

AURORA READY MIX CRUSHING FACILITY CONTEXTUAL SITE PLAN

LOTS 3, 4, 5, 6, 8, AND 9, BLOCK 1, PARK CHAMBERS SUBDIVISION FIRST FILING, AND A PORTION OF
LOT 1, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTHWEST 1/4 SECTION 29 AND THE NORTHWEST 1/4
SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

MM Response
01/03/19

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

Still awaiting preliminary drainage report review/approval

LEGAL DESCRIPTION:

LOTS 3, 4, 5, 6, 8 AND 9, BLOCK 1, PARK CHAMBERS SUBDIVISION FIRST FILING; AND A PORTION OF LOT 1, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO. 2, ALL TOGETHER WITH THE VACATED STREETS AND DRIVES AS SET FORTH IN ORDINANCE NO. 83-112 RECORDED SEPTEMBER 27, 1983 IN BOOK 2795 AT PAGE 113 COUNTY OF ADAMS, STATE OF COLORADO.

SITE PLAN NOTES:

1. 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.
2. THE OWNER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
3. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
4. EMERGENCY INGRESS AND EGRESS – 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 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. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. THE OWNER, 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. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. 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.
8. ALL BUILDINGS OR STRUCTURES, EXCEPT ACCESSORY BUILDINGS, SHALL DISPLAY THE PROPER BUILDING NUMBER IN THE MANNER PROVIDED IN THIS ARTICLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER, OCCUPANT OR ANY PERSON OBTAINING A BUILDING PERMIT TO PLACE SUCH NUMBER IN THE MANNER PROVIDED IN THE AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.
9. 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.
10. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENTS, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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.
13. 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.
14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
15. ARCHITECTURAL FEATURES (i.e. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTING, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRROACH INTO ANY EASEMENT OR FIRE LANE.
16. STREET LIGHTING SHALL BE AT THE DEVELOPER'S EXPENSE AND BE INSTALL PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. COORDINATE INSTALLATION WITH CITY OF AURORA.
17. THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
18. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
19. EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW BUILDINGS; ADDITION TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THE BUILDING MUST BE ASSESSED TO DETERMINE THE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPERS EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM PER 2015 IFC, SECTION 510.
20. IN THE CASE WHERE A SINGLE LOT IS SOLD TO A NEW OWNER, AN ACCESS AGREEMENT WILL NEED TO BE IN PLACE. DUE TO CURRENT CITY STANDARDS, IF GROSS SQUARE FOOTAGE OF ALL THE BUILDINGS ON THIS PROPERTY EQUAL OR EXCEED 62,000 SQUARE FEET (UNSPRINKLED) OR 124,000 SQUARE FEET (SPRINKLED), A SECONDARY ACCESS POINT WILL BE REQUIRED (PER 2015 IFC, SECTION D104-3).



SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	SITE PLAN
3	UTILITY PLAN
4	GRADING PLAN
5	MODULAR BUILDING ELEVATIONS
6	LANDSCAPE PLAN & KEY
7	LANDSCAPE NOTES & PLANT LIST
8	LANDSCAPE NOTES & PLANTING DETAILS
9	EXISTING TREE PLAN

OWNER:

120 85, LLC
ATTN: ADAM SCHULTEJANN
10925 EAST 120TH AVENUE
HENDERSON, COLORADO 80640
PH: (303) 669-7713

ENGINEER:

MARTIN/MARTIN, INC.
ATTN: DAVID LE, P.E.
12499 WEST COLFAX AVENUE
LAKEWOOD, COLORADO 80215
PH: (303) 431-6100
DLE@MARTINMARTIN.COM

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	14.2± ACRES
LAND AREA WITHIN PROPERTY LINES	3.35± ACRES
NUMBER OF BUILDINGS	1 (MODULAR BUILDING OFFICE)
BUILDING HEIGHT	12'
TOTAL BUILDING COVERAGE AND GFA	0
PARKING STALLS PROVIDED	4 PLUS 1 VAN ACCESSIBLE
BUILDING OCCUPANCY	IBC B
CONSTRUCTION TYPE	IBC TYPE V-B
PRESENT ZONING CLASSIFICATION	M-2 (MEDIUM INDUSTRIAL ZONE)

OWNER'S SIGNATURES

AURORA READY MIX SITE

LOTS 3, 4, 5, 6, 8 AND 9, BLOCK 1, BLOCK 2, PARK CHAMBERS SUBDIVISION FIRST FILING; AND A PORTION OF LOT 1, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO. 2, ALL TOGETHER WITH THE VACATED STREETS AND DRIVES AS SET FORTH IN ORDINANCE NO. 83-112 RECORDED SEPTEMBER 27, 1983 IN BOOK 2795 AT PAGE 113 COUNTY OF ADAMS, STATE OF COLORADO.

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.

IN WITNESS WHEREOF, _____ HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL) PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD.

BY: _____
(PRINCIPALS OR OWNERS) CORPORATE SEAL

STATE OF COLORADO)SS
COUNTY OF)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD,
BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS:

CITY OF AURORA APPROVALS:

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)
CITY COUNCIL: _____ DATE: _____
(MAYOR)
ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE _____

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

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303-431-6100 MARTINMARTIN.COM

NOT FOR CONSTRUCTION

**AURORA READY MIX
CRUSHING FACILITY
CONTEXTUAL SITE PLAN**
COVER

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL TO COA	05/16/18	M/M
2	2ND SUBMITTAL PER COA COMMENTS	08/29/18	M/M
3	3RD SUBMITTAL PER COA COMMENTS	11/16/18	M/M

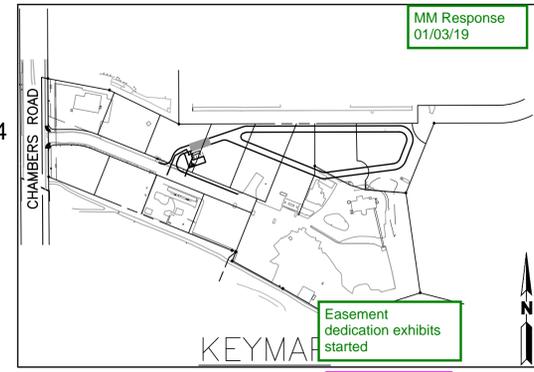
Job Number: 18.0215	Project Manager: D. LE
Design By: D. LE	Drawn By: D. BEJARANO
Principal In Charge: P. HORN	

