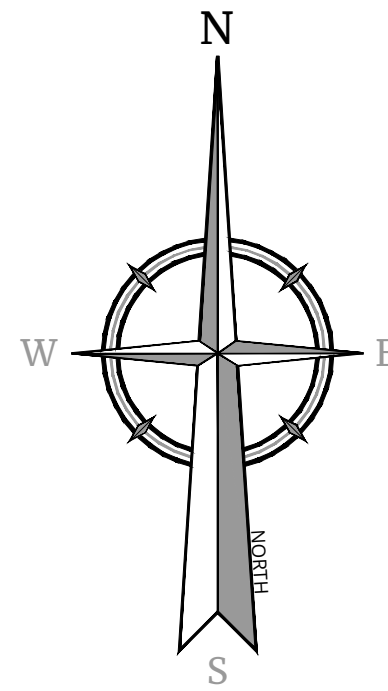


3550 CHAMBERS ROAD SITE PLAN

LOCATED IN PART OF NW 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66, WEST OF THE 6TH P.M.



ARCHITECT / PLANNER



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OWNER/CLIENT

3550 CHAMBERS LLC
Tom Cave, Owners Rep
8751 E Hampden B-6
Denver, CO 80231

3550 CHAMBERS ROAD
SITE PLAN
LOCATED IN PART OF NW 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
AURORA, COLORADO
SITE PLAN

