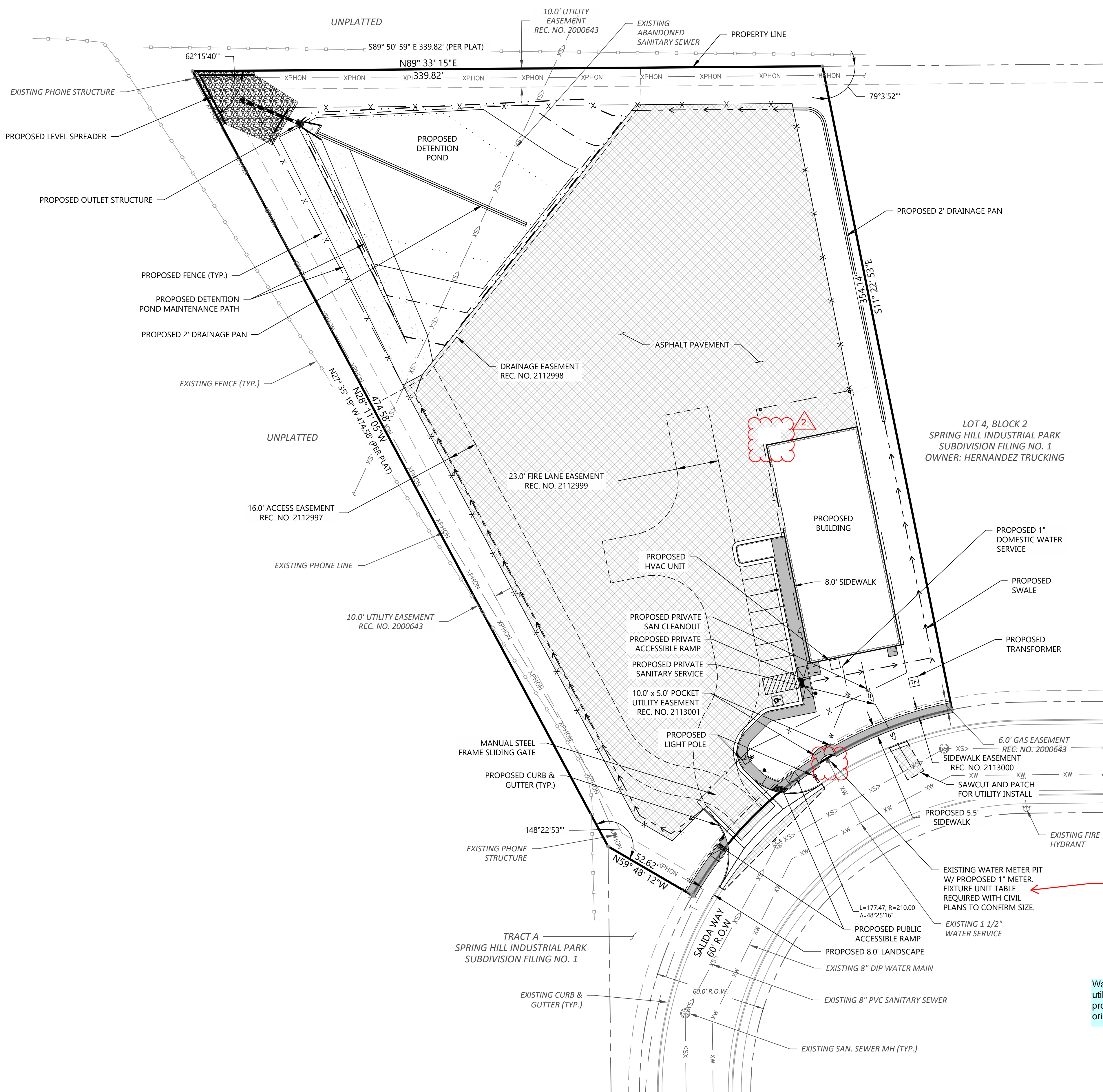


# SITE DEVELOPMENT PLAN

## MFH ENVIRONMENTAL AND CONDITIONAL USE

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



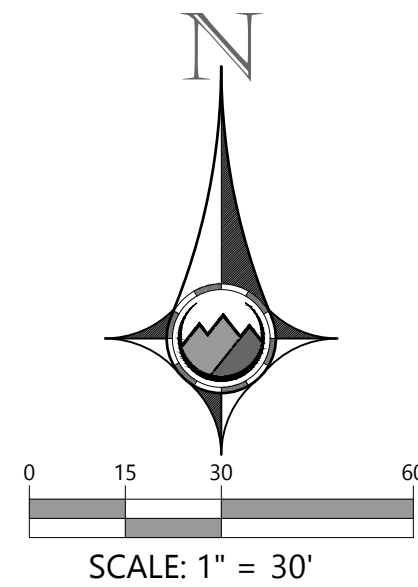
LEGEND:

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

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

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

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



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

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



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

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

DRAWN	
WBP	

CHECKED	
MAA	

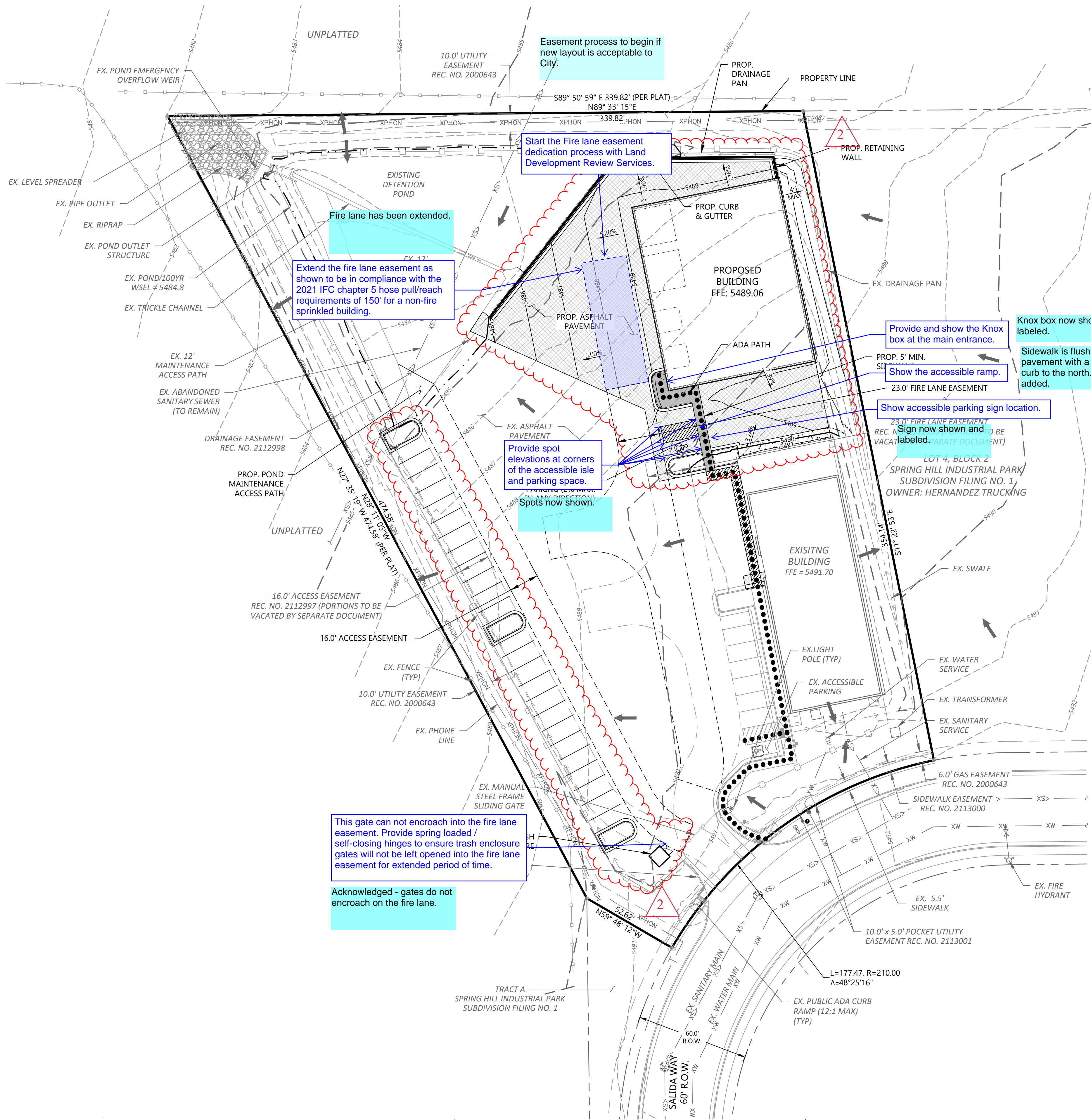
DESIGNED	
MAA	

FILENAME	

MFH ENVIRONMENTAL	
SITE PLAN AND CONDITIONAL USE	
UTILITY PLAN	

architecture	planning	interiors
2000 West Littleton Blvd	Littleton, Colorado 80120	P: 303.738.8877 F: 303.738.2294
www.igarch.com		

JOB NO.	
SCALE AS SHOWN	
DATE 10/22/2021	
SHEETS 9	SHEET 4



LEGEND:

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

BASIS OF BEARINGS:

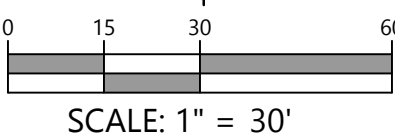
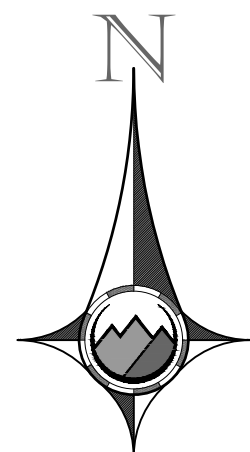
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BENCHMARK:

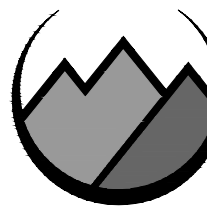
CITY OF AURORA BM #456604SW005  
3" DIA. BRASS CAP STAMPED "C.O.A., BM, 1-52.5A" ON A 30" LONG STEEL PIPE IN CONCRETE. LOCATED AT THE NW CORNER OF SALIDA WAY AND EAST 6TH AVENUE, 4+ WEST OF THE WEST FLOWLINE OF SALIDA WAY, FLOWLINE AT THE END OF CURB TO BENCHMARK ±4' WEST, AND 59' ± SOUTH OF SOUTH WALL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

NOTES:

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



SCALE: 1" = 30'



PROOFCIVIL  
consulting engineers

Kenney Lee  
architecture group, inc.

