
(Official Project Name)
Site Plan

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants and 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.

presents to be executed this _____ day of _____ AD. _____

State of Colorado _____)ss
County of _____)

(Notary Public)

My commission expires _____ Notary Business Address: _____



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

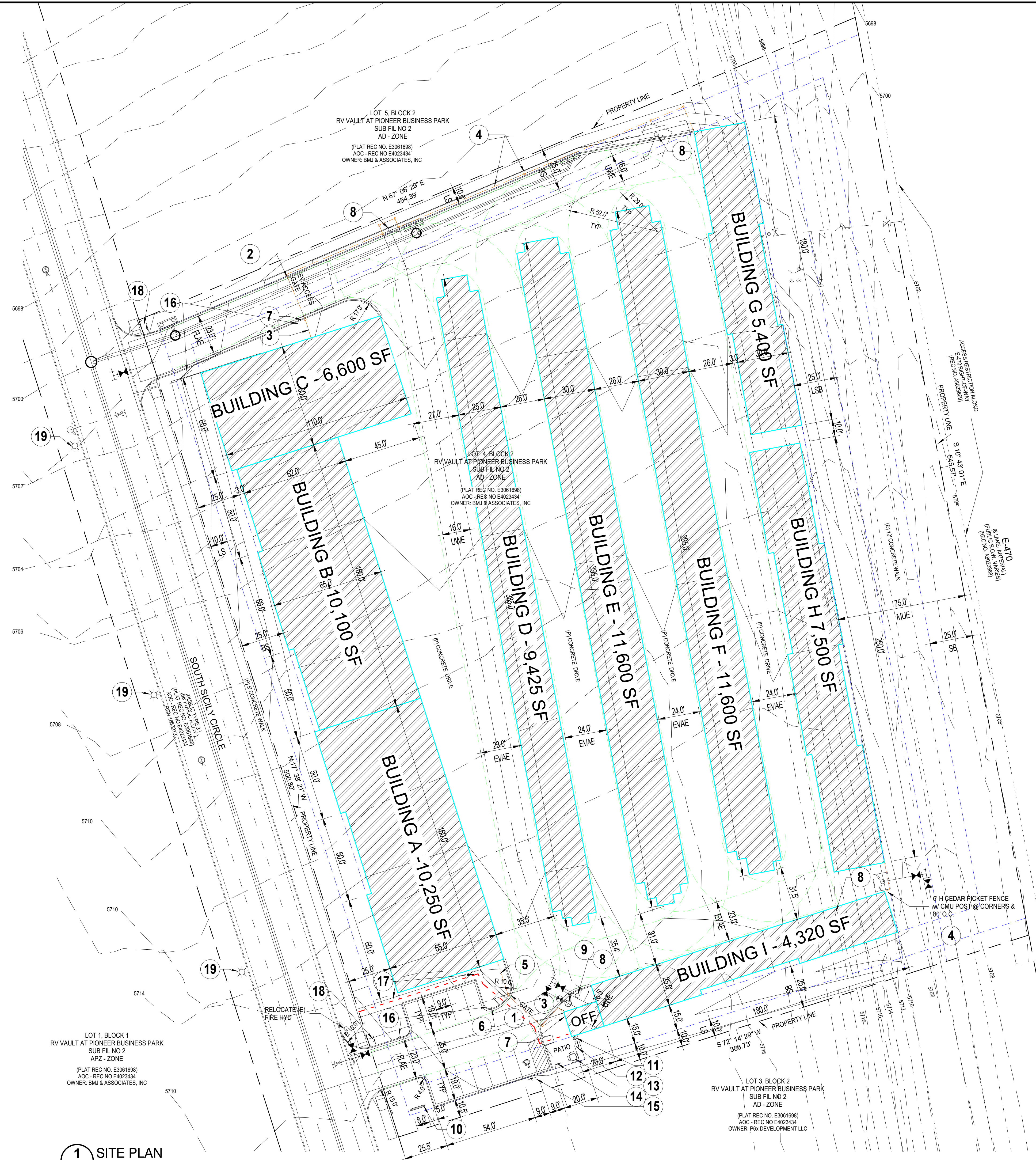
1. All building address numbers shall comply with the City Code of Aurora - Volume II - Chapter 126 - Article VII - Sections 126-127 through 126-282.
2. Right-Of-Way for ingress and egress for Service and Emergency Vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property. Areas inside the road area of the Self-Service Storage Facility will be designated as "Emergency Access Easements" and shall be conspicuously posted by the Owner with signs stating, "KEEP DRIVE AISLE PASSENGER AT ALL TIMES" Areas outside the gated Self-Service 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 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.
3. "Accessible Exterior Routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 80% 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.
4. The Developer, Owner and Assigns are responsible for complying with the Federal Mandated requirements of the Americans with Disabilities Act (ADA).
5. 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 posted 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 replaced. 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.
6. 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 reserve the right to remove full use of the easement or rights-of-way may be necessary to maintain the City's use and occupancy of the easement, install, repair, replace, relocate any City conveyance, 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.

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:	
CONSTRUCTION TYPE:	TYPE VB (NON-SPRINKLED)
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)

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

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

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SITE PLAN KEYED NOTES:

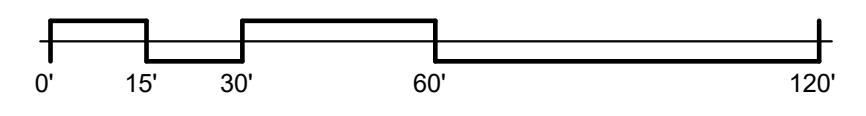
- GATE TYPE 1: 24' METAL ROLLING GATE w/ ACCESS CONTROL KEY PAD ON THE ENTRY SIDE. EMBEDDED PRESSURE SENSOR EXIT CONTROL- MAIN SERVICE & EMERGENCY VEHICLE ACCESS GATE w/ APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH & MANUAL OVERRIDE.
- GATE TYPE 2: 24' METAL PICKET DOUBLE SWING GATE w/ KNOX KEY SWITCH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

ABBREVIATIONS:

- EVAE EMERGENCY VEHICLE ACCESS EASEMENT
FLAE FIRE LANE ACCESS EASEMENT
UWIE 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
10x15	74	11100 SF
10x20	57	11400 SF
10x22	21	4620 SF
10x25	40	10000 SF
10x30	43	12900 SF
Grand total: 495	495	71370 SF



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

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

AURORA SELF-STORAGE
S. SICILY AVE., AURORA, COLORADO

COLORADO COMMERCIAL CONSTRUCTION INC

PROJECT NO.
24.042

SHEET NAME	SITE PLAN
PROJECT STATUS	SITE PLAN SUBMITTAL 2
DRAWN BY	KEM
DATE	01.21.25
REVISION	DATE 04.05.24
SPS R2	

| SHEET NO. | 2 |



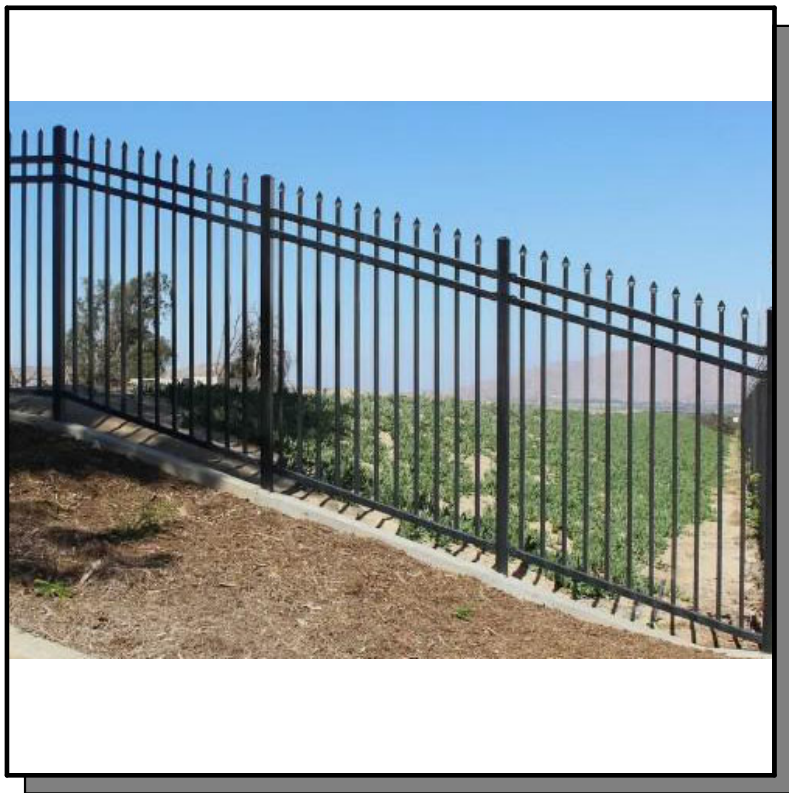
PARKING SIGN FL
SCALE: 1" = 1'-0"



