

SITE PLAN NOTES

1. 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."
2. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
3. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
4. 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.
5. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

LEGAL DESCRIPTION

1. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSERVED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
2. 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.
3. 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.
4. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
5. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
6. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
7. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII -NUMBERING OF BUILDINGS.

TREE PROTECTION NOTES:

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' IN HEIGHT, ORANGE MESH FENCING ATTACHED TO 'T' POSTS.
2. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FRO ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
3. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED ITEMS THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
4. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAT 30% OF THE CIRCUMFERENCE OF AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
5. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION ON OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAY OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
6. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
7. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.

02-20-2017	CSP RESUBMITTAL AFTER SECOND REVIEW				
01-17-2017	CSP RESUBMITTAL AFTER INITIAL REVIEW				
11-23-2016	CSP SUBMITTAL				
DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CK	APP
NO. 3130 - CIVIL Drawings					
WPA-HLS-COL.dwg					
SAVED:SUB05380_212012017 4:41:51 PM					
PLOTTED:SUB05380_212012017 4:44:27 PM					
USER:SUB05380					

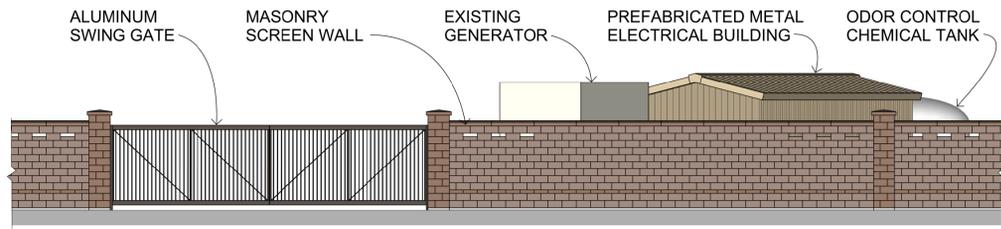
BLACK & VEATCH
Building a world of difference
Black & Veatch Corporation
Denver, Colorado

AURORA WATER
HIGHPOINTE LIFT STATION CAPACITY
IMPROVEMENTS PROJECT - CONTEXTUAL SITE PLAN
6628 NORTH DUNKIRK STREET
NOTES

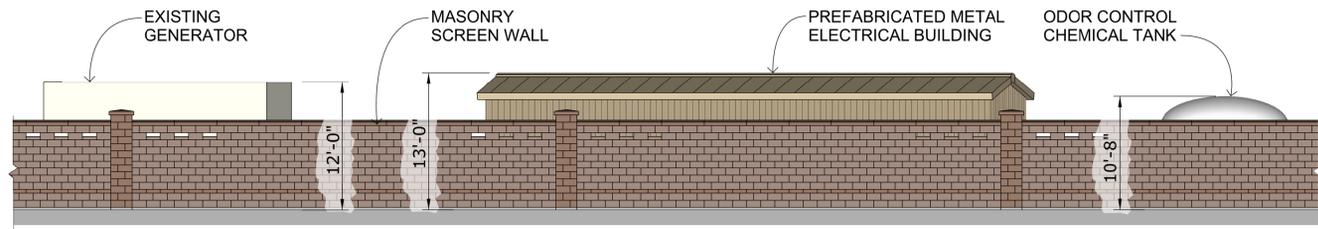
DESIGNED: BSJ
DETAILED: SPS
CHECKED: BMC
APPROVED:
DATE: JANUARY 2017

0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1" THEN DRAWING IS
NOT TO FULL SCALE

PROJECT NO.
185806



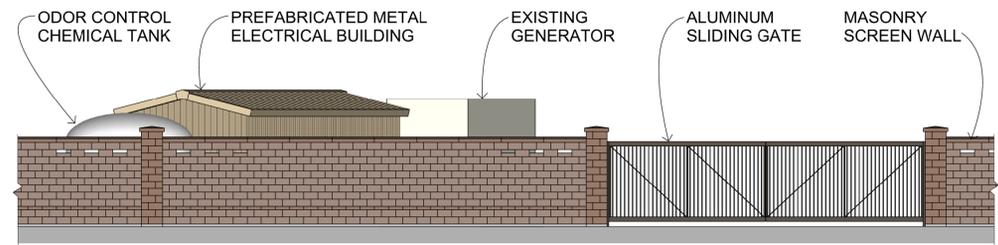
EAST ELEVATION
SCALE: 1/16" = 1'-0"



