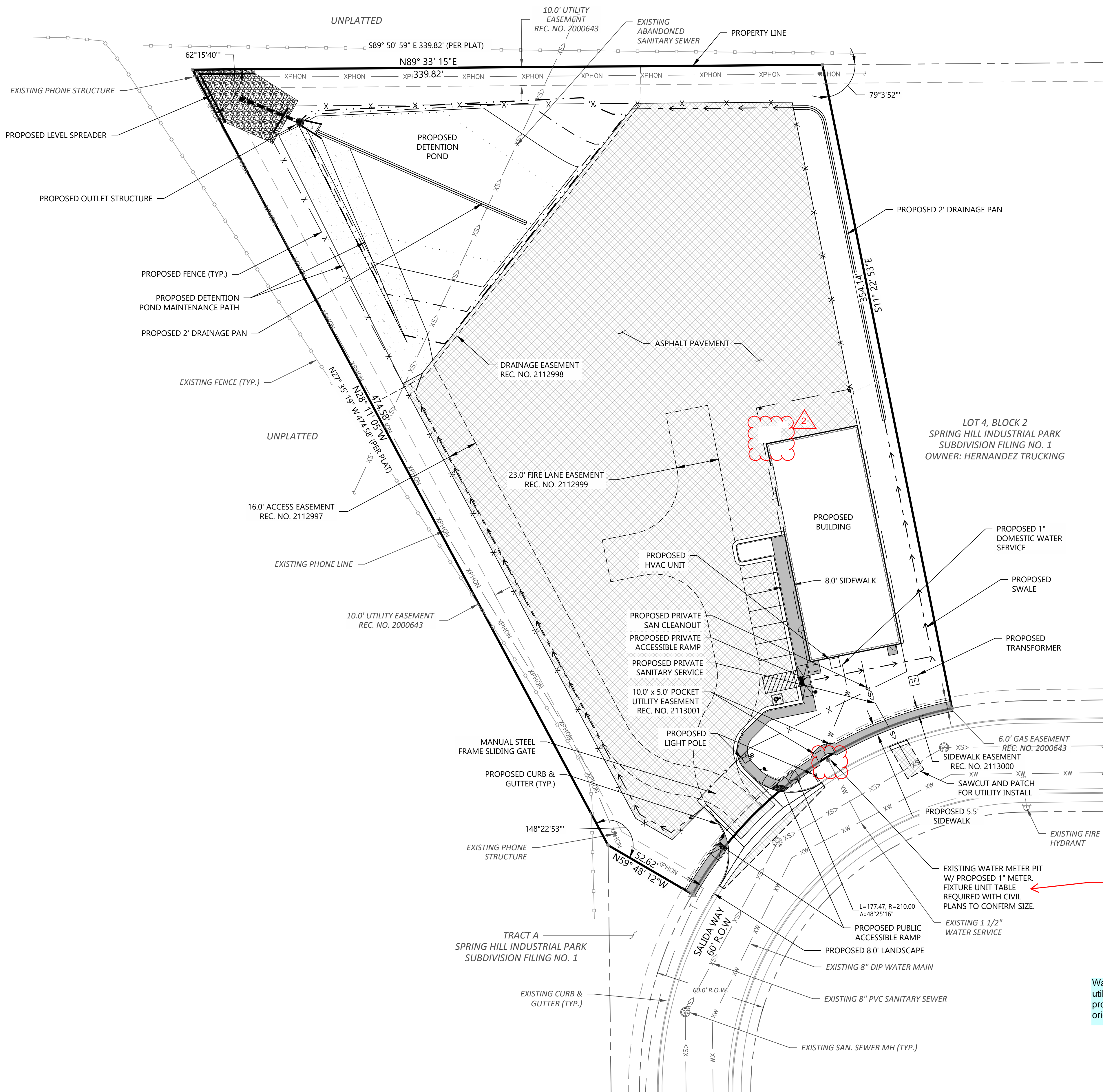


# SITE DEVELOPMENT PLAN

## MFH ENVIRONMENTAL AND CONDITIONAL USE

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



LEGEND:

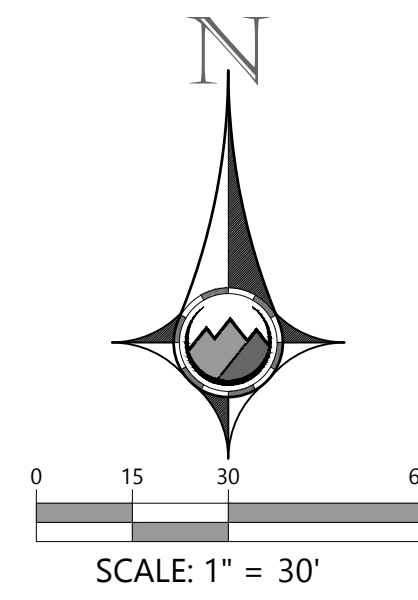
---	PROPERTY LINE
▨	PROPOSED BUILDING
---	EXISTING BUILDING
- - -	PROPOSED EASEMENT
- - -	EXISTING EASEMENT
---	PROPERTY SETBACK
SD>	PROPOSED STORM LINE
XSD>	EXISTING STORM LINE
SD	PROPOSED INLET
SD	EXISTING INLET
W	PROPOSED WATER LINE
XW	EXISTING WATER LINE
HV	PROPOSED HYDRANT & VALVE
HV	EXISTING HYDRANT & VALVE
SS>	PROPOSED SAN SEWER LINE
XSS>	EXISTING SAN SEWER LINE
XE	EXISTING ELECTRICAL LINE
XOH	EXIST. OVERHEAD ELEC. LINE
XPHON	EXISTING TELCOMM LINE
XGAS	EXISTING GAS LINE
XIRR	EXISTING IRRIGATION LINE
XFO	EXISTING FIBER OPTIC LINE
LP	PROPOSED LIGHT POLE
LP	EXISTING LIGHT POLE

**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°34'47"E PER THE CITY OF AURORA, COLORADO CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

**BENCHMARK:**  
CITY OF AURORA BM #4566045W005  
3" DIA. BRASS CAP STAMPED "C.O.A. BM. 1-52.5A" ON A 30" LONG STEEL PIPE IN CONCRETE. LOCATED AT THE NW CORNER OF SALUDA WAY AND EAST 6TH AVENUE. 4' ± WEST OF THE WEST FLOWLINE OF SALUDA WAY. FLOWLINE AT THE END OF CURB TO BENCHMARK ±4' WEST, AND 59' ± SOUTH OF SOUTH WALL LINE OF BUILDING NO. 601 SPRINGHILL PLAZA. ELEVATION = 5498.05 FEET (NAVD 1988 DATUM)

**NOTES:**

- ALL STORM SEWER ON SITE IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
- ALL SANITARY SERVICES ARE PRIVATE.
- WATER SERVICE DOWNSTREAM OF THE WATER METER IS PRIVATE.
- ALL WATER SERVICES, FIRE SUPPRESSION LINES, AND IRRIGATION LINES REQUIRE BACKFLOW PREVENTERS.



The existing water meter pit appears to be behind the ROW limits. The water meter must be moved to current standards. Move water meter pit to ROW tree lawn to accommodate the normal sidewalk section. The service line should cross perpendicular to the sidewalk, and then turn towards the building.

