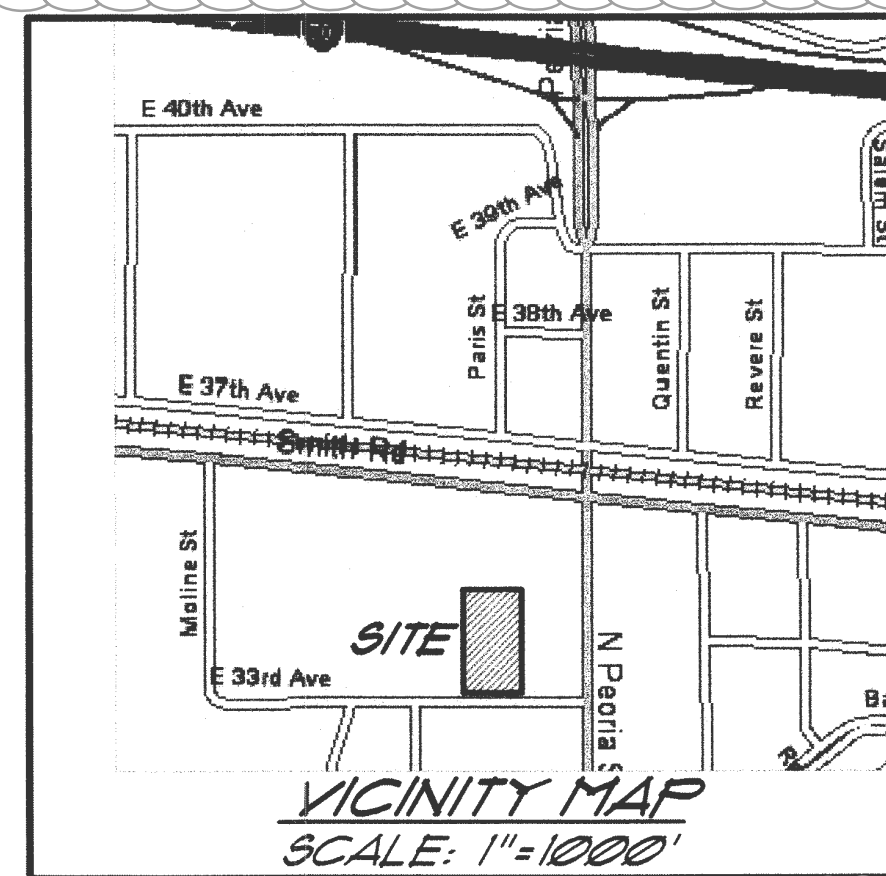


A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LANDSCAPE ARCHITECT: MICHAEL L. STAHL, INC.
3581 SILVER HILL CIRCLE
LONE TREE, COLORADO 80124
PHONE: 303-779-6601

<u>REQUESTED:</u>	<u>WAIVER:</u>
DETACHED SIDEWALK PER THE CITY OF AURORA STANDARDS.	EXISTING ATTACHED SIDEWALK TO REMAIN AS IS.
<u>JUSTIFICATION:</u>	
<ol style="list-style-type: none"> 1. THE EXISTING LOCATION OF THE BUILDING, PARKING LOT, AND DRIVEWAY DOES NOT PROVIDE ENOUGH ROOM (IN A NORTH/ SOUTH DIRECTION) TO DETACH THE SIDEWALK. 2. THERE IS NO EXISTING DETACHED SIDEWALK ANYWHERE NEAR THE PROPOSED REDEVELOPMENT SITE. THE SITE IS LOCATED IN AN "M-2" ZONING DISTRICT, WHICH IS DESCRIBED AS A "MEDIUM INDUSTRIAL DISTRICT". 2. PROPOSED UPGRADED LANDSCAPING IN THE EXISTING LANDSCAPED AREA BEHIND (NORTH OF) THE EXISTING ATTACHED WALK ALONG THE STREET FRONTAGE OF EAST 33RD AVENUE. 	



09/15/2021 MINOR AMENDMENT TO MODIFY BUILDING
FACADE, ADD NEW CURB AND GUTTER, ADD NEW DRIVE
AISLE CONNECTION AND REVISE LANDSCAPING

12/10/2021 MINOR AMENDMENT TO
PROVIDE REQUIRED PARKING SPACES, PAVE
EXISTING CRUSHED CONCRETE WITH NEW
PAVEMENT AND MODIFY ONSITE POND FOR
ADDED IMPERVIOUS AREAS.

COVER SHEET	S1
SITE PLAN AND NOTES	S2
SITE PLAN	S3, S3-1 AND S3-2
PRELIMINARY DRAINAGE AND GRADING PLAN	S4, S4-1 AND S4-2
LANDSCAPE PLAN	L1, L2, AND L3
BUILDING ELEVATIONS	E1

DEPUTY:

ADJUSTMENTS:
AN ADMINSTRATIVE ADJUSTMENT IS BEING REQUESTED TO THE OUTDOOR VEHICLE STORAGE AREA, PER SECTION 146.3.3.5MM.4 AND 146-4.7.8.B.2.c. THE REQUEST IS TO UTILIZE THE EXISTING BERM ON THE ABUTTING PROPERTY TO THE NORTH TO PROVIDE SCREENING OF THE VEHICLE STORAGE AREA.

ENGINEERS SEAL:		DESIGNED BY:		DRAWN BY:		CHECKED BY:		DRAWER NUMBER:		DATE:		SCALE:		SHEET NUMBER:	
		DAW		JDP		DRA		GP-234		06-08-2004		N/A		SI	
DESCRIPTION:		COVER SHEET		MOUNTAIN STATES PIPE & SUPPLY		2801 TOWER ROAD		AURORA, COLORADO 80011		ATTN: MR. FRANK MILLIRON					
A PART OF BLOCK 18, MORRIS HEIGHTS, FILING NO. 2 AMENDED P.M. SITUATED IN THE NE 1/4 OF SECTION 28, T.3S., R.67W., OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO		PREPARED BY:		MOUNTAIN STATES PIPE & SUPPLY		2801 TOWER ROAD		AURORA, COLORADO 80011		ATTN: MR. FRANK MILLIRON					
PREPARED BY:		MOUNTAIN STATES PIPE & SUPPLY		2801 TOWER ROAD		AURORA, COLORADO 80011		ATTN: MR. FRANK MILLIRON							
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MOUNTAIN STATES PIPE & SUPPLY SITE PLAN

A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOTES:

- 1. THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- 2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 3. 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, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- 4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE(S) THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST DIRECT PRACTICAL ROUTE. 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 HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 1994 UNIFORM BUILDING CODE, CHAPTER 11, APPENDIX CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117-1992. AS OF 29 MAY 03, THE CITY OF AURORA WILL ALSO UTILIZE HOUSE BILL 03-1221, ARTICLE 5 FOR STANDARDS FOR ACCESSIBLE HOUSING. NOTE: THE STATE STATUE IS INTENDED TO SUPPLEMENT THE OTHER LAWS ALREADY IN PLACE. THE ALTERNATIVE HOUSING TYPES AND POINT SYSTEM WILL BE UTILIZED TO SATISFY ONLY THE STATE STATUE.

- 5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 6. THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCURANCY.

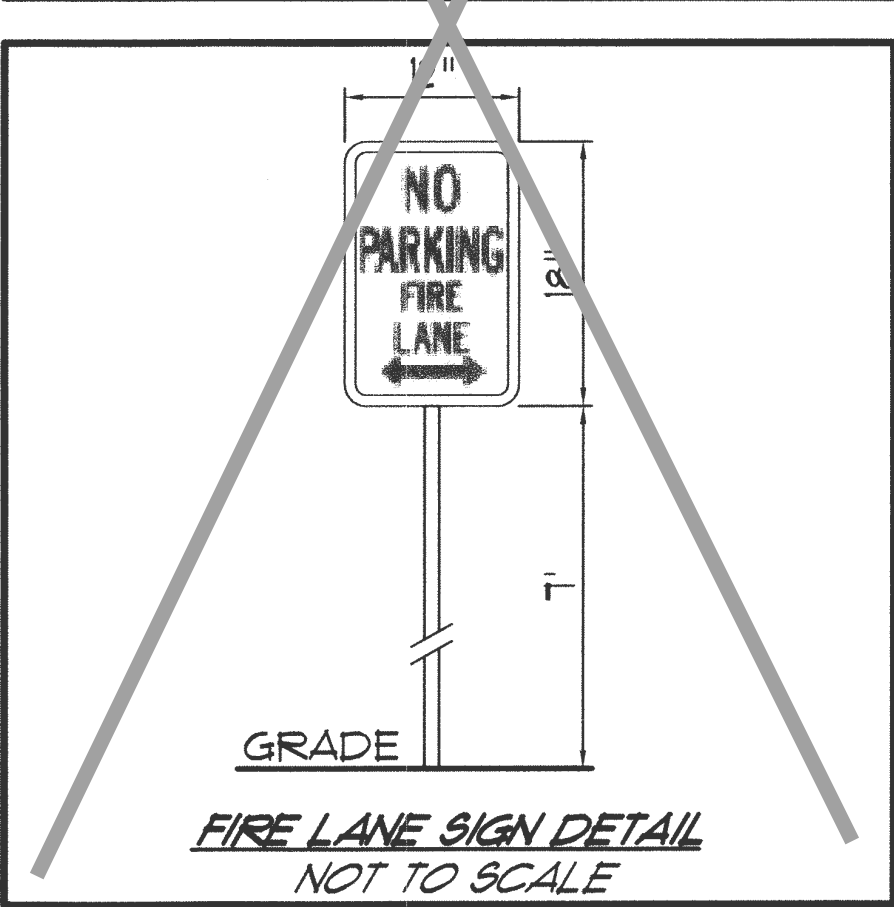
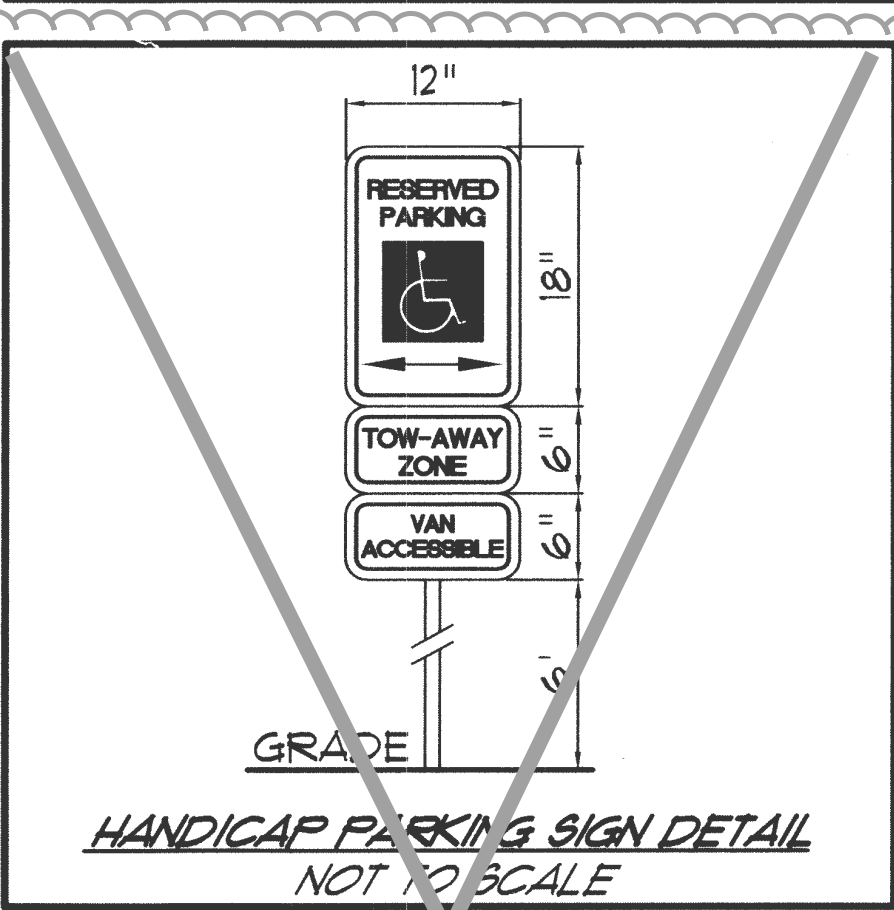
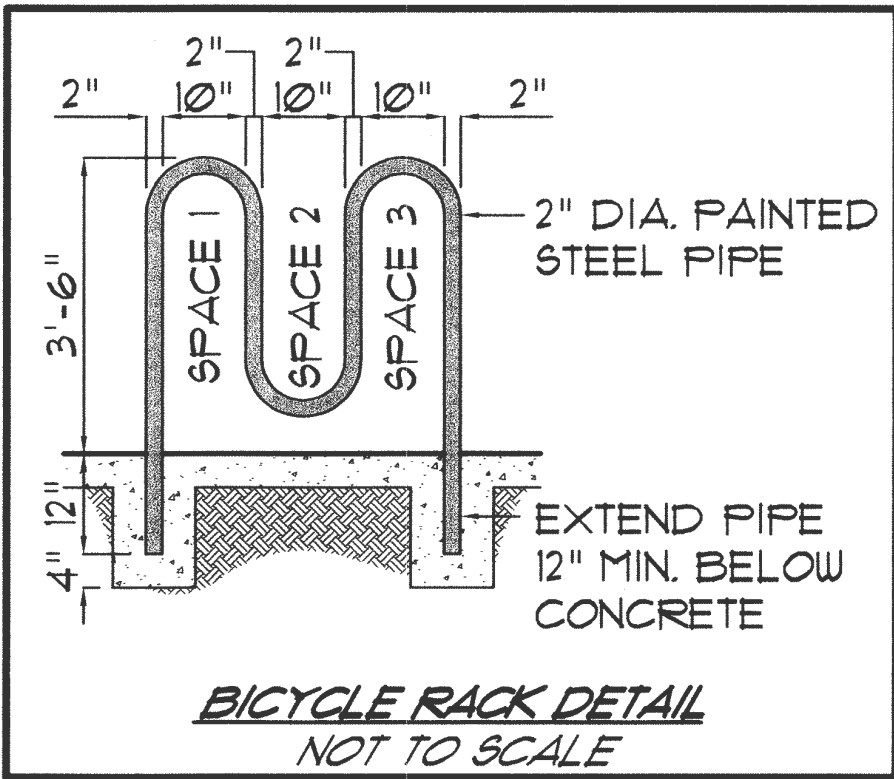
ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

