

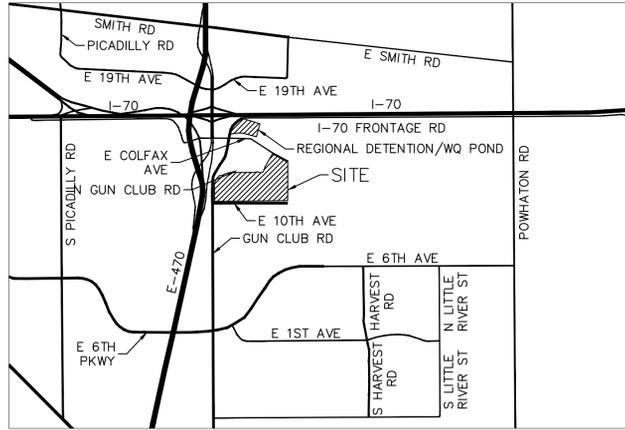
CITY OF AURORA SITE PLAN NOTES

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- 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.
- 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 ENTRANCE 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 AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
- 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 MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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.
- 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.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS 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 SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
- 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.
- THE STREETLIGHT OR PEDESTRIAN LIGHT INSTALLATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DESIGNED, FUNDED, AND CONSTRUCTED BY THE DEVELOPER/OWNER. OWNERSHIP AND MAINTENANCE OF THE STREET/PEDESTRIAN LIGHTS SHALL BE THE RESPONSIBILITY OF THE CITY OF AURORA ONCE THEY HAVE BEEN ACCEPTED. STREET LIGHT AND/OR PEDESTRIAN PHOTOMETRIC PLANS SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL AND SHALL BECOME A PART OF THE APPROVED CIVIL CONSTRUCTION PLANS FOR THE PROJECT. AN ELECTRICAL PLAN SHOWING SITE LOCATION OF LIGHTS, ELECTRICAL ONE LINE AND GROUNDING DETAILS SHALL BE SUBMITTING TO THE PERMIT CENTER FOR REVIEW BY THE BUILDING DEPARTMENT. THE OWNER IS RESPONSIBLE FOR OBTAINING AN ADDRESS FOR THE METER(S) FROM THE PLANNING DEPARTMENT. A BUILDING PERMIT FOR THE METER AND PUBLIC INSPECTIONS PERMIT FOR THE STREET LIGHTS ARE REQUIRED. CERTIFICATE OF OCCUPANCIES WILL NOT BE ISSUED UNTIL THE STREET AND/OR PEDESTRIAN LIGHTING PLANS ARE APPROVED, CONSTRUCTED, AND INITIALLY ACCEPTED.
- 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. AREAS INSIDE THE GATED AREA OF THE SELF-SERVICE STORAGE FACILITY WILL BE DEDICATED AS "EMERGENCY ACCESS EASEMENTS", AND SHALL BE CONSPICUOUSLY POSTED BY THE OWNER WITH SIGNS STATING, "KEEP DRIVE AISLE PASSABLE AT ALL TIMES". AREAS OUTSIDE THE GATED SELF-SERVICE FACILITY (OR CONSTRUCTED FOR SECONDARY EMERGENCY ACCESS ONLY) WILL BE SEPARATELY DEDICATED AS FIRE LANE EASEMENTS AND POSTED "FIRE LANE - NO PARKING". THESE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED TO THE PUBLIC WORKS DEPARTMENT'S STANDARDS AS A DEDICATED FIRE LANE EASEMENT. THE DEVELOPER, OWNER, THEIR SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR MAINTAINING AN UNOBSTRUCTED MEANS FOR EMERGENCY ACCESS THROUGHOUT THE YEAR TO INCLUDE THE REMOVAL OF SNOW/ICE DURING THE COLDER MONTHS. THE MAINTENANCE OF PAVING ON EMERGENCY ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE OWNER.
- EXCEPT FOR THE SALE OF GOODS AND SERVICES BY THE FACILITY MANAGEMENT, NO PRIVATE BUSINESSES, COMMERCIAL SALES, MANUFACTURING, FABRICATING OR ASSEMBLY OF ANY ITEMS SHALL BE CONDUCTED WITHIN ANY STORAGE UNIT ONSITE WITHOUT FIRST OBTAINING THE PROPER BUSINESS LICENSES AND BUILDING PERMITS. PRIOR TO THE OCCUPANCY OF ANY STORAGE UNIT THE SPACE SHALL BE IN CONFORMANCE WITH ALL ADOPTED CODES, STANDARDS AND REQUIREMENTS OF THE CITY OF AURORA. NO HAZARDOUS MATERIALS, FLAMMABLE, CAUSTIC, EXPLOSIVE, POISONOUS, RADIOACTIVE OR OTHERWISE DANGEROUS MATERIALS SHALL BE STORED ON SITE OR WITHIN ANY STORAGE UNIT.
- 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 SYSTEMS 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.
- PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTIONS 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE 2015 INTERNATIONAL FIRE CODE, SECTION 510, 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 DEVELOPER'S 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.

AURORA CROSSROADS FILING NO. 2

SITE PLAN

A PART OF THE WEST HALF OF SECTION 6, T.4S., R.65W. OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP
1"=3000'

The site plan will not be approved by public works until the preliminary drainage letter/report is approved [PDR was approved 10/18]

LEGAL DESCRIPTION:

LOTS 1, 2, 3, AND 4, ALONG WITH TRACT A, ALL OF BLOCK 1, AURORA CROSSROADS SUBDIVISION FILING NO. 2, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY OF AURORA VERTICAL CONTROL NETWORK BM #00-95 A FOUND STEEL PIPE WITH A 3" BRASS CAP IN CONCRETE ABOUT 1/2 A MILE EAST OF E-470 (GUN CLUB ROAD) ON THE SOUTHERLY RIGHT-OF-WAY OF I-70 FRONTAGE ROAD (EAST COLFAX AVENUE).

ELEVATION = 5515.52' (NAVD 1988) DATUM.

