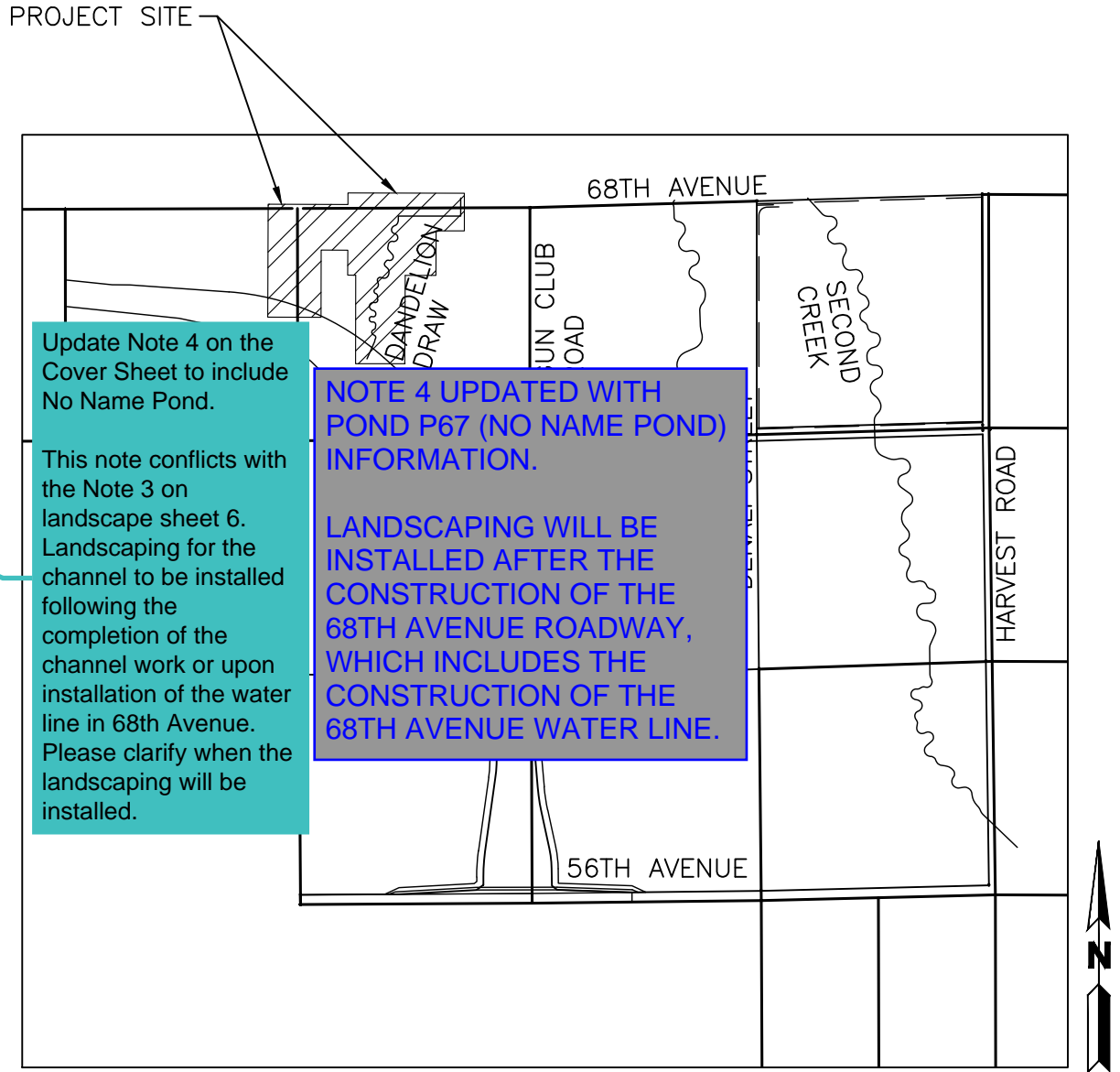


DANDELION DRAW, REGIONAL POND DLD1, POND P67, & NO NAME STORM INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN SOUTH HALF OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

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. 68TH AVENUE. LANDSCAPING FOR THE DANDELION DRAW CHANNEL TO BE INSTALLED FOLLOWING THE COMPLETION OF THE CHANNEL WORK. THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTING 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.
- 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.
- 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 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.
- 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.
- 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.
- STREET LIGHTING TO BE GALLEON LED AREA AND SITE LUMINAIRE COOPER LIGHTING BY EATON OR APPROVED EQUAL.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- SITE PLANS, INTERNAL ROADWAY SYSTEMS, AND PLATTING WILL BE DESIGNED AND SUBMITTED FOR REVIEW WITH FUTURE SITE PLAN PROCESSES.



VICINITY MAP

SCALE: 1"=2000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	OVERALL SITE PLAN – DANDELION DRAW AND NO NAME STORM
3–4	SITE PLAN – DANDELION DRAW
5	SITE PLAN – NO NAME STORM
6	LANDSCAPE NOTES AND SCHEDULE
7	HYDROZONE PLAN
8–11	LANDSCAPE PLAN
12–13	LANDSCAPE SITE DETAILS

CONTACTS

CIVIL ENGINEER/ SURVEYOR:

MARTIN/MARTIN INC.
PAT HORN PE.
12499 WEST COLFAX AVE.
LAKEWOOD, CO 80215
303-431-6100

OWNER'S REPRESENTATIVE:

SILVERBLUFF COMPANIES
TED L. LAUDICK
303-638-9553

LANDSCAPE ARCHITECT:

NORRIS DESIGN
DAVID LANE, PLA, LEED AP
1101 BANNOCK ST.
DENVER, CO 80204
303-892-1166

GEOMORPHOLOGIST

ECOLOGICAL RESOURCE CONSULTANTS, INC.
TROY THOMPSON & LISA SHEA
225 UNION BLVD., SUITE 325
LAKEWOOD, CO 80228
303-679-4820

PROPERTY OWNERS

WESTSIDE INVESTMENT PARTNERS, INC.

KEVIN SMITH
4100 E. MISSISSIPPI AVE., SUITE 500
DENVER, CO 80246
303-984-9800

SIGNATURE BLOCKS

DANDELION DRAW, REGIONAL POND DLD1, POND P67, AND NO NAME STORM

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, HIGH POINT ACQUISITION, LLC 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 _____

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND ZONING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK _____M,

THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENTS:

SHEET NUMBERS
LABELED USING
X OF Y FORMAT.

Pagination should be
X of Y (i.e. 1 of 10)

LEGAL DESCRIPTION:

HIGH POINT NORTH ACQUISITION LLC.

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1, A POINT BEING THE POINT OF BEGINNING

THENCE ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, S 00D 02M 19S W A DISTANCE OF 2176.74 FEET
THENCE S 88D 30M 47S W A DIST OF 6.81 FEET
THENCE S 88D 57M 09S W A DIST OF 1199.62 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF E-470 RECORDED AT BK 4580 PG 817

THENCE ALONG THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID E-470 THE FOLLOWING FOUR CONSECUTIVE COURSES:

256.79 FT ALONG THE ARC OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 709.41 FT A, C/A OF 20D 44M 23S AND A CHORD WHICH BEARS N 37D 40M 32S W A DISTANCE OF 255.39 FT
THENCE N 48D 02 44S W A DISTANCE OF 400.00 FEET TO A POINT OF CURVATURE.
THENCE 1952.00 FT ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2951.16 FT, A C/A OF 37D 53M 51S AND A CHORD WHICH BEARS N 66D 59M 39S W A DISTANCE OF 1916.61 FEET
THENCE N 85D 56M 35S W A DISTANCE OF 1120.83 FEET

THENCE N 00D 00M 28S W A DISTANCE OF 864.51 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTH HALF SECTION 1 THENCE ALONG SAID NORTHERLY LINE OF THE SOUTH HALF OF SECTION 1, N 89D 48M 17S E A DISTANCE OF 4543.79 FEET TO THE POINT OF BEGINNING

PARCEL 2021000090977 141.4132 ACRES

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

NOT FOR CONSTRUCTION

DANDELION DRAW
& NO NAME STORM
INFRASTRUCTURE SITE PLAN
COVER SHEET

No.	Issue / Revision	Date	Name
1	1ST ISP SUBMITTAL	02/25/22	M/M
2	2ND ISP SUBMITTAL	07/26/22	M/M

Job Number	19.1043 C19
Project Manager	R. BYRNE
Design By	E. BEDNAR
Drawn By	G. KIRALY
Principal In Charge	P. HORN

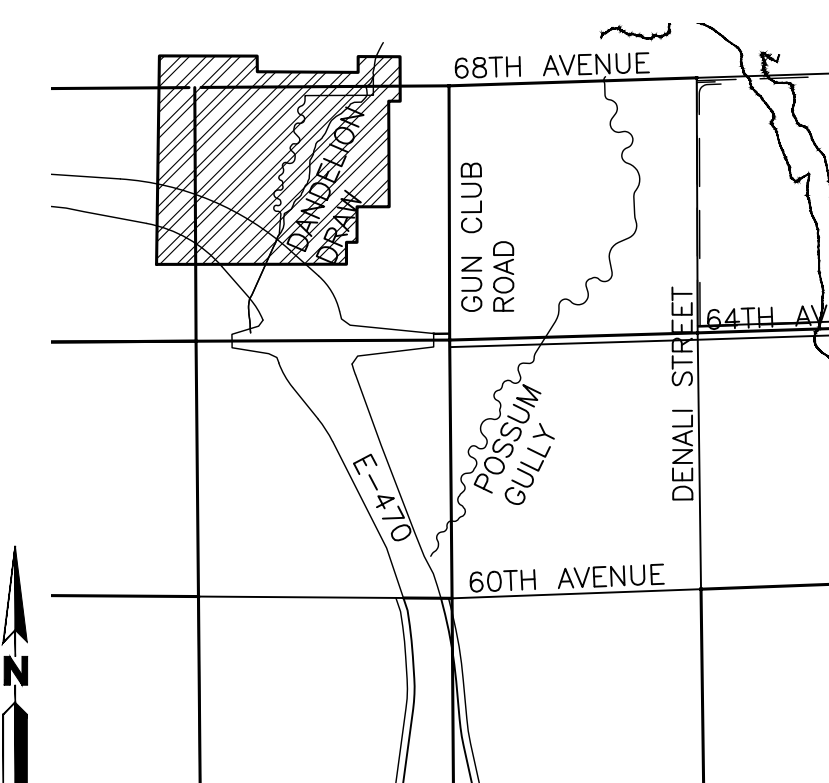
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Sheet Number:

1

A PARCEL OF LAND LOCATED IN SOUTH HALF OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

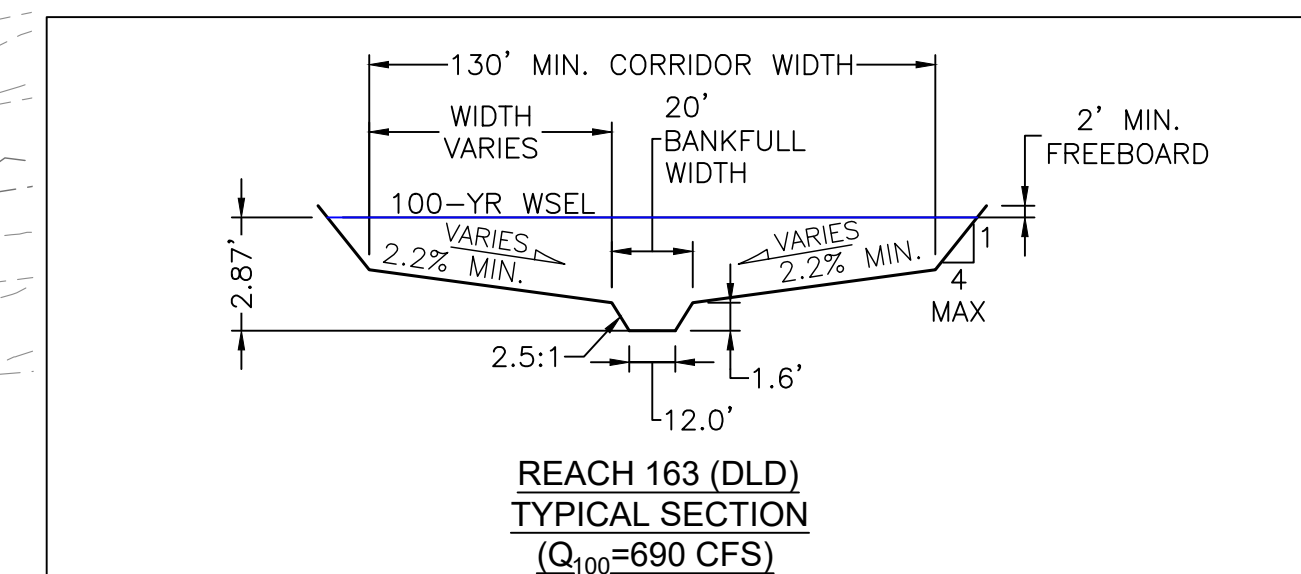
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KEY MAP
SCALE 1"=2000'

