

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PORTIONS OF PARCELS 4 AND 11 AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 201700063263 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER...

BEGINNING 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 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...

THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES:

- 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;
3. SOUTH 83°31'34" EAST, A DISTANCE OF 258.86 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2;

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

THENCE NORTH 89°36'23" WEST, A DISTANCE OF 2538.86 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF EAST 65TH AVENUE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 201700061623 IN SAID RECORDS;

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 201800011763 IN SAID RECORDS;

THENCE, ALONG THE BOUNDARY OF SAID LOT 1, BLOCK 1 AND THE WESTERLY EXTENSION THEREOF, THE FOLLOWING THREE COURSES;

- 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 201700061623, 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.

GENERAL NOTES

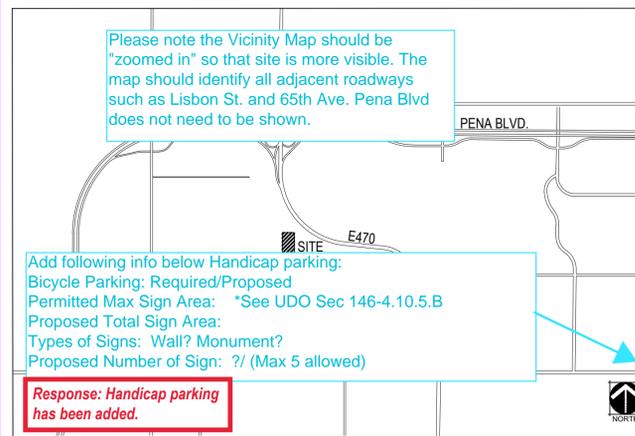
- 1. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
2. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE.
3. THIS SHALL CONSTITUTE 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.
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.
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.
6. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS.
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 UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT.
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.
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.
12. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE

HIGH POINT PLANNING AREA 64

SITE PLAN 01

SITUATED WITHIN 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

VICINITY MAP



PROJECT DATA

Table with 2 columns: Category and Value. Includes: LAND AREA WITHIN PROPERTY LINES (18,410 SF), NUMBER OF UNITS PROPOSED (4), CONSTRUCTION TYPE (VA (4 & 3 Story Bldgs) / VB (Clubhouse & Garages)), IBC OCCUPANCY CLASSIFICATION (R-2 (4 & 3 Story Bldgs), U (Clubhouse), U (Garages)), OPEN SPACE (0 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).

Add following info: Master Plan: High Point at DIA Planning Area 64, Total Building Coverage\*: ?SF/?%, Hard Surface Area\*: 241,563 SF/?%, Landscape Area\*: 137,214 SF/?%.

Response: TOTAL BUILDING COVERAGE ADDED AND TOTAL CORRECTED

SHEET INDEX table with columns: SHEET NO. and SHEET INDEX. Lists sheets 1 through 16,17,18,19,20,21 including COVER SHEET, SITE PLAN, PRELIMINARY GRADING PLAN, etc.

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

Response: Note added.

located in LDN NIBA 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 added.

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

ARCHITECT Response: Note revised.

SIGNATURE BLOCK

HIGH POINT PRELIMINARY PLAT NO. 17. LEGAL 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.

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Response: COMMENT NOTED. THANK YOU.

IN WITNESS WHEREOF, I HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF AD.

BY: (PRINCIPALS OR OWNERS) Identify the following for parking spaces provided: 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.)

BY: (NOTARY PUBLIC) Identify the following for accessible parking: 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.)

BY: MY COMMISSION EXPIRES: NOTARY BUSINESS ADDRESS: 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.

BY: (CITY CLERK) Response: NO OPEN SPACE DEDICATION IS PROPOSED WITH THIS APPLICATION, HOWEVER USABLE OPEN SPACE ACREAGE IS PROVIDED.

CITY OF: Response: ITEM ADDED TO PROJECT DATA. Identify if buildings are sprinklered or not sprinklered.

CITY ATTORNEY: Response: PARKING SUMMARY ADDED. 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.

PLANNING DIRECTOR: Response: Additional signature blocks added. remove all AutoCAD SHX text.

ATTEST: (CITY CLERK) Response: File has been flattened.

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:

