
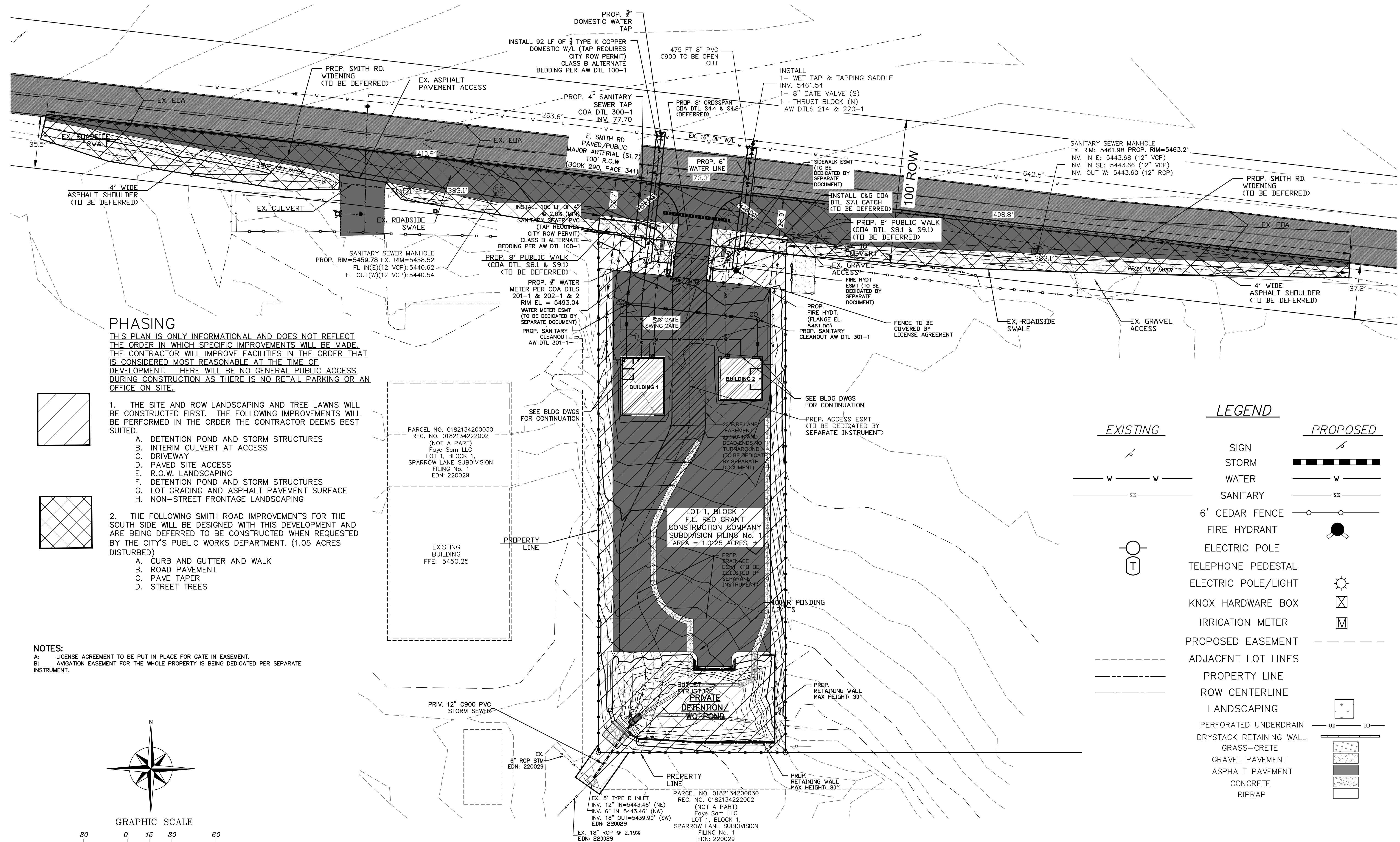


SMITH ROAD STORAGE – SITE PLAN

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

CITY OF AURORA, ADAMS COUNTY, COLORADO



**Rocky Ridge
Civil Engineering**
420 21st Ave, Suite 101
Longmont, CO 80501
Phone: 303.779.7777
<http://rockyridgecivil.com>

