LEGAL DESCRIPTION: A RESUBDIVISION OF LOT 1, 2, AND 3, PORTEOS SUBDIVISION NO. 6 IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

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

THIS 19th DAY OF September AD. 2022

BY: _____

TITLE: AUTHORIZED REPRESENTATIVE

STATE OF INDIANA

COUNTY OF Marion

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

_____ NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES July 15, 2030

LORI MARIE STADICK
Notary Public - Seal
Hancock County - State of Indiana
Commission Number NP0655648
My Commission Expires Jul 15, 2030

NOTARY BUSINESS ADDRESS: 8888 Keystone Crossing Indpls 46240

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

THIS 19th DAY OF September AD. 2022

BY: _____

TITLE: AUTHORIZED REPRESENTATIVE

STATE OF INDIANA

COUNTY OF Marion

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

_____ NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES July 15, 2030

LORI MARIE STADICK
Notary Public - Seal
Hancock County - State of Indiana
Commission Number NP0655648
My Comission Expires Jul 15, 2030

NOTARY BUSINESS ADDRESS: 8888 Keystone Crossing Indpls 46240

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

THIS 20th DAY OF SEPTEMBER AD. 2022

BY: _____

TITLE: VICE PRESIDENT

STATE OF Colorado

COUNTY OF Denver

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

_____ NOTARY SEAL
(NOTARY PUBLIC)

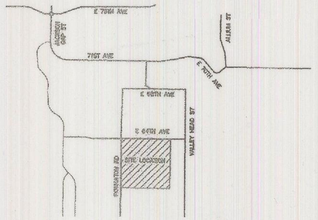
SARAH SEIPP
Notary Public
State of Colorado
Notary ID # 20164003146
My Commission Expires: 3/16/2025

MY COMMISSION EXPIRES 3/16/2025

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

PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN WITH ADJUSTMENTS

LOCATED IN THE NW¼ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.

NORTH

PROJECT DATA

CRITERIA	EXISTING	PROPOSED
LAND AREA WITHIN PROPERTY LINES	130.46 AC	130.46
NUMBER OF BUILDINGS	1	2
NUMBER OF STORIES	1	1
MAXIMUM HEIGHT OF BUILDINGS	50'–0"	50'–0"
TOTAL GROSS FLOOR AREA	624,101 SF	668,996 SF
OFFICE GFA; WAREHOUSE GFA; DISTRIBUTION GFA	BUILDING 1: 62,410 SF; 187,230 SF; 374,460 SF	BUILDING 1: 62,410 SF; 187,230 SF; 374,460 SF BUILDING 2: 20,069 SF; 488,367 SF; 160,559 SF
TOTAL BUILDING COVERAGE	624,101 SF	1,293,097 SF; 29%
HARD SURFACE AREA	496,473 SF	2,797,423 SF; 49%
LANDSCAPE AREA	4,575,675 SF	1,250,224 SF; 22%
TOTAL NUMBER OF PARKING SPACES	288	1532
PRESENT ZONING CLASSIFICATION	AD AIRPORT DISTRICT SUBAREA C	AD AIRPORT DISTRICT SUBAREA C
PROPOSED USE	STORAGE, DISTRIBUTION, AND WAREHOUSING	STORAGE, DISTRIBUTION, AND WAREHOUSING
NUMBER OF SIGNS PERMITTED	5 PERMANENT SIGNS ALLOWED	5 PERMANENT SIGNS ALLOWED
PROPOSED NUMBER OF SIGNS	5	5
MAXIMUM ALLOWED SIGN AREA	200 SQ. FT.	200 SQ. FT.
MAXIMUM MONUMENT SIGN CRITERIA	UP TO 4 SIGNS AT 50 SF EACH (4 SIGNS PROVIDED)	UP TO 4 SIGNS AT 50 SF EACH (4 SIGNS PROVIDED)
2015 IBC OCCUPANCY CLASS	B/S-1	B/S-1
2015 IBC CONSTRUCTION TYPE	TYPE IIB – AUTOMATIC SPRINKLER SYSTEM	TYPE IIB – AUTOMATIC SPRINKLER SYSTEM

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

	REQUIRED	PROVIDED
TOTAL AUTO SPACES:	785	INITIAL: 1252 FULL: 1535
TRAILER SPACES:	N/A	924
ACCESSIBLE SPACES:	21 (ICC A117–2009 GUIDELINES)	28
VAN ACCESSIBLE SP:	5	8
BICYCLE SPACES:	40 (5% REQUIRED)	40

*SEE SHEET 2 FOR DETAILED PARKING BREAKDOWN

* SEE SHEET 2 FOR SHEET INDEX

CONTACTS

OWNER/DEVELOPER (LOT 1)
AOZI – AURORA BUILDING I, LLC
888 KEYSTONE CROSSING,
SUITE 1150
INDIANAPOLIS, IN 46240–4609

OWNER/DEVELOPER (LOT 3)
ACP DIA 1287 INVESTORS, LLC
4530 EAST SHEA BOULEVARD,
SUITE 100
PHOENIX, AZ 85028

ARCHITECT
POWERS BROWN ARCHITECTURE
BRYANT MAZZETTI
1580 LINCOLN STREET,
SUITE 480
DENVER, CO 80203
(303) 225–3345

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

OWNER/DEVELOPER (LOT 2)
AOZI – AURORA BUILDING II, LLC
888 KEYSTONE CROSSING,
SUITE 1150
INDIANAPOLIS, IN 46240–4609

ENGINEER
KIMLEY–HORN
BRAD J. COONEY, P.E.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(303) 228–2300

SURVEYOR
COLLIERS ENGINEERING AND DESIGN,
D.B.A MASER CONSULTING
DOUGLAS H. ORT III, P.L.S
7110 WEST JEFFERSON AVENUE,
SUITE 100
LAKEWOOD, CO 80235
(303) 731–6216

LEGAL DESCRIPTION:

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

BENCHMARK

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

CITY OF AURORA SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE AND AURORA FDP. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.

3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING – FIRE LANE."

4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1–2009.

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

6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING & DEVELOPMENT SERVICES DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SEE SHEET 3 FOR CONTINUED SITE PLAN NOTES.

AMENDMENTS

1	SITE LAYOUT CHANGES	11/15/24

CLERK AND RECORDER'S CERTIFICATE

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

COUNTY CLERK AND RECORDER _____ DEPUTY

FILE: _____

PAGE NO.: _____

RECEPTION NO.: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY:		DATE: 10/27/22
PLANNING DIRECTOR:		DATE: 10/25/22
PLANNING COMMISSION:	N/A	DATE: N/A
CITY COUNCIL:	N/A	DATE: N/A
ATTEST:	N/A	DATE: N/A
DATABASE APPROVAL:	11/17/20	DATE: 11/17/20

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

FILE NO. 19600800CV
PROJECT NO. 196008000
SHEET NO. 1

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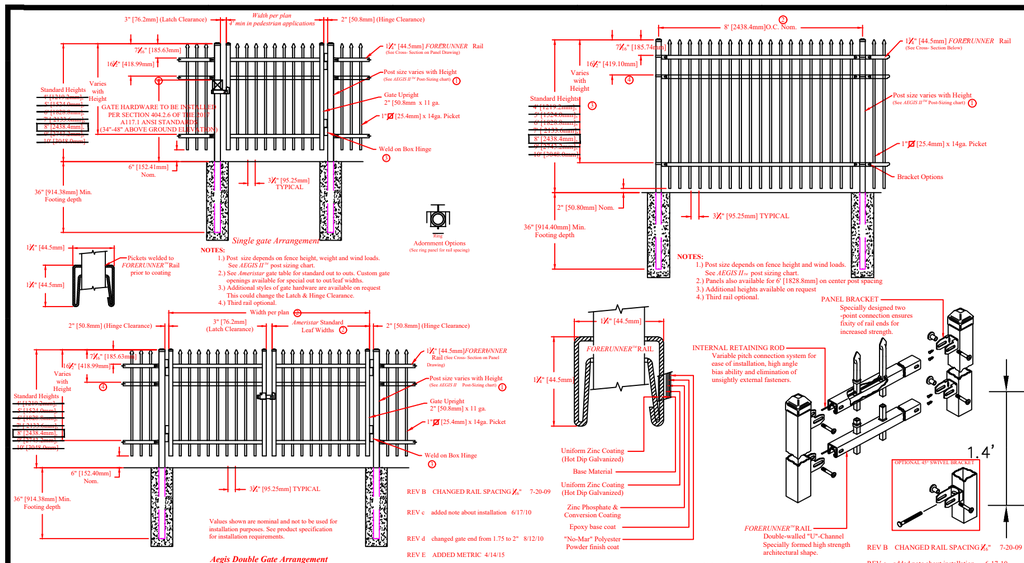
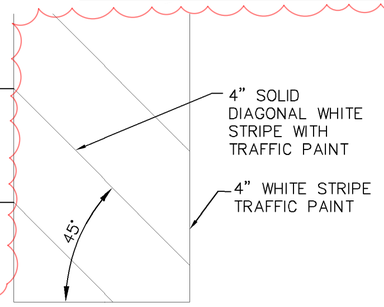
PORTEOS INDUSTRIAL AT PORTEOS 2020-6030-00



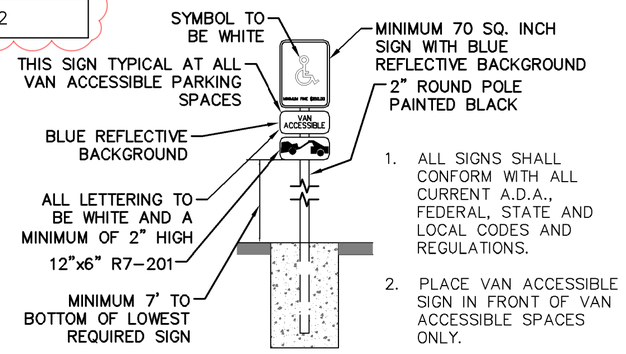
MANUAL SWING GATE WITH APPROVED KNOX HARDWARE

PARKING BREAKDOWN*		
	LOT 1, BUILDING 1	LOT 2, BUILDING 2
TOTAL SF	624,101	668,996
SPACES AVAILABLE	1023	227 INITIAL BUILD 510 FULL BUILD
OFFICE SPACES	188	61
DISTRIBUTION SPACES	375	161
WAREHOUSE SPACES	0	0
TOTAL REQUIRED SPACES	563	222

*THE REQUIRED PARKING COMES FROM AURORA UNIFIED DEVELOPMENT ORDINANCE (UDO) STANDARDS. BUILDING 1 WAS CALCULATED USING 10% OFFICE SPACE (3 SPOTS PER EVERY 1000 GSF), 60% DISTRIBUTION SPACE (1 SPOT PER EVERY 1000 GSF), AND 30% WAREHOUSE SPACE (NO PARKING REQUIREMENTS). BUILDING 2 WAS CALCULATED USING 3% OFFICE SPACE, 24% DISTRIBUTION, AND 73% WAREHOUSE.



