








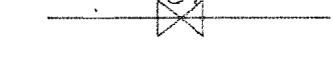


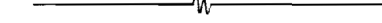
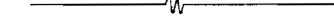
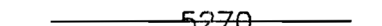
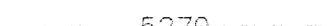


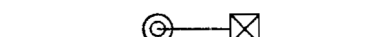

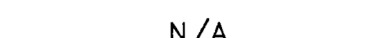
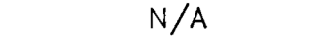
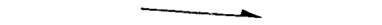



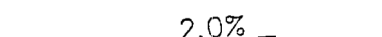



## COVER SHEET

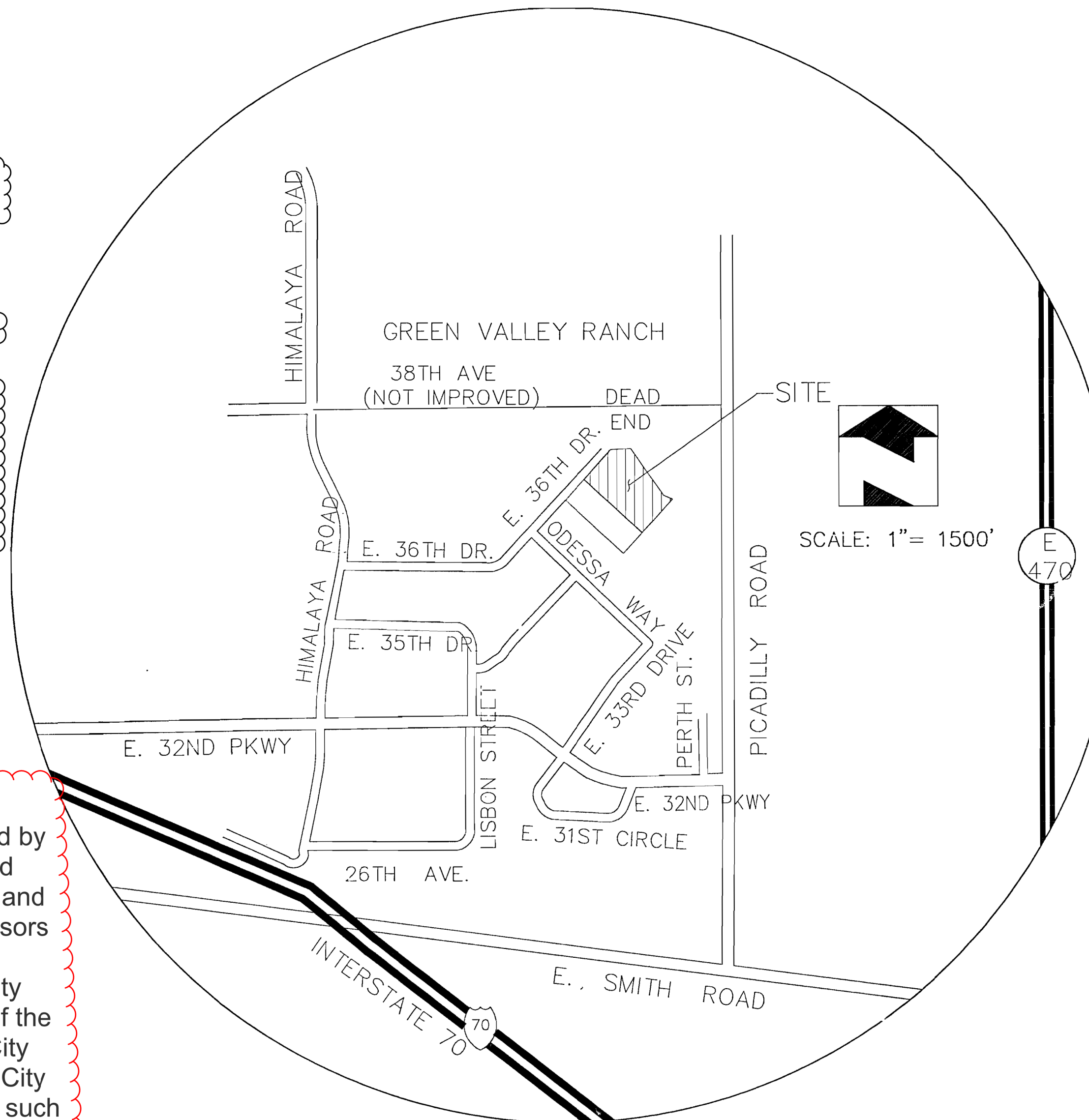
LAND AREA WITHIN PROPERTY LINES	16.1 ACRES GROSS
FLOOR AREA (PER 41-16 CITY CODE)	262,500 SF
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS	37 FT
TOTAL BUILDING COVERAGE	37.4% 262,500 SF
HARD SURFACE AREA	25.4% 178,243 SF
LANDSCAPE AREA	37.1% 260,560 SF
PRESENT ZONING CLASSIFICATION	T-1
PROPOSED USES	MANUFACTURING AND STORAGE
PERMITTED SIGN AREA	275 SF
PROPOSED SIGN AREA	274 SF (2 LOCATIONS, 137 SF EA)
TYPE OF SIGNS	WALL
PARKING SPACES REQUIRED	21
PARKING SPACES PROVIDED	90
HANDICAP SPACES REQUIRED	2
HANDICAP SPACES PROVIDED	6
LOADING SPACES REQUIRED	5
LOADING SPACES PROVIDED	12
VAN ACCESSIBLE SPACES REQUIRED	= 1
VAN ACCESSIBLE SPACES PROVIDED	= 1

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

1. All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

- ## LEGEND

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



VICINITY MAP

MINOR AMENDMENT #4 6/30/2021: REVISED SHEETS 1, 3, 5, 7, & 9  
ADDED PARKING SPACES, ACCESSIBLE PARKING, DOCK RAMP,  
AND UPDATED LANDSCAPE.

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



**FIRESTONE BUILDING PRODUCTS**  
**AURORA BUSINESS CENTER**  
AURORA, COLORADO  
SITE PLAN

NO.	DATE	REMARKS
4	6/30/2021	MINOR AMENDMENT

JOB NO.:	DEN19-0096
PA / PM:	EAM
DRAWN BY:	EAM
DATE:	6/30/2021
PLOT DATE:	

SHEET

**3**

Sheet of

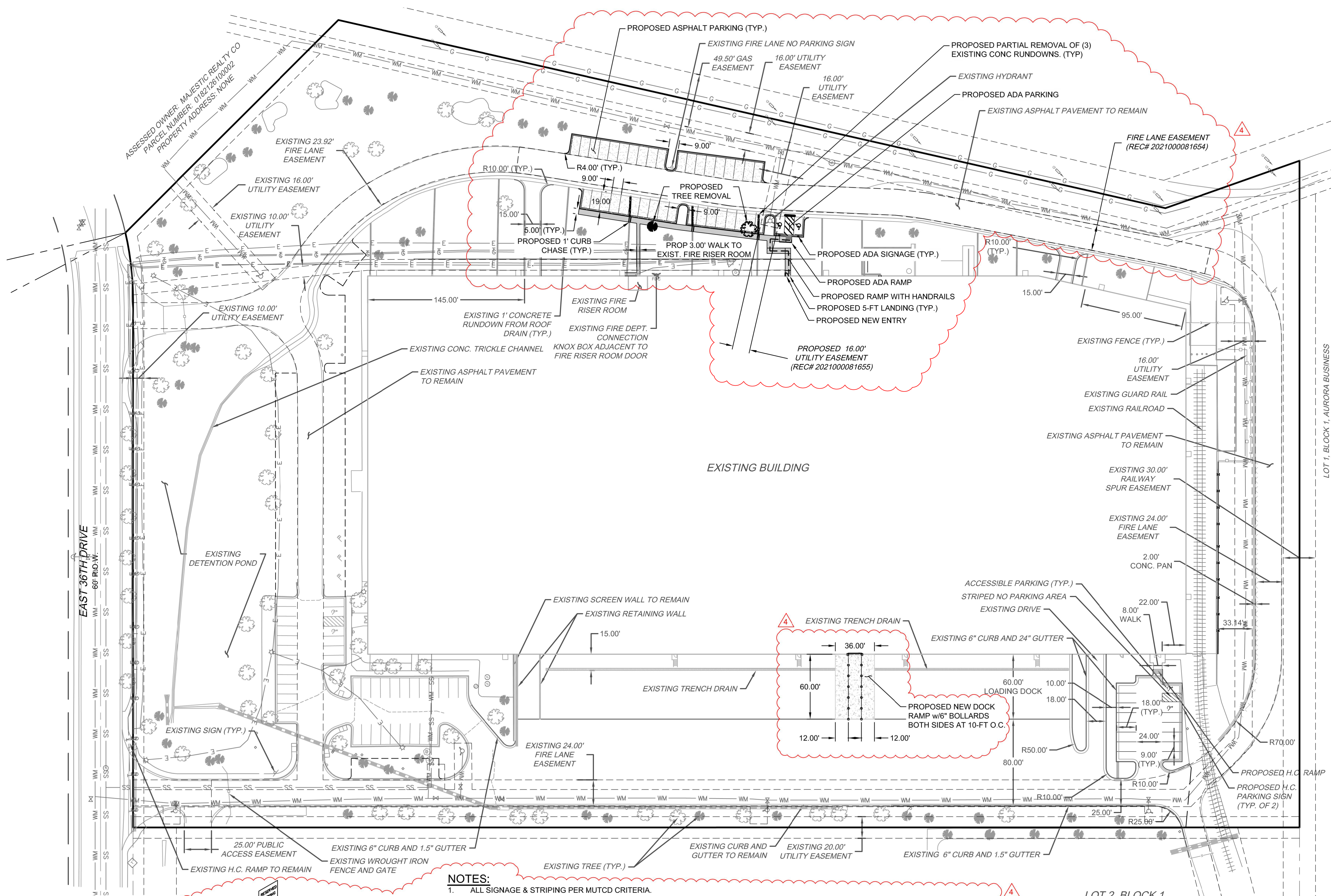
NOT FOR CONSTRUCTION

**LEGEND:**

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SAWCUT LINE
- EXISTING EASEMENT
- PROPOSED ADA ROUTE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED WALK
- EXISTING FIRE DEPARTMENT CONNECTION