- NOTES:

1. 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.
2. DESIGN RECURRENCE INTERVAL FOR REGIONAL CHANNEL AND STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR A 100-YEAR STORM EVENT.
3. STORM SEWER SHOWN ON THESE PLANS WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF AURORA.
4. EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 08001C0665J, 08005C0054L, AND 08005C0062L ADAMS COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
5. 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 POND.
6. UPSTREAM AND DOWNSTREAM CUTOFF WALL DEPTHS TO BE DETERMINED IN THE FINAL DRAINAGE REPORT.
7. THE APPROVED MDR (EDN #220143) REFERENCES A TYPICAL RIFFLE POOL SYSTEM FOR DANDELION DRAW. ULTIMATE DESIGN SLOPES WILL VARY FROM APPROVED MDR AND THIS PRELIMINARY DRAINAGE REPORT.
8. FUTURE 68TH AVENUE (RSN #1549307) AND THE LOOP SERVICE ROAD IMPROVEMENTS ARE BEING COMPLETED UNDER SEPARATE ISP/PDR SUBMITTAL. A PRE-APPLICATION MEETING HAS BEEN COMPLETED FOR THESE IMPROVEMENTS AND THE ISP/PDR IS CURRENTLY IN PROGRESS. 68TH AVENUE ROADWAY GRADES TO BE CONSTRUCTED TO APPROXIMATE FINAL ROADWAY GRADES WHILE AVOIDING CONCENTRATED FLOW PATHS ALONG ROADWAY ALIGNMENT.
9. PROPOSED GRADING IS PRELIMINARY AND SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS.
10. THE DANDELION DRAW DRAINAGE TRACT AND P67 STORM SEWER OUTFALL HAVE BEEN DESIGNED TO CONVEY THE 100-YEAR STORM EVENT AND WILL BE PUBLICLY OWNED AND MAINTAINED BY THE CITY OF AURORA.
11. POND P67 WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN AN EASEMENT DEDICATED TO THE CITY OF AURORA.



BENCHMARK

COA ID: 3S6508NW001

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"
ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 356508NW001, 2007). ON A 5' #6
REBAR, IN A 8" PVC PIPE WITH A CAP, LOCATED SOUTHEAST OF THE SECTION
CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SOUTHEAST
OF A YELLOW STEEL CONCRETE POST, SOUTH OF THE CENTERLINE OF A DIRT ROAD
(64TH AVENUE) AND EAST OF THE INTERSECTION OF E-470 AND 64TH AVENUE.

ELEVATION =5394.58' (NAVD1988) DATUM.

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.



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**DANDELION DRAW
& NO NAME STORM
INFRASTRUCTURE SITE PLAN**

No.	Issue / Revision	Date	Name
1	1ST ISP SUBMITTAL	02/25/22	W/M
2	2ND ISP SUBMITTAL	07/20/22	W/M

Job Number	19-104-3 C19
Project Manager	R. BYRNE
Design By	E. BEDNAR
Drawn By	G. KIRALY
Principal In Charge	P. HORN

Sheet Number:

2

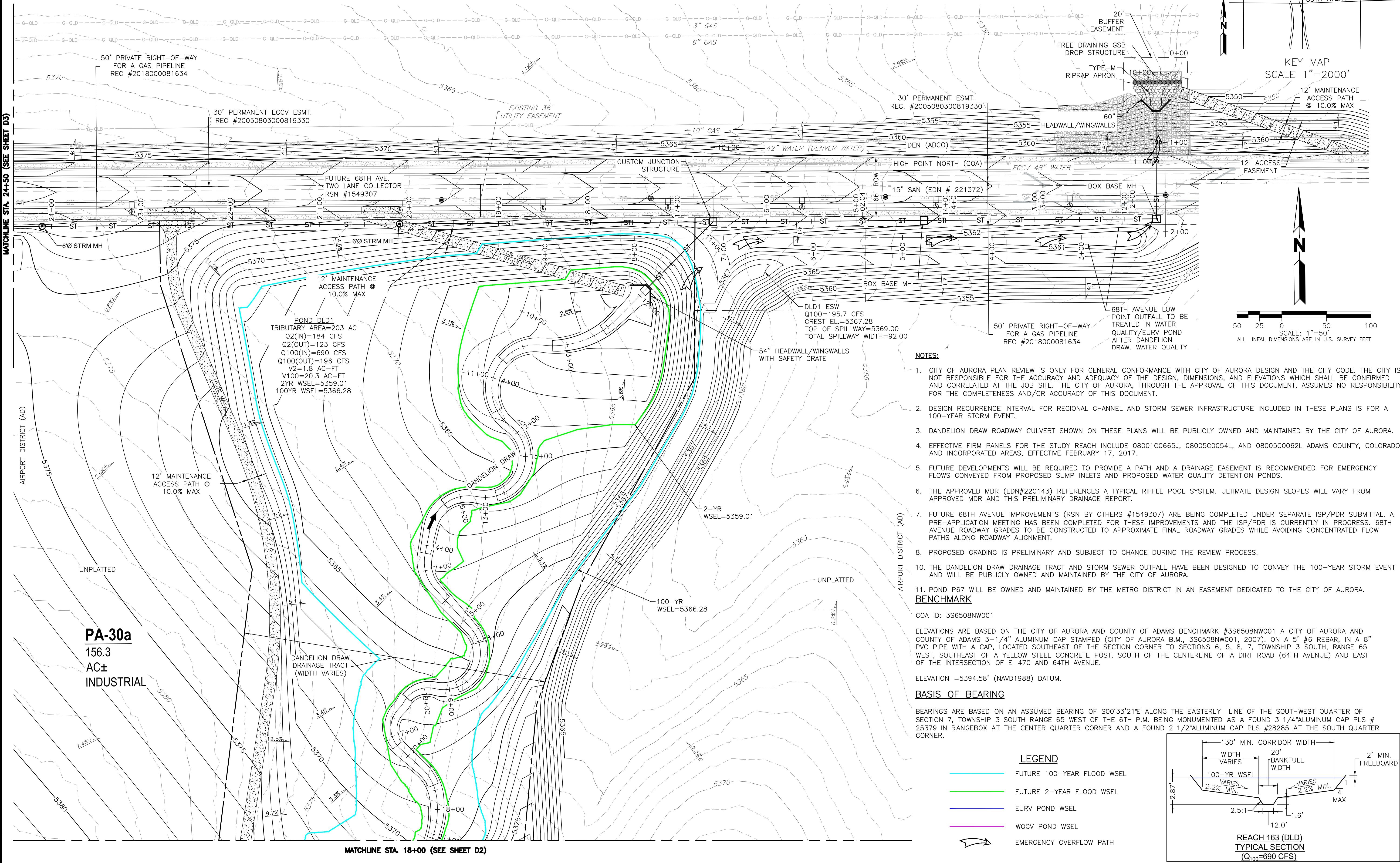
PLOT DATE: Tuesday, July 26, 2022 10:39 AM LAST SAVED BY: GKIRALY
DRAWING LOCATION: G:\HORN\19.1043-High Point - EAST\C19 Dandelion Draw\PLANS\SP\DANDELION DRAW OVERALL.dwg

PLOT DATE: Tuesday, July 26, 2022 10:39 AM LAST SAVED BY: GKIRALY

DANDELION DRAW, REGIONAL POND DLD1, POND P67, & NO NAME STORM INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN SOUTH HALF OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

DANDELION DRAW POND SUMMARY TABLE					
POND SUMMARY					
STORM EVENT	Pond	FLOW IN CFS	FLOW OUT CFS	VOLUME AC-FT	NATURAL CFS
100-yr	DLD1	689.73	195.72	20.33	252
10-yr	DLD1	328.83	153.99	5.52	44
2-yr	DLD1	184.23	123.38	1.76	1.1



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 - DESIGN RECURRENCE INTERVAL FOR REGIONAL CHANNEL AND STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR A 100-YEAR STORM EVENT.
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 - EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 08001C0665J, 08005C0054L, AND 08005C0062L ADAMS COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
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BENCHMARK

COA ID: 3S6508NW001

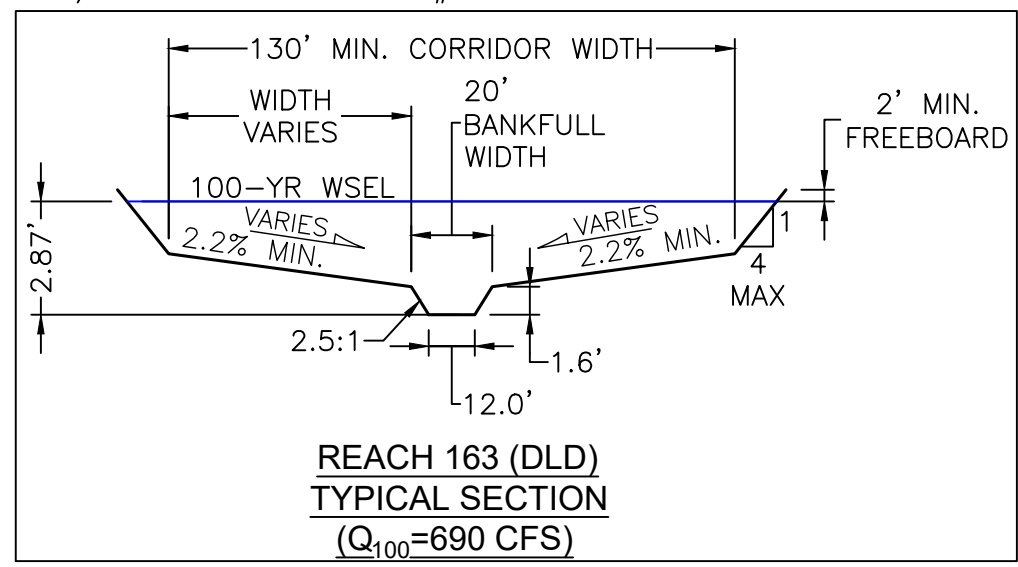
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- LEGEND**
- FUTURE 100-YEAR FLOOD WSEL
 - FUTURE 2-YEAR FLOOD WSEL
 - EURV POND WSEL
 - WQCV POND WSEL
 - EMERGENCY OVERFLOW PATH



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DANDELION DRAW & NO NAME STORM INFRASTRUCTURE SITE PLAN

SITE PLAN (0+00-18+00)

NOT FOR CONSTRUCTION

No.	Issue / Revision	Date	Name
1	1ST ISP SUBMITTAL	02/25/22	M/W
2	2ND ISP SUBMITTAL	07/26/22	M/W

Job Number 19.1043 C19

Project Manager R. BYRNE

Design By E. BEDNAR

Drawn By G. KIRALY

Principal In Charge P. HORN

Sheet Number: **3**

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 - POND P67 WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT IN AN EASEMENT DEDICATED TO THE CITY OF AURORA.

