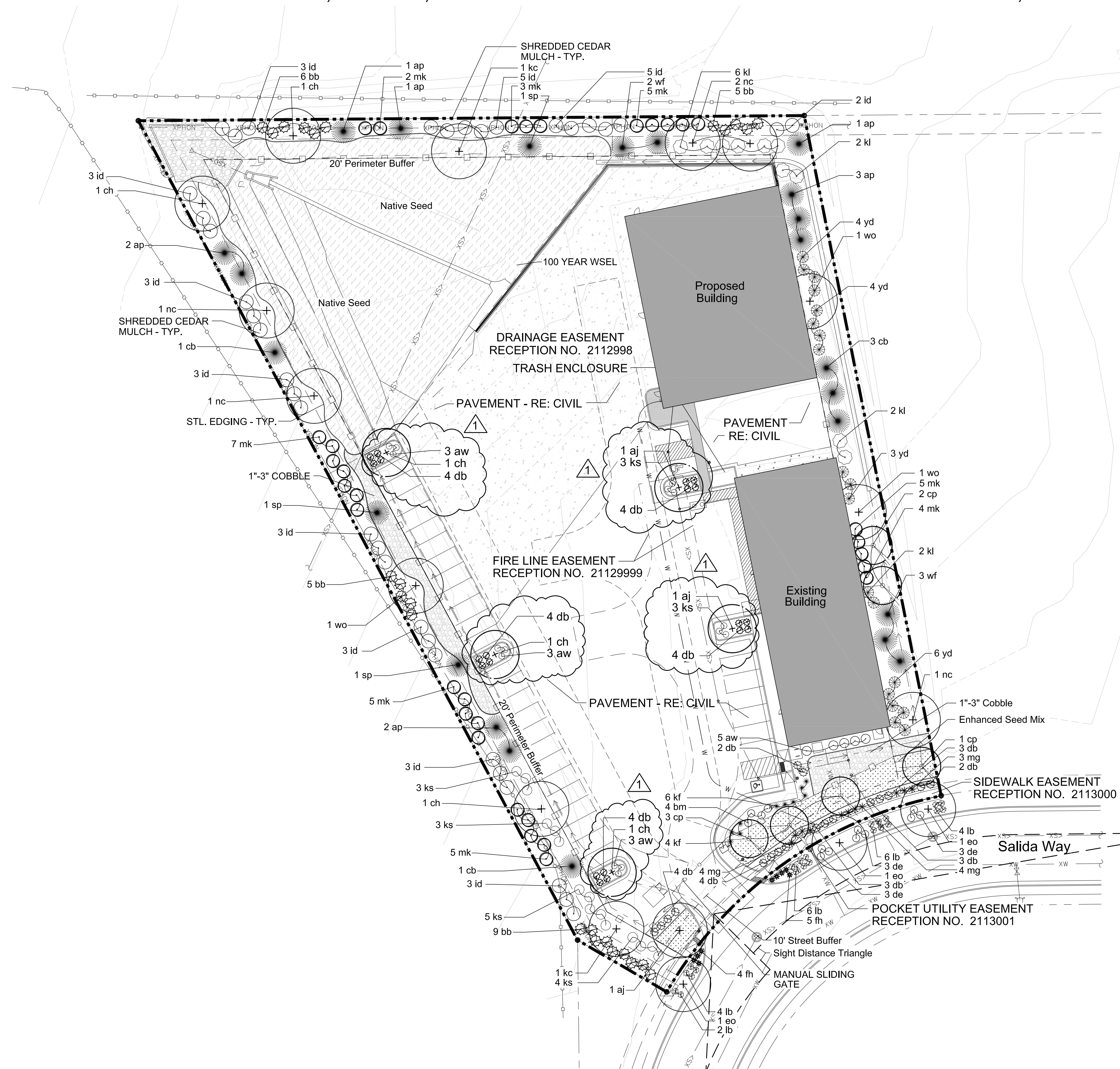


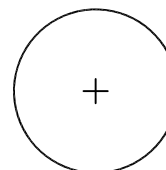
SITE DEVELOPMENT PLAN

MFH ENVIRONMENTAL AND CONDITIONAL USE


LOT 3, BLOCK 2, SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO



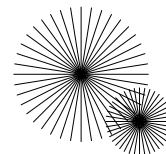
LANDSCAPE LEGEND:



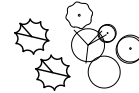
DECIDUOUS TREE




ORNAMENTAL TREE




EVERGREEN TREE



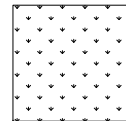
SHRUB



ORNAMENTAL GRASS /
PERENNIAL

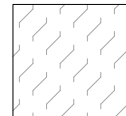


3'-4' DECORATIVE BOULDERS



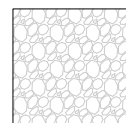
ENHANCED NATIVE SEED MIX (IRRIGATED)

COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.
SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.




NATIVE SEED MIX (ZONE Z)


COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
CRESTED WHEATGRASS "FAIRWAY"	AGROPYRON CRISTATUM	30%	10.5 LBS.
WESTERN WHEATGRASS "ARRIBA"	BOUTELOUA SMITHII	30%	10.5 LBS.
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	20%	3.0 LBS.
BLUE GRAMA	BOUTELOUA GRACILIS	15%	3.0 LBS.
BUFFALO GRASS	BOUTELOUA DACTYLOIDES	5%	3.0 LBS.



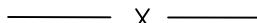
1"-3" COBBLE




SHREDDED CEDAR MULCH



STEEL EDGING

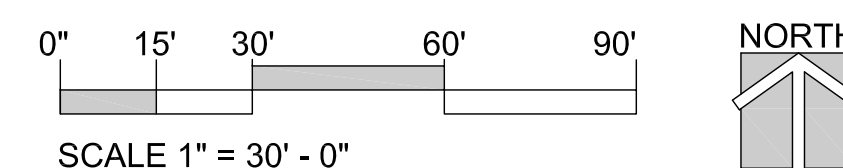


FENCING - RE: CIVIL



PROPERTY LINE

LANDSCAPE PLAN



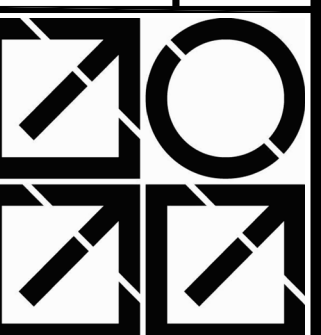
STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

CITY FILE NO: 2022-6002-00; 2022-6002-01

REVISIONS		DESCRIPTION
BY	DATE	
SL	3.29.22	SECOND SUBMITTAL
SL	5.31.22	THIRD SUBMITTAL
SL	2.20.23	FOURTH SUBMITTAL
SL	7.18.24	FIRST REVISION

DRAWN
SDW
CHECKED
JAH
DESIGNED
SDW
FILENAME

MFH ENVIRONMENTAL
Landscape Plan



INTERGROUP
ARCHITECTS

architecture
planning
interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P: 303.738.8877 F: 303.738.2294
www.igarch.com