GENERAL NOTES

- NATIONAL ACQUISITION COMPANY LLC (404-640-7430) OR CURRENT PROPERTY OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF GUN CLUB RD & COLFAX AVE (BUILDING 1) AND 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF GUN CLUB RD & CENTRAL ACCESS BETWEEN ROUNDABOUTS (FIRST OF BUILDING 3 & 4), IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE, THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

CONTACTS

- OWNER/DEVELOPER**
NATIONAL ACQUISITION COMPANY, LLC
CONFIDENTIAL
(404) 640-7430
- ENGINEER**
KIMLEY-HORN
STEPHEN LITSAS, P.E.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(303) 228-2300
- ARCHITECT**
CORGAN
NATHAN NIEWALD
401 N. HOUSTON STREET
DALLAS, TX 75202
(214) 977-3324
- SURVEYOR**
FLATIRONS, INC.
EDGAR T. BRISTOW, PLS
655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
- LANDSCAPE ARCHITECT**
KIMLEY-HORN
EMILY WILSON, PLA
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(303) 228-2300

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
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2	SITE DATA
3	SITE PHASING PLAN
4	UTILITY PHASING PLAN
5	OVERALL SITE PLAN
6 - 12	SITE PLAN
13 - 19	GRADING PLAN
20	INTERIM EMERGENCY ACCESS PLAN
21	OVERALL UTILITY PLAN
22 - 28	UTILITY PLAN
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A1.0	OVERALL ELEVATION KEY MAP
A2.0 - A2.7	ELEVATIONS
A3.0 - A3.2	ARCHITECTURAL DETAILS
A4.0 - A4.3	RENDERINGS

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

ATTEST: _____ DATE: _____
(CITY CLERK)

DATABASE APPROVAL DATE: _____

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COUNTY AT _____ O'CLOCK _____M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____

DEPUTY: _____

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, _____ HAS
(CORPORATION, COMPANY, OR INDIVIDUAL)

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

BY: _____ CORPORATE SEAL
(PRINCIPALS OR OWNERS)

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____ BY _____ (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

NO.	REVISION	BY	DATE	APPR
4	FOURTH CITY COMMENTS	MMM	09/29/21	SAL
3	THIRD CITY COMMENTS	RJG	07/29/21	SAL
2	SECOND CITY COMMENTS	MMM	06/04/21	SAL
1	FIRST CITY COMMENTS	MMM	04/27/21	SAL



DESIGNED BY: MMM
DRAWN BY: NER
CHECKED BY: SAL
DATE: 10/04/2021

AURORA CROSSROADS SUBDIVISION FILING NO. 2
AURORA, COLORADO
SITE PLAN
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley-Horn
Kimley-Horn and Associates, Inc.

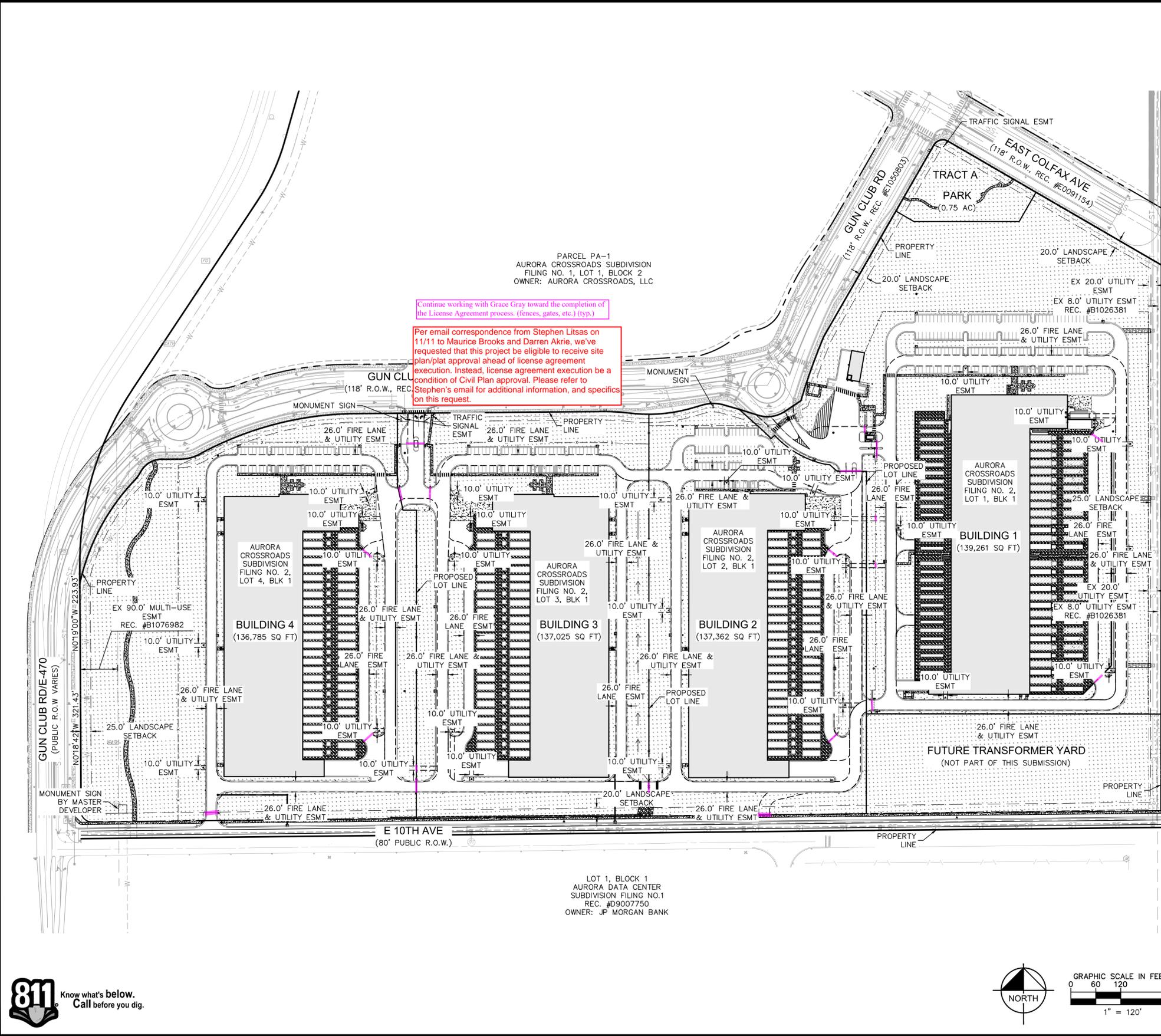
PROJECT NO.
196067000

DRAWING NAME
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LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING EASEMENT LINES
	PROPOSED EASEMENT LINES
	CURB AND GUTTER
	LANDSCAPED AREA
	CONCRETE
	PROPOSED BUILDING
	GRAVEL
	RELOCATED/EXISTING FIRE HYDRANT
	PROPOSED STORM SEWER INFRASTRUCTURE
	EXISTING STORM SEWER INFRASTRUCTURE
	EXISTING SANITARY SEWER MANHOLE

