

NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF ALL ON-SITE AND OFF-SITE INFRASTRUCTURE NEEDED TO ESTABLISH TWO POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND EACH INTERNAL PHASE OF CONSTRUCTION. THIS REQUIREMENT INCLUDES, BUT IS NOT LIMITED TO, THE CONSTRUCTION OF ANY EMERGENCY CROSSINGS IMPROVEMENTS, LOOPED WATER SUPPLY AND FIRE HYDRANTS AS REQUIRED BY THE ADOPTED FIRE CODE AND CITY ORDINANCES.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS, "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
- 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.
- 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 HEREON, 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.
- 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.
- THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT HE/SHE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT HE/SHE (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, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE - NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.
- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO: RAP, GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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 DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-OF-WAYS 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 RIGHT-OF-WAYS. 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.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

ADDITIONAL SITE PLAN NOTES:

- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- ACCESSIBILITY NOTE FOR COMMERCIAL PROJECTS BUILT UNDER THE 2009 IBC:**
"ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 80% OF THE ACCESSIBLE BUILDING ENTRANCE 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 THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS.
- 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.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- THE VENDOR OF ANY FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 146-158(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. SEE EXHIBIT C4 UNDER THE AIRPORT RELATED LAND USE RESTRICTIONS SECTION OF THIS GUIDEBOOK.

RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND

LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP



ZONING MAP

SCALE 1"=300'

OWNER/DEVELOPER

RV VAULT JEWELL
PO BOX 4578
PARKER, CO 80134
TELEPHONE: 303.748.7075



CIVIL ENGINEER/SURVEYOR

IMEG CORPORATION
9222 TEDDY LANE
LOVE TREE, CO 80124
TELEPHONE: 303.792.0557



LAND PLANNER

THE HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, CO 80202
TELEPHONE: 303.446.2368



SURVEYOR'S STATEMENT

I, MICHAEL C. CREGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY RV VAULT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

Michael C. Cregger
PROFESSIONAL LAND SURVEYOR
COLORADO REGISTRATION NO. 22564



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF SECTION 25 TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S00°27'02"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 A DISTANCE OF 1322.69 FEET; THENCE S89°26'08"W ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 25 AND ALONG A PORTION OF THE NORTHERLY LINE OF PARCEL TK-75 (E-470 R.O.W.) AS SHOWN IN RULE AND ORDER RECORDED AT RECEPTION NUMBER A8023869, ARAPAHOE COUNTY RECORDS, A DISTANCE OF 2634.34 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 25; THENCE S89°23'47"W ALONG SAID NORTHERLY LINE OF PARCEL TK-75 AND ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 25 A DISTANCE OF 1200.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL TK-75-1 (E-470 ACCESS ROAD), SAID POINT BEING THE POINT OF BEGINNING;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY R.O.W. LINE OF PARCEL TK-75-1; 1) THENCE S00°00'21"W A DISTANCE OF 102.15 FEET TO A POINT OF CURVE; 2) THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17°38'21", A RADIUS OF 430.00 FEET, AN ARC LENGTH OF 132.38 FEET, A CHORD BEARING OF S08°48'50"E AND A CHORD LENGTH OF 131.86 FEET TO A POINT OF TANGENCY; 3) THENCE S17°38'00"E A DISTANCE OF 1484.17 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL TK-75-1, SAID POINT LYING ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED AS PARCEL A IN RULE AND ORDER RECORDED AT RECEPTION NUMBER B5098754, ARAPAHOE COUNTY RECORDS; THENCE S89°27'14"W ALONG THE NORTHERLY LINE OF SAID PARCEL A DISTANCE OF 849.08 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED AS PARCEL B OF SAID RULE AND ORDER RECORDED AT RECEPTION NUMBER B5098754; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EASTERLY LINE OF SAID PARCEL B; 1) THENCE N63°11'55"W A DISTANCE OF 307.31 FEET; 2) THENCE N24°50'55"W A DISTANCE OF 529.82 FEET; 3) THENCE N15°18'44"W A DISTANCE OF 1061.13 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 25; THENCE N89°23'47"E ALONG SAID NORTHERLY LINE A DISTANCE OF 1156.47 FEET TO THE POINT OF BEGINNING. PARCEL 2 CONTAINS 1,834,215 SQUARE FEET 42.1078 ACRES.

DATA BLOCK

LOT	PA-1, 2, & 3
GROSS FLOOR AREA	42.11 AC (1,834,215 SF)
NUMBER OF BUILDINGS	0 SF
MAXIMUM BUILDING HEIGHT	15'-4" EAVE HEIGHT
TOTAL BUILDING COVERAGE	0 SF
HARD SURFACE AREA	0.0%
RIGHT-OF-WAY (ROME)	1,332,926 SF
PCC-DEDICATED OPEN SPACE	72.7%
LANDSCAPED AREA	6,930 SF
	0.4%
	133,669
	7.3%
	360,690 SF
	19.6%
PRESENT ZONING CLASSIFICATION	FDP - E-470 RESEARCH AND DEVELOPMENT
PROPOSED USE	RV STORAGE
MAXIMUM PERMITTED SIGN AREA	15 SQ. FT.
PROPOSED TOTAL SIGN AREA	15 SQ. FT.
MAXIMUM PERMITTED NUMBER OF SIGNS	5
REQUIRED REGULAR PARKING	0
PROVIDED REGULAR PARKING	0
PROVIDED 30-FOOT BAYS	9
PROVIDED 40-FOOT BAYS	244
PROVIDED 50-FOOT BAYS	85
PROVIDED 60-FOOT BAYS	8
COVERED 40-FOOT FLEX	944
PROVIDED HANDICAP ACCESSIBLE	0
PROVIDED PARKING STALLS TOTAL	1,282

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 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 THEREOF, Joseph A. Nigro & David Edwards HAS CAUSED THESE
(CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 23rd DAY OF November A.D. 2018

BY: Joseph A. Nigro
(PRINCIPALS OR OWNERS)

STATE OF Colorado
COUNTY OF Douglas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd OF
November A.D. 2018

David Edwards
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

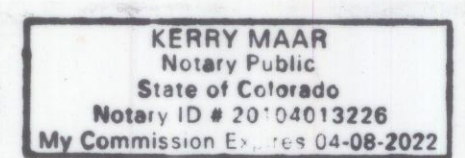
Kerry Maar
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 4/8/22

NOTARY BUSINESS ADDRESS:

17751 E. Mainstreet #R14

Parker, CO 80138



CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 12/4/18

PLANNING DIRECTOR: [Signature] DATE: 11-30-18

PLANNING COMMISSION: N/A DATE: N/A
(CHAIRPERSON)

CITY COUNCIL: N/A DATE: N/A
(MAYOR)

ATTEST: N/A DATE: N/A
(CITY CLERK)

DATABASE APPROVAL DATE: 9/26/18

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: _____

SHEET INDEX

- TITLE SHEET
- SITE PLAN
- PRELIMINARY UTILITY PLAN
- PRELIMINARY GRADING PLAN
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- SITE DETAILS
- PHOTOMETRIC PLAN
- PHOTOMETRIC DETAILS

AMENDMENT BLOCK		
By	Date	Description

TITLE SHEET
SHEET 1 OF 23

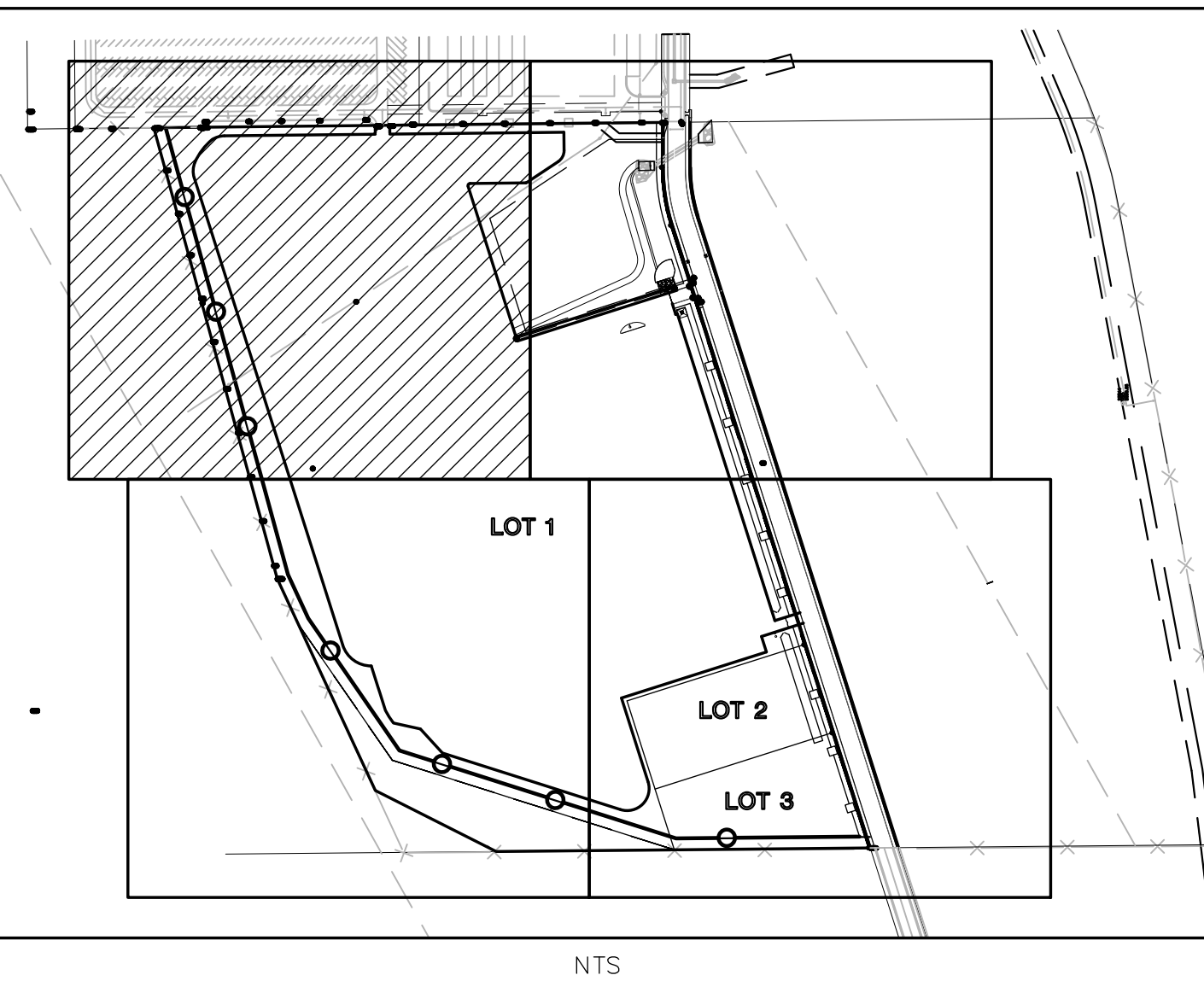
CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND



















LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO

KEY MAP



NTS

KEY

- | | |
|---|-----------------------------------|
|  | PROPERTY BOUNDARY |
|  | PROPOSED LOT LINE |
|  | PROPOSED PCC BUFFER |
|  | PROPOSED LANES (RECYCLED ASPHALT) |
|  | PROPOSED ASPHALT PERIMETER |
|  | PROPOSED FIRE LANE |
|  | PROPOSED 30-FOOT BAYS |
|  | PROPOSED 40-FOOT BAYS |
|  | PROPOSED 50-FOOT BAYS |
|  | PROPOSED 60-FOOT BAYS |
|  | SIGHT TRIANGLE |
|  | PROPOSED FENCE |
|  | PROPOSED PCC FENCE |
|  | EXISTING FENCE |
|  | PROPOSED BAY COVERS |
|  | PROPOSED LIGHT POLE |
|  | PROPOSED STREET LIGHTS |
|  | NO PARKING AREA |

LAND PLANNER

THE HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, CO 80202
TELEPHONE: 303.446.2368

CIVIL ENGINEER/SURVEYOR

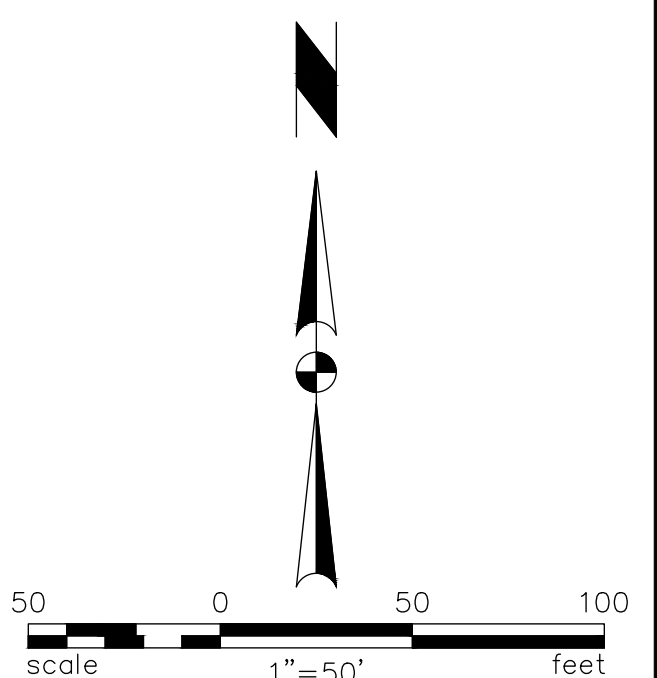
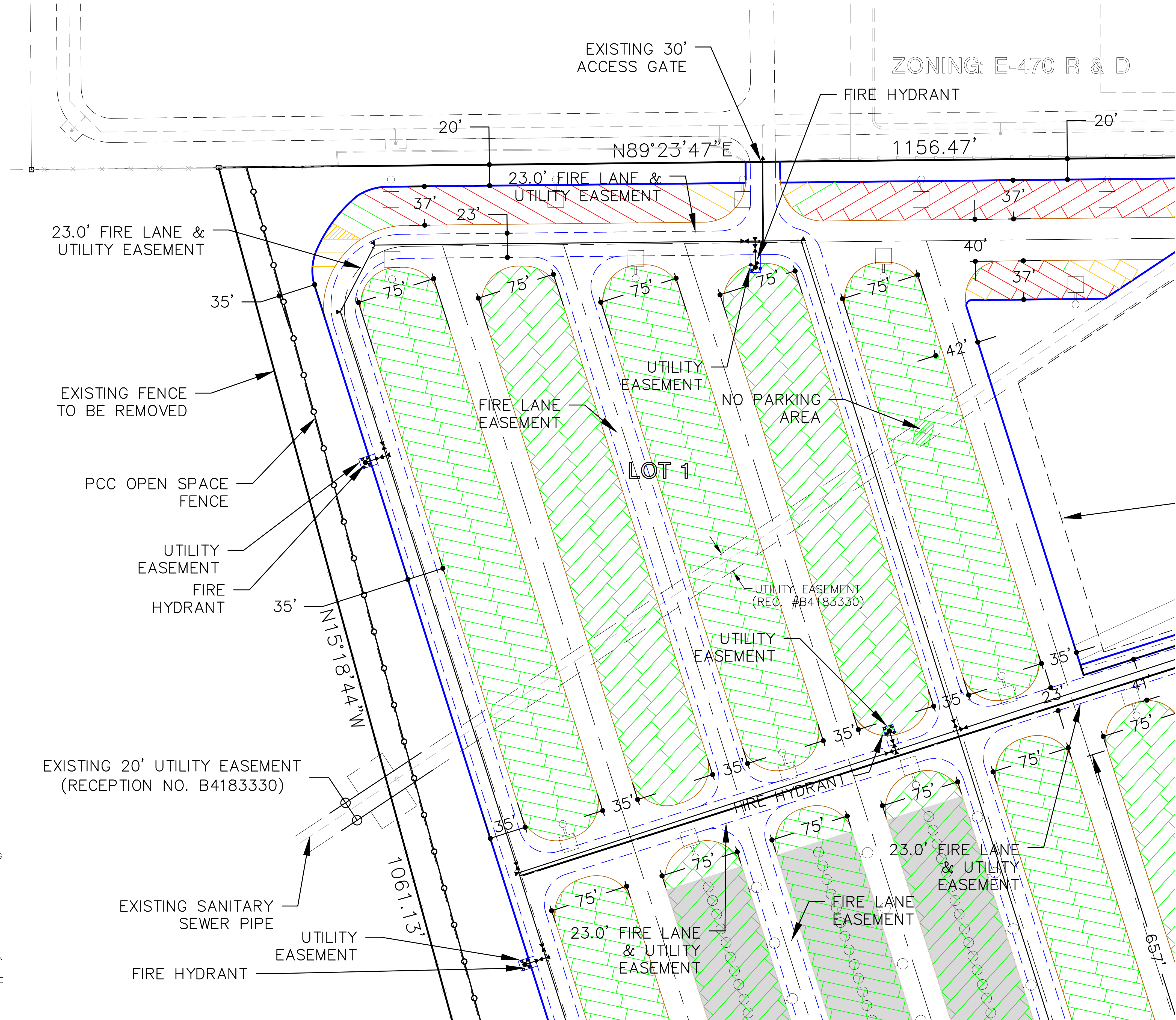
IMEG CORPORATION
9222 TEDDY LANE
LONE TREE, CO 80124
TELEPHONE: 303.792.0557

OWNER/DEVELOPER

RV VAULT JEWELL
PO BOX 4578
PARKER, CO 80134
TELEPHONE: 303.748.7075

NOTES:

1. OWNER SHALL INSTALL TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ROME WAY AND PRIVATE STREETS/DRIVEWAYS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
2. THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.



SITE PLAN
SHEET 2 OF 23

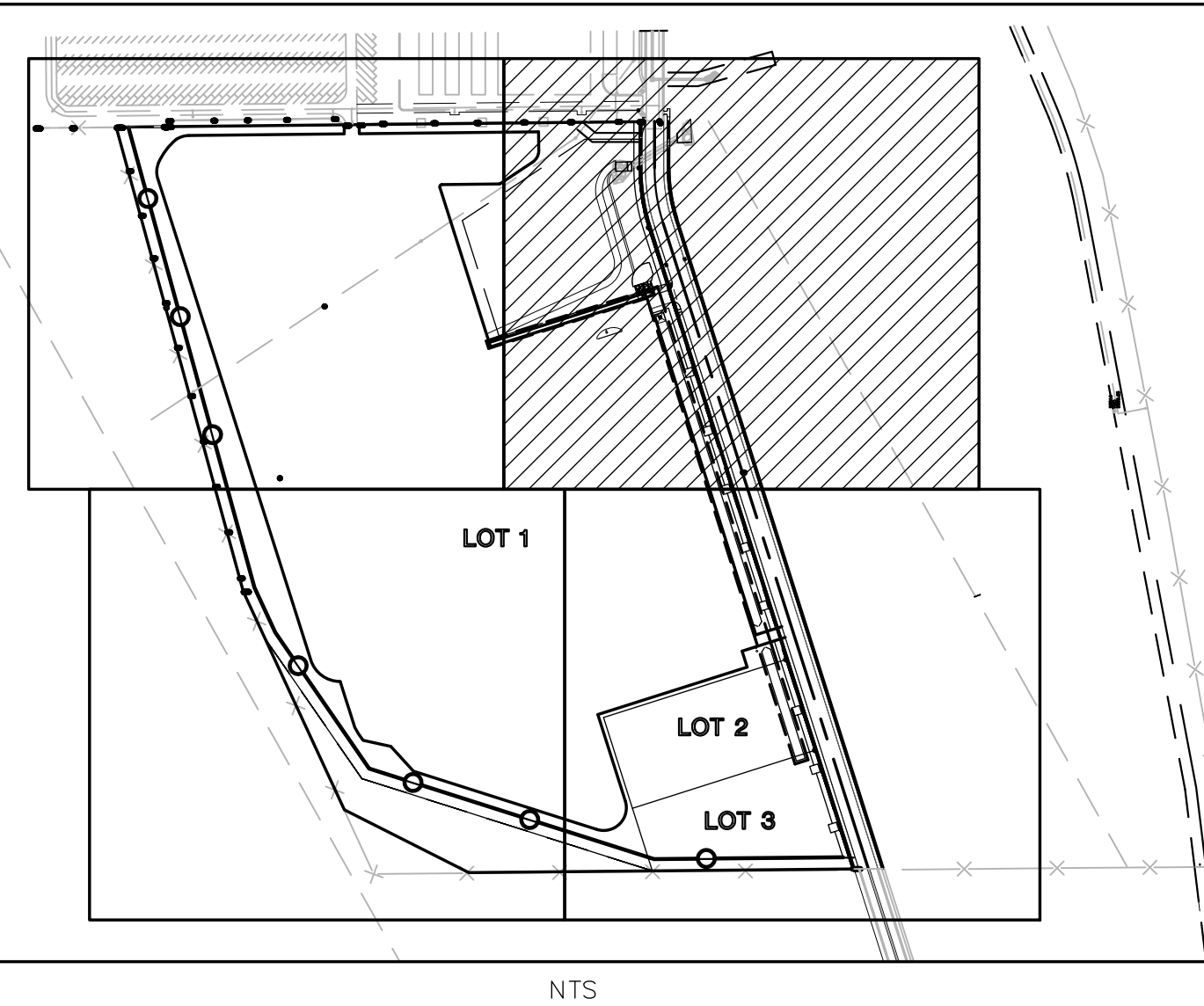
CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND



















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WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO

KEY MAP



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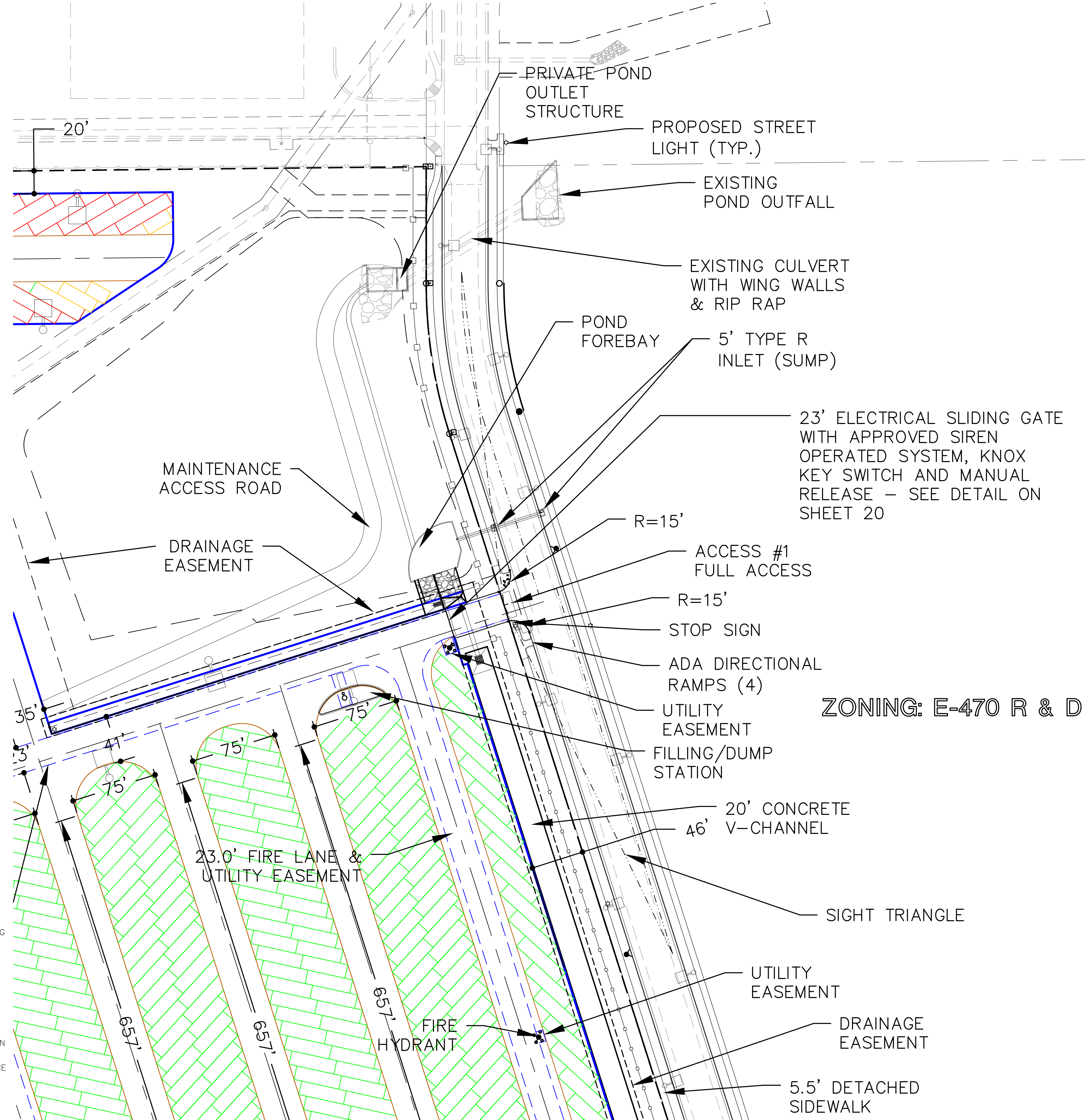
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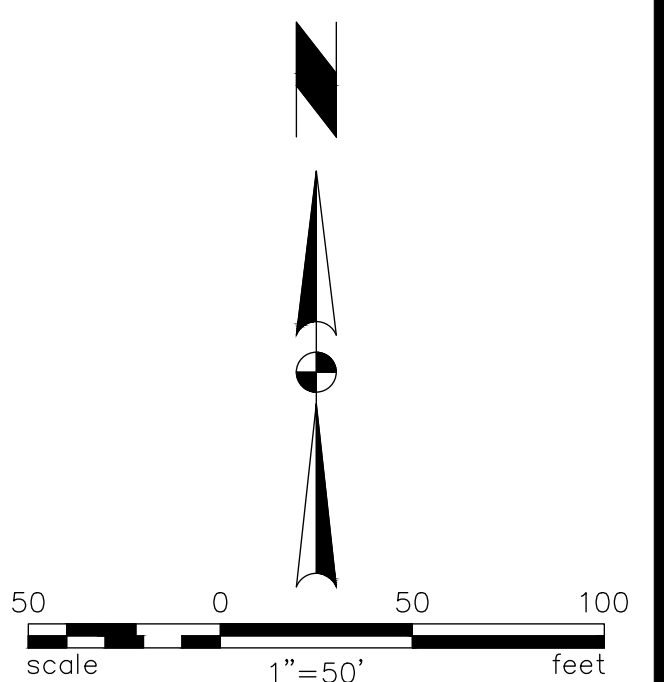
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ZONING: E-470 R & D



