

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

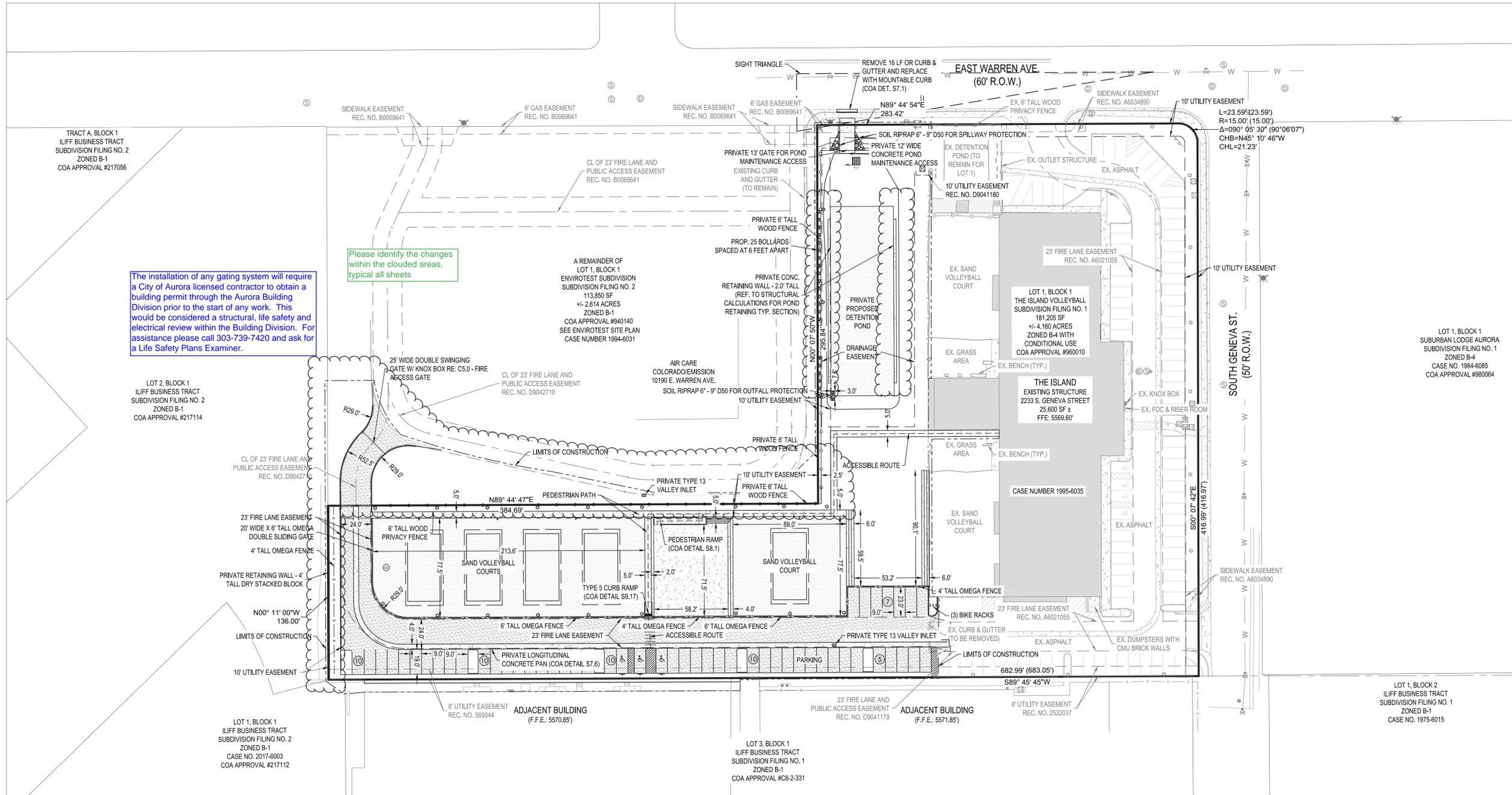
A drainage letter is required to account for the site and storm sewer changes proposed on site. Please contact 303-739-7335 to create a civil folder for the drainage letter. The letter shall contain calculations, compare peak flows, include any relevant sheets from the approved report, etc. The reviewing 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 installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