- NOTES**
- THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

NO.	REVISION	BY	DATE	APPR
4	FOURTH CITY COMMENTS	MMM	09/29/21	SAL
3	THIRD CITY COMMENTS	RJG	07/29/21	SAL
2	SECOND CITY COMMENTS	MMM	06/04/21	SAL
1	FIRST CITY COMMENTS	MMM	04/27/21	SAL

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

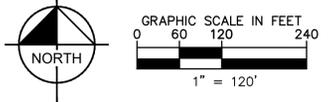
DESIGNED BY: MMM
 DRAWN BY: NER
 CHECKED BY: SAL
 DATE: 10/04/2021

AURORA CROSSROADS SUBDIVISION FILING NO. 2
 AURORA, COLORADO
 SITE PLAN
 OVERALL SITE PLAN

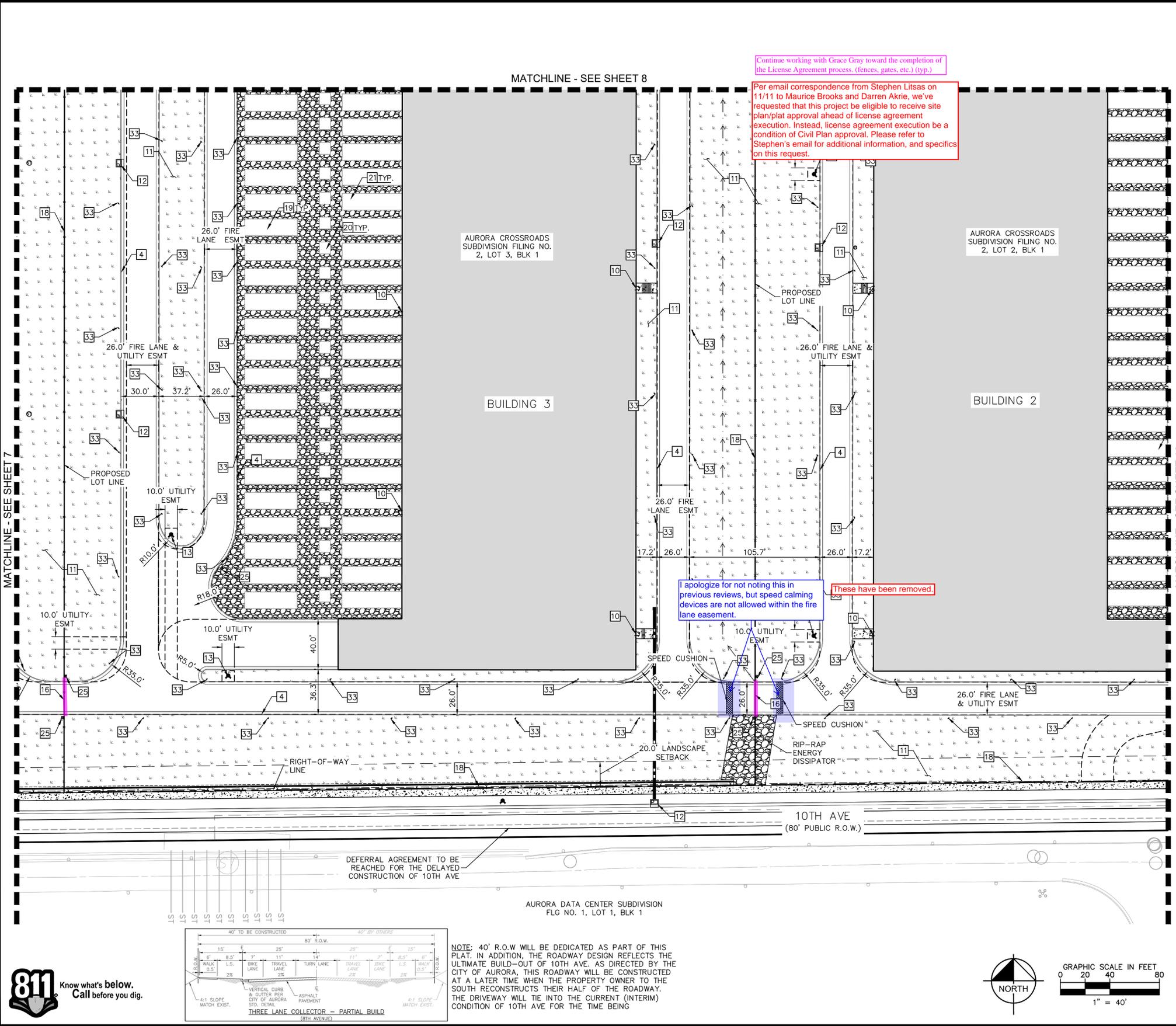
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PROJECT NO.
 196067000
 DRAWING NAME
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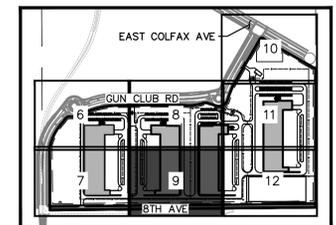
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Continue working with Grace Gray toward the completion of the License Agreement process, (fences, gates, etc.) (typ.)
 Per email correspondence from Stephen Litsas on 11/11 to Maurice Brooks and Darren Akrie, we've requested that this project be eligible to receive site plan/plat approval ahead of license agreement execution. Instead, license agreement execution be a condition of Civil Plan approval. Please refer to Stephen's email for additional information, and specifics on this request.

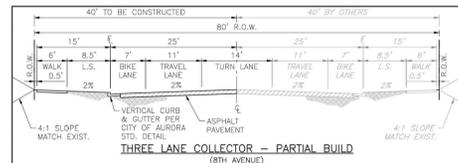
I apologize for not noting this in previous reviews, but speed calming devices are not allowed within the fire lane easement.

These have been removed.

