

MONCRIEFF SUBDIVISION FILING NO. 1
A PORTION OF THE NORTHWEST OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS,
STATE OF COLORADO



FOR AND ON BEHALF
OF WARE MALCOMB

LEGAL DESCRIPTION

THAT PORTION OF LOT 1, BLOCK 1, UPLAND PARK, LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 30 BEARS SOUTH 00°18'43" EAST BETWEEN MONUMENTATION AS SHOWN HEREON:
THENCE SOUTH 00°18'43" EAST ALONG SAID WEST LINE, A DISTANCE OF 1,399.15 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD MAIN LINE;
THENCE SOUTH 71°21'43" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,070.96 FEET TO THE SOUTHERLY LINE OF LOT 1, BLOCK ONE, UPLAND PARK SUBDIVISION RECORDED AT RECEPTION NUMBER A007066 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;
THENCE NORTH 18°40'42" EAST DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 420.05 FEET TO THE NORTHERLY LINE OF SAID LOT 1;
THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING FOUR COURSES:

1. SOUTH 71°21'33" EAST, A DISTANCE OF 1,376.16 FEET TO A TANGENT CURVE TO THE RIGHT;
2. ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 71°31'06", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 18.72 FEET AND A CHORD THAT BEARS SOUTH 35°36'00" EAST, A DISTANCE OF 17.53 FEET TO A POINT OF TANGENCY;
3. SOUTH 00°08'33" WEST, A DISTANCE OF 432.02 FEET;
4. NORTH 71°21'43" WEST, 1,527.61 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS A MEASURED AREA OF 612,066 SQUARE FEET OR 14.051 ACRES MORE OR LESS.

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

BY: _____

STATE OF _____)
 COUNTY OF _____)
 ON THIS _____ DAY OF _____ AD. _____, BEFORE ME _____

NOTARY PUBLIC, PERSONALLY APPEARED _____
 AND ACKNOWLEDGED THE HE/THEY EXECUTED THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL _____

 (NOTARY PUBLIC)
 COMMISSION EXPIRES _____ NOTARY BUSINESS ADDRESS: _____

CITY OF AURORA APPROVALS:

PLANNING DIRECTOR: _____ DATE: _____

PLANNING AND
 ZONING COMMISSION: _____ DATE: _____
 (CHAIRPERSON)

CITY COUNCIL: _____ DATE: _____
 (MAYOR)

CITY ATTORNEY: _____ DATE: _____

ATTTEST: _____ DATE: _____
 (CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____

COLORADO AT _____ O'CLOCK __ M, THIS ____ DAY OF ____ AD, ____.

CLERK AND RECORDER: _____ DEPUTY: _____

PROJECT TEAM			
<u>APPLICANT / OWNER:</u> BEACON 1977 SAFARI TRAIL EAGAN, MN 55122 651.775.1800 NICK SPADACCINI	<u>CIVIL ENGINEER:</u> WARE MALCOMB 900 S. BROADWAY, SUITE 320 DENVER, CO 80209 303.561.3333 DAN ALLEN	<u>PHOTOMETRIC ENGINEER:</u> AE DESIGN 1900 WAZEE ST. #205 DENVER, CO 80202 303.296.4443 ERIC REITAN	<u>LANDSCAPE ARCHITECT:</u> OUTSIDE LA BOULDER, CO STEAMBOAT SPRINGS, CO 303.517.9256 SANDI GIBSON

REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE
COVER SHEET

NO.	DATE	REMARKS
1	07/27/2020	1ST PLANNING SUBMITTAL
2	09/16/2020	2ND PLANNING SUBMITTAL
3	11/20/2020	3RD PLANNING SUBMITTAL
4	01/08/2021	4TH PLANNING SUBMITTAL

JOB NO.:	DCS19-4033
PA / PM:	D. ALLEN
DESIGN BY:	I.CONTRERAS
DATE:	07/10/2020
PLOT DATE:	

W:\DCS\19\403\300\Civil\CAD\Sheets\Planning\DCS19-4033_1-2_Cover Sheet and Notes.dwg I.CONTRERAS

SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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 EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "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 ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. 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.
7. 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. 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.
16. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR STRIPING, PLACEMENT OF TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. 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 SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE AN APPROVED AND QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
18. STREET LIGHTS ARE REQUIRED ALONG ADJACENT ROADWAYS PER SECTION 4.10. STREET LIGHTS ALONG PUBLIC RIGHT-OF-WAYS SHALL BECOME CITY OWNED AND MAINTAINED ONCE THEY HAVE BEEN INSTALLED AND ACCEPTED.
19. 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.
20. THE FIRE LANE EASEMENT CANNOT BE OBSTRUCTED BY PARKED VEHICLES AT ANY TIME. THIS SITE HAS BEEN GIVEN APPROVAL TO CONDUCT THE LOADING AND UNLOADING OF STORE MERCHANDISE ONLY DURING THE HOURS THE STORE IS CLOSED AND ONLY IN THE PARKING AREAS LOCATED OUTSIDE OF THE FIRE LANE EASEMENTS WITHIN THIS SITE.
21. THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEM CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
22. INDUSTRIAL FACILITIES ARE REQUIRED TO CONTACT METRO WASTEWATER RECLAMATION DISTRICT (303-286-3000) REGARDING INDUSTRIAL WASTE DISCHARGES TO THE SANITARY SEWER TO DETERMINE WASTEWATER PRETREATMENT REQUIREMENTS.
23. 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 CITY ENGINEER.
24. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENT, AS DEDICATED AND SHOWN HERE ON, A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIALS, SNOW OR OTHER OBSTRUCTIONS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENT(S) IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING." THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY AUTHORIZED TO ENFORCE PARKING REGULATIONS WITHIN THE FIRE LANE EASEMENT, AND TO CAUSE SUCH EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS USE.

WARE MALCOMB
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FOR AND ON BEHALF
OF WARE MALCOMB

REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE

NOTES

NO.	DATE	REMARKS
1	07/27/2020	1ST PLANNING SUBMITTAL
2	09/16/2020	2ND PLANNING SUBMITTAL
3	11/20/2020	3RD PLANNING SUBMITTAL
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JOB NO.:	DCS19-4033
PA / PM:	D. ALLEN
DESIGN BY:	I.CONTRERAS
DATE:	07/10/2020
PLOT DATE:	

SHEET
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NOT FOR CONSTRUCTION

REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE

SITE PLAN

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1	07/27/2020	1ST PLANNING SUBMITTAL
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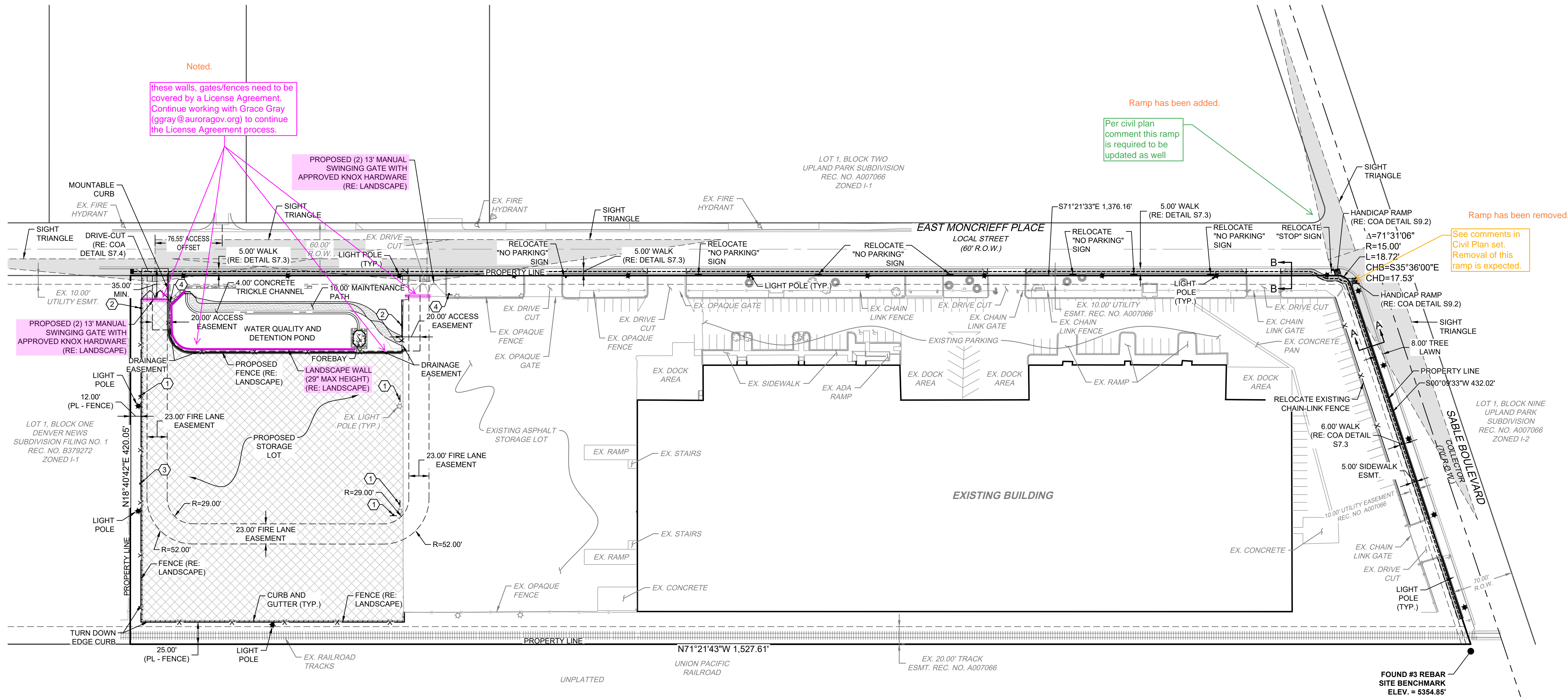
JOB NO.:	DCS19-4033
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DATE:	07/10/2020
PLOT DATE:	