PROFESSIONAL STAMP

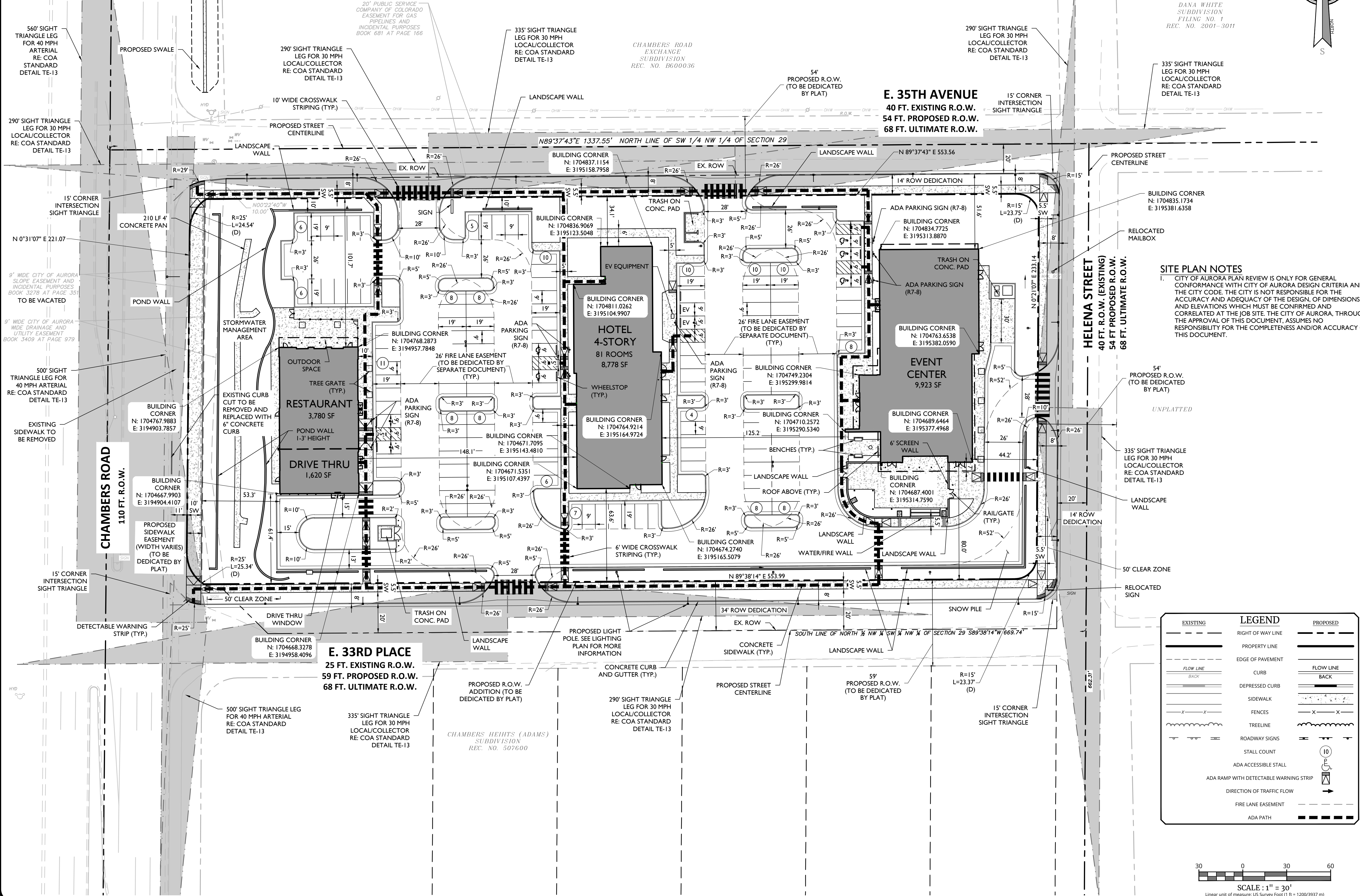
PROJECT INFORMATION

PROJECT #: 231063
DRAWN BY: LAI
CHECKED BY: LAI

ISSUE RECORD

