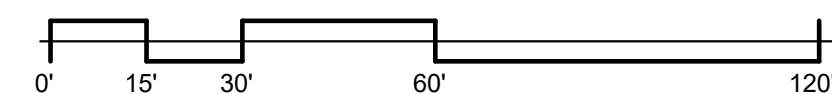


### SITE PLAN KEYED NOTES:

- GATE TYPE 1: 24' METAL ROLLING GATE w/ ACCESS CONTROL KEY PAD ON THE ENTRY SIDE. EMBEDDED PRESSURE SENSOR EXIT CONTROL. MAIN SERVICE & EMERGENCY VEHICLE ACCESS GATE w/ APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH & MANUAL OVERRIDE.
- GATE TYPE 1: 24' METAL ROLLING GATE EXIT ONLY w/ KEY PAD EXIT CONTROL ON INTERIOR DRIVEWAY. SERVICE & EMERGENCY VEHICLE EXIT GATE w/ APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH & MANUAL OVERRIDE.
- GATE TYPE 2: 24' METAL MANUAL DOUBLE SWING GATE w/ APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH & MANUAL OVERRIDE ENTRY CONTROL.
- GATE TYPE 3: 3' METAL SWING GATE

BUILDING AREA	
SIZE	AREA
BLDG A	9,300 SF
BLDG B	9,150 SF
BLDG C	9,325 SF
BLDG D	11,550 SF
BLDG E	10,600 SF
BLDG F	9,825 SF
BLDG G	5,400 SF
BLDG H	5,800 SF
BLDG I	3,660 SF
BLDG C OFFICE	300 SF
Grand total:	74,910 SF

UNIT SIZE/COUNT		
SIZE	QUANTITY	Area
5x5	24	600 SF
5x10	95	4750 SF
10x10	182	18200 SF
10x15	78	11700 SF
10x20	62	12400 SF
10x18	5	900 SF
10x22	24	5280 SF
10x25	40	10000 SF
10x30	24	7200 SF
Grand total:	534	71030 SF



**1 SITE PLAN**  
2 SCALE: 1" = 30'-0"

SHEET NAME

SITE PLAN

PROJECT STATUS

SITE PLAN SUBMITTAL 2

DRAWN BY

KEM

DATE

01.21.25

REVISION

SPS R2

PROJECT NO.

24.042

PROJECT NO.

24.042

PROJECT NO.

24.042

AURORA SELF-STORAGE

S. SICILY AVE., AURORA, COLORADO

COLORADO COMMERCIAL CONSTRUCTION INC

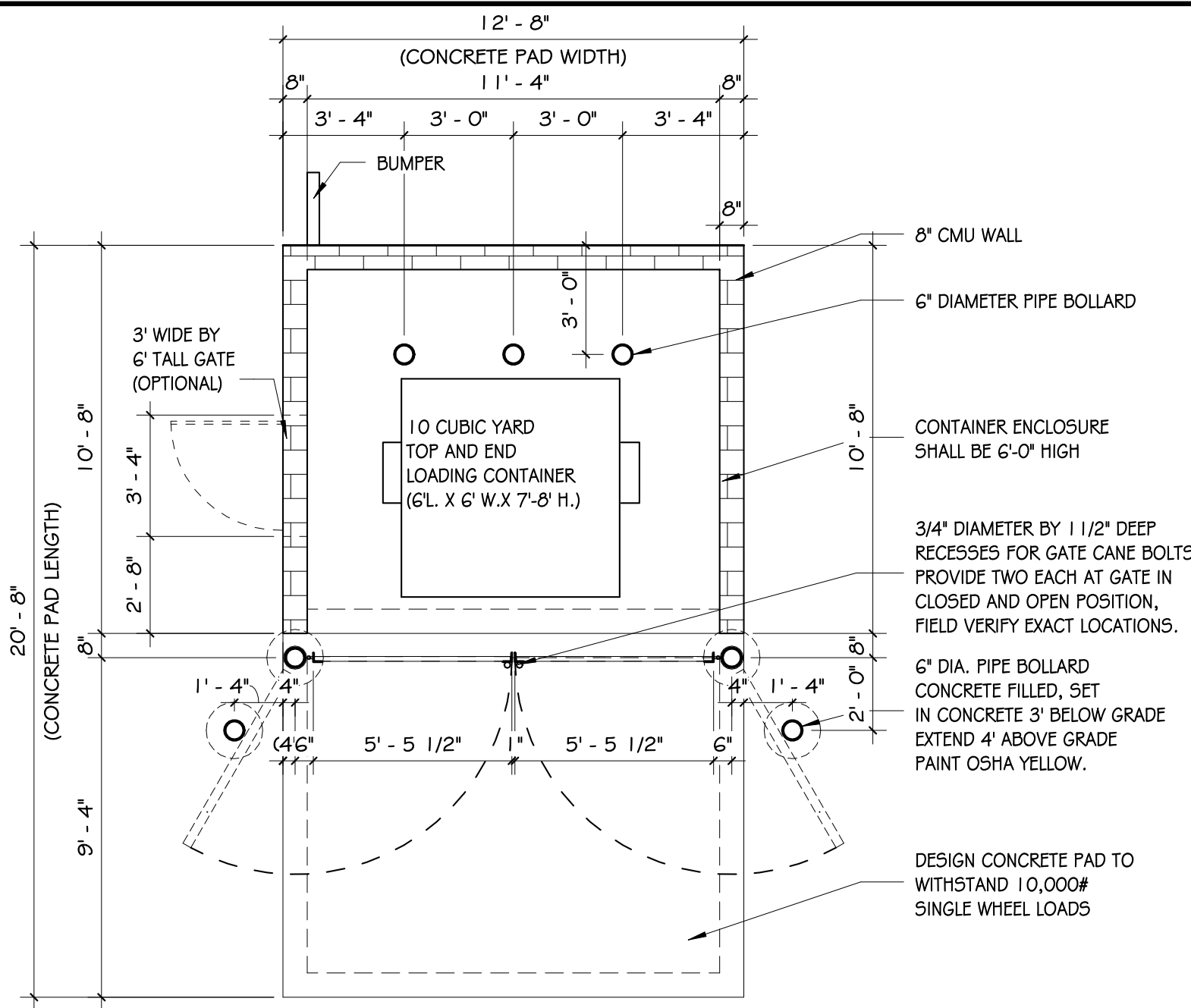
KEM - ARCHITECTURE + PLANNING

801 Crown Ridge Drive

Colorado Springs, Colorado 80904

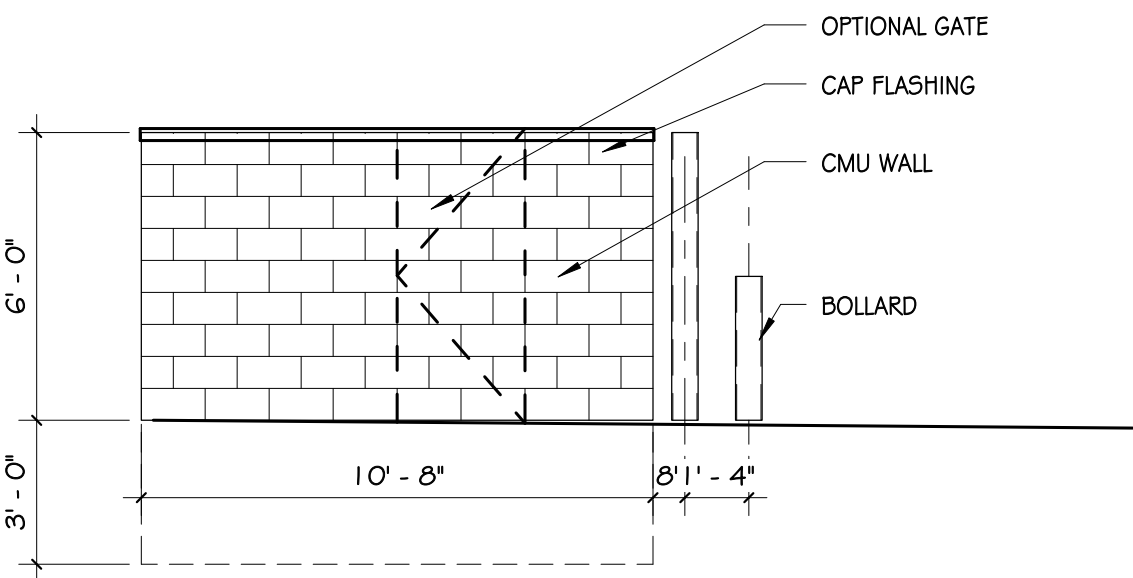
keith@kem-arch-plan.com





TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



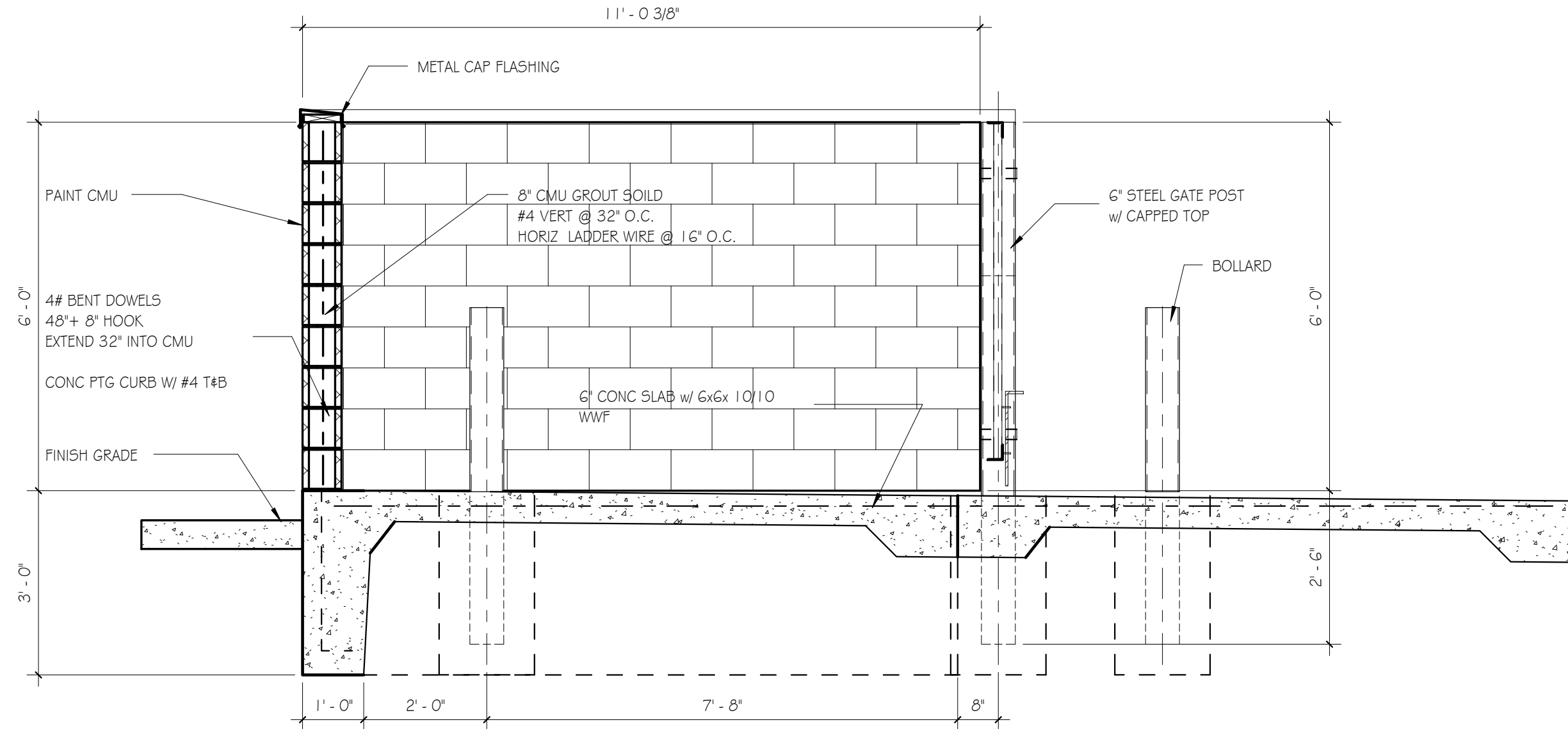
TRASH ENCLOSURE LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



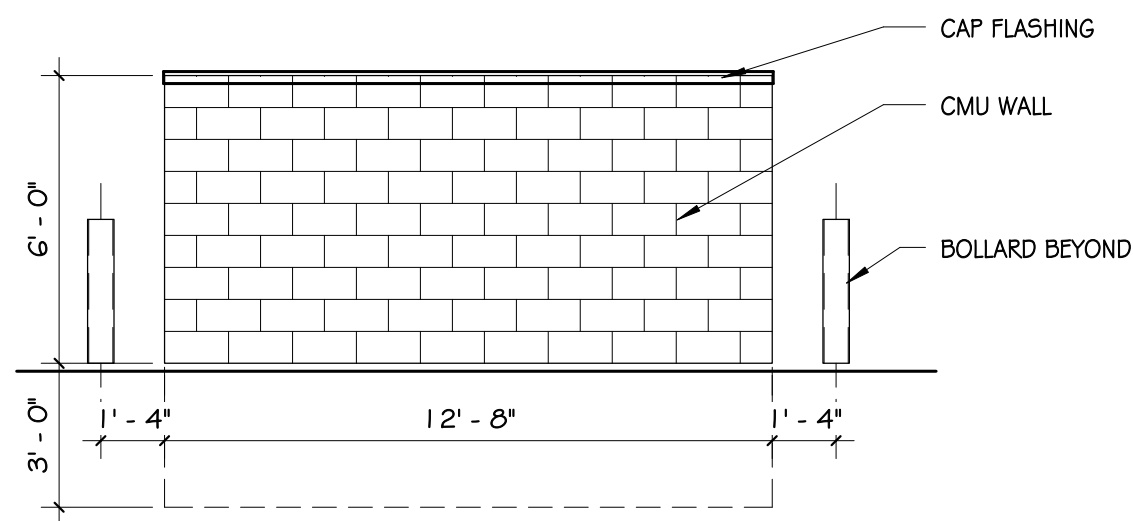
PARKING SIGN ELEVATION

SCALE: 1" = 1'-0"



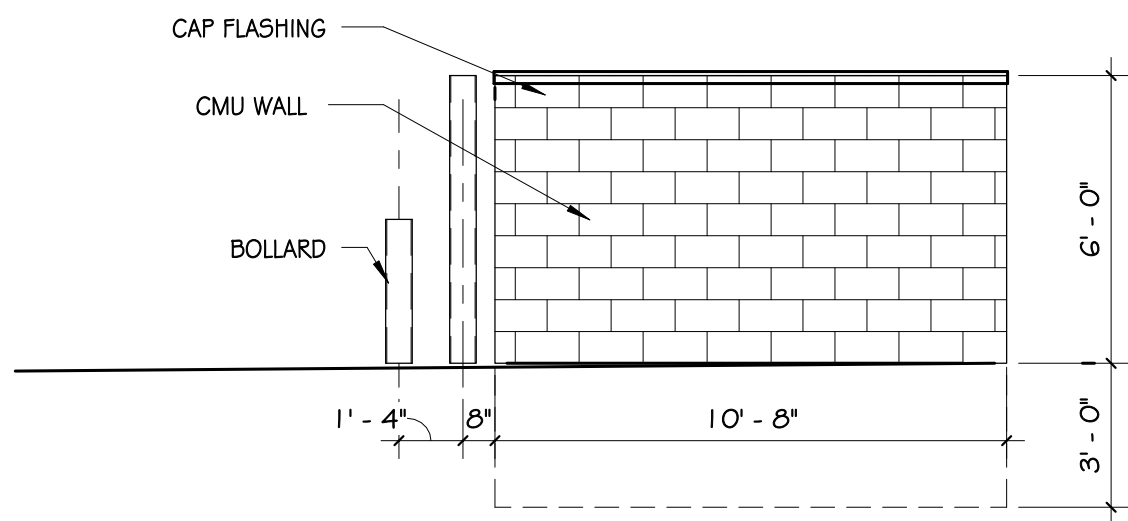
TRASH ENCLOSURE SECTION

SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE BACK ELEVATION

SCALE: 1/4" = 1'-0"

