DRIVE LANE A - SITE PLAN FOR INFRASTRUCTURE

CITADEL ON COLFAX SUBDIVISION FILING NO. 1 & 2
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LIST OF CONTACTS

DEVELOPER/OWNER
COLFAX & SABLE, LLC
14800 E. COLFAX AVE.,
AURORA, CO 80011
TEL: (720) 519-6577
CONTACT: JAZZMINE CLIFTON
EMAIL: JAZZMINE@STRATEGICSTORAGEPARTNERS.COM

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
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CONTACT: TIM NELSON
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CIVIL ENGINEER
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
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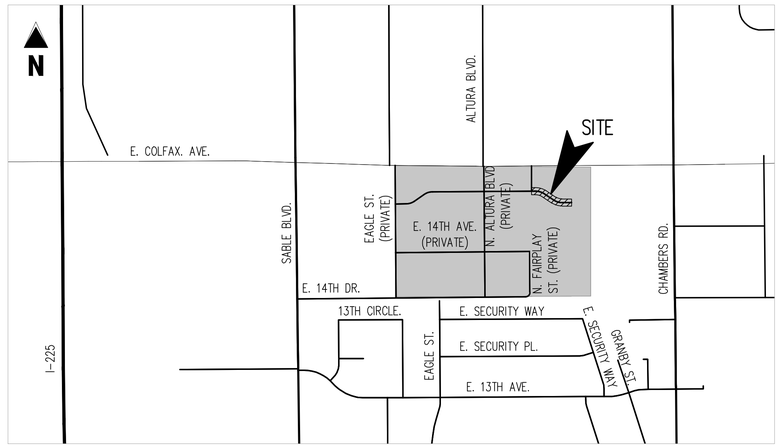
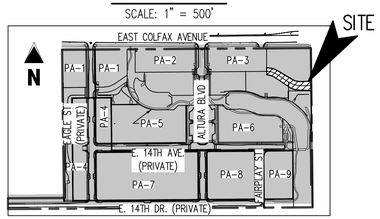
CONTACT: SCOTT M. BROWN, P.E.
EMAIL: SCOTTBROWN@GALLOWAYUS.COM

SITE DATA TABLE

	SF	AC	%
HARD SURFACE AREA	8,875	0.20	79.5%
LANDSCAPE AREA	2,290	0.05	20.5
PRESENT ZONING CLASSFICIATION	MU-C		



VICINITY MAP
SCALE: 1" = 500'



CITADEL MASTER SITE PLAN KEY MAP
SCALE: 1"=400'

SHEET LIST

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	UTILITY PLAN
5	LANDSCAPE PLAN

LEGAL DESCRIPTION

CITADEL ON COLFAX SUBDIVISION FILING NOS. 1 & 2
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LOCATED IN THE NORTHEAST QUARTER SECTION 6; TOWNSHIP 4 SOUTH;
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CITY OF AURORA SITE PLAN NOTES

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETIAL WITHIN THE CIVIL PLANS.
2. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
3. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.,) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
4. 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.
5. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
6. THE METRO DISTRICT, ITS 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. THE METRO DISTRICT IS RESPONSBILE FOR THE LANDSCAPING WITHIN TRACT E ONLY. ADJACENT LOTS ARE RESPONSIBLE FOR ALL OTHER LANDSCAPING.
7. ALL CROSSINGS AND 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 RIGHT 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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 – ARTICLE VII – NUMBERING OF BUILDINGS.
9. 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, 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 AND REQUIREMENTS OF THIS NOTE.
10. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
11. 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.
12. 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.
13. 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.
14. 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 EASEMENT AND SHALL BE POSTED "NO PARKING – FIRE LANE".
15. 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 ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THE 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 ICC A117.1-2009.
16. 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

AMENDMENTS

SIGNATURE BLOCK

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, _____ HAS CAUSED THESE

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, 2021.

BY: _____
NAME: _____
ITS: _____

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, 2021.

BY _____
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY SEAL

_____ _____
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVAL

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

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, 2021

CLERK AND RECORDER: _____ DEPUTY: _____

Galloway
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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

