A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE PLAN NOTES:

- 1. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT
- 2. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE"
- 3. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT
- 4. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING THE CONSTRUCTION OF THE E. 66TH AVENUE. LANDSCAPING FOR THE POSSUM GULLY CHANNEL TO BE INSTALLED FOLLOWING THE COMPLETION OF THE CHANNEL WORK. SHOULD THIS OCCUR OUTSIDE OF THE NORMAL PLANTING SEASON, PLANT INSTALLATION SHALL OCCUR IMMEDIATELY THEREAFTER. ALL PLANTINGS SHALL BE PER THE APPROVED LANDSCAPED PLAN.
- 5. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT—OF—WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, IT SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OR-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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. E
- 7. NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- 8. 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
- 9. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT
- 10. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE. STREET LIGHT LOCATIONS SHOWN ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED BY THE STREET LIGHTING PLAN SUBMITTED WITH THE CIVIL PLANS. THE LIGHTS ARE OWNED AND MAINTAINED BY THE CITY OF AURORA.
- 11. 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.
- 12. STREET LIGHTING TO BE GALLEON LED AREA AND SITE LUMINAIRE COOPER LIGHTING BY EATON OR APPROVED EQUAL.
- 13. ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 14. THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED. FUNDED. AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREETLIGHT AND/OR PEDESTRIAN PHOTOMETRICS PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTED TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND A PUBLIC INSPECTIONS PERMIT FOR THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 15. SITE PLANS, INTERNAL ROADWAY SYSTEMS, AND PLATTING WILL BE DESIGNED AND SUBMITTED FOR REVIEW WITH FUTURE SITE PLAN PROCESSES.
- 16. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH CITY CODE OF THE CITY OF AURORA VOLUME II CHAPTER 126 ARTICLE VII SECTIONS 126-271 THROUGH 126-282.

SITE PLAN DATA BLOCK:

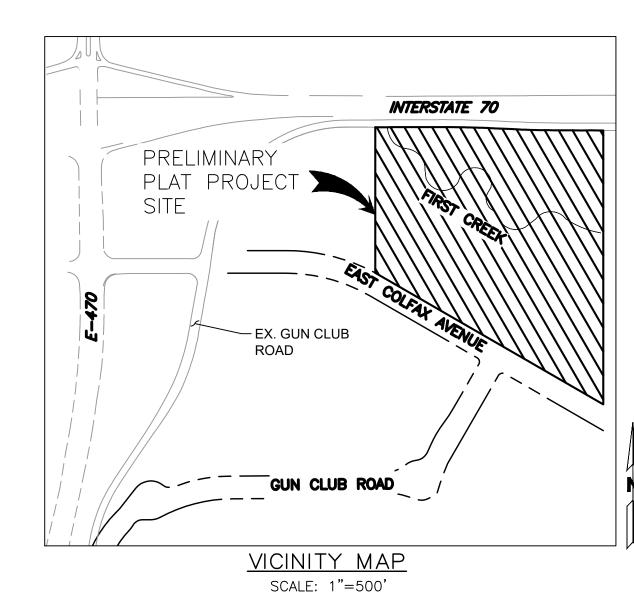
OVERALL INFRASTRUCTURE SITE PLAN DISTURBANCE AREA: 466,336± SQ FT (10.706± ACRES)

ACCESS TRAIL AREA: 5,836± SQ FT (0.13± ACRES)

AREA OUTSIDE PROPOSED 100-YEAR FLOODPLAIN: 3,464± SQ FT (0.08± ACRES)

AREA WITHIN 100-YEAR FLOODPLAIN: 462,872± SQ FT (10.626± ACRES)

PRESENT ZONING CLASSIFICATION: MIXED-USE REGIONAL DISTRICT



	SHEET INDEX
HEET NUMBER	SHEET TITLE
	COVER
	OVERALL SITE PLAN — FIRST CREEK CHANNEL
-4	SITE PLAN — FIRST CREEK CHANNEL
	LANDSCAPE NOTES
	LANDSCAPE SCHEDULE
	OVERALL LANDSCAPE PLAN
-12	LANDSCAPE PLAN
3	HYDROZONE MAP
1	LANDSCAPE DETAILS

CONTACTS

CIVIL ENGINEER / SURVEYOR

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

OWNER'S REPRESENTATIVE:

SILVERBLUFF COMPANIES TED L. LAUDICK

303-638-9553

LANDSCAPE ARCHITECT:

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

<u>GEOMORPHOLOGIST</u>

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

PROPERTY OWNERS

WESTSIDE INVESTMENT PARTNERS, INC. KEVIN SMITH

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

SIGNATURE BLOCKS

FIRST CREEK AT AURORA CROSSROADS VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION. LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, HIGH POINT ACQUISITION, LLC HAS CAUSED THESE

PRE	SENTS TO BE EXECUTED THIS	DAY OF		AD	
BY:	(PRINCIPALS OR OWNERS)				
STAT	E OF)S	S
COU	NTY OF)			
	FOREGOING INSTRUMENT WAS ACKNOW				
-	(PRINCIPALS OR OWNERS)				
WITN	ESS MY HAND AND OFFICIAL SEAL		NOTARY	BUSINESS	ADDRES:

CITY OF AURORA APPROVALS:

MY COMMISSION EXPIRES

(NOTARY PUBLIC)

CITY ATTORNEY:	DATE:
PLANNING DIRECTOR:	DATE:
PLANNING AND ZONING COMMISSION:	DATE:
CITY COUNCIL:(MAYOR)	DATE:
ATTEST:(CITY_CLERK)	DATE:

RECORDER'S CERTIFICATE:

CCEPTED FOR FIL	ING IN THE OFFIC	E OF THE CLERA	K AND RECORDER OF	
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HIS	DAY OF		AD,	.
LERK AND RECOF	RDER:		DEPUTY:	

AMENDMENTS:

NORRIS DESIGN 1101 Bannock Stree

2ND ISP SUBMITTA

www norris-design com MARTIN/MARTI

Denver, Colorado 8020-

SITE I O RASTRUCFTURE \propto FR

> 19.1522 C05 awing Title

> > COVER

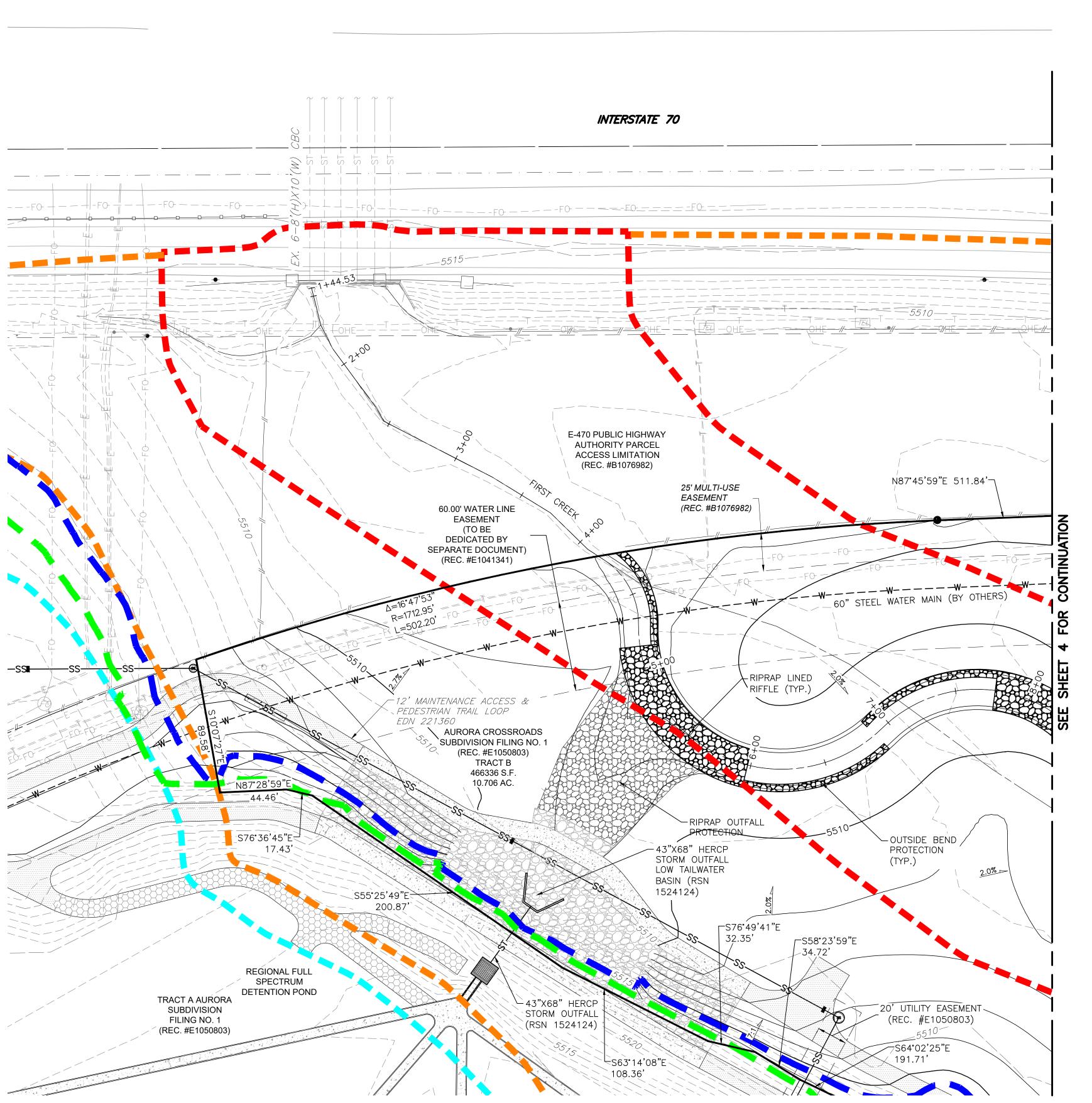
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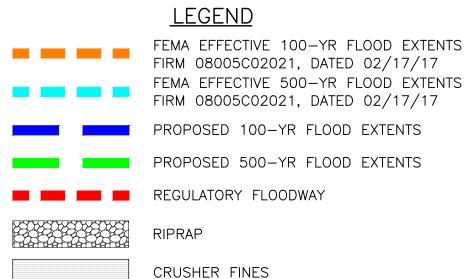
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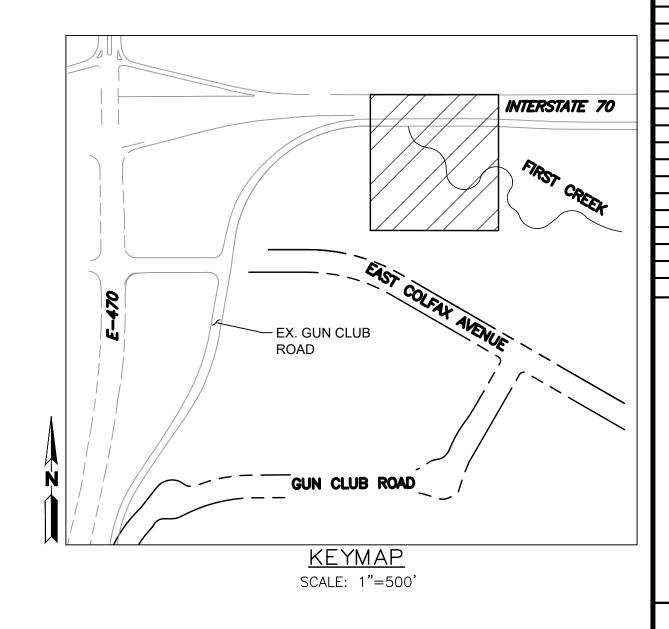
TRACT B — BY SUBDIVISION PLAT "AURORA CROSSROADS SUBDIVISION FILING NO. 1" (REC. #E1050803)

FIRST CREEK AT AURORA CROSSROADS SUBDIVISION FILING NO. 1 SITE PLAN 2ND ISP SUBMITTA A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6, 1. THE PROPOSED FIRST CREEK IMPROVEMENTS RESULT AND A NO RISE CONDITION AND ARE TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, FEMA EFFECTIVE 100-YR FLOOD EXTENTS NOT SUBJECT TO THE FEMA CLOMR PROCESS. A CITY OF AURORA FLOODPLAIN FIRM 08005C02021, DATED 02/17/17 DEVELOPMENT PERMIT WILL BE APPLIED FOR BASED ON DOCUMENTATION OF A NO RISE COUNTY OF ARAPAHOE, STATE OF COLORADO FEMA EFFECTIVE 500-YR FLOOD EXTENTS FIRM 08005C02021, DATED 02/17/17 2. THE PROPOSED IMPROVEMENT REACH OF FIRST CREEK HAS BEEN DETERMINED TO BE REGULATORY FLOODWAY NON-JURISDICTIONAL BY THE USACE AND IS NOT SUBJECT TO CLEAN WATER ACT COMPLIANCE THROUGH 404 PERMITTING. PROPOSED 100-YR FLOOD EXTENTS 3. THE PROPOSED CHANNEL RIFFLE CONCEPT WAS DEVELOPED BY ECOLOGICAL RESOURCE PROPOSED 500-YR FLOOD EXTENTS CONSULTANTS, INC. AND REFLECTS A GEOMORPHICALLY INFORMED HIGH FUNCTIONING LOW MAINTENANCE STREAM CORRIDOR DESIGNED TO MIMIC NATURAL CHANNEL PROCESSES. 4. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSIVE CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CRUSHER FINES CONVEYANCE PATHS. INTERSTATE 70 **ADAMS COUNTY** ARAPAHOE COUNTY 25' MULTI-USE EASEMENT (REC. #B1076982) 60' WATER LINE EASEMENT E-470 PUBLIC HIGHWAY (TO BE DEDICATED BY **AUTHORITY PARCEL** OTHERS IN SEPARATE ACCESS LIMITATION DOCUMENT) (REC. #E1041341) NORRIS DESIGN S89°57'59"E 219.00' 1101 Bannock Stree OUTFALL Denver, Colorado 80204 P 303.892.116 www.norris-design.cor EASEMENT VOID-FILLED -RIPRAP RIFFLE MARTIN/MARTICONSULTING ENGINEE - 43"X68" HERCP STORM OUTFALL LOW TAILWATER BASIN DROP (TYP) (RSN 1524124) AURORA CROSSROADS SUBDIVISION FILING NO. 1 N87°28'59"E 44.46'-Ś63°14'08"E 108.36' S76°36'45"E 17.43'-(REC. #E1050803) TRACT B 466336 S.F. S55°25'49"E 200.87'-8' FIBER OPTIC -S58°23'59"E 34.72' 10.706 AC. EASEMENT FOR UNDERGROUND FACILITIES AND = 43"X68" HERCP STORM OUTFALL ACCESS AGREEMENT SITE (REC. #B1026381) (RSN 1524124) REGIONAL FULL SPECTRUM **DETENTION POND** OUTFALL PROTECTION INFRASTRUCFTURE TRACT A AURORA CROSSROADS SUBDIVISION FILING NO. 1/ PROPOSED ~ TURNAROUND > (REC. #E1050803) 20' UTILITY - EASEMENT (REC. #E1050803) EXISTING FLOOD EXTENTS 100-YEAR-500-YEAR-PROPOSED FLOOD EXTENTS PROPOSED FLOOD **EXTENTS** └─60" STORM OUTFALL LOW TAILWWATER BASIN (RSN 1524124) 19.1522 C05 UNDEVELOPED ARAPAHOE COUNTY **EXISTING** FLOOD (UNPLATTED) **OVERALL SITE EXTENTS** LOT 1, BLOCK 3 AURORA PLAN - FIRST CROSSROADS 20' UTILITY_ **CREEK CHANNEL** SUBDIVISION FILING NO. 1 EASEMENT FUTURE PA-1 MIXED COMMERCIAL SCALE: 1"=60' ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET (TO BE DEDICATED BY SEPARATE DOCUMENT)