SITE PLAN
SHEET 3 OF 23

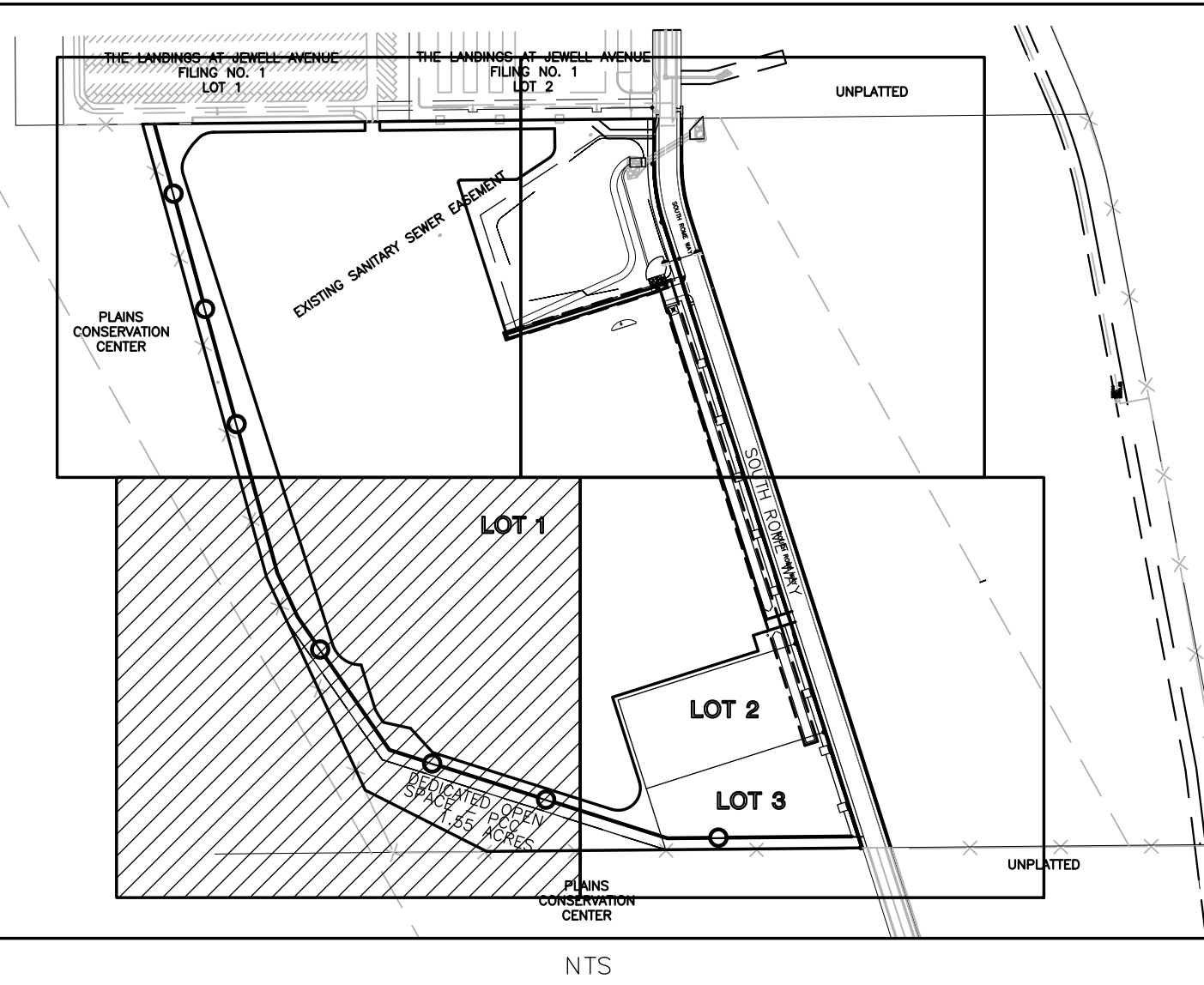
CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK











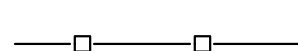
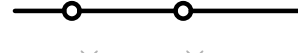


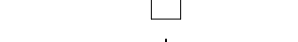


TWO PARCELS OF LAND

LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO

KEY MAP



KEY

- | | |
|---|-----------------------------------|
|  | PROPERTY BOUNDARY |
|  | PROPOSED LOT LINE |
|  | PROPOSED PCC BUFFER |
|  | PROPOSED LANES (RECYCLED ASPHALT) |
|  | PROPOSED ASPHALT PERIMETER |
|  | PROPOSED FIRE LANE |
|  | PROPOSED 30-FOOT BAYS |
|  | PROPOSED 40-FOOT BAYS |
|  | PROPOSED 50-FOOT BAYS |
|  | PROPOSED 60-FOOT BAYS |
|  | SIGHT TRIANGLE |
|  | PROPOSED FENCE |
|  | EXISTING FENCE |
|  | PROPOSED BAY COVERS |
|  | PROPOSED LIGHT POLE |
|  | PROPOSED STREET LIGHTS |
|  | NO PARKING AREA |

LAND PLANNER

THE HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, CO 80202
TELEPHONE: 303.446.2368

CIVIL ENGINEER/SURVEYOR

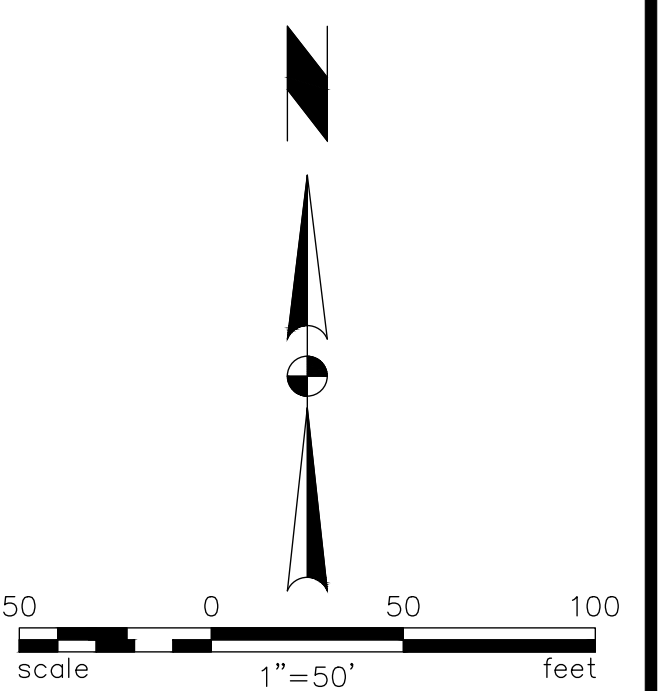
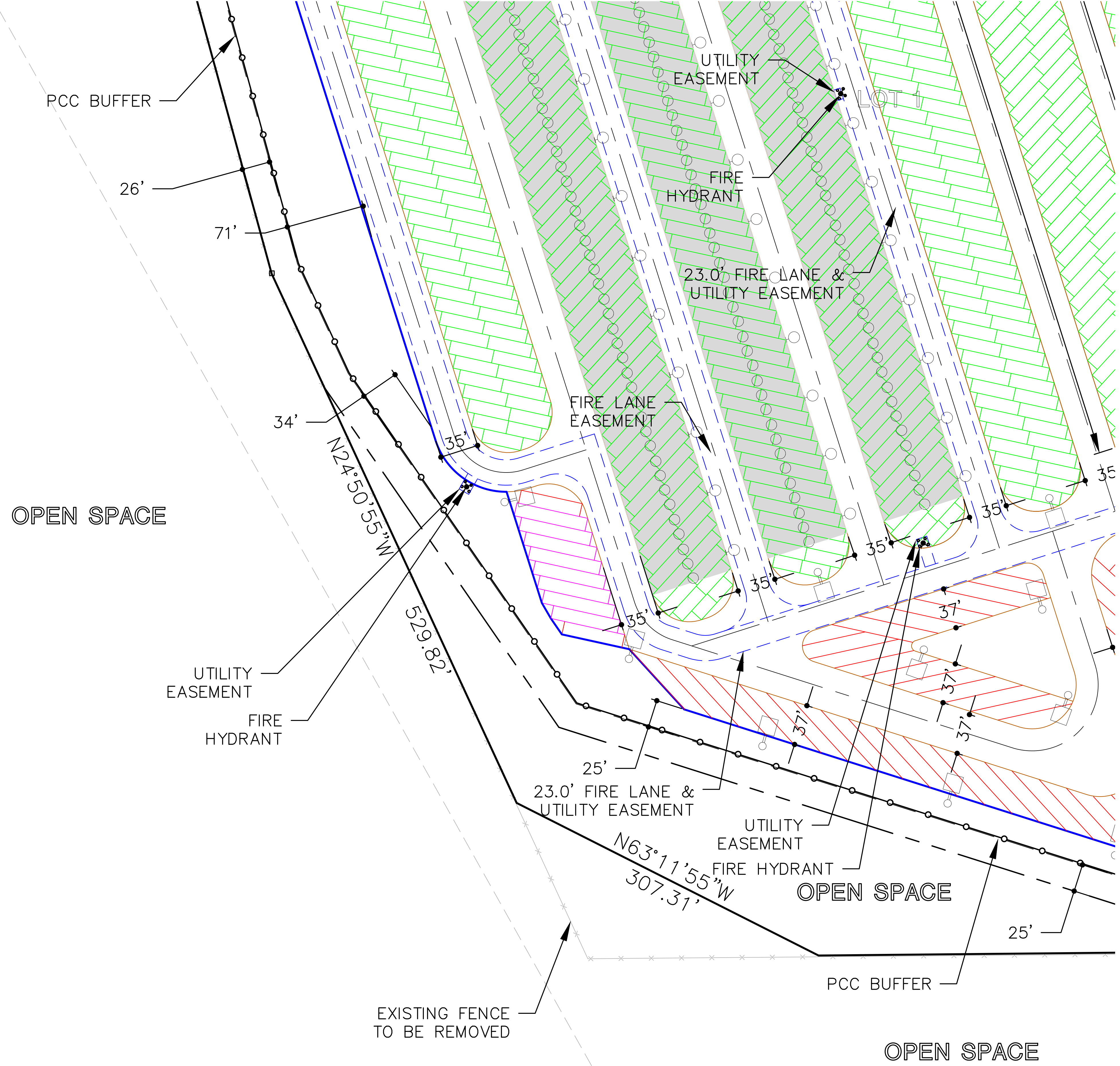
IMEG CORPORATION
9222 TEDDY LANE
LONE TREE, CO 80124
TELEPHONE: 303.792.0557

OWNER/DEVELOPER

RV VAULT JEWELL
PO BOX 4578
PARKER, CO 80134
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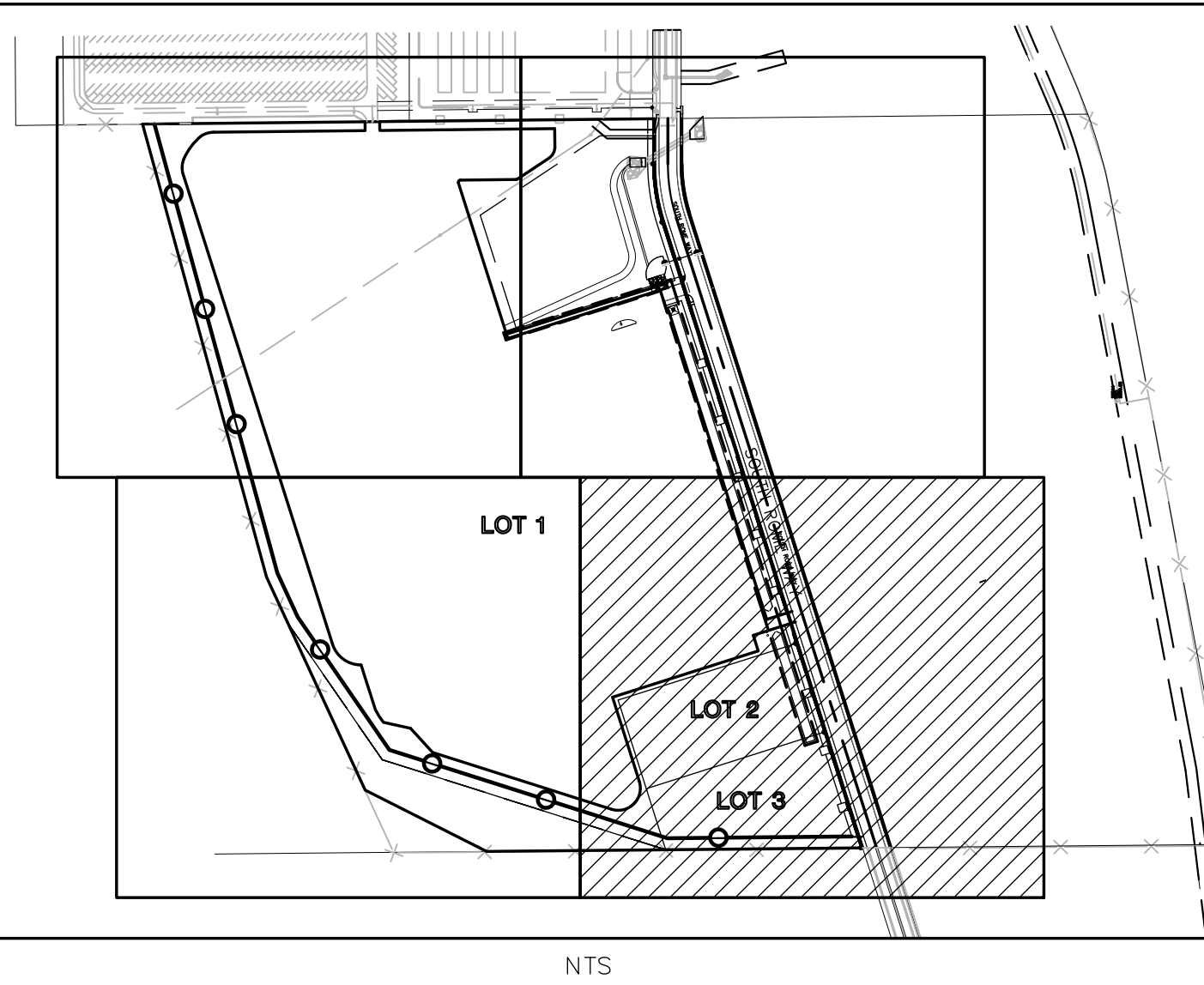
CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK









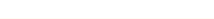




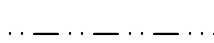



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WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
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 -  PROPOSED LIGHT POLE
 -  PROPOSED STREET LIGHTS
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LAND PLANNER

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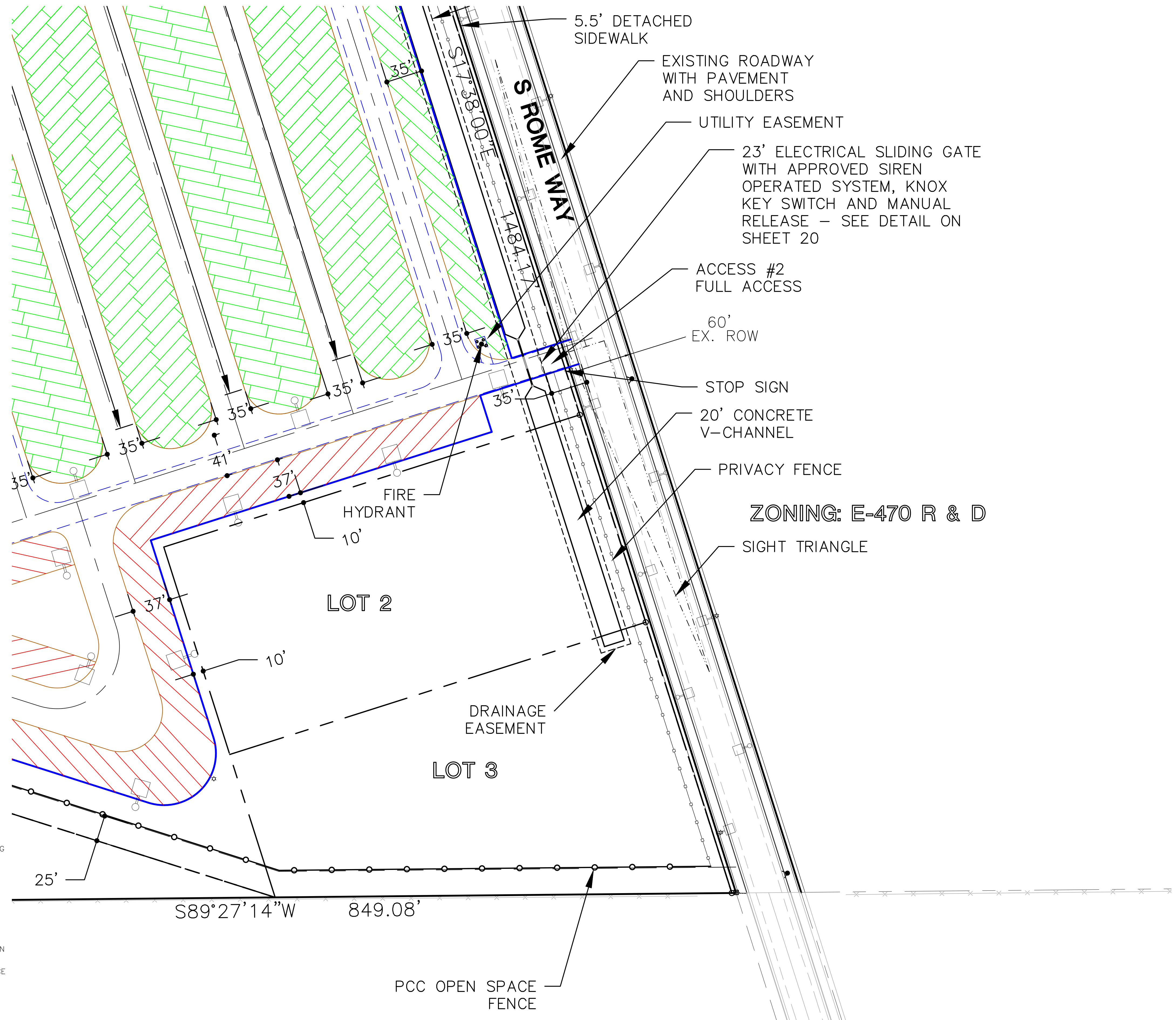
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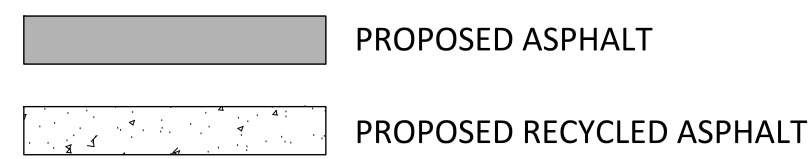
CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND

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WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
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3. THE E-470 CORRIDOR BUFFER DOES NOT EXTEND WITHIN THE EXTENT OF THE CSP BOUNDARY, AND THEREFORE, IS NOT SHOWN IN THIS CSP DOCUMENT.

LAND PLANNER

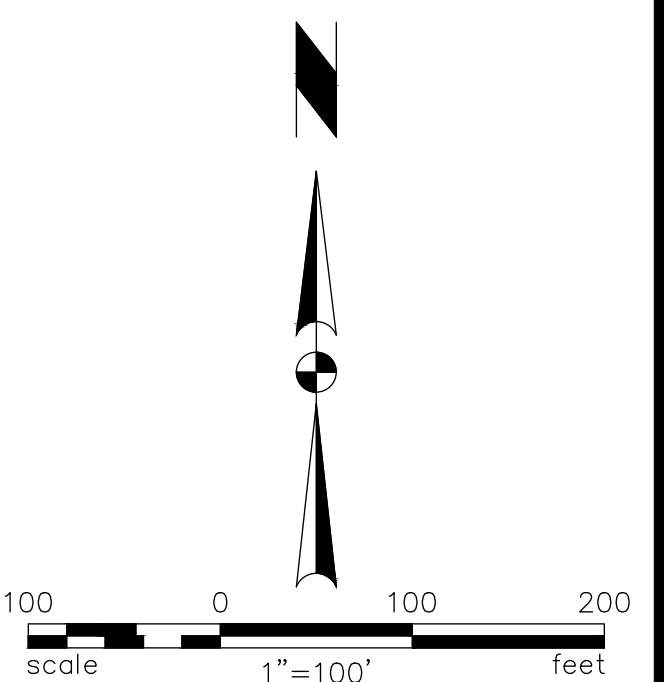
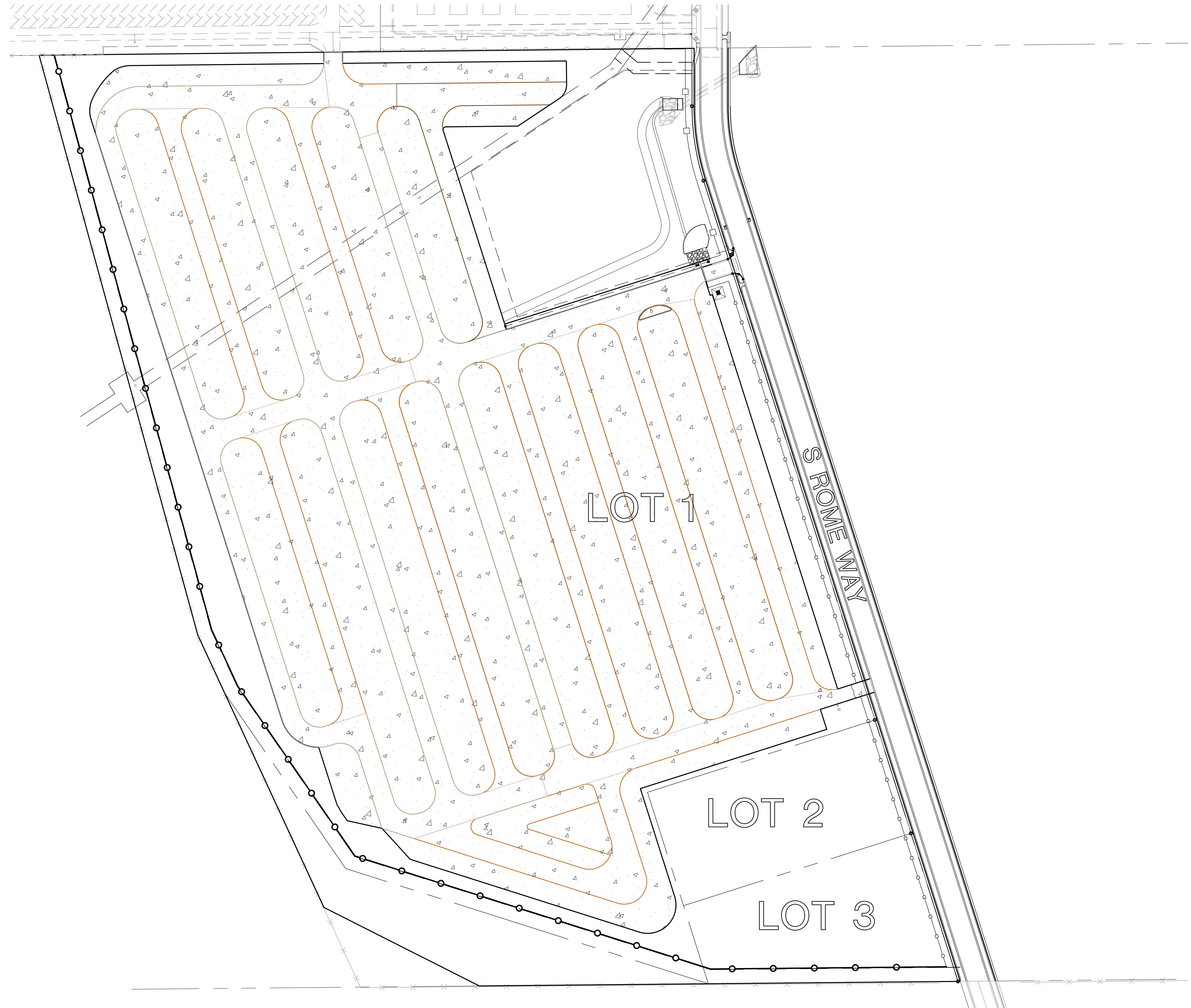
THE HENRY DESIGN GROUP
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CIVIL ENGINEER/SURVEYOR

