

THE ISLAND VOLLEYBALL FILING #1 AT ROCKY MOUNTAIN COMPLEX SITE PLAN AMENDMENT AND CONDITIONAL USE

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
2233 SOUTH GENEVA STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
SITE DEVELOPMENT PLAN AMENDMENT - CASE NUMBER 2017-3010-00

A drainage letter is required to account for the site and storm sewer changes proposed on site. Please contact 303-739-7335 to create a civil folder for the drainage letter. The letter shall contain calculations, compare peak flows, include any relevant sheets from the approved report, etc. The reviewing engineer may request additional information. Review fees shall apply



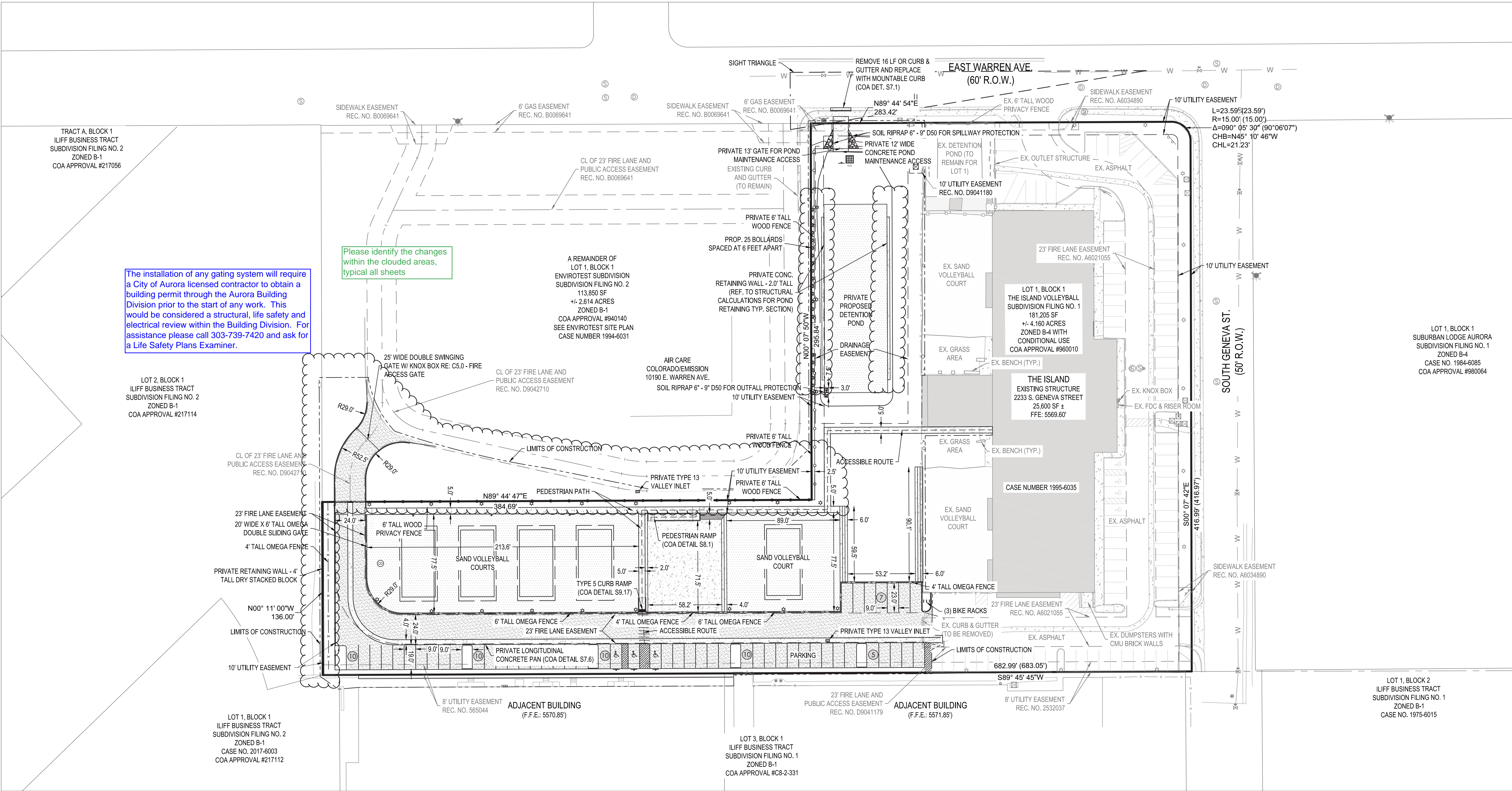
3461 Ringsby Court, Suite 125
Denver, CO 80216
2727 N. Cascade Ave, Suite 160
Colorado Springs, CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

THE ISLAND VOLLEYBALL FILING #1 AT ROCKY
MOUNTAIN COMPLEX SITE DEVELOPMENT
PLAN AMENDMENT AND CONDITIONAL USE
2233 SOUTH GENEVA STREET
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
16-207

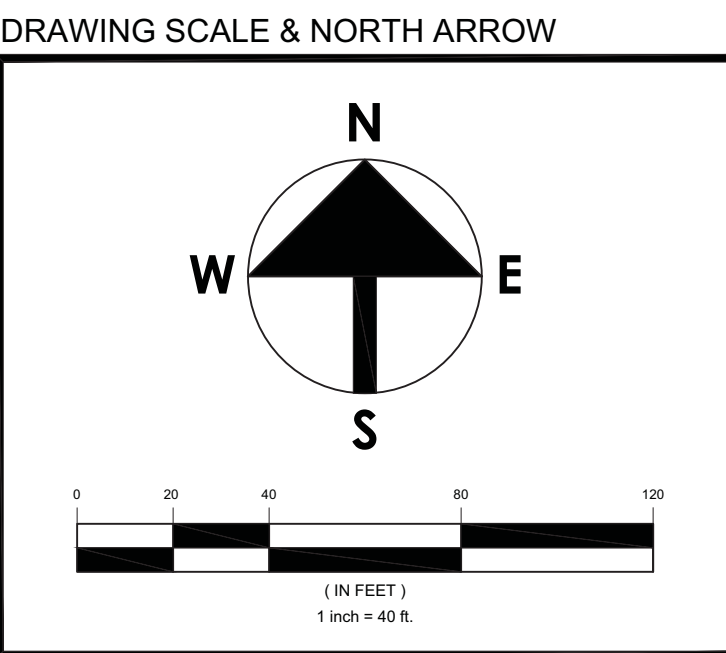
COPYRIGHT 2019			
This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.			
REVISION:			
NO.	DATE	BY	
1	03/22/2018	GHP	
2	05/11/2018	ACJ	
3	11/07/2018	ACJ	
4	12/19/2018	ACJ	
5	01/11/2019	ACJ	
6	04/04/2019	ACJ	
DATE: MARCH 6, 2017			
DRAWN BY: ACJ			
CHECKED BY: ETB			

SITE PLAN
C2.0
SHEET 2 OF 12



- GENERAL NOTES
1. ALL TOPOGRAPHIC AND PLANIMETRIC INFORMATION CONTAINED HEREIN WAS GATHERED IN THE FIELD IN OCTOBER 2016 BY ALTITUDE LAND CONSULTANTS.
 2. UTILITIES SHOWN HEREON ARE BASED ON GRAPHICAL EVIDENCE, UTILITY MAPS FROM THE GOVERNING JURISDICTIONS AND SURVEYED EVIDENCE IN THE FIELD.
 3. VERTICAL DATUM IS NAVD 88 USING GEOID 12B TO DERIVE ELEVATIONS.