Sheet Number:
1 OF 9
1

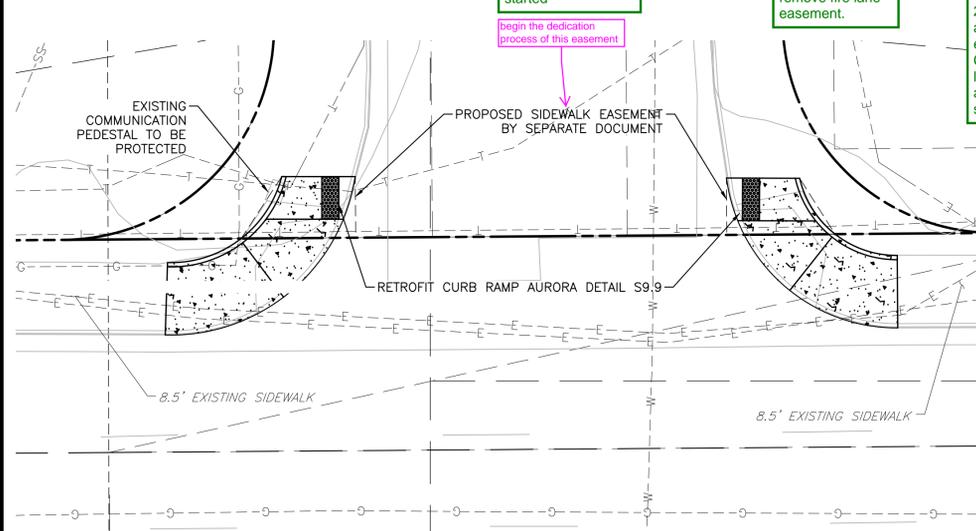
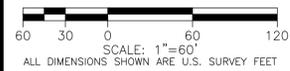
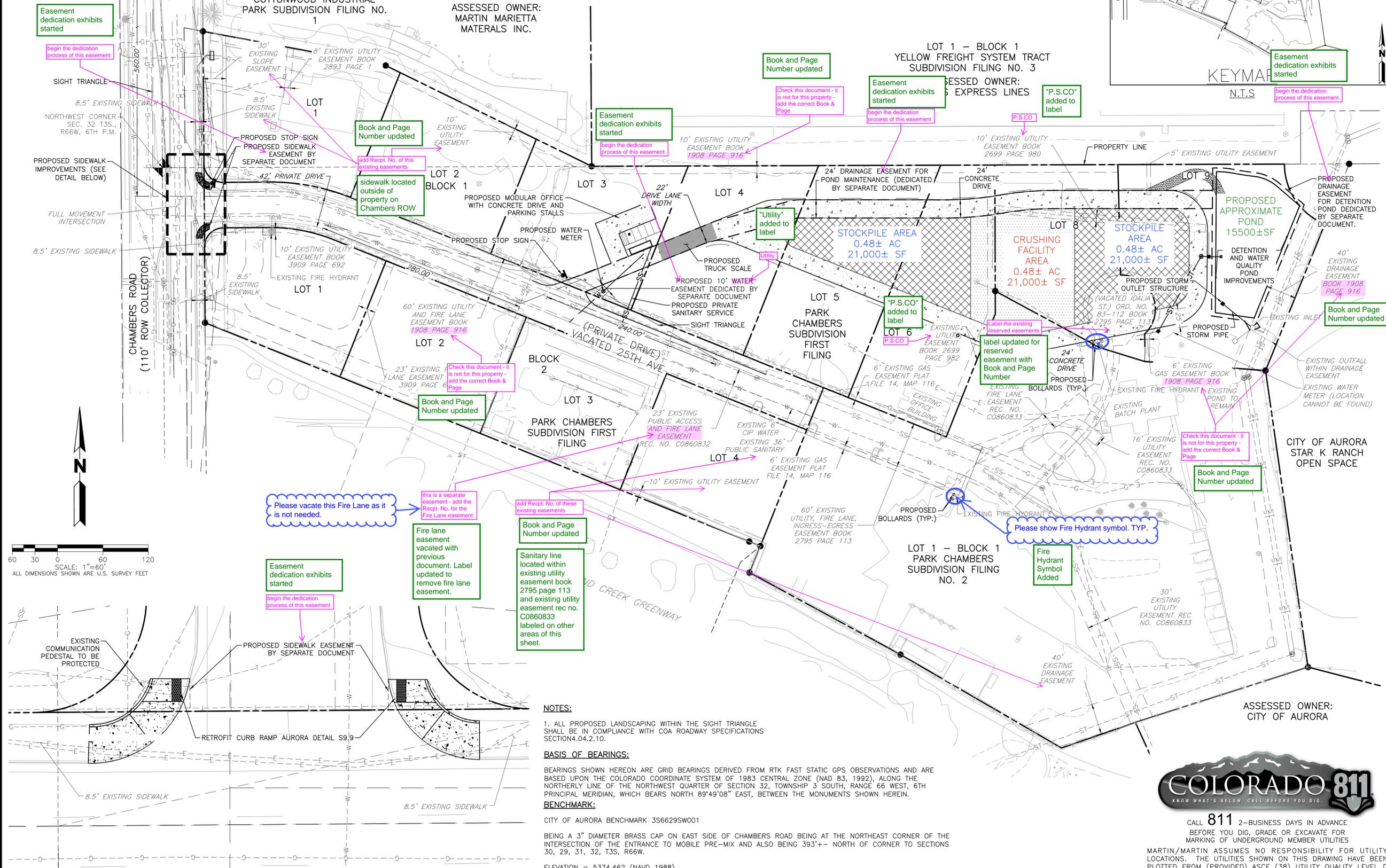
PLOT DATE: Friday, November 16, 2018 10:12 AM LAST SAVED BY: GPROULX
 DRAWING LOCATION: G:\HORN\18.0215--Aurora Ready Mix Site\PLANS\CSP\COVER.dwg

AURORA READY MIX CRUSHING FACILITY CONTEXTUAL SITE PLAN

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303.431.6100 MARTINMARTIN.COM



NOTES:

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1992), ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, WHICH BEARS NORTH 89°49'08\"/>

BENCHMARK:

CITY OF AURORA BENCHMARK 3S6629SW001

BEING A 3\"/>

ELEVATION = 5374.462 (NAVD 1988)

NOT FOR CONSTRUCTION

AURORA READY MIX CRUSHING FACILITY
CONTEXTUAL SITE PLAN
SITE PLAN

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL TO COA	05/16/18	M/W
2	2ND SUBMITTAL PER COA COMMENTS	08/29/18	M/W
3	3RD SUBMITTAL PER COA COMMENTS	11/16/18	M/W

Job Number	18.0215
Project Manager	D. LE
Design By	D. LE
Drawn By	D. BEJARANO
Principal In Charge	P. HORN