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

LANDSCAPE / PLANNER NORRIS DESIGN 1101 BANNOCK STREET DENVER, CO 80204

ENGINEER MARTIN/MARTIN, INC. 12499 W. COLFAX AVE. LAKEWOOD, CO 80125

SURVEYOR AZTEC CONSULTANTS, INC 300 EAST MINERAL AVENUE, STE 1 LITTLETON, CO 80122

CHECKED BY: BHEM DRAWN BY: ABDR

**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

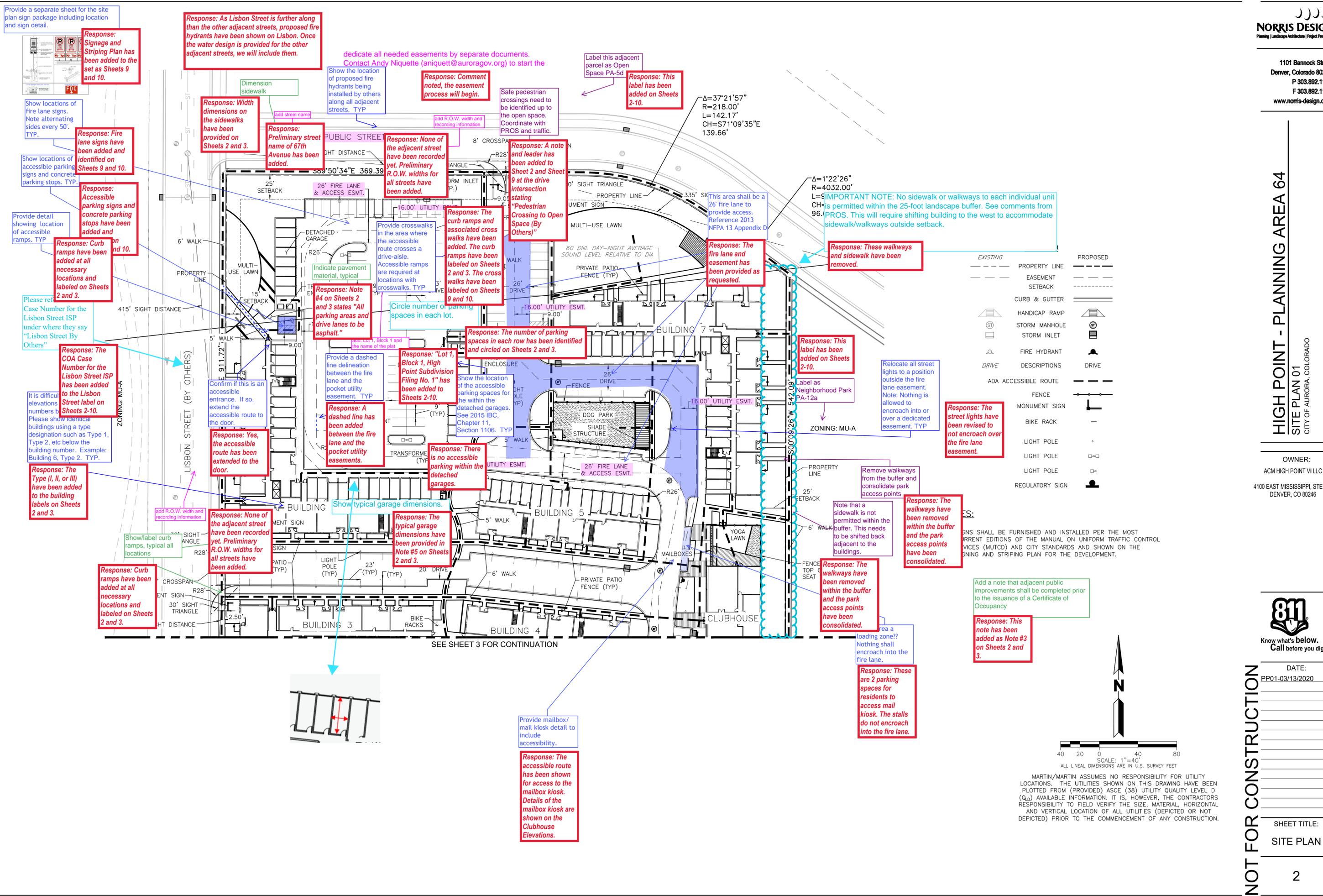


Know what's below.  
 Call before you dig.

DATE:  
 PP01-03/13/2020

**NOT FOR CONSTRUCTION**

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.

**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

Label this adjacent parcel as Open Space PA-5d

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

**Response:** Comment noted, the easement process will begin.

Show the location of proposed fire hydrants being installed by others along all adjacent streets. TYP

**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:** 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)"

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

**IMPORTANT NOTE:** No sidewalk or walkways to each individual unit is permitted within the 25-foot landscape buffer. See comments from 96. PROS. This will require shifting building to the west to accommodate sidewalk/walkways outside setback.

**Response:** These walkways and sidewalk have been removed.

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

EXISTING	PROPERTY LINE	PROPOSED
---	---	---
---	EASEMENT	---
---	SETBACK	---
---	CURB & GUTTER	---
---	HANDICAP RAMP	---
---	STORM MANHOLE	---
---	STORM INLET	---
---	FIRE HYDRANT	---
---	DRIVE	---
---	DESCRIPTIONS	---
---	ADA ACCESSIBLE ROUTE	---
---	FENCE	---
---	MONUMENT SIGN	---
---	BIKE RACK	---
---	LIGHT POLE	---
---	LIGHT POLE	---
---	LIGHT POLE	---
---	REGULATORY SIGN	---

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.

**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.

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

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

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

**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.

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.

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

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.

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

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

Please show identical buildings using a type designation such as Type 1, Type 2, etc below the building number. Example: Building 6, Type 2. TYP.

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

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

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

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

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

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

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













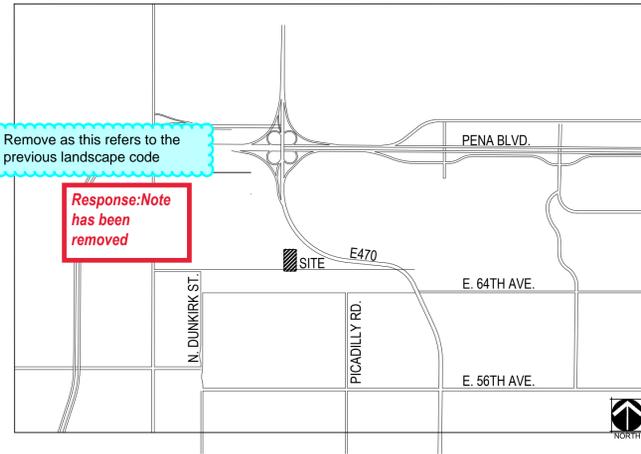
CITY OF AURORA NOTES

- 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 THROUGHOUT THEIR ENTIRE LENGTH 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. 1401433 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 ENCR OACH 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 ENCR OACHMENTS 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 CLAIMS 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.

are included?