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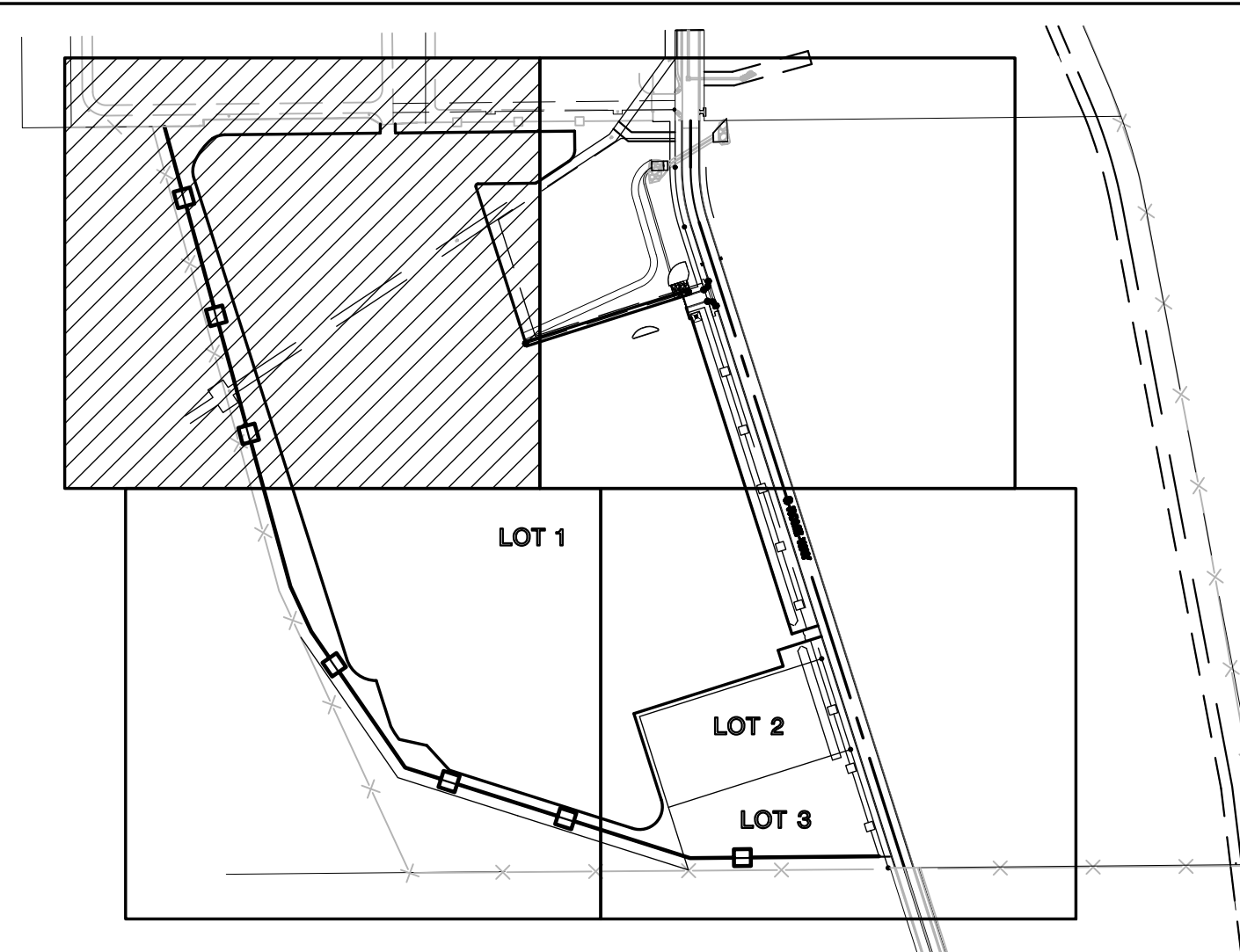
CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND

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WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO

KEY MAP



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- PROPOSED EDGE OF ASPHALT
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- PROPOSED STREET LIGHTS

LAND PLANNER

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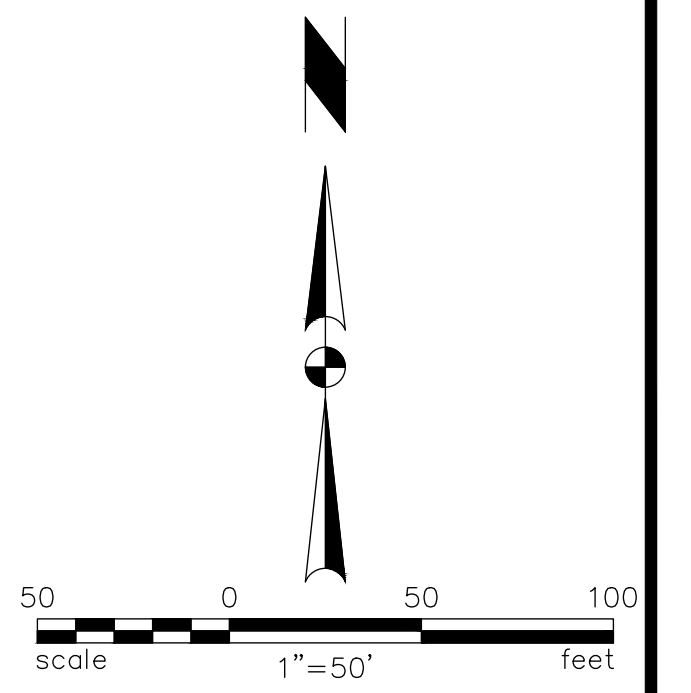
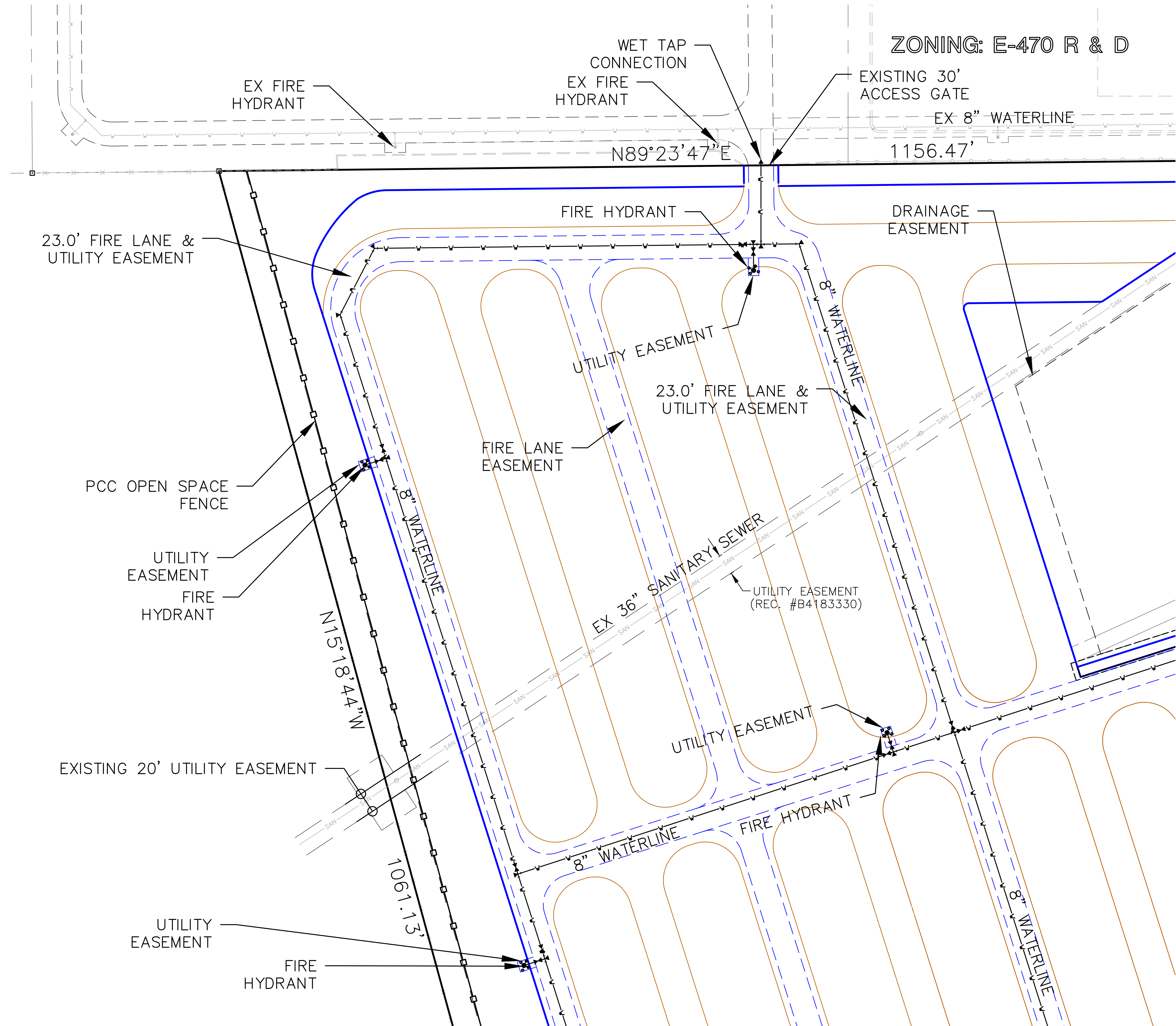
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PRELIMINARY UTILITY PLAN
SHEET 7 OF 23

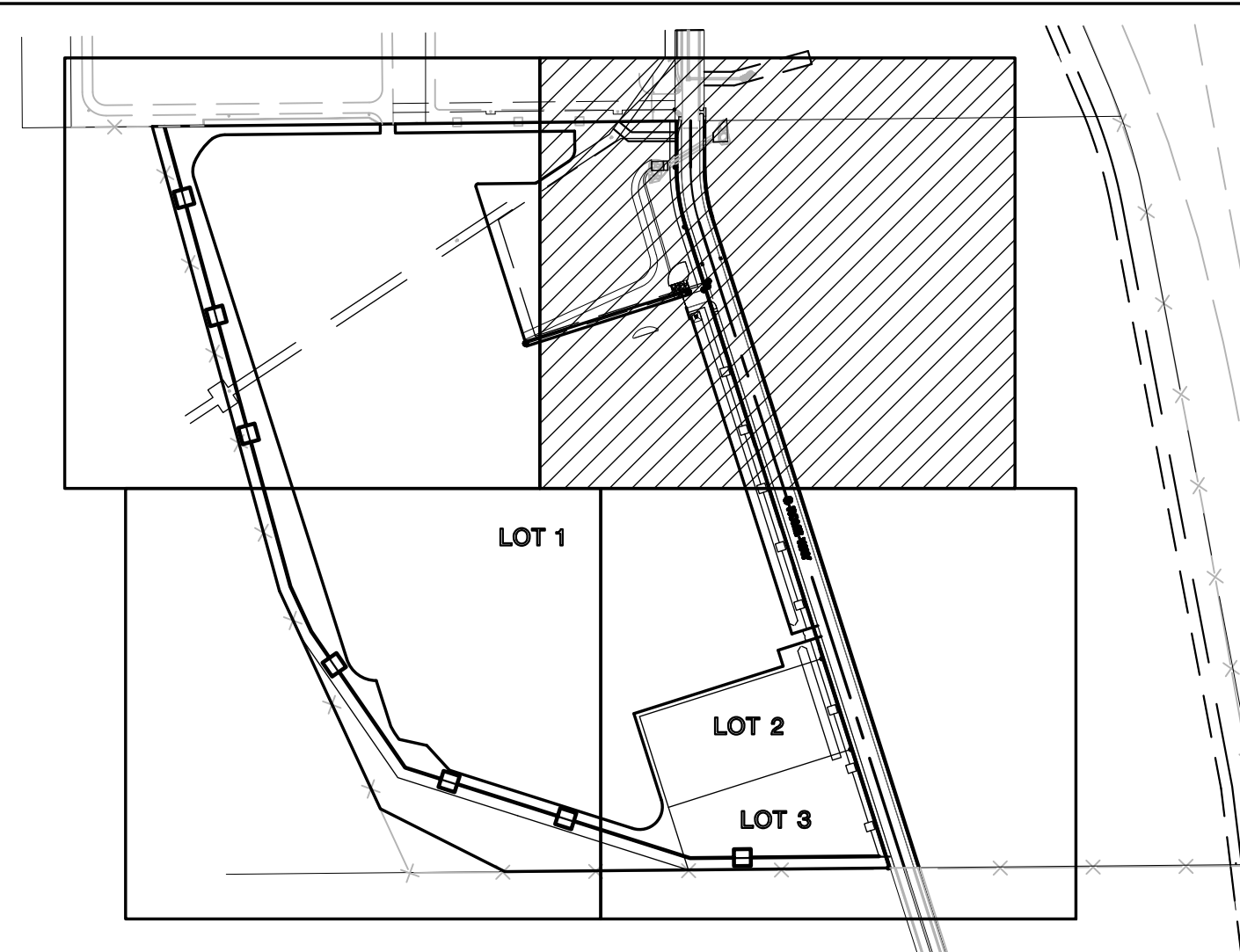
CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND

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WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
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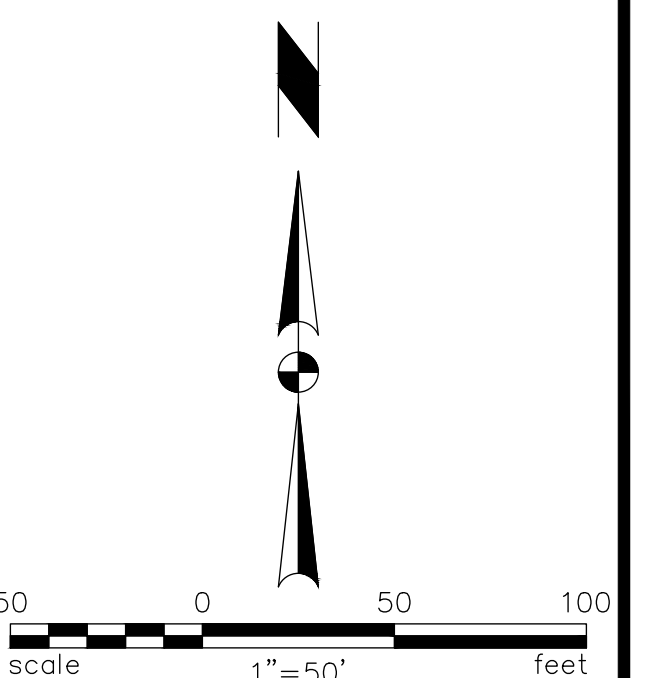
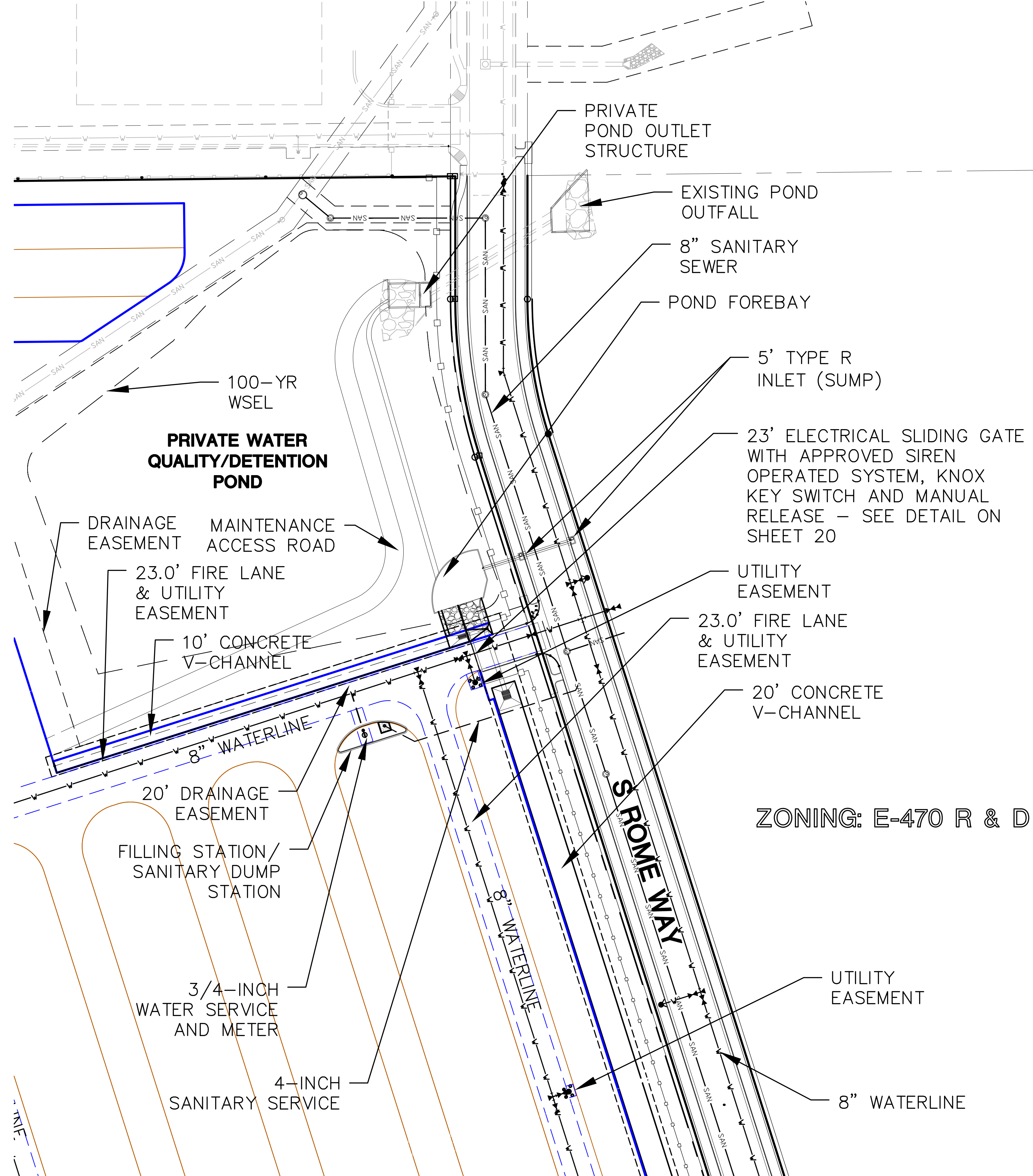
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PRELIMINARY UTILITY PLAN
SHEET 8 OF 23

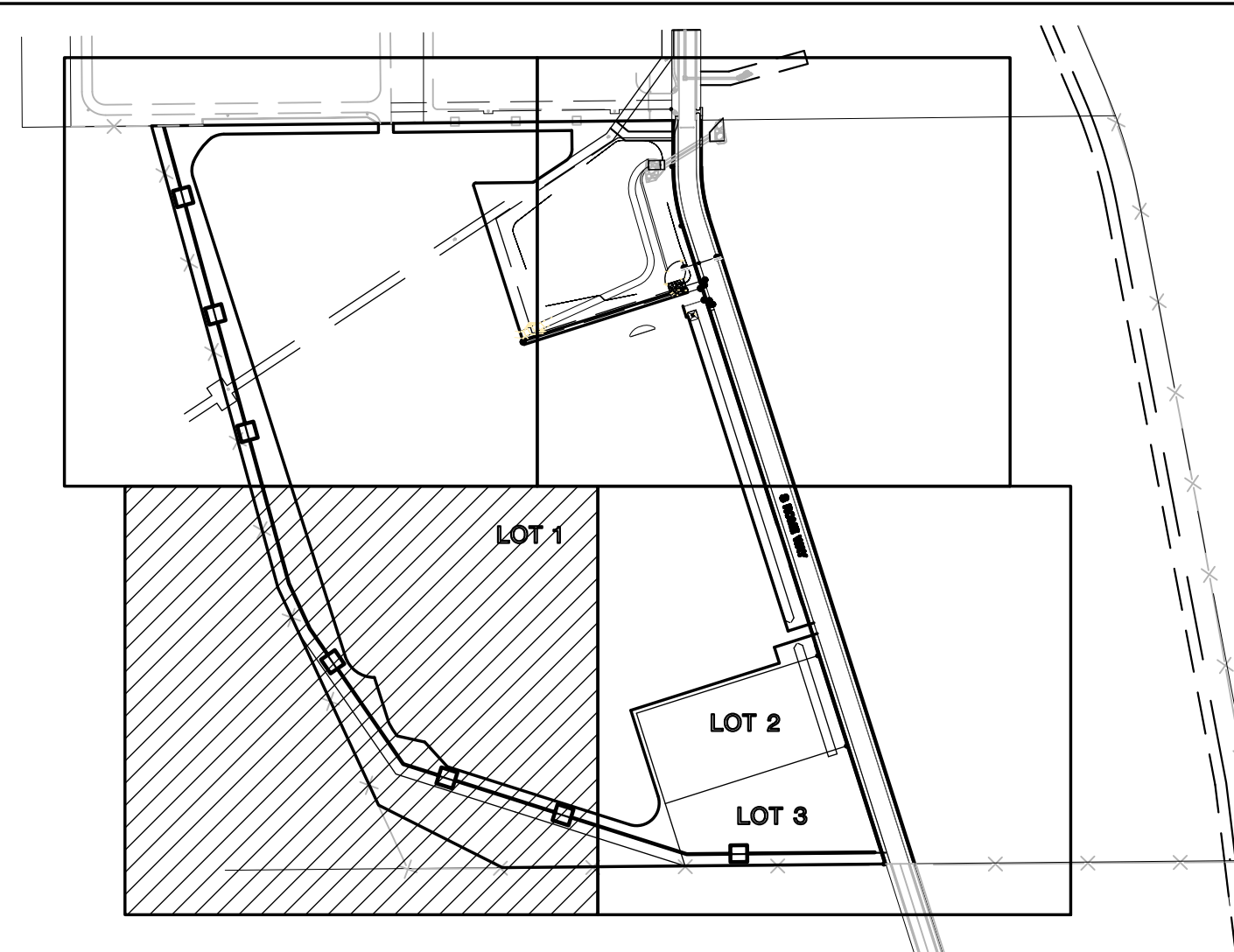
CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND

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WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO

KEY MAP



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LAND PLANNER

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OPEN SPACE

HYDRANT

PCC BUFFER

23.0' FIRE LANE &
UTILITY EASEMENT

FIRE LANE
EASEMENT

UTILITY
EASEMENT

FIRE
HYDRANT

23.0' FIRE LANE &
UTILITY EASEMENT

UTILITY
EASEMENT

FIRE HYDRANT

UTILITY
EASEMENT

FIRE
HYDRANT

23.0' FIRE LANE &
UTILITY EASEMENT

OPEN SPACE

PCC BUFFER

OPEN SPA

50 0 50 100
scale 1"=50' feet

PRELIMINARY UTILITY PLAN
SHEET 9 OF 23

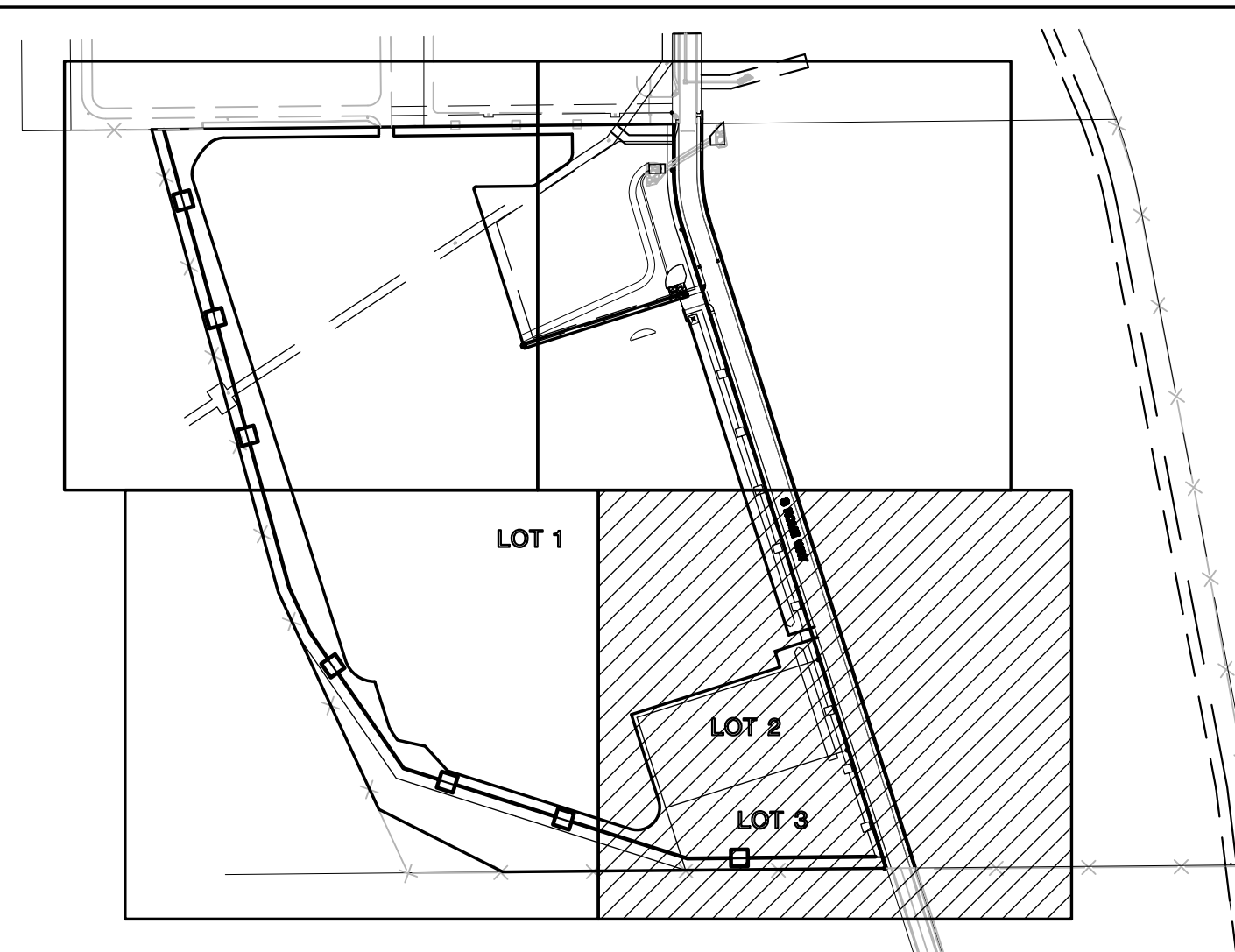
CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

