

LEGAL DESCRIPTION

LOT 1, BLOCK 1, NAUGHTON SUBDIVISION FILING NO. 2

AURORA HIGHLINE FILING No. 3 SITE PLAN AMENDMENT WITH WAIVER AND CONDITIONAL USE

LOT 1, BLOCK 1 AURORA HIGHLINE SUBDIVISION FILING NO. 3 &
LOT 1, BLOCK 1 AURORA HIGHLINE SUBDIVISION FILING NO. 4

LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Please contact the Engineer on Duty at 303-739-7335 to create a civil folder for the drainage letter. Review fees will apply. The drainage letter will not be reviewed in the site plan amendment application. Public works will not approve the site plan amendment until the drainage letter is approved.

LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- EXISTING WROUGHT IRON FENCE
- PROPOSED CURB & GUTTER
- PROPOSED WROUGHT IRON FENCE
- EXISTING INDEX CONTOUR
- PROPOSED INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING WATER LINE
- EXISTING 8" SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING FLARED END SECTION
- EXISTING FIRE HYDRANT
- EXISTING STORM PIPE
- EXISTING SIDEWALK
- EXISTING PARKING LIGHTS
- EXISTING ROAD SIGN
- EXISTING WATER VALVE
- PROPOSED SIDEWALK
- PROPOSED PARKING LIGHTS
- PROPOSED PARKING COUNT

DATA:

Non-Residential Site Plans:

Land area within property lines	10.418 Acres
Gross floor area	84,527 Sq. Ft.
Number of buildings	3
Maximum height of buildings	26'-0"
Total building coverage	77,027 (17.0%) Sq. Ft. 78,869 (17.38%) Sq. Ft.
Hard surface area	236,026 (65.4%) Sq. Ft. 298,230 (65.72%) Sq. Ft.
Landscape area	80,155 (17.6%) Sq. Ft. 77,709 (16.90%) Sq. Ft.
Present zoning classification	B-1 Retail Business District
Permitted maximum sign area	800 Sq. Ft.
Proposed total sign area	630 Sq. Ft.
Proposed Number of signs	1
Parking spaces required	See Table Below
Parking spaces provided	See Table Below
Handicap spaces required	7
Handicap spaces provided	7
Bicycle Parking required	7
Bicycle parking provided	7
Loading spaces required	2
Loading spaces provided	2

NOTE

SPECIAL COMMERCIAL SIGN OVERLAY DISTRICT INCLUSION:
THIS SITE PLAN IS SUBJECT TO THE SPECIAL COMMERCIAL SIGN OVERLAY DISTRICT IN ACCORDANCE WITH SECTION 146-1612 OF THE AURORA CITY CODE.

PROPOSED

	Required	Provided
Employee	62	62
Showroom	50	50
Office	15	15
Repair/Maint.	81	81
For Sale	511	511
	719	719

WAIVER:

Waiver from required improvements for Condition 1 in the Havana Overlay District, as prescribed in Section 146-887. This waiver will allow the applicant to provide a 10-foot attached sidewalk on the property instead of the required 10-foot detached sidewalk. Applicant still required to meet required landscape buffers as outlined in Section 146-889.

BENCH MARK

BENCHMARK NO. 03-050 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM,3-50, K-10A, 1981" ON A CONCRETE INLET STRUCTURE ON THE SOUTH SIDE OF ALAMEDA AVE. AT THE SOUTHWEST CORNER OF EAST ALAMEDA AVE. AND SOUTH HAVANA ST. CITY OF AURORA DATUM = 5435.57.

OWNER

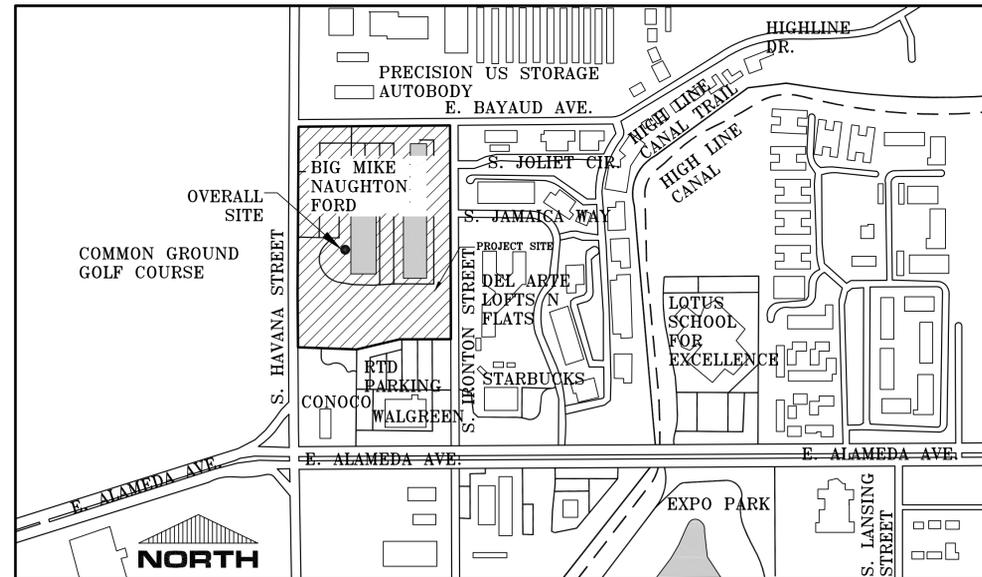
MIKE NAUGHTON FORD INC.
MIKE NAUGHTON
150 SOUTH HAVANA STREET
AURORA, CO 80012
PHONE: 303-343-1900

ARCHITECT:

JOHN GARNER ARCHITECTURE
JOHN GARNER
240 SAINT PAUL SUITE 205
DENVER, CO 80206
PHONE: 303-321-5664

CIVIL ENGINEER:

INFINITY LAND CONSULTANTS, LLC.
TYLER LOWE
8668 CONCORD CENTER DR.
ENGLEWOOD, CO 80112
PHONE: 720-979-0034



VICINITY MAP:

SCALE=1"=300'

Has the index changed? If so, please show how within the redline bubble.

INDEX:

1. COVER SHEET
2. GENERAL NOTES
3. OVERALL EXISTING SURVEY & DEMO PLAN
4. SITE PLAN
5. GRADING PLAN
6. PRIVATE RETAINING WALL PLAN
- 7.-8. ELEVATION PLAN
9. LANDSCAPE PLAN
10. LANDSCAPE DETAILS
11. PHOTOMETRIC PLAN

SIGNATURE BLOCK

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

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD.

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____ BY

_____ (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY

_____ SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIR PERSON)

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 ARAPAHOE COUNTY, COLORADO AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____ A.D.

CLERK AND RECORDER

DEPUTY

Where are the signatures associated with the original cover sheet? This should have the signatures from the original site plan approval and recording.

What was the original date of processing for this site plan? Please change to show original date for the cover sheet. Amendments will be dated above.

AMENDMENT BLOCK

- △ CHANGE FENCE TYPE AND REMOVE ADDITIONAL FENCING. RELOCATE STAIRS TO DETENTION
- △ MINOR AMENDMENT 8-09-2018 DEMOLITION OF EXISTING SALES ROTUNDA AND ADDITION OF NEW SALES BUILDING FOR MIKE NAUGHTON FORD EXTERIOR ELEVATION UPDATES

INFINITY LAND CONSULTANTS, LLC

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ENGLEWOOD, CO 80112
PHONE: 720-979-0035
WWW.INFINITYLANDCONSULTANTS.COM

REVISIONS

02-28-17 WROUGHT IRON FENCE

DATE 08-09-18

1

PROJECT: AURORA HIGHLINE FILING No. 3

DRAWING: COVER SHEET

CLIENT: MIKE NAUGHTON

SCALE: _____ HORIZ: _____
DATE: 08-09-2018

DESIGNED BY: TL, QT

DRAWN BY: QT

CHECKED BY: TL, RS

SHEET NUMBER

1

PROJECT No. 15025.00

AURORA HIGHLINE FILING No. 3 SITE PLAN AMENDMENT No. 2

SITE PLAN NOTES

1. 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 AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THE ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. 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.
7. ALL CROSSINGS OR 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. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126 ARTICLE VII-NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. 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.
16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCR OACH INTO ANY EASEMENT OR FIRE LANE.