LEGEND			
	PROPERTY LINE		EXISTING STORM MANHOLE
	EXISTING EASEMENT LINE		PROPOSED STORM MANHOLE
	PROPOSED EASEMENT LINE		PROPOSED STORM INLET
	LIMITS OF CONSTRUCTION		EXISTING SANITARY MANHOLE
	ACCESSIBLE ROUTE		EXISTING FIRE HYDRANT
	STM		EXISTING WATER VALVE
	PROPOSED STORM PIPE		EXISTING LIGHT POLE
	S		PROPOSED LIGHT POLE
	EXISTING SANITARY SEWER		EXISTING KNOX BOX
	W		PARKING COUNT
	PROPOSED WATER LINE		HANDICAP PARKING
	W		FLOW DIRECTION & SLOPE
	EXISTING CONTOUR		
	PROPOSED CONTOUR		



THE ISLAND VOLLEYBALL FILING #1 AT ROCKY MOUNTAIN COMPLEX SITE PLAN AMENDMENT AND CONDITIONAL USE

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
2233 SOUTH GENEVA STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
SITE DEVELOPMENT PLAN AMENDMENT - CASE NUMBER 2017-3010-00



3461 Ringsby Court, Suite 125
Denver, CO 80216
2727 N. Cascade Ave, Suite 160
Colorado Springs, CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

THE ISLAND VOLLEYBALL FILING #1 AT ROCKY
MOUNTAIN COMPLEX SITE DEVELOPMENT
PLAN AMENDMENT AND CONDITIONAL USE
2233 SOUTH GENEVA STREET
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
16-207

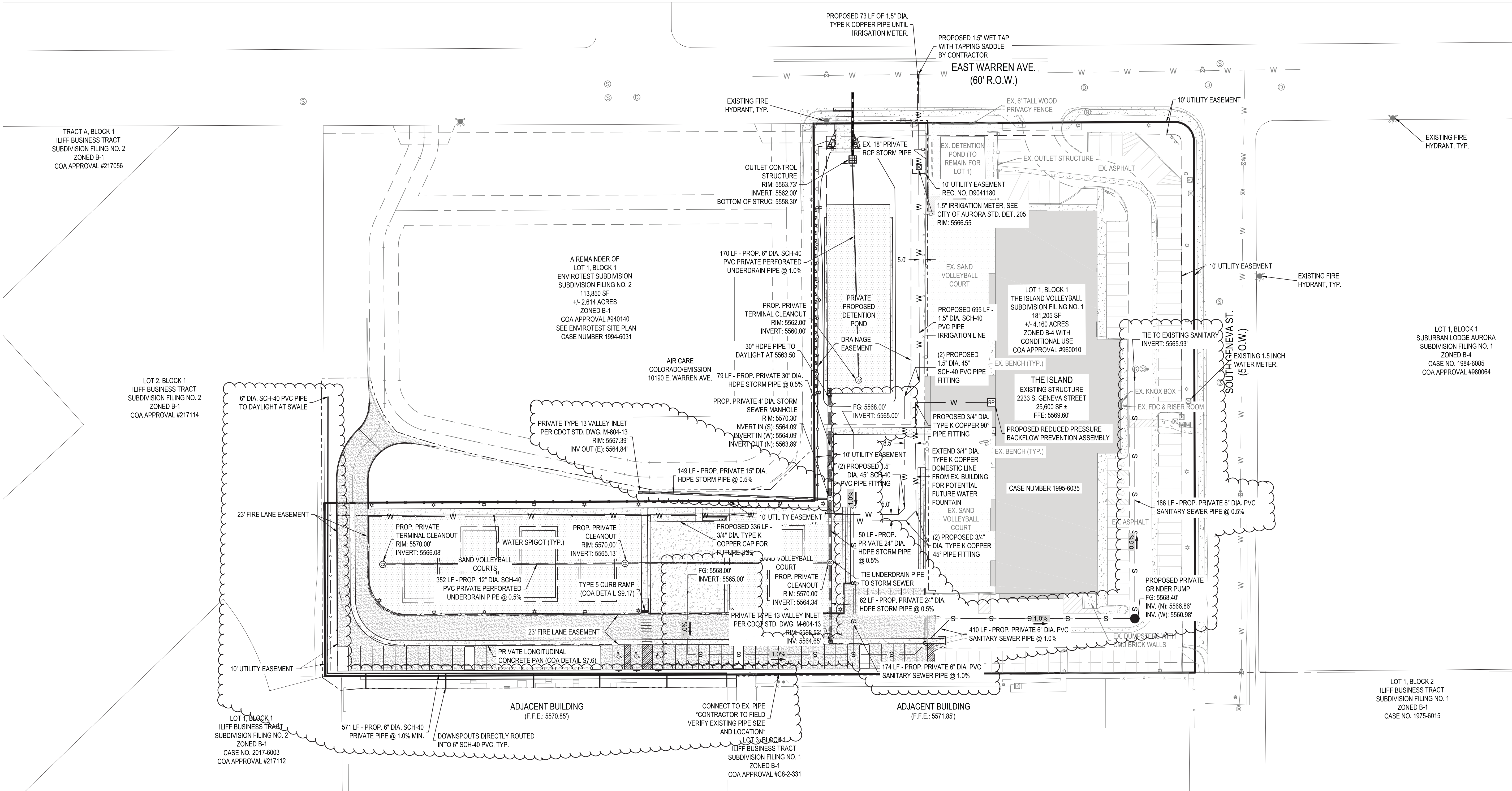
COPYRIGHT 2019			
This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.			
REVISION:			
NO.	DATE	BY	
1	03/22/2018	GHP	
2	05/11/2018	ACJ	
3	11/07/2018	ACJ	
4	12/19/2018	ACJ	
5	01/11/2019	ACJ	
6	04/04/2019	ACJ	

DATE: MARCH 6, 2017
DRAWN BY: ACJ
CHECKED BY: ETB

UTILITY
SCHEMATIC

C3.0

SHEET 3 OF 12



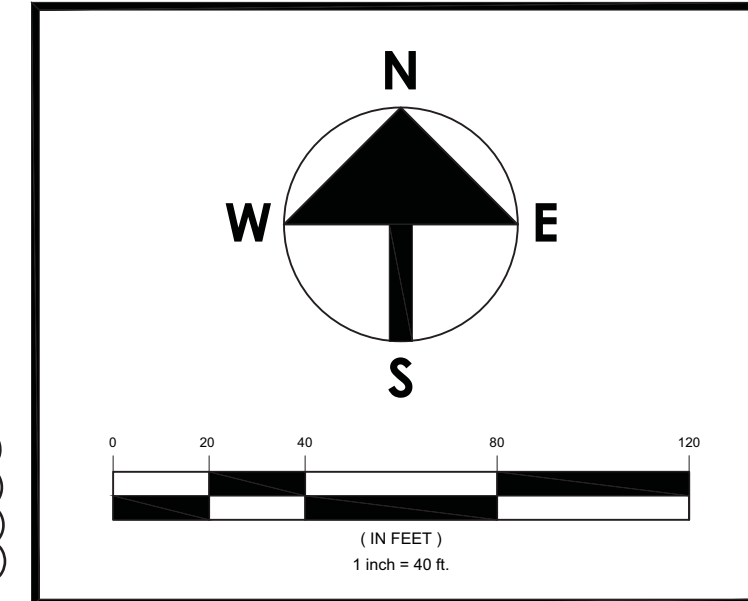
GENERAL NOTES

- ALL TOPOGRAPHIC AND PLANIMETRIC INFORMATION CONTAINED HEREIN WAS GATHERED IN THE FIELD IN OCTOBER 2016 BY ALTITUDE LAND CONSULTANTS.
- UTILITIES SHOWN HEREON ARE BASED ON GRAPHICAL EVIDENCE, UTILITY MAPS FROM THE GOVERNING JURISDICTIONS AND SURVEYED EVIDENCE IN THE FIELD.
- VERTICAL DATUM IS NAVD 88 USING GEOID 12B TO DERIVE ELEVATIONS.

LEGEND

—	PROPERTY LINE	⊙	EXISTING STORM MANHOLE	▨	PROPOSED CONCRETE
- - -	EXISTING EASEMENT LINE	⊕	PROPOSED STORM MANHOLE	▩	PROPOSED SAND
- · - · -	PROPOSED EASEMENT LINE	⊗	PROPOSED STORM INLET	▧	PROPOSED ASPHALT
- · - · -	LIMITS OF CONSTRUCTION	⊗	EXISTING SANITARY MANHOLE	●	PROPOSED SANITARY SEWER
- · - · -	ACCESSIBLE ROUTE	⊗	EXISTING FIRE HYDRANT	●	PROPOSED GRINDER PUMP
— STM —	EXISTING STORM SEWER	⊗	EXISTING WATER VALVE		
— S —	PROPOSED STORM PIPE	⊗	EXISTING LIGHT POLE		
— S —	EXISTING SANITARY SEWER	⊗	PROPOSED LIGHT POLE		
— W —	EXISTING WATER LINE	⊗	EXISTING KNOX BOX		
— W —	PROPOSED WATER LINE	⊗	PARKING COUNT		
— W —	EXISTING CONTOUR	⊗	HANDICAP PARKING		
— W —	PROPOSED CONTOUR	⊗	FLOW DIRECTION & SLOPE		

DRAWING SCALE & NORTH ARROW



THE ISLAND VOLLEYBALL FILING #1 AT ROCKY MOUNTAIN COMPLEX SITE PLAN AMENDMENT AND CONDITIONAL USE

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
2233 SOUTH GENEVA STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
SITE DEVELOPMENT PLAN AMENDMENT - CASE NUMBER 2017-3010-00



