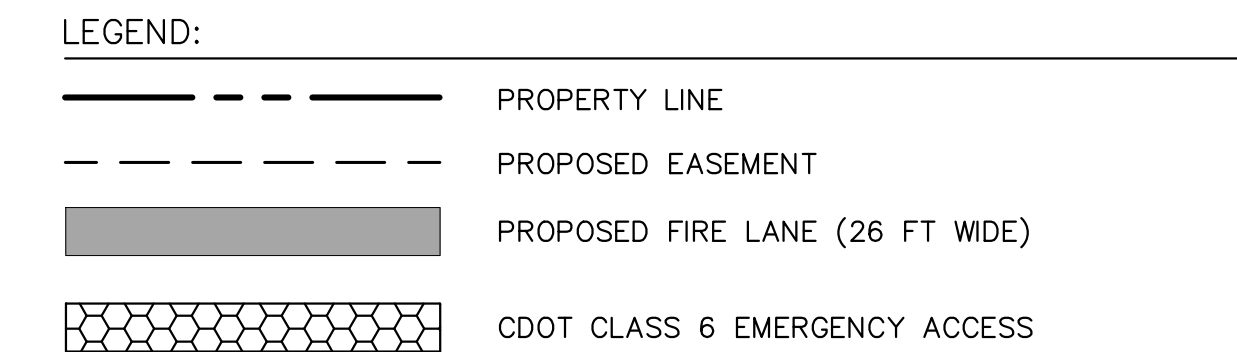


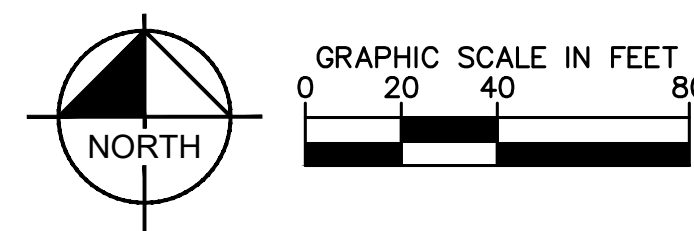
A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



Side view of a truck with dimensions: total length 41.50, front wheelbase 7.67, and rear wheelbase 19.25.

The diagram illustrates a four-way intersection with a central circular area. Four roadways radiate from the center, each marked with a directional arrow and a vehicle icon: a northbound arrow with a car icon, a southbound arrow with a car icon, an eastbound arrow with a truck icon, and a westbound arrow with a truck icon. The intersection is analyzed for swept paths, with two horizontal lines labeled "OUTSIDE SWEEP PATH" and "INSIDE SWEEP PATH" extending from the center. On the left side, a vertical line segment is divided into three sections with dimensions: 7.7 ft (top), 19.3 ft (middle), and 14.6 ft (bottom). A horizontal dimension of 36.4 ft is shown from the vertical line to the center. A small dimension of 8.3 ft is indicated at the bottom left. A curved line represents the path of a vehicle turning from the northbound lane into the eastbound lane, with a dimension of 11.0 ft shown between the center and the path.

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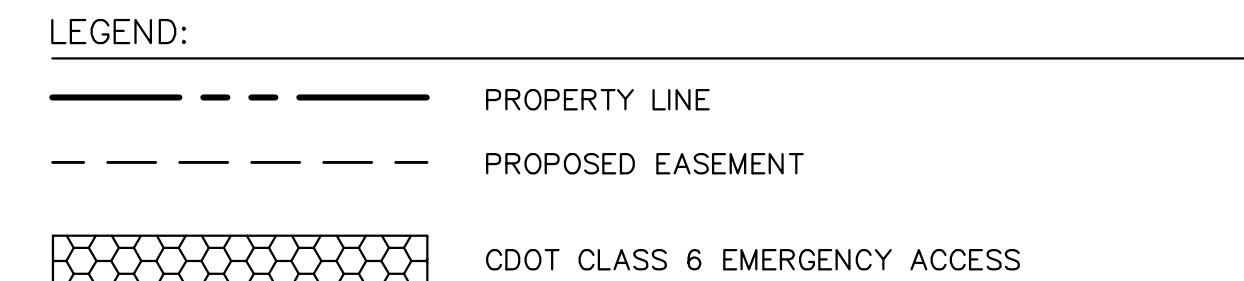
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ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
FIRE ACCESS PLAN

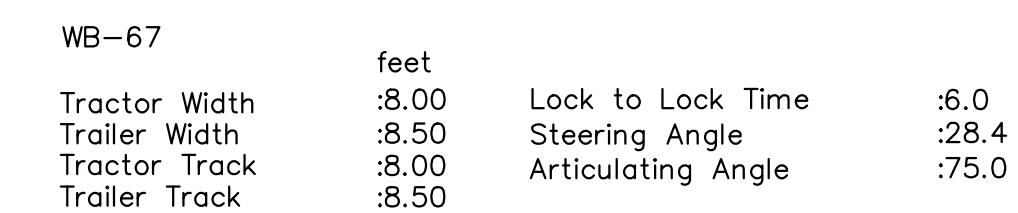
PROJECT NO. 196113010
DRAWING NAME

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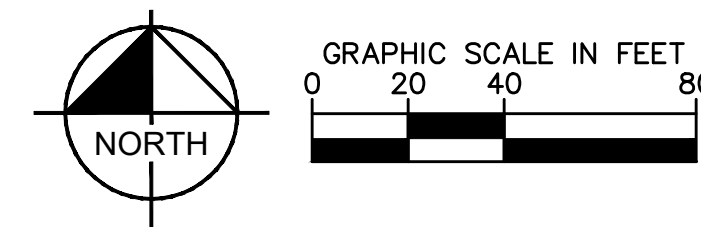
A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
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66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



WB-67
AASHTO 2018 (US)
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on 10/11/2018



