

# FIRESTONE BUILDING PRODUCTS

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
COVER SHEET

VAN ACCESSIBLE SPACES REQUIRED = 1  
VAN ACCESSIBLE SPACES PROVIDED = 1

LOT 1, BLOCK 1, AURORA BUSINESS CENTER SUBDIVISION FILING NO. 22

1. 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.

2. 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

PROPOSED	EXISTING	DESCRIPTION
		FIRE HYDRANT, WATER VALVE AND WATER METER ON WATER LINE
		STORM MANHOLE ON STORM LINE
		SANITARY SEWER AND MANHOLE
		GAS LINE & GAS VALVE
		PROPERTY LINE
		EDGE OF PAVEMENT
		CONTOUR
		STORM INLET
		STREET LIGHT
		TELEPHONE PEDESTAL
		DIRECTION OF FLOW
		ELECTRICAL TRANSFORMER
		DESIGN SLOPE
		CHANNELED FLOW ARROW



MINOR AMENDMENT 7/08/2020: REVISING SHEETS 1,3,5,7,9

per previous comments, this should itemize the changes included, ie. add parking, add dock doors, etc...

If possible, try to itemize what was included in the third amendment.

We've added a short description of the proposed changes - goes along with the Site Data table update.

We included a description for number 3 to state what items were originally called as updated in the Site Data table.

THE FOLLOWING SIGNATURE BLOCKS, NOTES AND DATA  
MUST BE PLACED ON THE SITE PLAN

FIRESTONE BUILDING PRODUCTS SITE PLAN

(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: LOT 1, BLOCK 1, AURORA BUSINESS CENTER  
SUBDIVISION FILING NO. 22

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, Gary Edwards HAS CAUSED THESE  
(CORPORATION, COMPANY, OR INDIVIDUAL)

BY: Gary Edwards  
(PRINCIPALS OR OWNERS)

STATE OF INDIANA )  
COUNTY OF Hancock )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>st</sup> DAY OF Feb AD, BY Gary Edwards  
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Karen E. Esene  
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 10/01/04 NOTARY BUSINESS ADDRESS: 9525 Delegates Row  
INDIANAPOLIS, IN

CITY OF AURORA APPROVALS

CITY ATTORNEY: Bob Rogers DATE: 3-5-02

PLANNING DIRECTOR: Donna M. Balkas DATE: 3-5-02

PLANNING COMMISSION: HA DATE: 7-25-01  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ NA \_\_\_\_\_ DATE: \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

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: \_\_\_\_\_

		REVISIONS	
		DATE	
PAGE	NO.	DRAWING INDEX	
1.	COVER SHEET	5/23/01	
2.	SITE PLAN NOTES	6/13/01	
3.	OVERALL SITE PLAN	7/2/01	
4.	OVERALL UTILITY PLAN	8/23/01	
5.	GRADING PLAN	10/11/01	
6.	ACCESS AND EASEMENT PLAN		
7.	LANDSCAPE PLAN		
8.	FLOOR PLAN		
9.	BUILDING ELEVATIONS		
10.	DETAILS		

**FIRESTONE BUILDING PRODUCTS**  
COVER SHEET  
AURORA BUSINESS CENTER  
AURORA, COLORADO

GILLANS INCORPORATED  
3471 TURRIPIKE DRIVE, SUITE 200  
WESTMINSTER, CO 80030  
(303) 426-1731

124 MAIN STREET, SUITE 211  
DILLON, CO 80425  
(970) 742-6795

**Gillans**  
ARCHITECTURE  
ENGINEERING  
CONSTRUCTIVE

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JOB NO.: 801054  
DRAWN: AKM  
CHECKED: DHS  
DESIGNER: AKM  
ISSUE DATE: 05/23/01  
SCALE: 1:1  
FILE: 054COV-J1

