

DRIVE LANE A
CITADEL ON COLFAX SUBDIVISION FILING
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
INFRASTRUCTURE SITE PLAN

Drive Lane A - Site Plan for Infrastructure
(then include the the subdivision info here below)

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Title revised as requested.

Noted.

Prefer to be titled as shown, centered, and provide lettering in solid letters instead of bubble letters, as it is better for mylars.

Title revised as requested.

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

CIVIL ENGINEER

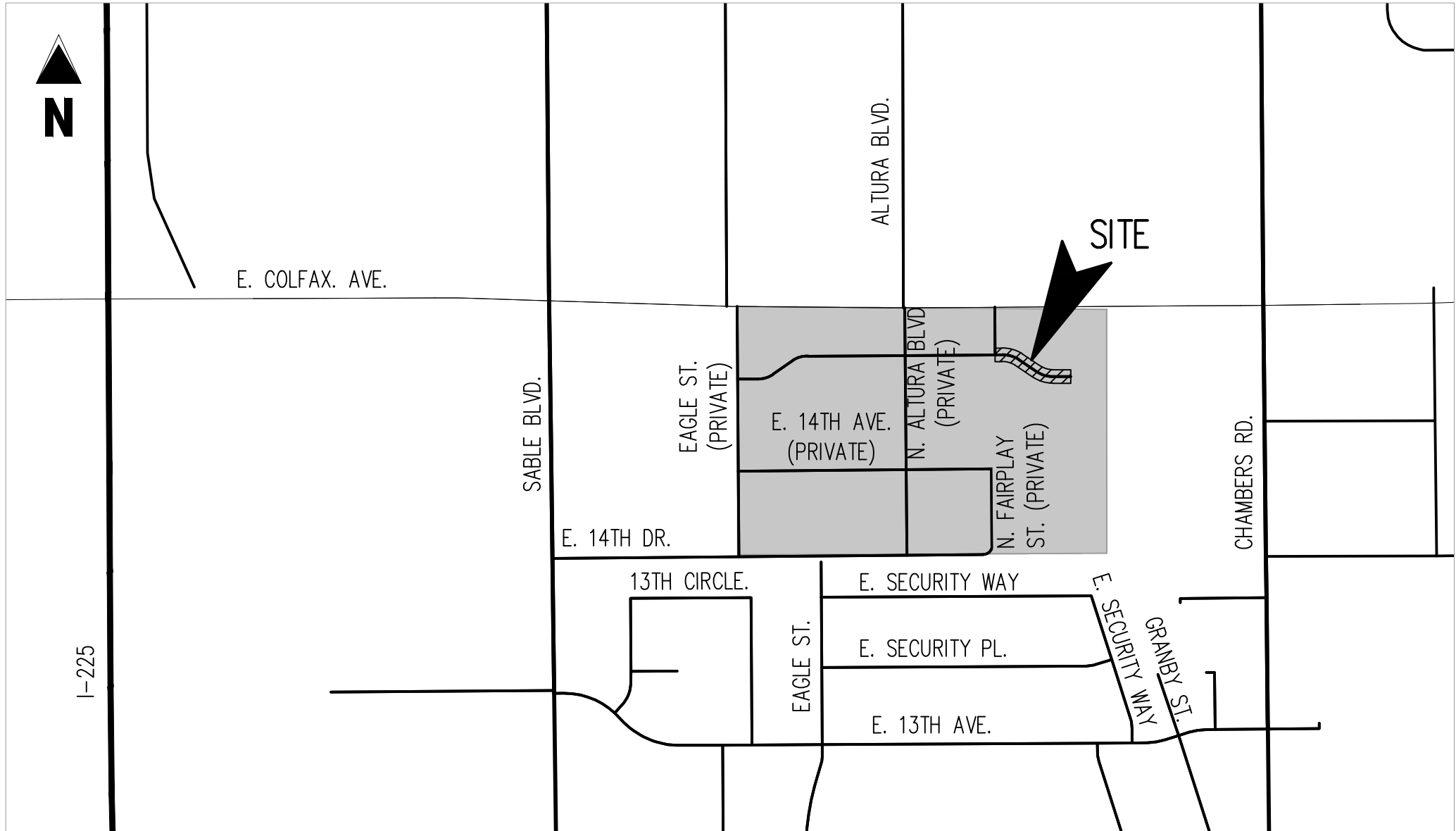
GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: SCOTT M. BROWN, P.E.
EMAIL: SCOTTBROWN@GALLOWAYUS.COM