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DESIGNED BY: SAM
DRAWN BY: AX
CHECKED BY: SAM
DATE: 12/12/24

ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
OPERATIONS PLAN

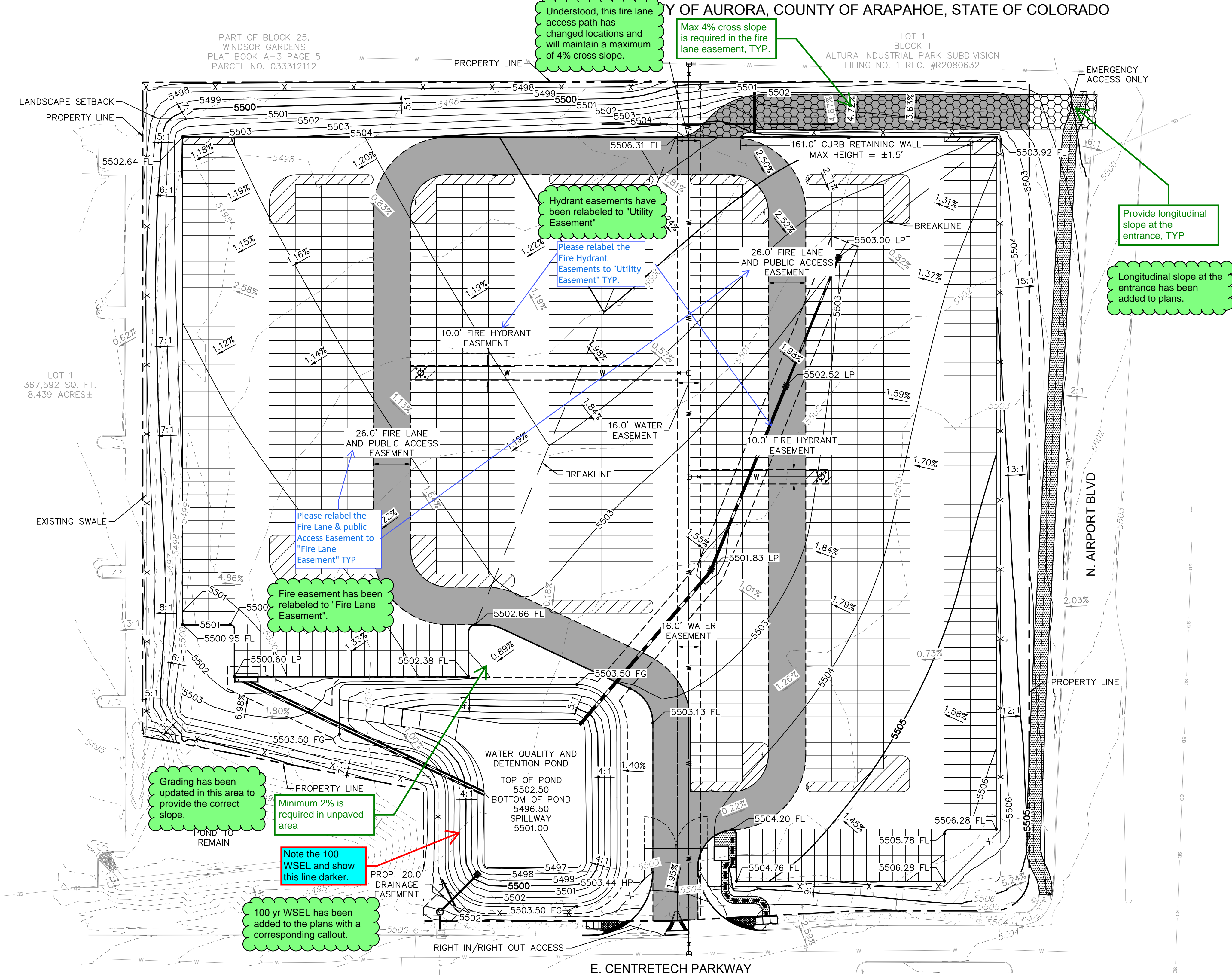
PROJECT NO. 196113010
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ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- LEGEND:**
- PROPERTY LINE
 - LANDSCAPE SETBACK
 - PROPOSED EASEMENT
 - ACCESSIBLE ROUTE
 - PROPOSED WATER LINE
 - PROPOSED STORM PIPE
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - 6" CURB PER COA STD DTL S7.1
 - PROPOSED FLOW PATH
 - EXISTING FLOW PATH
 - PROPOSED INLET
 - PROPOSED TYPE R INLET
 - EXISTING INLET

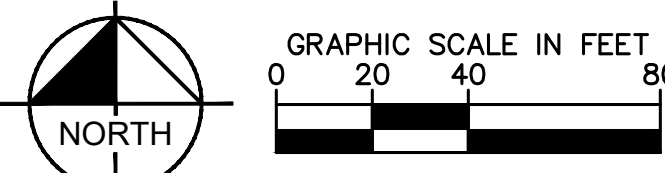
- GENERAL NOTES:**
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.

- GRADING LEGEND**
- FL FLOW LINE
 - LP LOW POINT

UNADJUSTED EARTHWORK

CUT: 2,318 CY
FILL: 27,983 CY
NET: 25,665 CY (FILL)

NOTE: EARTHWORK QUANTITIES IS FROM THE OVERALL GRADING SURFACE AND DO NOT ACCOUNT FOR SHRINK, SWELL, PAVEMENT SECTIONS OR OVER EXCAVATION.



