On page 1, insert description from plat: "A resubdivision of lots 1,2 and 3, Porteous Subdivision No. 6, in the Northwest Quarter, etc.

KH: Legal description has been updated.

Please add a new cover sheet with new Data table add what exist and what's been added

KH: A new cover sheet with date table has been added.

LEGAL DESCRIPTION: PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ADAMS COUNTY, STATE OF COLORADO

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.

LOT 1: IN WITNESS THEREOF, AOZI – AURORA BUILDING I, LLC AN INDIANA LIMITED LIABILITY COMPANY. BY: AMBROSE PROPERTY GROUP, LLC AN INDIANA LIMITED LIABILITY COMPANY, ITS MANAGER, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS 19th DAY OF September AD. 2022.

BY: _____

TITLE: AUTHORIZED REPRESENTATIVE

STATE OF INDIANA

COUNTY OF Marion

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA, ON Sept. 19th, 2022, BY Grant Goldman IN HIS CAPACITY AS AUTHORIZED REPRESENTATIVE OF AMBROSE PROPERTY GROUP, LLC, AS MANAGER OF AOZI – AURORA BUILDING I, LLC AN INDIANA LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL

_____ NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES July 15, 2030

LORI MARIE STADICK
Notary Public - Seal
Hancock County - State of Indiana
Commission Number NP0655548
My Commission Expires Jul 15, 2030

NOTARY BUSINESS ADDRESS: 8888 Keystone Crossing Indpls 46240

LOT 2: IN WITNESS THEREOF, AOZI – AURORA BUILDING II, LLC AN INDIANA LIMITED LIABILITY COMPANY. BY: AMBROSE PROPERTY GROUP, LLC AN INDIANA LIMITED LIABILITY COMPANY, ITS MANAGER, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS 19th DAY OF September AD. 2022.

BY: _____

TITLE: AUTHORIZED REPRESENTATIVE

STATE OF INDIANA

COUNTY OF Marion

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF INDIANA, ON Sept. 19th, 2022, BY Grant Goldman IN HIS CAPACITY AS AUTHORIZED REPRESENTATIVE OF AMBROSE PROPERTY GROUP, LLC, AS MANAGER OF AOZI – AURORA BUILDING II, LLC AN INDIANA LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL

_____ NOTARY SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES July 15, 2030

LORI MARIE STADICK
Notary Public - Seal
Hancock County - State of Indiana
Commission Number NP0655548
My Commission Expires Jul 15, 2030

NOTARY BUSINESS ADDRESS: 8888 Keystone Crossing Indpls 46240

LOT 3: IN WITNESS THEREOF, ACP DIA 1287 INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY. BY: PORTEOS HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, BY: DIA 1287 HOLDINGS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, ITS SOLE MEMBER, BY: A&C PROPERTIES, INC., AN ARIZONA CORPORATION, ITS MANAGER AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS 20th DAY OF SEPTEMBER AD. 2022.

BY: W.P.W.

TITLE: VICE PRESIDENT

STATE OF Colorado

COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF Colorado, ON 9/20, 2022, BY William P. Wichtechman IN HIS CAPACITY AS V.P. OF A&C PROPERTIES, INC, THE MANAGER OF DIA 1287, LLC, THE SOLE MEMBER OF PORTEOS HOLDINGS, LLC, THE SOLE MEMBER OF ACP DIA 1287 INVESTORS, LLC, A COLORADO LIMITED LIABILITY COMPANY, WITNESS MY HAND AND OFFICIAL SEAL

sarah seipp _____ NOTARY SEAL

(NOTARY PUBLIC)

SARAH SEIPP
Notary Public
State of Colorado
Notary ID # 20164003146
My Commission Expires: 3/16/2025

MY COMMISSION EXPIRES 3/16/2025

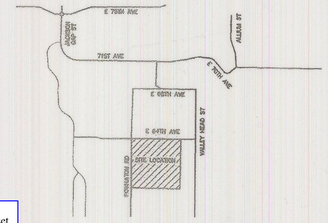
NOTARY BUSINESS ADDRESS: 4582 S Ulster St. #1500 Denver, CO 80237

\\kimley-horn.com\mt_den1\DEN_Civil\196008000_Porteos Industrial\CADD\Plansheets\Contextual Site Plan\196008000CV.dwg Offchiss, Cody 9/19/2022 9:21 AM

# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN WITH ADJUSTMENTS

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO




VICINITY MAP

All the added sheet from the approved set like sheet 31 needs to be bubbled the entire page including the title block

KH: The entire page for new layout sheets has been clouded.

## PROJECT DATA

| | |
|---|---|
| LAND AREA WITHIN PROPERTY LINES | 130.46 ACRES |
| NUMBER OF BUILDINGS | 2 |
| NUMBER OF STORIES | 1 |
| MAXIMUM HEIGHT OF BUILDINGS | 50'–0" |
| TOTAL GROSS FLOOR AREA | 1,648,602 SF |
| OFFICE GFA; WAREHOUSE GFA; | BUILDING 1: 62,410 SF; 187,230 SF; 374,460 SF |
| DISTRIBUTION GFA | BUILDING 2: 30,735 SF; 860,581 SF; 133,185 SF |
| TOTAL BUILDING COVERAGE | 1,648,602 SF; 29% |
| HARD SURFACE AREA | 2,797,423 SF; 49% |
| LANDSCAPE AREA | 1,250,224 SF; 22% |
| TOTAL NUMBER OF PARKING SPACES | 1,671 |
| PRESENT ZONING CLASSIFICATION | AD AIRPORT DISTRICT SUBAREA C |
| PROPOSED USE | STORAGE, DISTRIBUTION, AND WAREHOUSING |
| NUMBER OF SIGNS PERMITTED | 5 PERMANENT SIGNS ALLOWED |
| PROPOSED NUMBER OF SIGNS | 5 |
| MAXIMUM ALLOWED SIGN AREA | 200 SQ. FT. |
| MAXIMUM MONUMENT SIGN CRITERIA | UP TO 4 SIGN AT 50 SF EACH (4 SIGNS PROVIDED) |
| 2015 IBC OCCUPANCY CLASS | B/S-1 |
| 2015 IBC CONSTRUCTION TYPE | TYPE IIB – AUTOMATIC SPRINKLER SYSTEM |

SUMMARY OF WAREHOUSE, DISTRIBUTION, AND OFFICE PARKING CALCULATIONS ABOVE:

| | REQUIRED | PROVIDED |
|---|---|---|
| TOTAL AUTO SPACES: | 1,178 | 1,671 |
| TRAILER SPACES: | N/A | 985 |
| ACCESSIBLE SPACES: | 22 (ICC A117–2009 GUIDELINES) | 30 |
| VAN ACCESSIBLE SP: | 5 | 5 |
| BICYCLE SPACES: | 84 (5% REQUIRED) | 84 |

*SEE SHEET 2 FOR DETAILED PARKING BREAKDOWN

1

### OWNER/DEVELOPER (LOT 1)

AOZI – AURORA BUILDING I, LLC
888 KEYSTONE CROSSING
SUITE 1150
INDIANAPOLIS, IN 46240–4609

### OWNER/DEVELOPER (LOT 2)

AOZI – AURORA BUILDING II, LLC
888 KEYSTONE CROSSING
SUITE 1150
INDIANAPOLIS, IN 46240–4609

### OWNER/DEVELOPER (LOT 3)

ACP DIA 1287 INVESTORS, LLC
4530 EAST SHEA BOULEVARD,
SUITE 100
PHOENIX, AZ 85028

### ARCHITECT

POWERS BROWN ARCHITECTURE
1580 LINCOLN ST., SUITE 480
DENVER, CO 80203
(303) 225–3345

### LANDSCAPE ARCHITECT

KIMLEY–HORN
CHRIS HEPLER, RLA
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
(303) 228–2319

### ENGINEER

KIMLEY–HORN
BRAD COONEY, P.E.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
(303) 974–3625

### SURVEYOR

COLLIERS ENGINEERING & DESIGN.
BRANDON A. MOSER, P.L.S.
7110 W. JEFFERSON AVE, SUITE 100
LAKEWOOD, CO 80235
(303) 731–6216

***Advisory note:*** A civil plan revision is required, The site plan amendment won't be approved until the civil plan revision is submitted.

KH: Acknowledged.

## SHEET INDEX

| SHEET NO. | SHEET INDEX | ISSUED 3/25/2024 (1) |
|---|---|---|
| 1 | COVER SHEET | ● |
| 2–3 | GENERAL NOTES | ● |
| 4 | OVERALL SITE PLAN | ● |
| 5–25 | DETAILED SITE PLANS | ● |
| 26 | OVERALL GRADING PLAN | ● |
| 27–47 | DETAILED GRADING PLANS | ● |
| 48 | OVERALL UTILITY PLAN | ● |
| 49–68 | DETAILED UTILITY PLANS | ● |
| 69 | OVERALL LANDSCAPE PLAN | ● |
| 70–91 | DETAILED LANDSCAPE PLAN | ● |
| 92–93 | BUILDING PLAN AND ELEVATIONS | ● |
| 94 | OVERALL PHOTOMETRIC PLAN | ● |
| 95–1P | DETAILED PHOTOMETRIC PLANS | ● |

## LEGAL DESCRIPTION:

PORTEOS SUBDIVISION FILING NO. 6 CONSISTS OF PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

## BENCHMARK

CITY OF AURORA BENCHMARK NUMBER 11V3S65 BEING A 3.25" ALUMINUM CAP 0.6' BELOW SURFACE IN PLOWED FIELD "CITY OF AURORA 2008 PLS 23527"
NAVD 88 ELEVATION: 5434.00'

## CITY OF AURORA SITE PLAN NOTES:

1. 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 AS REQUIRED BY THE CITY OF AURORA.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE AND AURORA FDP. 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.

3. 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, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."

4. "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 ENTRANCES 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1–2009.

5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

6. 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 & DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SEE SHEET 3 FOR CONTINUED SITE PLAN NOTES.

## AMENDMENTS

| | | |
|---|---|---|
| 1 | SITE LAYOUT CHANGES | 3/25/24 |

Every sheet that has a layout change need to be bubbled and add delta to the amendments box

KH: Sheets with layout changes have been clouded.

1st ReviewAurora WaterJenny Wynnjwynn@auroragov.org

## CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS_____ DAY OF _____, 20____A.D. AT_____O'CLOCK____.M.

COUNTY CLERK AND RECORDER _____ DEPUTY

FILE: _____

PAGE NO.: _____

RECEPTION NO.: _____

## CITY OF AURORA APPROVALS

| | | |
|---|---|---|
| CITY ATTORNEY: | | DATE: 10/25/22 |
| PLANNING DIRECTOR: | | DATE: 10/25/22 |
| PLANNING COMMISSION: | N/A | DATE: N/A |
| CITY COUNCIL: | N/A | DATE: N/A |
| ATTEST: | N/A | DATE: N/A |
| DATABASE APPROVAL: | 11/17/20 | DATE: 11/17/20 |

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| 1 | SITE LAYOUT CHANGES SOS | BJC | 3/25/24 |

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN WITH ADJUSTMENTS
COVER SHEET

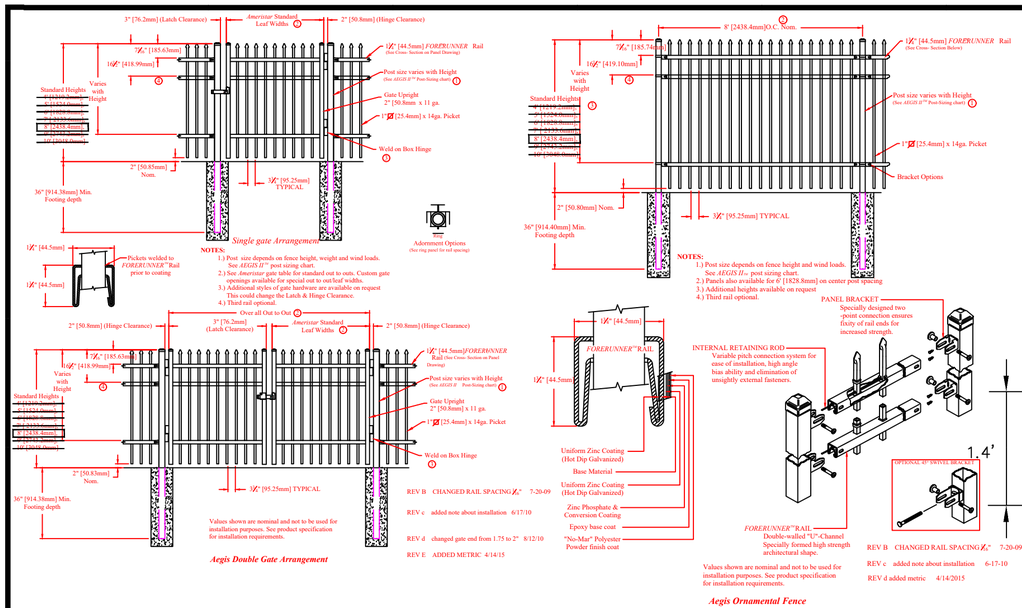
DATE: 5/20/2020
DESIGNED BY:
DRAWN BY:
CHECKED BY: RJP

FILE NO. 196008000CV
PROJECT NO. 196008000

SHEET NO. 1

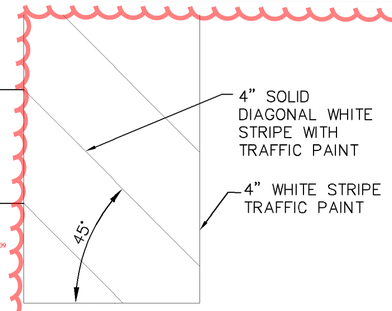
PORTEOS INDUSTRIAL AT PORTEOS 2020-6030-00

CHANGES SO 3/25/24 BJG

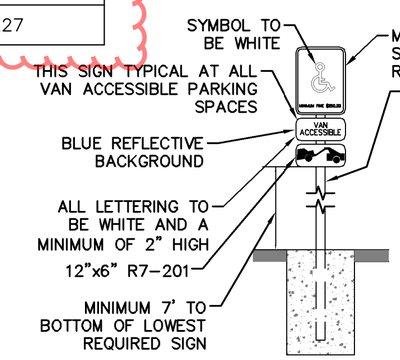



| PARKING BREAKDOWN* | | |
|---|---|---|
| | LOT 1, BUILDING 1 | LOT 2, BUILDING 2 |
| TOTAL SF | 624,101 | 1,024,501 |
| SPACES AVAILABLE | 1032 | 233 INITIAL BUILD<br>639 FULL BUILD |
| OFFICE SPACES | 188 | 92 |
| DISTRIBUTION SPACES | 375 | 547 |
| WAREHOUSE SPACES | 0 | 0 |
| TOTAL REQUIRED SPACES | 563 | 227 |

*THE REQUIRED PARKING COMES FROM AURORA UNIFIED DEVELOPMENT ORDINANCE (UDO) STANDARDS. BUILDING 1 WAS CALCULATED USING 10% OFFICE SPACE (3 SPOTS PER EVERY 1000 GSF), 60% DISTRIBUTION SPACE (1 SPOT PER EVERY 1000 GSF), AND 30% WAREHOUSE SPACE (NO PARKING REQUIREMENTS). BUILDING 2 WAS CALCULATED USING 3% OFFICE SPACE, 13% DISTRIBUTION, AND 84% WAREHOUSE.

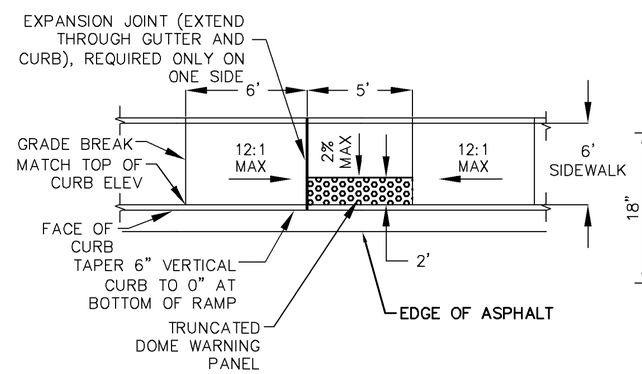



## 3 DIAGONAL STRIPING DETAIL
N.T.S.



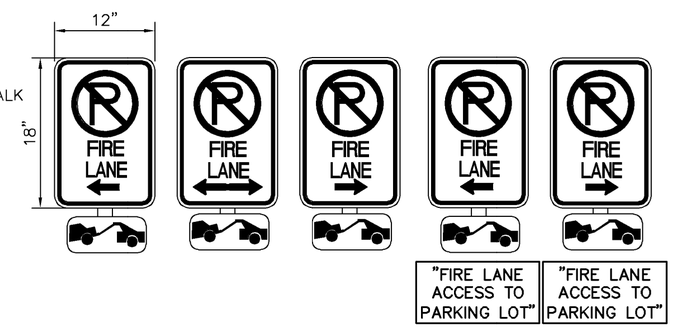

1. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
2. PLACE VAN ACCESSIBLE SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.
3. INSTALL ONE SIGN AT EACH HANDICAP SPACE

## 6 ACCESSIBLE PARKING SIGN
N.T.S.




## 4 PARALLEL CURB RAMP DETAIL
N.T.S.

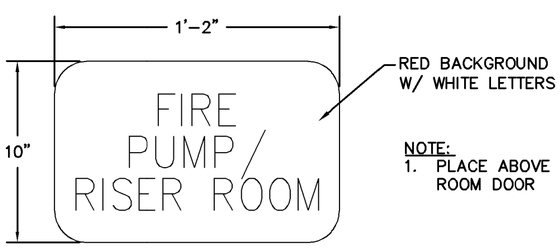
NOTE: CATCH GUTTER SLOPE SHALL BE MODIFIED AT CURB RAMP LOCATIONS TO BE MAX 2% CROSS SLOPE AND MAX 5% IN DIRECTION OF TRAVEL




FIRE LANE NOTES:

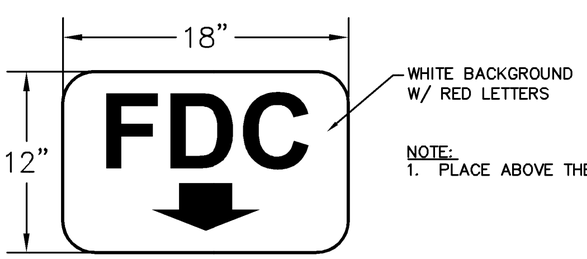
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF 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.

## 7 FIRE LANE SIGN
N.T.S.



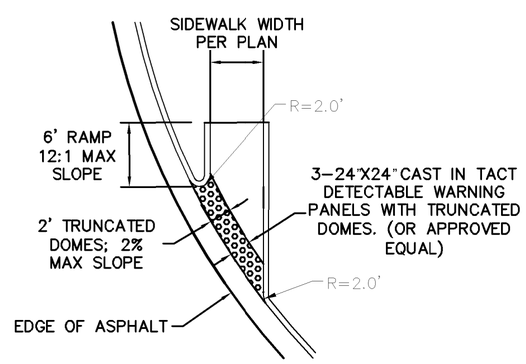

NOTE:
1. PLACE ABOVE THE RISER ROOM DOOR

## 1 FIRE PUMP/RISER ROOM SIGN
N.T.S.




NOTE:
1. PLACE ABOVE THE FDC

## 2 FDC SIGN
N.T.S.




## 5 PRIVATE CURB/STRUCTURE DETAIL
N.T.S.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|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KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN WITH ADJUSTMENTS
GENERAL NOTES

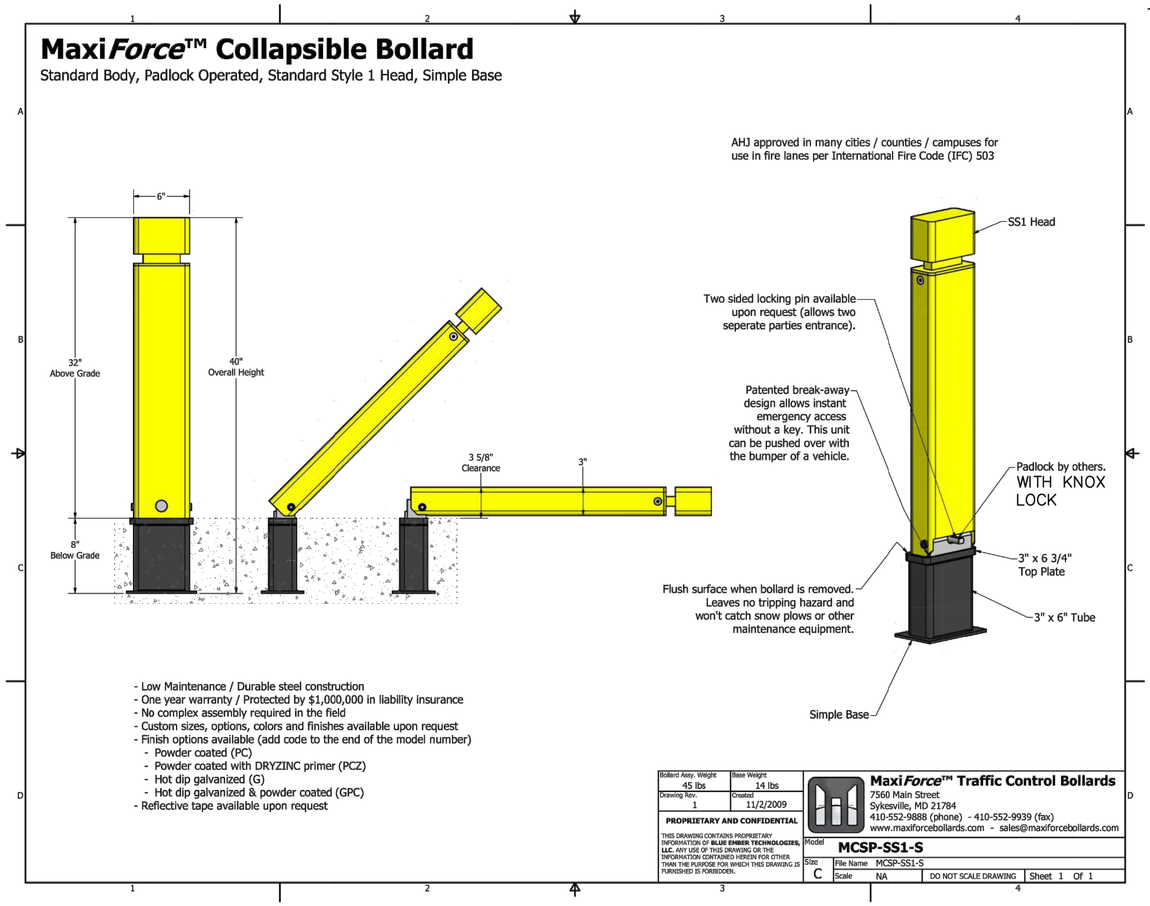
DATE: 5/20/2020
DESIGNED BY:
DRAWN BY:
CHECKED BY: RJP

FILE NO. 196008000GN
PROJECT NO. 196008000

SHEET NO. 2

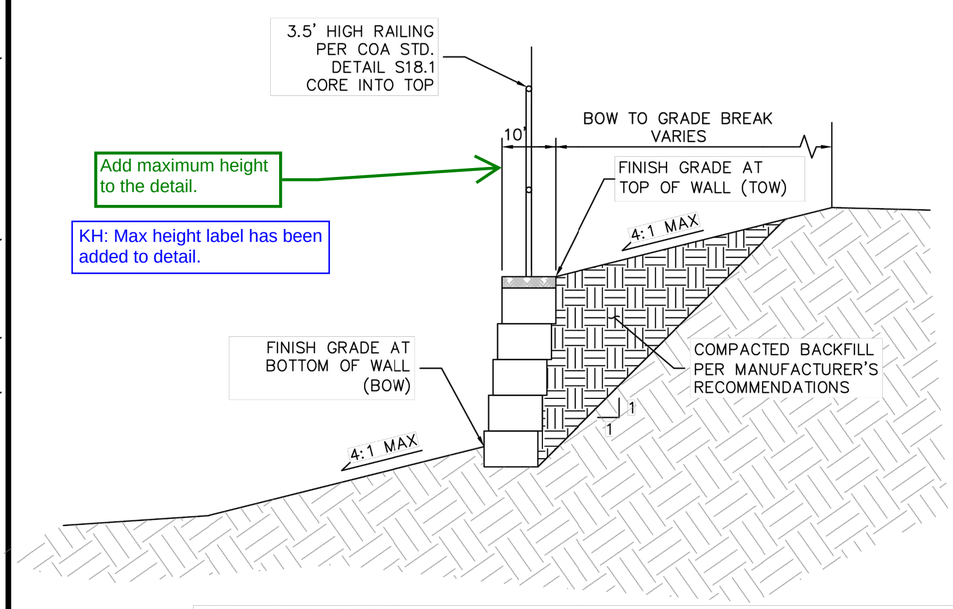
K:\DEN_Civil\196008000_Porteos Industrial\CADD\Plansheets\Contextual Site Plan\196008000GN.dwg Offchiss, Cody 10/12/2022 4:26 PM

CHANGES SO 3/25/24 BJC




7 MAXIFORCE COLLAPSIBLE BOLLARDS WITH KNOX LOCKS

N.T.S.




RETAINING WALL NOTE:
1. WALL SCHEMATIC PROVIDED FOR REFERENCE ONLY. NOT TO BE USED FOR CONSTRUCTION OF RETAINING WALLS OR PLACEMENT OF SELECT FILL MATERIAL. REFERENCE GEOTECHNICAL REPORT AND SITE SPECIFICATIONS FOR WALL DESIGN AND SELECT FILL PLACEMENT METHODS.

8 MSE RETAINING WALL WITH RAILING DETAIL

N.T.S.

## CITY OF AURORA SITE PLAN NOTES (CONTINUED):

7. 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 A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

8. 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.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII – NUMBERING OF BUILDINGS.

10. 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.

11. 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.

12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13. 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.

14. 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.

15. 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.

16. 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.

17. THE 2015 INTERNATIONAL FIRE CODE (IFC), 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 A 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 DEVELOPERS 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.

18. 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.

19. 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 WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) 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

20. AOZI – AURORA BUILDING I, LLC. SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 64TH AVE AND POWHATON RD, 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 124-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIIZATION 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 THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

## ADJUSTMENTS:

MAJOR ADJUSTMENT
1. PER UDO SECTION 4.6.5 – PARKING DESIGN AND LOCATION, REQUIREMENT FOR 60% MAX OF LOT FRONTAGE TO BE SURFACE PARKING WILL BE WAIVED.

FDP ADJUSTMENT
1. PER UDO SECTION 3.3.5, REQUIREMENT FOR LOADING AREAS NOT TO FACE PUBLIC ROW WILL BE WAIVED.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|

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

PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN WITH ADJUSTMENTS
GENERAL NOTES

DATE: 5/20/2020
DESIGNED BY:
DRAWN BY:
CHECKED BY: RJP

FILE NO. 196008000GN
PROJECT NO. 196008000

SHEET NO. 3

K:\DEN_Civil\196008000_Porteos Industrial\CADD\Plansheets\Contextual Site Plan\196008000GN.dwg Offchiss, Cody 10/12/2022 11:01 AM

CHANGES SO 3/25/24 BJC

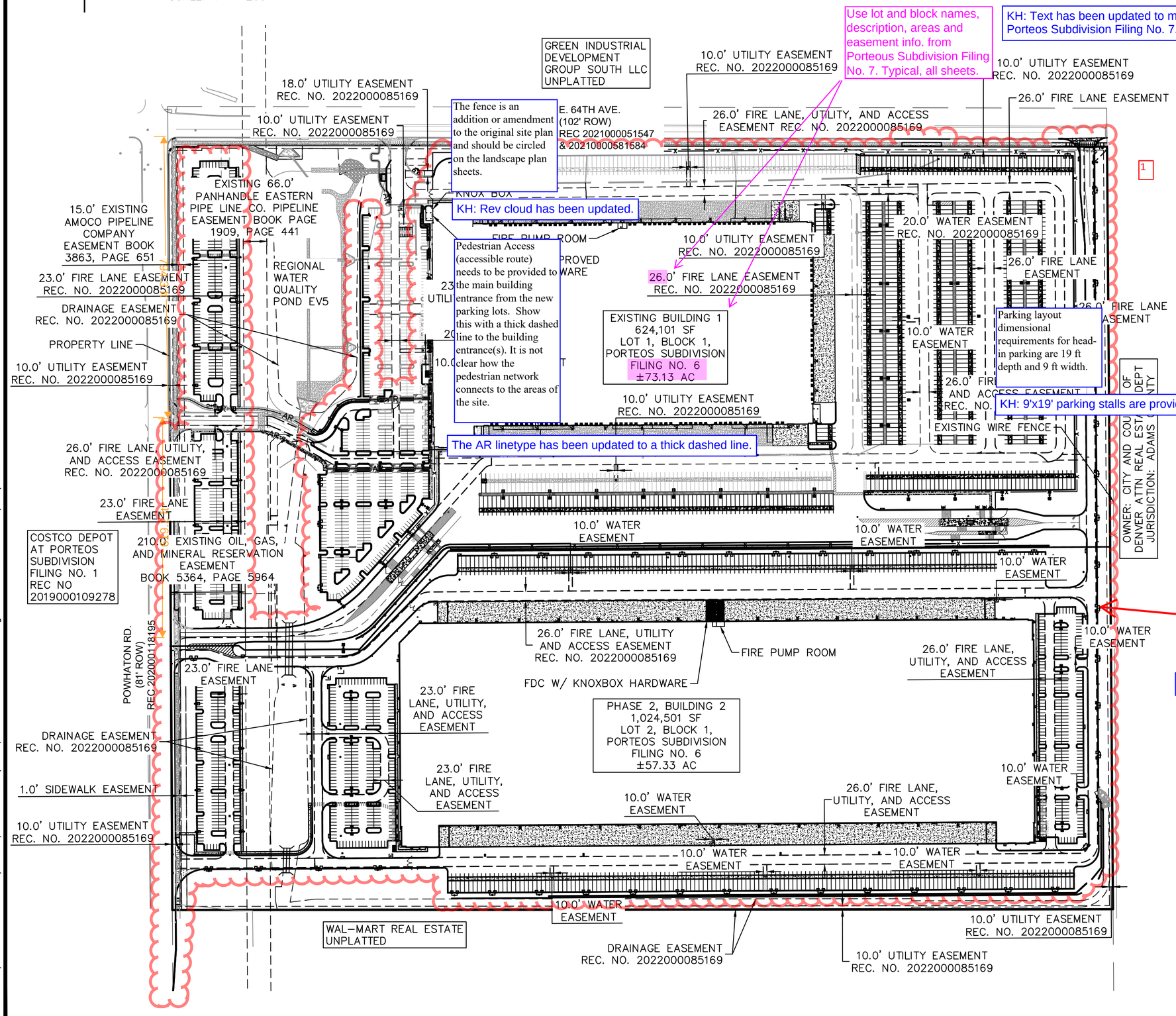
# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400
SCALE: 1" = 200'




## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- FENCE
- AR — ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- EXISTING FIRE HYDRANT
- FIRE HYDRANT
- FDC W/ KNOX HARDWARE
- KNOX BOX
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|
| | | | | |


Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
OVERALL SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP OV
PROJECT NO. 196617002

SHEET NO.
4

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP OV.dwg OKeeffe, Sam 3/27/2024 8:02 AM

CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.

KH: Text has been updated to match Porteos Subdivision Filing No. 7.

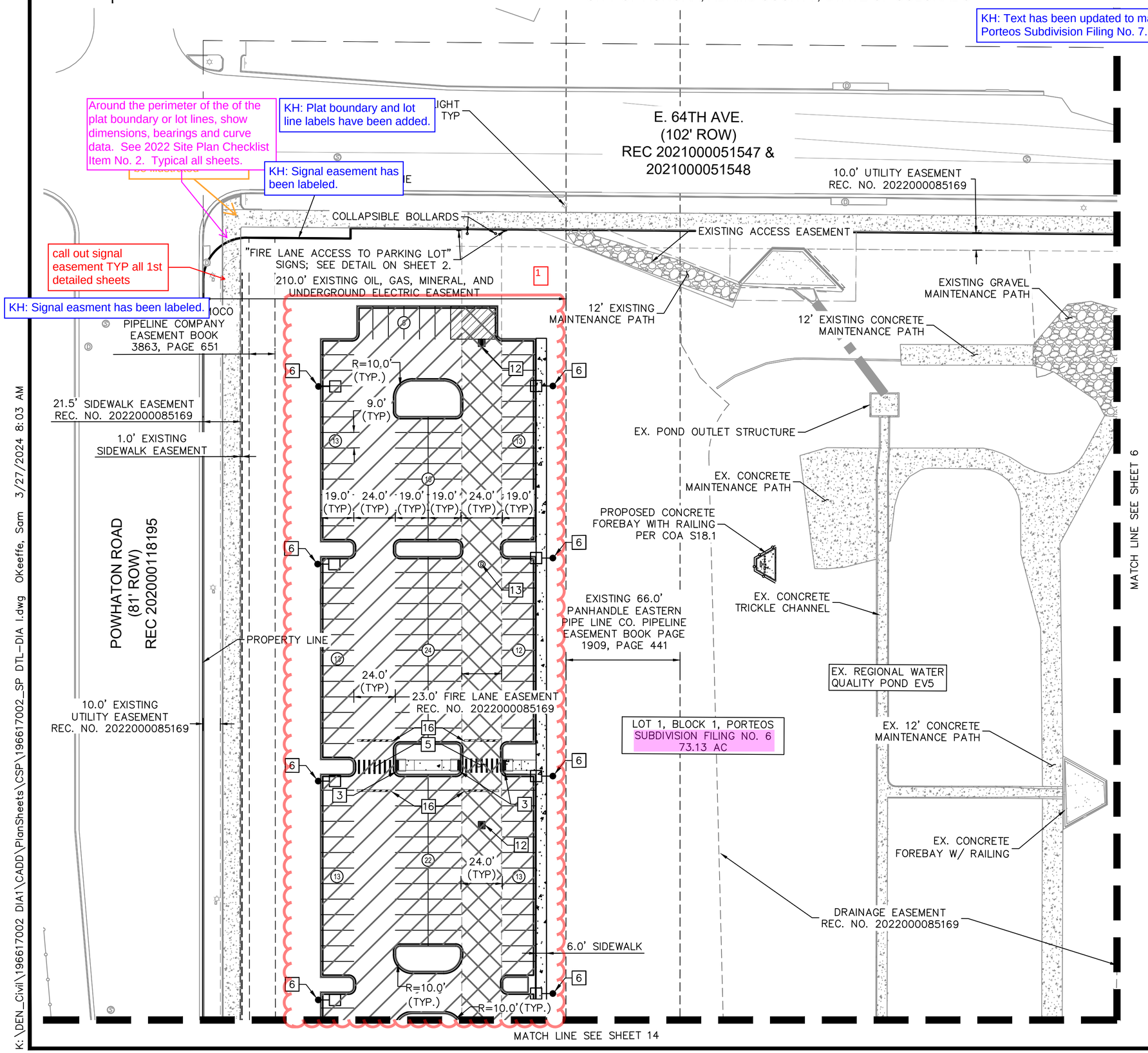
Around the perimeter of the of the plat boundary or lot lines, show dimensions, bearings and curve data. See 2022 Site Plan Checklist Item No. 2. Typical all sheets.

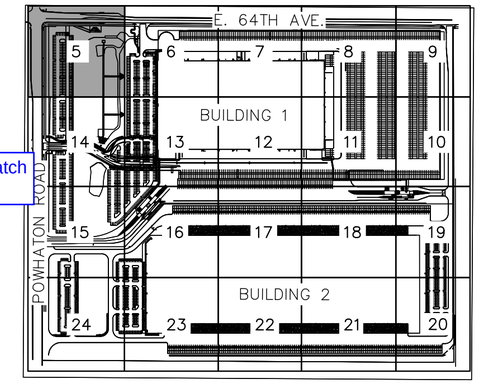
KH: Plat boundary and lot line labels have been added.

KH: Signal easement has been labeled.

call out signal easement TYP all 1st detailed sheets

KH: Signal easment has been labeled.




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
3. ACCESSIBLE CURB RAMP W/ DETECTIBLE WARNING
4. STOP SIGN
5. PEDESTRIAN CROSSWALK
6. SIGHT LIGHTING
7. STAIRS & BUILDING EGRESS DOOR
8. "NO PARKING FIRE LANE" SIGN
9. BOLLARD
10. BUILDING INGRESS/ENGRESS DOOR
11. BUILDING EGRESS DOOR
12. STORM INLET
13. STORM MANHOLE
14. FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
15. FIRE HYDRANT W/ BOLLARDS, ASSEMBLY PER COA STD. DETAIL 208
16. SPEED BUMP
17. FIRE LANE SIGN

## SITE PLAN NOTES

1. ALL RADII AREA 3' AND MEASURED FROM FACE OF CURB UNLESS STATED OTHERWISE.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|

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6200 S. Syracuse Way #300
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
5

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# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

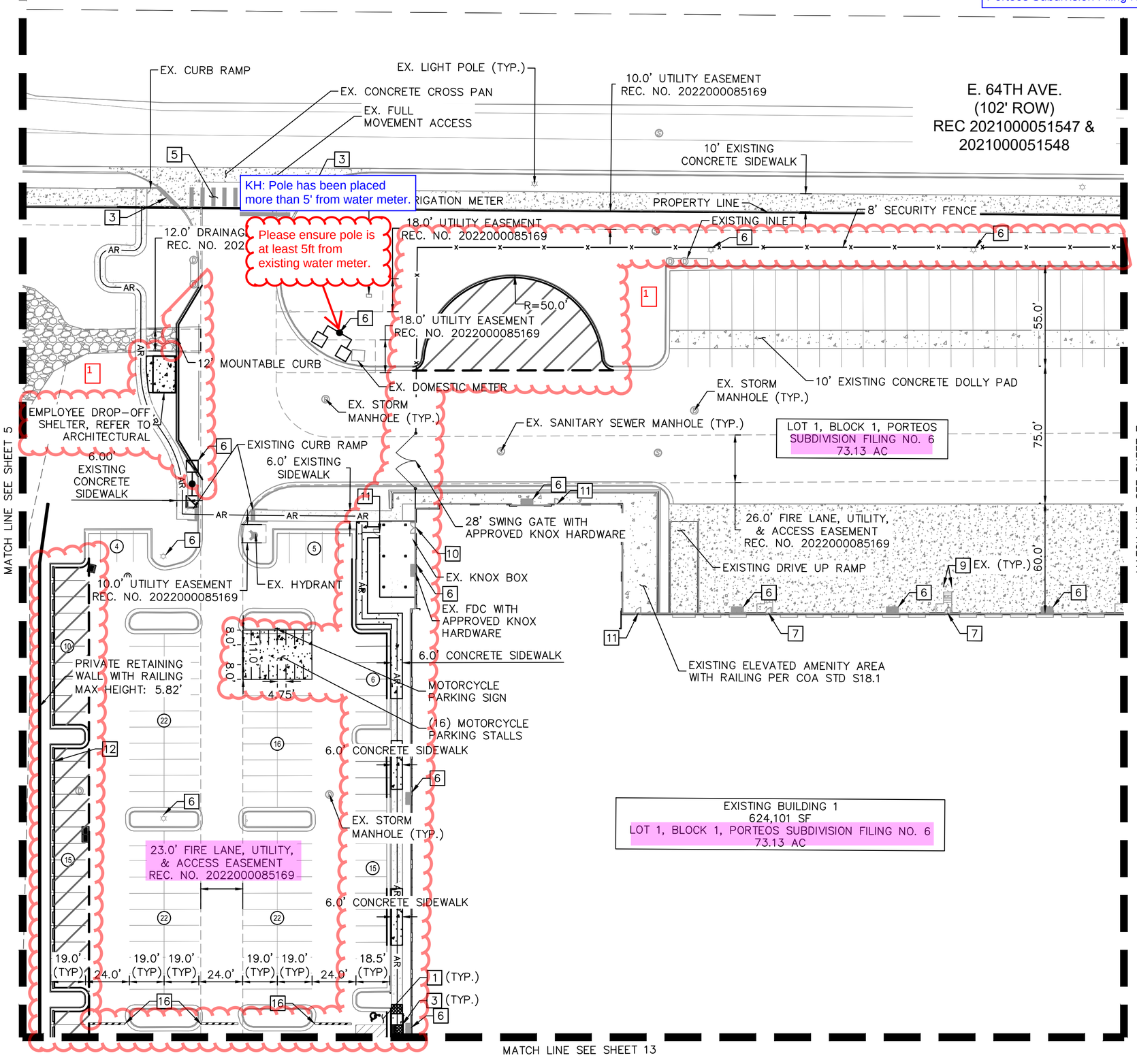
LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

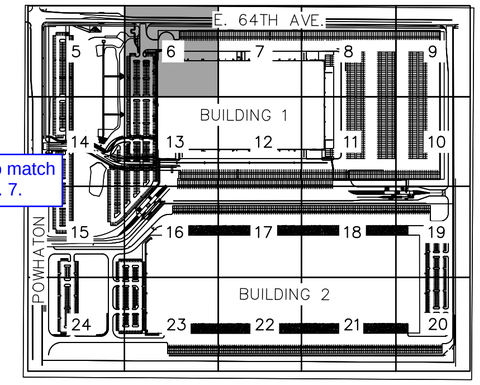
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'

Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.

KH: Text has been updated to match Porteos Subdivision Filing No. 7.




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
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16. SPEED BUMP
17. FIRE LANE SIGN

## SITE PLAN NOTES

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| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
6


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# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets, though not noted after this sheet.

KH: Text has been updated to match Porteos Subdivision Filing No. 7.