Response: Note has been clarified to denote that civil sheets include the detailed information about the parking lots and vehicular drives

VICINITY MAP



Remove as this refers to the previous landscape code

Response: Note has been removed

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

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

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 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 THAT, 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 LOOSENED 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.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- 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.
- SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL.
- WHEN PLANTER URNS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM (INCLUDES 2 PLANTINGS FOR THE 1ST YEAR (SPRING AND FALL) AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

APPLICANT

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

OWNER

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

LANDSCAPE / PLANNER

NORRIS DESIGN  
1101 BANNOCK STREET  
DENVER, CO 80204

ARCHITECT

RATIO | HPA  
1655 GRANT STREET  
DENVER, CO 80203

ENGINEER

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

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
<b>Totals:</b>	0 SF	107,212 SF	16,614 SF	12,882 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

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

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
<b>Totals:</b>	2,105	55	0	55

NOTES:

1.) 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'	16/14 212/140

See comments on plan, but no more than 40% of the curbside landscape along each street side can be ornamental grasses. Grasses must be 5 gallon at time of installation. Use more than two shrub species per code. There is to be a variety in height, color and texture. Right now there are just junipers and spirea along all streets.

Response: Noted, planting plan has been updated.

HIGH POINT -  
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:  
COVER SHEET

NOT FOR CONSTRUCTION

PLANT SCHEDULE

QTY.	SYM.	HYDROZONE	COMMON NAME	BOTANICAL NAME	SIZE & COND.
<b>DECIDUOUS CANOPY TREES*</b>					
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	GLERIMIS 'IMPERIAL'	2 1/2" CALIPER - B&B
1	KCT	LOW	KENTUCKY COFFEETREE	GYMNAEMMA	2 1/2" CALIPER - B&B
9	HOA	LOW	HERITAGE OAK	QUERCUS X MACDANIELLI '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	GLEDTISIA 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
<b>DECIDUOUS ORNAMENTAL TREES</b>					
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
<b>EVERGREEN TREES</b>					
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
<b>EVERGREEN SHRUBS</b>					
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.

DECIDUOUS SHRUBS

38	COP	LOW	COPPERTINA NINEBARK	PHYSOCARPUS OPULIFOLIUS 'MINDIA'	#5 CONT.
305	BMS	LOW	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.
2	DBB	HIGH	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	#5 CONT.
8	DCM	MOD	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODI 'CAROL MACKIE'	#5 CONT.
4	DMS	MOD	DWARF MINNESOTA SNOWFLAKE MOCKORANGE	PHILADELPHUS VIRGINALIS 'MINNESOTA DWARF SNOWFLAKE'	#5 CONT.
74	DIH	MOD	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	#5 CONT.
44	FCC	LOW	CORAL FLOWER CARPET ROSE	ROSA 'FLOWER CARPET CORAL'	#5 CONT.
9	FLI	LOW	FINE LINE BUCKTHORN	RHAMNUS FRANGULA 'RON WILLIAMS'	#5 CONT.
122	GLS	LOW	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GROW LOW'	#5 CONT.
15	KEL	MOD	KELSEY DOGWOOD	CORNUS SERICEA 'KELSEY'	#5 CONT.
326	KNO	MOD	KNOCKOUT ROSE	ROSA RADRAZZ	#5 CONT.
182	LMS	LOW	LIMEMOUND SPIREA	SPIREA X BUMALDA 'LIMEMOUND'	#5 CONT.
102	MCK	LOW	MCKAYS WHITE POTENTILLA	POTENTILLA FRUTICOSA 'MCKAYS WHITE'	#5 CONT.
189	MKL	LOW	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'	#5 CONT.
73	NSW	MOD	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	#5 CONT.
115	PBS	LOW	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI	#5 CONT.
41	QTS	LOW	TEXAS SCARLET FLOWERING QUINCE	CHAENOMELES SPECIOSA 'TEXAS SCARLET'	#5 CONT.
81	RSD	LOW	DWARF RUSSIAN SAGE	PEROVSKIA ARTIPLICIFOLIA 'LITTLE SPIRE'	#5 CONT.
37	RSE	LOW	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'	#5 CONT.
18	RTD	LOW	RED TWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	#5 CONT.
31	VKS	MOD	KOREANSPICE VIBURNUM	VIBURNUM CARLESII	#5 CONT.
42	WMI	MOD	FINE WINE WEIGELA	WEIGELA FLORIDA 'BRAMWELL'	#5 CONT.

ORNAMENTAL GRASSES

213	AVG	LOW	BLUE AVENA GRASS	HELICTOTRICHON SEMPEVIRENS	#1 CONT.
142	BAG	MOD	BLONDE AMBITION GRAMA GRASS	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	#1 CONT.
816	FRG	LOW	FEATHER REED GRASS	CALAMGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.
49	GHM	LOW	HEAVY METAL SWITCHGRASS	PANICUM VIRGATUM 'HEAVY METAL'	#1 CONT.
87	HFG	MOD	HAMELN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
750	LBG	LOW	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	#1 CONT.
521	MMG	LOW	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINESIS VARIEGATUS	#1 CONT.
133	PAH	LOW	PAMPAS GRASS	ERIANTHUS RAVENNAE	#1 CONT.

