

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 lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or 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 submitted 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'-8"
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	1,882 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 24th day of FEB AD. 2023

By: Nickolas Rafael Jr. Corporate Seal
(Principals or Owners)

State of Colorado) ss
County of Arapahoe

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

Witness my hand and official seal
Corrie Foster Notary Seal
(Notary Public)

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 _____

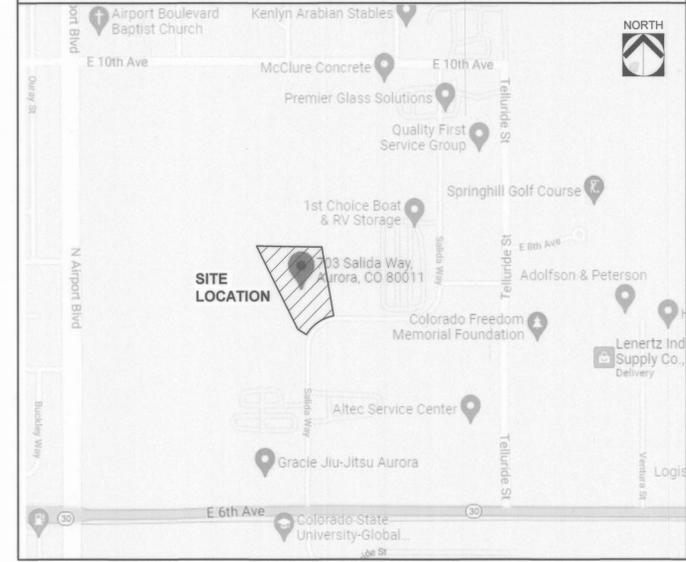
Clerk and Recorder: _____ Deputy: _____

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 ENCRACH 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



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

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

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

CIVIL ENGINEER:
PROOF CIVIL ENGINEERS
GRANT STREET SUITE 210
DENVER, CO 80203
TEL: (303) 525-5709
MATHEW ADAMS

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

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

AMENDMENTS

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

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

DRAWN
CBW

CHECKED
BS

DESIGNED
KS

FILENAME
BS-11148

MFH ENVIRONMENTAL
COVER SHEET



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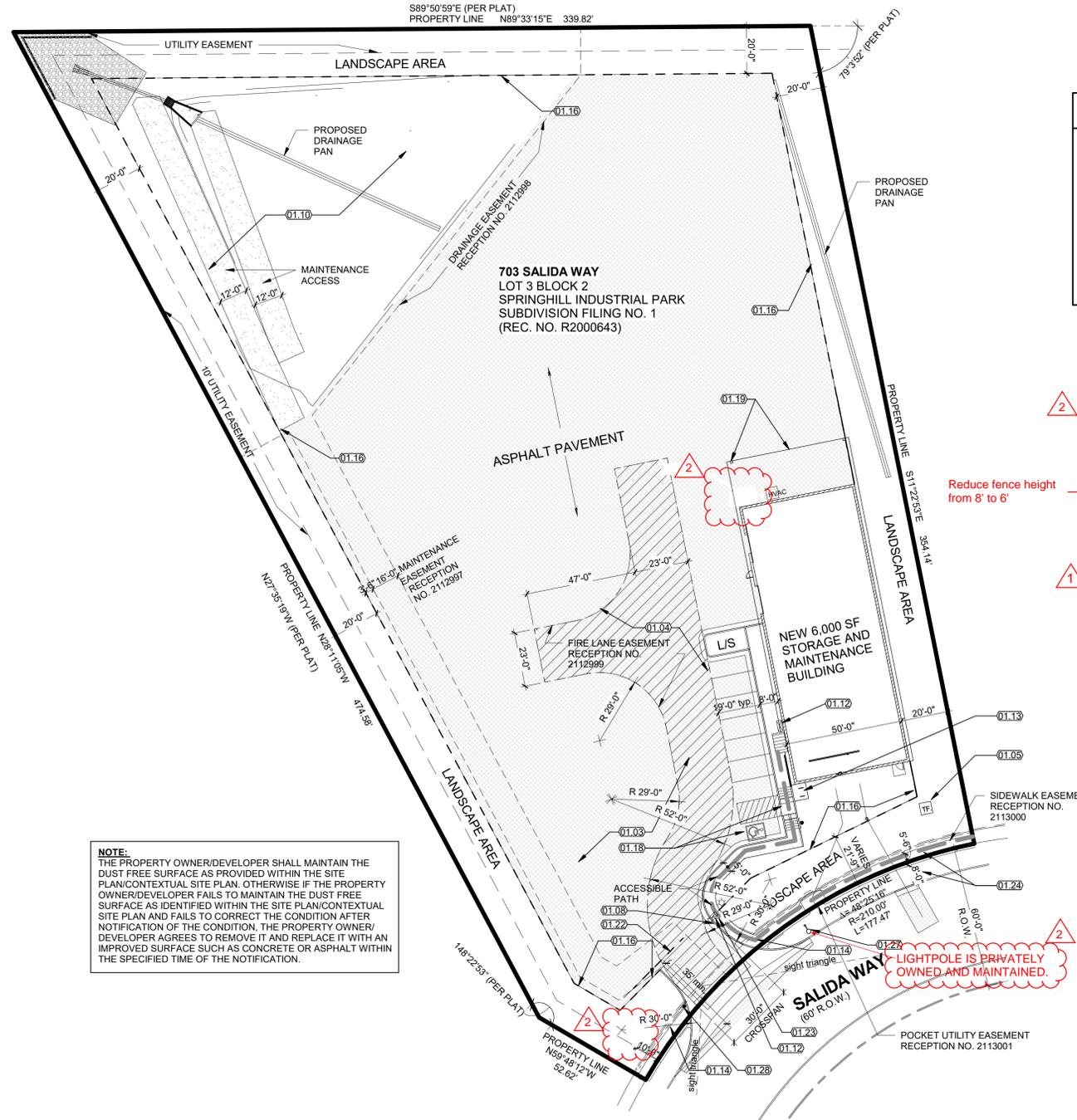
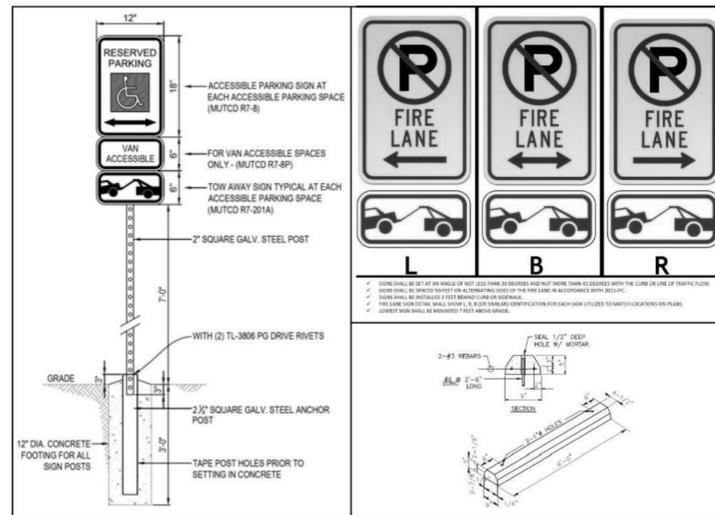
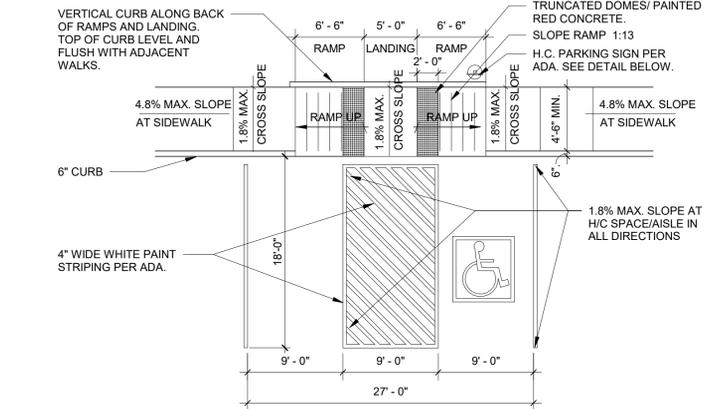
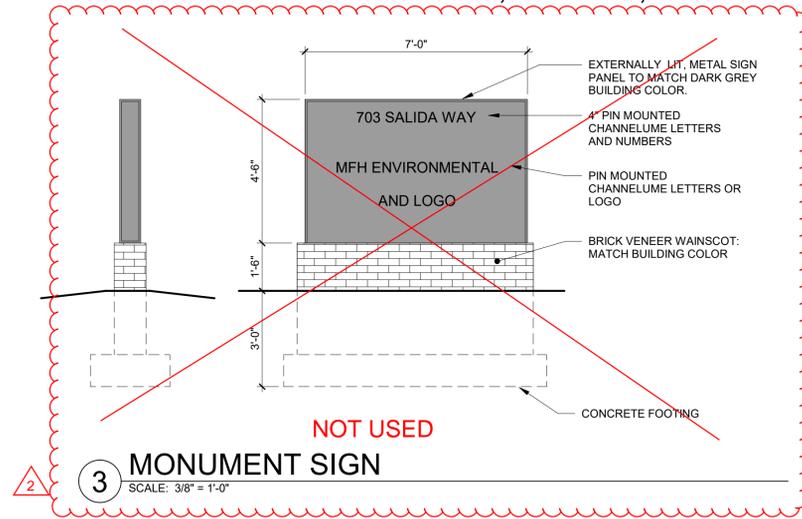
JOB NO.	BS-11148
SCALE	AS SHOWN
DATE	
SHEETS	9
SHEET	1

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



- 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. **NOT USED**
 - VAN ACCESSIBLE P.C. PARKING SPACE 9'-6" x 16'-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 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
BY	DATE
	10-22-2021
	02-16-2022
	03-30-2022
	06-31-2022
	06-27-2022

DRAWN	CBW
CHECKED	BS
DESIGNED	KS
FILENAME	BS-11148

MFH ENVIRONMENTAL	SITE PLAN
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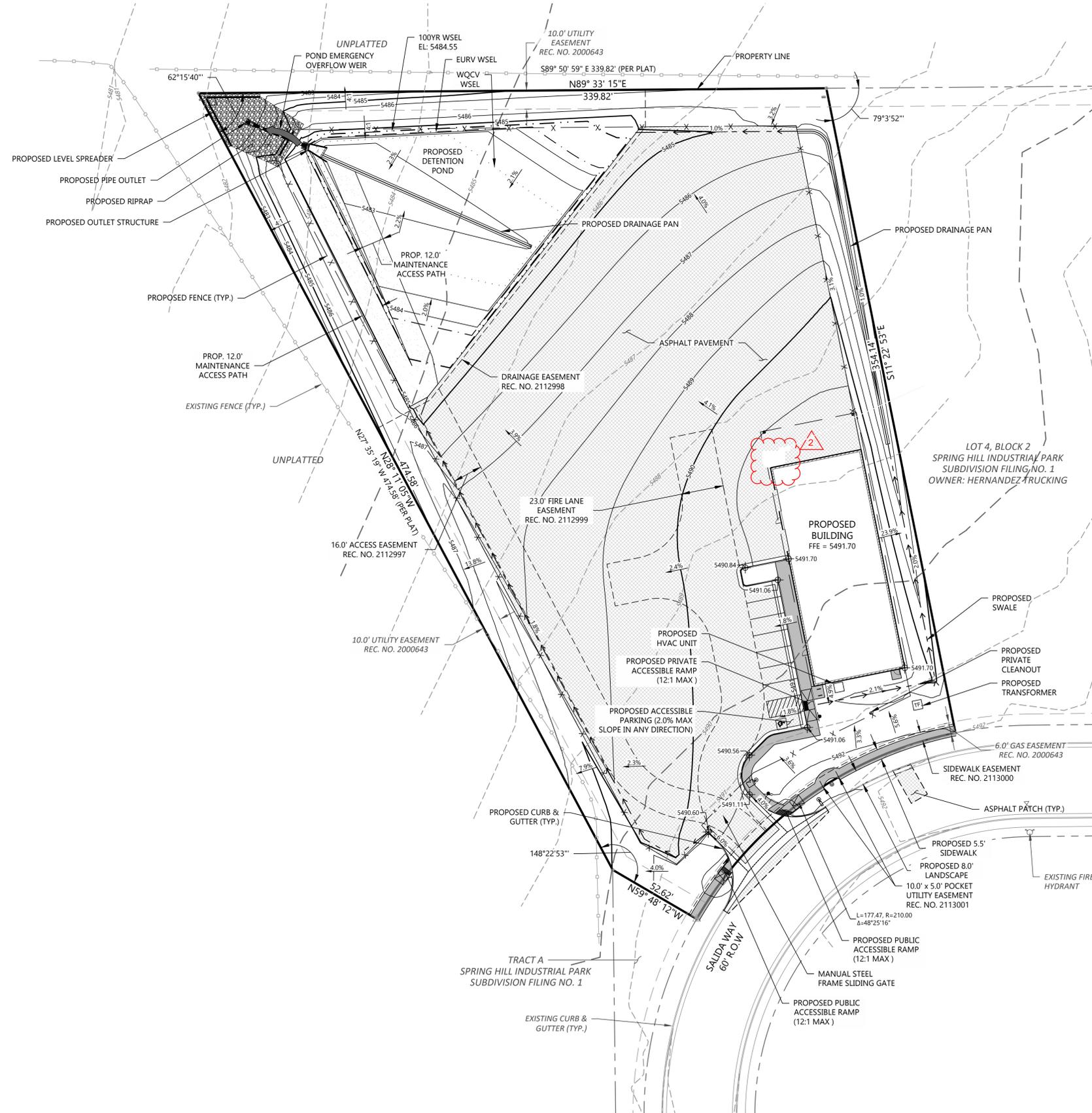


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JOB NO.	BS-11148	
SCALE	AS SHOWN	
DATE		
SHEETS	9	2

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



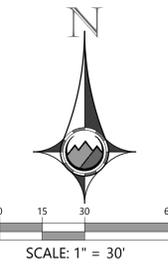
LEGEND:

	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 #4566045W005
3" DIA. BRASS CAP STAMPED "C.O.A. B.M. I-52.54" 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 5' ± SOUTH OF SOUTH WALL LINE OF BUILDING NO. 601 SPRINGHILL PLAZA. ELEVATION = 5498.05 FEET (NAVD 1988 DATUM)

- 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 AND WATER QUALITY/RETENTION FACILITY IS PRIVATE AND WILL BE MAINTAINED BY OWNERSHIP.
 4. MINIMUM SLOPE AWAY FROM BUILDING IS 5% FOR 10' FOR LANDSCAPED AREAS, MINIMUM 2% FOR IMPERVIOUS AREAS.
 5. ALL STORM SEWER ON SITE IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.