Please identify the changes within the clouded areas, typical all sheets

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16-207

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| NO. | DATE       | REVISION: | 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

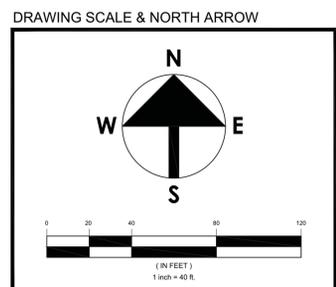
C2.0

SHEET 2 OF 12

- GENERAL NOTES**
- 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 WATER VALVE      |  |                   |
|  | PROPOSED STORM PIPE     |  | EXISTING LIGHT POLE       |  |                   |
|  | EXISTING SANITARY SEWER |  | PROPOSED LIGHT POLE       |  |                   |
|  | EXISTING WATER LINE     |  | EXISTING KNOX BOX         |  |                   |
|  | PROPOSED WATER LINE     |  | PARKING COUNT             |  |                   |
|  | EXISTING CONTOUR        |  | HANDICAP PARKING          |  |                   |
|  | PROPOSED CONTOUR        |  | FLOW DIRECTION & SLOPE    |  |                   |



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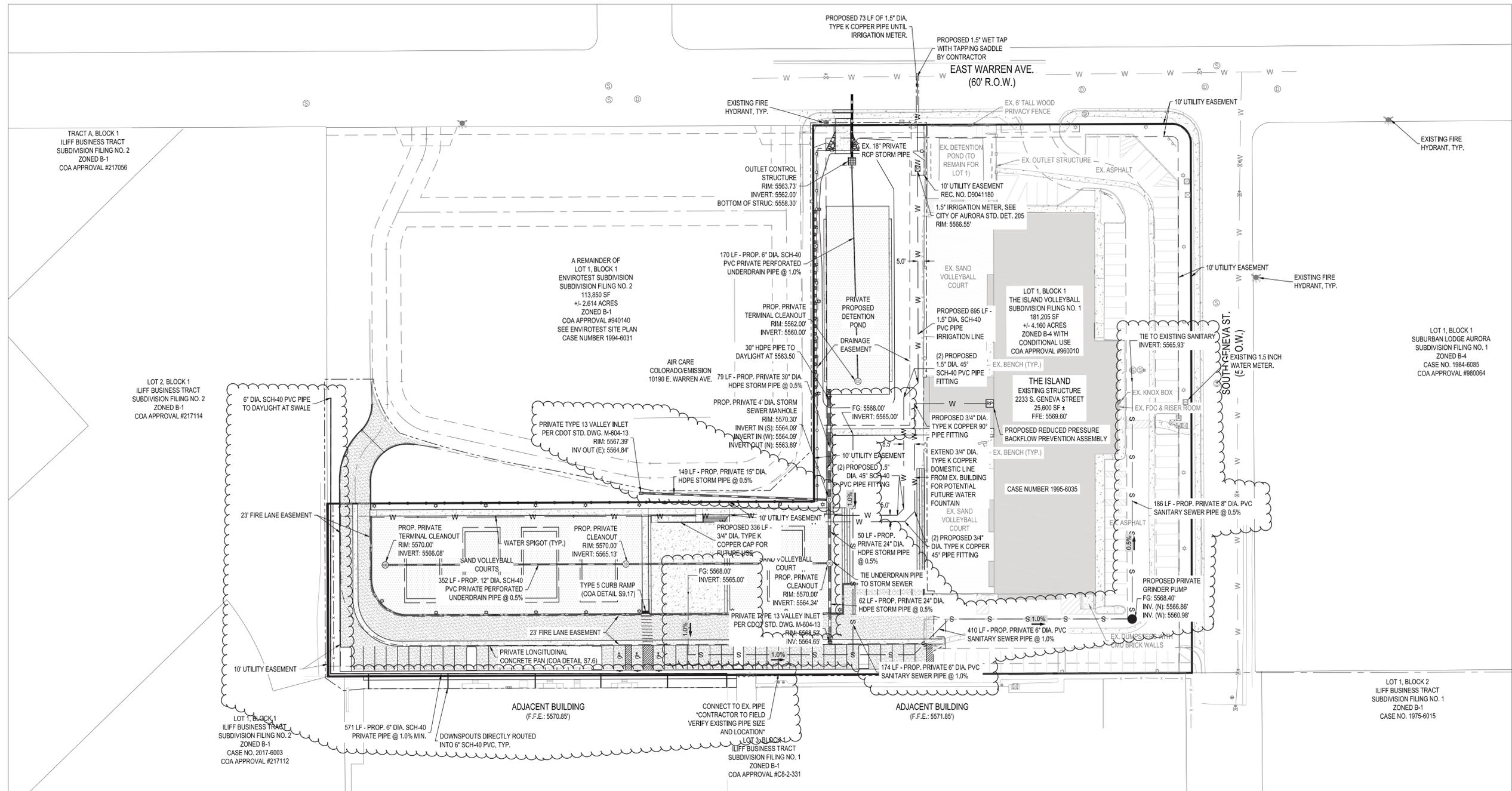


