

SITE PLAN NOTES:

- All signs must conform to the City of Aurora sign code.
- 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 American with Disabilities Act.
- 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.
- 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.
- 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.
- All building address numbers shall comply with Sections 126–271 and 126–278 of the Aurora City Code.
- Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. 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.
- 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.
- 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.
- 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.
- The vendor of any future sale of the real property shall provide the required notice per City Code Section 146–1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.
- State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.

- Signs shall be furnished and installed per the most current edition of "Manual on Uniform Traffic Control Devices" (MUTCD) and City Standards.
- The developer is responsible for signing and striping on all adjacent public streets. This includes traffic control, street names, and guide signs.

WAIVER:

- FACADE FACING PUBLIC STREET:

CODE REFERENCE: NE PLAINS ZONING ORDINANCE, ARTICLE 10, SECTION 10.01.01, BUILDING FACADES FACING PUBLIC STREETS SHALL BE FINISHED WITH A MINIMUM OF 8 FEET HIGH, SURFACED IN STUCCO, INTEGRALLY COLORED DECORATIVE CONCRETE OR STANDARD BRICK MASONRY UNITS.

WAIVER REQUEST: THE WAINSCOTING FACING POWHATON BE THE SAME AS THE OTHER SIDES OF THE BUILDING – 44 INCHES.

WAIVER JUSTIFICATION: THE PROPOSED HEIGHT OF EXTERIOR FACE OF THE BUILDING (ALL SIDES) IS APPROXIMATELY 12 FEET. AN 8 FOOT TALL WAINSCOTING WILL BE DISPROPORTIONATE FOR THE FACADE THAT FACES POWHATON.

PORTEOS LIFT STATION AT PORTEOS CONTEXTUAL SITE PLAN WITH WAIVER

A 1.07 ACRE PARCEL OF LAND BEING A PORTION OF THE SE 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



VICINITY MAP
1"=4000'

SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	OVERALL SITE PLAN
3	SITE PLAN
4	GRADING PLAN
5	UTILITY PLAN
6	LANDSCAPING PLAN
7	LANDSCAPING NOTES
8	LANDSCAPING DETAILS
9	EXTERIOR ELEVATIONS & MATERIAL BOARD

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 00°28'40"EAST, 2647.66 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 01°40'27" WEST, A DISTANCE OF 656.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°28'40" EAST, A DISTANCE OF 198.30 FEET; THENCE SOUTH 89°50'23" WEST, A DISTANCE OF 104.00 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 06°52'15", AN ARC LENGTH OF 55.76 FEET, THE CHORD OF WHICH BEARS NORTH 47°34'60" WEST, 55.73 FEET;

THENCE NORTH 51°01'07" WEST, A DISTANCE OF 105.37 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 05°49'48", AN ARC LENGTH OF 97.17 FEET, THE CHORD OF WHICH BEARS NORTH 14°18'55" WEST, 97.13 FEET;

THENCE NORTH 89°51'50" EAST, A DISTANCE OF 249.41 FEET TO THE POINT OF BEGINNING,

SAID PARCEL OF LAND A CONTAINING A CALCULATED AREA OF 39,461 SQUARE FEET OR 0.906 ACRE, MORE OR LESS.

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, BEING MONUMENTED AS SHOWN ON THE ATTACHED EXHIBIT, TO BEAR SOUTH 00°28'40"EAST, 2647.66 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 01°10'30" WEST, A DISTANCE OF 854.84 FEET TO A POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°28'40" EAST, A DISTANCE OF 130.36 FEET;

THENCE SOUTH 66°10'01" WEST, A DISTANCE OF 14.64 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 20°18'54", AN ARC LENGTH OF 164.87 FEET, THE CHORD OF WHICH BEARS NORTH 33°59'26" WEST, 164.01 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 89°50'23" EAST, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING,

SAID PARCEL OF LAND B CONTAINING A CALCULATED AREA OF 7,163 SQUARE FEET OR 0.164 ACRE, MORE OR LESS.

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

Please remove the word Contextual from the Site Plan.

MSK Response: Corrected

MSK Response: Noted.

MSK Response: Corrected

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

DATA BLOCK

LAND AREA WITHIN PROPERTY	1.07 AC
NUMBER OF UNITS PROPOSED	1
NUMBER OF BUILDINGS	1
MAXIMUM HEIGHT OF BUILDING	19'-0"
NUMBER OF STORIES	1
GROSS FLOOR AREA	800 SF
FLOOR AREA OF ACCESSORY USES	N/A
TOTAL BUILDING COVERAGE	PER CODE
PHASED NATIVE GRASS AREA	N/A
PRESENT ZONING CLASSIFICATION	NE PLAINS NEP-170
PROPOSED USE	LIFT STATION
PERMITTED MAXIMUM SIGN AREA	N/A
LOT AREA	N/A
TRACT AREA/OPEN SPACE	N/A
ROAD ROW AREA	N/A
2015 IBC OCCUPANCY	GROUP F-2: LOW HAZARD FACTORY INDUSTRIAL
CONSTRUCTION TYPE	V-B

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIR PERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CITY CLERK AND RECORDER

OF _____ COLORADO AT _____ O'CLOCK ____ M, THIS _____
DAY OF _____ AD, 2019

CLERK AND RECORDER: _____ DEPUTY: _____

THE CONTEXTUAL 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 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, GREEN INDUSTRIAL DEVELOPMENT GROUP, LLC HAS CAUSED THESE.

PRESENTED TO BE EXECUTED THIS _____ DAY OF _____ AD, 2019

BY: _____
(OWNERS)

STATE OF COLORADO)SS

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____ AD, 2019

BY: _____
(OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) (SEAL)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

MSK Response: Deleted

PORTEOS LIFT STATION CONTEXTUAL SITE PLAN COVER SHEET

JOB NUMBER: 35-001-01 OCTOBER 10, 2019

SHEET 1 OF 9

DESIGNED BY: DT DRAWN BY: DT CHECKED BY: DT

NO.	REVISIONS	DATE	BY

OWNER
GREEN INDUSTRIAL
DEVELOPMENT GROUP, LLC
10 GREENVILLE STREET
GREENWICH, CT 06830
TEL: 203-532-1780
CONTACT: DAN GREEN