REVISIONS	DESCRIPTION
BY DATE	REV. #2
MAA 03/29/2022	REV. #3
MAA 05/31/2022	SDP REVISIONS
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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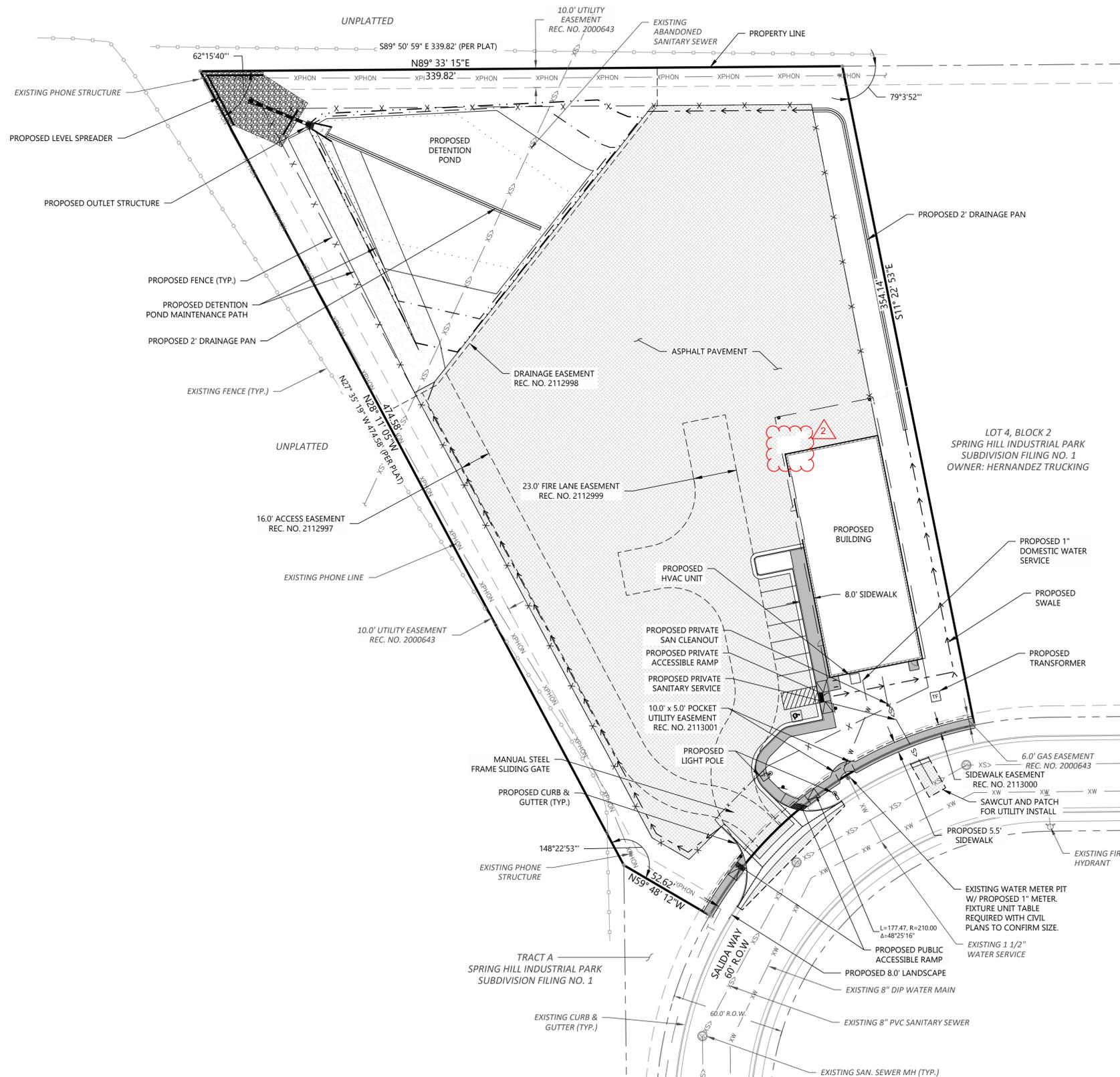
JOB NO.	
SCALE	AS SHOWN
DATE	10/22/2021
SHEETS	9
SHEET	3

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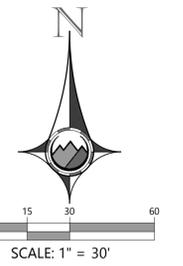
LEGEND:

	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. 501 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.



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

BY	DATE	DESCRIPTION
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
UTILITY PLAN**



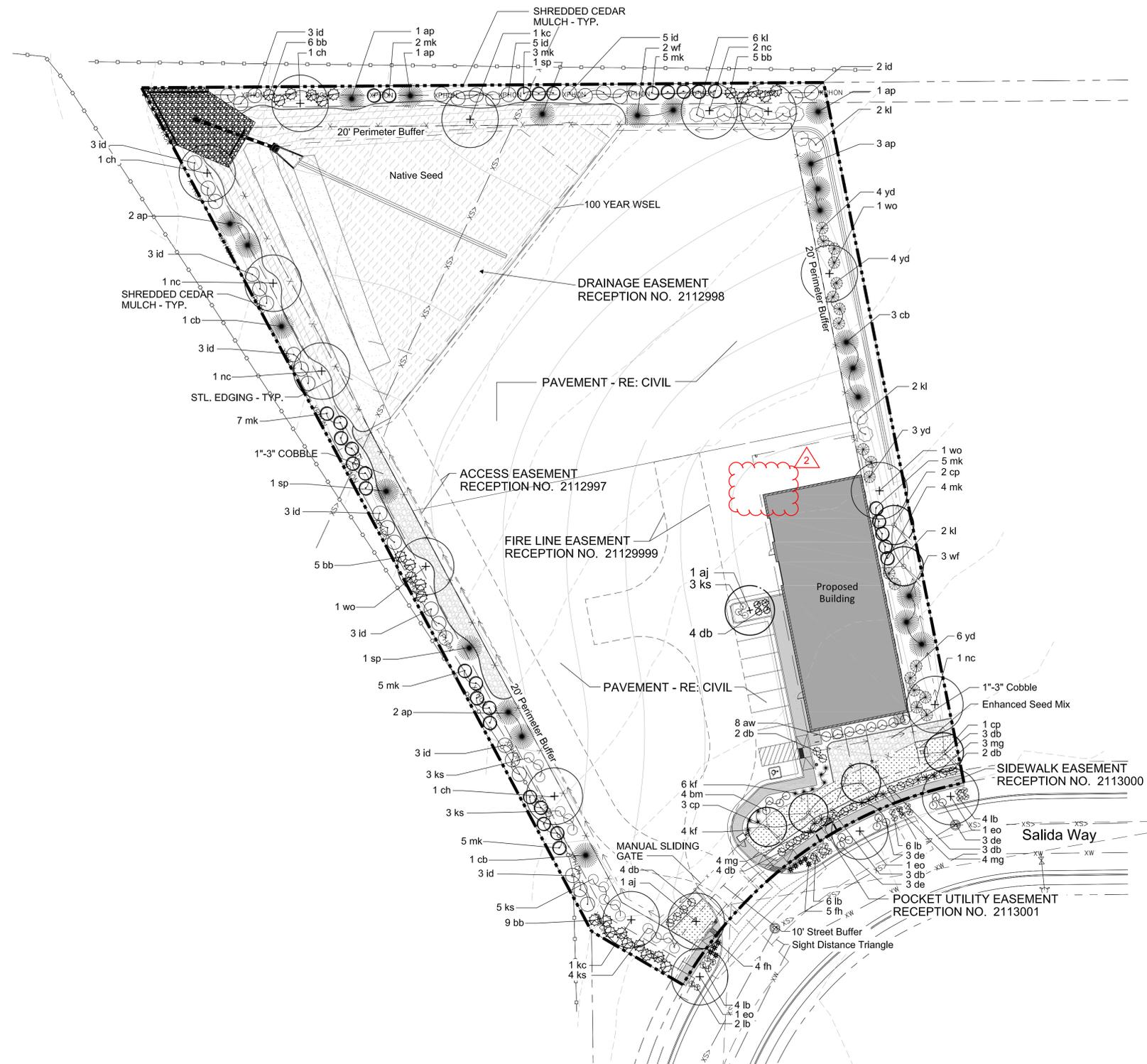
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SHEETS	9
SHEET	4

SITE DEVELOPMENT PLAN

MFH ENVIRONMENTAL AND CONDITIONAL USE

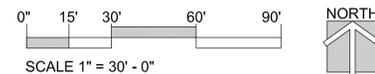
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LANDSCAPE LEGEND:

	DECIDUOUS TREE																								
	ORNAMENTAL TREE																								
	EVERGREEN TREE																								
	SHRUB																								
	ORNAMENTAL GRASS / PERENNIAL																								
	3'-4' DECORATIVE BOULDERS																								
	ENHANCED NATIVE SEED MIX (IRRIGATED)																								
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	SHREDDED CEDAR MULCH																								
	STEEL EDGING																								
	FENCING - RE: CIVIL																								
	PROPERTY LINE																								

LANDSCAPE PLAN



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

DRAWN SDW
CHECKED JAH
DESIGNED SDW
FILENAME

MFH ENVIRONMENTAL
Landscape Plan



INTERGROUP ARCHITECTS

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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

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

MFH ENVIRONMENTAL

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	EQUINUMUS 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 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. (S.F.)	SHRUBS PROVIDED
A	Salida Way	956.21	1 Shrubs / 40 S.F. Tree Lawn	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.

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"

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 Notes, Schedule & Charts



INTERGROUP ARCHITECTS

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JOB NO.	21-0060
SCALE	AS SHOWN
DATE	10.22.21
SHEETS	9
SHEET	6