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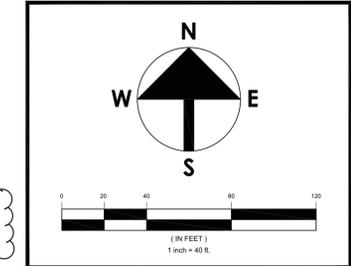
### GENERAL NOTES

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### LEGEND



### DRAWING SCALE & NORTH ARROW



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| 6   | 04/04/2019 |           | ACJ |

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

## UTILITY SCHEMATIC

# C3.0

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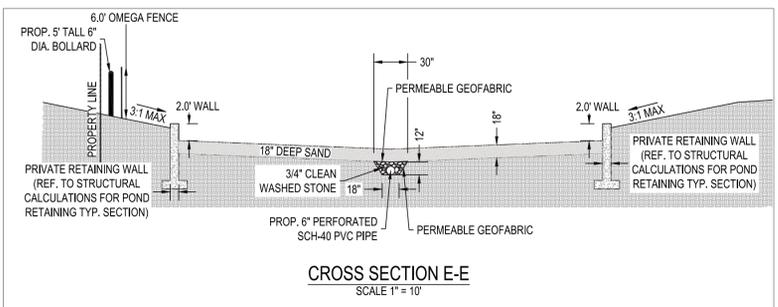
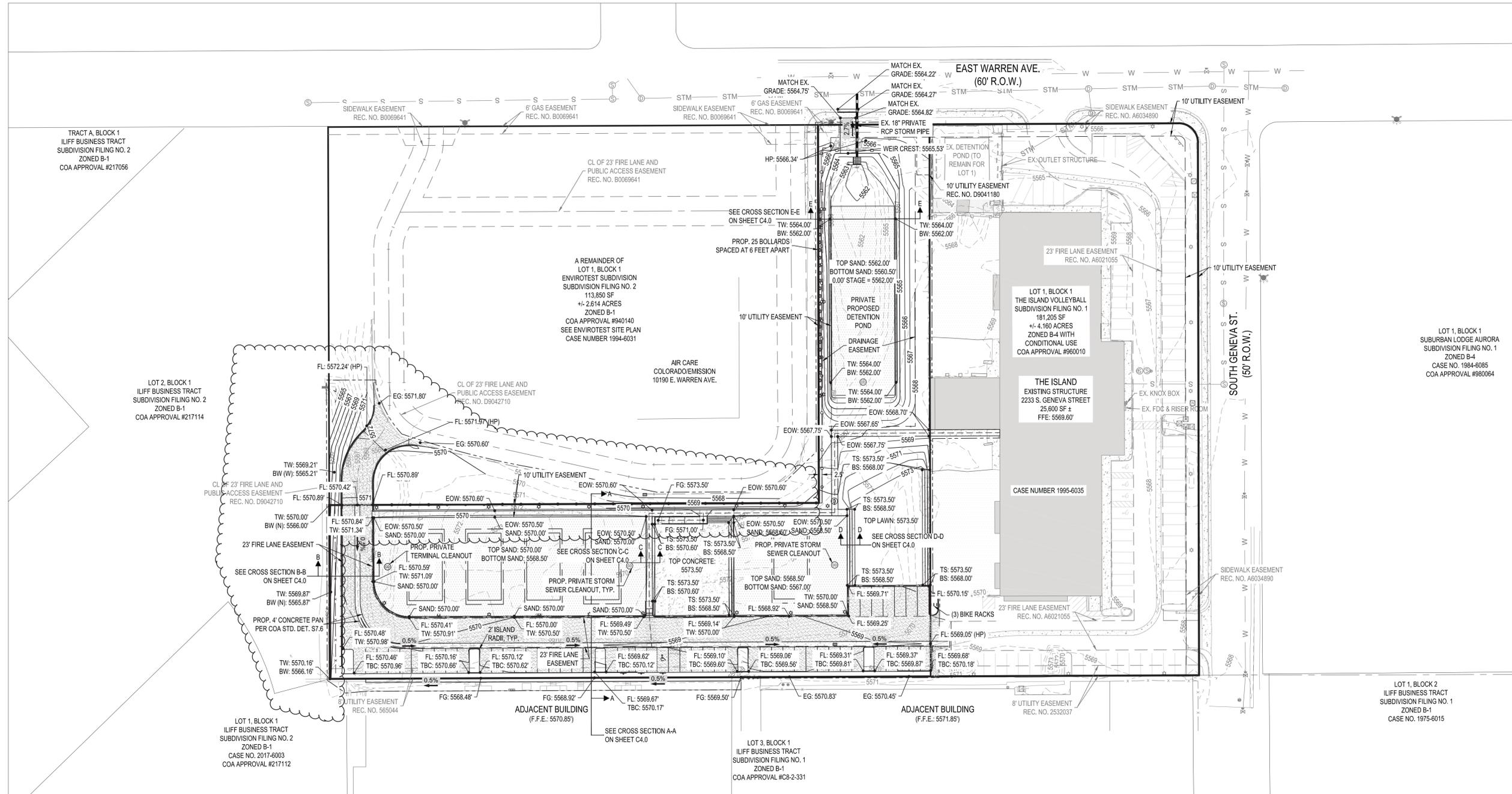


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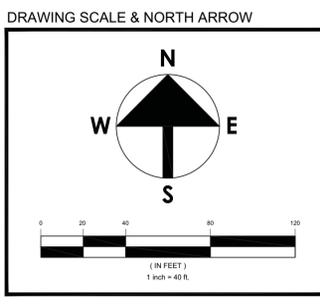


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**LEGEND**

|       |                         |   |                           |   |                   |
|-------|-------------------------|---|---------------------------|---|-------------------|
| ---   | 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      |   |                   |
| ---   | PROPOSED STORM PIPE     | ⊕ | EXISTING WATER VALVE      |   |                   |
| S     | EXISTING SANITARY SEWER | ⊕ | EXISTING LIGHT POLE       |   |                   |
| W     | EXISTING WATER LINE     | ⊕ | PROPOSED LIGHT POLE       |   |                   |
| W     | PROPOSED WATER LINE     | ⊕ | EXISTING KNOX BOX         |   |                   |
| ---   | EXISTING CONTOUR        | ⊕ | PARKING COUNT             |   |                   |
| ---   | PROPOSED CONTOUR        | ⊕ | HANDICAP PARKING          |   |                   |
|       |                         | ⊕ | FLOW DIRECTION & SLOPE    |   |                   |