SHEET

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Sheet 3 of 12

NOT FOR CONSTRUCTION



Noted.
these walls, gates/fences need to be covered by a License Agreement. Continue working with Grace Gray (ggray@auroragov.org) to continue the License Agreement process.

Ramp has been added.

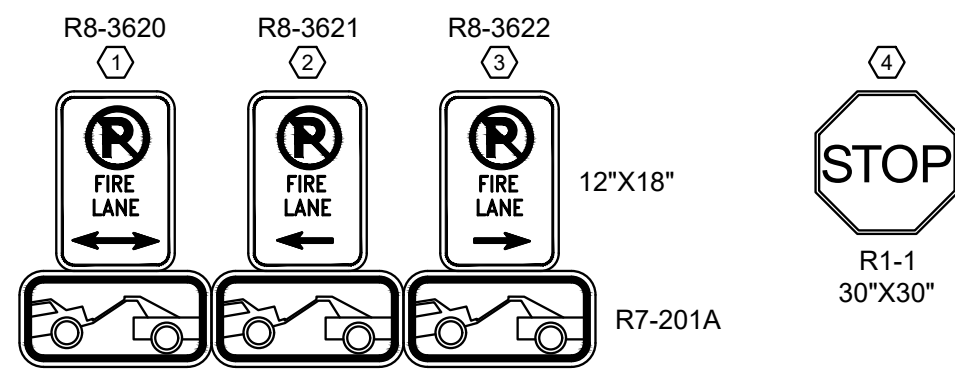
Per civil plan comment this ramp is required to be updated as well

Ramp has been removed.

See comments in Civil Plan set. Removal of this ramp is expected.

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED WALK
- PROPOSED POND MAINTENANCE PATH
- SIGHT TRIANGLE
- 7" FULL DEPTH ASPHALT (RE: COA TABLE 5.01.2.03.2)



FIRE LANE, STOP & TOW-AWAY ZONE SIGNS

N.T.S.

NOTES:

- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

BASIS OF BEARINGS:

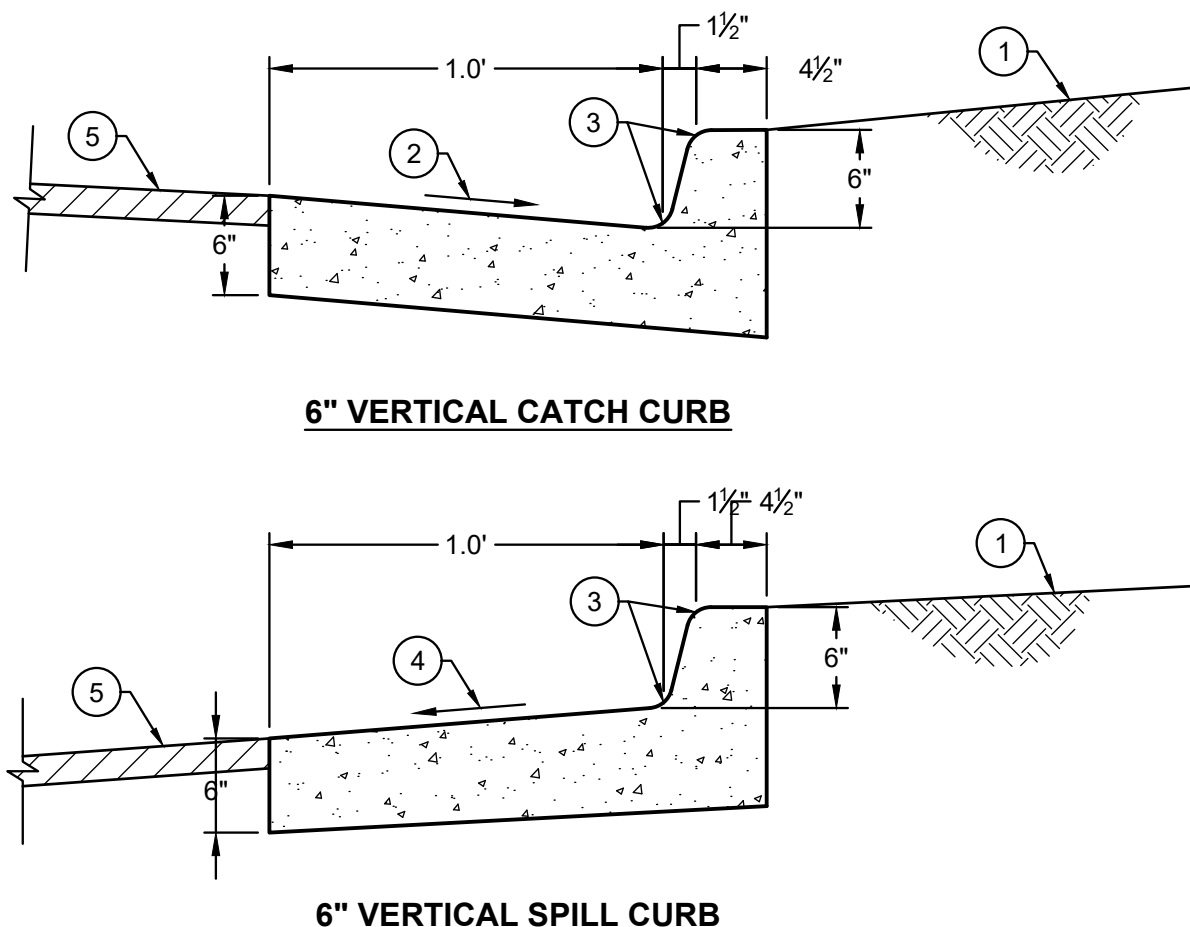
BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST QUARTER SECTION 30, WITH AN ASSUMED BEARING OF SOUTH 00°09'33" WEST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO; MONUMENTED AS SHOWN HEREON.

PROJECT BENCHMARK:

FOUND 3" BRASS CAP, CITY OF AURORA "COA 7-10" LOCATION: AT THE NORTHEASTERLY CORNER OF ABILENE AND EAST 33RD PLACE, AT THE SOUTHEAST CORNER OF AN INLET STRUCTURE ON THE EASTERLY SIDE OF ABILENE ST. ELEVATION: 5342.85', (NAVD 88).

SITE BENCHMARK:

FOUND #3 REBAR NEAR THE SOUTHEAST CORNER OF SITE. ELEVATION: 5354.85', (NAVD 88).

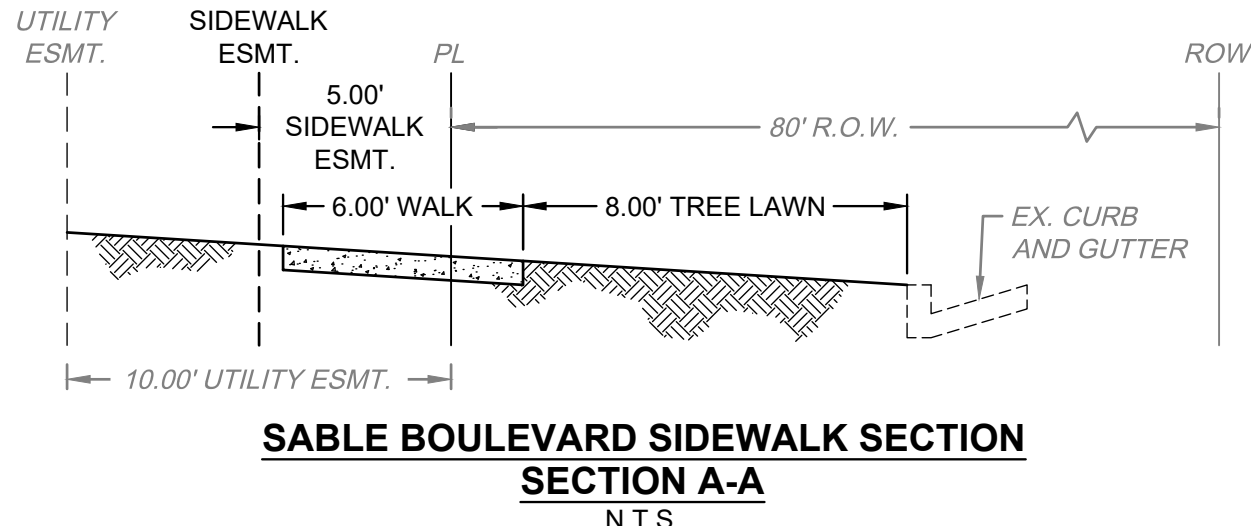


NOTES:

- BACKFILL, SEE DETAIL OF CUT/FILL SLOPE
- SLOPE AT 1" PER FOOT
- 1 1/2" RADIUS TYPICAL
- SLOPE TO MATCH ADJACENT PAVEMENT
- 7" FULL DEPTH ASPHALT

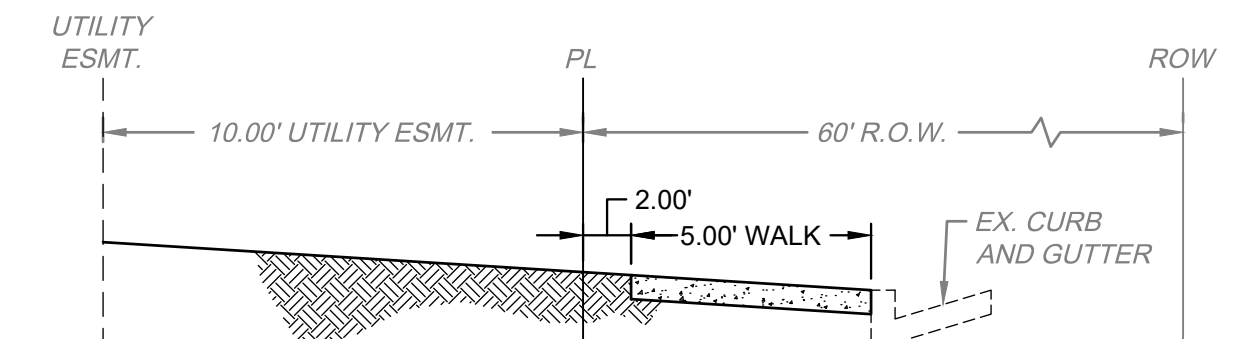
CURB DETAILS

N.T.S.



SABLE BOULEVARD SIDEWALK SECTION

N.T.S.



EAST MONCRIEFF PLACE SIDEWALK SECTION

N.T.S.

REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE

GRADING PLAN

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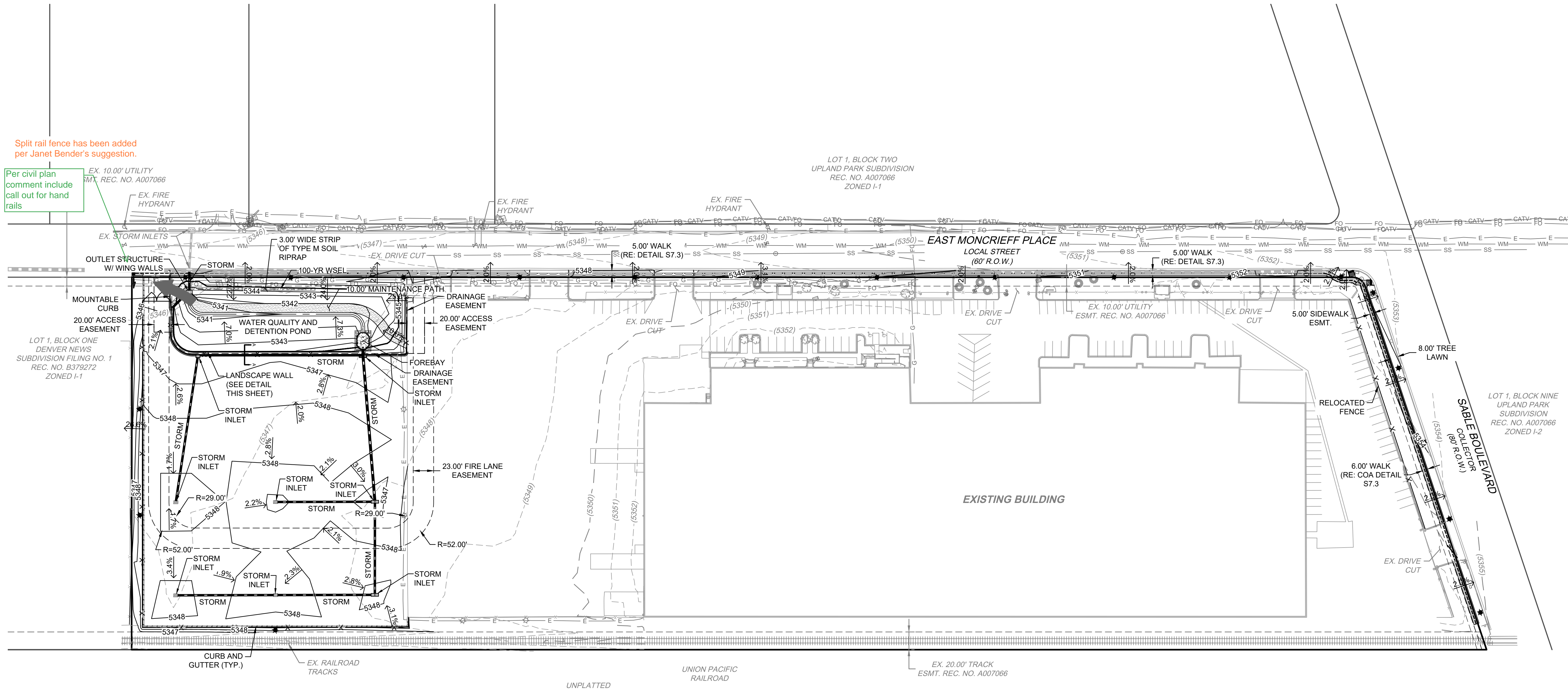
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PLOT DATE:	