NORTH

GRAPHIC SCALE IN FEET
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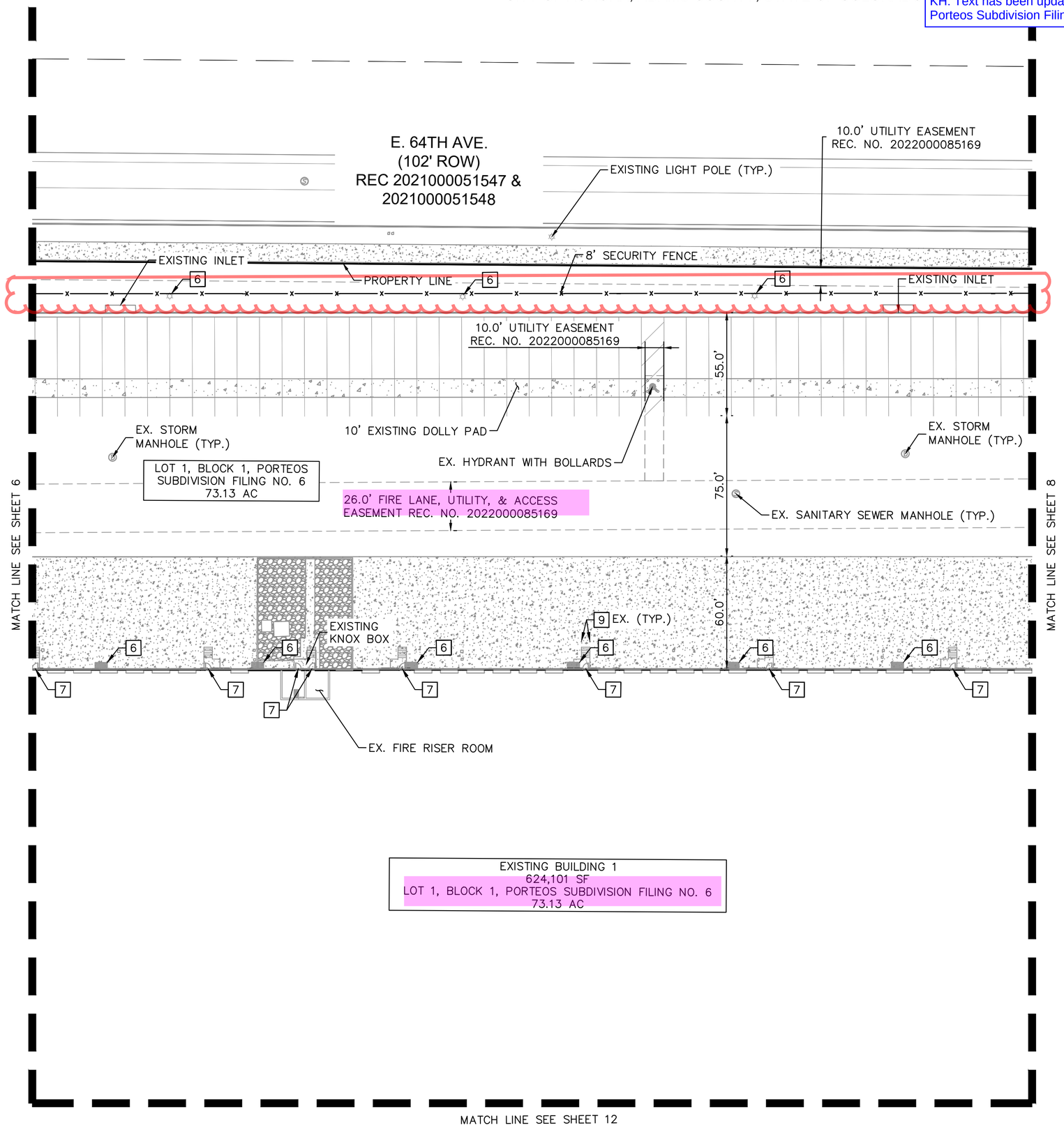
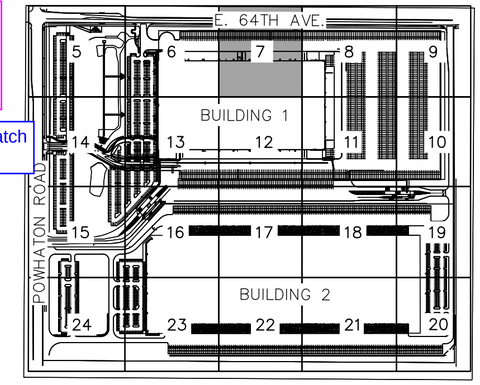
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
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## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
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| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
7


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CHANGES SO 3/25/24 BJC

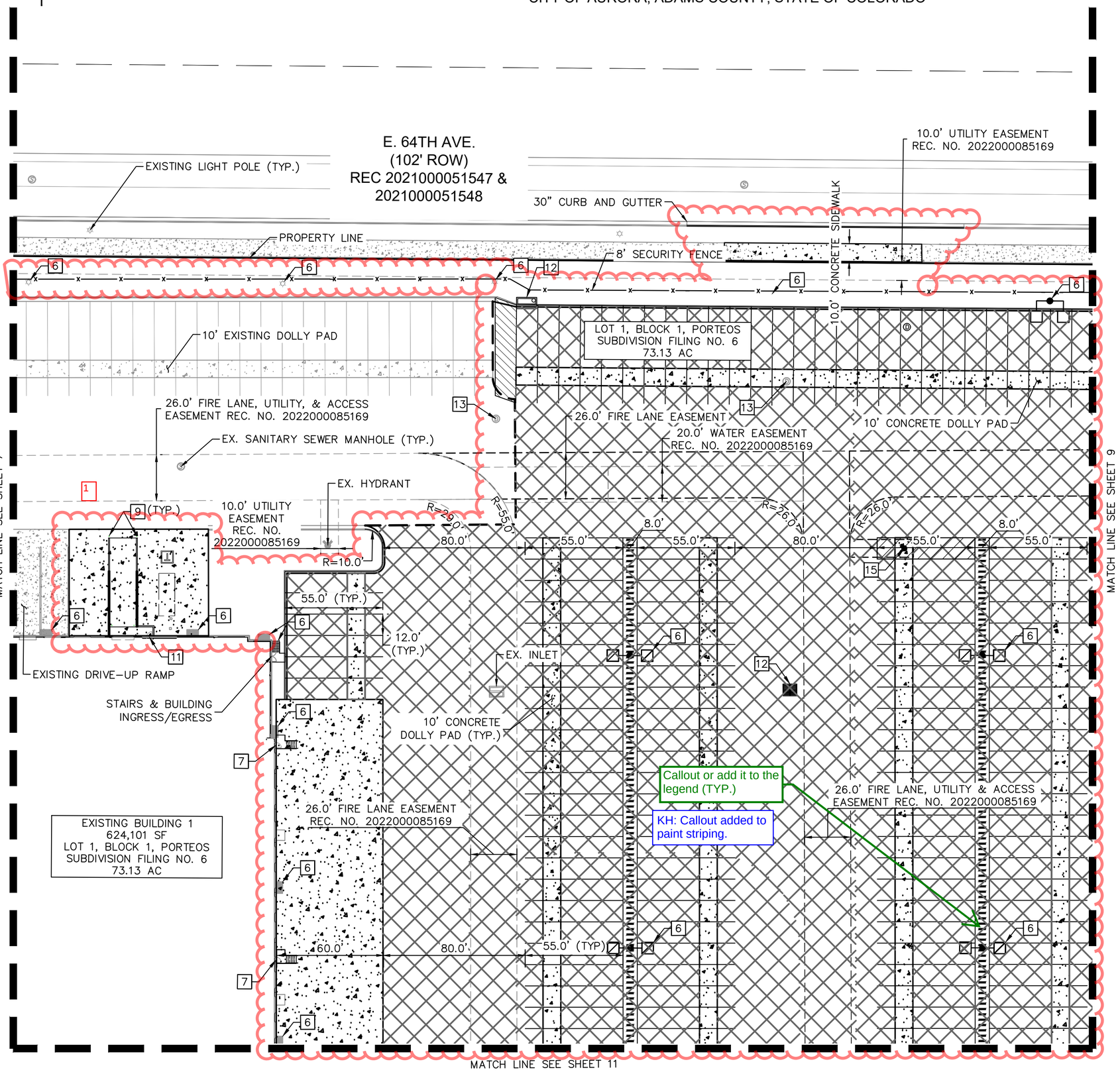
# PORTEOS INDUSTRIAL AT PORTEOS

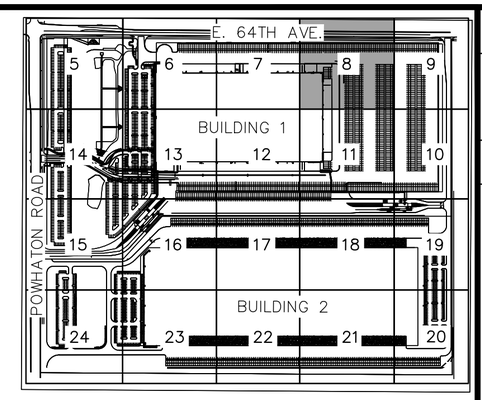
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
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- ACCESSIBLE ROUTE
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- PAVEMENT SAWCUT LINE
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- CONCRETE SIDEWALK
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## SITE PLAN KEYNOTES

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## SITE PLAN NOTES

1. ALL RADII AREA 3' AND MEASURED FROM FACE OF CURB UNLESS STATED OTHERWISE.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
8

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA I.dwg Mavis, August 3/27/2024 11:15 AM

# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

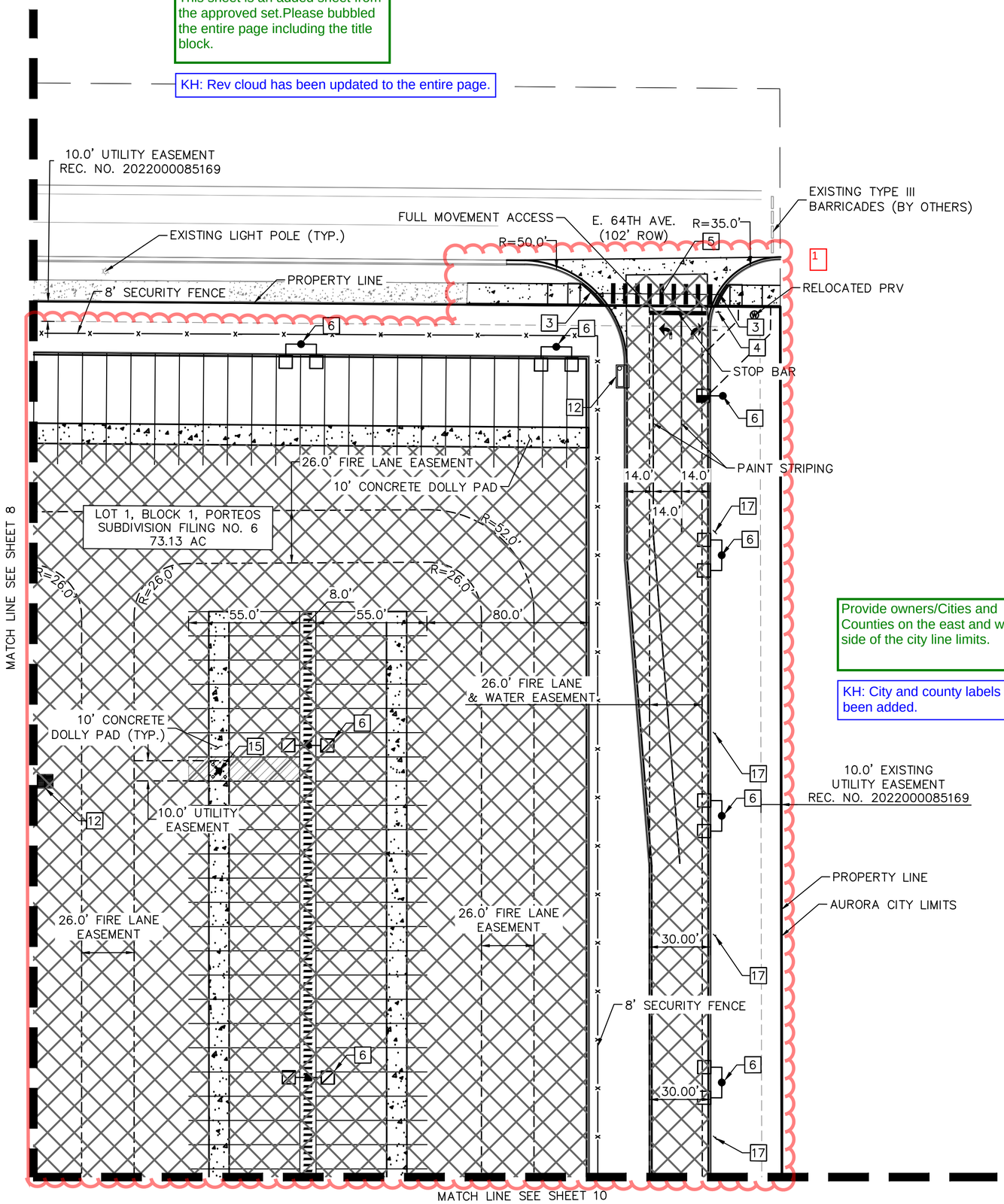
LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'

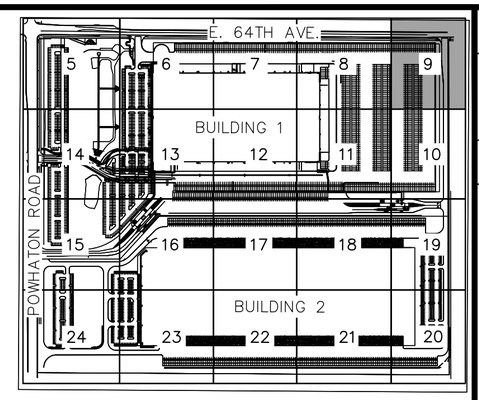
This sheet is an added sheet from the approved set.Please bubbled the entire page including the title block.

KH: Rev cloud has been updated to the entire page.




Provide owners/Cities and Counties on the east and west side of the city line limits.

KH: City and county labels have been added.




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
3. ACCESSIBLE CURB RAMP W/ DETECTIBLE WARNING
4. STOP SIGN
5. PEDESTRIAN CROSSWALK
6. SIGHT LIGHTING
7. STAIRS & BUILDING EGRESS DOOR
8. "NO PARKING FIRE LANE" SIGN
9. BOLLARD
10. BUILDING INGRESS/ENGRESS DOOR
11. BUILDING EGRESS DOOR
12. STORM INLET
13. STORM MANHOLE
14. FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
15. FIRE HYDRANT W/ BOLLARDS, ASSEMBLY PER COA STD. DETAIL 208
16. SPEED BUMP
17. FIRE LANE SIGN

## SITE PLAN NOTES

1. ALL RADII AREA 3' AND MEASURED FROM FACE OF CURB UNLESS STATED OTHERWISE.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|

CHANGES SO 3/25/24 BJC


Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA1
PROJECT NO. 196617002

SHEET NO.
9

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA 1.dwg OKeeffe, Sam 3/27/2024 8:05 AM

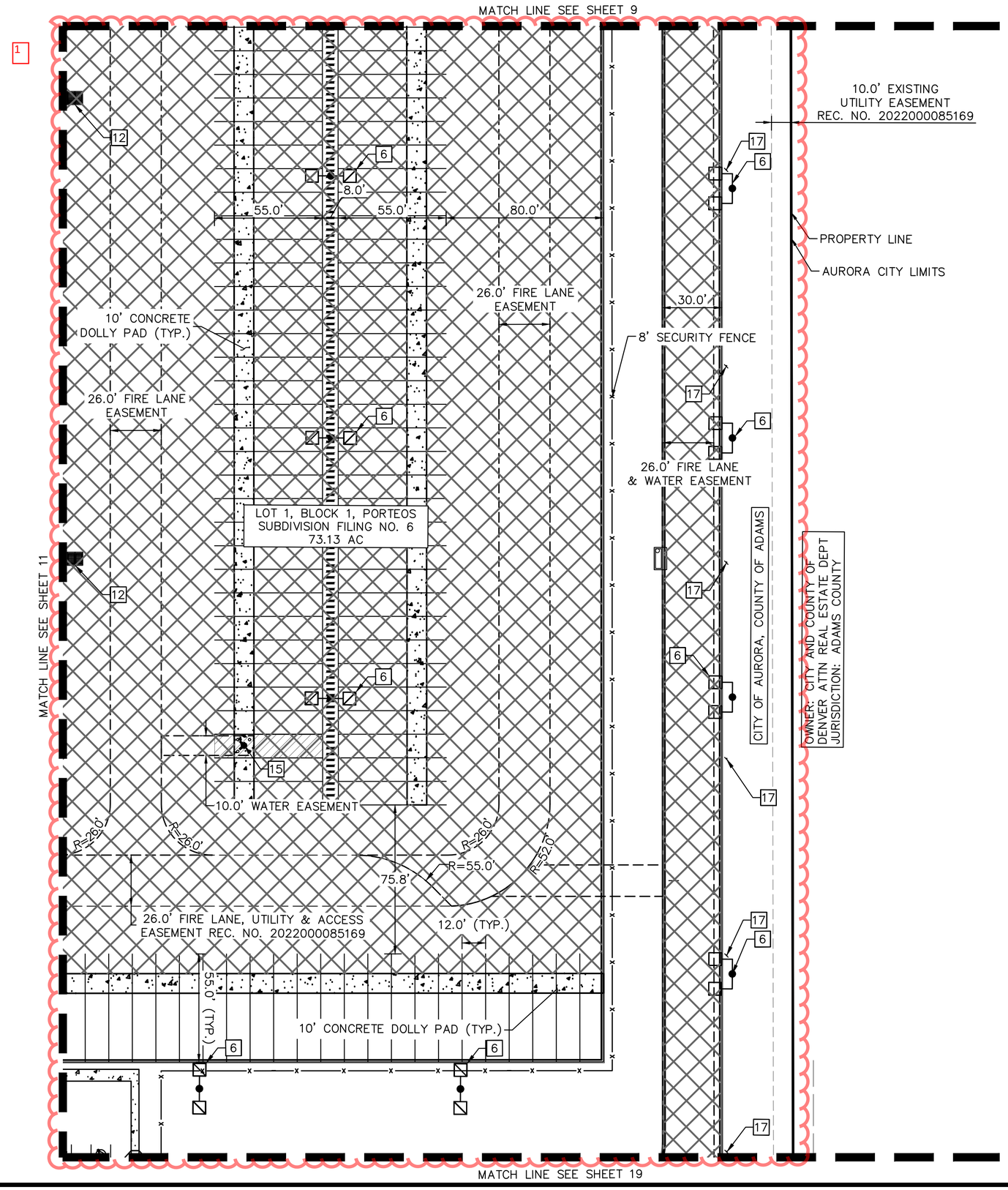
# PORTEOS INDUSTRIAL AT PORTEOS

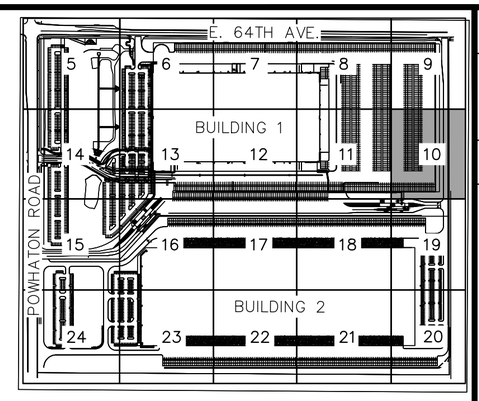
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
3. ACCESSIBLE CURB RAMP W/ DETECTIBLE WARNING
4. STOP SIGN
5. PEDESTRIAN CROSSWALK
6. SIGHT LIGHTING
7. STAIRS & BUILDING EGRESS DOOR
8. "NO PARKING FIRE LANE" SIGN
9. BOLLARD
10. BUILDING INGRESS/ENGRESS DOOR
11. BUILDING EGRESS DOOR
12. STORM INLET
13. STORM MANHOLE
14. FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
15. FIRE HYDRANT W/ BOLLARDS, ASSEMBLY PER COA STD. DETAIL 208
16. SPEED BUMP
17. FIRE LANE SIGN

## SITE PLAN NOTES

1. ALL RADII AREA 3' AND MEASURED FROM FACE OF CURB UNLESS STATED OTHERWISE.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
10


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA I.dwg OKeeffe, Sam 3/27/2024 8:06 AM


CHANGES SO 3/25/24 BJC

CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

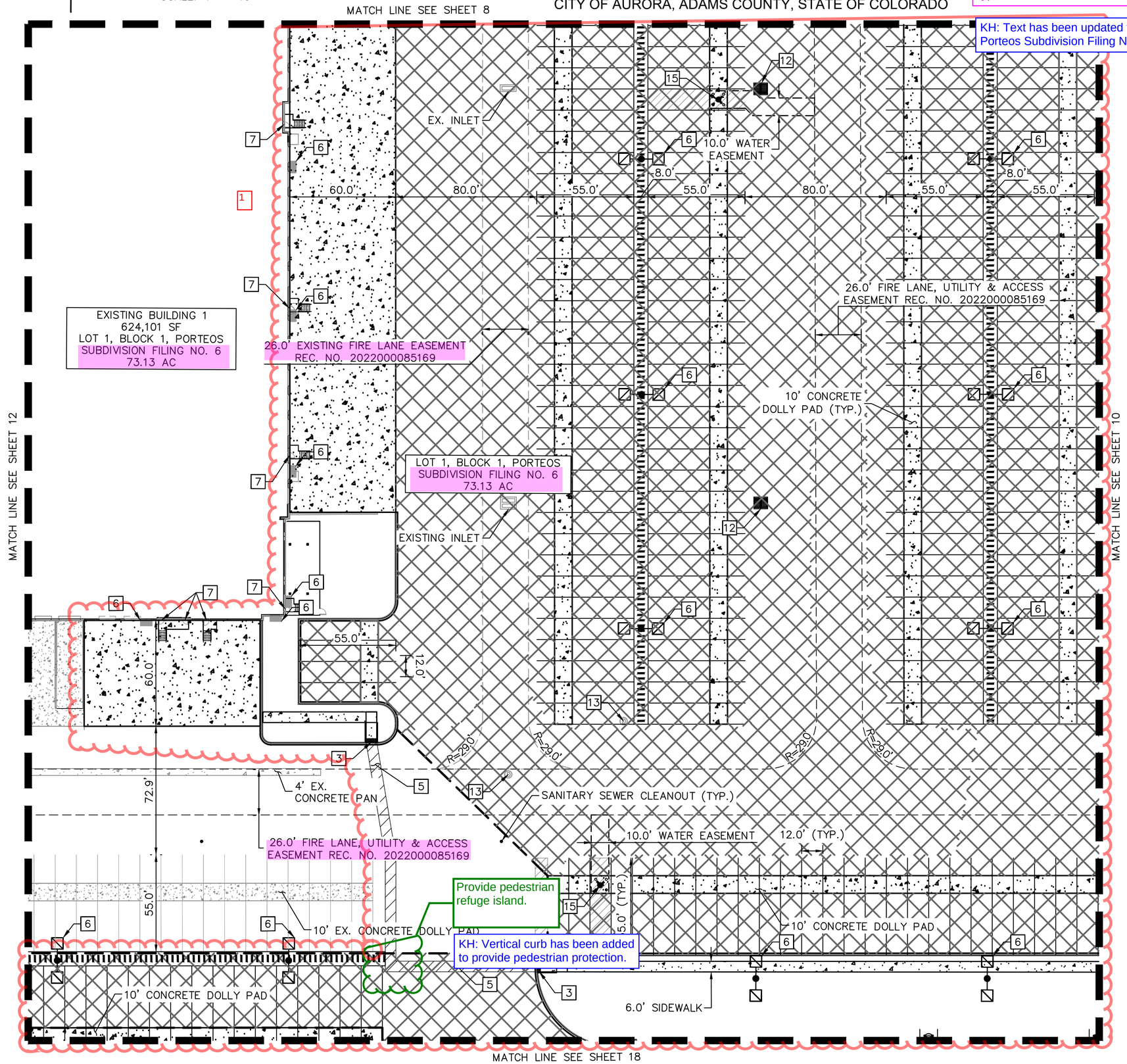
LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.

KH: Text has been updated to match Porteos Subdivision Filing No. 7.

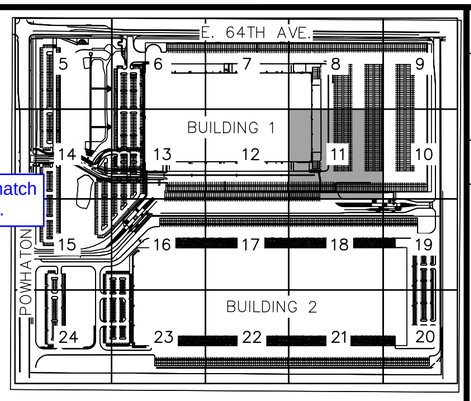
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




Provide pedestrian refuge island.

KH: Vertical curb has been added to provide pedestrian protection.




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
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## SITE PLAN NOTES

1. ALL RADII AREA 3' AND MEASURED FROM FACE OF CURB UNLESS STATED OTHERWISE.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
11


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA I.dwg Mavis, August 3/27/2024 11:16 AM

CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

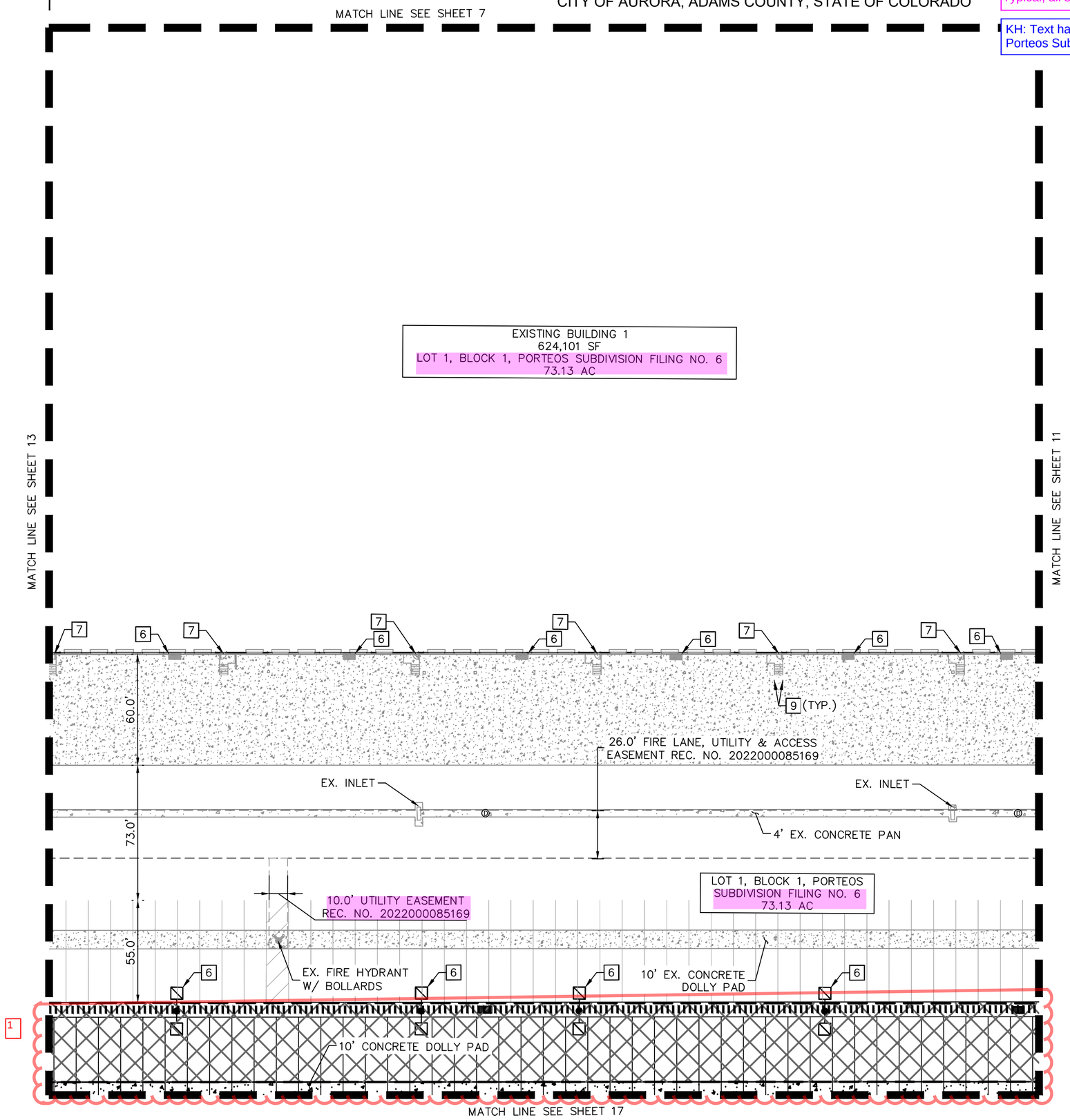
LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

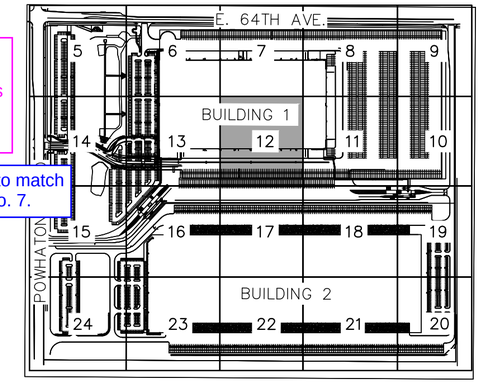
Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.

KH: Text has been updated to match Porteos Subdivision Filing No. 7.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
3. ACCESSIBLE CURB RAMP W/ DETECTIBLE WARNING
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| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
12

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA I.dwg Mavis, August 3/27/2024 11:17 AM

# PORTEOS INDUSTRIAL AT PORTEOS

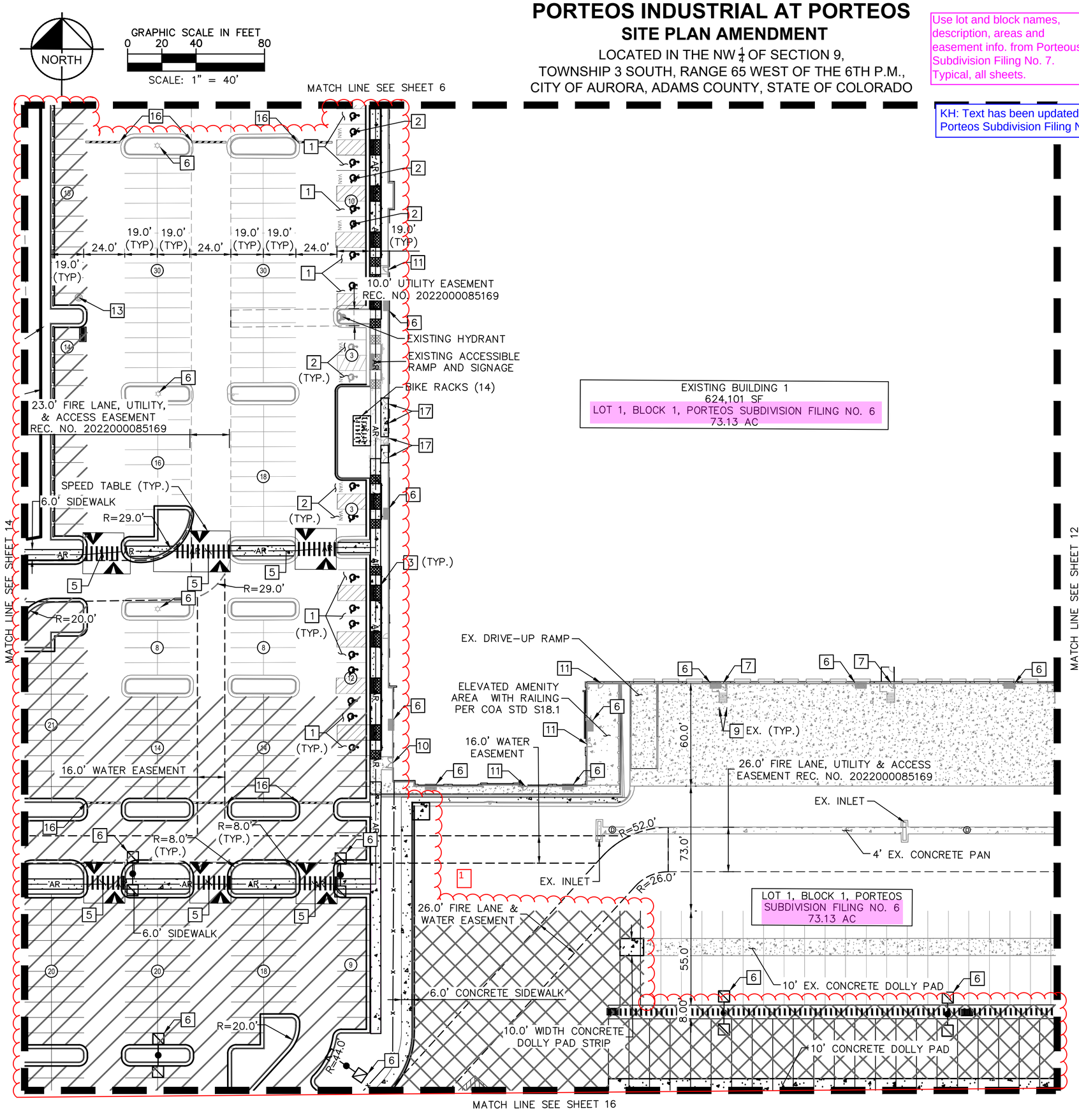
## SITE PLAN AMENDMENT

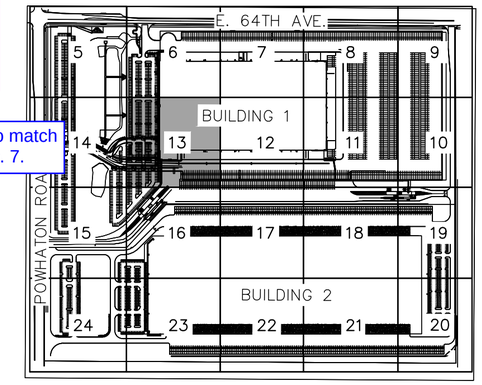
LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.

KH: Text has been updated to match Porteos Subdivision Filing No. 7.

CHANGES SO 3/25/24 BJC




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
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15. FIRE HYDRANT W/ BOLLARDS, ASSEMBLY PER COA STD. DETAIL 208
16. SPEED BUMP
17. FIRE LANE SIGN

## SITE PLAN NOTES

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
13

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA I.dwg OKeeffe, Sam 3/27/2024 8:08 AM

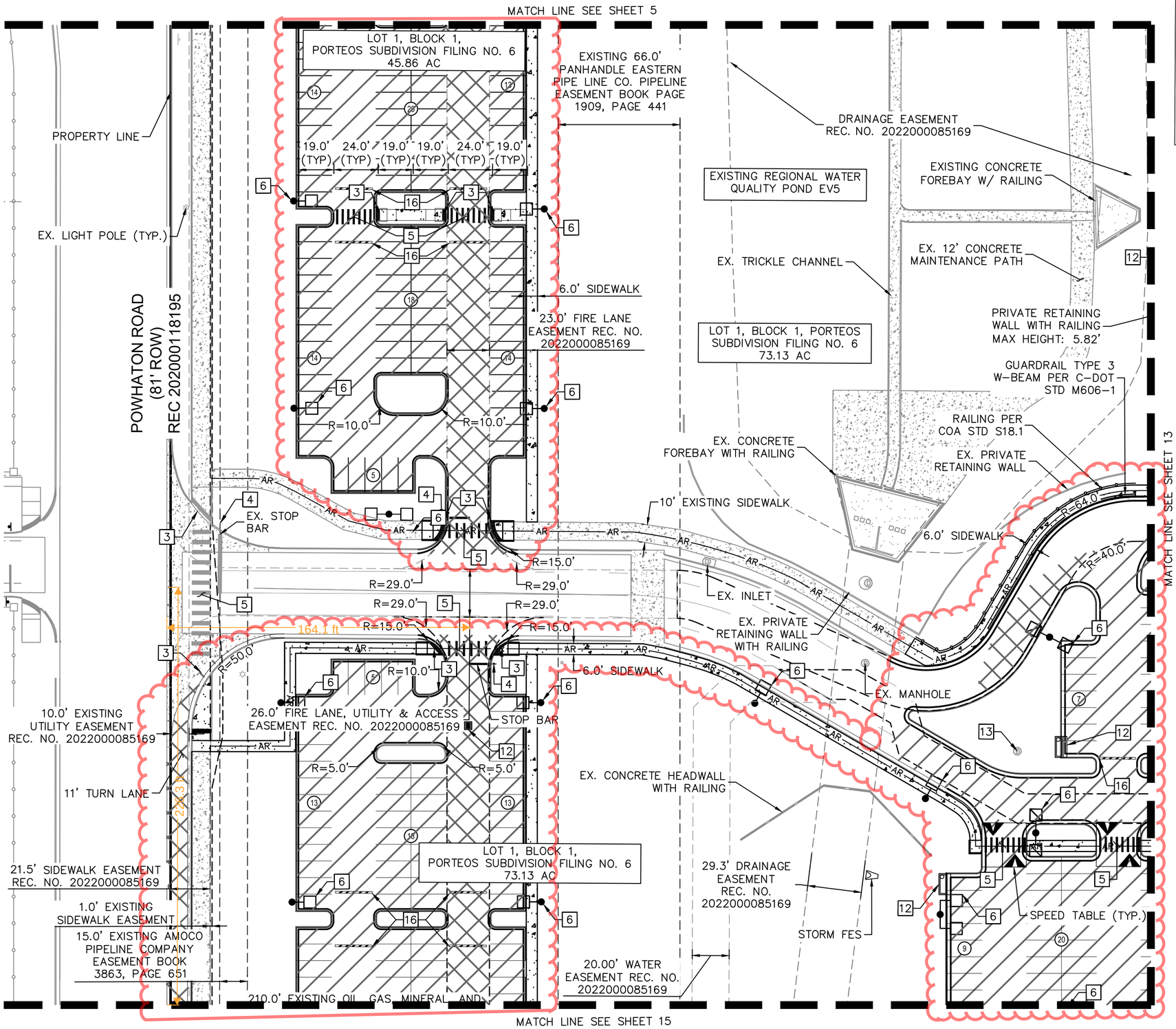
# PORTEOS INDUSTRIAL AT PORTEOS

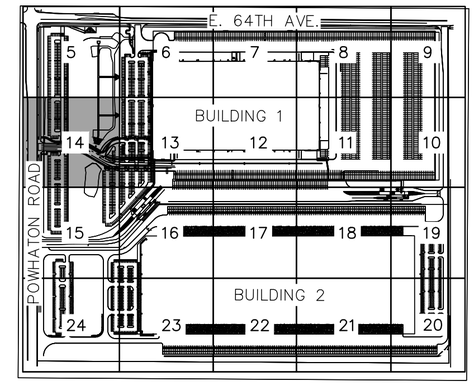
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
40.0 ft
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
3. ACCESSIBLE CURB RAMP W/ DETECTIBLE WARNING
4. STOP SIGN
5. PEDESTRIAN CROSSWALK
6. SIGHT LIGHTING
7. STAIRS & BUILDING EGRESS DOOR
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9. BOLLARD
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11. BUILDING EGRESS DOOR
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14. FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
15. FIRE HYDRANT W/ BOLLARDS, ASSEMBLY PER COA STD. DETAIL 208
16. SPEED BUMP
17. FIRE LANE SIGN

## SITE PLAN NOTES

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
14


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA I.dwg OKeeffe, Sam 3/27/2024 8:08 AM

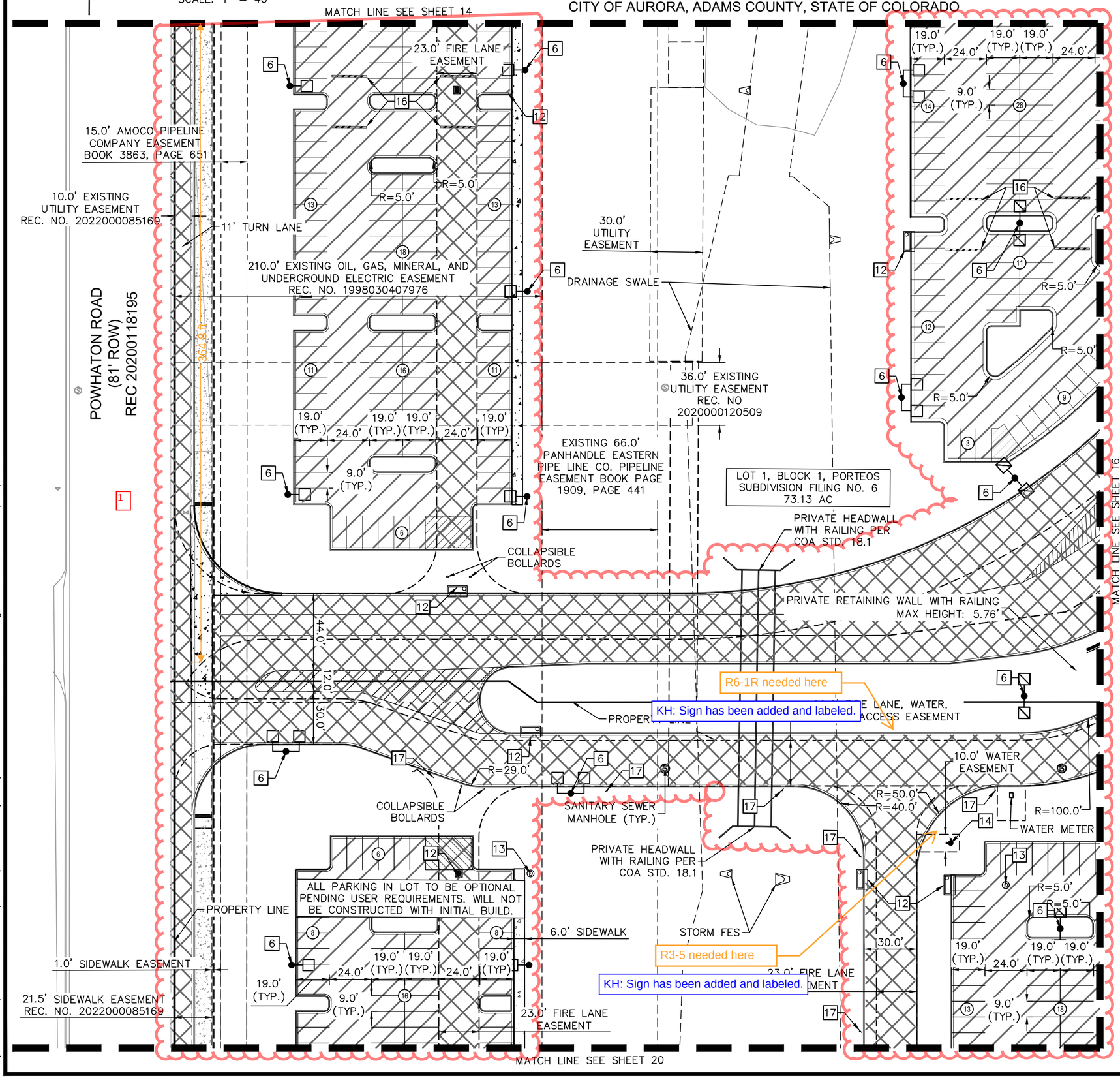

CHANGES SO 3/25/24 BJC

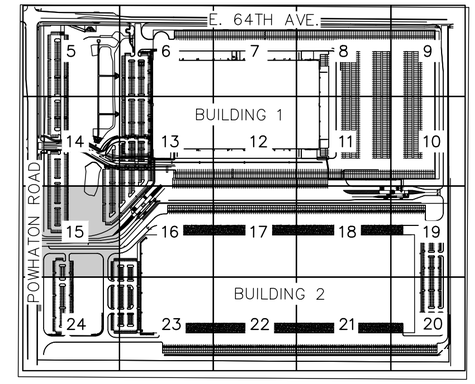
# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
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16. SPEED BUMP
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## SITE PLAN NOTES