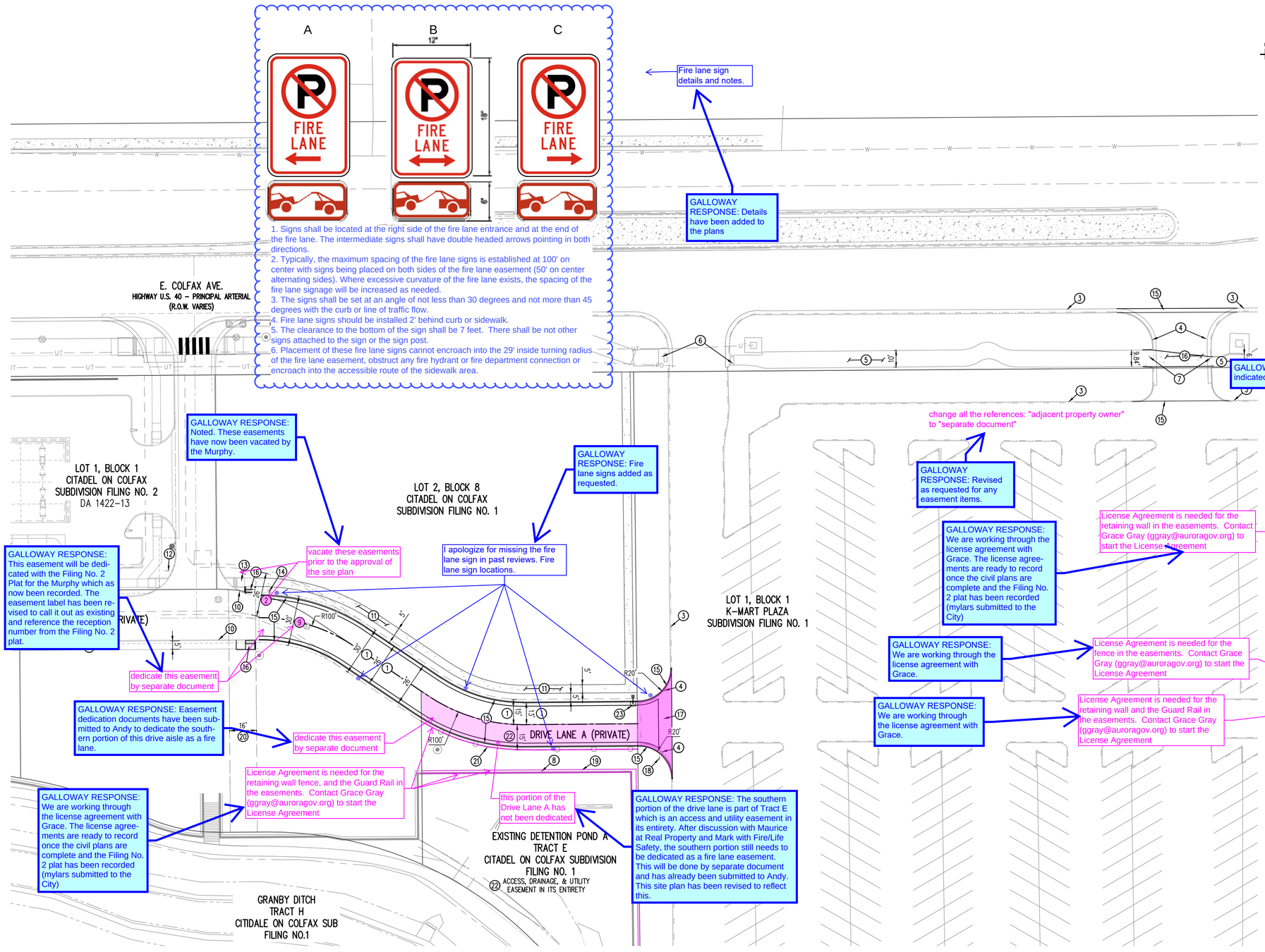
CITADEL ON COLFAX SUBDIVISION FILING NO. 1
LOT 2, BLOCK 8 - DRIVE LANE A (PRIVATE)
INFRASTRUCTURE SITE PLAN

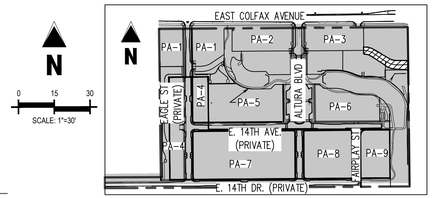
EAST COLFAX AVE. / ALTURA BLVD.
AURORA, CO

#	Date	Issue / Description	Init.

Project No:	NCP001
Drawn By:	JRC
Checked By:	SMB
Date:	6/15/2021

COVER SHEET





CITADEL MASTER SITE PLAN KEY MAP
SCALE: 1"=400'

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT BY ADJACENT PROPERTY OWNER
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CURB AND GUTTER BY ADJACENT PROPERTY OWNER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED ROAD CENTERLINE
- PROPOSED SIDEWALK BY ADJACENT PROPERTY OWNER
- SITE SIGN