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO





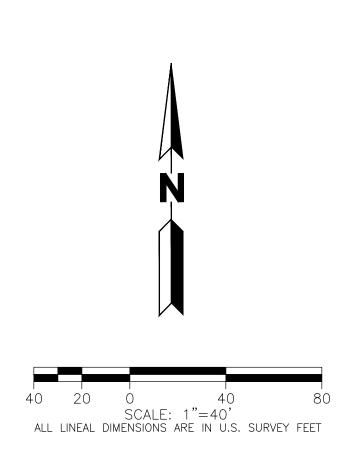


	LEGEND	
EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	SIGHT TRIANGLE	
	EASEMENT	
	CONTOURS	 5750
	CURB & GUTTER	
	HANDICAP RAMPS	
	GRADING ARROW	
ST	STORM SEWER	ST
ST	STORM MANHOLE	(ST)
	STORM INLET	
<	FLARED END SECTION	
	- SANITARY SEWER	SS
(SS)	SANITARY MANHOLE	SS
W	- WATER LINE	————W———
\otimes	WATER VALVE	€
Q	FIRE HYDRANT	
\Q	LIGHT POLE	*
	SIGN	•

LEGEND

NOTES:

- 1. STORM SEWER WITHIN ROW IS PUBLIC AND WILL BE OWNED AND MAINTAINED BY THE CITY OF AURORA. STORM SEWER OUTSIDE ROW IS PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE AURORA CROSSROADS METROPOLITAN DISTRICT NO. 1.
- 2. BMPS AND EROSION CONTROL MEASURES SHALL BE INSTALLED TO MINIMIZE EROSION AND REDUCE EROSIVE CHARACTERISTICS AT CULVERT CROSSING AND WITHIN PROPOSED CHANNEL CONVEYANCE PATHS.



NORRIS DESIGN
Planning | Landscape Architecture | Branding

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CONSULTING ENGINEERS
499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
BA31 6100 MARTINMARTIN COM

Denver, Colorado 8020-

www.norris-design.cor

TURE SITE PLANEEK CHANNEL

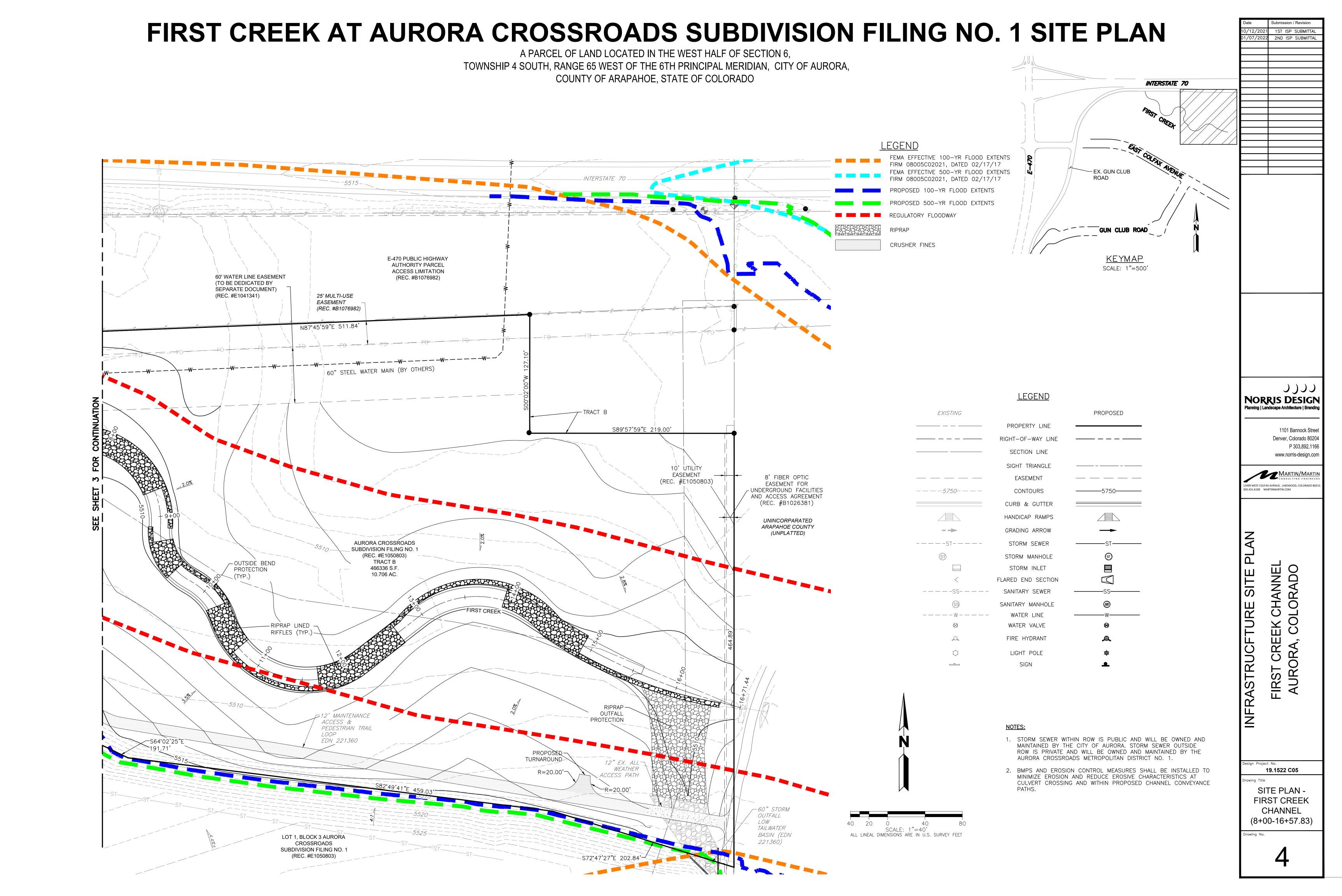
INFRASTRUCFTURE FIRST CREEK CH, AURORA, COLO

Design Project No.

19.1522 C05

Drawing Title

SITE PLAN FIRST CREEK
CHANNEL
(0+00-8+00)



