

18920 SMITH RD – OUTDOOR STORAGE SITE PLAN

LOT 1, BLOCK 1 OF F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING No. 1

CITY OF AURORA, ADAMS COUNTY, COLORADO

CITY OF AURORA SITE PLAN NOTES:

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE".
- "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 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 BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1–2009.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY/PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII –NUMBERING OF BUILDINGS.
- 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.
- 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 BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A 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. 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 RECORDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE APPROVED PERMIT 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.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22–425 THROUGH 22–434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING 60 TO 65 LDN UNDER WORST-CASE NOISE CONDITIONS.
- SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- 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 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 BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117–2009.

GENERAL NOTES:

- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING, OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ON SITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
- 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.

FIRE NOTES:

- 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 BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK OR OTHER APPROVED KNOX LOCKING DEVICE. 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. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "FIRE LANE – NO PARKING". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORKS DEPARTMENT'S STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS THROUGHOUT THE YEAR TO INCLUDE THE REMOVAL OF SNOW/ICE DURING THE COLDER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ONSITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
- 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 THE 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.
- 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.

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTIES ARE IN "NO SPECIAL FLOOD HAZARD AREAS IDENTIFIED" PER FEMA FLOOD MAP 08013C0300J REVISED DECEMBER 18, 2012.

POTENTIAL ENCROACHMENTS

THERE WERE NO VISIBLE ENCROACHMENTS FOUND AS OF THE DATE OF THIS SURVEY.

TOTAL ACREAGE

1.01 ACRES

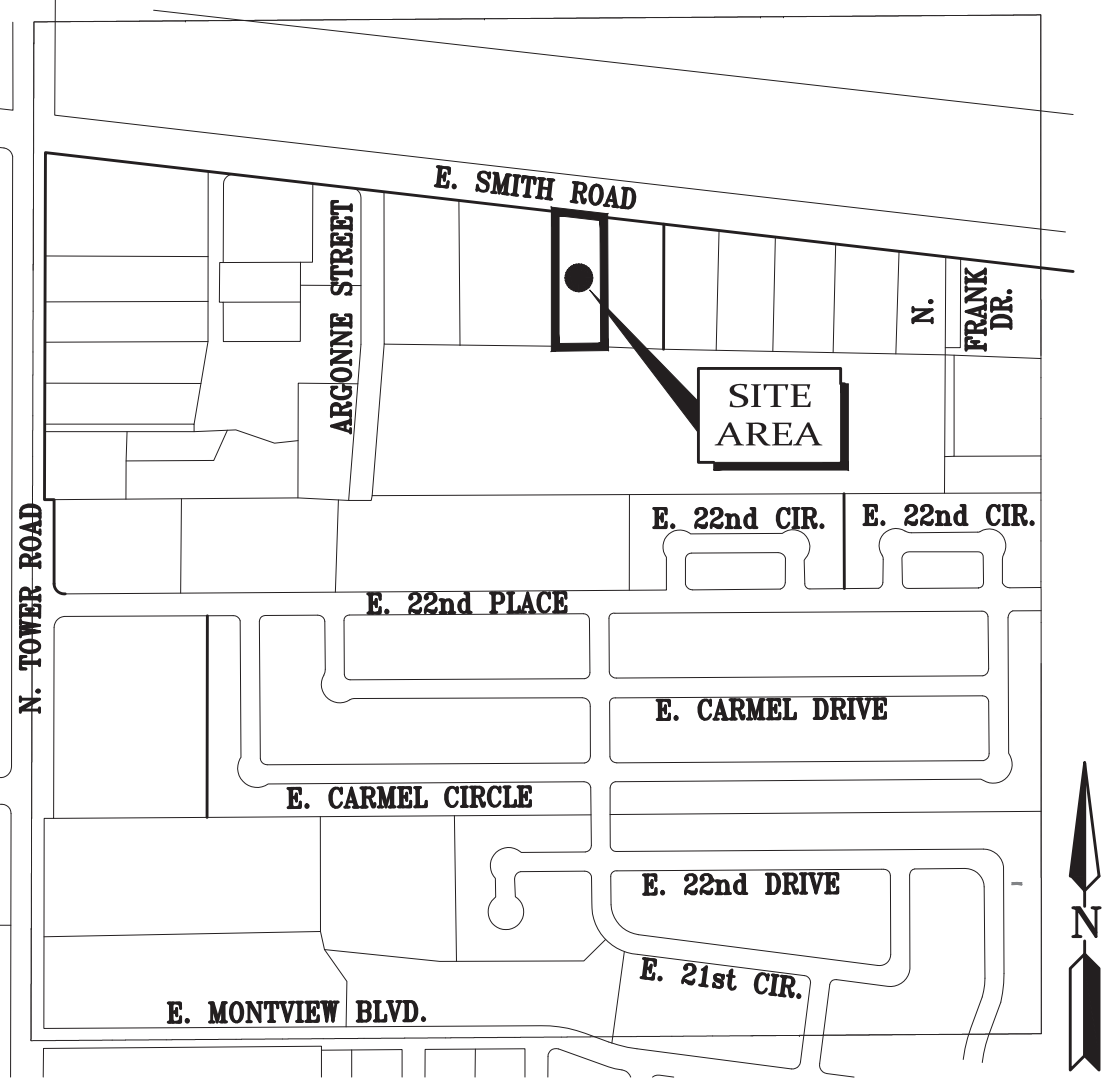
LEGAL DESCRIPTION

LOT 1, BLOCK 1, F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION
FILING NO. 1, CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3, SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID LINE IS ASSUMED TO BEAR NORTH 89°34'28" EAST, A DISTANCE OF 2820.70 FEET, MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 34 BY A FOUND 3" BRASS CAP, STAMPED P.L.S. #16419 AND AT THE NORTH QUARTER CORNER BY A FOUND 3.25" ALUMINUM CAP STAMPED P.L.S. 27609.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."



VICINITY MAP

Scale: 1"=500'

SDP SHEET INDEX

- COVER PAGE
- PHASING PLAN
- SITE MAP
- UTILITY PLAN
- INTERIM GRADING PLAN
- FINAL CONDITION GRADING PLAN
- LANDSCAPE NOTES
- LANDSCAPE PLAN
- ARCHITECTURAL ELEVATIONS BLDG 1
- ARCHITECTURAL ELEVATIONS BLDG 2

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	±1.01 AC.
NUMBER OF BUILDINGS	2
BUILDING HEIGHT (PRIVATE OFFICE)	19'-4 1/8"
BUILDING HEIGHT (PRIVATE WAREHOUSE)	19'-4 1/8"
SPRINKLERED (PRIVATE OFFICE)	NO
SPRINKLERED (PRIVATE WAREHOUSE)	NO
2015 IBC OCCUPANCY CLASSIFICATION (PRIVATE OFFICE)	F-1
CONSTRUCTION TYPE (PRIVATE OFFICE)	TYPE II-B
2015 IBC OCCUPANCY CLASSIFICATION (PRIVATE WAREHOUSE)	F-1
CONSTRUCTION TYPE (PRIVATE WAREHOUSE)	TYPE II-B
TOTAL BUILDING COVERAGE AND GFA	2,165 S.F. (05.00 %)
HARD SURFACE AREA	33,930 S.F. (77.00 %)
LANDSCAPE AREA	14,224 S.F. (32.00 %)
SIDEWALKS AND PATIOS	0,00 S.F. (00.00 %)
PRESENT ZONING CLASSIFICATION	M-1, LIGHT INDUSTRIAL
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	N/A
PROPOSED TOTAL SIGN AREA	0
PROPOSED NUMBER OF SIGNS	0
PROPOSED MONUMENT SIGN	0
PROPOSED MONUMENT SIGN AREA	0 SF PER SIDE
PARKING SPACES REQUIRED	0
PARKING SPACES PROVIDED	3
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	2

ADJUSTMENT REQUEST (ADMINISTRATIVELY APPROVED ON MARCH 15, 2023)

- BUFFER EXCEPTIONS FOR SUBAREAS A, B, AND C SEC 146–4.7.5.E.3b AN ADJUSTMENT IS REQUESTED TO OMIT NON-STREET LANDSCAPE BETWEEN SAME LAND USE CATEGORIES, AS SHOWN IN TABLE 146–3.2–1, (PERMITTED USE TABLE).

Deferral letter originally submitted and exhibit are still outstanding. Comments for the deferral letter were sent back on 8/1/23. Please also be sure to update the deferral agreement exhibit with the extents shown in this site plan.

Repeat comment:

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

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

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

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ AD, ____ BY

NOTARY SEAL

(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS

City Attorney _____ Date _____

Planning Director _____ Date _____

Planning Commission (Chairperson) _____ Date _____

City Council (Mayor) _____ Date _____

Attest (City Clerk) _____ Date _____

Database Approval Date _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

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

CLERK AND RECORDER: _____ DEPUTY: _____

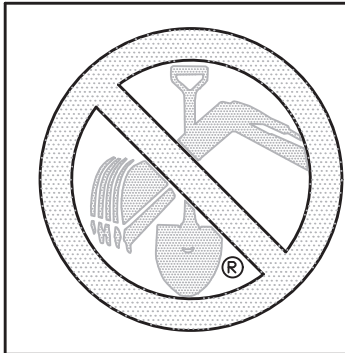
PROJECT TEAM:

OWNER:
JAIME PEREZ DIAZ
3085 CARSON ST
AURORA, CO 80011
JAIME PEREZ DIAZ 720–285–0131

CIVIL ENGINEER:
ROCKY RIDGE CIVIL ENGINEERING, LLC
420 21ST AVENUE SUITE #101
LONGMONT, COLORADO 80501
JOSE RAMIREZ 303–651–6626, x4#
JOEL SEAMONS 303–651–6626, x2#