SHEET: 1 OF 10







21250 East 36th Drive  
Minor Amendment

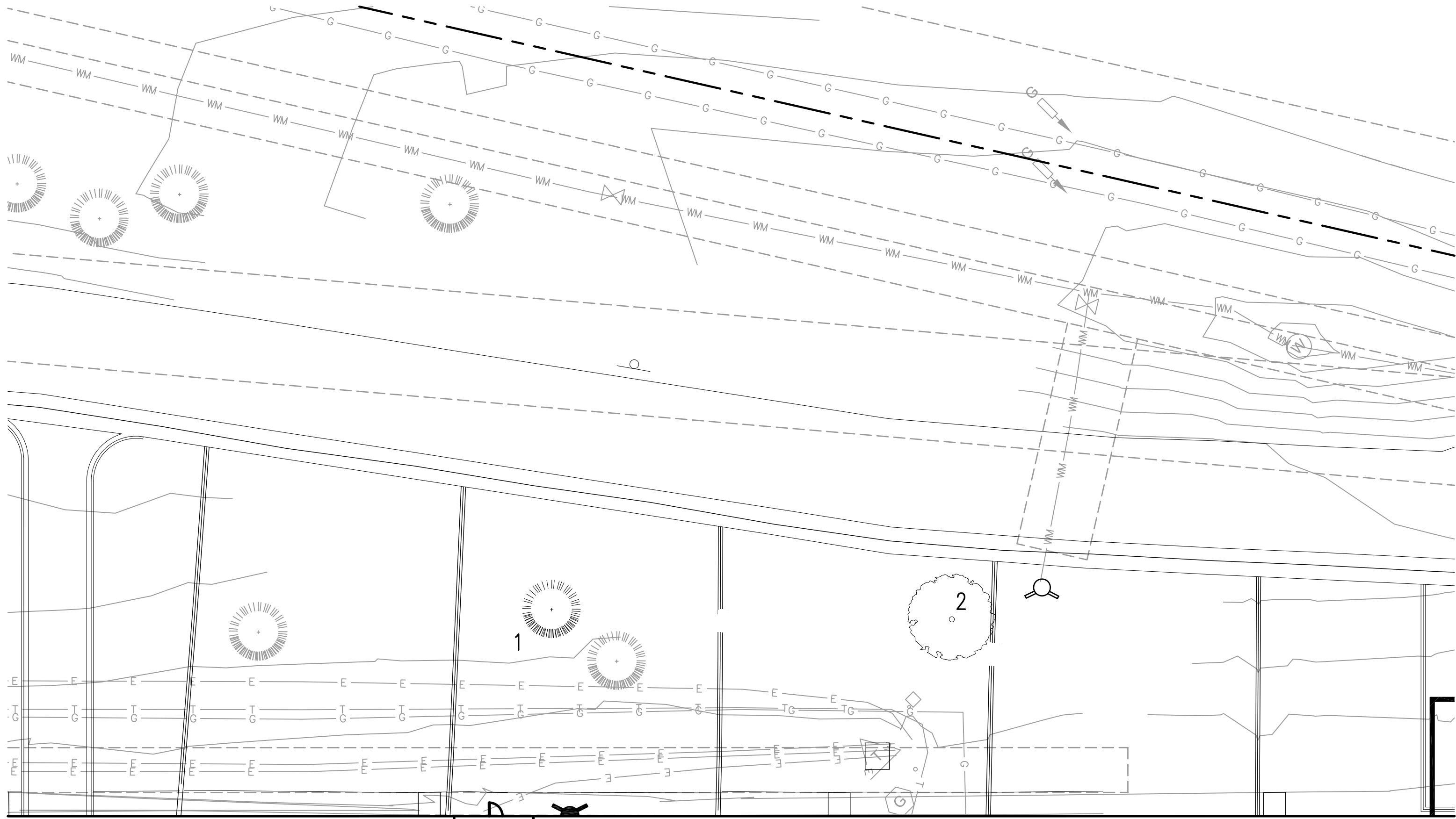
# GRADING PLAN

NO.	DATE	REMARKS
4	7/08/2020	MINOR AMENDMENT

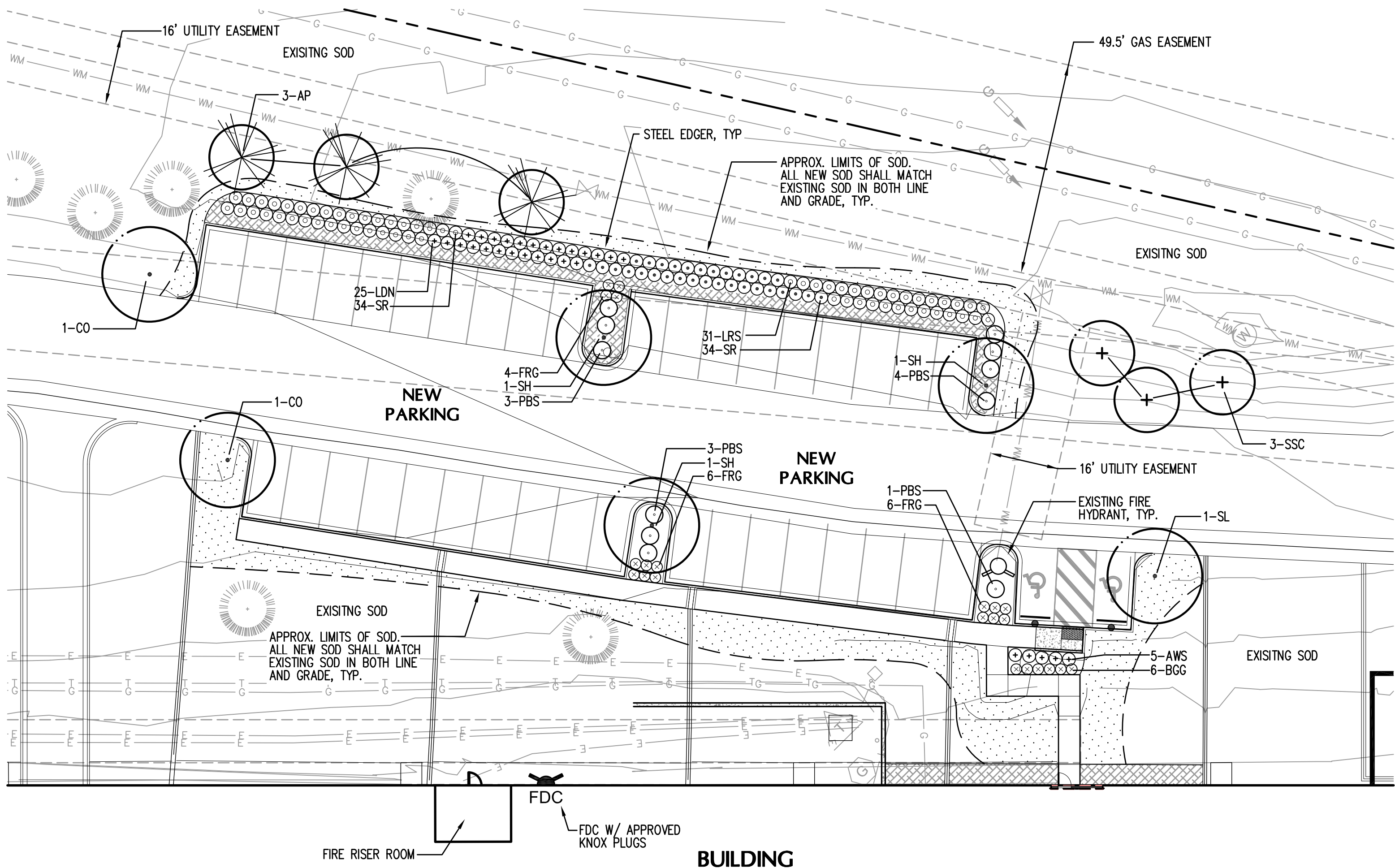
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PA / PM:	EAM
DRAWN BY:	EAM
DATE:	8/4/2020
PLOT DATE:	







TREE MITIGATION PLAN

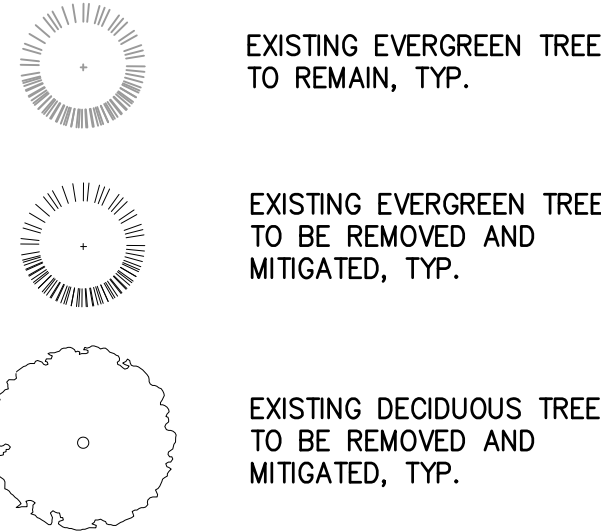


LANDSCAPE PLAN

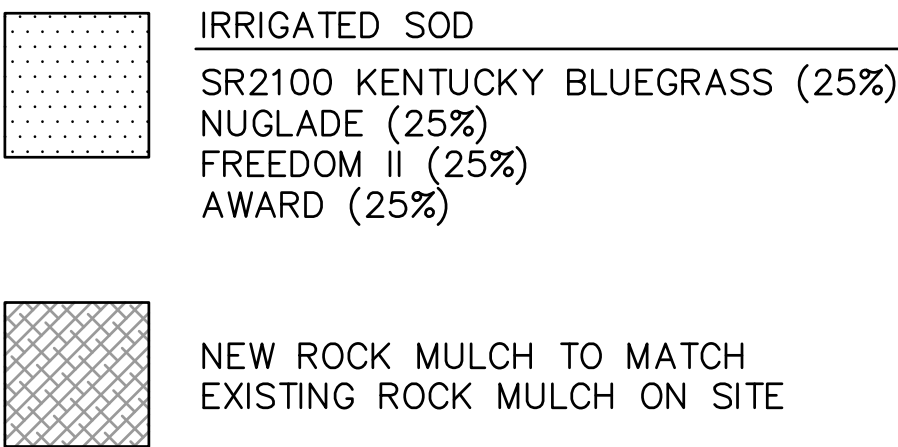
EXISTING TREE SPECIES INFORMATION\*

TREE	SPECIES	CAL. INCHES	DISPOSITION	MITIGATION VALUE
ON-SITE (PRIVATE PROPERTY)				
1	SPRUCE	2.5"	REMOVE WITHOUT MITIGATION	\$0
2	CATALPA	3"	REMOVE WITHOUT MITIGATION	\$0
TOTAL CAL. INCHES		-"	TOTAL MIT. VALUE	\$0