A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO

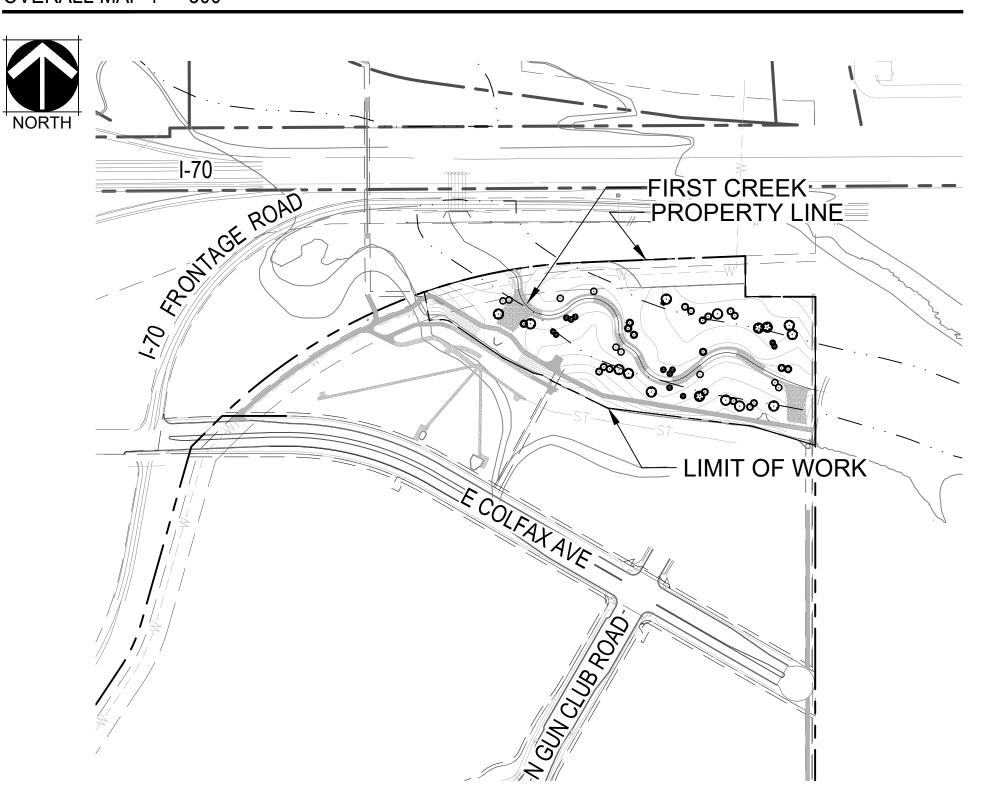
CITY OF AURORA NOTES

- 1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 CU.YRDS/1,000SF UNLESS OTHERWISE SPECIFIED BY THE VEGETATION MANAGEMENT PLAN.
- 2. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE EQUIPMENT ENTRY.
- 3. LANDSCAPING WILL BE INSTALLED UPON COMPLETION OF THE STREAM CHANNEL WORK AND WILL BE OWNED AND MAINTAINED BY THE MILE HIGH FLOOD DISTRICT.
- 4. ALL LANDSCAPED AREAS AND PLANT MATERIAL (EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS AREAS) MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 5. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- 6. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- 8. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.02.2.10. OBJECTS AND STRUCTURES SHALL NOT IMPEDE VISION WITHIN THESE SIGHT TRIANGLES. LANDSCAPING SHALL BE RESTRICTED TO LESS THAN 26-INCHES IN THE SIGHT TRIANGLES.
- 10. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

CITY OF AURORA TREE PROTECTION NOTES

- 1. PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS.
 FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- 3. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - A. EQUIPMENT USE AND STORAGE
 - B. MATERIAL DELIVERY OR STORAGE
 - C. VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - F. FOOT TRAFFIC
 G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- 4. VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE HAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- 5. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OF AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- 6. LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- 7. IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOO. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- 8. EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

OVERALL MAP 1" = 300'



GENERAL NOTES

AND SEED INSTALLATION.

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

5. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE

SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.

6. REFER TO VEGETATION MANAGEMENT PLAN FOR SITE PROTECTION AND STABILIZATION, VEGETATION MANAGEMENT, SOIL MEDIATION

LANDSCAPE SHEET INDEX

5 LANDSCAPE NOTES
 6 LANDSCAPE SCHEDULE
 7 OVERALL LANDSCAPE PLAN
 8-12 LANDSCAPE PLAN

HYDROZONE MAP

LANDSCAPE DETAILS

NOT FOR CONSTRUCTION

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TRUCFTURE SITE PL/ST CREEK CHANNEL

esign Project No. **19.1522 C05**

awing Title

LANDSCAPE NOTES

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANT SCHEDULE

	_				
DECIDUOUS TREES CA SP CE OC GL SH PO DE	BOTANICAL NAME CATALPA SPECIOSA CELTIS OCCIDENTALIS GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM POPULUS DELTOIDES	COMMON NAME NORTHERN CATALPA COMMON HACKBERRY SHADEMASTER LOCUST EASTERN COTTONWOOD	ROOT B & B B & B B & B B & B	SIZE 2"CAL 2"CAL 2"CAL 2"CAL	QTY 3 5 4 10
UL PR	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B	2"CAL	3
EVERGREEN TREES JU SC	BOTANICAL NAME JUNIPERUS SCOPULORUM	COMMON NAME ROCKY MOUNTAIN JUNIPER	ROOT B & B	<u>SIZE</u> 6` HEIGHT	$\frac{QTY}{2}$
PI ED	PINUS EDULIS	PINON PINE	B & B	6` HEIGHT	1
PI PO	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HEIGHT	3
ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY 9
AL TE	ALNUS INCANA TENUIFOLIA	THINLEAF ALDER	B&B	6, CLUMB	
RH TY	RHUS TYPHINA	STAGHORN SUMAC	B&B	6, CLUMB	6
SA AM	SALIX AMYGDALOIDES	PEACH LEAF WILLOW	B&B	6, CLUMB	6
SA EX	SALIX EXIGUA	COYOTE WILLOW	B & B	6' CLUMP	7
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY 7
AM CA	AMORPHA CANESCENS	LEADPLANT	CONT	5 GAL	
AR FL	ARTEMISIA FILIFOLIA	SAND SAGEBRUSH	CONT	5 GAL	7
AR FR	ARTEMISIA FRIGIDA	FRINGED WORMWOOD	CONT	1 GAL	6
AR TR	ARTEMISIA TRIDENTATA	BIG SAGEBRUSH	CONT	5 GAL	7
CH NA	CHRYSOTHAMNUS NAUSEOSUS	RUBBER RABBITBRUSH	CONT	5 GAL	7
CH AL	CHRYSOTHAMNUS NAUSEOSUS ALBICAULIS	TALL BLUE RABBITBRUSH	CONT	5 GAL	7 11
FA PA	FALLUGIA PARADOXA KRASCHENINNIKOVIA CERATOIDES LANATA	APACHE PLUME	CONT	5 GAL	7
KR CL PR BE	PRUNUS BESSEYI	WINTERFAT WESTERN SAND CHERRY	CONT CONT	5 GAL 5 GAL	7
PR CH	PRUNUS VIRGINIANA	CHOKECHERRY	CONT	5 GAL 5 GAL	13
RH TR	RHUS TRILOBATA	SKUNKBUSH SUMAC	CONT	5 GAL	10
RIAU	RIBES AUREUM	GOLDEN CURRANT	CONT	5 GAL	7
111710	TUBEO AUREOW	OOLDEN OOMANI	00111	O O/ IL	ı
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	QTY 5
AT CA	ATRIPLEX CANESCENS	FOURWING SALTBUSH	CONT	5 GAL	5
PI DW	PINUS EDULIS	DWARF PINON PINE	CONT	5 GAL	4
YU GL	YUCCA GLAUCA	SOAPWEED	CONT	5 GAL	3

SEED MIX LIST

RYLAND SEED MIX	OR APPROVED EQUAL. CONTRA	ACTOR TO SUBMIT CUTSHEETS FOR APPRO	OVAL	
	COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS PER ACRE
	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	12.9%	4.00 LBS
	BUFFALOGRASS	BOUTELOUA DACTYLOIDES	19.4%	6.00 LBS
//////	BLUE GRAMA	CHONDROSUM GRACILE	12.9%	4.00 LBS
////////	JUNEGRASS	KOELERIA CRISTATA	3.2%	1.00 LBS
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	22.6%	7.00 LBS
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	6.5%	2.00 LBS
	SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	3.2%	1.00 LBS
	GREEN NEEDLEGRASS ARKANSAS VALLEY PERENNIAL WILDF	STIPA VIRIDULA (AKA NASELLA) ELOWER MIX	16.1% 3.2%	5.00 LBS 1.00 LBS
			100%	31.00 LBS. DRILLED

WETLAND / RIPARIAN SEED MIX - NON-IRRIGATED

UPLAND NATIVE SEED MIX FOR A BLENDED MIX FOR ESTABLISHMENT.

	COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS PER ACRE
+ + + + -	WOOLY SEDGE	CAREX PELLITA	0.8%	0.25 LBS
- + + + + +	NEBRASKA SEDGE	CAREX NEBRASCENSIS	0.8%	0.25 LBS
+ + + + +	INLAND SALT GRASS	DISTICHLIS SPICATA	0.8%	0.25 LBS
- + + + + ₋	CREEPING SPIKERUSH	ELEOCHARIS PALUSTRIS	0.8%	0.25 LBS
	WESTERN WHEATGRASS	PASCOPYRUM SMITHII	39.2%	11.75 LBS
	SWITCHGRASS	PANICUM VIRGATUM	7.5%	2.25 LBS
	GREEN NEEDLEGRASS	NASELLA VIRIDULA	24.9%	7.45 LBS
	PRAIRIE CORDGRASS	SPARTINA PECTINATA	5.8%	1.75 LBS
	YARROW	ACHILLEA MILLEFOLIUM	0.4%	0.10 LBS
	NUT TALL'S SUNFLOWER	HELIANTHUS NUTTALLII	8.3%	2.50 LBS
	MOUNTIAN RUSH	JUNCUS ARTICUSS SSP. LITTORALIS	0.4%	0.10 LBS
	ALKALI SACATON	SPOROBOLIS AIROIDES	0.8%	0.25 LBS
	WILD BERGAMOT	MONARDA FISTULOSA	0.4%	0.10 LBS
	SWAMP VERBENA	VERBENA HASTATA	2.5%	0.75 LBS
	ARKANSAS VALLEY PERENNIAL WILDFLOWER MIX		3.3%	1.00 LBS
	ARKANSAS VALLEY WESTERN WILDFLOWER MIX		3.3%	1.00 LBS
	NOTE: ALL WETLAND SEED AREAS WILL BE OVERS	EEDED WITH THE	100%	30.00 LBS. DRILLED

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INFRASTRUCFTURE SITE PLAN FIRST CREEK CHANNEL AURORA, COLORADO

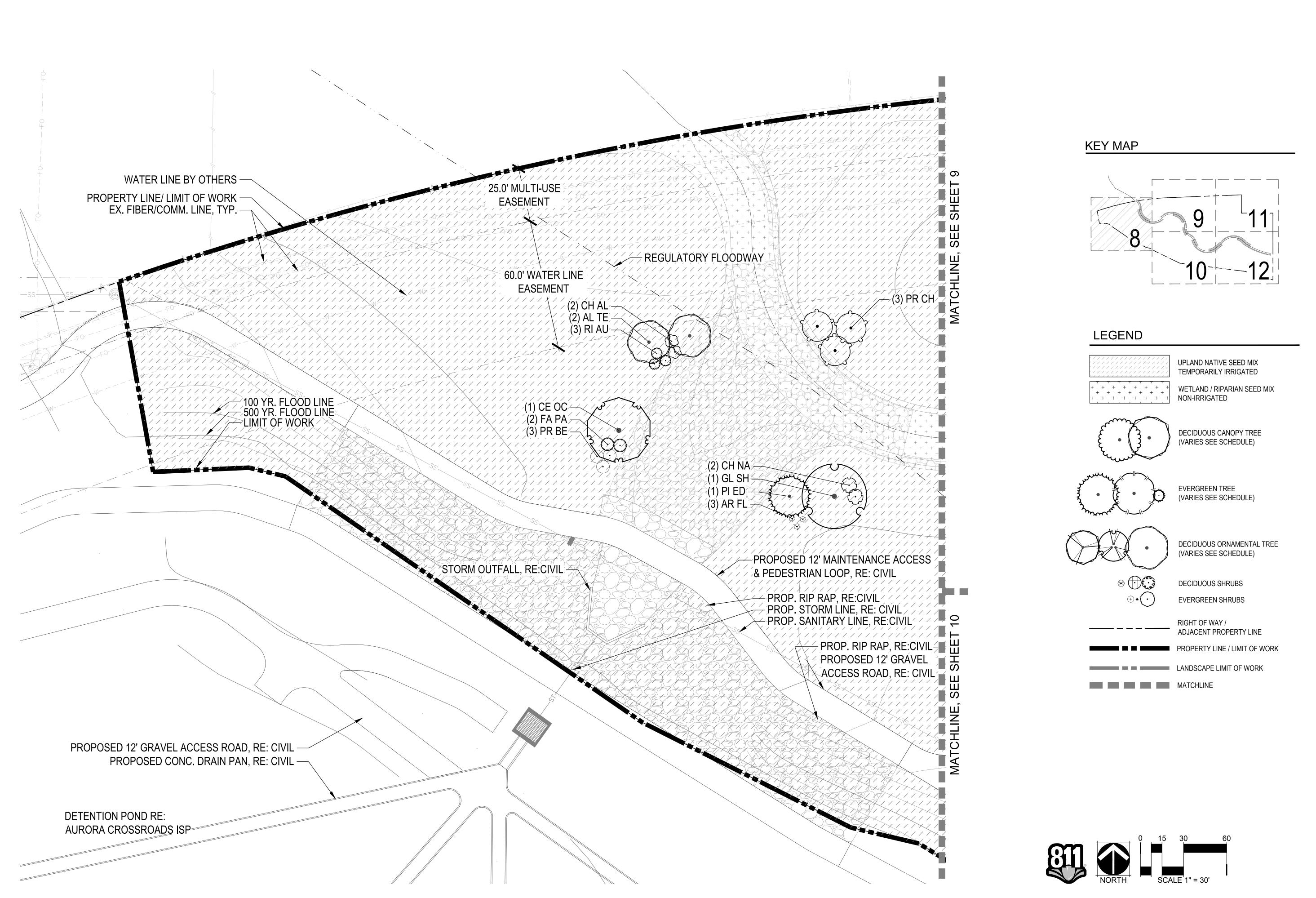
Design Project No. 19.1522 C05

LANDSCAPE SCHEDULE

Drawin

FIRST CREEK AT AURORA CROSSROADS SUBDIVISION FILING NO. 1 SITE PLAN A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO I-70 FRONTAGE ROAD LIMIT OF WORK NOT FOR CONSTRUCTION SHEET 9 SHEET 11 NORRIS DESIGN 1101 Bannock Stre www.norris-design.co REGULATORY FLOODWAY MARTIN/MARTIN CONSULTING ENGINEER FIRST CREEK CHANNEL AURORA, COLORADO ABUTTING DETENTION POND, RE: AURORA CROSSROADS ISP SHEET 12 SHEET 10 REGULATORY FLOODWAY 19.1522 C05 SS-E COLFAX AVE OVERALL LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



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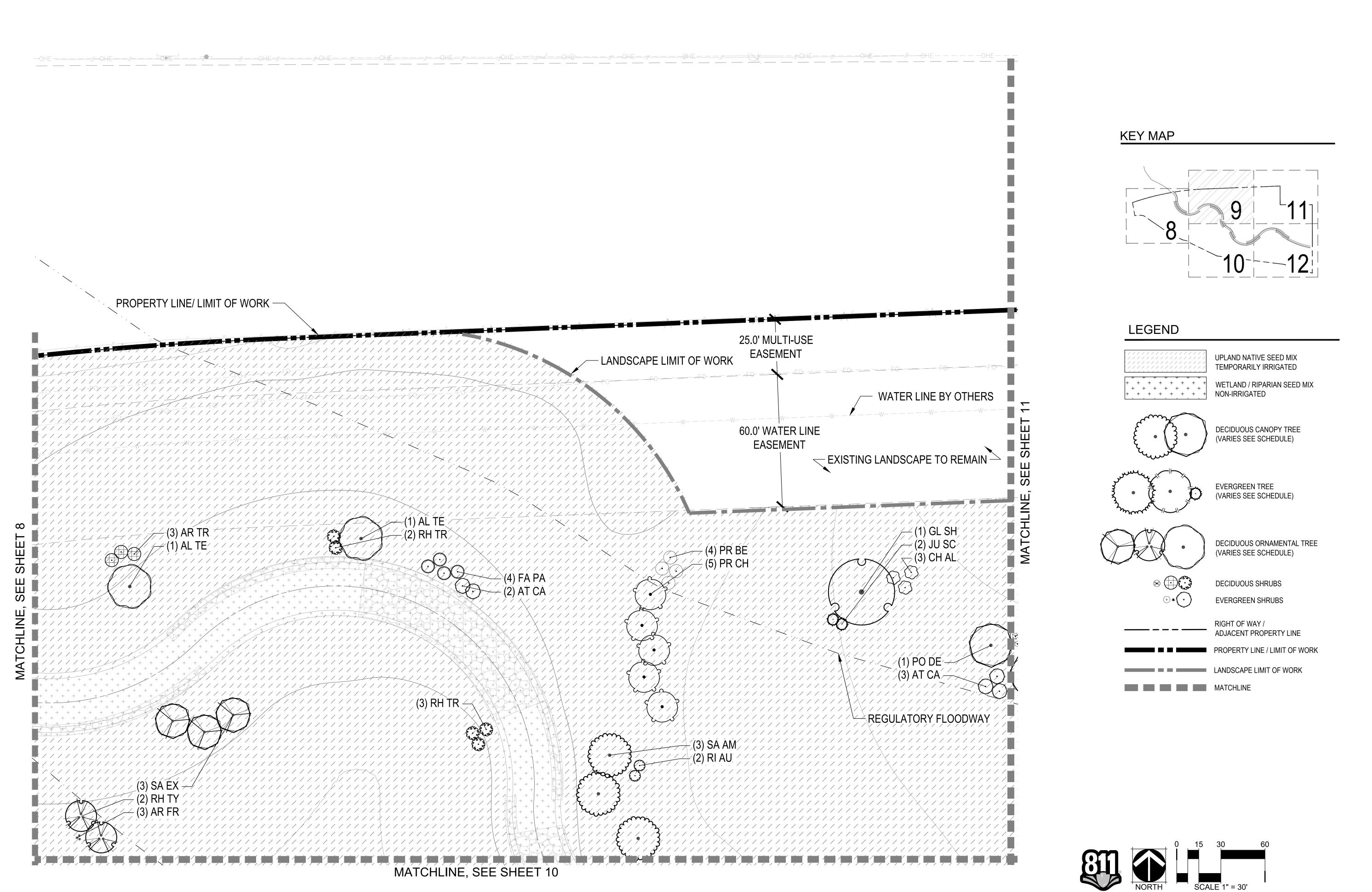
INFRASTRUCFTURE