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



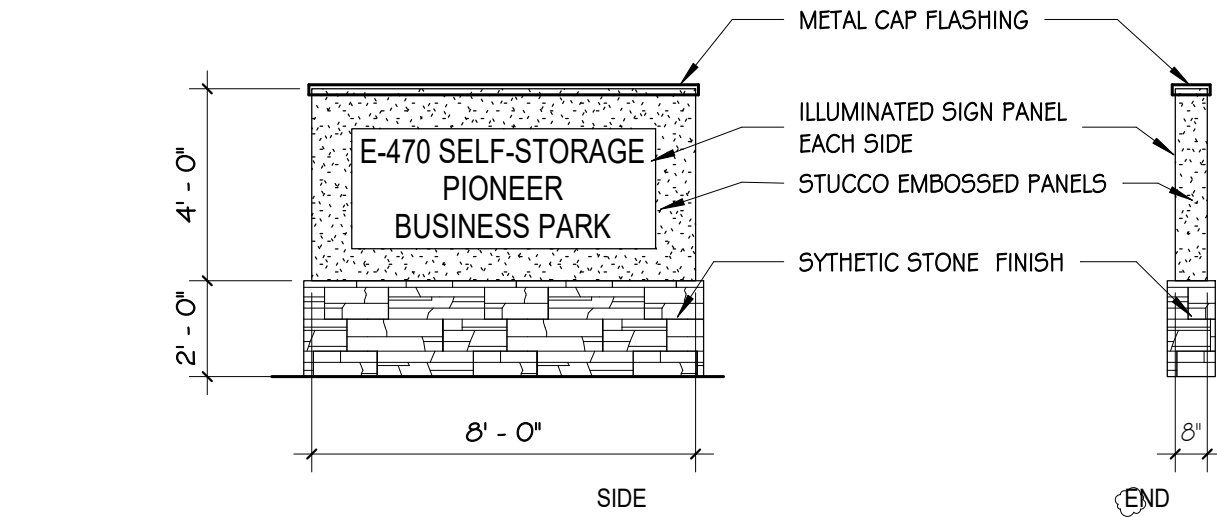
6' WOOD FENCE



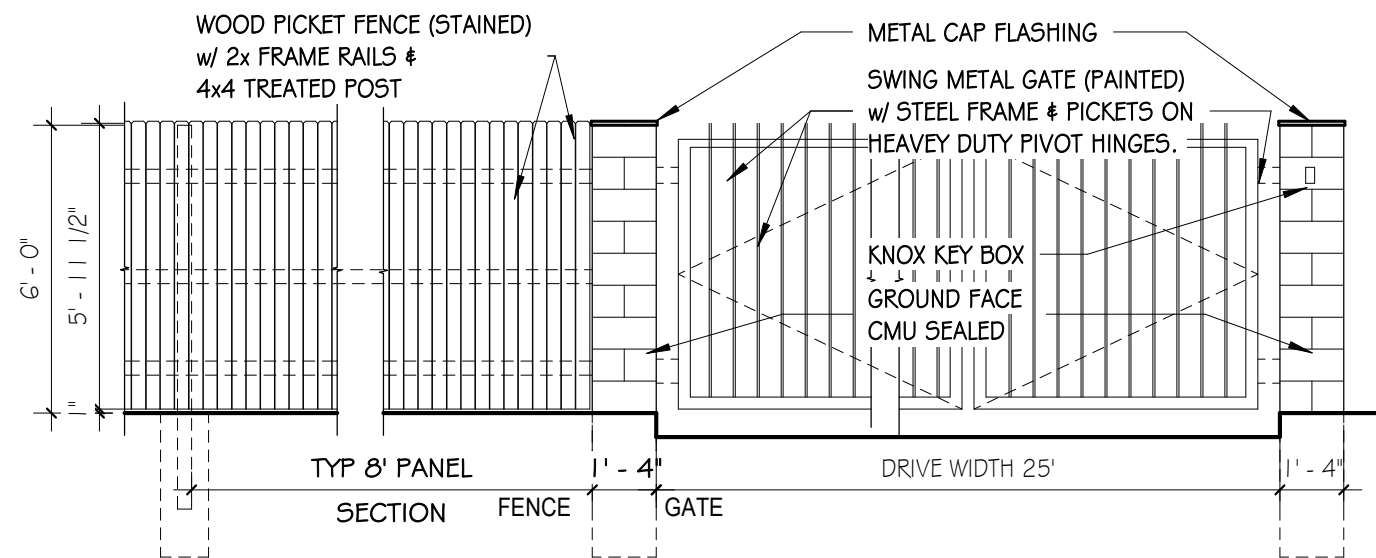
6' METAL FENCE & GATES



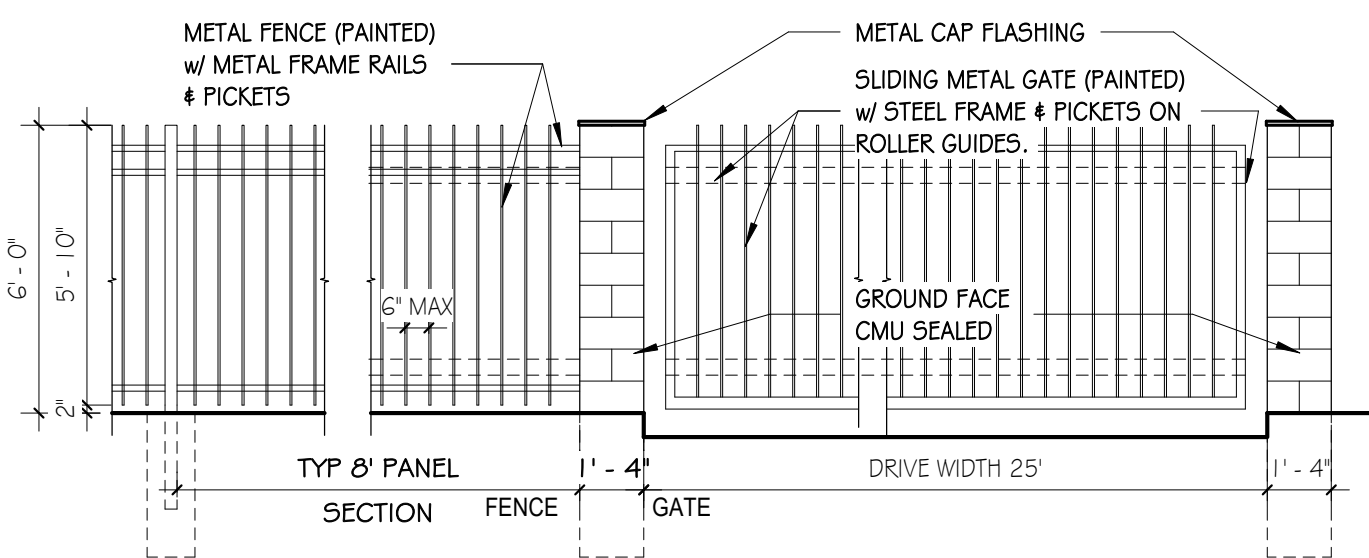
6' METAL ROLLING OR SWING GATES



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



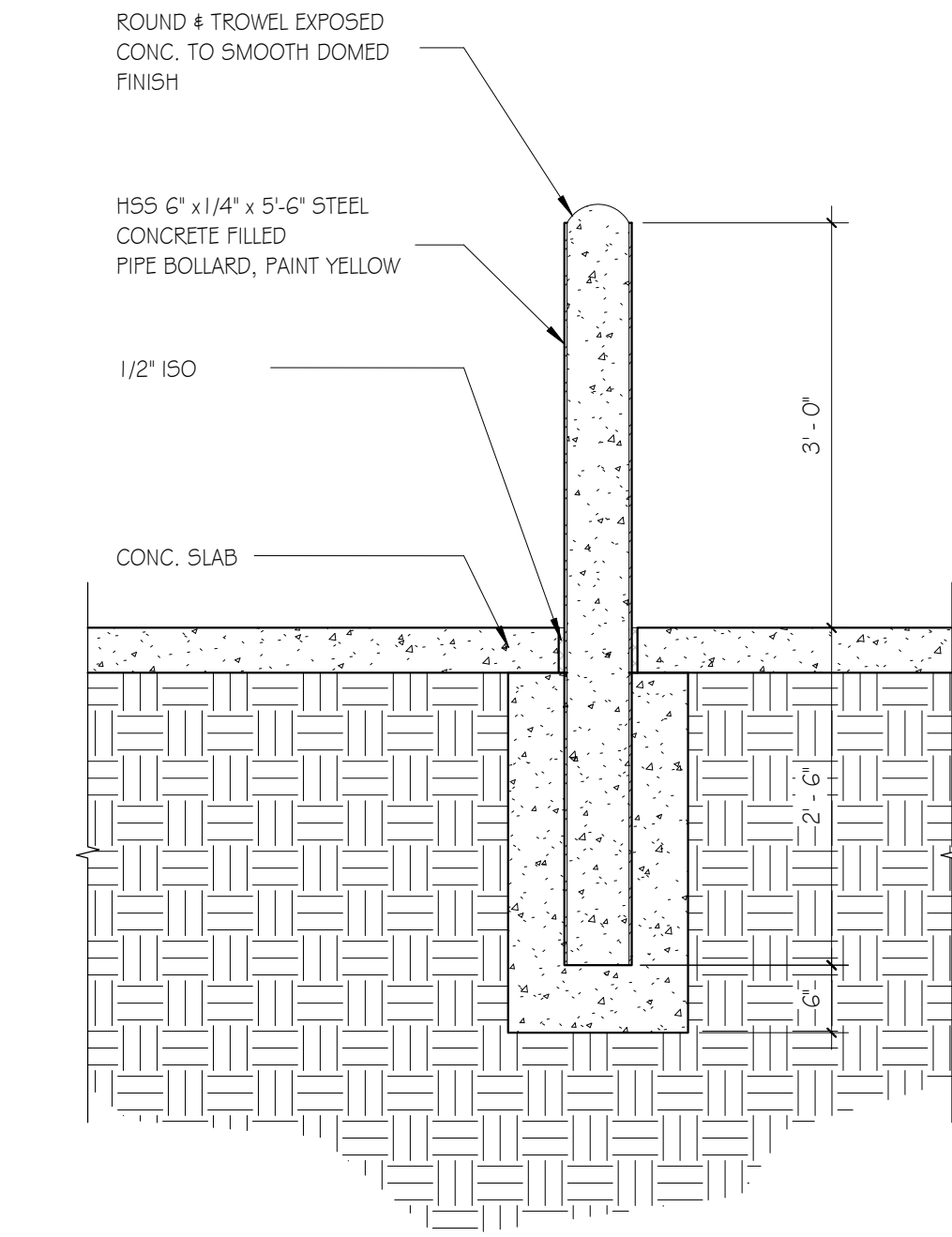
WOOD FENCE, METAL SWING GATE ELEVATION
SCALE: 1/4" = 1'-0"



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

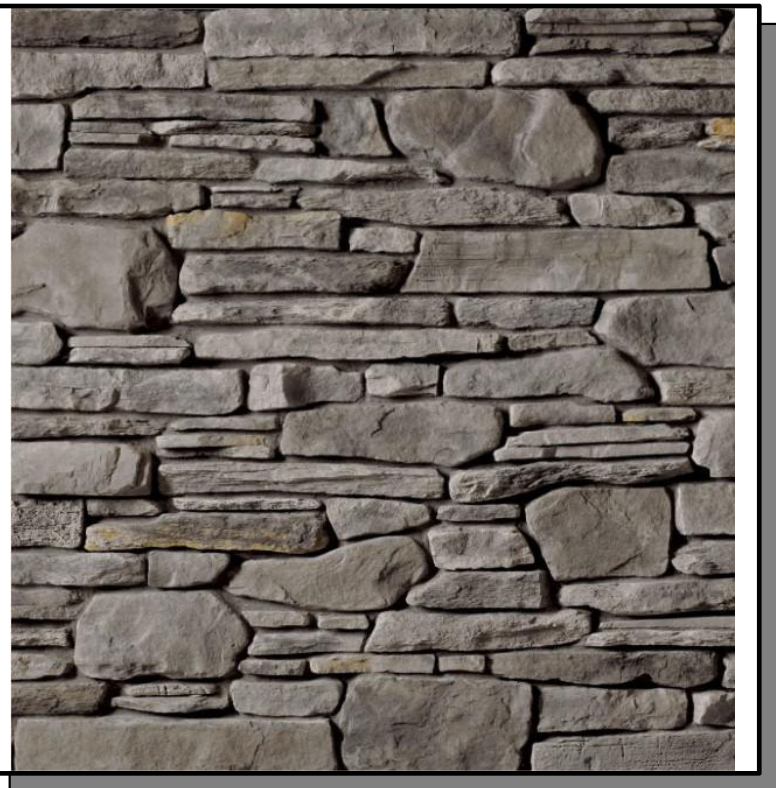
EMERGENCY VEHICLE GATE NOTE:

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.

