

Signature Block

 (Official Project Name) Site Plan

Legal Description: LOT

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 thereof, _____ has caused these
 (Corporation, Company, or Individual)

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

(Principals or Owners)

Witness my hand and official seal Notary Seal

(Notary Public)

My commission expires _____ Notary Business Address: _____

E-470 SELF STORAGE AT PIONEER BUSINESS PARK SITE PLAN

S. SCILLY CIRCLE
 AURORA, COLORADO
 DA-1810-05

GENERAL SITE NOTES:

- All building address numbers shall comply with the City Code of Aurora - Volume II - Chapter 126 - Article VII - Sections 126-127 through 126-282.
- 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-Serve 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-Serve Storage Facility (or constructed for secondary emergency access only) will be separately indicated as 'FIRE LANE' easements and posted 'NO PARKING - FIRE LANE'. These easements shall be constructed and maintained to the Public Works Department Standards as a dedicated Fire Lane Easement. The Developer, Owner, their Successors and Assigns are responsible for the maintaining an unobstructed means for the emergency access throughout the year including the removal of snow during the winter months. The maintenance of paving on emergency access easements is the responsibility of the Owner or fire lane corridors now or hereafter established on the described property.
- '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 accessibility requirements based on the 2021 International Building Code, Chapter 11, and ICC A117.1-2017.
- The Developer, Owner and Assigns are responsible for complying with the Federal Mandated requirements of the Americans with Disabilities Act (ADA).
- The Developer, His or Her Successors and Assigns, shall be responsible for installation, maintenance and replacement of the access gates 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 the Fire Department Order Notice that all affected gates be chained and locked in the open position until repaired or replaced and reported 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 Gates 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 consist of a siren operated system, an automatic Knox Key Switch and manual override (in the event of system failure). Gating systems will be installed in accordance with the 'Gating Systems Crossing Fire Apparatus Access Road Checklist'. A separate Building Permit through the Building Division is required to be obtained by the Contractor prior to the installation of any Gating System that crosses a dedicated Fire Lane Easement.
- 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 the 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 convenient. Architectural features (i.e. bay windows, fireplaces, roof overhangs, gutters, foundations, footings, cantilevered walls, etc.) are not allowed to encroach into easements or fire lane.

SITE PLAN DATA

LAND AREA WITH IN BOUNDARY LINES:	5.00455 AC (~217,998 SF)
NUMBER OF BUILDINGS:	9
BUILDING HEIGHT:	25'-0" MAX (HEIGHTS VARY)
TOTAL BUILDING COVERAGE AND GFA:	77,095 SF GFA
BUILDING DATA:	TYPE VB (NON-SPRINKLED)
CONSTRUCTION TYPE:	S1
OCCUPANCY TYPE:	S1
BLDG A:	10,250 SF
BLDG B:	10,100 SF
BLDG C:	6,600 SF
BLDG D:	9,425 SF
BLDG E:	11,600 SF
BLDG F:	11,600 SF
BLDG G:	5,400 SF
BLDG H:	7,500 SF
BLDG I:	4,320 SF
OFF:	300 SF
HARD SURFACE AREA:	50,000 SF (10.0%)
LANDSCAPE AREA:	120,000 SF (10.0%)
SIDEWALKS AND PATIOS:	690 SF SIDEWALK 350 SF PATIO 1,050 SF = (0.005%)
PRESENT ZONING CLASSIFICATION:	AD
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA:	1 SF/LF 1st 200LF + .5 SF/LF NTE 600 SF
PROPOSED TOTAL SIGN AREA:	295 SF MAX
PROPOSED MONUMENT SIGN:	8' MAX HEIGHT, 100 SF MAX
PROPOSED MONUMENT SIGN AREA:	8'W X 6' H (48 SF)
PARKING SPACES REQUIRED: 1/50 UNITS	495 UNITS/50 = 10 PS
PARKING SPACES PROVIDED:	10 PS
ACCESSIBLE SPACES REQUIRED:	1 HC SPACE REQUIRED / 25 PS
ACCESSIBLE SPACE PROVIDED:	1 HC PS (VAN)
LOADING SPACES REQUIRED:	1/50,000 SF (4,530 SF/50,000 SF = 1.5
LOADING SPACES PROVIDED:	76,795/ 50,000 SF = 200+ LS (LOADING AREAS AT UNITS)

PROJECT TEAM

PROPERTY OWNER:
 BMJ & Associates
 7941 Fox Creek Trail, Franktown, CO 80116
 Contact: Joseph Nigro
 jfoenigro@yahoo.com
 720-260-5075

APPLICANT:
 Terra Partners CO
 303 S. Broadway, Denver CO 80209
 Contact: Solomon Alter
 Salter@terrapartnersco.com
 949-212-3105

ARCHITECT/ AGENT:
 KEM-ARCHITECTURE+PLANNING, PLLC
 901 crown Ridge Drive, Colorado Springs, CO 80904
 Contact: Keith Moore
 keith@kem-arch-plan.com
 719-377-7737

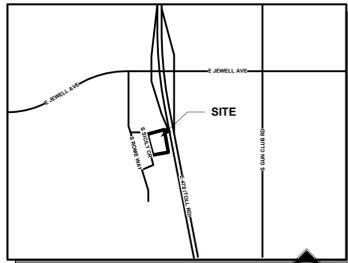
CIVIL ENGINEER:
 WestWorks Engineering
 1023 W. Colorado Ave., Colorado Springs, CO 80904
 Contact: Chad Kuzbek, PE
 chad@westworksenineering.com
 719-685-1670

LANDSCAPE ARCHITECT:
 Higher Ground Designs, INC.
 5350 N. Academy Blvd., Ste 207, Colorado Springs, CO 80918
 Contact: John MacKay
 jmackay@highergrounddesigns.com
 719-477-1646

CLIENT/CONTRACTOR:
 Colorado Commercial Construction, Inc.
 12325 Oracle Blvd, Suite 120, Colorado Springs, CO 80921
 Contact: Josh Beggs
 jbeggs@cocommercial.net
 719-264-6955

SITE PLAN - SHEET LIST

SHEET NUMBER	SHEET NAME
0	PLANNING
1	COVER SHEET
2	SITE PLAN
3	SITE DETAILS
4	EXTERIOR ELEVATIONS
5	EXTERIOR ELEVATIONS
6	CIVIL
7	GRADING PLAN
8	UTILITY PLAN
9	LANDSCAPE
10	LANDSCAPE PLAN - AREA A
11	LANDSCAPE PLAN - AREA B
12	LANDSCAPE NOTES
13	ELECTRICAL
14	PHOTO METRIC SITE PLAN
15	PHOTO METRIC SITE PLAN