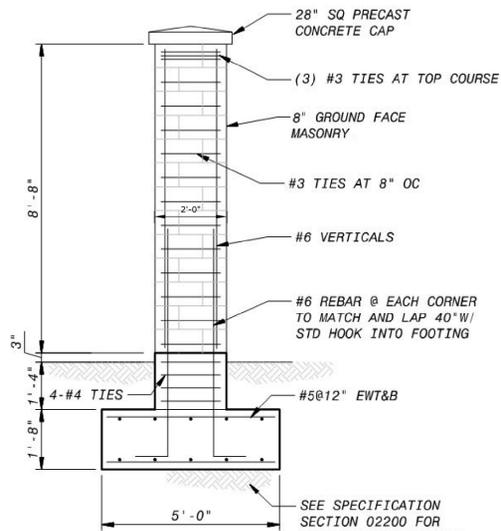
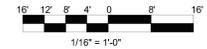
NORTH ELEVATION
SCALE: 1/16" = 1'-0"



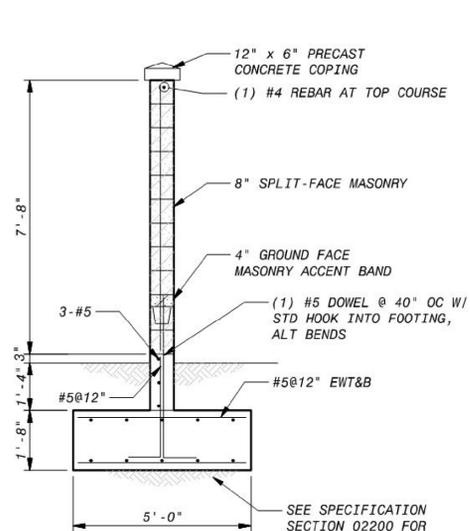
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



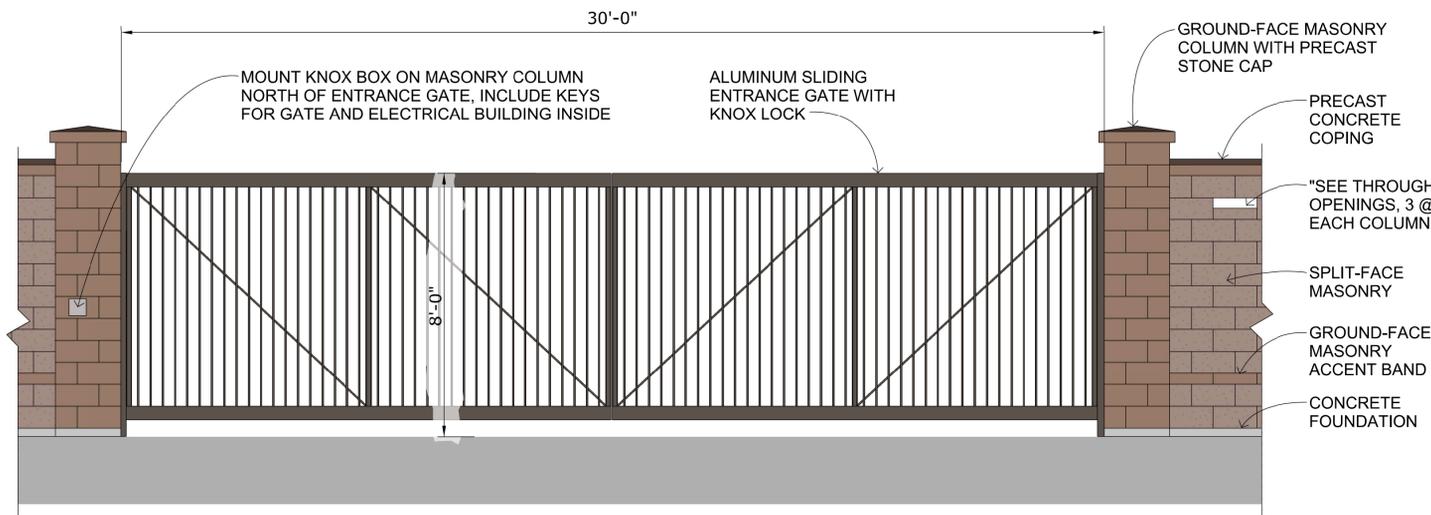
WEST ELEVATION
SCALE: 1/16" = 1'-0"