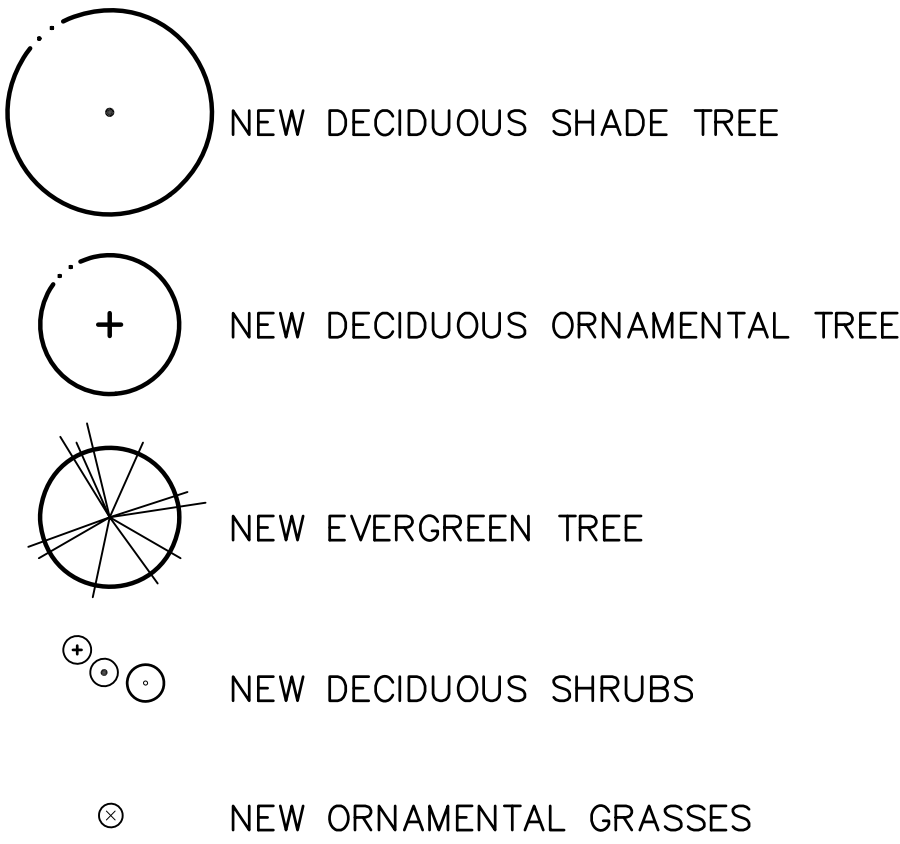
EXISTING TREE LANDSCAPE LEGEND



GROUNDCOVER LEGEND:



LANDSCAPE LEGEND



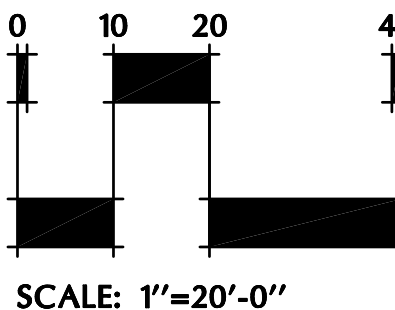
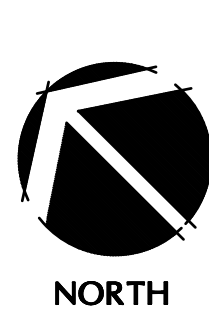
PLANT LIST

QTY.	SYM.	COMMON/ BOTANIC NAME	SIZE	COMMENTS	WATER USE
DECIDUOUS SHADE TREES					
3	SH	Shademaster Honeylocust Gleditsia triacanthos var. inermis 'Shademaster'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
1	SL	Sentry Linden Tilia americana 'Sentry'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	MED
2	CO	Chinkapin Oak Quercus muehlenbergii	2 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
ORNAMENTAL TREES					
3	SSC	Spring Snow Crabapple Malus sp. 'Spring Snow'	2" cal.	Specimen quality, full crown, B&B, staked	LOW
3	AP	Austrian Pine Pinus nigra	6'-8' ht.	Specimen quality, full form, B&B, guyed	LOW
DECIDUOUS SHRUBS					
5	AWS	Anthony Waterer Spirea Spiraea japonica 'Anthony Waterer'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	MED
31	LRS	Little Spire Russian Sage Perovskia atriplicifolia 'Little Spire'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	LOW
25	LDN	Little Devil Ninebark Physocarpus opulifolius 'Little devil'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.	LOW
68	SR	Morden Sunrise Shrub Rose Rosa 'Morden Sunrise'	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.	LOW
11	PBS	Pawnee Buttes Sandcherry Prunus Besseyi 'Pawnee Buttes'	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.	LOW
ORNAMENTAL GRASSES					
16	FRG	Feather Reed Grass Calamagrostis acutiflora 'Karl Foerster'	5 gal.	container, plant 30" o.c.	LOW
6	BGG	Blue Grama Grass Bouteloua gracilis 'Blonde Ambition'	5 gal.	container, plant 30" o.c.	LOW

TREE PRESERVATION NOTE

- ANY TREES THAT ARE PRESERVED ON THE SITE DURING CONSTRUCTION ACTIVITIES SHALL FOLLOW THE STANDARD DETAILS FOR TREE PROTECTION (DETAILS TP-1.0 - TP-3.2) PER THE CURRENT PARKS, RECREATION & OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL.

REFER TO SHEET L2 FOR CITY LANDSCAPE REQUIREMENTS, NOTES, AND DETAILS



NOT FOR CONSTRUCTION

990 south broadway  
suite 230  
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p 303.661.3333  
waremalcomb.com

meuran  
designgroup  
site design  
landscape architecture  
site planning  
700 colorado boulevard, suite 131  
denver, colorado 80206  
303.512.0549 www.meuran.com

FOR AND ON BEHALF  
OF WARE MALCOMB

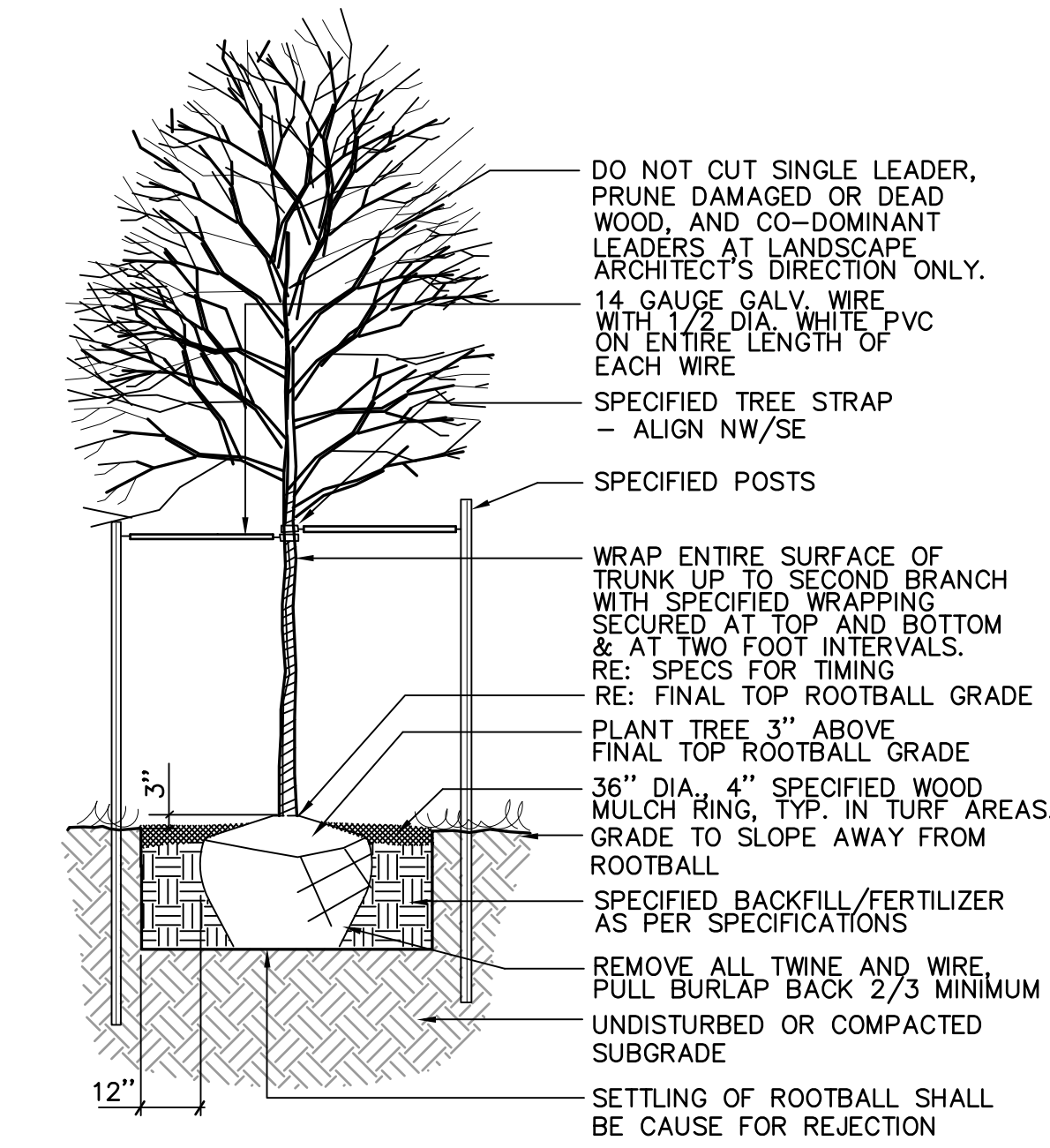
21250 East 36th Place  
Minor Amendment  
LANDSCAPE PLAN

