A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE PLAN NOTES:

- 1. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- 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".
- 3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT
- 4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE. REPAIR. REPLACE. RELOCATE. MODIFY. OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE. MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 6. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- 7. NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS. CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- 10. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. COORDINATE INSTALLATION WITH XCEL ENERGY. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- 11. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS, THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A
- 12. 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.
- 13. TRAFFIC SIGNAL ESCROW WILL APPLY TO LATER VERTICAL DEVELOPMENT AND WILL COMPLY WITH THE ADOPTED TRAFFIC SIGNAL ESCROW CODE.
- 14. 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. STREET LIGHT 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 SUBMITTING 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 LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 15. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

LAND DESCRIPTION

E-470 PHA REMNANT PARCEL ID #182100000166, REC. #C0103549 & HIGH POINT PLANNING AREA PA-31a.

BASIS OF BEARING

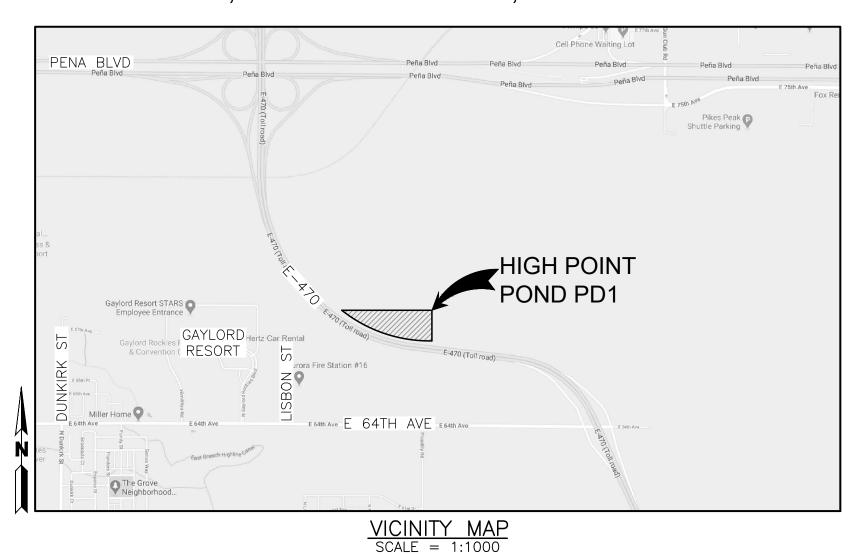
BEARINGS ARE BASED ON AN ASSUMED BEARING OF S89°35'52"E ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND BEING MONUMENTED BY A FOUND 3" ALUMINUM CAP PLS #14630 AT THE WEST QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP PLS #36580 AT THE CENTER QUARTER CORNER.

<u>BENCHMARK</u>

COA ID: 3S6610NE002

DESCRIPTION (CORRECTED ID WAS 3S6611NW001): #5 REBAR 5 FT. LONG SET @ GROUND LEVEL ON S. SIDE OF E. 64TH AVE. BEING 4.5 FT. S. & 2 FT. M/L W. OF FE. COR. ALSO BEING +/- 21 FEET ESE OF POWER POLE WITH TRANSFORMER AND +/- 4.6 FEET SSW OF 2 INCH DIAMÉTER, 3 FOOT HIGH YELLOW STEEL POLE AND IN VICINITY OF COR. TO SECTIONS 3,2,10,11, T3S, R66W. HIMALAYA RD. EXT. ALSO STEEL "T" FE. POST AS GUARD TO SAID # 5 REB.

ELEV=5380.30 (NAVD 88)



CONTACTS:

OWNER'S REPRESENTATIVE:

SILVERBLUFF COMPANIES

TED LAUDICK

303-638-9553

CIVIL ENGINEER:

ADAM BENT, P.E.

303-431-6100

MARTIN/MARTIN INC.

12499 W. COLFAX AVE.

LAKEWOOD, CO 80215

HIGH POINT PA-31a OWNER/APPLICANT: ACM HIGH POINT VI LLC 4100 E. MISSISSIPPI AVE., STE 500

GLENDALE, CO 80246 C/O WESTSIDE INVESTMENT PROPERTIES, INC. KEVIN SMITH 303-984-9800

REMNANT PARCEL OWNER:

E-470 HIGHWAY AUTHORITY 22470 E. STEPHEN D. HOGAN PARKWAY, SUITE 100 AURORA, CO 80018 NEIL THOMPSON 303-537-3700

SITE PLAN DATA BLOCK:

PROPOSED HARD SURFACE AREA:	136,788 SQ FT (3.1 ACRES)
PROPOSED LANDSCAPE AREA:	705,537 SQ FT (16.2 ACRES)
PRESENT ZONING CLASSIFICATION:	_AIRPORT DISTRICT (AD) & A-3
OVERALL ISP DISTURBANCE AREA:	842,325 SQ FT (19.3 ACRES)

CITY ATTORNEY:	DATE:
PLANNING DIRECTOR:	DATE:
PLANNING & ZONING COMMISSION: (CHAIRPERSON)	DATE:
CITY COUNCIL:(MAYOR)	DATE:
ATTEST:(CITY CLERK)	DATE:
DATABASE APPROVAL DATE:	
RECORDER'S CERTIFICATE: ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK , COLORADO AT THIS DAY OF	
CLERK AND RECORDER:	

SIGNATURE BLOCK

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,	HAS CAUSED	THESE		
(CORPORATION, COMP.	ANY, OR INDIVIDUAL)			
PRESENTS TO BE EXECUTED THIS	DAY OF AD.	.		
BY: (PRINCIPALS OR OWNERS)				
STATE OF COLORADO)\$\$
COUNTY OF				
THE FOREGOING INSTRUMENT WAS ACKNOW	LEDGED BEFORE ME THIS	DAY OF	AD,	BY
(PRINCIPALS OR OWNERS)				
WITNESS MY HAND AND OFFICIAL SEAL				
(NOTARY PUBLIC)				
MY COMMISSION EXPIRES	NOTARY BUSINESS ADDR	RESS:		

SIGNATURE BLOCK

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	HAS CAUSE , COMPANY, OR INDIVIDUAL)	ED THESE		
PRESENTS TO BE EXECUTED THIS _ BY:(PRINCIPALS OR OWNERS)	DAY OF A	AD		
STATE OF COLORADO)SS
THE FOREGOING INSTRUMENT WAS A	ACKNOWLEDGED BEFORE ME THIS	DAY OF	AD,	BY
(PRINCIPALS OR OWNERS) WITNESS MY HAND AND OFFICIAL SE	EAL			
(NOTARY PUBLIC)				
MY COMMISSION EXPIRES	NOTARY BUSINESS AD	DDRESS:		

AMENDMENTS:

INFRASTRUCTURE SITE I

1st ISP SUBMITTAL

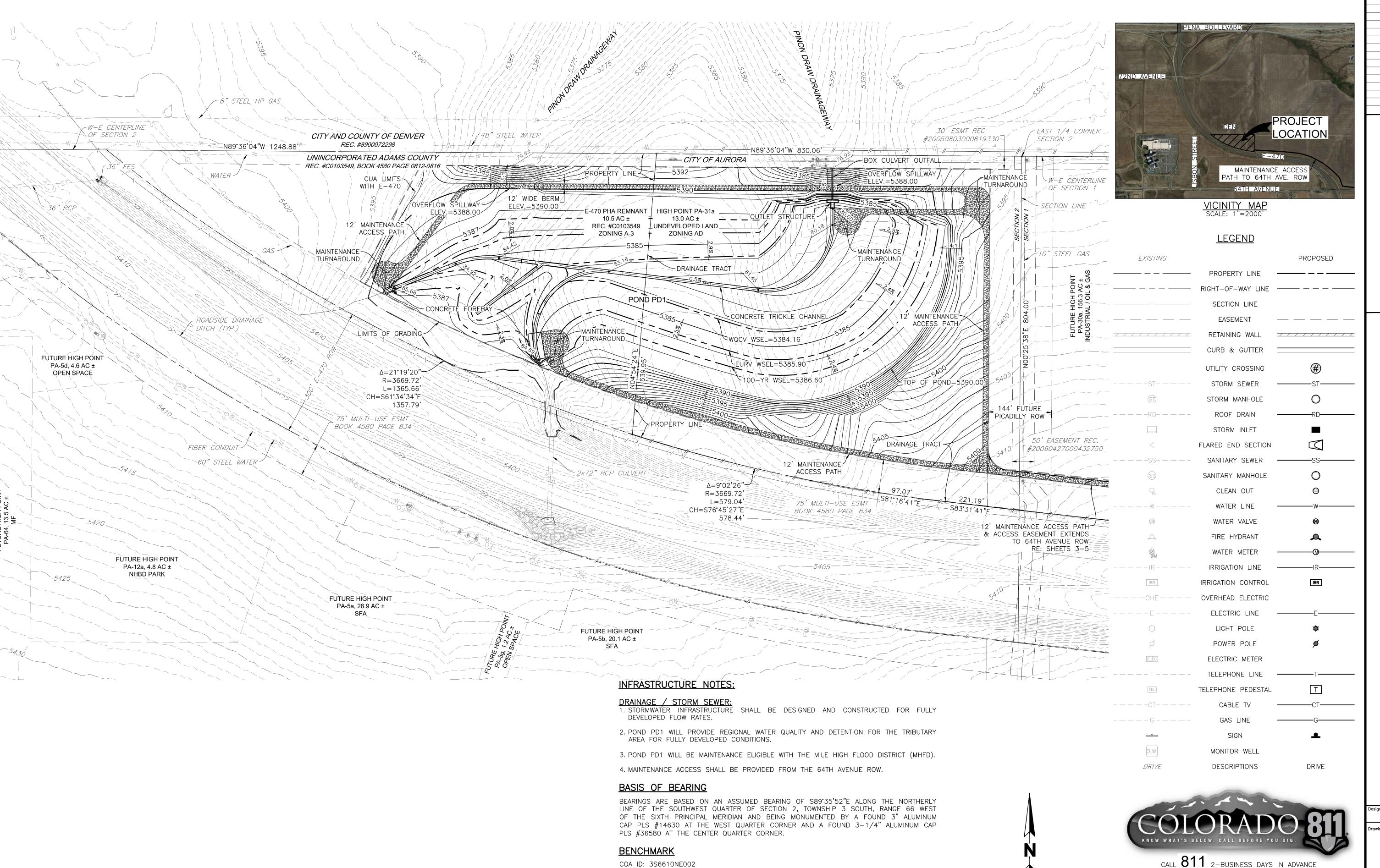
2nd ISP SUBMITTAL

09/18/2020

Design	Project	No.
		20.0141
Drawing	Title	

COVER SHEET

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



DESCRIPTION (CORRECTED ID WAS 3S6611NW001): #5 REBAR 5 FT. LONG SET @ GROUND

BEING +/- 21 FEET ESE OF POWER POLE WITH TRANSFORMER AND +/- 4.6 FEET SSW

SECTIONS 3,2,10,11, T3S, R66W. HIMALAYA RD. EXT. ALSO STEEL "T" FE. POST AS GUARD

OF 2 INCH DIAMETER, 3 FOOT HIGH YELLOW STEEL POLE AND IN VICINITY OF COR. TO

TO SAID # 5 REB.

ELEV=5380.30 (NAVD 88)

LEVEL ON S. SIDE OF E. 64TH AVE. BEING 4.5 FT. S. & 2 FT. M/L W. OF FE. COR. ALSO

AARTIN/MARTIN

O N S ULTING ENGINEERS

LAKEWOOD, COLORADO 80215

IN.COM

CONSULTING ENG CONSULTING ENG 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORA 303.431.6100 MARTINMARTIN.COM

HIGH POINT POND PD

Design Project No.
20.0141

BEFORE YOU DIG, GRADE OR EXCAVATE FOR

MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY

LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN

PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D

(QD) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS

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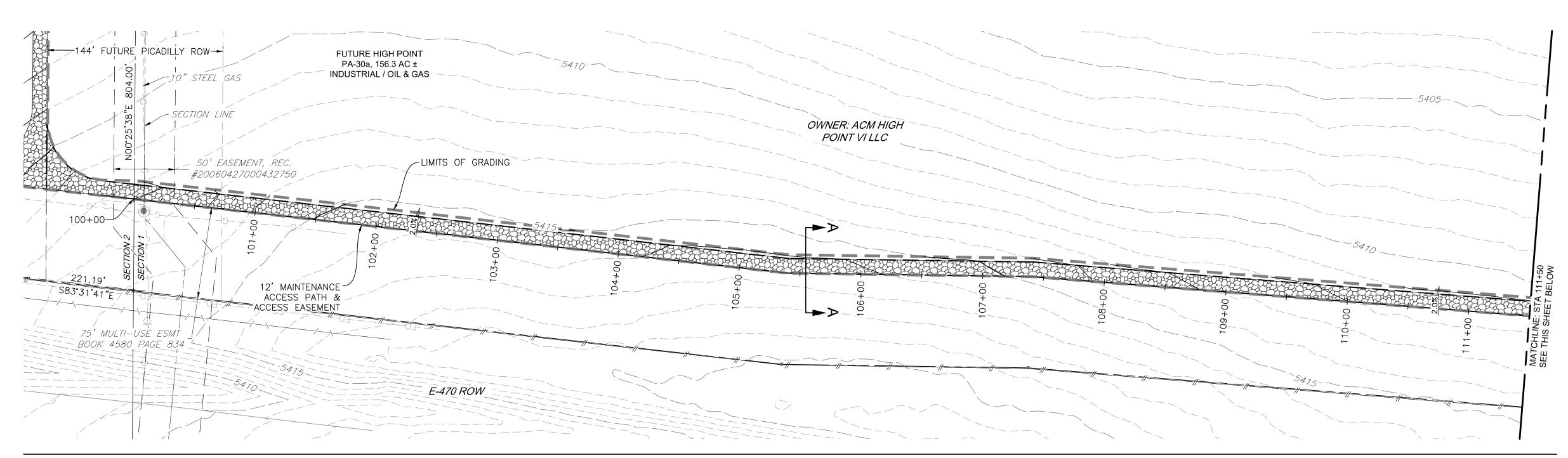
SCALE: 1"=100'