1. ALL RADII AREA 3' AND MEASURED FROM FACE OF CURB UNLESS STATED OTHERWISE.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
15


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 12:36 PM

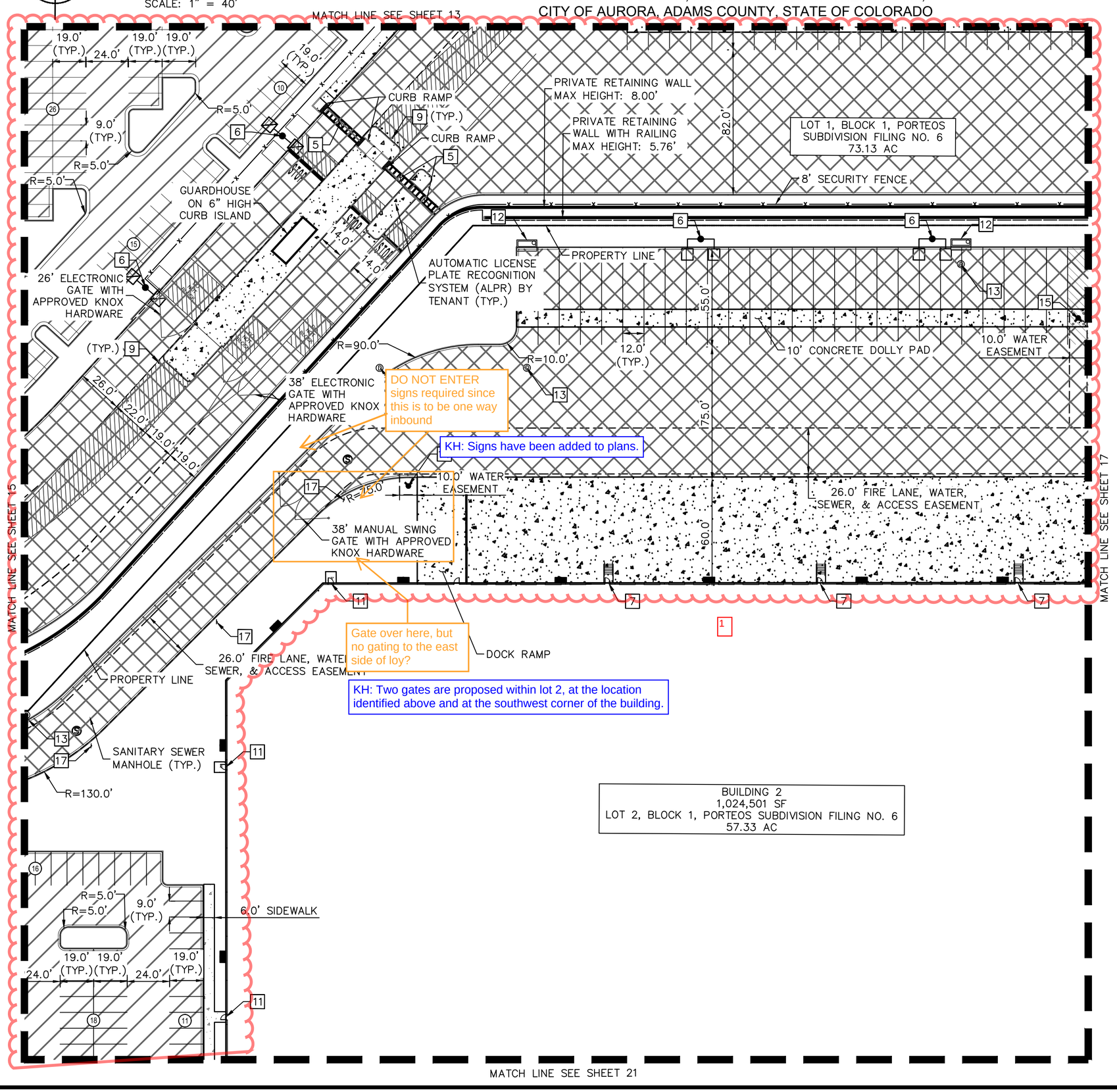
# PORTEOS INDUSTRIAL AT PORTEOS

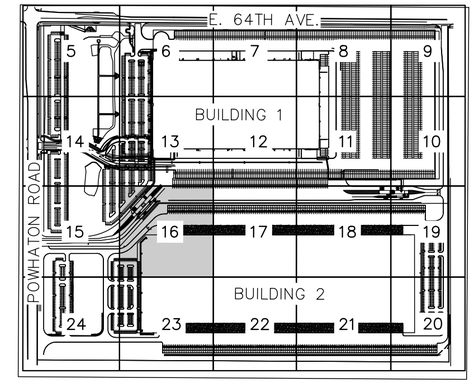
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
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| NO. | REVISION | BY | DATE | APPR |
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KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
16

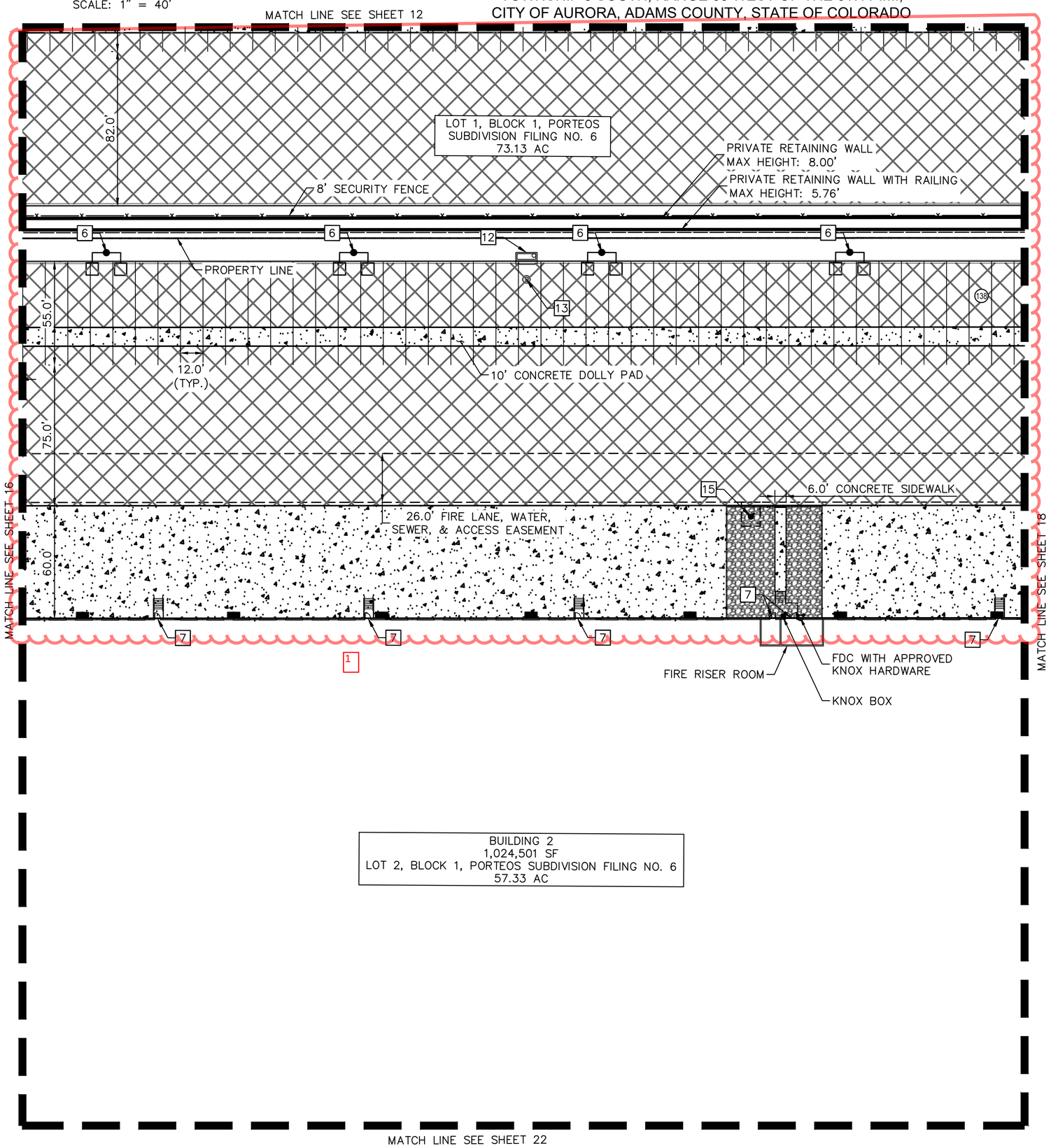

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 12:37 PM

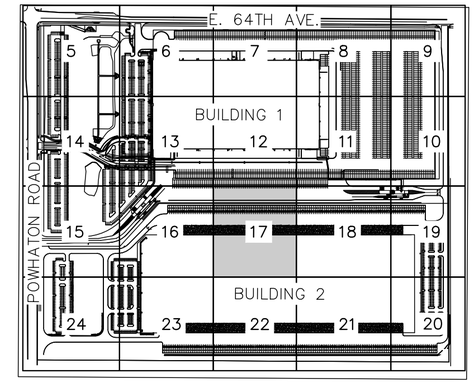
# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

NORTH

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
3. ACCESSIBLE CURB RAMP W/ DETECTIBLE WARNING
4. STOP SIGN
5. PEDESTRIAN CROSSWALK
6. SIGHT LIGHTING
7. STAIRS & BUILDING EGRESS DOOR
8. "NO PARKING FIRE LANE" SIGN
9. BOLLARD
10. BUILDING INGRESS/ENGRESS DOOR
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12. STORM INLET
13. STORM MANHOLE
14. FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
15. FIRE HYDRANT W/ BOLLARDS, ASSEMBLY PER COA STD. DETAIL 208
16. SPEED BUMP
17. FIRE LANE SIGN

## SITE PLAN NOTES

1. ALL RADII AREA 3' AND MEASURED FROM FACE OF CURB UNLESS STATED OTHERWISE.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

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FILE NO. 196617002_SP DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
17


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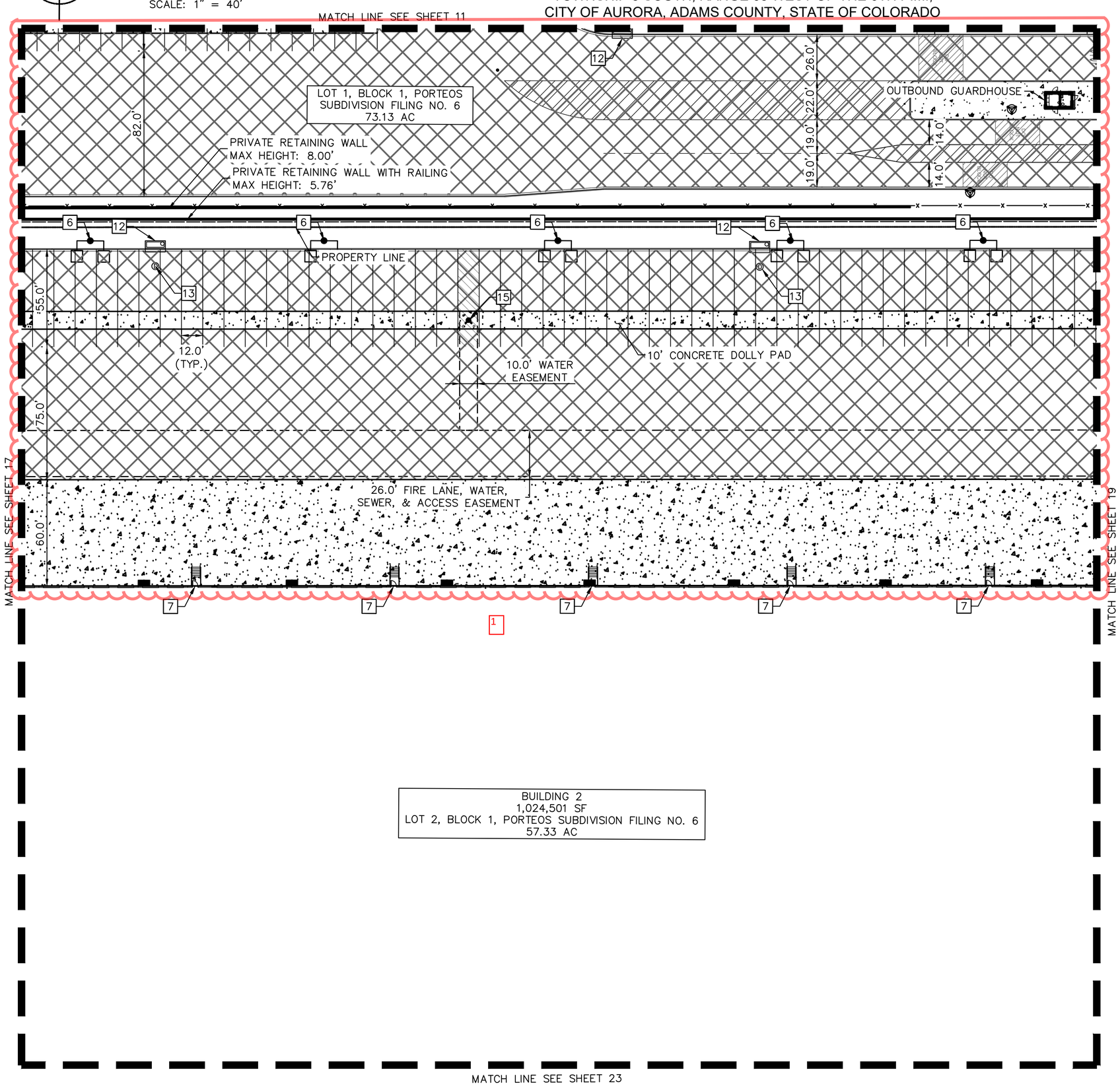
# PORTEOS INDUSTRIAL AT PORTEOS

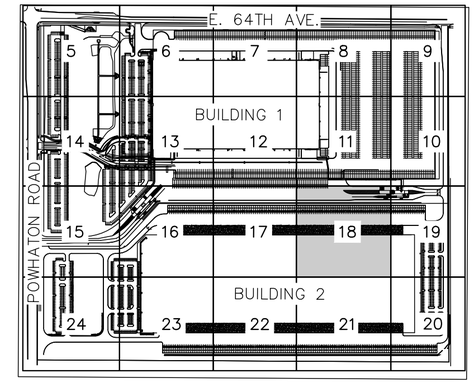
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

NORTH

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
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- LIGHT DUTY ASPHALT
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## SITE PLAN KEYNOTES

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2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
3. ACCESSIBLE CURB RAMP W/ DETECTIBLE WARNING
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
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FILE NO. 196617002_SP DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
18


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# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

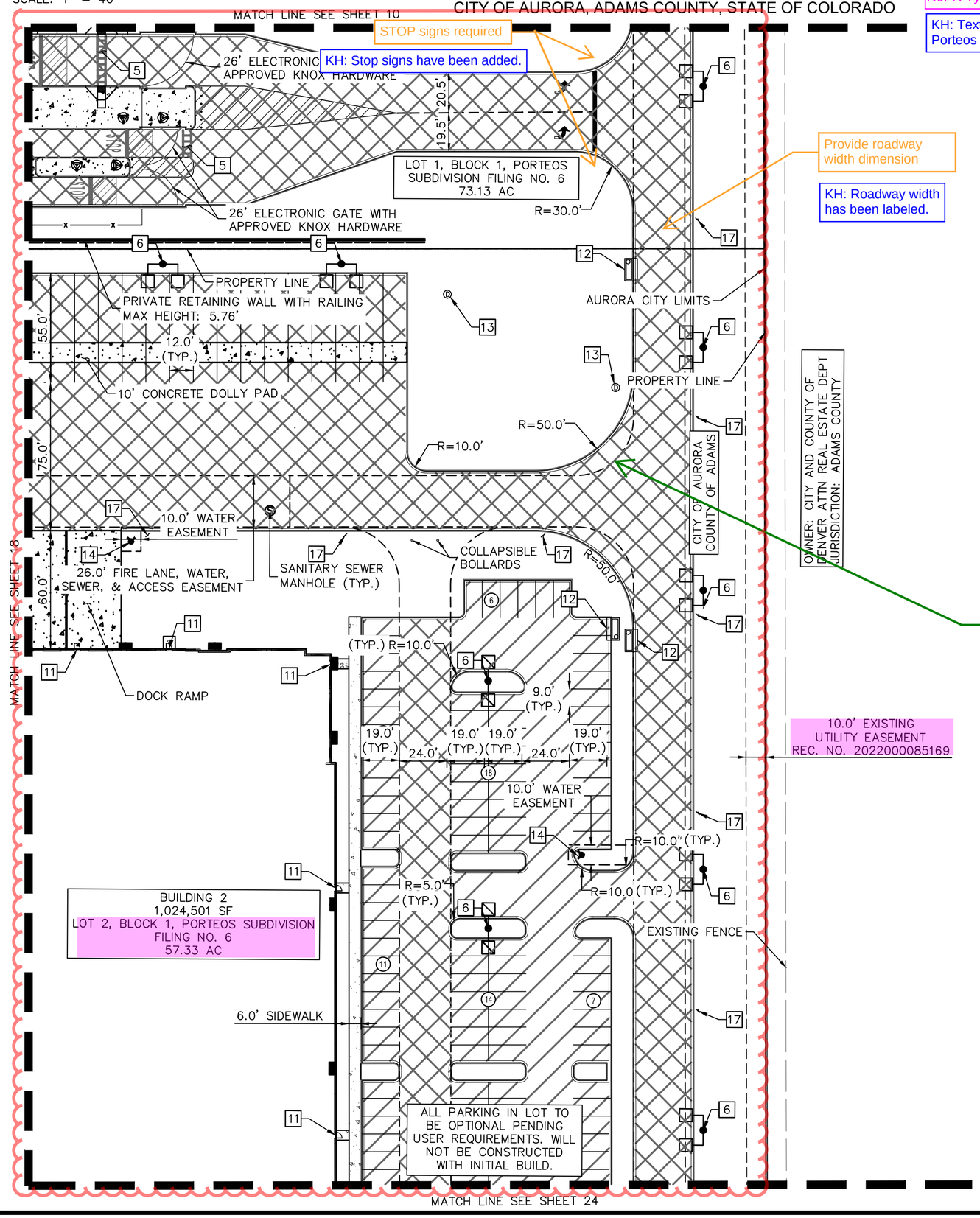
LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

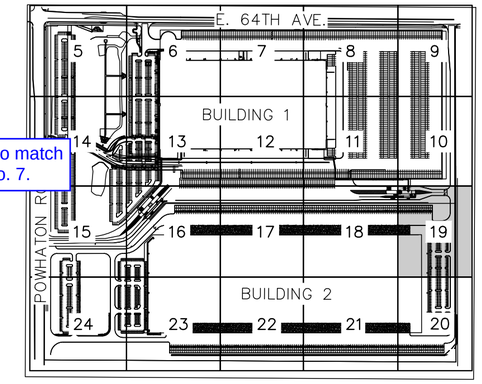
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'

Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.

KH: Text has been updated to match Porteous Subdivision Filing No. 7.




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
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- CONCRETE SIDEWALK
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## SITE PLAN KEYNOTES

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SITE PLAN AMENDMENT
DETAILED SITE PLAN

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PROJECT NO. 196617002

SHEET NO.
19


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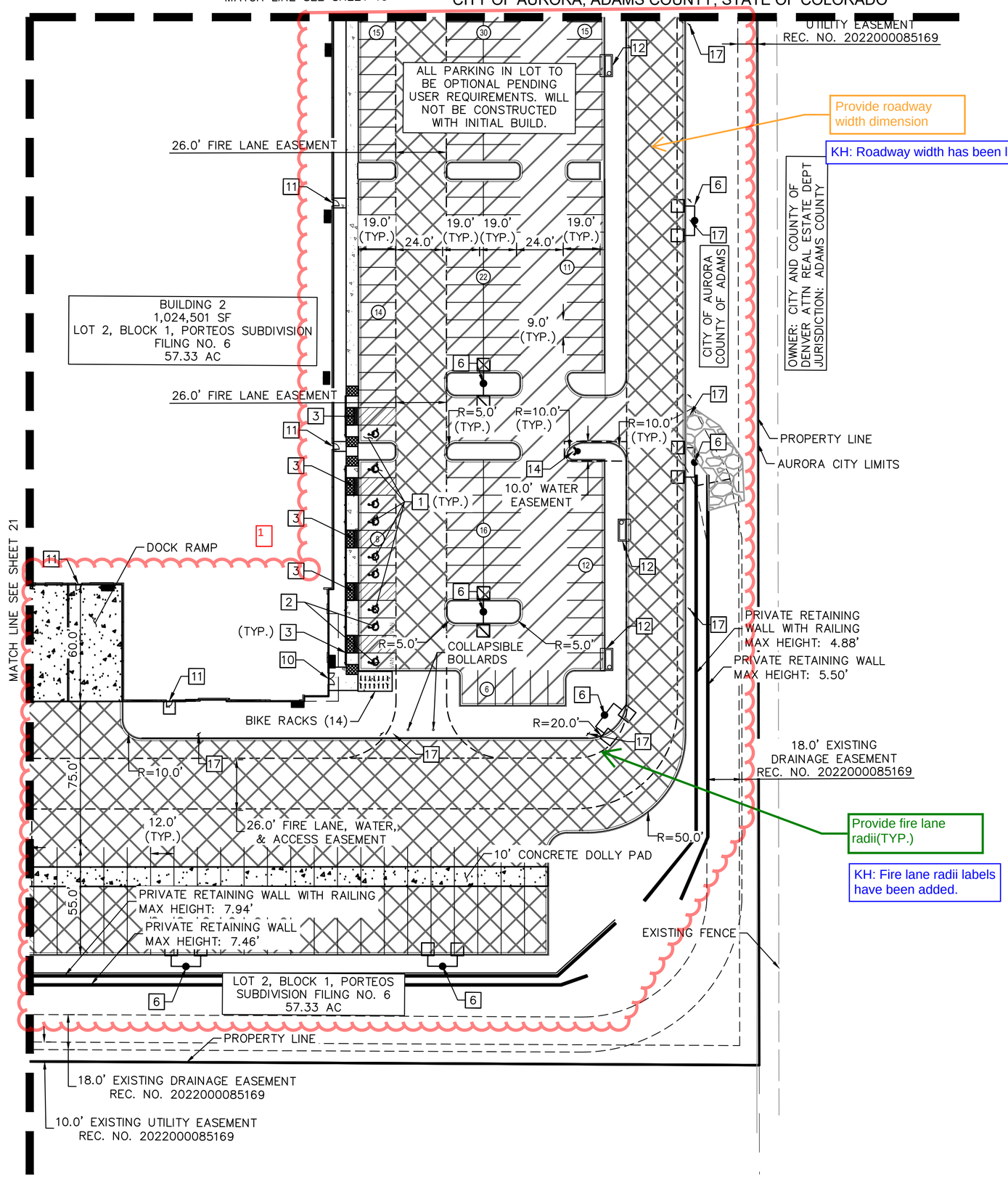
CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'

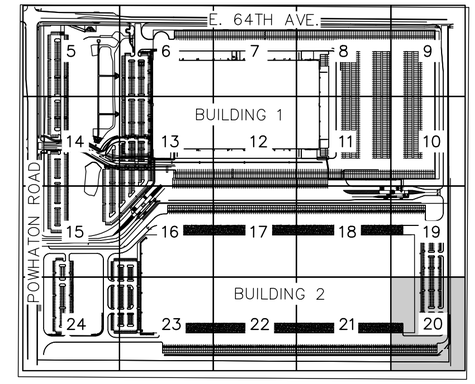



Provide roadway width dimension

KH: Roadway width has been labeled.

Provide fire lane radii(TYP.)

KH: Fire lane radii labels have been added.




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
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SITE PLAN AMENDMENT
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PROJECT NO. 196617002

SHEET NO.
20

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CHANGES SO 3/25/24 BJC

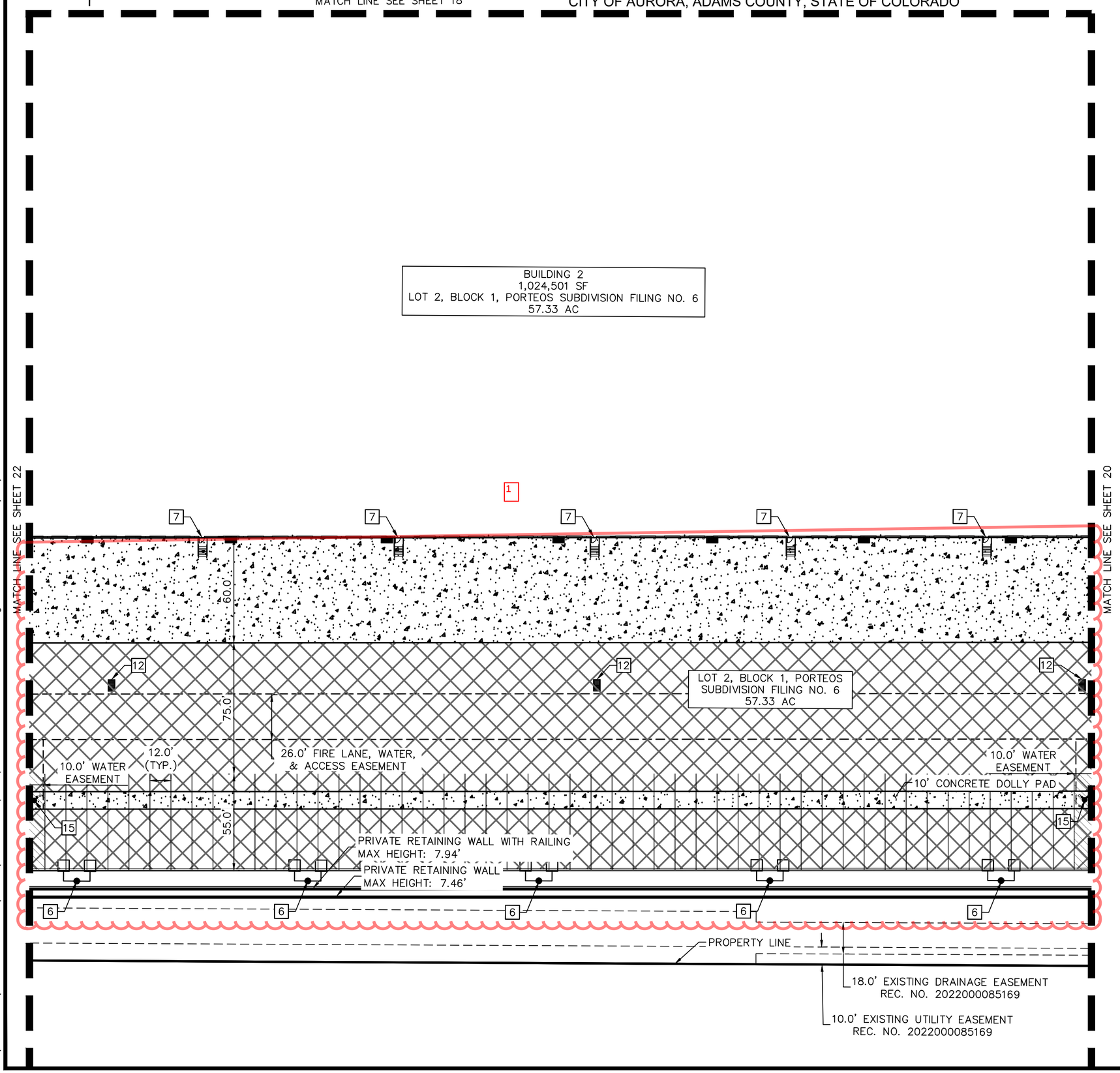
# PORTEOS INDUSTRIAL AT PORTEOS

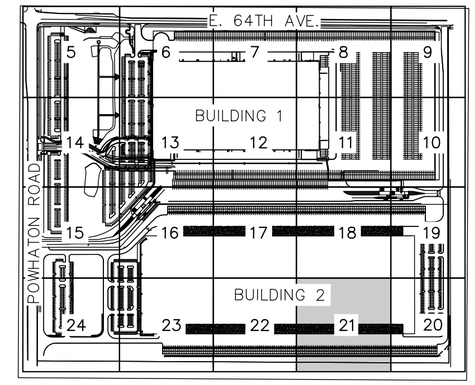
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

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FILE NO. 196617002_SP DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
21


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CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
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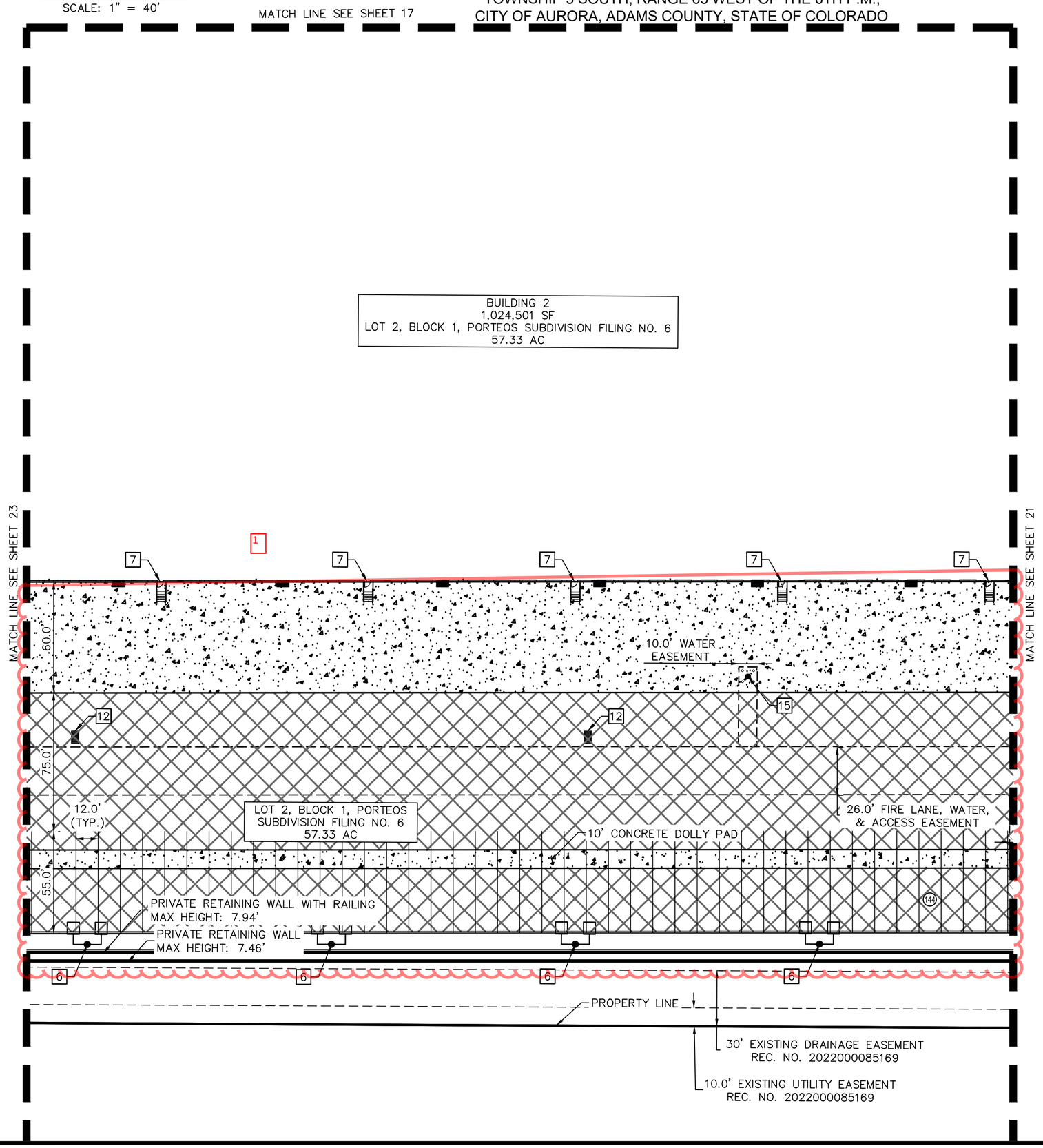
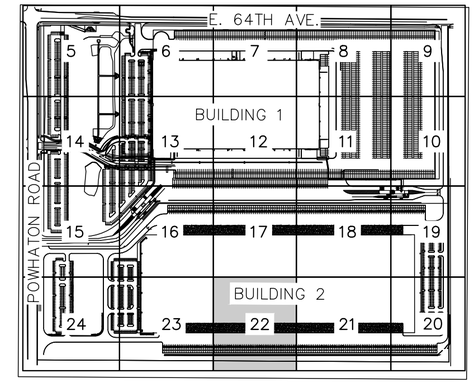
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

NORTH

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
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SITE PLAN AMENDMENT
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FILE NO. 196617002_SP DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
22


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 8:12 AM

CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
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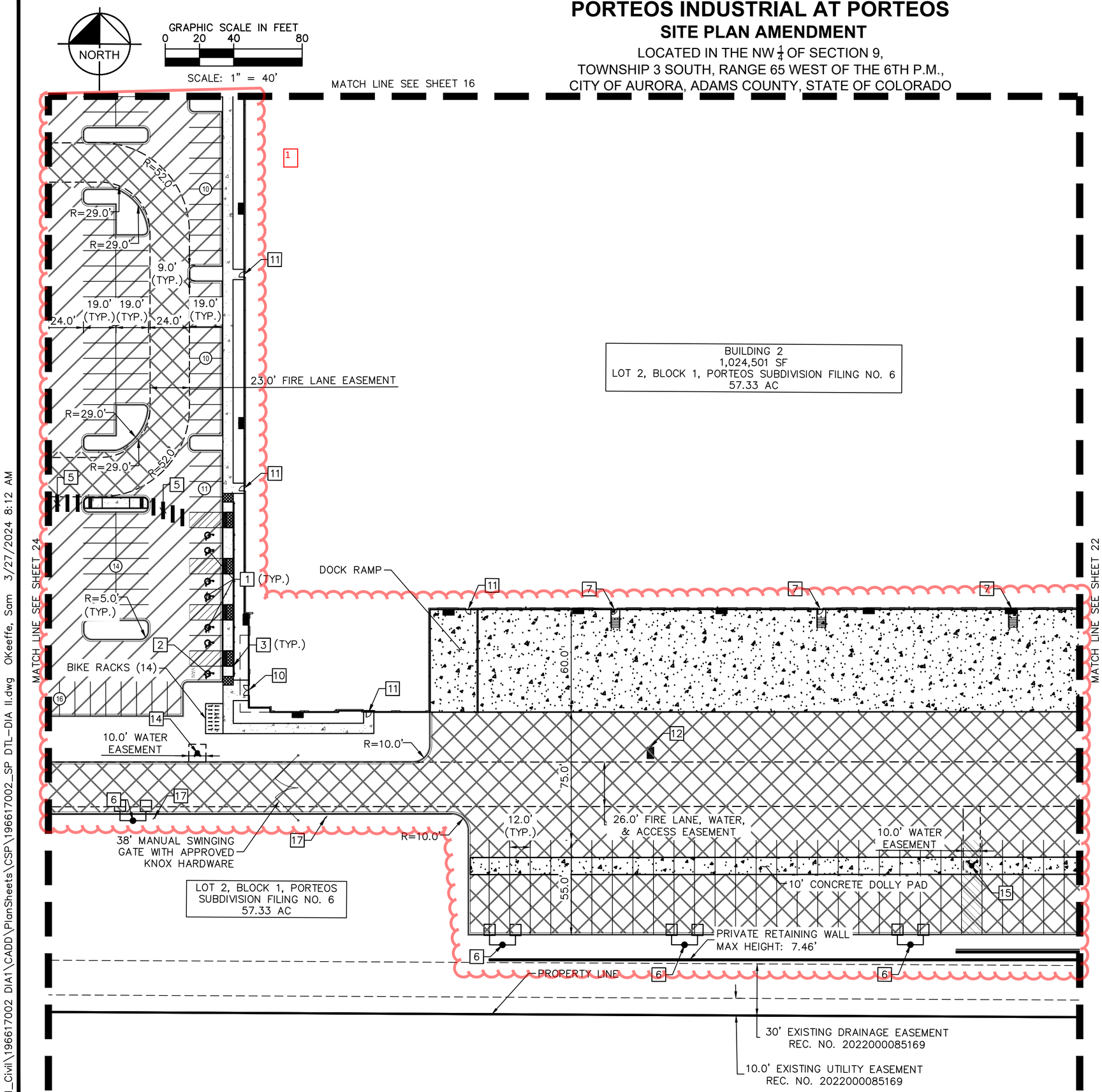


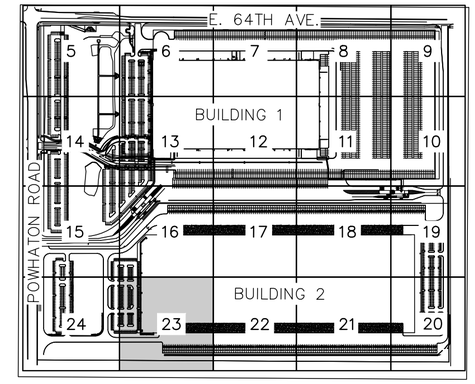


KEYMAP
NTS

## LEGEND

- PROPERTY LINE
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- STEEL SECURITY FENCE
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
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CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA II
PROJECT NO. 196617002

SHEET NO. 23

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 8:12 AM

# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

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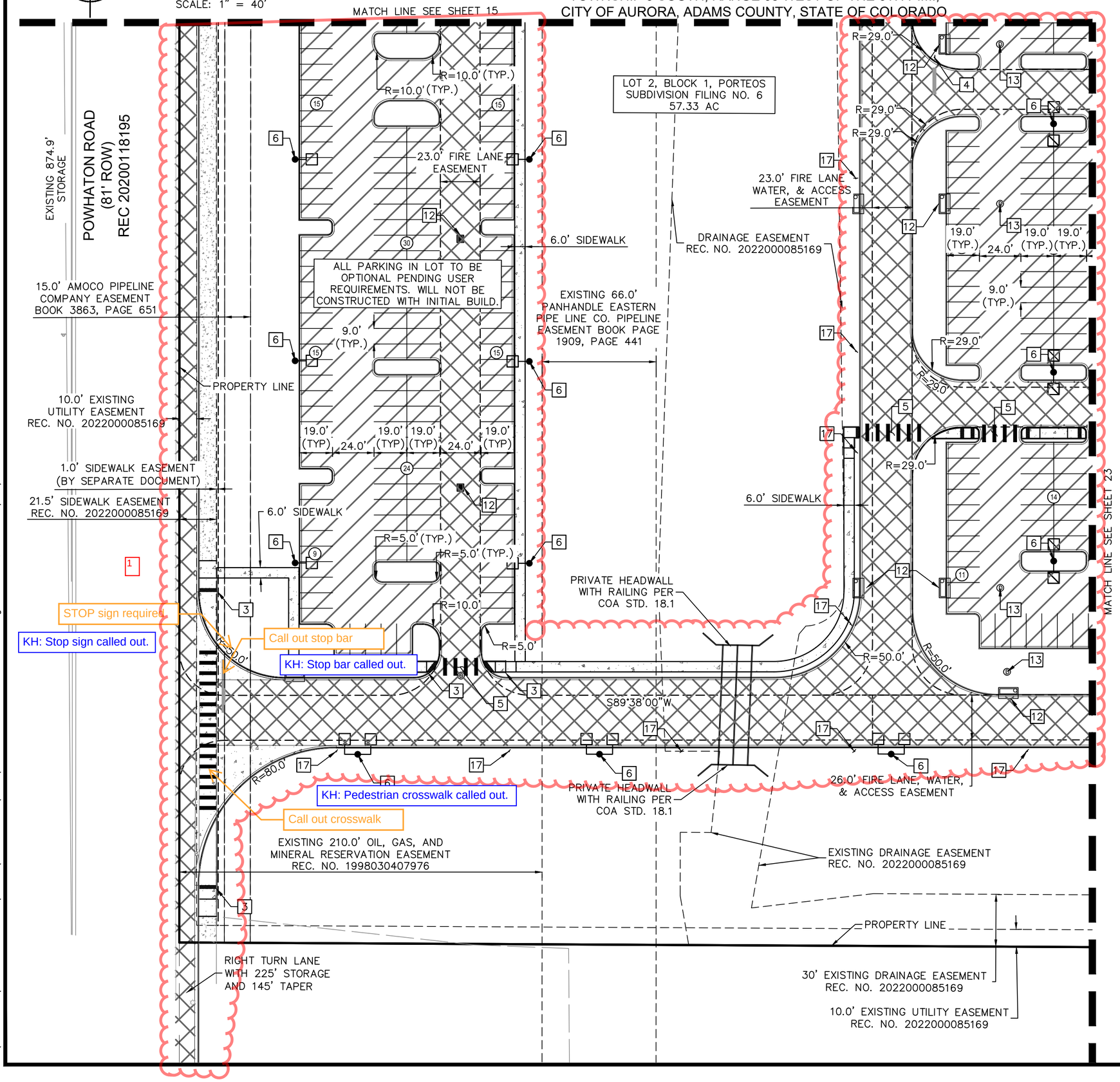
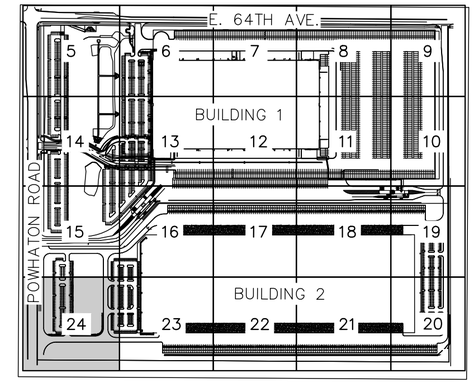
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

