

July 26, 2022

Liz Fuselier  
City of Aurora  
Planning and Development Services  
15151 East Alameda Parkway, Suite 2300  
Aurora, Colorado 80012

Re: Dandelion Draw Channel Improvements at High Point—Infrastructure Site Plan  
Martin/Martin, Inc. Project No.: 19.1043  
City of Aurora, Application Number: DA-1746-35

## PLANNING DEPARTMENT COMMENTS

### 1. Community Questions, Comments and Concerns

C1A: The ECCV Water and Sanitation District comment letter is attached. Please respond to their questions with your next submission.

**R1A: *Questions from the ECCV Water and Sanitation District comment letter have been addressed with this submission.***

### 2. Completeness and Clarity of the Application

C2A: The fee of \$14,581.05 is due prior to the second submission.

**R2A: *The review fee will be paid prior to the second submission.***

C2B: Add lines and perimeters for the data block.

**R2B: *Lines and perimeters for the data block have been added.***

C2C: Number sheets X of Y.

**R2C: *With previous projects, such as Second Creek Channel Improvements (EDN 222035), no numbering scheme was used. Therefore, for this submittal the numbering scheme has remained the same.***

C2D: Show trash, pet waste station and trash receptacles on sheets.

**R2D: *These items will be addressed in the detailed landscape plans.***

### 3. Zoning and Subdivision Use Comments

C3A: Show adjacent zone districts on all sides of ISP.

**R3A: *Adjacent zone districts have been added to all sides of the ISP. Zone districts included are the airport district, DEN, and E-470 R.O.W.***



**4. Landscaping Issues (Kim Kreimeyer / 303-739-7126 / [KKreimey@auroragov.org](mailto:KKreimey@auroragov.org) / Comments in bright teal)**

C4A: Provide the 100-year floodplain on each of the landscape plans and provide the square footage for the area between the 100-year floodplain and the tract line.

**R4A: *Provided the 100-year floodplain line across sheets and included the noted square footage in the provided tables. – NORRIS***

C4B: According to the square footage provided on the cover sheet the area outside of the proposed 100-year floodplain is 183,126 Sq. Ft. The landscape requirements for a detention pond are 1 tree and 10 shrubs per 4,000 Sq. Ft.  $183,126/4,000 = 45.78$ . 46 Trees and 458 Shrubs are required. It appears the plan is deficient. Please clarify.

**R4B: *Trees and shrubs updated according to new numbers (see provided tables). - NORRIS***

C4C: Please provide a total number of trees and shrubs.

**R4C: *The numbers have been provided within the tables. - NORRIS***

C4D: Provide the required table with the area of the tract, a description, area in square footage (above the 100-year flood plain and within the tract), trees required, trees provided, shrubs required, shrubs provided, caliper of trees and size of shrub container. Also, any applicable notes.

**R4D: *The table has been provided and notes included as needed. - NORRIS***

C4E: Aurora Water and Public Works may comment on the landscape within the flood plain.

**R4E: *Trees and shrubs have been moved above 100-year floodplain. -NORRIS***

C4F: The intent of the landscaping surrounding the detention area is to screen it from view. Please move the trees and shrubs above the 100-year floodplain elevation and make sure the landscaping is arranged to provide screening from planned adjacent uses.

**R4F: *Trees and shrubs have been moved above 100-year floodplain and arranged to serve as screening. -NORRIS***

C4G: Staff is unable to adjust the measurement of the plans to a scale of 1"=40' Please adjust each sheet in the plan set accordingly.

**R4G: *The drawing scales have been verified. - NORRIS***

C4H: The 100-year floodplain shown is not consistent with other sheets in the plan set and not shown on all landscape sheets. Please revise the sheets accordingly.

**R4H: *The plan sheets have been revised to be consistent. - NORRIS***

C4I: Provide the required tables to calculate landscaping provided above the 100-year floodplain.

**R4I: *The tables have been provided. - NORRIS***

C4J: Please provide the standard landscape table for the detention landscape area with the location/segment of the channel, area square footage (above the 100-yr WSEL to the tract line), required trees (1 tree/4,000 SF above 100-yr WSEL), trees provided, required shrubs (10 shrubs/4,000 SF above 100-yr WSEL), shrubs provided, and totals. Also, any applicable notes.



**R4J: The table has been provided. - NORRIS**

C4K: Staff is unable to complete a landscape review with the missing 100-year floodplain and missing table with square-footage calculations. Please provide both on all landscape sheets for the second review.

**R4K: The floodplain information and table have been added. - NORRIS**

C5A: Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**R5A: CAD submittal will be provided upon request for Mylars.**

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **5. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)**

C6A: The Site Plan will not be approved by public works until the preliminary drainage letter/report is approved.

**R6A: This comment has been noted and the Preliminary Drainage Report has been submitted for review.**

C6B: Indicate direction of emergency overflow.

**R6B: The emergency overflow path direction have been indicated with arrows.**

C6C: Verify with the drainage reviewer, Aurora Water and MHFD as to what plantings are permitted within the channel and pond. Trees are generally not permitted within a drainage channel or detention pond.

**R6C: All landscaping will be in accord with MHFD and COA requirements. Refer to the landscape plans for planting details.**

### **6. Traffic Engineering (Carl Harline / 303.739.7584 / charline@auroragov.org/ Comments in amber)**

C7: Add signs on both sides of maintenance path indicating "maintenance access only".

**R7: Signage has been added indicating the access path is for "maintenance access only".**

### **7. Aurora Water (Casey Ballard) / 303-739-7382 / Cballard@auroragov.org / Comments in red)**

C8A: Access is needed to within 5-feet of all manholes.

**R8A: 68<sup>th</sup> Avenue has been realigned to provide access to the manholes within right-of-way, which is less than 5-feet for all manholes.**

C8B: Access to all manholes needs to be maintained after roadway construction.

**R8B: The access to all manholes will be maintained after roadway construction.**



C8C: Ensure the manhole lid is not within the curb/gutter section. Normal comment includes rotating cone to allow for proper compaction between manhole lid and gutter section.

**R8C: 68<sup>th</sup> Avenue ahs been realigned to move manhole out of curb/gutter section.**

**8. Fire/Life Safety (Will Polk / 303-739-7490 / WPolk@auroragov.org / Comments in blue)**

C9A: Approved. No comments.

**R9A: Noted, thank you.**

**9. PROS (Alex Grimsman / 303-739-7131 / @auroragov.org / Comments in mauve)**

C10A: It does not appear, based on the newly updated open space map and Form J that this area is trying to receive open space credit for this area. If not, additional trail connection would need to be provided to at minimum loop the channel area and connect to proposed PA-70 to be constructed with PA-30a.

**R10A: The project team will continue to coordinate the open space plan. The trail has been extended to “close the loop”.**

**10. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)**

C11A: Dedicate channel as a Tract or an easement to the City. Submit application with exhibits to dedicationproperty@auroragov.org.

**R11A: An easement has been dedicated to Pond P67 and aa drainage tract has been dedicated to Dandelion Draw.**

**11. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)**

C12A: See attached letter from Public Service and provide a response with your next submission.

**R12A: Letter from Public Service has been addressed and is attached for second submission.**

**12. E-470 Public Highway Authority (Chuck Wesiss/ 303.537.3420/ cweiss@E-470.com )**

C13A: E-470 Public Highway Authority has the below listed comments:

C13A.1: Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will follow the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the “Permit Manual”) and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for construction.

**R13A.1: Comment noted, thank you.**

C13A.2: A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE prior to construction.

**R13A.2: Applicant will obtain necessary permits prior to construction.**

C13A.3: Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

**R13A.3: Comment noted, thank you.**



C13A.4: Clearly identify the E-470 ROW and MUE on all applicable drawings. There is MUE located along Dandelion Draw. An ownership map is provided for reference.

**R13A.4: E-470 R.O.W. and M.U.E. have been marked on all drawings.**

C13A.5: E-470 will be widened to 4 lanes in each direction beginning in 2022. Please coordinate this project with the E-470 widening project.

**R13A.5: Project will be coordinated with the E-470 widening project through the civil plan process.**

C13A.6: E-470 TBMS (fiber) is located along the eastern ROW and MUE. Clearly identify on all applicable sheets. The TBMS shall be protected in place. A dig watch is required for construction near the TBMS.

**R13A.6: No information available, E-470 TBMS line will be added when linework is available.**

C13A.7: Does the proposed grading tie in at the MUE or will this need to extend west?

**R13A.7: The proposed grading ties in west of the M.U.E.**

C13A.8: The proposed maintenance path dead ends at the MUE? Is there a plan to extend?

**R13A.8: The proposed maintenance access path extends past the M.U.E.**

C13A.9: Sheet 9 shows seeding and plantings along channel in the MUE. Tree plantings in the MUE along the highway will be limited to the outer 25' feet.

**R13A.9: All landscaping will be in accord with MHFD and COA requirements. Refer to the landscape plans for tree planting details.**

C13A.10: Survey monuments along and within the E-470 ROW/MUE which are disturbed shall be reset and conform to the E-470 coordinate system.

**R13A.10: Comment noted, thank you.**

C13A.11: Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.

**R13A.11: All landscaping will be in accord with MHFD, E-470, and COA requirements. Refer to the landscape plans for planting details.**

C13A.12: Any fencing disturbed will need to be reset meeting E-470 specifications.

**R13A.12: Comment noted, thank you.**

C13A.13: A comment/response document would be helpful to track the revisions to each submittal.

**R13A.13: Comment noted, thank you.**

C13A.14: Additional comments will be issued as design progresses.

**R13A.14: Comment noted, thank you.**

Please do not hesitate to contact me with any questions.

Sincerely,



Ryan Byrne, PE, CFM, LEED AP  
Associate

H:\HORN\19.1043-High Point - EAST\C19 Dandelion Draw\SENT\2022.05.09 Dandelion Draw ISP Review Response\19\_1043\_May\_12\_2022\_R0\_CR.docx

July 26, 2022

Denver International Airport  
8500 Peña Boulevard  
Denver, Colorado 80249-6340

Re: High Point - East  
Martin/Martin, Inc. Project No.: 19.1043  
DIA Project: Dandelion Draw Channel Improvements and Regional Pond  
RSN No.: 1619736

## GENERAL COMMENTS AND RESPONSES

- C1: General: The proposed development is in the 10,000-ft Critical Separation Zone from the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA) in FAA Advisory Circular 150/1500-33C (see link below). DEN requests that the landscape plan include maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Coordination should occur with the USDA Wildlife Biologist assigned to DEN (Benjamin.j.massey@usd.gov) to mitigate any wildlife or wildlife attractants that are deemed hazardous by DEN Operations during or after construction.  
[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)
- R1: *The proposed landscape design has been completed in accordance with MHFD and City of Aurora criteria and in coordination with DEN will be implemented in a manner that reduces wildlife attractants.***
- C2: A permit and/or license will be required from DEN for any grading and/or construction access that will occur on DEN property. Please initiate contact with DEN to coordinate this work. Coordination should occur through Elise Brenninkmeyer (elise.brenninkmeyer@flydenver.com) and David Steinberger (David.steinberger@flydenver.com).
- R2: *Construction permitting and/or licensing will be coordinated during the Civil Plan process.***
- C3: DEN requests that any micropools included as part of the design are either enclosed within the outlet structure or otherwise covered with grating.
- R3: *The proposed Pond 67 micropool will be integrated into the outlet structure.***
- C4: DEN will require a minimum of 1-ft of freeboard between the 100-year WSEL and the crest of the proposed spillway. The additional storage volume that is provided by the extra 1-ft of freeboard should be noted in the drainage report narrative. Please be advised that DEN requests continued coordination as the design progresses, specifically in regard to the pond's spillway design and orientation.
- R4: *Per City of Aurora criteria, pond spillway crests are required to be elevated a minimum of 1-foot above the 100-year water surface elevation, which is currently incorporated into the proposed***

High Point - East  
July 26, 2022



***design. Martin/Martin has initiated monthly coordination meetings with DEN to provide updates on design progress.***

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan Byrne', with a stylized, cursive script.

