

LEGEND:

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED SPILL CURB
- EXISTING SPILL CURB
- PROPOSED SAWCUT
- PROPOSED ASPHALT PAVEMENT (PER GEOTECH RECOMMENDATIONS)
- PROPOSED CONCRETE PAVEMENT (PER GEOTECH RECOMMENDATIONS)
- PROPOSED WALK (PER GEOTECH RECOMMENDATIONS)
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN
- EXISTING TREE

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE EASTERLY LINE OF LOT 2, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 25, WITH THE LINE BEARING S04°19'11"W.

BENCHMARK:

BENCHMARK A65260, DESIGNATED CHERRY CREEK 1200, A 3.5 INCH BRASS CAP IN CONCRETE LOCATED IN ARAPAHOE COUNTY WAS USED TO ESTABLISH VERTICAL ELEVATIONS. ASSUMED TO HAVE AN ELEVATION OF 5632.00 FEET (NAVD 88)

BUILDING HC NOTE:

HORIZONTAL CONTROL INFORMATION SHOWN FOR THE PROPOSED BUILDING IS BASED ON THE OUTER MOST LIMIT OF THE ARCHITECTURAL BUILDING PLAN PROVIDED AT THE TIME OF DESIGN/APPROVAL OF HORIZONTAL CONTROL PLAN. CONTRACTOR AND SURVEYOR SHALL VERIFY BUILDING CONTROL WITH ARCHITECTURAL AND STRUCTURAL BUILDING LAYOUT INFORMATION PRIOR TO THE STAKING AND CONSTRUCTION OF PROPOSED BUILDING AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL AND INFORMATION SHOWN ON PLANS.

SAWCUT NOTE:

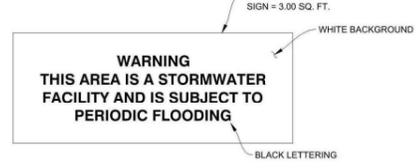
SAWCUT LIMITS ARE SHOWN AS APPROXIMATES. ALL CONCRETE REMOVAL SHALL BE FULL PANEL/STONE REMOVAL. IE REMOVAL SHALL BE TO NEAREST JOINT.

NOTES:

1. PAVEMENT THICKNESSES ARE SHOWN FOR REFERENCE ONLY. REFER TO CURRENT GEOTECHNICAL STUDY FOR THIS PROJECT FOR PAVEMENT THICKNESS RECOMMENDATIONS.
2. THIS PLAN DOES NOT CONTROL COLOR OR SCORING PATTERNS OF HARDSCAPE SHOWN. SEE HARDSCAPE OR LANDSCAPE PLAN FOR DECORATIVE TREATMENT.
3. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS SHOWN ON THESE PLANS AND FIELD CONDITIONS.
5. FOR WORK WITHIN OR ADJACENT TO ROW EXCAVATION AND EMBANKMENT MATERIAL SHALL MEET SECTION 203 OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OR REQUIREMENTS OTHERWISE SPECIFIED IN THE APPROVED SOILS REPORT.
6. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE COLORADO SUPPLEMENTAL MUTCD AND THE ARAPAHOE COUNTY INFRASTRUCTURE DESIGN & CONSTRUCTION STANDARDS. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M&S STANDARDS.
7. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS SHALL BE PERFORMED BY ARAPAHOE COUNTY. ALL DISCREPANCIES IDENTIFIED DURING THE FIELD INSPECTION MUST BE CORRECTED BEFORE THE TWO-YEAR WARRANTY PERIOD SHALL BEGIN.
8. THE CONTRACTOR INSTALLING SIGNS IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES.
9. SPECIAL CARE SHOULD BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO INITIATION OF THE WARRANTY PERIOD, ARAPAHOE COUNTY RESERVES THE RIGHT TO REQUIRE ADDITIONAL SIGNAGE AND/OR STRIPING IF THEY DETERMINE THAT AN UNIFORMED CONDITION WARRANTS SUCH SIGNAGE ACCORDING TO MUTCD OR CDOT M&S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO (2) YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION.
11. SEE SHEET C7.0 FOR SIGN POST DETAILS - REQUIRED FOR ALL FIRE LANE SIGNS.