19.1522 C05

LANDSCAPE PLAN

FIRST CRE AURORA,

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO



Design Project No.

19.1522 C05

Drawing Title

LANDSCAPE PLAN

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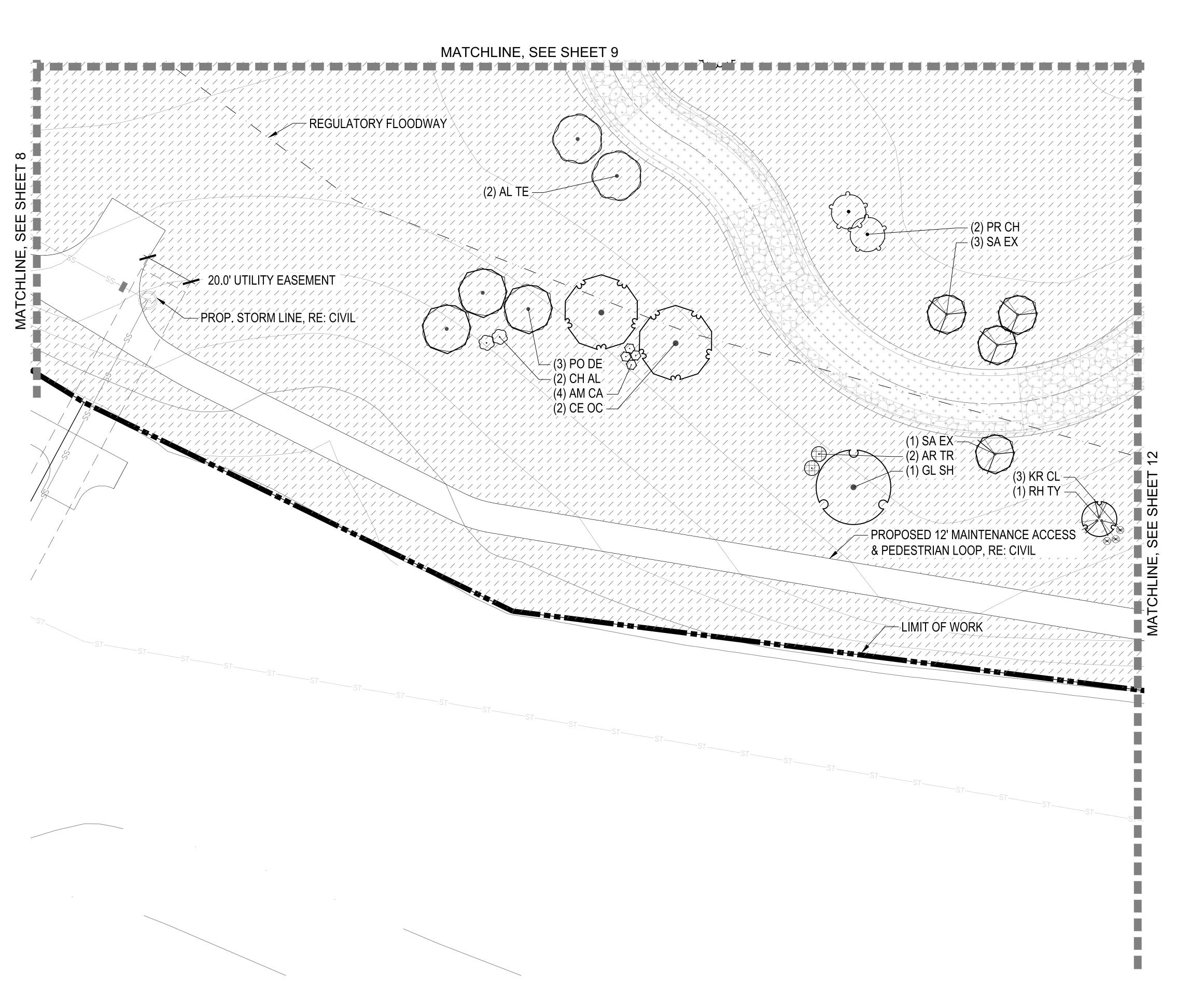
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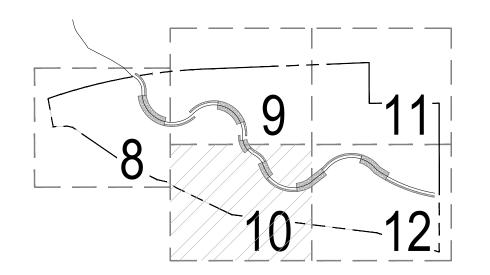
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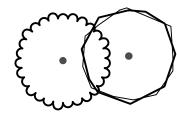
A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



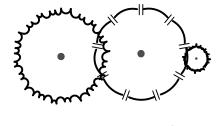
KEY MAP



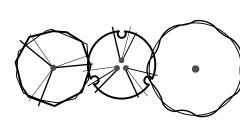
LEGEND



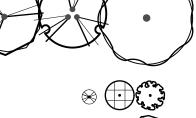
DECIDUOUS CANOPY TREE (VARIES SEE SCHEDULE)



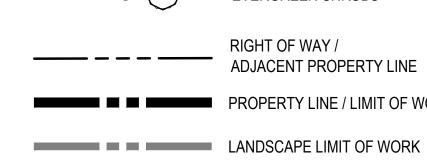
EVERGREEN TREE (VARIES SEE SCHEDULE)



DECIDUOUS ORNAMENTAL TREE (VARIES SEE SCHEDULE)