18920 SMITH RD - OUTDOOR STORAGE

STC

UTA

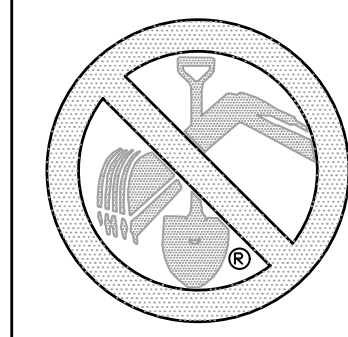
O SMITH

SHEET

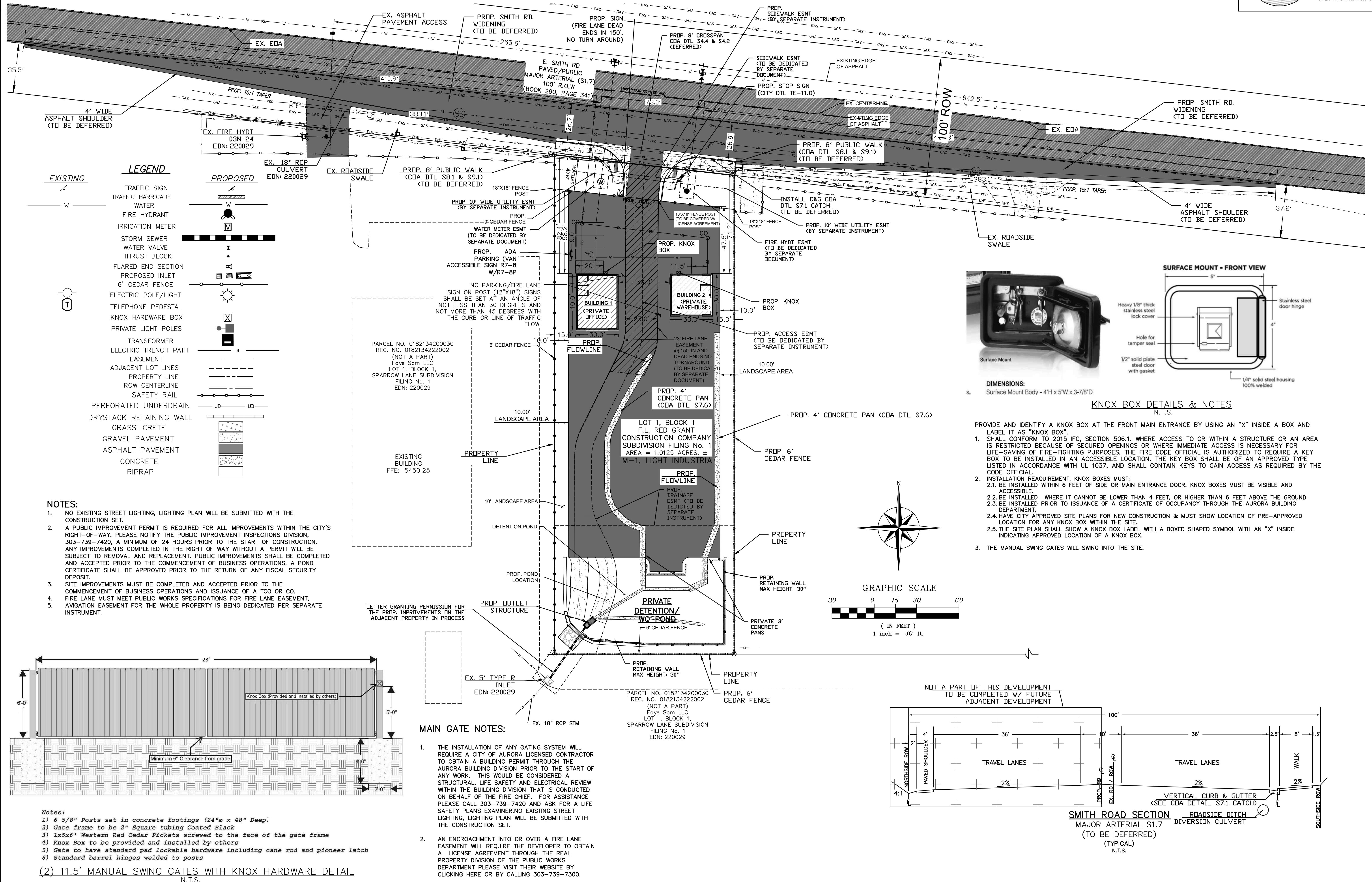
2 OF 10

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



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534-6700 METRO DENVER AREA
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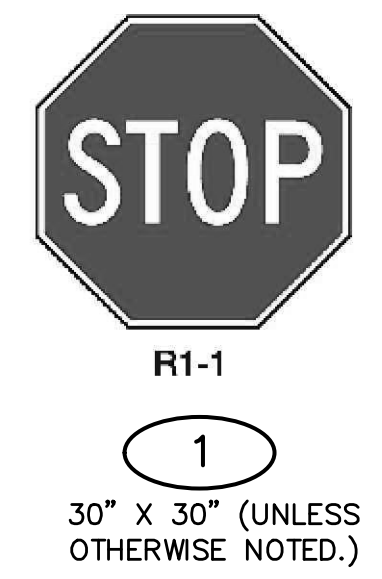
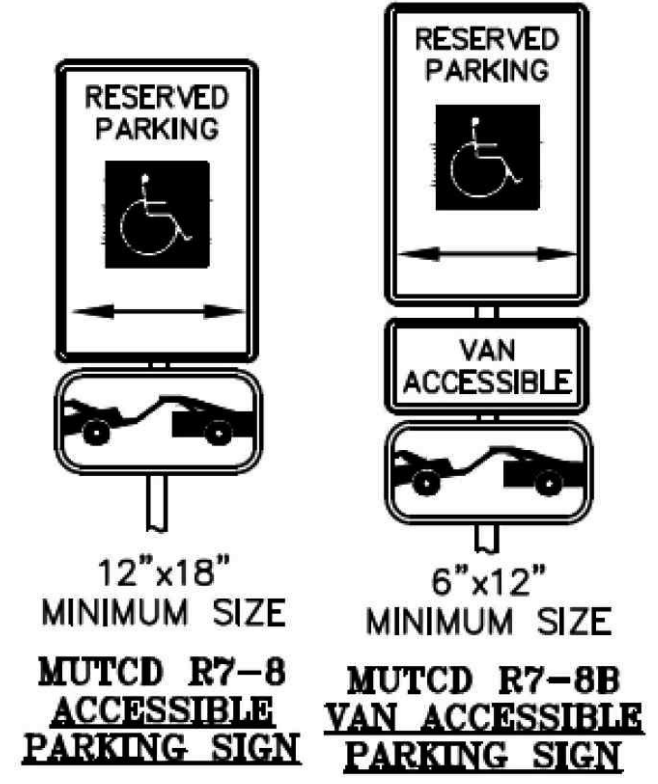
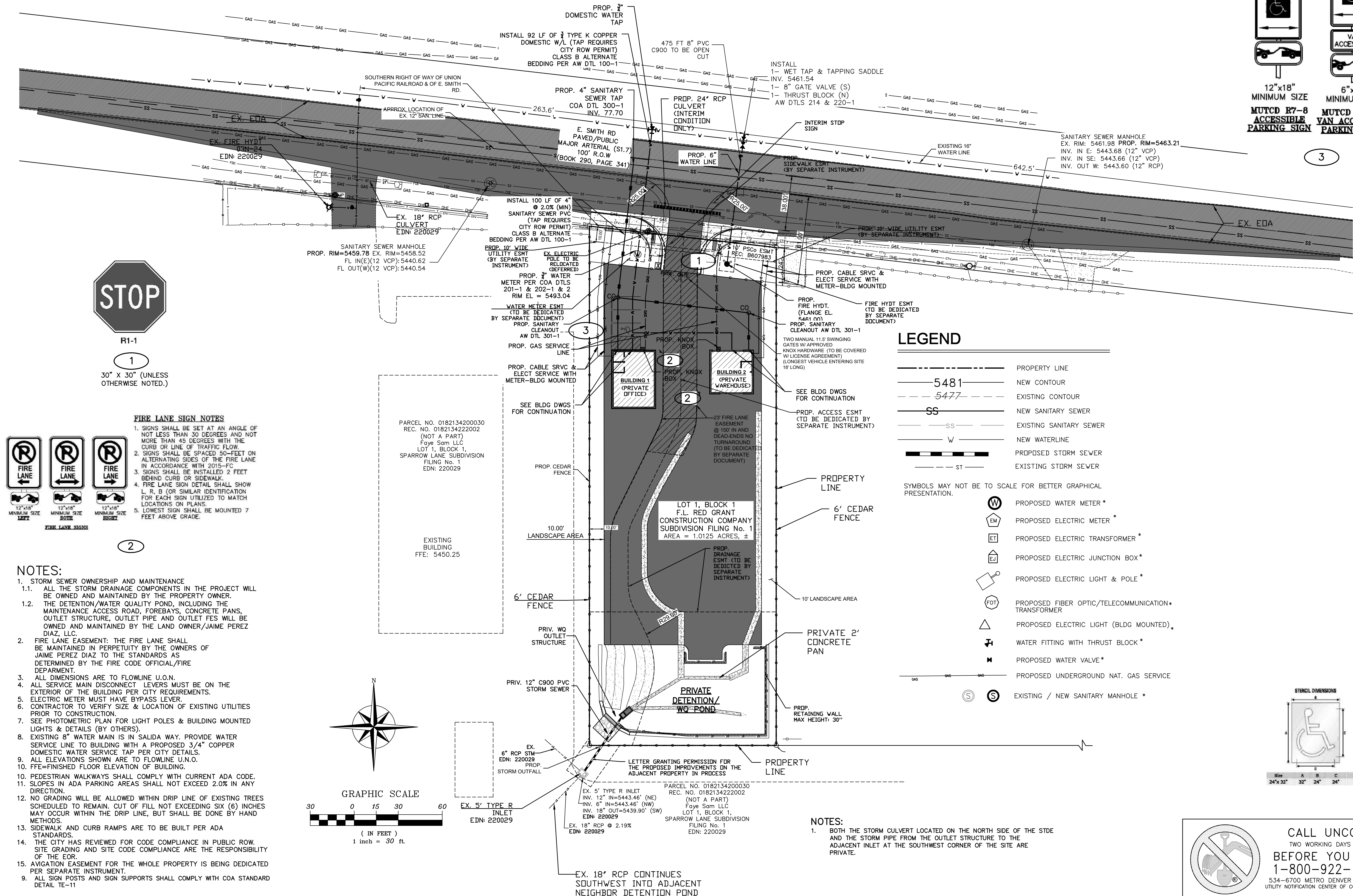
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Longmont, CO 80501
303.651.6626
http://rockyridgecivil.com

18920 SMITH RD - OUTDOOR STORAGE

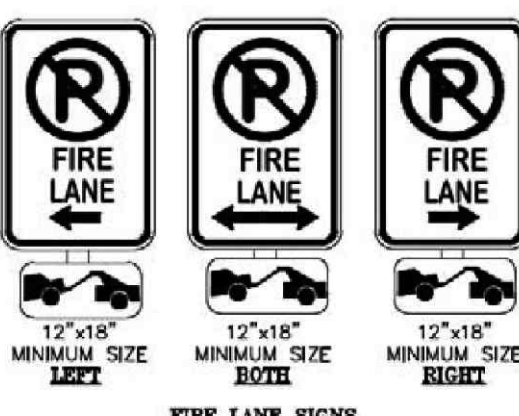
DATE	JOB NO	CAD NO	SHEET NO
10/19/23	859-1	8591BASE	3 OF 10

SMITH ROAD STORAGE – SITE PLAN

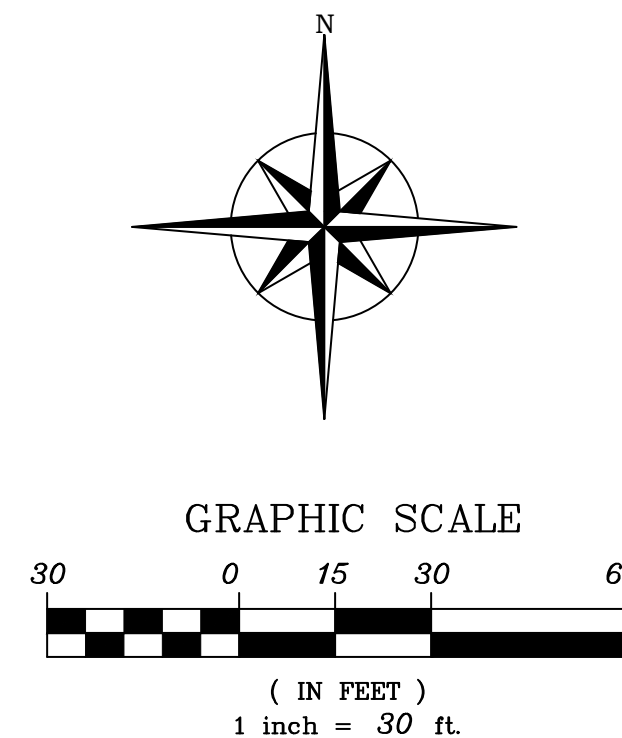
LOT 1, BLOCK 1 OF F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING No. 1
CITY OF AURORA, ADAMS COUNTY, COLORADO



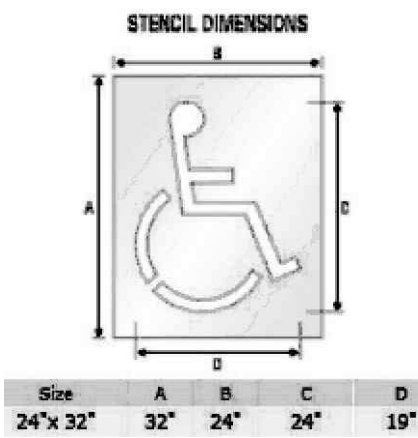
- FIRE LANE SIGN NOTES**
1. SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 2. SIGNS SHALL BE SPACED 50-FEET ON ALTERNATING SIDES OF THE FIRE LANE IN ACCORDANCE WITH 2015-FC.
 3. SIGNS SHALL BE INSTALLED 2 FEET BEHIND CURB 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.