ENGINEER
MSK CONSULTING, LLC
7157 S. ANDES CIRCLE
CENTENNIAL, CO 80016
TEL: 303-903-0918
CONTACT: DAVID TAKEDA

ARCHITECT
HAUSER ARCHITECTS
3780 E. 15TH STREET
SUITE 201
LOVELAND, CO 80538
TEL: 970-669-8220
CONTACT: AL HAUSER

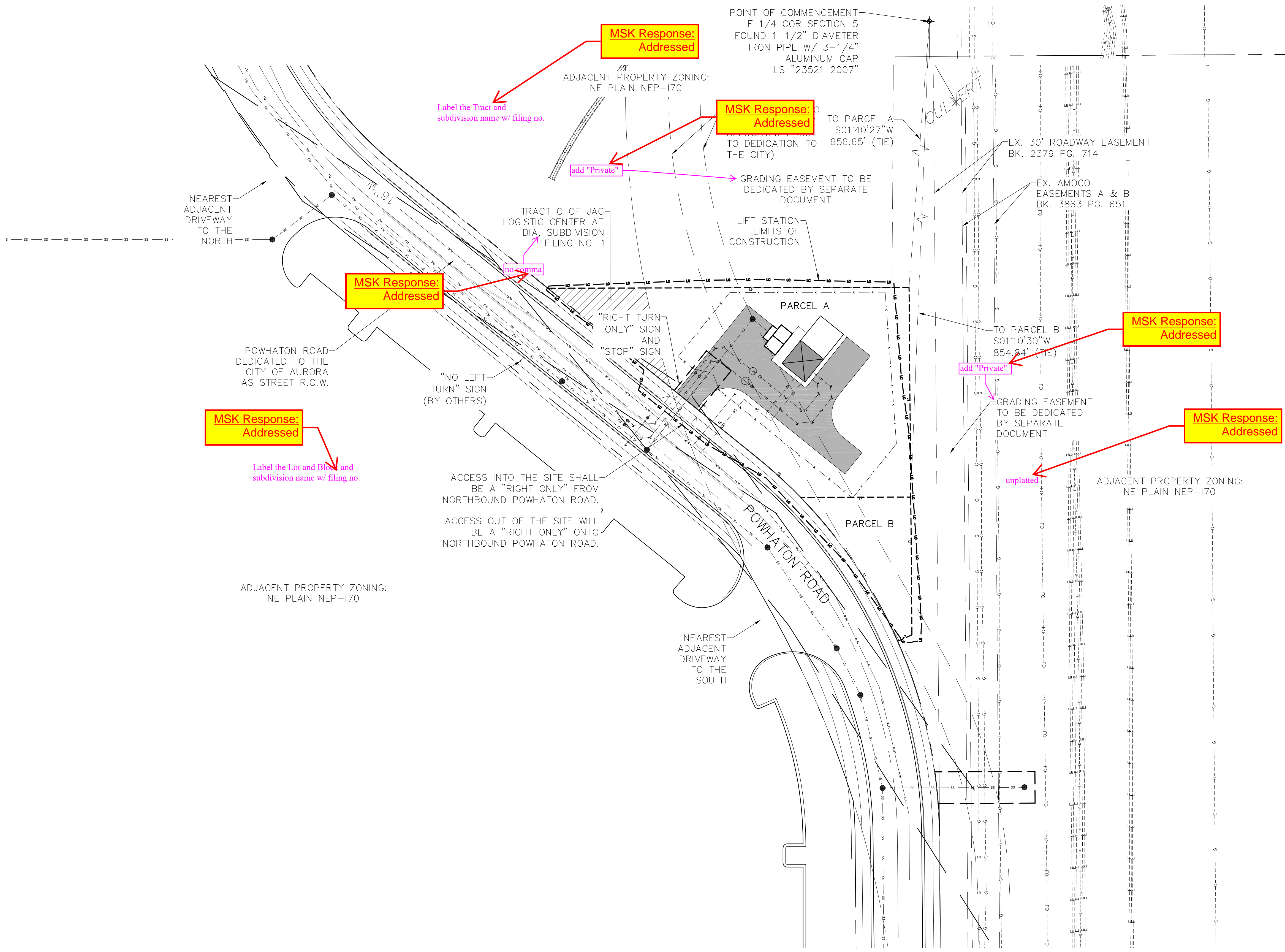
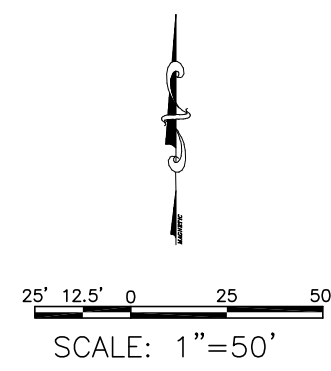
LANDSCAPE ARCHITECT
STACKLOT
5639 SOUTH CURTICE STREET
LITTLETON, CO 80120
TEL: 303-883-2735
CONTACT: JUSTIN HAY

SURVEYOR/STORMWATER ENGINEER
CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720-482-9526
CONTACT: SARAH KOLZ



PORTEOS LIFT STATION AT PORTEOS CONTEXTUAL SITE PLAN WITH WAIVER

A 1.07 ACRE PARCEL OF LAND BEING A PORTION OF THE SE 1/4 OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.



CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	465.00'	20°18'54"	164.87'	N33°59'26"W
C2	465.00'	6°52'15"	55.76'	N47°34'60"W
C3	955.00'	5°49'48"	97.17'	N14°18'55"W

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°28'40"E	130.36'
L2	S66°10'01"W	14.64'
L3	N89°50'23"E	104.00'
L4	S00°28'40"E	198.30'
L5	N51°01'07"E	105.37'
L6	N89°51'50"E	249.41'

