

SMITH ROAD 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 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, 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 RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO CORRECT THE RECORD WITH THE PLAT AS NEEDED, OR VICE VERSA.
- APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES 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 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 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 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.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- 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 0801300300J REVISED DECEMBER 18, 2012.

POTENTIAL ENCROACHMENTS

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

TOTAL ACREAGE

1.01 ACRES

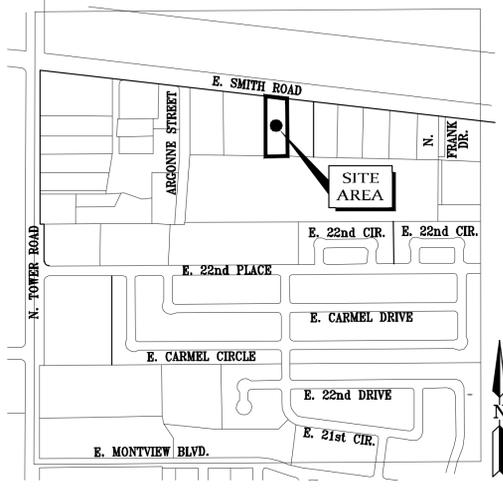
LEGAL DESCRIPTION

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°34'26" EAST, A DISTANCE OF 2620.70 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

1. COVER PAGE
2. PHASING PLAN
3. SITE MAP
4. UTILITY PLAN
5. INTERIM GRADING PLAN
6. FINAL CONDITION GRADING PLAN
7. LANDSCAPE NOTES
8. LANDSCAPE PLAN
9. ARCHITECTURAL ELEVATIONS BLDG 1
10. 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)

1. 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).

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 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:
SMITH ROAD STORAGE, LLC
JAIME PEREZ DIAZ
3085 CARSON ST
AURORA, CO 80011
JAIME PEREZ DIAZ 720-285-0131

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

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#

AMENDMENTS

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

COVER SHEET
18920 SMITH ROAD
AURORA, CO

JOB NO
8659-1

JOB NO
8659BASE

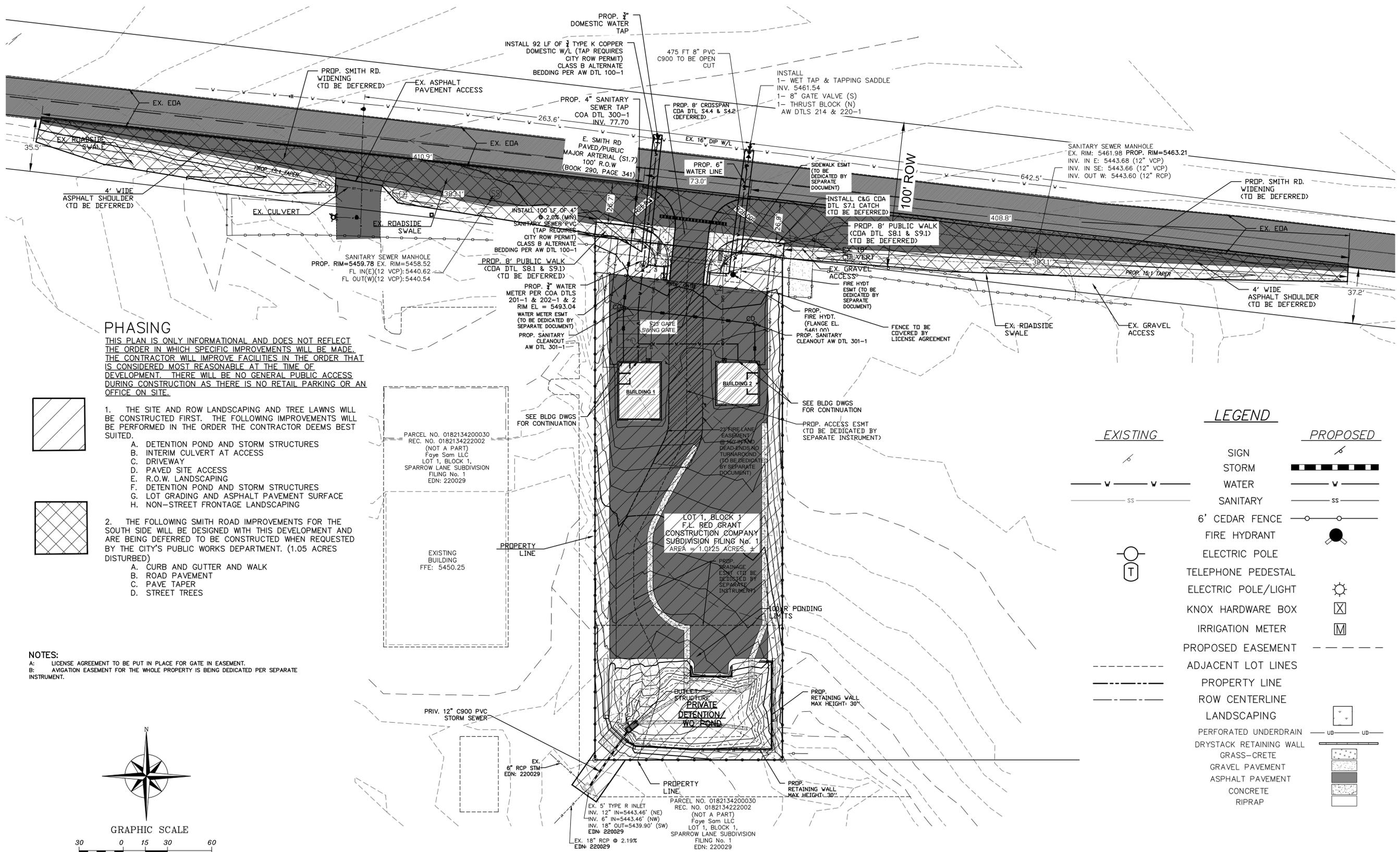
DATE
10/19/23

SHEET NO
1 OF 10

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
Tel: 303.651.6626
http://rockyridgecivil.com

SMITH ROAD STORAGE – SITE PLAN

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



PHASING

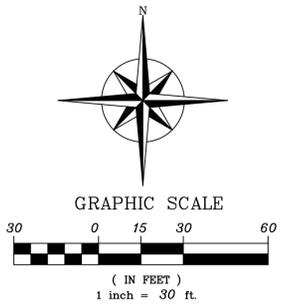
THIS PLAN IS ONLY INFORMATIONAL AND DOES NOT REFLECT THE ORDER IN WHICH SPECIFIC IMPROVEMENTS WILL BE MADE. THE CONTRACTOR WILL IMPROVE FACILITIES IN THE ORDER THAT IS CONSIDERED MOST REASONABLE AT THE TIME OF DEVELOPMENT. THERE WILL BE NO GENERAL PUBLIC ACCESS DURING CONSTRUCTION AS THERE IS NO RETAIL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

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.