- 8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

- 9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

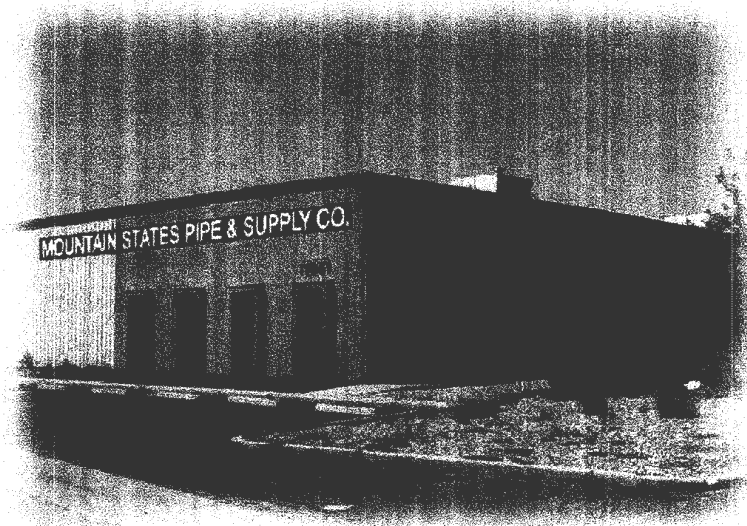
NOTES: CONTINUED

- 10. ROOF MOUNTED EQUIPMENT SCREENING:
ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MUST BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- 11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING, OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETCETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.
- 12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE CITY OF AURORA PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF THE BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- 15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- 16. ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 17. ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD.



MOUNTAIN STATES PIPE & SUPPLY CO.

(2 EA.) EXISTING SIGN TO BE REMOVED AT OLD LOCATION & (1 EA.) TO BE INSTALL AT NEW LOCATION



CONCEPTUAL VIEW AT NEW LOCATION
WALL MOUNTED SIGN DETAIL
NOT TO SCALE

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 WEEKS BEFORE YOU EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS		DATE	BY
NO.	DESCRIPTION	DATE	BY
1	CITY COMMENTS	10/4/04	RWK
	MINOR SITE PLAN AMENDMENT	09/16/21	TAL

Engineering Service Company
1331 Spruce, Colorado 80012
Phone (303) 440-8500 337-7481
engineers@escc.com

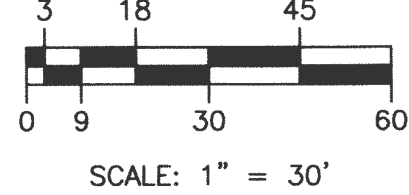
SITE PLAN NOTES
MOUNTAIN STATES PIPE & SUPPLY
A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
PREPARED FOR: MOUNTAIN STATES PIPE & SUPPLY
2801 TOWER ROAD
AURORA, COLORADO 80011
ATTN: MR. FRANK MILLIRON

DESIGNED BY:	DAW
DRAWN BY:	JDP
CHECKED BY:	DRA
DRAWER NUMBER:	CP-234
DATE:	06-08-2004
SCALE:	N/A
SHEET NUMBER:	S2

MOUNTAIN STATES PIPE & SUPPLY SITE PLAN

A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

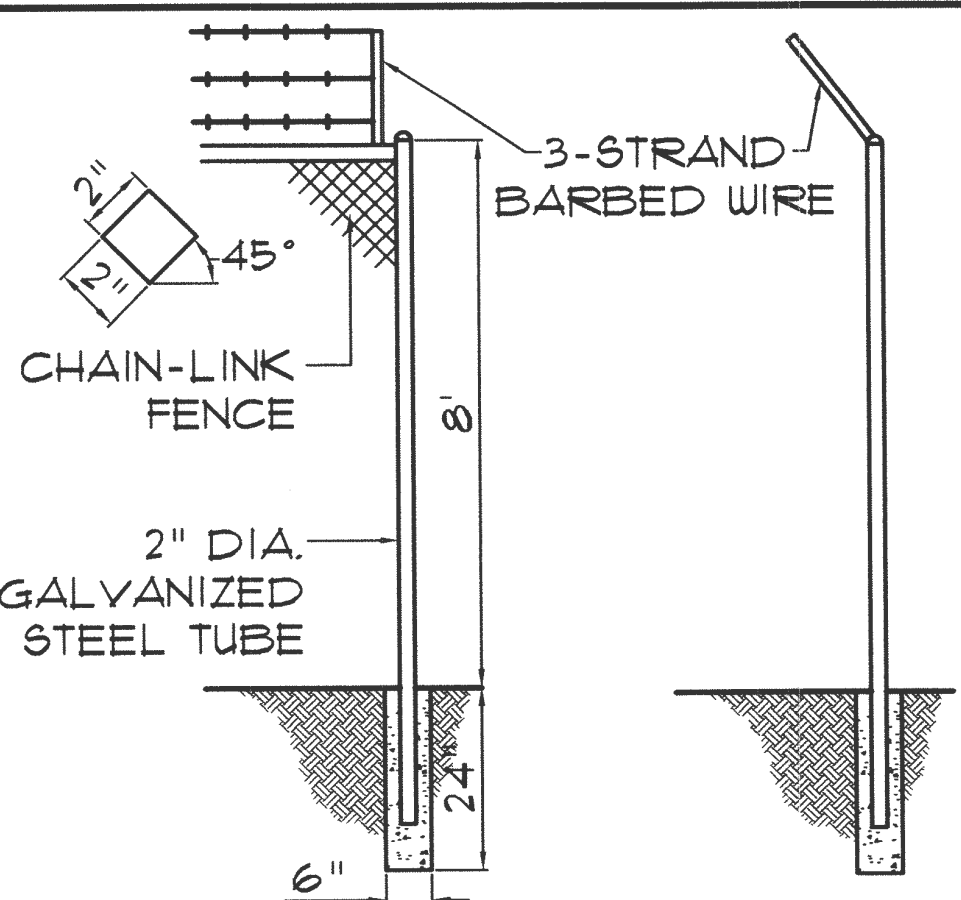
EAST LINE OF THE NE 1/4 OF SECTION 26,
T.3S., R.67W., OF THE 6TH P.M.
N00°00'00"E



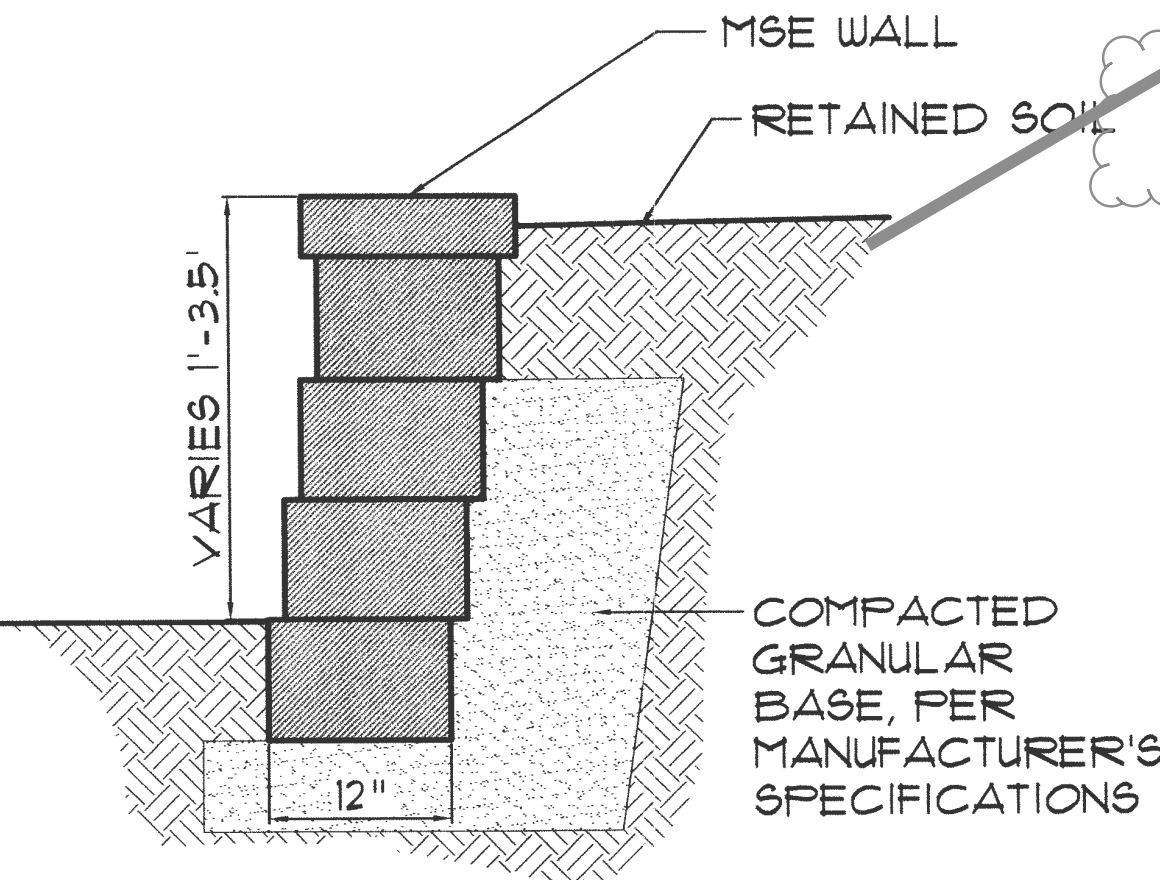
LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	N90°00'00"E	341.00'
L2	S00°00'00"W	600.00'
L3	S90°00'00"W	341.00'
L4	N00°00'00"E	600.00'

