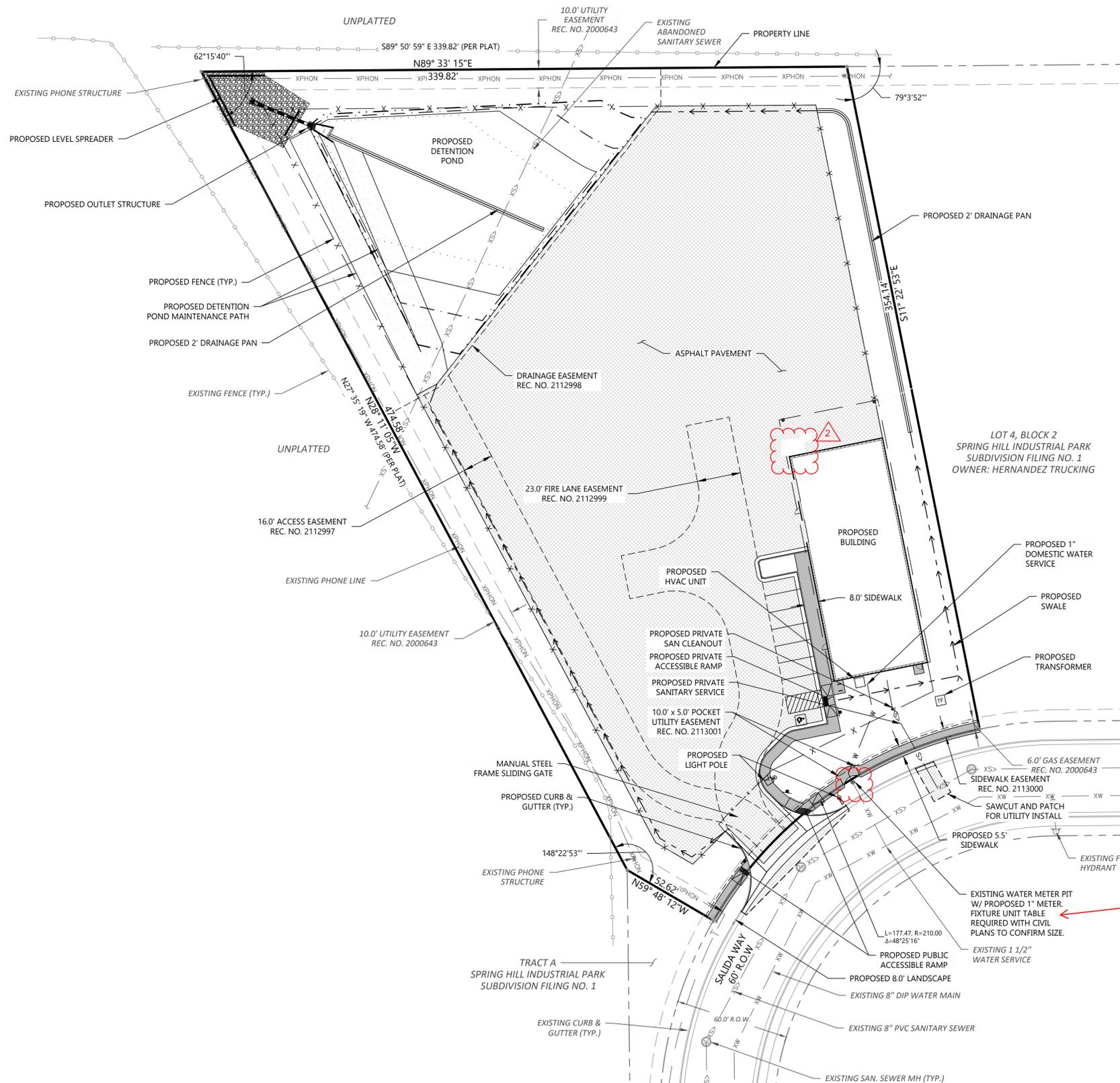


# SITE DEVELOPMENT PLAN MFH ENVIRONMENTAL AND CONDITIONAL USE

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



**LEGEND:**

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

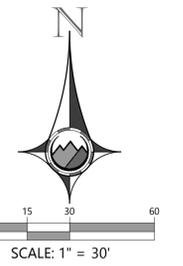
**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON THE EAST LINE OF THE SW 1/4 OF SECTION 4, TOWNSHIP 4 SOUTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°34'47"E PER THE CITY OF AURORA, COLORADO CONTROL NETWORK AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

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

The existing water meter pit appears to be behind the ROW limits. The water meter must be moved to meet 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.