LEGEND

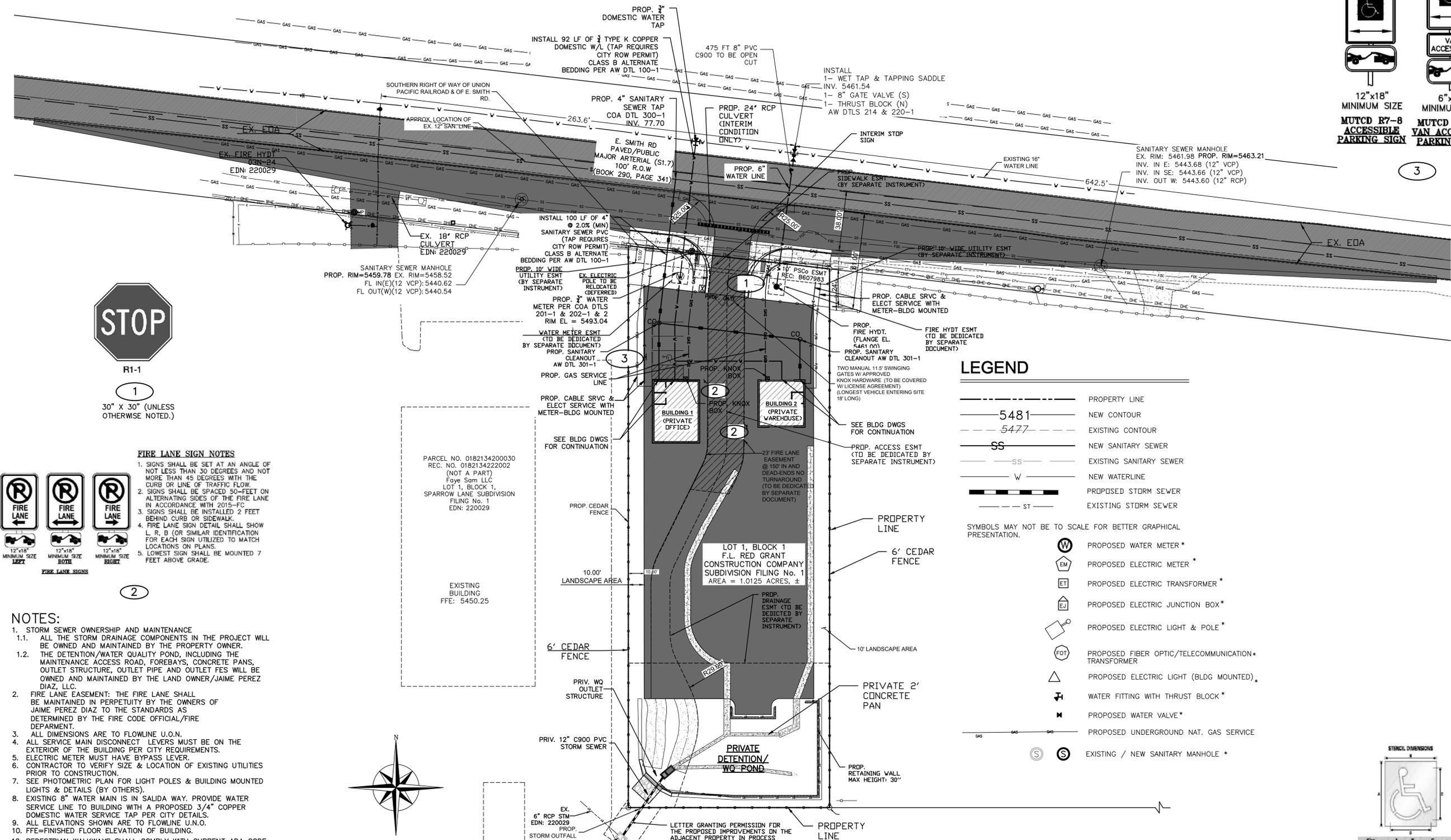
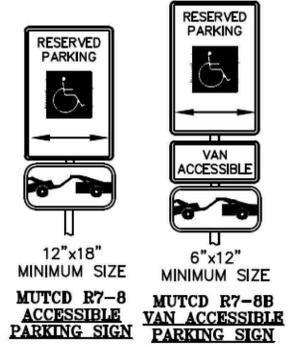
EXISTING		PROPOSED
	SIGN	
	STORM WATER	
	SANITARY	
	6' CEDAR FENCE	
	FIRE HYDRANT	
	ELECTRIC POLE	
	TELEPHONE PEDESTAL	
	ELECTRIC POLE/LIGHT	
	KNOX HARDWARE BOX	
	IRRIGATION METER	
	PROPOSED EASEMENT	
	ADJACENT LOT LINES	
	PROPERTY LINE	
	ROW CENTERLINE	
	LANDSCAPING	
	PERFORATED UNDERDRAIN	
	DRYSTACK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



Rocky Ridge Civil Engineering 420 21st Ave, Suite 101 Longmont, CO 80501 303.651.6626 info@rockyridgecivil.com	JOB NO 859-1 CNO NO 8591BASE DATE 10/19/23 PHASING PLAN 18920 SMITH ROAD AURORA, CO
18920 SMITH RD - OUTDOOR STORAGE	SHEET NO 2 OF 10

SMITH ROAD STORAGE – SITE PLAN

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



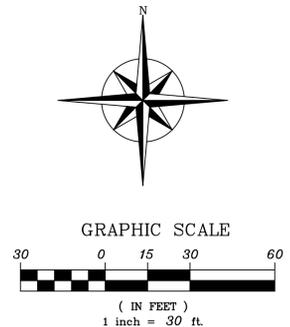
1
30" X 30" (UNLESS OTHERWISE NOTED.)