SHEET

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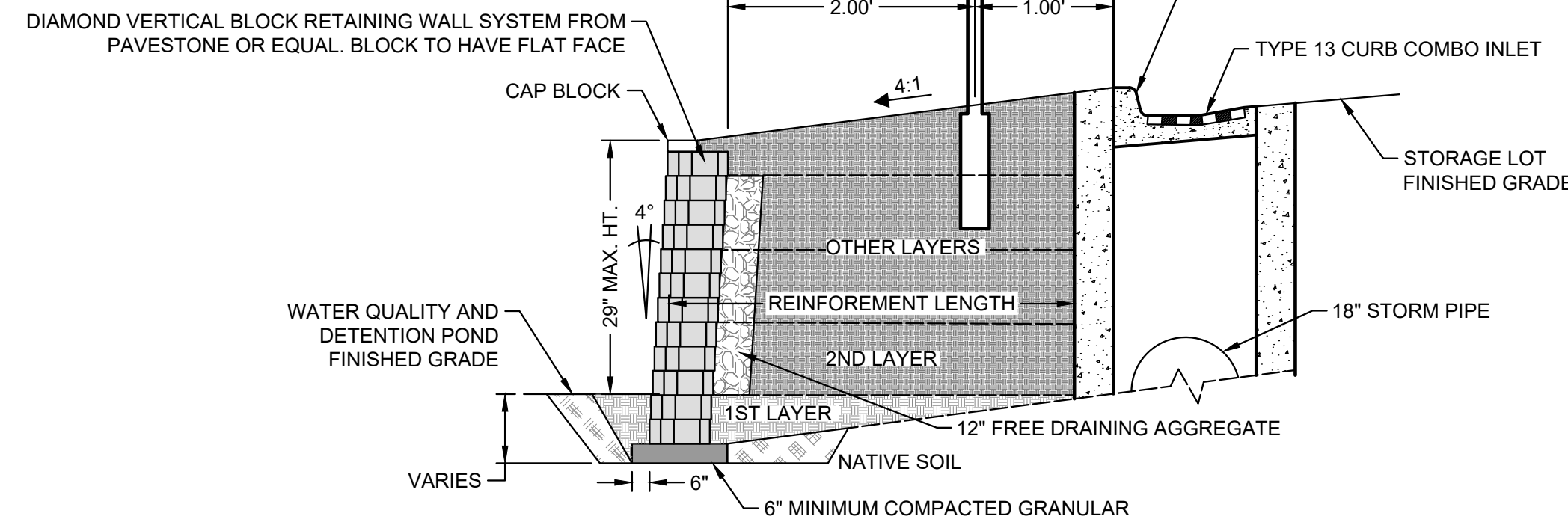
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NOT FOR CONSTRUCTION



Split rail fence has been added
per Janet Bender's suggestion.

Per civil plan
comment include
call out for hand
rails



NOTE:
1) WALL COLOR TO MATCH BASE OF BLDG.

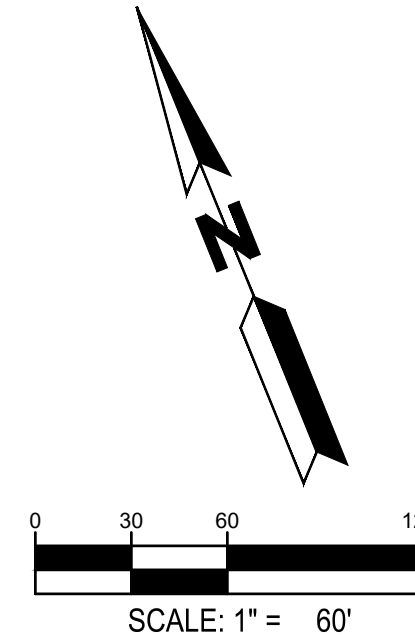
SECTION A-A
N.T.S.