Ryan Byrne, PE, CFM, LEED AP  
Associate



July 26, 2022

Brandon Felipe  
ECCV  
Water & Sanitation District  
6201 South Gun Club Road  
Aurora, Colorado 80016

Re: High Point – Dandelion Draw Channel Improvements  
Martin/Martin, Inc. Project No.: 19.1043  
ECCV, COA #1612433

## GENERAL COMMENTS AND RESPONSES

- C1: Please submit construction plans for review to ECCV.  
**R1: Upon completion, construction documents will be provided to ECCV.**
- C2: An Overlap Agreement (OLA) will need to be executed between ECCV and the developer for any improvements located in the ECCV 30' easement where the 48" water line is located. The OLA will be prepared by ECCV legal counsel once the construction plans are submitted.  
**R2: Comment noted. Thank you.**
- C3: On Sheets 3 and 4 there is a call out for headwall/wingwalls and a 54" with leader lines, but there are not structures shown? Is the line work not turned on? No structures are allowed in ECCV's 30' easement.  
**R3: Preliminary Drainage Plans and Infrastructure Site Plans have been updated and are included with this response letter.**
- C4: Please minimize the amount of fill over ECCV's 48" water line. There should be a minimum of 4.5' of cover and a maximum of 10' of cover.  
**R4: Fill over the pipe at the Dandelion Draw drainageway has been minimized based on the culvert, roadway, and utility design constraints. The current design indicates approximately 17.8-feet of cover. This item will be covered during the next bi-weekly coordination meeting.**

Please do not hesitate to contact me with any questions.

Sincerely,



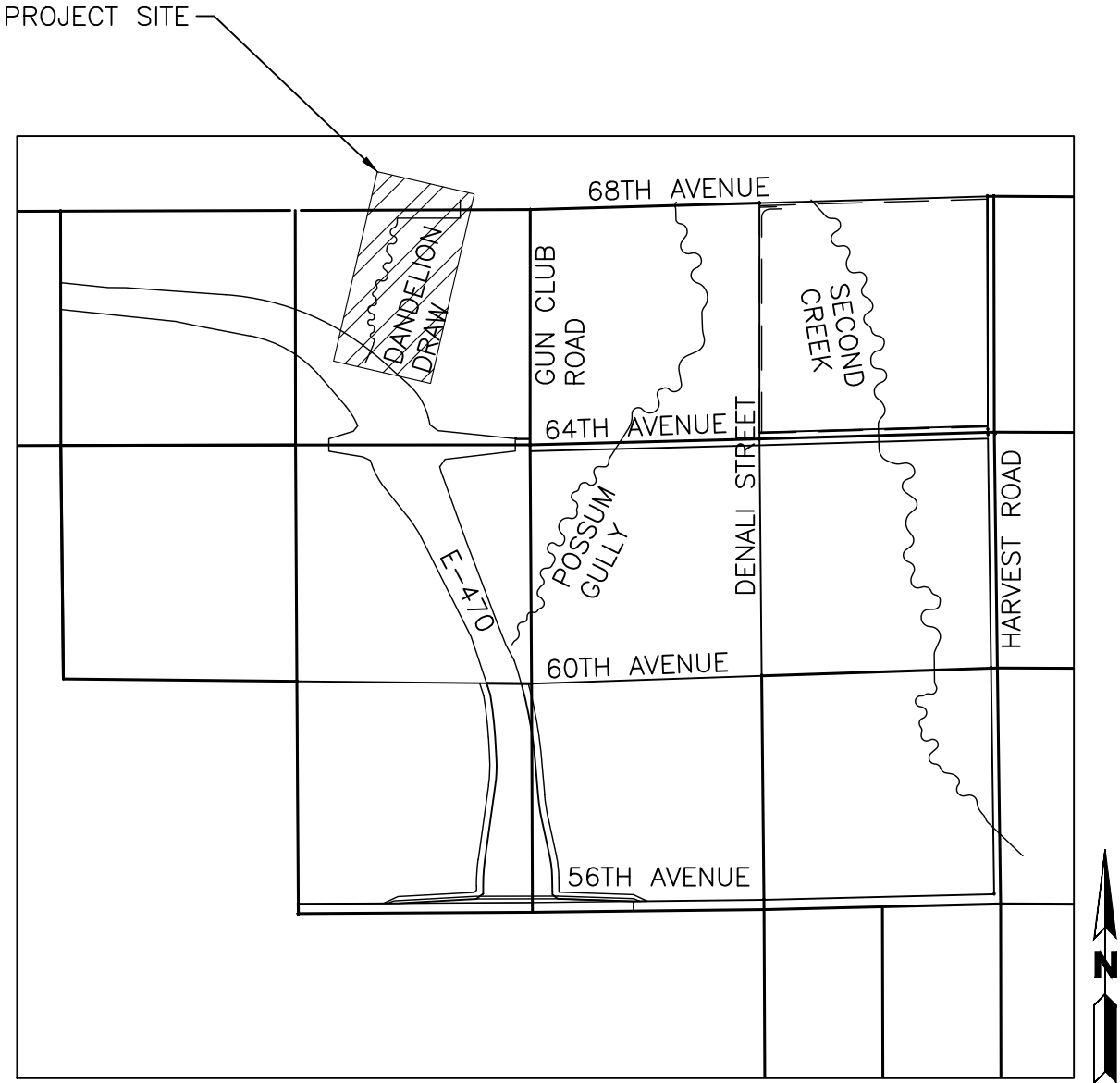
Ryan Byrne, PE, CFM, LEED AP  
Associate

DANDELION DRAW CHANNEL IMPROVEMENTS AT HIGH POINT SITE PLAN AND DLD1 E. 68TH AVE. TO E-470

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

SITE PLAN NOTES:

- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE".
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIAL SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING FOR THE CURBSIDE LANDSCAPE BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING THE CONSTRUCTION OF THE E. 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.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENT OR RIGHTS-OF-WAY. THE UNDERSIGNED, IT SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSING OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OR-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA, SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- 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.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.
- STREET LIGHTING TO BE GALLEON LED AREA AND SITE LUMINAIRE COOPER LIGHTING BY EATON OR APPROVED EQUAL.
- ARCHITECTURAL FEATURES (I.E.: BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 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.
- SITE PLANS, INTERNAL ROADWAY SYSTEMS, AND PLATTING WILL BE DESIGNED AND SUBMITTED FOR REVIEW WITH FUTURE SITE PLAN PROCESSES.
- 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.



VICINITY MAP  
SCALE: 1"=2000'

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER
2	OVERALL SITE PLAN – DANDELION DRAW
3-4	SITE PLAN – DANDELION DRAW
5	LANDSCAPE NOTES AND SCHEDULE
6	HYDROZONE PLAN
7-9	LANDSCAPE PLAN
10-11	LANDSCAPE SITE DETAILS

CONTACTS

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

OWNER'S REPRESENTATIVE:  
SILVERBLUFF COMPANIES  
TED L. LAUDICK  
303-638-9553

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

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

PROPERTY OWNERS

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

Provide the 100-year floodplain on each of the landscape plans and provide the square footage for the area between the 100-year floodplain and the tract line.

AREA BETWEEN 100-YEAR FLOODPLAIN AND TRACT LINE ADDED.

SITE PLAN DATA BLOCK:

OVERALL INFRASTRUCTURE SITE PLAN DISTURBANCE AREA: 480,293± SQ FT (11.026± ACRES)  
ACCESS TRAIL AREA:19,733± SQ FT (0.453± ACRES)  
AREA OUTSIDE PROPOSED 100-YEAR FLOODPLAIN: 183,126± SQ FT (4.204± ACRES)  
AREA WITHIN 100-YEAR FLOODPLAIN: 277,434± SQ FT (6.369± ACRES)  
PRESENT ZONING CLASSIFICATION: MIXED-USE REGIONAL DISTRICT

Modify on all sheets

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

TITLE CHANGED TO 'DANDELION DRAW, REGIONAL POND DLD1, POND P67, & NO NAME STORM INFRASTRUCTURE SITE PLAN'.

NOTED, PDR HAS BEEN SUBMITTED FOR REVIEW.

SIGNATURE \_\_\_\_\_

FIRST CREEK AT AURORA CROSSROADS

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD. \_\_\_\_\_.

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

STATE OF \_\_\_\_\_ )SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_

BY: \_\_\_\_\_  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
(NOTARY PUBLIC)

NOTARY BUSINESS ADDRESS: \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING AND ZONING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)  
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_  
COLORADO AT \_\_\_\_ O'CLOCK \_\_\_\_M,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

AMENDMENTS:

DANDELION DRAW

INFRASTRUCTURE SITE PLAN

COVER SHEET

No.	Issue / Revision	Date	Name
1	1ST BP SUBMITTAL	02/25/22	M/H

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

Sheet Number:

1

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

NOT FOR CONSTRUCTION

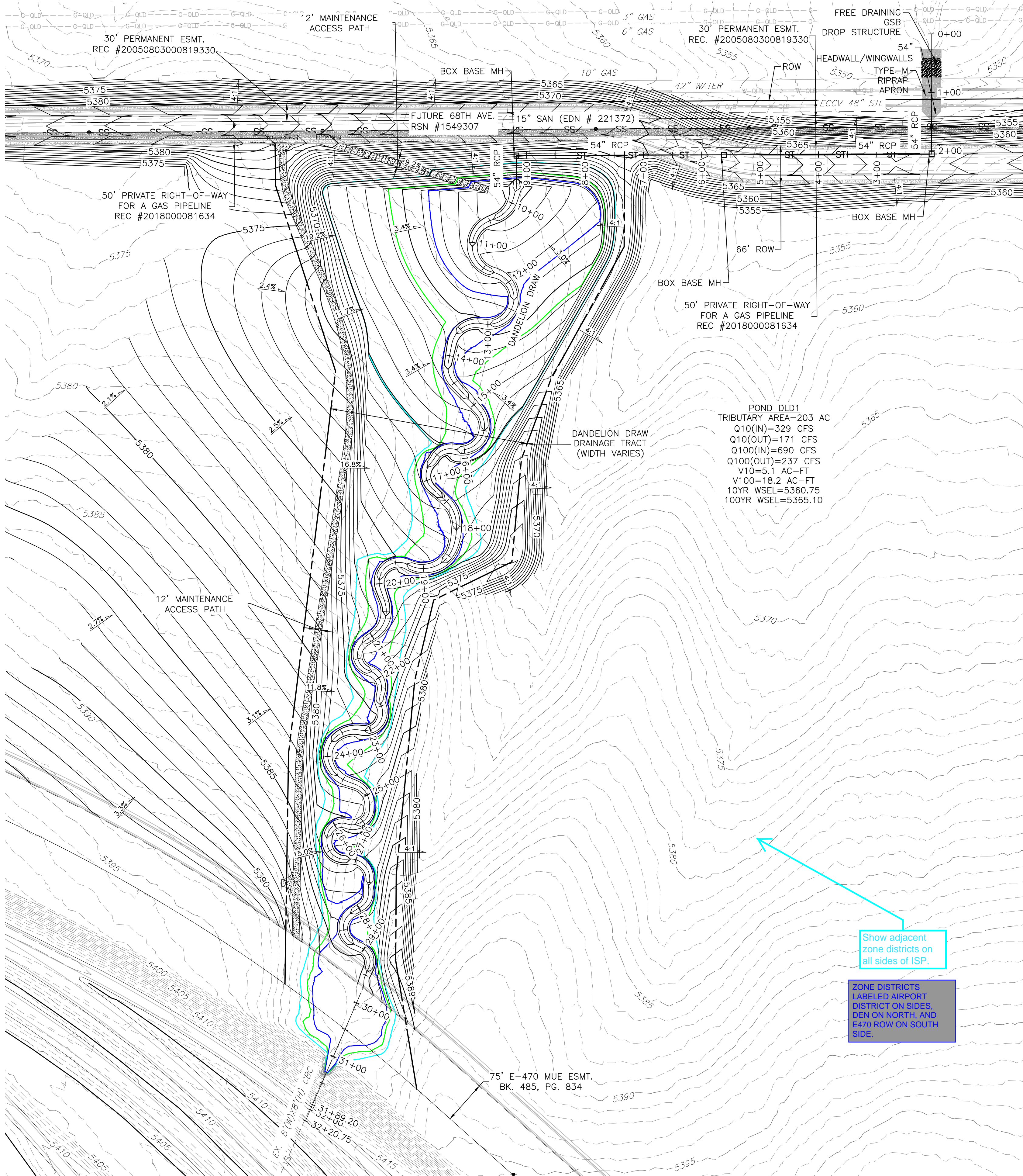
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# ~~DANDELION DRAW CHANNEL IMPROVEMENTS AND REGIONAL POND DLD1 E. 68TH AVE. TO E-470~~

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

TITLE CHANGED TO  
"DANDELION DRAW  
CHANNEL  
IMPROVEMENTS AT  
HIGH POINT SITE PLAN".