NO.	REVISIONS	DATE	BY

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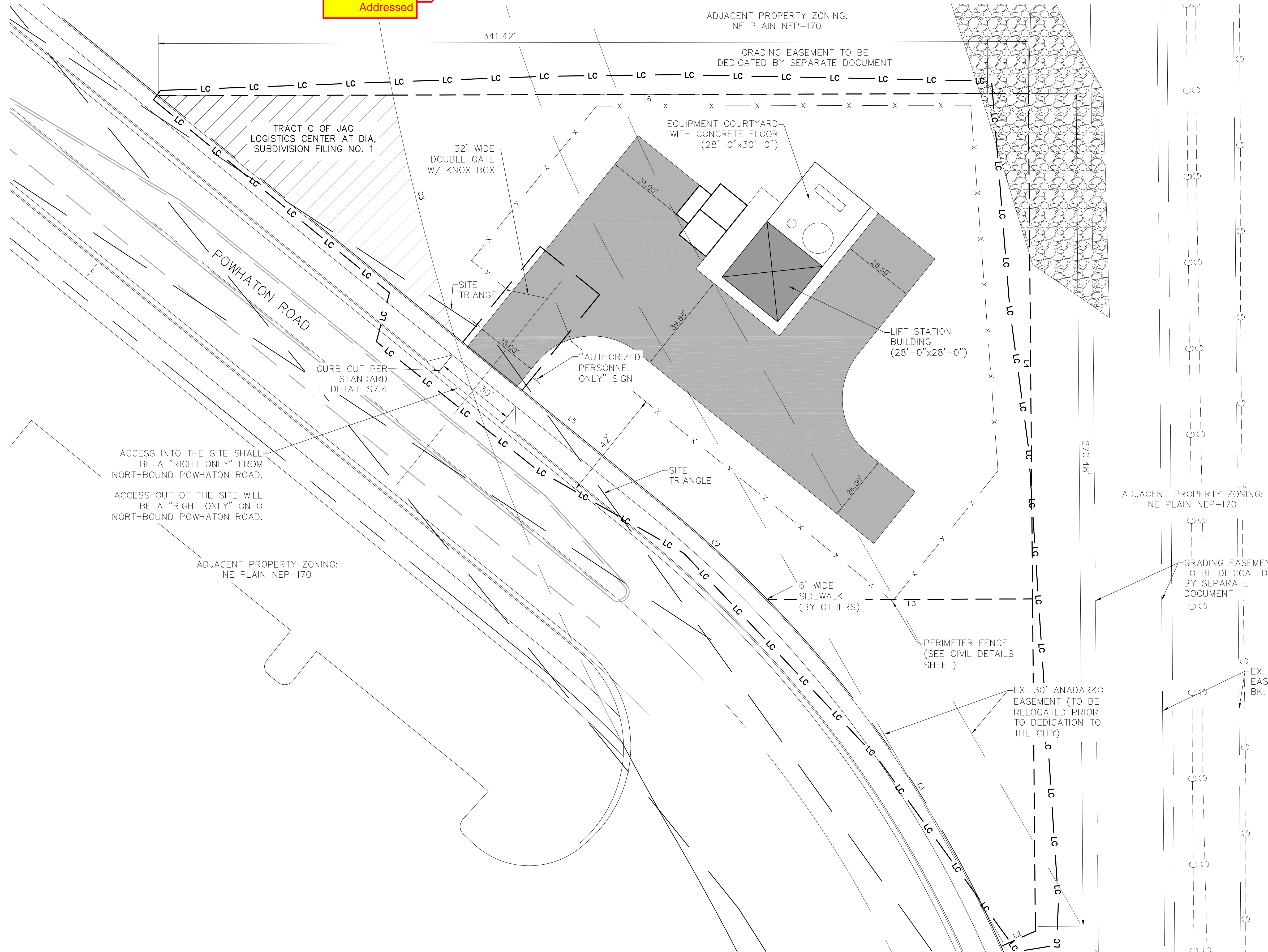
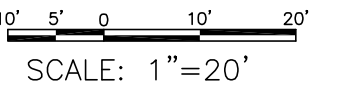
MSK Response:
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PORTEOS LIFT STATION
CONTEXTUAL SITE PLAN
OVERALL SITE PLAN

JOB NUMBER: 35-001-01 OCTOBER 10, 2019
SHEET 2 OF 9
DESIGNED BY: DT DRAWN BY: DT CHECKED BY: DT

A 1.07 ACRE PARCEL OF LAND BEING A PORTION OF THE SE 1/4 OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

MSK Response:
Addressed



SITE LEGEND

-
- | | | |
|--|----|--------------------------------------|
| | LC | LIMIT OF CONSTRUCTION |
| | | SITE BOUNDARY |
| | X | PERIMETER FENCE |
| | | ASPHALT ACCESS ROAD AND PARKING AREA |

NOTES:

1. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF "THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND CITY STANDARDS.
2. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ON ALL ADJACENT PUBLIC STREETS. THIS INCLUDES TRAFFIC CONTROL, STREET NAMES, AND GUIDE SIGNS.
3. PUBLIC IMPROVEMENTS ON POWHATAN ROAD ALONG THE SITE'S FRONTAGE MUST BE COMPLETE PRIOR TO ISSUANCE OF THE C.O.
4. ACCESS ROAD COMPLIES WITH 2015 IFC STANDARDS. ACCESS ROAD IS AT LEAST 23 FEET WIDE AND THE INTERNAL RADIUS IS 28 FEET MINIMUM. THE ASPHALT ROAD WILL BE DESIGNED AND CONSTRUCTED TO SUPPORT A MINIMUM OF 85,000 LB.
5. A KNOX BOX WILL BE INSTALLED AT THE ENTRY GATE.

CURVE TABLE

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LINE TABLE

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L4	S00°28'40"E	198.30'
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L6	N89°51'50"E	249.41'

EX. AMOCO
EASEMENTS A & B
BK. 3863 PG. 651

MSK Response:
Deleted

PORTEOS LIFT STATION
CONTEXTUAL SITE PLAN
SITE PLAN

NO.	REVISIONS	DATE	BY

OWNER
GREEN INDUSTRIAL
DEVELOPMENT GROUP, LLC
10 GREENVILLE STREET
GREENWICH, CT 06830
TEL: 203-532-1780
CONTACT: DAN GREEN

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LITTLETON, CO 80120
TEL: 303-883-2735
CONTACT: JUSTIN HAY

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CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD
SUITE 240
ENGLEWOOD, CO 80112
TEL: 720-482-9526
CONTACT: SARAH KOLZ



JOB NUMBER: 35-001-01

OCTOBER 10, 2019

SHEET 3 OF 9

DESIGNED BY: DT DRAWN BY: DT CHECKED BY: DT

PORTEOS LIFT STATION AT PORTEOS CONTEXTUAL SITE PLAN WITH WAIVER

A 1.07 ACRE PARCEL OF LAND BEING A PORTION OF THE SE 1/4 OF SECTION 5,
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MSK Response:
Corrected

MSK Response:
Addressed

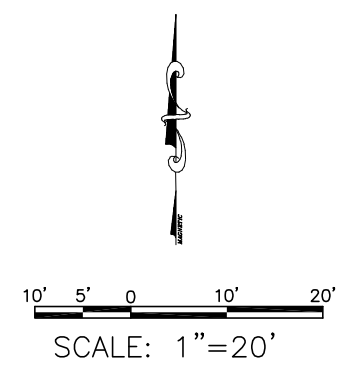
Show/label glass
buffer per
drainage report

make the boundary
line more bold and
heavy

MSK Response:
Addressed

MSK Response:
Deleted

MSK Response:
Deleted



SITE LEGEND

- LC — LIMIT OF CONSTRUCTION
- x — PERIMETER FENCE
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS
- ASPHALT ACCESS ROAD AND PARKING AREA

NOTES:

1. CONTRACTOR TO RESEED ALL DISTURBED AREAS PER CITY OF AURORA STANDARDS AT COMPLETION OF THE PROJECT.
2. EROSION CONTROL MEASURES WILL BE INSTALLED AND MAINTAINED DURING CONSTRUCTION. CONTRACTOR TO REMOVE AT COMPLETION OF PROJECT.