Sheet Number:
2 OF 9
2



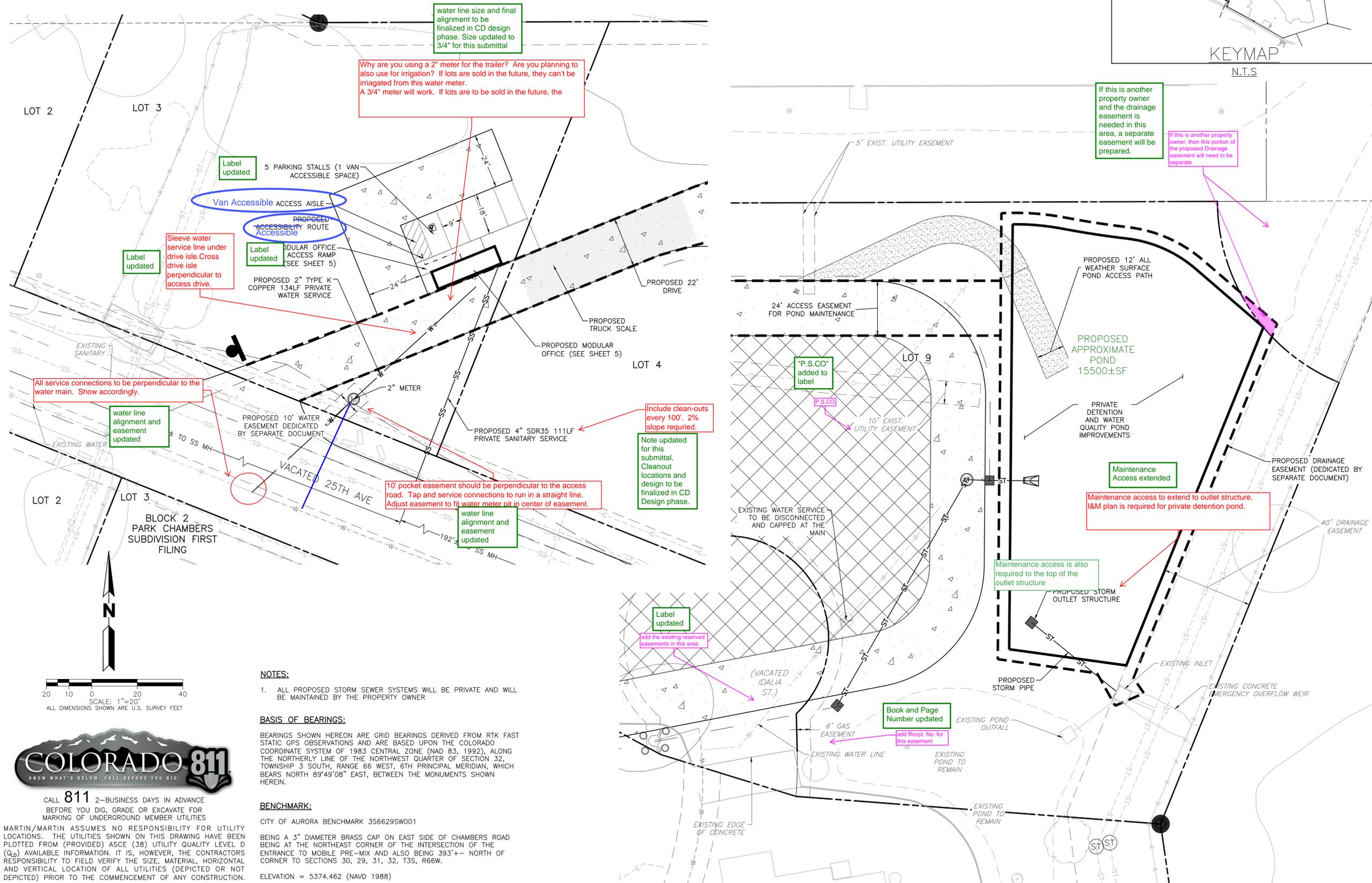
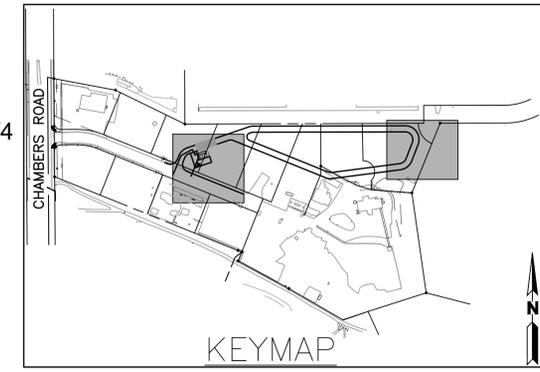
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_U) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

PLOT DATE: Friday, November 16, 2018 10:12 AM LAST SAVED BY: GPROULX
DRAWING LOCATION: G:\HORNA\18.0215-Aurora Ready Mix Site\PLANS\CSP\SITE PLAN.dwg

AURORA READY MIX CRUSHING FACILITY CONTEXTUAL SITE PLAN

LOTS 3, 4, 5, 6, 8, AND 9, BLOCK 1, PARK CHAMBERS SUBDIVISION FIRST FILING, AND A PORTION OF LOT 1, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTHWEST 1/4 SECTION 29 AND THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NOTES:

1. ALL PROPOSED STORM SEWER SYSTEMS WILL BE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER

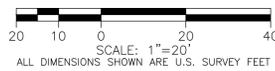
BASIS OF BEARINGS:

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BENCHMARK:

CITY OF AURORA BENCHMARK 3S6629SW001

BEING A 3\"/>



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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AURORA READY MIX CRUSHING FACILITY
CONTEXTUAL SITE PLAN
UTILITY PLAN

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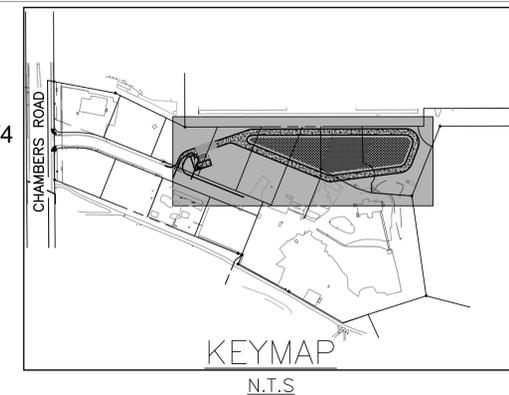
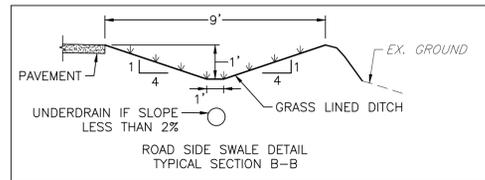
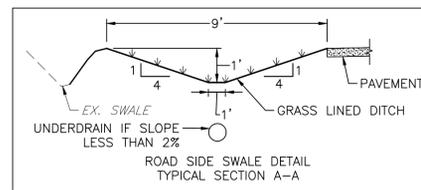
Sheet Number:
3 OF 9
3

NOT FOR CONSTRUCTION

PLOT DATE: Friday, November 16, 2018 10:12 AM LAST SAVED BY: DLE
DRAWING LOCATION: G:\HORNA\18.0215--Aurora Ready Mix Site\PLANS\CSP\UTILITY PLAN.dwg

AURORA READY MIX CRUSHING FACILITY CONTEXTUAL SITE PLAN

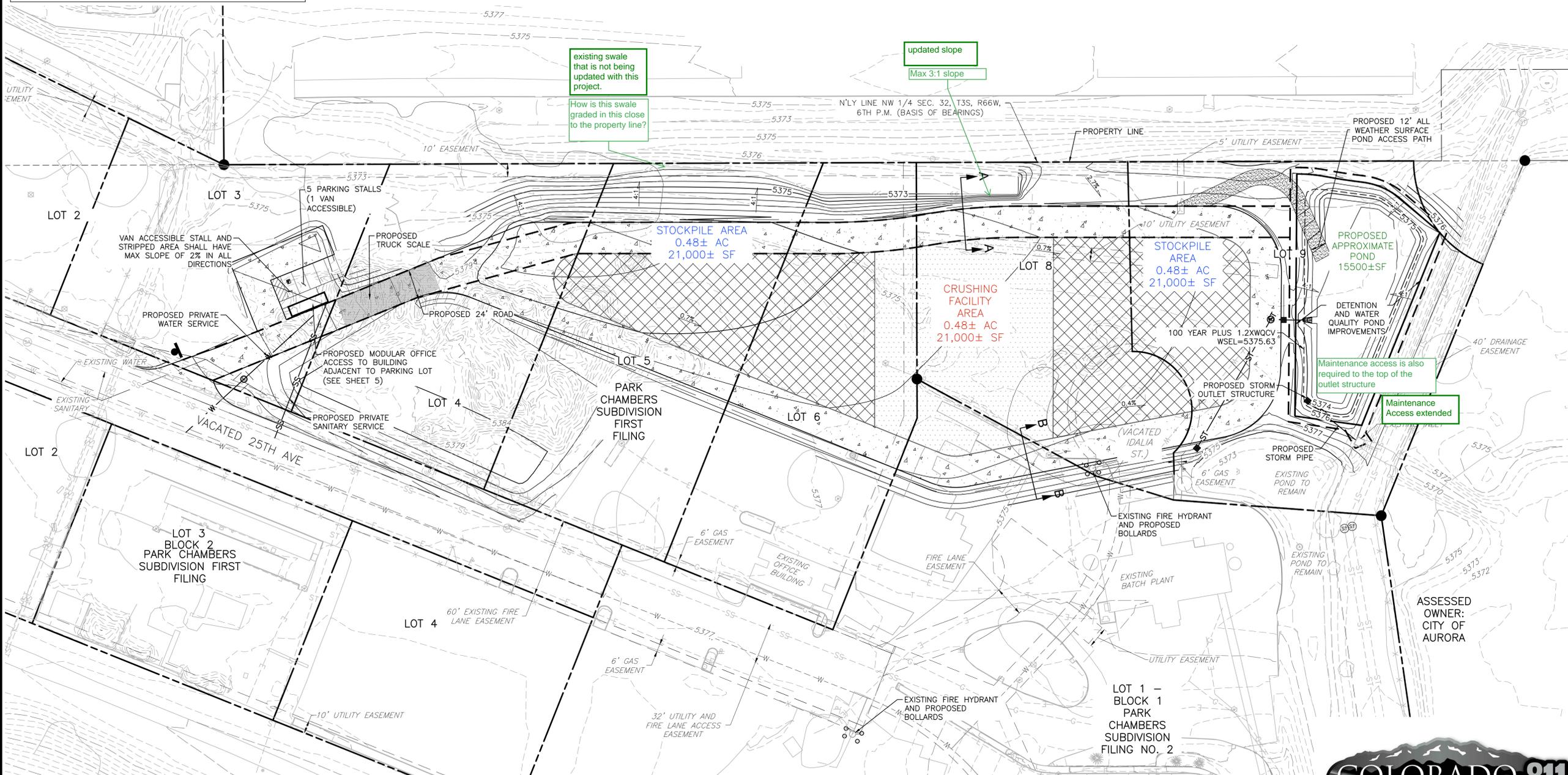
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**AURORA READY MIX
CRUSHING FACILITY
CONTEXTUAL SITE PLAN**
GRADING PLAN

