

A PARCEL OF LAND BEING PORTIONS OF PARCELS 4 AND 11 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2017000063263 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER; SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 89°36'04" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 110.50 FEET TO A POINT ON THE SOUTHERLY RIGHT -OF-WAY OF E-470 PUBLIC HIGHWAY, AS DESCRIBED IN THE DOCUMENT RECORDED IN BOOK 4580 AT PAGE 817 IN SAID RECORDS, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3969.72 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 44°12'47" EAST;

1. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°29'21", AN ARC LENGTH OF 2458.85 FEET;
2. SOUTH 81°16'34" EAST, A DISTANCE OF 102.96 FEET;

THENCE SOUTH 00°25'38" WEST, ALONG SAID EAST LINE, A DISTANCE OF 858.77 FEET;

THENCE NORTH 00°09'26" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 68.00 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, AURORA FIRE STATION 16 SUBDIVISION FILING NO. 1 AS PLATTED UNDER RECEPTION NUMBER 2018000011763 IN SAID RECORDS;

1. NORTH 00°09'26" EAST, A DISTANCE OF 276.00 FEET;

2. NORTH 89°36'15" WEST, A DISTANCE OF 103.45 FEET;

3. NORTH 89°36'23" WEST, A DISTANCE OF 252.56 FEET TO THE NORTHWEST CORNER OF THE LIVERPOOL STREET RIGHT-OF-WAY AS DESCRIBED IN SAID DOCUMENT RECORDED UNDER RECEPTION NUMBER 2017000061623, BEING A POINT ON THE EASTERLY BOUNDARY OF A 105-FOOT GAS LINE EASEMENT AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 20060602000565380 IN SAID RECORDS;

THENCE NORTH 00°09'26" EAST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 1620.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE SOUTH 89°35'52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 260.25 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 85.435 ACRES, (3,721,566 SQUARE FEET), MORE OR LESS.


- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
2. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL, DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSLAKES ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
3. THIS SHALL CONSTITUTE A CONTRACT THAT SHALL GUARANTEE TO THE GOVERNING BODY THAT BEFORE THE ISSUANCE OF THE FINAL BUILDING PERMIT THE OVERALL SITE WILL MEET THE ACCESSIBILITY REQUIREMENTS OF STATE HOUSE BILL 03-221. THE SITE PLAN WILL REFLECT THE APPROPRIATE NUMBER OF ACCESSIBILITY POINT VALUE PER DWELLING UNITS FOR PERSONS WITH DISABILITIES, AS PROVIDED IN C.R.S. 9-5-105. ACCESSIBLE UNITS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO BE EASILY ACCESSIBLE AND ADAPTABLE FOR PERSONS WITH DISABILITIES AND WILL COMPLY WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR THE BUILDING AND FACILITIES PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, COMMONLY CITED AS ICC A117.1 - 2009.
4. THE 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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, 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 SYSTEMS OR PRIVATE UTILITIES.
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. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
8. NOTWITHSTANDING 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 UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., 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.
9. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
10. 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.
11. 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.
12. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE

change this to the plat
description

***Response: Legal description
has been revised.***

VICINITY MAP

Please note the Vicinity Map should be "zoomed in" so that site is more visible. The map should identify all adjacent roadways such as Lisbon St. and 65th Ave. Pena Blvd does not need to be shown.



Add following info below Handicap parking:
 Bicycle Parking: Required/Proposed
 Permitted Max Sign Area: *See UDO Sec 146-4.10.5.B
 Proposed Total Sign Area:
 Types of Signs: Wall? Monument?
 Proposed Number of Sign: ?/ (Max 5 allowed)

***Response: Handicap parking
has been added.***

Please note the Vicinity Map should be "zoomed in" so that site is more visible. The map should identify all adjacent roadways such as Lisbon St. and 65th Ave. Pena Blvd does not need to be shown.

SITE

E470

PENA BLVD.

Add following info below Handicap parking:
Bicycle Parking: Required/Proposed
Permitted Max Sign Area: *See UDO Sec 146-4.10.5.B
Proposed Total Sign Area:
Types of Signs: Wall? Monument?
Proposed Number of Sign: ?/ (Max 5 allowed)

Response: Handicap parking has been added.

NORTH

Add Note

THE UNDERSIGNED OWNER(S) DOES HEREBY COVENANT AND AGREE THEY SHALL CONSTRUCT AND MAINTAIN THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, TO THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANES. 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". SAID EASEMENTS SHALL BE KEPT FREE AND CLEAR OF ANY SNOW, PARKED VEHICLES, STRUCTURES, FENCES, TREES, SHRUBS, LIGHTS OR ANY OBSTRUCTIONS THAT WOULD ENCROACH INTO THE FIRE LANE PROVIDING THE FREE PASSAGE OF EMERGENCY VEHICLES. SAID OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING". THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANES, AND TO CAUSE SUCH FIRE LANES TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR EMERGENCY VEHICLE USE.

Response: Note added.

		13.	BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS/HERS, SUCCESSORS, AND ASSIGNS.	
FILE		13.	THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.	
CAMP		14.	THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC), AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.	ADD EASEMENT SUBSECTION OF THE EASEMENT DRAINAGE CITY E
UNCIL		15.	A 50' SETBACK WILL BE ESTABLISHED FOR NEW CONSTRUCTION BETWEEN NEAREST EDGES OF ANY NATURAL GAS (EXAMPLE: COLORADO INTERSTATE GAS) OR PETROLEUM (EXAMPLE: PHILLIPS PETROLEUM) EASEMENT TO THE NEAREST EXTERIOR WALL (OR EAVE LINE) OF ANY STRUCTURE WITHIN THE BOUNDARIES OF THIS SITE. REFERENCE THE 2015 INTERNATIONAL FIRE CODE, CHAPTER 53, U.S. DEPARTMENT OF TRANSPORTATION, 10-1-98 EDITION, CFR-49, SECTION 195-210, SUBSECTION (B), NO PIPE LINE MAY BE LOCATED WITHIN 50 FEET OF ANY PRIVATE DWELLING, OR ANY INDUSTRIAL BUILDING, OR PLACE OF PUBLIC ASSEMBLY IN WHICH PERSONS WORK, CONGREGATE, OR ASSEMBLE, UNLESS PROVIDED WITH AT LEAST 12 INCHES OF COVER IN ADDITION TO THAT PRESCRIBED IN CFR-49, SECTION 195-210 AND SECTION 195-248. STREET LIGHTS, IF REQUIRED, ARE INSTALLED AND FUNDED BY THE DEVELOPER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.	RESP
VIDED		16.	ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRATCH INTO ANY EASEMENT OR FIRE LINE.	
C A117.1		18.	FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.	
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<p>S. PLANS, MG</p> <p>THE SITE</p>	<p>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, 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, replace, 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.</p>	<p>Response: Note</p>
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TS OF Replace note 7 with

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA - VOLUME II - CHAPTER 126 - ARTICLE VII - SECTIONS 126-271 THROUGH 126-278. ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER. APPROVED NUMBERS SHALL MEAN ARABIC NUMERALS, OF UNIFORM HEIGHT, MADE OF SOME DURABLE MATERIAL WHICH ARE SHARPLY CONTRASTED TO THE COLOR OF THE MATERIAL ON WHICH THEY ARE PLACED AND ARE OF A SIZE CAPABLE OF BEING DISTINCTLY READABLE FROM THE STREET, BUT IN NO CASE LESS THAN FOUR INCHES IN HEIGHT. BUILDING NUMBERS SHALL ALSO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND DISTINCTLY READABLE FROM A FIRE LANE AT THE REAR OF THE BUILDING OR STRUCTURE WHEN, FOR EMERGENCY PURPOSES, ACCESS THERETO IS ALSO FROM A FIRE LANE. EACH TENANT SPACE WILL PROVIDE TENANT IDENTIFICATION BY BUSINESS NAME AND/OR ADDRESS ON THE REAR EXTERIOR DOOR, BE PLAINLY LEGIBLE AND SHALL CONTRAST WITH THEIR BACKGROUND.

LAND AREA WITHIN PROPERTY LINES		
NUMBER OF UNITS PROPOSED		
NUMBER OF BUILDINGS PROPOSED		
NUMBER OF STORIES		
MAXIMUM HEIGHT OF BUILDINGS		
CONSTRUCTION TYPE	VA (4 & 3 Story Bldgs) / VB (Clubhouse & Garages)	
IBC OCCUPANCY CLASSIFICATION	R-2 (4 & 3 Story Bldgs.) / A-3 (Clubhouse), U (Garages)	
HARD SURFACE AREA	241,563 SF	
OPEN SPACE	0 SF	
LANDSCAPE AREA	137,214 SF	
PHASED NATIVE GRASS (IF APPLICABLE)	0 SF	
ZONING CLASSIFICATION	MU-A	
PARKING SPACES REQUIRED	432 SPACES (365 + 69 guest)	
PARKING SPACES PROVIDED	594 (509 resident, 16 clubhouse, 69 guest)	
HANDICAP SPACES REQUIRED	12 SPACES	
HANDICAP SPACES PROVIDED	12 SPACES	
LOT AREA	502803.75 SF (11.5 Acres)	
TRACT AREA	N/A	
PUBLIC R.O.W. AREA	18,410 SF	

<p>STRUCT AND MAINTAIN THE PAVING STANDARDS FOR VEHICLES IS GRANTED REAFTER ESTABLISHED EMERGENCY AND UTILITY VEHICLES, ENCROACH INTO THE FIRE LANE, NO PARKING". THE REGULATIONS WITHIN THE LANE AT ALL TIMES FOR</p>	SHEET NO.	SHEET INDEX
	1	COVER SHEET
	2-3	SITE PLAN
	4-5	PRELIMINARY GRADING PLAN
	6-7	PRELIMINARY UTILITY PLAN
	8	DOWNSTREAM UTILITY LAYOUT
	9	LANDSCAPE COVER SHEET
	10	LANDSCAPE NOTES
	11,12	LANDSCAPE PLAN
	13	LANDSCAPE PLAN ENLARGEMENT
<p>CONTROL SIGNS AND</p>	14	LANDSCAPE DETAILS
	15	HYDROZONE PLAN
	16,17	ARCHITECTURAL ELEVATIONS & DETAILS
RESPONDER RADIO	18,19,20,21	PHOTOMETRIC PLAN & DETAILS

ALL LEVELS WITHIN THE AURORA BUILDING THAT HAS PASSED INSPECTED CONTRACTOR TO SYSTEM PRIOR TO OR EXTERIOR ASSESSMENT FOR	Add the following note: 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
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EXAMPLE: COLORADO (EAVE LINE) OF ANY U.S. DEPARTMENT OF 50 FEET OF ANY REGULATE, OR ASSEMBLY, AND SECTION 195-248. E OF OCCUPANCY. NGINGS, CANTILEVERED SHALL BE SUBMITTED OTHER SIGNS AS

Response: Note added.

Located in LDN NISBA area 55-60 LDN add Note

PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

Response: Note revised.

Response: Note revised.

Response: Note added.

APPLICANT

PRIME WEST
7001 EAST BELLEVIEW AVENUE, SUITE 650
DENVER, CO 80237

THE REAR EXTERIOR DOOR, BE PLAINLY LEGIBLE AND

Response: Note revised.

→ HIGH POINT PRELIMINARY PLAT NO. 17

SAL DESCRIPTION: SEE THIS SHEET

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.

Response: COMMENT NOTED. THANK YOU.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE PRESENTS
TO BE EXECUTED THIS _____ DAY OF _____ AD. _____.

BY: _____	Identify the following for parking spaces provided:
OR OWNERS) _____	1. Surface Parking - # spaces.
_____	2. Covered Parking - # spaces.
_____	3. Garage Parking - # spaces.
_____	4. Individual Private Parking Garages - # spaces.
_____	(Where the value is zero, no identification is needed.)
_____	Identify the following for accessible parking:

Response: NO OPEN SPACE DEDICATION IS PROPOSED WITH THIS APPLICATION, HOWEVER USABLE OPEN SPACE ACREAGE IS PROVIDED.

AS ACKNOWLEDGED

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

1. Accessible Parking Required - # spaces.
2. Accessible Parking Provided - # spaces.
3. Van Accessible Parking Required - # spaces.
4. Van Accessible Parking Provided - # spaces.
5. Surface Accessible Parking Provided - # spaces.
6. Covered Accessible Parking Spaces provided - # spaces.
7. Garage Accessible Parking Spaces provided - # spaces.
8. Individual Garage Parking provided - # spaces.
(Where the value is zero, no identification is needed.)
Per the 2015-IBC Section 1106, the required number of accessible parking spaces shall be distributed between surface, under and within buildings; to include 2% of the number of Individual Private Parking Garages.

(NOTARY PUBLIC)

MY COMMISSION EXPIRES: _____

NOTARY BUSINESS ADDRESS: _____

Response: PARKING SUMMARY ADDED.

If you provide required amount of guest parking, which is 1 space per 5 dwelling units for guest parking. Based on 365 units, this is 73 guest parking spaces. Please also update the provided number in Letter of Introduction.

Identify if buildings are sprinklered or not sprinklered.

Provide breakdown of garage parking spaces, including amount found in attached/detached garages. Items from Life & Safety shown above can be incorporated in this table.

CITY OF _____	Please add signature lines for Planning and Zoning Commission and City Council in case applications need to be reviewed. This is a standard requirement for all applications.
CITY ATTORNEY: _____	
PLANNING DIRECTOR: _____	

ATTEST: _____
(CITY CLERK)

remove all AutoCAD SHX text

RECORDER'S CERTIFICATE:

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

Response: File has been flattened.

AMENDMENTS:	
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OWNER	LANDSCAPE / PLANNER
ACM HIGH POINT VI LLC 4100 EAST MISSISSIPPI, STE 500 DENVER, CO 80246	NORRIS DESIGN 1101 BANNOCK STREET DENVER, CO 80204

ENGINEER MARTIN/MARTIN, INC. 24299 W. COLFAX AVE. LAKEWOOD, CO 80215	SURVEYOR AZTEC CONSULTANTS, INC 300 EAST MINERAL AVENUE, STE 1 LITTLETON, CO 80122
--	--

OWNER:
ACM HIGH POINT VI LLC
100 EAST MISSISSIPPI, STE 500
DENVER, CO 80246



Know what's below.
Call before you dig.