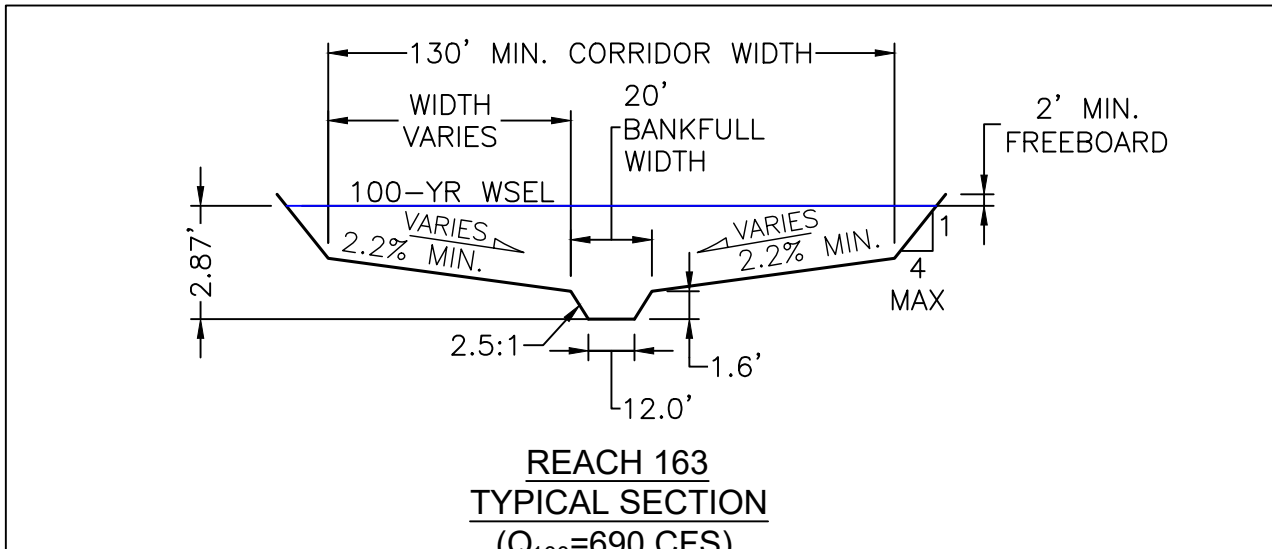


## NOTES

1. CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
2. DESIGN RECURRENCE INTERVAL FOR REGIONAL CHANNEL AND STORM SEWER INFRASTRUCTURE INCLUDED IN THESE PLANS IS FOR A 100-YEAR STORM EVENT.
3. DANDELION DRAW ROADWAY OUTFALL/STORM SEWER SHOWN ON THESE PLANS WILL BE PUBLICLY OWNED AND MAINTAINED.
4. EFFECTIVE FIRM PANELS FOR THE STUDY REACH INCLUDE 08001C0665J, 08005C0054L, AND 08005C0062L ADAMS COUNTY, COLORADO AND INCORPORATED AREAS, EFFECTIVE FEBRUARY 17, 2017.
5. FUTURE DEVELOPMENTS WILL BE REQUIRED TO PROVIDE A PATH AND A DRAINAGE ELEVATION IS RECOMMENDED FOR EMERGENCY FLOWS CONVEYED FROM PROPOSED SUMP INLETS AND PROPOSED WATER QUALITY DETENTION PONDS.
6. UPSTREAM AND DOWNSTREAM CUTOFF WALL DEPTHS TO BE DETERMINED IN THE FINAL DRAINAGE REPORT.
7. THE APPROVED MDR (EDN #220143) REFERENCES A TYPICAL RIFFLE POOL SYSTEM. ULTIMATE DESIGN SLOPES WILL VARY FROM APPROVED MDR AND THIS PRELIMINARY DRAINAGE REPORT.
8. FUTURE 68TH AVENUE IMPROVEMENTS (RSN #1549307) ARE BEING COMPLETED UNDER SEPARATE ISP/PDR SUBMITTAL. A PRE-APPLICATION MEETING HAS BEEN COMPLETED FOR THESE IMPROVEMENTS AND THE ISP/PDR IS CURRENTLY IN PROGRESS. 68TH AVENUE ROADWAY GRADES TO BE CONSTRUCTED TO APPROXIMATE FINAL ROADWAY GRADES WHILE AVOIDING CONCENTRATED FLOW PATHS ALONG ROADWAY ALIGNMENT.
9. PROPOSED GRADING IS PRELIMINARY AND SUBJECT TO CHANGE DURING THE DESIGN REVIEW PROCESS.

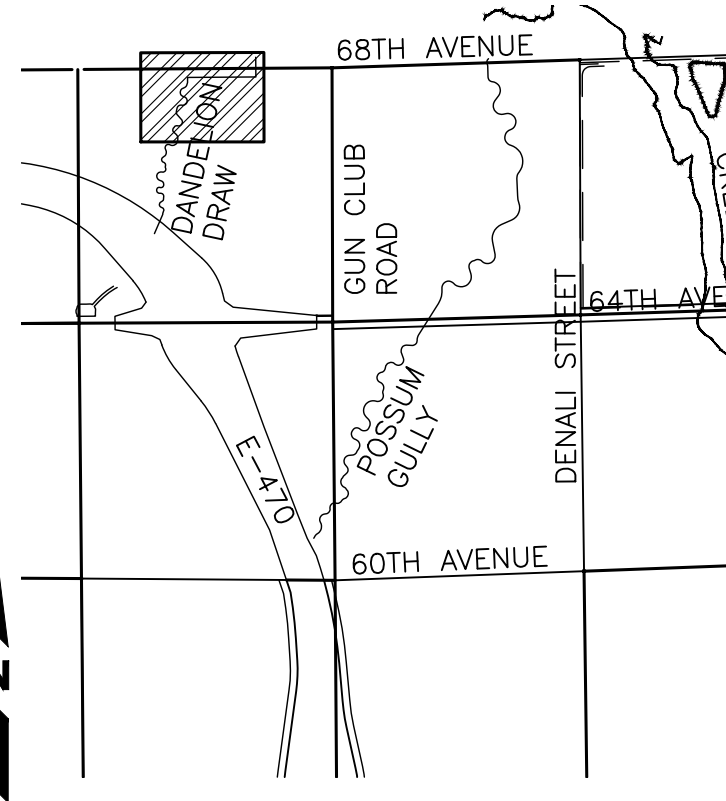
POND SUMMARY TAB

POND SUMMARY					
STORM EVENT	Pond	FLOW IN	FLOW OUT	VOLUME	NATUR
		CFS	CFS	AC-FT	CFS
100-yr	DLD1	689.73	236.67	18.19	252
10-yr	DLD1	328.83	171.06	5.13	44
2-yr	DLD1	184.22	124.64	1.95	1.1



Show adjacent zone districts on all sides of ISE

ZONE DISTRICTS  
LABELED AIRPORT  
DISTRICT ON SIDES,  
DEN ON NORTH, AND  
E470 ROW ON SOUTH  
SIDE



KEY MAP  
SCALE 1"=2000

## BENCHMARK

COA ID: 3S6508NW001

ELEVATIONS ARE BASED ON THE CITY OF AURORA AND COUNTY OF ADAMS BENCHMARK #356508NW001. A CITY OF AURORA AND COUNTY OF ADAMS 3-1/4" ALUMINUM CAP STAMPED (CITY OF AURORA B.M., 356508NW001, 2007), ON A 5' 6" REBAR, IN A 8" PVC PIPE WITH A CAP, LOCATED SOUTHEAST OF THE SECTION CORNER TO SECTIONS 6, 5, 8, 7, TOWNSHIP 3 SOUTH, RANGE 65 WEST, SOUTHEAST OF A YELLOW STEEL CONCRETE POST, SOUTH OF THE CENTERLINE OF A DIRT ROAD (64TH AVENUE) AND EAST OF THE INTERSECTION OF E-470 AND 64TH AVENUE.

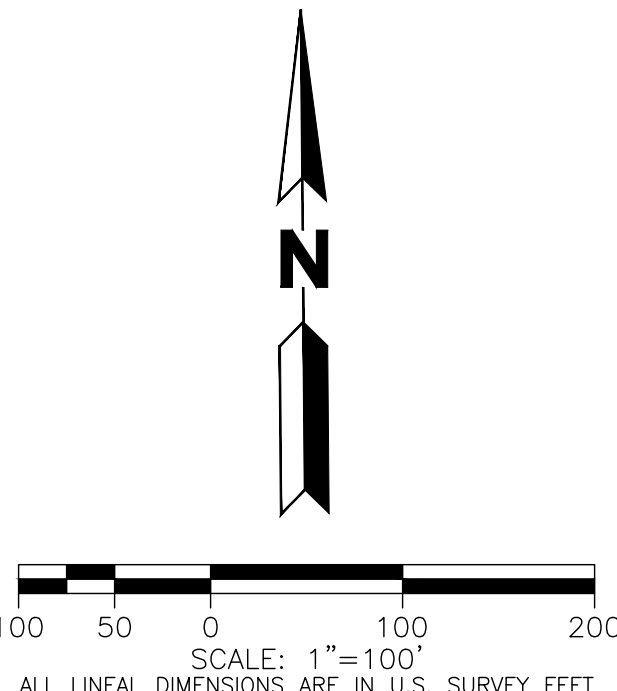
ELEVATION =5394.58' (NAVD1988) DATUM

## BASIS OF BEARING

BEARINGS ARE BASED ON AN ASSUMED BEARING OF  
S00°33'21"E ALONG THE EASTERLY LINE OF THE SOUTHWEST  
QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH RANGE 65 WEST  
OF THE 6TH P.M. BEING NON MONUMENTED AS A FOUND 3  
1/4"ALUMINUM CAP PLS # 25379 IN RANGEBOX AT THE  
CENTER QUARTER CORNER AND A FOUND 2 1/2"ALUMINUM CAP  
PLS #28285 AT THE SOUTH QUARTER CORNER.

