

PROJECT TIGER AT PORTEOS 2020-6058-00

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

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.

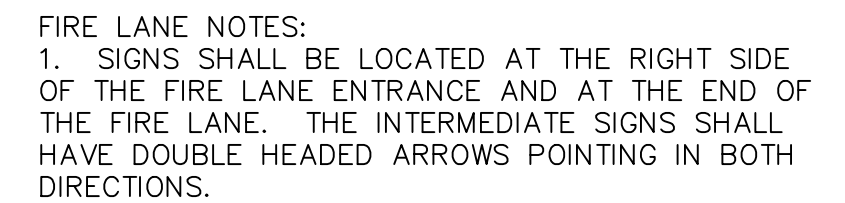
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY 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.

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:

20. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING CANA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

PROPOSED SIGN LEGEND

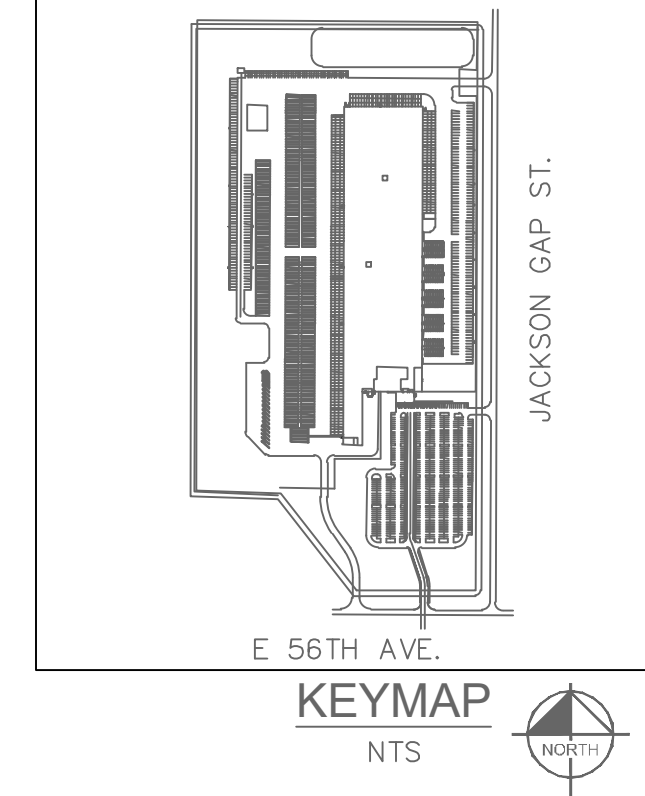
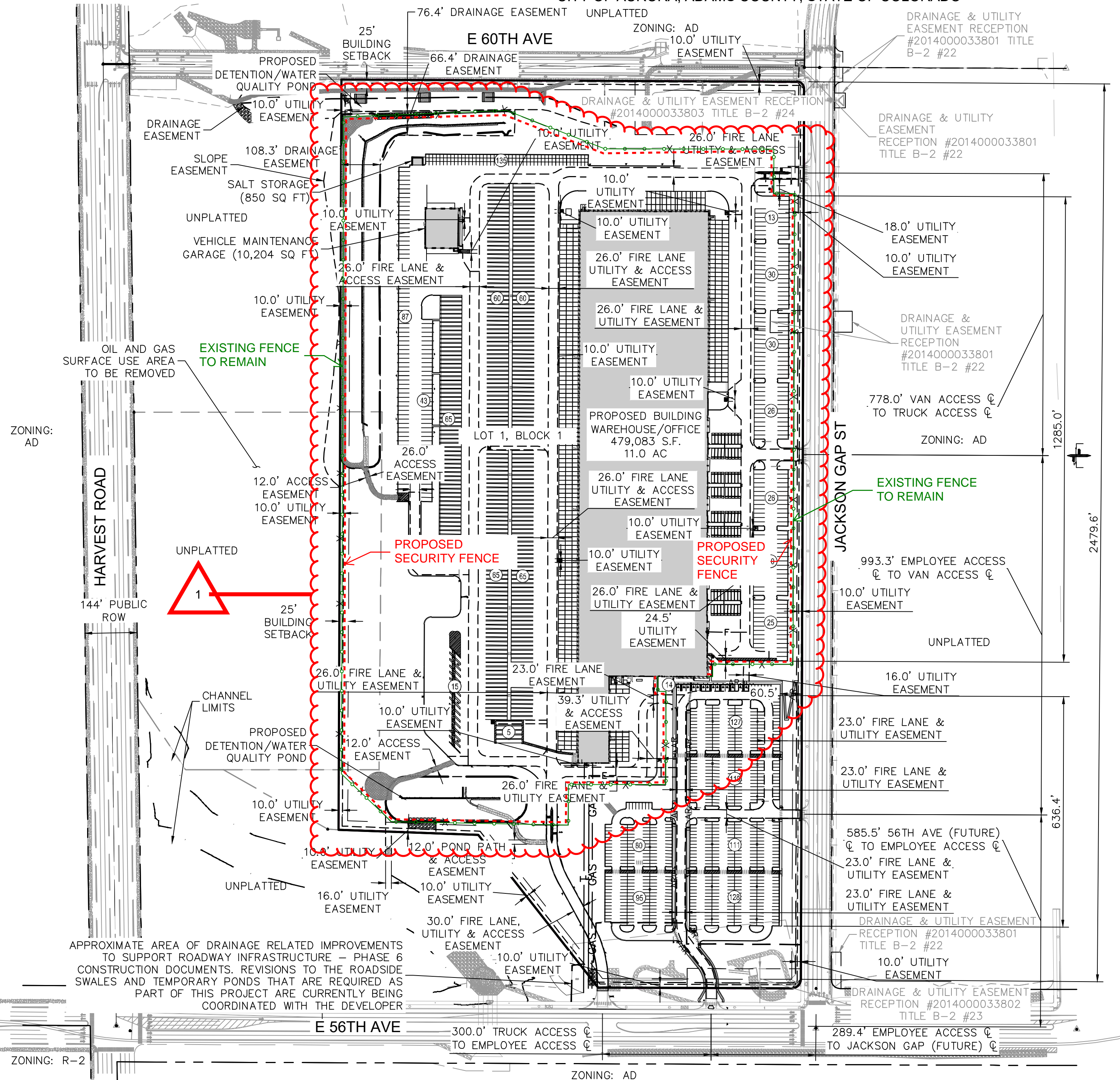
- 



- 2 FIRE LANE SIGN
N.T.S.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

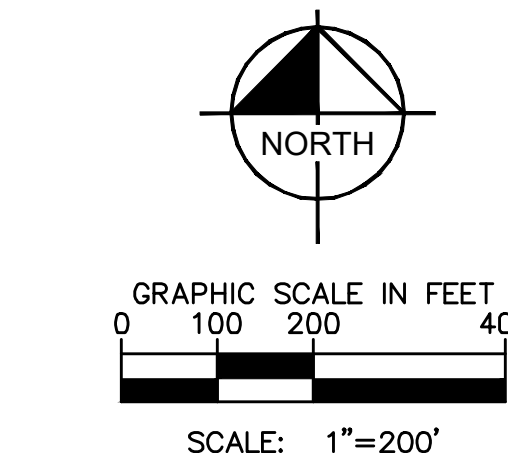
- PROPERTY LINE
- EASEMENT LINE
- PROPOSED FENCE
- PARKING COUNT
- PARKING ALONG ARTERIAL STREET (60% MAX WITHIN 60' OF PROPERTY LINE)
- TOTAL LOT FRONTAGE (JACKSON GAP ST) - 2479.6 LF
- PARKING WITHIN 60 LF OF PROPERTY LINE - 1285 LF
- PARKING BEYOND 60 LF FROM PROPERTY LINE - 636.4 LF

NOTES:

- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.
- ADJACENT PUBLIC IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- PARKING ALONG ARTERIAL STREET (60% MAX WITHIN 60' OF PROPERTY LINE):

TOTAL LOT FRONTAGE (JACKSON GAP ST) - 2479.6 LF
PARKING WITHIN 60 LF OF PROPERTY LINE - 1285 LF (51.8%)
PARKING BEYOND 60 LF FROM PROPERTY LINE - 636.4 LF (25.7%)

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ADDING A SECURITY FENCE INSIDE EXISTING PERIMETER FENCE - SEE SHEETS C1-C3 AT END OF PLAN SET FOR DETAILS



Kimley»Horn

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

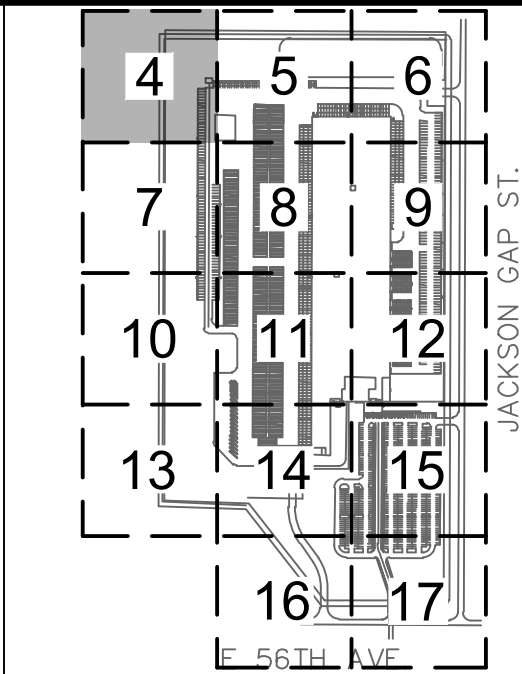
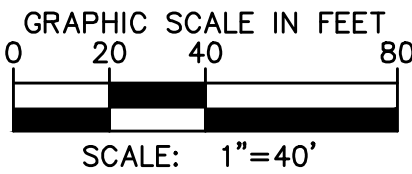
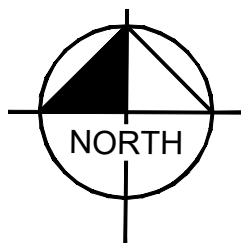
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
SP-OV
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP

NTS



LEGEND

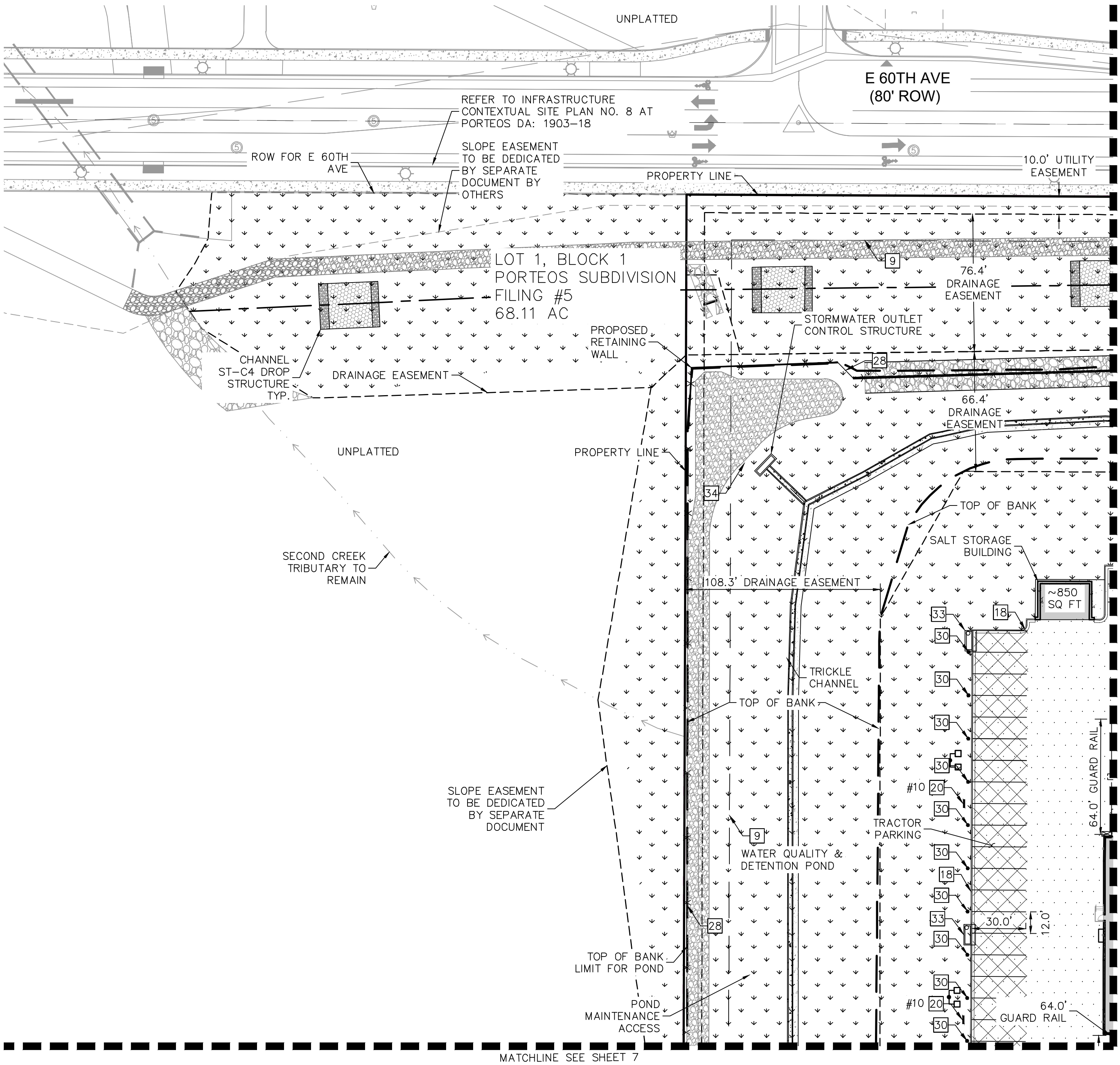
- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 25' BUILDING SETBACK LINE
- 6" VERTICAL CURB AND GUTTER
- SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- BLOCK HEATER
- STORM INLET
- OUTLET STRUCTURE

SITE PLAN NOTES

- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 South Wadsworth Street
Denver, Colorado 80237 (303) 228-2300

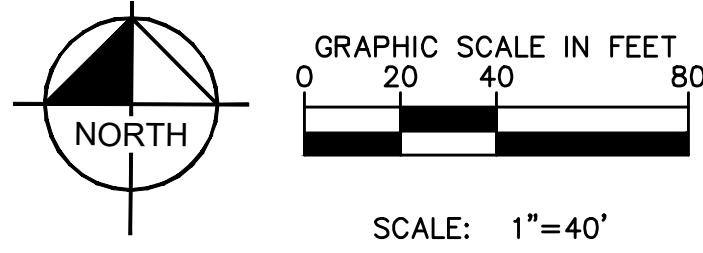
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED SITE PLAN

DATE: 09/20/2021
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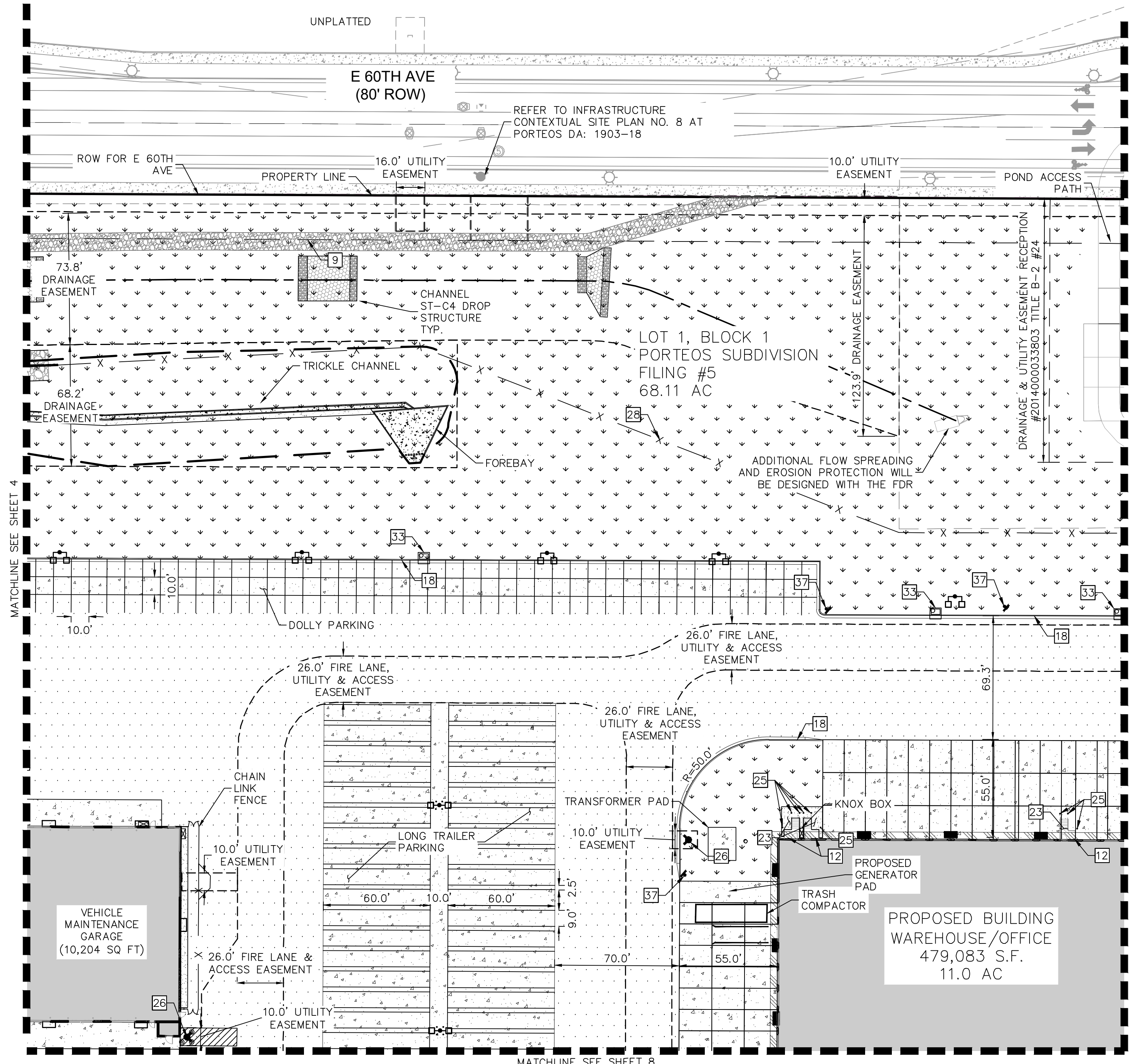
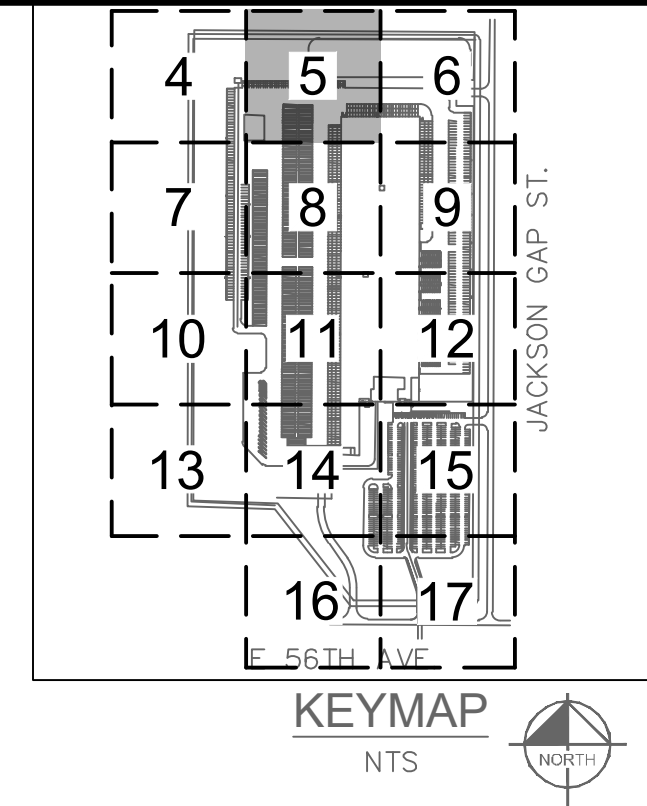
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SHEET NO.



PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 25' BUILDING SETBACK LINE
- BUILDING INGRESS/EGRESS DOOR
- 6" VERTICAL CURB AND GUTTER
- STAIR PER GRADING PLAN
- BOLLARD, REF. ARCHITECTURAL DETAILS
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- STORM INLET
- FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)

SITE PLAN NOTES

- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
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Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
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CHECKED BY: ELG

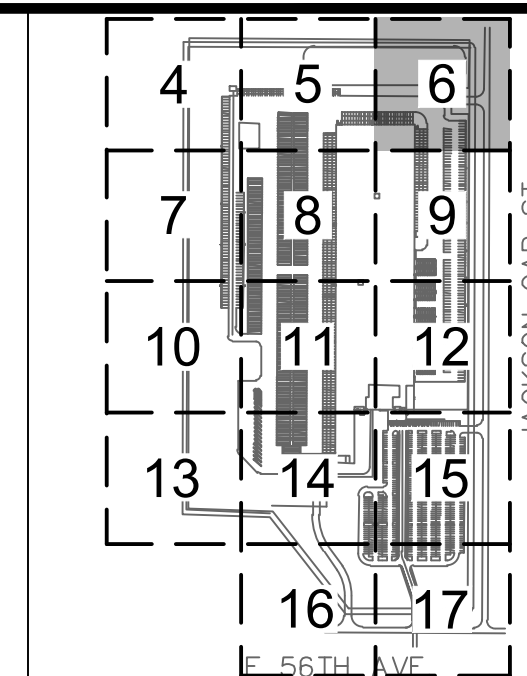
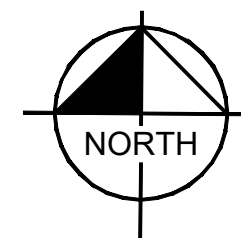
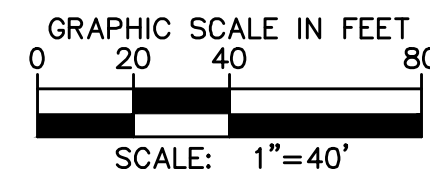
FILE NO. SP-DT
PROJECT NO. 096360012
SHEET NO. 5

REVISION
BY
DATE
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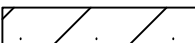
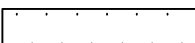
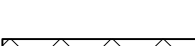
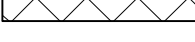
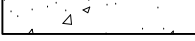


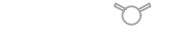


NO.
REVISION
BY
DATE
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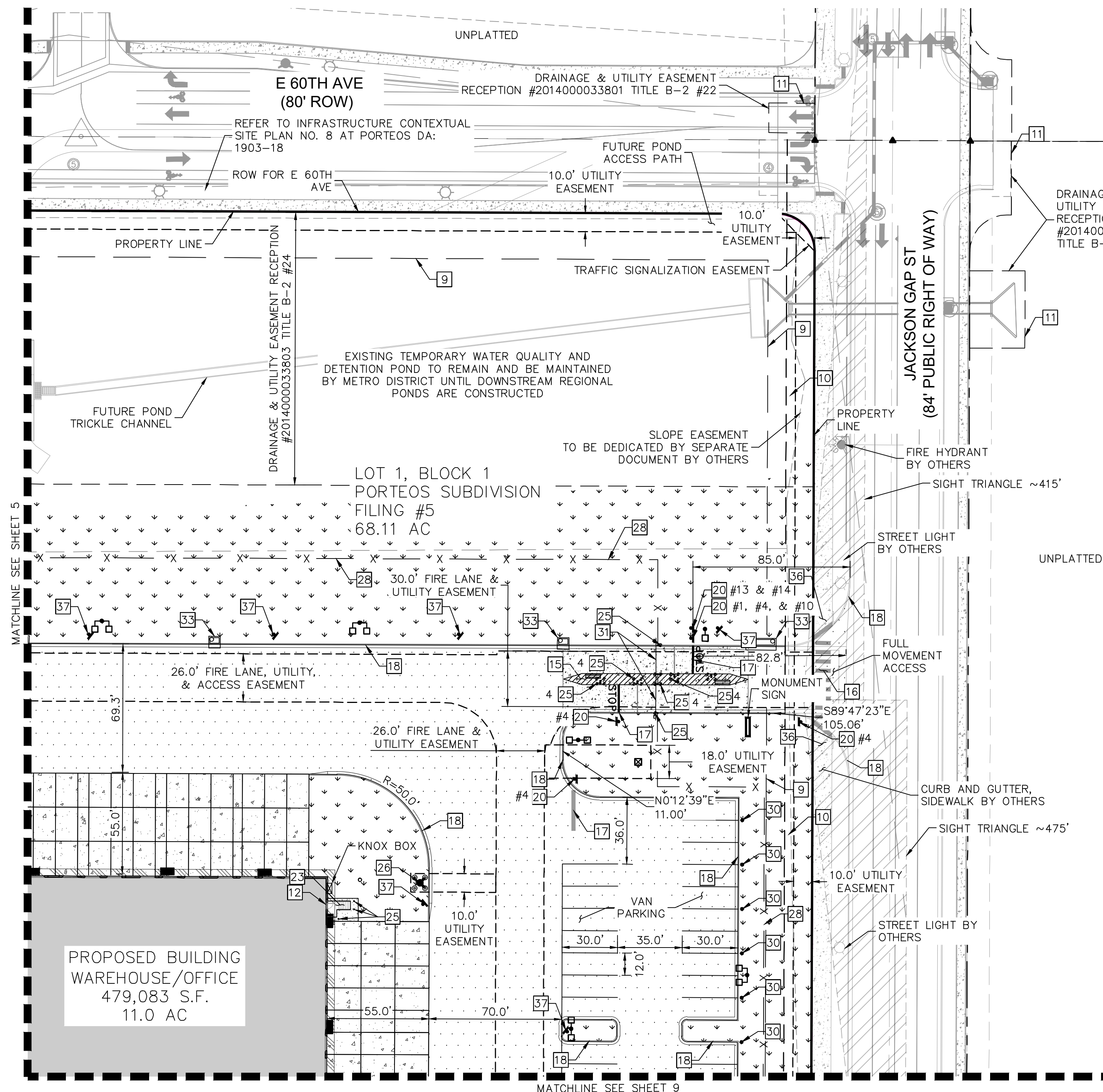
LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
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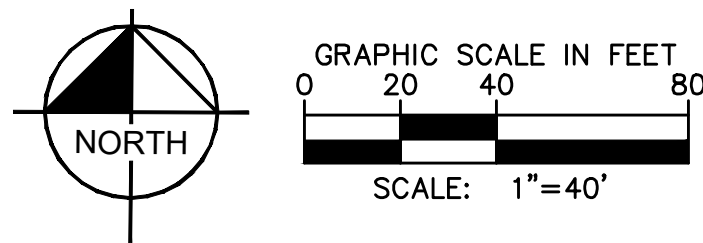


PROPERTY LINE **KEYMAP** 
NTS

- | | |
|---|---|
|  | PROPERTY LINE |
|  | EXISTING EASEMENT |
|  | STRUCTURES SETBACK LINE |
|  | PROPOSED EASEMENT |
|  | PROPOSED FENCE |
|  | LANDSCAPE |
|  | CONCRETE SIDEWALK |
|  | ASPHALT PAVEMENT TYPE II |
|  | ASPHALT PAVEMENT TYPE I |
|  | ASPHALT PAVEMENT TYPE I (WITH SEALCOAT) |
|  | HEAVY DUTY CONCRETE |
|  | SITE & BUILDING LIGHTS |
|  | ACCESSIBLE ROUTE |
|  | EXISTING FIRE HYDRANT |
|  | PROPOSED FIRE HYDRANT |
|  | FDC WITH KNOX HARDWARE |

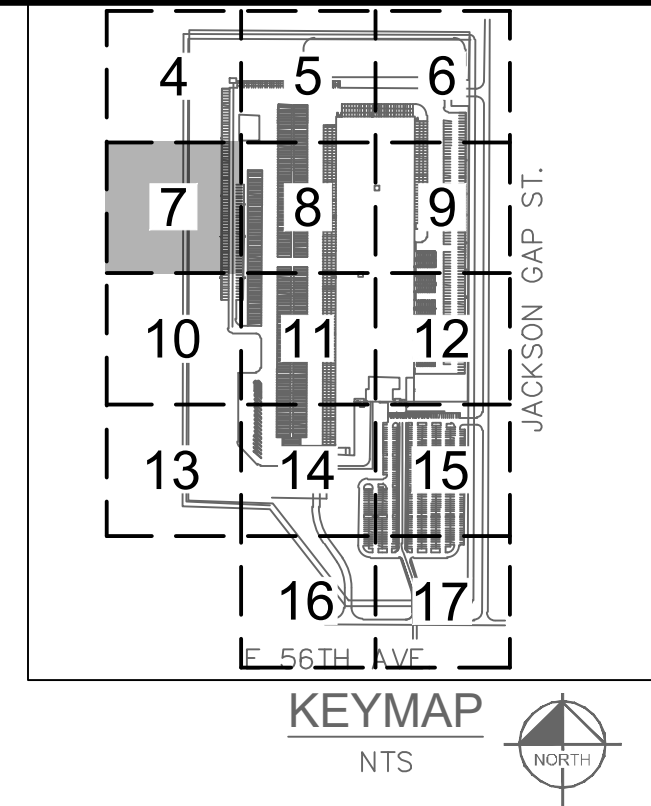
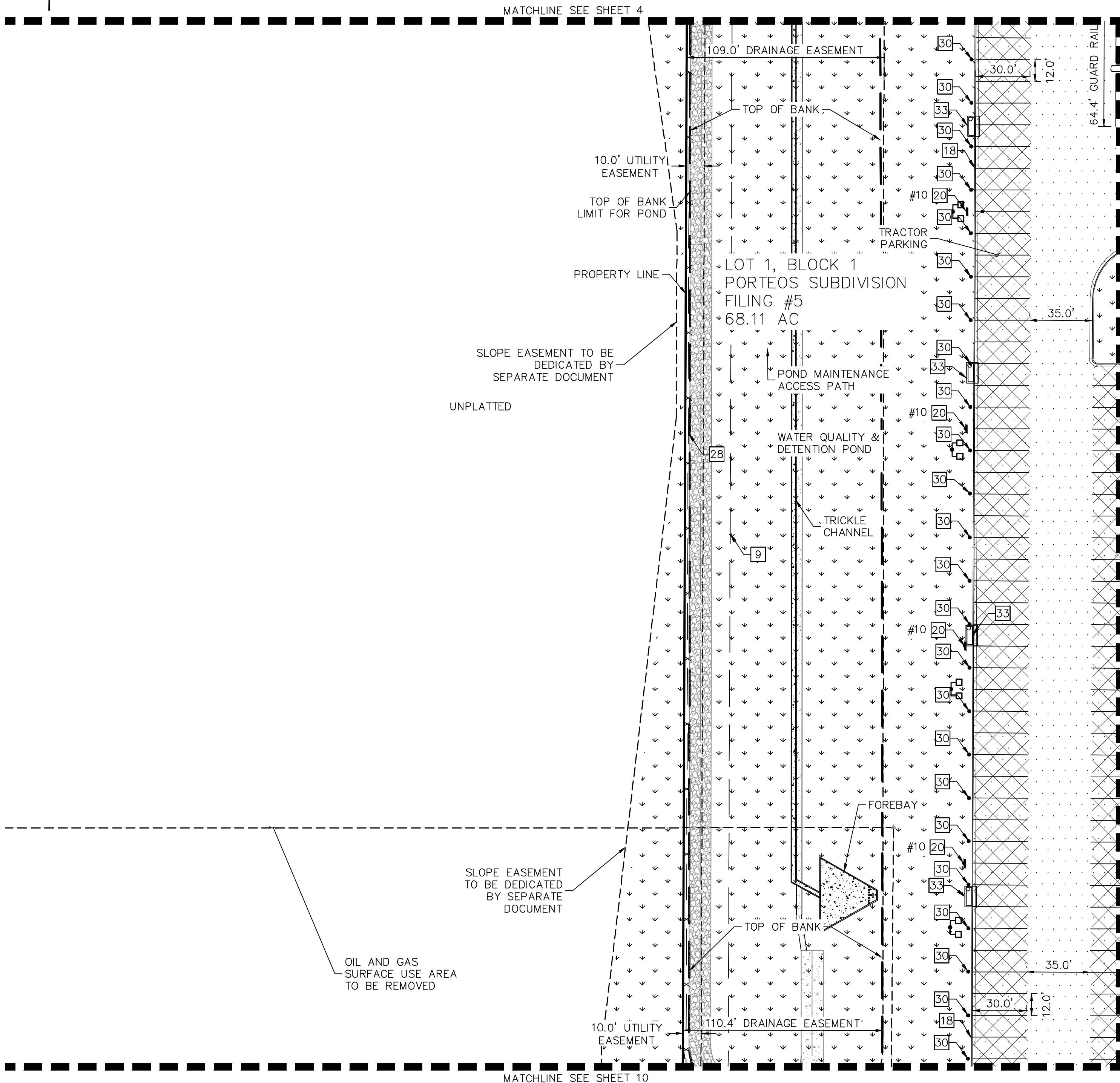
- 9 25' BUILDING SETBACK LINE
- 10 13' LANDSCAPE SETBACK LINE
- 11 EXISTING EASEMENT LINE
- 12 BUILDING INGRESS/EGRESS DOOR
- 15 WHITE PAINTED DIAGONAL PAVEMENT MARKING (4" STD. STRIPE 6' OFF CENTER)
- 16 PEDESTRIAN CROSSWALK
- 17 STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
- 18 6" VERTICAL CURB AND GUTTER
- 20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 23 STAIR PER GRADING PLAN
- 25 BOLLARD, REF. ARCHITECTURAL DETAILS
- 26 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- 28 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- 30 BLOCK HEATER
- 31 15' AUTOMATIC SLIDING GATE WITH APPROVED KNOX HARDWARE (SEE DETAILS 2,3, SHEET 85 & DETAIL 3, SHEET 86)
- 33 STORM INLET
- 36 CURB RAMP
- 37 FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)





PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- AR ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 9 25' BUILDING SETBACK LINE
- 18 6" VERTICAL CURB AND GUTTER
- 20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 28 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- 30 BLOCK HEATER
- 33 STORM INLET

SITE PLAN NOTES

- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

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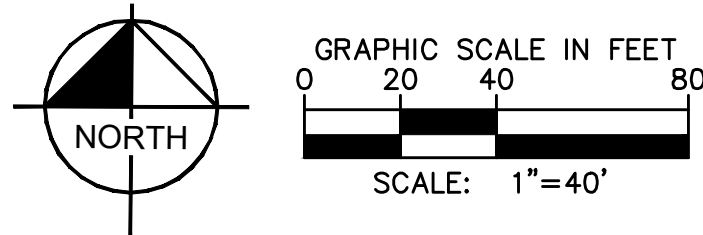
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
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CHECKED BY: ELG

FILE NO. SP-DT
PROJECT NO. 096360012
SHEET NO. 7

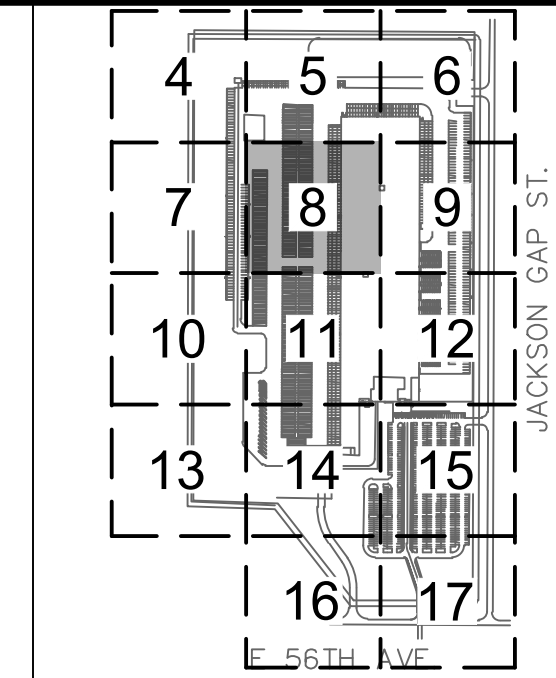
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DETAILED SITE PLAN



PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
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KEYMAP
NTS

LEGEND

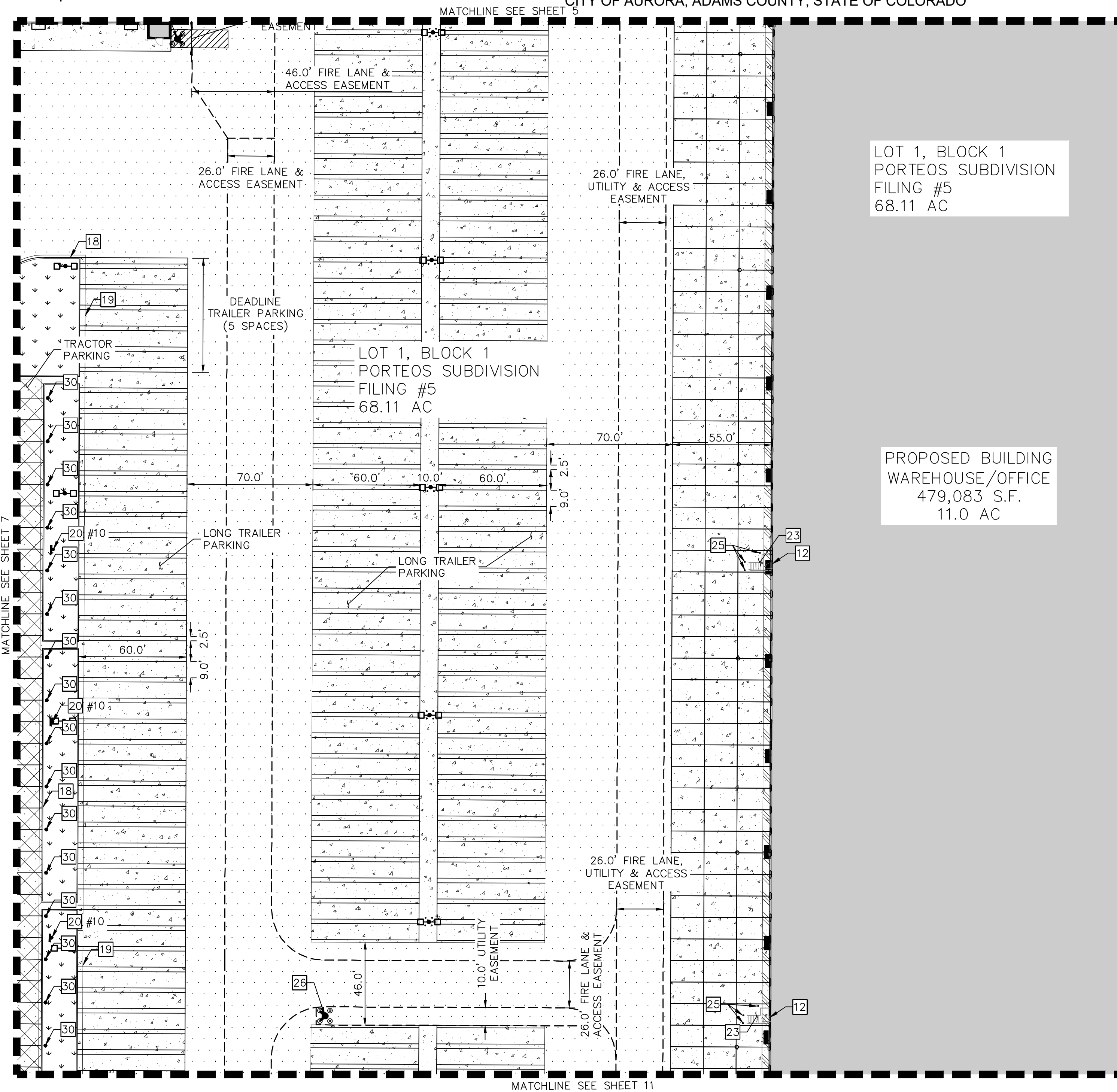
- PROPERTY LINE
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- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
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- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- BUILDING INGRESS/EGRESS DOOR
- 6" VERTICAL CURB AND GUTTER
- CONCRETE CURB AND 3' GUTTER FOR TRUCK PARKING (PER SITE SPECIFIC DETAILS)
- SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- STAIR PER GRADING PLAN
- BOLLARD, REF. ARCHITECTURAL DETAILS
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- BLOCK HEATER

SITE PLAN NOTES

- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
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- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.



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Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

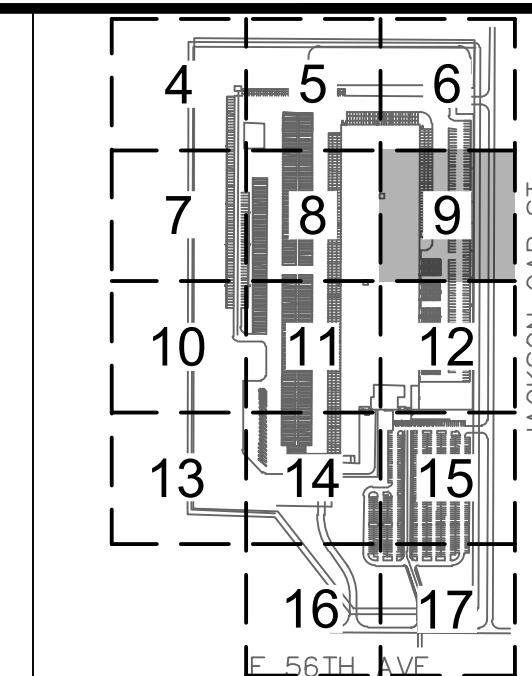
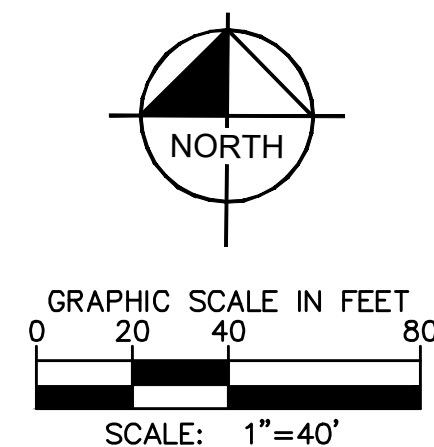
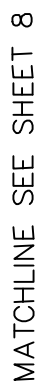
DATE: 09/20/2021
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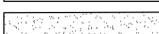
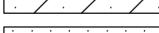
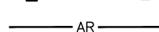
FILE NO.
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PROJECT NO.
096360012

SHEET NO.
8

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
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3. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



	PROPERTY LINE
	EXISTING EASEMENT
	STRUCTURES SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED FENCE
	LANDSCAPE
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT TYPE I
	ASPHALT PAVEMENT TYPE II
	ASPHALT PAVEMENT TYPE III (SEALCOAT)
	HEAVY DUTY CONCRETE
  	SITE & BUILDING LIGHTS
	ACCESSIBLE ROUTE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	FDC WITH KNOX HARDWARE

- 9 25' BUILDING SETBACK LINE
- 10 13' LANDSCAPE SETBACK LINE
- 11 EXISTING EASEMENT LINE
- 12 BUILDING INGRESS/EGRESS DOOR
- 16 PEDESTRIAN CROSSWALK
- 17 STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
- 18 6" VERTICAL CURB AND GUTTER
- 20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 22 4" THICK CONCRETE SIDEWALK (WIDTH PER PLAN)
- 25 BOLLARD, REF. ARCHITECTURAL DETAILS
- 26 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- 28 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- 30 BLOCK HEATER
- 33 STORM INLET
- 36 CURB RAMP
- 37 FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)

NO	REVISION	BY	DATE	APPRO

Kimley»»Horn

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS

DETAILED SITE PLAN

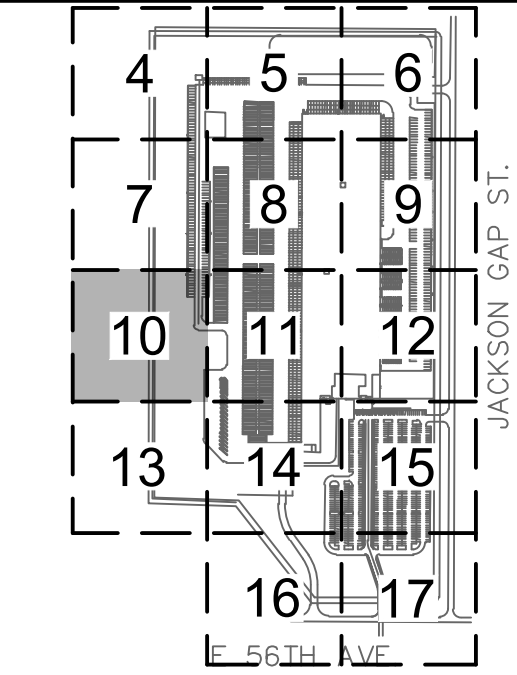
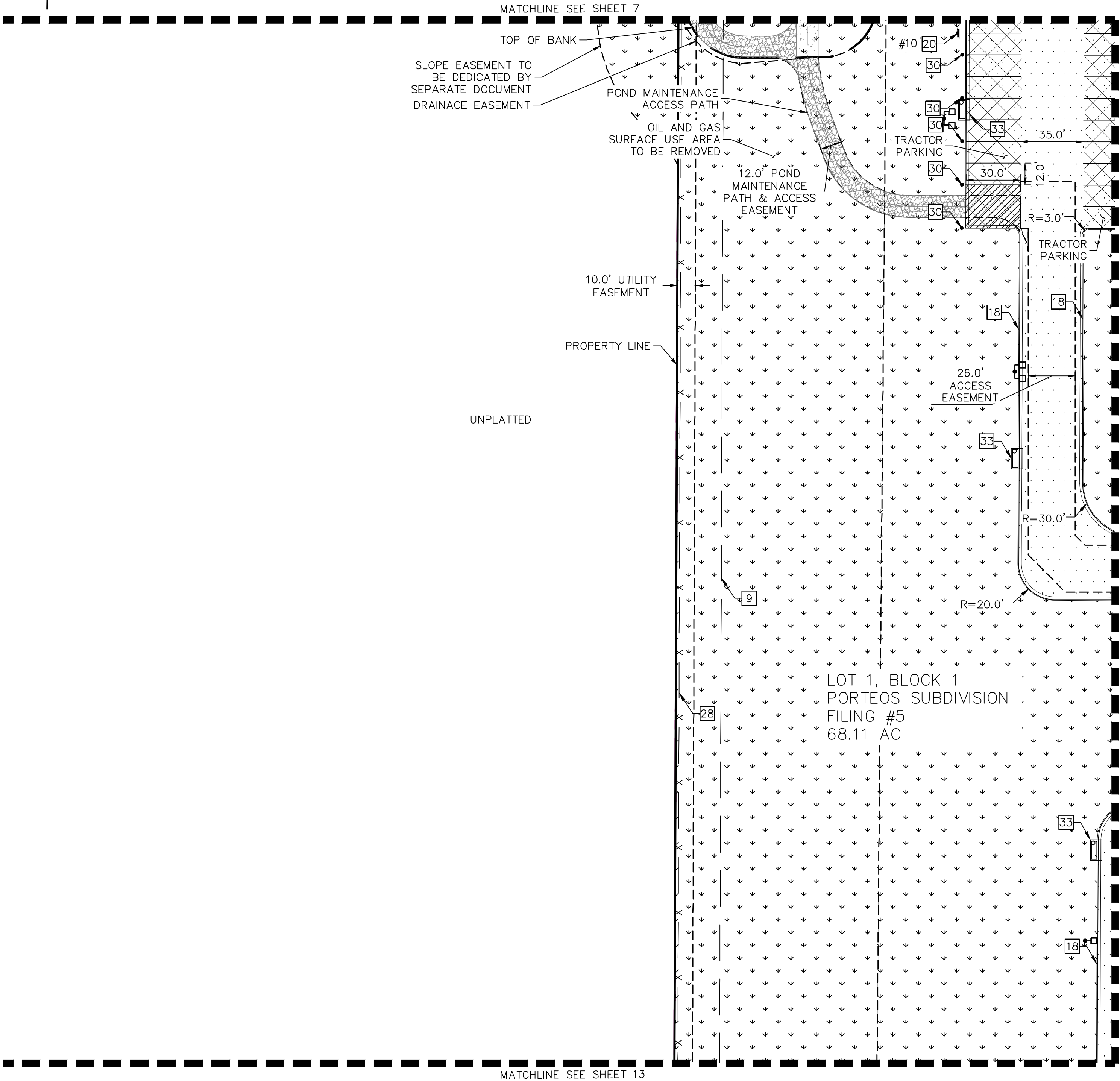
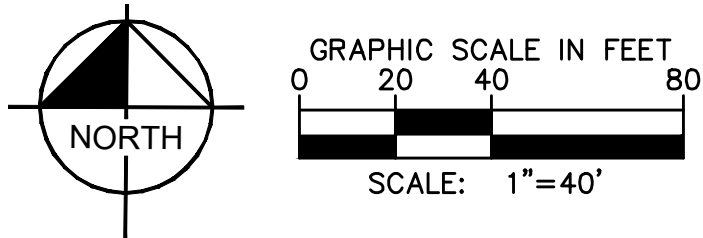
DATE:	08/20/2021
DESIGNED BY:	BJC
DRAWN BY:	CM
CHECKED BY:	ELG

FILE NO.	SP_DT
PROJECT NO.	096360012

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PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - EXISTING EASEMENT
 - STRUCTURES SETBACK LINE
 - PROPOSED EASEMENT
 - PROPOSED FENCE
 - LANDSCAPE
 - CONCRETE SIDEWALK
 - ASPHALT PAVEMENT TYPE II
 - ASPHALT PAVEMENT TYPE I
 - ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
 - HEAVY DUTY CONCRETE
 - SITE & BUILDING LIGHTS
 - ACCESSIBLE ROUTE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - FDC WITH KNOX HARDWARE

- SITE PLAN KEY NOTES**
- 25' BUILDING SETBACK LINE
 - WHITE PAINTED DIAGONAL PAVEMENT MARKING (4" STD. STRIPE 6' OFF CENTER)
 - STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
 - 6" VERTICAL CURB AND GUTTER
 - CONCRETE CURB AND 3' GUTTER FOR TRUCK PARKING (PER SITE SPECIFIC DETAILS)
 - SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
 - SNOW STORAGE AREA
 - PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
 - 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
 - BLOCK HEATER
 - STORM INLET

- SITE PLAN NOTES**
- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
 - SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

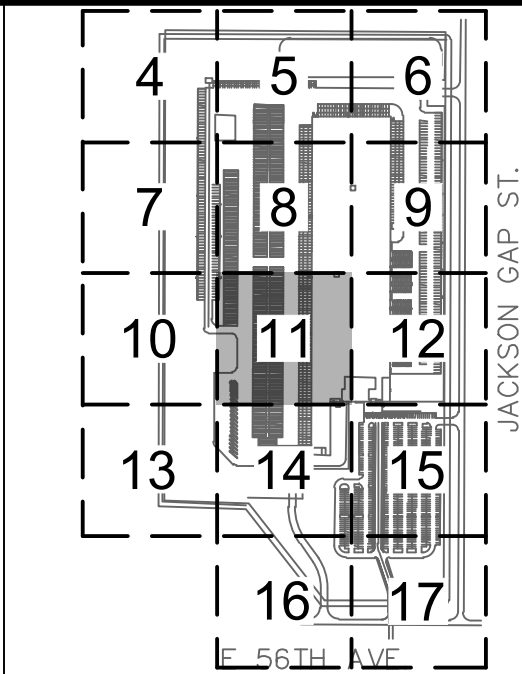
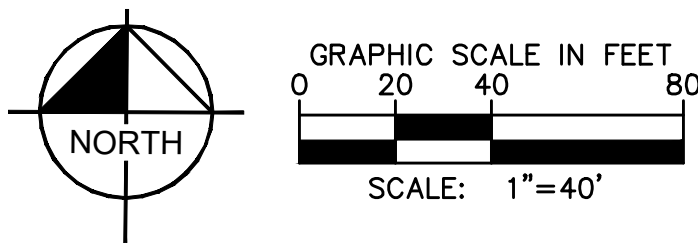
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

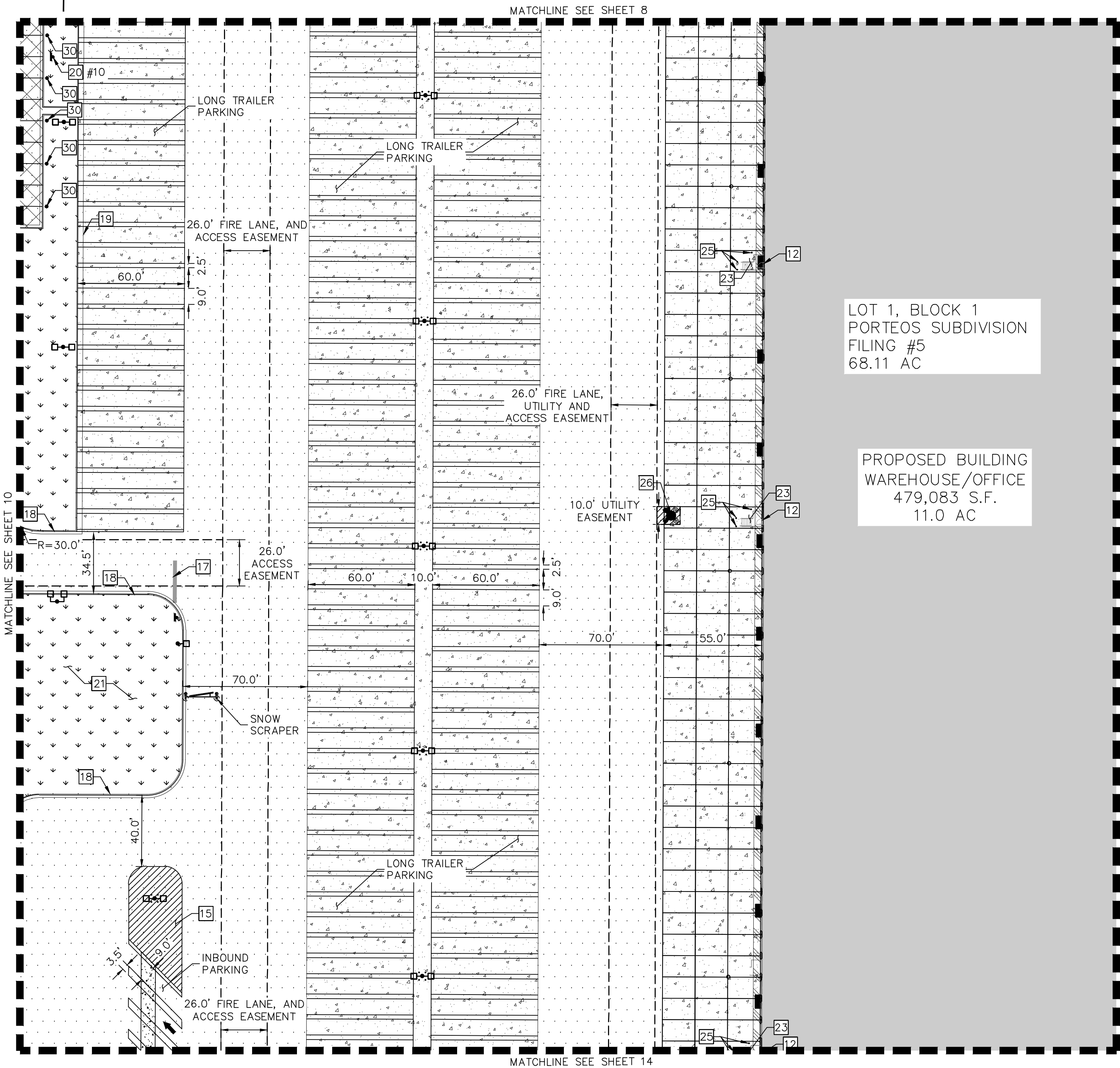
- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- AR ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 12 BUILDING INGRESS/EGRESS DOOR
- 15 WHITE PAINTED DIAGONAL PAVEMENT MARKING (4" STD. STRIPE 6' OFF CENTER)
- 17 STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
- 18 6" VERTICAL CURB AND GUTTER
- 19 CONCRETE CURB AND 3' GUTTER FOR TRUCK PARKING (PER SITE SPECIFIC DETAILS)
- 20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 21 SNOW STORAGE AREA
- 23 STAIR PER GRADING PLAN
- 25 BOLLARD, REF. ARCHITECTURAL DETAILS
- 26 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- 30 BLOCK HEATER

SITE PLAN NOTES

- 1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 2. SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- 3. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
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FILE NO.
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PROJECT NO.
096360012

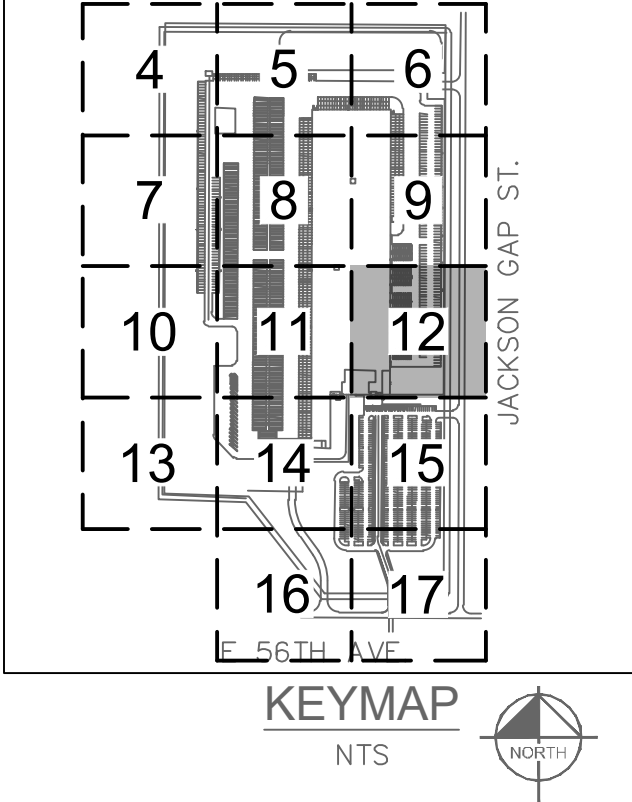
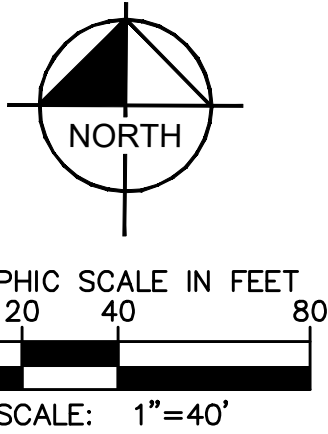
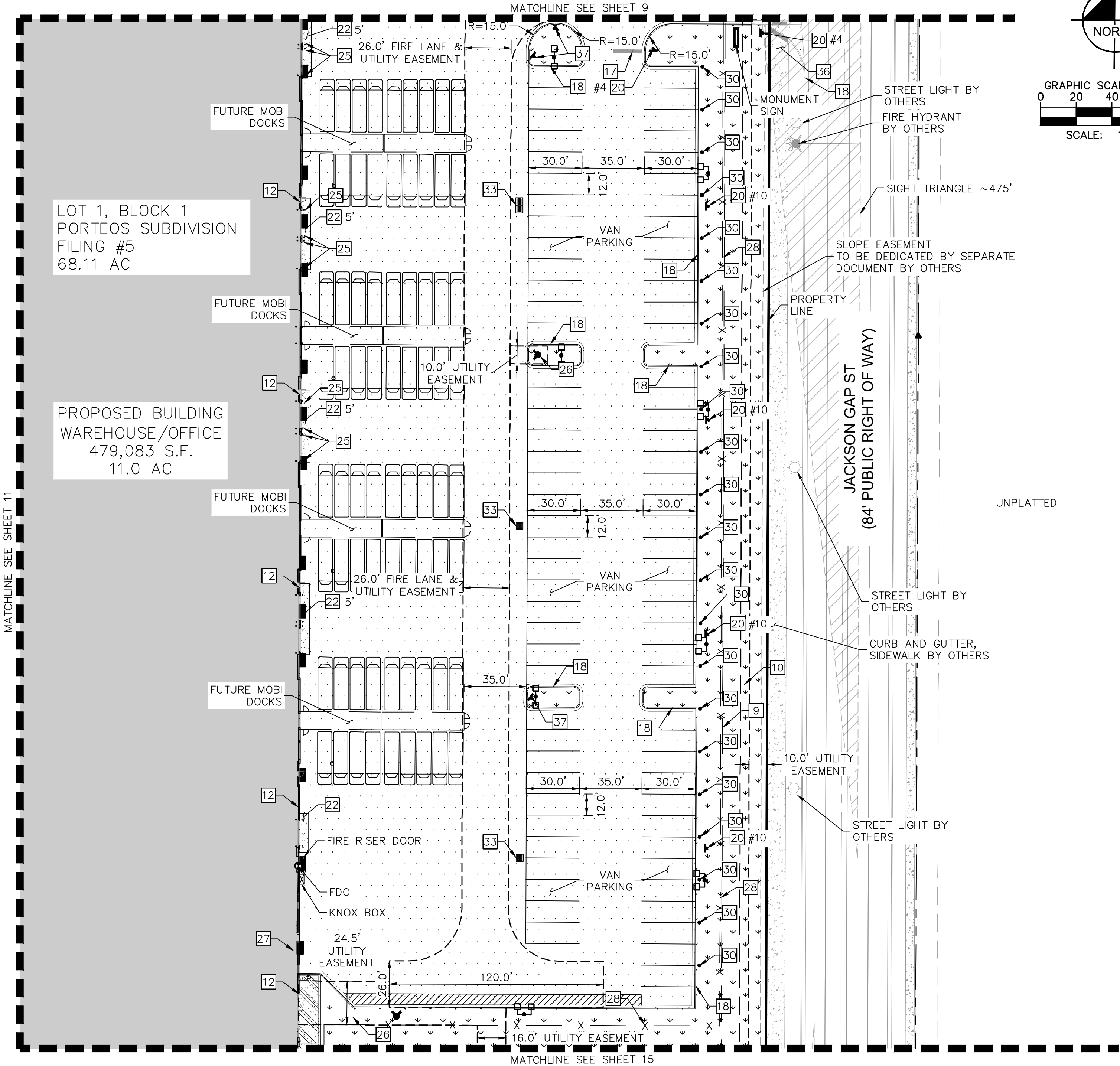
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SITE PLAN NOTES

1. DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
3. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- AR ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 9 25' BUILDING SETBACK LINE
- 10 13' LANDSCAPE SETBACK LINE
- 12 BUILDING INGRESS/EGRESS DOOR
- 17 STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
- 18 6" VERTICAL CURB AND GUTTER
- 20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 22 4" THICK CONCRETE SIDEWALK (WIDTH PER PLAN)
- 25 BOLLARD, REF. ARCHITECTURAL DETAILS
- 26 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- 27 PROPOSED FIRE DEPARTMENT CONNECTION (F.D.C) WITH BOLLARD PROTECTION
- 28 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- 30 BLOCK HEATER
- 33 STORM INLET
- 36 CURB RAMP
- 37 FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

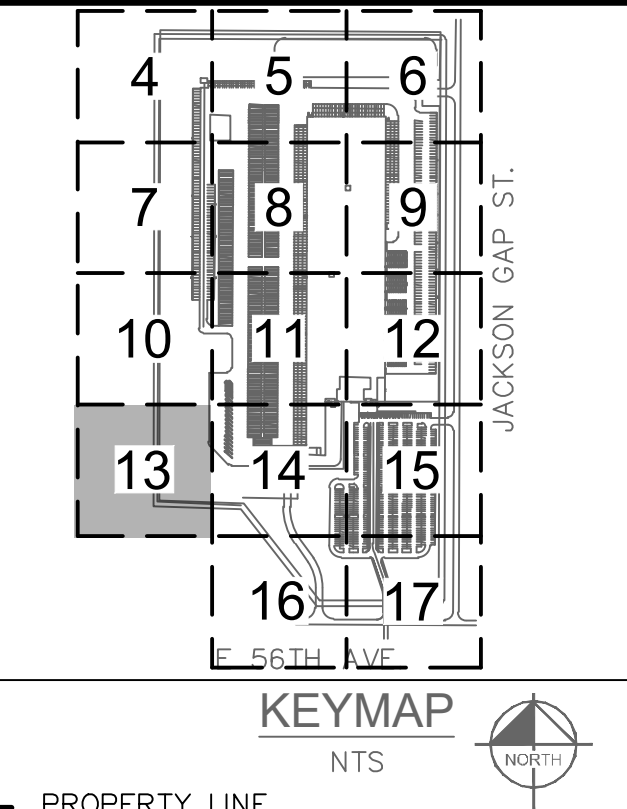
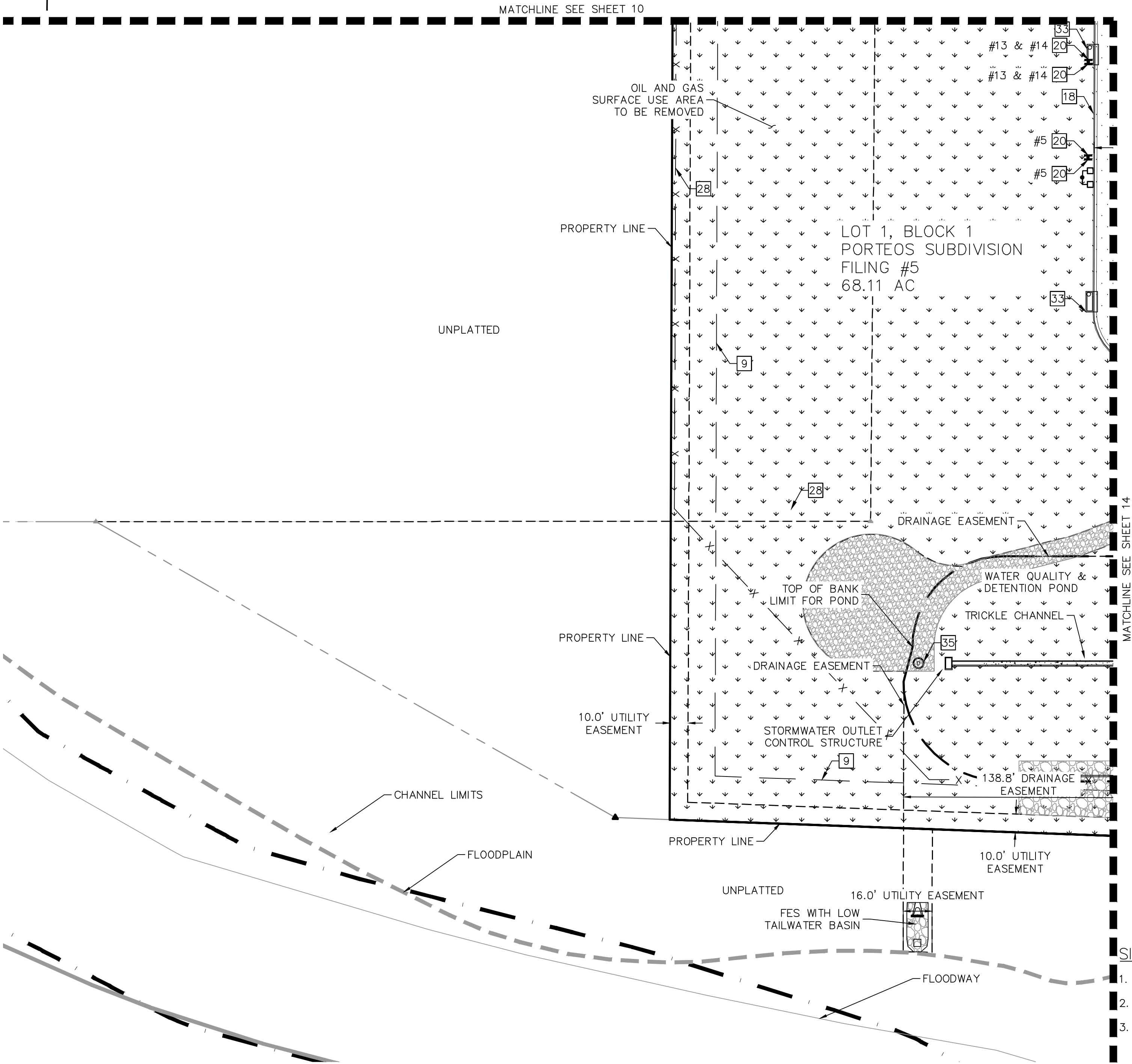
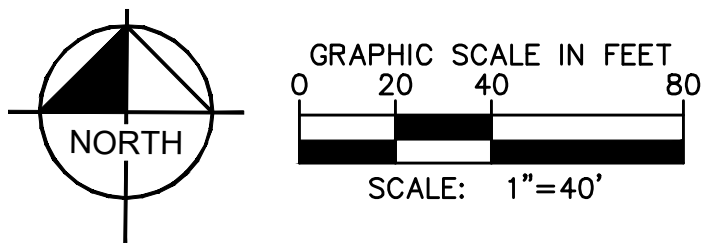
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - EXISTING EASEMENT
 - STRUCTURES SETBACK LINE
 - PROPOSED EASEMENT
 - PROPOSED FENCE
 - LANDSCAPE
 - CONCRETE SIDEWALK
 - ASPHALT PAVEMENT TYPE II
 - ASPHALT PAVEMENT TYPE I
 - ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
 - HEAVY DUTY CONCRETE
 - SITE & BUILDING LIGHTS
 - ACCESSIBLE ROUTE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - FDC WITH KNOX HARDWARE

