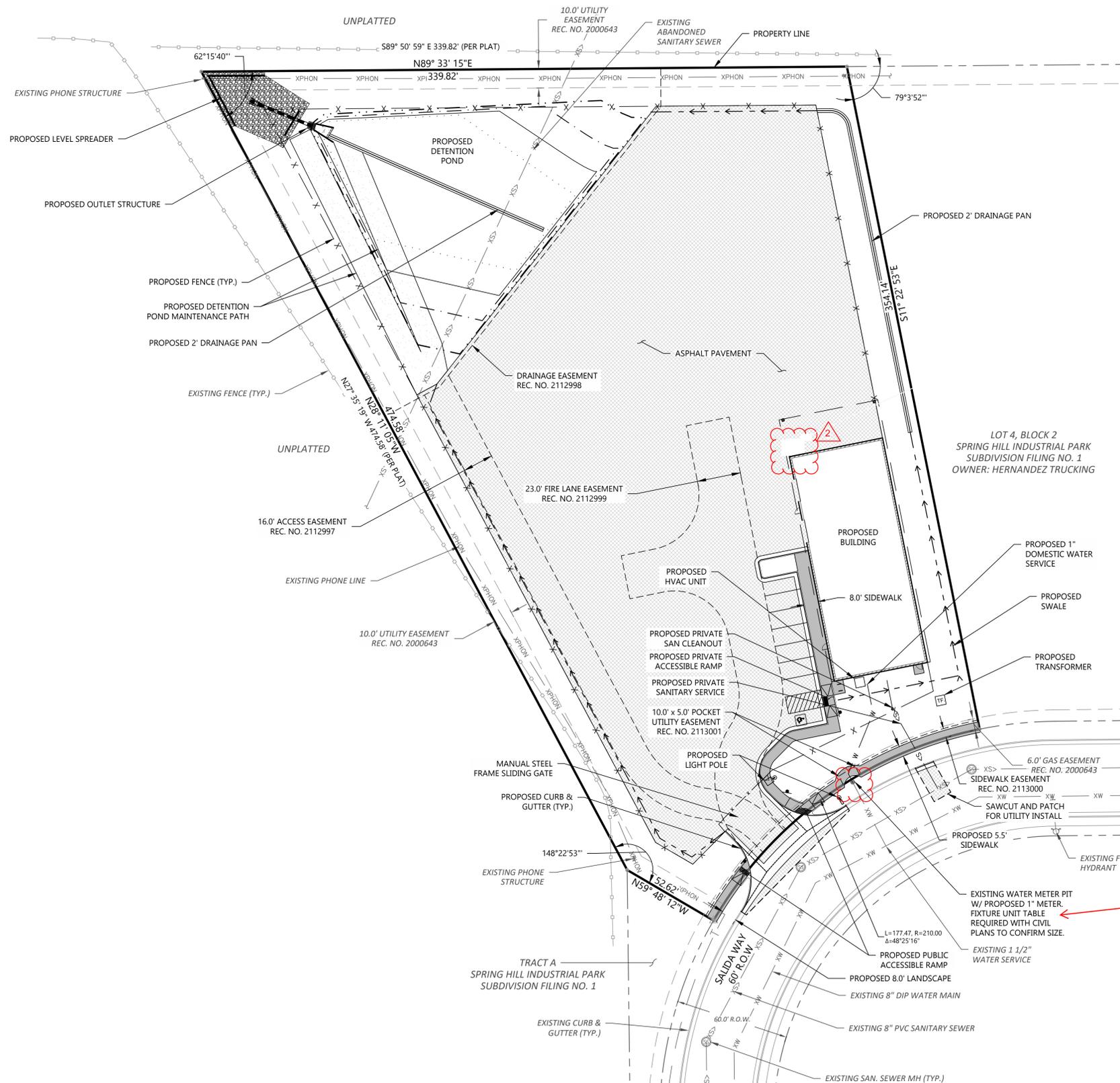


SITE DEVELOPMENT PLAN MFH ENVIRONMENTAL AND CONDITIONAL USE

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



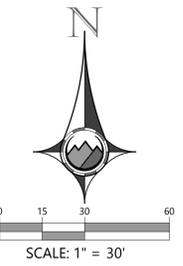
LEGEND:

	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.