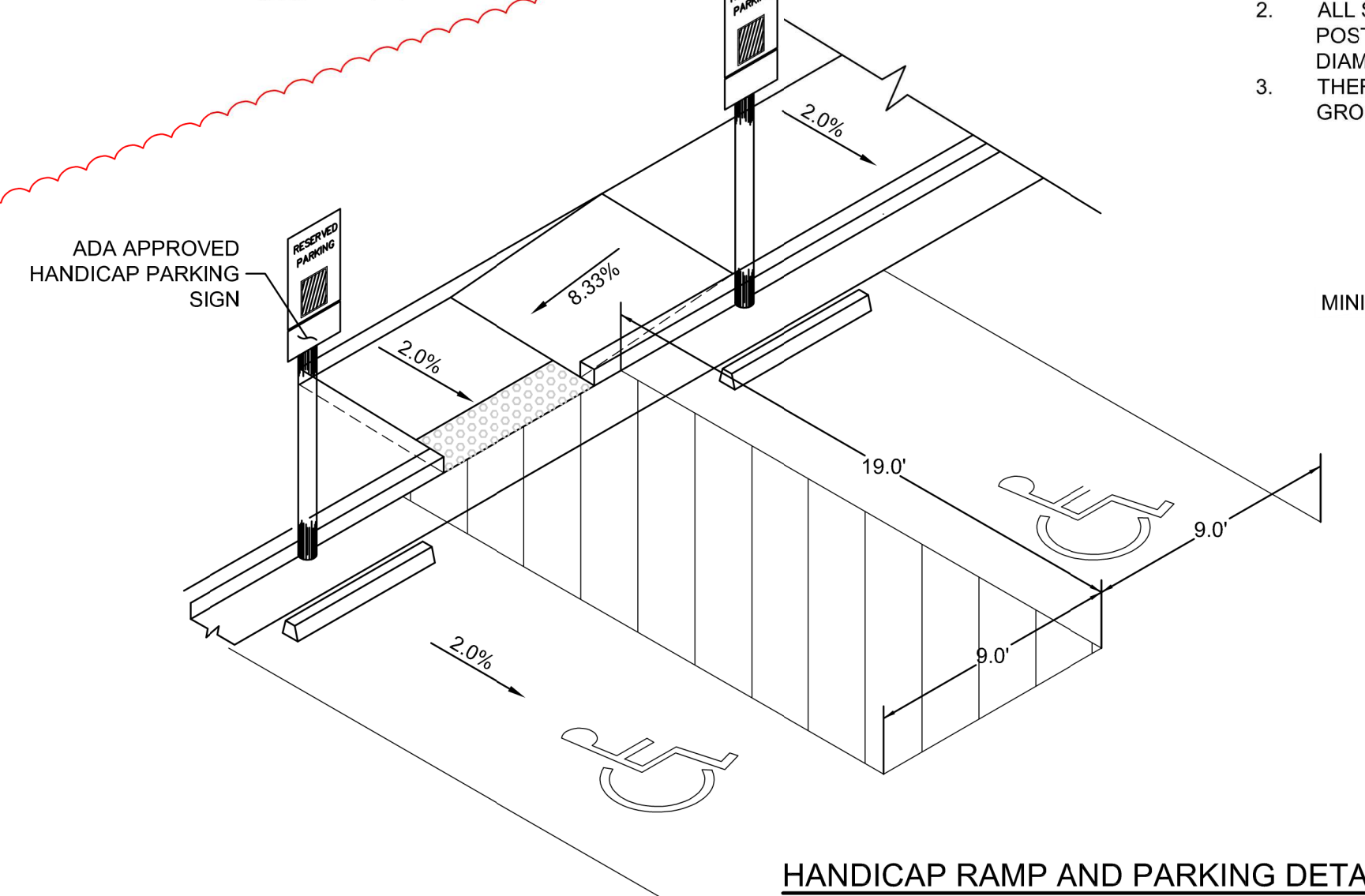
**NOTES:**

- ACCESSIBLE LANDINGS SHALL SLOPE MAX. 2% UNLESS OTHERWISE NOTED.
- ALL PROPOSED WALKS TO BE ACCESSIBLE (2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE)
- ALL HANDICAP STALLS AND LOADING TO BE MAX. 2% IN ANY DIRECTION.

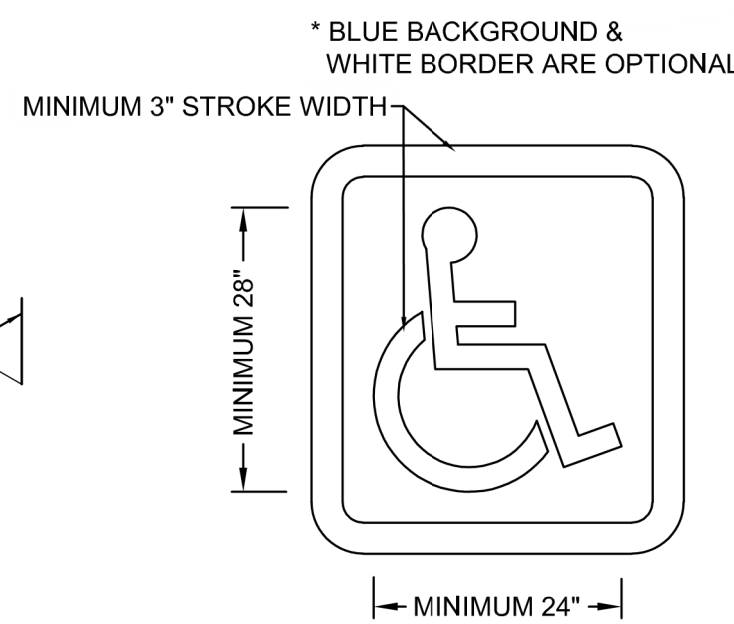


**NOTES:**

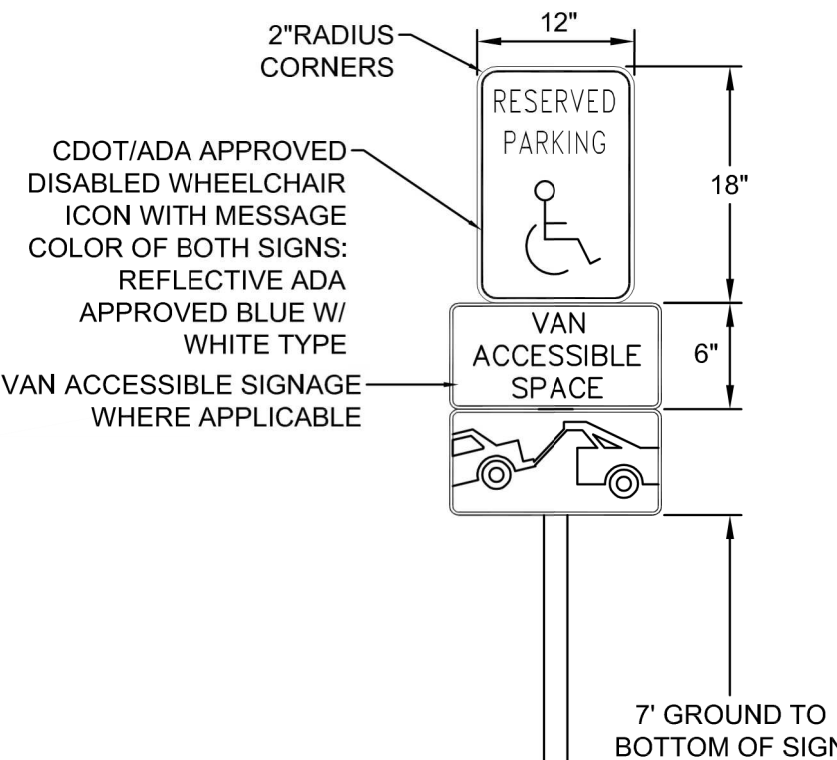
- ALL SIGNAGE & STRIPING PER MUTCD CRITERIA.
- ALL SIGNS WILL BE MOUNTED ON A GALVANIZED STEEL POST SET 3'-0" MINIMUM, BELOW GRADE & INTO 12" DIAMETER CONCRETE PIER, FULL DEPTH.
- THERE WILL BE 7' MINIMUM CLEARANCE FROM THE GROUND TO THE BOTTOM OF ALL SIGNS.



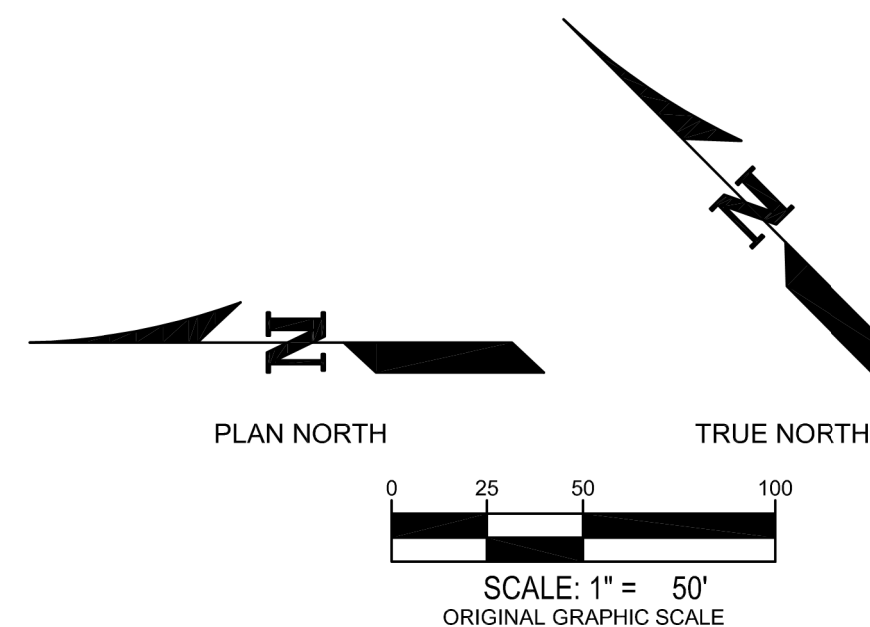
**HANDICAP RAMP AND PARKING DETAIL**  
N.T.S.