PERENNIALS

10	BER	MOD	BERGENIA	BERGENIA CORDIFOLIA	#1 CONT.
132	CMW	LOW	CATMINT	NEPETA FAASSENII 'WALKERS LOW'	#1 CONT.
33	COM	LOW	MOONBEAM COREOPSIS	COREOPSIS VERTICILLATA 'MOONBEAM'	#1 CONT.
8	DDY	LOW	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	#1 CONT.
299	MOW	LOW	GOLDEN MONEYWORT	LYSIMACHIA NUMMULARIA	#1 CONT.
24	PXR	LOW	RED ROCKS MEXICALE PENSTEMON	PENSTEMON MEXICALE 'RED ROCKS'	#1 CONT.
99	RGD	LOW	BLACK EYED SUSAN	RUDBECKIA GOLDSTURM	#1 CONT.
13	RZG	LOW	ROZANNE GERANIUM	GERANIUM SANGUINUM 'ROZANNE'	#1 CONT.
480	SMN	LOW	MAY NIGHT SALVIA	SALVIA SYLVESTRIS X 'MAINACHT'	#1 CONT.

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



7 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%

NOT FOR CONSTRUCTION



**HIGH POINT - PLANNING AREA 64**  
 SITE PLAN 01  
 CITY OF AURORA, COLORADO

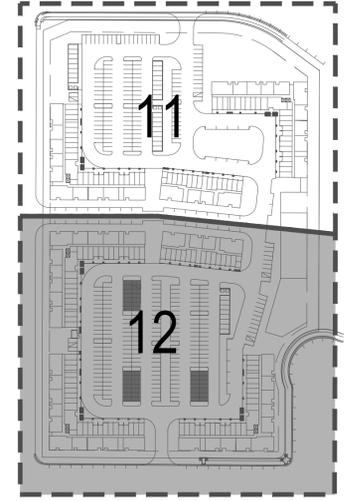
OWNER:  
 ACM HIGH POINT VI LLC  
 4100 EAST MISSISSIPPI, STE 500  
 DENVER, CO 80246