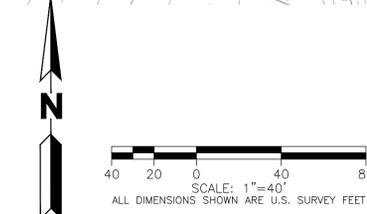


NOTES:
1. ALL PROPOSED STORM SEWER SYSTEMS WILL BE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNER

BENCHMARK:
CITY OF AURORA BENCHMARK 356629S001
BEING A 3" DIAMETER BRASS CAP ON EAST SIDE OF CHAMBERS ROAD BEING AT THE NORTHEAST CORNER OF THE INTERSECTION OF THE ENTRANCE TO MOBILE PRE-MIX AND ALSO BEING 393'+-- NORTH OF CORNER TO SECTIONS 30, 29, 31, 32, T3S, R66W.
ELEVATION = 5374.462 (NAVD 1988)

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 1992), ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, WHICH BEARS NORTH 89°49'08" EAST, BETWEEN THE MONUMENTS SHOWN HEREIN.

ASSESSED OWNER:
CITY OF AURORA



CALL **811** 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

MARTIN/MARTIN ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM (PROVIDED) ASCE (38) UTILITY QUALITY LEVEL D (Q_D) AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES (DEPICTED OR NOT DEPICTED) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

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Drawn By: D. BEJARANO
Principal in Charge: P. HORN

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4 OF 9
4

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AURORA READY MIX CRUSHING FACILITY CONTEXTUAL SITE PLAN

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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT FOR CONSTRUCTION

AURORA READY MIX
 CRUSHING FACILITY
 CONTEXTUAL SITE PLAN
 MODULAR BUILDING ELEVATIONS



IMAGE FROM WILLIAMS SCOTSMAN FOR 30'X8' MOBILE OFFICE



ACCESSIBLE RAMP
CONTRACTOR AND SUPPLIER TO DEVELOP AN ACCESSIBLE RAMP OPTION

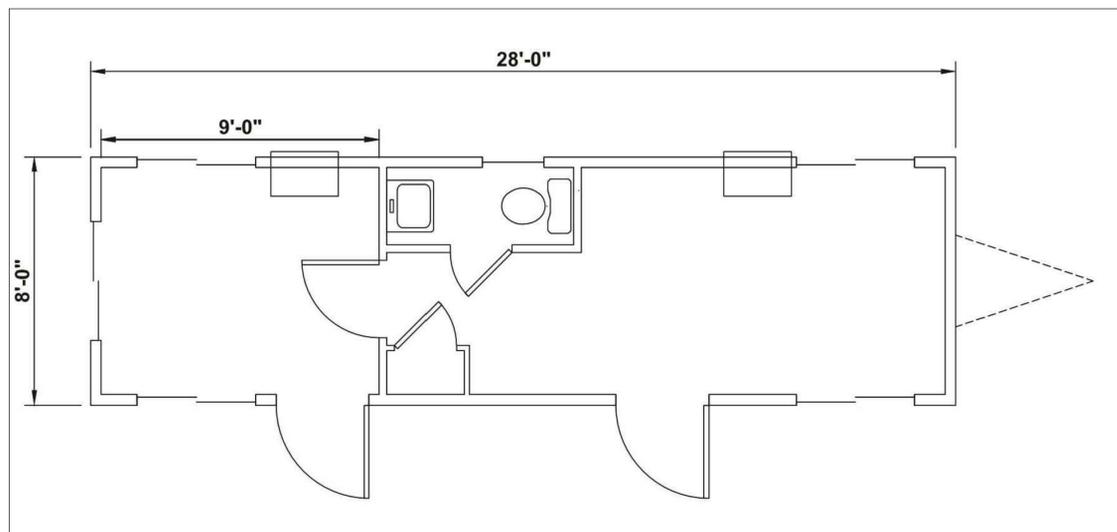


IMAGE FROM WILLIAMS SCOTSMAN FOR 30'X8' MOBILE OFFICE

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL TO COA	05/16/18	M/M
2	2ND SUBMITTAL PER COA COMMENTS	09/29/18	M/M
3	3RD SUBMITTAL PER COA COMMENTS	11/16/18	M/M

Job Number	18.0215
Project Manager	D. LE
Design By	D. LE
Drawn By	D. BEJARANO
Principal in Charge	P. HORN

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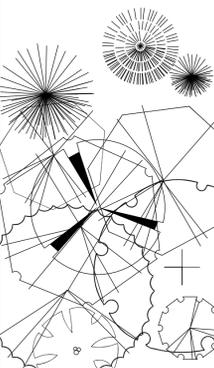
AURORA READY MIX CRUSHING FACILITY CONTEXTUAL SITE PLAN

LOTS 3, 4, 5, 6, 8, AND 9, BLOCK 1, PARK CHAMBERS SUBDIVISION FIRST FILING, AND A PORTION OF
LOT 1, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTHWEST 1/4 SECTION 29 AND THE NORTHWEST 1/4
SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Landscape Notes:

Landscape Plant List

Plant Symbols



M = Mitigation Tree (Typ.)
See Mitigation Table



PLANT & MATERIALS SCHEDULE

QTY	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments	Water Zone*
EVERGREEN TREES						
17	AUS	Austrian Pine	Pinus nigra	6' Ht.	B&B	XXX
17	PIN	Pinion Pine	Pinus edulis	8'-10' Ht.	B&B	XXX
11	PON	Ponderosa Pine	Pinus ponderosa	10'-12' Ht.	B&B	XXX
DECIDUOUS TREES						
10	GRT	Goldenrain Tree	Koeleruteria paniculata	2.5" Cal.	B&B	XX
2	HAC	Hackberry	Celtis occidentalis	2.5" Cal.	B&B	XX
4	SHA	Shademaster Honeylocust	Gleditsia triacanthos nermis 'Shademaster'	2.5" Cal.	B&B	X
4	BOA	Bur Oak	Quercus macrocarpa	2.5" Cal.	B&B	X
3	EOA	English Oak	Quercus robur	2.5" Cal.	B&B	X
7	WHO	White Oak	Quercus alba	2.5" Cal.	B&B	X
ORNAMENTAL TREES						
20	TCH	Cockspur Thornless Hawthorn	Crataegus crus-galli 'Inermis'	2.0" Cal.	B&B	XX
13	GMC	Ginnala Maple	Acer ginnala	2.0" Cal.	B&B	X
BROADLEAF EVERGREEN SHRUBS						
43	MAQ	Mahonia/Oregon Grape	Mahonia aquifolium 'Kings Ransom'	5 Gal.	20" Min. Ht.	XX
EVERGREEN SHRUBS						
21	PFC	Compact Pfitzer Juniper	Juniperus x media 'Pfitzerana Compact'	5 Gal.	18" Min. Spread	XX
5	SEA	Sea Green Juniper	Juniperus x media 'Sea Green'	5 Gal.	18" Min. Spread	XX
DECIDUOUS SHRUBS						
26	BBE	Silver Buffaloberry	Shepherdia argentea	5 Gal.	24" multi-staked	XXX
18	BBU	Burning Bush	Euonymus alatus	5 Gal.	24" multi-staked	X
5	CPL	Common Purple Lilac	Syringa vulgaris	5 Gal.	24" multi-staked	XX
4	DGM	Dwarf Ginnala Maple	Acer ginnala 'Compacta'	5 Gal.	24" multi-staked	XX
42	RAB	Rabbitbrush	Chrysothamnus nauseosus	5-Gal	24" multi-staked	XXX
8	SSK	Saskatoon Serviceberry	Amelanchier alnifolia	5 Gal.	24" multi-staked	X
26	VMO	Mohican Viburnum	Viburnum lantana 'Mohican'	5 Gal.	36" multi-staked	XX

*Water Zones: + = Require >1" water/wk; X= Require 1" of water/wk; XX= Require 1/2" water/wk; XXX= Require 1/2" water/2 wks.
M = Mitigation Tree - See Tree Mitigation Table.

Native Grass Areas: Approx. 34,798 square feet total - Only actual disturbed areas to be re-seeded - To be seeded with low growing dryland grass mix (see notes), or owner approved equal.

Pond Bottom Grass Area: Approx. 11,094 square feet total - To be seeded with UDFCD recommended seed mix for high water table conditions (see notes), or owner approved equal.

Cedar Mulch Beds: Approx. 1,978 square feet total - Washington/Cascade Cedar, or owner approved equal. Minimum 4" depth for all new tree rings (4' diam.) and shrub rings (2' diam.) in grass areas.

LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. SEE ARCHITECTURAL & ENGINEERING PLANS FOR INFORMATION REGARDING BUILDINGS, DRIVEWAYS, SIDEWALKS, FREESTANDING LIGHTS, FENCES AND WALLS.
- 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 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. ALL TREES AND SHRUBS SHALL HAVE FULL COVERAGE WITH EITHER A DRIP SYSTEM OR SHRUB POP-UP MICRO-SPRAY HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY.
- ALL TREES IN DRYLAND GRASS AREAS MUST HAVE 48" DIAMETER MULCHED TREE RINGS. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
- ALL SHRUB IN DRYLAND GRASS AREAS MUST HAVE 24" DIAMETER MULCHED SHRUB RINGS.
- ALL DECIDUOUS AND EVERGREEN TREE AND SHRUB RINGS SHALL BE MULCHED WITH 4" SPECIFIED CEDAR MULCH.
- ALL TURF AND SHRUB AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 4 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES, SUPPLIED BY JENSEN SALES, INC., DENVER) OR EQUIVALENT, PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS FOR SHRUB BEDS SHALL BE AS ABOVE, WITH 3.0 CUBIC YARDS "SUPREME ORGANICS" COMPOST PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER PER 1000 S.F.
- PLANT BACKFILL MIX SHALL BE: 1/3 "SUPREME ORGANICS", OR APPROVED EQUAL; 2/3 ON SITE SOIL.
- DRYLAND GRASS SEED SHALL UTILIZE "DRYLAND PASTURE MIX" FROM ARKANSAS VALLEY SEED CO., OR APPROVED EQUAL (DRILL RATE: 15 LBS. TO 20 LBS. P.L.S. PER ACRE, DOUBLE RATES IF PLANTED BY ANY OTHER METHODS).

GRASS SEED	%	GRASS SEED	%
TETRAPLOID PERENNIAL RYE	20%	HYCREST CRESTED WHEATGRASS	15%
SMOOTH BROME, LINCOLN	20%	PUBESCENT WHEATGRASS	15%
PAIUTE ORCHARDGRASS	15%	DAHURIAN WILDRYE	15%
- WATER QUALITY POND BOTTOM GRASS SEED WITH WILDFLOWERS BLEND (DRILL RATE: 12.4 LBS., P.L.S. PER ACRE OF GRASS MIX, PLUS 0.4 LBS., PLS, PER ACRE OF WILDFLOWER MIX BELOW. DOUBLE RATES IF PLANTED BY ANY OTHER METHODS).

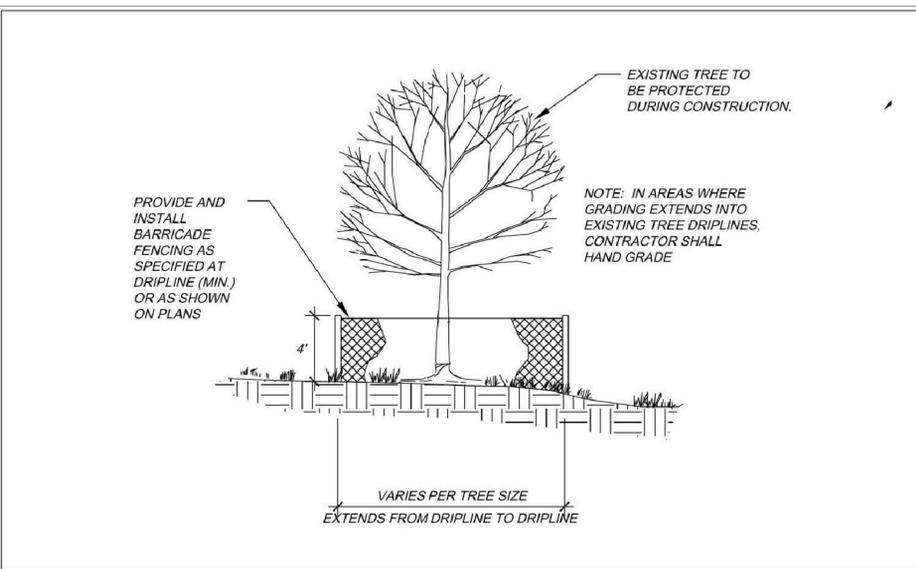
URBAN DRAINAGE & FLOOD CONTROL DISTRICT RECOMMENDED SEED MIX FOR HIGH WATER TABLE CONDITIONS:			
GRASS SEED	LBS. P.L.S./ACRE	GRASS SEED	LBS. P.L.S./ACRE
REDTOP	0.1	INLAND SALTGRASS	1.0
SWITCHGRASS (PATHFINDER)	2.2	WOOLY SEDGE	0.1
WESTERN WHEATGRASS (ARRIBA)	7.9	BALTIC RUSH	0.1
PRAIRIE CORDGRASS	1.0		
WILDFLOWER SEED	LBS. P.L.S./ACRE	WILDFLOWER SEED	LBS. P.L.S./ACRE
NUTTALL'S SUNFLOWER	0.1	YARROW	0.06
WILD BERGAMOT	0.12	BLUE VERVAIN	0.12
- 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY. MAINTENANCE SHALL INCLUDE PROPER PRUNING, MOVING, AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSERVATION. THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE PLANTING SEASON.
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES, AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET - SIX INCHES (3' 6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BEIN COMPLIANCE WITH C.O.A. ROADWAY SPECIFICATIONS, SECTION 4.04.2.10'

AURORA REDY MIX - LANDSCAPE DATA

Total Property Area:	618,733 sq. ft. (14.2 acres)
Overall Site Landscape Area:	146,006 sq. ft. = 23.6% of Total Property Area
Overall Site Turf Areas:	0.00 sq. ft. = 0.0% of Overall Site Landscape Area
Overall Site Native Areas:	134,912 sq. ft. = 92.4% of Overall Site Landscape Area
Overall Site Pond Bottom Native Areas:	11,094 sq. ft. = 7.6% of Overall Site Landscape Area

TREE PROTECTION NOTES

- 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' HEIGHT, ORANGE MESH FENCING ATTACHED TO T' POSTS.
- 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 FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- 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 TIMES 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.
- 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 THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION 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 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
- CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.