- SITE PLAN KEY NOTES**
- 25' BUILDING SETBACK LINE
 - 6" VERTICAL CURB AND GUTTER
 - SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
 - 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
 - STORM INLET
 - STORM MANHOLE

- SITE PLAN NOTES**
- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
 - SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 South Wadsworth Street
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

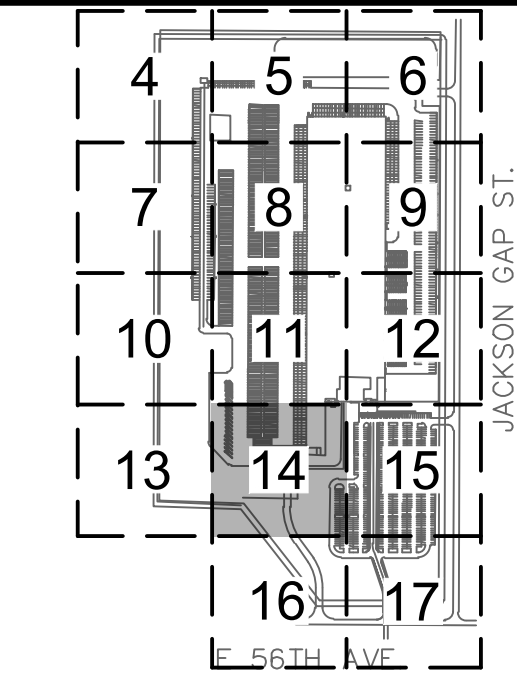
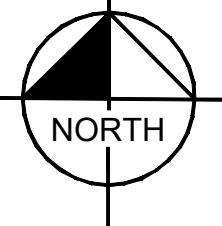
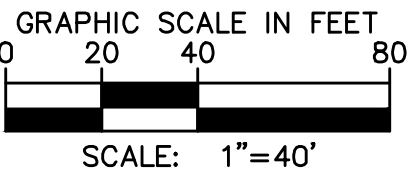
DATE:	09/20/2021
DESIGNED BY:	BJC
DRAWN BY:	CM
CHECKED BY:	ELG
FILE NO.	SP-DT
PROJECT NO.	096360012
SHEET NO.	13

SITE PLAN NOTES

1. DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
3. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

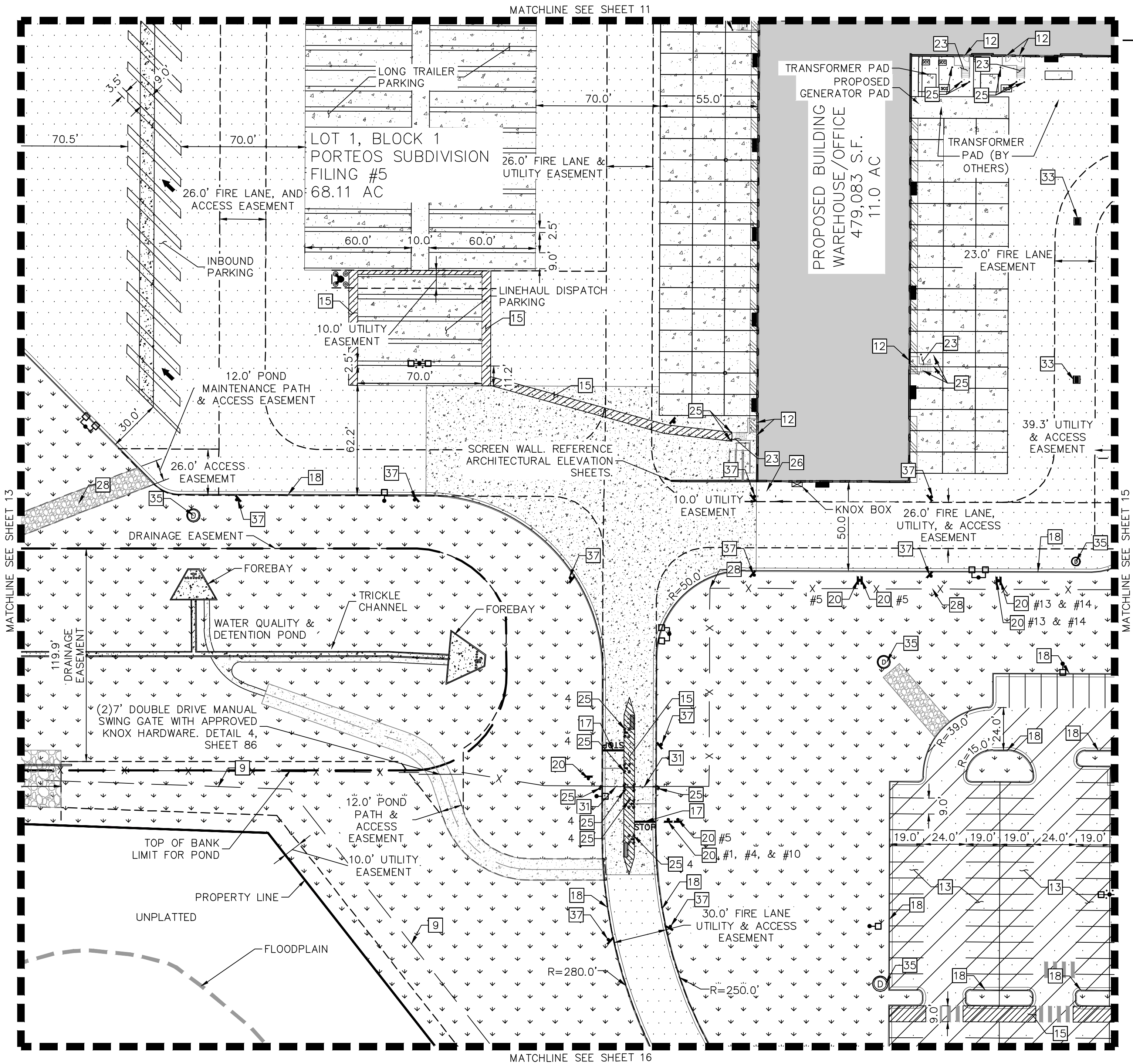


LEGEND

- PROPERTY LINE
EXISTING EASEMENT
STRUCTURES SETBACK LINE
PROPOSED EASEMENT
PROPOSED FENCE
LANDSCAPE
CONCRETE SIDEWALK
ASPHALT PAVEMENT TYPE II
ASPHALT PAVEMENT TYPE I
ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
HEAVY DUTY CONCRETE
SITE & BUILDING LIGHTS
ACCESSIBLE ROUTE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 9 25' BUILDING SETBACK LINE
12 BUILDING INGRESS/EGRESS DOOR
13 STANDARD 90° PARKING STALL (9'X19') WITH WHITE PAINTED PAVEMENT MARKING (4" STD. PARKING STRIPE) WITH WHEELSTOPS AS SHOWN ON PLAN
15 WHITE PAINTED DIAGONAL PAVEMENT MARKING (4" STD. STRIPE 6' OFF CENTER)
17 STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
18 6" VERTICAL CURB AND GUTTER
20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
23 STAIR PER GRADING PLAN
25 BOLLARD, REF. ARCHITECTURAL DETAILS
26 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
28 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
31 15' AUTOMATIC SLIDING GATE WITH APPROVED KNOX HARDWARE (SEE DETAILS 2,3, SHEET 85 & DETAIL 3, SHEET 86)
33 STORM INLET
35 STORM MANHOLE
37 FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)



Kimley»Horn

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
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CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

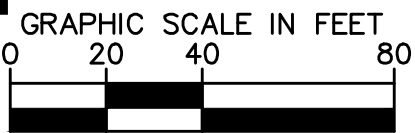
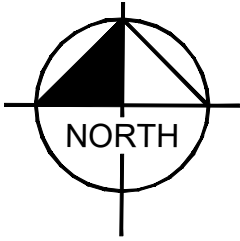
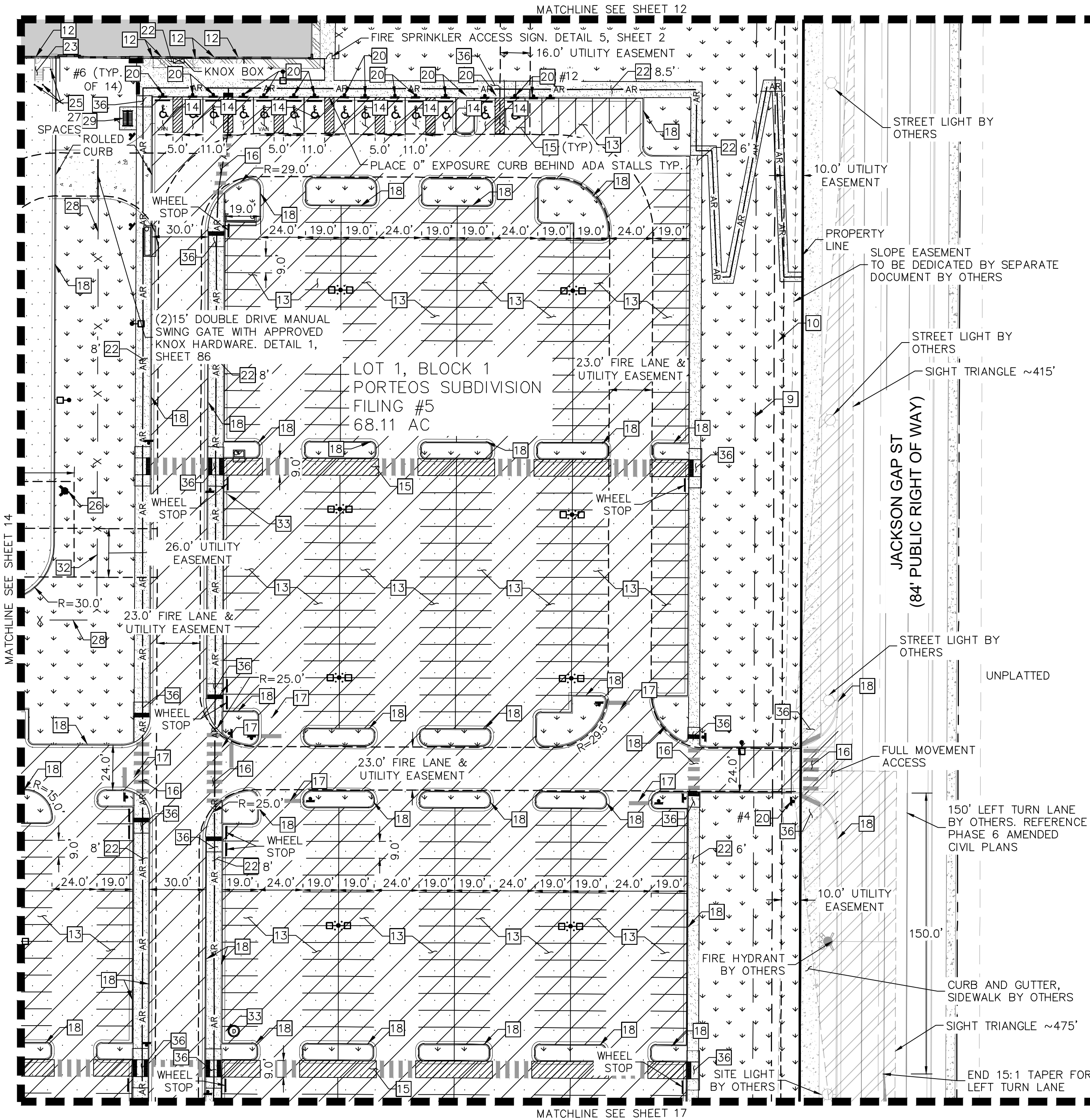
SHEET NO.

SITE PLAN NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
3. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

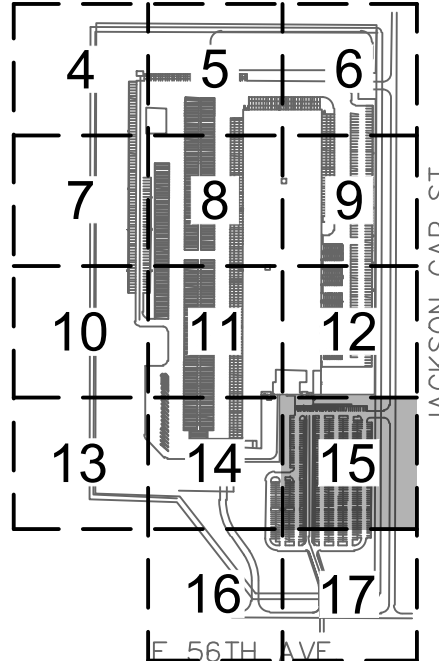


SCALE: 1"=40'
LEGEND

- PROPERTY LINE
EXISTING EASEMENT NTS
STRUCTURES SETBACK LINE
PROPOSED EASEMENT
PROPOSED FENCE
LANDSCAPE
CONCRETE SIDEWALK
ASPHALT PAVEMENT TYPE II
ASPHALT PAVEMENT TYPE I
ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
HEAVY DUTY CONCRETE
SITE & BUILDING LIGHTS
ACCESSIBLE ROUTE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 9 25' BUILDING SETBACK LINE
10 13' LANDSCAPE SETBACK LINE
12 BUILDING INGRESS/EGRESS DOOR
13 STANDARD 90° PARKING STALL (9'X19') WITH WHITE PAINTED PAVEMENT MARKING (4" STD. PARKING STRIPE) WITH WHEELSTOPS AS SHOWN ON PLAN
14 ACCESSIBLE PARKING STALL WITH WHEELSTOPS (DIM. PER PLAN)
15 WHITE PAINTED DIAGONAL PAVEMENT MARKING (4" STD. STRIPE 6' OFF CENTER)
16 PEDESTRIAN CROSSWALK
17 STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
18 6" VERTICAL CURB AND GUTTER
20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
22 4" THICK CONCRETE SIDEWALK (WIDTH PER PLAN)
23 STAIR PER GRADING PLAN
25 BOLLARD, REF. ARCHITECTURAL DETAILS
26 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
28 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
29 GRAINGER NO. 8WTAO BIKE RACK (NO. OF SPACES PER PLAN)
32 SECURED AUTHORIZED PEDESTRIAN ENTRANCE (SEE DETAIL 1, SHEET 85)
33 STORM INLET
36 CURB RAMP



Kimley»Horn

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

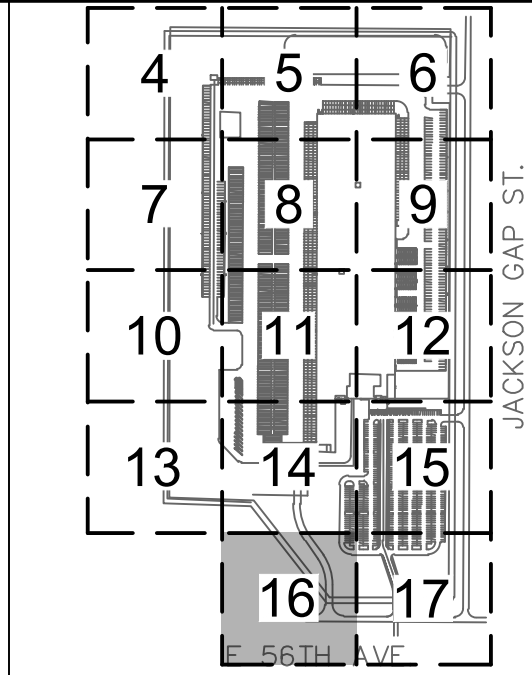
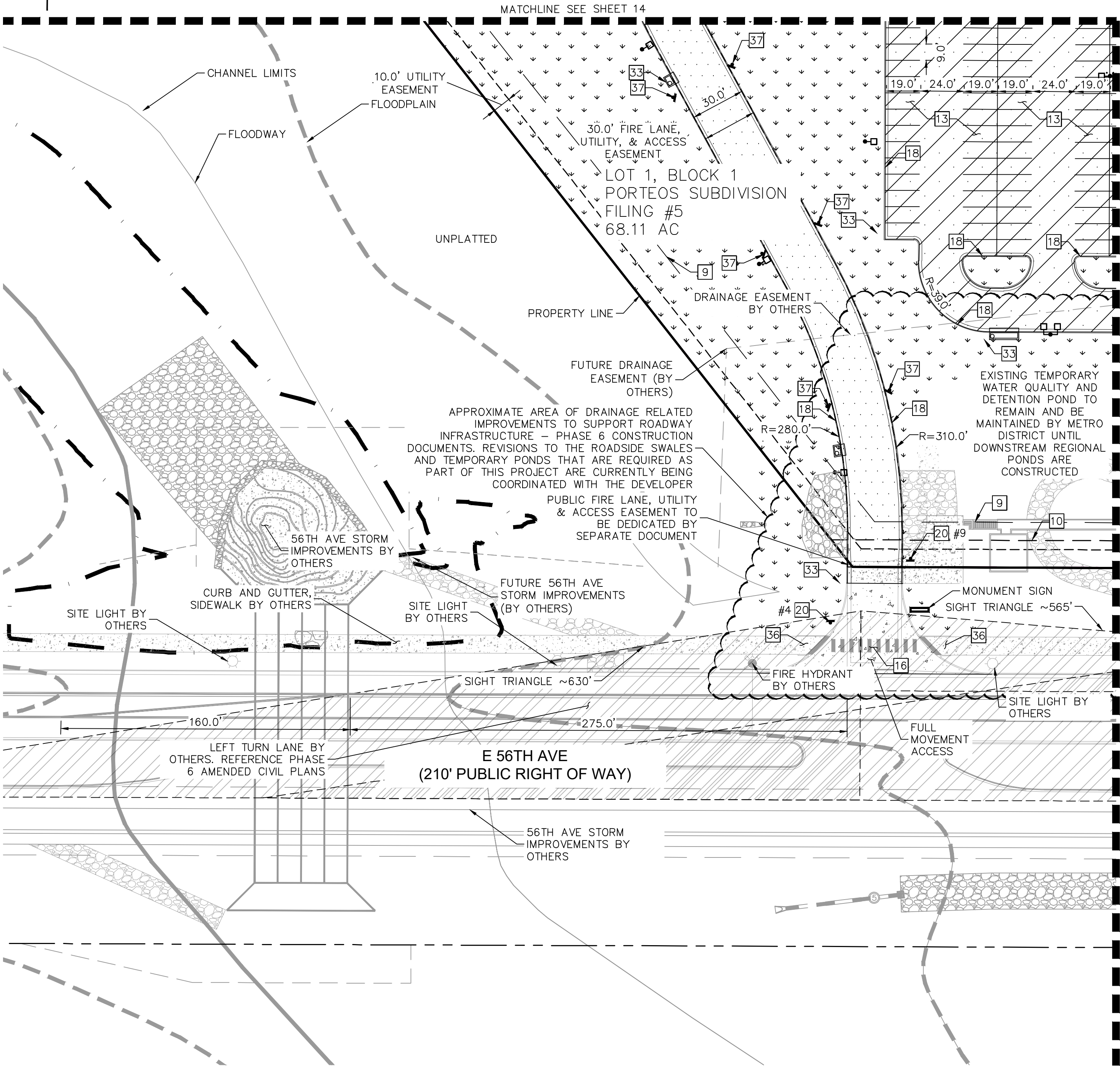
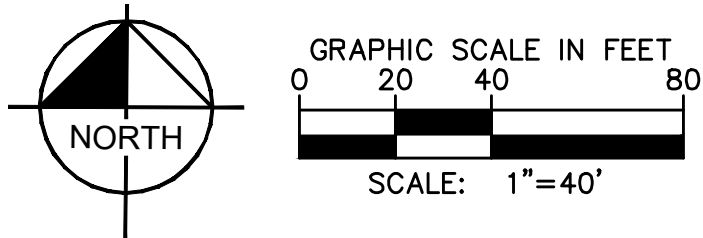
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 9 25' BUILDING SETBACK LINE
- 10 13' LANDSCAPE SETBACK LINE
- 13 STANDARD 90° PARKING STALL (9'X19') WITH WHITE PAINTED PAVEMENT MARKING (4" STD. PARKING STRIPE) WITH WHEELSTOPS AS SHOWN ON PLAN
- 16 PEDESTRIAN CROSSWALK
- 18 6" VERTICAL CURB AND GUTTER
- 20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 33 STORM INLET
- 36 CURB RAMP
- 37 FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)

SITE PLAN NOTES

- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

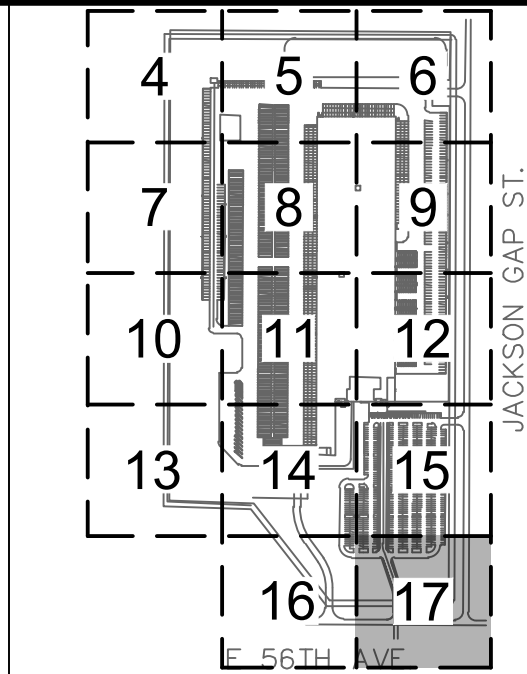
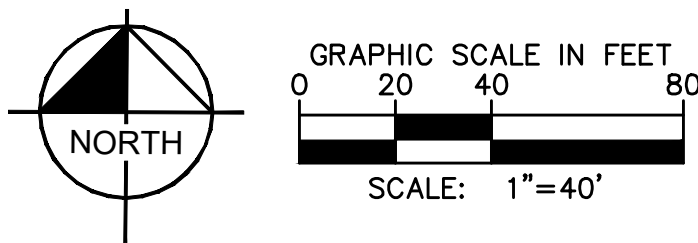
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SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 25' BUILDING SETBACK LINE
- 13' LANDSCAPE SETBACK LINE
- EXISTING EASEMENT LINE
- STANDARD 90° PARKING STALL (9'X19') WITH WHITE PAINTED PAVEMENT MARKING (4" STD. PARKING STRIPE) WITH WHEELSTOPS AS SHOWN ON PLAN
- PEDESTRIAN CROSSWALK
- STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
- 6" VERTICAL CURB AND GUTTER
- SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 4" THICK CONCRETE SIDEWALK (WIDTH PER PLAN)
- STORM INLET
- CURB RAMP
- FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)

SITE PLAN NOTES

- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

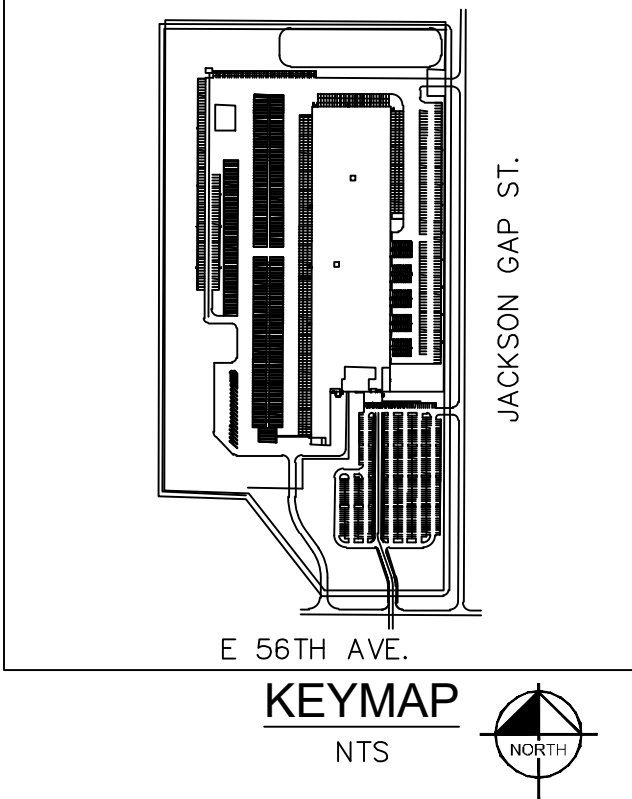
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

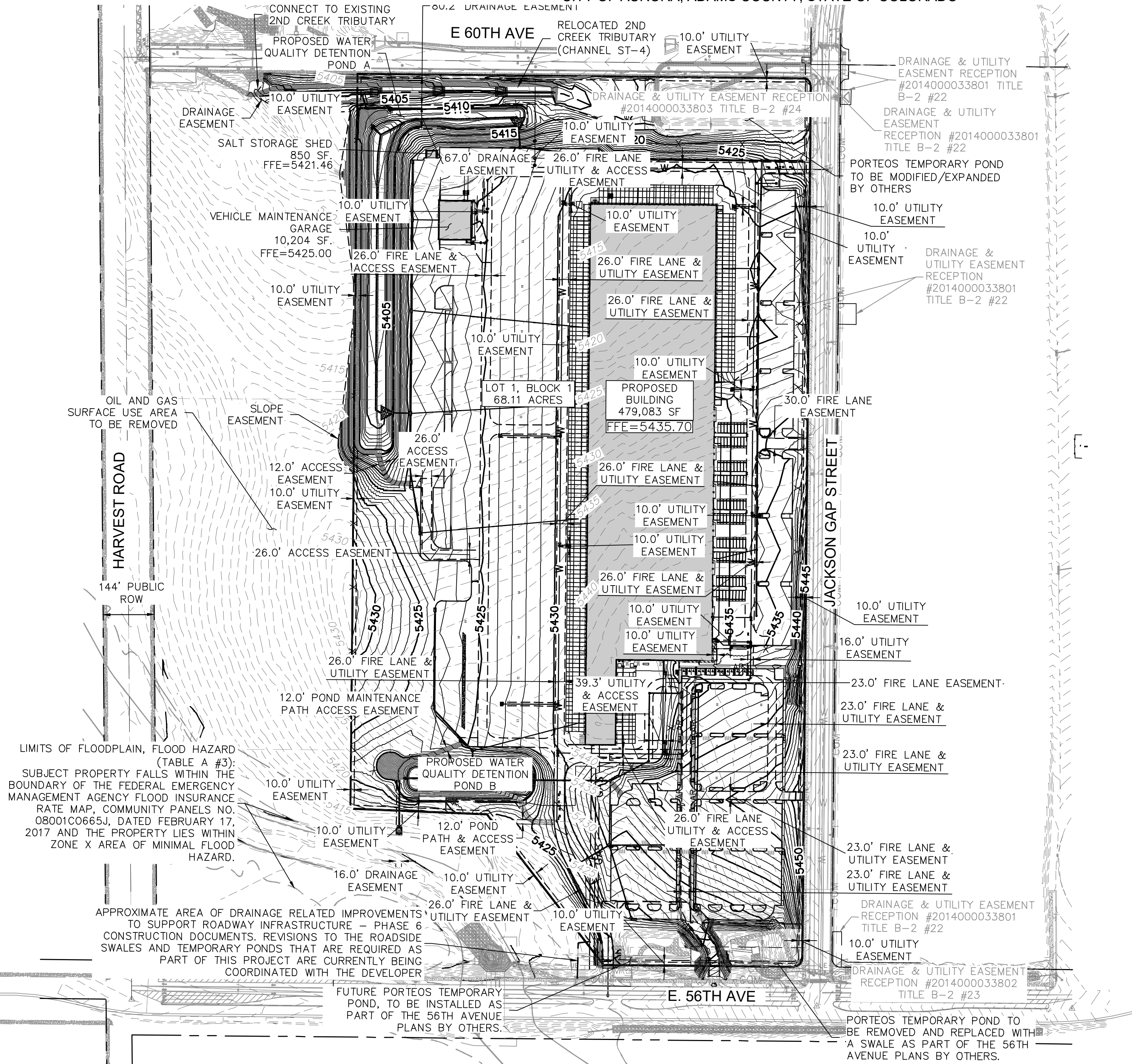
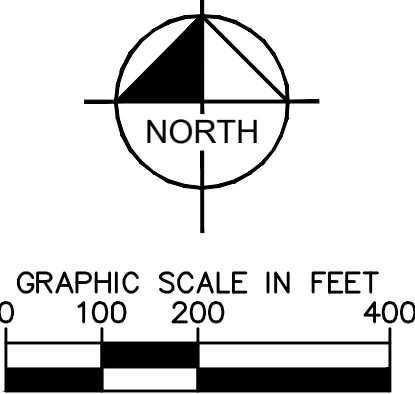
LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- LEGEND:**
- PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SLOPE
 - CURB AND GUTTER (2' WIDE)

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.
- 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%.



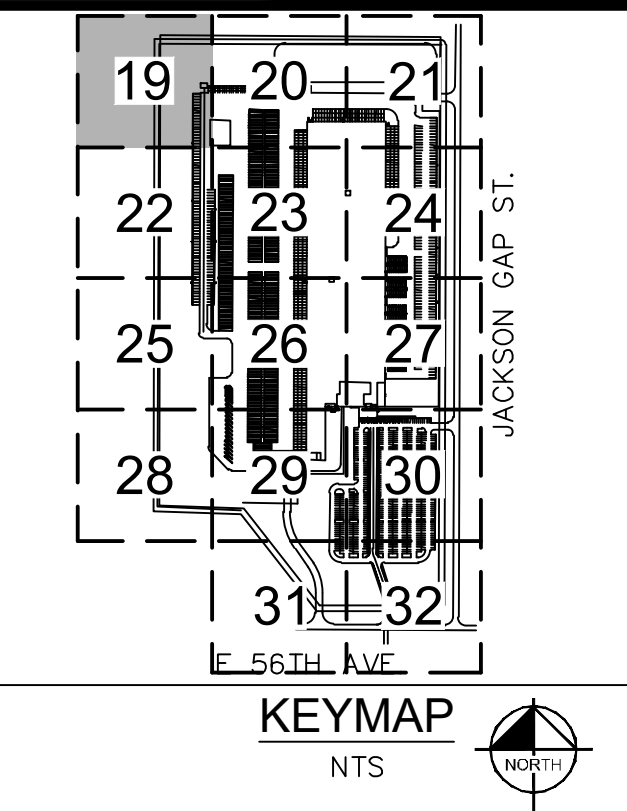
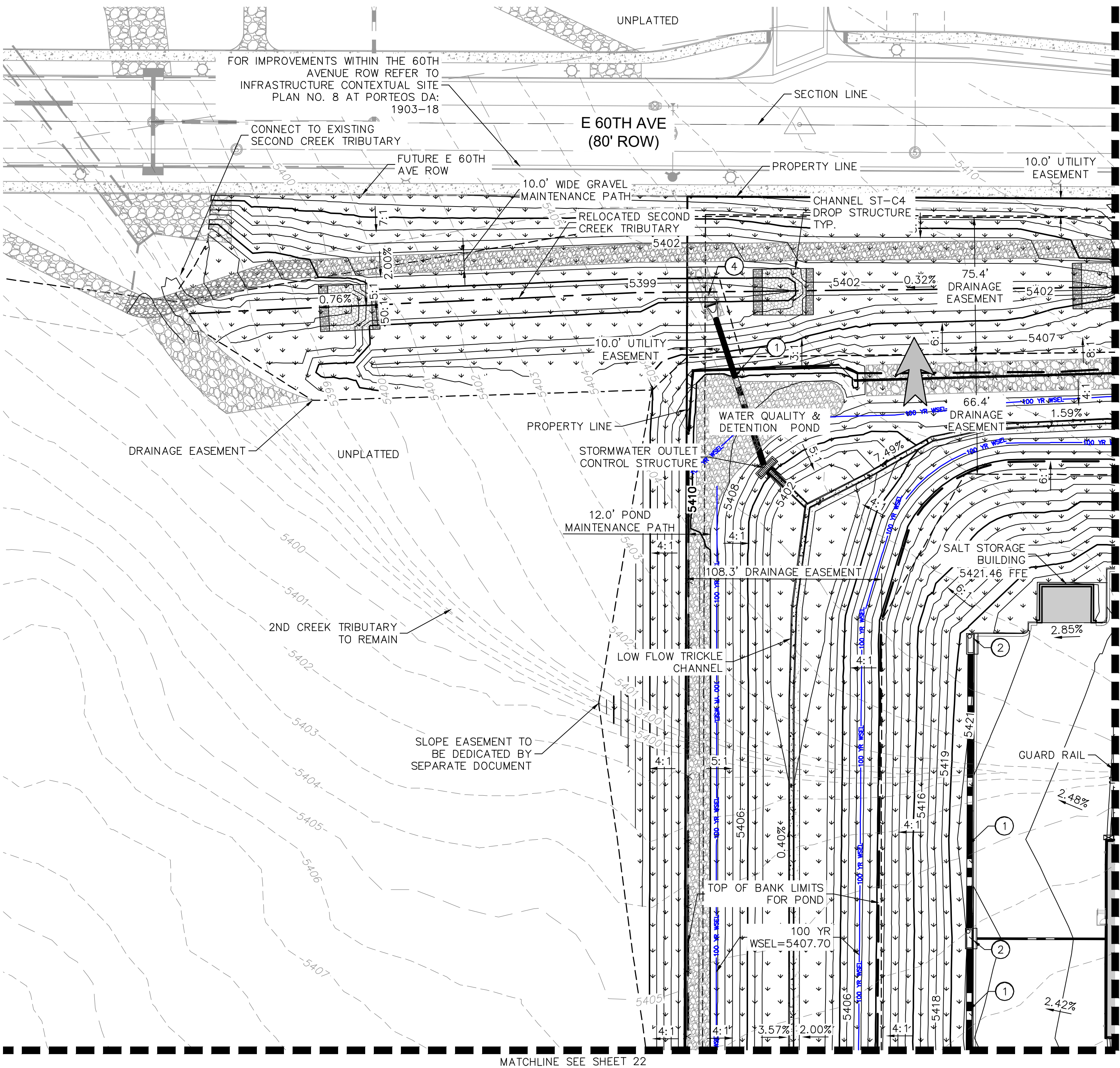
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 U.S. Highway 101, Suite 200
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
OVERALL GRADING PLAN

FILE NO.	DATE:
GD-0V	09/20/2021
PROJECT NO.	DESIGNED BY: BJC
096360012	DRAWN BY: CM
	CHECKED BY: ELG
SHEET NO.	

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

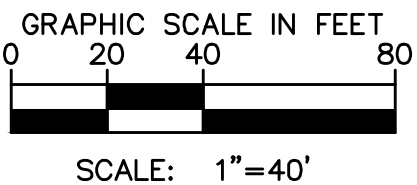
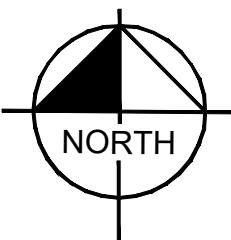
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 4 STORM DRAIN FES

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
- ONSITE DRAINAGE SYSTEM TO BE PRIVATE AND MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE.
- MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
- 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%.



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1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

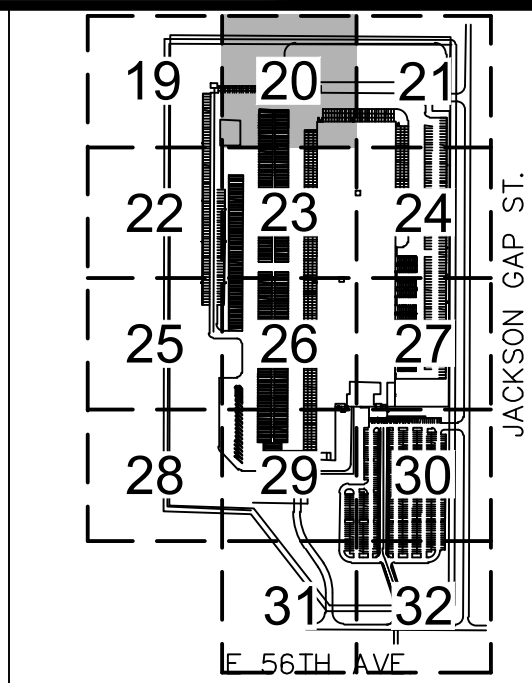
FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

19

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LEGEND

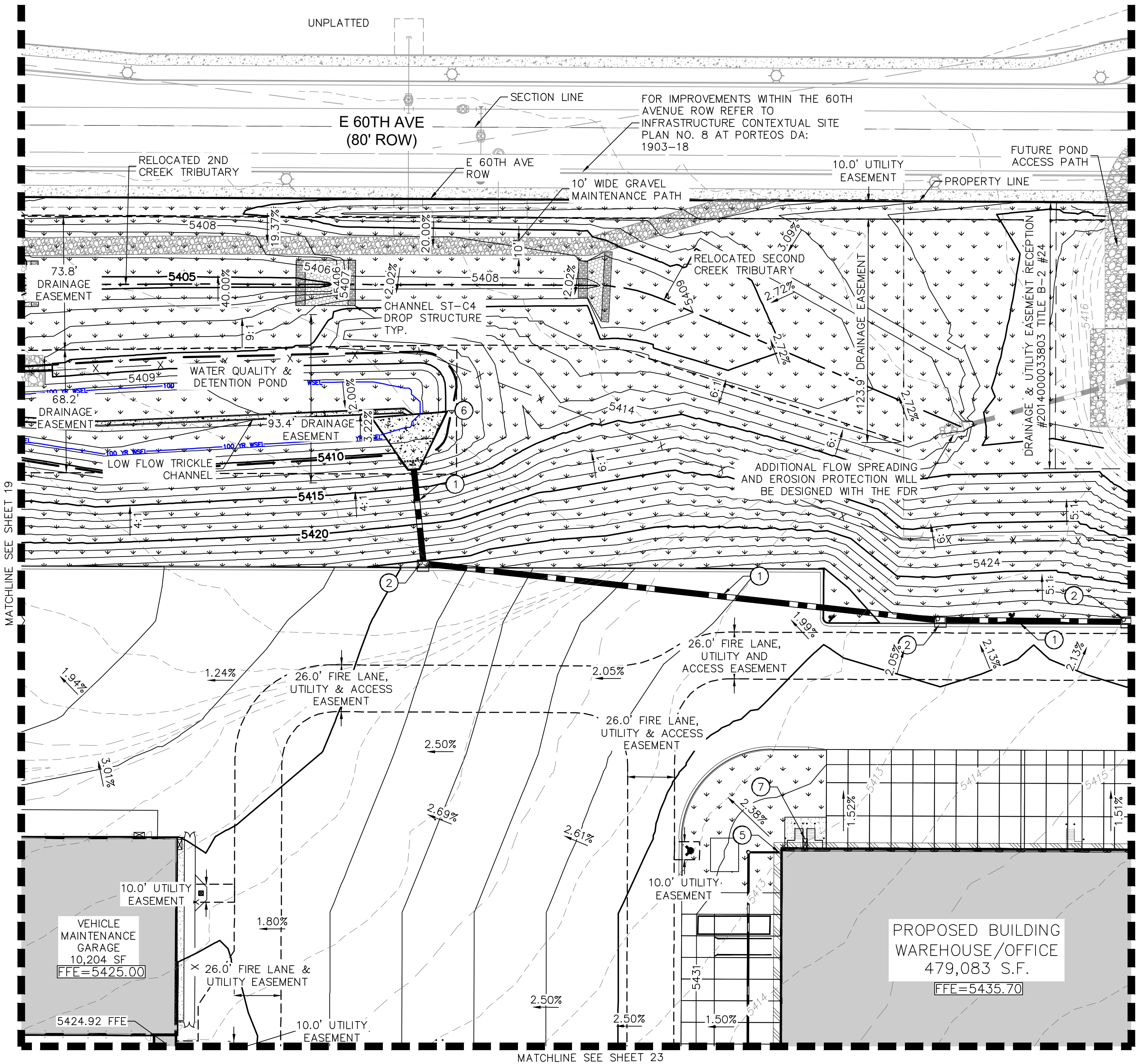
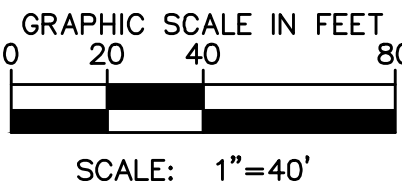
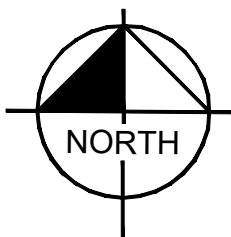
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 5 PROPOSED ROOF DRAIN (PRIVATE)
- 6 FOREBAY
- 7 KNOX BOX

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
- ONSITE DRAINAGE SYSTEM TO BE PRIVATE AND MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE.
- MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
- 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%.



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1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

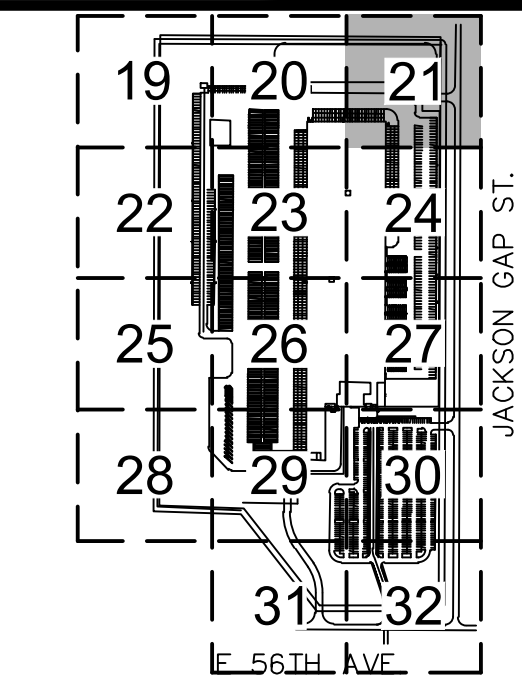
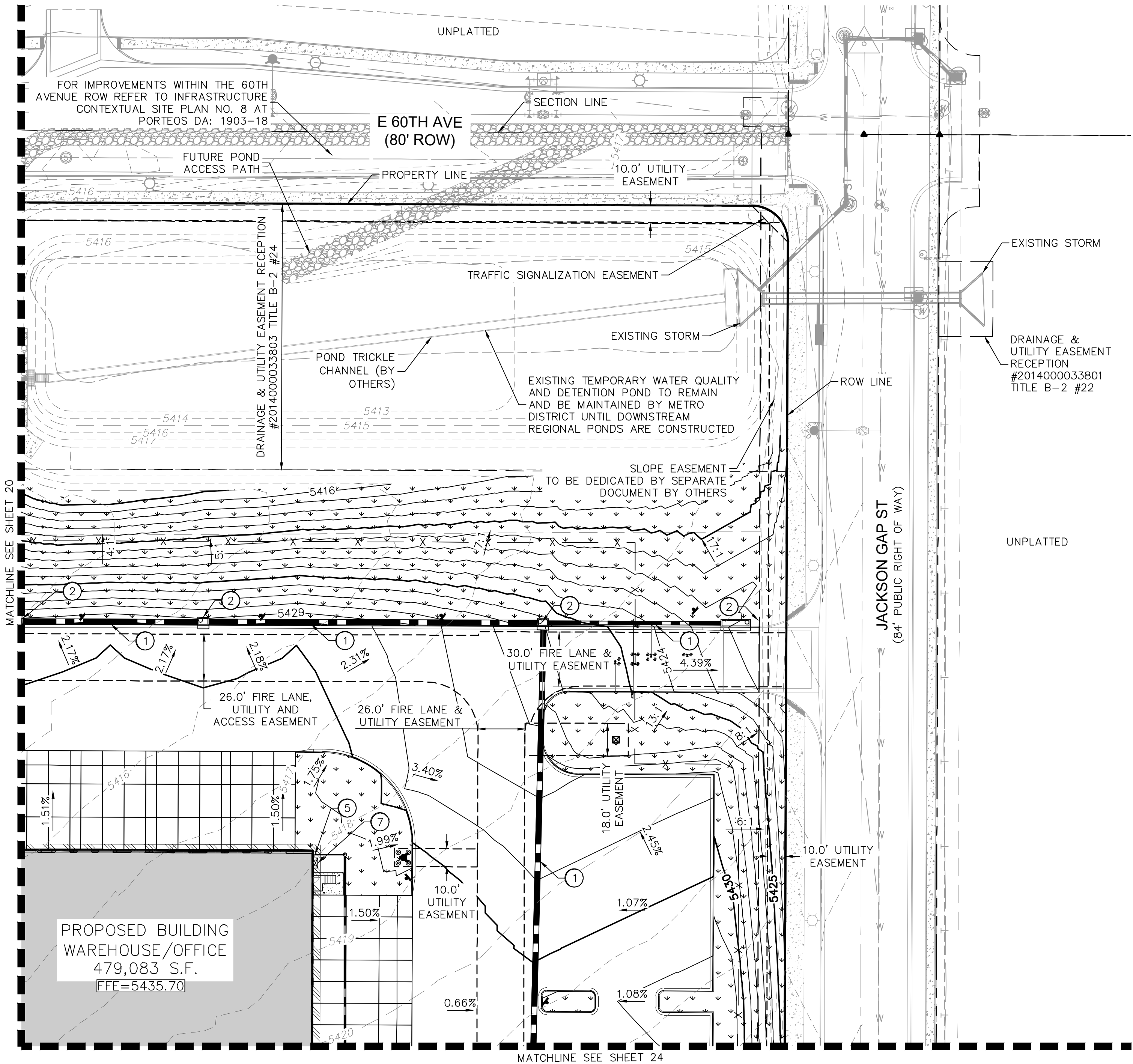
FILE NO.
GD-JT
PROJECT NO.
096360012

SHEET NO.

20

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS
NORTH

LEGEND

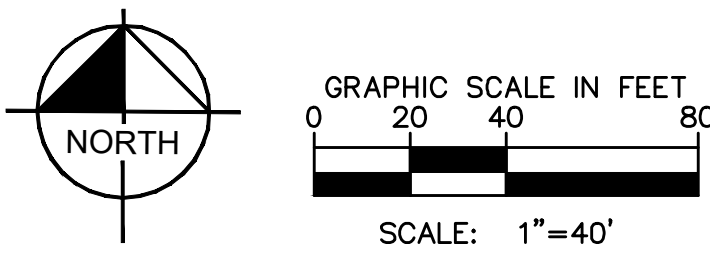
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 5 PROPOSED ROOF DRAIN (PRIVATE)
- 7 KNOX BOX

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
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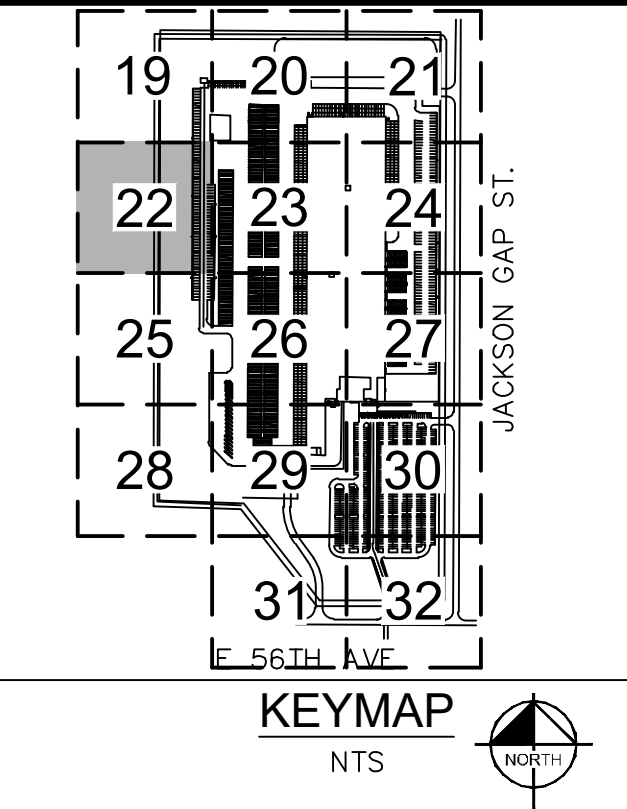
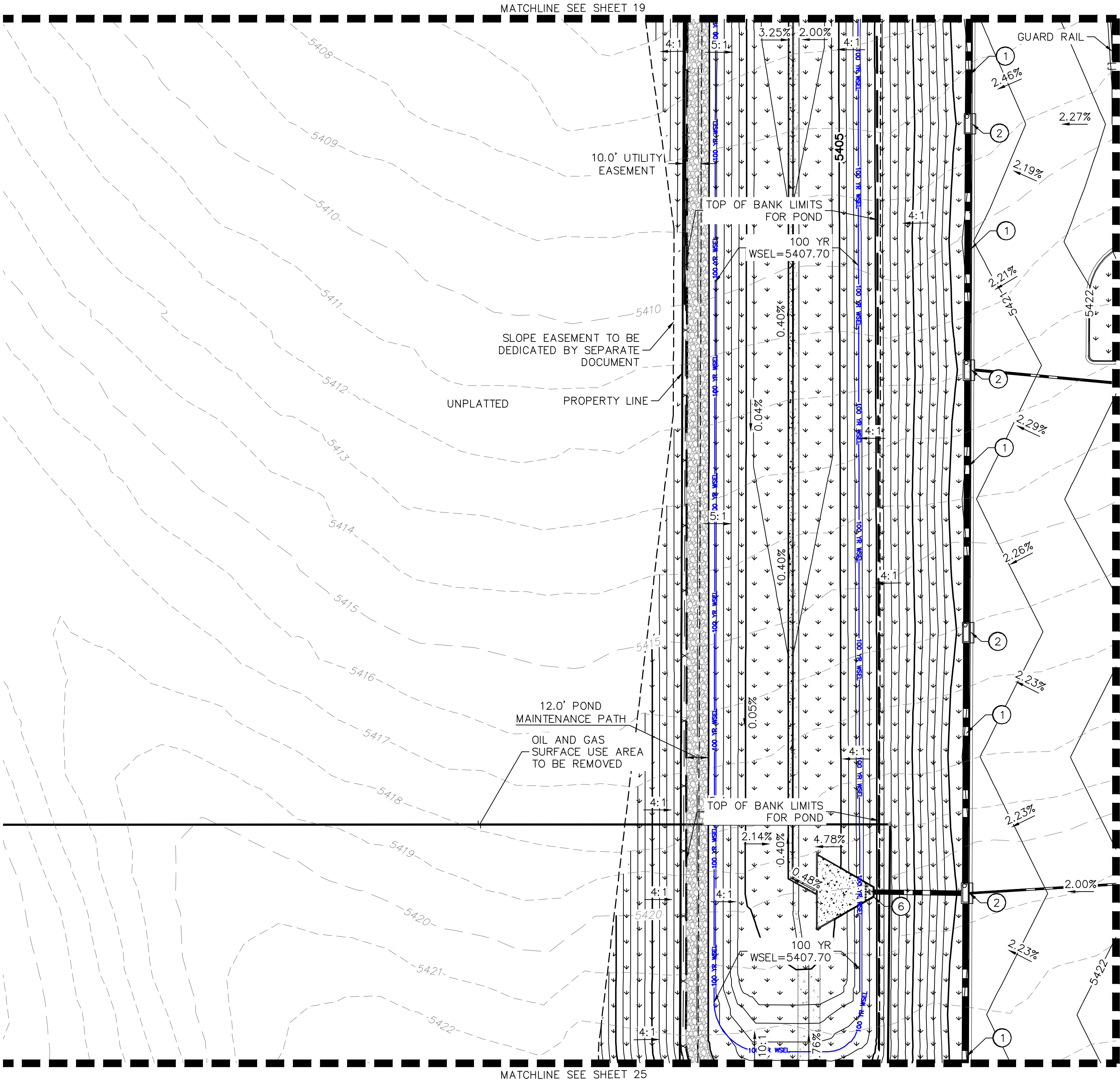


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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED GRADING PLAN

DATE: 09/20/2021	DESIGNED BY: BJC	PROJECT NO. 096360012	FILE NO. 09-21
CHECKED BY: ELG	DRAWN BY: CM		
SHEET NO. 21			

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



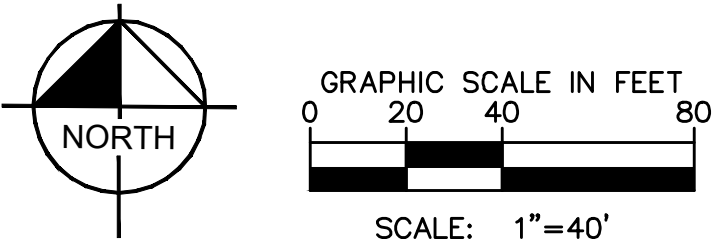
- LEGEND**
- PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SLOPE
 - CURB AND GUTTER (2' WIDE)
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED LANDSCAPE
 - EMERGENCY OVERFLOW
 - CONCRETE POND MAINTENANCE ACCESS
 - GRAVEL POND MAINTENANCE ACCESS
 - TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 6 FOREBAY

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
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1835 S. W. 10TH AVE., SUITE 100
DENVER, COLORADO 80202-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

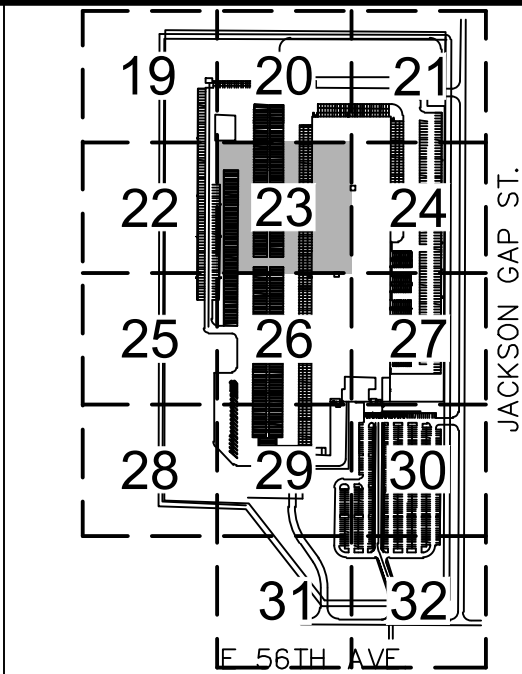
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS

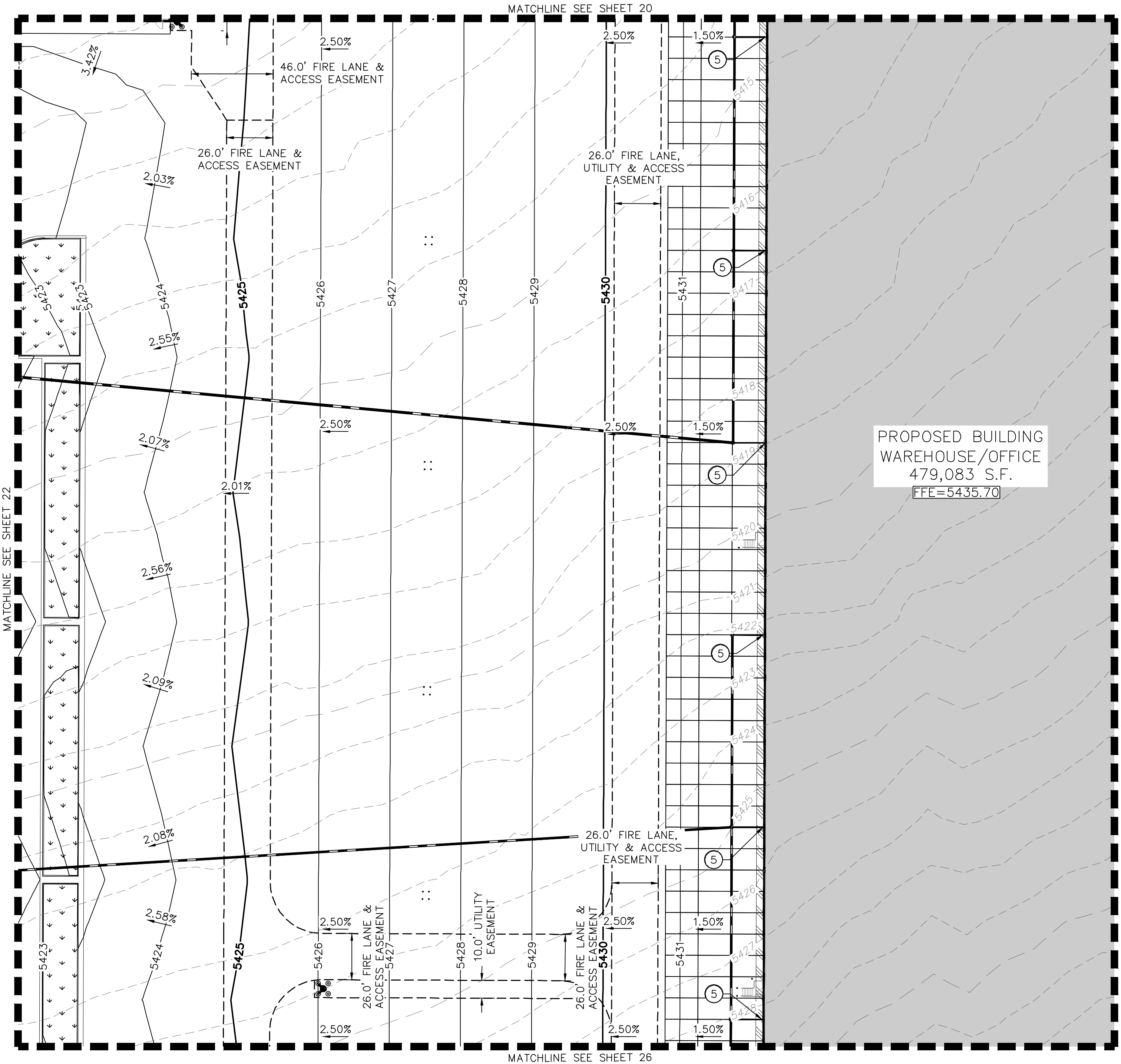
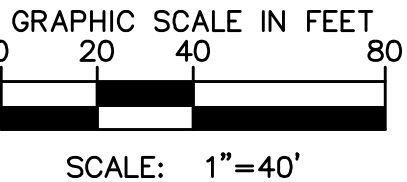
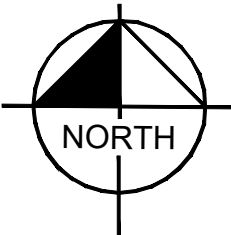


LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING NOTE:

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Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 South Wadsworth Street
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

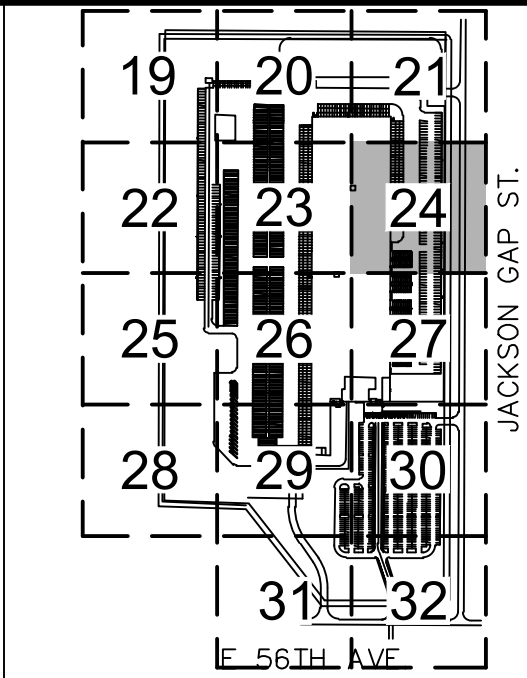
FILE NO.
GD-JT
PROJECT NO.
096360012

SHEET NO.