**MUTCD FIGURE 3B.22**  
ONE PER SPACE  
N.T.S.

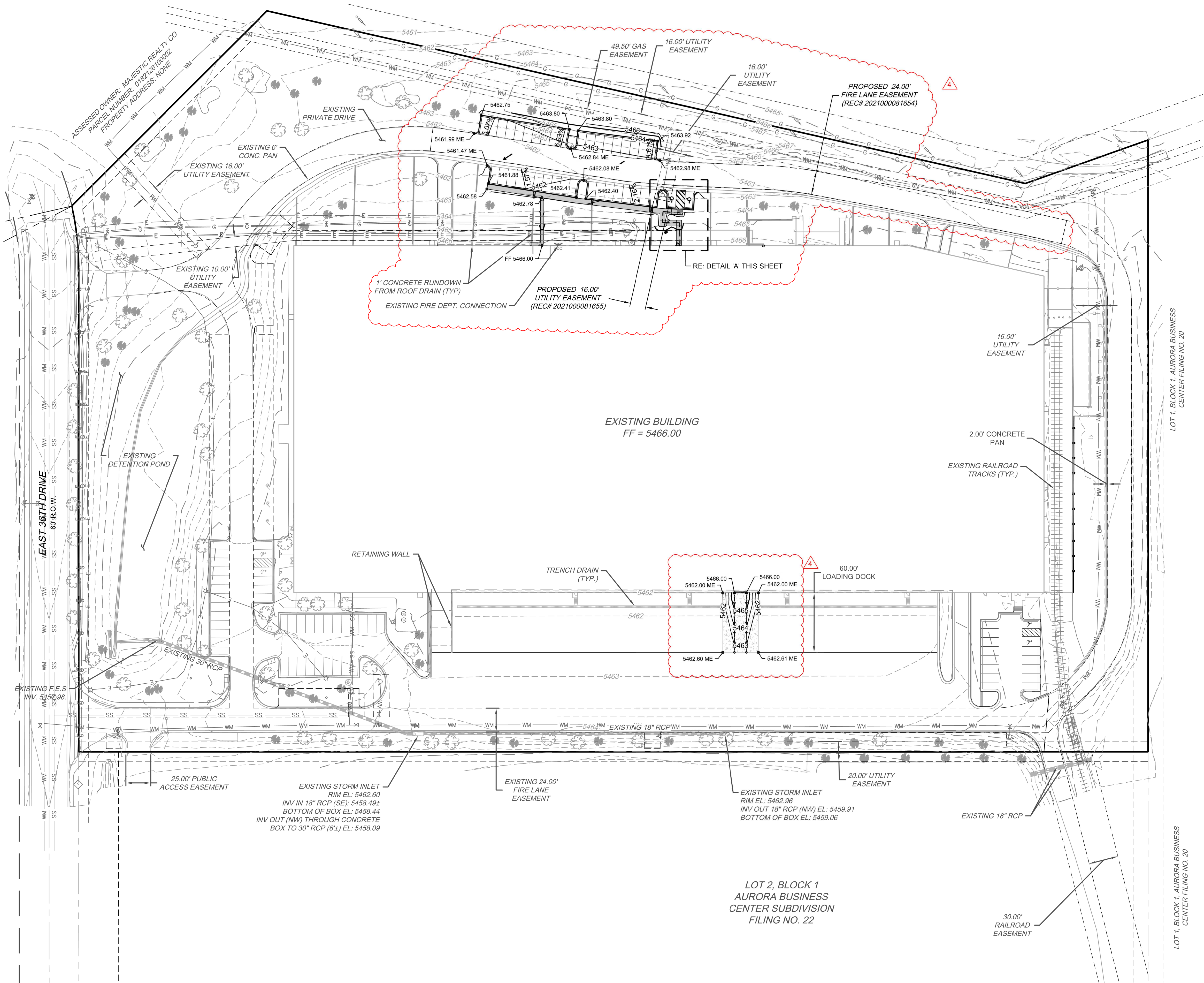


**ICC/ANSI PARKING SIGN**  
ONE PER SPACE  
N.T.S.

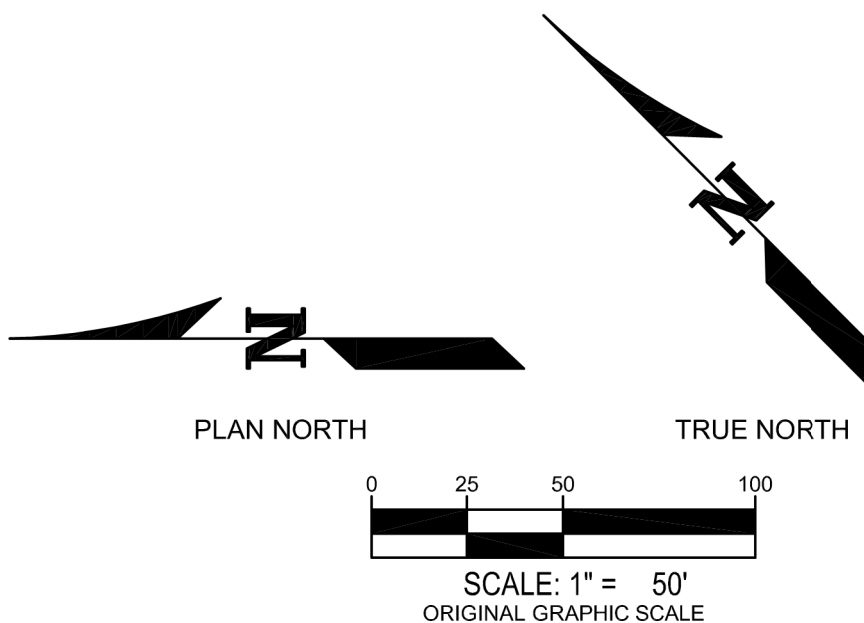
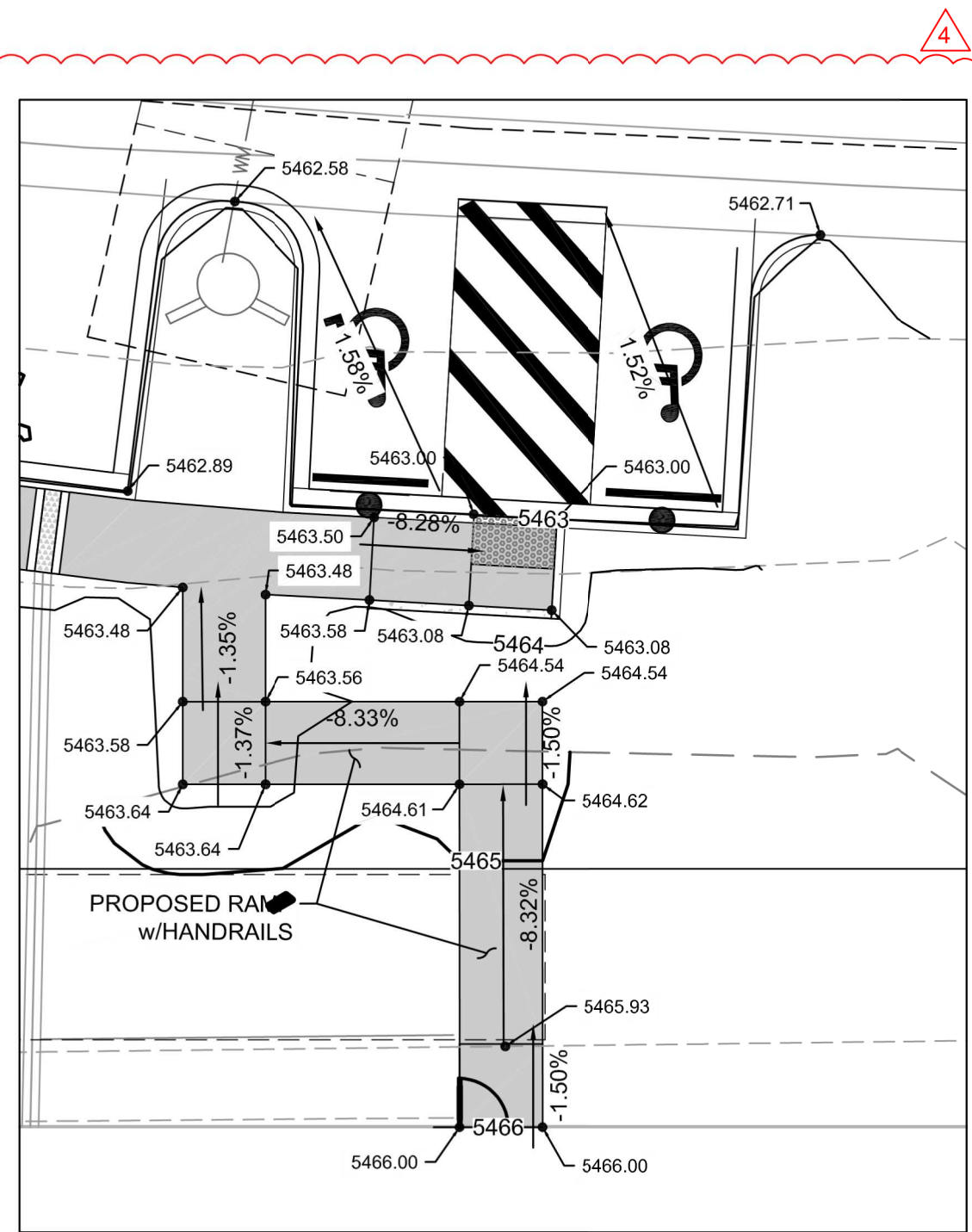




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- LEGEND:
- PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - 5400 PROPOSED 5' CONTOUR
  - 5401 PROPOSED 1' CONTOUR
  - 5400 EXISTING 5' CONTOUR
  - 5401 EXISTING 1' CONTOUR
  - EXISTING EASEMENT
  - FLOW DIRECTION
  - M.E. MATCH EXISTING
  - FDC EXISTING FIRE DEPARTMENT CONNECTION
  - PROPOSED ADA ROUTE



FIRESTONE BUILDING PRODUCTS  
AURORA BUSINESS CENTER  
AURORA, COLORADO  
GRADING PLAN

NO.	DATE	REMARKS
4	6/30/2021	MINOR AMENDMENT

JOB NO.:	DEN19-0096
PA / PM:	EAM
DRAWN BY:	EAM
DATE:	6/30/2021
PLOT DATE:	

SHEET
5
Sheet of

990 south broadway  
suite 230  
denver, co 80209  
p 303.561.3333  
waremalcomb.com

FOR AND ON BEHALF  
OF WARE MALCOMB

WARE MALCOMB  
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

NOT FOR CONSTRUCTION



NO.	DATE	REMARKS	
		MINOR AMENDMENT	AMENDMENT RESUBMITTAL
4	07/08/2020		
5	09/29/2020		
6	11/16/2020		

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

SHEET	
L1	
Sheet	of

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### EXISTING TREE SPECIES INFORMATION\*

TREE	SPECIES	MITIGATION CAL. INCHES	DISPOSITION	MITIGATION VALUE
ON-SITE (PRIVATE PROPERTY)				
1	SPRUCE	10"	REMOVE WITH MITIGATION	\$2,564.31
2	SPRUCE**	0"	REMOVE WITHOUT MITIGATION	\$0
3	CATALPA	0"	REMOVE WITHOUT MITIGATION	\$0
4	CATALPA	4"	REMOVE WITHOUT MITIGATION	\$536.79
TOTAL CAL. INCHES		14"	TOTAL MIT. VALUE	\$3,101.10

\* NUMBERS ACCORDING TO FOREST REPORT BY REBECCA LAMPHEAR, CITY FORESTER.

\*\* INVENTORIED BUT APPLICANT DOES NOT THINK TREE WILL BE IMPACTED BY NEW DEVELOPMENT. MITIGATION VALUE- \$2,564.31.

### ON-SITE TREE MITIGATION REQUIREMENTS

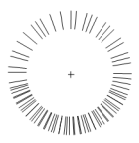
MITIGATED CALIPER* INCHES REMOVED	CALIPER* INCHES RELOCATED	CALIPER* INCHES REPLACED FOR MITIGATION	AMOUNT PAID TO "TREE PLANTING FUND"
14 CAL. INCHES	0 CAL. INCHES	0 CAL. INCHES	\$3,101.10

\* CALIPER IS THE DIAMETER OF THE TREE TRUNK MEASURED AT A HEIGHT OF 4.5 FEET OR AT BREAST HEIGHT.

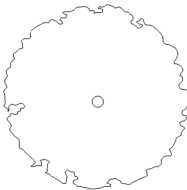
### EXISTING TREE LANDSCAPE LEGEND



EXISTING EVERGREEN TREE TO REMAIN, TYP.