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WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
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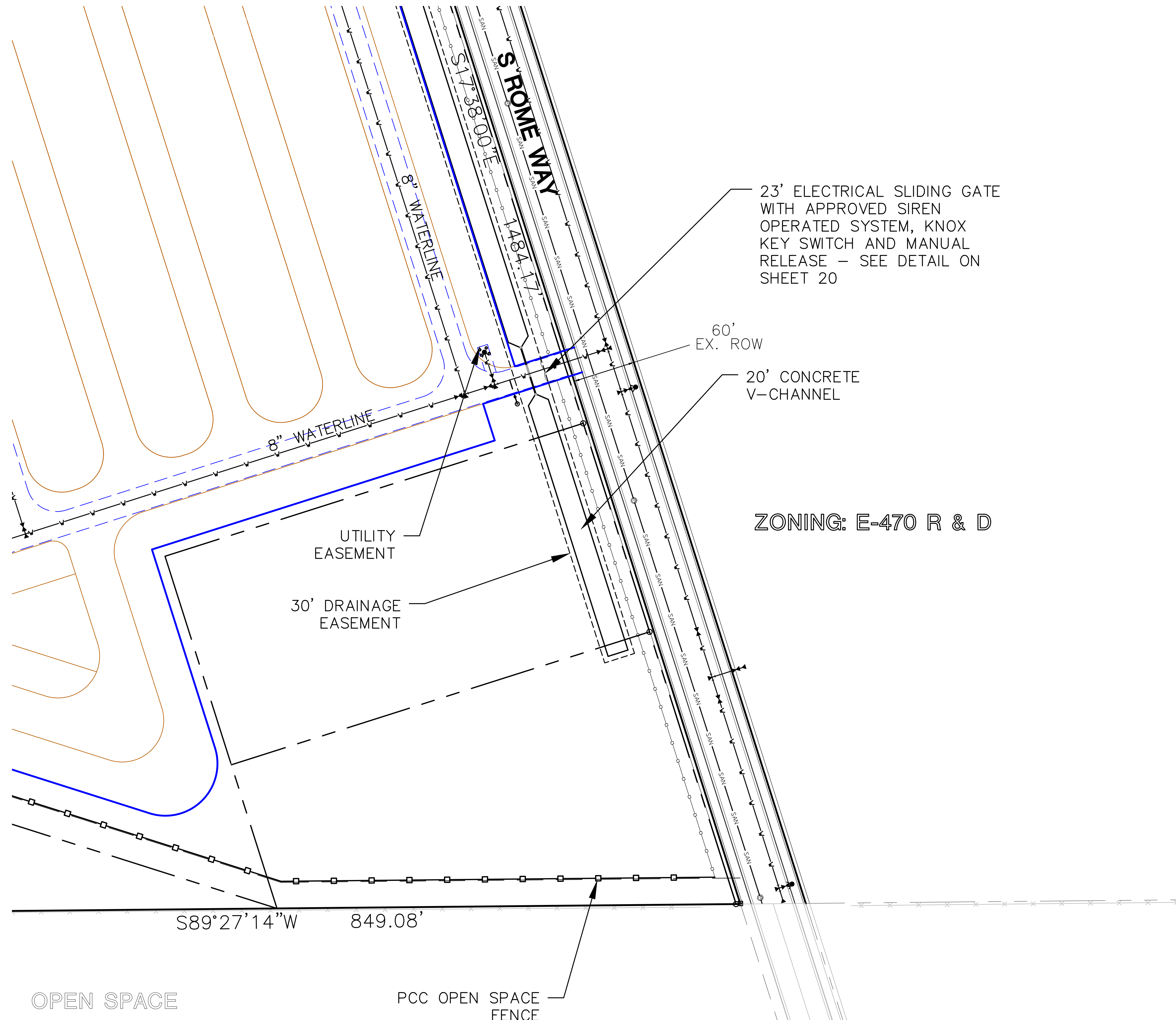
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23' ELECTRICAL SLIDING GATE
WITH APPROVED SIREN
OPERATED SYSTEM, KNOX
KEY SWITCH AND MANUAL
RELEASE – SEE DETAIL ON
SHEET 20

60'
EX. ROW

20' CONCRETE
V-CHANNEL

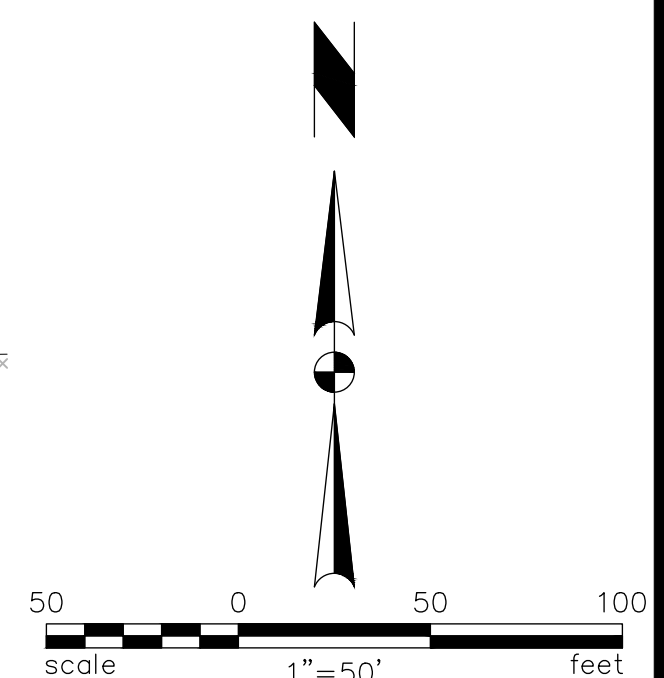
ZONING: E-470 R & D

UTILITY
EASEMENT

30' DRAINAGE
EASEMENT

OPEN SPACE

PCC OPEN SPACE
FENCE



PRELIMINARY UTILITY PLAN
SHEET 10 OF 23

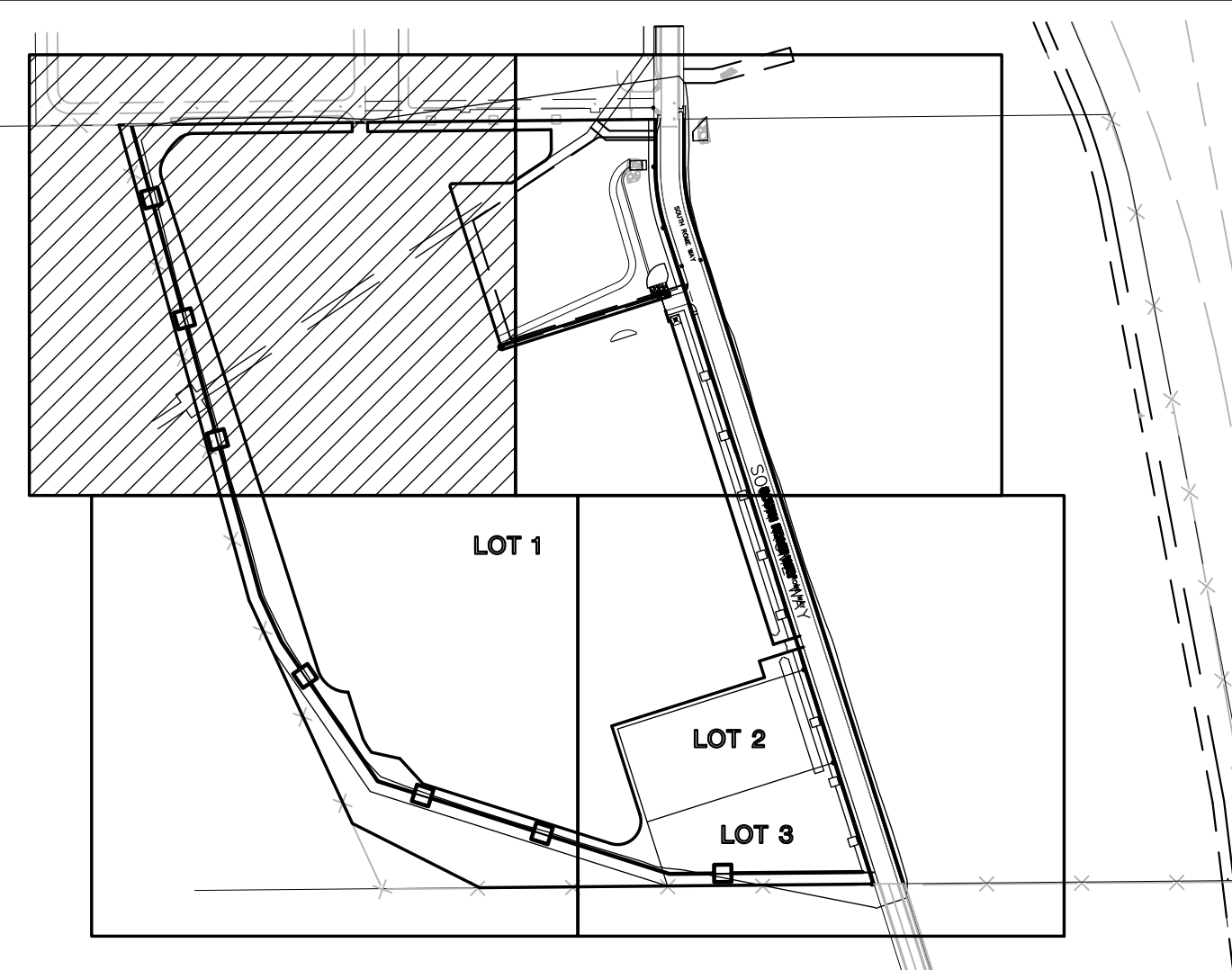
CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

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WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
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KEY MAP



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- PROPOSED SIDEWALK
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- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
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- EXISTING FENCE
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LAND PLANNER

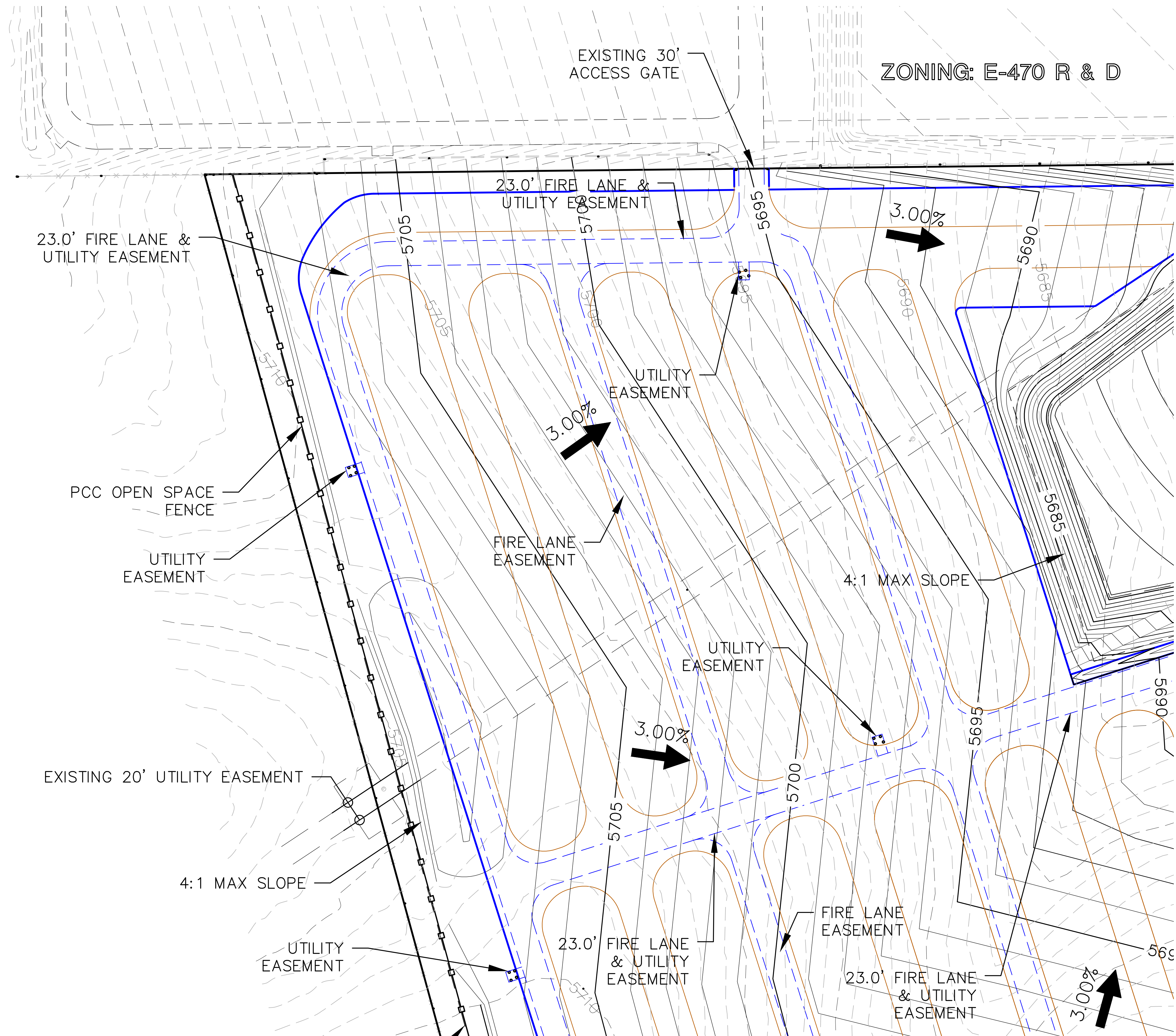
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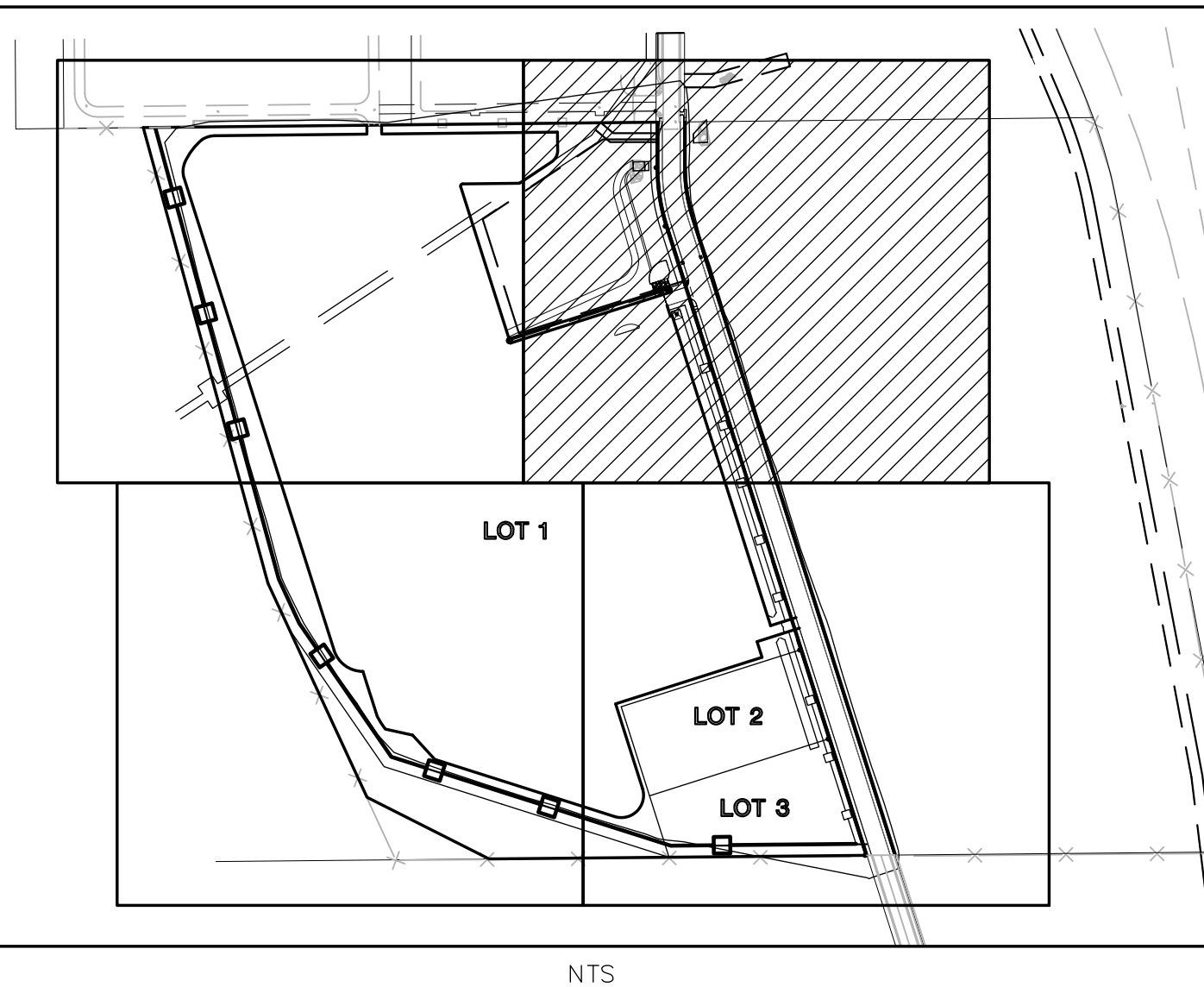
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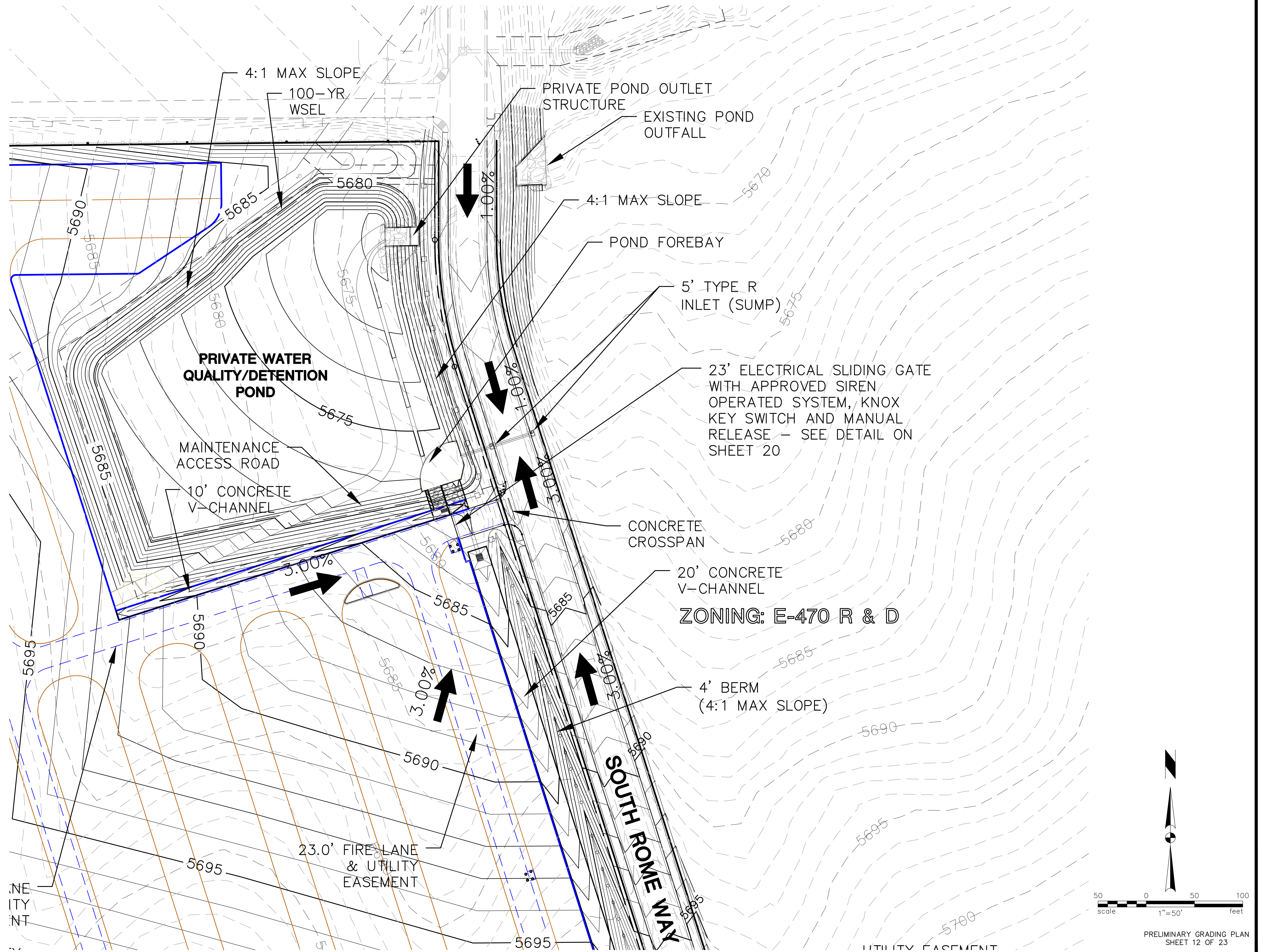
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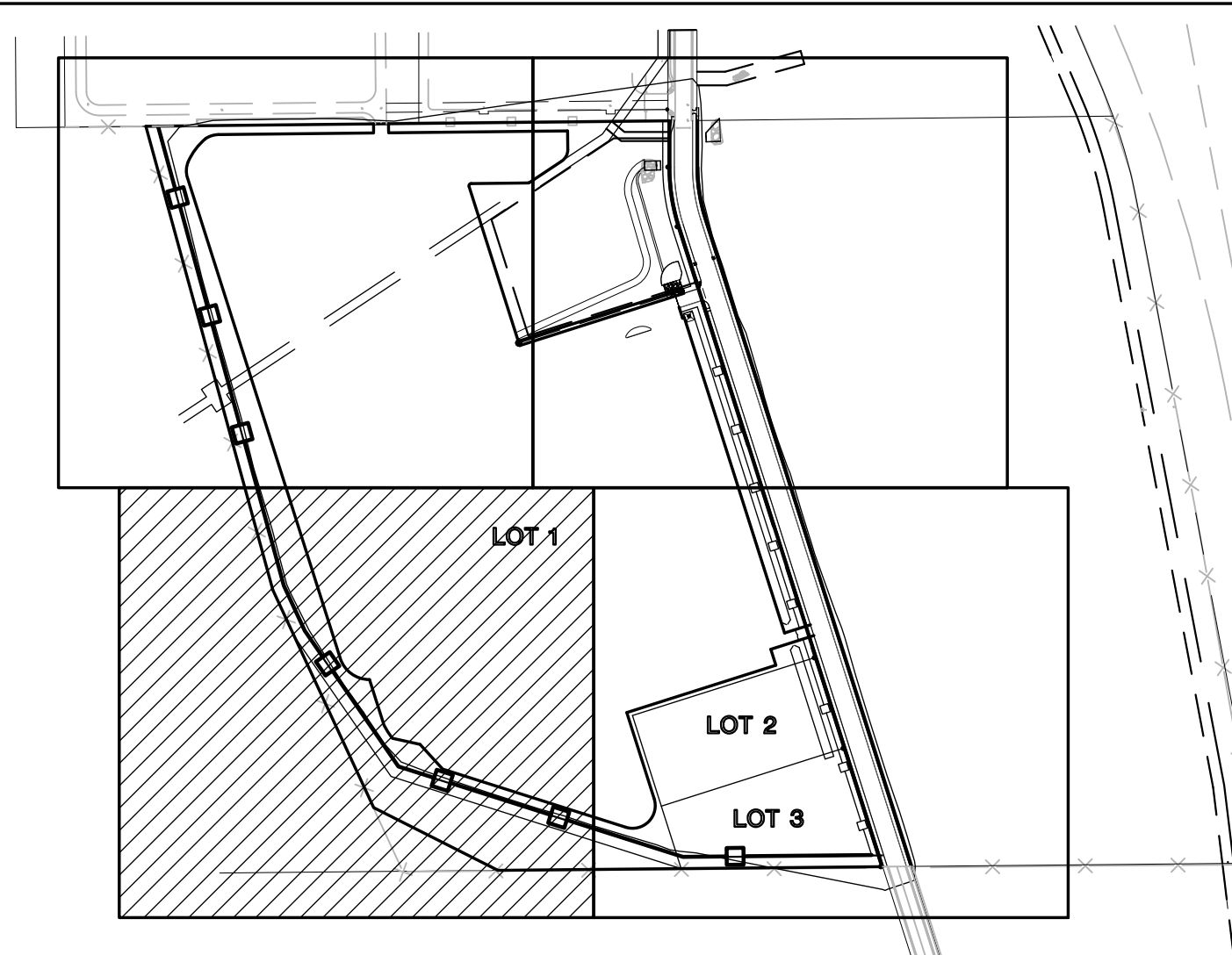
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- PROPOSED ASPHALT PERIMETER
- PROPOSED FIRE LANE
- PROPOSED FIRE & UTILITY EASEMENT
- PROPOSED EDGE OF ASPHALT
- PROPOSED FLOWLINE
- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- PROPOSED FENCE
- EXISTING FENCE
- FLOW DIRECTION
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER MANHOLE/INLET