23

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LEGEND

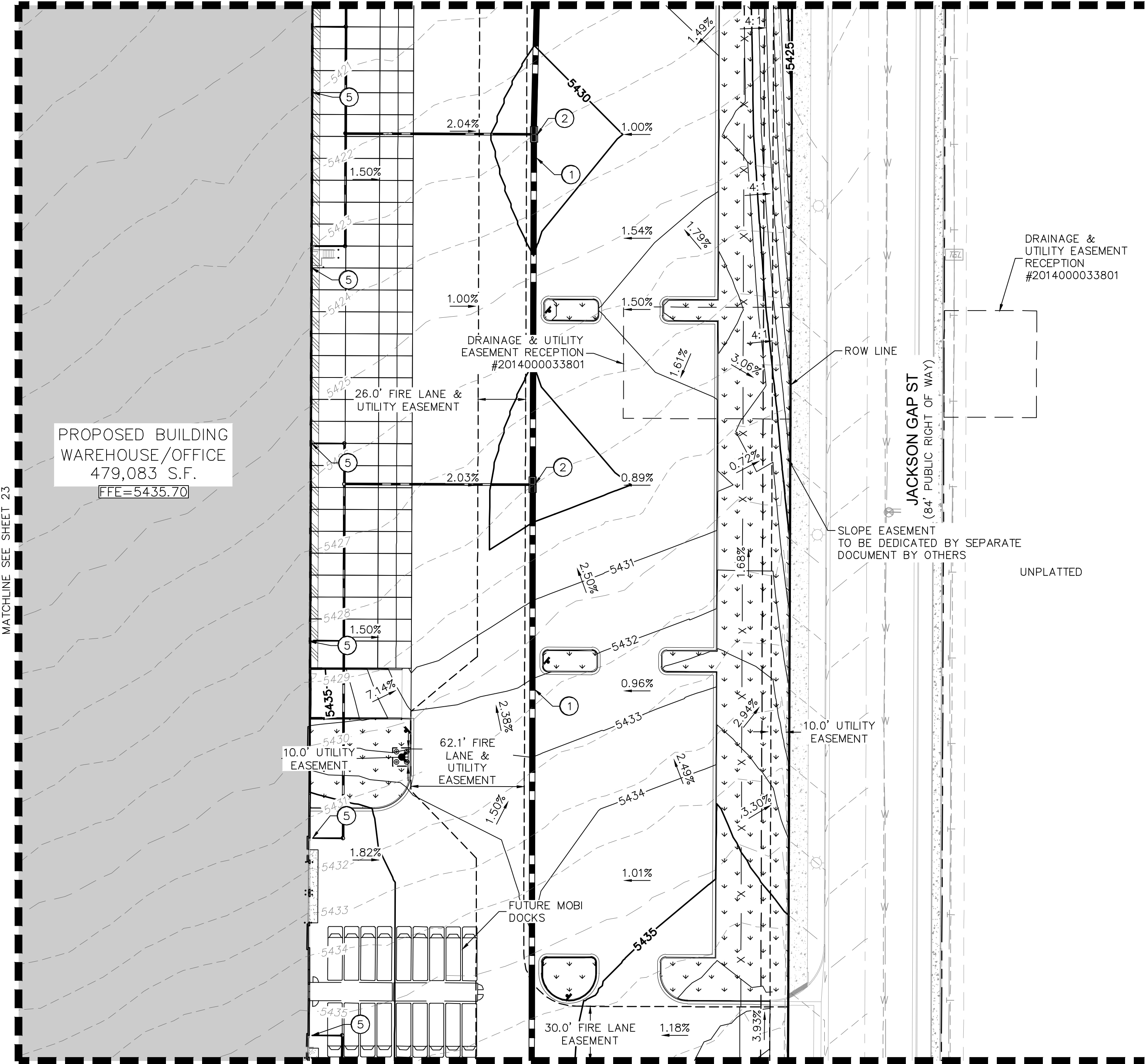
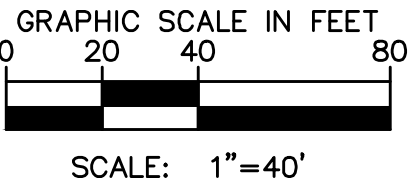
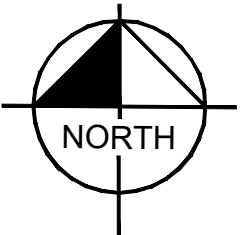
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 5 PROPOSED ROOF DRAIN (PRIVATE)

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
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Kimley»Horn

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1855 SOUTH JESSIE STREET
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

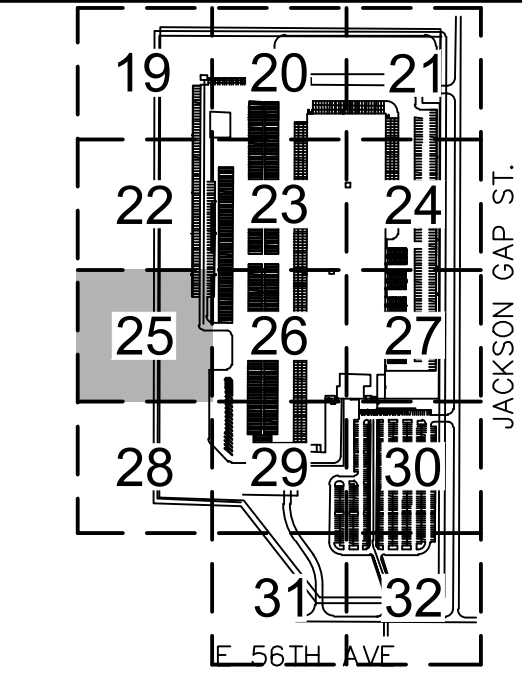
FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

24

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LEGEND

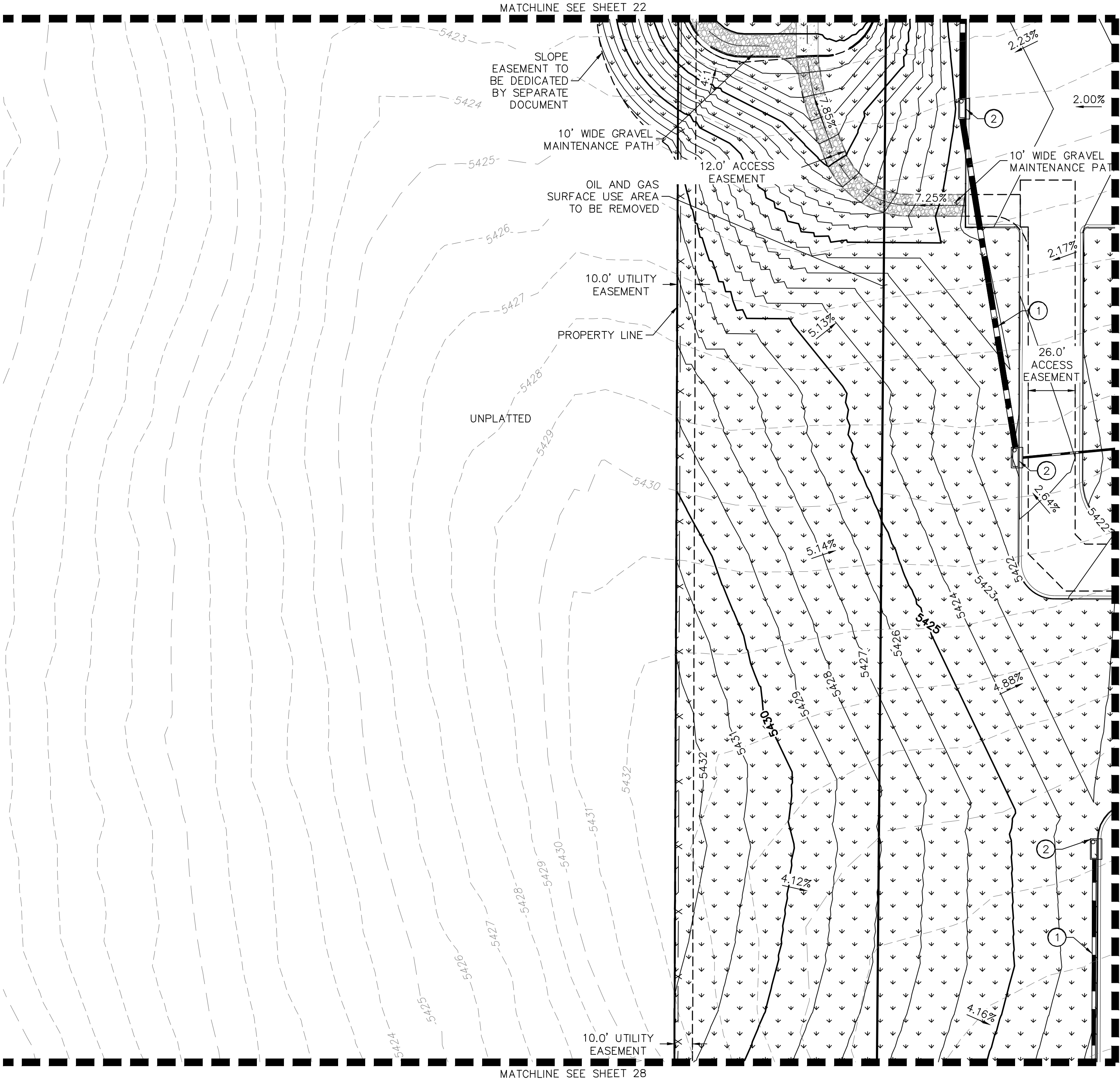
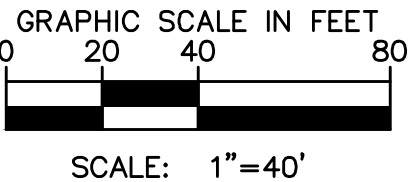
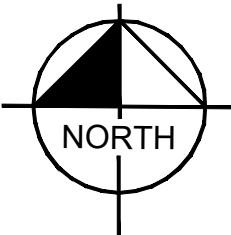
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
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Kimley»Horn

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1835 SOUTH JUDITH STREET
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

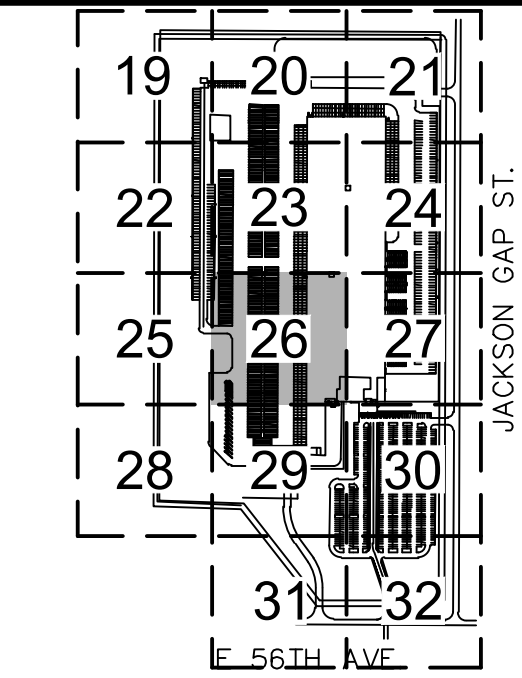
FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

25

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LEGEND

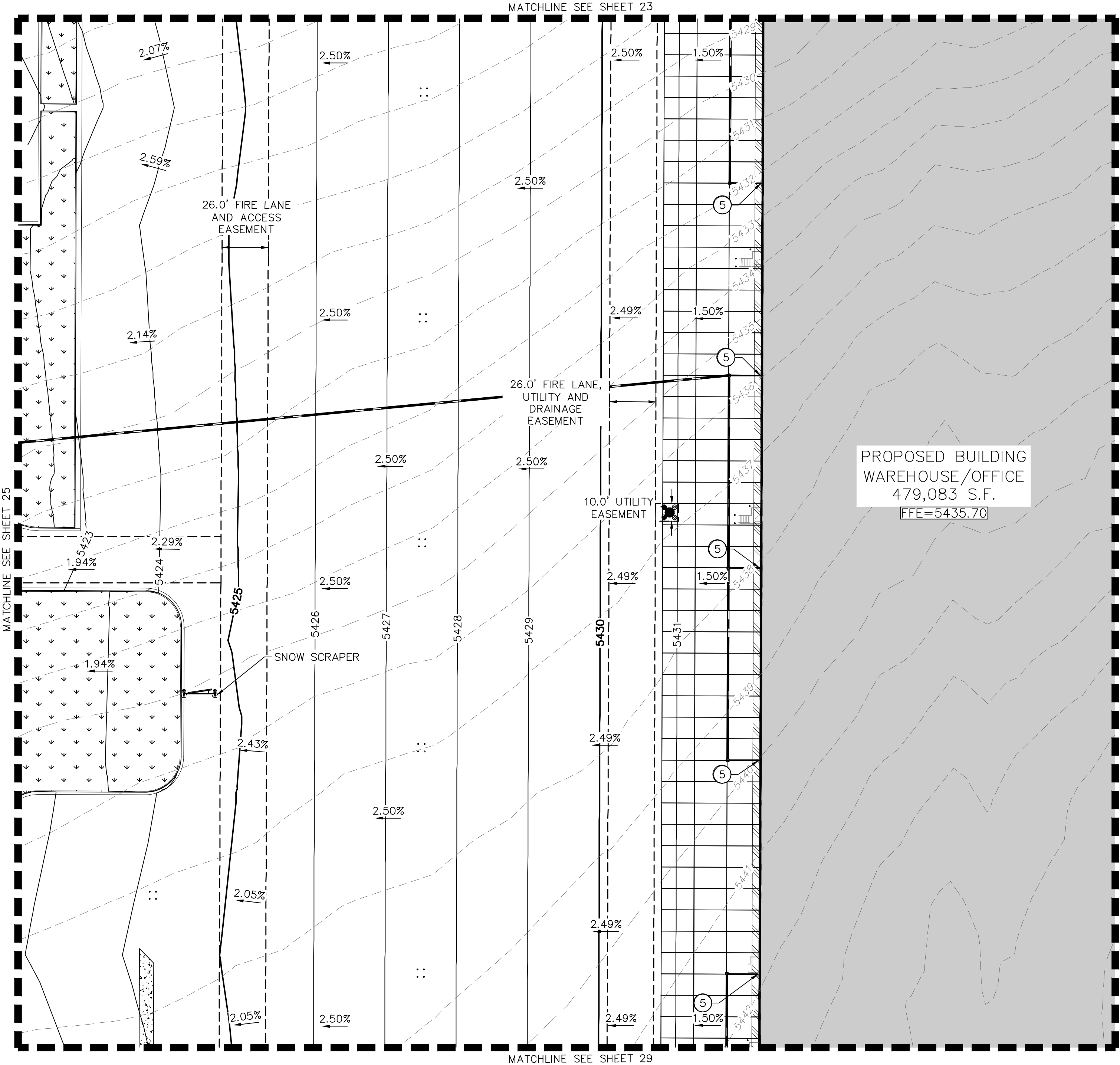
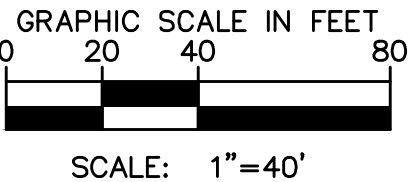
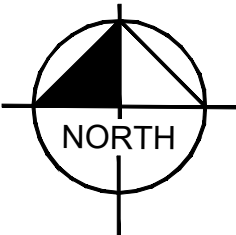
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- PROPOSED ROOF DRAIN (PRIVATE)

GRADING NOTE:

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Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. MOUNTAIN VIEW ST., SUITE 100
DENVER, COLORADO 80202 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

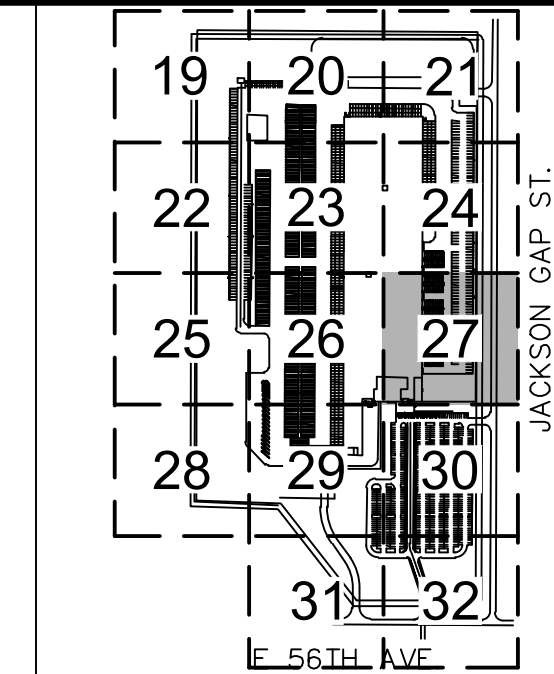
FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

26

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

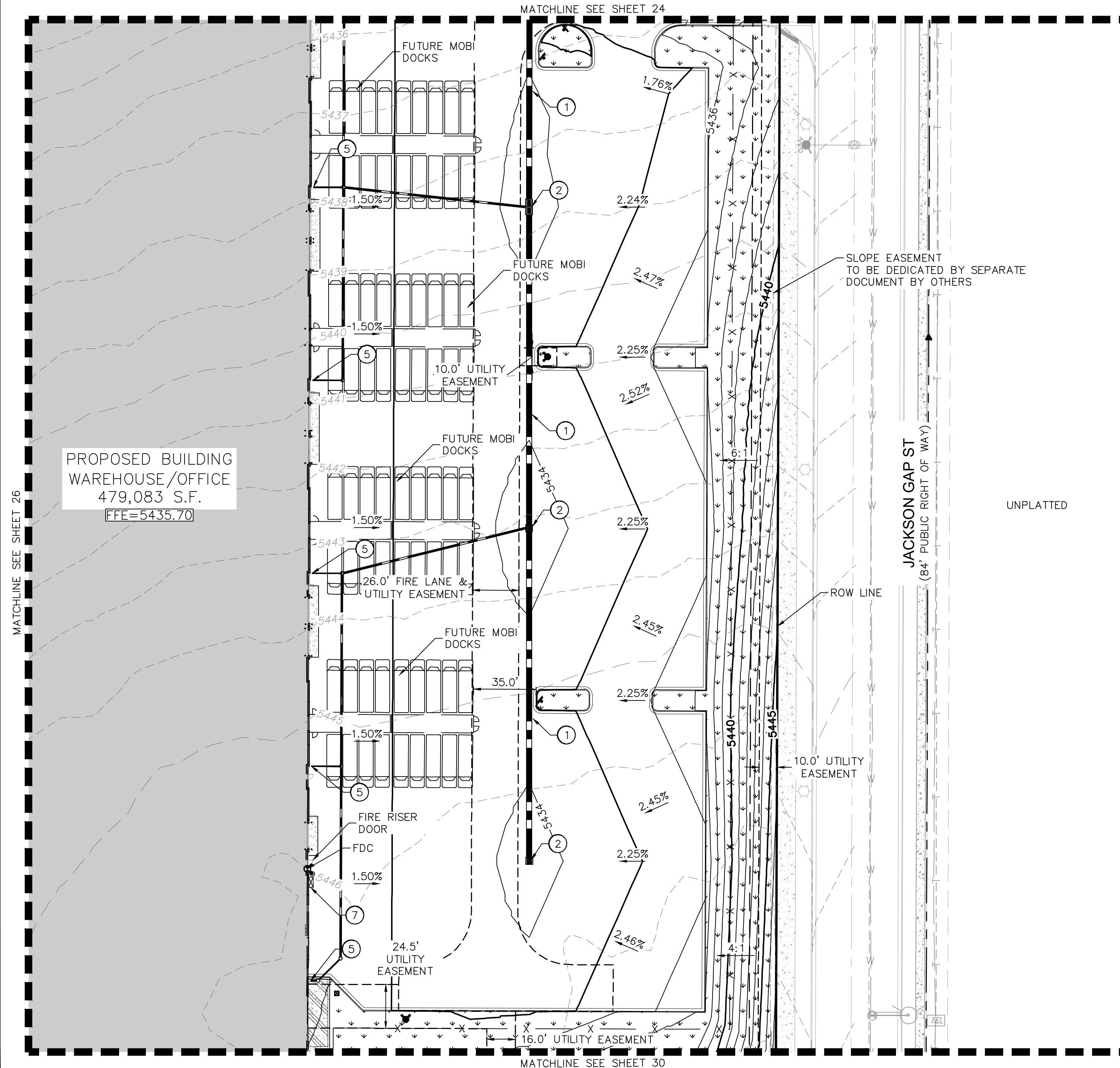
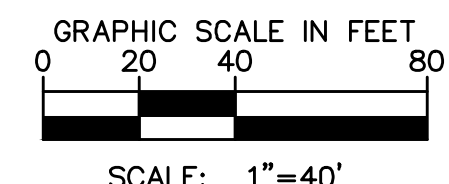
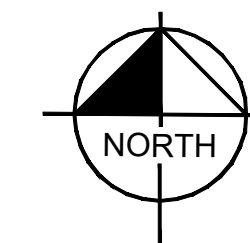
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 5 PROPOSED ROOF DRAIN (PRIVATE)
- 7 KNOX BOX

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
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Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 South Ute Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED GRADING PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS SITE PLAN

19 20 21

22 23 24

25 27 27

28 29 30

31 32

JACKSON GAP ST.

E 56TH AVE

KEYMAP

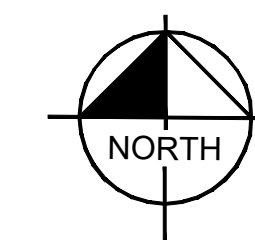
NTS

NORTH

	PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SLOPE
	CURB AND GUTTER (2' WIDE)
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED LANDSCAPE
	EMERGENCY OVERFLOW
	CONCRETE POND MAINTENANCE ACCESS
	GRAVEL POND MAINTENANCE ACCESS
	TRICKLE CHANNEL

① STORM DRAIN PIPE
 ② STORM DRAIN INLET
 ③ STORM DRAIN MANHOLE

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Kimley»»Horn

PROJECT TIGER AT PORTEOS

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN

DETAILED GRADING PLAN

DATE:	08/20/2021
DESIGNED BY:	BJC
DRAWN BY:	CM
CHECKED BY:	ELG

FILE NO.
GD_DT

PROJECT NO.
096360012

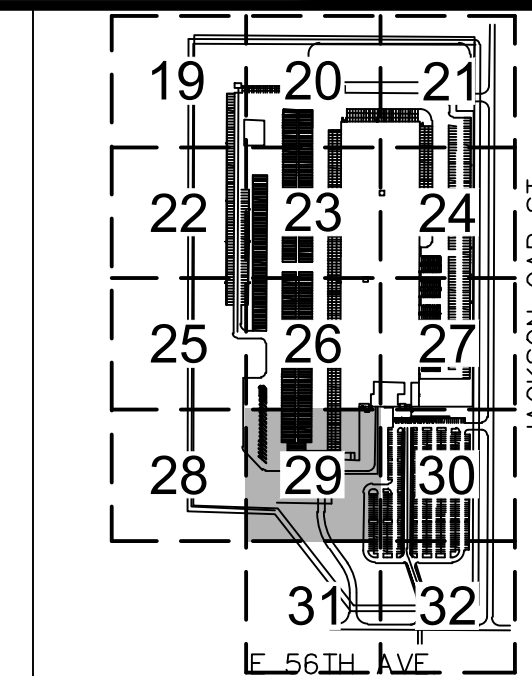
SHEET NO.	
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28

LIMITS OF FLOODPLAIN, FLOOD HAZARD (TABLE A #3):
SUBJECT PROPERTY FALLS WITHIN THE BOUNDARY OF THE
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP, COMMUNITY PANELS NO. 08001C0665J, DATED
FEBRUARY 17, 2017 AND THE PROPERTY LIES WITHIN ZONE X
AREA OF MINIMAL FLOOD HAZARD.

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS

LEGEND

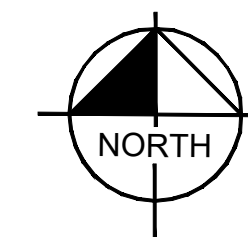
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- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
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- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

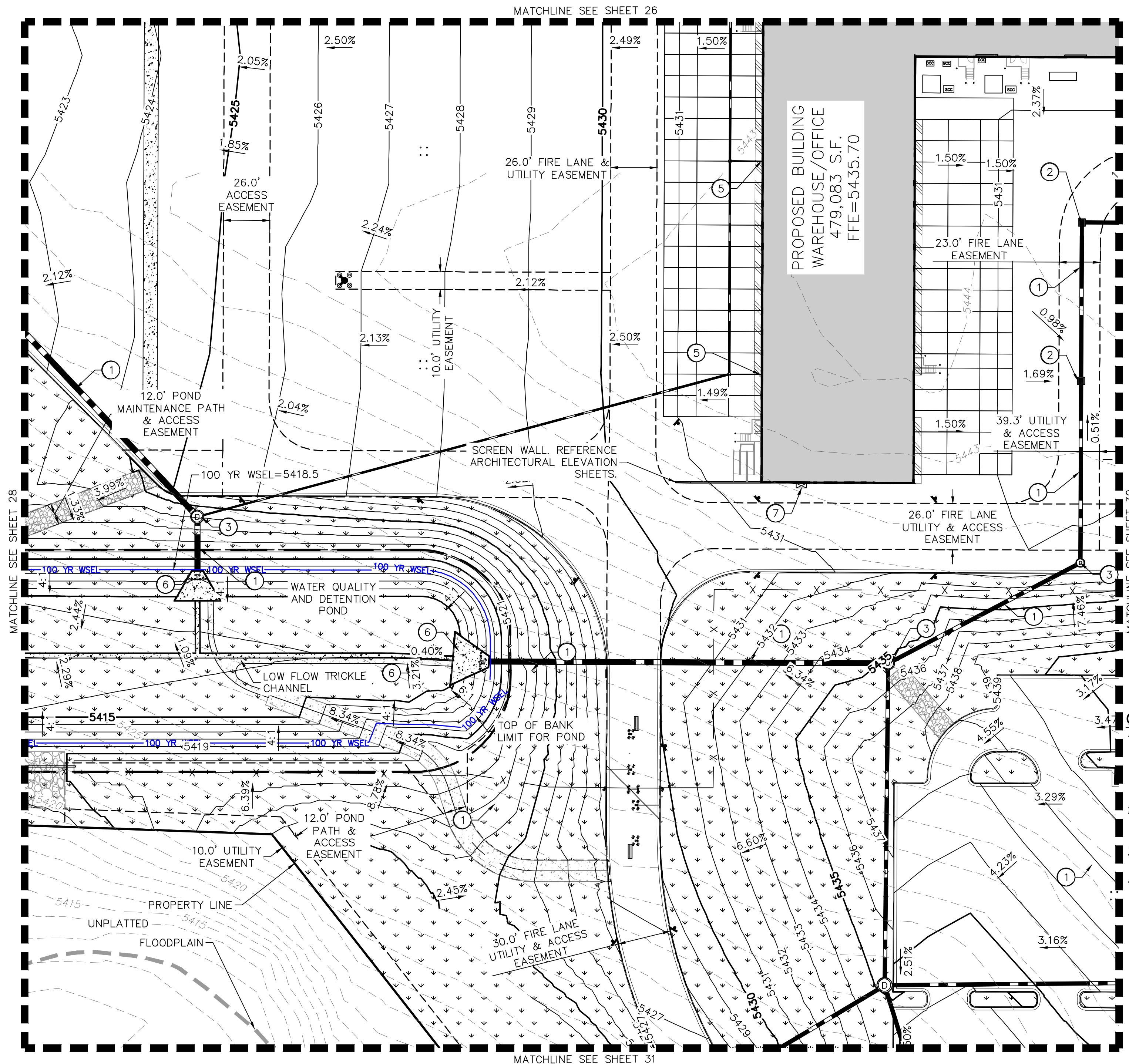
- STORM DRAIN PIPE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- PROPOSED ROOF DRAIN (PRIVATE)
- FOREBAY
- KNOX BOX

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



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1855 South Wadsworth Street
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED GRADING PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

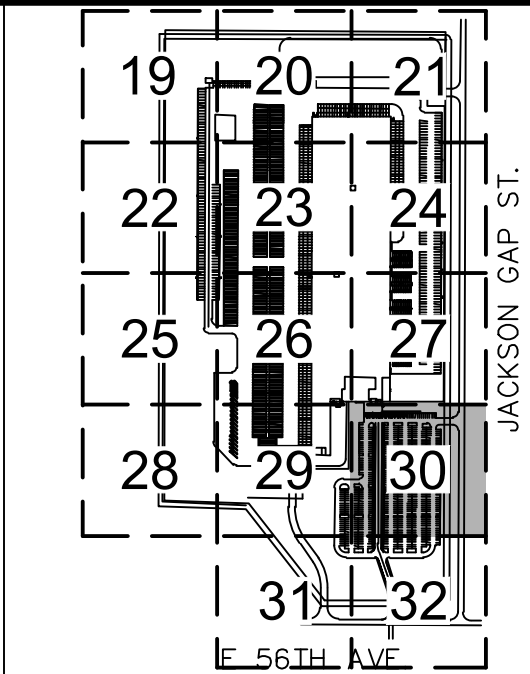
FILE NO.
GD-JT
PROJECT NO.
096360012

SHEET NO.

29

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LEGEND

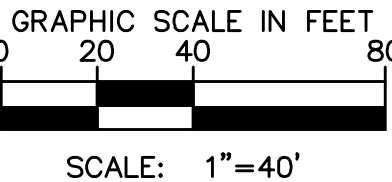
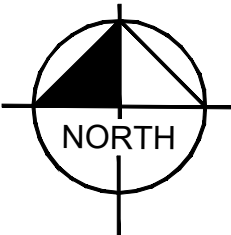
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
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- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET

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JACKSON GAP ST
(84' PUBLIC RIGHT OF WAY)

UNPLATTED

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

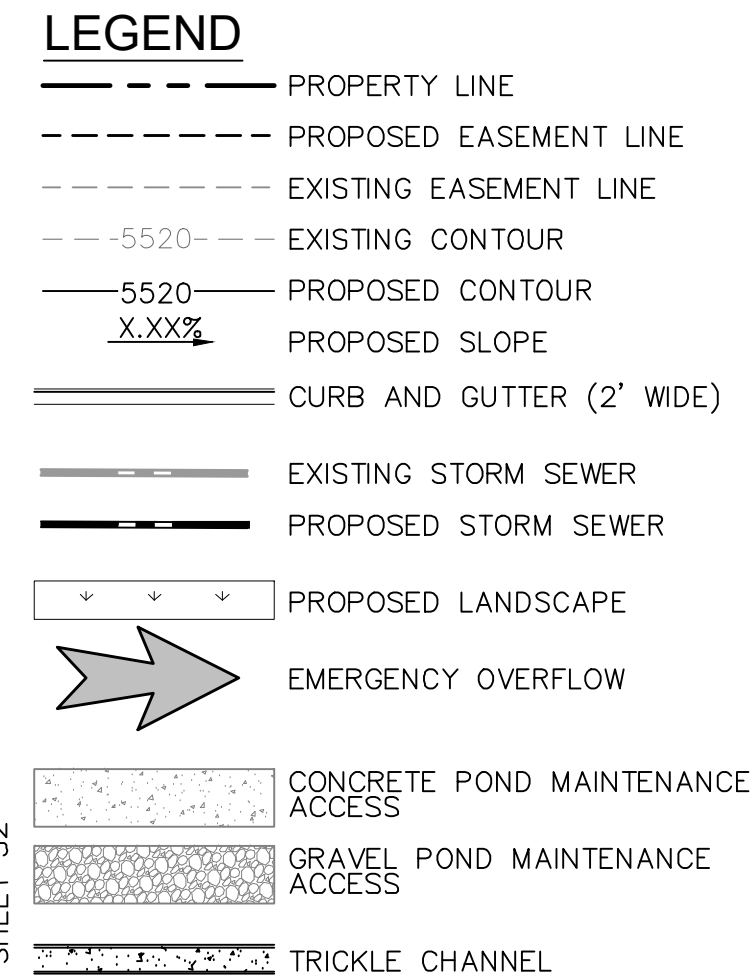
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

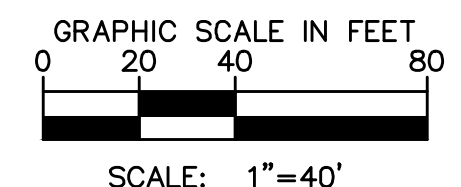
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LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



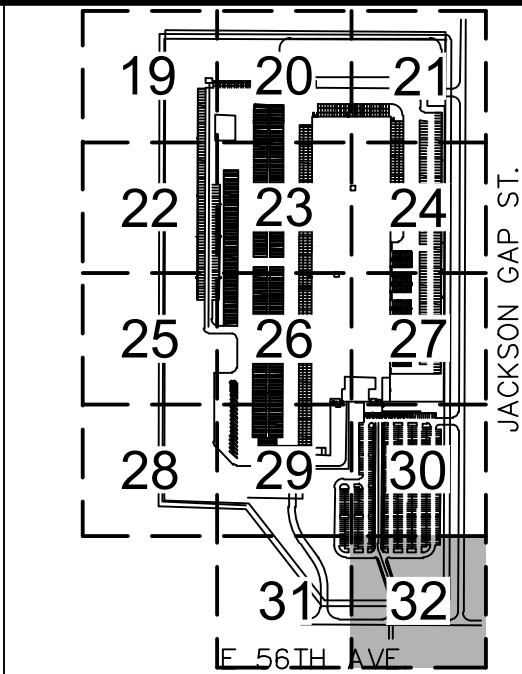
① STORM DRAIN PIPE
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PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LEGEND

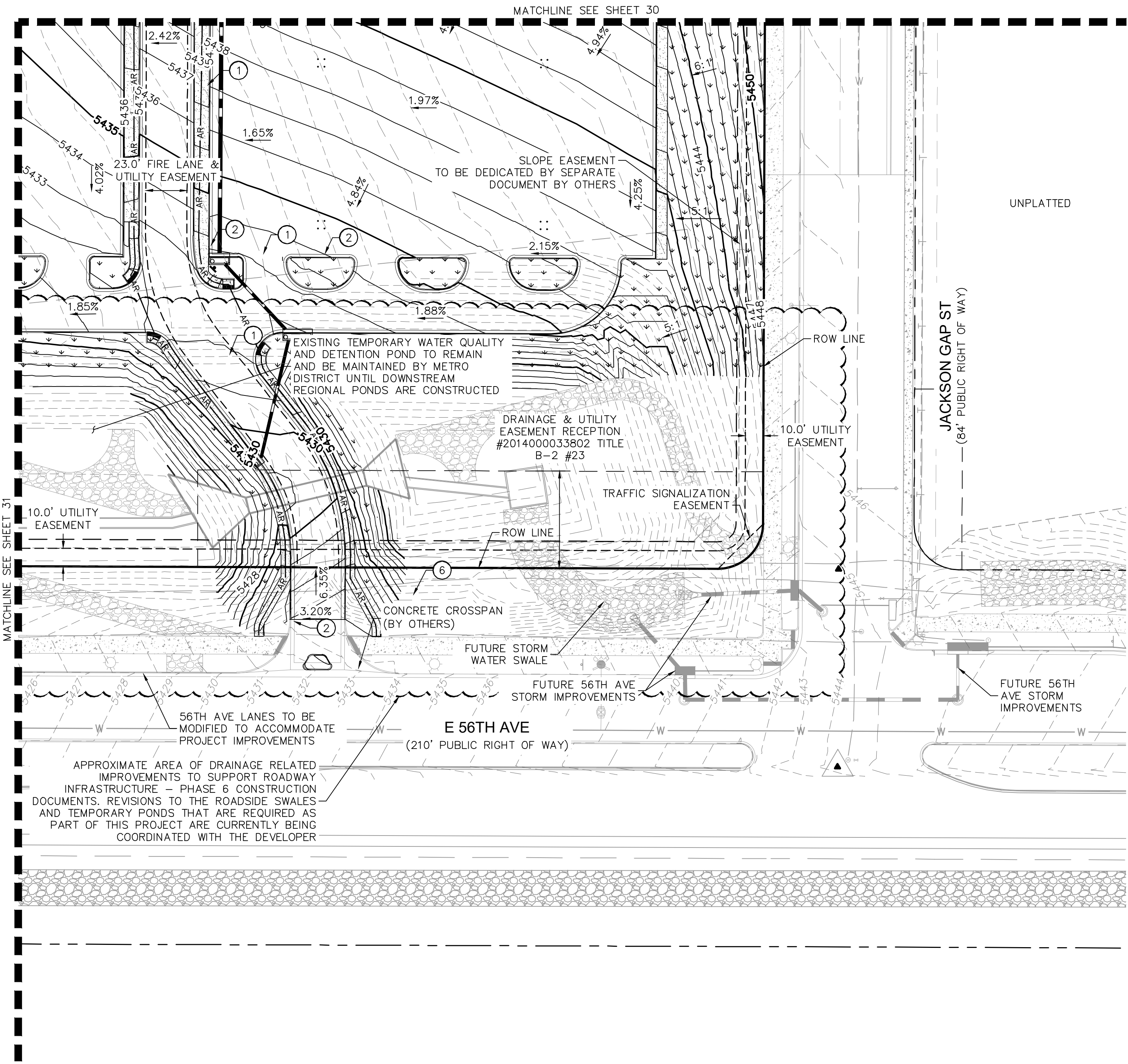
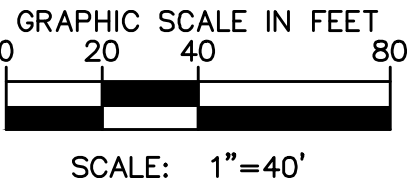
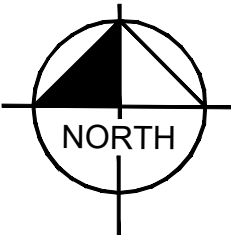
- PROPERTY LINE
- PROPOSED EASEMENT LINE
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- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
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- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 6 FOREBAY

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DENVER, COLORADO 80237 (303) 228-2300

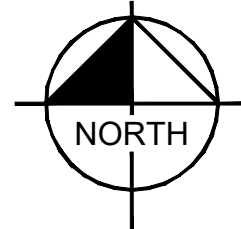
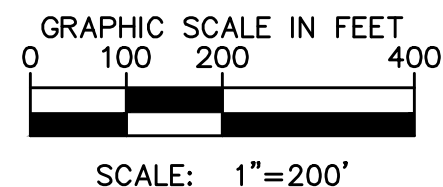
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 08/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

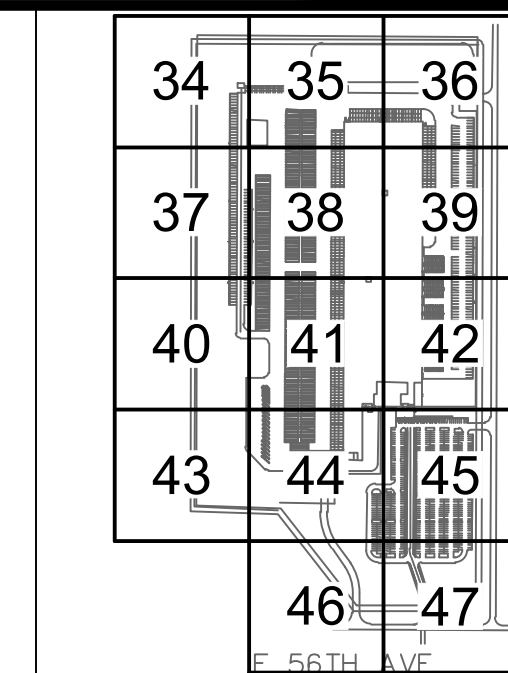
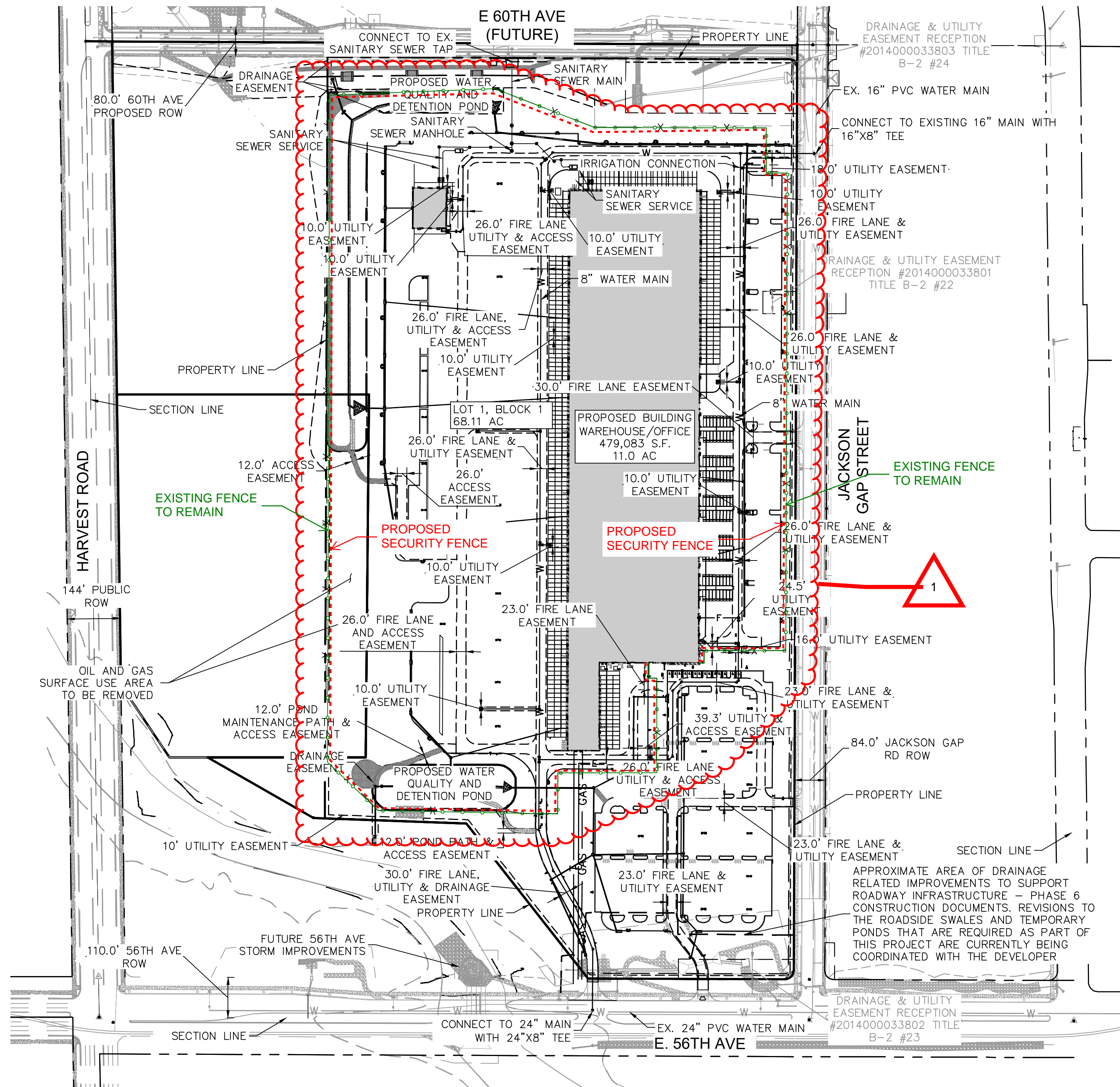
FILE NO.
GD-JT
PROJECT NO.
096360012

SHEET NO.



PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- ☑ PROPOSED WATER METER
- 🔥 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- ⊗ PROPOSED WATER VALVE
- △ PROPOSED TEE
- △ PROPOSED WATER BEND W/ THRUST BLOCK
- 🔧 PROPOSED FDC
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED PRIVATE SANITARY SEWER
- 🕸 SANITARY SEWER MANHOLE
- 💡 PROPOSED SITE AND BUILDING LIGHTING

NOTE: ALL ONSITE STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER. PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

1
ADDING A SECURITY FENCE INSIDE EXISTING PERIMETER FENCE - SEE SHEETS C1-C3 AT END OF PLAN SET FOR DETAILS

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
OVERALL UTILITY PLAN

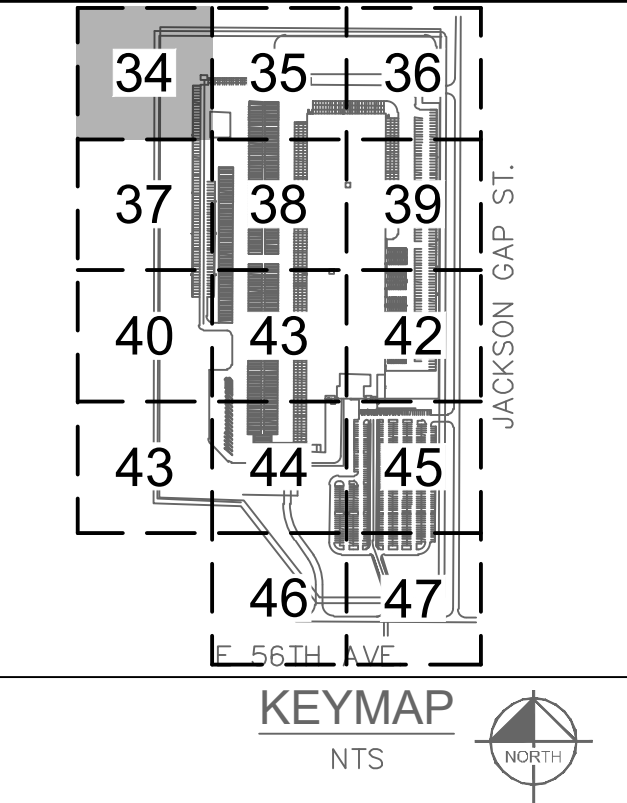
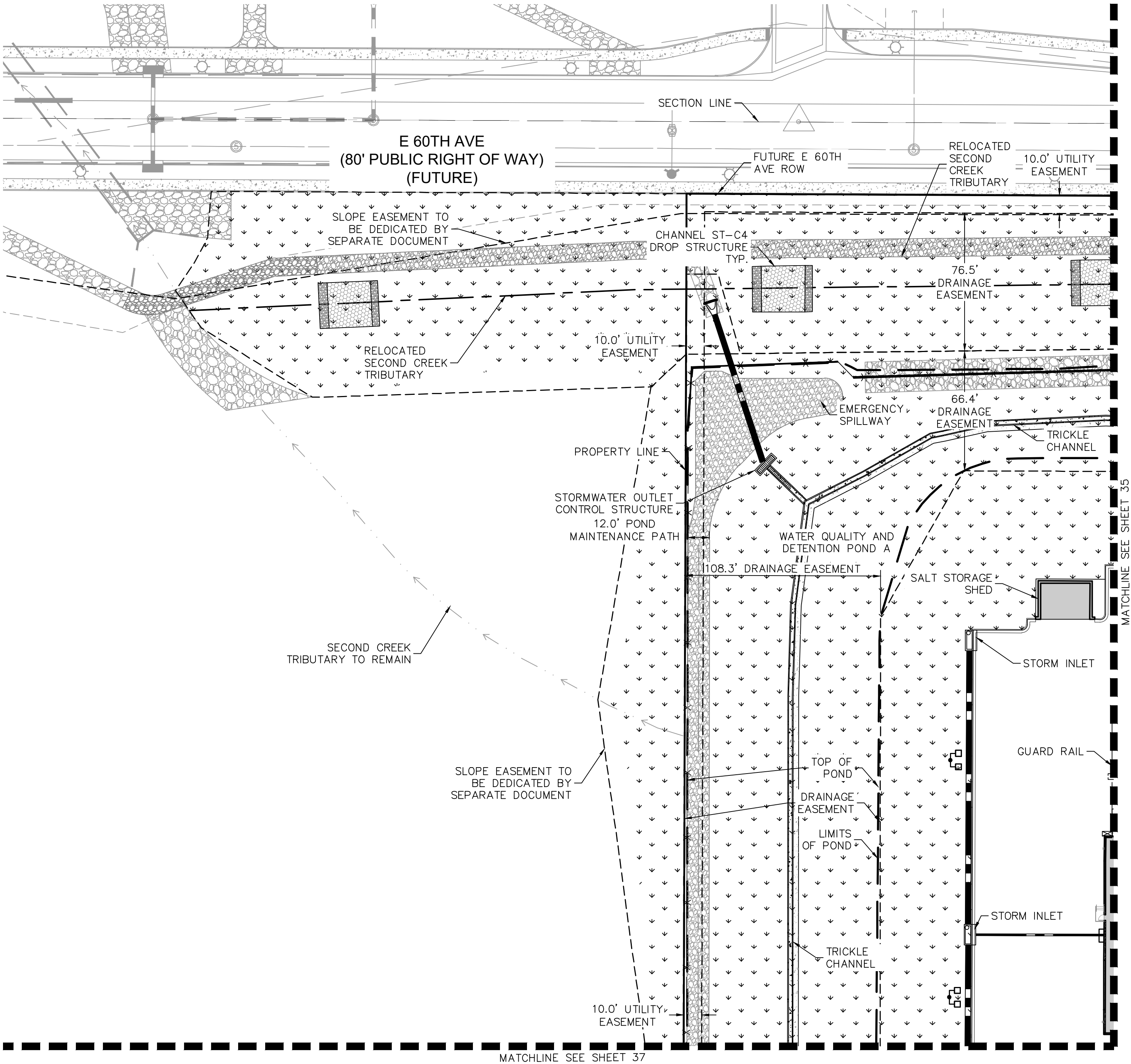
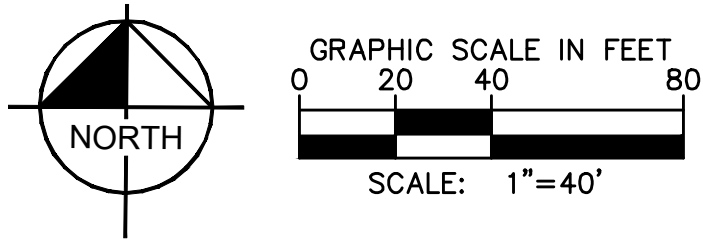
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
UT_LOV
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- LEGEND:**
- PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - PROPOSED EASEMENT LINE
 - - - - - EXISTING STORM SEWER
 - - - - - PROPOSED STORM SEWER
 - W — EXISTING WATER LINE
 - W — PROPOSED WATER LINE
 - F — F — PROPOSED FIRE SERVICE LINE
 - ☒ PROPOSED WATER METER
 - ⦿ PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
 - ⊠ PROPOSED WATER VALVE
 - △ PROPOSED TEE
 - △ PROPOSED WATER BEND W/ THRUST BLOCK
 - ⦿ PROPOSED FDC
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 - ⊙ SANITARY SEWER MANHOLE
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NOTE: ALL ONSITE STORM AND SANITARY SEWER SERVICES ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR METRO DISTRICT (IF IN DISTRICT EASEMENTS). PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

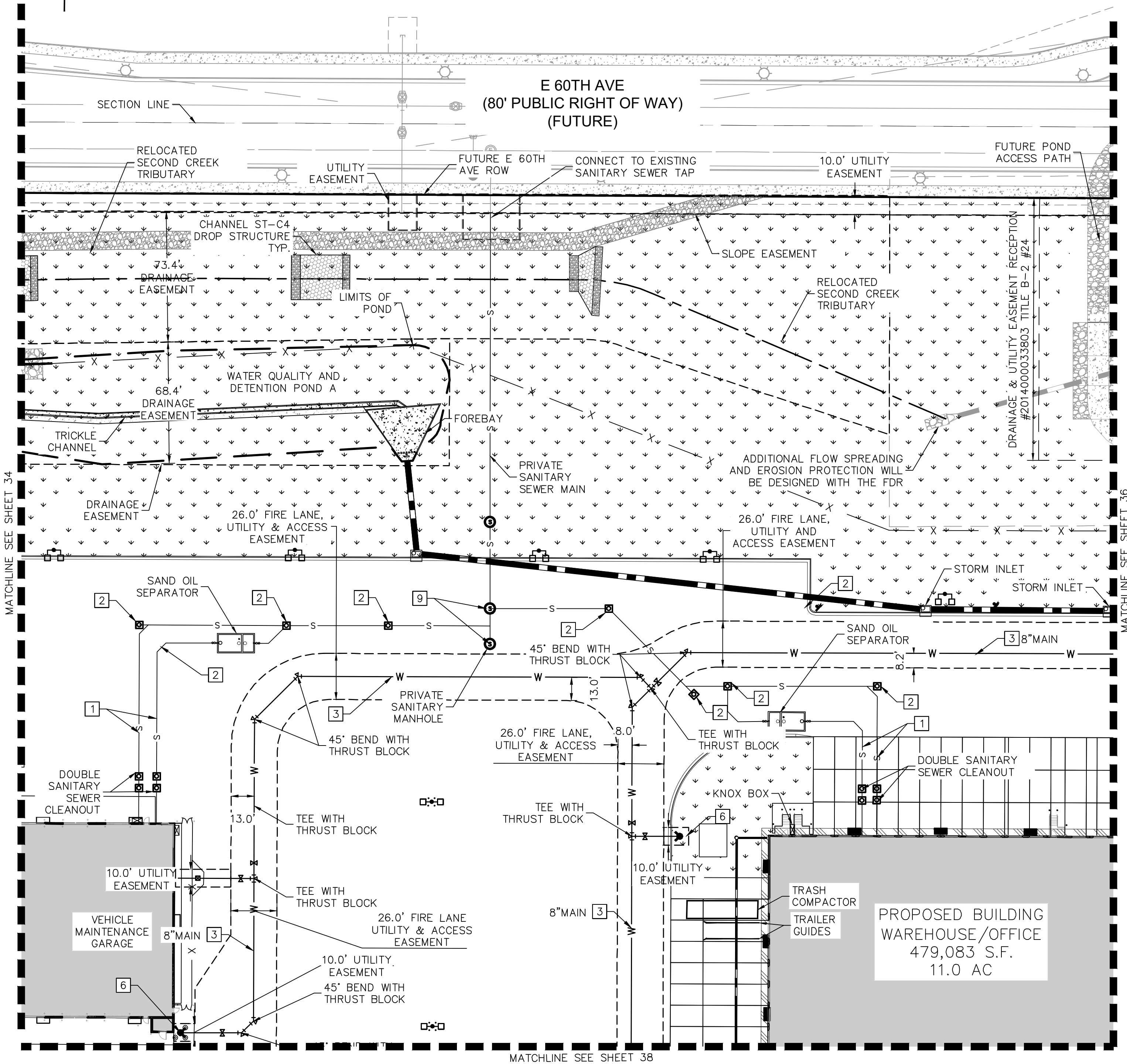
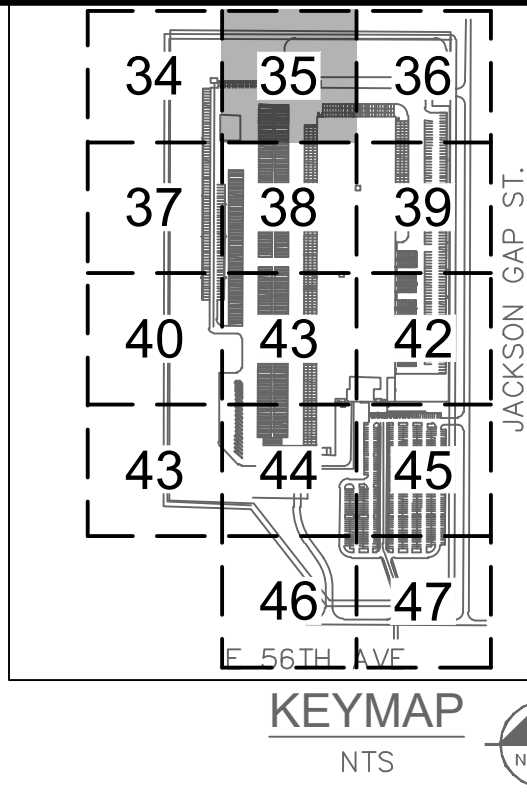
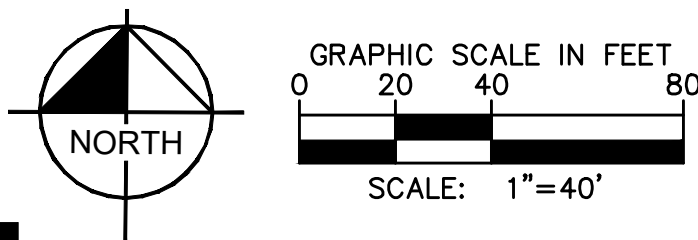
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED UTILITY PLAN

DATE: 09/20/2021	DESIGNED BY: BJC	FILE NO. 096360012	SHEET NO. 34
DRAWN BY: CM	CHECKED BY: ELG	PROJECT NO. 096360012	

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

- 1 SANITARY SEWER PIPE SERVICE LINE
- 2 SANITARY SEWER CLEANOUT
- 3 WATER MAIN
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING
- 7 FDC W/ APPROVED KNOX HARDWARE
- 9 SANITARY SEWER WYE CONNECTION.

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
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- ☑ PRIVATE SANITARY SEWER MANHOLE
- ☑ PROPOSED SITE AND BUILDING LIGHTING

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Kimley»Horn

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

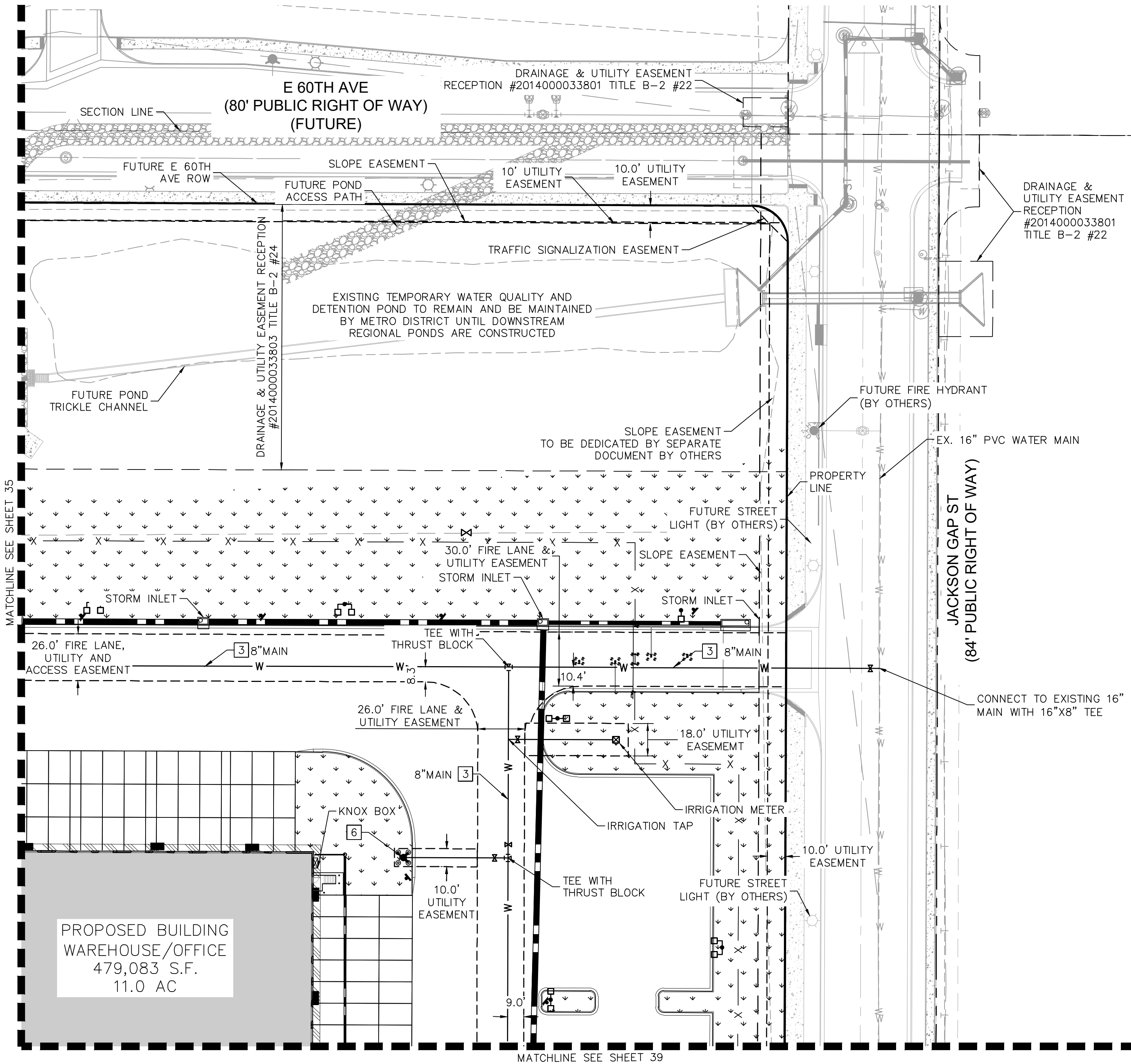
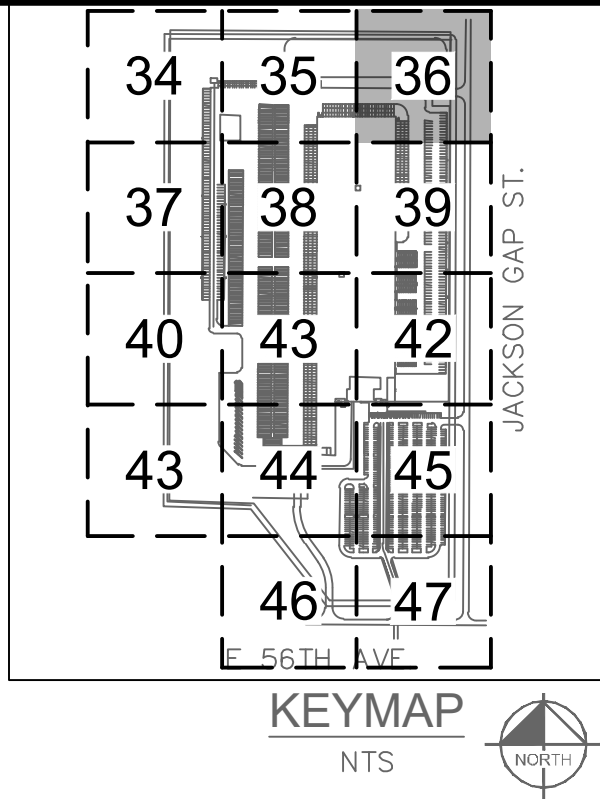
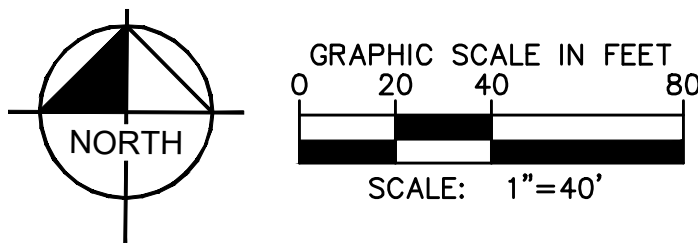
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FILE NO.
UT_LDT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

- 3 WATER MAIN
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- F --- PROPOSED FIRE SERVICE LINE
- ☒ PROPOSED WATER METER
- ☒ PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- ☒ PROPOSED WATER VALVE
- △ PROPOSED TEE
- △ PROPOSED WATER BEND W/ THRUST BLOCK
- ☒ PROPOSED FDC
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED PRIVATE SANITARY SEWER
- ☒ SANITARY SEWER MANHOLE
- ☒ PROPOSED SITE AND BUILDING LIGHTING

NOTE: ALL ONSITE STORM AND SANITARY SEWER SERVICES ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR METRO DISTRICT (IF IN DISTRICT EASEMENTS). PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

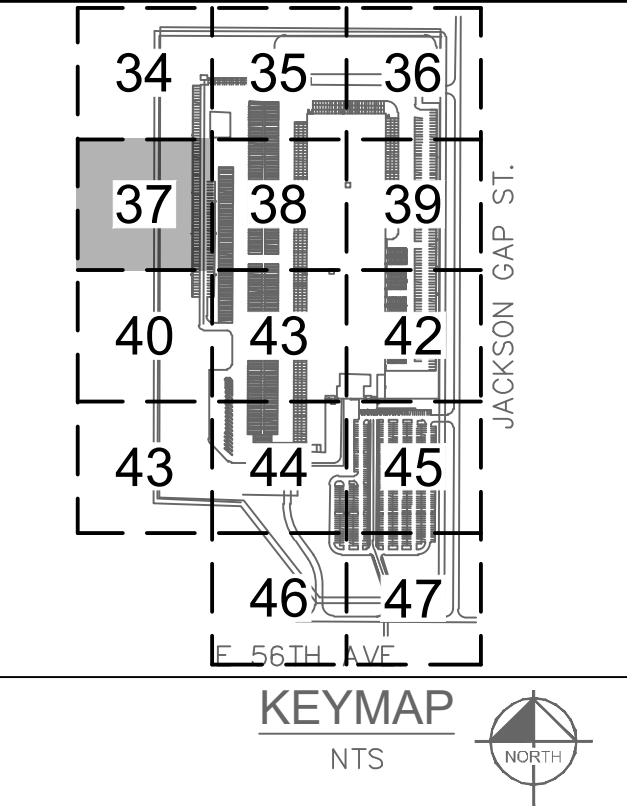
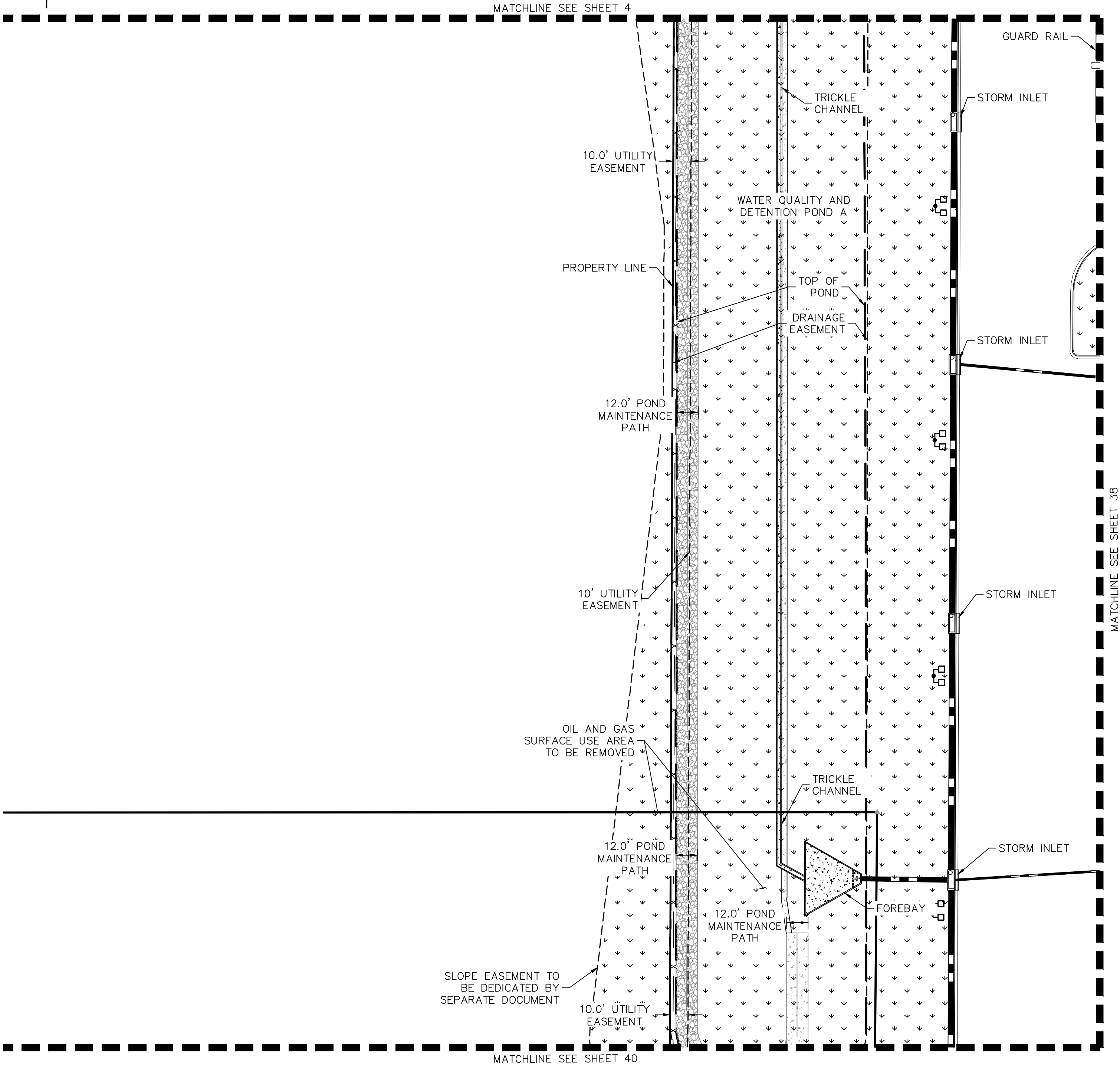
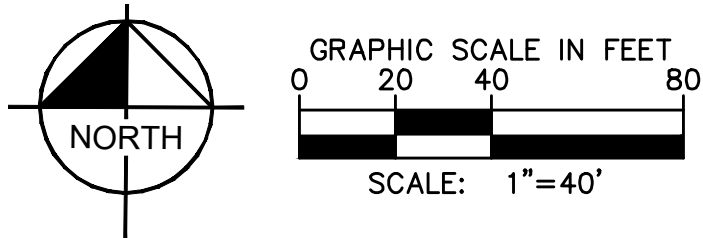
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE ST., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED UTILITY PLAN

DATE: 09/20/2021	DESIGNED BY: BJC	CHECKED BY: ELG
FILE NO. UT_LDT	PROJECT NO. 096360012	
SHEET NO. 36		

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- LEGEND:**
- PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - W --- EXISTING WATER LINE
 - W --- PROPOSED WATER LINE
 - F --- F --- PROPOSED FIRE SERVICE LINE
 - ☒ PROPOSED WATER METER
 - 🔥 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
 - ⊠ PROPOSED WATER VALVE
 - └┐ PROPOSED TEE
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 - 🏠 PROPOSED SITE AND BUILDING LIGHTING

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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

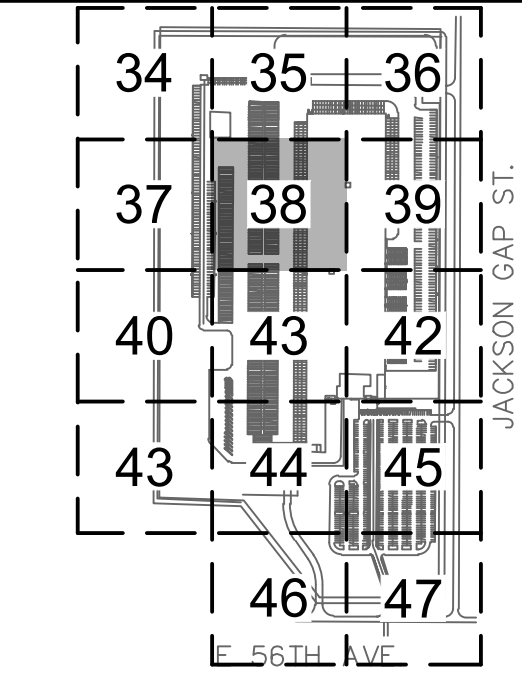
FILE NO. UT_LDT
PROJECT NO. 096360012
SHEET NO. 37

REVISION NO. BY DATE APPR

DETAILED UTILITY PLAN

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS

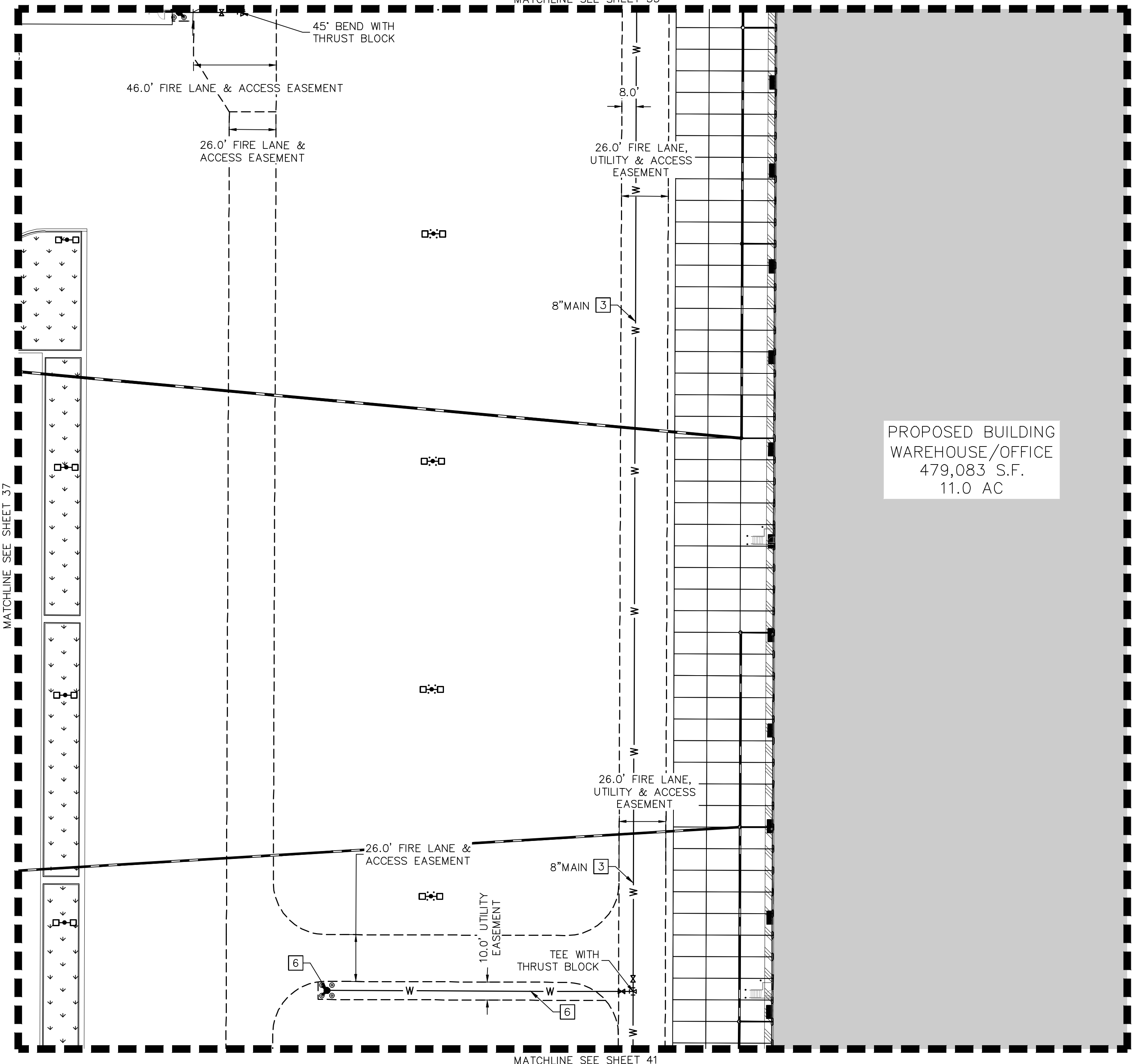
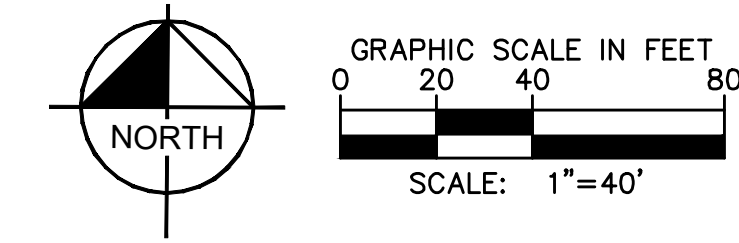
UTILITY PLAN KEY NOTES

