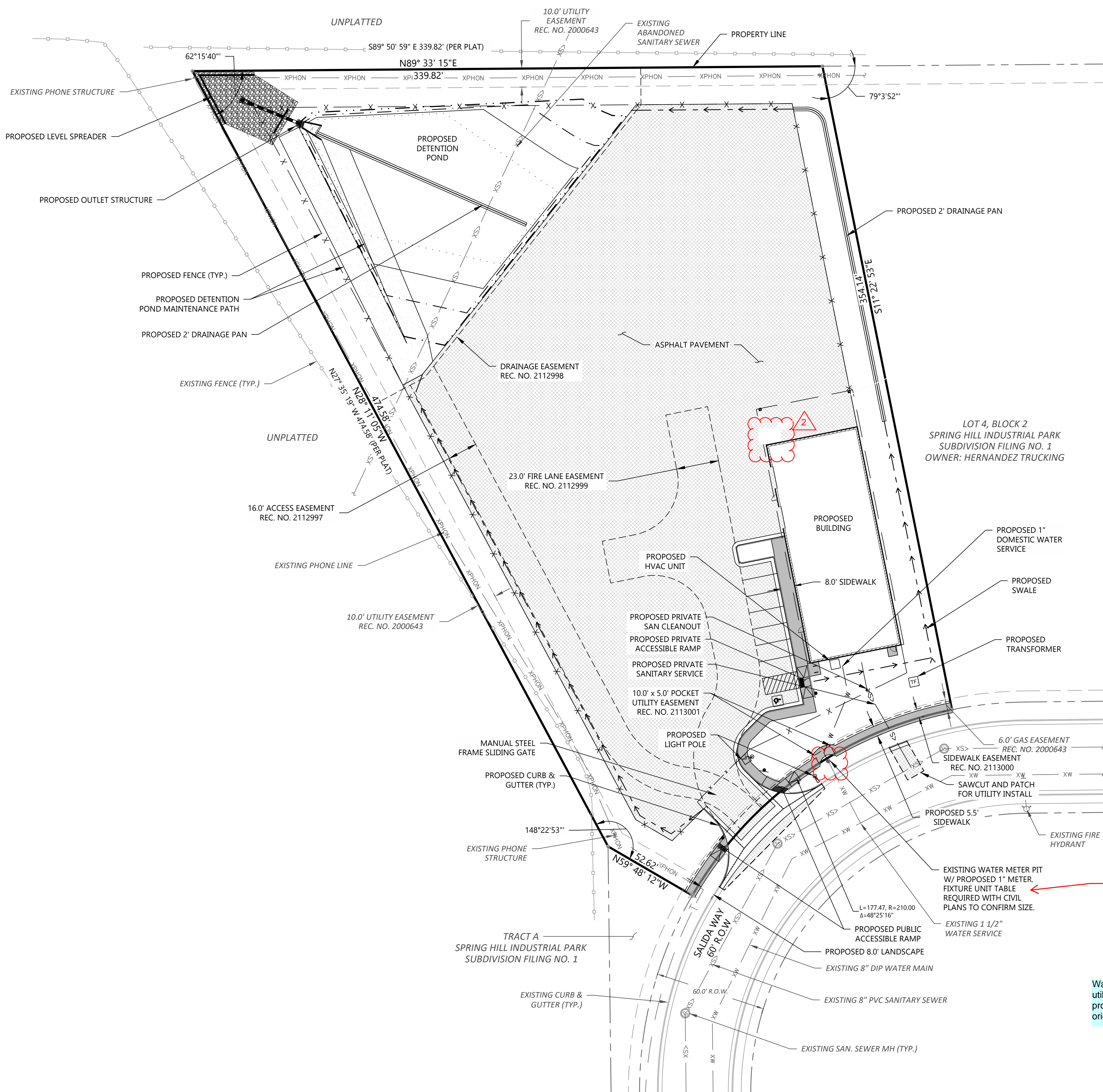


SITE DEVELOPMENT PLAN

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 TELCOMM 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. 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.