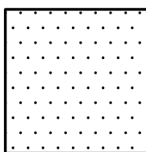


EXISTING EVERGREEN TREE TO BE REMOVED AND MITIGATED, TYP.

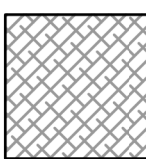


EXISTING DECIDUOUS TREE TO BE REMOVED AND MITIGATED, TYP.

### GROUNDCOVER LEGEND:

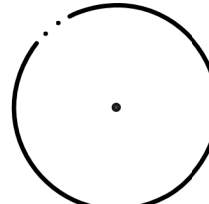


IRRIGATED SOD  
SR2100 KENTUCKY BLUEGRASS (25%)  
NUGLADE (25%)  
FREEDOM II (25%)  
AWARD (25%)

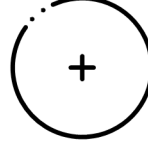


NEW ROCK MULCH TO MATCH EXISTING ROCK MULCH ON SITE

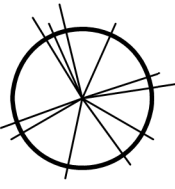
### LANDSCAPE LEGEND



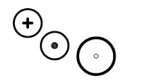
NEW DECIDUOUS SHADE TREE



NEW DECIDUOUS ORNAMENTAL TREE



NEW EVERGREEN TREE



NEW DECIDUOUS SHRUBS



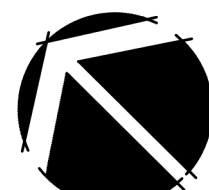
NEW ORNAMENTAL GRASSES

### PLANT LIST

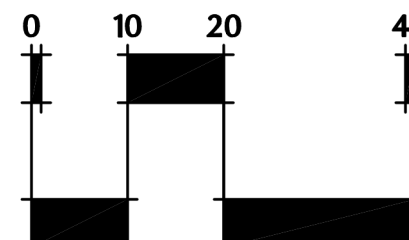
QTY.	SYM.	COMMON / BOTANIC NAME	SIZE	COMMENTS	WATER USE
DECIDUOUS SHADE TREES					
3	SH	Shademaster Honeylocust Gleditsia triacanthos var. inermis 'Shademaster'	2 1/2" cal.	Specimen quality, full crown, B&B, staked	LOW
1	SL	Sentry Linden Tilia americana 'Sentry'	2 1/2" cal.	Specimen quality, full crown,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

### TREE PRESERVATION NOTE

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



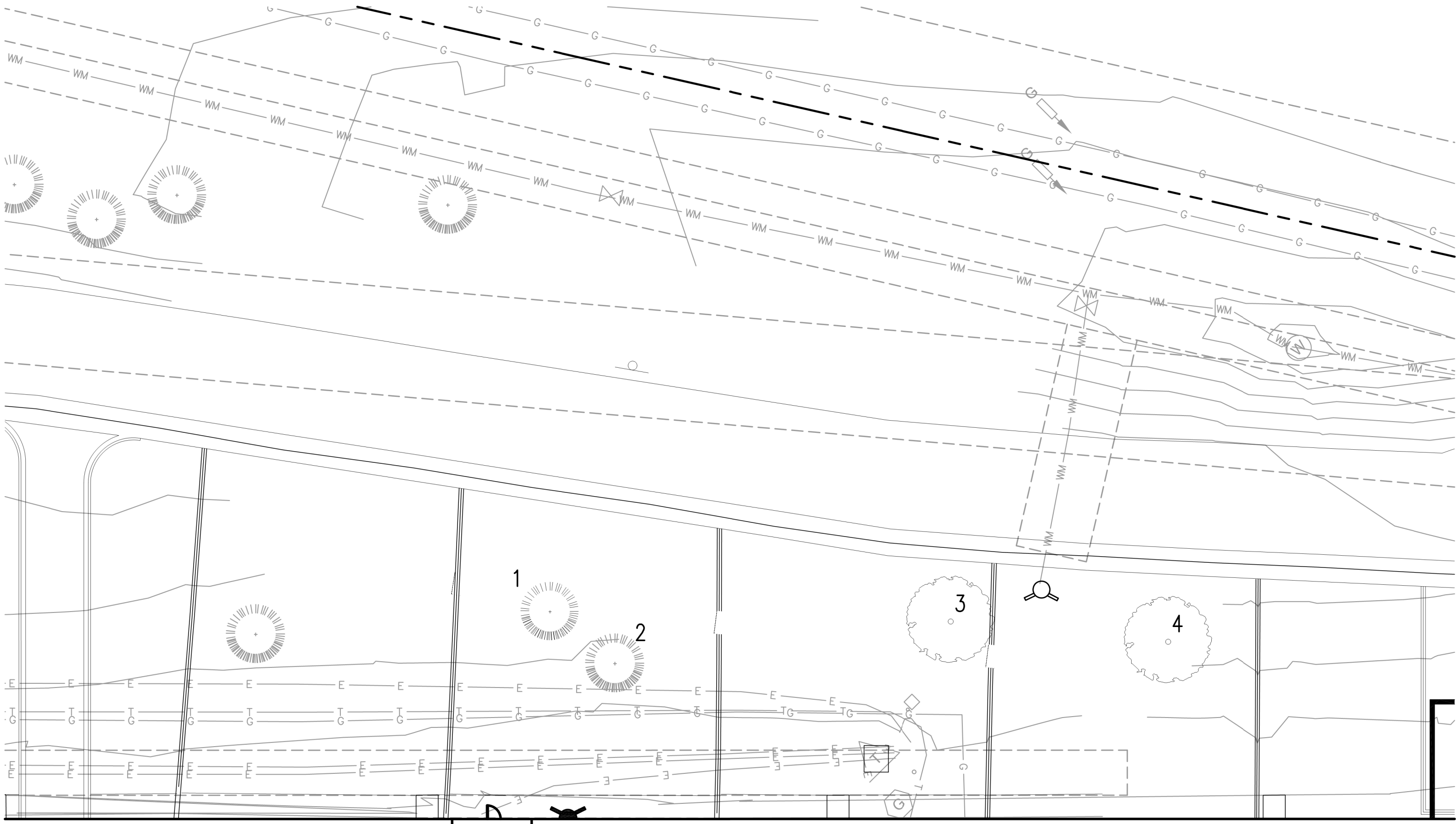
NORTH



SCALE: 1"=20'-0"