- 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.
 - 1.2. 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.
 2. 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.
 3. ALL DIMENSIONS ARE TO FLOWLINE U.O.N.
 4. ALL SERVICE MAIN DISCONNECT LEVERS MUST BE ON THE EXTERIOR OF THE BUILDING PER CITY REQUIREMENTS.
 5. ELECTRIC METER MUST HAVE BYPASS LEVER.
 6. CONTRACTOR TO VERIFY SIZE & LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 7. SEE PHOTOMETRIC PLAN FOR LIGHT POLES & BUILDING MOUNTED LIGHTS & DETAILS (BY OTHERS).
 8. EXISTING 8\"/>
 9. ALL ELEVATIONS SHOWN ARE TO FLOWLINE U.O.N.
 10. FFE=FINISHED FLOOR ELEVATION OF BUILDING.
 10. PEDESTRIAN WALKWAYS SHALL COMPLY WITH CURRENT ADA CODE.
 11. SLOPES IN ADA PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION.
 12. 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.
 13. SIDEWALK AND CURB RAMPS ARE TO BE BUILT PER ADA STANDARDS.
 14. THE CITY HAS REVIEWED FOR CODE COMPLIANCE IN PUBLIC ROW. SITE GRADING AND SITE CODE COMPLIANCE ARE THE RESPONSIBILITY OF THE EOR.
 15. AVIGATION EASEMENT FOR THE WHOLE PROPERTY IS BEING DEDICATED PER SEPARATE INSTRUMENT.
 9. ALL SIGN POSTS AND SIGN SUPPORTS SHALL COMPLY WITH COA STANDARD DETAIL TE-11



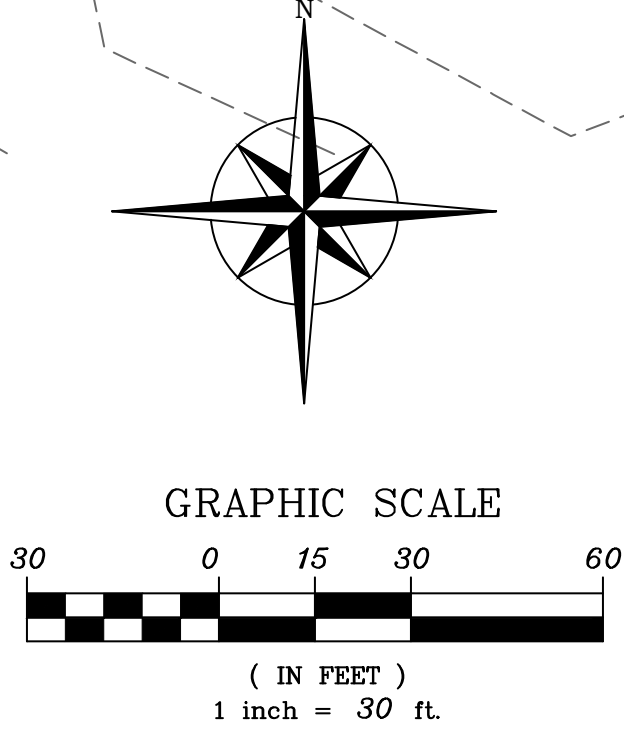
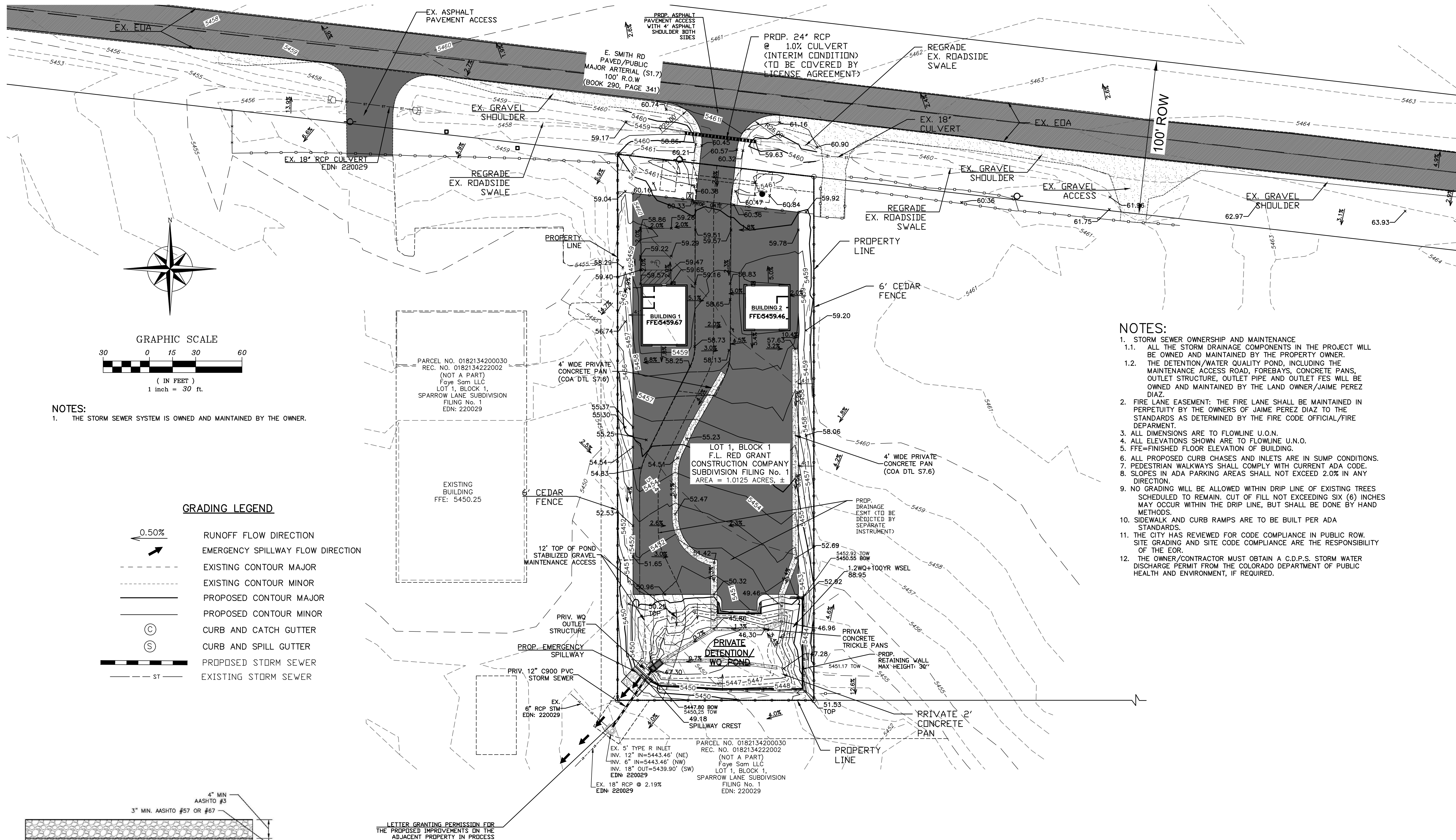
- LEGEND**
- PROPERTY LINE
 - NEW CONTOUR
 - EXISTING CONTOUR
 - NEW SANITARY SEWER
 - EXISTING SANITARY SEWER
 - NEW WATERLINE
 - PROPOSED STORM SEWER
 - EXISTING STORM SEWER
 - PROPOSED WATER METER *
 - PROPOSED ELECTRIC METER *
 - PROPOSED ELECTRIC TRANSFORMER *
 - PROPOSED ELECTRIC JUNCTION BOX *
 - PROPOSED ELECTRIC LIGHT & POLE *
 - PROPOSED FIBER OPTIC/TELECOMMUNICATION* TRANSFORMER
 - PROPOSED ELECTRIC LIGHT (BLDG MOUNTED).
 - WATER FITTING WITH THRUST BLOCK *
 - PROPOSED WATER VALVE *
 - PROPOSED UNDERGROUND NAT. GAS SERVICE
 - 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.

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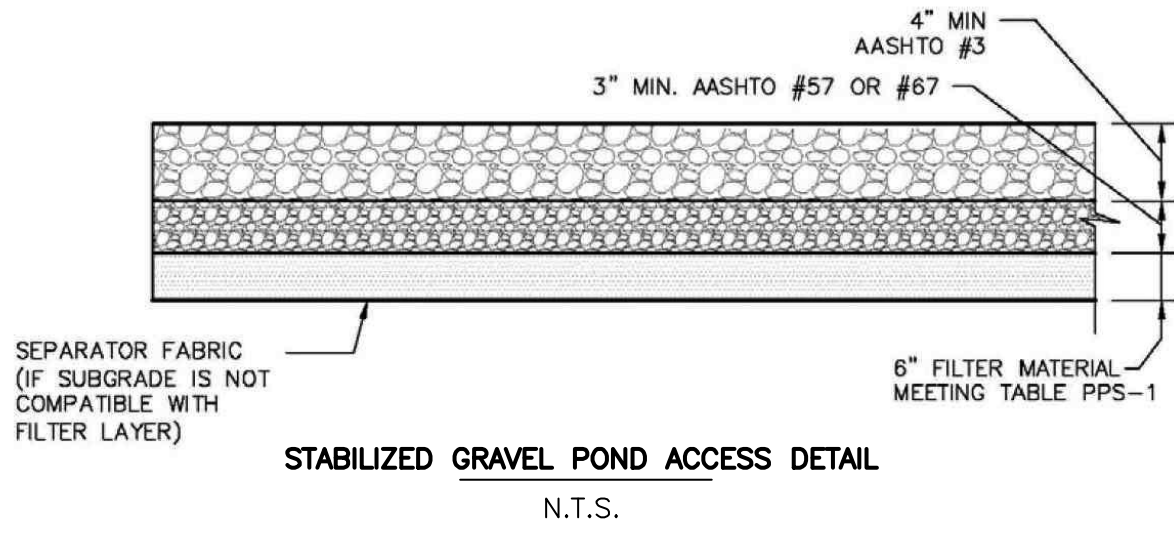
SMITH ROAD STORAGE – SITE PLAN
LOT 1, BLOCK 1 OF F.L. RED GRANT CONSTRUCTION COMPANY SUBDIVISION FILING No. 1
CITY OF AURORA, ADAMS COUNTY, COLORADO



NOTES:
1. 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
- CURB AND CATCH GUTTER
- CURB AND SPILL GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER



- NOTES:
- STORM SEWER OWNERSHIP AND MAINTENANCE
 - ALL THE STORM DRAINAGE COMPONENTS IN THE PROJECT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
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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.