- 1 SANITARY SEWER PIPE SERVICE LINE
- 2 SANITARY SEWER CLEANOUT
- 3 WATER MAIN
- 4 WATER SERVICE LINE
- 5 PRIVATE FIRE SERVICE LINE
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING
- 7 FDC W/ APPROVED KNOX HARDWARE

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
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- △ PROPOSED TEE
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- S --- PROPOSED PRIVATE SANITARY SEWER
- 🕸 SANITARY SEWER MANHOLE
- ☐ ☐ PROPOSED SITE AND BUILDING LIGHTING

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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

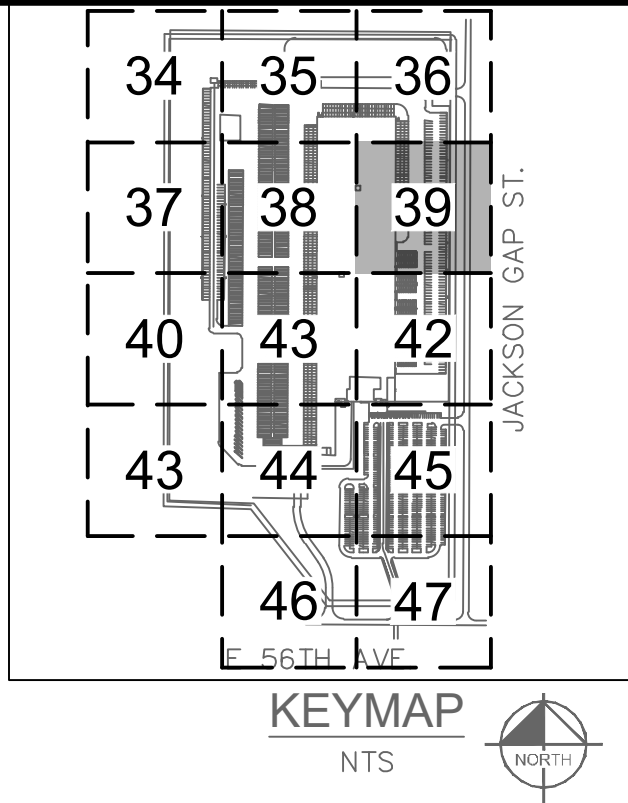
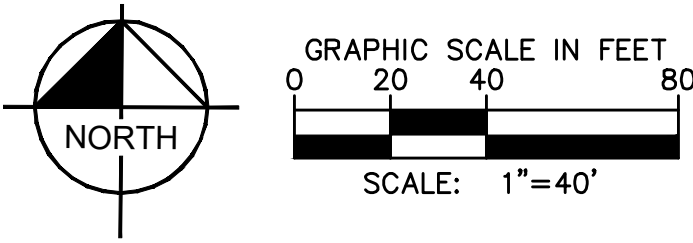
FILE NO.
UT_LDT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS

SITE PLAN



















LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

- 3 WATER MAIN
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER
COA STD DETAIL 208, AND STRIPING

LEGEND:

- | | |
|---|---|
|  | PROPERTY LINE |
|  | EXISTING EASEMENT LINE |
|  | PROPOSED EASEMENT LINE |
|  | EXISTING STORM SEWER |
|  | PROPOSED STORM SEWER |
|  | EXISTING WATER LINE |
|  | PROPOSED WATER LINE |
|  | PROPOSED FIRE SERVICE LINE |
|  | PROPOSED WATER METER |
|  | PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208 |
|  | PROPOSED WATER VALVE |
|  | PROPOSED TEE |
|  | PROPOSED WATER BEND W/ THRUST BLOCK |
|  | PROPOSED FDC |
|  | EXISTING SANITARY SEWER |
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|  | SANITARY SEWER MANHOLE |
|  | PROPOSED SITE AND BUILDING LIGHTING |

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PROJECT TIGER AT PORTEOS

CITY OF AURORA, COUNTY OF ADAMS

SITE PLAN

DATE:	08/20/2021
DESIGNED BY:	BJC
DRAWN BY:	CM
CHECKED BY:	ELG

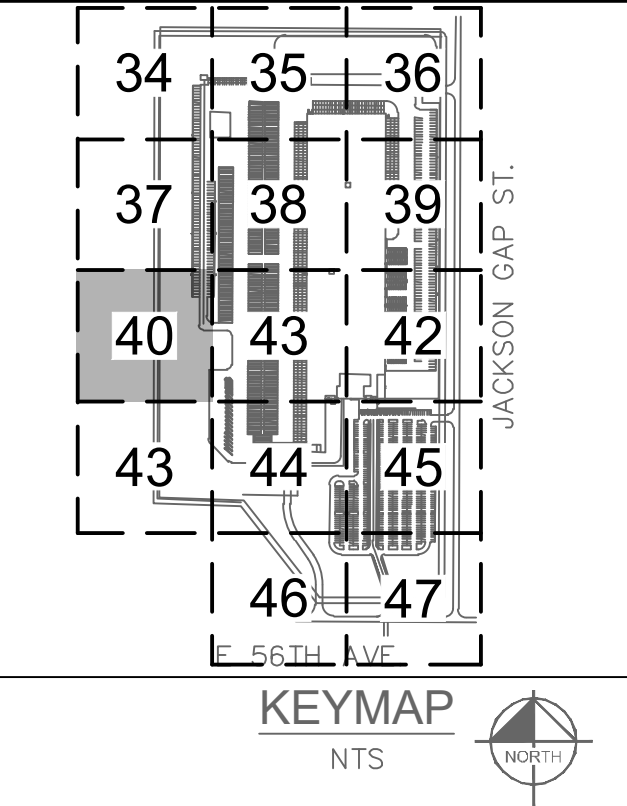
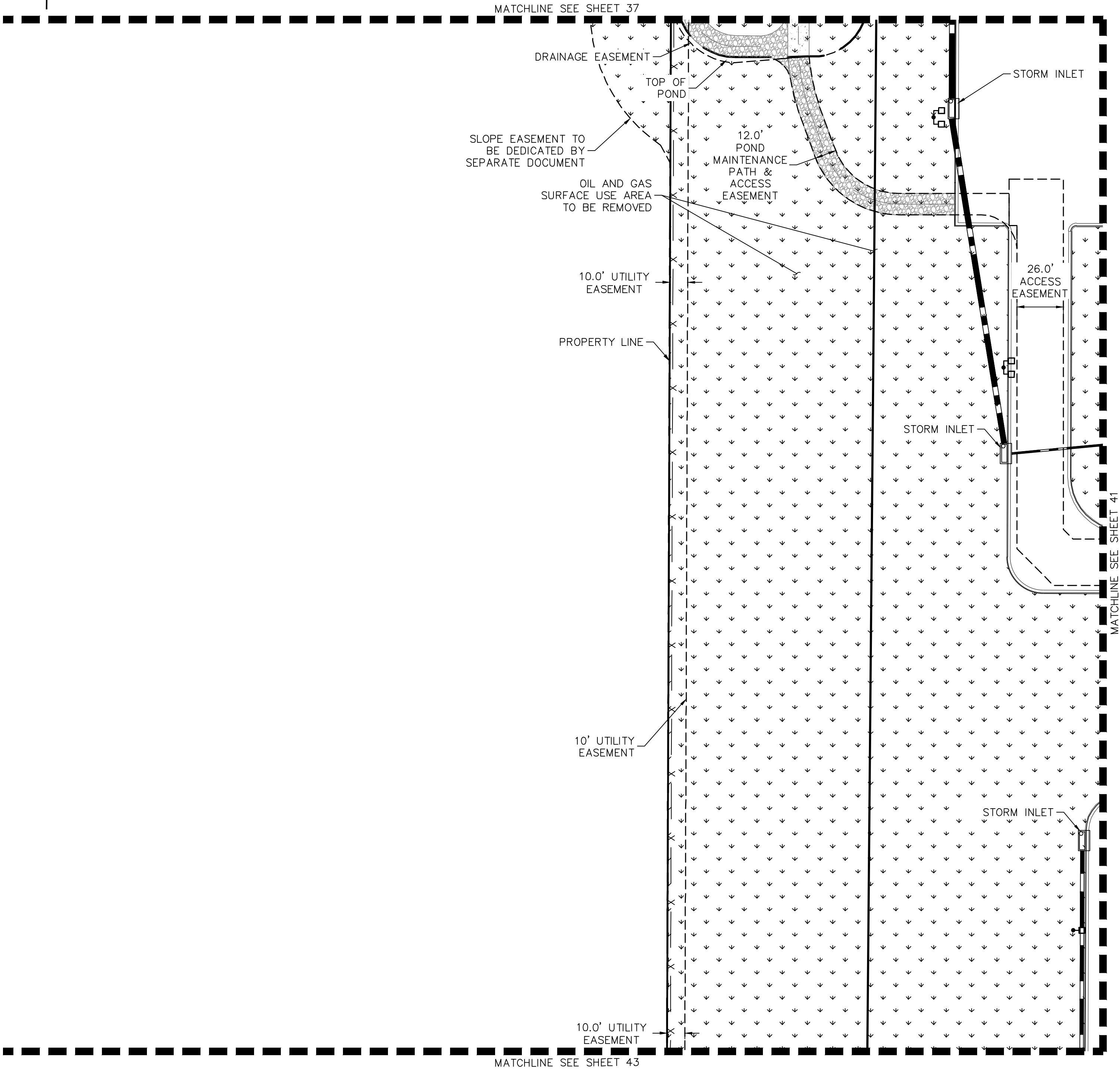
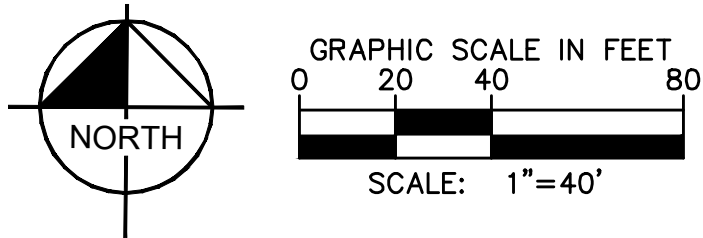
FILE NO.	UT_DT
PROJECT NO.	096360012

SHEET NO.

39

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
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1835 South Ute Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

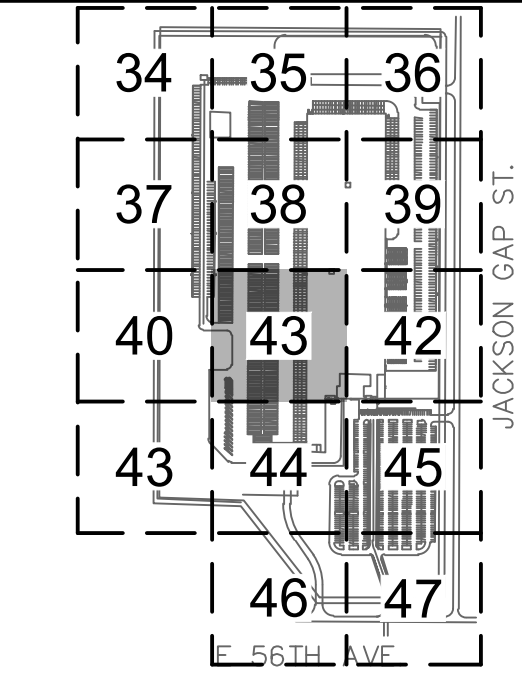
FILE NO.
UT_LIT
PROJECT NO.
096360012

SHEET NO.

40

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



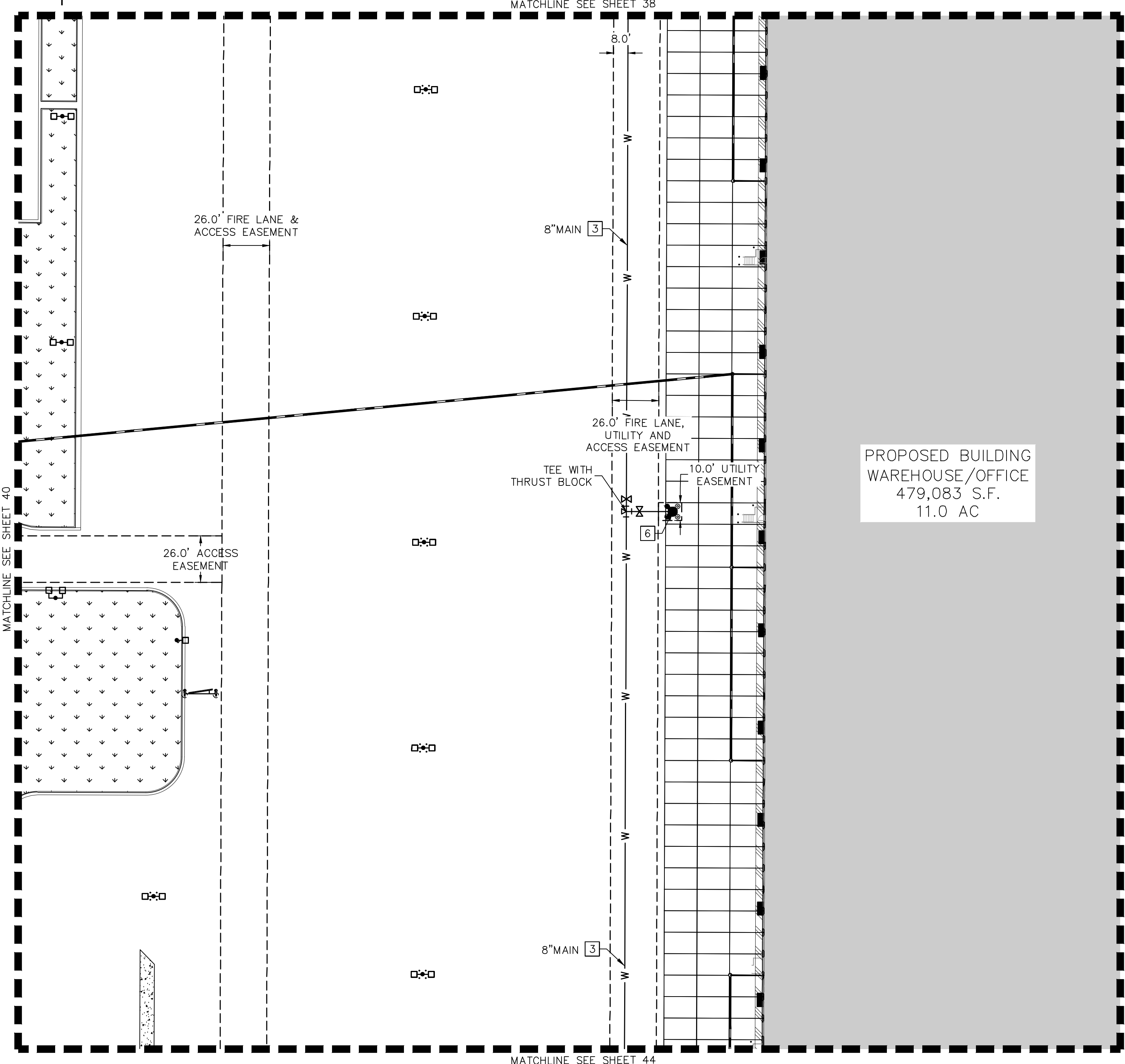
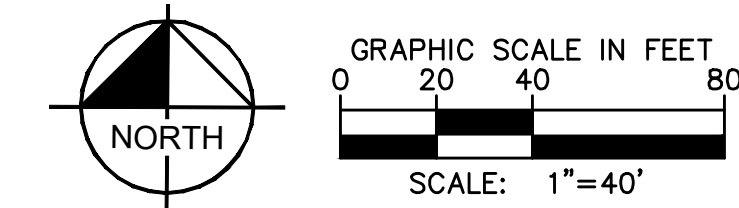
UTILITY PLAN KEY NOTES

- 3 WATER MAIN
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING

LEGEND:

- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
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KIMLEY-HORN AND ASSOCIATES, INC.
1835 South Wadsworth Street
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

DATE: 09/20/2021
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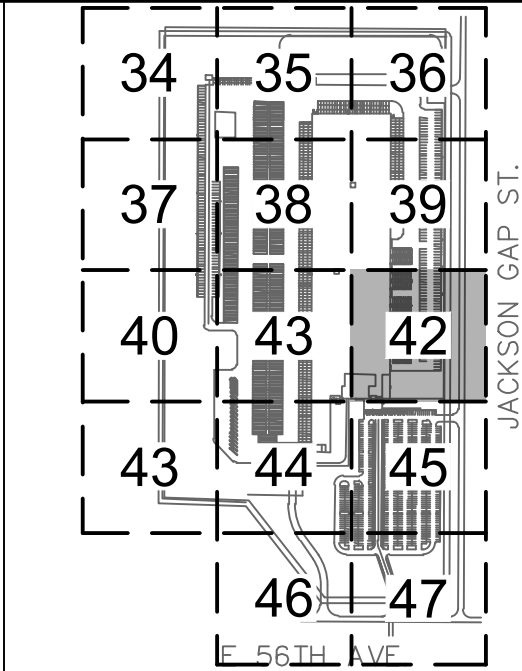
FILE NO.
UT_LDT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS

SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

- | | |
|---|--|
| 3 | WATER MAIN |
| 4 | WATER SERVICE LINE |
| 5 | PRIVATE FIRE SERVICE LINE |
| 6 | FIRE HYDRANT WITH BOLLARD ASSEMBLY PER
COA STD DETAIL 208, AND STRIPING |
| 7 | FDC W/ APPROVED KNOX HARDWARE |

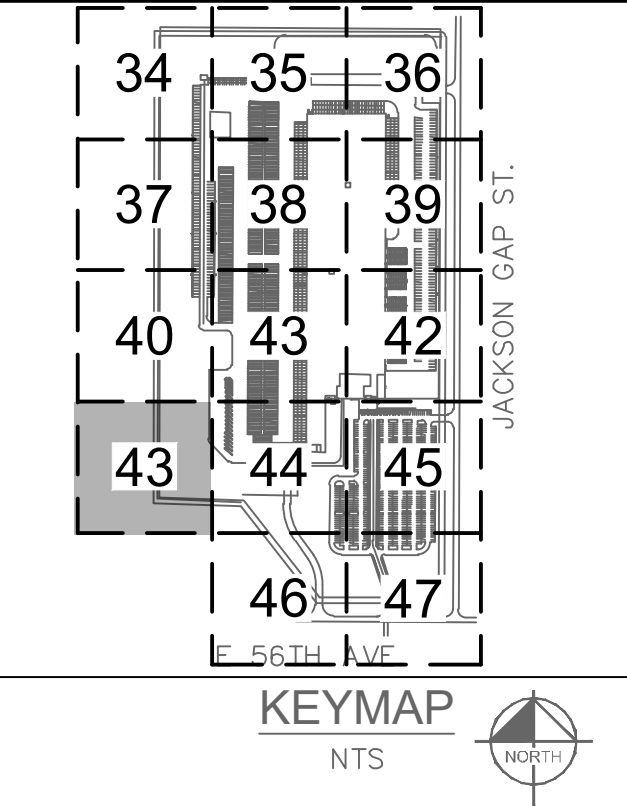
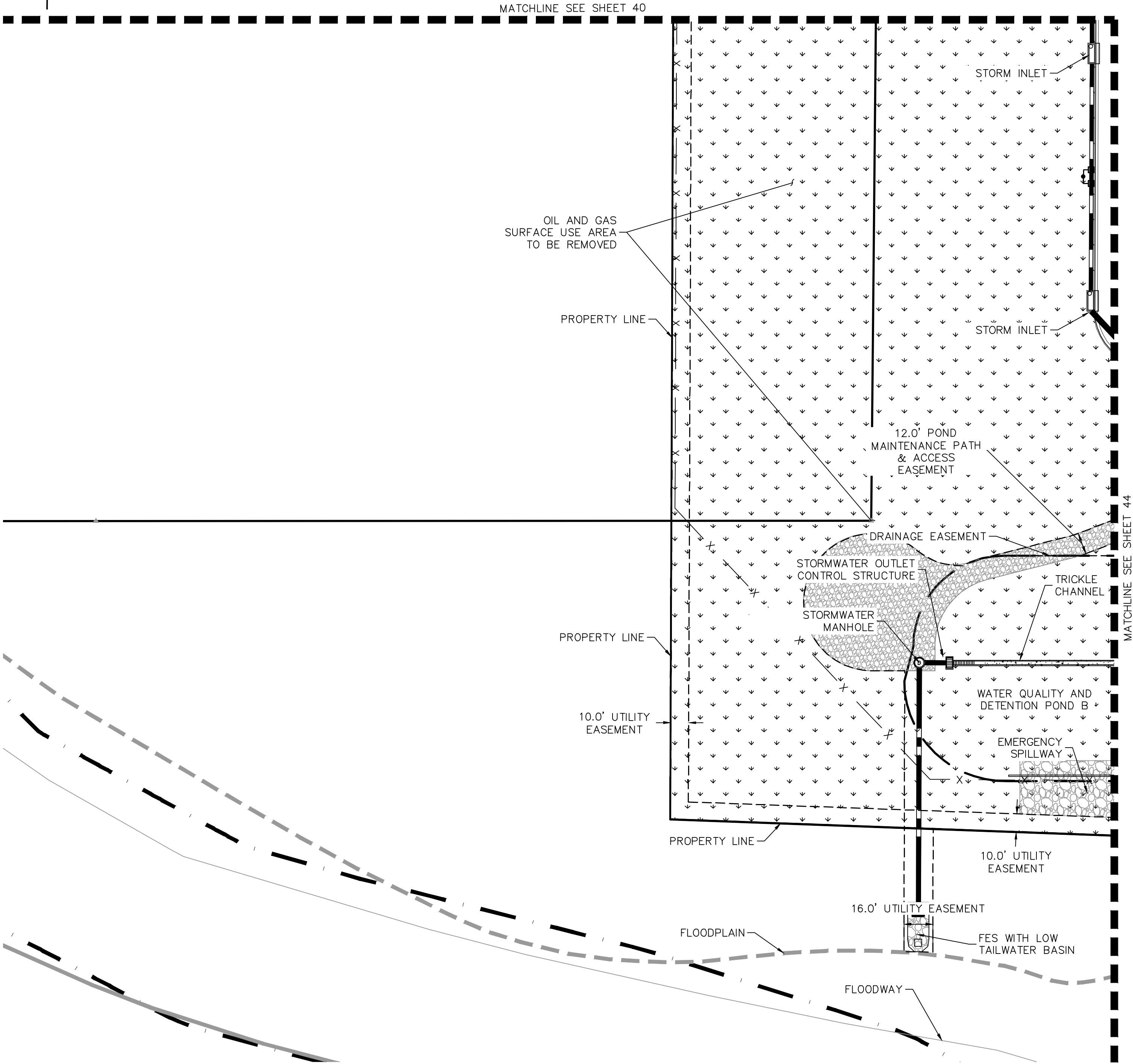
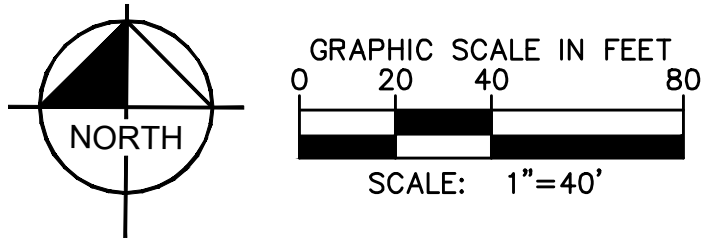
LEGEND:

- | | |
|--|--|
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PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND:

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Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 South Main Street, Suite 200
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED UTILITY PLAN

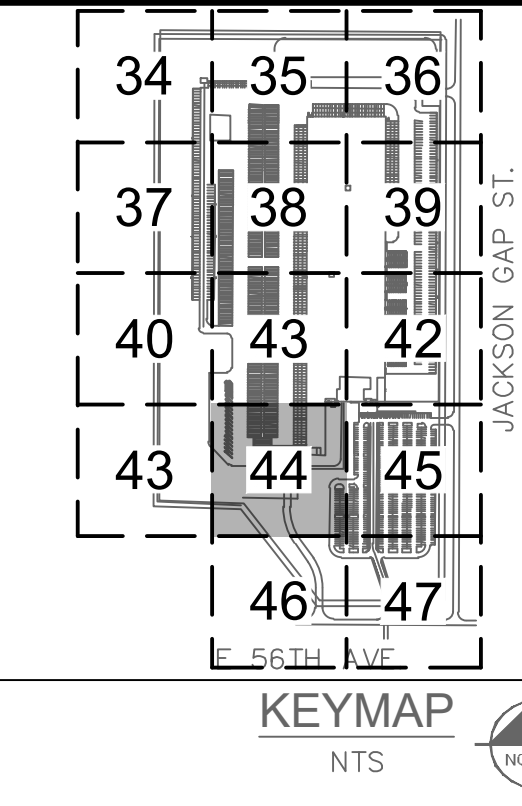
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
UT_LDT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

- 3 WATER MAIN
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LEGEND:

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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

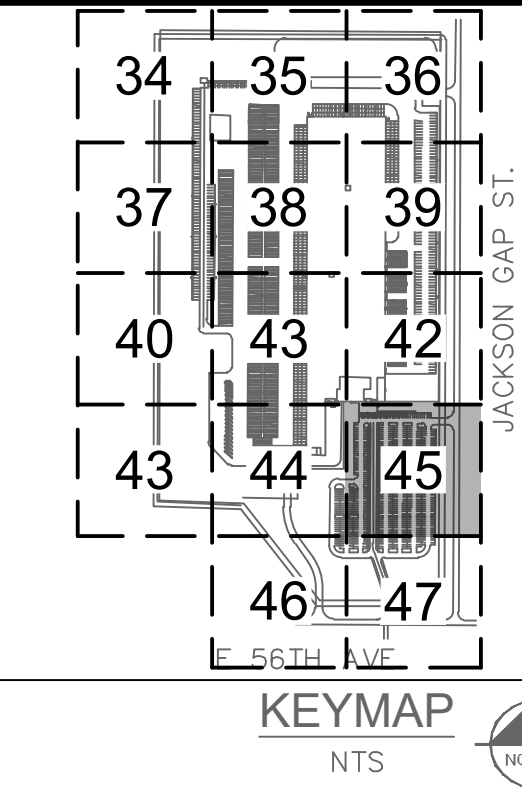
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LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
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UTILITY PLAN KEY NOTES

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6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING

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DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

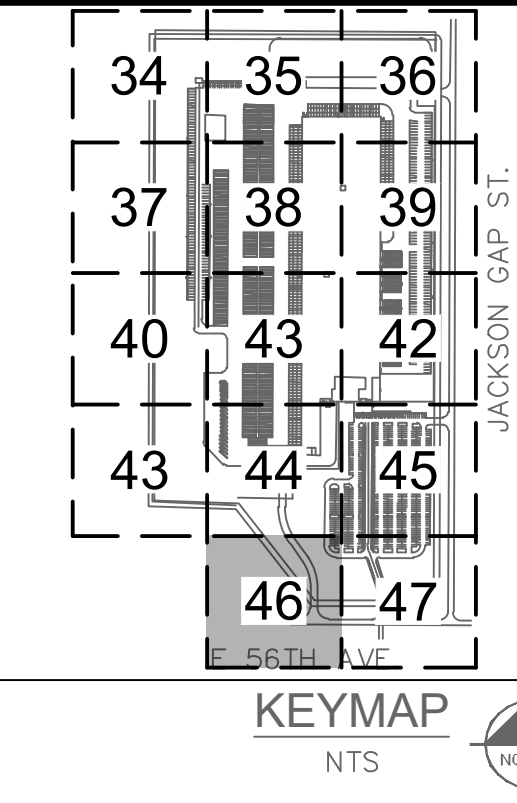
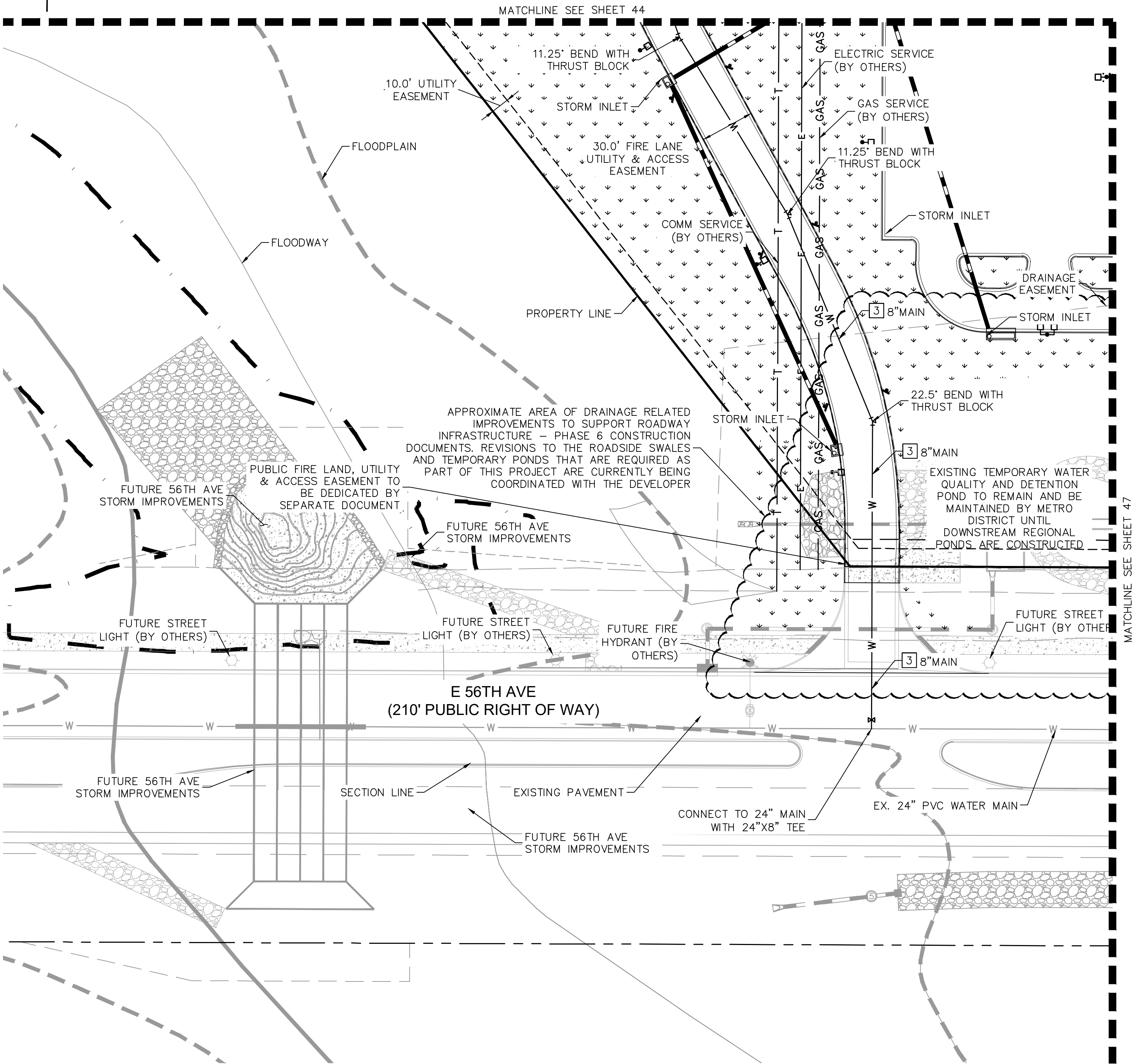
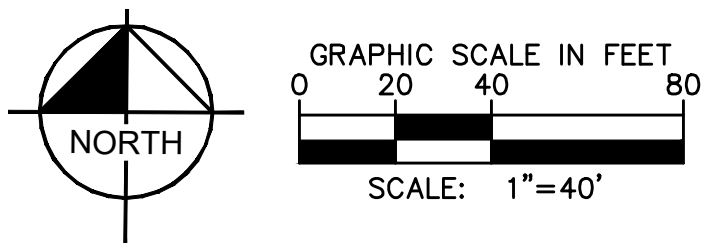
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SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

3 WATER MAIN

LEGEND:

- PROPERTY LINE
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- EXISTING STORM SEWER
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- ⊙ SANITARY SEWER MANHOLE
- □ PROPOSED SITE AND BUILDING LIGHTING

NOTE: ALL ONSITE STORM AND SANITARY SEWER SERVICES ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR METRO DISTRICT (IF IN DISTRICT EASEMENTS). PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

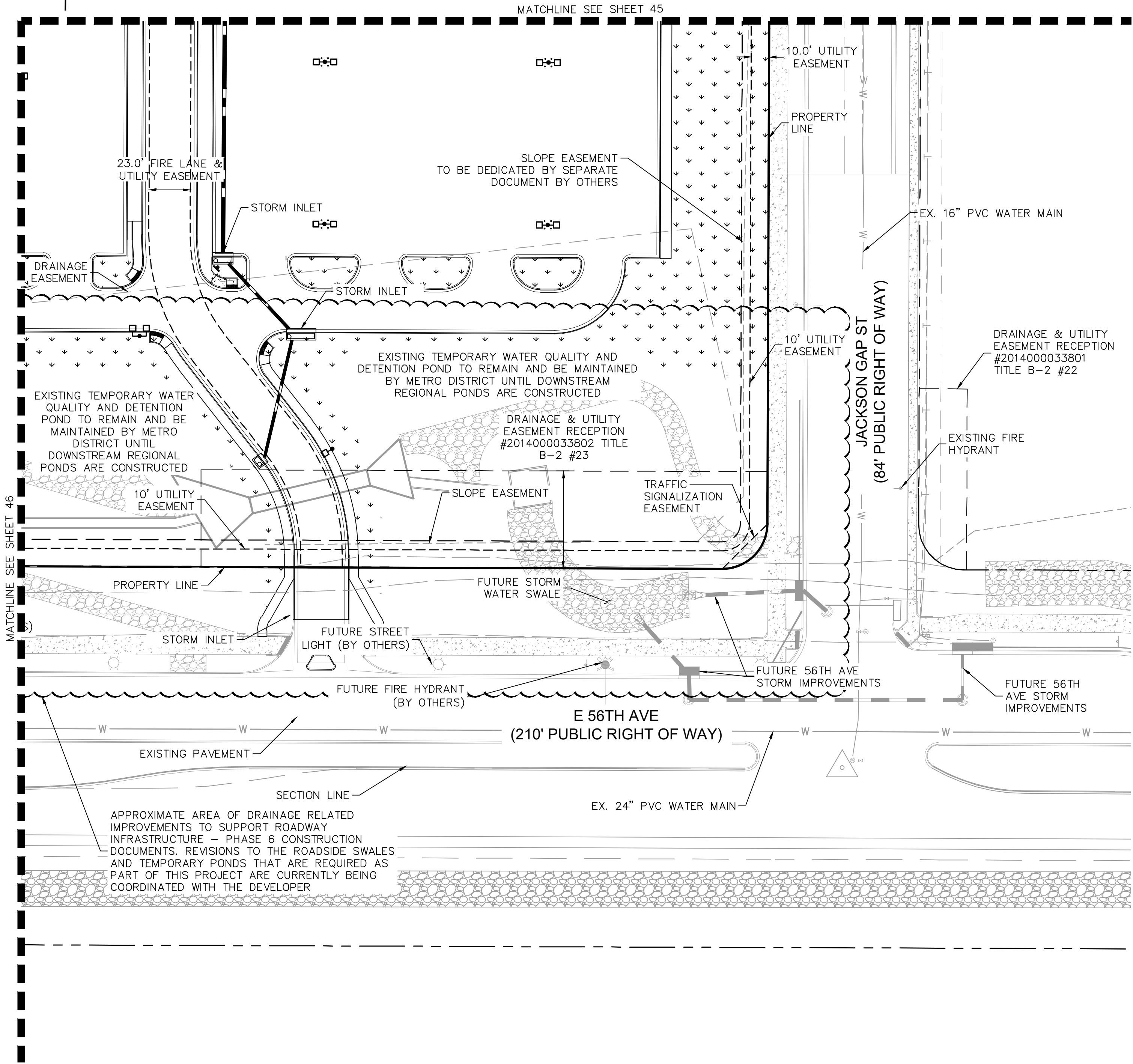
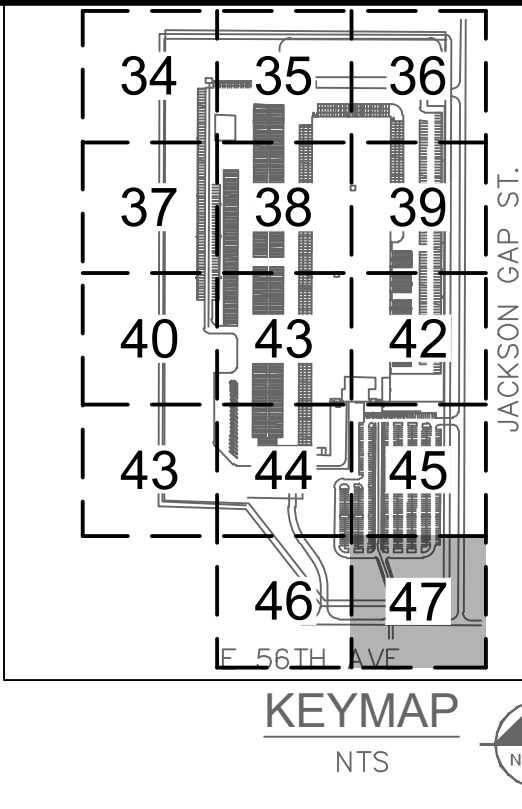
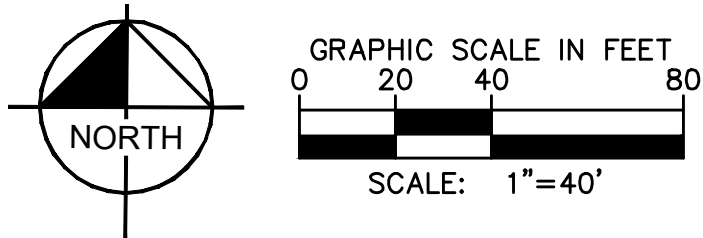
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
UT_LDT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- F --- F --- PROPOSED FIRE SERVICE LINE
- ☑ PROPOSED WATER METER
- 🔥 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- ⌵ PROPOSED WATER VALVE
- △ PROPOSED TEE
- △ PROPOSED WATER BEND W/ THRUST BLOCK
- 🔧 PROPOSED FDC
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED PRIVATE SANITARY SEWER
- 🕸 SANITARY SEWER MANHOLE
- ☐ ☐ PROPOSED SITE AND BUILDING LIGHTING

NOTE: ALL ONSITE STORM AND SANITARY SEWER SERVICES ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR METRO DISTRICT (IF IN DISTRICT EASEMENTS). PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 South Wadsworth Street
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

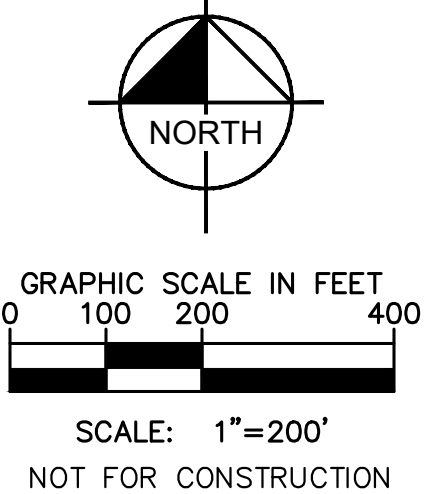
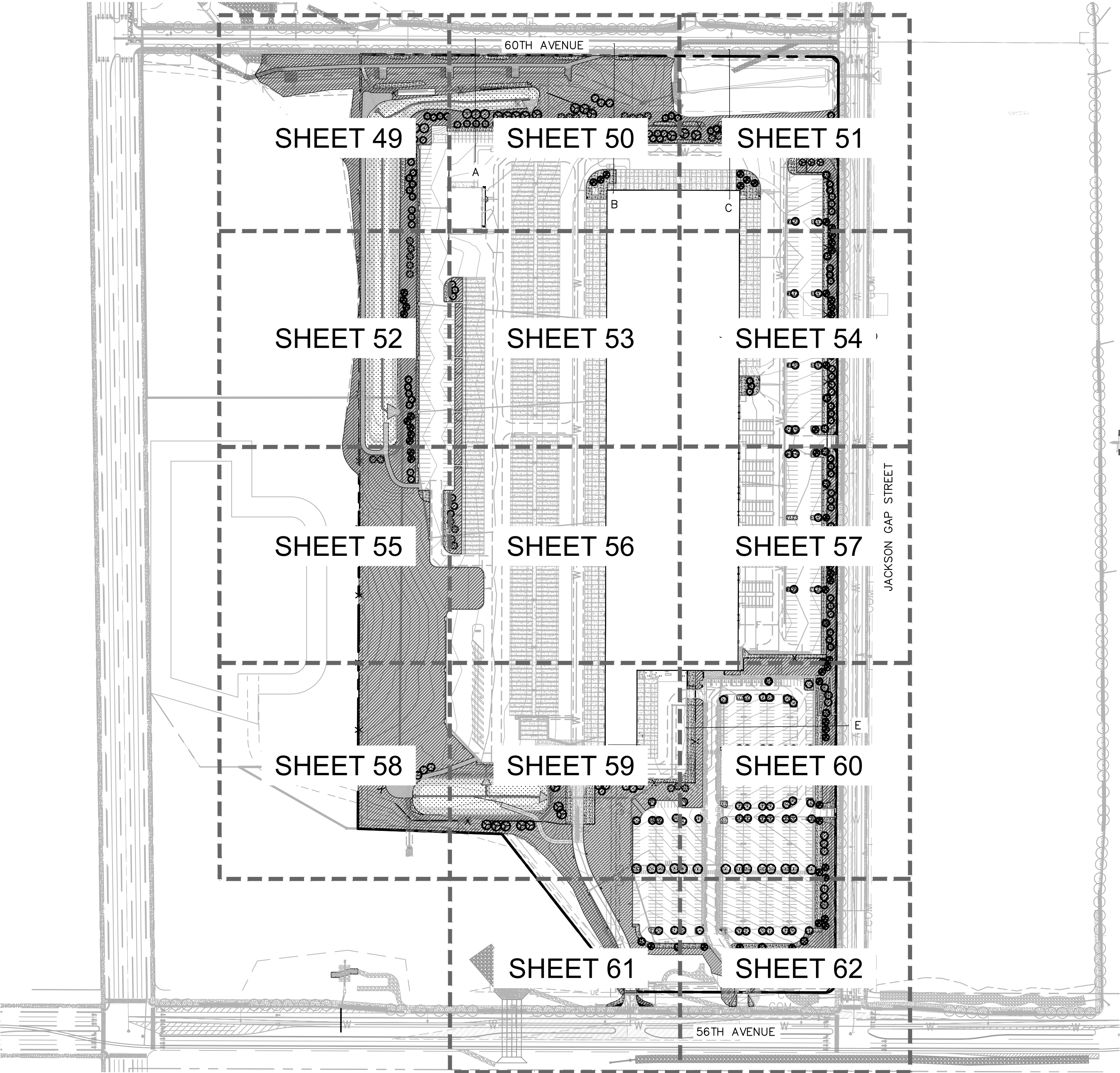
DATE: 08/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
UT_LDT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



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4355 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

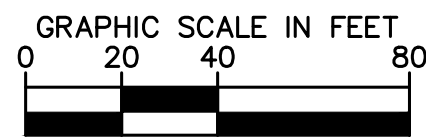
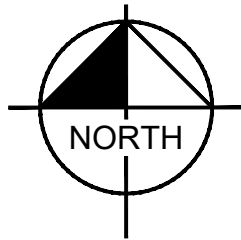
OVERALL LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.
48

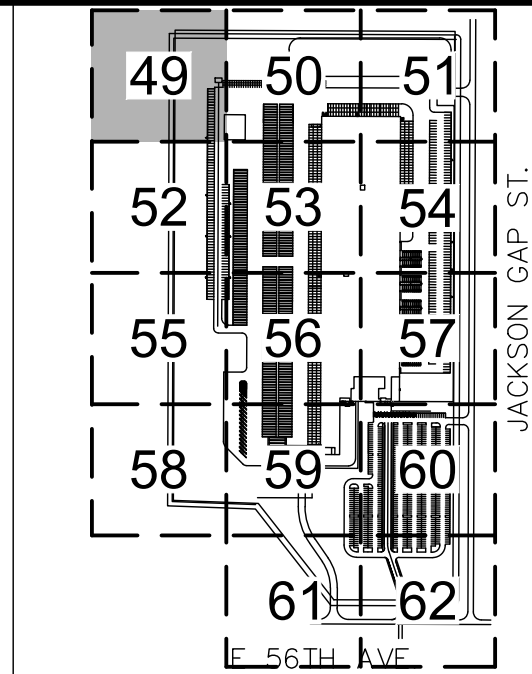
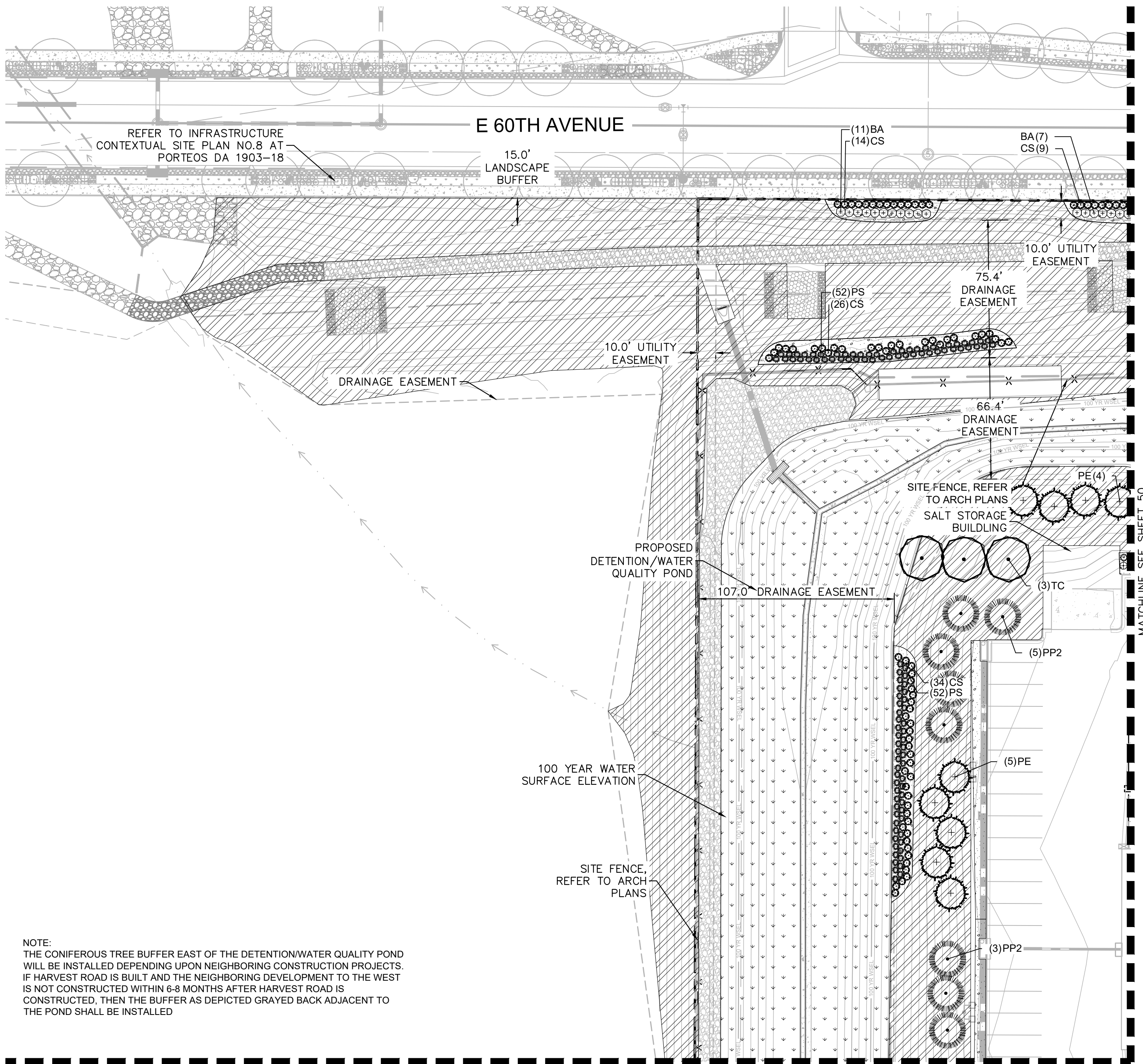
NO.	REVISION	BY	DATE	APPR



SCALE: 1"=40'
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- 2-4" RIVER ROCK COBBLE
- DETENTION BASIN SEED MIX
- SHORT GRASS NATIVE SEED MIX
- GROUND COVER PLANTING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- WATER UTILITY LINE
- SANITARY SEWER LINE
- EVERGREEN TREES
- ORNAMENTAL TREES
- CANOPY TREES

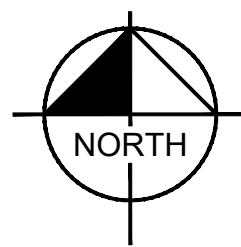
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4355 CHERRY STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

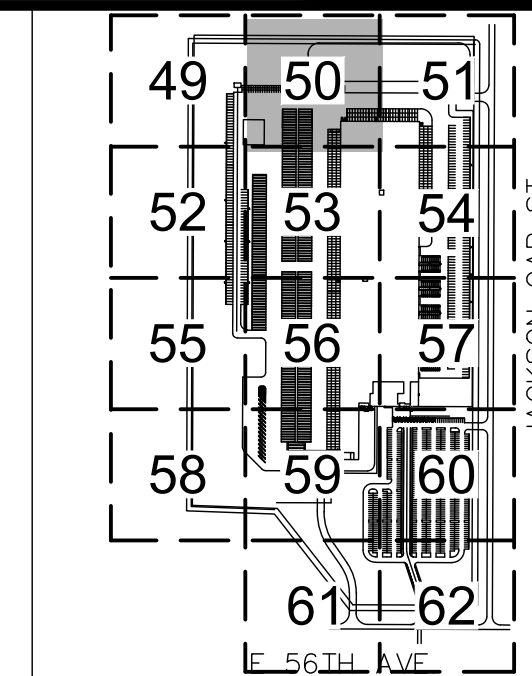
SHEET NO.



GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1"=40'
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

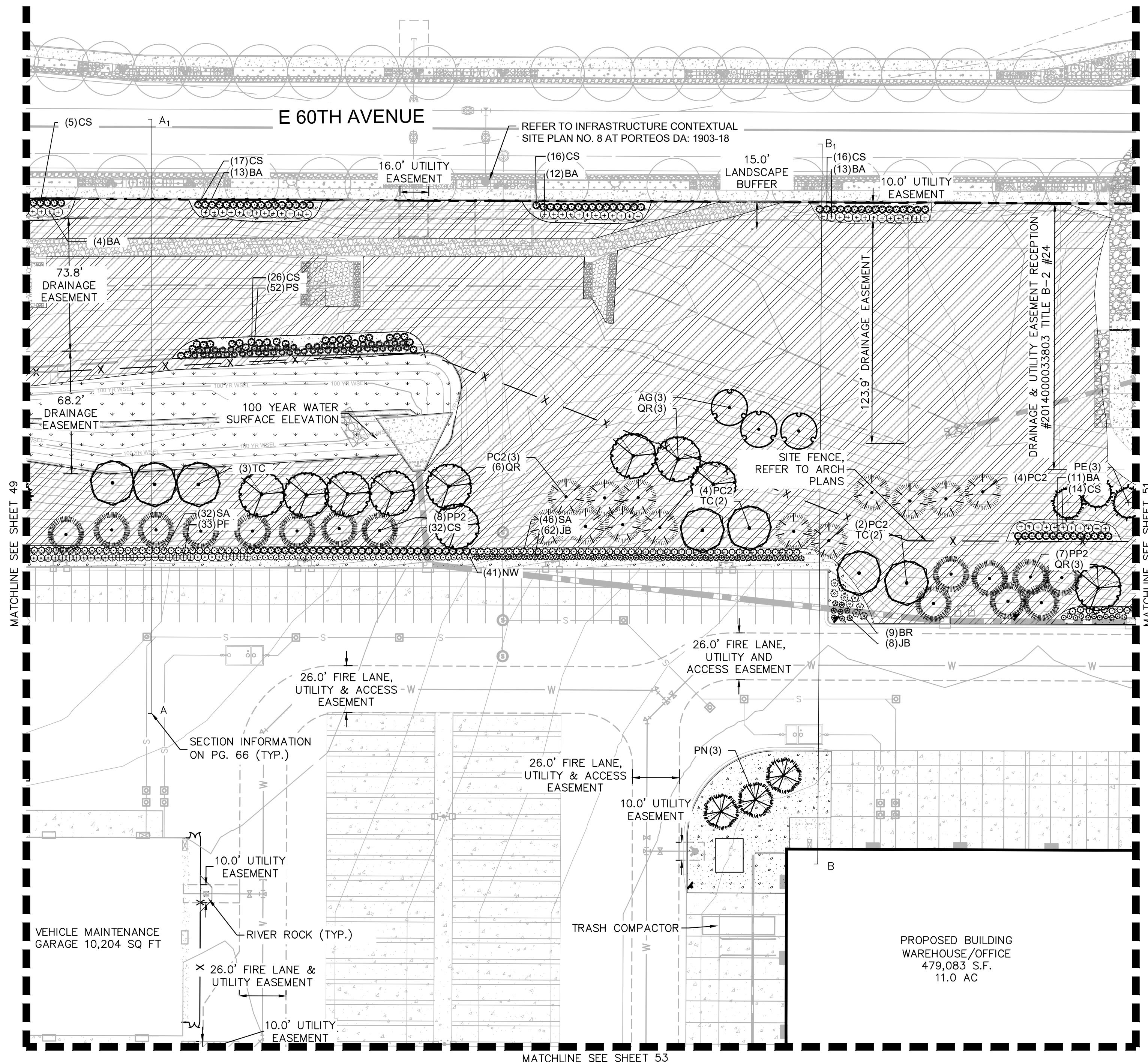


KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- 2-4" RIVER ROCK COBBLE
- DETENTION BASIN SEED MIX
- SHORT GRASS NATIVE SEED MIX
- GROUND COVER PLANTING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- WATER UTILITY LINE
- SANITARY SEWER LINE
- EVERGREEN TREES
- ORNAMENTAL TREES
- CANOPY TREES



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4335 South Ute Street
Denver, Colorado 80237 (303) 228-2300

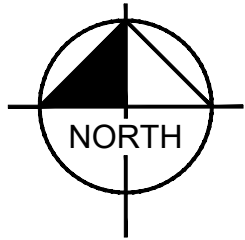
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.

50



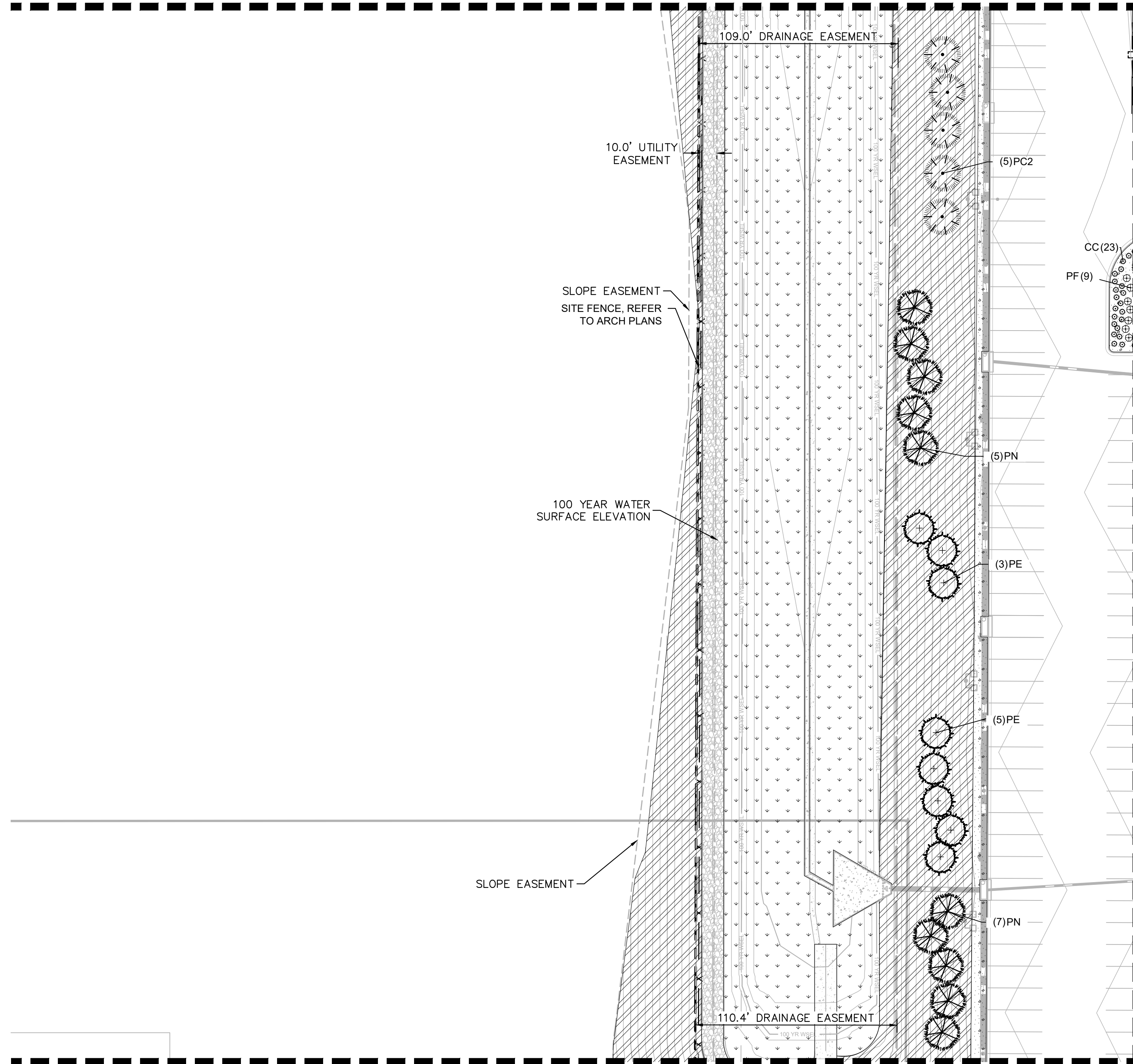
GRAPHIC SCALE IN FEET
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SCALE: 1"=40'
NOT FOR CONSTRUCTION

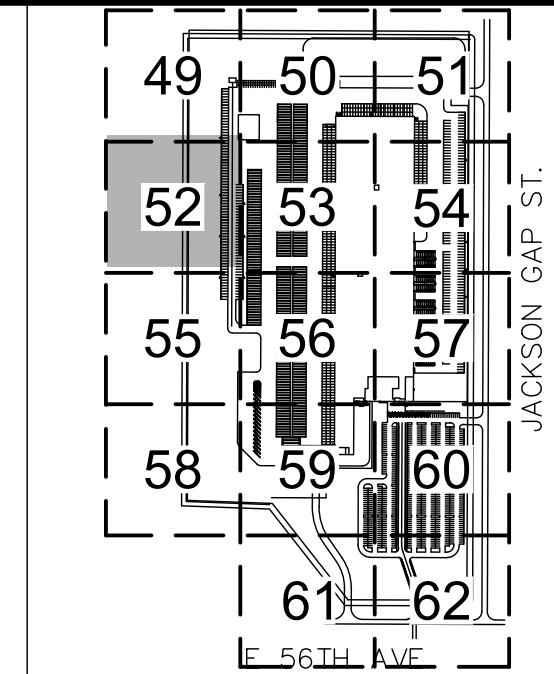
PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

MATCHLINE SEE SHEET 49



MATCHLINE SEE SHEET 55



LANDSCAPE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- 2-4" RIVER ROCK COBBLE
- DETENTION BASIN SEED MIX
- SHORT GRASS NATIVE SEED MIX
- GROUND COVER PLANTING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STORM SEWER LINE
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- SANITARY SEWER LINE
- EVERGREEN TREES
- ORNAMENTAL TREES
- CANOPY TREES

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4355 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

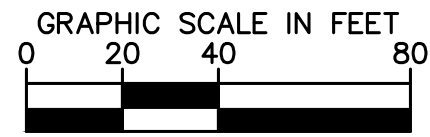
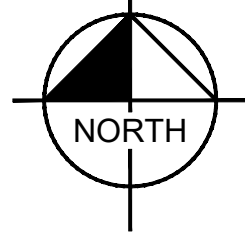
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.

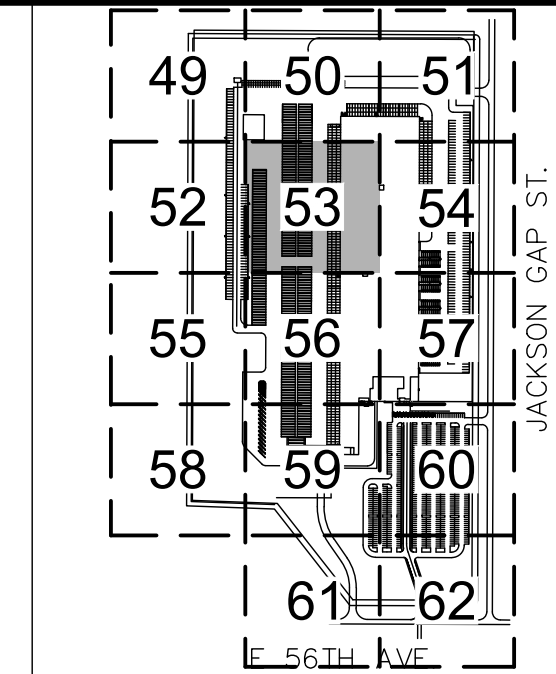
52



SCALE: 1"=40'
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

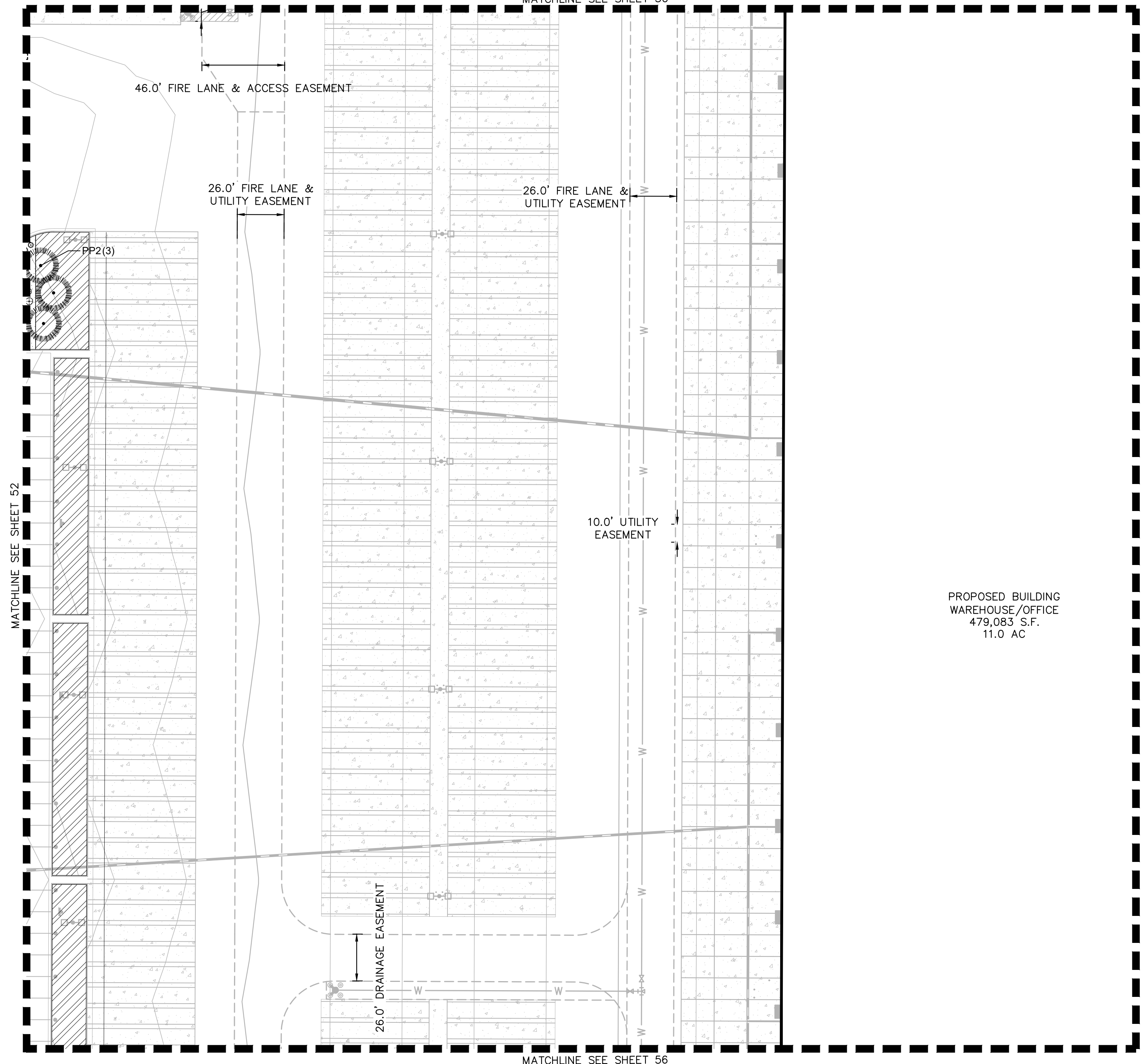


KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- - - PROPOSED EASEMENT
- x - PROPOSED FENCE
- [Pattern] 2-4" RIVER ROCK COBBLE
- [Pattern] DETENTION BASIN SEED MIX
- [Pattern] SHORT GRASS NATIVE SEED MIX
- [Pattern] GROUND COVER PLANTING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] ASPHALT PAVEMENT TYPE I
- [Pattern] ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- [Pattern] HEAVY DUTY CONCRETE
- [Symbol] SITE & BUILDING LIGHTS
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- W - WATER UTILITY LINE
- S - SANITARY SEWER LINE
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] CANOPY TREES



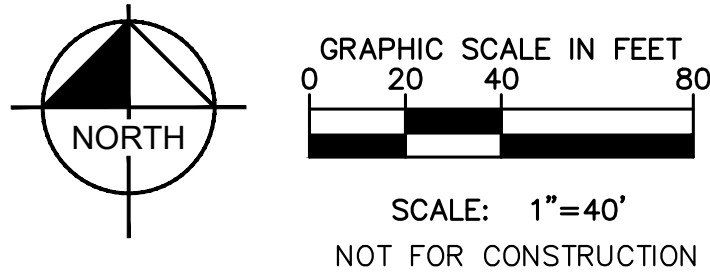
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

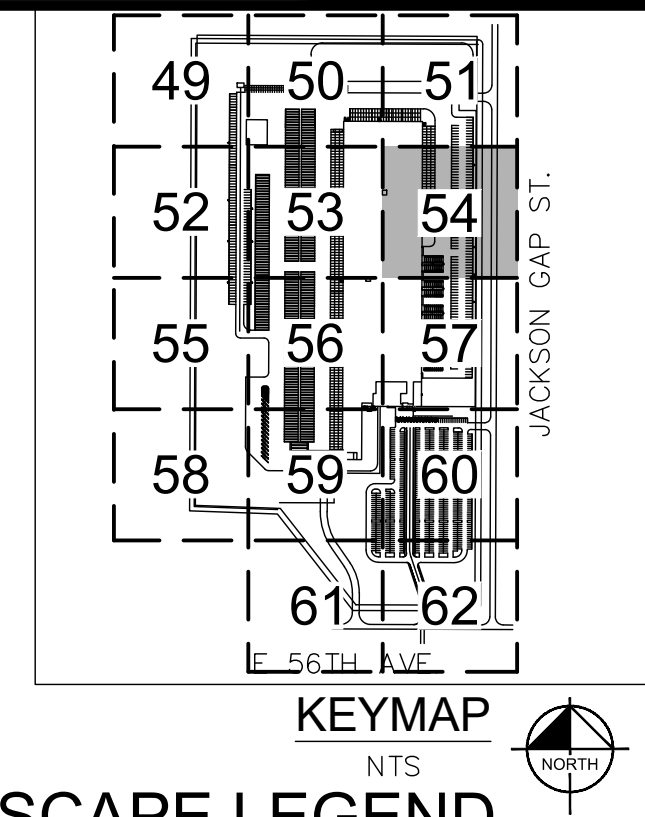
SHEET NO.