LEGEND

- PROP. A.D.A. ROUTE
- SS --- EXIST. SANITARY SEWER LINE
- G --- EXIST. GAS LINE
- T --- EXIST. TELEPHONE LINE
- W --- EXIST. WATER LINE
- --- EXIST. OVERHEAD UTILITY LINE
- --- EXIST. FENCE LINE
- EXIST. MANHOLE
- EXIST. POWER POLE
- ⦿ EXIST. STREET LIGHT
- ⦿ EXIST. TELEPHONE PEDESTAL
- ⦿ EXIST. FIRE HYDRANT
- ⦿ EXIST. WATER METER
- ⦿ EXIST. WATER VALVE
- ⦿ NUMBER OF PARKING STALLS
- ↑ ↓ TWO-WAY VEHICLE TRAFFIC



FENCE DETAIL
SCALE: 1"=2'



TYPICAL MSE WALL SECTION
SCALE: 1"=1'

LOT 3, BLOCK 1,
PEORIA MINI STORAGE
SUBDIVISION FILING NO. 4

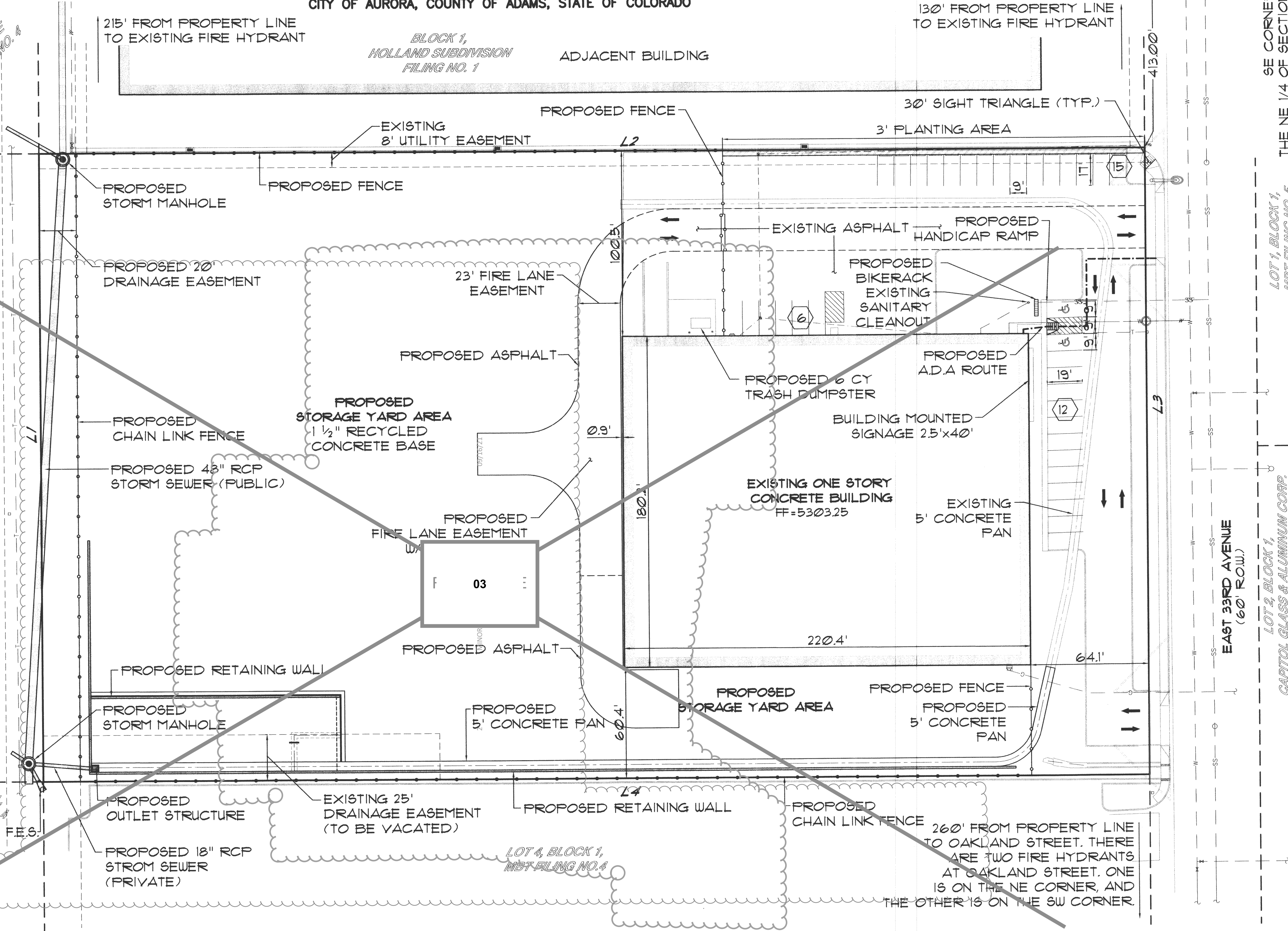
LOT 2, BLOCK 1,
PEORIA MINI STORAGE
SUBDIVISION FILING NO. 4

LOT 2, BLOCK 1,
MST FILING NO. 4

LOT 4, BLOCK 1,
MST FILING NO. 4

BLOCK 1,
HOLLAND SUBDIVISION
FILING NO. 1

ADJACENT BUILDING



BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS BEFORE
YOUR PROJECT. IF YOU DO NOT
MARKING OF UNDERGROUND UTILITIES

REVISIONS		DESCRIPTION
NO.	DATE	BY
1	10/4/04	RWK
2	01-31-05	JD

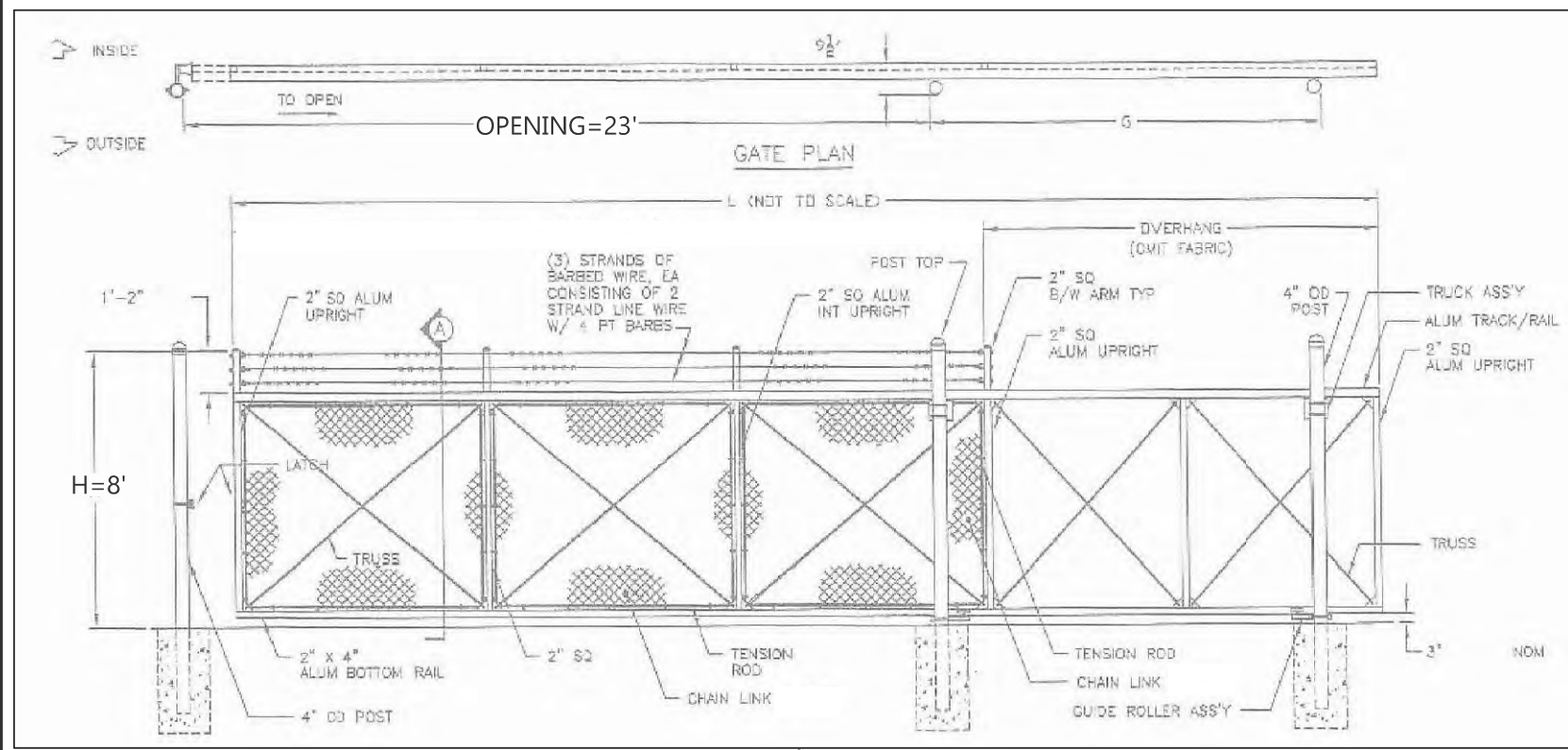
Engineering Service Company
1300 South Regency Street, Suite 128
Aurora, Colorado 80011
Phone: (303) 337-1337 Fax: (303) 337-7481
engineers-surveyors

REDEVELOPMENT SITE PLAN
MOUNTAIN STATES PIPE & SUPPLY
A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
PREPARED FOR
MOUNTAIN STATES PIPE & SUPPLY
2801 TOWER ROAD
AURORA, COLORADO 80011
ATTN: MR. FRANK MILLIRON