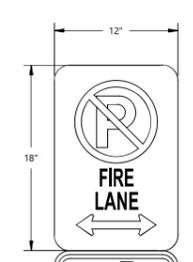


OUTLET MODIFICATION SIGN
N.T.S.

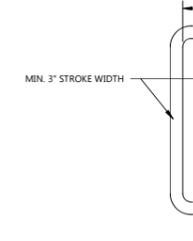


FLOOD HAZARD WARNING SIGN - GENERAL
N.T.S.

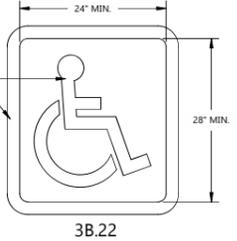
- SIGNAGE NOTES:**
1. OUTLET MODIFICATION SIGN SHALL BE ATTACHED TO OR POSITIONED AT A VISIBLE LOCATION NEAR FACILITY OUTLETS.
 2. ONE FLOOD HAZARD WARNING SIGN SHALL BE PROVIDED IDENTIFYING THE FACILITY PONDING AREA. THE SIGN SHALL BE PLACED AT A VISIBLE LOCATION. ARAPAHOE COUNTY RESERVES THE RIGHT TO REQUEST ADDITIONAL SIGNS FOR SOME CONTROL MEASURES.
 3. ALL SIGNS MUST BE PROFESSIONALLY PRODUCED (NO PEEL - OFF LETTERS) AND INCLUDE ARAPAHOE COUNTY LOGO.
 4. ALL SIGNS PLACED IN PUBLIC RIGHTS OF WAY SHALL MEET ARAPAHOE COUNTY SIGN POST REQUIREMENTS



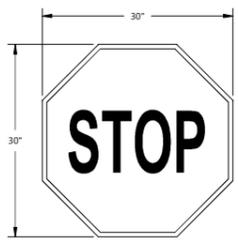
NO PARKING FIRE LANE SIGN
N.T.S.



HANDICAP PARKING SIGN DETAILS
N.T.S.