BENCHMARK

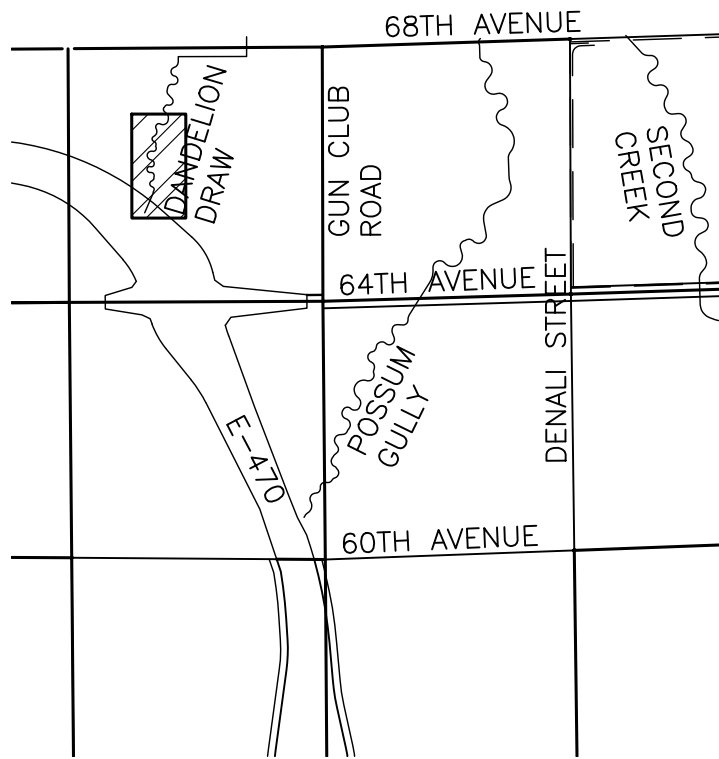
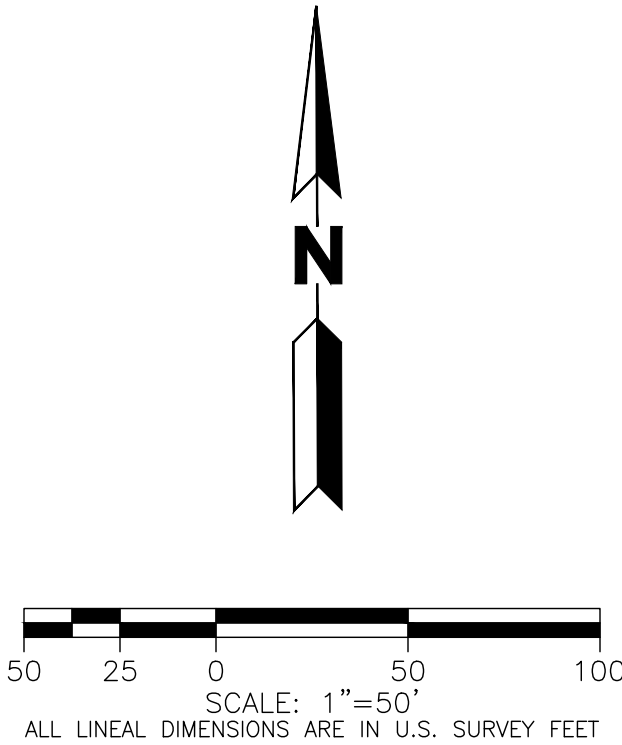
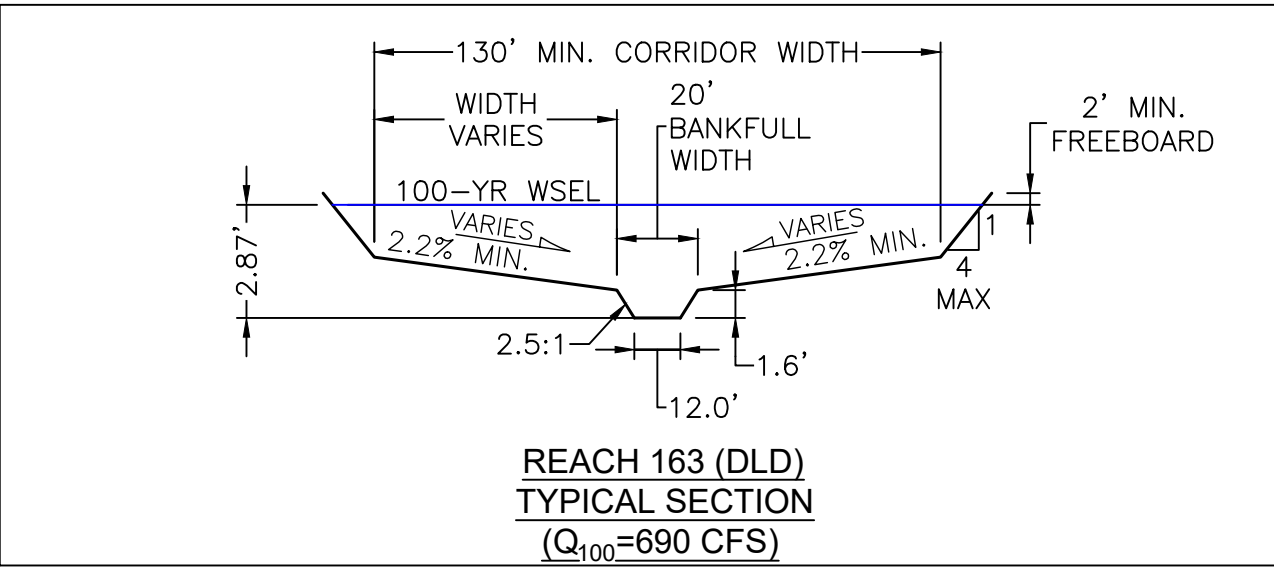
COA ID: 3S6508NW001

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" ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 3S6508NW001, 2007). ON A 5' #6 REBAR, IN A 8" PVC PIPE WITH A CAP, LOCATED SOUTHEAST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SOUTHEAST OF A YELLOW STEEL CONCRETE POST, SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE) AND EAST OF THE INTERSECTION OF E-470 AND 64TH AVENUE.

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.

- LEGEND**
- FUTURE 100-YEAR FLOOD WSEL
 - FUTURE 2-YEAR FLOOD WSEL
 - EURV POND WSEL
 - WQCV POND WSEL
 - EMERGENCY OVERTFLOW PATH



KEY MAP
SCALE 1"=2000'

DANDELION DRAW
& NO NAME STORM
INFRASTRUCTURE SITE PLAN
SITE PLAN (18+00-31+50)

No.	Issue / Revision	Date	Name
1	1ST ISP SUBMITTAL	02/25/22	M/M
2	2ND ISP SUBMITTAL	07/26/22	M/M

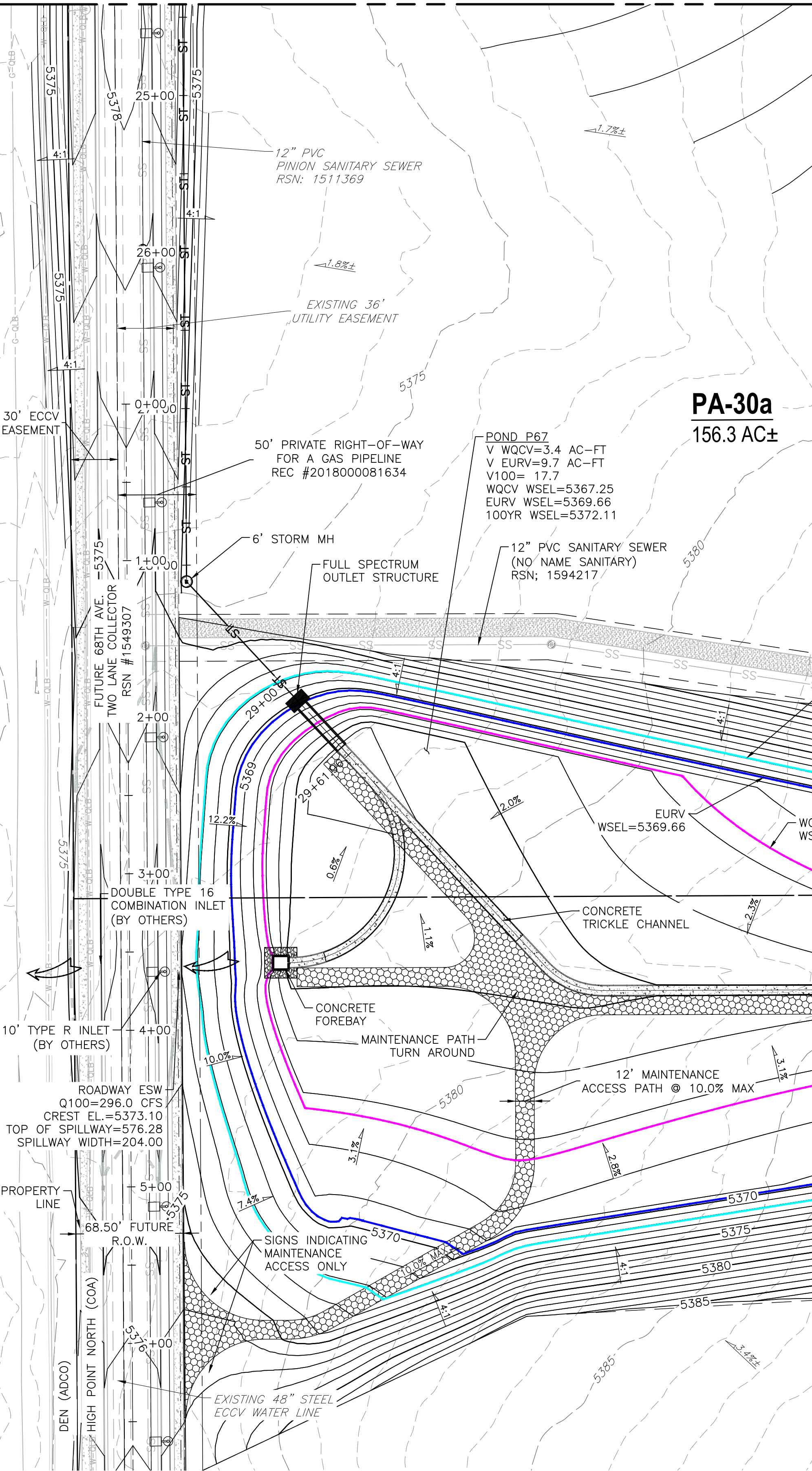
Job Number	19.1043 C19
Project Manager	R. BYRNE
Design By	E. BEDNAR
Drawn By	G. KIRALY
Principal In Charge	P. HORN

Sheet Number:

DANDELION DRAW, REGIONAL POND DLD1, POND P67, & NO NAME STORM INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN SOUTH HALF OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

MATCHLINE STA. 24+50 (SEE SHEET D1)



BENCHMARK

COA ID: 3S6508NW001

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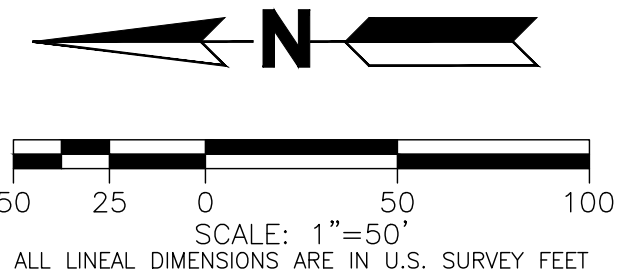
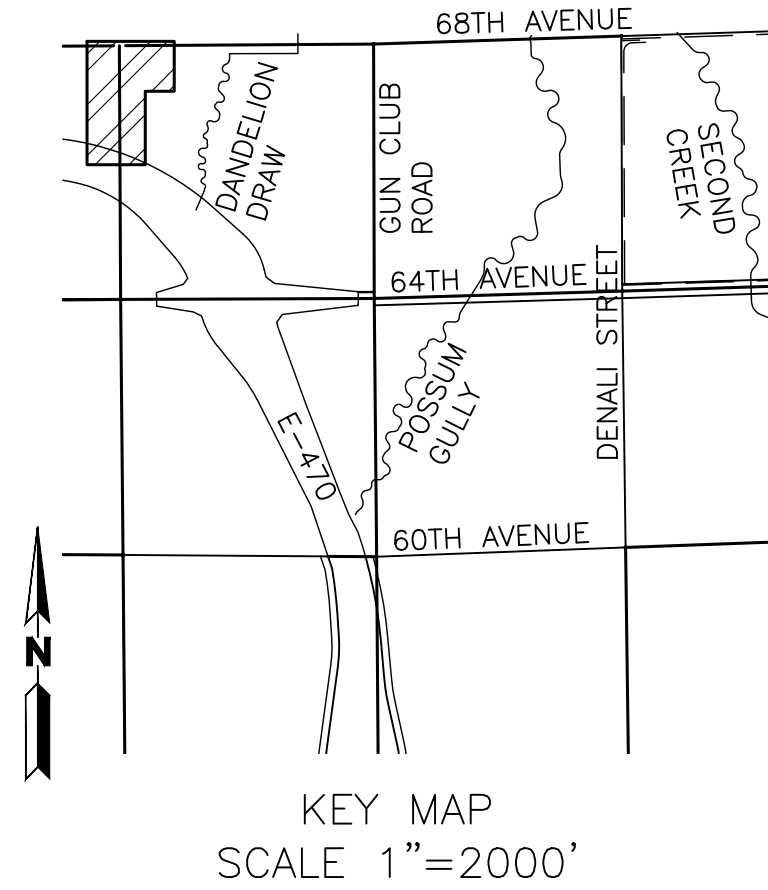
ELEVATION =5394.58' (NAVD1988) DATUM.