3 DIAGONAL STRIPING DETAIL
N.T.S.

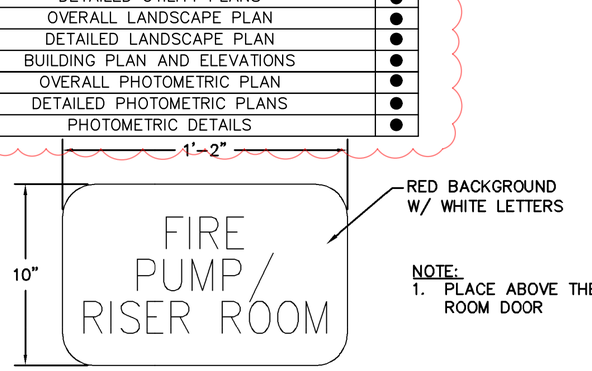


1. ALL SIGNS SHALL CONFORM WITH ALL CURRENT A.D.A., FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
2. PLACE VAN ACCESSIBLE SIGN IN FRONT OF VAN ACCESSIBLE SPACES ONLY.
3. INSTALL ONE SIGN AT EACH HANDICAP SPACE

6 ACCESSIBLE PARKING SIGN
N.T.S.

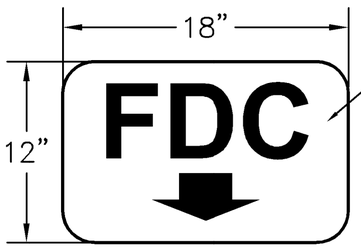
ISSUED	
09/12/2024	1

SHEET NO.	SHEET INDEX	ISSUED
1	COVER SHEET	●
2–3	GENERAL NOTES	●
4	OVERALL SITE PLAN	●
5–25	DETAILED SITE PLANS	●
26	OVERALL GRADING PLAN	●
27–47	DETAILED GRADING PLANS	●
48	OVERALL UTILITY PLAN	●
49–68	DETAILED UTILITY PLANS	●
69	OVERALL LANDSCAPE PLAN	●
70–91	DETAILED LANDSCAPE PLAN	●
92–93	BUILDING PLAN AND ELEVATIONS	●
94	OVERALL PHOTOMETRIC PLAN	●
95–113	DETAILED PHOTOMETRIC PLANS	●
114–115	PHOTOMETRIC DETAILS	●



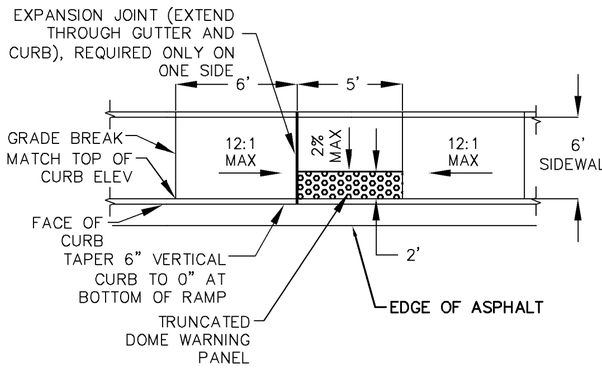
NOTE:
1. PLACE ABOVE THE RISER ROOM DOOR

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



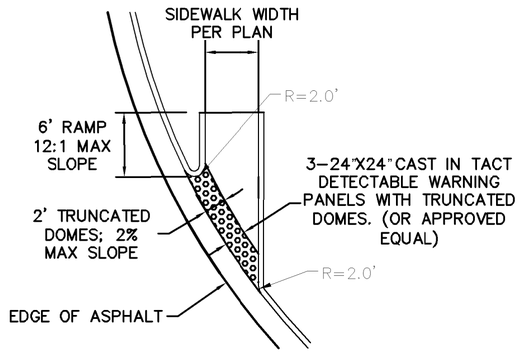
NOTE:
1. PLACE ABOVE THE FDC

2 FDC SIGN
N.T.S.

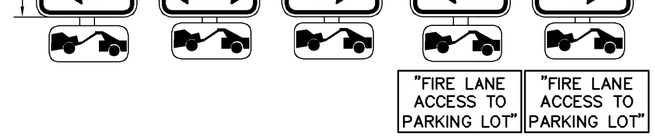


4 PARALLEL CURB RAMP DETAIL
N.T.S.

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



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



FIRE LANE NOTES:
1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.

2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.

3. THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.

4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.

5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.

6. PLACEMENT OF THESE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

7 FIRE LANE SIGN
N.T.S.

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

FILE NO. 196008000GN
PROJECT NO. 196008000

SHEET NO. 2

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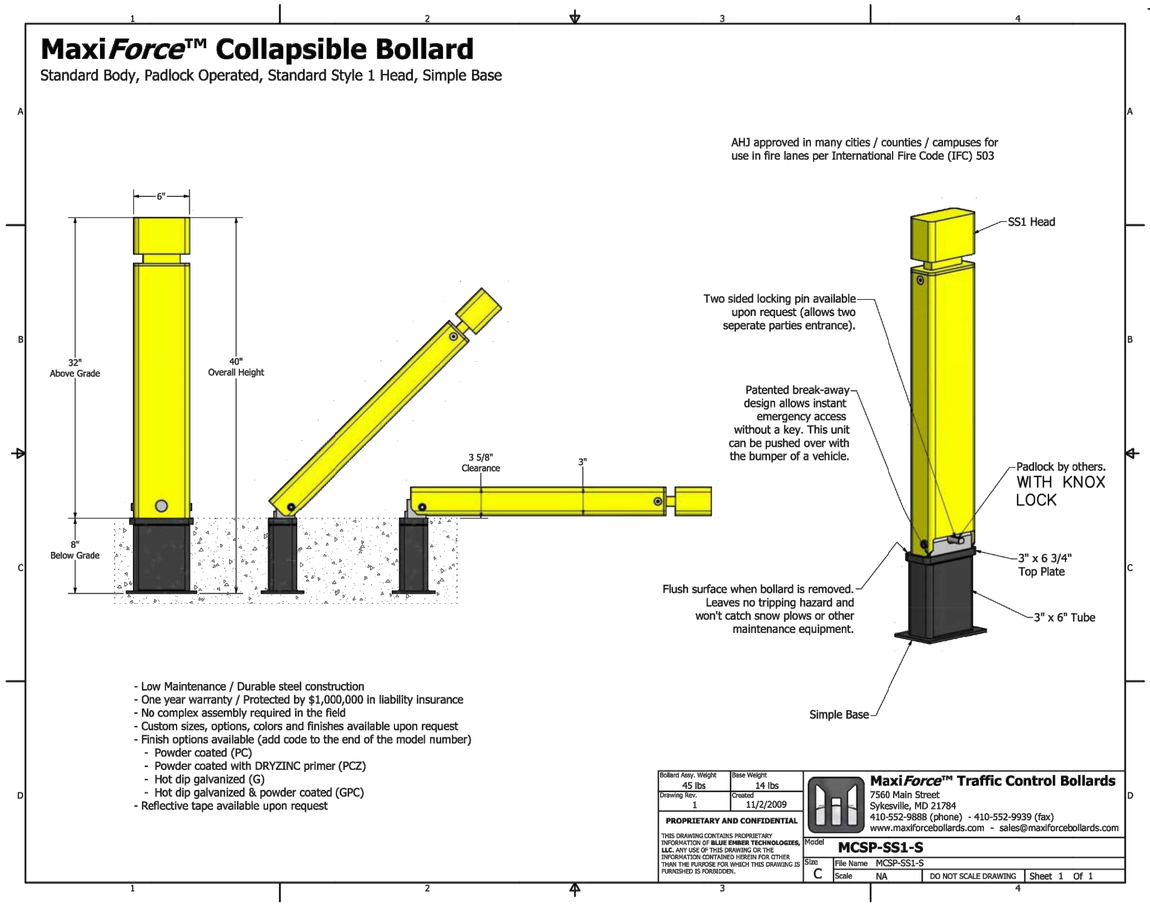
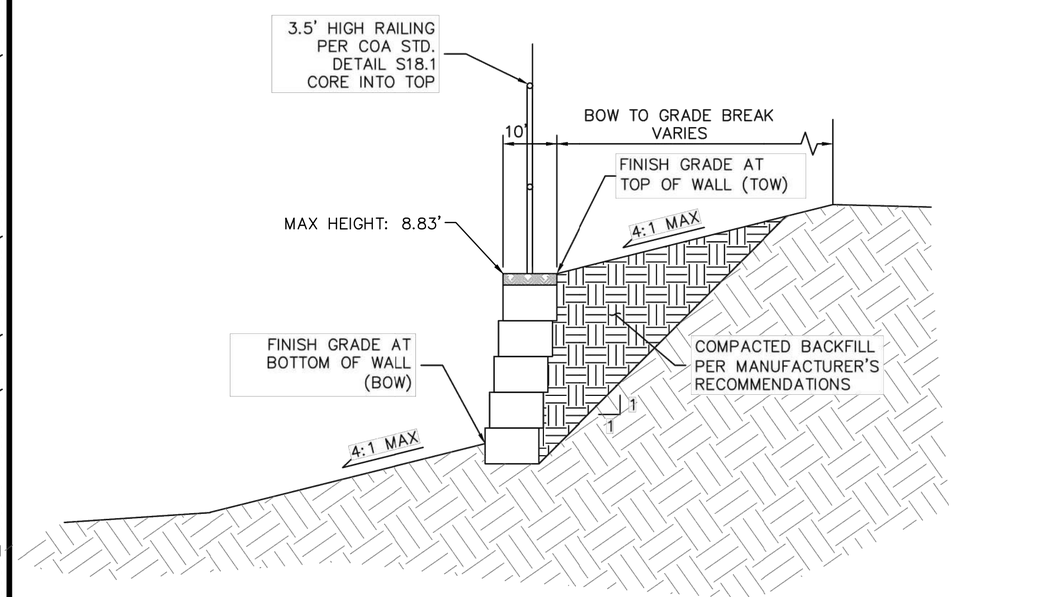
PORTEOS INDUSTRIAL AT PORTEOS 2020-6030-00



7 MAXIFORCE COLLAPSIBLE BOLLARDS WITH KNOX LOCKS

N.T.S.



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

8 MSE RETAINING WALL WITH RAILING DETAIL

N.T.S.

CITY OF AURORA SITE PLAN NOTES (CONTINUED):

7. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

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

10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.

11. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.

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

13. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.

14. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.

15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

17. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.

18. IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY CITY ENGINEER.

19. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT

20. AOZI – AURORA BUILDING I, LLC. SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 64TH AVE AND POWHATON RD, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 124-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT/ OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

ADJUSTMENTS:

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

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

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

FILE NO. 196008000GN
PROJECT NO. 196008000

SHEET NO. 3

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

PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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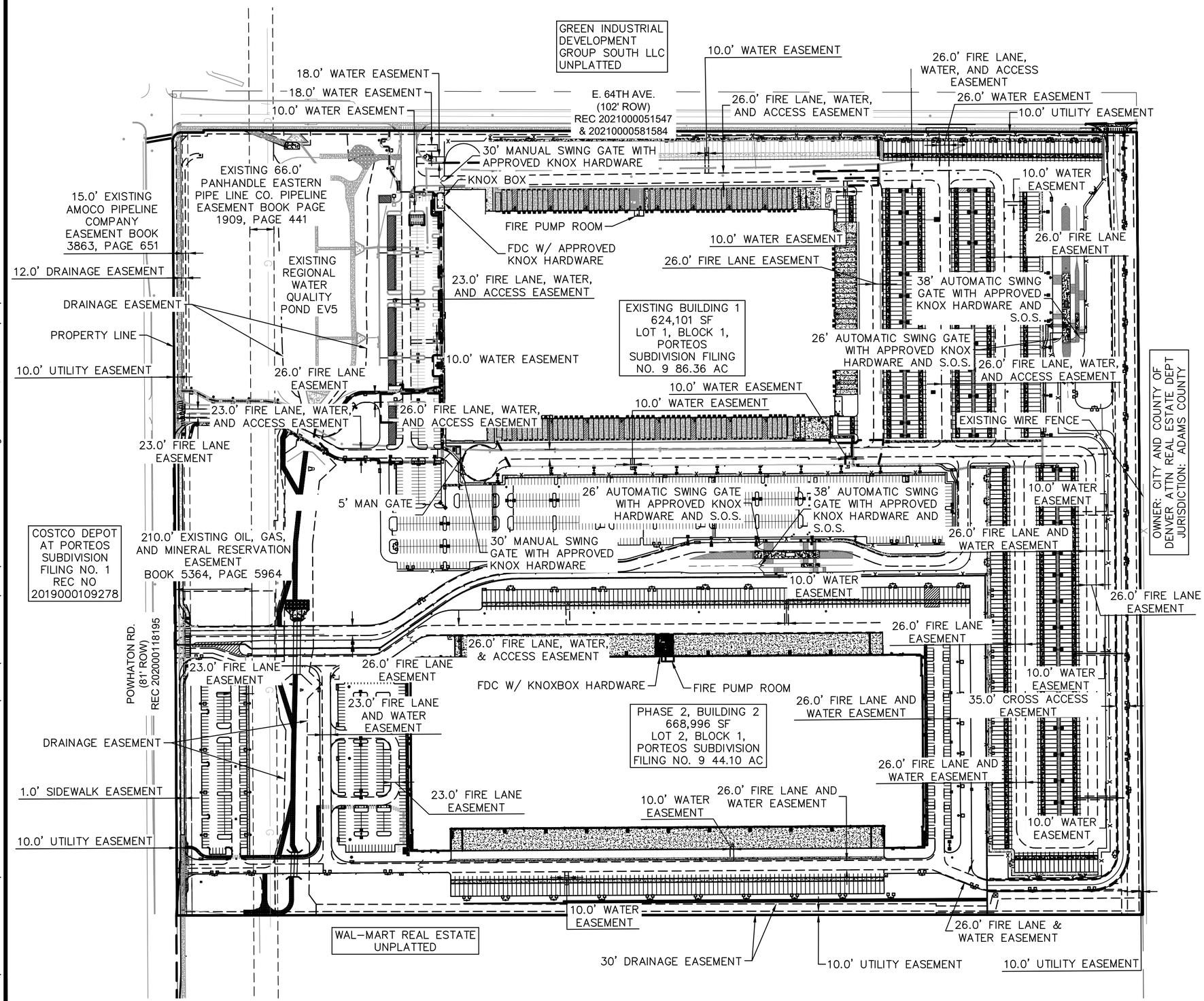
SCALE: 1" = 200'