SITE PLAN NOTES

17. 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.
18. 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.
19. FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE.
20. AUTOMOBILES CANNOT BE UTILIZED TO BLOCK ENTRANCES TO AUTOMOBILE SALES LOTS. NO PARKING IS ALLOWED WITHIN A DEDICATED FIRE LANE EASEMENT UNDER ANY CIRCUMSTANCE. IF THE APPLICANT WISHES TO RESTRICT PUBLIC ACCESS AFTER BUSINESS HOURS THEN A BARRIER SYSTEM CAN BE UTILIZED, SEE "GATING REQUIREMENTS".
21. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
22. MINOR AMENDMENT FOR DEMOLITION OF AN EXISTING ROTUNDA SALES BUILDING AND ADDITION OF A NEW SALES BUILDING FOR MIKE NAUGHTON FORD.

INFINITY LAND CONSULTANTS, LLC

8688 CONCORD CENTER DRIVE
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#	DATE	REVISIONS
1	02-28-17	VRDUGHT IRON FENCE
2	08-09-18	NEW SALES BUILDING MIKE NAUGHTON FORD

PROJECT:	AURORA HIGHLINE FILING No. 3
DRAWING:	GENERAL NOTES
CLIENT:	MIKE NAUGHTON

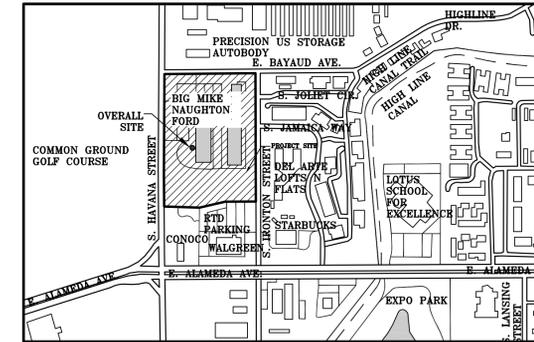
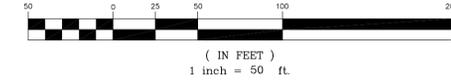
SCALE:	HORZ:
DATE:	VERT:
DESIGNED BY:	08-09-2018
DRAWN BY:	
CHECKED BY:	

SHEET NUMBER
2
PROJECT No. 18010.00

AURORA HIGHLINE FILING No. 3 SITE PLAN AMENDMENT No. 2



GRAPHIC SCALE



KEYMAP:
SCALE: 1"=500'

LEGEND

	PROPERTY LINE
	EXISTING CURB & GUTTER
	EXISTING WROUGHT IRON FENCE
	PROPOSED INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
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	EXISTING ROAD SIGN
	EXISTING WATER VALVE
	EXISTING TREES
	DEMO AREA LIMITS OF CONSTRUCTION
	FIRE LANE EASEMENT

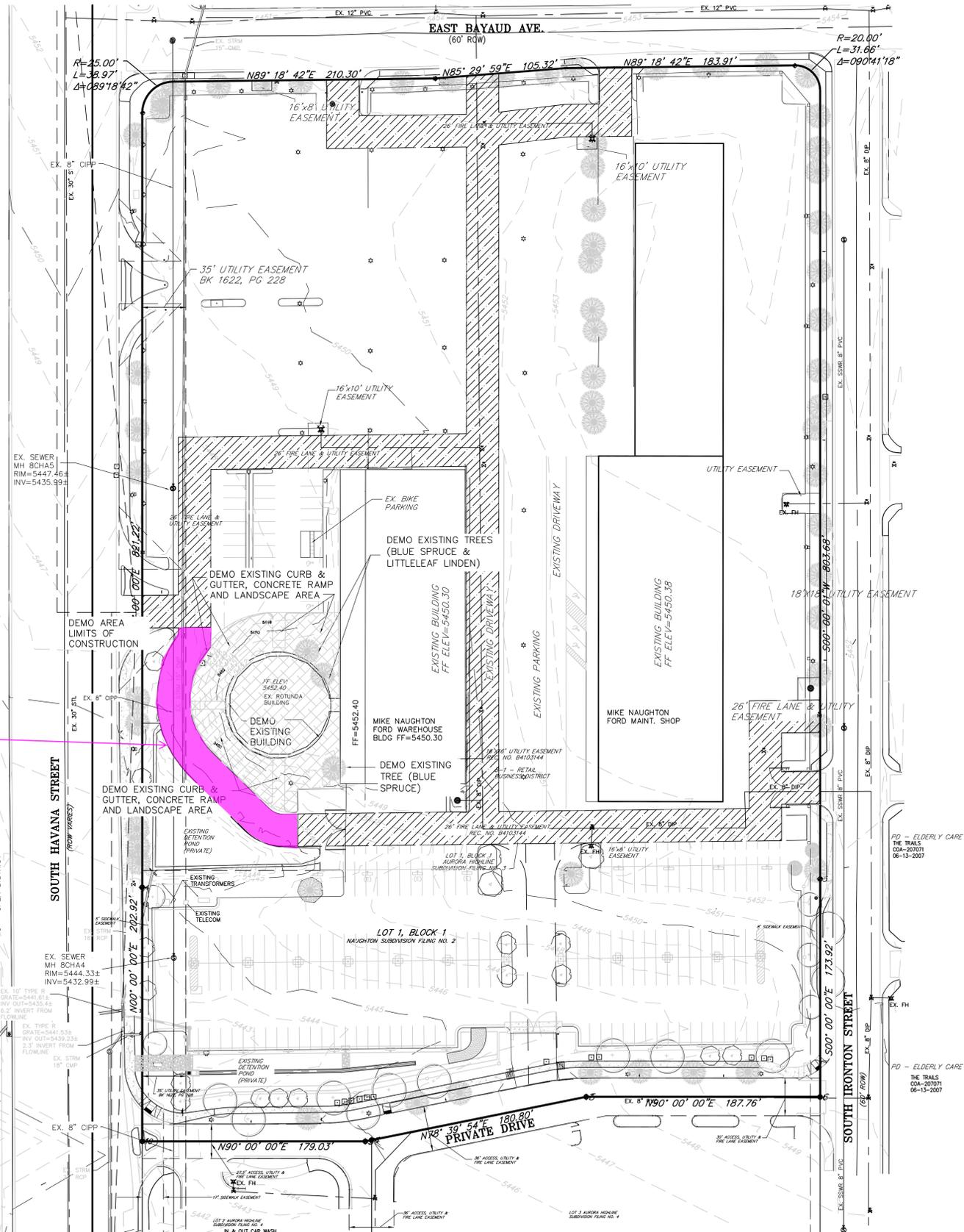
NOTE

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GULD SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
2. ALL CONSTRUCTION VEHICLES (INCLUDING CONSTRUCTION WORKERS' VEHICLES) SHALL ACCESS THE SITE FROM HAVANA ST. VIA ALAMEDA AVE. AND NOT THROUGH THE ADJACENT RESIDENTIAL NEIGHBORHOOD(S).

BENCH MARK

BENCHMARK NO. 03-050 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM,3-50, K-10A, 1981" ON A CONCRETE INLET STRUCTURE ON THE SOUTH SIDE OF ALAMEDA AVE. AT THE SOUTHWEST CORNER OF EAST ALAMEDA AVE. AND SOUTH HAVANA ST. CITY OF AURORA DATUM = 5435.57.

Please distinguish as to what portion of fire lane shall be released so that this is clear and easily determined.



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#	DATE	REVISIONS
1	02-28-17	WROUGHT IRON FENCE
2	08-09-18	NEW SALES BUILDING MIKE NAUGHTON FORD

PROJECT: **AURORA HIGHLINE FILING No. 3**
DRAWING: **OVERALL EXISTING SURVEY & DEMO PLAN**
CLIENT: **MIKE NAUGHTON**

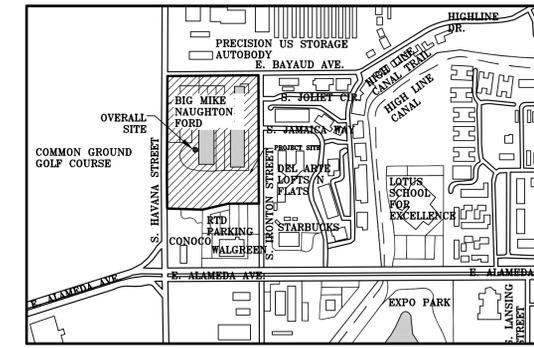
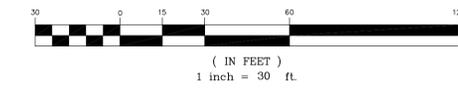
SCALE: HORIZ: 1"=30'
VERT: N/A
DATE: 08-09-2018
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SHEET NUMBER
3
PROJECT No. 18010.00

AURORA HIGHLINE FILING No. 3 SITE PLAN AMENDMENT No. 2



GRAPHIC SCALE



KEYMAP:
SCALE: 1"=500'