### LEGEND

- FUTURE 100-YEAR STORM EVENT WSEL
- FUTURE 10-YEAR STORM EVENT WSEL
- FUTURE 2-YEAR STORM EVENT WSEL

Number sheet X  
of Y

NUMBER SHEET X  
ADDED

## DANDELION DRAW

# NFRASTRUCTURE SITE PLAN

OVERALL SITE PLAN

[illegible]

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

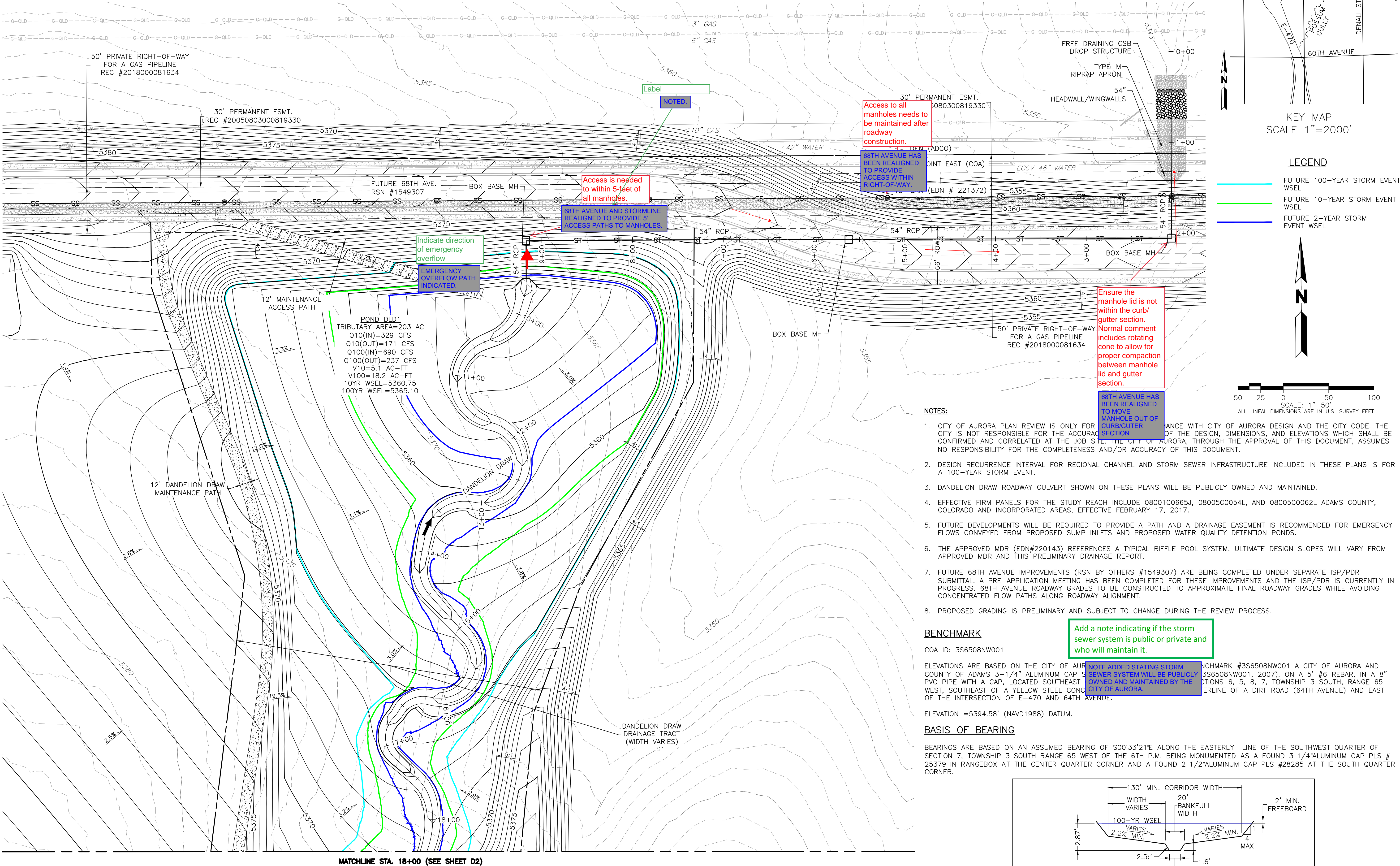
Sheet Number



DANDELION DRAW CHANNEL IMPROVEMENTS AND REGIONAL POND DLD1 E. 68TH AVE. TO E-470

POND SUMMARY TABLE					
STORM EVENT	Pond	POND SUMMARY		VOLUME	NATURAL
		FLOW IN	FLOW OUT		
100-yr	DLD1	689.73	236.67	18.19	252
10-yr	DLD1	328.83	171.06	5.13	44
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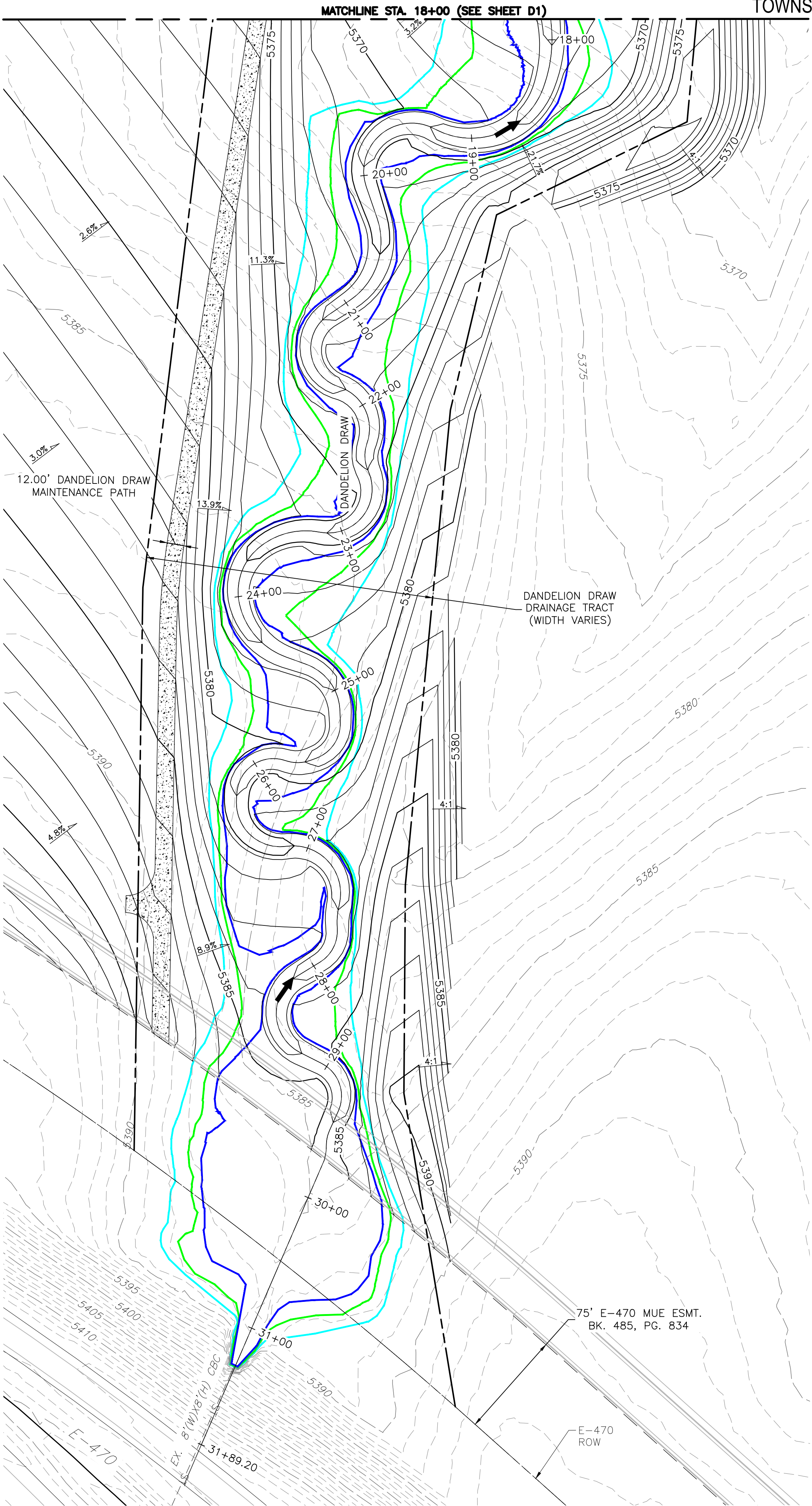
A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER SECTION 1,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,  
COUNTY OF ADAMS, STATE OF COLORADO





DANDELION DRAW CHANNEL IMPROVEMENTS AND REGIONAL POND DLD1 E. 68TH AVE. TO E-470

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER SECTION 1,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,  
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- NOTES:
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**BENCHMARK**

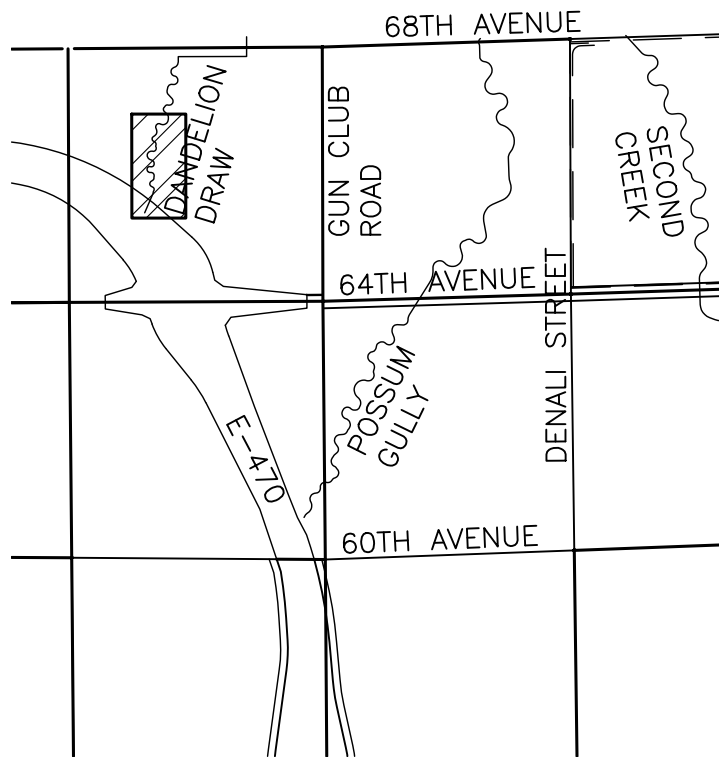
COA ID: 3S6508NW001

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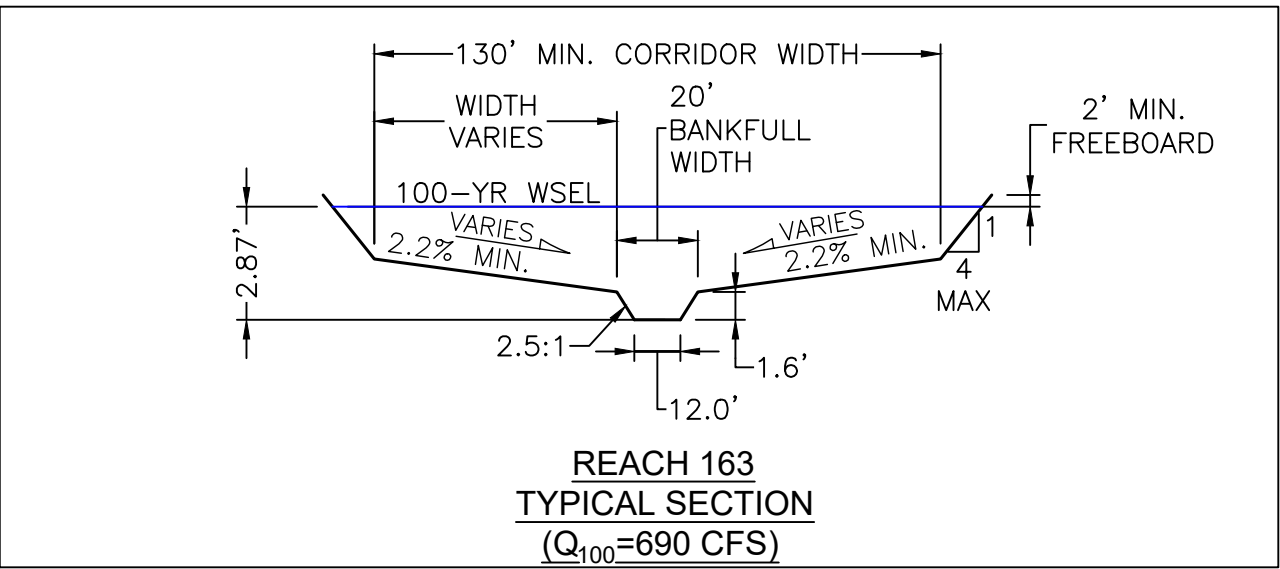
**BASIS OF BEARING**

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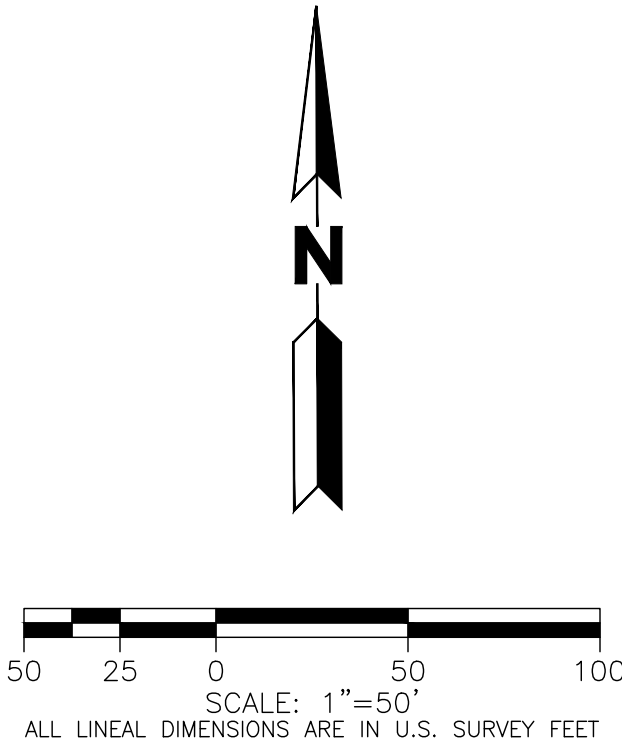