TYPICAL SCREEN WALL COLUMN SECTION
NO SCALE



TYPICAL SCREEN WALL SECTION
NO SCALE



ENTRANCE GATE ELEVATION
NO SCALE

NOTES:

1. THE PREFABRICATED ELECTRICAL BUILDING WILL BE CONSTRUCTED OF CORRUGATED METAL WALL AND ROOF PANELS. THE METAL PANELS WILL BE TAN IN COLOR OR ANOTHER SITE APPROPRIATE EARTH TONE COLOR.
2. THE COLOR FOR THE INTEGRAL COLORED SPLIT-FACE AND GROUND-FACE MASONRY WILL MATCH THE EXISTING NEIGHBORING MASONRY SCREEN WALL. THE COLORS SHOWN IN THE ELEVATIONS ABOVE ARE APPROXIMATE.
3. THE HIGH POINT AT DIA FRAMEWORK DEVELOPMENT PLAN SPECIFIES THAT NO FENCE CAN BE OVER 6FT IN HEIGHT. THE LIFT STATION MASONRY SCREEN WALL WILL BE 8FT IN HEIGHT, WHICH IS GREATER THAN PERMITTED. THIS IS NECESSARY TO SCREEN ALL INDUSTRIAL EQUIPMENT.

02-20-2017	CSP RESUBMITTAL AFTER SECOND REVIEW	NO.	BY	CK	APP
01-17-2017	CSP RESUBMITTAL AFTER INITIAL REVIEW				
11-23-2016	CSP SUBMITTAL				
DATE	REVISIONS AND RECORD OF ISSUE				
60, 3130 - CIVIL Drawings					
WPA-HLS-COL.dwg					
SAVED: SUB85380_11/21/2017 1:20:12 PM					
PLOTTED: SUB85380_11/20/2017 3:44:14 PM					
USER: SUB85380					



AURORA WATER
HIGHPOINT LIFT STATION CAPACITY
IMPROVEMENTS PROJECT - CONTEXTUAL SITE PLAN
6628 NORTH DUNKIRK STREET

ARCHITECTURAL ELEVATIONS

DESIGNED: BJS
DETAILED: SPS
CHECKED: BMC
APPROVED:

DATE: JANUARY 2017

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

PROJECT NO.
185806

PLANT SCHEDULE						
Symbol	Quantity	Key	Common Name	Botanical Name	Size	Water Usage*
Deciduous Trees						
	8	QUR	ENGLISH OAK	<i>Quercus robur</i>	2.5" CAL	xx
	9	QUM	BUR OAK	<i>Quercus macrocarpa</i>	2.5" CAL	xxx
Evergreen Trees						
	6	JUS	ROCKY MOUNTAIN JUNIPER	<i>Juniperus scopulorum</i>	6' HT	xx
	10	PIC	PINYON PINE	<i>Pinus cembrodies edulis</i>	6' HT	xxx
	12	PIN	AUSTRIAN PINE	<i>Pinus nigra</i>	6' HT	xxx
Ornamental Trees						
	4	AMA	AUTUMN BRILLIANCE SERVICEBERRY	<i>Amelanchier 'Autumn Brilliance'</i>	6' CLUMP	x
	4	CRC	COCKSPUR HAWTHORN	<i>Crataegus crus-galli</i>	2.5" CAL	xxx
Shrubs						
	5	AS	EMERALD QUEEN MANZANITA	<i>Arctostaphylos santii</i>	5 GAL	x
	34	EN	RABBITBRUSH	<i>Ericameria nauseosa</i>	5 GAL	xxx
	21	RT	THREELEAF SUMAC	<i>Rhus trilobata</i>	5 GAL	xxx
	7	FN	NEW MEXICAN PRIVET	<i>Forestiera neomexicana</i>	5 GAL	xxx
	21	FP	APACHE PLUME	<i>Fallugia paradoxa</i>	5 GAL	xxx
	31	RA	GOLDEN CURRANT	<i>Ribes aureum</i>	5 GAL	xxx
	55	RW	WOOD'S ROSE	<i>Rosa woodsii</i>	5 GAL	xx
	53	SO	WESTERN SNOWBERRY	<i>Symphoricarpos occidentalis</i>	5 GAL	xxx
Native Grasses						
	116	BC	SIDEOATS GRAMA	<i>Bouteloua curtipendula</i>	1 GAL	xxx
	74	BD	BUFFALOGRASS	<i>Buchloe dactyloides</i>	1 GAL	xxx
	144	BG	BLUE GRAMA	<i>Bouteloua gracilis</i>	1 GAL	xxx
	67	PV	SWITCHGRASS	<i>Panicum virgatum</i>	1 GAL	xxx
	67	PS	WESTERN WHEATGRASS	<i>Pascopyrum smithii</i>	1 GAL	xxx
	155	SS	LITTLE BLUESTEM	<i>Schizachyrium scoparium</i>	1 GAL	xxx