JOB NO.	21-0060
SCALE	AS SHOWN
DATE	10.22.21
SHEETS	9
SHEET	5

SITE DEVELOPMENT PLAN

MFH ENVIRONMENTAL AND CONDITIONAL USE

LOT 3, BLOCK 2, SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANT MATERIAL SCHEDULE:						
SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND. WTR
	SHADE TREES					
	4	aj	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2 1/2" CAL.	B & B L-M
	6	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B VL
	2	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B VL
	5	nc	NARROWLEAF COTTONWOOD	NARROWLEAF COTTONWOOD	2 1/2" CAL.	B & B L-M
	3	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B VL-M
	3	eo	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	B & B L-M
ORNAMENTAL TREES						
	6	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	B & B M
EVERGREEN TREES						
	5	wf	WHITE FIR	ABIES CONCOLOR	6' HT.	B & B M
	5	cb	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B & B VL
	10	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B VL
	3	sp	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT.	B & B M
SHRUBS						
	36	mk	MCKAYS POTENTILLA	P. FRUTICOSA 'MCKAYS WHITE'	5 GAL.	CONT. L-M
	24	ks	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL.	CONT. VL
	14	aw	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT. L-M
	4	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT. L-M
	41	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT. L-M
	17	yd	YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	5 GAL.	CONT. L-M
	36	id	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	5 GAL.	CONT. L-M
	25	bb	BEAUTY BUSH	KOLWITZIA AMABILIS	5 GAL.	CONT. L
	9	de	DWARF EUROPEAN CRANBERRY	VIBURNUM OPULUS 'NANUM'	5 GAL.	CONT. M
	ORNAMENTAL GRASSES					
	15	mg	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.	CONT. L
	10	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	5 GAL.	CONT. M
	9	fh	BLUE AVENA	HELICOTRICHON SEMPERVIRENS	5 GAL.	CONT. M
	22	lb	FOUNTAIN GRASS 'LITTLE BUNNY'	PENNISTETUM ALOPECUROIDES 'LITTLE BUNNY'	5 GAL.	CONT. M

STANDARD CITY OF AURORA NOTES:

- PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE.
- PROPOSED SIDEWALKS TO BE STANDARD CONCRETE WITH A BROOM FINISH. ALL PARKING AND VEHICULAR DRIVES WILL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE PROPERTY DEFINED AS THE AREA WITHIN THE PROPERTY LINE 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.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATION, AND DRYLAND GRASS AREAS 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 PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- 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 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 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.
- STREETLIGHTS MUST BE CONSTRUCTED ALONG ALL PUBLIC STREETS AS REQUIRED BY SECTION 126-236. SIDEWALKS, INTERNAL PEDESTRIAN PATHS, AND BICYCLE PATHS SHALL BE LIT WITH FULL CUTOFF LIGHTING FIXTURES NO MORE THAN 16 FEET TALL, AND PROVIDING CONSISTENT ILLUMINATION OF AT LEAST ONE FOOTCANDLE ON THE WALKING SURFACE. LIGHTING ALONG PUBLIC STREETS AND LANDSCAPED AREAS SHALL BE OF A RECOGNIZABLY UNIFIED DESIGN. LIGHTING SOURCES SHALL BE COLOR-CORRECT TYPES SUCH AS HALOGEN OR METAL HALIDE, AND LIGHT TYPES OF LIMITED SPECTRAL EMISSION, SUCH AS LOW PRESSURE SODIUM OR MERCURY VAPOR LIGHTS, ARE PROHIBITED EVEN IN SERVICE AREAS. PRIVATE AND SECURITY LIGHTING SHALL NOT CAUSE GLARE ABOVE A LEVEL OF 4 FEET ONTO ADJACENT PROPERTIES.
- USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. MULCH SHALL BE PLACED AT A MINIMUM DEPTH OF 3"

STANDARD CITY OF AURORA LANDSCAPE CHARTS:

SITE DATA			WATER USE	
DESCRIPTION	AREA IN SF	PERCENTAGE	DESCRIPTION	AREA IN SF
TOTAL SITE AREA	108,149 SF	100.00%	NON WATER CONSERVING	1,511.68 SF 3%
BUILDING COVERAGE	6,000 SF	5.5%	WATER CONSERVING	30,575.90 SF 64%
HARD SURFACE AREA	54,394 SF	50.2%	NON WATER (Z)	15,567.73 SF 33%
LANDSCAPE AREA	47,755 SF	44.3%		

CURBSIDE LANDSCAPE				
AREA	DESCRIPTION	SQUARE FEET TREE LAWN (S.F.)	SHRUBS REQ. 1 Shrubs / 40 S.F. Tree Lawn	SHRUBS PROVIDED
A	Salida Way	956.21	23.90	28 SHRUBS

CURBSIDE LANDSCAPE					
AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. (1/40')	TREES PROVIDED
A	Salida Way	136.39 LF.	DRIVES EXCLUDED	3.40	3

STREET FRONTAGE BUFFER						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (10/40')
A	Salida Way	136.39 LF.	10 FT	10 FT	3.40 REQ. 5 PROVIDED	13.64 REQ. 16 GAL. PROVIDED