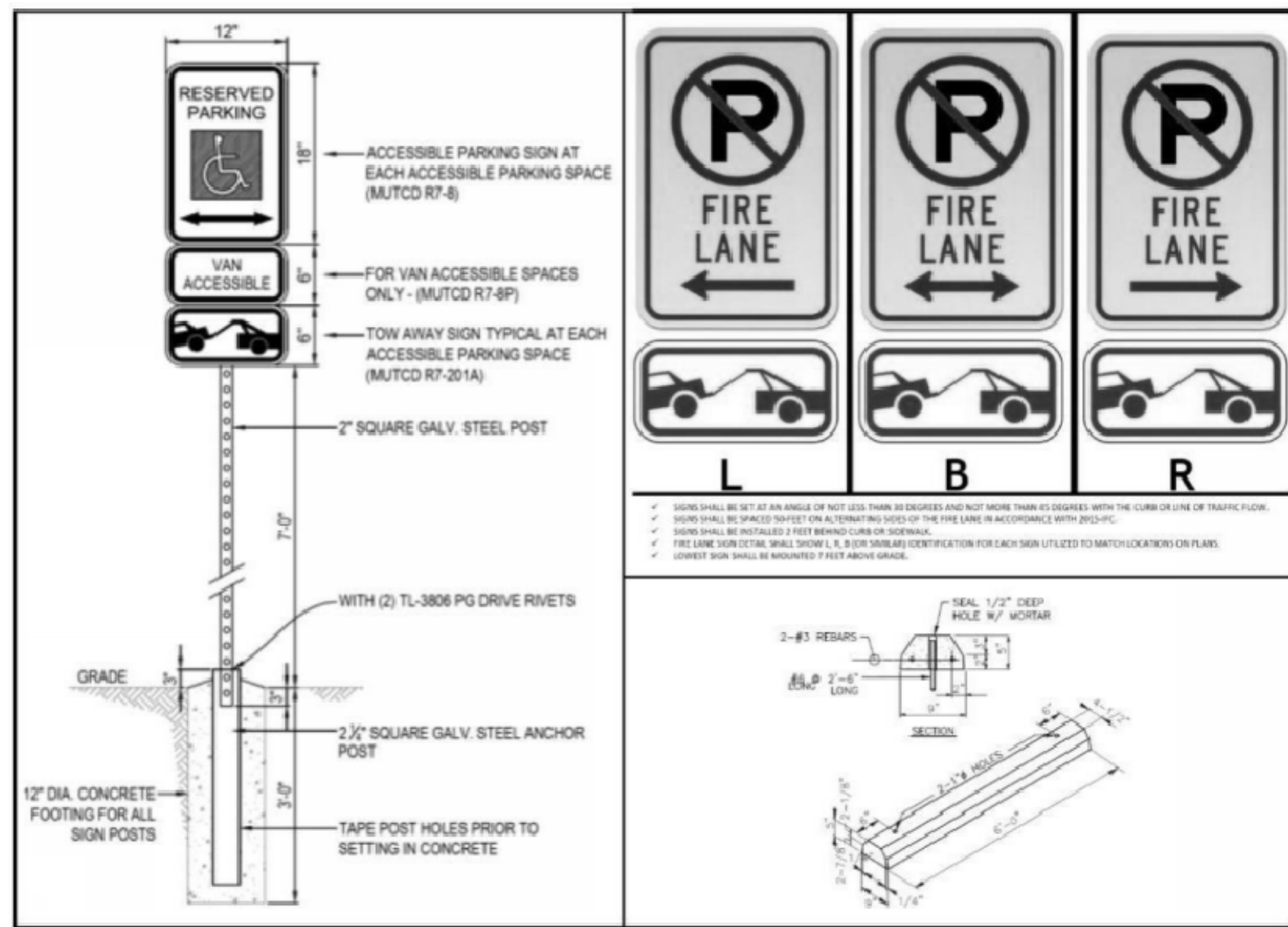


CITY FILE NO: 2022-6002-00; 2022-6002-01

REVISIONS	
BY	DATE
MAA	03/29/2022
MAA	05/31/2022
MAA	06/27/2022
MAA	08/02/2022
MAA	02/20/2023
DESCRIPTION	
REV. #2	
REV. #3	
SDP REVISIONS	
SDP REVISIONS	
EASEMENT REVISIONS	
DRAWN: WBP	
CHECKED: MAA	
DESIGNED: MAA	
FILENAME:	
MFH ENVIRONMENTAL SITE PLAN AND CONDITIONAL USE	
UTILITY PLAN	
INTERGROUP ARCHITECTS	
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