LEGEND:

—	PROPERTY LINE	—	EXISTING FIRE HYDRANT
—	EXISTING RIGHT-OF-WAY	—	EXISTING SIGN
— 5720 —	PROPOSED 5' CONTOUR	—	PROPOSED SIGN
— 5721 —	PROPOSED 1' CONTOUR	— G —	EXISTING GAS LINE
— 5720 —	EXISTING 5' CONTOUR	— WM —	EXISTING WATER LINE
— 5721 —	EXISTING 1' CONTOUR	—	EXISTING WATER VALVE
—	PROPOSED STORM LINE	—	EXISTING WATER BOX
—	PROPOSED STORM INLET	—	EXISTING WATER BOX
—	EXISTING STORM INLET	— FO —	EXISTING FIBER OPTIC LINE
—	EXISTING STORM MANHOLE	—	EXISTING FIBER OPTIC VAULT
—	FLOW DIRECTION	— CATV —	EXISTING CABLE TV LINE
—	PROPOSED WALK	—	EXISTING CABLE TV PEDESTAL
—	EXISTING CURB AND GUTTER	— SS —	EXISTING SANITARY LINE
—	PROPOSED CURB AND GUTTER	—	EXISTING SANITARY MANHOLE
—	PROPOSED EASEMENT	— E —	EXISTING ELECTRIC LINE
—	EXISTING EASEMENT	— T —	EXISTING TELEPHONE LINE
— X —	EXISTING FENCE	—	EXISTING TELEPHONE PEDESTAL
— X —	PROPOSED FENCE	—	EXISTING TELEPHONE
—	EXISTING LIGHT POLE	—	EMERGENCY FLOW PATH
—	PROPOSED LIGHT POLE	—	

NOTES:

- 1) ALL PROPOSED WALKS TO BE ACCESSIBLE (2.0% MAXIMUM CROSS SLOPE, 5.0% MAXIMUM LONGITUDINAL SLOPE).
- 2) DRAINAGE FACILITIES ARE PRIVATE AND TO BE MAINTAINED BY THE OWNER.
- 3) ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- 4) MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.



WARE MALCOMB assumes no responsibility for utility locations.
The utilities shown on this drawing have been plotted from the
best available information. It is, however, the contractors
responsibility to field verify the location of all utilities prior
to the commencement of any construction.

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

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FOR AND ON BEHALF
OF WARE MALCOMB

REDEVELOPMENT PLAN
14200 E MONCRIEFF PLACE

UTILITY PLAN

NO.	DATE	REMARKS
1	07/27/2020	1ST PLANNING SUBMITTAL
2	09/16/2020	2ND PLANNING SUBMITTAL
3	11/20/2020	3RD PLANNING SUBMITTAL
4	01/08/2021	4TH PLANNING SUBMITTAL

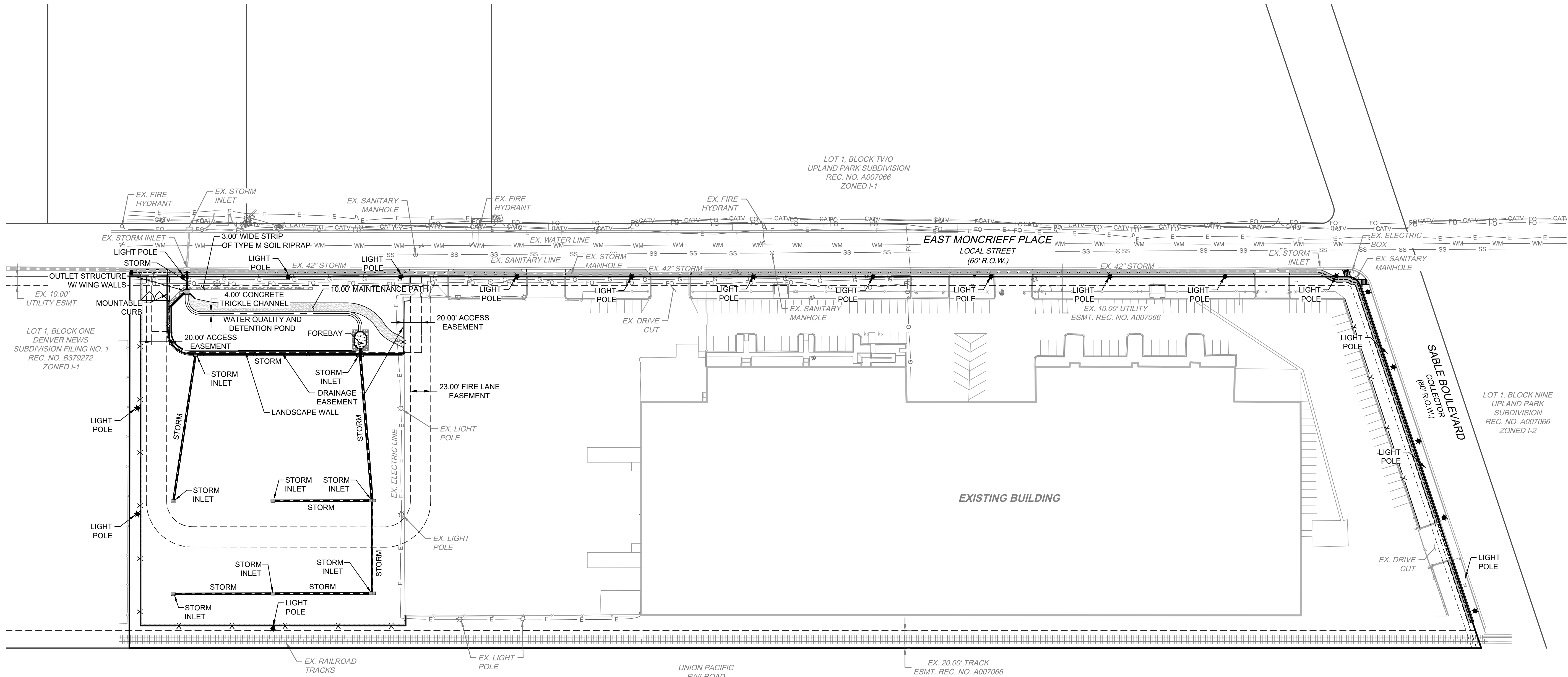
JOB NO.:	DCS19-4033
PA / PM:	D. ALLEN
DESIGN BY:	I.CONTRERAS
DATE:	07/10/2020
PLOT DATE:	