SCHEDULE NOTES

1. EXISTING ACCESS AND UTILITY EASEMENT REC. D8169331 AND D9054873
2. EXISTING ACCESS AND UTILITY EASEMENT TO BE VACATED BY SEPARATE DOCUMENT BY ADJACENT PROPERTY OWNER (DA 1422-13)
3. EXISTING CURB
4. EXISTING CURB AND GUTTER TO BE REMOVED
5. EXISTING SIDEWALK. SIZE PER PLAN.
6. EXISTING ACCESSIBLE RAMP
7. EXISTING ACCESSIBLE RAMP TO BE REMOVED
8. EXISTING RETAINING WALL
9. PROPOSED FIRE LANE, ACCESS AND UTILITY EASEMENT TO BE DEDICATED BY ADJACENT PROPERTY OWNER (DA 1422-13)
10. PROPOSED CURB AND GUTTER BY ADJACENT PROPERTY OWNER.
11. PROPOSED SIDEWALK BY ADJACENT PROPERTY OWNER. SIZE PER PLAN.
12. PROPOSED STOP SIGN BY ADJACENT PROPERTY OWNER.
13. PROPOSED ACCESSIBLE RAMP BY ADJACENT PROPERTY OWNER
14. PROPOSED STREET LIGHT BY ADJACENT PROPERTY OWNER.
15. PROPOSED VERTICAL CURB AND GUTTER
16. PROPOSED ACCESSIBLE RAMP
17. PROPOSED 8' CROSS PAN
18. PROPOSED STOP SIGN
19. EXISTING FENCE
20. EXISTING UTILITY EASEMENT REC. D8169331
21. PROPOSED GUARDRAIL
22. EXISTING ACCESS AND UTILITY EASEMENT (TRACT E IN ITS ENTIRETY) REC. D8169331
23. PROPOSED STREET LIGHT – 13' GULLWING LED TO MATCH THE REST OF THE DEVELOPMENT

Keep in mind that This Site Plan will not be approved until this is completed and ready for recordation.

GALLOWAY RESPONSE: Noted. These easements have now been vacated by the Murphy.

BASIS OF BEARINGS

THE NORTH LINE OF LOT 1, BLOCK 1, MONTEREY POINTE SUBDIVISION FILING NO. 2 IS ASSUMED TO BEAR SOUTH 89°58'13" EAST AND MONUMENTED ON BOTH ENDS BY A NO. 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED, "PLS 38445".

BENCHMARK

SOURCE BM: CITY OF AURORA BENCHMARK G-036B ELEV=5392.18 (NAVD 88)
A 3" BRASS CAP STAMPED, "CITY OF AURORA G-036B" IN THE SOUTHWESTERLY WING WALL OF A CONCRETE INLET STRUCTURE LOCATED APPROXIMATELY 134 FEET SOUTH OF THE CENTERLINE OF EAST COLFAX AVENUE AND APPROXIMATELY 930 FEET EAST OF THE CENTERLINE OF SABLE BOULEVARD. COA ID: 456606NE003
SITE BM: CITY OF AURORA BENCHMARK 037 ELEV=5405.22
A CHISELED SQUARE AT THE SOUTHEAST CORNER OF A CONCRETE INLET STRUCTURE APPROXIMATELY 90 FEET SOUTH OF THE CENTERLINE OF COLFAX AVENUE AND APPROXIMATELY 1420 FEET EAST OF THE CENTERLINE OF SABLE BOULEVARD. COA ID: 456606NE004

CAUTION – NOTICE TO CONTRACTOR

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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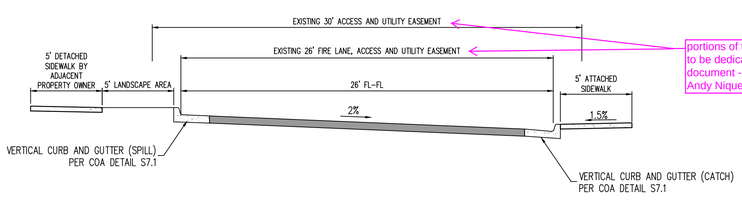

portions of these easements need to be dedicated by separate document - start this process with Andy Niquette

GALLOWAY RESPONSE: The drive lane has already been dedicated as an access and utility easement (as part of Tract E), but documents to dedicate the southern portion as a fire lane easement have now been submitted to Andy.

DRIVE LANE A
SCALE: N.T.S.

SITE PLAN NOTES

1. ALL ADJACENT PROPERTIES ARE ZONED AS MU-C.
2. 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 SIGNAGE AND STRIPING PLAN FOR THE DEVELOPMENT.
3. ALL STREETS SHALL BE ASPHALT AND ALL SIDEWALKS WILL BE CONCRETE.
4. PROPOSED STREET LIGHT LOCATIONS ARE CONCEPTUAL. FINAL STREET LIGHT LOCATIONS WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHTING PLAN IN THE CIVIL SUBMITTAL.