OPEN SPACE

UTILITY
EASEMENT

23.0' FIRE LANE &
UTILITY EASEMENT

UTILITY
EASEMENT

OPEN SPACE

PCC BUFFER

LAND PLANNER

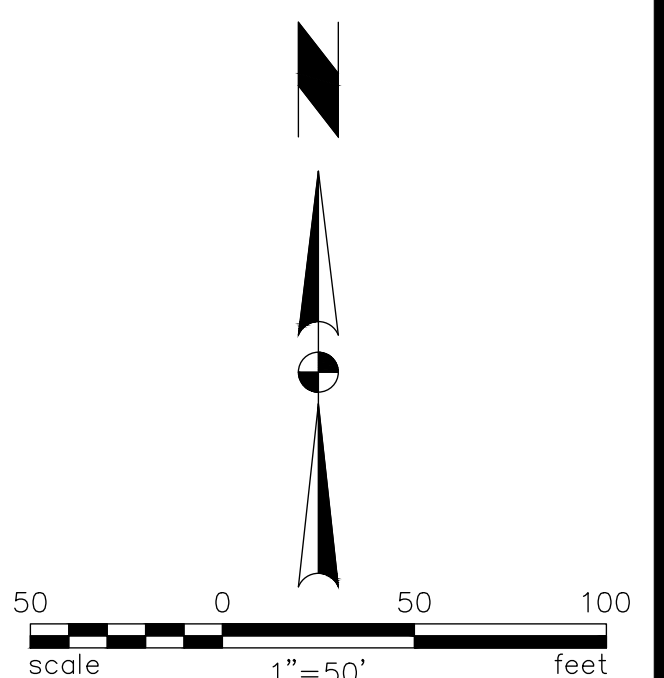
THE HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, CO 80202
TELEPHONE: 303.446.2368

CIVIL ENGINEER/SURVEYOR

IMEG CORPORATION
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LONE TREE, CO 80124
TELEPHONE: 303.792.0557

OWNER/DEVELOPER

RV VAULT JEWELL
PO BOX 4578
PARKER, CO 80134
TELEPHONE: 303.748.7075



PRELIMINARY GRADING PLAN
SHEET 13 OF 23

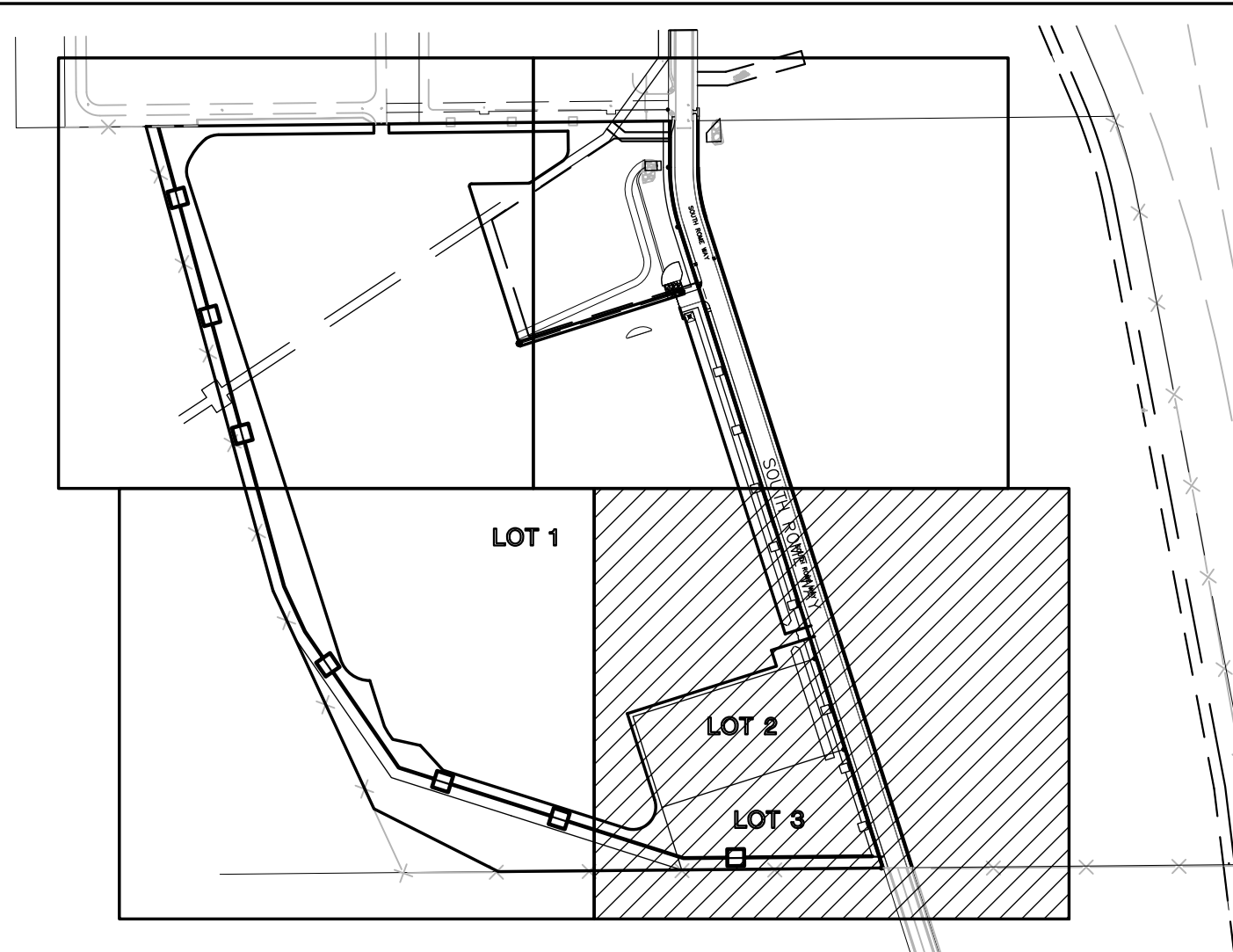
CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND

LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO

KEY MAP



NTS

KEY

- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- PROPOSED PCC BUFFER
- PROPOSED LANES (RECYCLED ASPHALT)
- PROPOSED ASPHALT PERIMETER
- PROPOSED FIRE LANE
- PROPOSED FIRE & UTILITY EASEMENT
- PROPOSED EDGE OF ASPHALT
- PROPOSED FLOWLINE
- PROPOSED SIDEWALK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
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- EXISTING FENCE
- FLOW DIRECTION
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER MANHOLE/ INLET

LAND PLANNER

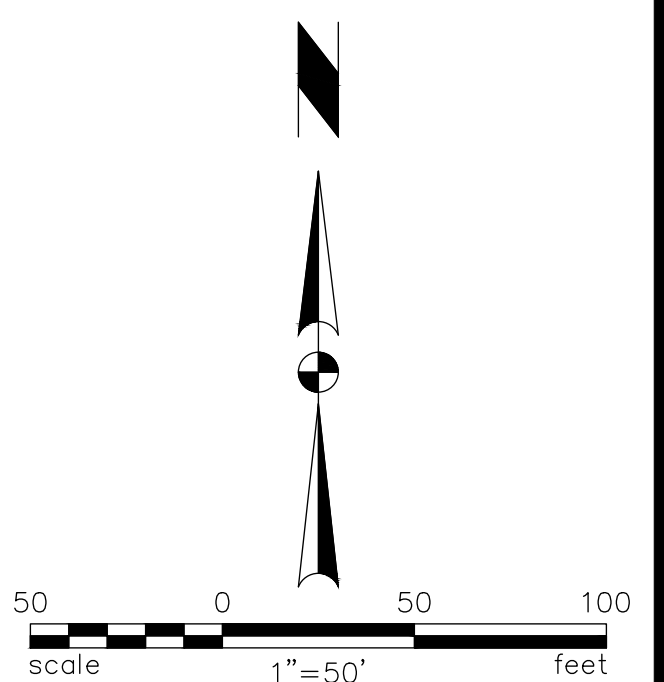
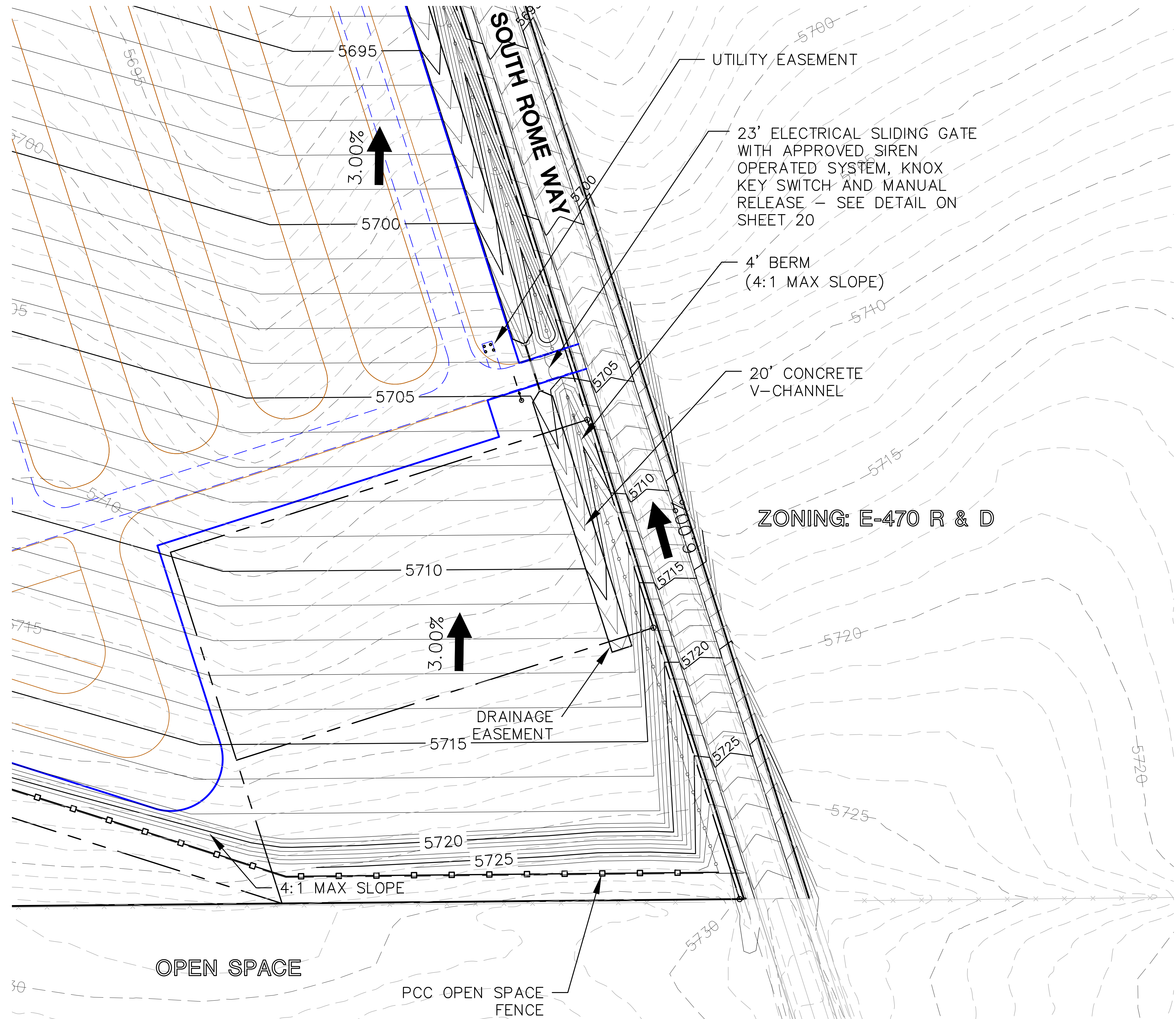
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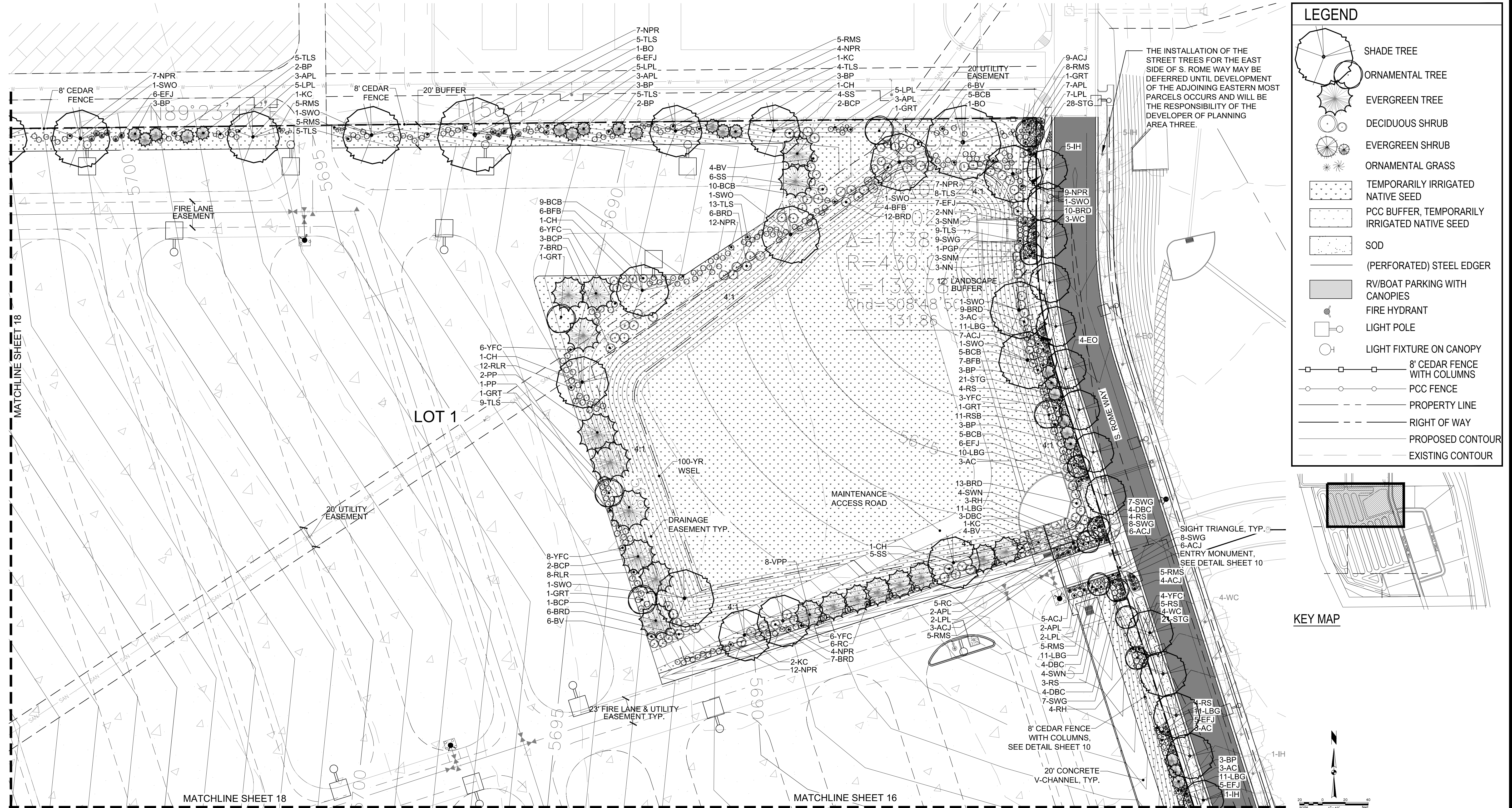
PRELIMINARY GRADING PLAN
SHEET 14 OF 23

CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND

LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO



NOT FOR CONSTRUCTION

OWNER/DEVELOPER

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PARKER, CO 80134
TELEPHONE: 303.748.7075

CIVIL ENGINEER/SURVEYOR

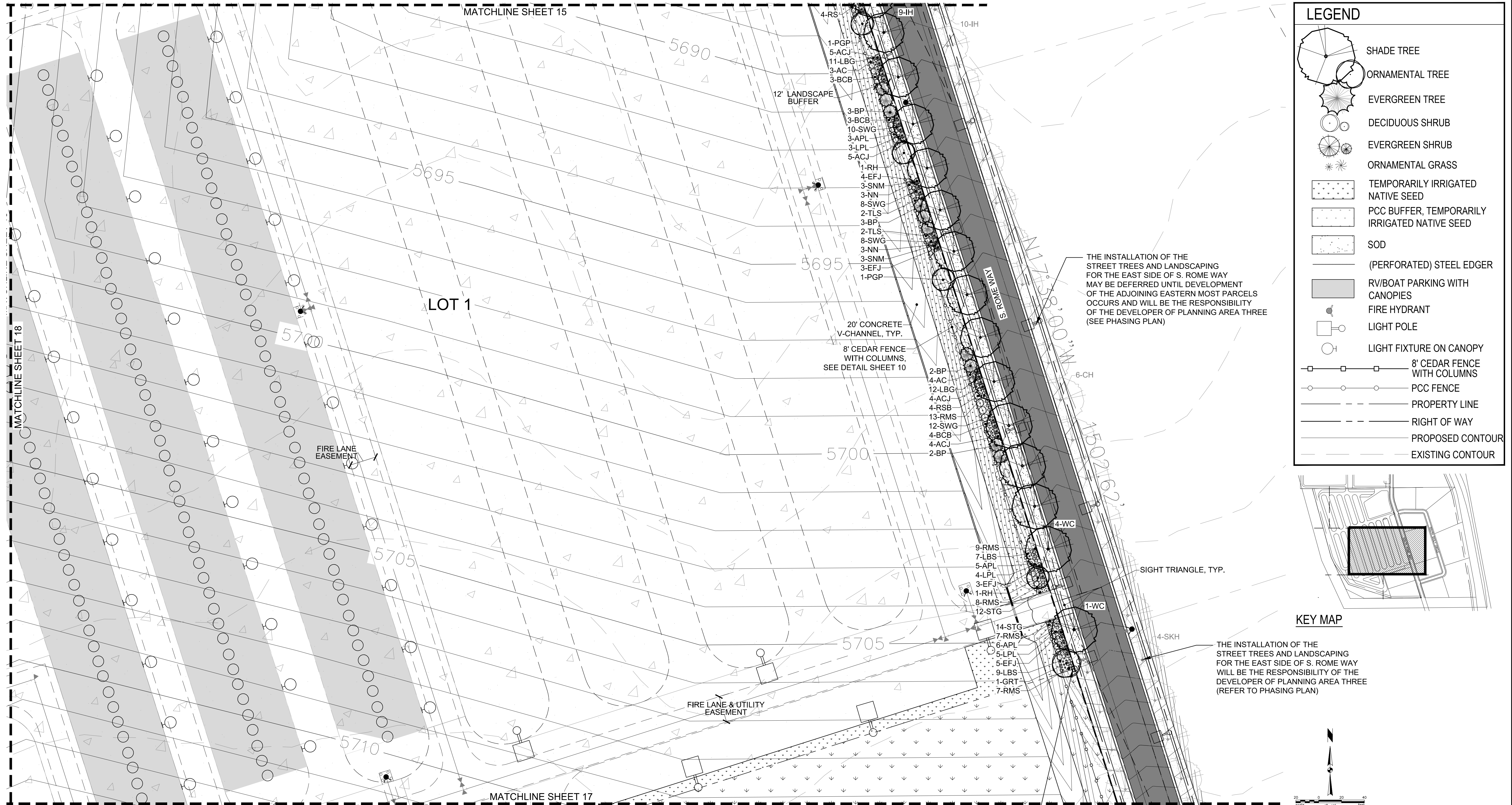
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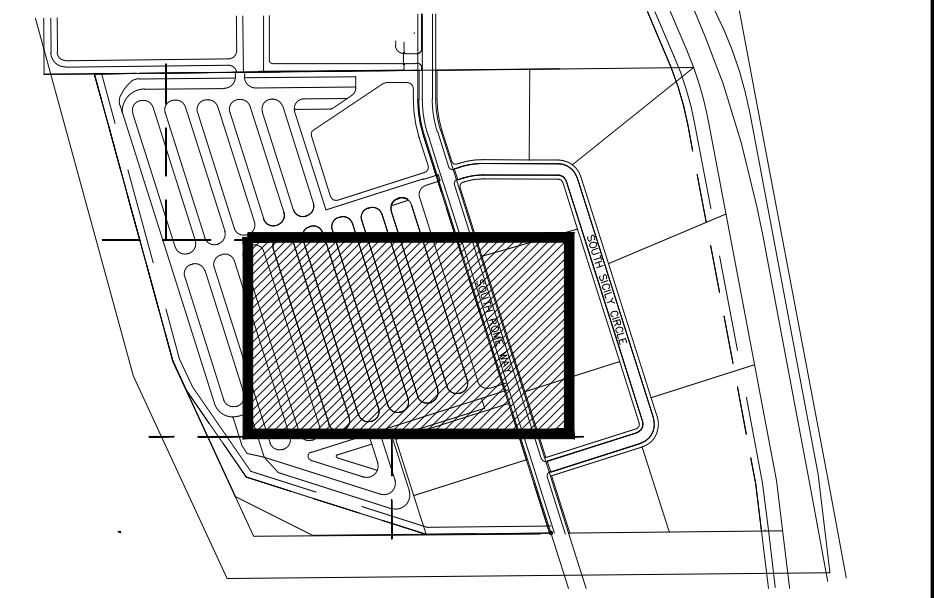
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LANDSCAPE PLAN
SHEET 15 OF 23

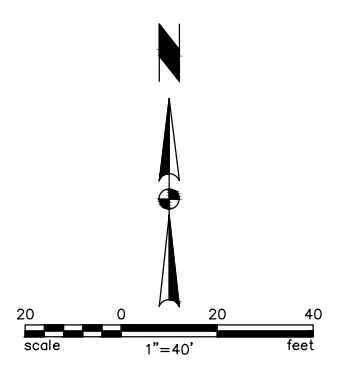
CONTEXTUAL SITE PLAN
RV VAULT AT PIONEER BUSINESS PARK
TWO PARCELS OF LAND
LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO



LEGEND	
	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	TEMPORARILY IRRIGATED NATIVE SEED
	PCC BUFFER, TEMPORARILY IRRIGATED NATIVE SEED
	SOD
	(PERFORATED) STEEL EDGER
	RV/BOAT PARKING WITH CANOPIES
	FIRE HYDRANT
	LIGHT POLE
	LIGHT FIXTURE ON CANOPY
	8' CEDAR FENCE WITH COLUMNS
	PCC FENCE
	PROPERTY LINE
	RIGHT OF WAY
	PROPOSED CONTOUR
	EXISTING CONTOUR