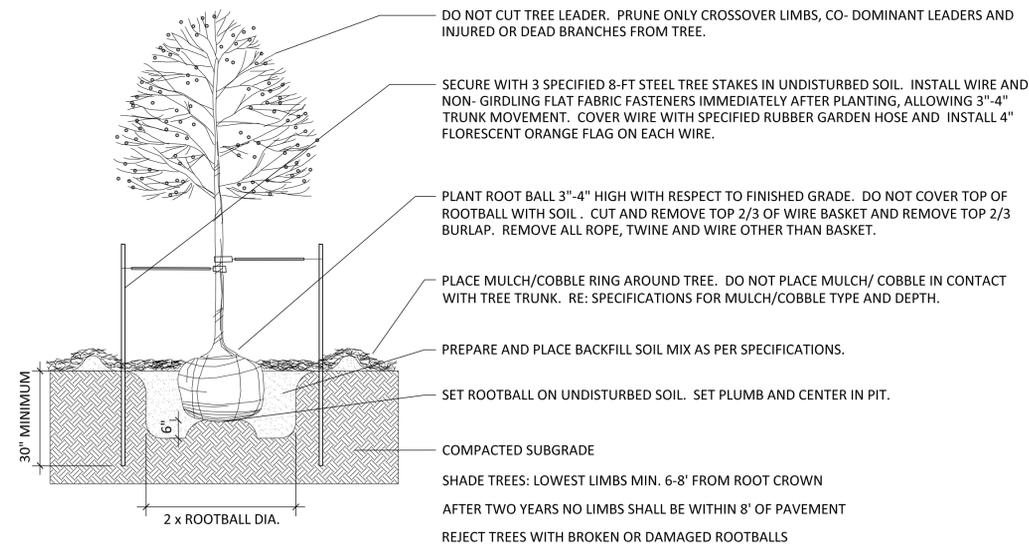


CITY FILE NO: 2022-6002-00; 2022-6002-01

SITE DEVELOPMENT PLAN

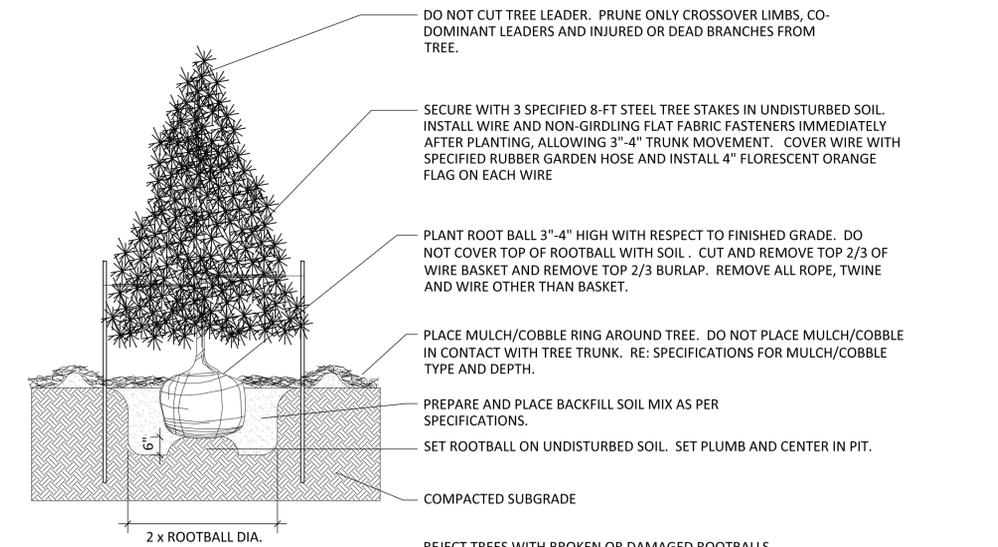
MFH ENVIRONMENTAL AND CONDITIONAL USE

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



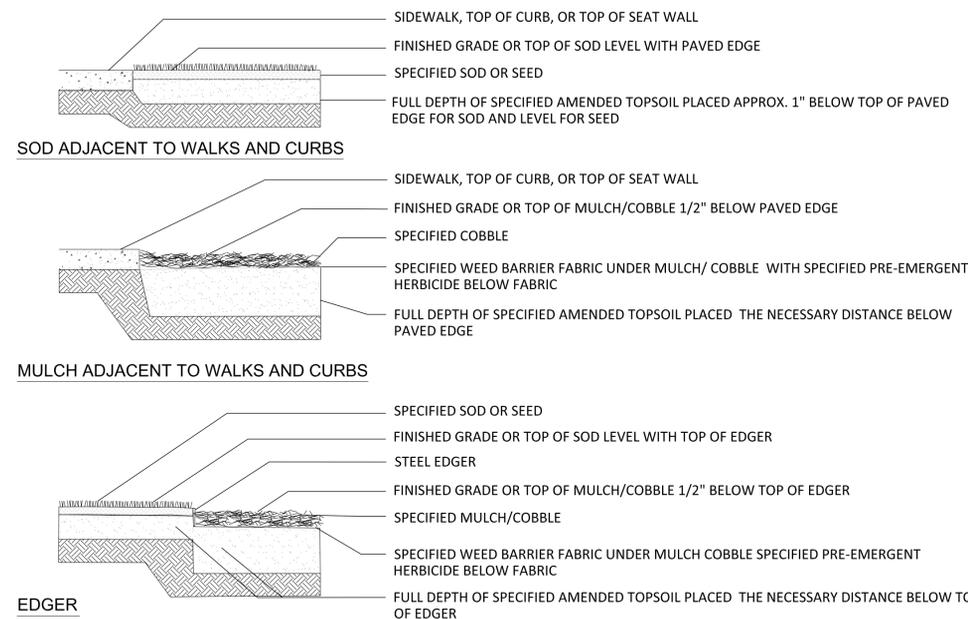
1 DECIDUOUS TREE

NOT TO SCALE



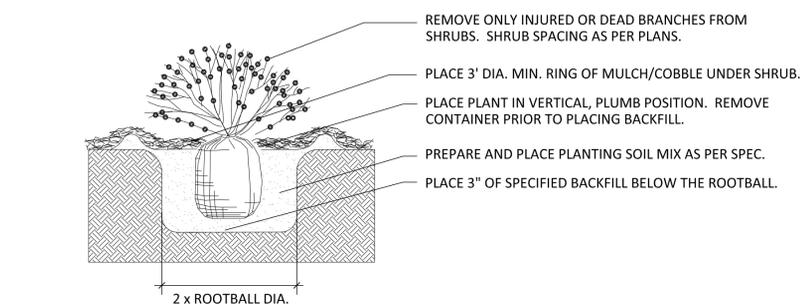
2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

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

DRAWN	SDW
CHECKED	JAH
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FILENAME	

MFH ENVIRONMENTAL

Landscape Details



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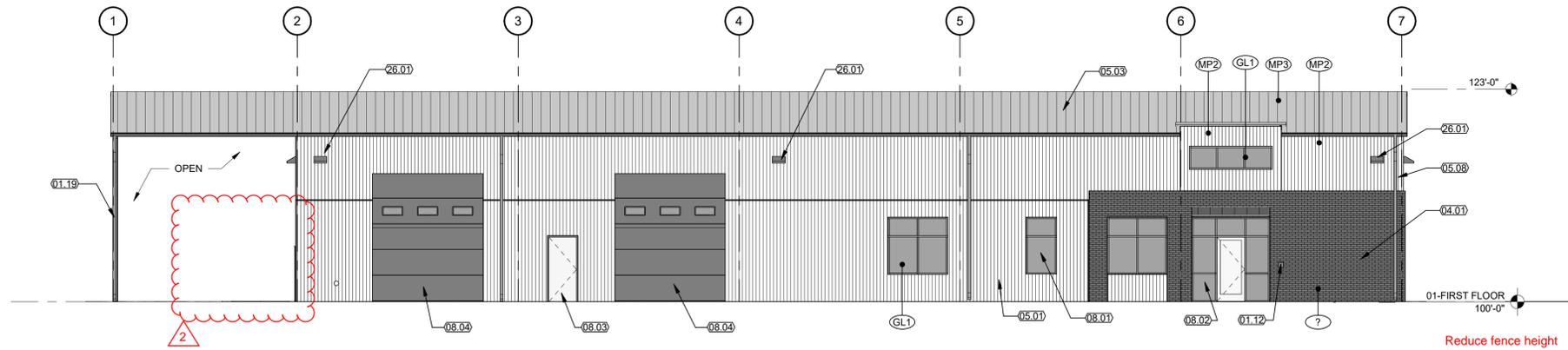
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SCALE	AS SHOWN
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SHEETS	9
SHEET	7

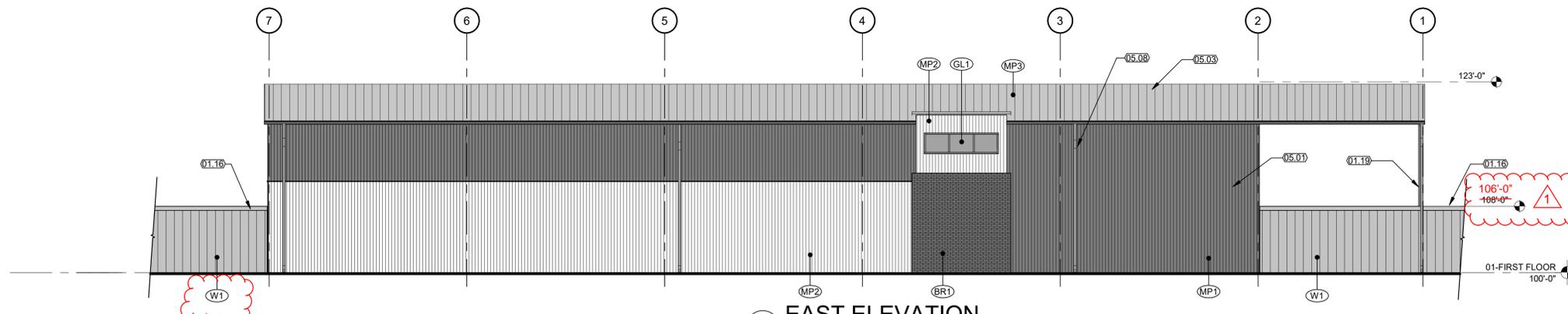
SITE DEVELOPMENT PLAN

MFH ENVIRONMENTAL AND CONDITIONAL USE

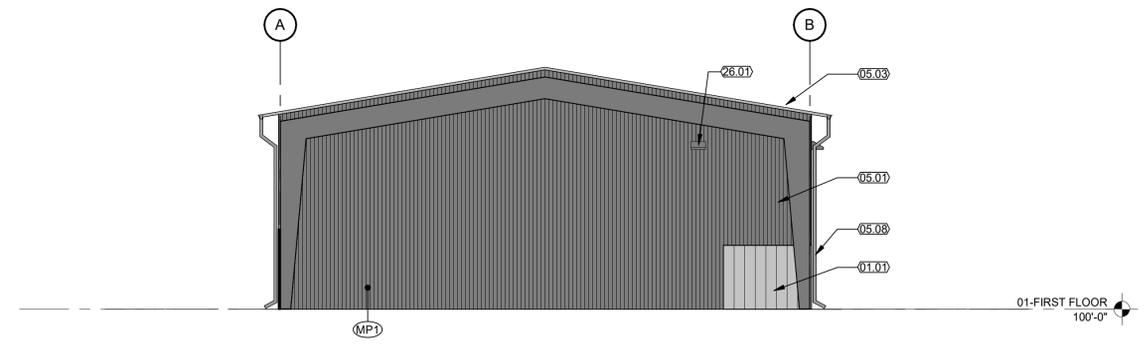
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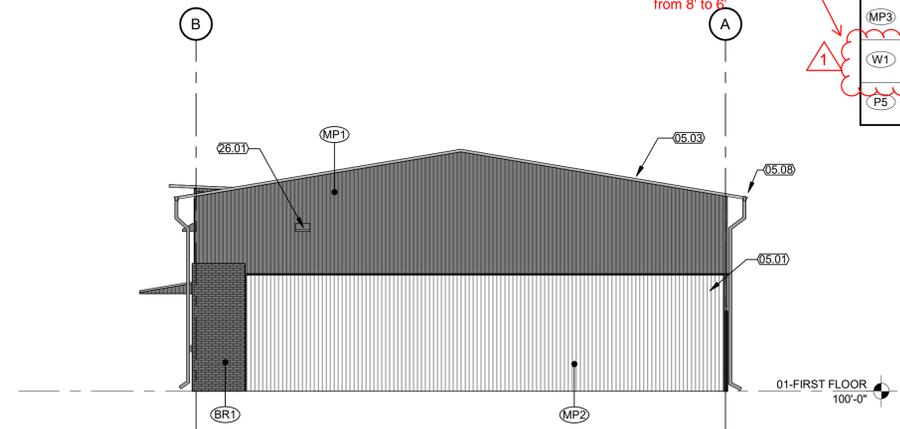
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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	[Pattern]	MODULAR RUNNING BOND BRICK VENEER	SCHIEFFEL LEGACY SERIES DISTRESSED FACE
MP1	[Pattern]	VERTICAL METAL WALL PANEL	RIBBED CHARCOAL GREY
MP2	[Pattern]	VERTICAL METAL WALL PANEL	RIBBED SHASTA WHITE
GL1	[Pattern]	STOREFRONT WINDOWS	SOLAR GREY TINTED 1" INSULATED GLASS IN CLEAR ANODIZED FRAME
MP3	[Pattern]	STANDING SEAM METAL ROOF	ZINK GREY
W1	[Pattern]	8' HIGH CEDAR FENCE	NATURAL
P5	[Pattern]	EXTERIOR PAINT	PAINT TO MATCH CHARCOAL GREY WALL PANEL

REVISIONS	DESCRIPTION
DATE	
10-22-2021	SDP REVISIONS
02-16-2022	SDP REVISIONS
03-30-2022	SDP REVISIONS
05-31-2022	SDP REVISIONS

DRAWN	CBW
CHECKED	BS
DESIGNED	KS
FILENAME	BS-11148

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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

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

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ACCESSIBLE ROUTE	+	3.3 fc	11.6 fc	1.3 fc	8.9:1	2.5:1
PARKING LOT	X	2.9 fc	6.1 fc	1.0 fc	6.1:1	2.9:1
PROPERTY LINE	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A
WHOLE SITE	+	0.2 fc	8.7 fc	0.0 fc	N/A	N/A

D-Series Size 2 LED Wall Luminaire

Specifications
Luminaire: 18-1/2" (468mm) H x 12" (305mm) W
Depth: 3" (76mm)
Height: 2.9" (74mm)

Back Box (BBW)
Depth: 1.8" (46mm)
Height: 4" (102mm)

Capable Luminaire
This item is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
• All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
• This luminaire is A+ Certified when ordered with DTL+ controls marked by a **BlueLED** background. DTL+ equipped luminaires meet the A+ specification for luminaires to photocontrol (interoperability).
• This luminaire is part of an A+ Certified solution for RDM or XPress™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **BlueLED** background.

To learn more about A+, visit www.acuitybrands.com/a+.

D-Series Size 2 LED Area Luminaire

Specifications
Luminaire: 18-1/2" (468mm) H x 12" (305mm) W
Depth: 3" (76mm)
Height: 2.9" (74mm)

Back Box (BBW)
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• All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
• This luminaire is A+ Certified when ordered with DTL+ controls marked by a **BlueLED** background. DTL+ equipped luminaires meet the A+ specification for luminaires to photocontrol (interoperability).
• This luminaire is part of an A+ Certified solution for RDM or XPress™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **BlueLED** background.

To learn more about A+, visit www.acuitybrands.com/a+.

Ordering Information

EXAMPLE: DSXW2 LED 300 700 40K T3M MVOLT DBDXTD

Item	Qty	Color	Temp	Beam	Mount	Control
DSXW2	20	3000K	700lm	40°	T3M	MVOLT DBDXTD
DSXW2	20	3000K	700lm	40°	T3M	MVOLT DBDXTD
DSXW2	20	3000K	700lm	40°	T3M	MVOLT DBDXTD

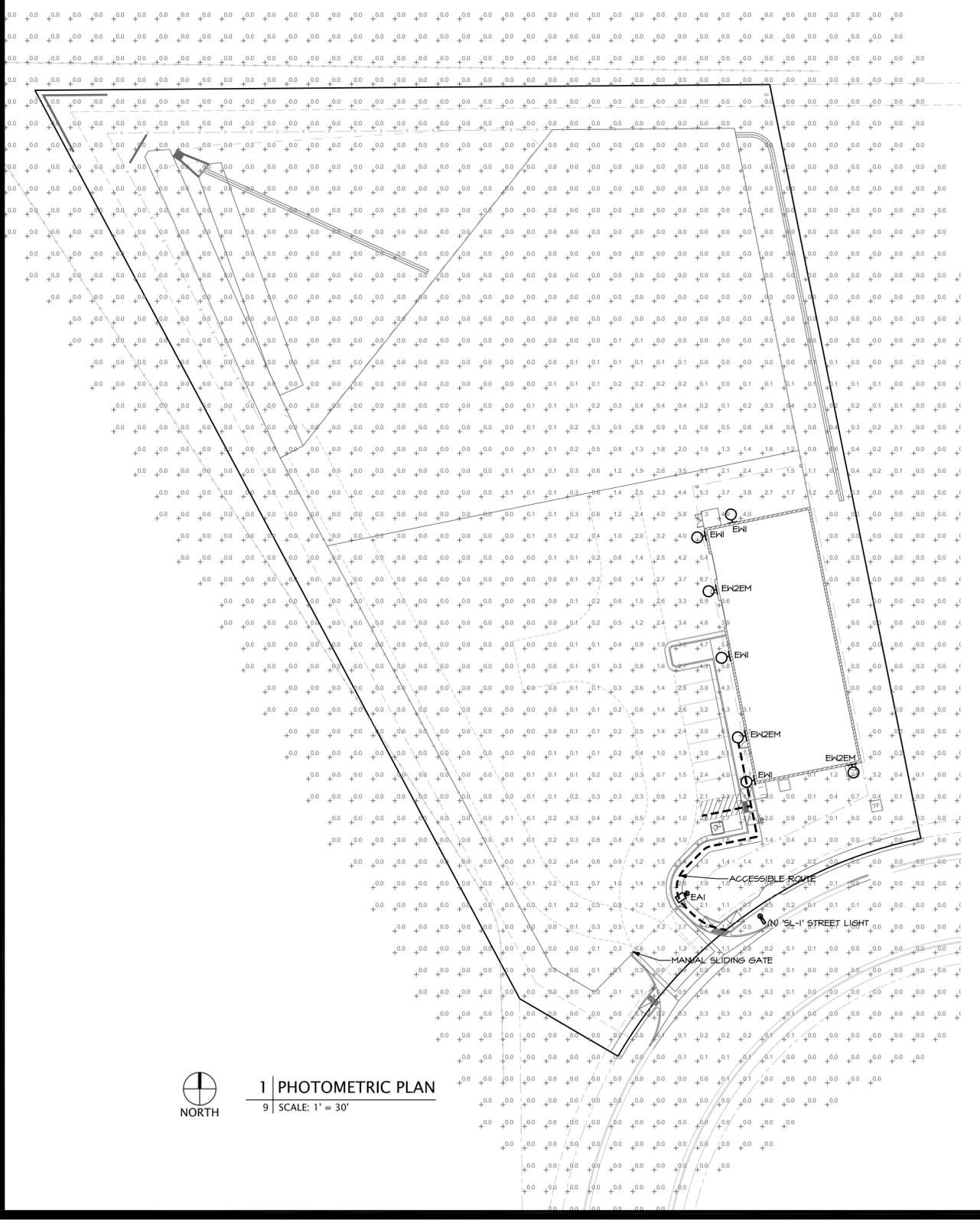
Ordering Information

EXAMPLE: DSXW2 LED 7' 40K T3M MVOLT 5PA NLRZM P3RHN DBDXTD

Item	Qty	Color	Temp	Beam	Mount	Control
DSXW2	20	4000K	700lm	40°	T3M	MVOLT 5PA NLRZM P3RHN DBDXTD
DSXW2	20	4000K	700lm	40°	T3M	MVOLT 5PA NLRZM P3RHN DBDXTD
DSXW2	20	4000K	700lm	40°	T3M	MVOLT 5PA NLRZM P3RHN DBDXTD