Galloway
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CITADEL ON COLFAX
LOT 2, BLOCK 8 - DRIVE A (PRIVATE)
INFRASTRUCTURE SITE PLAN FILING NO. 1

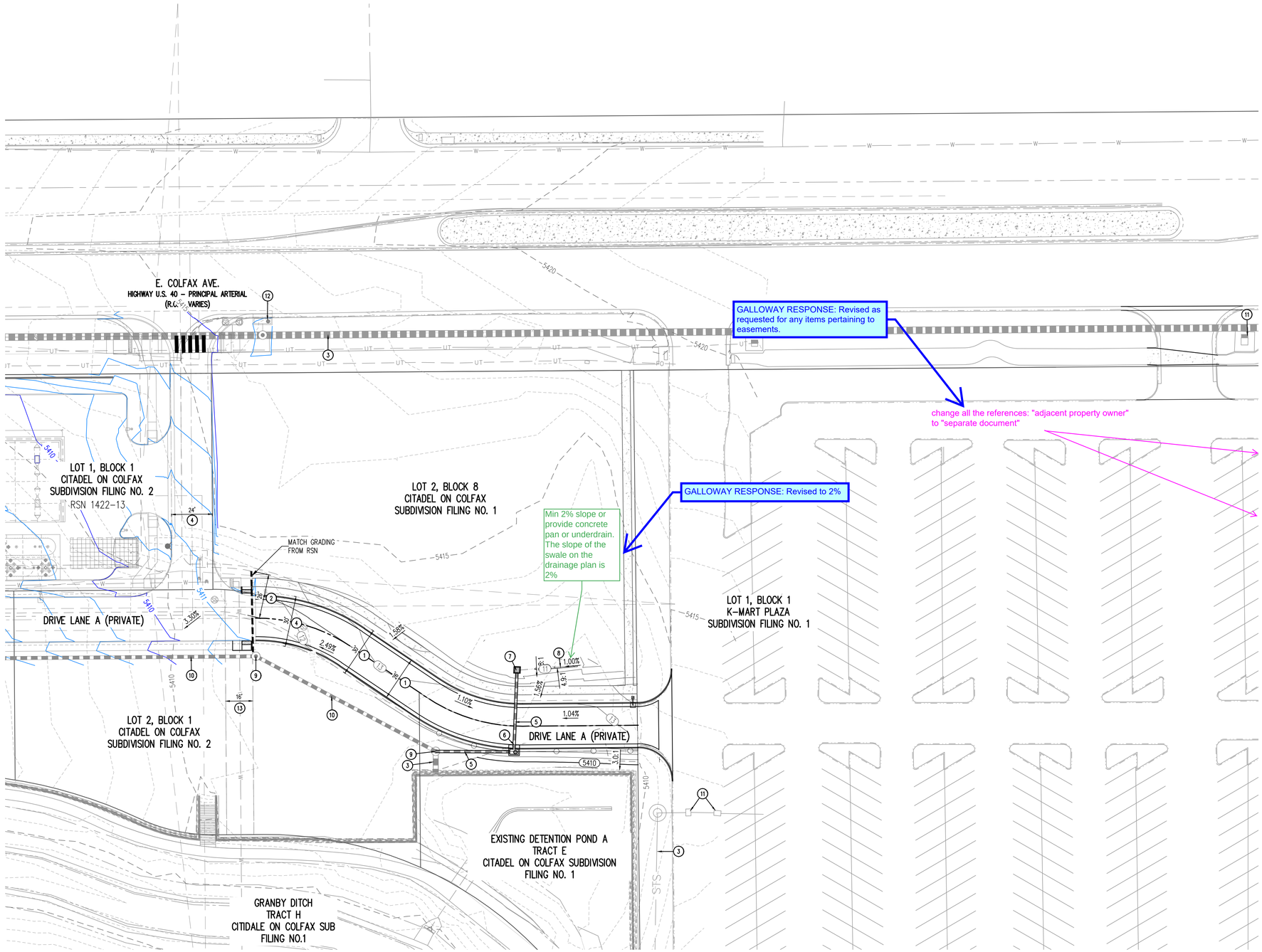
EAST COLFAX AVE. / ALTURA BLVD.
AURORA, CO

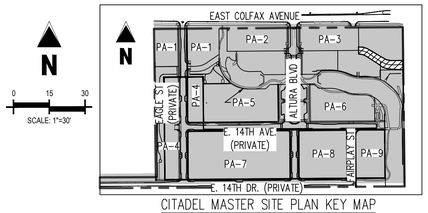
#	Date	Issue / Description	Init.