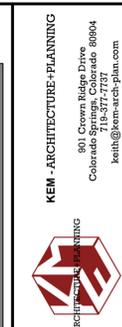


VICINITY MAP



AMENDMENTS

NO.	DATE	REVISION
1	12.11.24	DATE
2		REVISION
3		SPS R2

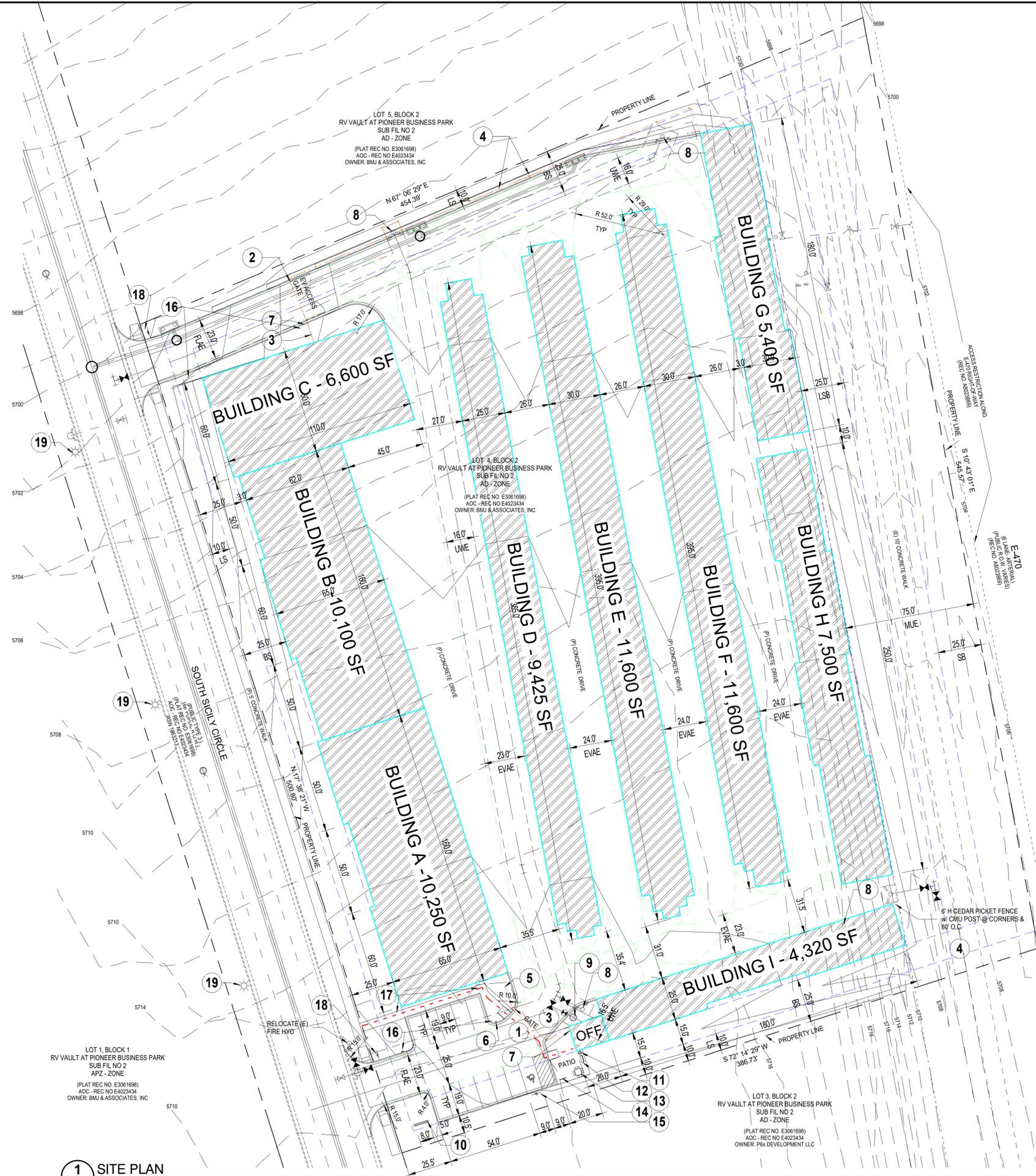


KEM-ARCHITECTURE+PLANNING
 901 Crown Ridge Drive
 Colorado Springs, Colorado 80904
 keith@kem-arch-plan.com

E-470 SELF-STORAGE AT PIONEER BUSINESS PARK
 S. SCILLY AVE., AURORA, COLORADO
 TERRA PARTNERS-COLORADO COMMERCIAL CONSTRUCTION INC

PROJECT NO.
 24.042

SHEET NAME	COVER SHEET
PROJECT STATUS	SITE PLAN SUBMITTAL 2
DRAWN BY	KEM
DATE	12.11.24
REVISION	
SPS R2	



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

SITE PLAN KEYED NOTES:

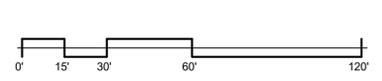
- 1 GATE TYPE 1: 24' METAL ROLLING GATE w/ ACCESS CONTROL KEY PAD ON THE ENTRY SIDE. EMBEDDED PRESSURE SENSOR EXIT CONTROL. MAIN SERVICE & EMERGENCY VEHICLE ACCESS GATE w/ APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH & MANUAL OVERRIDE.
- 2 GATE TYPE 2: 24' METAL PICKET DOUBLE SWING GATE w/ KNOX KEY SWITCH & MANUAL OVERRIDE ENTRY CONTROL.
- 3 GATE TYPE 3: 3' METAL PEDESTRIAN SWING GATE
- 4 FENCE TYPE 1: 6' HIGH VERTICAL WOOD SLAT FENCE (STAINED), 12"x12"x6' HIGH MASONRY POST AT 80'-0" O.C.
- 5 FENCE TYPE 2: 6' HIGH METAL PICKET FENCE (PAINTER), 12"x12"x6' HIGH MASONRY POST AT 80'-0" O.C.
- 6 GATE ENTRY CONTROL ACCESS STANTION
- 7 FIRE DEPARTMENT KNOX BOX
- 8 (P) FIRE HYDRANT
- 9 (P) WATER METER PIT
- 10 (P) 8'x5' (40 SF/FACE) ILLUMINATED MONUMENT SIGN
- 11 TRASH CAN
- 12 BENCH
- 13 PICNIC TABLE
- 14 BIKE RACK (5 SLOTS)
- 15 (P) ACCESSIBLE HC/VAN PARKING SIGN
- 16 FIRE LANE NO PARKING SIGN
- 17 ACCESSIBLE PEDESTRIAN ROUTE
- 18 (P) STOP SIGN
- 19 (E) STREET LIGHTS PER APPROVED PHOTOMETRIC PLAN IN APPROVED CIVIL PLAN BY DEVELOPER

ABBREVIATIONS:

- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
- FLAE FIRE LANE ACCESS EASEMENT
- UWAE UTILITY WATER EASEMENT
- BS BUILDING SETBACK
- LS LANDSCAPE SETBACK
- MUE MULTI-USE EASEMENT

BUILDING AREA	
SIZE	AREA
BLDG A	10,250 SF
BLDG B	10,100 SF
BLDG C	6,600 SF
BLDG D	9,425 SF
BLDG E	11,600 SF
BLDG F	11,600 SF
BLDG G	5,400 SF
BLDG H	7,500 SF
BLDG I	4,320 SF
BLDG C OFFICE	300 SF
Grand total: 10	77,095 SF

UNIT SIZE/COUNT		
SIZE	QUANTITY	Area
5x5	14	350 SF
5x10	72	3600 SF
10x10	174	17400 SF
10x20	74	11100 SF
10x25	57	11400 SF
10x22	21	4620 SF
10x25	40	10000 SF
10x30	43	12900 SF
Grand total: 495	495	71370 SF



SHEET NAME	SITE PLAN
PROJECT STATUS	SITE PLAN SUBMITTAL 2
DRAWN BY	KEM
DATE	01.21.25
REVISION	DATE
SPS R2	04.05.24
SHEET NO.	