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET

Drawing Title
SITE PLAN

9 No.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO





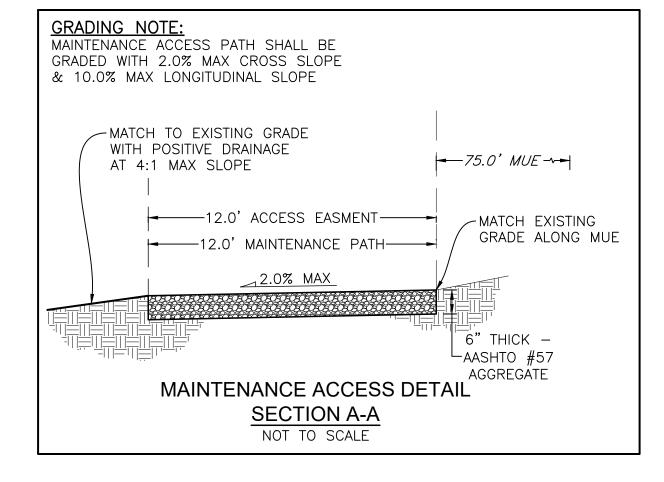
VICINITY MAP
SCALE: 1"=2000"

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	

<u>LEGEND</u>

100' DENVER WATER ESMIT	7.			
BK. 3746, PG. 855	FUTURE HIGH POINT PA-30a, 156.3 AC ± INDUSTRIAL / OIL & GAS			
STA 111+50			OWNER: ACM HIGH POINT VI LLC	95
TCHLINE: 8				
SEI 113-	115+00		LIMITS OF GRADING	
		A 110 + 611	120+00	
-5415	"	12' MAINTENANCE ACCESS PATH & ACCESS EASEMENT	72,7	122+00 +00 2:00 NE: STA 12:00 SHEET #
			5405	MATCHLI SEE
5425-	E-470 ROW			

	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#)
ST	STORM SEWER	ST
(ST)	STORM MANHOLE	0
RD	ROOF DRAIN	RD
	STORM INLET	
<	FLARED END SECTION	
	SANITARY SEWER	SS
(\$3)	SANITARY MANHOLE	0
Q.	CLEAN OUT	©
	WATER LINE	W
\otimes	WATER VALVE	\otimes
Q	FIRE HYDRANT	
₩ _M	WATER METER	
	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
— — — OHE — — —	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	——Е——
\Q	LIGHT POLE	*
Ø	POWER POLE	ø
ELEC	ELECTRIC METER	
	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
	CABLE TV	CT
G	GAS LINE	G
	SIGN	•
O.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE



BASIS OF BEARING

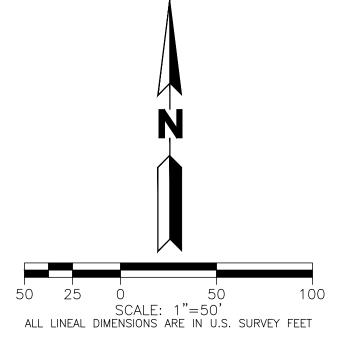
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BENCHMARK

COA ID: 3S6610NE002

DESCRIPTION (CORRECTED ID WAS 3S6611NW001): #5 REBAR 5 FT. LONG SET @ GROUND LEVEL ON S. SIDE OF E. 64TH AVE. BEING 4.5 FT. S. & 2 FT. M/L W. OF FE. COR. ALSO BEING +/- 21 FEET ESE OF POWER POLE WITH TRANSFORMER AND +/- 4.6 FEET SSW OF 2 INCH DIAMETER, 3 FOOT HIGH YELLOW STEEL POLE AND IN VICINITY OF COR. TO SECTIONS 3,2,10,11, T3S, R66W. HIMALAYA RD. EXT. ALSO STEEL "T" FE. POST AS GUARD TO SAID # 5 REB.

ELEV=5380.30 (NAVD 88)





call **811** 2-business days in advance before you dig, grade or excavate for marking of underground member utilities

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_{LD}) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

