

# 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

### SITE PLAN NOTES

- 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.
- All signs must conform to the City of Aurora sign code.
- 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."
- Commercial Projects built under the 2015 IBC:**  
"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 handicapped accessibility requirements based on the 2015 International Building Code, chapter 11, and the International Code Council (ICC) A117.1-2009.  
(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).
- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
- 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 prior to issuance of Certificate of Occupancy.
- All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.
- 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.
- All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
- All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may 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.
- 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, planning, change in the surface, etc., 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.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City 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 a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
- 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.
- 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.
- Architectural features (i.e. bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.
- The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) Section 146-822(D) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.
- (This note is required only when applicable) --  
State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.
- For proposed auto repair/service uses, add the following note:  
\* There will be no outside, overnight storage of vehicles on the site.
- Based on the 2015 International Building Code, Chapter 11, and the American National Standards Institute (ICC/ANSI) A117-2009.
- The undersigned owner(s) does hereby covenant and agree they shall construct and maintain the fire lane easements, as dedicated and shown hereon, to the city of aurora's paving standards for fire lanes. 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". Said easements shall be kept free and clear of any snow, parked vehicles, structures, fences, trees, shrubs, lights or any obstructions that would encroach into the fire lane providing the free passage of emergency vehicles. Said owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "fire lane, no parking". The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes to be maintained free and unobstructed at all times for emergency vehicle use.
- Per article XI, C.O.A. Building and Zoning code, Sections 22-425 through 22-434, an acoustic analysis, prepared by an acoustic expert that will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding 50 (LDN value to be determined for each project) under worse-case noise conditions.

### SITE PLAN NOTES

- Manually operated gates:  
The developer, his or her successors and assigns shall be responsible for installation, maintenance and replacement of the access control gate 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 fire department order notice that all affected gates be chained and locked in the open position until repaired or replaced and retested 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 gate opening system will be revoked and the gating system must be removed. Manually operated gating systems shall be equipped with a Knox padlock or other approved Knox locking device. Gating systems will be installed in accordance with the "gating systems crossing fire apparatus access roads checklist". A separate building permit through the building division is required to be obtained by the contractor prior to the installation of any gating/barrier 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 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.
- In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.
- The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
- The developer is responsible for signing and striping all public streets. The developer is required to place traffic control, street name, and guide signs on all public streets and private streets approaching an intersection with a public street. Signs shall be furnished and installed per the most current editions of The Manual on Uniform Traffic Control Devices (MUTCD) and City Standards and shown on the signing and striping plan for the development.

### DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	108,149 SF (2.48 ACRES)
NUMBER OF BUILDINGS	ONE
MAXIMUM BUILDING HEIGHT	60'-0"
BUILDING HEIGHT- ACTUAL	22'-6"
OCCUPANCY	S-1 STORAGE
BUILDING CONSTRUCTION TYPE	II B - NOT SPRINKLED
TOTAL BUILDING COVERAGE AND GFA	6,000 SF (5.55% COVERAGE)
HARD SURFACE AREA	54,349 SF
LANDSCAPE AREA	42,755 SF (INCLUDES WATER QUALITY AREA)
LANDSCAPE BUFFER ADJUSTMENT	THE 20' LANDSCAPE BUFFER AROUND THE PERIMETER IS ADJUSTED AT THE NORTHWEST CORNER FOR THE WATER QUALITY POND DRAINAGE RIPRAP
SIDEWALKS AND PATIOS	1,682 SF
PRESENT ZONING CLASSIFICATION	APZ ZONE DISTRICT (CONDITIONAL USE FOR OUTDOOR STORAGE)
PROPOSED MONUMENT SIGN AREA	ONE FREE-STANDING MONUMENT SIGN (AREA OF SIGN FACE = 32 SF EACH SIDE)
PARKING SPACES REQUIRED	ONE PER EMPLOYEE
PARKING SPACES PROVIDED	8 SPACES
ACCESSIBLE SPACES REQUIRED	ONE (1) VAN ACCESSIBLE
ACCESSIBLE SPACES PROVIDED	ONE (1) VAN ACCESSIBLE
BICYCLE PARKING REQUIRED	ONE (1)
BICYCLE PARKING PROVIDED	TWO (2) INVERTED U RACKS

### SIGNATURE BLOCK

MFH ENVIRONMENTAL Site Plan

#### Legal Description:

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

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, MFH ENVIRONMENTAL CORP has caused these  
(Corporation, Company, or Individual)

presents to be executed this 24<sup>th</sup> day of FEB AD. 2023

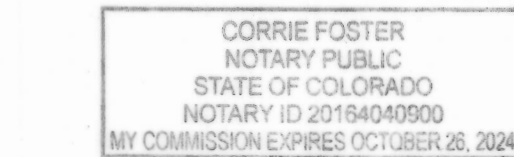
By: [Signature] Corporate Seal  
(Principals or Owners)

State of Colorado )ss  
County of Arapahoe

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of Feb. AD. 2023 by  
Nickolas Rafael Jr.  
(Principals or Owners)

Witness my hand and official seal

[Signature]  
(Notary Public)



Notary Seal

My commission expires Oct. 26, 2024 Notary Business Address: \_\_\_\_\_

#### CITY OF AURORA APPROVALS

City Attorney: \_\_\_\_\_ Date: 3/7/23

Planning Director: \_\_\_\_\_ Date: 3/6/23

Planning Commission: \_\_\_\_\_ Date: 3/8/23  
(Chairperson)

City Council: NA Date: \_\_\_\_\_  
(Mayor)

Attest: NA Date: \_\_\_\_\_  
(City Clerk)

Database Approval Date 5/25/22

#### RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_

Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_ AD \_\_\_\_\_

Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_

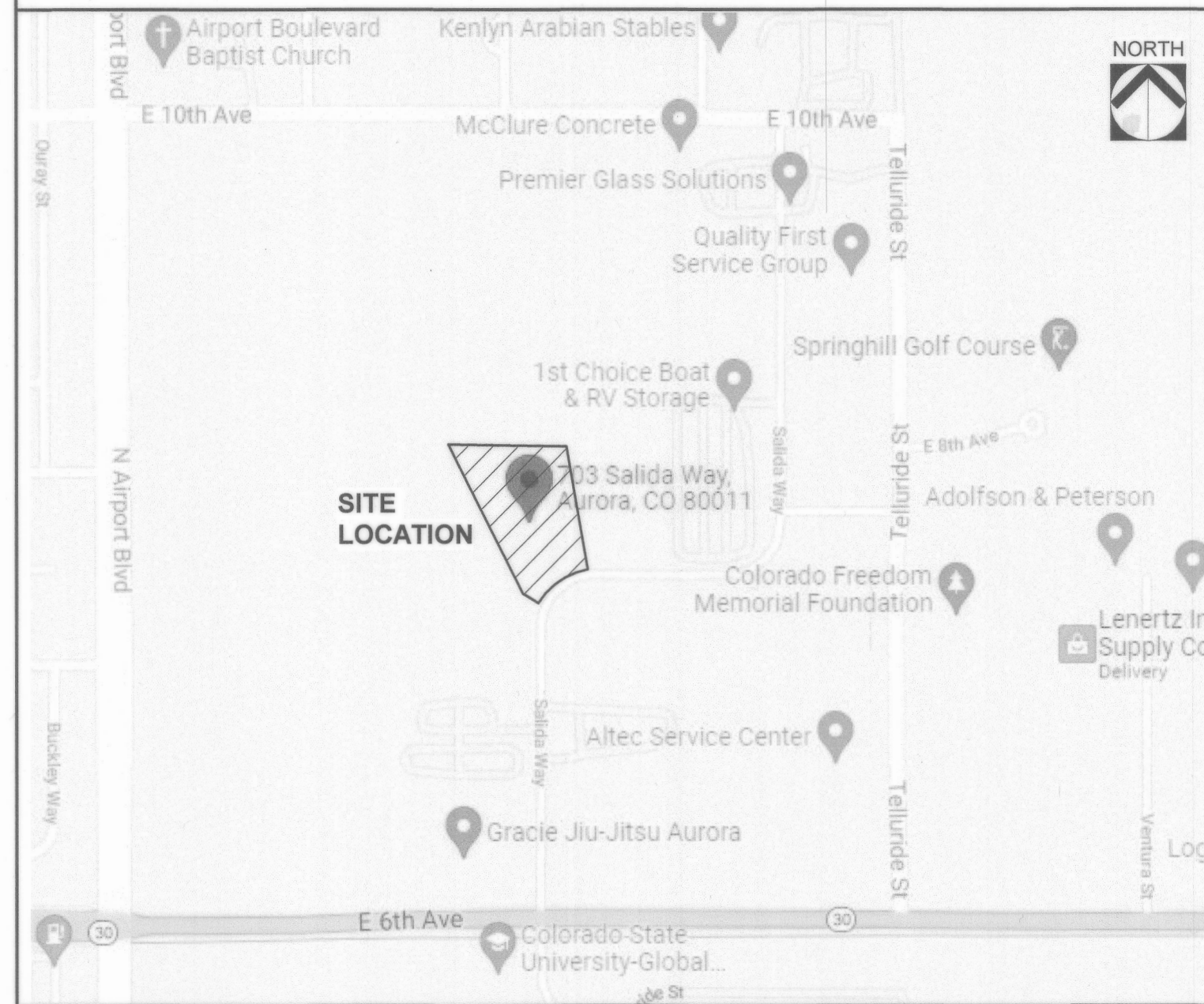
### LEGAL DESCRIPTION

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

**ADJUSTMENT REQUEST:** ALLOW THE DETENTION POND INFRASTRUCTURE TO ENCROACH INTO THE NON-STREET LANDSCAPE BUFFER AT THE NORTHWEST CORNER OF THE PROPERTY. RELOCATING THE OUTFALL WOULD REMOVE A SIGNIFICANT PORTION OF USABLE SPACE FOR THE SITE. THE LOCATION OF THE OUTFALL IS PLACED TO MATCH WHERE RUNOFF HISTORICALLY DRAINS TO.

### VICINITY MAP

SCALE: 1" = 500'



### SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	ARCHITECTURAL SITE PLAN
SHEET 3	GRADING PLAN
SHEET 4	UTILITY PLAN
SHEET 5	LANDSCAPE PLAN
SHEET 6	LANDSCAPE SCHEDULES
SHEET 7	LANDSCAPE DETAILS
SHEET 8	ELEVATIONS
SHEET 9	PHOTOMETRICS

### PROJECT TEAM

**OWNER:**  
JDRN INVESTMENTS, LLC  
4244 RIDGECREST DR.  
EL PASO, TX 79902-1381  
RAFAEL NICKOLAS

**ARCHITECT:**  
INTERGROUP ARCHITECTS  
2000 W. LITTLETON BLVD  
LITTLETON, CO 80120  
TEL: (303) 738-8877  
BILL SMITH

**ELECTRICAL ENGINEER:**  
AE DESIGN  
1900 WAZEE STREET #205  
DENVER, CO 80202  
TEL: (303) 296-4443  
ERIC REITAN

**CONTRACTOR/ DEVELOPER:**  
VP BRUMLEY REALTY, INC.  
(720) 645-8589  
PETER BRUMLEY

**CIVIL ENGINEER:**  
PROOF CIVIL ENGINEERS  
GRANT STREET SUITE 210  
DENVER, CO 80203  
TEL: (303) 325-5709  
MATHEW ADAMS

**LANDSCAPE ARCHITECT:**  
STACKLOT  
5639 S. CURTIS ST.  
LITTLETON, CO 80120  
TEL: (303) 808-4523  
STEVE WIENS

### AMENDMENTS

MA TO REMOVE SIGN AND TRASH ENCLOSURE

06/06/2024-MA to Construct a new 8,000 sf metal building

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

REVISIONS	DESCRIPTION
DATE	10-22-2021
BY	02-18-2022
	03-30-2022
	05-31-2022

DRAWN

CBW

CHECKED

BS

DESIGNED

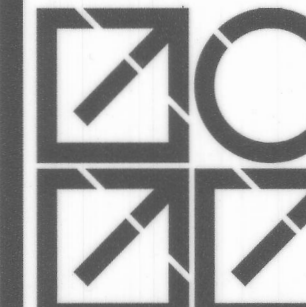
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FILENAME

BS-11148

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COVER SHEET



INTERGROUP  
ARCHITECTS

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planning  
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JOB NO.