OWNER: CITY AND COUNTY OF DENVER ATTN REAL ESTATE DEPT
JURISDICTION: ADAMS COUNTY

LEGEND

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

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

FILE NO. 196617002_SP OV
PROJECT NO. 196617002

SHEET NO. 4

K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_SP OV.dwg OKeeffe, Sam 11/15/2024 3:52 PM

PORTEOS INDUSTRIAL AT PORTEOS

SITE PLAN AMENDMENT

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

NORTH

GRAPHIC SCALE IN FEET
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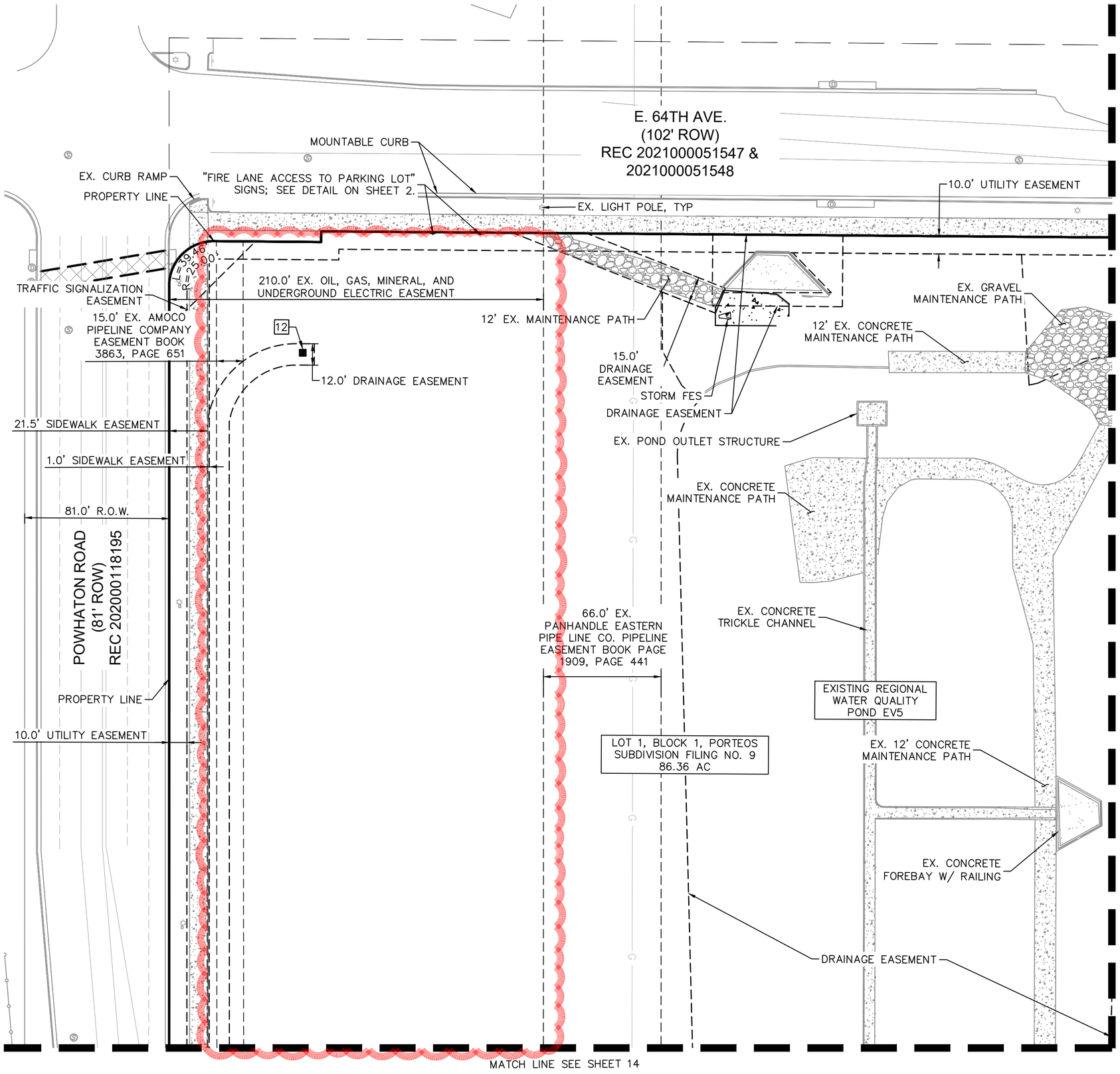
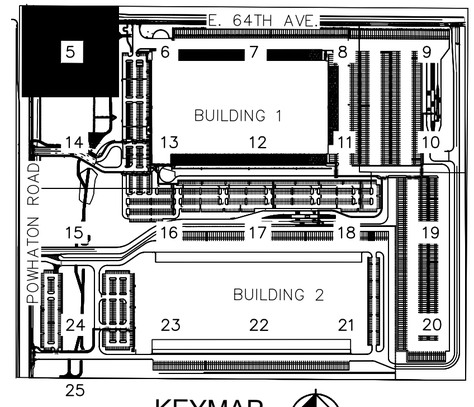
SCALE: 1" = 40'





KEYMAP
NTS

NORTH

LEGEND

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

SITE PLAN KEYNOTES

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

SITE PLAN NOTES

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

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO. 5

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PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

GRAPHIC SCALE IN FEET
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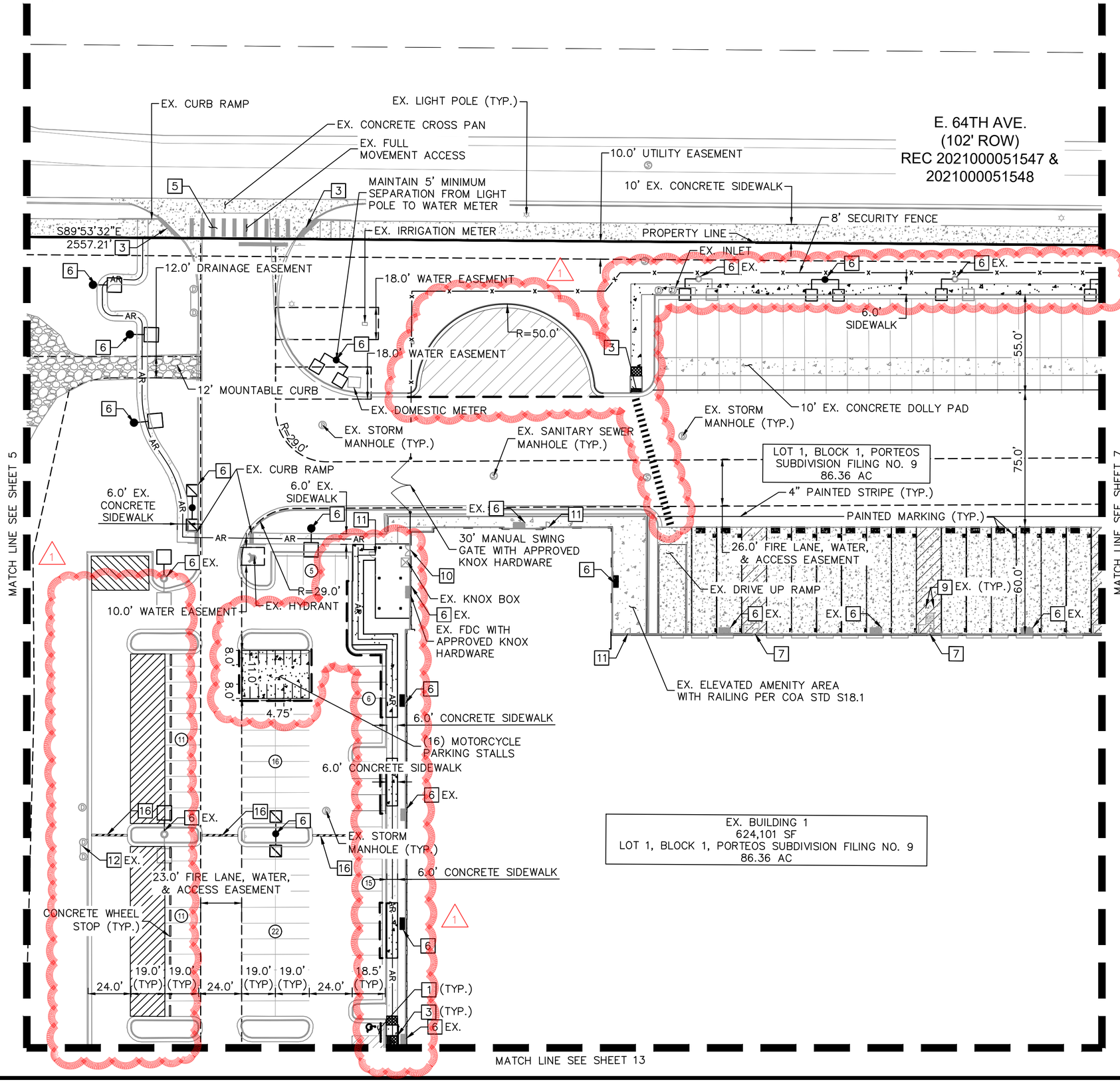
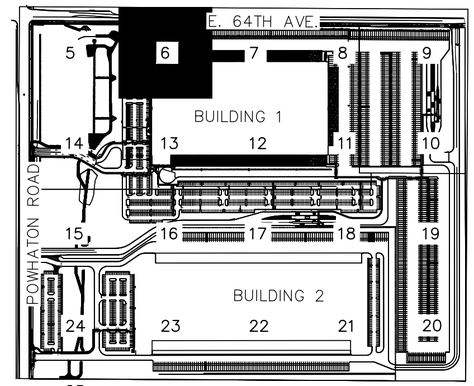
SCALE: 1" = 40'





KEYMAP
NTS

NORTH

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SITE PLAN KEYNOTES

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SITE PLAN NOTES

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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO. 6

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PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