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



architecture
planning
interiors
2000 West Littleton Blvd
Littleton, Colorado 80120
P: 303.758.8977 F: 303.758.2294
www.igarch.com

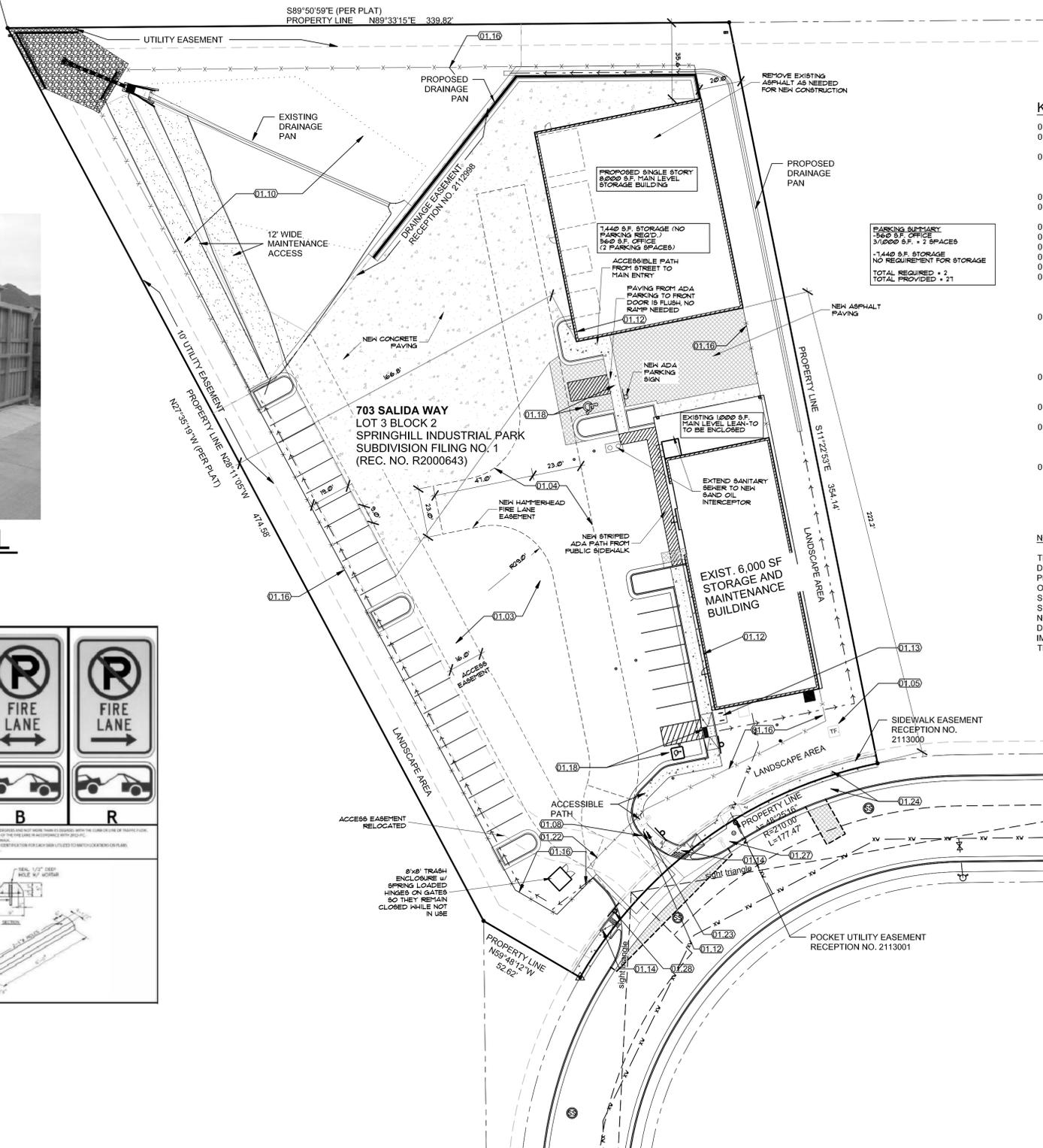
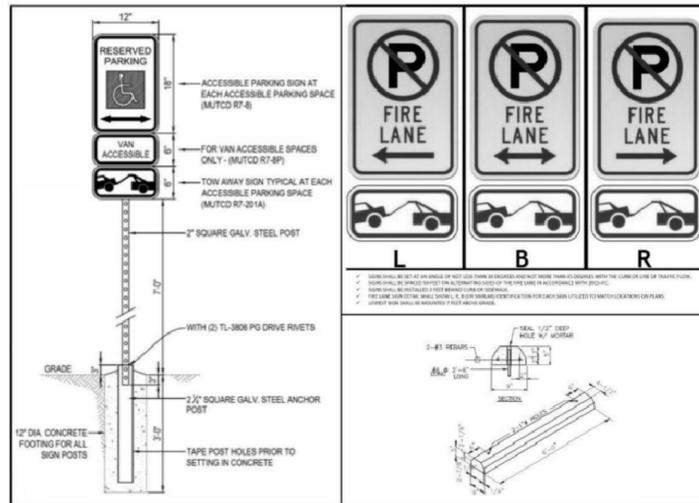
JOB NO.	
SCALE	AS SHOWN
DATE	10/22/2021
SHEETS	9
SHEET	4