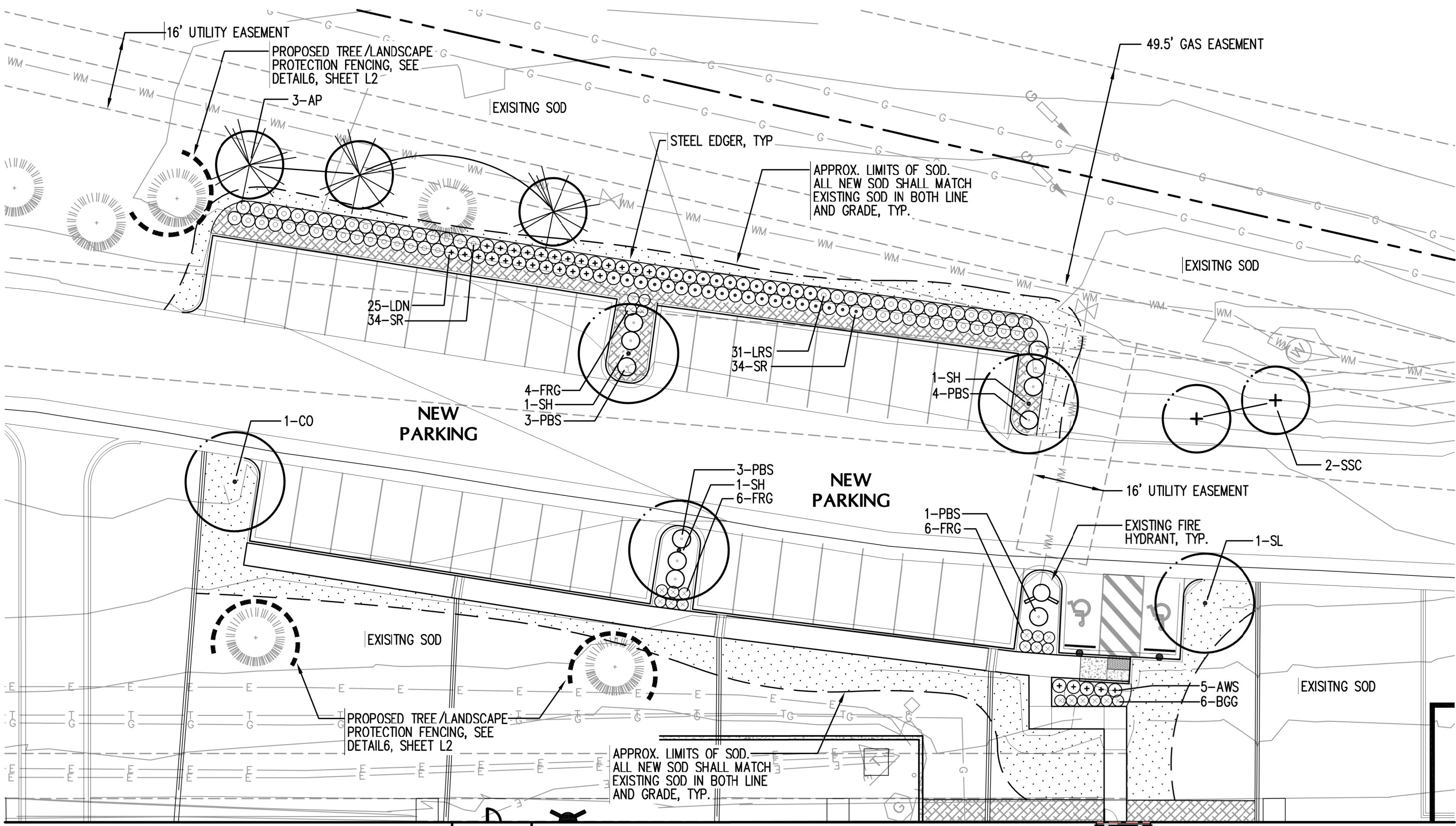
REFER TO SHEET L2 FOR CITY LANDSCAPE REQUIREMENTS, NOTES, AND DETAILS

NOT FOR CONSTRUCTION



BUILDING

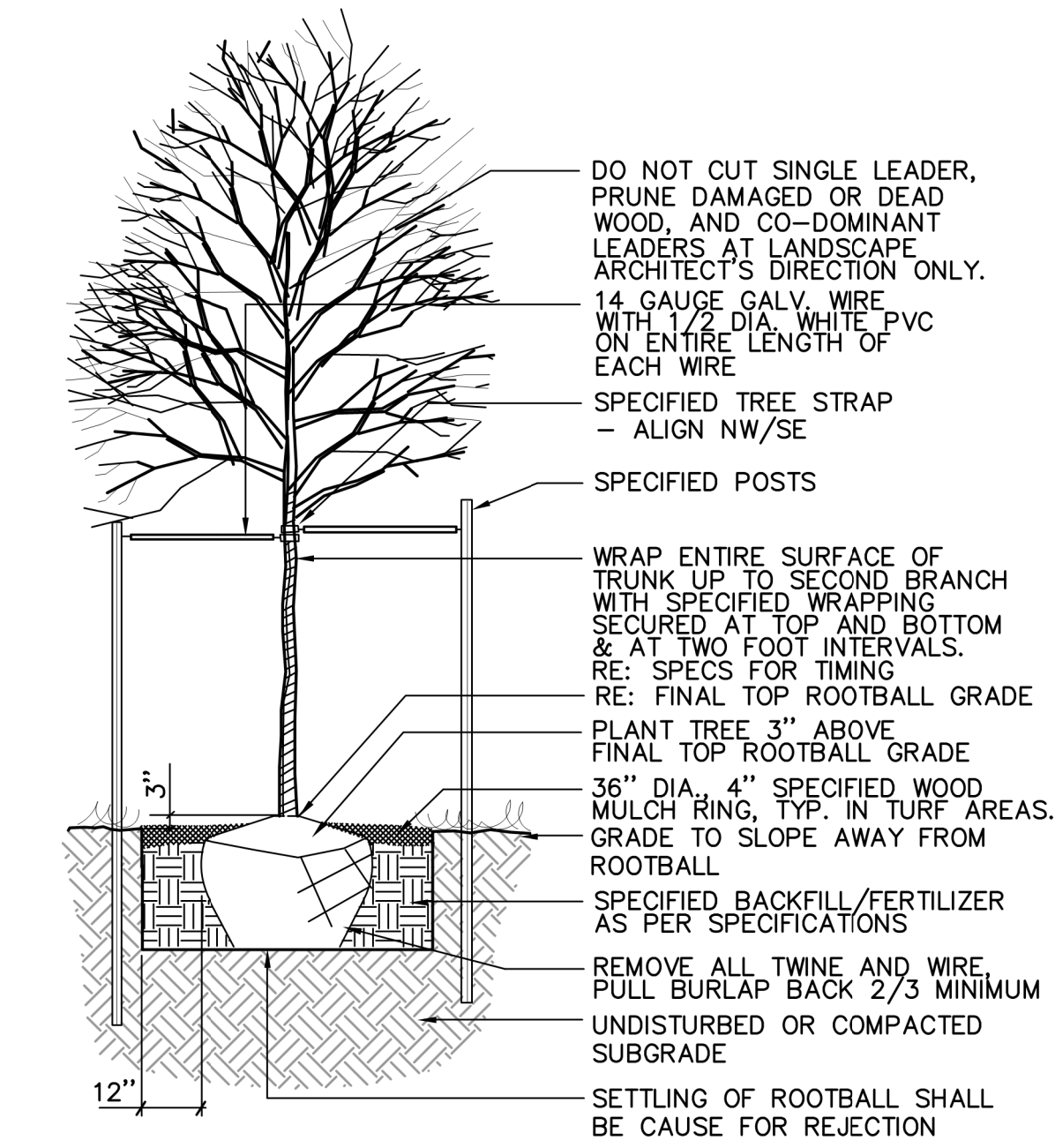
### TREE MITIGATION PLAN



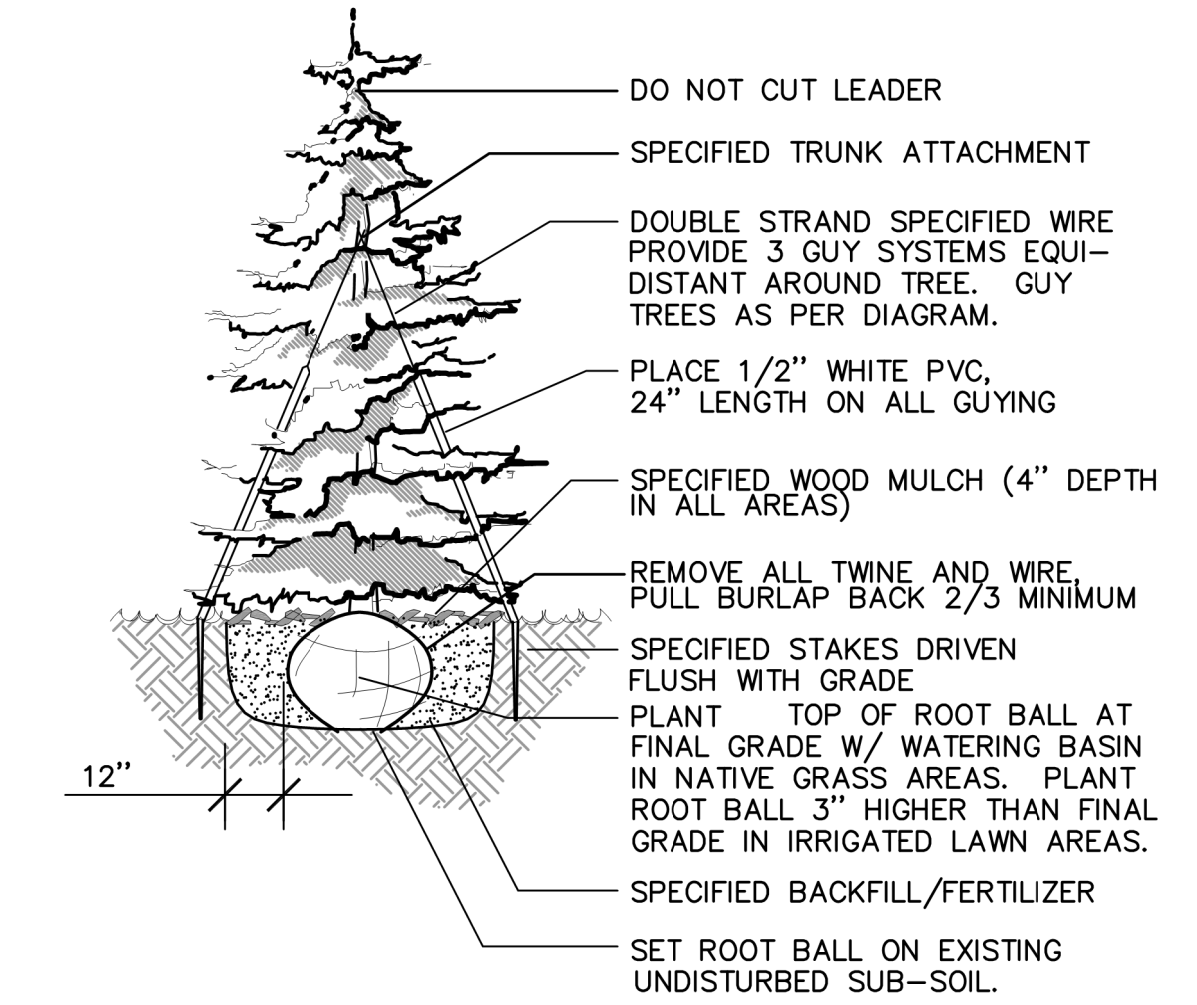
BUILDING

### LANDSCAPE PLAN

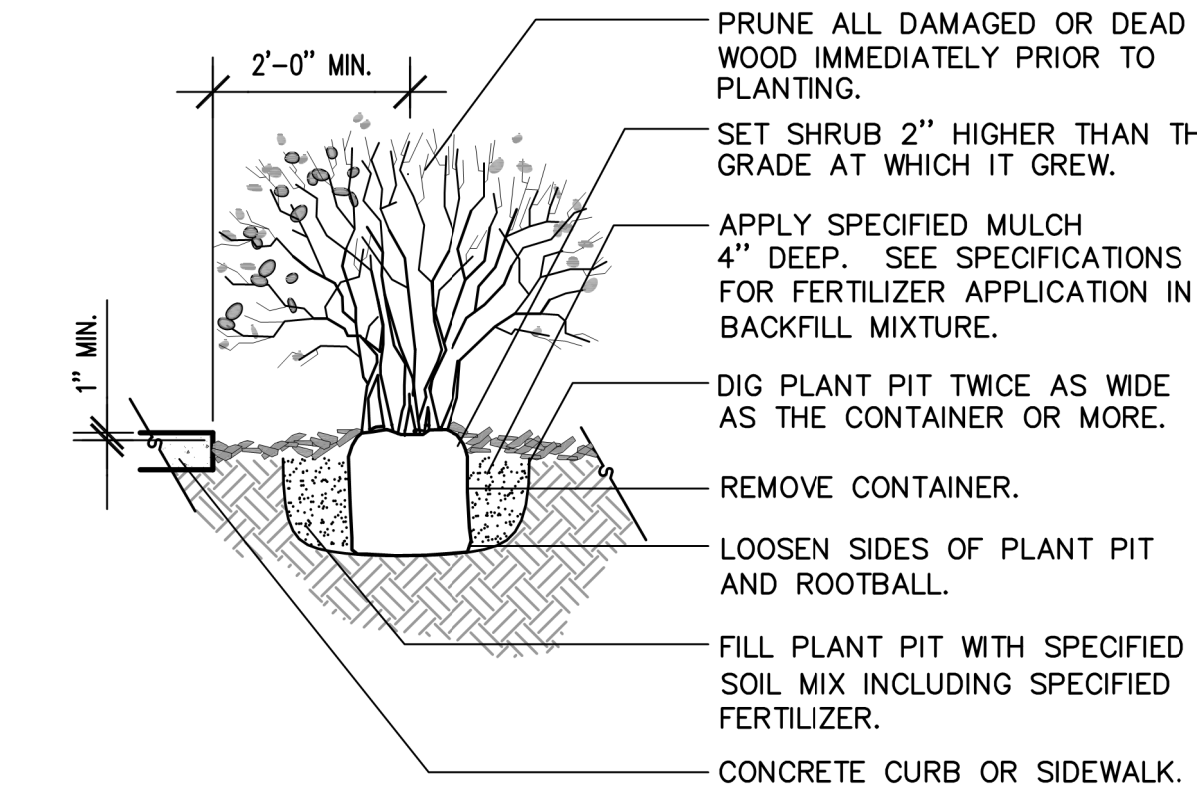




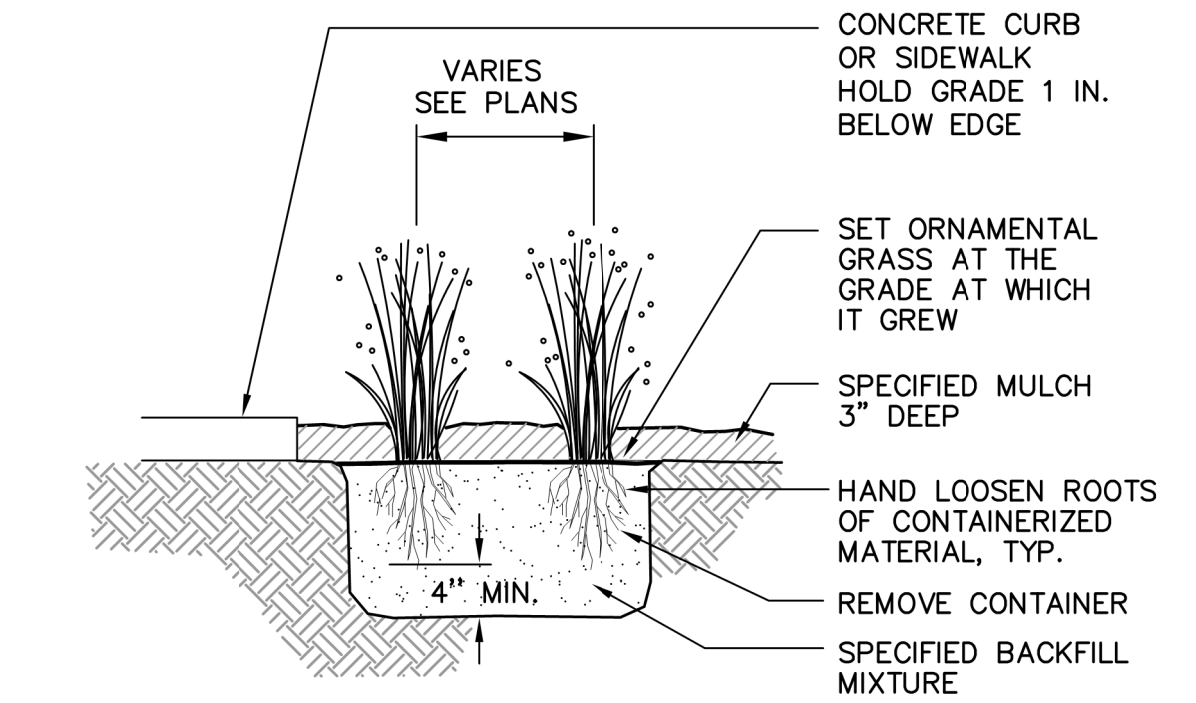
1 DECIDUOUS TREE PLANTING N.T.S.



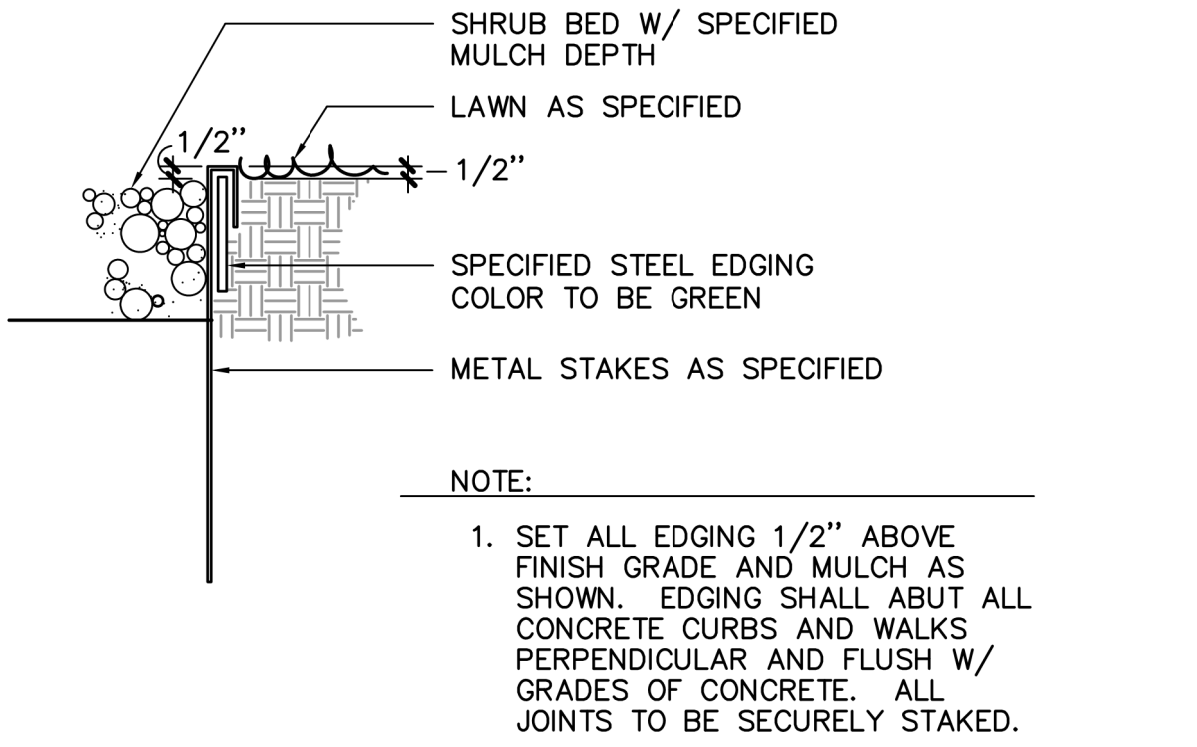
2 EVERGREEN TREE PLANTING N.T.S.



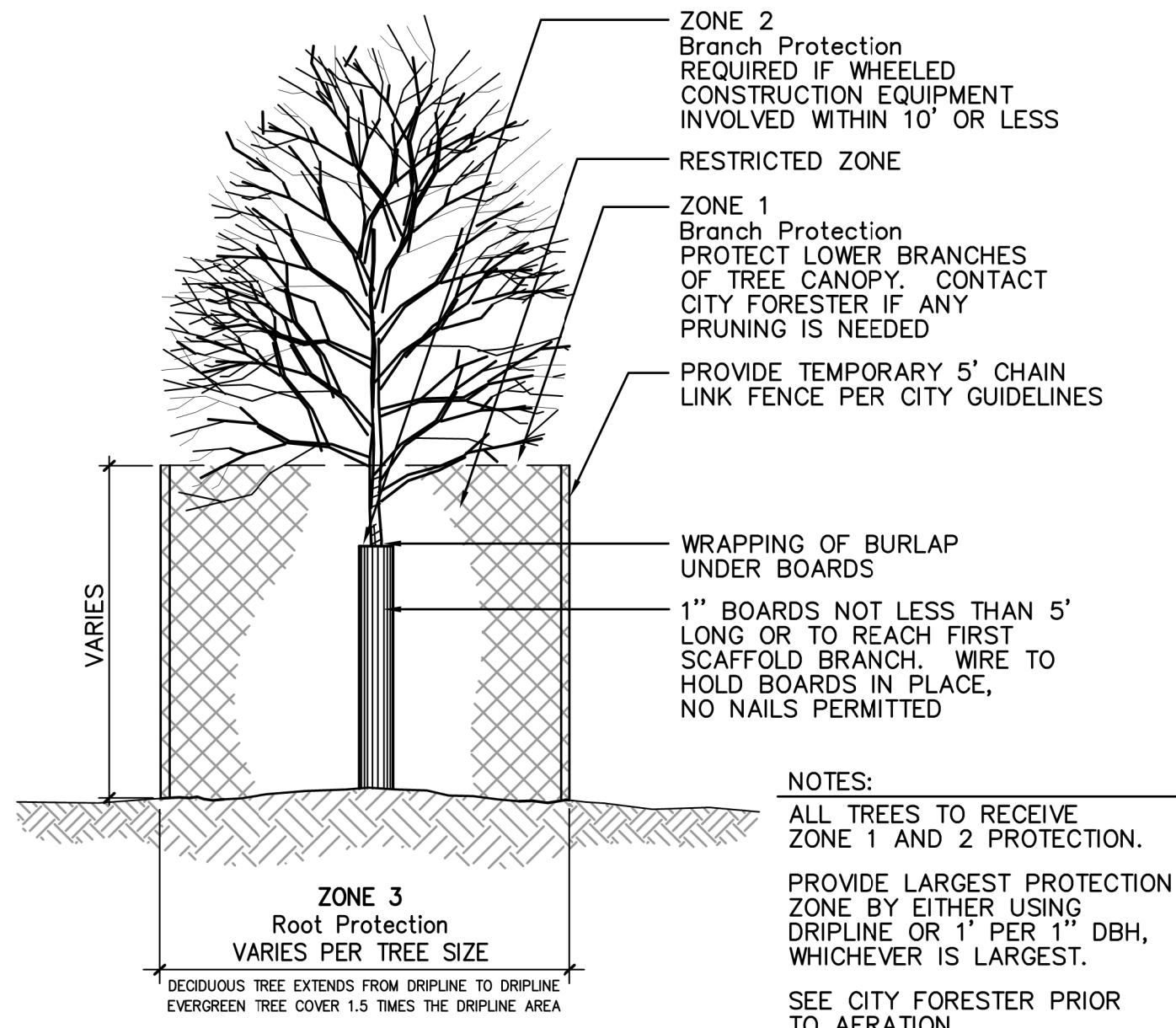
3 SHRUB PLANTING DETAIL N.T.S.



4 ORNAMENTAL GRASS DETAIL N.T.S.



5 STEEL EDGER DETAIL N.T.S.



6 EXISTING TREE PROTECTION N.T.S.

TREE PRESERVATION NOTES:

- BARRICADES SHALL HAVE A 1-FOOT RADIUS PER INCH OF TRUNK DIAMETER, WITH A WOOD CHIP MULCH 6 TO 8 INCHES DEEP EXTENDING BEYOND THE BARRIER TO THE DRIPLINE, IF NEEDED. IF LOW BRANCHES WILL BE KEPT, PLACE THE FENCE OUTSIDE THE DRIPLINE. EXAMINE TREES AND BARRICADES AT LEAST ONCE A WEEK DURING CONSTRUCTION. WITHIN THE DRIP LINE OF PROTECTED EXISTING TREES, THERE SHALL BE NO CUT OR FILL UNLESS THE CONSULTING ARBORIST HAS EVALUATED AND APPROVED THE