LANDSCAPE PLAN		REMARKS
NO.	DATE	MINOR AMENDMENT
4	07/08/2020	AMENDMENT RESUBMITTAL
5	09/29/2020	

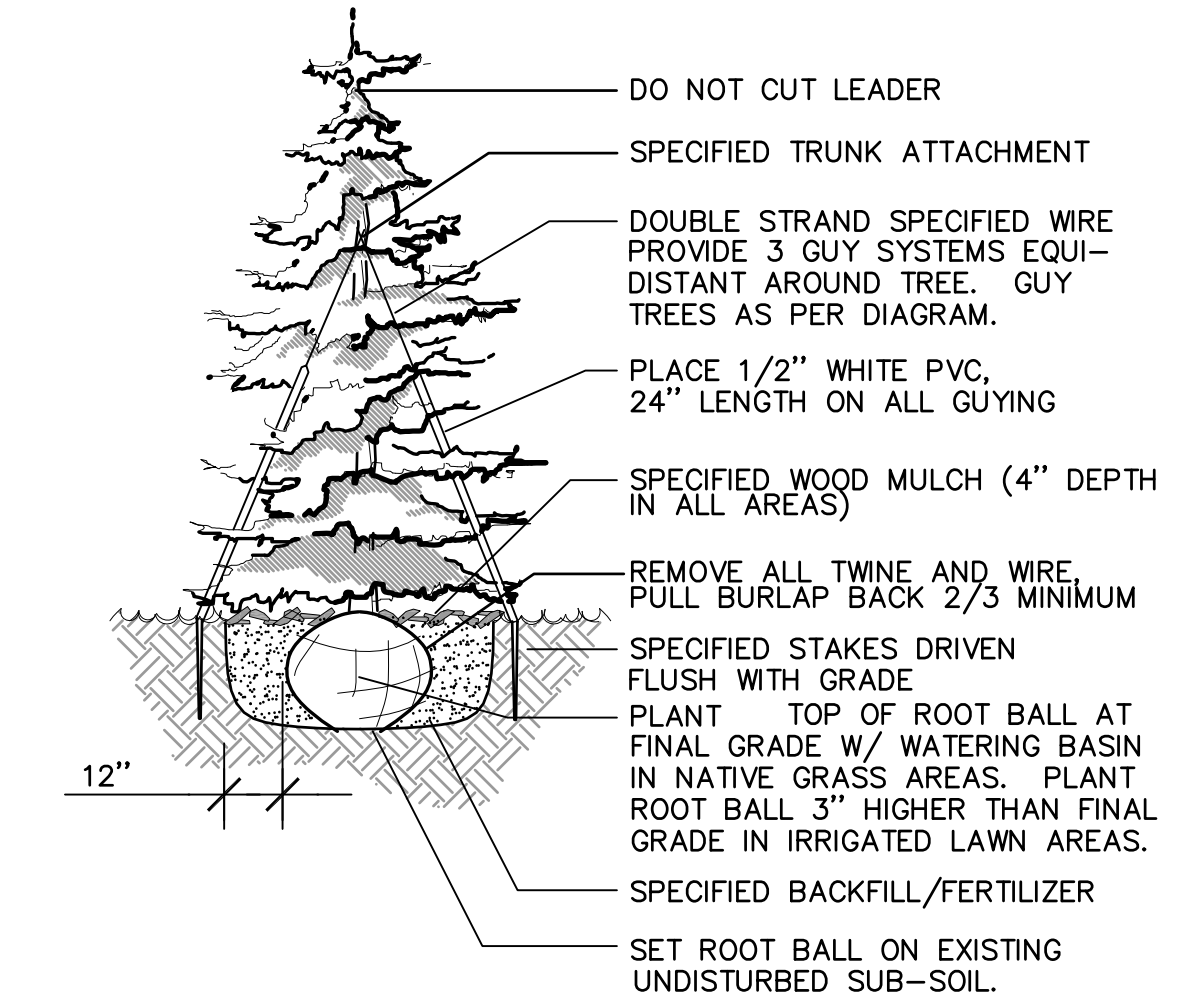
JOB NO.:	20.108
PA / PM:	KTS
DRAWN BY:	KTS
DATE:	06/20/2020

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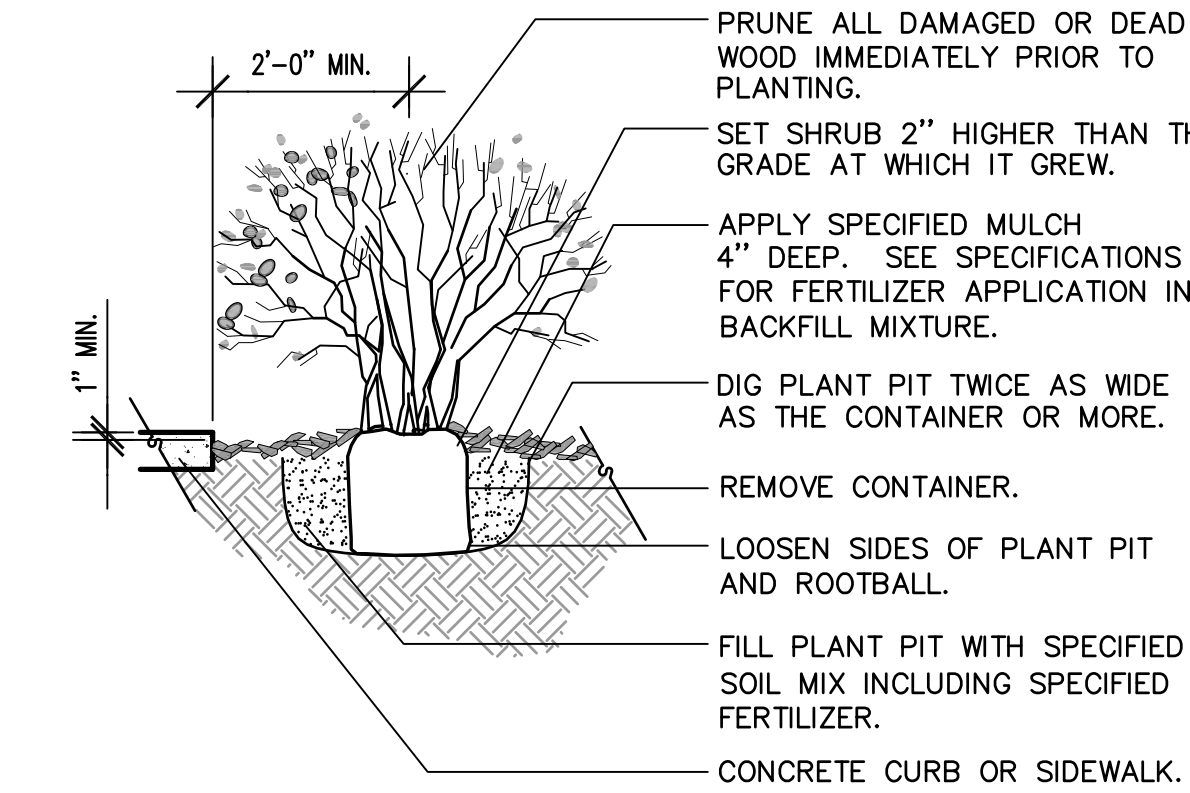