GENERAL NOTES

1. FIXTURE POLE HEIGHTS DO NOT EXCEED 21 FEET ON THE PROPERTY.
2. ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMELOCK WITH PHOTOCELL TO ALLOW LIGHTS TO BE TURNED "ON" ONLY DURING NON-DAYLIGHT HOURS.
3. ALL FEEDERS TO EXTERIOR LIGHTING TO BE FED WITH #10 WIRE MINIMUM FOR A BRANCH CIRCUIT VOLTAGE DROP OF LESS THAN 3%.
4. ALL LIGHT FIXTURES ARE FULL-CUTOFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE. ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE.
5. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006.1 ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL: THE MEANS OF EGRESS ILLUMINATION SHALL NOT BE LESS THAN 1 FOOT-CANDLE (1 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".



4 TYPE EW1

9 | SCALE: NONE

Project	Catalog #	Type
Project	Notes	Dist

Streetworks GAN Galleon

Area / Roadway Luminaire

Specifications
Luminaire: 18-1/2" (468mm) H x 12" (305mm) W
Depth: 3" (76mm)
Height: 2.9" (74mm)

Back Box (BBW)
Depth: 1.8" (46mm)
Height: 4" (102mm)

Capable Luminaire
This item is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
• All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
• This luminaire is A+ Certified when ordered with DTL+ controls marked by a **BlueLED** background. DTL+ equipped luminaires meet the A+ specification for luminaires to photocontrol (interoperability).
• This luminaire is part of an A+ Certified solution for RDM or XPress™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **BlueLED** background.

To learn more about A+, visit www.acuitybrands.com/a+.

6 COA 'SL-1' STREET LIGHT

9 | SCALE: NONE

3 TYPE EA1

9 | SCALE: NONE

Project	Catalog #	Type
Project	Notes	Dist

WST LED Architectural Wall Sconce

Specifications
Luminaire: 18-1/2" (468mm) H x 12" (305mm) W
Depth: 3" (76mm)
Height: 2.9" (74mm)

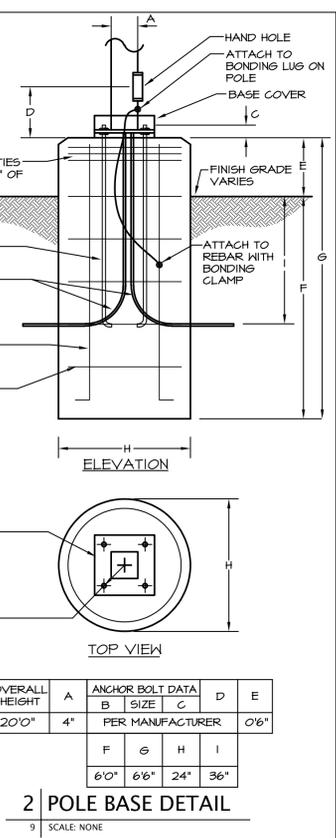
Back Box (BBW)
Depth: 1.8" (46mm)
Height: 4" (102mm)

Capable Luminaire
This item is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.
• All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
• This luminaire is A+ Certified when ordered with DTL+ controls marked by a **BlueLED** background. DTL+ equipped luminaires meet the A+ specification for luminaires to photocontrol (interoperability).
• This luminaire is part of an A+ Certified solution for RDM or XPress™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **BlueLED** background.

To learn more about A+, visit www.acuitybrands.com/a+.

5 TYPE EW2EM

9 | SCALE: NONE



LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE			MAX WATTS	LIMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	NOTES
					QTY	WATT	TYPE							
EA1	LED AREA POLE FIXTURE TYPE T3M DISTRIBUTION	LITHONIA	DSXLED-PI-30K-T3M-MVOLT-DBLXD	277V	1	54	LED	3000K	54	3443	---	POLE GROUND	20' BOF	
EK1	LED WALL PACK TYPE IV MEDIUM DISTRIBUTION	LITHONIA	DSXLED-30K-1000-30K-T4FF-MVOLT-DBLXD	277V	1	109	LED	3000K	109	10356	---	BLACK SURFACE WALL	16' BOF	
EN2EM	LED WALL PACK VISUAL COMFORT WIDE EMERGENCY BATTERY BACKUP	LITHONIA	WST-LED-PI-30K-VH-MVOLT-ETWH-DBLXD	277V	1	12	LED	3000K	12	1548	---	BLACK SURFACE WALL	9' OFH	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

GENERAL NOTES:
A. ALL LED LAMPS AND/OR FIXTURES SHALL BE 3000K COLOR TEMPERATURE AND A MINIMUM OF 82CRI, U.O.

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

DRAWN: CBW
CHECKED: BS
DESIGNED: KS
FILENAME:

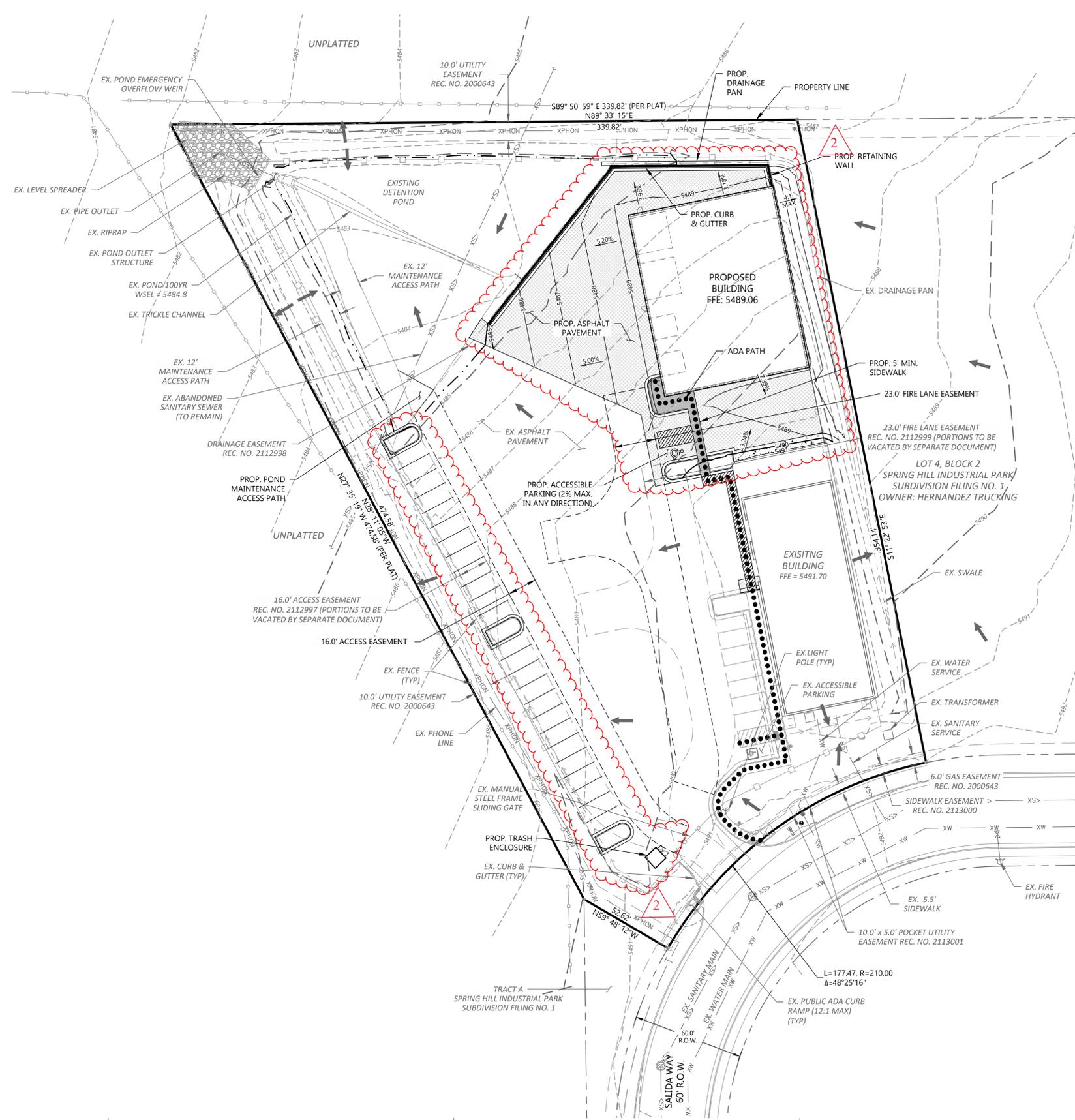
architecture
planning
interiors

2000 West Littleton Blvd
Littleton, Colorado 80120
P: 303.756.8977 F: 303.738.2294
www.igarch.com

INTERGROUP ARCHITECTS

JOB NO.
SCALE: AS SHOWN
DATE
SHEETS: 9 SHEET: 9

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



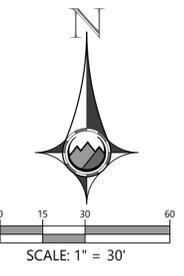
LEGEND:

	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
	EXISTING STORM INLET
	PROPOSED 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 #456045W005
 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'-6" 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/RETENTION 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 DRAINAGE ON SITE IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.



NOTE: DUTY OF COOPERATION - Release of these plans constitutes further cooperation from the owner. The contractor and the architect design and construction are separate. Although the architect and his consultants have performed field inspections within the site and adjacent areas, they are not responsible for the accuracy of the information provided. Communications to the architect should be in writing. The architect shall not be held responsible for the accuracy of the information provided. The architect shall not be held responsible for the accuracy of the information provided. This set is null and void should any part of the same be omitted from this set.

revisions

Lee
architecture group, inc.

VINE LABS NEW BUILD

703 SALIDA WAY

COLORADO

date 4-24-24

drawn MAA

checked PC

GRADING PLAN

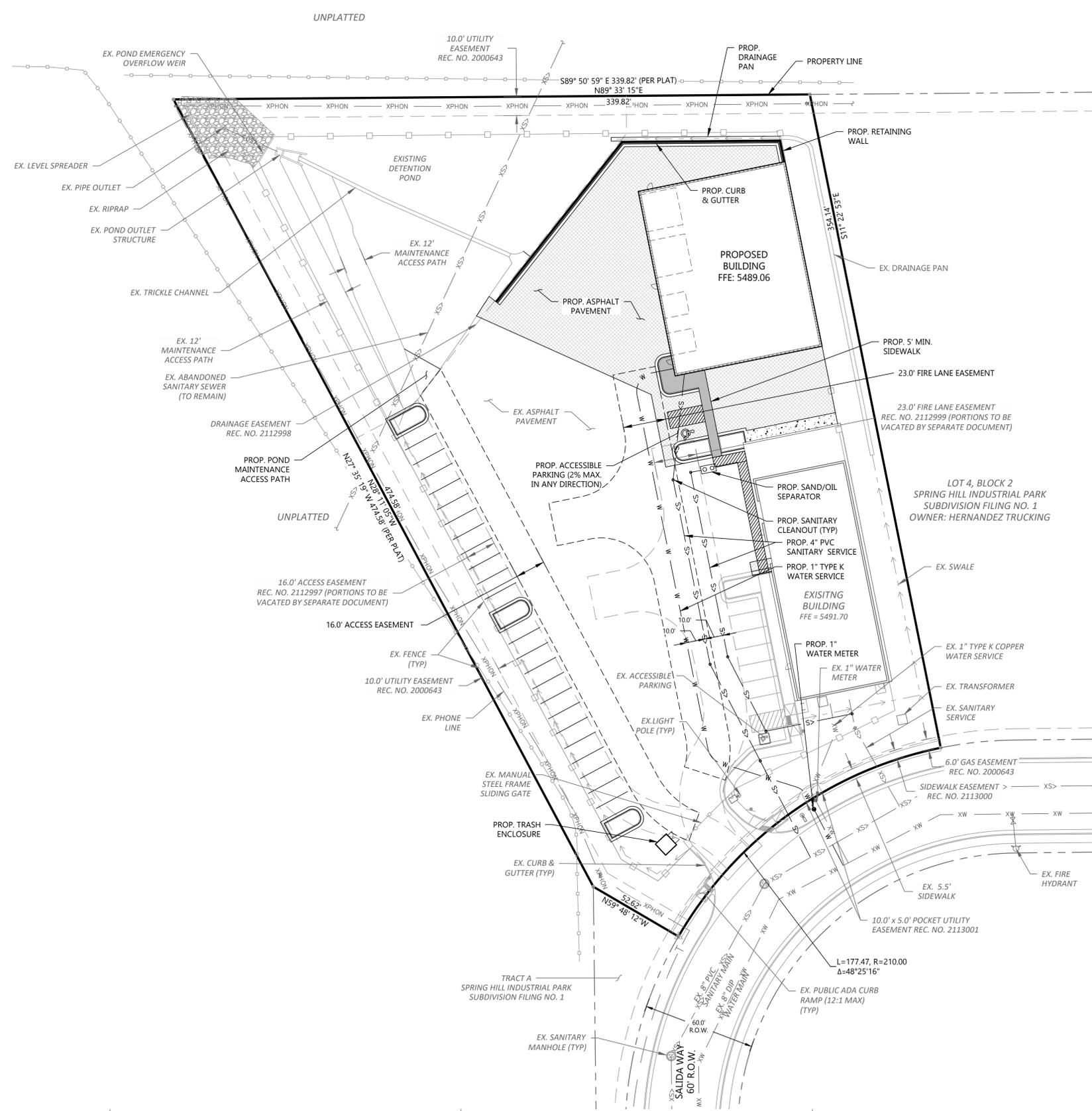
AURORA

L o v e l a n d • C o l o r a d o

sheet

3

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



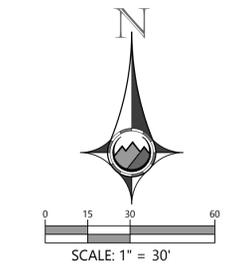
LEGEND:

	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°54'47"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:**
1. ALL STORM SEWER ON SITE IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
 2. ALL SANITARY SERVICES ARE PRIVATE.
 3. WATER SERVICE DOWNSTREAM OF THE WATER METER IS PRIVATE.
 4. ALL WATER SERVICES, FIRE SUPPRESSION LINES, AND IRRIGATION LINES REQUIRE BACKFLOW PREVENTERS.