3461 Ringsby Court, Suite 125
Denver, CO 80216
2727 N. Cascade Ave, Suite 160
Colorado Springs, CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

THE ISLAND VOLLEYBALL FILING #1 AT ROCKY
MOUNTAIN COMPLEX SITE DEVELOPMENT
PLAN AMENDMENT AND CONDITIONAL USE
2233 SOUTH GENEVA STREET
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
16-207

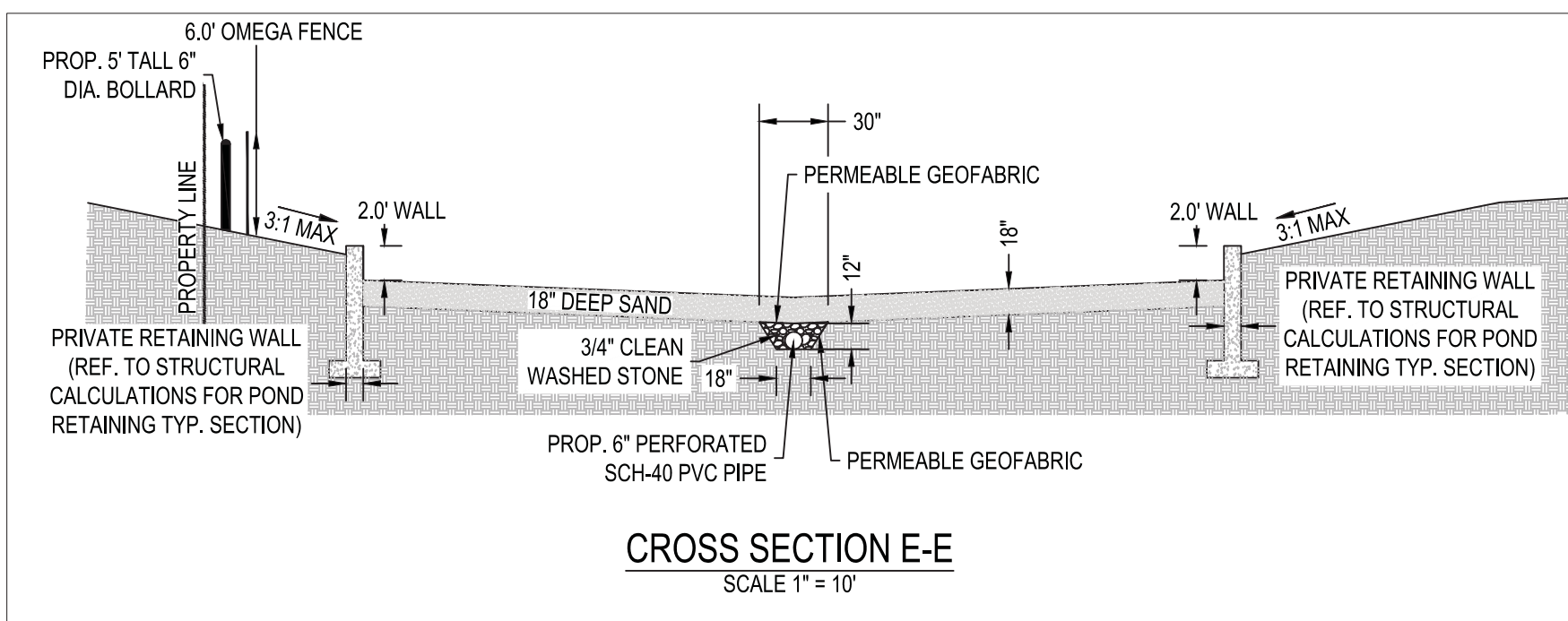
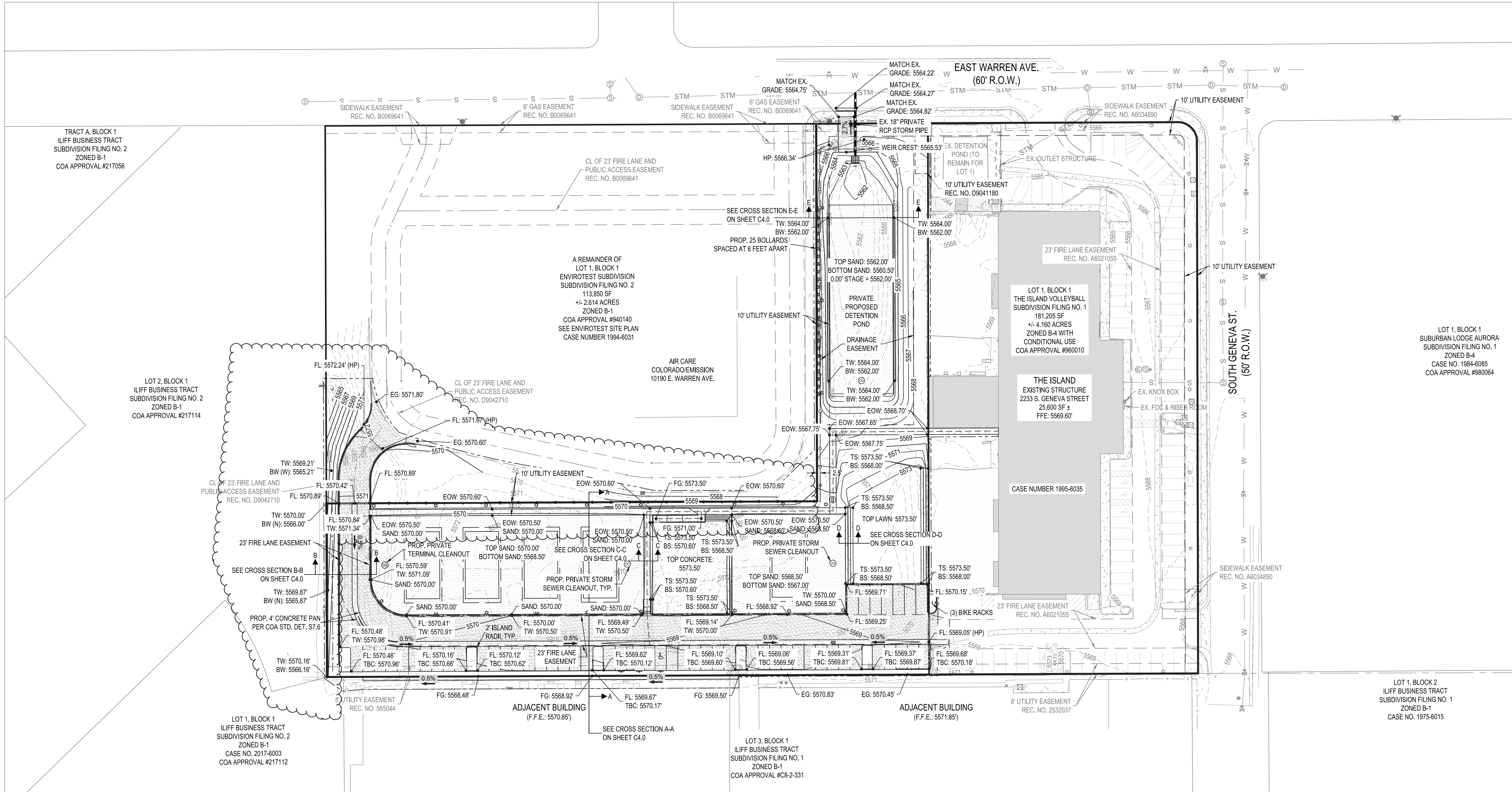
COPYRIGHT 2019			
This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.			
REVISION:			
NO.	DATE	BY	
1	03/22/2018	GHP	
2	05/11/2018	ACJ	
3	11/07/2018	ACJ	
4	12/19/2018	ACJ	
5	01/11/2019	ACJ	
6	04/04/2019	ACJ	

DATE: MARCH 6, 2017
DRAWN BY: ACJ
CHECKED BY: ETB

GRADING
SCHEMATIC

C4.0

SHEET 4 OF 12



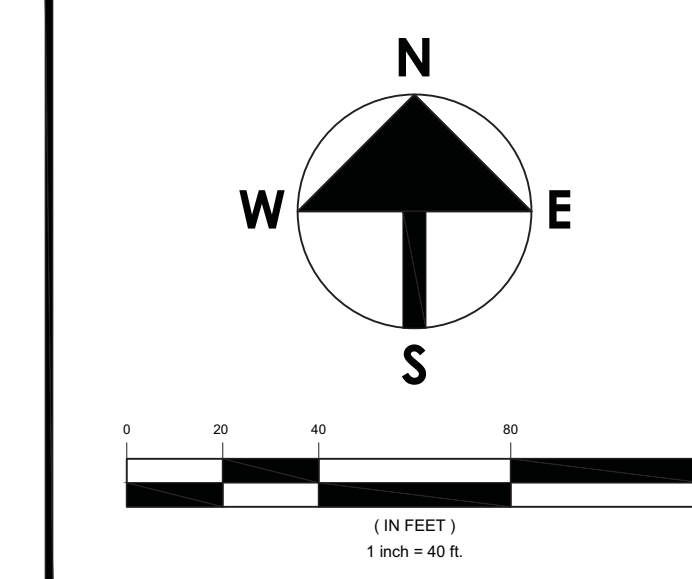
GENERAL NOTES

- ALL TOPOGRAPHIC AND PLANIMETRIC INFORMATION CONTAINED HEREIN WAS GATHERED IN THE FIELD IN OCTOBER 2016 BY ALTITUDE LAND CONSULTANTS.
- UTILITIES SHOWN HEREON ARE BASED ON GRAPHICAL EVIDENCE, UTILITY MAPS FROM THE GOVERNING JURISDICTIONS AND SURVEYED EVIDENCE IN THE FIELD.
- VERTICAL DATUM IS NAVD 88 USING GEOID 12B TO DERIVE ELEVATIONS.