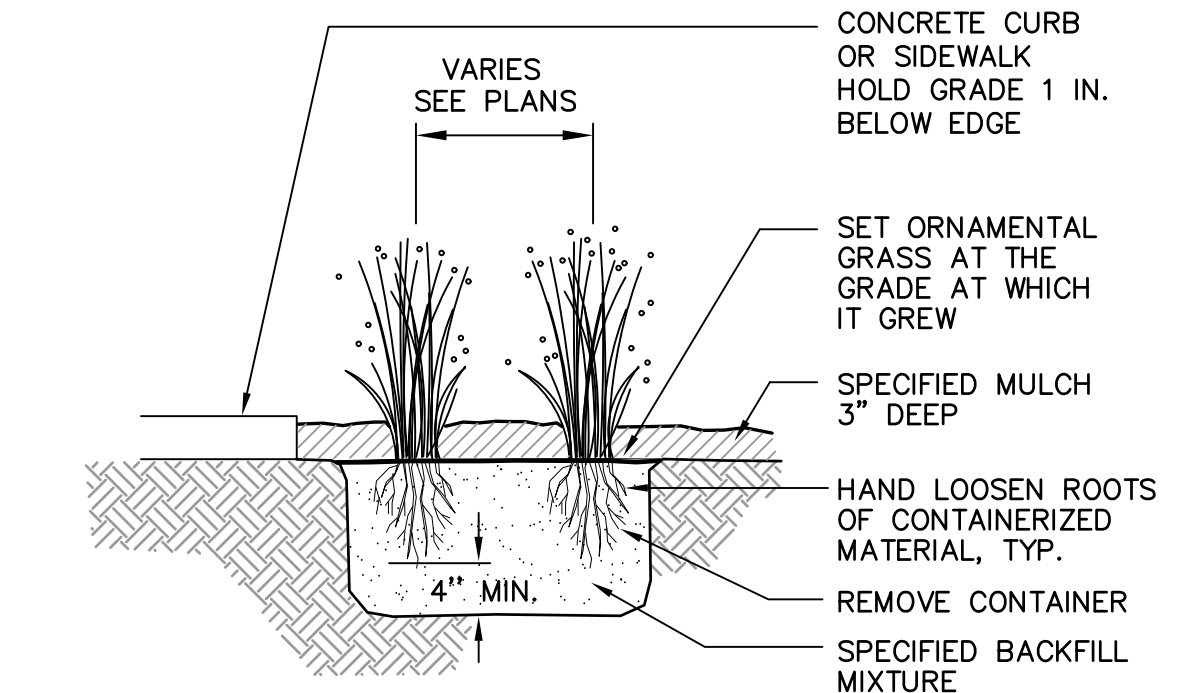
1 DECIDUOUS TREE PLANTING N.T.S.



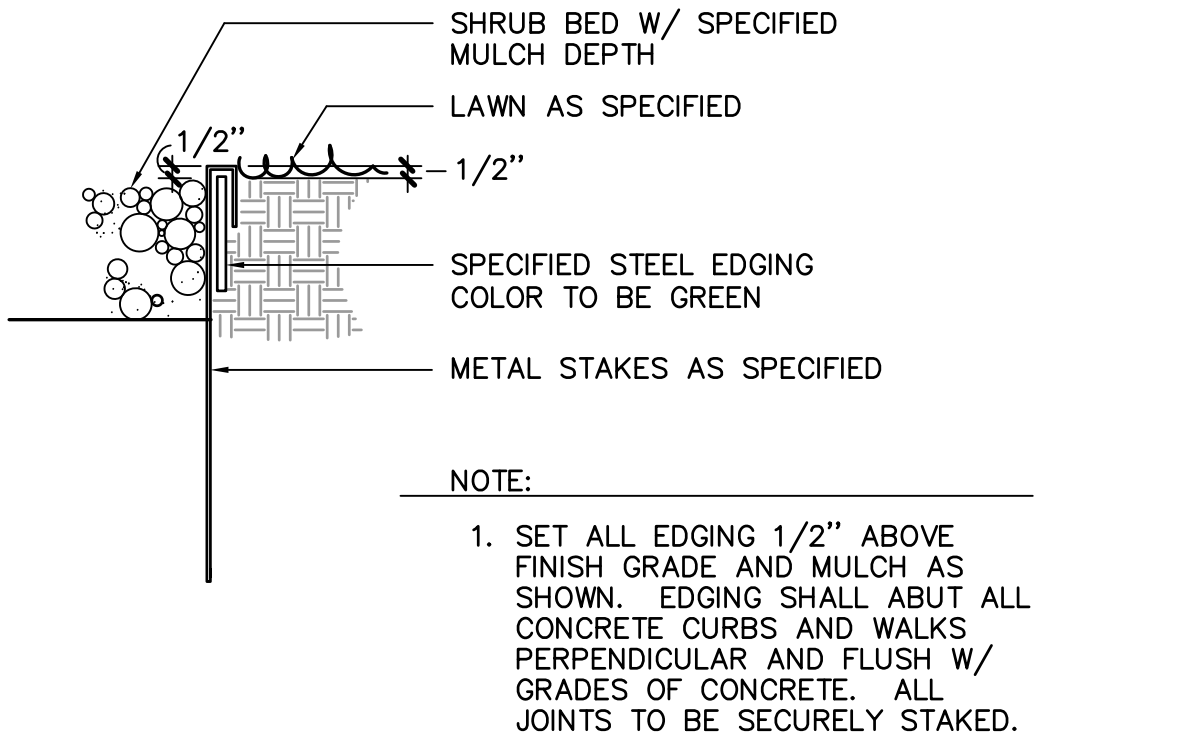
2 EVERGREEN TREE PLANTING N.T.S.