LEGEND

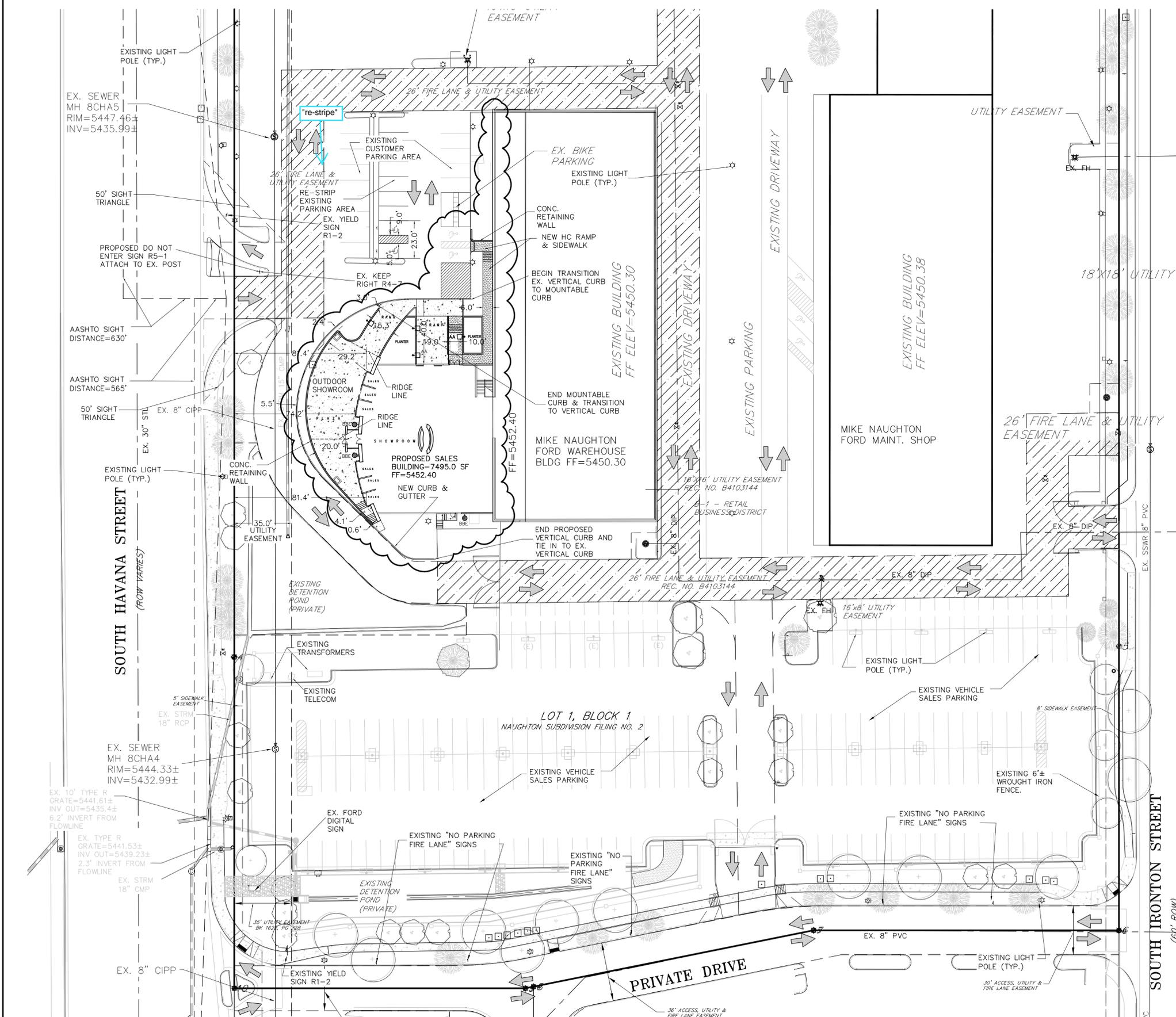
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- EXISTING STORM PIPE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING PARKING LIGHTS
- EXISTING ROAD SIGN
- EXISTING WATER VALVE
- EXISTING TREES
- TRAFFIC FLOW ARROWS
- NO PARKING
- CONCRETE OUTDOOR PLAZA
- FIRE LANE EASEMENT
- PROJECT SCOPE AREA

NOTE

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BENCH MARK

BENCHMARK NO. 03-050 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM.3-50, K-10A, 1981" ON A CONCRETE INLET STRUCTURE ON THE SOUTH SIDE OF ALAMEDA AVE. AT THE SOUTHWEST CORNER OF EAST ALAMEDA AVE. AND SOUTH HAVANA ST. CITY OF AURORA DATUM = 5435.57.



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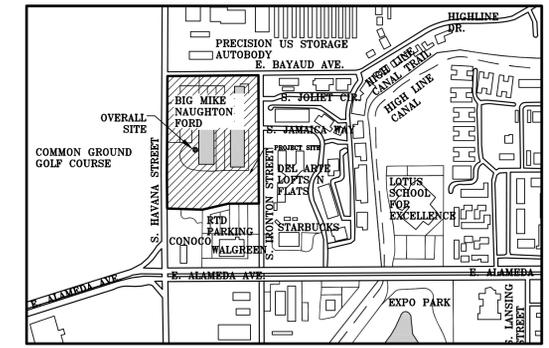
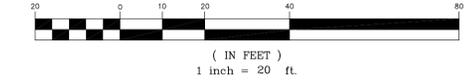
#	DATE	REVISIONS
1	02-28-17	WROUGHT IRON FENCE
2	08-09-18	NEW SALES BUILDING MIKE NAUGHTON FORD

PROJECT: AURORA HIGHLINE FILING No. 3	DATE: 08-09-2018	CLIENT: MIKE NAUGHTON
DRAWING: SITE PLAN	DESIGNED BY:	SCALE: HORIZ: 1"=30' VERT: N/A
CHECKED BY:	DRAWN BY:	DATE: 08-09-2018
SHEET NUMBER		
4		
PROJECT No. 18010.00		

AURORA HIGHLINE FILING No. 3 SITE PLAN AMENDMENT No. 2



GRAPHIC SCALE



KEYMAP:
SCALE: 1"=500'

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- 12.0%
SLOPE GRADE

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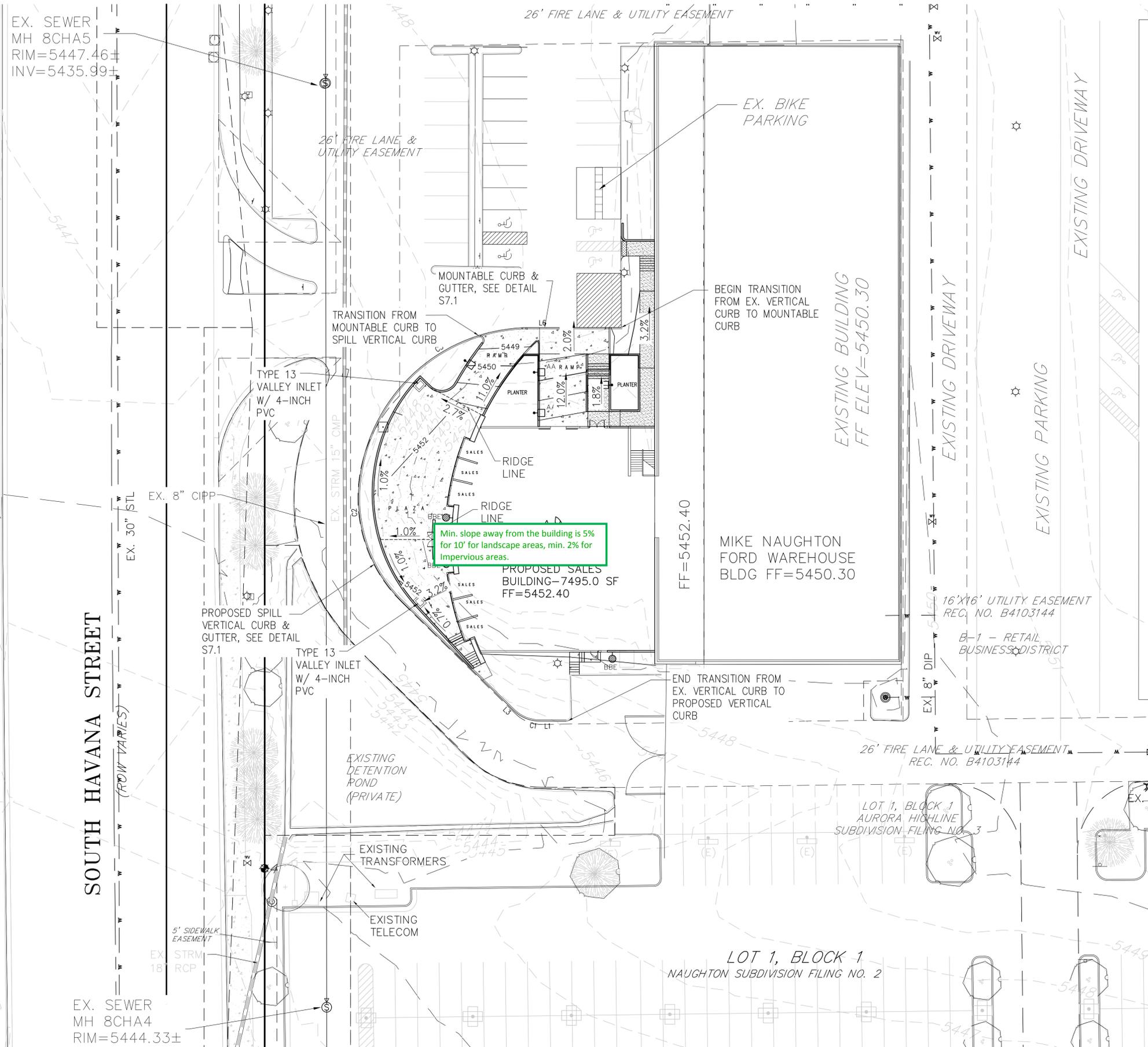