1. ACCESSIBLE PARKING SPACES W/ ACCESSIBLE PARKING SIGN
2. VAN ACCESSIBLE PARKING SPACES W/ VAN ACCESSIBLE PARKING SIGN
3. ACCESSIBLE CURB RAMP W/ DETECTIBLE WARNING
4. STOP SIGN
5. PEDESTRIAN CROSSWALK
6. SIGHT LIGHTING
7. STAIRS & BUILDING EGRESS DOOR
8. "NO PARKING FIRE LANE" SIGN
9. BOLLARD
10. BUILDING INGRESS/ENGRESS DOOR
11. BUILDING EGRESS DOOR
12. STORM INLET
13. STORM MANHOLE
14. FIRE HYDRANT, ASSEMBLY PER COA STD. DETAIL 208
15. FIRE HYDRANT W/ BOLLARDS, ASSEMBLY PER COA STD. DETAIL 208
16. SPEED BUMP
17. FIRE LANE SIGN

## SITE PLAN NOTES

1. ALL RADII AREA 3' AND MEASURED FROM FACE OF CURB UNLESS STATED OTHERWISE.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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Greenwood Village, CO 80111 (303) 228-2300


**PORTEOS INDUSTRIAL AT PORTEOS**
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
24


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 12:40 PM

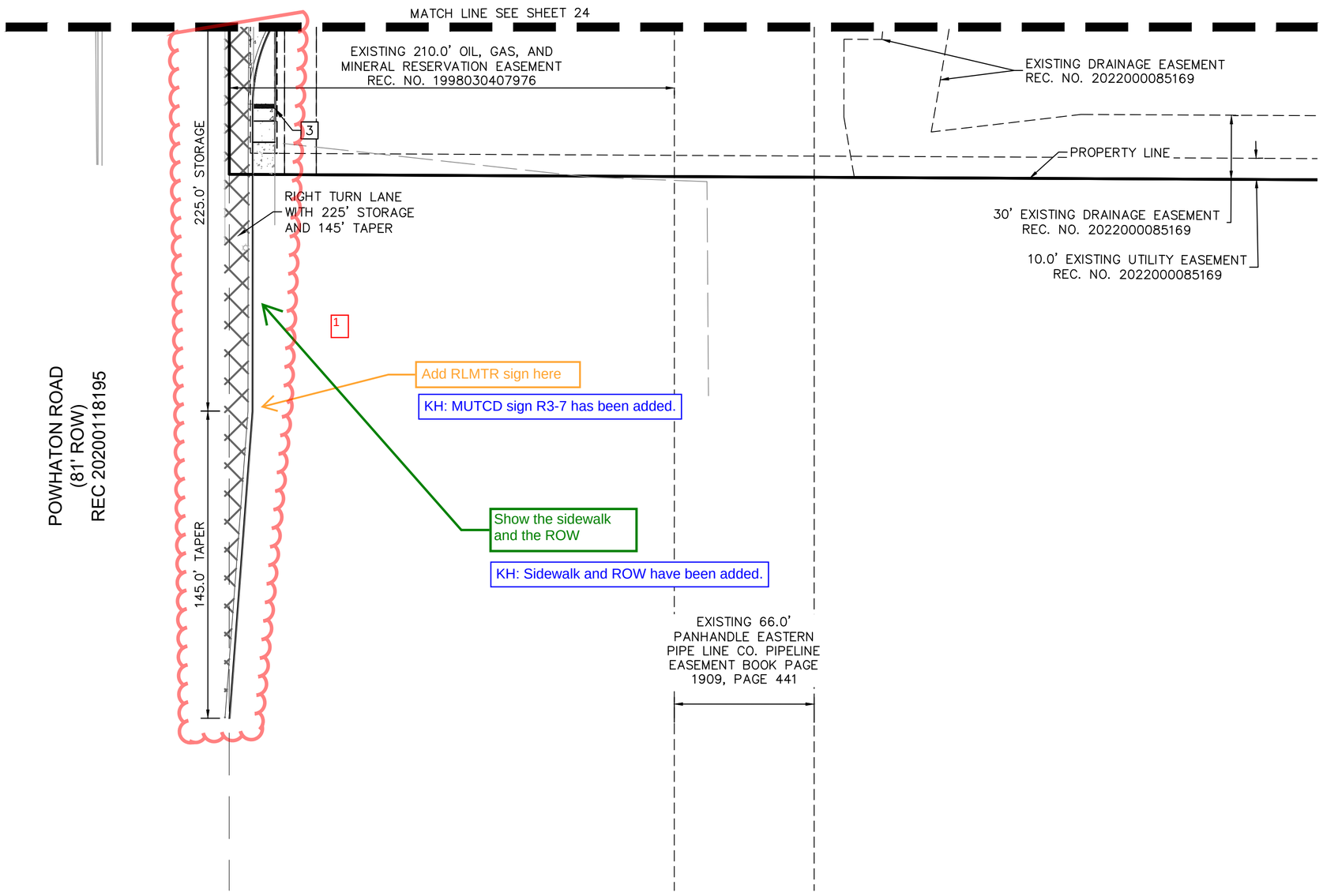
CHANGES SO 3/25/24 BJC

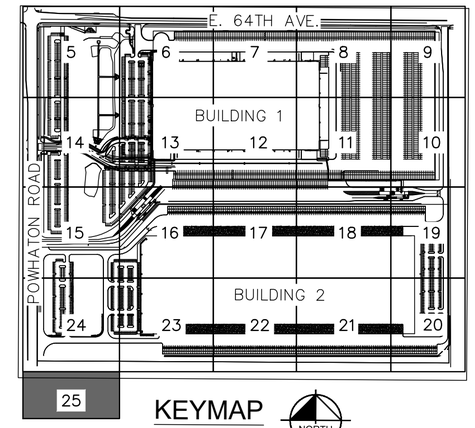
# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

NORTH

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PARKING COUNT
- PAINT STRIPING
- EXISTING GRAVEL
- EXISTING CONCRETE
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT

## SITE PLAN KEYNOTES

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3. ACCESSIBLE CURB RAMP W/ DETECTIBLE WARNING
4. STOP SIGN
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15. FIRE HYDRANT W/ BOLLARDS, ASSEMBLY PER COA STD. DETAIL 208
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## SITE PLAN NOTES

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| NO. | REVISION | BY | DATE | APPR |
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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED SITE PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_SP DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
25


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 8:13 AM

CHANGES SO 3/25/24 BJC

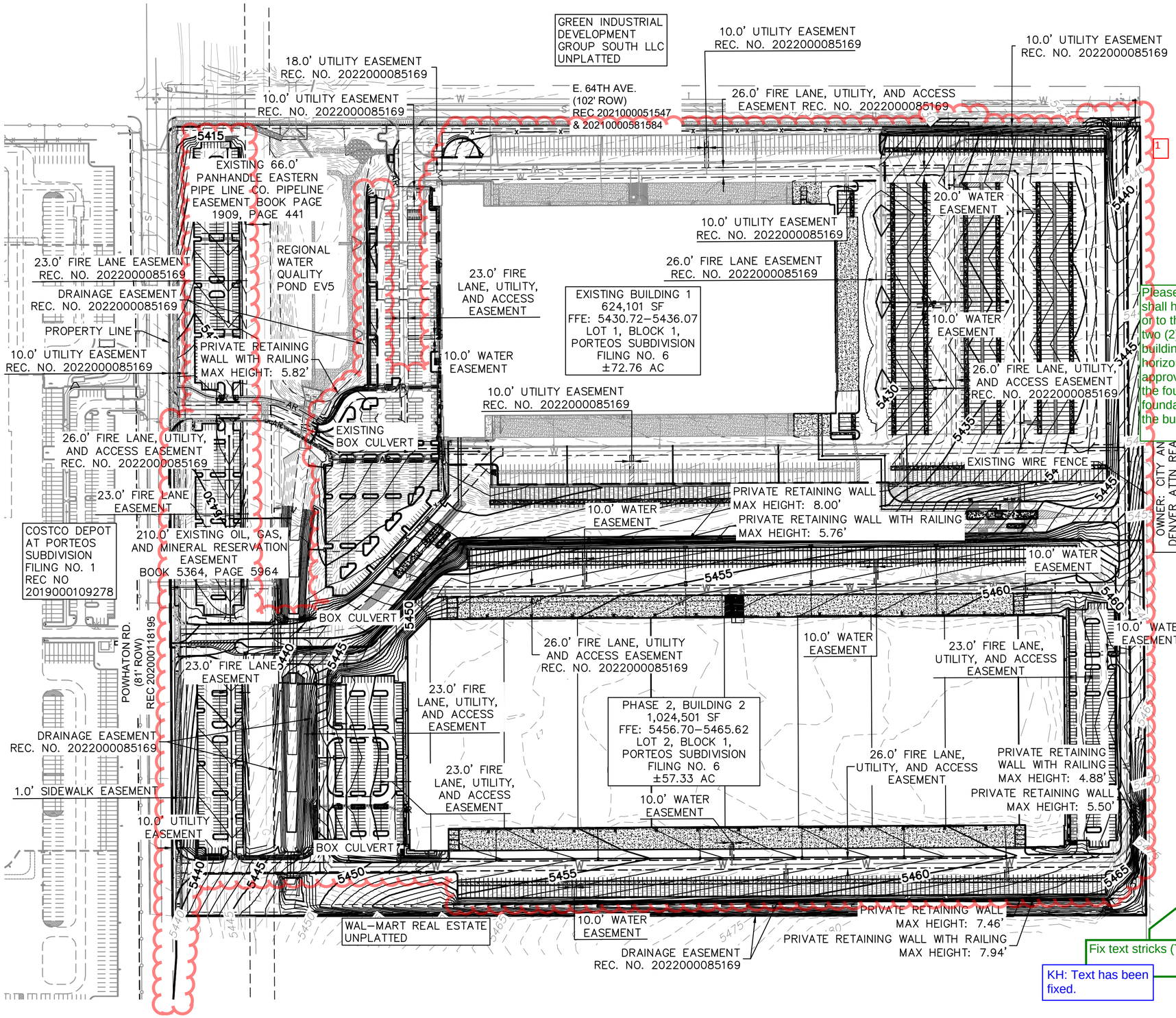
# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400
SCALE: 1" = 200'




**Advisory:** Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.

KH: Acknowledged, structural calcs have been provided with the first submittal of the civil plans.

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- X.XX% SLOPE ARROW

Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."

KH: Note has been added.

Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building." TYP.

KH: Note has been added.

Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent." TYP.

KH: Note has been added.

## GRADING PLAN NOTES

1. GRADES ADJACENT TO THE BUILDING S BE A MINIMUM OF 1% FOR THE FIRST FEET FOR IMPERVIOUS AREA AND A MI OF 5% FOR PERVIOUS AREA PER COA CRITERIA. UNLESS OTHERWISE NOTED.
2. STORMWATER INFRASTRUCTURE OWNERS SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.
3. MAXIMUM 2% SLOPE IN ANY DIRECTION HANDICAP PARKING SPACES.
4. THE MAXIMUM LONGITUDINAL SLOPE WI A FIRE LANE EASEMENT SHALL NOT EX 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2% BUT NOT EXCE 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.

Please add the following notes: "Minimum pavement slopes: 1% for asphalt, 0.5% for concrete." TYP.

KH: Note has been added.

Fix text stricks (TYP.)

KH: Text has been fixed.

Please add the following note:"Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans." TYP.

KH: Note has been added.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|
| | | | | |

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Greenwood Village, CO 80111 (303) 228-2300

PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
OVERALL GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD OV
PROJECT NO. 196617002

SHEET NO.
26

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD OV.dwg Mavis, August 3/27/2024 10:12 AM

CHANGES SO 3/25/24 BJC

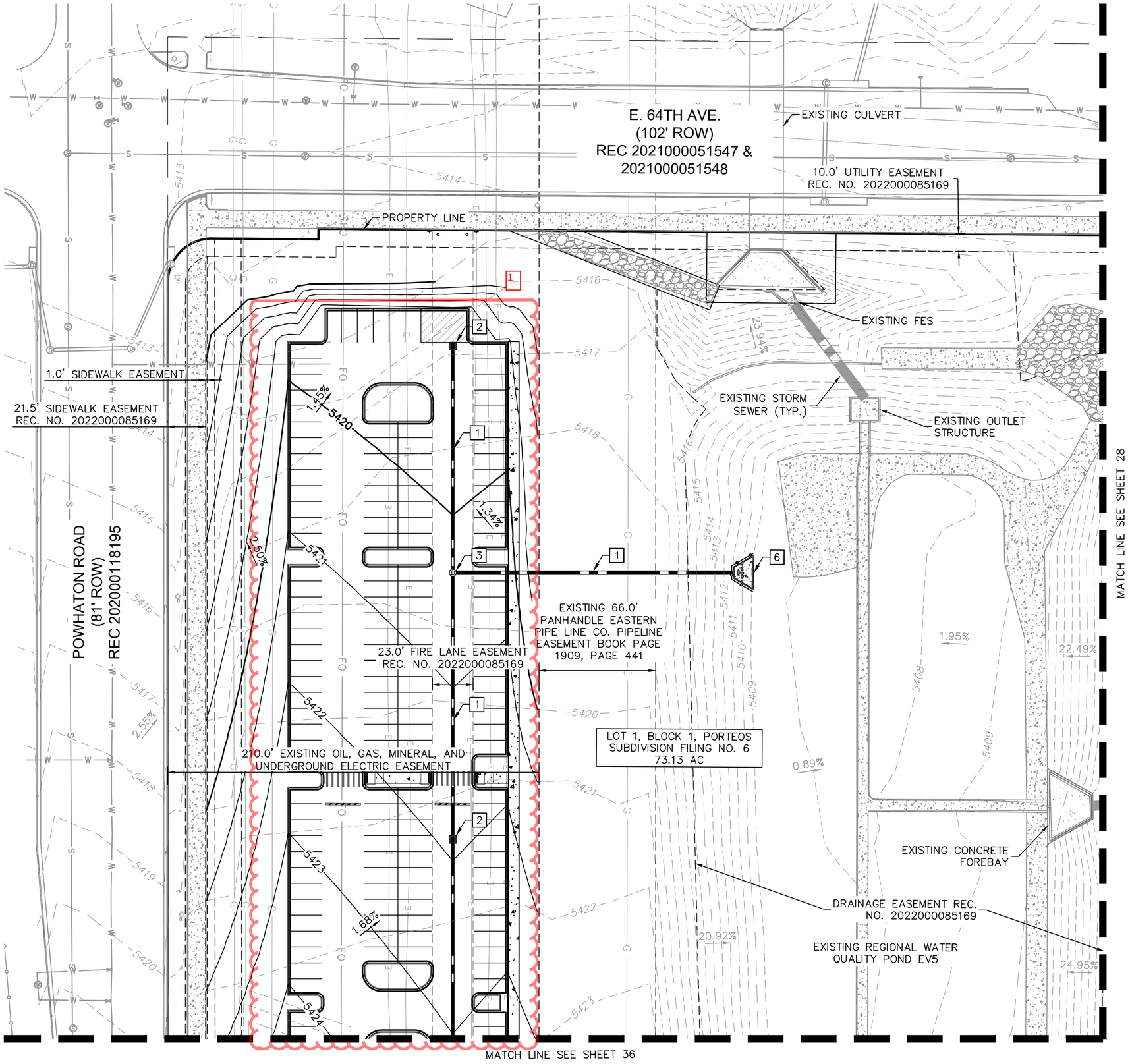
# PORTEOS INDUSTRIAL AT PORTEOS

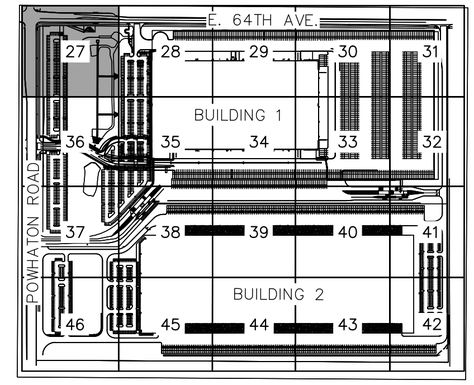
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE" 1" = 40'




KEYMAP
NTS

NORTH

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR — ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% — SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
27

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg Mavis, August 3/27/2024 10:13 AM

CHANGES SO 3/25/24 BJC

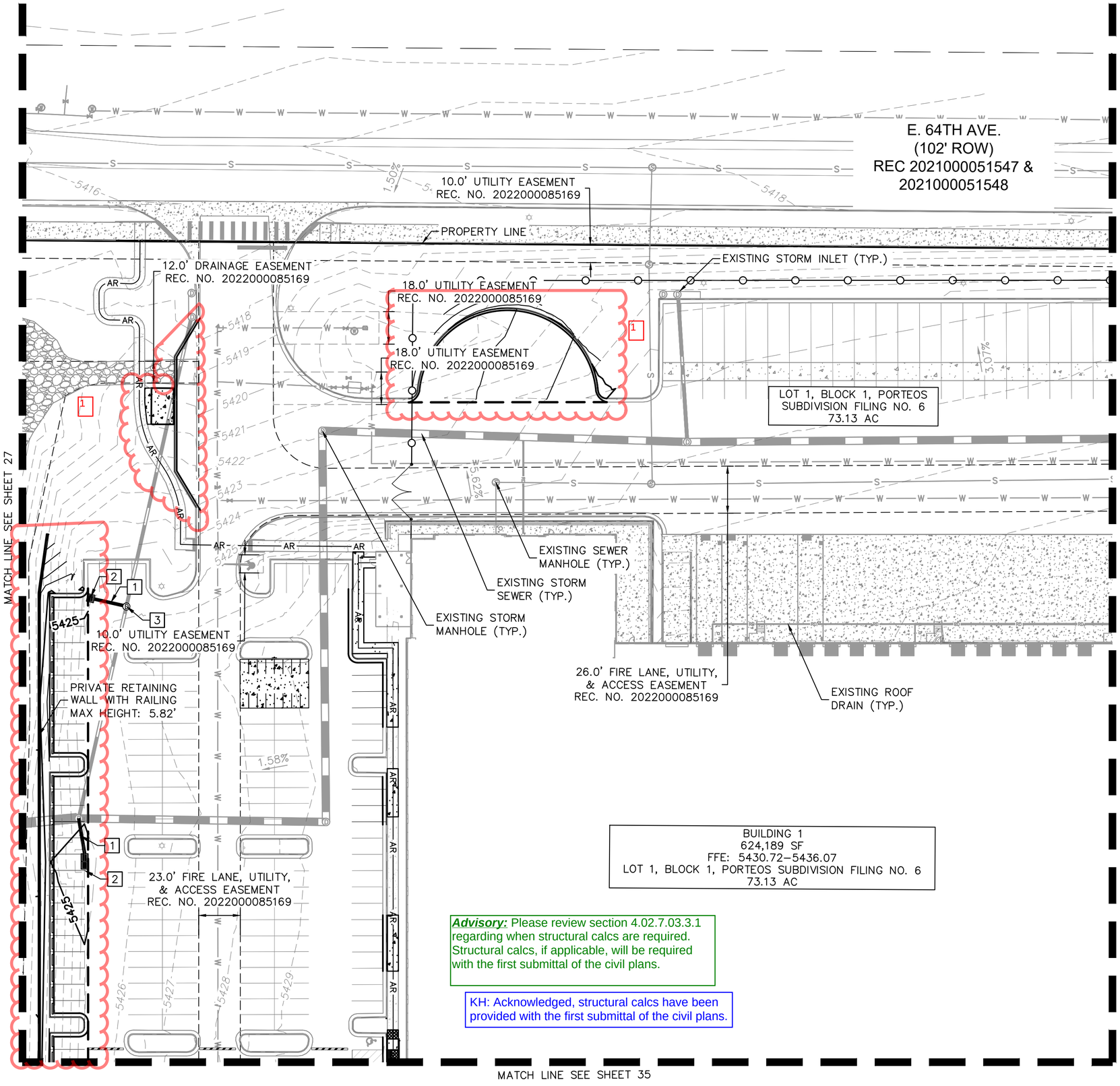
# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

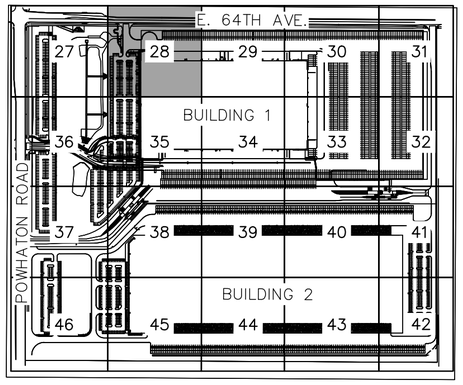
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE" 1" = 40'




**Advisory:** Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.

KH: Acknowledged, structural calcs have been provided with the first submittal of the civil plans.




KEYMAP
NTS

NORTH

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR — ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% — SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
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5. FLARED END SECTION
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## GRADING PLAN NOTES

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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
28

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg Mavis, August 3/27/2024 10:13 AM

CHANG
ES
SO
3/25/24
BJC

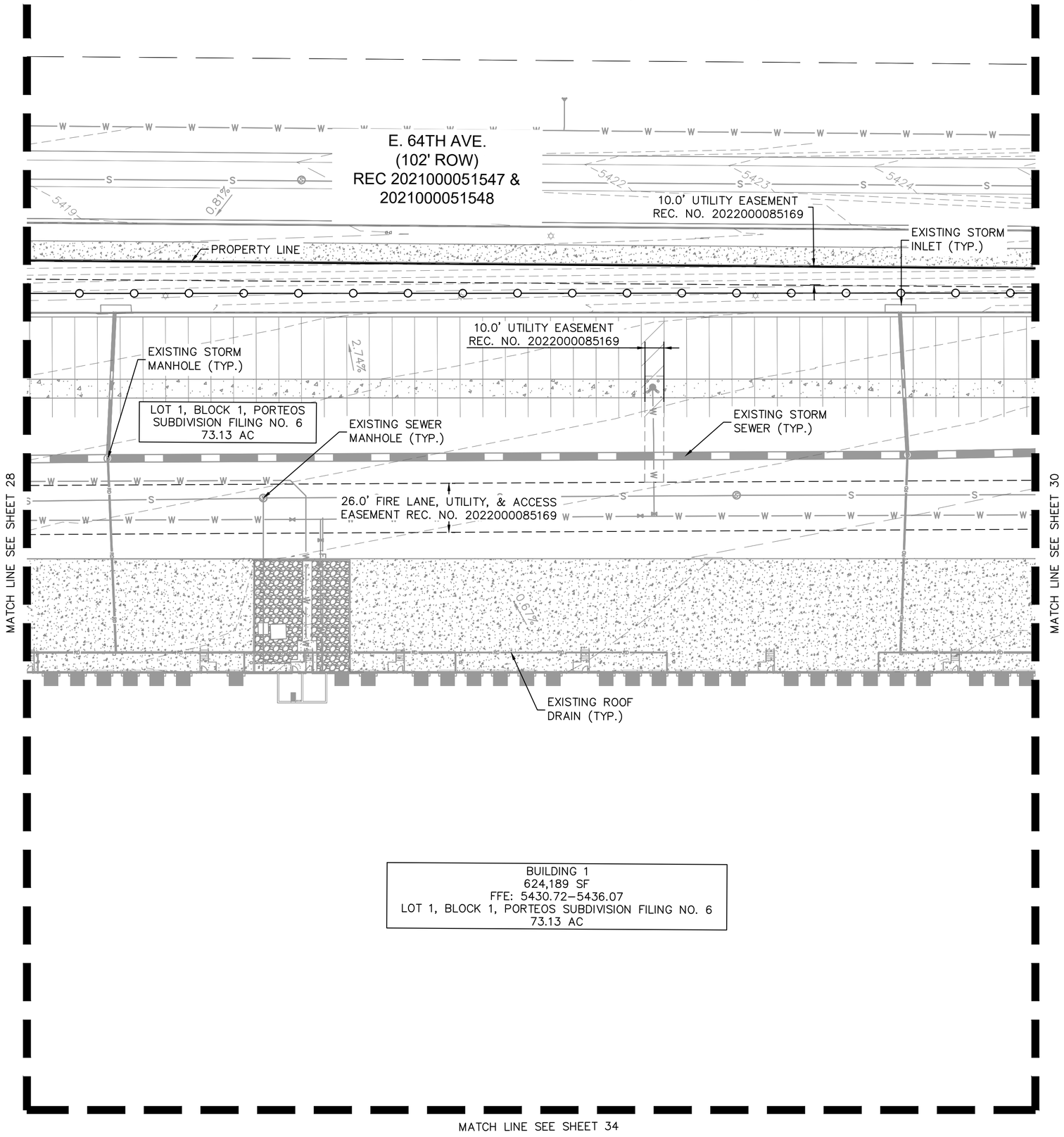
# PORTEOS INDUSTRIAL AT PORTEOS

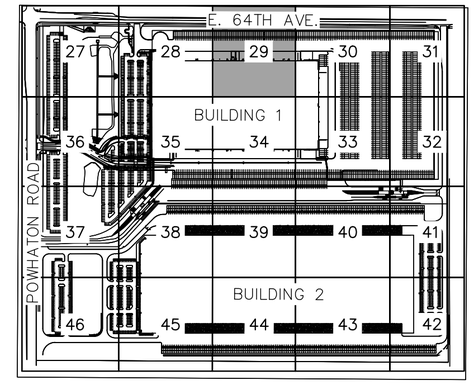
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE" 1" = 40'




KEYMAP
NTS

NORTH

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

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|---|---|---|---|---|
| | | | | |


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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
29

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg Mavis, August 3/27/2024 10:14 AM

CHANGES SO 3/25/24 BJC

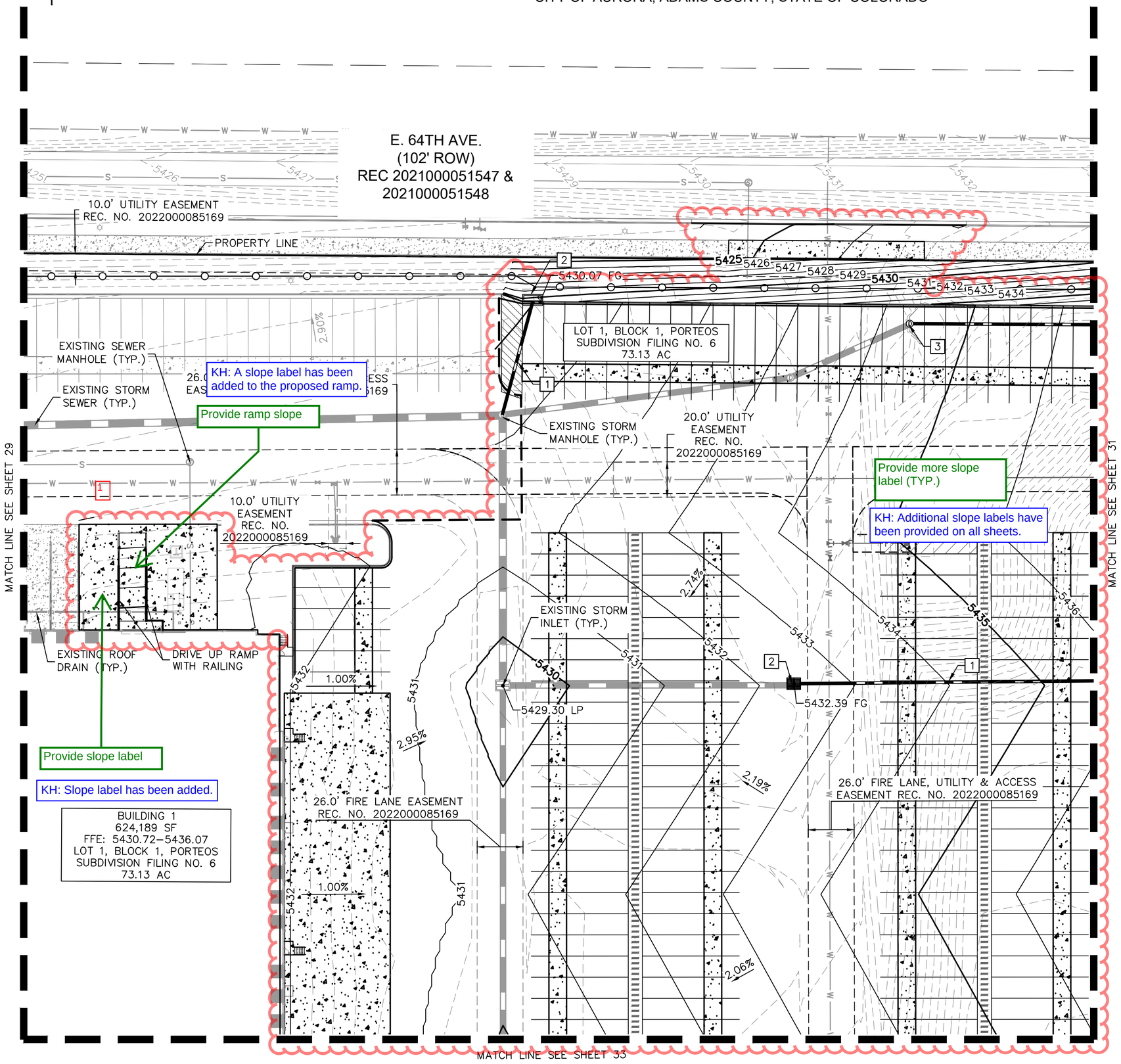
# PORTEOS INDUSTRIAL AT PORTEOS

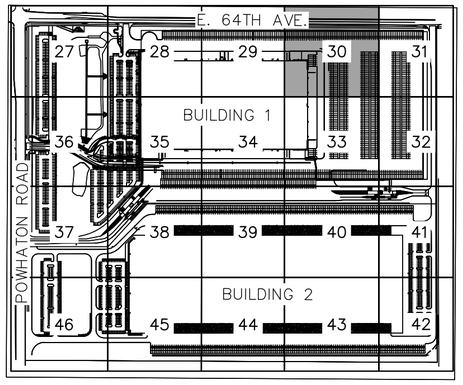
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE" 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR — ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
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## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
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5. FLARED END SECTION
6. FOREBAY

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| NO. | REVISION | BY | DATE | APPR |
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
30


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg Mavis, August 3/27/2024 10:14 AM

CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

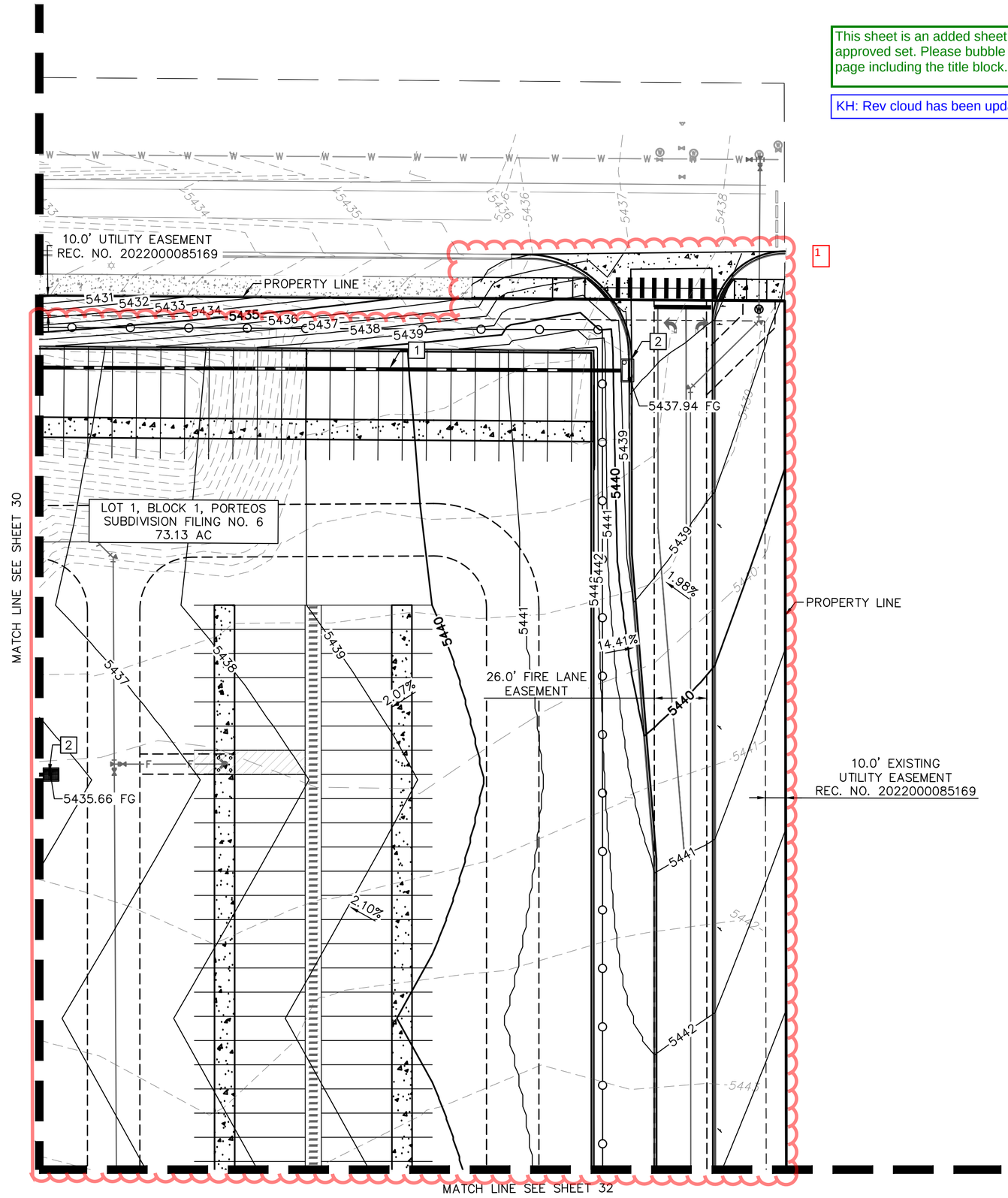
LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

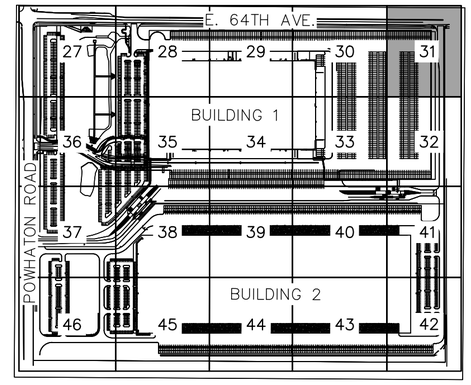
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE" 1" = 40'

This sheet is an added sheet from the approved set. Please bubble the entire page including the title block.

KH: Rev cloud has been updated to the entire page.