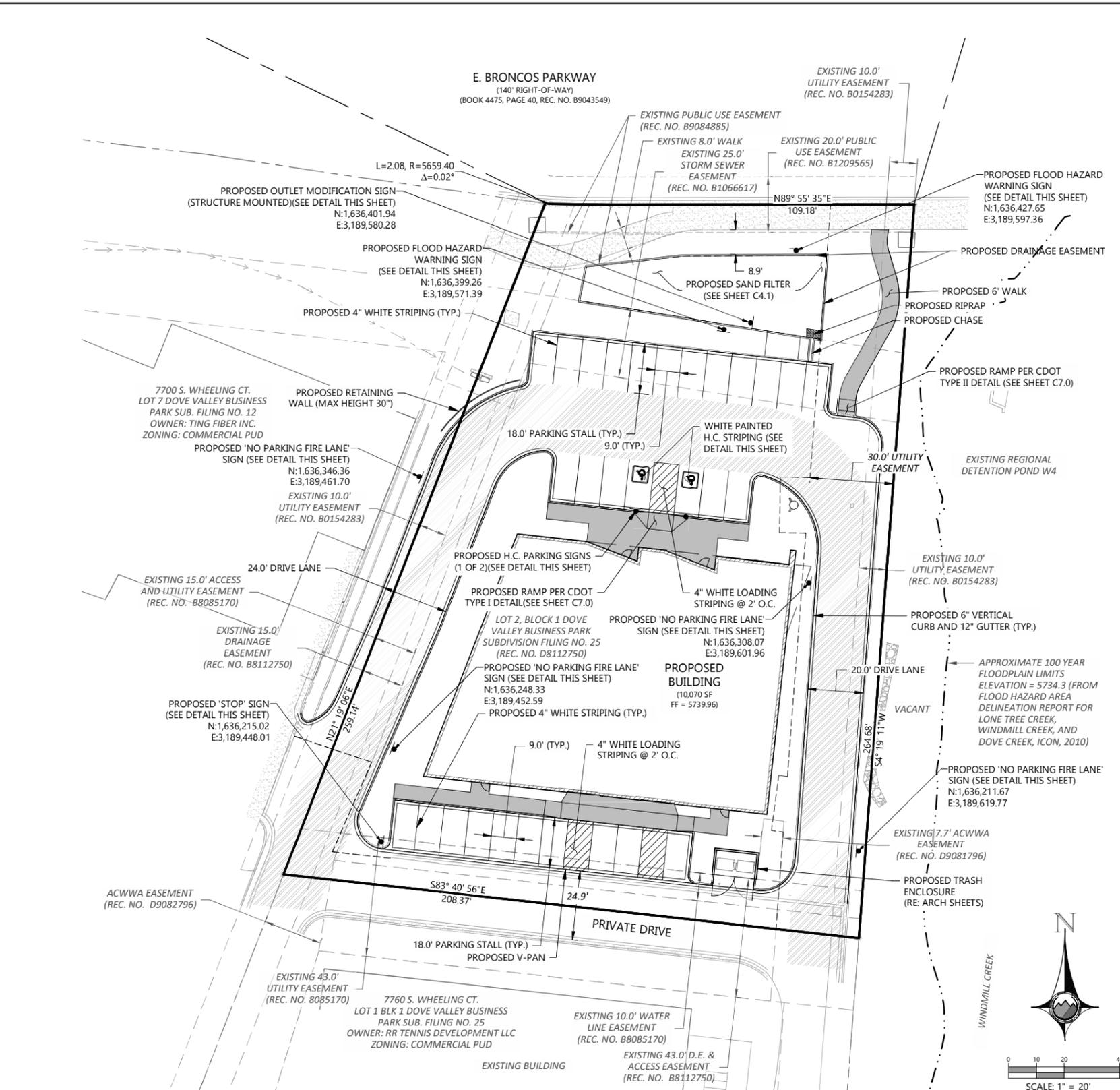
H.C. STRIPING DETAIL (ONE PER SPACE)
N.T.S.



STOP SIGN DETAIL
N.T.S.

SIGN DATA TABLE

NAME	TYPE	SIZE	QUANTITY
STOP SIGN	R1-1	30"X30"	1
NO PARKING FIRE LANE	R8-31	12"X18"	4
TOW AWAY (GRAPHIC)	R7-201A	6"X12"	6
VAN ACCESSIBLE	R7-8A	6"X12"	1
HANDICAPPED RESERVED PARKING	R7-8	12"X18"	2



SOUTH METRO FIRE RESCUE
9195 E. MINERAL AVE
CENTENNIAL, CO 80112

Approved by Jeff Sceilli on Aug 18, 2022

Record # ASP21-016 Castle Brae 7730 S Whee

ARAPAHOE COUNTY CASE NO. ASP21-016
SEMSWA CASE NO. DPR21-00008

DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT
APPROVAL BLOCK

Castle Brae Development, LLC
7383 S. Alton Way, suite 150
Centennial, CO 80112

Date: March 23, 2022

To: Arapahoe County Public Works
Planning Case Manager or Traffic Engineer
6924 South Lima Street
Centennial, CO 80122

RE: Inclusion into Fire Lane Program
Castle Brae Flex, Administrative Site Plan (Case #ASP21-016)

To Whom It May Concern:

Please accept this letter as a formal request for the fire lane depicted on Castle Brae Flex, Administrative Site Plan and associated engineering documents (Case #ASP21-016) to be included in the Arapahoe County Fire Lane Program for enforcement of designated "No Parking – Fire Lane" program.