City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006

**TREE PROTECTION
FENCING**

**P&OS
TP-3.0**

**Know what's below.
Call before you dig.**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSURE ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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 12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
 303.433.6100 MARTINMARTIN.COM

**AURORA READY MIX
CRUSHING FACILITY
CONTEXTUAL SITE PLAN**
 Landscape Notes & Plant List

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL TO COA	05/16/18	M/M
2	REVISIONS PER CITY COMMENTS	11/16/18	KSA, INC.

Job Number: 455.0
 Project Manager: K. SMITH
 Design By: K. SMITH
 Drawn By: K. SMITH
 Principal In Charge: K. SMITH

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Sheet Number:
7 Of 9
L-2

LANDSCAPE PLANS
 Prepared By:

 Kirby Smith & Associates, Inc.
 Land Planning+Site Design+Landscape Architecture
 6201 So. Hudson Ct., Centennial, CO 80121
 (303) 694-9484 FAX (303) 694-9272

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

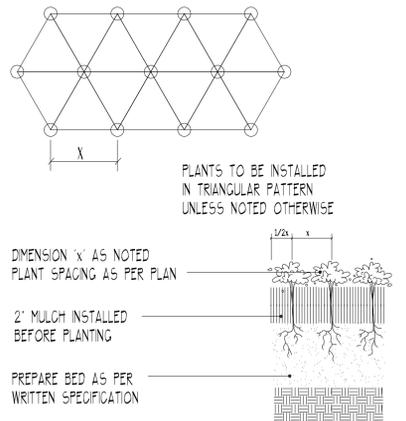
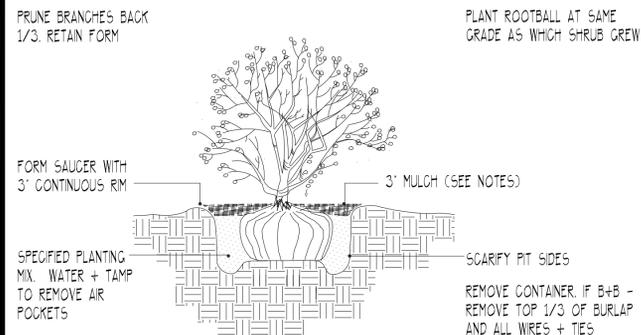
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AURORA READY MIX CRUSHING FACILITY CONTEXTUAL SITE PLAN

LOTS 3, 4, 5, 6, 8, AND 9, BLOCK 1, PARK CHAMBERS SUBDIVISION FIRST FILING, AND A PORTION OF
LOT 1, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTHWEST 1/4 SECTION 29 AND THE NORTHWEST 1/4
SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

Landscape Notes & Details

Landscape Planting Details:



Tree Preservation Table

Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation and/or Amount Paid to "Tree Planting Fund"
984.5"	0"	210.0" Replaced with new trees on site
		\$ 65,897.00 (for 148.0" remaining x \$445.25/inch) to be paid to Tree Planting Fund

Change to 358 ← Revised as requested.

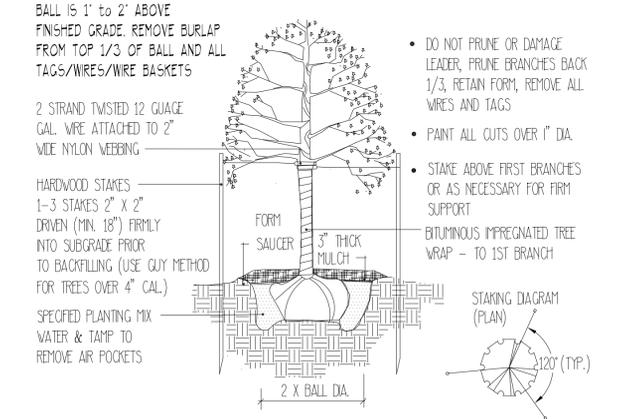
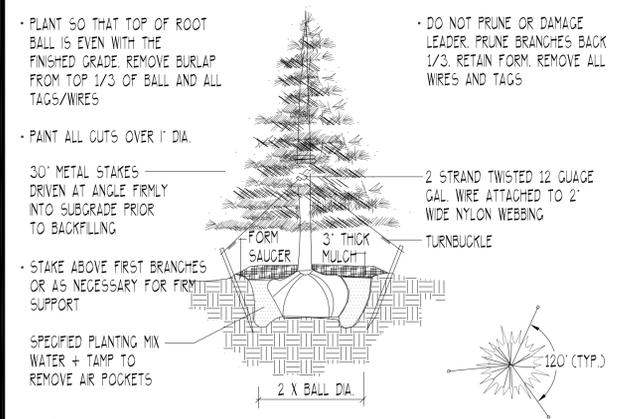


Table of Non-Street Frontage Special Buffer & Open Space Landscape Requirements:

Buffer & Open Space Description/Length or Area /Adj. Land Use	Std. Buffer Width/Buffer Width Provided	# Trees Required	# Shrubs Required	# Trees Provided Buffer & OS /Mitigation	# Shrubs Provided
North Prop. Line / 917.5' / Ind. (1 Tree+5 Shrubs/40 LF)	10' / 34'-102'	23	115	23/38*	115
East Prop. Line / 208.5' / Public Open Space (1 Tree+10 Shrubs/25 LF)	25'/40'	8	83	8/0*	83
TOTAL		31	198	31/38*	198

Additional mitigation trees are also located with these buffer areas. Total= +84 Trees

Additional trees not obligated by any section of the landscape code have been provided to meet tree mitigation requirements only.

Landscape Notes:

Tree Mitigation Table - Living Trees Over 4" Cal. Located On-Site ("Per City Forester's Revised Comment Memo 11/18)