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**



PARKING SUMMARY

1,440 S.F. STORAGE	(NO PARKING REQ.)
560 S.F. OFFICE	(7 SPACES)
NO REQUIREMENT FOR STORAGE	
TOTAL PROVIDED = 21	

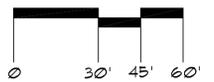
KEYNOTES:

- 01.01 TRASH ENCLOSURE WITH 6'-0" HIGH CEDAR FENCE
- 01.03 FULL DEPTH ASPHALT PAVING FOR DRIVE AISLES AND PARKING AREAS. SEE SOILS REPORT
- 01.04 23' FIRE LANE EASEMENT WITH HAMMERHEAD TURN-AROUND. PAINT DIAGONAL STRIPING FULL WIDTH OF FIRE LANE WITH "NO PARKING, FIRE LANE" TO BE MAINTAINED FOR THE LIFE OF THE FIRE LANE.
- 01.05 ELECTRICAL TRANSFORMER ON CONCRETE PAD
- 01.08 PROVIDE A FIRE LANE SIGN THAT READS AS FOLLOWS: "FIRE LANE ENDS WITH 287' TURN AROUND."
- 01.10 DETENTION POND / WATER QUALITY. SEE CIVIL DRAWINGS
- 01.12 KNOX BOX. COORDINATE WITH LOCAL FIRE AUTHORITY
- 01.13 PAINTED TUBE STEEL BIKE RACKS
- 01.14 CONCRETE SIDEWALK WITH BROOM FINISH
- 01.16 6'-0" HIGH CEDAR FENCE TO SURROUND STORAGE YARD
- 01.18 VAN ACCESSIBLE H.C. PARKING SPACE 9'-0" X 18'-0" WITH 9'-0" DRIVE AISLE. SIDEWALK FROM H.C. PARKING TO MAIN ENTRY IS FLUSH, NO RAMP NEEDED. PROVIDE PARKING SIGN WITH "VAN ACCESSIBLE" PLACARD BELOW. SEE DETAILS THIS SHEET.
- 01.22 25' WIDE STEEL FRAMED GATE WITH CEDAR FENCING TO MATCH STORAGE YARD FENCE. GATE TO BE MANUAL SLIDING TO THE WET 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 THIS SHEET.
- 01.23 3'-0" WIDE CEDAR FENCE MAN-GATE FOR ACCESSIBLE ENTRY ALONG SIDEWALK ROUTE TO SITE. GATE TO BE COMPLIANT WITH ICC ANS I 17.1-2009 CHAPTER 4 REQUIREMENTS.
- 01.24 NEW 5'-0" WIDE CONCRETE SIDEWALK DETACHED WITH 8'-0" OF LANDSCAPING FROM BACK OF CURB.
- 01.27 NEW PRIVATELY OWNED POLE MOUNTED LIGHT FIXTURE. FINAL LOCATION WILL BE DETERMINED WITH PHOTOMETRIC ANALYSIS SUBMITTED WITH THE STREET LIGHT PLANS INCLUDED IN THE CIVIL PLAN SET.
- 01.28 STOP SIGN PER MUTCD CODE. PROVIDE SIGN POST PER COA TE-11 (AURORA MUNICIPAL CODE).