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

<b>DRAWN</b>	WBP
<b>CHECKED</b>	MAA
<b>DESIGNED</b>	MAA
<b>FILENAME</b>	

## MFH ENVIRONMENTAL SITE PLAN AND CONDITIONAL USE UTILITY PLAN

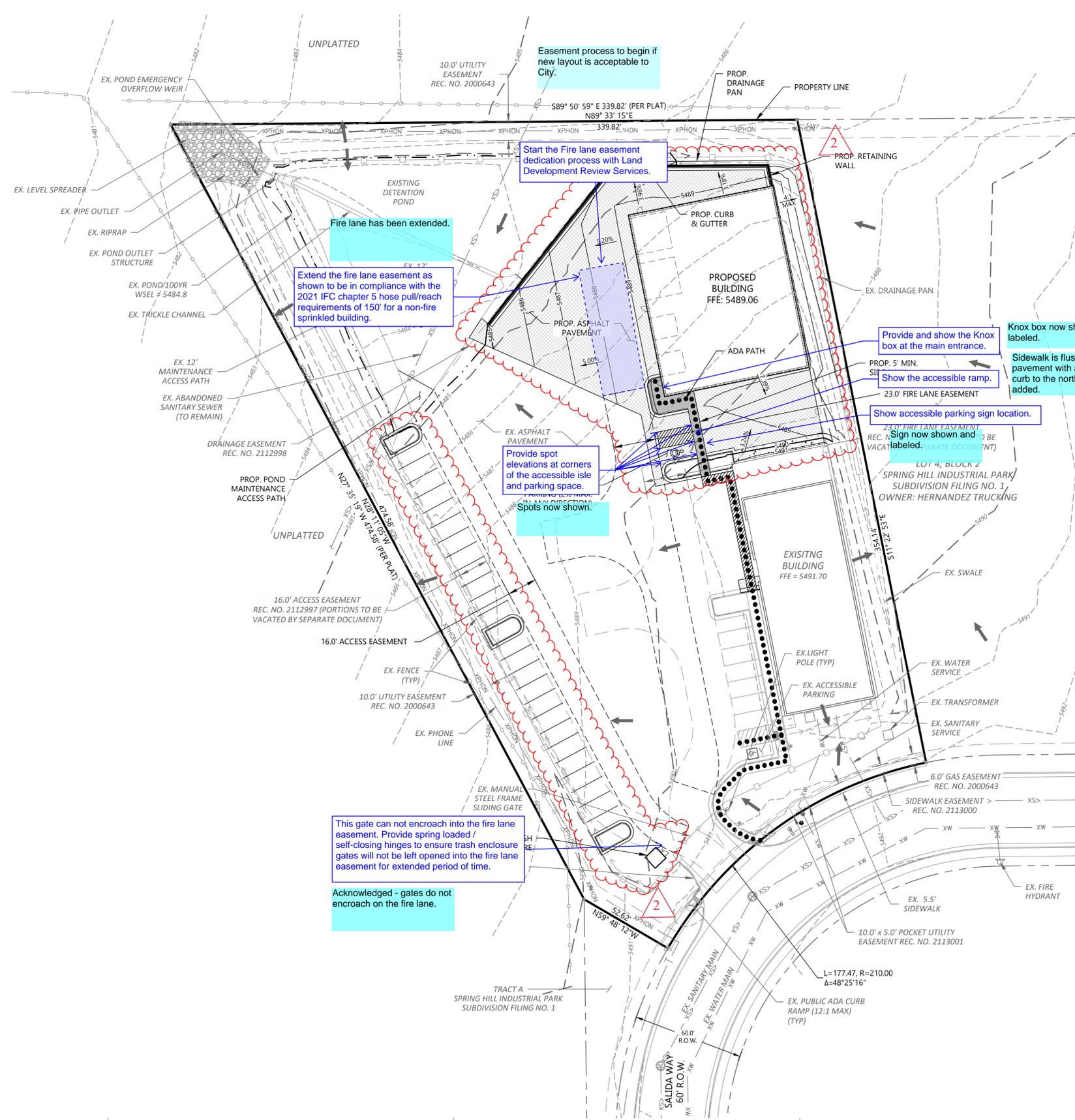


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<b>JOB NO.</b>	
<b>SCALE</b>	AS SHOWN
<b>DATE</b>	10/22/2021
<b>SHEETS</b>	9
<b>SHEET</b>	4

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





Easement process to begin if new layout is acceptable to City.

Start the Fire lane easement dedication process with Land Development Review Services.

Fire lane has been extended.

Extend the fire lane easement as shown to be in compliance with the 2021 IFC chapter 5 hose pull/reach requirements of 150' for a non-fire sprinkled building.

Provide spot elevations at corners of the accessible isle and parking space. Spots now shown.

Provide and show the Knox box at the main entrance.

Show the accessible ramp.

Show accessible parking sign location.

Sign now shown and labeled.

Knox box now shown and labeled. Sidewalk is flush with the pavement with a flush curb to the north. Labels added.

This gate can not encroach into the fire lane easement. Provide spring loaded / self-closing hinges to ensure trash enclosure gates will not be left opened into the fire lane easement for extended period of time.

Acknowledged - gates do not encroach on the fire lane.

**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
	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 #45604S005  
 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 SEWER ON SITE IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER.



SCALE: 1" = 30'



Kenney Lee  
 architecture group, inc.

**VINE LABS NEW BUILD**  
 703 SALIDA WAY  
 AURORA, COLORADO

**GRADING PLAN**

Loveland • Colorado

date 4-24-24  
 drawn MAA  
 checked PC

sheet  
**3**

(970) 663-0548

NOTE: DUTY OF COOPERATION - Release of these plans constitutes further acceptance, review, the owner, the contractor and the architect. Design and construction are separate. Although the architect uses his professional judgment and skill, he does not warrant the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. THIS SET IS NULL & VOID SHOULD SHEET A-1 OF THE SAME SET BE OMITTED FROM THIS SET. © 2024, Kenney Lee architecture group, inc.