SURVEYOR:
DREXEL, BARREL & CO
1800 38TH ST
BOULDER, CO 80301
MATHEW E. SELDERS 303–442–4338

LANDSCAPE:
MEURAN DESIGN GROUP
700 COLORADO BLVD, STE 131
DENVER, CO 80206
KERRY SMEESTER 303–512–0549



CALL UNCC

TWO WORKING DAYS

BEFORE YOU DIG
1-800-922-1987

534–6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO



18920 SMITH RD – OUTDOOR STORAGE

JOB NO

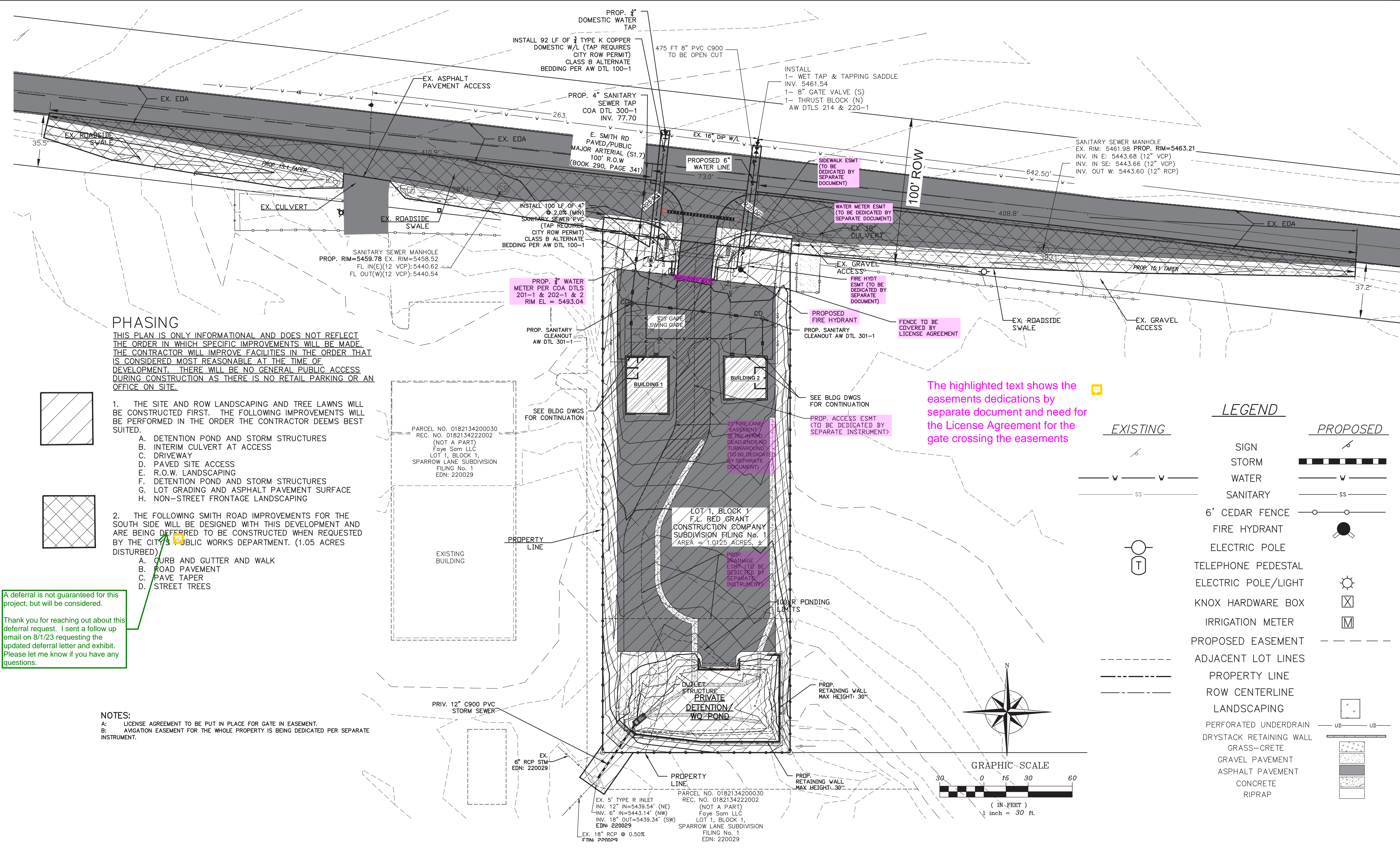
CAD NO

DATE

COVER SHEET
18920 SMITH ROAD
AURORA, CO

SHEET NO

1 OF 10



PHASING

THIS PLAN IS ONLY INFORMATIONAL AND DOES NOT REFLECT THE ORDER IN WHICH SPECIFIC IMPROVEMENTS WILL BE MADE. THE CONTRACTOR WILL IMPROVE FACILITIES IN THE ORDER THAT IS CONSIDERED MOST REASONABLE AT THE TIME OF DEVELOPMENT. THERE WILL BE NO GENERAL PUBLIC ACCESS DURING CONSTRUCTION AS THERE IS NO RETAIL PARKING OR AN OFFICE ON SITE.

- 1. THE SITE AND ROW LANDSCAPING AND TREE LAWNS WILL BE CONSTRUCTED FIRST. THE FOLLOWING IMPROVEMENTS WILL BE PERFORMED IN THE ORDER THE CONTRACTOR DEEMS BEST SUITED.
 - A. DETENTION POND AND STORM STRUCTURES
 - B. INTERIM CULVERT AT ACCESS
 - C. DRIVEWAY
 - D. PAVED SITE ACCESS
 - E. R.O.W. LANDSCAPING
 - F. DETENTION POND AND STORM STRUCTURES
 - G. LOT GRADING AND ASPHALT PAVEMENT SURFACE
 - H. NON-STREET FRONTAGE LANDSCAPING
- 2. THE FOLLOWING SMITH ROAD IMPROVEMENTS FOR THE SOUTH SIDE WILL BE DESIGNED WITH THIS DEVELOPMENT AND ARE BEING DEFERRED TO BE CONSTRUCTED WHEN REQUESTED BY THE CITY'S PUBLIC WORKS DEPARTMENT. (1.05 ACRES DISTURBED)
 - A. CURB AND GUTTER AND WALK
 - B. ROAD PAVEMENT
 - C. PAVE TAPER
 - D. STREET TREES

A deferral is not guaranteed for this project, but will be considered.

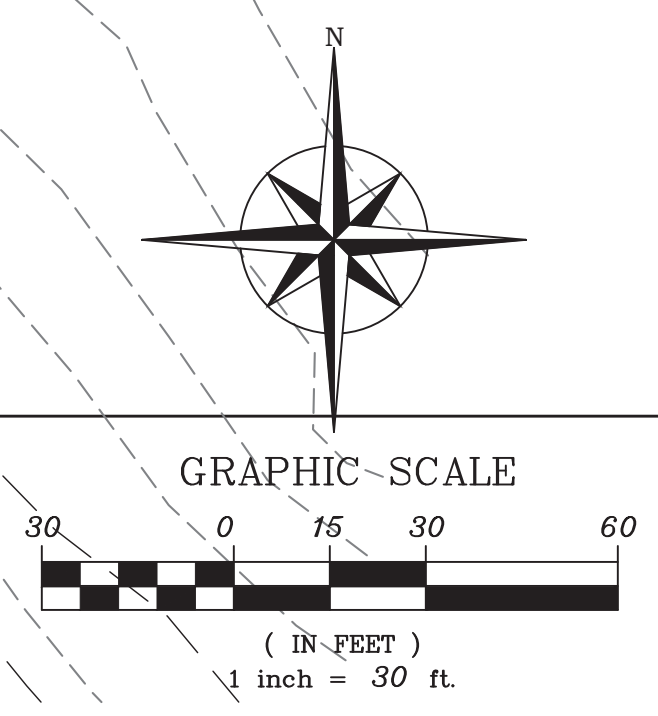
Thank you for reaching out about this deferral request. I sent a follow up email on 8/1/23 requesting the updated deferral letter and exhibit. Please let me know if you have any questions.

NOTES:
A: LICENSE AGREEMENT TO BE PUT IN PLACE FOR GATE IN EASEMENT.
B: AVIGATION EASEMENT FOR THE WHOLE PROPERTY IS BEING DEDICATED PER SEPARATE INSTRUMENT.

The highlighted text shows the easements dedications by separate document and need for the License Agreement for the gate crossing the easements

LEGEND

- | EXISTING | PROPOSED |
|-------------------------|----------|
| SIGN | |
| STORM | |
| WATER | |
| SANITARY | |
| 6' CEDAR FENCE | |
| FIRE HYDRANT | |
| ELECTRIC POLE | |
| TELEPHONE PEDESTAL | |
| ELECTRIC POLE/LIGHT | |
| KNOX HARDWARE BOX | |
| IRRIGATION METER | |
| PROPOSED EASEMENT | |
| ADJACENT LOT LINES | |
| PROPERTY LINE | |
| ROW CENTERLINE | |
| LANDSCAPING | |
| PERFORATED UNDERDRAIN | |
| DRYSTACK RETAINING WALL | |
| GRASS-CRETE | |
| GRAVEL PAVEMENT | |
| ASPHALT PAVEMENT | |
| CONCRETE | |
| RIPRAP | |



18920 SMITH RD - OUTDOOR STORAGE	DATE	07/24/23	PHASING PLAN 18920 SMITH ROAD AURORA, CO	SHEET NO 2 OF 10
	CAD NO	8591BASE		
	JOB NO	859-1		
	DATE	07/24/23		
Rocky Ridge Civil Engineering 420 21st Ave, Suite 101 Longmont, CO 80501 303.651.6626 http://rockyridgecivil.com				

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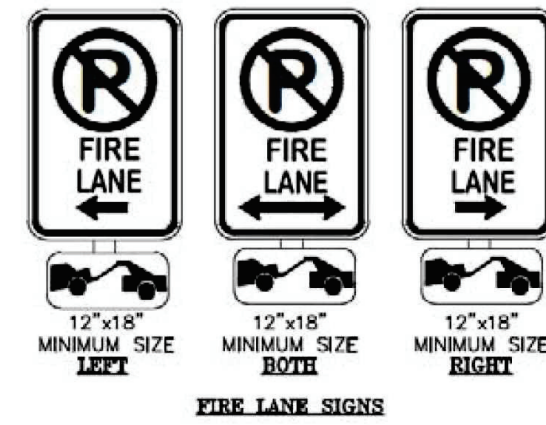
18920 SMITH RD - OUTDOOR STORAGE		JOB NO 859-1
SITE PLAN SHEET 18920 SMITH ROAD AURORA, CO	DATE 07/24/23	CAD NO 8591BASE

A deferral is not guaranteed for this project, but will be considered.

Thank you for reaching out about this deferral request. I sent a follow up email on 8/1/23 requesting the updated deferral letter and exhibit. Please let me know if you have any questions.

18920 SMITH RD - OUTDOOR STORAGE SITE PLAN

LOT 1, BLOCK 1 OF F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING No. 1
CITY OF AURORA, ADAMS COUNTY, COLORADO



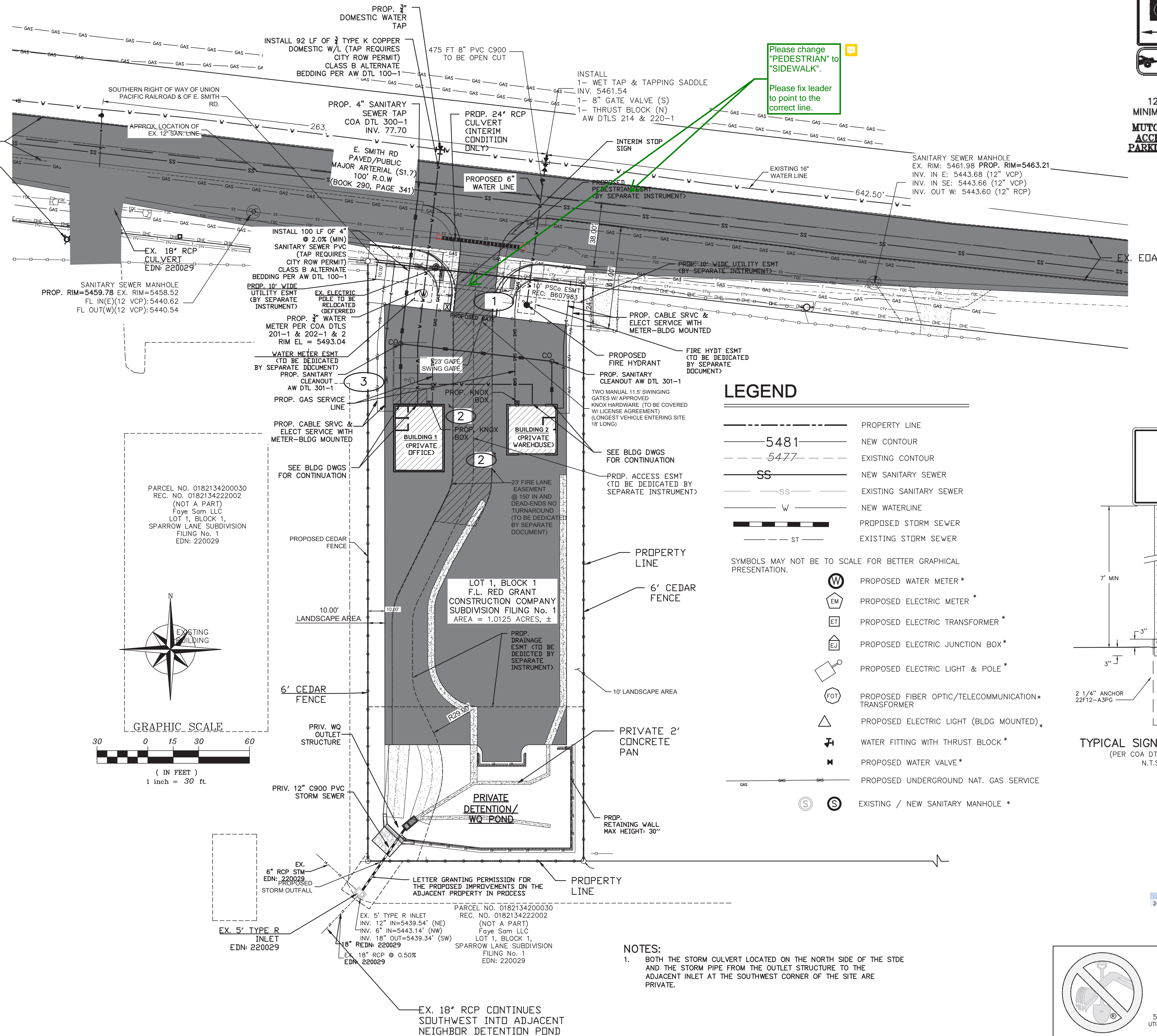
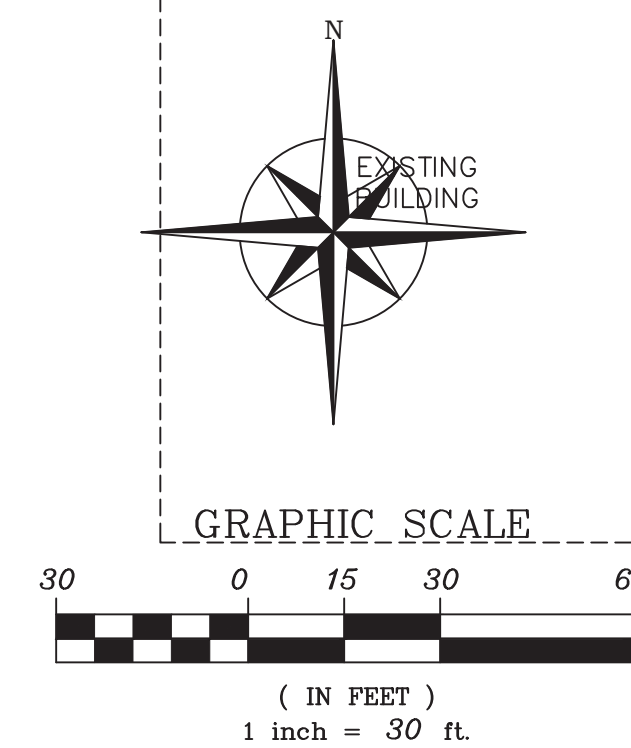
FIRE LANE SIGN NOTES