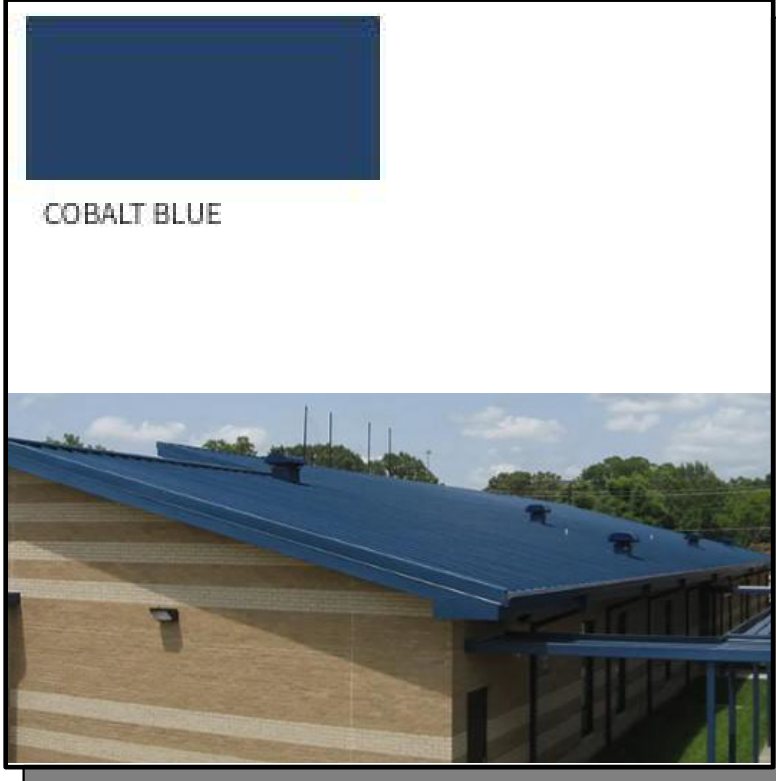


BOLLARD SECTION DETAIL
SCALE: 3/4" = 1'-0"

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



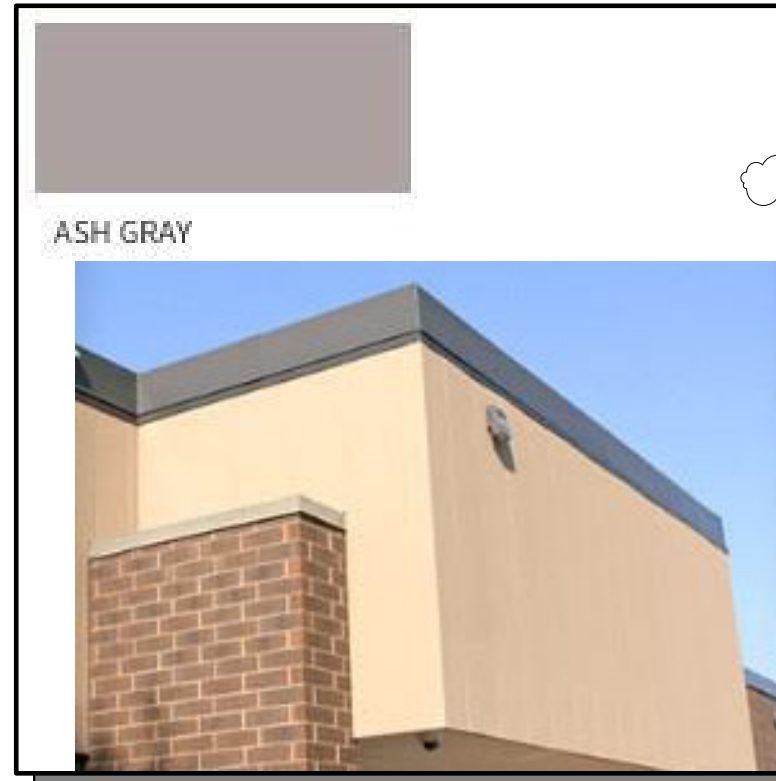
SYNTHETIC STONE VENEER



METAL ROOF ROOF ULTRA-DEK



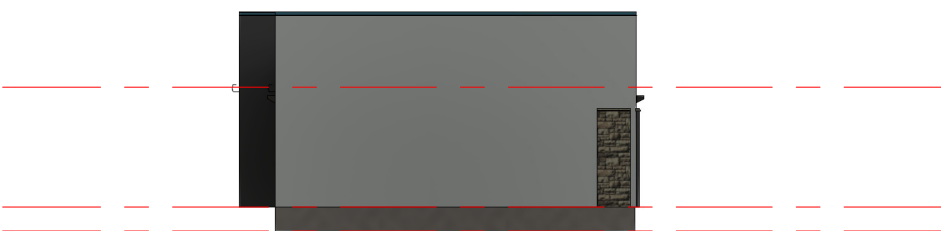
METAL WALL PANEL



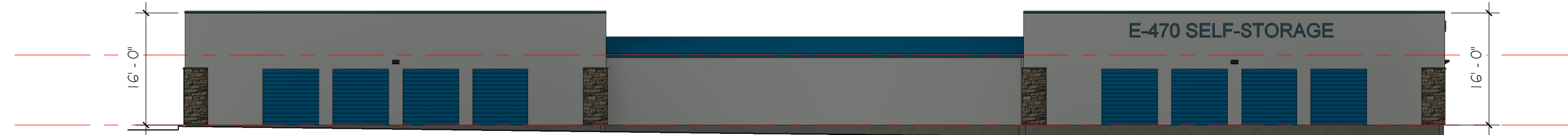
STUCCO WALL PANEL



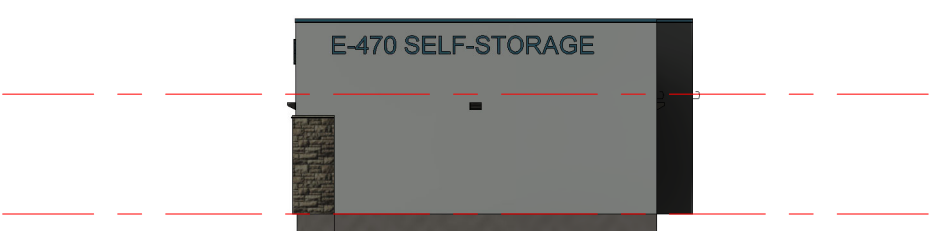
5 BLDG G WEST ELEV
SCALE: 1/16" = 1'-0"



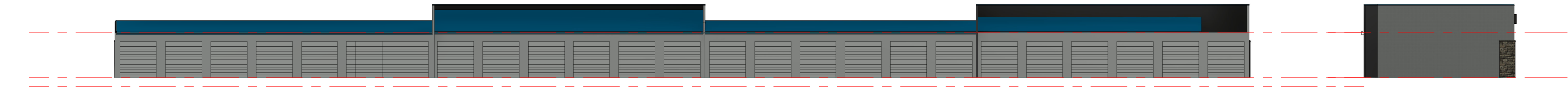
6 BLDG G SOUTH ELEV
SCALE: 1/16" = 1'-0"



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



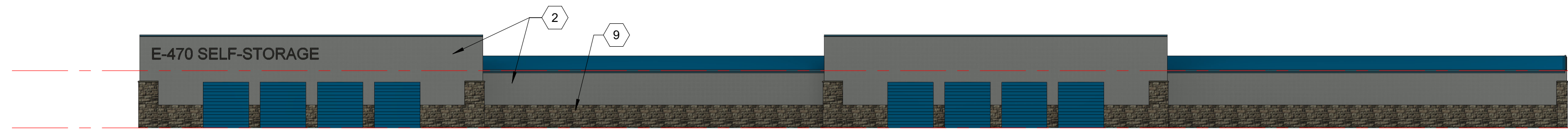
8 BLDG G NORTH ELEV
SCALE: 1/16" = 1'-0"



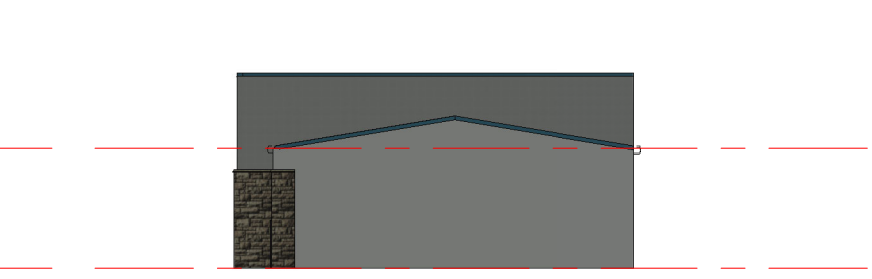
9 BLDG H WEST ELEV
SCALE: 1/16" = 1'-0"



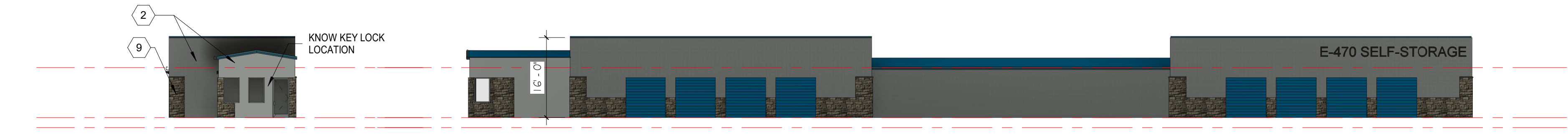
10 BLDG H SOUTH ELEV
SCALE: 1/16" = 1'-0"



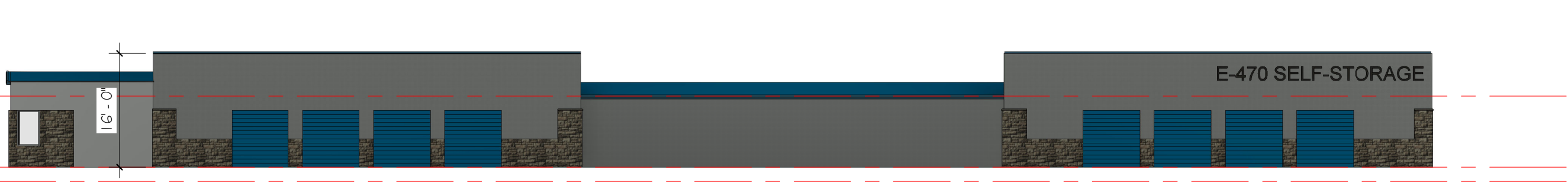
11 BLDG H EAST ELEV
SCALE: 1/16" = 1'-0"



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



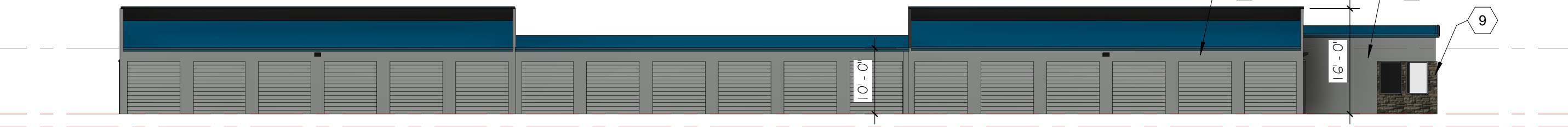
13 BLDG I WEST ELEV
SCALE: 1/16" = 1'-0"