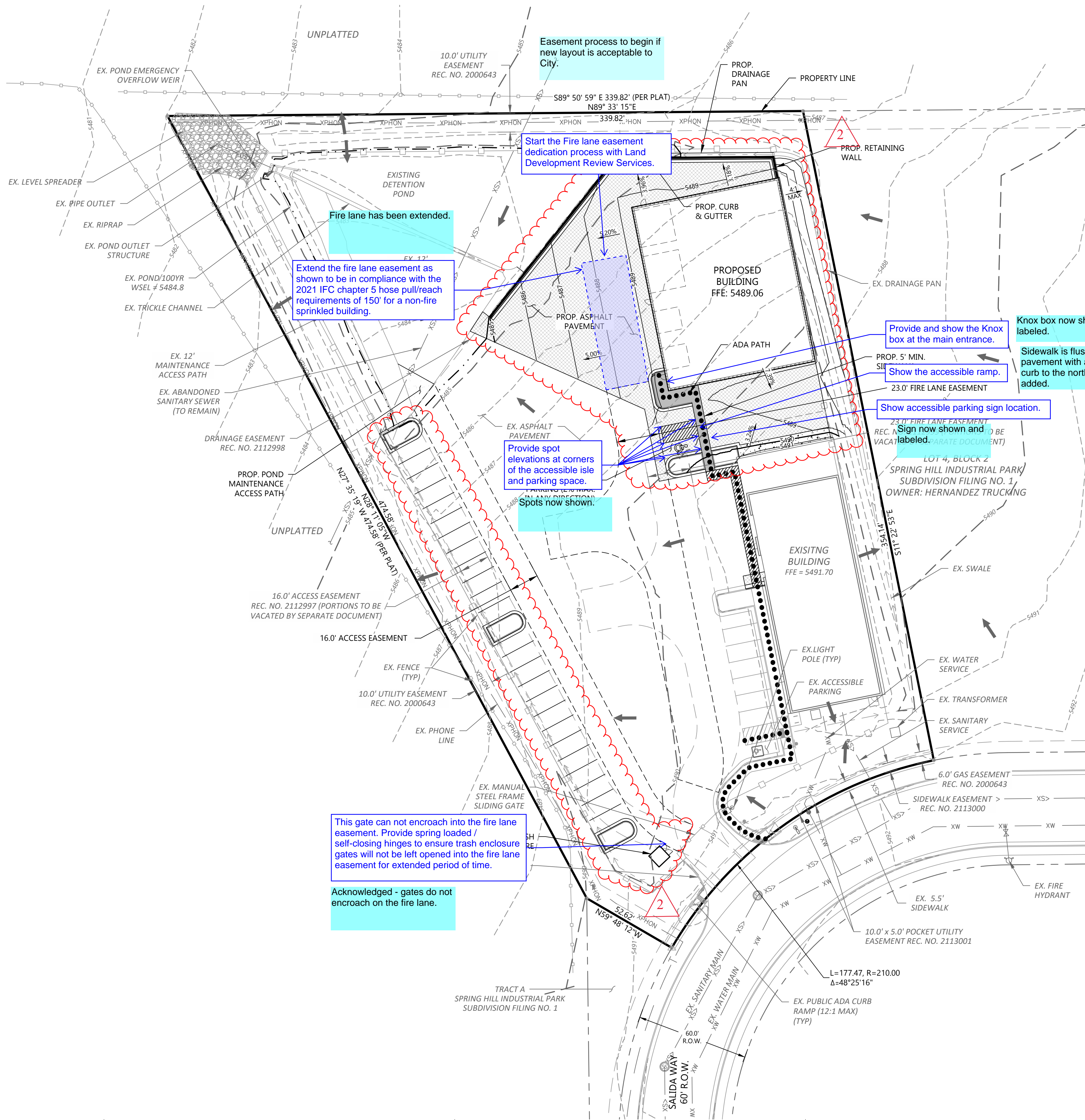
Water meter is within R.O.W. and utility easement, easement was provided per City request on original approval. This is existing.