Kimley»Horn

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6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

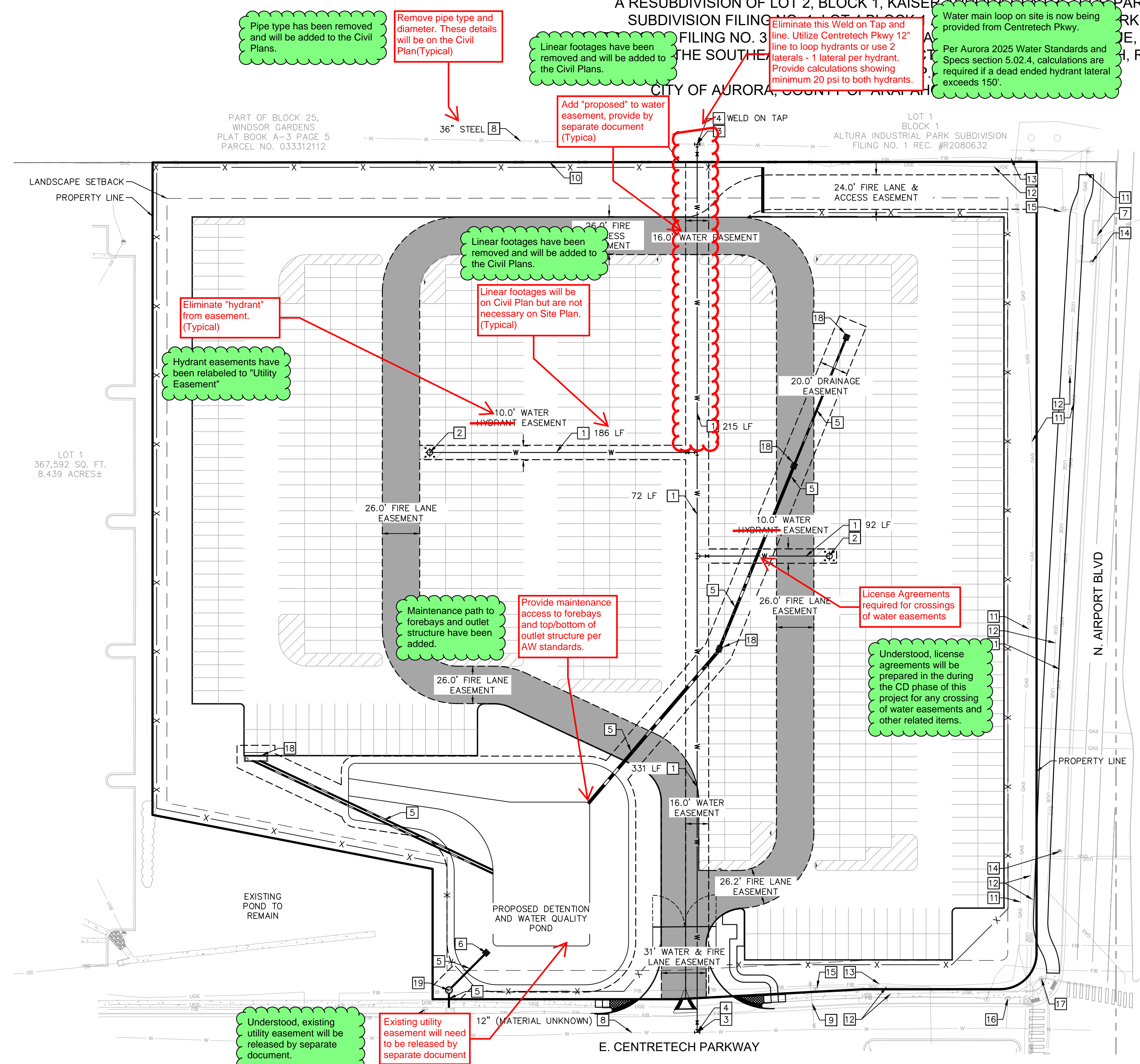
PROJECT NO.
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ASBURY CENTRETECH INVENTORY PARKING LOT

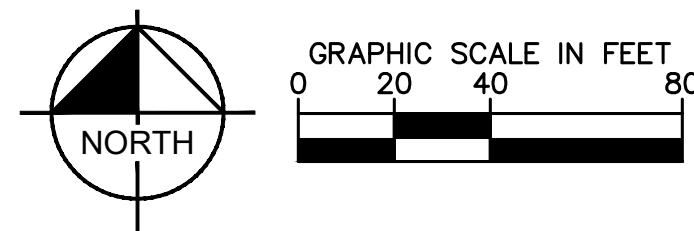
SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3
THE SOUTHERN CITY OF AURORA, COLORADO