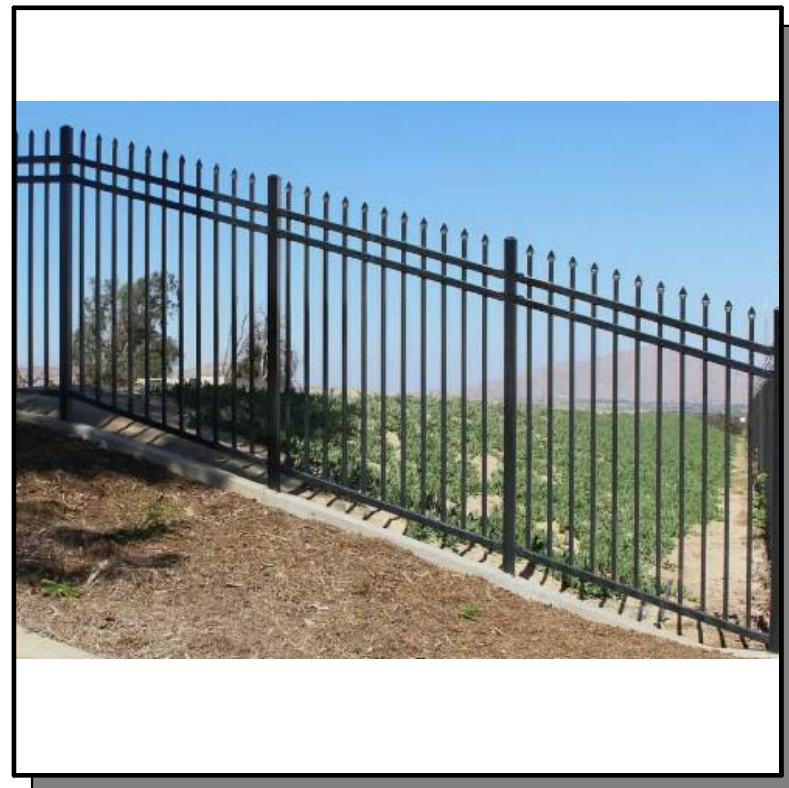


TRASH ENCLOSURE RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



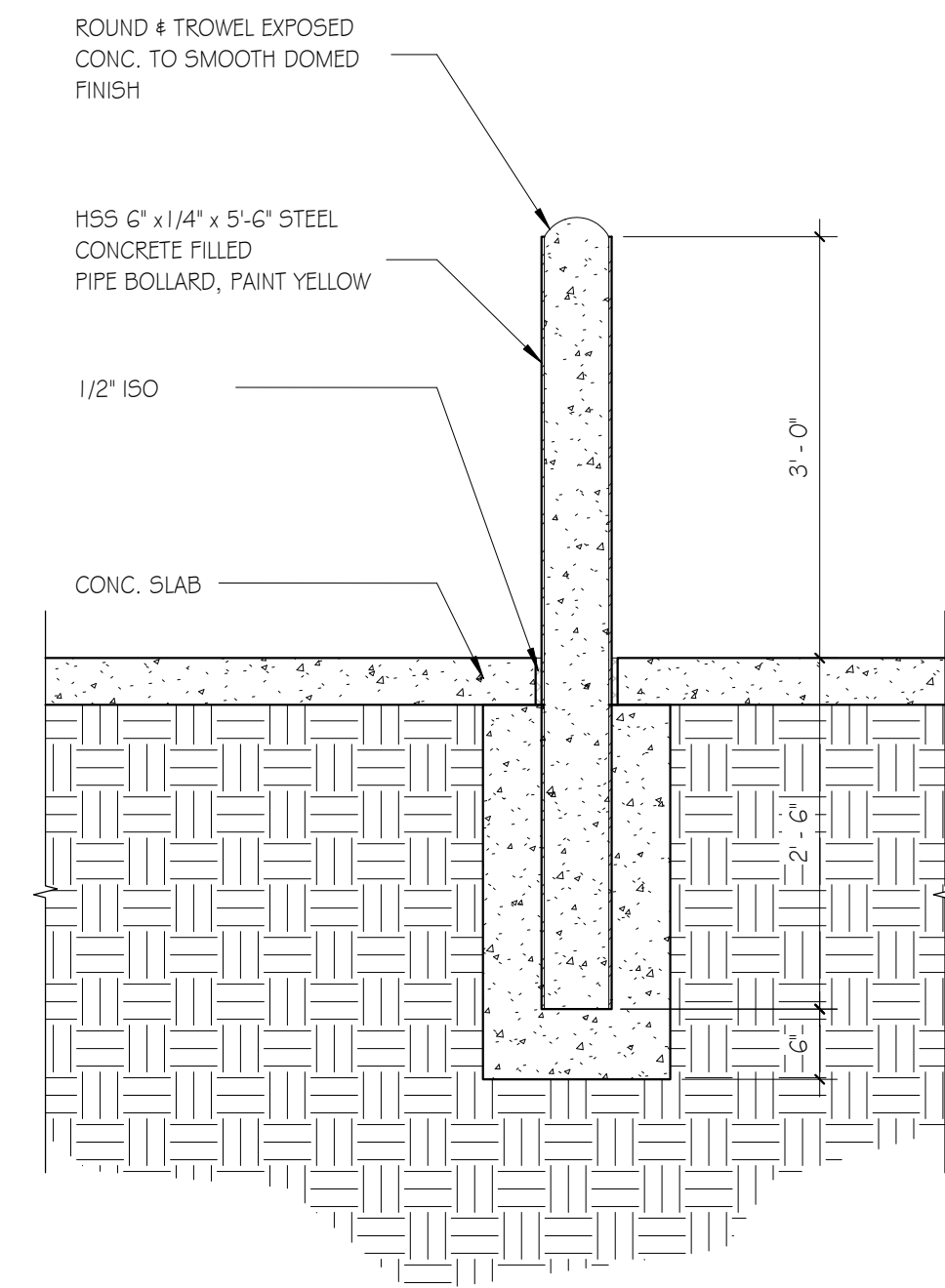
6' WOOD FENCE



6' METAL FENCE & GATES

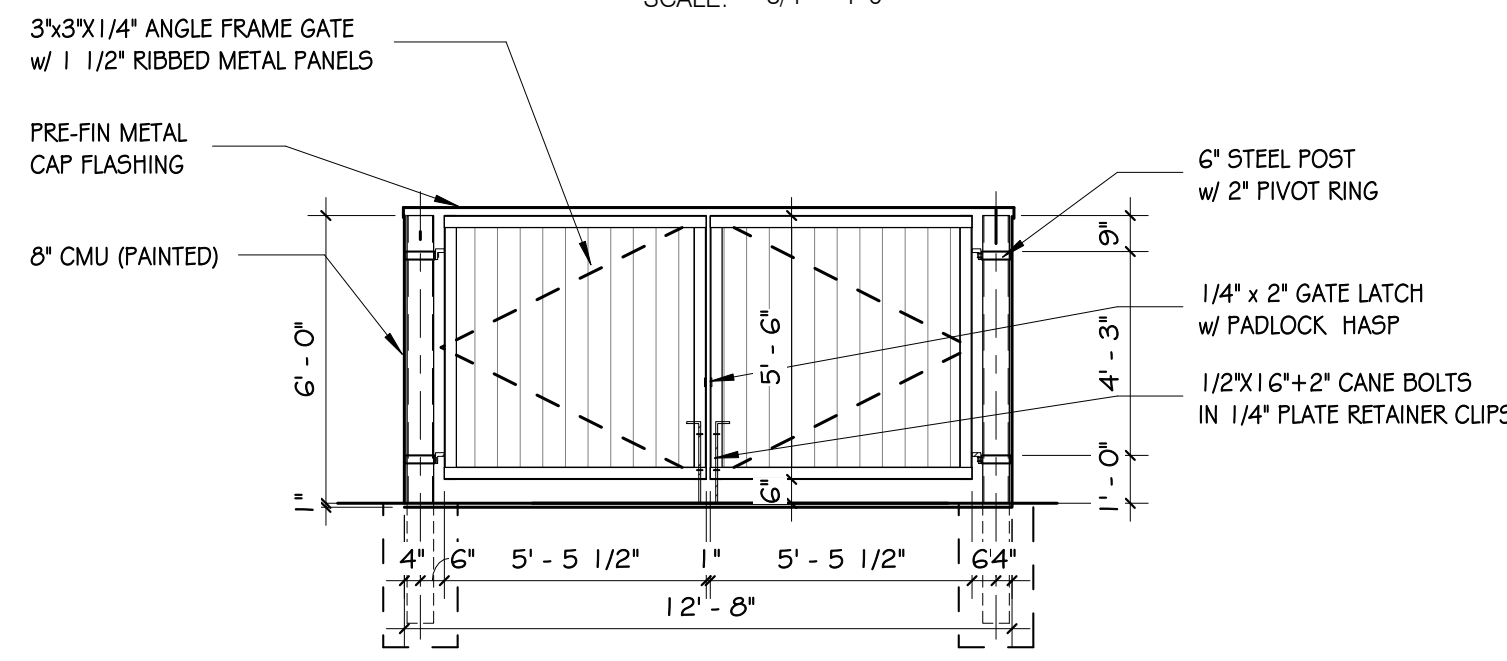


6' METAL ROLLING OR SWING GATES



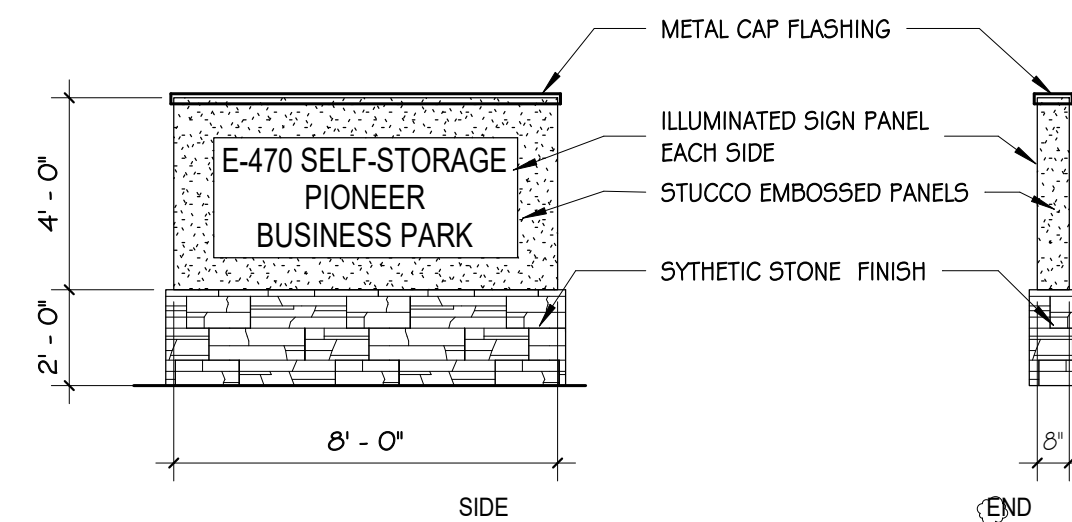
BOLLARD SECTION DETAIL

SCALE: 3/4" = 1'-0"



TRASH ENCLOSURE FRONT ELEVATION

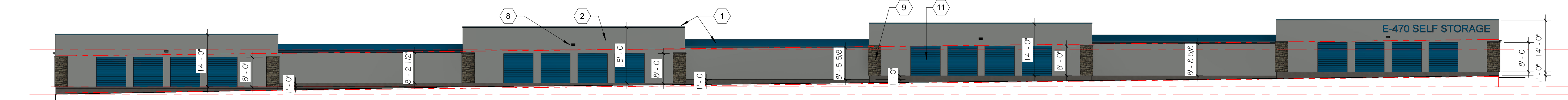
SCALE: 1/4" = 1'-0"



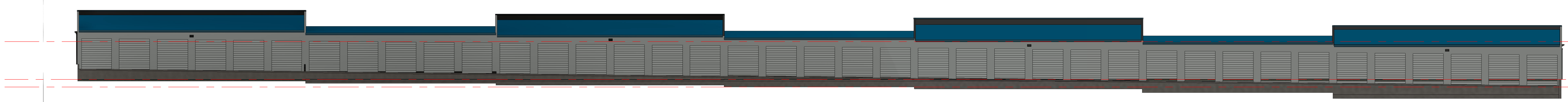
SIGN ELEVATION

SCALE: 1/4" = 1'-0"

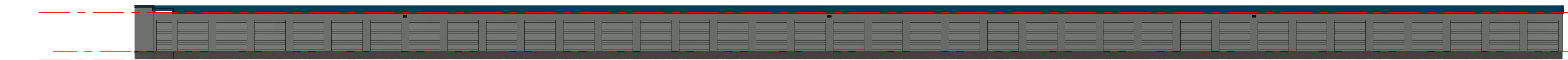




1 BLDG A WEST ELEV  
4 SCALE: 1/16" = 1'-0"



3 BLDG A EAST ELEV  
4 SCALE: 1/16" = 1'-0"



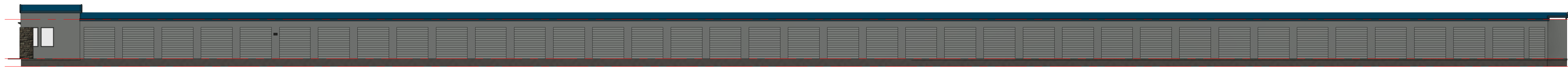
5 BLDG B WEST ELEV  
4 SCALE: 1/16" = 1'-0"



7 BLDG B EAST ELEV  
4 SCALE: 1/16" = 1'-0"



9 BLDG C WEST ELEV  
4 SCALE: 1/16" = 1'-0"



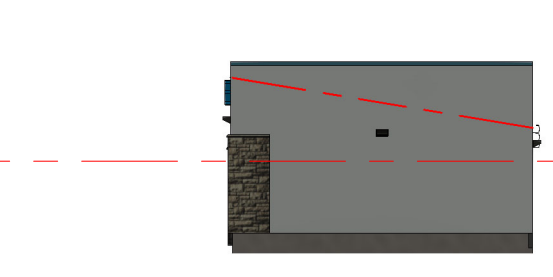
11 BLDG C EAST ELEV  
4 SCALE: 1/16" = 1'-0"



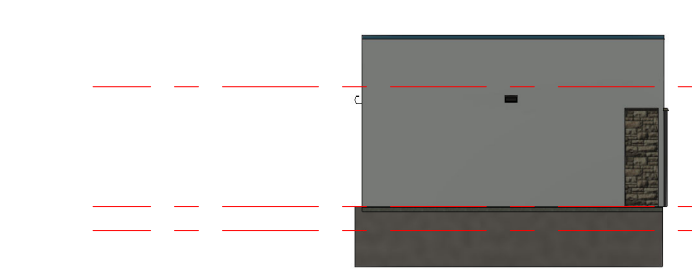
13 BLDG D WEST ELEV  
4 SCALE: 1/16" = 1'-0"