KEY MAP



NOT FOR CONSTRUCTION

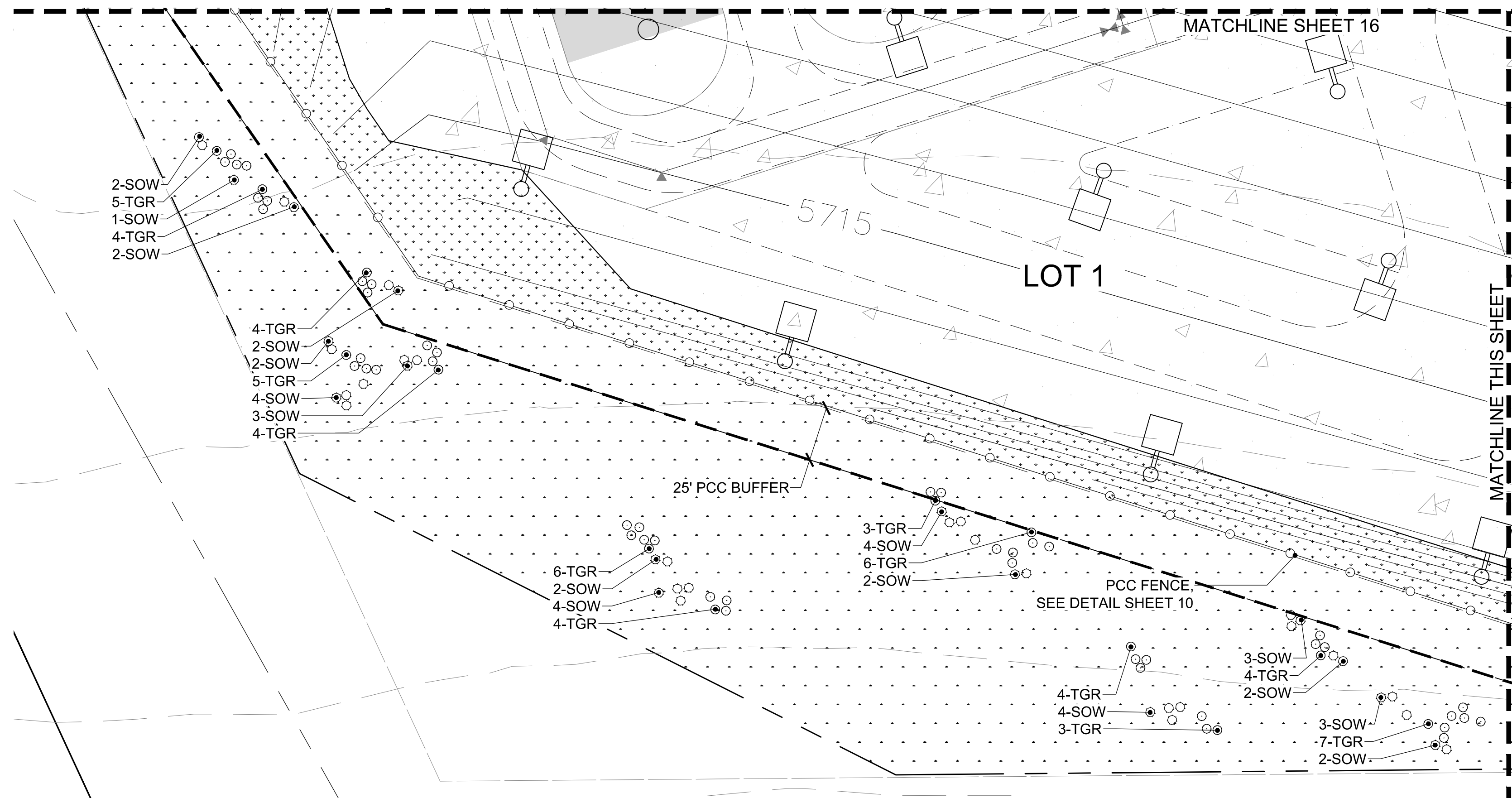
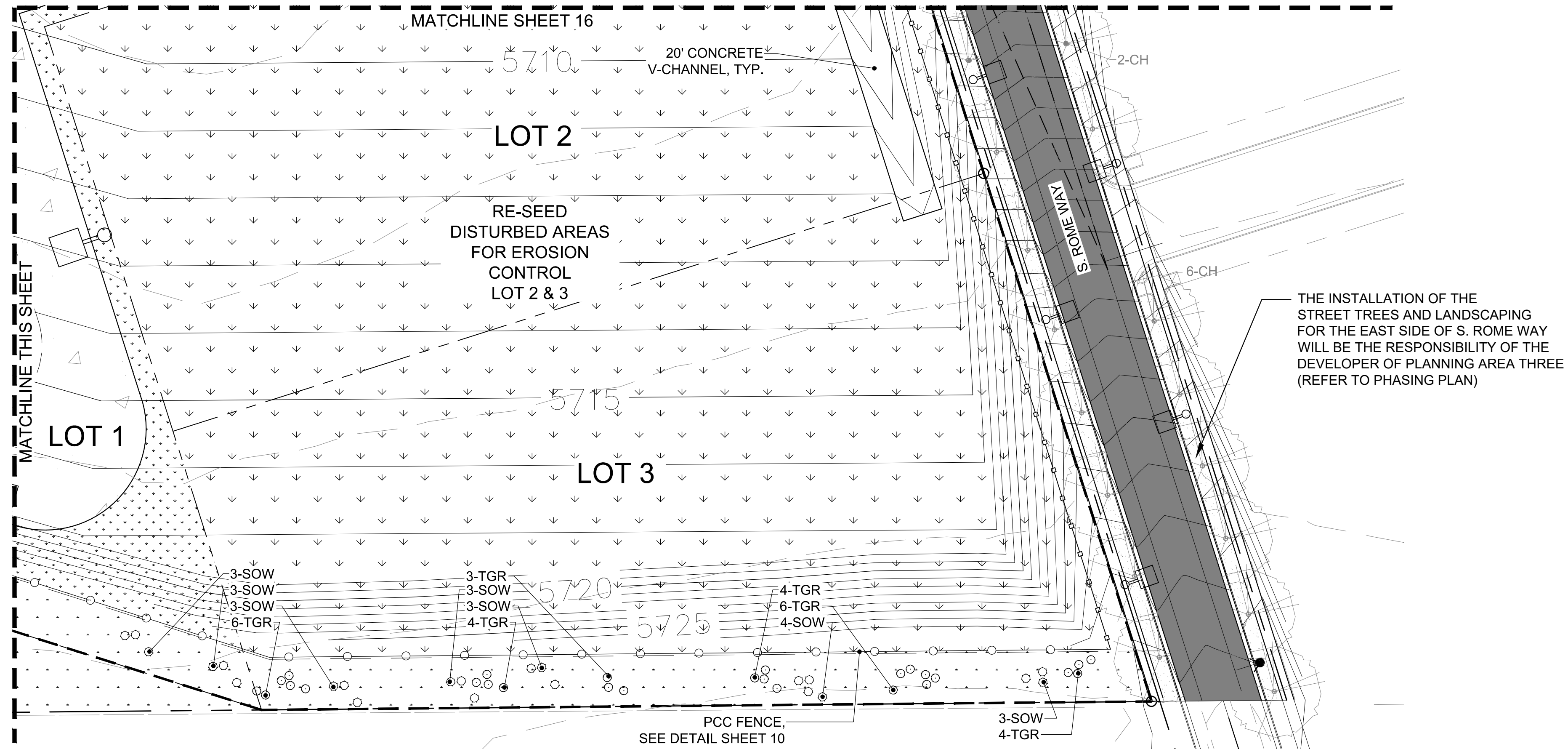
OWNER/DEVELOPER	CIVIL ENGINEER/SURVEYOR	LAND PLANNER
RV VAULT JEWELL PO BOX 4578 PARKER, CO 80134 TELEPHONE: 303.748.7075	DMG CORPORATION 9222 TEDDY LANE LOVE TREE, CO 80124 TELEPHONE: 303.792.0557	THE HENRY DESIGN GROUP 1501 WAZEE STREET, SUITE 1-C DENVER, CO 80202 TELEPHONE: 303.448.2388

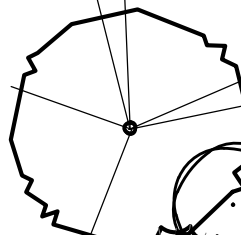

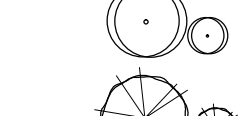

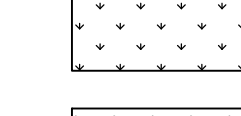
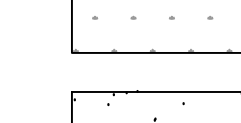
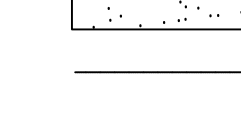
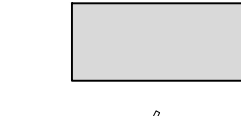
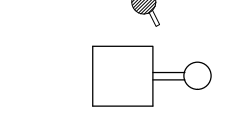

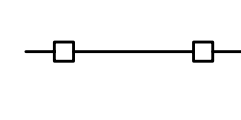
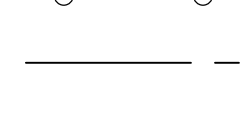





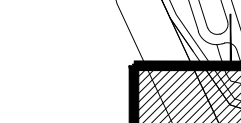

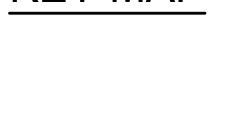
CONTEXTUAL SITE PLAN

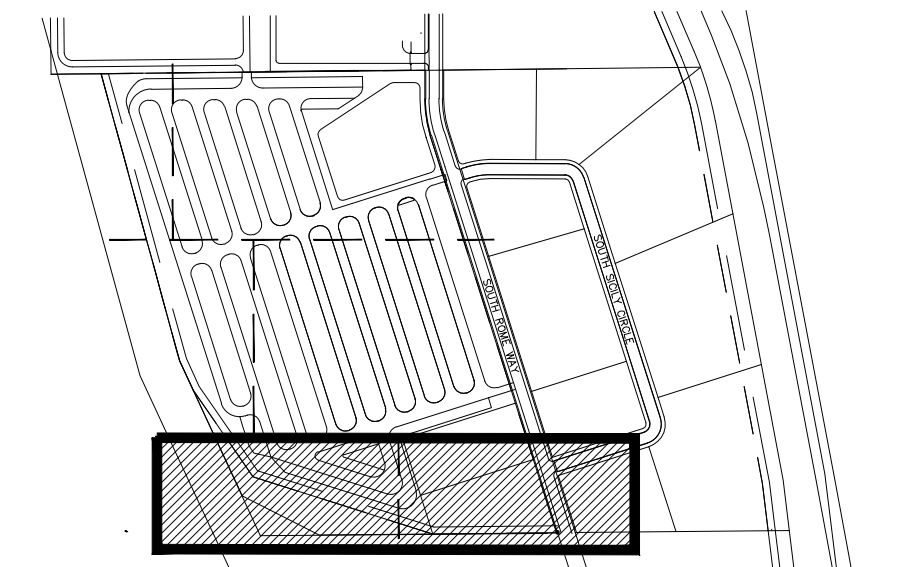
RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND

LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO



- # LEGEND
- | | |
|---|--|
|  | SHADE TREE |
|  | ORNAMENTAL TREE |
|  | EVERGREEN TREE |
|  | DECIDUOUS SHRUB |
|  | EVERGREEN SHRUB |
|  | ORNAMENTAL GRASS |
|  | TEMPORARILY IRRIGATED
NATIVE SEED |
|  | PCC BUFFER, TEMPORARILY
IRRIGATED NATIVE SEED |
|  | SOD |
|  | (PERFORATED) STEEL EDGER |
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WITH COLUMNS |
|  | PCC FENCE |
|  | PROPERTY LINE |
|  | RIGHT OF WAY |
|  | PROPOSED CONTOUR |
|  | EXISTING CONTOUR |



KEY MAP

NOT FOR CONSTRUCTION

OWNER/DEVELOPER

RV VAULT JEWELL
PO BOX 4578
PARKER, CO 80134
TELEPHONE: 303.748.7075

CIVIL ENGINEER/SURVEYOR

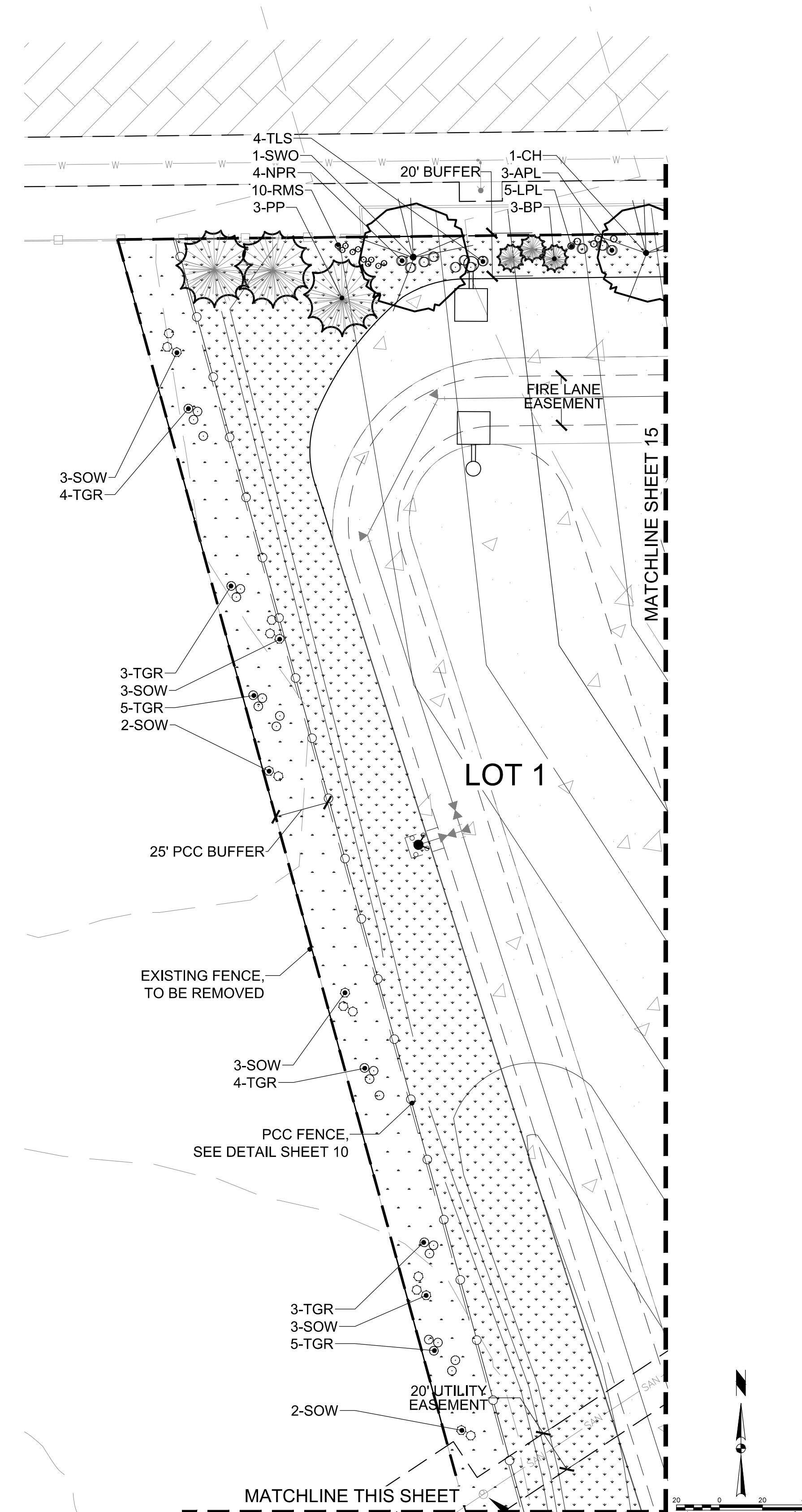
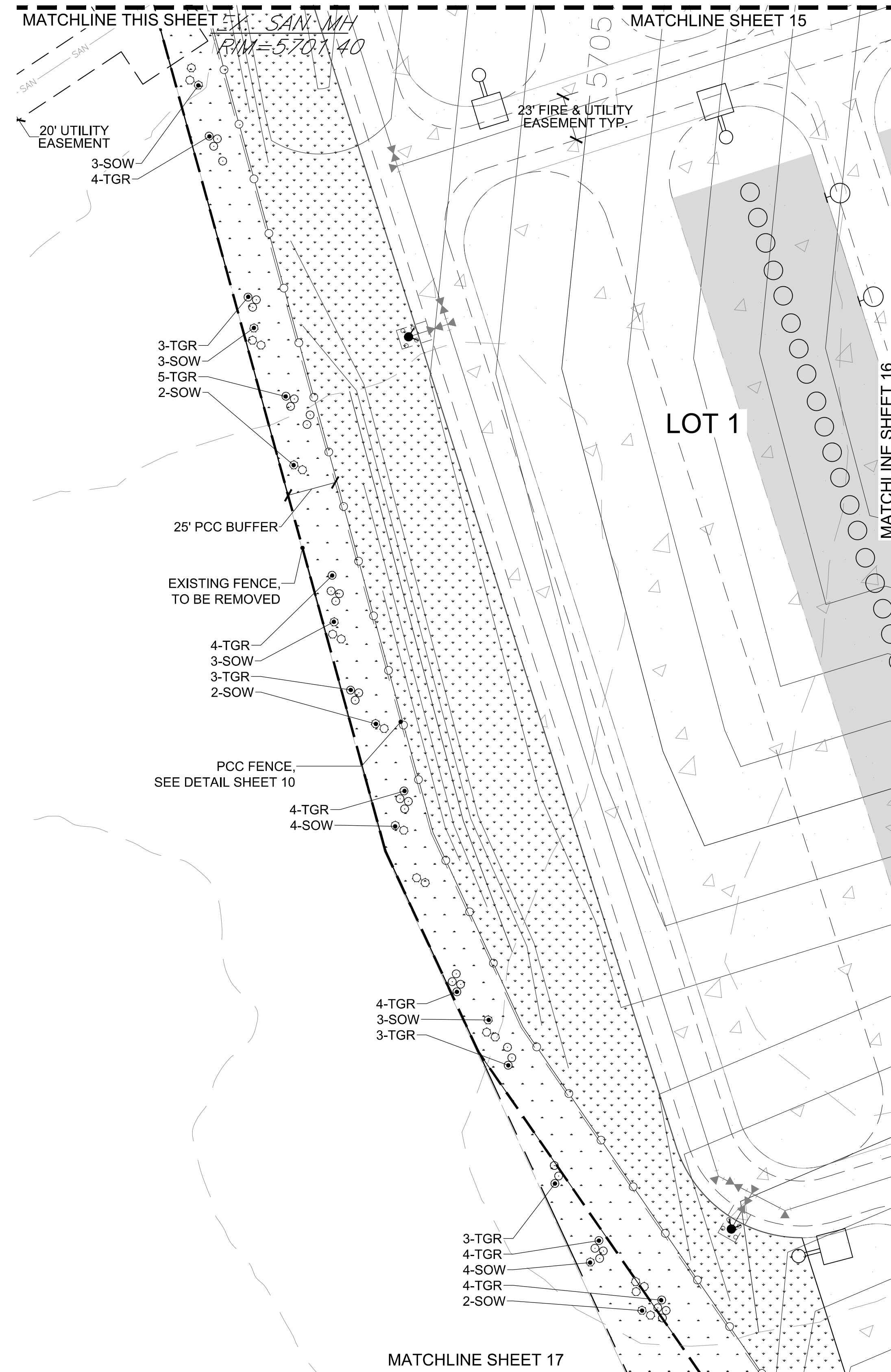
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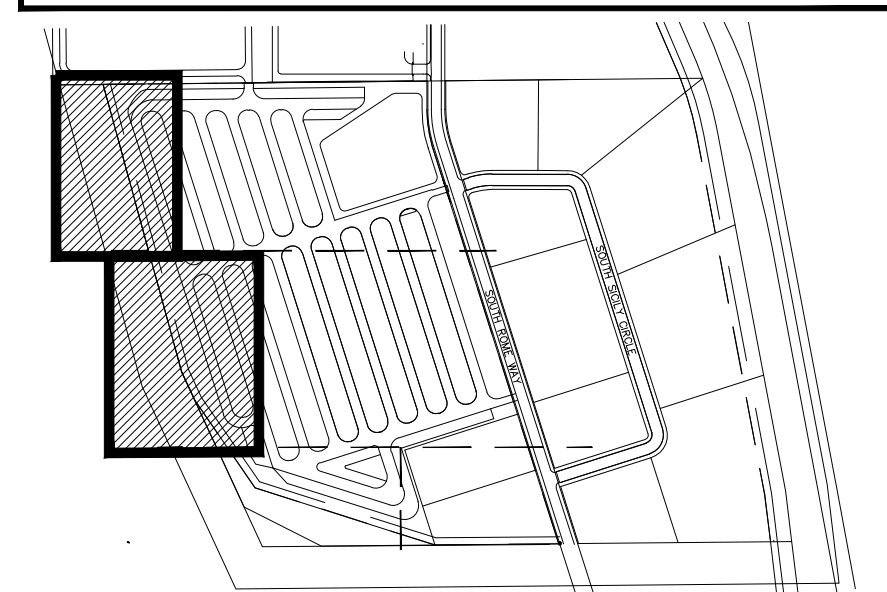
THE HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, CO 80202
TELEPHONE: 303.446.2368

LANDSCAPE PLAN
SHEET 17 OF 23

CONTEXTUAL SITE PLAN
RV VAULT AT PIONEER BUSINESS PARK
TWO PARCELS OF LAND
LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO



LEGEND	
	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	DECIDUOUS SHRUB
	EVERGREEN SHRUB
	ORNAMENTAL GRASS
	TEMPORARILY IRRIGATED NATIVE SEED
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CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND

LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66

WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF

ARAPAHOE, STATE OF COLORADO

PLANT LIST							
QUANTITY	SYMBOL	COMMON NAME	LATIN NAME	SIZE	MATURE SIZE (HxW)	CONT.	WATER USE
DECIDUOUS TREES							
2	BO	BUR OAK	QUERCUS MACROCARPA	2.5" CAL.	65' X 65'	B&B	MODERATE
5	CH	WESTERN HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL.	50' X 45'	B&B	MODERATE
4	EO	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL.	50' X 35'	B&B	MODERATE
15	IH	IMPERIAL HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS IMPERAIL	2.5" CAL.	35' X 35'	B&B	MODERATE
4	KC	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA	2.5" CAL.	55' X 45'	B&B	MODERATE
9	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL.	50' X 50'	B&B	MODERATE
9	WC	WESTERN CATALPA	CATALPA SPECIOSA	2.5" CAL.	50' x 40'	B&B	MODERATE
ORNAMENTAL TREES							
7	GRT	GOLDEN RAINTREE	KOELREUTERIA PANICULATA	2" CAL.	125' X 25'	B&B	LOW
3	PGP	PRAIRIE GEM PEAR	PYRUS USURIENSIS	2" CAL.	25' X 18'	B&B	MODERATE
9	RH	RUSSIAN HAWTHORN	CRATAEGUS AMBIGUA	2" CAL.	20' X 18'	B&B	MODERATE
EVERGREEN TREES							
8	BCP	BRISTLECONE PINE	PINUS ARISTATA	8'	30' X 30'	B&B	MODERATE
35	BP	BOSNIAN PINE	PINUS HELDREICHII	8'	20' x 11'	B&B	LOW
6	PP	PONDEROSA PINE	PINUS PONDEROSA	8'	70' X 35'	B&B	MODERATE
8	VPP	VANDERWOLF'S PYRAMID PINE	PINUS FLEXILIS ' VANDERWOLF'S PYRAMID '	8'	40' X 25'	B&B	MODERATE
DECIDUOUS SHRUBS							
19	AC	ALPINE CURRANT	RIBES ALPINUM		4.5' x 4.5'	5 GALLON	LOW
37	APL	APACHE PLUME	FALLUGIA PARADOXA		5' X 5'	5 GALLON	LOW
44	BCB	BLACK CHOKEBERRY	ARONIA MELANOCARPA		6.5' X 5'	5 GALLON	LOW
17	BFB	BUFFALOBERRY	SHEPHERDIA ARGENTEA		12' X 10'	5 GALLON	LOW
70	BRD	BAILEY REDTWIG DOGWOOD	CORNUS STOLONIFERA 'BAILEY'		8' X 8'	5 GALLON	MODERATE
20	BV	BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII		7' X 7'	5 GALLON	MODERATE
14	DBC	DWARF BLACK CHOKEBERRY	ARONIA MELANOCARPA		3' X 3'	5 GALLON	MODERATE
48	LPL	LEADPLANT	AMORPHA CANESCENS		3' X 3'	5 GALLON	LOW
11	NN	NATIVE NINEBARK	PHYSOCARPUS MONOGYNUS		3.5' X 3.5'	5 GALLON	MODERATE
62	NPR	NATIVE PINK ROSE	ROSA WOODSII		4.5' x 4.5'	5 GALLON	LOW
11	RC	RED CORALBERRY	SYMPHORICARPOS ARBICULATUS		4.5' X 4.5'	5 GALLON	MODERATE
20	RLR	RED LEAVED ROSE	ROSA GLAUCA		6.5' X 5'	5 GALLON	MODERATE
92	RMS	ROCKY MOUNTAIN SUMAC	RHUS GLABRA CISMONTANA		2.5' X 2.5'	5 GALLON	LOW
24	RS	RUSSIAN SAGE	PEROVSKIA ATRIPICIFOLIA		3.5' X 3.5'	5 GALLON	MODERATE
15	RSB	REGENT SERVICEBERRY	AMELANCHIER ALNIFOLIA 'REGENT'		7' X 7'	5 GALLON	MODERATE
12	SNM	MOUNTAIN SNOWBERRY	SYMPHORICARPUS OREOPHILUS		3' X 3'	5 GALLON	MODERATE
104	SOW	SOAP WEED YUCCA	YUCCA GLAUCA		4' X 5'	5 GALLON	LOW
14	SS	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA		8' X 8'	5 GALLON	MODERATE
8	SWN	SUMMER WINE NINEBARK	PHYSOCARPUS X SUMMER WINE		5' X 5'	5 GALLON	MODERATE
151	TGR	TALL GREEN RABBITBRUSH	ERICAMERIA NAUSEOSUS GRAVEOLENS		4' X 4'	5 GALLON	LOW
71	TLS	THREE LEAF SUMAC	RHUS TRILOBATA		4.5' X 4.5'	5 GALLON	LOW
33	YFC	YELLOW FLOWERING CURRANT	RIBES AUREUM		5' X 5'	5 GALLON	MODERATE
EVERGREEN SHRUBS							
68	ACJ	ALPINE CARPET JUNIPER	JUNIPERUS COMMUNIS ' ALPINE CARPET'		0.75' X 3.5'	5 GALLON	LOW
50	EFJ	COMMON EFFUSA JUNIPER	JUNIPERUS EFFUSA		2' X 5'	5 GALLON	LOW
GRASSES/PERENNIALS							
114	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM ' THE BLUES'		3' X 1.5'	1 GALLON	LOW
96	STG	SILKY TRHEAD GRASS	NASSELLA TENUSSIMA		1.5' X 1'	5 GALLON	LOW
77	SWG	SWITCH GRASS	PANICUM VIRGATUM		3' X 6'	5 GALLON	LOW

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LAND PLANNER

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LANDSCAPE REQUIREMENTS

MINIMUM LANDSCAPE REQUIREMENTS							
DESCRIPTION	LENGTH	BUFFER WIDTH REQUIRED	BUFFER WIDTH PROVIDED	NO. OF TREES/SHRUBS REQUIRED	TREES PROVIDED	SHRUBS PROVIDED	GRASSES PROVIDED
Street Frontage S. Rome Way WEST LOT 1 Tree Lawn (Public)	1,155 lf			1 Tree/40 lf = 29	29	N/A	N/A
Street Frontage S. Rome Way WEST LOT 2&3 Tree Lawn (Public)	485 lf			1 Tree/40 lf = 12	12	N/A	N/A
Street Frontage S. Rome Way EAST* Tree Lawn (Public)	1,640 lf			1 Tree/40 lf = 41	41	N/A	N/A
Landscape Street Buffer S. Rome Way/LOT 1 1 Tree & 10 Shrubs/40 lf	1,155 lf	10'	12'	1 Tree/40 lf = 29 10 Shrubs/40 lf = 290	29	268	265
Landscape Street Buffer S. Rome Way / LOT 2&3** 1 Tree & 10 Shrubs/40 lf	485 lf	10'	12'	1 Tree/40 lf = 12 10 Shrubs/40 lf = 120	12	64	52
North Landscape Buffer Non-Street Frontage Buffer 1 Tree & 5 Shrubs/40 lf	1,127 lf	10'	17'	1 Tree/40 lf = 28 5 Shrubs/40 lf = 141	28	150	0
S & W Landscape Buffer Special Landscape Buffer PCC	2,220 lf	25'	25'	1 Tree/25 lf = 89 10 Shrubs/25 lf = 890***	N/A	255	N/A
Detention Pond Landscape 1 Tree & 10 Shrubs/4000 sf	126,502 sf			1 Tree/4000 sf = 32 10 Shrubs/4000 sf = 316	32	318	0
TOTAL				183 Trees/867 Shrubs	183	951	317

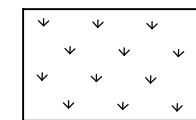
TREE EQUIVALENTS

Ten five-gallon deciduous/evergreen shrubs per one 2½" caliper tree.