LEGEND

—	PROPERTY LINE	⊙	EXISTING STORM MANHOLE		PROPOSED CONCRETE
- - -	EXISTING EASEMENT LINE	⊙	PROPOSED STORM MANHOLE		PROPOSED SAND
- - -	PROPOSED EASEMENT LINE	⊙	PROPOSED STORM INLET		PROPOSED ASPHALT
- - -	LIMITS OF CONSTRUCTION	⊙	EXISTING SANITARY MANHOLE		
- - -	ACCESSIBLE ROUTE	⊙	EXISTING FIRE HYDRANT		
— STM	EXISTING STORM SEWER	⊙	EXISTING WATER VALVE		
— S	PROPOSED STORM PIPE	⊙	EXISTING LIGHT POLE		
— S	EXISTING SANITARY SEWER	⊙	PROPOSED LIGHT POLE		
— W	EXISTING WATER LINE	⊙	EXISTING KNOX BOX		
— W	PROPOSED WATER LINE	⊙	PARKING COUNT		
—	EXISTING CONTOUR	⊙	HANDICAP PARKING		
—	PROPOSED CONTOUR	⊙	FLOW DIRECTION & SLOPE		

DRAWING SCALE & NORTH ARROW



NOT FOR CONSTRUCTION

THE ISLAND VOLLEYBALL FILING #1 AT ROCKY MOUNTAIN COMPLEX SITE PLAN AMENDMENT AND CONDITIONAL USE

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
2233 SOUTH GENEVA STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
SITE DEVELOPMENT PLAN AMENDMENT - CASE NUMBER 2017-3010-00

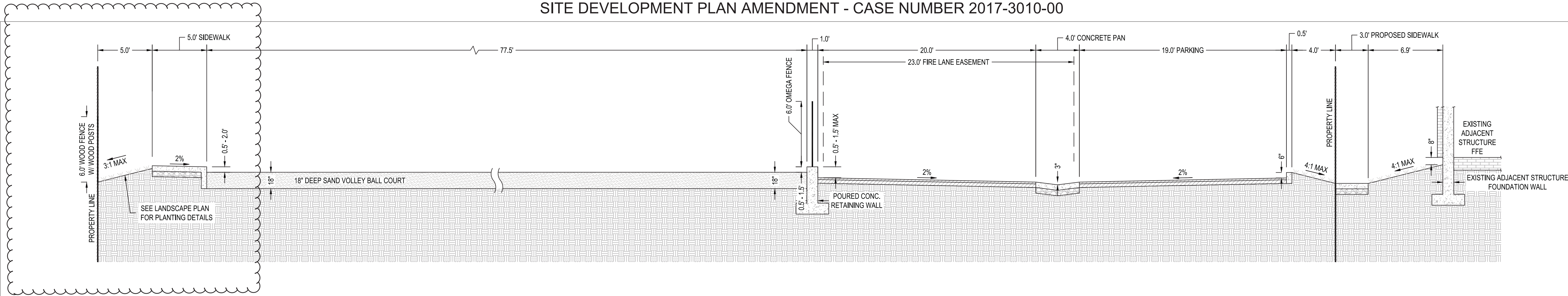


3461 Ringsby Court, Suite 125
Denver, CO 80216

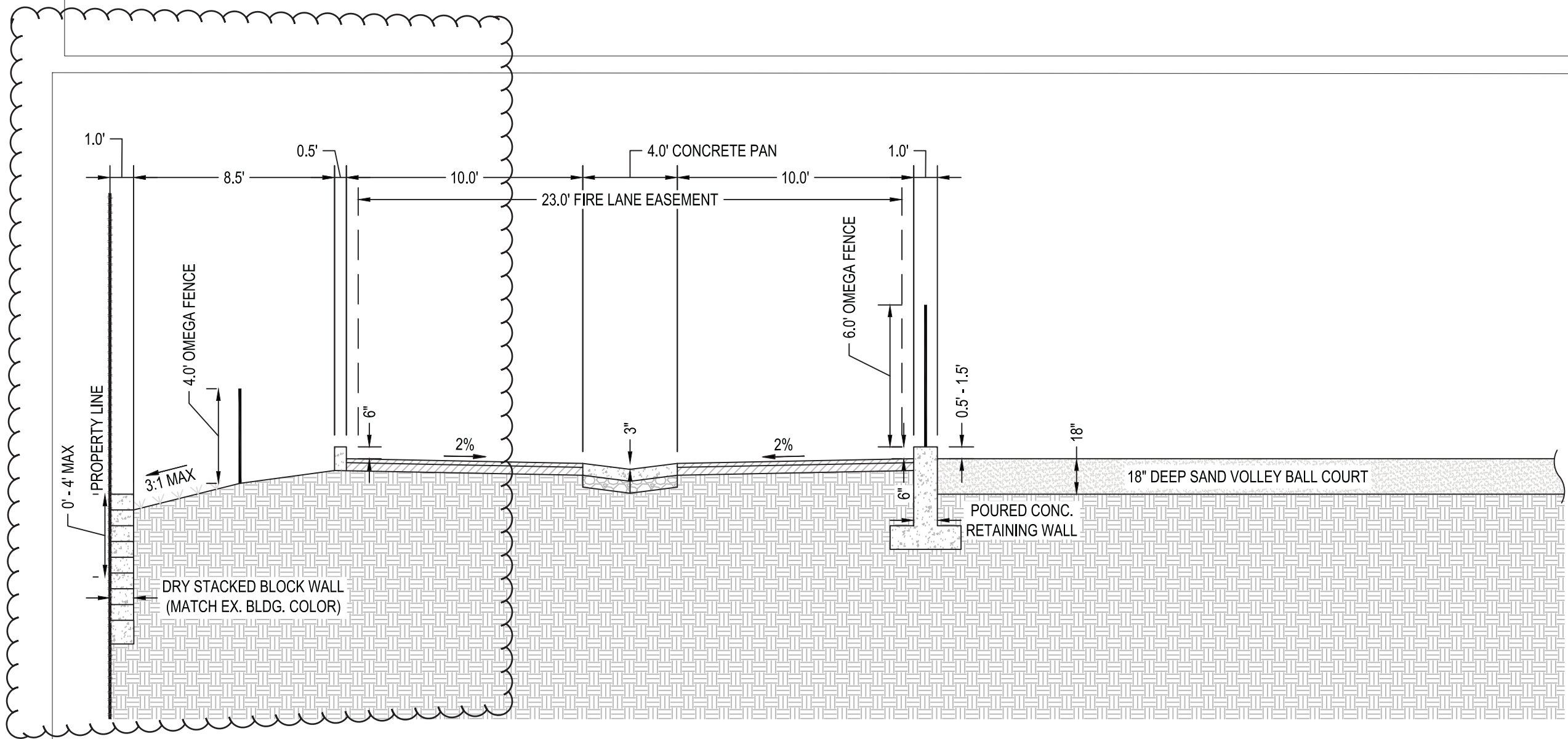
2727 N. Cascade Ave, Suite 160
Colorado Springs, CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