NOTE: DUTY OF COOPERATION - Release of these plans constitutes further cooperation from the owner. The contractor and the architect. Design and construction are separate. Although the architect uses his consultants, he is not responsible for their work. The architect shall not be held responsible for the work of his consultants. The architect shall not be held responsible for the work of his consultants. The architect shall not be held responsible for the work of his consultants. This set is null and void should it be omitted from this set.

Lee
architecture group, inc.

VINE LABS NEW BUILD

703 SALIDA WAY

AURORA COLORADO

UTILITY PLAN

4-24-24
 MAA
 PC

date
 drawn
 checked

PROOFCIVIL
consulting engineers

sheet

4

(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



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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 2021 IBC:**
"Accessible exterior routes" shall be provided from public transportation stops, accessible parking and 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. 0 slope along this route may exceed 1:20 without providing a 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 2021 international building code, Chapter 11, and the International Code Council (ICC) 2017 117.1a (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 improvement, 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, 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, requirements of this note.
- Final grade shall be at least six (6) inches below any exterior wood siding on the perimeters.
- 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 of 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.
- 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 vehicles 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.
- The 2021 international fire code, section 510, requires all buildings to be assessed for adequate emergency responder radio coverage (ERRC). At the time the structure is at final frame and final electrical inspections, the general contractor (GC) will be required to hire an approved and qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed, the 3rd party will provide the results of the test to both the GC and the Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the Aurora Building Division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the owner or developer's expense. Future interior or exterior modifications to the structure after the original certificate of occupancy is issued will require a reassessment for radio frequency coverage.
- 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 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 to 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.

SITE PLAN NOTES

- All crossings or encroachments into easements and right-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 easement 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 lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or 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 for lights, electrical one line and grounding details shall be submitted 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.
- 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 easement 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.
- Architectural features (i.e. bay windows, fireplace, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	108,149 S.F. (2.489 ACRES)		
NUMBER OF BUILDINGS	TWO		
BUILDING ONE:	BUILDING TWO:		
MAXIMUM BUILDING HEIGHT	60'-0"	MAXIMUM BUILDING HEIGHT	55'-0"
BUILDING HEIGHT - ACTUAL	22'-6"	BUILDING HEIGHT - ACTUAL	42'-6"
OCCUPANCY	S-1 STORAGE	OCCUPANCY	S-1 STORAGE
BUILDING CONSTRUCTION TYPE	IBB NS	BUILDING CONSTRUCTION TYPE	IBB NS
TOTAL BUILDING COVERAGE & GFA	7,000 S.F.	TOTAL BUILDING COVERAGE & GFA	8,000 S.F.
HARD SURFACE AREA	53,349 S.F.	HARD SURFACE AREA	44,932 S.F.
LANDSCAPE AREA	42,755 S.F.	LANDSCAPE AREA	417 S.F.
(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 & PATIOS	2,145 S.F.		
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 S.F. EACH SIDE)		
BUILDING ONE:	BUILDING TWO:		
PARKING SPACES REQUIRED	1/EMPLOYEE	PARKING SPACES REQUIRED	2
PARKING SPACES PROVIDED	8 SPACES	PARKING SPACES PROVIDED	27
ACCESSIBLE SPACES REQUIRED	1 (VAN)	ACCESSIBLE SPACES REQUIRED	1 (VAN)
ACCESSIBLE SPACES PROVIDED	1 (VAN)	ACCESSIBLE SPACES PROVIDED	1 (VAN)
BICYCLE PARKING REQUIRED	1	BICYCLE PARKING REQUIRED	1
BICYCLE PARKING PROVIDED	2	BICYCLE PARKING PROVIDED	0 (WITH BUILDING ONE)

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 applications 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 his plan may be permitted only upon approval of the City of Aurora

In witness thereof: _____ has caused these
(Corporation, Company, or Individual)

presents to be executed this _____ day of _____ AD.

By: _____ Corporate Seal
(Principals or Owners)

State of Colorado _____)ss

County of _____)

The foregoing instrument was acknowledge before me this _____ day of _____ AD.

(Principals or Owners)

Witness my hand and official seal _____ (seal)

Notary Public _____

My commission expires: _____

CITY OF AURORA APPROVALS:

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____

City Council: _____ Date: _____

Attest: _____ Date: _____

Database Approval Date: _____

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 ENCRUCH 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.

VICINITY MAP



PROPOSED LOCATION

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**

- CONTRACTOR**
SUMMIT PARTNERS, LTD
102 EAST 1ST STREET SUITE 250
LOVELAND, COLORADO 80531
(303) 710-1603
- ARCHITECT**
KENNEY LEE ARCHITECTURE GROUP, INC.
209 EAST FOURTH STREET
LOVELAND, COLORADO 80531
(970) 663-0548
- CIVIL ENGINEER**
PROOF CIVIL ENGINEERS
600 GRANT STREET SUITE 210
DENVER, COLORADO 80203
(303) 325-5109
MATHEW ADAMS
- LANDSCAPE ARCHITECT**
STACKLOT
5639 SOUTH CURTIS STREET
LITTLETON, COLORADO 80120
(303) 808-4523
STEVE WIENS
- ELECTRICAL ENGINEER**
AE DESIGN
1900 WAZEE STREET #205
DENVER, COLORADO 80202
(303) 296-4443
ERIC REITAN

AMENDMENTS

06/06/2024-MA to Construct a new 8,000 s.f. metal building

SITE DEVELOPMENT PLAN FOR:
MFH ENVIRONMENTAL AND
CONDITIONAL USE
Colorado
Aurora

PLAN RELEASE HISTORY
ISSUED FOR AMENDED SITE DEVELOPMENT PLAN 7/31/2024

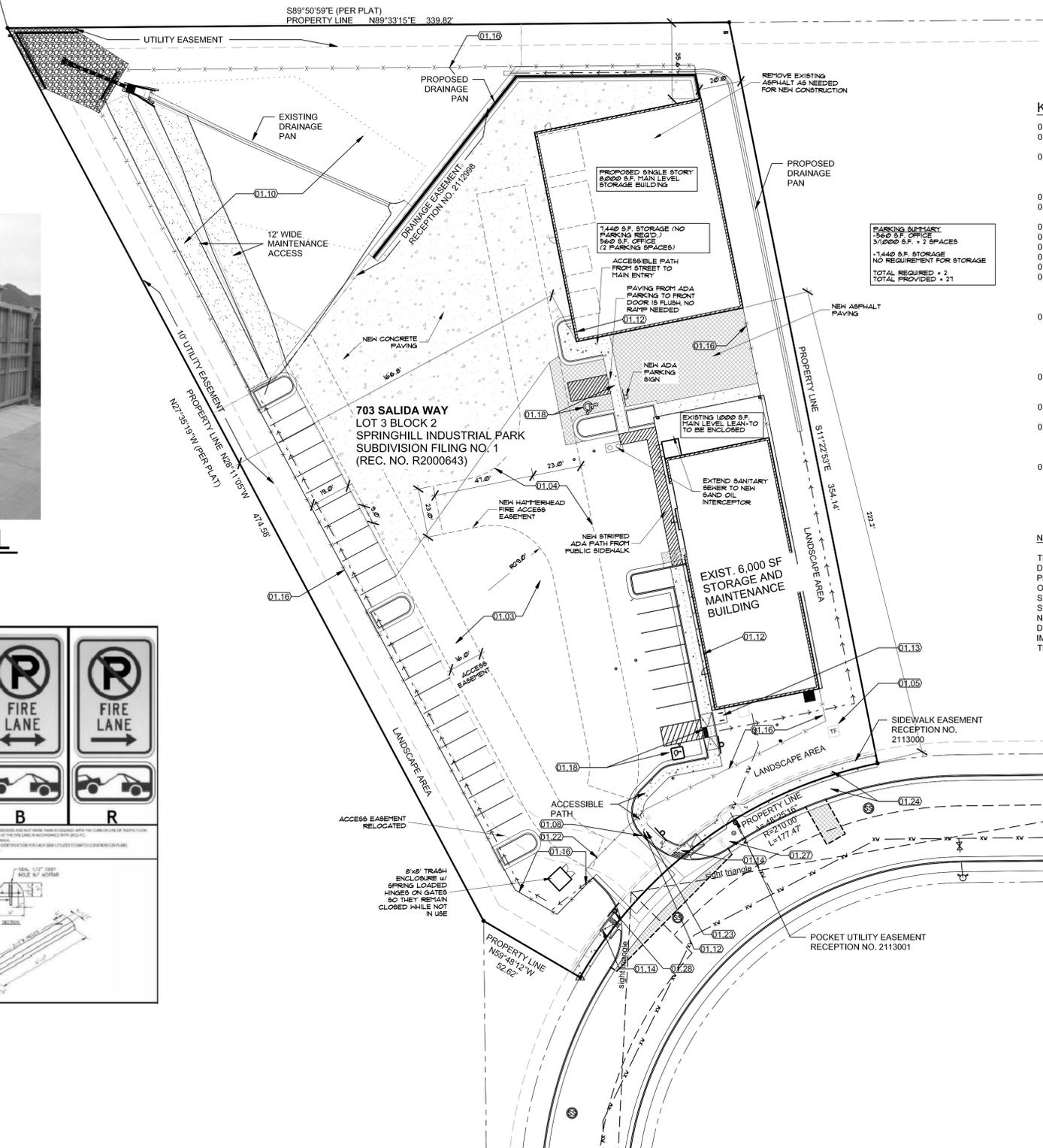
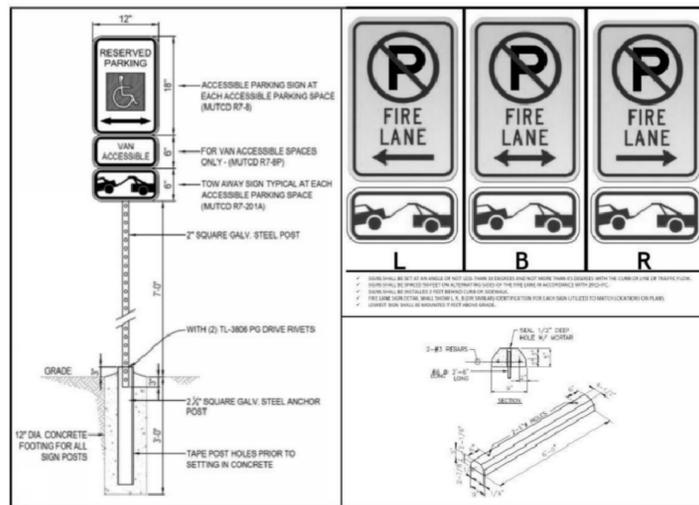
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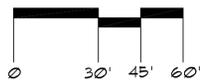
SITE DEVELOPMENT PLAN
MFH ENVIRONMENTAL AND CONDITIONAL USE
 LOT 3, BLOCK 2, SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO



**CEDAR FENCE WITH STEEL
 FRAME SLIDING GATE**



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



NOTICE: DUTY OF COOPERATION - Release of these plans constitutes further cooperation among the owner, the architect, and the contractor. Design and construction are complex. Although the architect and its consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is essential to the success of any project. A failure to cooperate by a party may result in the project not being completed. The architect shall not be responsible for the contractor's failure to cooperate. The contractor shall be responsible for the architect's failure to cooperate. The architect shall not be responsible for the contractor's failure to cooperate. The contractor shall be responsible for the architect's failure to cooperate.

Kenney Lee
 architecture group, inc.