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SCALE

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DATE

SHEETS

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SHEET

1

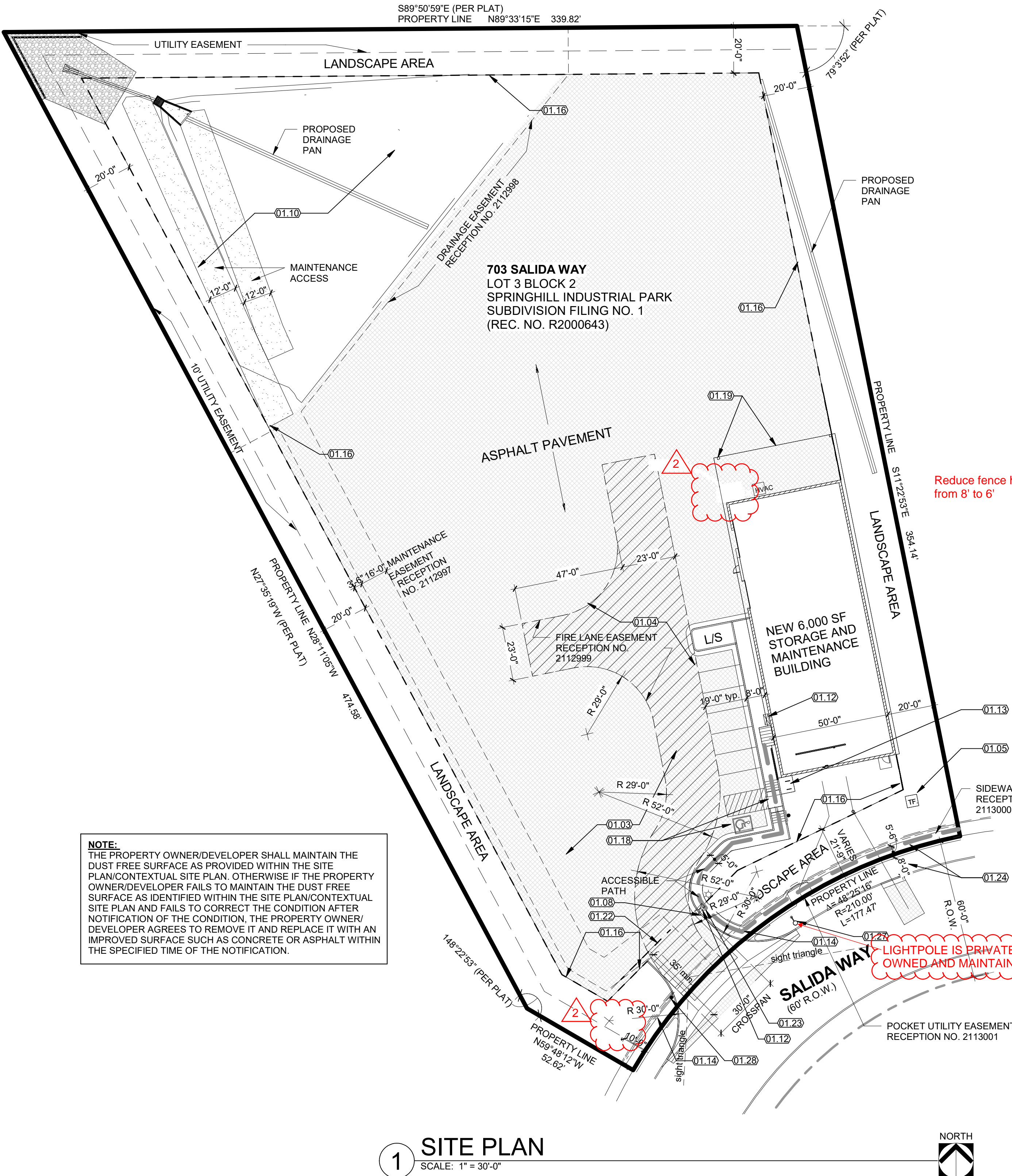
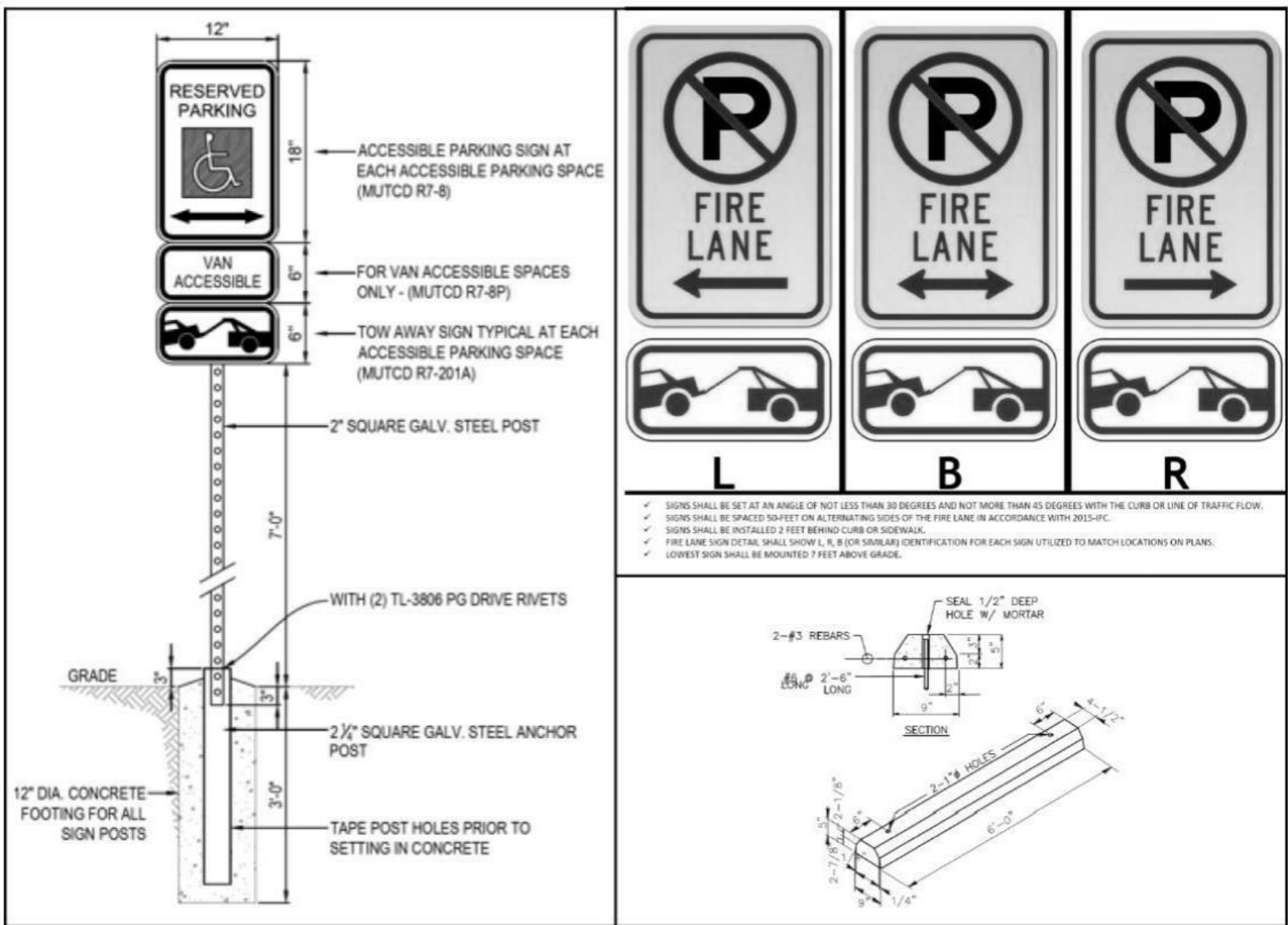
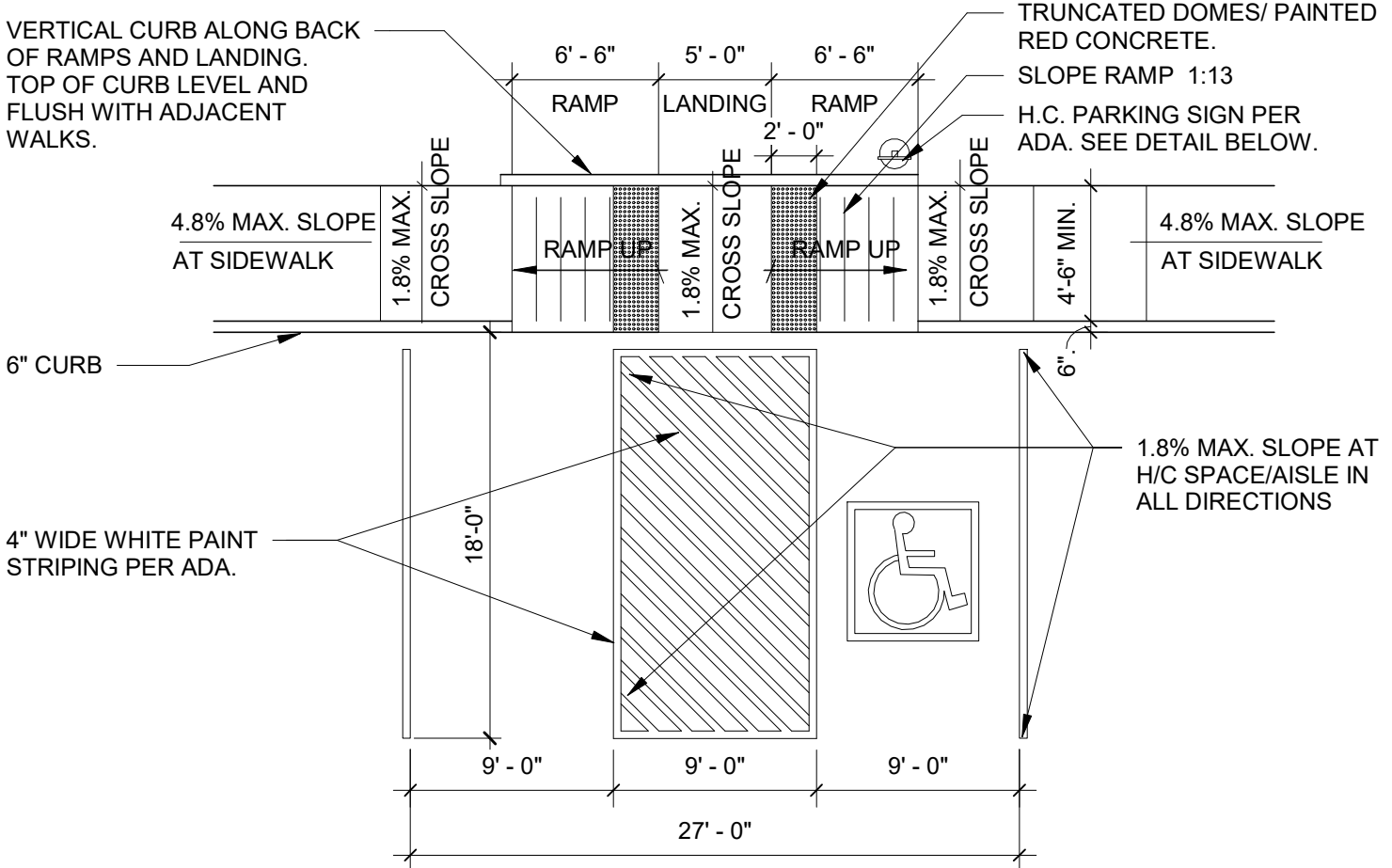
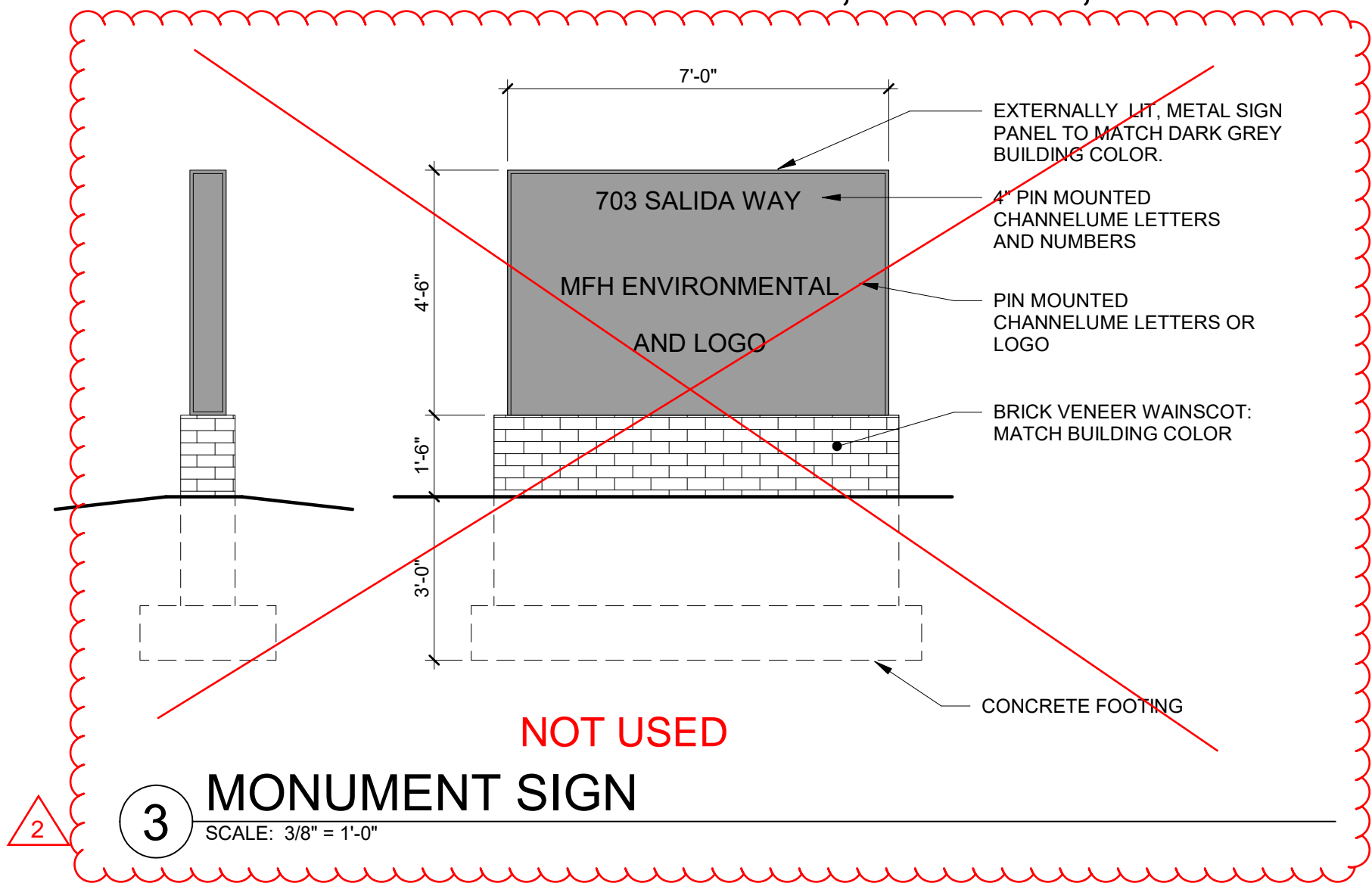
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# SITE DEVELOPMENT PLAN

## MFH ENVIRONMENTAL AND CONDITIONAL USE

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



### SITE PLAN NOTES:

- FIRE LANE SHALL BE POSTED WITH NO PARKING SIGNS. FIRE LANE STRIPING WILL BE MAINTAINED FOR THE LIFE OF THE FIRE LANE.
- STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- ACCESSIBLE PATH TO BUILDING FROM PUBLIC WAY

### KEYNOTES:

- TRASH ENCLOSURE WITH 6'-0" HIGH CEDAR FENCE. **NOT USED**
- FULL DEPTH ASPHALT PAVING FOR DRIVE AISLES AND PARKING AREAS. SEE SOILS REPORT.
- 23' FIRE LANE EASEMENT WITH HAMMERHEAD TURN-AROUND. PAINT DIAGONAL STRIPING FULL WIDTH OF FIRELANE FOR WITH "NO PARKING FIRELANE" TO BE MAINTAINED FOR THE LIFE OF THE FIRE LANE.
- ELECTRICAL TRANSFORMER ON CONC. PAD.
- PROVIDE A FIRE LANE SIGN THAT READS AS FOLLOWS: "FIRE LANE DEAD-ENDS IN 228' WITH TURN AROUND."
- DETENTION POND/WATER QUALITY. SEE CIVIL DWGS.
- KNOX BOX, COORDINATE WITH LOCAL FIRE AUTHORITY.
- PAINTED TUBE STEEL BIKE RACKS.
- CONCRETE SIDEWALK WITH BROOM FINISH.
- 6'-0" HIGH CEDAR FENCE TO SURROUND STORAGE YARD.
- EXTERNALLY LIT, FREESTANDING MONUMENT SIGN-SEE DETAIL 3. **NOT USED**
- VAN ACCESSIBLE HC PARKING SPACE-18'-0" x 18'-0" WITH 9'-0" AISLE. PROVIDE CURB RAMP AND STANDARD HC PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW. SEE DETAIL 2.
- ROOF OVERHANG AND SUPPORT COLUMNS. OPEN BELOW.
- 25' WIDE STEEL FRAMED GATE WITH CEDAR FENCING TO MATCH STORAGE YARD FENCE. GATE TO BE MANUAL SLIDING TO THE WEST 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 BELOW.
- 3'-0" WIDE CEDAR FENCE MAN-GATE FOR ACCESSABLE ENTRY ALONG SIDEWALK ROUTE TO SITE. GATE TO BE COMPLIANT WITH ICC A117.1-2009 CHAPTER 4 REQUIREMENTS.
- NEW 5'-6" WIDE CONCRETE SIDEWALK DETACHED WITH 8'-0" OF LANDSCAPING FROM BACK OF CURB.
- NEW POLE MOUNTED LIGHT FIXTURE. THE STREETLIGHT LOCATION IS CONCEPTUAL. FINAL LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLANS IN THE CIVIL PLAN SUBMITTAL.
- STOP SIGN PER MUTCD CODE. PROVIDE SIGN POST PER COA TE-11 (AURORA MUNICIPAL CODE).