INFRASTRUCTURE SITE
HIGH POINT POP

Design Project No.
20.0141

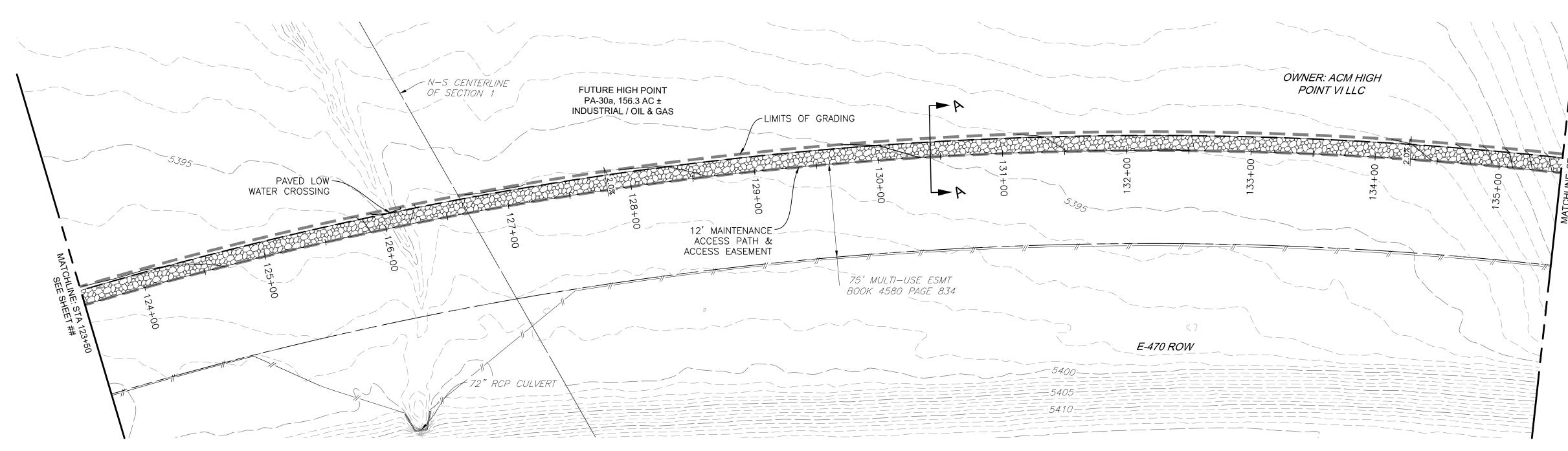
Drawing Title

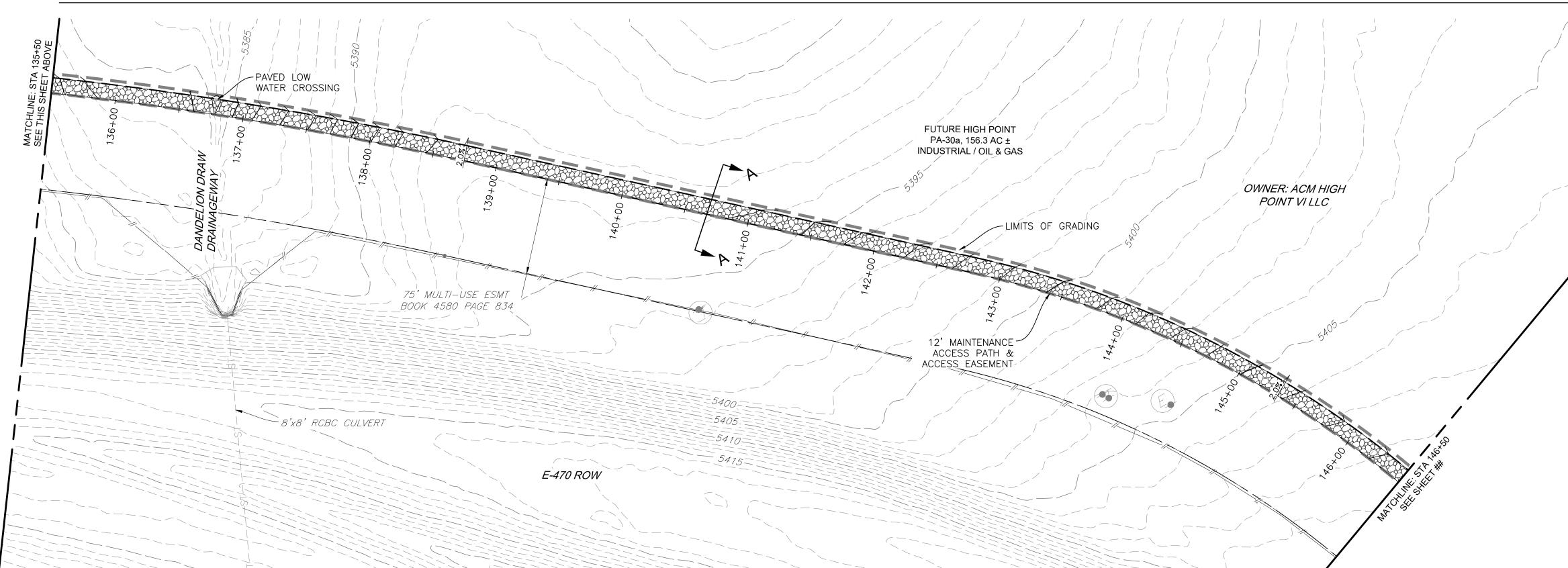
MAINTENANCE

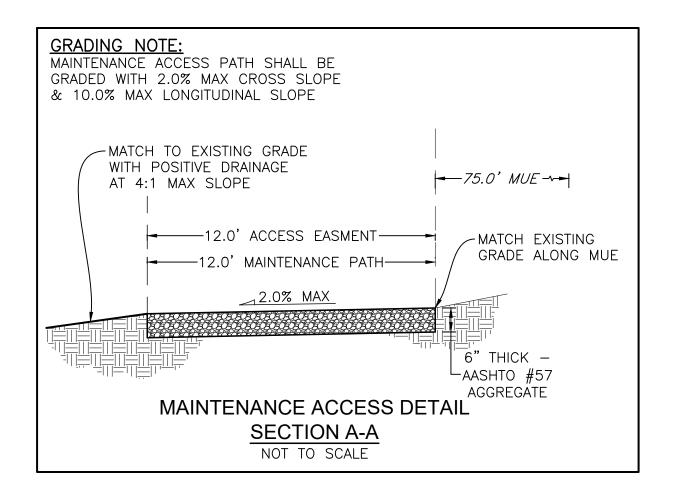
ACCESS PATH

3

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO







BASIS OF BEARING

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<u>LEGEND</u>

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	#
	STORM SEWER	ST
ST	STORM MANHOLE	\circ
RD	ROOF DRAIN	RD
	STORM INLET	
<	FLARED END SECTION	
SS	SANITARY SEWER	SS
(\$3)	SANITARY MANHOLE	0
Q _o	CLEAN OUT	©
	WATER LINE	W
\otimes	WATER VALVE	⊗
Q	FIRE HYDRANT	
₩ _M	WATER METER	
	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
——————————————————————————————————————	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	E
\Q	LIGHT POLE	*
Ø	POWER POLE	ø
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	T
TEL	TELEPHONE PEDESTAL	T
	CABLE TV	CT
G	GAS LINE	G
	SIGN	•
O.W.	MONITOR WELL	
DRIVE	DESCRIPTIONS	DRIVE



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

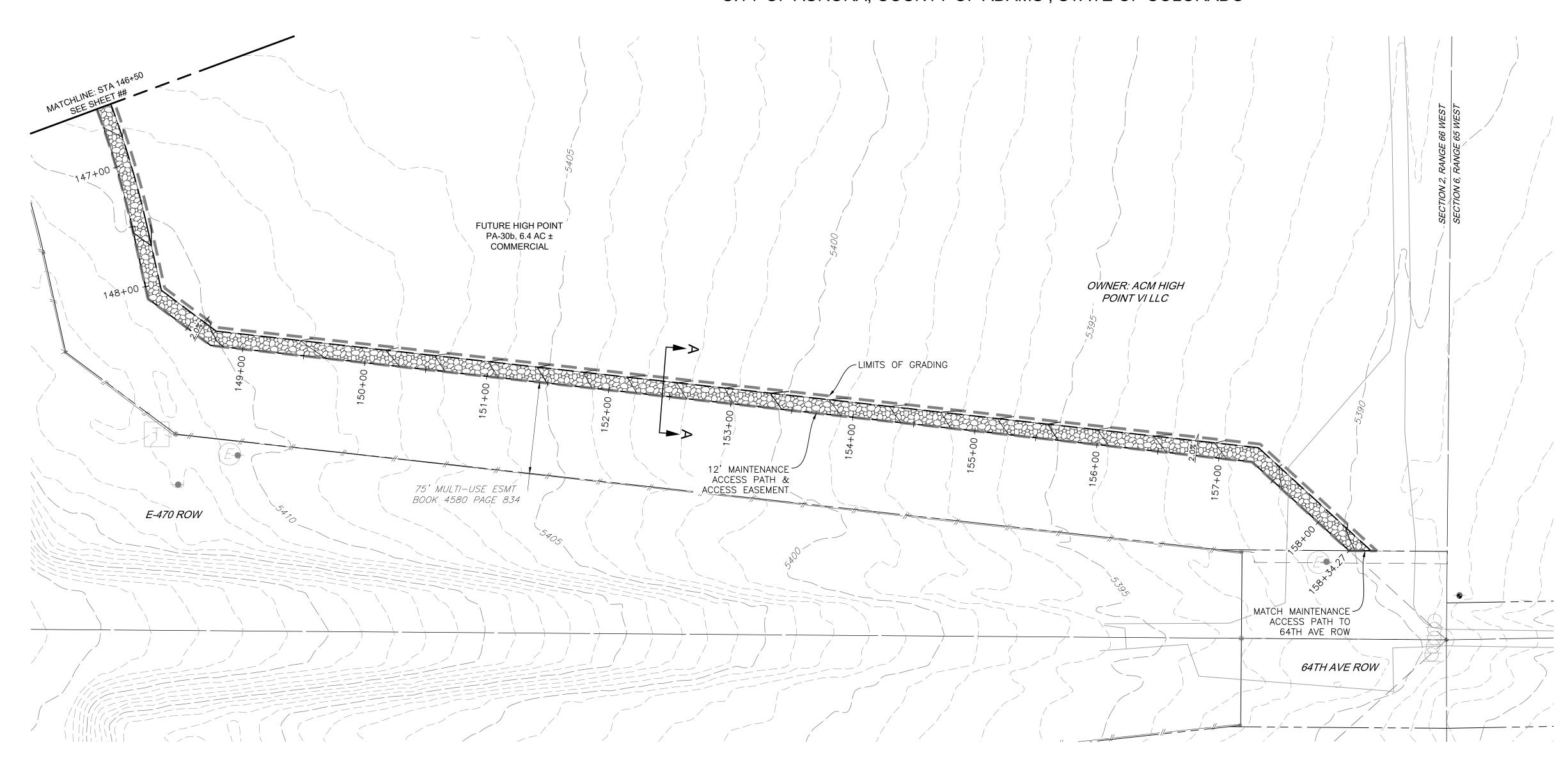
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20.0141 **MAINTENANCE ACCESS PATH**