REVISIONS

Summit Partners
 Vine Labs
 STORAGE BUILDING

COLORADO
 AURORA

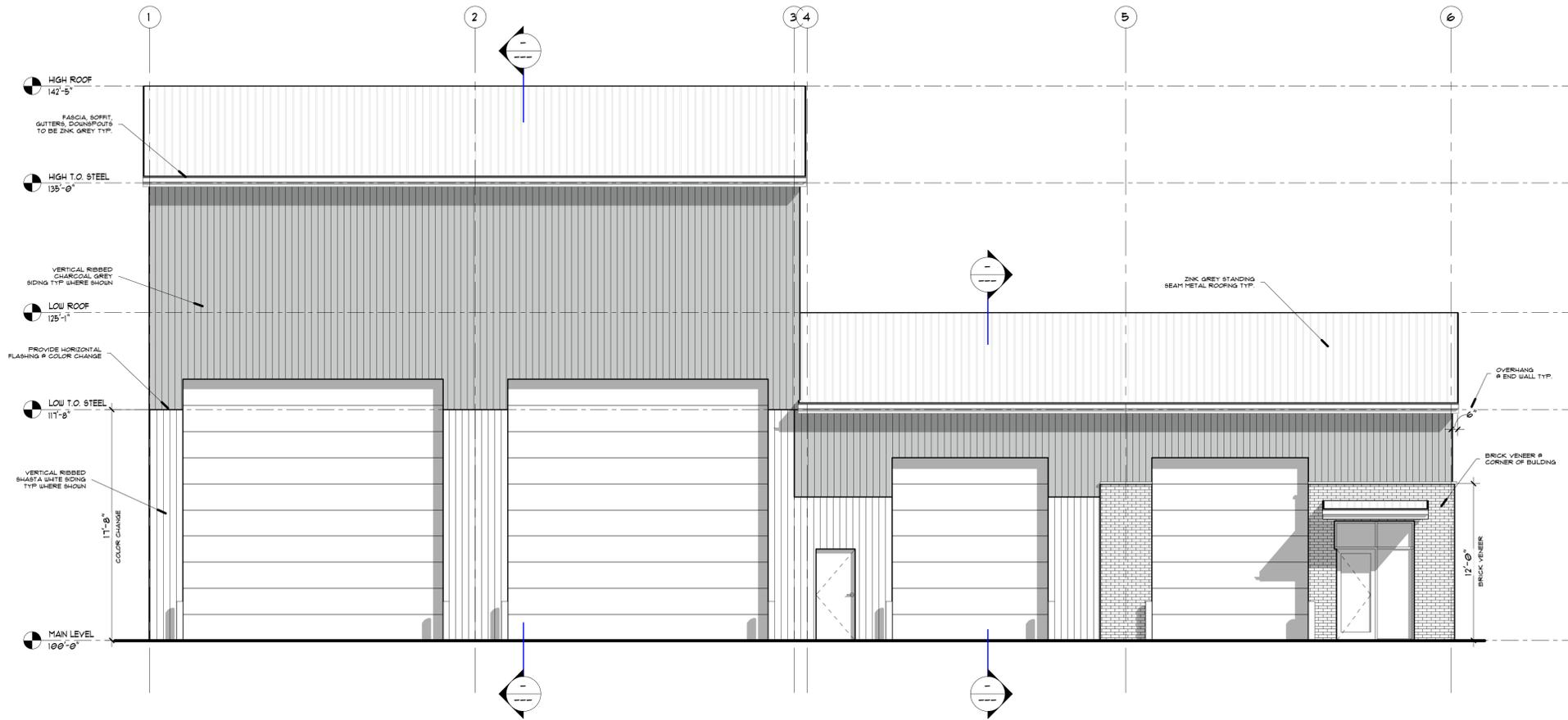
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SITE DEVELOPMENT PLAN

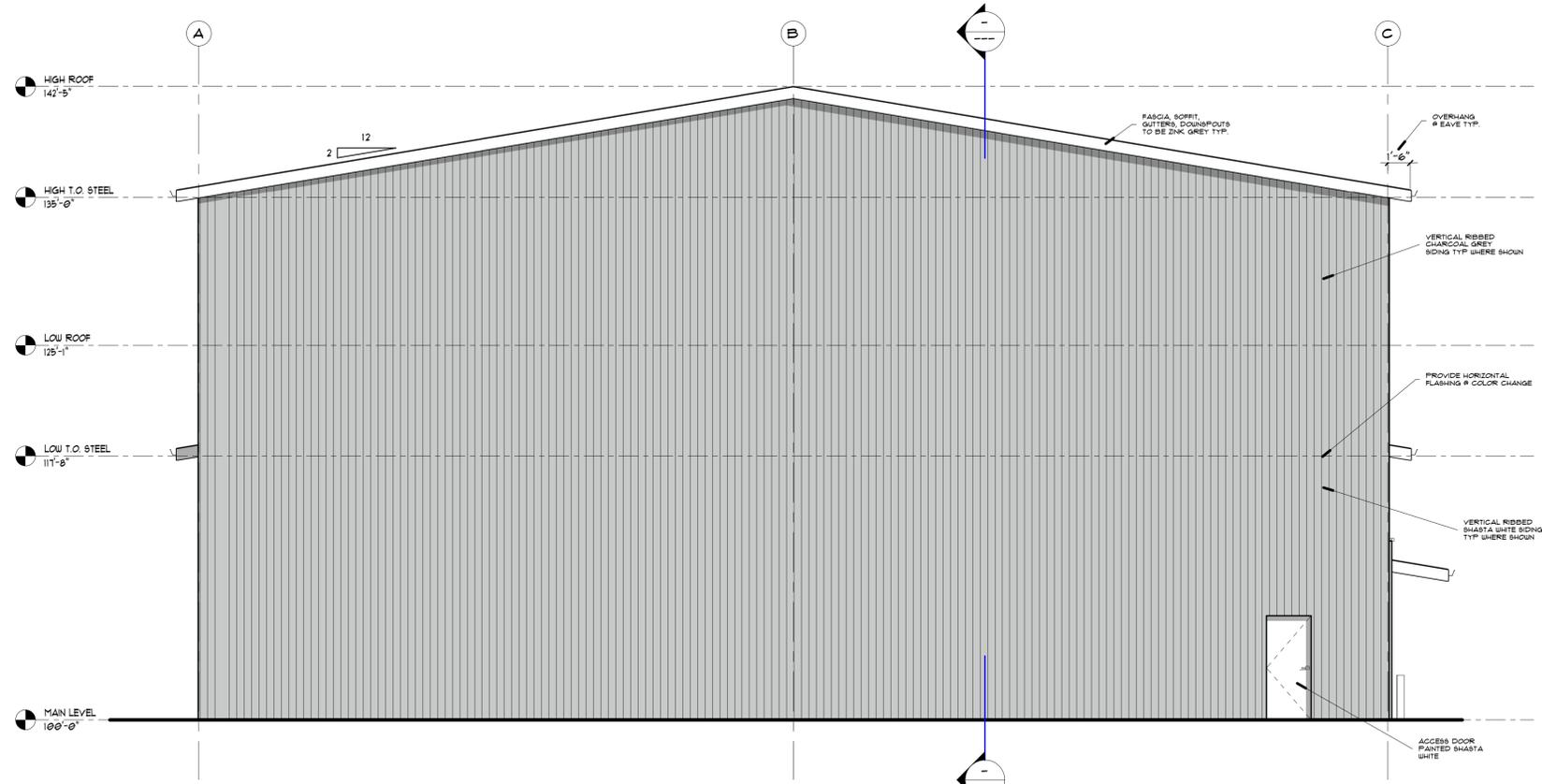
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 JOB NO. []

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(970) 663-0548



2 WEST ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"

NOTICE: DUTY OF COOPERATION - RELEASE OF THESE PLANS CONTINGENT UPON THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COOPERATION IS REQUIRED TO ACHIEVE THE BEST RESULTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES. THIS SET IS NULL & VOID SHOULD BE OBTAINED FROM THE SET.



REVISIONS

VINE LABS NEW BUILD
703 SALIDA WAY
AURORA COLORADO

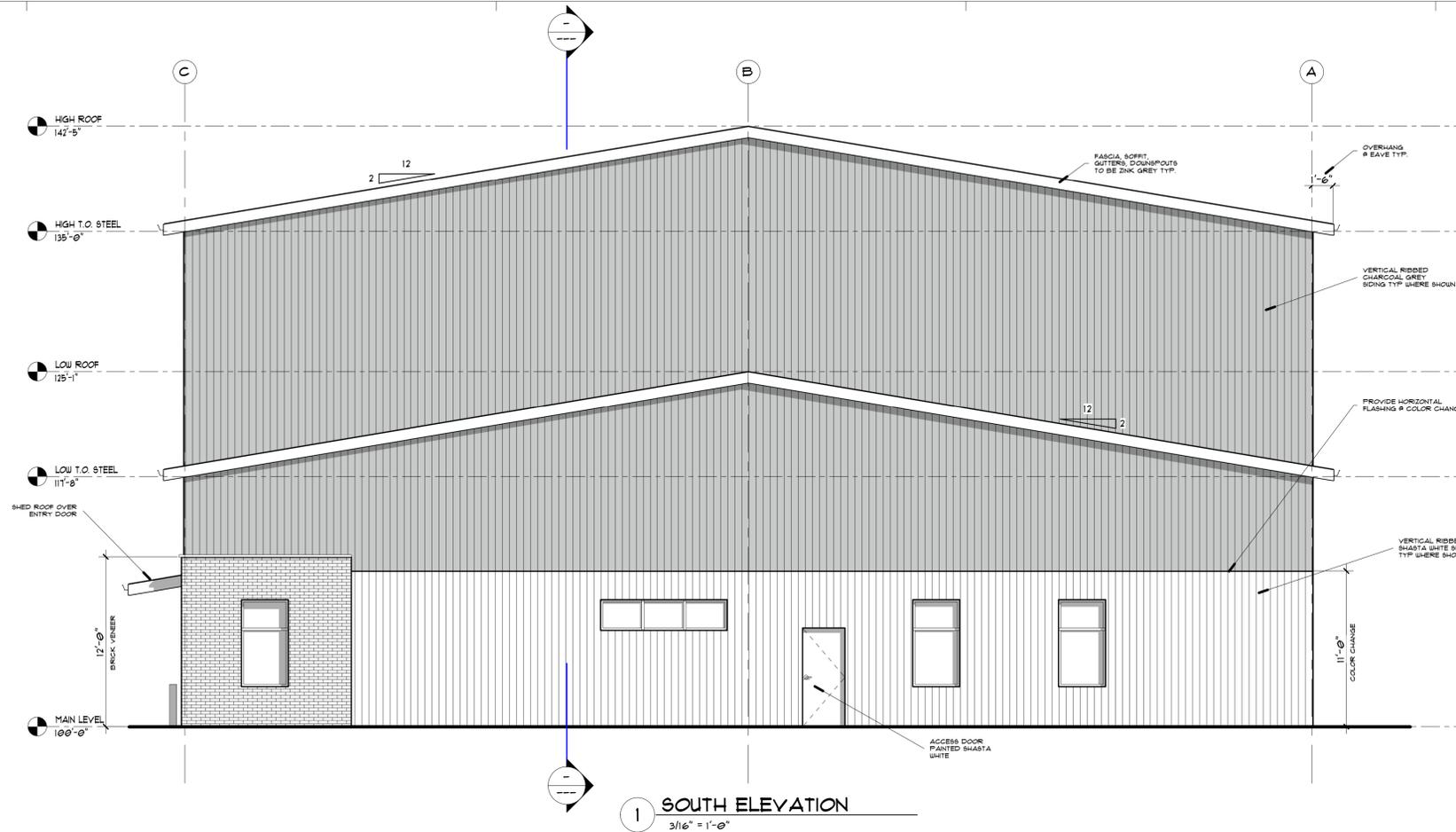
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EXTERIOR ELEVATIONS

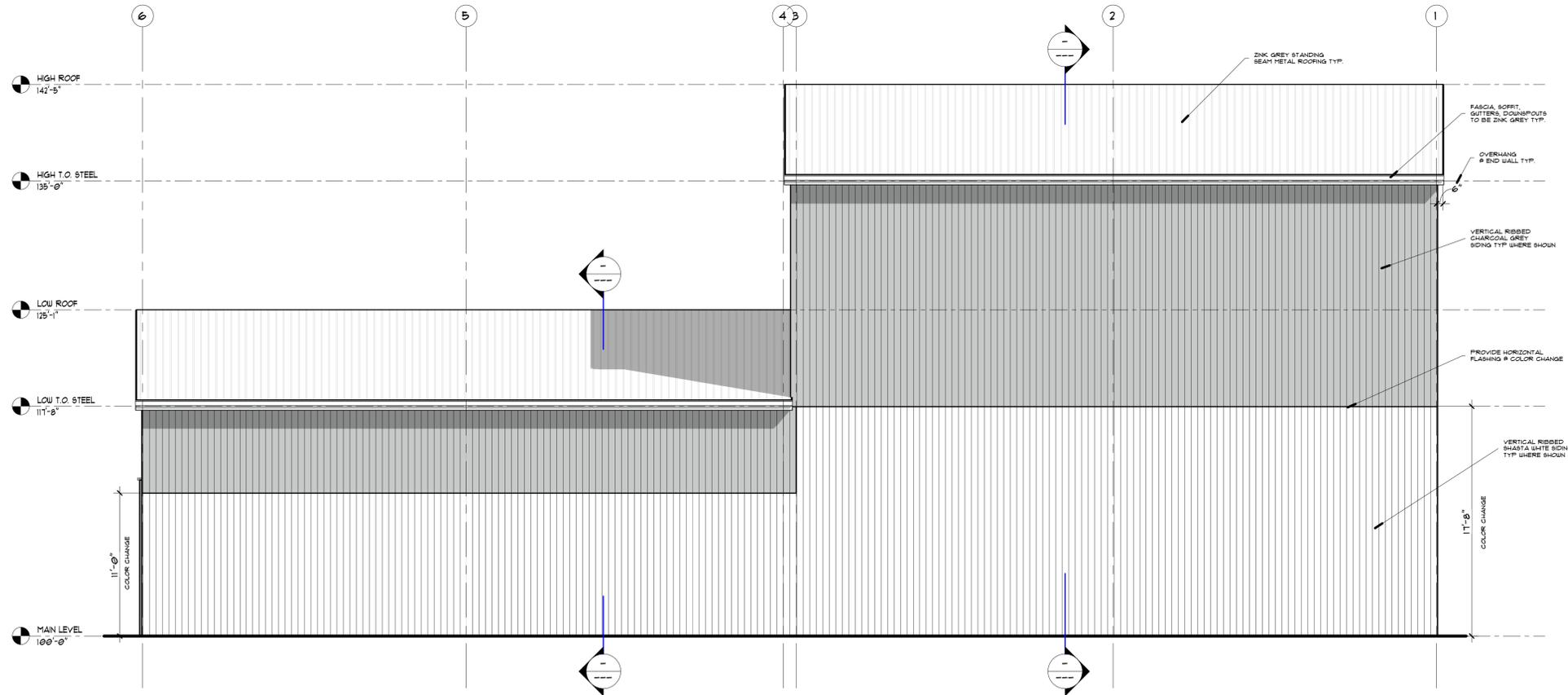
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(970) 663-0548



1 SOUTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

NOTICE: DUTY OF COOPERATION - RELEASE OF THESE PLANS CONTINGENT UPON THE OWNER, HIS CONTRACTOR, AND THE ARCHITECT, DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COOPERATION IS REQUIRED FROM ALL PARTICIPANTS TO ACHIEVE THE BEST RESULTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES. THIS SET IS NULL & VOID SHOULD ANY PARTY BE OBTAINED FROM THE SET.