Tree Key #	Common Name	Size Cal Inches*	Condition	Remove = R Remain = RE	Mitigation Inches* / Value	Notes
1	Cottonwood	9"	Good	RE		No mitigation required
2	Cottonwood	19.5"	Good	RE		No mitigation required
3	Siberian Elm	4.5"	Fair	RE		No mitigation required
4	Cottonwood	22"	Fair	RE		No mitigation required
5	Cottonwood	16.5"	Poor	RE		No mitigation required
6	Cottonwood	32"	Fair	RE		No mitigation required
7	Cottonwood	34.5"	Fair	RE		No mitigation required
8	Willow	Multiple 5.0"	Poor (Stand)	RE		No mitigation required
9	Cottonwood	40"	Poor	R	12.0/\$823.22	To be mitigated by new trees
9a	Siberian Elm	40"	Dead	R	0.0/\$0.00	No mitigation required
10	Cottonwood	44"	Fair (Broken)	RE		No mitigation required
11	Cottonwood	33"	Good	RE		No mitigation required
12	Cottonwood	21.5"	Poor	RE		No mitigation required
13	Cottonwood	42"	Good	RE		No mitigation required
14	Cottonwood	34"	Fair	R	14.0/\$6292.89	To be mitigated by new trees
15	Cottonwood	22"	Fair	RE		No mitigation required
16	Cottonwood	31"	Poor (Sideways)	R	9.0/\$3831.62	To be mitigated by new trees
20	Upright Juniper	10.5"	Fair	RE		No mitigation required
18	Siberian Elm	8"	Dead	R	0.0/\$0.00	No mitigation required
19	Siberian Elm	8"	Dead	R	0.0/\$0.00	No mitigation required
20	Cottonwood	36"	Fair	R	14.0/\$6889.55	To be mitigated by new trees
21	Cottonwood	30"	Poor	R	9.0/\$3588.43	To be mitigated by new trees
22	Cottonwood	18"	Poor	R	5.0/\$1292.10	To be mitigated by new trees
23	Cottonwood	30.5"	Poor	R	9.0/\$3709.03	To be mitigated by new trees
24	Cottonwood	35"	Fair	R	14.0/\$6512.14	To be mitigated by new trees
25	Cottonwood	39"	Fair	R	16.0/\$8085.56	To be mitigated by new trees
26	Upright Juniper	9"	Fair	RE		No mitigation required
26a	Cottonwood	31.5"	Fair	R	13.0/\$5274.94	To be mitigated by new trees
27	Cottonwood	24"	Poor	RE		No mitigation required
28	Upright Juniper	7.5"	Fair	RE		No mitigation required
29	Cottonwood	37"	Fair	R	15.0/\$7277.59	To be mitigated by new trees
30	Cottonwood	32.5"	Fair	R	13.0/\$5615.14	To be mitigated by new trees
31	Cottonwood	42"	Fair	R	17.0/\$9377.24	To be mitigated by new trees
32	Cottonwood	26"	Fair	R	10.0/\$3593.88	To be mitigated by new trees
33	Cottonwood	50"	Poor	R	15.0/\$967.14	To be mitigated by new trees
34	Tree Of Heaven	Multiple <4"	Good (Stand)	R	0.0/\$0.00	<4" No mitigation required
35	Box Elder	6"	Fair	R	2.0/\$159.92	To be mitigated by new trees
36	Blue Spruce	12"	Dead	R	0.0/\$0.00	No mitigation required
37	Box Elder	6"	Fair	R	2.0/\$159.92	To be mitigated by new trees
38	Cottonwood	40.5"	Poor	R	12.0/\$6539.58	To be mitigated by new trees
39	Cottonwood	39"	Poor	R	12.0/\$6064.17	To be mitigated by new trees
40	Cottonwood	48"	Fair	RE		No mitigation required
41	Cottonwood	42.5"	Fair	RE		No mitigation required
42	Cottonwood	6"	Poor	R	2.0/\$143.93	To be mitigated by new trees
43	Cottonwood	34.5"	Poor	R	10.0/\$4745.57	To be mitigated by new trees
44	Cottonwood	<4"	Poor	R	0.0/\$0.00	<4" No mitigation required
45	Cottonwood	9.5"	Fair	R	4.0/\$480.28	To be mitigated by new trees
46	Cottonwood	34.5"	Poor (Lightning)	R	10.0/\$4745.57	To be mitigated by new trees
47	Cottonwood	11"	Fair	R	4.0/\$643.73	To be mitigated by new trees
48	Cottonwood	42"	Fair	RE		No mitigation required
49	Cottonwood	12"	Good	RE		No mitigation required
50	Cottonwood	8.5"	Good	RE		No mitigation required
51	Hackberry	4"	Good	RE		No mitigation required
52	Cottonwood	3.25"	Fair	RE		No mitigation required
53	Cottonwood	11.5"	Good	RE		No mitigation required
54	Russian Olive	6.5"	Good	RE		No mitigation required
55	Austrian Pine	10"	Excellent	RE		No mitigation required
56	Austrian Pine	9"	Excellent	RE		No mitigation required
57	Austrian Pine	10"	Excellent	RE		No mitigation required
58	Austrian Pine	9"	Excellent	RE		No mitigation required
59	Austrian Pine	10"	Excellent	RE		No mitigation required
60	Cottonwood	32"	Good	RE		No mitigation required
61	Cottonwood	27.5"	Good	RE		No mitigation required
62	Cottonwood	32.5"	Good	RE		No mitigation required
63	Cottonwood	40.5"	Good	R	20.0/\$10899.30	To be mitigated by new trees
64	Cottonwood	24"	Poor	R	7.0/\$2296.74	To be mitigated by new trees
65	Cottonwood	22"	Fair	R	9.0/\$2573.29	To be mitigated by new trees
66	Cottonwood	32"	Fair	R	13.0/\$4443.71	To be mitigated by new trees
67	Cottonwood	38.5"	Fair	R	15.0/\$7879.58	To be mitigated by new trees
68	Cottonwood	19"	Fair	R	8.0/\$1919.47	To be mitigated by new trees
69	Cottonwood	20"	Fair	R	8.0/\$2126.78	To be mitigated by new trees
70	Cottonwood	35"	Fair	R	14.0/\$6512.14	To be mitigated by new trees
71	Cottonwood	34"	Poor	R	10.0/\$4609.02	To be mitigated by new trees
72	Cottonwood	20"	Fair	R	8.0/\$2126.78	To be mitigated by new trees
73	Cottonwood	29.5"	Poor	RE		No mitigation required
74	Cottonwood	22"	Poor	RE		No mitigation required
75	Siberian Elm	5"	Fair	RE		No mitigation required
76	Crab Apple	4"	Good	RE		No mitigation required
77	Siberian Elm	<4"	Fair	RE		<4" No mitigation required
78	Siberian Elm	<4"	Fair	RE		<4" No mitigation required
79	Siberian Elm	6"	Fair	RE		No mitigation required
80	Siberian Elm	9.5"	Fair	RE		No mitigation required
81	Siberian Elm	10.5"	Fair	RE		No mitigation required
82	Crab Apple	4"	Fair	RE		No mitigation required
83	Newport Plum	5"	Poor	RE		No mitigation required
84	Newport Plum	6"	Poor	RE		No mitigation required
85	Cottonwood	23"	Fair	RE		No mitigation required
86	Cottonwood	23"	Poor	RE		No mitigation required
87	Cottonwood	22"	Fair	RE		No mitigation required
88	Newport Plum	<4"	Dead	RE		<4" No mitigation required
89	Siberian Elm	Multiple <4"	Fair (Stand)	RE		<4" No mitigation required
Total inches					358.0"	

Mitigation Trees By Developer: 24 additional 2.5" + 33 additional 2.0" + 28 additional 6" buffer and open space trees (shown on plan) = 210.0"; Plus 148.0" valued at \$ 65,897.00 to City Tree Fund (\$159,399.95/358 inches = \$445.25/inch).

Know what's below. Call before you dig.

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AURORA READY MIX CRUSHING FACILITY CONTEXTUAL SITE PLAN
Landscape Notes & Planting Details

Job Number: 455.0
Project Manager: K. SMITH
Design By: K. SMITH
Drawn By: K. SMITH
Principal In Charge: K. SMITH