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Rocky Ridge Civil Engineering		18920 SMITH RD - OUTDOOR STORAGE		SHEET NO	
420 21st Ave, Suite 101 Longmont, CO 80501 http://rockridgecivil.com		GRADING PLAN - INTERIM CONDITION 18920 SMITH ROAD AURORA, CO		5 OF 10	
NO. DATE DESCRIPTION BY		JOB NO 859-1		DATE 10/19/23	
CAO NO 8591BASE		DATE 10/19/23		DATE 10/19/23	

CITY OF AURORA, ADAMS COUNTY, COLORADO



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	N/A	
% TOTAL OF LANDCAPE AREA		N/A

DETENTION POND
LANDSCAPE REQUIREMENTS

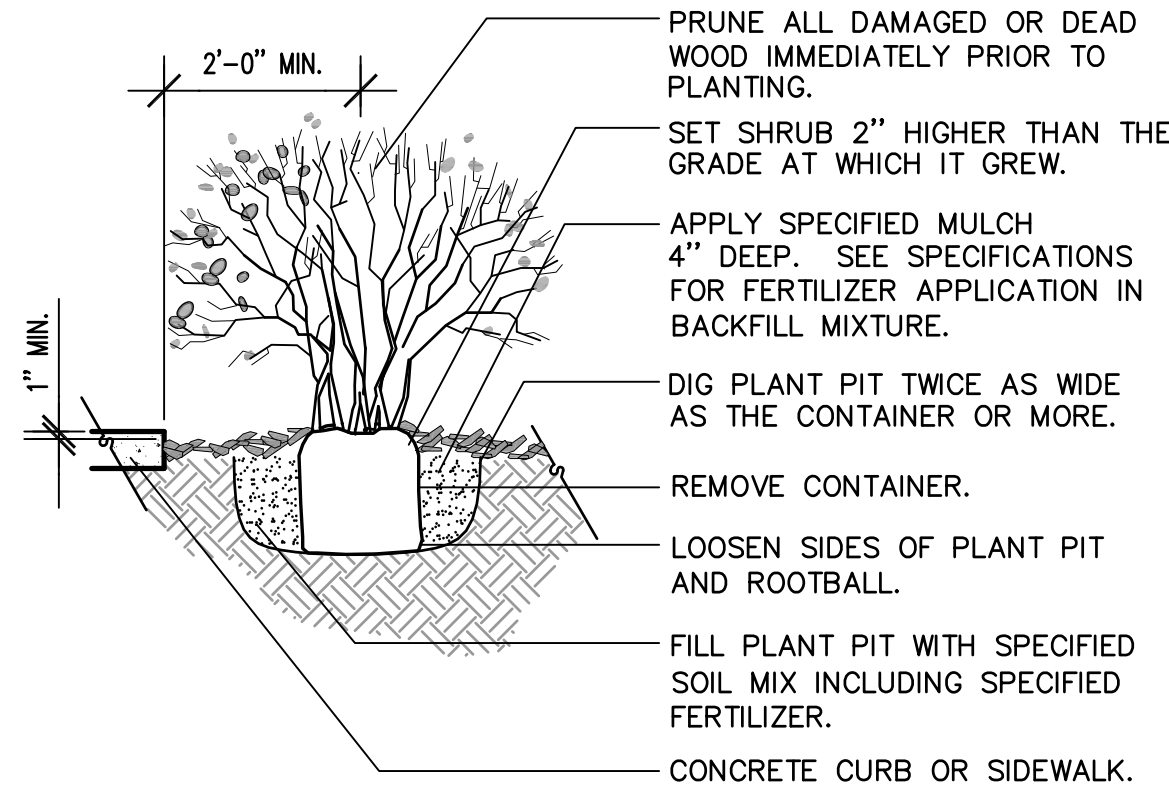
POND AREA	TREES REQUIRED (1 TREE/4000 S.F.)	TREES PROVIDED	SHRUBS REQUIRED (10 SHRUBS/4000 S.F.)	SHRUBS PROVIDED
DETENTION POND 878 S.F.	1	2*	2	0*

* 1 TREE SUBSTITUTED FOR 2 SHRUBS.

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

FRONTAGE DISRIPTION BUFFER DISRIPTION 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.

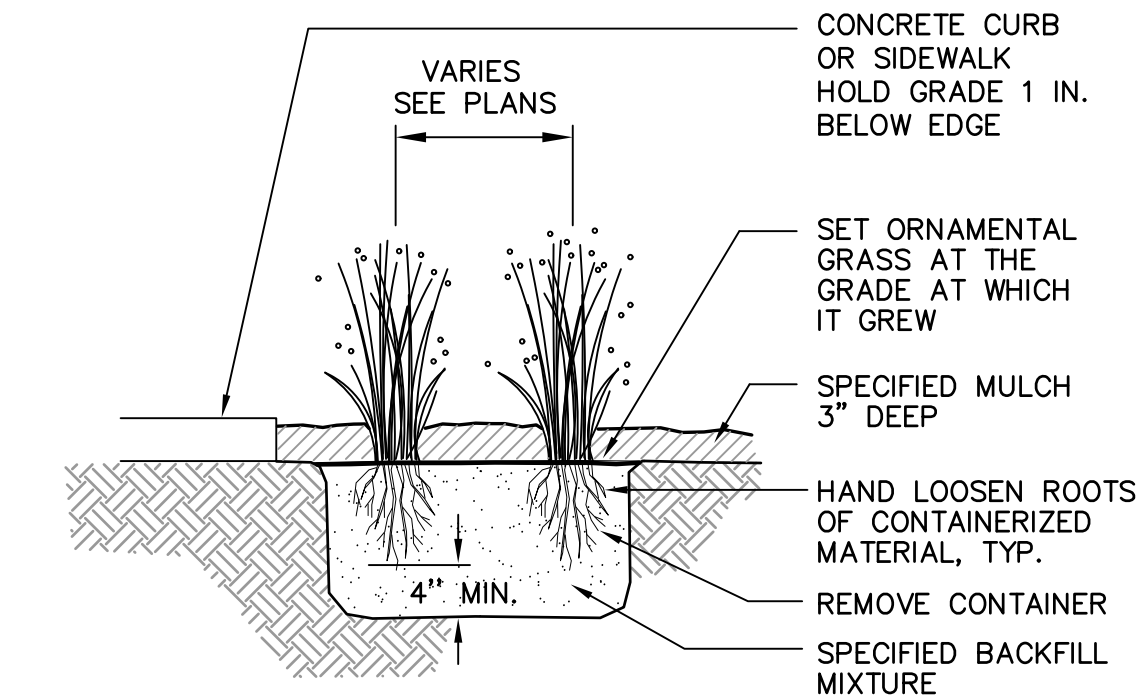


NOTES:

- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.
- HOLD GRADE 1" BELOW EDGE OF WALK OR CURB. THIS DETAIL SHALL ALSO APPLY TO PERENNIAL FLOWERS IN CONTAINER.
- 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.

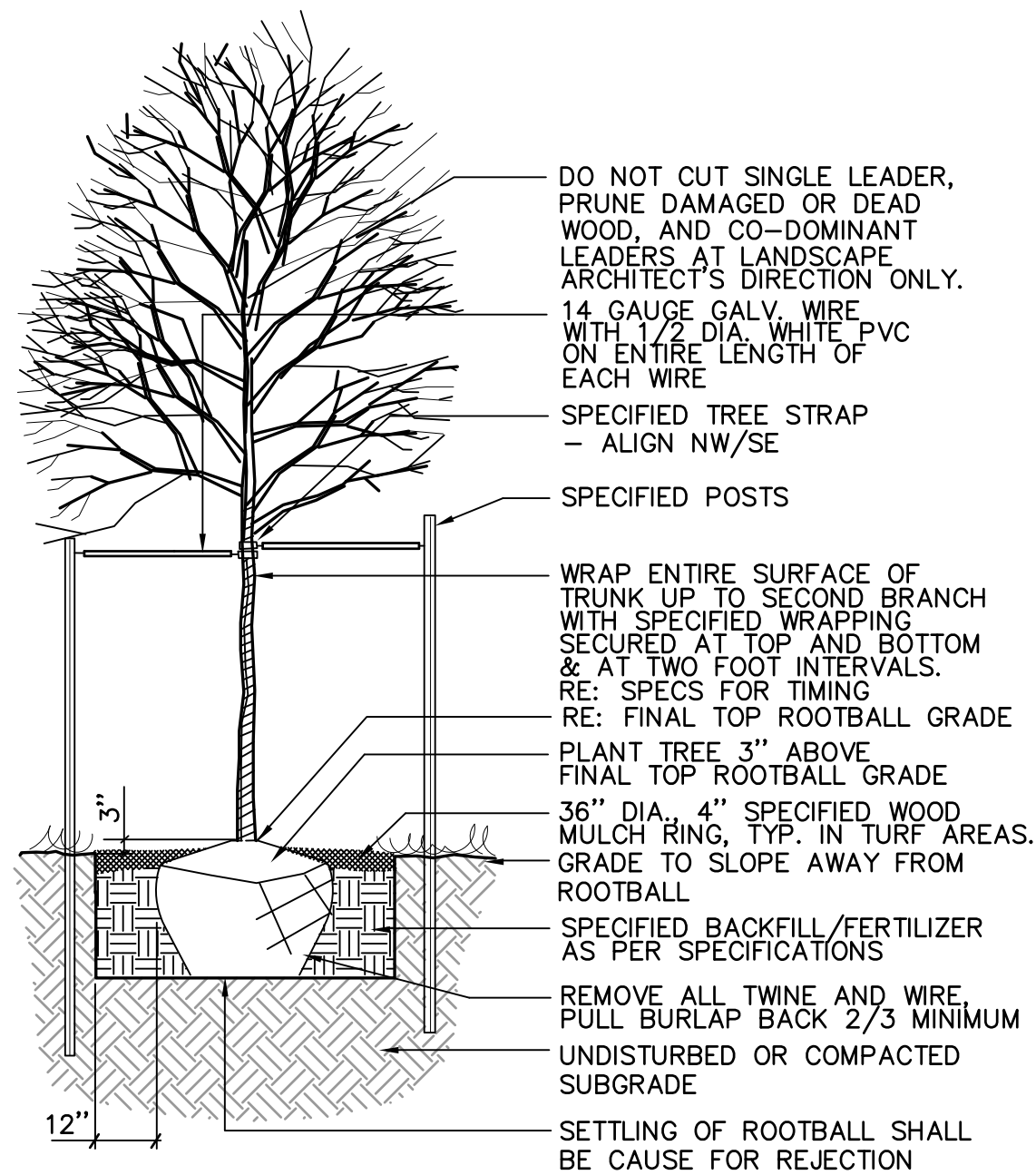


4 ORNAMENTAL GRASS DETAIL

N.T.S.