- FIRE LANE SIGN NOTES**
- 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.
 - SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
 - SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB OR SIDEWALK.
 - FIRE LANE SIGN DETAIL SHALL SHOW L, R, B (OR SIMILAR IDENTIFICATION FOR EACH SIGN UTILIZED TO MATCH LOCATIONS ON PLANS).
 - LOWEST SIGN SHALL BE MOUNTED 7 FEET ABOVE GRADE.



2

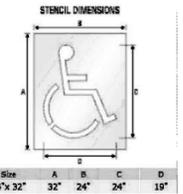
- NOTES:**
- STORM SEWER OWNERSHIP AND MAINTENANCE
 - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - THE DETENTION/WATER QUALITY POND, INCLUDING THE MAINTENANCE ACCESS ROAD, FOREBAYS, CONCRETE PANS, OUTLET STRUCTURE, OUTLET PIPE AND OUTLET FES WILL BE OWNED AND MAINTAINED BY THE LAND OWNER/JAIME PEREZ DIAZ, LLC.
 - 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.
 - ALL DIMENSIONS ARE TO FLOWLINE U.O.N.
 - ALL SERVICE MAIN DISCONNECT LEVERS MUST BE ON THE EXTERIOR OF THE BUILDING PER CITY REQUIREMENTS.
 - ELECTRIC METER MUST HAVE BYPASS LEVER.
 - CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - SEE PHOTOMETRIC PLAN FOR LIGHT POLES & BUILDING MOUNTED LIGHTS & DETAILS (BY OTHERS).
 - 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.
 - ALL ELEVATIONS SHOWN ARE TO FLOWLINE U.O.N.
 - FFE=FINISHED FLOOR ELEVATION OF BUILDING.
 - PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
 - SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
 - 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.
 - SIDEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.
 - THE CITY HAS REVIEWED FOR CODE COMPLIANCE IN PUBLIC ROW. SITE GRADING AND SITE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.
 - AVIGATION EASEMENT FOR THE WHOLE PROPERTY IS BEING DEDICATED PER SEPARATE INSTRUMENT.
 - ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11



PARCEL NO. 0182134200030
REC. NO. 0182134222002
(NOT A PART)
Faye Sam LLC
LOT 1, BLOCK 1,
SPARROW LANE SUBDIVISION
FILING No. 1
EDN: 220029

LOT 1, BLOCK 1
F.L. RED GRANT
CONSTRUCTION COMPANY
SUBDIVISION FILING No. 1
AREA = 1.0125 ACRES, ±

- NOTES:**
- 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.



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

UTILITY PLAN
18920 SMITH ROAD
AURORA, CO

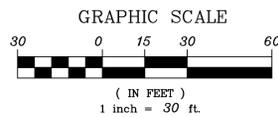
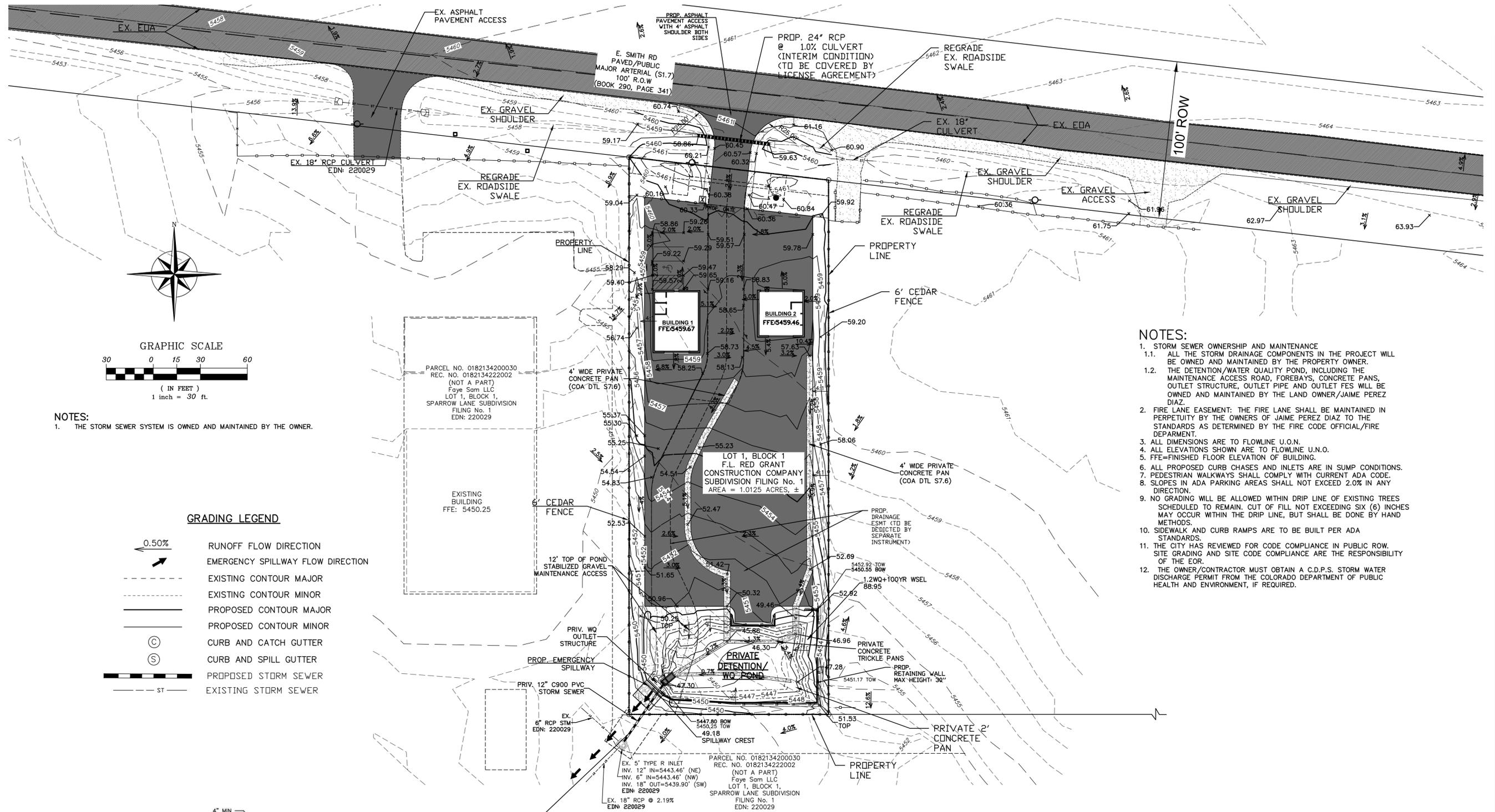
NO.	DATE	DESCRIPTION	BY

