3) CA CL

(3) QU BI

(6) BO BA  
(6) CO KE  
(4) JU BL

(1) AC FJ  
(3) CA CL  
(1) GL SH  
(3) PI MO

(1) GL SH  
(3) PI MO  
(3) CA CL

(1) GY DI

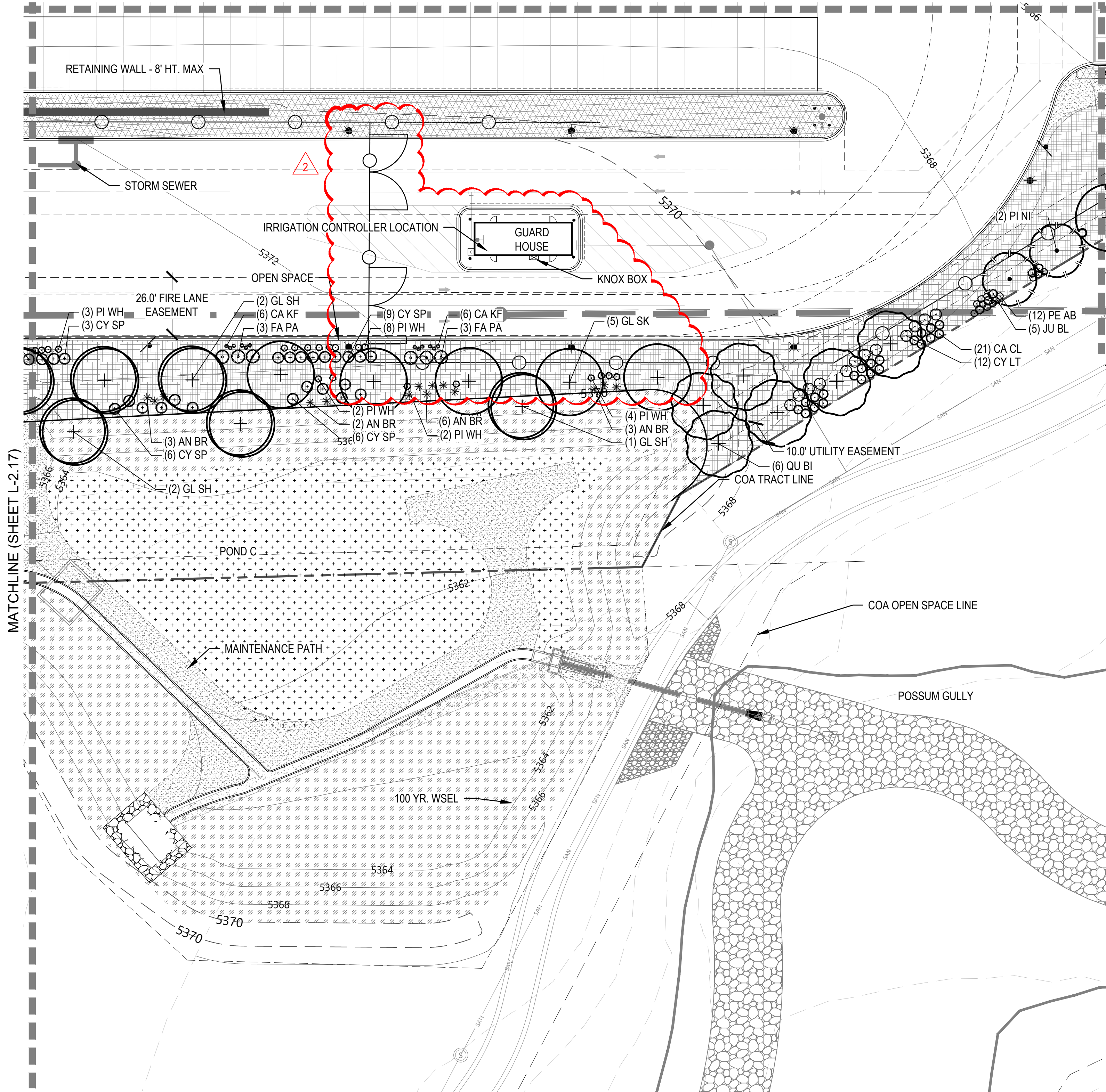
(2) AC FJ



MATCHLINE (SHEET L-2.14)

MATCHLINE (SHEET L-2.17)