Sheet Number: 8 Of 9
L-3

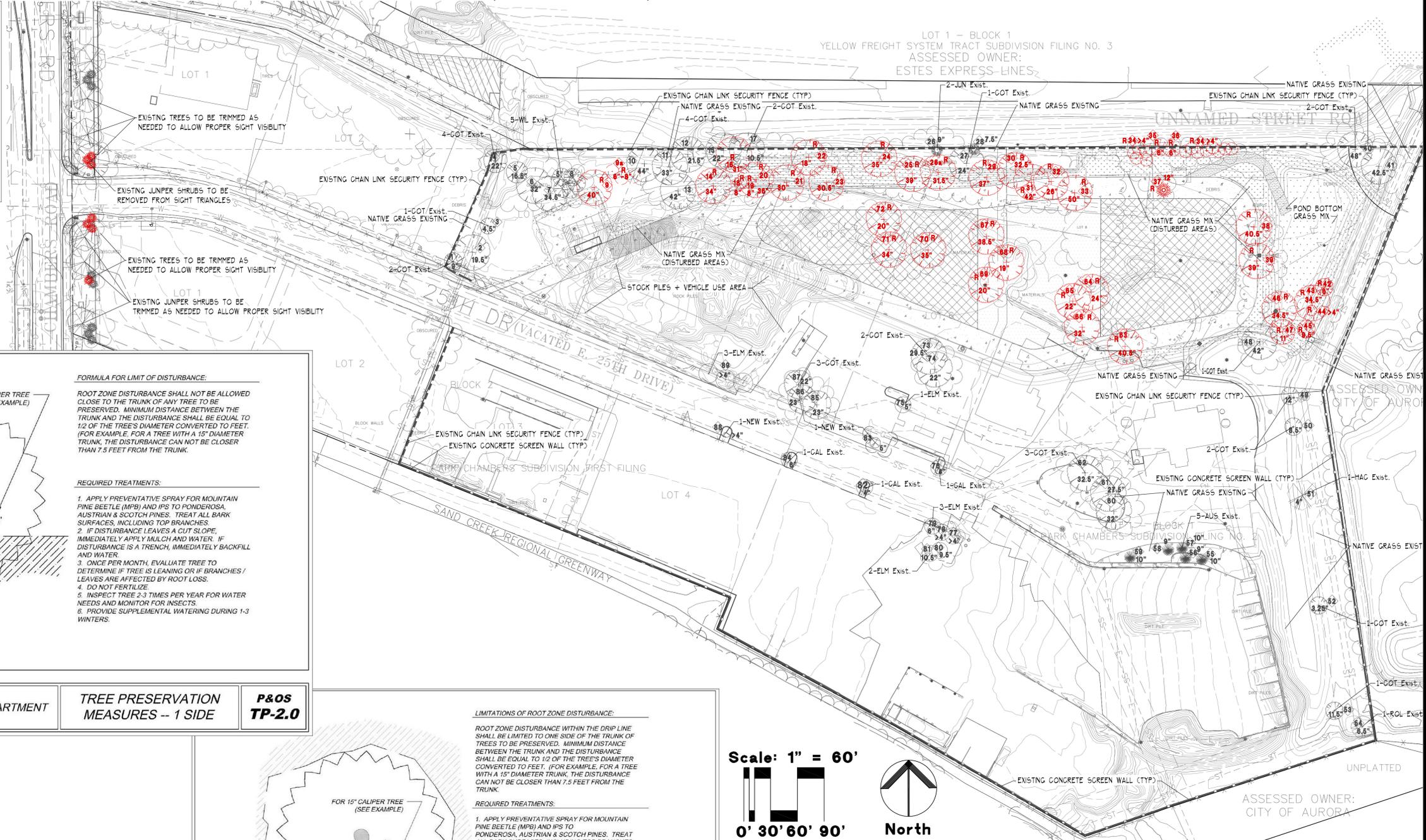
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AURORA READY MIX CRUSHING FACILITY CONTEXTUAL SITE PLAN

LOTS 3, 4, 5, 6, 8, AND 9, BLOCK 1, PARK CHAMBERS SUBDIVISION FIRST FILING, AND A PORTION OF
LOT 1, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTHWEST 1/4 SECTION 29 AND THE NORTHWEST 1/4
SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PLANT LEGEND - Existing

	COT Existing Cottonwood Existing - To Remain
	COT Existing Cottonwood Existing - To Remove
	Typical Trees To Be Removed Due To Site Development & Grading (size - caliper)
	BOX Box Elder Existing - To Remove
	ELM Chinese Elm Existing - To Remain/Remove
	HAC Hackberry Existing - To Remain
	ROL Russian Olive Existing - To Remain
	WIL Existing Willow - To Remain
	TOH Tree Of Heaven Existing - To Remove
	CAL Crab Apple Large Existing - To Remain
	NEW Newport Plum Existing - To Remain/Remove
	EP Existing Pine - To Remain
	JUN Upright Juniper Existing - To Remain
	CBS Colorado Spruce Existing - To Remove
	JUS Juniper Shrub Existing - To Remove/Trim



FOR 15" CALIPER TREE (SEE EXAMPLE)

FORMULA FOR LIMIT OF DISTURBANCE:
ROOT ZONE DISTURBANCE SHALL NOT BE ALLOWED CLOSE TO THE TRUNK OF ANY TREE TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.)

REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
2. IF DISTURBANCE LEAVES A CUT-SLOPE, IMMEDIATELY APPLY MULCH AND WATER. IF DISTURBANCE IS A TRENCH, IMMEDIATELY BACKFILL AND WATER.
3. ONCE PER MONTH, EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.
4. DO NOT FERTILIZE.
5. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
6. PROVIDE SUPPLEMENTAL WATERING DURING 1-3 WINTERS.

**City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006**

TREE PRESERVATION MEASURES -- 1 SIDE

P&OS TP-2.0

FOR 15" CALIPER TREE (SEE EXAMPLE)

LIMITATIONS OF ROOT ZONE DISTURBANCE:
ROOT ZONE DISTURBANCE WITHIN THE DRIP LINE SHALL BE LIMITED TO ONE SIDE OF THE TRUNK OF TREES TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.)

REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
2. IF DISTURBANCE LEAVES A CUT-SLOPE WITHIN THE DRIPLINE, IMMEDIATELY APPLY MULCH AND WATER.
3. APPLY 3"-5" OF ORGANIC MULCH OVER THE AREA WITHIN THE DRIPLINE.
4. EVERY 1-2 WEEKS, APPLY 50-100 GALLONS OF SUPPLEMENTAL WATER.
5. PROVIDE SUPPLEMENTAL WATER DURING 1-3 WINTERS.
6. REGULARLY EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.
7. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
8. INSTALL STAKING OR SUPPORT FOR SMALLER PINE TREES.

**City of Aurora
PARKS & OPEN SPACE DEPARTMENT
Date: August 1, 2006**

TREE PROTECTION MEASURES -- 2+ SIDES

P&OS TP-2.1

Scale: 1" = 60'

0' 30' 60' 90'

North

GRADING LEGEND:

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	FLOW DIRECTION
	EXISTING STORM INLET
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	PROPOSED STORM PIPE
	PROPOSED UNDERGROUND DETENTION PIPE
	KNOX BOX

UTILITY LEGEND:

	PROPERTY BOUNDARY
	EXISTING WATER MAIN
	EXISTING SANITARY MAIN
	EXISTING GAS MAIN
	EXISTING UNDERGROUND ELEC
	EXISTING FIBER OPTIC
	PROPOSED SANITARY SERVICE
	PROPOSED SANITARY SERVICE
	EXISTING SANITARY MANHOLE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING STREET LIGHT

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LANDSCAPE PLANS
Prepared By:

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Land Planning+Site Design+Landscape Architecture
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**AURORA READY MIX
CRUSHING FACILITY
CONTEXTUAL SITE PLAN**
Existing Tree Plan

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL TO COA	05/16/18	M/M
2	REVISIONS PER CITY COMMENTS	11/16/18	KSA, INC.

Job Number: 455.0

Project Manager: K. SMITH

Design By: K. SMITH

Drawn By: K. SMITH

Principal In Charge: K. SMITH

Sheet Number: **9 Of 9**

L-4

MARTIN/MARTIN
CONSULTING ENGINEERS

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PLOT DATE: Wednesday, November 14, 2018 2:10 PM LAST SAVED BY: KIRBY
DRAWING LOCATION: C:\Users\Kirby\Documents\KSA\Job_Dwgs\455-Aurora-Ready-Mix-2500-Chambers-Rd\KSA-455-Aurora-Ready-Mix-LP-Base-Post-11-8-18.dwg