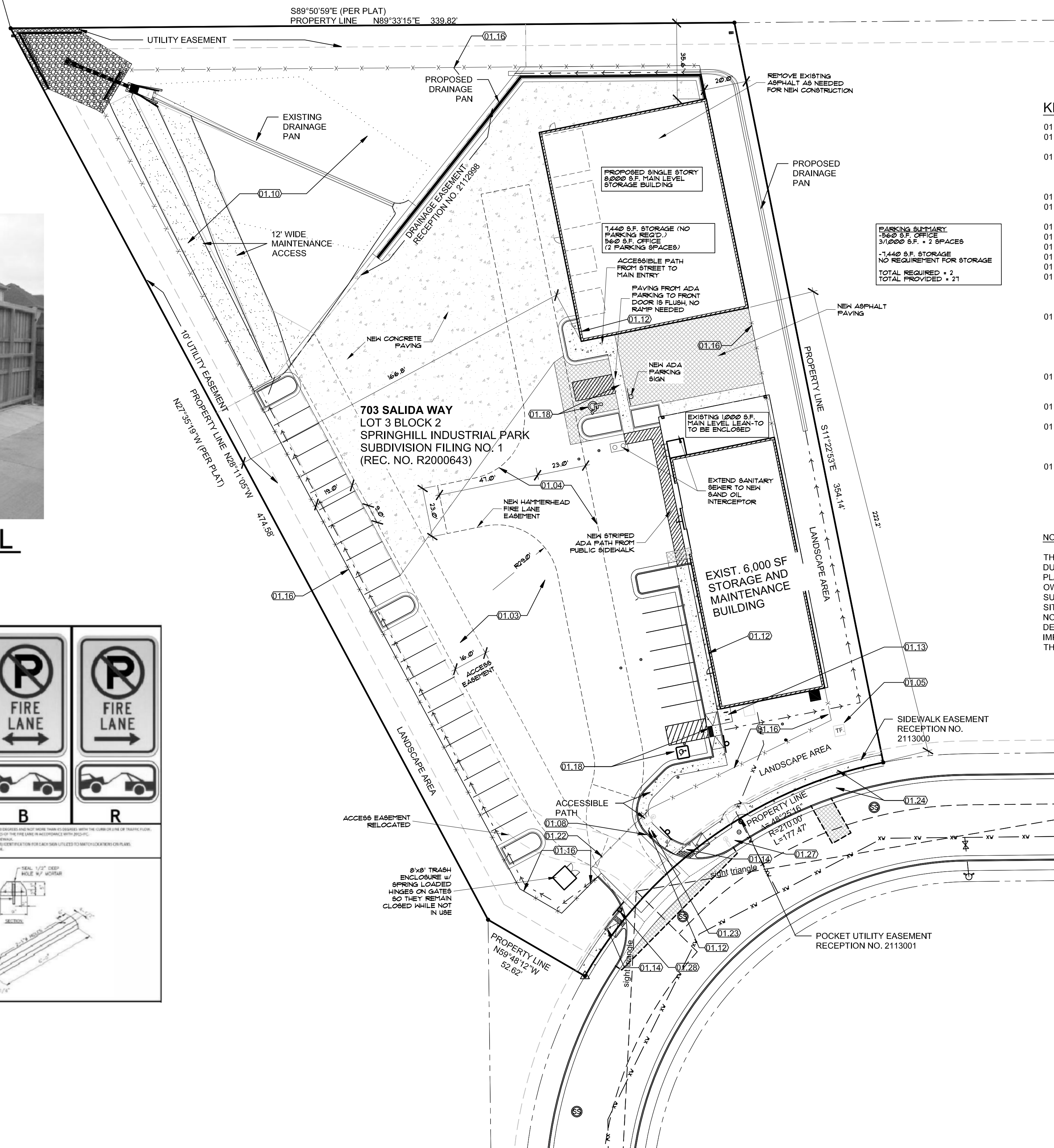


CEDAR FENCE WITH STEEL
FRAME SLIDING GATE



SIGN DETAILS

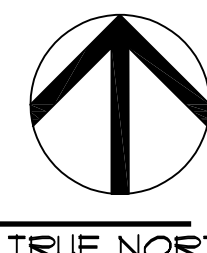
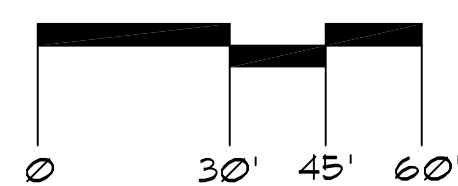
SITE DEVELOPMENT PLAN
MFH ENVIRONMENTAL AND CONDITIONAL USE
LOT 3, BLOCK 2, SPRINGHILL INDUSTRIAL PARK SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO

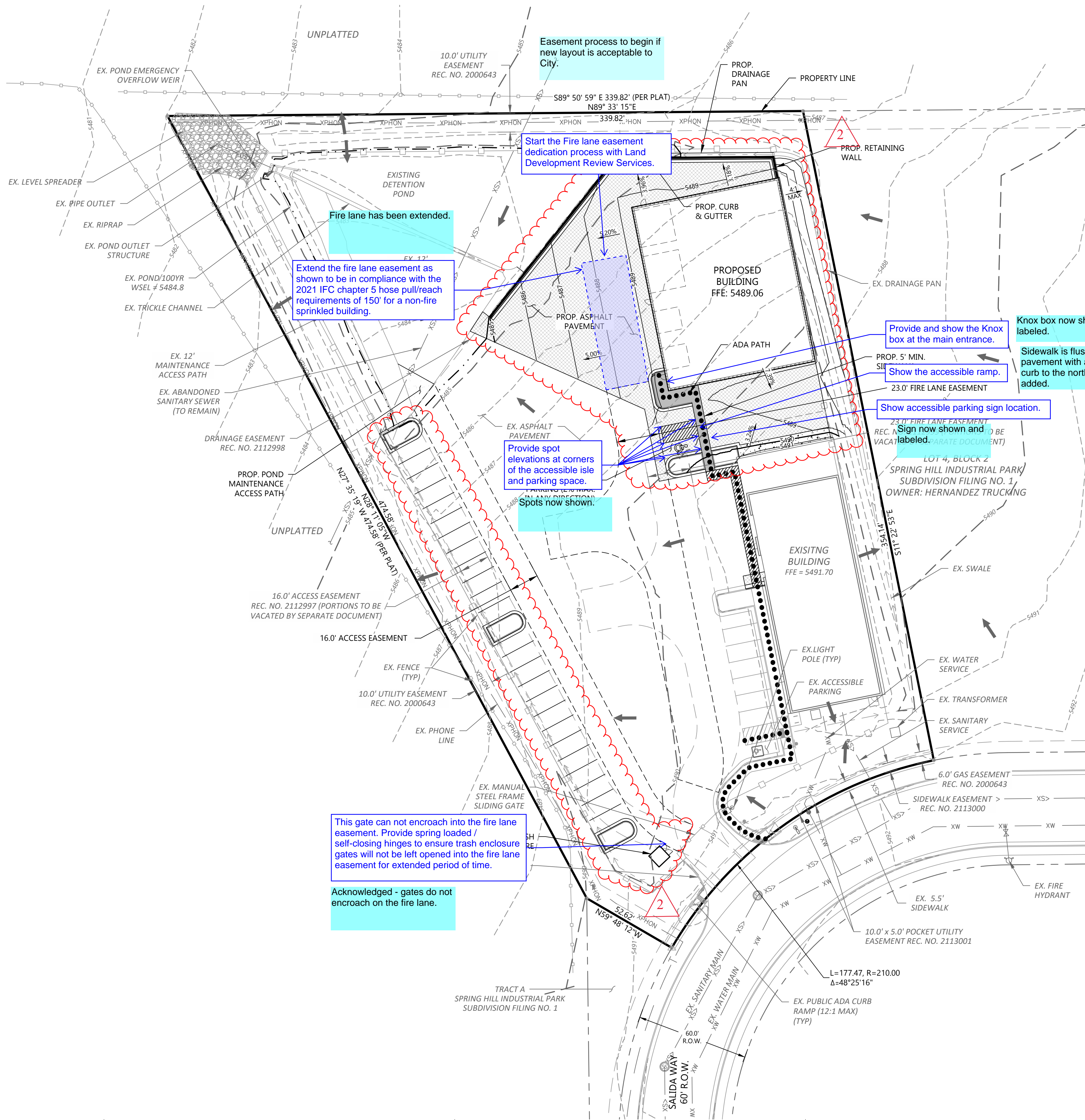


- KEYNOTES:**
- 01.01 TRASH ENCLOSURE WITH 6'-0" HIGH CEDAR FENCE
 - 01.03 FULL DEPTH ASPHALT PAVING FOR DRIVE AISLES AND PARKING AREAS. SEE SOILS REPORT
 - 01.04 23' FIRE LANE EASEMENT WITH HAMMERHEAD TURN-AROUND. PAINT DIAGONAL STRIPING FULL WIDTH OF FIRE LANE WITH NO PARKING. FIRE LANE TO BE MAINTAINED 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 8'-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 ANSI A117.1-2009 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.





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:

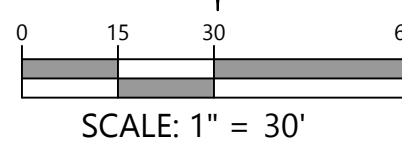
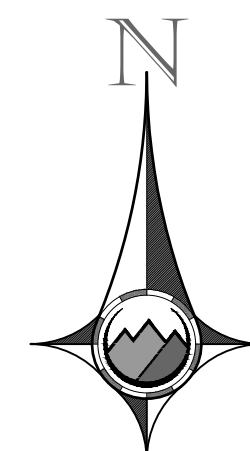
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BENCHMARK:

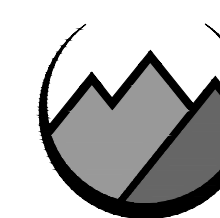
CITY OF AURORA BM #456604SW005
3" DIA. BRASS CAP STAMPED "C.O.A., BM, 1-52.5A" ON A 30" LONG STEEL PIPE IN CONCRETE. LOCATED AT THE NW CORNER OF SALIDA WAY AND EAST 6TH AVENUE, 4+ WEST OF THE WEST FLOWLINE OF SALIDA WAY, FLOWLINE AT THE END OF CURB TO BENCHMARK ±4' WEST, AND 59' ± SOUTH OF SOUTH WALL 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'



PROOF CIVIL
consulting engineers

NOTICE: 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 performed their services with care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate in a timely manner shall relieve the architect from responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized, and shall void the architect's seal and signature. THIS SET IS NULL & VOID SHOULD SET A-1 OF THE COVER SHEET BE OMITTED FROM THIS SET.