NON-STREET FRONTAGE LANDSCAPE BUFFER						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (5/40')
A	WEST PROPERTY LINE	527.05 LF	20 FT	20 FT	14 REQ. 14 PROVIDED	66 REQ. 67 (5) GAL. PROVIDED
B	NORTH PROPERTY LINE	339.82 LF	20 FT	20 FT	9 REQ. 9 PROVIDED	42 REQ. 42 (5) GAL. PROVIDED
C	EAST PROPERTY LINE	354.06 LF	20 FT	20 FT	9 REQ. 15 PROVIDED	44 REQ. 28 (5) GAL. PROVIDED 4 TREES = 40 SHRUBS - 68 TOTAL

NON RESIDENTIAL SOUTH BUILDING ELEVATIONS				
BUILDING / ELEVATION	LENGTH	NO. T.E. REQUIRED REQUIRED - 1 T.E / 40' LN. FT.	NO. TREES REQUIRED	NO. TREES PROVIDED
SOUTH ELEVATION	45 LF	1	1	10 SHRUBS = 1 T.E

DETENTION POND LANDSCAPING				
AREA ABOVE THE 100 WSEL	NO. TREES REQUIRED - 1 TREE / 4000 SQ.FT.	NO. TREES PROVIDED	NO. SHRUBS REQUIRED - 10 SHRUBS / 4000 SQ.FT.	NO. SHRUBS PROVIDED
33,794 SF	9	*9	85	*85 Shrubs

* TREE AND SHRUB REQUIREMENTS ARE BEING MET WITHIN THE BUFFER AREAS SURROUNDING THE POND

EVERGREEN TREES		
DESCRIPTION	EVERGREEN TREES REQ. (30% MIN.)	EVERGREEN TREES PROVIDED
Onsite Trees = 57 (Excludes 3 Street Trees)	17.1 TREES	22 TREES

ADJUSTMENT REQUEST: ALLOW THE DETENTION POND INFRASTRUCTURE TO ENCROACH INTO THE NON-STREET LANDSCAPE BUFFER AT THE NORTHWEST CORNER OF THE PROPERTY. RELOCATING THE OUTFALL WOULD REMOVE A SIGNIFICANT PORTION OF USABLE SPACE FOR THE SITE. THE LOCATION OF THE OUTFALL IS PLACED TO MATCH WHERE RUNOFF HISTORICALLY DRAINS TO.

REVISIONS		DESCRIPTION
BY	DATE	
SL	3.29.22	SECOND SUBMITTAL
SL	5.31.22	THIRD SUBMITTAL
SL	2.20.23	FORTH SUBMITTAL
SL	7.18.24	FIRST REVISION

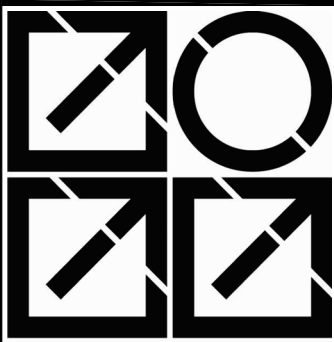
DRAWN
SDW

CHECKED
JAH

DESIGNED
SDW

FILENAME

MFH ENVIRONMENTAL	Landscape Notes, Schedule & Charts



INTERGROUP ARCHITECTS

■ architecture ■ planning ■ interiors	2000 West Littleton Blvd Littleton, Colorado 80120 P: 303.738.8877 F: 303.738.2294 www.igarch.com
JOB NO.	21-0060
SCALE	AS SHOWN
DATE	10.22.21
SHEETS	9
SHEET	6