REVISIONS

VINE LABS NEW BUILD
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AURORA COLORADO

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EXTERIOR ELEVATIONS

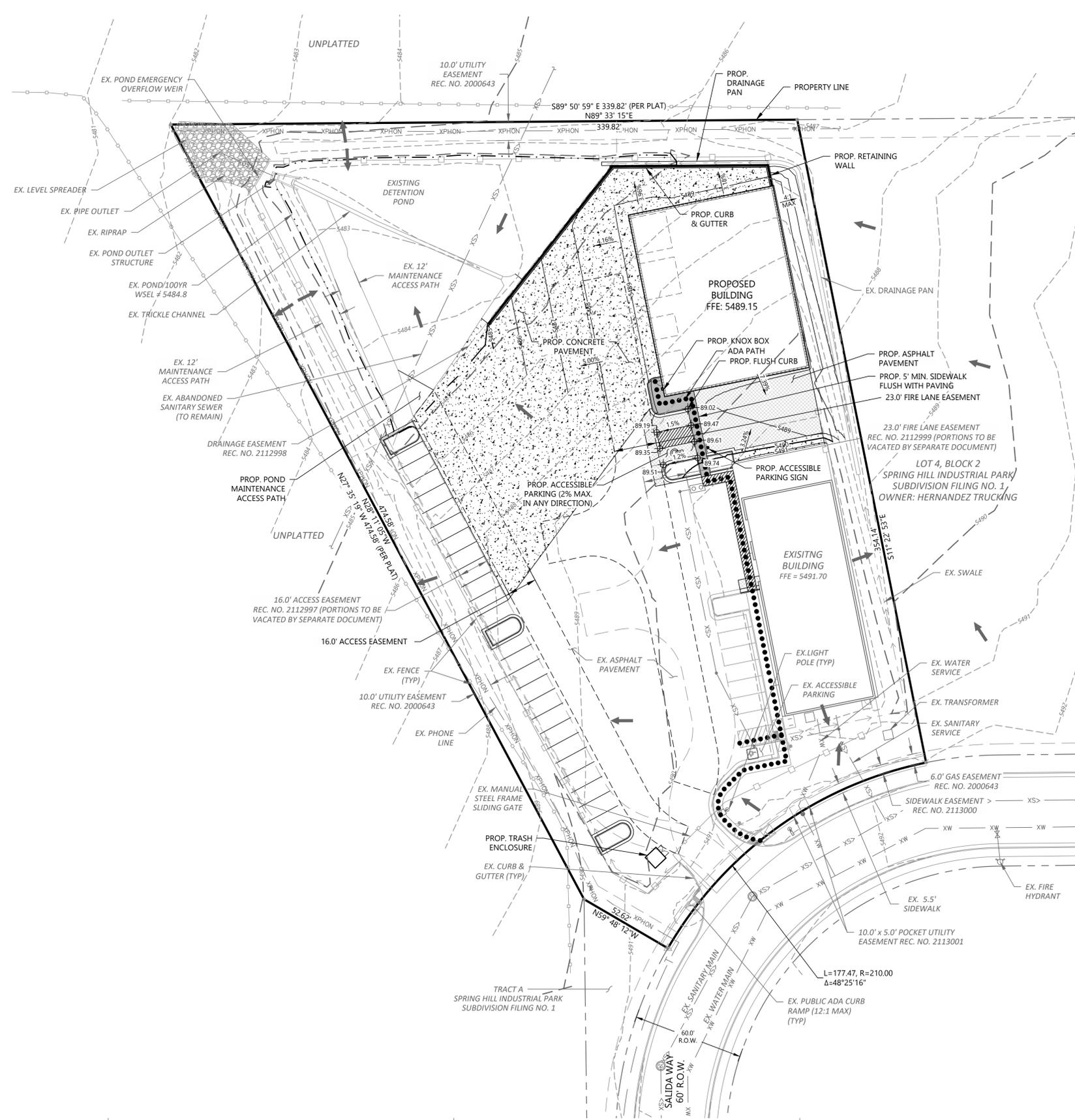
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L o v e l a n d • C o l o r a d o

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



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
	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 #456604S005
 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'-6" 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/RETENTION 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 WATER ON SITE IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.

N

SCALE: 1" = 30'

PROOFCIVIL
 consulting engineers

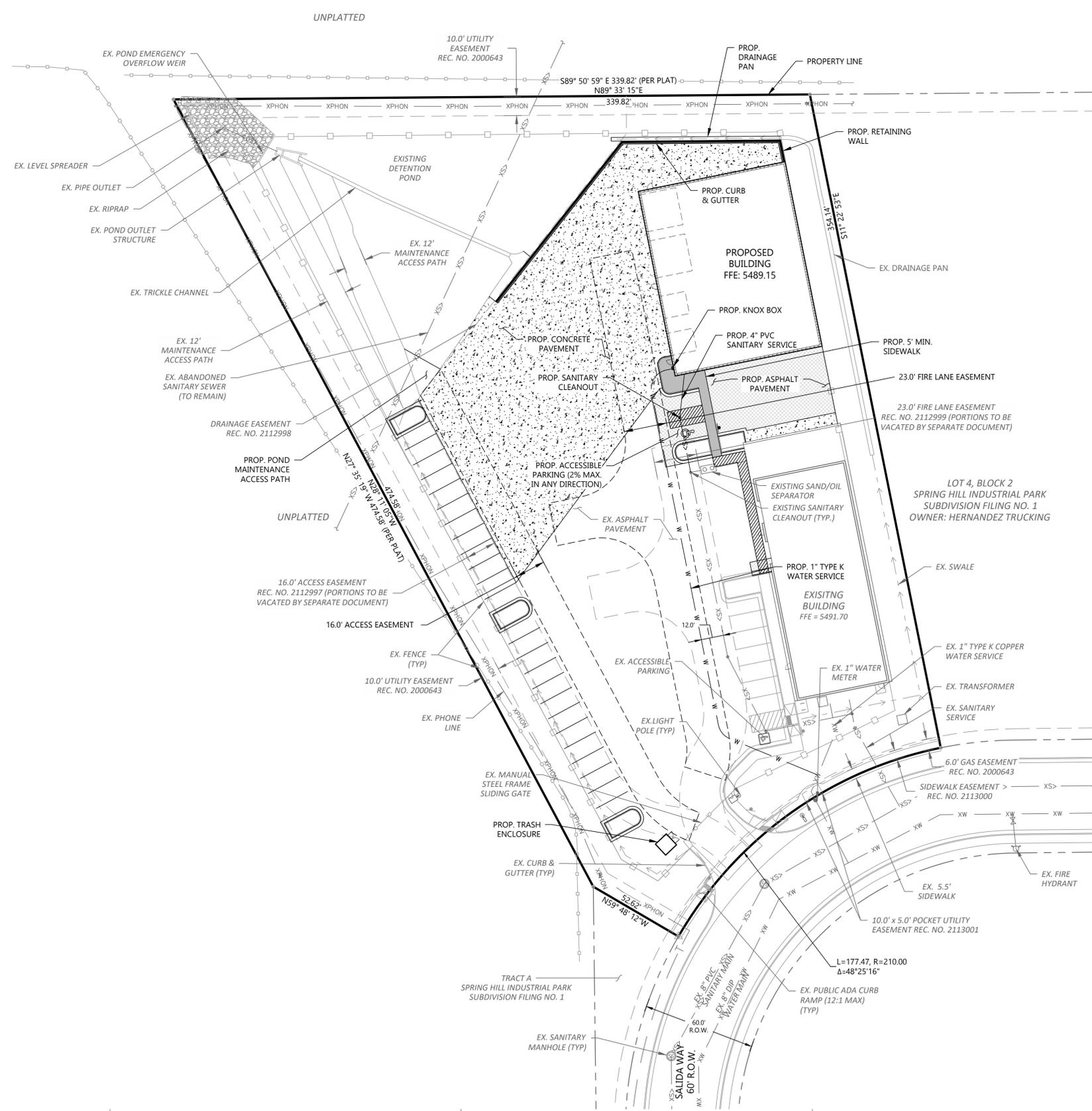
NOTE: DUTY OF COOPERATION - Release of these plans constitutes further cooperation from the owner. The contractor and the architect, design professional, engineer, geotechnical engineer, surveyor, and other professionals involved in the project shall be responsible for the accuracy of the information provided. The architect shall be responsible for the accuracy of the information provided. The contractor shall be responsible for the accuracy of the information provided. The engineer shall be responsible for the accuracy of the information provided. The geotechnical engineer shall be responsible for the accuracy of the information provided. The surveyor shall be responsible for the accuracy of the information provided. The design professional shall be responsible for the accuracy of the information provided. The other professionals shall be responsible for the accuracy of the information provided. Changes made from the plans without the consent of the architect are unauthorized, and shall not be used for construction. THIS SET IS NULL & VOID SHOULD SHEET A-1 OF THE SAME SET BE OMITTED FROM THIS SET.

VINE LABS NEW BUILD
 703 SALIDA WAY
 AURORA, COLORADO
 (970) 663-0548

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 drawn MAA
 checked PC

GRADING PLAN
 Loveland • Colorado

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3



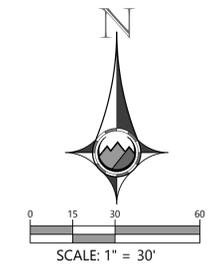
LEGEND:

	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°54'47"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.



NOTE: DUTY OF COOPERATION - Release of these plans constitutes further cooperation from the owner. The contractor and the architect design and construction are separate. Although the architect uses his consultants, he is not responsible for their work. The contractor is responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. This set is null and void should it be omitted from this set. © 2024, Kenney Lee architecture, group, inc.

Kenney Lee
architecture group, inc.

revisions

UTILITY PLAN

4-24-24
 MAA
 PC

date
 drawn
 checked

VINE LABS NEW BUILD

703 SALIDA WAY

AURORA COLORADO

LOVELAND • COLORADO

(970) 663-0548

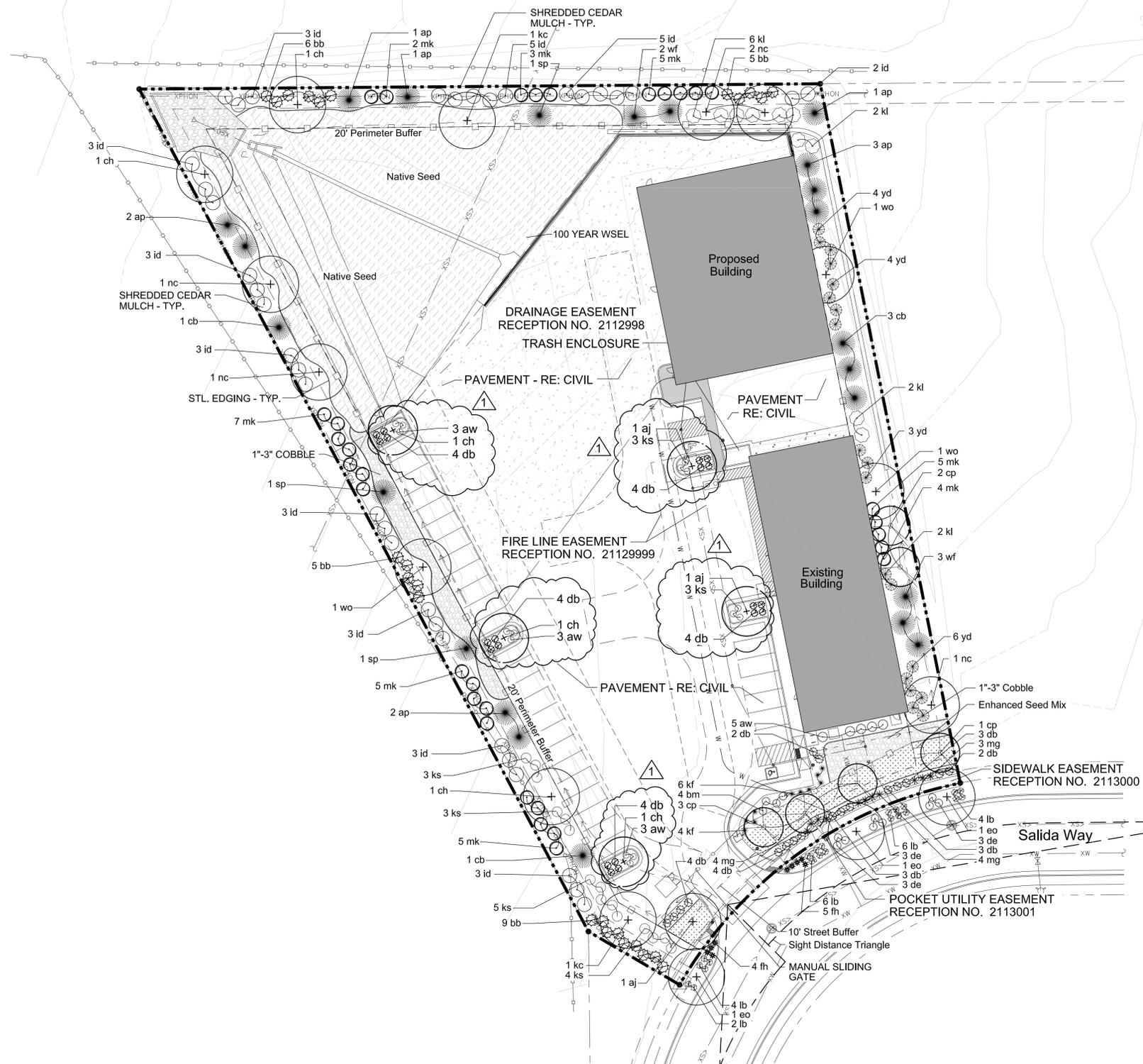
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SITE DEVELOPMENT PLAN