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PORTEOS LIFT STATION CONTEXTUAL SITE PLAN GRADING PLAN

NO.	REVISIONS	DATE	BY

OWNER
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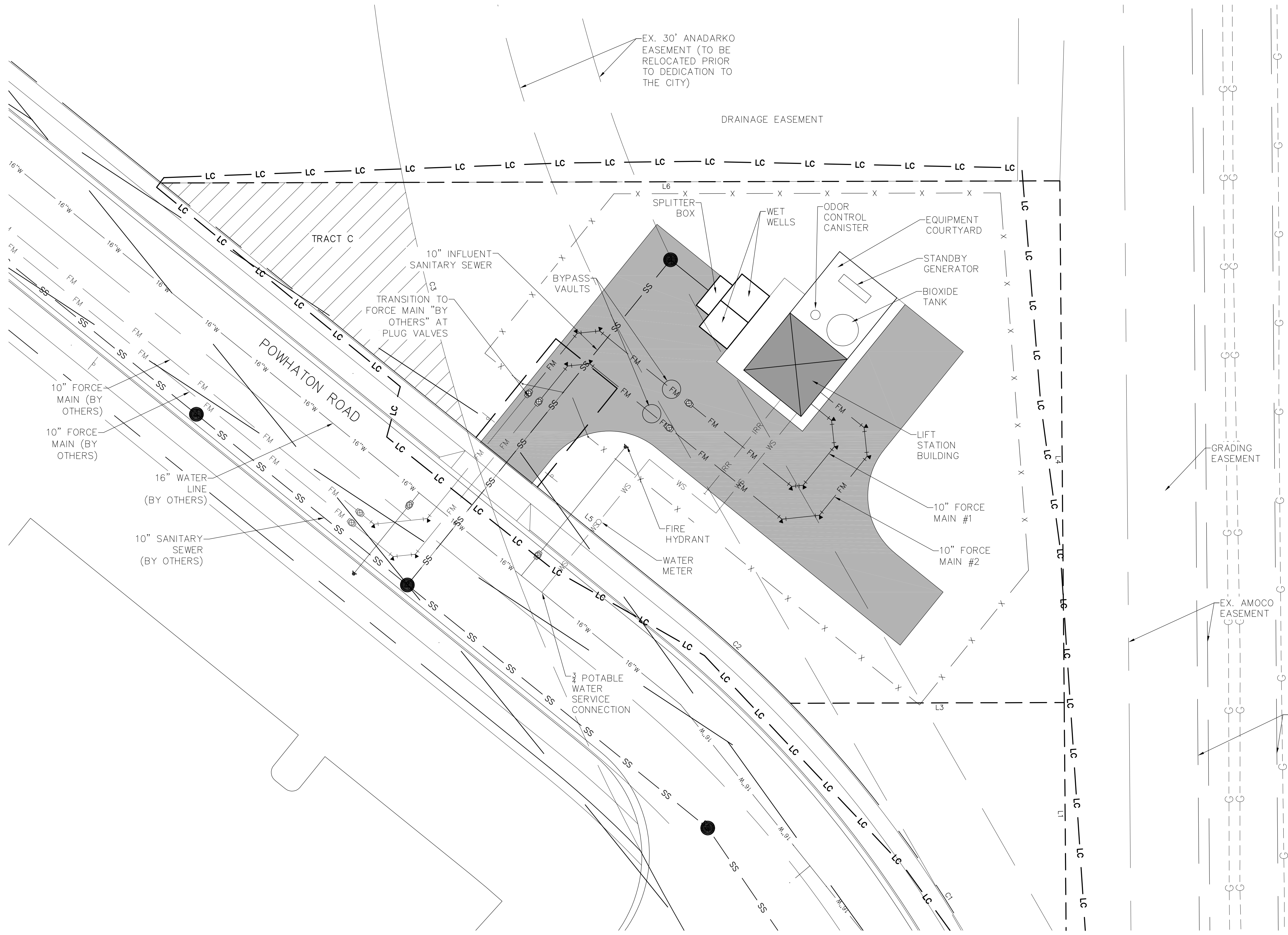
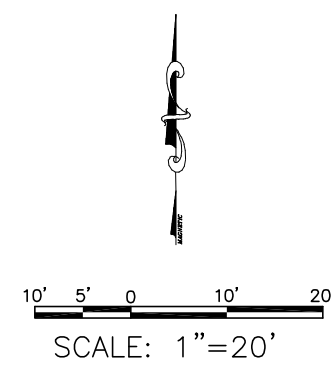


JOB NUMBER: 35-001-01
SHEET 4 OF 9
DESIGNED BY: DT
DRAWN BY: DT
OCTOBER 10, 2019
CHECKED BY: DT

PORTEOS LIFT STATION AT PORTEOS CONTEXTUAL SITE PLAN WITH WAIVER

MSK Response:
Corrected

A 1.07 ACRE PARCEL OF LAND BEING A PORTION OF THE SE 1/4 OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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SITE LEGEND

- LC LIMIT OF CONSTRUCTION
- FM FORCE MAIN
- SS SANITARY SEWER
- 16"W WATER LINE
- WS WATER SERVICE
- X PERIMETER FENCE
- ASPHALT ACCESS ROAD AND PARKING AREA

NOTES:
1. THE BIOXIDE TANK IS 4,250 GALLONS.
BIOXIDE IS CLASSIFIED AS A "MODERATE"
HEALTH RISK. A HAZARD IDENTIFICATION
PLACARD WILL BE INSTALLED ON THE TANK.