DATE:
PP01-03/13/2020

SHEET TITLE:
COVER SHEET

HIGH POINT - PLANNING AREA 64

SITE PLAN 01
CITY OF AURORA, COLORADO

OWNER:
ACM HIGH POINT VII LLC
4100 EAST MISSISSIPPI, STE 500
DENVER, CO 80246



Know what's below.
Call before you dig.

DATE:
PP01-03/13/2020

SHEET TITLE:
SITE PLAN

Provide a separate sheet for the site plan sign package including location and sign detail.

Response: Signage and Striping Plan has been added to the set as Sheets 9 and 10.

Show locations of fire lane signs. Note alternating sides every 50'. TYP.

Response: Fire lane signs have been added and identified on Sheets 9 and 10.

Show locations of accessible parking signs and concrete parking stops. TYP.

Response: Accessible parking signs and concrete parking stops have been added and identified on Sheets 9 and 10.

Provide detail showing location of accessible ramps. TYP.

Response: Curb ramps have been added at all necessary locations and labeled on Sheets 2 and 3.

Please refer to Case Number for the Lisbon Street ISP under where they say "Lisbon Street By Others"

Response: The COA Case Number for the Lisbon Street ISP has been added to the Lisbon Street label on Sheets 2-10.

It is difficult to show elevations numbers below buildings using a type designation such as Type 1, Type 2, etc below the building number. Example: Building 6, Type 2. TYP.

Response: The Type (I, II, or III) have been added to the building labels on Sheets 2 and 3.

Response: As Lisbon Street is further along than the other adjacent streets, proposed fire hydrants have been shown on Lisbon. Once the water design is provided for the other adjacent streets, we will include them.

dedicate all needed easements by separate documents. Contact Andy Niquette (aniquett@auroragov.org) to start the

Response: Comment noted, the easement process will begin.

Label this adjacent parcel as Open Space PA-5d

Response: This label has been added on Sheets 2-10.

Safe pedestrian crossings need to be identified up to the open space. Coordinate with PROS and traffic.

Response: None of the adjacent street have been recorded yet. Preliminary R.O.W. widths for all streets have been added.

Response: A note and leader has been added to Sheet 2 and Sheet 9 at the drive intersection stating "Pedestrian Crossing to Open Space (By Others)"

Response: The curb ramps and associated cross walks have been added. The curb ramps have been labeled on Sheets 2 and 3. The cross walks have been labeled on Sheets 9 and 10.

Response: Width dimensions on the sidewalks have been provided on Sheets 2 and 3.

Response: Preliminary street name of 67th Avenue has been added.

Response: Note #4 on Sheets 2 and 3 states "All parking areas and drive lanes to be asphalt."

Circle number of parking spaces in each lot.

Response: The number of parking spaces in each row has been identified and circled on Sheets 2 and 3.

Response: "Lot 1, Block 1, High Point Subdivision Filing No. 1" has been added to Sheets 2-10.

Response: A dashed line has been added between the fire lane and the pocket utility easements.

Response: There is no accessible parking within the detached garages.

Show typical garage dimensions.

Response: The typical garage dimensions have been provided in Note #5 on Sheets 2 and 3.

Response: None of the adjacent street have been recorded yet. Preliminary R.O.W. widths for all streets have been added.

Response: Curb ramps have been added at all necessary locations and labeled on Sheets 2 and 3.

Show/label curb ramps, typical all locations

add R.O.W. width and recording information

Confirm if this is an accessible entrance. If so, extend the accessible route to the door.

Response: Yes, the accessible route has been extended to the door.

Response: The accessible route has been extended to the door.

Response: The accessible route has been extended to the door.

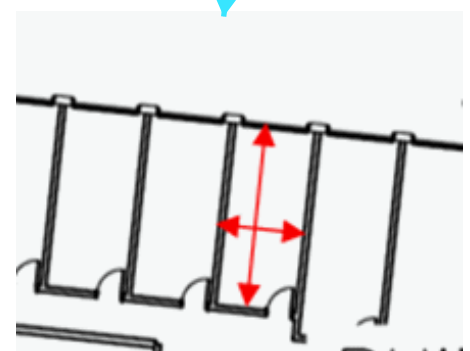
Response: The accessible route has been extended to the door.

Response: The accessible route has been extended to the door.

Response: The accessible route has been extended to the door.

Response: The accessible route has been extended to the door.

Response: The accessible route has been extended to the door.



Provide mailbox/mail kiosk detail to include accessibility.

Response: The accessible route has been shown for access to the mailbox kiosk. Details of the mailbox kiosk are shown on the Clubhouse Elevations.

Safe pedestrian crossings need to be identified up to the open space. Coordinate with PROS and traffic.

$\Delta=37^{\circ}21'57''$
 $R=218.00'$
 $L=142.17'$
 $CH=S71^{\circ}09'35''E$
 $139.66'$

$\Delta=1^{\circ}22'26''$
 $R=4032.00'$
 $L=96.13'$
 $CH=S71^{\circ}09'35''E$
 $139.66'$

This area shall be a 26' fire lane to provide access. Reference 2013 NFPA 13 Appendix D

Response: The fire lane and easement has been provided as requested.

Response: These walkways and sidewalk have been removed.

Response: This label has been added on Sheets 2-10.

Label as Neighborhood Park PA-12a

Relocate all street lights to a position outside the fire lane easement. Note: Nothing is allowed to encroach into or over a dedicated easement. TYP

Response: The street lights have been revised to not encroach over the fire lane easement.

Remove walkways from the buffer and consolidate park access points

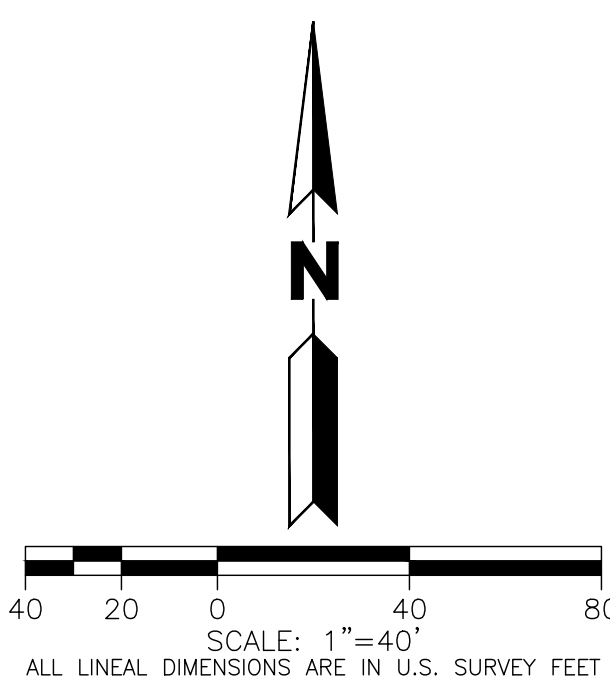
Response: The walkways have been removed within the buffer and the park access points have been consolidated.

Response: The walkways have been removed within the buffer and the park access points have been consolidated.

Response: These are 2 parking spaces for residents to access mail kiosk. The stalls do not encroach into the fire lane.

Add a note that adjacent public improvements shall be completed prior to the issuance of a Certificate of Occupancy

Response: This note has been added as Note #3 on Sheets 2 and 3.



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 (Q₄) 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.

NOT FOR CONSTRUCTION

dedicate all needed easements by separate documents.
Contact Andy Niquette (aniquett@auroragov.org) to start the process

Response: Comment noted, the easement process will begin.

SEE SHEET 2 FOR CONTINUATION

Relocate all street lights to a position outside the fire lane easement. Note: Nothing is allowed to encroach into or over a dedicated easement. TYP

Response: The street lights have been revised to not encroach over the fire lane easement.

Response: This label has been added on Sheets 2-10.

IMPORTANT NOTE: No sidewalk or walkways to each individual unit is permitted within the 25-foot landscape buffer. See comments from PROS.

Response: These walkways and sidewalk have been removed.

Move accessible parking to this location. Reference 2015 IBC 1106.6

Response: The accessible parking location has been shifted.

Circle number of parking spaces in each lot.

Response: The number of parking spaces in each row has been identified and circled on Sheets 2 and 3.

Response: "Lot 1, Block 1, High Point Subdivision Filing No. 1" has been added to Sheets 2-10.

Response: Note #4 on Sheets 2 and 3 states "All parking areas and drive lanes to be asphalt."

Response: None of the adjacent street have been recorded yet. Preliminary R.O.W. widths for all streets have been added.

Show/label curb ramps, typical all locations

Response: Curb ramps have been added at all necessary locations and labeled on Sheets 2 and 3.

Response: None of the adjacent street have been recorded yet. Preliminary R.O.W. widths for all streets have been added.

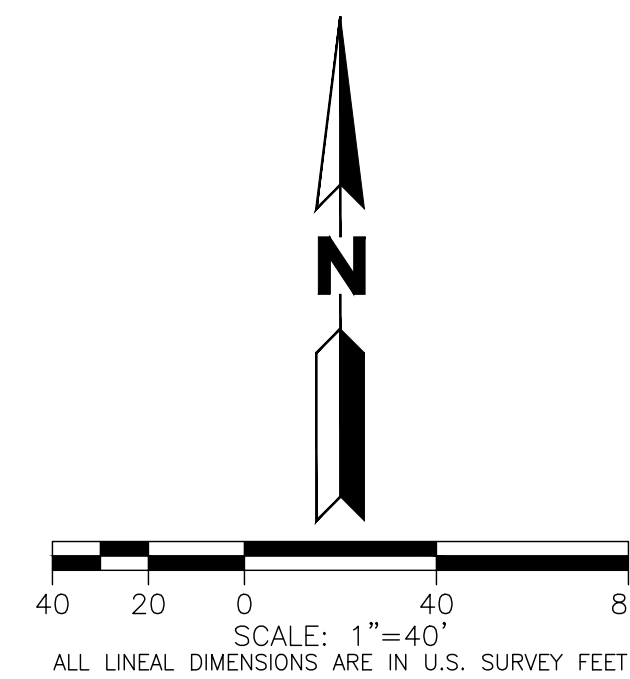
Response: Width dimensions on the sidewalks have been provided on Sheets 2 and 3.

Response: None of the adjacent street have been recorded yet. Preliminary R.O.W. widths for all streets have been added.

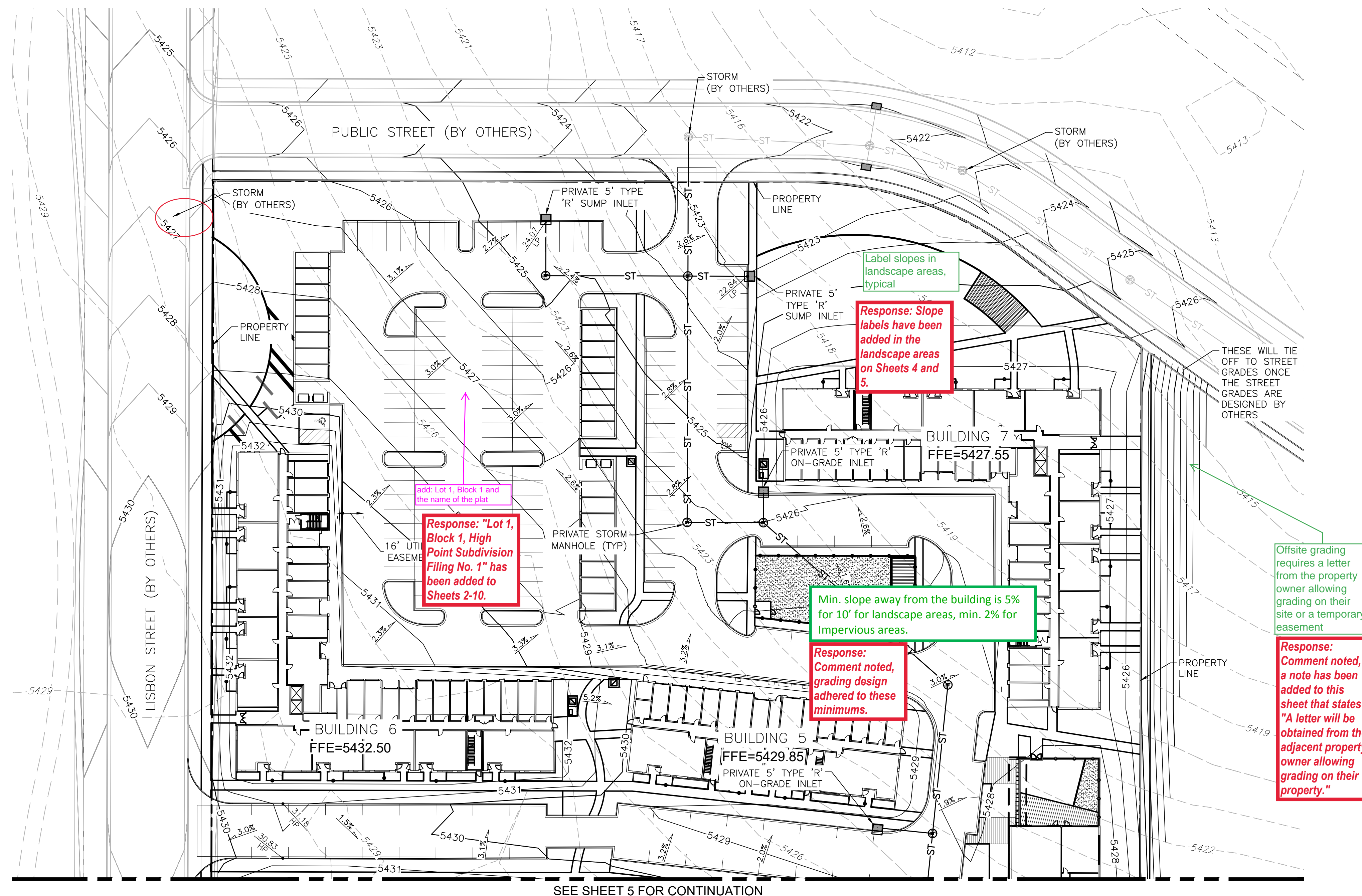
Response: Preliminary street name of 66th Avenue has been added.

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.



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.