PARKING SIGN FL
SCALE: 1" = 1'-0"



PARKING SIGN HC
SCALE: 1" = 1'-0"



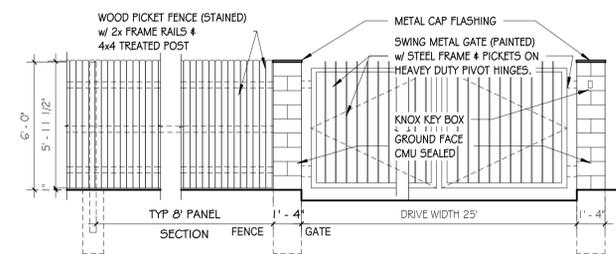
6' WOOD FENCE



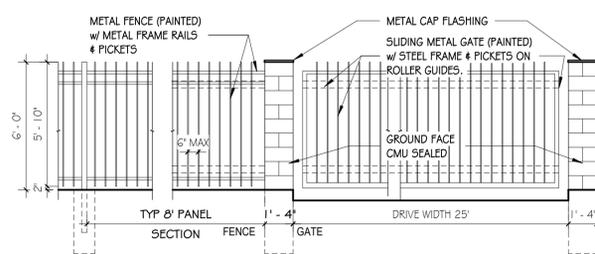
6' METAL FENCE & GATES



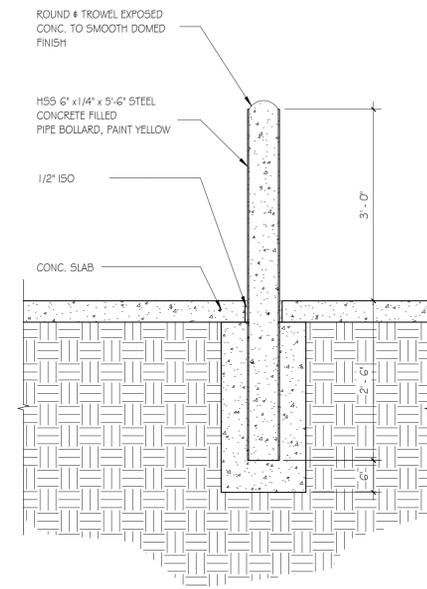
6' METAL ROLLING OR SWING GATES



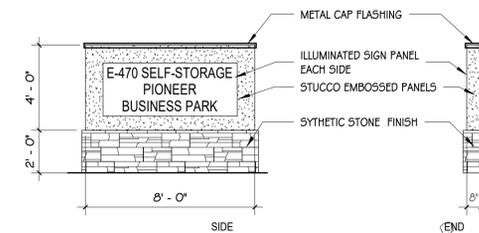
WOOD FENCE, METAL SWING GATE ELEVATION
SCALE: 1/4" = 1'-0"



METAL GATE/FENCE ELEVATION
SCALE: 1/4" = 1'-0"



BOLLARD SECTION DETAIL
SCALE: 3/4" = 1'-0"

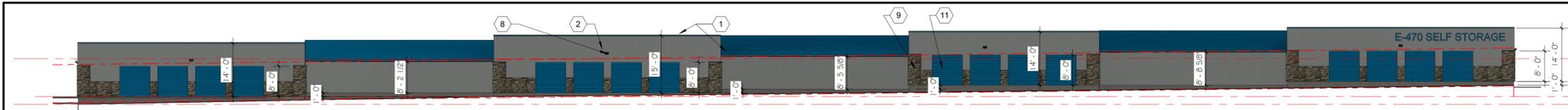


SIGN ELEVATION
SCALE: 1/4" = 1'-0"

EMERGENCY VEHICLE GATE NOTE:

A licensed contractor is required to obtain a valid building permit through the Aurora Building Division prior to installation of any gating system utilized by emergency responders to enter the site. Call 303-739-7420 to begin the plan review, permitting and inspection processes.

SHEET NAME	SITE DETAILS	DATE	DATE
PROJECT STATUS	SITE PLAN SUBMITTAL 2	12.11.24	DATE
DRAWN BY	KEM	REVISION	01.27.25
		SPS R2	



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



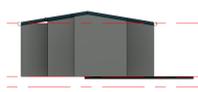
2 BLDG A C SOUTH ELEV
SCALE: 1/16" = 1'-0"

4 BLDG C NORTH ELEV
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	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

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



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



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



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



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



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



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



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



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



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



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



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

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



SHEET NAME	EXTERIOR ELEVATIONS
PROJECT STATUS	SITE PLAN SUBMITTAL 2
DRAWN BY	KEM
DATE	12.11.24
REVISION	SPS R2
DATE	01.27.25

MK	BUILDING ELEMENT	DESCRIPTION	COLOR
1	METAL ROOF	ULTRA ROOF PANEL	COBALT BLUE
2	STUCCO WALL PANEL	26 GA - PBR	ASH GRAY
3	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



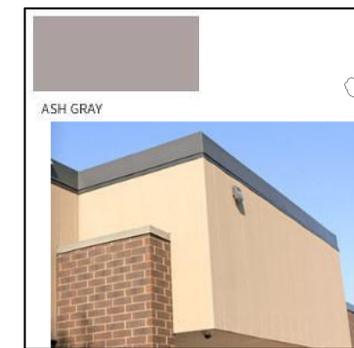
SYNTHETIC STONE VENEER



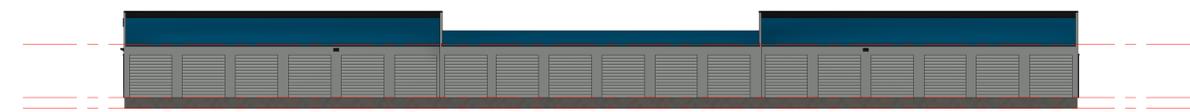
METAL ROOF ROOF ULTRA-DEK



METAL WALL PANEL



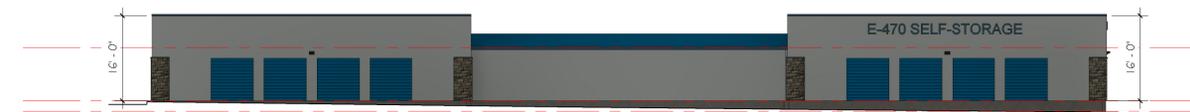
STUCCO WALL PANEL



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



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



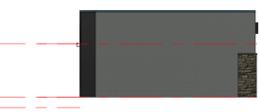
7 BLDG G EAST ELEV
SCALE: 1/16" = 1'-0"



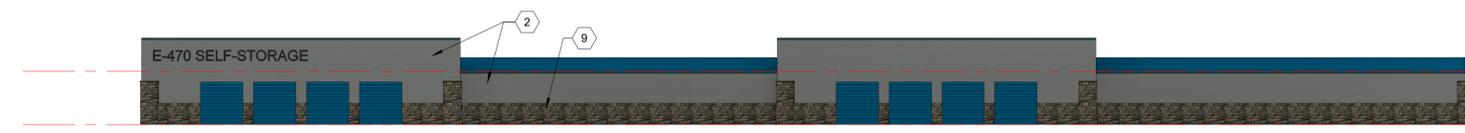
8 BLDG G NORTH ELEV
SCALE: 1/16" = 1'-0"



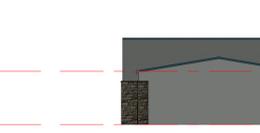
9 BLDG H WEST ELEV
SCALE: 1/16" = 1'-0"



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



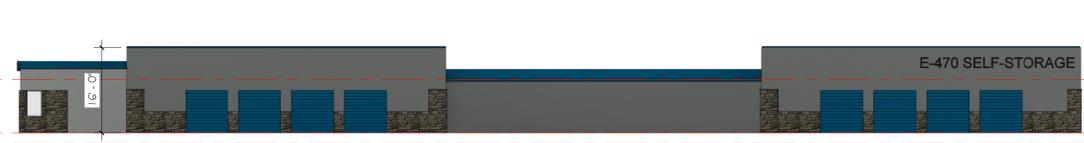
11 BLDG H EAST ELEV
SCALE: 1/16" = 1'-0"



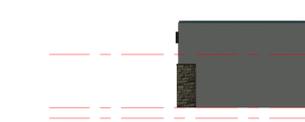
12 BLDG H NORTH ELEV
SCALE: 1/16" = 1'-0"