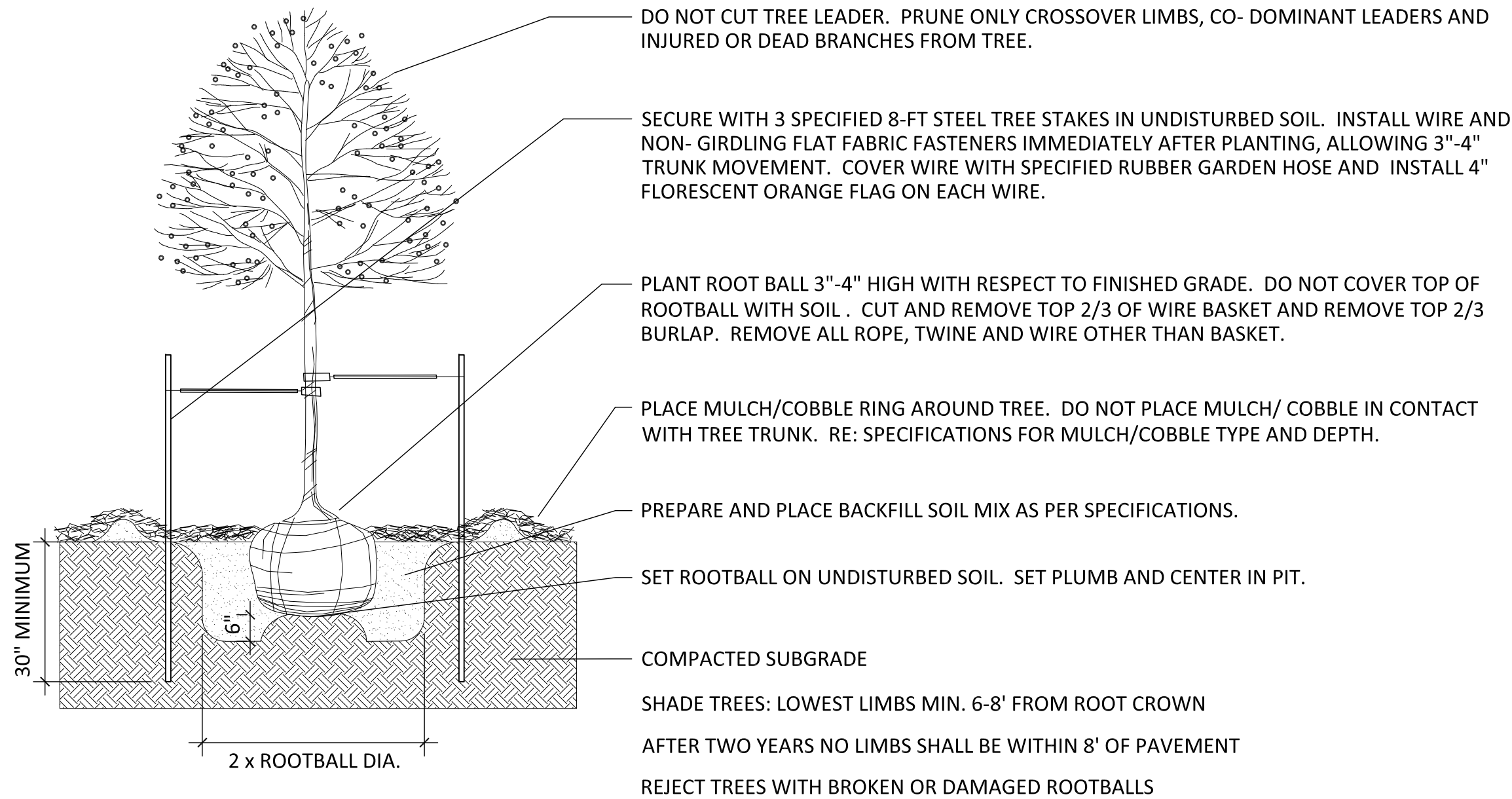
STACKlot

5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

SITE DEVELOPMENT PLAN