Project No:	NCP001
Drawn By:	JRC
Checked By:	SMB
Date:	6/15/2021

SITE PLAN

2





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SCALE: 1"=400'

GRADING LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT BY ADJACENT PROPERTY OWNER
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED CURB AND GUTTER BY ADJACENT PROPERTY OWNER
- PROPOSED SWALE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK BY ADJACENT PROPERTY OWNER
- 6485 EXISTING MAJOR CONTOUR
- 6483 EXISTING MINOR CONTOUR
- 6485 PROPOSED MAJOR CONTOUR
- 84 PROPOSED MINOR CONTOUR
- 6485 PROPOSED MAJOR CONTOUR BY ADJACENT PROPERTY OWNER
- 6483 PROPOSED MINOR CONTOUR BY ADJACENT PROPERTY OWNER

SCHEDULE NOTES

1. EXISTING ACCESS AND UTILITY EASEMENT REC. D8169331 AND D9054873
2. EXISTING ACCESS AND UTILITY EASEMENT TO BE VACATED BY ADJACENT PROPERTY OWNER
3. EXISTING STORM SEWER
4. PROPOSED ACCESS AND UTILITY EASEMENT BY ADJACENT PROPERTY OWNER
5. PROPOSED 18" RCP
6. PROPOSED COA 5' TYPE R INLET
7. PROPOSED CDOT TYPE C INLET
8. PROPOSED SWALE
9. PROPOSED STORM MANHOLE BY ADJACENT PROPERTY OWNER
10. PROPOSED STORM SEWER BY ADJACENT PROPERTY OWNER
11. EXISTING TYPE C INLET
12. PROPOSED STORM INLET BY ADJACENT PROPERTY OWNER
13. EXISTING UTILITY EASEMENT REC. D8169331

BASIS OF BEARINGS

THE NORTH LINE OF LOT 1, BLOCK 1, MONTEREY POINTE SUBDIVISION FILING NO. 2 IS ASSUMED TO BEAR SOUTH 89°58'13" EAST AND MONUMENTED ON BOTH ENDS BY A NO. 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED, "PLS 38445".

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811 Know what's **below.** **Call** before you dig.

GRADING PLAN NOTES

1. SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED
2. ALL STORM SEWER IS PRIVATE AND MAINTAINED BY THE METRO DISTRICT.

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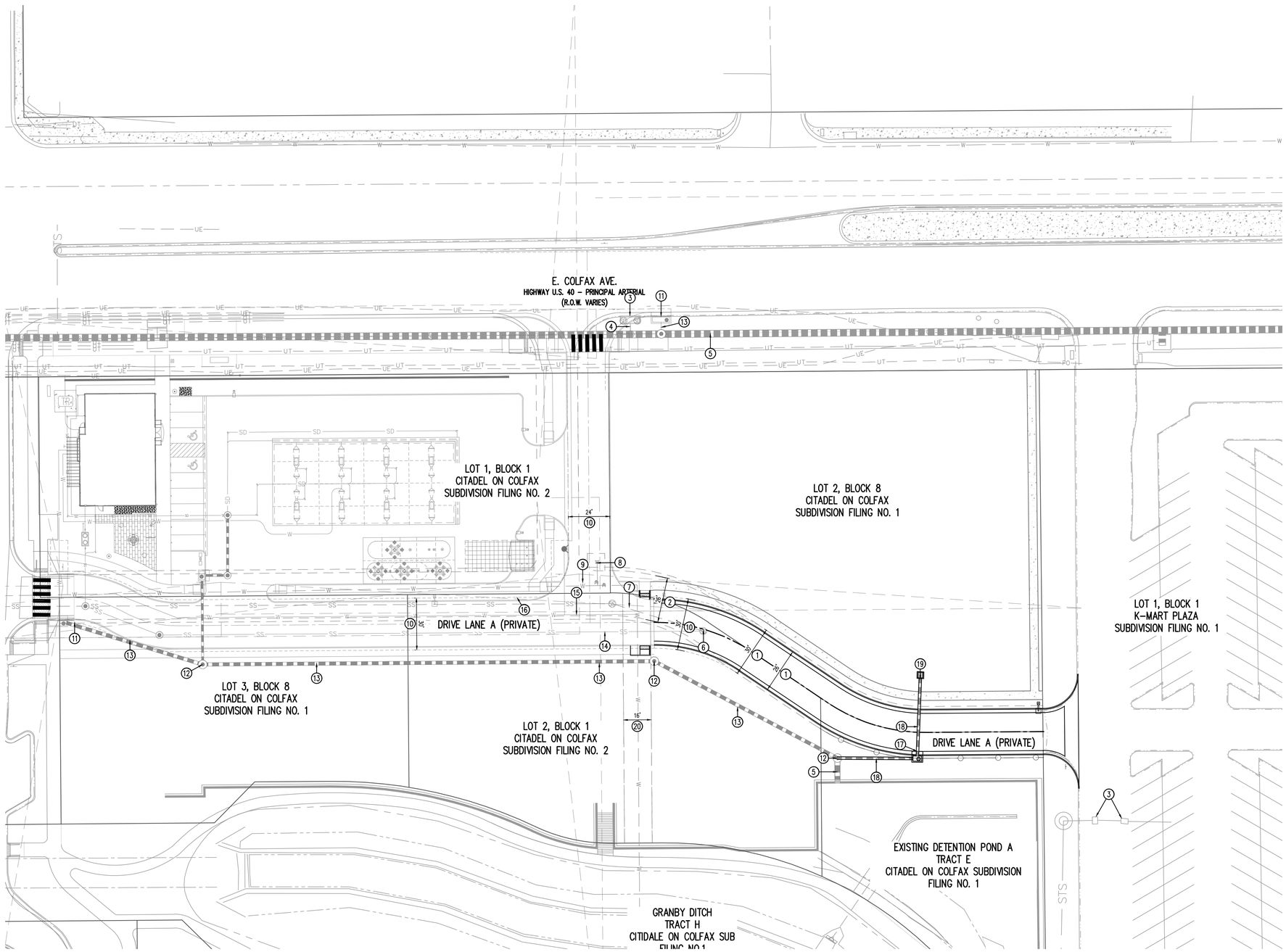
CITADEL ON COLFAX SUBDIVISION FILING NO. 1
LOT 2, BLOCK 8 - DRIVE LANE A (PRIVATE)
INFRASTRUCTURE SITE PLAN