#	DATE	REVISIONS
1	02-28-17	WROUGHT IRON FENCE
2	08-09-18	NEW SALES BUILDING MIKE NAUGHTON FORD

PROJECT: AURORA HIGHLINE FILING No. 3	DRAWING: GRADING PLAN	CLIENT: MIKE NAUGHTON
---------------------------------------	-----------------------	-----------------------

SCALE: HORIZ: 1"=30'	VERT: N/A
DATE: 08-09-2018	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

SHEET NUMBER
5
PROJECT No. 18010.00



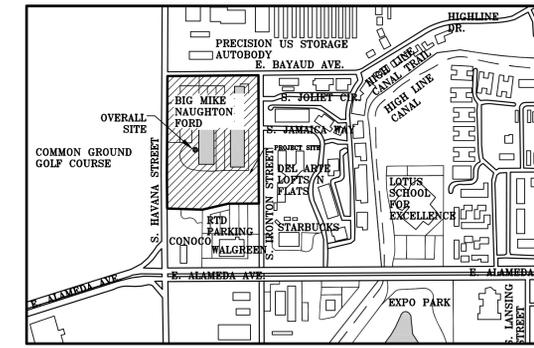
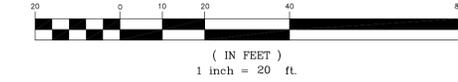
BENCH MARK

BENCHMARK NO. 03-050 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM.3-50, K-10A, 1981" ON A CONCRETE INLET STRUCTURE ON THE SOUTH SIDE OF ALAMEDA AVE. AT THE SOUTHWEST CORNER OF EAST ALAMEDA AVE. AND SOUTH HAVANA ST. CITY OF AURORA DATUM = 5435.57.

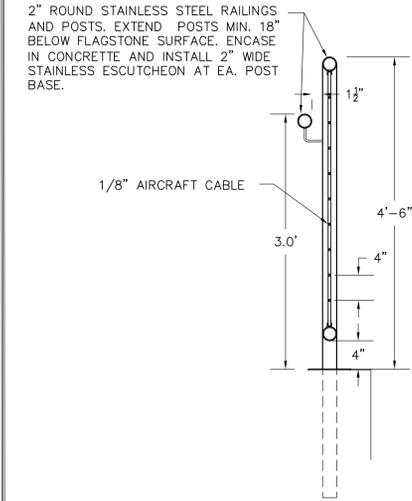
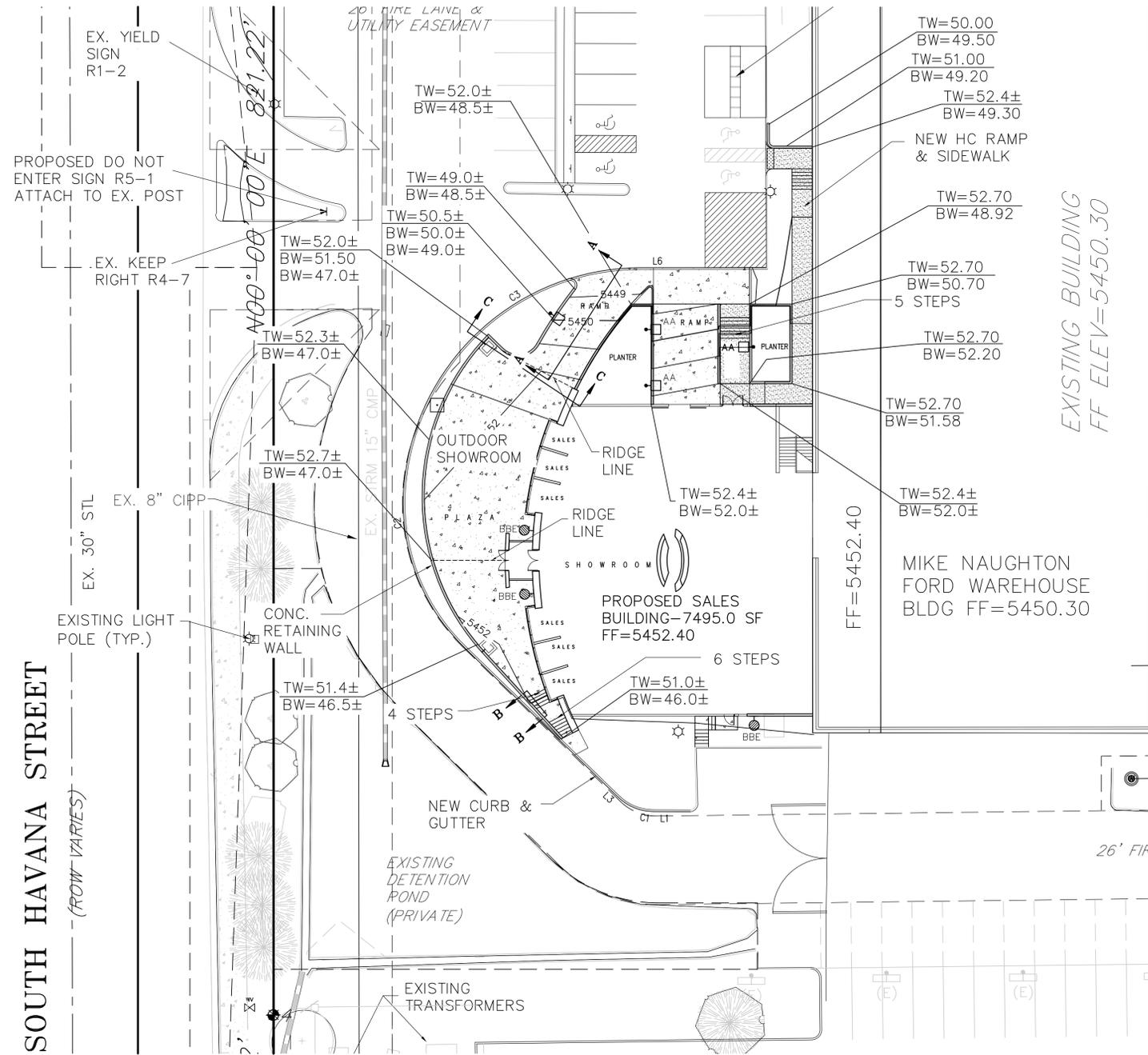
AURORA HIGHLINE FILING No. 3 SITE PLAN AMENDMENT No. 2



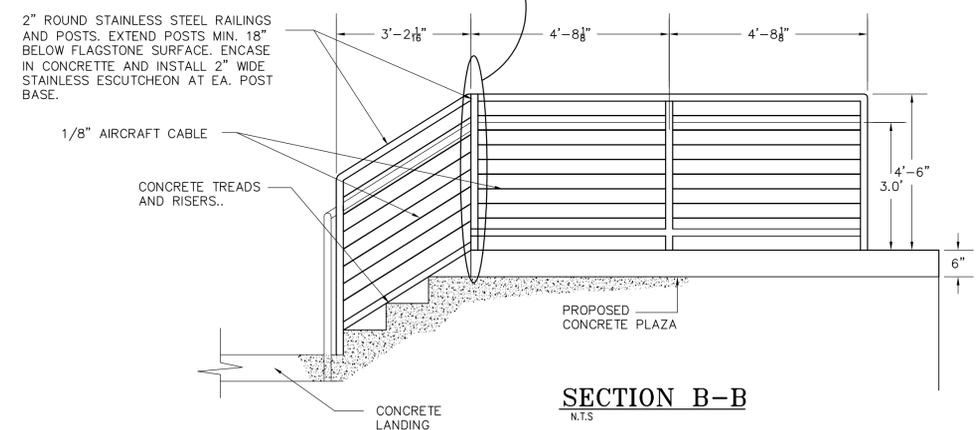
GRAPHIC SCALE



KEYMAP:
SCALE: 1"=500'



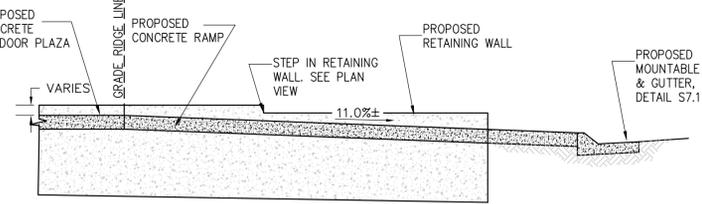
POLE DETAIL SIDE VIEW
N.T.S.