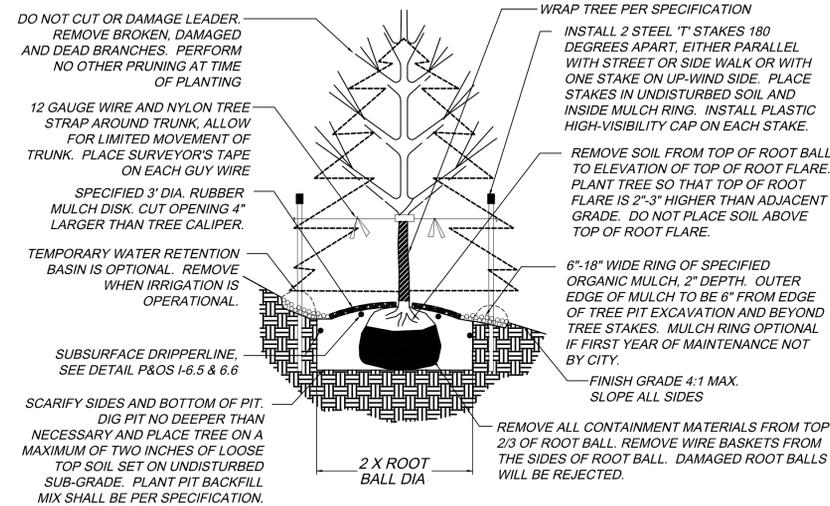
*WATER USAGE PER CITY OF AURORA APPROVED PLANT LIST

NATIVE SEED MIX

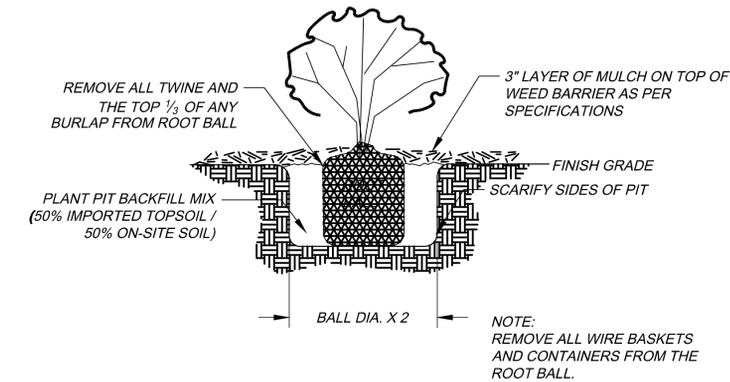
	Native Species	Variety	LB. OF PLS/AC
BUFFALOGRASS	<i>Buchloe dactyloides</i>	x Sharp's	4.0
SIDEOATS GRAMA	<i>Bouteloua curtipendula</i>	x Butte	6.0
BLUE GRAMA	<i>Bouteloua gracilis</i>	x Hachita	4.0
JUNEGRASS	<i>Koeleria cristata</i>	x Native	1.0
WESTERN WHEATGRASS	<i>Pascopyrum smithii</i>	x Arriba	7.0
LITTLE BLUESTEM	<i>Schizachyrium scoparium</i>	x Blaze	2.0
SAND DROPSEED	<i>Sporobolus cryptandrus</i>	x Native	1.0
GREEN NEEDLEGRASS	<i>Stipa viridula</i>	x Lordom	5.0
TOTAL			30