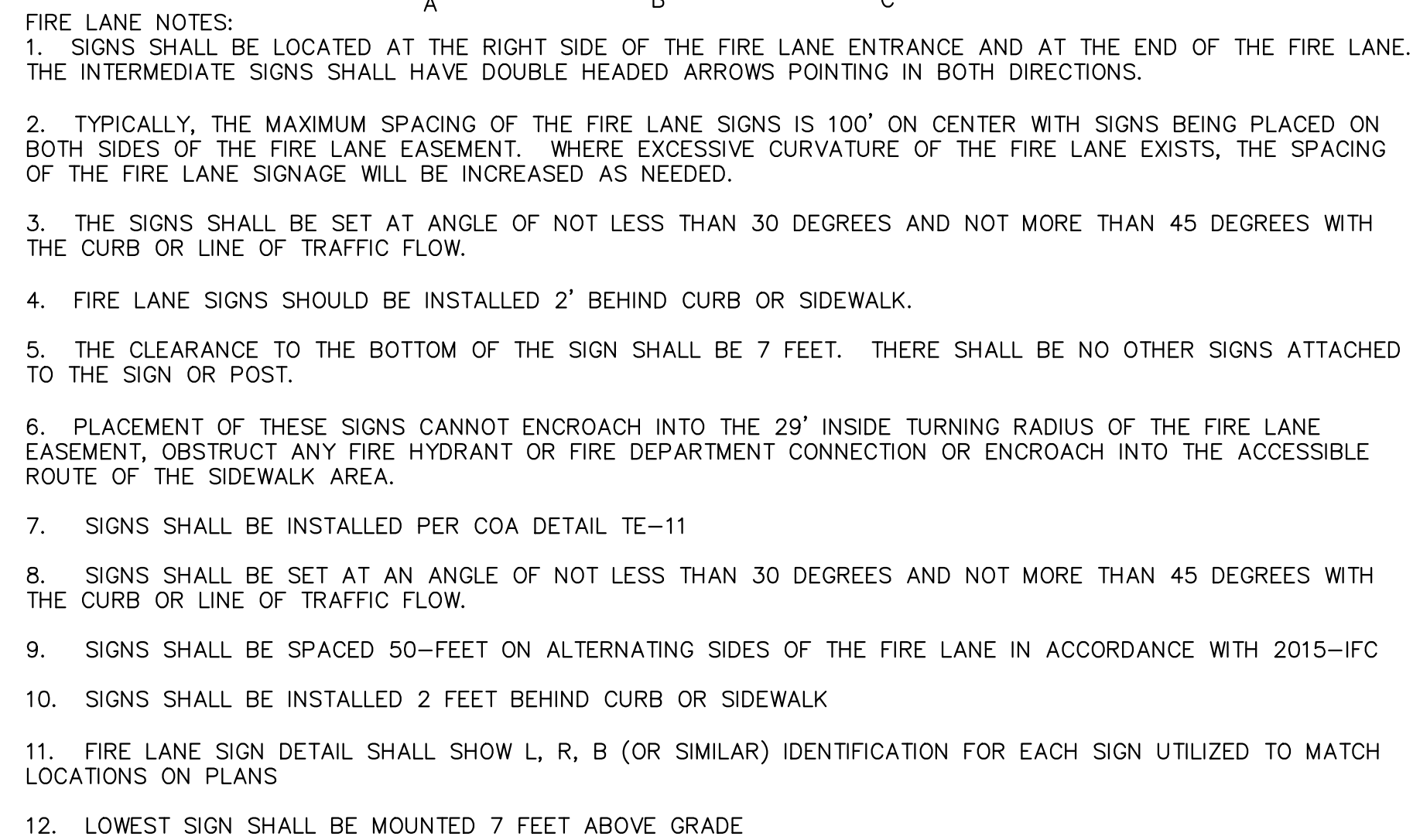
- LEGEND:
- PROPERTY LINE
 - PROPOSED FIRE LANE
 - LANDSCAPE SETBACK
 - PROPOSED WATER LINE
 - EXISTING WATER LINE
 - EXISTING STORM LINE
 - EXISTING GAS LINE
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING FIBER OPTIC LINE
 - PROPOSED STORM PIPE
 - PROPOSED INLET
 - PROPOSED TYPE R INLET
 - EXISTING INLET
 - EXISTING LIGHT
 - PROPOSED FIRE HYDRANT WITH BOLLARDS

- SITE IMPROVEMENTS:
- 1 PROPOSED WATER LINE
 - 2 PROPOSED FIRE HYDRANT ASSEMBLY WITH BOLLARDS
 - 3 CONNECT TO EXISTING WATER LINE
 - 4 PROPOSED TAP
 - 5 PROPOSED PRIVATE STORM
 - 6 PROPOSED PRIVATE DETENTION OUTLET STRUCTURE
 - 7 EXISTING STORM SEWER INLET
 - 8 EXISTING WATER MAIN, MATERIAL AND SIZE AS NOTED
 - 9 EXISTING IRRIGATION LINE
 - 10 EXISTING OVERHEAD ELECTRIC
 - 11 EXISTING BELOW GRADE NATURAL GAS
 - 12 EXISTING BELOW GRADE ELECTRIC LINE
 - 13 EXISTING BELOW GRADE COMMUNICATIONS LINE
 - 14 EXISTING LIGHT POLE
 - 15 EXISTING ABOVE GROUND ELECTRICAL EQUIPMENT
 - 16 EXISTING FIRE HYDRANT
 - 17 EXISTING SIGNAL POLE
 - 18 PROPOSED STORM SEWER INLET
 - 19 PROPOSED STORM SEWER MANHOLE

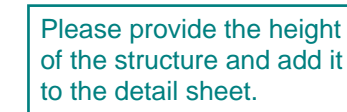
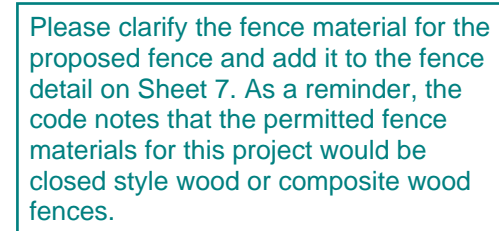


KIMLEY»Horn	
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DESIGNED BY: SAM DRAWN BY: AX CHECKED BY: SAM DATE: 12/12/24	
ASBURY CENTRETECH AURORA, COLORADO SITE PLAN UTILITY PLAN	
PRELIMINARY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.	
PROJECT NO. 196113010	
DRAWING NAME	
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A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



N.T.S.