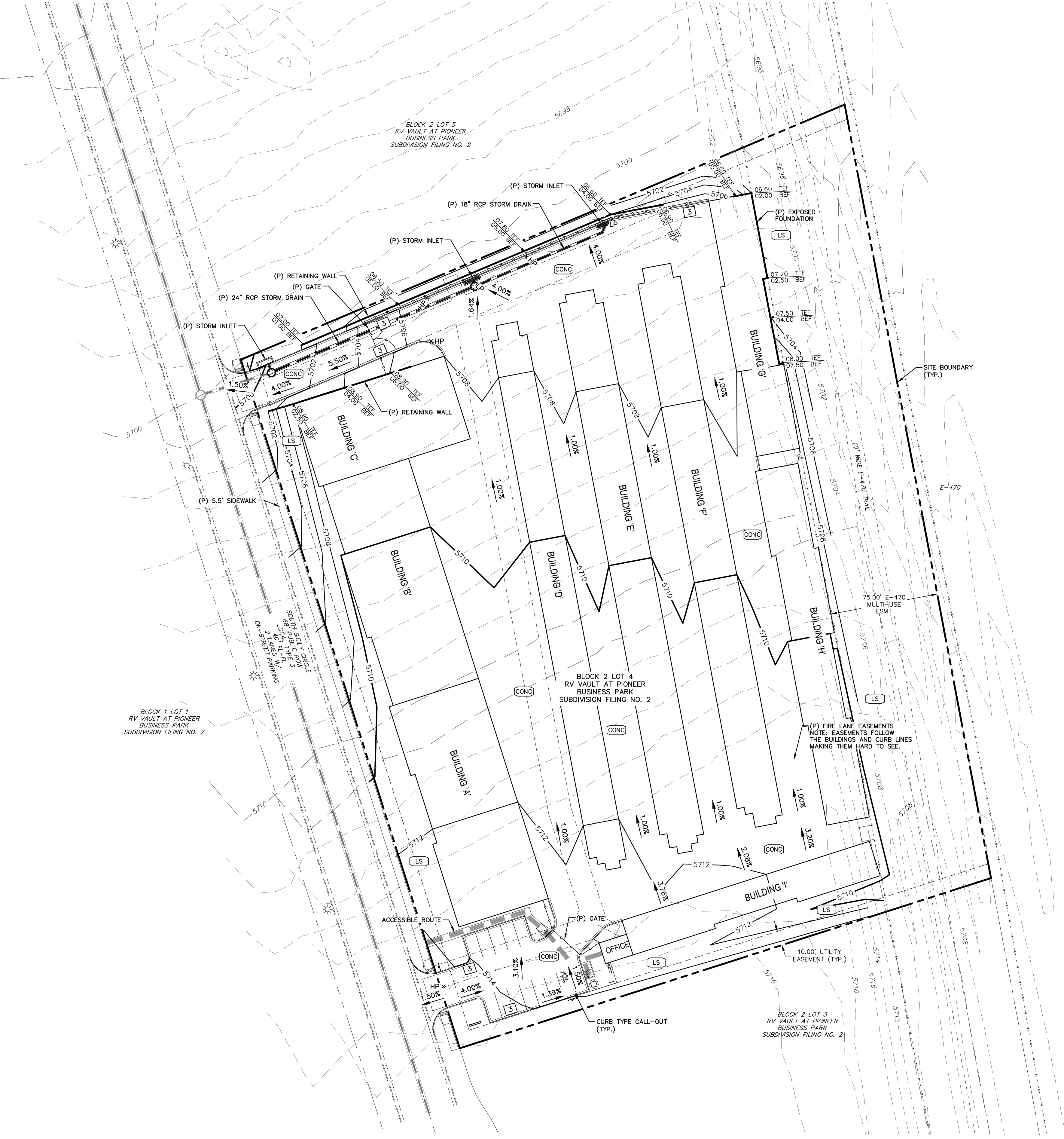
14 BLDG I SOUTH ELEV
SCALE: 1/16" = 1'-0"



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

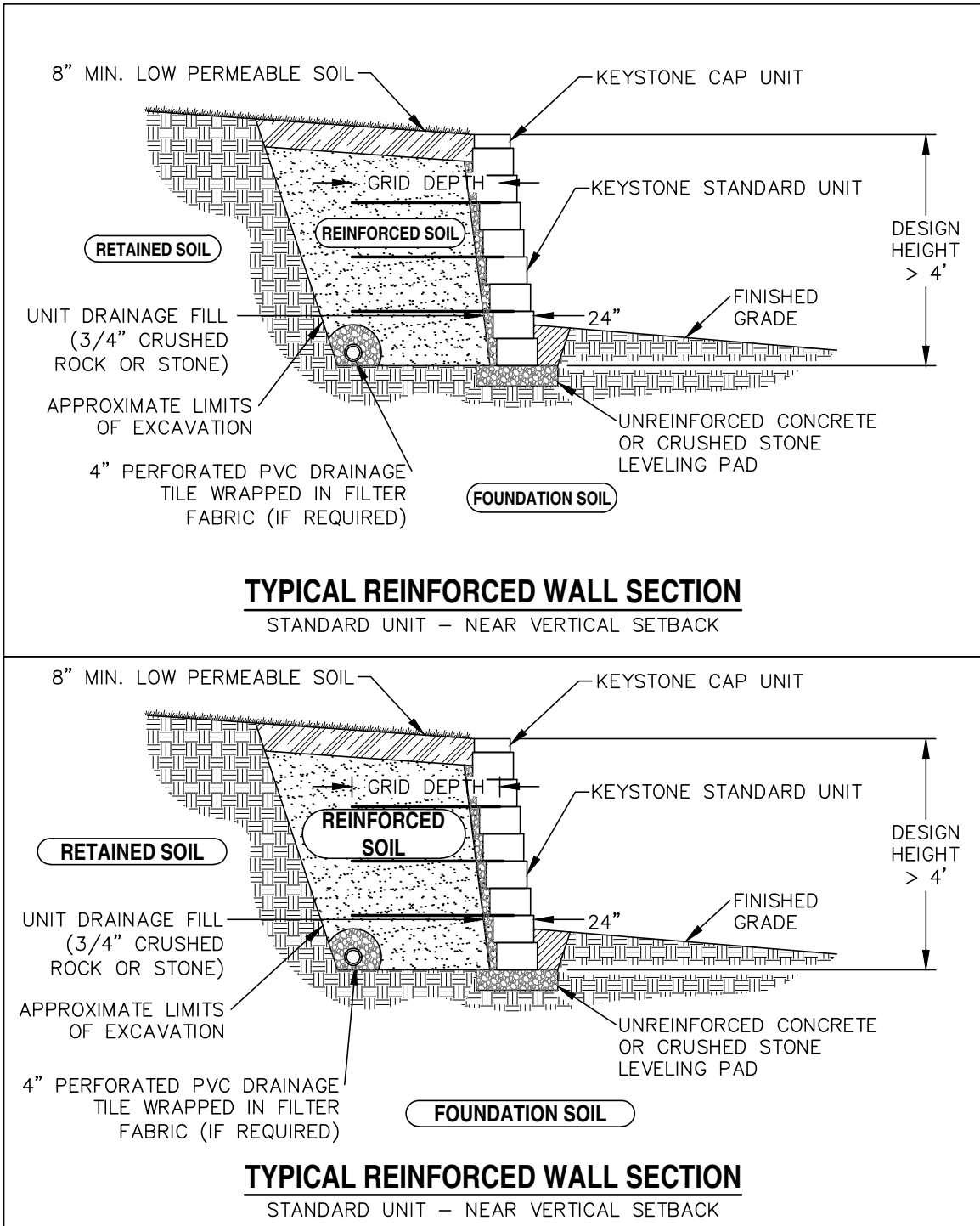


16 BLDG I NORTH ELEV
SCALE: 1/16" = 1'-0"

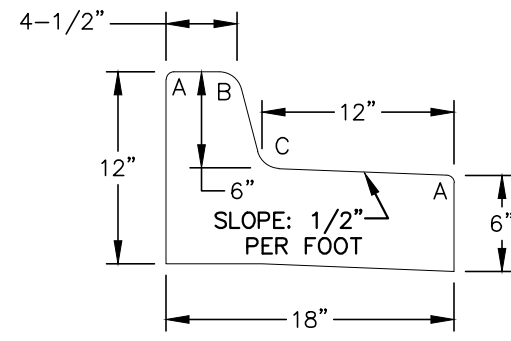


GRADING NOTES:

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 RAMPS 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



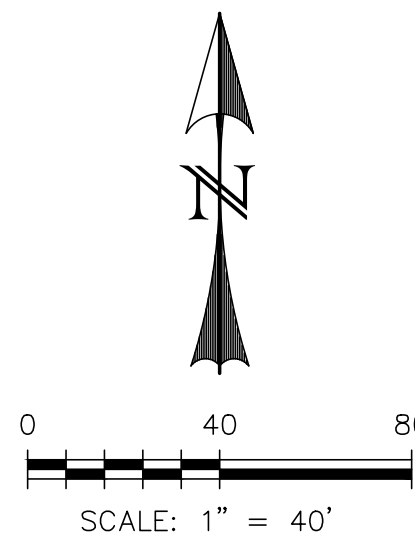
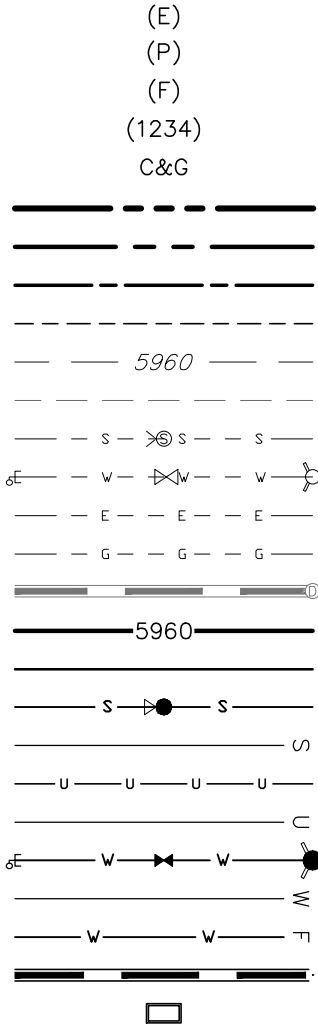
TYPE 3
MEDIAN CURB & GUTTER [SPILL]
SCALE: N.T.S.

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



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

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For more details visit:
www.call811.com

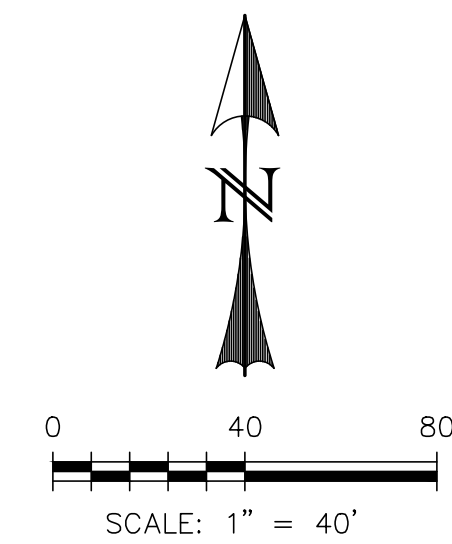
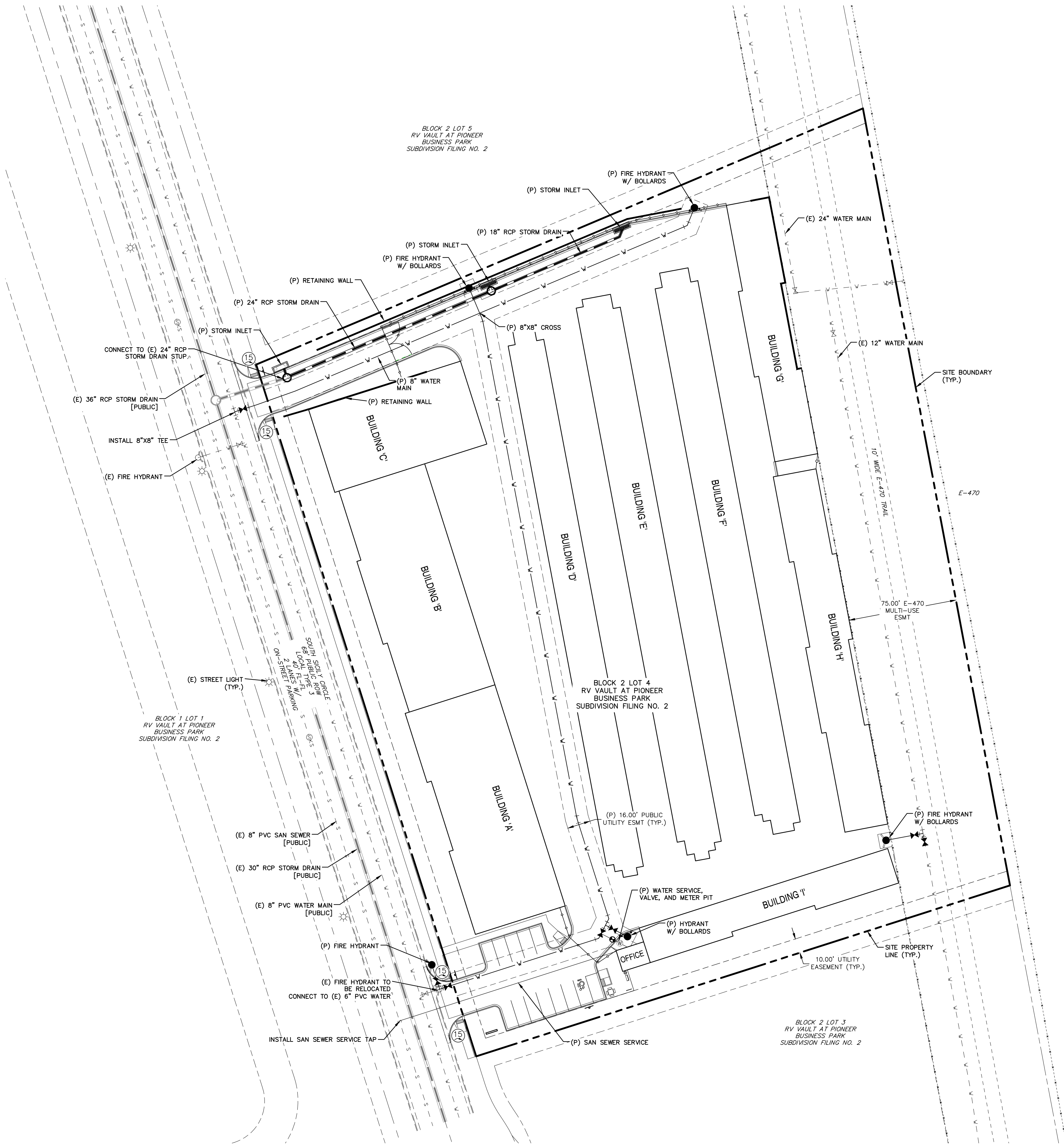
PREPARED FOR:
KEM ARCHITECTURE & PLANNING
901 CROWN RIDGE DRIVE
COLORADO SPRINGS, CO 80904
719-377-7137