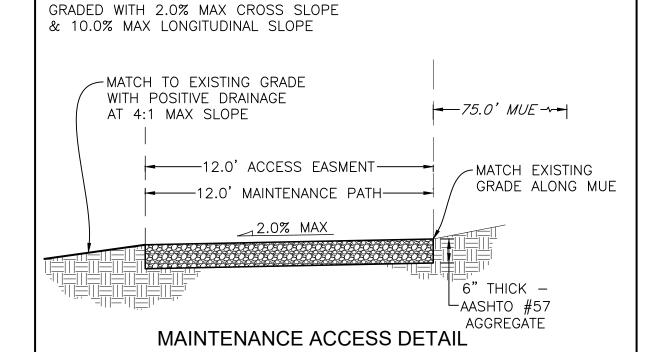
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO





VICINITY MAP
SCALE: 1"=2000"

	<u>LEGEND</u>	
EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	UTILITY CROSSING	(#)
	STORM SEWER	ST
(ST)	STORM MANHOLE	0
	ROOF DRAIN	RD
	STORM INLET	
<	FLARED END SECTION	
	SANITARY SEWER	SS
(\$9)	SANITARY MANHOLE	0
Q ₀	CLEAN OUT	©
	WATER LINE	W
\otimes	WATER VALVE	8
Q	FIRE HYDRANT	
₩ _M	WATER METER	
	IRRIGATION LINE	IR
IRR	IRRIGATION CONTROL	IRR
OHE	OVERHEAD ELECTRIC	
E	ELECTRIC LINE	——Е——
\Q	LIGHT POLE	ф.
Ø	POWER POLE	ø
ELEC	ELECTRIC METER	
T	TELEPHONE LINE	——Т
TEL	TELEPHONE PEDESTAL	T
	CABLE TV	СТ
	GAS LINE	G
	SIGN	•
O.W.	MONITOR WELL	



SECTION A-A

NOT TO SCALE

GRADING NOTE:

MAINTENANCE ACCESS PATH SHALL BE

BASIS OF BEARING

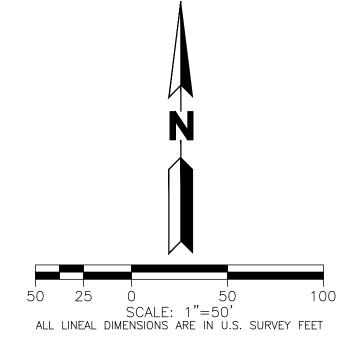
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DESCRIPTIONS

DRIVE

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BEFORE YOU DIG, GRADE OR EXCAVATE FOR
MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_{LD}) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CONSULTING ENGINEE 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 8C 303.431.6100 MARTINMARTIN.COM