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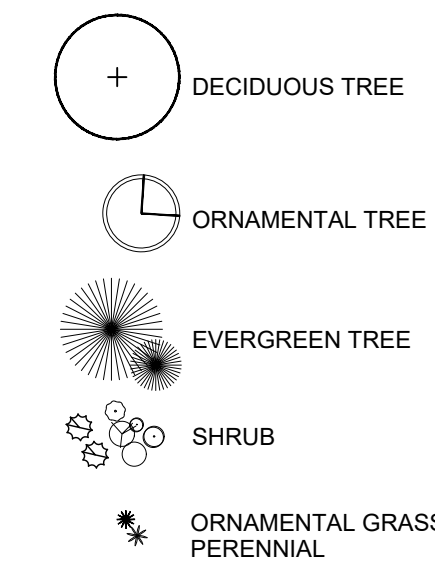
MSK Response:
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PORTEOS LIFT STATION CONTEXTUAL SITE PLAN UTILITY PLAN

JOB NUMBER: 35-001-01 OCTOBER 10, 2019
SHEET 5 OF 9
DESIGNED BY: DT DRAWN BY: DT CHECKED BY: DT

MSK Response:
Addressed

Show/label grass
buffer per
drainage report



	ENHANCED NATIVE SEED MIX (IRRIGATED)			
	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
	WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
	BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
	SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.

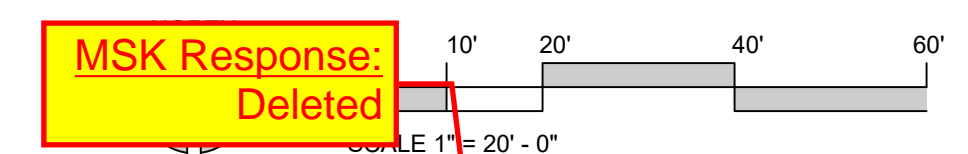
COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
CRESTED WHEATGRASS "FAIRWAY"	AGROPYRON CRISTATUM	30%	10.5 LBS.
WESTERN WHEATGRASS "ARRIBA"	BOULELOUA SMITHII	30%	10.5 LBS.
SIDE OATS GRAMA	BOULELOUA CURTIPENDULA	20%	3.0 LBS.
BLUE GRAMA	BOULELOUA GRACILIS	15%	3.0 LBS.
BUFFALO GRASS	BOULELOUA DACTYLOIDES	5%	3.0 LBS.

 4"-6" COBBLE

1"-3" RIVER ROCK IN ALL OPEN SPACE AREAS

STEEL EDGING

1. REFER TO SHEET 2 FOR PLANT SCHEDULE AND ADDITIONAL NOTES.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
3. TREES AND SHRUBS ARE NOT ALLOWED WITH 5' OF WATER METER.



PORTCOGS LIFT STATION
CONTEXTUAL SITE PLAN
LANDSCAPE PLAN

JOB NUMBER: JAG-PUMP ST. OCTOBER 10, 2019
SHEET 6 OF 9
DESIGNED BY: JH DRAWN BY: ND CHECKED BY: SW

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STACK  **Lot**

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PORTEOS LIFT STATION AT PORTEOS CONTEXTUAL SITE PLAN WITH WAIVER

MSK Response:
Addressed

A 1.07 ACRE PARCEL OF LAND BEING A PORTION OF THE SE 1/4 OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

STANDARD CITY OF AURORA NOTES:

- PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.
- PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE 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 COMPLETION, FINAL ACCEPTANCE AND OPERATION OF THE LIFT STATION.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 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 ORDINACE.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.

PLANT MATERIAL SCHEDULE:

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WATER USAGE
SHADE TREES						
6	BO	BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL.	B & B	VL
4	NO	NORTHERN RED OAK	QUERCUS RUBRA	2 1/2" CAL.	B & B	L-M
5	KC	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B	VL
ORNAMENTAL TREES						
3	TM	TATARIAN MAPLE	ACER TATARICUM 'GARANN'	2" CAL.	B & B	M
EVERGREEN TREES						
11	BP	BOSNIAN PINE	PINUS HELDREICHII	6' HT.	B & B	M
11	AP	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B	M
SHRUBS						
34	RD	REDTWIG DOGWOOD	CORNUS SERICEA 'BAILEY'	5 GAL.	CONT.	L-M
87	GC	GOLDEN CURRANT	RIBES AUREUM	5 GAL.	CONT.	VL
26	SW	SOAPWEED	YUCCA GLAUCA	5 GAL.	CONT.	L
29	GM	GREEN MOUND CURRANT	RIBES ALPINUM 'GREENMOUND'	5 GAL.	CONT.	L-M
51	SG	BLUE STEM WILLOW	SALIX IRRODATA	5 GAL.	CONT.	M
30	RA	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.	L-M
6	CC	CRANBERRY COTONEASTER	COTONEASTER APICULATUS	5 GAL.	CONT.	M
ORNAMENTAL GRASSES						
25	KF	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI ' KARL FORESTER'	5 GAL.	CONT.	M
36	FH	BLUE AVENA	HELICOTRICHON SEMPERVIRENS	5 GAL.	CONT.	M

GENERAL PLANTING NOTES:

- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE.
- VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES.
- COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
- PLACE FOUR INCHES OF MULCH AS INDICATED IN THE LANDSCAPE LEGEND IN ALL SHRUB BEDS, GROUND COVER, PERENNIAL BEDS. PLACE 4 INCHES OF CEDAR MULCH AT ALL TREE SAUCERS.
- ALL PLANTING BEDS SHALL RECIEVE 1"-3" RIVER ROCK MULCH UNLESS OTHERWISE NOTED ON THE PLANS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS ($\frac{2}{3}$) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD ($\frac{1}{3}$) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.