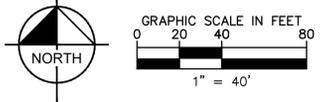


- LEGEND**
- PROPERTY LINE
 - - - LOT LINE
 - - - EXISTING EASEMENT LINES
 - - - PROPOSED EASEMENT LINES
 - CURB AND GUTTER
 - LANDSCAPED AREA
 - CONCRETE
 - PROPOSED BUILDING
 - GRAVEL
 - ASPHALT PAVING
 - RELOCATED/EXISTING FIRE HYDRANT
 - PROPOSED STORM SEWER INFRASTRUCTURE
 - EXISTING STORM SEWER INFRASTRUCTURE
 - EXISTING SANITARY SEWER MANHOLE
 - AR — ACCESSIBLE ROUTE
 - FENCE

- KEYNOTE LEGEND**
- 1 BIKE RACK
 - 2 STANDARD PARKING SPACES (9'X19' TYP)
 - 3 ACCESSIBLE PARKING SPACES (9x19 TYP)
 - 4 CONCRETE CURB AND GUTTER
 - 5 ACCESSIBLE CURB RAMP W/ DETECTABLE WARNING
 - 6 SIDEWALK, WIDTH PER PLAN
 - 7 PEDESTRIAN CROSSWALK
 - 8 ACCESSIBLE PARKING SIGN (SEE DETAIL ON SHEET 29)
 - 9 ACCESSIBLE ROUTE
 - 10 BUILDING INGRESS/EGRESS DOOR
 - 11 LANDSCAPE AREA (SEE LANDSCAPE PLANS)
 - 12 STORM INLET
 - 13 FIRE HYDRANT
 - 14 FIRE SPRINKLER FDC W/ APPROVED KNOX CAPS, TAMPER ALARM, AND SIGN (SEE DTL ON SHEET 29)
 - 15 DOMESTIC WATER METER
 - 16 26' AUTOMATIC SLIDING GATES WITH APPROVED SIRE OPERATED SYSTEM, KNOX KEY SWITCH, AND MANUAL RELEASE (SEE ARCHITECTURAL SHEETS FOR DTLS)
 - 17 GUARD SHACK
 - 18 FENCE (SEE DTL ON SHEET 29)
 - 19 ELECTRICAL PAD
 - 20 TRANSFORMER PAD
 - 21 GENERATOR PAD
 - 22 EMPLOYEE AMENITY AREA
 - 23 TRASH ENCLOSURE
 - 24 FLAG POLE
 - 25 KNOX BOX WITH TAMPER ALARM
 - 26 SIGHT TRIANGLE
 - 27 FIRE RISER ROOM WITH KNOX BOX AND EXTERIOR SIGN (SEE DTL ON SHEET 29)
 - 28 STOP SIGN
 - 29 PEDESTRIAN RAMP ENTRY
 - 30 NO LEFT TURN SIGN (R3-2)
 - 31 NO RIGHT TURN SIGN (R3-1)
 - 32 EMERGENCY VEHICLES ONLY SIGN (SEE DTL ON SHEET 29)
 - 33 FIRE LANE SIGN (SEE DTL ON SHEET 29)
 - 34 19'X9' STANDARD PARKING STALL COUNT



NOTE: 40' R.O.W WILL BE DEDICATED AS PART OF THIS PLAT. IN ADDITION, THE ROADWAY DESIGN REFLECTS THE ULTIMATE BUILD-OUT OF 10TH AVE. AS DIRECTED BY THE CITY OF AURORA, THIS ROADWAY WILL BE CONSTRUCTED AT A LATER TIME WHEN THE PROPERTY OWNER TO THE SOUTH RECONSTRUCTS THEIR HALF OF THE ROADWAY. THE DRIVEWAY WILL TIE INTO THE CURRENT (INTERIM) CONDITION OF 10TH AVE FOR THE TIME BEING



AURORA CROSSROADS SUBDIVISION FILING NO. 2

AURORA, COLORADO

SITE PLAN

SITE PLAN

DESIGNED BY: MMM

DRAWN BY: NER

CHECKED BY: SAL

DATE: 10/04/2021

PROJECT NO.

196067000

DRAWING NAME

196067000_SP_DT.DWG

PRELIMINARY

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NOT FOR CONSTRUCTION

Kimley-Horn and Associates, Inc.

DATE APPROVED

BY

REVISION

NO.