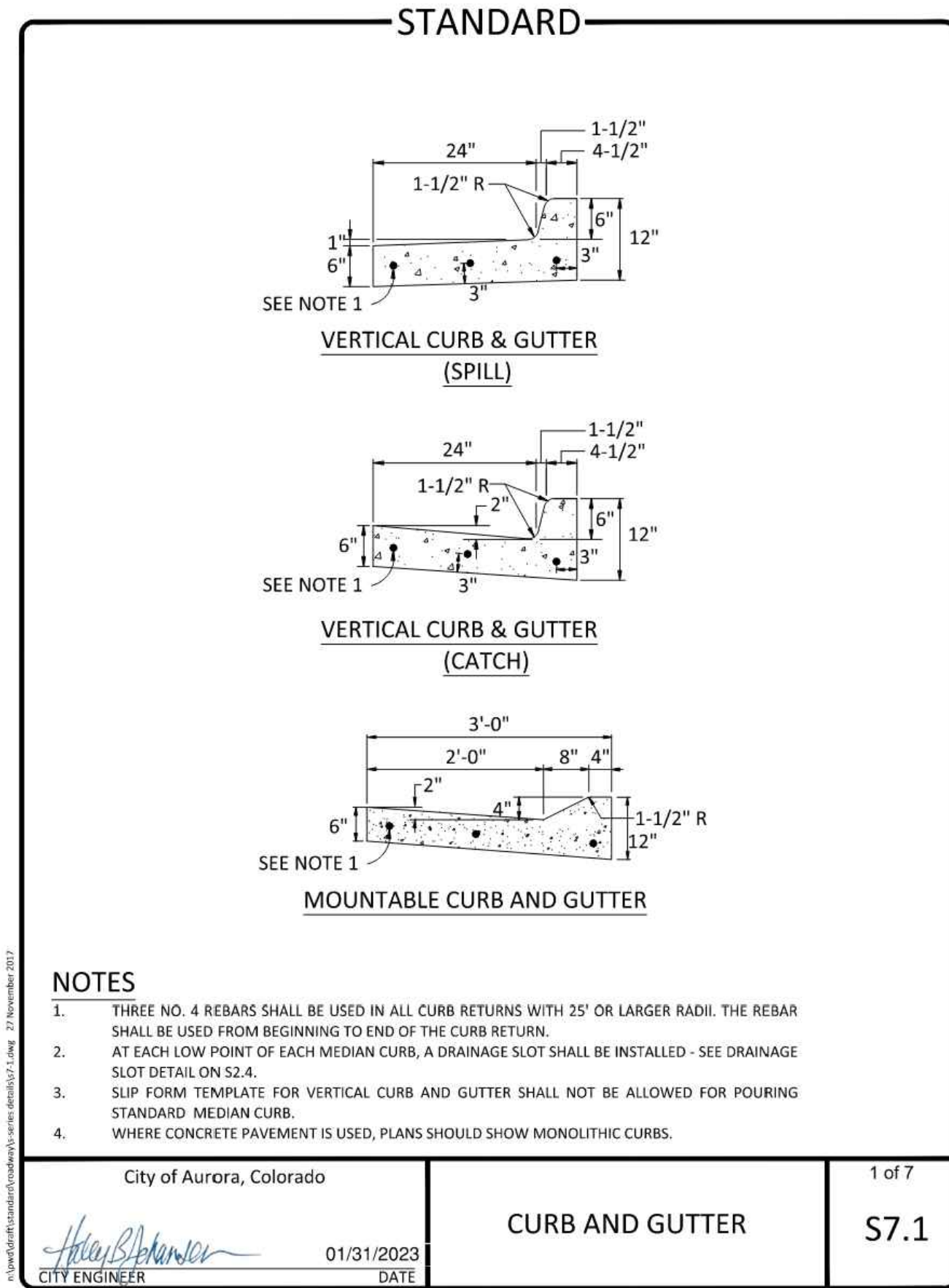
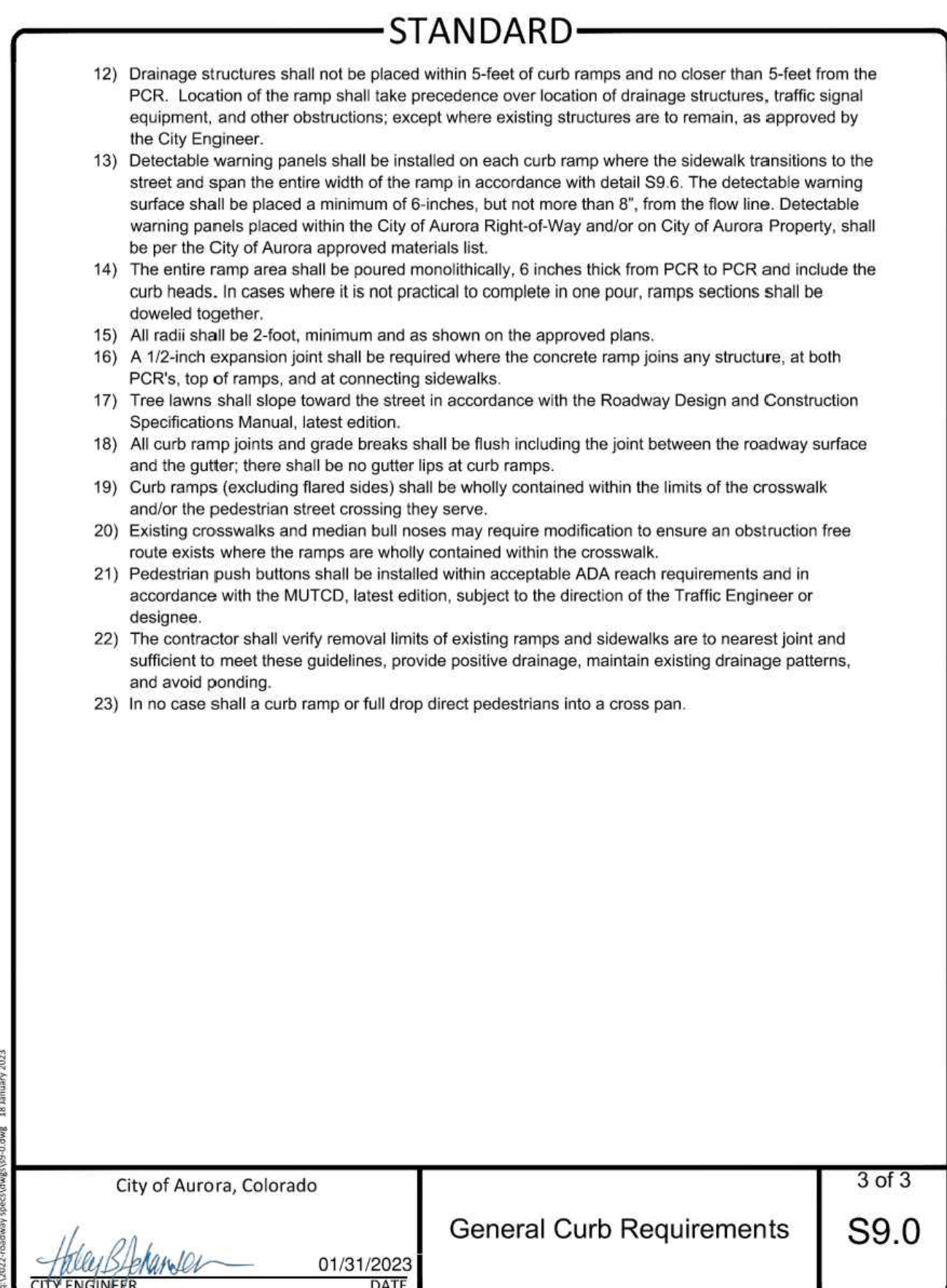
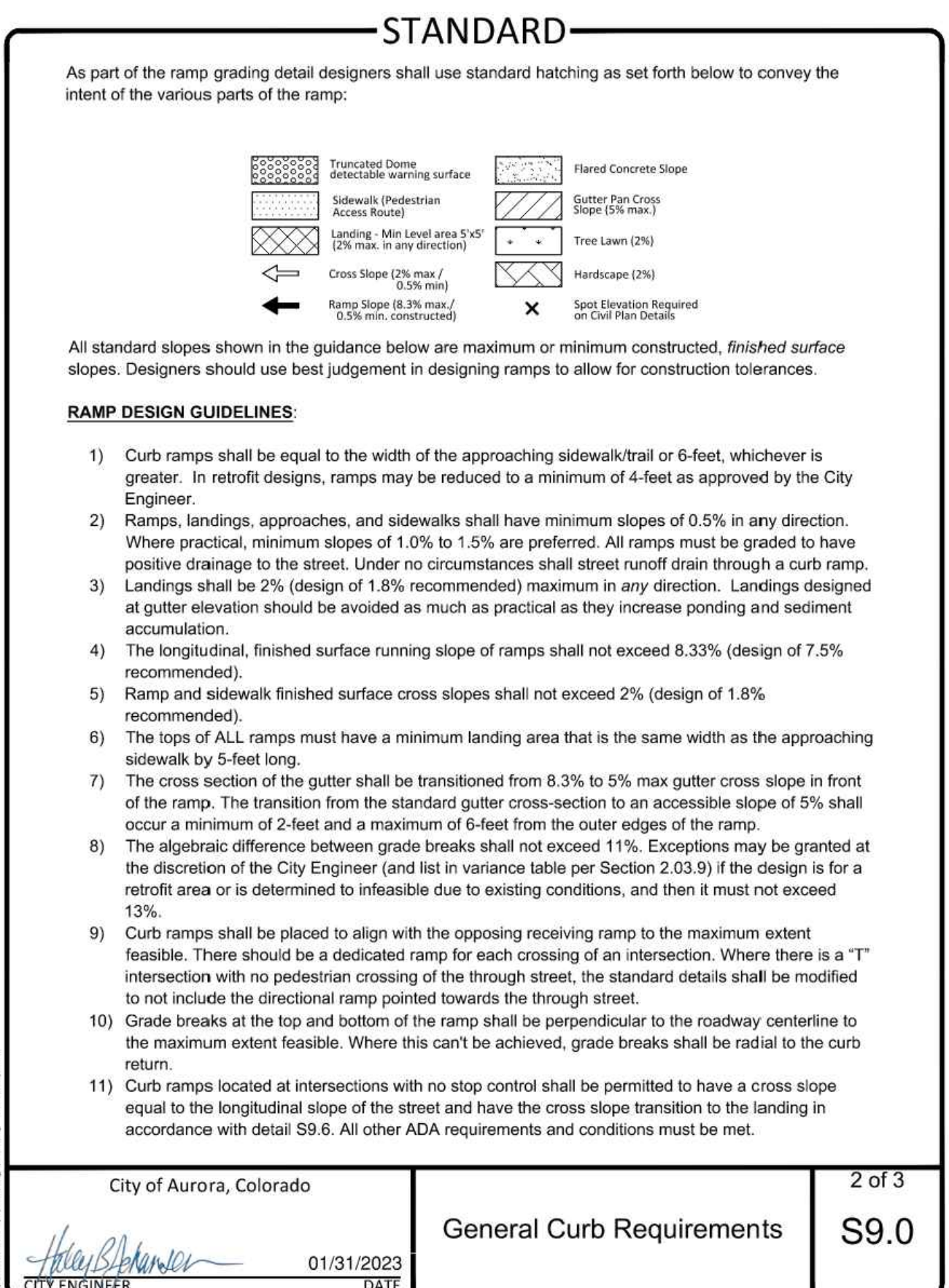
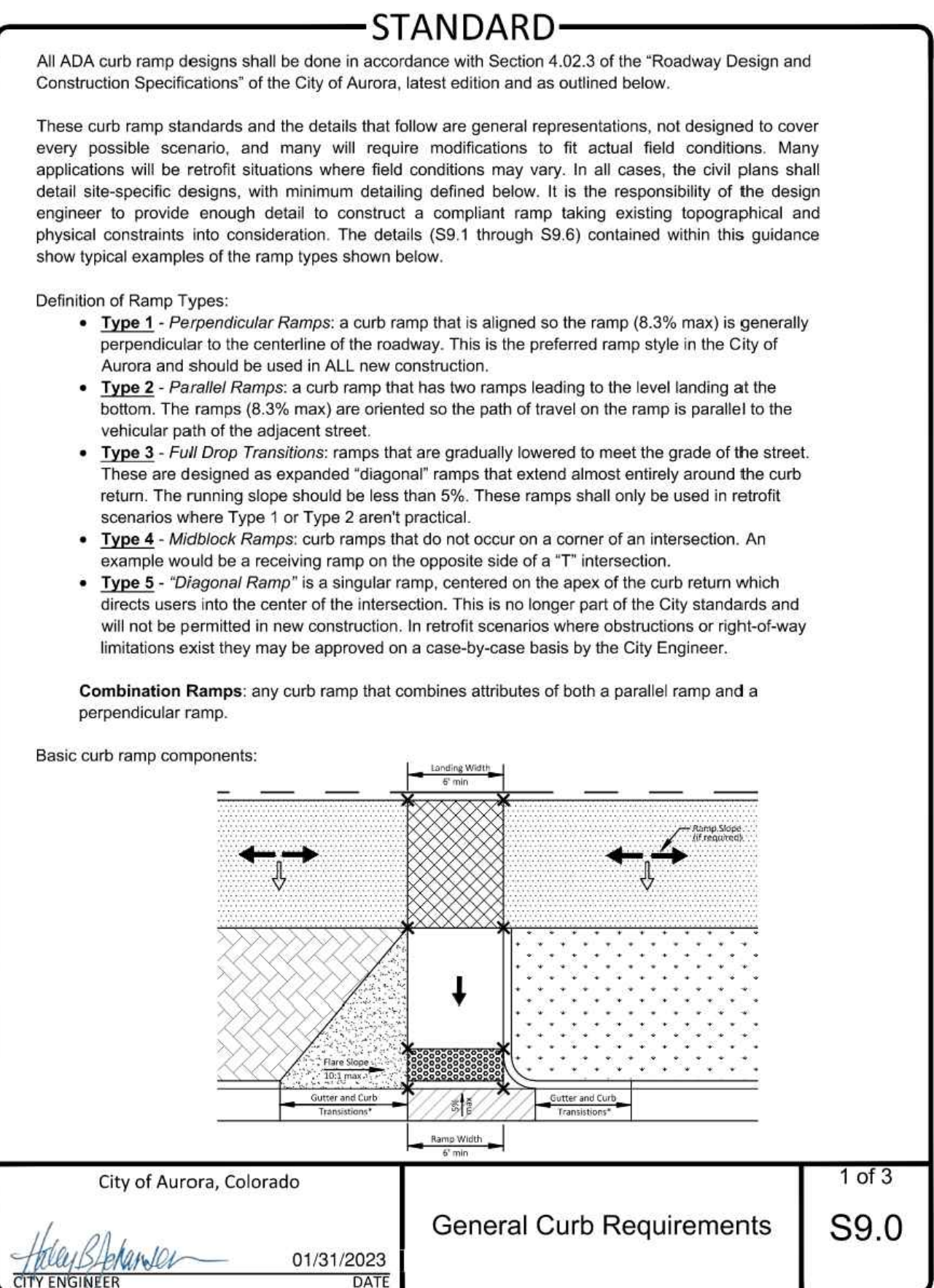
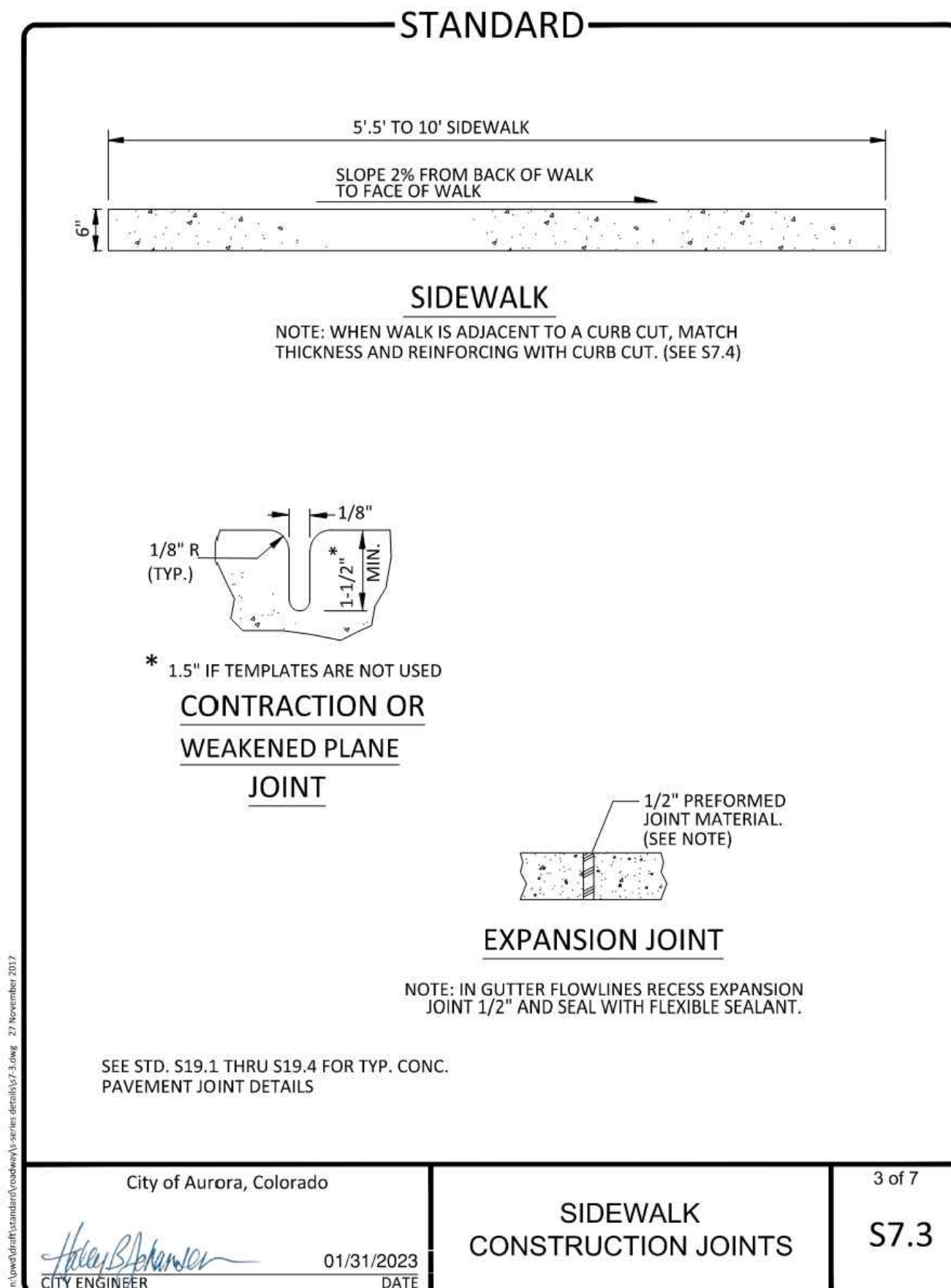