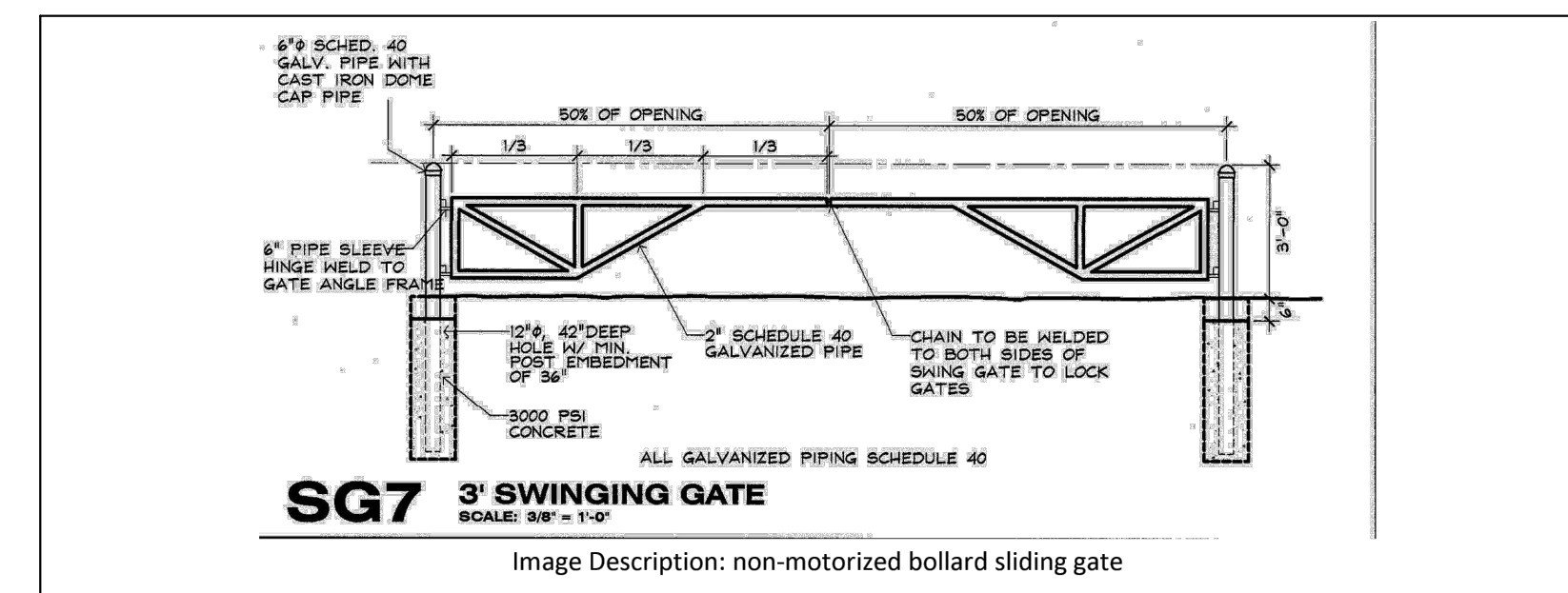
A separate building permit will be required for all gating systems and the Key Storage Building.

Provide a Knox Box for the Key Storage Building and show location on the plans.

A knox box will be added to the storage building per keynote 12 on sheet 3. It's location has been added to the plans.

NOTE:

1. THE KEY STORAGE CONTAINER SHALL BE PAINTED TAN, A COLOR THAT COMPLEMENTS, OR A COLOR SIMILAR TO EXISTING BUILDINGS IN THE AREA.



ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
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Is fencing proposed along the perimeter? It appears to be shown on the Civil Sheets. If so, show and label the proposed fence, height and show it darker along the property line. Additionally, landscape material is required along the exterior side of the fencing proposed.

-"BLACK" 100 YEAR WSEL
-XVF TREE #17 TO REMAIN
-ADD RIP RAP TO LEGEND
-MAKE SURE MITIGATED INCHES ARE PLACED BACK ON SITE AND REF. IN CODE TABLE (18 TREES) SUGGESTING PAYING MITIGATION INCHES INSTEAD OF PROPOSING
-UPDATE MITIGATION TABLE

KH RESP: TREES HAVE BEEN MOVED SOUTH AWAY FROM ELECTRIC LINE AND CHANGED SPECIES

These trees along the north property line are too tall to be adjacent to the overhead electric lines. Please select different species.

Include this hatch and label in the Legend

KH RESP: FENCING HAS BEEN ADDED TO LEGEND AND BLACKENED AND CALLED OUT.

Add the fence linetype and add the label to the Legend.

Consider moving the emergency access as it can go through here instead of through the north buffer. In coordinating with our Building Life Safety reviewer, Erick Bumpass an alternative alignment of a secondary emergency access is feasible and will allow the buffer along the northern property line to be met. Please work with Erick to revise the Fire Lane Easement so that it is not impacting the required non-street buffer.

KH RESP: PLANT MATERIAL HAS BEEN REDISTRIBUTED TO MEET CODE BUFFER REQ. 2ND POINT OF ACCESS HAS BEEN RELOCATED.

While a secondary point of access is required by the Building/ Life Safety Department, this is not permitted to displace the requirements of the non-street buffer. Code requires that the buffer plant material be distributed along the length of the buffer. This is not being done. If the secondary access point can not be relocated as requested, then an adjustment should be requested.

KH RESP: PLANT MATERIAL HAS BEEN REDISTRIBUTED TO MEET CODE BUFFER REQ. 2ND POINT OF ACCESS HAS BEEN RELOCATED.

Re-label this: Non-street frontage buffer
KH RESP: LABEL RENAMED AS REQUESTED.

KH RESP: LABEL RENAMED AS REQUESTED.
Re-label this: Non-street frontage buffer

KH RESP: TREE REPLACED WITH AMERICAN HORNBEAM FROM CSU EXTENSION

You may leave them, but understand they generally do not perform well here.

KH RESP: NO TREES PLACED IN AREAS DUE TO POND EASEMENT

Additional trees could be placed in these areas.

KH RESP: TREE LOCATIONS HAVE BEEN UPDATED. THANK YOU.

KH RESP: TREE REPLACED WITH AMERICAN HORNBEAM FROM CSU EXTENSION

You may leave them, but understand they generally do not perform well here.

KH RESP: LABEL ADDED AS REQUESTED.