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

REVISIONS	
BY	DATE
MAA	03/29/2022
MAA	05/31/2022
MAA	06/27/2022
MAA	08/02/2022
MAA	02/20/2023
DESCRIPTION	REV. #2
WBP	REV. #2
MAA	REV. #3
MAA	SDP REVISIONS
MAA	SDP REVISIONS
MAA	EASEMENT REVISIONS
DRAWN: WBP	
CHECKED: MAA	
DESIGNED: MAA	
FILENAME:	
MFH ENVIRONMENTAL	
SITE PLAN AND CONDITIONAL USE	
UTILITY PLAN	
INTERGROUP ARCHITECTS	
architecture	
planning	
interiors	
2000 West Littleton Blvd	
Littleton, Colorado 80120	
P: 303.738.8877 F: 303.738.2294	
www.igarch.com	
JOB NO.	
SCALE: AS SHOWN	
DATE: 10/22/2021	
SHEETS: 9	SHEET: 4





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

BASIS OF BEARINGS:

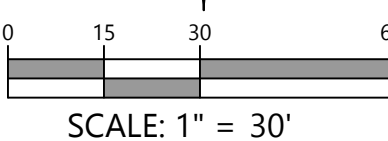
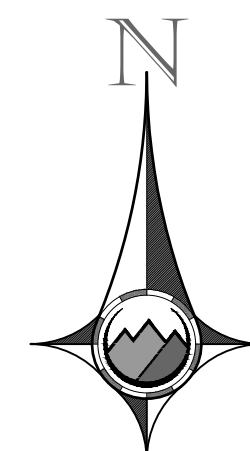
BEARINGS ARE BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°34'47"E PER THE CITY OF AURORA, COLORADO CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK:

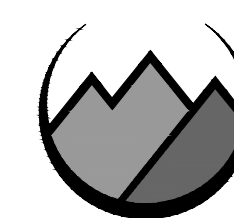
CITY OF AURORA BM #456604SW005  
3" DIA. BRASS CAP STAMPED "C.O.A., BM, 1-52.5A" ON A 30" LONG STEEL PIPE IN CONCRETE. LOCATED AT THE NW CORNER OF SALIDA WAY AND EAST 6TH AVENUE, 4+ WEST OF THE WEST FLOWLINE OF SALIDA WAY, FLOWLINE AT THE END OF CURB TO BENCHMARK ±4' WEST, AND 59' ± SOUTH OF SOUTH WALL LINE OF BUILDING NO. 601 SPRINGHILL PLAZA.  
ELEVATION = 5498.05 FEET (NAVD 1988 DATUM)

NOTES:

- ALL ELEVATION SPOTS ALONG CURB INDICATE FLOWLINE ELEVATION UNLESS OTHERWISE INDICATED.
- PROPOSED ACCESSIBLE PARKING SPOTS SHALL HAVE 2.0% MAX SLOPE IN ANY DIRECTION.
- PROPOSED STORM AND WATER QUALITY/DETENTION FACILITY IS PRIVATE AND WILL BE MAINTAINED BY OWNERSHIP.
- MINIMUM SLOPE AWAY FROM BUILDING IS 5% FOR 10' FOR LANDSCAPED AREAS, MINIMUM 2% FOR IMPERVIOUS AREAS.
- ALL STORM SEWER ON SITE IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.



SCALE: 1" = 30'



PROOFCIVIL  
consulting engineers

NOTICE: DUTY OF COOPERATION - Release of these plans constitutes further cooperation between the owner, his contractor and the architect. Design and construction are complete. Although the architect and his consultants have performed their services with care and diligence, they cannot guarantee perfection. Communication is required between the architect and his consultants to ensure that the design is complete and that the construction is in accordance with the design. A failure to cooperate in the design and construction process may result in a failure to complete the project. This set is null and void should any of the above be omitted from this set.

revisions

Kenney Lee  
architecture group, inc.

VINE LABS NEW BUILD

703 SALIDA WAY

AURORA

LOVELAND • COLORADO

GRADING PLAN

4-24-24

date

drawn

checked

MAA

PC

sheet

3

(970) 663-0548





Existing meter now shown with proposed domestic service shown as accessory use. Fixture table will be included with CDs.

4A. The water comment is not applicable because we don't propose the second meter any longer. The comment is written on the utility plan from the initial submittal and was revised for the resubmittal