3 SHRUB PLANTING DETAIL N.T.S.



4 ORNAMENTAL GRASS DETAIL N.T.S.



5 STEEL EDGER DETAIL N.T.S.

LANDSCAPE NOTES:

1. THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
2. ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). COLOR TO BE DARK GREEN.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL SITE LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
6. SITE LIGHTING SHALL CONSIST OF:  
BUILDING EXTERIOR – RE: SITE LIGHTING PLAN
7. ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN WALKS INSIDE OF STORAGE AREA TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE, AND THE STORAGE AREA TO BE CONSTRUCTED OF RECYCLED ASPHALT.
8. LANDSCAPE MATERIALS 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 DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
9. ALL FIRE HYDRANTS WILL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8) FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
10. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
11. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
12. ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

TABLE OF NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DISCRIPTION BUFFER DISCRIPTION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED (1 TREE/40 L.F.)	# SHRUBS REQUIRED (5 SHRUBS/40 L.F.)	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
NORTH NON-STREET LANDSCAPE BUFFER 190 L.F. (disturbed)	25'	25'	STANDARD DESIGN PLUS XERISCAPE	5	24	6	24	—
TOTALS				5	24	6	24	—

WARE MALCOMB  
LEADING DESIGN FOR COMMERCIAL REAL ESTATE  
990 south broadway  
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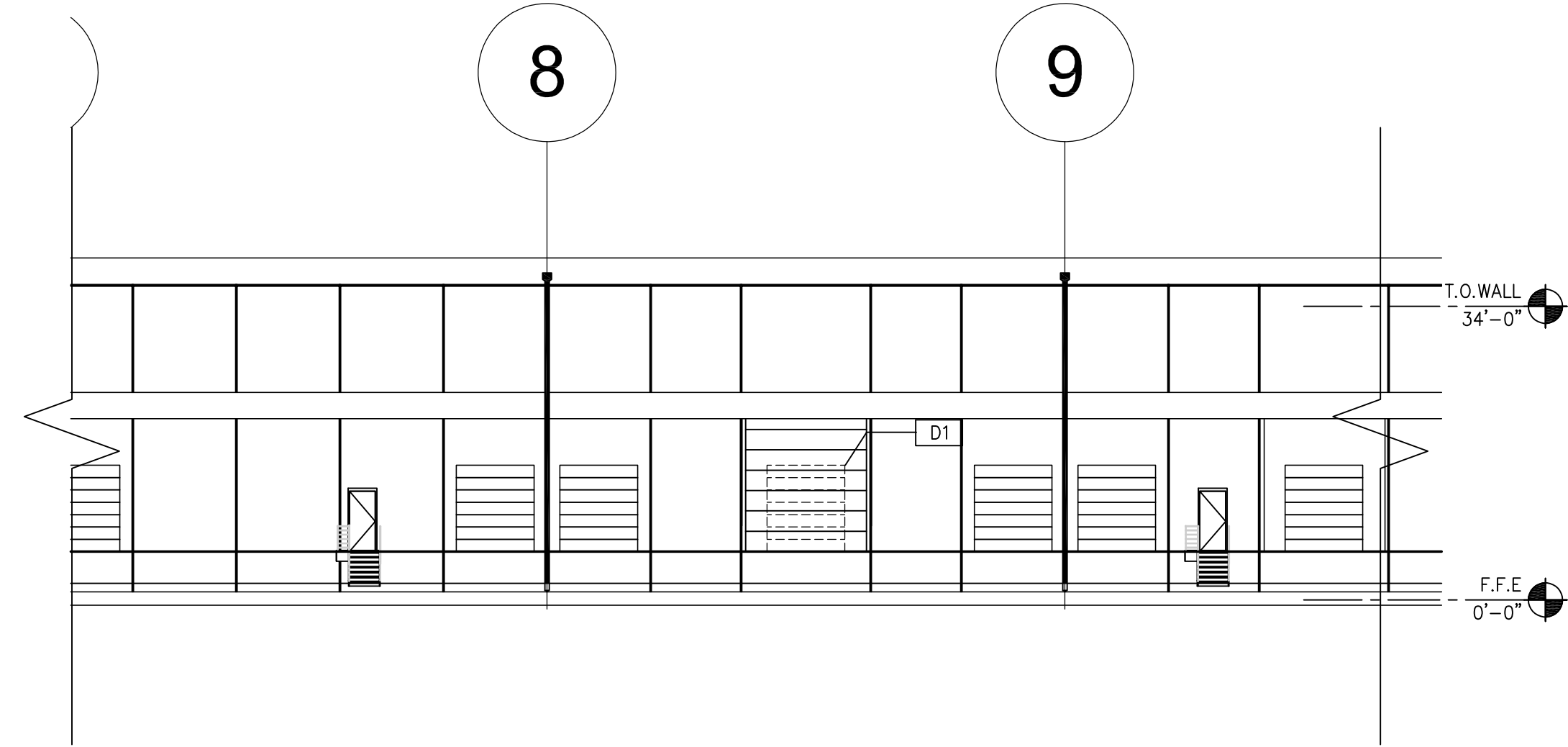
FOR AND ON BEHALF  
OF WARE MALCOMB

21250 East 36th Place  
Minor Amendment  
LANDSCAPE PLAN

LANDSCAPE NOTES  
NO. DATE DATE DATE  
4 07/08/2020 09/29/2020  
5  
REMARKS  
MINOR AMENDMENT  
AMENDMENT RESUBMITTAL

JOB NO.: 20.108  
PA / PM: KTS  
DRAWN BY: KTS  
DATE: 06/20/2020

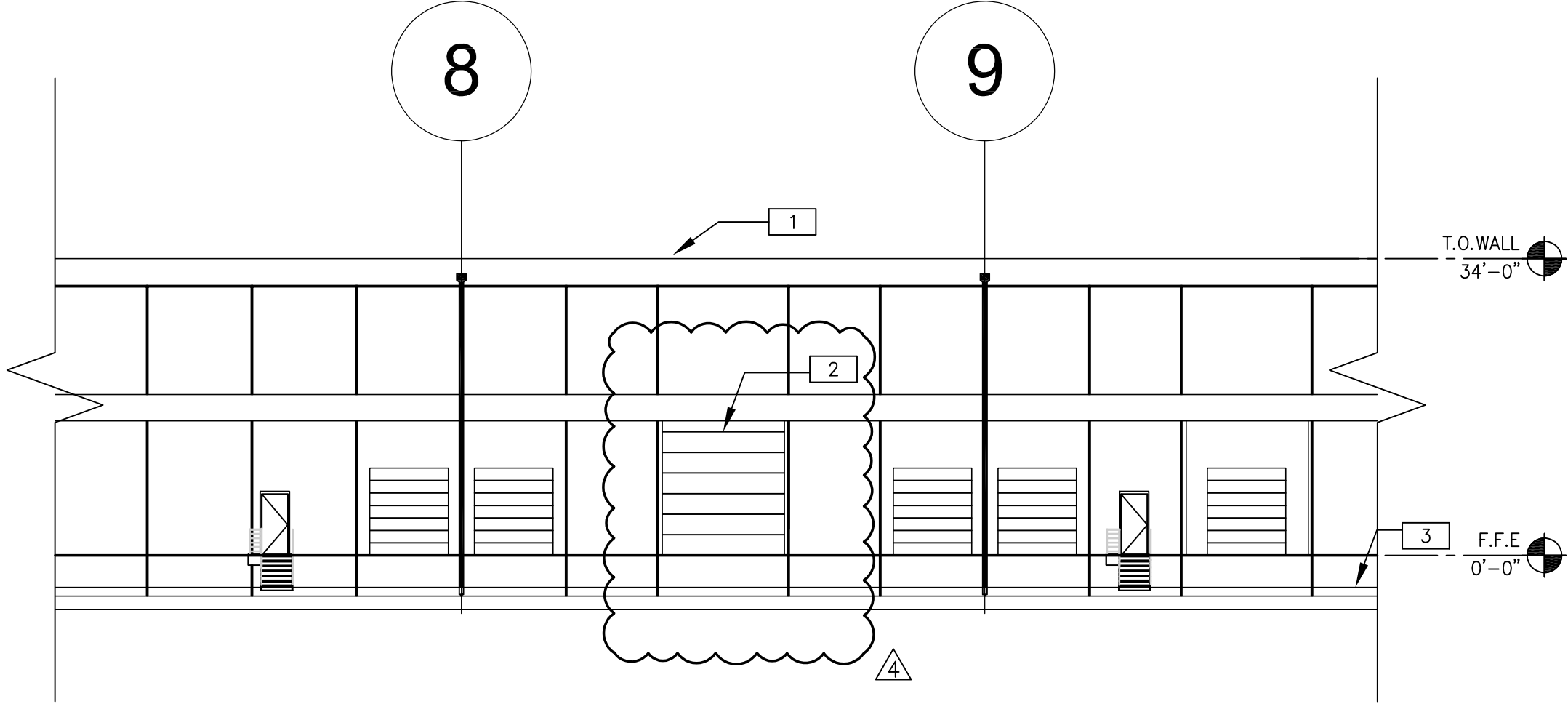
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PARTIAL NORTH ELEVATION - DEMO