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: TIM NELSON
EMAIL: TIMNELSON@GALLOWAYUS.COM

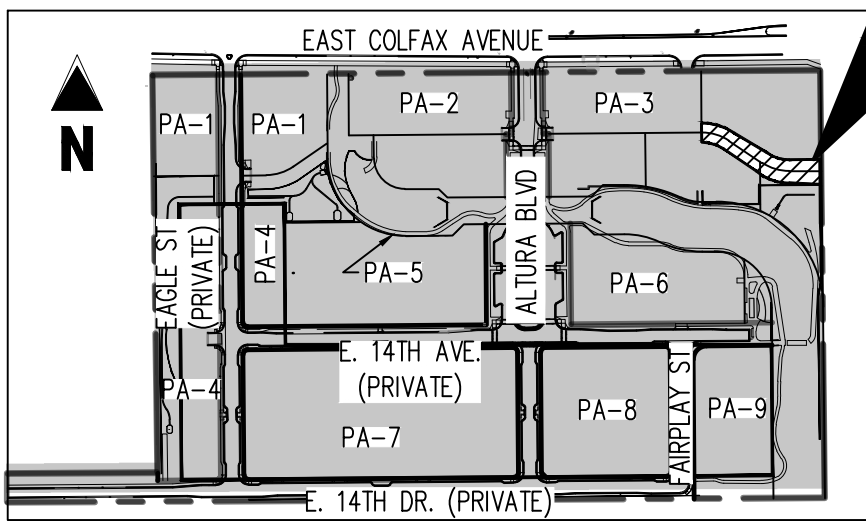
There are some easement issues and some License Agreement issues. See the comments on the document(s). Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns and Contact Grace Gray (ggray@auroragov.org) for the License Agreement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Please see responses on the following pages.



VICINITY MAP

SCALE: 1" = 500'



KEY MAP

SCALE: 1"=400'

CITY OF AURORA SITE PLAN NOTES

- 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 DETAIL WITHIN THE CIVIL PLANS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- THE DEVELOPER, HIS 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.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING OF BUILDINGS.
- 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 UNOBSSTRUCTED 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

This note needs to be revised to reflect that there is a portion of the curbside landscaping that will be responsibility of the Metro District and shall be installed once the street is constructed. It will not depend upon development of the adjoining parcel or a certificate of occupancy. See landscape plan for additional commentary regarding this.

Note revised to accurately describe who is responsible for which landscaping.

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

Note added.

All crossings or 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 rights 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.

Note revised.

SITE DATA TABLE

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

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

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 _____)
COUNTY OF _____) SS

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

6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



CITADEL ON COLFAX - DRIVE LANE A
INFRASTRUCTURE SITE PLAN

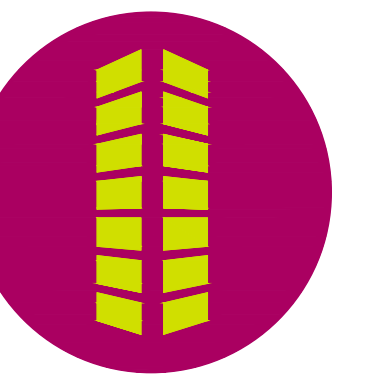
EAST COLFAX AVE. / ALTURA BLVD.
AURORA, CO

#	Date	Issue / Description	Init.
1			
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6			
7			
8			
9			
10			

Project No:	NCPR001
Drawn By:	JRC
Checked By:	SMB
Date:	2/5/2021

COVER SHEET

PRELIMINARY
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NOT FOR CONSTRUCTION