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.551.6626
info@rockyridgecivil.com

JOB NO 859-1
CADD NO 8591BASE
DATE 10/19/23
SHEET NO 4 OF 10

SMITH ROAD STORAGE – SITE PLAN

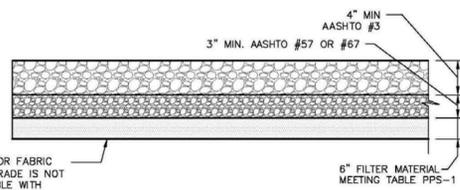
LOT 1, BLOCK 1 OF F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING No. 1
CITY OF AURORA, ADAMS COUNTY, COLORADO



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

GRADING LEGEND

- 0.50% RUNOFF FLOW DIRECTION
- EMERGENCY SPILLWAY FLOW DIRECTION
- - - - - EXISTING CONTOUR MAJOR
- - - - - EXISTING CONTOUR MINOR
- — — — PROPOSED CONTOUR MAJOR
- — — — PROPOSED CONTOUR MINOR
- (C) CURB AND CATCH GUTTER
- (S) CURB AND SPILL GUTTER
- — — — PROPOSED STORM SEWER
- — — — ST EXISTING STORM SEWER



STABILIZED GRAVEL POND ACCESS DETAIL
N.T.S.

LETTER GRANTING PERMISSION FOR THE PROPOSED IMPROVEMENTS ON THE ADJACENT PROPERTY IN PROCESS

NOTES:

- STORM SEWER OWNERSHIP AND MAINTENANCE
 - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- 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.
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- ALL DIMENSIONS ARE TO FLOWLINE U.O.N.
- ALL ELEVATIONS SHOWN ARE TO FLOWLINE U.N.O.
- FFE=FINISHED FLOOR ELEVATION OF BUILDING.
- ALL PROPOSED CURB CHASES AND INLETS ARE IN SUMP CONDITIONS.
- PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
- SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
- 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.
- SIDEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.
- THE CITY HAS REVIEWED FOR CODE COMPLIANCE IN PUBLIC ROW. SITE GRADING AND SITE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.
- 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.

NO.	DATE	DESCRIPTION	BY

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

18920 SMITH RD - OUTDOOR STORAGE

GRADING PLAN - INTERIM CONDITION
18920 SMITH ROAD
AURORA, CO

DATE: 10/19/23

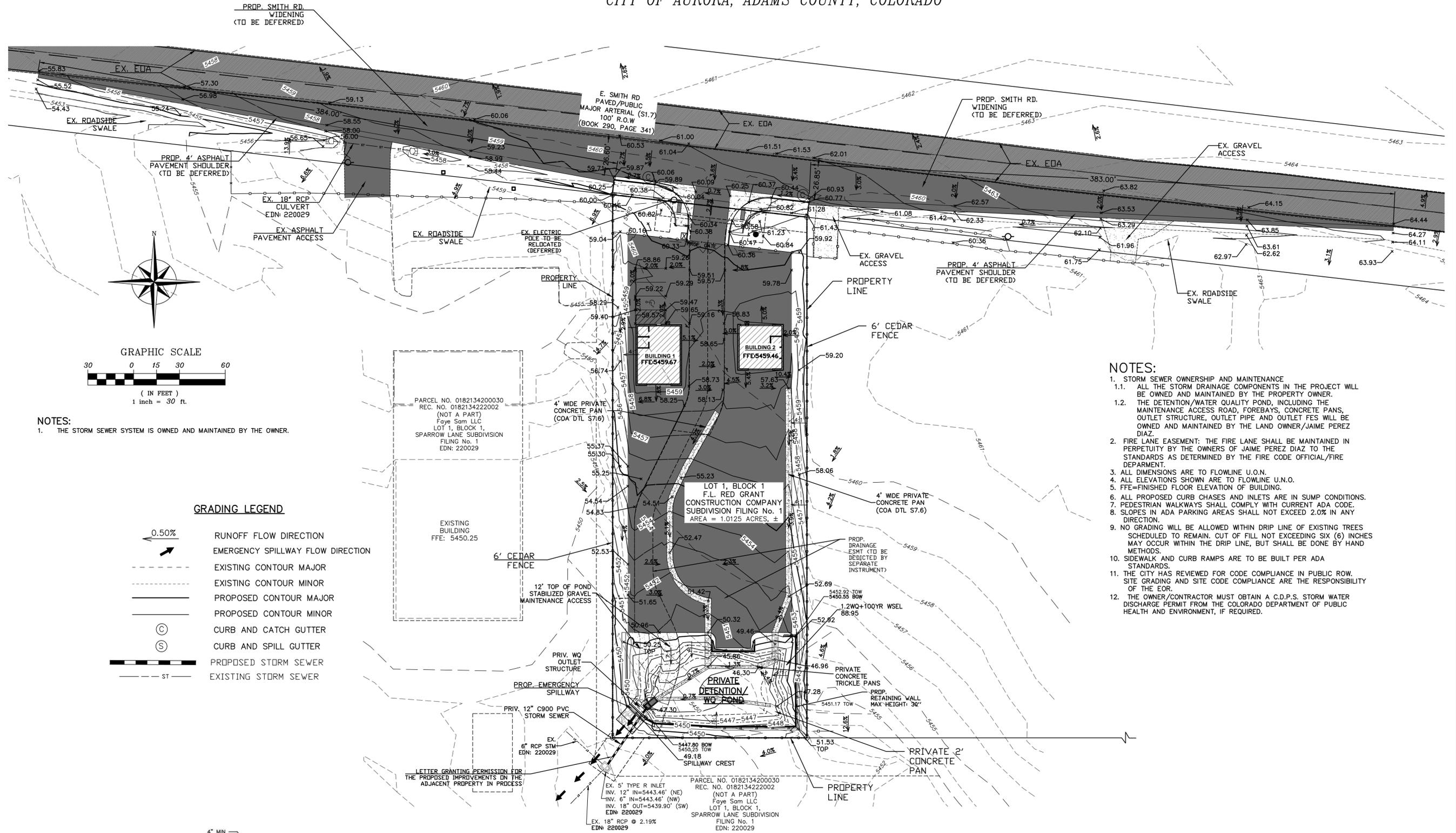
JOB NO: 859-1

CAD NO: 8591BASE

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

SMITH ROAD STORAGE – SITE PLAN

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



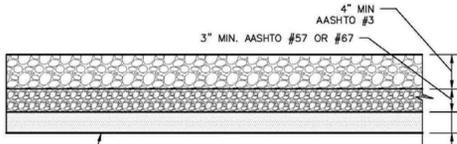
NOTES:
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GRADING LEGEND

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- 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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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.