GRAPHIC SCALE IN FEET
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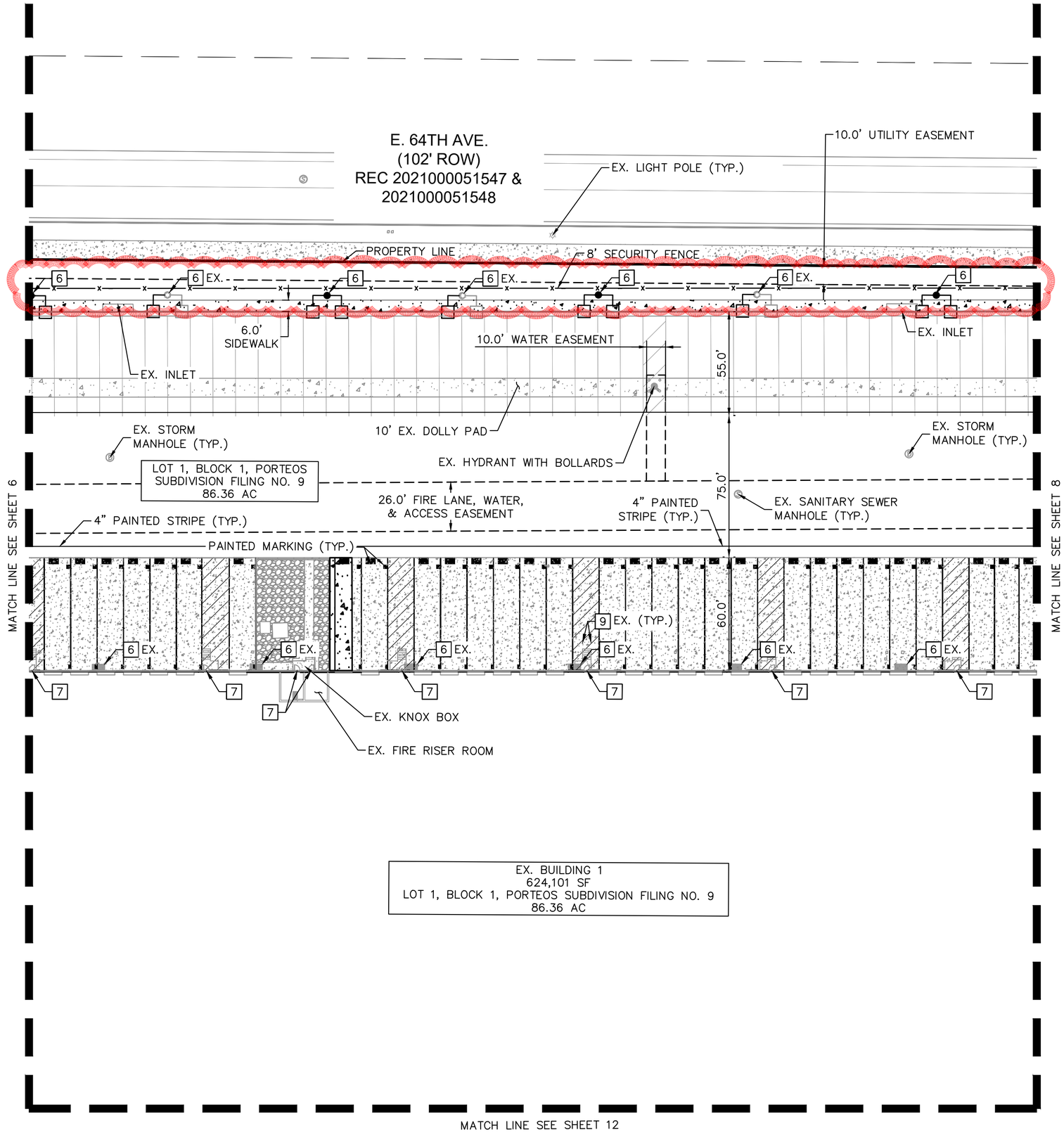
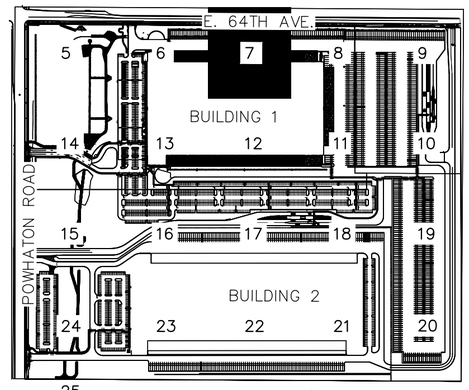
SCALE: 1" = 40'





KEYMAP
NTS

NORTH

LEGEND

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SITE PLAN KEYNOTES

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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

DATE:	03/22/2024
DESIGNED BY:	CAO
DRAWN BY:	AGM
CHECKED BY:	BJC
FILE NO.	196617002_SP DTL-DIA I
PROJECT NO.	196617002

SHEET NO.
7

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PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

GRAPHIC SCALE IN FEET
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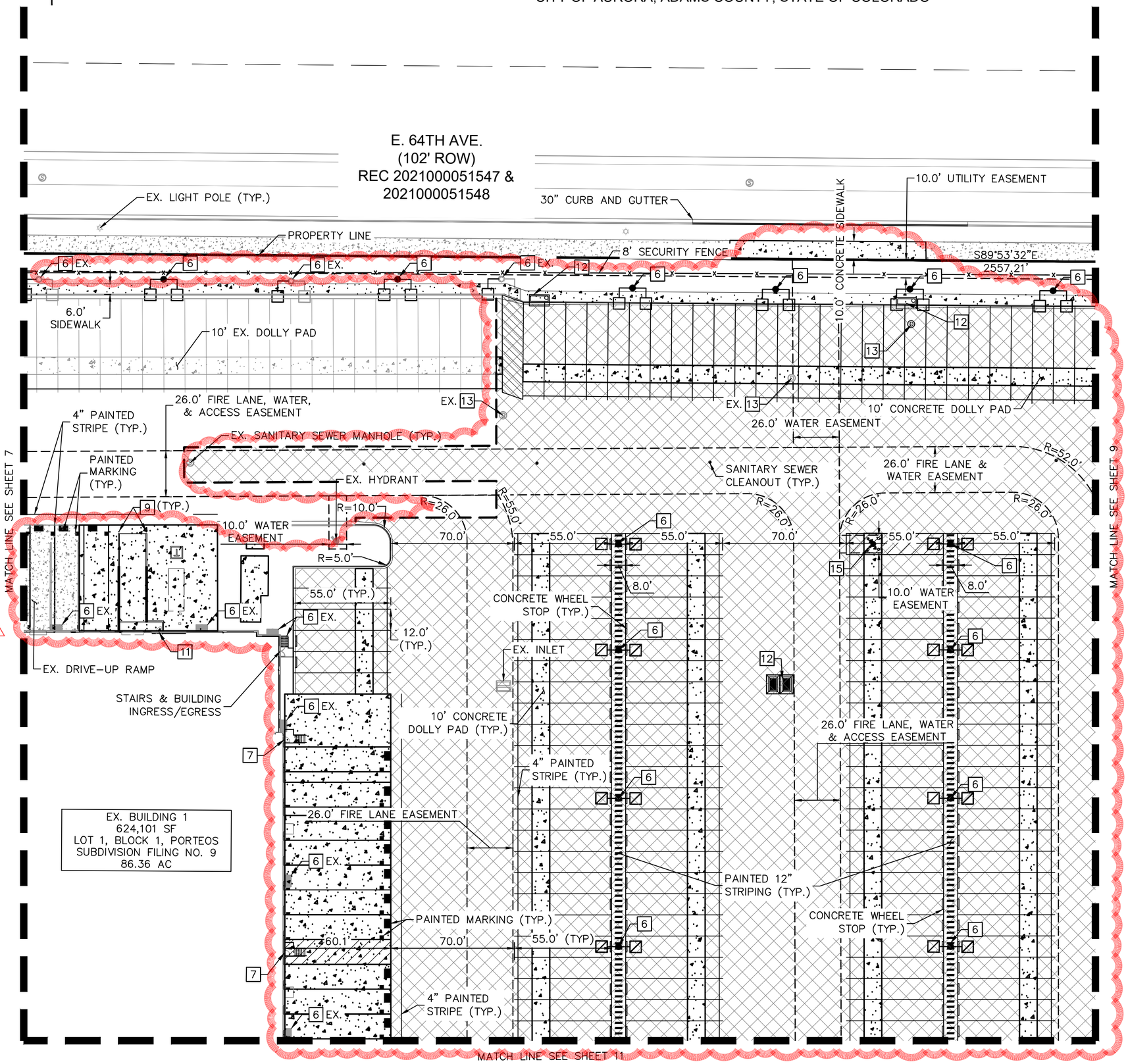
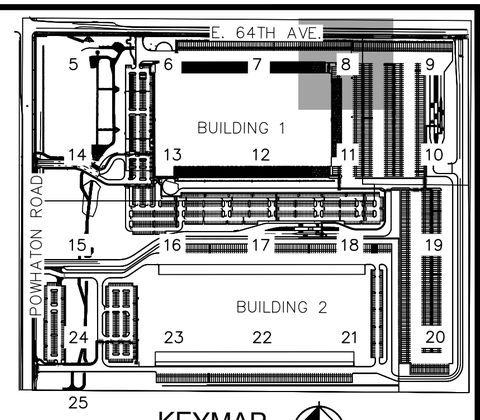
SCALE: 1" = 40'





LEGEND

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SITE PLAN KEYNOTES

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NO.	REVISION	BY	DATE	APPR
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Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300

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

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

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

SHEET NO.
8

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PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

GRAPHIC SCALE IN FEET
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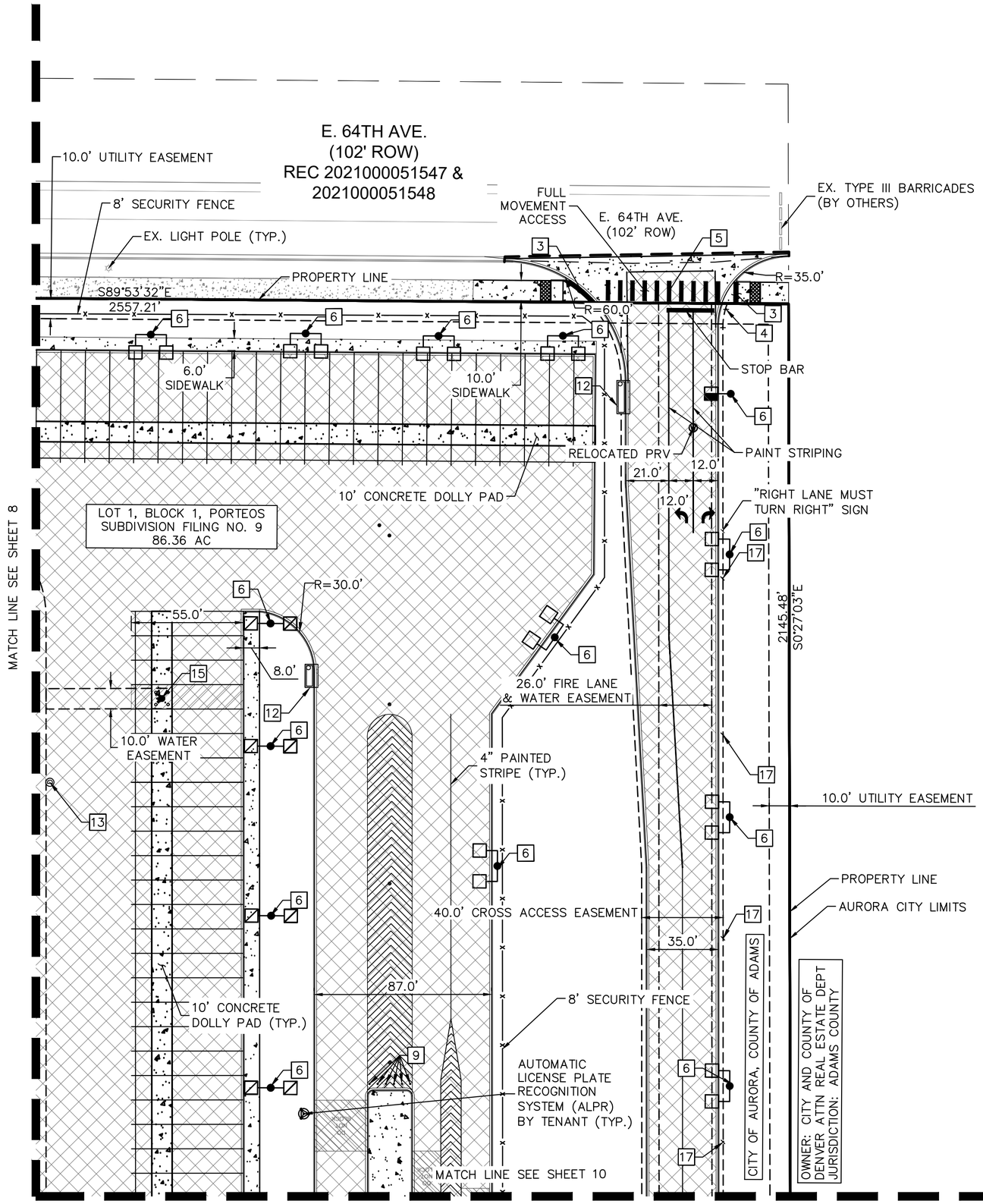
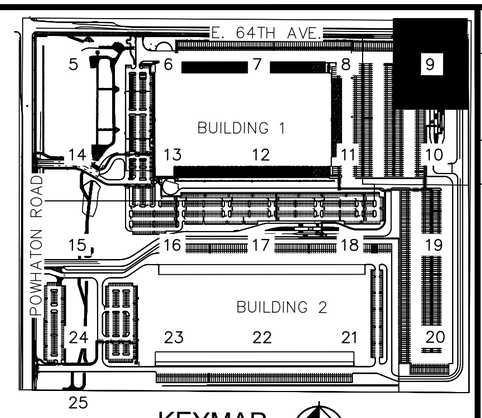
SCALE: 1" = 40'