DISTURBANCE. TREE ROOTS ON TREES IN NATIVE AREAS SUCH AS THIS CAN BE FOUND AT THE VERY SURFACE OF THE SOIL, AND AS MANY OF THESE ARE FEEDER ROOTS, NO DISTURBANCE OF ANY KIND SHALL BE PERMITTED UNLESS APPROVED BY THE CONSULTING ARBORIST.
- ALL EXISTING PRESERVED SPRUCE TREES SHALL BE TREATED FOR Ips BEETLES TWICE PER YEAR (MARCH AND JULY).
- ALL TRENCHING, BORING, AND PUSHING OF UTILITIES THROUGH THE ROOT ZONES OF EXISTING SHALL BE AVOIDED.
- IF DAMAGE OCCURS TO ROOTS OF EXISTING TREES, THE ROOTS SHALL BE PRUNED AND COVERED WITH SOIL OR MOIST BURLAP WITHIN TWO HOURS.
- THE CONSULTING ARBORIST MUST BE CONTACTED PRIOR TO ANY NECESSARY CUT AND FILL EARTHWORK WITHIN THE DRIPLINE OF AN EXISTING PRESERVED TREE.
- EARTHWORK SHALL NOT BE PLACED ADJACENT TO TREE TRUNKS.
- ALL CONSTRUCTION ACTIVITY SHALL BE PROHIBITED WITHIN THE FENCED ROOT/DRIP LINE IN ORDER TO PREVENT SOIL COMPACTION.
- NO CONSTRUCTION RELATED WASH-OUT (E.G., LIME, ACID, CONCRETE) SHOULD OCCUR WITHIN 30 FEET OF ANY TREE TRUNK.
- A CERTIFIED ARBORIST SHALL PRUNE ALL EXISTING PRESERVED TREES.
- SUPPLEMENTAL WATERING IS NOT RECOMMENDED UNLESS APPROVED BY THE CONSULTING ARBORIST.