KEYMAP
NTS

NORTH

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR — ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% — SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

1. GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 1% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREA AND A MINIMUM OF 5% FOR PERVIOUS AREA PER COA CRITERIA. UNLESS OTHERWISE NOTED.
2. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.
3. MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
4. THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2% BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|
| | | | | |


Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
31

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA 1.dwg Mavis, August 3/27/2024 10:14 AM

CHANGES SO 3/25/24 BJC

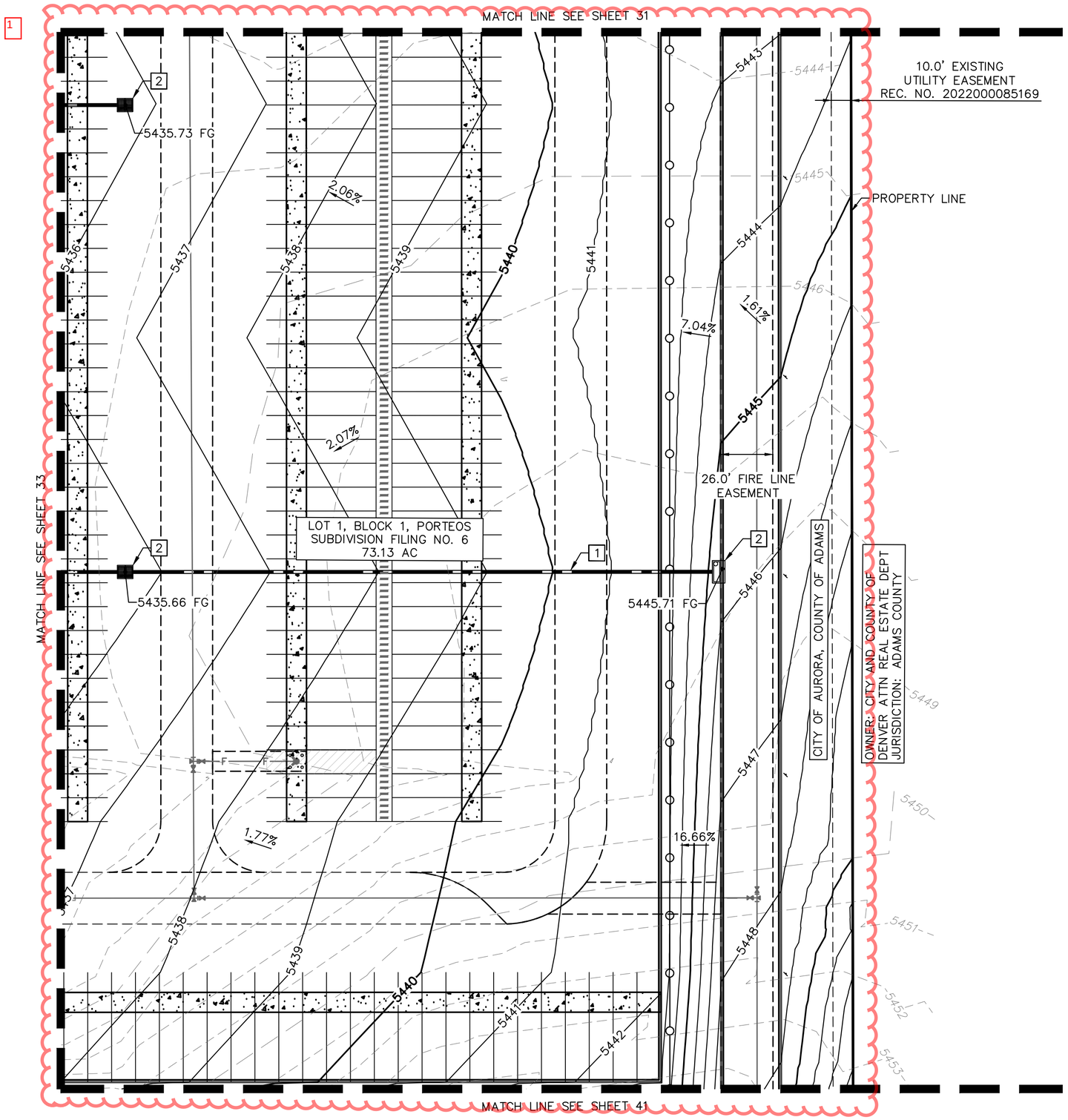
# PORTEOS INDUSTRIAL AT PORTEOS

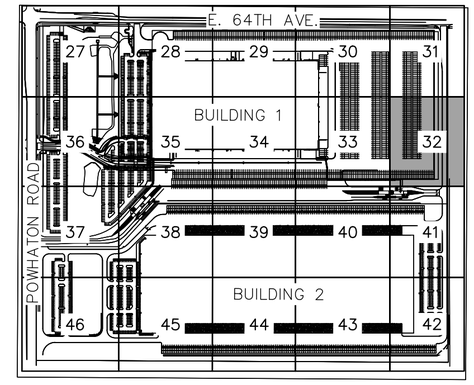
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE" 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

1. GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 1% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREA AND A MINIMUM OF 5% FOR PERVIOUS AREA PER COA CRITERIA. UNLESS OTHERWISE NOTED.
2. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.
3. MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
4. THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2% BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
32

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg Mavis, August 3/27/2024 10:14 AM

CHANGES SO 3/25/24 BJC

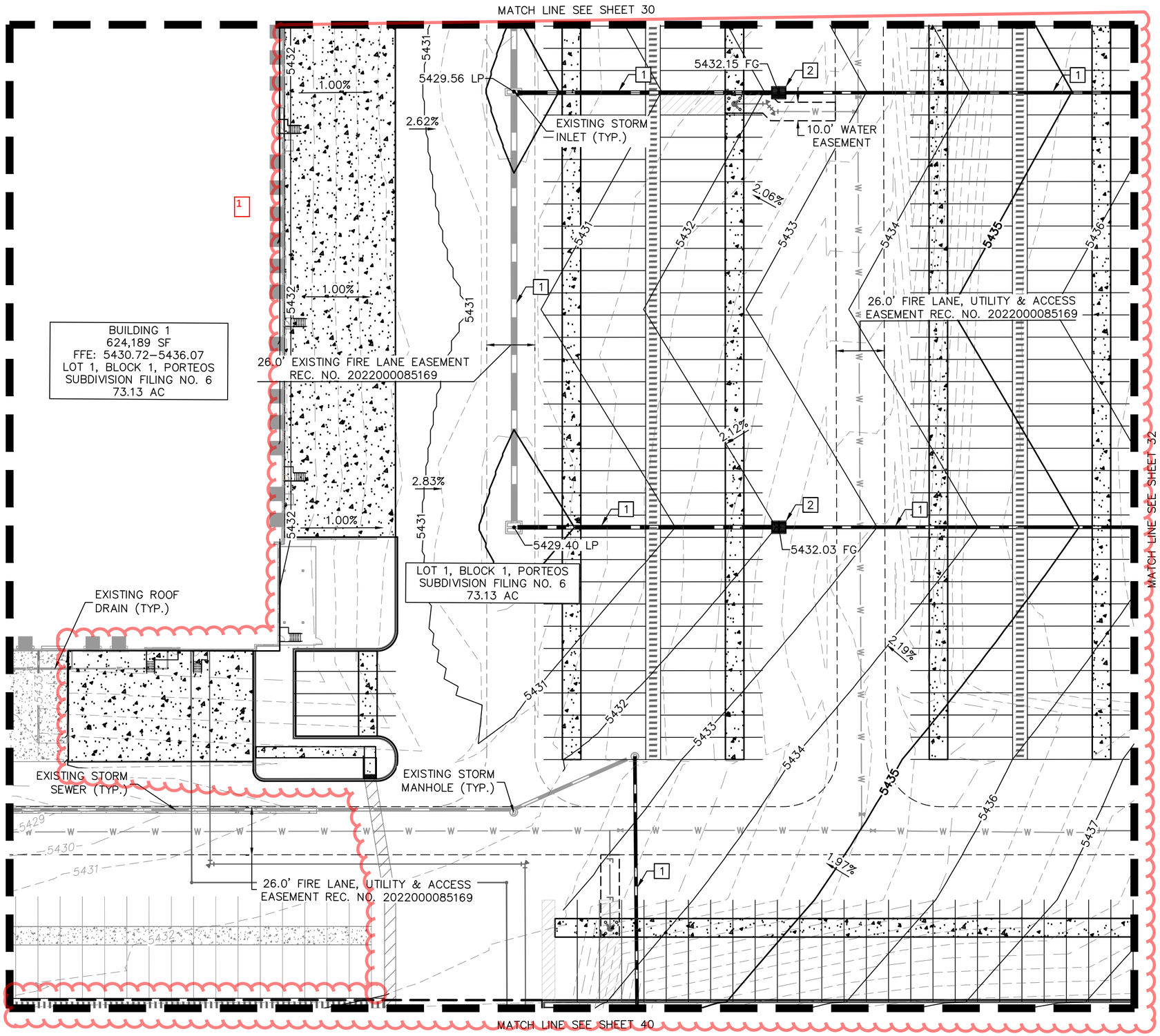
# PORTEOS INDUSTRIAL AT PORTEOS

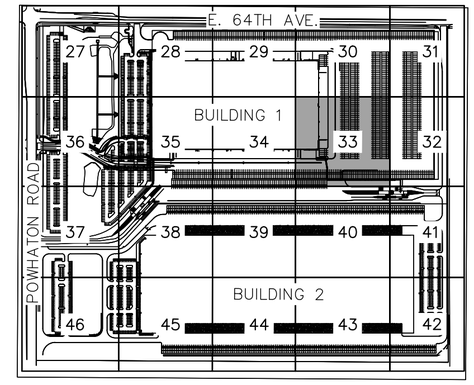
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE" 1" = 40'




KEYMAP
NTS

NORTH

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR — ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% — SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
33

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg Mavis, August 3/27/2024 10:15 AM

CHANGES SO 3/25/24 BJC

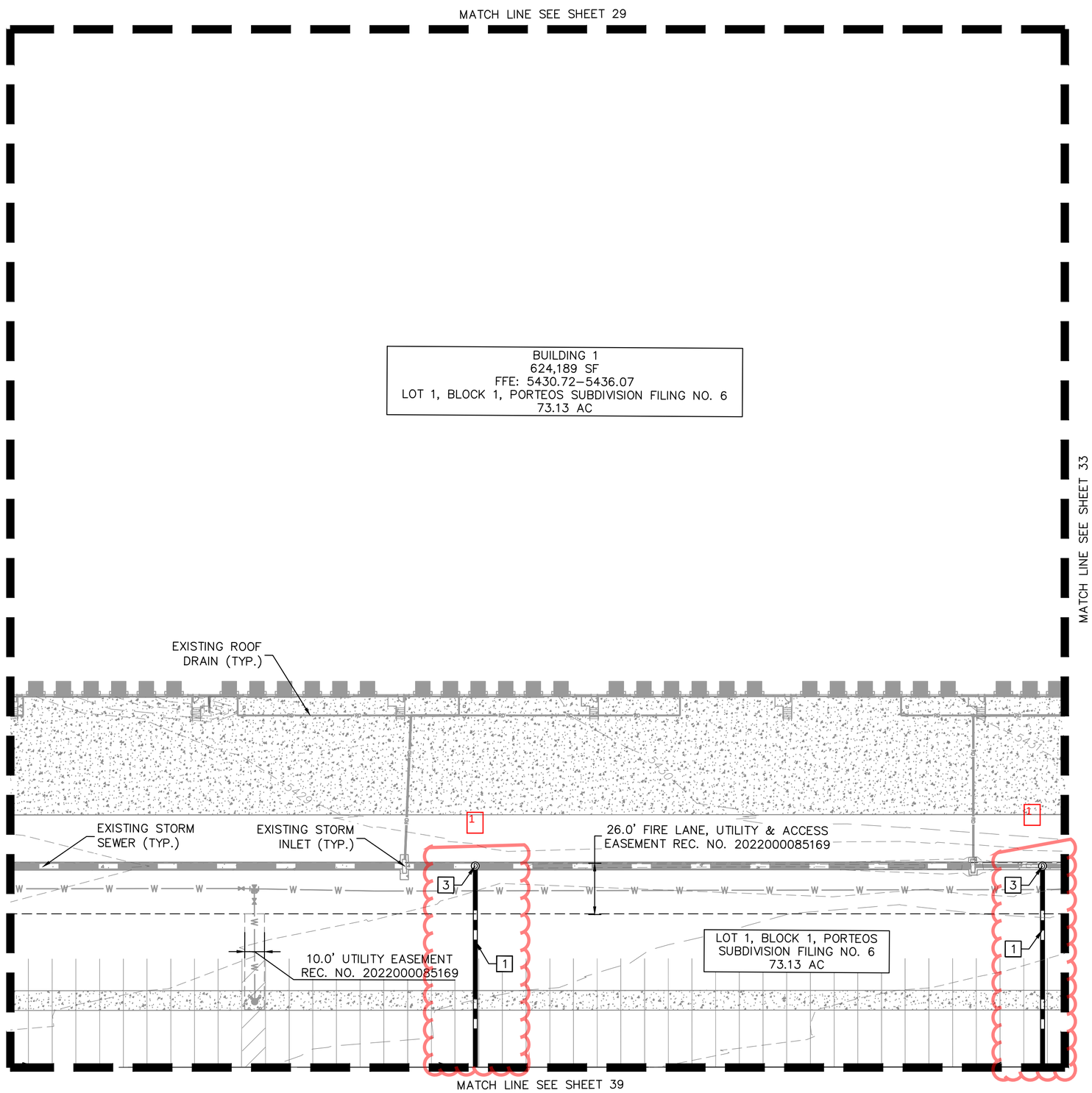
# PORTEOS INDUSTRIAL AT PORTEOS

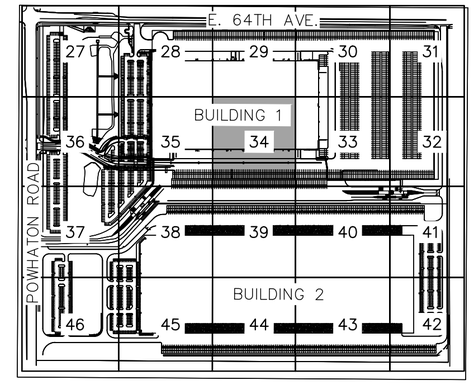
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE" 1" = 40'




KEYMAP
NTS

NORTH

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
34


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg Mavis, August 3/27/2024 10:15 AM

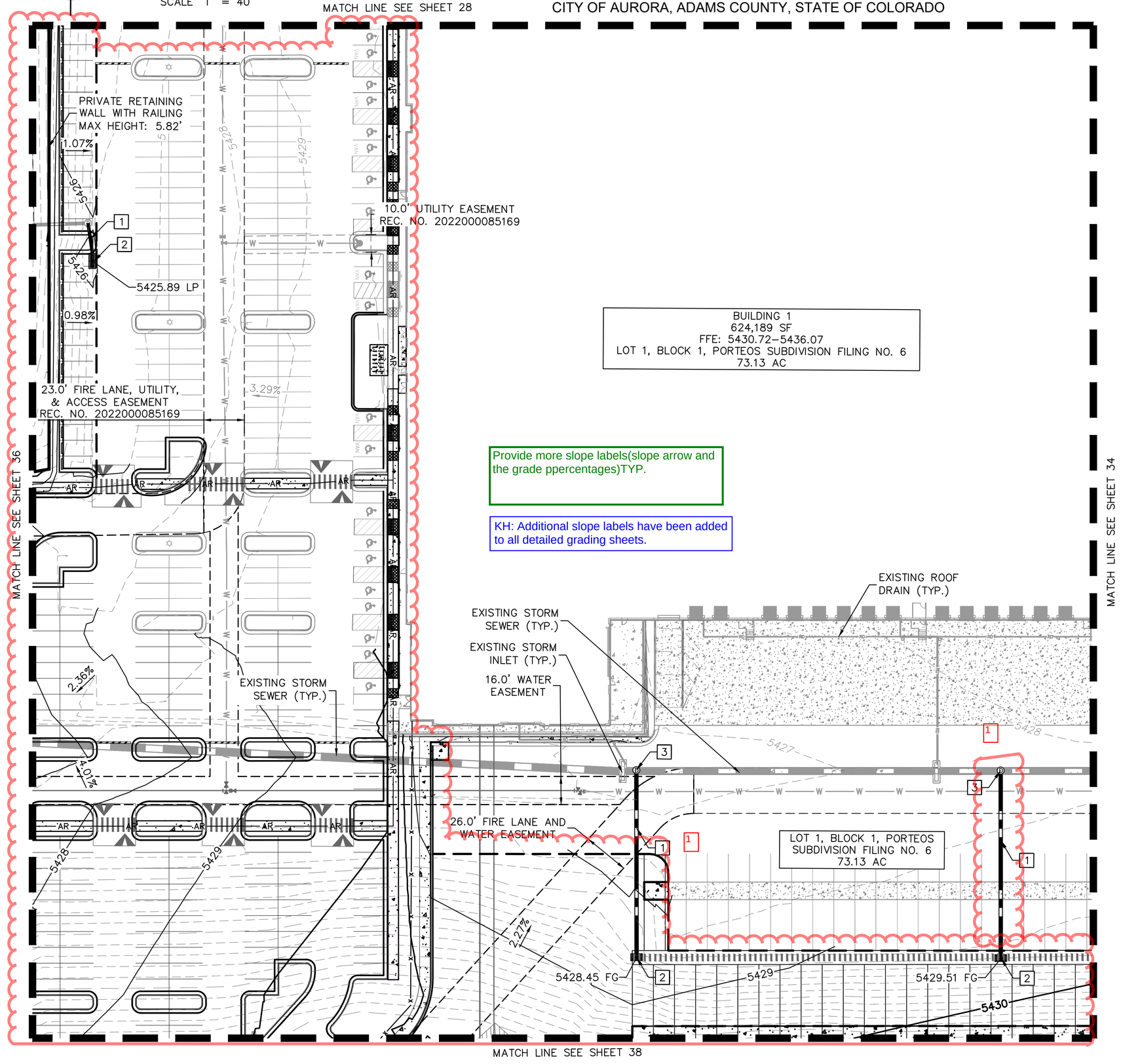
CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

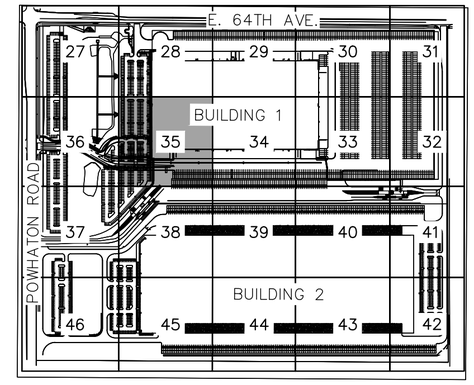
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE" 1" = 40'




Provide more slope labels(slope arrow and the grade ppercentages)TYP.

KH: Additional slope labels have been added to all detailed grading sheets.




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR — ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
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## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
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5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
35


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg Mavis, August 3/27/2024 10:15 AM

CHANGES SO 3/25/24 BJC

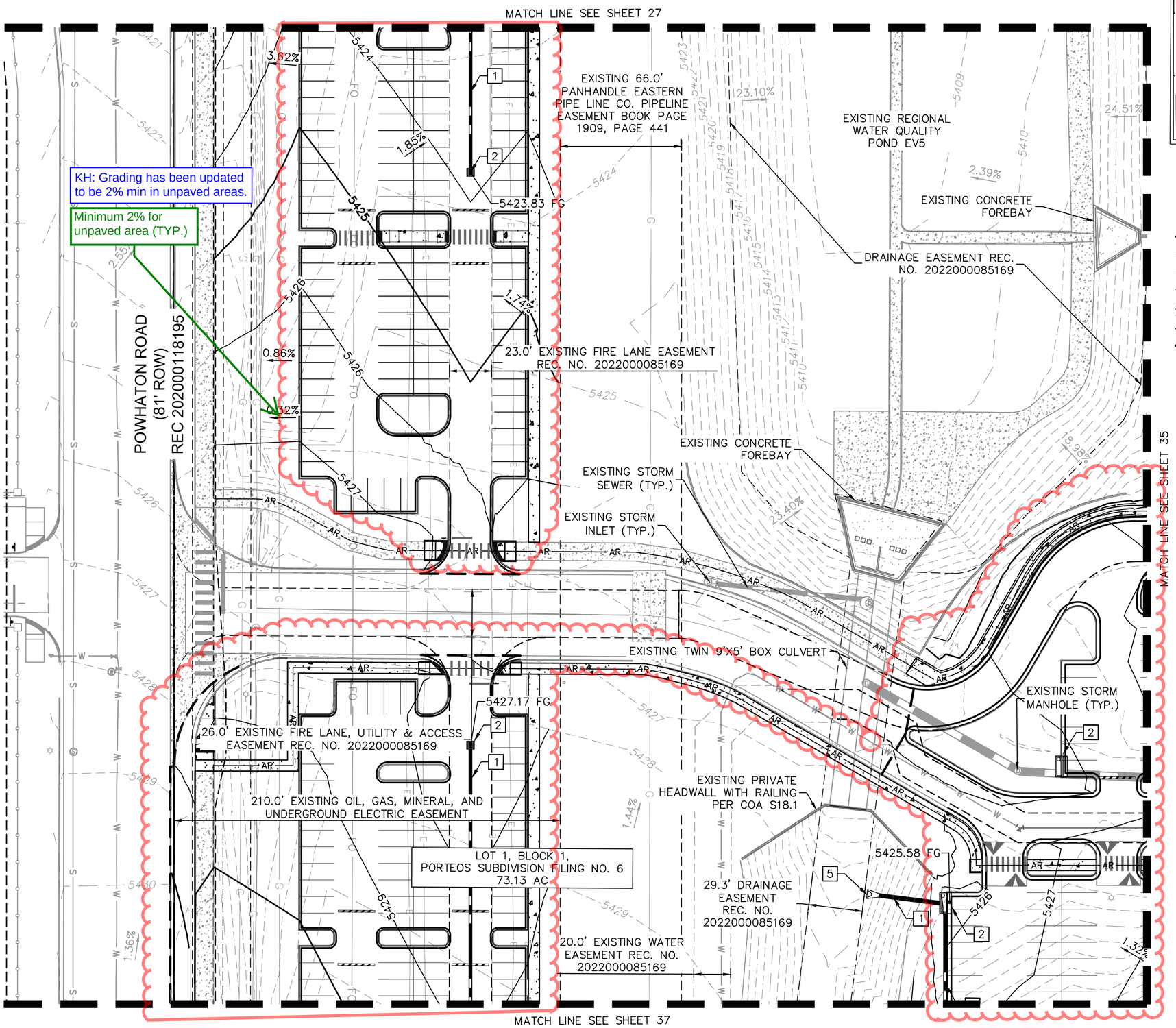
# PORTEOS INDUSTRIAL AT PORTEOS

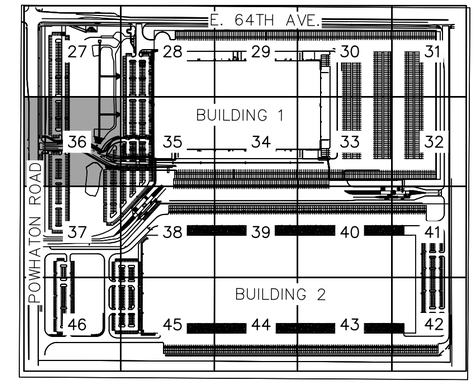
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE" 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX — EXISTING CONTOUR
- XXXX — PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR — ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% — SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
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## GRADING PLAN NOTES

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Greenwood Village, CO 80111 (303) 228-2300


**PORTEOS INDUSTRIAL AT PORTEOS**
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
36

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg OKeeffe, Sam 3/27/2024 3:03 PM

CHANGES SO 3/25/24 BJC

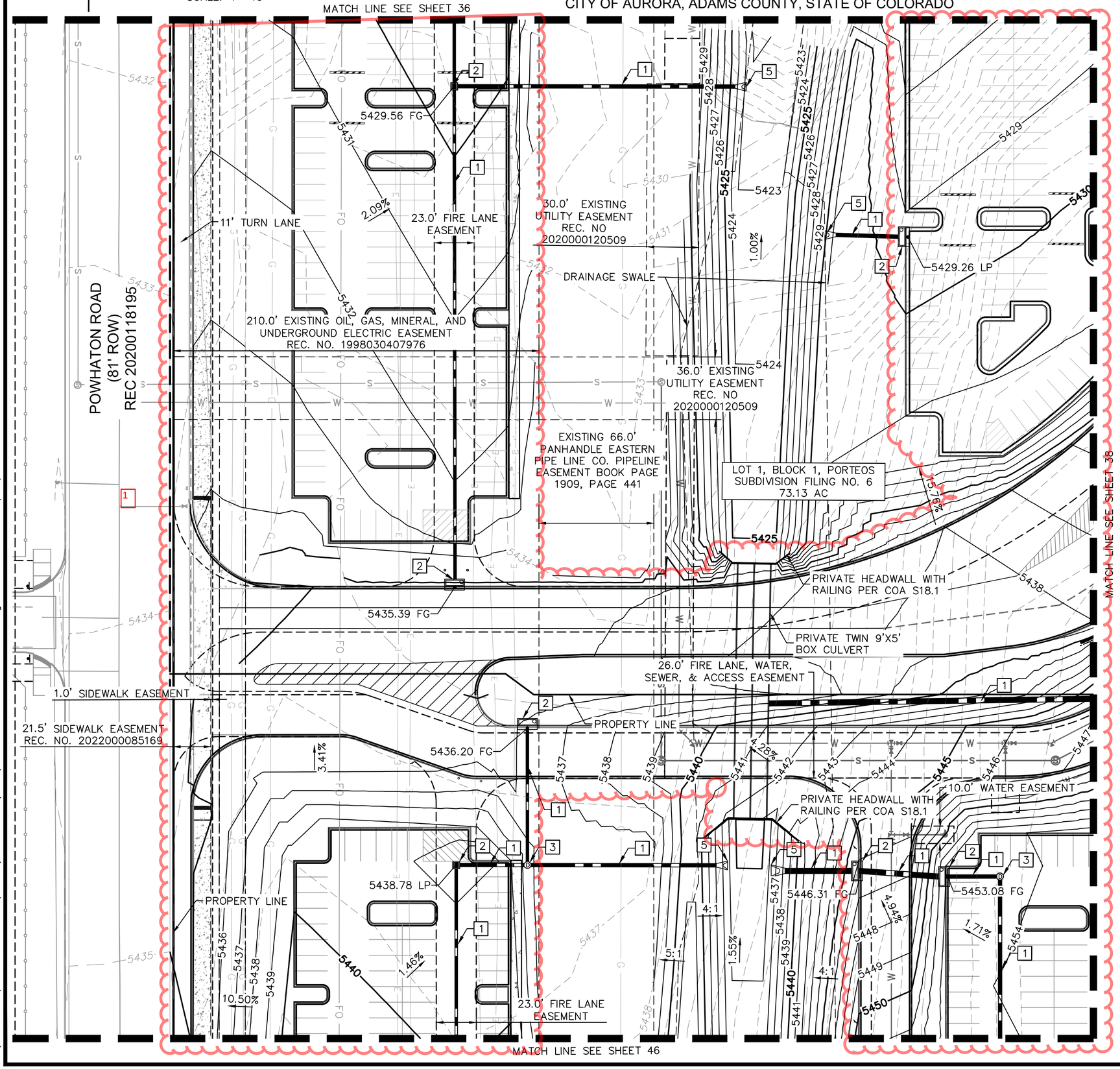
# PORTEOS INDUSTRIAL AT PORTEOS

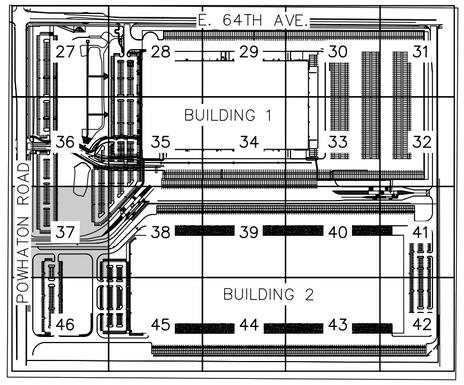
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1"=40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

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|---|---|---|---|---|
| | | | | |


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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
37

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 3:04 PM

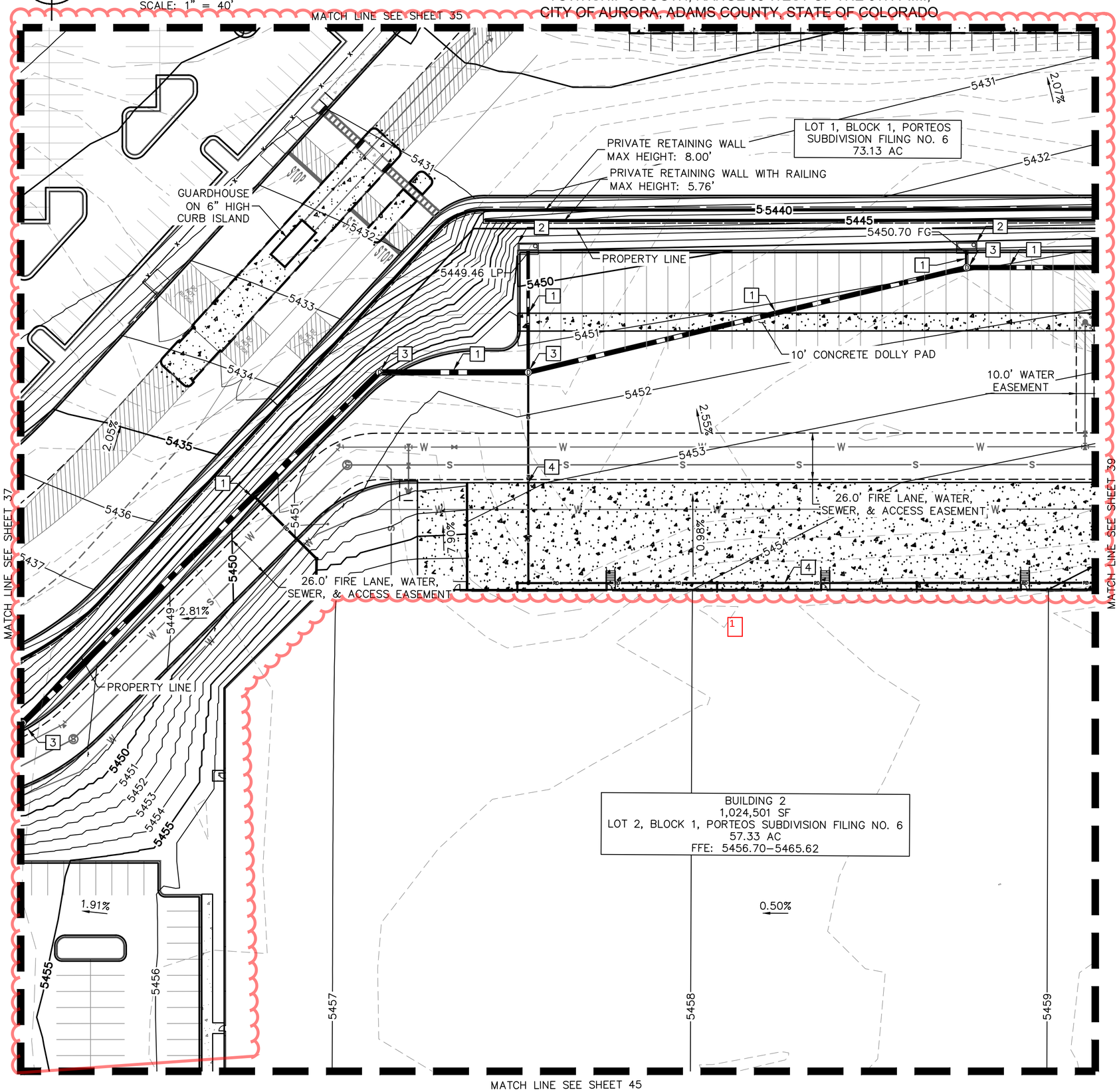
# PORTEOS INDUSTRIAL AT PORTEOS

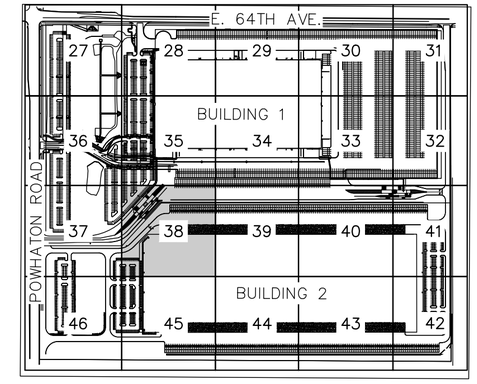
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
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- XXXX EXISTING CONTOUR
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## GRADING PLAN KEYNOTES

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6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
37


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 1:09 PM

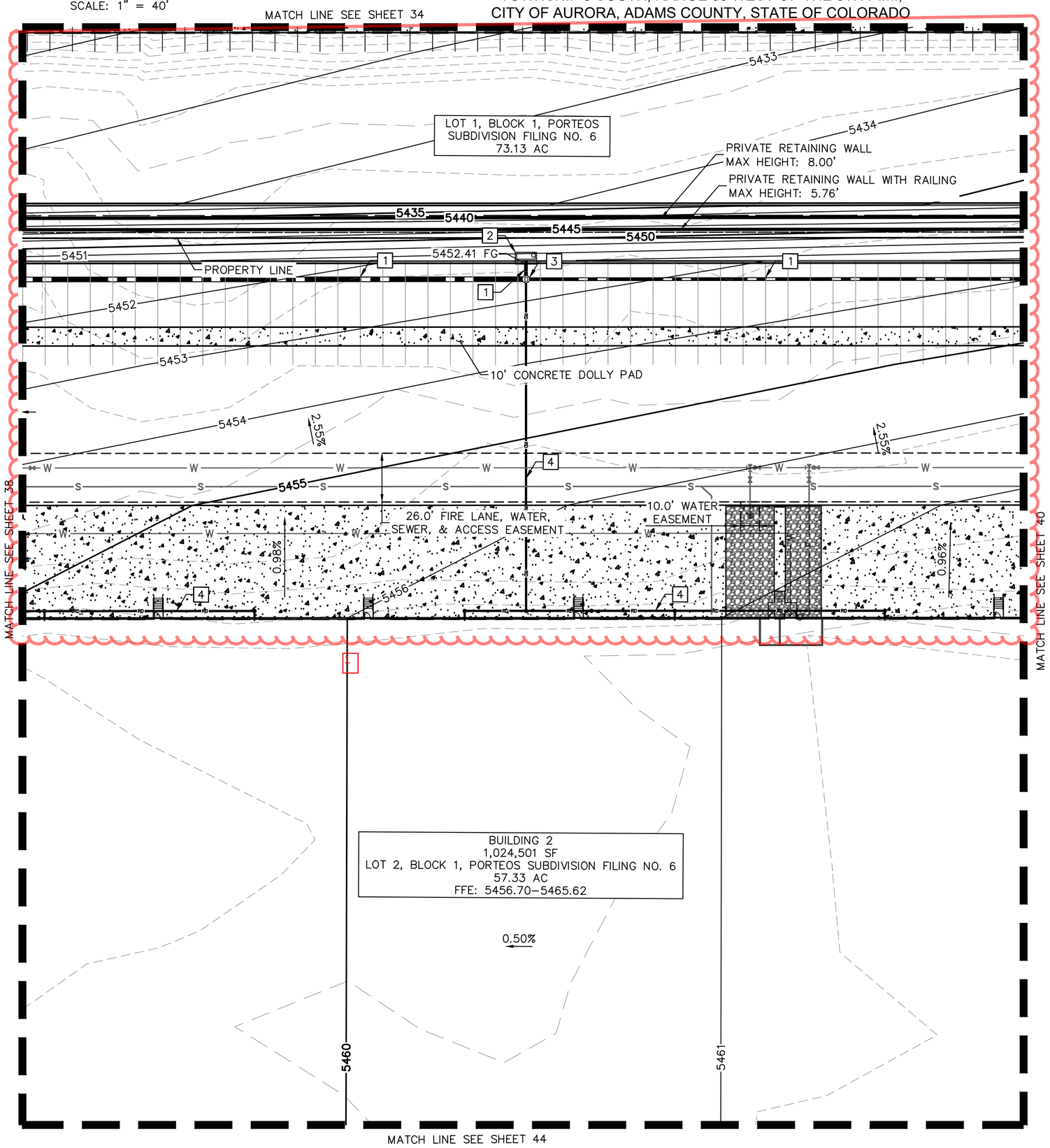
# PORTEOS INDUSTRIAL AT PORTEOS

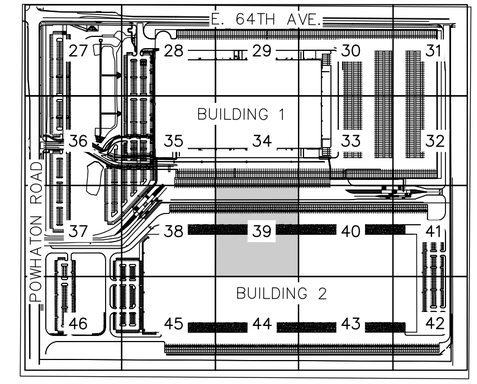
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

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- AR ACCESSIBLE ROUTE
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1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

1. GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 1% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREA AND A MINIMUM OF 5% FOR PERVIOUS AREA PER COA CRITERIA. UNLESS OTHERWISE NOTED.
2. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.
3. MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
4. THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2% BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
38


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 1:09 PM

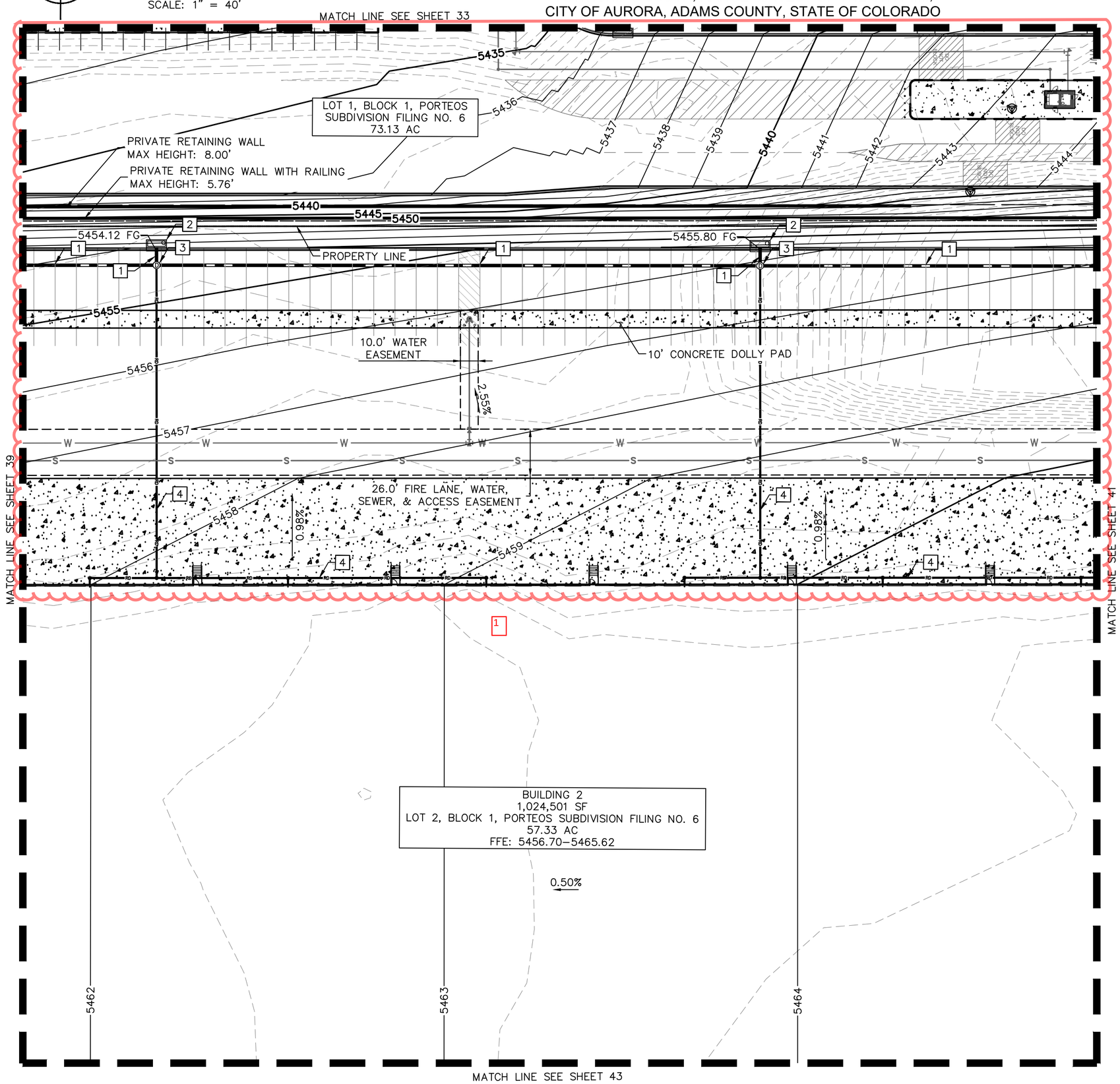
# PORTEOS INDUSTRIAL AT PORTEOS

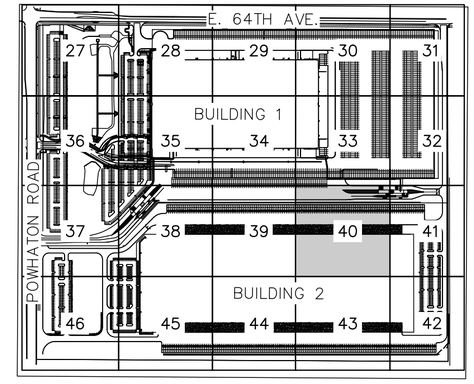
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

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3. MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
4. THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2% BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
39


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 1:09 PM

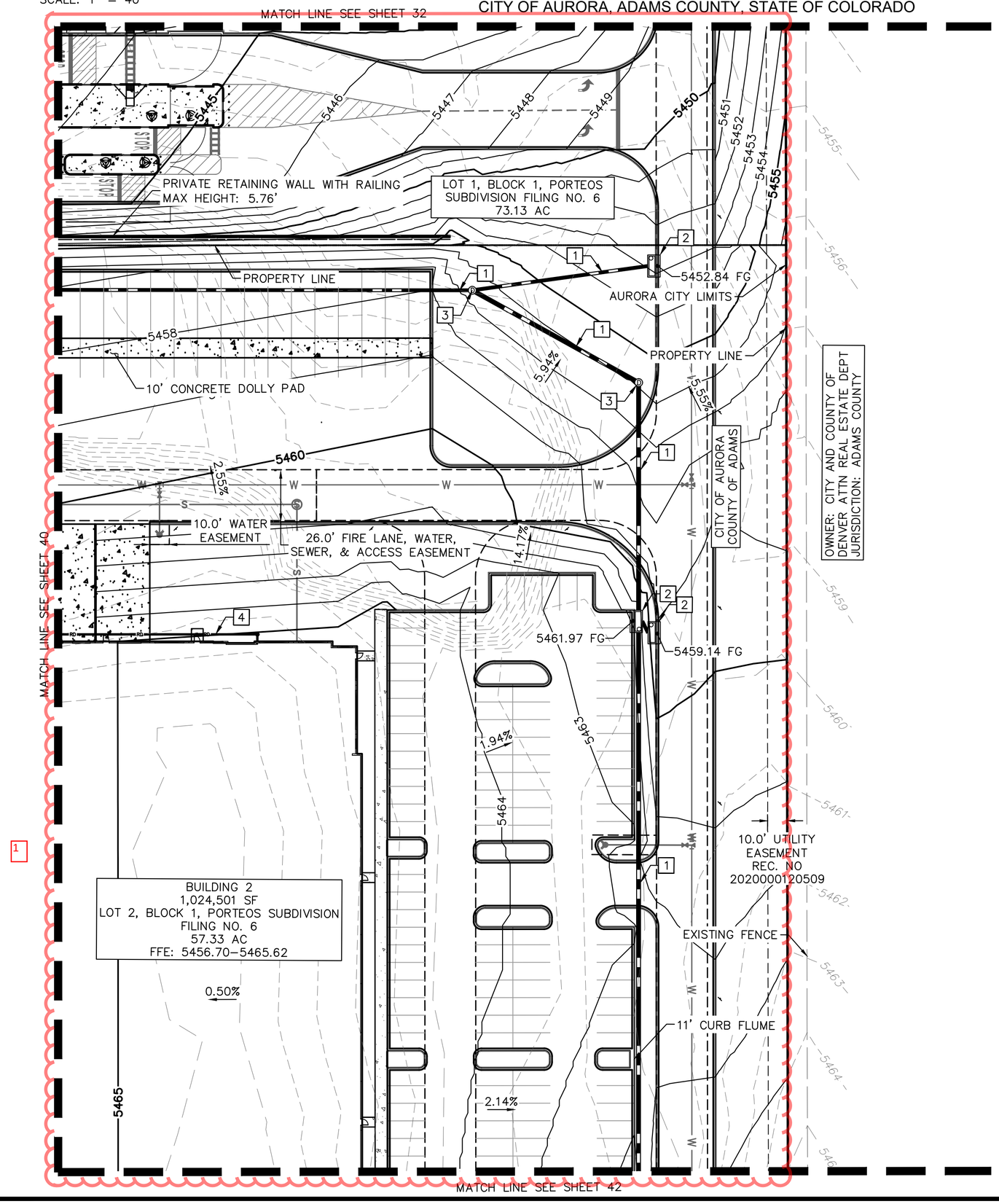
# PORTEOS INDUSTRIAL AT PORTEOS

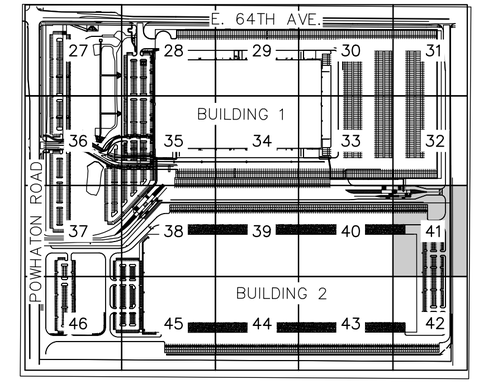
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

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|---|---|---|---|---|


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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
40