MFH ENVIRONMENTAL AND CONDITIONAL USE

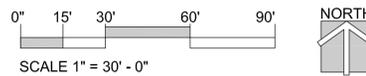
LOT 3, BLOCK 2, SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO



LANDSCAPE LEGEND:

	DECIDUOUS TREE																								
	ORNAMENTAL TREE																								
	EVERGREEN TREE																								
	SHRUB																								
	ORNAMENTAL GRASS / PERENNIAL																								
	3'-4' DECORATIVE BOULDERS																								
	ENHANCED NATIVE SEED MIX (IRRIGATED)																								
<table border="1" style="font-size: 8px;"> <thead> <tr> <th>COMMON NAME</th> <th>SCIENTIFIC NAME</th> <th>% OF TOTAL</th> <th>PLS PER ACRE</th> </tr> </thead> <tbody> <tr> <td>WESTERN WHEATGRASS</td> <td>AGROPYRON SMITHII</td> <td>35%</td> <td>10.5 LBS.</td> </tr> <tr> <td>SIDE OATS GRAMA</td> <td>BOUTELOUA CURTIPENDULA</td> <td>35%</td> <td>10.5 LBS.</td> </tr> <tr> <td>BLUE GRAMA</td> <td>BOUTELOUA GRACILIS</td> <td>10%</td> <td>3.0 LBS.</td> </tr> <tr> <td>SWITCHGRASS</td> <td>PANICUM VIRGATUM</td> <td>10%</td> <td>3.0 LBS.</td> </tr> <tr> <td>LITTLE BLUESTEM</td> <td>SCHIZACHYRIUM SCOPARIUS</td> <td>10%</td> <td>3.0 LBS.</td> </tr> </tbody> </table>	COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE	WESTERN WHEATGRASS	AGROPYRON SMITHII	35%	10.5 LBS.	SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	35%	10.5 LBS.	BLUE GRAMA	BOUTELOUA GRACILIS	10%	3.0 LBS.	SWITCHGRASS	PANICUM VIRGATUM	10%	3.0 LBS.	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUS	10%	3.0 LBS.	
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	1"-3" COBBLE																								
	SHREDDED CEDAR MULCH																								
	STEEL EDGING																								
	FENCING - RE: CIVIL																								
	PROPERTY LINE																								

LANDSCAPE PLAN



REVISIONS	DATE	DESCRIPTION
BY SL	3.29.22	SECOND SUBMITTAL
BY SL	5.31.22	THIRD SUBMITTAL
BY SL	2.20.23	FORTH SUBMITTAL
BY SL	7.18.24	FIRST REVISION

DRAWN SDW
 CHECKED JAH
 DESIGNED SDW
 FILENAME

MFH ENVIRONMENTAL
Landscape Plan



architecture
 planning
 interiors
 2000 West Littleton Blvd
 Littleton, Colorado 80120
 P: 303.736.8877 F: 303.736.2294
 www.igarch.com

JOB NO.	21-0060
SCALE	AS SHOWN
DATE	10.22.21
SHEETS	9
SHEET	5



8639 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

PLANT MATERIAL SCHEDULE:							
SYMBOL	QTY.	I.D.	COMMON NAME	BOTANICAL NAME	SIZE	COND.	WTR
SHADE TREES							
	4	aj	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2 1/2" CAL.	B & B	L-M
	6	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
	10	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
	24	ks	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	5 GAL.	CONT.	VL
	14	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
	41	db	DWARF BURNING BUSH	EQUINUMUS 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	HELIOTRICHON SEMPERVIRENS	5 GAL.	CONT.	M
	22	lb	FOUNTAIN GRASS 'LITTLE BUNNY'	PENNISTETUM ALOPECUROIDES 'LITTLE BUNNY'	5 GAL.	CONT.	M

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. (S.F.)	SHRUBS PROVIDED
A	Salida Way	956.21	1 Shrubs / 40 S.F. Tree Lawn	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.

STANDARD CITY OF AURORA NOTES:

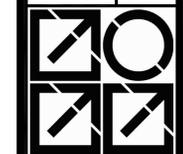
- PRIOR TO PLANTING, ALL PLANTING AREAS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6" INCHES. A LESSER AMOUNT SHALL BE ALLOWED IF A SOILS TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY OR WATER RETENTION AND DEEP ROOTING 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"

REVISIONS		DESCRIPTION	DATE
BY	SL	SECOND SUBMITTAL	3.29.22
SL	SL	THIRD SUBMITTAL	5.31.22
SL	SL	FOURTH SUBMITTAL	2.20.23
SL	SL	FIRST REVISION	7.18.24

DRAWN	SDW
CHECKED	JAH
DESIGNED	SDW
FILENAME	

MFH ENVIRONMENTAL

Landscape Notes, Schedule & Charts



INTERGROUP ARCHITECTS

architecture
planning
interiors

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JOB NO.	21-0060
SCALE	AS SHOWN
DATE	10.22.21
SHEETS	9
SHEET	6

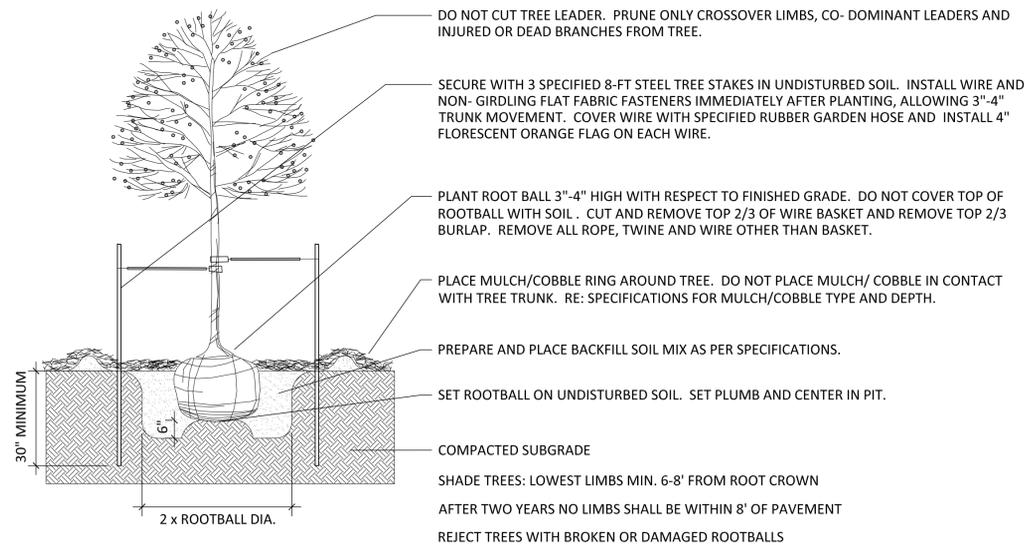


5639 SOUTH CURTICE STREET
LITTLETON, COLORADO 80120
303.883.2735

SITE DEVELOPMENT PLAN

MFH ENVIRONMENTAL AND CONDITIONAL USE

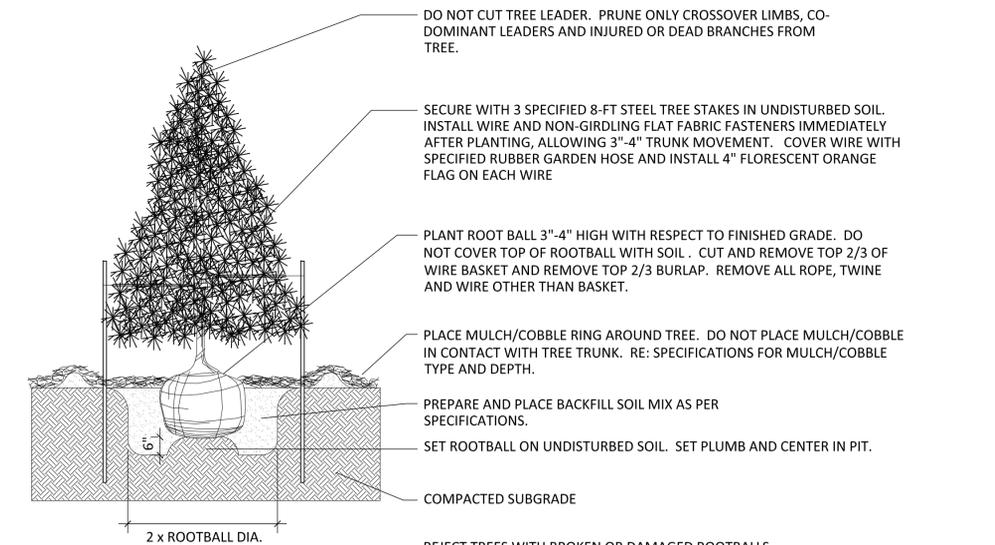
LOT 3, BLOCK 2, SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO



1 DECIDUOUS TREE

NOT TO SCALE

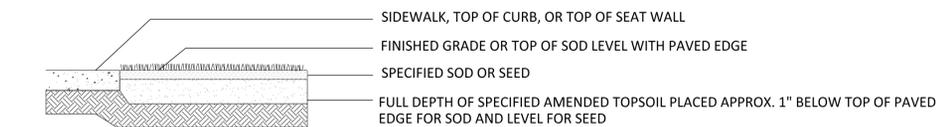
- DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM TREE.
- SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON-GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE FLAG ON EACH WIRE.
- PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL. CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE AND WIRE OTHER THAN BASKET.
- PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/ COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.
- PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.
- SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.
- COMPACTED SUBGRADE
- SHADE TREES: LOWEST LIMBS MIN. 6-8' FROM ROOT CROWN
AFTER TWO YEARS NO LIMBS SHALL BE WITHIN 8' OF PAVEMENT
- REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS



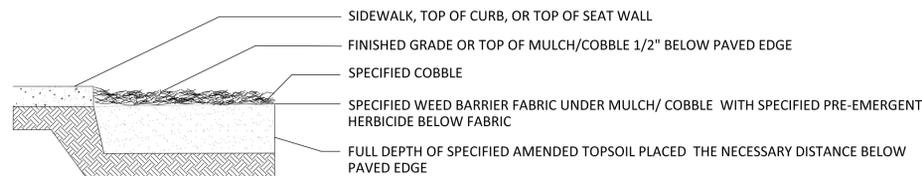
2 EVERGREEN TREE PLANTING

NOT TO SCALE

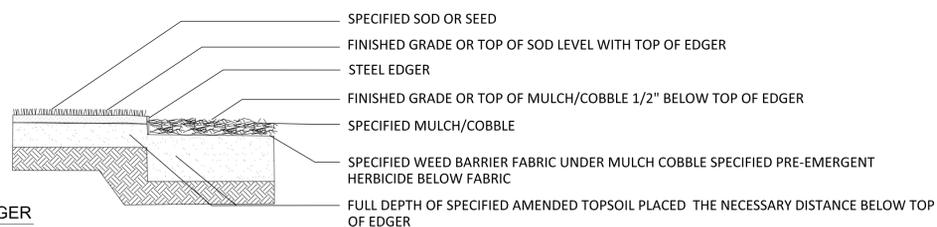
- DO NOT CUT TREE LEADER. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND INJURED OR DEAD BRANCHES FROM TREE.
- SECURE WITH 3 SPECIFIED 8-FT STEEL TREE STAKES IN UNDISTURBED SOIL. INSTALL WIRE AND NON-GIRDLING FLAT FABRIC FASTENERS IMMEDIATELY AFTER PLANTING, ALLOWING 3"-4" TRUNK MOVEMENT. COVER WIRE WITH SPECIFIED RUBBER GARDEN HOSE AND INSTALL 4" FLORESCENT ORANGE FLAG ON EACH WIRE
- PLANT ROOT BALL 3"-4" HIGH WITH RESPECT TO FINISHED GRADE. DO NOT COVER TOP OF ROOTBALL WITH SOIL. CUT AND REMOVE TOP 2/3 OF WIRE BASKET AND REMOVE TOP 2/3 BURLAP. REMOVE ALL ROPE, TWINE AND WIRE OTHER THAN BASKET.
- PLACE MULCH/COBBLE RING AROUND TREE. DO NOT PLACE MULCH/COBBLE IN CONTACT WITH TREE TRUNK. RE: SPECIFICATIONS FOR MULCH/COBBLE TYPE AND DEPTH.
- PREPARE AND PLACE BACKFILL SOIL MIX AS PER SPECIFICATIONS.
- SET ROOTBALL ON UNDISTURBED SOIL. SET PLUMB AND CENTER IN PIT.
- COMPACTED SUBGRADE
- REJECT TREES WITH BROKEN OR DAMAGED ROOTBALLS



SOD ADJACENT TO WALKS AND CURBS



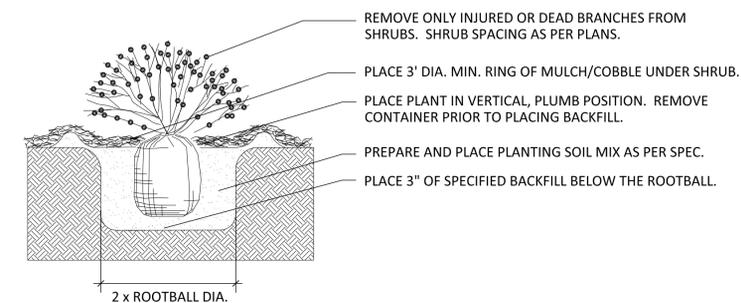
MULCH ADJACENT TO WALKS AND CURBS



EDGER

3 EDGE TREATMENT

NOT TO SCALE



4 SHRUB PLANTING

NOT TO SCALE

- REMOVE ONLY INJURED OR DEAD BRANCHES FROM SHRUBS. SHRUB SPACING AS PER PLANS.
- PLACE 3" DIA. MIN. RING OF MULCH/COBBLE UNDER SHRUB.
- PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
- PREPARE AND PLACE PLANTING SOIL MIX AS PER SPEC.
- PLACE 3" OF SPECIFIED BACKFILL BELOW THE ROOTBALL.

REVISIONS	DATE	DESCRIPTION
BY SL	3.29.22	SECOND SUBMITTAL
BY SL	5.31.22	THIRD SUBMITTAL
BY SL	2.20.23	FOURTH SUBMITTAL
BY SL	7.18.24	FIRST REVISION

DRAWN	SDW
CHECKED	JAH
DESIGNED	SDW
FILENAME	

MFH ENVIRONMENTAL

Landscape Details



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

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