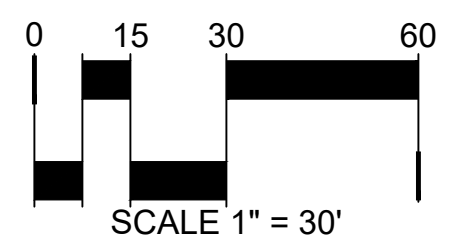
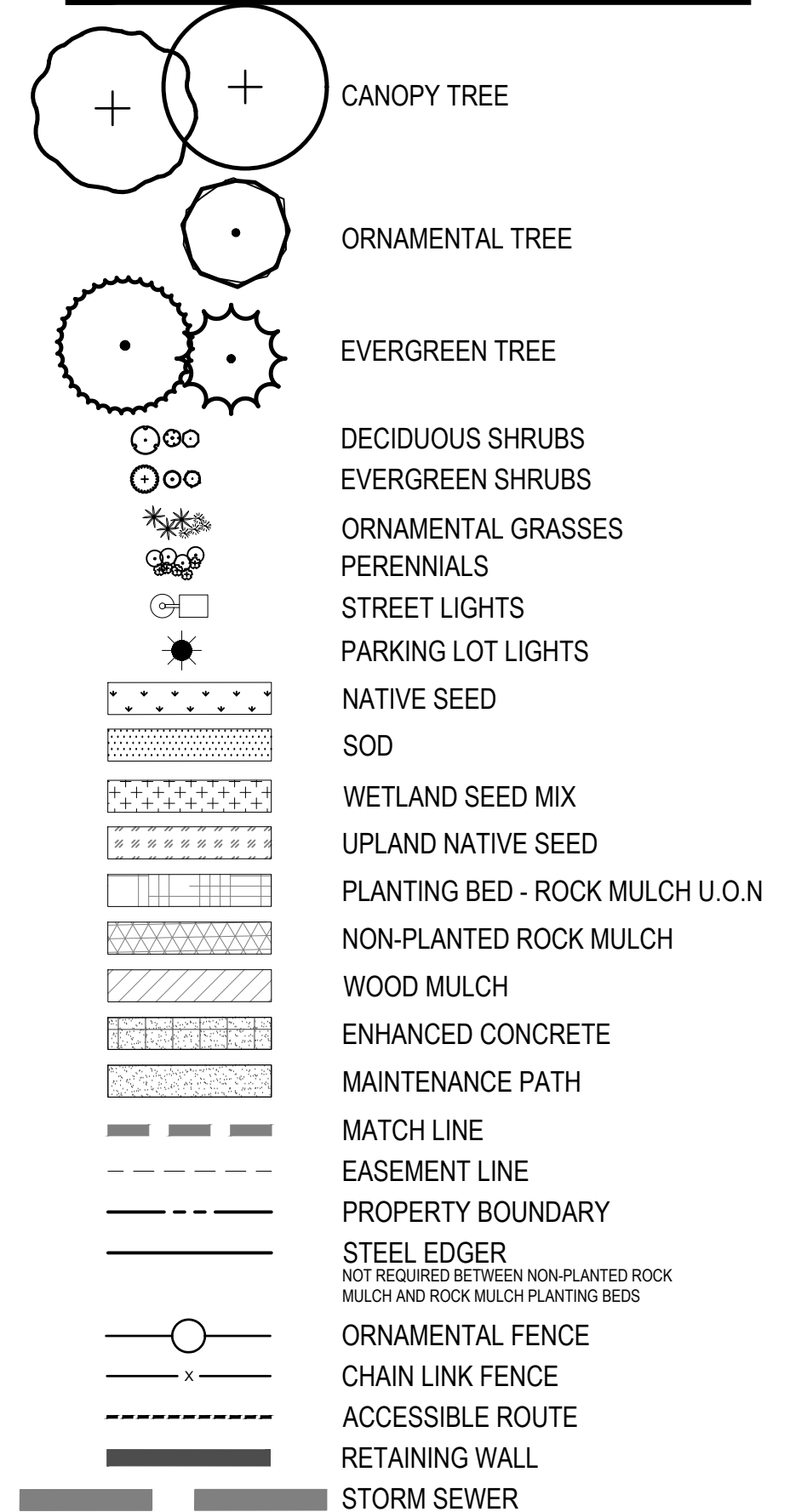
MATCHLINE (SHEET L-2.19)