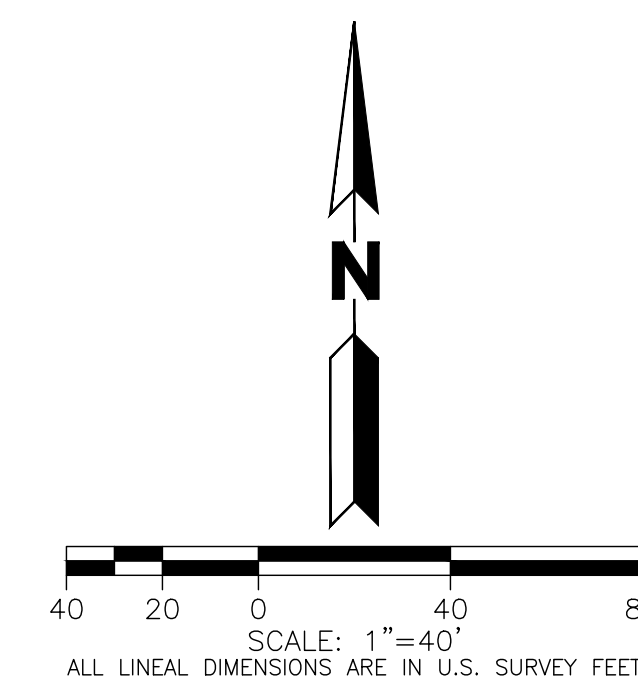
<u>LEGEND</u>	
<i>EXISTING</i>	<i>PROPOSED</i>
— — — — —	— — — — —
PROPERTY LINE	
=====	=====
RIGHT-OF-WAY LINE	
=====	=====
CURB & GUTTER	
-- 5750 --	-- 5750 --
-- ST --	-- ST --
(ST)	(ST)
STORM MANHOLE	
□	■
INLET	
- ➡	➡
GRADING ARROW	
DRIVE	DRIVE
ELEV.	ELEV.
+ ↗	+ ↗
SPOT ELEVATIONS	

NOTES:

1. SEE SHEET 8 FOR DOWNSTREAM STORM SEWER LAYOUT.

Add a note indicating if the storm sewer system is public or private and who will maintain it.

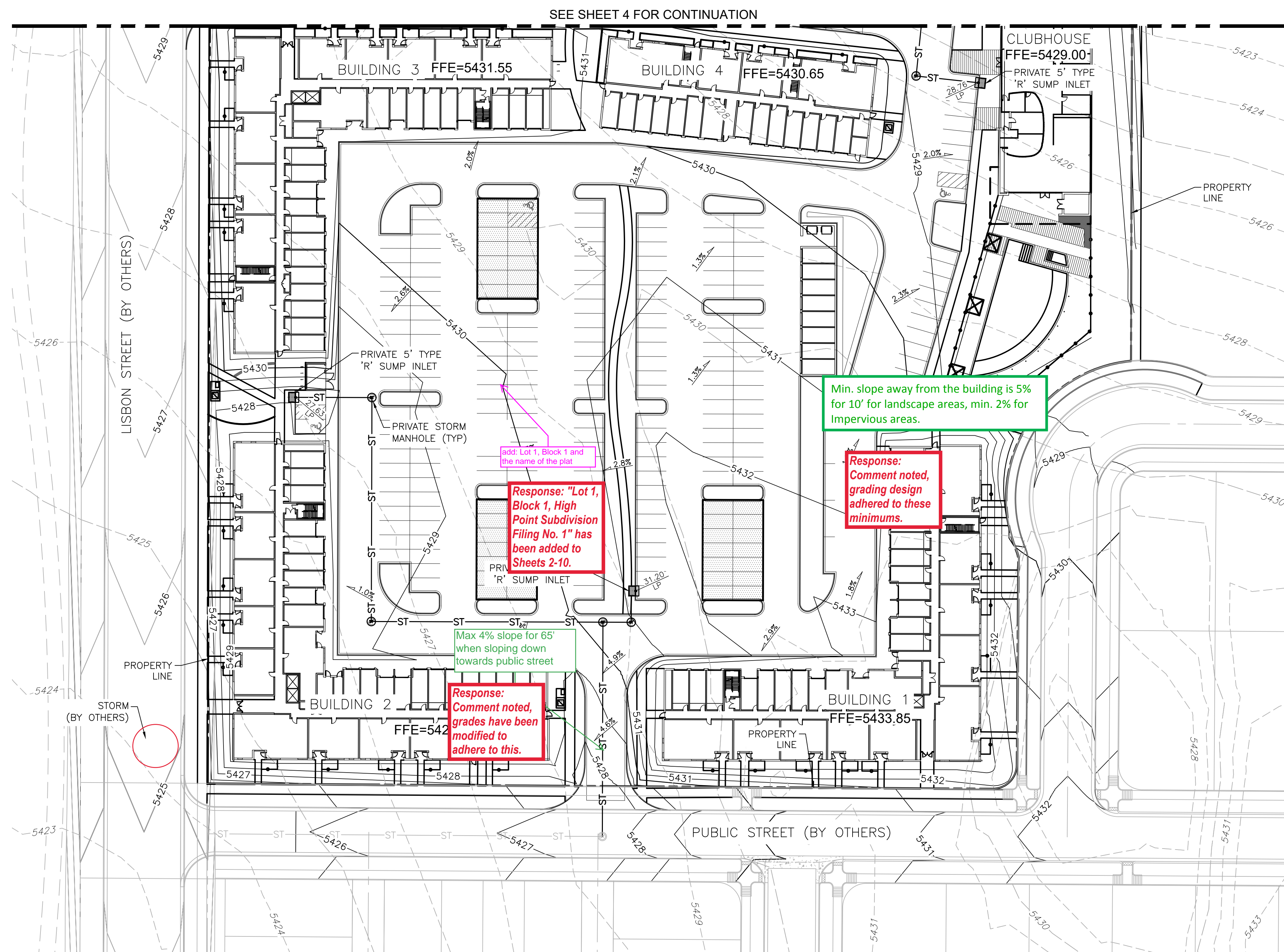
Response: All storm labels on Sheets 4-7 have had "private" added to them. Note # 2 has been added to Sheets 4-7 that states "All on-site storm sewer is private and will be maintained by the owner."



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_D) 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.

CHECKED BY: BH/EM
DRAWN BY: AB/DR

NOT FOR CONSTRUCTION



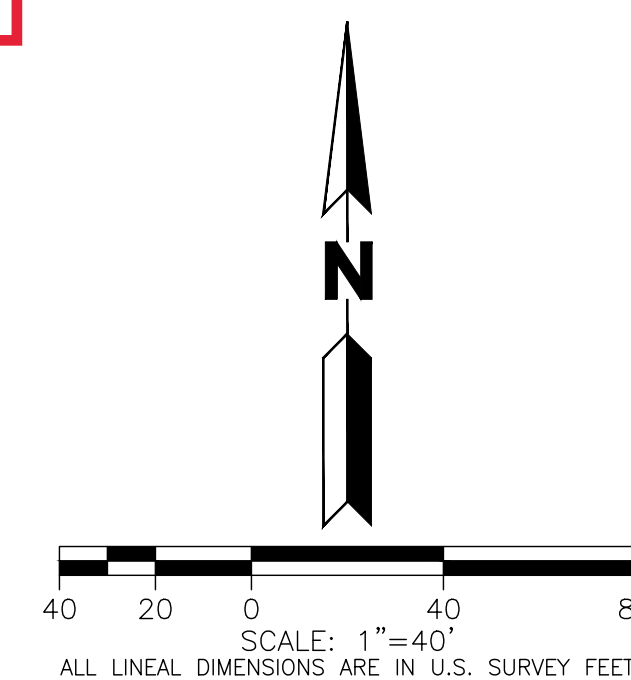
	<u>LEGEND</u>	
<i>EXISTING</i>		<i>PROPOSED</i>
_____	PROPERTY LINE	=====
=====	RIGHT-OF-WAY LINE	=====
=====	CURB & GUTTER	=====
- - - 750' - - -	CONTOURS	- - - 750' - - -
- - - ST - - -	STORM SEWER	- - - ST - - -
(S1)	STORM MANHOLE	(SF)
[]	INLET	[]
- ➡	GRADING ARROW	➡
<i>DRIVE</i>	DESCRIPTIONS	<i>DRIVE</i>
<i>ELEV.</i>	SPOT ELEVATIONS	<i>ELEV.</i>

NOTES:

1. SEE SHEET 8 FOR DOWNSTREAM STORM SEWER LAYOUT.

Add a note indicating if the storm sewer system is public or private and who will maintain it.

Response: All storm labels on Sheets 4-7 have had "private" added to them. Note # 2 has been added to Sheets 4-7 that states "All on-site storm sewer is private and will be maintained by the owner."



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CHECKED BY: BH/EM
DRAWN BY: AB/DR

NOT FOR CONSTRUCTION

SITE PLAN 01
CITY OF AURORA, COLORADO

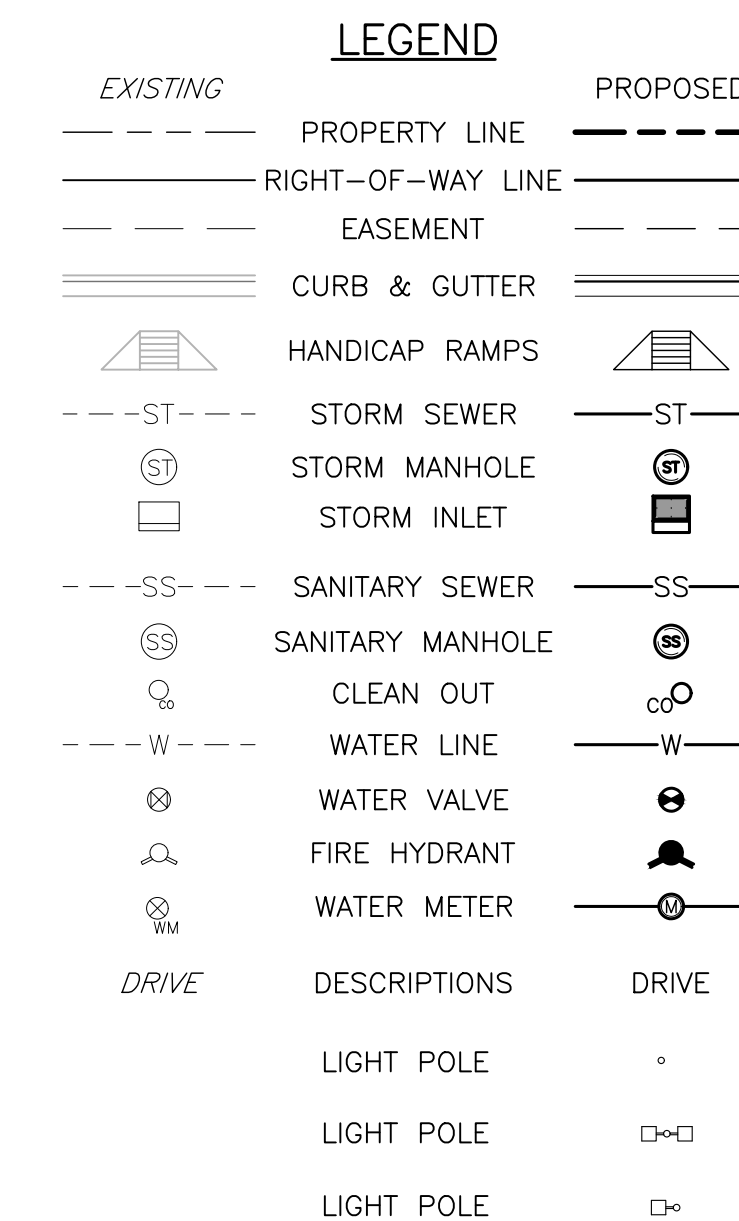
OWNER:
ACM HIGH POINT VI LLC
4100 EAST MISSISSIPPI, STE 500
DENVER, CO 80246



DATE:
PP01-03/13/2020

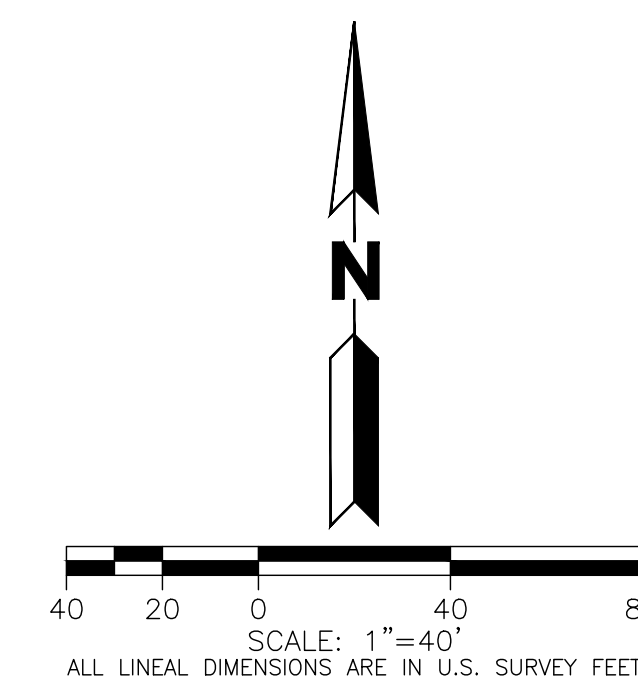
SHEET TITLE:
PRELIMINARY
UTILITY PLAN

6



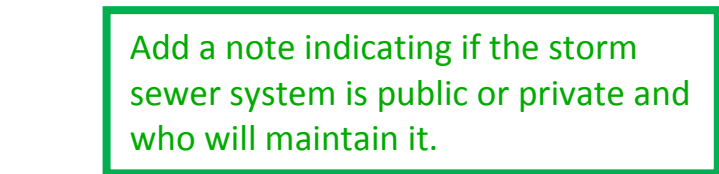
1. SEE SHEET 8 FOR DOWNSTREAM UTILITY LAYOUT.

Response: All storm labels on Sheets 4-7 have had "private" added to them. Note # 2 has been added to Sheets 4-7 that states "All on-site storm sewer is private and will be maintained by the owner."