REVISIONS	DESCRIPTION
DATE	10-22-2021
BY	SDP REVISIONS
DATE	02-16-2022
BY	SDP REVISIONS
DATE	03-30-2022
BY	SDP REVISIONS
DATE	06-31-2022
BY	SDP REVISIONS
DATE	06-27-2022
BY	SDP REVISIONS

DRAWN	CBW
CHECKED	BS
DESIGNED	KS
FILENAME	BS-11148

MFH ENVIRONMENTAL	SITE PLAN
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architecture  
planning  
interiors  
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JOB NO.	BS-11148
SCALE	AS SHOWN
DATE	
SHEETS	9
SHEET	2

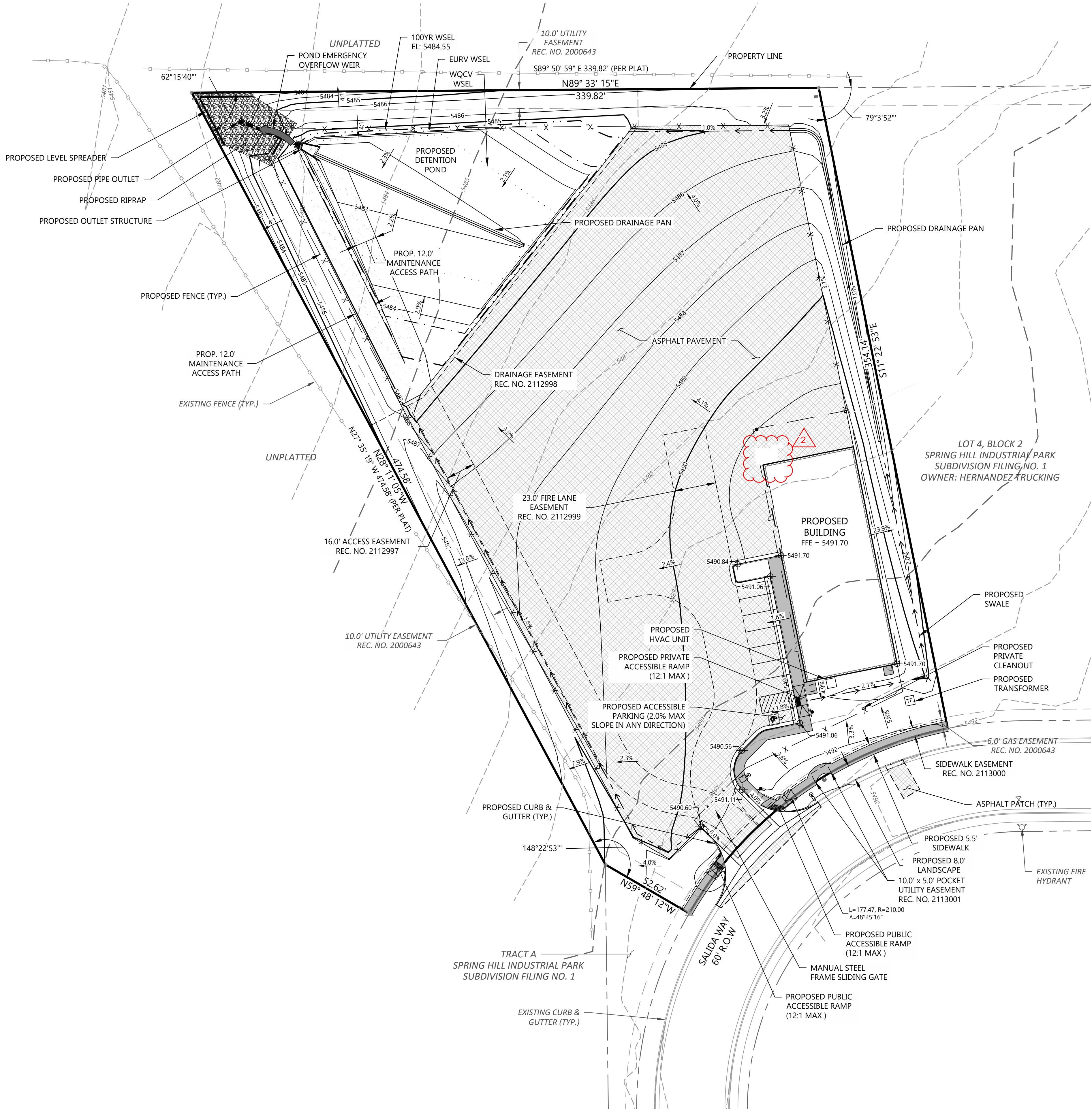
CITY FILE NO: 2022-6002-00; 2022-6002-01

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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



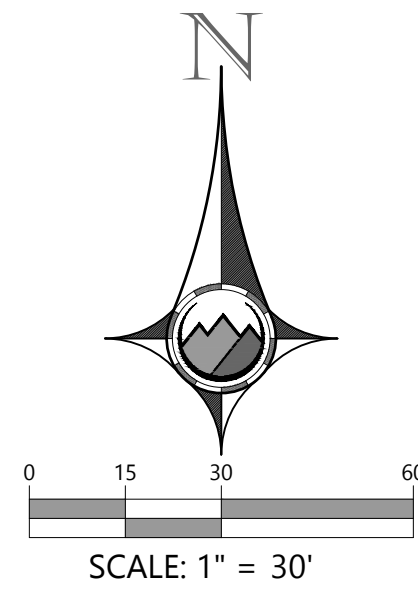
LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	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

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, I-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.



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

REVISIONS		DESCRIPTION
BY	DATE	
MAA	03/29/2022	REV. #2
MAA	05/31/2022	REV. #3
MAA	06/27/2022	SDP REVISIONS
MAA	08/02/2022	SDP REVISIONS
MAA	02/20/2023	EASEMENT REVISIONS

DRAWN	WBP
CHECKED	MAA
DESIGNED	MAA
FILENAME	

MFH ENVIRONMENTAL  
SITE PLAN AND CONDITIONAL USE  
GRADING PLAN



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SHEET	3



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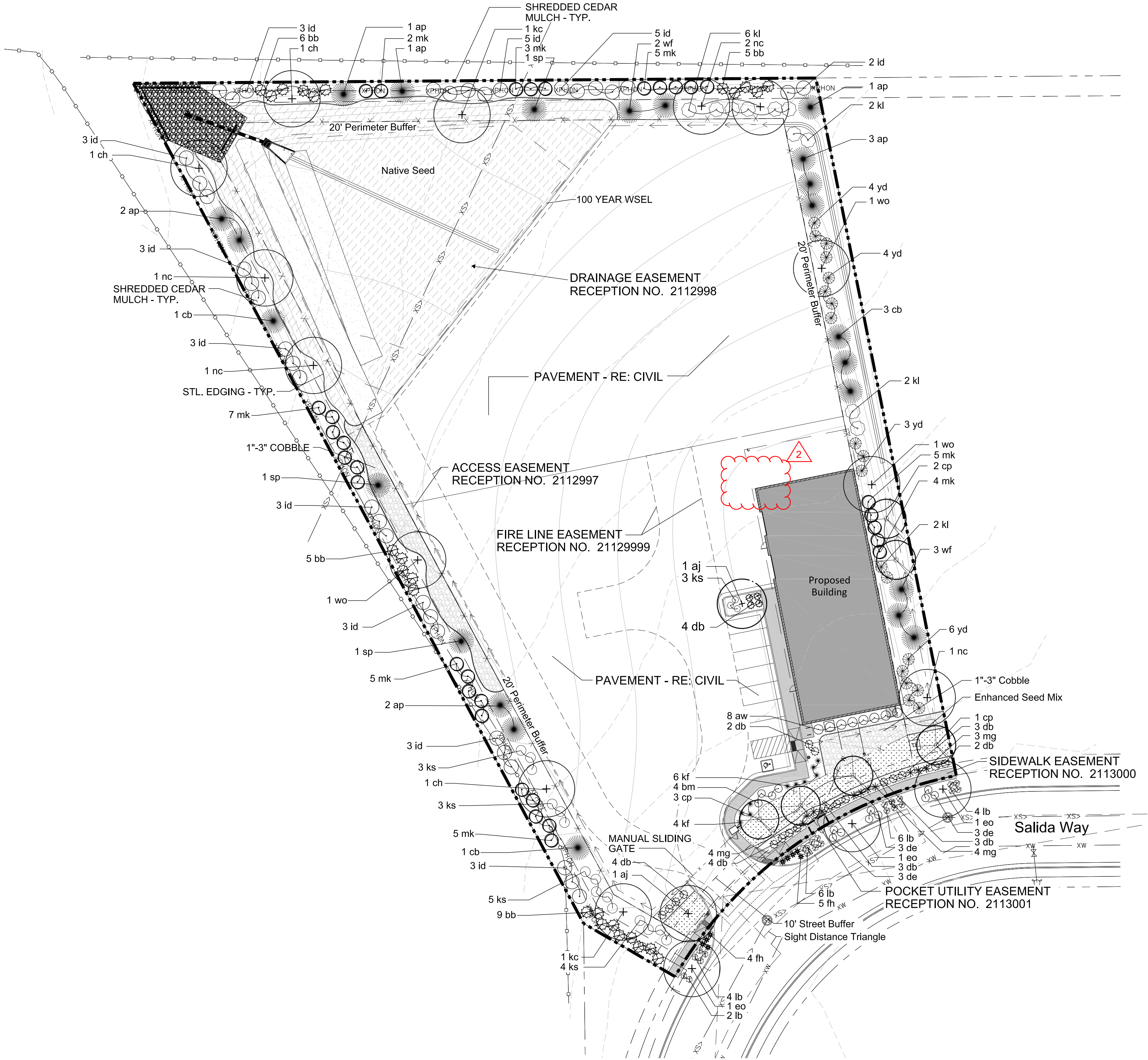
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		<b>MFH ENVIRONMENTAL SITE PLAN AND CONDITIONAL USE</b>			
		<b>UTILITY PLAN</b>			
 <b>INTERGROUP ARCHITECTS</b> <hr/> <ul style="list-style-type: none"> <li>■ architecture</li> <li>■ planning</li> <li>■ interiors</li> </ul> <p>2000 West Littleton Blvd Littleton, Colorado 80120 P. 303.738.8877 F. 303.738.2294 <a href="http://www.igarch.com">www.igarch.com</a></p>					
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SCALE AS SHOWN					
DATE 10/22/2021					
SHEETS 9		SHEET 4			