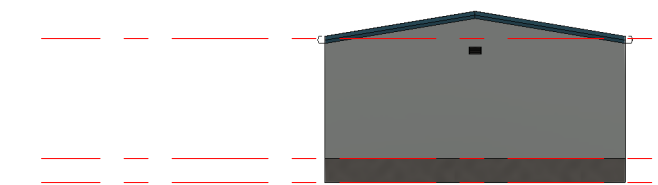
15 BLDG D EAST ELEV  
4 SCALE: 1/16" = 1'-0"



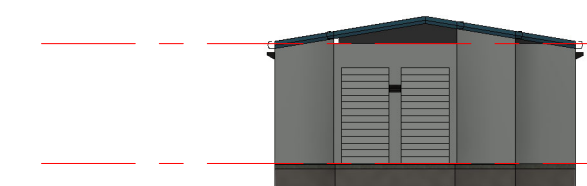
2 BLDG A SOUTH ELEV  
4 SCALE: 1/16" = 1'-0"



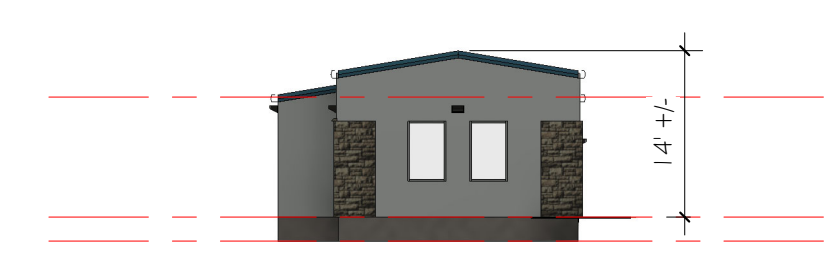
4 BLDG A NORTH ELEV  
4 SCALE: 1/16" = 1'-0"



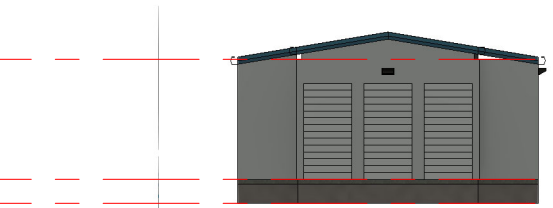
6 BLDG B SOUTH ELEV  
4 SCALE: 1/16" = 1'-0"



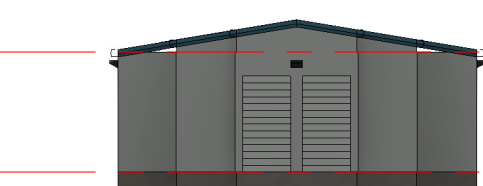
8 BLDG B NORTH ELEV  
4 SCALE: 1/16" = 1'-0"



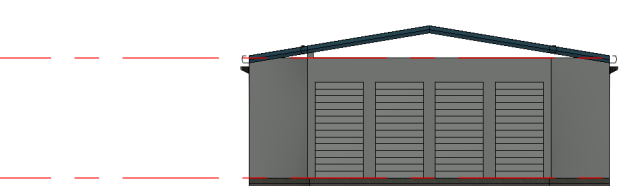
10 BLDG C SOUTH ELEV  
4 SCALE: 1/16" = 1'-0"



12 BLDG C NORTH ELEV  
4 SCALE: 1/16" = 1'-0"



14 BLDG D SOUTH ELEV  
4 SCALE: 1/16" = 1'-0"

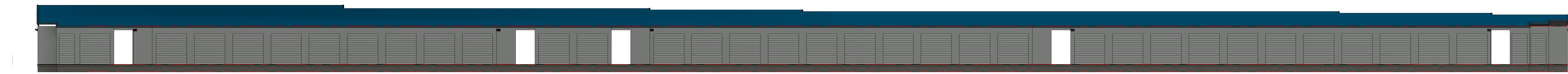


16 BLDG D NORTH ELEV  
4 SCALE: 1/16" = 1'-0"

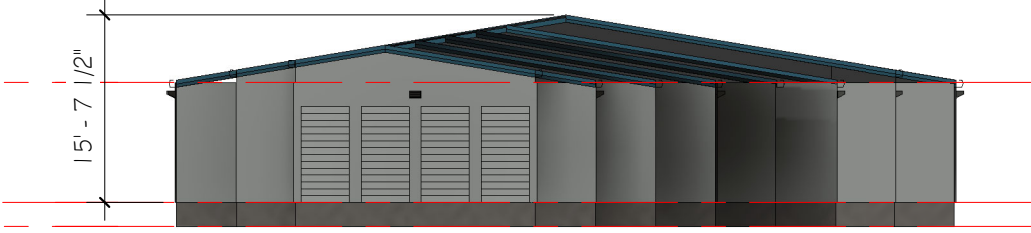


SHEET NAME		EXTERIOR ELEVATIONS	
PROJECT STATUS		SITE PLAN SUBMITTAL 2	
DRAWN BY	KEM	DATE	DATE
1		REVISION	DATE
		SPS R2	01.27.25
SHEET NO.			

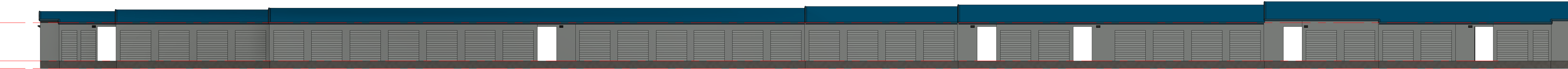




1 BLDG E-F WEST ELEV  
5 SCALE: 1/16" = 1'-0"



2 BLDG E-F SOUTH ELEV  
5 SCALE: 1/16" = 1'-0"



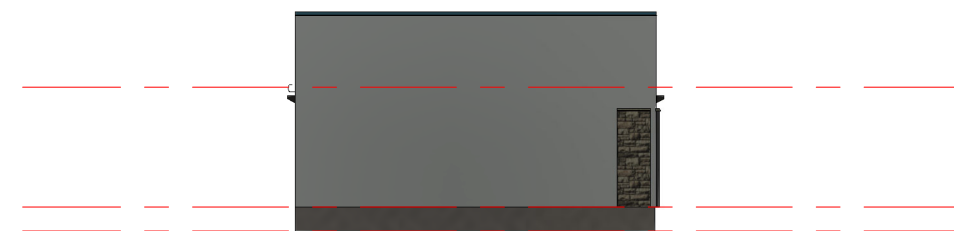
3 BLDG E-F EAST ELEV  
5 SCALE: 1/16" = 1'-0"



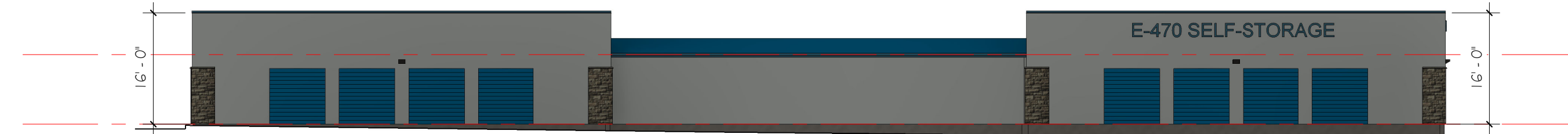
4 BLDG E-F NORTH ELEV  
5 SCALE: 1/16" = 1'-0"



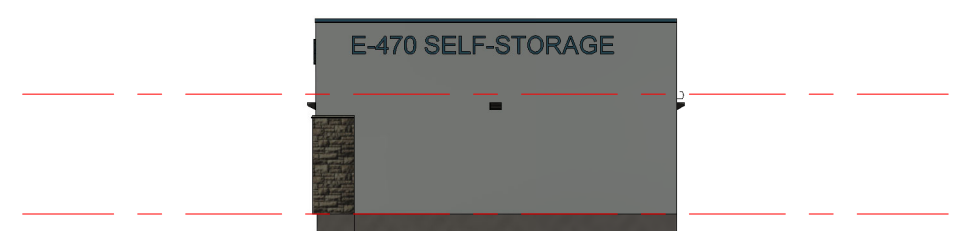
5 BLDG G WEST ELEV  
5 SCALE: 1/16" = 1'-0"



6 BLDG G SOUTH ELEV  
5 SCALE: 1/16" = 1'-0"



7 BLDG G EAST ELEV  
5 SCALE: 1/16" = 1'-0"



8 BLDG G NORTH ELEV  
5 SCALE: 1/16" = 1'-0"



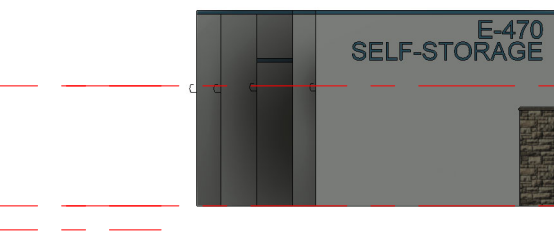
SYNTHETIC STONE VENEER



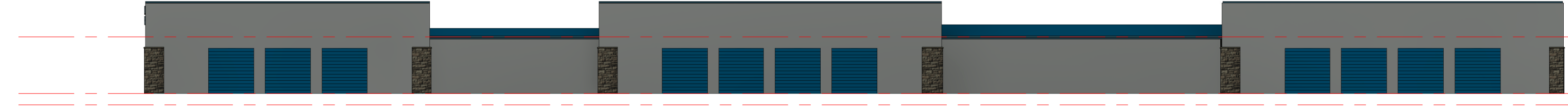
METAL ROOF ROOF ULTRA-DEK



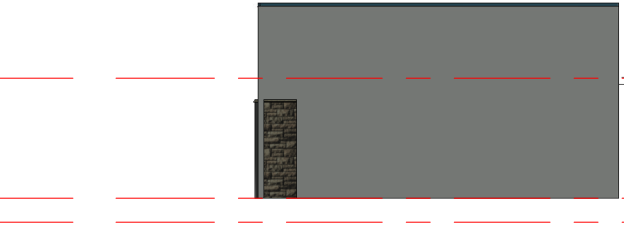
9 BLDG H WEST ELEV  
5 SCALE: 1/16" = 1'-0"



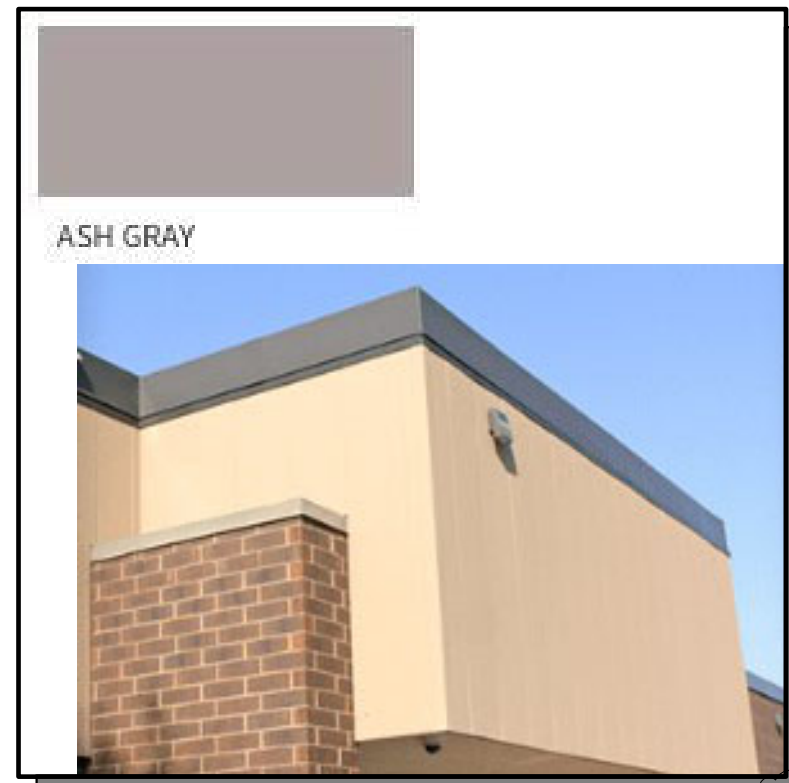
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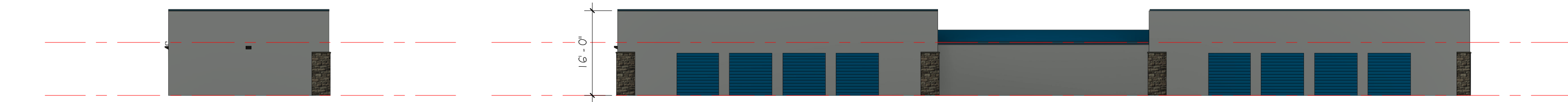
11 BLDG H EAST ELEV  
5 SCALE: 1/16" = 1'-0"