KEYMAP
NTS

NORTH

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- X STEEL SECURITY FENCE
- AR ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
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6200 S. Syracuse Way #300
Greenwood Village, CO 80111 (303) 228-2300

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

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

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

SHEET NO.
9

K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_SP DTL-DIA I.dwg OKeeffe, Sam 11/15/2024 3:04 PM

PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

GRAPHIC SCALE IN FEET
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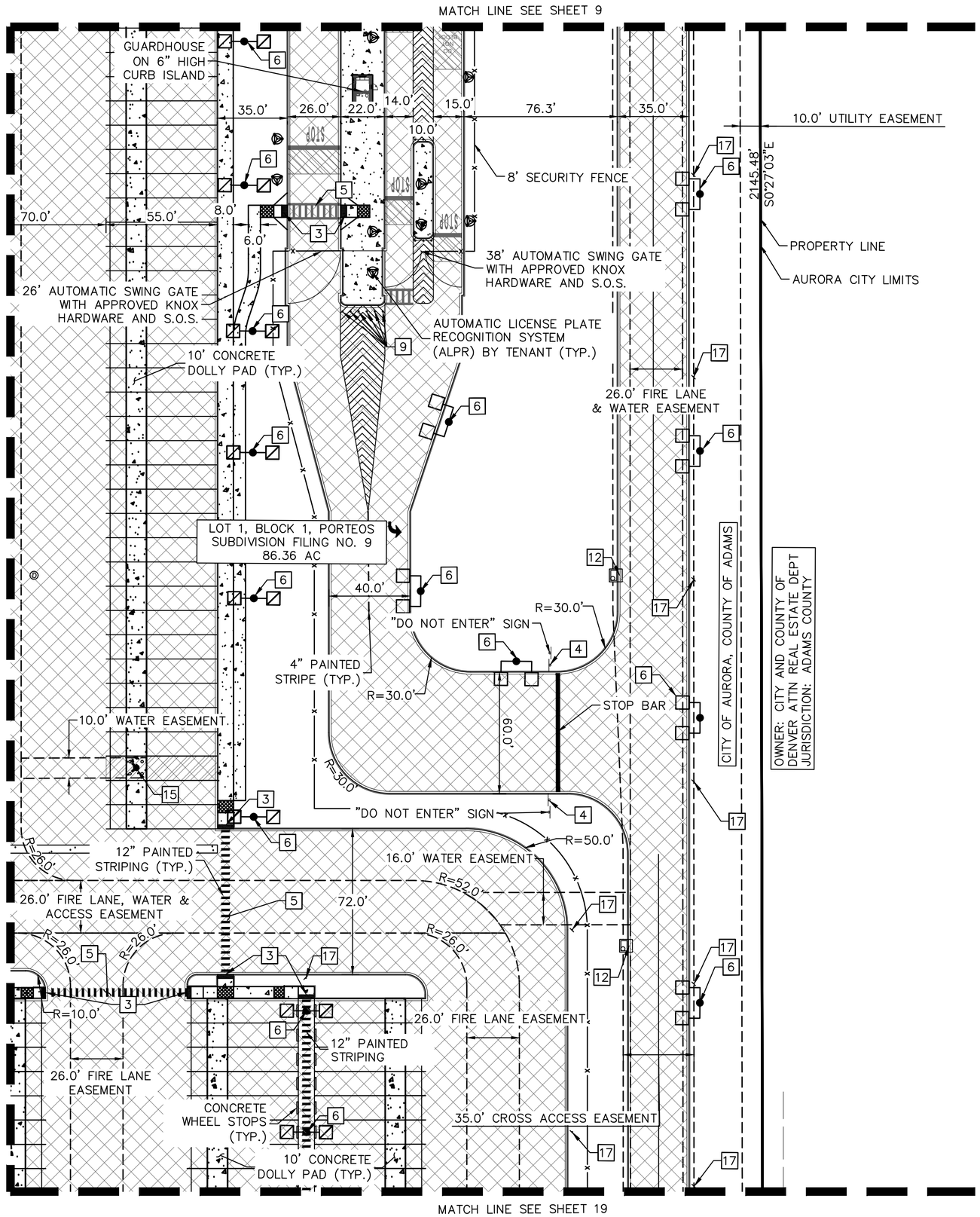
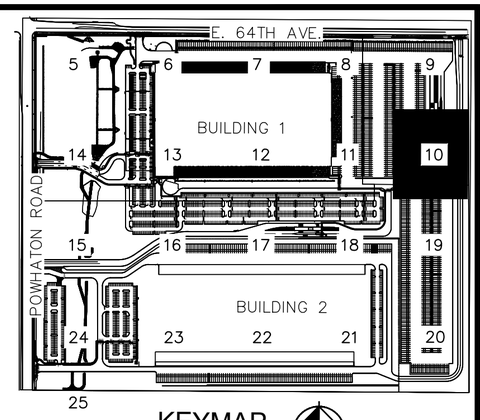
SCALE: 1" = 40'





KEYMAP
NTS

NORTH

LEGEND

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

SITE PLAN KEYNOTES

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

SITE PLAN NOTES

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

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

DATE:	03/22/2024
DESIGNED BY:	CAO
DRAWN BY:	AGM
CHECKED BY:	BJC
FILE NO.	196617002_SP DTL-DIA I
PROJECT NO.	196617002
SHEET NO.	10

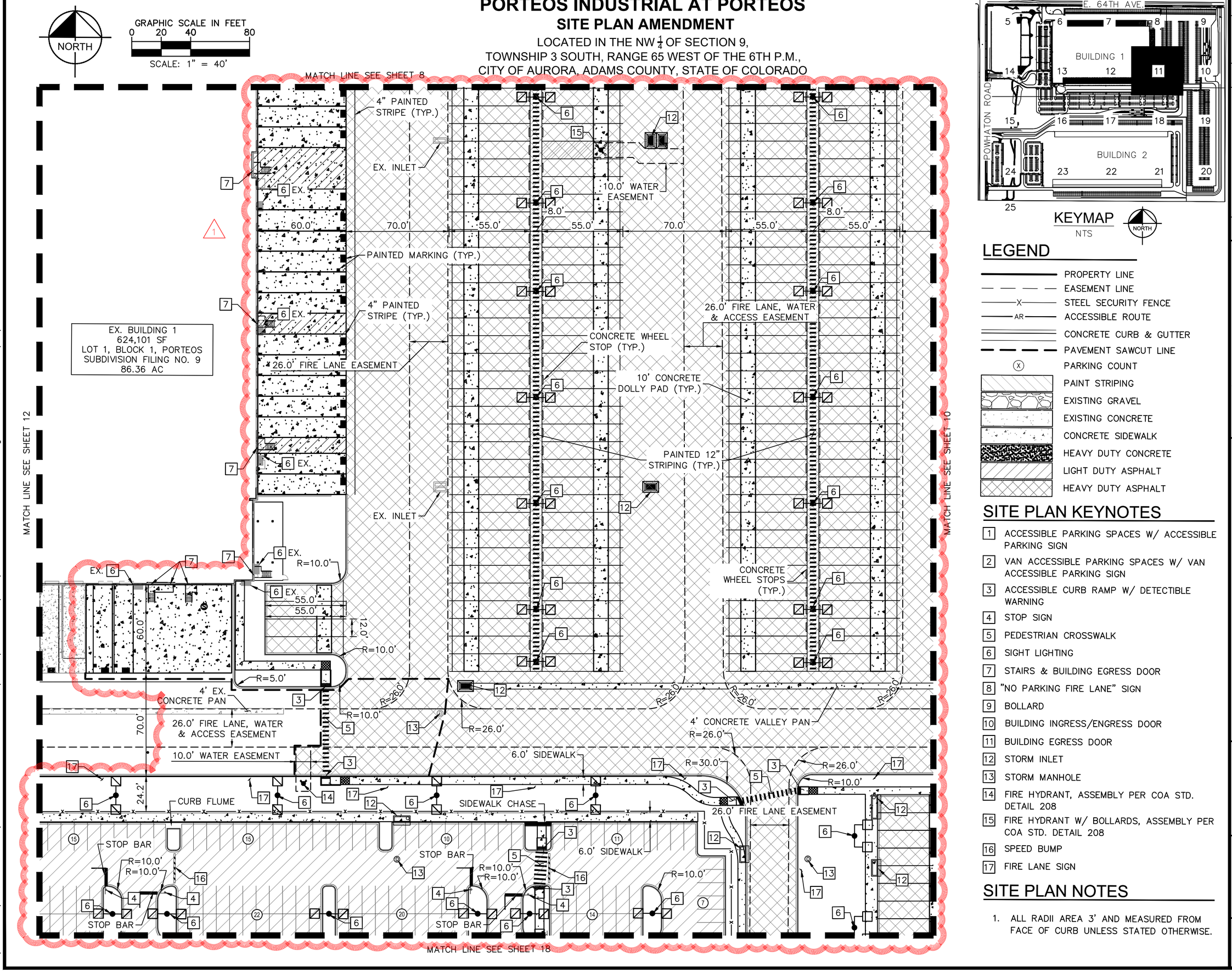
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_SP DTL-DIA I.dwg OKeeffe, Sam 11/15/2024 3:05 PM

PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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



KEYMAP
NTS

LEGEND

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

SITE PLAN KEYNOTES

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

SITE PLAN NOTES

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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO. 11

K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_SP DTL-DIA I.dwg OKeeffe, Sam 11/15/2024 3:06 PM

PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

GRAPHIC SCALE IN FEET
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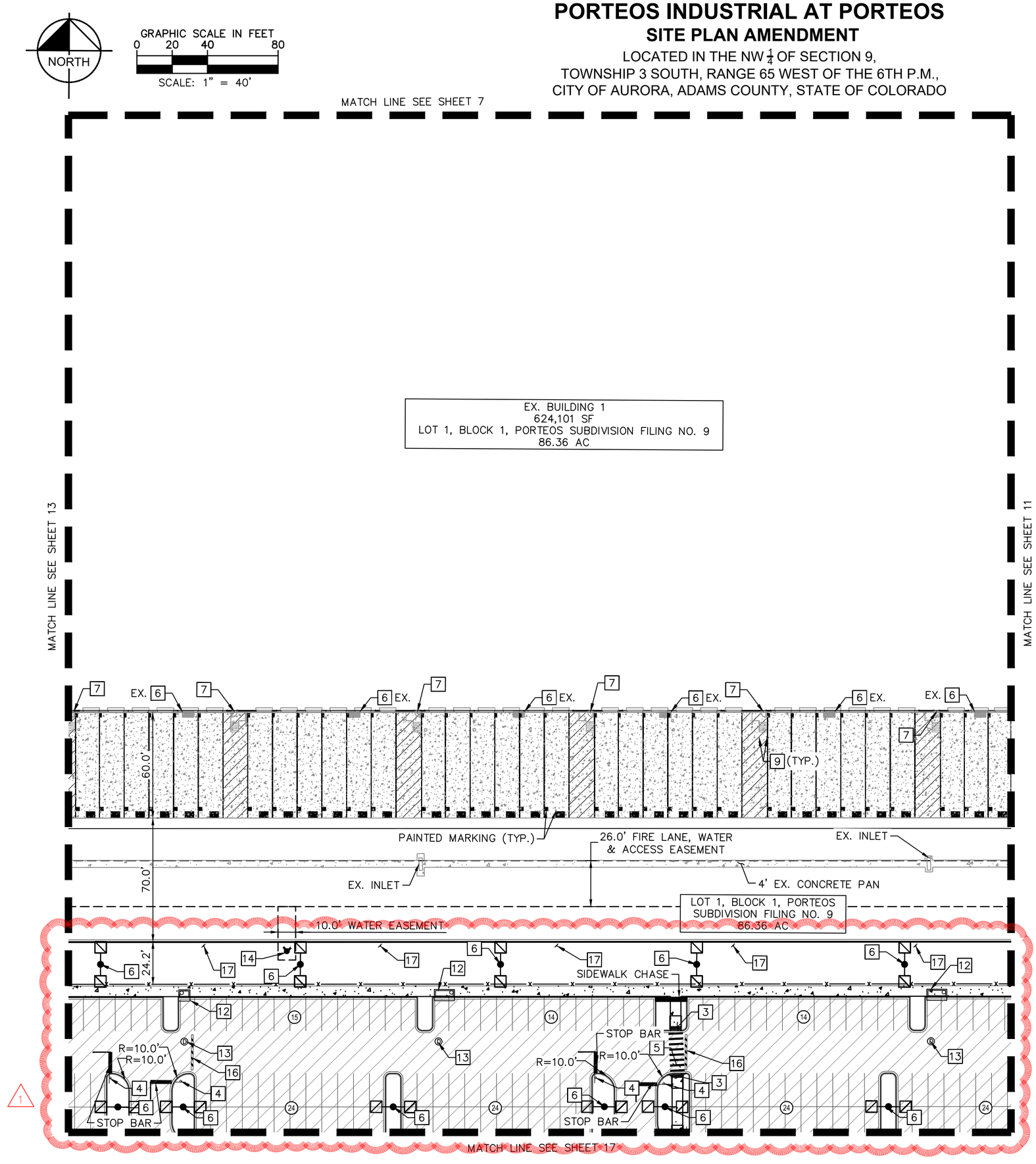
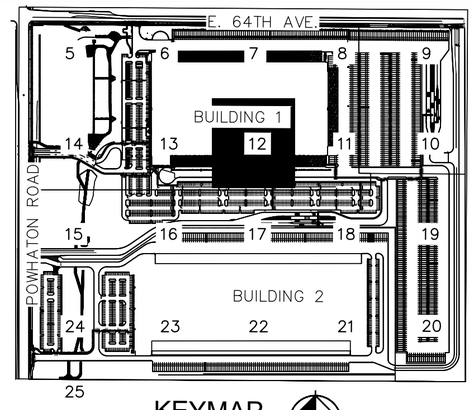
SCALE: 1" = 40'





KEYMAP
NTS

NORTH

LEGEND

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

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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

SHEET NO.
12

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PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

GRAPHIC SCALE IN FEET
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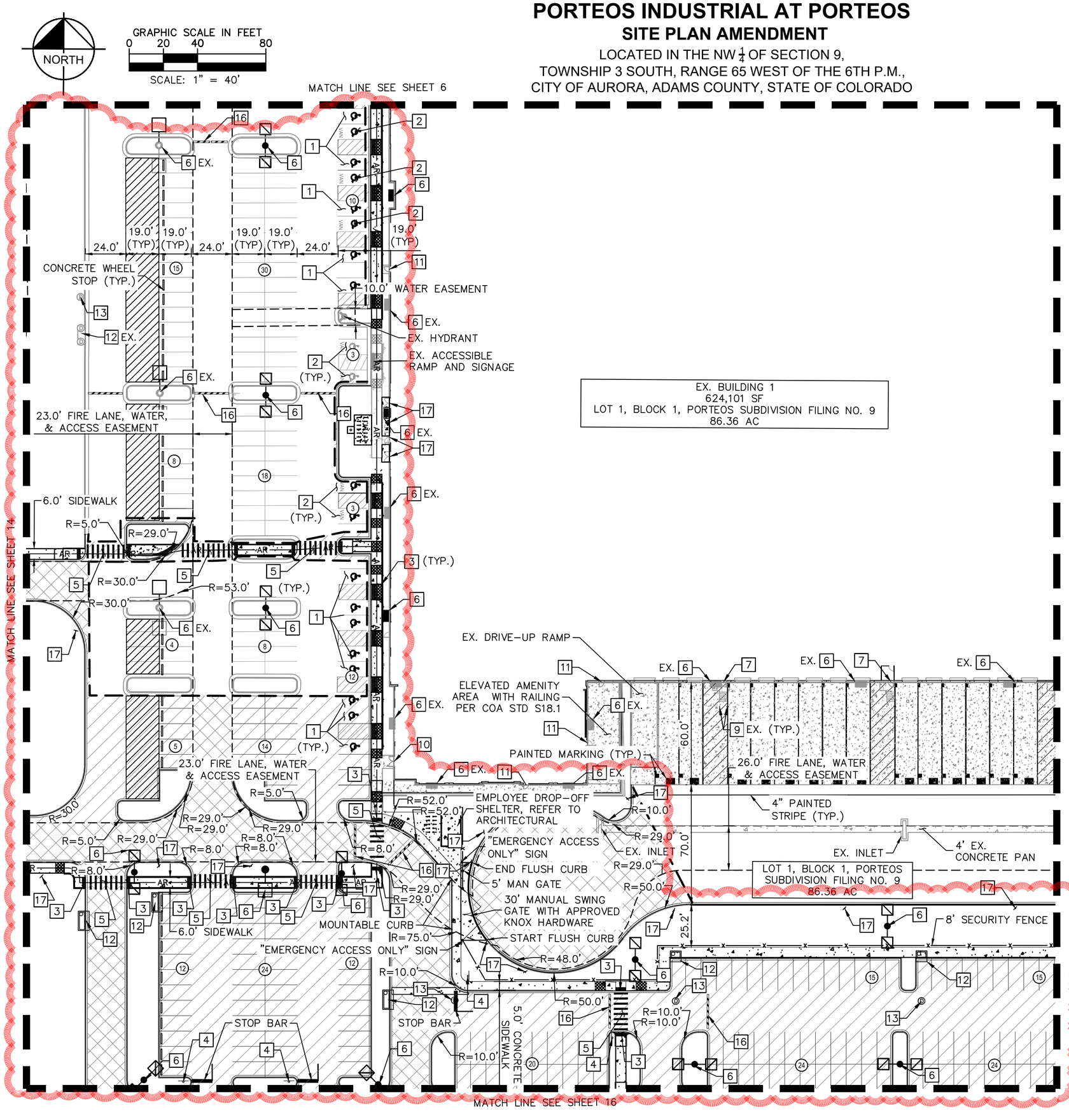
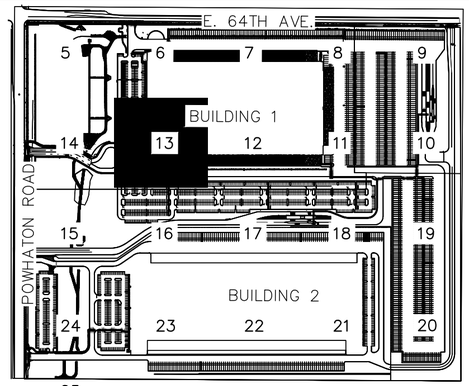
SCALE: 1" = 40'





KEYMAP
NTS

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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

SHEET NO.
13

K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_SP DTL-DIA I.dwg OKeeffe, Sam 11/15/2024 3:08 PM

PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

GRAPHIC SCALE IN FEET
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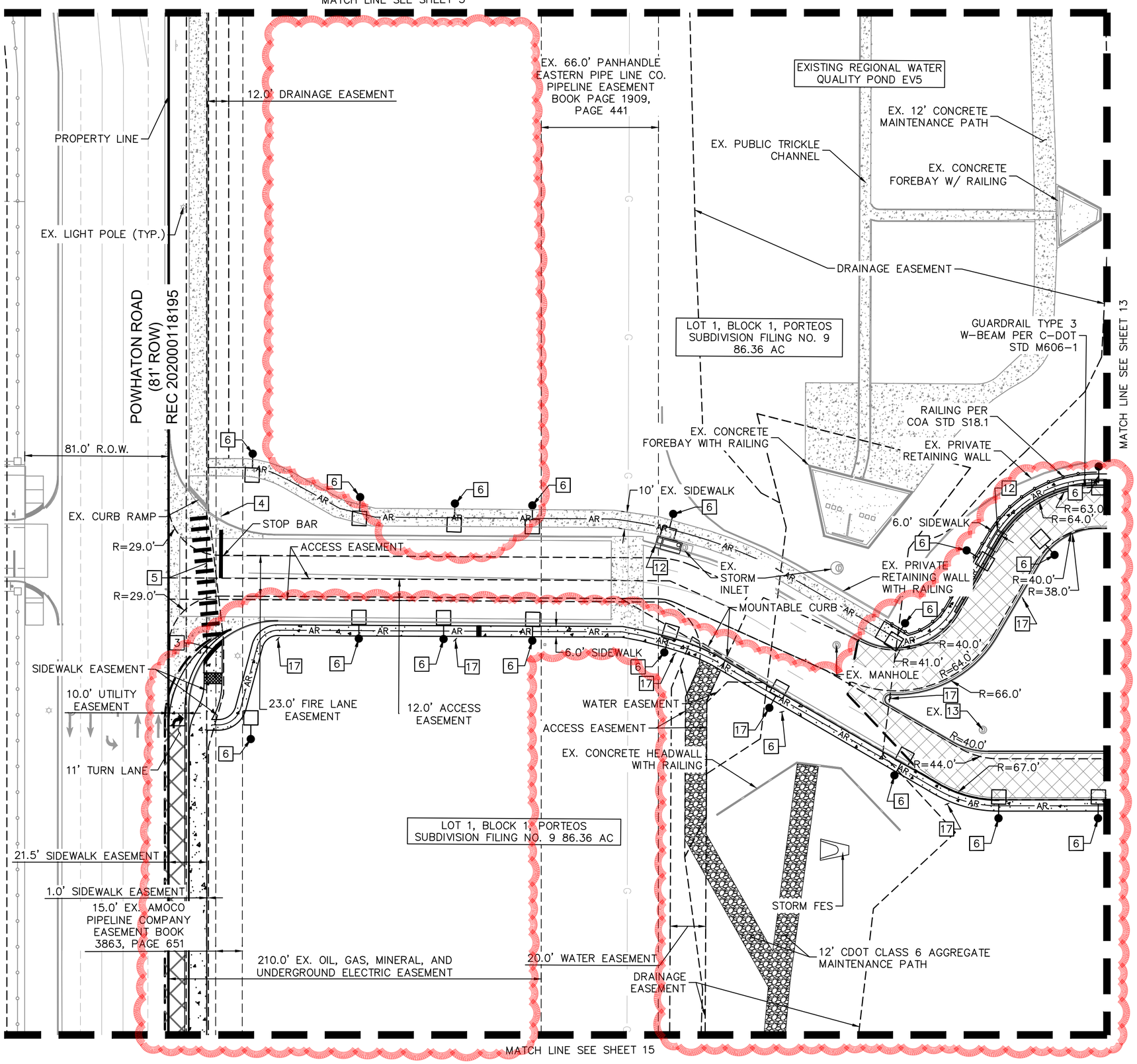
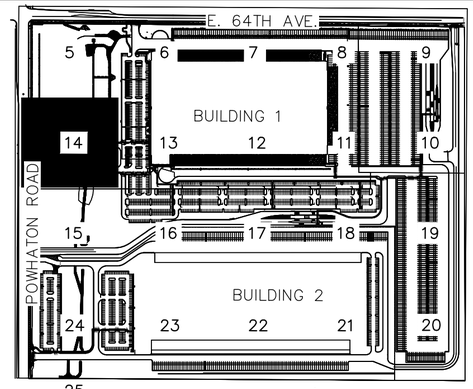
SCALE: 1" = 40'