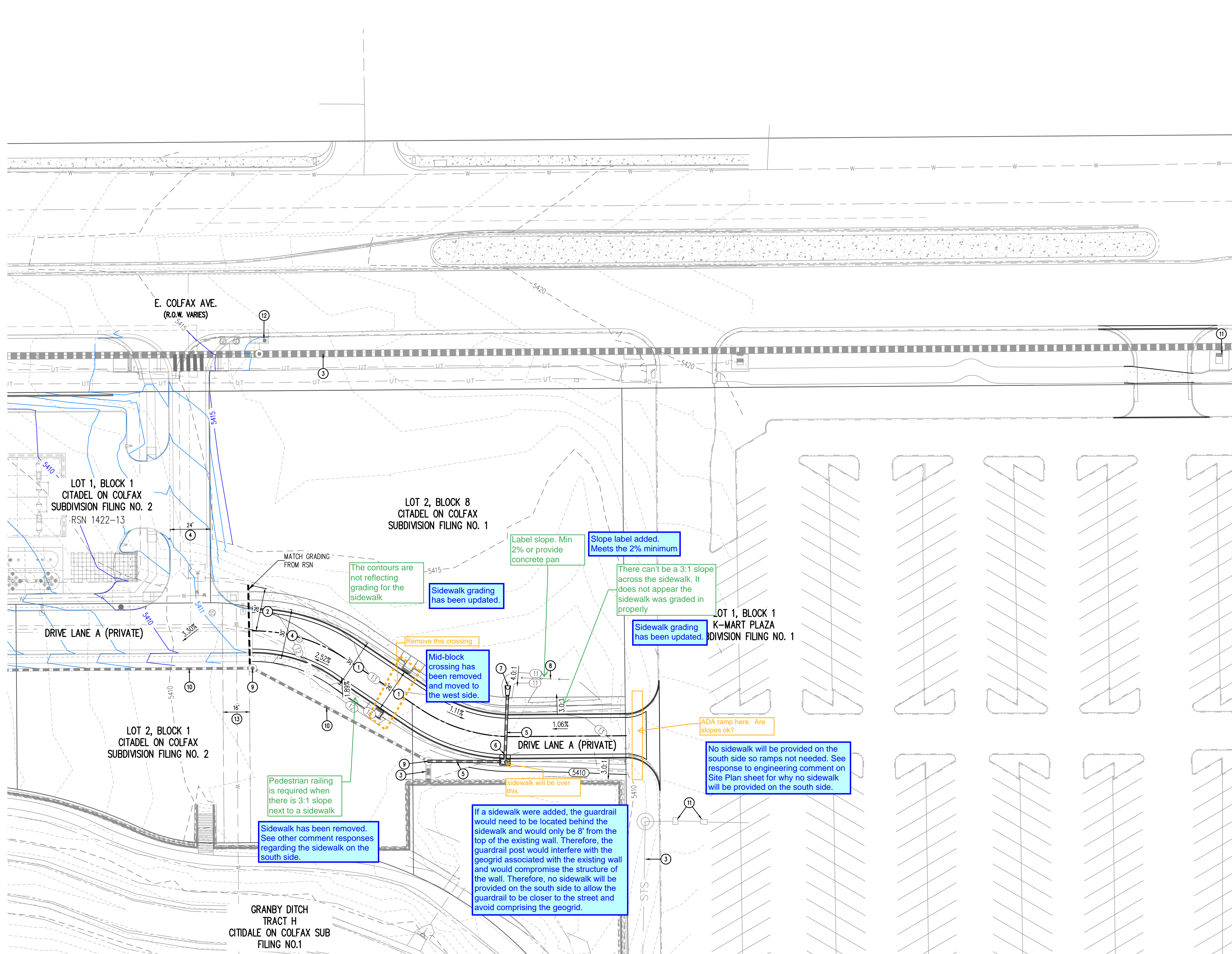
CITADEL ON COLFAX - DRIVE LANE A
INFRASTRUCTURE SITE PLAN

EAST COLFAX AVE. / ALTURA BLVD.
AURORA, CO

[illegible]