KEY MAP  
SCALE 1"=2000'

- LEGEND**
- FUTURE 100-YEAR STORM EVENT WSEL
  - FUTURE 10-YEAR STORM EVENT WSEL
  - FUTURE 2-YEAR STORM EVENT WSEL



POND SUMMARY TABLE					
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No.	Issue / Revision	Date	Name
1	1ST ISP SUBMITTAL	02/25/22	M/W

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

Sheet Number:



DANDELION DRAW CHANNEL IMPROVEMENTS AND REGIONAL POND DLD1 E. 68TH AVE. TO E-470

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

CITY OF AURORA NOTES

- THE NOTES HAVE BEEN UPDATED. -NORRIS

It appears this note is for another project. Please clarify.
4. THE OWNER/DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN. LANDSCAPING FOR THE CURBSIDE LANDSCAPE FOR BOTH SIDES OF THE STREET TO BE INSTALLED FOLLOWING CONSTRUCTION OF E. 66TH AVENUE. LANDSCAPING FOR THE POSSUM GULLY CHANNEL TO BE INSTALLED FOLLOWING THE COMPLETION OF THE CHANNEL WORK.
5. 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.
6. 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.
7. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
8. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
9. TREES MAY NOT BE PLACED WITHIN 8' OF ANY PUBLIC UTILITY.
10. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.

GENERAL NOTES

1. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.

2. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.

3. SIGHT TRIANGLES SHALL REMAIN UNOBSTRUCTED BY PLANT MATERIAL, OR ANY OTHER VISUAL OBSTACLE, OVER 30" IN HEIGHT.

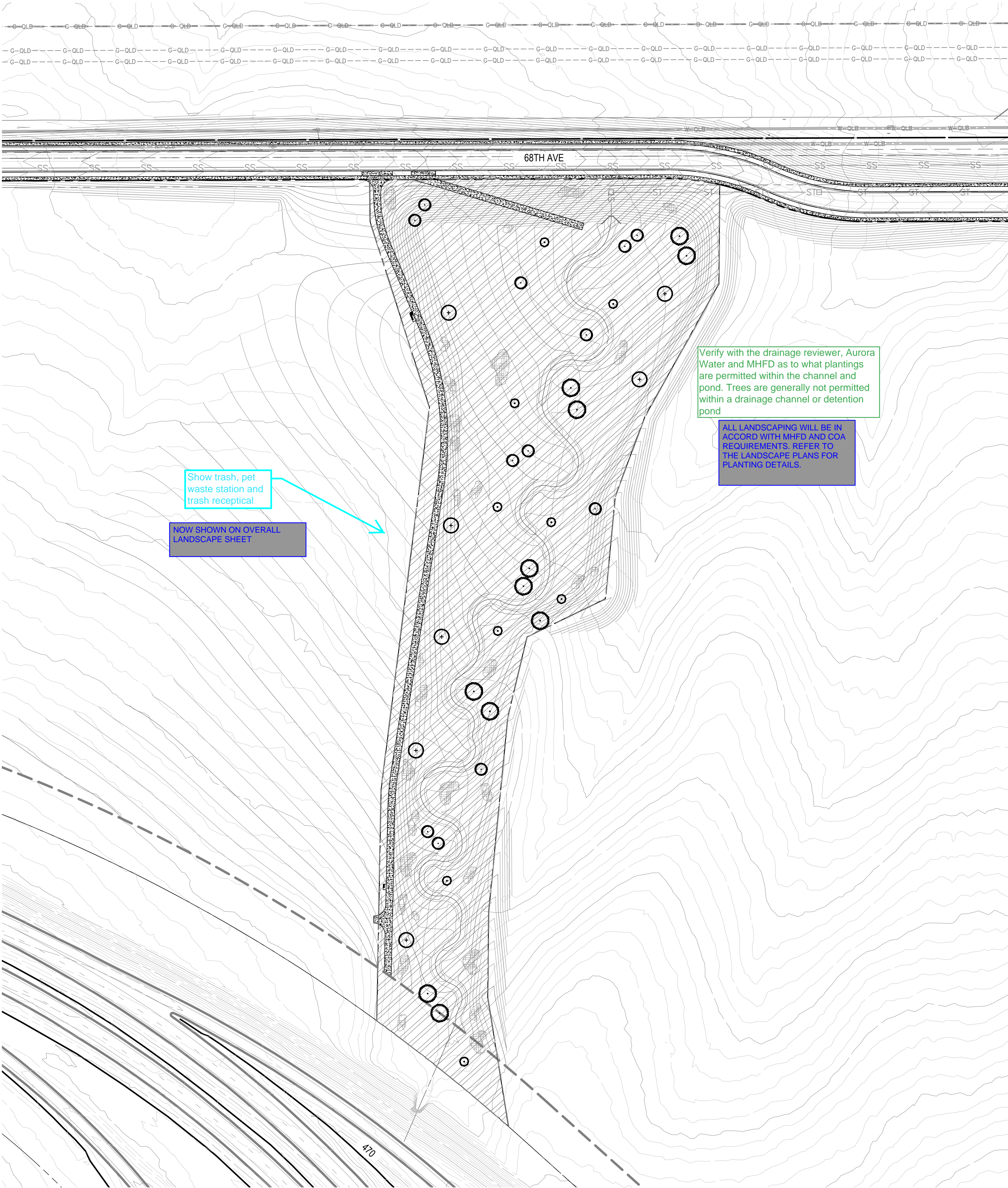
4. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

5. THIS SHEET SET IS PREPARED WITH INFORMATION SUFFICIENT FOR CITY OF AURORA SITE PLAN APPROVAL AND MAY NOT BE SUFFICIENT FOR CONSTRUCTION BIDDING OR AS CONSTRUCTION DOCUMENTS.
- 26' REVISED -NORRIS
- KEY MAP
- 
- PLANT SCHEDULE
- | DECIDUOUS TREES  | CODE  | BOTANICAL NAME                      | COMMON NAME           | ROOT  | SIZE      | QTY        |
|------------------|-------|-------------------------------------|-----------------------|-------|-----------|------------|
|                  | PO AN | POPULUS ANGUSTIFOLIA                | NARROWLEAF COTTONWOOD | B & B | 2" CAL    | 12         |
|                  | PO DE | POPULUS DELTOIDES                   | EASTERN COTTONWOOD    | B & B | 2" CAL    | 9          |
|                  | SA AM | SALIX AMYGDALOIDES                  | PEACH LEAF WILLOW     | B & B | 2" CAL    | 11         |
| EVERGREEN TREES  | CODE  | BOTANICAL NAME                      | COMMON NAME           | ROOT  | SIZE      | QTY        |
|                  | PI PO | PINUS PONDEROSA                     | PONDEROSA PINE        | B & B | 6" HEIGHT | 7          |
| DECIDUOUS SHRUBS | CODE  | BOTANICAL NAME                      | COMMON NAME           | ROOT  | SIZE      | QTY        |
|                  | QU GA | QUERCUS GAMBELLI                    | GAMBEL OAK            | CONT  | 5 GAL     | 23         |
|                  | RH AU | RHUS TRILOBATA                      | SKUNKBUSH             | CONT  | 5 GAL     | 12         |
| EVERGREEN SHRUBS | CODE  | BOTANICAL NAME                      | COMMON NAME           | ROOT  | SIZE      | QTY        |
|                  | AT CA | ATRIPLEX CANESCENS                  | FOURWING SALTBU       | CONT  | 5 GAL     | 67         |
|                  | CH NA | CHRYSOHAMNUS NAUSEOSUS              | RUBBER RABBITBRUSH    | CONT  | 5 GAL     | 36         |
|                  | YU GL | YUCCA GLAUCA                        | SOAPWEED              | CONT  | 5 GAL     | 82         |
| PERENNIALS       | CODE  | BOTANICAL NAME                      | COMMON NAME           | ROOT  | SIZE      | QTY        |
|                  | KR LA | KRASCHENINNIKOVIA CERATOIDES LANATA | WINTERFAT             | CONT  | 5 GAL     | 31         |
| SOD/SEED         | CODE  | BOTANICAL NAME                      | COMMON NAME           | SIZE  | SPACING   | QTY        |
|                  | NA SE | UPLAND NATIVE SEED MIX              | NATIVE PRAIRE MIX     | SEED  |           | 463,067 SF |
|                  | WET   | WETLAND SEED MIX                    | NATIVE WETLAND MIX    | FLATS |           | 41,757 SF  |
- According to the square footage provided on the cover sheet the area outside of the proposed 100-year floodplain is 183,126 Sq. Ft. The landscape requirements for a detention pond are 1 tree and 10 shrubs per 4,000 Sq. Ft. 183,126/4,000 = 45.78. 46 Trees and 458 Shrubs are required. It appears the plan is deficient. Please clarify.
- TREES AND SHRUBS UPDATED ACCORDING TO NEW NUMBERS (SEE PROVIDED TABLES) -NORRIS
- UPLAND NATIVE SEED MIX
- | COMMON NAME | BOTANICAL NAME                           |                              |                    |
|-------------|--|------------------------------|--------------------|
|             | SIDE OATS GRAMA                          | BOUTELOUA CURTIPENDULA       | 12.9%              |
|             | BUFFALOGRASS                             | BOUTELOUA DACTYLOIDES        | 19.4%              |
|             | BLUE GRAMA                               | CHONDROSUM GRACILE           | 12.9%              |
|             | JUNEGRASS                                | KOELERIA CRISTATA            | 3.2%               |
|             | WESTERN WHEATGRASS                       | PASCOPYRUM SMITHII           | 22.6%              |
|             | LITTLE BLUESTEM                          | SCHIZACHYRIUM SCOPARIUM      | 6.5%               |
|             | SAND DROPSIED                            | SPOROBOLUS CRYPTANDRUS       | 3.2%               |
|             | GREEN NEEDLEGRASS                        | STIPA VIRIDULA (AKA NASELLA) | 16.1%              |
|             | ARKANSAS VALLEY PERENNIAL WILDFLOWER MIX |                              | 3.2%               |
|             |  |                              | 100%               |
|             |  |                              | 31.00 LBS. DRILLED |
- WETLAND SEED MIX
- | COMMON NAME | BOTANICAL NAME                           |                                 |                    |
|-------------|--|---------------------------------|--------------------|
|             | WOOLY SEDGE                              | CAREX PELLITA                   | 0.8%               |
|             | NEBRASKA SEDGE                           | CAREX NEBRASCENSIS              | 0.8%               |
|             | INLAND SALT GRASS                        | DISTICHLIS SPICATA              | 0.8%               |
|             | CREeping SPIKERUSH                       | ELEOCHARIS PALUSTRIS            | 0.8%               |
|             | WESTERN WHEATGRASS                       | PASCOPYRUM SMITHII              | 39.2%              |
|             | SWITCHGRASS                              | PANICUM VIRGATUM                | 7.5%               |
|             | GREEN NEEDLEGRASS                        | NASELLA VIRIDULA                | 24.9%              |
|             | PRairie CORDGRASS                        | SPARTINA PECTINATA              | 5.8%               |
|             | YARROW                                   | ACHILLEA MILLEFOLIUM            | 0.4%               |
|             | NUT TALL'S SUNFLOWER                     | HELIANTHUS NUTTALLII            | 8.3%               |
|             | MOUNTAIN RUSH                            | JUNCUS ARTICUUS SSP. LITTORALIS | 0.4%               |
|             | ALKALI SACATON                           | SPOROBOLUS AIROIDES             | 0.8%               |
|             | WILD BERGAMOT                            | MONARDA FISTULOSA               | 0.4%               |
|             | SWAMP VERBENA                            | VERBENA HASTATA                 | 2.5%               |
|             | ARKANSAS VALLEY PERENNIAL WILDFLOWER MIX |                                 | 3.3%               |
|             | ARKANSAS VALLEY WESTERN WILDFLOWER MIX   |                                 | 3.3%               |
|             |  |                                 | 100%               |
|             |  |                                 | 30.00 LBS. DRILLED |
- NOTE: ALL WETLAND SEED AREAS WILL BE OVERSEEDDED WITH THE UPLAND NATIVE SEED MIX FOR A BLENDED MIX FOR ESTABLISHMENT.
- Please provide a total number of trees and shrubs
- THE NUMBERS HAVE BEEN PROVIDED WITHIN THE TABLES. -NORRIS
- NOT FOR CONSTRUCTION
- MARTIN/MARTIN CONSULTING ENGINEERS  
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM
- NORRIS DESIGN  
Planning | Landscape Architecture | Branding  
1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
www.norris-design.com
- DANDELION DRAW  
INFRASTRUCTURE SITE PLAN
- | No. | Issue / Revision  | Date     | Name |
|-----|-------------------|----------|------|
| 1   | 1ST ISP SUBMITTAL | 02/25/22 | W/M  |
- |                     |             |
|---------------------|-------------|
| Job Number          | 19.1043 C19 |
| Project Manager     | D. LANE     |
| Design By           | C. BRUNDAGE |
| Drawn By            | C. BRUNDAGE |
| Principal In Charge | D. LANE     |
- Sheet Number:  
NOTES AND SCHEDULES  
5
- 
- PLOT DATE: Friday, February 25, 2022 8:37 AM LAST SAVED BY: CBRUNDAGE  
DRAWING LOCATION: P:\High Point - Dandelion Draw - 1145-01-3146\Drawings\Submittals\PLAN\_DANDELION\_DRAW.dwg