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



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

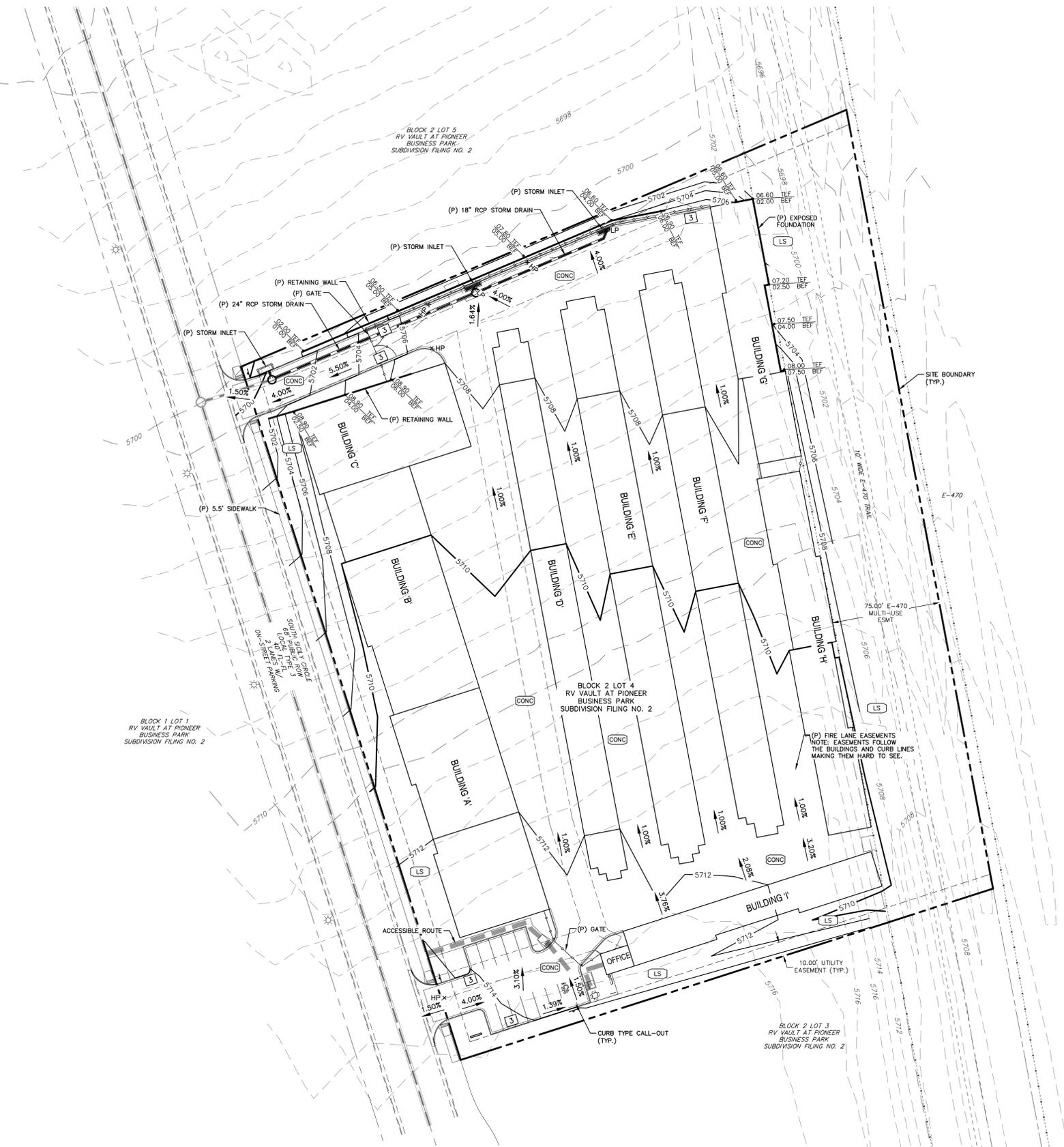


15 BLDG I EAST ELEV
SCALE: 1/16" = 1'-0"



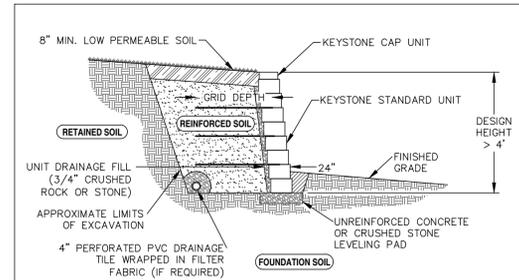
16 BLDG I NORTH ELEV
SCALE: 1/16" = 1'-0"

DATE	REVISION
12.11.24	DATE
	01.27.25

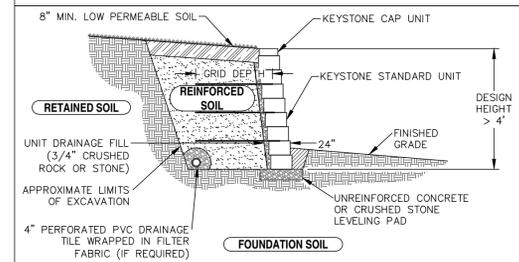


GRADING NOTES:

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 FEET 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.

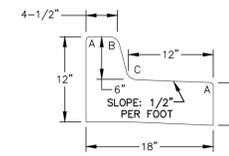


TYPICAL REINFORCED WALL SECTION
STANDARD UNIT - NEAR VERTICAL SETBACK



TYPICAL REINFORCED WALL SECTION
STANDARD UNIT - NEAR VERTICAL SETBACK

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



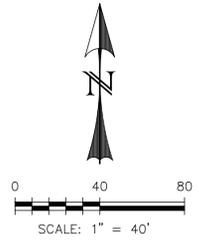
TYPE 3
MEDIAN CURB & GUTTER [SPILL]
SCALE: N.T.S.

RADIUS LEGEND:

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

LEGEND

- EXISTING (E)
- PROPOSED (P)
- FUTURE (F)
- ADDRESS (1234)
- CURB AND GUTTER (C&G)
- 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