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

**GRADING SCHEMATIC**

**C4.0**

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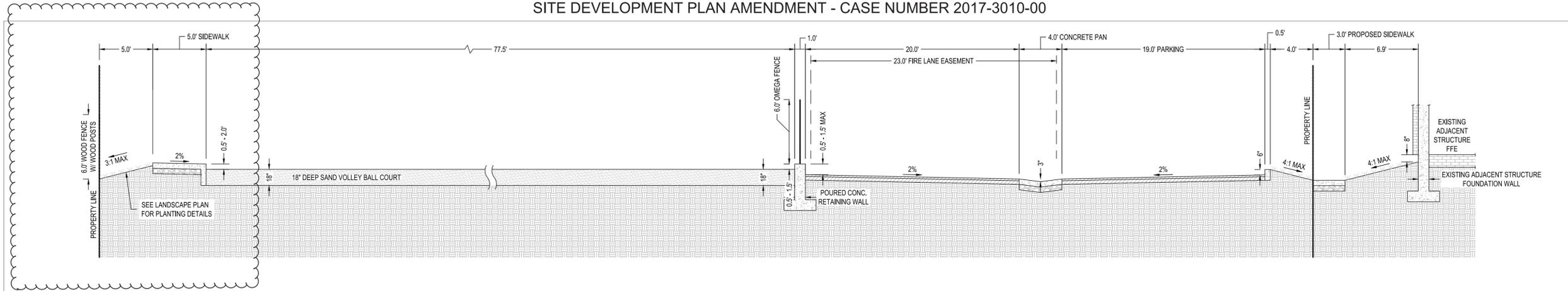
LOCATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 04 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
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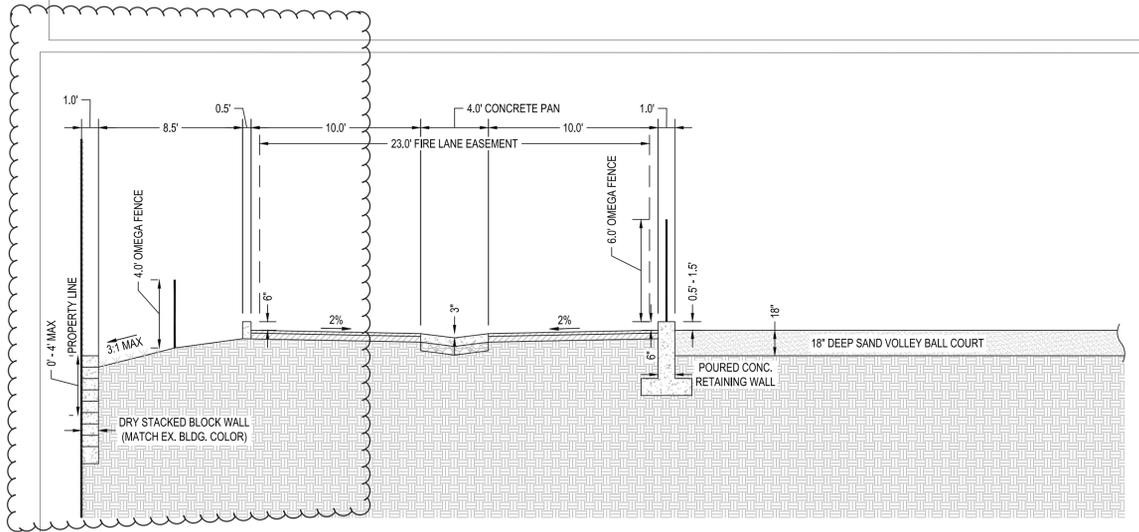
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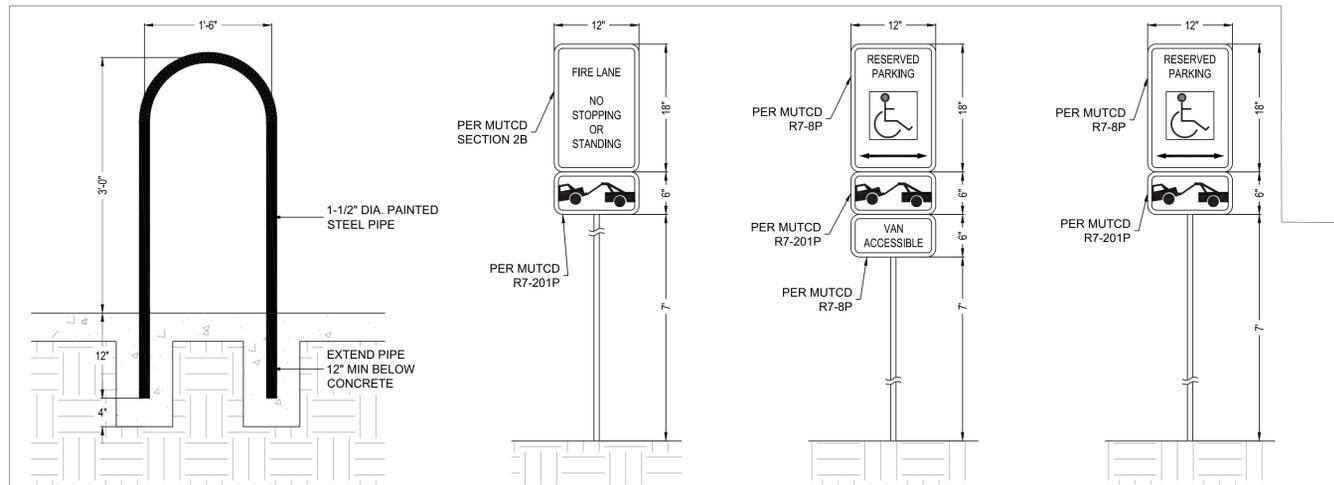
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CROSS SECTION A-A (RE: C3.0)  
 1"=5'