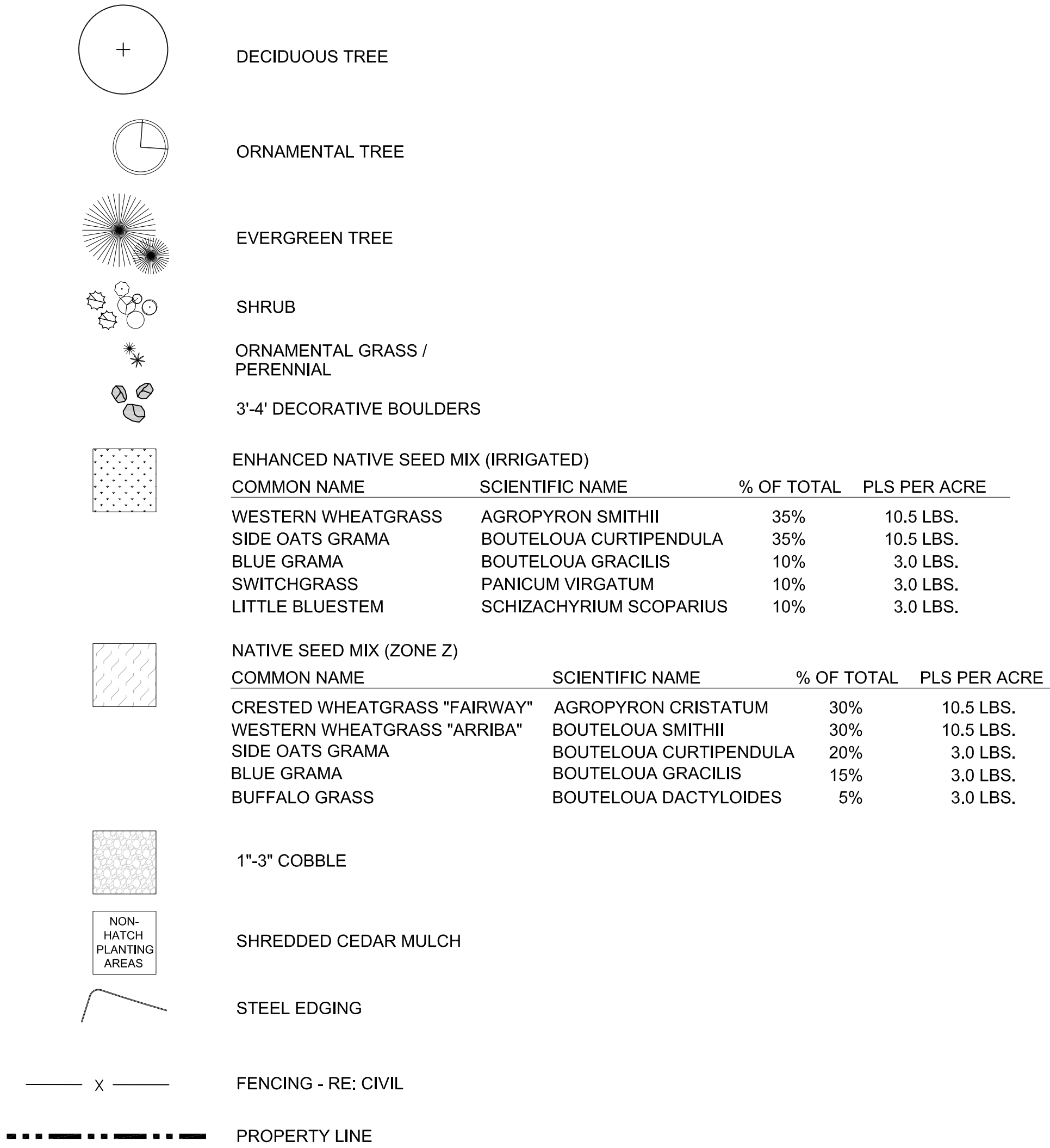


SITE DEVELOPMENT PLAN  
MFH ENVIRONMENTAL AND CONDITIONAL USE

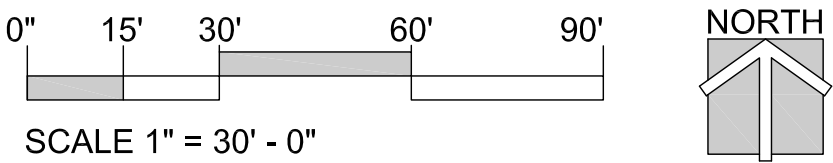
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LANDSCAPE LEGEND:



LANDSCAPE PLAN



REVISIONS		DESCRIPTION
BY	DATE	
SL	3.29.22	SECOND SUBMITTAL
SL	5.31.22	THIRD SUBMITTAL
SL	2.20.23	FOURTH SUBMITTAL

DRAWN	SDW
CHECKED	JAH
DESIGNED	SDW
FILENAME	

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Landscape Plan



architecture	planning	interiors
2000 West Littleton Blvd Littleton, Colorado 80120 P: 303.738.8877 F: 303.738.2294 www.igarch.com		
JOB NO.	21-0060	
SCALE	AS SHOWN	
DATE	10.22.21	
SHEETS	9	SHEET 5

STACKlot

5639 SOUTH CURTICE STREET  
LITTLETON, COLORADO 80120  
303.883.2735



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

PLANT MATERIAL SCHEDULE:							
SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WTR
SHADE TREES							
	2	aj	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2 1/2" CAL.	B & B	L-M
	3	ch	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL.	B & B	VL
	2	kc	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	2 1/2" CAL.	B & B	VL
	5	nc	NARROWLEAF COTTONWOOD	NARROWLEAF COTTONWOOD	2 1/2" CAL.	B & B	L-M
	3	wo	SWAMP WHITE OAK	QUERCUS BICOLOR	2 1/2" CAL.	B & B	VL-M
	3	eo	ENGLISH OAK	QUERCUS ROBUR	2 1/2" CAL.	B & B	L-M
ORNAMENTAL TREES							
	6	cp	CHANTICLEER PEAR	PYRUS CALLERYANA	2" CAL.	B & B	M
EVERGREEN TREES							
	5	wf	WHITE FIR	ABIES CONCOLOR	6' HT.	B & B	M
	5	cb	COLORADO BLUE SPRUCE	PICEA PUNGENS	6' HT.	B & B	VL
	10	ap	AUSTRIAN PINE	PINUS NIGRA	6' HT.	B & B	VL
	3	sp	SOUTHWESTERN WHITE PINE	PINUS STROBIFORMIS	6' HT.	B & B	M
SHRUBS							
	36	mk	MCKAYS POTENTILLA	P. FRUTICOSA 'MCKAYS WHITE'	5 GAL.	CONT.	L-M
	18	ks	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL.	CONT.	VL
	8	aw	ANOTHONY WATERER SPIREA	SPIREA JAPONICA 'ANTHONY WATER'	5 GAL.	CONT.	L-M
	4	bm	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL.	CONT.	L-M
	25	db	DWARF BURNING BUSH	EOUNYMUS ALATA 'DWARF NANA'	5 GAL.	CONT.	L-M
	17	yd	YELLOW TWIG DOGWOOD	CORNUS SERICEA 'FLAVIRAMEA'	5 GAL.	CONT.	L-M
	36	id	ISANTI DOGWOOD	CORNUS SERICEA 'ISANTI'	5 GAL.	CONT.	L-M
	25	bb	BEAUTY BUSH	KOLWITZIA AMABILIS	5 GAL.	CONT.	L
	9	de	DWARF EUROPEAN CRANBERRY	VIBURNUM OPULUS 'NANUM'	5 GAL.	CONT.	M
ORNAMENTAL GRASSES							
	15	mg	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.	CONT.	L
	10	kf	KARL REED FORESTER GRASS	CALAMAGROSTIS ACUTI 'KARL FORESTER'	5 GAL.	CONT.	M
	9	fh	BLUE AVENA	HELICOTRICHON SEMPERVIRENS	5 GAL.	CONT.	M
	22	lb	FOUNTAIN GRASS 'LITTLE BUNNY'	PENNISTETUM ALOPECUROIDES 'LITTLE BUNNY'	5 GAL.	CONT.	M

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.
- 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.
- USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. MULCH SHALL BE PLACED AT A MINIMUM DEPTH OF 3"

STANDARD CITY OF AURORA LANDSCAPE CHARTS:

SITE DATA			WATER USE	
DESCRIPTION	AREA IN SF	PERCENTAGE	DESCRIPTION	AREA IN SF
TOTAL SITE AREA	108,149 SF	100.00%	NON WATER CONSERVING	1,511.68 SF 3%
BUILDING COVERAGE	6,000 SF	5.5%	WATER CONSERVING	30,575.90 SF 64%
HARD SURFACE AREA	54,394 SF	50.2%	NON WATER (Z)	15,567.73 SF 33%
LANDSCAPE AREA	47,755 SF	44.3%		

CURBSIDE LANDSCAPE				
AREA	DESCRIPTION	SQUARE FEET TREE LAWN (S.F.)	SHRUBS REQ. 1 Shrubs / 40 S.F. Tree Lawn	SHRUBS PROVIDED
A	Salida Way	956.21	23.90	28 SHRUBS

CURBSIDE LANDSCAPE					
AREA	DESCRIPTION	LENGTH	NOTES	TREES REQ. (1/40')	TREES PROVIDED
A	Salida Way	136.39 LF.	DRIVES EXCLUDED	3.40	3

STREET FRONTAGE BUFFER						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (10/40')
A	Salida Way	136.39 LF.	10 FT	10 FT	3.40 REQ. 5 PROVIDED	13.64 REQ. 16 GAL. PROVIDED

NON-STREET FRONTAGE LANDSCAPE BUFFER						
AREA	DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	TREES (1/40')	SHURBS (5/40')
A	WEST PROPERTY LINE	527.05 LF	20 FT	20 FT	14 REQ. 14 PROVIDED	66 REQ. 67 (5) GAL. PROVIDED
B	NORTH PROPERTY LINE	339.82 LF	20 FT	20 FT	9 REQ. 9 PROVIDED	42 REQ. 42 (5) GAL. PROVIDED
C	EAST PROPERTY LINE	354.06 LF	20 FT	20 FT	9 REQ. 15 PROVIDED	44 REQ. 28 (5) GAL. PROVIDED 4 TREES = 40 SHRUBS - 68 TOTAL

NON RESIDENTIAL SOUTH BUILDING ELEVATIONS				
BUILDING / ELEVATION	LENGTH	NO. T.E. REQUIRED REQUIRED - 1 T.E / 40' LN. FT.	NO. TREES REQUIRED	NO. TREES PROVIDED
SOUTH ELEVATION	45 LF	1	1	10 SHRUBS = 1 T.E

DETENTION POND LANDSCAPING				
AREA ABOVE THE 100 WSEL	NO. TREES REQUIRED - 1 TREE / 4000 SQ.FT.	NO. TREES PROVIDED	NO. SHRUBS REQUIRED - 10 SHRUBS / 4000 SQ.FT.	NO. SHRUBS PROVIDED
33,794 SF	9	*9	85	*85 Shrubs

\* TREE AND SHRUB REQUIREMENTS ARE BEING MET WITHIN THE BUFFER AREAS SURROUNDING THE POND

EVERGREEN TREES		
DESCRIPTION	EVERGREEN TREES REQ. (30% MIN.)	EVERGREEN TREES PROVIDED
Onsite Trees = 57 (Excludes 3 Street Trees)	17.1 TREES	22 TREES

ADJUSTMENT REQUEST: ALLOW THE DETENTION POND INFRASTRUCTURE TO ENCROACH INTO THE NON-STREET LANDSCAPE BUFFER AT THE NORTHWEST CORNER OF THE PROPERTY. RELOCATING THE OUTFALL WOULD REMOVE A SIGNIFICANT PORTION OF USABLE SPACE FOR THE SITE. THE LOCATION OF THE OUTFALL IS PLACED TO MATCH WHERE RUNOFF HISTORICALLY DRAINS TO.

REVIEWS		DESCRIPTION	
		SECOND SUBMITTAL	
		THIRD SUBMITTAL	
		FORTH SUBMITTAL	
BY	DATE	SL	SL
	3.29.22	5.31.22	2.20.23

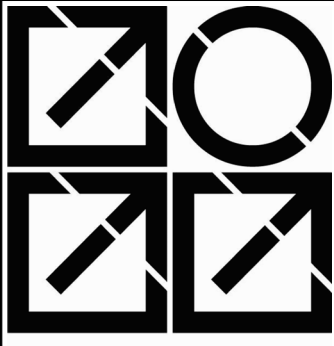
DRAWN
SDW

CHECKED
JAH

DESIGNED
SDW

FILENAME
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MFH ENVIRONMENTAL	
Landscape Notes, Schedule & Charts	



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.	21-0060
SCALE	AS SHOWN
DATE	10.22.21
SHEETS	9
SHEET	6

STACKlot

5639 SOUTH CURTICE STREET  
LITTLETON, COLORADO 80120  
303.883.2735

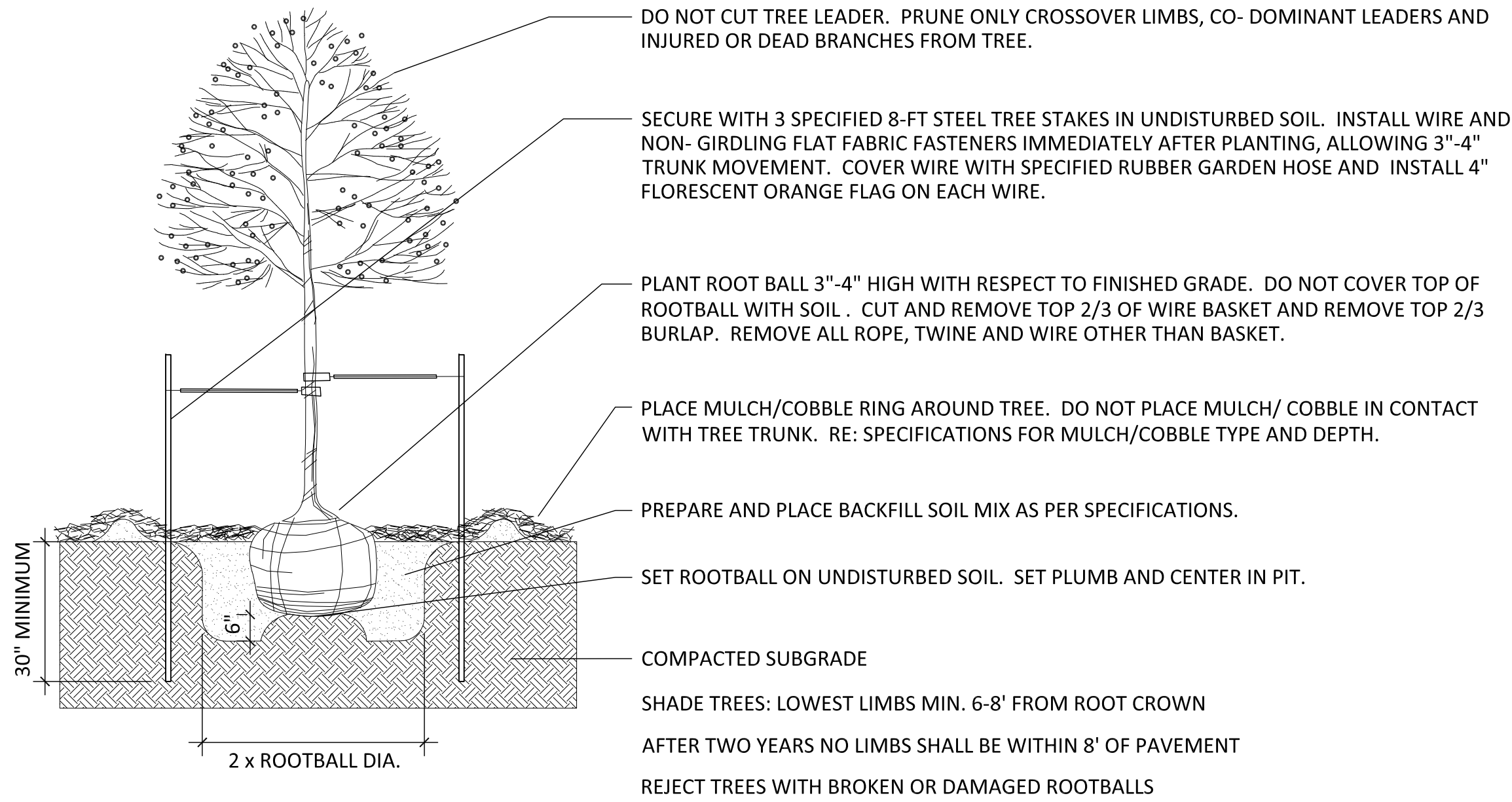
CITY FILE NO: 2022-6002-00; 2022-6002-01