DESIGNED BY:	DAW
DRAWN BY:	RWK
CHECKED BY:	DRA
DRAWER NUMBER:	CP-234
DATE:	06-08-2004
SCALE:	1"=30'
SHEET NUMBER:	S3

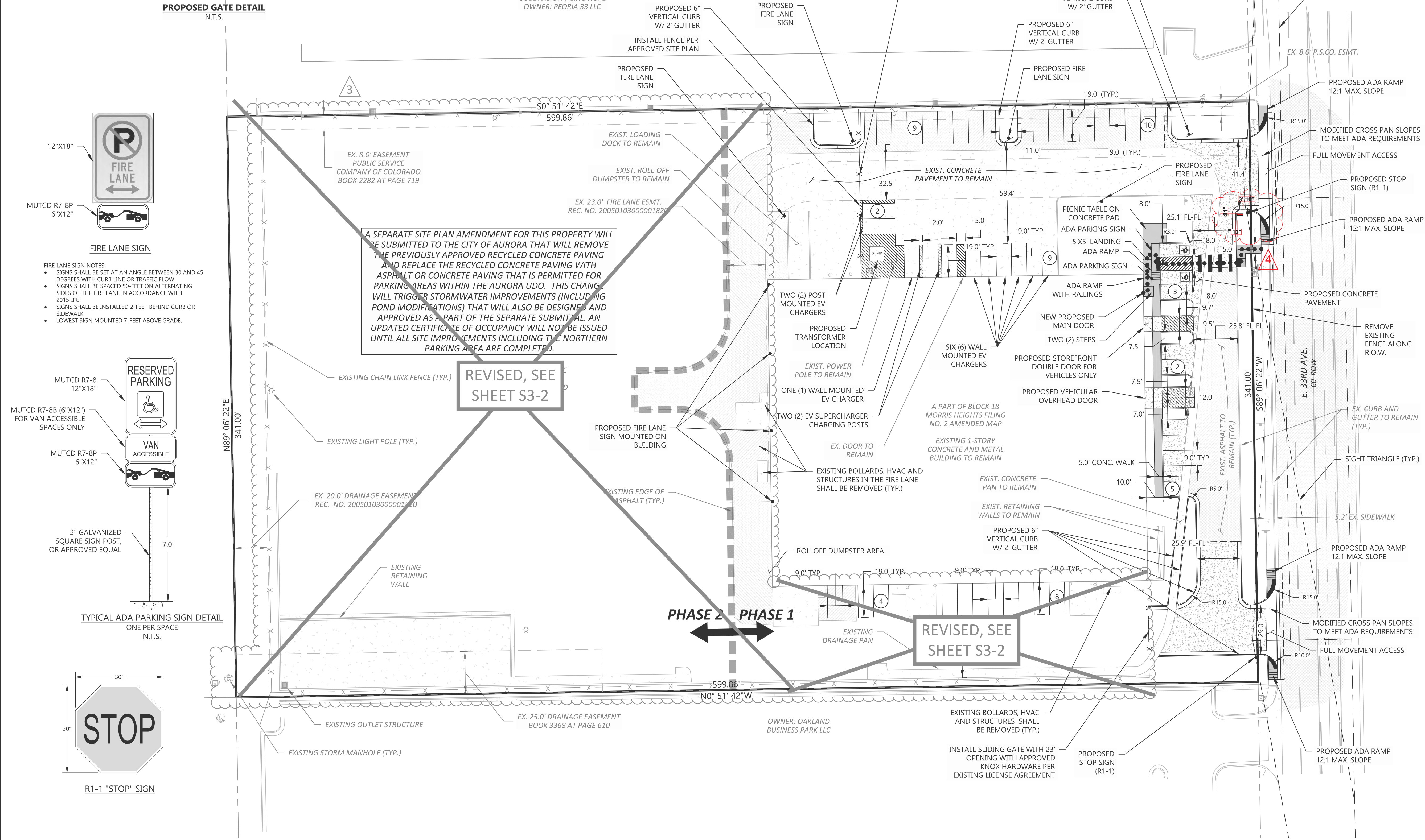
MINOR SITE PLAN AMENDMENT
MOUNTAIN STATES PIPE & SUPPLY SITE PLAN

A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R. 67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



PROPOSED GATE DETAIL
N.T.S.

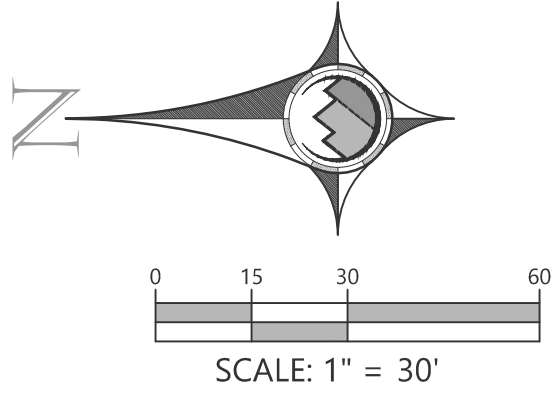
LOT 4, BLOCK 1, HOLLAND
SUBDIVISION FILING NO. 1
OWNER: PEORIA 33 LLC



LEGEND:

—	PROPERTY LINE
.....	ADA ACCESSIBLE ROUTE
—	EXISTING BUILDING
- - - - -	PROPOSED EASEMENT
- - - - -	EXISTING EASEMENT
=====	PROPOSED CURB & GUTTER
=====	EXISTING CURB & GUTTER
=====	EXISTING ASPHALT
=====	EXISTING CONCRETE PAVEMENT
=====	PROPOSED CONCRETE PAVEMENT
=====	PROPOSED WALK
=====	PROPOSED SIGN
=====	EXISTING SIGN

- NOTES:
1. ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
 2. ALL NEW GROUND MOUNTED EQUIPMENT VISIBLE FROM PUBLIC VIEW IS REQUIRED TO BE SCREENED PER CODE SECTION 4.7.8.B.1 AND 4.8.11.



PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

REVISIONS		DATE		DESCRIPTION	
1	09/15/2021	1	08/04/2021	SECOND SUBMITTAL	

PROJ. NO.: 21056

DRAWN BY: TAL

CHECKED BY:

SITE PLAN

11951 E. 33rd AVENUE

MINOR SITE PLAN AMENDMENT

AURORA

DRAWING NO. S3-1

A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R. 67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R. 67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



ED ON BEHALF OF PROOF CIVIL CO.

[illegible]

1100

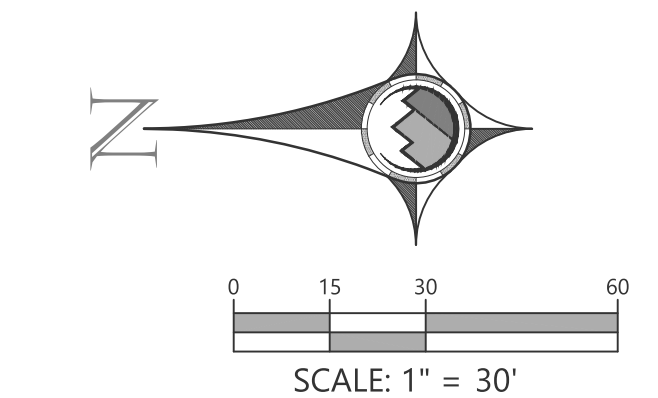
STILL PLAIN















**11931 L. JOLIET AVENUE
MINOR SITE PLAN AMENDMENT**

•

WING NO	A
---------	---

53-2 }



	PROPERTY LINE
	ADA ACCESSIBLE ROUTE
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING ASPHALT
	EXISTING CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED WALK
	PROPOSED SIGN
	EXISTING SIGN

1. ALL DIMENSIONS TO CURBS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
2. ALL NEW GROUND MOUNTED EQUIPMENT VISIBLE FROM PUBLIC VIEW IS REQUIRED TO BE SCREENED PER CODE SECTION 4.7.8.B.1 AND 4.8.11.

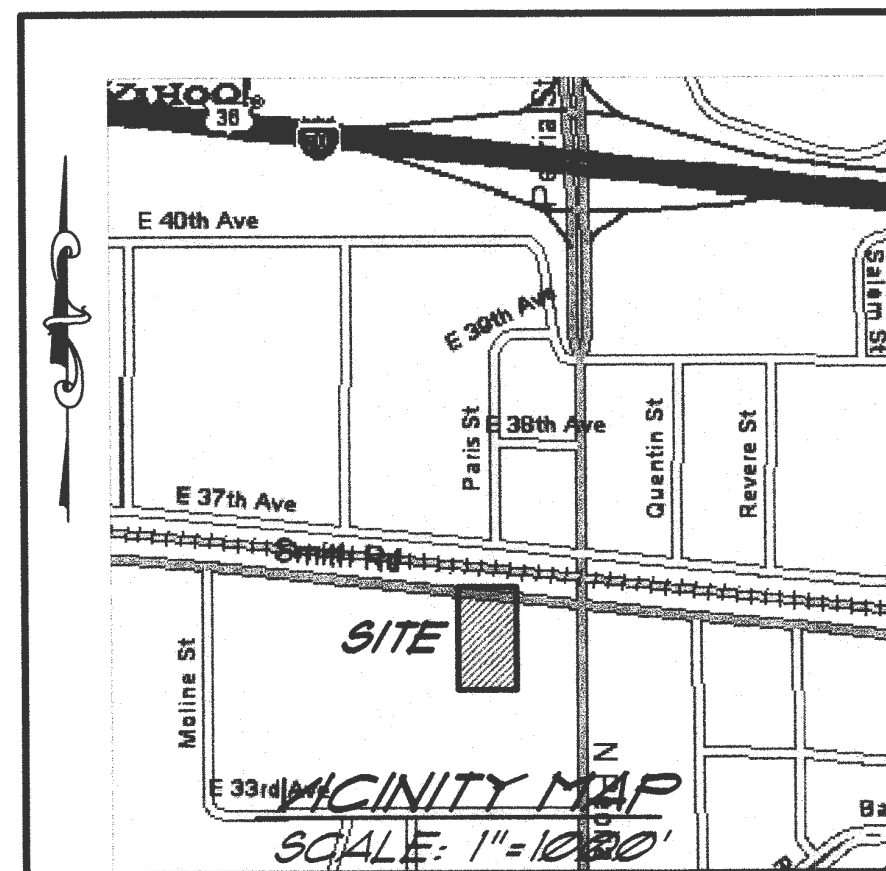
LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	N30°00'00"E	341.00'
L2	S00°00'00"W	600.00'
L3	S30°00'00"W	341.00'
L4	N00°00'00"E	600.00'

LEGEND

	PROP. STORM SEWER LINE
	PROP. BASIN BOUNDARY
	EXIST. CONTOUR LINE
	PROP. CONTOUR LINE
	PROP. 2'-"CATCH" CURB AND GUTTER
	PROP. FLOW ARROW
	EMERGENCY OVERTFLOW
	DESIGN POINT
	BASIN DESIGNATION BASIN AREA IN ACRES

SUMMARY RUNOFF TABLE

DESIGN POINT	Q2 (CFS)	Q100 (CFS)
1	1.52	11.00
2	4.10	11.60
3	0.08	0.23
4	0.31	0.79



DETENTION POND DATA:

REQUIRED VOLUME (WQ+100-YEAR)=25,320 CF.
PROVIDED VOLUME (WQ+100-YEAR)=25,320 CF.
100-YEAR RELEASE RATE=4.70 CFS.
MAXIMUM DEPTH=2.1 FEET

LOT 3, BLOCK 1,
PEORIA MINI STORAGE
SUBDIVISION FILING NO. 4

LOT 3, BLOCK 1,
PEORIA MINI STORAGE
SUBDIVISION FILING NO. 4

LOT 2, BLOCK 1,
MBT FILING NO. 6

PROPOSED F.E.S.

