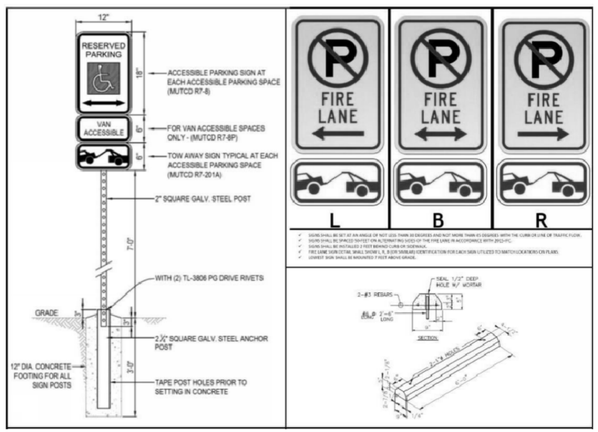
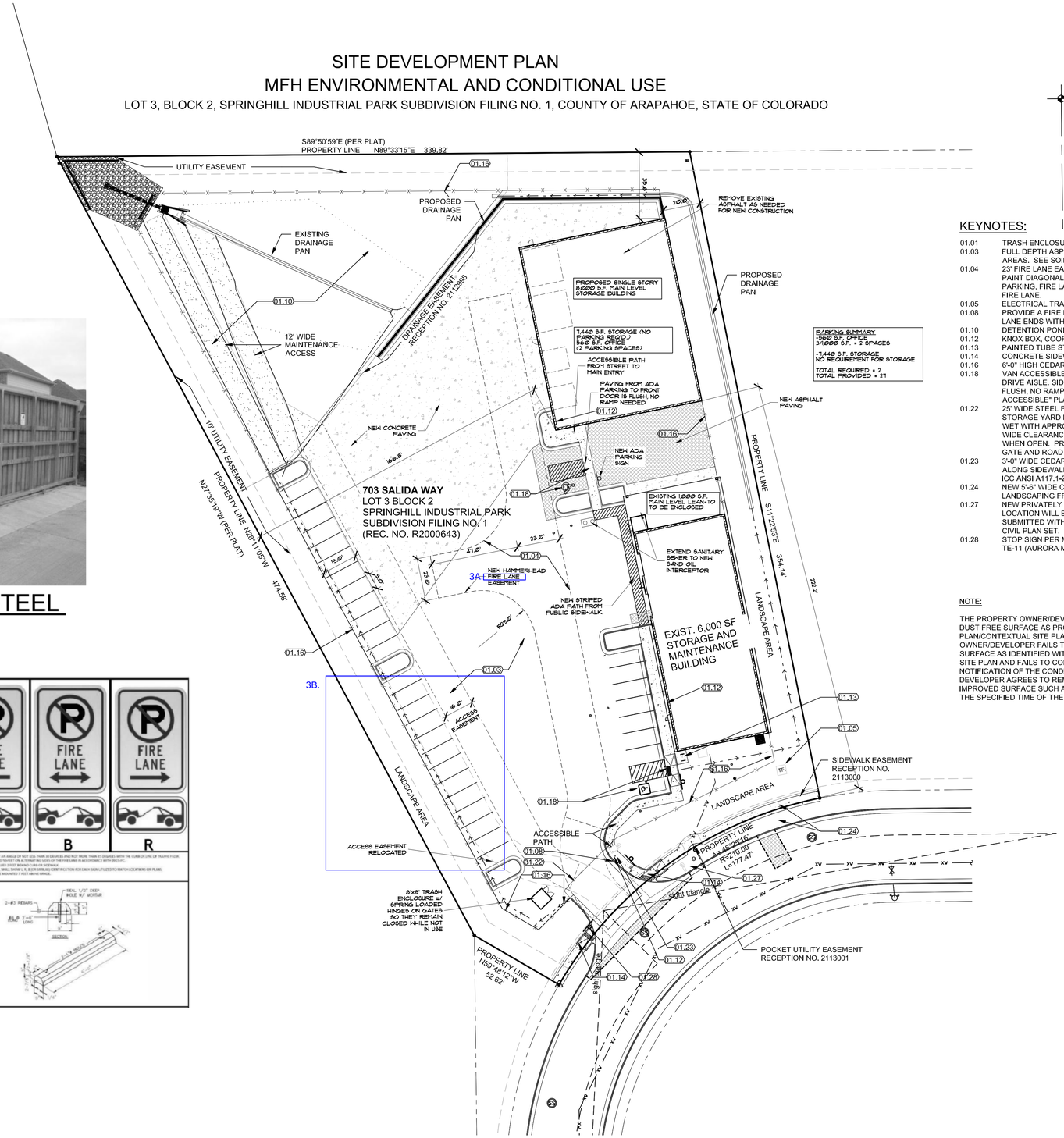
SITE DEVELOPMENT PLAN
MFH ENVIRONMENTAL AND CONDITIONAL USE
LOT 3, BLOCK 2, SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