Label 3' swing gate refer to sheet 7

Label this structure.

KH RESP: LABEL ADDED AS REQUESTED.

Add this hatch to the legend.

Label and dimension the street frontage buffer

KH RESP: HATCH IS SHREDDED WOOD MULCH. IT IS SHOWN IN LEGEND.

KH RESP: DIMENSION AND CALLOUT LABEL ADDED AS REQUESTED

KH RESP: POLE IS SHOWING. CALLOUT ADDED TO SHEET.

KH RESP: CURBSIDE LANDSCAPING HAS BEEN UPDATED TO REFLECT A CLOSER NUMBER TO THE REQUIRED. NOTE ADDED TO CODE TABLE TO EXPLAIN.

Add the written scale
KH RESP: WRITTEN SCALE ADDED.

Additional trees and shrubs can be placed in this corner to screen the parking lot. The exterior of the fence is required to be covered with shrubs.

KH RESP: (1) TREE SWAPPED OUT FOR 3 EVERGREEN TREES IN AREA

The curbside area for E. Centretech Parkway can be all rock mulch if desired. This area is 4' wide and qualifies for all rock. Street trees must remain or be replaced and remain on permanent irrigation.

KH RESP: EXISTING TREES AND PROPOSED SHRUBS TO REMAIN. THANK YOU FOR THE INFORMATION.

- LEGEND:
- PROPERTY LINE
 - LANDSCAPE SETBACK
 - FIRE LANE EASEMENT
 - 6" CURB PER COA STD DTL S7.1
 - PROPOSED CONCRETE SIDEWALK

- GROUND COVERS
- | | | |
|----|----------------------------|---|
| DM | DETENTION BASIN SEED MIX | DETENTION BASIN SEED MIX BY APPLEWOOD CO. |
| X6 | DOUBLE SHREDDED WOOD MULCH | DOUBLE SHREDDED WOOD MULCH |
| NS | SHORT GRASS MIX | NATIVE SEED BY APPLEWOOD SEED CO. |

Add Note:
All trees planted adjacent to public and/or pedestrian walkways shall be pruned clear of all branches between ground and a height of eight (8) feet for that portion of the plant located over the sidewalk and/or road or within sight triangles. No person shall place or maintain any structures, fences, landscaping, or any other objects within any sight triangle are described in section 4.04.2.10.2 that obscure or obscure sight visibility through structures, fencing, landscaping or other objects in the vertical plane above the sight triangle area between the height of 42 inches and 96 inches

ADD NOTE:
All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

Staff acknowledges that the curbside street trees have been met through alternative compliance i.e. the installation of shrub equivalents but this is being over planted. Please update the curbside landscape to only include the required curbside plantings i.e. 1 shrub per 40sf. Street trees may be located along the back of walk adjacent to the proposed fence. Add a note to the landscape table reflecting this. Some of the evergreen trees proposed may be converted to deciduous canopy trees. The expectation is meet the street tree requirement and if there is room for additional evergreen trees, they may be added as supplements.

KH RESP: FENCING HAS BEEN ADDED TO LEGEND AND BLACKENED AND CALLED OUT.

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Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
DRAWN BY: AX
CHECKED BY: SAM
DATE: 12/12/24

ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
LANDSCAPE PLAN

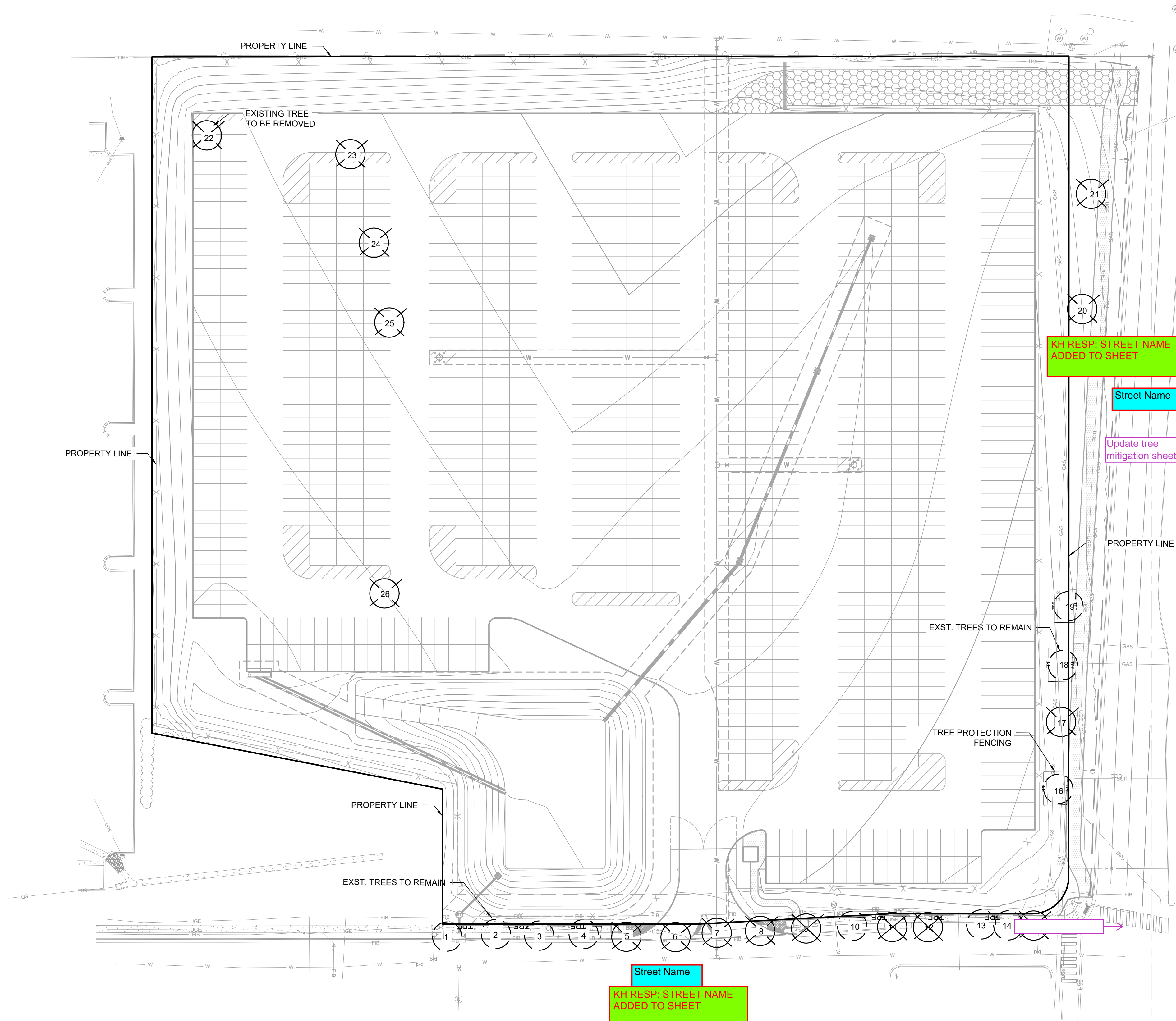
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ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.
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There will be trees affected by the project. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