DECIDUOUS SHRUBS **EVERGREEN SHRUBS**



RIGHT OF WAY /

ADJACENT PROPERTY LINE PROPERTY LINE / LIMIT OF WORK

MATCHLINE

19.1522 C05

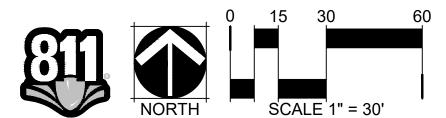
FIRST CREEK CHANNEL AURORA, COLORADO

RASTRUCFTURE

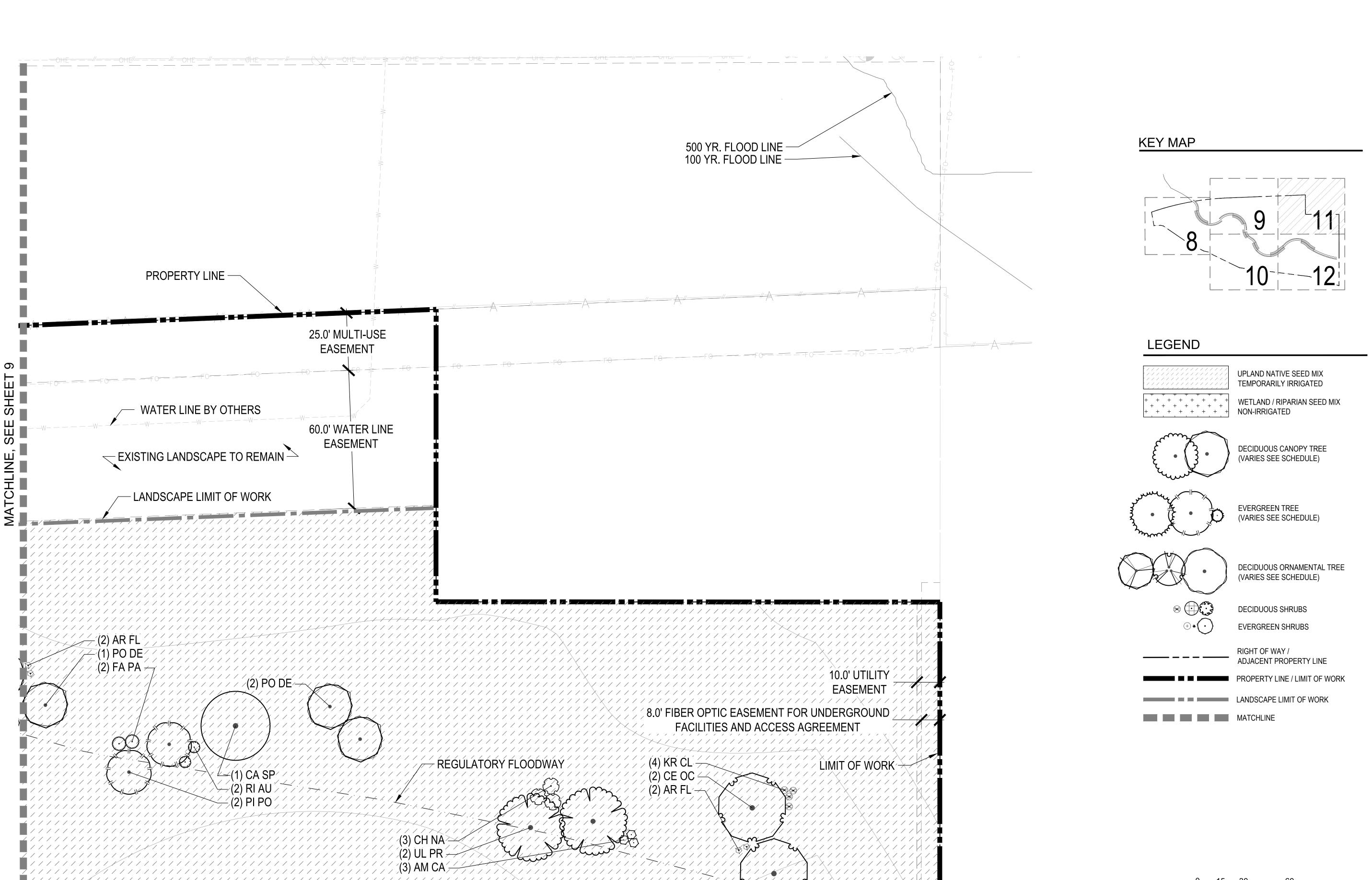
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LANDSCAPE PLAN



A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,
COUNTY OF ARAPAHOE, STATE OF COLORADO



MATCHLINE, SEE SHEET 12

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LANDSCAPE PLAN

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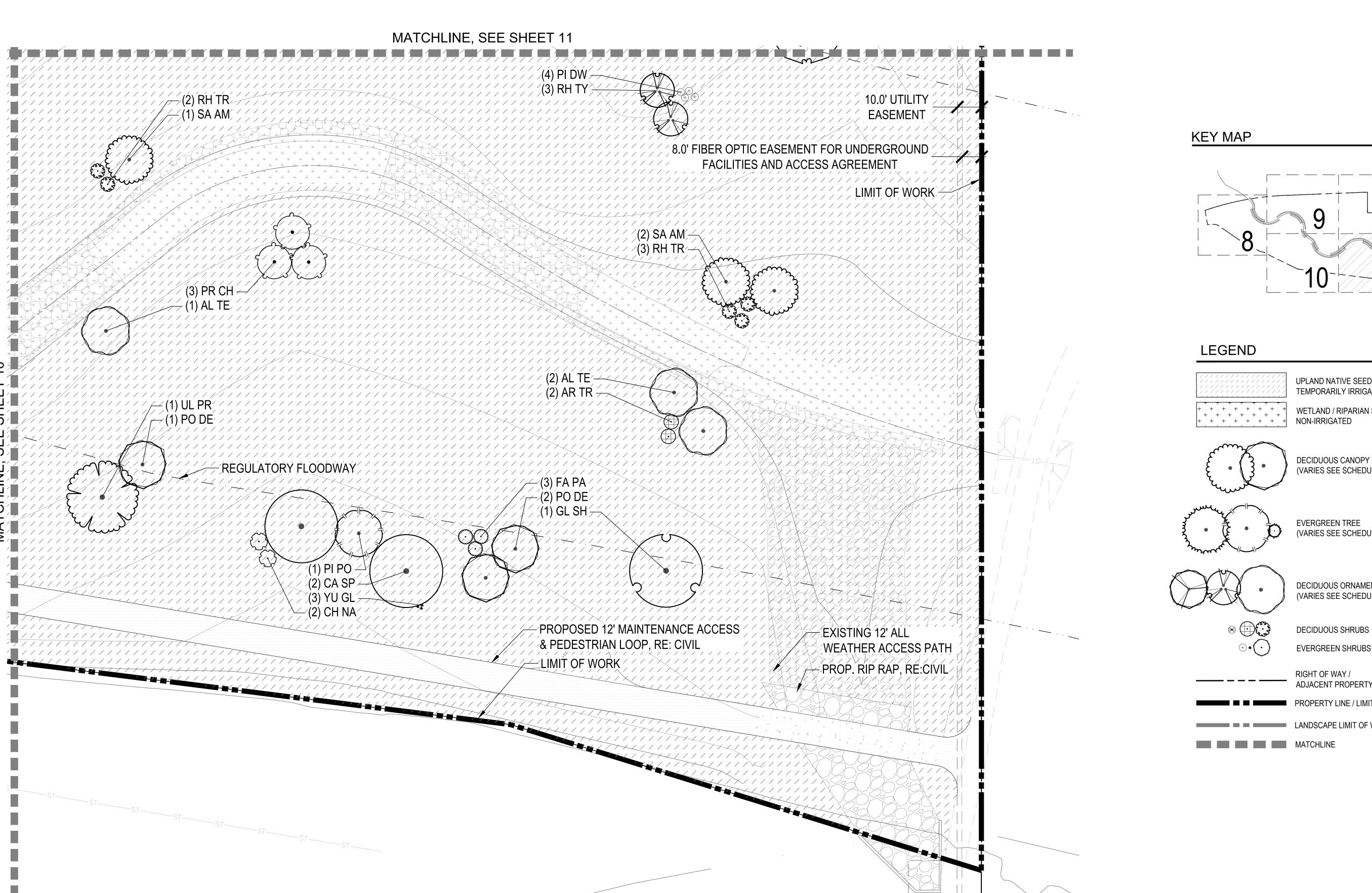
SITE

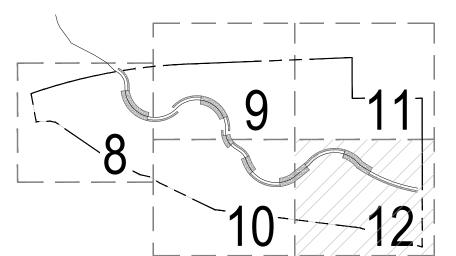
RASTRUCFTURE

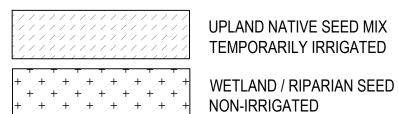
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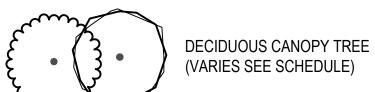
81 NORTH SCALE 1" = 30'

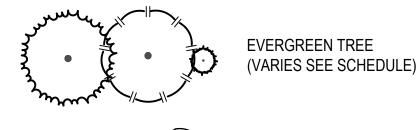
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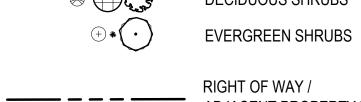