FIRST CITY COMMENTS

MMM 04/19/21

SAL

SECOND CITY COMMENTS

MMM 04/19/21

SAL

THIRD CITY COMMENTS

RUG 07/29/21

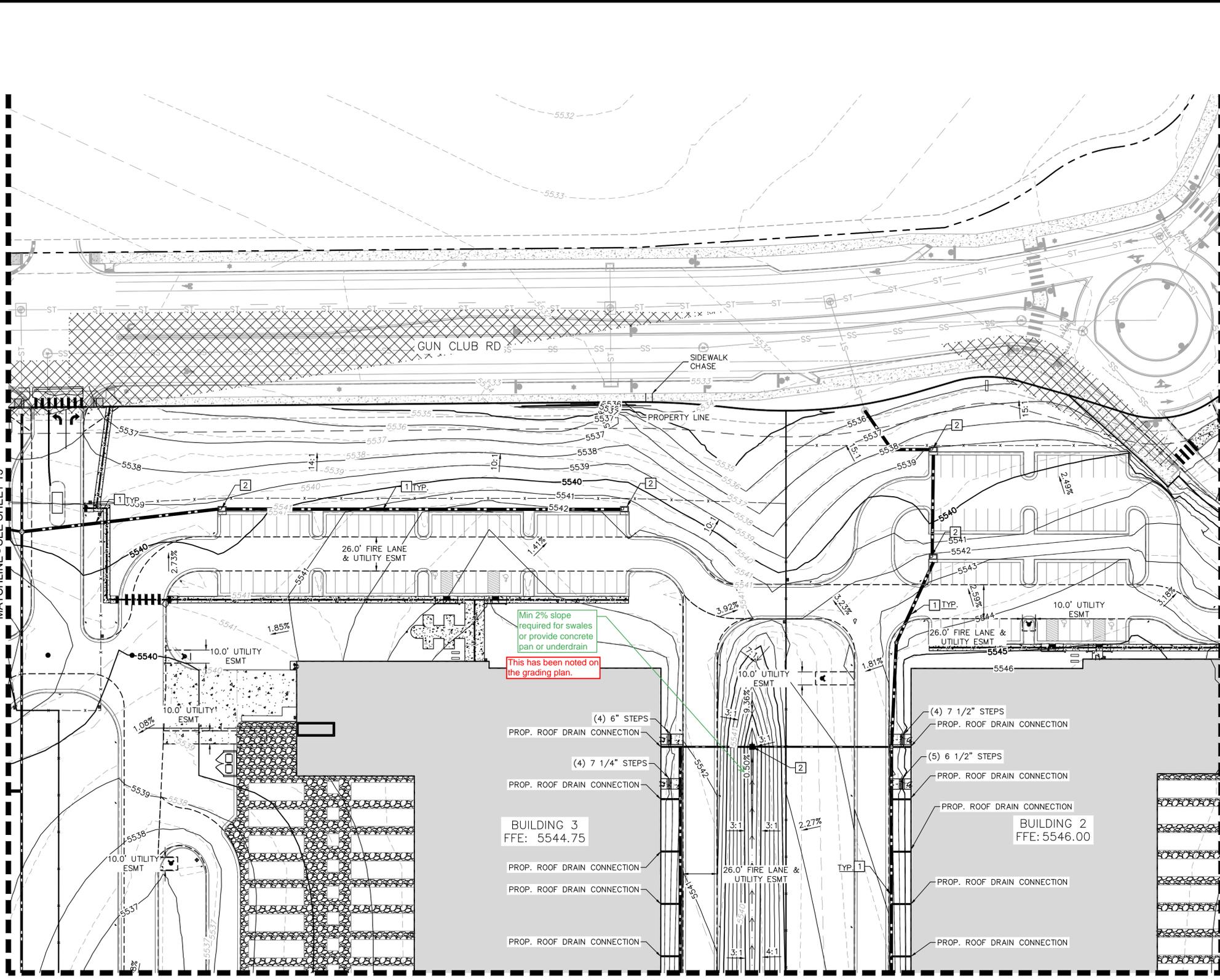
SAL

FOURTH CITY COMMENTS

MMM 04/19/21

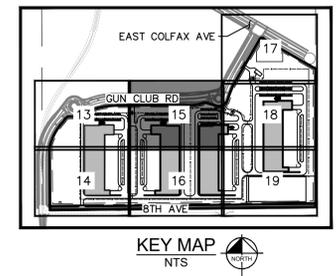
SAL

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MATCHLINE - SEE SHEET 18

MATCHLINE - SEE SHEET 13



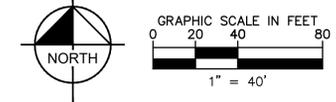
- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - - - EXISTING EASEMENT LINES
 - - - PROPOSED EASEMENT LINES
 - ▬ CURB AND GUTTER
 - ▨ LANDSCAPED AREA
 - ▩ CONCRETE
 - ▧ PROPOSED BUILDING
 - GRAVEL
 - ▬ ASPHALT PAVING
 - XX EXISTING MAJOR CONTOUR
 - XX EXISTING MINOR CONTOUR
 - XX PROPOSED MAJOR CONTOUR
 - XX PROPOSED MINOR CONTOUR
 - - - ACCESSIBLE ROUTE
 - ⊕ PROPOSED/EXISTING FIRE HYDRANT
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊙ PROPOSED/EXISTING STORM MANHOLE

- KEYNOTE LEGEND**
- 1 PRIVATE STORM DRAIN PIPE
 - 2 PRIVATE STORM DRAIN INLET
 - 3 PRIVATE STORM DRAIN CLEANOUT
 - 4 PUBLIC STORM DRAIN INLET

- NOTES**
- EXISTING GRADE SHOWN REFLECTS OVERLOT GRADES AS PROPOSED WITH MASTER DEVELOPMENT, CURRENTLY UNDER REVIEW.
 - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER. PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.
 - MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.

Min 2% slope required for swales or provide concrete pan or underdrain
 This has been noted on the grading plan.

- (4) 6" STEPS
- PROP. ROOF DRAIN CONNECTION
- (4) 7 1/4" STEPS
- PROP. ROOF DRAIN CONNECTION
- BUILDING 3
FFE: 5544.75
- PROP. ROOF DRAIN CONNECTION
- (4) 7 1/2" STEPS
- PROP. ROOF DRAIN CONNECTION
- (5) 6 1/2" STEPS
- PROP. ROOF DRAIN CONNECTION
- PROP. ROOF DRAIN CONNECTION
- BUILDING 2
FFE: 5546.00
- PROP. ROOF DRAIN CONNECTION
- PROP. ROOF DRAIN CONNECTION



NO.	REVISION	BY	DATE	APPR
4	FOURTH CITY COMMENTS	MMM	09/29/21	SAL
3	THIRD CITY COMMENTS	RJG	07/29/21	SAL
2	SECOND CITY COMMENTS	MMM	06/04/21	SAL
1	FIRST CITY COMMENTS	MMM	04/07/21	SAL

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 Denver, Colorado 80237 (303) 228-2300