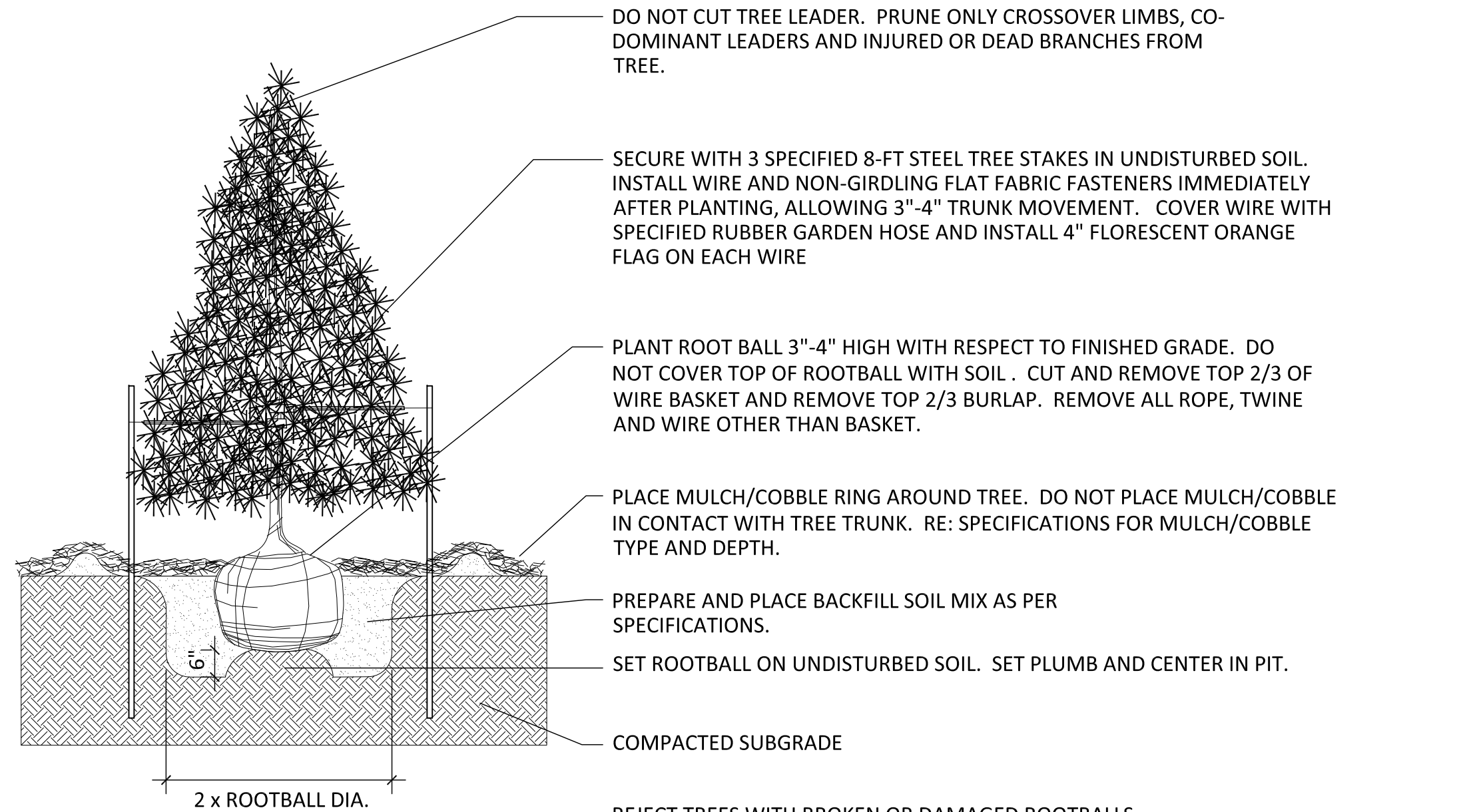
MFH ENVIRONMENTAL AND CONDITIONAL USE

LOT 3, BLOCK 2, SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO



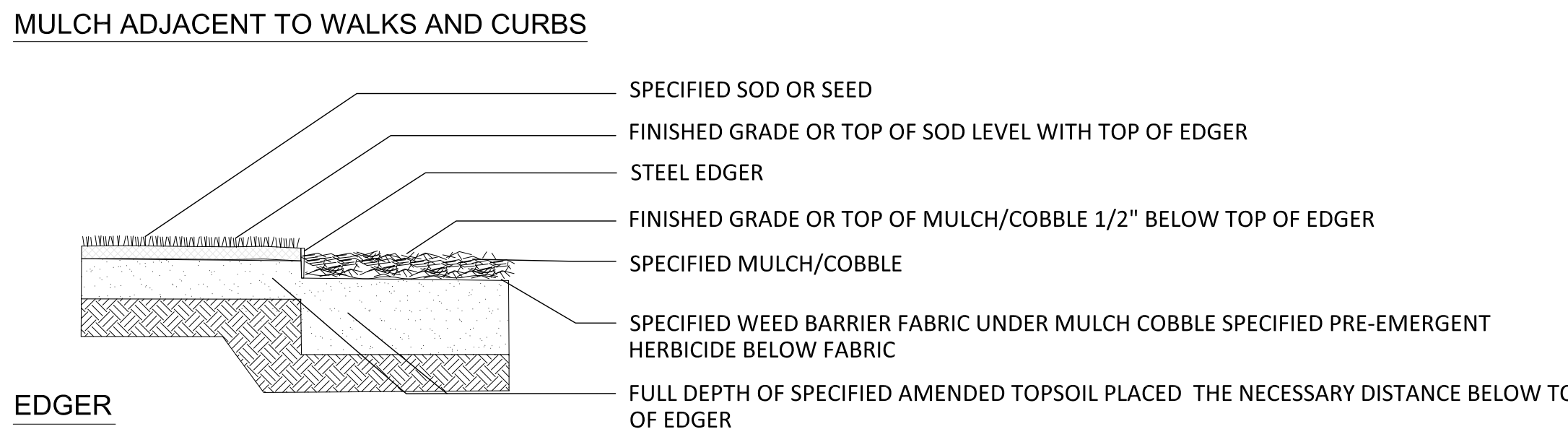
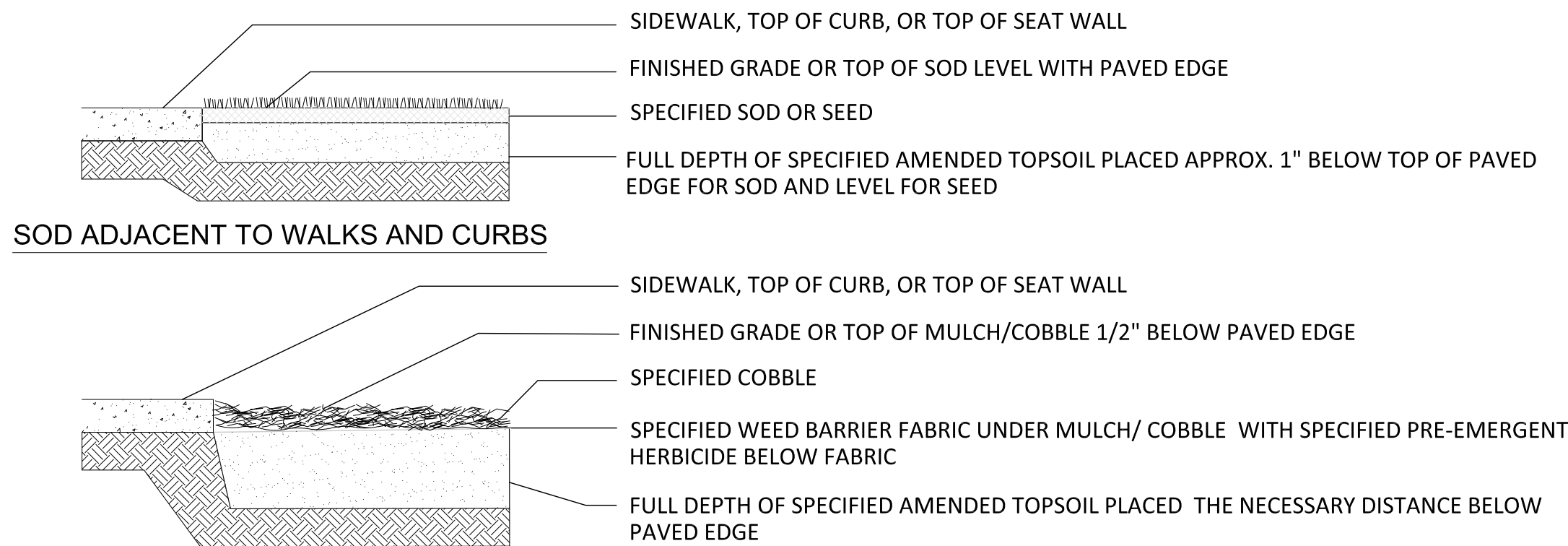
1 DECIDUOUS TREE