Please update tree mitigation table included within the tree mitigation sheet. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 129", but only 44" would be required for planting back onto the site. The mitigation value is for the removals are \$4,987.75.

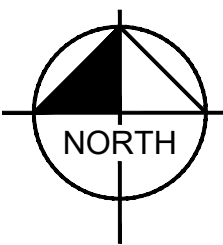
TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green Ash	13	\$689.10		5
2	Green Ash	13	\$172.27		1
3	Green Ash	12	\$588.96		5
4	Green Ash	13	\$689.10		4
5	Green Ash	11	\$496.83	Remove	5
6	Green Ash	13	\$689.10	Remove	5
7	Honey Locust	13	\$1,054.47	Remove	5
8	Honey Locust	11	\$760.41	Remove	4
9	Honey Locust	13	\$1,054.47	Remove	5
10	Green Ash	15	\$1,004.75		6
11	unknown gone	0	\$0.00	No mitigation gone	0
12	unknown gone	0	\$0.00	No mitigation gone	0
13	Red Maple	2	\$0.00	No mitigation <4 in diameter	0
14	Red Maple	2	\$0.00	No mitigation <4 in diameter	0
15	Green Ash	15	\$913.41		6
16	Green Ash	16	\$0.00		0
17	Green Ash	14	\$109.31		1
18	Green Ash	12	\$588.96		5
19	Green Ash	12	\$588.96		5
20	Green Ash	12	\$0.00	Remove	0
21	Green Ash	14	\$159.45	Remove	3
22	Colorado Blue Spruce	8	\$171.11	Remove	3
23	Austrian Pine	9	\$168.11	Remove	4
24	Austrian Pine	8	\$132.86	Remove	3
25	Austrian Pine	8	\$132.86	Remove	3
26	Austrian Pine	9	\$168.11	Remove	4
Total		268	\$10,422.55		84

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

TREE OBSERVATION

TREE #	Species	Common Name	DBH (inches)	Tree Condition Ranking	Status	Comments
1	Fraxinus	Ash	13	Good	Remain	
2	Fraxinus	Ash	13	Poor	Remain	
3	Fraxinus	Ash	12	Good	Remain	
4	Fraxinus	Ash	13	Good	Remain	
5	Fraxinus	Ash	11	Good	Remove	Removing due to site entrance
6	Fraxinus	Ash	13	Good	Remove	Removing due to site entrance
7	Gleditsia triacanthos	Honey Locust	13	Good	Remove	Removing due to site entrance
8	Gleditsia triacanthos	Honey Locust	11	Good	Remove	Removing due to site entrance
9	Gleditsia triacanthos	Honey Locust	13	Good	Remove	Removing due to site entrance
10	Fraxinus	Ash	15	Good	Remain	
11	N/A	N/A	0	MISSING		No longer there
12	N/A	N/A	0	MISSING		No longer there
13	Acer Rubrum	Maple	2	Good	Remain	
14	Acer Rubrum	Maple	2	Good	Remain	
15	Fraxinus	Ash	15	Poor	Remove	Tree is dying
16	Fraxinus	Ash	16	Good	Remain	
17	Fraxinus	Ash	14	Poor	Remove	Tree is dying
18	Fraxinus	Ash	12	Good	Remain	Tree is dying
19	Fraxinus	Ash	12	Good	Remain	
20	Fraxinus	Ash	12	Dead	Remove	Tree is dead
21	Fraxinus	Ash	14	Good	Remove	Removing due to construction
22	Pinus Heldreichii	Bosnian pine	Unknown	Good	Remove	Removing due to construction
23	Pinus Heldreichii	Bosnian pine	Unknown	Good	Remove	Removing due to construction
24	Pinus Heldreichii	Bosnian pine	Unknown	Good	Remove	Removing due to construction
25	Pinus Heldreichii	Bosnian pine	Unknown	Good	Remove	Removing due to construction
26	Pinus Heldreichii	Bosnian pine	Unknown	Good	Remove	Removing due to construction

TOTAL TO BE REMOVED	14
TOTAL TO REMAIN	10



GRAPHIC SCALE IN FEET
0 20 40 80
KH RESP: WRITTEN SCALE ADDED TO SHEET

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
DRAWN BY: AX
CHECKED BY: SAM
DATE: 12/12/24

ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
TREE MITIGATION PLAN

PRELIMINARY

NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196113010
DRAWING NAME

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**KH RESP: 50%
EVERGREEN
REQUIREMENT HAS
BEEN ADDED TO
TABLE FOR
NON-STREET
FROTAGE BUFFER**

See comment on landscape plan.
Shrubs are not required, but may
be provided is so desired.