SITE DATA

DESCRIPTION	AREA IN SF	PERCENTAGE
TOTAL SITE AREA	57,951.26 SF	100%
BUILDING COVERAGE	780 SF	1.34%
HARD SURFACE AREA	10,869 SF	18.8%
LANDSCAPE AREA	46,302.26 SF	79.9%

LANDSCAPE STREET BUFFER

AREA	DESCRIPTION	LENGTH (L.F.)	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHRUBS (10/40')
B	Powhaton Road 3 Lane Collector	414 LF	25 FT	40 FT	10 REQ. 0 PROV.	103 REQ. 113 PROVIDED

STREET FRONTAGES

AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. (1/40')	TREES PROVIDED
B	Powhaton Road	414 FT	DRIVES EXCLUDED	10	10

STREET - TREE LAWNS

AREA	DESCRIPTION	SQUARE FEET TREE LAWN (S.F.)	SHRUBS REQ. .025 Shrubs / S.F. Tree Lawn	SHRUBS PROVIDED
B	Powhaton Road	3,408	85	91

NON STREET FRONTAGE BUFFER

AREA	DESCRIPTION	LENGHT (L.F.)	SHRUBS 5 Shrubs / 40 L.F.	TREES 1 Tree / 40 L.F.
B	North, East & South-East	443	55 REQ. 0 PROV. (To Be Included in T.E.)	11 REQ. 17 PROV. (6 Included as Substitute)

NO.	REVISIONS	DATE	BY

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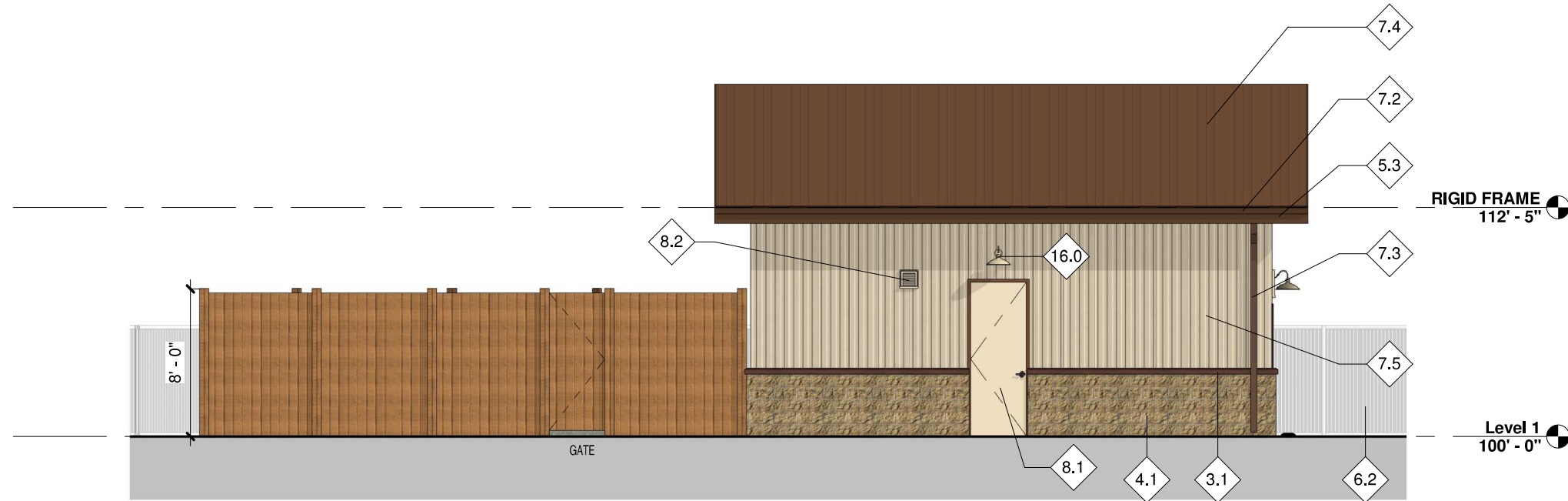
PORTEOS LIFT STATION CONTEXTUAL SITE PLAN LANDSCAPE NOTES

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SHEET 7 OF 9
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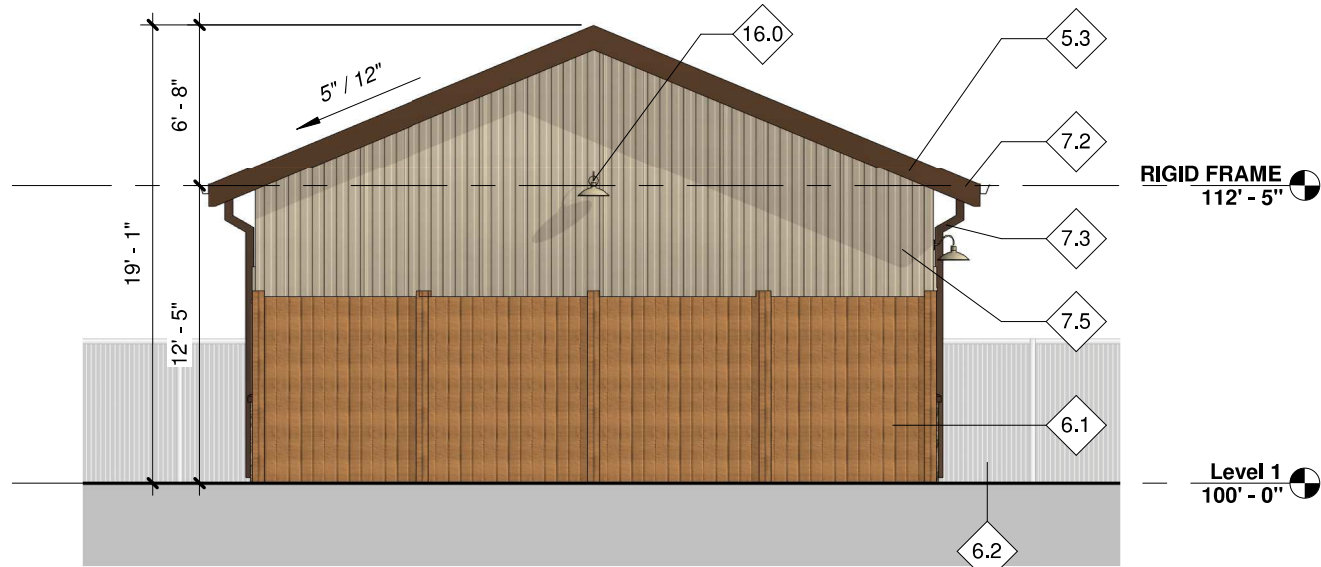
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CONTEXTUAL SITE PLAN WITH WAIVER

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THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