These lanes and the signage/stripping associated to the fire lanes will be the responsibility of the HOA Association or individual property owners to maintain and replace and repair.

The cost to install the lanes/signage/stripping will be the responsibility of the developer and the cost to replace, repair and/or maintain these lanes and signage/stripping associated to the fire lane(s) will be the responsibility of the HOA Association or individual property owners.

The responsible party will arrange and insure that all necessary inspections are done and will report the inspection results back to the County Traffic Engineer.

Sincerely,



Tom Kahn
Castle Brae Development, LLC
7383 S. Alton Way, Suite 150
Centennial, CO 80112
303.757.5515

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Molly Orklid-Larson, Senior Planner
Planning Division, Arapahoe County Public works and Development
6924 S Lima Street. Centennial, CO 80112
720-874-6650
Morklid-larson@arapahoegov.com

Project Name: Castle Brae Flex
Project File #: **ASP21-016**
S Metro Review # REFSP22-00016

Review date: January 26, 2022

Plan reviewer: Jeff Sceili
720-989-2244
Jeff.Sceili@southmetro.org

Project Summary: 10,080 sf flexible office/light storage building.

Code Reference: 2018 Fire Code Edition, 2015 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above project and has conditionally approved the plans based on the following comments that must be resolved prior issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. Provide a Autoturn analysis
2. Applicant shall request inclusion into the fire lane program. Please see attached Fire Lane Letter.

Fire Flow per Appendix B

Construction Type	Building Area (SF)	Fire Flow (GPM)	Sprinkler System (Type)	Reduced Fire Flow
IIB Assumed	10,080	2,250	13	1500

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



FIRE ACCESS ROAD DESIGN CRITERIA



BUILDING exterior walls (and any portion thereof) of any buildings that are more than 150 feet from the curb line of a public street shall be served by a Fire Apparatus Access Road which shall be unobstructed. This distance is measured by an approved route around the exterior of the building or facility. Additional allowances may be made for some sprinkler protected structures. Alternate access arrangements may be accepted based on site conditions and building fire protection features.

Due to the possibility of heavy vehicle traffic, residential and commercial collector and arterial roads may not be considered adequate for fire suppression operations; no credit for access to perimeter of buildings shall be given from collectors or arterials, unless specifically approved.

Sites not be capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

FIRE APPARATUS ACCESS ROADS shall be of an all-weather surface capable of supporting the imposed loads of fire apparatus. Maximum grade on site shall not exceed six percent (6%). Roads shall be asphalt or concrete. Other surfaces may be accepted on a case by case basis.

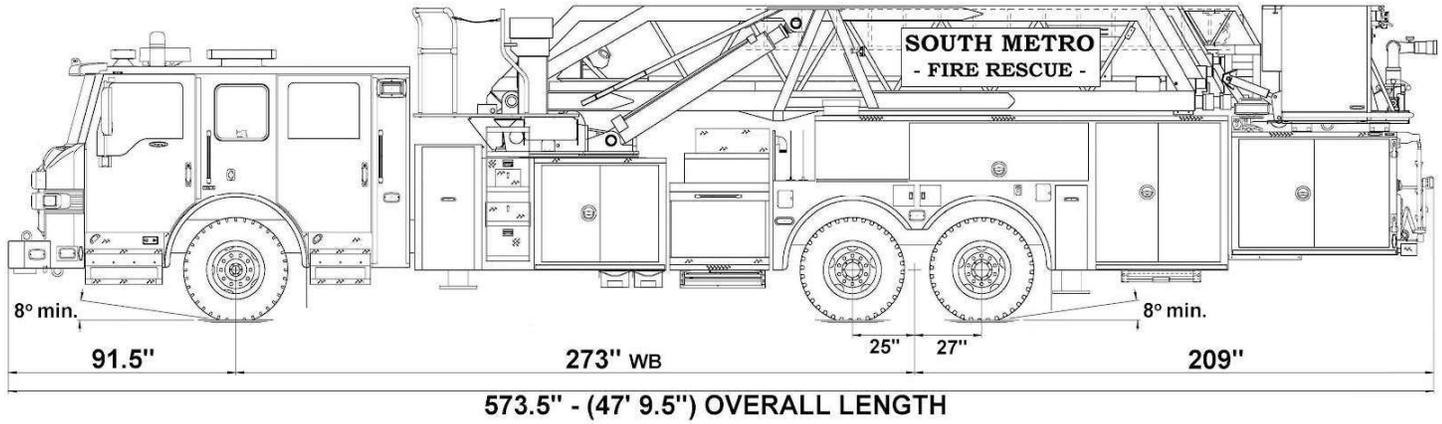
The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained for the entire required width of the access road.

Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.

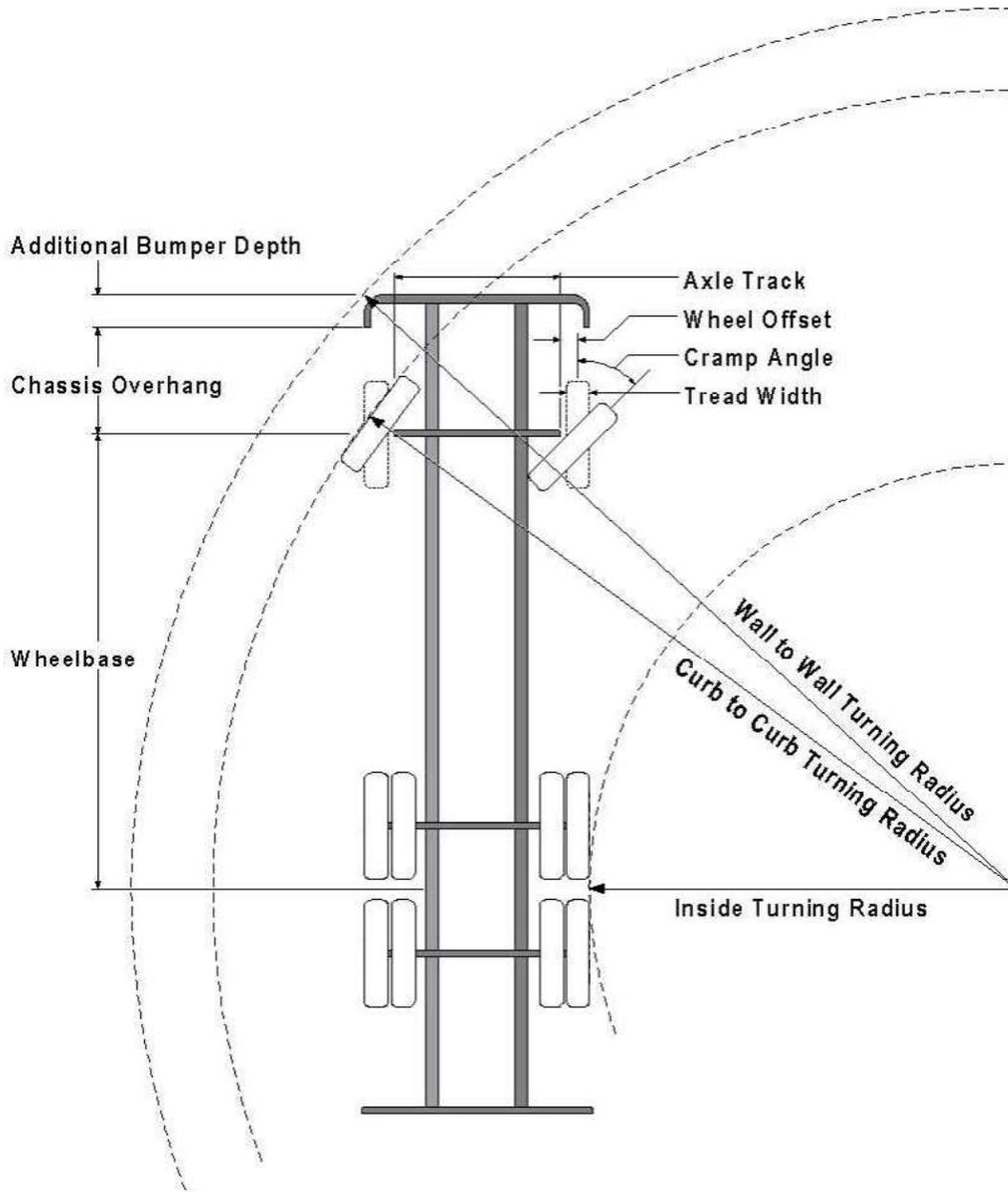
SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Vehicle Specifications