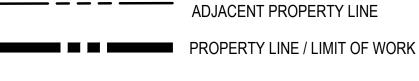




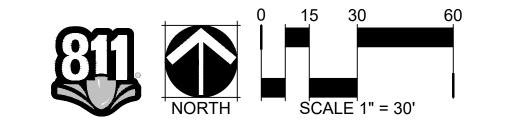












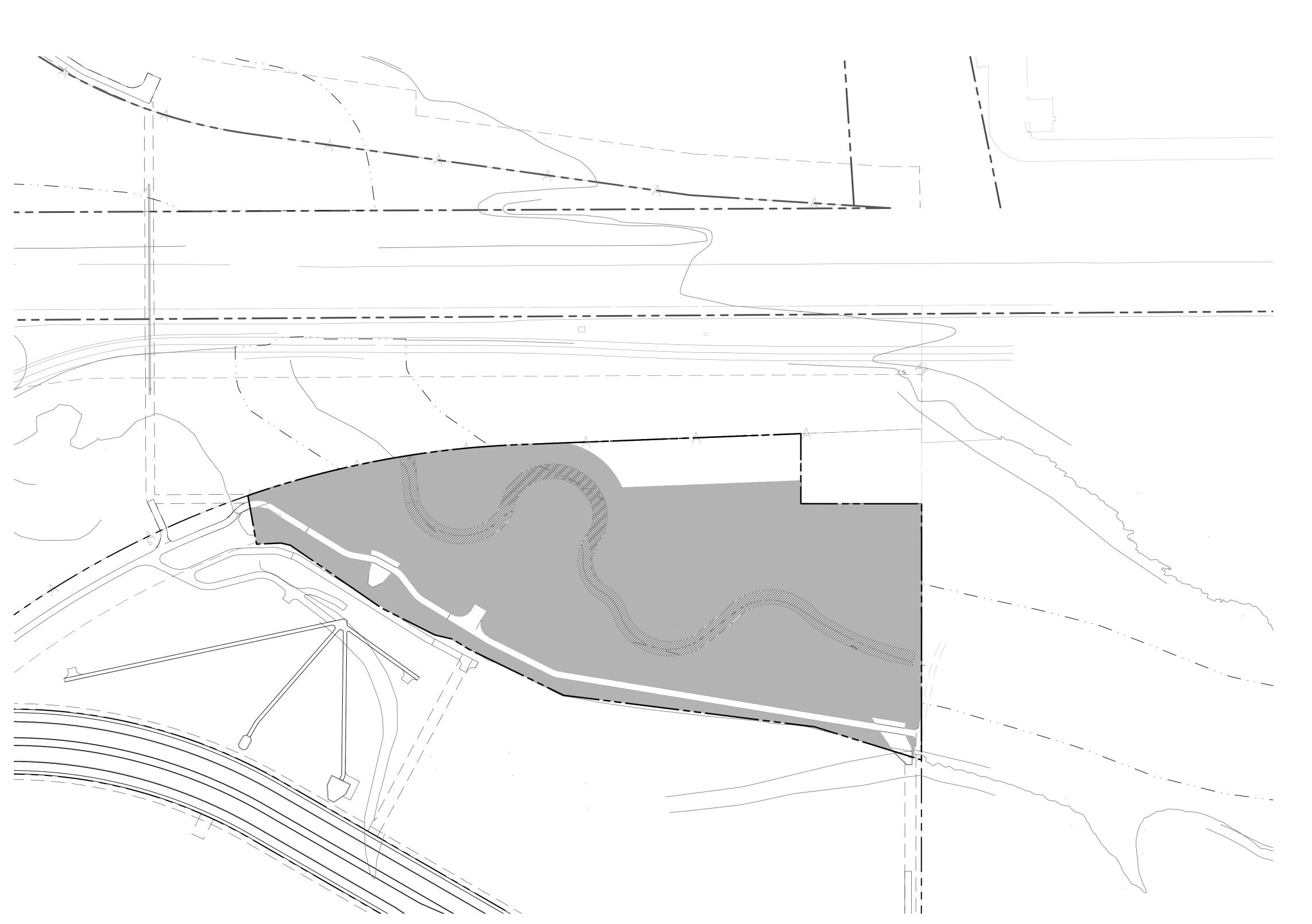
NOT FOR

FIRST CREEK CHANNEL AURORA, COLORADO RASTRUCFTURE

19.1522 C05

LANDSCAPE PLAN

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

Z-ZONE - TEMPORARY IRRIGATED NATIVE SEED PER GESC

LOW WATER USE - NATIVE SEED

HYDRO-ZONE TABLE

WATER USE TYPE
TEMPORARY IRRIGATED NATIVE SEED
NON-IRRIGATED STREAM CHANNEL BASIN
TOTAL:

AREA (SF)
382,901 SF
92.7 %
30,325 SF
7.3 %
413,226 SF
100 %

TOTAL IRRIGATED AREA TAP #TBD
382,901 SF

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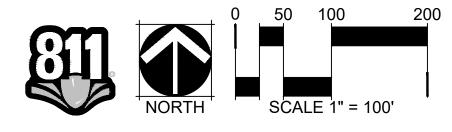
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ASTRUCFTURE SITE PLAN FIRST CREEK CHANNEL AURORA, COLORADO

esign Project No. 19.1522 C05

HYDROZONE MAP



A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLAN VIEW - THREE STAKES

ROOT BALL DIAMETER

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

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

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

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

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

(6) 1:1 SLOPE ON SIDES OF PLANTING

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

8 GROMMETED NYLON STRAPS

(9) GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING

(10) 4-6" HIGH WATER SAUCER IN NON-TURF

(11) BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING

(12) 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL

(13) PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS

(14) PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

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

INTO THE GROUND NEXT TO ROOTBALL, 18" OF THE STAKE MUST BE VISIBLE

(2) SET SHRUB ROOTBALL 1" HIGHER THAN FINISH GRADE

(1) 2'-6" WOODEN STAKE DRIVEN

(3) FINISH GRADE (TOP OF NATIVE

4) SPECIFIED NATIVE SEED

1X CONTAINER

(5) TILL SPECIFIED SOIL AMENDMENT TO A DEPTH OF

(6) UNDISTURBED GRADE

BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT

ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE

2X CONTAINER

FINISH GRADE OF THE MULCH LAYER.

DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.

5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20%

SHRUB PLANTING IN NATIVE AREAS

MARTIN/MARTI

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

CHANNEL SITE TURE CRE RASTRUCE

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awing Title

LANDSCAPE **DETAILS**

PLANTING AREA SHALL BE LOOSENED AND AERATED MINIMUM 3 TIMES THE DIAMETER OF ROOT BALL

ABOVE EXISTING GRADE. **UPHILL SIDE**

(2) 2-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK

(3) BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING

(4) ROOTBALL SITTING DIRECTLY

PLANTING DETAIL, DETAIL X SHEET L-XXX, FOR STAKING

1 TOP MOST ROOT IN ROOTBALL: 6 ROPES AT TOP OF BALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED

> (7) BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING

(8) EXISTING GRADE

5. PRUNE ALL DEAD OR DAMAGED WOOD AFTER PLANTING. TREE PLANTING ON SLOPE

WITH MAXIMUM 20% ORGANIC MATERIAL

PRUNING NOTES:

STAKING NOTES:

ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.

PREVAILING WIND SIDE AND 180° FROM THAT SIDE).

TREE PLANTING DETAIL

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

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

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

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

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

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

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

KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE

1. EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE

PLANTING HOLES. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TO FIVE

TIMES THE DIAMETER OF THE ROOTBALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE SOIL MIXED

FINISHED LANDSCAPE GRADE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.

NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING

4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS.

2. TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE

3. FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT

BOTTOM OF THE ROOT BALL. SCORE SIDES OF PLANTING HOLE BUT DO NOT DISTURB SOIL AT BOTTOM OF

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

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

ON TOP OF UNDISTURBED SOIL (5) REFER TO TYPICAL TREE AND GUYING

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