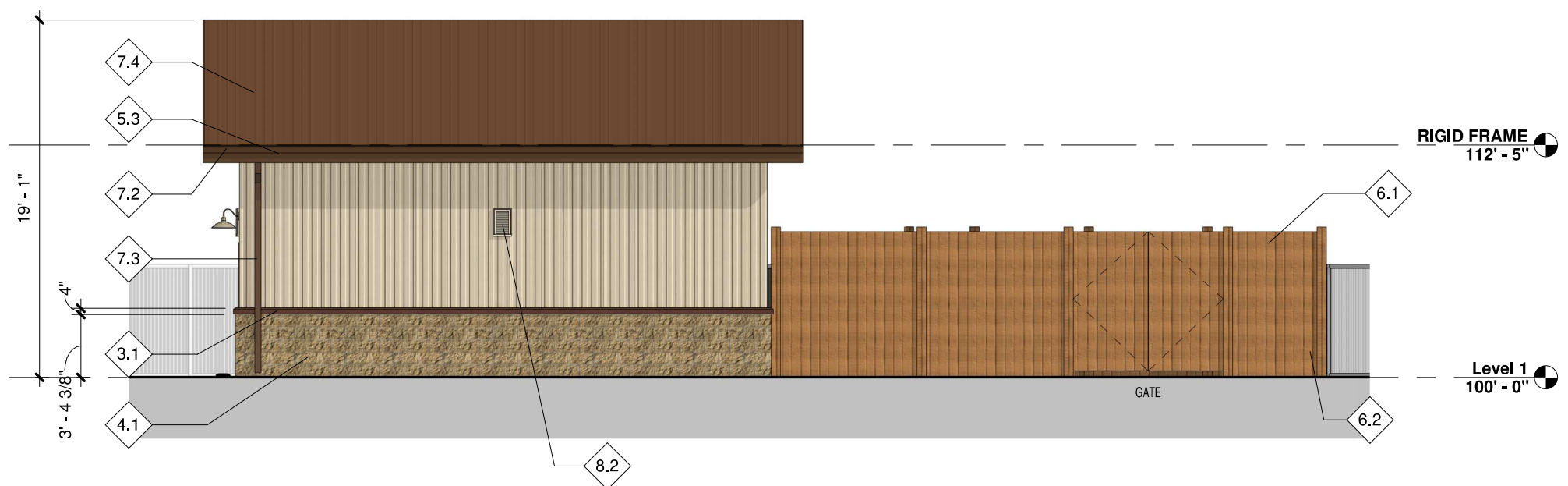
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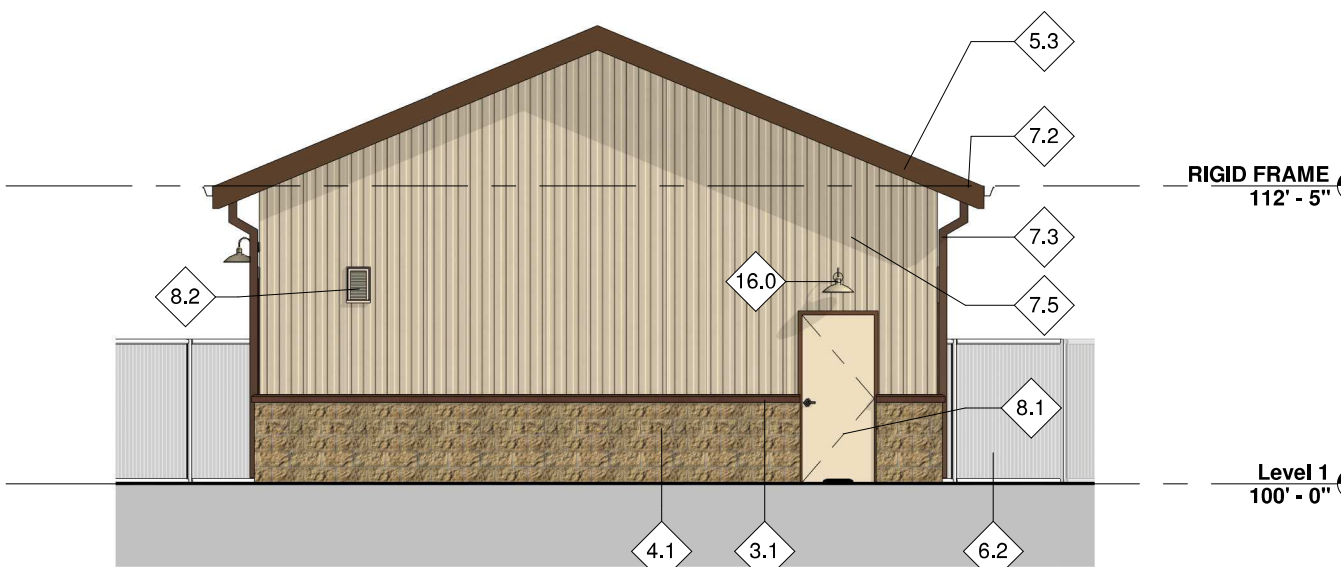
1 North Elevation - SDP
1/8" = 1'-0"