PROPOSED STORM MANHOLE

PROPOSED 18" RCP STORM SEWER (PRIVATE)

PROPOSED OUTLET STRUCTURE (PRIVATE)

PROPOSED 48" RCP STORM SEWER (PUBLIC)

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED 42" RCP STORM SEWER (PUBLIC)

EXISTING 25' DRAINAGE EASEMENT (TO BE VACATED)

EXISTING 8' UTILITY EASEMENT

EXISTING ONE STORY CONCRETE BUILDING FF=5303.25

EXISTING 5' CONCRETE PAN

EXISTING 5' CONCRETE PAN

PROPOSED 5' CONCRETE PAN

PROPOSED RETAINING WALL

PROPOSED WATER QUALITY POND

PROPOSED RETAINING WALL

PROPOSED FIRE LANE W/ HAMMERHEAD

REVIS, SEE SHEET S4-1 AND S4-2

5299.2 = LIMITS OF 100-YEAR DETENTION VOLUME

30' SIGHT TRIANGLE (TYP.)

LOT 4, BLOCK 1, MBT FILING NO. 4

LOT 1, BLOCK 1, MBT FILING NO. 5

LOT 1, BLOCK 1, CAPITOL GLASS & ALUMINUM CORP. SUBDIVISION FILING NO. 1

EAST 33RD AVENUE (60' ROW)

DESIGN POINT 1

DESIGN POINT 2

DESIGN POINT 3

DESIGN POINT 4

DESIGN POINT 5

DESIGN POINT 6

DESIGN POINT 7

DESIGN POINT 8

DESIGN POINT 9

DESIGN POINT 10

DESIGN POINT 11

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DESIGN POINT 243

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DESIGN POINT 245

DESIGN POINT 246

DESIGN POINT 247

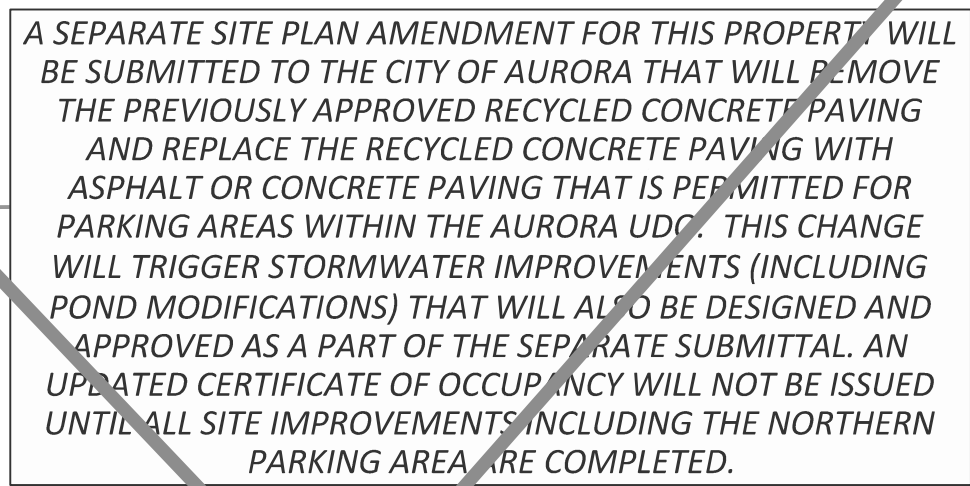
DESIGN POINT 248

DESIGN POINT 249

DESIGN POINT 250

A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R. 67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R. 67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

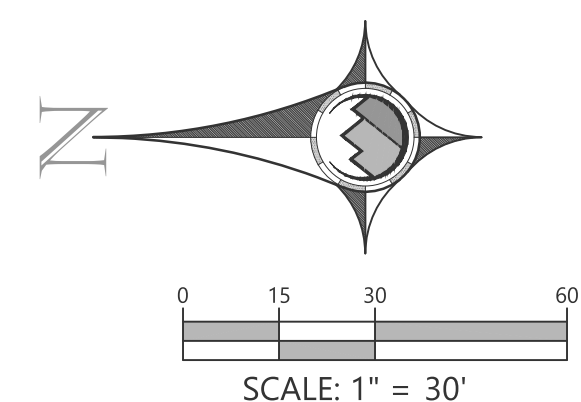


REVISED, SEE
SHEET S4-2

REVISED, SEE
SHEET S4-2

- | LEGEND: | |
|---------|----------------------|
| | PROPERTY LINE |
| | PROPOSED BUILDING |
| | EXISTING BUILDING |
| | PROPOSED EASEMENT |
| | EXISTING EASEMENT |
| | PROPERTY SETBACK |
| | PROPOSED 5' CONTOUR |
| | PROPOSED 1' CONTOUR |
| | EXISTING 5' CONTOUR |
| | EXISTING 1' CONTOUR |
| | PROPOSED STORM LINE |
| | EXISTING STORM LINE |
| | PROPOSED SAWCUT |
| | PROPOSED STORM INLET |
| | EXISTING STORM INLET |
| | FLOW DIRECTION |
| | PROPOSED SPOT GRADE |
| | EXISTING SPOT GRADE |
| | SLOPE AND DIRECTION |
| HP | HIGH POINT |
| LP | LOW POINT |
| GB | GRADE BREAK |

- NOTES:**
-
1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
 2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.



PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

AL:

OR AND ON BEHALF OF PROOF CIVIL CO.

PROJ. NO.:	21056	REVISONS	
DATE:	08/04/2021	NO.	DESCRIPTION
DRAWN BY:		1	SECOND SUBMITTAL
CHECKED BY:	TAL		

PRELIMINARY GRADING PLAN

11951 E. 33rd AVENUE
MINOR SITE PLAN AMENDMENT

AURORA

DRAWING NO.

S4-1

MINOR SITE PLAN AMENDMENT
MOUNTAIN STATES PIPE & SUPPLY SITE PLAN

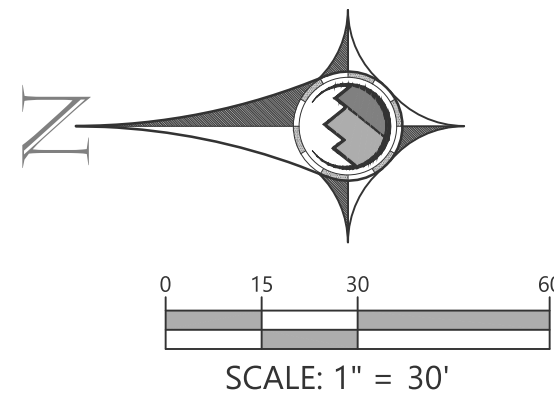
A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R. 67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LOT 4, BLOCK 1, HOLLAND
SUBDIVISION FILING NO. 1
OWNER: PEORIA 33 LLC

LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	EXISTING 5' CONTOUR
	EXISTING 1' CONTOUR
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAWCUT
	PROPOSED STORM INLET
	EXISTING STORM INLET
	FLOW DIRECTION
	PROPOSED SPOT GRADE
	EXISTING SPOT GRADE
	SLOPE AND DIRECTION
	HIGH POINT
	LOW POINT
	GRADE BREAK

- NOTES:
1. ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
 2. PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
 3. PROPOSED STORM SEWER AND POND SHALL BE CONSIDERED PRIVATE AND SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE PROPERTY OWNER.



PROOF CIVIL
consulting engineers
600 Grant Street | Suite 210 | Denver, CO

SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS	
NO.	DESCRIPTION

PROJ. NO.: 21056

DATE: 12/13/2021

DRAWN BY: TAL

CHECKED BY:

PRELIMINARY GRADING PLAN

11951 E. 33rd AVENUE

MINOR SITE PLAN AMENDMENT

COLORADO

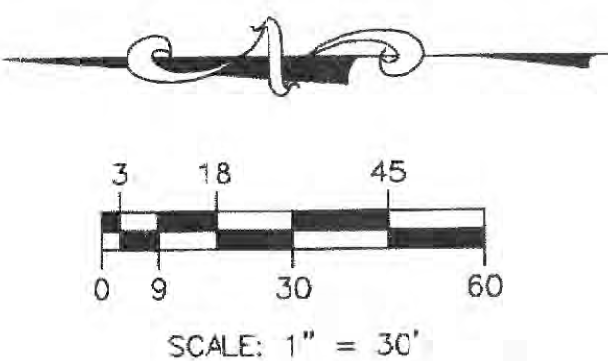
AURORA

DRAWING NO. 3

S4-2

MOUNTAIN STATES PIPE & SUPPLY REGIONAL OPERATIONS CENTER

A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- SHRUB PLANTINGS
- GROUND COVERS, ETC.
- (SOD) BLUEGRASS SOD
- (SEED) NATIVE GRASS SEED AREA
- (R.M.) ROCK MULCH AREA
- (STE.) STEEL EDGING
- EXISTING TREES
- RETAINING WALL
- UTILITY/EASEMENT LOCATION

PLANTS REMOVED FROM PLAN

GENERAL NOTES:

- SEE ADDITIONAL LANDSCAPE PLAN SHEET FOR THE PLANT LIST, CITY NOTES, ETC.
SEE THE ARCHITECTURAL/ENGINEERED DRAWINGS FOR GRADING AND SITE IMPROVEMENT CONSTRUCTION INFORMATION.

LOT 3, BLOCK 1,
PEORIA MINI STORAGE
SUBDIVISION FILING NO. 4

LOT 3, BLOCK 1,
PEORIA MINI STORAGE
SUBDIVISION FILING NO. 4

LOT 2, BLOCK 1,
MET FILING NO. 4

BLOCK 1,
HOLLAND SUBDIVISION
FILING NO. 1

ADJACENT BUILDING

LOT 1, BLOCK 1,
MET FILING NO. 5

LOT 2, BLOCK 1,
CAPITOL GLASS & ALUMINUM CORP.
SUBDIVISION FILING NO. 1

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
ANY EXCAVATION OR WORK THAT MAY
IMPACT UNDERGROUND UTILITIES

NO.	DATE	BY	REVISIONS
1	8/16/04	MLS	REVISION: PER CITY COMMENTS DATED 8/16/04
2	9/15/21	MLS	MINOR SITE PLAN AMENDMENT

ENGINEERING SERVICE COMPANY
1300 S. W. 10th Ave., Suite 100
Aurora, Colorado 80011
Phone: (303) 925-1380
Fax: (303) 925-1381

REDEVELOPMENT SITE PLAN
MOUNTAIN STATES PIPE & SUPPLY REGIONAL OPERATIONS CENTER
A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
PREPARED FOR:
MOUNTAIN STATES PIPE & SUPPLY
2801 TOWER ROAD
AURORA, COLORADO 80011
ATTN: MR. FRANK MILLIRON



DESIGNED BY:	MLS
DRAWN BY:	MLS
CHECKED BY:	MLS
DRAWER NUMBER:	M-0417
DATE:	06-21-04
SCALE:	1" = 30'
SHEET NUMBER:	L-1

EXISTING TREES (TO REMAIN)				
1	P.I.P.	PICEA PUNGENS 'GLAUCO'	COLORADO BLUE SPRUCE	10" CAL. TO REMAIN
1	PR.V.	PRUNUS VIRGINIANA	CANADA RED CHERRY	6" CAL. TO REMAIN

NOTE: THERE ARE MANY CHINESE ELM VOLUNTEER TREES LOCATED AT THE SW CORNER OF THE BUILDING THAT ARE NOT SHOWN. THESE TREES ARE OF POOR QUALITY AND NOT WORTHY OF SAVING. THEY SHALL BE REMOVED FROM THE SITE WITHOUT MITIGATION.