revisions

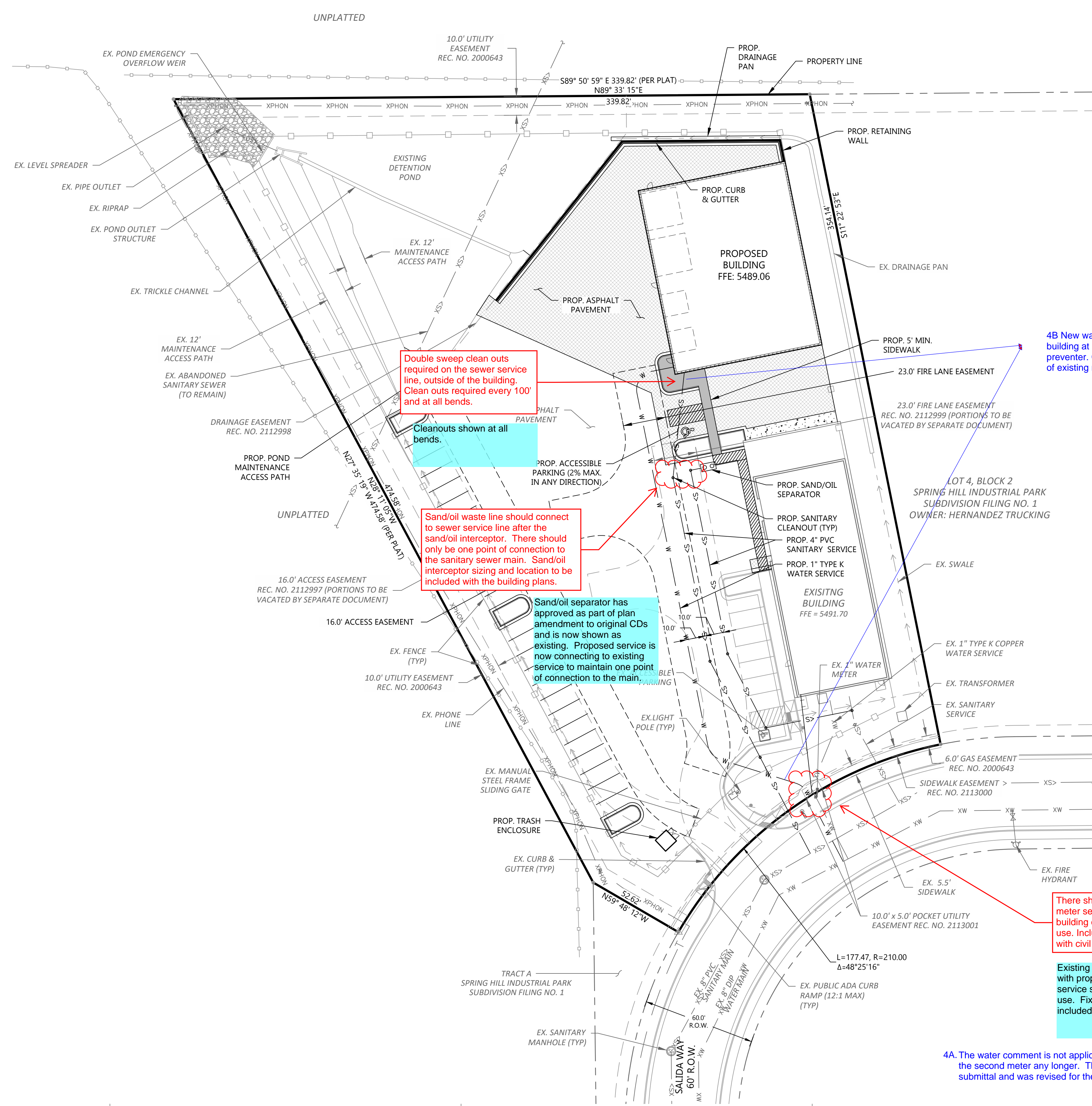
Kenney Lee
architecture group, inc.

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

GRADING PLAN

date 4-24-24
drawn MAA
checked PC

sheet
3

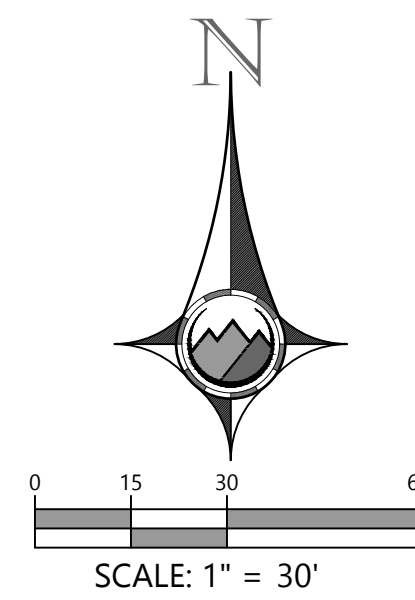


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 - PROPOSED STORM LINE
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There should only be a single water meter serving this lot. The second building can be served as accessory use. Include water fixture unit table with civil plans.

Existing meter now shown with proposed domestic service shown as accessory use. Fixture table will be included with CDs.

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

Please add elevation sheets for the new building

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revisions

Kenney Lee
architecture group, inc.

VINE LABS NEW BUILD

703 SALIDA WAY

AURORA

UTILITY PLAN

4-24-24
date
drawn MAA
checked PC

sheet
4

LOVELAND • COLORADO

(970) 663-0548