KEY MAP



LEGEND







ANONA FURNISHINGS  
ITEM: L2016  
COLOR: TEXTURE SILVER

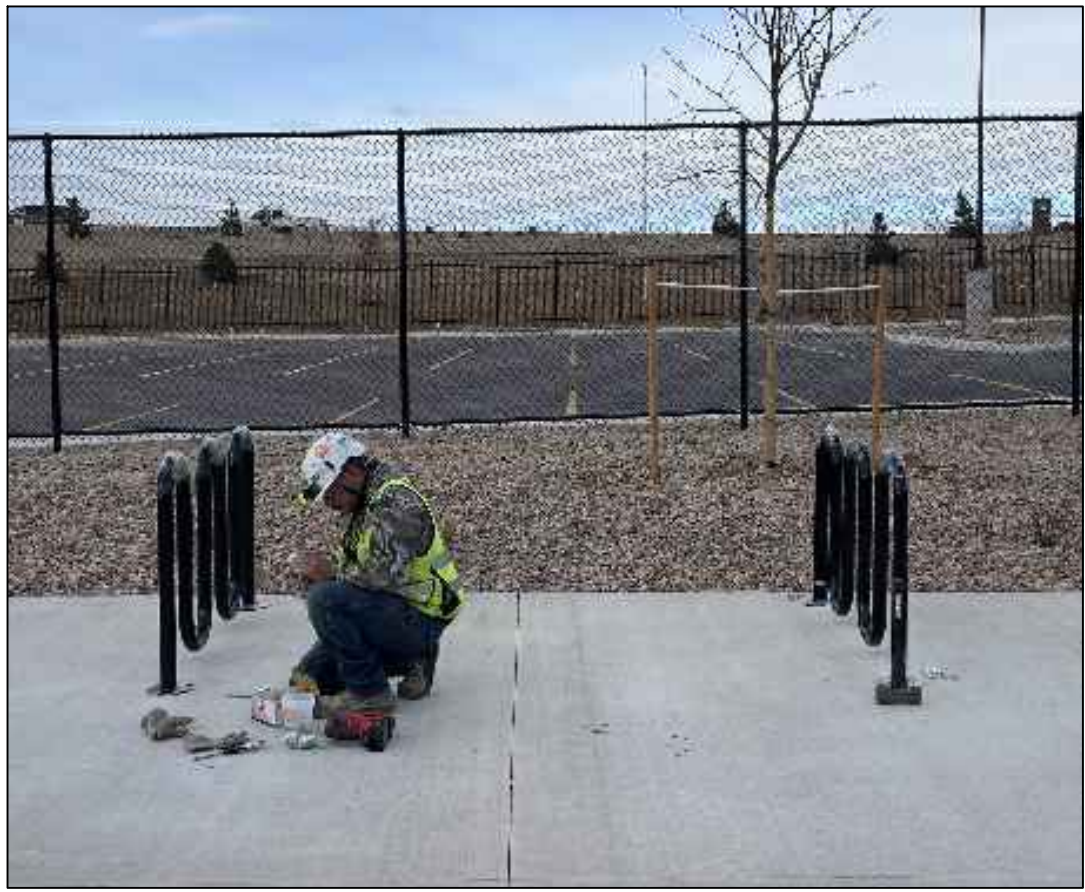
1 BENCH

NOT TO SCALE



ANONA FURNISHINGS  
ITEM: 2009  
COLOR: TEXTURE SILVER

4 RECYCLING BIN



2 BIKE RACK



ANONA FURNISHINGS  
ITEM: L1449  
COLOR: TEXTURE SILVER