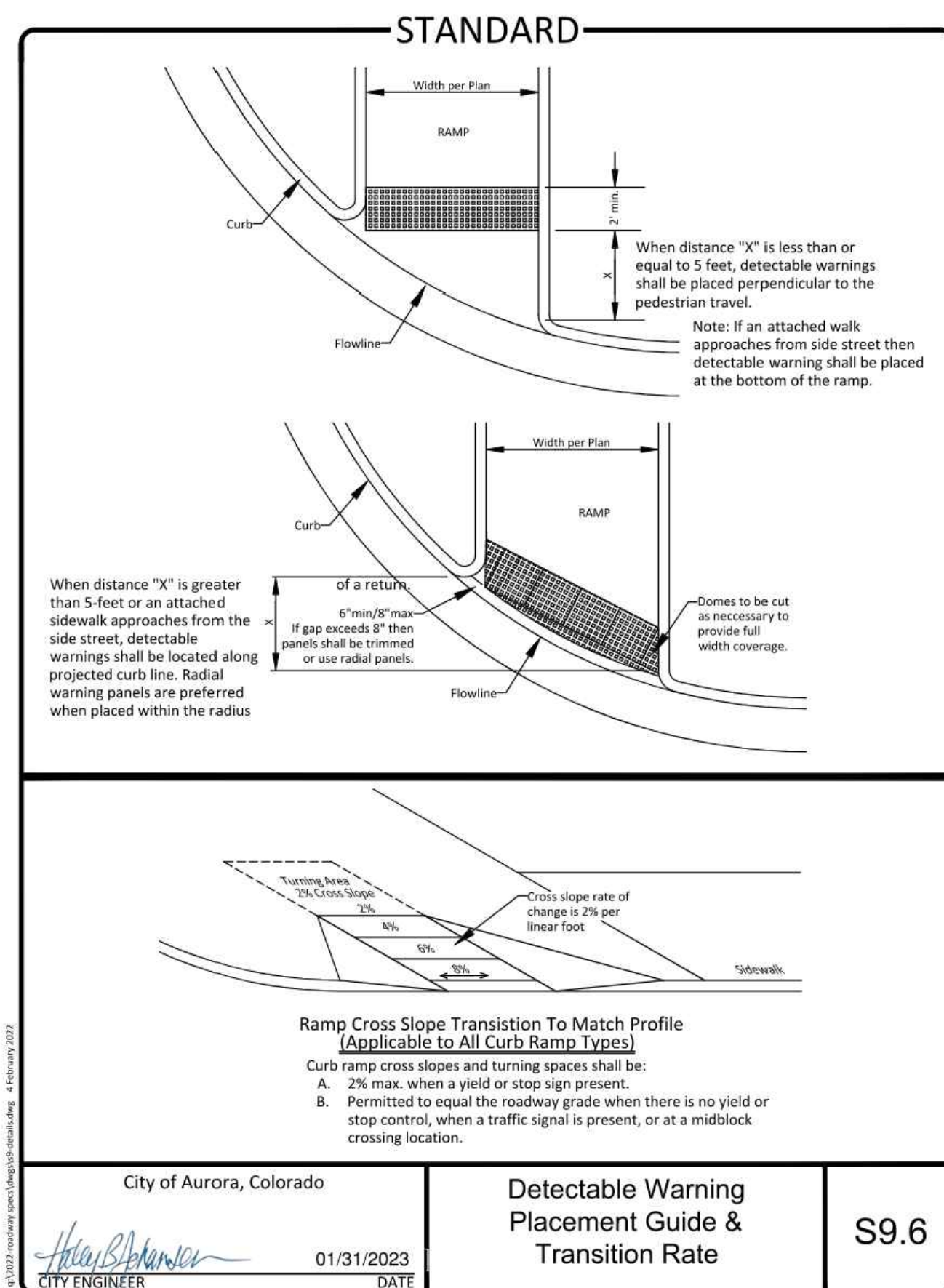
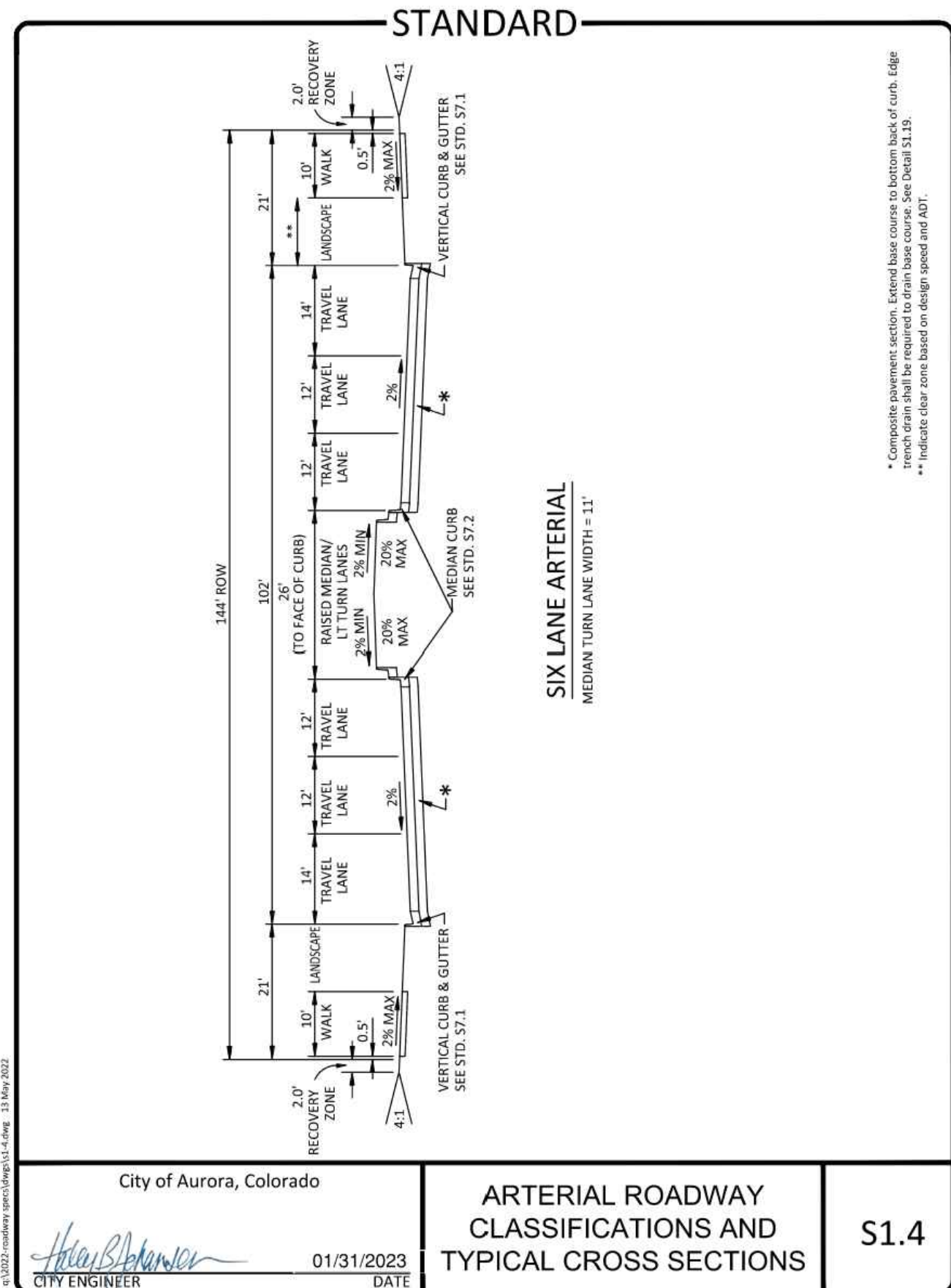
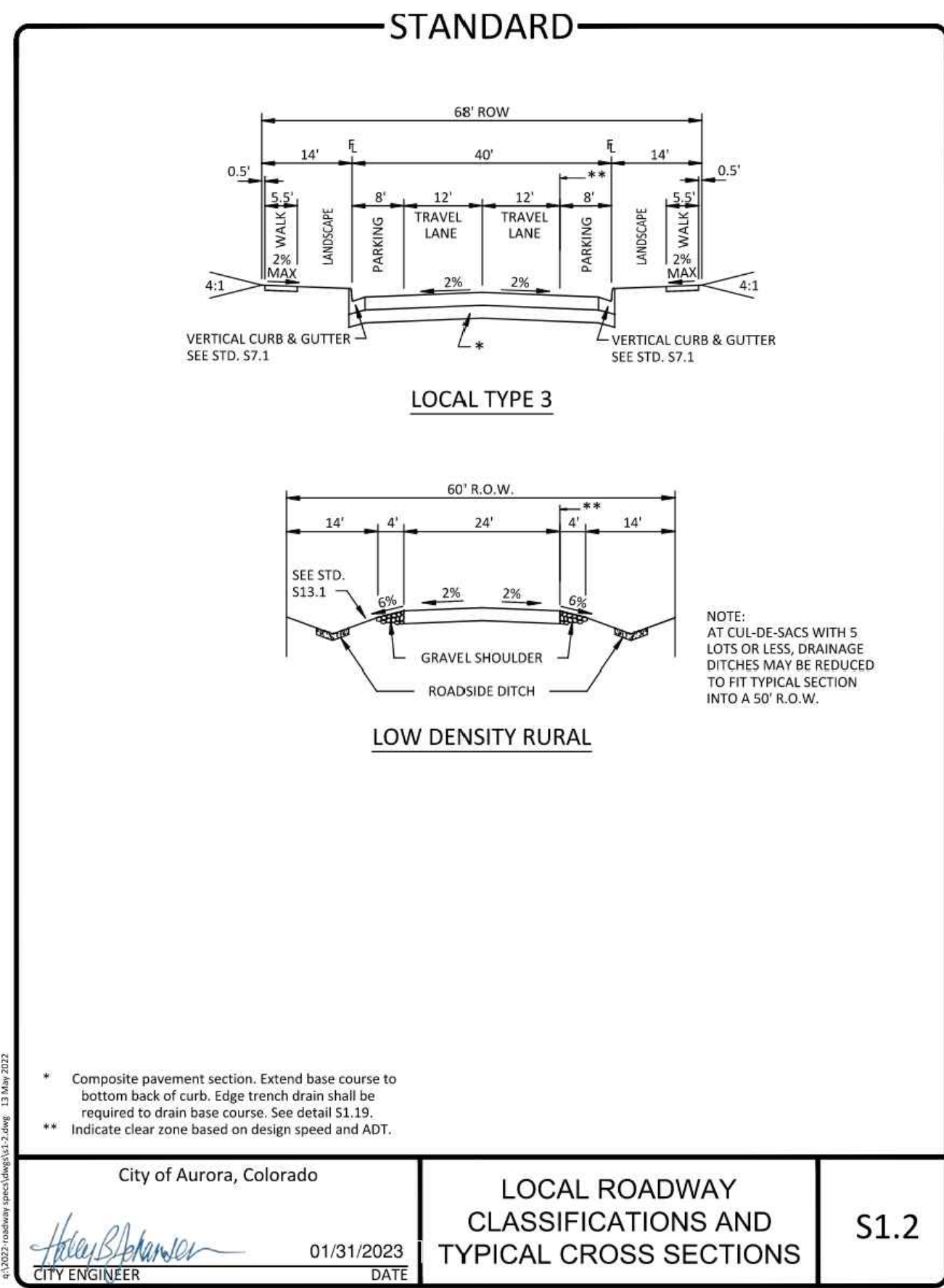
NO.	DESCRIPTION	DATE