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

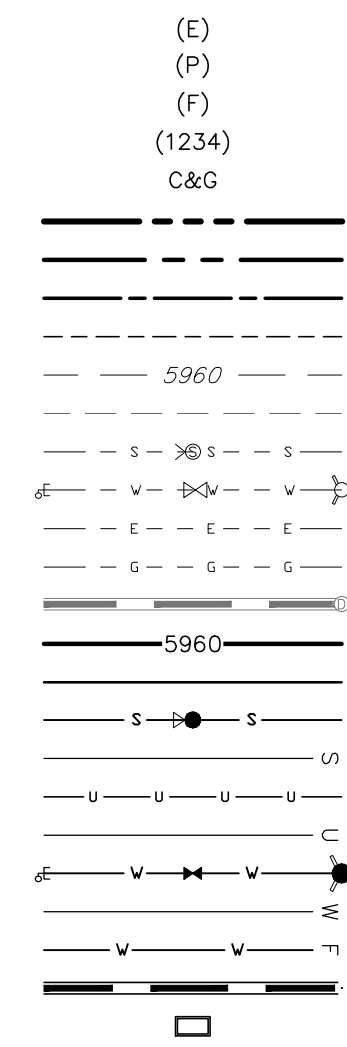
DESIGNED BY:	CDK	DRAWN BY:	CDK
SCALE:	1" = 40'	DATE:	12/06/24
JOB NUMBER	92405	SHEET	6

FOLDER RSN: 1864981



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
1	ADDRESS AGENCY COMMENTS	01/27/25
2	LAYOUT REVISED	01/29/25

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

WESTWORKS
ENGINEERING
1023 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 585-1870

**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	11/11	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 146.4.13.D							
PLAN CALLOUT	STREET FRONTAGE BUFFER	BUFFER	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV.	BUFFER TREES & SHRUBS PER LF.	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 SCREENS: 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 146.4.83.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/Hght	Size
EVERGREEN TREES:						
	PE	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	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	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	103	Juniperus sabina 'Sierra Spreading'	Buffalo Juniper	6-8' x 12-18'	#5 CONT.
	JR	103	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	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	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	135	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'	#5 CONT.
	PVH	20	Paniculum 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

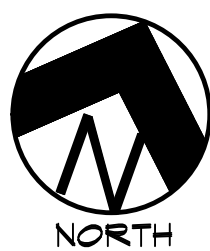
All proposed landscaping within the the site triangle shall be in compliance with COA Roadway Specifications Section 8.B.1

DOCUMENT NOTE

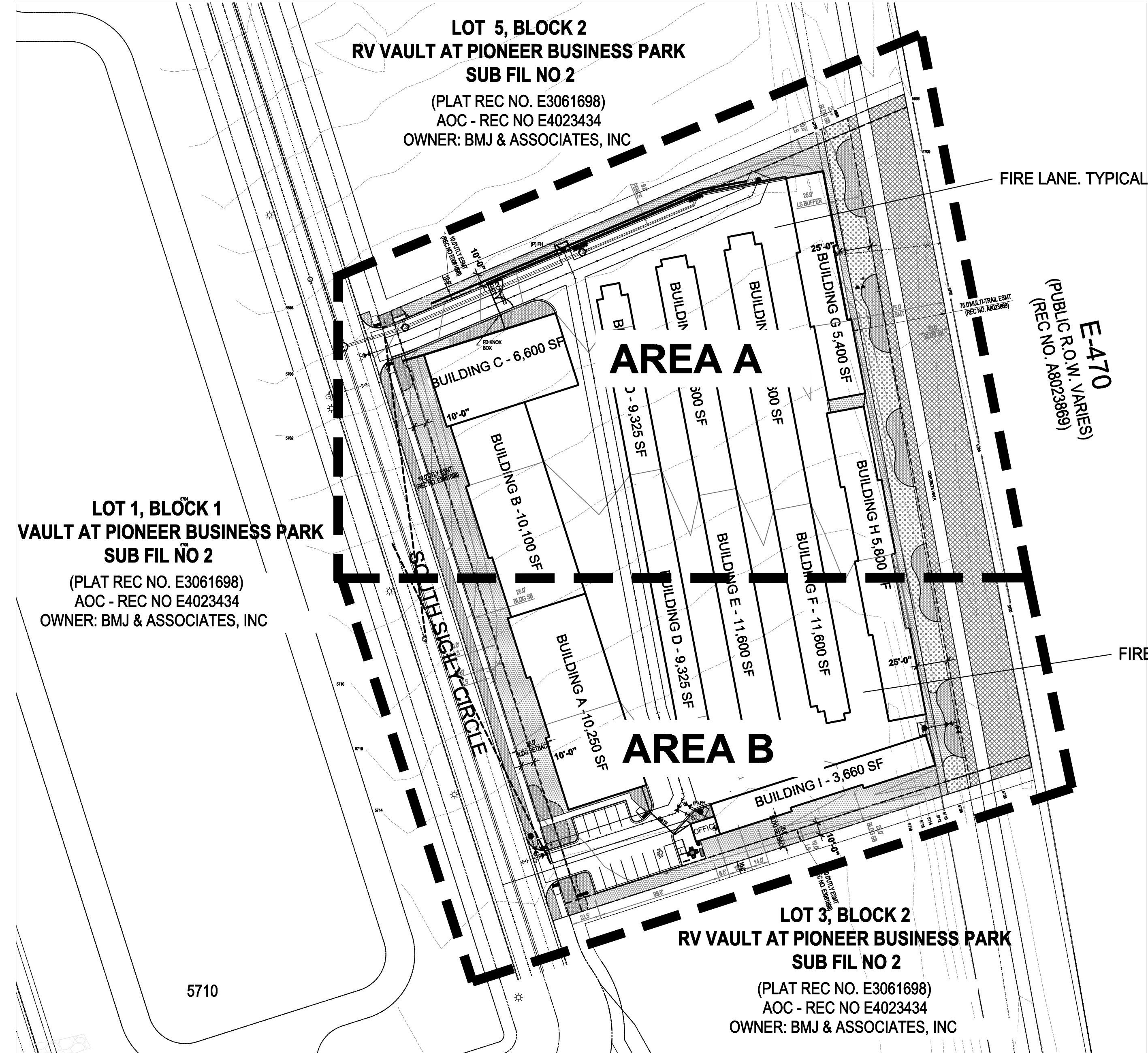
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UTILITIES NOTE

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.



Know what's below.
Call before you dig.



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 719-477-1046
Fax 719-468-1122



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

1-30-25 PER CITY COMMENTS

ORIGINAL DATE 12-9-24

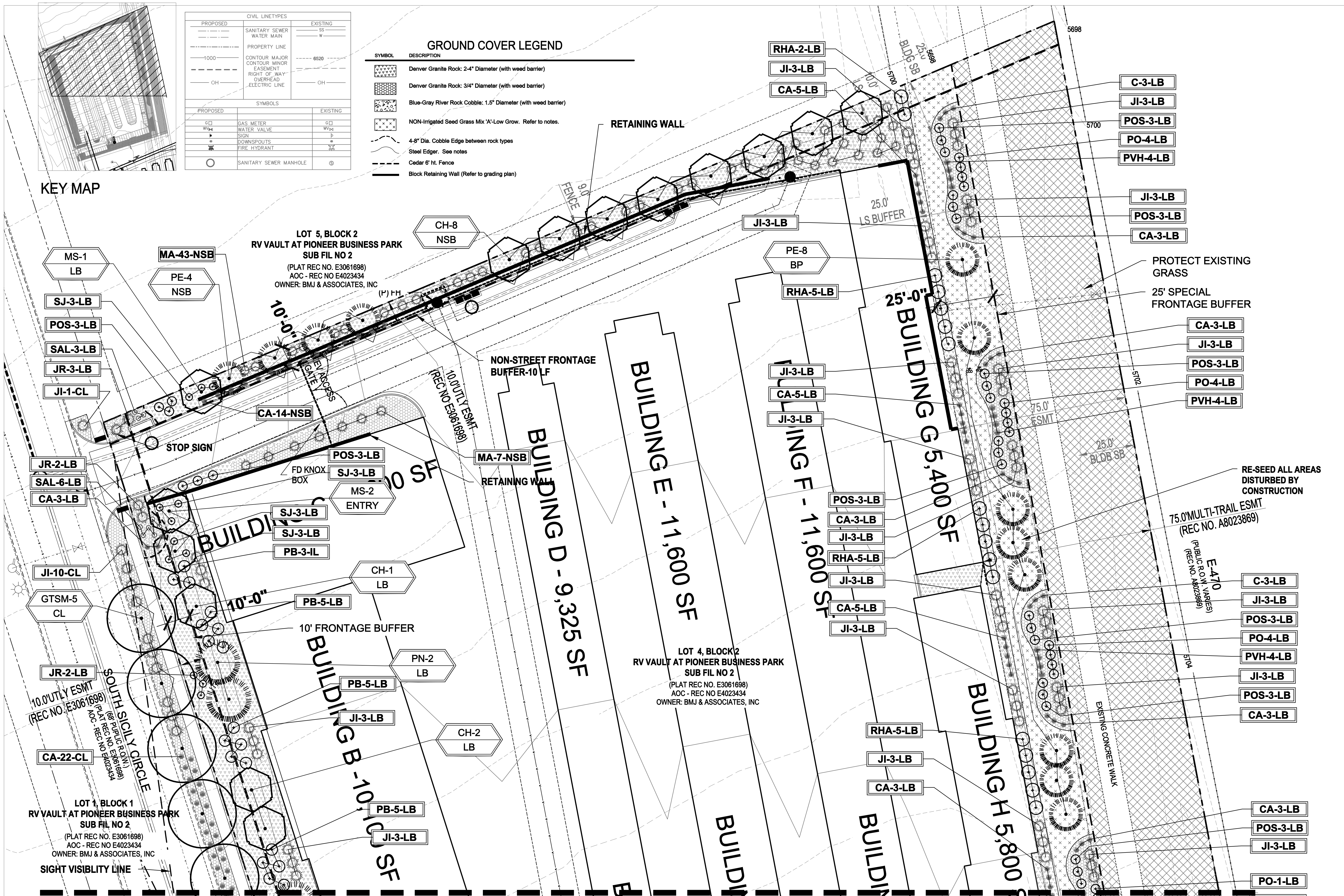
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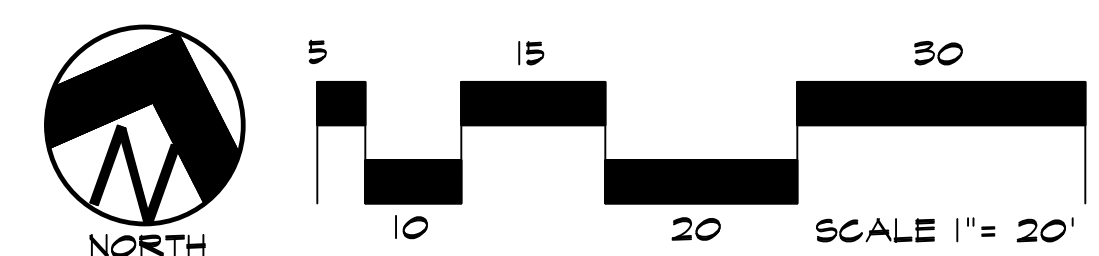
LANDSCAPE PLAN