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LEGEND

- FUTURE 100-YEAR FLOOD WSEL
- FUTURE 2-YEAR FLOOD WSEL
- EURV POND WSEL
- WQCV POND WSEL
- EMERGENCY OVERFLOW PATH



NOTES:

- 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 08001C0665J, 08005C0054L, AND 08005C0062L ADAMS 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.
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DANDELION DRAW & NO NAME STORM INFRASTRUCTURE SITE PLAN

No.	Issue / Revision	Date	Name
1	1ST ISP SUBMITTAL	02/25/22	M/W
2	2ND ISP SUBMITTAL	07/26/22	M/W

Job Number	19.1043 C19
Project Manager	R. BYRNE
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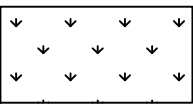
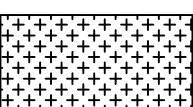
CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS. / 1,000 SF.THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BRUSHED, STANDARD 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 UPON INSTALLATION OF THE WATER LINE IN 68TH AVENUE.
- 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.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTM 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 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.
- 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.
- SHRUB BEDS VISIBLE FROM THE STREET SHALL BE MULCHED WITH 3" DEPTH SHREDDED GORILLA HAIR MULCH. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH.
- 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.

GENERAL NOTES






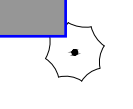
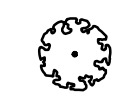
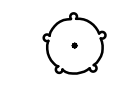


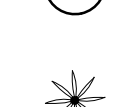
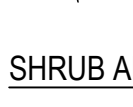

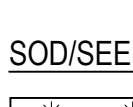
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF 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.
- SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 26" IN HEIGHT.
- 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.
- 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 LIST

UPLAND NATIVE SEED MIX				
COMMON NAME	BOTANICAL NAME			
	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	12.9%	4.00 LBS
	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	19.4%	6.00 LBS
	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	SPHIZACHYRIUM 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 MIX		3.2%	1.00 LBS
			100%	31.00 LBS. DRILLED
WETLAND SEED MIX				
COMMON NAME	BOTANICAL NAME			
	WOOLY SEDGE	CAREX PELLITA	0.8%	0.25 LBS
	NEBRASKA SEDGE	CAREX NEBRASCENSIS	0.8%	0.25 LBS
	INLAND SALT GRASS	DISTICHILIS SPICATA	0.8%	0.25 LBS
	CREEPING SPIKERUSH	ELEOCHARIS PALUSTRIS	0.8%	0.25 LBS
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	39.2%	11.75 LBS
	SWITCHGRASS	PANICUM VIRGATUM	7.5%	2.25 LBS
	GREEN NEEDLEGRASS	NASELLA VIRIDULA	24.9%	7.45 LBS
	PRAIRIE CORDGRASS	SPARTINA PECTINATA	5.8%	1.75 LBS
	YARROW	ACHILLEA MILLEFOLIUM	0.4%	0.10 LBS
	NUT TALL'S SUNFLOWER	HELIANTHUS NUTTALLII	8.3%	2.50 LBS
	MOUNTAIN RUSH	JUNCUS ARTICUSS SSP. LITTORALIS	0.4%	0.10 LBS
	ALKALI SACATON	SPOROBOLUS AIROIDES	0.8%	0.25 LBS
	WILD BERGAMOT	MONARDA FISTULOSA	0.4%	0.10 LBS
	SWAMP VERBENA	VERBENA HASTATA	2.5%	0.75 LBS
	ARKANSAS VALLEY PERENNIAL WILDFLOWER MIX		3.3%	1.00 LBS
	ARKANSAS VALLEY WESTERN WILDFLOWER MIX		3.3%	1.00 LBS
			100%	30.00 LBS. DRILLED

NOTE: ALL WETLAND SEED AREAS WILL BE OVERSEEDDED WITH THE UPLAND NATIVE SEED MIX FOR A BLENDED MIX FOR ESTABLISHMENT.

PLANT SCHEDULE - DANDELION DRAW

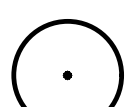
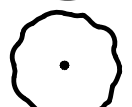

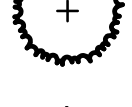
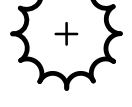
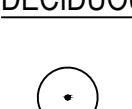
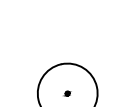
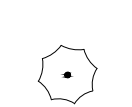
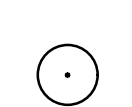
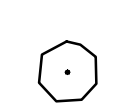
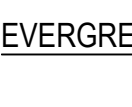
DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
	POPULUS ANGUSTIFOLIA NARROWLEAF COTTONWOOD	B & B	2" CAL	14
	POPULUS DELTOIDES EASTERN COTTONWOOD	B & B	2" CAL	11
	SALIX AMYGDALOIDES PEACH LEAF WILLOW	B & B	2" CAL	12
EVERGREEN TREES	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
	PINUS PONDEROSA PONDEROSA PINE	B & B	6" HEIGHT	9
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
	KRASCHENINNIKOVIA CERATOIDES LANATA WINTERFAT	CONT	5 GAL.	82
	QUERCUS GAMBELLI GAMBEL OAK	CONT	5 GAL	46
	RHUS TRILOBATA SKUNKBUSH	CONT	5 GAL	82
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
	ATRIPLEX CANESCENS FOURWING SALTBUHSH	CONT	5 GAL	82
	CHRYSOETHAMNUS NAUSEOSUS RUBBER RABBITBRUSH	CONT	5 GAL	82
	YUCCA GLAUCA SOAPWEED	CONT	5 GAL	82
SHRUB AREAS	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	SHRUB BED	1 GAL		14,558 SF
	SHRUB BED			
SOD/SEED	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	UPLAND NATIVE SEED MIX NATIVE PRAIRE MIX	SEED		907,079 SF
	WETLAND SEED MIX NATIVE WETLAND MIX	FLATS		41,868 SF

WATER QUALITY POND LANDSCAPE TABLE						
AREA (TRACT)	TRACT AREA	TRACT AREA ABOVE 100YR FLOOD PLAIN (1 TREE AND 10 SHRUBS PER 4,000 SF)	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
NO NAME POND	246,996 SF	96,713 SF	25	25	242	242
DANDELION DRAW	485,725 SF	182,378 SF	46	46	456	456
Totals:	732,721 SF	286,009 SF	71	71	698	698

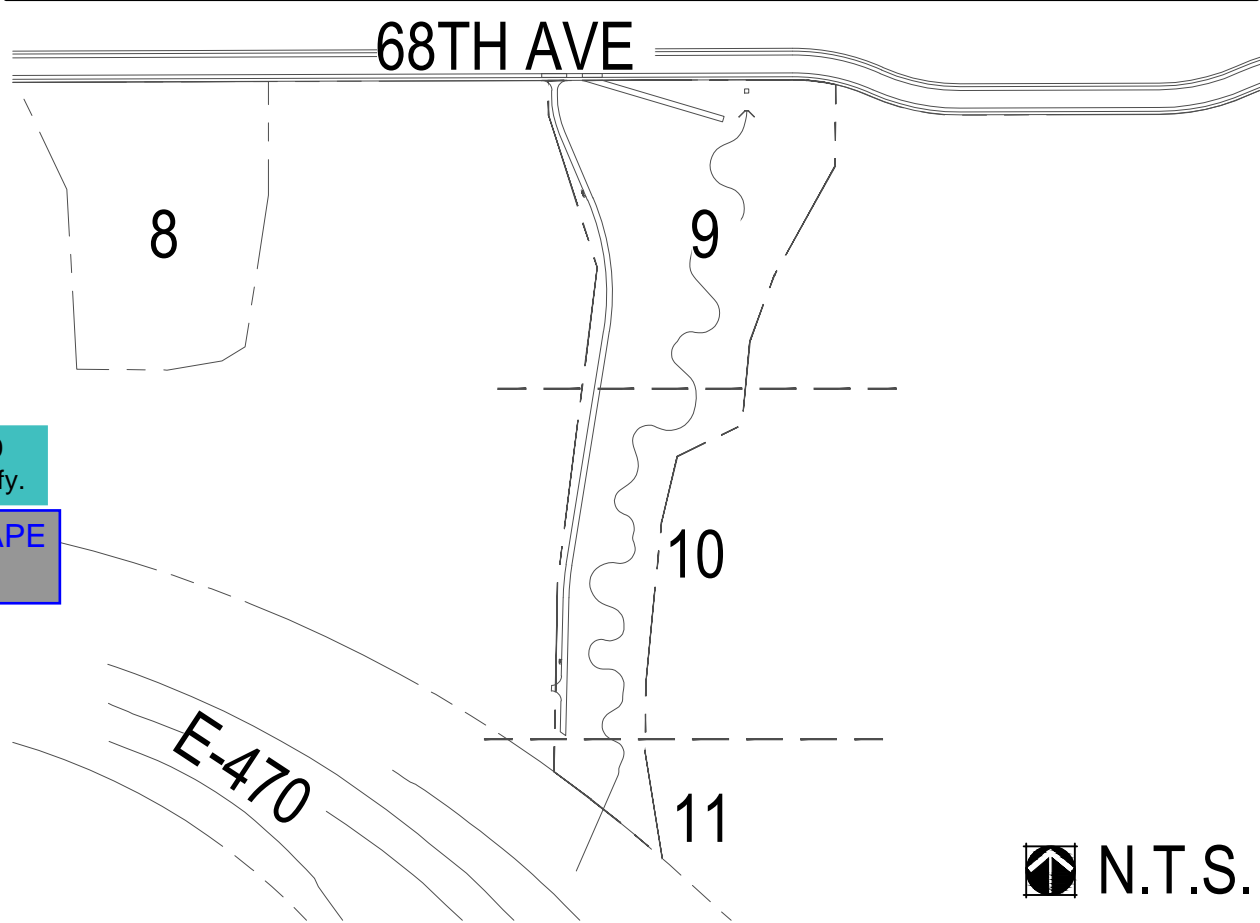
NOTES:

- 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 SHOWN IN TABLE FOR ORNAMENTAL GRASSES.
- AREAS WITHIN THE 100-YR FLOOD ZONE HAVE BEEN EXCLUDED FROM THE PLANTING REQUIREMENTS.