DATE:  
 PP01-03/13/2020

SHEET TITLE:  
 LANDSCAPE PLAN

KEY MAP



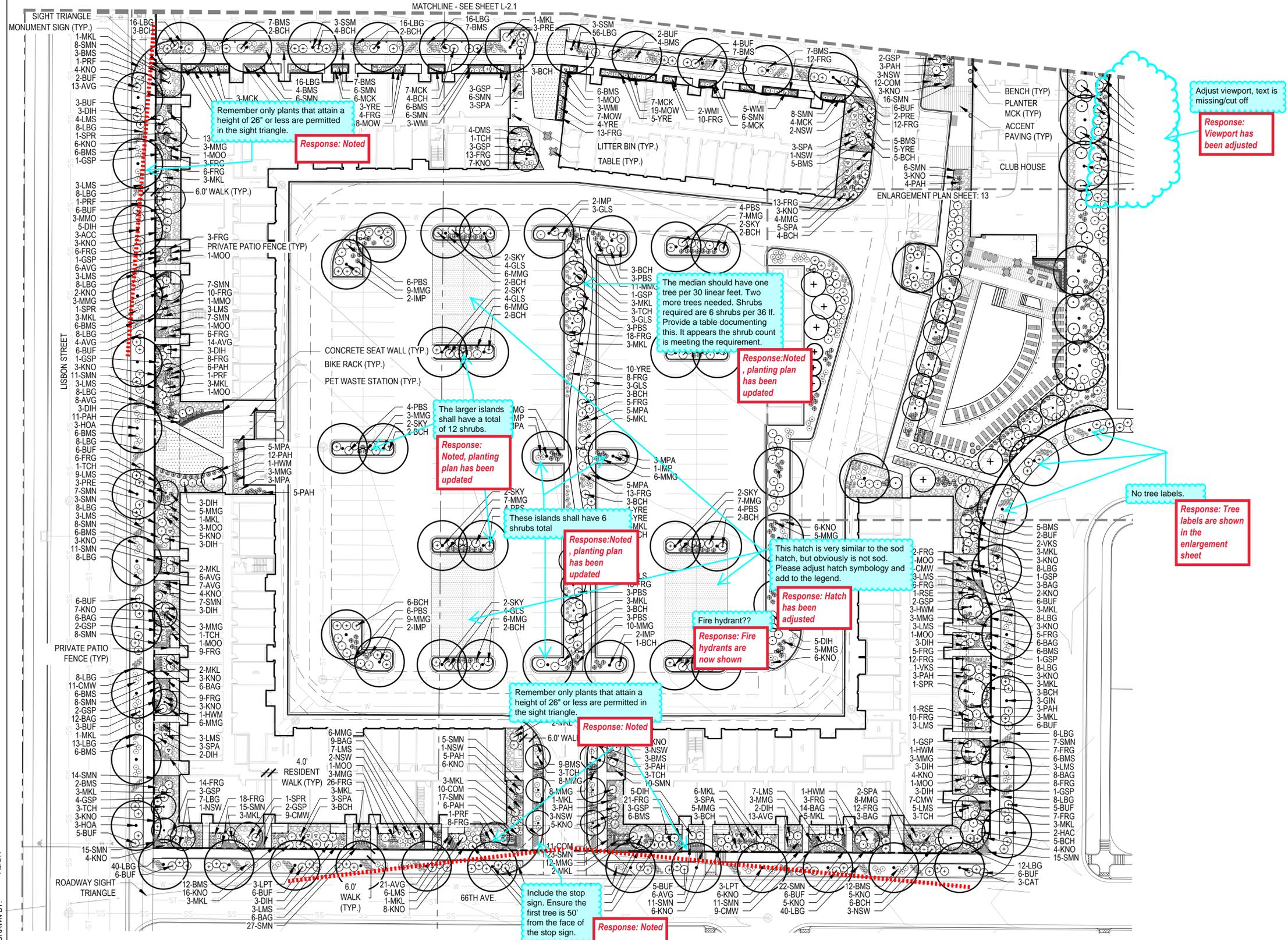
LEGEND

- 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



**NOT FOR CONSTRUCTION**



CHECKED BY: BHEM  
 DRAWN BY: AB/DR

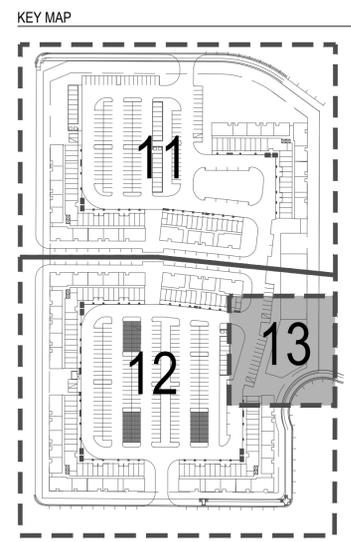
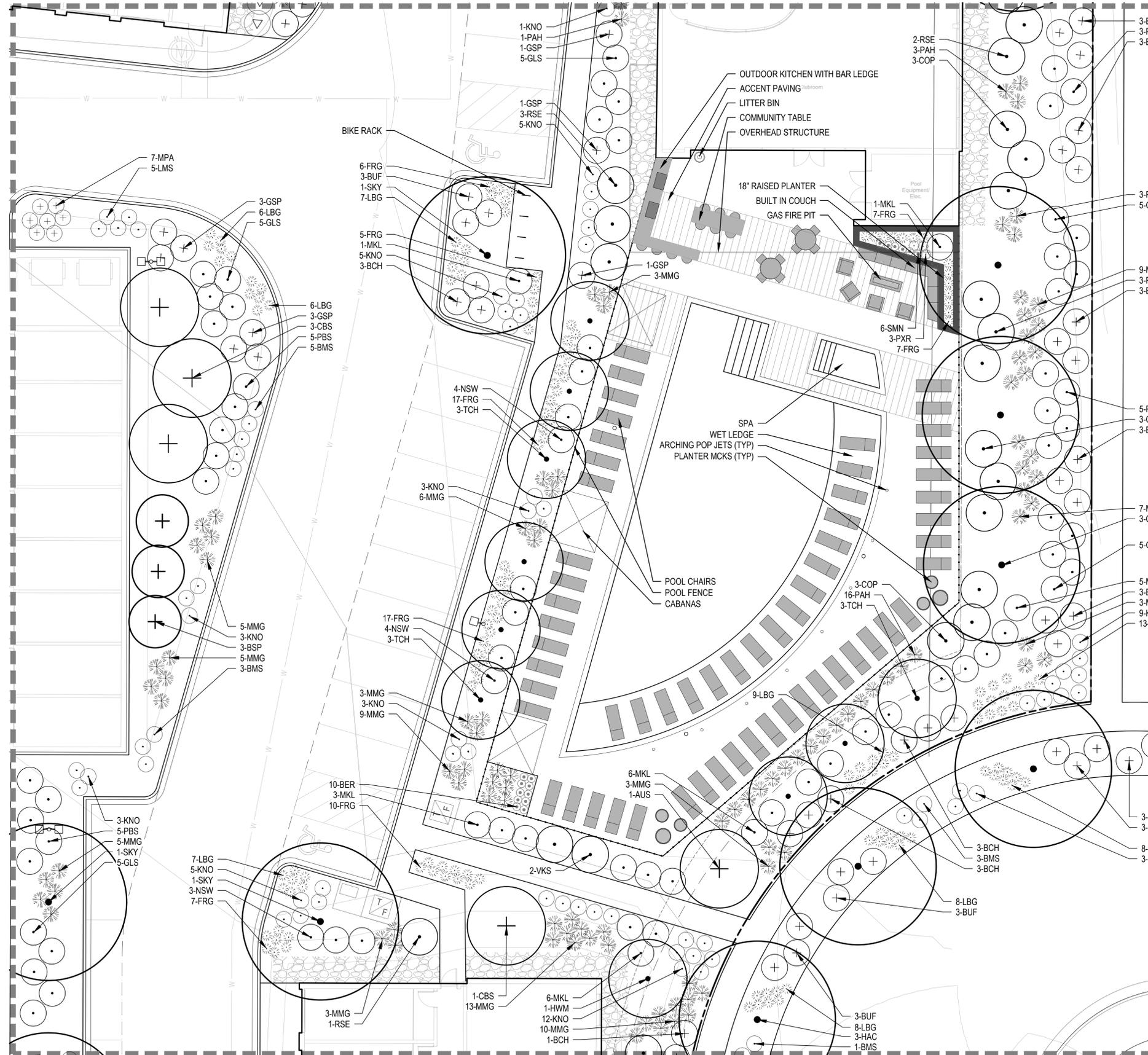
**HIGH POINT - PLANNING AREA 64**  
 SITE PLAN 01  
 CITY OF AURORA, COLORADO