VINE LABS NEW BUILD

703 SALIDA WAY

AURORA

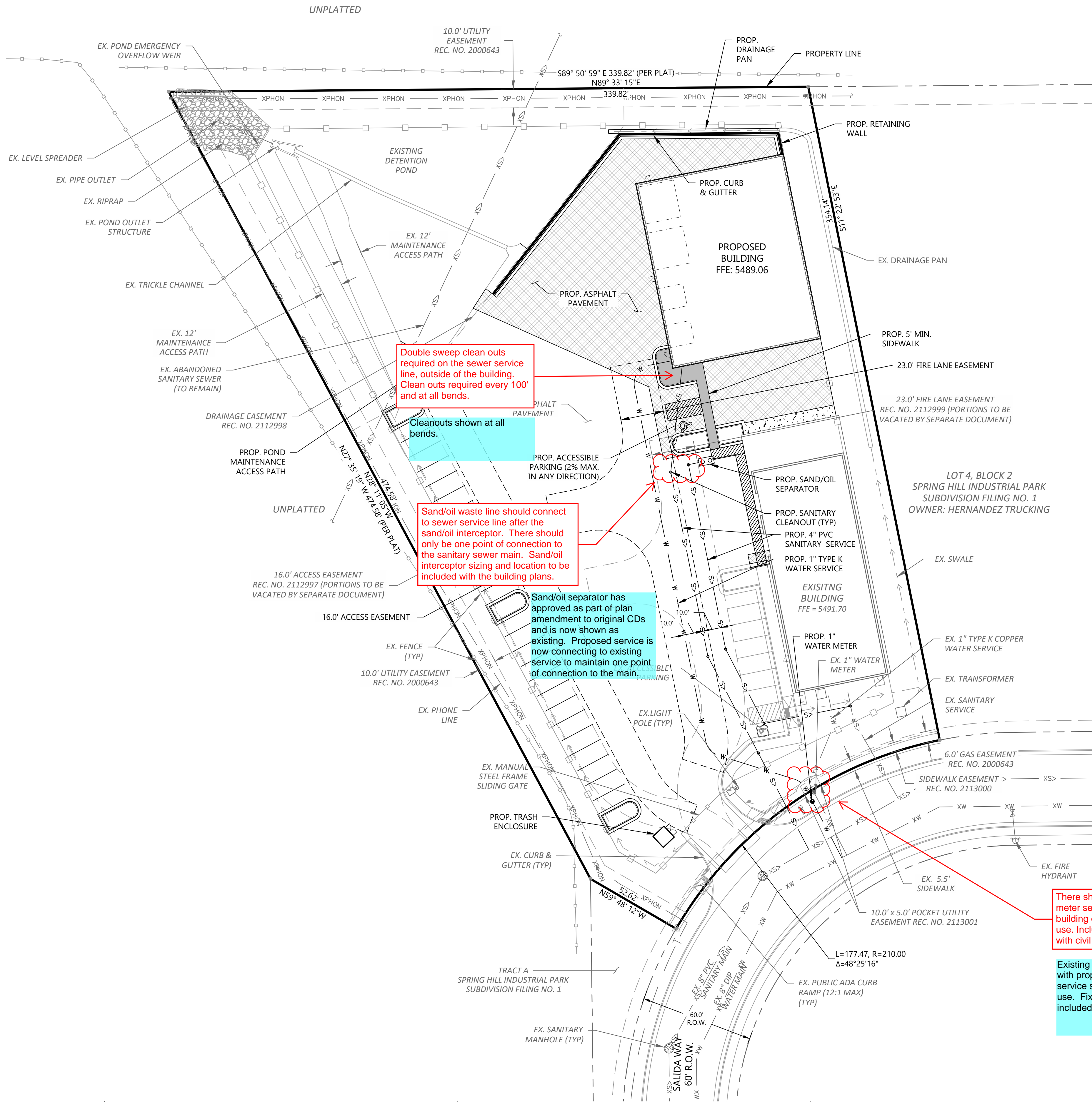
L o v e l a n d • C o l o r a d o

date 4-24-24  
drawn MAA  
checked PC

sheet

3

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



Please add elevation sheets for the new building

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:

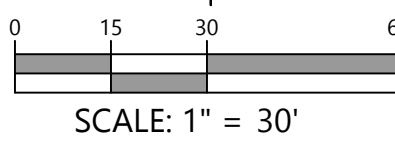
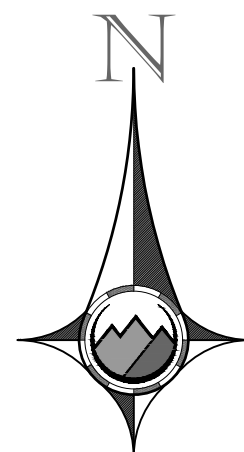
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BENCHMARK:

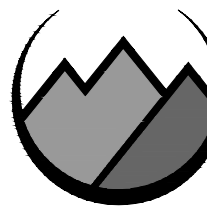
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SCALE: 1" = 30'



**PROOF CIVIL**  
consulting engineers

Kenney Lee  
architecture group, inc.

VINE LABS NEW BUILD

703 SALIDA WAY

(970) 663-0548

L o v e l a n d • C o l o r a d o

UTILITY PLAN

date 4-24-24  
drawn MAA  
checked PC

sheet

4

NOTES: DUTY OF COOPERATION - Release of these plans constitutes further cooperation between the owner, his contractor, and the architect. Design and construction are complete. Although the architect and his consultants have prepared their services with care and diligence, they cannot guarantee perfection. Communication is required between the architect and the owner to ensure that the architect's design is properly interpreted and that the owner's requirements are properly reflected in the plans. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect of any such discrepancy shall constitute a failure to cooperate in the architect's design and shall constitute a failure to cooperate in the architect's design and shall constitute a failure to cooperate in the architect's design. Changes made from the plans without the consent of the architect are unauthorized, and shall constitute a failure to cooperate in the architect's design and shall constitute a failure to cooperate in the architect's design. THIS SET IS NULL & VOID SHOULD SET A-1 OF THE COVER SHEET BE OMITTED FROM THIS SET.

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