PLANT SCHEDULE - NO NAME POND

DECIDUOUS TREES	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
	CELTIS LAEVIGATA SUGAR HACKBERRY	B & B	2.5" CAL.	5
	POPULUS DELTOIDES EASTERN COTTONWOOD	B & B	6" HT.	8
EVERGREEN TREES	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
	JUNIPERUS MONOSPERMA CHERRYSTONE	B & B	6" HT.	5
	PINUS EDULIS PINON PINE	B & B	6" HT.	7
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH	CONT.	5 GAL.	41
	CHRYSOETHAMNUS NAUSEOSUS NAUCEOSUS BABY BLUE RABBITBRUSH	CONT.	5 GAL.	46
	KRASCHENINNIKOVIA CERATOIDES LANATA WINTERFAT	CONT	5 GAL.	42
	RHUS GLABRA 'LACINIATA' CUTLEAF SMOOTH SUMAC	CONT.	5 GAL.	36
	SALIX EXIGUA COYOTE WILLOW	CONT.	5 GAL.	39
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	ROOT	SIZE	QTY
	YUCCA GLAUCA SOAPWEED	CONT	5 GAL	38
SOD/SEED	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
	TURF SEED NATIVE PRAIRE MIX - NON IRRIGATED	SEED		229,118 SF

KEY MAP



SHEET INDEX

6	NOTES & SCHEDULES
7	HYDROZONE PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	SITE DETAILS
13	SITE DETAILS

No.	Issue / Revision	Date	Name
1	1ST ISP SUBMITTAL	02/25/22	W/W
2	2ND ISP SUBMITTAL	07/26/22	W/W

Job Number	19.1043 C19
Project Manager	R. BYRNE
Design By	E. BEDNAR
Drawn By	G. KIRALY
Principal In Charge	P. HORN

Sheet Number:
NOTES
AND
SCHEDULES

PLOT DATE: Tuesday, July 26, 2022 2:36 PM LAST SAVED BY: EHERBEL
DRAWING LOCATION: P:\High Point - Dandelion Draw - 1145-01-3146\Drawings - COMBINED Submittals\PLAN_DANDELION_DRAW-NO_NAME.dwg

DANDELION DRAW, REGIONAL POND DLD1, POND P67, & NO NAME STORM INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN SOUTH HALF OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO

Add the following note
to Sheets 7, 8, and 9
"REFER TO THE
LOOP AT HIGHPOINT
ISP - CASE NUMBER
2022-6038-00"

SEE LANDSCAPE
RESPONSE.

SEE LANDSCAPE
RESPONSE.

Second time this comment
has been made.
Staff is unable to adjust the
measurement of the plans to
a scale of feet and therefore,
cannot complete the review.
Please set each sheet in the
plan set accordingly. Ex.
5.00 Cannot scale the sheet
to measure elements in feet.

SEE LANDSCAPE
RESPONSE.

LEGEND

- ZONE Z AREA
- LOW WATER USE AREA
- LIMIT OF WORK / LOT BOUNDARY
- DECIDUOUS TREES
- EVERGREEN TREES

WATER USE TABLE:

DESCRIPTION	LOW WATER ZONE AREA (PERCENT)	*Z-ZONE AREA (PERCENT)	CANOPY TREES (AREA VALUE = 706 SF EACH)	EVERGREEN TREES (AREA VALUE = 177 SF EACH)	TOTAL TREE AREA	TOTAL IRRIGATED AREA TAP (TBD)
NO NAME POND	10,949 SF (5%)	218,170 SF (95%)	13	12	11,302 SF	22,251 SF
DANDELION DRAW	28,539 SF (6%)	457,186 SF (94%)	37	9	27,715 SF	56,254 SF
TOTAL:	39,488 SF	675,356 SF	45	19	35,133 SF	78,505 SF

*1) Z-ZONE NATIVE SEED AREAS WILL BE A TEMPORARY WATER ALLOCATION ZONE FOR THE ESTABLISHMENT OF SEEDED AREAS. ANY ASSOCIATED FEES WILL BE ASSESSED BY AURORA WATER. ONCE SEEDING HAS BEEN ESTABLISHED, IRRIGATION TO THESE AREAS WILL BE SHUT OFF.

2) TREES AND SHRUBS SHALL BE INSTALLED ONCE THE WATER LINE ALONG 68TH AVENUE IS CONSTRUCTED.

DANDELION DRAW & NO NAME STORM INFRASTRUCTURE SITE PLAN

No.	Issue / Revision	Date	Name
1	1ST ISP SUBMITTAL	02/25/22	M/M
2	2ND ISP SUBMITTAL	07/26/22	M/M

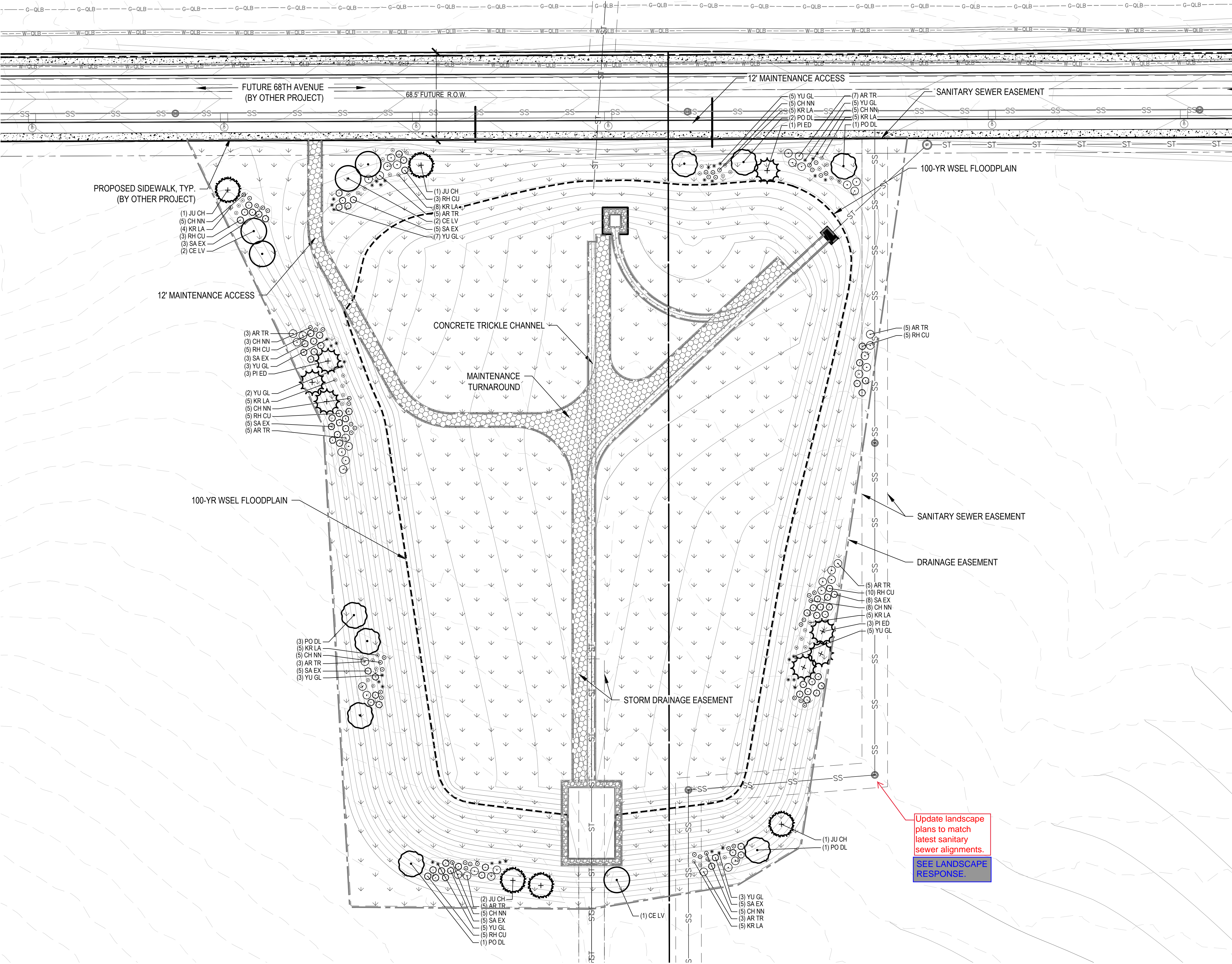
Job Number	19.1043 C19
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Principal in Charge	P. HORN

Sheet Number:

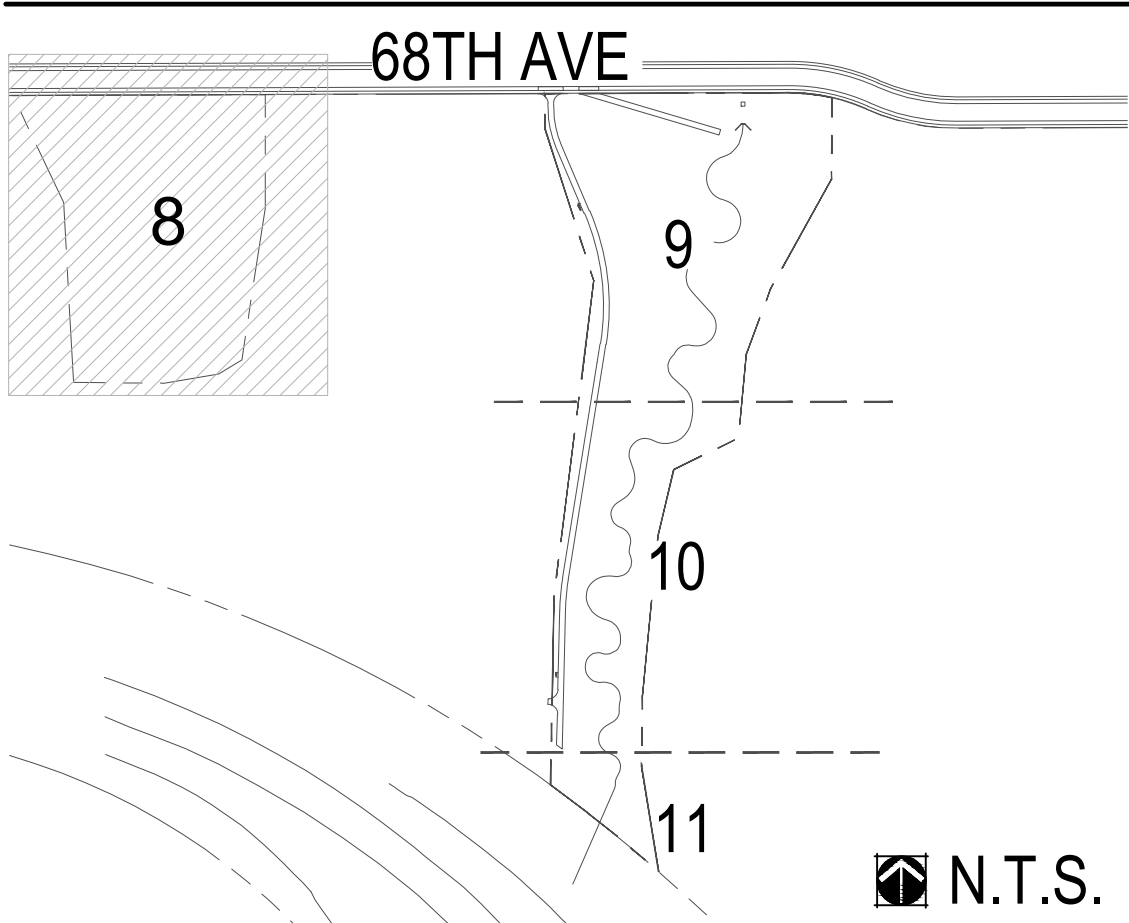
HYDROZONE
PLAN

DANDELION DRAW, REGIONAL POND DLD1, POND P67, & NO NAME STORM
INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN SOUTH HALF OF SECTION 1,
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COUNTY OF ADAMS, STATE OF COLORADO



KEY MAP



GENERAL LEGEND

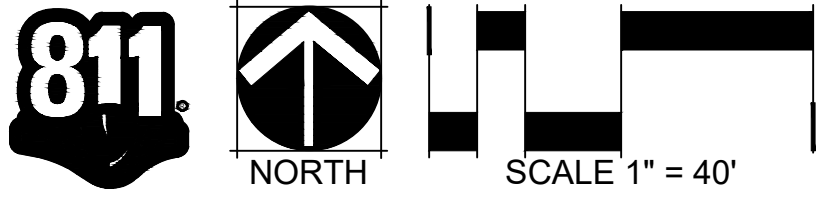
- MATCH LINE
- LIMIT OF WORK

PLANT LEGEND

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	CELTIS LAEVIGATA SUGAR HACKBERRY
	POPULUS DELTOIDES EASTERN COTTONWOOD
EVERGREEN TREES	BOTANICAL / COMMON NAME
	JUNIPERUS MONOSPERMA CHERRYSTONE
	PINUS EDULIS PINON PINE
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	ARTEMISIA TRIDENTATA BIG SAGEBRUSH
	CHRYSOthAMNUS NAUSEOSUS BABY BLUE RABBITBRUSH
	KRASCHENINNIKOVIA CERATOIDES LANATA WINTERFAT
	RHUS GLABRA 'LACINIATA' CUTLEAF SMOOTH SUMAC
	SALIX EXIGUA COYOTE WILLOW
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	YUCCA GLAUCA SOAPWEED
SOD/SEED	BOTANICAL / COMMON NAME
	TURF SEED NATIVE PRAIRE MIX - NON IRRIGATED

Update landscape
plans to match
latest sanitary
sewer alignments.
SEE LANDSCAPE
RESPONSE.