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

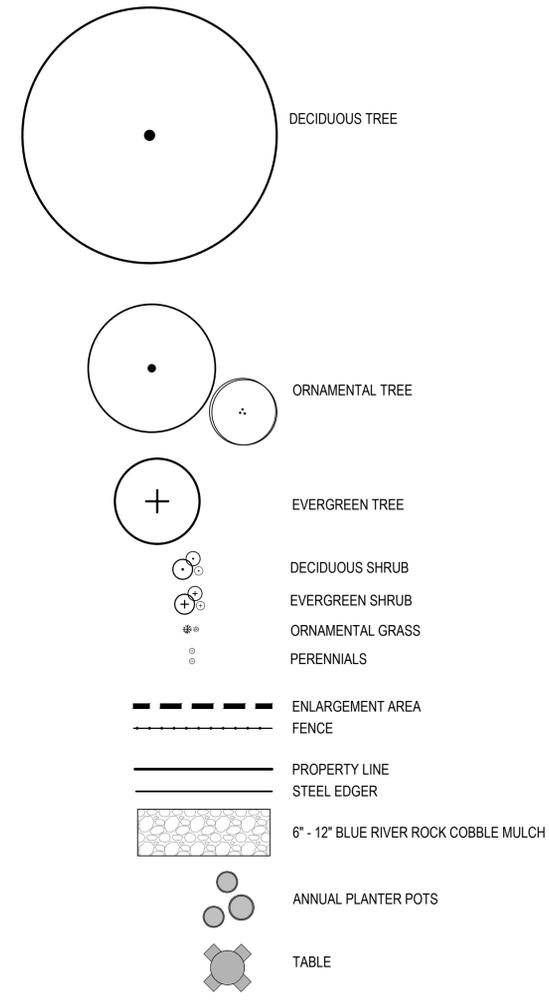


DATE:  
 PP01-03/13/2020

SHEET TITLE:  
 LANDSCAPE PLAN  
 ENLARGEMENT



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/DR

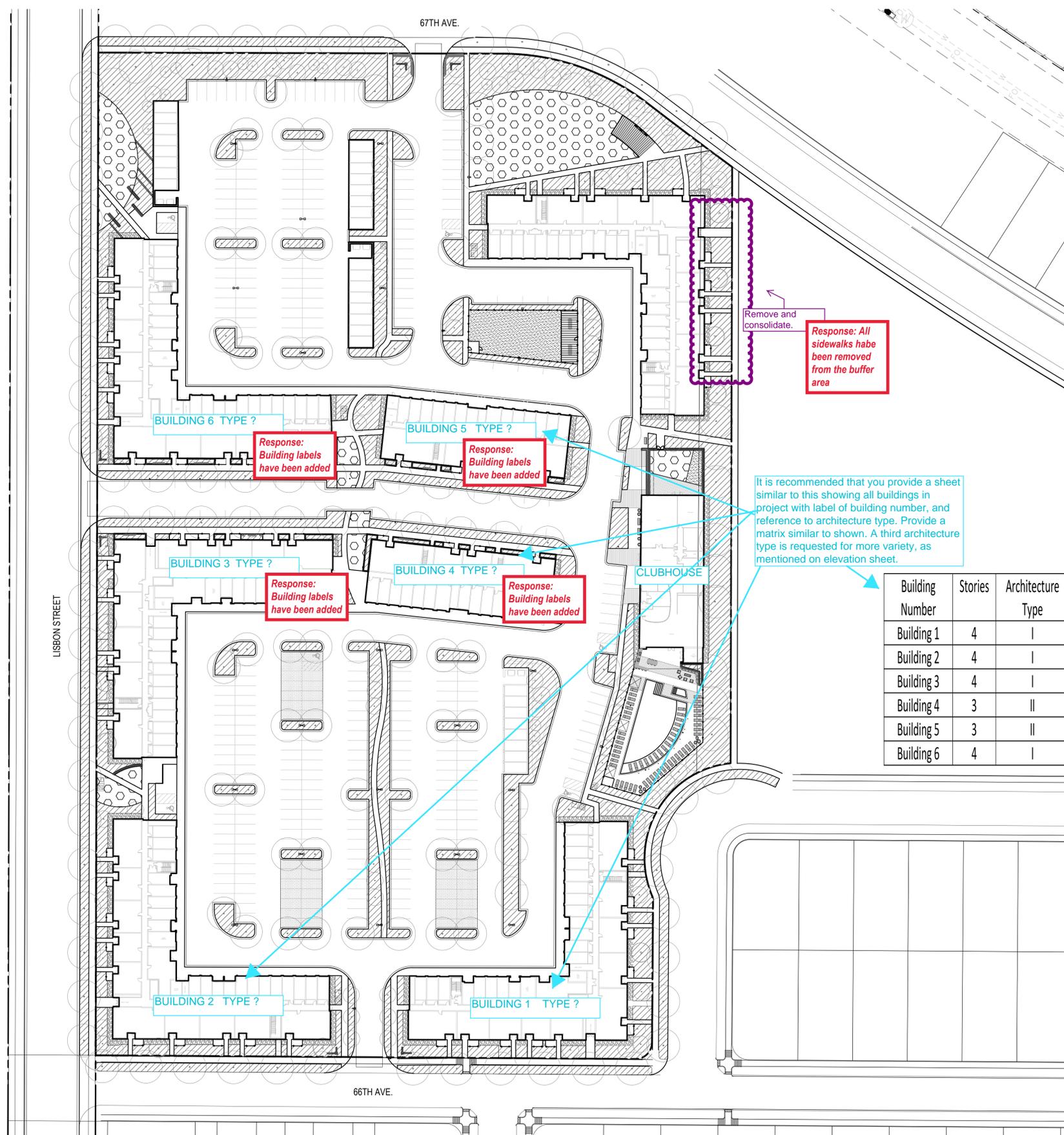
NOT FOR CONSTRUCTION



Know what's below.  
 Call before you dig.