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

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	DRAWN BY	JM
	DESCRIPTION	LANDSCAPE PLAN-AREA A
	SHEET NO.	9

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S. ROME WAY
CITY OF AURORA, CO
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

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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.

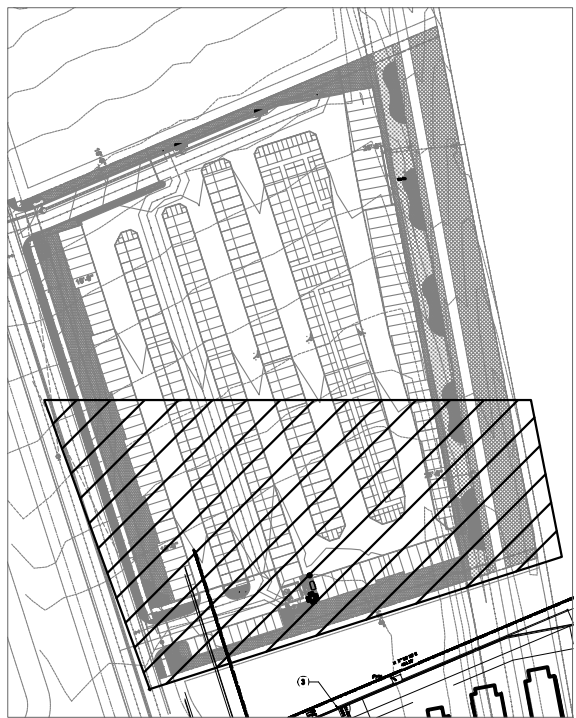
LAYOUT NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY 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 WATER MAIN	 SS  W
	PROPERTY LINE	
 1000	CONTOUR MAJOR CONTOUR MINOR	 6520 
	EASEMENT RIGHT OF WAY	
 OH	OVERHEAD ELECTRIC LINE	 OH 
SYMBOLS		
PROPOSED		EXISTING
	GAS METER	
 WV	WATER VALVE	 WV
 S	SIGN	 S
 D	DOWNSPOUTS	 D
 H	FIRE HYDRANT	 H
	SANITARY SEWER MANHOLE	

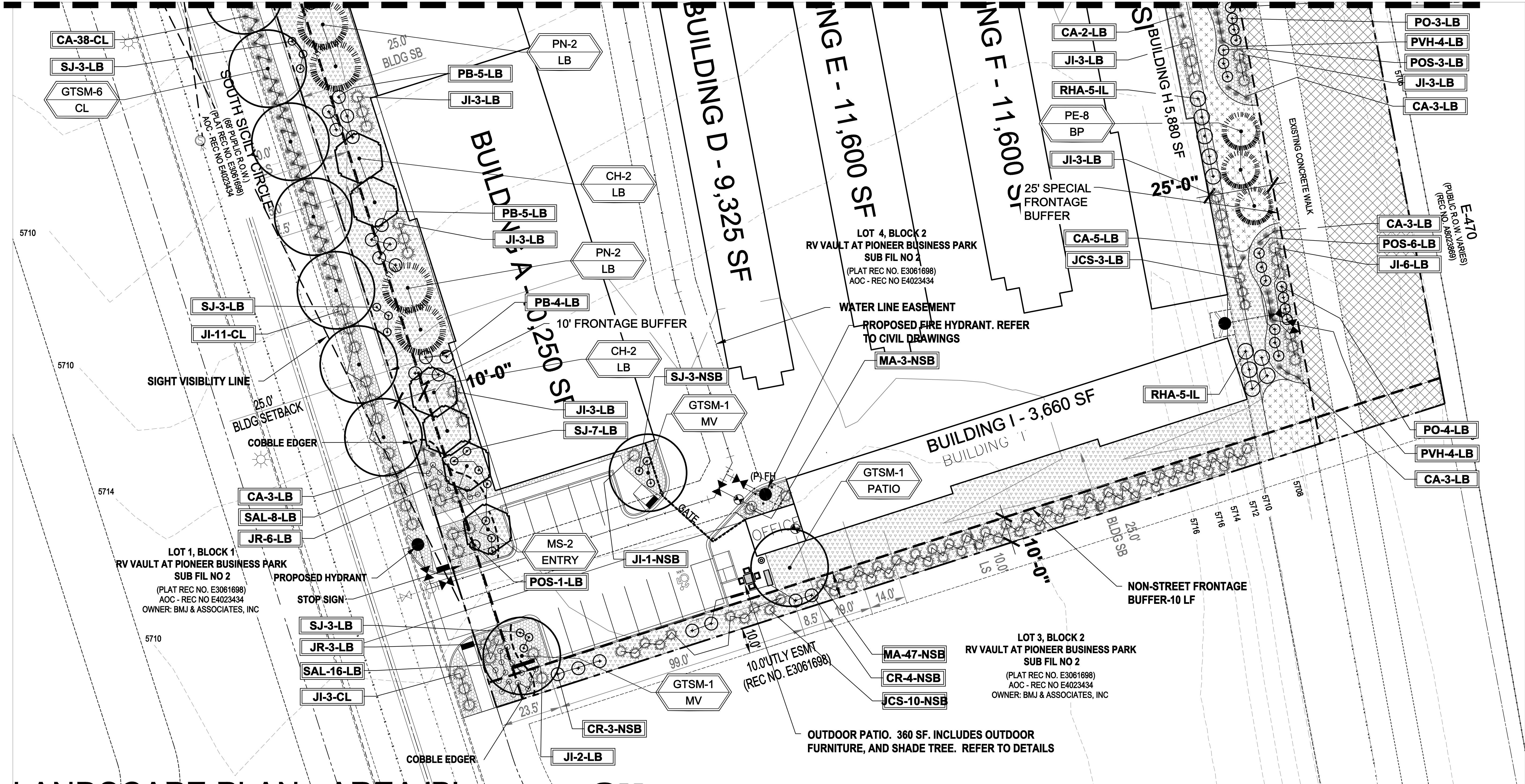
GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	APPROX. SF
	Denver Granite Rock: 2-4" Diameter (with weed barrier) Submit sample to owner prior to ordering material	24,060 SF
	Denver Granite Rock: 3/4" Diameter (with weed barrier) Submit sample to owner prior to ordering material	8,503 SF
	Blue-Gray River Rock Cobble: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	1,662 SF
	NON-Irrigated Seed Grass Mix 'A'-Low Grow. Refer to notes. Submit spec to owner prior to ordering material	6,921 SF 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.

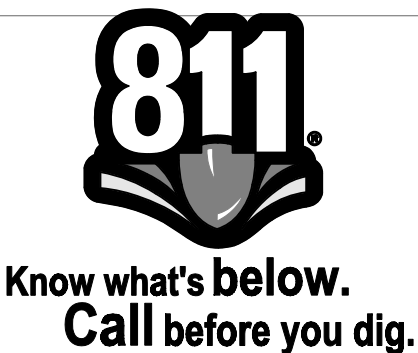
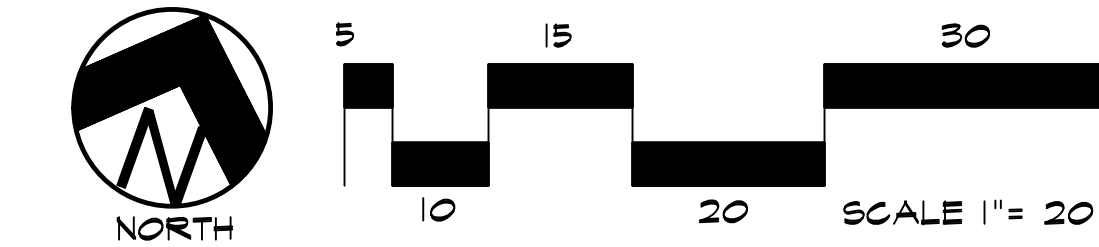


KEY MAP

MATCHLINE - REFER TO SHEET 9



LANDSCAPE PLAN - AREA 'B'