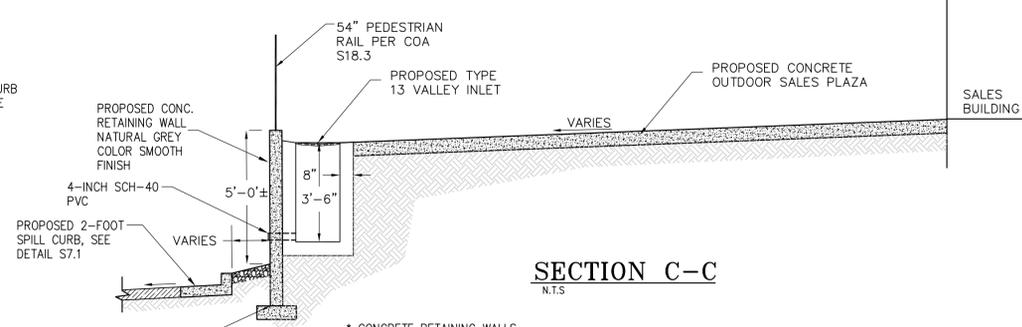
SECTION B-B
N.T.S.

LEGEND

	PROPERTY LINE
	EXISTING CURB & GUTTER
	EXISTING WROUGHT IRON FENCE
	PROPOSED RETAINING WALL
	PROPOSED INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING WATER LINE
	EXISTING 8" SEWER LINE
	EXISTING STORM MANHOLE
	EXISTING FLARED END SECTION
	EXISTING FIRE HYDRANT
	EXISTING STORM PIPE
	EXISTING SIDEWALK
	EXISTING PARKING LIGHTS
	EXISTING ROAD SIGN
	EXISTING WATER VALVE
	EXISTING TREES



SECTION A-A
N.T.S.



SECTION C-C
N.T.S.

BENCH MARK

BENCHMARK NO. 03-050 3" DIAMETER BRASS CAP STAMPED "CITY OF AURORA BM,3-50, K-10A, 1981" ON A CONCRETE INLET STRUCTURE ON THE SOUTH SIDE OF ALAMEDA AVE. AT THE SOUTHWEST CORNER OF EAST ALAMEDA AVE. AND SOUTH HAVANA ST. CITY OF AURORA DATUM = 5435.57.

- NOTE**
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUILD SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
 - ALL CONSTRUCTION VEHICLES (INCLUDING CONSTRUCTION WORKERS' VEHICLES) SHALL ACCESS THE SITE FROM HAVANA ST. VIA ALAMEDA AVE. AND NOT THROUGH THE ADJACENT RESIDENTIAL NEIGHBORHOOD(S).

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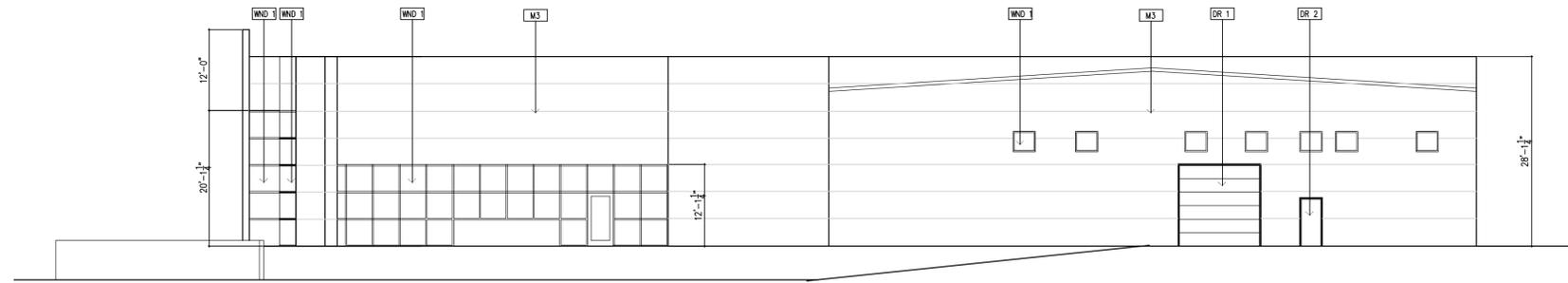


#	DATE	REVISIONS
02-28-17	WROUGHT IRON FENCE	
08-09-18	NEW SALES BUILDING MIKE NAUGHTON FORD	

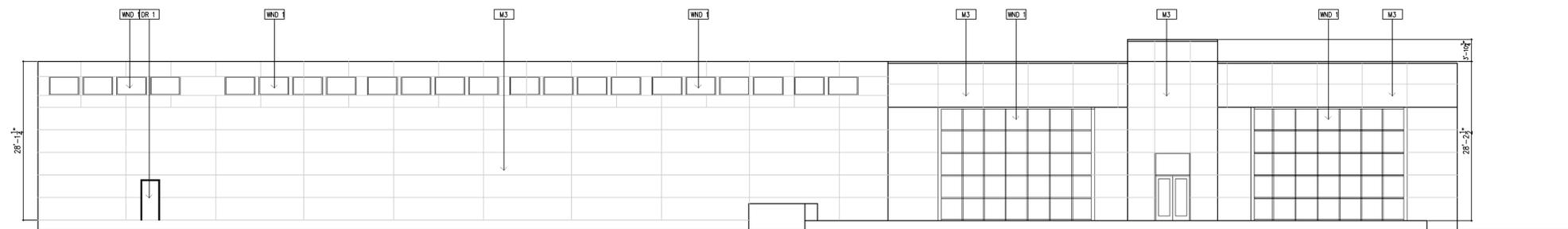
PROJECT:	AURORA HIGHLINE FILING No. 3
DRAWING:	RETAINING WALL PLAN
CLIENT:	MIKE NAUGHTON
SCALE:	HORZ: 1"=30'
	VERT: N/A
DATE:	08-09-2018
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

SHEET NUMBER
6
PROJECT No. 18010.00

AURORA HIGHLINE FILING No. 3 SITE PLAN AMENDMENT No. 2



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

Please check the elevations to ensure proper labeling. I do not see 'WND 2' used on any of the elevations.

MATERIAL LEGEND :	
[CMU 1]	EXISTING 8" CMU
[WND 1]	EXISTING METAL FRAMED WINDOW WITH INSULATED GLASS.
[M1]	EXISTING PREFINISHED METAL SIDING PAINT TO MATCH SILVER METALLIC COLOR.
[M2]	METAL CAP FLASHING .
[M3]	METAL ALUCOBOND SILVER METALLIC SIDING.
[M4]	EXISTING METAL DOWNSPOUT PAINT TO MATCH SIDING
[M5]	EXISTING METAL GUTTER
[WND 2]	NEW CLEAR ANODIZED ALUMINUM STOREFRONT W/ PPG SOLARBLUE GLASS.
[DR 1]	EXISTING PREFINISHED OVERHEAD DOOR. PAINT TO MATCH SILVER METALLIC COLOR.
[DR 2]	EXISTING PAINTED MAN DOOR

JOHN GARNER
ARCHITECTURE
240 SAINT PAUL
SUITE 205
DENVER, CO 80206
303-321-5664

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REVISIONS

DATE

#

PROJECT: AURORA HIGHLINE FILING No. 3

DRAWING: ELEVATION PLAN

CLIENT: MIKE NAUGHTON

SCALE: HORZ:

DATE: 08-09-2018

DESIGNED BY:

DRAWN BY:

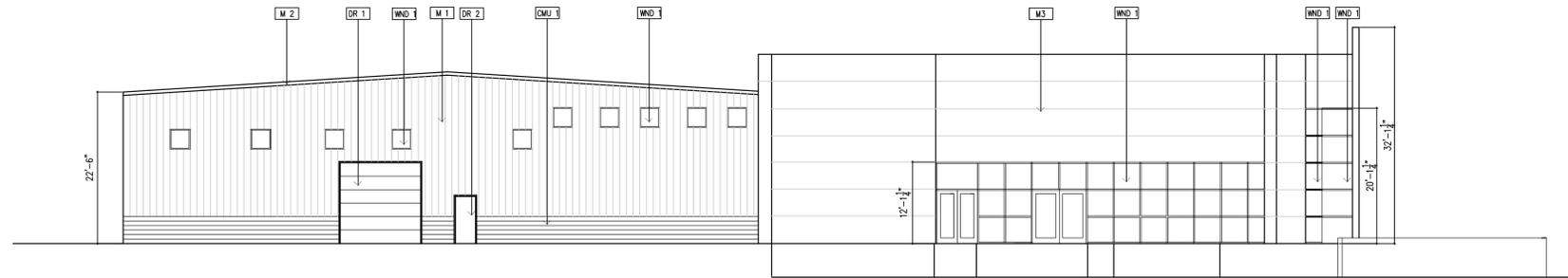
CHECKED BY:

SHEET NUMBER

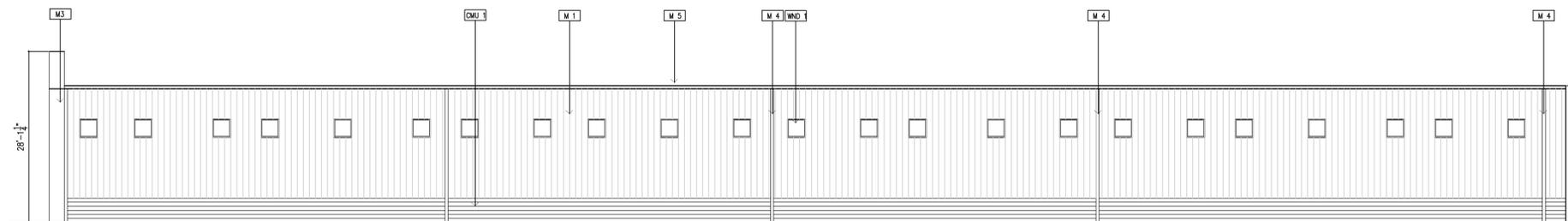
7

PROJECT No. 18010.00

AURORA HIGHLINE FILING No. 3 SITE PLAN AMENDMENT No. 2



NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

Please check the elevations to ensure proper labeling. I do not see 'WND 2' used on any of the elevations.

MATERIAL LEGEND :	
CMU 3	EXISTING 8" CMU
WND 1	EXISTING METAL FRAMED WINDOW WITH INSULATED GLASS.
M 1	EXISTING PREFINISHED METAL SIDING PAINT TO MATCH SILVER METALLIC COLOR.
M 2	METAL CAP FLASHING .
M 3	METAL ALUCOBOND SILVER METALLIC SIDING.
M 4	EXISTING METAL DOWNSPOUT PAINT TO MATCH SIDING
M 5	EXISTING METAL GUTTER
WND 2	NEW CLEAR ANODIZED ALUMINUM STOREFRONT W/ PPG SOLARBLUE GLASS.
DR 1	EXISTING PREFINISHED OVERHEAD DOOR. PAINT TO MATCH SILVER METALLIC COLOR.
DR 2	EXISTING PAINTED MAN DOOR

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#	DATE	REVISIONS
02-28-17	08-09-18	WROUGHT IRON FENCE NEW SALES BUILDING MIKE NAUGHTON FORD

PROJECT: AURORA HIGHLINE FILING No. 3

DRAWING: ELEVATION PLAN

CLIENT: MIKE NAUGHTON

SCALE:	HORZ:
DATE:	VERT:
DESIGNED BY:	08-09-2018
DRAWN BY:	
CHECKED BY:	

SHEET NUMBER

8

PROJECT No. 18010.00

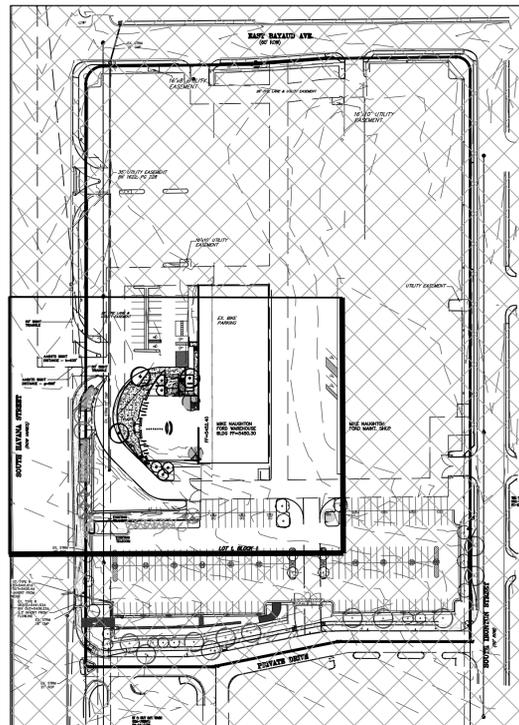
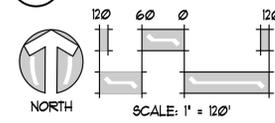
AURORA HIGHLINE FILING No. 3 SITE PLAN AMENDMENT No. 2

JDG Jimenez Design Group, LLC.
314 Rose Finch Circle Highlands Ranch, Co. 80129
Phone: 303.736.8299 Fax: 720.344.0984
Site Planning Landscape Architecture Urban Design

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PROJECT AREA



NOT FOR CONSTRUCTION

LANDSCAPE SCHEDULE

NOTE: CONTRACTOR RESPONSIBLE FOR CONDUCTING HIS/HER OWN PLANT COUNTS.

KEY	QTY.	BOTANIC NAME	COMMON NAME	SIZE	WATER REQ.
DECIDUOUS TREES					
[SHL]	2	GLEDITSIA TRIA 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3' CAL.	X
[RPO]	1	QUERCUS ROBUR X BICOLOR	REGAL PRINCE OAK	3' CAL.	X
ORNAMENTAL TREES					
[MC]	3	CRATAEGUS MORDENENSIS 'TOBA'	INDIAN MAGIC CRABAPPLE	3' CAL.	XX
[PLP]	2	PRUNUS CERASIFERA 'NEWPORT'	PURPLELEAF PLUM	2' CAL.	XX
SHRUBS/GRASSES/PERENNIALS					
[OGHC]	3	MAHONIA AQUIFOLIUM COMPACTA	COMPACT OREGON GRAPE HOLLY	5 GAL. CONT.	XX
[MBM]	4	ARCTOSTAPHYLOS COLORADENSIS 'MOCK BEARBERRY'	MOCK BEARBERRY MANZANITO PANCHITO	5 GAL. CONT.	XX
[KFG]	21	CALAMAGROSTIS ACUTIFLORA	FEATHER REED 'KARLFORESTER'	5 GAL. CONT.	X
[DAY-A]	13	HEMEROCALLIS X 'RUFFLED APRICOT'	APRICOT DAYLILY	1 GAL. CONT.	XX
[SFG]	6	DIGITALIS OBSCURA	SUNSET FOXGLOVE	1 GAL. CONT.	XX

PLANT WATER REQUIREMENTS

KEY	WATER REQUIREMENT	HYDROZONE
[H]	HIGH-WATER-USE	(WATER DEMANDING)
[X]	PLANT NEEDS 1' OF WATER PER WEEK	(ADAPTABLE-DRY)
[XX]	PLANT NEEDS 1/2' OF WATER PER WEEK	(DRY)
[XXX]	PLANT NEEDS 1/2' OF WATER EVERY TWO WEEKS	(VERY DRY)

X BASED ON:
'PLANTING TREES AND SHRUBS IN DRY CLIMATES', COLORADO NURSERY ASSOCIATION
'LANDSCAPING FOR WATER CONSERVATION: XERISCAPE', AURORA'S RECOMMENDATIONS, 'XERISCAPE PLANT GUIDE', FULCROM PUBLISHING

TREE MITIGATION:

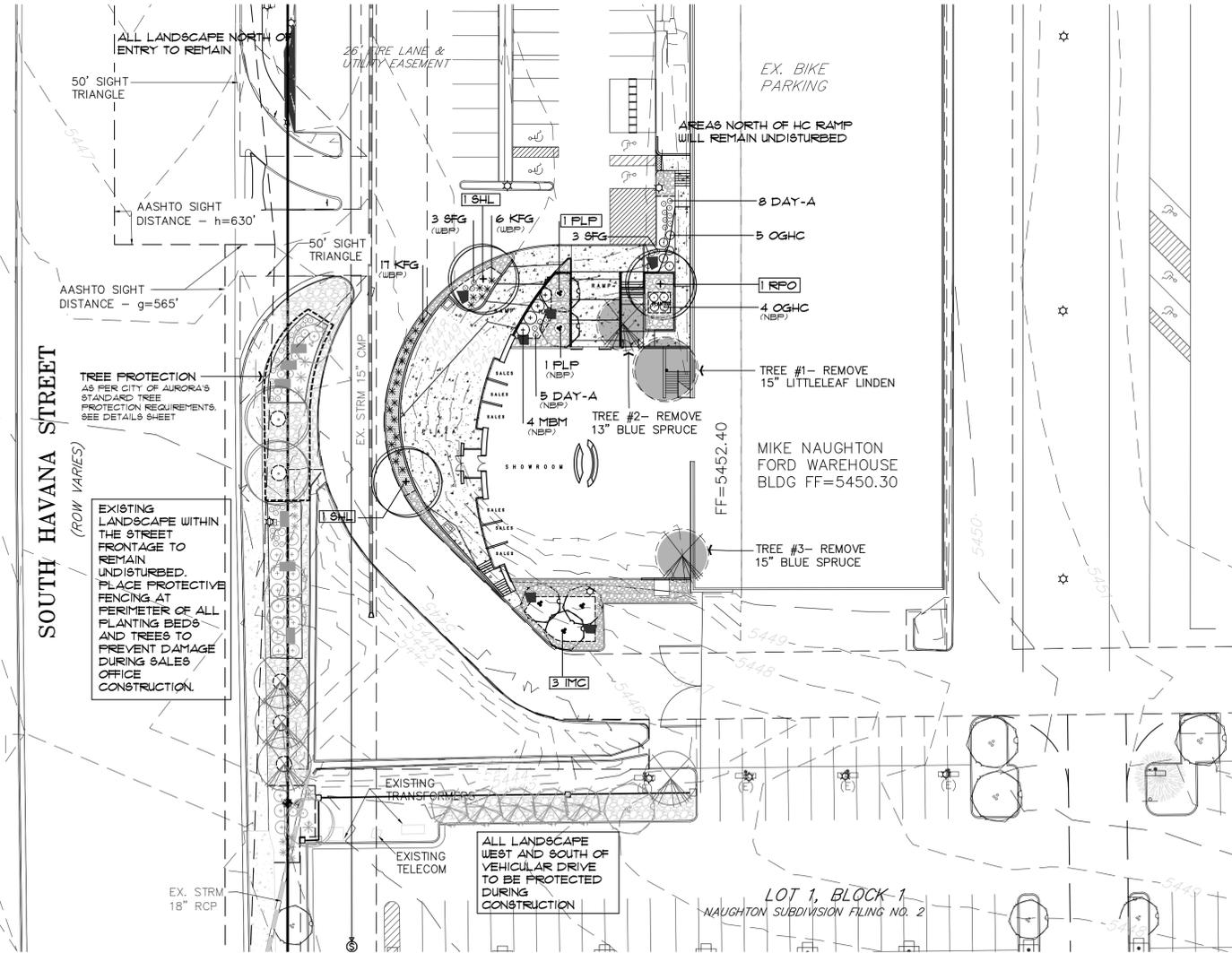
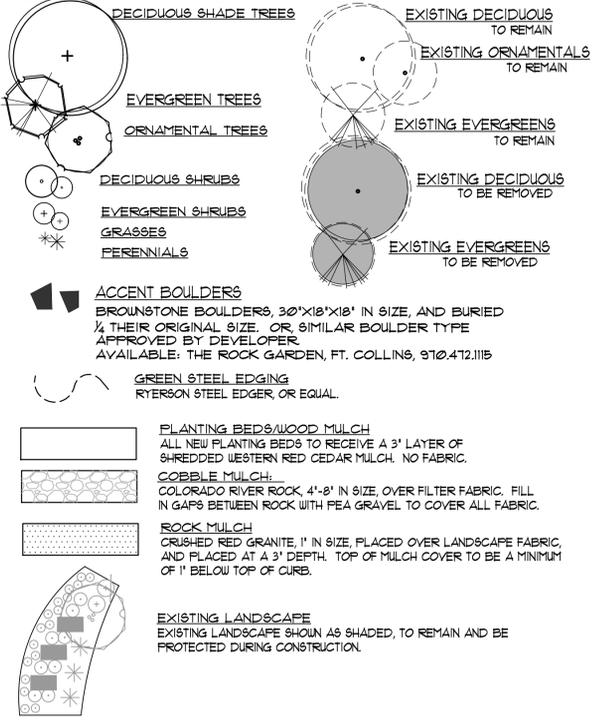
1 [KCTE] BOXED-IN KEY IDENTIFIES TREES USED FOR TREE MITIGATION.

QTY.	SIZE	TOTAL INCHES
3	3'	9'
4	2'	8'
		17'

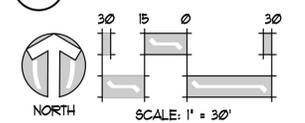
STANDARD LANDSCAPE NOTES

- (ADDITIONAL NOTES SHEET L2.0)
- LANDSCAPE DESIGN COMPLIES WITH THE CITY OF AURORA'S DESIGN STANDARDS AND REGULATIONS.
 - ALL EXISTING TREES AND SHRUBS TO REMAIN, UNLESS NOTED DIFFERENTLY ON THE PLANS.
 - COBBLE MULCH SHALL BE 4" WASHED RIVER ROCK, PLACED TIGHTLY AND EVENLY. USE 1/4" PEA GRAVEL AS INFILL BETWEEN LARGER STONES. ALL ROCK MULCHED BEDS SHALL HAVE GEOTEXTILE WEED BARRIER INSTALLED PRIOR TO PLACEMENT. NO WEED BARRIER IS TO BE VISIBLE.
 - WHENEVER POSSIBLE, EXISTING TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF FOUR (4') INCHES AND STOCKPILED FOR FUTURE USE. UPON COMPLETION OF SITEWORK, AND PRIOR TO PLACEMENT OF COMPOST, THE TOPSOIL SHALL BE SPREAD OVER ALL AREAS BEING LANDSCAPED.
 - AREAS THAT ARE TO BE SODDED SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF 'BLACK TEA' COMPOST, AS DISTRIBUTED BY BOSS COMPOST, BRIGHTON, COLORADO OR APPROVED EQUAL. COMPOST TO BE SPREAD EVENLY AND ROTOTILLED TO A DEPTH OF EIGHT(8') INCHES.
 - LIGHTING WILL BE POLE MOUNTED LIGHTS LOCATED AT THE PERIMETER OF THE PARKING LOT. ALL SITE AND BUILDING LIGHTING TO BE METAL HALIDE.
 - ALL SIDEWALKS, ENTRYWAYS AND CURB/GUTTER SHALL BE CONCRETE. DRIVE LANES AND PARKING LOT SURFACING WILL BE ASPHALT.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
 - THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE 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 CERTIFICATE OF OCCUPANCY.
 - ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH THE REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR IN SEC. 146-1435, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF AURORA'S IRRIGATION ORDINANCE.
 - FIRE LIFE SAFETY AND ADDITIONAL LANDSCAPE NOTES ON SHEET L2.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10

LEGEND



LANDSCAPE PLAN



INFINITY LAND CONSULTANTS, LLC
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8666 WOOD CO. 80112
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#	DATE	REVISIONS
1	02-28-17	WROUGHT IRON FENCE
2	08-09-18	NEW SALES BUILDING MIKE NAUGHTON FORD

PROJECT: **AURORA HIGHLINE FILING No. 3**
DRAWING: **LANDSCAPE PLAN**
CLIENT: **MIKE NAUGHTON**

SCALE: HORZ: 1" = 30'
VERT: 1" = 30'
DATE: 08-09-2018
DESIGNED BY:
DRAWN BY:
CHECKED BY:

SHEET NUMBER
9
PROJECT No. 18010.00

AURORA HIGHLINE FILING No. 3 SITE PLAN AMENDMENT No. 2

JDG Jimenez Design Group, LLC.
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Site Planning Landscape Architecture Urban Design

Recipient of these plans understands that the graphics contained within have been prepared by the Jimenez Design Group, LLC and can not be modified or changed in any way without prior approval from JDG.