PROJECT TIGER AT PORTEOS

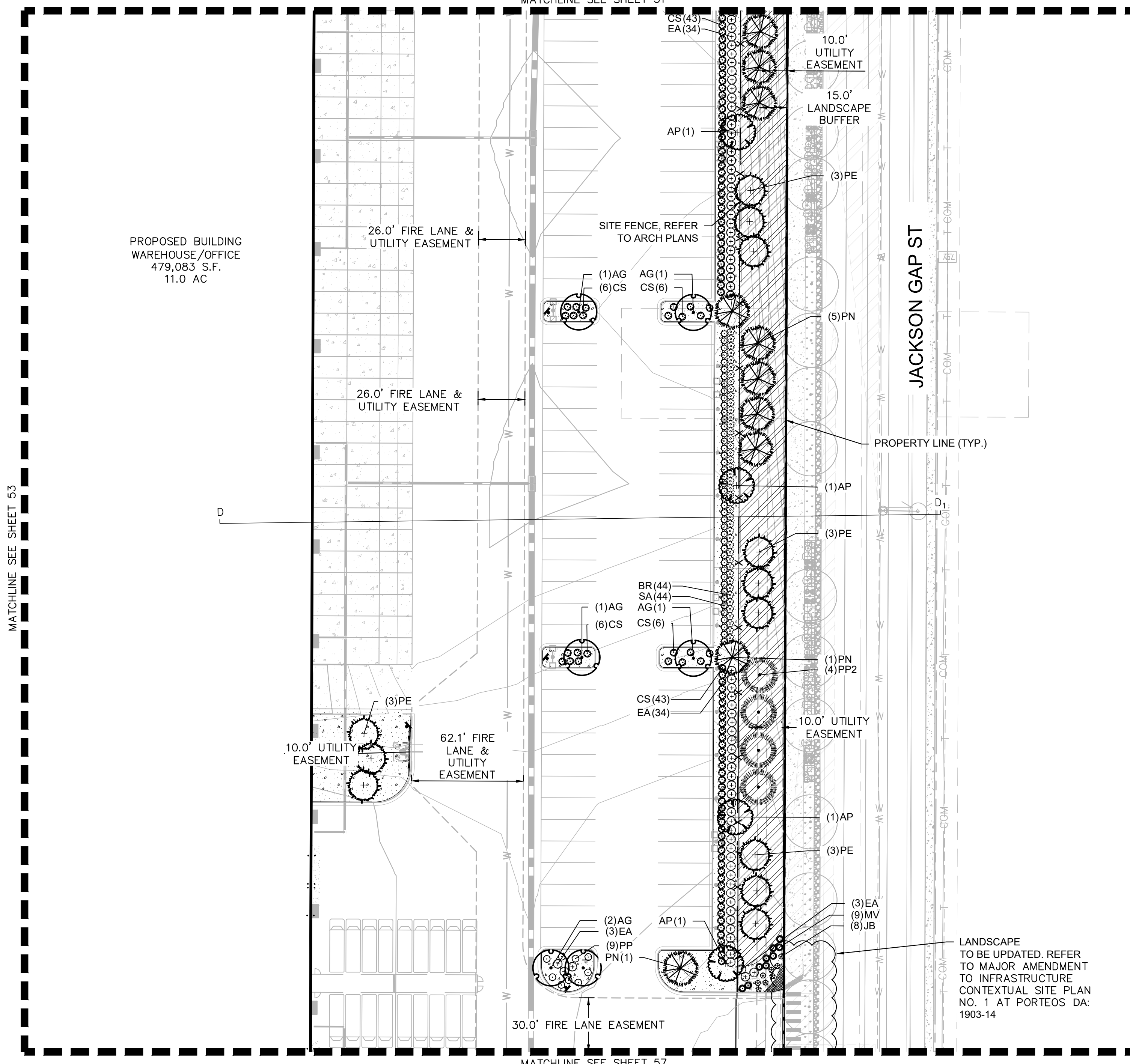
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

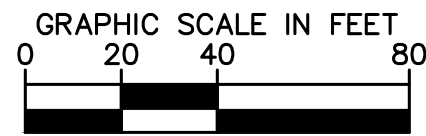
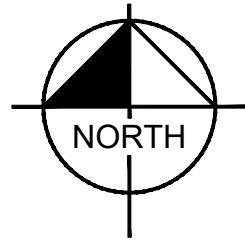


LANDSCAPE LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- - - PROPOSED EASEMENT
- x - PROPOSED FENCE
- [Pattern] 2-4" RIVER ROCK COBBLE
- [Pattern] DETENTION BASIN SEED MIX
- [Pattern] SHORT GRASS NATIVE SEED MIX
- [Pattern] GROUND COVER PLANTING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] ASPHALT PAVEMENT TYPE I
- [Pattern] ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- [Pattern] HEAVY DUTY CONCRETE
- [Symbol] SITE & BUILDING LIGHTS
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- W - WATER UTILITY LINE
- S - SANITARY SEWER LINE
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] CANOPY TREES



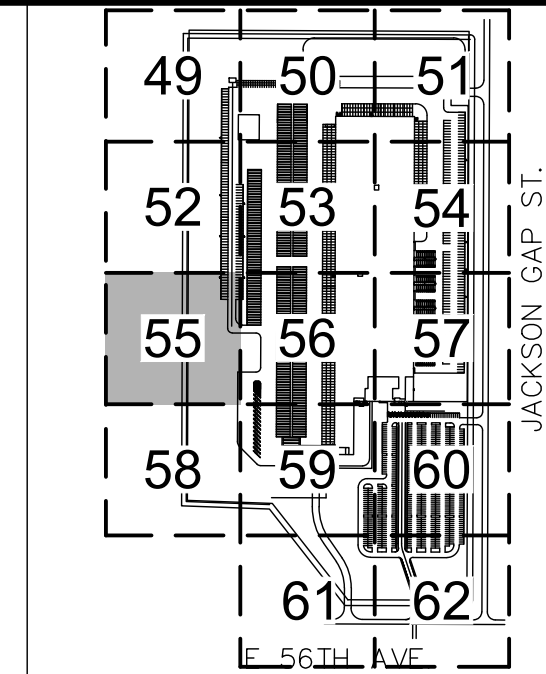
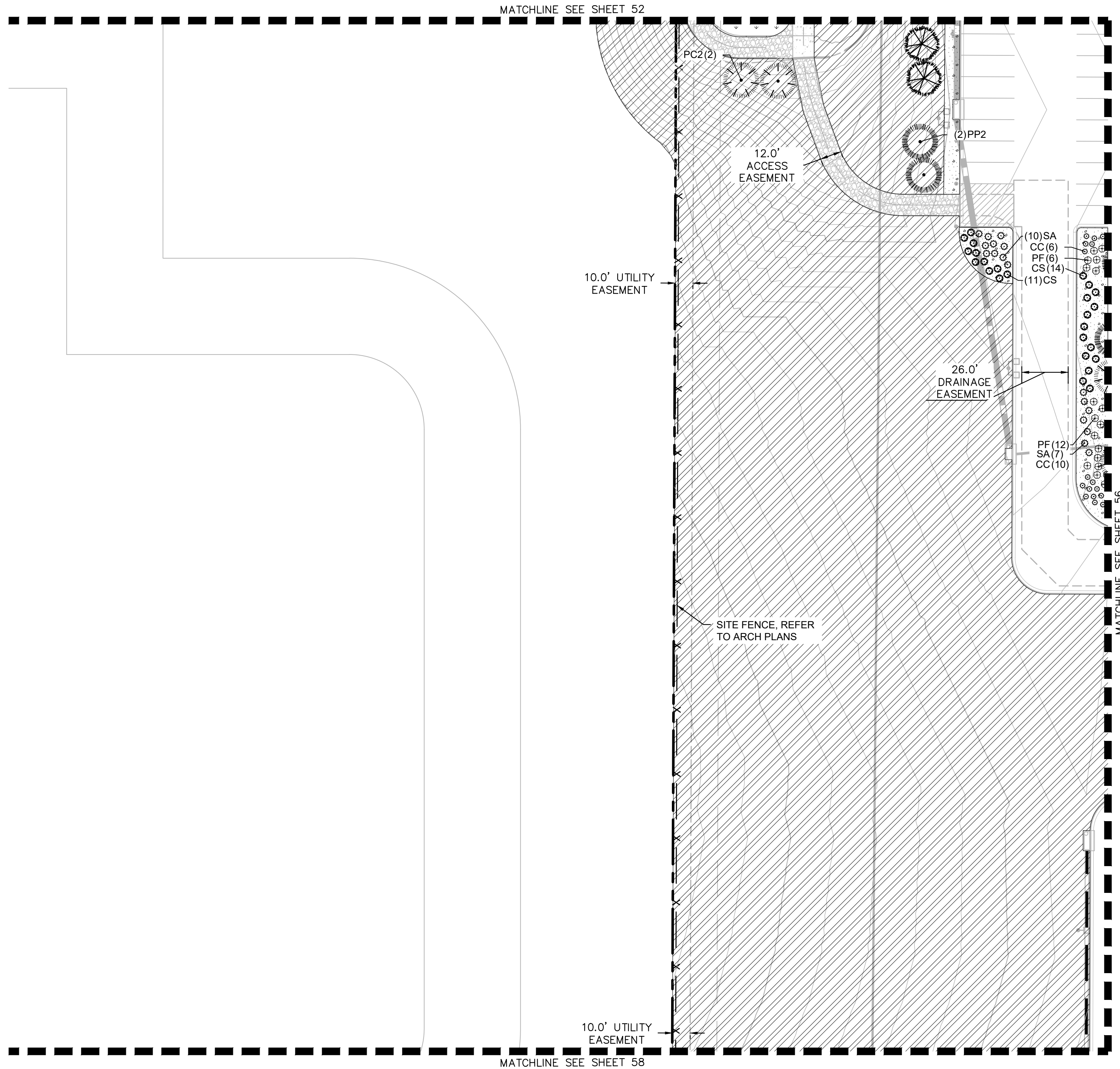
PROJECT TIGER AT PORTEOS		DATE: 09/20/2021	
CITY OF AURORA, COUNTY OF ADAMS		DESIGNED BY: BJC	
SITE PLAN		DRAWN BY: CM	
LANDSCAPE PLAN		CHECKED BY: ELG	
FILE NO.	096360012_LA	PROJECT NO.	096360012
SHEET NO.	54		
NO.	REVISION	BY	DATE
APPR			



SCALE: 1"=40'
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LANDSCAPE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- 2-4" RIVER ROCK COBBLE
- DETENTION BASIN SEED MIX
- SHORT GRASS NATIVE SEED MIX
- GROUND COVER PLANTING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
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- PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- WATER UTILITY LINE
- SANITARY SEWER LINE
- EVERGREEN TREES
- ORNAMENTAL TREES
- CANOPY TREES

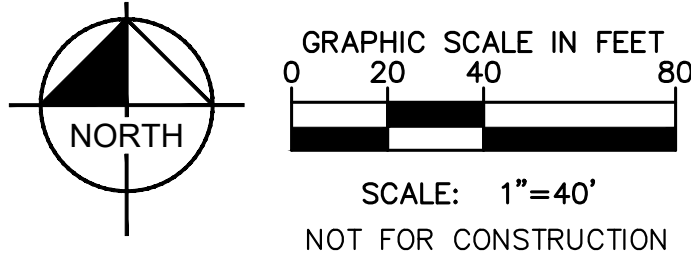
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4355 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

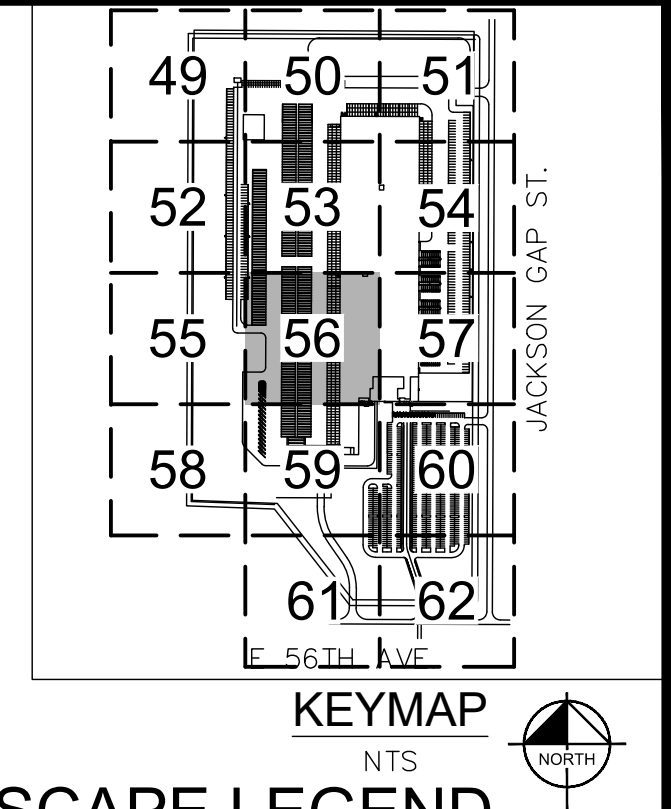
FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.



PROJECT TIGER AT PORTEOS SITE PLAN

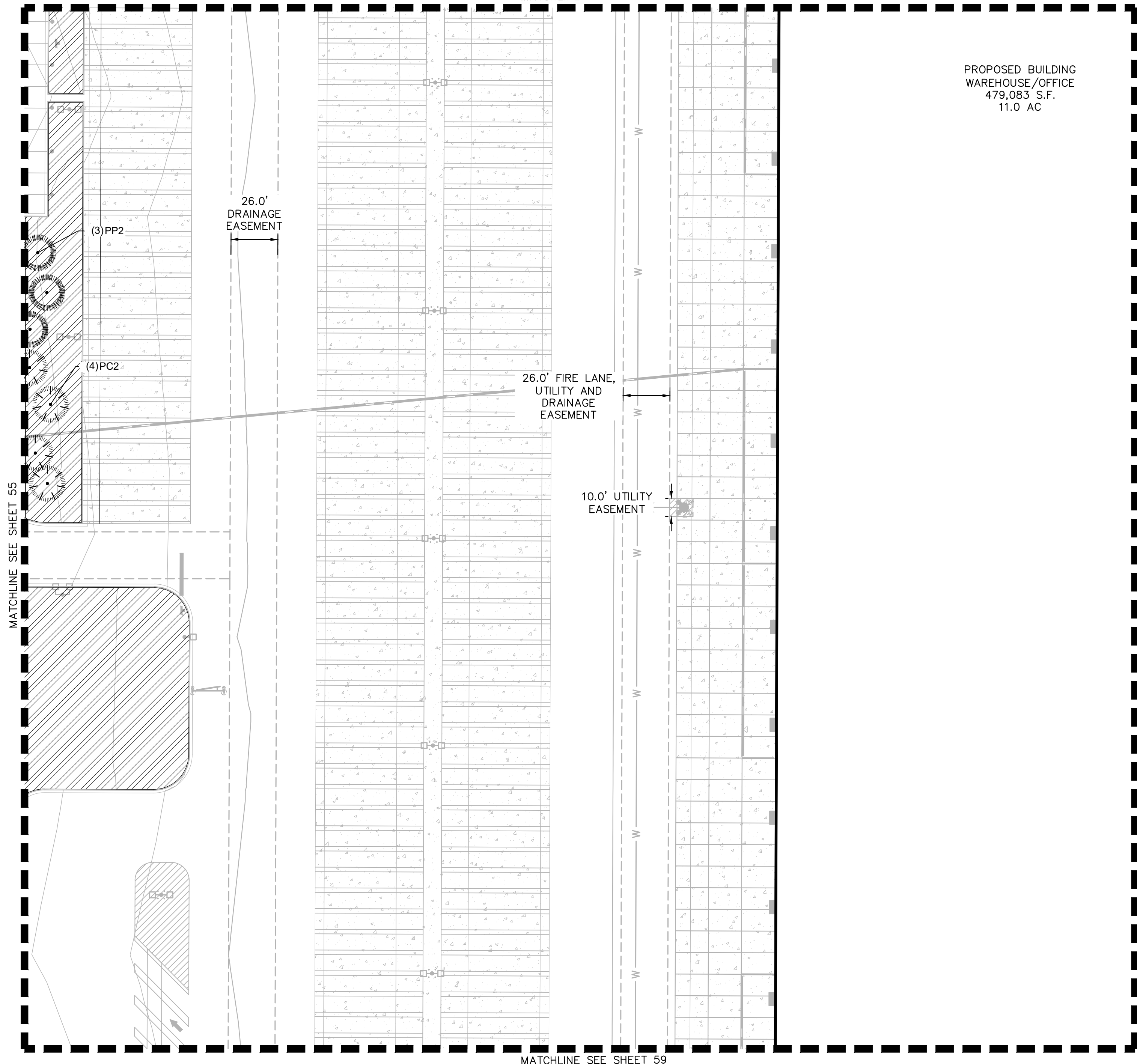
LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



PROPOSED BUILDING
WAREHOUSE/OFFICE
479,083 S.F.
11.0 AC

LANDSCAPE LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- - - PROPOSED EASEMENT
- x - PROPOSED FENCE
- [Pattern] 2-4" RIVER ROCK COBBLE
- [Pattern] DETENTION BASIN SEED MIX
- [Pattern] SHORT GRASS NATIVE SEED MIX
- [Pattern] GROUND COVER PLANTING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] ASPHALT PAVEMENT TYPE I
- [Pattern] ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- [Pattern] HEAVY DUTY CONCRETE
- [Symbol] SITE & BUILDING LIGHTS
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] PROPOSED FIRE HYDRANT
- [Line] STORM SEWER LINE
- [Line] WATER UTILITY LINE
- [Line] SANITARY SEWER LINE
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] CANOPY TREES



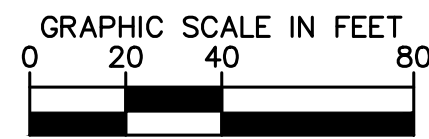
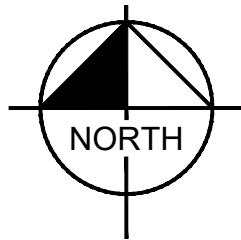
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4355 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

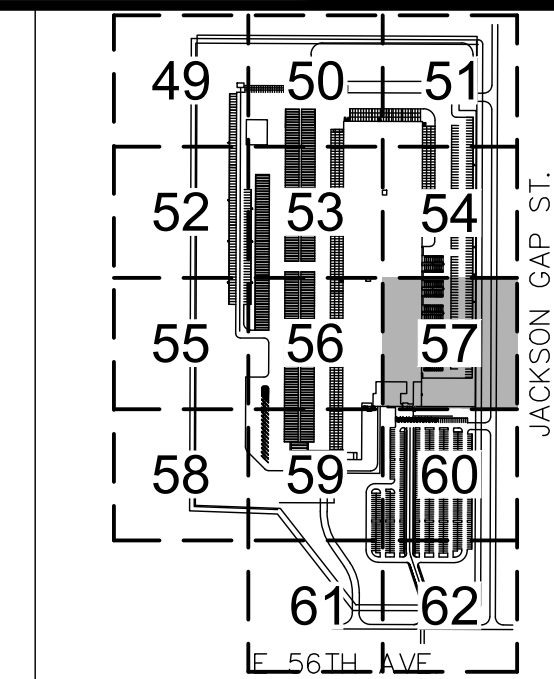
SHEET NO.



SCALE: 1"=40'
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- 2-4" RIVER ROCK COBBLE
- DETENTION BASIN SEED MIX
- SHORT GRASS NATIVE SEED MIX
- GROUND COVER PLANTING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- WATER UTILITY LINE
- SANITARY SEWER LINE
- EVERGREEN TREES
- ORNAMENTAL TREES
- CANOPY TREES

MATCHLINE SEE SHEET 56

PROPOSED BUILDING
WAREHOUSE/OFFICE
479,083 S.F.
11.0 AC

26.0' FIRE LANE &
UTILITY EASEMENT

MATCHLINE SEE SHEET 54

10.0' UTILITY
EASEMENT

26.0' FIRE LANE &
UTILITY EASEMENT

24.5'
UTILITY EASEMENT

16.0' UTILITY EASEMENT

MATCHLINE SEE SHEET 60

MONUMENT SIGN
PN(1)
(3)EA
(9)PP
(2)AG

AP(1)
BR(39)
SA(39)

(7)JB
(9)MV
(3)EA
(3)PE

15.0'
LANDSCAPE
BUFFER

AP(1)

SITE FENCE, REFER
TO ARCH PLANS
PP2(3)

PROPERTY LINE (TYP.)

AG(1)
CS(6)

(1)PN

CS(45)
EA(37)
PE(3)

AP(1)

(1)AG
(6)CS

PN(3)
AG(1)
CS(6)

(1)PN
(3)PP2

10.0' UTILITY
EASEMENT

BR(41)
SA(41)
AP(1)
PE(3)

(2)PN

JACKSON GAP ST

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
4355 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

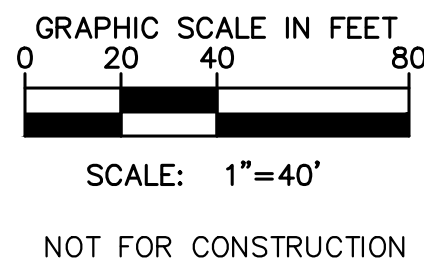
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
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PROJECT NO.
096360012

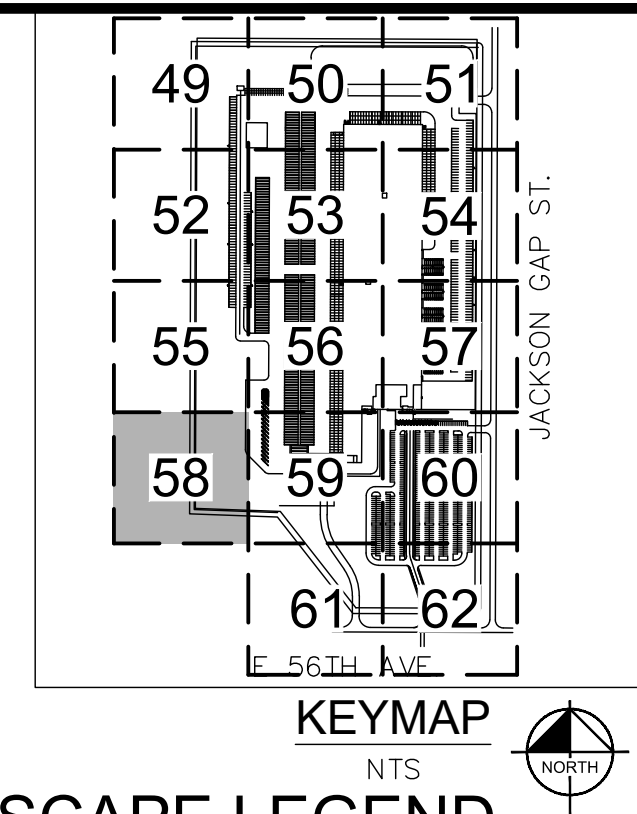
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57

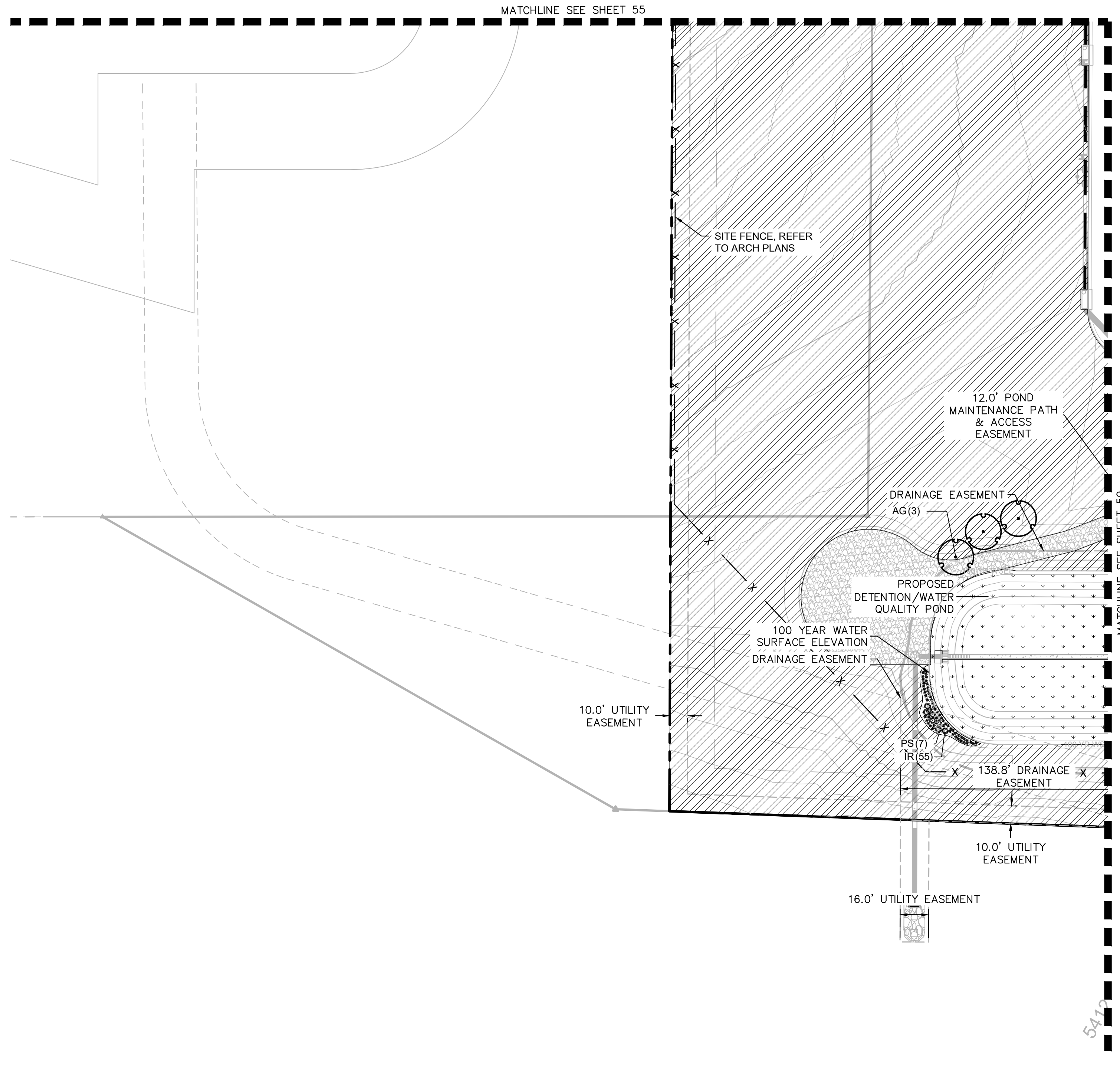
NO.	REVISION	BY	DATE	APPR

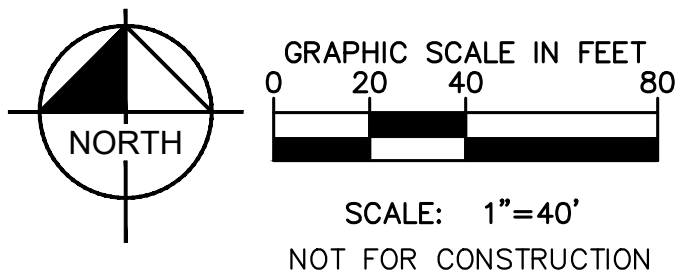


LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



	PROPERTY LINE
	EXISTING EASEMENT
	STRUCTURES SETBACK LINE
	PROPOSED EASEMENT
	PROPOSED FENCE
	2-4" RIVER ROCK COBBLE
	DETENTION BASIN SEED MIX
	SHORT GRASS NATIVE SEED MIX
	GROUND COVER PLANTING
	CONCRETE SIDEWALK
	ASPHALT PAVEMENT TYPE I
	ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
	HEAVY DUTY CONCRETE
	SITE & BUILDING LIGHTS
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	STORM SEWER LINE
	WATER UTILITY LINE
	SANITARY SEWER LINE

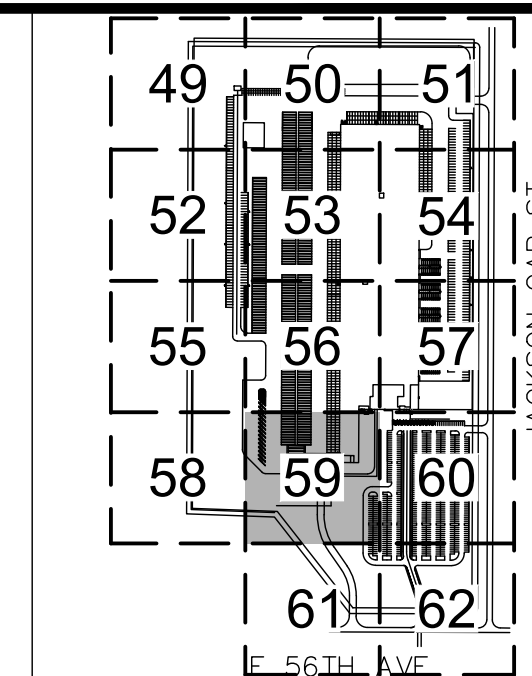
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PROJECT TIGER AT PORTEOS

SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

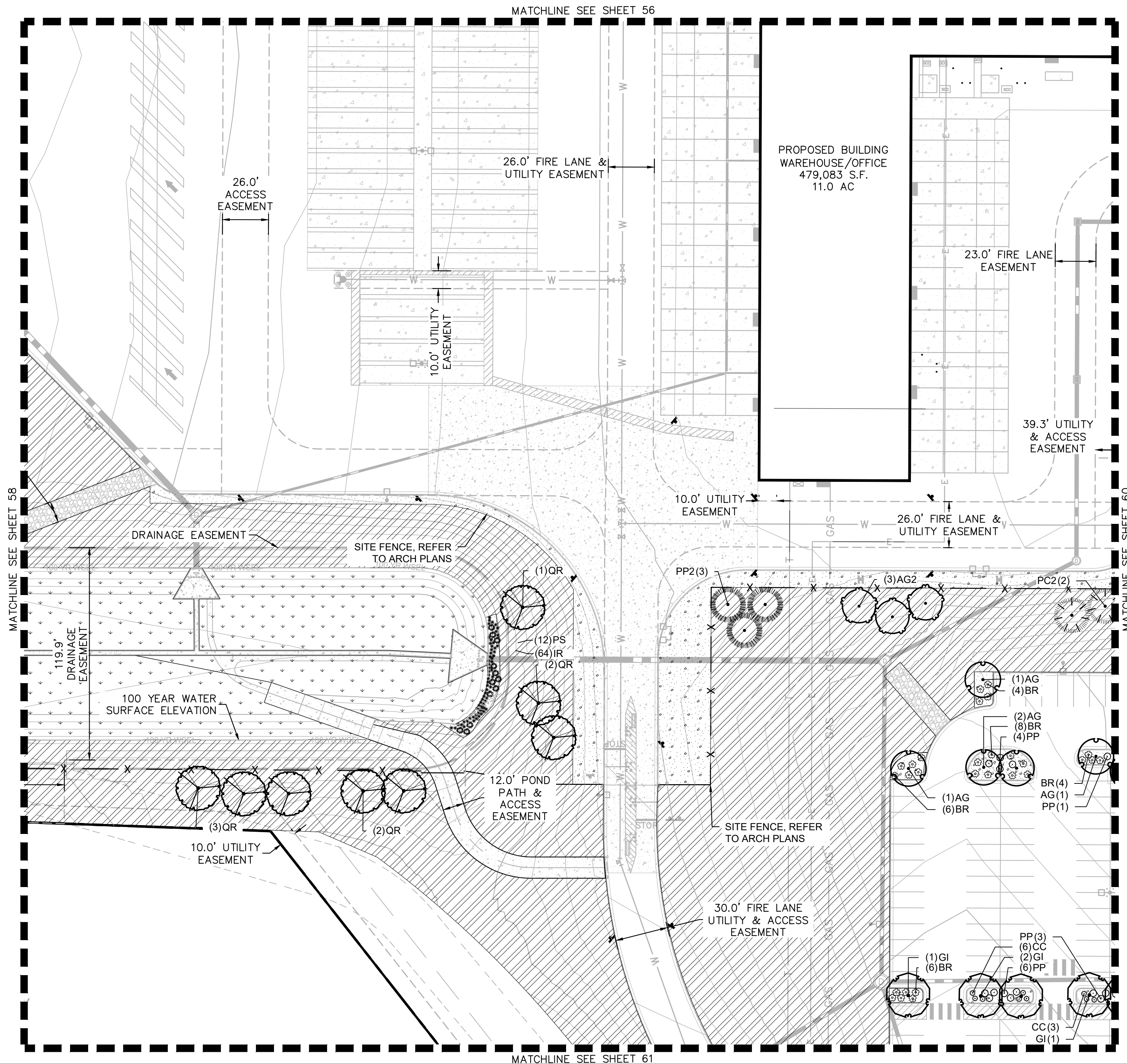


KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- 2-4" RIVER ROCK COBBLE
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- SANITARY SEWER LINE
- EVERGREEN TREES
- ORNAMENTAL TREES
- CANOPY TREES



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4455 E. CHERRY STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

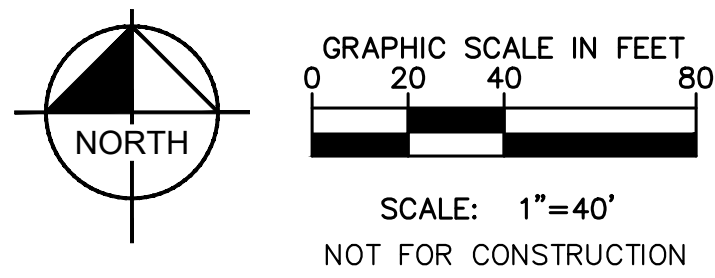
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
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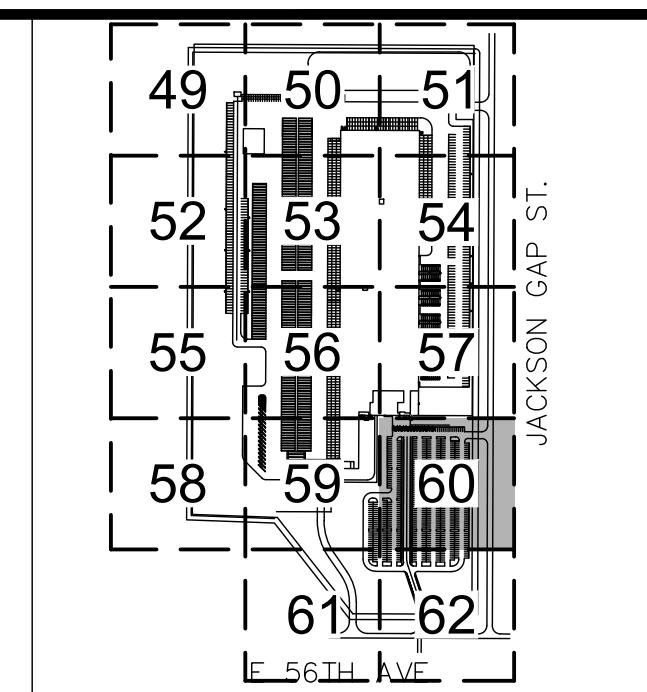
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59



PROJECT TIGER AT PORTEOS SITE PLAN

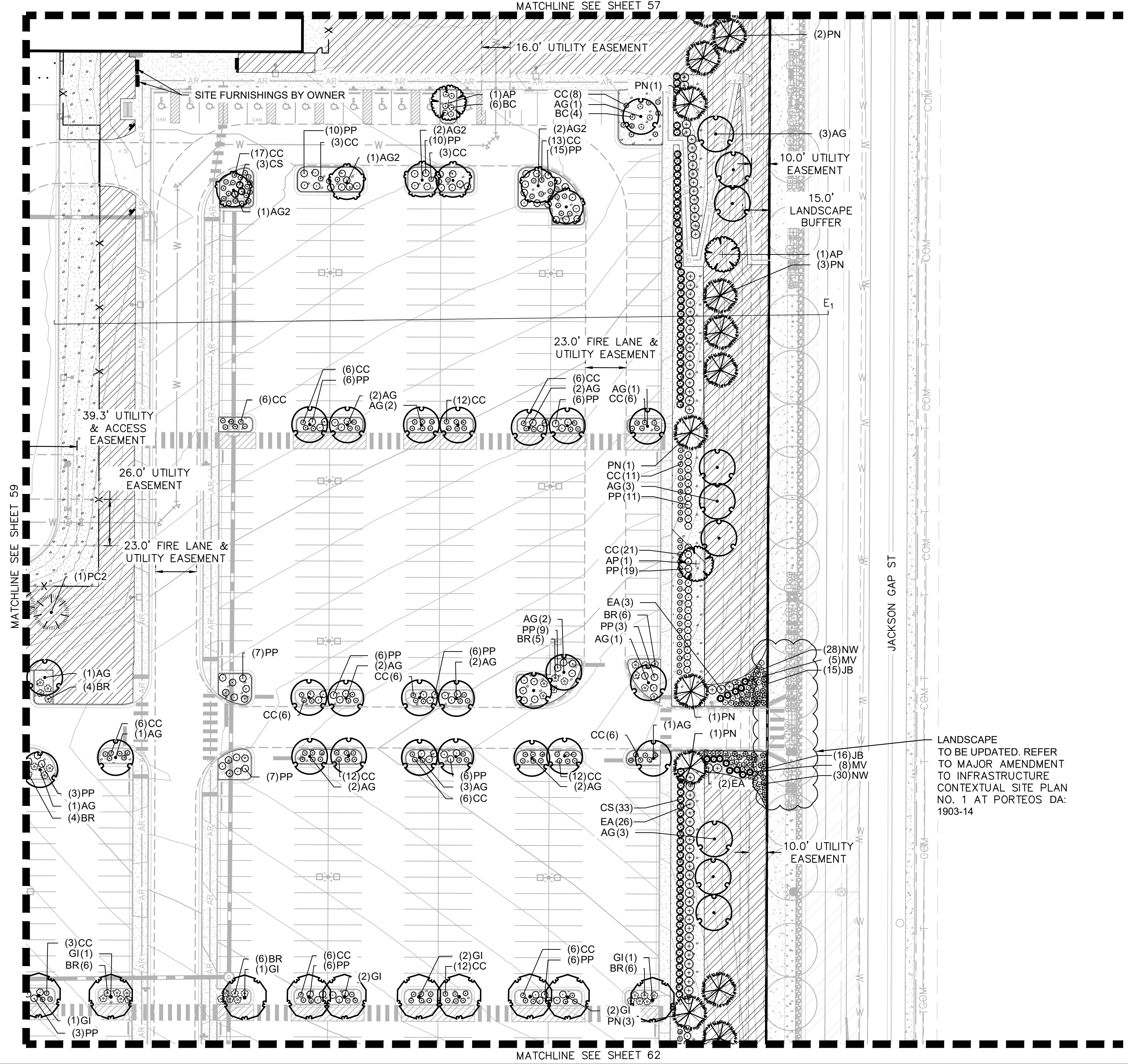
LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
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CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
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LANDSCAPE
TO BE UPDATED. REFER
TO MAJOR AMENDMENT
TO INFRASTRUCTURE
CONTEXTUAL SITE PLAN
NO. 1 AT PORTEOS DA:
1903-14

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KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Wadsworth Street
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021

DESIGNED BY: BJC

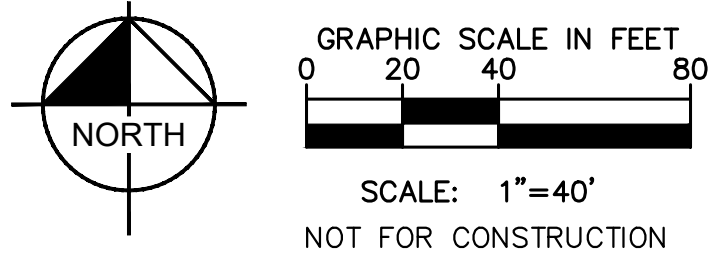
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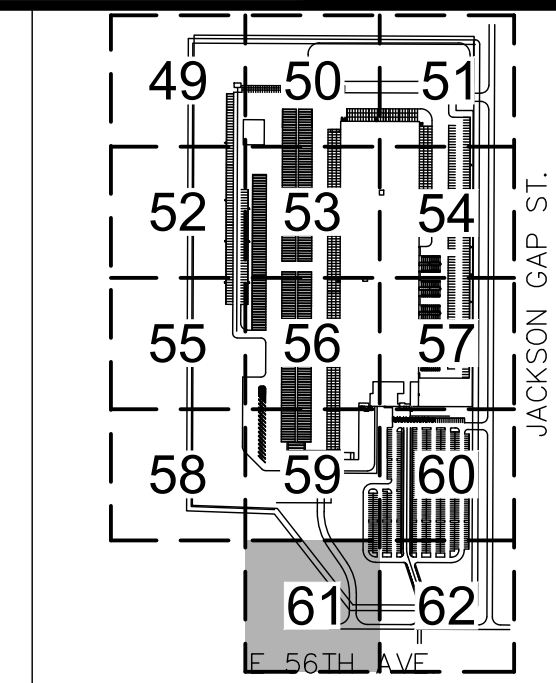
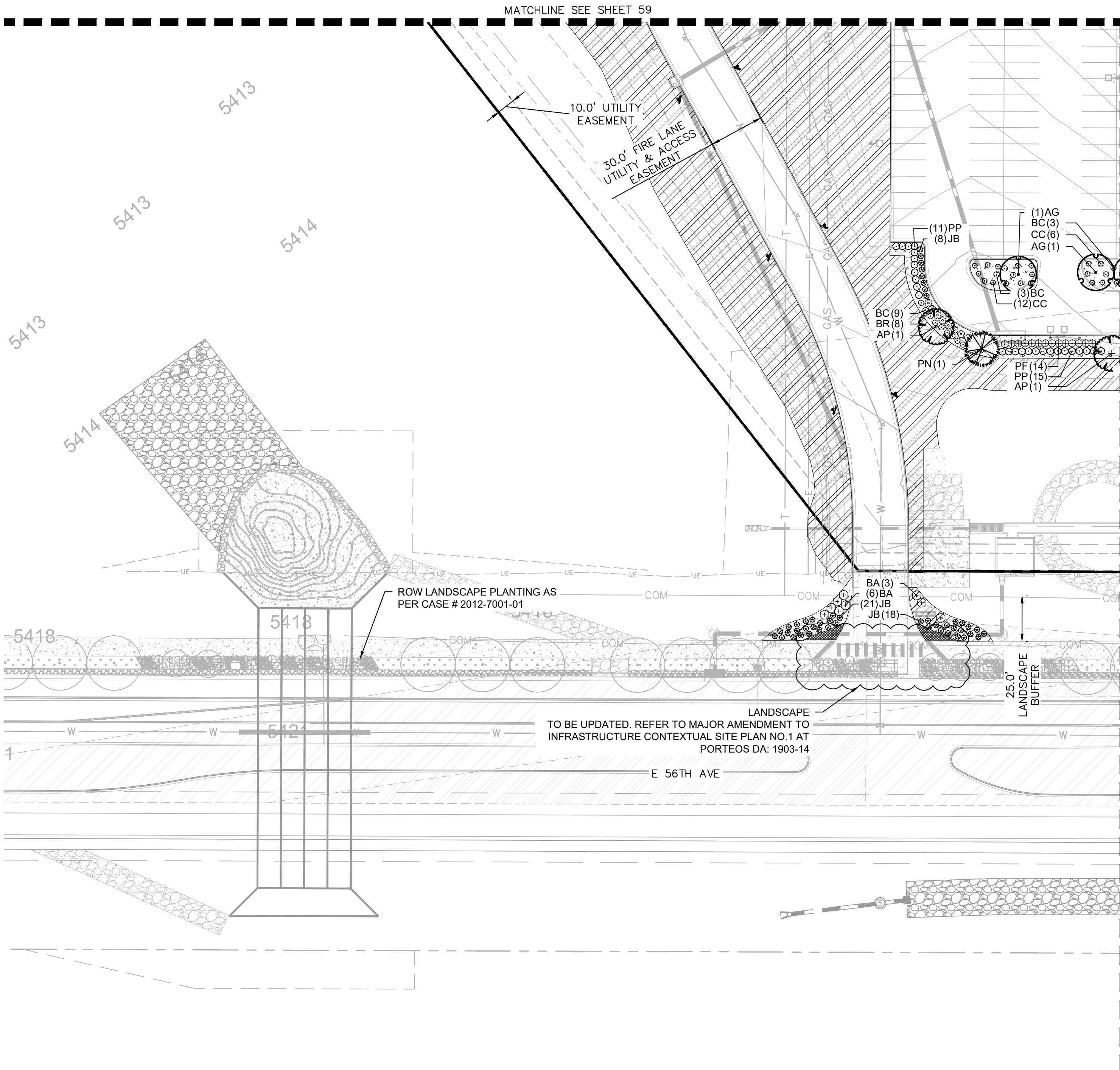
PROJECT NO. 096360012

SHEET NO. 60



PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



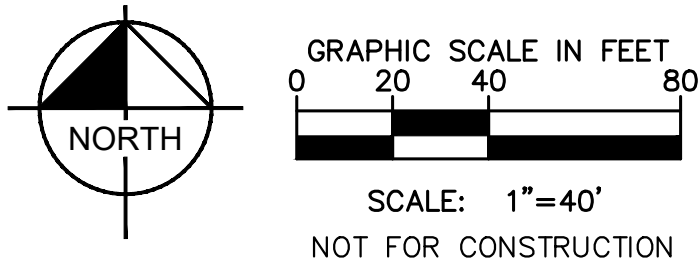
LANDSCAPE LEGEND

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KIMLEY-HORN AND ASSOCIATES, INC.
4455 North Lincoln Street
Denver, Colorado 80237 (303) 228-2300

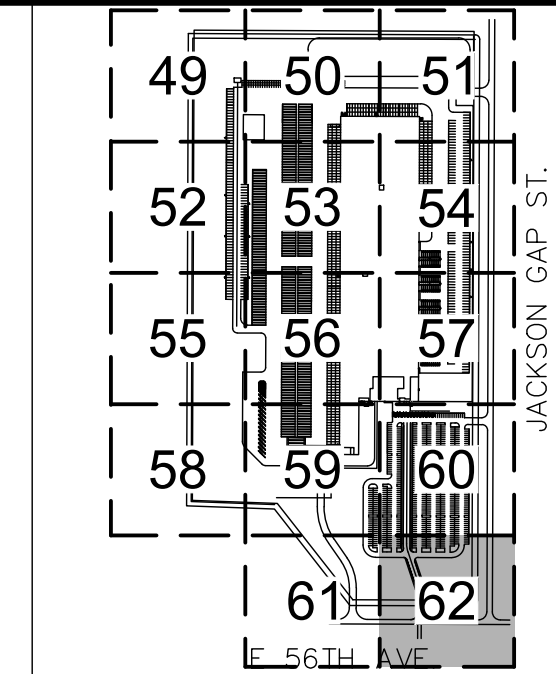
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE:	09/20/2021	DESIGNED BY:	BJC
FILE NO.	096360012_LA	DRAWN BY:	CM
PROJECT NO.	096360012	CHECKED BY:	ELG
SHEET NO.	61		



PROJECT TIGER AT PORTEOS SITE PLAN

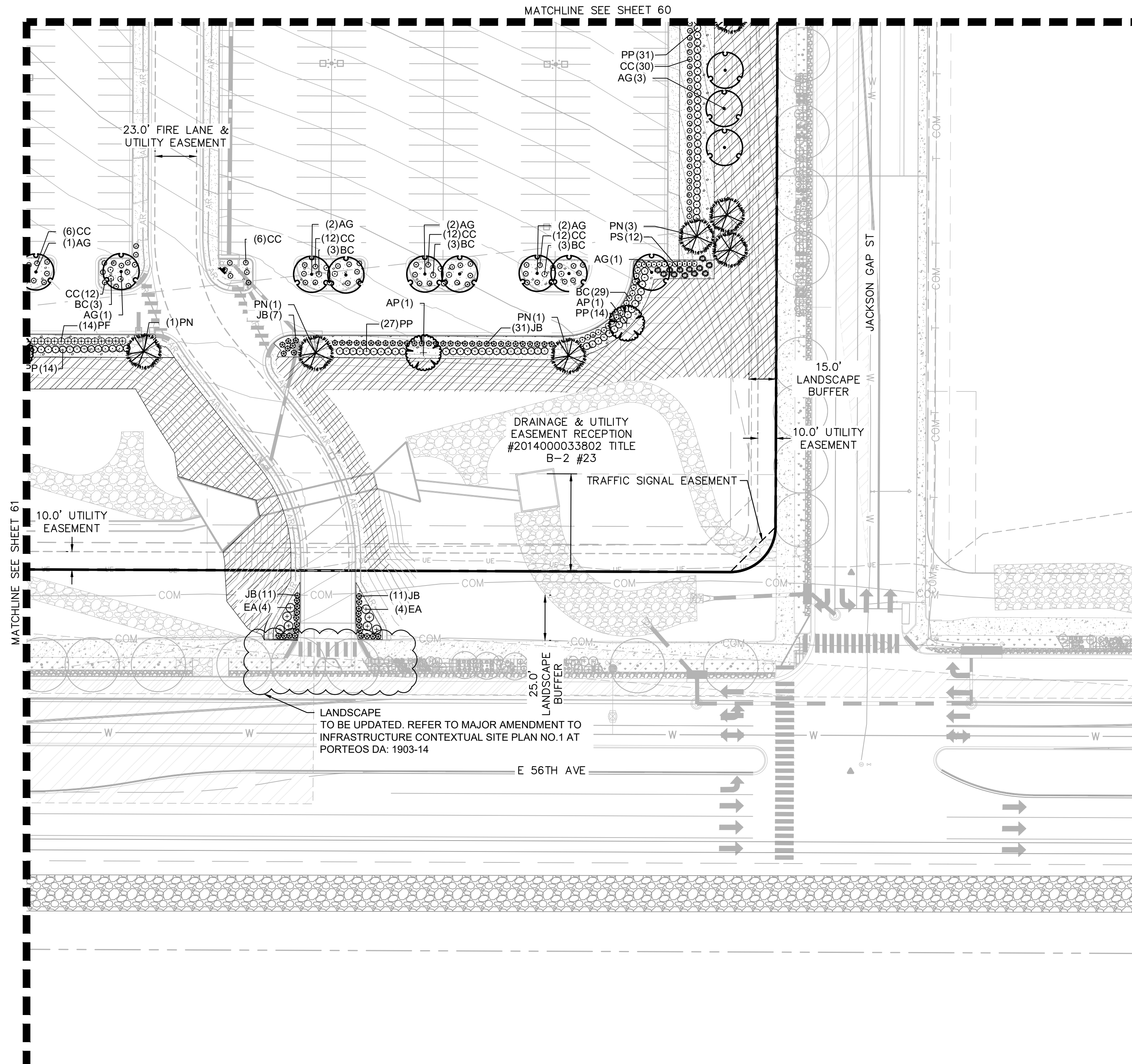
LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
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4835 South Ute Street
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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

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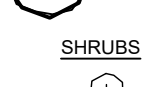




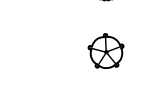





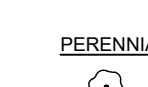


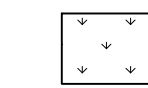
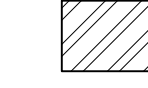
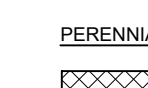


FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	PC2	33	PICEA PUNGENS	COLORADO SPRUCE	B & B		6" HT MIN
	PE	49	PINUS EDULIS	PINYON PINE	B & B		6" HT MIN
	PN	58	PINUS NIGRA	AUSTRIAN PINE	B & B		6" HT MIN
	PP2	51	PINUS PONDEROSA	PONDEROSA PINE	B & B		6" HT MIN
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AG2	14	ACER TATARICUM 'GARANN' TM	HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MIN	8" - 10' HT. MIN.
	AP	16	AESCLUS PAVIA	RED BUCKEYE	B & B	1.5" CAL MIN	8" - 10' HT. MIN.
	CE	6	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL MIN	8" - 10' HT. MIN.
CANOPY TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AG	73	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2" CAL MIN	12'-14" HT
	GI	14	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	B & B	2" CAL MIN	12'-14" HT
	QR	23	QUERCUS RUBRA	RED OAK	B & B	2" CAL MIN	14'-16" HT
	TC	10	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL MIN	12'-14" HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	BA	113	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF JAPANESE BARBERRY	5 GAL	SEE PLAN	24" FULL
	BC	66	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	SEE PLAN	18" FULL
	BR	236	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW JAPANESE BARBERRY	5 GAL	SEE PLAN	24" FULL
	CC	457	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	SEE PLAN	18" FULL
	CS	547	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	3 GAL	SEE PLAN	24" FULL
	EA	207	EUONYMUS JAPONICUS 'AUREOMARGINATUS'	GOLDEN EUONYMUS	5 GAL	SEE PLAN	24" FULL
	JB	236	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	SEE PLAN	24" FULL
	PF	103	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	5 GAL	SEE PLAN	12"-15" HT. MIN
	PP	283	POTENTILLA PARVIFOLIA 'GOLD DROP'	GOLD DROP CINQUEFOIL	5 GAL	SEE PLAN	12"-15" HT. MIN.
	SA	306	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER BUMALD SPIRAEA	5 GAL	SEE PLAN	24" FULL
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	IR	119	IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS	1 GAL	SEE PLAN	6" HT MIN
	MV	31	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	5 GAL	SEE PLAN	
	PS	202	PANICUM VIRGATUM 'SHENENDOAH'	BURGUNDY SWITCH GRASS	5 GAL	SEE PLAN	18" HT MIN
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	NW	112	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL	SEE PLAN	14" FULL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	RC	122,468 SF	1-2" RIVER ROCK COBBLE	1-2" RIVER ROCK COBBLE	-		
	DM	126,985 SF	DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX	SEED		
	NS	729,551 SF	SHORT GRASS NATIVE SEED MIX	SHORT GRASS NATIVE SEED MIX	SEED		
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	GA	814 SF	GAILLARDIA ARISTATA	COMMON GAILLARDIA	1 GAL	14" FULL	18" OC

LANDSCAPE CALCULATIONS

SITE DATA	AREA IN SF	%
TOTAL SITE AREA	2,966,699 SF	100%
BUILDING COVERAGE	479,083 SF	16 %
HARD SURFACE AREA	1,458,784 SF	43%
LANDSCAPE AREA	1,215,511 SF	41%
BUILDING PERIMETER LANDSCAPING	REQUIRED	PROVIDED
1 TREE OR T.E. / 40 LF OF BLDG PERIMETER		
NORTH FACE BLDG ELEVATION: 360 LF	9 TREES	9 TREES
SOUTH FACE BLDG ELEVATION: 360 LF	9 TREES	9 TREES
PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
DESCRIPTION		
SCREENING	DOUBLE ROW OF SHRUBS	DOUBLE ROW OF SHRUBS
ISLANDS		
9'X19' (171 SF) ISLAND	1 TREE + 6 SHRUBS	1 TREE + 6 SHRUBS / ISLAND
9'X38' (342 SF) ISLAND	2 TREES + 12 SHRUBS	2 TREES + 12 SHRUBS
MEDIAN	1 TREE / 30 LF + 6 SHRUBS / 36 LF	1 TREE / 30 LF + 6 SHRUBS / 36 LF
740 LF	25 TREE + 124 SHRUBS / 36 LF	25 TREE + 124 SHRUBS / 36 LF
STREET FRONTAGE LANDSCAPING	REQUIRED	PROVIDED
DESCRIPTION		
E 56TH AVE: 559 LF	25'	25'
E 60TH AVENUE: 1,278 LF	15'	15'
JACKSON GAP STREET: 2,504'	15'	15'
DESCRIPTION	1 TREE, 10 SHRUBS / 40 LF	
E 56TH AVE: 559 LF	14 TREES + 140 SHRUBS	18 TREES + 206 SHRUBS
E 60TH AVENUE: 1,278 LF	31 TREES + 319 SHRUBS	31 TREES + 319 SHRUBS*
JACKSON GAP STREET: 2,504'	62 TREES + 626 SHRUBS	82 TREES + 652 SHRUBS
DETENTION, RETENTION AND WATER QUALITY PONDS	REQUIRED	PROVIDED
DESCRIPTION	1 TREE, 10 SHRUBS / 4,000 SF	
NORTHWESTERN DETENTION POND -95,600 SF	24 TREES + 240 SHRUBS	24 TREES + 240 SHRUBS
SOUTHERN DETENTION POND- 44,317 SF	11 TREES + 110 SHRUBS	11 TREES + 140 SHRUBS
TEMPORARY DETENTION BASIN	NO LANDSCAPING REQUIRED AT THIS TIME	
*DETENTION BASIN SHRUBS REQUIREMENTS COMBINED TO MEET 60TH AVENUE SCREENING REQUIREMENT		
**AS REQUESTED BY CITY STAFF, HEAVIER SCREENING AND LOADING AREAS IN LIEU OF THE STREET FRONTAGE BUFFER PLANTING		

LANDSCAPE NOTES

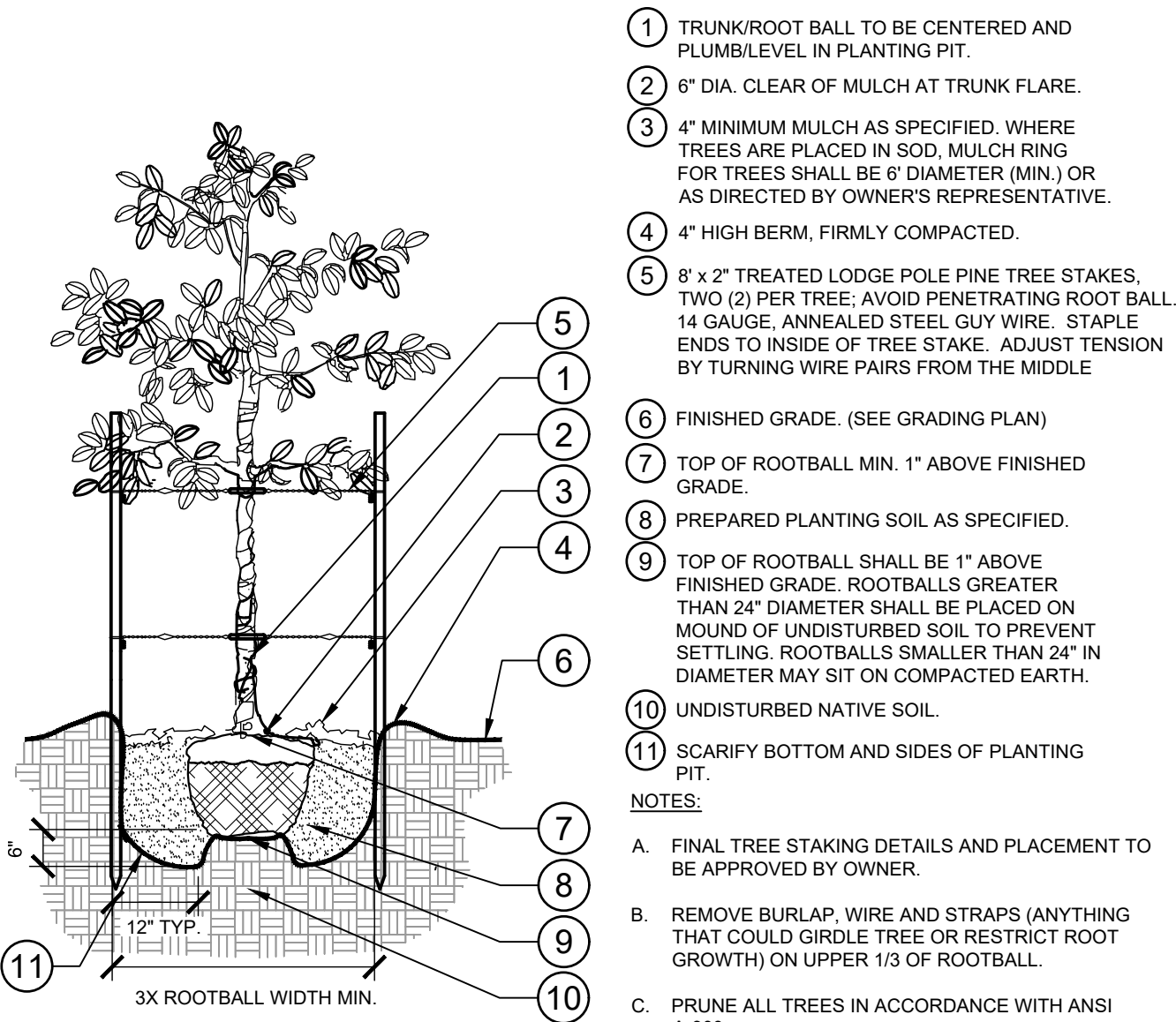
1. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
2. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
3. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
4. "ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE."
5. THE PROPOSED FREE STANDING LIGHTS ARE THE EVOLVE-LED SCALABLE AREA LIGHT (EASC SERIES). THE EVOLVE-EASC IS AN LED SQUARE FIXTURE MOUNTED TO A SQUARE POLE AT 25'. TYPE 4 LIGHTING DISTRIBUTION IS PROPOSED THROUGHOUT THE PROPERTY AREA, WHILE TYPE 3 LIGHTING DISTRIBUTION IS PROPOSED AT THE PERIMETER OF THE PROPERTY. LIGHTING DISTRIBUTION SHIELDS ARE USED AT SPECIFIC POLE LOCATIONS TO INHIBIT LIGHTING SPILL-OVER TO ADJACENT PROPERTIES
6. SIDEWALKS WILL BE A CONCRETE SLAB. VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.
7. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
8. ALL PROPOSED LANDSCAPE IS WATER CONSERVING.