2 East Elevation - SDP
1/8" = 1'-0"

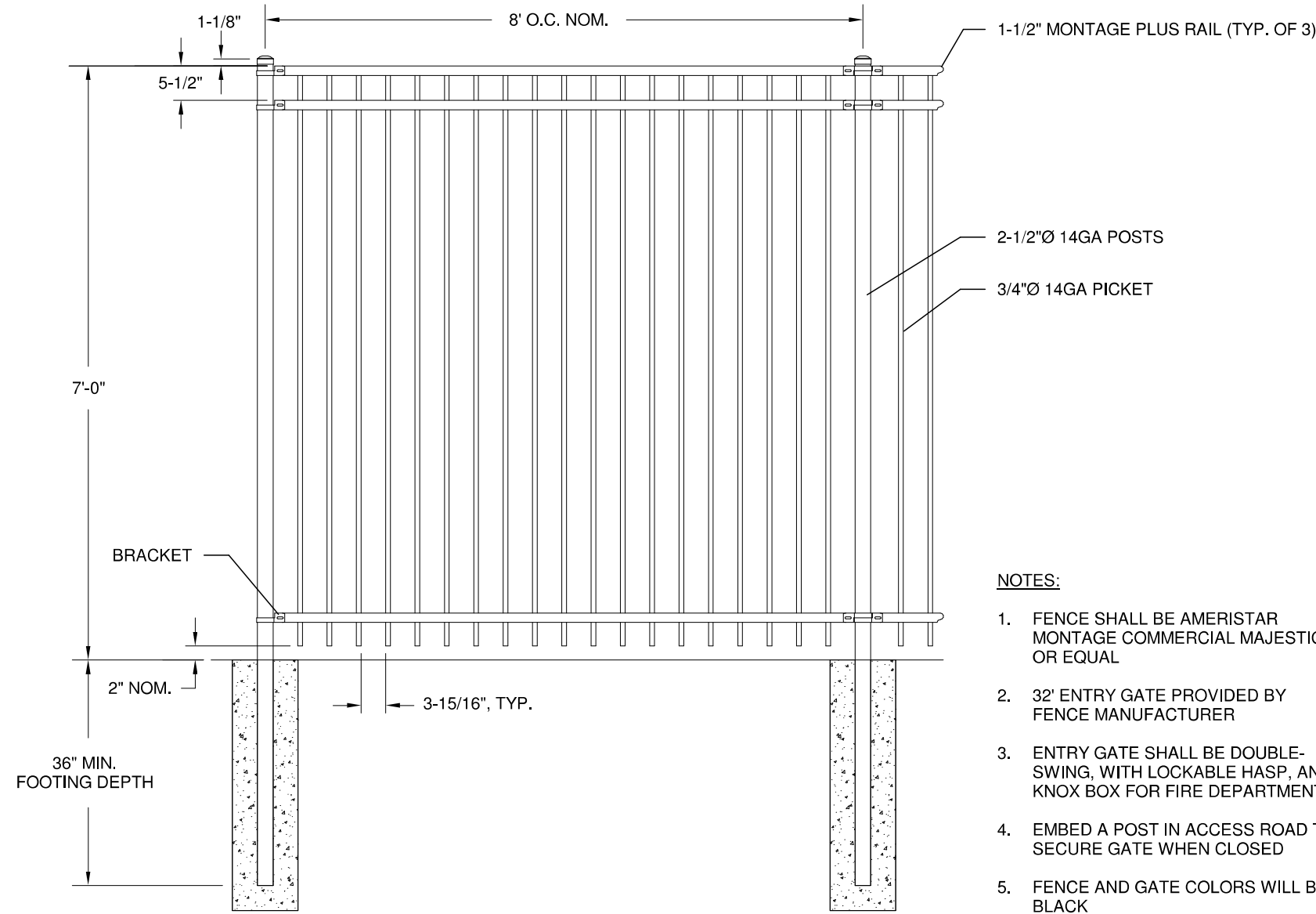


3 South Elevation -SDP
1/8" = 1'-0"



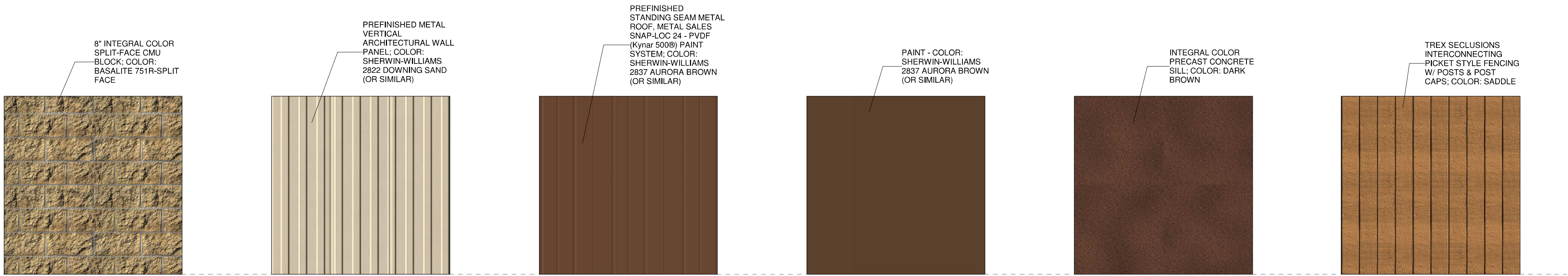
4 West Elevation -SDP
1/8" = 1'-0"

Material / Product Keynotes	
#	DESCRIPTION
3.1	INTEGRAL COLOR PRECAST CONCRETE SILL; COLOR: DARK BROWN
4.1	8" INTEGRAL COLOR SPLIT-FACE CMU BLOCK; COLOR: BASALITE 751R-SPLIT FACE
5.3	PREFINISHED METAL FASCIA W/ HEMMED DRIP EDGE; COLOR: SHERWIN-WILLIAMS 2837 AURORA BROWN (OR SIMILAR)
6.1	TREX SECLUSIONS INTERCONNECTING PICKET STYLE FENCING W/ POSTS & POST CAPS; COLOR: SADDLE
6.2	PERIMETER FENCING
7.2	PREFINISHED METAL GUTTER; COLOR: SHERWIN-WILLIAMS 2837 AURORA BROWN (OR SIMILAR)
7.3	PREFINISHED METAL DOWNSPOUT; COLOR: SHERWIN-WILLIAMS 2837 AURORA BROWN (OR SIMILAR)
7.4	PREFINISHED STANDING SEAM METAL ROOF; METAL SALES SNAP-LOC 24 - PVDF (Kynar 500B) PAINT SYSTEM; COLOR: SHERWIN-WILLIAMS 2837 AURORA BROWN (OR SIMILAR)
7.5	PREFINISHED METAL VERTICAL ARCHITECTURAL WALL PANEL; COLOR: SHERWIN-WILLIAMS 2822 DOWNING SAND (OR SIMILAR)
8.1	PAINTED HOLLOW METAL DOOR AND FRAME; FRAME COLOR: SHERWIN-WILLIAMS 2837 AURORA BROWN (OR SIMILAR); DOOR COLOR: SHERWIN-WILLIAMS 2822 DOWNING SAND (OR SIMILAR)
8.2	DRAINABLE BLADE LOUVER, PAINTED TO MATCH METAL WALL PANEL, RE: MECHANICAL
9.0	PAINT - COLOR: SHERWIN-WILLIAMS 2837 AURORA BROWN (OR SIMILAR)
16.0	EXTERIOR WALL MOUNTED LIGHT FIXTURE; COLOR TO MATCH METAL BUILDING WALL PANEL



PERIMETER FENCE & ENTRY GATE DETAIL
1/2" = 1'-0"

- NOTES:
- FENCE SHALL BE AMERISTAR MONTAGE COMMERCIAL MAJESTIC OR EQUAL
 - 32' ENTRY GATE PROVIDED BY FENCE MANUFACTURER
 - ENTRY GATE SHALL BE DOUBLE-SWING, WITH LOCKABLE HASP, AND KNOX BOX FOR FIRE DEPARTMENT
 - EMBED A POST IN ACCESS ROAD TO SECURE GATE WHEN CLOSED
 - FENCE AND GATE COLORS WILL BE BLACK



5 Material Board Images
1/2" = 1'-0"

MSK Response:
Deleted

PORTEOS LIFT STATION
CONTEXTUAL SITE PLAN

EXTERIOR ELEVATIONS & MATERIAL BOARD

NO.	REVISIONS	DATE	BY

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