SHEET NUMBER



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AURORA, COLORADO
SITE DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

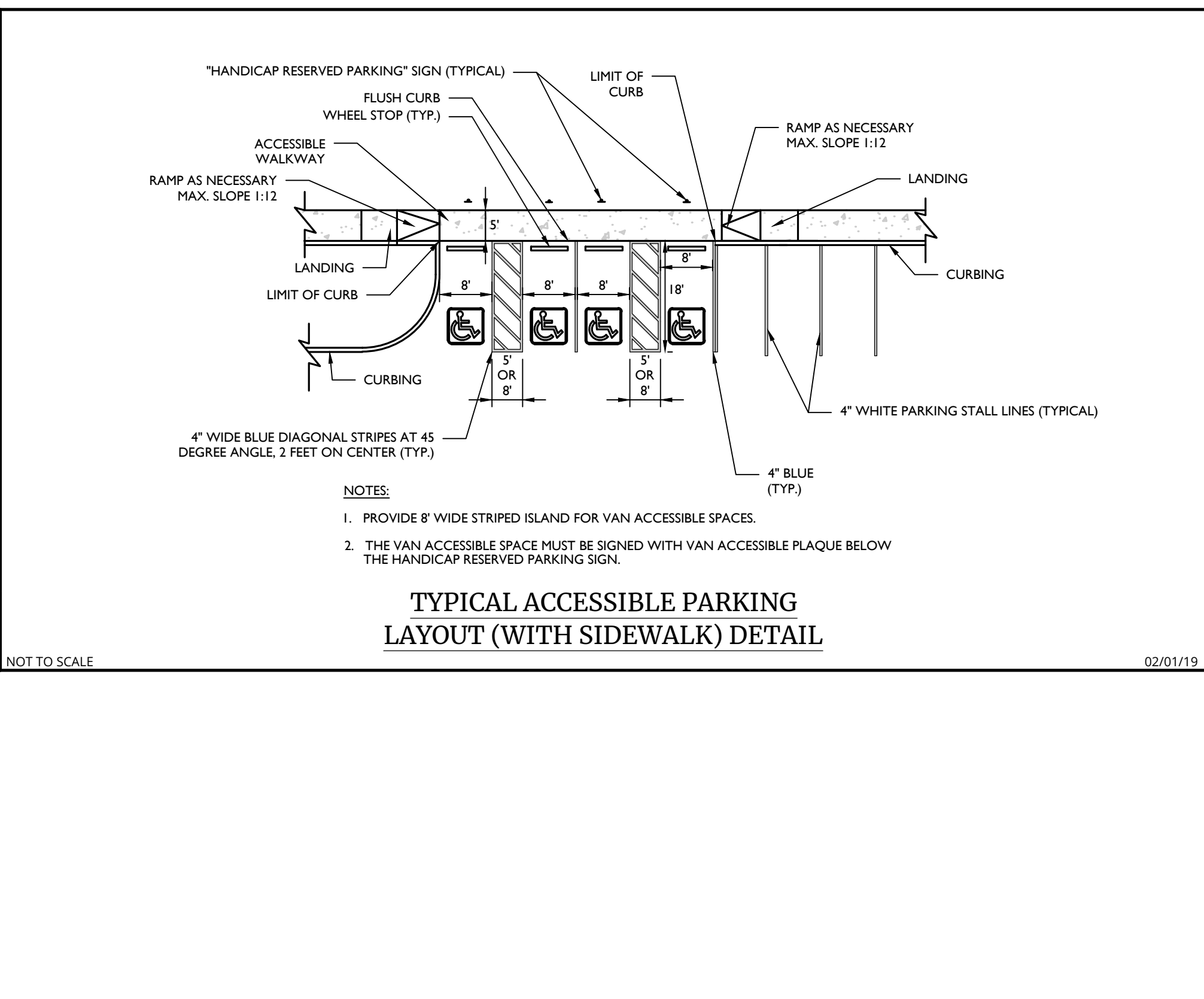
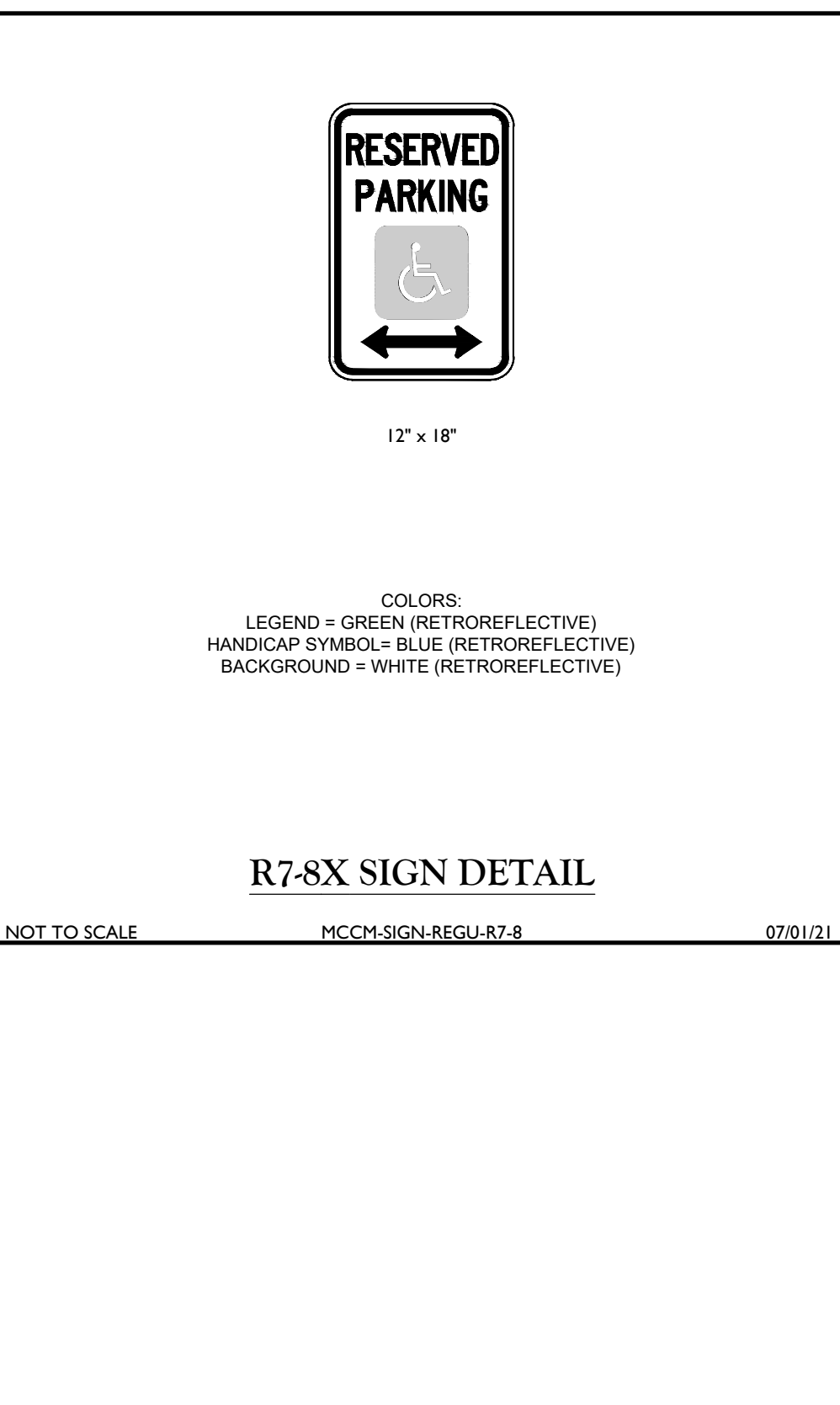
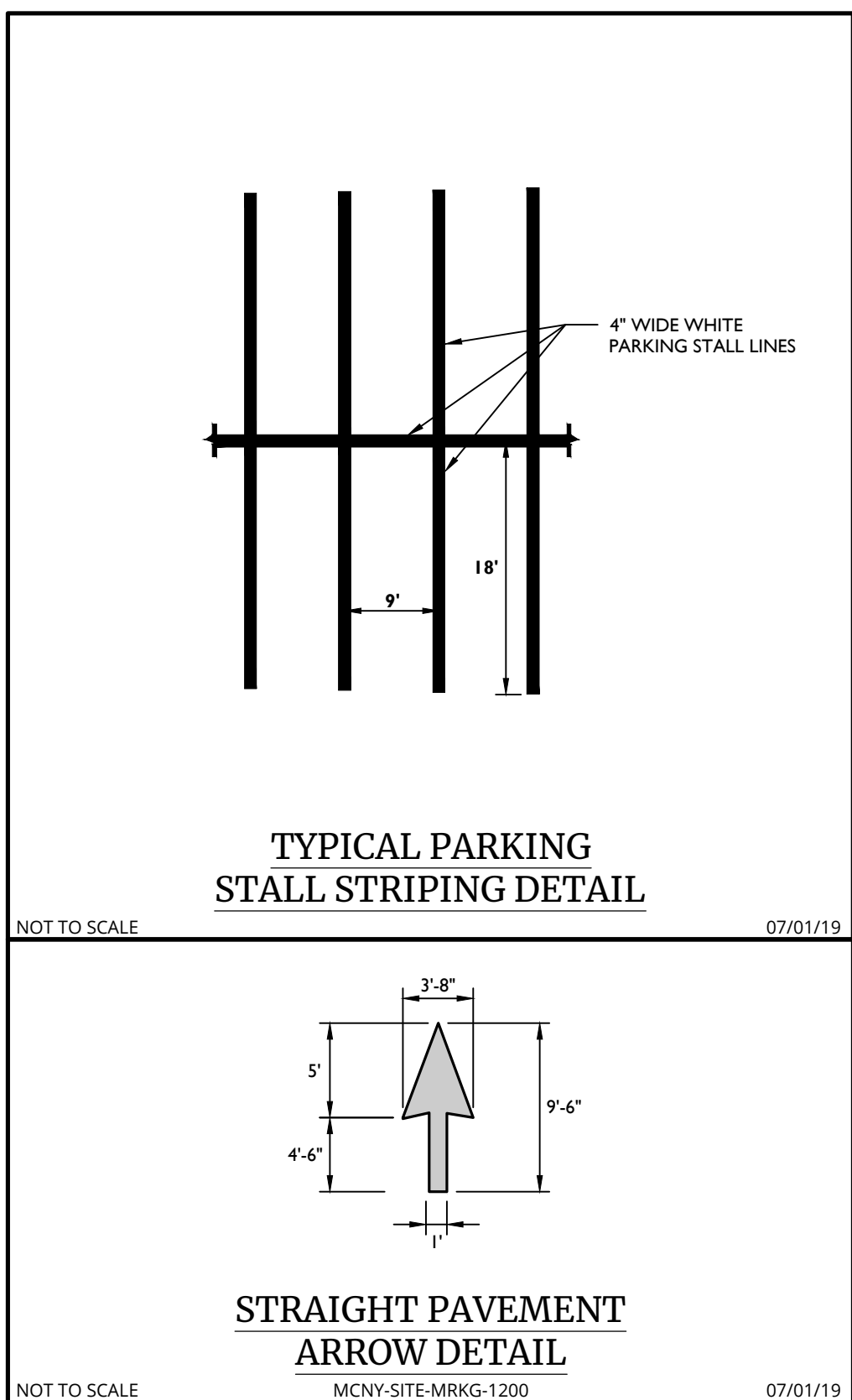