1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
4. FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION) FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS.
5. LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.

2

NOTES:

1. STORM SEWER OWNERSHIP AND MAINTENANCE
 - 1.1. ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
2. THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET FES WILL BE OWNED AND MAINTAINED BY THE LAND OWNER/JAIME PEREZ DIAZ, LLC.
3. FIRE LANE EASEMENT: THE FIRE LANE SHALL BE MAINTAINED IN PERPETUITY BY THE OWNERS OF JAIME PEREZ DIAZ TO THE STANDARDS AS DETERMINED BY THE FIRE CODE OFFICIAL/FIRE DEPARTMENT.
4. ALL DIMENSIONS ARE TO FLOWLINE U.O.N.
5. ALL SERVICE MAIN DISCONNECT LEVERS MUST BE ON THE EXTERIOR OF THE BUILDING PER CITY REQUIREMENTS.
6. ELECTRIC METER MUST HAVE BYPASS LEVER.
7. CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. SEE PHOTOMETRIC PLAN FOR LIGHT POLES & BUILDING MOUNTED LIGHTS & DETAILS (BY OTHERS).
9. EXISTING 8" WATER MAIN IS IN SALIDA WAY. PROVIDE WATER SERVICE LINE TO BUILDING WITH A PROPOSED 3/4" COPPER DOMESTIC WATER SERVICE TAP PER CITY DETAILS.
10. ALL ELEVATIONS SHOWN ARE TO FLOWLINE U.O.N.
11. FFE=FINISHED FLOOR ELEVATION OF BUILDING.
12. PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
13. SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
14. NO GRADING WILL BE ALLOWED WITHIN DRIP LINE OF EXISTING TREES SCHEDULED TO REMAIN. CUT OF FILL NOT EXCEEDING SIX (6) INCHES MAY OCCUR WITHIN THE DRIP LINE, BUT SHALL BE DONE BY HAND METHODS.
15. SIDEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.
16. THE CITY HAS REVIEWED FOR CODE COMPLIANCE IN PUBLIC ROW. SITE GRADING AND SITE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.
17. AVIGATION EASEMENT FOR THE WHOLE PROPERTY IS BEING DEDICATED PER SEPARATE INSTRUMENT.

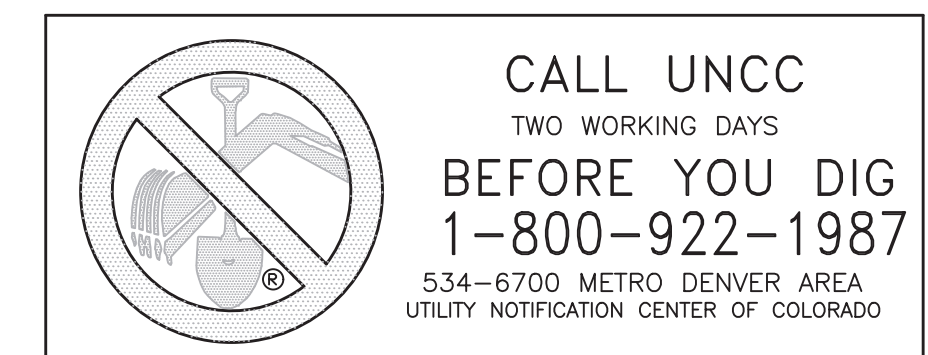
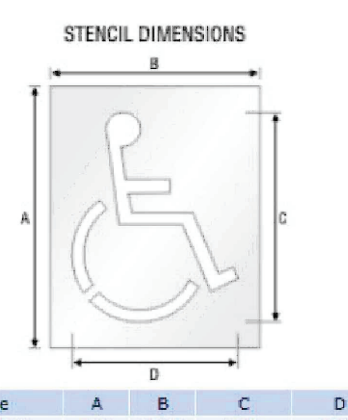
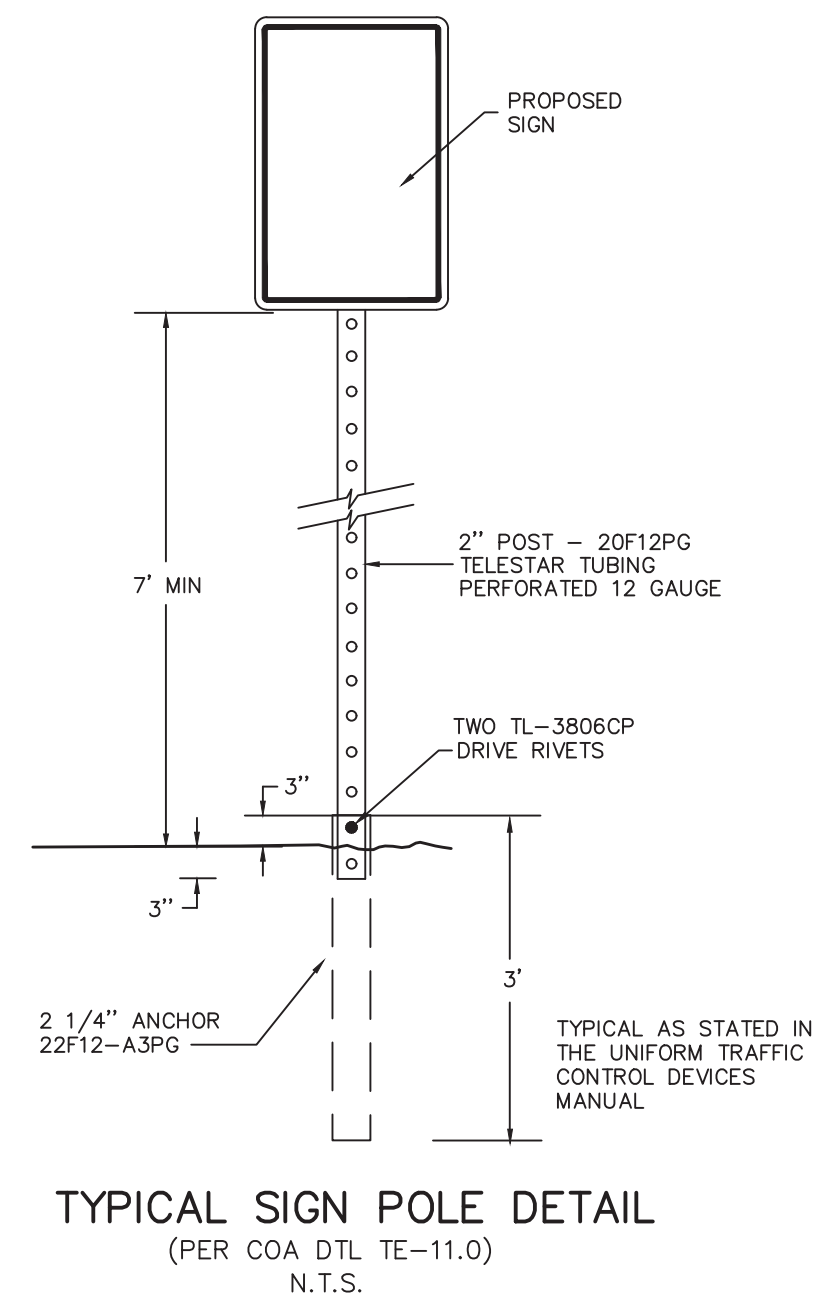
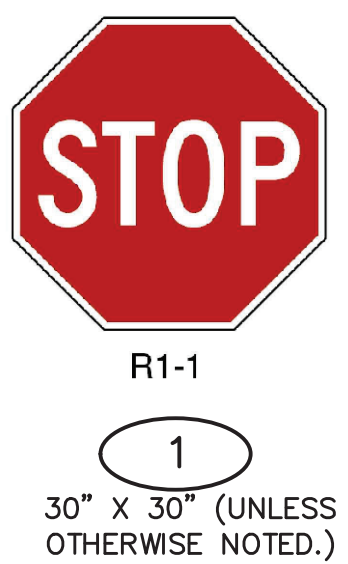
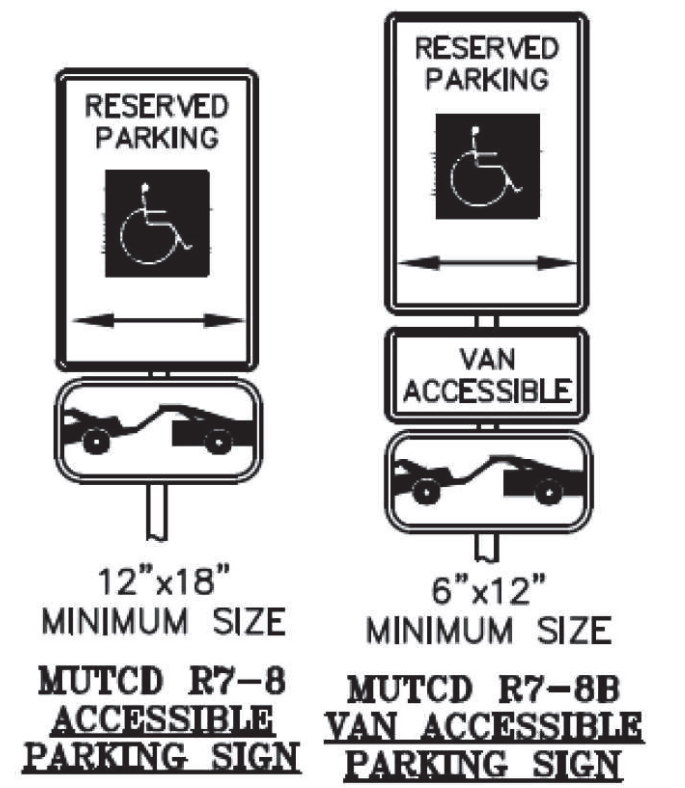