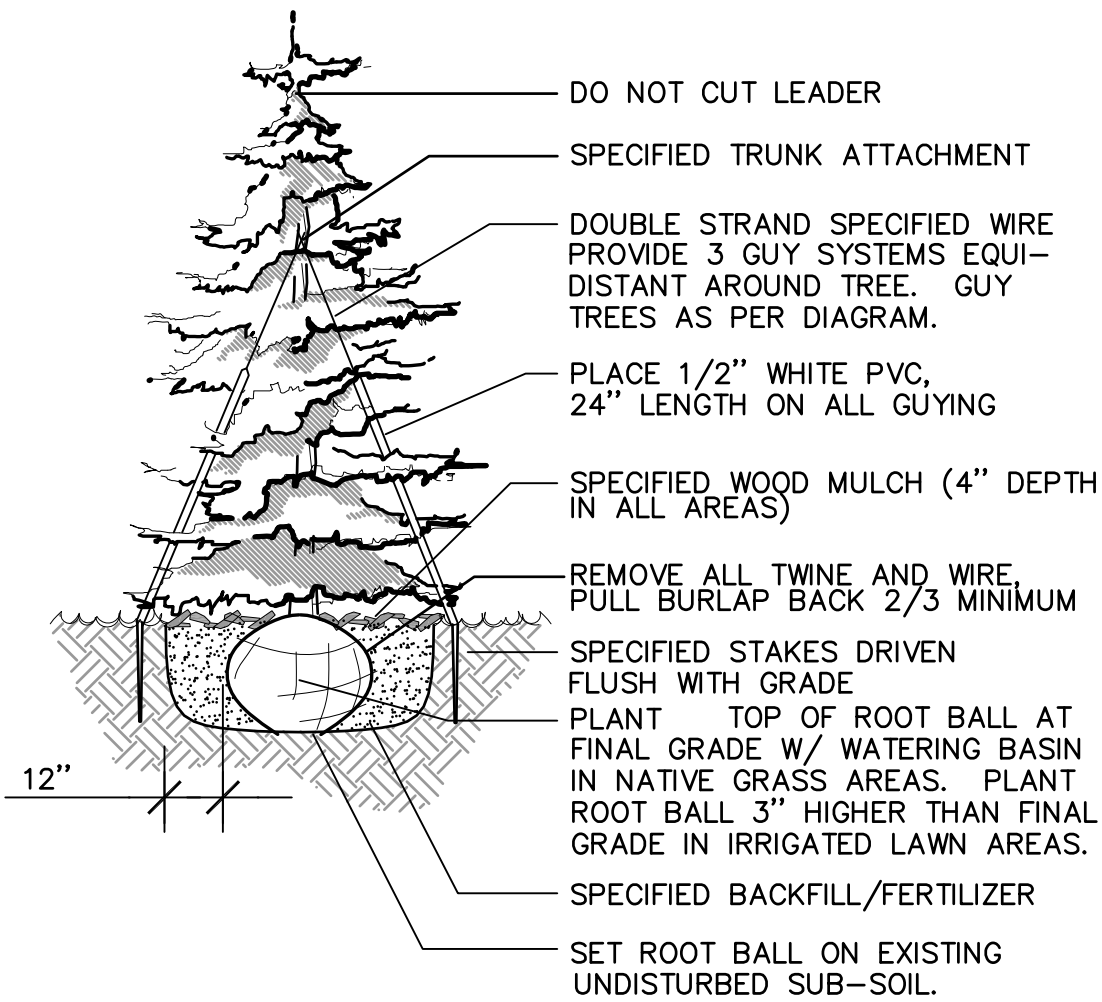
LANDSCAPE NOTES:

- 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.
- 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.
- 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THIER ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 IN COMPLETED.
- SITE LIGHTING SHALL CONSIST OF:
BUILDING EXTERIOR – RE: SITE LIGHTING PLAN
- ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF RECYCLED ASPHALT, ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE.
- 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.
- 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.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- A 5–FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- ALL PROPOSED PLANTS WITHIN THE SIGHT TRIANGLES MUST COMPLY WITH THE CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.



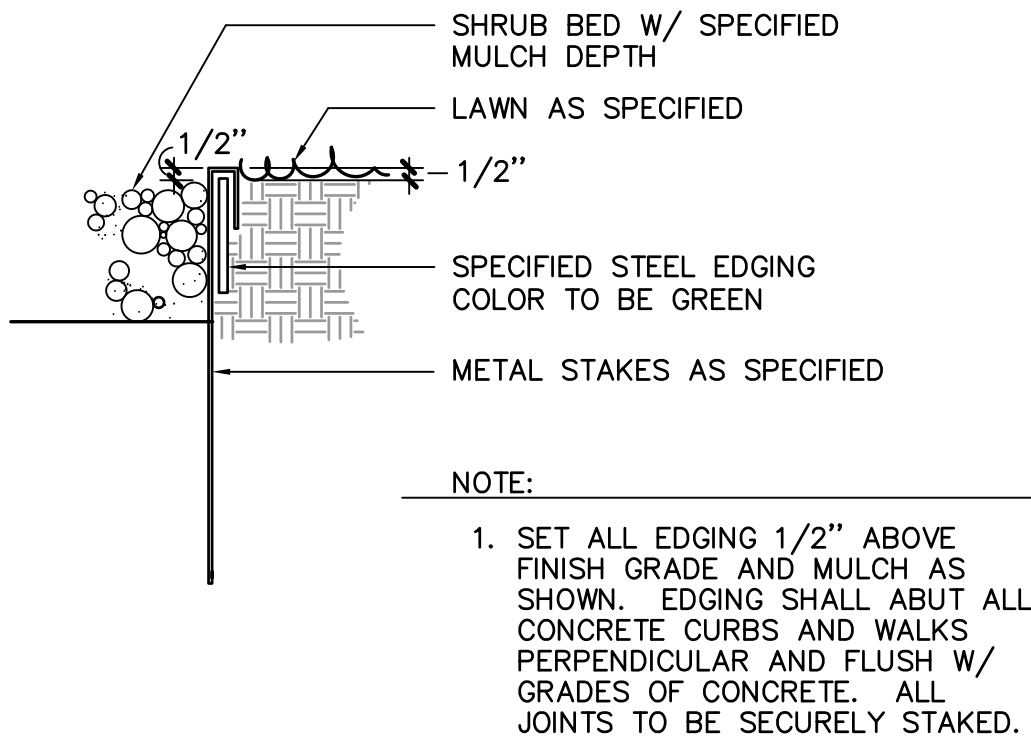
1 DECIDUOUS TREE PLANTING

N.T.S.



2 EVERGREEN TREE PLANTING

N.T.S.



NOTE:

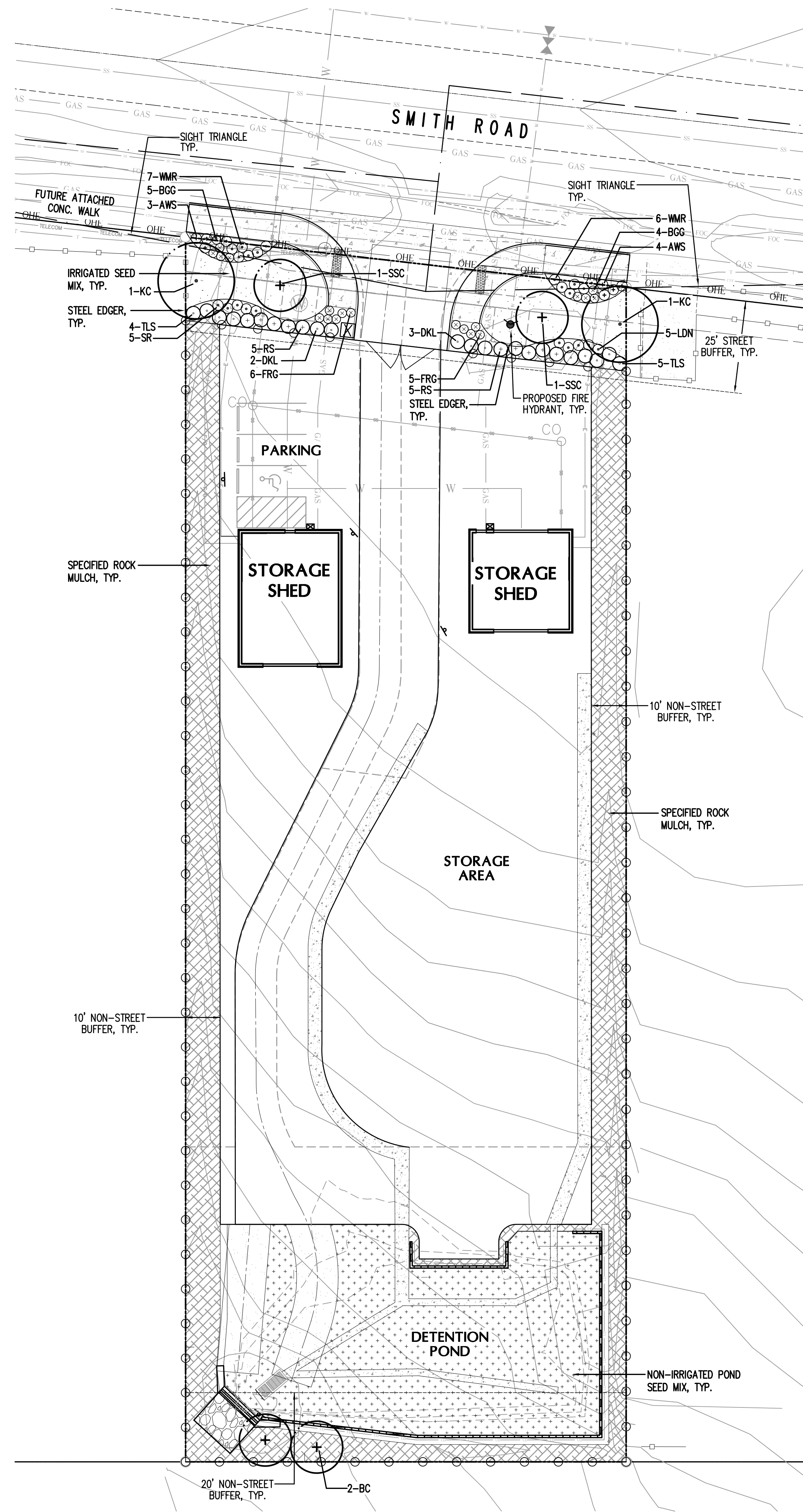
- SET ALL EDGING 1/2" ABOVE FINISH GRADE AND MULCH AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR AND FLUSH W/ GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

5 STEEL EDGER DETAIL

N.T.S.

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



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

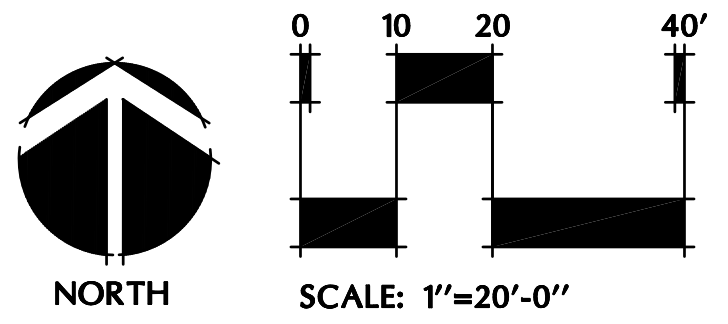
LANDSCAPE LEGEND

- 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



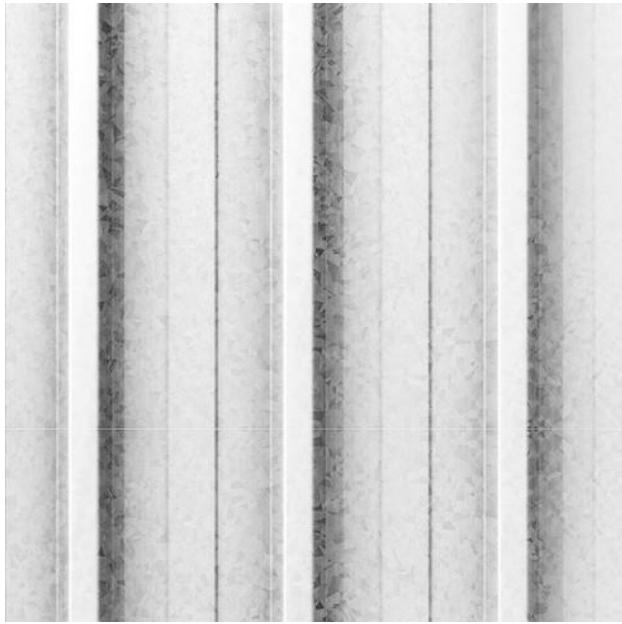
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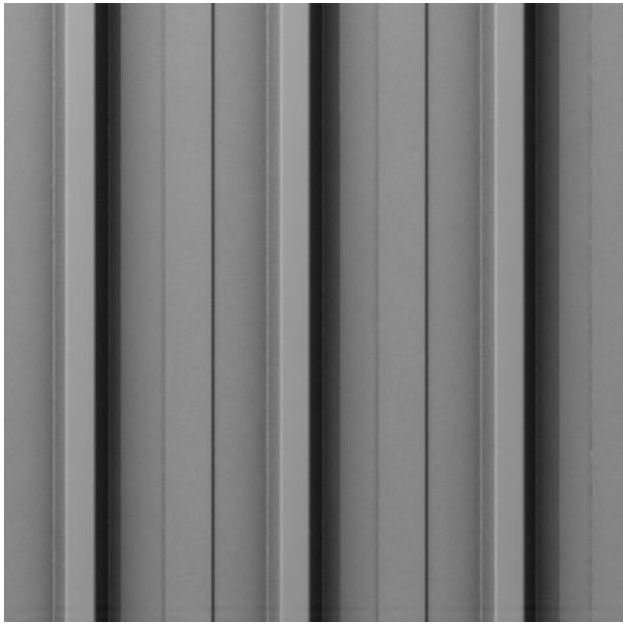
18920 E. SMITH ROAD
AURORA, CO 80011
LANDSCAPE PLAN

18920 SMITH ROAD

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



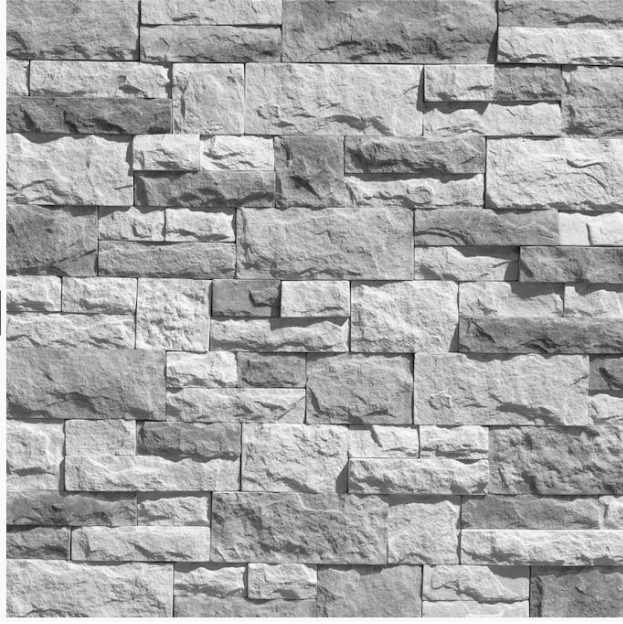
EXTERIOR R PANEL ROOF FINISH
- COLOR: GALVALUME