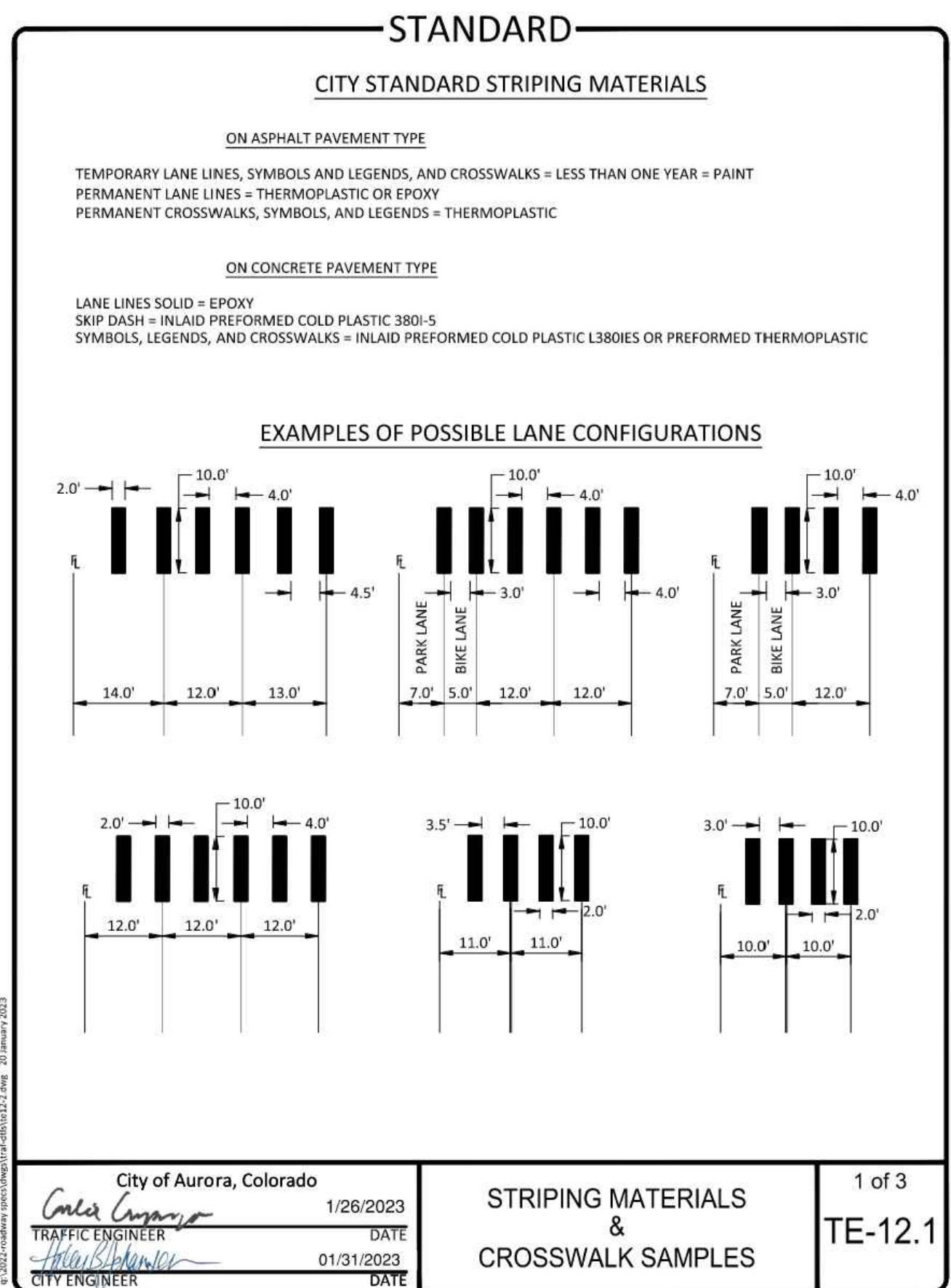
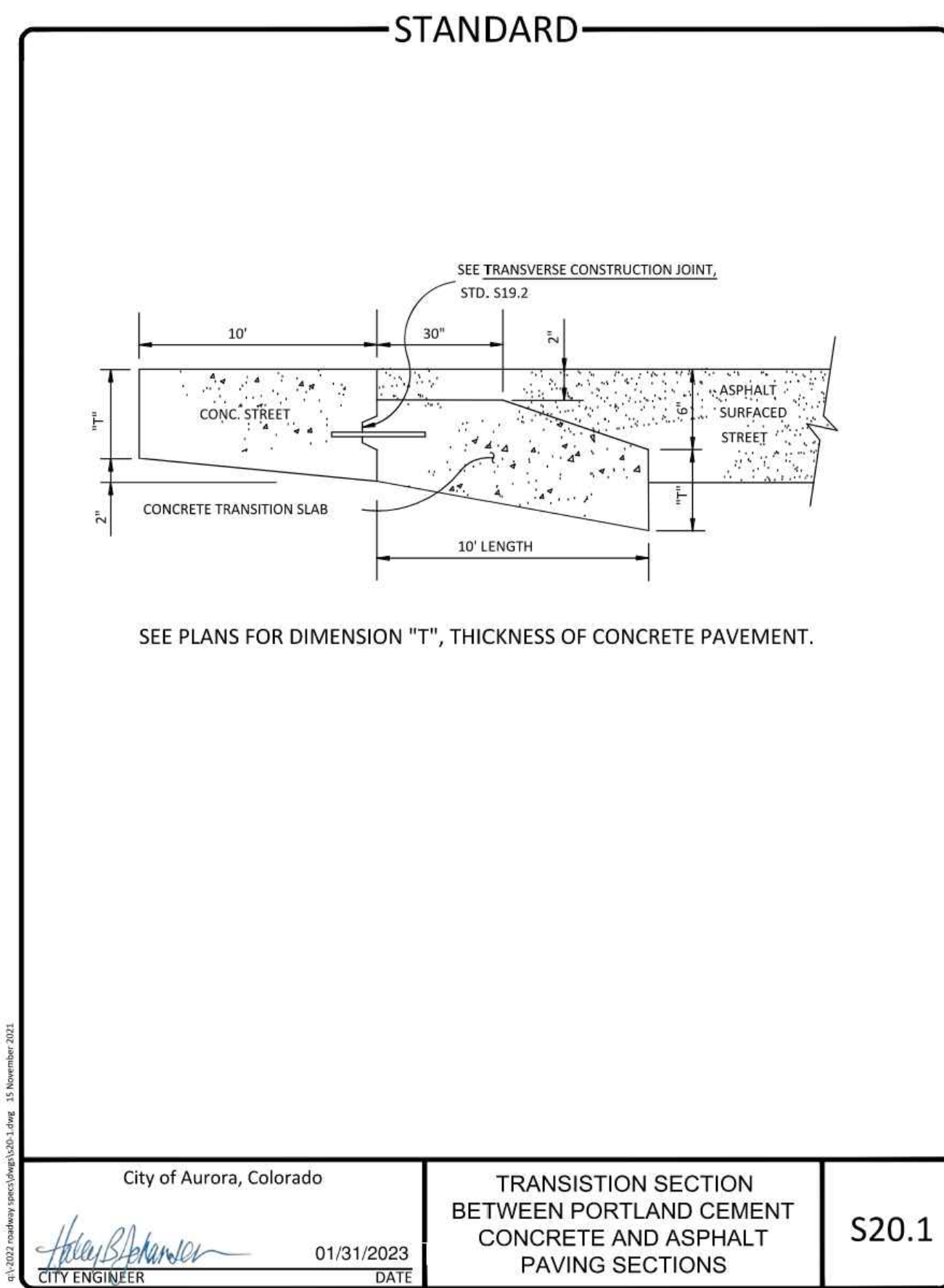
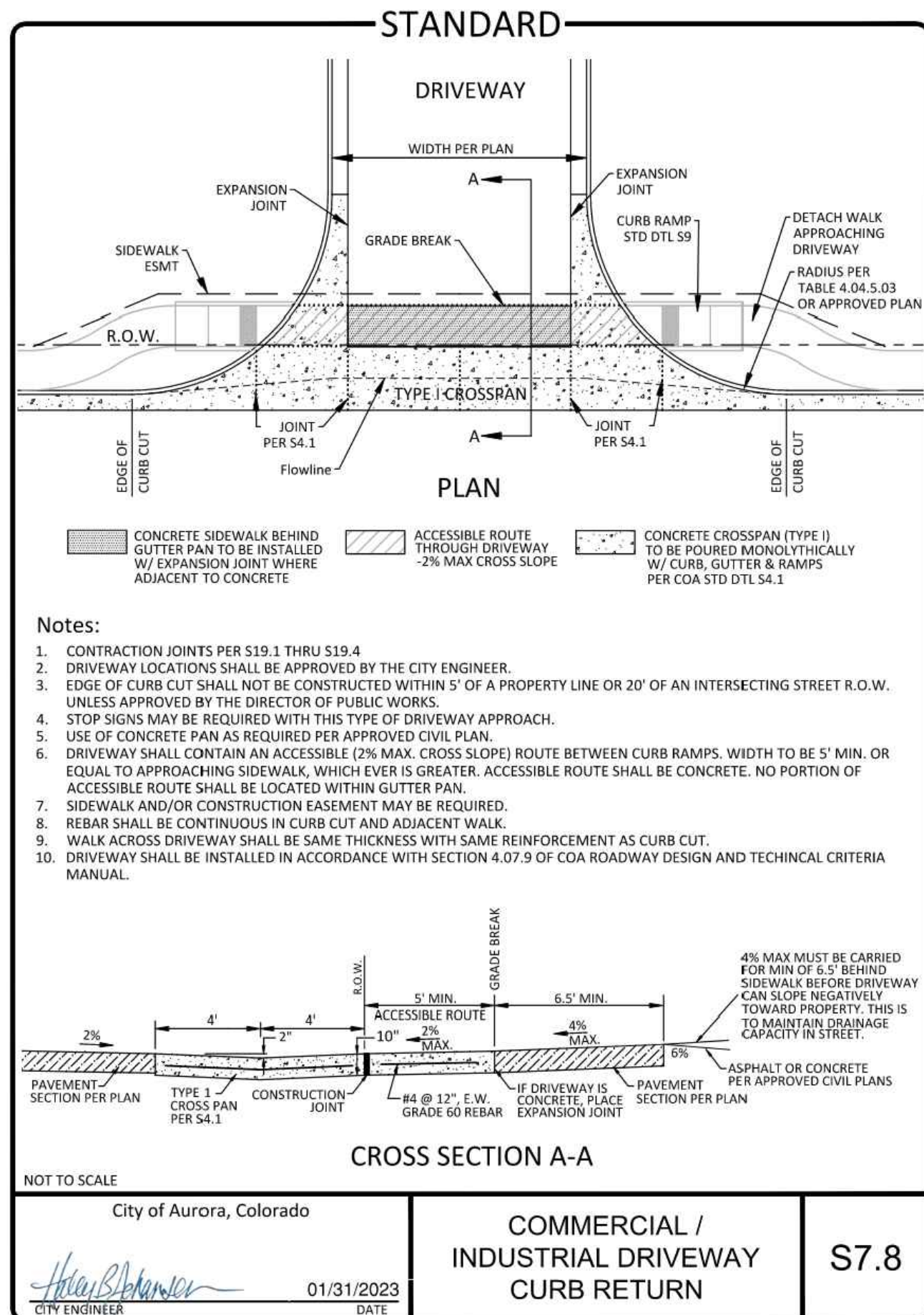
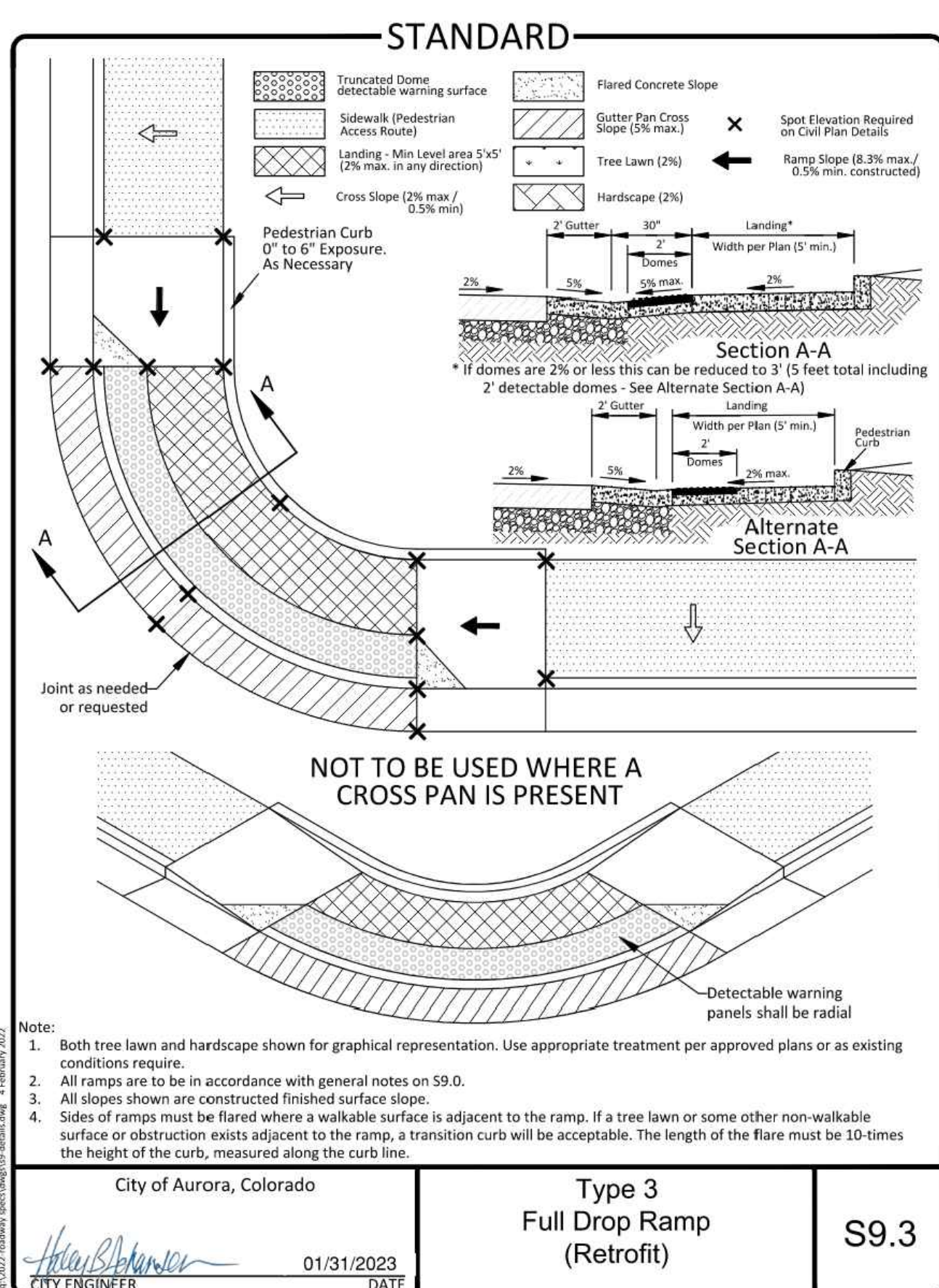
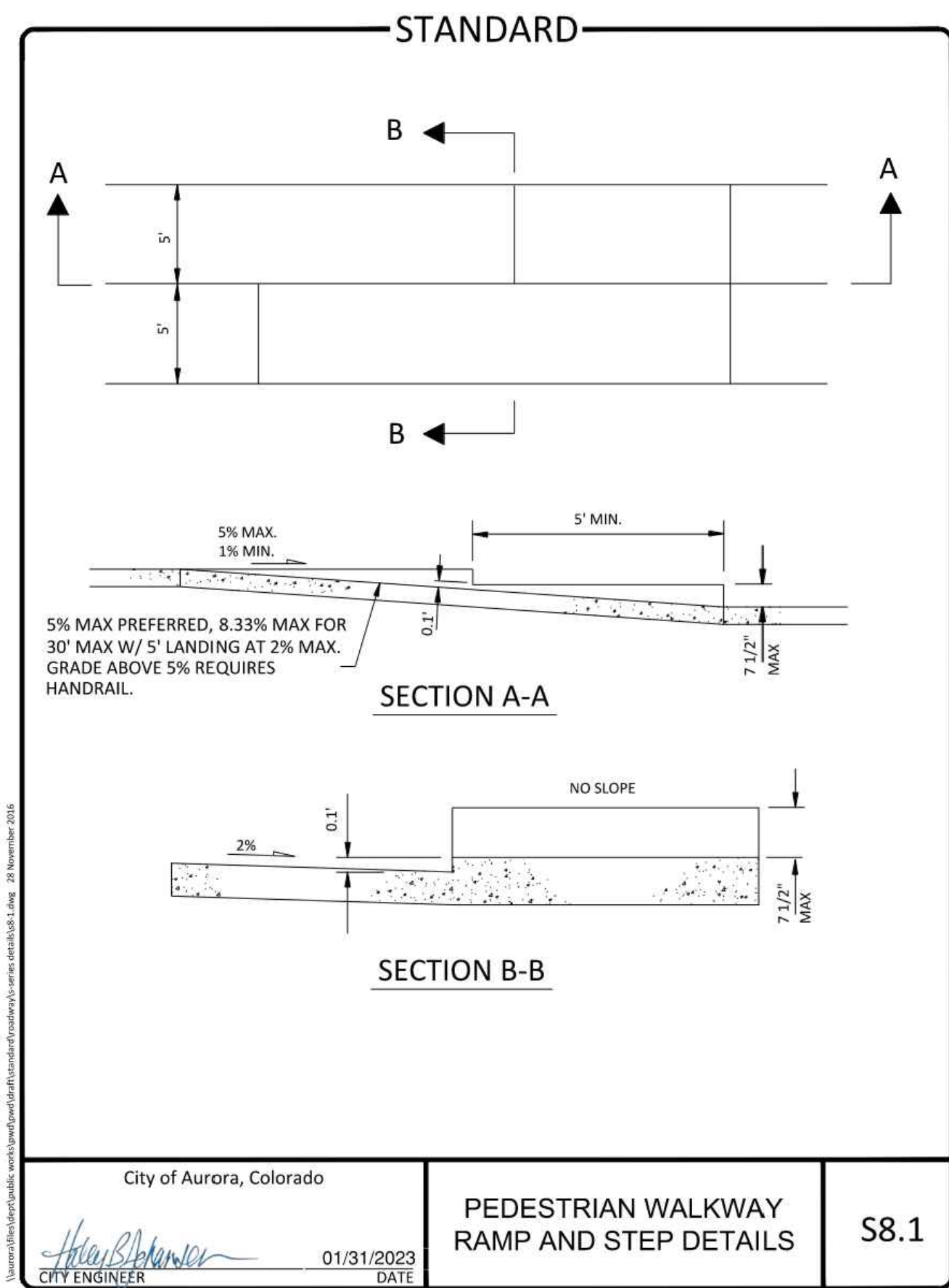
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ISSUE RECORD