LEGEND

---	PROPERTY LINE
5481	NEW CONTOUR
5477	EXISTING CONTOUR
SS	NEW SANITARY SEWER
SS	EXISTING SANITARY SEWER
W	NEW WATERLINE
---	PROPOSED STORM SEWER
ST	EXISTING STORM SEWER
W	PROPOSED WATER METER *
EM	PROPOSED ELECTRIC METER *
ET	PROPOSED ELECTRIC TRANSFORMER *
EJ	PROPOSED ELECTRIC JUNCTION BOX *
EL	PROPOSED ELECTRIC LIGHT & POLE *
FOT	PROPOSED FIBER OPTIC/TELECOMMUNICATION * TRANSFORMER
EL	PROPOSED ELECTRIC LIGHT (BLDG MOUNTED) *
W	WATER FITTING WITH THRUST BLOCK *
M	PROPOSED WATER VALVE *
GAS	PROPOSED UNDERGROUND NAT. GAS SERVICE
S	EXISTING / NEW SANITARY MANHOLE *

NOTES:

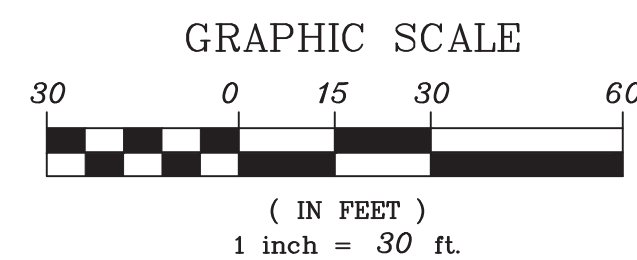
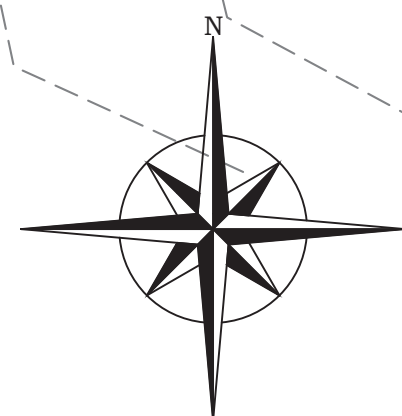
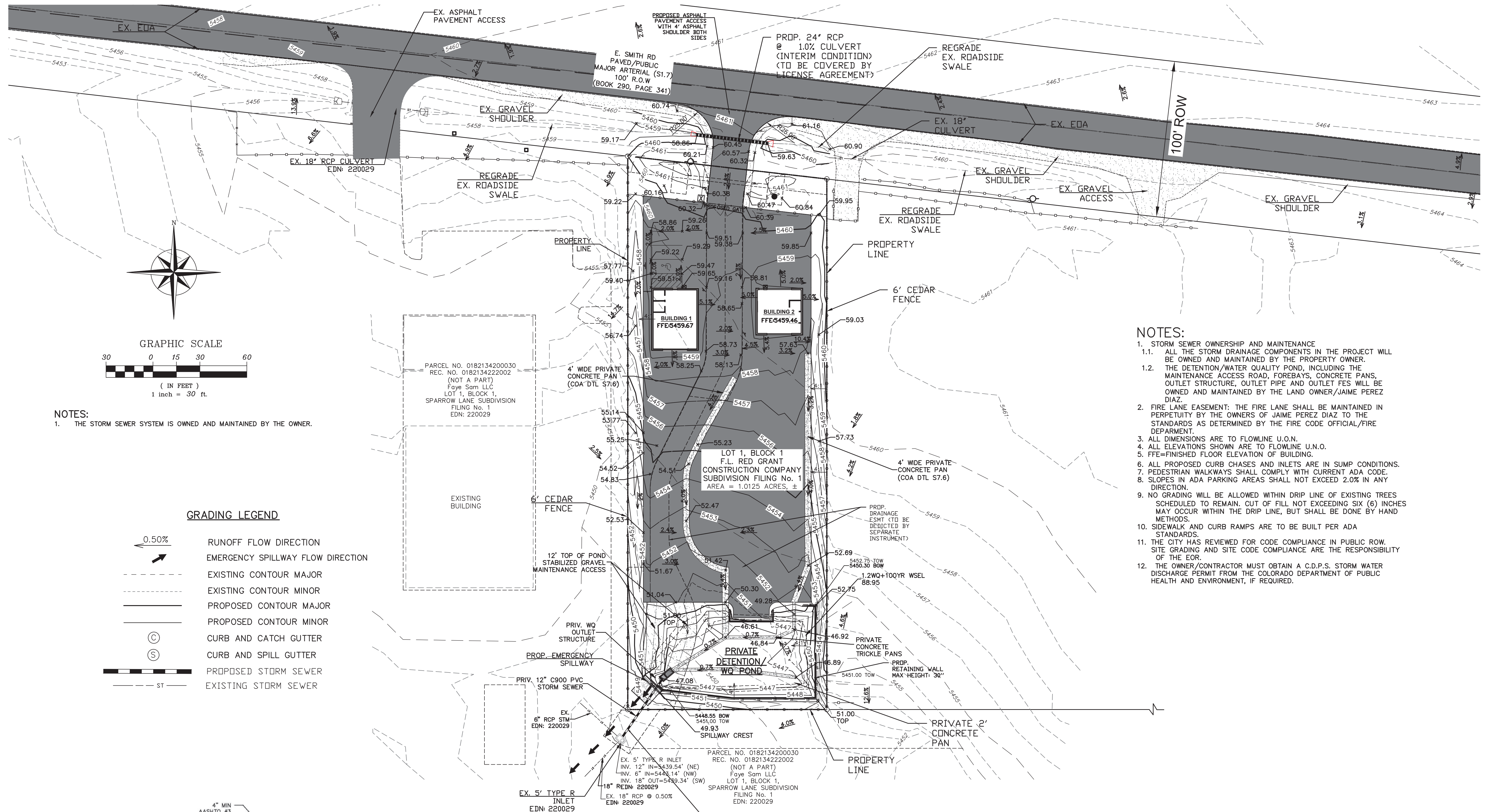
1. BOTH THE STORM CULVERT LOCATED ON THE NORTH SIDE OF THE SITE AND THE STORM PIPE FROM THE OUTLET STRUCTURE TO THE ADJACENT INLET AT THE SOUTHWEST CORNER OF THE SITE ARE PRIVATE.



NO.	DATE	DESCRIPTION	BY
1	07/24/23	UTILITY PLAN 18920 SMITH ROAD AURORA, CO	859-1
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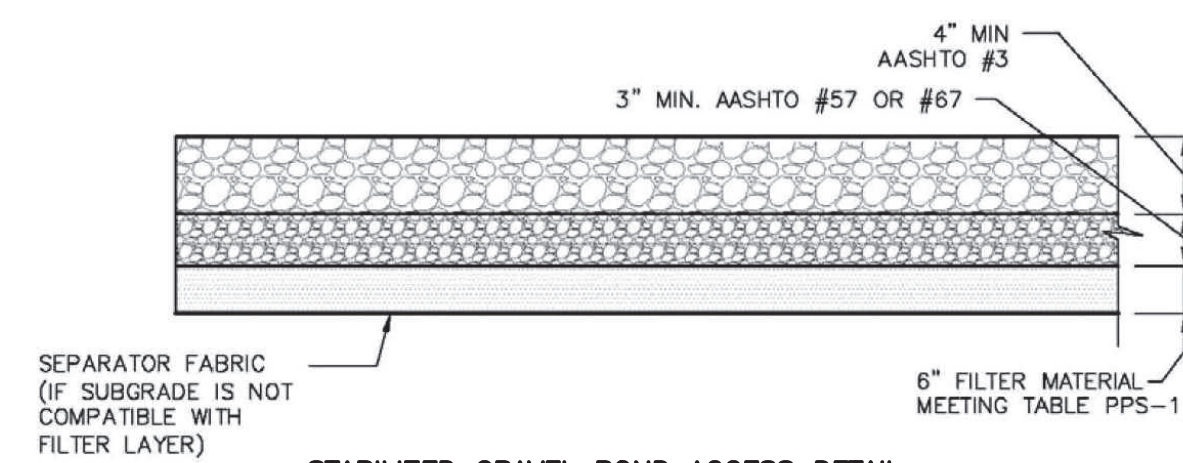
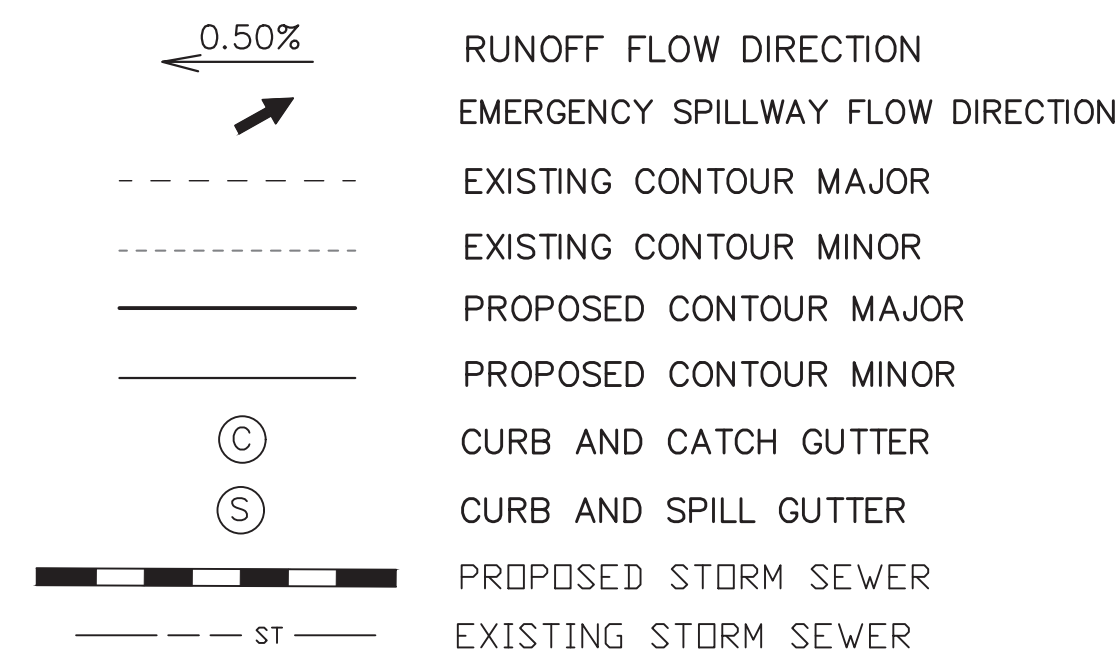
18920 SMITH RD - OUTDOOR STORAGE SITE PLAN

LOT 1, BLOCK 1 OF F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING No. 1
CITY OF AURORA, ADAMS COUNTY, COLORADO



- NOTES:
1. THE STORM SEWER SYSTEM IS OWNED AND MAINTAINED BY THE OWNER.

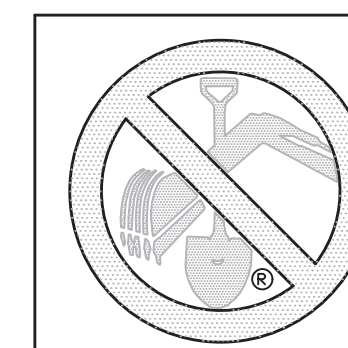
GRADING LEGEND



STABILIZED GRAVEL POND ACCESS DETAIL
N.T.S.