UTILITIES NOTE

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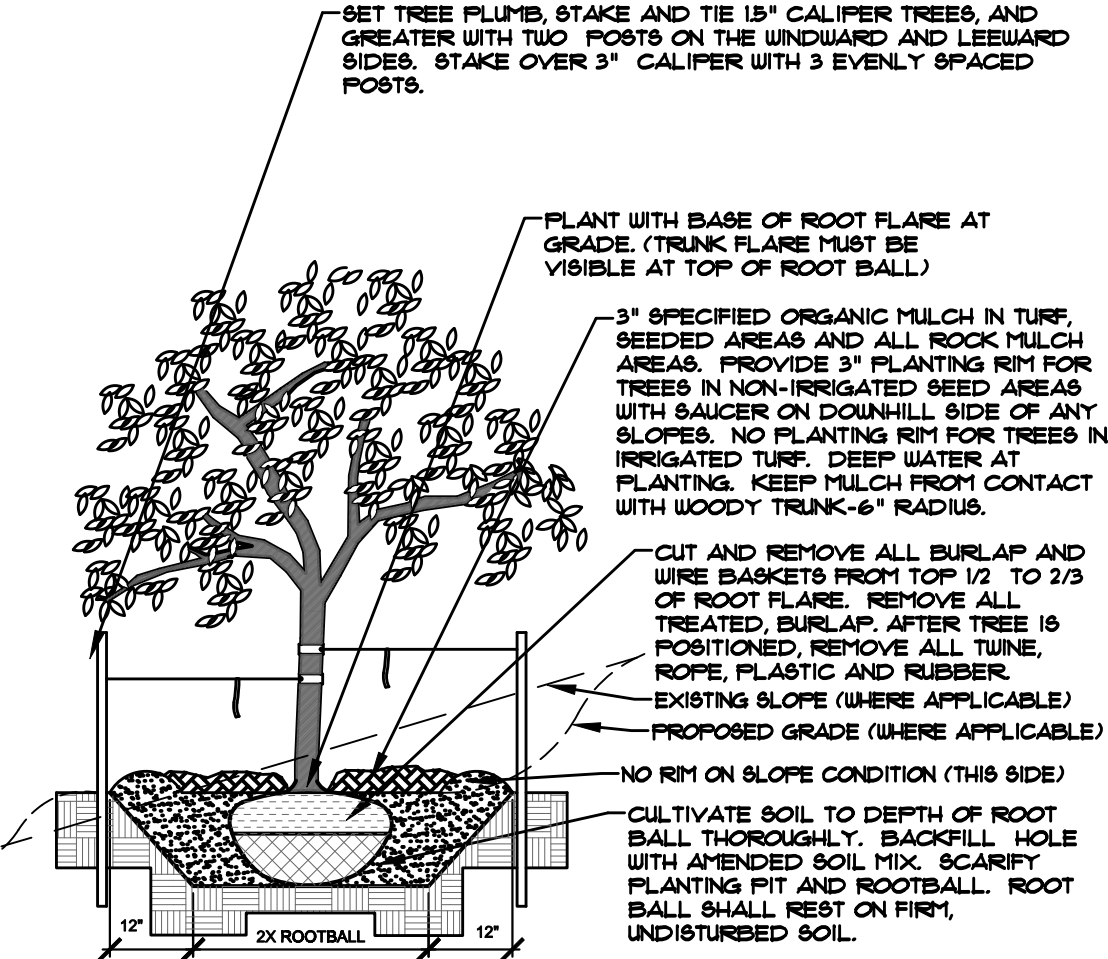
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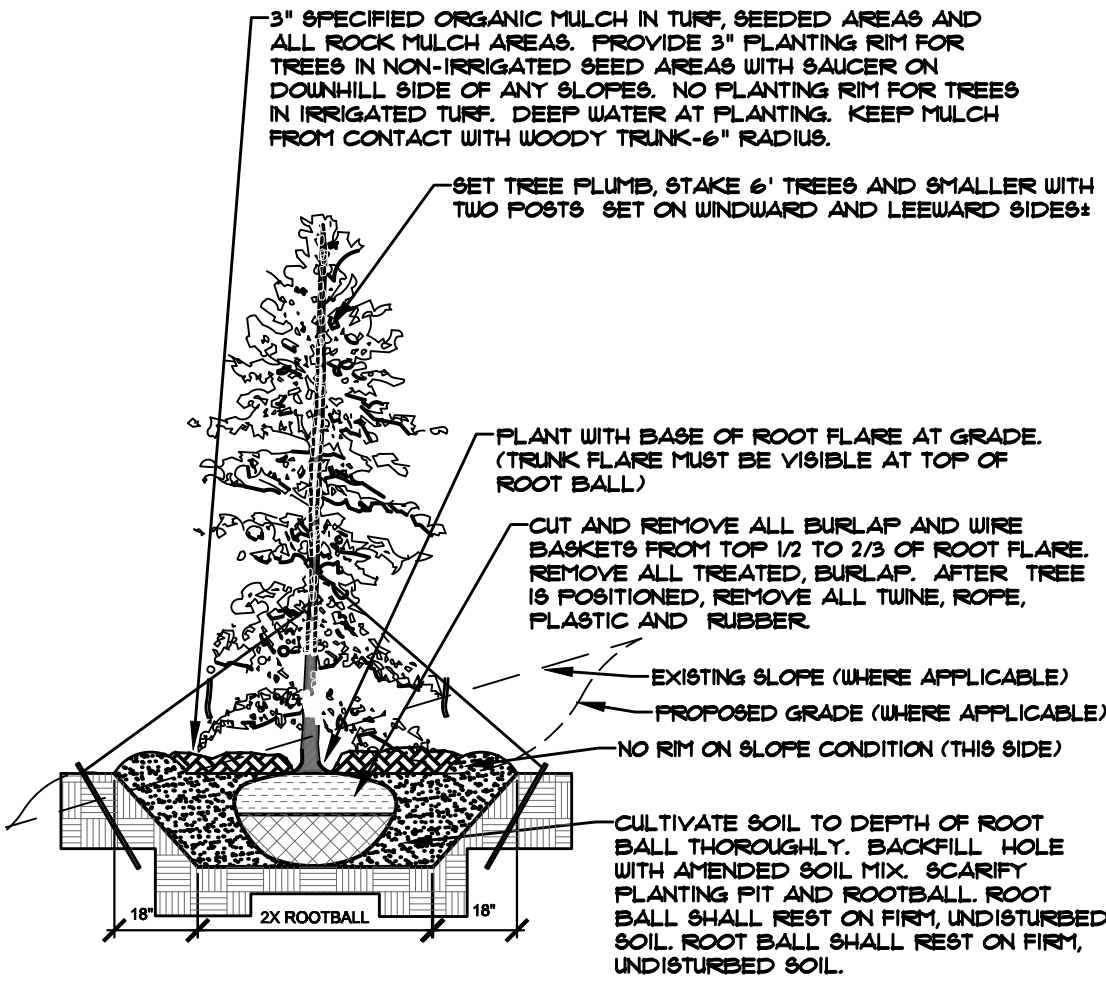
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	ORIGINAL DATE	12-9-24
	DRAWN BY	JM
	DESCRIPTION	LANDSCAPE PLAN-AREA B
	SHEET NO.	10

- 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, CROSSINGS, 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 BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TURF.
 - 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.



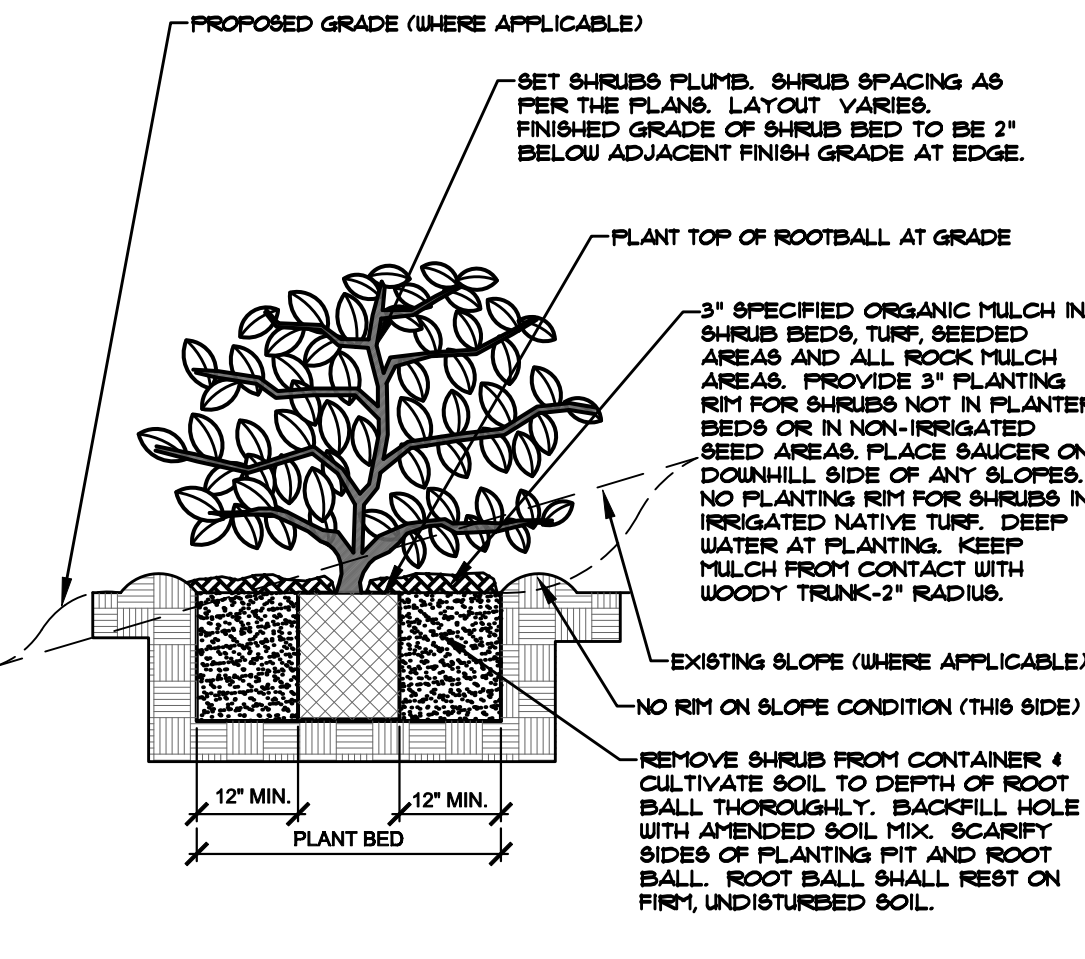
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- 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.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 90% ORGANIC MATERIAL.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET).



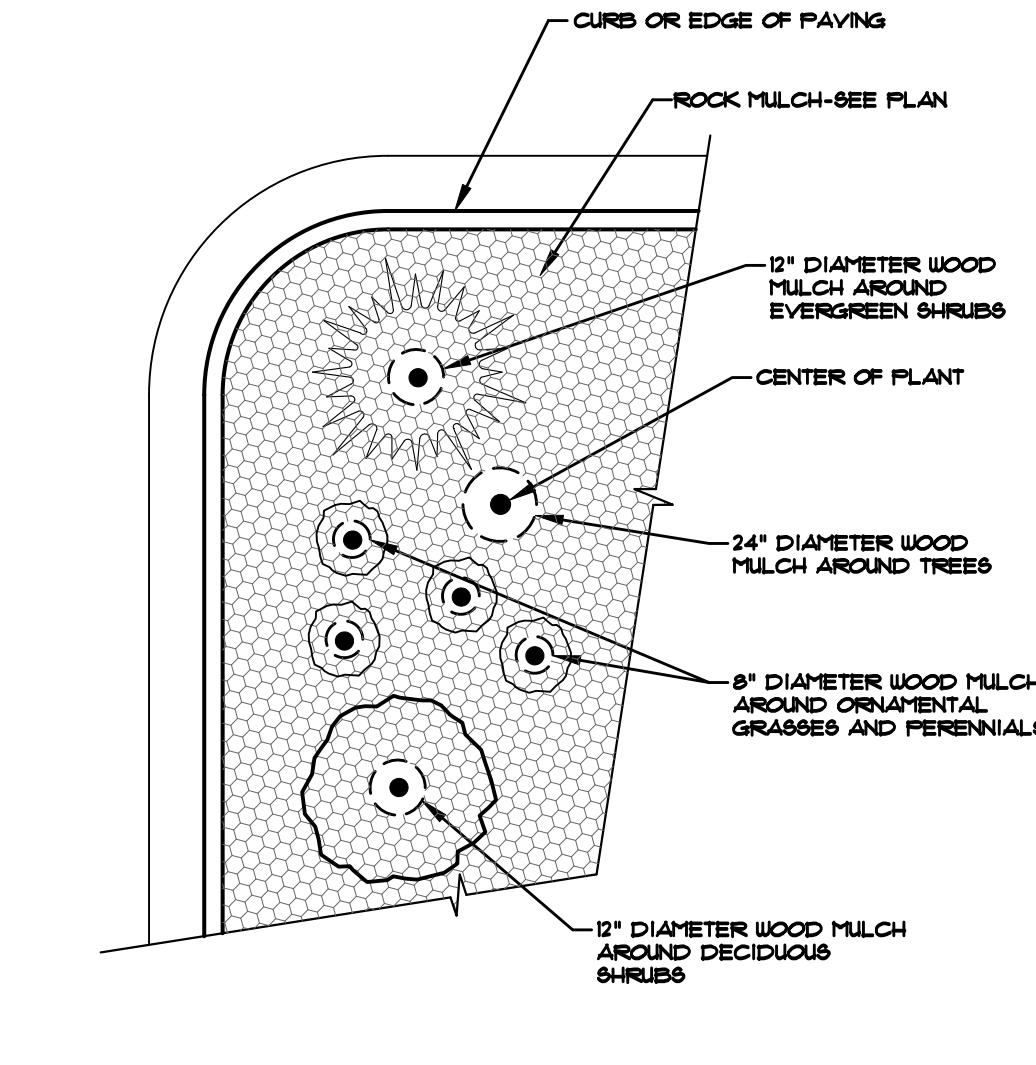
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
- PRUNE 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\"/>