KEYMAP
NTS

NORTH

LEGEND

- PROPERTY LINE
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- X — STEEL SECURITY FENCE
- AR — ACCESSIBLE ROUTE
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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

DATE:	03/22/2024
DESIGNED BY:	CAO
DRAWN BY:	AGM
CHECKED BY:	BJC
FILE NO.	196617002_SP DTL-DIA I
PROJECT NO.	196617002
SHEET NO.	14

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PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

GRAPHIC SCALE IN FEET
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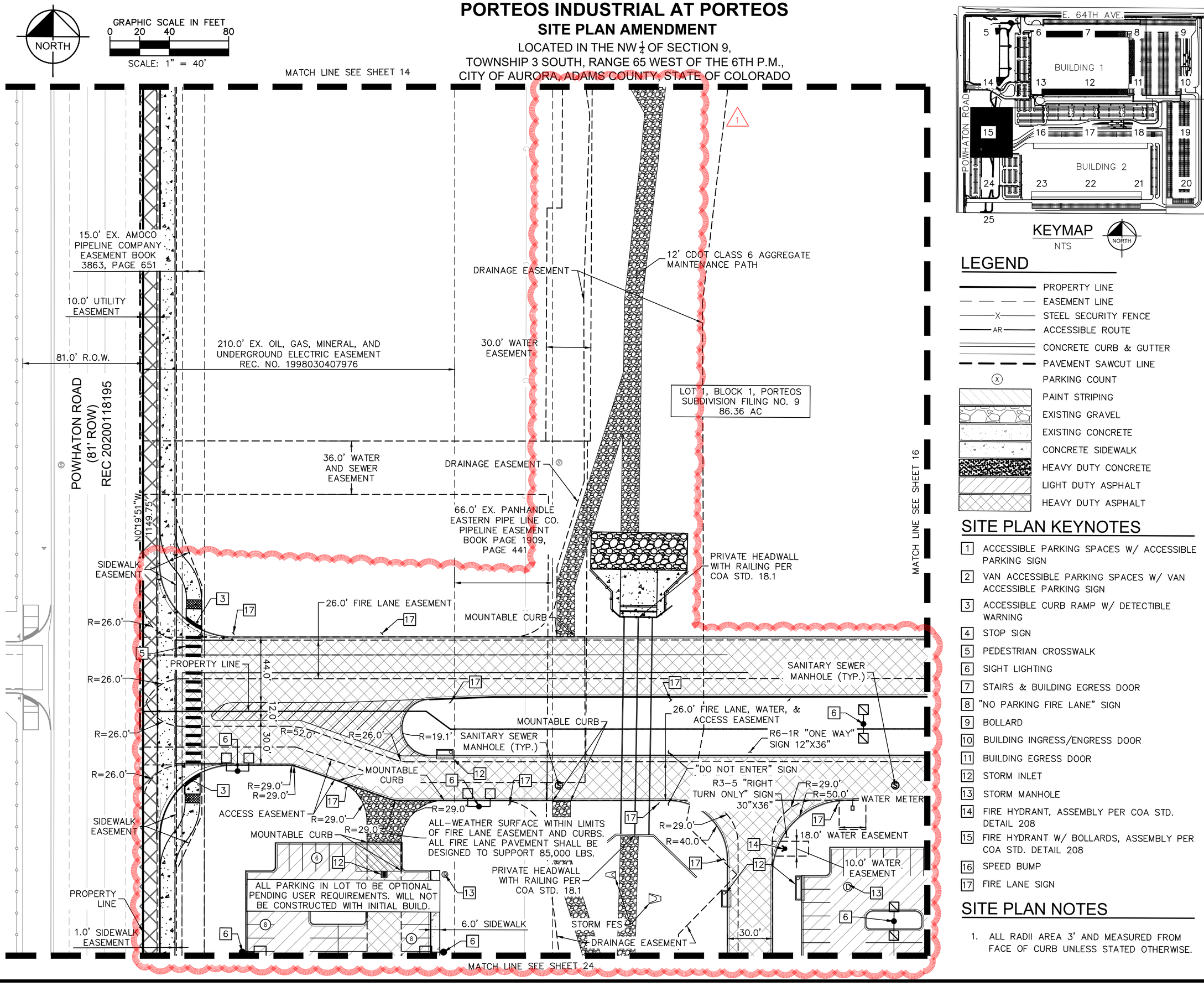
SCALE: 1" = 40'



KEYMAP
NTS

NORTH

LEGEND

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

SITE PLAN KEYNOTES

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SITE PLAN NOTES

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

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO.
15

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PORTEOS INDUSTRIAL AT PORTEOS

SITE PLAN AMENDMENT

LOCATED IN THE NW ¼ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

GRAPHIC SCALE IN FEET
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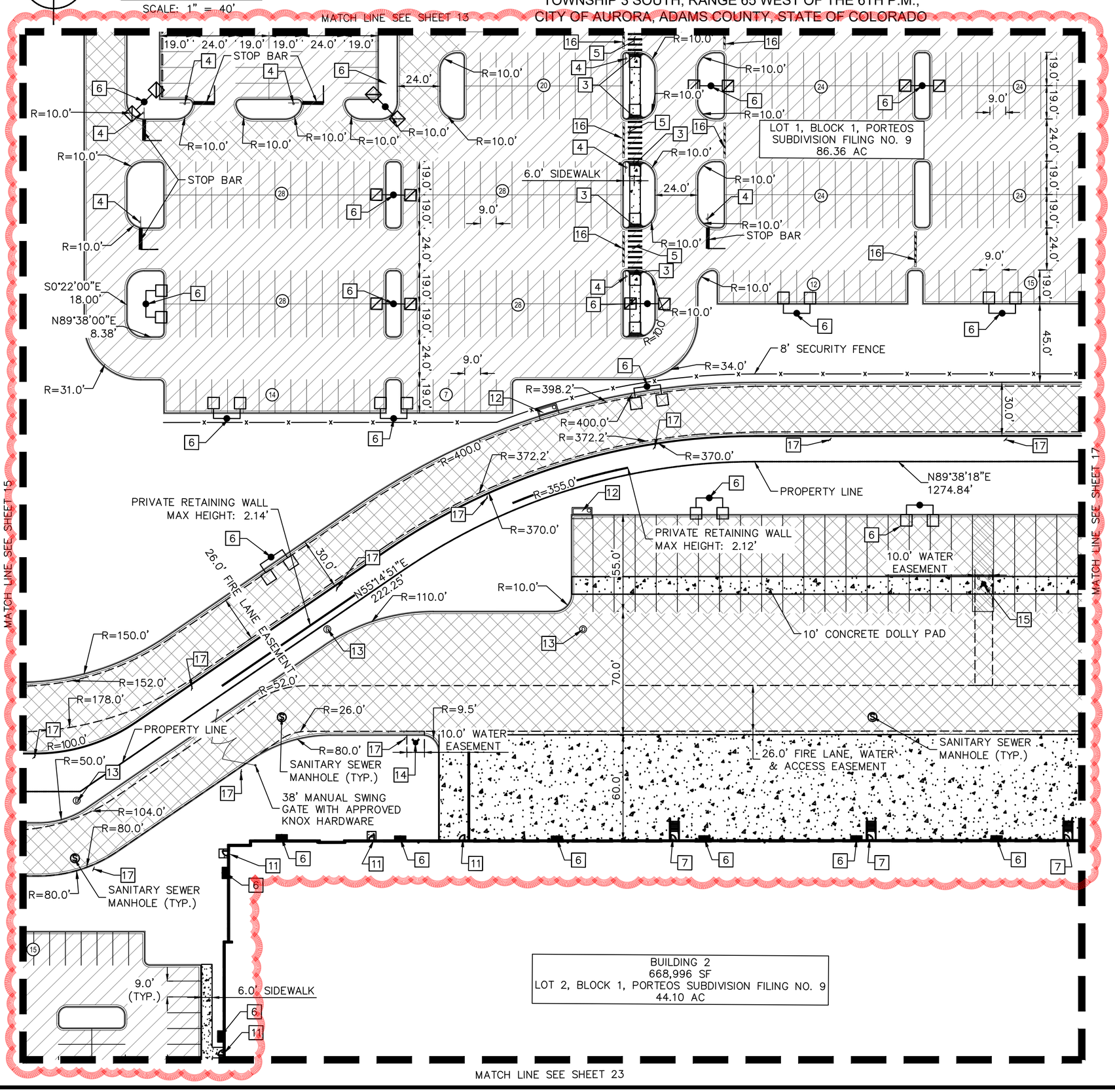
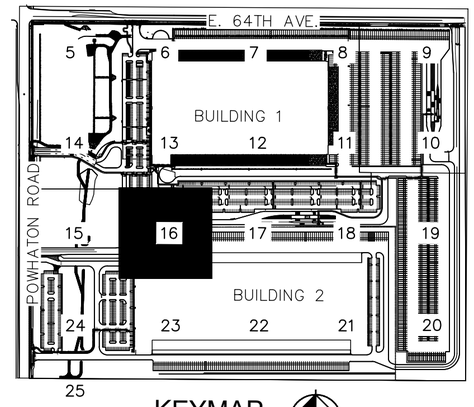
SCALE: 1" = 40'





KEYMAP
NTS

NORTH

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STEEL SECURITY FENCE
- ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
- (X) PARKING COUNT
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SITE PLAN KEYNOTES

