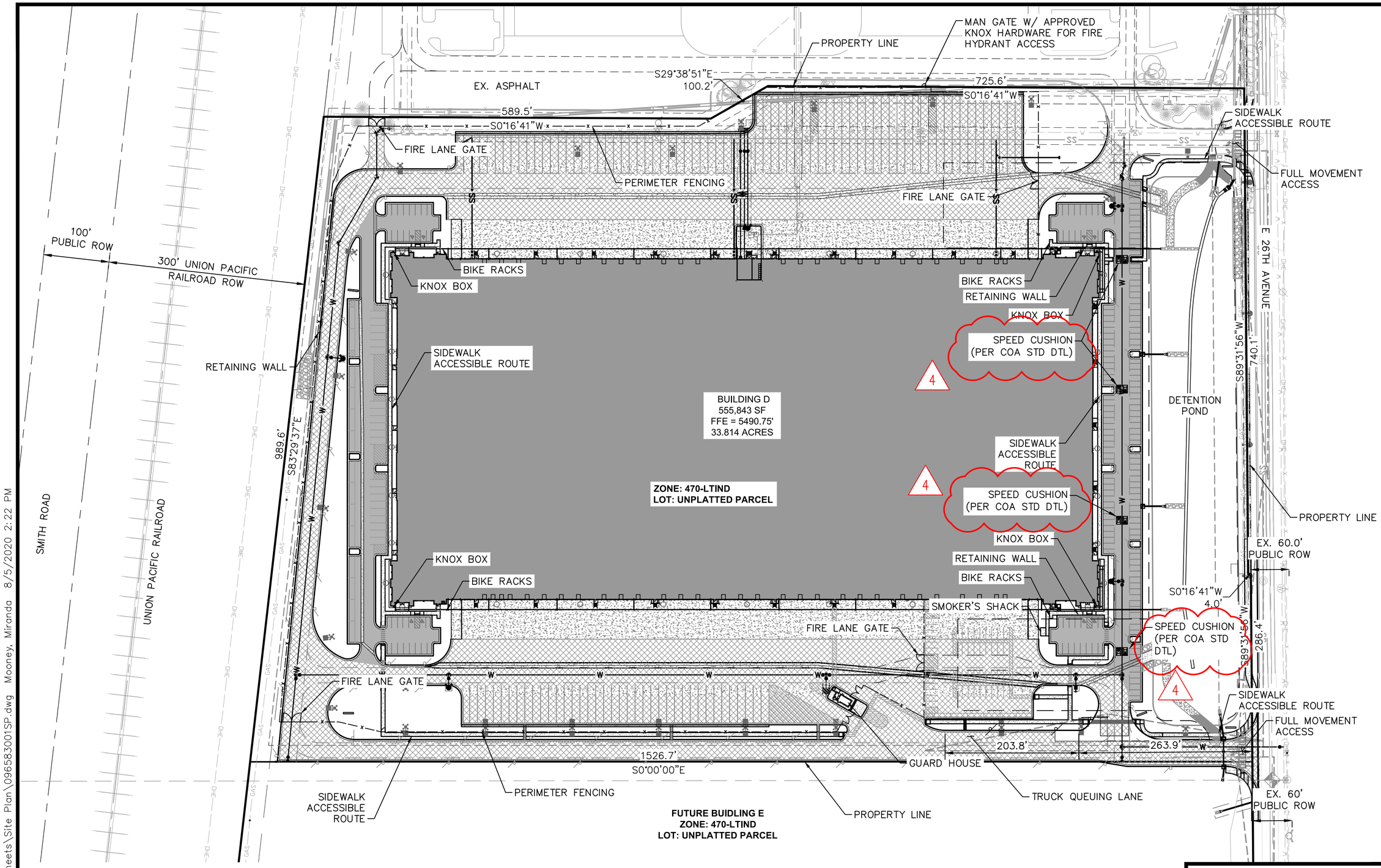


GENERAL NOTE:

1) TRASH IS TO BE HANDLED INTERNAL TO THE BUILDING BY TENANT. DUMPSTERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.