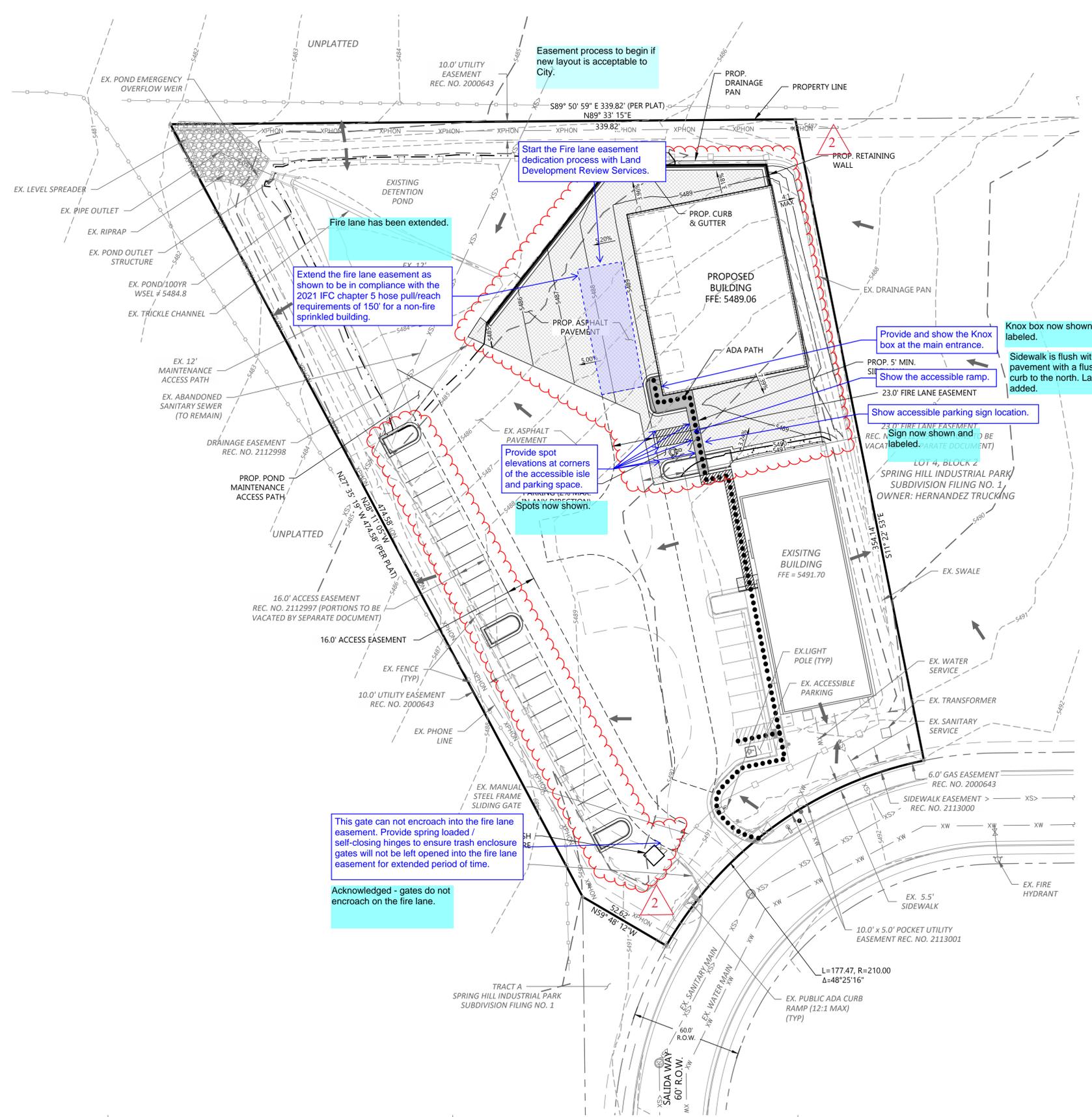
NOTE:

THE PROPERTY OWNER/DEVELOPER SHALL MAINTAIN THE DUST FREE SURFACE AS PROVIDED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN. OTHERWISE IF THE PROPERTY OWNER/DEVELOPER FAILS TO MAINTAIN THE DUST FREE SURFACE AS IDENTIFIED WITHIN THE SITE PLAN/CONTEXTUAL SITE PLAN AND FAILS TO CORRECT THE CONDITION AFTER NOTIFICATION OF THE CONDITION, THE PROPERTY OWNER/DEVELOPER AGREES TO REMOVE IT AND REPLACE IT WITH AN IMPROVED SURFACE SUCH AS CONCRETE OR ASPHALT WITHIN THE SPECIFIED TIME OF THE NOTIFICATION.

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



NOTICE: DUTY OF COOPERATION - Release of these plans, specifications, further cooperation among the owner, its contractor, and the architect. 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 imperfect, and every contingency cannot be anticipated. Any modification or discrepancy, if covered by the architect, shall be the responsibility of the architect. Failure to notify the architect of any discrepancy or increase in construction costs, shall be the responsibility of the owner. The architect shall not be responsible for any errors or omissions in the plans, specifications, or any other documents prepared by the architect or its consultants. Changes made from the plans without the consent of the architect are unauthorized and will increase the architect's responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized and will increase the architect's responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized and will increase the architect's responsibility for all consequences. THIS SET IS NOT A CONTRACT. THE CONTRACT SHALL BE OBTAINED FROM THE ARCHITECT.



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
	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. 1-52.5A" 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'