* NOTE: THE INSTALLATION OF THE STREET TREES FOR THE EAST SIDE OF S. ROME WAY MAY BE DEFERRED UNTIL DEVELOPMENT OF THE EASTERN MOST PARCELS OCCURS.

** NOTE: THE INSTALLATION OF THE STREET TREES AND LANDSCAPING ALONG THE WEST SIDE OF ROME WAY FOR THE LOTS SOUTH OF THIS PROPERTY LINE MAY BE DEFERRED AND WILL BE THE RESPONSIBILITY OF THE DEVELOPER OF PLANNING AREA TWO (SEE PHASING PLAN). THE AREA IN PLANNING AREA TWO WILL BE OVER-SEEDED AFTER GRADING IS COMPLETED AS PART OF PHASE I (PLANNING AREA ONE)

*** THE PCC BUFFER IS EXEMPT FROM THE TYPICAL SPECIAL LANDSCAPE BUFFER REQUIREMENTS AND "... SHALL BE DRILL SEEDED WITH A PROS-APPROVED NATIVE GRASS SEED MIX SUPPLEMENTED WITH NATIVE GRASS PLUGS AND YUCCA AND RABBITBRUSH PLANTINGS TO BE SHOWN ON LANDSCAPE PLANS AT TIME OF SITE PLAN APPROVAL."



TEMPORARILY IRRIGATED SEED MIX (SANDY SOIL SEED MIX - AURORA STANDARD)

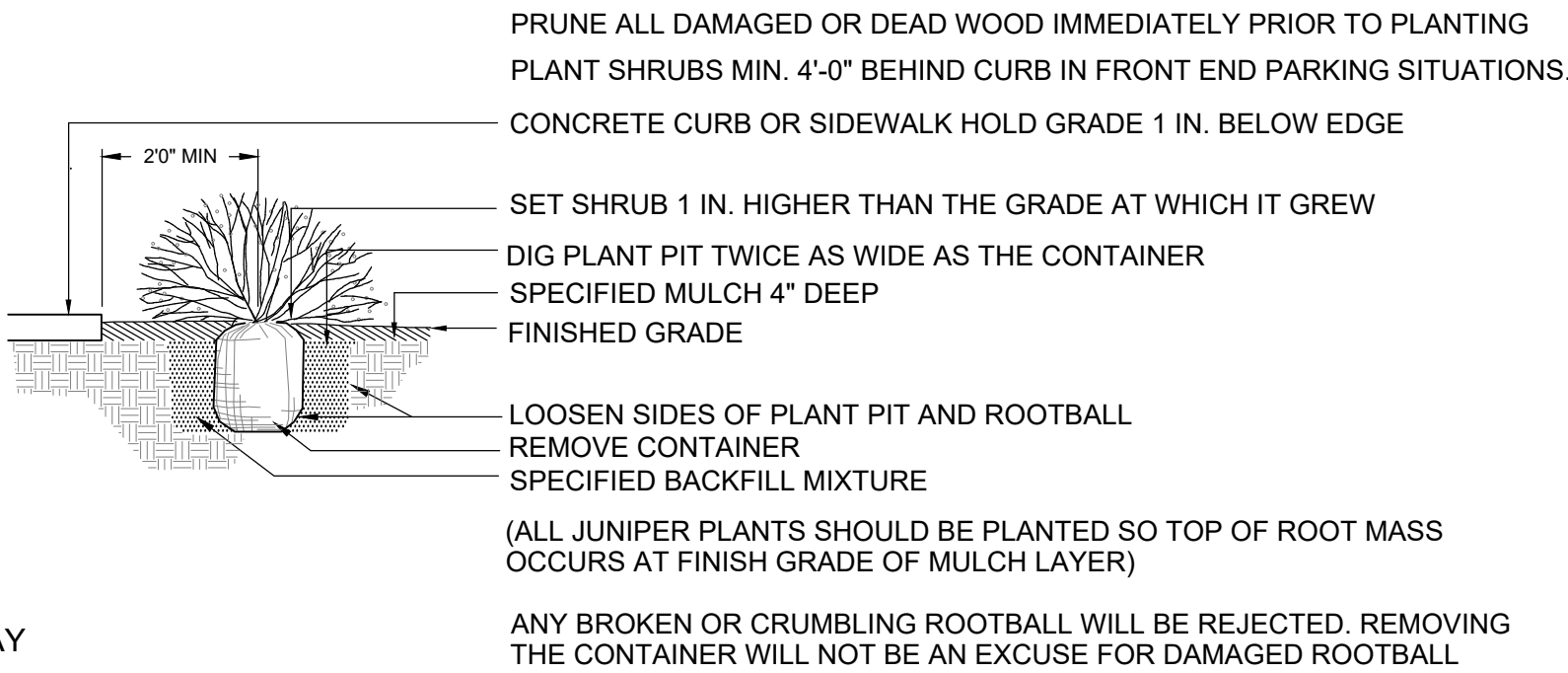
COMMON NAME	BOTANICAL NAME	GROWTH SEASON	GROWTH FORM	SEEDS/POUND	PLS/ACRE
BLUE GRAMA	BOUTELOUA GRACILIC 'HACHITA'	WARM	SOD-FORMING BUNCHGRASS	825,000	4.0
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM 'PASTURA'	WARM	BUNCH	240,000	3.0
PRAIRIE SANDREED	CALAMOVILFA LONGIFOLIA	WARM	OPEN SOD	274,000	3.0
SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	WARM	BUNCH	5,298,000	2.0
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA 'BUTTE'	WARM	SOD	191,000	3.0
WESTERN WHEATGRASS	AGROPYRON SMITHII 'ARRIBA'	COOL	SOD	110,000	4.0
SAND BLUESTEM	ANDROPOGON HALLII 'GARDEN'	WARM	SOD	113,300	2.0
SWITCHGRASS	PANICUM VIRGATUM	WARM	SOD	389,000	6.0
INDIAN RICEGRASS	ORYZOPSIS HYMENOIDES	COOL	BUNCH	141,000	4.0
TOTAL					31.0

GENERAL NOTES:

- 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. 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 REQUIREMENTS FOUND IN SECTION 146-1429, 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 SOD, INCLUDING IN THE TREE LAWN, SHALL BE RTF FESCUE.
- PLANTING BEDS SHALL BE MULCHED WITH 3/4" TO 1-1/4" ROCK COBBLE OVER WEED BARRIER FABRIC. FOR TREE AND SHRUB PLANTINGS IN NATIVE SEED AREAS, A WOOD MULCH RING IS REQUIRED.
- ALL LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE CHAPTER 146, ARTICLE 14.
- ALL PARKING LOT LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS SET BY THE CITY OF AURORA CODE ARTICLE 14.
- ALL FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA FENCE, WALL, AND AWNING STANDARDS CHAPTER 146, ARTICLE 17.
- LANDSCAPE MATERIAL 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.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS.
- ALL MATERIALS, WORKMANSHIP, CONSTRUCTION DETAILS AND TESTING FOR THE WATER LINE CONSTRUCTION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE, LATEST REVISION AS SET FORTH BY THE CITY OF AURORA WATER DEPARTMENT, LATEST REVISION.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE.
- IN NO CASE SHALL ANY TREES, WALLS, LARGE ROCKS, FENCES, ETC. BE WITHIN A UTILITY EASEMENT OR WITHIN 8 FEET OF A PUBLIC UTILITY LINE UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FORM THE WATER DEPARTMENT AND A REVOCABLE LICENSE OR LICENSE AGREEMENT HAS BEEN OBTAINED.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04:2.10

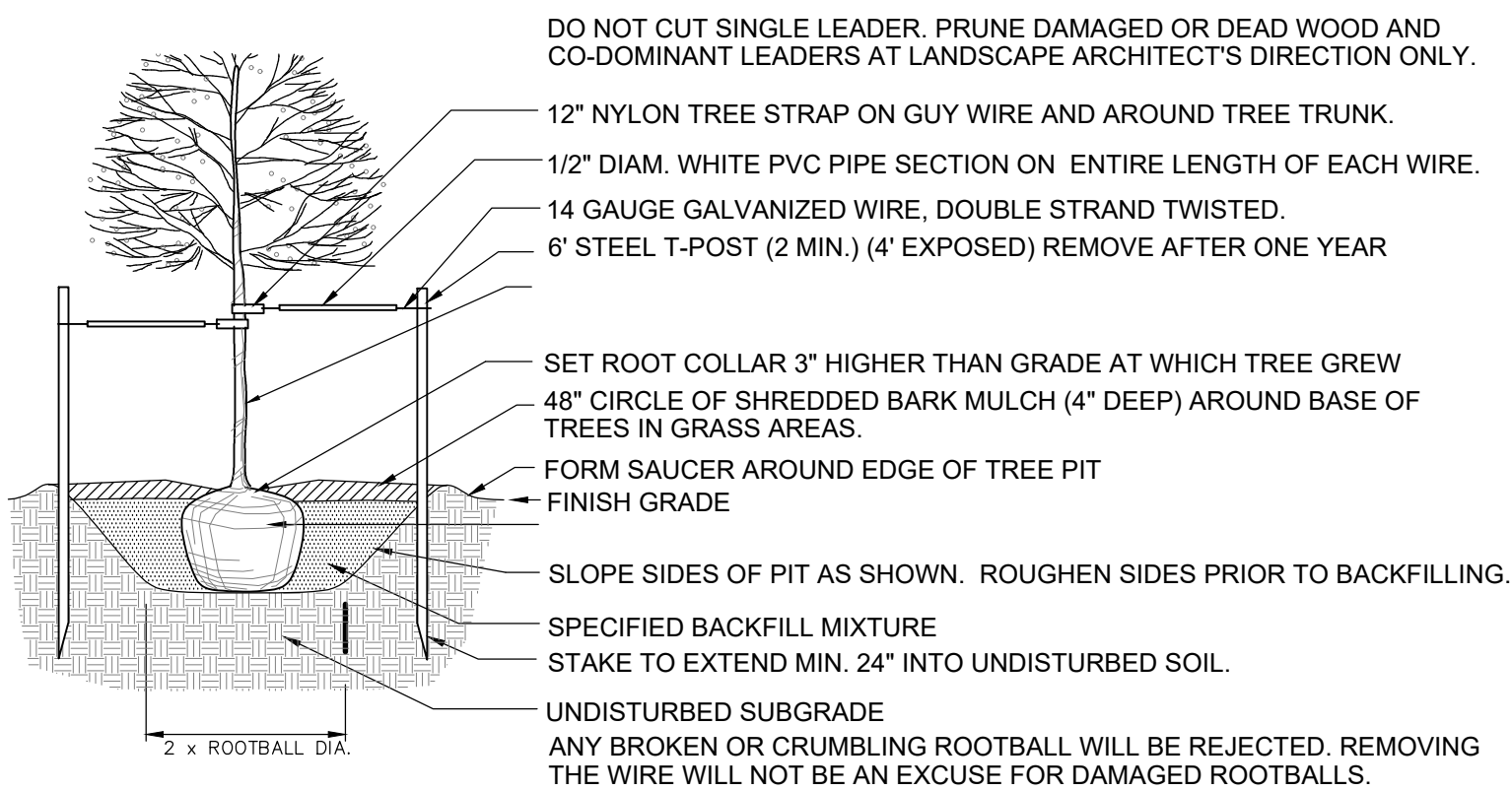
Hoffman-Crippin Site Seed Mix
(PLAINS CONSERVATION CENTER BUFFER)

COMMON NAME	SCIENTIFIC NAME	NATIVE SPECIES	VARIETY	PLS LBS/ACRE	OZ/ACRE**
GRASSES					
Buffalograss	Buchloe dactyloides	X	Sharp's	6	
Blue grama	Chondrosium gracile	X	Hachita	4	
Junegrass	Koeleria cristata	X	Native	0.5	
Western wheatgrass	Pascopyrum smithii	X	Ariba	6	
Sand dropseed	Sporobolus cryptandrus	X	native	1	
Sideoats grama	Bouteloua curtipendula	X	Butte	4	
Little bluestem	Schizachyrium scoparium	X	Blaze	1	
Green needlegrass	Stipa viridula (aka Nassella)	X	Lordom	4	
TOTAL POUNDS PLS / ACRE				26.5	
WILDFLOWERS					
Fringed sage	Artemisia frigida	X	Native		1
Blanketflower	Gaillardia aristata	X	Native		1
Bluebells	Campanula rotundifolia	X	Native		1
Showy locoweed	Oxytropis lambertii	X	Native		1
Silky locoweed	Oxytropis sericea	X	Native		1
Sidebells penstemon	Penstemon secundiflora	X	Native		1
Scarlet globemallow	Sphaeralcea coccinea	X	Native		1
Smooth aster	Aster laevis	X	Native		1
White Yarrow	Achillea lanuginosa	X	Native		1
Showy goldeneye	Helianthus multiflorus (aka Viguera)	X	Native		1
Louisiana sage	Artemisia ludoviciana	X	Native		1
Wand penstemon	Penstemon virgatus	X	Native		1
SHRUBS					
Yucca	Yucca glauca	X	Native		1
	Chrysothamnus nauseosus sp				
	nauseosus	X	Native		1
TOTAL OUNCES PLS/AC					14



SHRUB PLANTING

N.T.S.



DECIDUOUS TREE PLANTING

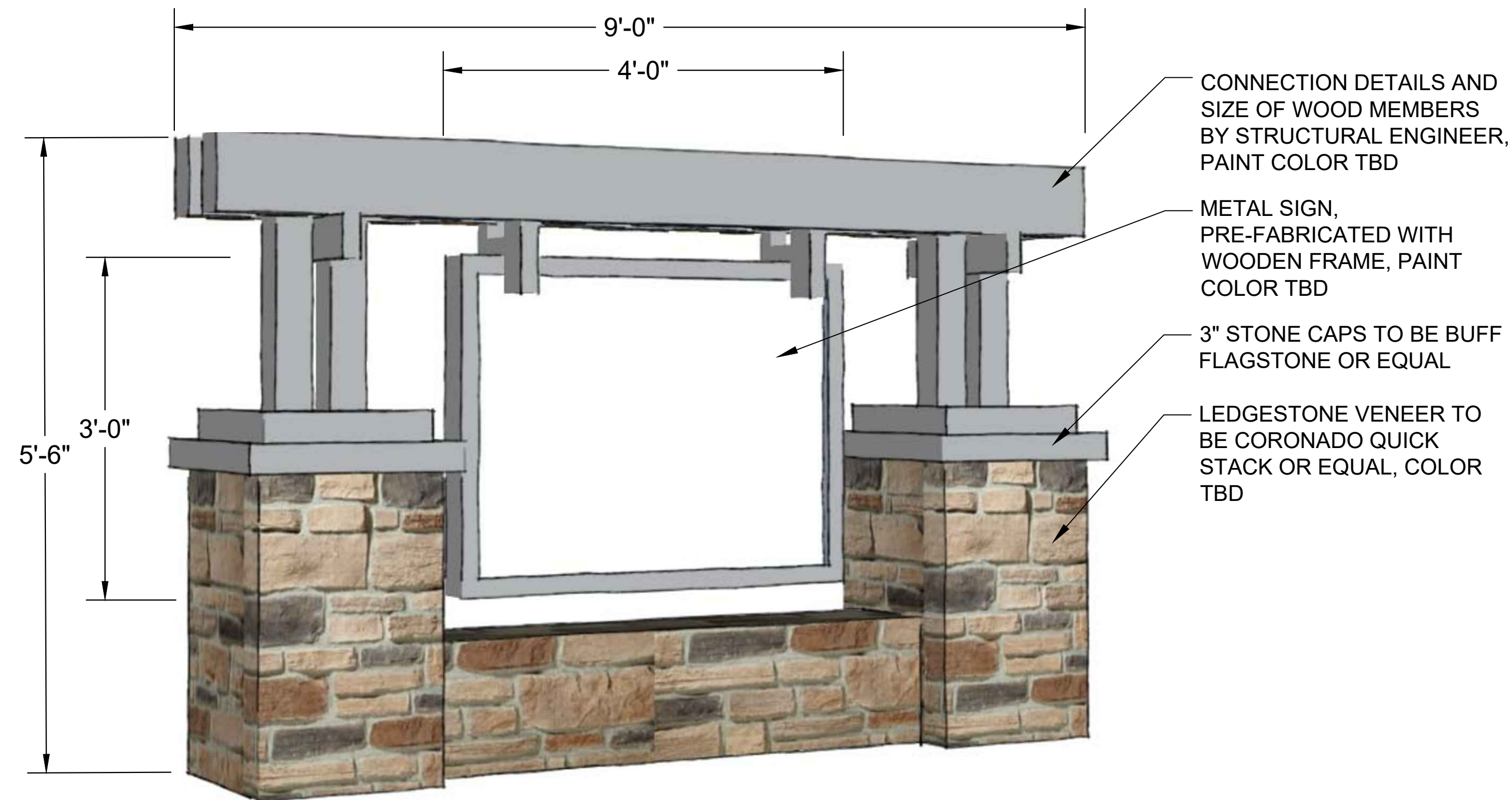
N.T.S.

CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

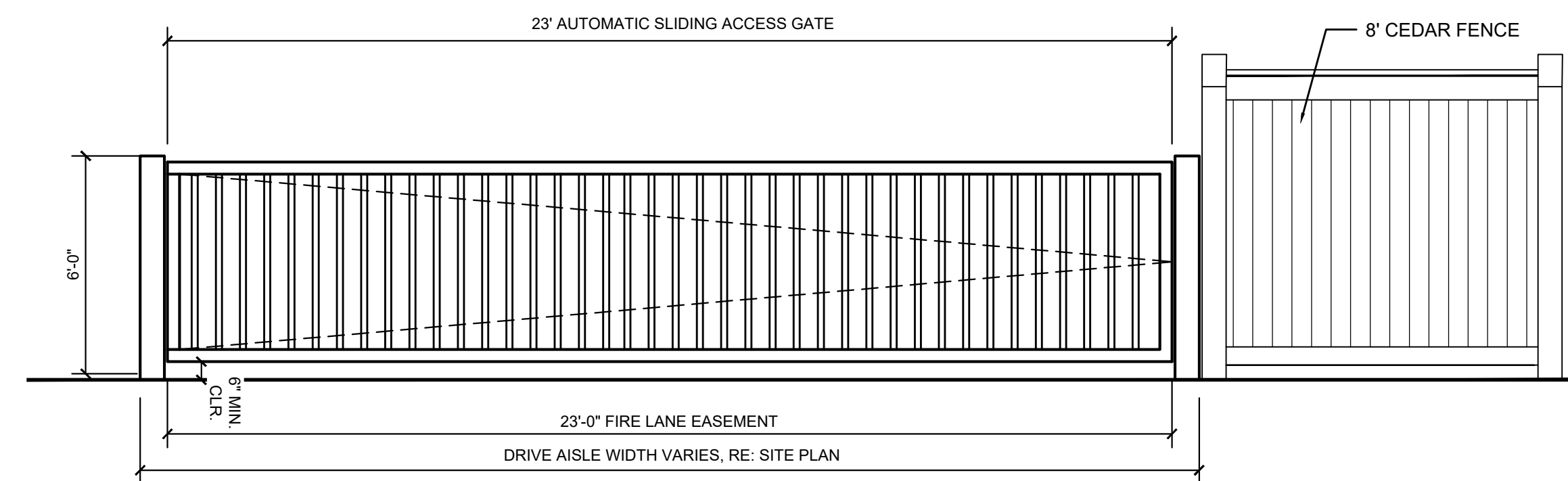
TWO PARCELS OF LAND

LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO



ENTRY MONUMENT

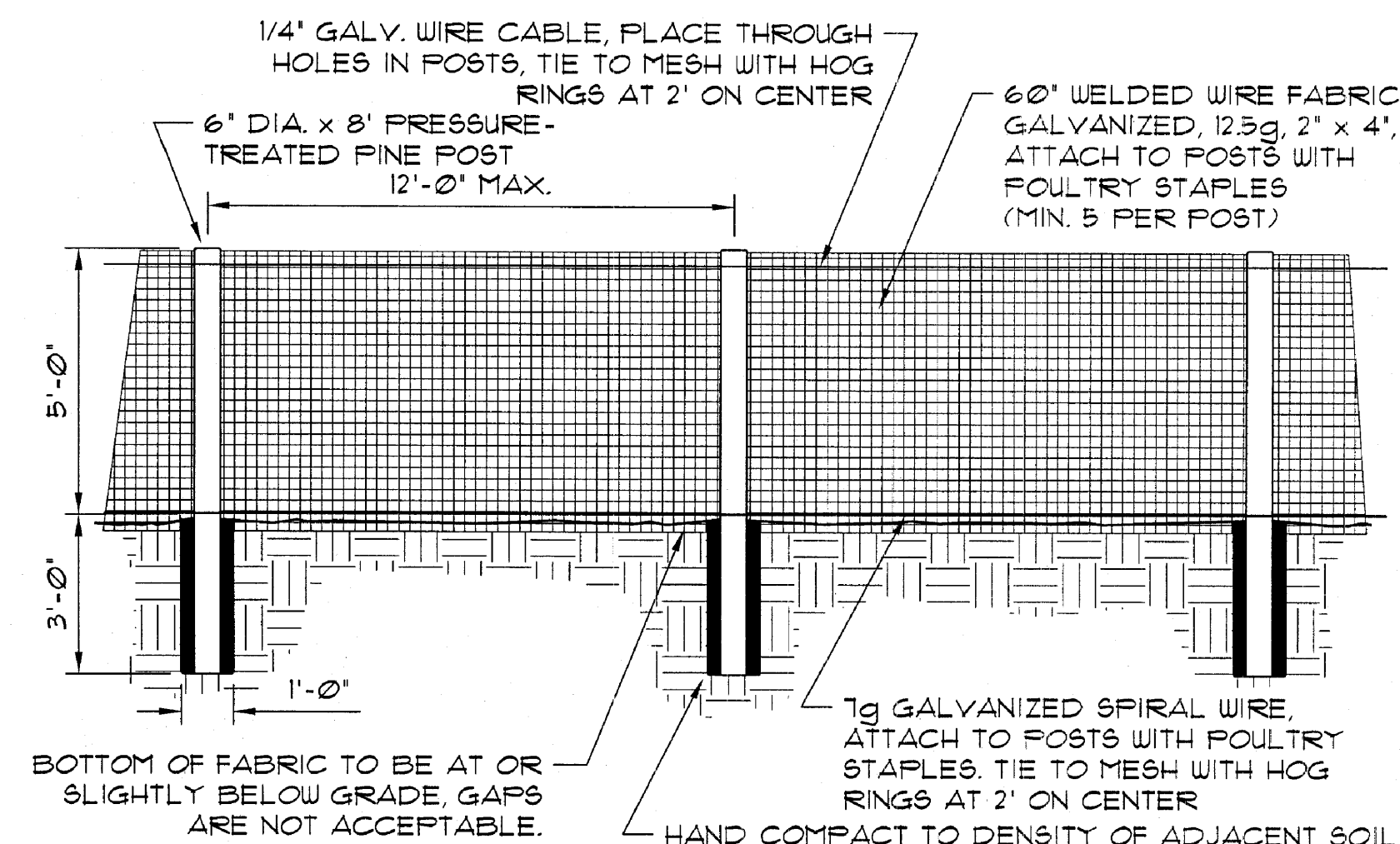
NTS



23' AUTOMATIC SLIDING ACCESS GATE

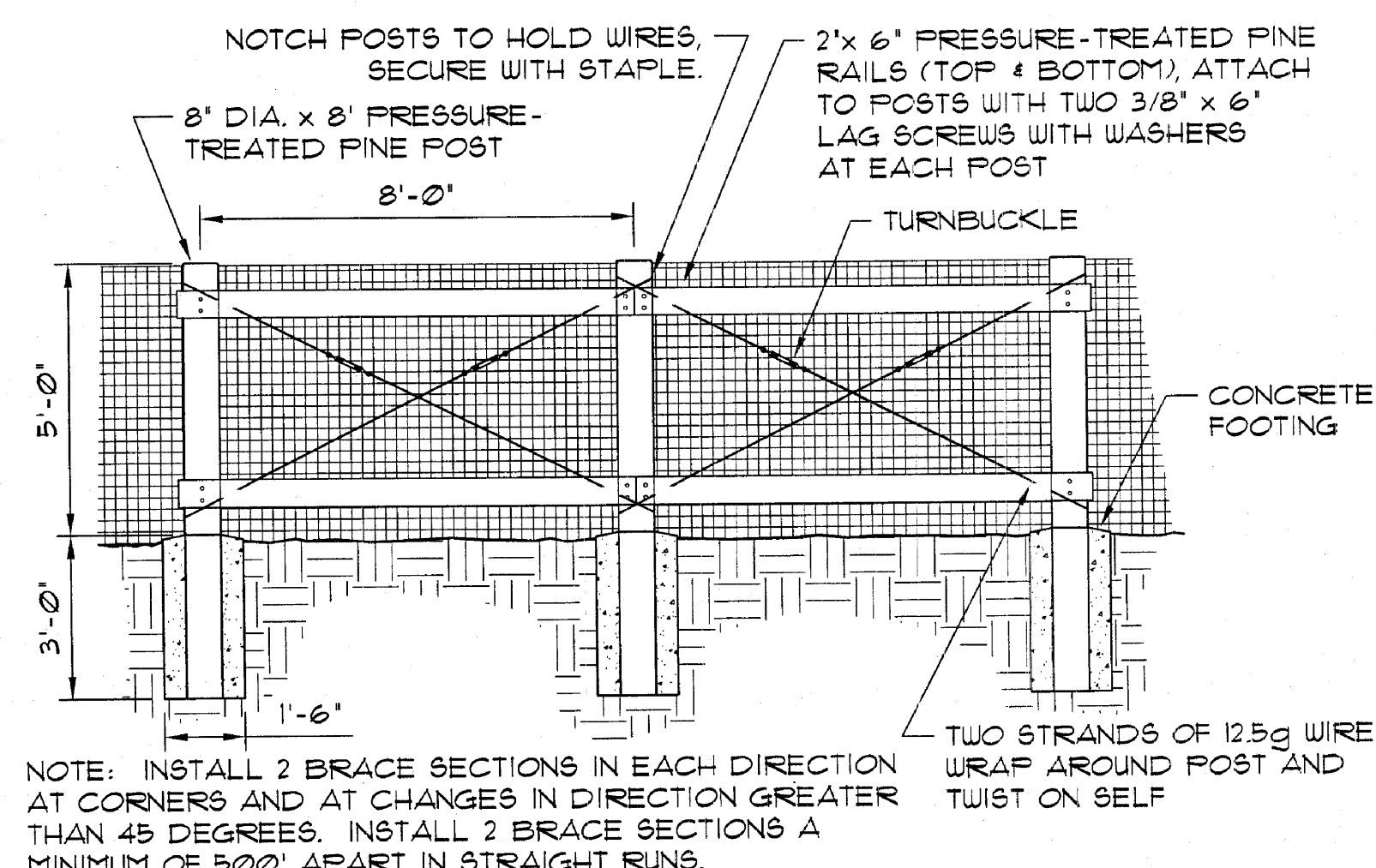
NTS

- NOTES:
- 23' ELECTRICAL SLIDING GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE
 - GATE SHALL BE LOCATED 35'-0" MINIMUM BACK FROM THE ADJACENT STREET FLOW LINE. RE: SITE PLAN.
 - THE MINIMUM CLEAR OPENING WIDTH OF THE GATING SYSTEM SHALL NOT BE LESS THAN TWENTY-THREE FEET (23'-0") FOR TWO-WAY TRAFFIC. THERE MUST BE A 6" MINIMUM CLEARANCE ACROSS THE FULL WIDTH OF THE GATING SYSTEM, FROM THE BOTTOM OF THE GATING SYSTEM TO THE ROAD SURFACE.
 - POSTS OR COLUMNS CANNOT ENCROACH INTO THE 23' FIRE LANE OR EMERGENCY ACCESS EASEMENT.
 - PROVIDE SIGN OUTSIDE OF EACH GATED ENTRYWAY "ENTERING THROUGH ACCESS FIRE LANE".
 - REFER TO SITE PLAN FOR ADDITIONAL INFORMATION, GATE SLIDE DIRECTIONS, ETC.
 - THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.



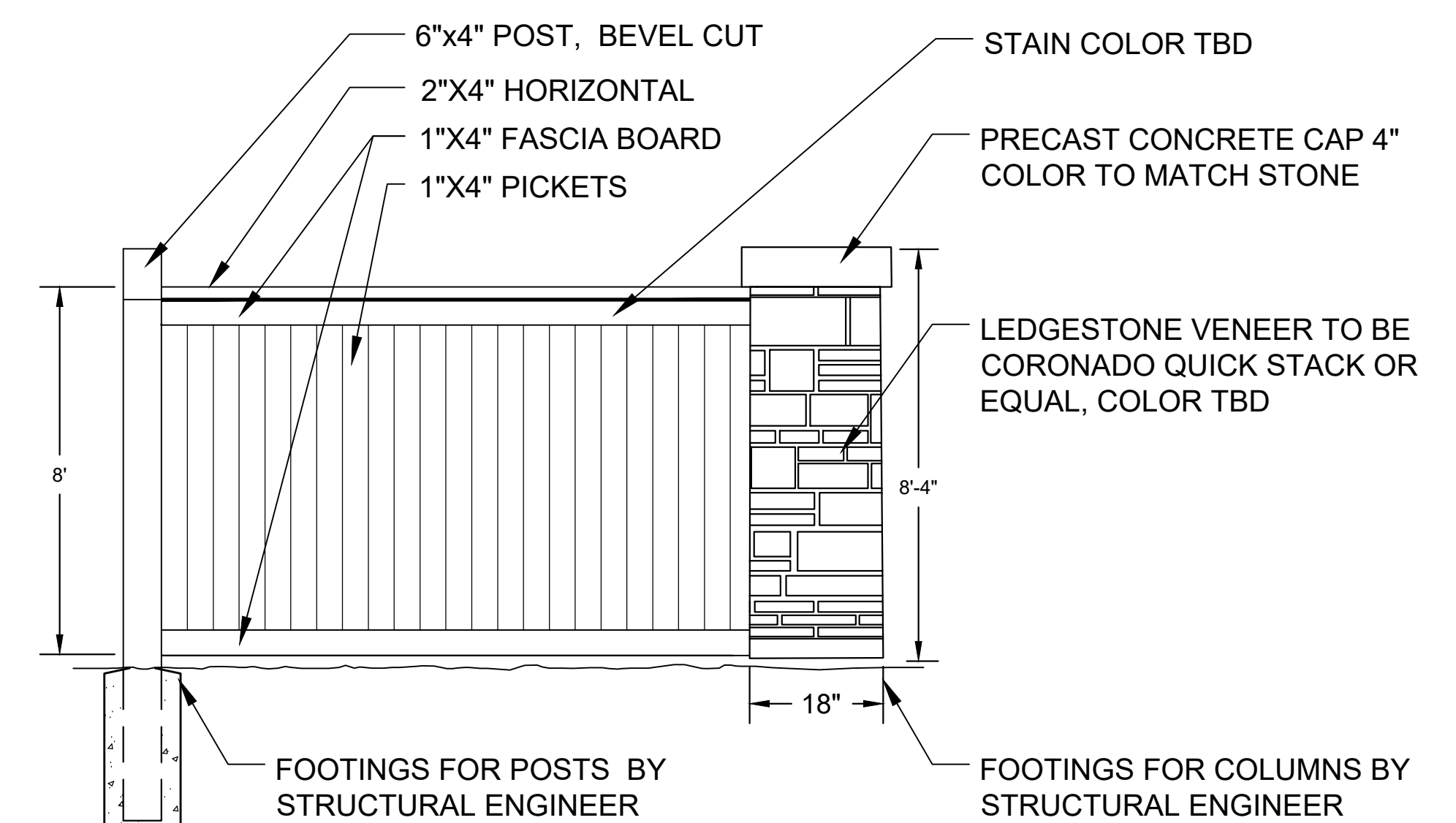
PLAINS CONSERVATION CENTER (PCC) FENCE ALONG SOUTH AND WEST BUFFER

NTS



PCC FENCE BRACE AND CORNER SECTIONS

NTS



PERIMETER 8' STAINED CEDAR FENCE WITH MASONRY COLUMNS
ALONG ROME WAY AND NORTH BUFFER

NTS

NOT FOR CONSTRUCTION

OWNER/DEVELOPER

RV VAULT JEWELL
PO BOX 4578
PARKER, CO 80134
TELEPHONE: 303.748.7075

CIVIL ENGINEER/SURVEYOR

DMG CORPORATION
9222 TEDDY LANE
LOVE TREE, CO 80124
TELEPHONE: 303.792.0557

LAND PLANNER

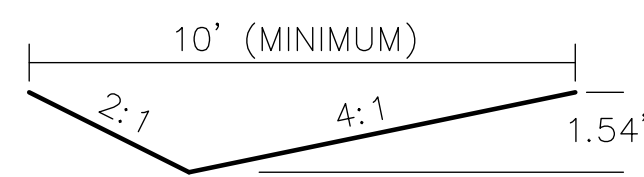
THE HENRY DESIGN GROUP
1501 WAZEE STREET, SUITE 1-C
DENVER, CO 80202
TELEPHONE: 303.448.2388

CONTEXTUAL SITE PLAN

RV VAULT AT PIONEER BUSINESS PARK

TWO PARCELS OF LAND

LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO



THIS TYPICAL SECTION APPLIES TO THE SOUTH PERIMETER OF THE DETENTION POND.

10' CONCRETE V-CHANNEL
N.T.S.

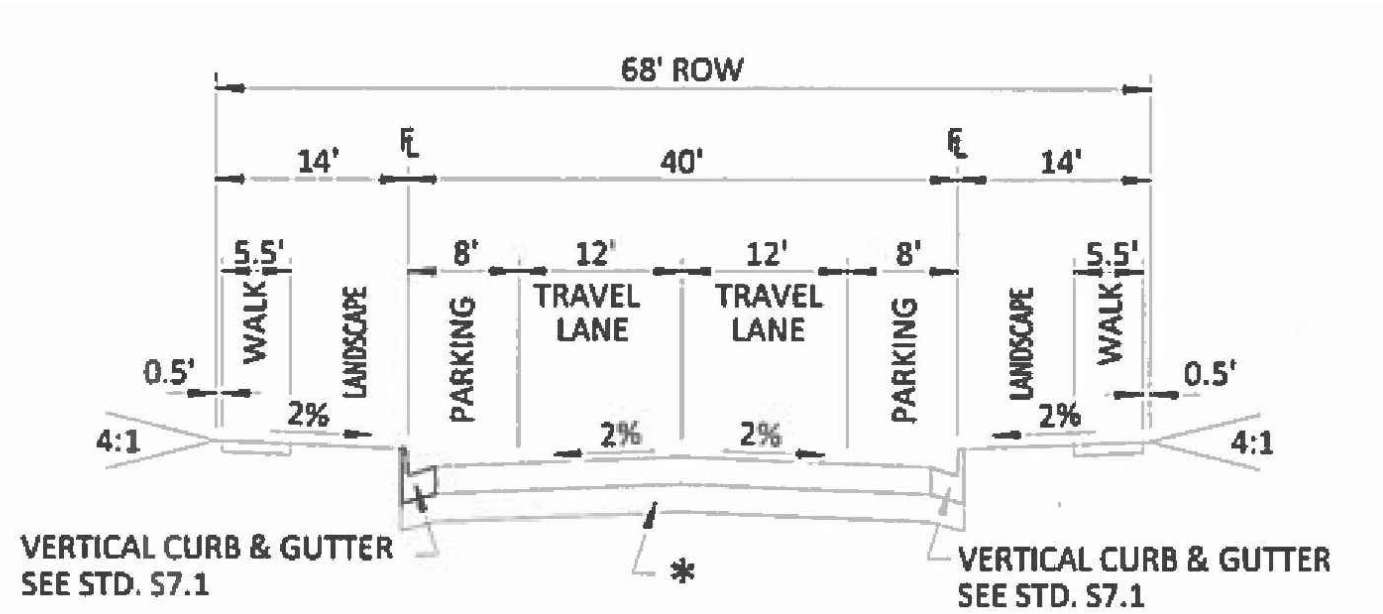


THIS TYPICAL SECTION APPLIES TO THE NORTH AND WEST PERIMETER OF THE DETENTION POND AND ALONG THE WEST EDGE OF SOUTH ROME WAY.

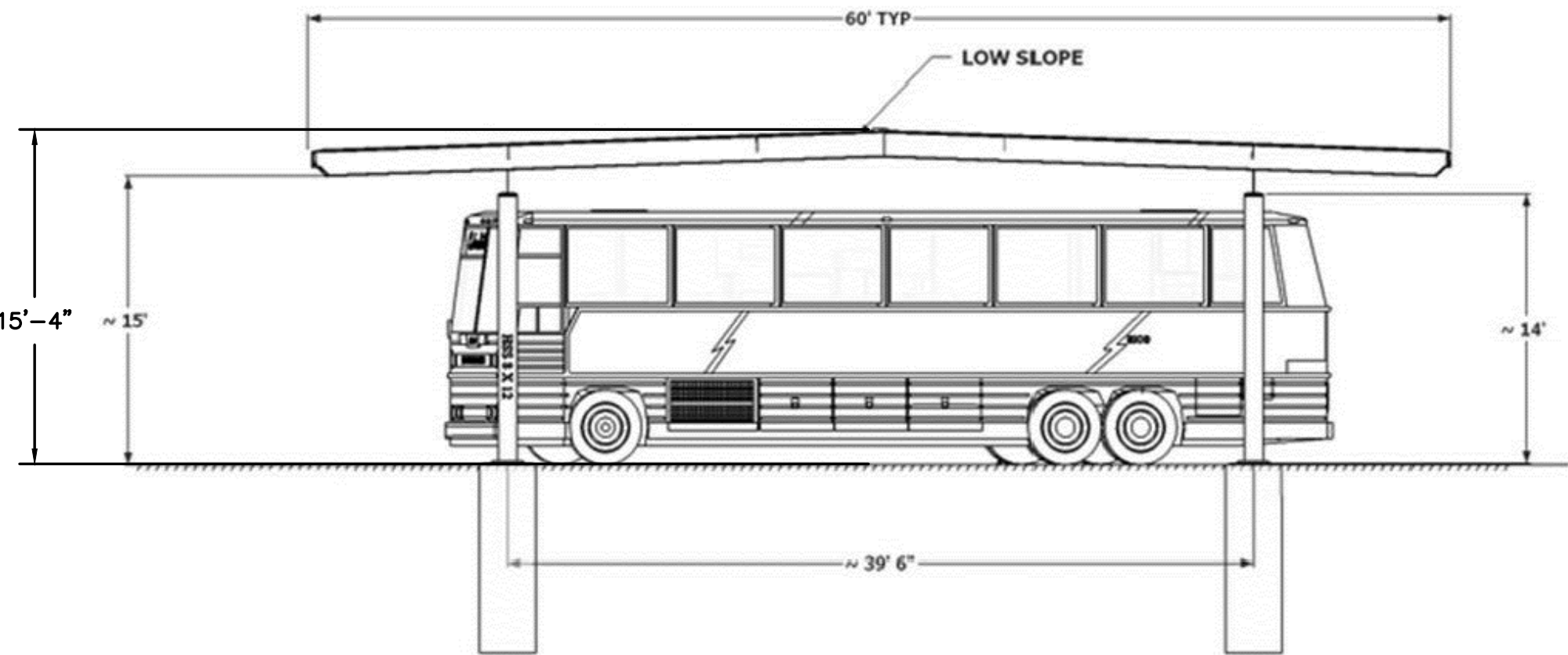
20' CONCRETE V-CHANNEL
N.T.S.



RV CANOPY-3D



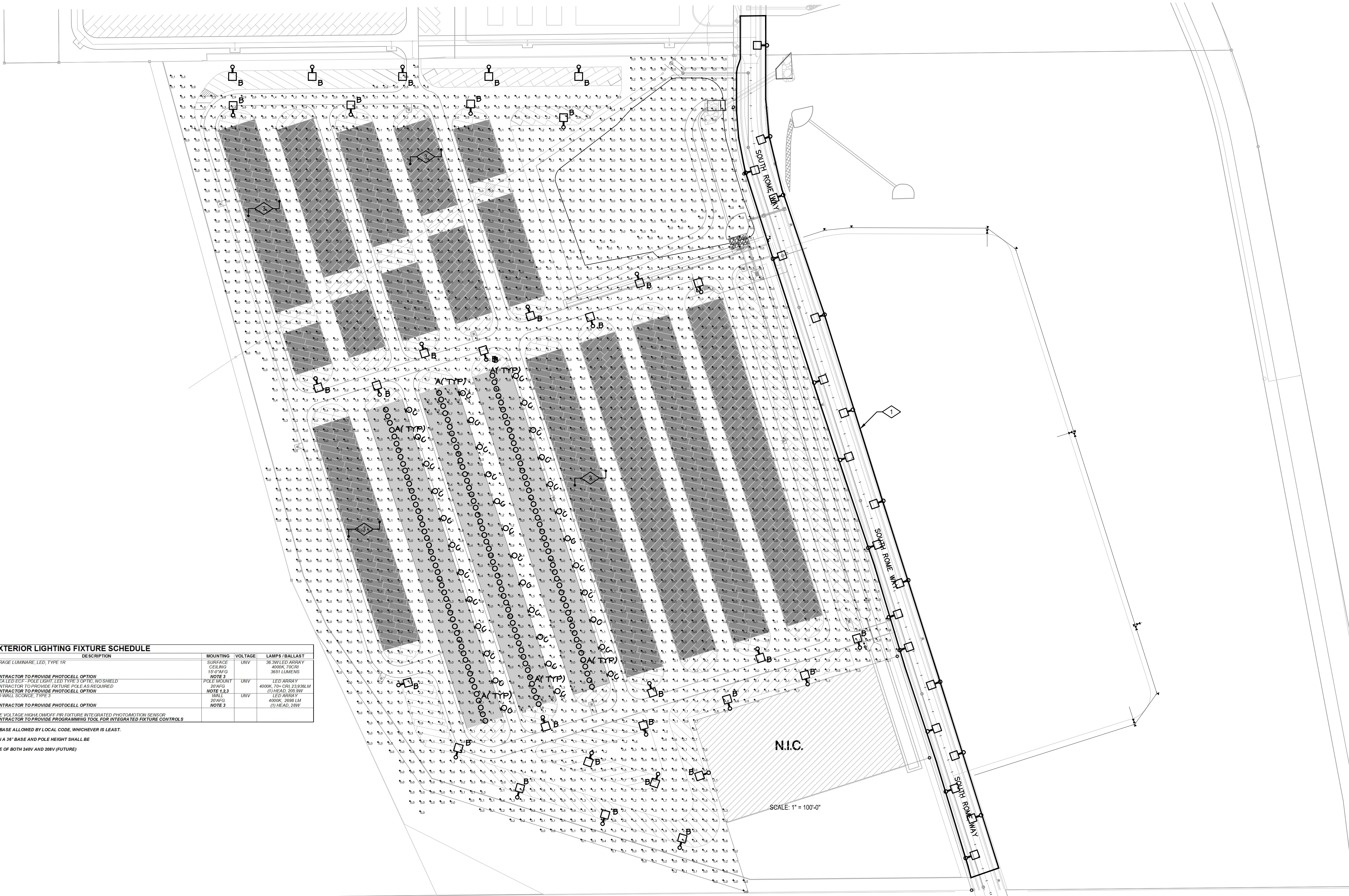
LOCAL TYPE 3
SOUTH ROME WAY



RV CANOPY-ELEVATION

OWNER/DEVELOPER	CIVIL ENGINEER/SURVEYOR	LAND PLANNER
RV VAULT JEWELL PO BOX 4578 PARKER, CO 80134 TELEPHONE: 303.748.7075	IMEC CORPORATION 9222 TEDDY LANE LONE TREE, CO 80124 TELEPHONE: 303.792.0557	THE HENRY DESIGN GROUP 1501 WAZEE STREET, SUITE 1-C DENVER, CO 80202 TELEPHONE: 303.446.2368

CONTEXTUAL SITE PLAN
RV VAULT AT PIONEER BUSINESS PARK
TWO PARCELS OF LAND
LOCATED IN A PART OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF
ARAPAHOE, STATE OF COLORADO



LIGHTING CALCULATION		
DESCRIPTION	AVERAGE	MAXIMUM
NORTH DRIVE LANES	1.6FC	4.9FC
MIDDLE DRIVE LANE	1.0FC	6.0FC
BETWEEN CANOPY DRIVE LANES	1.3FC	3.3FC
SOUTH DRIVE LANE	1.5FC	6.0FC
SOUTHERN MOST DRIVE LANE	1.4FC	5.7FC
UNDER CANOPIES	1.0FC	6.2FC
SOUTH PROPERTY LINE AREA	0.0FC	0.1FC

NOTE: ABOVE CALCULATIONS WERE EXTRACTED FROM LIGHTING PHOTOMETRICS.

TYPE		MANUFACTURER	CATALOG NUMBER	EXTERIOR LIGHTING FIXTURE SCHEDULE	
A	PHILIPS GARDCO (OR EQUAL)	Gardco G3-MRFP-SP-L3-1R-10L-700-NN-G3-1RV-BZ		GARAGE LUMINAIRE, LED, TYPE 1R	
B	PHILIPS GARDCO (OR EQUAL)	Gardco G3-5-66C-3A-NW-G3-3A-3-1RV-000-7-90		CONTRACTOR TO PROVIDE PHOTOCELL OPTION	
C	RAYON LIGHTING GROUP (OR EQUAL)	Rayon 7630-LED-30-UN-13-40-14-M-1P-215-FSP-L3		CONTRACTOR TO PROVIDE PHOTOCELL OPTION	
	LEGRAND			CONTRACTOR TO PROVIDE PHOTOCELL OPTION	

NOTES:
1. ALONG POLES IN LINEAR ROWS, OVERALL HEIGHT TO BE AS SHOWN, INCLUDING 3' BASE OR TALLEST BASE ALLOWED BY LOCAL CODE, WHICHEVER IS LEAST.
2. VERIFY POLE COLOR AND LUMINAIRE FINISH WITH OWNER PRIOR TO PURCHASE.
3. REFER TO THE SITE PLAN FOR POLE LOCATIONS IN TRAFFIC AREAS. THOSE POLES ARE MOUNTED ON A 36" BASE AND POLE HEIGHT SHALL BE MODIFIED FOR A TOTAL HEIGHT AS SPECIFIED HERE.
4. CONTRACTOR TO ENSURE EACH FIXTURE IS PROVIDED WITH UNIVERSAL VOLTAGE DRIVER, CAPABLE OF BOTH 240V AND 208V (FUTURE) FIXTURES TO BE PROVIDED TO WITH INTEGRATED SENSORS

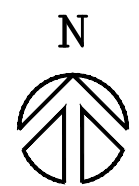


7822 S. Wheeling Ct, Suite B, Englewood, CO 80112 | P (303) 596-1251 | projects@coreyeng.com

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DENVER, CO 80202
TELEPHONE: 303.446.2368



PHOTOMETRIC PLAN
SCALE: 1" = 100'-0"

DETAIL NOTES

- ROADWAY LIGHTING DESIGN DONE PER SEPARATE CONTRACT.
- CONTRACTOR TO ENSURE LIGHTING FIXTURES ARE NOT TO ENCR OACH INTO FIRE LANES.
- FUTURE CANOPIES TO BE INSTALLED. NO LIGHTING REQUIRED DURING THIS DESIGN SUBMITTAL. THUS PHOTOMETRIC POINTS ILLUSTRATE LOW LIGHTING LEVELS.

[illegible]

Wattage shown is average for 120V through 277V input, to variation in input voltage.



1 LED Array Top View

10.48"
(271.2 cm)

13.31"
(338.0 cm)

Approximate luminaire Weight:
11.25 Lbs (5.1 Kg)

2 LED Array Top View

10.48"
(271.2 cm)

13.31"
(338.0 cm)

Approximate luminaire Weight:
11.07 Lbs (5.0 Kg)

1 & 2 LED Array Front View

17.9"
(45.4 cm)

standard mounting mounts to standard 4" square or octagonal joists

Series	Power	Voltage	Current	Material	Material	Material	Material
T-Series LED	10-10W/110lm 20-20W/2220lm 30-30W/330lm 40-40W/433lm 50-50W/562lm	UN112-120V/277V 347- 347V 480- 480V 50°- 5000K	30- 3000K 35- 3500K 40- 4000K 50°- 5000K	T1- Type I T2- Type II T3- Type III T4- Type IV T5- Type V	BZ ¹ - Bronze MTO ² - Made to order	PC1- Photocell 120V PC2- Photocell 277V MS- Motion Sensor SDT- Step down transformer EM- Emergency battery	

RV VAULT AT PIONEER BUSINESS PARK 2018-6003-0