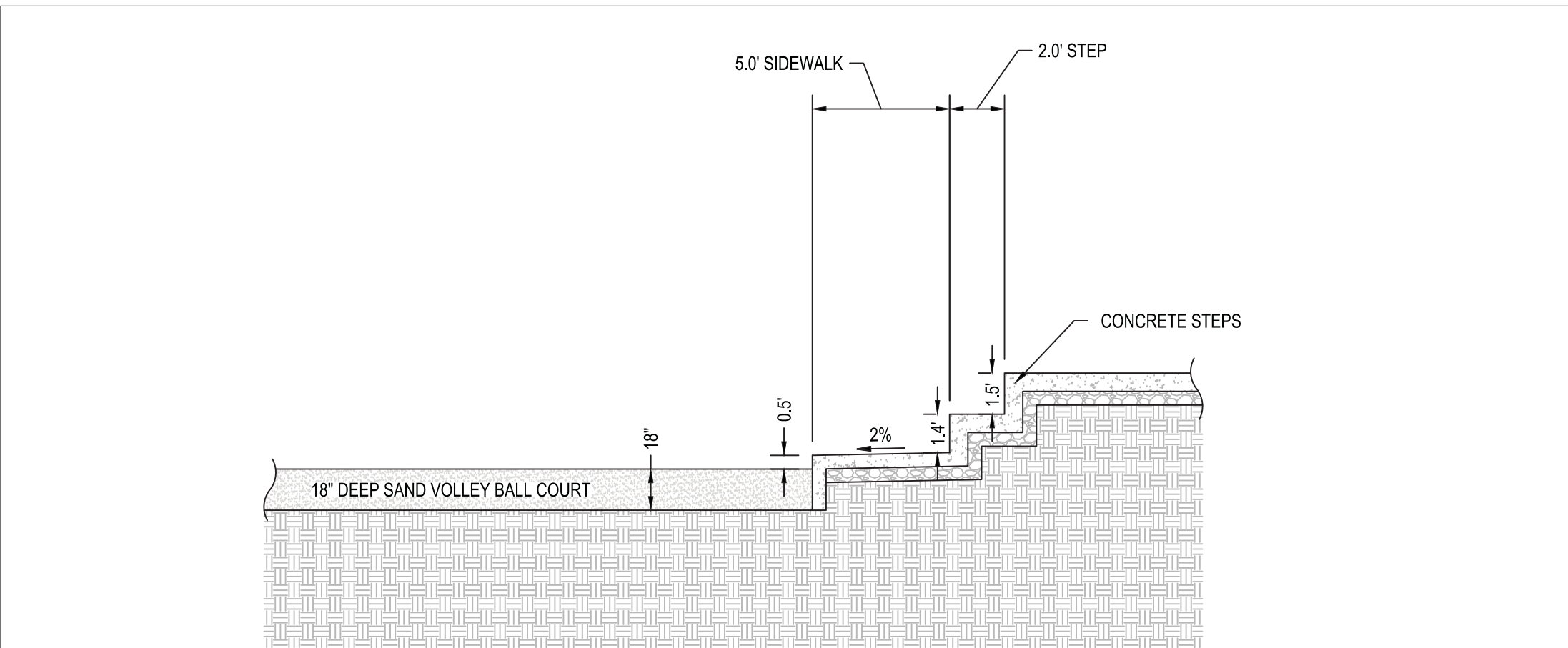
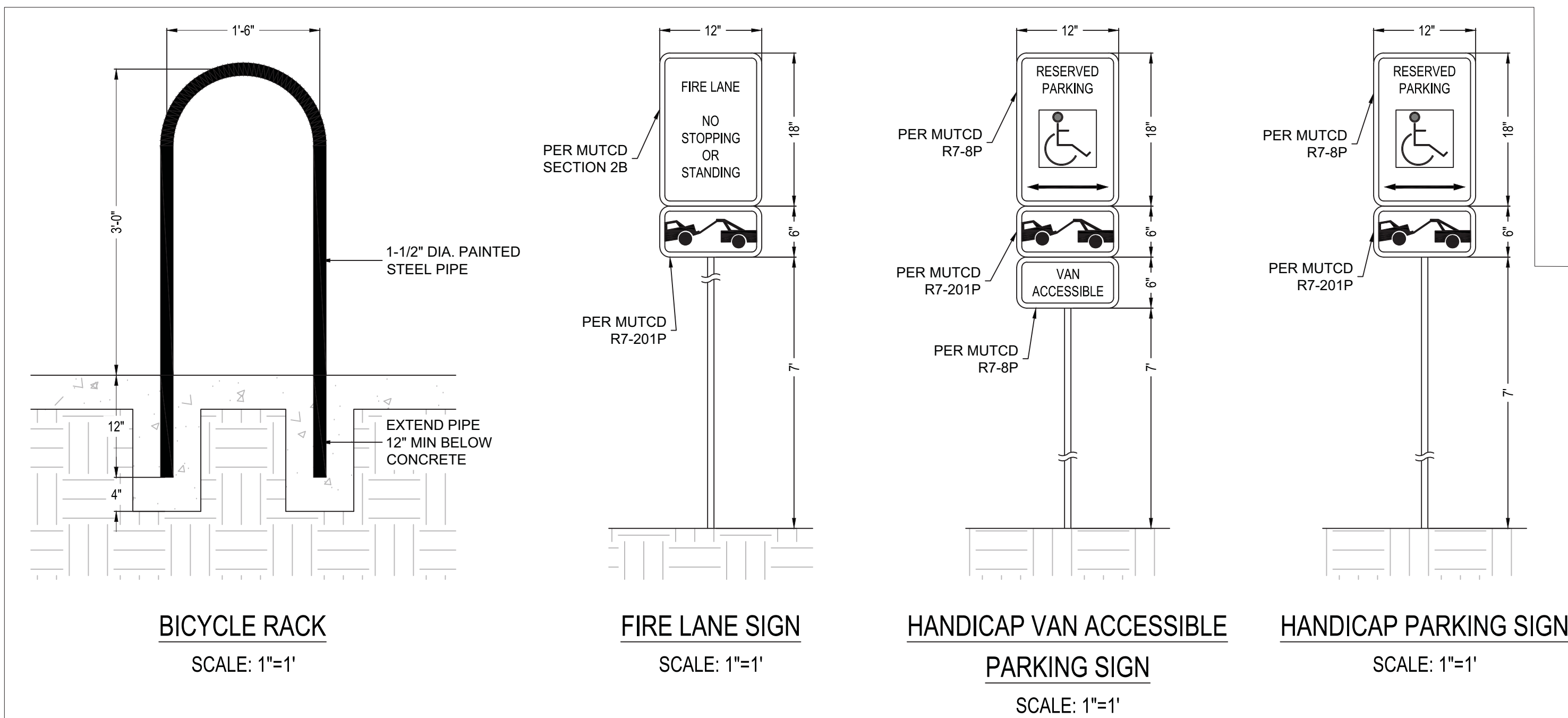
THE ISLAND VOLLEYBALL FILING #1 AT ROCKY
MOUNTAIN COMPLEX SITE DEVELOPMENT
PLAN AMENDMENT AND CONDITIONAL USE
2233 SOUTH GENEVA STREET
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
16-207