STABILIZED GRAVEL POND ACCESS DETAIL
N.T.S.

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<p>Rocky Ridge Civil Engineering 420 21st Ave, Suite 101 Longmont, CO 80501 303.651.6626 http://rockyridgecivil.com</p>	<p>18920 SMITH RD - OUTDOOR STORAGE</p>
<p>GRADING PLAN - FINAL CONDITION 18920 SMITH ROAD AURORA, CO</p>	<p>DATE: 10/19/23 JOB NO: 859-1 CADD NO: 8591BASE</p>
<p>SHEET NO: 6 OF 10</p>	<p>NO. DATE DESCRIPTION BY</p>

SITE DATA

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

**DETENTION POND
LANDSCAPE REQUIREMENTS**

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

* 1 TREE SUBSTITUTED FOR 2 SHRUBS.

**TABLE OF STREET FRONTAGE, STREET EDGE BUFFER,
AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS**

FRONTAGE DISCRPTION BUFFER DISCRPTION 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

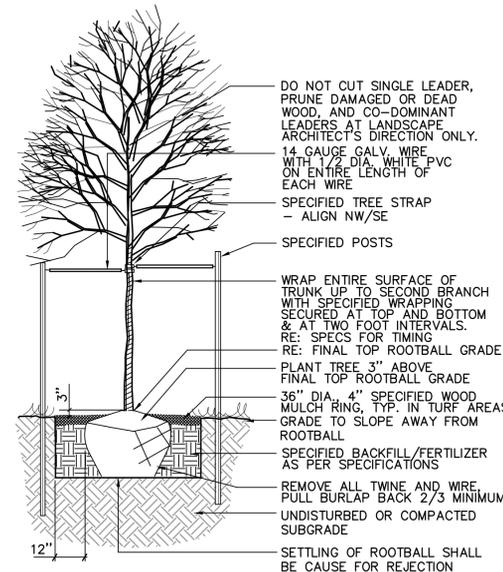
t COMPATIBLE USES ON ADJOINING LOTS. NO NON-STREET LANDSCAPE BUFFER REQUIRED. AN ADJUSTMENT HAS BEEN REQUESTED FOR SUBAREAS A, B, AND C, SEC 146-4.7.5.E.3.b. ADDITIONAL PLANT MATERIAL HAS BEEN PROVIDED ALONG THE SMITH ROAD STREET FRONTAGE.

ADJUSTMENT REQUEST

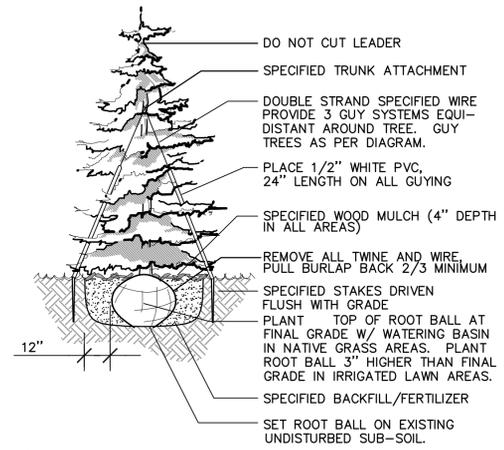
1. BUFFER EXCEPTIONS FOR SUBAREAS A, B, AND C, SEC 146-4.7.5.E.3.b. AN ADJUSTMENT IS REQUESTED TO OMIT NON-STREET LANDSCAPE BETWEEN SAME LAND USE CATEGORIES, AS SHOWN IN TABLE 146-3.2-1, (PERMITTED USE TALBE).

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 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 THEIR 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 UPON COMPLETION OF THE DETENTION POND CONSTRUCTION. THE INSTALLATION OF THE STREET TREES MAY BE DEFERRED UNTIL THE WIDENING OF SMITH ROAD IS COMPLETED.
6. SITE LIGHTING SHALL CONSIST OF:
BUILDING EXTERIOR - RE: SITE LIGHTING PLAN
7. ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF RECYCLED ASPHALT, ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.
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.

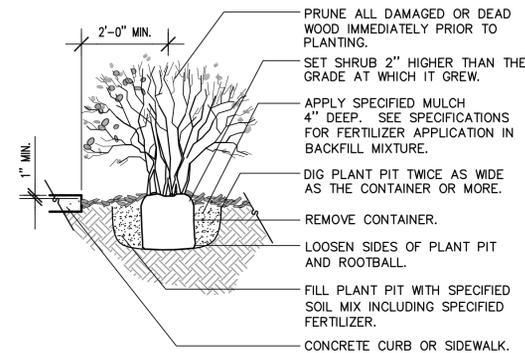


1 DECIDUOUS TREE PLANTING N.T.S.



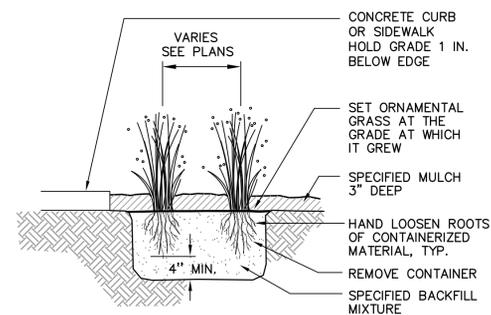
NOTES:
1. INSTALL SPECIFIED MULCH TO DRIPLINE OF TREE WHERE PLANTED IN GRASS AREAS.
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

2 EVERGREEN TREE PLANTING N.T.S.

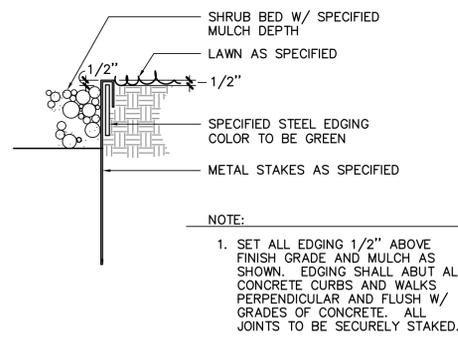


NOTES:
1. ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
2. HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
3. ALL JUNIPER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.