SHEET NUMBER

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3550 CHAMBERS ROAD

SITE PLAN

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AURORA, COLORADO

SITE DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

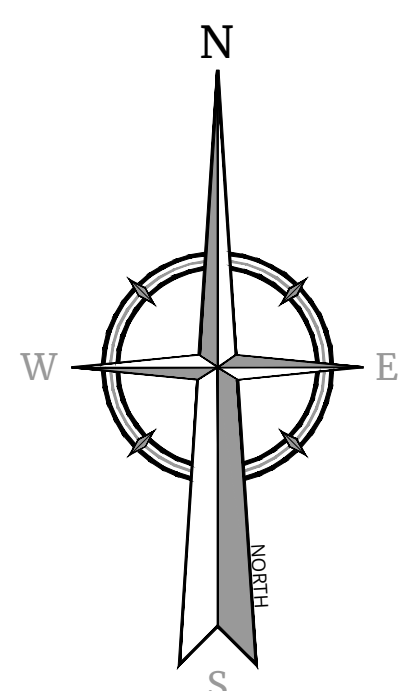
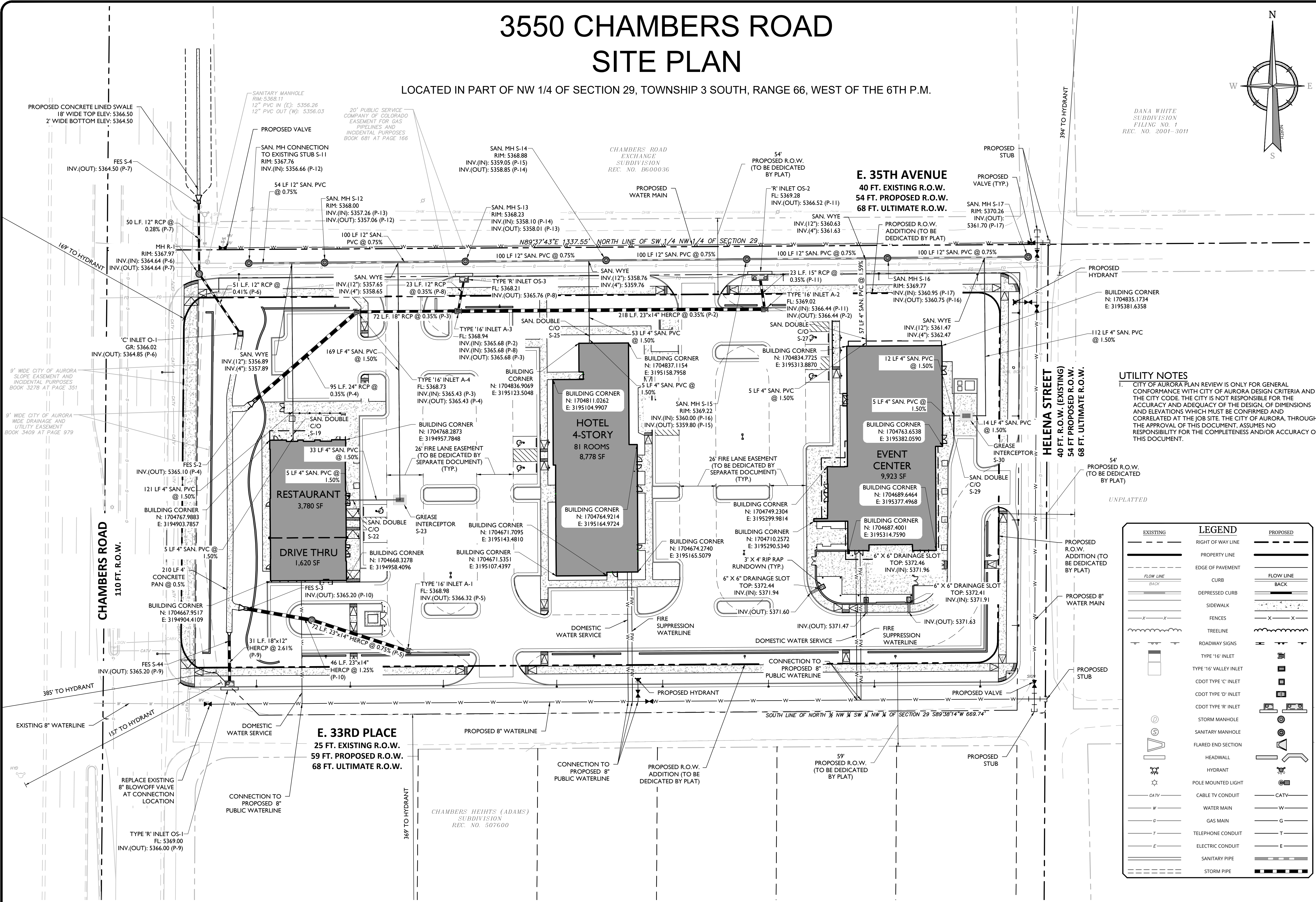
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DANA WHITE
SUBDIVISION
FILING NO. 1
REC. NO. 2001-3011