SEEDING NOTES:

- 1) ALL SEEDING RATES ARE IN PLS (PURE LIVE SEED) AND MUST BE ORDERED AS SUCH FROM SUPPLIER.
- 2) SEEDING RATE IS FOR DRILL SEEDING. ALL SEED TO BE SOWN WITH SEEDING DRILL. HAND BROADCASTING ALLOWED ONLY WITH PROJECT MANAGER'S APPROVAL. DOUBLE RATES FOR HANDBROADCASTING
- 3) MULCH SEEDING AREAS WITH CRIMPED STRAW.



1 DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB/ NATIVE GRASS (CONTAINER) PLANTING DETAIL
SCALE: N.T.S.

CITY OF AURORA STANDARD LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS WITH THE EXCEPTION OF NATIVE GRASS SEEDING AREAS SHALL RECEIVE SOIL PREPARATION WHICH SHALL INCLUDE AT A MINIMUM, FOUR CUBIC YARDS OF ORGANIC COMPOSTED MATERIAL PER 1,000 SF.
2. SITE LIGHTING PROVIDED WITHIN THE FENCE LINE. LIGHTING POLE IS 15' TALL, 5" DIAMETER (ROUND). THE LIGHT FIXTURE IS 97 WATT LED, 9023.2 LUMENS. SEE ELECTRICAL SHEETS FOR MORE INFORMATION.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. AURORA WATER 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, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 SHALL 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. MAIN WEST DRIVEWAY WILL BE ASPHALT PAVING. AREA WITHIN FENCE WILL BE PAVED WITH ASPHALT MILLINGS. EAST DRIVE (ACCESS TO LANDSCAPE AREA) WILL BE ROAD BASE.

Landscape Table

Description	Length	1 Tree and 10 Shrubs/ 25 LF		Trees/Shrubs Required/Provide		Comments
		Width Required	Width Provided	Trees	Shrubs	
Street Perimeter Buffer	76.83	10	10	1.9/0	19.2/40	2 trees for 20 shrubs*
E470 Special Buffer North	420.5	25	25	16.8/17	168.2/337	94 5gal shrubs for 282 1 gal grasses
E470 Special Buffer East	235.1	25	25	9.4/11	94/188	47 5gal shrubs for 141 1 gal grasses
E470 Special Buffer South	369.1	25	25	14.7/15	147/267	60 5gal shrubs for 180 1 gal grasses

* Shrubs had been requested so trees are not over utilities.

Standard ROW Table

Description	Length	Trees Required	
		(1/40')	Trees Provided
North Dunkirk St	76.83	2	2

GROUND COVER INFORMATION

NATIVE SEED	36,340 SF
EXISTING SOD	414 SF
MULCH	3,004 SF
ASPHALT MILLINGS	28116 SF
ASPHALT PAVING	2700 SF
ROAD BASE	1578 SF

02-20-2017	CSP RESUBMITTAL AFTER SECOND REVIEW	NO.	BY	APP
01-17-2017	CSP RESUBMITTAL AFTER INITIAL REVIEW			
11-23-2016	CSP SUBMITTAL			
DATE	REVISIONS AND RECORD OF ISSUE			
NO.	REVISED BY			
NO.	DATE			

BLACK & VEATCH
Building a world of difference

Black & Veatch Corporation
Denver, Colorado

AURORA WATER
HIGHPOINTE LIFT STATION CAPACITY
IMPROVEMENTS PROJECT - CONTEXTUAL SITE PLAN
6628 NORTH DUNKIRK STREET

LANDSCAPE DETAILS

DESIGNED: SS
DETAILED: SS
CHECKED: PT
APPROVED:

DATE: JANUARY 2017

0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

PROJECT NO.
185806