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HIGH POINT POND P

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20.0141

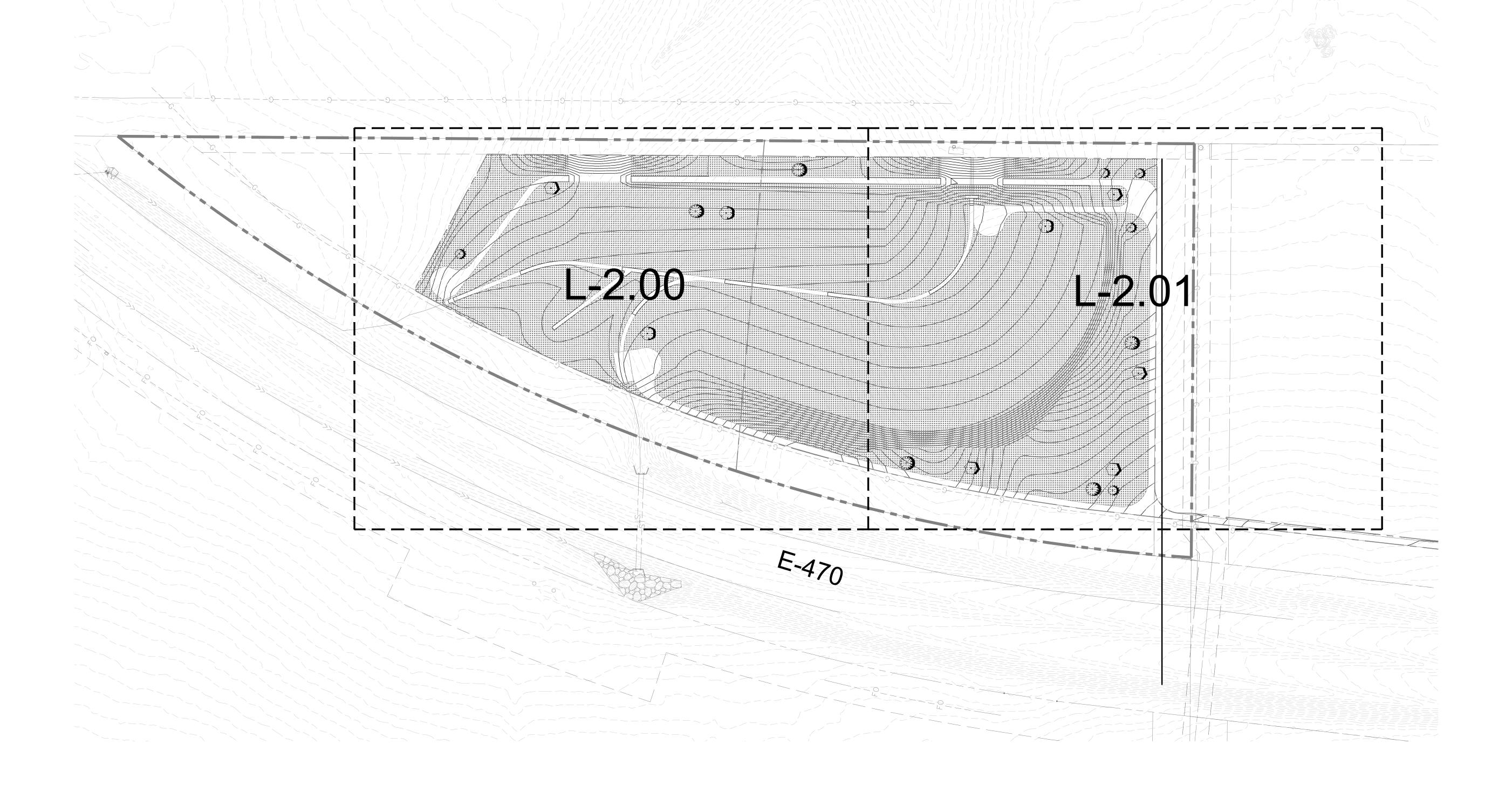
Drawing Title

MAINTENANCE

ACCESS PATH

Drawing No.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

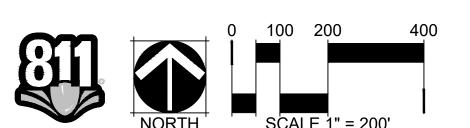


SHEET INDEX

L-1.00 OVERALL LANDSCAPE PLAN
L-1.01 LANDSCAPE NOTES
L-1.02 HYDROZONE MAP
L-2.00 - L-2.01 LANDSCAPE PLAN
L-3.00 LANDSCAPE DETAILS



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PRELIMINARY PLAT
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HGH

OVERALL LANDSCAPE

PLAN

L-1.00

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

CITY OF AURORA NOTES

- 1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS. / 1,000
- 2. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 3. 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.
- 4. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 5. 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.
- 6. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE
- 7. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- 8. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
- 9. SHRUB BEDS SHALL BE MULCHED WITH 3" DEPTH OF 1-1/2" LOCAL RIVER ROCK MULCH. FOR AREAS SPECIFIED AS COBBLE, USE 6"-12" LOCAL RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK MULCH. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- 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.

PLANT SCHEDULE DECIDUOUS TREES CODE BOTANICAL / COMMON NAME ROOT SIZE QTY CE SU CELTIS LAEVIGATA / SUGAR HACKBERRY B & B & 2.5"CAL 5 PO HY POPULUS DELTOIDES / EASTERN COTTONWOOD B & B & 6" HEIGHT 3 EVERGREEN TREES CODE BOTANICAL / COMMON NAME ROOT SIZE QTY JU SI JUNIPERUS MONOSPERMA / ONE-SEED JUNIPER B & B & 6" HEIGHT 5 PI ED PINUS EDULIS / PINON PINE B & B & 6" HEIGHT 5

GENERAL NOTES

- 1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- 2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- 3. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.
- 4. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
- 5. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

SEED	MIX L	JIST
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	UPLAND NATIVE SEED N			
	COMMON NAME	BOTANICAL NAME		
	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	12.9%	4.00 LBS
% % % % % % % % % % % % % % % % % % % %	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	19.4%	6.00 LBS
8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	BLUE GRAMA	CHONDROSUM GRACILE	12.9%	4.00 LBS
	JUNEGRASS	KOELERIA CRISTATA	3.2%	1.00 LBS
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	22.6%	7.00 LBS
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	6.5%	2.00 LBS
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	3.2%	1.00 LBS
	GREEN NEEDLEGRASS	STIPA VIRIDULA (AKA NASELLA)	16.1%	5.00 LBS
	ARKANSAS VALLEY PERENNIAL WILDFLOWER N	MIX	3.2%	1.00 LBS

LANDSCAPE CHARTS

Water Quality Pond Landscape Table							
Area (Tract)	Description	Area	Trees	Trees	Shrubs	Shrubs	
Alea (Traci)	Description	/Length	Required	Provided	Required	Provided	
Site	Open Space (1 Tree and 10 Shrubs per 4,000 SF)	351,609 SF	88	18	880	0	
	Totals:		88	18	880	0	

NOTES:

- 1) All Trees will be a minimum of 2.5" Caliper and Shrubs a Minimum of Container #5 Size, or 3 x Container #1 per Shrub Quantity show in table for Ornamental Grasses.
- 2) Areas within the 100-yr Flood Zone have been excluded from the area.
- 3) Reduced quanities are proposed due to lack of irrigation water at this site.
- 4) Native seed areas will be non-irrigated, trees and shrubs will be hand-watered for establishment.

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Drawing Title

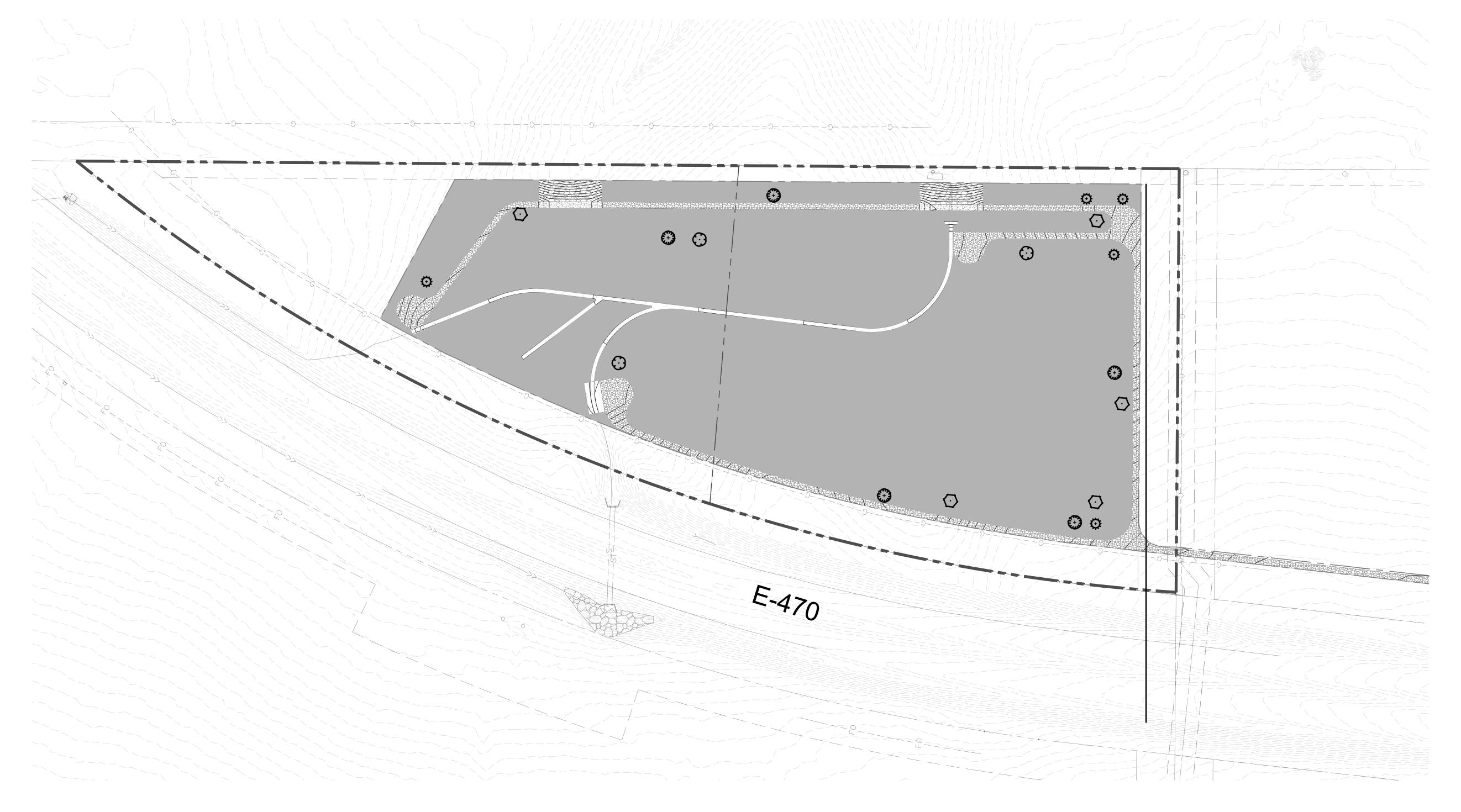
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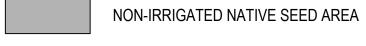
LANDSCAPE