(970) 663-0548
 COLORADO
 703 SALIDA WAY
 AURORA

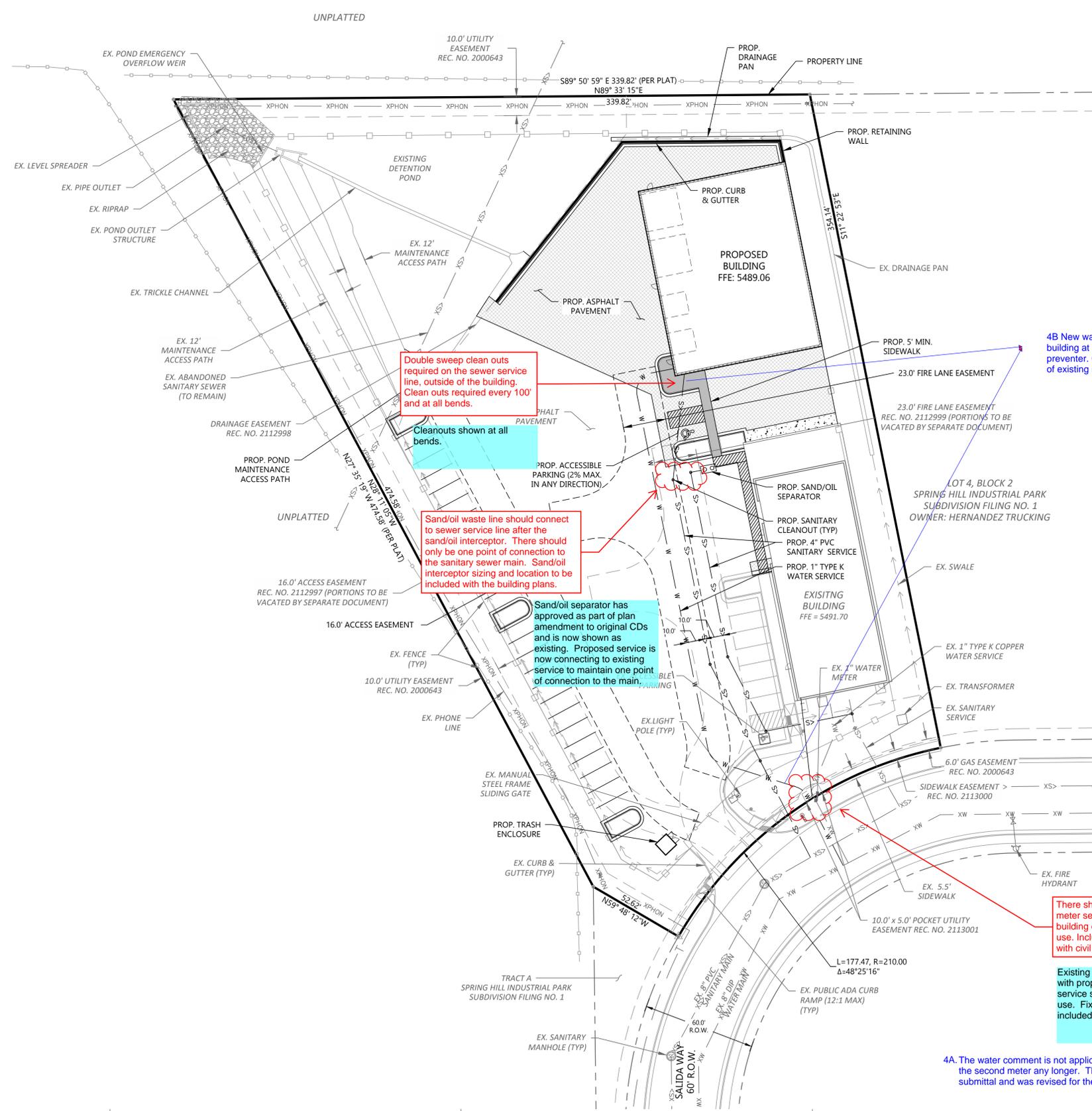
VINE LABS NEW BUILD
GRADING PLAN

Loveland • Colorado

date 4-24-24
 drawn MAA
 checked PC

sheet
3

NOTE: DUTY OF COOPERATION - Release of these plans constitutes further acceptance, review, and approval by the contractor and the architect. Design and specifications are complete. Although the architect uses his/her professional judgment and care, the architect does not warrant, either expressly or implied, that the design is free from errors or omissions. The architect's responsibility is limited to the design and construction of the project. The contractor is responsible for the construction of the project. The architect's responsibility is limited to the design and construction of the project. The contractor is responsible for the construction of the project.



LEGEND:

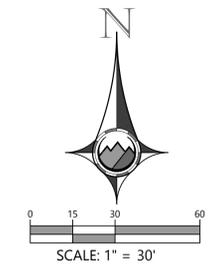
	PROPERTY LINE
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY SETBACK
	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED INLET
	EXISTING INLET
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED HYDRANT & VALVE
	EXISTING HYDRANT & VALVE
	PROPOSED SAN SEWER LINE
	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 professional judgment to review the plans, he does not guarantee their accuracy. The contractor shall be responsible for the accuracy of the information provided to the architect. The architect shall be responsible for the accuracy of the information provided to the contractor. The architect shall be responsible for the accuracy of the information provided to the contractor. The architect shall be responsible for the accuracy of the information provided to the contractor.

Lee
architecture group, inc.

revisions

4-24-24	MAA
drawn	PC
checked	

VINE LABS NEW BUILD

703 SALIDA WAY

AURORA COLORADO

UTILITY PLAN

(970) 663-0548

sheet

4

PROOF CIVIL

consulting engineers

4A. The water comment is not applicable because we don't propose the second meter any longer. The comment is written on the utility plan from the initial submittal and was revised for the resubmittal