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

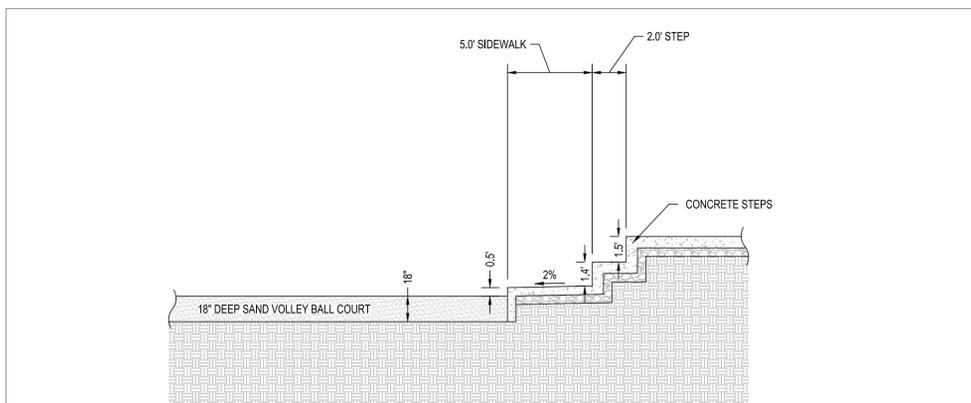


BICYCLE RACK  
 SCALE: 1"=1'