KH RESP: TREE REPLACED WITH AMERICAN HORNBEAM FROM CSU EXTENSION

LANDSCAPE CODE REQUIREMENTS

AMOUNT	REQUIRED	PROVIDED
		Required 20' provided 20'-25'
342 LF 556 LF	9 TREES / 90 SHRUBS 14 TREES / 140 SHRUBS	9 TREES / 90 SHRUBS 11 TREES PROP. / 3 EXST. TREES TO REMAIN / 145 SHRUBS
		Required 20' provided 22'-46'
342 LF / 2,272 SF 556 LF / 5,002 SF	9 TREES / 57 SHRUBS 14 TREES / 126 SHRUBS	3 TREES PROP. / 7 EXST. TREES TO REMAIN / 61 SHRUBS 1 TREES / 126 SHRUBS & 13.41 TE'S

AMOUNT PROVIDED THROUGH SHRUB EQUIVALENTS

**KH RESP: UPDATED,
THANK YOU**

Required 20' provided 20'-25'

Required 20' provided 22'-46'

Required 25' provided 22'-7" -30'-1"

15 TREES 77 SHRUBS 13 TREES PROF

Please update this to reflect the actual total number of shrubs being provided.

Please revise the numbers: 126 shrubs required. 13 TE or 13 x 12 (12 TE per tree when along an arterial street as trees are required to be 2.5". A 2.5" tree = 12 shrubs not 10 like most trees on other streets. 12 TE x 13 trees = 156 shrubs + 126 shrubs = 282 total shrubs required. 288 have been provided.

KH RESP: TABLE LINE ITEM HAS BEEN UPDATED TO READ MORE CLREALY PER YOUR DIRECTION.

Change text to include: Prior to the operation of the business and upon completion of the on site, site improvements.

KH RESP: TEXT
UPDATED AND
ADDED TO NOTES.

1. ALL SHRUB BEDS TO BE MULCHED WITH THE SPECIFIED ROCK MULCH TO A MINIMUM OF 2" DEPTH. **KH RESP: TEXT UPDATED AND ADDED TO NOTES.**
2. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH THE CITY OF AURORA LANDSCAPE ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
3. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
4. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. 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.~~
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. THE PROPOSED FREE STANDING LIGHTS ARE THE EVOLVE-LED SCALABLE AREA LIGHT (EASC SERIES). THE EVOLVE-EASC IS AN LED SQUARE FIXTURE MOUNTED TO A SQUARE POLE AT 25' TYPE 4 LIGHTING DISTRIBUTION IS PROPOSED THROUGHOUT THE PROPERTY AREA, WHILE TYPE 3 LIGHTING DISTRIBUTION IS PROPOSED AT THE PERIMETER OF THE PROPERTY. LIGHTING DISTRIBUTION SHIELDS ARE USED AT SPECIFIC POLE LOCATIONS TO INHIBIT LIGHTING SPILL-OVER TO ADJACENT PROPERTIES.
8. IF FENCING SHOULD BE DESIRED BY THE PROSPECTIVE TENANT, THEN A SITE PLAN AMENDMENT WILL BE REQUIRED. THE SITE PLAN AMENDMENT PROCESS WILL REQUIRE AN ADDITIONAL APPLICATION, FEE AND REVIEW BY MULTIPLE DEPARTMENTS. FENCING SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE OR THE CODE IN EFFECT AT THE TIME. IT SHALL MEET ALL SETBACK REQUIREMENTS, MATERIAL AND HEIGHT RESTRICTIONS. LANDSCAPING IS REQUIRED TO BE LOCATED ON THE EXTERIOR OF THE PROPOSED FENCING OR WALLS. CHAIN LINK FENCING IS NOT PERMITTED TO SCREEN ADJACENT AREAS. THIS WOULD BE APPLICABLE IN MANY LOCATIONS ASSOCIATED WITH THE PROPOSED DEVELOPMENT. **KH RESP: TEXT UPDATED AND REMOVED.**

Trees provided "elsewhere" on site do not satisfy the requirements for a buffer.

Required 10' provided 27'-3"

SCIENTIFIC NAME	COMMON NAME
BOUTELOUA GRACILIS	BLUE GRAMA
BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA
SPOROBOLUS CRYPTANDRUS	SAND DROPSIE
KOELERIA MACRANTHA	PRAIRIE
JUNEGRASS	

SCIENTIFIC NAME

COMMON NAME

KH RESP: TEXT
UPDATED AND
REMOVED.

Fencing is shown on the Civil & landscape drawings around the perimeter of the site. What is this referencing?

1. 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 DISCRIMINABLE. THE FIRE DEPARTMENT SHALL NOT BE DEFERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRATCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

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CONSTRUCTION BID NOTES:

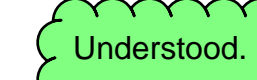
1. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
3. ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION. PLANS TAKE PRECEDENT OVER PLANT SCHEDULE FOR PLANT QUANTITY COUNT.

SPARTINA PECTINATA

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 PROPERTY LINE
 ACCESSIBLE ROUTE

PHOTOMETRIC CRITERIA				
AREA	AVERAGE (Fc)	MINIMUM (Fc)	MAXIMUM (Fc)	AVG/MIN
LOT	2.00	-	-	4.00
PROP. LINE*	-	-	0.1	-

* EXCLUDING ADJACENT PUBLIC ROADWAYS

GRAPHIC SCALE IN FEET



A horizontal line with vertical tick marks at 0, 20, 40, and 80. The segment between 20 and 40 is shaded black.

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