# SITE DEVELOPMENT PLAN

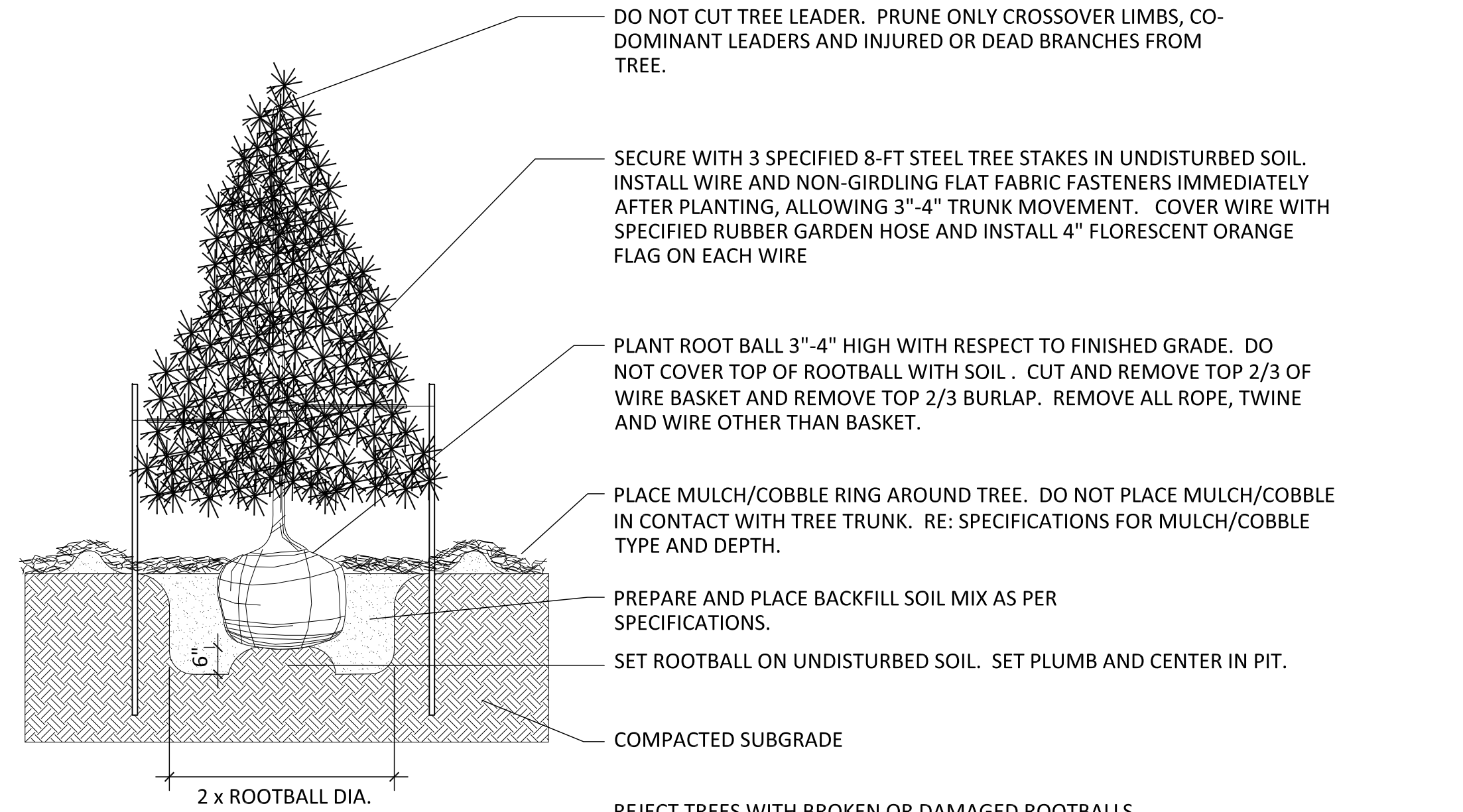
## MFH ENVIRONMENTAL AND CONDITIONAL USE

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



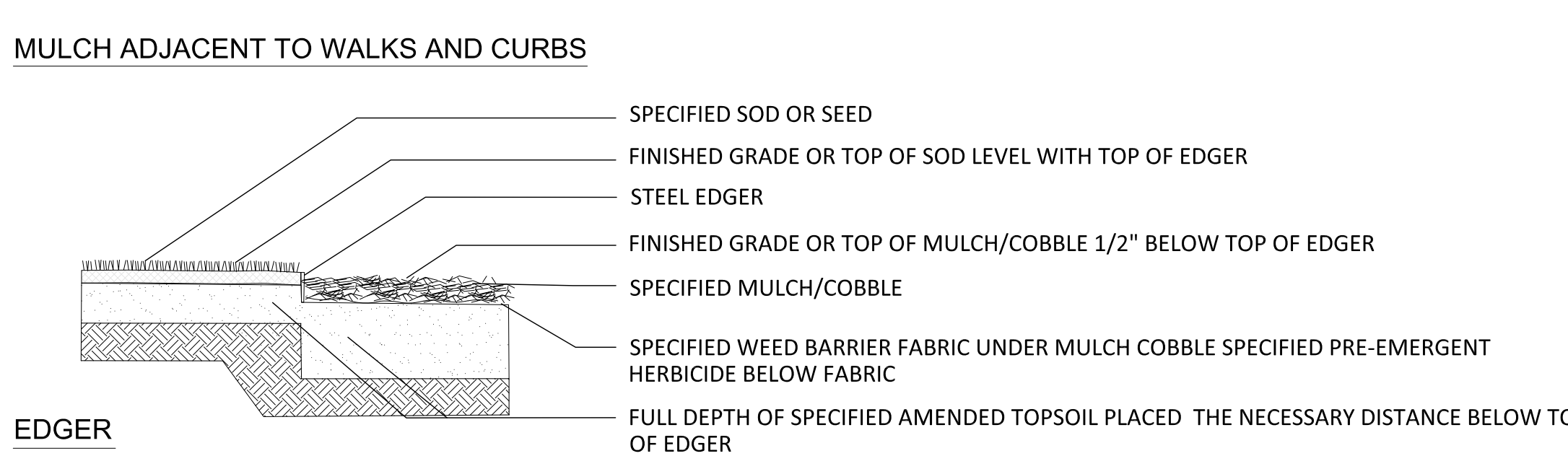
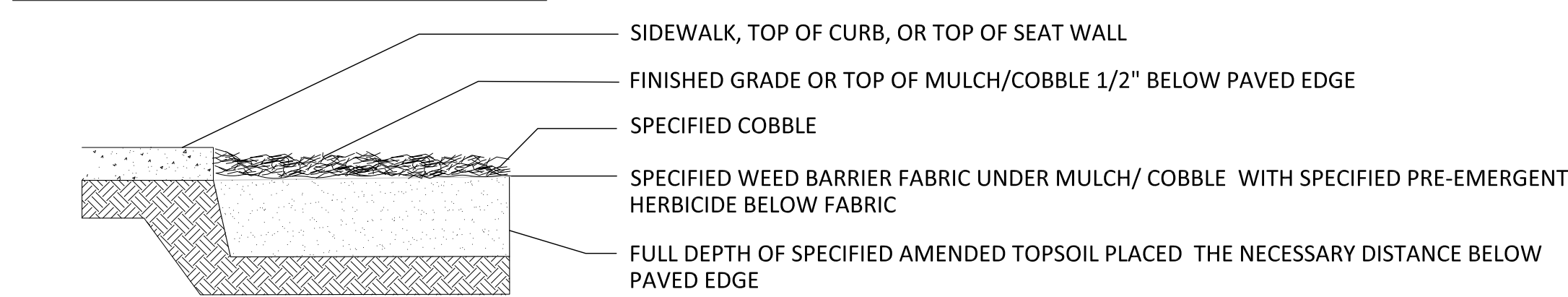
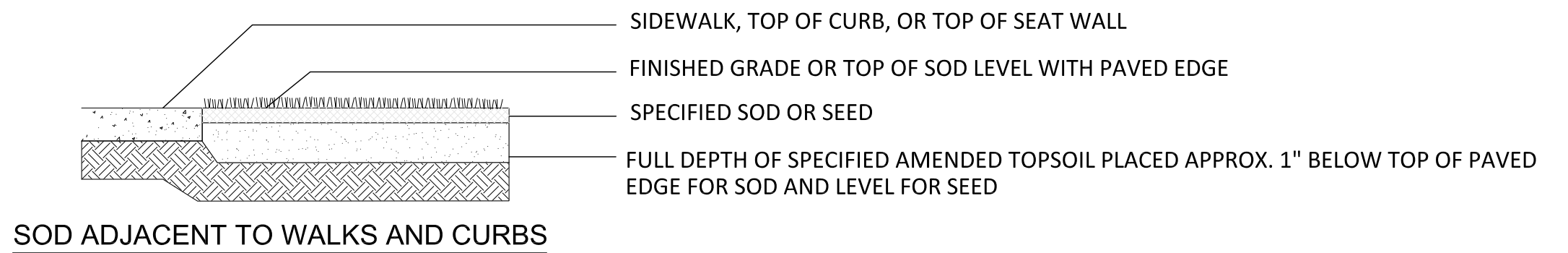
1 DECIDUOUS TREE

NOT TO SCALE



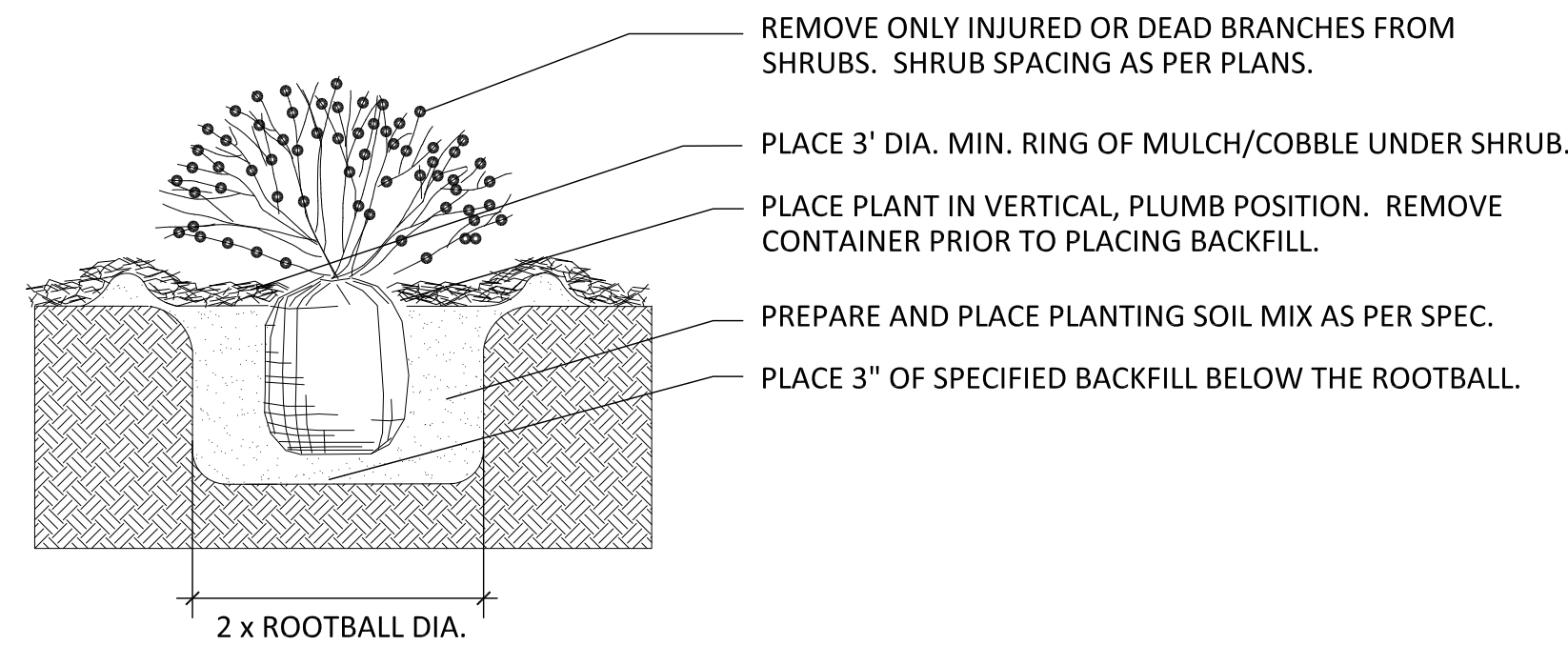
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

**STACKlot**  
5639 SOUTH CURTICE STREET  
LITTLETON, COLORADO 80120  
303.883.2735

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

REVISIONS		DESCRIPTION
BY	DATE	
SL	3.29.22	SECOND SUBMITTAL
SL	5.31.22	THIRD SUBMITTAL
SL	2.20.23	FOURTH SUBMITTAL

DRAWN	SDW
CHECKED	JAH
DESIGNED	SDW
FILENAME	

MFH ENVIRONMENTAL	Landscape Details
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interiors  
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www.igarch.com