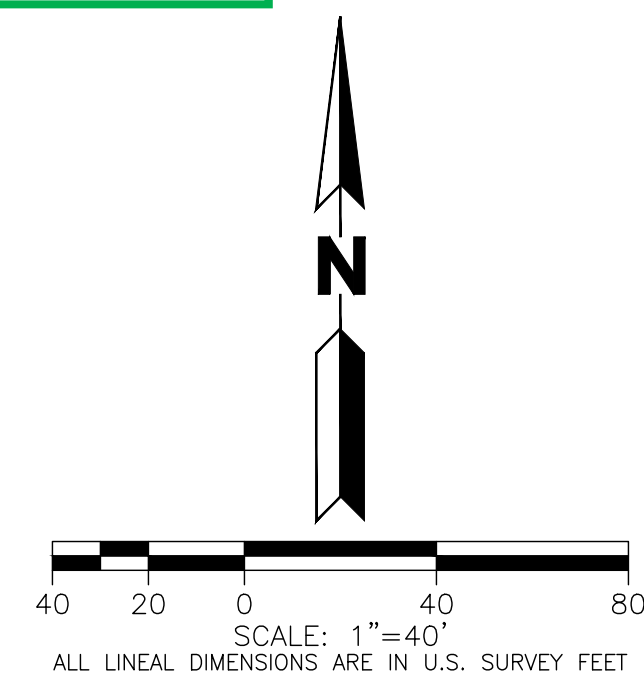


MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_{LD}) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL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

CHECKED BY: BH/EM
DRAWN BY: AB/DR



Response: All storm labels on Sheets 4-7 have had "private" added to them. Note # 2 has been added to Sheets 1-7 that states "All on-site storm sewer is private and will be maintained by the owner."

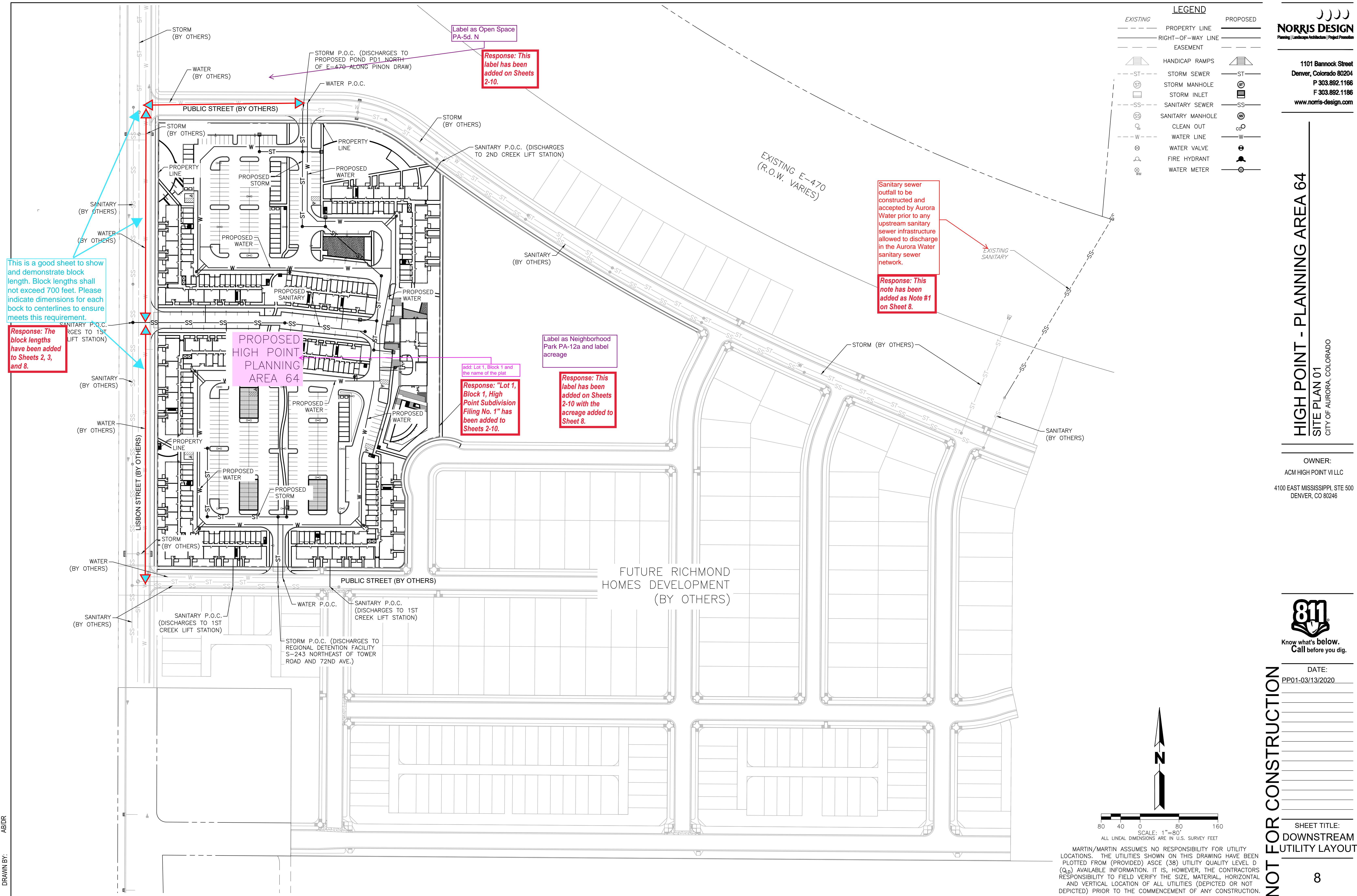


MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_uD) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL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

NOTES:

1. SEE SHEET 8 FOR DOWNSTREAM UTILITY LAYOUT.

NOT FOR CONSTRUCTION



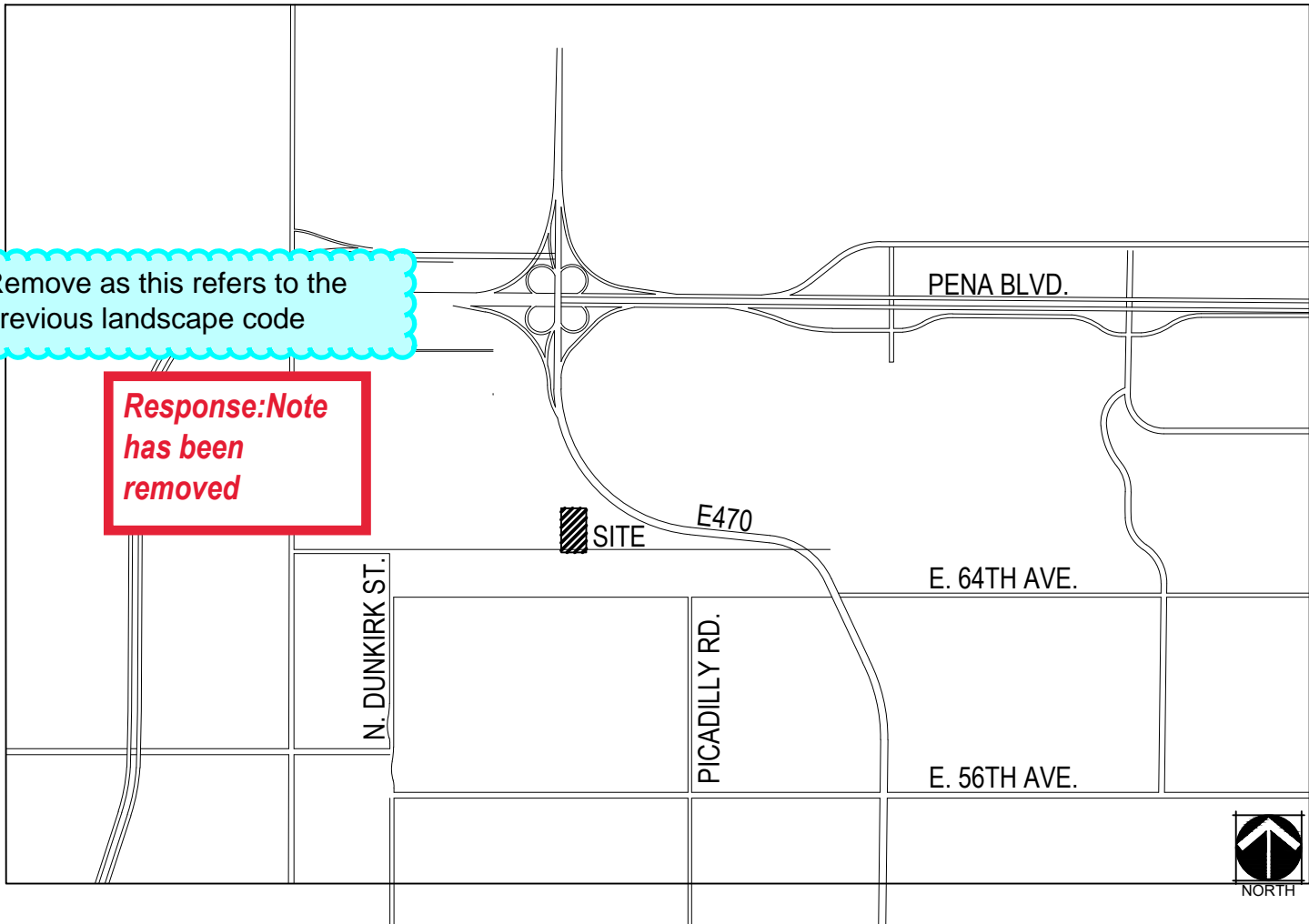
CITY OF AURORA NOTES

- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION.
- ALL FREE STANDING LIGHTS WITHIN THIS PLAN ARE STREET LIGHTS.
- THE SURFACE MATERIAL OF WALKS ARE TO BE LIGHT BROOM FINISH. **VEHICULAR DRIVES, PARKING LOTS** AND PLAZAS ARE NOT INCLUDED.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE FOR THE MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN 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 SEC. 140-1423 AND/OR SEC. 140-1433** 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" TAN RIVER ROCK. FOR AREAS SPECIFIED AS COBBLE, USE 6-12" BLUE RIVER ROCK COBBLE. WEED BARRIER IS REQUIRED UNDER COBBLE AND RIVER ROCK. NO WEED BARRIER IS REQUIRED UNDER WOOD MULCH. COBBLE, AND RIVER ROCK IS AVAILABLE AT PIONEER SAND WWW.PIONEERSAND.COM OR APPROVED EQUAL. AREAS OF PERENNIALS AND ANNUALS TO BE MULCHED WITH 3" DEPTH OF GORILLA HAIR SHREDDED MULCH WITH NO WEED BARRIER NECESSARY.
- LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN SIGHT TRIANGLES AND ADHERE TO THE REQUIREMENTS LISTED IN SECTION 4.04.2.10.
- 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 WAIVE ANY CLAIM AGAINST THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS TO THE MAXIMUM EXTENT POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

VICINITY MAP



SHEET NO.	SHEET INDEX
9	LANDSCAPE COVER SHEET AND NOTES
10	LANDSCAPE SCHEDULES
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	ENLARGEMENT PLAN
14	HYDROZONE PLAN
15	LANDSCAPE DETAILS

Remove as this refers to the previous landscape code

Response: Note has been removed

Please label the buildings on the plan. Not sure which building is which.

Response: buildings have been labeled

Please edit/revise these notes as they are construction related and/or contain contractor direction. The city does not review construction drawings and the city attorney will not sign the final mylars with contractor related notes.

Response: Notes have been removed

APPLICANT

PRIME WEST
7001 EAST BELLEVUE AVENUE, SUITE 650
DENVER, CO 80237

ARCHITECT

RATIO | HPA
1655 GRANT STREET
DENVER, CO 80203

OWNER

WESTSIDE INVESTMENT PARTNERS, INC.
4100 EAST MISSISSIPPI AVENUE, SUITE 500
DENVER, CO 80246

ENGINEER

MARTIN/MARTIN, INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215

LANDSCAPE / PLANNER

NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204

SURVEYOR

MARTIN/MARTIN, INC.
12499 W. COLFAX AVE.
LAKEWOOD, CO 80215

SITE DATA TABLES

Water Use Table					
Area (Tract)	Water Conserving Irrigation (Native Seed)	Water Conserving Irrigation (Shrub Bed)	Non-Water Conserving Irrigation (Sod)	Non-Irrigated Landscape Area/ Pavement	Total Area (SF)
site	0 SF	107,212 SF	16,614 SF	12,872 SF	136,698 SF
Totals:	0 SF	107,212 SF	16,614 SF	12,682 SF	136,698 SF

Add info. as to the percentages of each of these to the overall landscape area.

Response: Percentages have been added.

Include the middle drive off of Lisbon Street.

Response: Chart has been updated

Multi-family Building Landscaping Requirements			
Building Type	Building Perimeter	# of Trees provided/required	#of shrubs provided/required
Building #1 Elevation	514 LF		
5% Trees		11 / 7	
15% Tall Shrubs			11/20
80% Other Shrubs			172/103
Building #2	285 LF		
5% Trees		9 / 4	
15% Tall Shrubs			11/11
80% Other Shrubs			104/57
Building #3	515 LF		
5% Trees		13 / 7	
15% Tall Shrubs			35/20
80% Other Shrubs			117/103
Building #4	515 IF		
5% Trees		12 / 7	
15% Tall Shrubs			8/20
80% Other Shrubs			164/103
Building #5	285 IF		
5% Trees		6 / 4	
15% Tall Shrubs			8/11
80% Other Shrubs			99/57
Building #6	393 IF		
5% Trees		5 / 5	
15% Tall Shrubs			29/15
80% Other Shrubs			62/79
Building #7	515 LF		
5% Trees		12 / 7	
15% Tall Shrubs			11/20
80% Other Shrubs			175/20
Building #8	515 LF		
5% Trees		13 / 7	
15% Tall Shrubs			14/20
80% Other Shrubs			193/103

Notes: Plant material requirement = 1.25 plant per each 5 LF of perimeter*

Standard Rights-of-Way Street Tree Table				
Street Tree Description	Length (LF)	Trees Required	Shrub Equivalent Transfers	Trees Provided
67th Ave (1 Tree / 40 LF)	538	14	0	14
Lisbon St (1 Tree / 40 LF)	817	21	0	21
66th Ave (1 Tree / 40 LF)	420	11	0	12
Southeast (1 Tree / 40 LF)	330	9	0	8
Totals:	2,105	55	0	55

NOTES:

- Distances measured between tangent points, intersecting drives are excluded.