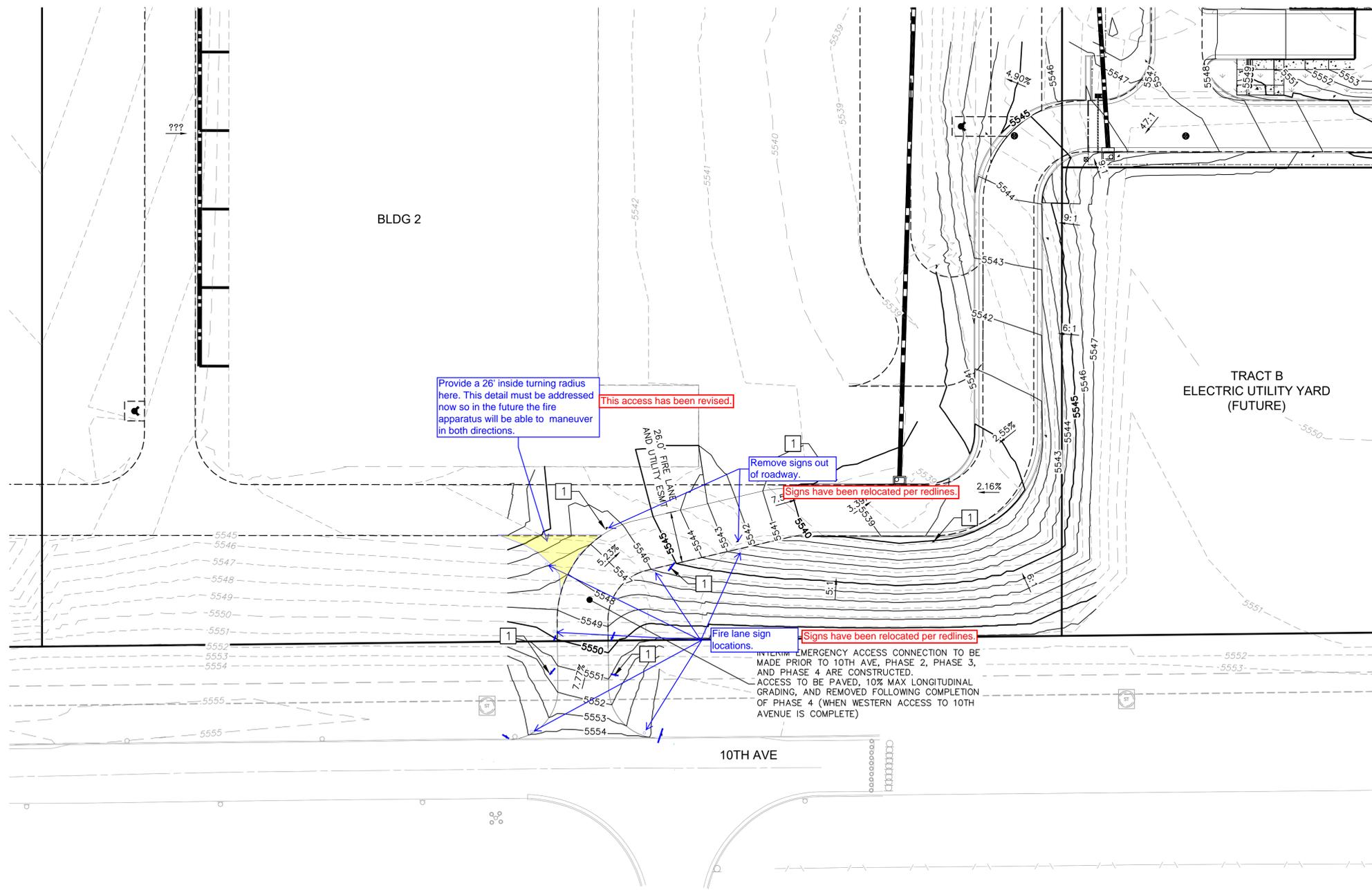
DESIGNED BY: MMM
 DRAWN BY: NER
 CHECKED BY: SAL
 DATE: 10/04/2021

AURORA CROSSROADS SUBDIVISION FILING NO. 2
 AURORA, COLORADO
 SITE PLAN
 GRADING PLAN

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 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 196067000
 DRAWING NAME
 196067000_SP_00.DWG

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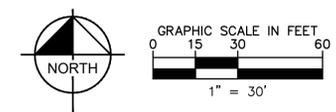
LEGEND

---	PROPERTY LINE
---	LOT LINE
---	EXISTING EASEMENT LINES
---	PROPOSED EASEMENT LINES
---	CURB AND GUTTER
---	LANDSCAPED AREA
---	CONCRETE
---	PROPOSED BUILDING
---	GRAVEL
---	ASPHALT PAVING
XX	EXISTING MAJOR CONTOUR
XX	EXISTING MINOR CONTOUR
XX	PROPOSED MAJOR CONTOUR
XX	PROPOSED MINOR CONTOUR
AR	ACCESSIBLE ROUTE
☉	PROPOSED/EXISTING FIRE HYDRANT
⊕	EXISTING SANITARY SEWER MANHOLE
⊕	PROPOSED/EXISTING STORM MANHOLE

KEYNOTE LEGEND

1 FIRE LANE SIGN (SEE DTL ON SHEET 29)

- NOTES**
- EXISTING GRADE SHOWN REFLECTS OVERLOT GRADES AS PROPOSED WITH MASTER DEVELOPMENT, CURRENTLY UNDER REVIEW.
 - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER. PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.
 - MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.



NO.	REVISION	BY	DATE	APPR
4	FOURTH CITY COMMENTS	MMM	09/29/21	SAL
3	THIRD CITY COMMENTS	RJG	07/29/21	SAL
2	SECOND CITY COMMENTS	MMM	06/04/21	SAL
1	FIRST CITY COMMENTS	MMM	04/07/21	SAL

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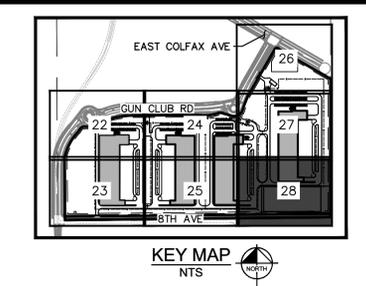
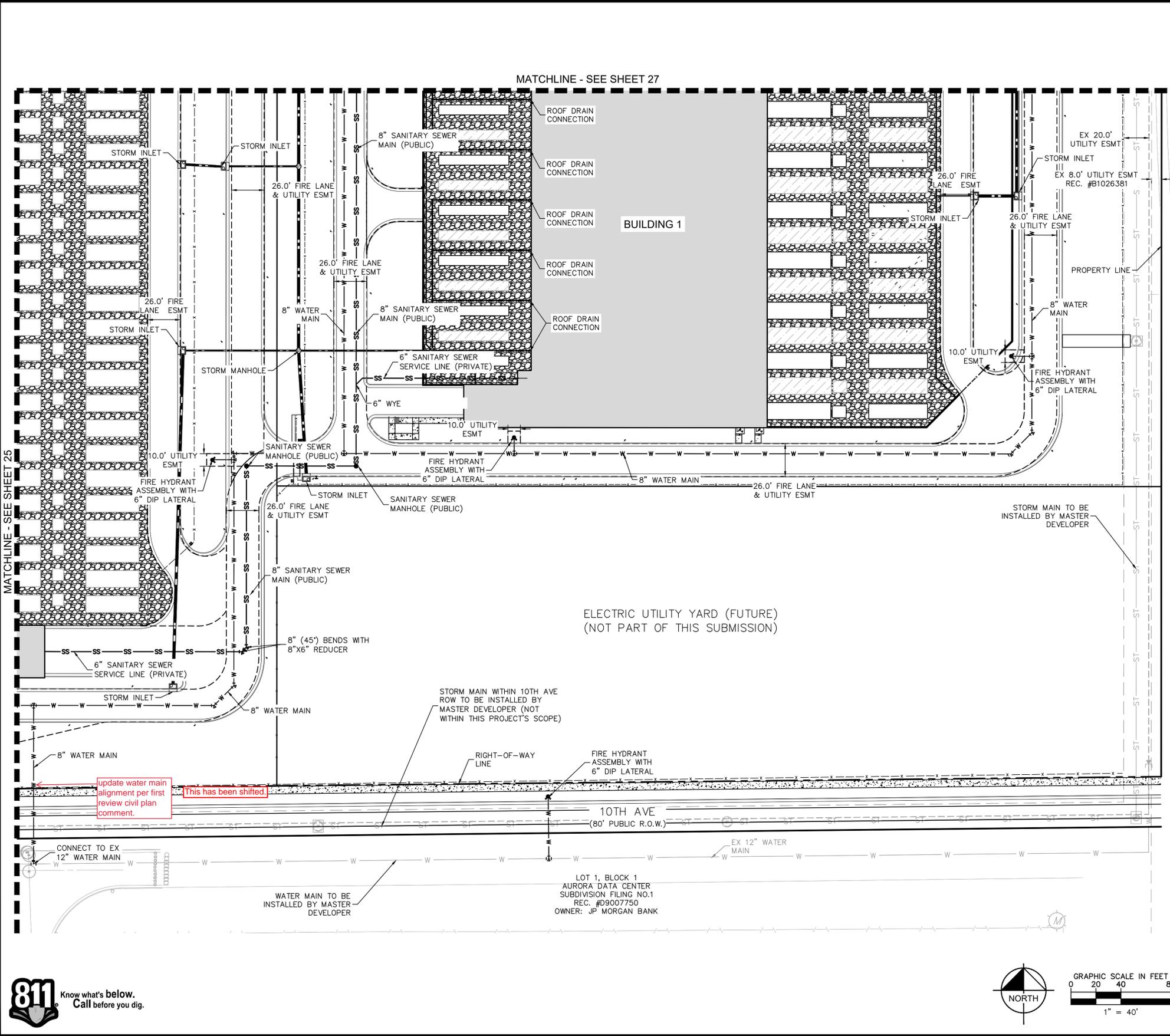
DESIGNED BY: MMM
 DRAWN BY: NER
 CHECKED BY: SAL
 DATE: 10/04/2021