Length: 47' 9.5"

Width: 8' 5" - (10' 1" mirror to mirror)

Height: 10' 9"

Wheelbase: 273 in.

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Design load: 80,000 pounds

Inside Cramp Angle: 40°

Axle Track: 83"

Wheel Offset: 5.3"

Tread Width: 13.5"

Turning Radii:

Inside Turn: 26 ft. 1 in.

Curb to curb: 41 ft. 11 in.

Wall to wall: 46 ft. 8 in.

Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.

PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that address the fire and life safety of the citizens.



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Referral Routing

Case Number / Case Name:	ASP21-016, Dove Valley Business Park, Lot 2, Block 2
Planner:	Molly Orkild-Larson
Engineer:	Sarah White
Date sent:	January 21, 2022
Date to be returned:	February 11, 2022

Arapahoe County Agencies			Citizen's Organizations		
<input type="checkbox"/>	Assessor / Arapahoe County (Commercial)	Beverley Reynolds	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	UACED	Janet Cook
<input type="checkbox"/>	Building / Arapahoe County	Joe Richards	<input type="checkbox"/>	Four Square Mile Neighborhood	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah White	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Karen Kennedy			
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District		
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Roger Harvey	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Scott Sickafoose 1 to Glenn Thompson 1 Jason Presley	Transportation		
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/>	CDOT / State Highway Dept- Region 1	Richard Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Caitlyn Cahill	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
Referral Agencies			<input checked="" type="checkbox"/>	RTD	Chris Quinn
<input checked="" type="checkbox"/>	Architectural Review Committee	Terry Rucker	<input checked="" type="checkbox"/>	Centennial Airport	Dylan Heberlein
<input type="checkbox"/>	Arapahoe Library District	Linda Speas	Utilities: Gas, Electric & Phone		
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils	Jill Carlson	<input checked="" type="checkbox"/>	Centurylink/Phone	
<input checked="" type="checkbox"/>	City – Aurora County		<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	Colorado Parks and Wildlife	Matt Martinez	<input checked="" type="checkbox"/>	XCEL	Donna George
<input type="checkbox"/>	Town		<input type="checkbox"/>	IREA	Brooks Kaufman
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands		
<input checked="" type="checkbox"/>	South Metro Fire		<input checked="" type="checkbox"/>	Arapahoe Water and Wastewater Authority	Wade Wheatlake
<input checked="" type="checkbox"/>	Dove Valley Metro District		<input type="checkbox"/>	U.S. Army Corp. of Engineer	Ellison Koonce
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jason Eddleman	<input checked="" type="checkbox"/>	Cherry Creek Basin Authority	
<input type="checkbox"/>	Arapahoe Park and Rec District	Lynn Cornell	<input checked="" type="checkbox"/>	SEMSWA	Tiffany Clark
<input type="checkbox"/>	School District – Cherry Creek	Vicky Lisi	<input checked="" type="checkbox"/>	Mile High Flood District	
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/>	East End Advisory (5 sets)	
<input type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		<input type="checkbox"/>	Colorado Department of Public Health and Environment (CDPHE)	

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	Jeff Sceili – Plan Reviewer – South Metro Fire Rescue : See Attached