DATE:  
 PP01-03/13/2020

SHEET TITLE:  
 HYDROZONE  
 PLAN



Remove and consolidate.  
**Response: All sidewalks have been removed from the buffer area**

**Response: Building labels have been added**

It is recommended that you provide a sheet similar to this showing all buildings in project with label of building number, and reference to architecture type. Provide a matrix similar to shown. A third architecture type is requested for more variety, as mentioned on elevation sheet.

Building Number	Stories	Architecture Type	Units
Building 1	4	I	Enter #
Building 2	4	I	
Building 3	4	I	
Building 4	3	II	
Building 5	3	II	
Building 6	4	I	

LEGEND

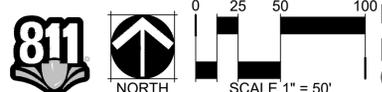
	HIGH WATER USE: SOD
	LOW WATER USE: SHRUB BED
	NON-IRRIGATED COBBLE

HYDROZONE TABLE

WATER USE TYPE	AREA (SF)	PERCENTAGE (%)
HIGH WATER USE	16,614 SF	18%
LOW WATER USE PLANTING BED	59,224 SF	63 %
LOW WATER USE CURBSIDE BED	18,004 SF	19 %
TOTAL:	93,842 SF	100 %

TOTAL IRRIGATED AREA TAP #TBD 93,842 SF

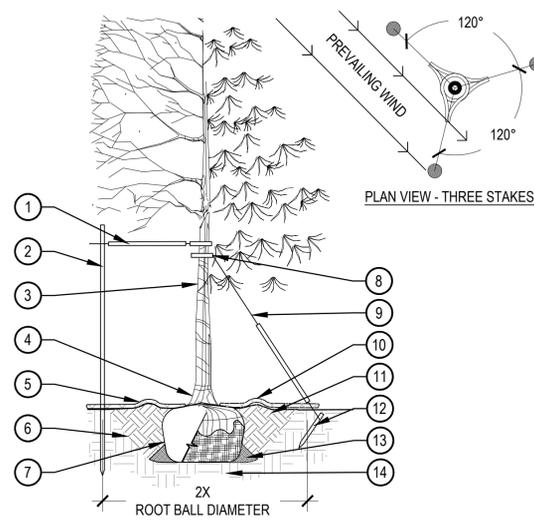
CHECKED BY: BHIEM  
 DRAWN BY: ABIDR



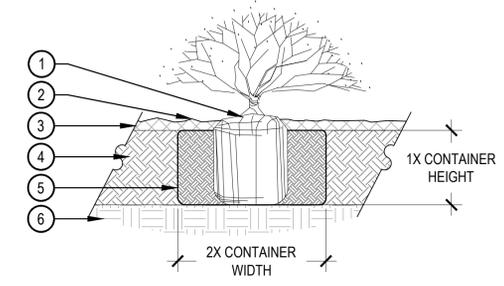
NOT FOR CONSTRUCTION

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
- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 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



- SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
- FINISH GRADE (TOP OF MULCH)
- SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
- BACKFILLED AMENDED SOIL
- UNDISTURBED SOIL

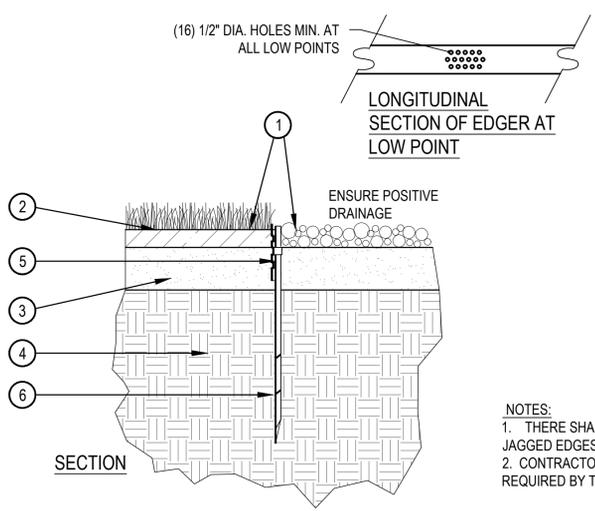
- NOTE:**
- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
  - CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
  - ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
  - DIG PLANT PIT TWICE AS WIDE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

**1 TREE PLANTING DETAIL**

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

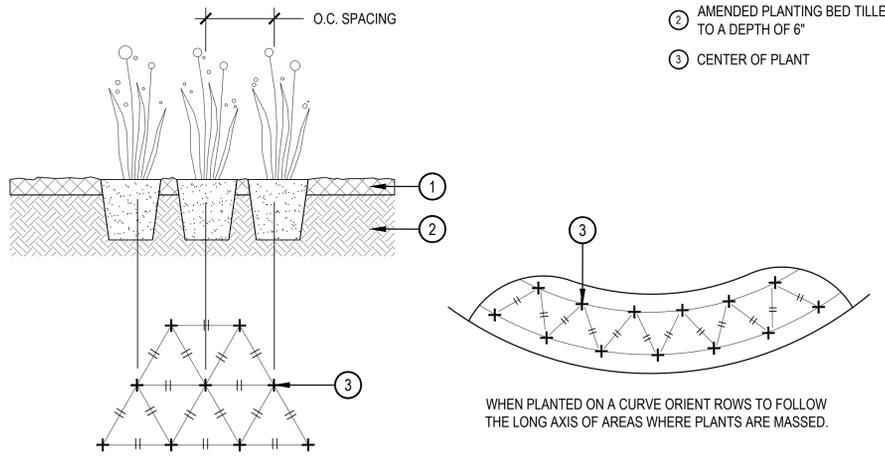
**2 SHRUB PLANTING**

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.