12 BLDG H NORTH ELEV  
5 SCALE: 1/16" = 1'-0"



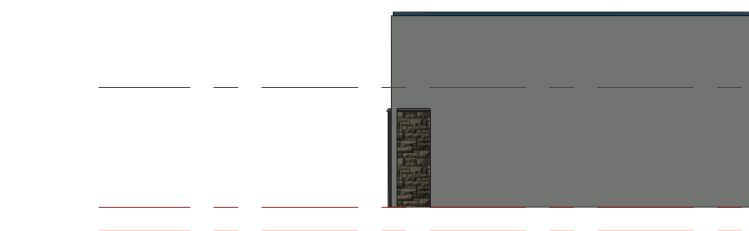
STUCCO WALL PANEL



13 BLDG I WEST ELEV  
5 SCALE: 1/16" = 1'-0"



14 BLDG I SOUTH ELEV  
5 SCALE: 1/16" = 1'-0"



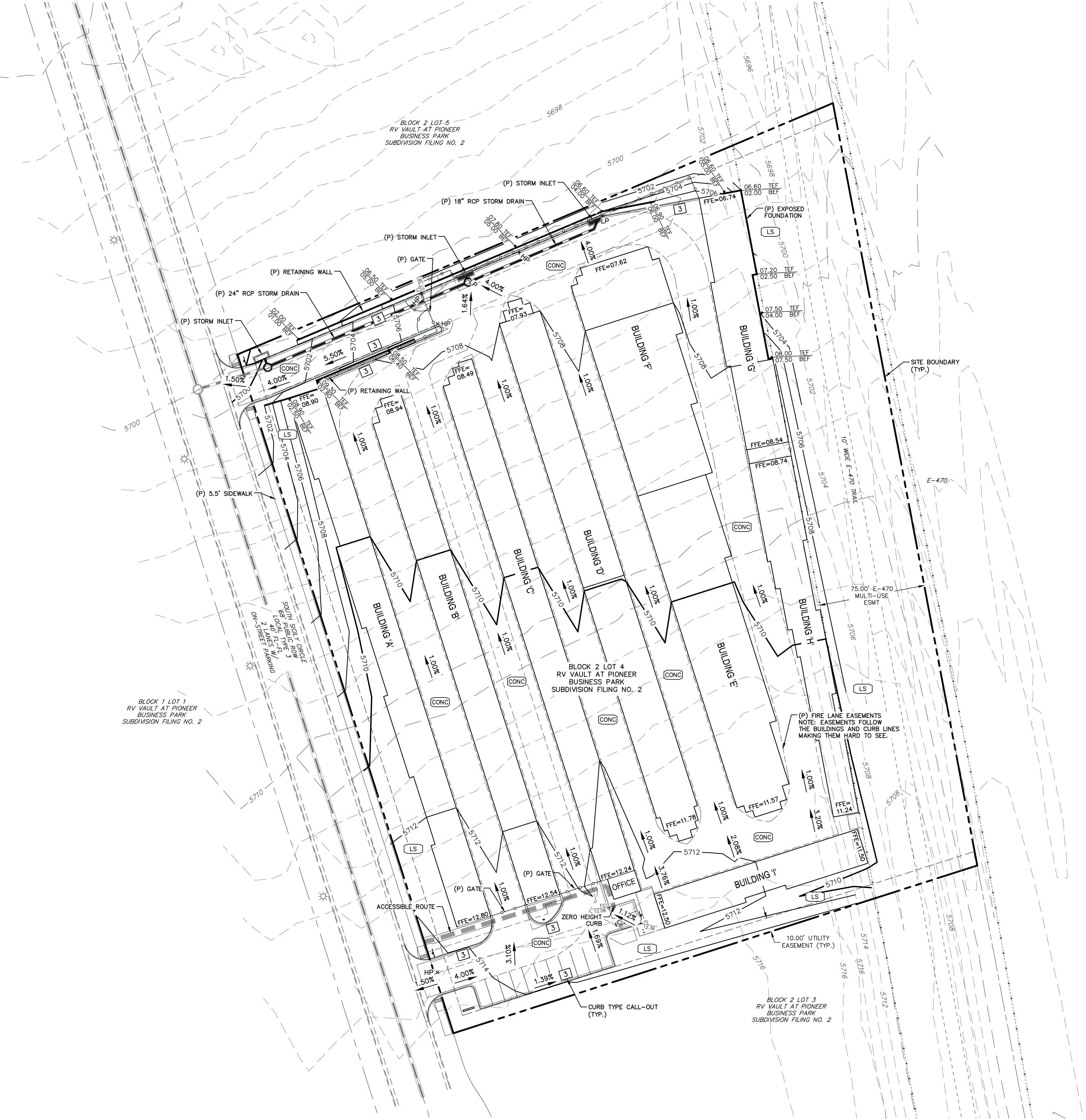
15 BLDG I EAST ELEV  
5 SCALE: 1/16" = 1'-0"



16 BLDG I NORTH ELEV  
5 SCALE: 1/16" = 1'-0"

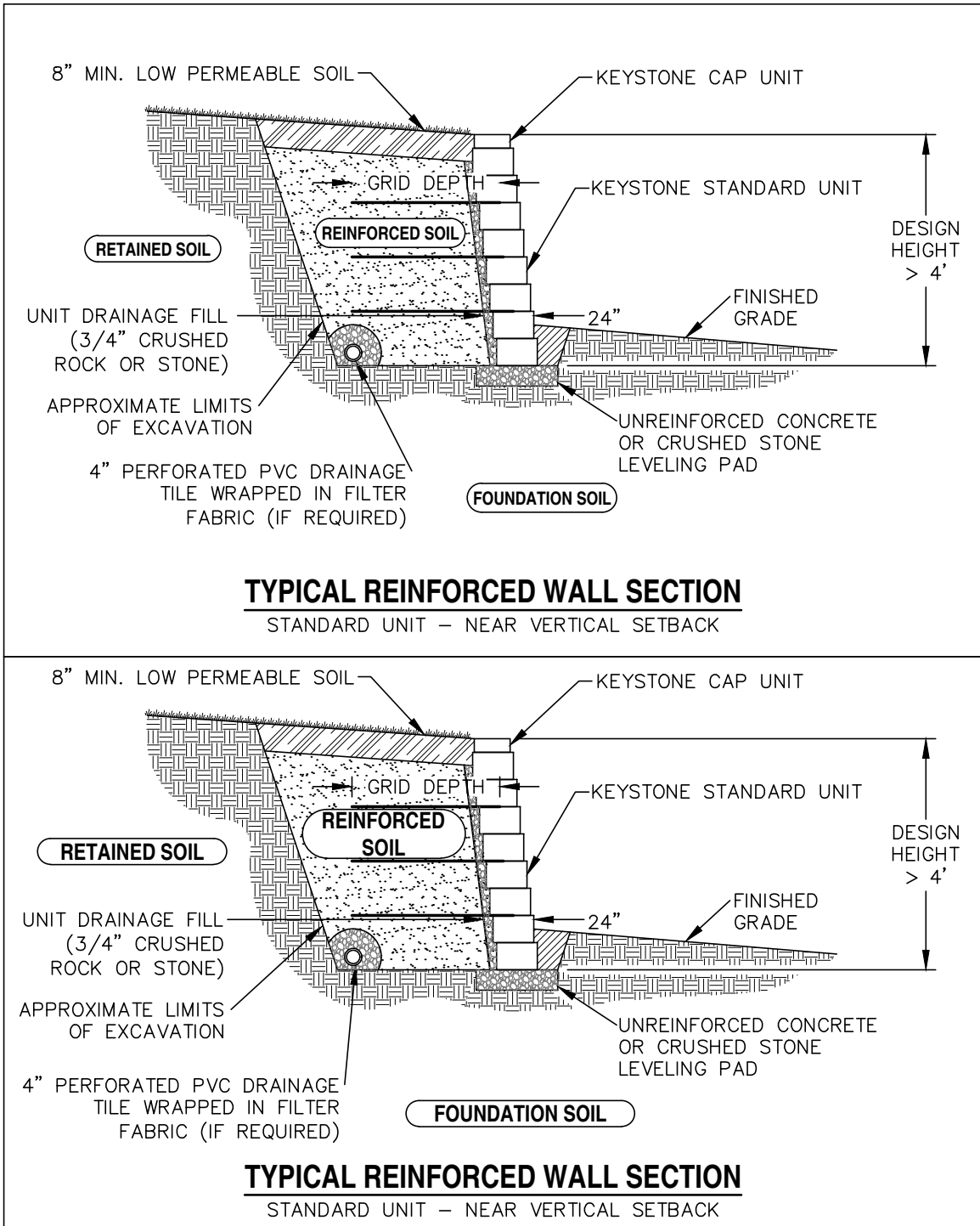
EXTERIOR FINISH LEGEND			
MK	BUILDING ELEMENT	DESCRIPTION	COLOR
1	METAL ROOF	ULTRA ROOF PANEL	COBALT BLUE
2	STUCCO WALL PANEL	26 GA - PBR	ASH GRAY
3	SMOOTH METAL WALL PANEL	26 GA	ASH GRAY
4	2"x4 1/2" ALUM STOREFRONT	ALUMINUM ANODIZED	CLEAR ANODIZED
5	DOWNSPOUTS	PER PEBM	WHITE
6	GUTTERS	PER PEBM	COBALT BLUE
7	FASCIA TRIM	PER PEBM	COBALT BLUE
8	EXTERIOR AREA LIGHT	WALL MOUNTED	BRONZE
9	SYNTHETIC STONE FINISH	SANDFLOAT	GREY STONE
10	ROLL UP DOOR	PER PEBM	WHITE
11	ACCENT ROLL UP DOORS	PER PEBM	COBALT BLUE



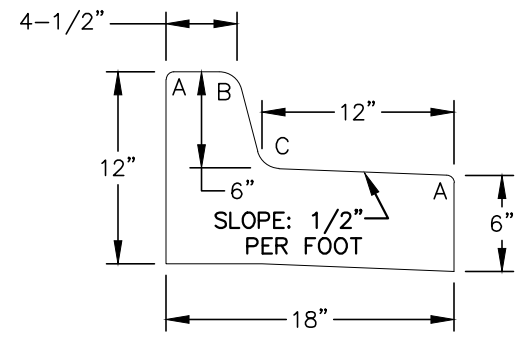


GRADING NOTES:

1. THE MAXIMUM SLOPE WITHIN THE ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
2. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST; THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEE OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
3. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR (4) PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN (10) PERCENT.
4. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO (2) PERCENT.
5. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO (2) PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE (5) PERCENT.
6. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMP WITHIN RIGHT-OF-WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.



MAX EXPOSED WALL FACE = 6.5'  
ANY WALL HEIGHT OVER 30" WILL REQUIRE A RAILING



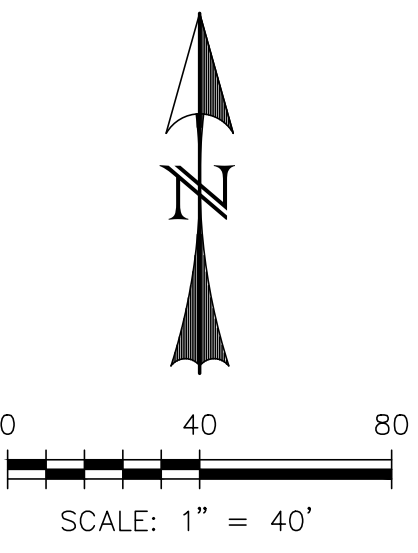
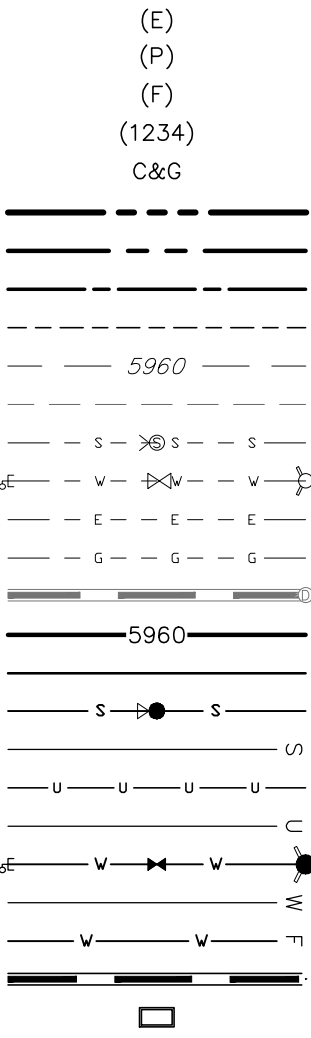
**TYPE 3**  
MEDIAN CURB & GUTTER [SPILL]  
SCALE: N.T.S.

RADI LEGEND:

- A = 1/2"  
B = 1-1/2"  
C = 1-1/2" TO 2"

LEGEND

- EXISTING  
PROPOSED  
FUTURE  
ADDRESS  
CURB AND GUTTER  
BOUNDARY  
ROW  
LOT LINE  
EASEMENT  
(E) CONTOUR, INDEX  
(E) CONTOUR  
(E) SANITARY MAIN, MH  
(E) WATER MAIN, BOV, VALVE, FH  
(E) ELECTRIC  
(E) GAS MAIN  
(E) STORM SEWER, MH  
(P) CONTOUR, INDEX  
(P) CONTOUR  
(P) SANITARY MAIN, MH  
(P) SANITARY SEWER SERVICE  
(P) UNDERDRAIN; MAIN  
(P) UNDERDRAIN SERVICE  
(P) WATER MAIN, BOV, VALVE, FH  
(P) WATER SERVICE  
(P) FIRE LINE  
(P) STORM SEWER, MH  
(P) STORM INLET



FOLDER RSN: 1864981

REV.	DESCRIPTION	DATE

**811** Know what's below.  
Call 72 hours before you dig.  
For more details visit:  
www.call811.com

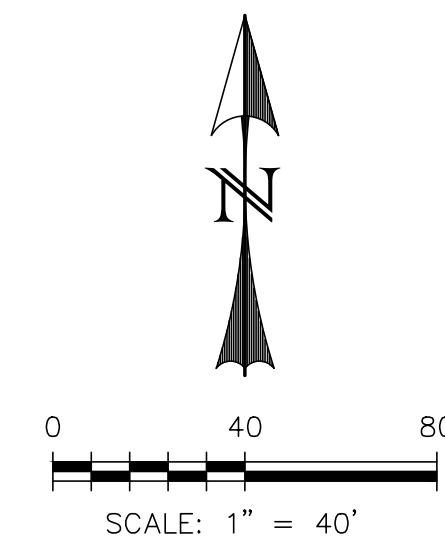
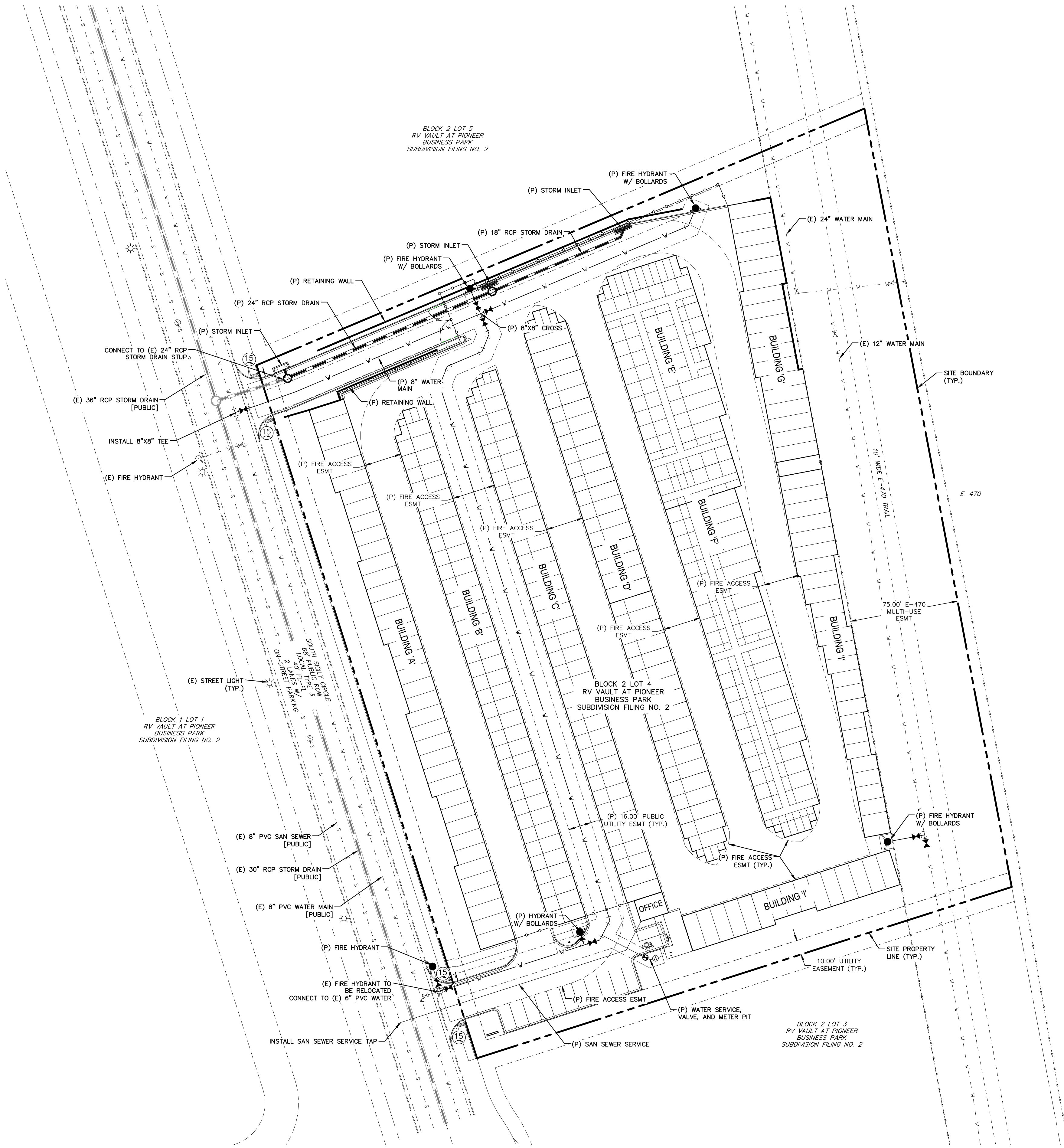
PREPARED FOR:  
**KEM ARCHITECTURE & PLANNING**  
901 CROWN RIDGE DRIVE  
COLORADO SPRINGS, CO 80904  
719-377-7137