FIRE SAFETY LANDSCAPE NOTES

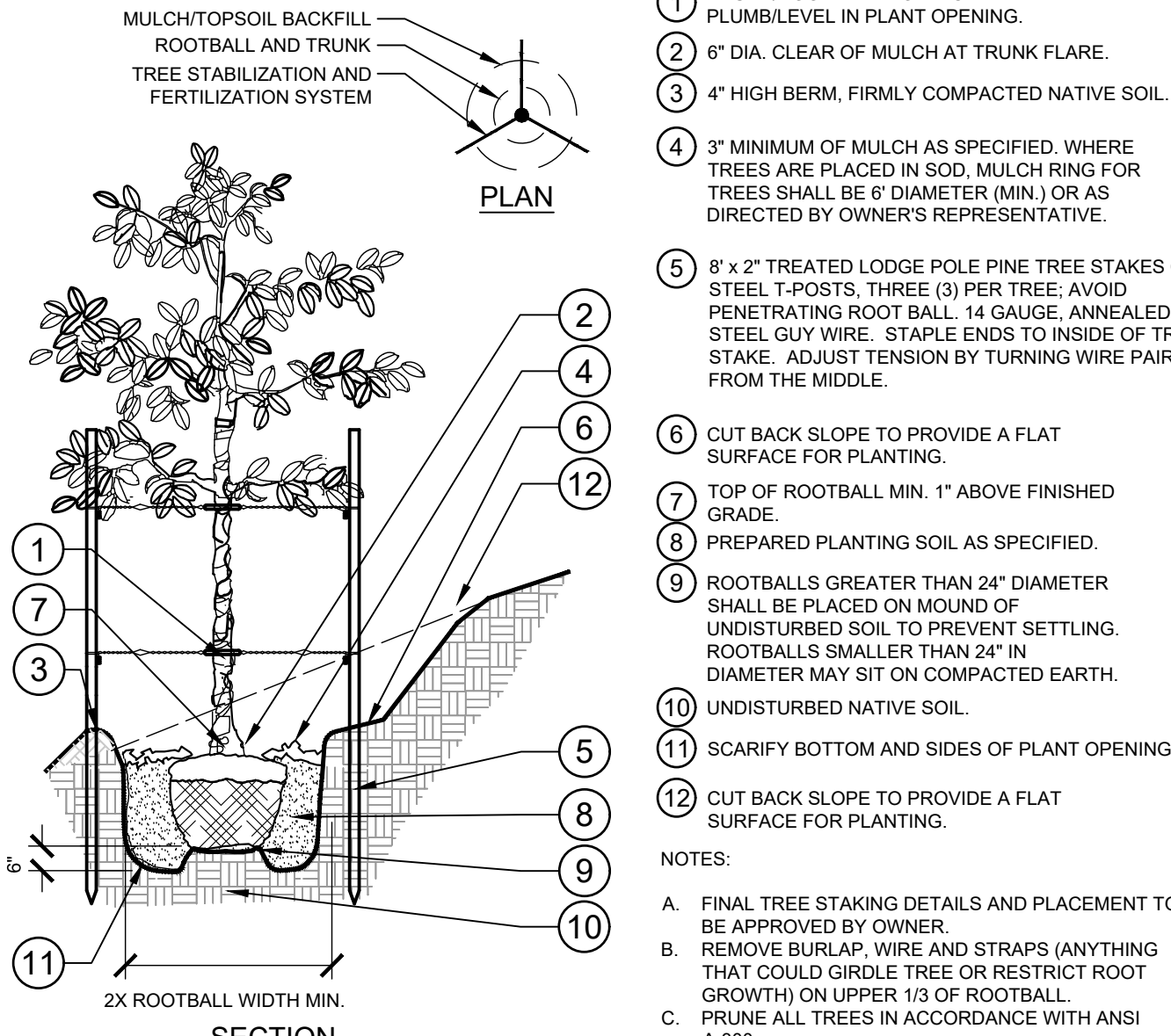
1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
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1 TREE PLANTING - STAKING
63 SECTION / PLAN NTS



2 TREE PLANTING ON A SLOPE - STAKING
63 SECTION / PLAN NTS

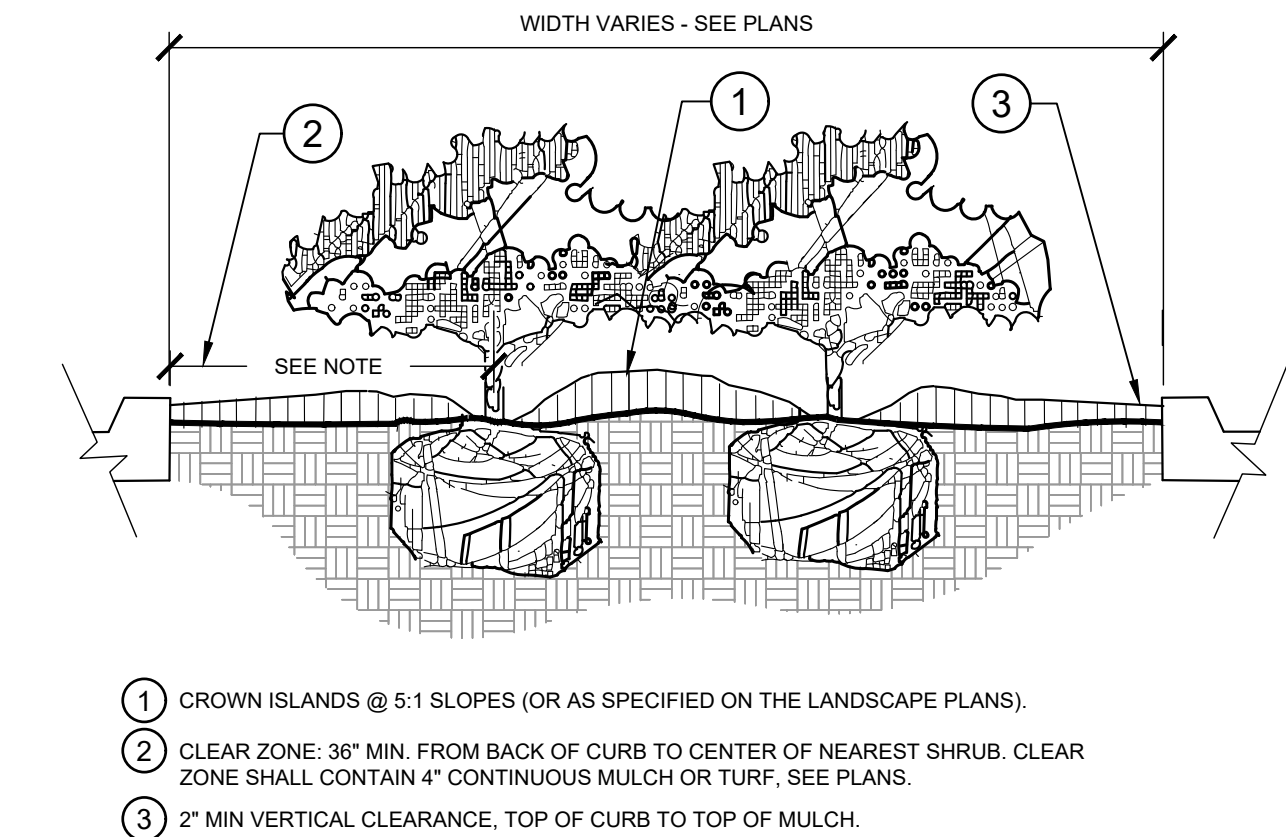
NATIVE SEED INFORMATION
SHORT GRASS MIX BY APPLEWOOD SEED COMPANY OR EQUAL
SEEDING RATE: 6 LBS/ACRE

SCIENTIFIC NAME	COMMON NAME
BOUTELOUA GRACILIS	BLUE GRAMA
BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
SPOROBOLUS CRYPTANDRUS	SAND DROPSEED
KOELERIA MACRANTHA	PRARIE JUNEGRASS

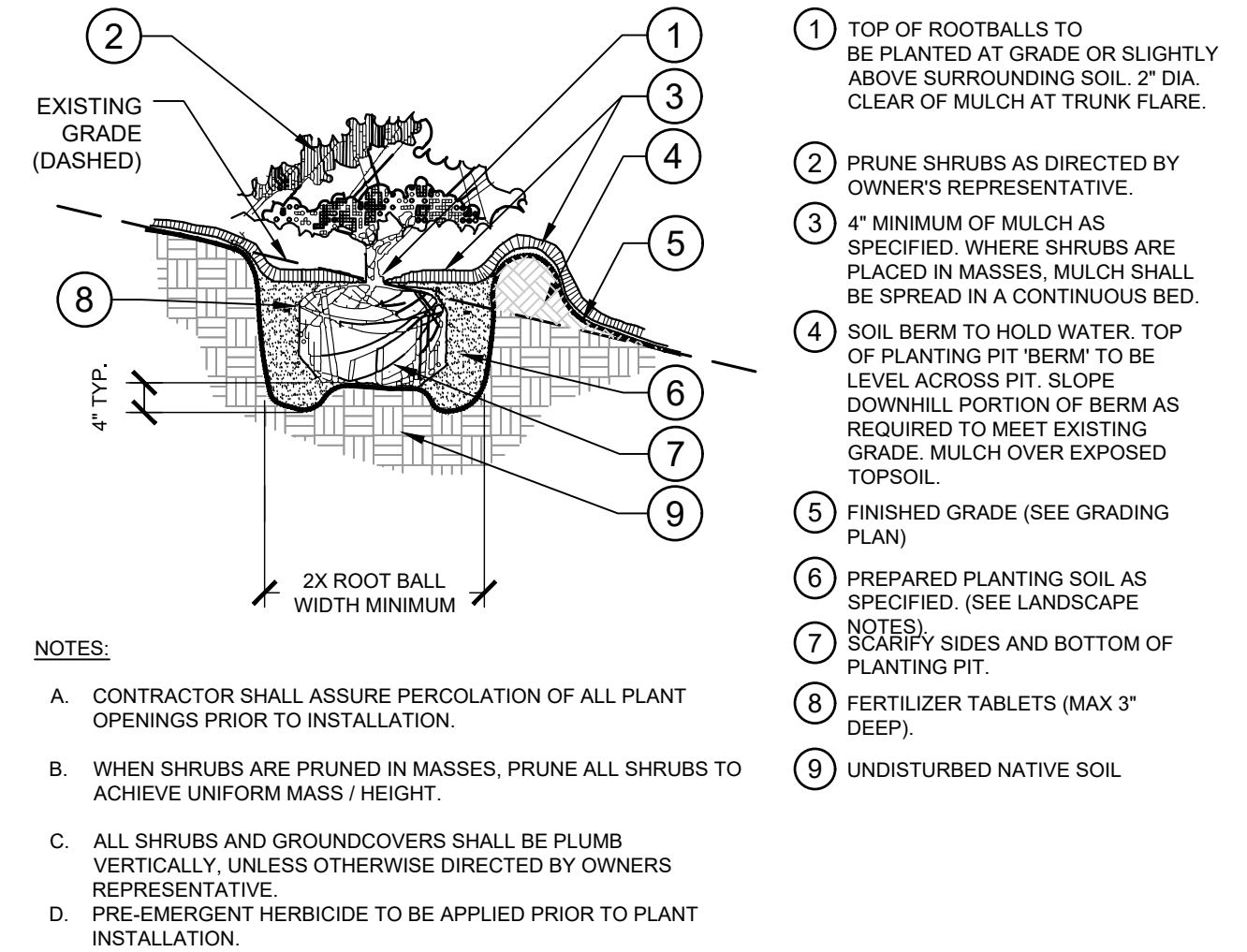
DETENTION BASIN MIX BY APPLEWOOD SEED COMPANY OR EQUAL
SEEDING RATE: 35 LBS/ACRE

SCIENTIFIC NAME	COMMON NAME
-----------------	-------------

ALISMA SUBCORDATUM	WATER PLANTAIN
ASCLEPIAS INCARNATA	SWAMP MILKWEED
BIDENS ARISTOSA	TICKSEED SUNFLOWER
MIMULUS RINGENS	ALLEGHENY MONKEYFLOWER
PENTHORUM SEDOIDES	DITCH STONECROP
RUDBECKIA LACINIATA	CUTLEAF CONEFLOWER
SAGITTARIA LATIFOLIA	COMMON ARROWHEAD
VERBENA HASTATA	BLUE VERVAIN
CAREX STIPATA	AWL-FRUITED SEDGE
CAREX VULPINOIDEA	FOX SEDGE
ELYMUS VIRGINICUS	VIRGINIA WILDRYE
ELEOCHARIS SPECIES	SPIKE RUSH
GLYCERIA STRIATA	FOWL MANNA GRASS
JUNCUS EFFUSUS	SOFT RUSH
JUNCUS TENUIS	PATH RUSH
LEERSIA ORYZOIDES	RICE CUT GRASS
PANICUM VIRGATUM	SWITCHGRASS
SCIRPUS VALIDUS	SOFTSTEM BULRUSH
SPARTINA PECTINATA	PRAIRIE CORDGRASS



3 PLANTED PARKING LOT ISLANDS/MEDIANS
63 SECTION NTS



4 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
63 SECTION NTS

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KIMLEY-HORN AND ASSOCIATES, INC.
4455 South Ute Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE DETAILS

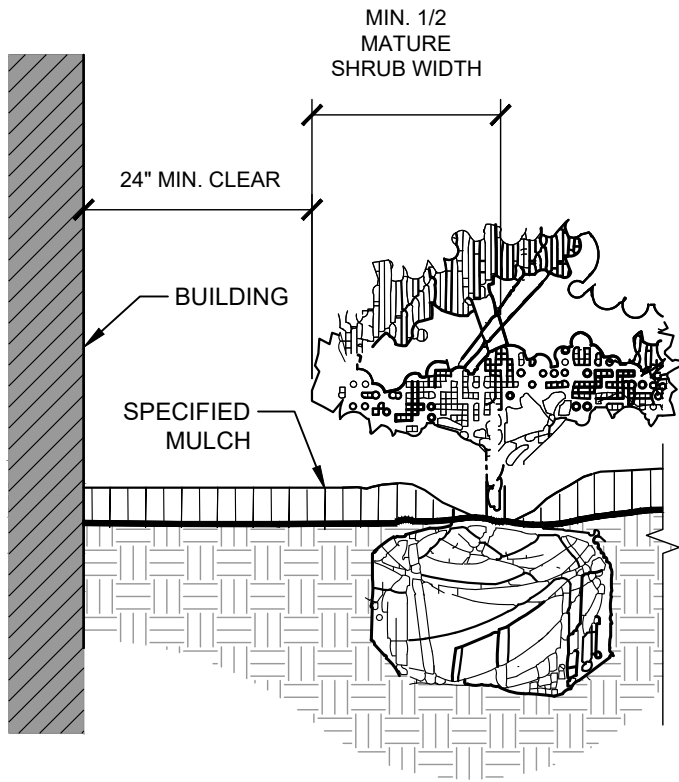
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO. 096360012_LA
PROJECT NO. 096360012

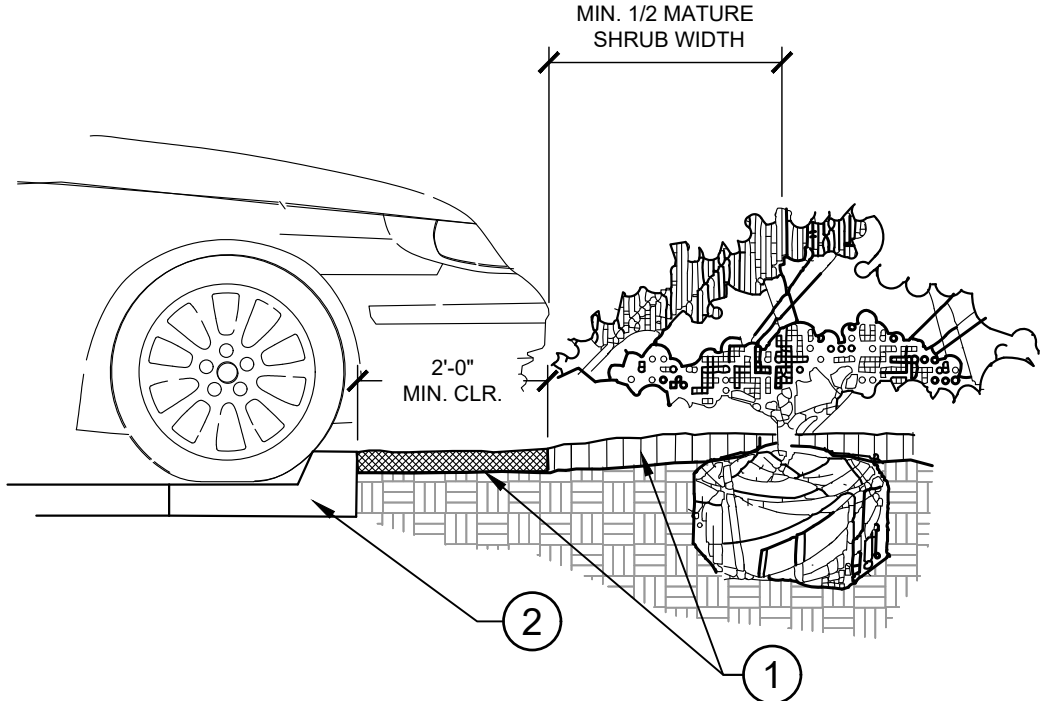
SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- NOTES:
- CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
 - INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 4" (MIN.)



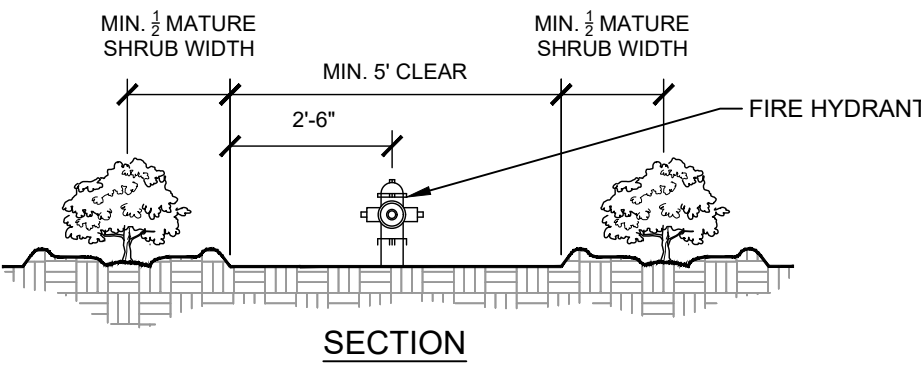
- INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- CURB / PARKING LOT EDGE.

5 PLANTINGS ADJACENT TO BUILDINGS
SECTION

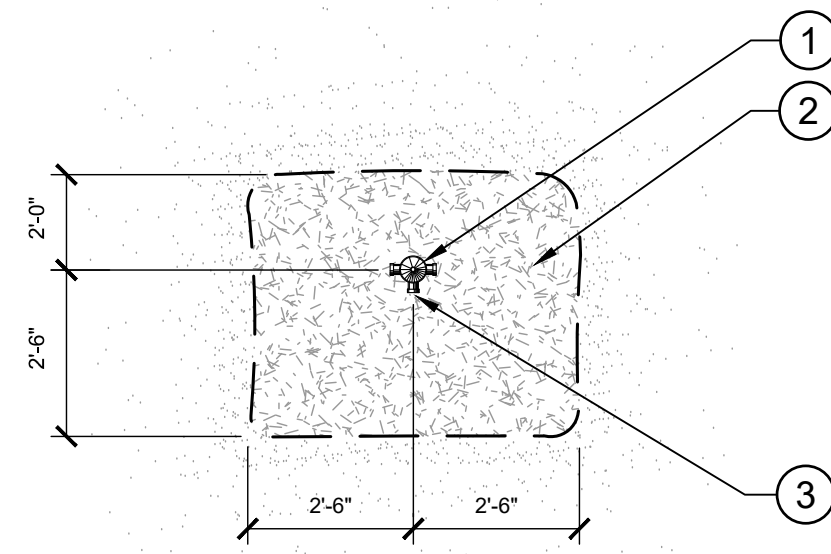
NTS

6 PARKING SPACE/CURB PLANTING
SECTION

NTS

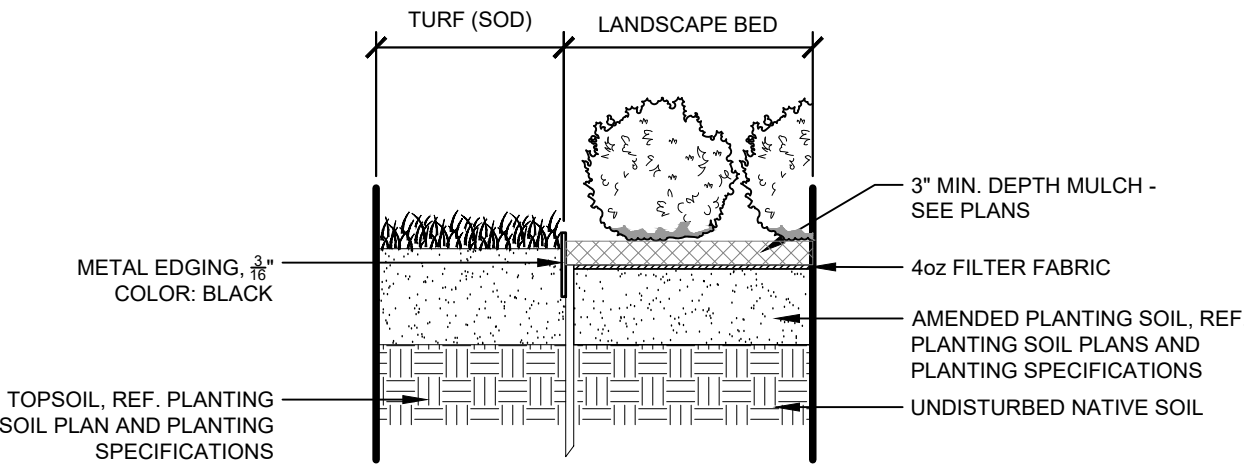


SECTION



PLAN

- FIRE HYDRANT.
- NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
- FRONT OF HYDRANT (TOWARD CURB)



7 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN

NTS

8 METAL EDGER AT PLANTING BED
SECTION

1" = 1"
096-360-012-21

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
4850 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE DETAILS

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.

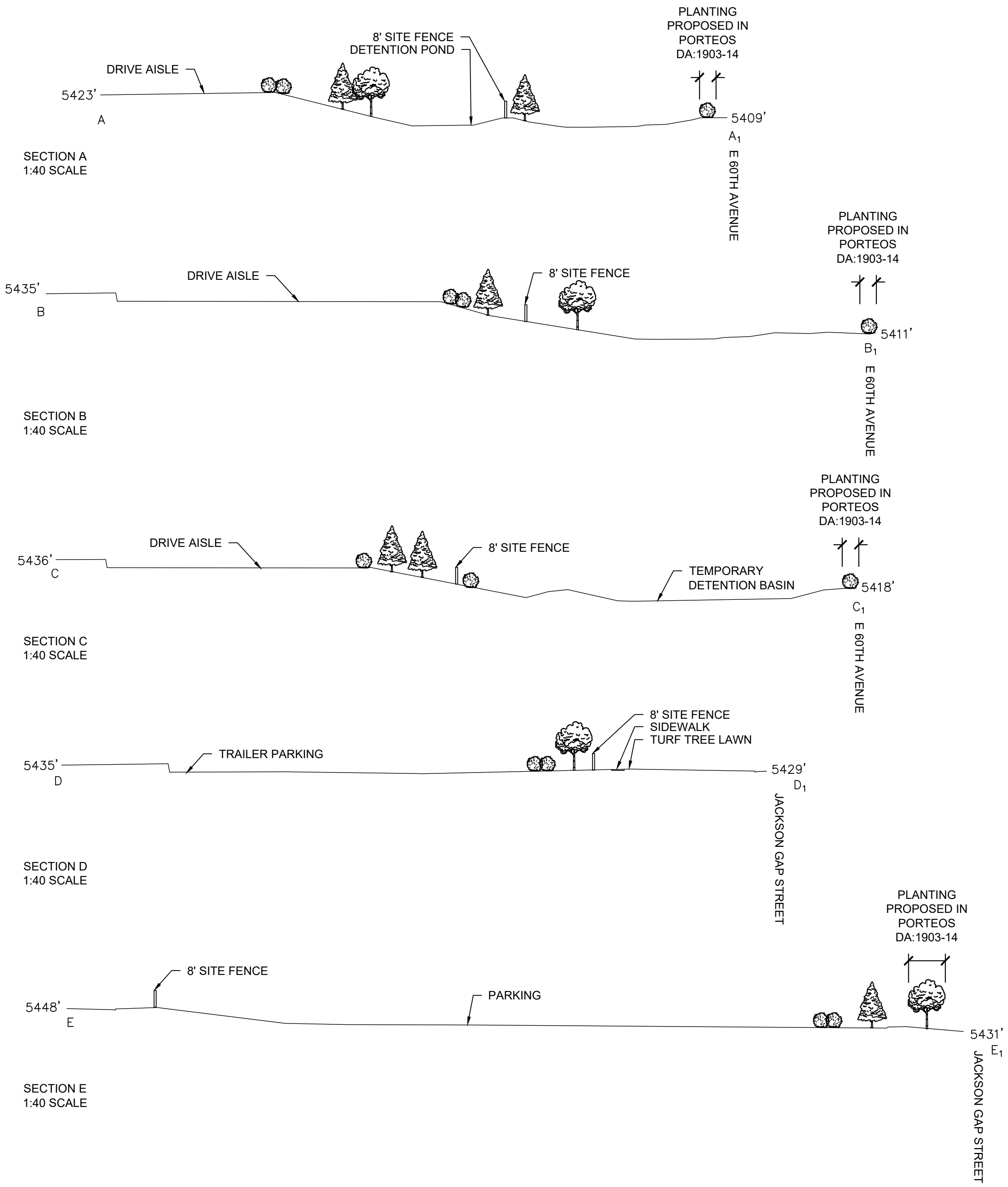
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NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS 2020-6058-00

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



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4355 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE SECTIONS

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

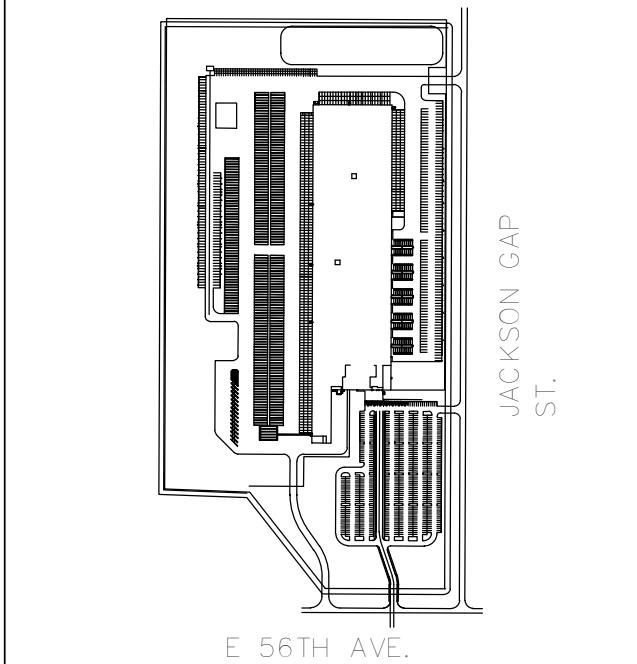
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PROJECT TIGER AT PORTEOS

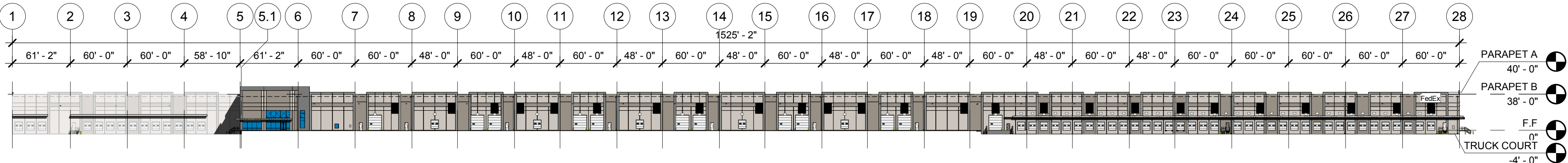
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

- ALUMINUM / PREFINISHED METAL
- FIELD COLOR - SW 7022 ALPACA
- ACCENT COLOR - SW 9168 ELEPHANT EAR
- DARK ACCENT COLOR - SW 9163 TIN LIZZIE
- FORMLINER - HORIZONTAL - GRAY
- GLAZING - 1" INSULATED LOW-E GLAZING - TINT: GREY

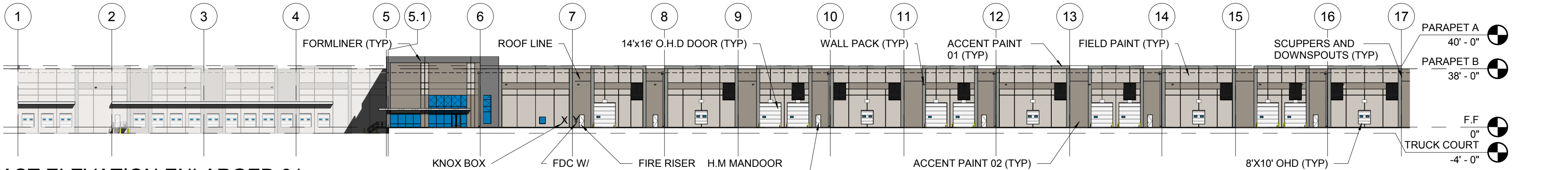


KEYMAP
NTS



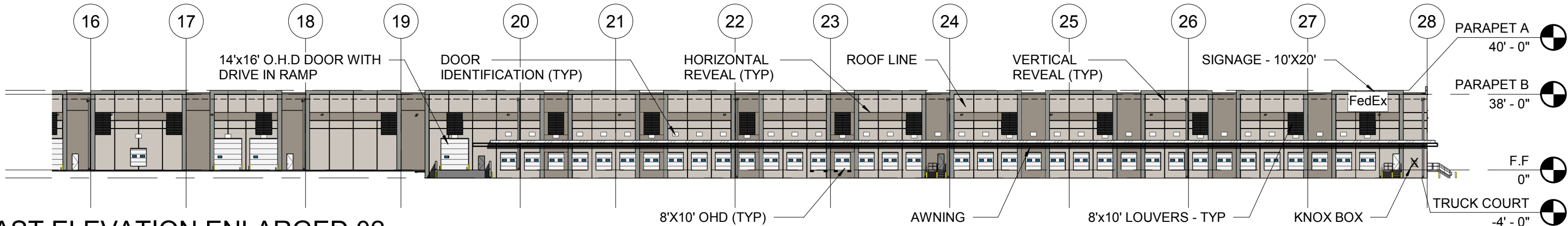
EAST ELEVATION

SCALE: 1" = 80'-0"



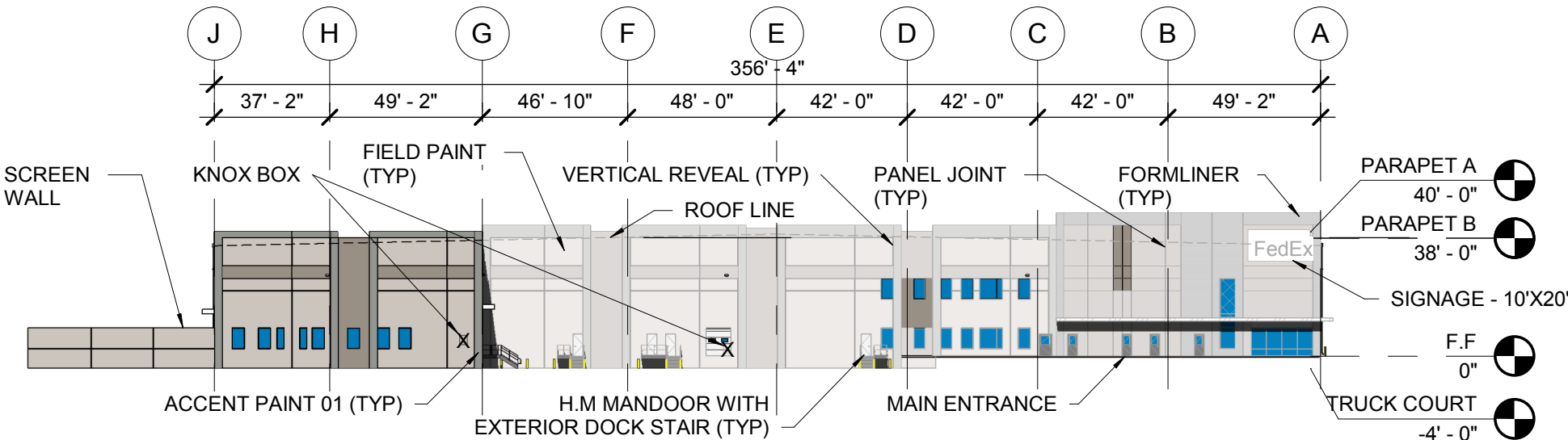
EAST ELEVATION ENLARGED 01

SCALE: 1" = 50'-0"



EAST ELEVATION ENLARGED 02

SCALE: 1" = 50'-0"



SOUTH ELEVATION

SCALE: 1" = 50'-0"

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KIMLEY-HORN AND ASSOCIATES, INC.
1835 Stout Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
OVERALL ELEVATIONS

DATE: 09/20/2021
DESIGNED BY: BM
DRAWN BY: DP
CHECKED BY: BM

FILE NO.
xTB_CSP
PROJECT NO.
096360012

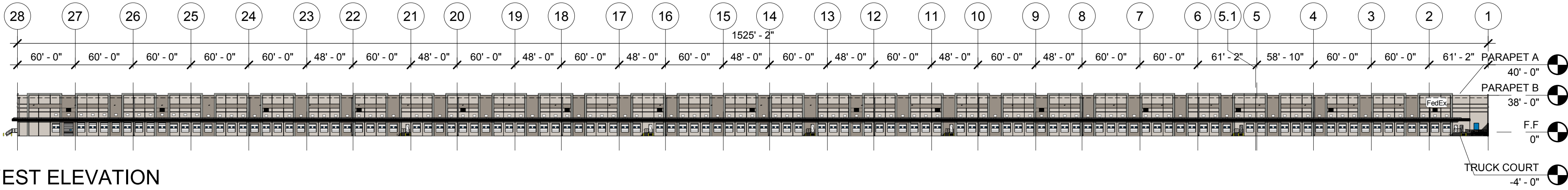
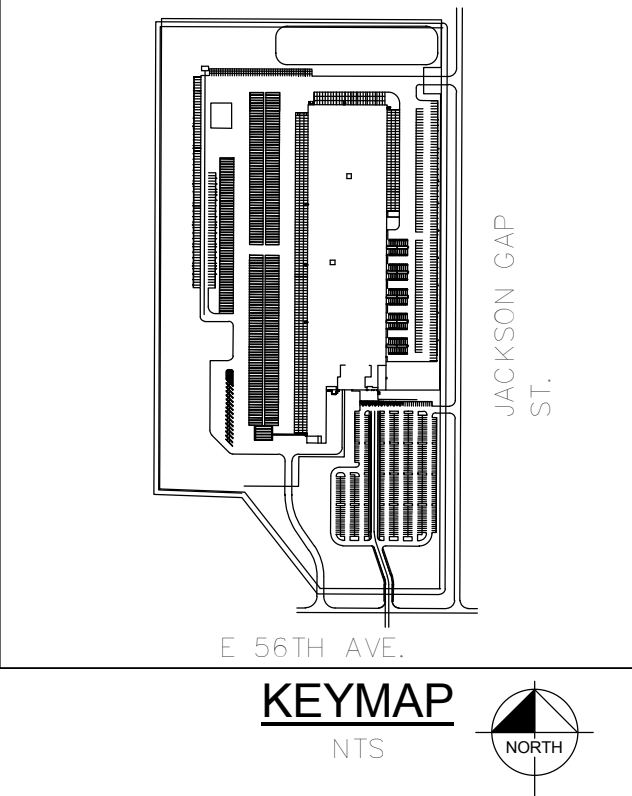
SHEET NO.

67

PROJECT TIGER AT PORTEOS
SITE PLAN

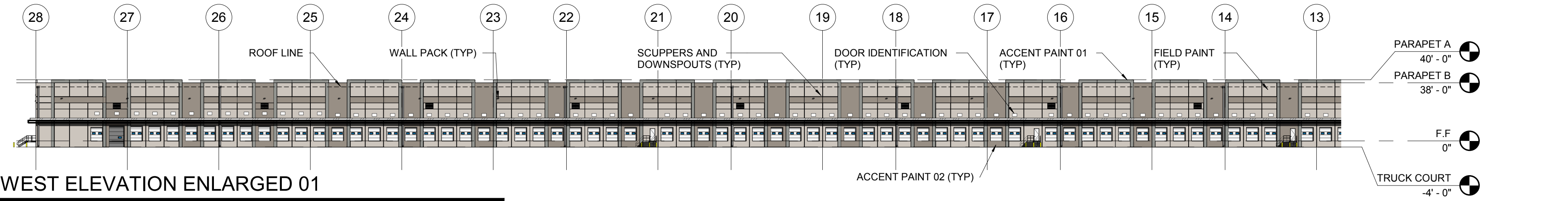
LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

- ALUMINUM / PREFINISHED METAL
- FIELD COLOR - SW 7022 ALPACA
- ACCENT COLOR - SW 9168 ELEPHANT EAR
- DARK ACCENT COLOR - SW 9163 TIN LIZZIE
- FORMLINER - HORIZONTAL - GRAY
- GLAZING - 1" INSULATED LOW-E GLAZING - TINT: GREY



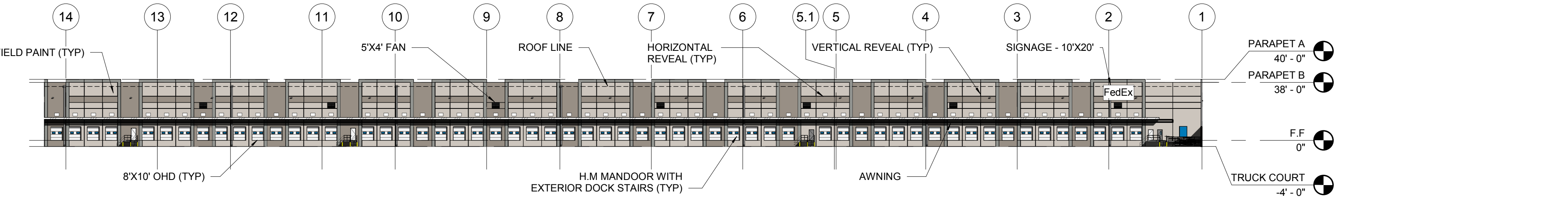
WEST ELEVATION

SCALE: 1" = 80'-0"



WEST ELEVATION ENLARGED 01

SCALE: 1" = 50'-0"



WEST ELEVATION ENLARGED 02

SCALE: 1" = 50'-0"



NORTH ELEVATION

SCALE: 1" = 50'-0"

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4835 South Ute Avenue, Suite 200
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

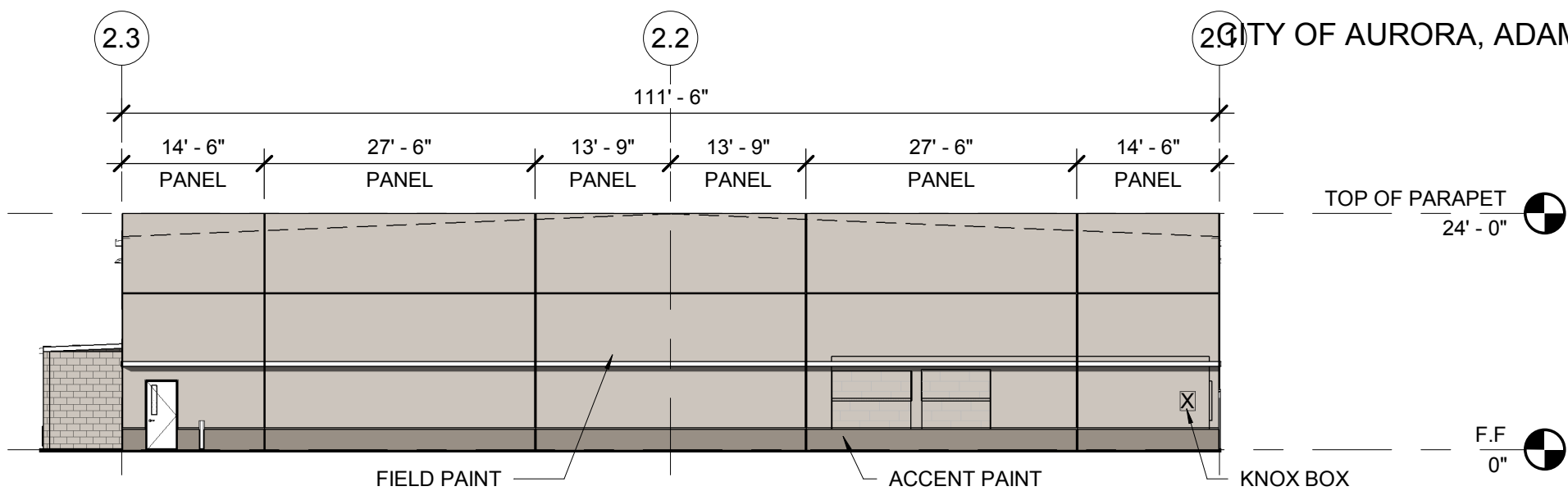
OVERALL ELEVATIONS

DATE:	09/20/2021	DESIGNED BY:	BM
		DRAWN BY:	DP
		CHECKED BY:	BM
FILE NO.	xTB_CSP	PROJECT NO.	096360012
SHEET NO.	68		

PROJECT TIGER AT PORTEOS

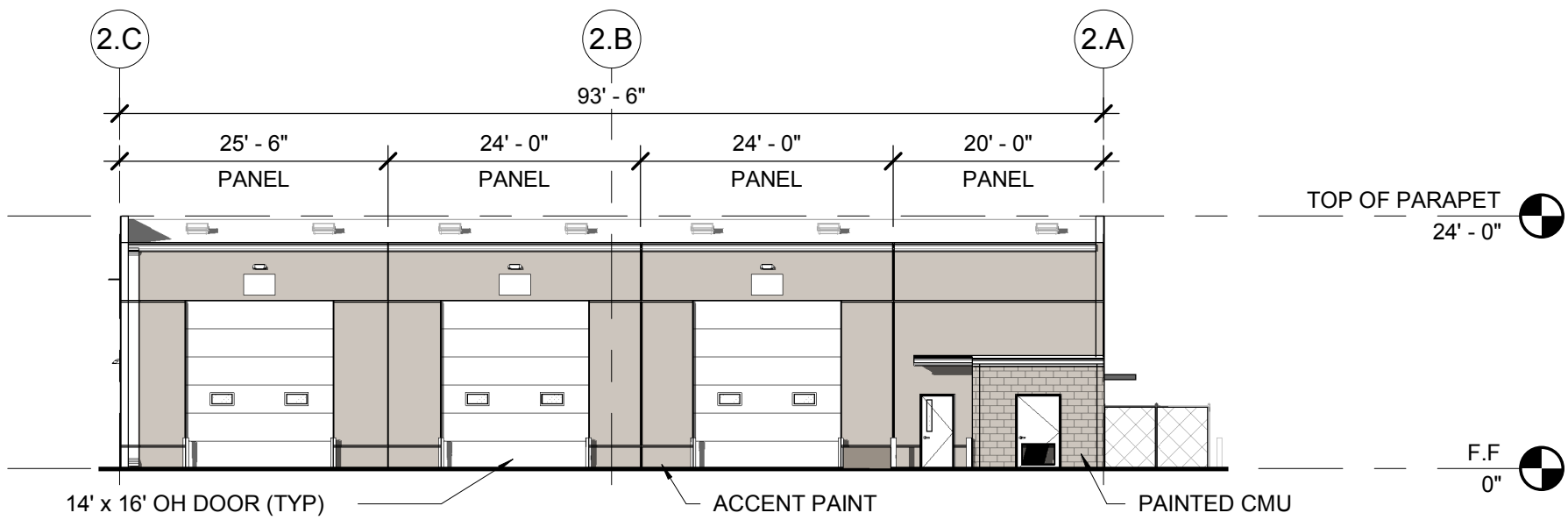
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



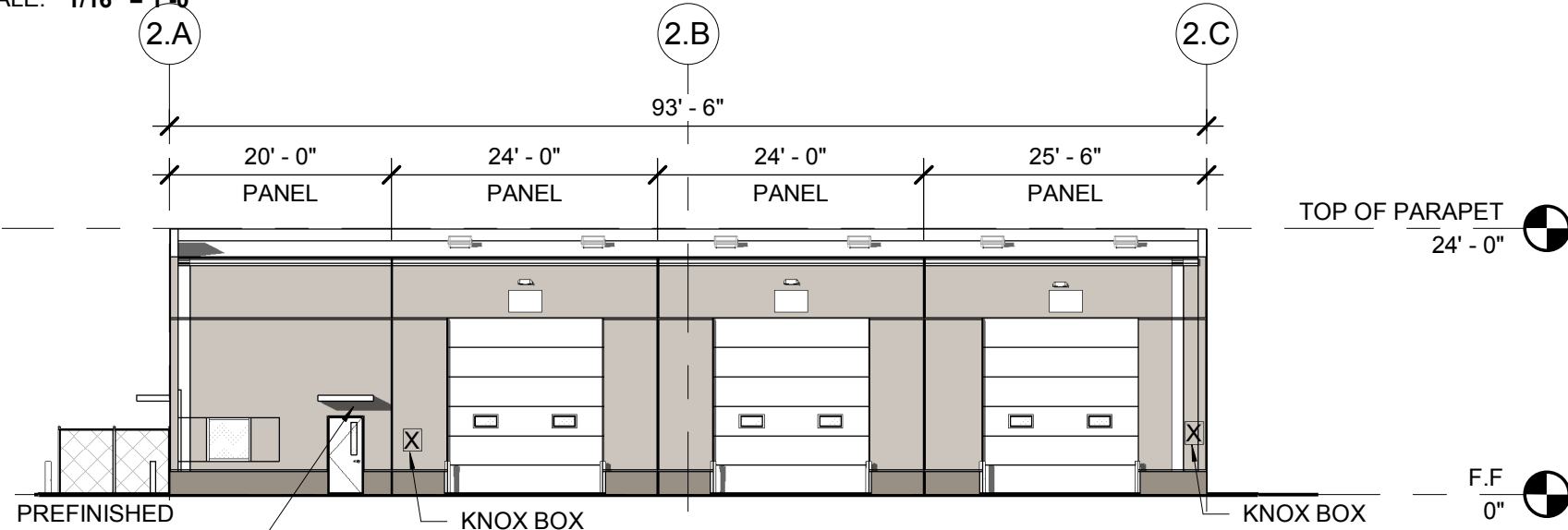
MAINTENANCE BUILDING - EAST ELEVATION

SCALE: 1/16" = 1'-0"



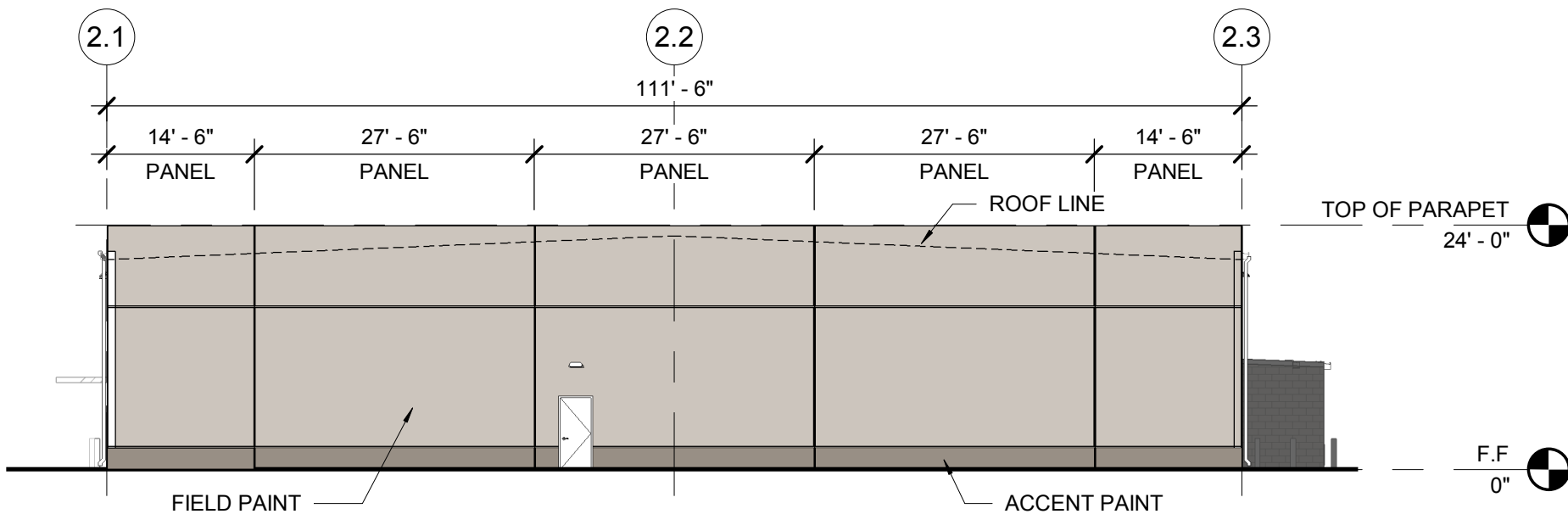
MAINTENANCE BUILDING - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



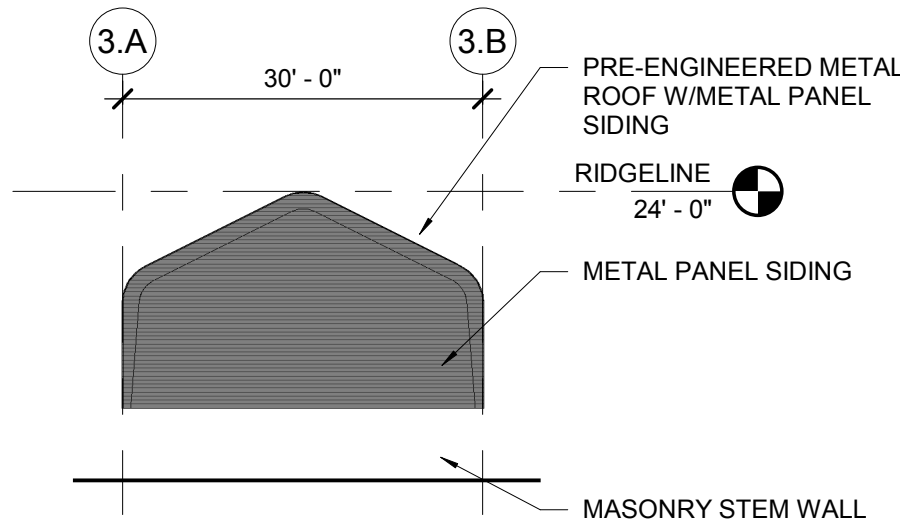
MAINTENANCE BUILDING - NORTH ELEVATION

SCALE: 1/16" = 1'-0"



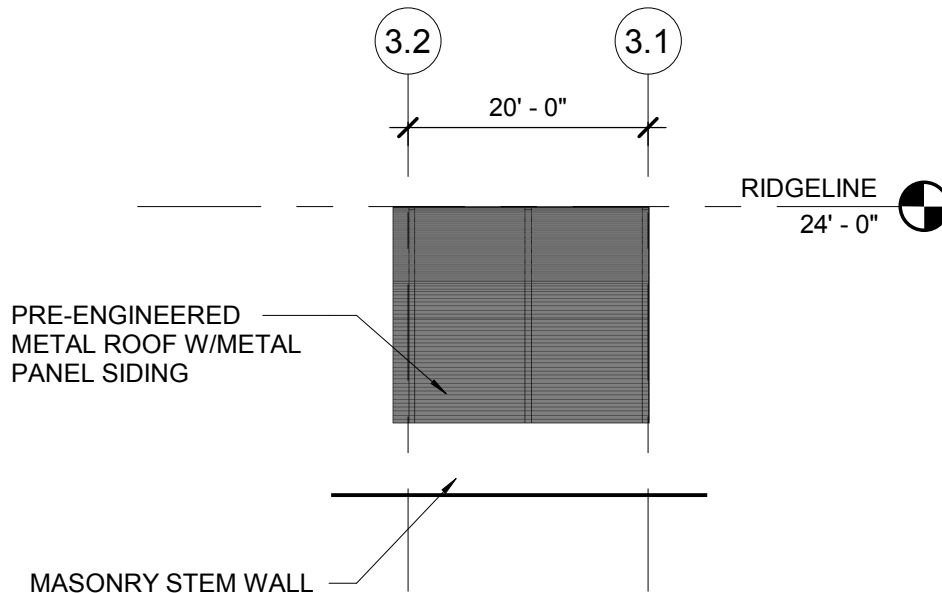
MAINTENANCE BUILDING - WEST ELEVATION

SCALE: 1/16" = 1'-0"



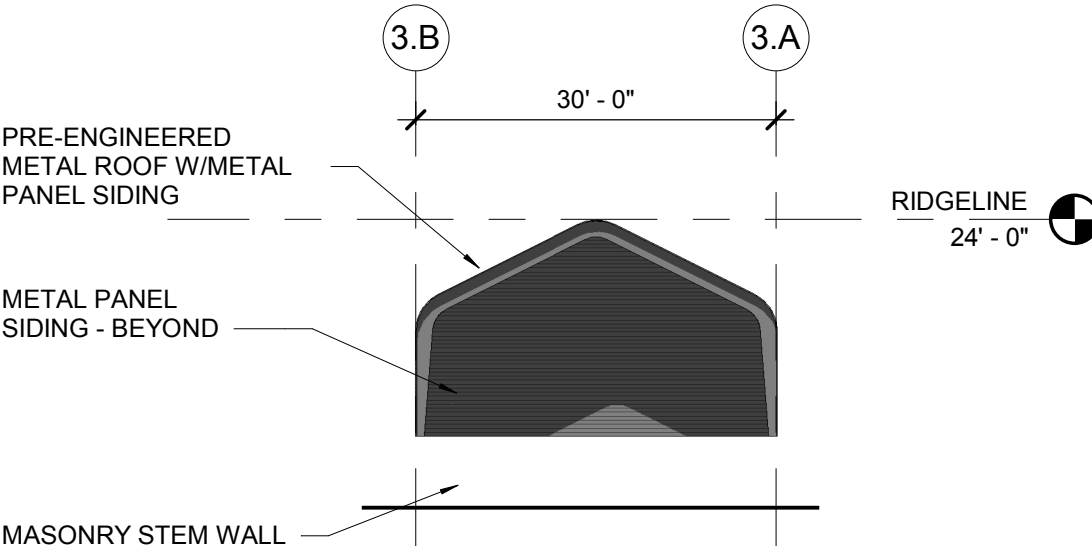
SALT SHED NORTH ELEVATION

SCALE: 1/16" = 1'-0"



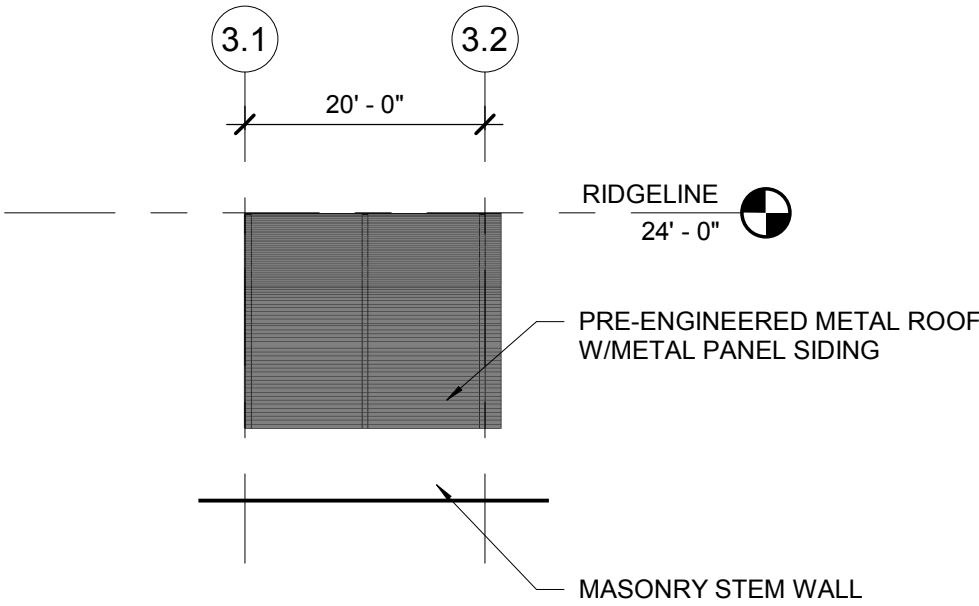
SALT SHED EAST ELEVATION

SCALE: 1/16" = 1'-0"



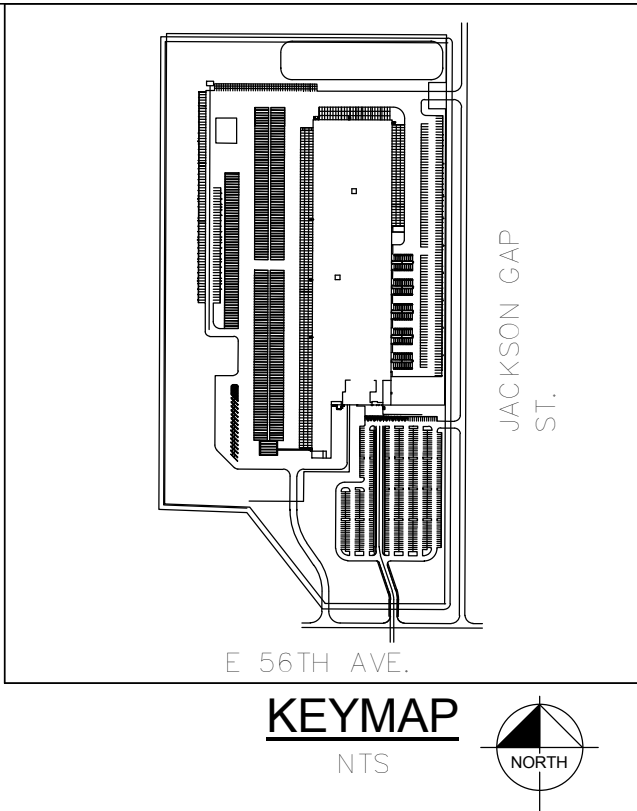
SALT SHED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



SALT SHED WEST ELEVATION

SCALE: 1/16" = 1'-0"



- ALUMINUM / PREFINISHED METAL
- FIELD COLOR - SW 7022 ALPACA
- ACCENT COLOR - SW 9168 ELEPHANT EAR
- GLAZING - VISION
- GLAZING - SPANDREL
- CMU - PAINTED

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1435 CHURCH ST., SUITE 200
DENVER, COLORADO 80202
(303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
OVERALL ELEVATIONS

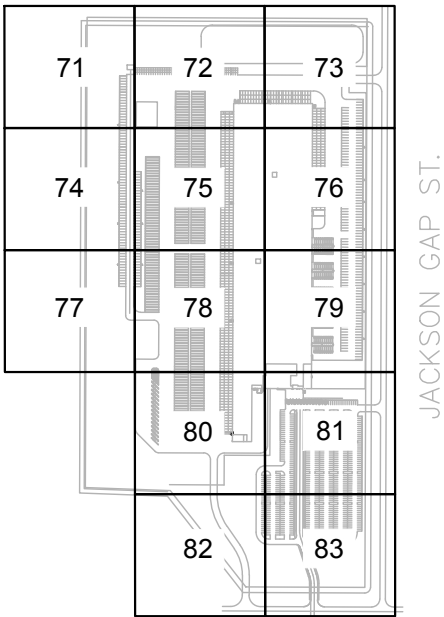
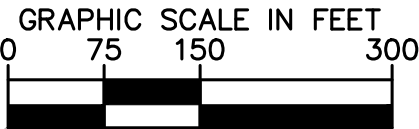
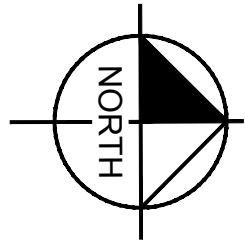
DATE: 09/20/2021
DESIGNED BY: BM
DRAWN BY: DP
CHECKED BY: BM

FILE NO.
xTB_CSP
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

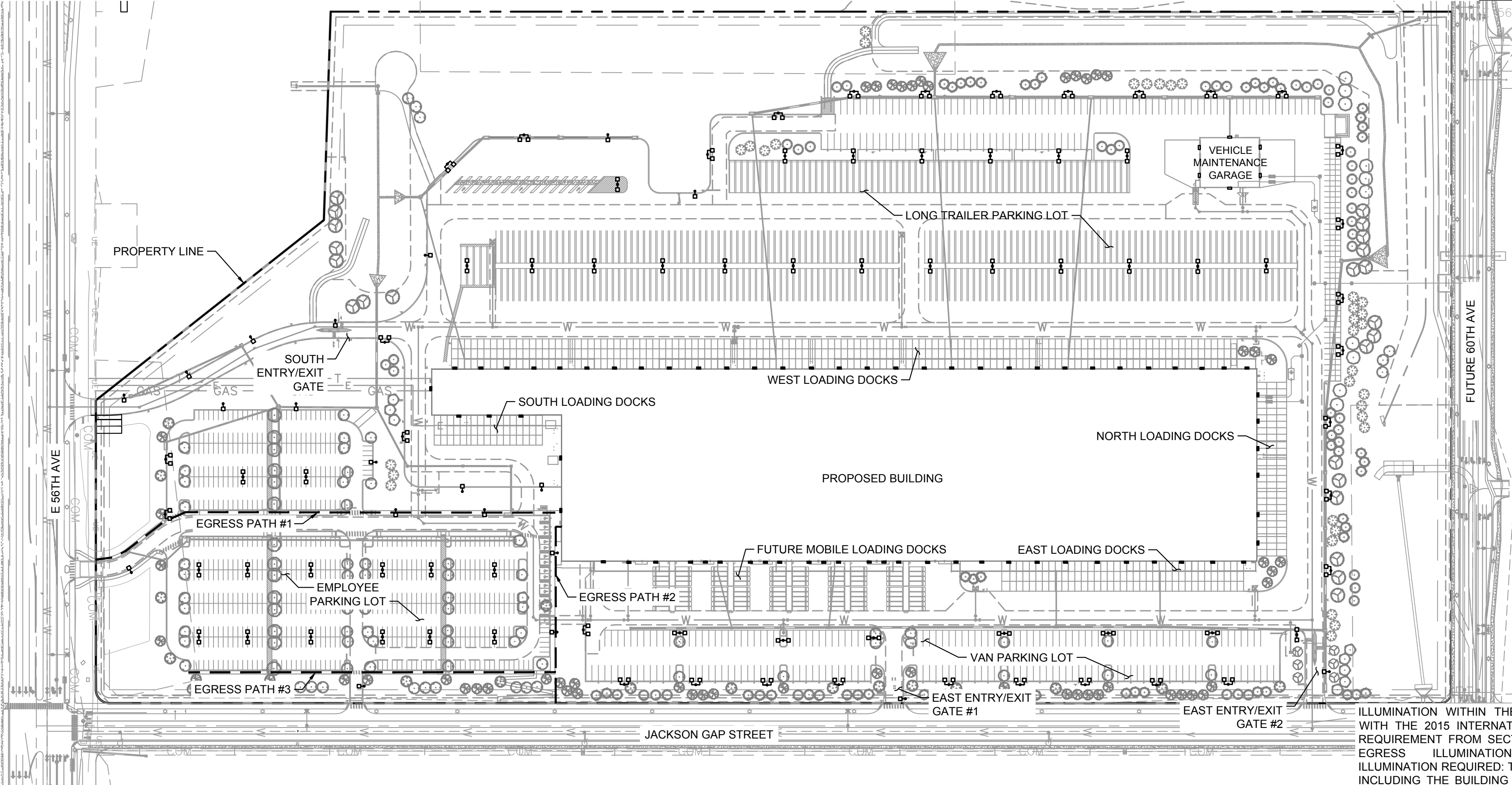
LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



JACKSON GAP ST.



GENERAL NOTE: LIGHT POLE BLOCKS ARE NOT TO SCALE. REFERENCE
LUMINAIRE FIXTURE DIMENSIONS ON SPECIFICATION SHEETS ON SHEET 84



LEGEND

SYMBOL	QTY	MODEL NUMBER	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	LUMENS
	41	GLEON-AF-06-LED-E1-SL4	DOUBLE AT 180°	POLE MOUNTED	25 FT	34605
	32	GLEON-AF-06-LED-E1-SL4	TWIN	POLE MOUNTED	25 FT	34605
	20	GLEON-AF-06-LED-E1-SL3	SINGLE	POLE MOUNTED	25 FT	36421
	69	GLEON-AF-06-LED-E1-T4FT	WALLPACK	WALL MOUNTED	32 FT	36637
	6	GLEON-AF-06-LED-E1-T4FT	WALLPACK	WALL MOUNTED	18 FT	36637

DESIGN CRITERIA

PARKING AREAS*	LOADING DOCKS**	ENTRY/EXIT GATES**
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 2.0	AVERAGE = 5.0	AVERAGE = 5.0
MAX:MIN = 20:1	MAX:MIN = 20:1	MAX:MIN = 20:1
*PER AURORA DEVELOPMENT STANDARDS SECTION 4.9.3 AND IES RP-8-18 ADDENDUM 1 RECOMMENDATIONS FOR PARKING LOT LIGHTING		
**PER USER BTU SPECIFICATIONS MANUAL SECTION 26 5600		

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE BUILDING DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FC (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

EGRESS LIGHTING

DESIGN CRITERIA	CALCULATION SUMMARY
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 1.0	EGRESS PATH #1 = 3.11
	EGRESS PATH #2 = 4.43
	EGRESS PATH #3 = 1.42

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Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

SITE PHOTOMETRIC PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

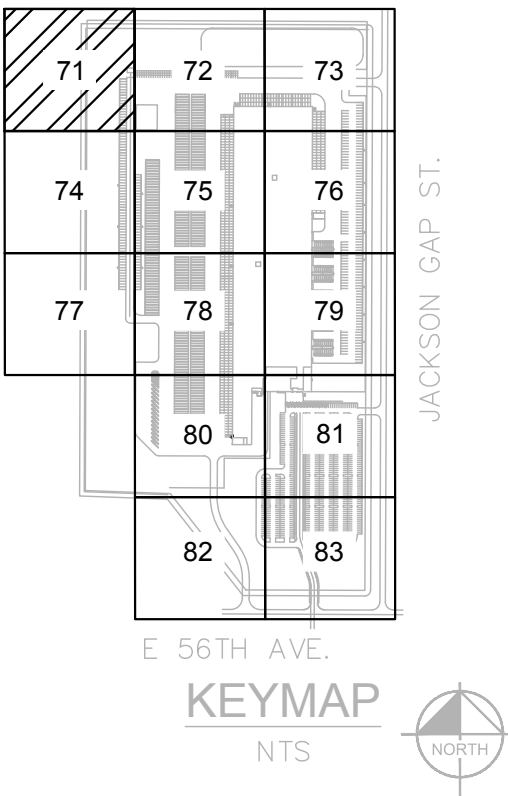
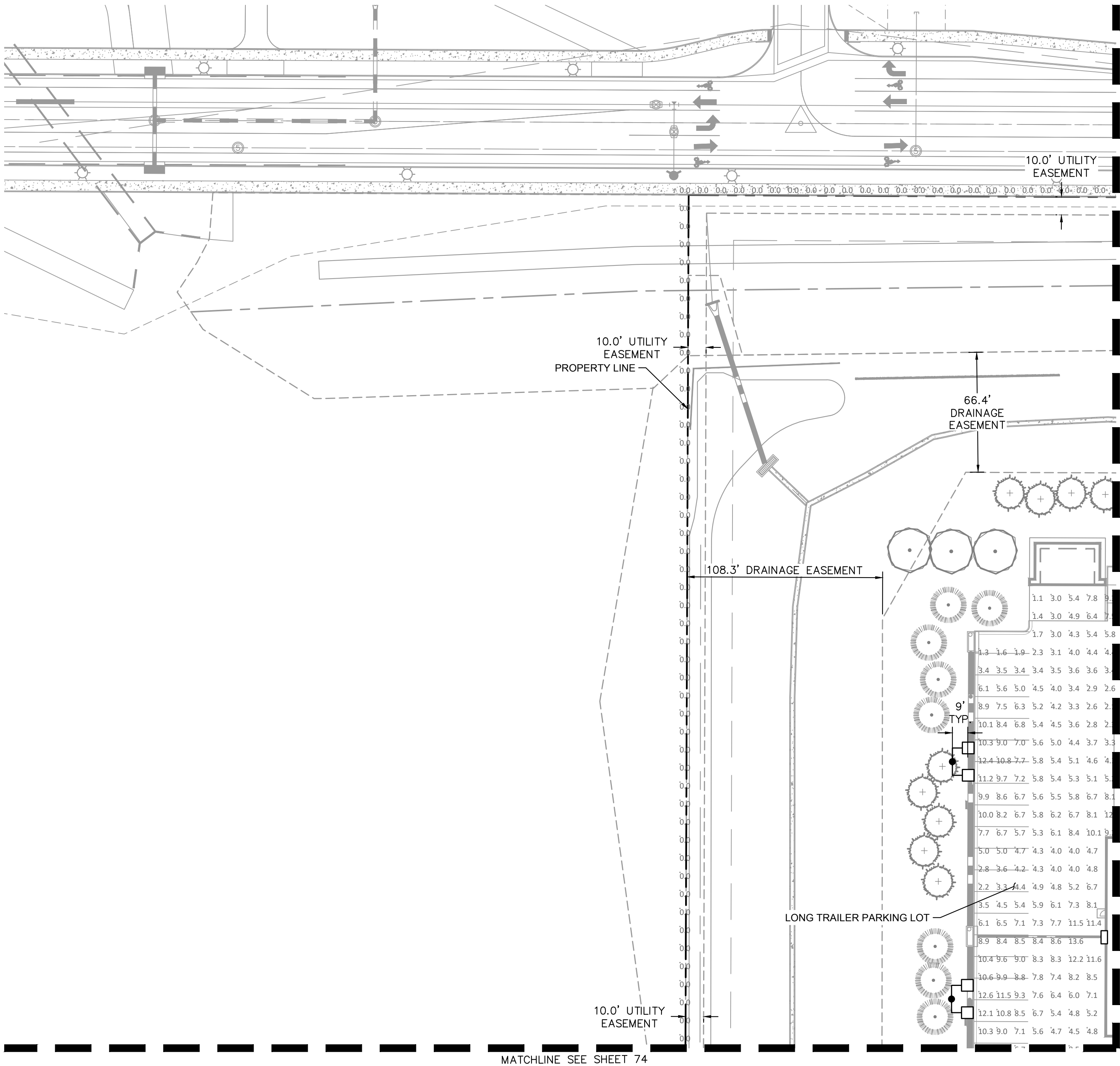
FILE NO.
PH-LSP
PROJECT NO.
096360012

SHEET NO.