SHEET

5

Sheet 5 of 12

NOT FOR CONSTRUCTION

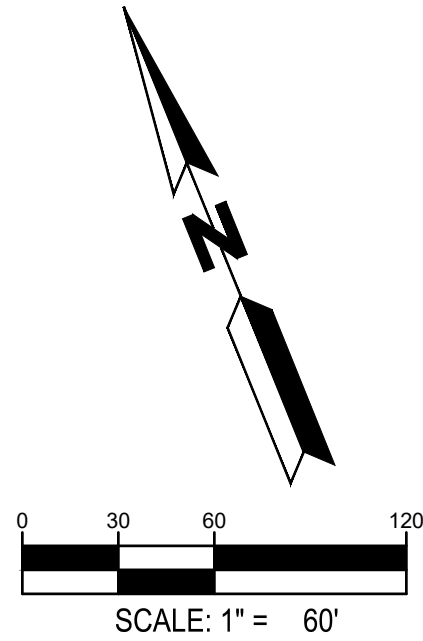


LEGEND:

—	PROPERTY LINE	— G — G —	EXISTING GAS LINE
—	EXISTING RIGHT-OF-WAY	— WM —	EXISTING WATER LINE
- - -	PROPOSED EASEMENT	— X —	EXISTING WATER VALVE
- - -	EXISTING EASEMENT	— X —	EXISTING WATER BOX
— X —	EXISTING FENCE	— X —	EXISTING WATER BOX
— X —	PROPOSED FENCE	— FO —	EXISTING FIBER OPTIC LINE
—	PROPOSED STORM LINE	— CATV —	EXISTING FIBER OPTIC VAULT
—	PROPOSED STORM INLET	— T — T —	EXISTING CABLE TV LINE
—	EXISTING STORM INLET	—	EXISTING CABLE TV PEDESTAL
—	EXISTING STORM MANHOLE	—	EXISTING TELEPHONE LINE
—	EXISTING LIGHT POLE	—	EXISTING TELEPHONE PEDESTAL
—	PROPOSED LIGHT POLE	—	EXISTING TELEPHONE
—	EXISTING SIGN		
—	PROPOSED SIGN		
— SS —	EXISTING SANITARY LINE		
— S —	EXISTING SANITARY MANHOLE		
— E — E —	EXISTING ELECTRIC LINE		

NOTES:

- ALL ON SITE GATES AND FENCES SHALL BE OWNED AND MAINTAINED BY THE OWNER AND THEIR SUCCESSORS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES FROM PLANS.
- CONTRACTOR SHALL REMOVE AND REPLACE DAMAGED CURB, GUTTER, PAVING, AND LANDSCAPED AREAS OUTSIDE THE LIMITS OF SITE AND RESTORE BACK TO ITS ORIGINAL CONDITION.
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- ALL PROPOSED STORM SEWER IS PRIVATE UNLESS NOTED OTHERWISE.



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.