Project No:	NCP001
Drawn By:	JRC
Checked By:	SMB
Date:	2/5/2021

GRADING PLAN



GRADING LEGEND

-
- Diagram illustrating the proposed easement and surrounding property lines. The diagram shows the following features:
- 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
 - EXISTING MAJOR CONTOUR (6485)
 - EXISTING MINOR CONTOUR (6483)
 - PROPOSED MAJOR CONTOUR (6485)
 - PROPOSED MINOR CONTOUR (84)
 - PROPOSED MAJOR CONTOUR BY ADJACENT PROPERTY OWNER (6485)
 - PROPOSED MINOR CONTOUR BY ADJACENT PROPERTY OWNER (6483)

SCHEDULE NOTES

- ① EXISTING ACCESS AND UTILITY EASEMENT
- 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 18" FES
- 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

- add rec info

Added as requested.

BASIS OF BEARINGS

THE NORTH LINE OF LOT 1, BLOCK 1, MONTEREY POINT 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 EBN: CITY OF AURORA BENCHMARK C-0366 ELEV=5392.18 (NAVD 88)
A "J" BRASS CAP STAMPED, "CITY OF AURORA C-0366" 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: 456806NE003
SITE EBN: CITY OF AURORA BENCHMARK 037 ELEV=5405.22
A CHISELED SQUARE AT THE SOUTHEAST CORNER OF A CONCRETE INLET
STRUCTURE APPROXIMATELY 142 FEET SOUTH OF THE CENTERLINE OF COLFAX
AVENUE AND APPROXIMATELY 1420 FEET EAST OF THE CENTERLINE OF SABLE
BOULEVARD. COA ID: 456806NE004

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 EXISTING HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POLOTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