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 AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- SITE LIGHTING SHALL CONSIST OF:  
BUILDING EXTERIOR – RE: SITE LIGHTING PLAN
- ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN WALKS INSIDE OF STORAGE AREA TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE, AND THE STORAGE AREA TO BE CONSTRUCTED OF RECYCLED ASPHALT.
- 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.

TABLE OF NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

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

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FOR AND ON BEHALF  
OF WARE MALCOMB

**FIRESTONE BUILDING PRODUCTS**  
**AURORA BUISNESS CENTER**  
AURORA, COLORADO  
**LANDSCAPE NOTES**

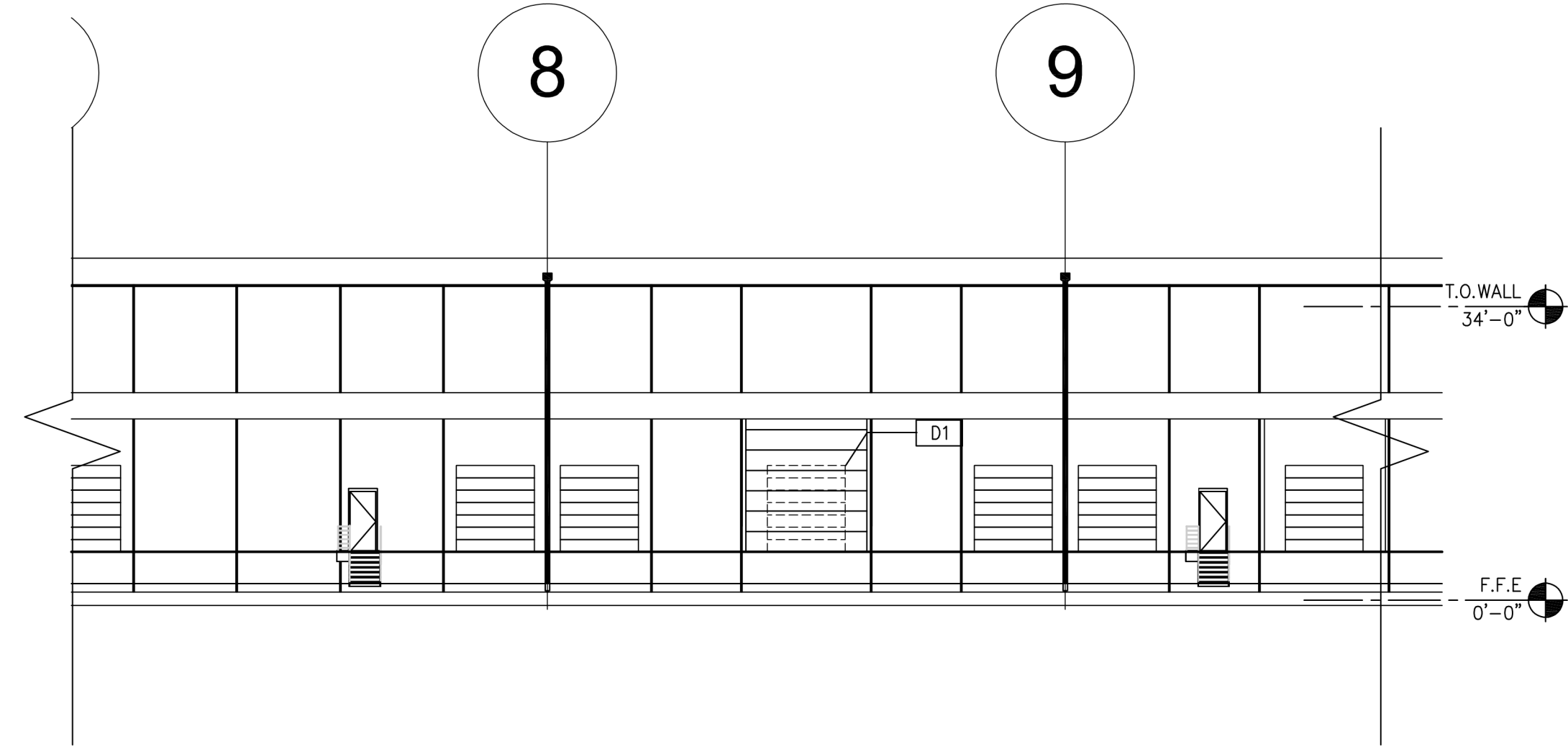
NO.	DATE	REMARKS	
		MINOR AMENDMENT	AMENDMENT RESUBMITTAL
4	07/08/2020		
5	09/29/2020		
6	11/16/2020		

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

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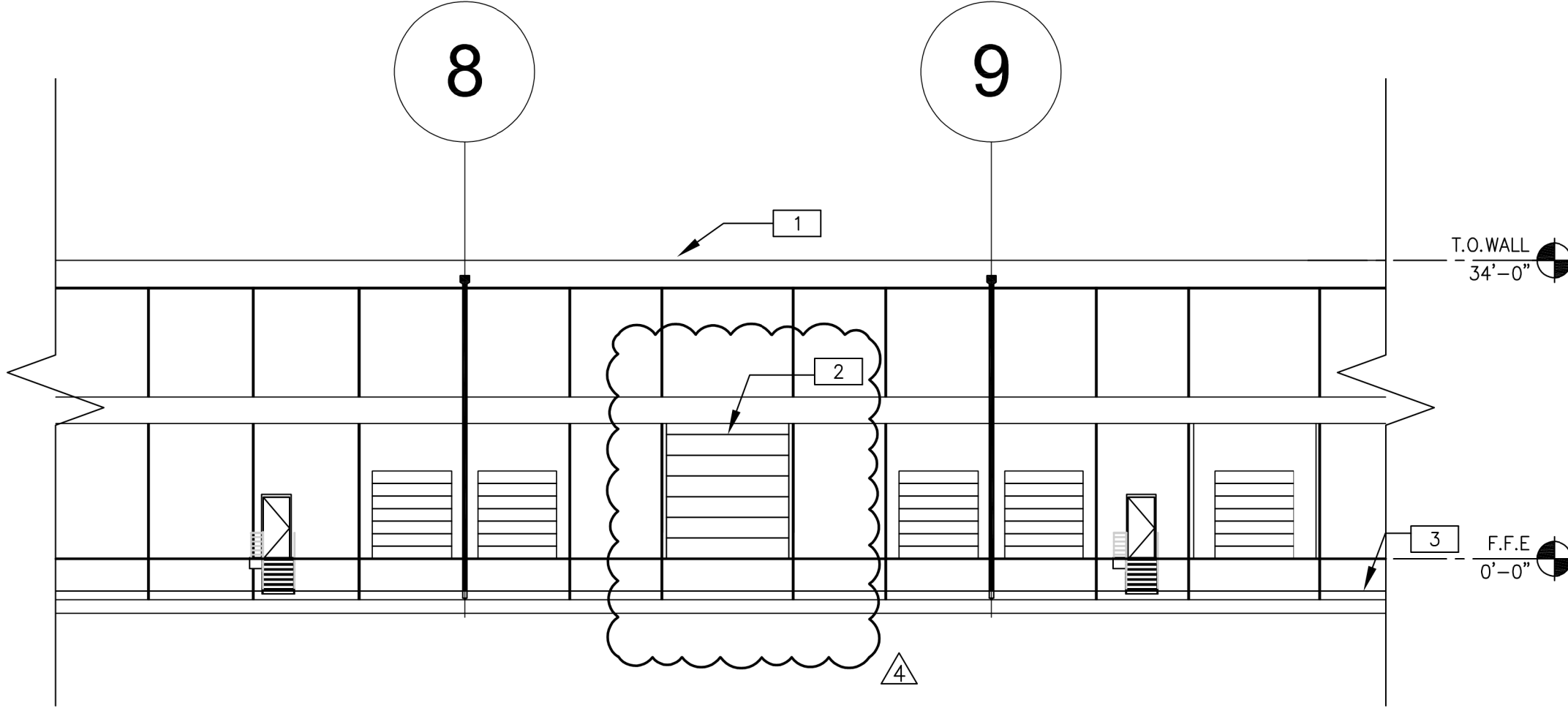




PARTIAL NORTH ELEVATION - DEMO

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

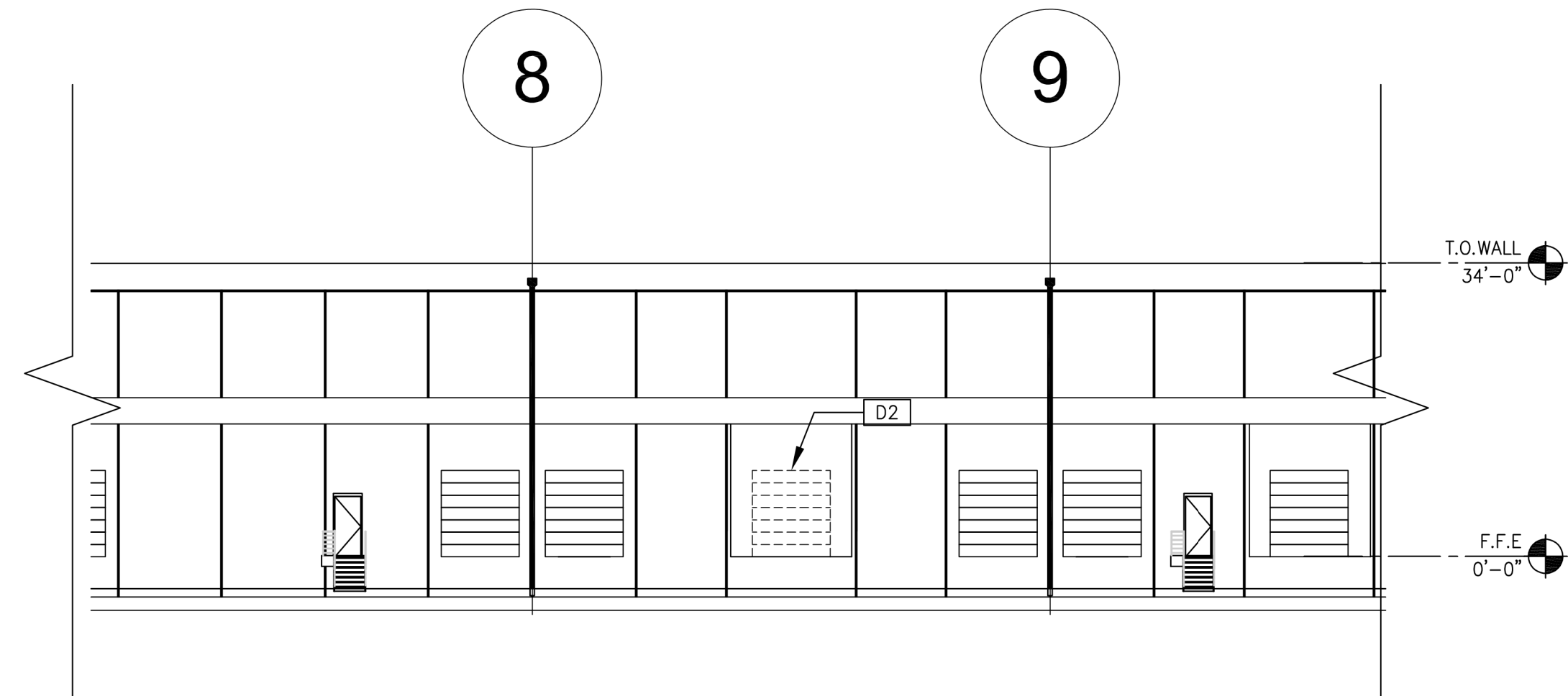
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PARTIAL NORTH ELEVATION - PROPOSED