JOB NO.	21-0060
SCALE	AS SHOWN
DATE	10.22.21
SHEETS	9
SHEET	7

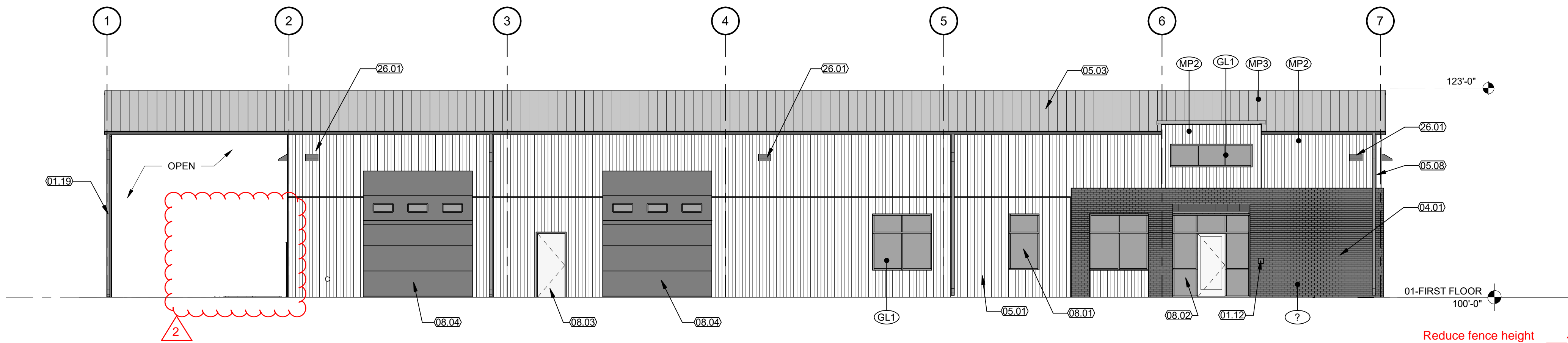
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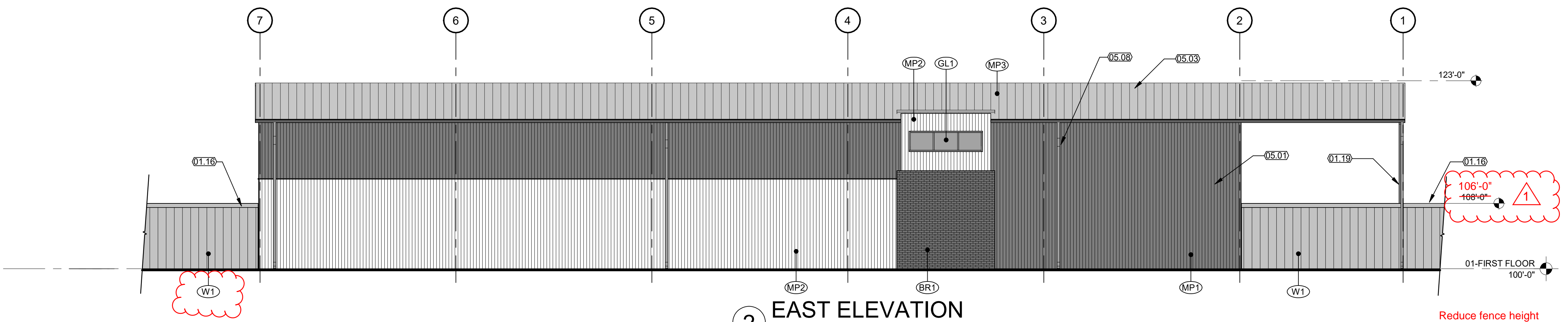
SITE DEVELOPMENT PLAN

MFH ENVIRONMENTAL AND CONDITIONAL USE

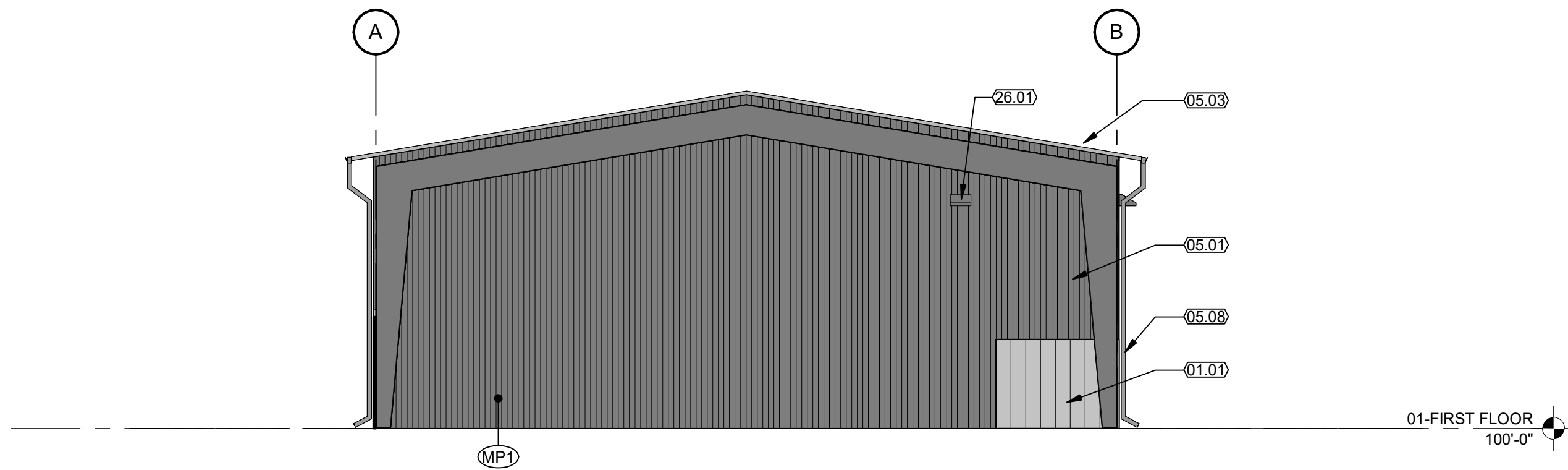
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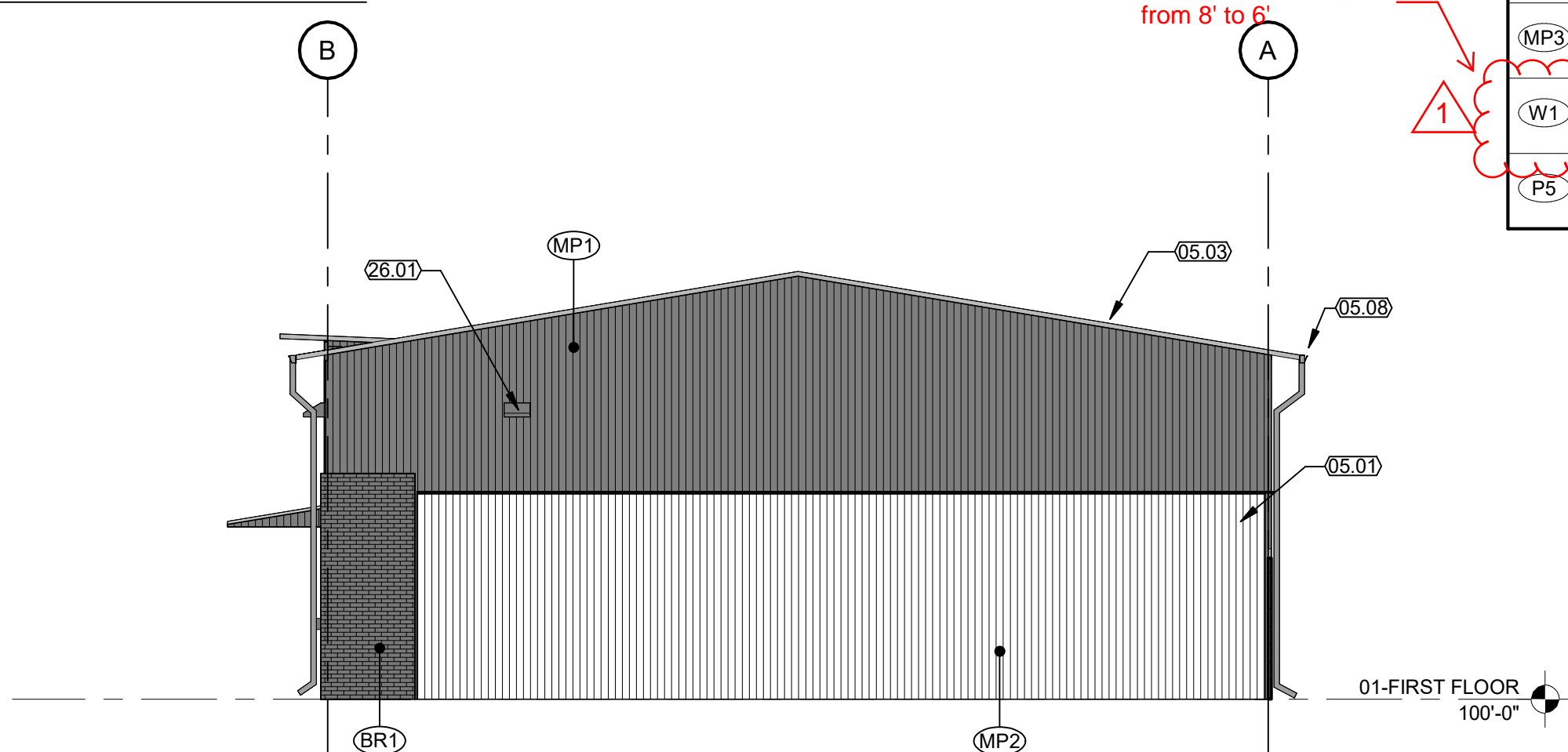
1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

KEYNOTES:

- 01.01 TRASH ENCLOSURE WITH 6'-0" HIGH CEDAR FENCE. NOT USED
- 01.12 KNOX BOX. COORDINATE WITH LOCAL FIRE AUTHORITY.
- 01.16 6'-0" HIGH CEDAR FENCE TO SURROUND STORAGE YARD.
- 01.19 ROOF OVERHANG AND SUPPORT COLUMNS. OPEN BELOW.
- 04.01 THINK BRICK VENEER SCRATCH COAT, LATH, MORTAR AND COMMERCIAL BUILDING WRAP. PROVIDE WEEP HOLES AND FLASHING AT BASE.
- 05.01 PREFINISHED VERTICAL METAL SIDING OVER DOUBLE LAYER INSULATION SYSTEM AND PRE-ENGINEERED METAL BUILDING. SEE WALL SYSTEM NOTES AND DETAILS.
- 05.03 PREFINISHED STANDING SEAM ROOF WITH DOUBLE LAYER BANDED LINER INSULATION SYSTEM (R-43 COMBINED) OVER PRE-ENGINEERED METAL BUILDING.
- 05.08 PREFINISHED MTL DOWNSPOUT AND GUTTER, TO MATCH ROOF COLOR. PROVIDE CONCRETE SPLASH BLOCK AT LANDSCAPED AREAS.
- 08.01 1" INSULATED LOW-E TINTED GLAZING IN CLEAR ANODIZED ALUMINUM FRAME. SEE SPEC.
- 08.02 1" INSUL. TINTED GLAZING IN ANOD. ALUM. STOREFRONT SYSTEM.
- 08.03 H.M. MAN DOOR, PAINT, TYP.
- 08.04 INSULATED STEEL O.H. DOOR, PAINT. SEE SPEC.
- 26.01 LIGHT FIXTURE. SEE ELEC.

EXTERIOR FINISH LEGEND

SYM.	PATTERN	DESCRIPTION	MANUFACTURER / COLOR
BR1		MODULAR RUNNING BOND BRICK VENEER	SCHIFFIELD LEGACY SERIES DISTRESSED FACE
MP1		VERTICAL METAL WALL PANEL	RIBBED CHARCOAL GREY
MP2		VERTICAL METAL WALL PANEL	RIBBED SHASTA WHITE
GL1		STOREFRONT WINDOWS	SOLAR GREY TINTED 1" INSULATED GLASS IN CLEAR ANODIZED FRAME
MP3		STANDING SEAM METAL ROOF	ZINK GREY
W1		6' HIGH CEDAR FENCE	NATURAL
P5		EXTERIOR PAINT	PAINT TO MATCH CHARCOAL GREY WALL PANEL

REVISIONS	DESCRIPTION
DATE	10-22-2021
BY	CBW
DATE	02-16-2022
BY	BS
DATE	03-30-2022
BY	KS
DATE	05-31-2022
BY	KS

DRAWN	CBW
CHECKED	BS
DESIGNED	KS
FILENAME	BS-11148

MFH ENVIRONMENTAL  
ELEVATIONS



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JOB NO.	BS-11148
SCALE	AS SHOWN
DATE	
SHEETS	9
SHEET	8

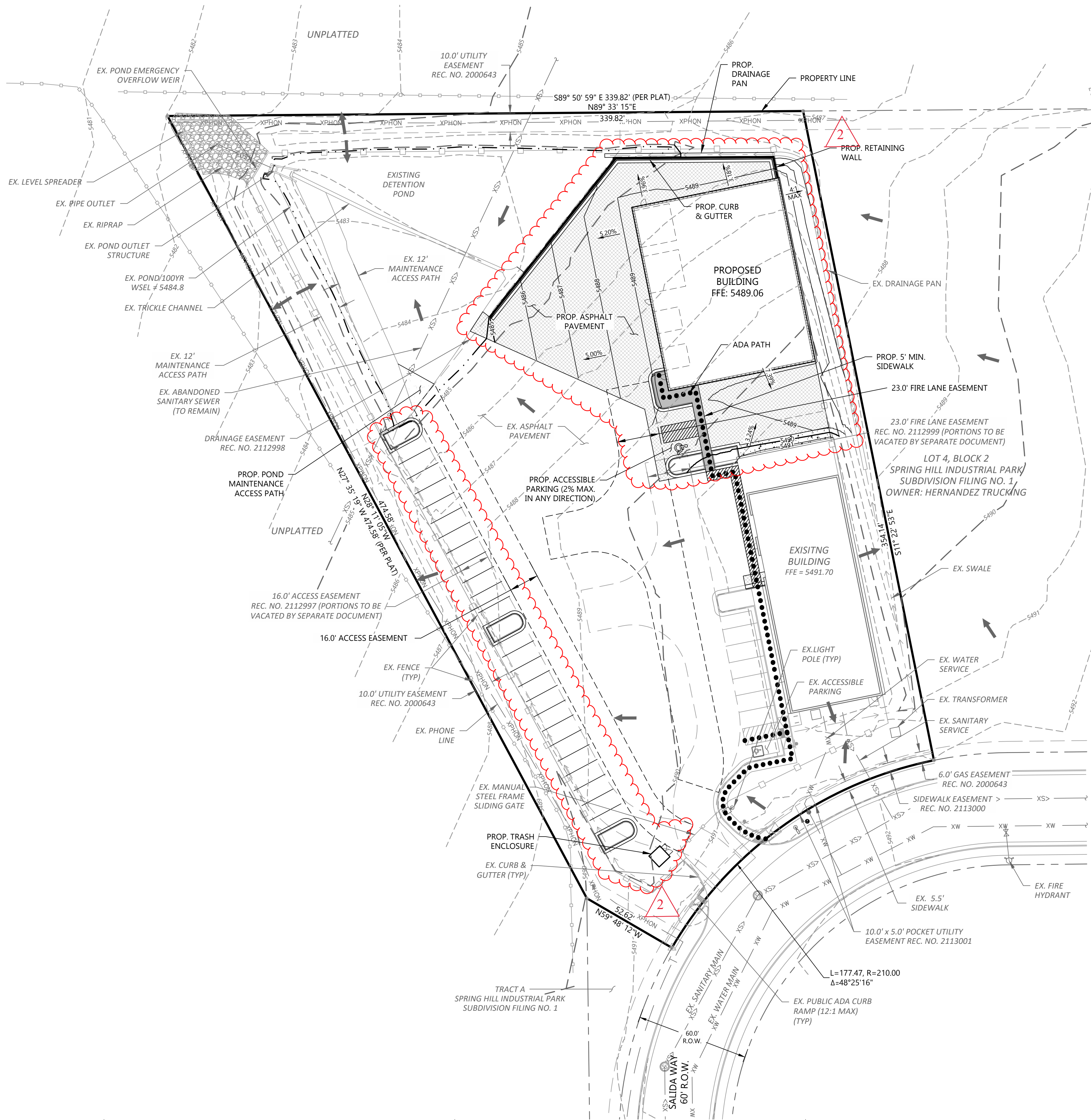
CITY FILE NO: 2022-6002-00; 2022-6002-01