REV.	DESCRIPTION	DATE
1	ADDRESS AGENCY COMMENTS	01/27/25
2	LAYOUT REVISED	01/29/25



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

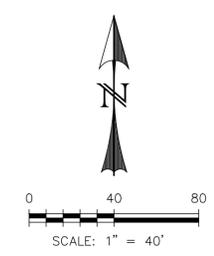
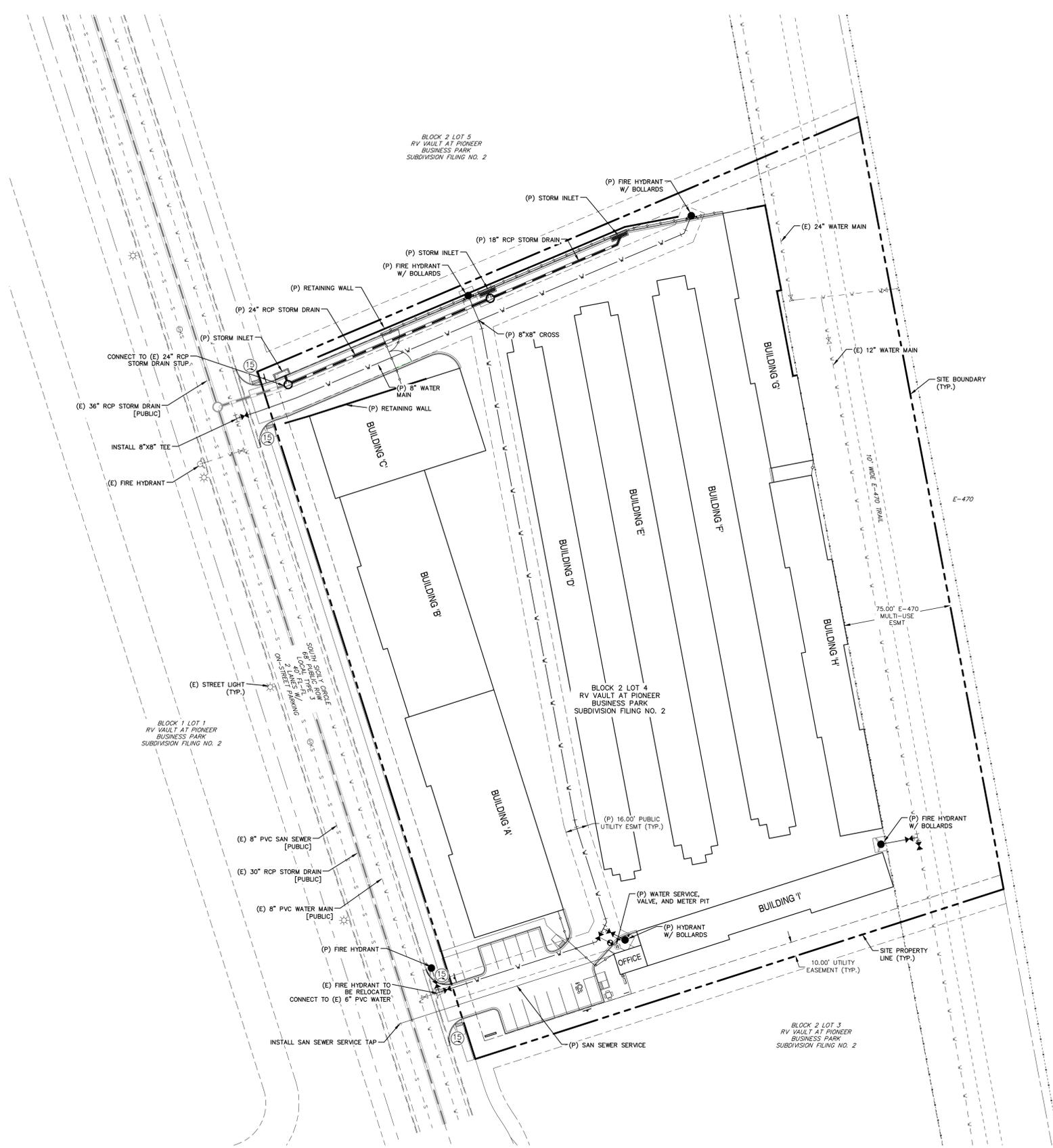


E-470 SELF-STORAGE AT PIONEER BUSINESS PARK
SITE PLAN
GRADING PLAN

FOLDER RSN: 1864981

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

W:\Projects\2025 - E-470 Self Storage at Pioneer Business Park\2025-01-29\2025-01-29-01.dwg - 10 - November, January 29, 2025 5:54:43 PM - 01



LEGEND

EXISTING	(E)
PROPOSED	(P)
FUTURE	(F)
ADDRESS	(1234)
CURB AND GUTTER	C&G
BOUNDARY	---
ROW	---
LOT LINE	---
EASEMENT	---
(E) CONTOUR, INDEX	5960
(E) CONTOUR	---
(E) SANITARY MAIN, MH	---
(E) WATER MAIN, BOV, VALVE, FH	---
(E) ELECTRIC	---
(E) GAS MAIN	---
(E) STORM SEWER, MH	---
(P) CONTOUR, INDEX	5960
(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
1	ADDRESS AGENCY COMMENTS	01/27/25
2	LAYOUT REVISED	01/29/25

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 901 CROWN RIDGE DRIVE
 COLORADO SPRINGS, CO 80904
 719-377-7137



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

W:\Projects\92405 - E-470 Self Storage at Pioneer Business Park\92405-UP.dwg - Rev. 1 - November, January 25, 2025, 5:11:15 PM - CDK

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 146.4.1.B

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 SCREENS: UDO SECTION 146.4.1.B.D

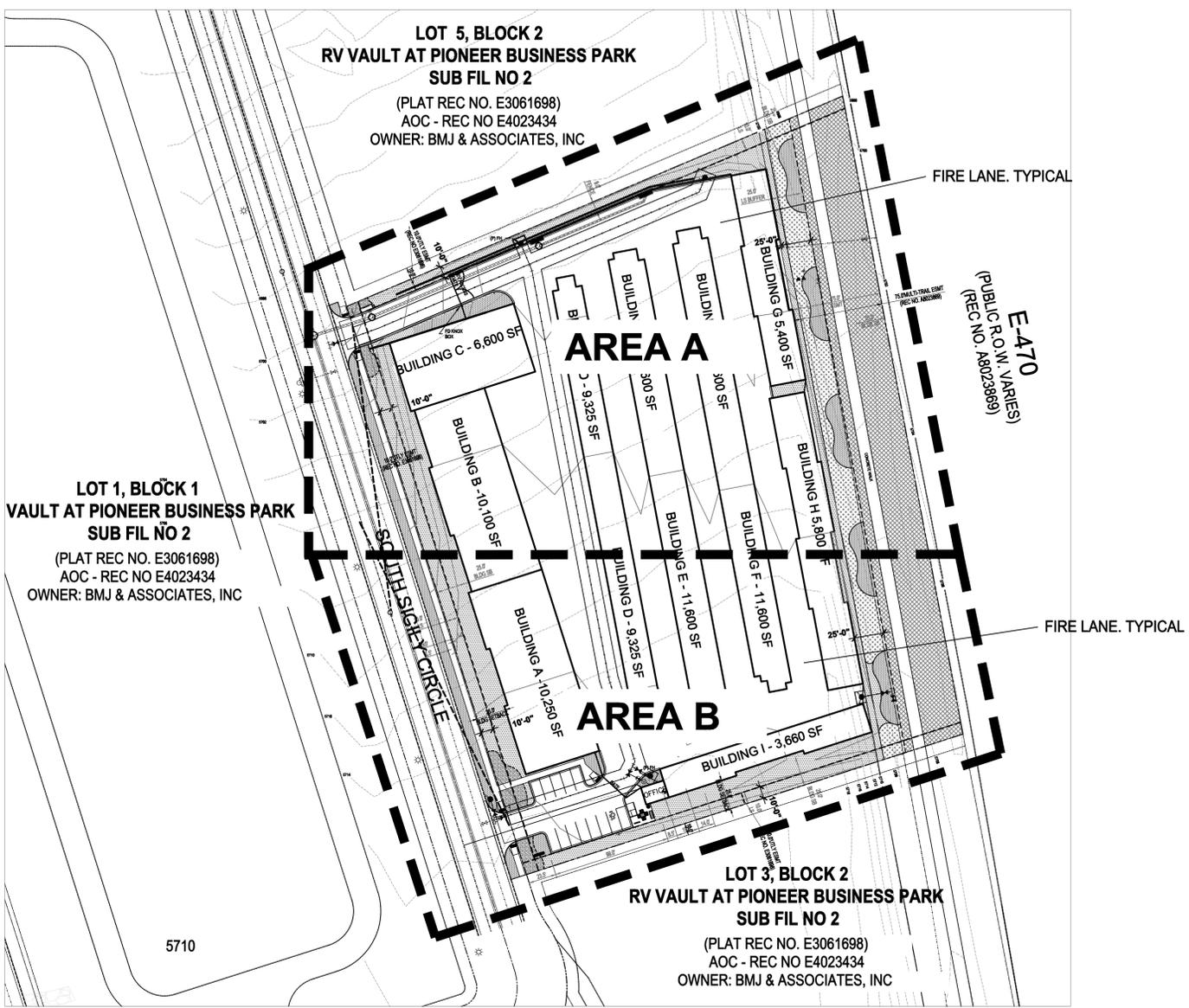
PLAN CALLOUT	STREET FRONTAGE BUFFER	BUFFER	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV.	BUFFER TREES 4 SHRUBS PER LF	BUFFER TREES 4 SHRUBS REQ./PROV.
LB	E-470	SPECIAL BUFFER	540 LF	25/25 LF	1/25 TREES 10/25 SHRUBS	22/22 TREES 219/219 SHRUBS
LB	SOUTH SICILY CIRCLE	FRONTAGE BUFFER	500 LF	10/10 LF	1/40 TREES 10/40 SHRUBS	13/13 TREES 125/125 SHRUBS