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

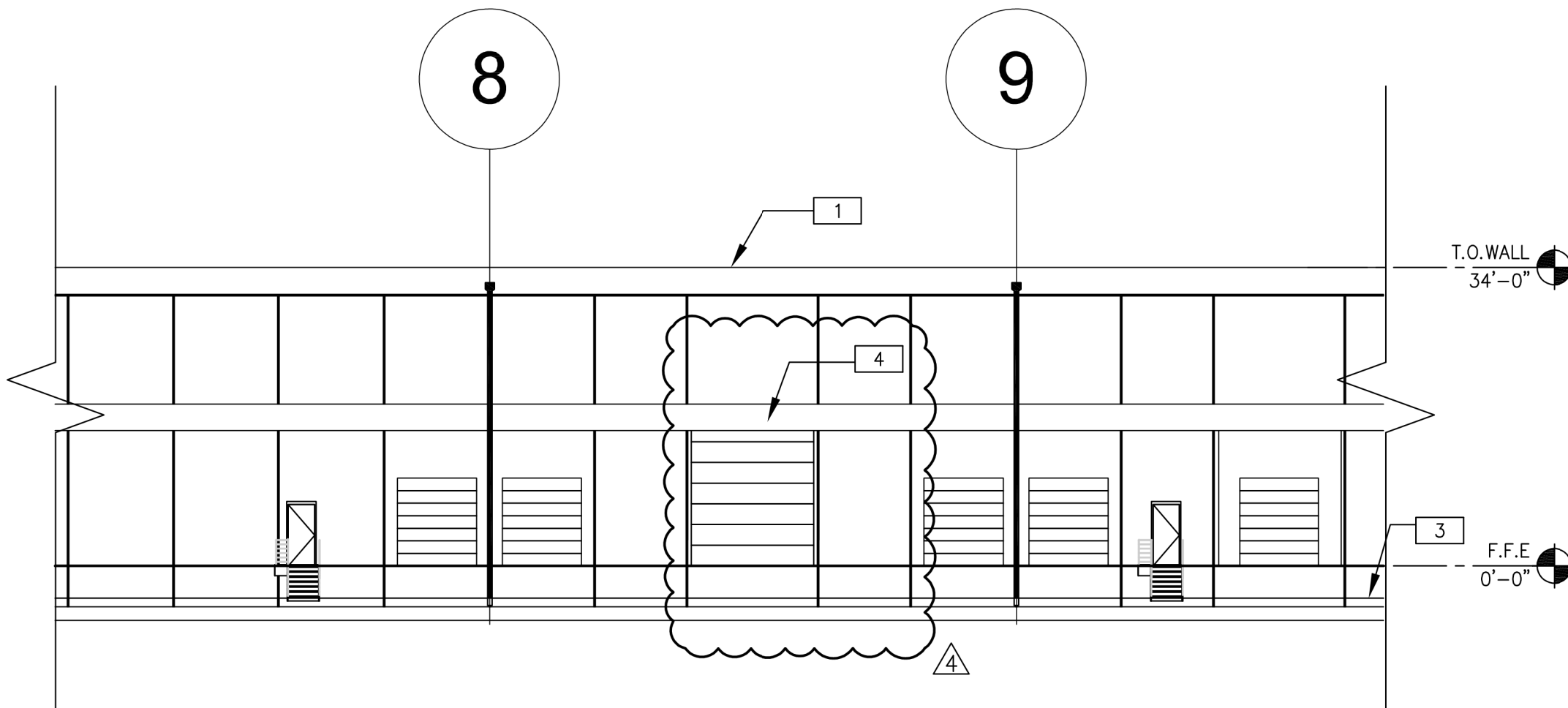
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PARTIAL SOUTH ELEVATION - DEMO

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

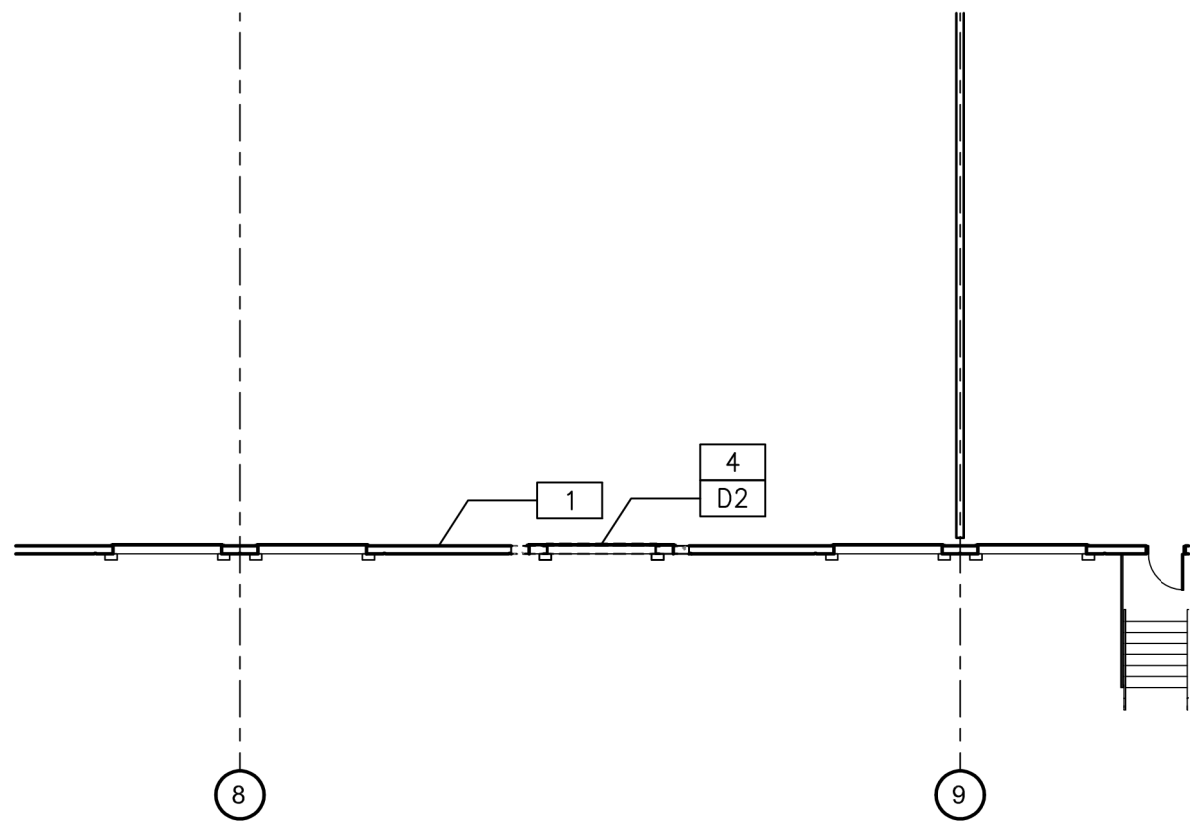
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PARTIAL SOUTH ELEVATION - PROPOSED

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

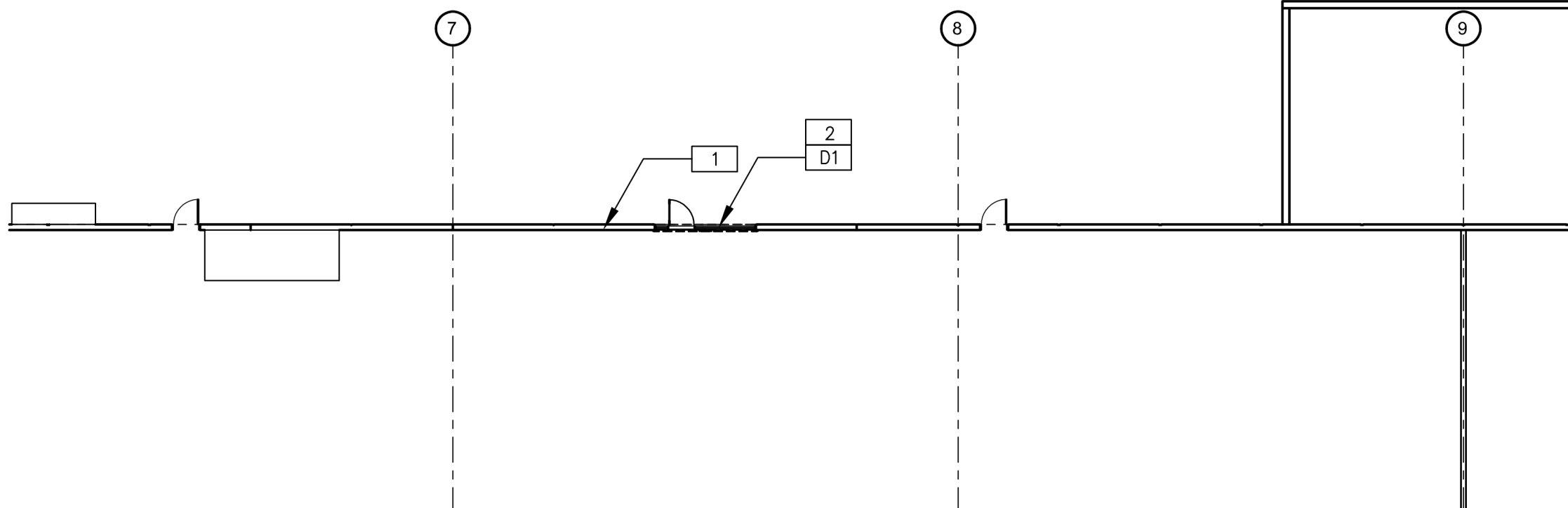
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PARTIAL PLAN - SOUTH (DEMO AND PROPOSED)

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

2



PARTIAL PLAN - NORTH (DEMO & PROPOSED)

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

1

ELEVATION NOTES

GENERAL NOTES

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

DEMOLITION NOTES

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

KEYED NOTES

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

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**FIRESTONE BUILDING PRODUCTS**  
**AURORA BUSINESS CENTER**  
AURORA, COLORADO  
ELEVATION PLAN

PARTIAL PLANS AND ELEVATIONS		REMARKS
NO.	DATE	
4	7/8/2020	MINOR AMENDMENT

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

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