CEDAR FENCE WITH STEEL FRAME SLIDING GATE



SIGN DETAILS



KEYNOTES:

01.01	TRASH ENCLOSURE WITH 6'-0" HIGH CEDAR FENCE
01.03	FULL DEPTH ASPHALT PAVING FOR DRIVE AISLES AND PARKING AREAS. SEE SOILS REPORT
01.04	23' FIRE LANE EASEMENT WITH HAMMERHEAD TURN-AROUND. PAINT DIAGONAL STRIPING FULL WIDTH OF FIRE LANE WITH "NO PARKING, FIRE LANE" TO BE MAINTAINED FOR THE LIFE OF THE FIRE LANE.
01.05	ELECTRICAL TRANSFORMER ON CONCRETE PAD
01.08	PROVIDE A FIRE LANE SIGN THAT READS AS FOLLOWS": "FIRE LANE ENDS WITH 287' TURN AROUND.
01.10	DETENTION POND / WATER QUALITY, SEE CIVIL DRAWINGS
01.12	KNOX BOX, COORDINATE WITH LOCAL FIRE AUTHORITY
01.13	PAINTED TUBE STEEL BIKE RACKS
01.14	CONCRETE SIDEWALK WITH BROOM FINISH
01.16	6'-0" HIGH CEDAR FENCE TO SURROUND STORAGE YARD
01.18	VAN ACCESSIBLE H.C. PARKING SPACE 9'-0" X 18'-0" WITH 9'-0" DRIVE AISLE. SIDEWALK FROM H.C. PARKING TO MAIN ENTRY IS FLUSH, NO RAMP NEEDED. PROVIDE PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW, SEE DETAILS THIS SHEET.
01.22	25' WIDE STEEL FRAMED GATE WITH CEDAR FENCING TO MATCH STORAGE YARD FENCE. GATE TO ME MANUAL SLIDING TO THE WET WITH APPROVED KNOX HARDWARE. GATE TO ALLOW MIN. 23 WIDE CLEARANCE FOR FULL WIDTH OF FIRE LANE EASEMENT WHEN OPEN. PROVIDE 6" MIN. CLEARANCE BETWEEN BOTTOM OF GATE AND ROAD SURFACE, SEE DETAIL THIS SHEET.
01.23	3'-0" WIDE CEDAR FENCE MAN-GATE FOR ACCESSIBLE ENTRY ALONG SIDEWALK ROUTE TO SITE. GATE TO BE COMPLIANT WITH ICC ANSI A117.1-2009 CHAPTER 4 REQUIREMENTS.
01.24	NEW 5'-6" WIDE CONCRETE SIDEWALK DETACHED WITH 8'-0" OF LANDSCAPING FROM BACK OF CURB.
01.27	NEW PRIVATELY OWNED POLE MOUNTED LIGHT FIXTURE. FINAL LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHT PLANS INCLUDED IN THE CIVIL PLAN SET.
01.28	STOP SIGN PER MUTCD CODE. PROVIDE SIGN POST PER COA TE-11 (AURORA MUNICIPAL CODE)

NOTE:

THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/ DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.

1 SITE DEVELOPMENT PLAN
SCALE 1" = 30'-0"

0 30' 45' 60'

TRUE NORTH

NOTICE, DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his construction, and the architect. Design and construction are complex and subject to many variables. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect and plans are subject to interpretation. Contractors and others who use these plans must report errors, omissions, and conflicts to the architect for his interpretation and clarification before proceeding with the work affected. Failure of responsible parties to report errors, omissions, and conflicts shall relieve the architect of responsibility for all consequences. Contractors bids for the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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revisions

Summit Partners
Vine Labs
STORAGE BUILDING
AURORA COLORADO

SITE DEVELOPMENT PLAN

date 8/28/2024
drawn KML
checked
job no.

sheet
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