NON-STREET LANDSCAPE BUFFERS AND SCREENS: UDO SECTION 146.4.1.B.H

PLAN CALLOUT	NON-STREET FRONTAGE BUFFER	BUFFER	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV.	BUFFER TREES 4 SHRUBS	BUFFER TREES 4 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.B.5.J

PLAN CALLOUT	BUILDING	BUILDING	LINEAR FOOTAGE	PERIMETER TREES (1/40 LF) REQ./PROV.
BP	ADJACENT TO SOUTH SICILY CIRCLE	BUILDING PERIMETER	380 LF	10/10 (FRONTAGE BUFFER TREES USED FOR THIS BUFFER)
BP	ADJACENT TO E-470	BUILDING PERIMETER	439 LF	11/11 (REFER TO E-470 BUFFER)



PLANT SCHEDULE

Symbol	Abbr.	Quant.	Botanical Name	Common Name	Mature Width/Height	Size
EVERGREEN TREES:						
PE	PN	15	Pinus edulis	Pinyon Pine	15'x15'	6'-8' ht.
PN		6	Pinus ponderosa	Ponderosa Pine	20'x45'	6' ht.
DECIDUOUS TREES:						
GTSM		14	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'X30'	2-1/2' cal.
MS	CH	5	Malus 'Spring Snow'	Spring Snow Crabapple	15'x15'	2' cal.
CH		15	Crataegus crus-galli inermis 'Hawthorn'	Thornless Cockspur Hawthorn	15'x15'	2' cal.
EVERGREEN SHRUBS:						
MA	JCS	100	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	JR	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	PB	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	PO	37	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	SJ	27	Rhus aromatica 'Gro-low'	Sumac Gro-low	5'-7" x 2'-3"	#5 CONT.
SJ		31	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1'-2" x 1'-2"	#5 CONT.
ORNAMENTAL GRASSES:						
CA	PVH	135	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		33	Salvia nemorosa 'May Night'	May Night Salvia	24 x 24"	#1 CONT.

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

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 MATURITY SIZE.

DOCUMENT NOTE
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OVERALL LANDSCAPE PLAN
 NOT TO SCALE



HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-477-1646
 Fax 719-586-1122

HIGHER GROUND DESIGNS

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

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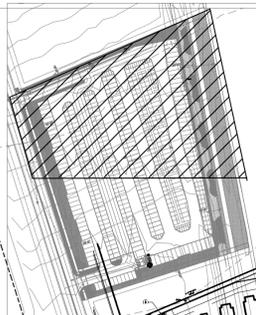
JOB NUMBER 1226-24

NOT FOR CONSTRUCTION

REVISIONS	PER CITY COMMENTS
12-9-24	PER CITY COMMENTS
1-30-25	PER CITY COMMENTS

ORIGINAL DATE 12-9-24
 DRAWN BY JM
 DESCRIPTION
LANDSCAPE PLAN

SHEET NO. **8**



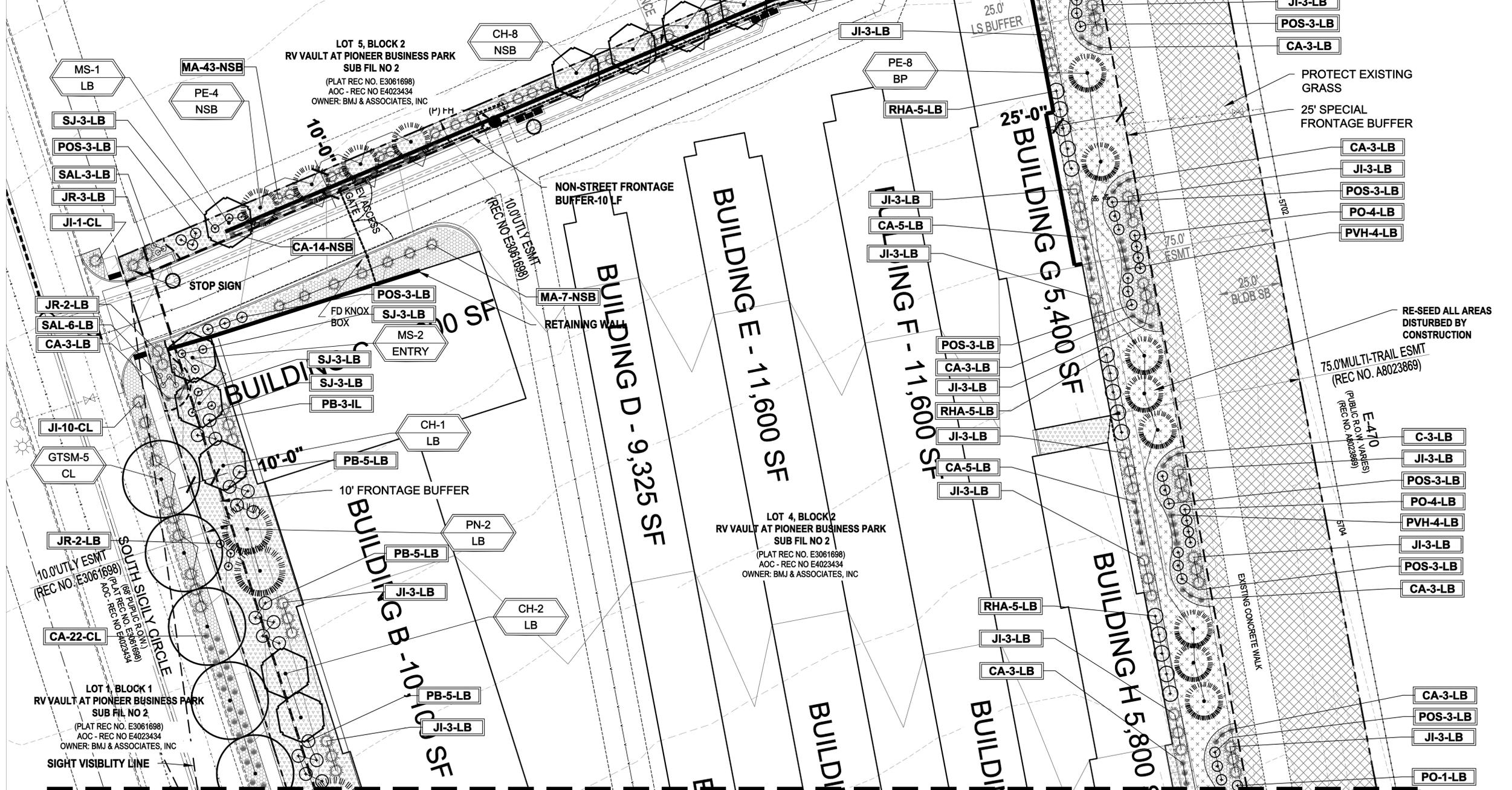
PROPOSED		EXISTING	
—	CIVIL LINETYPES	—	—
—	SANITARY SEWER	SS	SS
—	WATER MAIN	W	W
—	PROPERTY LINE	—	—
—	CONTOUR MAJOR	—	—
—	CONTOUR MINOR	—	—
—	EASEMENT	—	—
—	RIGHT OF WAY	—	—
—	OVERHEAD	—	—
—	ELECTRIC LINE	—	—
—	OH	—	—