SCALE: 1/16"=1'-0"

D



PARTIAL NORTH ELEVATION - PROPOSED

SCALE: 1/16"=1'-0"

C

ELEVATION NOTES

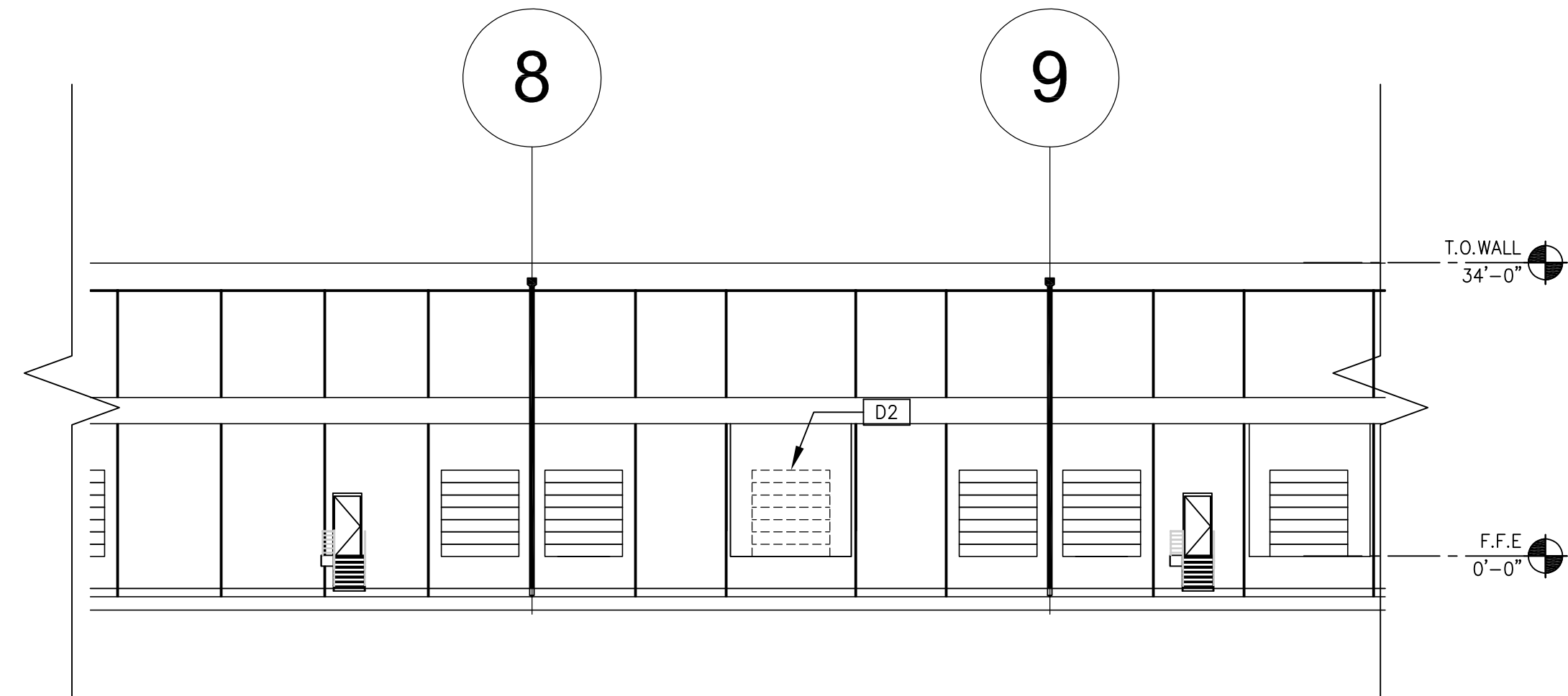
- GENERAL NOTES
1. ALL EXTERIOR MATERIALS AND PAINT COLORS TO MATCH EXISTING.
  2. ALL ALUMINUM AND GLASS STOREFRONT TO MATCH EXISTING.

DEMOLITION NOTES

- D1 EXISTING DRIVE-IN DOOR TO BE REMOVED.  
D2 EXISTING DOCK-HIGH DOOR TO BE REMOVED.

KEYED NOTES

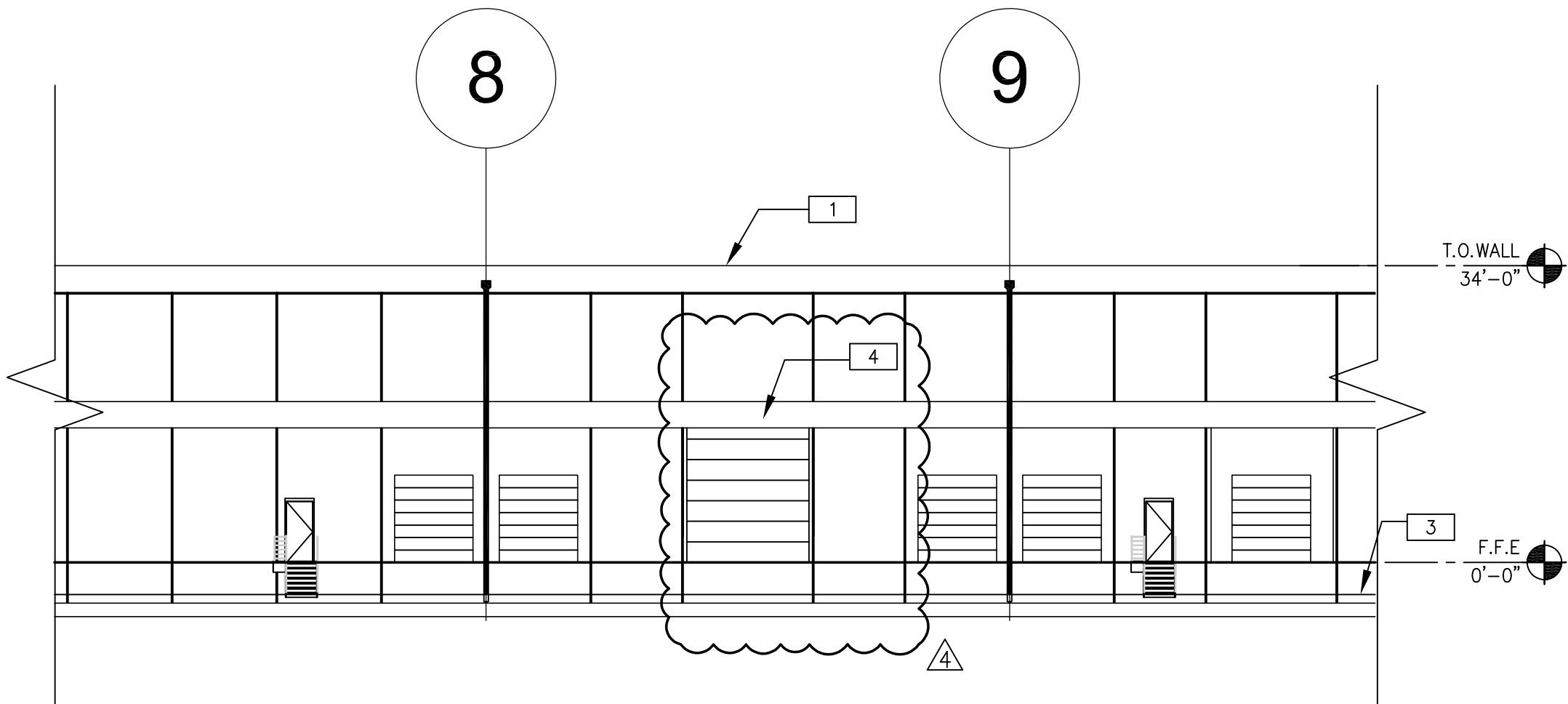
- 1 EXISTING CONCRETE WALL TO REMAIN, PAINTED.  
2 NEW ALUMINUM STOREFRONT WITH 1" THICK INSULATED GLASS.  
3 FINISH GRADE, VARIES.  
4 NEW 12'-0" X 14'-0" DRIVE-IN DOOR AND RAMP.