**E-470 SELF-STORAGE AT  
PIONEER BUSINESS PARK  
SITE PLAN  
GRADING PLAN**

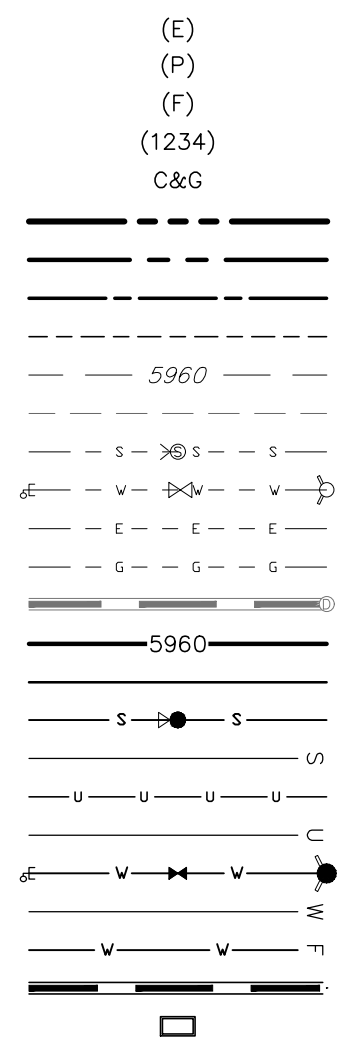
DESIGNED BY:	CDK	DRAWN BY:	CDK
SCALE:	1" = 40'	DATE:	12/06/24
JOB NUMBER	92405	SHEET	6





LEGEND

EXISTING  
PROPOSED  
FUTURE  
ADDRESS  
CURB AND GUTTER  
BOUNDARY  
ROW  
LOT LINE  
EASEMENT  
(E) CONTOUR, INDEX  
(E) CONTOUR  
(E) SANITARY MAIN, MH  
(E) WATER MAIN, BOV, VALVE, FH  
(E) ELECTRIC  
(E) GAS MAIN  
(E) STORM SEWER, MH  
(P) CONTOUR, INDEX  
(P) CONTOUR  
(P) SANITARY MAIN, MH  
(P) SANITARY SEWER SERVICE  
(P) UNDERDRAIN, MAIN  
(P) UNDERDRAIN SERVICE  
(P) WATER MAIN, BOV, VALVE, FH  
(P) WATER SERVICE  
(P) FIRE LINE  
(P) STORM SEWER, MH  
(P) STORM INLET



FOLDER RSN: 1864981

REV.	DESCRIPTION	DATE



PREPARED FOR:  
KEM ARCHITECTURE & PLANNING  
901 CROWN RIDGE DRIVE  
COLORADO SPRINGS, CO 80904  
719-377-7737



E-470 SELF-STORAGE AT  
PIONEER BUSINESS PARK  
SITE PLAN  
UTILITY PLAN

DESIGNED BY: CDK	DRAWN BY: CDK
SCALE: 1" = 40'	DATE: 12/06/24
JOB NUMBER 92405	SHEET 7



### LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY PIONEER BUSINESS PARK, CITY OF AURORA PLANNING DEPT. AND OWNER REPRESENTATIVE.

### PIONEER BUSINESS PARK

THIS LANDSCAPE PLAN MEETS ALL THE REQUIREMENTS SET FORTH IN THE PIONEER BUSINESS PARK LANDSCAPE STANDARDS INCLUDING STREETSCAPE, BUFFERS, DRIVEWAY ENTRANCE, PLANT SPECIES, NATIVE GRASS, AND XERIC DESIGN.

### R.O.W. NOTE

ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 8.B.1

### LANDSCAPE NOTES

- THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE, AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH FIRE LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT(S) WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
- AN 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRoACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

## UDO CODE REQUIREMENTS

#### CURBSIDE LANDSCAPE: UDO SECTION 146.4.13

PLAN CALLOUT	STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (LF.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED	NO. OF SHRUBS (40% MAX. GRASS) REQ./PROVIDED (1/40 SF)
CL	SOUTH SICILY CIRCLE	CURBSIDE	CURBSIDE LANDSCAPE	435	1/40 FT	11/1	80/80

#### MOTOR VEHICLE PARKING

PLAN CALLOUT	NO. OF VEHICLE ISLANDS PROVIDED	SHADE TREES REQ./PROV.	SHRUBS REQ./PROV.
MV	2	1/1	12/12

#### LANDSCAPE BUFFERS AND EASEMENTS: UDO SECTION 146.4.13.D

PLAN CALLOUT	STREET FRONTAGE BUFFER	BUFFER	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV.	BUFFER TREES & SHRUBS	BUFFER TREES & SHRUBS REQ./PROV.
LB	E-470	SPECIAL BUFFER	540 LF	25/25 LF	1/25 TREES 10/25 SHRUBS	22/22 TREES 219/219 SHRUBS
LB	SOUTH SICILY CIRCLE	FRONTAGE BUFFER	500 LF	10/10 LF	1/40 TREES 10/40 SHRUBS	13/13 TREES 125/125 SHRUBS

#### NON-STREET LANDSCAPE BUFFERS AND EASEMENTS: UDO SECTION 146.4.13.H

PLAN CALLOUT	NON-STREET FRONTAGE BUFFER	BUFFER	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV.	BUFFER TREES & SHRUBS	BUFFER TREES & SHRUBS REQ./PROV.
NSB	NORTH	NON STREET BUFFER	451 LF	10/10 LF	1/40 TREES 5/40 SHRUBS	12/12 TREES 55/55 SHRUBS
NSB	SOUTH	NON STREET BUFFER	390 LF	10/10 LF	1/40 TREES 5/40 SHRUBS	10/10 TREES 49/49 SHRUBS

#### BUILDING PERIMETER LANDSCAPE UDO SECTION 146.4.8.5.J

PLAN CALLOUT	BUILDING	BUILDING	LINEAR FOOTAGE	PERIMETER TREES (1/40 LF) REQ./PROV.
BP	ADJACENT TO SOUTH SICILY CIRCLE	BUILDING PERIMETER	386 LF	10/10 (FRONTAGE BUFFER TREES USED)
BP	ADJACENT TO E-470	BUILDING PERIMETER	439 LF	11/1

### PLANT SCHEDULE

Symbol	Abbr.	Quant.	Botanical Name	Common Name	Mature Width/Height	Size
EVERGREEN TREES:						
	PE	15	Pinus edulis	Pinyon Pine	15'x15'	6'-8' ht.
	PN	16	Pinus ponderosa	Ponderosa Pine	20'x45'	6' ht.
DECIDUOUS TREES:						
	GTSM	14	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'X30'	2-1/2" cal.
	MS	5	Malus 'Spring Snow'	Spring Snow Crabapple	15'x15'	2" cal.
	CH	27	Crataegus crus-galli inermis 'Hawthorn'	Thornless Cockspur Hawthorn	15'x15'	2" cal.
EVERGREEN SHRUBS:						
	MA	90	Mahonia aquifolium compacta	Compact Oregon Grape Holly	3'-4' x 2'-3'	#5 CONT.
	JCS	13	Juniperus x chinensis 'Spartan'	Spartan Juniper	3'-4' x 12'-15'	#5 CONT.
	JL	103	Juniperus sabina 'Sierra Spreading'	Buffalo Juniper	6'-8' x 12'-18"	#5 CONT.
	JR	13	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	6'-8' x 6'-8"	#5 CONT.
DECIDUOUS SHRUBS:						
	CR	7	Cornus stolonifera 'Redtwig'	Red Twig Dogwood	6'-10' x 8'-10'	#5 CONT.
	PB	32	Prunus besseyi 'Pawnee Buttes'	Western Sand Cherry Pawnee Buttes	5'-8' x 5'-6"	#5 CONT.
	POS	39	Physocarpus opulifolius 'Summer's Wine'	Summer's Wine Ninebark	3'-4' x 5'-6"	#5 CONT.
	PO	20	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	2'-4' x 2'-4"	#5 CONT.
	RHA	27	Rhus aromatica 'Gro-Low'	Sumac Gro-Low	5'-7' x 2'-3'	#5 CONT.
	RKD	1	Rosa x double knockout 'Radiko'	Double Knockout Rose	3'-4' x 3'-4"	#5 CONT.
	SJ	33	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1'-2' x 1'-2"	#5 CONT.
ORNAMENTAL GRASSES:						
	CA	140	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1'-3' x 2'-3'	#5 CONT.
	PVH	20	Panicum virgatum 'Shenandoah'	Shenandoah Grass	2' x 4'-5"	#5 CONT.
PERENNIALS						
	SAL	27	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.

### SITE VISIBILITY TRIANGLE NOTE

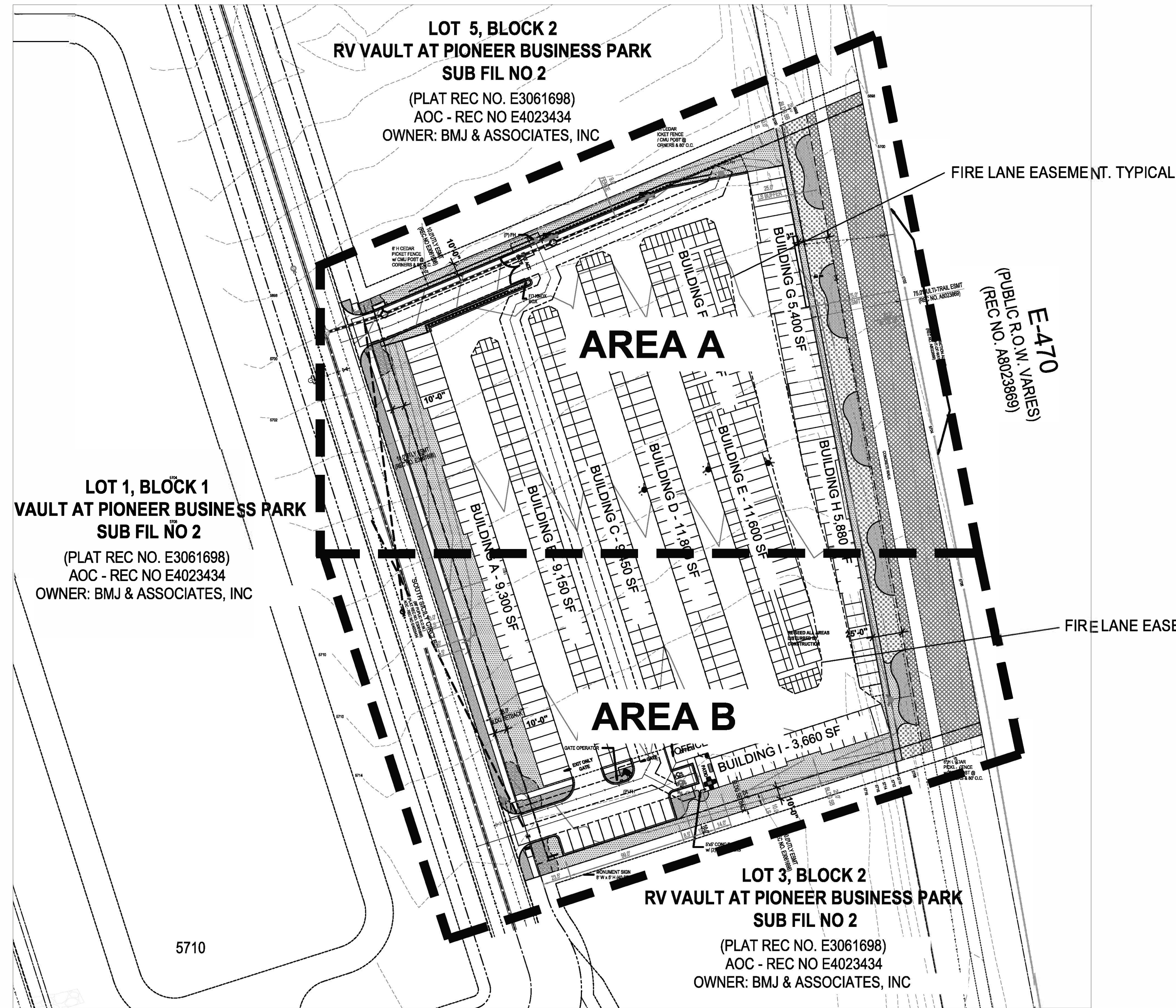
All proposed landscaping within the site triangle shall be in compliance with COA Roadway Specifications Section 8.B.1

### DOCUMENT NOTE

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### UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL UTILITIES GUIDELINES. LANDSCAPING AROUND ELECTRICAL EQUIPMENT. SEE LOCAL UTILITIES CONSTRUCTION STANDARD DRAWINGS FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.



## OVERALL LANDSCAPE PLAN

NOT TO SCALE



Know what's below.  
Call before you dig.

HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80916  
Phone 719-477-1146  
Fax 719-486-1122



E-470 SELF-STORAGE AT PIONEER BUSINESS PARK

S. ROME WAY

CITY OF AURORA, CO

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PREPARED FOR:

JOB NUMBER 1226-24

REVISIONS  
12-9-24 PER CITY COMMENTS  
1-20-25 PER CITY COMMENTS

ORIGINAL DATE 12-9-24

DRAWN BY JIM

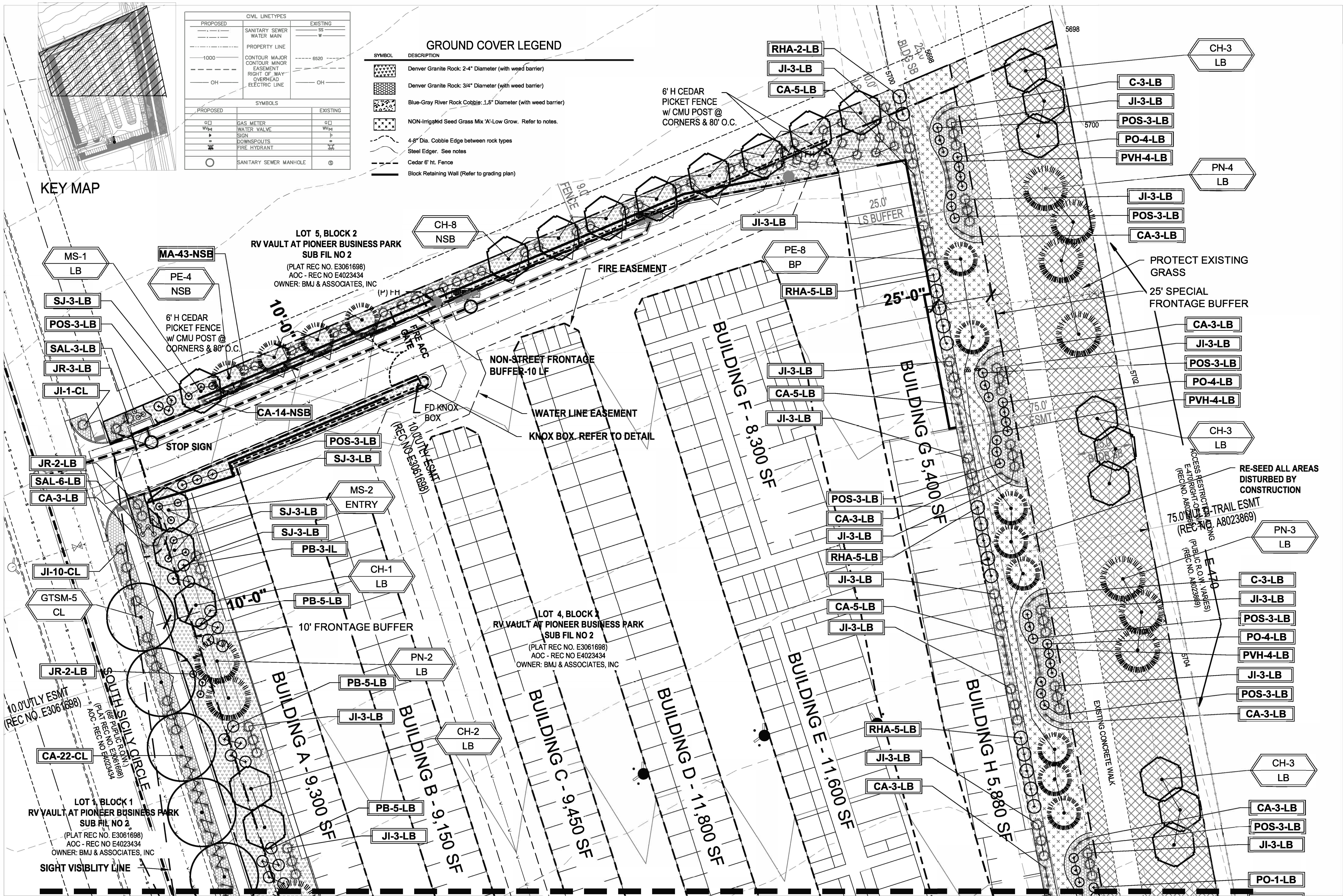
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LANDSCAPE PLAN

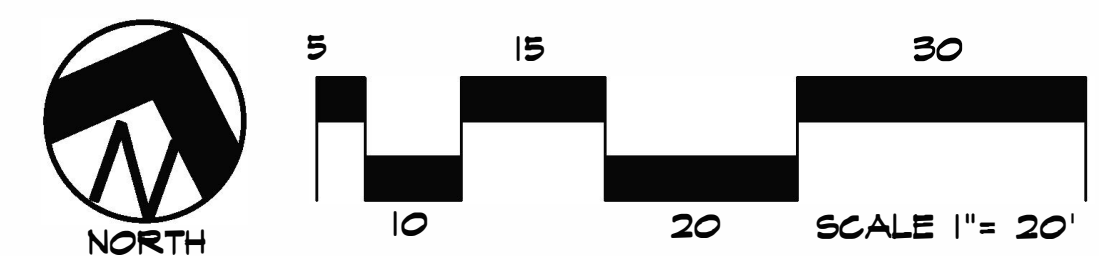
SHEET NO.

8





LANDSCAPE PLAN - AREA 'A'



ADVISORY NOTE: IF METER IS RELOCATED SHRUBS SHALL BE 3' AWAY FROM METERS. TREES SHALL BE 5' AWAY FROM METERS, AND NO TREES CAN BE WITHIN UTILITY EASEMENTS



MATCHLINE - REFER TO SHEET 10

UTILITIES NOTE

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12-9-24	PER CITY COMMENTS
1-2-02-5	PER CITY COMMENTS
ORIGINAL DATE	12-9-24
DRAWN BY	JM
DESCRIPTION	LANDSCAPE PLAN-AREA A
SHEET NO.	9

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LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
5350 NORTH ACADEMY BLVD., STE. 207  
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Phone 719-477-1646  
Fax 719-468-1122



E-470 SELF-STORAGE AT PIONEER BUSINESS PARK  
S. ROME WAY  
CITY OF AURORA, CO  
PREPARED FOR:

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**GRADE NOTE**

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

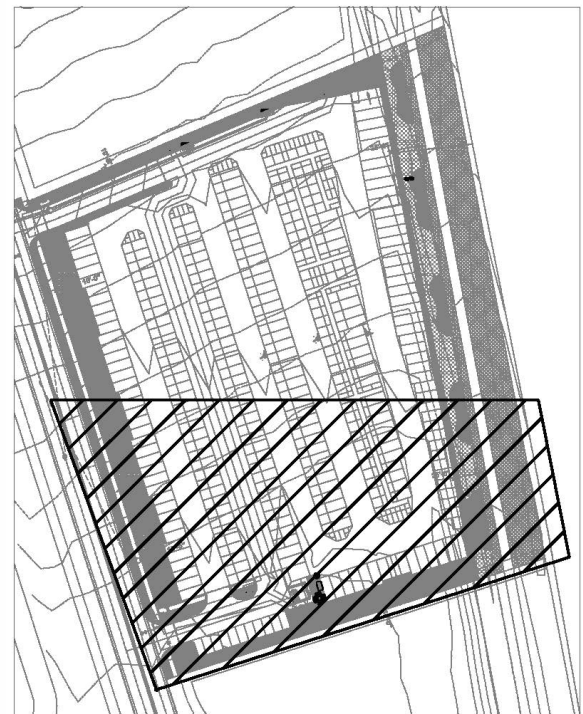
**LAYOUT NOTES**

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY CITY AURORA AND OWNER REPRESENTATIVE.

CIVIL LINETYPES		
PROPOSED		EXISTING
---	SANITARY SEWER	---
---	WATER MAIN	---
---	PROPERTY LINE	---
---	CONTOUR MAJOR	---
---	CONTOUR MINOR	---
---	EASEMENT	---
---	RIGHT OF WAY	---
---	OVERHEAD	---
---	ELECTRIC LINE	---
SYMBOLS		
PROPOSED		EXISTING
⊕	GAS METER	⊕
WV	WATER VALVE	WV
⊕	SIGN	⊕
⊕	DOWNSPOUTS	⊕
⊕	FIRE HYDRANT	⊕
○	SANITARY SEWER MANHOLE	⊕

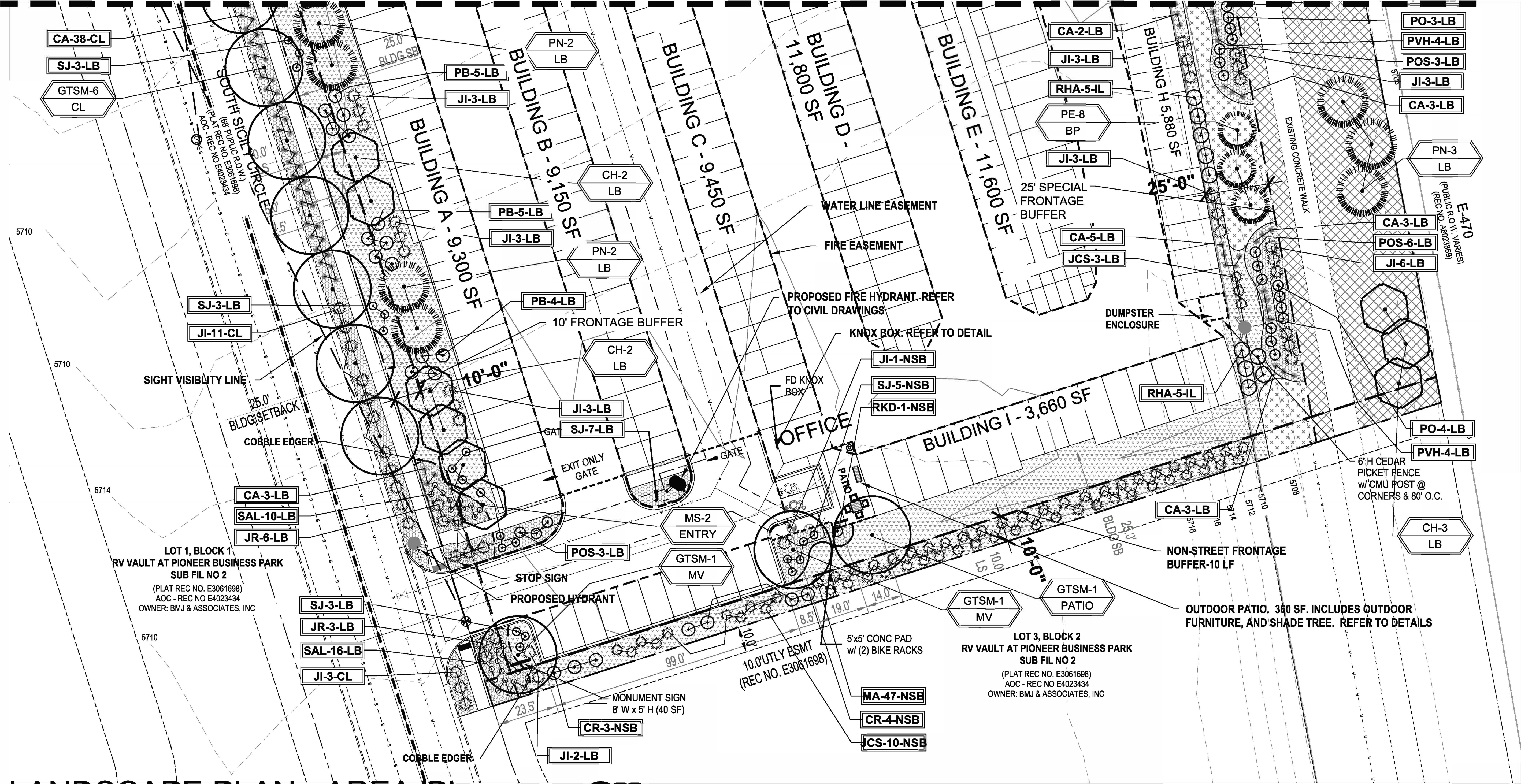
GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	APPROX. SF
	Denver Granite Rock: 2-4" Diameter (with weed barrier) Submit sample to owner prior to ordering material	23,588 SF
	Denver Granite Rock: 3/4" Diameter (with weed barrier) Submit sample to owner prior to ordering material	7,788 SF
	Blue-Gray River Rock Cobble: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	1,436 SF
	NON-Irrigated Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material	7,267 SF
	4-8" Dia. Cobble Edge between rock types	
	Steel Edger. See notes	
	Cedar 6' ht. Fence	
	Block Retaining Wall (Refer to grading plan)	

NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

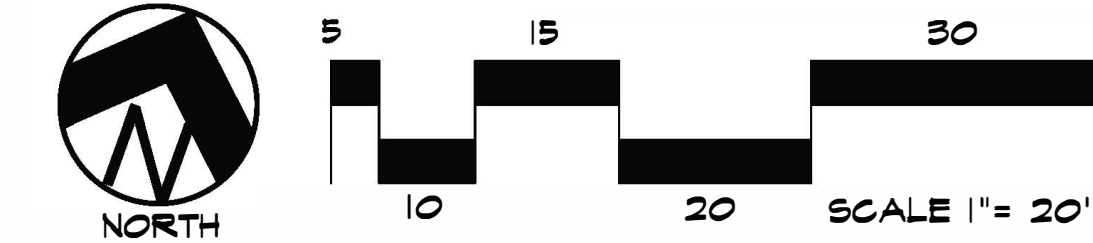


KEY MAP

MATCHLINE - REFER TO SHEET L1.2



LANDSCAPE PLAN - AREA 'B'



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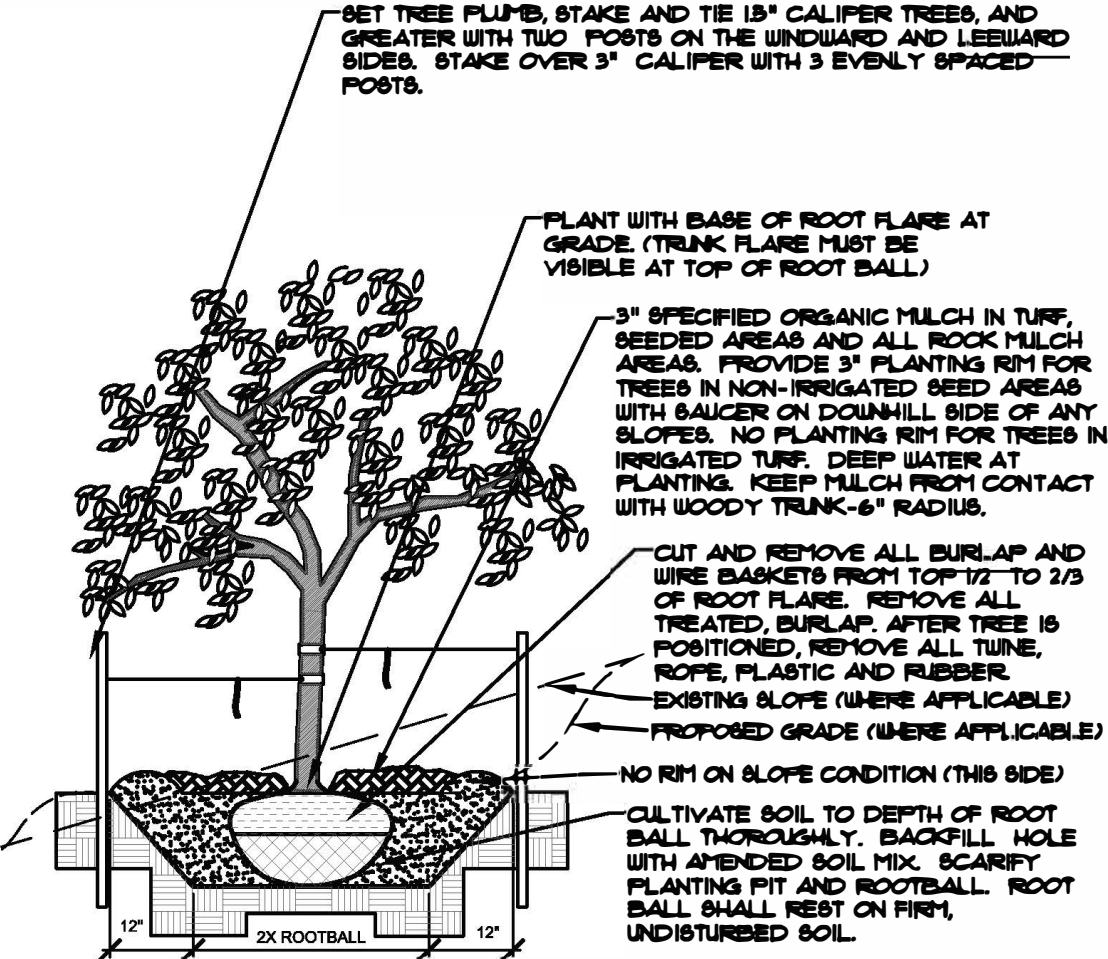
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PREPARED FOR:

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	ORIGINAL DATE	12-9-24
	DRAWN BY	JM
	DESCRIPTION	LANDSCAPE PLAN-AREA B
	SHEET NO.	10