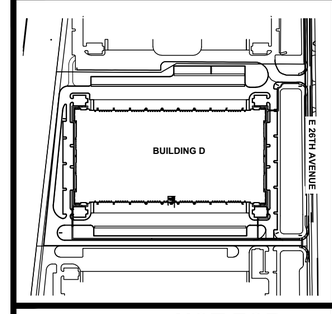
2) EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- AR — ACCESSIBLE ROUTE
- PROPOSED SPILL CURB
- PROPOSED HEAVY DUTY CONCRETE FOR DOCK (SOIL GROUP C)
- PROPOSED STANDARD DUTY CONCRETE FOR SIDEWALK (SOIL GROUP C)
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- EXISTING ASPHALT
- (XX) NUMBER OF STANDARD PARKING SPACES

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200
SCALE: 1"=100'



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
4	MINOR CSP AMENDMENT	MMM	8/5/20	RJP
3	MINOR CSP AMENDMENT	MVM	2/25/20	RJP

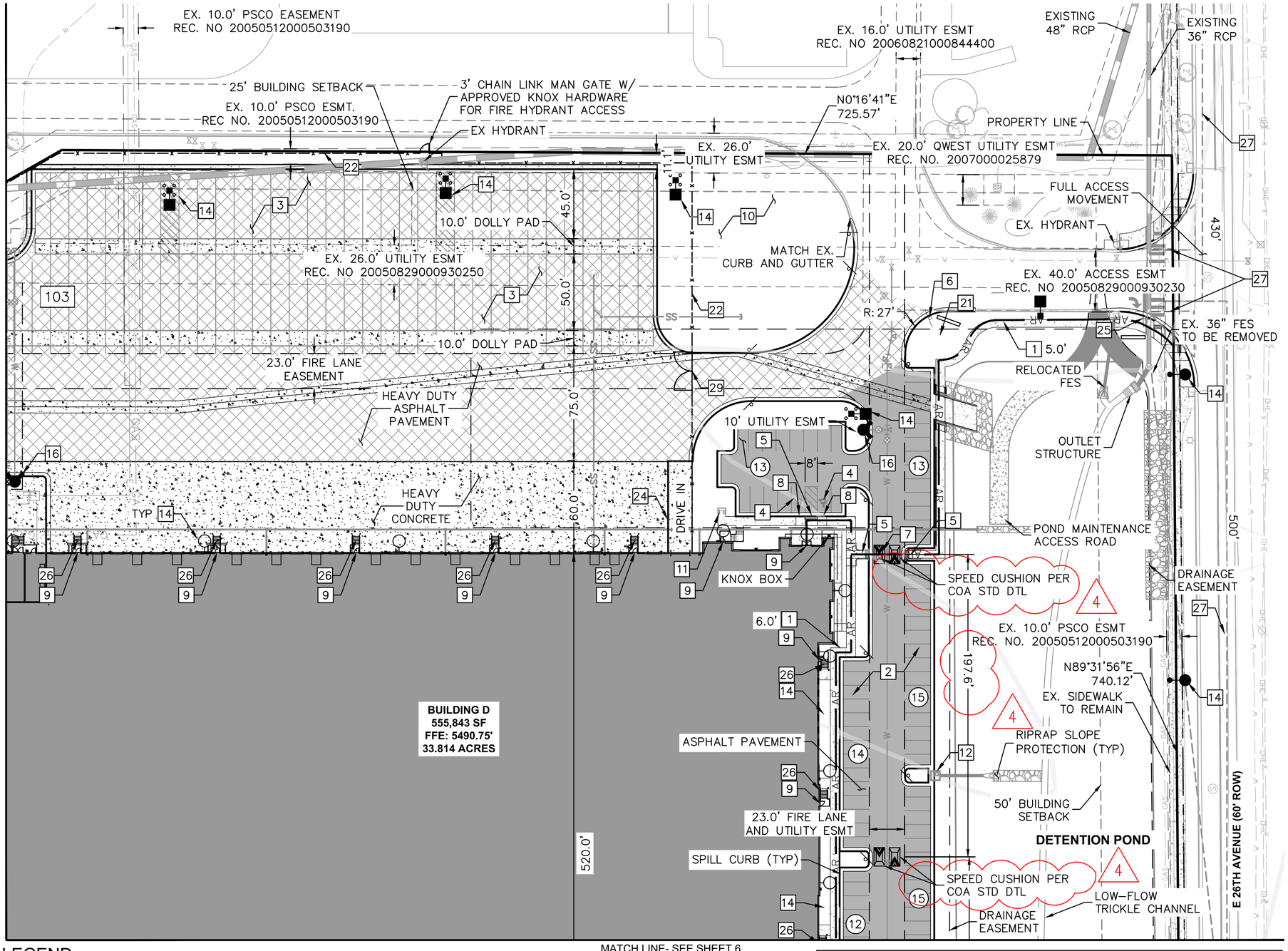
Kimley Horn

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
OVERALL SITE PLAN

DATE:	03/03/2017
DESIGNED BY:	BKM
DRAWN BY:	CTM
CHECKED BY:	RJP
FILE NO.	
PROJECT NO.	096583001

SHEET NO. 17

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KEY NOTES:

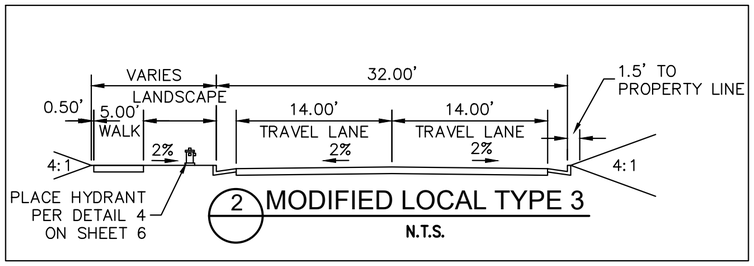
1. PROPOSED SIDEWALK, WIDTH PER PLAN
2. PROPOSED STANDARD PARKING SPACES (9'X19' TYP)
3. PROPOSED TRAILER PARKING SPACES (60'X13')
4. PROPOSED VAN ACCESSIBLE PARKING SPACES (9'X19')
5. PROPOSED ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING
6. PROPOSED STOP SIGN
7. PROPOSED PEDESTRIAN CROSSWALK
8. PROPOSED ACCESSIBLE PARKING SIGN AND BOLLARD
9. PROPOSED BUILDING INGRESS/EGRESS DOOR
10. PROPOSED LANDSCAPE AREA (REF: LANDSCAPE PLANS)
11. PROPOSED BIKE RACKS
12. PROPOSED PRIVATE STORM INLET
13. PROPOSED PRIVATE STORM MANHOLE
14. PROPOSED LIGHT FIXTURE
15. PROPOSED DOMESTIC WATER METER
16. PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER C.O.A STD. DETAIL 208
17. PROPOSED FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE
18. PROPOSED ELECTRICAL TRANSFORMER AND PAD
19. PROPOSED GAS METER
20. PROPOSED EMPLOYEE AMENITY AREA
21. PROPOSED MONUMENT SIGN PER ARCH. DTLS
22. PERIMETER FENCE – REF. SHEET 54
23. PROPOSED CROSS PAN
24. PROPOSED SCREEN WALL
25. EXISTING STOP SIGN
26. PROPOSED STAIRS
27. SIGHT DISTANCE TRIANGLE
28. PROPOSED TRAILER PARKING SPACES 60'X12'
29. (2) 12' MANUAL WROUGHT IRON SWINGING GATES W/ APPROVED S.O.S. SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE REF. DETAIL 2 SHEET 54

GRAPHIC SCALE IN FEET
0 25 50 100
SCALE: 1"=50'

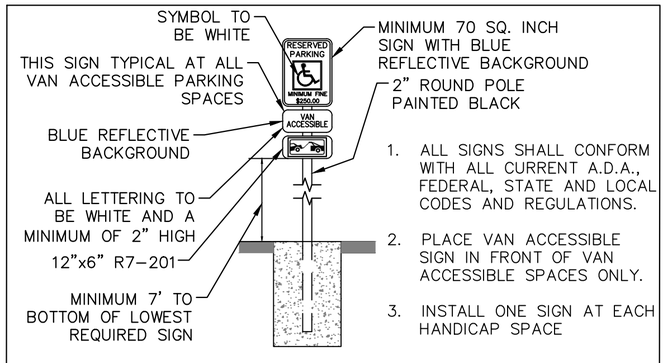
NORTH

LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- AR — ACCESSIBLE ROUTE
- PROPOSED SPILL CURB
- PROPOSED HEAVY DUTY CONCRETE FOR DOCK
- PROPOSED STANDARD DUTY CONCRETE FOR SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- EXISTING ASPHALT
- (XX) NUMBER OF STANDARD PARKING SPACES
- X NUMBER OF TRAILER PARKING SPACES



2 MODIFIED LOCAL TYPE 3
N.T.S.

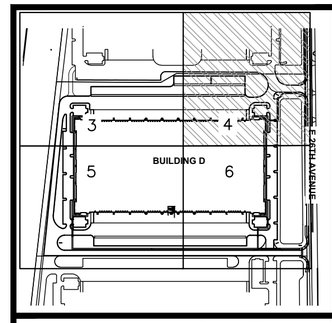


1. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
2. PLACE VAN ACCESSIBLE SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.
3. INSTALL ONE SIGN AT EACH HANDICAP SPACE