STREET PERIMETER BUFFER					
Area	Description	Length	Width Required	Width Provided	Trees/Shrubs Provided/Required
North	67th Ave. Frontage	538'	15'	15'	34/14 203/140
West	Lisbon Street Frontage	817'	15'	15'	21/21 233/210
South	66th Ave. Frontage	420'	15'	15'	12/11 141/110
Southeast	Street Frontage	330'	15'	15'	10/9 111/60

NON-STREET PERIMETER BUFFER					
Area	Description	Length	Width Required	Width Provided	Trees/Shrubs Required/Provided
Northeast	Park Buffer	538'	25'	25'	16/14 1212/140

PLANT SCHEDULE

QTY.	SYM.	HYDROZONE	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES*					
9	ACC	LOW	ACCOLADE ELM	COLADE'	2 1/2" CALIPER - B&B
3	GIN	LOW	MAGYAR GINKGO	GYAR'	2 1/2" CALIPER - B&B
19	IMP	LOW	IMPERIAL HONEYLOCUST	GLE	2 1/2" CALIPER - B&B
1	KCT	LOW	KENTUCKY COFFEETREE	GYN	2 1/2" CALIPER - B&B
9	HOA	LOW	HERITAGE OAK	QUERCUS X MACDANIELII 'CLEMONS'	2 1/2" CALIPER - B&B
9	LPT	MOD	LONDON PLANETREE	PLATANUS ACERIFOLIA 'BLOODGOOD'	2 1/2" CALIPER - B&B
13	PRE	LOW	PROSPECTOR ELM	ULMUS JAPONICA 'PROSPECTOR'	2 1/2" CALIPER - B&B
17	CAT	LOW	NORTHERN CATALPA	CATALPA SPECIOSA	2 1/2" CALIPER - B&B
33	SKY	LOW	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS IN. 'SKYLINE'	2 1/2" CALIPER - B&B
11	SSM	MOD	STATE STREET MAPLE	ACER MIYABE	2 1/2" CALIPER - B&B
11	HAC	LOW	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CALIPER - B&B
9	CKO	MOD	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2 1/2" CALIPER - B&B
DECIDUOUS ORNAMENTAL TREES					
16	CCP	LOW	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CALIPER - B&B
10	HWM	LOW	HOT WINGS MAPLE	ACER TATARICUM 'GARANN'	6-8" B&B. CLP
10	PRF	LOW	PRAIRIEFIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'	2" CALIPER - B&B
10	SPR	LOW	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW'	2" CALIPER - B&B
45	TCH	LOW	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CALIPER - B&B
EVERGREEN TREES					
13	AUS	LOW	AUSTRIAN PINE	PINUS NIGRA	6-8" HT. B&B
11	BSP	MOD	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6-8" HT. B&B
11	PVP	MOD	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6-8" HT. B&B
4	CBS	LOW	COLORADO SPRUCE	PICEA PUNGENS	6-8" HT. B&B
EVERGREEN SHRUBS					
179	BCH	LOW	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.
236	BUF	LOW	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.
22	CCB	MOD	CORAL BEAUTY COTONEASTER	COTONEASTER DAMMERI 'CORAL BEAUTY'	#5 CONT.
76	GSP	MOD	BLUE GLOBE SPRUCE	PICEA PUNGENS 'GLOBOSA'	#5 CONT.
30	MMO	MOD	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.
33	MOO	LOW	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	#5 CONT.
57	MPA	LOW	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	#5 CONT.
33	SPA	LOW	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#5 CONT.
80	YRE	LOW	RED YUCCA	HESPERALOE PARVIFLORA	#5 CONT.

These do not perform well in Aurora. Please select a different species of tree.

Response: Tree has been removed from the plant list.

SITE AMENITY SCHEDULE



1 DESCRIPTION: DOG STATION
MANUFACTURER: DOG-ON-IT
COLOR / FINISH: FOREST GREEN
NOTES: OR APPROVED EQUAL



2 DESCRIPTION: BIKE RACK
MANUFACTURER: SITE PIECES
MODEL: DUO
COLOR / FINISH: TBD
NOTES: TO BE FLUSH MOUNTED, OR APPROVED EQUAL



3 DESCRIPTION: LITTER BIN
MANUFACTURER: SITE PIECES
MODEL: MONOLINE
COLOR / FINISH: TBD
NOTES: TO BE FLUSH MOUNTED, OR APPROVED EQUAL



4 DESCRIPTION: TABLE
MANUFACTURER: SITE PIECES
MODEL: CAROUSEL TABLE
FRAME COLOR: TBD
SLATS COLOR: TBD
NOTES: TO BE FLUSH MOUNTED, OR APPROVED EQUAL



5 DESCRIPTION: PICNIC TABLE
MANUFACTURER: SITE PIECES
MODEL: MONOLINE COMMUNITY TABLE
FRAME COLOR: TBD
SLATS COLOR: TBD
NOTES: TO BE FLUSH MOUNTED, OR APPROVED EQUAL



6 DESCRIPTION: DOG WATERING STATION
MANUFACTURER: DOG-ON-IT
MODEL: DOG WATERING STATION ITEM #7213
FRAME COLOR: TEXTURED FAIRWAY GREEN (EG-27)
NOTES: TO BE FLUSH MOUNTED, OR APPROVED EQUAL

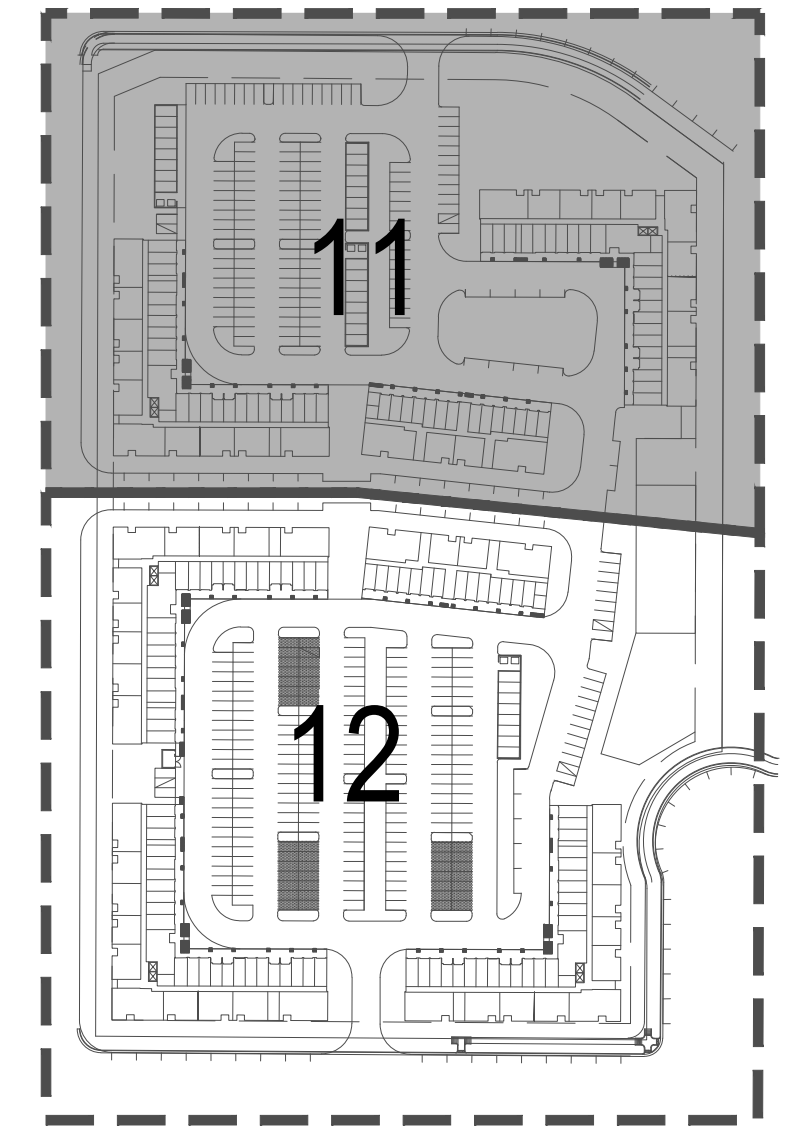





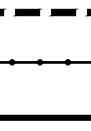
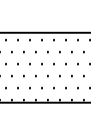
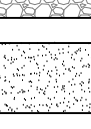
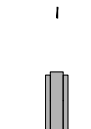
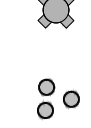


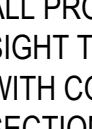

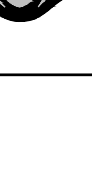
DESCRIPTION: POOL FENCE
MANUFACTURER: AMERISTAR FENCE (AMERISTARFENCE.COM) OR APPROVED EQUAL
MODEL: MONTAGE PLUS CLASSIC 3 RAIL
COLOR/FINISH: BLACK

TURF GRASS BLEND: SOD

"FRONT RANGE DROUGHT RESISTANT BLEND"
BY BITTERSWEET TURF FARMS, INC. OR APPR. EQUAL

COMMON NAME	% OF TOTAL
CREeping RED FESCUE	35%
SR3200 BLUE FESCUE	25%
SR3100 HARD FESCUE	12.5%
REUBENS CANADIAN BLUE	15%
SR5100 CHEWINGS FESCUE	12.5%
TOTAL	100%

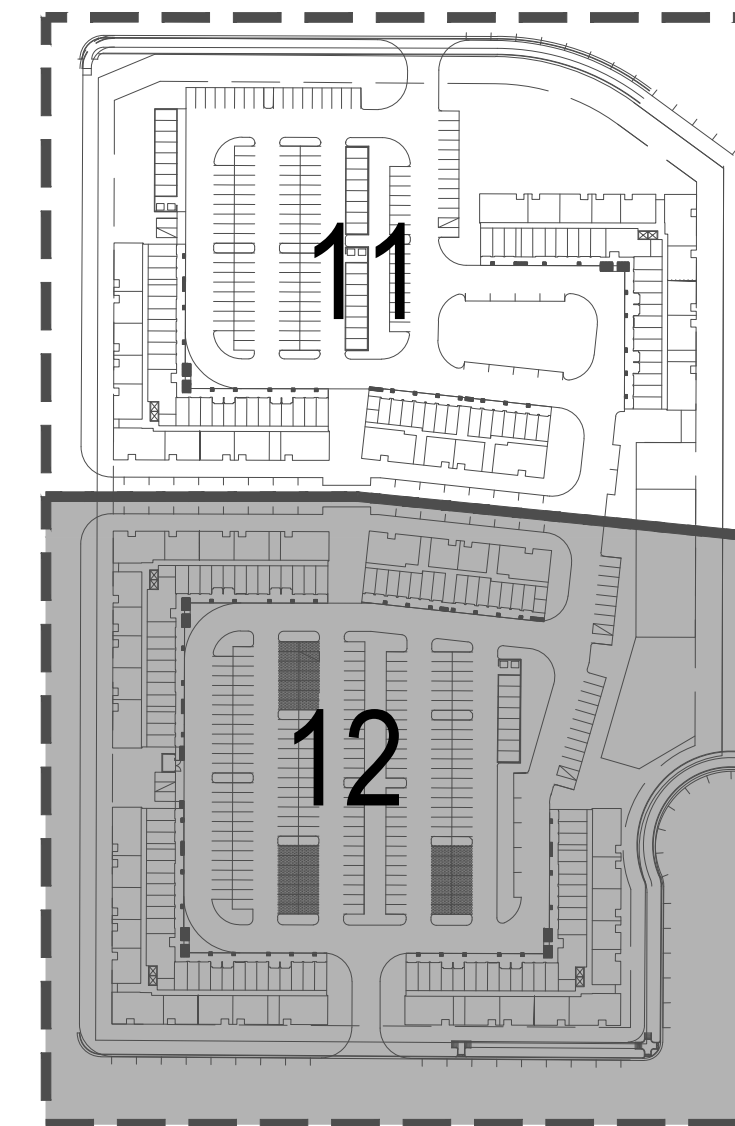


	DECIDUOUS TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	PERENNIALS
	ENLARGEMENT AREA
	FENCE
	PROPERTY LINE
	STEEL EDGER
	SOD
	6" - 12" BLUE RIVER ROCK COBBLE MULCH
	CRUSHER FINES
	BIKE RACK
	PICNIC TABLE
	TABLE
	ANNUAL PLANTER POTS
	PET STATION
	BENCH
	LITTER BIN

811
NORTH
SCALE 1" = 30'

[illegible]

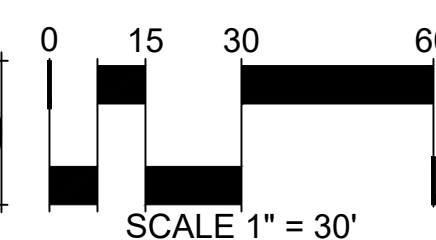
KEY MAP



LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- PERENNIALS
- ENLARGEMENT AREA
- FENCE
- PROPERTY LINE
- STEEL EDGER
- SOD
- 6" - 12" BLUE RIVER ROCK COBBLE MULCH
- CRUSHER FINES
- BIKE RACK
- PICNIC TABLE
- TABLE
- ANNUAL PLANTER POTS
- PET STATION
- BENCH
- LITTER BIN

*NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



HIGH POINT - PLANNING AREA 64

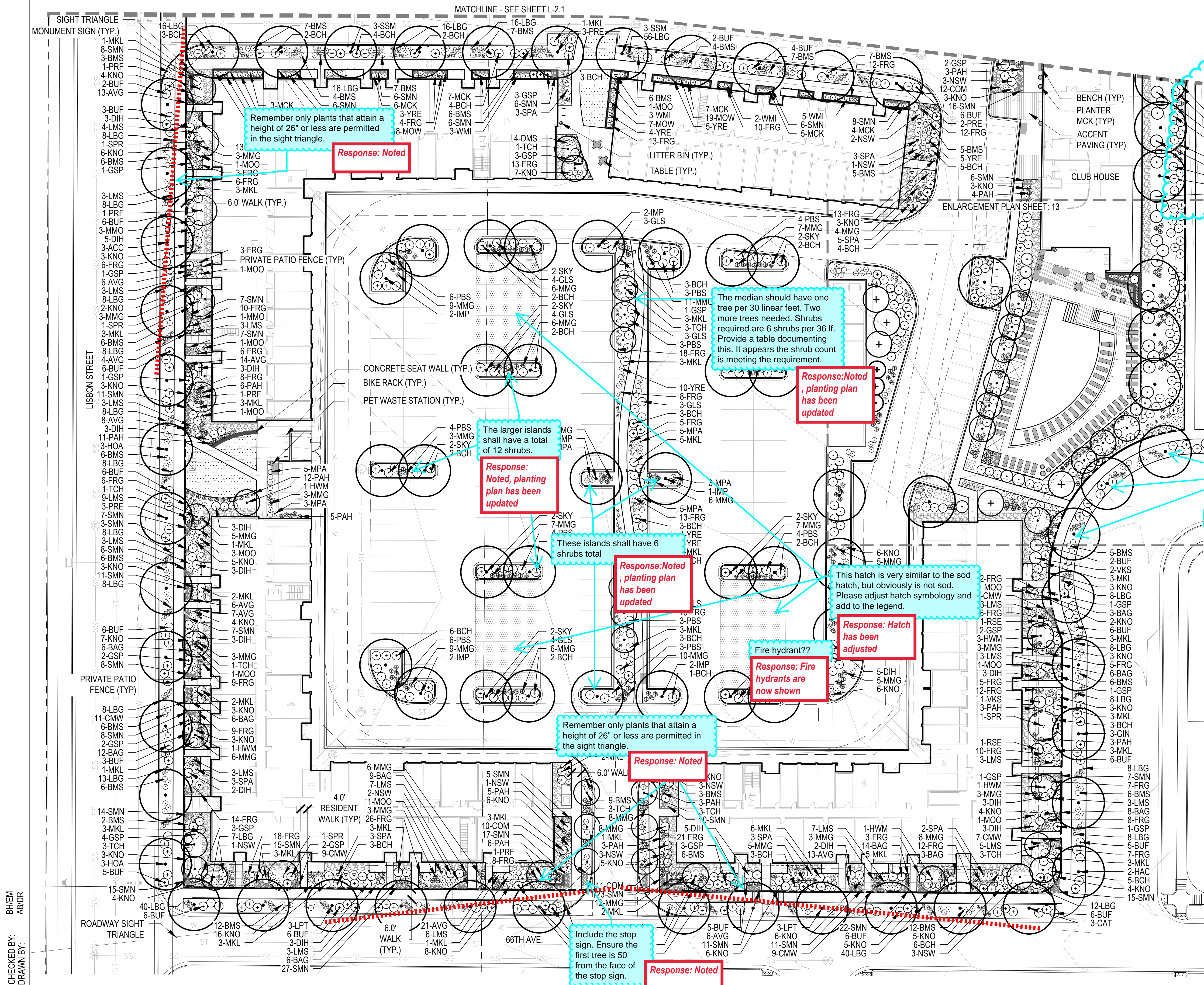
SITE PLAN 01
CITY OF AURORA, COLORADO

OWNER:
ACM HIGH POINT VI LLC
4100 EAST MISSISSIPPI, STE 500
DENVER, CO 80246



DATE:
PP01-03/13/2020

SHEET TITLE:
LANDSCAPE PLAN



NOT FOR CONSTRUCTION

HIGH POINT - PLANNING AREA 64

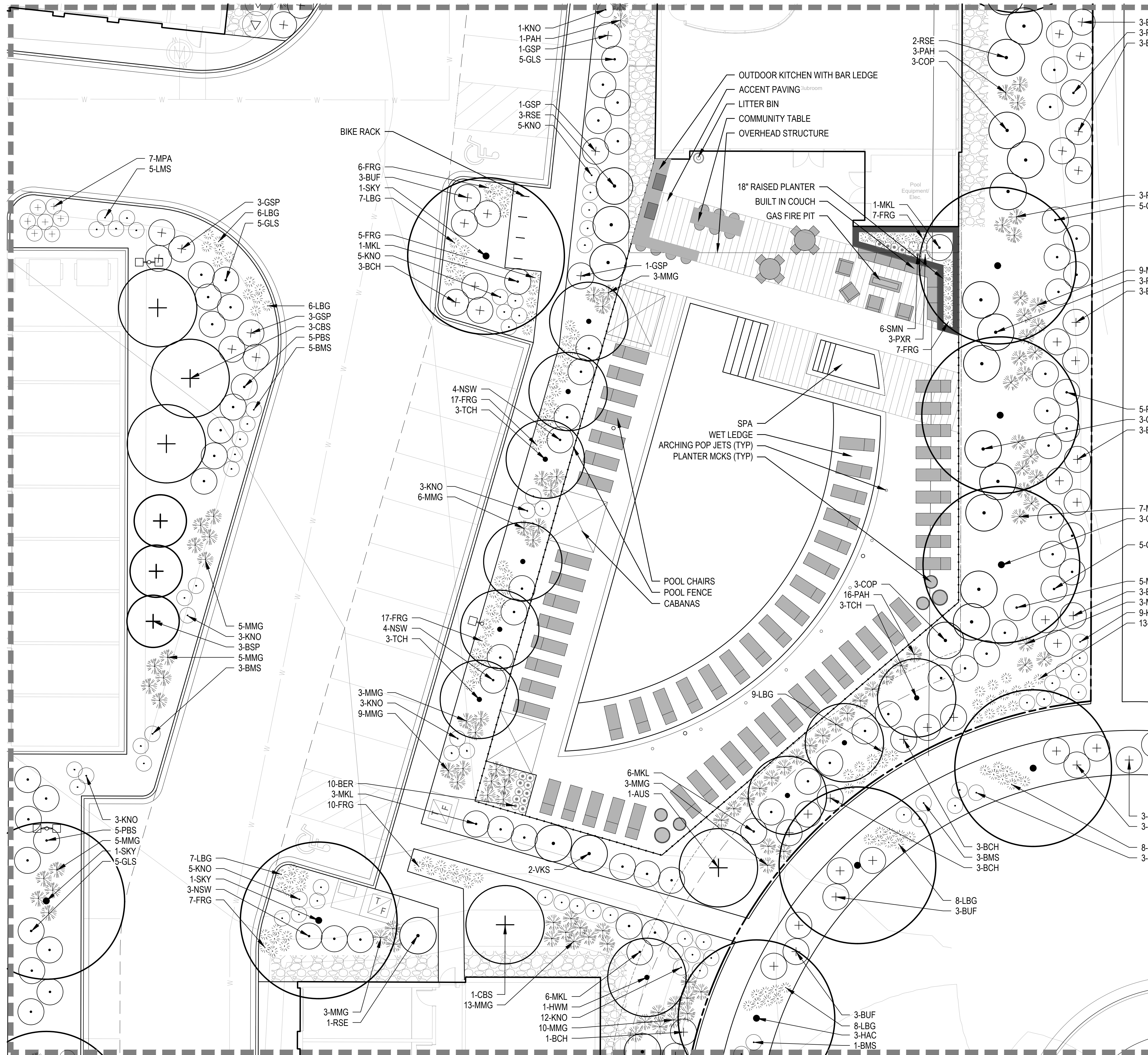
SITE PLAN 01
CITY OF AURORA, COLORADO

OWNER:
ACM HIGH POINT VI LLC
4100 EAST MISSISSIPPI, STE 500
DENVER, CO 80246

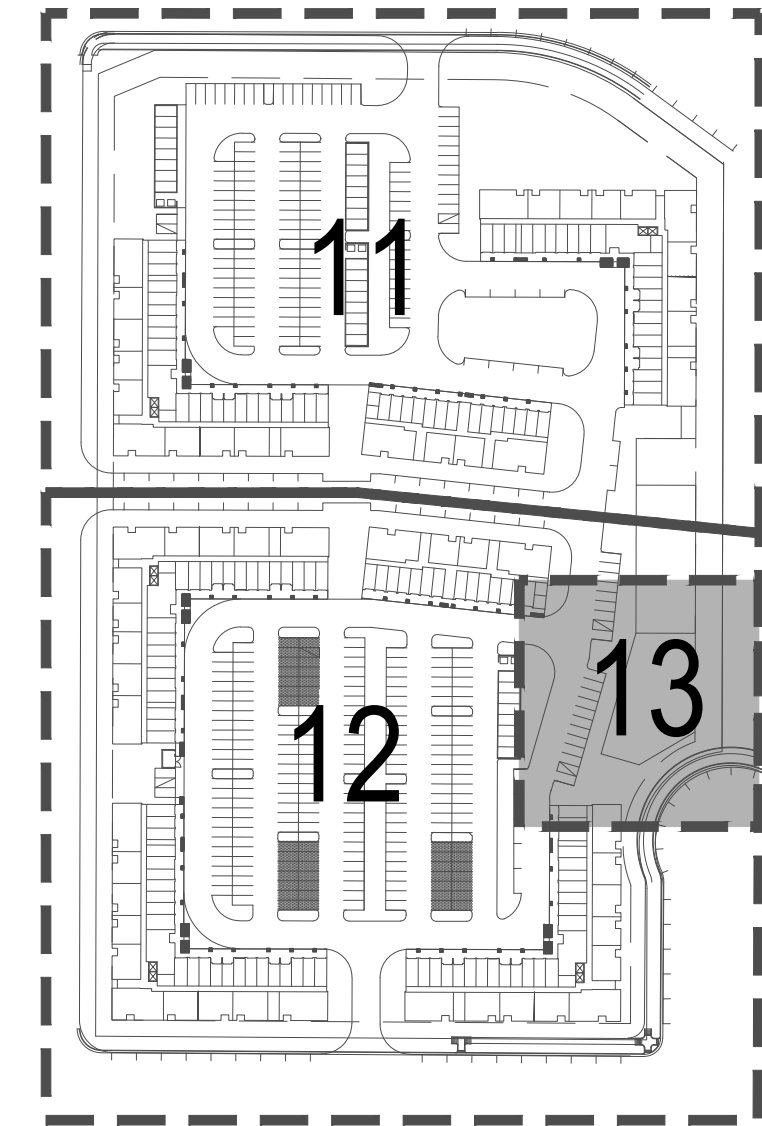


DATE:
PP01-03/13/2020

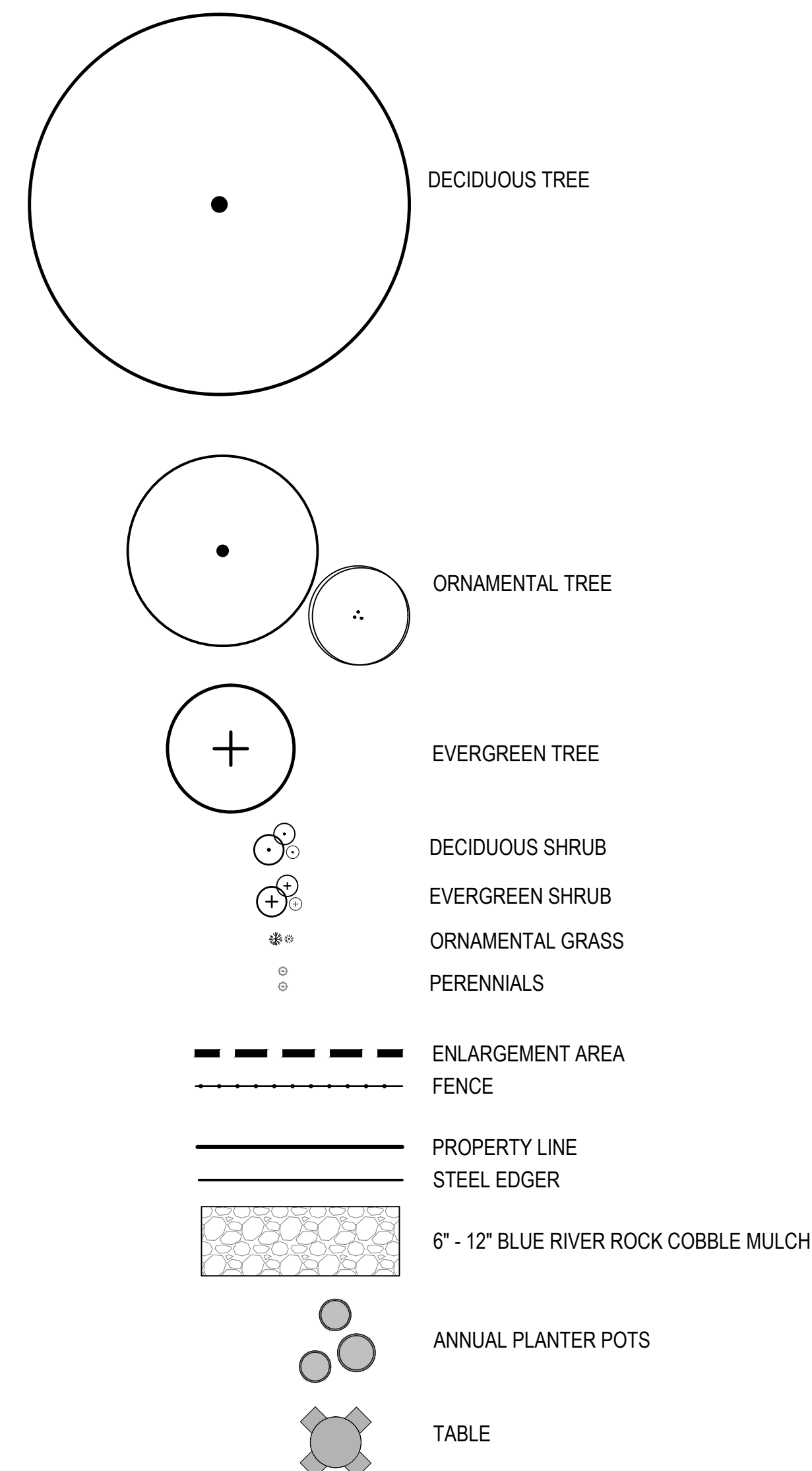
SHEET TITLE:
LANDSCAPE PLAN
ENLARGEMENT



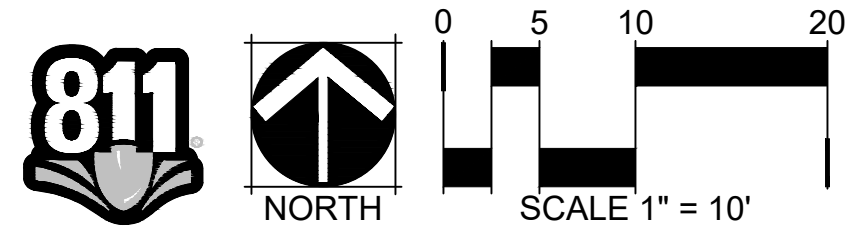
KEY MAP



LEGEND



*NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10



CHECKED BY: BHEM