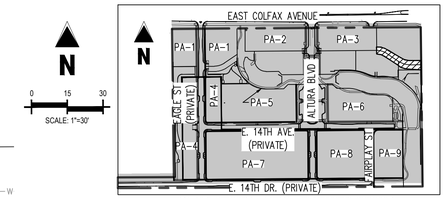
EAST COLFAX AVE. / ALTURA BLVD.
AURORA, CO

#	Date	Issue / Description	Init.

Project No:	NCP001
Drawn By:	JRC
Checked By:	SMB
Date:	6/15/2021

GRADING PLAN





CITADEL MASTER SITE PLAN KEY MAP
SCALE: 1"=400'

UTILITY LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED INLET
- PROPOSED BY OTHERS INLET
- EXISTING INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE

SCHEDULE NOTES

1. EXISTING ACCESS AND UTILITY EASEMENT REC. D8169331 AND D9054873
2. EXISTING ACCESS AND UTILITY EASEMENT TO BE VACATED BY ADJACENT PROPERTY OWNER
3. EXISTING STORM INLET TO BE REMOVED AND RELOCATED BY ADJACENT PROPERTY OWNER
4. EXISTING STORM PIPE TO BE REMOVED AND RELOCATED BY ADJACENT PROPERTY OWNER
5. EXISTING STORM SEWER
6. EXISTING SANITARY SEWER MANHOLE
7. EXISTING 8" SANITARY SEWER TO BE REMOVED AND RELOCATED BY ADJACENT PROPERTY OWNER
8. EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED BY ADJACENT PROPERTY OWNER
9. EXISTING 8" WATER LINE TO BE REMOVED AND RELOCATED BY ADJACENT PROPERTY OWNER
10. PROPOSED ACCESS AND UTILITY EASEMENT BY ADJACENT PROPERTY OWNER
11. PROPOSED STORM INLET BY ADJACENT PROPERTY OWNER
12. PROPOSED STORM MANHOLE BY ADJACENT PROPERTY OWNER
13. PROPOSED STORM SEWER BY ADJACENT PROPERTY OWNER
14. PROPOSED RELOCATED 8" SANITARY SEWER LINE BY ADJACENT PROPERTY OWNER
15. PROPOSED RELOCATED 8" WATERLINE BY ADJACENT PROPERTY OWNER
16. PROPOSED FIRE HYDRANT BY ADJACENT PROPERTY OWNER
17. PROPOSED COA MODIFIED TYPE R INLET
18. PROPOSED STORM SEWER PIPE
19. PROPOSED CDOT TYPE C INLET
20. EXISTING UTILITY EASEMENT REC. D8169331

UTILITY PLAN NOTES

1. ALL STORM SEWER IS PRIVATE AND MAINTAINED BY THE METRO DISTRICT.

BASIS OF BEARINGS

THE NORTH LINE OF LOT 1, BLOCK 1, MONTEREY POINTE SUBDIVISION FILING NO. 2 IS ASSUMED TO BEAR SOUTH 89°58'13" EAST AND MONUMENTED ON BOTH ENDS BY A NO. 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED, "PLS 38445".

BENCHMARK

SOURCE BM: CITY OF AURORA BENCHMARK G-036B ELEV=5392.18 (NAVD 88)
A 3" BRASS CAP STAMPED, "CITY OF AURORA G-036B" IN THE SOUTHWESTERLY WING WALL OF A CONCRETE INLET STRUCTURE LOCATED APPROXIMATELY 134 FEET SOUTH OF THE CENTERLINE OF EAST COLFAX AVENUE AND APPROXIMATELY 930 FEET EAST OF THE CENTERLINE OF SABLE BOULEVARD. COA ID: 4S6606NE003
SITE BM: CITY OF AURORA BENCHMARK 037 ELEV=5405.22
A CHISELED SQUARE AT THE SOUTHEAST CORNER OF A CONCRETE INLET STRUCTURE APPROXIMATELY 90 FEET SOUTH OF THE CENTERLINE OF COLFAX AVENUE AND APPROXIMATELY 1420 FEET EAST OF THE CENTERLINE OF SABLE BOULEVARD. COA ID: 4S6606NE004

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's **below.** **Call** before you dig.