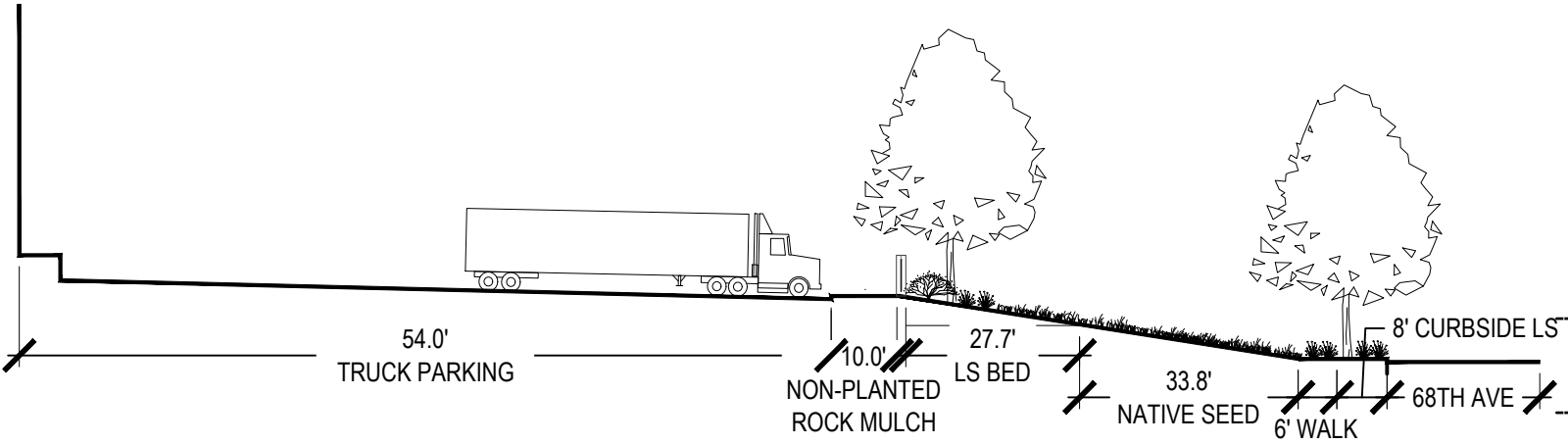
3 CIRCULAR TABLE



ANONA FURNISHINGS  
ITEM: L2019A  
COLOR: TEXTURE SILVER

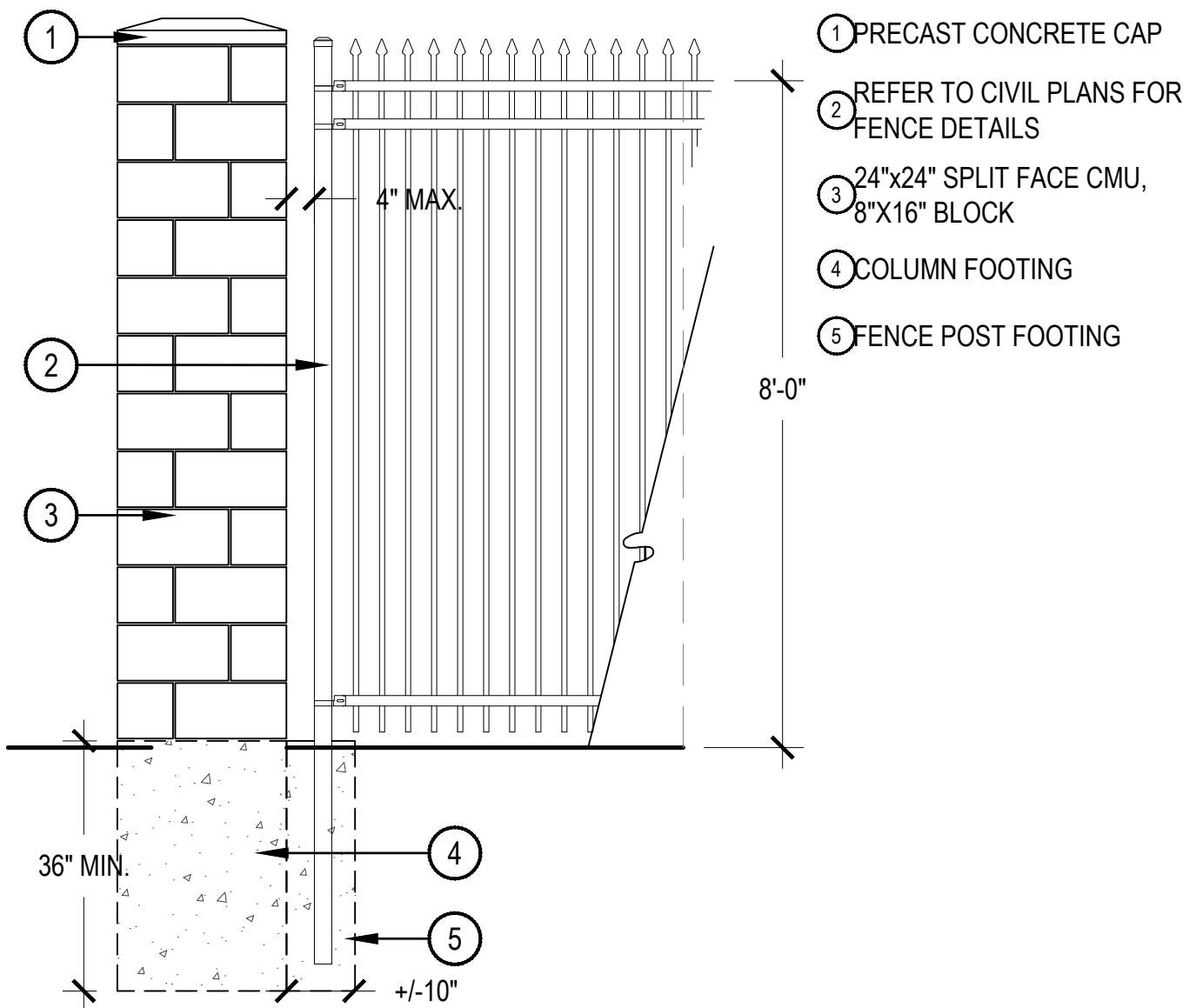
5 TRASH CAN

NOT TO SCALE



6 SITE SECTION F

SCALE: 1" = 30'-0"



7 FENCE COLUMN

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