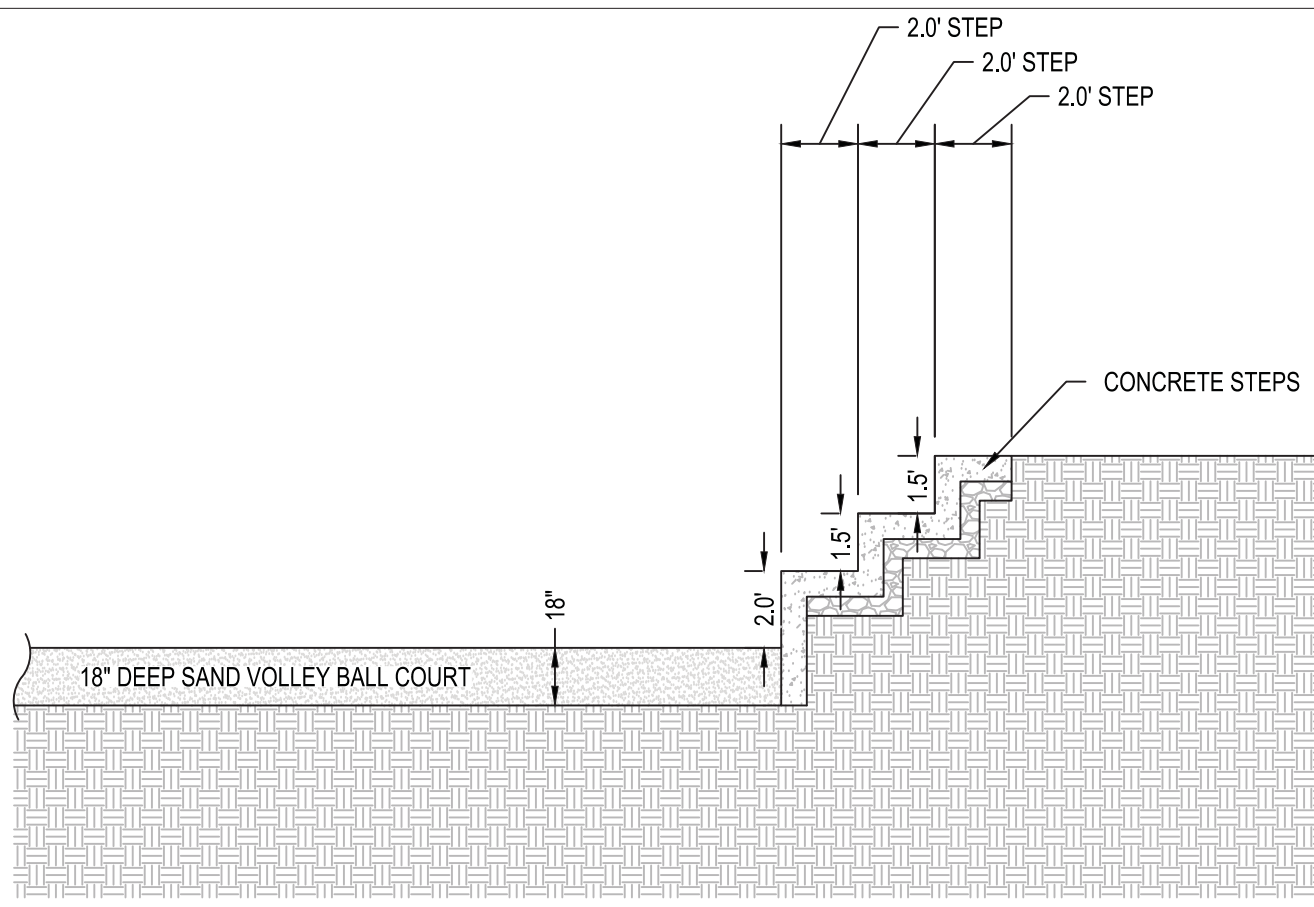
CROSS SECTION A-A (RE: C3.0)
1"=5'



CROSS SECTION B-B (RE: C3.0)
1"=5'



CROSS SECTION C-C (RE: C3.0)
1"=5'



CROSS SECTION D-D (RE: C3.0)
1"=5'

RETAINING WALL NOTE:
RETAINING WALLS HEREIN HAVE NOT BEEN ENGINEERED. IT IS
"ILLUSTRATIVE" AND PROVIDED FOR BID PURPOSES ONLY. PRIOR
TO CONSTRUCTIONS, THE GENERAL CONTRACTOR MUST OBTAIN
AN ENGINEERED DESIGN FOR ALL WALLS, AS DESCRIBED IN THE
ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS
SECTION 4.02.7.01, WITH ACCOMPANYING CONSTRUCTION
DOCUMENTS. THE DESIGN MUST BE CERTIFIED BY AN ENGINEER
LICENSED IN THE STATE.

SITE
DETAILS

C5.0

SHEET 5 OF 12

COPYRIGHT 2019			