PROPOSED		EXISTING	
□	GAS METER	□	GAS METER
□	WATER VALVE	□	WATER VALVE
□	SIGN	□	SIGN
□	DOWNSPOUTS	□	DOWNSPOUTS
□	FIRE HYDRANT	□	FIRE HYDRANT
○	SANITARY SEWER MANHOLE	○	SANITARY SEWER MANHOLE

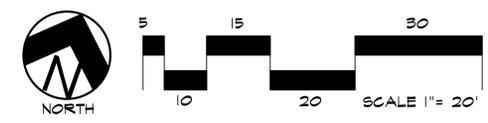
GROUND COVER LEGEND

SYMBOL	DESCRIPTION
[Pattern]	Denver Granite Rock: 2-4" Diameter (with weed barrier)
[Pattern]	Denver Granite Rock: 3/4" Diameter (with weed barrier)
[Pattern]	Blue-Gray River Rock Cobble: 1.5" Diameter (with weed barrier)
[Pattern]	NON-Irrigated Seed Grass Mix 'A'-Low Grow. Refer to notes.
[Symbol]	4-8" Dia. Cobble Edge between rock types
[Symbol]	Steel Edger. See notes
[Symbol]	Cedar 6' ht. Fence
[Symbol]	Block Retaining Wall (Refer to grading plan)

KEY MAP



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

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.

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1-30-25	PER CITY COMMENTS
ORIGINAL DATE	12-9-24
DRAWN BY	JM
DESCRIPTION	LANDSCAPE PLAN-AREA A
SHEET NO.	9

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

PREPARED FOR:

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

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-586-1122

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

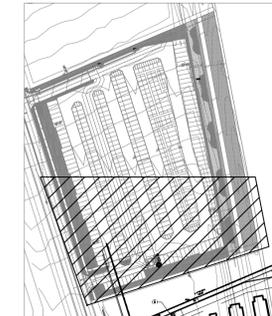
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY CITY AURORA AND OWNER REPRESENTATIVE.

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

GROUND COVER LEGEND

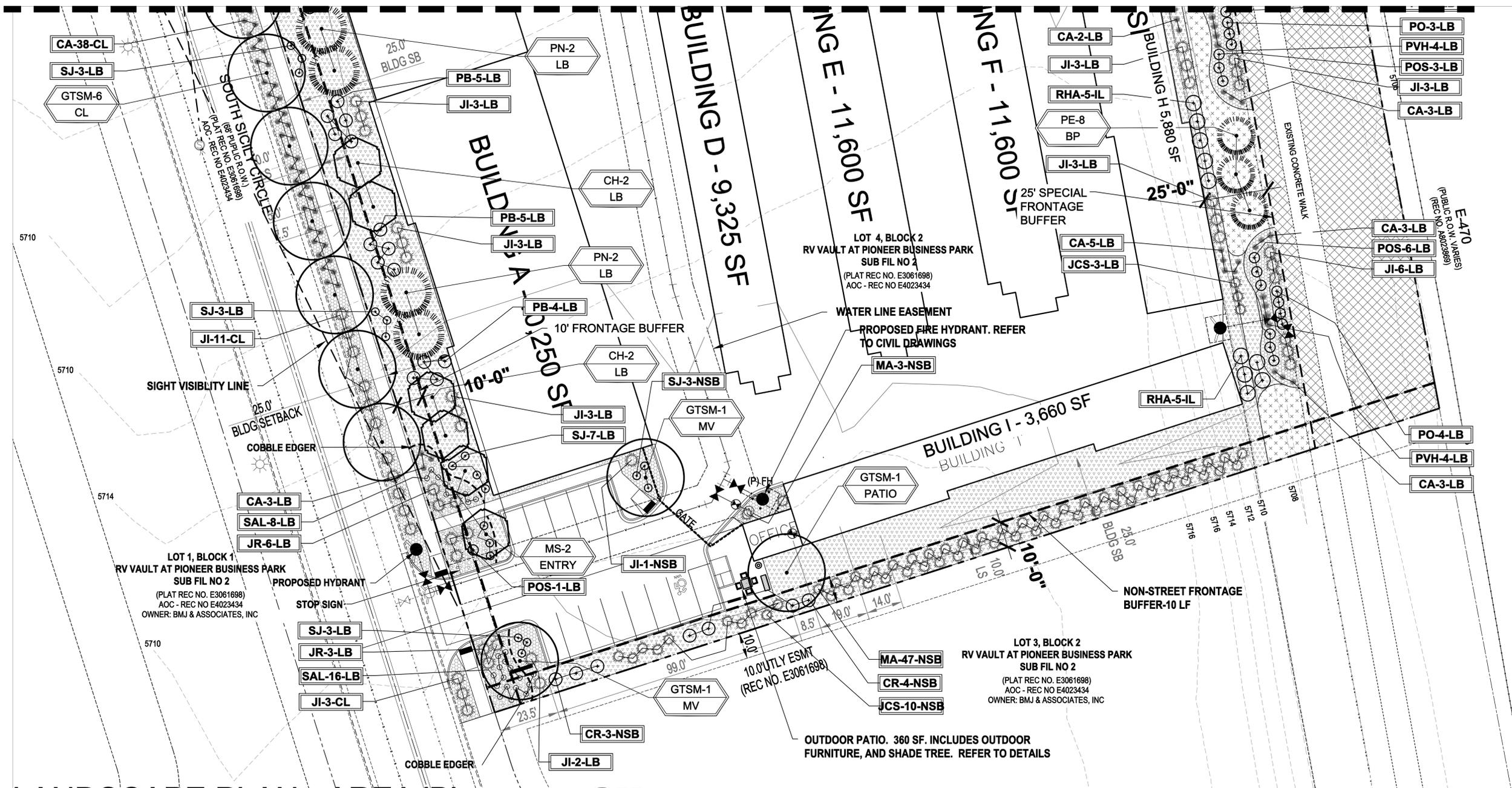
SYMBOL	DESCRIPTION	APPROX. SF
[Symbol]	Denver Granite Rock: 2-4" Diameter (with weed barrier) Submit sample to owner prior to ordering material	24,060 SF
[Symbol]	Denver Granite Rock: 3/4" Diameter (with weed barrier) Submit sample to owner prior to ordering material	8,503 SF
[Symbol]	Blue-Gray River Rock Cobble: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	1,662 SF
[Symbol]	NON-Irrigated Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material	6,921 SF SF
[Symbol]	4-8" Dia. Cobble Edge between rock types	
[Symbol]	Steel Edger. See notes	
[Symbol]	Cedar 6' ht. Fence	
[Symbol]	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.

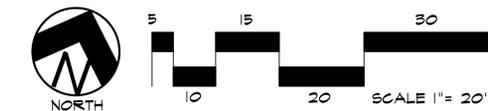


KEY MAP

MATCHLINE - REFER TO SHEET 9



LANDSCAPE PLAN - AREA 'B'



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.