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

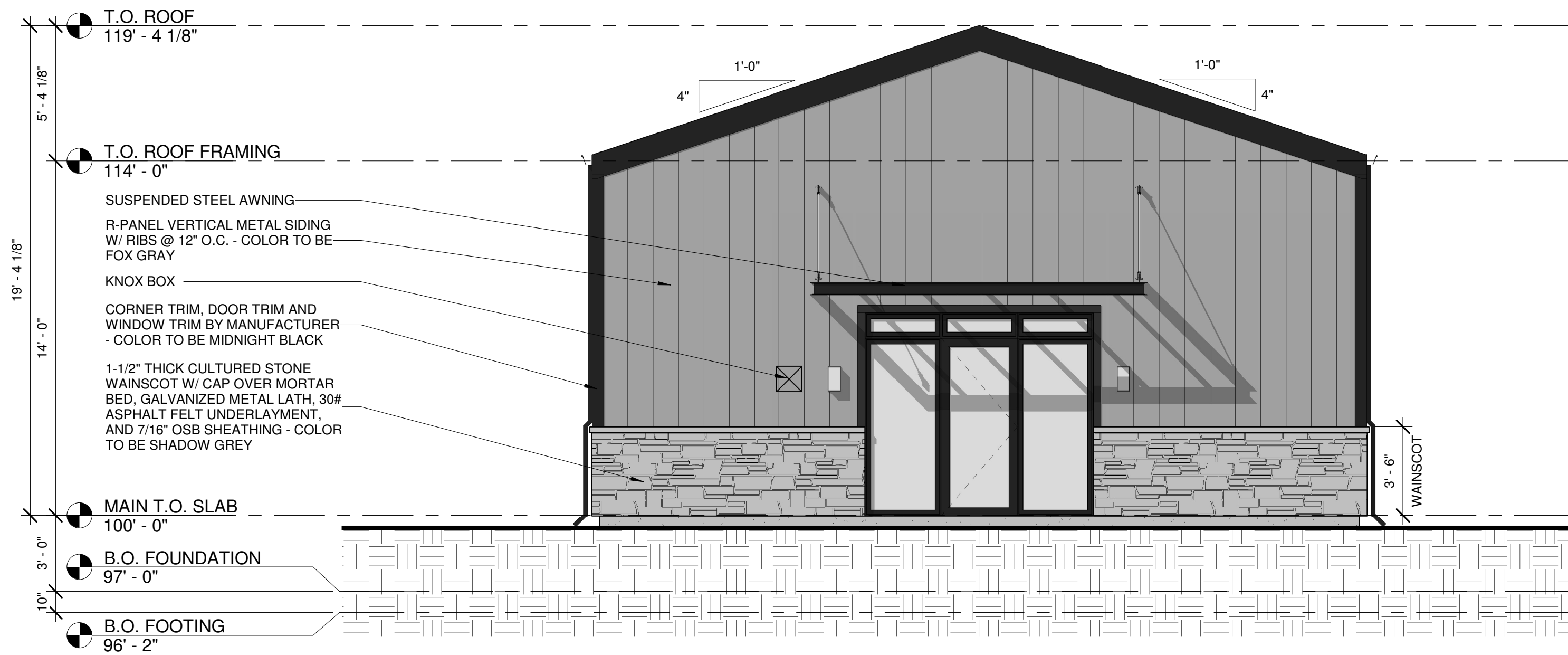


FASCIA AND TRIM
- COLOR: MIDNIGHT BLACK



EXTERIOR STONE SIDING
- COLOR: SHADOW GREY

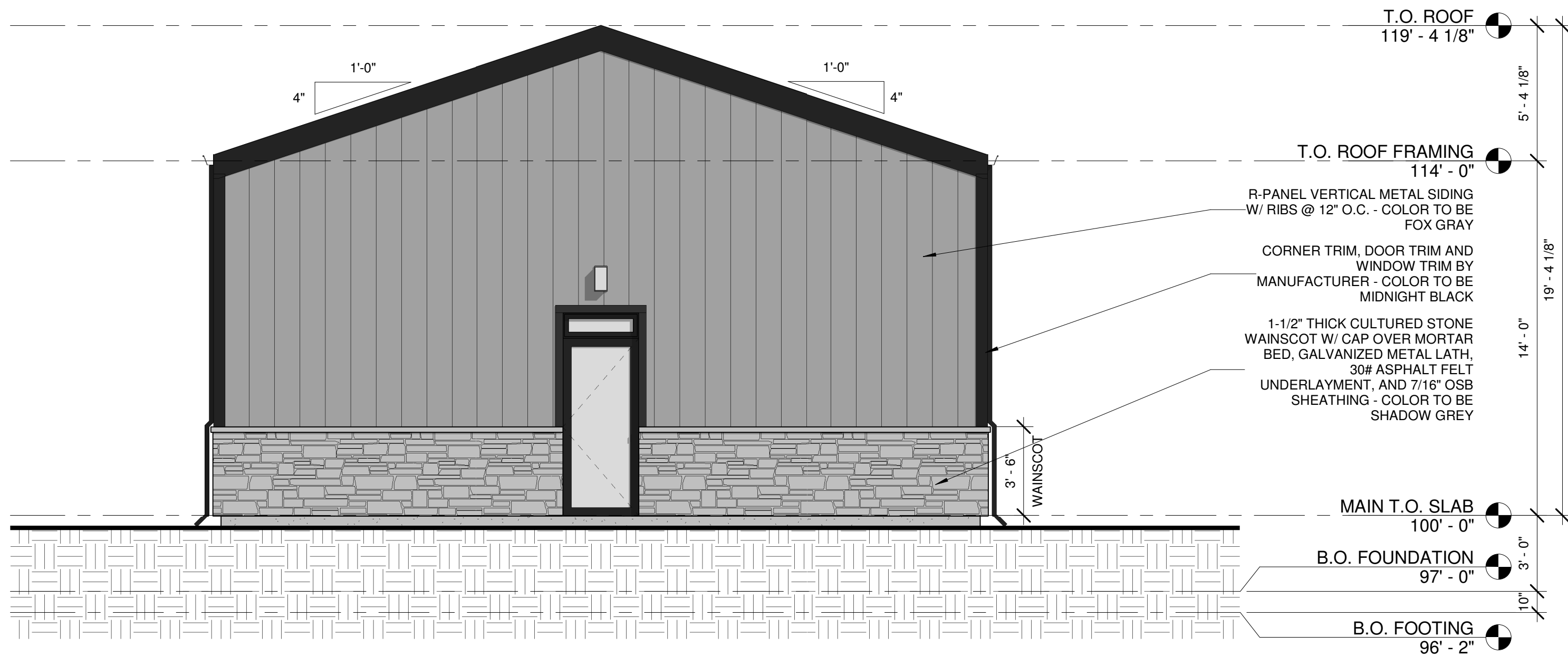
EXTERIOR MATERIALS



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



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



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



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

F9

ISSUE NUMBER 211201
TIME STAMP 7/25/2023 9:25:45 AM

Three Sons Construction
18920 E Smith Road
Aurora, Colorado 80011

ARCHITECTURE | CONSTRUCTION |
F9 PRODUCTIONS INC.