TYPICAL MSE WALL SECTION

SCALE: 1" = 1'

MICHAEL L. STAHL, INC.
LANDSCAPE ARCHITECT
8581 Silver Hill Circle, Lone Tree, CO 80124
Ph: 303-779-6601 Fax: 303-925-1380
E-mail: mstahl@msl.com

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MOUNTAIN STATES PIPE & SUPPLY REGIONAL OPERATIONS CENTER

A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PLANT LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	RATING
TREES						
3	C.CR.	CRATAEGUS CRUS-G. 'CRUESADER'	CRUESADER HAWTHORN	2.0" CAL.	B.&B.	XXX
2	C.P.H.	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2.0" CAL.	B.&B.	XX
2	F.P.A.	FRAXINUS PENN. 'PATMORE'	PATMORE ASH	3.5" CAL.	B.&B.	X
6	G.Y.D.	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	3.5" CAL.	B.&B.	XX
1	P.NI.	PINUS NIGRA	AUSTRIAN PINE	8' HT.	B.&B.	XXX
1	P.ED.	PINUS EDULIS	PINON PINE	8' HT.	B.&B.	XXX
20	=	TOTAL NEW TREES				
EXISTING TREES (TO REMAIN)						
1	P.L.P.	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	10" CAL.	TO REMAIN	N/A
1	P.R.V.	PRUNUS VIRGINIANA	CANADA RED CHERRY	6" CAL.	TO REMAIN	N/A
DECIDUOUS SHRUBS						
8	C.A.I.	CARYOPTERIS INCANA	BLUEMIST SPIREA	#5 CONT.	18"-24" HT.	XXX
11	C.O.L.	COTONEASTER LUCIDUS	HEDGE COTONEASTER	#5 CONT.	24"-30" HT.	XX
20	J.U.B.	JUNIPERUS HORIZONTALIS 'B.C.'	BLUE CHIP JUNIPER	#5 CONT.	18"-24" SPR.	X
17	J.U.T.	JUNIPERUS SABINA 'TAM.'	TAMMY JUNIPER	#5 CONT.	18"-24" SPR.	X
10	L.I.V.	LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	#5 CONT.	12"-15" HT.	XXX
18	P.T.J.	POTENTILLA FRUTICOSA 'JACKMAN'	JACKMAN CINQUEFOIL	#5 CONT.	18"-24" HT.	XX
71	R.H.C.	RHAMNUS FRANGULA 'COLUMN.'	TALL HEDGE BUCKTHORN	#5 CONT.	3'-4' HT.	X
27	R.T.Y.	RHUS TYPHINA	STAGHORN SUMAC	#5 CONT.	3'-4' HT.	XXX
11	S.Y.V.	SYRINGA VULGARIS	COMMON PURPLE LILAC	#5 CONT.	2'-3' HT.	XX
361	=	TOTAL SHRUBS				
GROUND COVERS, PERENNIALS, ORNAMENTAL GRASSES, VINES, ETC.						
13	CAL.	CALAMAGROSTIS ARUNDINACEAE	FEATHER REED GRASS	#1 CONT.	12" HT.	X
29	HEL.	HELIOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1 CONT.	6" HT.	X
17	MIS.	MISCANTHUS SINENSIS	MAIDEN GRASS	#1 CONT.	12" HT.	X
6	PHA.	PHALARIS ARUNDINACEA 'PICTA'	RIBBON GRASS	#1 CONT.	6" SPR.	XX
76	=	TOTAL GROUND COVERS, PERENNIALS, ETC.				

GENERAL NOTES:

- AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (+/- .10'). AREAS SHALL BE TILLED TO A 6" DEPTH INCORPORATING 4 CU.YDS./1000 SF. OF PURE ORGANIC MATTER AND 10 LBS./1000 SF. OF TRIPLE SUPER PHOSPHATE UNIFORMLY INTO THE SOIL. SEE THE FINAL LANDSCAPE PLAN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR ADDITIONAL PREPARATION INFORMATION.
- PLANTING PIT DIAMETERS SHALL BE DUG WITH TWICE THE DIAMETER OF THE ROOT BALL. PITS SHALL BE DUG 1/4 DEEPER THAN THE ROOT BALL OF THE PLANT. PLANTING PITS SHALL BE BACKFILLED WITH UNIFORM MIXTURE OF 75% EXCAVATED SOIL AND 25% PURE ORGANIC MATTER.
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY, WEATHER PERMITTING.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND ACCESSIBLE. NO TREES SHALL BE PLANTED DIRECTLY OVER UTILITY LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS, GRADES, SITE CONDITIONS, ETC. PRIOR TO BIDDING. PLAN DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING ADEQUATE IRRIGATION COVERAGE TO PROPOSED LANDSCAPED AREAS. THE SYSTEM SHALL CONSIST OF POP-UP SPRAY HEADS COVERING TURF AREAS AND DRIP IRRIGATION FOR MULCHED PLANT AREAS. IRRIGATION ZONING AND CONTROLLER SELECTION SHALL SEPARATE MULCH AREAS FROM TURF AREAS. ALL CONTROLLERS FOR THESE SYSTEMS SHALL BE CONNECTED TO AUTOMATIC SHUTOFF RAIN SENSORS.
- NO NEW SITE LIGHTING IS BEING PROPOSED FOR THIS SITE. SEE ENGINEERED DRAWINGS FOR ADDITIONAL INFORMATION.
- PARKING AREAS AND DRIVE AISLES SHALL BE ASPHALT PAVED. CURBS, GUTTERS AND SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE PAVING. SEE ARCHITECTURAL AND ENGINEERED DRAWINGS FOR ADDITIONAL INFORMATION.

WATER ZONE TABULATION

AREA TYPE	ZONE	SQUARE FOOTAGE
MULCHED PLANTING BEDS	LOW WATER USAGE	6,900 SF
REVEGETATIVE SEEDED GRASSES	LOW-MODERATE WATER USAGE	8,720 SF
BLUEGRASS SOD	MODERATE WATER USAGE	3,675 SF
ANNUAL FLOWER BEDS	HIGH WATER USAGE	- 0 -
TOTAL		19,295 SF

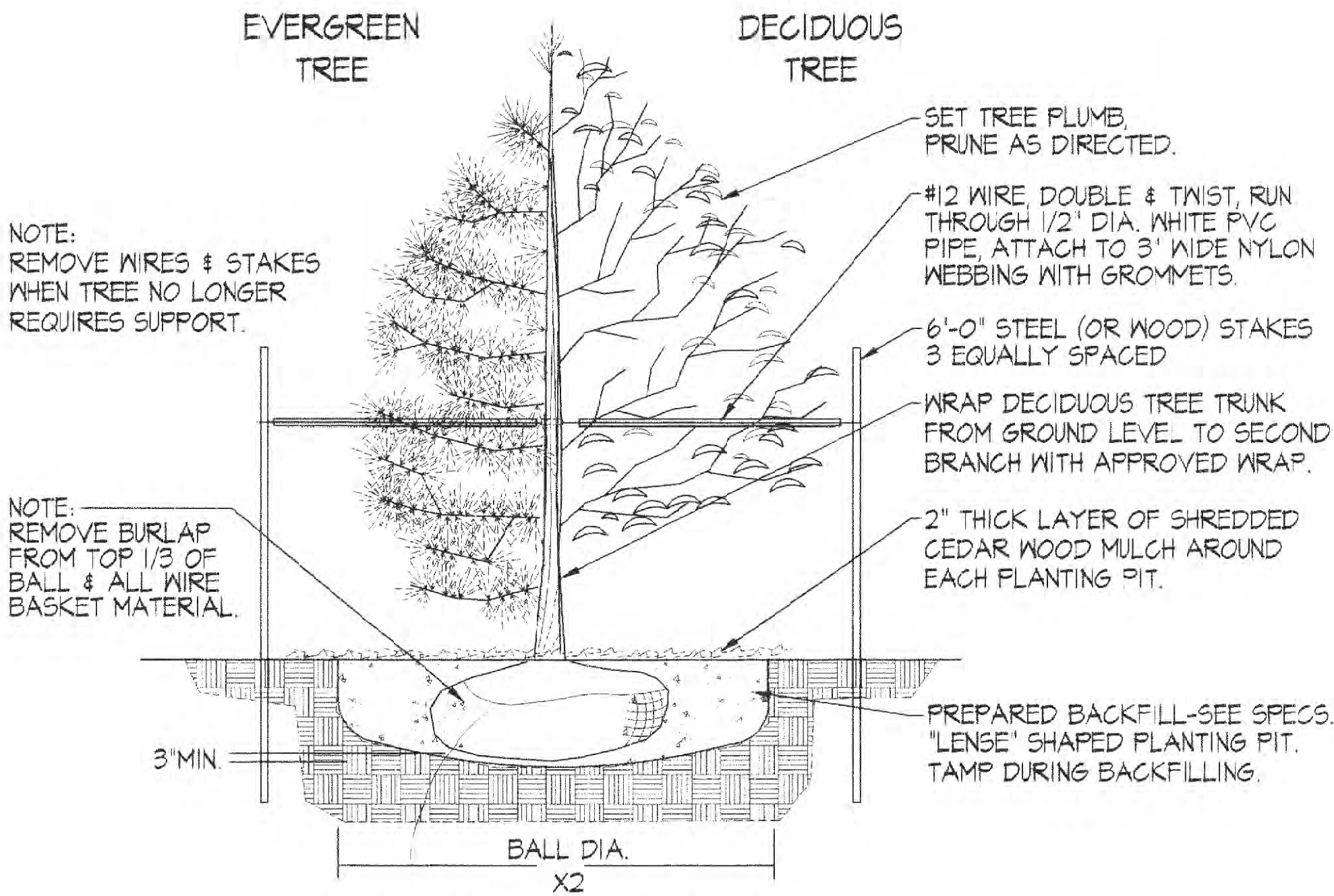
COMMERCIAL LANDSCAPE BUFFER SUMMARY

BUFFER AREA	BUFFER LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION	# TREES/SHRUBS REQUIRED/PROVIDED
NORTH (INDUSTRIAL)	340'	6'	0'*	N/A	TREES: 9/0* SHRUBS: 45/0*
EAST (INDUSTRIAL)	575'	6'	3'*	XERIC TALL HEDGE	TREES: 15/0* SHRUBS: 75/61*
SOUTH (E. 33RD AVE.)	340'	8'	8'	N/A	TREES: 9/9 SHRUBS: 45/118
WEST (INDUSTRIAL)	575'	6'	3'*	XERIC TALL HEDGE	TREES: 15/6* SHRUBS: 75/53*

* DUE TO SITE LIMITATIONS OF THE EXISTING SITE LAYOUT, AND THE NATURE OF THE PROPOSED INDUSTRIAL USE, A WAIVER FROM THIS REQUIREMENT IS REQUESTED. ADDITIONAL FRONT FOUNDATION PLANTER AREAS, AND UP-SIZED TREES THROUGHOUT THE SITE ARE PROPOSED AS MITIGATION FOR THIS DEFICIENCY.