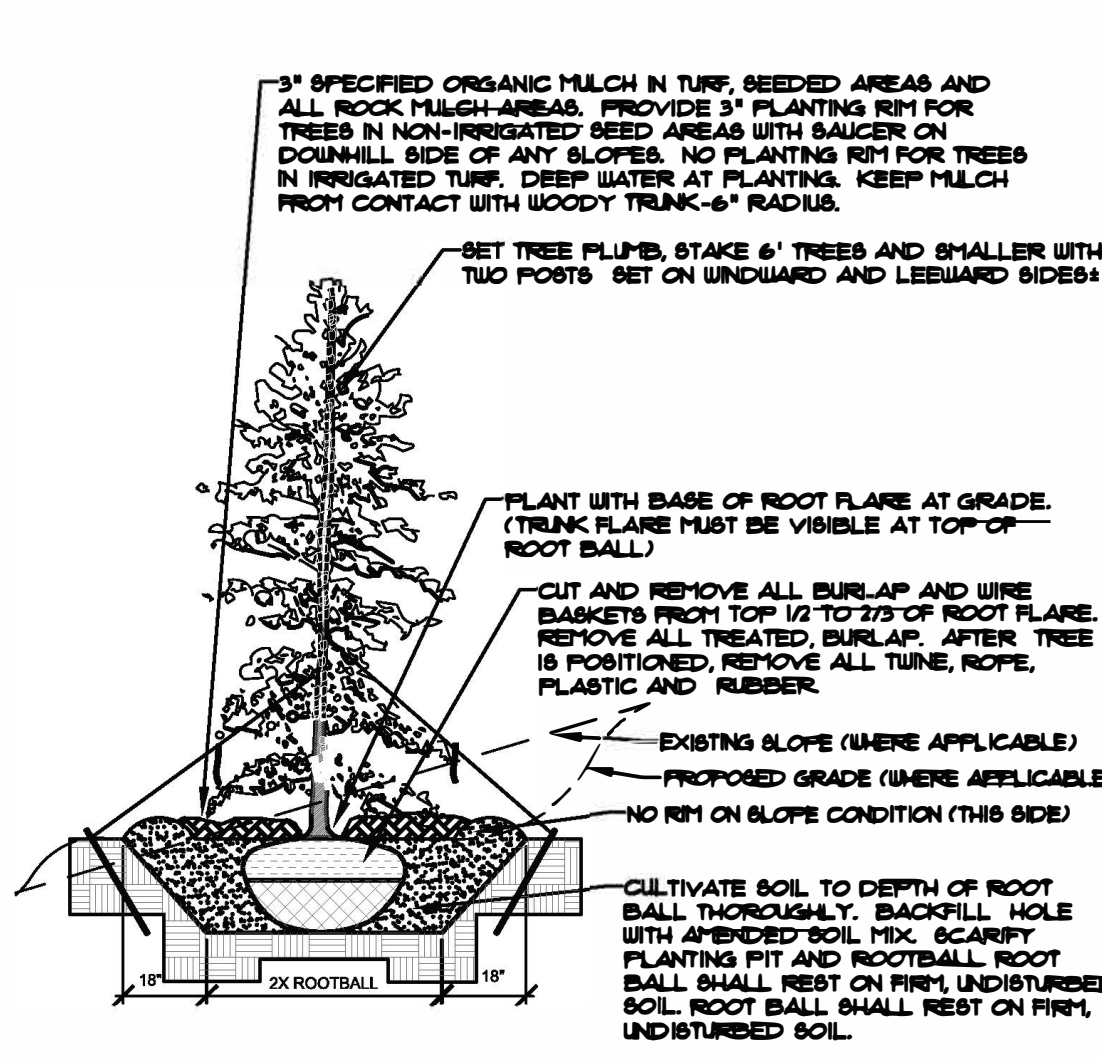


- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
  - DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR HANGING CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
  - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
  - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
  - WRAP TRUNK ON EXPOSED SIDES OR SPECIES WITH THIN BARK USE ELECTRICAL TAPE, NOT TUNE.
  - WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
  - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
  - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



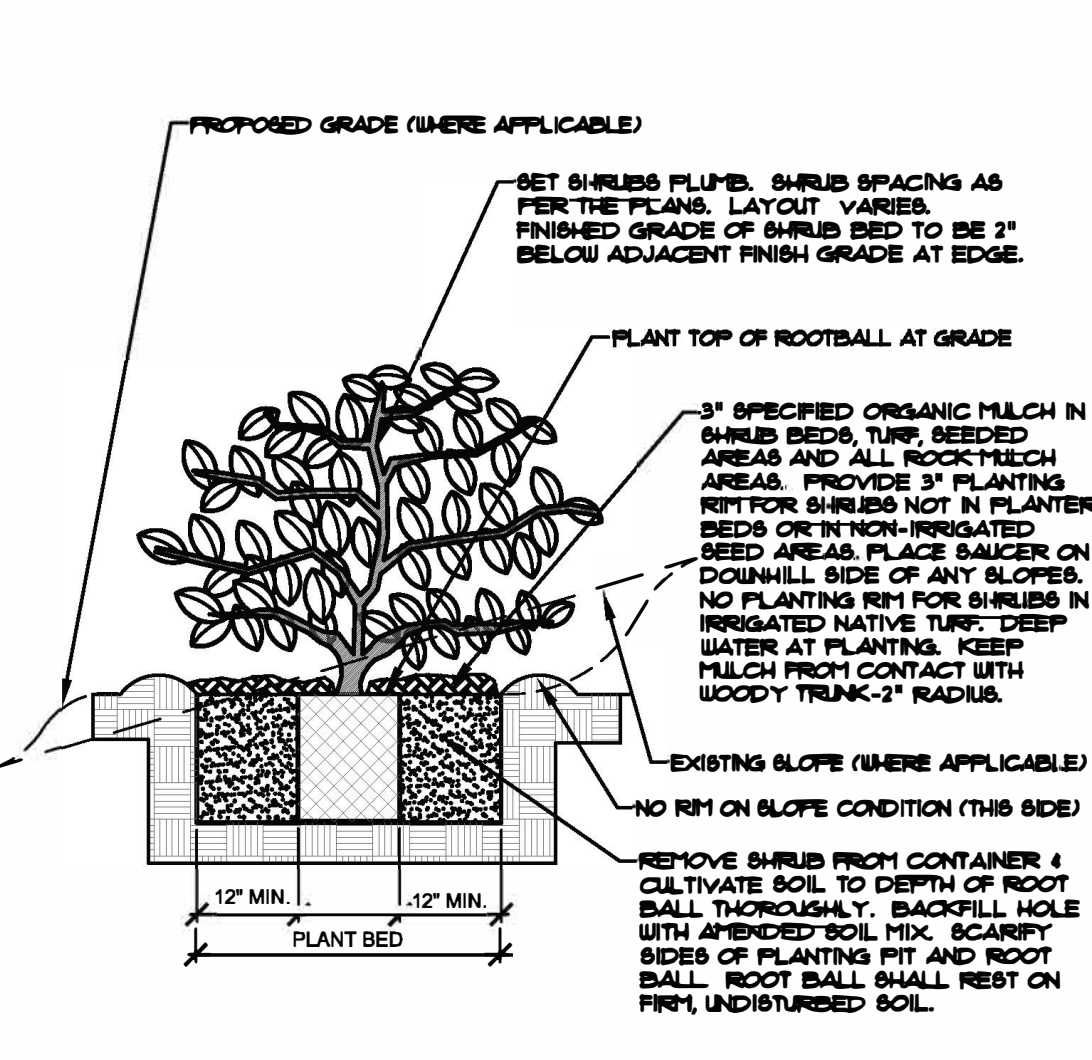
**A** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
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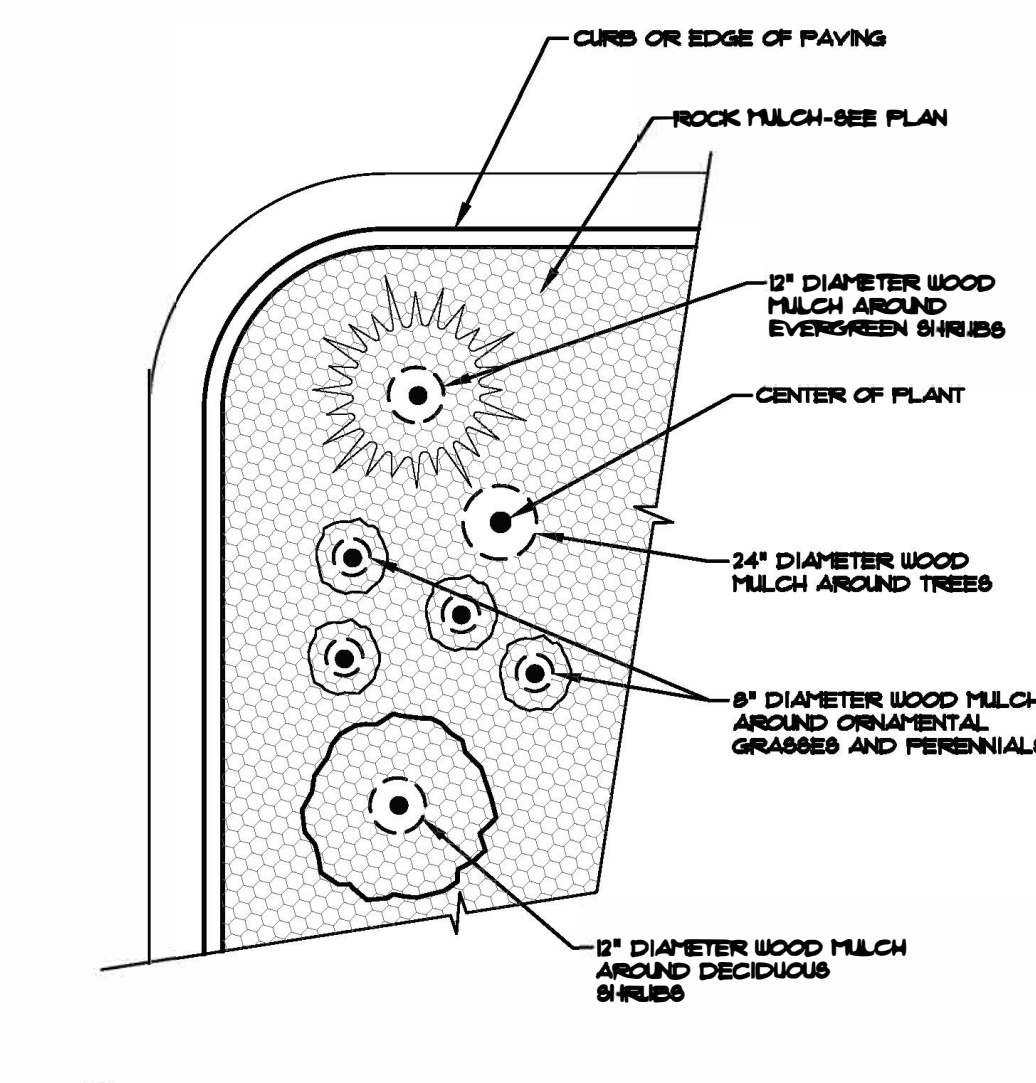
**B** EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
  - DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - APENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
  - WRAP TRUNK ON EXPOSED SIDES OR SPECIES WITH THIN BARK USE ELECTRICAL TAPE, NOT TUNE.
  - WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
  - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
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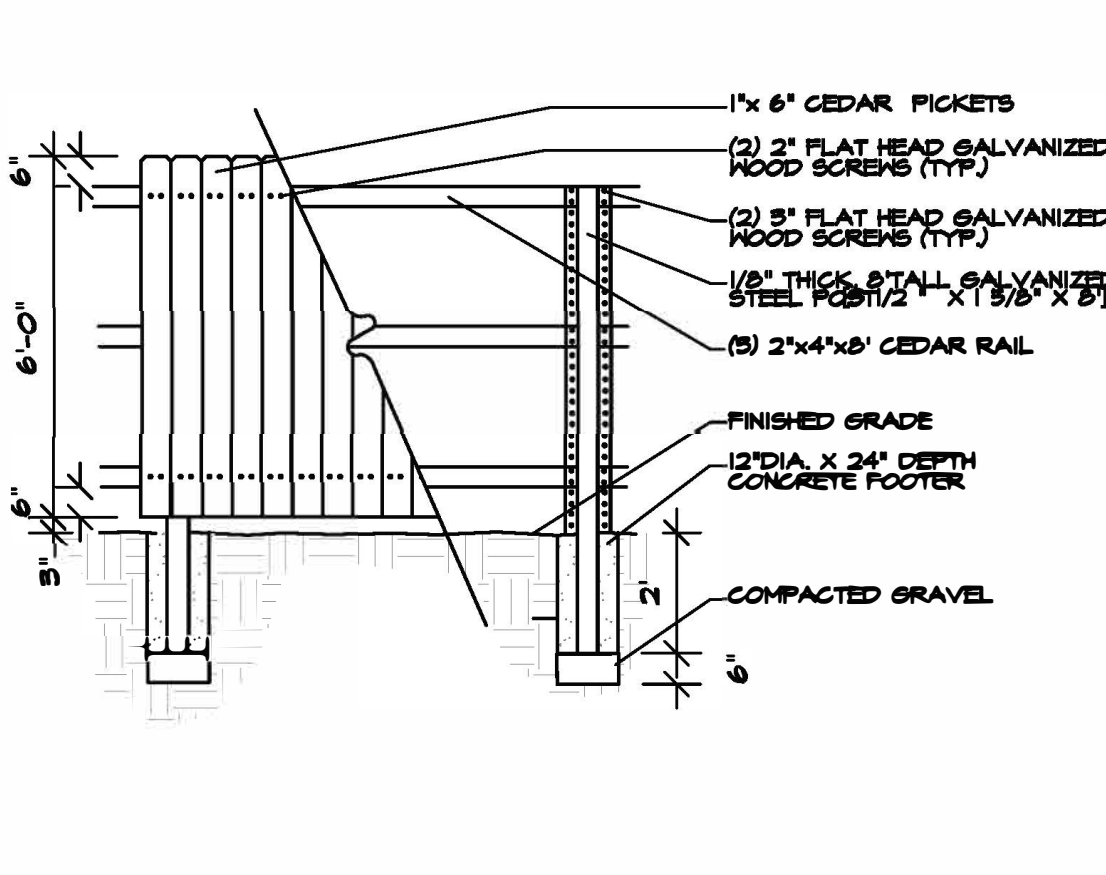
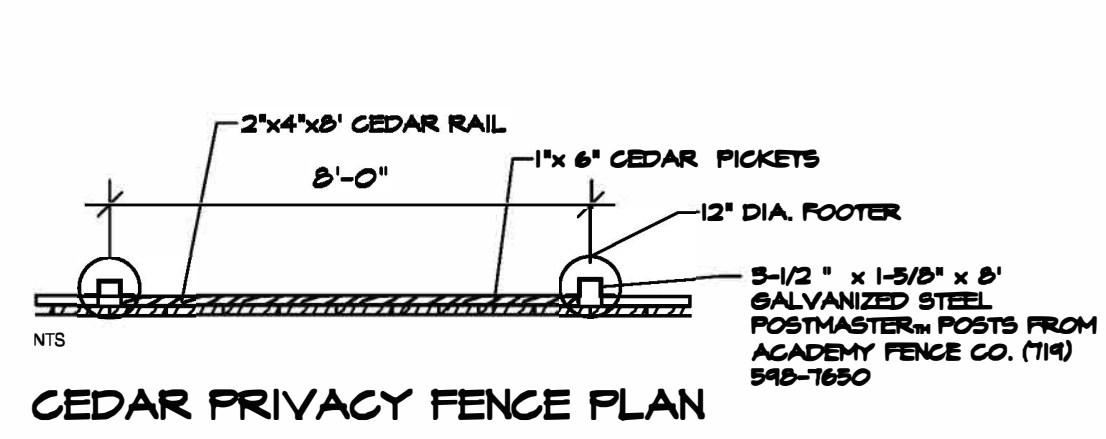