9 OF 10

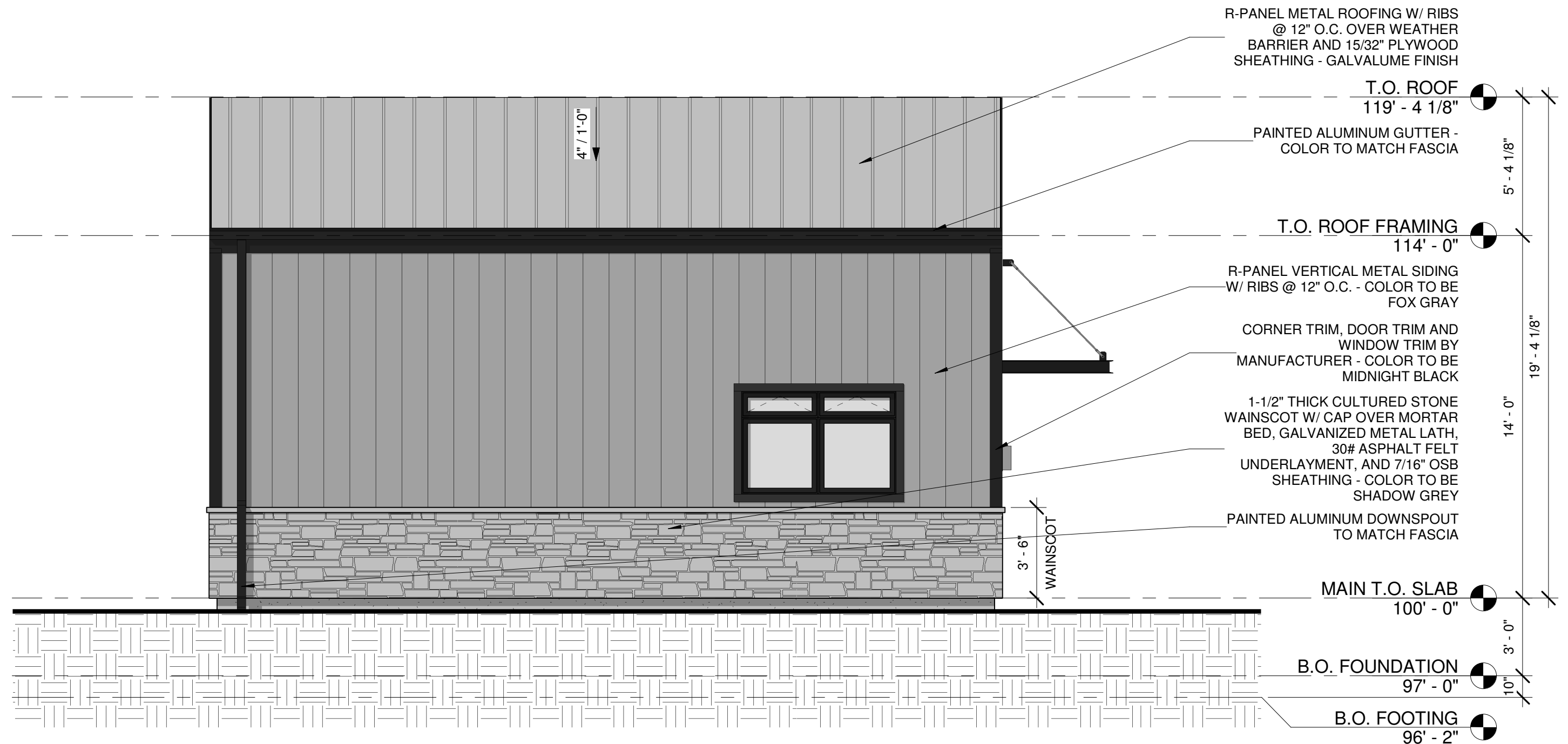
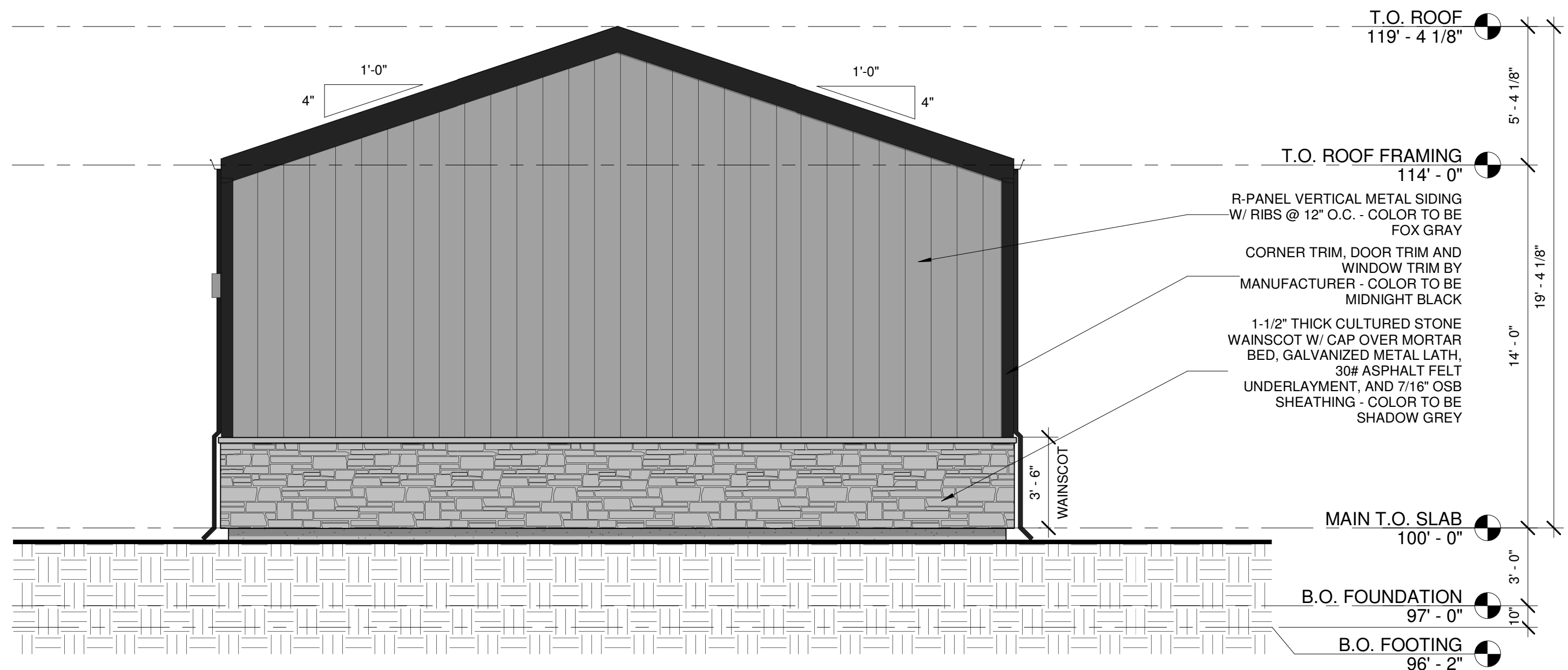
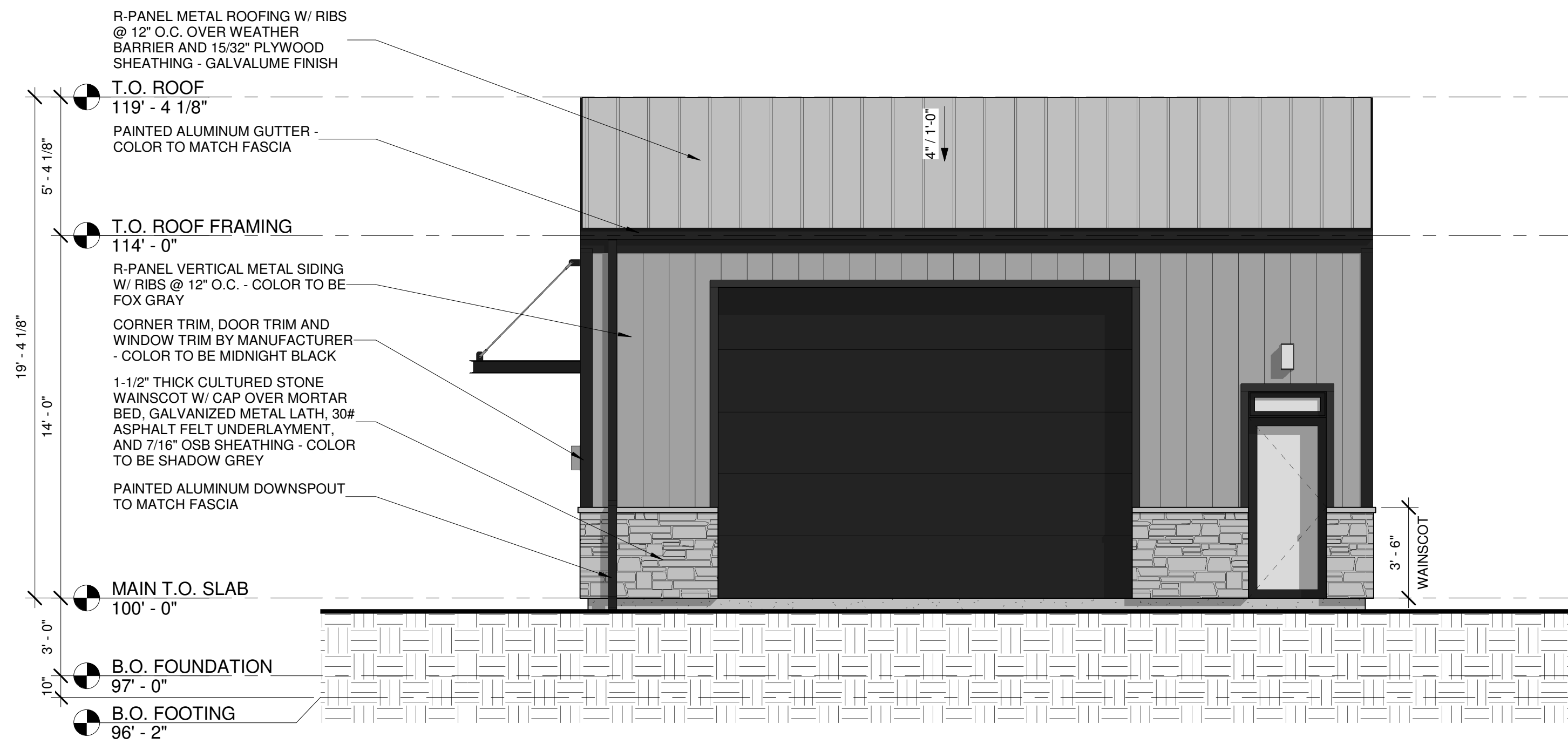
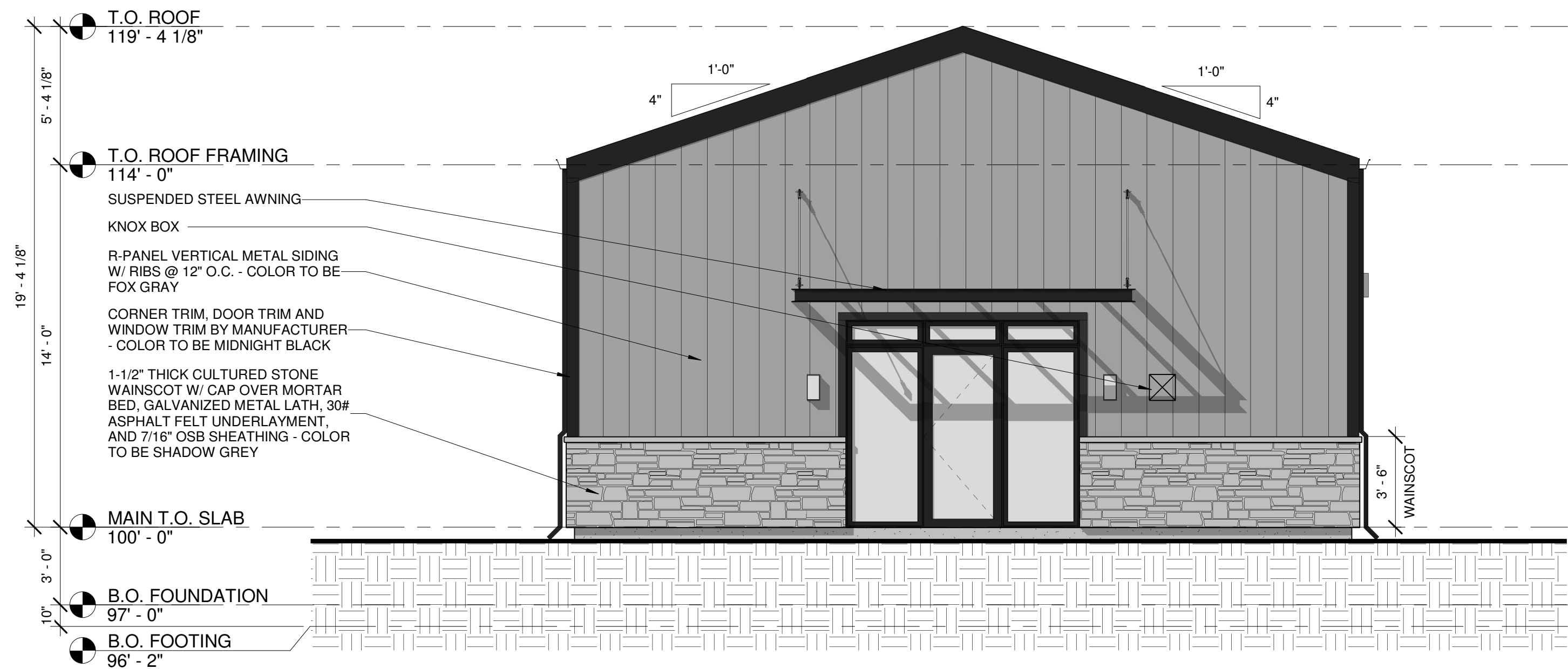
BUILDING 1 ELEVATIONS

ROLL OFF DUMPSTERS STORAGE

7/25/2023 9:25:45 AM

18920 SMITH ROAD

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



F9

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Three Sons Construction
18920 E Smith Road
Aurora, Colorado 80011

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BUILDING 2 ELEVATIONS

ROLL OFF DUMPSTERS STORAGE

7/25/2023 9:25:48 AM