AURORA CROSSROADS SUBDIVISION FILING NO. 2
 AURORA, COLORADO
 SITE PLAN
 INTERIM EMERGENCY ACCESS PLAN

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PROJECT NO.
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 DRAWING NAME
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- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - - - - - EXISTING EASEMENT LINES
 - - - - - PROPOSED EASEMENT LINES
 - ▬▬▬ CURB AND GUTTER
 - ▨▨▨ LANDSCAPED AREA
 - ▩▩▩ CONCRETE
 - ▧▧▧ PROPOSED BUILDING
 - GRAVEL
 - ▭▭▭ ASPHALT PAVING
 - - - - - XX - - - - - EXISTING MAJOR CONTOUR
 - - - - - XX - - - - - EXISTING MINOR CONTOUR
 - - - - - XX - - - - - PROPOSED MAJOR CONTOUR
 - - - - - XX - - - - - PROPOSED MINOR CONTOUR
 - ▬▬▬ PROPOSED STORM PIPE
 - - - - - EXISTING STORM PIPE
 - ▬▬▬ PROPOSED WATER LINE
 - - - - - EXISTING WATER LINE
 - - - - - SS - - - - - EXISTING SANITARY LINE
 - ⊕ PROPOSED/EXISTING FIRE HYDRANT
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊙ PROPOSED/EXISTING STORM MANHOLE
 - ⊕ PROPOSED WATER METER

- NOTES**
- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER. PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.
 - ALL WATER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. PRIVATE WATER TO BE MAINTAINED BY THE OWNER. PUBLIC WATER TO BE MAINTAINED BY THE CITY OF AURORA.
 - ALL WATER METERS ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA.

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 27

NO.	REVISION	BY	DATE	APPR
4	FOURTH CITY COMMENTS	MMM	09/29/21	SAL
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1	FIRST CITY COMMENTS	MMM	04/27/21	SAL

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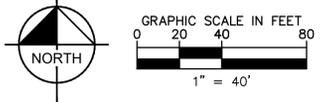
DESIGNED BY: MMM
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 CHECKED BY: SAL
 DATE: 10/04/2021

AURORA CROSSROADS SUBDIVISION FILING NO. 2
 AURORA, COLORADO
 SITE PLAN
 UTILITY PLAN

PRELIMINARY
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PROJECT NO.
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 DRAWING NAME
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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.

ONE AT EACH ACCESSIBLE SPACE. WHERE ACCESSIBLE SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

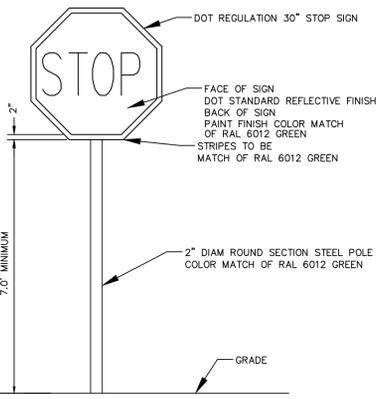
ACCESSIBLE PARKING SIGN
N.T.S.



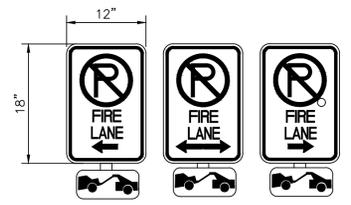
RIGHT TURN ONLY SIGN



PEDESTRIAN CROSSING SIGN
N.T.S.

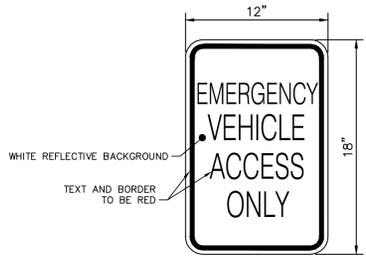


STOP SIGN
N.T.S.

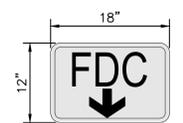


- FIRE LANE NOTES:**
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
 2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
 3. THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
 4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
 5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
 6. PLACEMENT OF THESE 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.

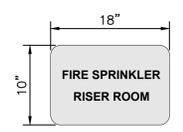
FIRE LANE SIGNS
N.T.S.



EMERGENCY VEHICLES ONLY SIGN
N.T.S.



FDC SIGN
N.T.S.



RISER ROOM SIGN
N.T.S.