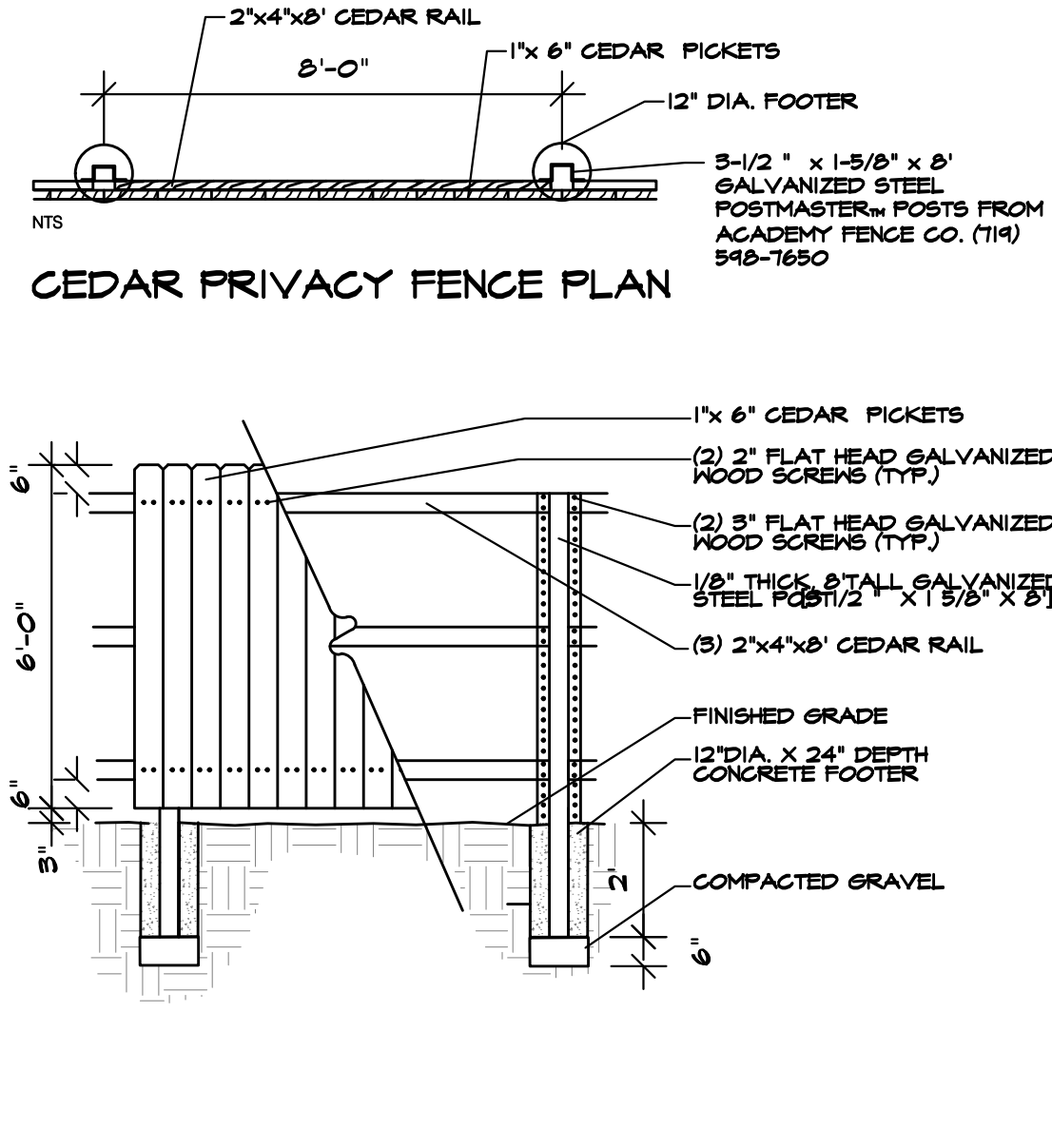


C SHRUB PLANTING DETAIL
NOT TO SCALE

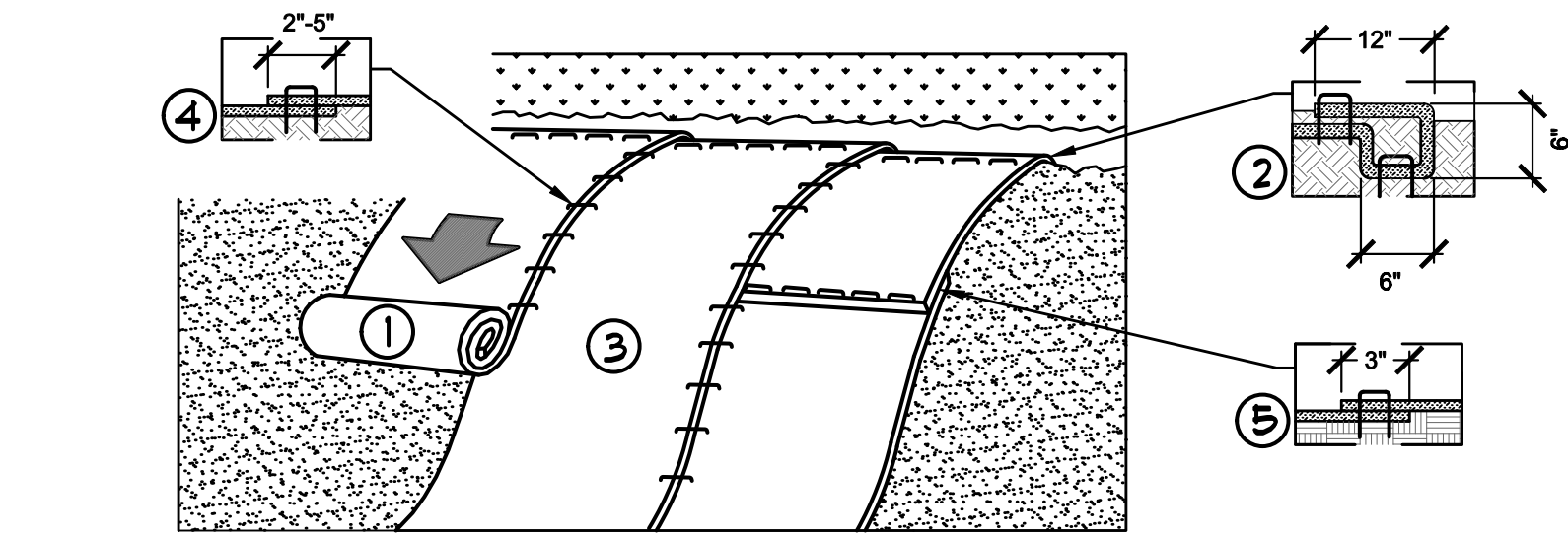
- NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES.
 - INSTALL IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2\"/>



D TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE

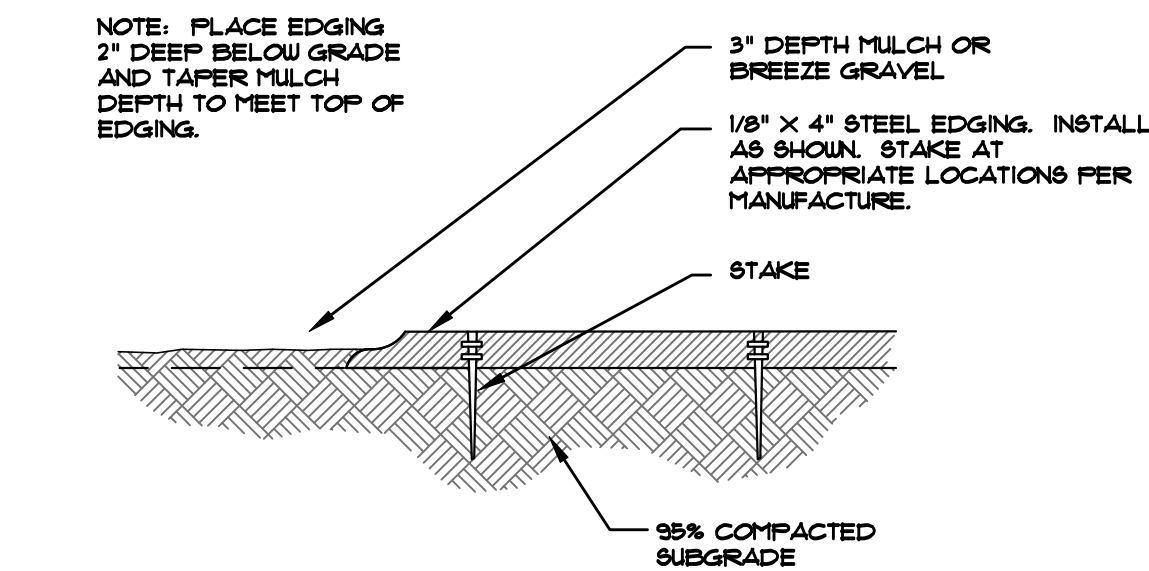


E CEDAR PRIVACY FENCE DETAIL
NOT TO SCALE



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\"/>
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. CONSECUTIVE RECP® SPliced DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3\"/>
- NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6\"/>

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

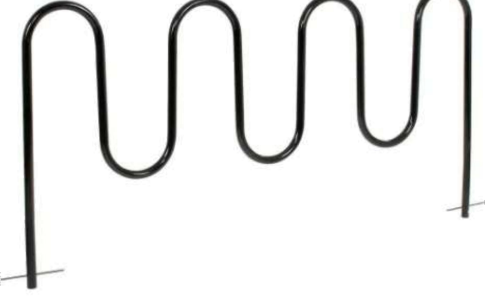
Commercial Picnic Table – Black 46" Square



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

UTILITIES NOTE

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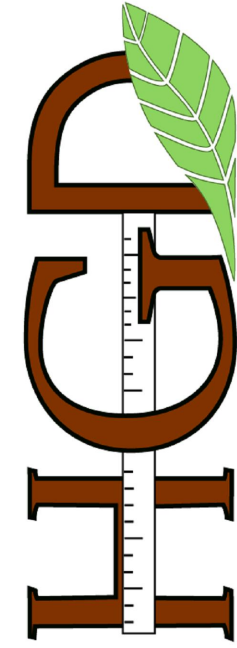


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S. ROME WAY
CITY OF AURORA, CO

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JOB NUMBER	1226-24
REVISIONS	
12-9-24	PER CITY COMMENTS
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