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ENGLEWOOD, CO. 80112
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DATE	REVISIONS
02-28-17	VERIFY IRIN FENCE
08-09-18	NEW SALES BUILDING MIKE NAUGHTON FORD

AURORA HIGHLINE FILING No. 3
PROJECT: LANDSCAPE DETAILS
DRAWING: MIKE NAUGHTON
CLIENT:

SCALE: HORIZ: VERT:
DATE: 08-09-2018
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SHEET NUMBER
10
PROJECT No. 18010.00

STANDARD REQUIREMENTS

STREET FRONTAGE REQUIREMENTS- PROPOSED PARKING ADDITION ONLY

LANDSCAPE DESCRIPTION	STANDARD STREET FRONTAGE REQUIREMENT	LANDSCAPE REQ.	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
1 SOUTH HAVANA FRONTAGE --124 LF.	ATTACHED WALK	1 TREE PER 40 L.F. SECTION 146-1451(B)(2)	COMPLETED ON PREVIOUS SUBMITTAL DOCUMENTS			

BUFFERS FOR COMMERCIAL SITES- PROPOSED PARKING ADDITION ONLY

BUFFER DESCRIPTION/ LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH/ BUFFER WIDTH PROVIDED SECTIONS 145-1451 (B)2 & (B)3 & TABLE 14.5	LANDSCAPE REQ.	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
2 WEST PERIMETER BUFFER USE: SOUTH HAVANA STREET LENGTH: 152 LF.	STANDARD BUFFER: 9 FT., MIN. BUFFER PROVIDED: 12 FT. 2 TEs/40 L.F. OF BUFFER 146-889 B-2		COMPLETED ON PREVIOUS SUBMITTAL DOCUMENTS			

BUILDING PERIMETER LANDSCAPE (PUBLIC STREETS, TRANSPORTATION CORRIDORS, PUBLIC OPEN SPACE/PARKS, OR RESIDENTIAL NEIGHBORHOODS)

ELEVATION (DIRECTION FACING)	BUILDING ELEVATION LENGTH	LANDSCAPE REQ. SECTION 146-1451(D)(1)(3)	# T.E.'S REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
A WEST- HAVANA STREET	91 LF.	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	2.3	--	23 5GAL. 3 1GAL.
B NORTH- PARKING LOT CUSTOMER ENTRANCE	70 LF.	1 TE EQUIVALENT/40 LF OF BUILDING ELEVATION	1.75	1	8 5GAL. 5 1GAL.
C EAST- BUILDING CONNECTION	N/A		--	--	--
D SOUTH- PARKING (NO DOORS)	N/A		--	--	--

TE BUILDING PERIMETER COMPLIANCE (AS NOTED NEXT TO PLANT KEY LABEL)

(WBP) WEST BUILDING PERIMETER
(NBP) NORTH BUILDING PERIMETER

INTERIOR LANDSCAPE

LANDSCAPE DESCRIPTION	STANDARD REQUIREMENT	LANDSCAPE REQ.	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
3			--	--	7	5 5GAL. 8 5GAL.

OVERALL LANDSCAPE TOTALS (NOT INCLUDING EXISTING SITE IMPROVEMENTS)

4					8	34 5GAL. 19 5GAL.
---	--	--	--	--	---	-------------------

NOTE: (8) DECIDUOUS TREES ARE BEING PROPOSED, ONE IS BEING USED FOR BUILDING PERIMETER COMPLIANCE. THE REMAINING TREES WILL BE USED TO MITIGATE THE CALIPER-INCH QUANTITIES OF TREES BEING REMOVED.
ALL SHRUBS BEING PROPOSED, INCLUDING GRASSES, ARE 5-GAL., CONTAINERS WITH THE EXCEPTION OF PROPOSED DAYLILIES AND FOXGLOVES, WHICH ARE 1-GAL. CONTAINERS.

ADDITIONAL LANDSCAPE NOTES

PLANTING:

- ALL LANDSCAPE SHALL COMPLY WITH AFFLICABLE ZONING AND DEVELOPMENT REGULATIONS.
- FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE PLAN. SHOULD A DISCREPANCY IN QUANTITIES OCCUR THE PLANT QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THOSE IN THE PLANT SCHEDULE. PLANT LOCATIONS ARE DIAGRAMATIC. STAKE LOCATIONS AND HAVE LANDSCAPE ARCHITECT VERIFY AND APPROVE PRIOR TO INSTALLATION.
- ALL TREES AND SHRUBS SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE COLORADO NURSERY ASSOCIATION. ANY TREES AND/OR SHRUBS THAT HAVE BROKEN ROOTBALLS WILL BE REJECTED.
- PLANTS OF LIKE SPECIES AND VARIETY SHALL HAVE SIMILAR SIZE AND SHAPE. IF DURING INSPECTION ANY OF THE PLANTS ARE DEEMED TO BE BELOW STANDARD, THOSE PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED WITH AN ACCEPTABLE PLANT OF THE TYPE SPECIFIED. ALL REJECTED PLANT MATERIAL SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. THE OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE AS TO THE QUALITY AND ACCEPTABILITY OF PLANT MATERIAL.
- PROVIDE A STAKED LAYOUT OF ALL PLANTING AND LARGE TREE LOCATIONS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK. ALL TREES SHALL BE STANDARD IN FORM WITH DISTINCT CENTRAL LEADERS. TREES WILL NOT BE ACCEPTED IF CENTRAL LEADER IS VISIBLY DAMAGED. PRUNE ALL DAMAGED TWIGS AFTER INSTALLATION. ALL BRANCHES WHICH MIGHT HINDER EITHER PEDESTRIAN OR VEHICULAR MOVEMENTS SHALL BE REMOVED.
- TREES SHALL BE PLANTED WITH THE TOP OF THE ROOTBALL 2-4 INCHES HIGHER THAN THE FINISHED GRADE. THIS INCLUDES TREES THAT ARE SET ON SLOPES. ALWAYS SET ROOTBALL ON UNDISTURBED SOIL. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN PLANTING PIT, CUT OFF REMAINDER OF BASKET ONCE THE TREE HAS BEEN SET AND PRIOR TO BACKFILLING. AT A MINIMUM, THE TOP 1/2 OF THE BURLAP AND WIRE BASKET SHALL BE REMOVED. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP.

- AFTER SQUARELY PLACING TREES OR SHRUBS IN PLANTING PITS, BACKFILL PLANTING HOLE USING A MIXTURE OF TWO-THIRD EXISTING SOIL AND ONE-THIRD SOIL AMENDMENT, OR AS REQUESTED BY THE OWNER. ALL BACKFILL SHALL BE FREE OF DEBRIS OR STONES 1-INCH OR LARGER.

MULCHING:

- INSTALL A 3' LAYER OF SHREDDED WOOD MULCH, THROUGHOUT ALL PLANTING AREAS, UNLESS NOTED OR SHOWN AS COBBLE MULCH. DO NOT INSTALL FABRIC UNDER WOOD MULCH.
- FINISH GRADE OF SHRUB BEDS SHALL SET AT 4' BELOW EDGE OF SIDEWALK OR HARD SURFACES TO ASSURE THAT 3-INCHES OF MULCH CAN BE PROPERLY PLACED.
- COBBLE MULCH SHALL BE 4' WASHED RIVER ROCK, PLACED TIGHTLY AND EVENLY. USE 1/4" PEA GRAVEL AS INFILL BETWEEN LARGER STONES. ROCK MULCHED BEDS SHALL HAVE GEOTEXTILE WEED BARRIER INSTALL PRIOR TO PLACEMENT. NO WEED BARRIER IS TO BE VISIBLE.

FIRE LIFE SAFETY LANDSCAPE NOTES:

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPE MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

TREE PRESERVATION TABLE

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES REQUIRED	MITIGATION INCHES PROVIDED	CASH-IN-LIEU
#1	LITTLELEAF LINDEN	15"	\$ 451.68	SEVERAL LIMBS GROWING INTO EXISTING BUILDING	9"	9"	\$ 0
#2	BLUE SPRUCE	13"	\$ 2,031.73		8"	8"	\$ 0
#3	BLUE SPRUCE	15"	\$ 2,704.66		9"		\$ 2,704.66
TOTAL			\$ 5,188.06				

FOR IDENTIFICATION, THE LABELING OF MITIGATION TREES SHOWN ON THE PLAN IS ENCLOSED BY A BOXED OUTLINE: EXAMPLE, [T SHL]

SEE TREE MITIGATION CALIPER CALCULATIONS ON SHEET 1, ON PLANT SCHEDULE AND LEGEND. A TOTAL OF 11 CALIPER INCHES HAVE BEEN ESTIMATED AS TREE MITIGATION REPLACEMENTS.

Please replace this table with the one found on page 29 of the Landscape Manual. In the last column, you will show the number of inches replaced and the dollar amount owed. The dollar amount is found by finding what 1" is worth and then multiplying the number of inches still to be paid for by that dollar figure. In this case, the dollar amount owed is \$1,796.00

TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH ATTACHED TO T' POSTS.
- FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$200. 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 \$200 PER INCIDENT 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 \$200 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.

LANDSCAPE DETAILS