DANDELION DRAW CHANNEL IMPROVEMENTS AND REGIONAL POND DLD1 E. 68TH AVE. TO E-470

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Verify with the drainage reviewer, Aurora Water and MHFD as to what plantings are permitted within the channel and pond. Trees are generally not permitted within a drainage channel or detention pond

ALL LANDSCAPING WILL BE IN ACCORD WITH MHFD AND COA REQUIREMENTS. REFER TO THE LANDSCAPE PLANS FOR PLANTING DETAILS.

Show trash, pet waste station and trash receptacle

NOW SHOWN ON OVERALL LANDSCAPE SHEET

Provide the required table with the area of the tract, a description, area in square footage (above the 100-year flood plain and within the tract), trees required, trees provided, shrubs required, shrubs provided, caliper of trees and size of shrub container. Also, any applicable notes.

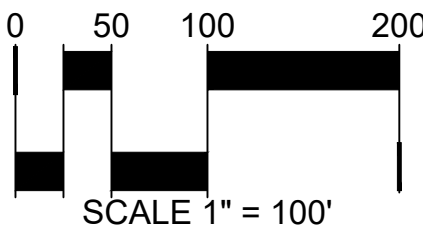
THE TABLE HAS BEEN PROVIDED AND NOTES INCLUDED AS NEEDED. -NORRIS

LEGEND

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

<u>WATER USE TABLE</u>	<u>AREA (SF)</u>	<u>PERCENT (%)</u>	
LOW WATER ZONE	14,271	3.0%	
Z-ZONE*	448,796	97.0%	
	<u>QUANTITY</u>	<u>AREA VALUE (SF)</u>	<u>TOTAL AREA</u>
CANOPY TREES	32	706	22,592 SF
EVERGREEN TREES	7	177	1,239 SF
TOTAL:			23,831 SF
TOTAL IRRIGATED AREA TAP (TBD) 38,102 SF			

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



DANDELION DRAW  
INFRASTRUCTURE SITE PLAN

No.	Issue / Revision	Date	Name
1	1ST /SP SUBMITTAL	02/25/22	M/M

Job Number	19.1043 C19
Project Manager	D. LANE
Design By	C. BRUNDAGE
Drawn By	C. BRUNDAGE
Principal In Charge	D. LANE

Sheet Number:  
HYDROZONE  
PLAN  
6

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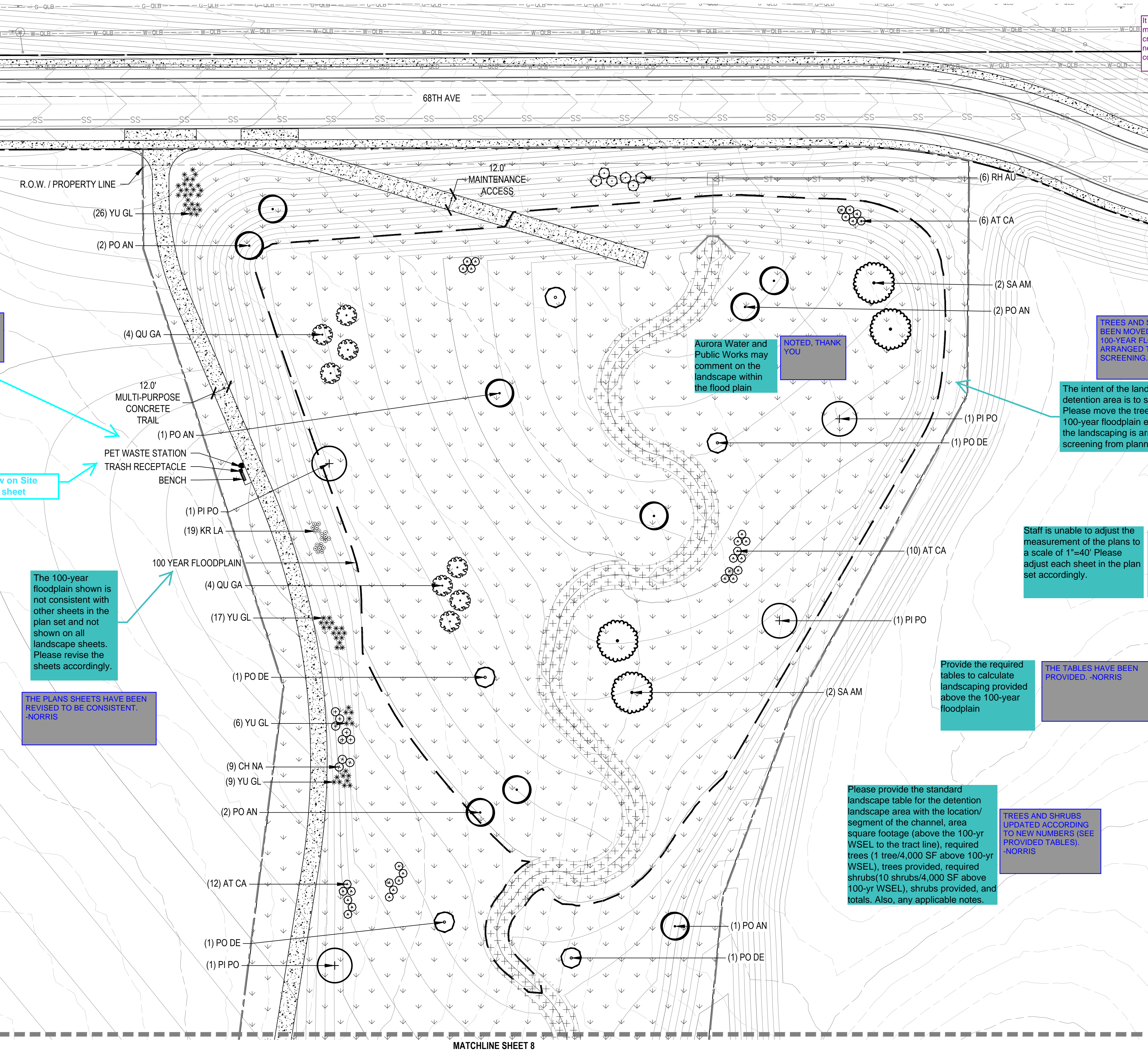
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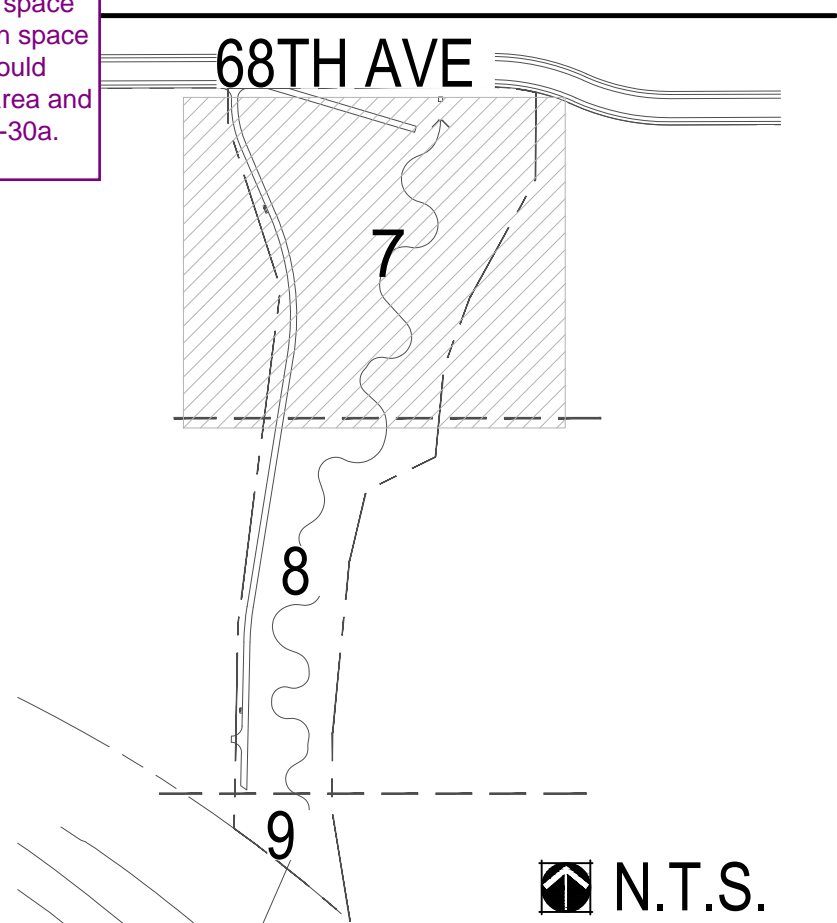


DANDELION DRAW CHANNEL IMPROVEMENTS AND REGIONAL POND ~~DLD1 E. 68TH AVE. TO E-470~~

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



KEY MAP



LEGEND

- UPLAND NATIVE SEED
- WETLAND SEED MIX
- MATCH LINE
- LIMIT OF WORK
- BENCH
- DOG WASTE RECEPTACLE
- TRASH RECEPTACLE

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME
	PO AN	POPULUS ANGUSTIFOLIA
	PO DE	POPULUS DELTOIDES
	SA AM	SALIX AMYGDALOIDES
EVERGREEN TREES	CODE	BOTANICAL NAME
	PI PO	PINUS PONDEROSA
DECIDUOUS SHRUBS	CODE	BOTANICAL NAME
	QU GA	QUERCUS GAMBELLI
	RH AU	RHUS TRILOBATA
EVERGREEN SHRUBS	CODE	BOTANICAL NAME
	AT CA	ATRIPLEX CANESCENS
	CH NA	CHRYSOTHAMNUS NAUSEOSUS
	YU GL	YUCCA GLAUCA
PERENNIALS	CODE	BOTANICAL NAME
	KR LA	KRASCHENINNIKOVIA CERATOIDES LANATA

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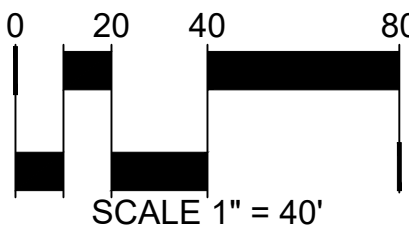
DANDELION DRAW  
INFRASTRUCTURE SITE PLAN