PARTIAL SOUTH ELEVATION - DEMO

SCALE: 1/16"=1'-0"

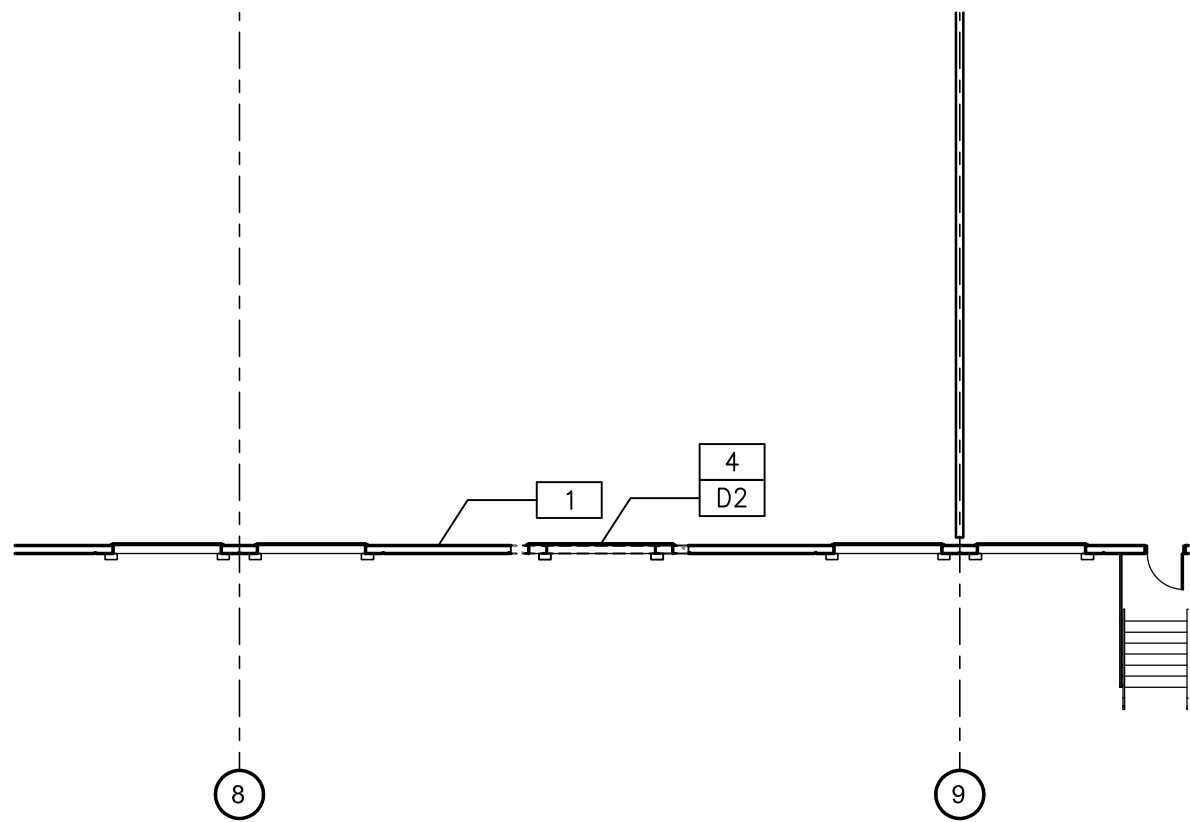
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PARTIAL SOUTH ELEVATION - PROPOSED

SCALE: 1/16"=1'-0"

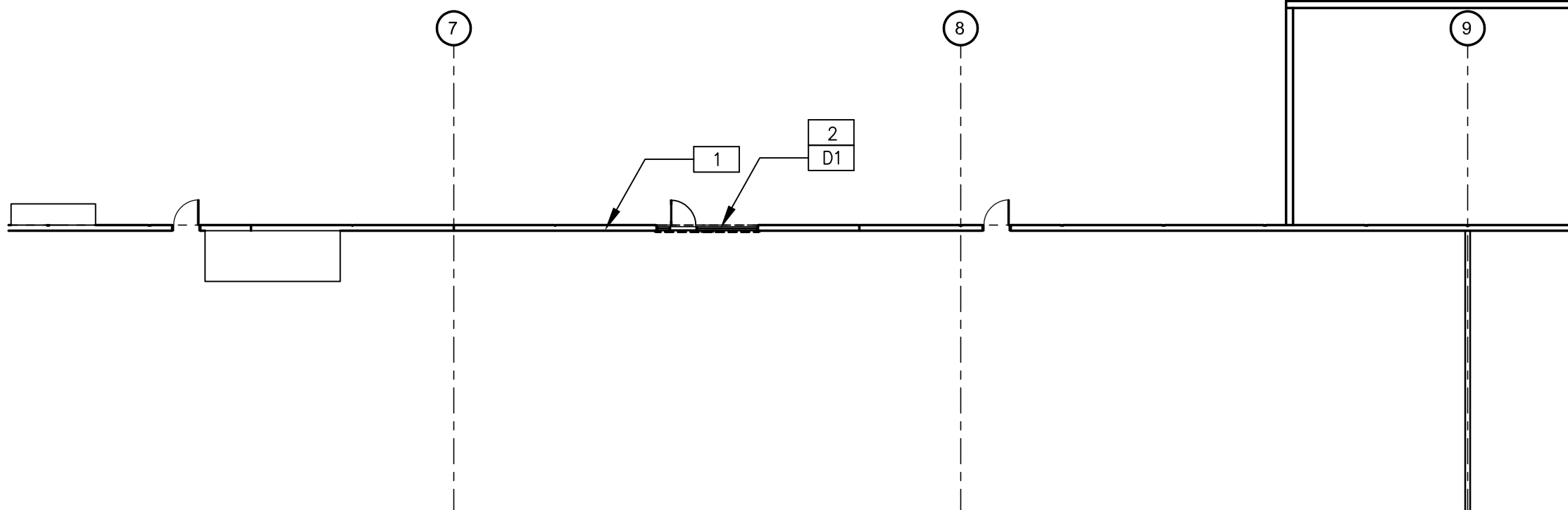
A



PARTIAL PLAN - SOUTH (DEMO AND PROPOSED)

SCALE: 1/16"=1'-0"

2



PARTIAL PLAN - NORTH (DEMO & PROPOSED)

SCALE: 1/16"=1'-0"

1

WARE MALCOMB

LEADING DESIGN FOR COMMERCIAL REAL ESTATE

990 south broadway  
suite 230  
denver, co 80209  
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FOR AND ON BEHALF  
OF WARE MALCOMB

21250 East 36th Drive  
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PARTIAL PLANS AND ELEVATIONS	
NO.	DATE
4	7/8/2020

REMARKS	
	MINOR AMENDMENT

JOB NO.:	DEN19-0096
PA / PM:	RJK
DRAWN BY:	RRB
DATE:	7/8/2020
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Sheet of

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