DRAWN BY: AB/DJR

NOT FOR CONSTRUCTION

HIGH POINT - PLANNING AREA 64

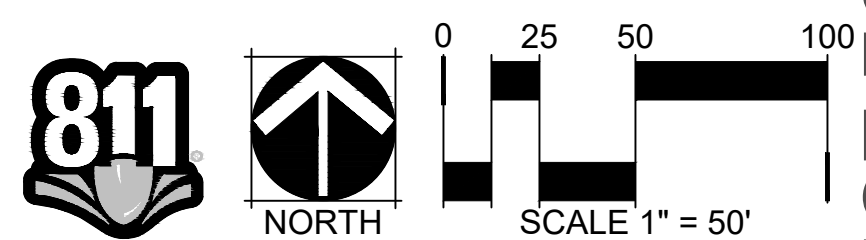
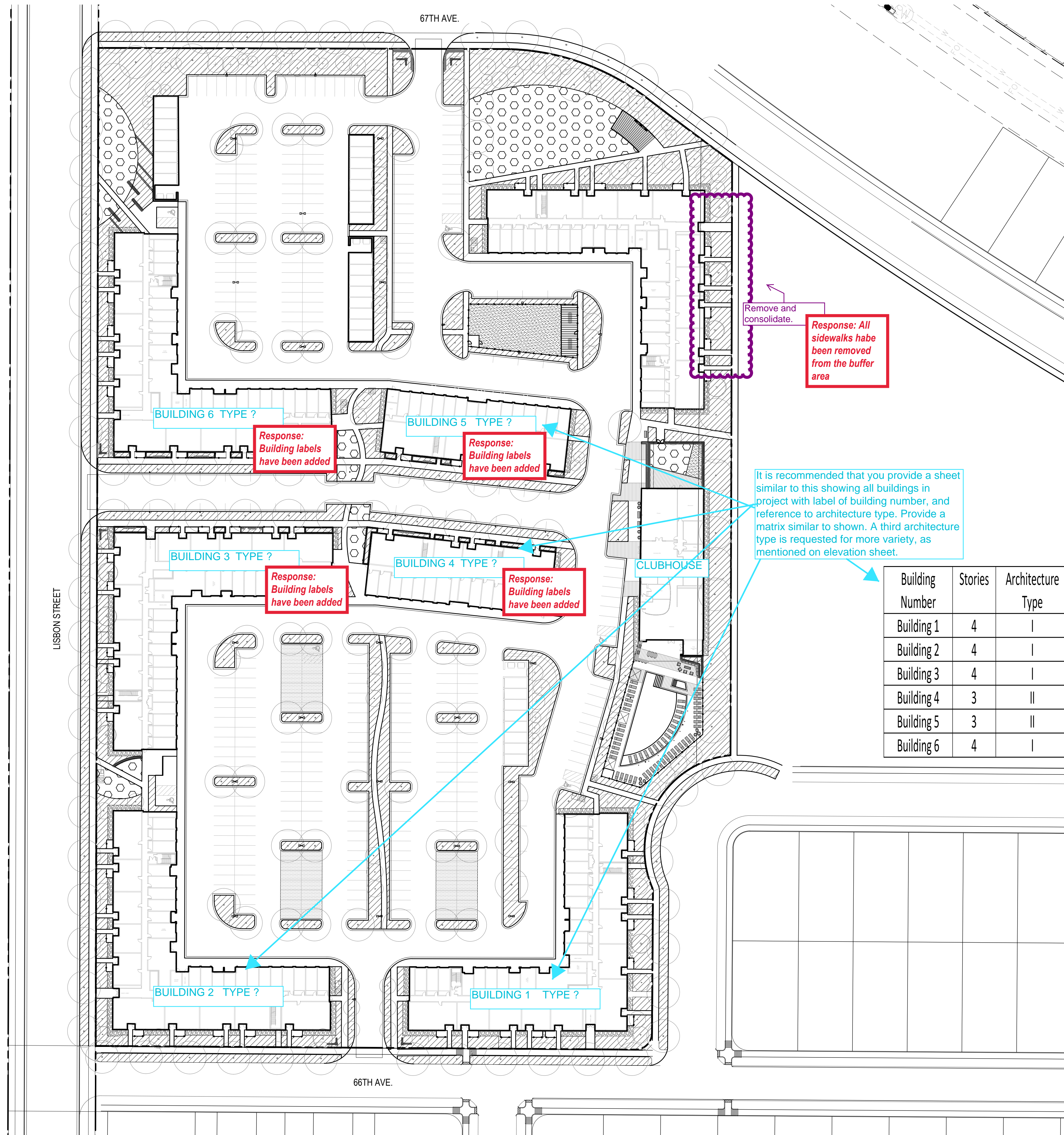
SITE PLAN 01
CITY OF AURORA, COLORADO

OWNER:
ACM HIGH POINT VI LLC
4100 EAST MISSISSIPPI, STE 500
DENVER, CO 80246



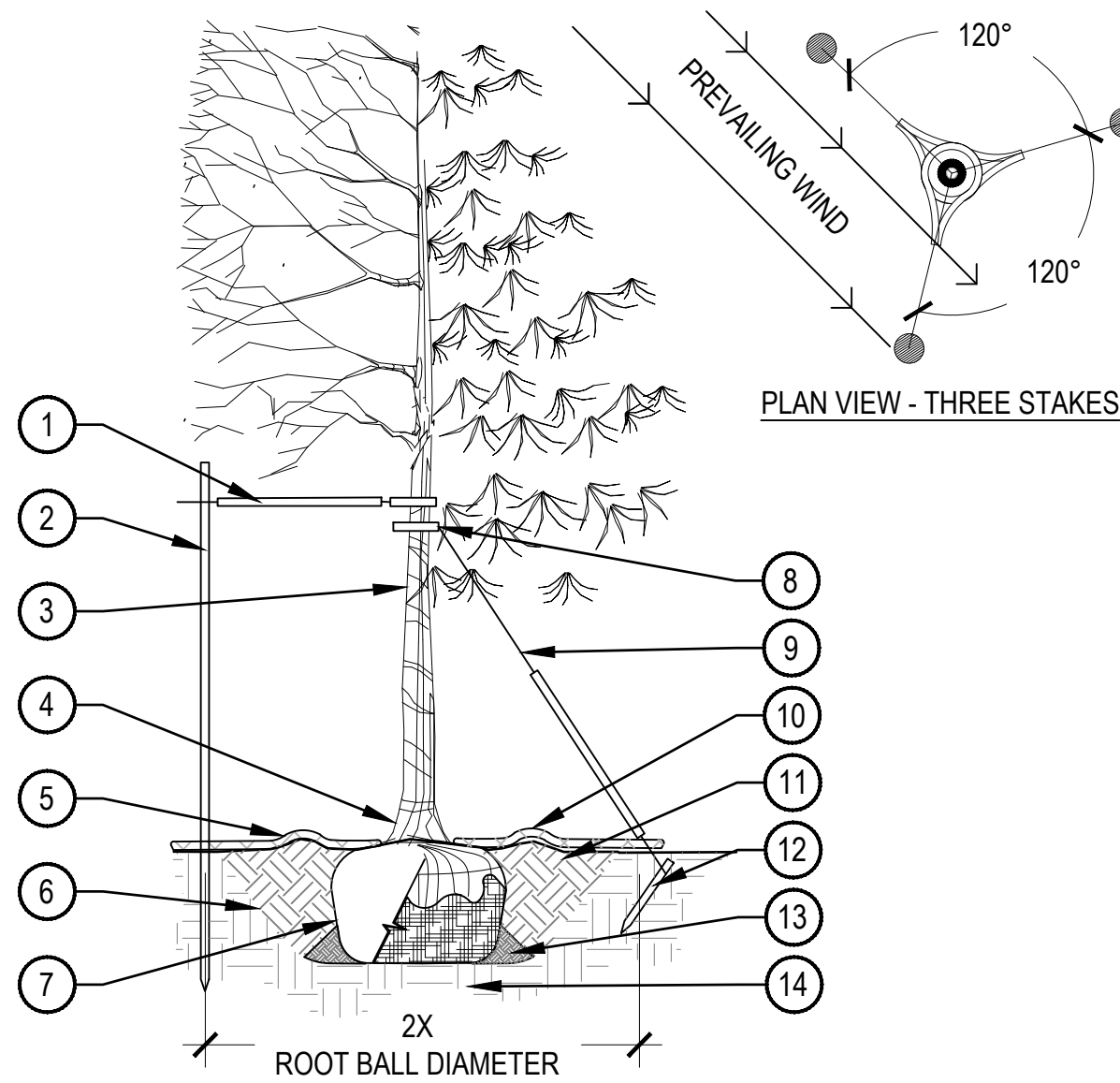
DATE:
PP01-03/13/2020

SHEET TITLE:
HYDROZONE
PLAN

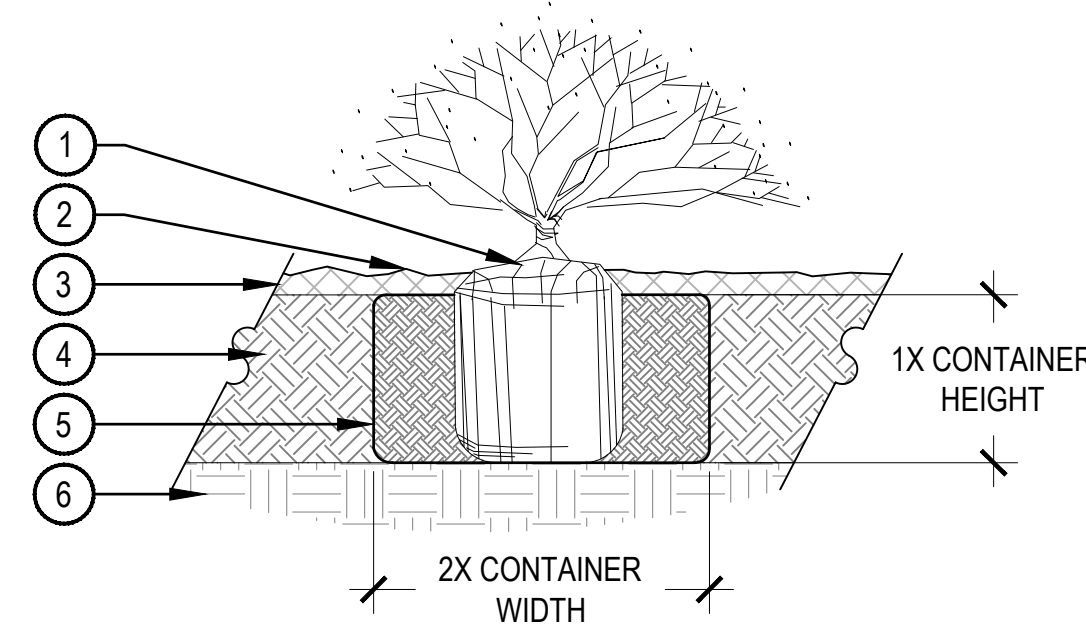


NOT FOR CONSTRUCTION

- 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



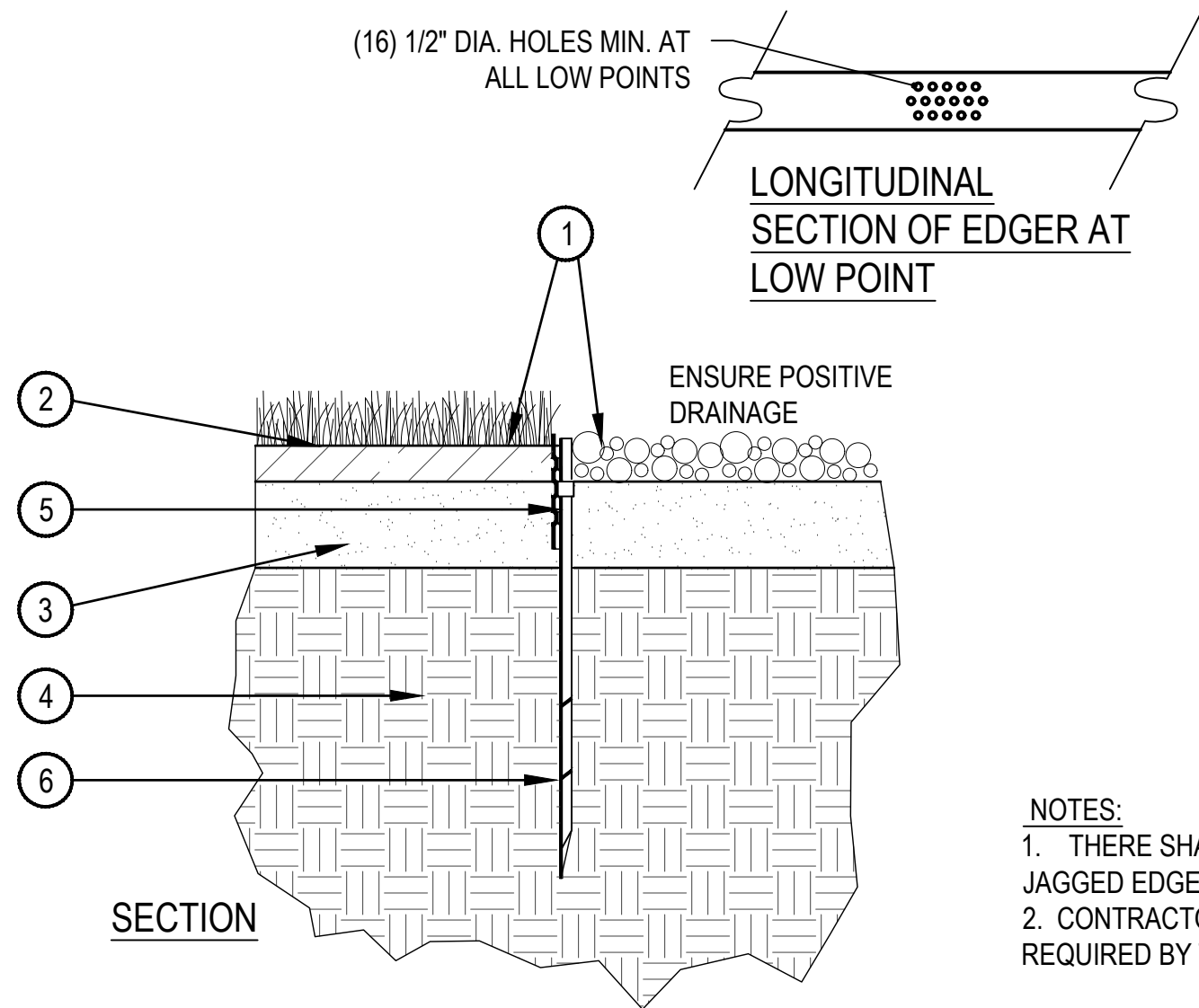
- NOTE:
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
 - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
 - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
 - DIG PLANT PIT TWICE AS WIDE AND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