This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.			
REVISION:			
NO.	DATE	BY	
1	03/22/2018	GHP	
2	05/11/2018	ACJ	
3	11/07/2018	ACJ	
4	12/19/2018	ACJ	
5	01/11/2019	ACJ	
6	04/04/2019	ACJ	
DATE:		MARCH 6, 2017	
DRAWN BY:		ACJ	
CHECKED BY:		ETB	

THE ISLAND VOLLEYBALL FILING #1 AT ROCKY MOUNTAIN COMPLEX SITE PLAN AMENDMENT AND CONDITIONAL USE

LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
2233 SOUTH GENEVA STREET, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.
SITE DEVELOPMENT PLAN AMENDMENT - CASE NUMBER 2017-3010-00



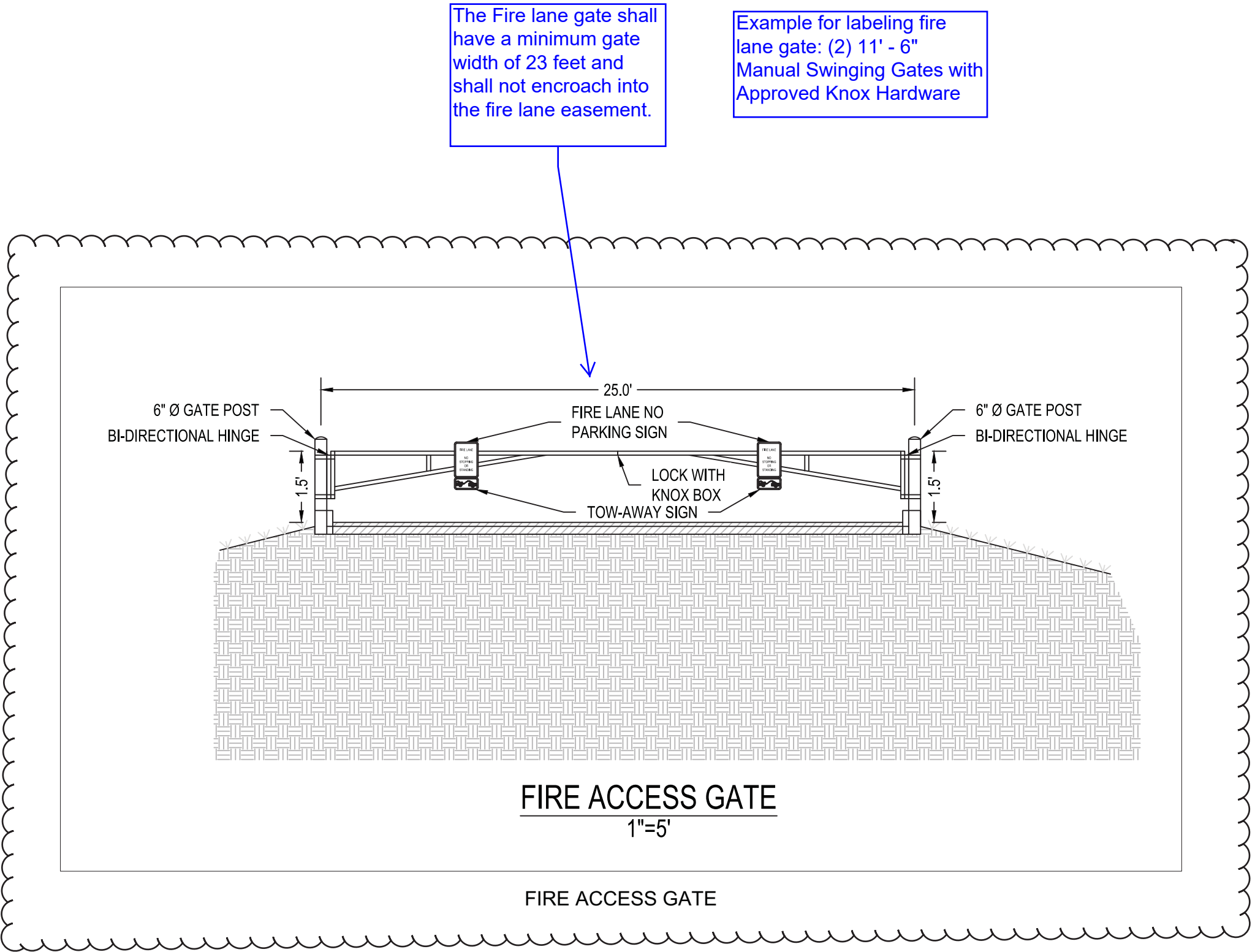
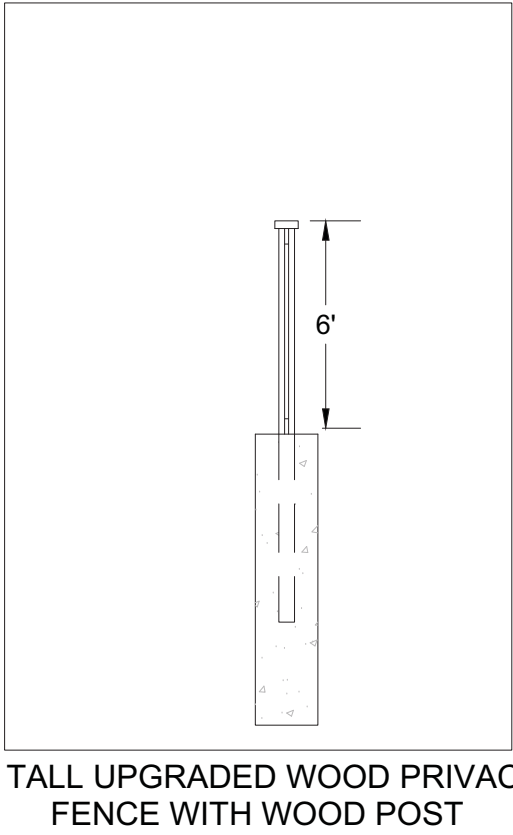
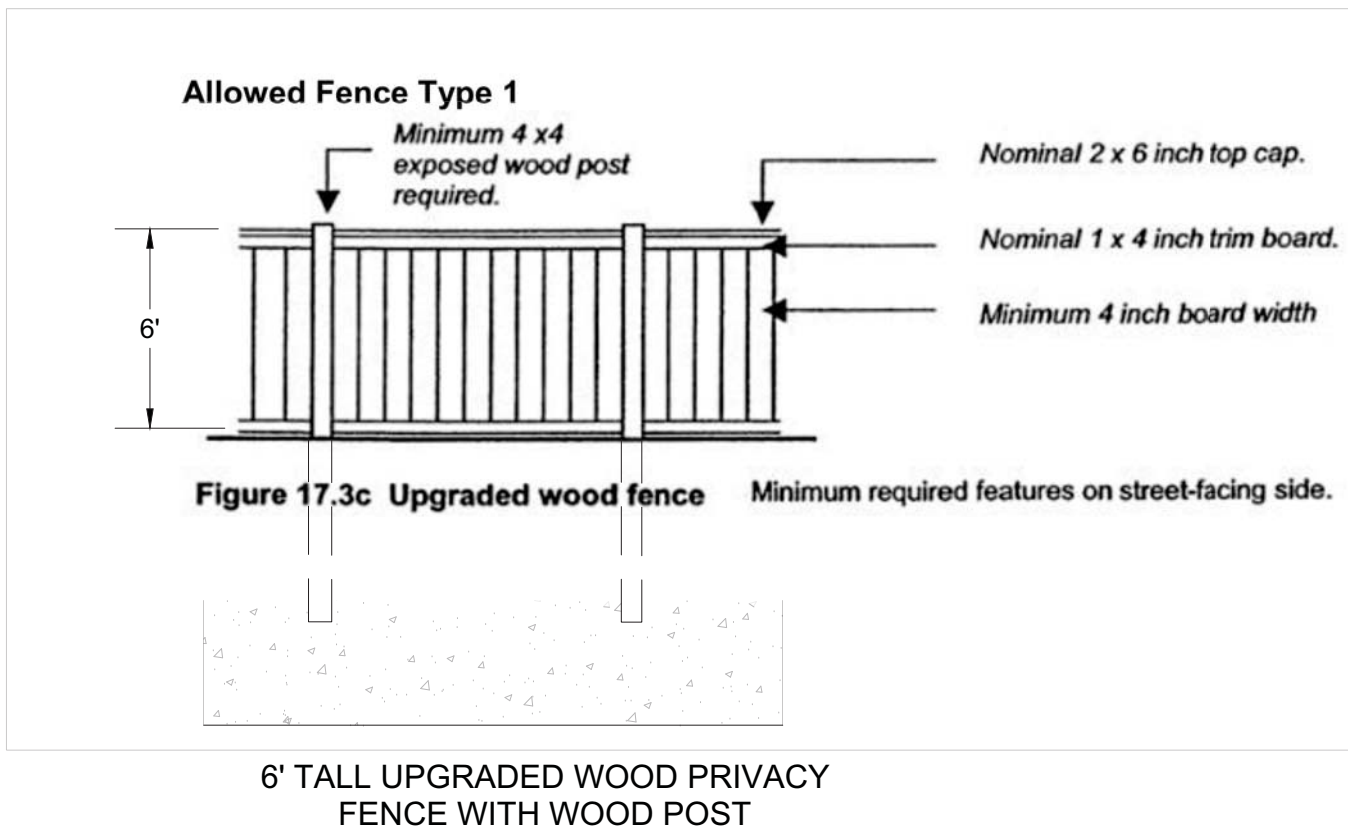
3461 Ringsby Court, Suite 125
Denver, CO 80216