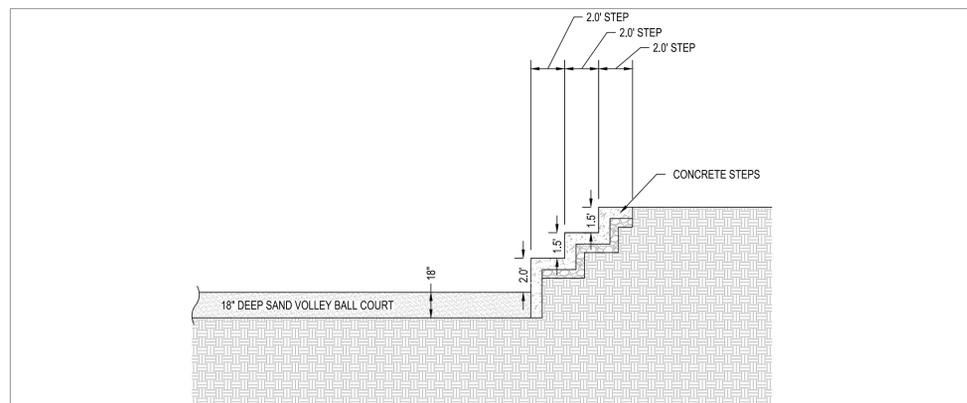
FIRE LANE SIGN  
 SCALE: 1"=1'

HANDICAP VAN ACCESSIBLE  
 PARKING SIGN  
 SCALE: 1"=1'

HANDICAP PARKING SIGN  
 SCALE: 1"=1'



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.

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 DRAWN BY: ACJ  
 CHECKED BY: ETB

SITE DETAILS

C5.0

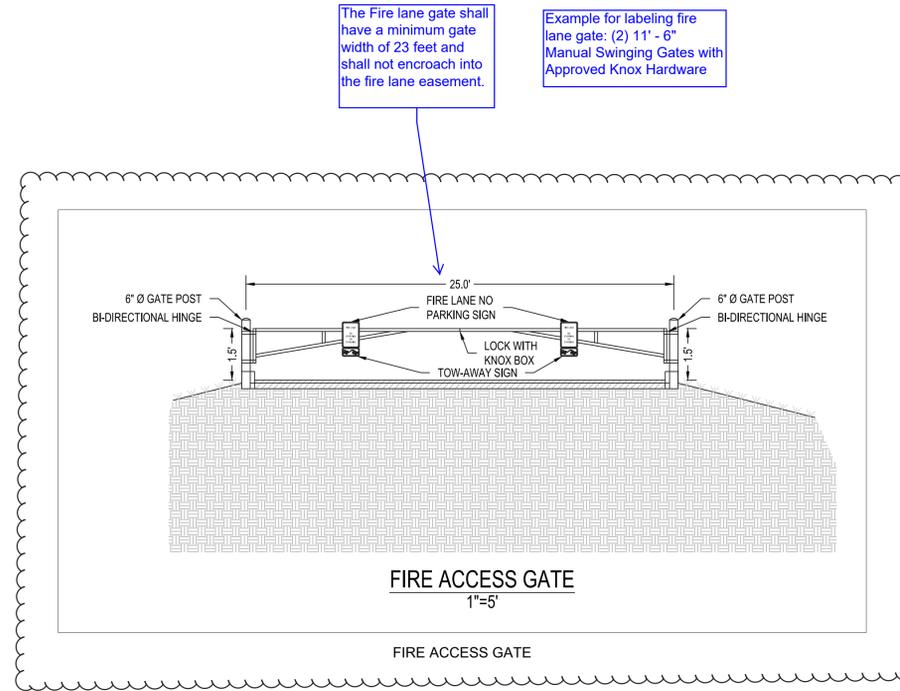
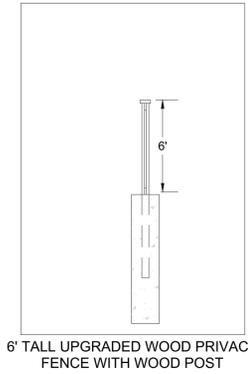
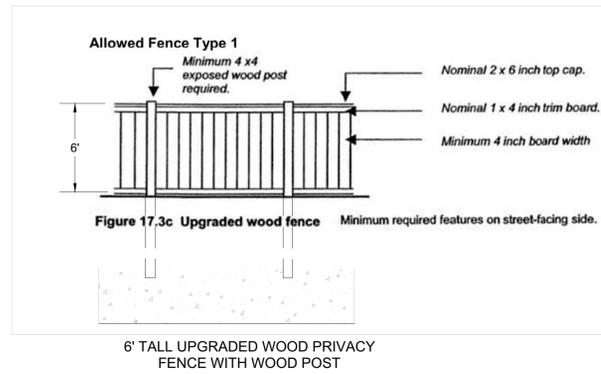
SHEET 5 OF 12