**C** SHRUB PLANTING DETAIL  
NOT TO SCALE

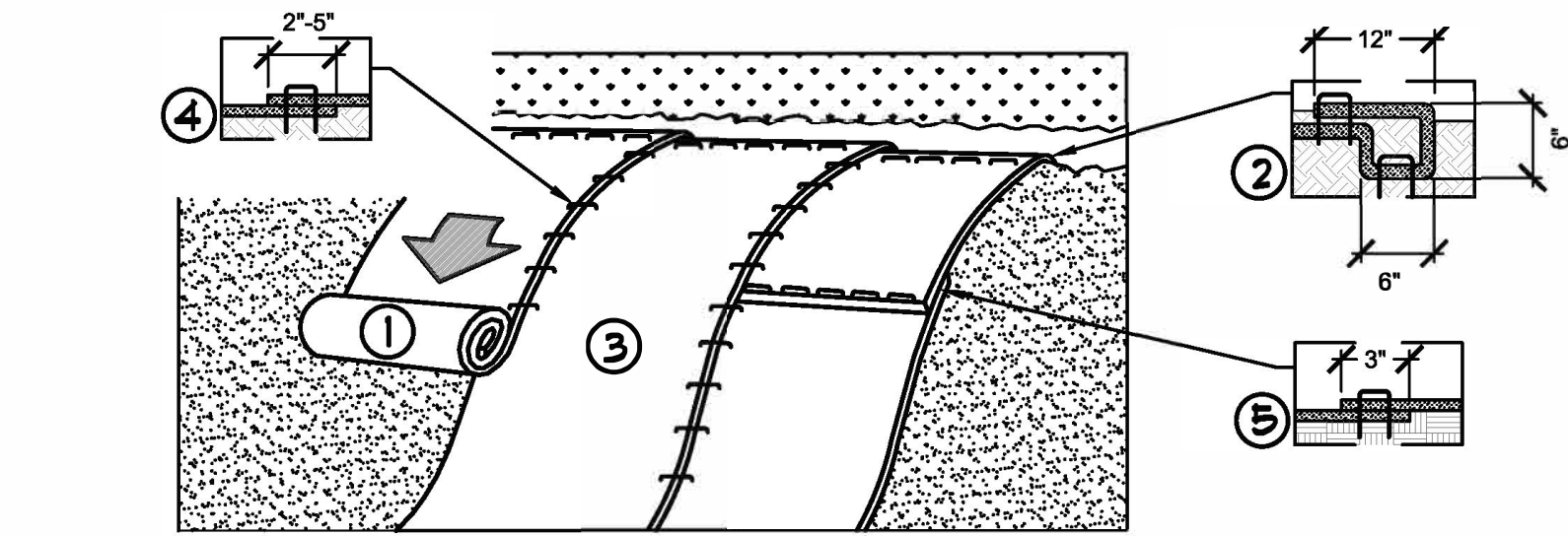
- NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES.
  - INSTALL IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUBS IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCESSES.
  - REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS.



**D** TYPICAL PLANT MATERIAL TREATMENT  
NOT TO SCALE

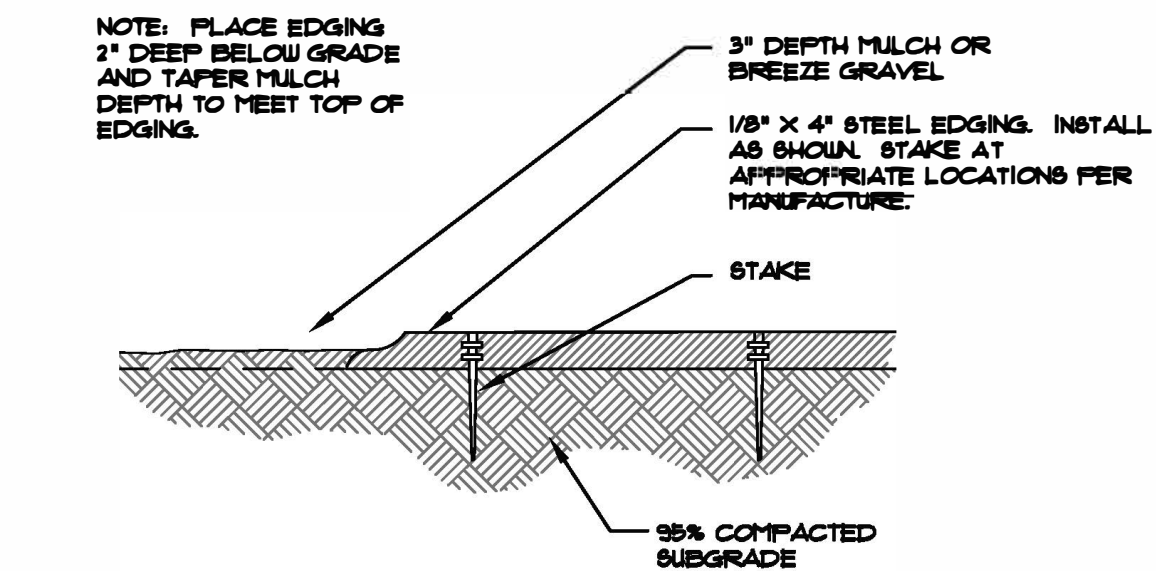


**E** CEDAR PRIVACY FENCE DETAIL  
NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP®), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP® IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECP® EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP® WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP® BACK OVER SEED AND COMPACTED SOIL. SECURE RECP® OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP®.
3. ROLL THE RECP® (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP® WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP® MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP® MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP® TYPE.
5. CONSECUTIVE RECP® SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP® WIDTH.
- NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP®.

**F** EROSION CONTROL  
NTS



**G** STEEL EDGING  
NOT TO SCALE

## SEED MIX 'A'

Chapter 5  
Native Vegetation Requirements and Guidelines

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

### Site Furnishings

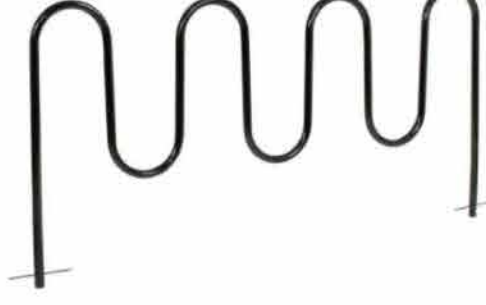
Commercial Picnic Table - Black 46" Square



Outdoor Steel Diamond Trash Can With Dome Lid, 36 Gallon, Black



Wave Bike Rack, Below Ground Mount, Black 36"H



Global Industrial™ 4' Outdoor Bench with Back, Vertical Steel Slat, Black



## SITE FURNISHINGS



Know what's below.  
Call before you dig.

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	1-2-25	PER CITY COMMENTS
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	DRAWN BY	JM
	DESCRIPTION	LANDSCAPE DETAILS
	SHEET NO.	11

HIGHER GROUND DESIGNS, INC.  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80916  
Phone 719-477-1046  
Fax 719-586-1122



E-470 SELF-STORAGE AT PIONEER BUSINESS PARK


S. ROME WAY  
CITY OF AURORA, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE AUTHORIZATION OF HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE NOT FOR CONSTRUCTION.

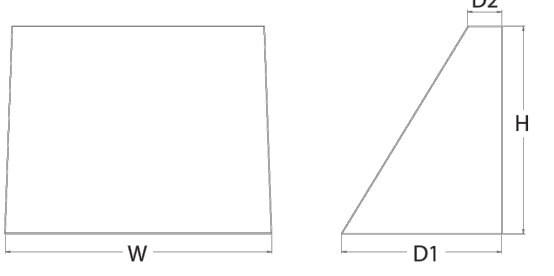
PREPARED FOR:



LIGHT FIXTURE SCHEDULE										
MARK	MANUFACTURER	MODEL	LAMPS PER FIXTURE			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS PER FIXTURE	QUANTITY OF EACH FIXTURE IN PROJECT
			QTY.	WATT	TYPE					
A	LITHONIA	WDGE2 LED P3 40K 80CRI T1S MVOLT SRM	1	32.1	LED	WALL PACK	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 1 SHORT OPTIC	120/277	32.1	8
B	LITHONIA	WDGE2 LED P3 40K 80CRI T4M MVOLT SRM	1	32.1	LED	WALL PACK	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC	120/277	32.1	48
C	LITHONIA	WDGE3 LED P3 70CRI RFT 40K MVOLT SRM	1	71.7	LED	WALL PACK	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	120/277	71.7	5



**WDGE2 LED**  
Architectural Wall Sconce  
Precision Refractive Optic



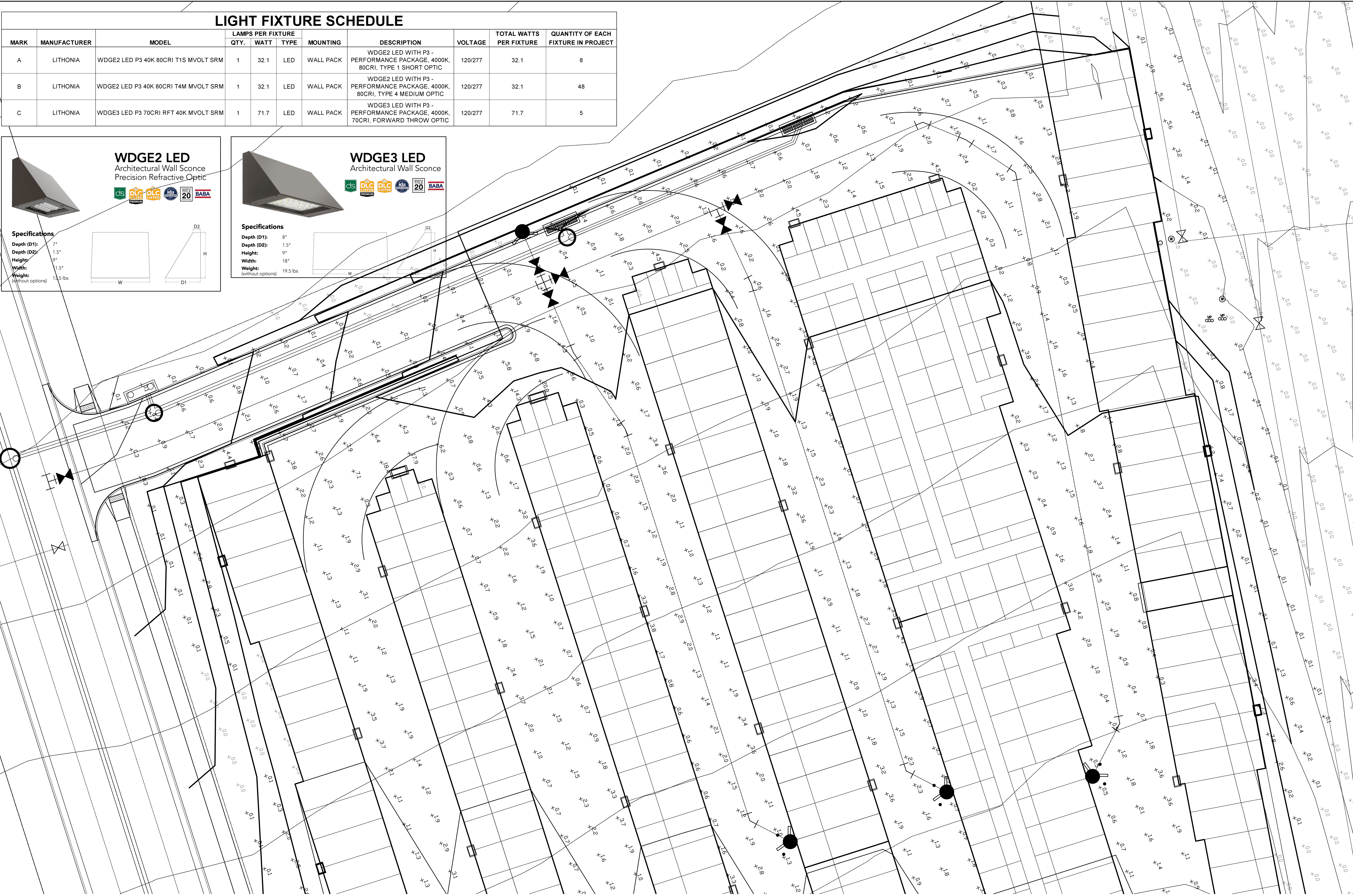
**Specifications**  
Depth (D1): 7"  
Depth (D2): 1.5"  
Height: 9"  
Width: 1.5"  
Weight: 13.5 lbs  
(without options)



**WDGE3 LED**  
Architectural Wall Sconce




**Specifications**  
Depth (D1): 8"  
Depth (D2): 1.5"  
Height: 9"  
Width: 18"  
Weight: 19.5 lbs  
(without options)



CLIENT:

ARCHITECT:



**McShea Consulting, LLC**  
MECHANICAL + ELECTRICAL + PLUMBING  
4445 Northpark Dr. Suite 200  
Colorado Springs, CO 80907  
mcsheaconsulting.com  
Project #:



1.21.2025

E-470 SELF-STORAGE AT PIONEER  
BUSINESS PARK  
S. ROME WAY  
CITY OF AURORA, CO

FULL SET ISSUE HISTORY:

1	PERMIT	12102024

△ SHEET REVISION:


PROJECT #: xxxx  
DRAWN BY: EDH  
CHECKED BY: MRM

SHEET

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1 PHOTOMETRIC PLAN  
13 SCALE: 1"=20'

**WDGE3 LED**  
Architectural Wall Sconce

**Specifications**  
Depth (D1): 8"  
Depth (D2): 1.5"  
Height: 9"  
Width: 18"  
Weight: 19.5 lbs  
(without options)

W D1 D2 H

**WDGE2 LED**  
Architectural Wall Sconce  
Precision Refractive Optic

**Specifications**  
Depth (D1): 7.5"  
Depth (D2): 1.5"  
Height: 9"  
Width: 11.5"  
Weight: 13.5 lbs  
(without options)

W D1 D2 H

LIGHT FIXTURE SCHEDULE										
MARK	MANUFACTURER	MODEL	LAMPS PER FIXTURE			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS PER FIXTURE	QUANTITY OF EACH FIXTURE IN PROJECT
			QTY.	WATT	TYPE					
A	LITHONIA	WDGE2 LED P3 40K 80CRI T1S MVOLT SRM	1	32.1	LED	WALL PACK	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 1 SHORT OPTIC	120/277	32.1	8
B	LITHONIA	WDGE2 LED P3 40K 80CRI T4M MVOLT SRM	1	32.1	LED	WALL PACK	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC	120/277	32.1	48
C	LITHONIA	WDGE3 LED P3 70CRI RFT 40K MVOLT SRM	1	71.7	LED	WALL PACK	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	120/277	71.7	5

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**E-470 SELF-STORAGE AT PIONEER BUSINESS PARK**  
**S. ROME WAY**  
**CITY OF AURORA, CO**

FULL SET ISSUE HISTORY:

1 - PERMIT	12102024

△ SHEET REVISION:


PROJECT #: xxxx  
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CHECKED BY: MRM

SHEET

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