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CITADEL ON COLFAX SUBDIVISION FILING NO. 1
LOT 2, BLOCK 8 - DRIVE LANE A (PRIVATE)
INFRASTRUCTURE SITE PLAN

EAST COLFAX AVE. / ALTURA BLVD.
AURORA, CO

#	Date	Issue / Description	Init.

Project No:	NCP001
Drawn By:	JRC
Checked By:	SMB
Date:	6/15/2021

UTILITY PLAN

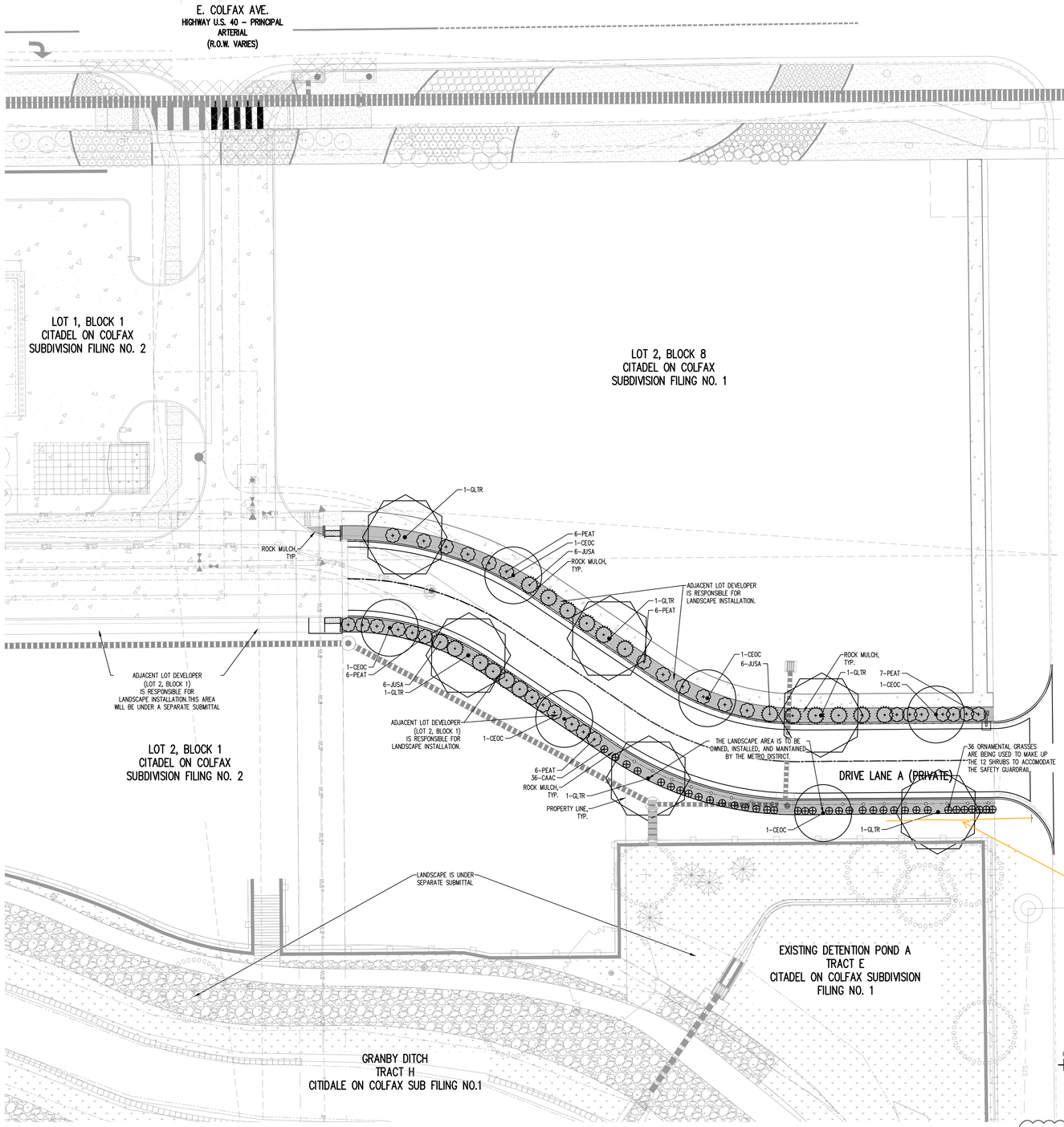
These two columns can be combined into one to avoid confusion.