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

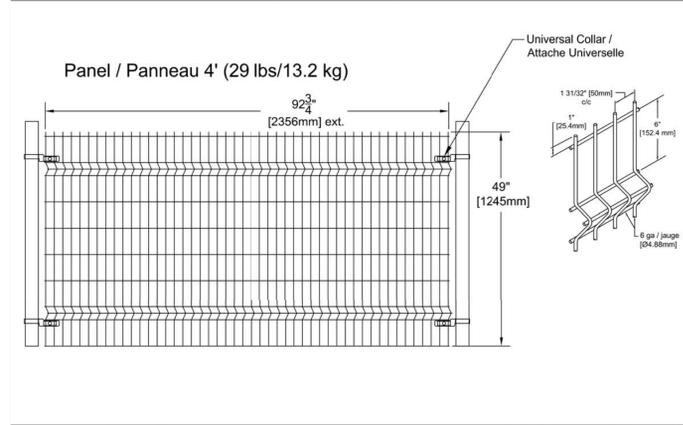
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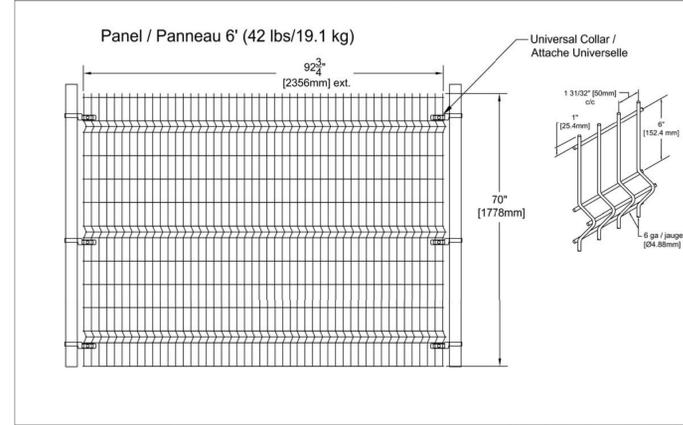
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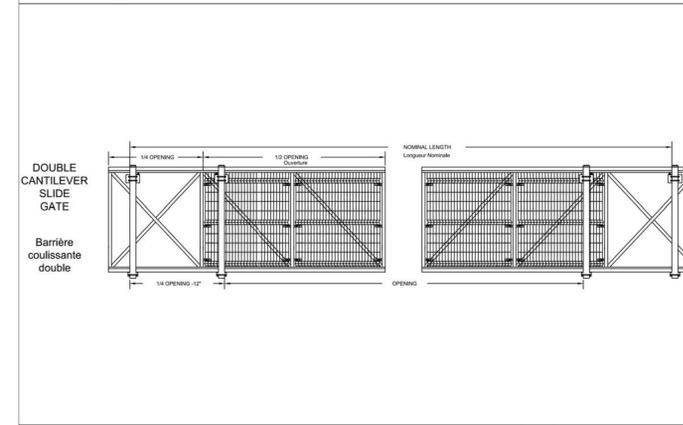
OMEGA ARCHITECTURAL PANELS MOUNTED ON SQUARE POSTS (HEIGHT 4' H)  
 Panneaux Omega Architecturale sur poteaux carrés (grandeur 4' H)



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



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 CHECKED BY: ETB

SITE  
 DETAILS

C6.0

SHEET 6 OF 12