MFH ENVIRONMENTAL









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:

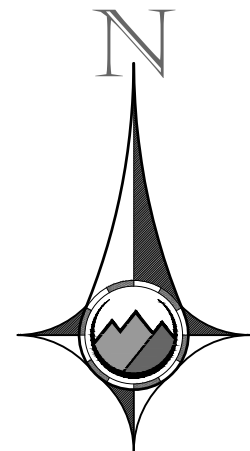
BEARINGS ARE BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°34'47"E PER THE CITY OF AURORA, COLORADO CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK:

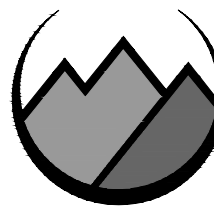
CITY OF AURORA BM #456604SW005  
3" DIA. BRASS CAP STAMPED "C.O.A., BM, 1-52.5A" ON A 30" LONG STEEL PIPE IN CONCRETE. LOCATED AT THE NW CORNER OF SALIDA WAY AND EAST 6TH AVENUE, 4+ WEST OF THE WEST FLOWLINE OF SALIDA WAY, FLOWLINE AT THE END OF CURB TO BENCHMARK ±4' WEST, AND 59' ± SOUTH OF SOUTH WALL 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.



0 15 30 60  
SCALE: 1" = 30'



PROOFCIVIL  
consulting engineers

Kenney Lee  
architecture group, inc.

VINE LABS NEW BUILD

703 SALIDA WAY

AURORA

L o v e l a n d • C o l o r a d o

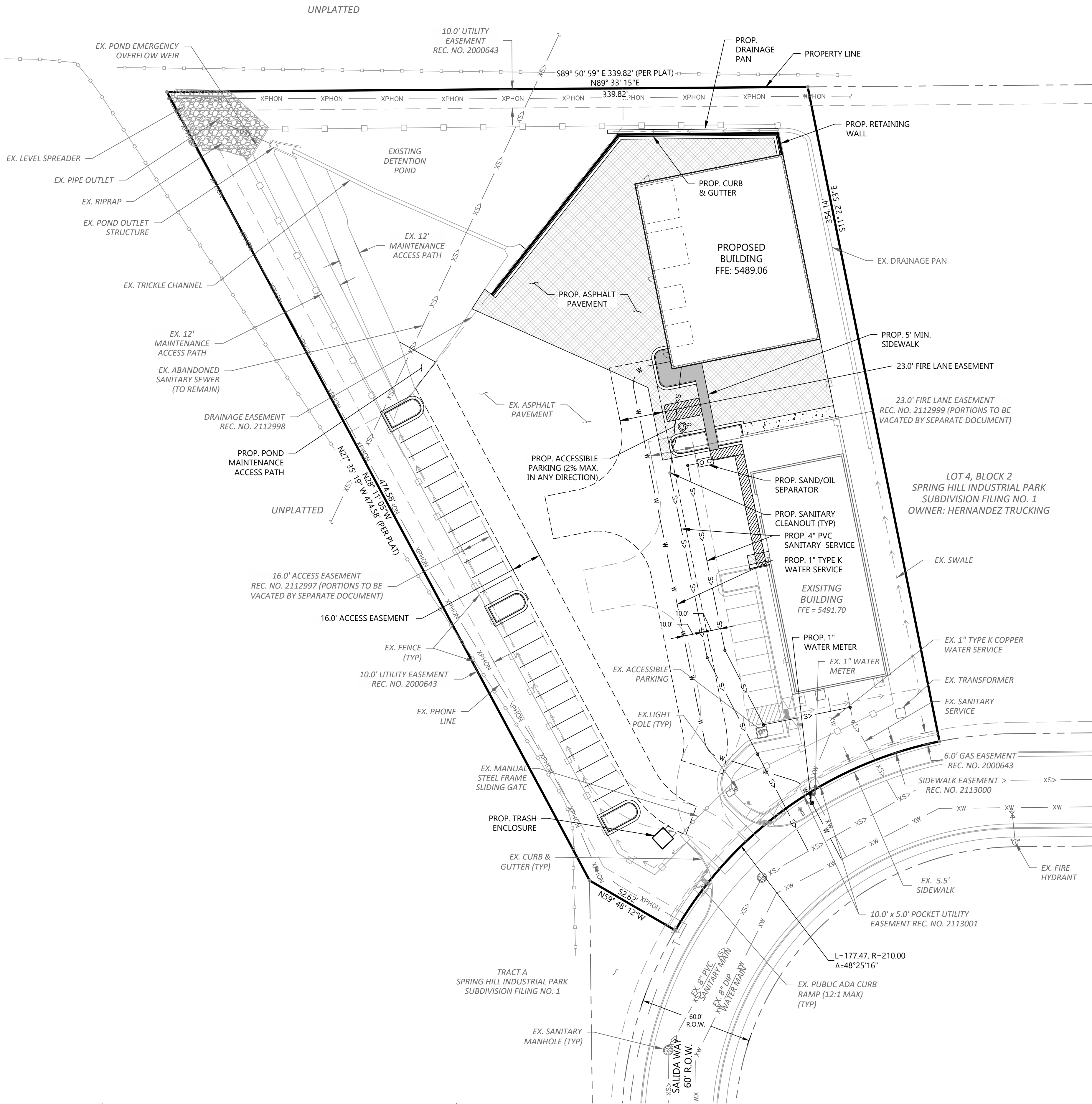
date 4-24-24  
drawn MAA  
checked PC

sheet

3

( 9 7 0 ) 6 6 3 - 0 5 4 8





LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	EXISTING LIGHT POLE

BASIS OF BEARINGS:

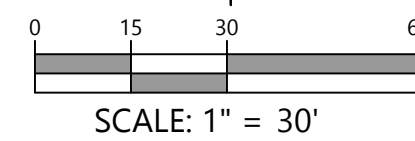
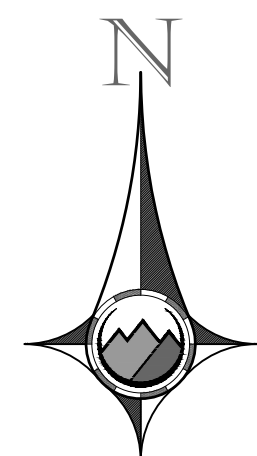
BEARINGS ARE BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°34'47"E PER THE CITY OF AURORA, COLORADO CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK:

CITY OF AURORA BM #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 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.



SCALE: 1" = 30'



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 prepared their services with care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate in the architect shall relieve the architect from responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized, and shall reduce the architect of responsibility for all consequences arising out of such changes. THIS SET IS NULL & VOID SHOULD SET A-1 of the cover sheet BE OMITTED FROM THIS SET.

revisions

Kenney Lee  
architecture group, inc.

VINE LABS NEW BUILD

703 SALIDA WAY

AURORA

UTILITY PLAN

4-24-24

drawn MAA

checked PC

date

sheet

4

LOVELAND • COLORADO

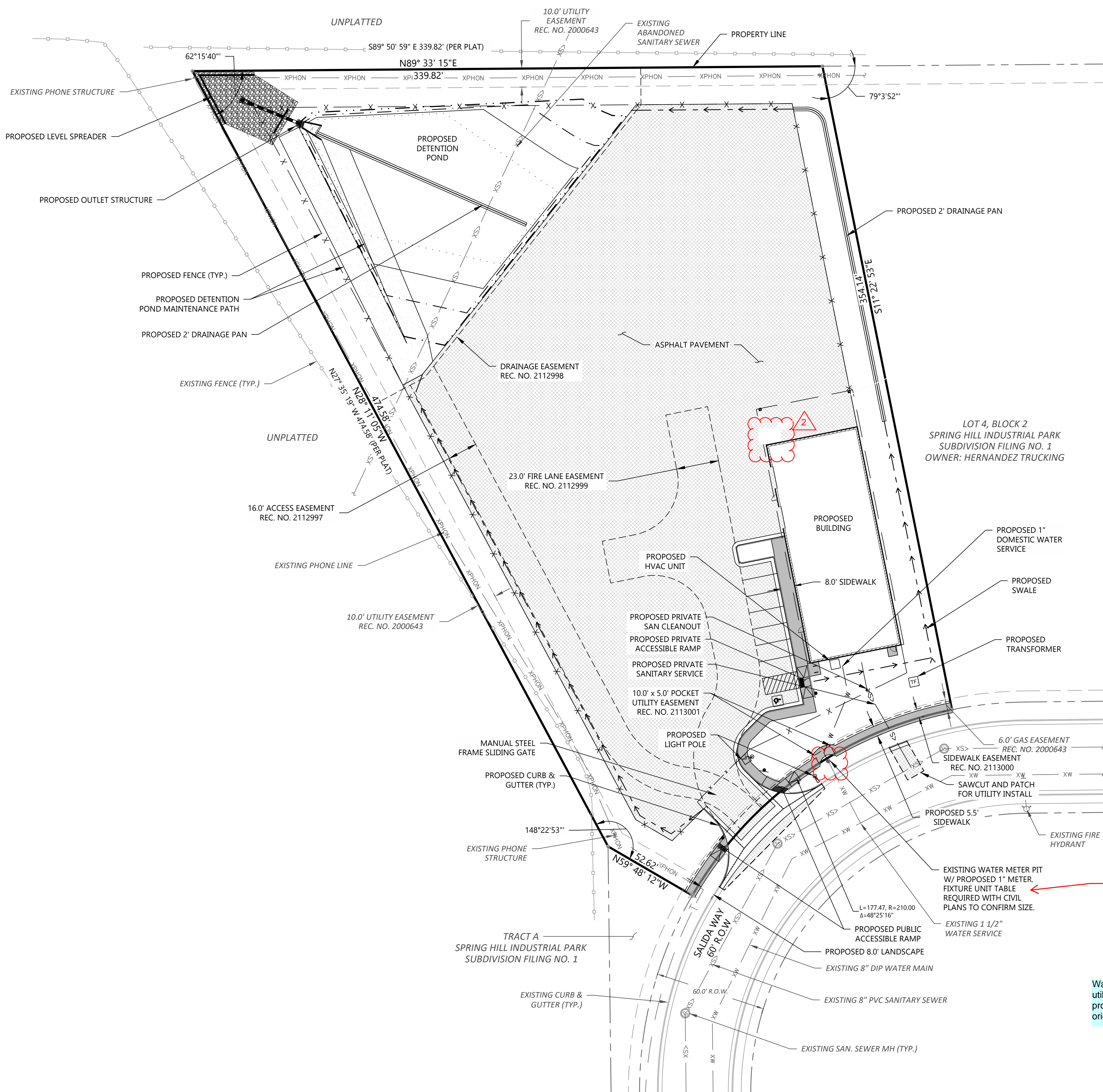
(970) 663-0548



# 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



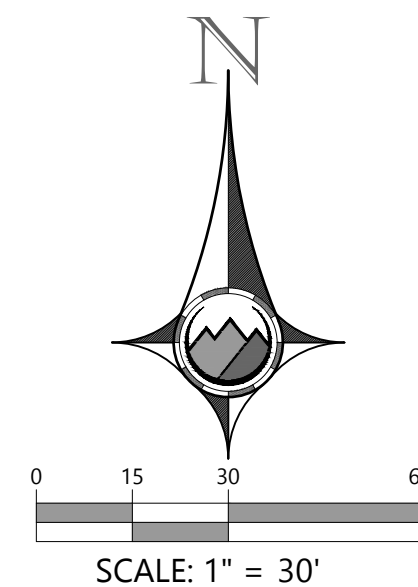
LEGEND:

	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	EXISTING SAN SEWER LINE
	EXISTING ELECTRICAL LINE
	EXIST. OVERHEAD ELEC. LINE
	EXISTING TELECOMM LINE
	EXISTING GAS LINE
	EXISTING IRRIGATION LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED LIGHT POLE
	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 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 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	
REV. #3	
SDP REVISIONS	
SDP REVISIONS	
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



[illegible]

S89°50'59"E (PER PLAT)  
PROPERTY LINE N89°33'15"E 339.82'

UTILITY EASEMENT

EXISTING DRAINAGE PAN

PROPOSED DRAINAGE PAN

12' WIDE MAINTENANCE ACCESS

10' UTILITY EASEMENT

PROPERTY LINE N08°11'05"W 474.59'

PROPERTY LINE N07°35'19"W (PER PLAT)

NEW CONCRETE PAVING

PROPOSED SINGLE STORY 8,000 S.F. MAIN LEVEL STORAGE BUILDING

1,440 S.F. OFFICE (NO PARKING REQ'D.) 560 S.F. OFFICE (2 PARKING SPACES)