2727 N. Cascade Ave, Suite 160
Colorado Springs, CO 80907

720.594.9494
Info@AltitudeLandCo.com
www.AltitudeLandCo.com

THE ISLAND VOLLEYBALL FILING #1 AT ROCKY
MOUNTAIN COMPLEX SITE DEVELOPMENT
PLAN AMENDMENT AND CONDITIONAL USE
2233 SOUTH GENEVA STREET
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

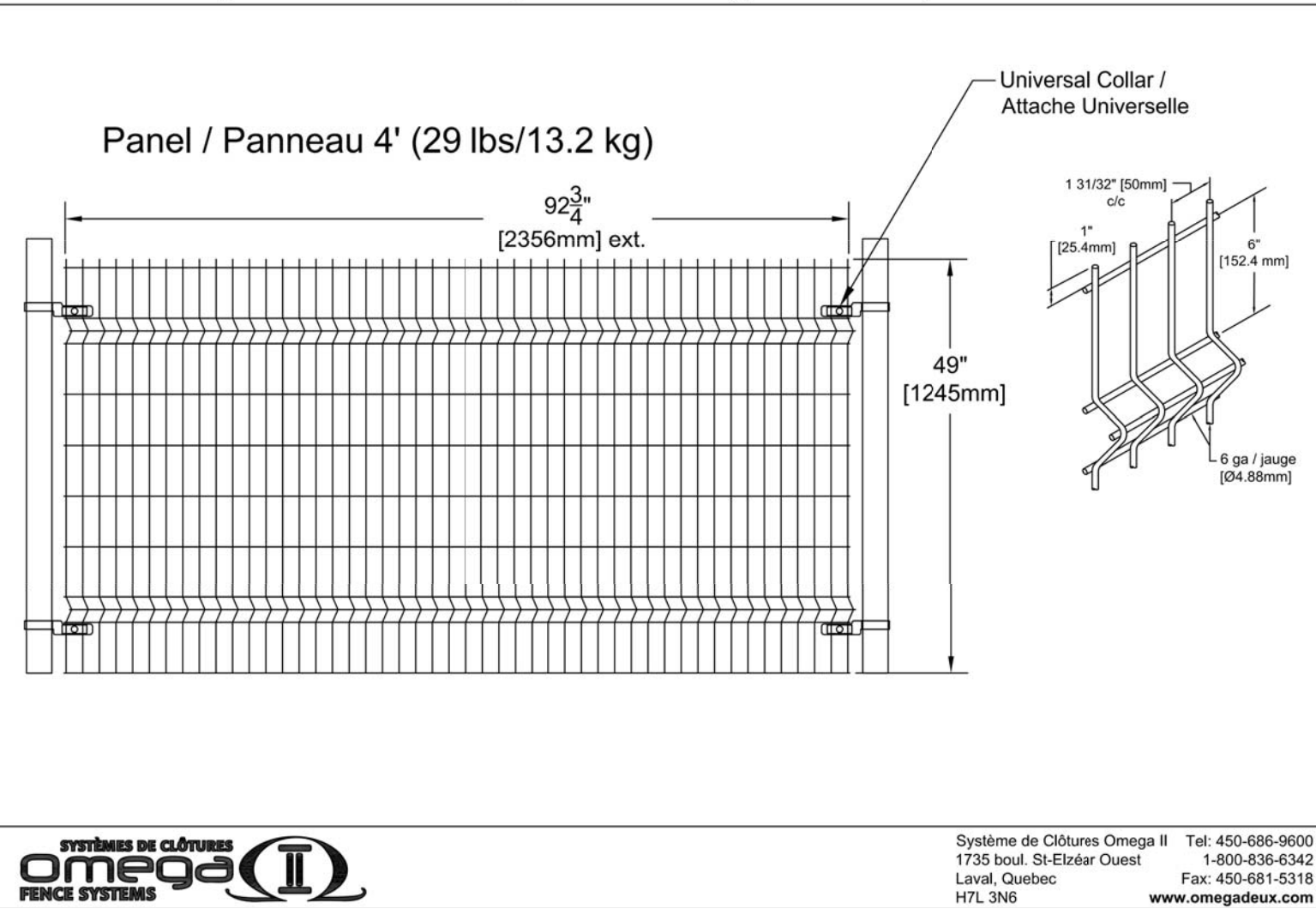
16-207



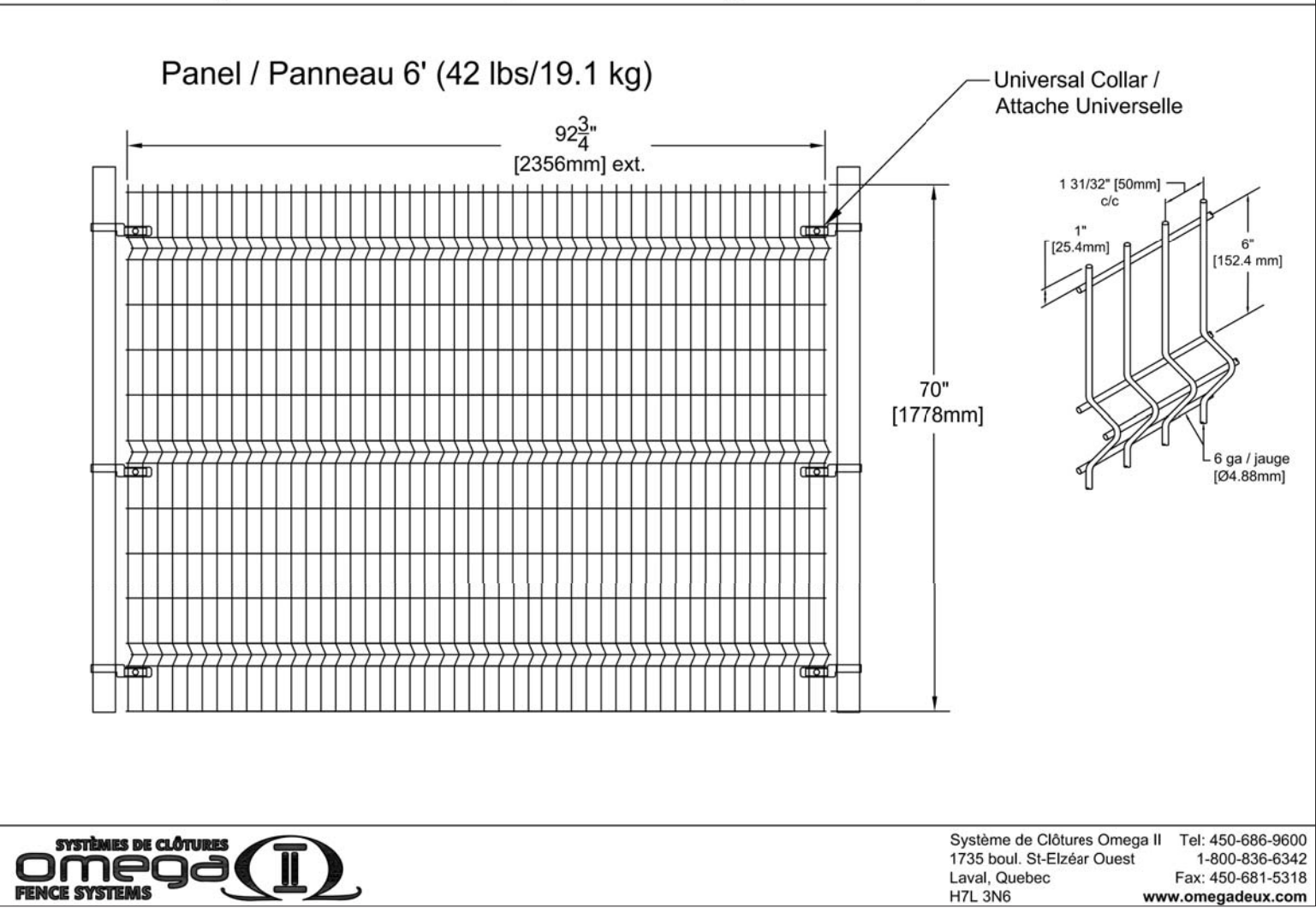
The Fire lane gate shall have a minimum gate width of 23 feet and shall not encroach into the fire lane easement.

Example for labeling fire lane gate: (2) 11' - 6" Manual Swinging Gates with Approved Knox Hardware

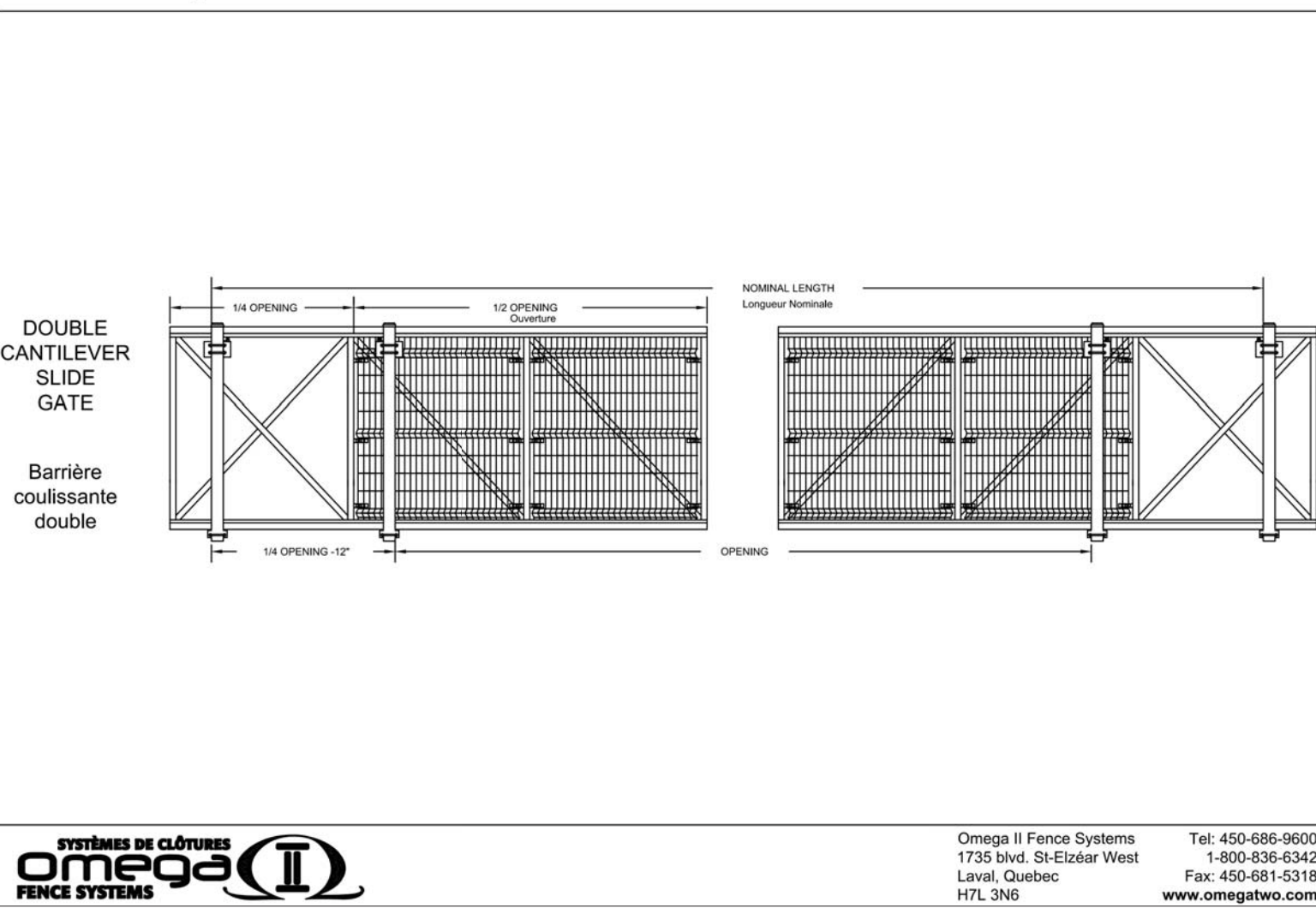
OMEGA ARCHITECTURAL PANELS MOUNTED ON SQUARE POSTS (HEIGHT 4' H)
Panneaux Omega Architecturale sur poteaux carrés (grandeur 4' H)



OMEGA ARCHITECTURAL PANELS MOUNTED ON SQUARE POSTS (HEIGHT 6' H)
Panneaux Omega Architecturale sur poteaux carrés (grandeur 6' H)



OMEGA ARCHITECTURAL CANTILEVER SLIDING ALUMINUM GATE
Barrière Omega Architecturale coulissante en aluminium



COPYRIGHT 2019		
This document is an instrument of service, and as such remains the property of the Engineer. Permission for use of this document is limited and can be extended only by written agreement with Altitude Land Consultants.		
REVISION:		
NO.	DATE	BY
1	03/22/2018	GHP
2	05/11/2018	ACJ
3	11/07/2018	ACJ
4	12/19/2018	ACJ
5	01/11/2019	ACJ
6	04/04/2019	ACJ

DATE: MARCH 6, 2017
DRAWN BY: ACJ
CHECKED BY: ETB

SITE
DETAILS

C6.0

SHEET 6 OF 12