L-1.01

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



HYDROZONE MAP / OPEN SPACE LEGEND



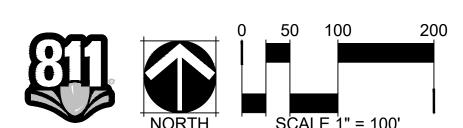
EVERGREEN TREES: 10 TREES IN NON IRRIGATED AREAS AND/OR Z-ZONE AREAS

DECIDUOUS TREES: 8 TREES IN NON IRRIGATED AREAS AND/OR Z-ZONE AREAS

NOTE: NATIVE SEED WILL BE NON-IRRIGATED. TREES AND SHRUBS WILL BE HAND-WATERED DURING ESTABLISHMENT.



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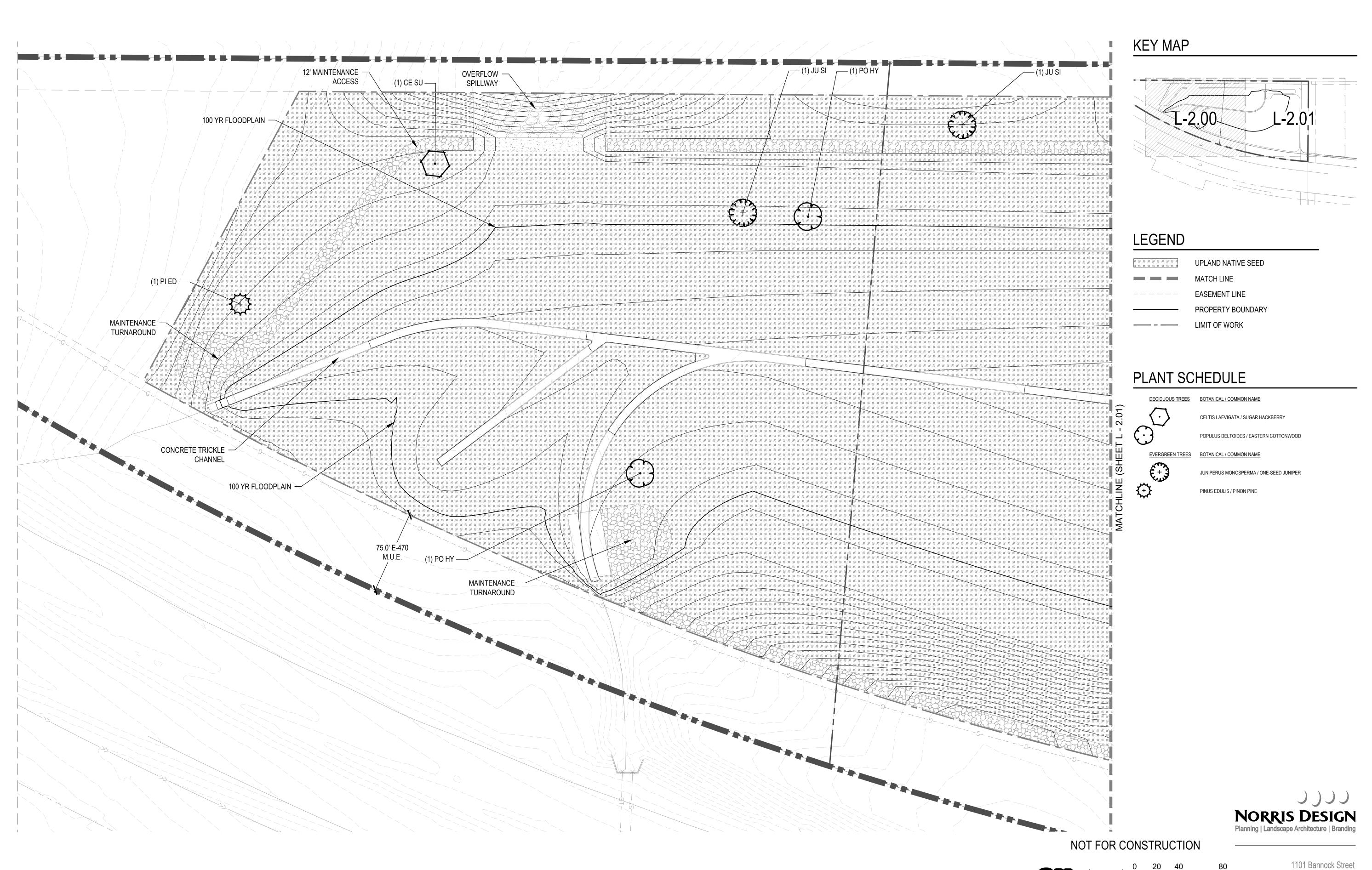
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HYDROZONE