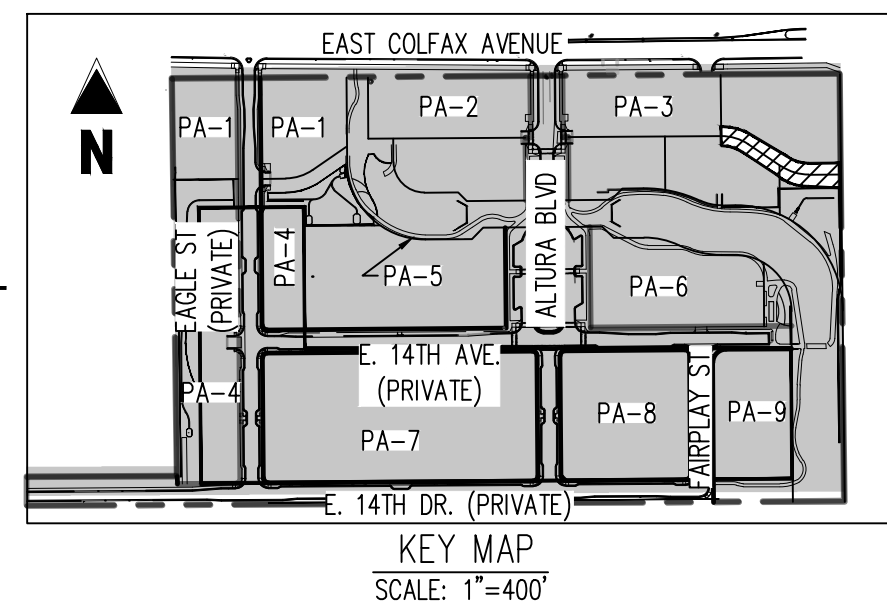
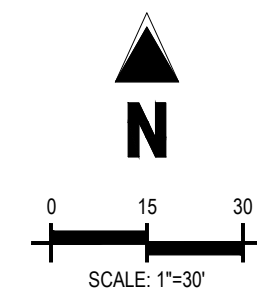
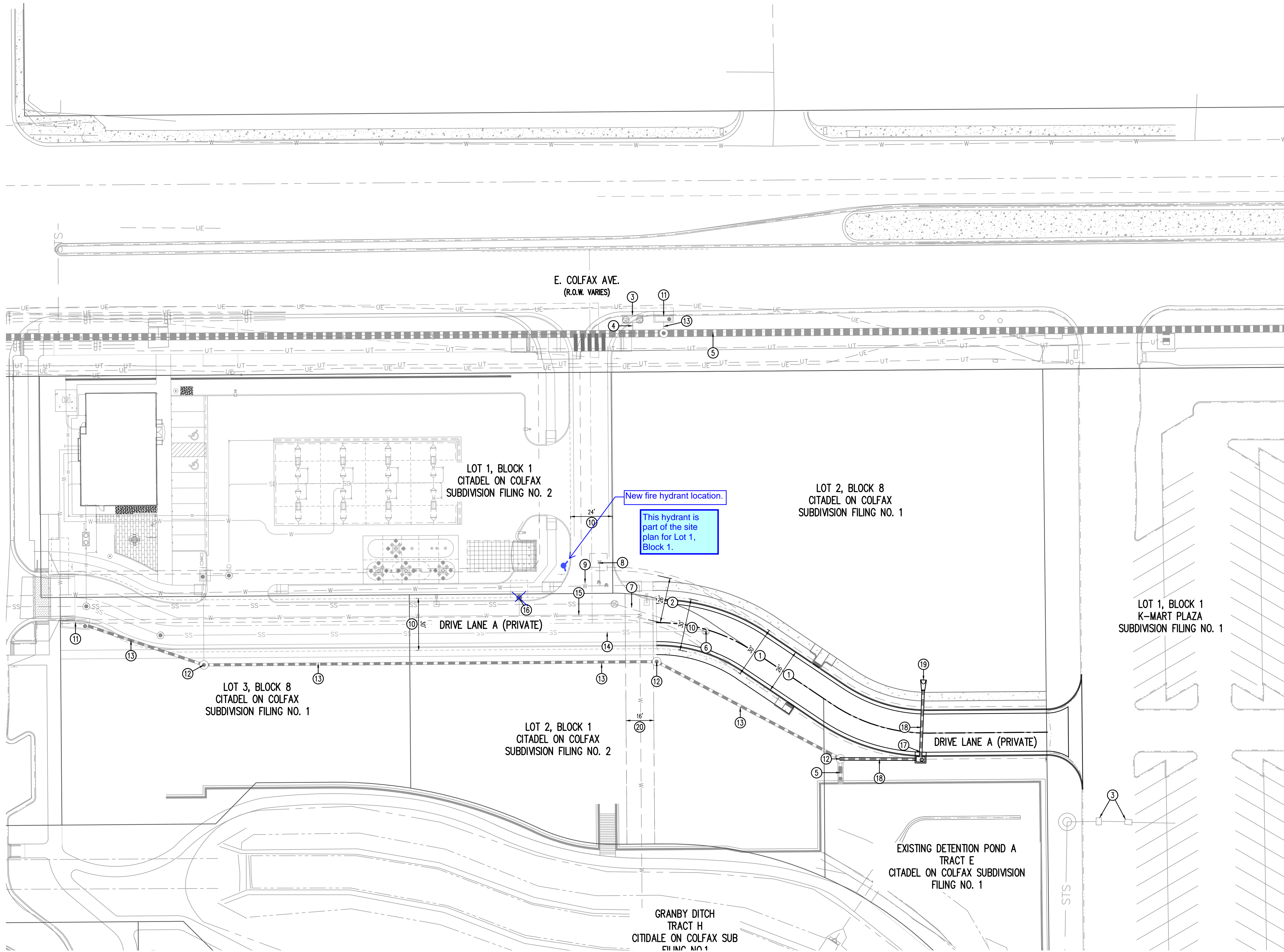
Know what's **below**.
Call before you dig.