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Design By	C. BRUNDAGE
Drawn By	C. BRUNDAGE
Principal In Charge	D. LANE

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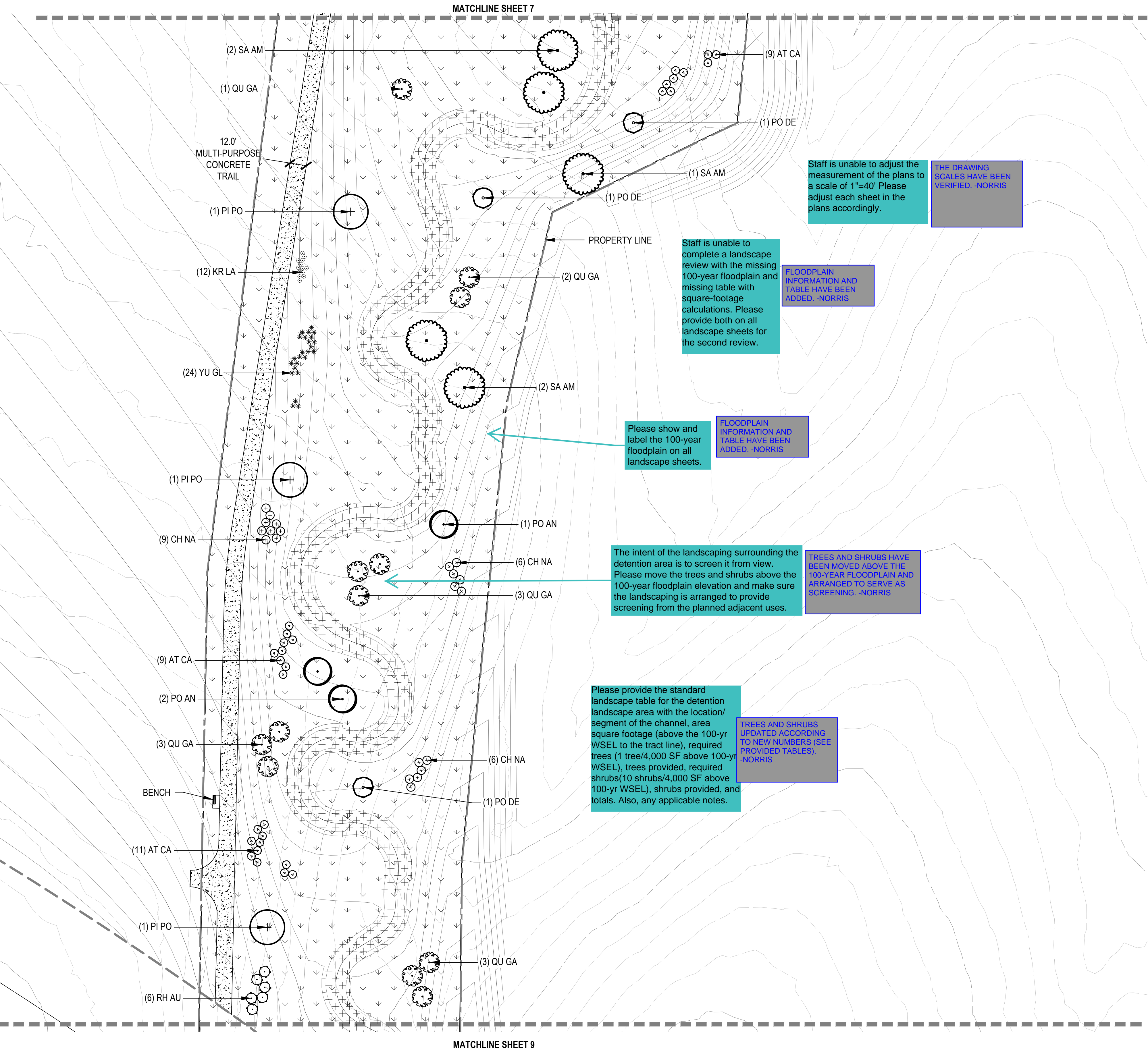
LANDSCAPE  
PLAN



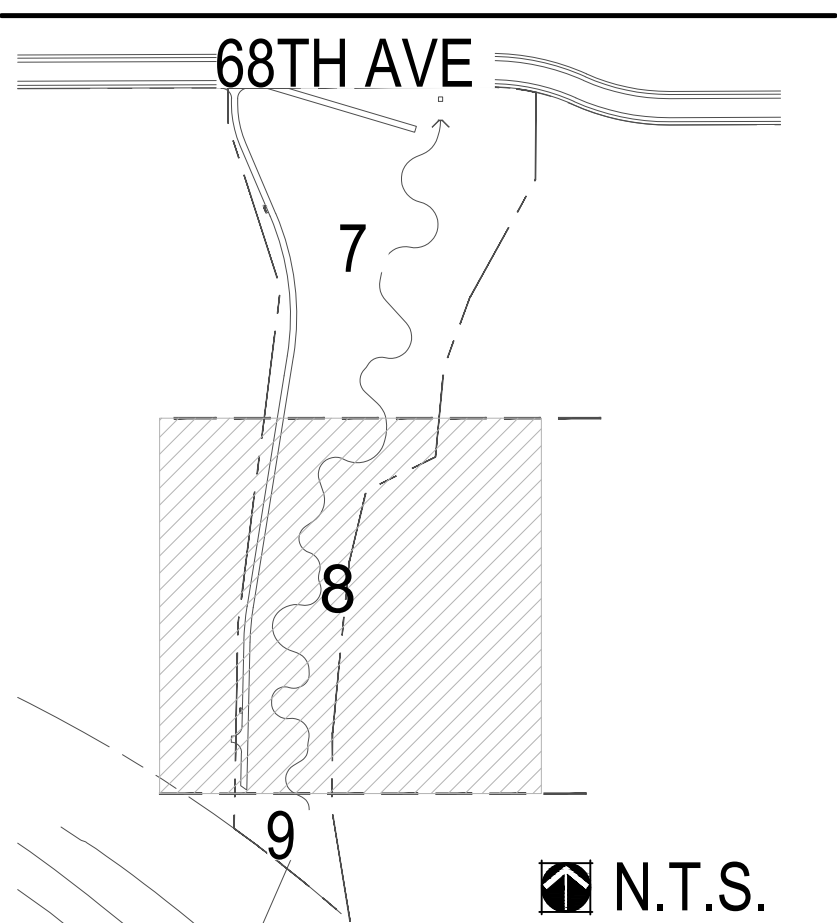


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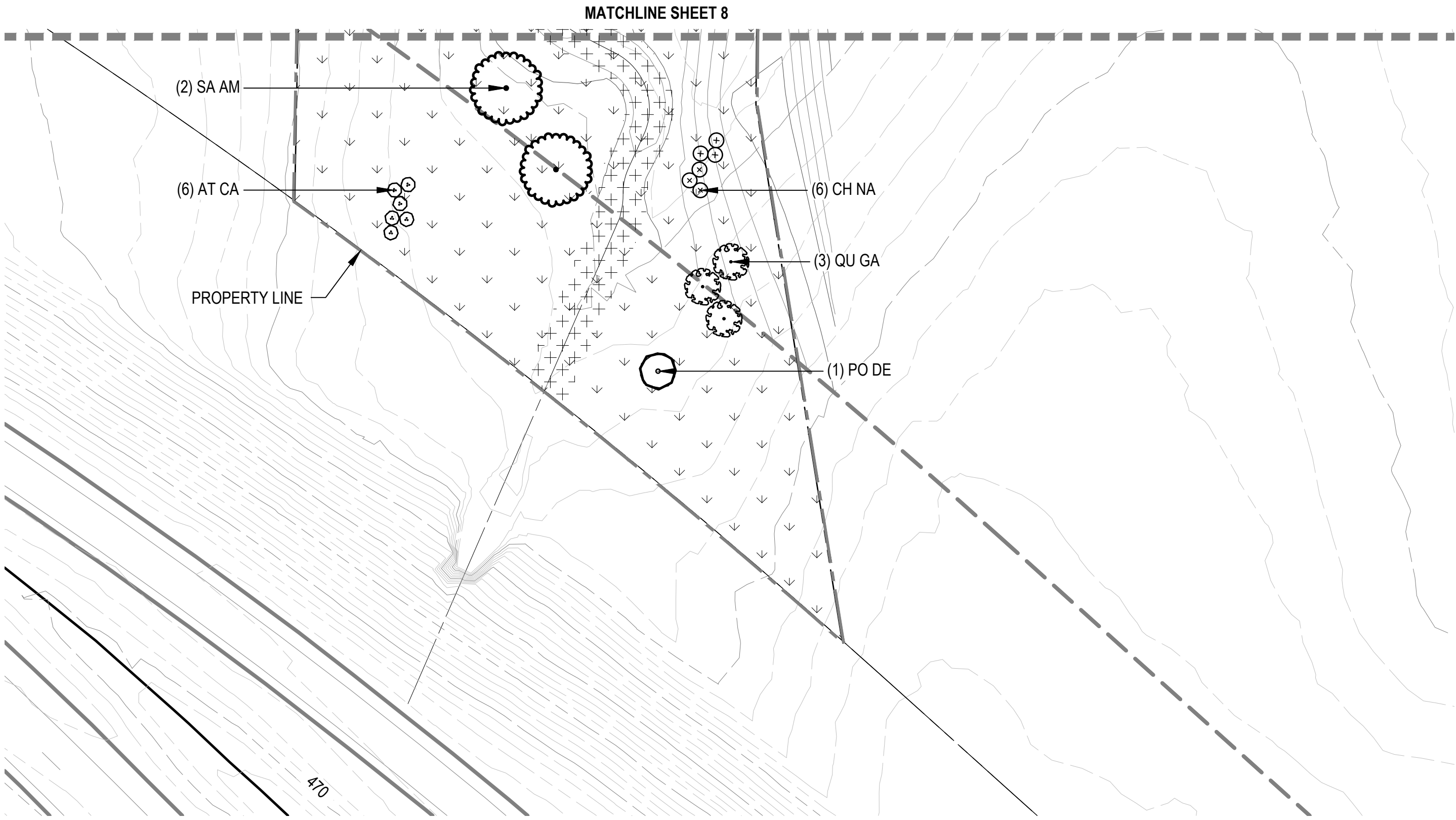
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LANDSCAPE  
PLAN