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1-30-25	PER CITY COMMENTS
ORIGINAL DATE	12-9-24
DRAWN BY	JM
DESCRIPTION	LANDSCAPE PLAN-AREA B
SHEET NO.	10

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
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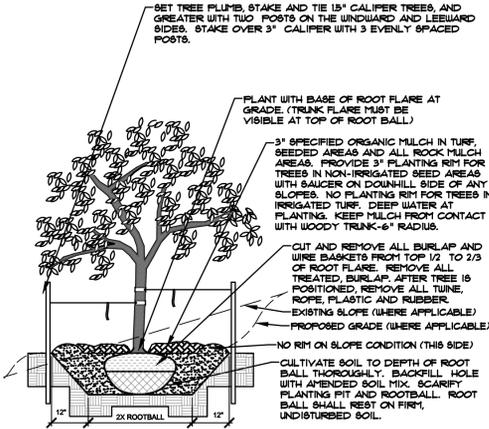


E-470 SELF-STORAGE AT PIONEER BUSINESS PARK
S. ROME WAY
CITY OF AURORA, CO

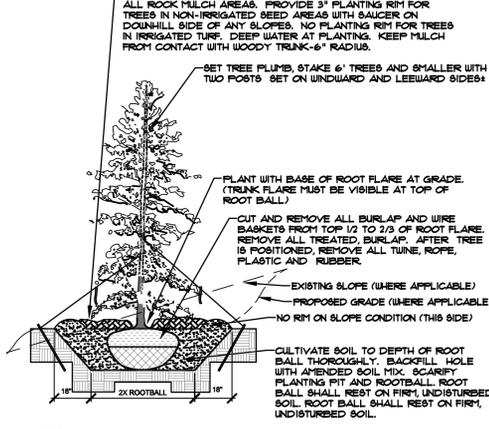
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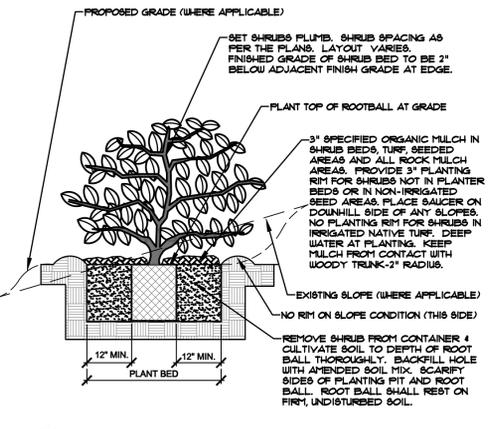
- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - NO STRUCTURAL PRUNING 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.
 - AMENDED 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.



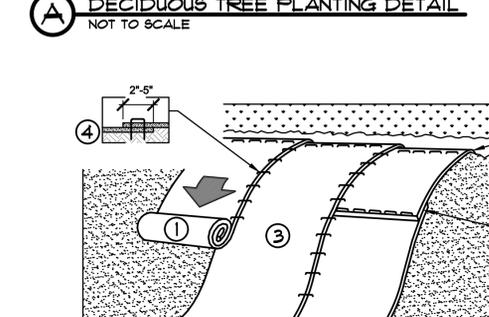
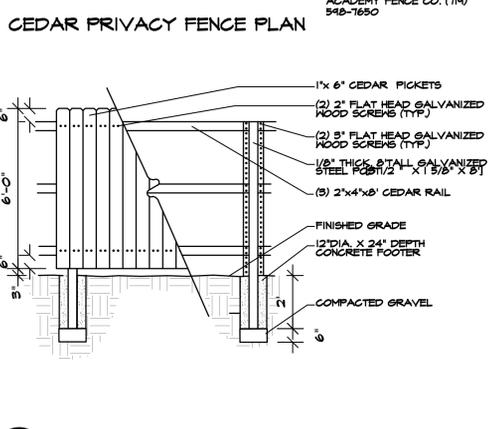
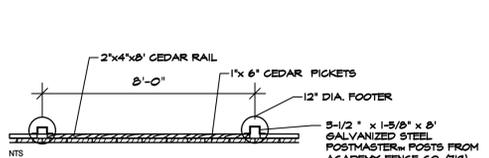
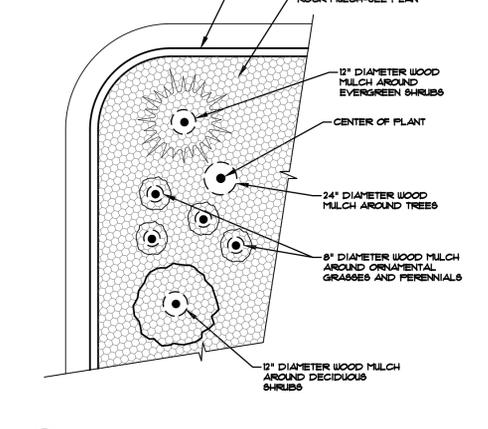
- NOTES:**
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 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPB BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET).



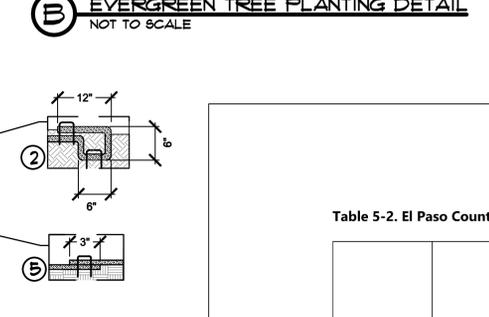
- NOTES:**
- FRAME ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
 - FOR ROOT END AT BOTTOM OF BALL, SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



- NOTES:**
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPE AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES.
 - INSTALL IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB 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.



- 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" (30CM) 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®.



Chapter 5
Native Vegetation Requirements and Guidelines

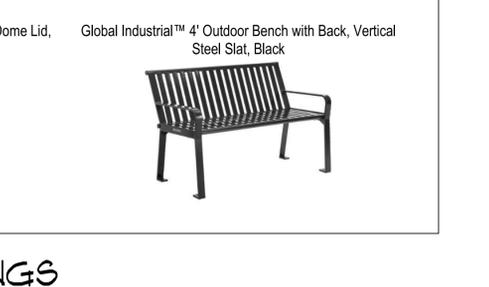
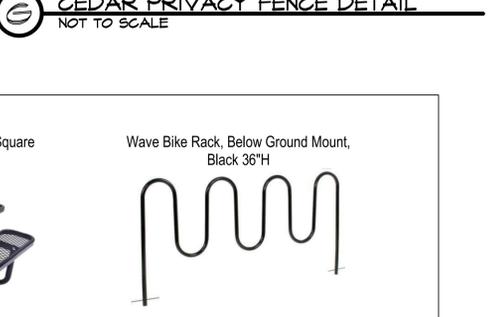
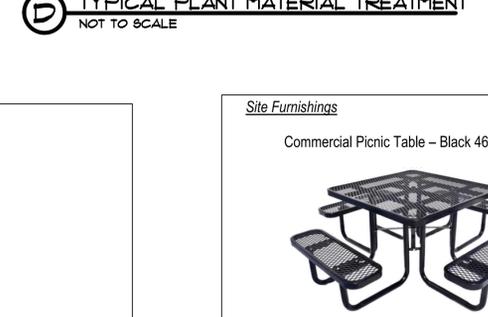
Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast	Non-irrigated broadcast	Non-irrigated drilled
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Grama, 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
- Wave Bike Rack, Below Ground Mount, Black 36"H
- Outdoor Steel Diamond Trash Can With Dome Lid, 36 Gallon, Black
- Global Industrial™ 4' Outdoor Bench with Back, Vertical Steel Slat, Black



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		
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Seed rate (lbs PLS/acre)				42	21	10.3

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

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80916
Phone 719-477-1648
Fax 719-586-1122

HIGHER GROUND DESIGNS

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

PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER	1226-24
REVISIONS	
12-9-24	PER CITY COMMENTS
1-30-25	PER CITY COMMENTS
ORIGINAL DATE	12-9-24
DRAWN BY	JM
DESCRIPTION	LANDSCAPE DETAILS
SHEET NO.	11



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 VALVES 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.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTY'S ERRORS OR OMISSIONS OR FOR ANOTHER PARTY'S FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.