NOTES:

1. STORM SEWER OWNERSHIP AND MAINTENANCE
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3. ALL DIMENSIONS ARE TO FLOWLINE U.O.N.
4. ALL ELEVATIONS SHOWN ARE TO FLOWLINE U.N.O.
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6. ALL PROPOSED CURB CHASES AND INLETS ARE IN SUMP CONDITIONS.
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12. THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.



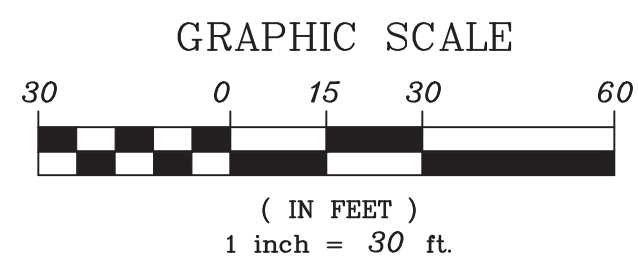
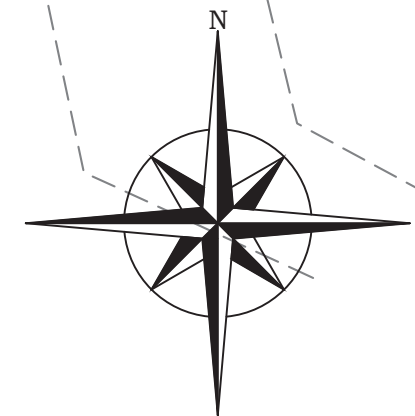
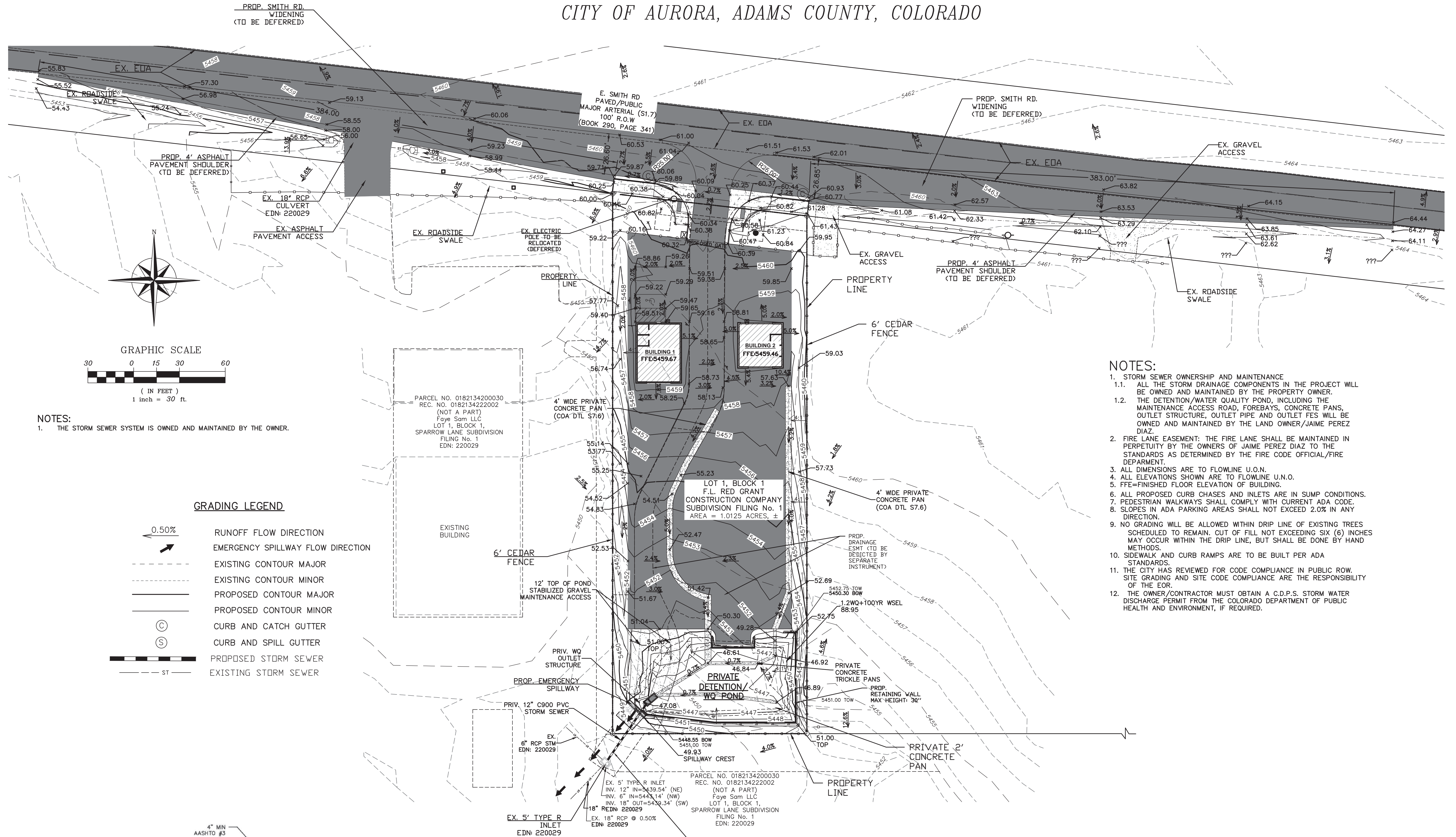
CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO



18920 SMITH RD - OUTDOOR STORAGE			
GRADING PLAN - INTERIM CONDITION	CAD NO	JOB NO	BY
18920 SMITH ROAD	8591BASE	859-1	
AURORA, CO	DATE		DESCRIPTION
	07/24/23		
		NO.	DATE

18920 SMITH RD - OUTDOOR STORAGE SITE PLAN

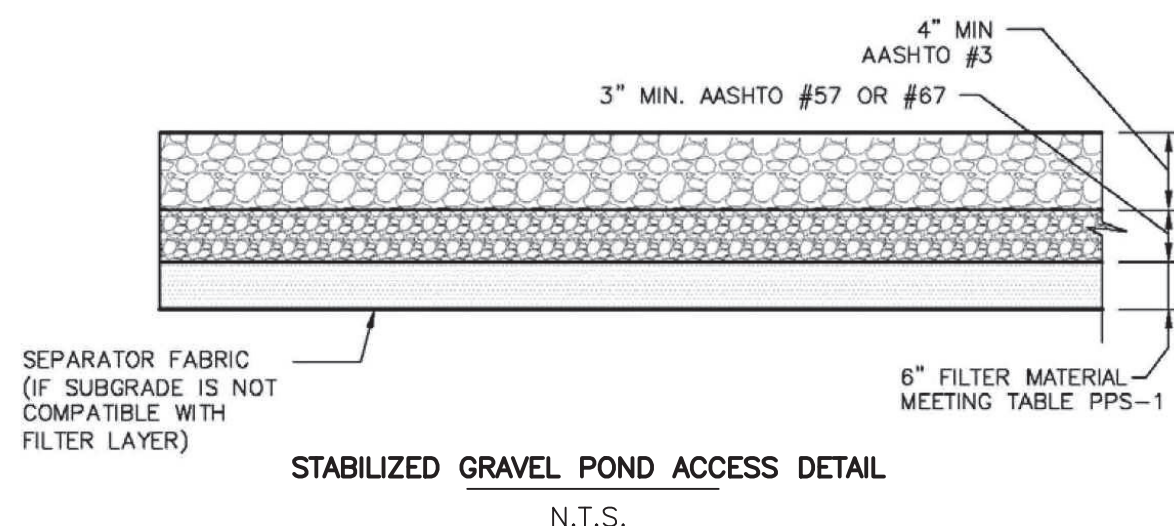
LOT 1, BLOCK 1 OF F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING No. 1
CITY OF AURORA, ADAMS COUNTY, COLORADO



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GRADING LEGEND

- 0.50% RUNOFF FLOW DIRECTION
- EMERGENCY SPILLWAY FLOW DIRECTION
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- PROPOSED CONTOUR MINOR
- CURB AND CATCH GUTTER
- CURB AND SPILL GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER



- NOTES:
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CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
534-6700 METRO DENVER AREA
UTILITY NOTIFICATION CENTER OF COLORADO

Rocky Ridge
Civil Engineering

420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
http://rockyridgecivil.com

18920 SMITH RD - OUTDOOR STORAGE	JOB NO 859-1	CAD NO 8591BASE	DATE 07/24/23	GRADING PLAN - FINAL CONDITION 18920 SMITH ROAD AURORA, CO	SHEET NO 6 OF 10
----------------------------------	-----------------	--------------------	------------------	--	---------------------

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	±43,996	
BUILDING COVERAGE	2,165	5
HARD SURFACE AREA	33,930	77
LANDSCAPE AREA	14,224	32
COOL SEASON GRASSES % TOTAL OF LANDSCAPE AREA	N/A	N/A

POND AREA	TREES REQUIRED (1 TREE/4000 S.F.)	TREES PROVIDED	SHRUBS REQUIRED (10 SHRUBS/4000 S.F.)	SHRUBS PROVIDED
DETENTION POND 878 S.F.	1	2*	2	0*

FRONTAGE DESCRIPTION BUFFER DESCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
SMITH ROAD 105' (TREE LAWN/LF)	N/A	N/A	N/A	(1 TREE/40 L.F.) 2	N/A	2	N/A	N/A
SMITH ROAD – STREET EDGE BUFFER 105 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 2	(10 SHRUBS/40 L.F.) 26	2	54	20
WEST NON-STREET BUFFER 354 L.F.	20'	12'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 9	(5 SHRUBS/40 L.F.) 44	0 _t	0 _t	–
SOUTH NON-STREET BUFFER 127 L.F.	20'	12'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 3	(5 SHRUBS/40 L.F.) 16	0 _t	0 _t	–
EAST NON-STREET BUFFER 339 L.F.	20'	12'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 8	(5 SHRUBS/40 L.F.) 42	0 _t	0 _t	–
			TOTALS	24	128	4	54	20

2'-0" MIN.

1" MIN.

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING.

SET SHRUB 2" HIGHER THAN THE GRADE AT WHICH IT GREW.

APPLY SPECIFIED MULCH 4" DEEP. SEE SPECIFICATIONS FOR FERTILIZER APPLICATION IN BACKFILL MIXTURE.

DIG PLANT PIT TWICE AS WIDE AS THE CONTAINER OR MORE.

REMOVE CONTAINER.

LOOSEN SIDES OF PLANT PIT AND ROOTBALL.

FILL PLANT PIT WITH SPECIFIED SOIL MIX INCLUDING SPECIFIED FERTILIZER.

CONCRETE CURB OR SIDEWALK.

N.T.S.

Diagram illustrating the installation of a planter box into a concrete curb or sidewalk. The planter box is shown with its roots, mulch, and backfill mixture. Labels indicate the following components and dimensions:

- CONCRETE CURB OR SIDEWALK
- HOLD GRADE 1 IN. BELOW EDGE
- VARIABLES SEE PLANS
- SET ORNAMENTAL GRASS AT THE GRADE AT WHICH IT GREW
- SPECIFIED MULCH 3" DEEP
- HAND LOOSEN ROOTS OF CONTAINERIZED MATERIAL, TYP.
- REMOVE CONTAINER
- SPECIFIED BACKFILL MIXTURE
- 4" MIN.

N.T.S.

DO NOT CUT SINGLE LEADER, PRUNE DAMAGED OR DEAD WOOD, AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.