ACCESSIBLE PATH FROM STREET TO MAIN ENTRY

PAVING FROM ADA PARKING TO FRONT DOOR IS FLUSH, NO CURB RAMP NEEDED

NEW ADA PARKING SIGN

EXISTING 1,000 S.F. MAIN LEVEL LEAN-TO TO BE ENCLOSED

EXTEND SANITARY SEWER TO NEW SAND OIL INTERCEPTOR

EXIST. 6,000 SF STORAGE AND MAINTENANCE BUILDING

NEW STRIPED ADA PATH FROM PUBLIC SIDEWALK

NEW HAMMERHEAD FIRE LANE EASEMENT

NEW UTILITY EASEMENT

ACCESS EASEMENT

ACCESS EASEMENT RELOCATED

8'x8' TRASH ENCLOSURE w/ SPRING LOADED HINGES ON GATES SO THEY REMAIN CLOSED WHILE NOT IN USE

PROPERTY LINE N55°48'12"W 52.62'

PROPERTY LINE N11°22'53"E 354.14'

LANDSCAPE AREA

LANDSCAPE AREA

POCKET UTILITY EASEMENT RECEPTION NO. 2113001

KEYNOTES:

01.01 TRASH ENCLOSURE

01.03 FULL DEPTH ASPHALT

01.04 23' FIRE LANE

01.05 PAINT DIAGONAL PARKING, FIRE LANE

01.08 ELECTRICAL TR

01.09 PROVIDE A FIRE LANE ENDS WITH

01.10 DETENTION PO

01.12 KNOX BOX, CO

01.13 PAINTED TUBE

01.14 CONCRETE SIDE

01.16 6'-0" HIGH CED

01.18 VAN ACCESSIB

01.19 DRIVE AISLE, S

01.22 25' WIDE STEEL STORAGE YARD

01.23 WET WITH APPR

01.24 WIDE CLEARAN

01.27 WHEN OPEN, F

01.28 GATE AND ROA

01.29 3'-0" WIDE CED

01.30 ALONG SIDEWA

01.31 ICC ANSI A117.17

01.32 NEW 5'-8" WIDE

01.33 LANDSCAPING

01.34 NEW PRIVATE

01.35 LOCATION WILL

01.36 SUBMITTED WI

01.37 CIVIL PLAN SET

01.38 STOP SIGN PER

01.39 TE-11 (AURORA)

NOTE:

THE PROPERTY OWNER/DEVELOPER AGREES TO IMPROVE THE SURFACE AS IDENTIFIED ON THE SITE PLAN AND FAILS TO COMPLY WITH THE NOTIFICATION OF THE COMMISSIONER OF THE DEVELOPER AGREES TO IMPROVE THE SURFACE WITHIN THE SPECIFIED TIME OF THE PLAN.

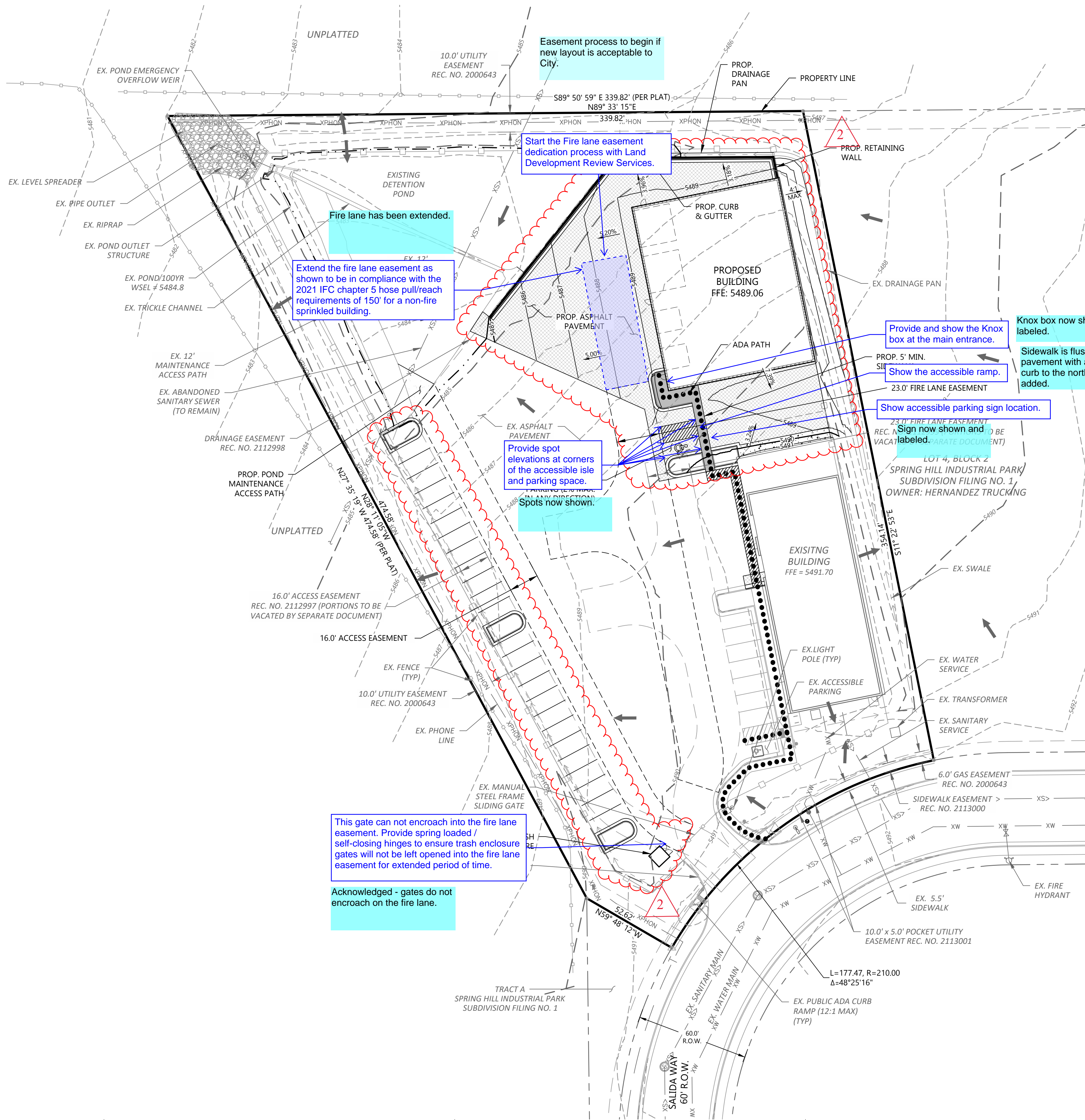
PARKING SUMMARY:  
1,440 S.F. OFFICE  
1,440 S.F. STORAGE  
NO REQUIREMENT FOR STORAGE  
TOTAL REQUIRED = 2  
TOTAL PROVIDED = 21

01.01 01.02 01.03 01.04 01.05 01.06 01.07 01.08 01.09 01.10 01.11 01.12 01.13 01.14 01.15 01.16 01.17 01.18 01.19 01.20 01.21 01.22 01.23 01.24 01.25 01.26 01.27 01.28 01.29 01.30 01.31 01.32 01.33 01.34 01.35 01.36 01.37 01.38 01.39

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.

sheet  
**2**[illegible]





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:

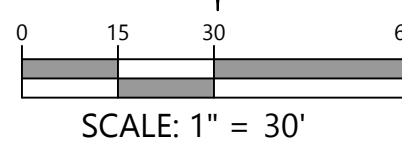
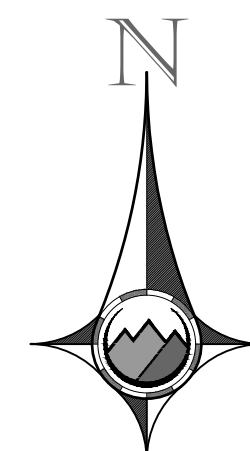
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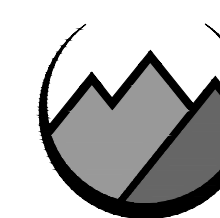
CITY OF AURORA BM #456604SW005  
3" DIA. BRASS CAP STAMPED "C.O.A., BM, 1-52.5A" ON A 30" LONG STEEL PIPE IN CONCRETE. LOCATED AT THE NW CORNER OF SALIDA WAY AND EAST 6TH AVENUE, 4+ WEST OF THE WEST FLOWLINE OF SALIDA WAY, FLOWLINE AT THE END OF CURB TO BENCHMARK ±4' WEST, AND 59' ± SOUTH OF SOUTH WALL 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

NOTES: 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 imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate in a timely manner shall relieve the architect from responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized, and shall void the architect's seal and signature. THIS SET IS NULL & VOID SHOULD SET A-1 OF THE COVER SHEET BE OMITTED FROM THIS SET.

Kenney Lee  
architecture group, inc.

VINE LABS NEW BUILD

703 SALIDA WAY

AURORA

L o v e l a n d • C o l o r a d o

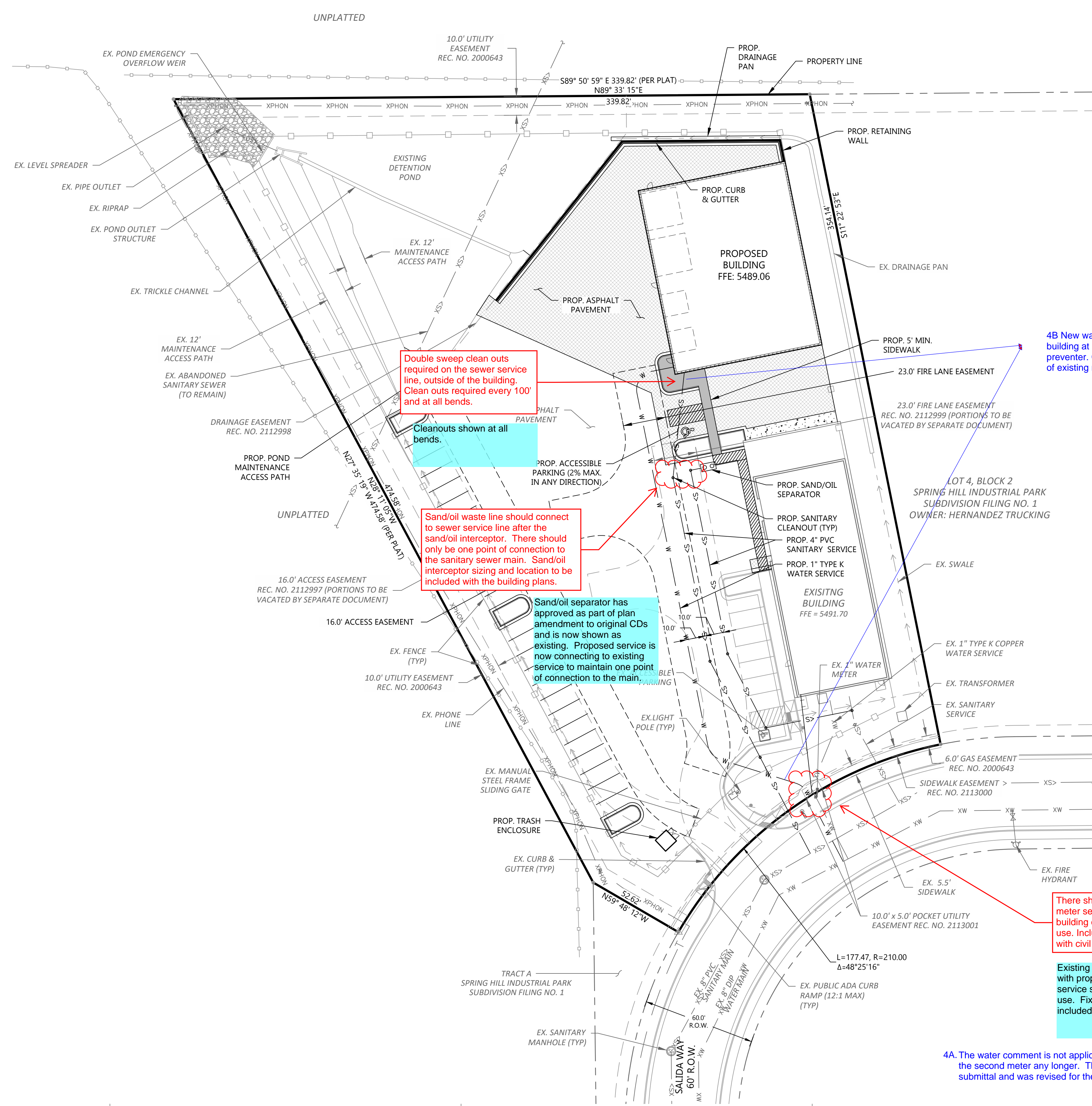
date 4-24-24  
drawn MAA  
checked PC

sheet

3

(970) 663-0548





Please add elevation sheets for the new building

Double sweep clean outs required on the sewer service line, outside of the building. Clean outs required every 100' and at all bends.

Cleanouts shown at all bends.

Sand/oil waste line should connect to sewer service line after the sand/oil interceptor. There should only be one point of connection to the sanitary sewer main. Sand/oil interceptor sizing and location to be included with the building plans.

Sand/oil separator has approved as part of plan amendment to original CDs and is now shown as existing. Proposed service is now connecting to existing service to maintain one point of connection to the main.

There should only be a single water meter serving this lot. The second building can be served as accessory use. Include water fixture unit table with civil plans.

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

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- EXISTING GAS LINE
- EXISTING IRRIGATION LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED LIGHT POLE
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BASIS OF BEARINGS:

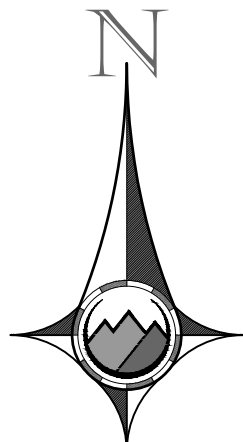
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revisions

Kenney Lee  
architecture group, inc.

VINE LABS NEW BUILD

703 SALIDA WAY

AURORA

UTILITY PLAN

4-24-24  
date  
drawn  
checked

MAA  
PC

sheet  
4

LOVELAND • COLORADO

(970) 663-0548