TREE PLANTING DETAIL

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

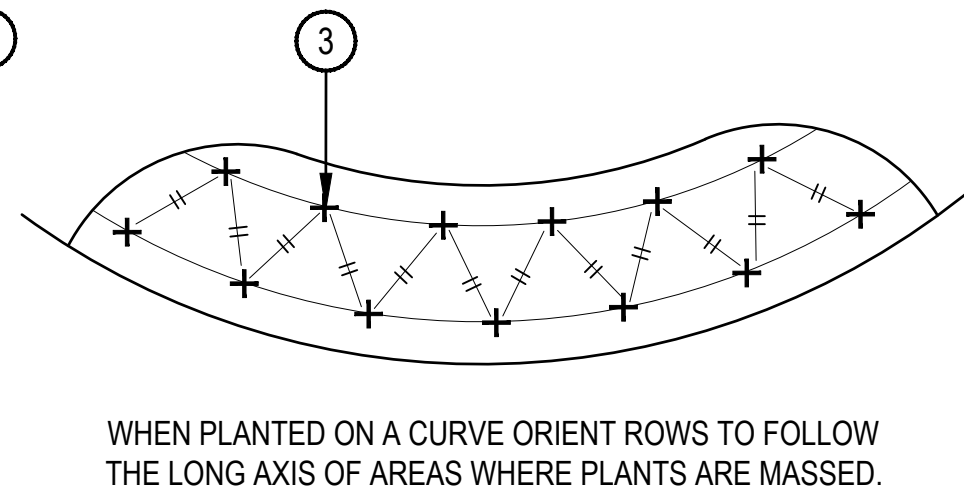
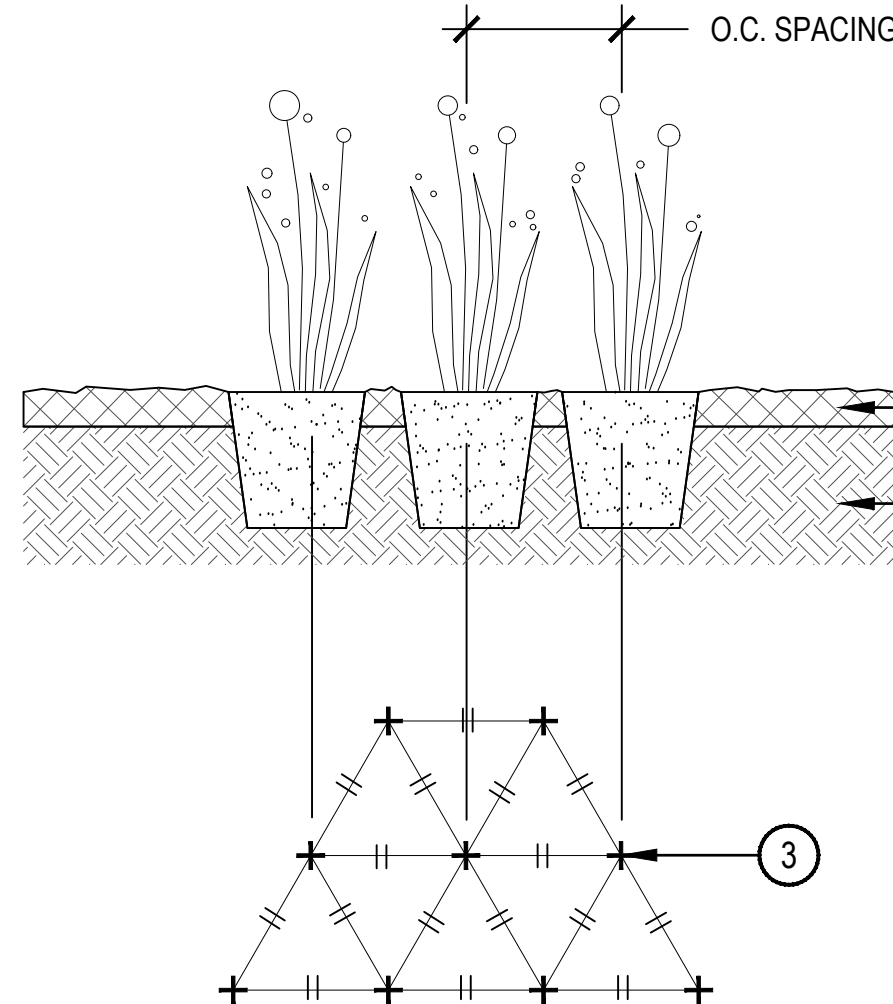
SHRUB PLANTING

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



- FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH SHALL BE FLUSH WITH TOP OF EDGER
- TURF THATCH
- AMENDED SOIL PER SPECIFICATIONS
- SUBGRADE
- STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE

- NOTES:
- THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
 - CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.



Include a detail for the proposed monument signage. The FDP currently under review, has examples but the actual proposed monument sign needs to be included here for review.

Response:
Monument signs
have been
removed from
the project

STEEL EDGER

SCALE: 1" = 1'-0"

PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

HIGH POINT ~~PA-64~~ SUBDIVISION

A PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 3

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT **ACM HIGH POINT** THE OWNER OF A PARCEL OF LAND BEING PORTIONS OF PARCELS 4 & 11 AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NO. 2017000063263 IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE.

CONTAINING AN AREA OF 11.543 ACRES, (502,804 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT AND **LOCK** AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HIGH POINT **PA-64 FINAL PLAT**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF PARCELS 4 AND 11 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2017000063263 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER; SITUATED IN THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 2, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 89°36'04"EAST, A DISTANCE OF 2643.88 FEET;

THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 2, SOUTH 00°28'19"WEST, A DISTANCE OF 458.18 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID WEST LINE, SOUTH 89°50'34" EAST, A DISTANCE OF 191.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 218.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°21'57", AN ARC LENGTH OF 142.17 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4,032.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°22'26", AN ARC LENGTH OF 96.68 FEET;

THENCE SOUTH 00°09'26" WEST, A DISTANCE OF 542.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 87.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 05°32'05" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 106°54'54", AN ARC LENGTH OF 162.34 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'37", AN ARC LENGTH OF 5.98 FEET;

THENCE SOUTH 00°23'37" WEST, A DISTANCE OF 128.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET;

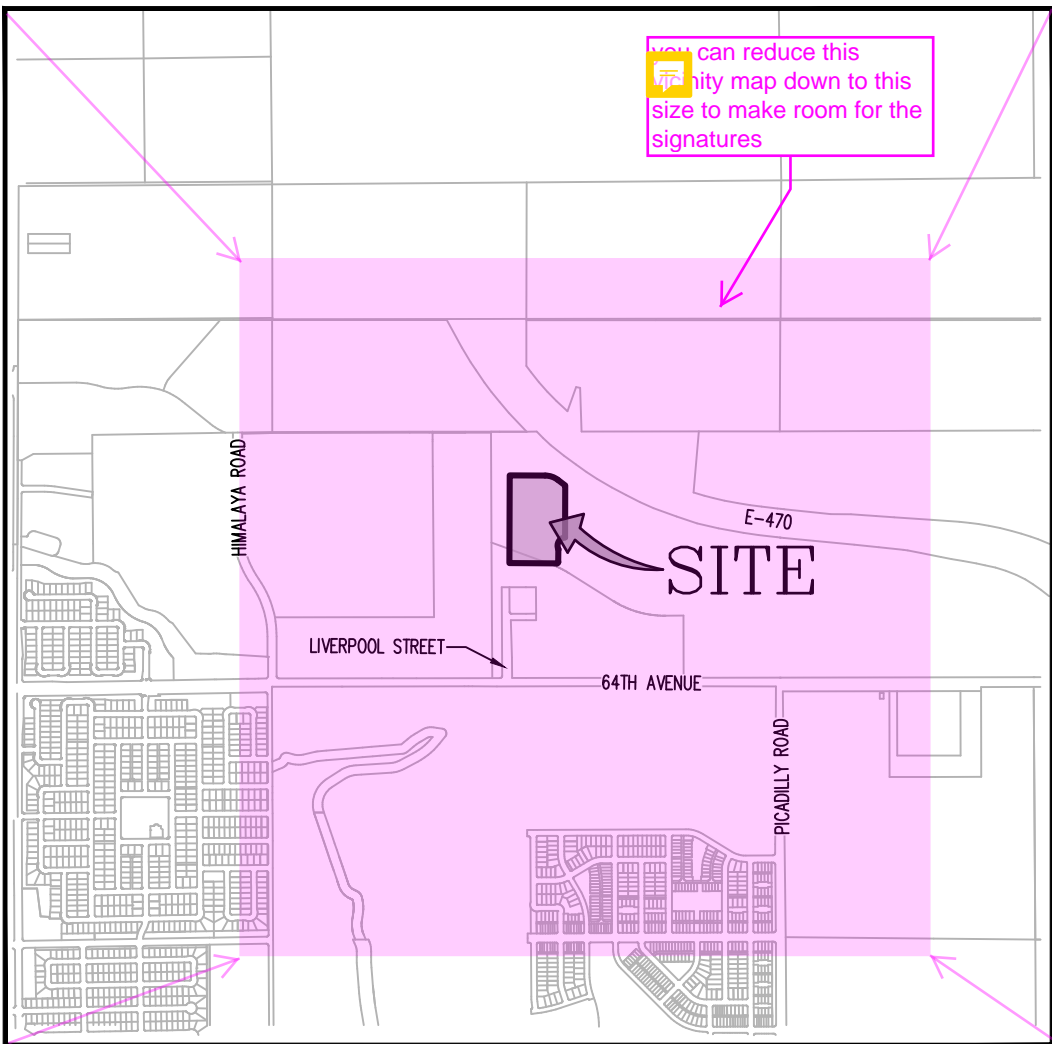
THENCE NORTH 89°36'23" WEST, A DISTANCE OF 320.39 FEET TO A POINT ON SAID WEST LINE;

THENCE DEPARTING SAID WEST LINE, NORTH 89°36'23" WEST, A DISTANCE OF 172.72 FEET;

THENCE NORTH 00°09'26" EAST, A DISTANCE OF 911.72 FEET;

THENCE SOUTH 89°50'34" EAST, A DISTANCE OF 177.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.543 ACRES, (502,804 SQUARE FEET), MORE OR LESS.



VICINITY MAP
SCALE 1" = 2000'

COVENANTS

THE UNDERSIGNED OWNER, FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY;

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

SHEET INDEX

SHEET 1: COVER SHEET

SHEET 2: GENERAL NOTES & SIGNATURES

SHEET 3: LOT EXHIBIT

The foregoing instrument is approved for filing and conveyance of streets, easements, as shown hereon and is accepted by the City of Aurora, Colorado, this _____ day of _____, 20____ AD, subject to the condition that the City shall undertake maintenance of any such streets only after construction has been completed by the subdivider to City of Aurora specifications.

CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS _____ DAY OF _____, 20____ A.D., SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE THE MAINTENANCE OF ANY SUCH EASEMENTS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER

DATE

PLANNING DIRECTOR

Add Planning Commission and City Council signature locations, as noted also for Site Plan Cover Sheet.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT. THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON _____, 20____.

JAMES E. LYNCH, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. **37933**
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

CLERK AND RECORDERS CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M.

COUNTY CLERK AND RECORDER

DEPUTY

INSTRUMENT NO.: _____


AZTEC
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
Drawn By: RBA

DATE OF PREPARATION: 03-17-2020
SCALE: N/A
SHEET 1 OF 3

HIGH POINT ~~PA 64~~ SUBDIVISION

A PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 3



Filing No.

OWNER

ACM HIGH POINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: _____
NAME: _____
TITLE: _____
STATE OF _____)
COUNTY OF _____)SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ AD. BY _____, AS _____
OF ACM HIGHPOINT VI LLC, A DELAWARE LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES:_____



move these signature blocks to the cover page

CONTRACT PURCHASER


RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELWARE CORPORATION
BY: _____
NAME: _____
TITLE: _____
STATE OF _____)
COUNTY OF _____)SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ AD. BY _____, AS _____
OF RICHMOND AMERICAN HOMES OF COLORADO, INC., A DELAWARE CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES:_____

MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.


BY: _____
NAME: _____
TITLE: _____




add the name of the entity

GENERAL NOTES


1. BASIS OF BEARINGS – BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°36’04” EAST, A DISTANCE OF 2643.88 FEET.
2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
3. LAND TITLE GUARANTEE COMPANY TITLE COMMITMENT ORDER NO. _____ WITH AN EFFECTIVE DATE OF _____ 2020 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING EASEMENT(S) AND ENCUMBRANCES(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)–OF–WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO MISDEMEANOR PURSUANT TO 18–4–508 CRS.
5. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.



Right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on, and through any and all private roads, ways, and fire lanes now or hereafter established on the described property. The same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane".



The easement area within each lot is to be continuously maintained by the owner of the lot excepting the City of Aurora from such responsibility. Any structures inconsistent with the use granted in the easement are prohibited.



All owners of lots adjacent to *(insert names of any arterial, collector, and continuous Type 1 local streets here)* shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

<div> <div>AZTEC</div> <div>CONSULTANTS, INC.</div> <div> 300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com </div> </div> <div> AzTec Proj. No.: 101720-01 </div>	DATE OF PREPARATION:	03-17-2020
	SCALE:	N/A
	S H E E T 2 O F 3	

HIGH POINT PA 64 SUBDIVISION

A PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 3

Filing No. ...