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 1:10 PM

CHANGES SO 3/25/24 BJC

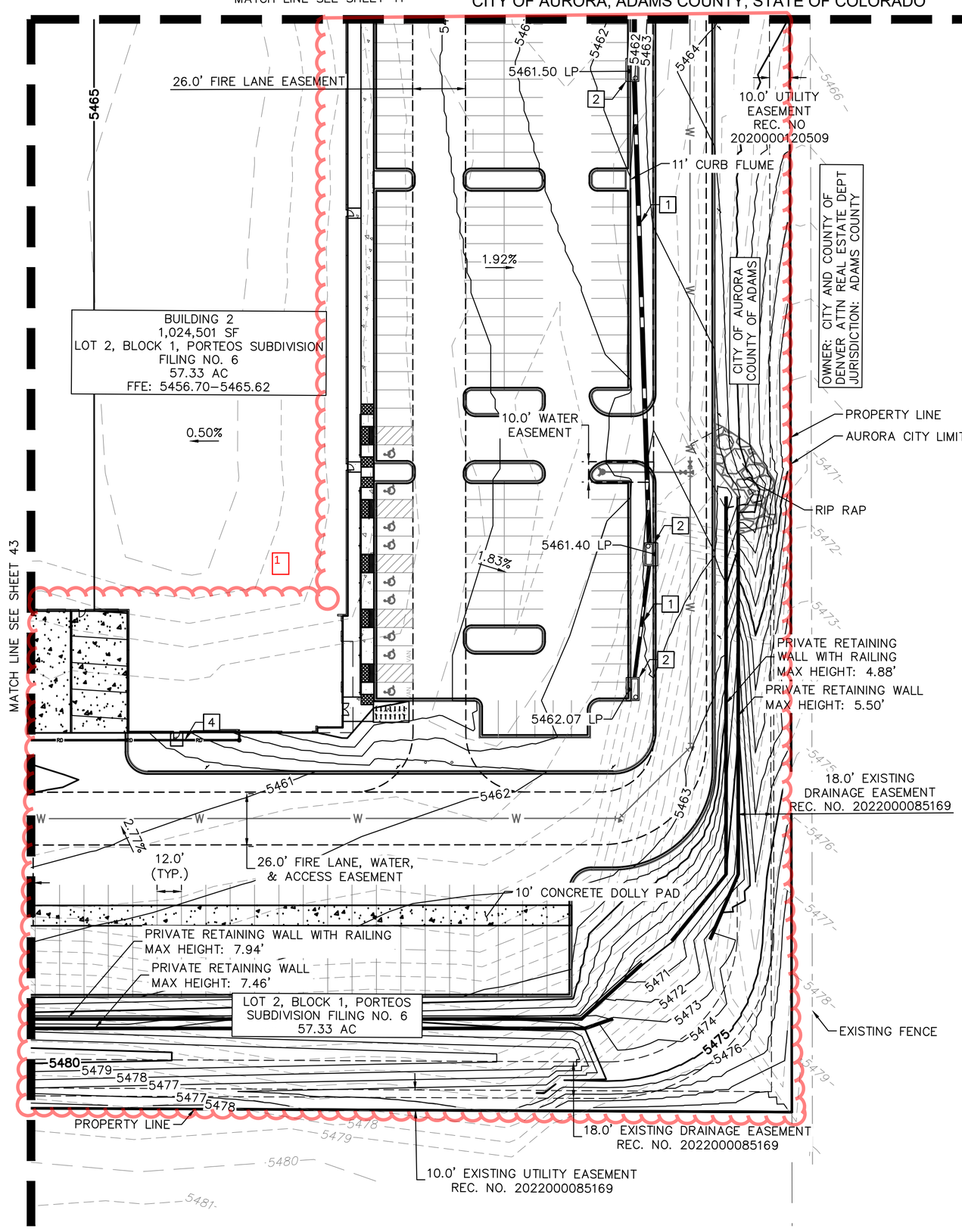
# PORTEOS INDUSTRIAL AT PORTEOS

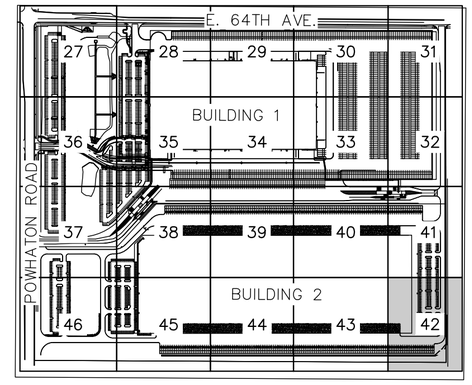
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
42

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CHANG
ES
SO
3/25/24
BJC

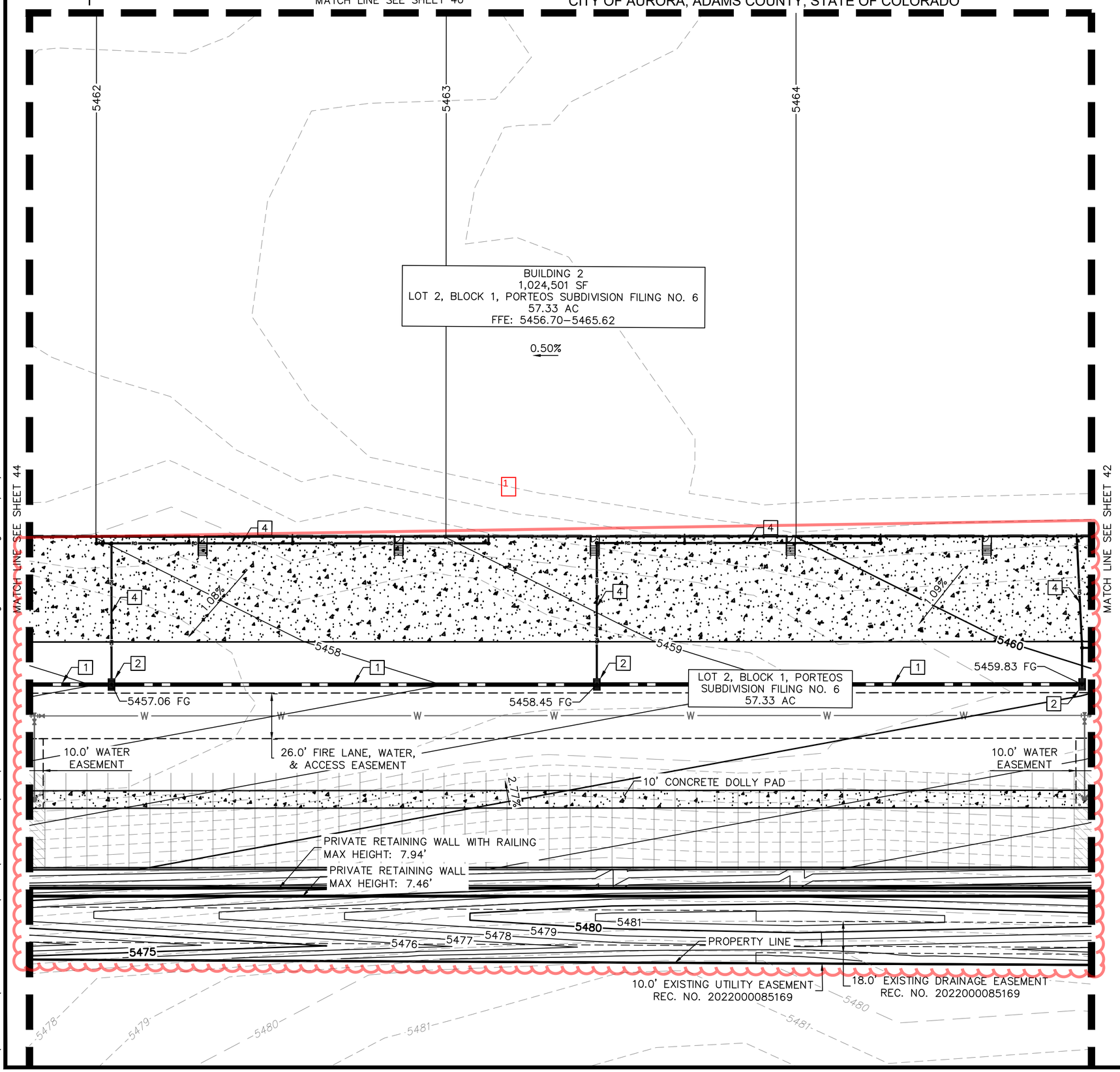
# PORTEOS INDUSTRIAL AT PORTEOS

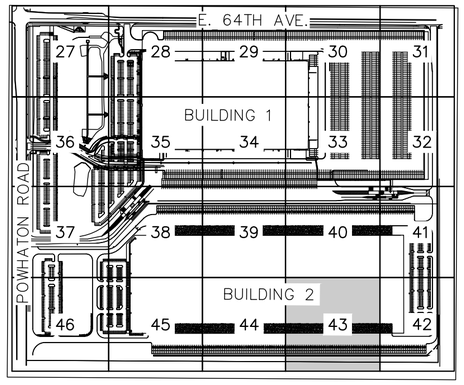
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
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## GRADING PLAN NOTES

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Greenwood Village, CO 80111 (303) 228-2300


**PORTEOS INDUSTRIAL AT PORTEOS**
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
43

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg Mavis, August 3/27/2024 10:18 AM

CHANGES SO 3/25/24 BJC

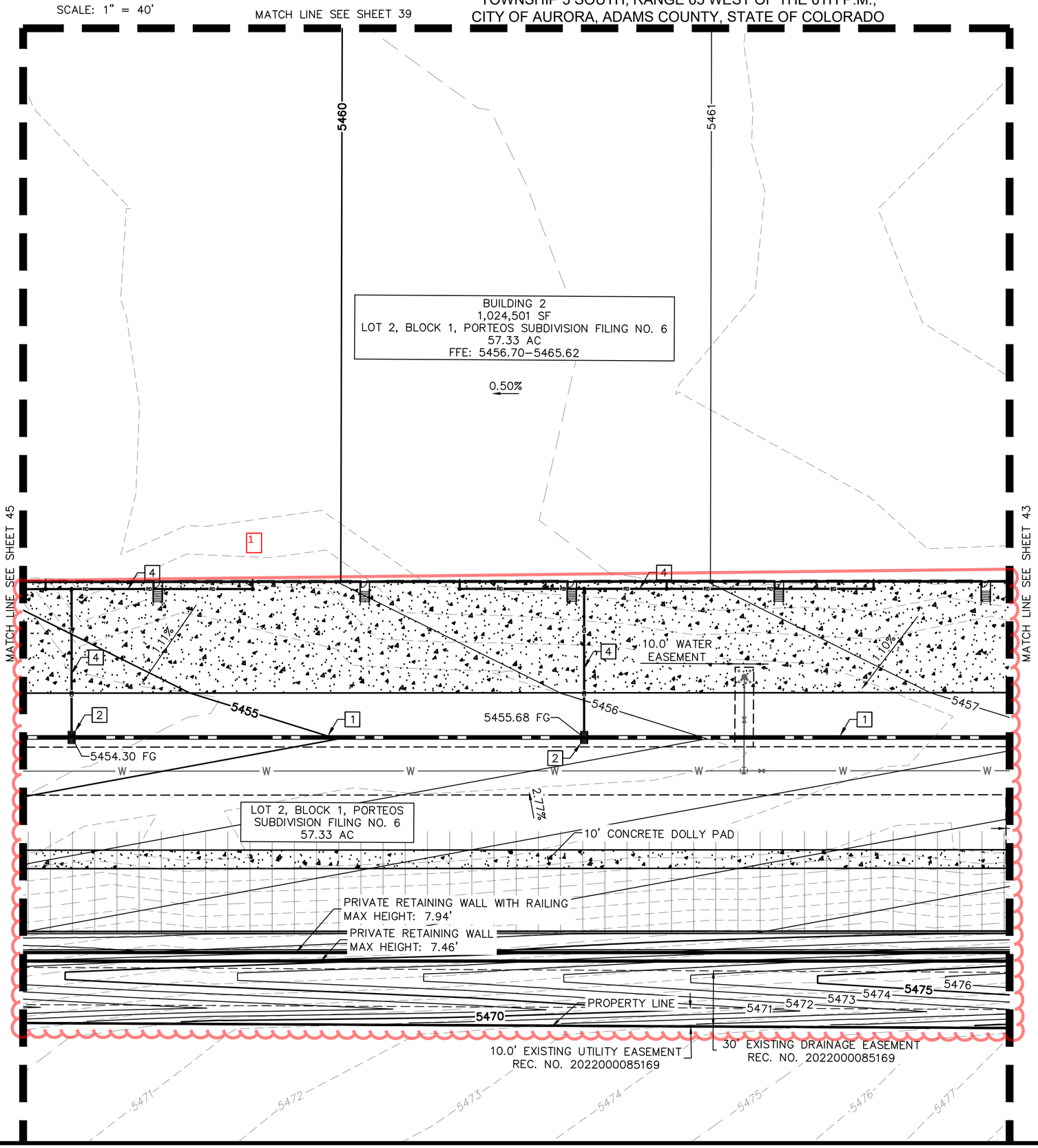
# PORTEOS INDUSTRIAL AT PORTEOS

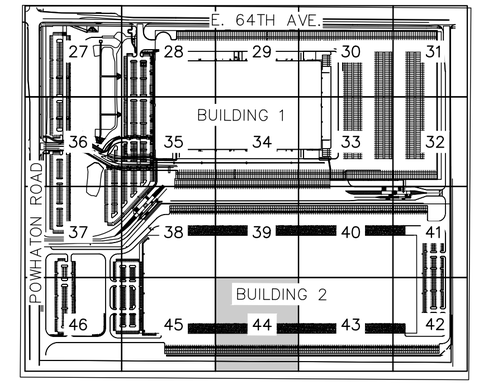
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
3. STORM MANHOLE
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## GRADING PLAN NOTES

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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
44

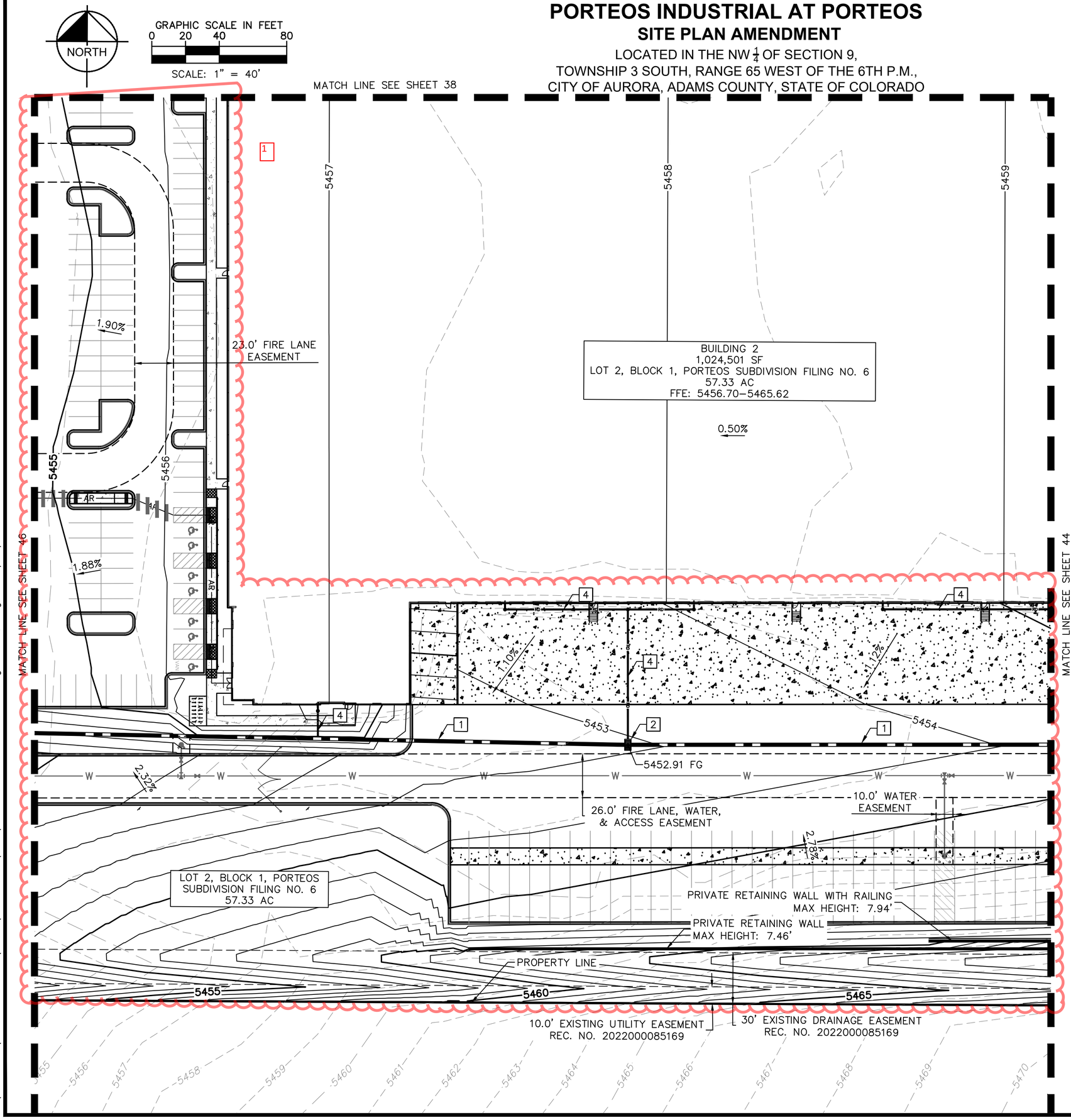
K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg Mavis, August 3/27/2024 10:18 AM

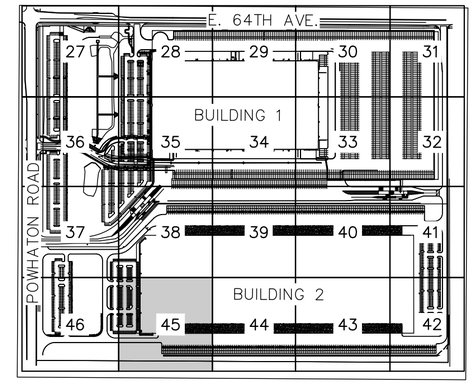
CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
- X.XX% SLOPE ARROW

## GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
45

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg Mavis, August 3/27/2024 10:18 AM

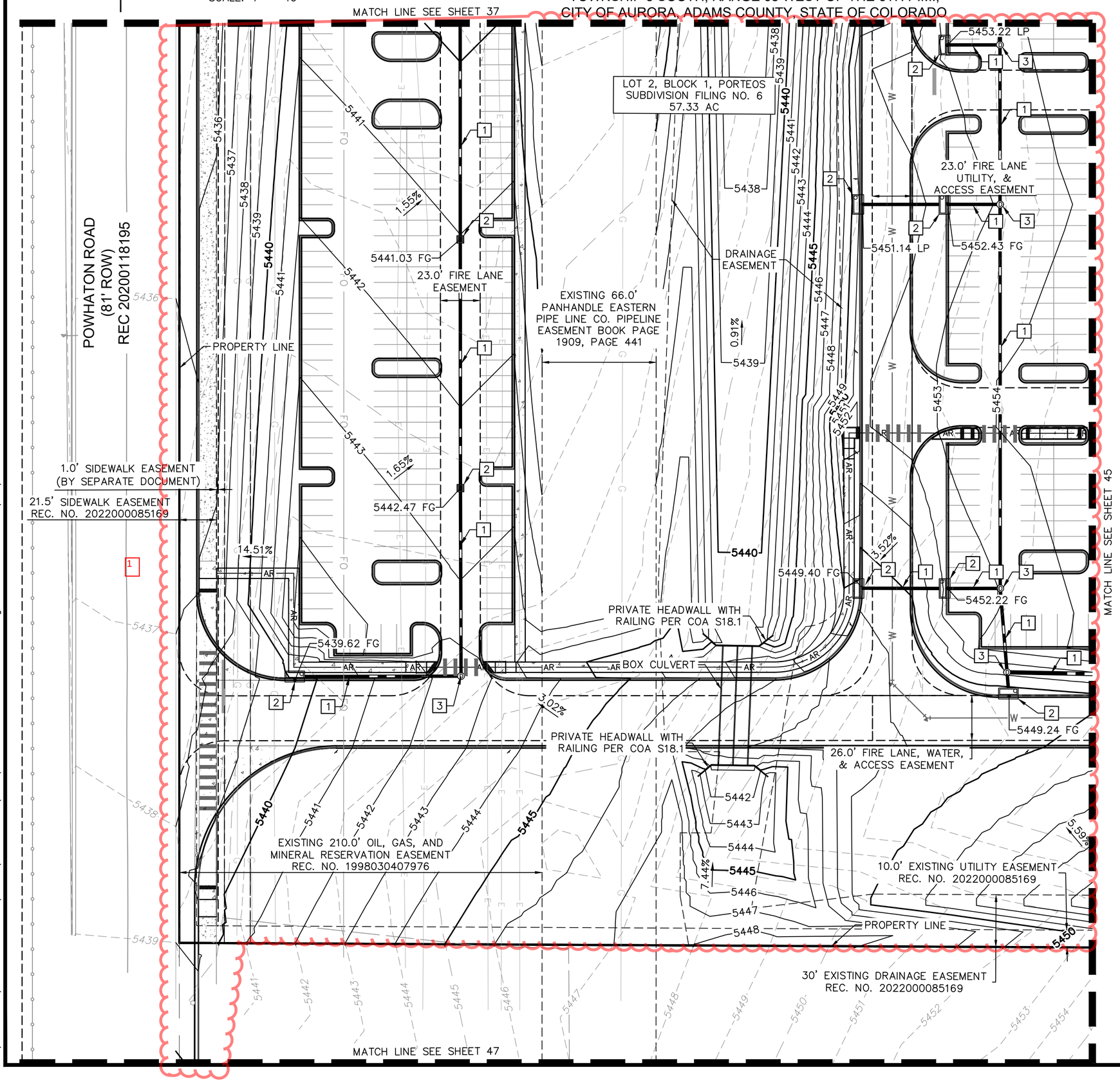
# PORTEOS INDUSTRIAL AT PORTEOS

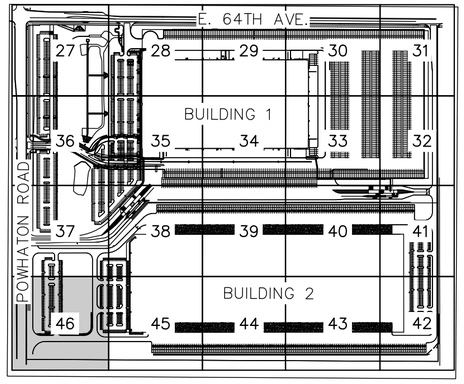
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
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## GRADING PLAN KEYNOTES

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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
46


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 3:05 PM


CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
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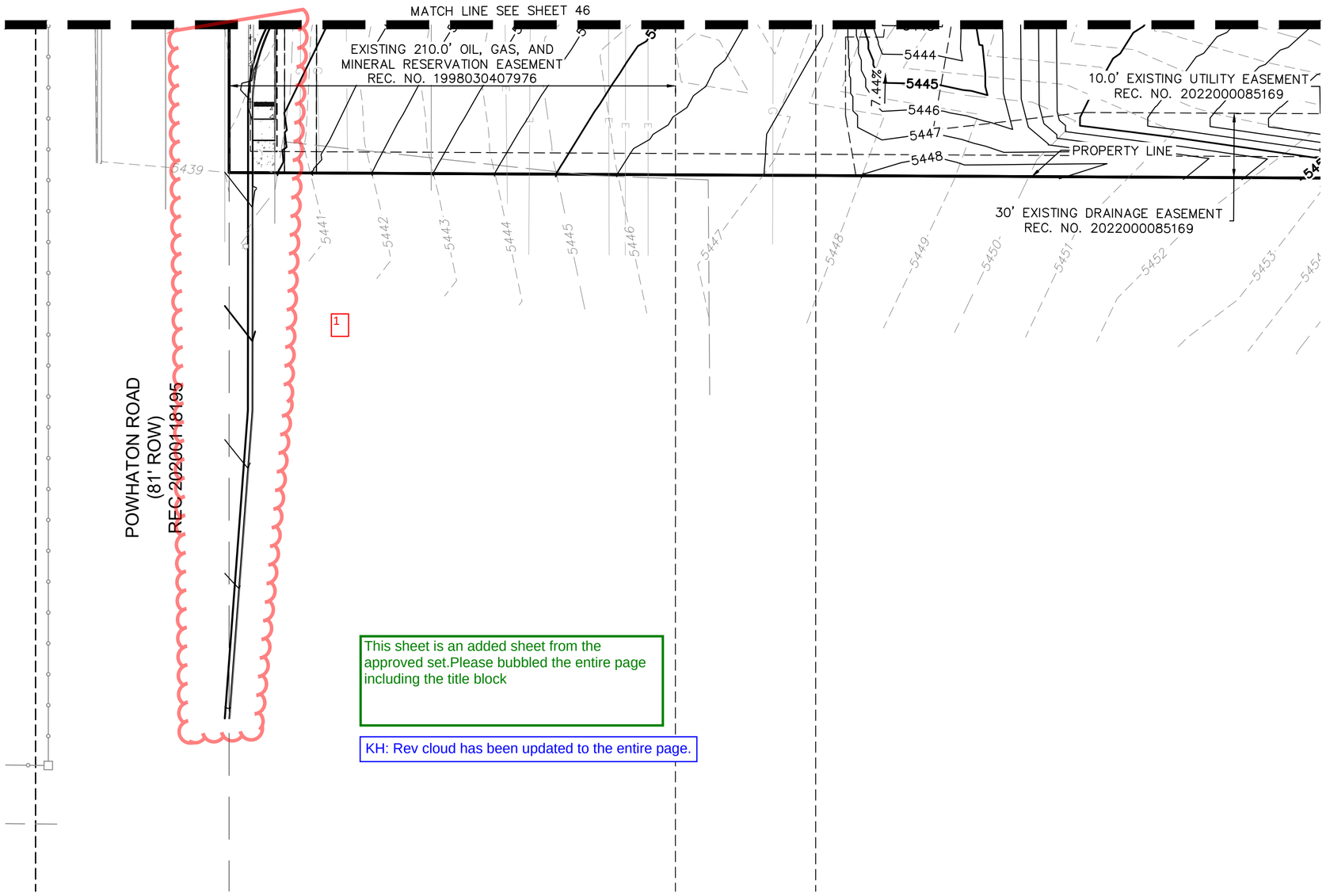
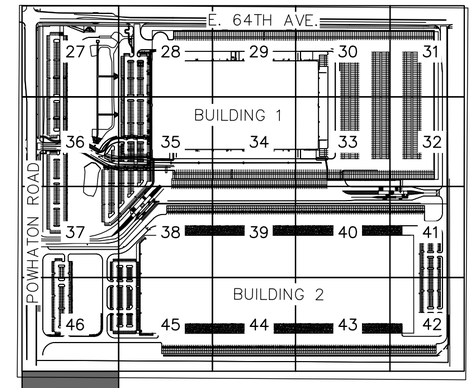
SCALE: 1" = 40'




This sheet is an added sheet from the approved set.Please bubbled the entire page including the title block

KH: Rev cloud has been updated to the entire page.




KEYMAP
NTS

## LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
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- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
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- X.XX% SLOPE ARROW

## GRADING PLAN KEYNOTES

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3. STORM MANHOLE
4. ROOF DRAIN
5. FLARED END SECTION
6. FOREBAY

## GRADING PLAN NOTES

1. GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 1% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREA AND A MINIMUM OF 5% FOR PERVIOUS AREA PER COA CRITERIA. UNLESS OTHERWISE NOTED.
2. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.
3. MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
4. THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2% BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.

1 SITE LAYOUT - CHANGES SO 3/25/24 BJC

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED GRADING PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
47


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 3:05 PM

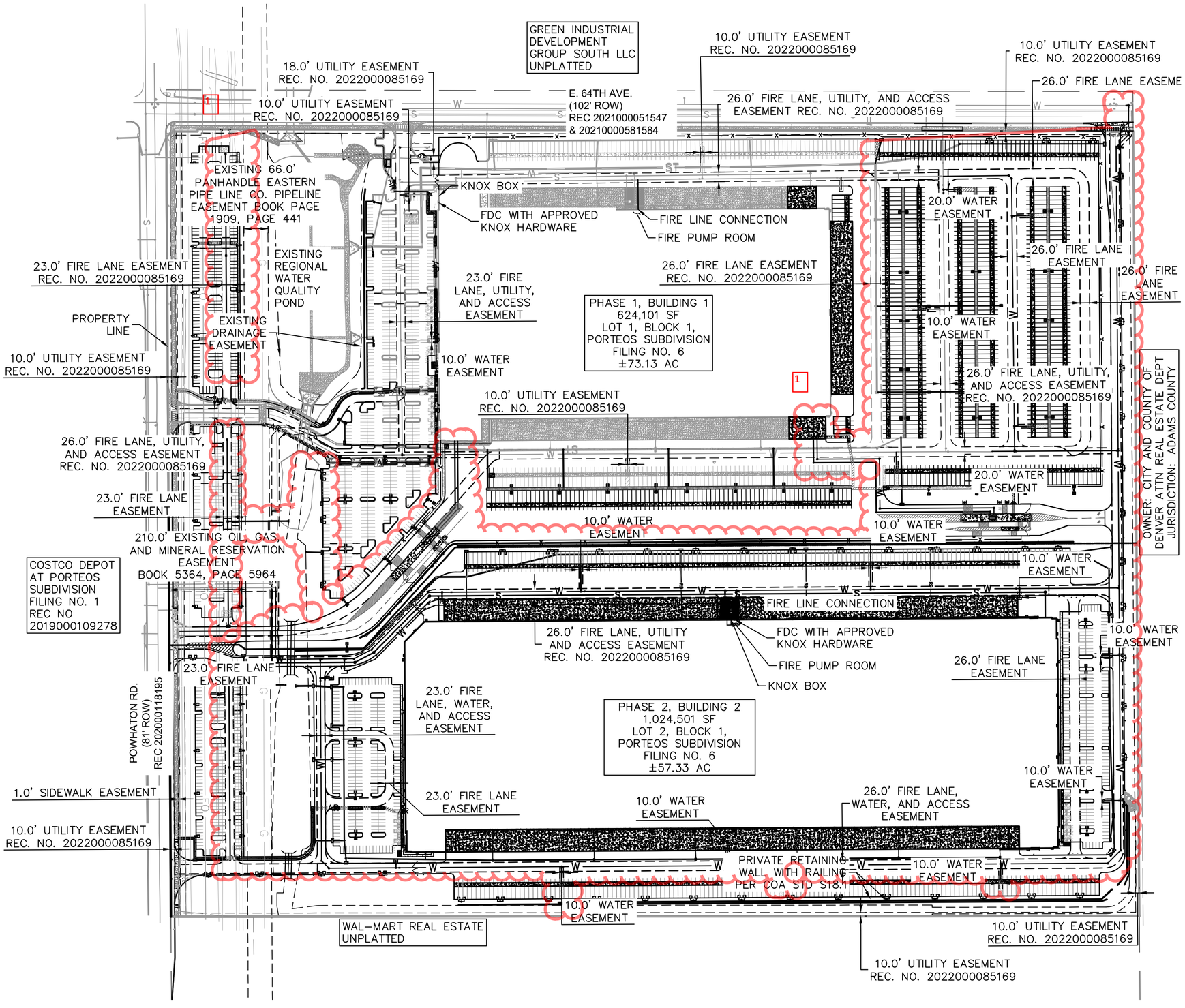
# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400
SCALE: 1" = 200'




## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

NOTE:
1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.

| NO. | REVISION | BY | DATE | APPR. |
|---|---|---|---|---|
| 1 | SITE LAYOUT - CHANGES SO | | 3/25/24 | BJC |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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
OVERALL UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT OV
PROJECT NO. 196617002

SHEET NO.
48

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT OV.dwg Cooney, Brad 3/27/2024 11:16 AM

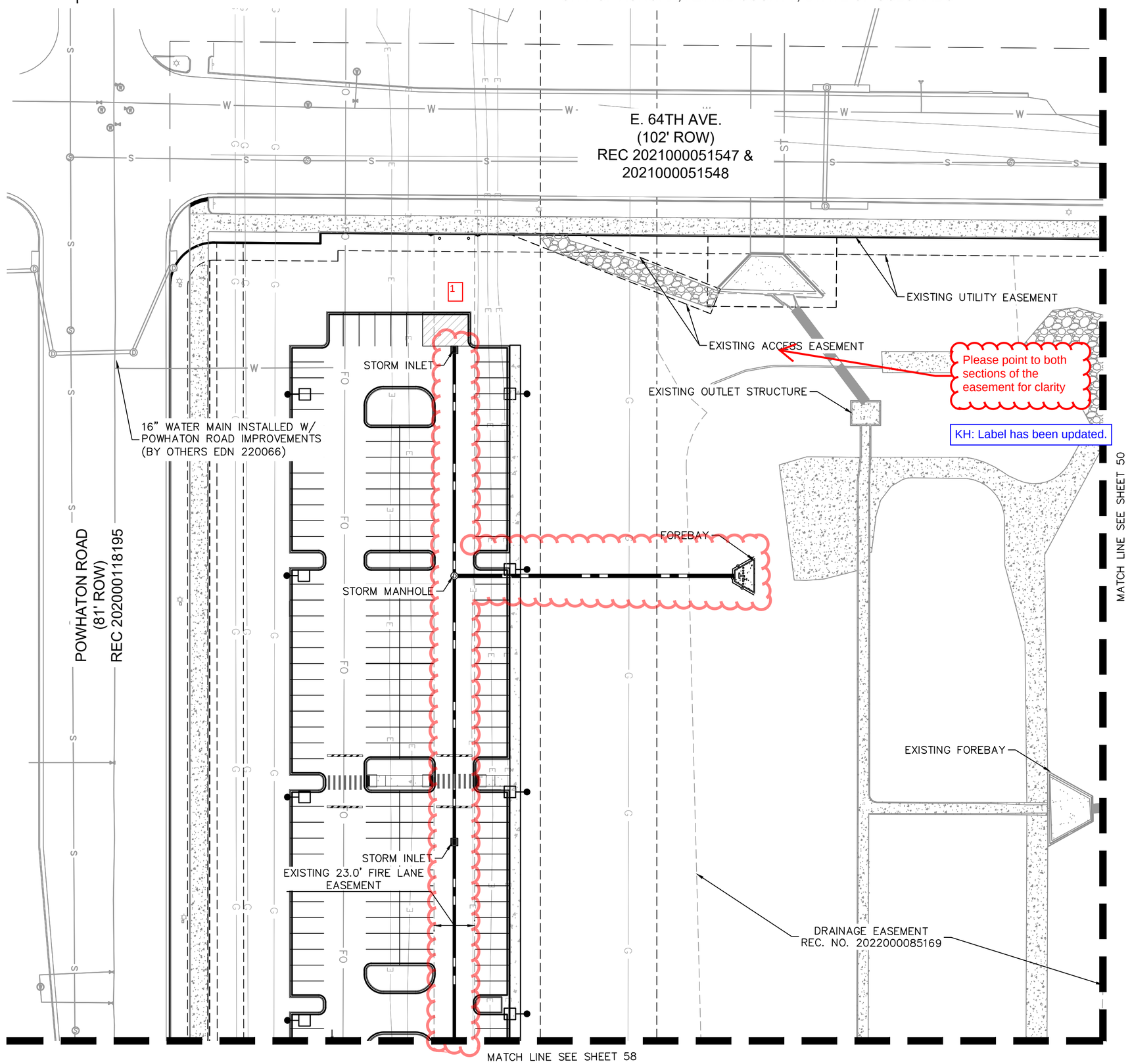
CHANG
ES
SO
3/25/24
BJC

# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

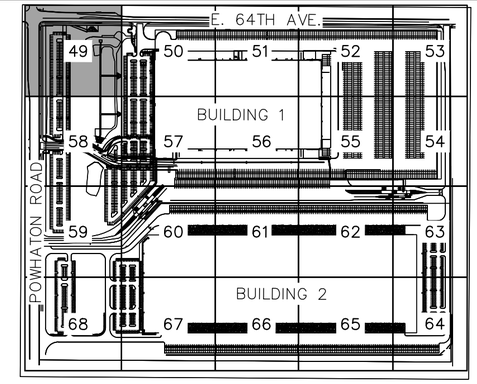
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




Please point to both sections of the easement for clarity

KH: Label has been updated.




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
3. PROPOSED SANITARY SEWER SERVICE LINE
4. PROPOSED WATER MAIN
5. PROPOSED WATER SERVICE LINE
6. PROPOSED FIRE SERVICE LINE
7. PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|
| | | | | |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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
49

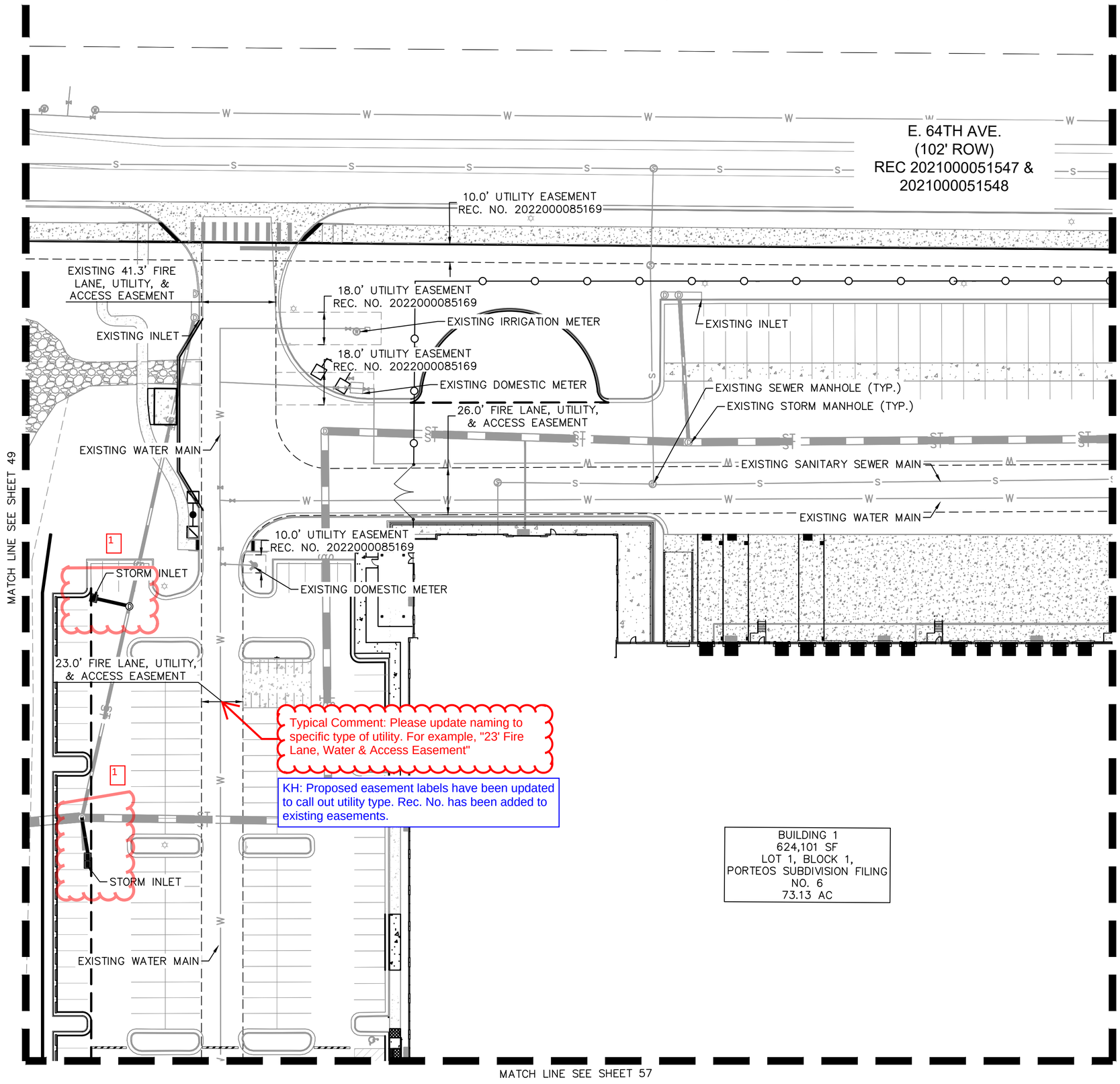
K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA I.dwg Cooney, Brad 3/27/2024 11:26 AM

# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

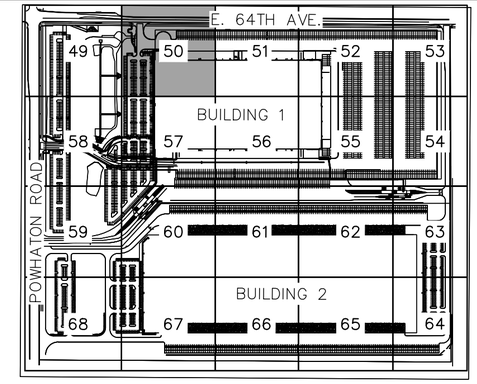
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




Typical Comment: Please update naming to specific type of utility. For example, "23' Fire Lane, Water & Access Easement"

KH: Proposed easement labels have been updated to call out utility type. Rec. No. has been added to existing easements.




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
3. PROPOSED SANITARY SEWER SERVICE LINE
4. PROPOSED WATER MAIN
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8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.