MAP

L-1.02

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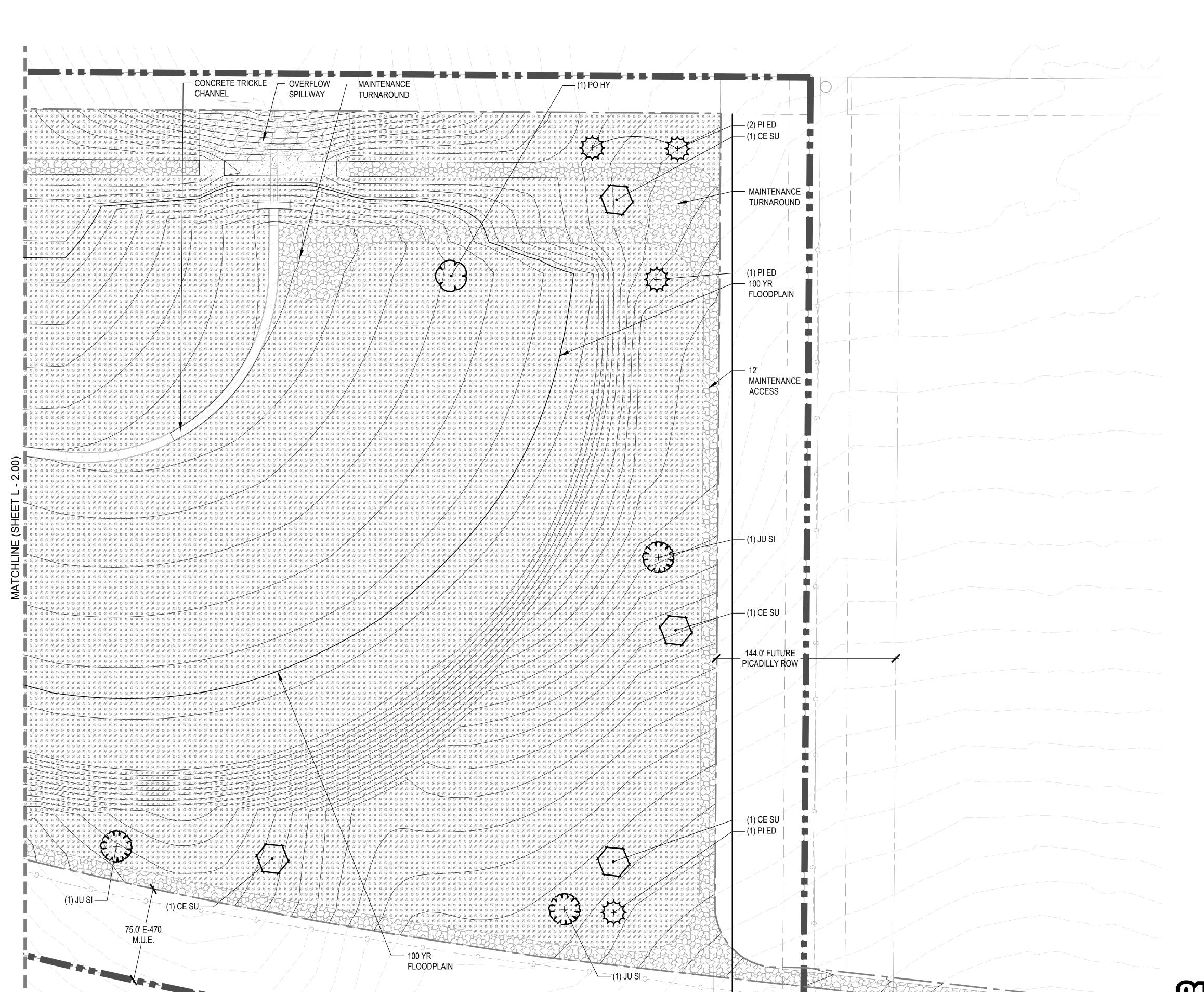
LANDSCAPE PLAN

L-2.00

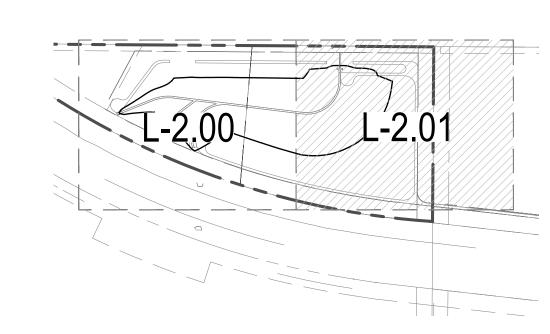
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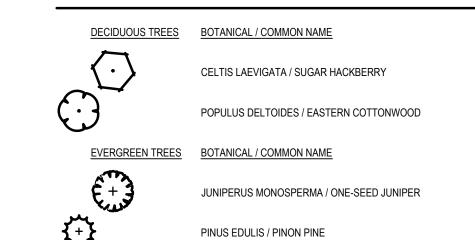
KEY MAP



LEGEND

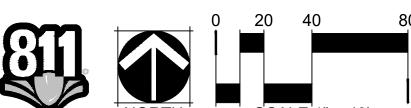
UPLAND NATIVE SEED
 MATCH LINE
 EASEMENT LINE
 PROPERTY BOUNDARY
 LIMIT OF WORK

PLANT SCHEDULE



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Drawing Title

LANDSCAPE
PLAN

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PLAN VIEW - THREE STAKES ROOT BALL DIAMETER

1 PLACE MINIMUM 1/2" PVC PIPE AROUND 8 GROMMETED NYLON STRAPS EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE

(2) 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL

(3) TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB

(4) PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED

(5) 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF

6 1:1 SLOPE ON SIDES OF PLANTING

(7) ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED

- (9) GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- (10) 4-6" HIGH WATER SAUCER IN NON-TURF
- (11) BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- (12) 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- (13) PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- (14) PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

TREE PLANTING DETAIL

TREE PLANTING ON SLOPE

STAKING NOTES:

FROM WIRE.

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.

2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS,

BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

PREVAILING WIND SIDE AND 180° FROM THAT SIDE).

c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.

CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND

LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL

1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING

a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W.

b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR

WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE

LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES

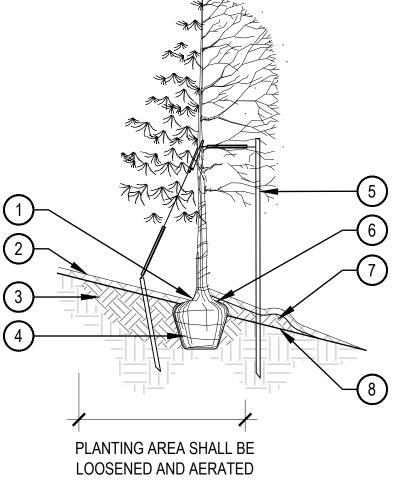
SCALE: 3/16" = 1'-0"

- ABOVE EXISTING GRADE, **UPHILL SIDE**
- (2) 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK
- (3) BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 4) ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- (5) REFER TO TYPICAL TREE PLANTING DETAIL, DETAIL X SHEET L-XXX, FOR STAKING AND GUYING

- (1) TOP MOST ROOT IN ROOTBALL: (6) ROPES AT TOP OF BALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
 - (7) BACKFILL WITH BLEND OF **EXISTING SOIL AND A MAXIMUM** 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
 - (8) EXISTING GRADE

- 1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. SCORE SIDES OF PLANTING HOLE BUT DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOTBALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL MIXED WITH MAXIMUM 20% ORGANIC MATERIAL.
- 2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
- 3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING
- 4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS. 5. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.

MINIMUM 3 TIMES THE DIAMETER OF ROOT BALL



SCALE: 1/4" = 1'-0"



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DETAILS