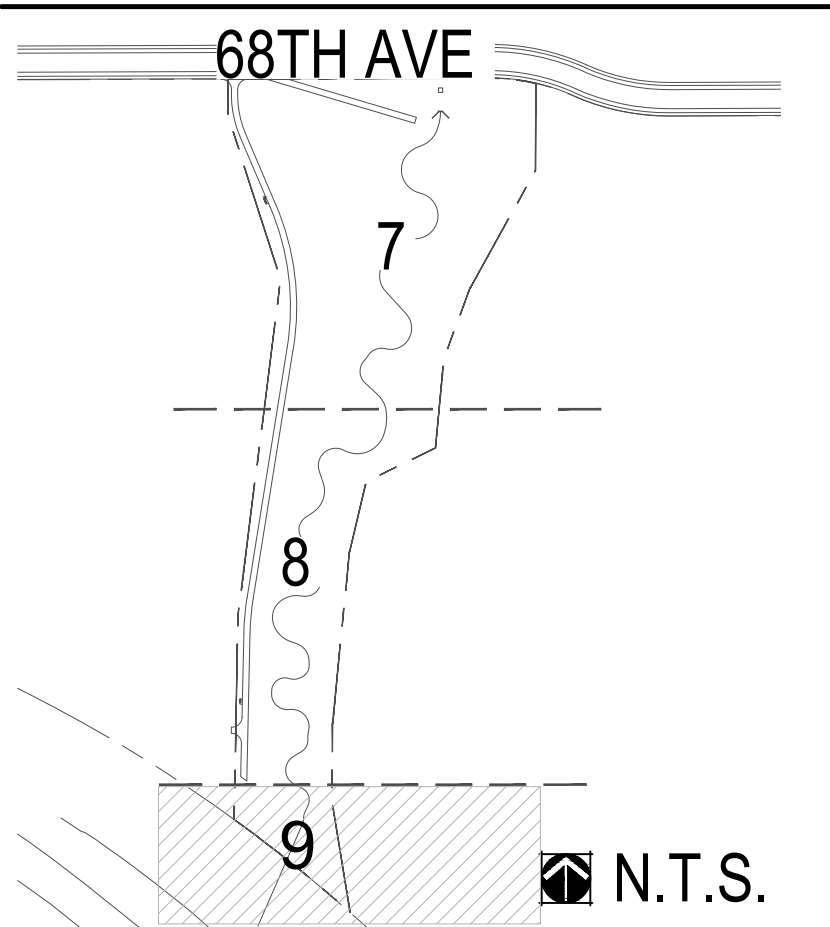


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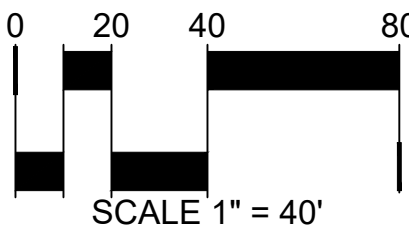
LANDSCAPE  
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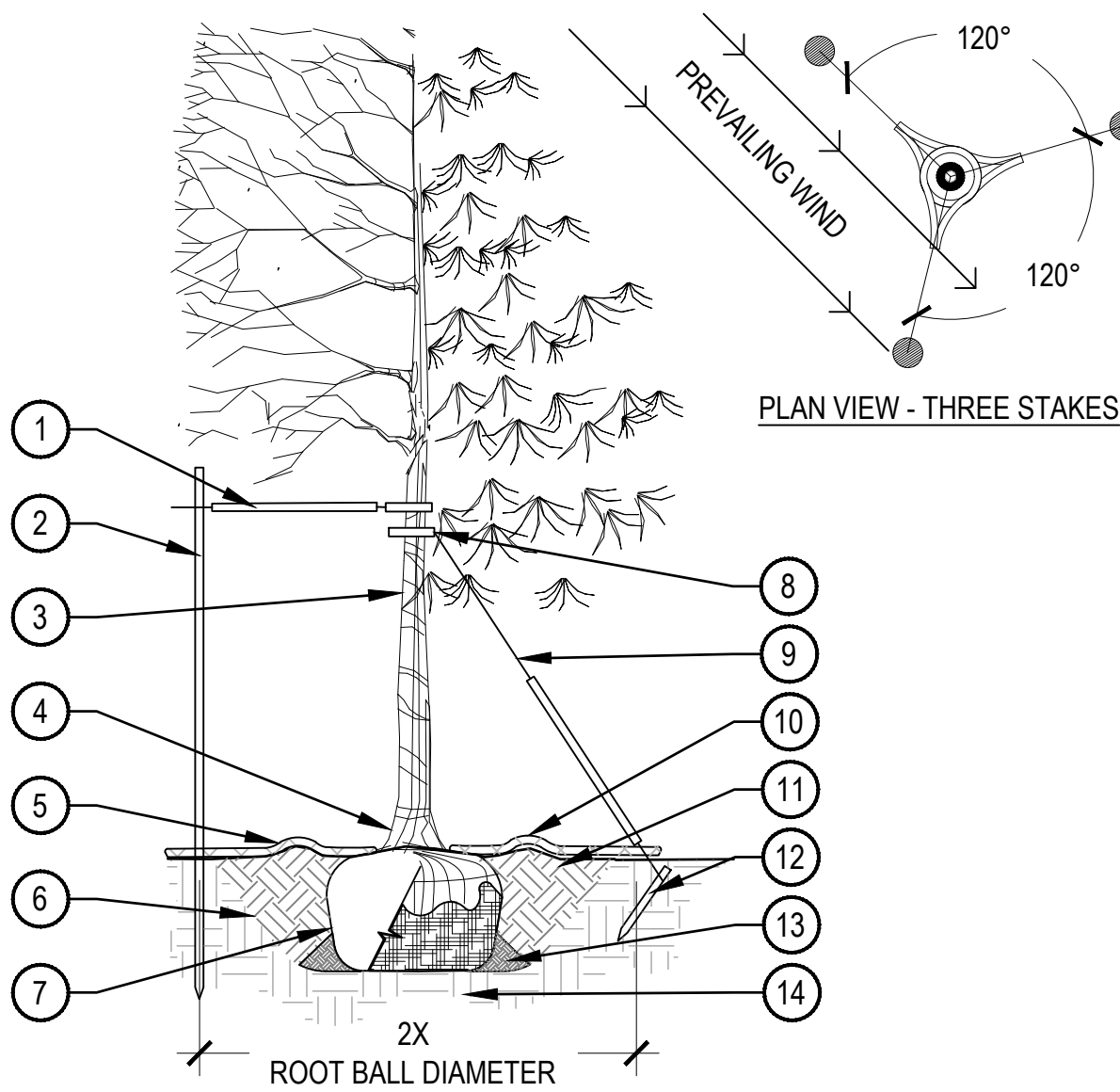
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PRUNING NOTES:

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

STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
  - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
  - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
  - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

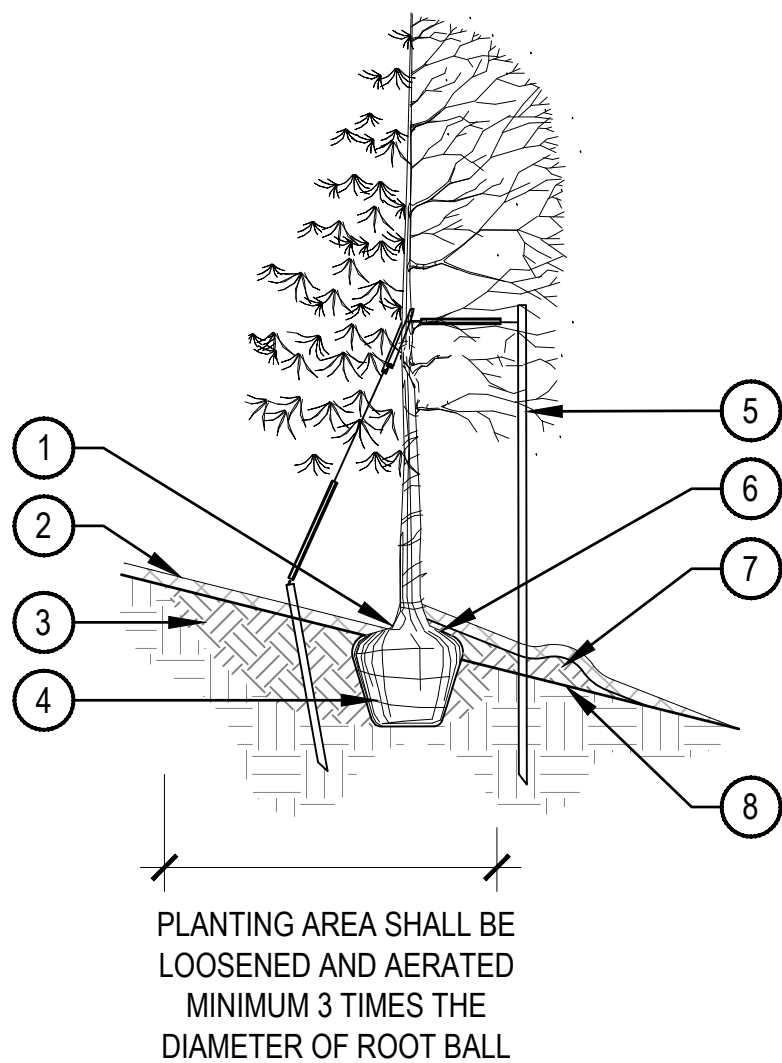


- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE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

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

NOTES:

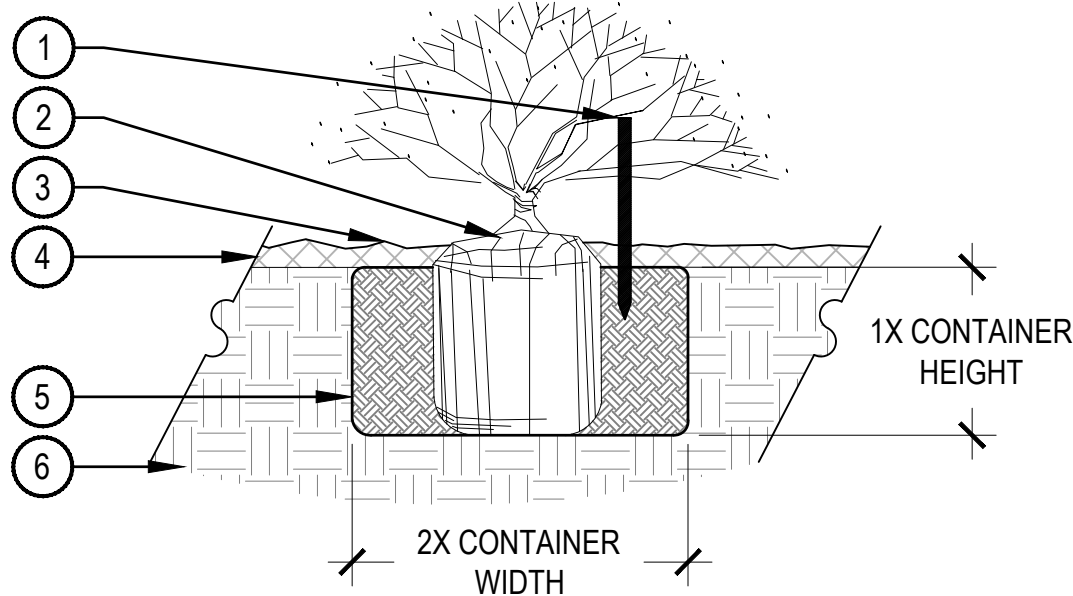
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. SCORE SIDES OF PLANTING HOLE BUT DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES. THE PLANTING AREA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



- TOP MOST ROOT IN ROOTBALL: ABOVE EXISTING GRADE, UPHILL SIDE
- 2'-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- REFER TO TYPICAL TREE PLANTING DETAIL, DETAIL X SHEET L-XXX, FOR STAKING AND GUYING
- ROPES AT TOP OF BALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
- EXISTING GRADE

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

TREE PLANTING ON SLOPE



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

NOTES:

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

SHRUB PLANTING IN NATIVE AREAS

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

DANDELION DRAW

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Sheet Number:

SITE  
DETAILS

10

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# DANDELION DRAW CHANNEL IMPROVEMENTS AND REGIONAL POND DLD1 E. 68TH AVE. TO E-470

A PARCEL OF LAND LOCATED IN SOUTHEAST QUARTER SECTION 1,  
TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA,  
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PET PICKUPS MODERN DOG KIT  
PRODUCT: MODERN DOG KIT  
DESCRIPTION: ONE DISPENSER, ONE  
SIGN AND ONE RECEPTACLE  
MATERIALS: COMMERCIAL GRADE  
ALUMINUM  
COLOR: ALUMINUM

NOTE:  
MOUNT AND INSTALL PER  
MANUFACTURER'S SPECIFICATIONS



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

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

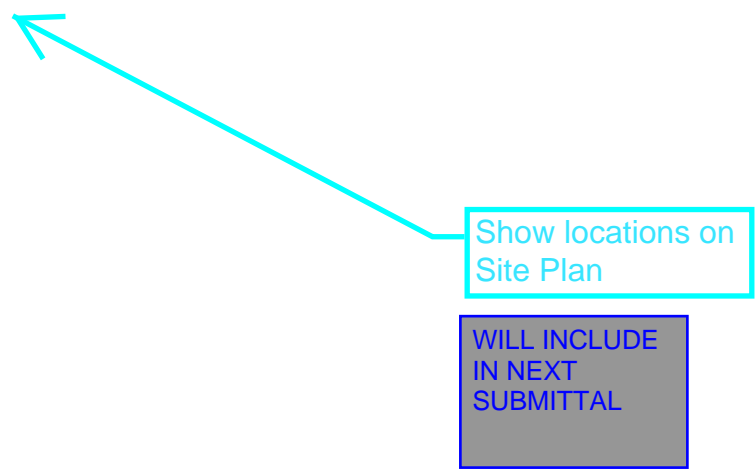
SCALE: NTS



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

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

SCALE: NTS



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