3 SHRUB PLANTING DETAIL N.T.S.



4 ORNAMENTAL GRASS DETAIL N.T.S.

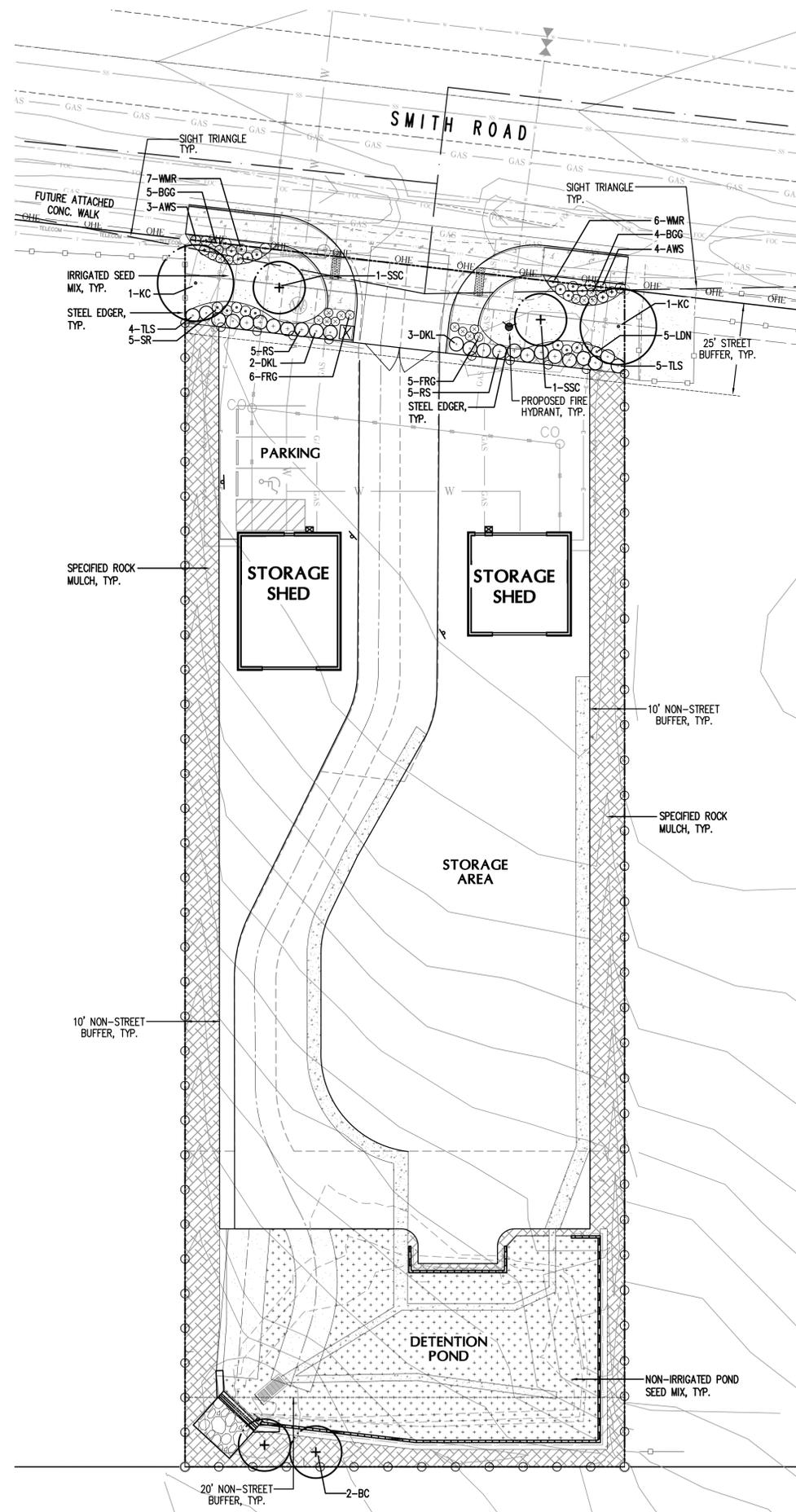


5 STEEL EDGER DETAIL N.T.S.

#	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

PROJ.#	20.103
DESIGNED BY:	cts
DRAWN BY:	cts
DATE:	04/01/2020
DRAWING NUMBER	

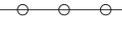
NOT FOR CONSTRUCTION



GROUND COVER 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

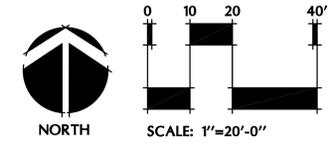
LANDSCAPE LEGEND

-  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 Spiraea <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 7 FOR CITY LANDSCAPE REQUIREMENTS, NOTES, PLANT LIST, AND DETAILS



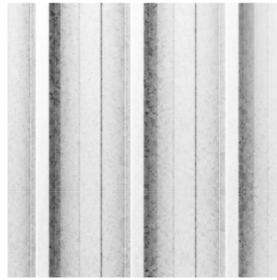
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#	REVISION	DESCRIPTION	DATE
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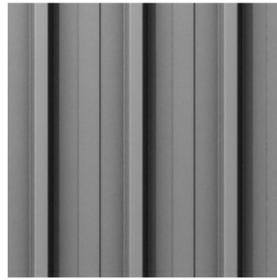
18920 E. SMITH ROAD
AURORA, CO 80011
LANDSCAPE PLAN

18920 SMITH ROAD

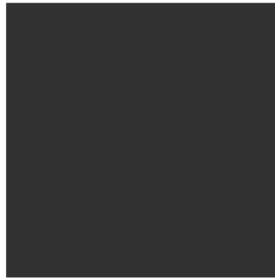
LOT 1, BLOCK 1 OF F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING NO. 1
CITY OF AURORA, ADAMS COUNTY, COLORADO