PLOT DATE: Tuesday, July 26, 2022 2:37 PM LAST SAVED BY: EHERBEL
DRAWING LOCATION: P:\High Point - Dandelion Draw - 1145-01-3146\Drawings - COMBINED Submittals\PLAN_DANDELION_DRAW-NO_NAME.dwg



DANDELION DRAW
& NO NAME STORM
INFRASTRUCTURE SITE PLAN

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Job Number	19.1043 C19
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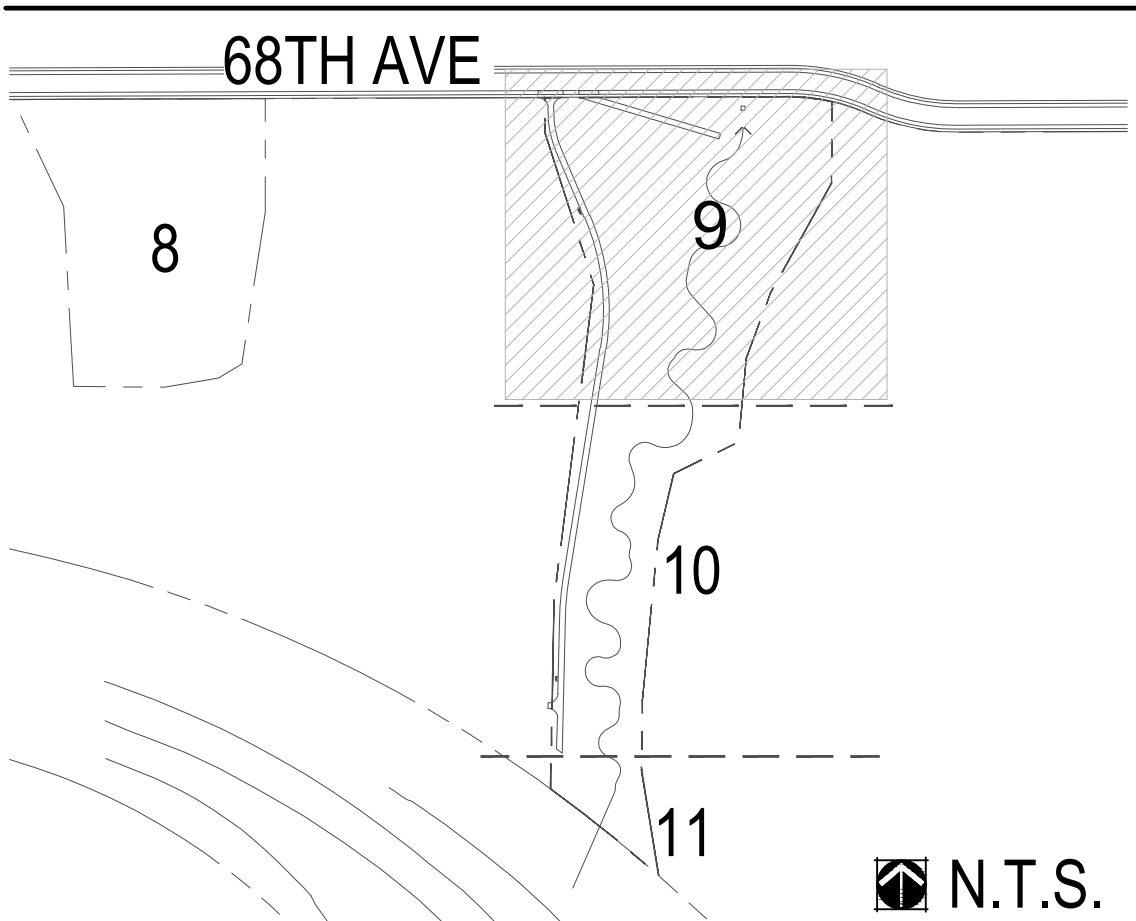
Sheet Number:

LANDSCAPE
PLAN

DANDELION DRAW, REGIONAL POND DLD1, POND P67, & NO NAME STORM
INFRASTRUCTURE SITE PLAN

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KEY MAP



GENERAL LEGEND

- MATCH LINE
- LIMIT OF WORK
- BENCH
- DOG WASTE RECEPTACLE
- TRASH RECEPTACLE

PLANT LEGEND

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	POPULUS ANGUSTIFOLIA NARROWLEAF COTTONWOOD
	POPULUS DELTOIDES EASTERN COTTONWOOD
	SALIX AMYGDALOIDES PEACH LEAF WILLOW
EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS PONDEROSA PONDEROSA PINE
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME
	KRASCHENINNIKOVIA CERATOIDES LANATA WINTERFAT
	QUERCUS GAMBELLI GAMBEL OAK
	RHUS TRILOBATA SKUNKBUSH
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	ATRIPLEX CANESCENS FOURWING SALTBUSH
	CHRYSOTHAMNUS NAUSEOSUS RUBBER RABBITBRUSH
	YUCCA GLAUCA SOAPWEED
SOD/SEED	BOTANICAL / COMMON NAME
	UPLAND NATIVE SEED MIX NATIVE PRAIRE MIX
	WETLAND SEED MIX NATIVE WETLAND MIX

Second time this comment has been made. Staff is unable to adjust the measurement of the plans to a scale of feet and therefore, cannot complete the review. Please set each sheet in the plan set accordingly. When the "Change Ratio and Scale" is set to feet, as it is here, the measurement tool does not measure in feet.

SEE LANDSCAPE RESPONSE.

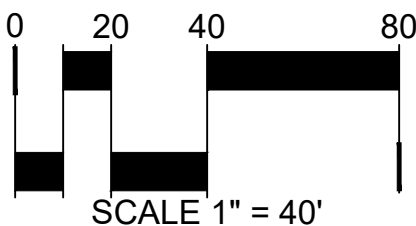
PET WASTE STATION, REF. DETAIL 1 / SHEET 13
TRASH RECEPTACLE, REF. DETAIL 3 / SHEET 13
BENCH, REF. DETAIL 2 / SHEET 13

Is this a typo? If not, please use the same symbol for the same plant material.

SEE LANDSCAPE RESPONSE.

SEE LANDSCAPE RESPONSE.

MATCHLINE SHEET 10



DANDELION DRAW
& NO NAME STORM
INFRASTRUCTURE SITE PLAN

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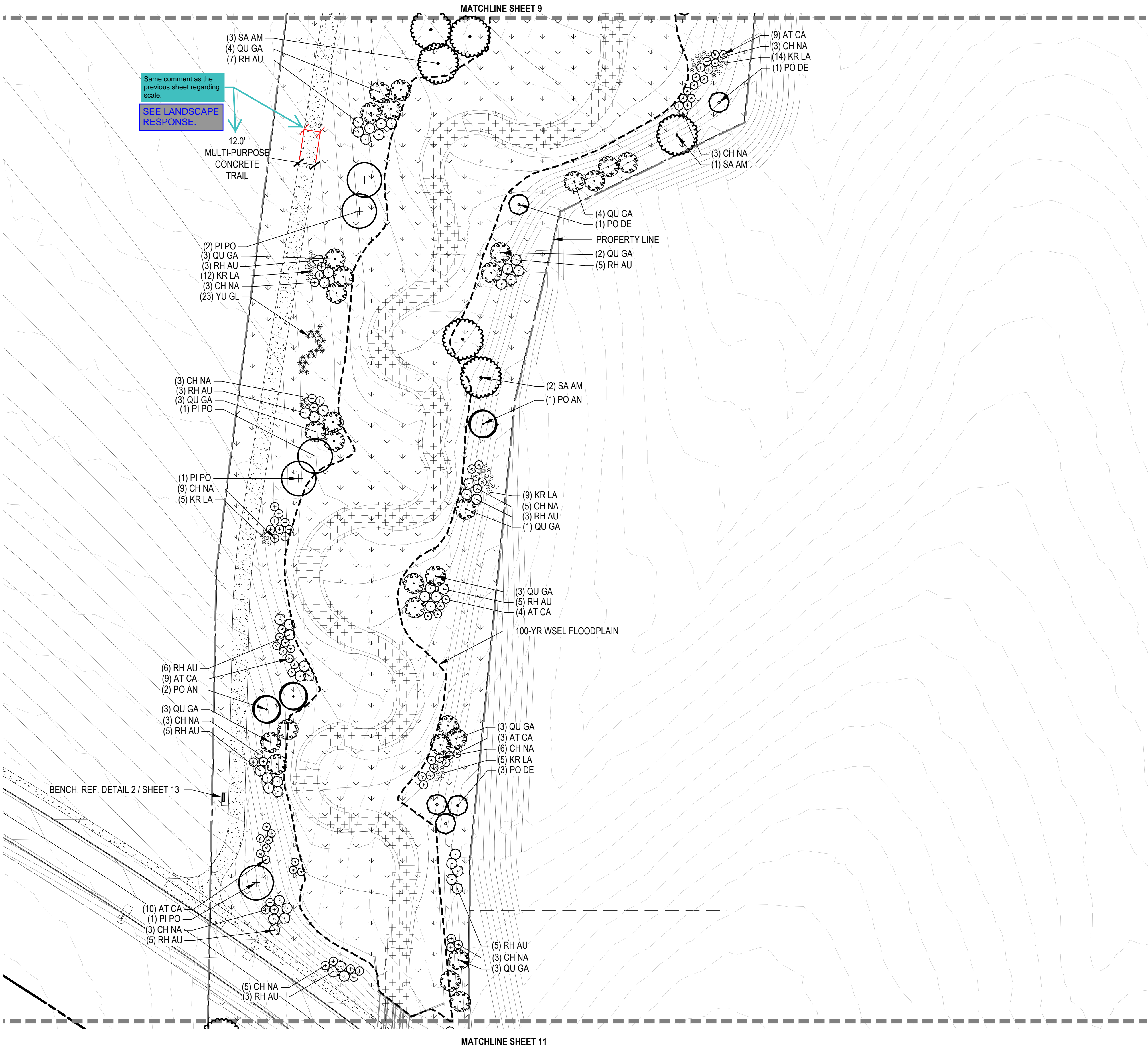
Job Number	19.1043 C19
Project Manager	R. BYRNE
Design By	E. BEDNAR
Drawn By	G. KIRALY
Principal in Charge	P. HORN

Sheet Number:

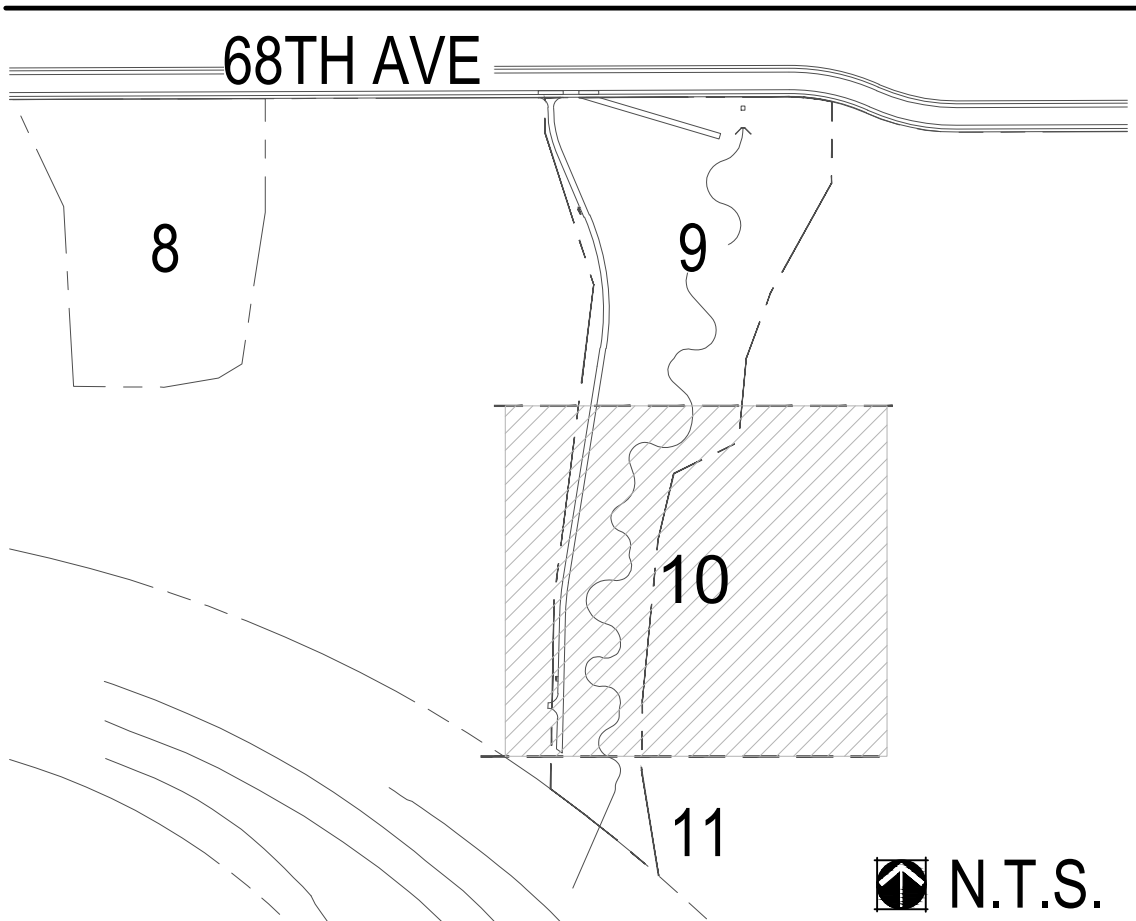
LANDSCAPE
PLAN

DANDELION DRAW, REGIONAL POND DLD1, POND P67, & NO NAME STORM
INFRASTRUCTURE SITE PLAN

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KEY MAP

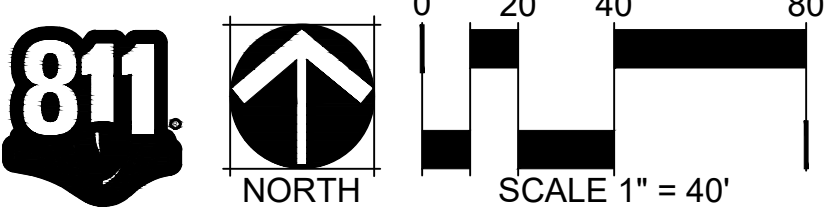


GENERAL LEGEND

- MATCH LINE
- LIMIT OF WORK
- BENCH
- DOG WASTE RECEPTACLE
- TRASH RECEPTACLE

PLANT LEGEND

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	POPULUS ANGUSTIFOLIA NARROWLEAF COTTONWOOD
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	QUERCUS GAMBELLI GAMBEL OAK
	RHUS TRILOBATA SKUNKBUSH
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	ATRIPLEX CANESCENS FOURWING SALTBUCH
	CHRYSOTHAMNUS NAUSEOSUS RUBBER RABBITBRUSH
	YUCCA GLAUCA SOAPWEED
SOD/SEED	BOTANICAL / COMMON NAME
	UPLAND NATIVE SEED MIX NATIVE PRAIRE MIX
	WETLAND SEED MIX NATIVE WETLAND MIX



DANDELION DRAW
& NO NAME STORM
INFRASTRUCTURE SITE PLAN

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Principal in Charge	P. HORN

Sheet Number:

LANDSCAPE
PLAN

10

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

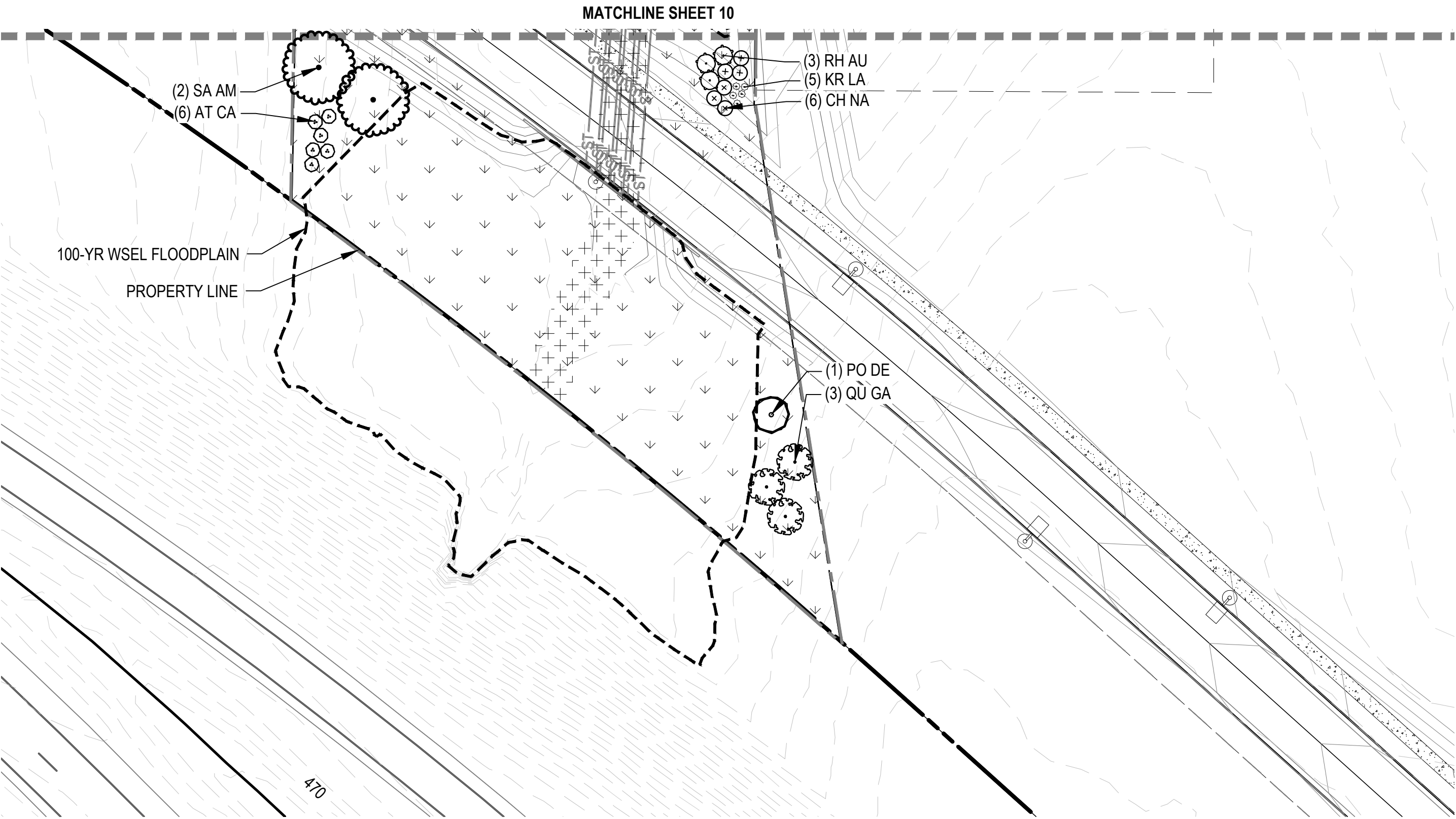
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PLOT DATE: Tuesday, July 26, 2022 2:37 PM LAST SAVED BY: EHERBEL
DRAWING LOCATION: P:\High Point - Dandelion Draw - 1145-01-3146\Drawings - COMBINED\Submittals\PLAN_DANDELION_DRAW-NO_NAME.dwg

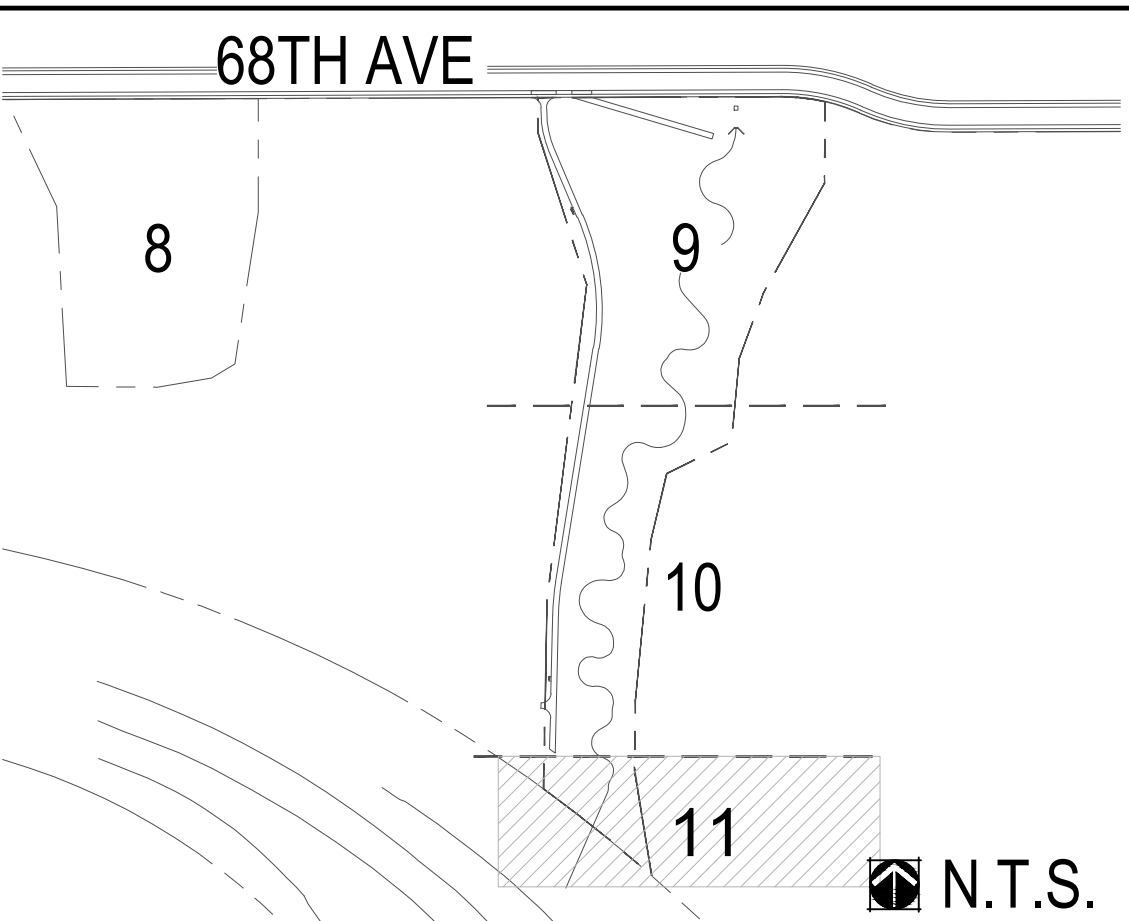
DANDELION DRAW, REGIONAL POND DLD1, POND P67, & NO NAME STORM

INFRASTRUCTURE SITE PLAN

A PARCEL OF LAND LOCATED IN SOUTH HALF OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
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KEY MAP



GENERAL LEGEND

- MATCH LINE
- LIMIT OF WORK
- BENCH
- DOG WASTE RECEPTACLE
- TRASH RECEPTACLE

PLANT LEGEND

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	POPULUS ANGUSTIFOLIA NARROWLEAF COTTONWOOD
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	YUCCA GLAUCA SOAPWEED
SOD/SEED	BOTANICAL / COMMON NAME
	UPLAND NATIVE SEED MIX NATIVE PRAIRE MIX
	WETLAND SEED MIX NATIVE WETLAND MIX

DANDELION DRAW & NO NAME STORM INFRASTRUCTURE SITE PLAN

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Job Number	19.1043 C19
Project Manager	R. BYRNE
Design By	E. BEDNAR
Drawn By	G. KIRALY
Principal In Charge	P. HORN

Sheet Number:

LANDSCAPE
PLAN

11

PLOT DATE: Tuesday, July 26, 2022 2:37 PM LAST SAVED BY: EHERBEL
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DANDELION DRAW, REGIONAL POND DLD1, POND P67, & NO NAME STORM INFRASTRUCTURE SITE PLAN

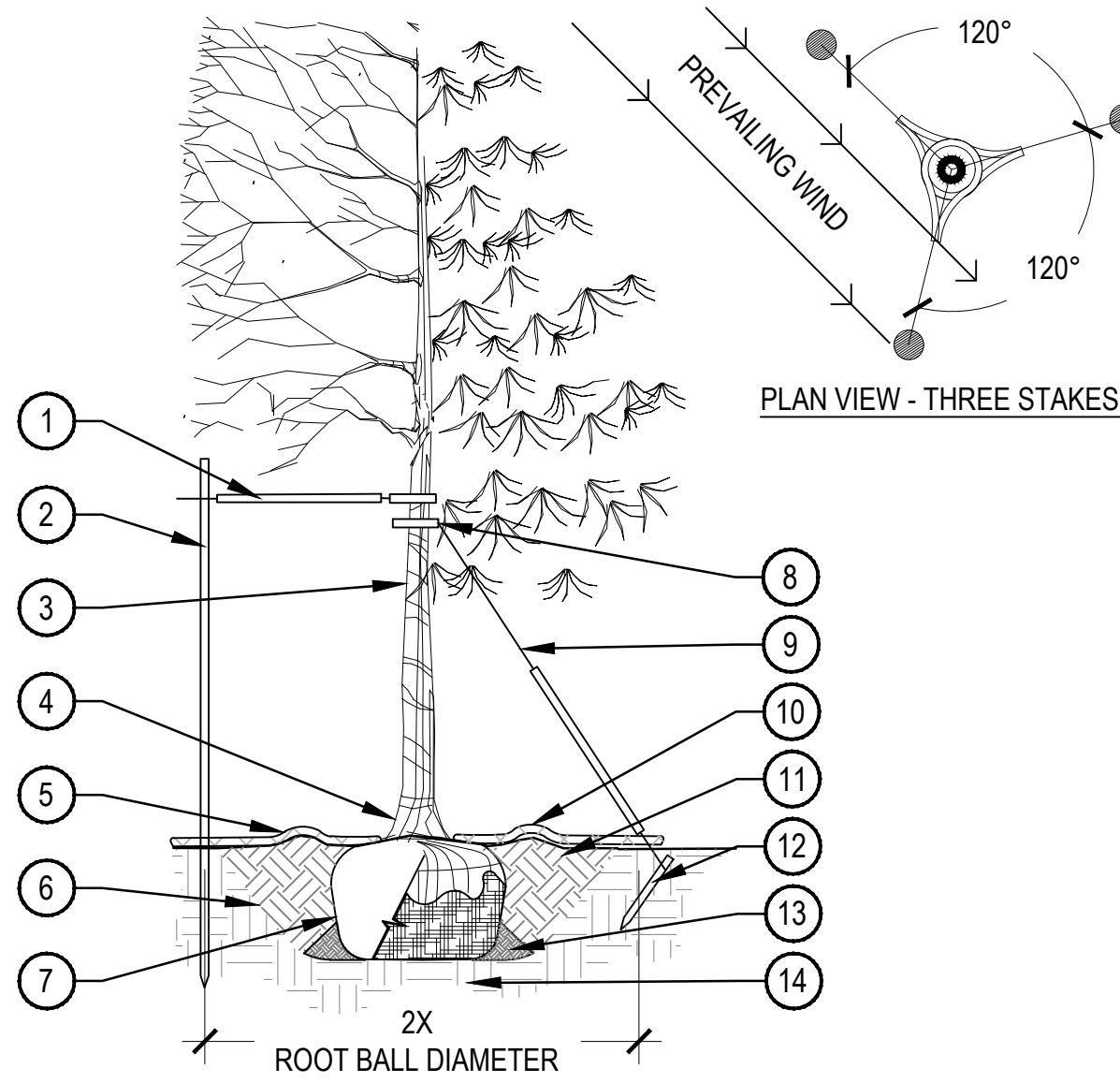
A PARCEL OF LAND LOCATED IN SOUTH HALF OF SECTION 1,
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PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
 - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- 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 FROM WIRE.

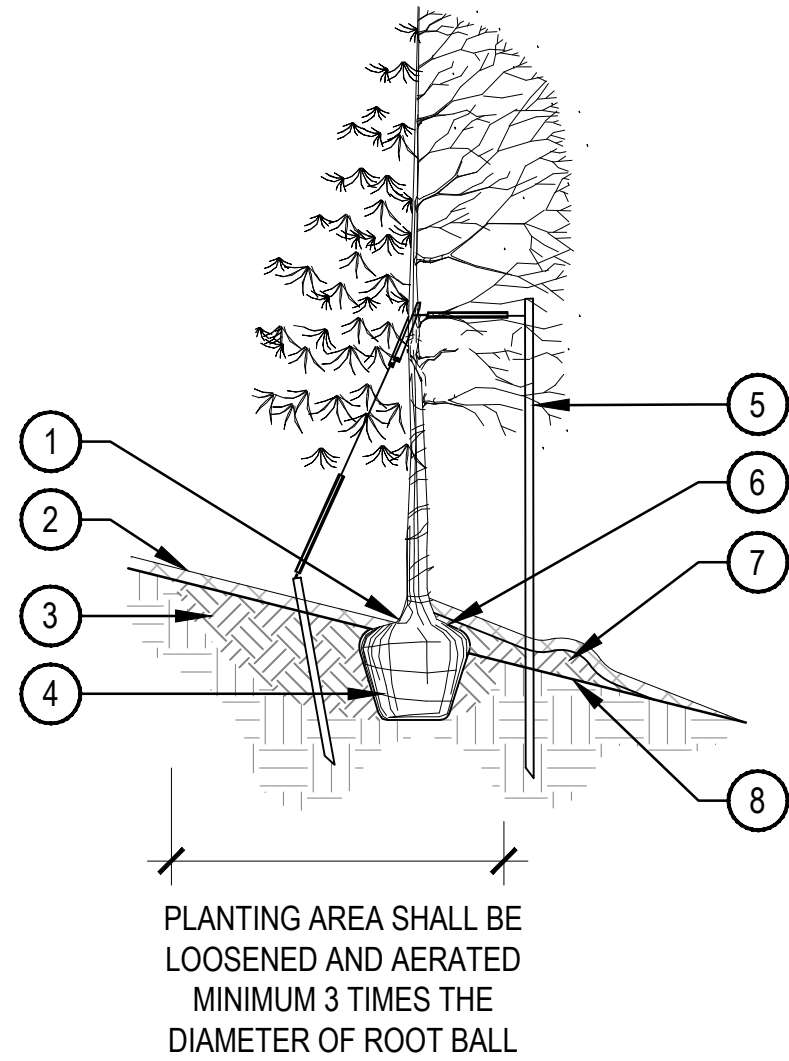


- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, VENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

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

NOTES:

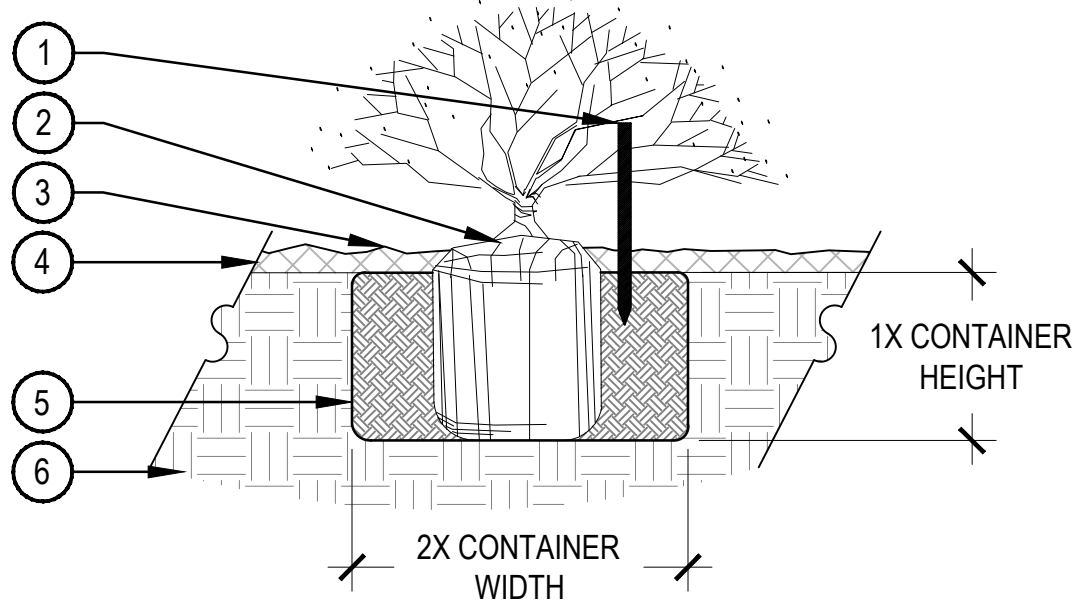
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. SCORE SIDES OF PLANTING HOLE BUT DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. THE PLANTING AREA SHALL BE LOOSENEED 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.
- 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.
- 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 RING.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.
- PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING.



- TOP MOST ROOT IN ROOTBALL: ABOVE EXISTING GRADE, UPHILL SIDE
- 2.4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- REFER TO TYPICAL TREE PLANTING DETAIL, DETAIL X SHEET L-XXX, FOR STAKING AND GUYING
- ROPES AT TOP OF BALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- EXISTING GRADE

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

TREE PLANTING ON SLOPE



NOTES:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

- 2'-6" WOODEN STAKE DRIVEN INTO THE GROUND NEXT TO ROOTBALL, 18" OF THE STAKE MUST BE VISIBLE
- SET SHRUB ROOTBALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF NATIVE SEED)
- SPECIFIED NATIVE SEED
- TILL SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8"
- UNDISTURBED GRADE

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

SHRUB PLANTING IN NATIVE AREAS

DANDELION DRAW & NO NAME STORM INFRASTRUCTURE SITE PLAN

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Job Number	19.1043 C19
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Sheet Number:

SITE DETAILS

12

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

NOT FOR CONSTRUCTION

PLOT DATE: Tuesday, July 26, 2022 2:37 PM LAST SAVED BY: EHERBEL
DRAWING LOCATION: P:\High Point - Dandelion Draw - 1145-01-3146\Drawings - COMBINED\Submittals\PLAN_DANDELION_DRAW-NO_NAME.dwg

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PET PICKUPS MODERN DOG KIT
PRODUCT: MODERN DOG KIT
DESCRIPTION: ONE DISPENSER, ONE
SIGN AND ONE RECEPTACLE
MATERIALS: COMMERCIAL GRADE
ALUMINUM
COLOR: ALUMINUM

NOTE:
MOUNT AND INSTALL PER
MANUFACTURER'S SPECIFICATIONS



ANOVA
PRODUCT: LEXC6
DESCRIPTION: EXPOSITION 6'
CONTOUR BENCH
SIZE: 33" HEIGHT X 25" WIDTH X 75"
LENGTH
MATERIAL: 10-GAUGE STEEL
COLOR AND FINISH: TEXTURED
SILVER TEXTURE, FUSION
ADVANTAGE PLASTISOL COATED
SURFACE MOUNT; PROVIDE 4"
THICK, 10' LENGTH X 5' WIDE
CONCRETE PAD

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

SCALE: NTS



ANOVA
PRODUCT: LEX22
DESCRIPTION: EXPOSITION 22
GALLON TRASH RECEPTACLE
SIZE: 39" HEIGHT, 25" WIDTH, 19"
DEPTH
MATERIAL: HEAVY-DUTY 7 AND
12-GAUGE STEEL
COLOR AND FINISH: TEXTURED
SILVER, POWDER COATED
RECEPTACLES CAN BE USED
FREESTANDING OR SURFACE
MOUNTED

NOTES:
1. MOUNT AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.

SCALE: NTS

DANDELION DRAW & NO NAME STORM INFRASTRUCTURE SITE PLAN

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Drawn By	G. KIRALY
Principal In Charge	P. HORN

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