DATA:

	REQUIRED	PROPOSED
TOTAL SITE AREA	N/A	204,600 SF. (4.7 AC.)
BUILDING AREA	N/A	39,716 SF. (19.4% OF SITE)
PARKING & DRIVES	N/A	41,595 SF. (20.3% OF SITE)
SIDEWALKS	N/A	476 SF. (0.23% OF SITE)
LANDSCAPED AREA	30,690 SF. (15% OF SITE)	30,735 SF. (15% OF SITE)
PARKING SPACES	21 SPACES	26 SPACES
PARKING LOT AREA	N/A	15,895 SF.
PARKING LOT LANDSCAPING	795 SF. (5% OF AREA)	3,095 SF. (19.5% OF AREA)



TREE PLANTING DETAIL

N.T.S.

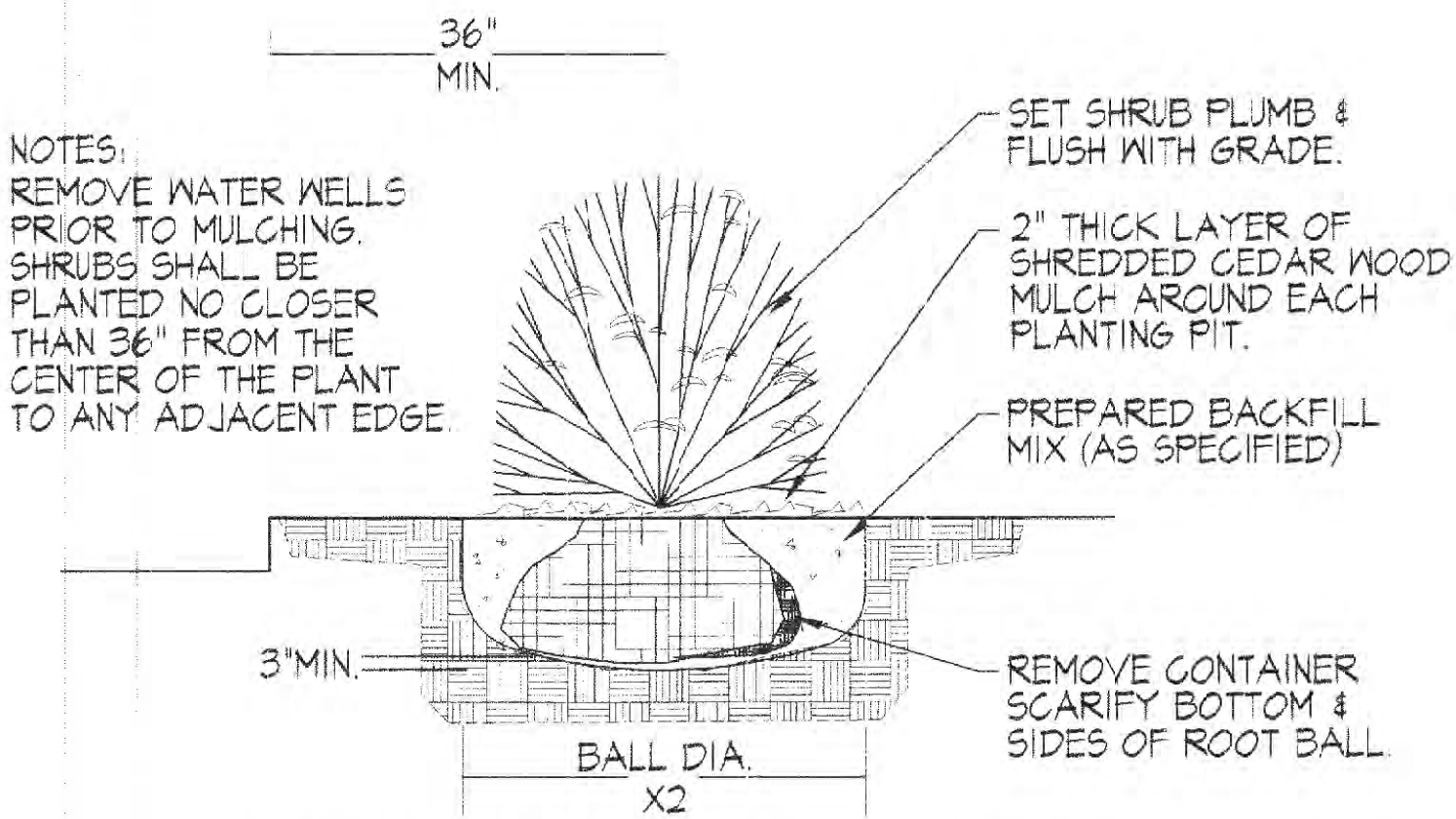
BUILDING - NON-RESIDENTIAL
BUILDING ELEVATION LANDSCAPING INFORMATION

DIRECTION (ELEVATION)	ELEVATION LENGTH	# TREES REQ./PROV.	LENGTH OF PLANTERS REQ./PROV.
NORTH (BACK)	180'	6/0*	60'/0'*
SOUTH (FRONT)	180'	6/3*	60'/60'*
EAST (SIDE)	220'	8/3*	73'/0'*
WEST (SIDE)	220'	8/0*	73'/50'*

* DUE TO SITE LIMITATIONS OF THE EXISTING SITE LAYOUT, AND THE NATURE OF THE PROPOSED INDUSTRIAL USE, A WAIVER FROM THIS REQUIREMENT IS REQUESTED. ADDITIONAL FRONT FOUNDATION PLANTER AREAS, AND UP-SIZED TREES THROUGHOUT THE SITE ARE PROPOSED AS MITIGATION FOR THIS DEFICIENCY.

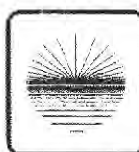
STREET TREE REQUIREMENTS

STREET	FRONTAGE LENGTH	# EXISTING TREES	# TREES REQUIRED	# TREES PROVIDED
E. 33RD AVE.	340'	0	6	8



SHRUB PLANTING DETAIL

N.T.S.



MICHAEL L. STAHL, INC.
LANDSCAPE ARCHITECT
8581 Silver Hill Circle, Lone Tree, CO 80124
Ph: 303-779-6601 Fax: 303-925-1380
E-mail: mstahl@broadcom

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BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRAVE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS	DATE	BY	DESCRIPTION
1	8/19/04	WLS	REVISED PER CITY COMMENTS DATED 8/10/04
2	9/15/21		MINOR SITE PLAN AMENDMENT

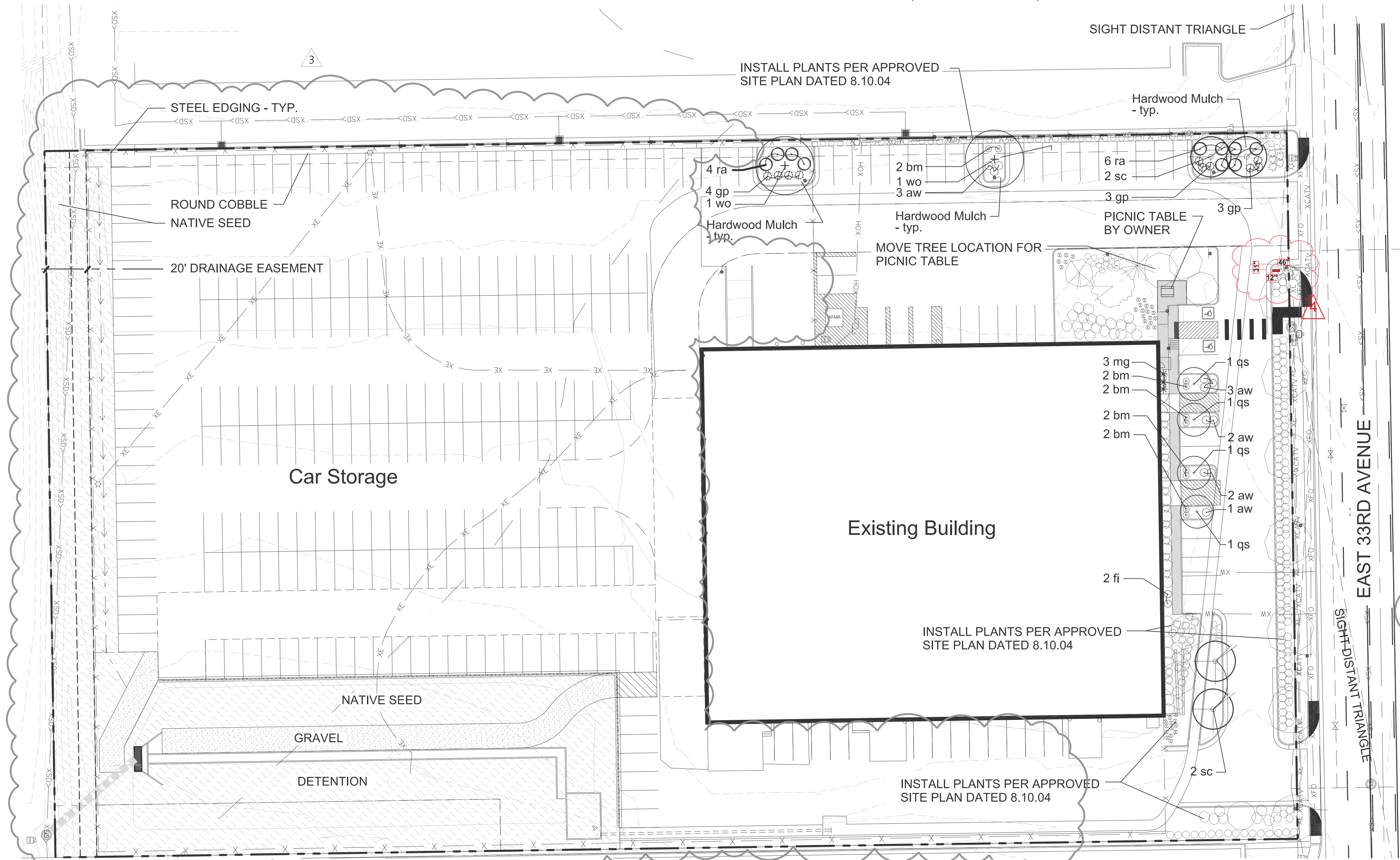
Engineering Services Company
2801 Tower Road
Aurora, Colorado 80011
ATTN: MR. FRANK MILLIRON

REDEVELOPMENT SITE PLAN
MOUNTAIN STATES PIPE & SUPPLY REGIONAL OPERATIONS CENTER
A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
PREPARED FOR:
MOUNTAIN STATES PIPE & SUPPLY
2801 TOWER ROAD
AURORA, COLORADO 80011
ATTN: MR. FRANK MILLIRON

ENGINEERS SEAL:	DESIGNED BY:	WLS
	DRAWN BY:	WLS
	CHECKED BY:	WLS
	DRAWER NUMBER:	M-2417
	DATE:	06-21-04
	SCALE:	NO SCALE
	SHEET NUMBER:	L-2

MINOR SITE PLAN AMENDMENT
MOUNTAIN STATES PIPE & SUPPLY SITE PLAN

A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R. 67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



PLANT MATERIAL SCHEDULE:					
QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.
SHADE TREES					
2	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B
ORNAMENTAL TREES					
4	qs	CRIMSON SPIRE OAK	QUERCUS ROBUR 'CRIMSCHMIDT'	2" CAL.	B & B
4	sc	SPRING SNOW CRABAPPLE	MALUS 'SPRING SNOW' '	2" CAL.	B & B
SHRUBS					
10	ra	GRO-LOW SUMAC	RHUS AROMATICA 'GROW LOW'	5 GAL.	CONT.
11	gp	GOLD DROP POTENTILLA	POTENTILLA FRUITICOSA 'GOLD DROP'	5 GAL.	CONT.
10	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.
11	aw	ANTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATERER'	5 GAL.	CONT.
2	fi	FALSE INDIGO	BAPTISIA	5 GAL.	CONT.
ORNAMENTAL GRASSES					
3	mg	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS	1 GAL.	CONT.