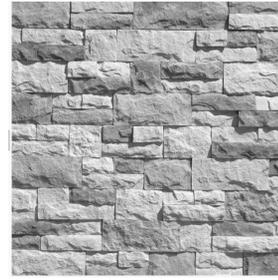
EXTERIOR R PANEL ROOF FINISH
- COLOR: GALVALUME



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

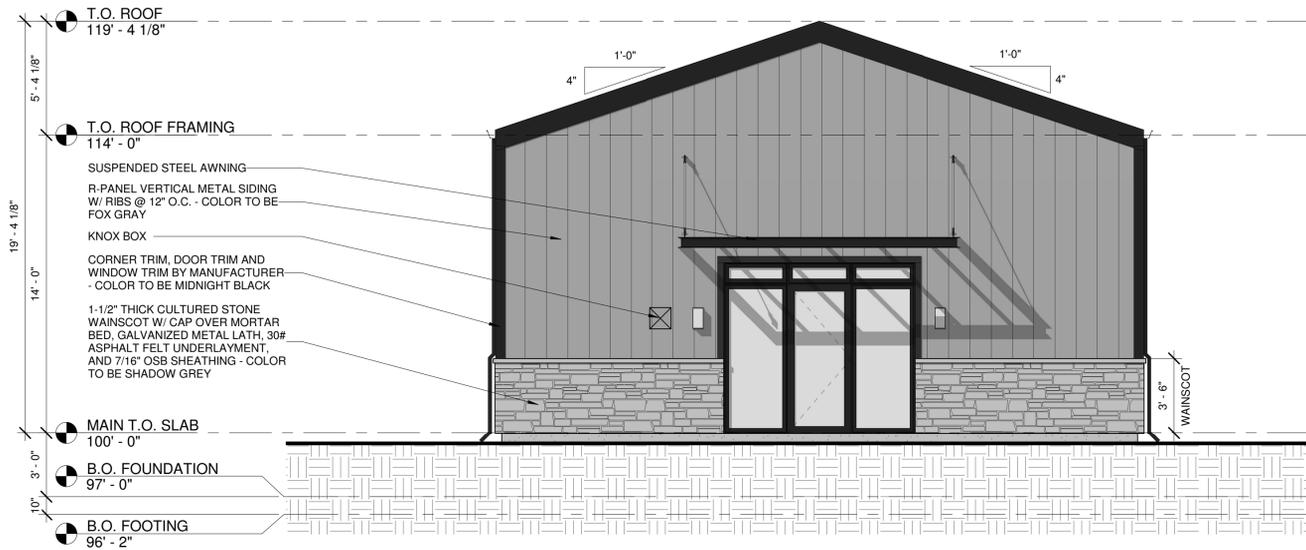


FASCIA AND TRIM
- COLOR: MIDNIGHT BLACK

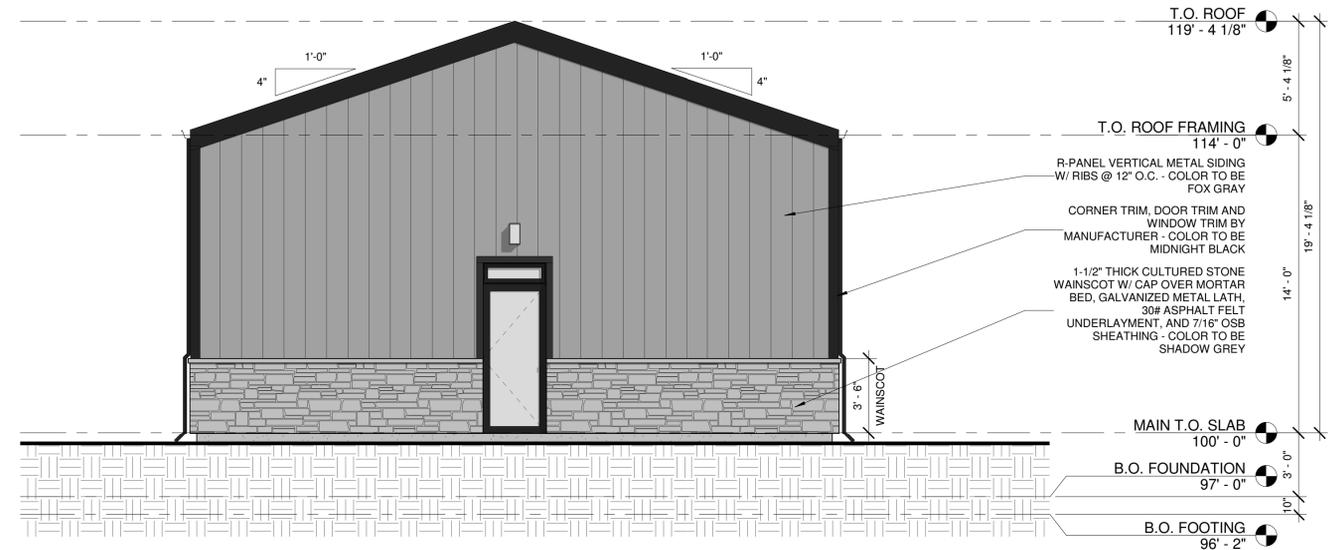


EXTERIOR STONE SIDING
- COLOR: SHADOW GREY

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"



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

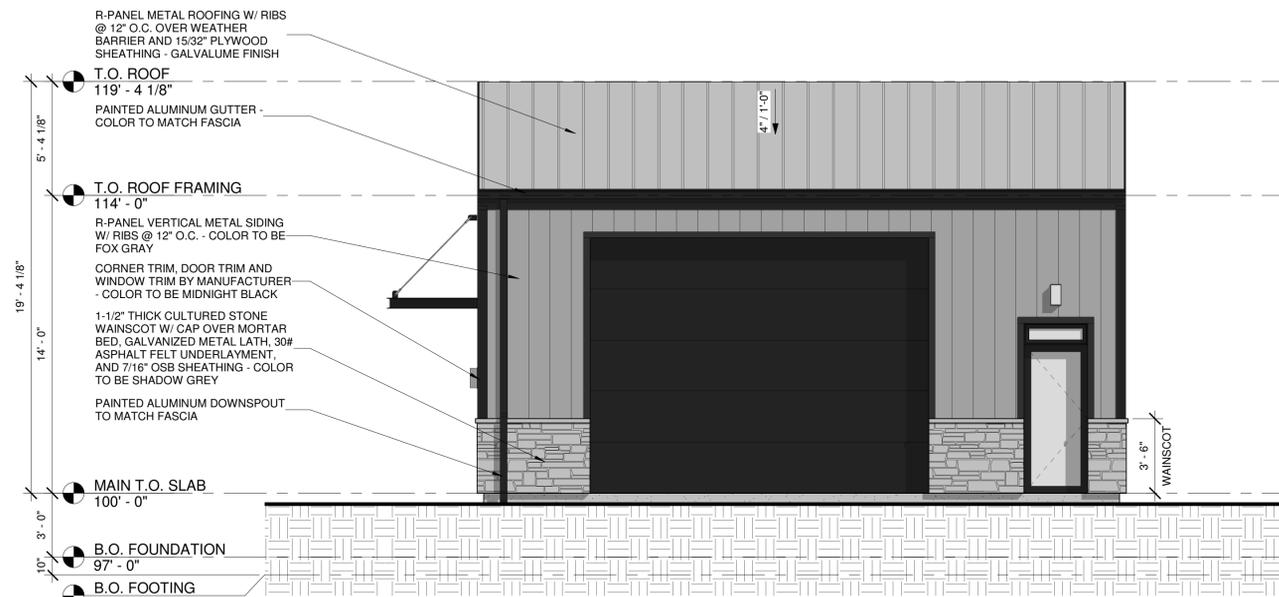
F9 PRODUCTIONS INC.
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18920 SMITH ROAD