3 HANDICAP PARKING SIGN
N.T.S.

GENERAL NOTE:

EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
1	MINOR CSP AMENDMENT	MVM	11/15/19	RJP

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
SITE PLAN (2 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 19

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MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 5

1061.5' BLDG

BUILDING D
555,843 SF
FFE: 5490.75'
33.814 ACRES

520.0'

55 DOCK DOORS

KNOX BOX

HEAVY DUTY CONCRETE

23' FIRE LANE ESMT REC. NO. 2020000013195

23.0' UTILITY ESMT REC. NO. 2020000013196

GUARD HOUSE WITH 18' GATES

DRIVE IN

R=29.0'

8.0'

6.0'

5.0'

4.5'

19.0'

23.0'

25' BUILDING SETBACK

PROPERTY LINE

OPEN SPACE SEE LANDSCAPE PLANS FOR OPEN SPACE

TRUCK QUEUING LANE

23.0' FIRE LANE EASEMENT

S0°00'00"E 1526.65'

PROPERTY LINE

FULL ACCESS MOVEMENT

10.0'

500'

PROPERTY LINE

124.1'

19.1'

200.0'

LOW-FLOW TRICKLE CHANNEL

DRAINAGE EASEMENT

RIPRAP SLOPE PROTECTION (TYP)

DRAINAGE EASEMENT

N89°31'56"E 740.12'

SPEED CUSHION PER COA STD DTL

EX. 6.0' SIDEWALK ESMT REC. NO. 20050829000930240

19.0' 23.0' 19.0' 17.0'

23.0' FIRE LANE AND UTILITY ESMT

10' UTILITY ESMT

N01°6'41"W 4.00'

DEMO EXISTING ACCESS DRIVE AND ADJACENT SIDEWALKS

E 26TH AVENUE (60' ROW)

430'

N89°31'56"W 286.38'

SPEED CUSHION PER COA STD DTL

CONCRETE RUNDOWN

10.0'

EX. SIGN TO BE REMOVED

EX. XCEL PEDESTAL TO BE RELOCATED

POND MAINTENANCE ACCESS ROAD

134.6'

5.0'

KEY NOTES:

1. PROPOSED SIDEWALK, WIDTH PER PLAN
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0 25 50 100
SCALE: 1"=50'

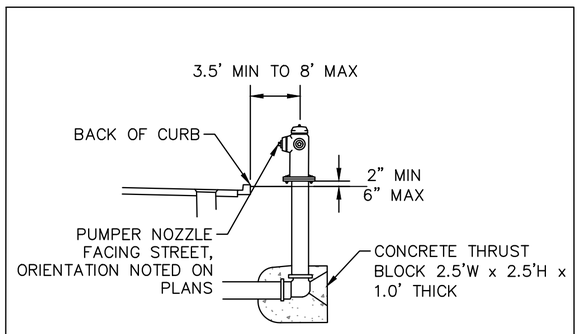
NORTH

LEGEND

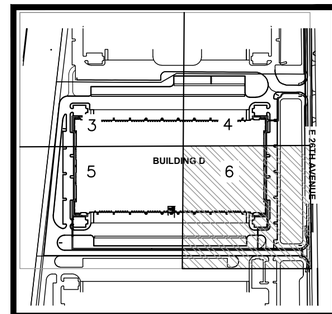
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GENERAL NOTE:

EAST ACCESS IS AN INTERIM CONDITION AND WILL INCLUDE EASTBOUND RIGHT TURN LANES WHEN 32ND ALIGNMENT OCCURS.



4 HYDRANT DETAIL
N.T.S.



KEYMAP N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR.
1	MINOR CSP AMENDMENT	MVM	11/15/19	RJP

Kimley»Horn
JVB Joseph V. Belluccia, AIA

AURORA COMMERCE CENTER - BUILDING D
CONTEXTUAL SITE PLAN - MINOR AMENDMENT
CITY OF AURORA, STATE OF COLORADO
SITE PLAN (4 OF 4)

DATE: 03/03/2017
DESIGNED BY: BKM
DRAWN BY: CTM
CHECKED BY: RJP

FILE NO.
PROJECT NO. 096583001

SHEET NO. 21

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