GALLOWAY RESPONSE: COMPLETED

CURBSIDE LANDSCAPE TABLE

BUFFER DESCRIPTION		# OF TREES REQUIRED	# OF SHRUBS REQUIRED	~~# OF SHRUBS REQUIRED~~	# OF TREES PROPOSED	# OF SHRUBS PROPOSED	# OF PERENNIALS PROPOSED
DRIVE LANE A NORTHERN 241 L.F.		6 TREES (1 TREE /40 LF)	(1 SHRUB PER 40 S.F.)	1,225 S.F. =31 SHRUBS	6 TREES	31 SHRUBS	0 PERENNIALS
DRIVE LAND A SOUTHERN 240 L.F.		6 TREES (1 TREE /40 LF)	(1 SHRUB PER 40 S.F.)	1,218 S.F. =30 SHRUBS	6 TREES	18 SHRUBS	36 PERENNIALS
	TOTAL	12 TREES		61 SHRUBS	12 TREES	61 SHRUBS	36 PERENNIALS

* TREE EQUIVALENTS (10 SHRUBS = 1 TREE AND 3 PERENNIALS = 1 SHRUB)



PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)	SUN/SHADE
DECIDUOUS TREES							
6	CEOC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL. B&B	60'X40'	L	SUN/PART SHADE
6	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2" CAL. B&B	50'X35'	L	SUN
DECIDUOUS SHRUBS							
31	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	L	SUN
EVERGREEN SHRUBS							
18	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 18-24"	12"X6'	VL	SUN/PART SHADE
ORANAMENTAL GRASSES							
36	CAAC	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	#1 CONT.	5'X2'	L	SUN
MULCH							
2,500 S.F.		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
AS NEEDED		WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A	
EDGING							
245 L.F.		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A	

PLANTING NOTES

GENERAL

1. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS SECTION 4.04.2.10'

PLANTING

2. ALL PLANT BEDS SHALL BE CONTAINED WITH PERFORATED STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: BLACK.
3. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.

MULCHING

4. MULCH SHALL BE A MINIMUM DEPTH OF 3" . INSTALL A THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
5. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
6. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
7. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
8. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
9. ALL PLANTING AREAS ON SLOPES OVER 4:1 AND STORMWATER SWALE AREAS SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

CITY OF AURORA, FIRE LIFE SAFETY NOTES

1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FOR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

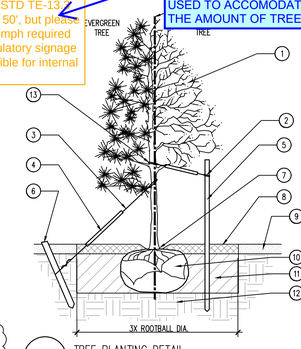
CITY OF AURORA LANDSCAPE NOTES

1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. THE METRO DISTRICT, ITS 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. THE METRO DISTRICT IS RESPONSIBLE FOR THE LANDSCAPING WITHIN TRACT E ONLY. ADJACENT LOTS ARE RESPONSIBLE FOR ALL OTHER LANDSCAPING.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, 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.
4. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
5. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD OR WITHIN SIGHT TRIANGLES. NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE. TYPICAL OF ALL SIGHT TRIANGLES.
6. THE SURFACE MATERIAL FOR WALKS TO BE CONCRETE, DRIVES AND PARKING LOTS TO BE ASPHALT THIS INFORMATION CAN BE FOUND ON THE SITE PLAN AS WELL. FREE STANDING LIGHTS WILL CONSIST OF PHILIPS GARDCO GULLWING LED GL13 ON A 22'-6" SQUARE POLE TO MATCH DEVELOPER GUIDELINES, ON A 2'-6" BASE TO BE A TOTAL OF 25' IN HEIGHT, THIS INFORMATION CAN BE FOUND ON THE PHOTOMETRIC PLAN.

Repeated comment - This tree placement does not meet criteria in COA STD TE-13.2 (relocate). Min 50', but please also use the 20mph required distance. Regulatory signage needs to be visible for internal drives.

GALLOWAY RESPONSE: COMPLETED, THE MINIMUM 50' CLEAR DISTANCE HAS BEEN USED TO ACCOMODATE THE AMOUNT OF TREES

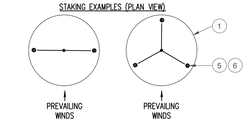
CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.



1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES – SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)



1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

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CITADEL ON COLFAX SUBDIVISION FILING NO. 1
LOT 2, BLOCK 8 - DRIVE LANE A (PRIVATE)
INFRASTRUCTURE SITE PLAN

EAST COLFAX AVE. / ALTURA BLVD.
AURORA, CO

#	Date	Issue / Description	Init.

Project No:	NCP001
Drawn By:	EDN
Checked By:	DTT
Date:	6/15/2021

LANDSCAPE PLAN