- SPECIFIED MULCH
- AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- CENTER OF PLANT

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

**3 STEEL EDGER**

SCALE: 1" = 1'-0"

**4 PERENNIAL PLANT LAYOUT**

SCALE: 1" = 1'-0"

CHECKED BY:  
 BHIEM  
 DRAWN BY:  
 ABIDR

# 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

Filing No. \_\_\_\_\_  
(check with the County)

## 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 6<sup>TH</sup> 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;

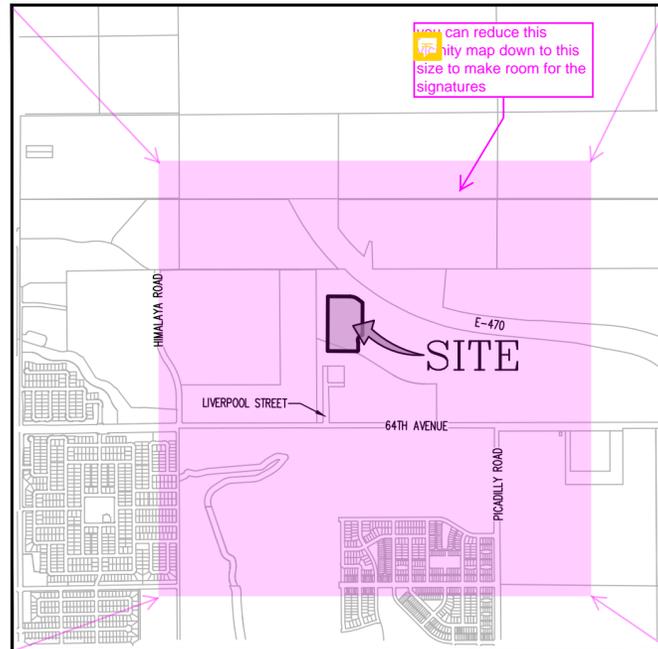
THENCE NORTH 89°36'23" WEST, A DISTANCE OF 320.39 FEET TO A POINT ON SAID WEST LINE;

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 \_\_\_\_\_

Send 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  
AzTec Proj. No.: 101720-01  
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 DELAWARE 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

**AZTEC** CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 101720-01  
Drawn By: RBA

DATE OF PREPARATION:	03-17-2020
SCALE:	N/A
SHEET 2 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 3 OF 3

Filing No. ...

**POINT OF COMMENCEMENT**  
CENTER 1/4 CORNER, SECTION 2, T3S, R66W, 6TH  
P.M., FOUND NO. 6 REBAR WITH 3" ALUMINUM CAP  
STAMPED "LS 14630" 3.2' BELOW GRADE

EAST 1/4 CORNER, SECTION 2, T3S, R66W, 6TH  
P.M., FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM  
CAP STAMPED "LS 35585"

CITY AND COUNTY OF DENVER  
ADAMS COUNTY  
City of Aurora

(BASIS OF BEARINGS)  
S89°36'04"E 2643.88'

NORTH LINE OF THE SE 1/4 OF SEC. 2

S00°28'19"W  
458.18' (TIE)

**POINT OF BEGINNING**

S89°50'34"E 177.73'

S89°50'34"E 369.39'

S89°50'34"E 191.66'

Δ=37°21'57"

R=218.00'

L=142.17'

Δ=1°22'26"

R=4032.00'

L=96.68'

E-470

(PUBLIC ROW WIDTH VARIES)  
BOOK 4580 PAGE 817

Easements shown  
on the site plan  
should be shown  
on the plat

UNPLATTED  
REC. NO. 2017000063263

SE 1/4 SEC. 2,  
T.3S., R.66W., SIXTH P.M.

UNPLATTED  
REC. NO. 2017000063263

SW 1/4 SEC. 2,  
T.3S., R.66W., SIXTH P.M.

1

LOT 1  
502,804 SF  
11.543 AC

N00°09'26"E 911.72'

WEST LINE OF THE SE 1/4 OF SEC. 2

S00°09'26"W 542.09'

S05°32'05"E  
(RADIAL)

Δ=106°54'54"

R=87.00'

L=162.34'

Δ=22°50'37"

R=15.00'

L=5.98'

S00°23'37"W

128.40'

N89°36'23"E 172.72'

N89°36'23"W 320.39'

S89°36'23"E 493.10'

Δ=90°00'00"

R=15.00'

L=23.56'

UNPLATTED  
REC. NO. 2017000063263

Will utility  
easements be  
shown on this plat?

## LEGEND

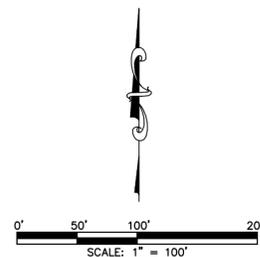
- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC LS 37933"
- ◆ FOUND SECTION CORNER AS SHOWN HEREON
- ## BLOCK NO.
- U.E. UTILITY EASEMENT
- A.E. ACCESS EASEMENT

this Lot must have access to the  
public street R.O.W. before the  
plat will be approved

change this name

LIVERPOOL STREET  
(PUBLIC ROW WIDTH VARIES)  
REC. NO. 2017000061623

LOT 1  
BLOCK 1  
AURORA FIRE STATION  
SUBDIVISION FILING NO. 1  
REC. NO. 2018000011763



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
AzTec Proj. No.: 101720-01  
Drawn By: RBA

DATE OF PREPARATION:	03-17-2020
SCALE:	1" = 100'
SHEET 3 OF 3	