1/4 GAUGE GALV. WIRE WITH 1/2" DIA. WHITE PVC ON ENTIRE LENGTH OF EACH WIRE

SPECIFIED TREE STRAP
— ALIGN NW/SE

SPECIFIED POSTS

WRAP ENTIRE SURFACE OF TRUNK UP TO SECOND BRANCH WITH SPECIFIED WRAPPING SECURED AT TOP AND BOTTOM & AT TWO FOOT INTERVALS.

RE: SPECS FOR TIMING

RE: FINAL TOP ROOTBALL GRADE

PLANT TREE 3" ABOVE FINAL TOP ROOTBALL GRADE

36" DIA. 4" SPECIFIED WOOD MULCH RING, TYP. IN TURF AREAS.

GRADE TO SLOPE AWAY FROM ROOTBALL

SPECIFIED BACKFILL/FERTILIZER AS PER SPECIFICATIONS

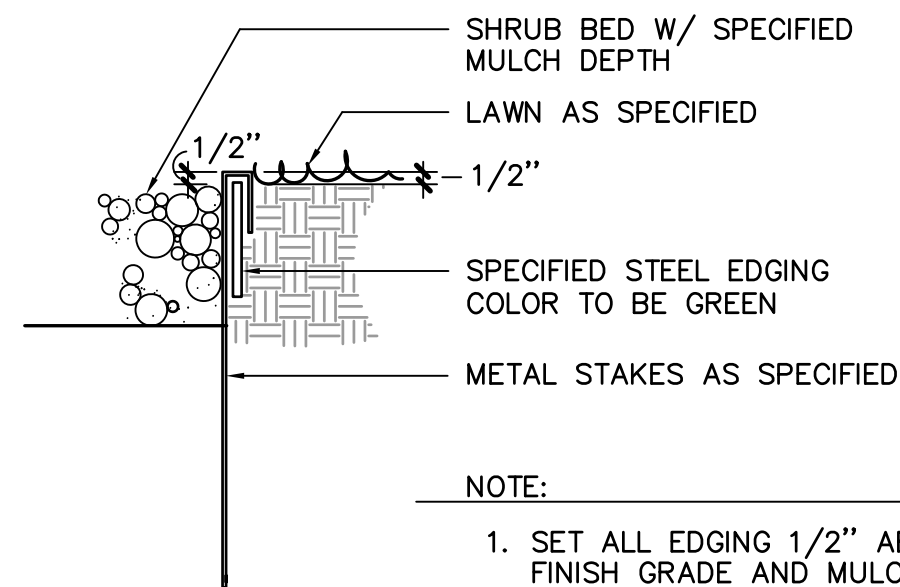
REMOVE ALL TWINE AND WIRE. PULL BURLAP BACK 2/3 MINIMUM

UNDISTURBED OR COMPACTED SUBGRADE

SETTLING OF ROOTBALL SHALL BE CAUSE FOR REJECTION

12"

N.T.S.

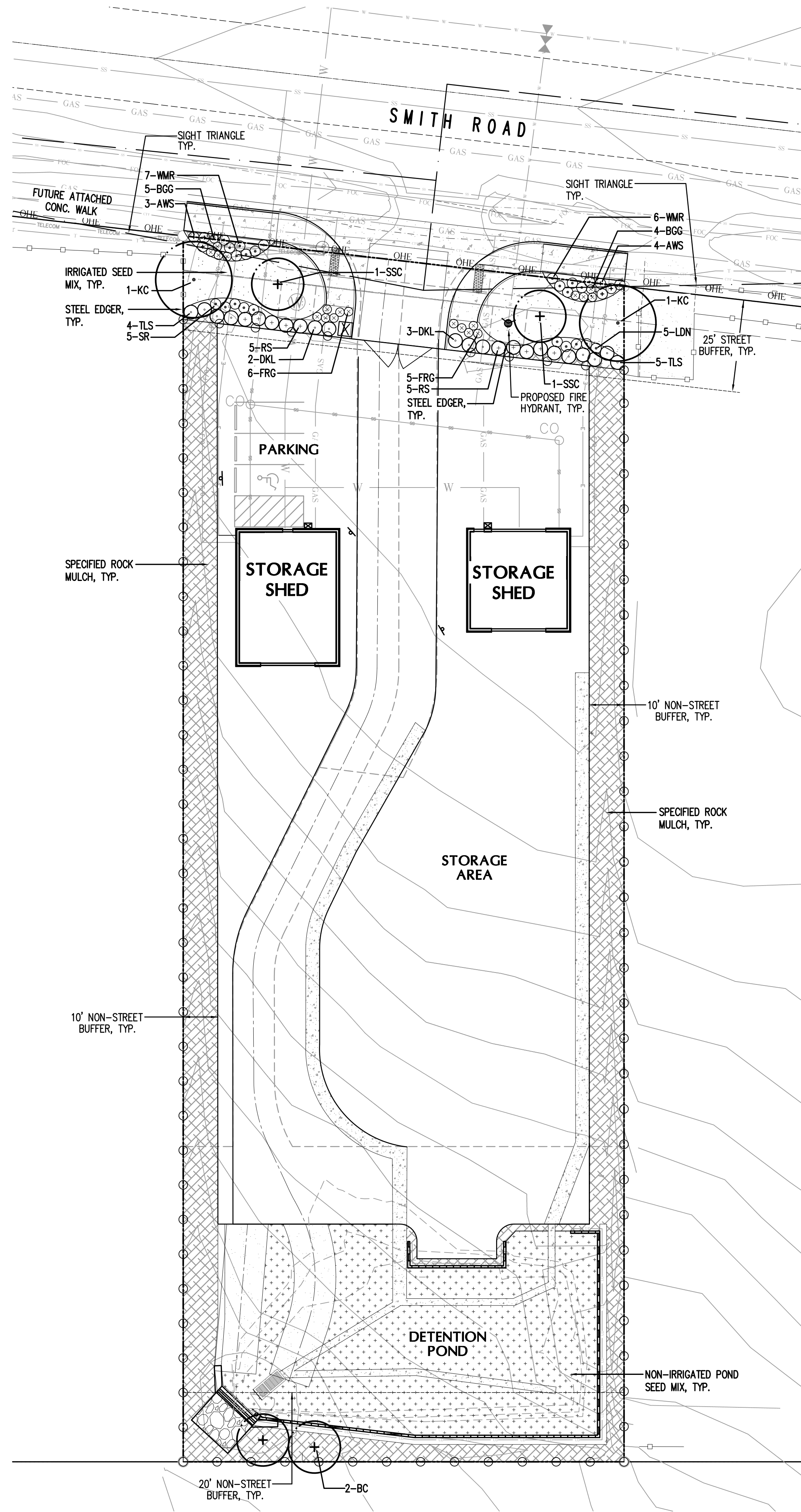


N.T.S.

-
- Diagram illustrating the components and instructions for a tree installation:
- DO NOT CUT LEADER
 - SPECIFIED TRUNK ATTACHMENT
 - DOUBLE STRAND SPECIFIED WIRE PROVIDE 3 GUY SYSTEMS EQUI-DISTANT AROUND TREE, GUY TREES AS PER DIAGRAM.
 - PLACE 1/2" WHITE PVC, 24" LENGTH ON ALL GUYING
 - SPECIFIED WOOD MULCH (4" DEPTH IN ALL AREAS)
 - REMOVE ALL TWINE AND WIRE, PULL BURLAP BACK 2/3 MINIMUM
 - SPECIFIED STAKES DRIVEN FLUSH WITH GRADE
 - PLANT TOP OF ROOT BALL AT FINAL GRADE W/ WATERING BASIN IN NATIVE GRASS AREAS, PLANT ROOT BALL 3" HIGHER THAN FINAL GRADE IN IRRIGATED LAWN AREAS.
 - SPECIFIED BACKFILL/FERTILIZER
 - SET ROOT BALL ON EXISTING UNDISTURBED SUB-SOIL.
- 12"

N.T.S.

NOT FOR CONSTRUCTION



GROUNDCOVER LEGEND:

- IRRIGATED NATIVE SEED MIX
 - WESTERN WHEATGRASS 'ARRIBA'
 - THICK SPIKE WHEATGRASS
 - SIDEOATS GRAMA
 - BLUE GRAMA
 - LITTLE BLUESTEM
 - PRAIRIE SANDREED 'GOSHEN'
 - SAND DROPSEED
- NON-IRRIGATED POND GRASS SEED MIX
 - SAND BLUESTEM
 - SIDEOATS GRAMA
 - PRAIRIE SANDREED
 - INDIAN RICEGRASS
 - SWITCHGRASS
 - WESTERN WHEATGRASS
 - LITTLE BLUESTEM
 - ALKALI SACATON
 - SAND DROPSEED
- SPECIFIED 3/4" ROCK MULCH (BLDG., RETAINING WALLS & SHRUB BEDS IN PARKING LOTS)
COLOR TO BE GRAYS/BROWNS

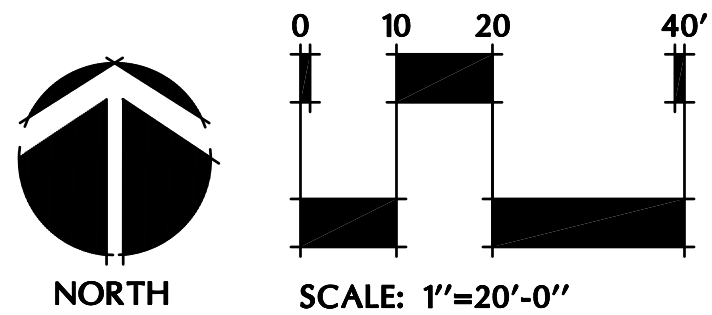
LANDSCAPE LEGEND

- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW DECIDUOUS SHRUBS
- NEW ORNAMENTAL GRASSES
- NEW 6' CEDAR FENCE

PLANT LIST

QTY.	SYM.	COMMON / BOTANIC NAME	SIZE	COMMENTS	WATER USE
DECIDUOUS SHADE TREES					
2	KC	Kentucky Coffee Tree <i>Gymnocladus dioica</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
ORNAMENTAL TREES					
2	SSC	Spring Snow Crabapple, <i>Malus sp. 'Spring Snow'</i>	2" cal.	Specimen quality, full crown, B&B, staked	LOW
2	BC	Black Chokecherry <i>Prunus virginiana</i>	6' ht.	Specimen quality, clump form, B&B, staked	LOW
DECIDUOUS SHRUBS					
7	AWS	Anthony Waterer Spirea <i>Spiraea 'Anthony Waterer'</i>	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	MED
13	WMR	White Meidland Shrub Rose <i>Rosa 'Meidland White'</i>	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	LOW
5	LDN	Little Devil Ninebark <i>Physocarpus opulifolius 'Little devil'</i>	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	LOW
5	SR	Morden Sunrise Shrub Rose <i>Rosa 'Morden Sunrise'</i>	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	LOW
5	DKL	Dwarf Korean Lilac <i>Syringa meyeri 'Palibin'</i>	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.	LOW
9	TLS	Three-Leaf Sumac <i>Rhus trilobata</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	LOW
10	RS	Russian Sage <i>Perovskia atriplicifolia</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.	LOW
ORNAMENTAL GRASSES					
9	BGG	Blond Ambition Blue Grama Grass <i>Bouteloua gracilis 'Blonde Ambition'</i>	1 gal.	container, plant 30" o.c.	LOW
11	FRG	Feather Reed Grass <i>Calamagrostis acutiflora 'Karl Foerster'</i>	5 gal.	container, plant 30" o.c.	LOW

REFER TO SHEET 6 FOR CITY LANDSCAPE REQUIREMENTS, NOTES, PLANT LIST, AND DETAILS



NOT FOR CONSTRUCTION

#	REVISION	DESCRIPTION	DATE
A	CITY SUBMITTAL		04/01/20
B	2ND CITY SUBMITTAL		12/10/21
C	3RD CITY SUBMITTAL		12/28/22
D	4TH CITY SUBMITTAL		04/18/23