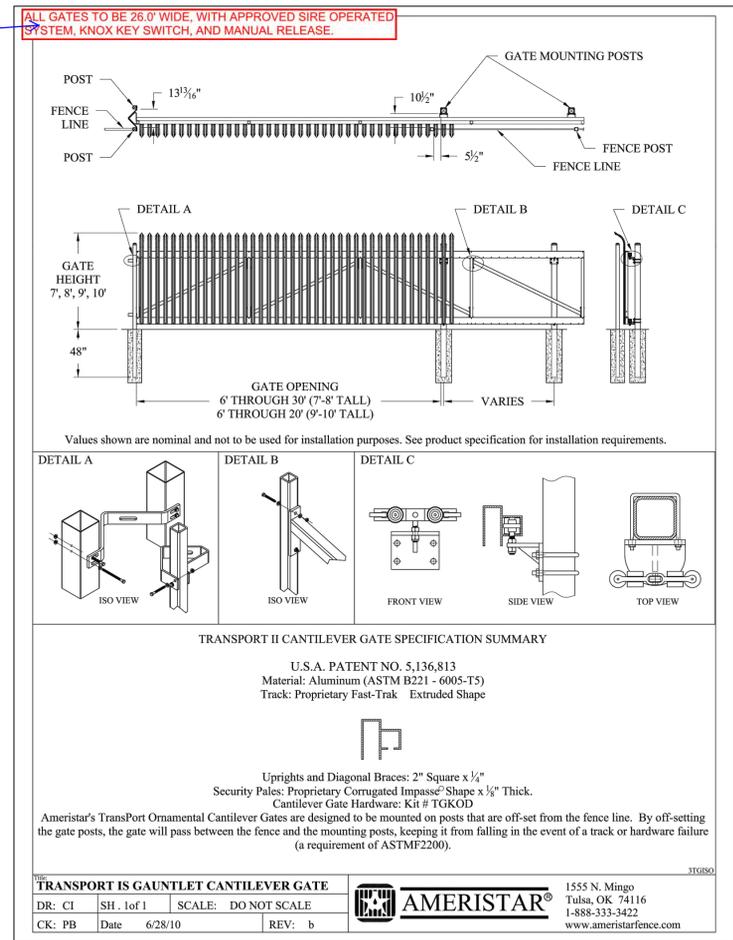
1. SHALL BE PROVIDED ABOVE ALL FIRE DEPARTMENT CONNECTIONS (FDC).
2. SIGNAGE SHALL STATE "FDC" WITH AN ARROW IN A WEATHERPROOF CONTRASTING COLOR.
3. LETTERS, ARROW, AND SIGN BORDER TO BE WHITE. BACKGROUND TO BE RED.

This label must match the license agreement. Add "Width varies 13.0' to 30.0'

This detail has actually been removed because the gate detail is on the architecture sheets. The fencing detail and lever arm detail have been added to this plan.

Provide lever arm gate details. include widths.

These have been added.



NO.	REVISION	BY	DATE	APPR
4	FOURTH CITY COMMENTS	MMM	09/29/21	SAL
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1	FIRST CITY COMMENTS	MMM	04/07/21	SAL

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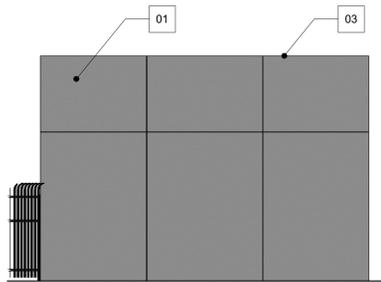
DESIGNED BY: MMM
DRAWN BY: NER
CHECKED BY: SAL
DATE: 10/04/2021

AURORA CROSSROADS SUBDIVISION FILING NO. 2
AURORA, COLORADO
SITE PLAN
SITE DETAILS

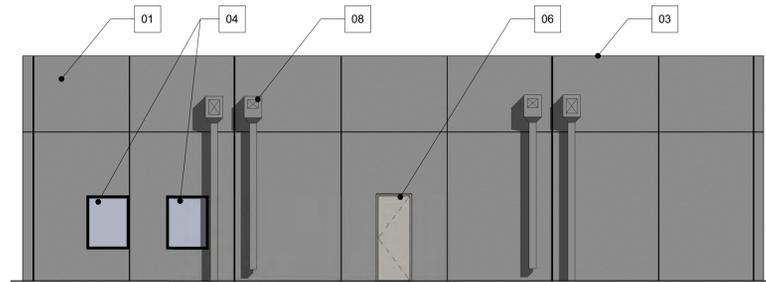
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PROJECT NO.
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DRAWING NAME
196067000_DTL.DWG

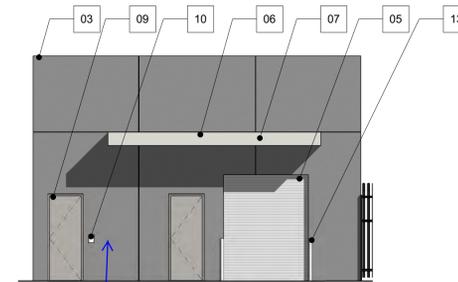
ELEVATION KEY	
NUMBER	DESCRIPTION
01	INSULATED PRECAST CONCRETE PAINTED (LIGHT GRAY)
02	INSULATED PRECAST CONCRETE PAINTED (DARK GRAY)
03	PREFINISHED METAL COPING (COLOR TO MATCH GRAY ACM PANEL)
04	GLAZING
05	OVERHEAD COILING DOOR, COLOR TO MATCH ADJACENT CONCRETE PANEL
06	HOLLOW METAL DOOR, COLOR TO MATCH ADJACENT CONCRETE PANEL
07	PREMANUFACTURED CANOPY
08	PREFINISHED METAL DOWNSPOUT AND COLLECTOR HEAD, COLOR TO MATCH PRECAST CONCRETE PANEL
09	RISER ROOM DOOR WITH KNOX BOX
10	FDC LOCATION
11	LIGHT FIXTURE
12	KNOX BOX LOCATION
13	BOLLARD



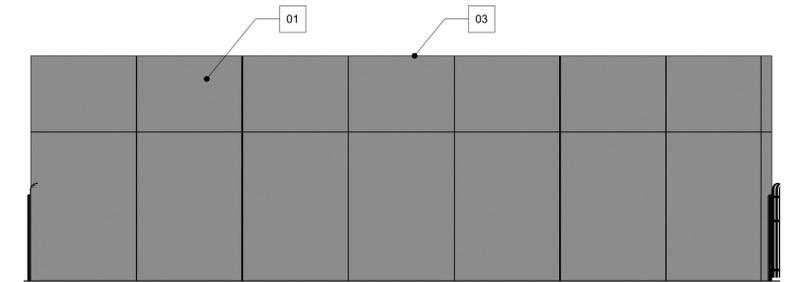
1 MAIL FACILITY ELEVATION - WEST
1/8" = 1'-0"



2 MAIL FACILITY ELEVATION - SOUTH
1/8" = 1'-0"



3 MAIL FACILITY ELEVATION - EAST
1/8" = 1'-0"



4 MAIL FACILITY ELEVATION - NORTH
1/8" = 1'-0"