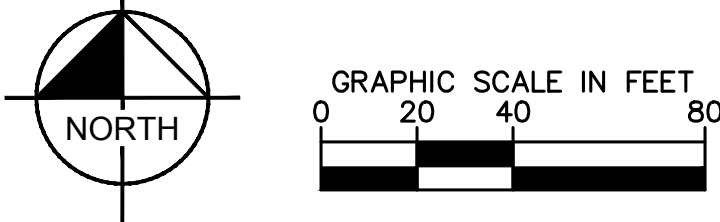
70

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
<u>EMPLOYEE PARKING LOT</u>		<u>NORTH LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
MAX:MIN = 19.00		MAX:MIN = 2.61	
<u>LONG TRAILER PARKING LOT</u>		<u>SOUTH LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.22		AVERAGE = 5.00	
MAX:MIN = 68.00		MAX:MIN = 2.43	
<u>VAN PARKING LOT</u>		<u>EAST LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 4.93		AVERAGE = 5.86	
MAX:MIN = 19.14		MAX:MIN = 2.36	
<u>SOUTH ENTRY/EXIT GATE</u>		<u>WEST LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
<u>EAST ENTRY/EXIT GATE #1</u>		<u>MOBILE LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 5.28		AVERAGE = 6.70	
MAX:MIN = 3.81		MAX:MIN = 3.56	
<u>EAST ENTRY/EXIT GATE #2</u>			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
PH_CSP
PROJECT NO.
096360012

SHEET NO.
71

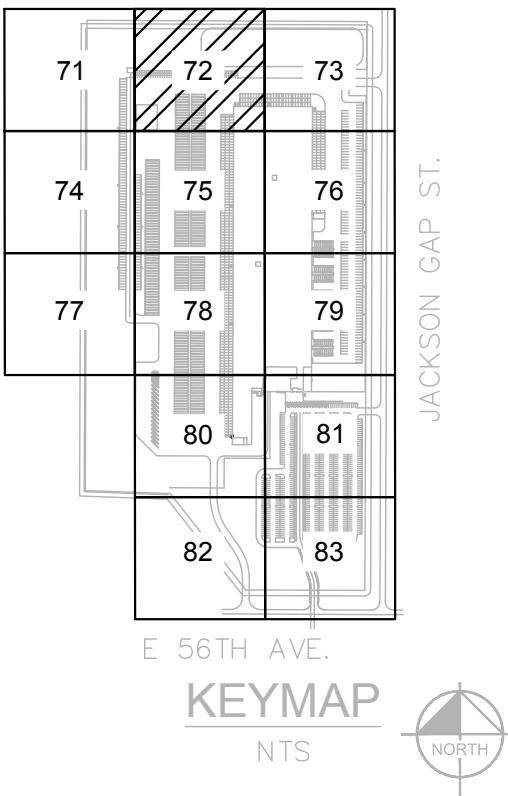
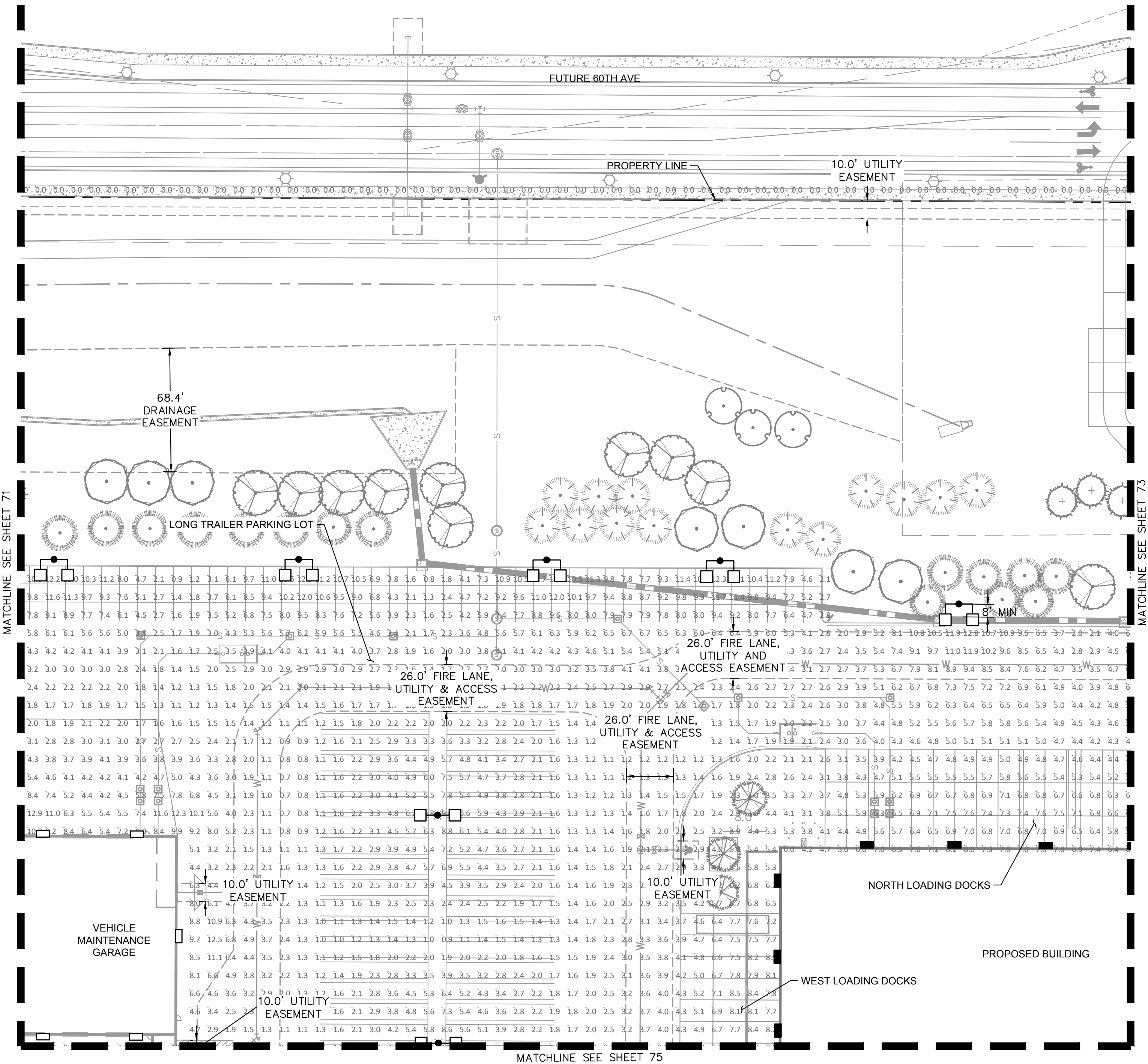
NO.	REVISION	BY	DATE	APPR

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

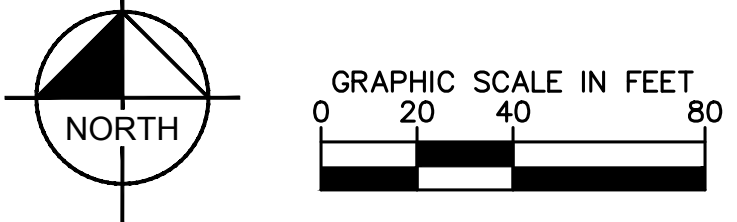
SITE PHOTOMETRIC PLAN

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY	
EMPLOYEE PARKING LOT	NORTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.52	AVERAGE = 5.65
MAX:MIN = 19.00	MAX:MIN = 2.61
LONG TRAILER PARKING LOT	SOUTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.22	AVERAGE = 5.00
MAX:MIN = 68.00	MAX:MIN = 2.43
VAN PARKING LOT	EAST LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 4.93	AVERAGE = 5.86
MAX:MIN = 19.14	MAX:MIN = 2.36
SOUTH ENTRY/EXIT GATE	WEST LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 6.71	AVERAGE = 6.20
MAX:MIN = 5.73	MAX:MIN = 2.66
EAST ENTRY/EXIT GATE #1	MOBILE LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 5.28	AVERAGE = 6.70
MAX:MIN = 3.81	MAX:MIN = 3.56
EAST ENTRY/EXIT GATE #2	
ILLUMINANCE (Fc)	
AVERAGE = 5.12	
MAX:MIN = 6.94	



Kimley»Horn
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4835 South Ute Avenue, Suite 200
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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

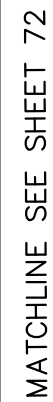
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO. PH-CSP
PROJECT NO. 096360012
SHEET NO. 72

REVISION
BY
DATE
APPR

SITE PHOTOMETRIC PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



A north arrow pointing upwards, with the word "NORTH" written below it. To the right of the north arrow is a graphic scale bar labeled "GRAPHIC SCALE IN FEET". The scale bar has markings at 0, 20, 40, and 80 feet. The bar is divided into alternating black and white segments: 0 to 20 feet is black, 20 to 40 feet is white, 40 to 60 feet is black, and 60 to 80 feet is white.

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
SITE PHOTOMETRIC PLAN

FILE NO.
PH_CSP

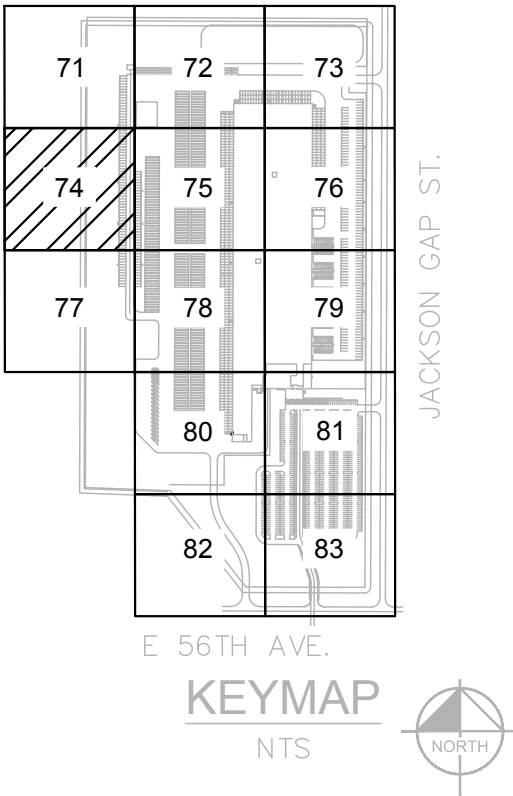
PROJECT NO.
096360012

SHEET NO.

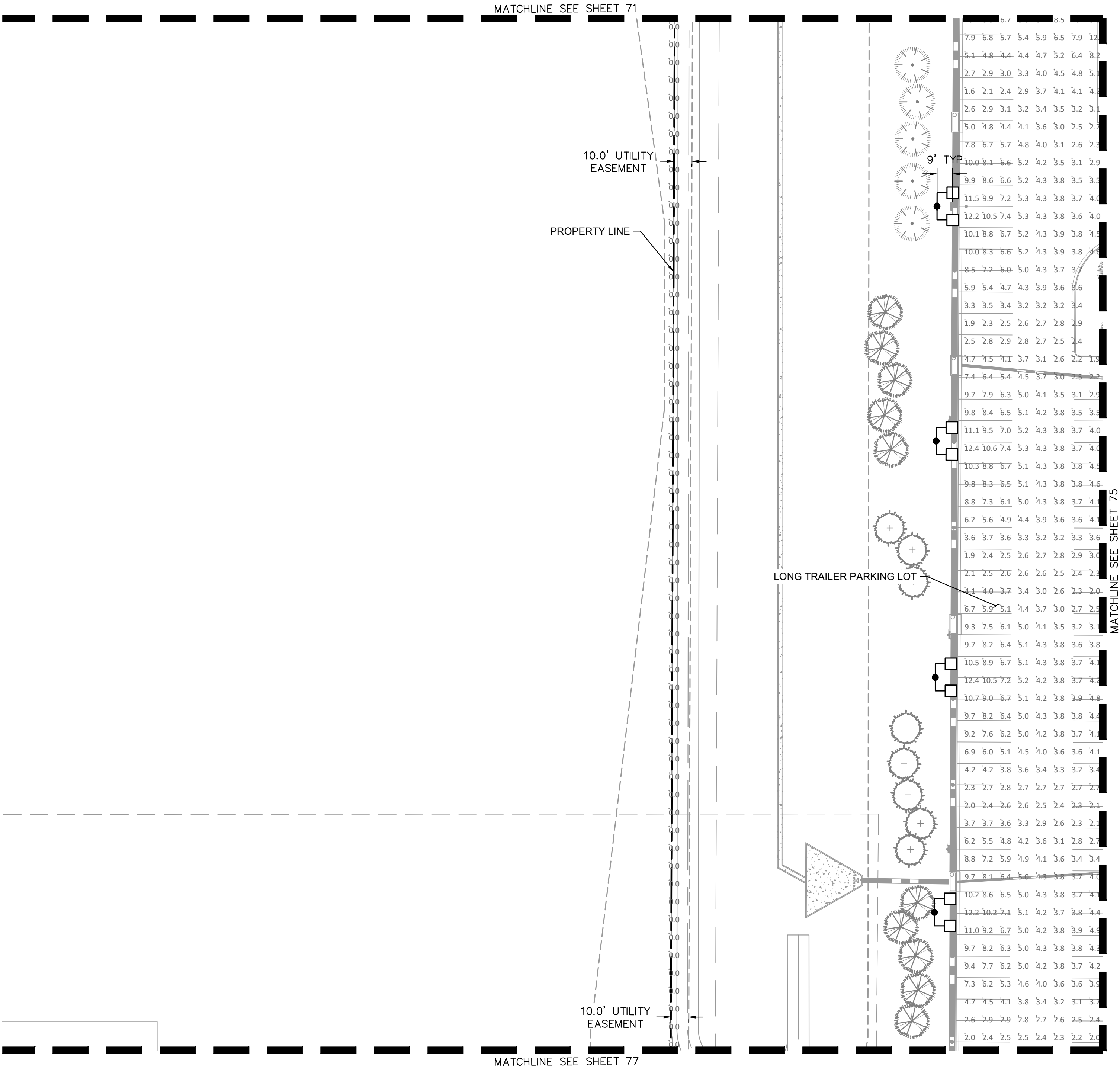
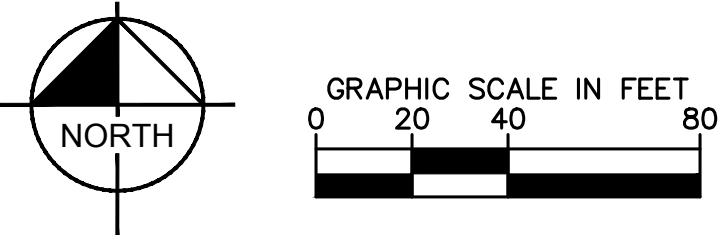
73

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY	
<u>EMPLOYEE PARKING LOT</u>	<u>NORTH LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.52	AVERAGE = 5.65
MAX:MIN = 19.00	MAX:MIN = 2.61
<u>LONG TRAILER PARKING LOT</u>	<u>SOUTH LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.22	AVERAGE = 5.00
MAX:MIN = 68.00	MAX:MIN = 2.43
<u>VAN PARKING LOT</u>	<u>EAST LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 4.93	AVERAGE = 5.86
MAX:MIN = 19.14	MAX:MIN = 2.36
<u>SOUTH ENTRY/EXIT GATE</u>	<u>WEST LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 6.71	AVERAGE = 6.20
MAX:MIN = 5.73	MAX:MIN = 2.66
<u>EAST ENTRY/EXIT GATE #1</u>	<u>MOBILE LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 5.28	AVERAGE = 6.70
MAX:MIN = 3.81	MAX:MIN = 3.56
<u>EAST ENTRY/EXIT GATE #2</u>	
ILLUMINANCE (Fc)	
AVERAGE = 5.12	
MAX:MIN = 6.94	



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

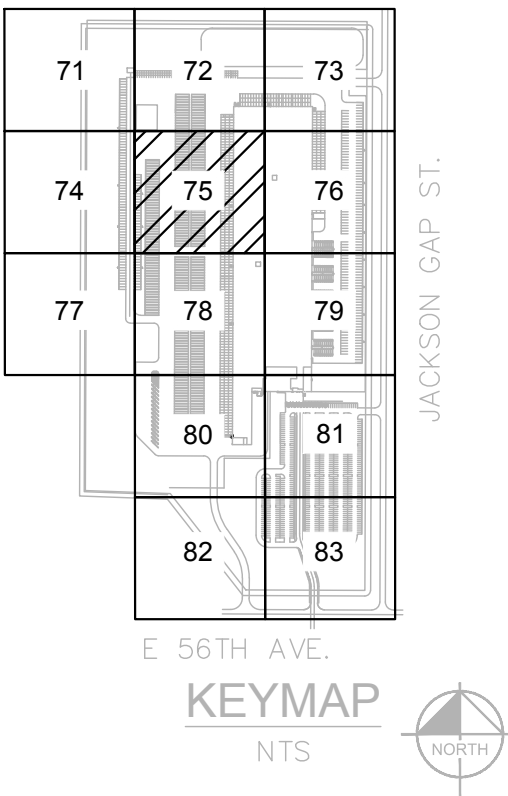
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
PH_CSP
PROJECT NO.
096360012

SHEET NO.

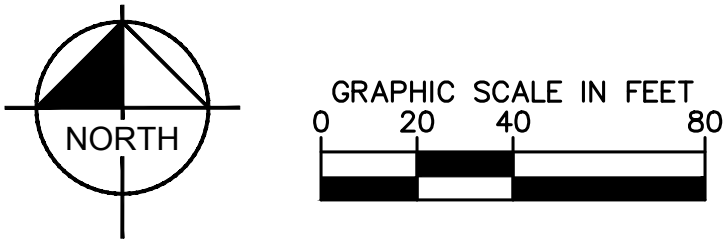
PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY

EMPLOYEE PARKING LOT	NORTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.52	AVERAGE = 5.65
MAX:MIN = 19.00	MAX:MIN = 2.61
LONG TRAILER PARKING LOT	SOUTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.22	AVERAGE = 5.00
MAX:MIN = 68.00	MAX:MIN = 2.43
VAN PARKING LOT	EAST LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 4.93	AVERAGE = 5.86
MAX:MIN = 19.14	MAX:MIN = 2.36
SOUTH ENTRY/EXIT GATE	WEST LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 6.71	AVERAGE = 6.20
MAX:MIN = 5.73	MAX:MIN = 2.66
EAST ENTRY/EXIT GATE #1	MOBILE LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 5.28	AVERAGE = 6.70
MAX:MIN = 3.81	MAX:MIN = 3.56
EAST ENTRY/EXIT GATE #2	
ILLUMINANCE (Fc)	
AVERAGE = 5.12	
MAX:MIN = 6.94	



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Avenue
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
SITE PHOTOMETRIC PLAN

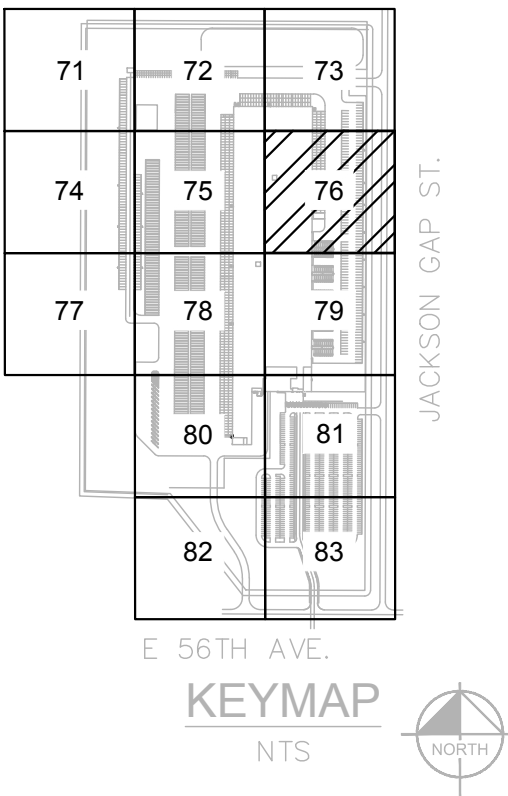
DATE: 08/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
PH-CSP
PROJECT NO.
096360012

SHEET NO.
75

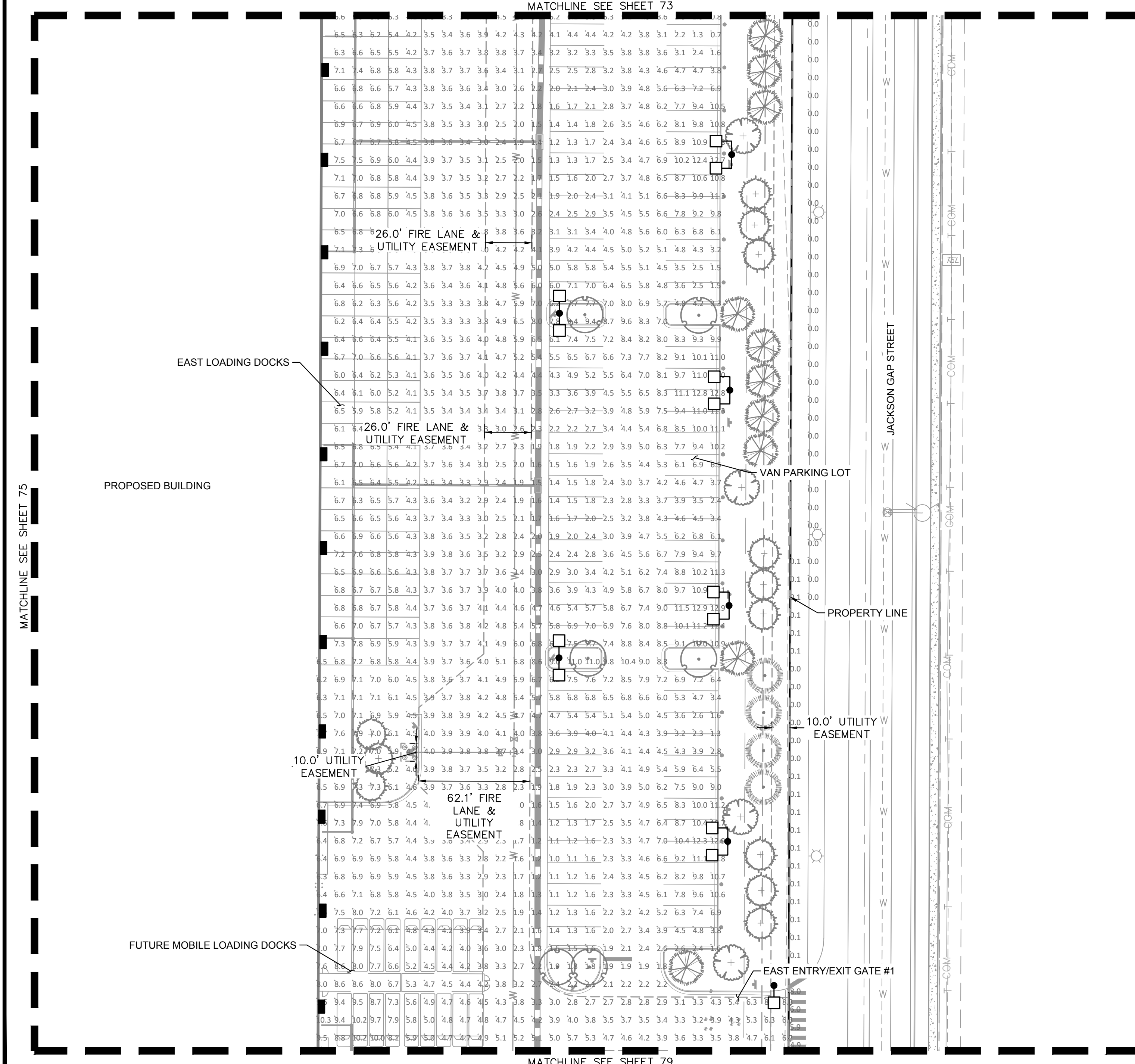
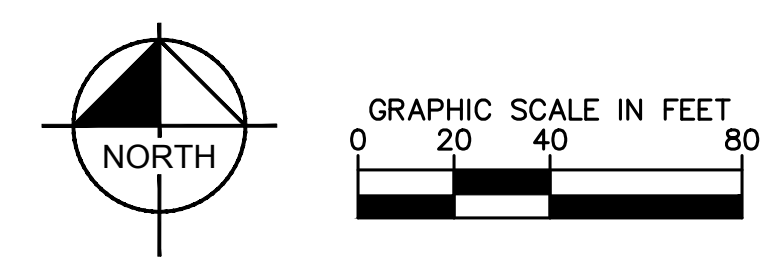
PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY

EMPLOYEE PARKING LOT	NORTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.52	AVERAGE = 5.65
MAX:MIN = 19.00	MAX:MIN = 2.61
LONG TRAILER PARKING LOT	SOUTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.22	AVERAGE = 5.00
MAX:MIN = 68.00	MAX:MIN = 2.43
VAN PARKING LOT	EAST LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 4.93	AVERAGE = 5.86
MAX:MIN = 19.14	MAX:MIN = 2.36
SOUTH ENTRY/EXIT GATE	WEST LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 6.71	AVERAGE = 6.20
MAX:MIN = 5.73	MAX:MIN = 2.66
EAST ENTRY/EXIT GATE #1	MOBILE LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 5.28	AVERAGE = 6.70
MAX:MIN = 3.81	MAX:MIN = 3.56
EAST ENTRY/EXIT GATE #2	
ILLUMINANCE (Fc)	
AVERAGE = 5.12	
MAX:MIN = 6.94	



Kimley»Horn

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

Kimley-Horn and Associates, Inc.
4835 South Ute Avenue
Denver, Colorado 80237 (303) 228-2300

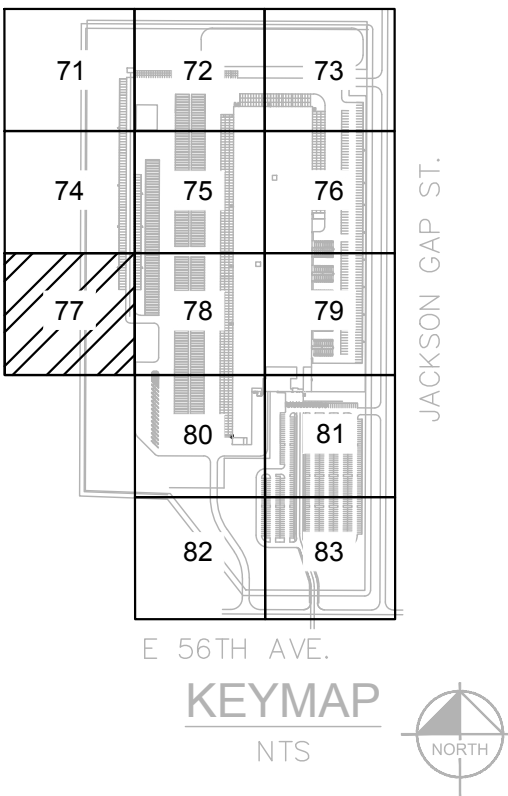
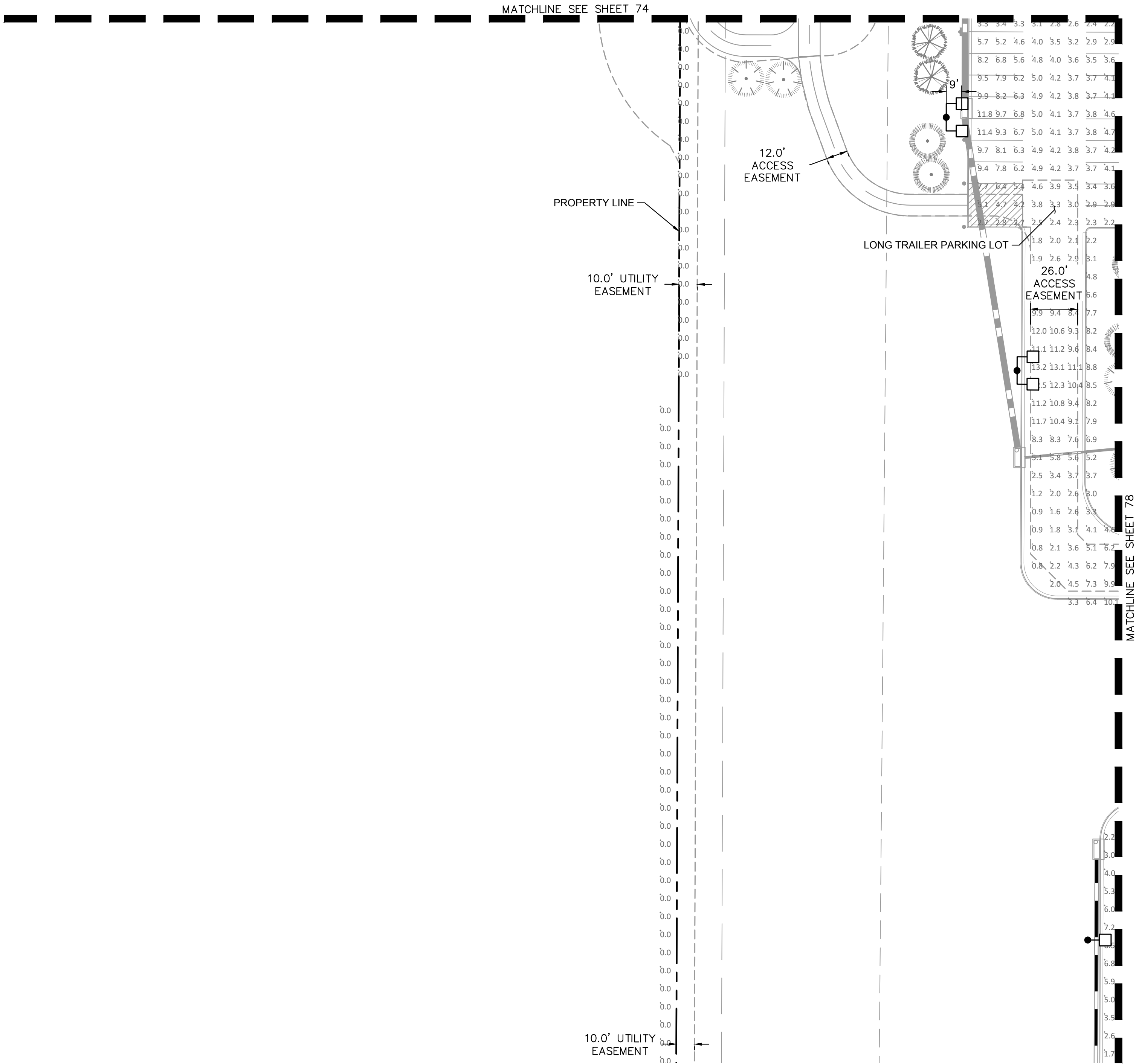
PHOTO METRIC PLAN

FILE NO. PH-CSP	DATE: 08/20/2021
PROJECT NO. 096360012	DESIGNED BY: BJC DRAWN BY: CM CHECKED BY: ELG
SHEET NO.	76

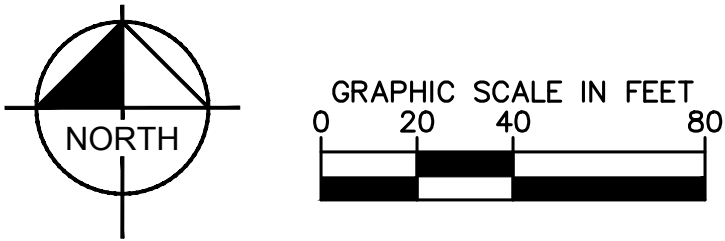
NO.	REVISION	BY	DATE	APPR

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
<u>EMPLOYEE PARKING LOT</u>		<u>NORTH LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
MAX:MIN = 19.00		MAX:MIN = 2.61	
<u>LONG TRAILER PARKING LOT</u>		<u>SOUTH LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.22		AVERAGE = 5.00	
MAX:MIN = 68.00		MAX:MIN = 2.43	
<u>VAN PARKING LOT</u>		<u>EAST LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 4.93		AVERAGE = 5.86	
MAX:MIN = 19.14		MAX:MIN = 2.36	
<u>SOUTH ENTRY/EXIT GATE</u>		<u>WEST LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
<u>EAST ENTRY/EXIT GATE #1</u>		<u>MOBILE LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 5.28		AVERAGE = 6.70	
MAX:MIN = 3.81		MAX:MIN = 3.56	
<u>EAST ENTRY/EXIT GATE #2</u>			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



Kimley»Horn
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

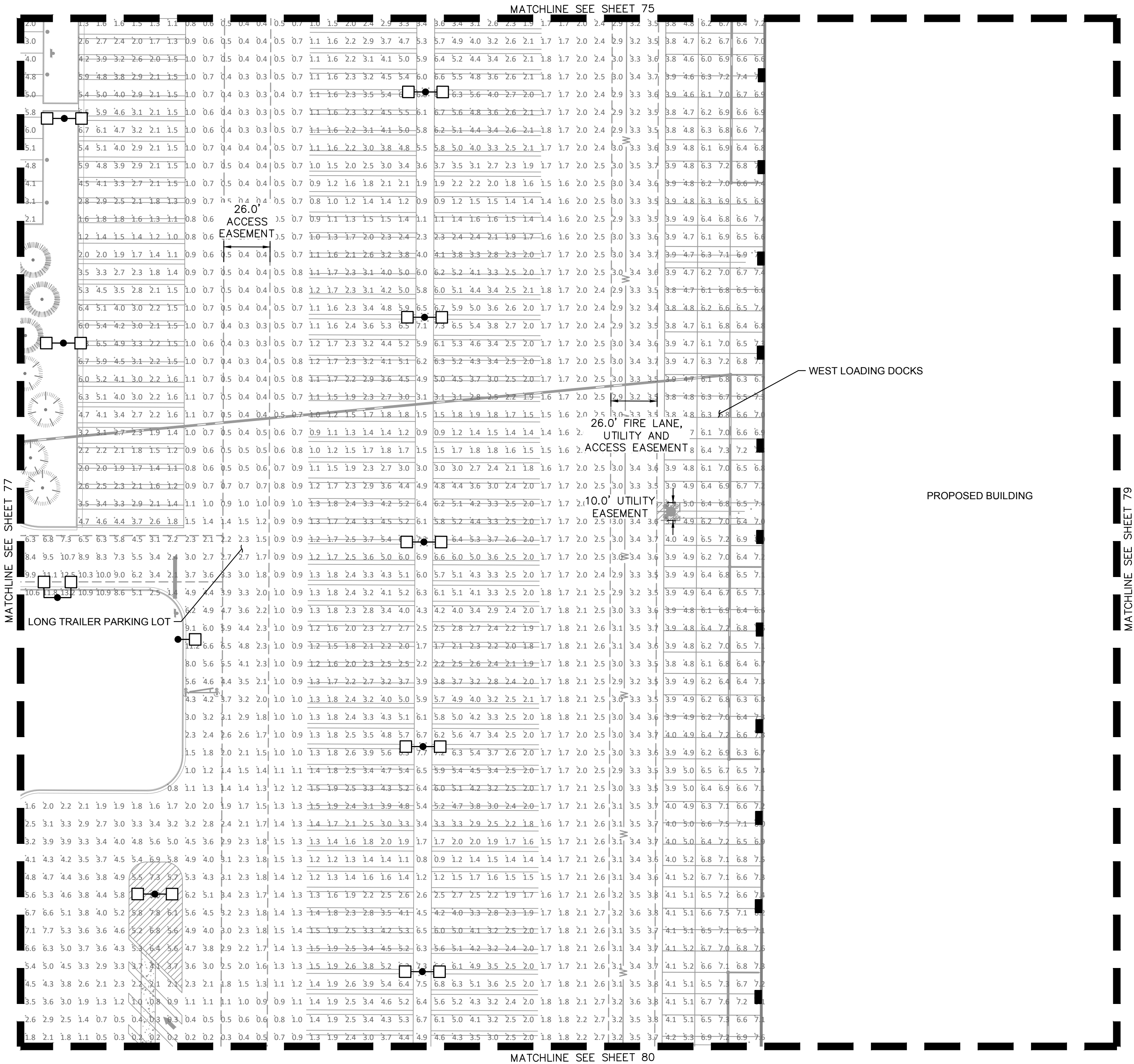
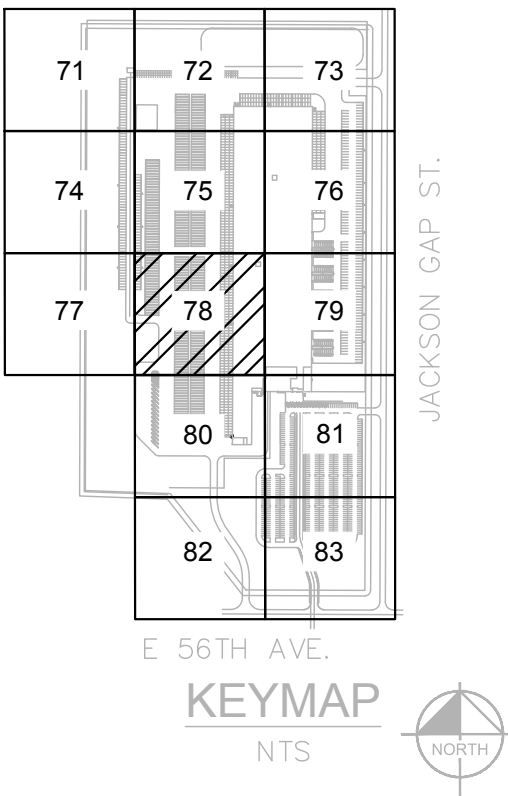
FILE NO.
PH_CSP
PROJECT NO.
096360012

SHEET NO.
77

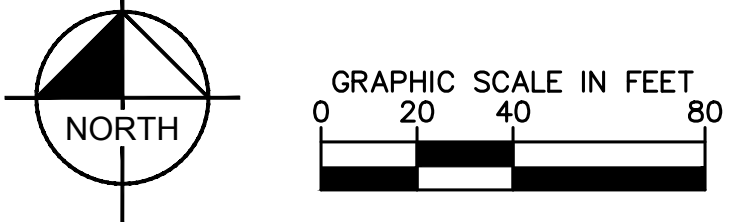
NO.	REVISION	BY	DATE	APPR

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
<u>EMPLOYEE PARKING LOT</u>		<u>NORTH LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
MAX:MIN = 19.00		MAX:MIN = 2.61	
<u>LONG TRAILER PARKING LOT</u>		<u>SOUTH LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.22		AVERAGE = 5.00	
MAX:MIN = 68.00		MAX:MIN = 2.43	
<u>VAN PARKING LOT</u>		<u>EAST LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 4.93		AVERAGE = 5.86	
MAX:MIN = 19.14		MAX:MIN = 2.36	
<u>SOUTH ENTRY/EXIT GATE</u>		<u>WEST LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
<u>EAST ENTRY/EXIT GATE #1</u>		<u>MOBILE LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 5.28		AVERAGE = 6.70	
MAX:MIN = 3.81		MAX:MIN = 3.56	
<u>EAST ENTRY/EXIT GATE #2</u>			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4855 South Ute Avenue
Denver, Colorado 80237 (303) 228-2300

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO. PH-LSP
PROJECT NO. 096360012

REVISION

BY

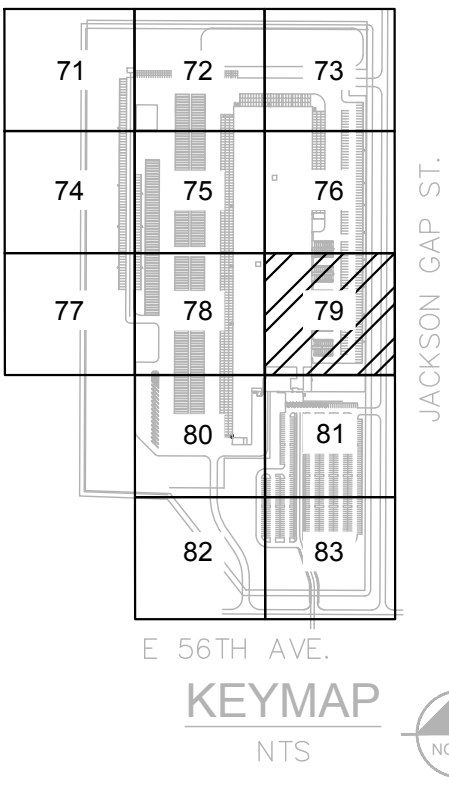
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APPR

SHEET NO. 78

PROJECT TIGER AT PORTEOS
SITE PLAN

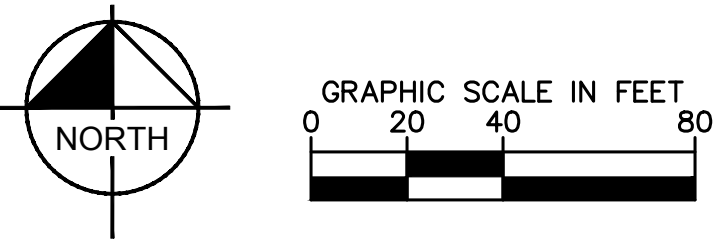
LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



FUTURE MOBILE LOADING DOCKS

PROPOSED BUILDING

CALCULATION SUMMARY			
EMPLOYEE PARKING LOT		NORTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
MAX:MIN = 19.00		MAX:MIN = 2.61	
LONG TRAILER PARKING LOT		SOUTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.22		AVERAGE = 5.00	
MAX:MIN = 68.00		MAX:MIN = 2.43	
VAN PARKING LOT		EAST LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 4.93		AVERAGE = 5.86	
MAX:MIN = 19.14		MAX:MIN = 2.36	
SOUTH ENTRY/EXIT GATE		WEST LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
EAST ENTRY/EXIT GATE #1		MOBILE LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 5.28		AVERAGE = 6.70	
MAX:MIN = 3.81		MAX:MIN = 3.56	
EAST ENTRY/EXIT GATE #2			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
PH-CSP
PROJECT NO.
096360012

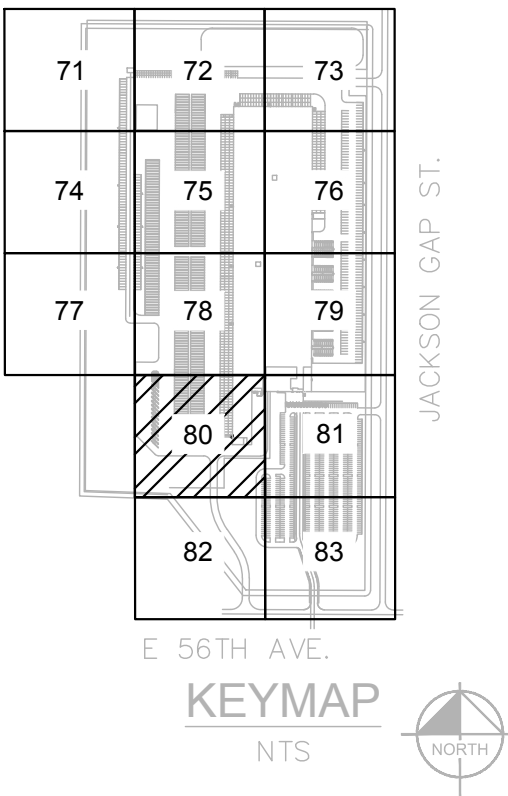
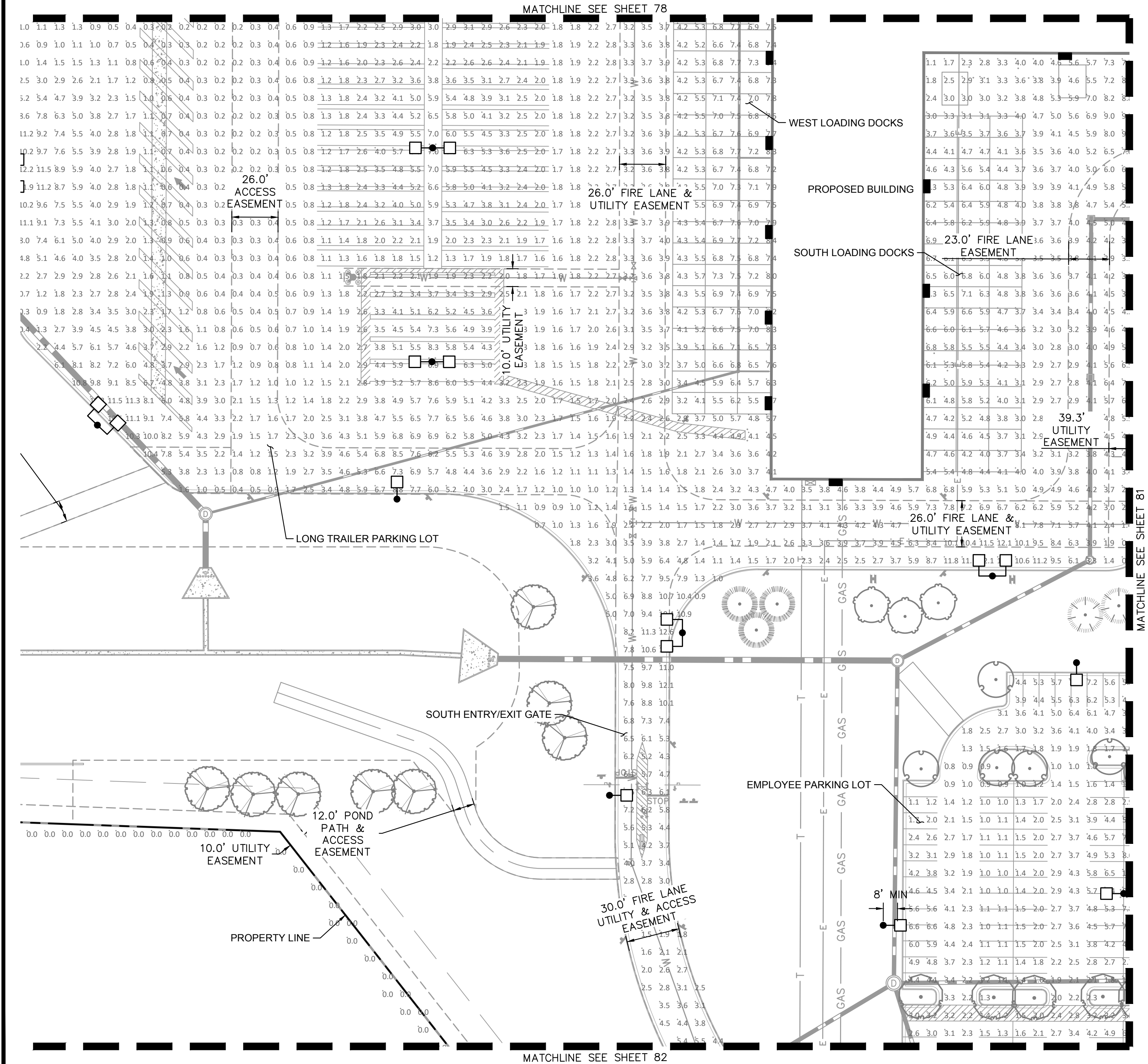
SHEET NO.
79

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

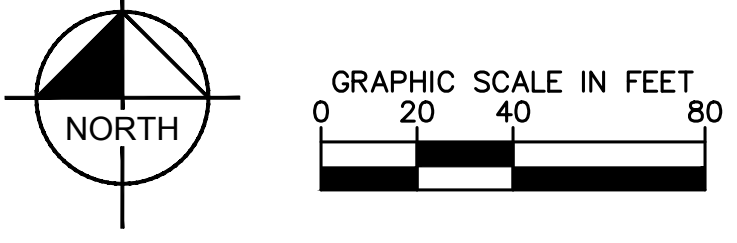
NO.	REVISION	BY	DATE	APPR

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
EMPLOYEE PARKING LOT		NORTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
MAX:MIN = 19.00		MAX:MIN = 2.61	
LONG TRAILER PARKING LOT		SOUTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.22		AVERAGE = 5.00	
MAX:MIN = 68.00		MAX:MIN = 2.43	
VAN PARKING LOT		EAST LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 4.93		AVERAGE = 5.86	
MAX:MIN = 19.14		MAX:MIN = 2.36	
SOUTH ENTRY/EXIT GATE		WEST LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
EAST ENTRY/EXIT GATE #1		MOBILE LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 5.28		AVERAGE = 6.70	
MAX:MIN = 3.81		MAX:MIN = 3.56	
EAST ENTRY/EXIT GATE #2			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
PH-CSP
PROJECT NO.
096360012
SHEET NO.
80

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
4855 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

REVISION

BY

DATE

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NO.

REVISION

BY

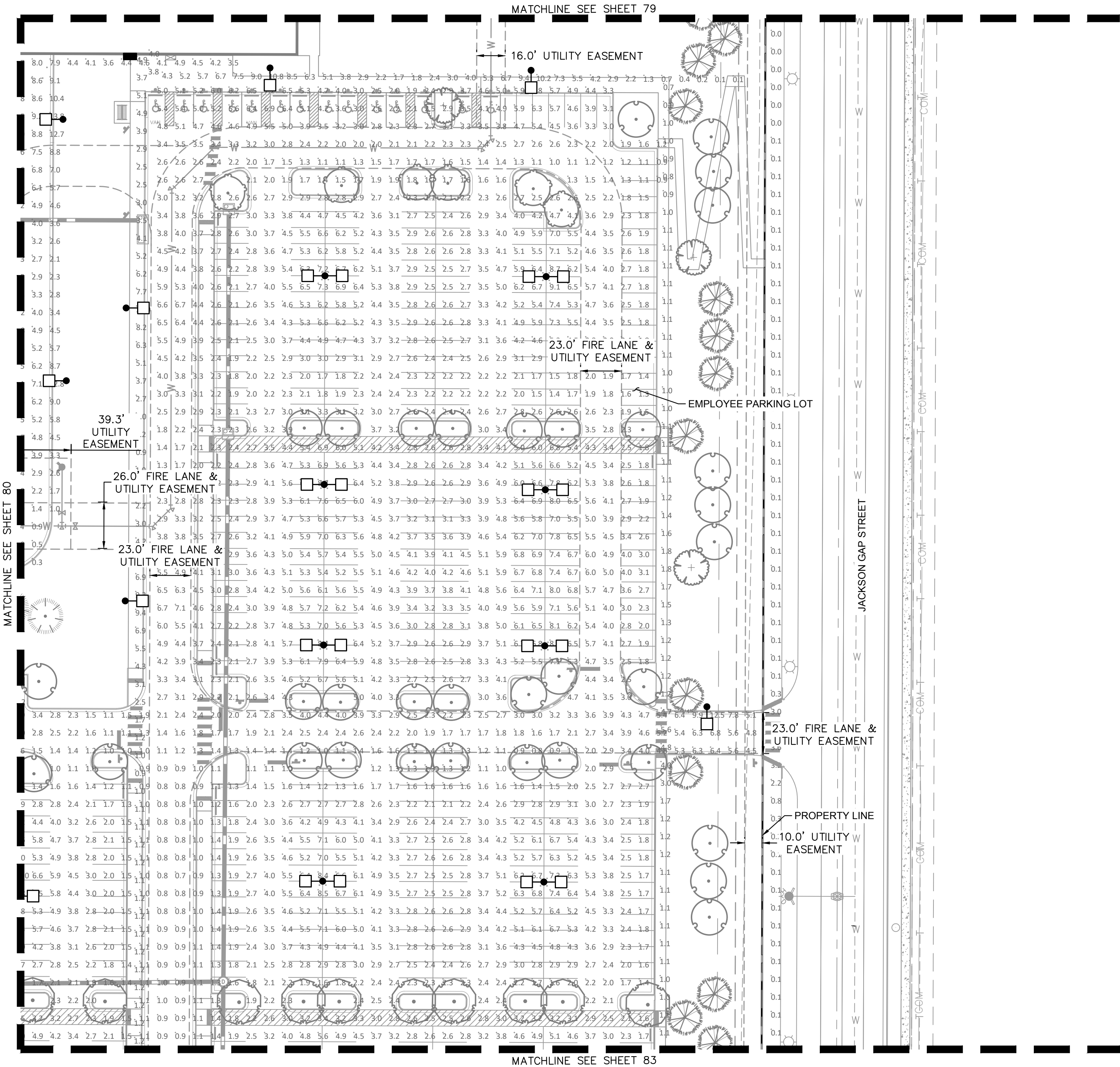
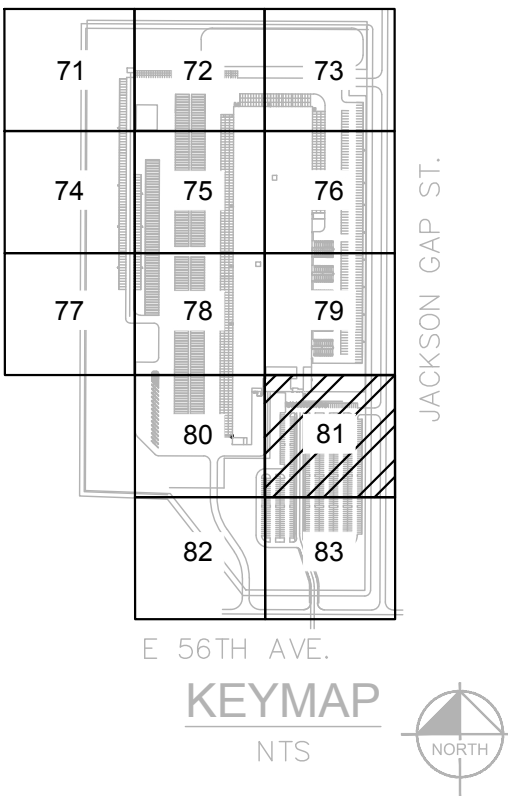
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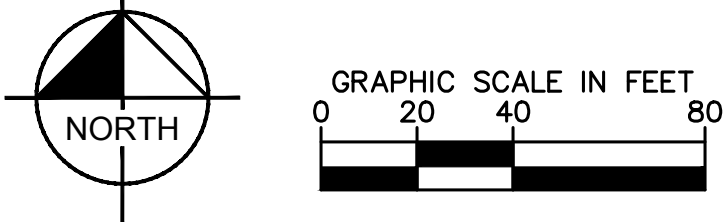
PHOTOMETRIC PLAN

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
EMPLOYEE PARKING LOT		NORTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
MAX:MIN = 19.00		MAX:MIN = 2.61	
LONG TRAILER PARKING LOT		SOUTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.22		AVERAGE = 5.00	
MAX:MIN = 68.00		MAX:MIN = 2.43	
VAN PARKING LOT		EAST LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 4.93		AVERAGE = 5.86	
MAX:MIN = 19.14		MAX:MIN = 2.36	
SOUTH ENTRY/EXIT GATE		WEST LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
EAST ENTRY/EXIT GATE #1		MOBILE LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 5.28		AVERAGE = 6.70	
MAX:MIN = 3.81		MAX:MIN = 3.56	
EAST ENTRY/EXIT GATE #2			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



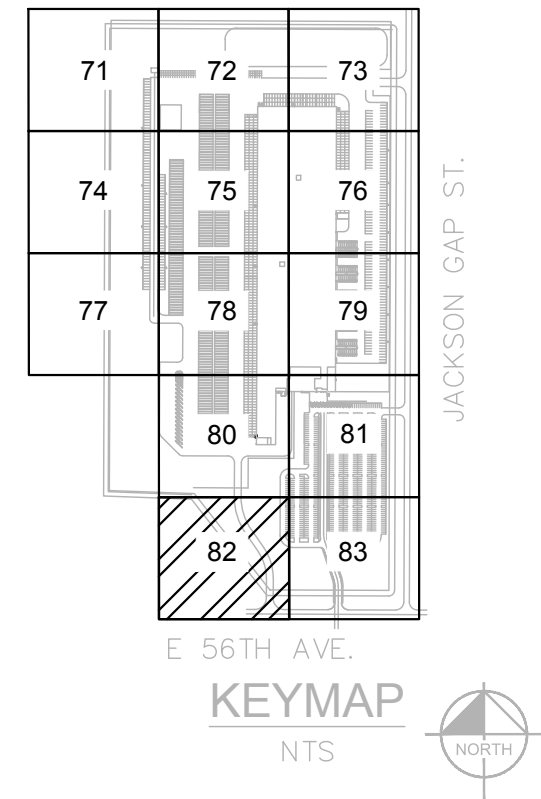
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

Kimley»Horn

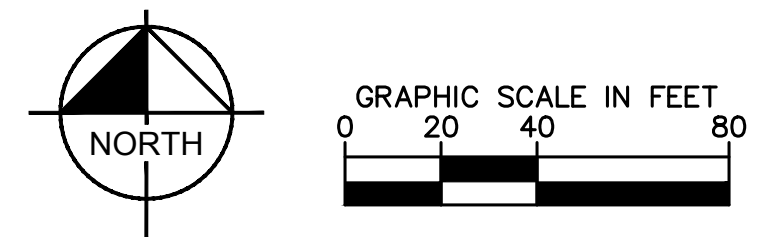
Kimley-Horn and Associates, Inc.
4855 South Ute Avenue
Denver, Colorado 80237 (303) 228-2300

DATE: 09/20/2021	DESIGNED BY: BJC	FILE NO. PH-CSP
DRAWN BY: CM	CHECKED BY: ELG	PROJECT NO. 096360012
SHEET NO. 81		

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

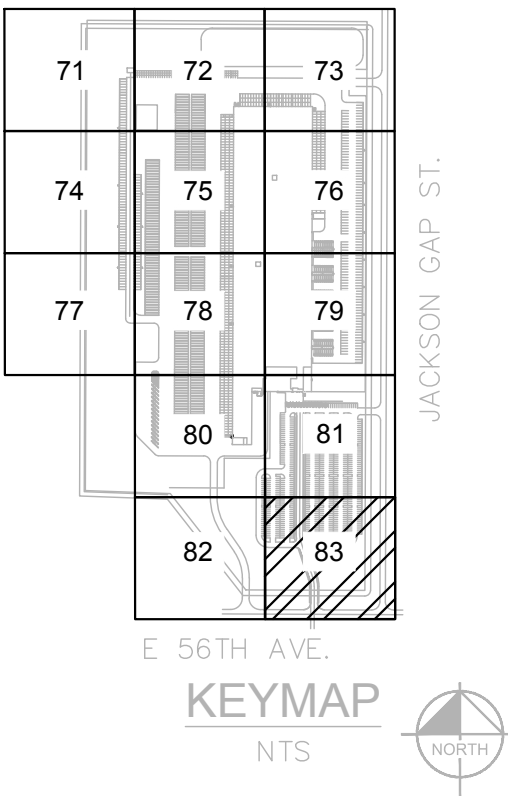
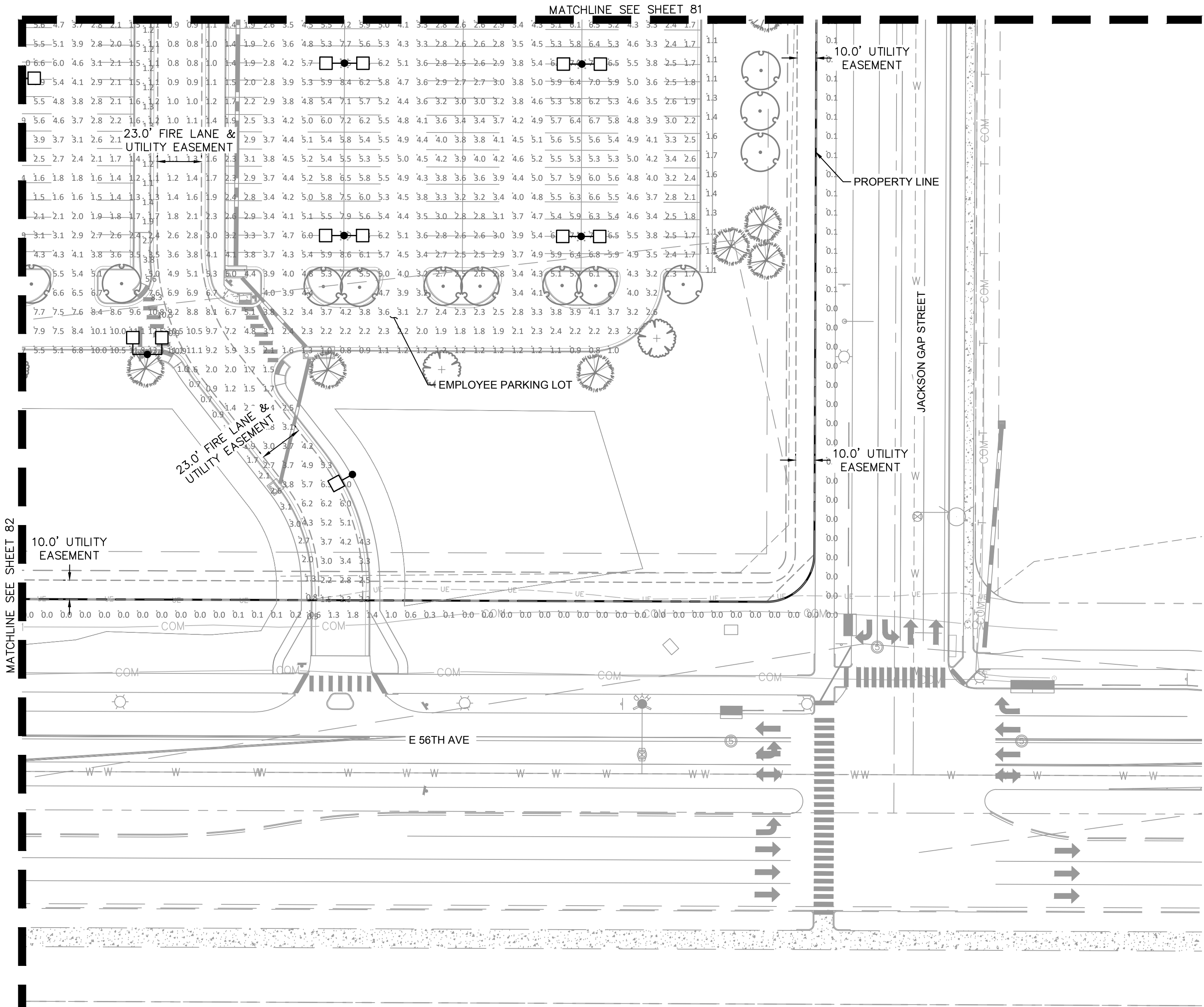


<u>EMPLOYEE PARKING LOT</u>	<u>NORTH LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.52	AVERAGE = 5.65
MAX:MIN = 19.00	MAX:MIN = 2.61
<u>LONG TRAILER PARKING LOT</u>	<u>SOUTH LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.22	AVERAGE = 5.00
MAX:MIN = 68.00	MAX:MIN = 2.43
<u>VAN PARKING LOT</u>	<u>EAST LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 4.93	AVERAGE = 5.86
MAX:MIN = 19.14	MAX:MIN = 2.36
<u>SOUTH ENTRY/EXIT GATE</u>	<u>WEST LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 6.71	AVERAGE = 6.20
MAX:MIN = 5.73	MAX:MIN = 2.66
<u>EAST ENTRY/EXIT GATE #1</u>	<u>MOBILE LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 5.28	AVERAGE = 6.70
MAX:MIN = 3.81	MAX:MIN = 3.56
<u>EAST ENTRY/EXIT GATE #2</u>	
ILLUMINANCE (Fc)	
AVERAGE = 5.12	
MAX:MIN = 6.94	

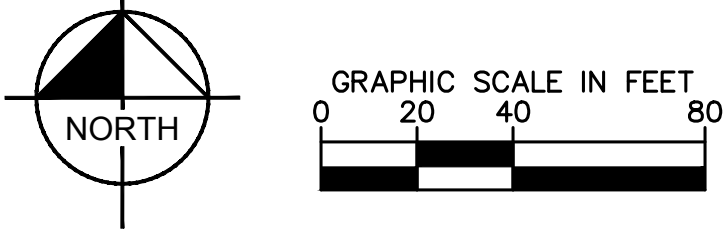


PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
<u>EMPLOYEE PARKING LOT</u>		<u>NORTH LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
MAX:MIN = 19.00		MAX:MIN = 2.61	
<u>LONG TRAILER PARKING LOT</u>		<u>SOUTH LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.22		AVERAGE = 5.00	
MAX:MIN = 68.00		MAX:MIN = 2.43	
<u>VAN PARKING LOT</u>		<u>EAST LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 4.93		AVERAGE = 5.86	
MAX:MIN = 19.14		MAX:MIN = 2.36	
<u>SOUTH ENTRY/EXIT GATE</u>		<u>WEST LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
<u>EAST ENTRY/EXIT GATE #1</u>		<u>MOBILE LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 5.28		AVERAGE = 6.70	
MAX:MIN = 3.81		MAX:MIN = 3.56	
<u>EAST ENTRY/EXIT GATE #2</u>			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Avenue
Denver, Colorado 80237 (303) 228-2300

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
PH-CSP
PROJECT NO.
096360012

SHEET NO.
83

REVISION
BY
DATE
APPR

NO.