18920 E. SMITH ROAD
AURORA, CO 80011
LANDSCAPE PLAN

18920 SMITH ROAD

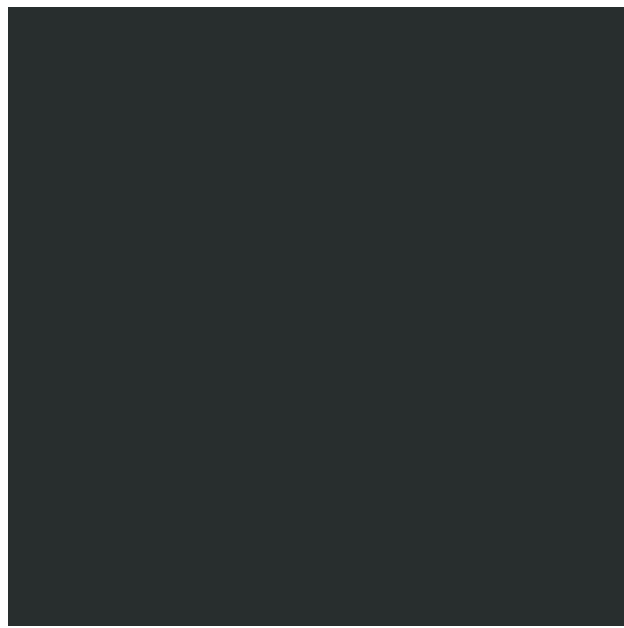
LOT 1, BLOCK 1 OF F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING NO. 1
CITY OF AURORA, ADAMS COUNTY, COLORADO



EXTERIOR R PANEL ROOF FINISH
- COLOR: GALVALUME



R PANEL STEEL SIDING WITH 12"
CORRUGATIONS
- COLOR: FOX GRAY

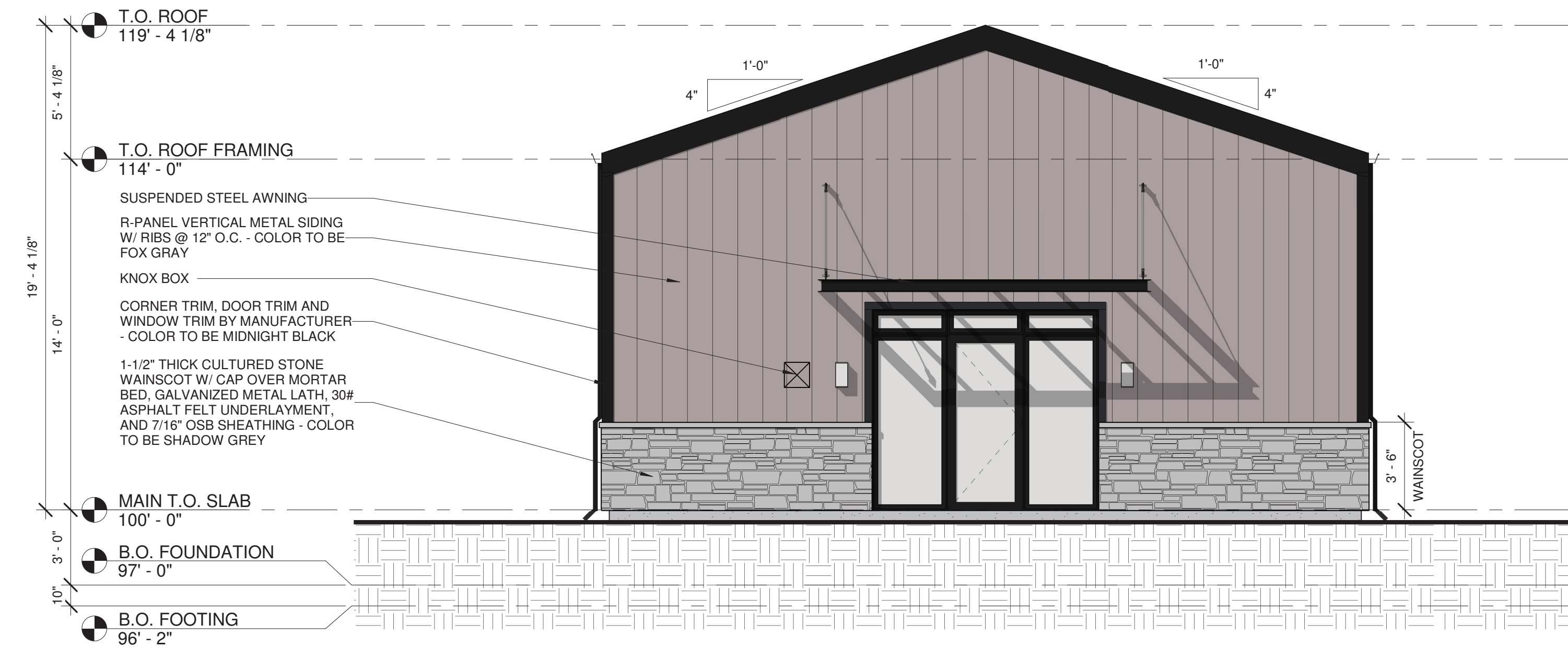


FASCIA AND TRIM
- COLOR: MIDNIGHT BLACK

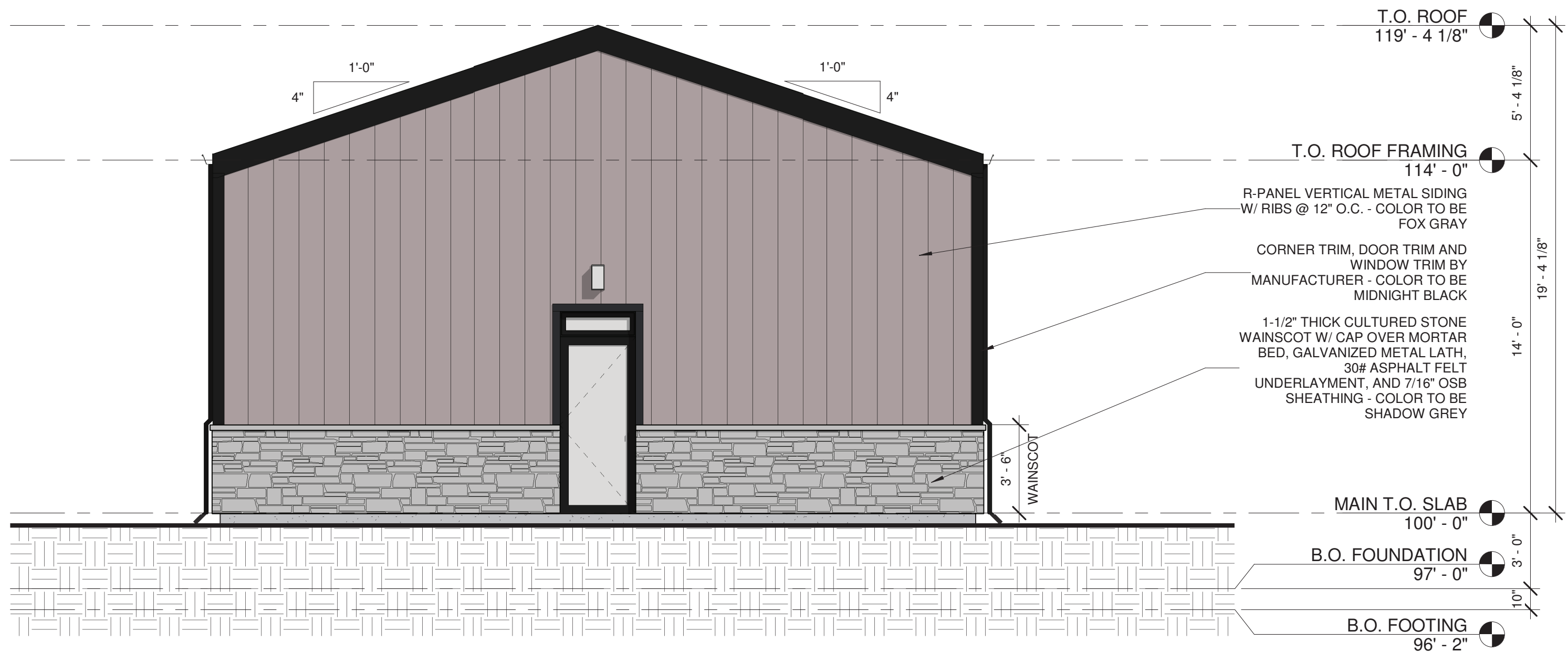


EXTERIOR STONE SIDING
- COLOR: SHADOW GREY

EXTERIOR MATERIALS



1 NORTH ELEVATION - BUILDING 1
1/4" = 1'-0"



2 SOUTH ELEVATION - BUILDING 1
1/4" = 1'-0"



3 WEST ELEVATION - BUILDING 1
1/4" = 1'-0"



4 EAST ELEVATION - BUILDING 1
1/4" = 1'-0"

F9

ISSUE NUMBER 211201
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Three Sons Construction
18920 E Smith Road
Aurora, Colorado 80011