NOT TO SCALE



2 EVERGREEN TREE PLANTING

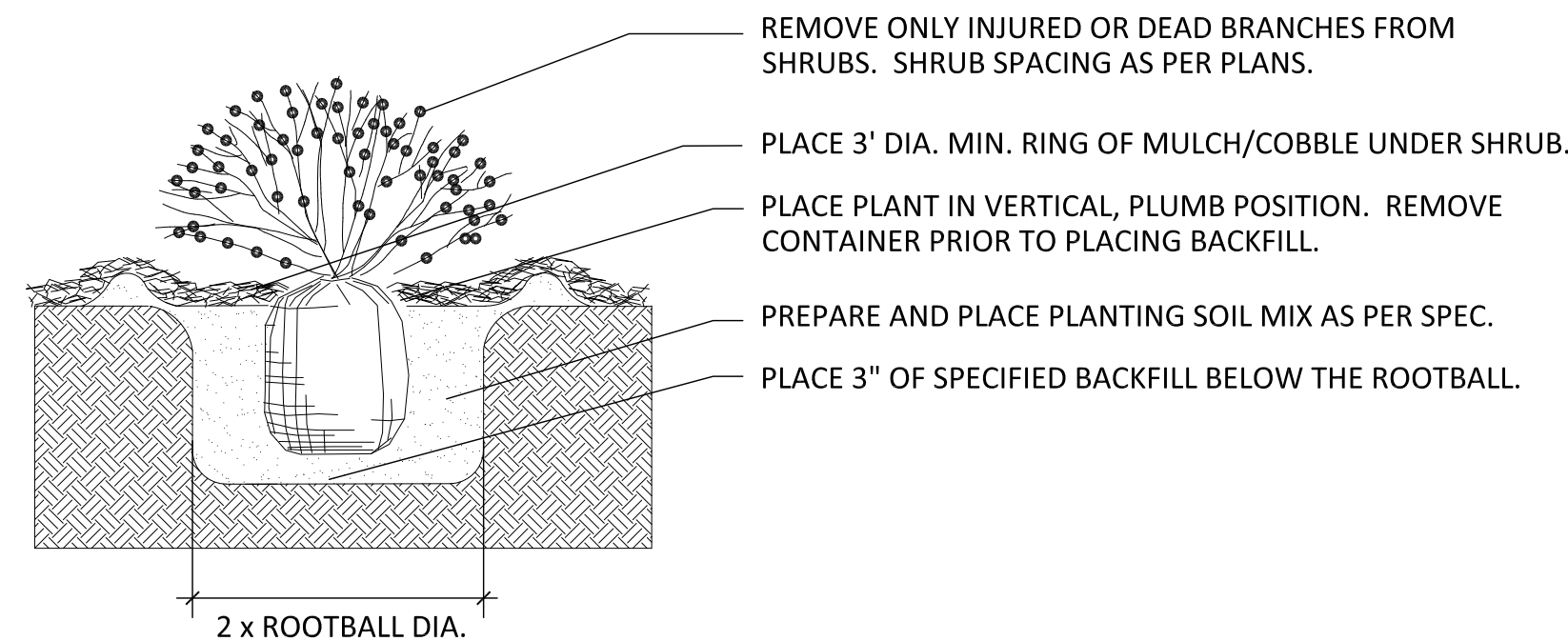
NOT TO SCALE



EDGER

3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

STACKlot
5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

CITY FILE NO: 2022-6002-00; 2022-6002-01

REVISIONS		DATE	DESCRIPTION
BY	SL	3.29.22	SECOND SUBMITTAL
SL	SL	5.31.22	THIRD SUBMITTAL
SL	SL	2.20.23	FORTH SUBMITTAL
SL	SL	7.18.24	FIRST REVISION

DRAWN	SDW
CHECKED	JAH
DESIGNED	SDW
FILENAME	

MFH ENVIRONMENTAL	Landscape Details
-------------------	-------------------



architecture
planning
interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P: 303.738.8877 F: 303.738.2294
www.igarch.com

JOB NO.	21-0060
SCALE	AS SHOWN
DATE	10.22.21
SHEETS	9
SHEET	7