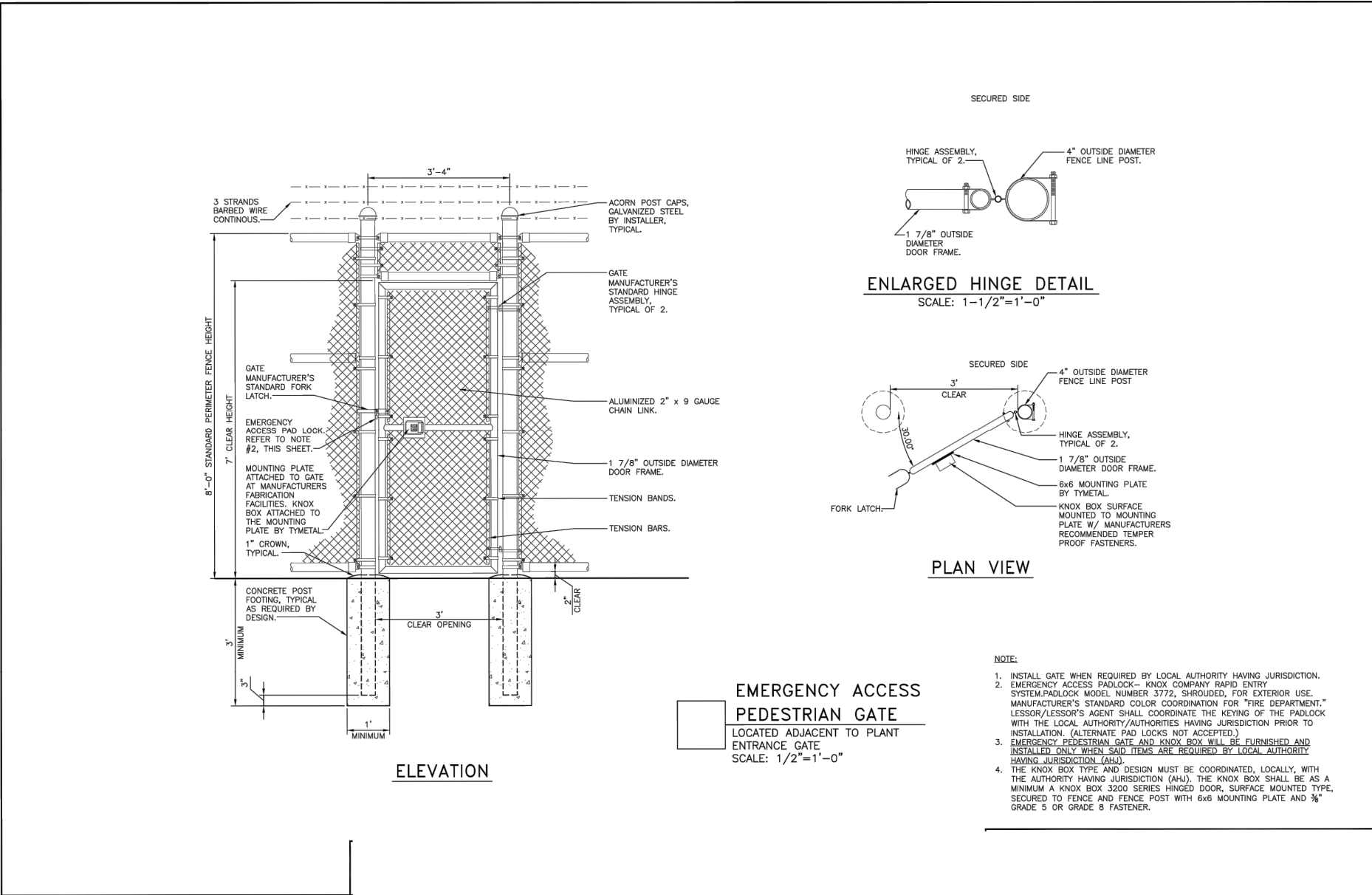
REVISION

BY

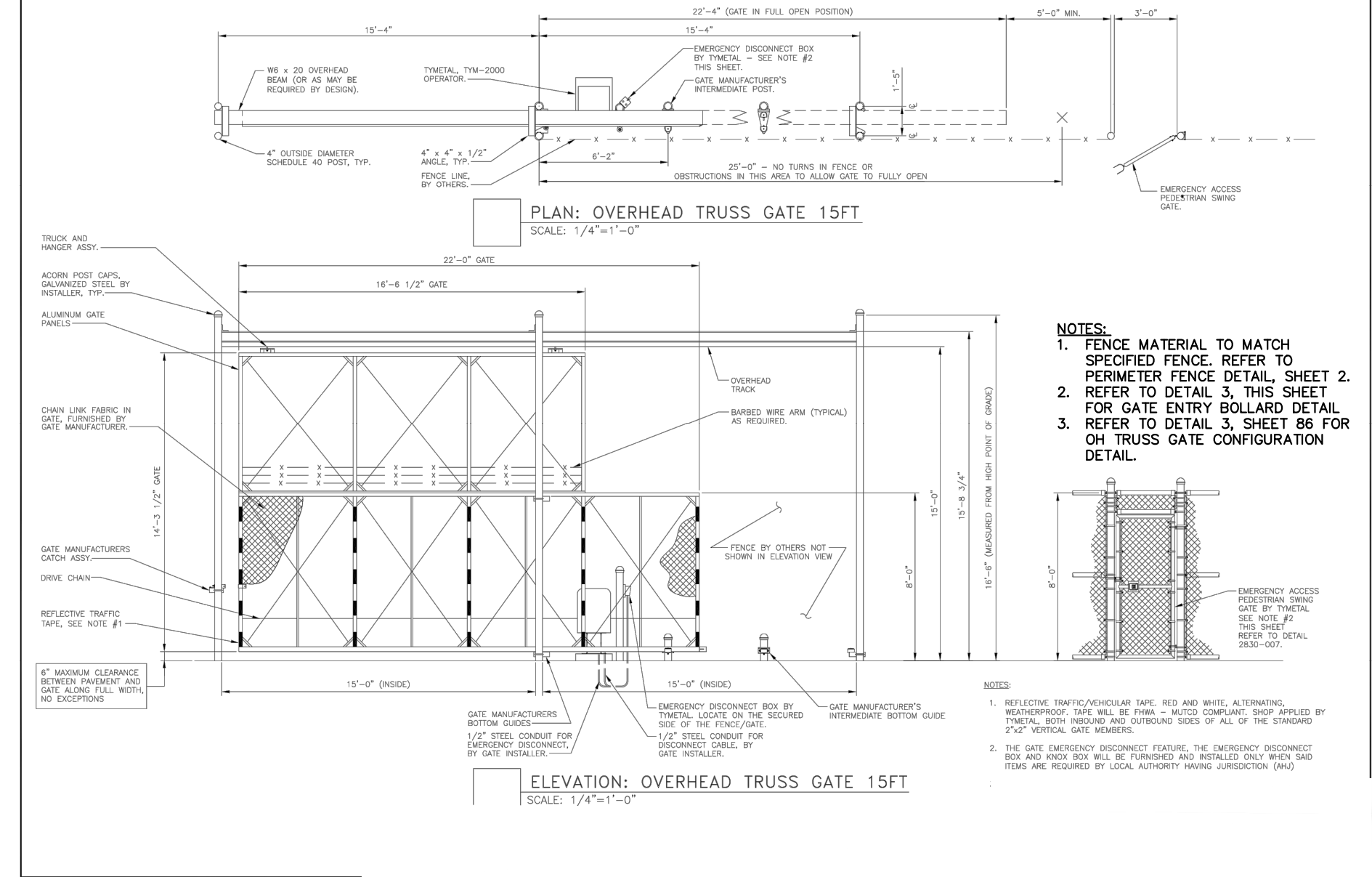
DATE

APPR

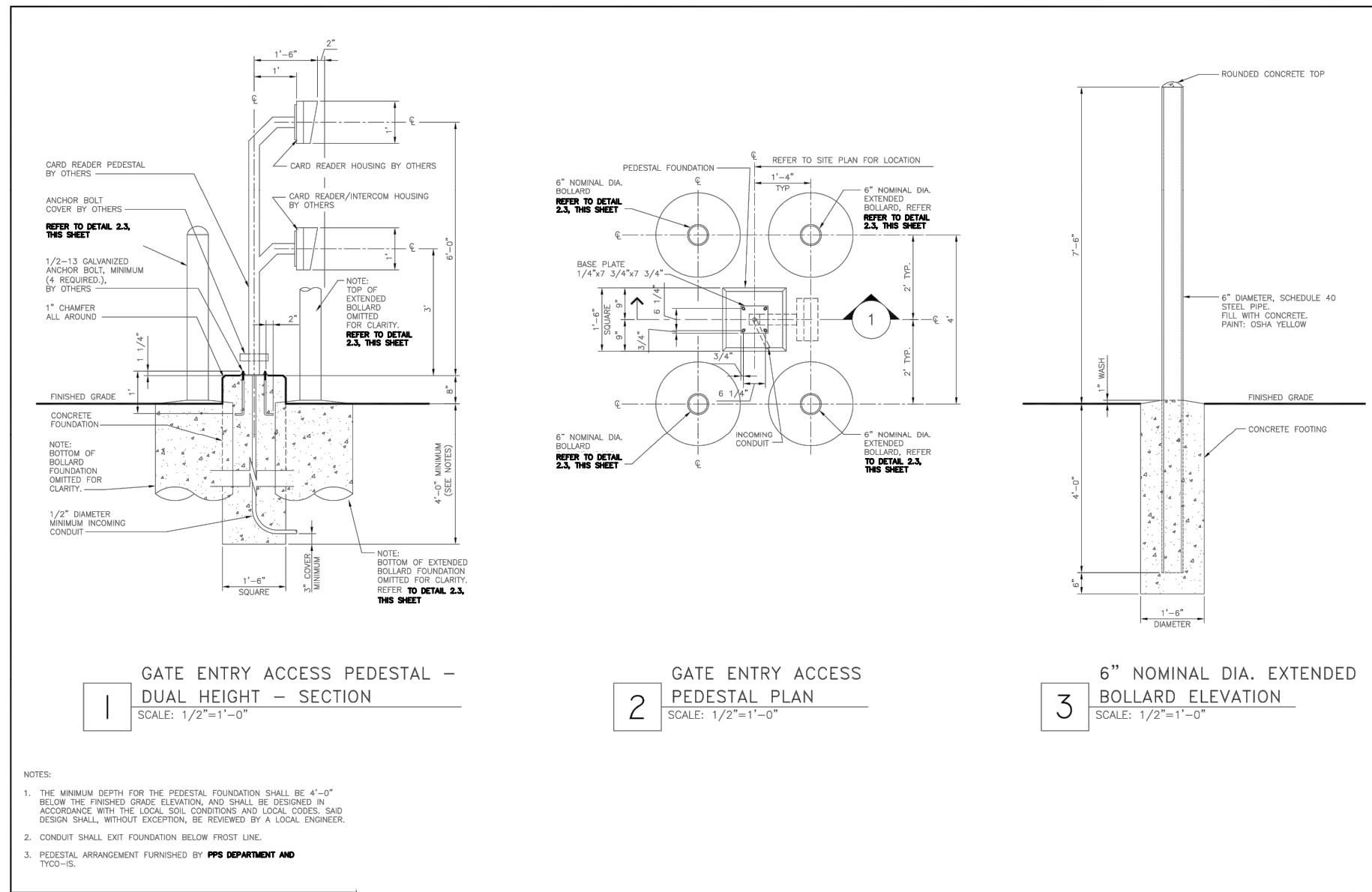
SITE PHOTOMETRIC PLAN



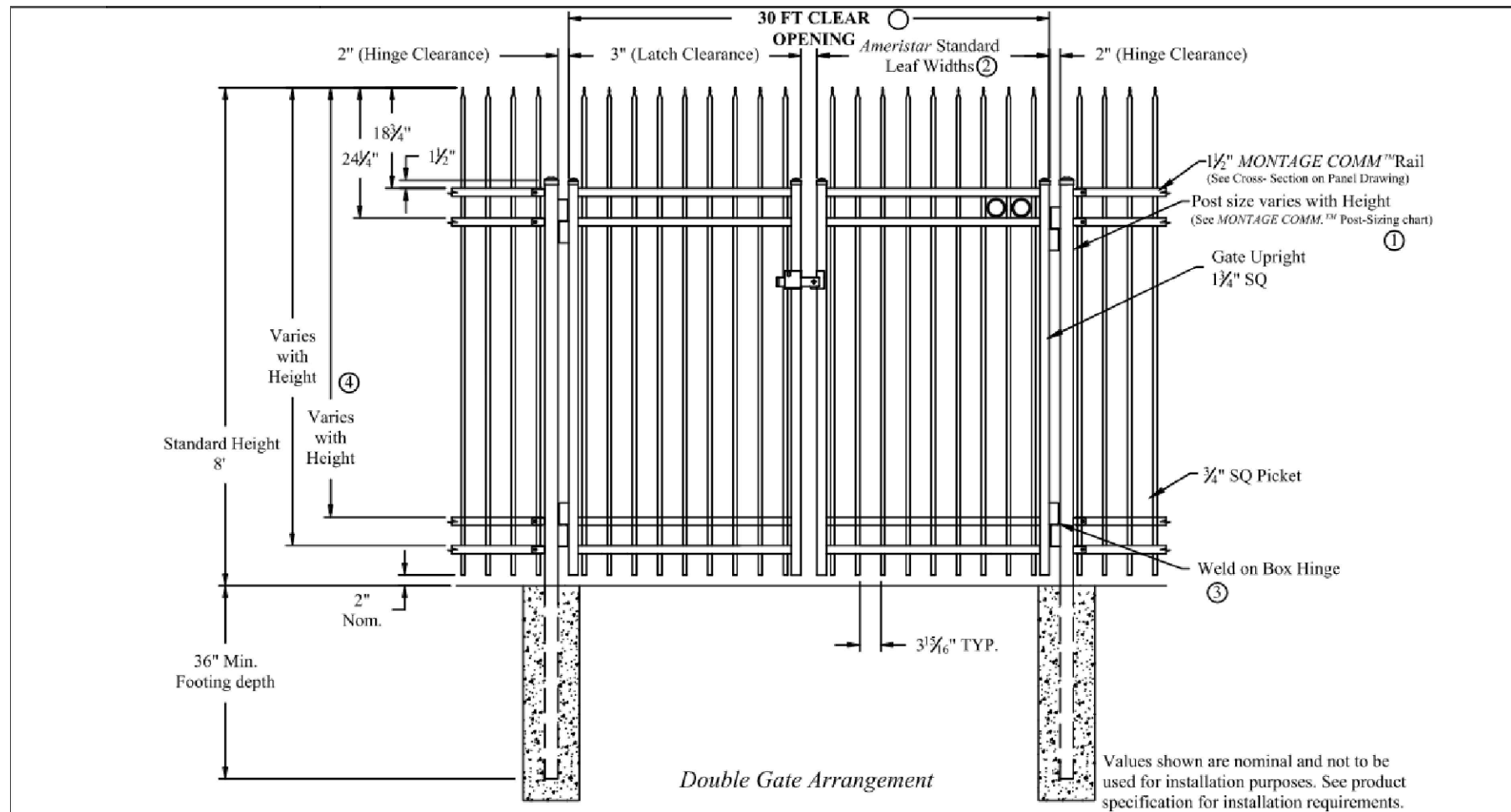
1 3'-WIDE EMERGENCY ACCESS PEDESTRIAN GATE
N.T.S.



3 15' AUTOMATIC SLIDING GATE WITH APPROVED KNOX HARDWARE
N.T.S.



2 GATE ENTRY/EXIT ACCESS PEDESTAL-DUAL HEIGHT
N.T.S.



COMMERCIAL STRENGTH WELDED STEEL GATE			
Title: MONTAGE COMMERCIAL INVINCIBLE 3/4-RAIL SGL & DBL GATE			
DR: KMc	SH: 1 of 1	SCALE: DO NOT SCALE	
CK:	Date: 09/20/2017	REV: f	



AMERISTAR®

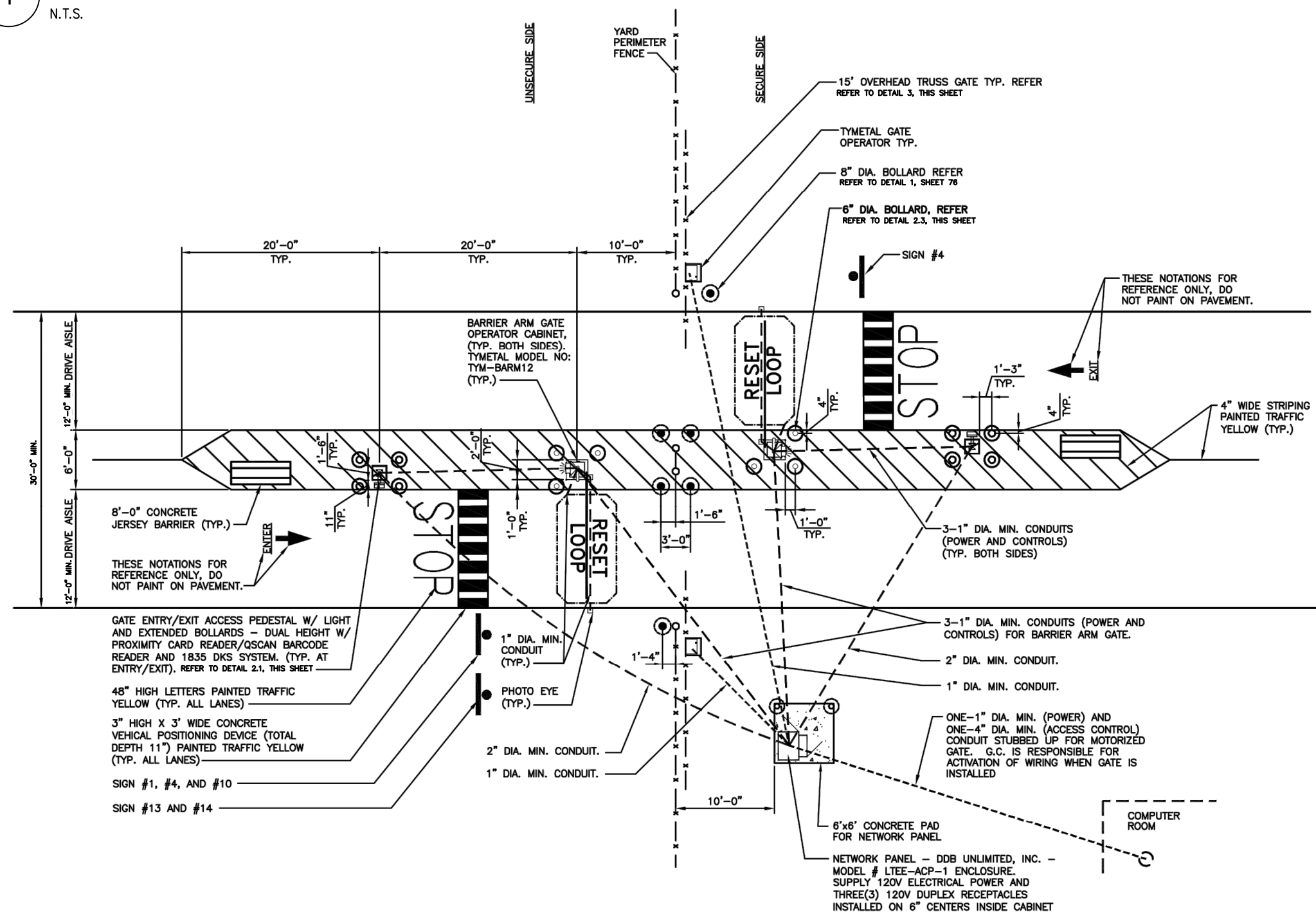
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

IRISOG

15' DOUBLE DRIVE MANUAL SWING GATE WITH APPROVED KNOX HARDWARE

1

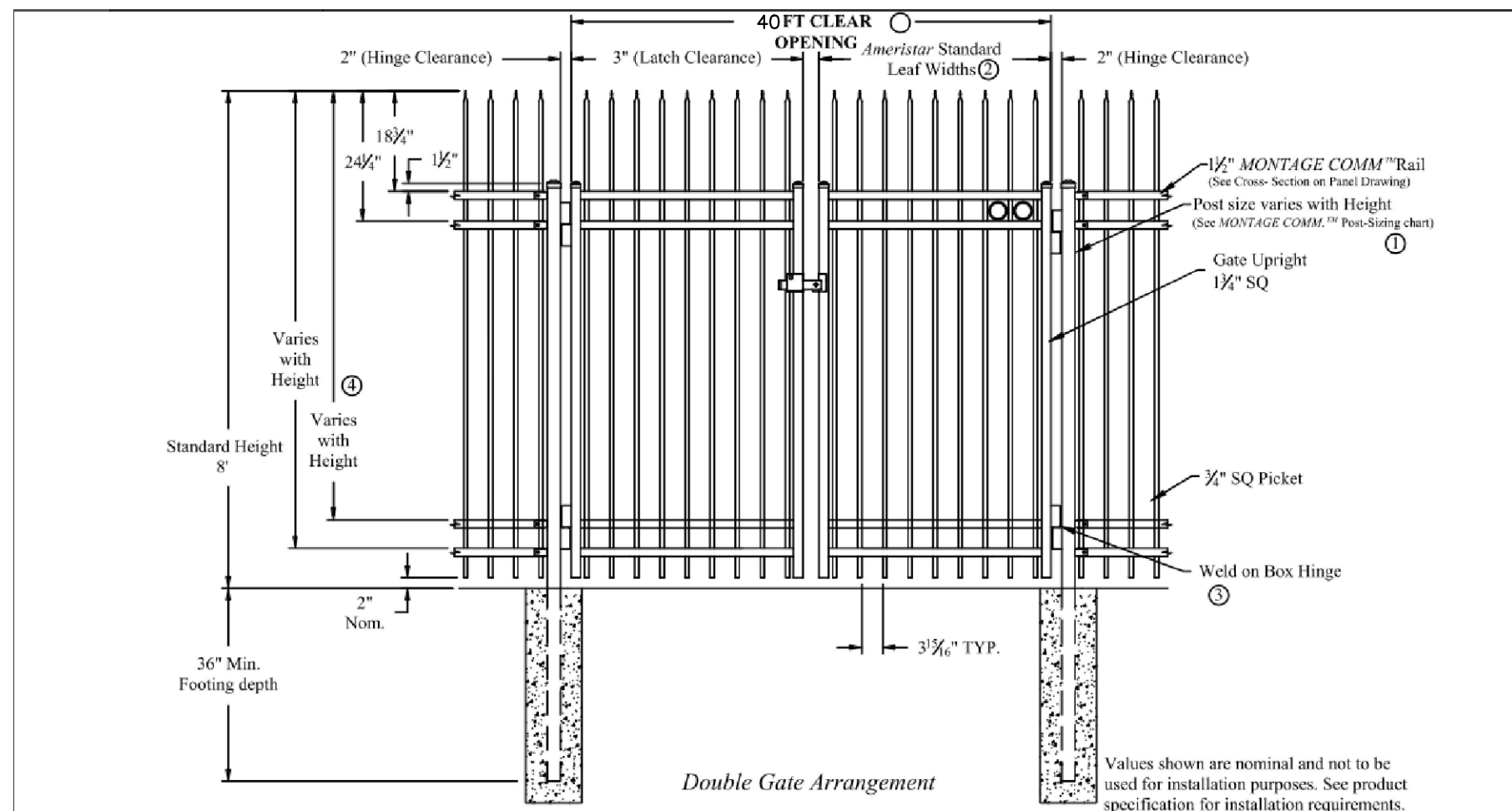
N.T.S.



15' DUAL OVERHEAD TRUSS GATE ARRANGEMENT

3

N.T.S.



COMMERCIAL STRENGTH WELDED STEEL GATE			
Title: MONTAGE COMMERCIAL INVINCIBLE 3/4-RAIL SGL & DBL GATE			
DR: KMc	SH: 1 of 1	SCALE: DO NOT SCALE	
CK:	Date: 09/20/2017	REV: f	



AMERISTAR®

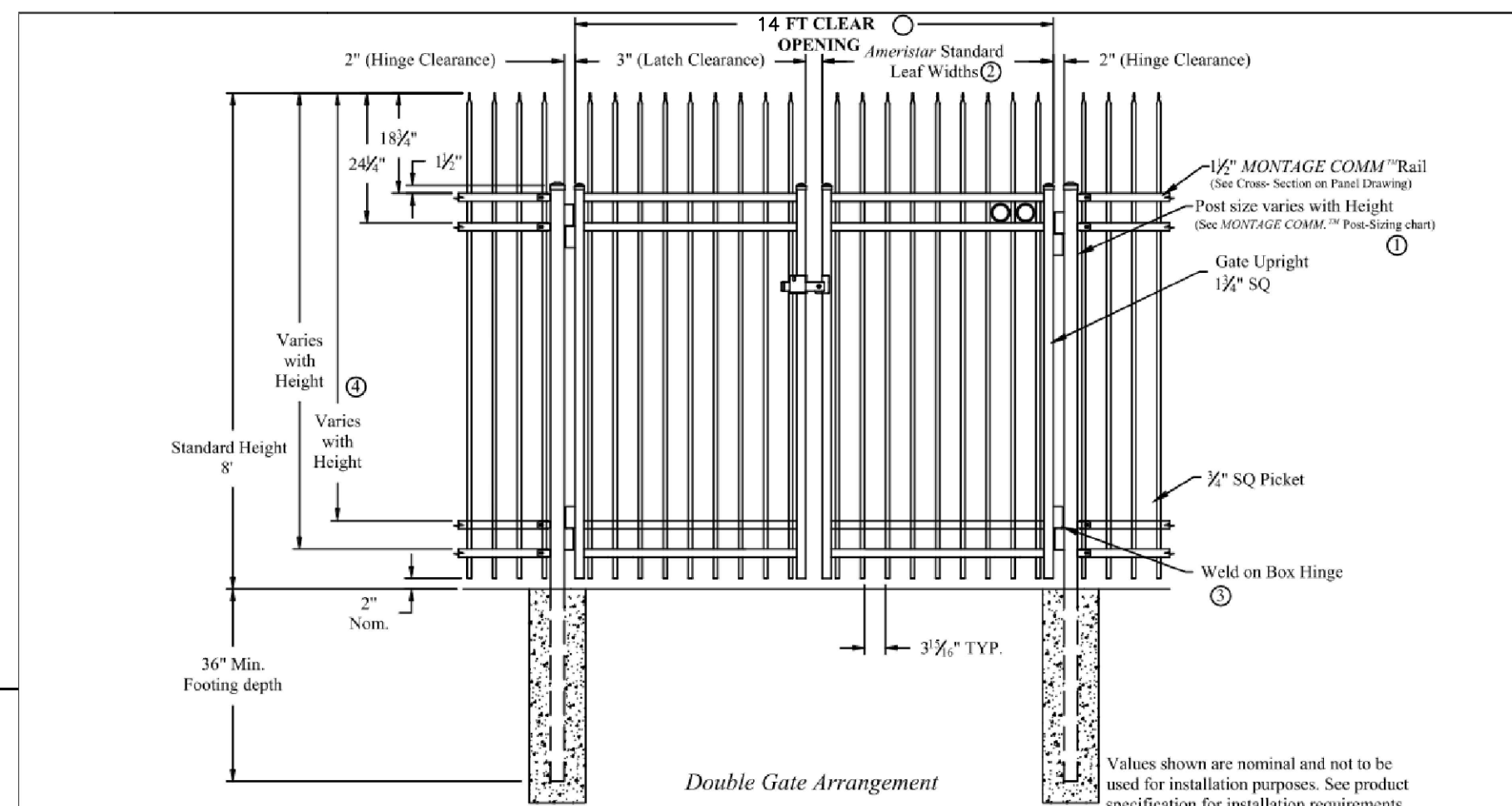
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

IRISOG

20' DOUBLE DRIVE MANUAL SWING GATE WITH APPROVED KNOX HARDWARE

3

N.T.S.



COMMERCIAL STRENGTH WELDED STEEL GATE			
Title: MONTAGE COMMERCIAL INVINCIBLE 3/4-RAIL SGL & DBL GATE			
DR: KMc	SH: 1 of 1	SCALE: DO NOT SCALE	
CK:	Date: 09/20/2017	REV: f	



AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

IRISOG

7' DOUBLE DRIVE MANUAL SWING GATE WITH APPROVED KNOX HARDWARE

4

N.T.S.

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

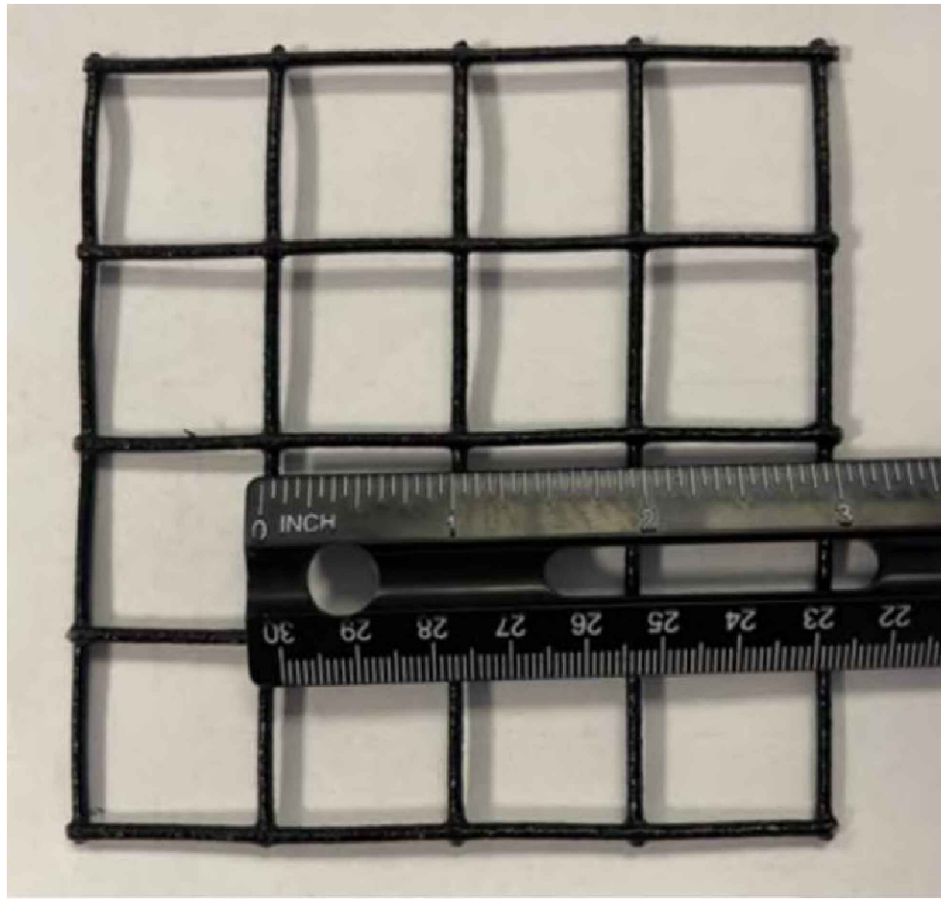
SITE DETAILS

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

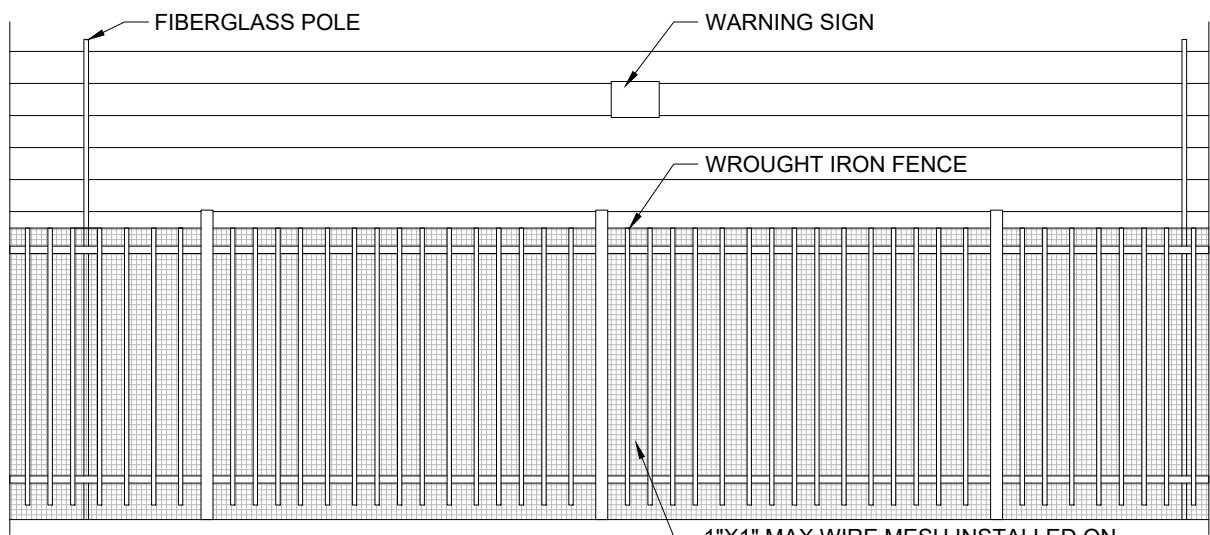
FILE NO.
DLS
PROJECT NO.
096360012

SHEET NO.

86



1x1 STEEL MESH

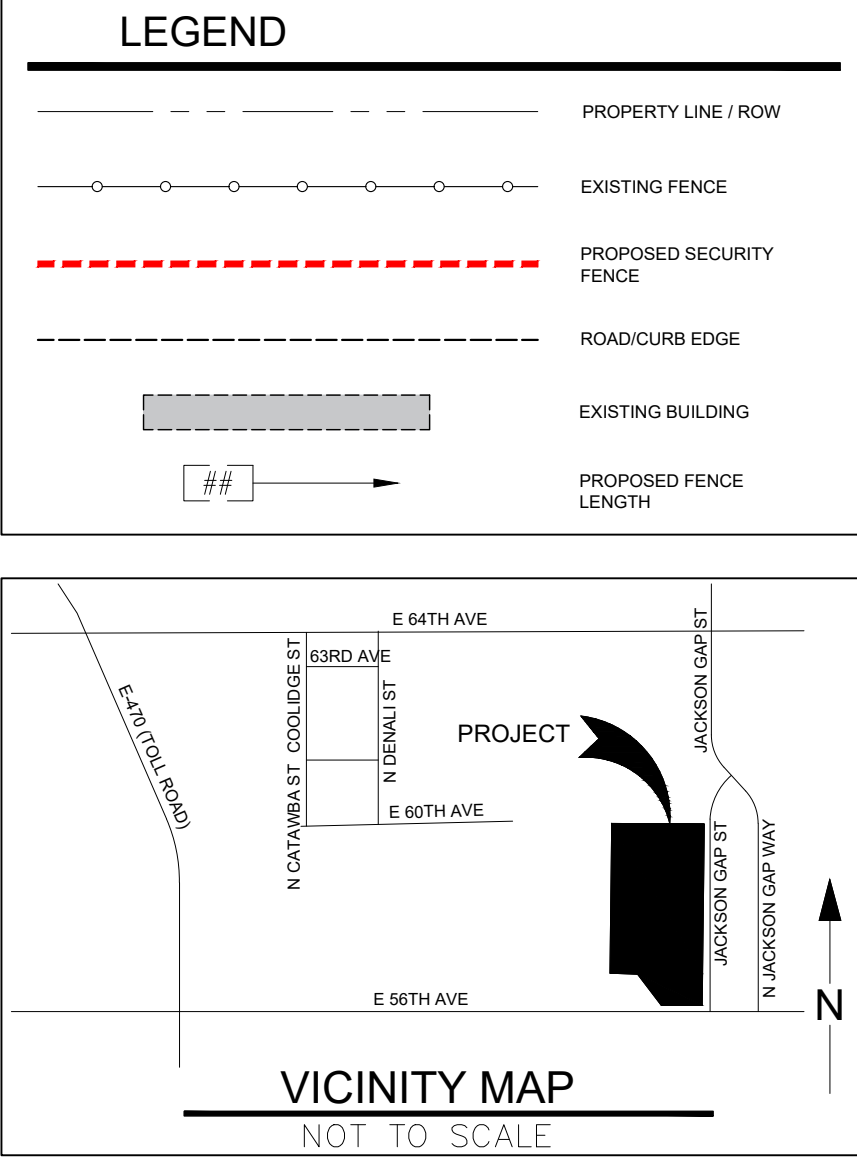


WROUGHT IRON FENCE ELEVATION - NTS
4" OPENINGS BETWEEN RODS - ADD MESH TO DECREASE OPENING TO 1" MAX

PROPERTY OWNER
SFG AURORA CO LLC
3280 PEACHTREE RD NE STE 2770
ATLANTA, GA 30305

PROJECT DATA
APN: R0212551
ZONING: AD - AIRPORT DISTRICT
ACRES: 65.53

SITE PLAN
REQUEST TO AUTHORIZE A
SECURITY FENCE FOR:
FEDEX GROUND
5805 N JACKSON GAP ST
AURORA, CO 80019



#	DATE / DESCRIPTION

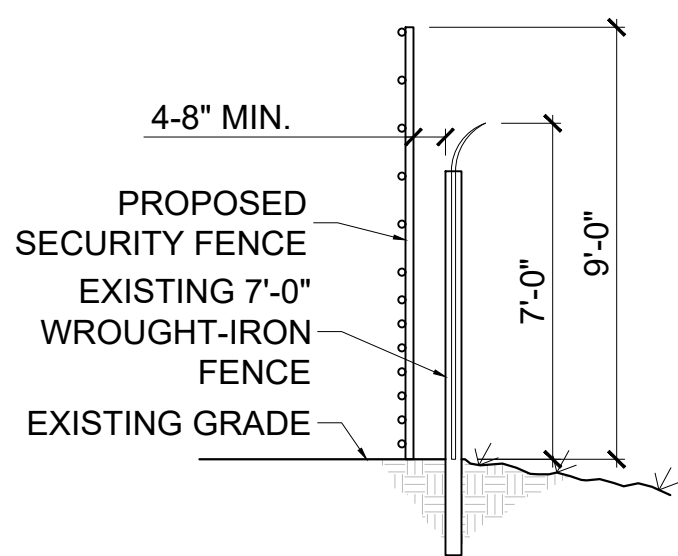


NOTES

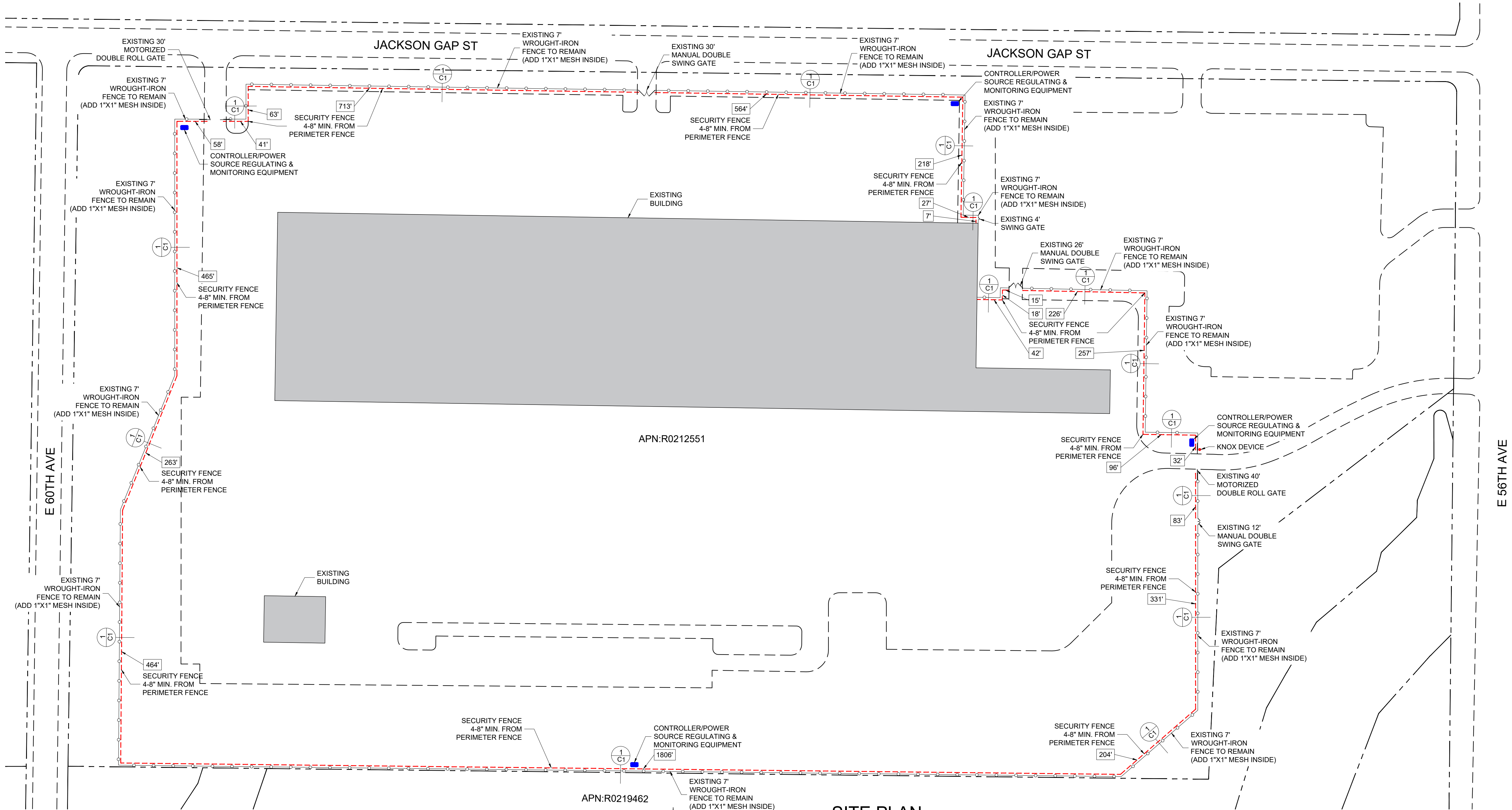
POLE LOCATIONS:
STEEL POLES: TO BE LOCATED
APPROXIMATELY ON EACH SIDE OF
GATE(S) & EVERY 90° (OR GREATER)
TURN IN FENCE LINE.
FIBERGLASS/INTERMEDIATE POLES: TO
BE LOCATED APPROXIMATELY EVERY
30'

DISCLAIMER:
POLE LOCATIONS MAY SLIGHTLY
DEVIATE FROM STIPULATIONS ABOVE
DUE TO ON-SITE CONDITIONS

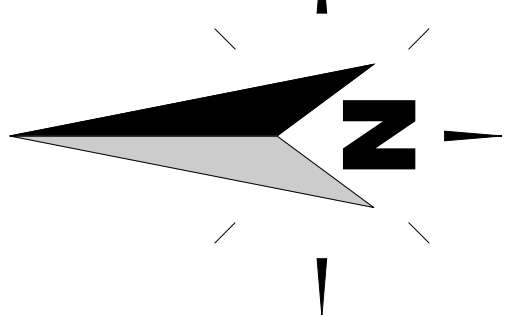
STORM DRAIN:
NO STORM DRAIN IS BEING PROPOSED
AS PART OF THIS PROJECT



1 C1 PERIMETER FENCE SECTION
NTS



*PROPOSED LOCATION OF ELECTRONICS ONLY, SUBJECT TO CHANGE
BASED ON SITE CONDITIONS.
*PROPOSED LOCATION OF KNOX DEVICE ONLY, SUBJECT TO CHANGE
BASED ON SITE CONDITIONS.



SITE PLAN
SCALE : 1" = 100'-0"



ADDING A SECURITY
FENCE INSIDE EXISTING
PERIMETER FENCE

PROJECT:
FEDEX GROUND
5805 N JACKSON GAP ST
AURORA, CO 80019

SHEET TITLE: SITE PLAN

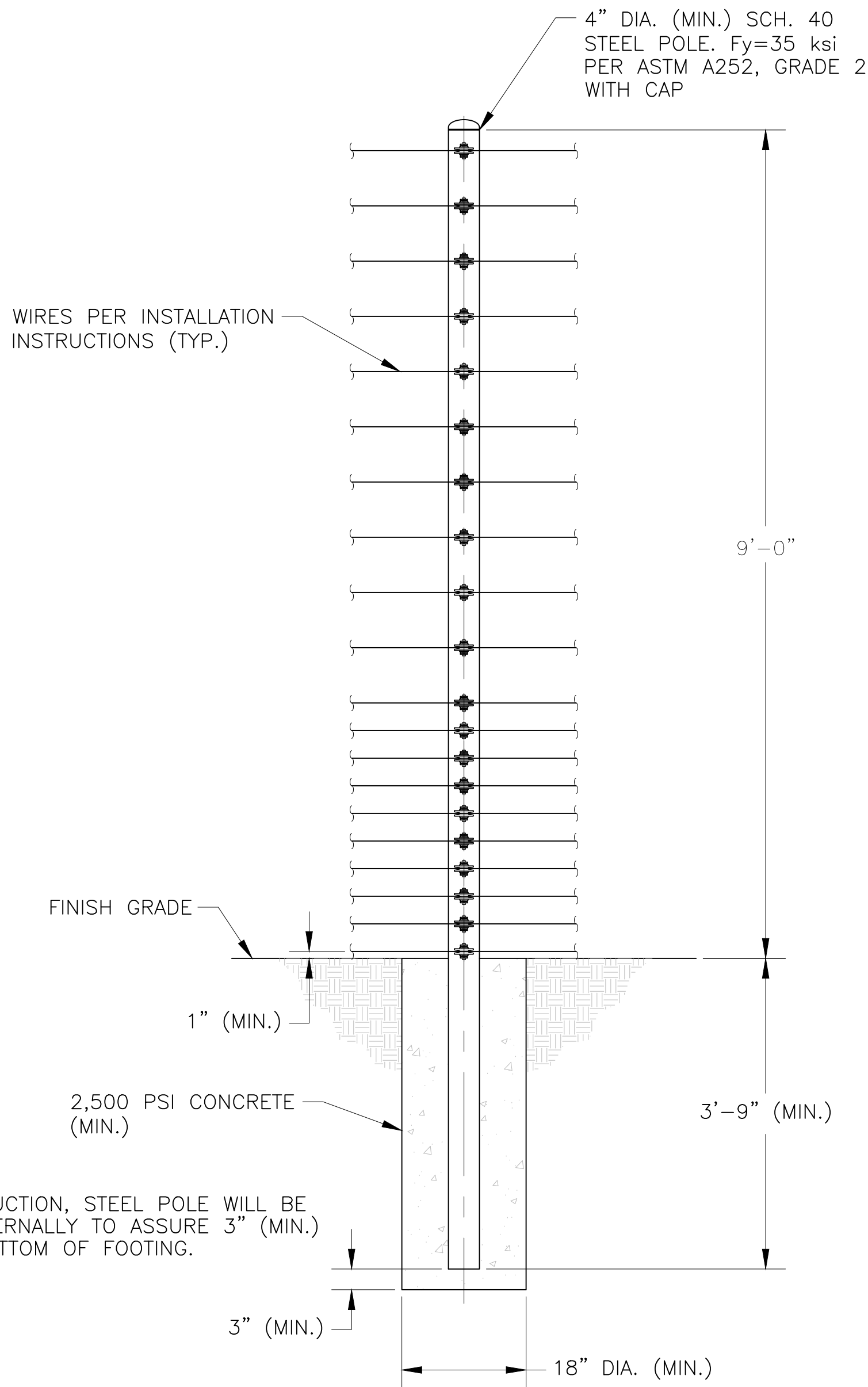
APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

DATE: 10/17/2024
DRAWN BY: RLR
SCALE: SEE PLAN

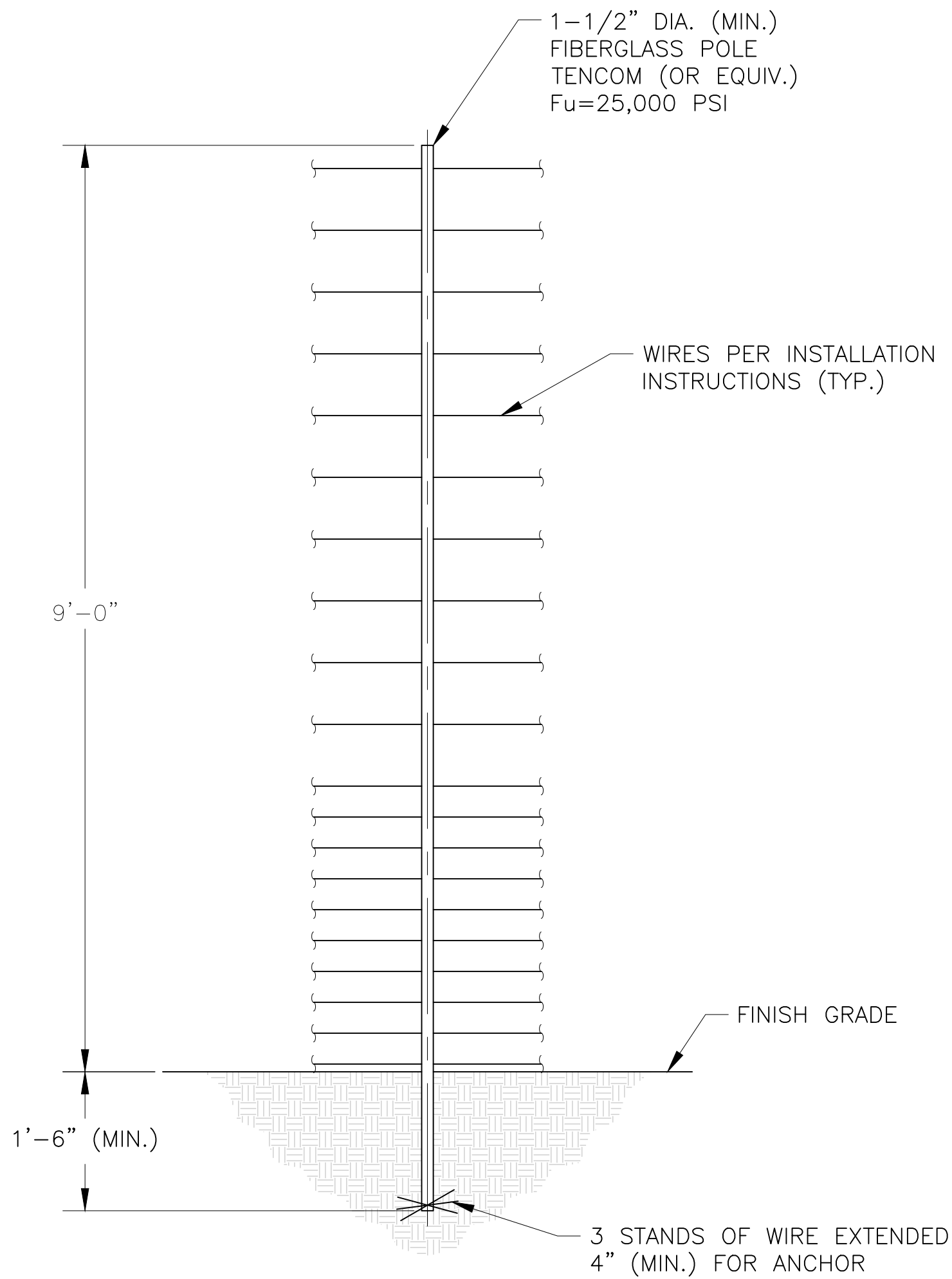
SHEET

C1

of 3



STEEL POLE DETAIL
SCALE: NONE
(STRUCTURAL)



FIBERGLASS POLE DETAIL
SCALE: NONE
(NON-STRUCTURAL, NON-LOAD BEARING WIRE SEPARATOR)

RAPID TIGHTENERS

RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION – BETWEEN 6" INCHES AND 3 FEET FROM A FIBERGLASS POLE – TOWARD THE CENTER OF THE RUN.

THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT.

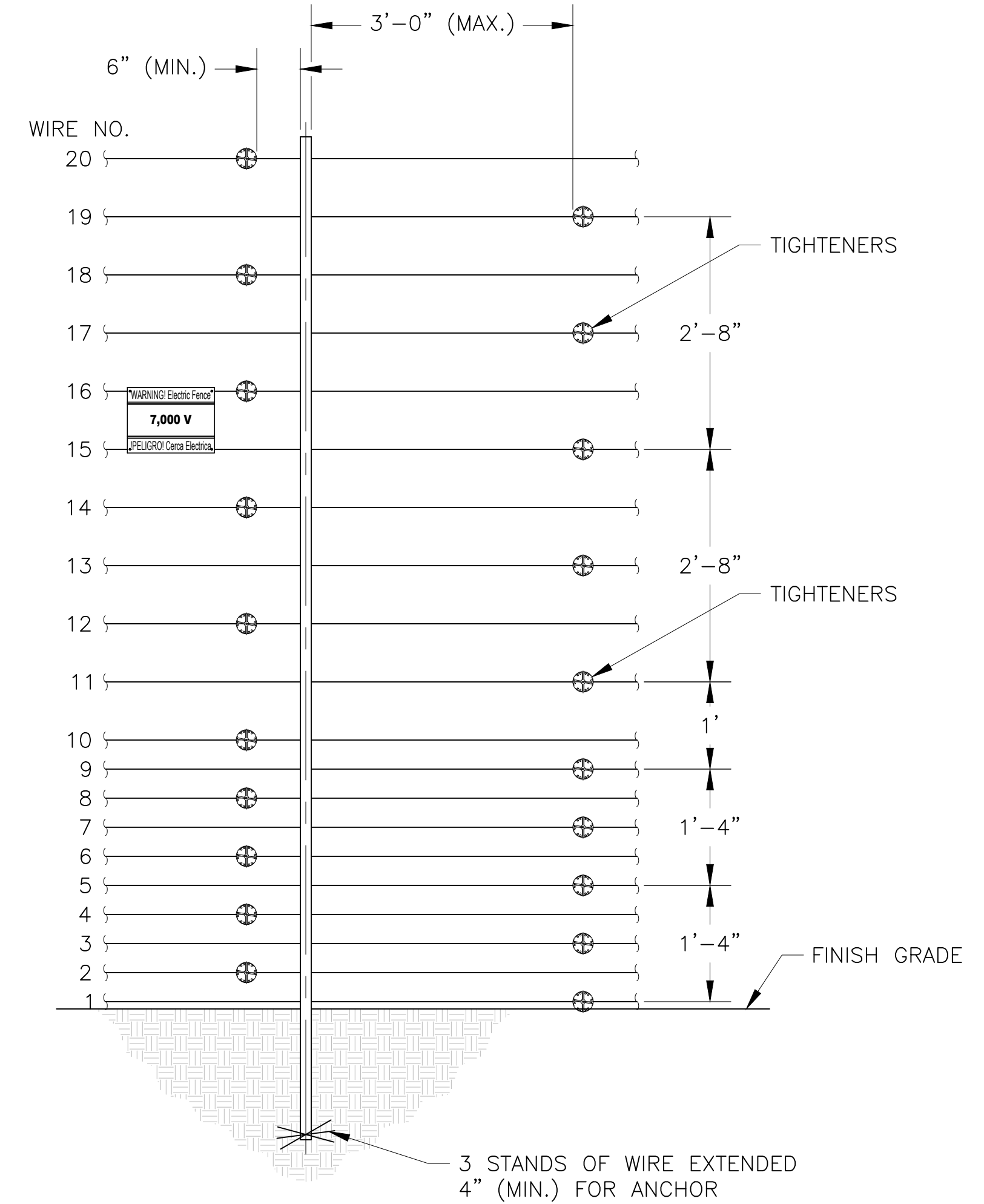
WIRE SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.

WARNING SIGNS

WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN SIGNS.

ALL WARNING SIGNS SHOULD BE MOUNTED EITHER BETWEEN WIRES 15 & 16 OR AT BEST VISIBLE HEIGHT.

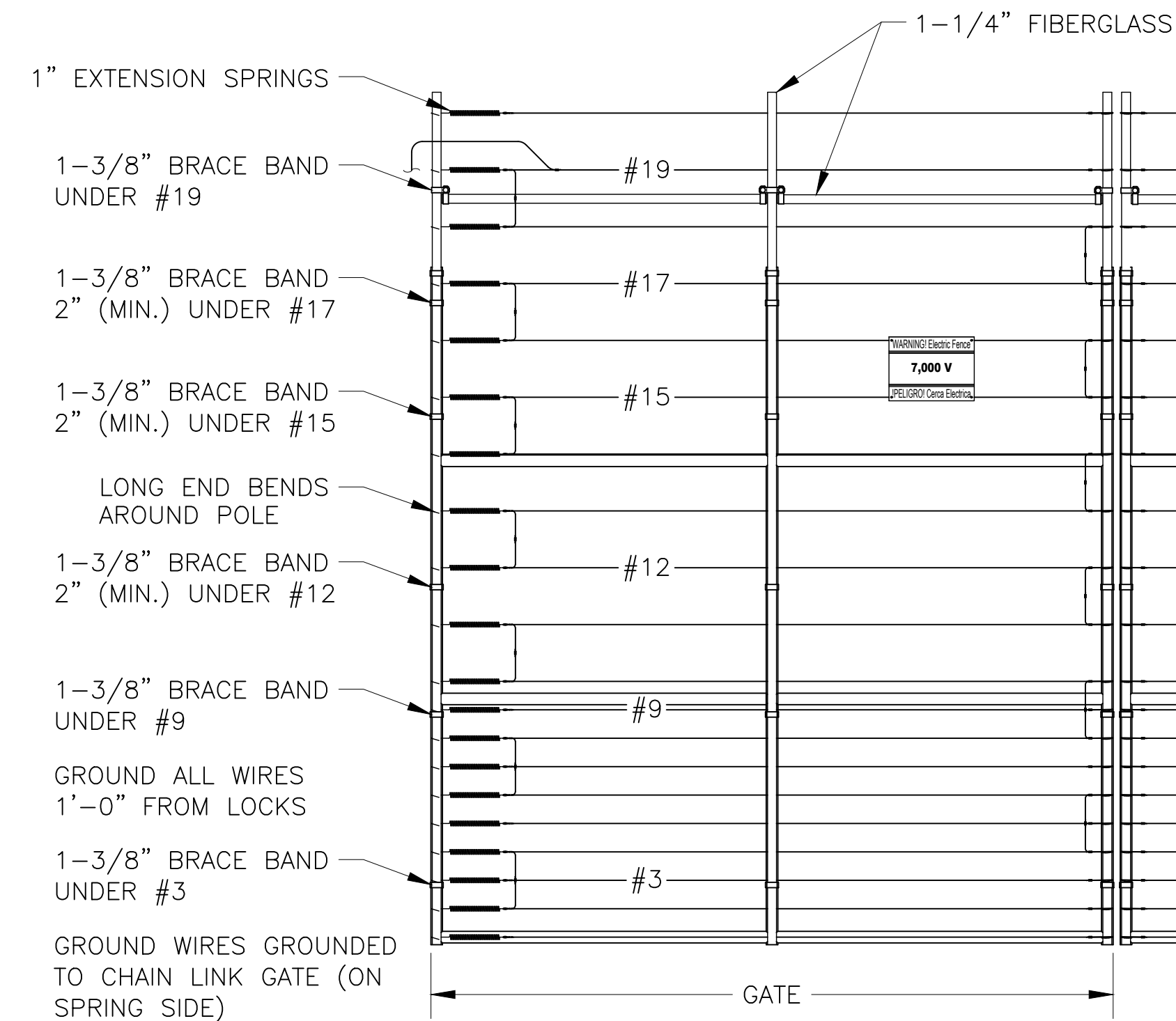
IF INSTALLED BEHIND A SOLID FENCE, WARNING SIGNS SHOULD ALSO BE PLACED ON OR ABOVE THE PERIMETER FENCE.



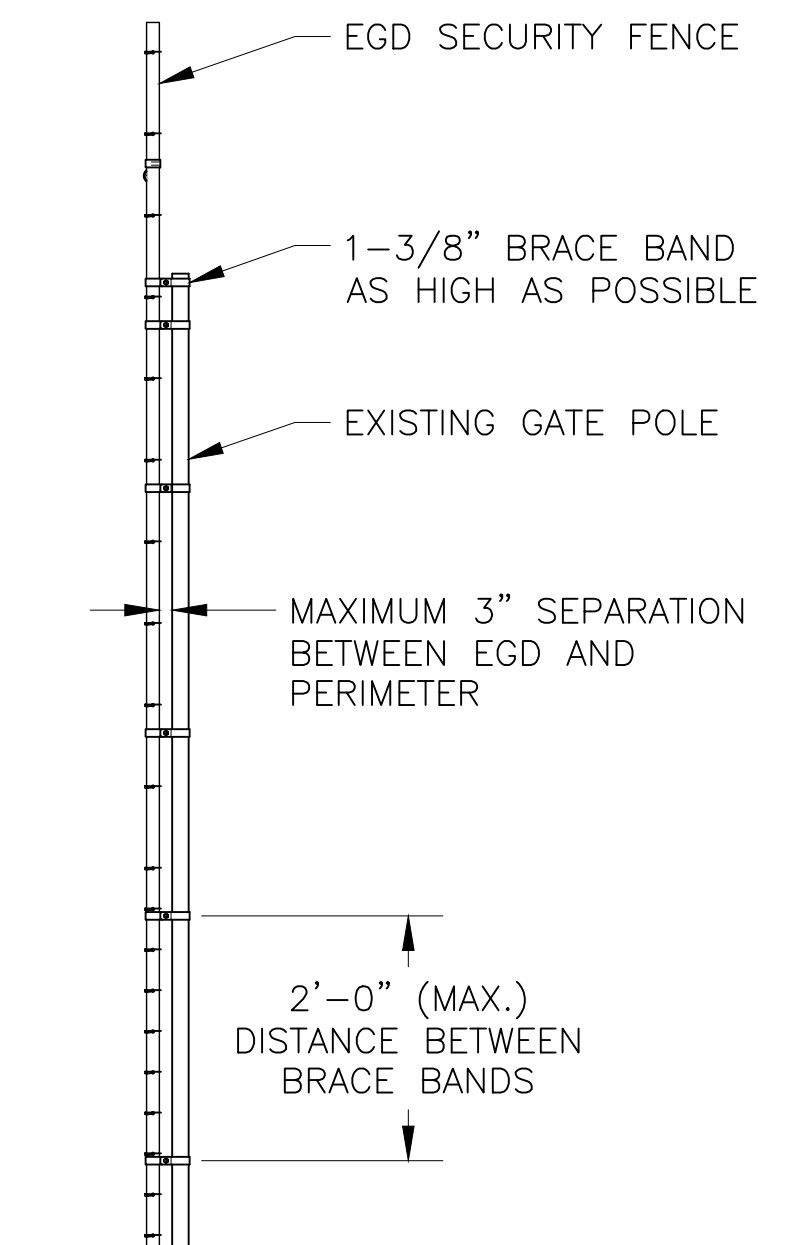
WIRE CONNECTIONS
SCALE: NONE
(FIBERGLASS POLE)

GATE DETAIL NOTES:

- BRACE BANDS ARE INSTALLED AS HIGH AS POSSIBLE UNDER #3 AND #9, 2" (MIN.) UNDER #12, #15, AND #17, UNDER #19 AND AS HIGH ON THE GATE AS POSSIBLE. MAXIMUM DISTANCE OF 2' BETWEEN BRACE BANDS.
- SPRINGS ARE LOCATED ON HINGE SIDE OF SWING GATE AND REAR OF SLIDE GATE.
- ALL CONTACTS MUST INCLUDE SPRINGS.
- ALL CONTACTS MUST HAVE BOLT THROUGH FIBERGLASS (NO SET SCREWS).
- ALL BRACE BANDS HOOKED TO CHAIN LINK MUST HAVE SET SCREW.
- EVERY GATE PANEL MUST HAVE A SIGN.
- ALL GATE CONTACTS MUST BE SECURE IN A MANNER THAT ENSURES CONTACT WILL EASILY BE MADE.
- GATE MOUNTS WILL NOT IMPACT THE FUNCTIONALITY OF THE GATE.



DOUBLE PANEL GATE
GATE DETAIL
SCALE: NONE



SIDE VIEW



WARNING SIGNS SHALL BE PLACED AT EACH ENTRANCE OF THE PROPERTY AND MAX 30 FEET ON CENTER THEREAFTER

EXAMPLE WARNING SIGN @ 9"x12"



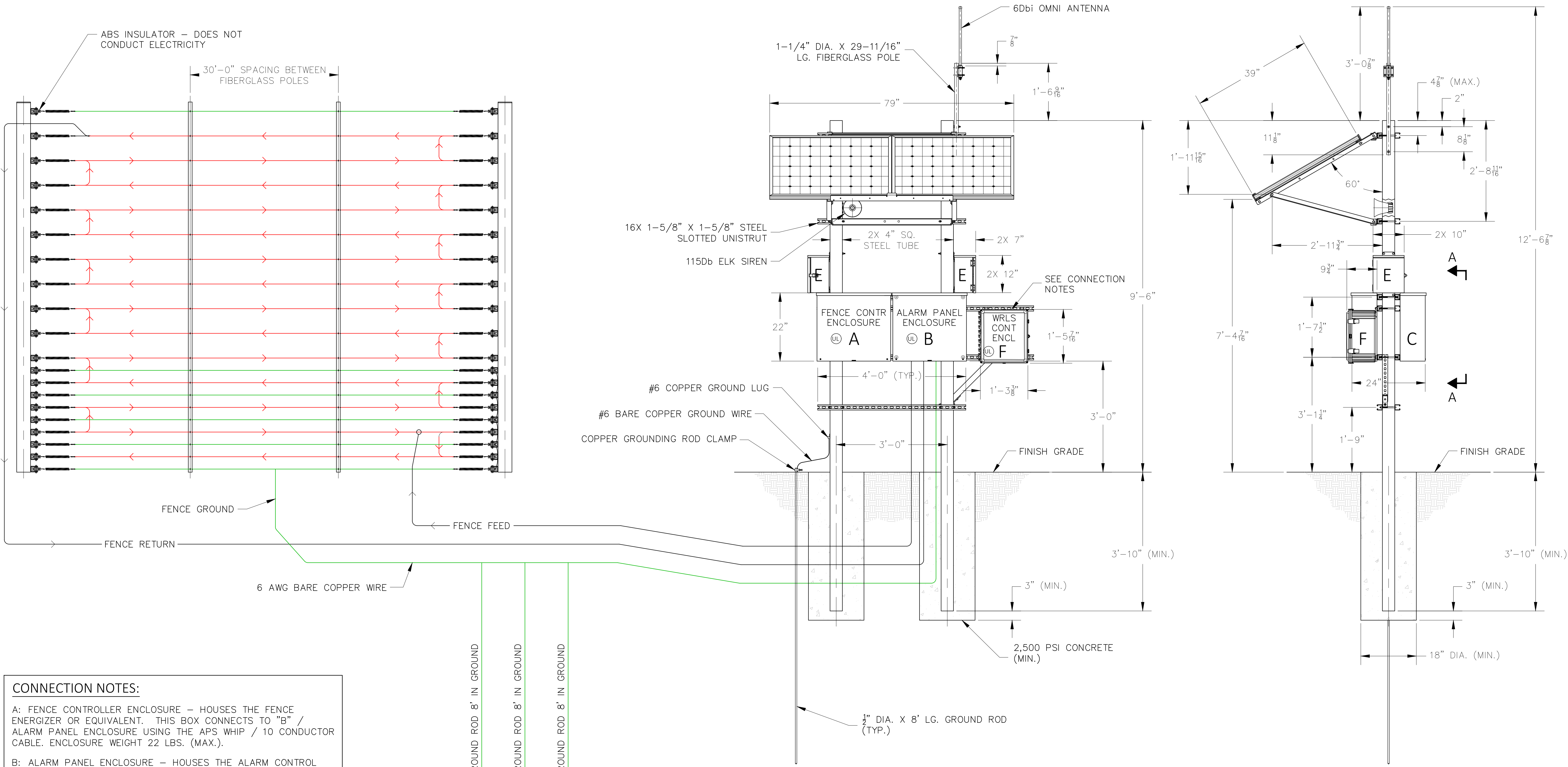
PROJECT: SHEET TITLE: TYPICAL DETAILS

APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

DATE:
DRAWN BY:
SCALE: SEE PLAN

SHEET
C2

WIRE RUN DETAILS & OUTSIDE MOUNTED ELECTRONICS/CONTROLLER WITH STEEL POLE DETAIL



CONNECTION NOTES:

- A: FENCE CONTROLLER ENCLOSURE – HOUSES THE FENCE ENERGIZER OR EQUIVALENT. THIS BOX CONNECTS TO "B" / ALARM PANEL ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE. ENCLOSURE WEIGHT 22 LBS. (MAX.).
- B: ALARM PANEL ENCLOSURE – HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO "A" / FENCE CONTROLLER ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE AND "C" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. ENCLOSURE WEIGHT 21 LBS. (MAX.).
- C: SOLAR CHARGE CONTROLLER ENCLOSURE – HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.).
- D: BATTERY ENCLOSURE – HOUSES THE BATTERIES (12V/DC MAX) AND INTER- CONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 50 LBS. (MAX.).
- E: KEYPAD ENCLOSURE – HOUSES THE KEYPAD. THIS BOX INTERCONNECTS TO "A" USING 10 CONDUCTOR / 18 AWG WIRE. ENCLOSURE WEIGHT 12 LBS. (MAX.).
- F: WIRELESS CONTROLLER ENCLOSURE – HOUSES THE WIRELESS RADIO CONTROLLER AND RELAYS. CONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G THWN WIRES. ENCLOSURE WEIGHT 21 LBS. (MAX.).

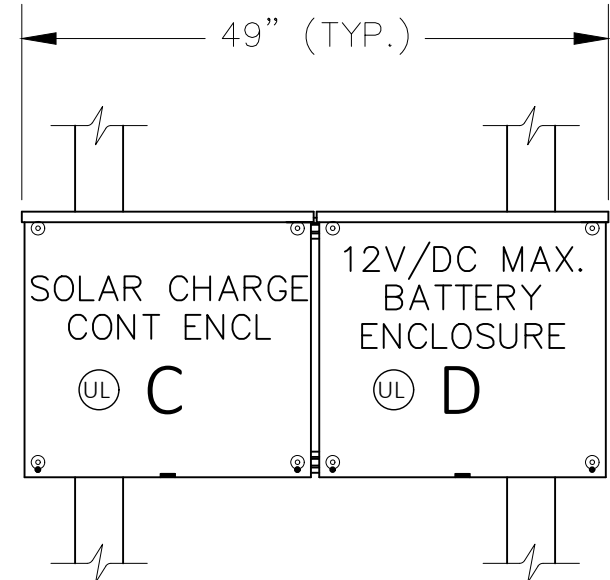
GENERAL NOTE:

EQUIPMENT ARRANGEMENT AND ELEVATION SHOWN ARE FOR REFERENCE ONLY. ACTUAL EQUIPMENT ARRANGEMENT, SHAPE, SIZE, LOCATION, AND QUANTITY ARE CUSTOMER SITE SPECIFIC AND CAN VARY FROM DRAWING DEPICTION.

NOTES:

MOUNT 4 SILVER BOXES TO A PAIR OF HSS TUBE 4"x4"x10GA. (0.134" WALL THICKNESS) ASTM A500 GRADE B OR C 55KSI YIELD (MIN.) STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM OF 3 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE EMBEDDED AT A MINIMUM OF 3'-10" BELOW GROUND LEVEL.

FRONT ELEVATION



VIEW A-A
(KEYPAD ENCLOSURES REMOVED FOR CLARITY)

RIGHT SIDE ELEVATION

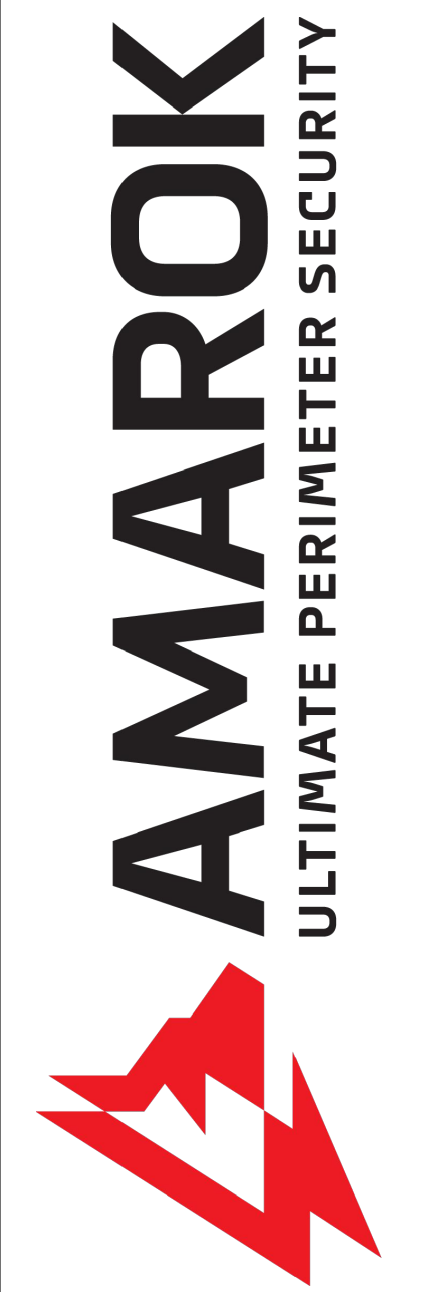
ASSEMBLY WEIGHT CHART

DESCRIPTION	WEIGHT (LBS.)
SOLAR PANELS	61.6
SOLAR PANEL MTG. KIT	27.0
UNISTRUT	108.8
OMNI ANTENNA ASSEMBLY	3.59
SIREN	1.5

ELECTRONICS ARMATURE

LOCATION	DESCRIPTIVE NAME
MAIN GATE	HEAD-END ELECTRONICS

#	DATE / DESCRIPTION



PROJECT:

APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

DATE:
DRAWN BY:
SCALE: SEE PLAN

SHEET
C3

SHEET TITLE: TYPICAL DETAILS



ADDING A SECURITY
FENCE INSIDE EXISTING
PERIMETER FENCE