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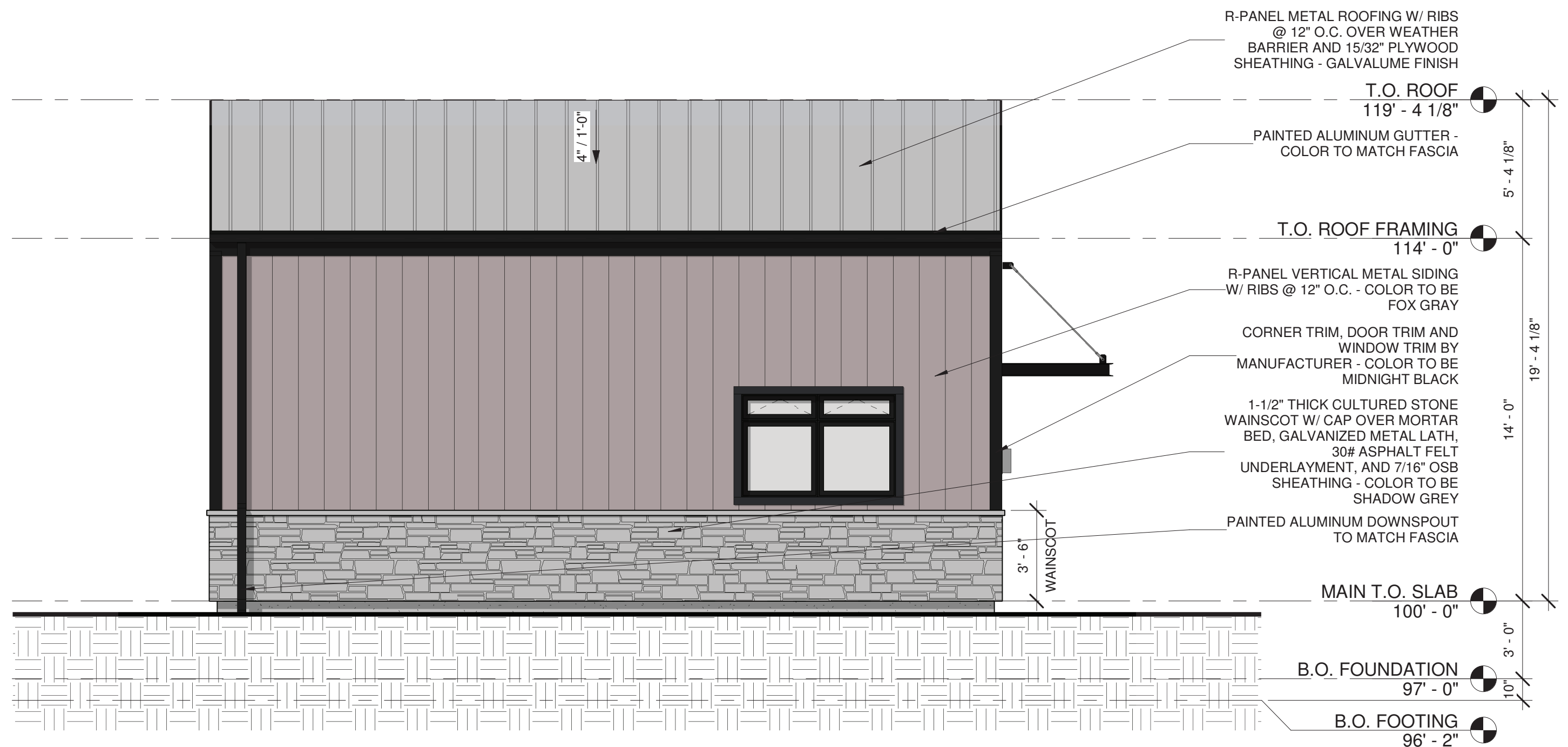
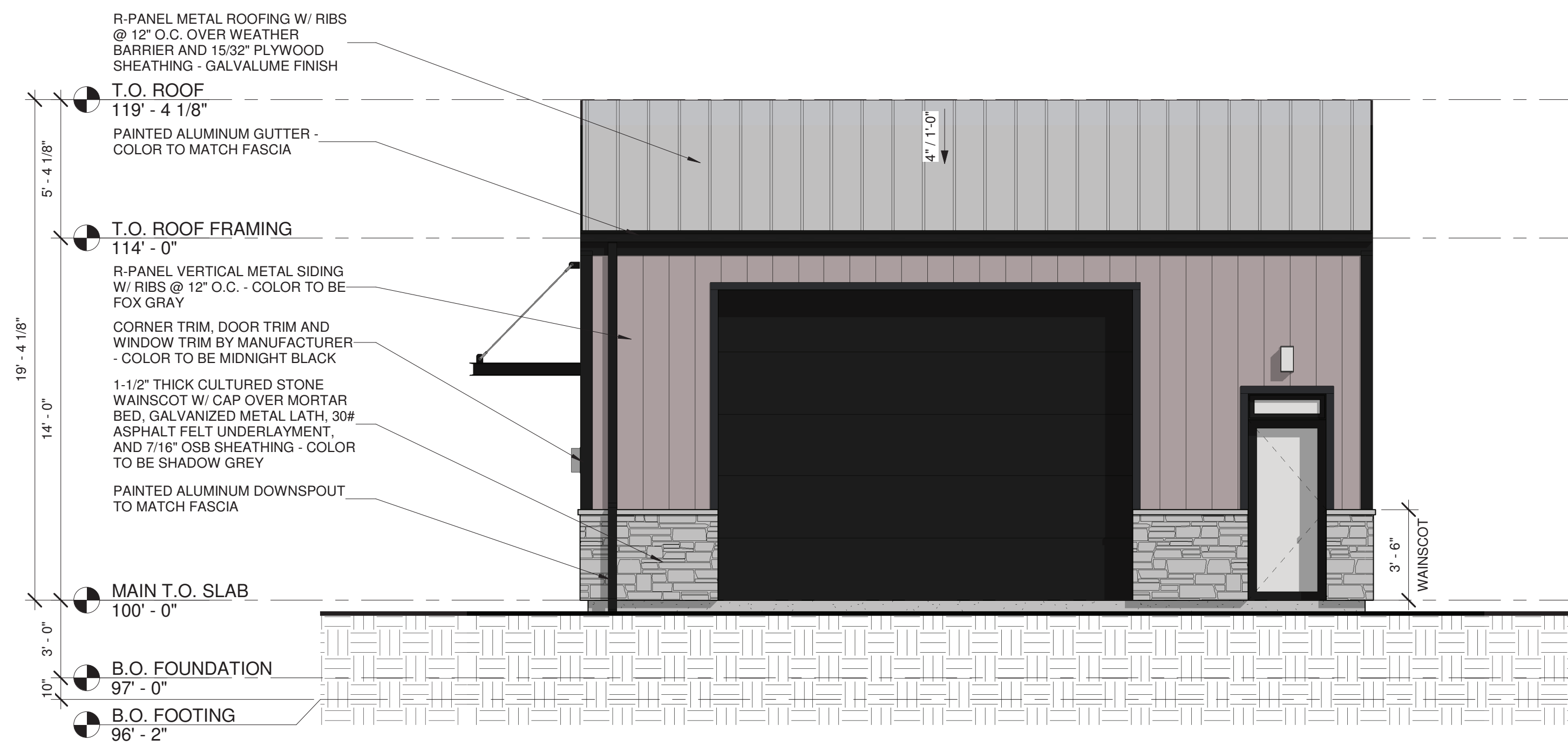
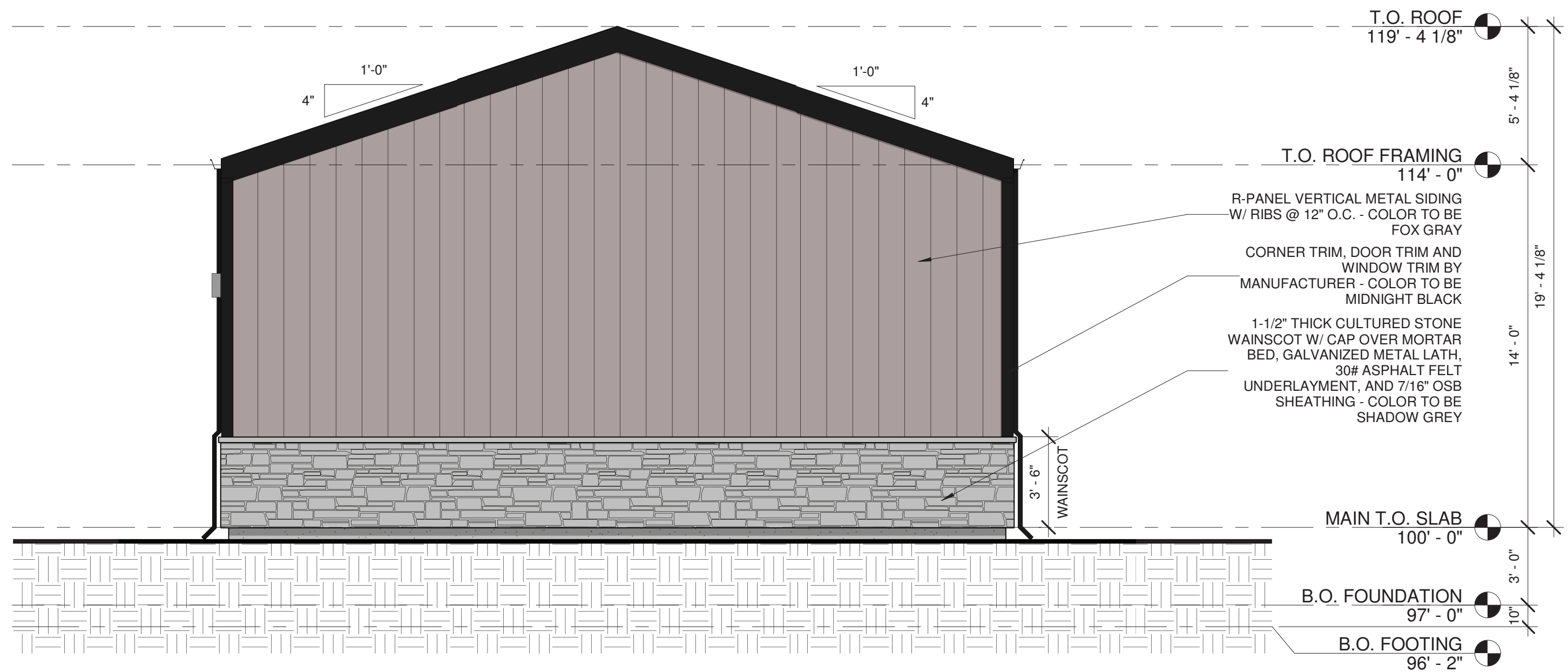
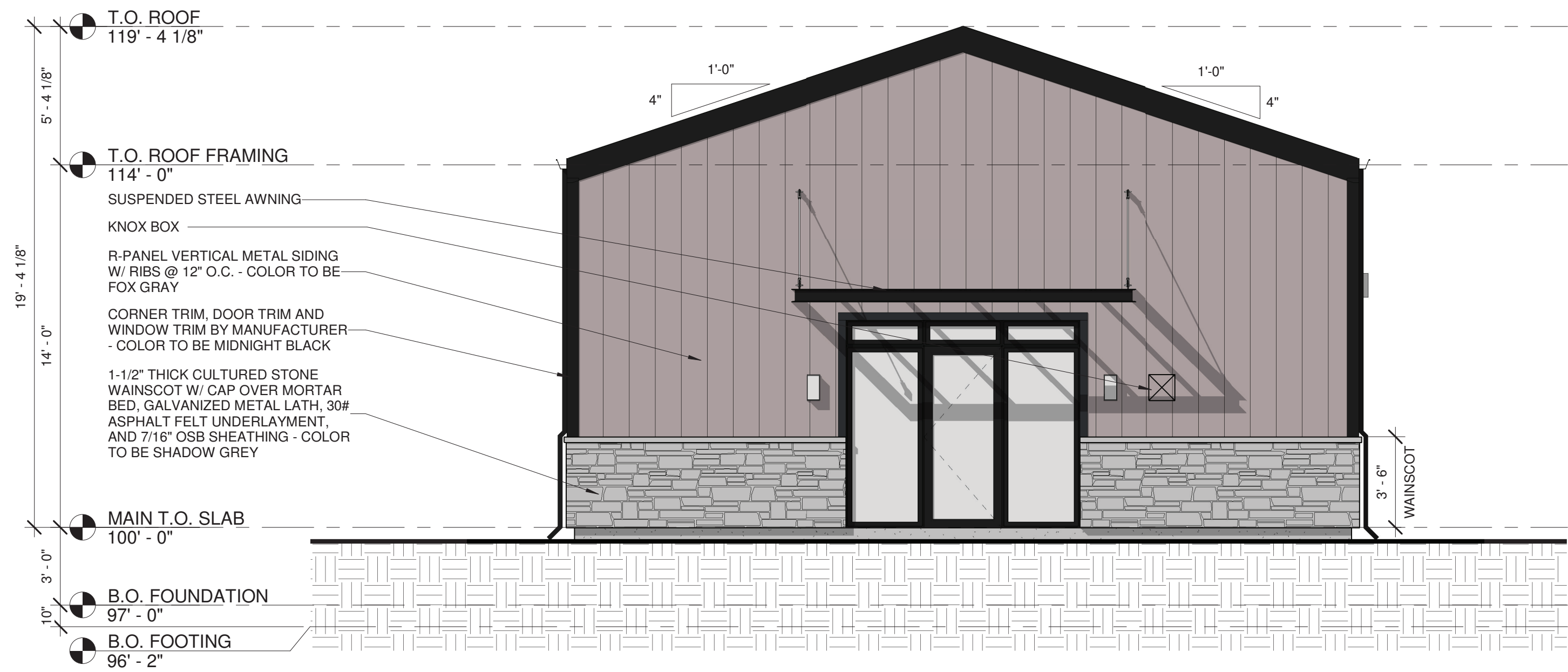
A1

BUILDING 1 ELEVATIONS

12/1/2021 12:15:24 PM

18920 SMITH ROAD

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F9

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A2

BUILDING 2 ELEVATIONS

ROLL OFF DUMPSTERS STORAGE

12/1/2021 12:15:26 PM