LANDSCAPE LEGEND:

- 1 1/2"-3" ROUND COBBLE
- SHREDDED HARDWOOD MULCH
- STEEL EDGING
- INSTALL PLANTS IDENTIFIED ON ORIGINAL SITE PLAN

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.

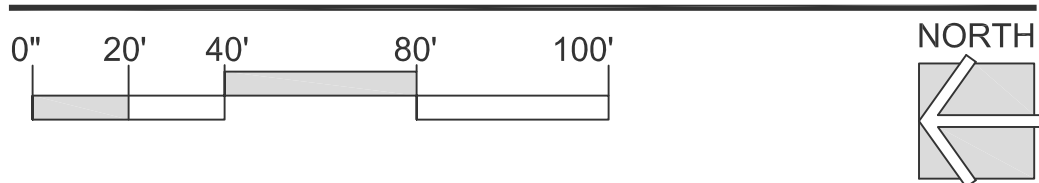
IRRIGATION:

ALL PROPOSED NATIVE SEED SHALL BE TEMPORARY IRRIGATED BY WATER TRUCK OR OTHER TEMPORARY SOURCE UNTIL NATIVE SEED IS FULLY ESTABLISHED.

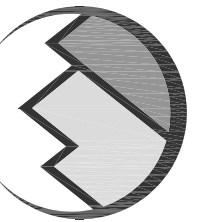
STANDARD CITY OF AURORA NOTES:

- 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.
- THE JA GREEN METRO DISTRICT SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED WITHIN THE STREETScape AND REGIONAL DETENTION POND DEFINED AS THE AREA OUTSIDE OF 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.

LANDSCAPE PLAN



Note: See sheet L-2 for planting details.



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO.	DATE	DESCRIPTION
2	3.15.22	SECOND SUBMITTAL
3	4.1.22	THIRD SUBMITTAL

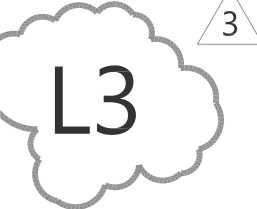
PROJ. NO.: 21056
DATE: 08/04/2021
DRAWN BY: TAL
CHECKED BY:

LANDSCAPE PLAN

11951 E. 33rd AVENUE
MINOR SITE PLAN AMENDMENT

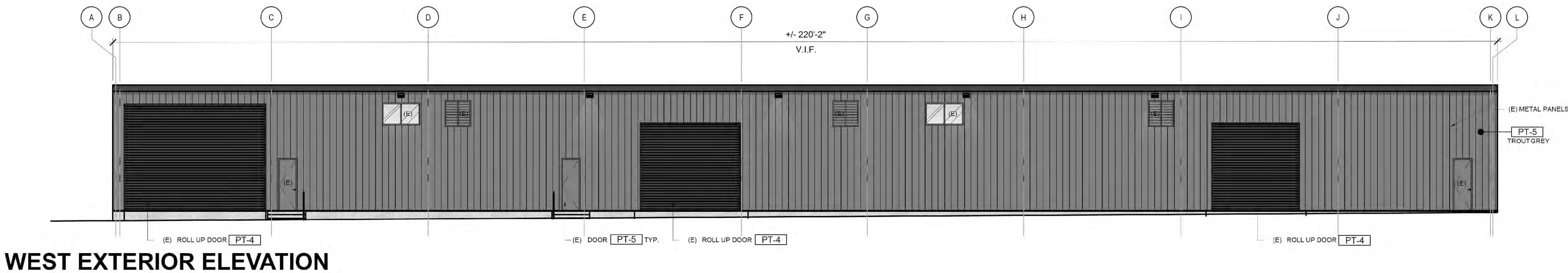
AURORA

DRAWING NO.

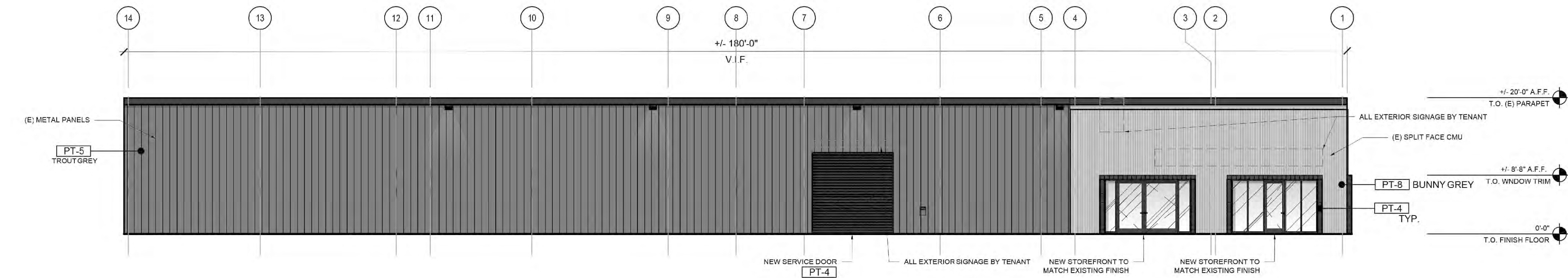


MINOR SITE PLAN AMENDMENT
MOUNTAIN STATES PIPE & SUPPLY SITE PLAN

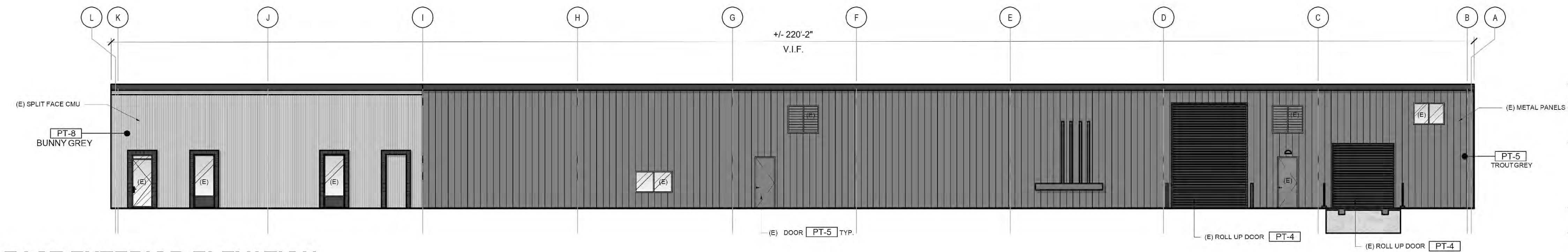
A PART OF BLOCK 18, MORRIS HEIGHTS FILING NO. 2 AMENDED MAP
SITUATED IN THE NE 1/4 OF SECTION 26, T.3S., R. 67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



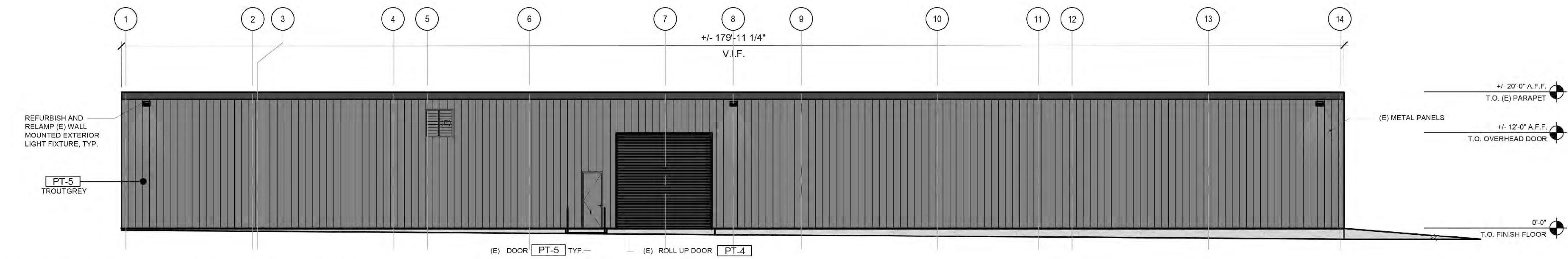
WEST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



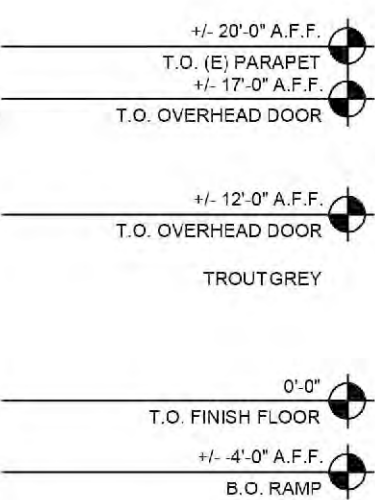
EAST EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

PT-1	PAINT	BENJAMIN MOORE	BM 2087-10 "NEON RED"
PT-2	PAINT	BENJAMIN MOORE	BM OC-65 "CHANTILLY LACE"
PT-3	PAINT	BENJAMIN MOORE	BM 2124-10 "WROUGHT IRON"
PT-4	PAINT	BENJAMIN MOORE	BM 2120-10 "JET BLACK"
PT-5	PAINT	BENJAMIN MOORE	BM 2124-20 "TROUT GRAY"
PT-6	PAINT	BENJAMIN MOORE	BM 2124-30 "DEEP SILVER"
PT-7	PAINT	BENJAMIN MOORE	BM 2124-40 "THUNDERCLOUD GRAY"
PT-8	PAINT	BENJAMIN MOORE	BM 2124-50 "BUNNY GRAY"

PAINT FINISHES



SEAL:

FOR AND ON BEHALF OF PROOF CIVIL CO.

REVISIONS

NO. DATE

21056 08/04/2021

EXTERIOR ELEVATION RENOVATION

AURORA

DRAWING NO.

E1

2

11951 E. 33rd AVENUE

MINOR SITE PLAN AMENDMENT

COLORADO

2004-6048-02