1 SITE LAYOUT CHANGES SO 3/25/24 BJC

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
50


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA I.dwg Cooney, Brad 3/27/2024 11:27 AM

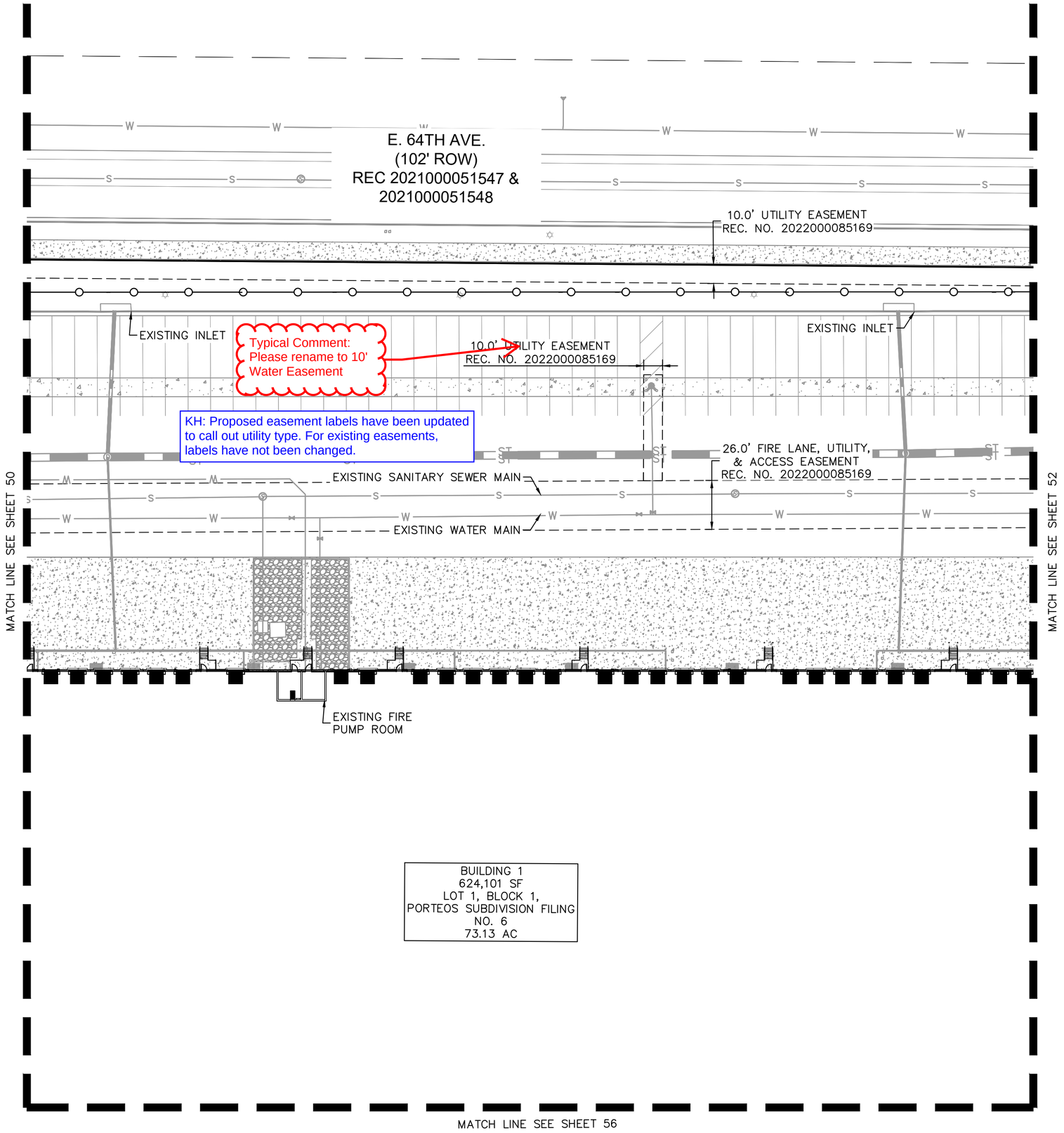
CHANGES SO 3/25/24 BJC

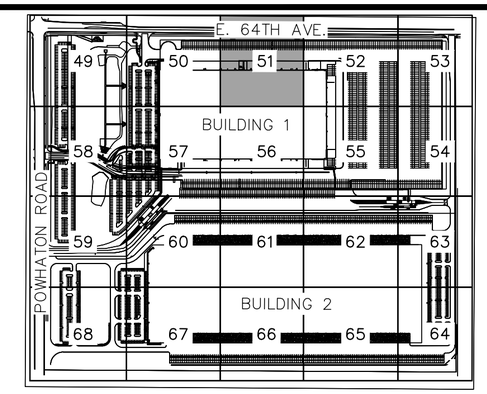
# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
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4. PROPOSED WATER MAIN
5. PROPOSED WATER SERVICE LINE
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9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
51

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA I.dwg Cooney, Brad 3/27/2024 11:28 AM

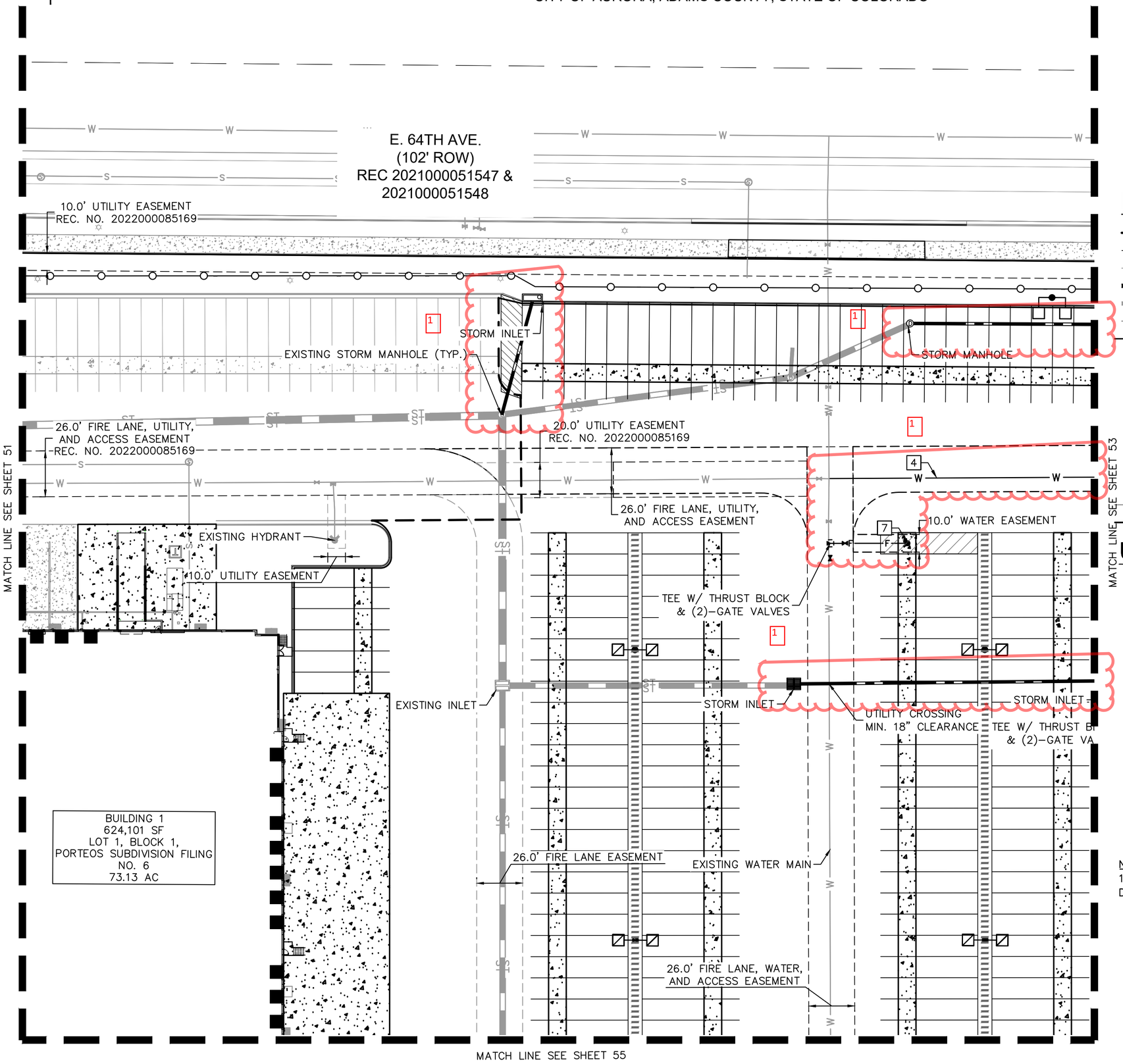
CHANGES SO 3/25/24 BJC

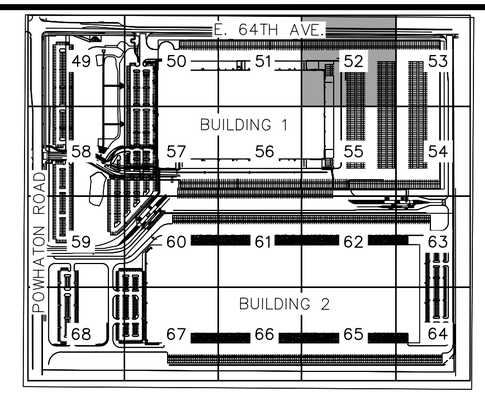
# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
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4. PROPOSED WATER MAIN
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8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
52

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA I.dwg Cooney, Brad 3/27/2024 11:29 AM

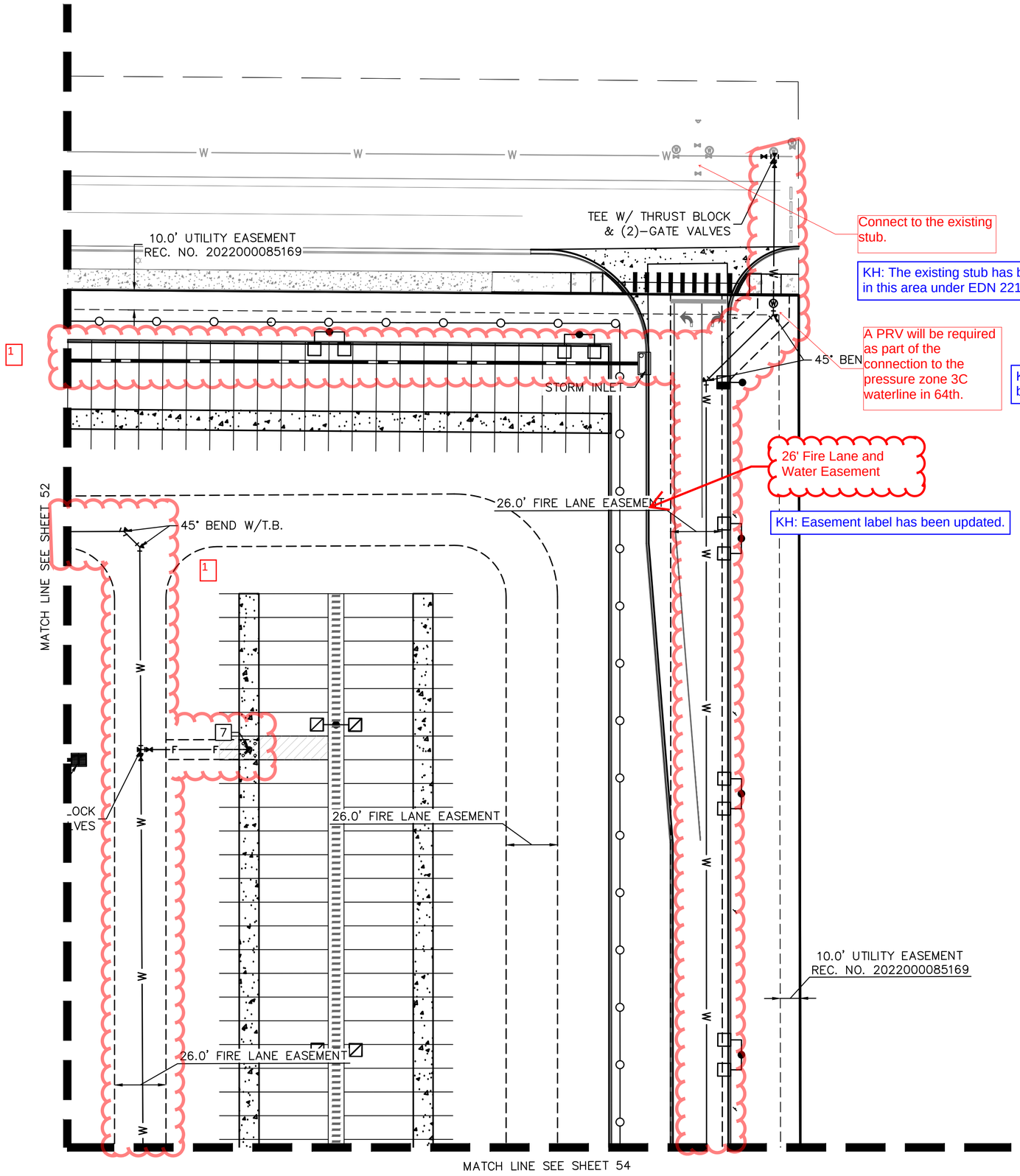
CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




Connect to the existing stub.

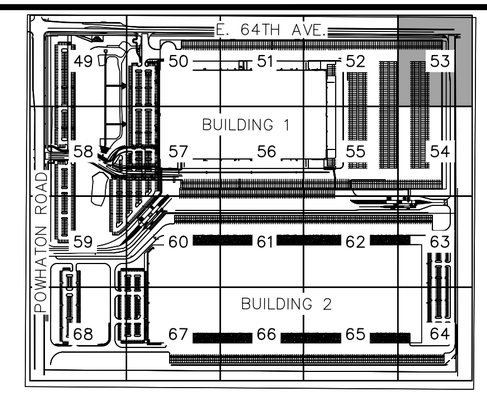
KH: The existing stub has been removed in this area under EDN 221119.

A PRV will be required as part of the connection to the pressure zone 3C waterline in 64th.

KH: The PRV has been labeled.

26' Fire Lane and Water Easement

KH: Easement label has been updated.




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
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9. PROPOSED KNOX BOX
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NOTE:
1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
53

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA I.dwg Cooney, Brad 3/27/2024 11:30 AM

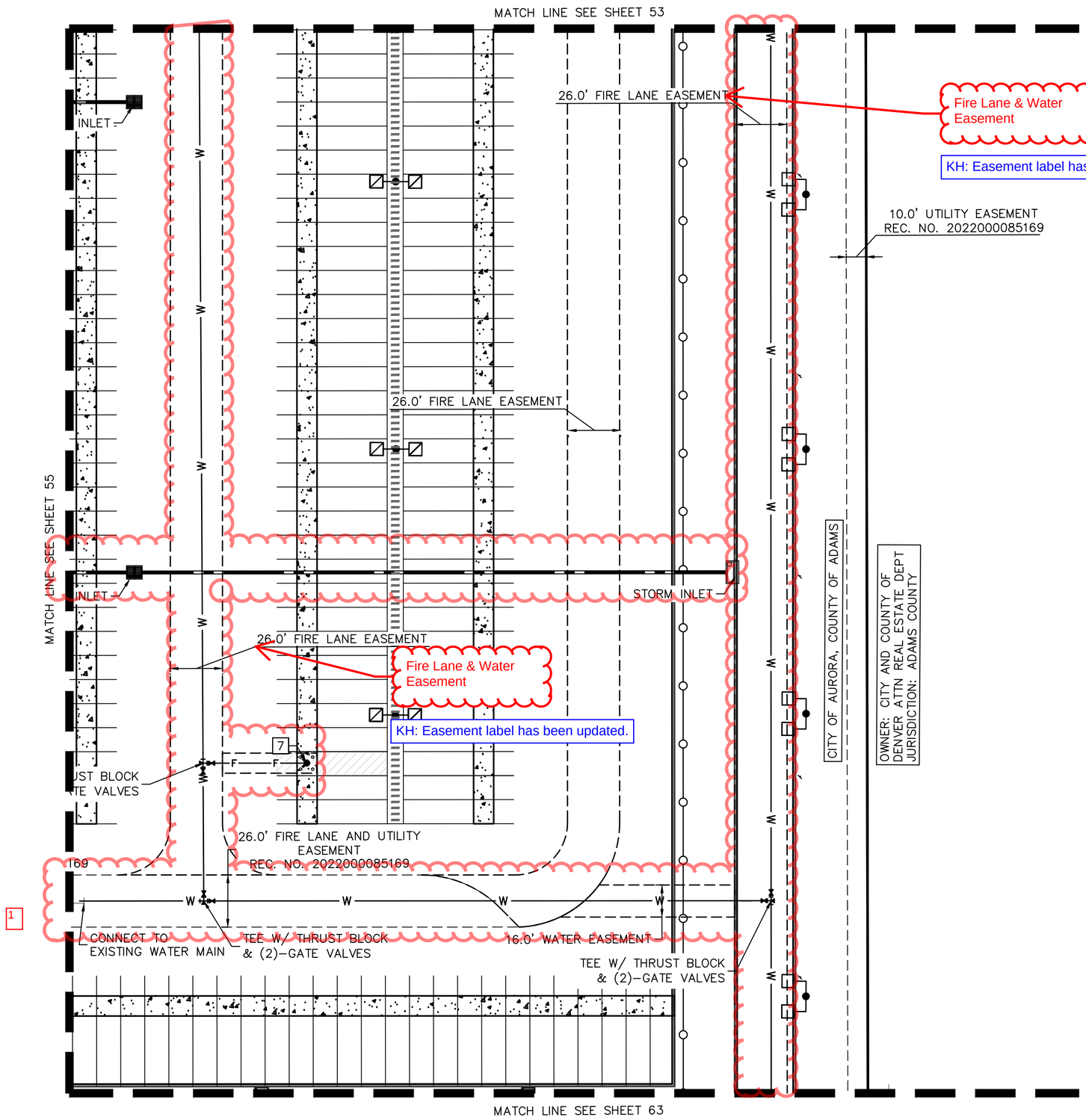
CHANGES SO 3/25/24 BJC

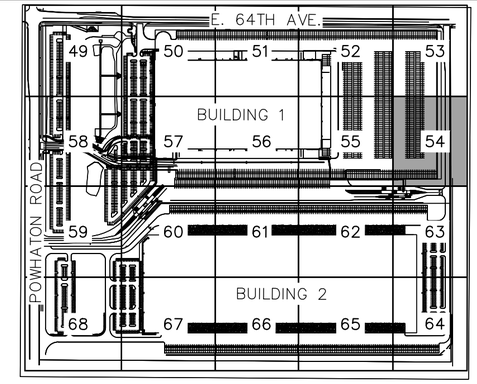
# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
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- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
3. PROPOSED SANITARY SEWER SERVICE LINE
4. PROPOSED WATER MAIN
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9. PROPOSED KNOX BOX
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NOTE:
1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|
| | | | | |


Kimley»Horn
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6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
54

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA I.dwg Cooney, Brad 3/27/2024 11:31 AM

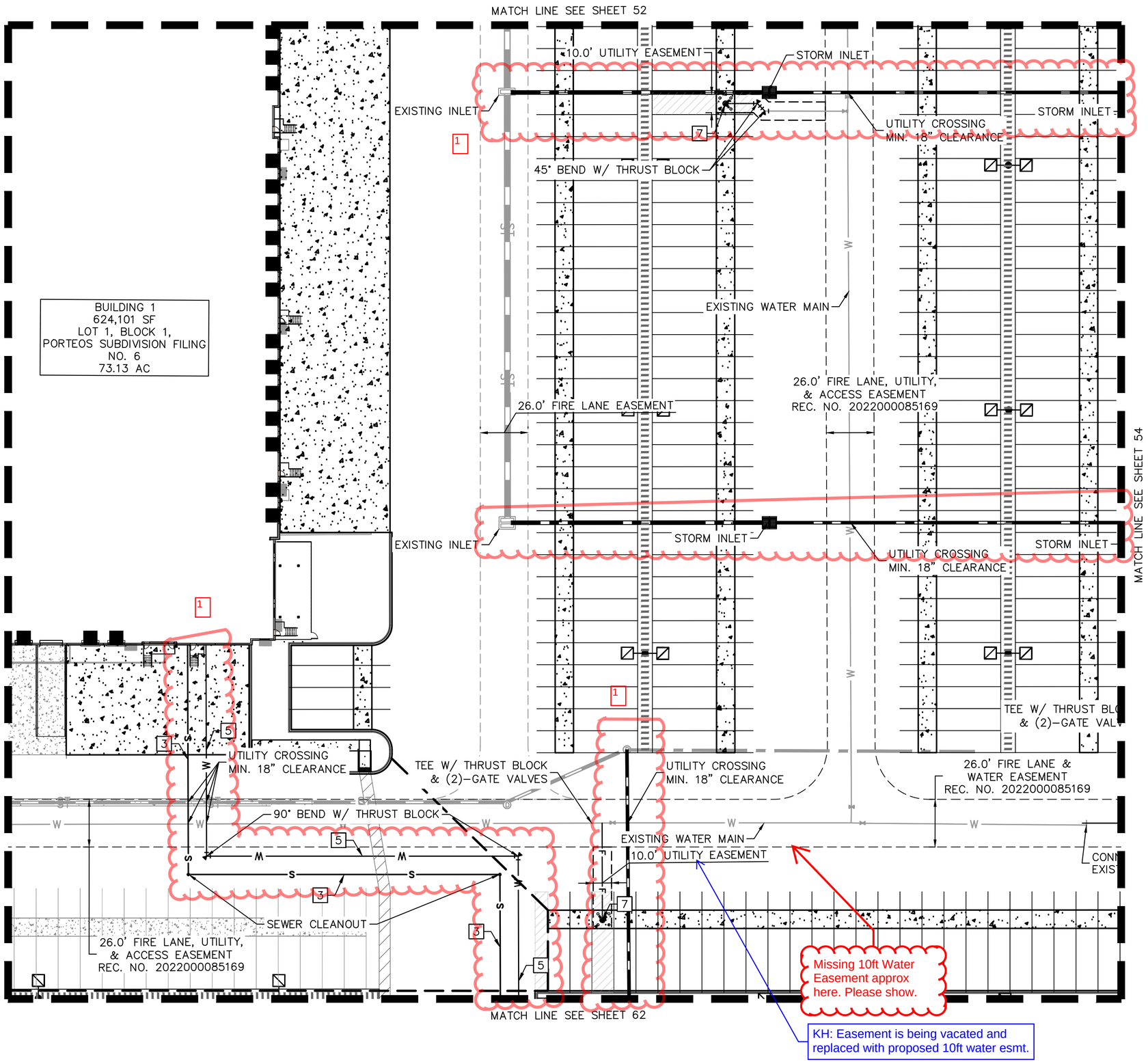
CHANGES SO 3/25/24 BJC

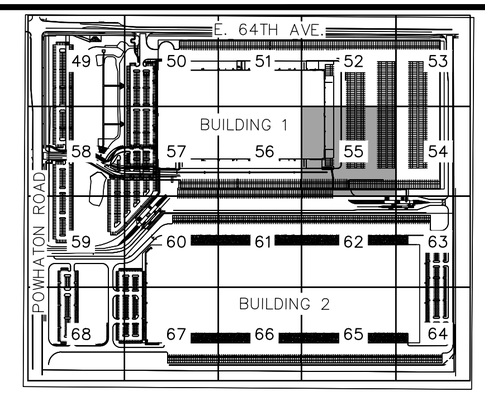
# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
3. PROPOSED SANITARY SEWER SERVICE LINE
4. PROPOSED WATER MAIN
5. PROPOSED WATER SERVICE LINE
6. PROPOSED FIRE SERVICE LINE
7. PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
55


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA I.dwg Cooney, Brad 3/27/2024 11:32 AM

CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
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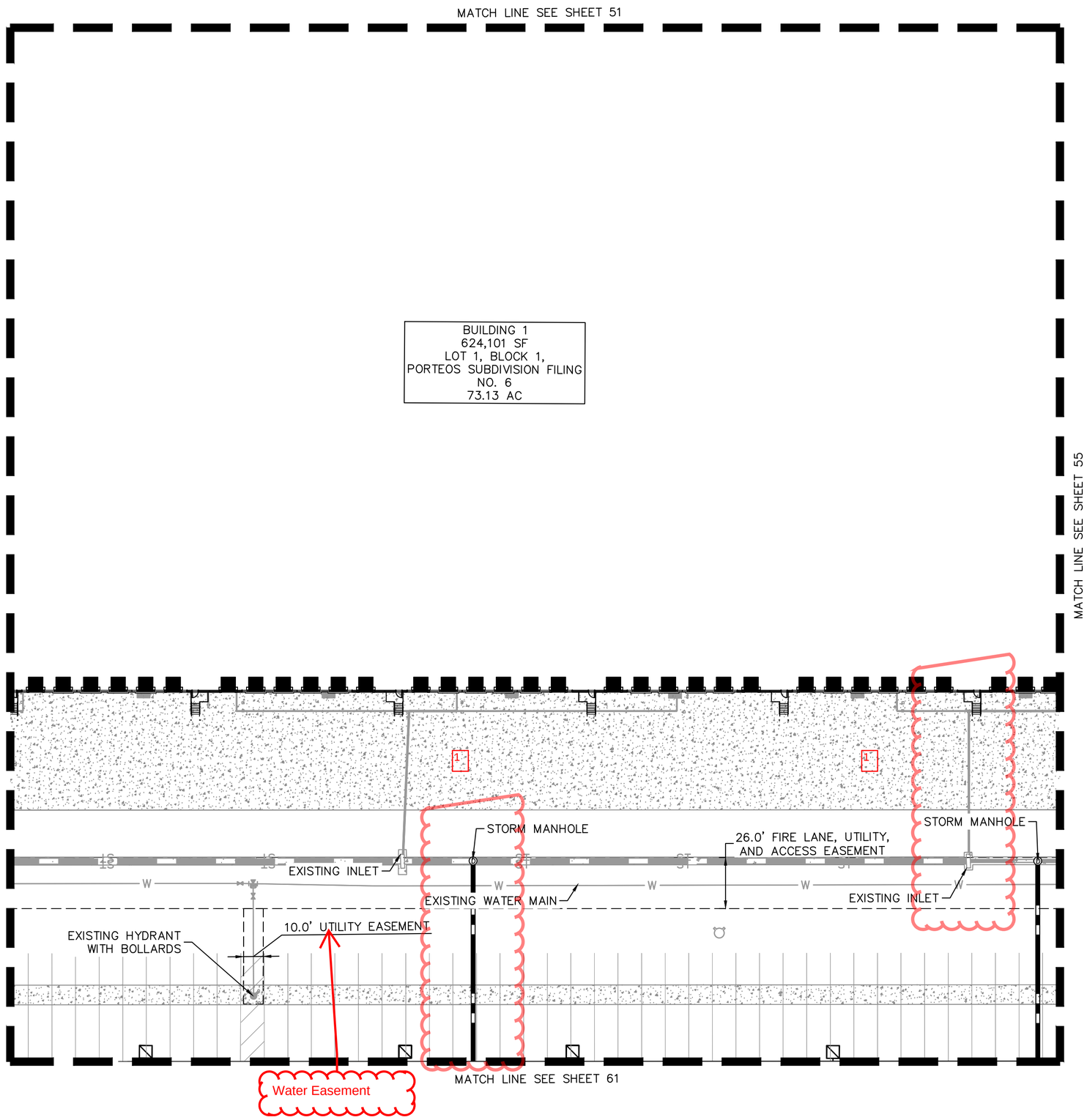
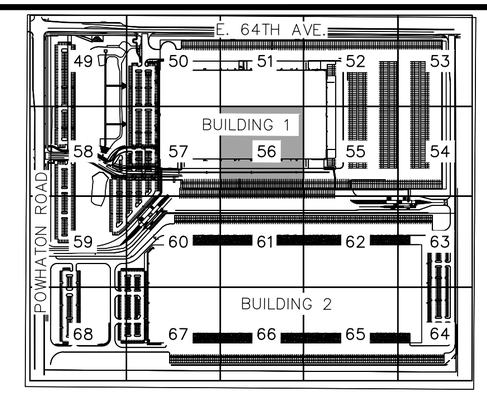
SCALE: 1" = 40'




KH: This is an existing utility easement, label has been updated with rec. no..




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
3. PROPOSED SANITARY SEWER SERVICE LINE
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9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
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| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|
| | | | | |


Kimley»Horn
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
56

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA I.dwg Cooney, Brad 3/27/2024 11:33 AM

CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
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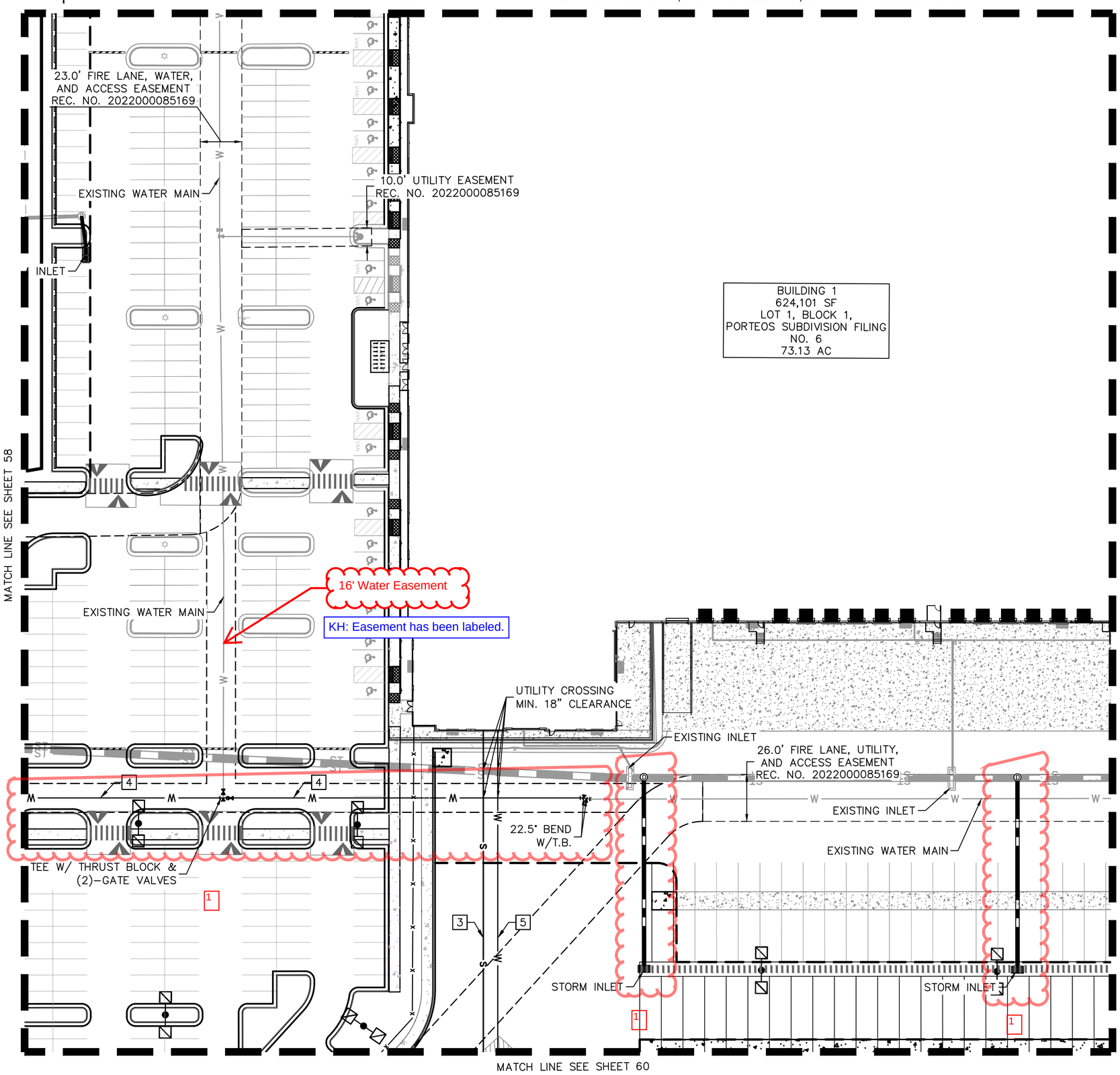
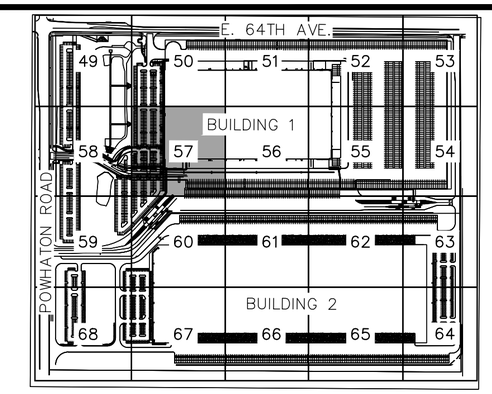
SCALE: 1" = 40'




BUILDING 1
624,101 SF
LOT 1, BLOCK 1,
PORTEOS SUBDIVISION FILING NO. 6
73.13 AC




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
57


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA I.dwg Cooney, Brad 3/27/2024 11:34 AM

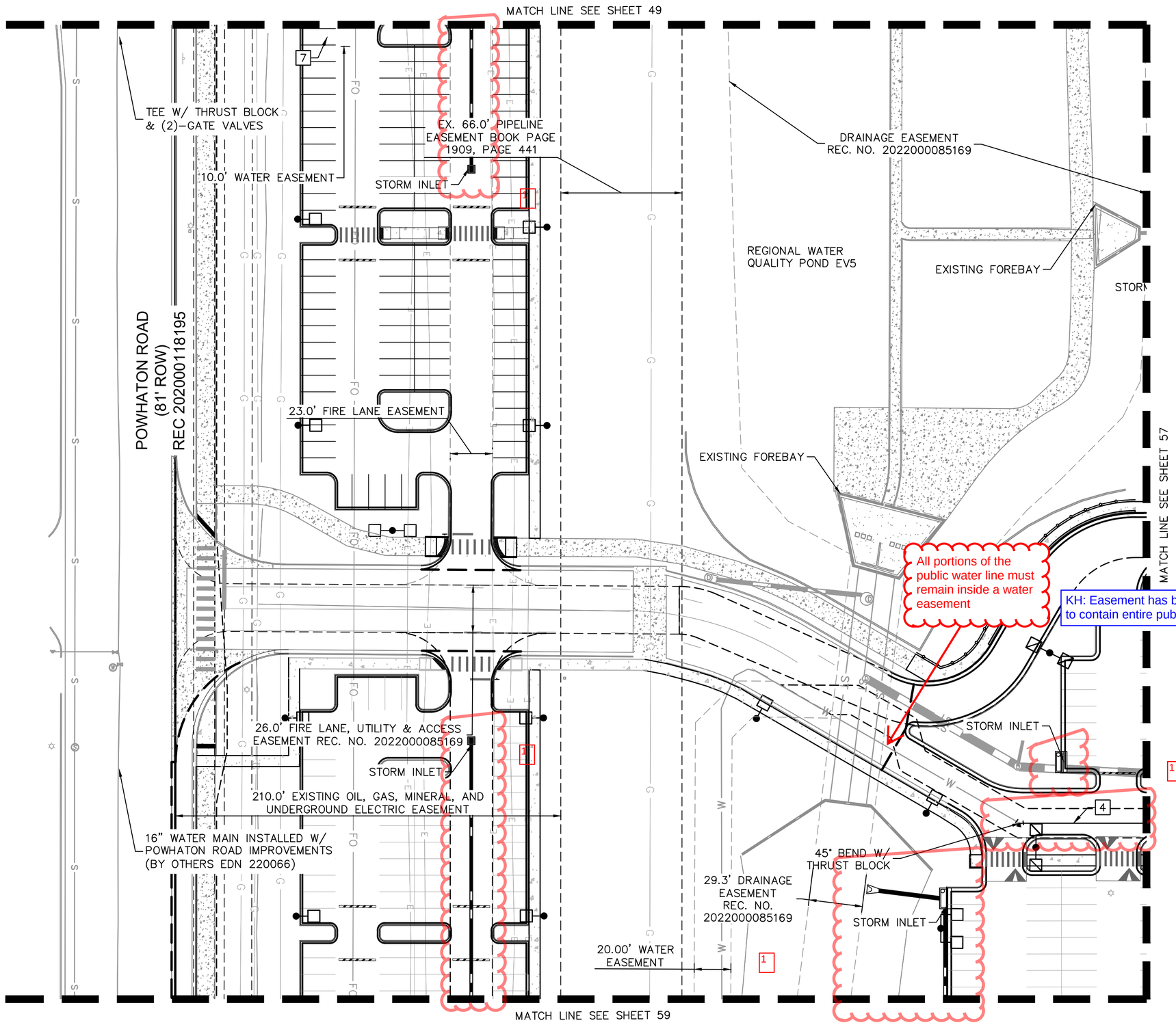
CHANGES SO 3/25/24 BJC

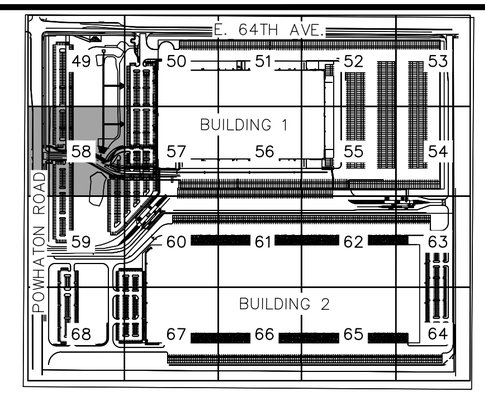
# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
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- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
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- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
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9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
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| NO. | REVISION | BY | DATE | APPR |
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Kimley»Horn
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6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA I
PROJECT NO. 196617002

SHEET NO.
58

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA I.dwg Cooney, Brad 3/27/2024 11:34 AM

CHANGES SO 3/25/24 BJC

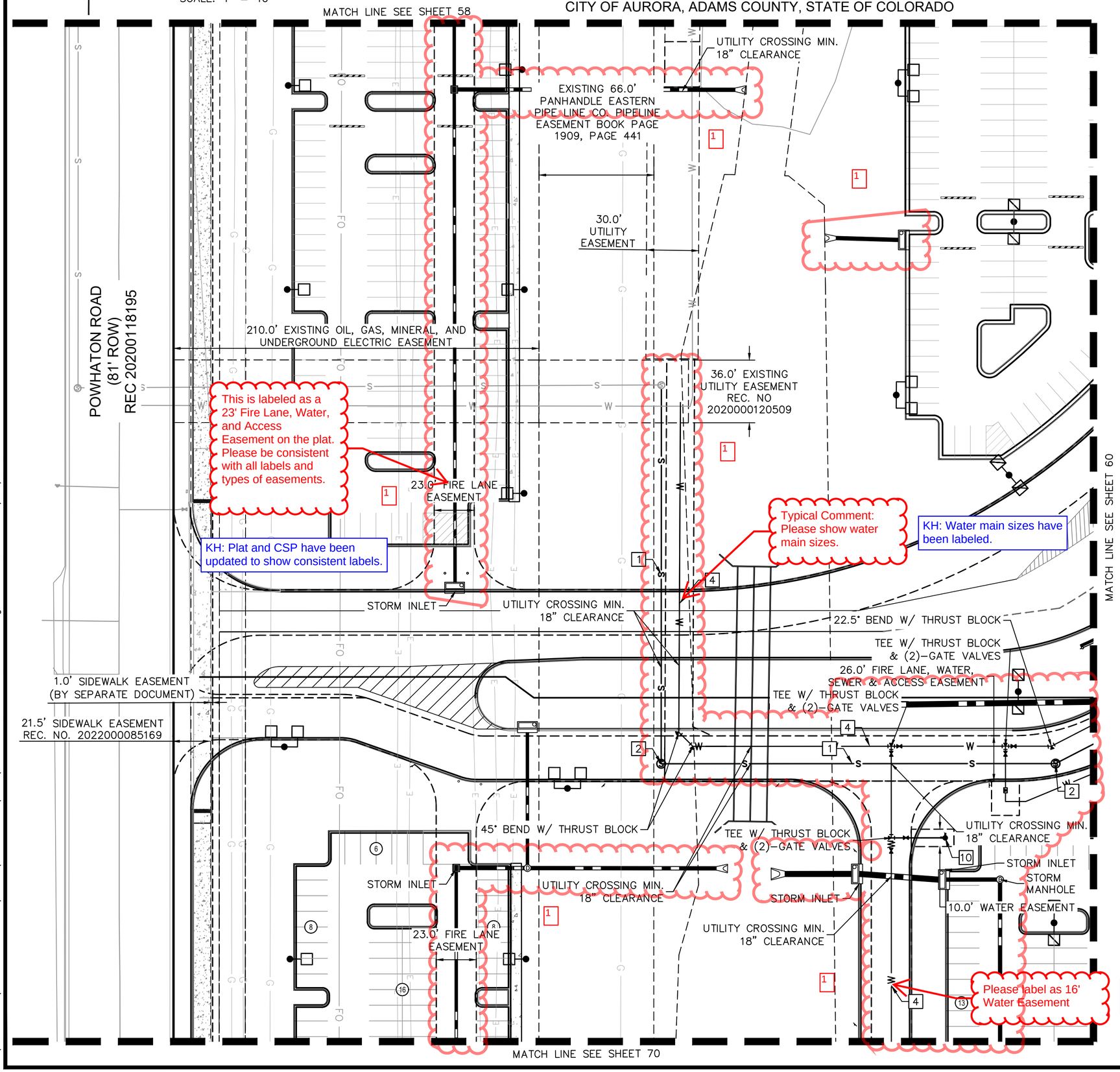
# PORTEOS INDUSTRIAL AT PORTEOS

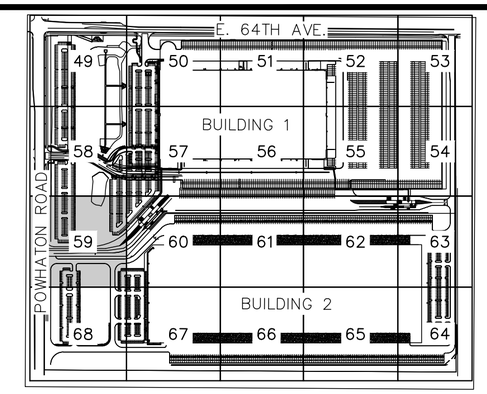
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
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NOTE:
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| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|
| | | | | |


Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA II
PROJECT NO. 196617002

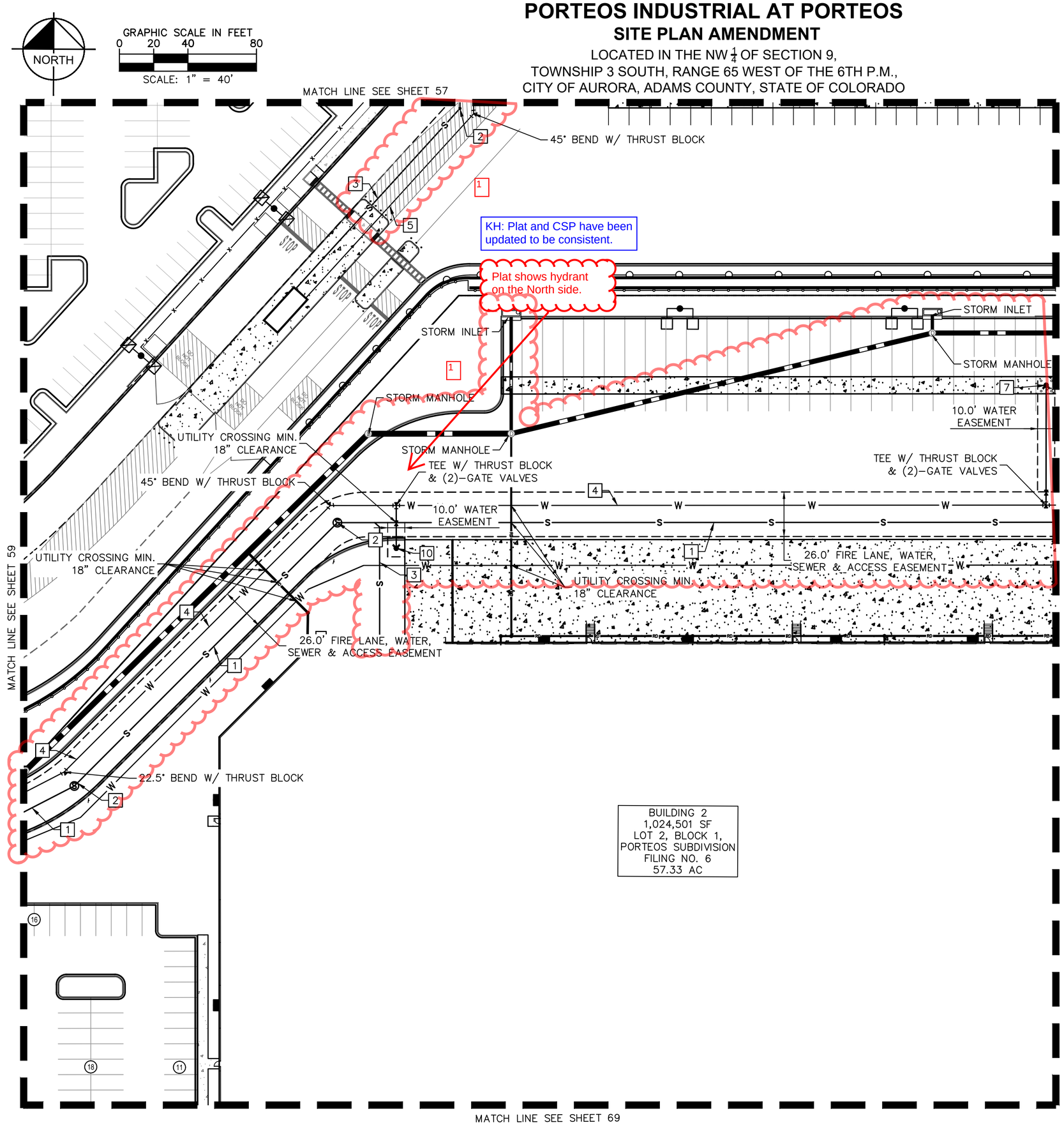
SHEET NO.
59

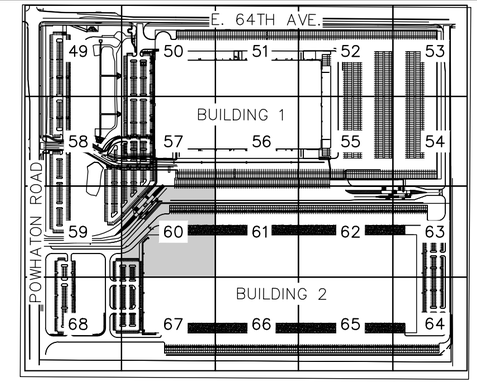
K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 7:44 AM

CHANGES SO 3/25/24 BJC

# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO




KEYMAP

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
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9. PROPOSED KNOX BOX
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NOTE:
1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
60


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 7:44 AM

CHANGES SO 3/25/24 BJC

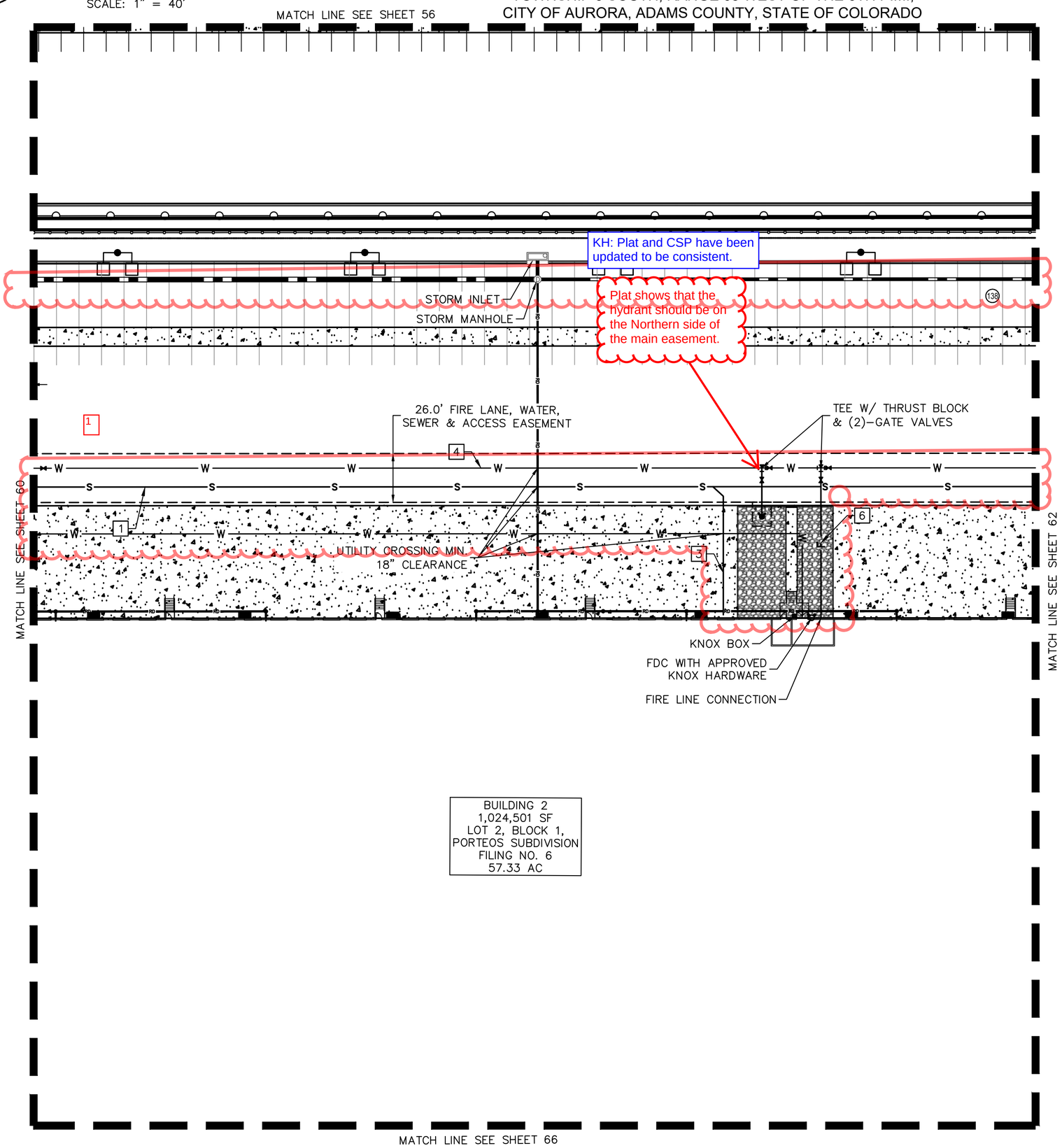
# PORTEOS INDUSTRIAL AT PORTEOS

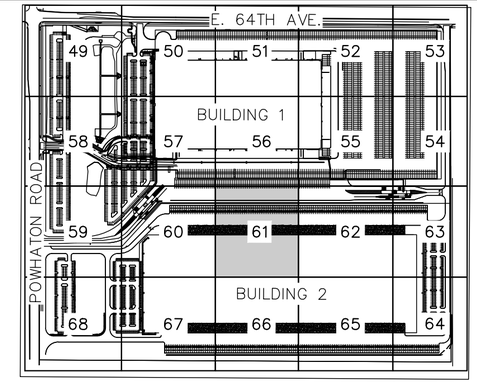
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
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- PROPOSED SANITARY SEWER

## UTILITY NOTES

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9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
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| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
59

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 7:45 AM

CHANG
ES
SO
3/25/24
BJC

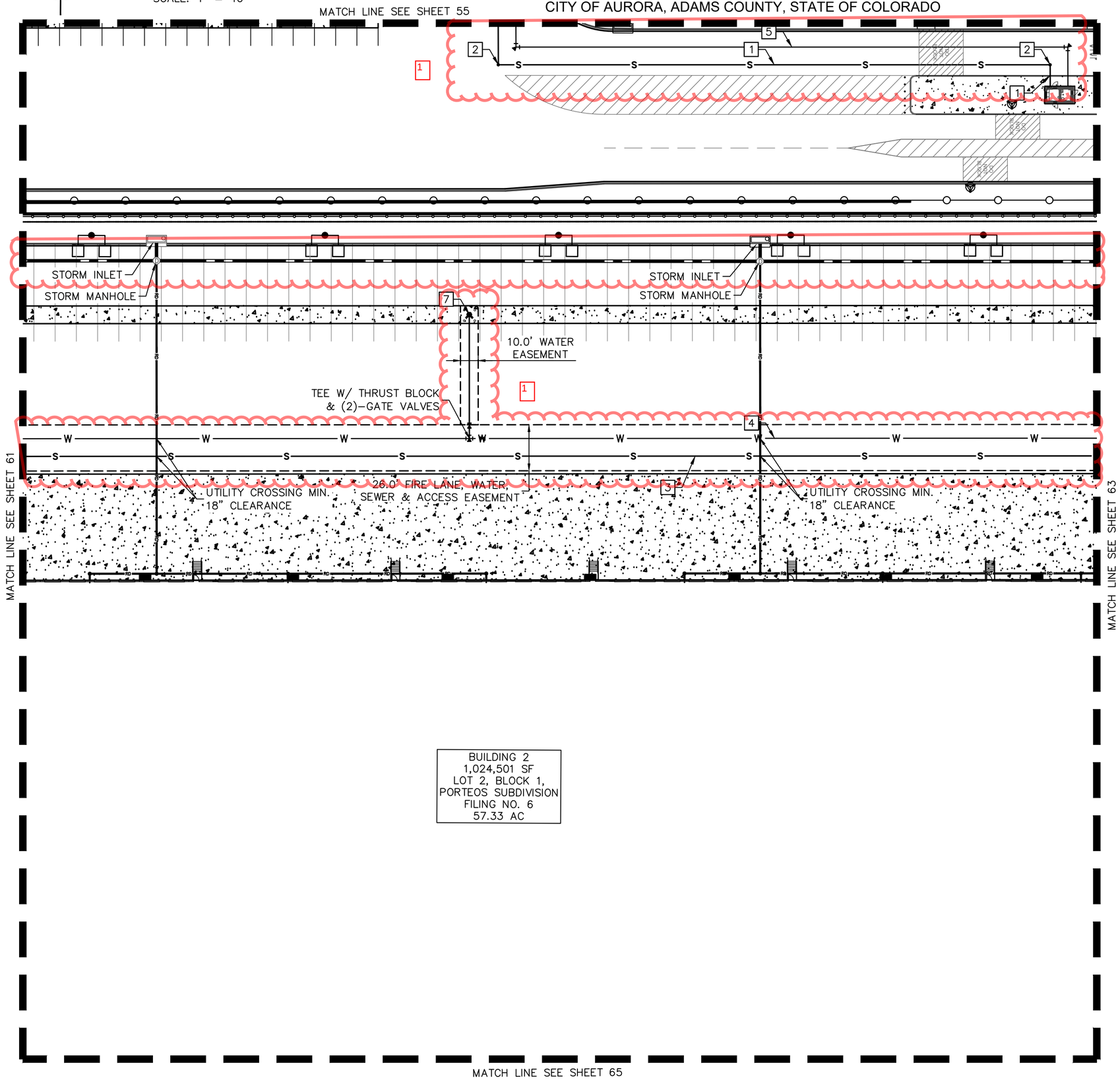
# PORTEOS INDUSTRIAL AT PORTEOS

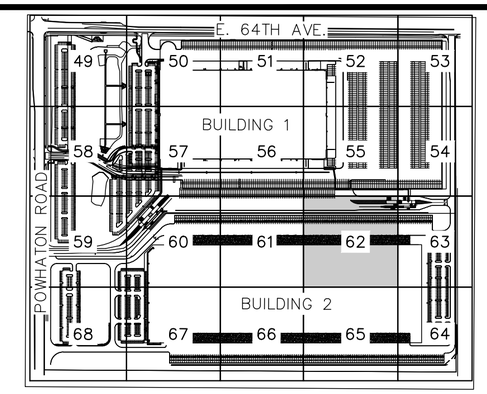
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
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7. PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
1. STORMWATER INFRASTRUCTURE OWNERSHIP SHALL BE DESIGNATED BY THE CONSTRUCTION DOCUMENTS.

| NO. | REVISION | BY | DATE | APPR |
|---|---|---|---|---|


Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
60

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 7:45 AM

CHANGES SO 3/25/24 BJC

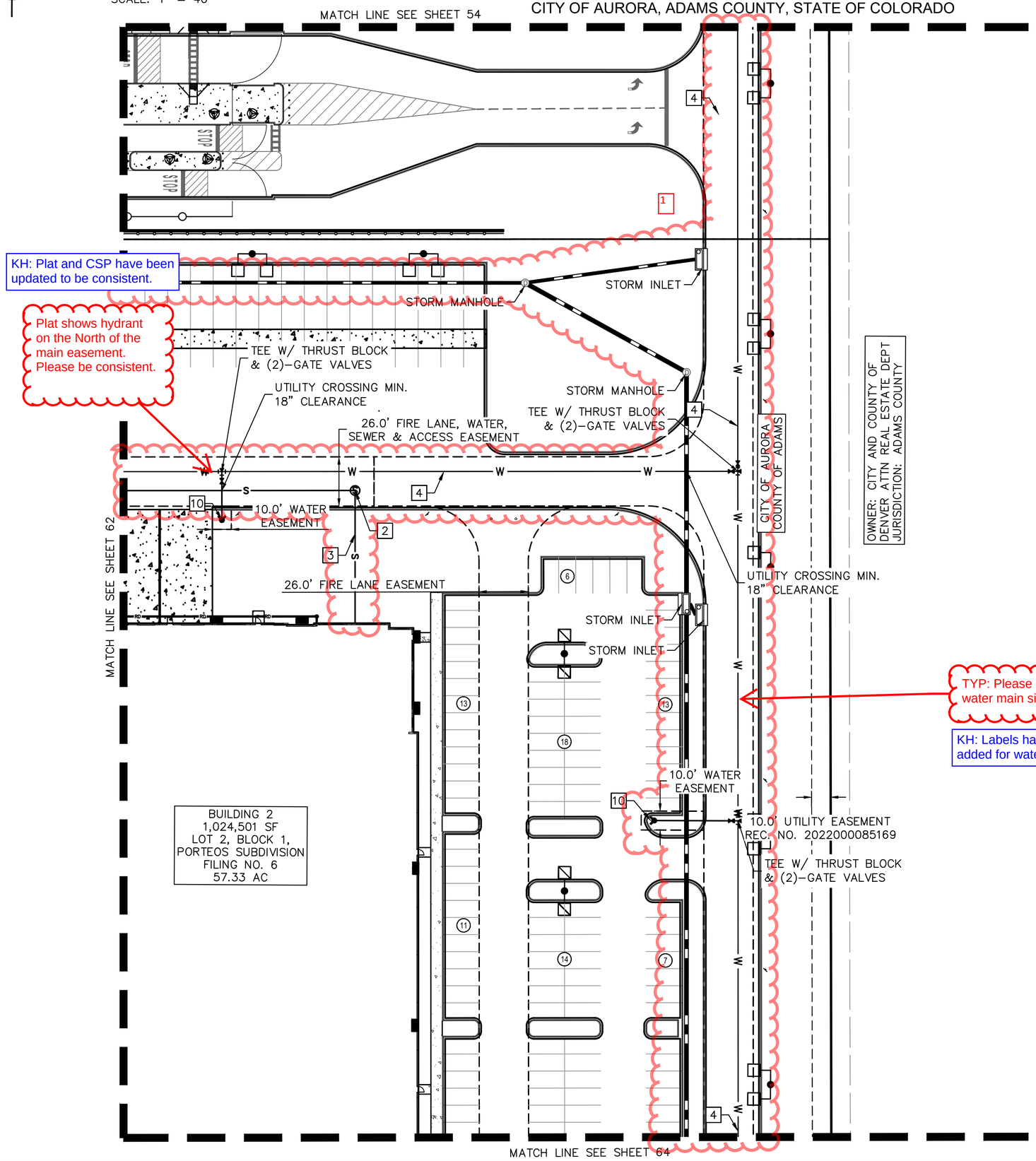
# PORTEOS INDUSTRIAL AT PORTEOS

## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'

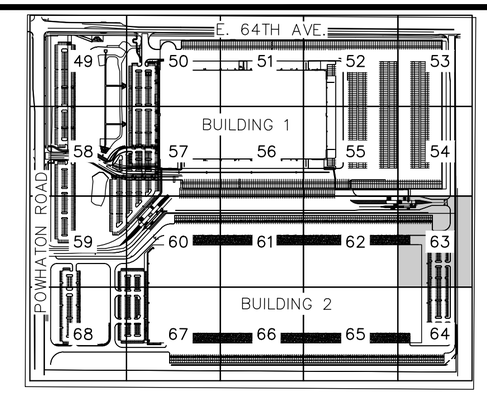



KH: Plat and CSP have been updated to be consistent.

Plat shows hydrant on the North of the main easement. Please be consistent.

TYP: Please provide water main sizes.

KH: Labels have been added for water main size.




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
3. PROPOSED SANITARY SEWER SERVICE LINE
4. PROPOSED WATER MAIN
5. PROPOSED WATER SERVICE LINE
6. PROPOSED FIRE SERVICE LINE
7. PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
61

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 7:46 AM

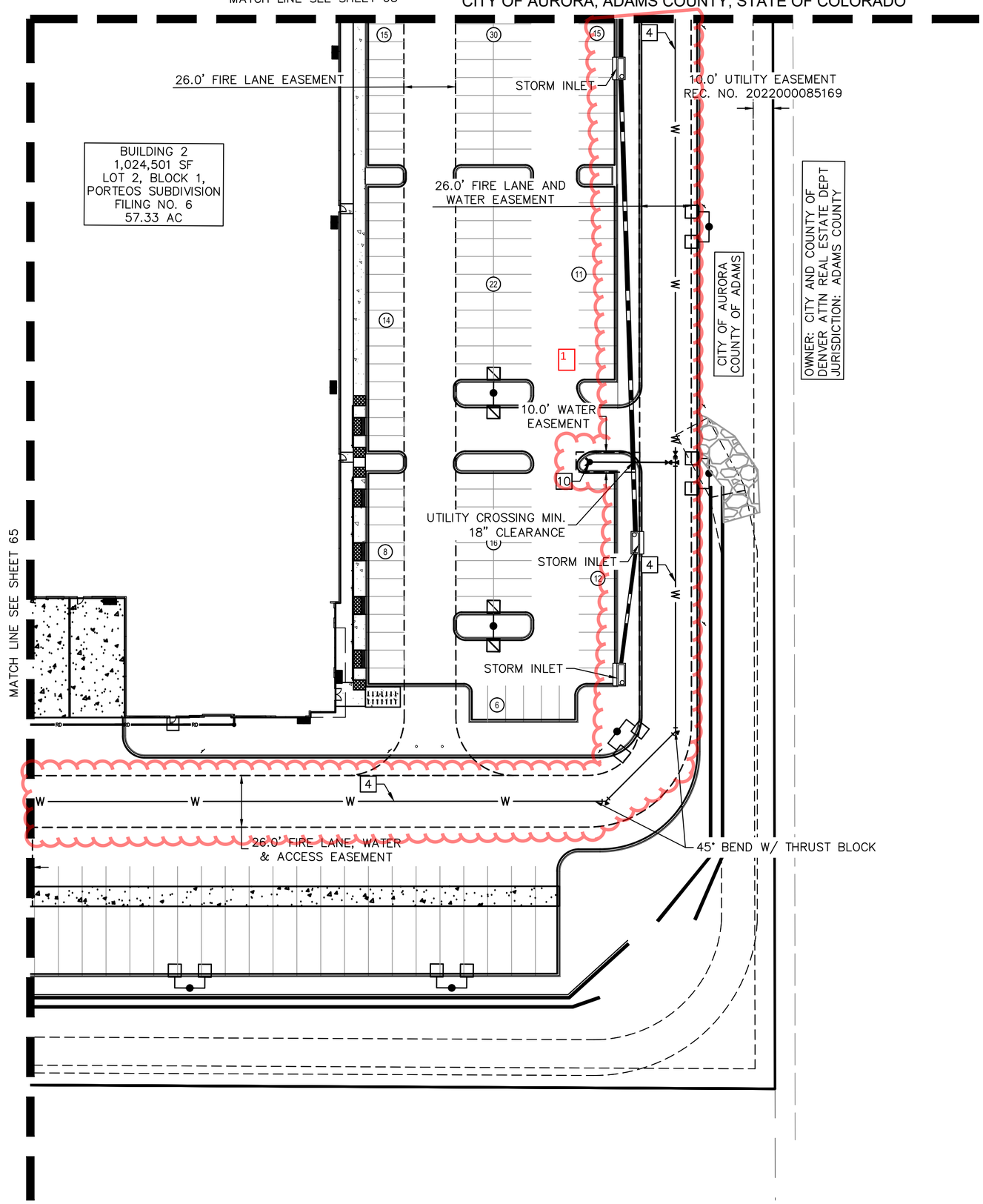
CHANGES SO 3/25/24 BJC

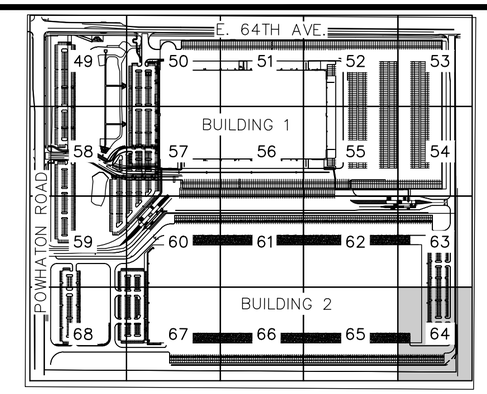
# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
3. PROPOSED SANITARY SEWER SERVICE LINE
4. PROPOSED WATER MAIN
5. PROPOSED WATER SERVICE LINE
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7. PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
8. PROPOSED FDC W/ APPROVED KNOX HARDWARE
9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
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| NO. | REVISION | BY | DATE | APPR |
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
62

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 7:46 AM

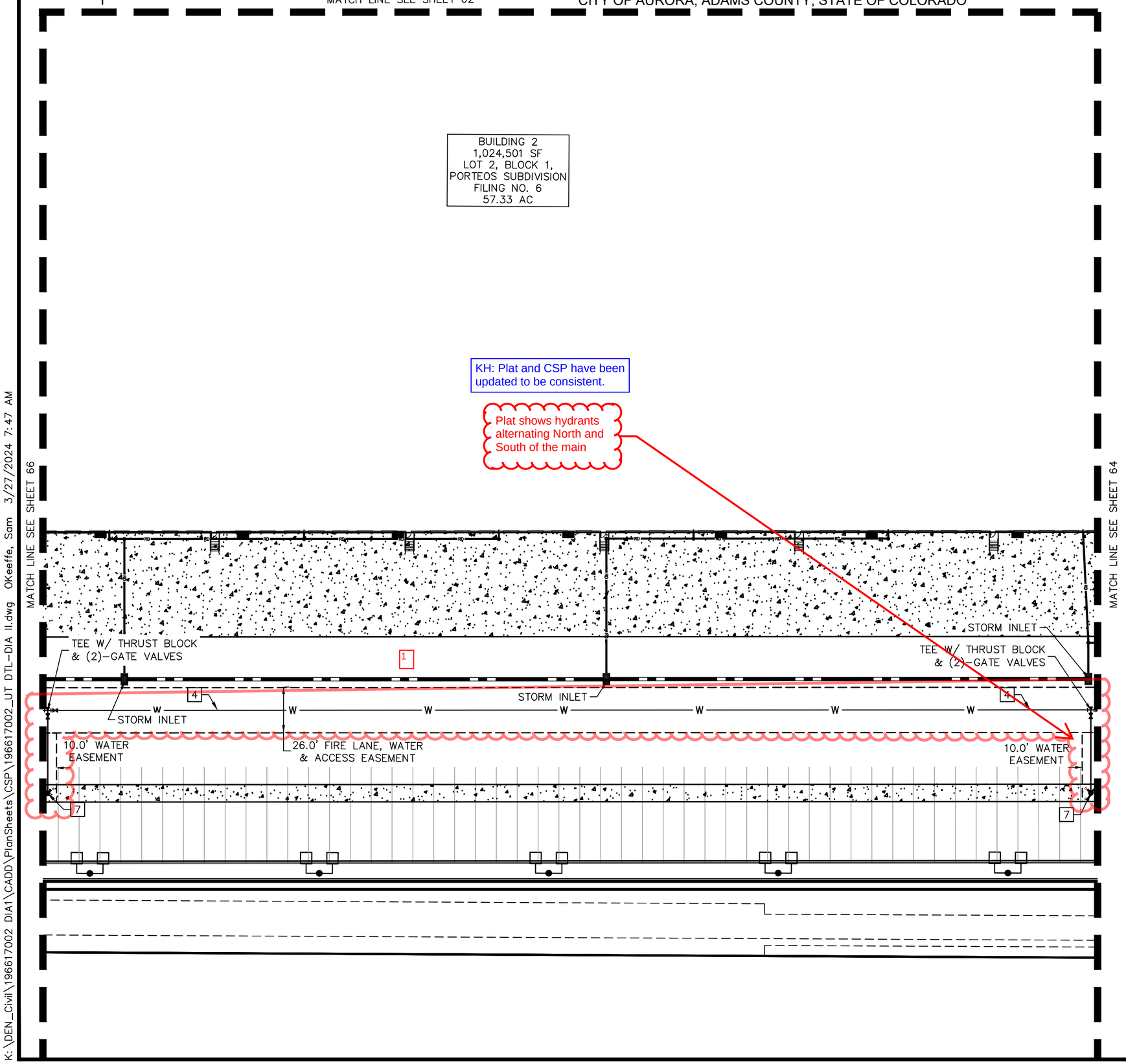
CHANGES SO 3/25/24 BJC

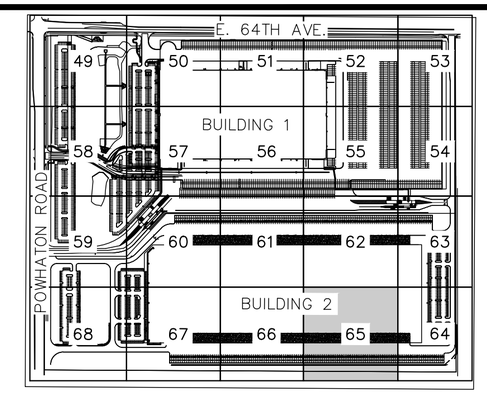
# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
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7. PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
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9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
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| NO. | REVISION | BY | DATE | APPR |
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Kimley»Horn
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**PORTEOS INDUSTRIAL AT PORTEOS**
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
63


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 7:47 AM

CHANGES SO 3/25/24 BJC

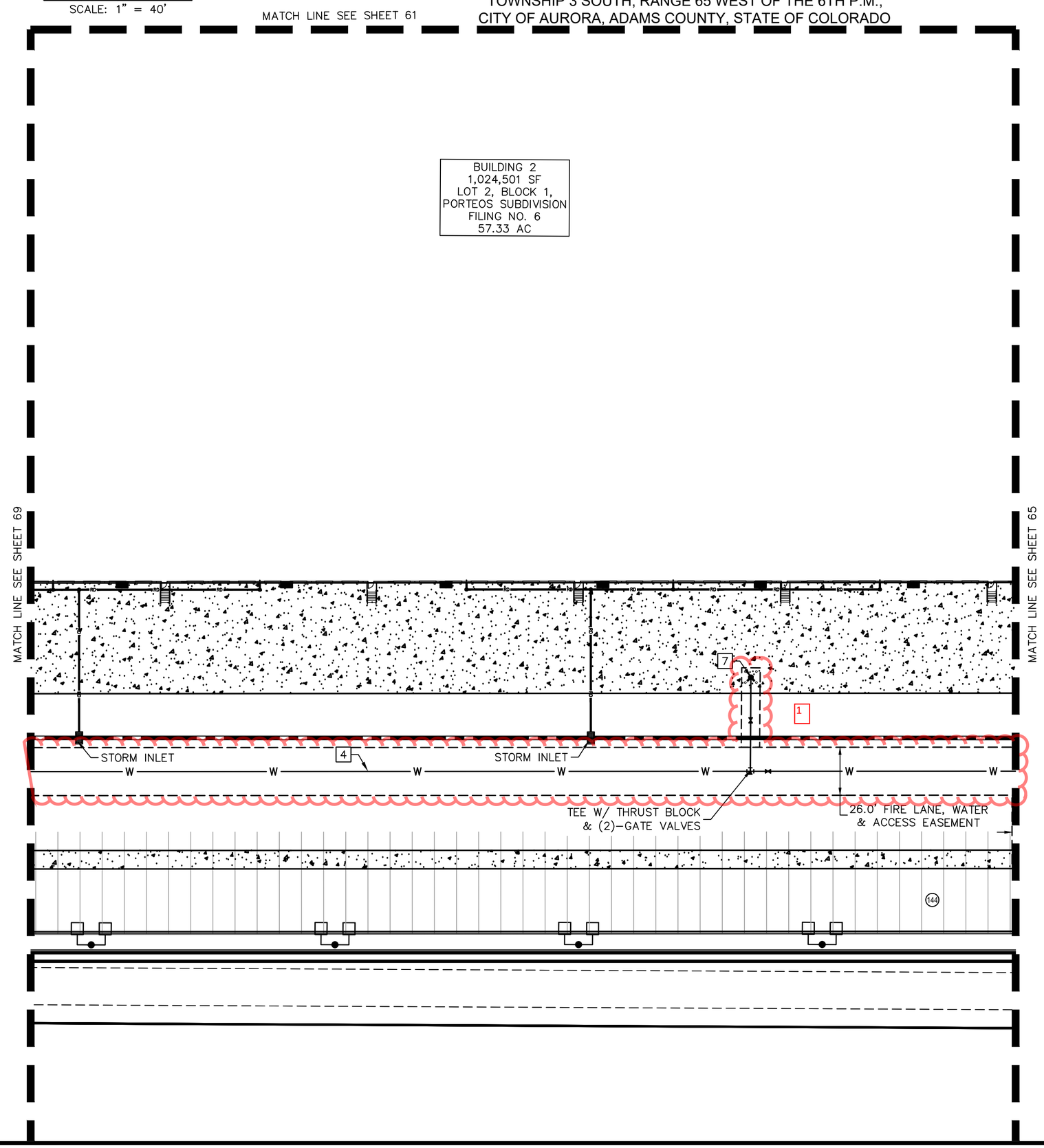
# PORTEOS INDUSTRIAL AT PORTEOS

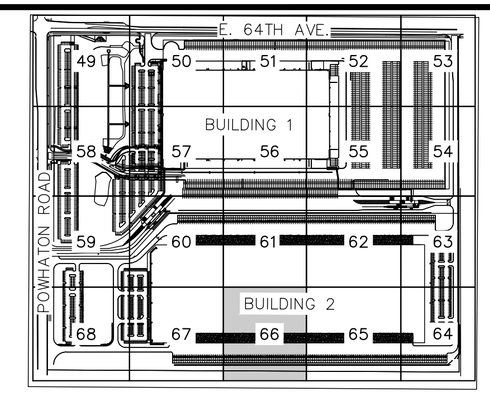
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
- PROPOSED BEND W/ THRUST BLOCK
- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
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9. PROPOSED KNOX BOX
10. PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 208

NOTE:
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Greenwood Village, CO 80111 (303) 228-2300


PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
64


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 7:47 AM

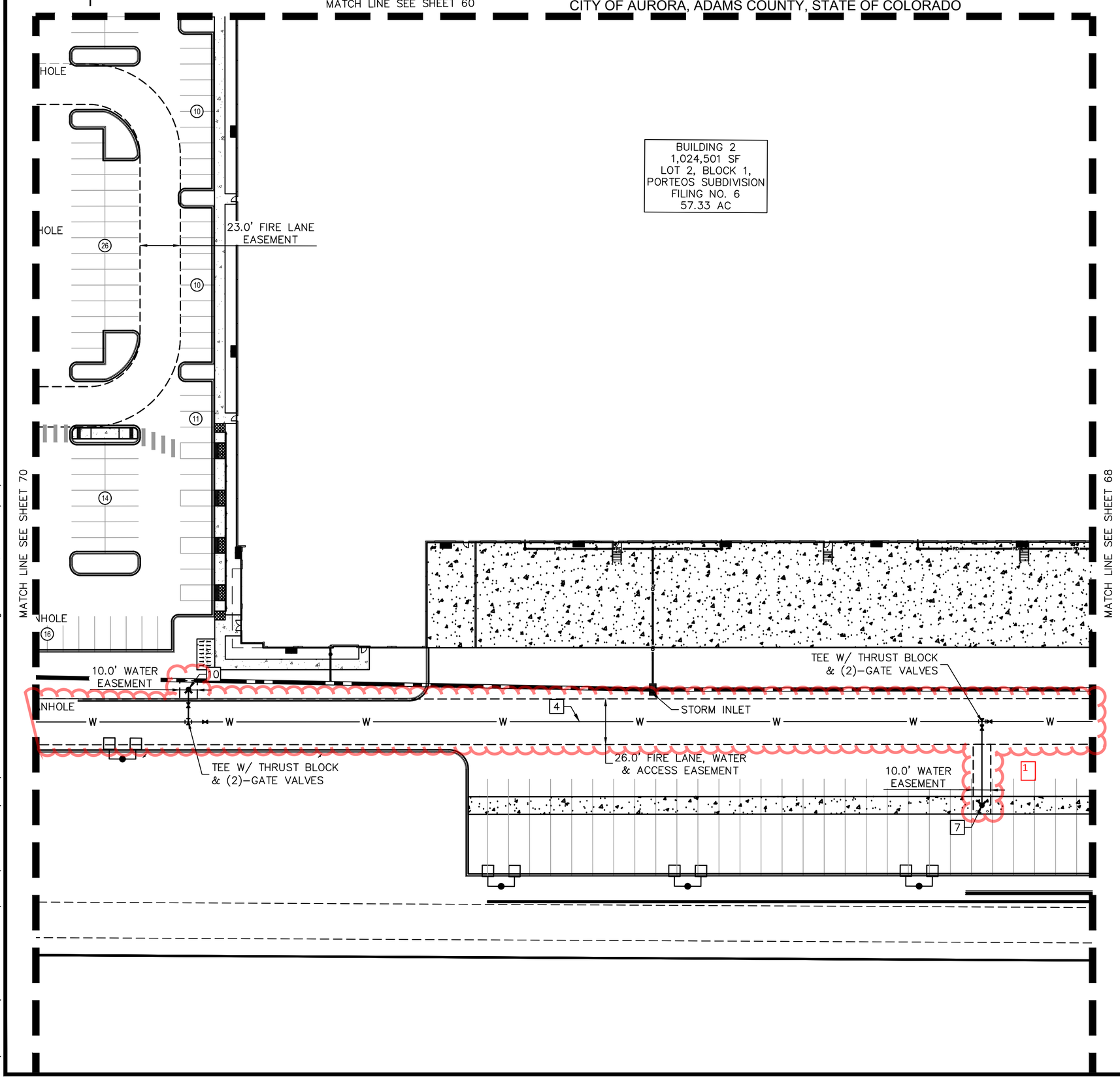
CHANGES SO 3/25/24 BJC

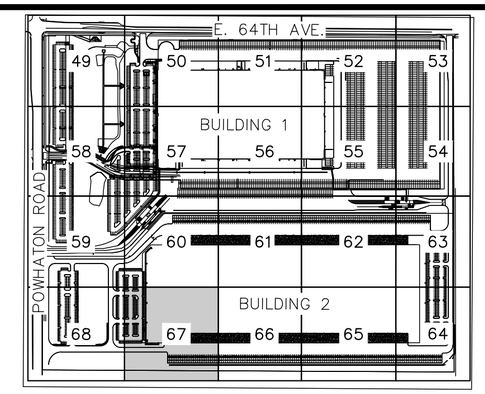
# PORTEOS INDUSTRIAL AT PORTEOS
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
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- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
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NOTE:
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
65

K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA II.dwg OKeeffe, Sam 3/27/2024 7:47 AM

CHANGES SO 3/25/24 BJC

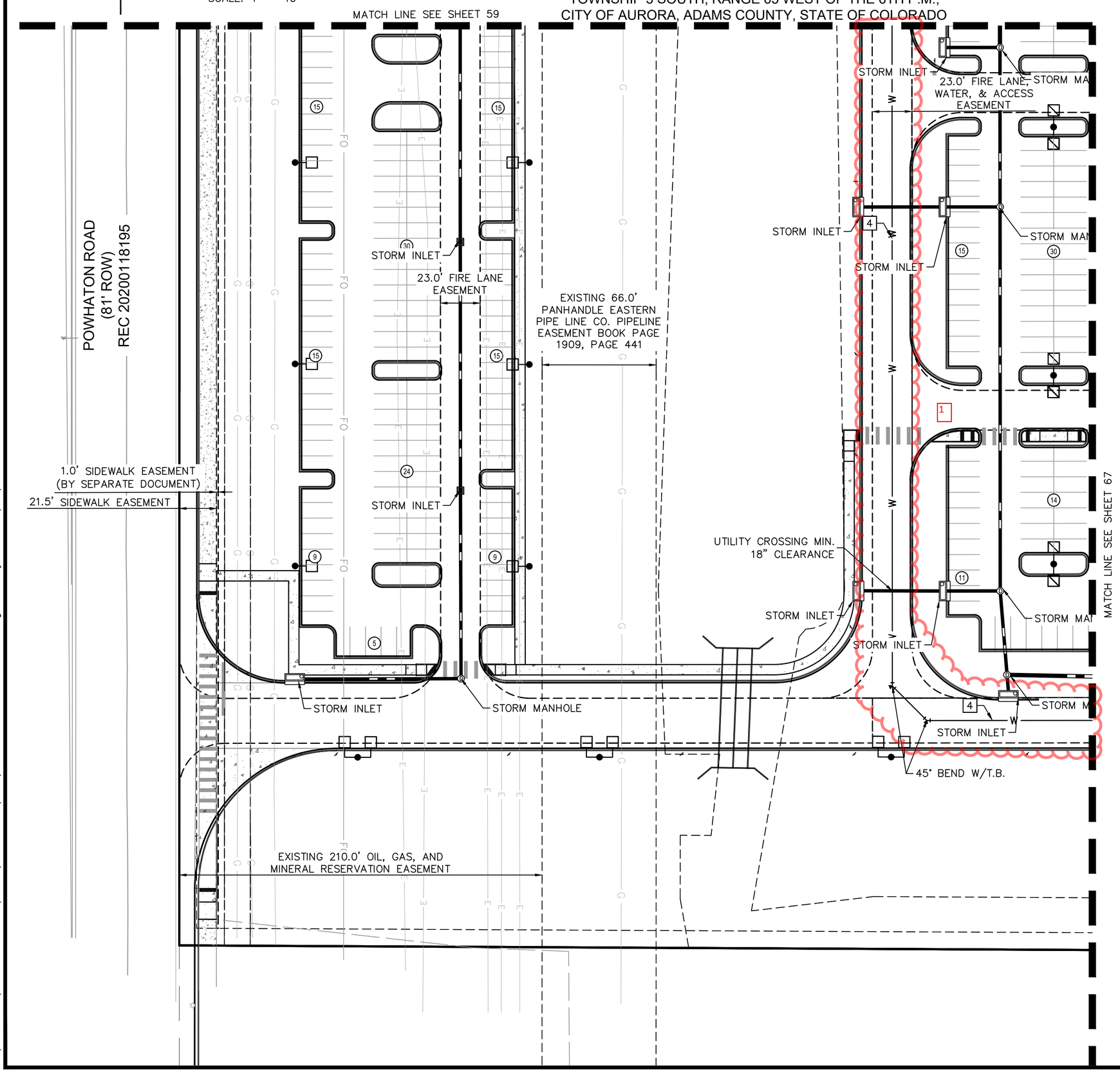
# PORTEOS INDUSTRIAL AT PORTEOS

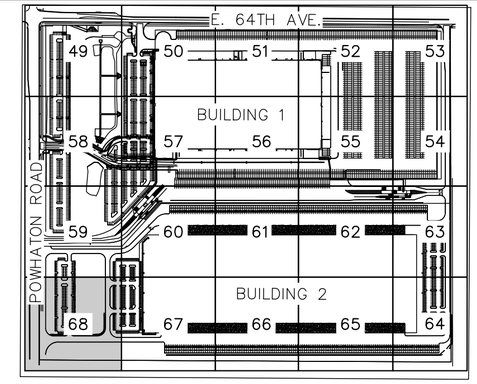
## SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1" = 40'




KEYMAP

NORTH

## LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT ASSEMBLY PER COA STD DETAIL 206
- PROPOSED GATE VALVE
- PROPOSED TEE W/ THRUST BLOCK
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- PROPOSED FDC W/ KNOX HARDWARE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

## UTILITY NOTES

1. PROPOSED SANITARY SEWER PIPE
2. PROPOSED SANITARY SEWER MANHOLE
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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
DETAILED UTILITY PLAN

DATE: 03/22/2024
DESIGNED BY: CAO
DRAWN BY: AGM
CHECKED BY: BJC

FILE NO. 196617002_UT DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
66


K:\DEN_Civil\196617002 DIA1\CADD\PlanSheets\CSP\196617002_UT DTL-DIA II.dwg Cooney, Brad 3/27/2024 2:48 PM