GRADING PLAN NOTES

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

Northstar Commercial Partners/NCPC00001.01 - Aurora, CO - Colfax and Sable/CAD2-Plant/Peppes Roadway - 48"PC0001_P001 - Grading Planning - Jason Clark - 2/4/2021

\\nas01\cadd\civil\p\20200801\17_Aurora_CO_Colfax_and_Sable\0220_Plan\Project\Infrastructure - CITADEL ON COLFAX - DRIVE LANE A.dwg User: jason Date: 2/6/2021



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

Indicate
proposed storm
drain as private

Please see "Utility
Plan Notes" sec-
tion below to the
left of the Basis of
Bearings.

SCHEDULE NOTES

- EXISTING ACCESS AND UTILITY EASEMENT
- EXISTING ACCESS AND UTILITY EASEMENT TO BE VACATED BY ADJACENT PROPERTY OWNER
- EXISTING STORM INLET TO BE REMOVED AND RELOCATED BY ADJACENT PROPERTY OWNER
- EXISTING STORM PIPE TO BE REMOVED AND RELOCATED BY ADJACENT PROPERTY OWNER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING 8" SANITARY SEWER TO BE REMOVED AND RELOCATED BY ADJACENT PROPERTY OWNER
- EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED BY ADJACENT PROPERTY OWNER
- EXISTING 8" WATER LINE TO BE REMOVED AND RELOCATED BY ADJACENT PROPERTY OWNER
- PROPOSED ACCESS AND UTILITY EASEMENT BY ADJACENT PROPERTY OWNER
- PROPOSED STORM INLET BY ADJACENT PROPERTY OWNER
- PROPOSED STORM MANHOLE BY ADJACENT PROPERTY OWNER
- PROPOSED STORM SEWER BY ADJACENT PROPERTY OWNER
- PROPOSED RELOCATED 8" SANITARY SEWER LINE BY ADJACENT PROPERTY OWNER
- PROPOSED RELOCATED 8" WATERLINE BY ADJACENT PROPERTY OWNER
- PROPOSED FIRE HYDRANT BY ADJACENT PROPERTY OWNER
- PROPOSED STORM INLET
- PROPOSED STORM SEWER PIPE
- PROPOSED 18" FEES
- EXISTING UTILITY EASEMENT

[add rec info]

Added as
requested.

UTILITY PLAN NOTES

- 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: 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

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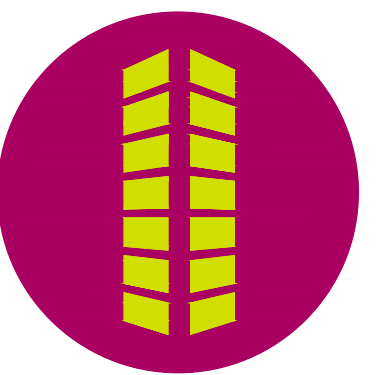


Know what's below.
Call before you dig.

Galloway

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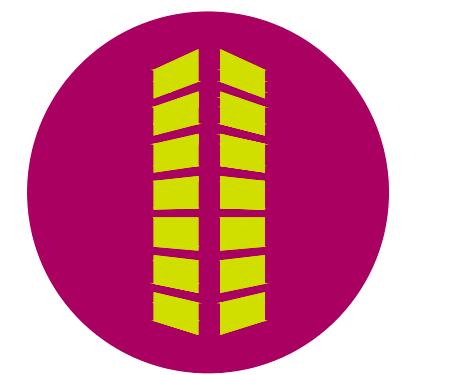
CITADEL ON COLFAX - DRIVE LANE A
INFRASTRUCTURE SITE PLAN

EAST COLFAX AVE. / ALTURA BLVD.
AURORA, CO

#	Date	Issue / Description	Init.
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Project No:	NCP001
Drawn By:	JRC
Checked By:	SMB
Date:	2/5/2021

UTILITY PLAN

[illegible]

Project No:	NCP001
Drawn By:	EDN
Checked By:	DTT
Date:	2/5/2021

LANDSCAPE PLAN