ARCHITECT / PLANNER

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DESIGN GROUP

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SITE PLAN
LOCATED IN PART OF NW 1/4 OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66, WEST OF THE 6TH P.M.
AURORA, COLORADO
UTILITY PLAN

PROFESSIONAL STAMP

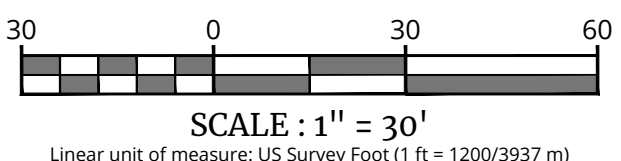
PROJECT INFORMATION

PROJECT #: 231063
DRAWN BY: LAI
CHECKED BY: LAI

ISSUE RECORD

SHEET NUMBER

EXISTING	LEGEND	PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	FLOW LINE	
	BACK	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREE LINE	
	ROADWAY SIGNS	
	TYPE '16' INLET	
	TYPE '16' VALLEY INLET	
	CDOT TYPE 'C' INLET	
	CDOT TYPE 'D' INLET	
	CDOT TYPE 'R' INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
	CABLE TV CONDUIT	
	WATER MAIN	
	GAS MAIN	
	TELEPHONE CONDUIT	
	ELECTRIC CONDUIT	
	SANITARY PIPE	
	STORM PIPE	

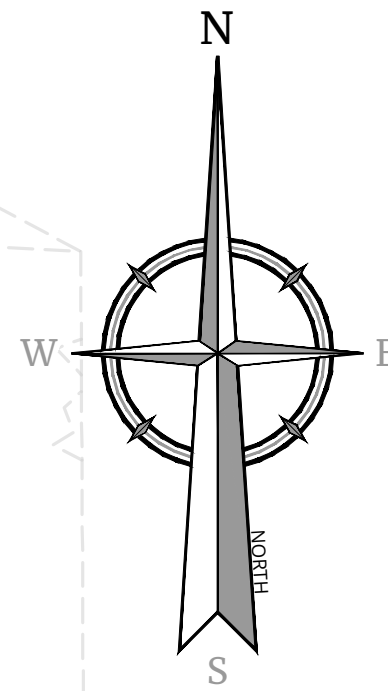


SCALE: 1" = 30'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

3550 CHAMBERS ROAD SITE PLAN

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SITE PLAN
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AURORA, COLORADO
GRADING PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

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DRAWN BY: LAI
CHECKED BY: LAI

ISSUE RECORD

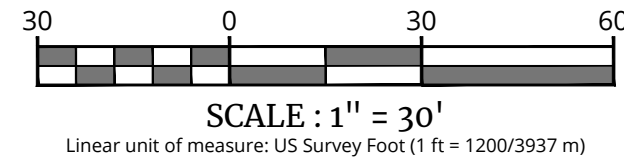
SHEET NUMBER

- ### SITE PLAN GRADING & UTILITY NOTES
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1. THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.
 - THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED TWO (2) PERCENT.
 - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
 - CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, OF DIMENSIONS AND ELEVATIONS WHICH MUST BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

EXISTING	LEGEND	PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	
	DEPRESSED CURB	
	SIDEWALK	
	FENCES	
	TREELINE	
	ROADWAY SIGNS	
	TYPE '16' INLET	
	TYPE '16' VALLEY INLET	
	CDOT TYPE 'C' INLET	
	CDOT TYPE 'D' INLET	
	CDOT TYPE 'R' INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
	CONTOURS	
	SPOT ELEVATION	
	DIRECTION OF OVERLAND FLOW	
	TOP OF CURB ELEVATION	
	FLOW LINE ELEVATION	
	TOP OF DEPRESSED CURB ELEVATION	
	ADA PATH	
	NEW PAVEMENT	

TYPICAL GEOTECH GRADES
10% SLOPE FOR 5 FT AWAY FROM
BUILDING IN LANDSCAPE AREAS
2% IN HARDSCAPE AREAS

INLET FLOWLINES
1. INLET FLOWLINE ELEVATIONS
REFERENCE THE FLOWLINE AT THE
EDGE OF THE INLET. FLOWLINE
ELEVATION DOES NOT INCLUDE
INLET DEPRESSION.



PROPOSED CONCRETE LINED SWALE
18" WIDE TOP ELEV. 5366.50
2' WIDE BOTTOM ELEV. 5364.50

EDGE OF NEW PAVEMENT
N: 1704903.9704
E: 3194868.1384

END POND WALL
N: 1704862.6942
E: 3194898.8664

BUILDING CORNER
N: 1704836.9069
E: 3195123.5048

BUILDING CORNER
N: 1704837.1154
E: 3195158.7958

EDGE OF NEW PAVEMENT
N: 1704907.1990
E: 3195457.0712

BUILDING CORNER
N: 1704834.7566
E: 3195382.2943

E. 35TH AVENUE
40 FT. EXISTING R.O.W.
54 FT. PROPOSED R.O.W.
68 FT. ULTIMATE R.O.W.

HELENA STREET
40 FT. R.O.W. (EXISTING)
54 FT. PROPOSED R.O.W.
68 FT. ULTIMATE R.O.W.

E. 33RD PLACE
25 FT. EXISTING R.O.W.
59 FT. PROPOSED R.O.W.
68 FT. ULTIMATE R.O.W.

BUILDING CORNER
N: 1704671.7095
E: 3195143.4810

PROPOSED R.O.W.
ADDITION (TO BE
DEDICATED BY PLAT)

59'
PROPOSED R.O.W.
(TO BE DEDICATED
BY PLAT)

EDGE OF NEW PAVEMENT
N: 1704576.1025
E: 3195455.0381

BEGIN POND WALL
N: 1704616.4909
E: 3194890.8947

CHAMBERS HEIGHTS (ADAMS)
SUBDIVISION
REC. NO. 507600

CHAMBERS ROAD
EXCHANGE
SUBDIVISION
REC. NO. H600036

DANA WHITE
SUBDIVISION
FILING NO. 1
REC. NO. 2001-3011

CHAMBERS ROAD
110 FT. R.O.W.

9' WIDE CITY OF AURORA
SLOPE EASEMENT AND
INCIDENTAL PURPOSES
BOOK 3278 AT PAGE 351

9' WIDE CITY OF AURORA
SLOPE EASEMENT AND
INCIDENTAL PURPOSES
BOOK 3409 AT PAGE 979

SIDEWALK EASEMENT (WIDTH VARIES)
(TO BE DEDICATED BY PLAT)

PROPOSED CHAMBERS
DETENTION POND
WQ WSEL: 5366.42
WQ VOL: 0.120 AC-FT
EUR WSEL: 5368.40
EUR VOL: 0.275 AC-FT
100-YEAR WSEL: 5369.56
100-YEAR VOL: 0.588 AC-FT

BUILDING CORNER
N: 1704767.9883
E: 3194903.7857
F.F.E. = 5372.00
RESTAURANT
3,780 SF
BUILDING CORNER
N: 1704667.9517
E: 3194904.4109
DRIVE THRU
1,620 SF

BUILDING CORNER
N: 1704811.0262
E: 3195104.9907
HOTEL
4-STORY
81 ROOMS
8,778 SF
F.F.E. = 5372.25
BUILDING CORNER
N: 1704764.9214
E: 3195164.9724

BUILDING CORNER
N: 1704834.7725
E: 3195313.8870
EVENT CENTER
9,923 SF
F.F.E. = 5373.00
BUILDING CORNER
N: 1704763.6534
E: 3195381.9952
BUILDING CORNER
N: 1704689.6464
E: 3195377.4968