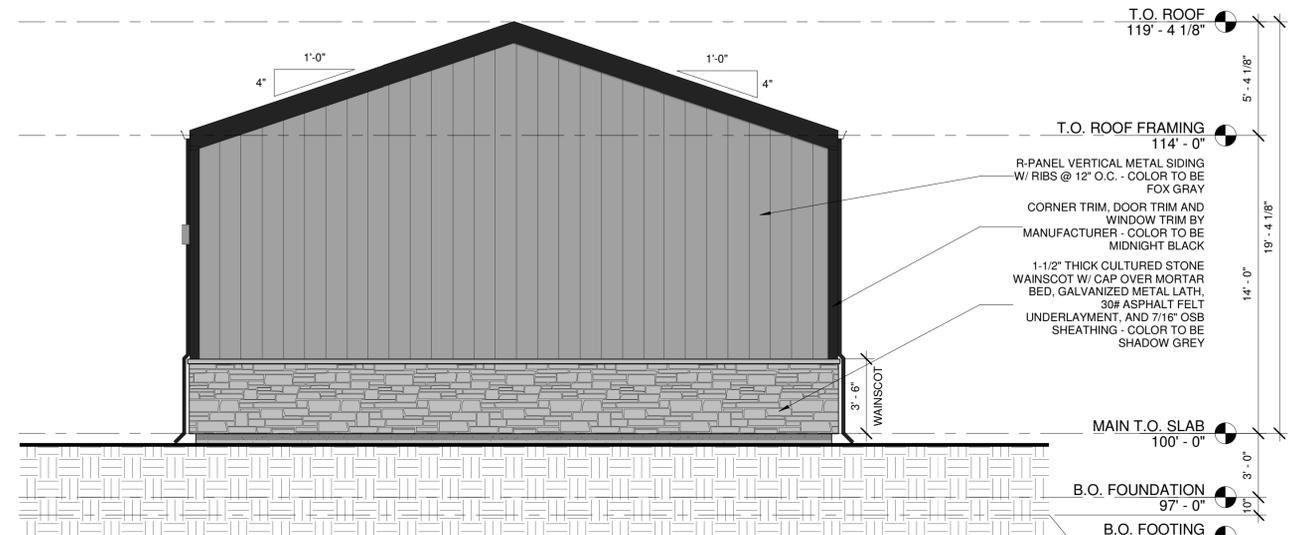
LOT 1, BLOCK 1 OF F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING NO. 1
CITY OF AURORA, ADAMS COUNTY, COLORADO



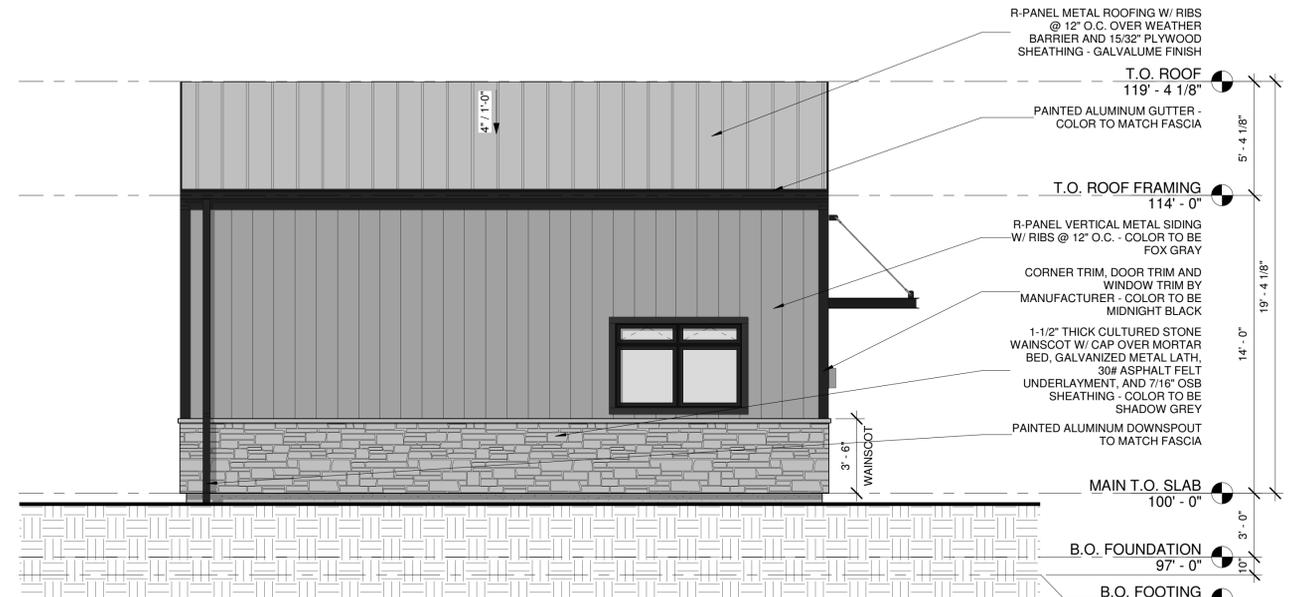
1 NORTH ELEVATION - BUILDING 2
1/4" = 1'-0"



3 WEST ELEVATION - BUILDING 2
1/4" = 1'-0"



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



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

F9

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