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

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

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

SHEET NO.
16

K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 11/15/2024 4:09 PM

PORTEOS INDUSTRIAL AT PORTEOS

SITE PLAN AMENDMENT

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

NORTH

GRAPHIC SCALE IN FEET
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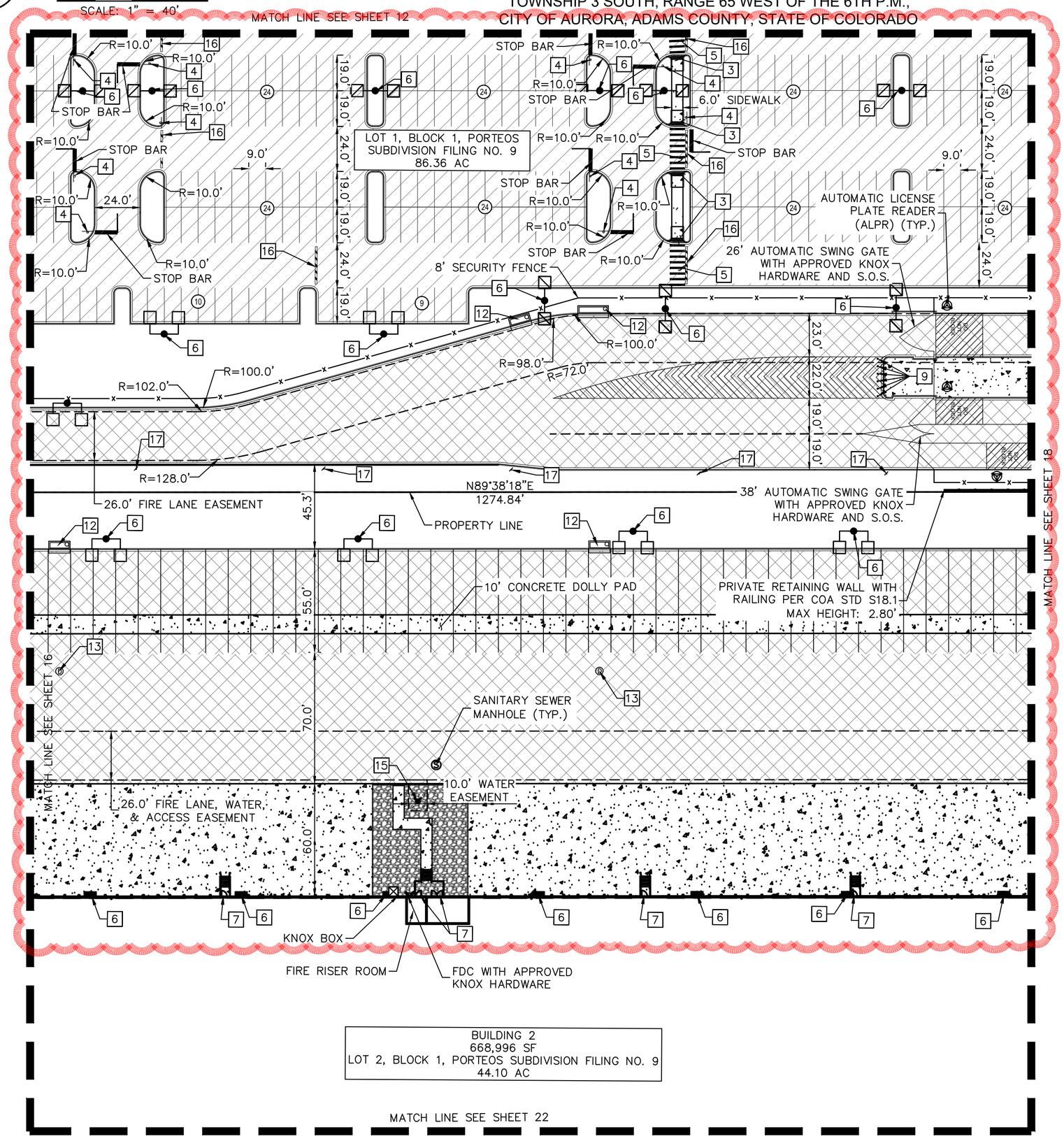
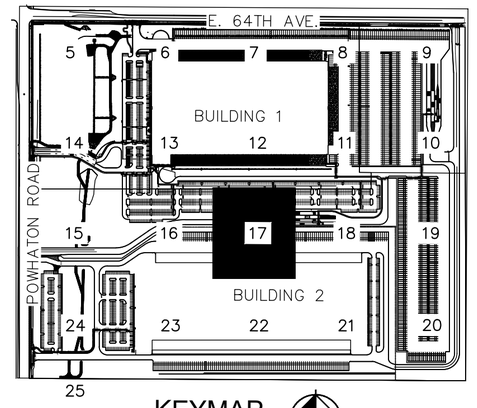
SCALE: 1" = 40'





KEYMAP
NTS

NORTH

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- HEAVY DUTY ASPHALT

SITE PLAN KEYNOTES

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

SITE PLAN NOTES

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

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO.
17

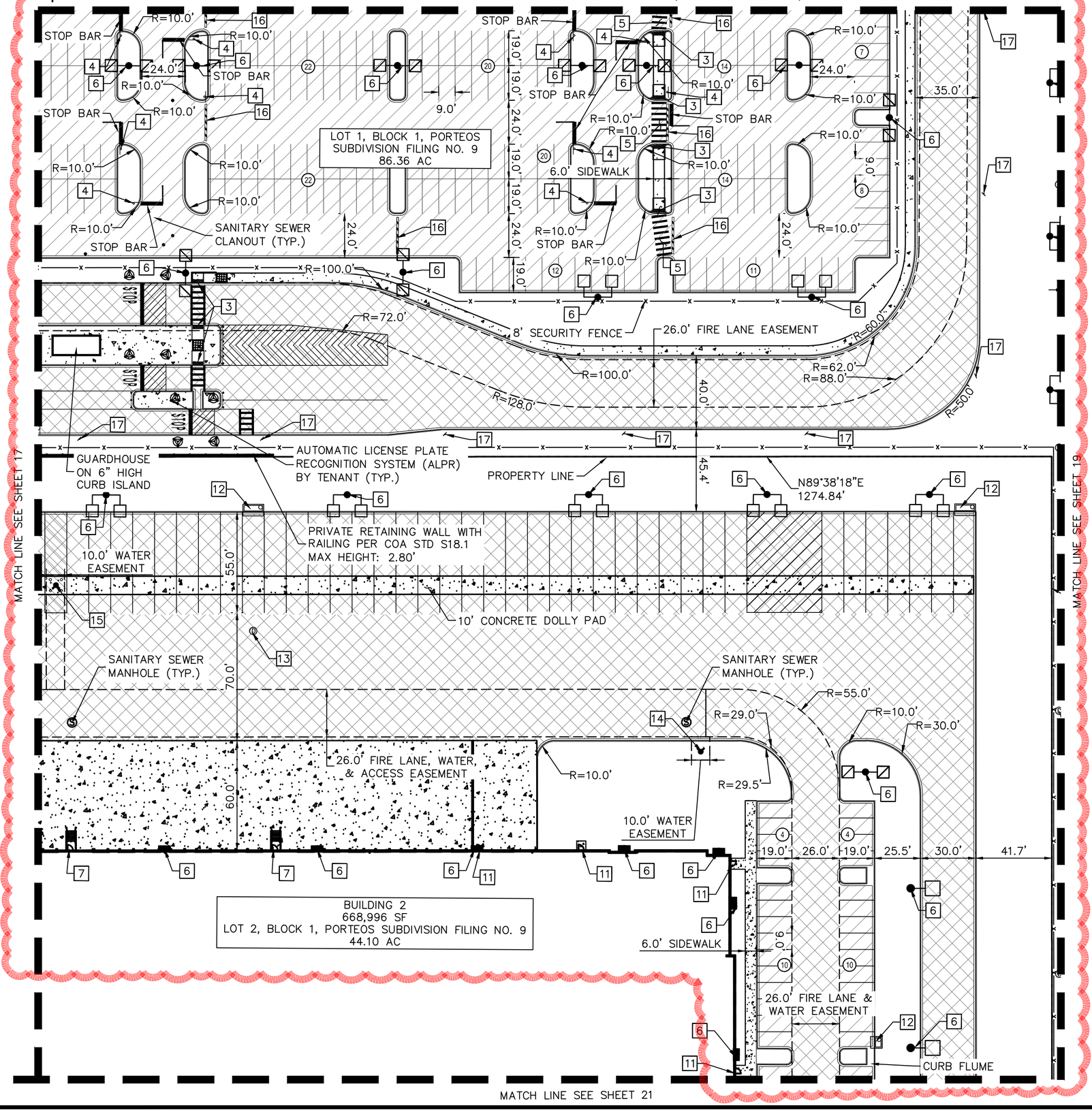
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 11/15/2024 4:10 PM

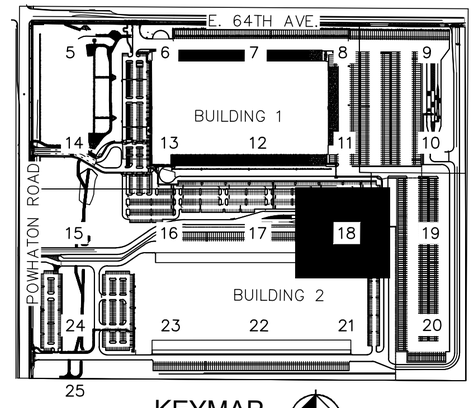
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

LOCATED IN THE NW ¼ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

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





KEYMAP
NTS

NORTH

LEGEND

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

SITE PLAN KEYNOTES

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16. SPEED BUMP
17. FIRE LANE SIGN

SITE PLAN NOTES

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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

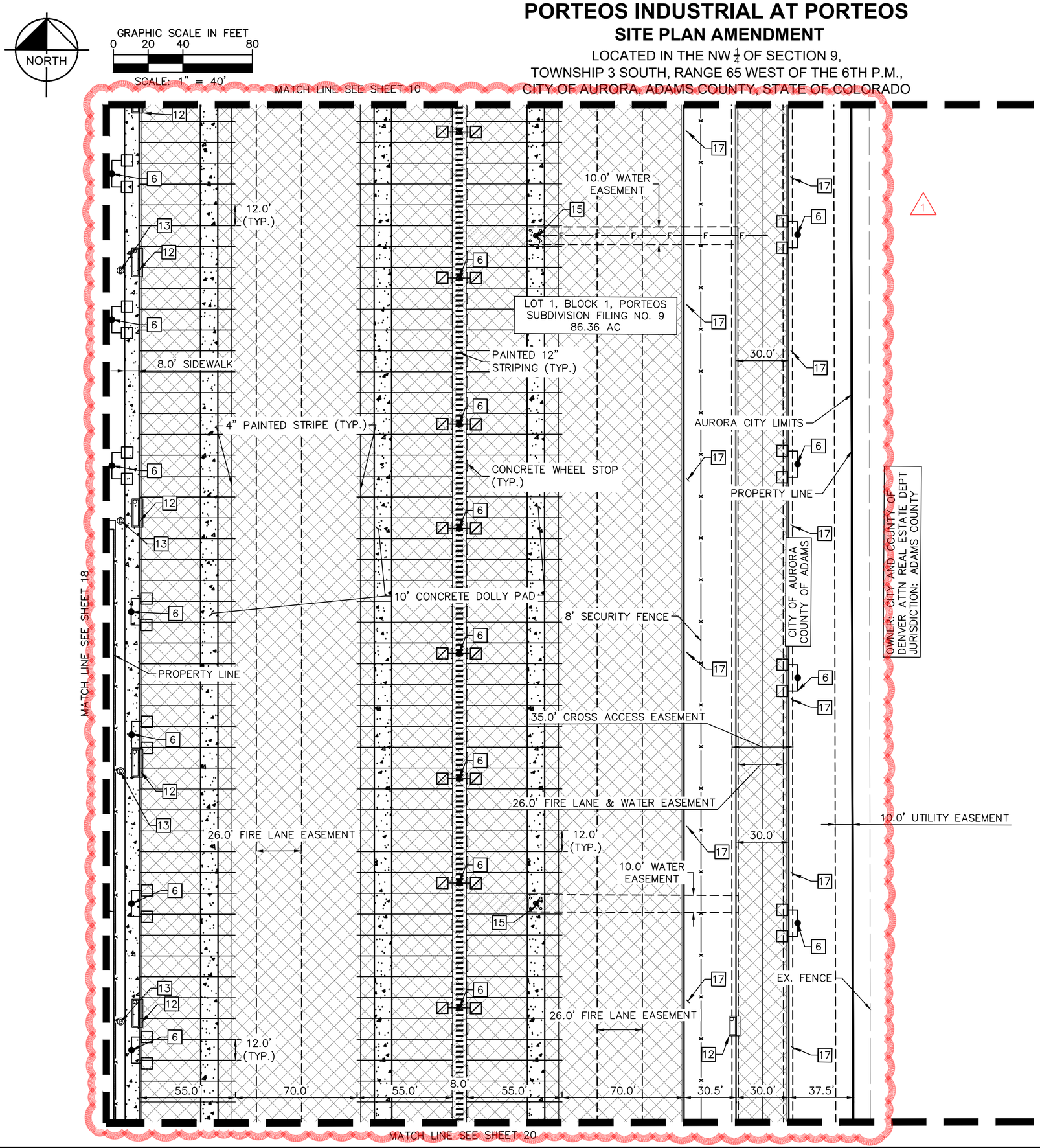
FILE NO. 196617002_SP DTL-DIA II
PROJECT NO. 196617002

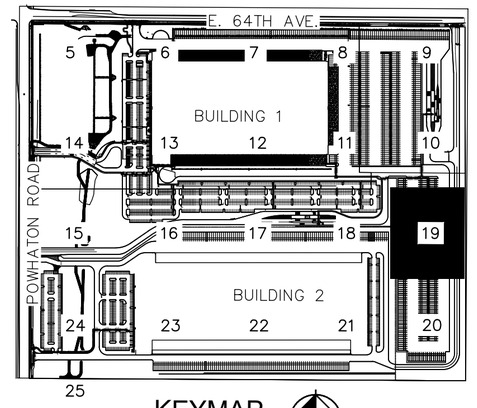
SHEET NO.
18

K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 11/15/2024 4:25 PM

PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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





KEYMAP
NTS

LEGEND

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

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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO.
19

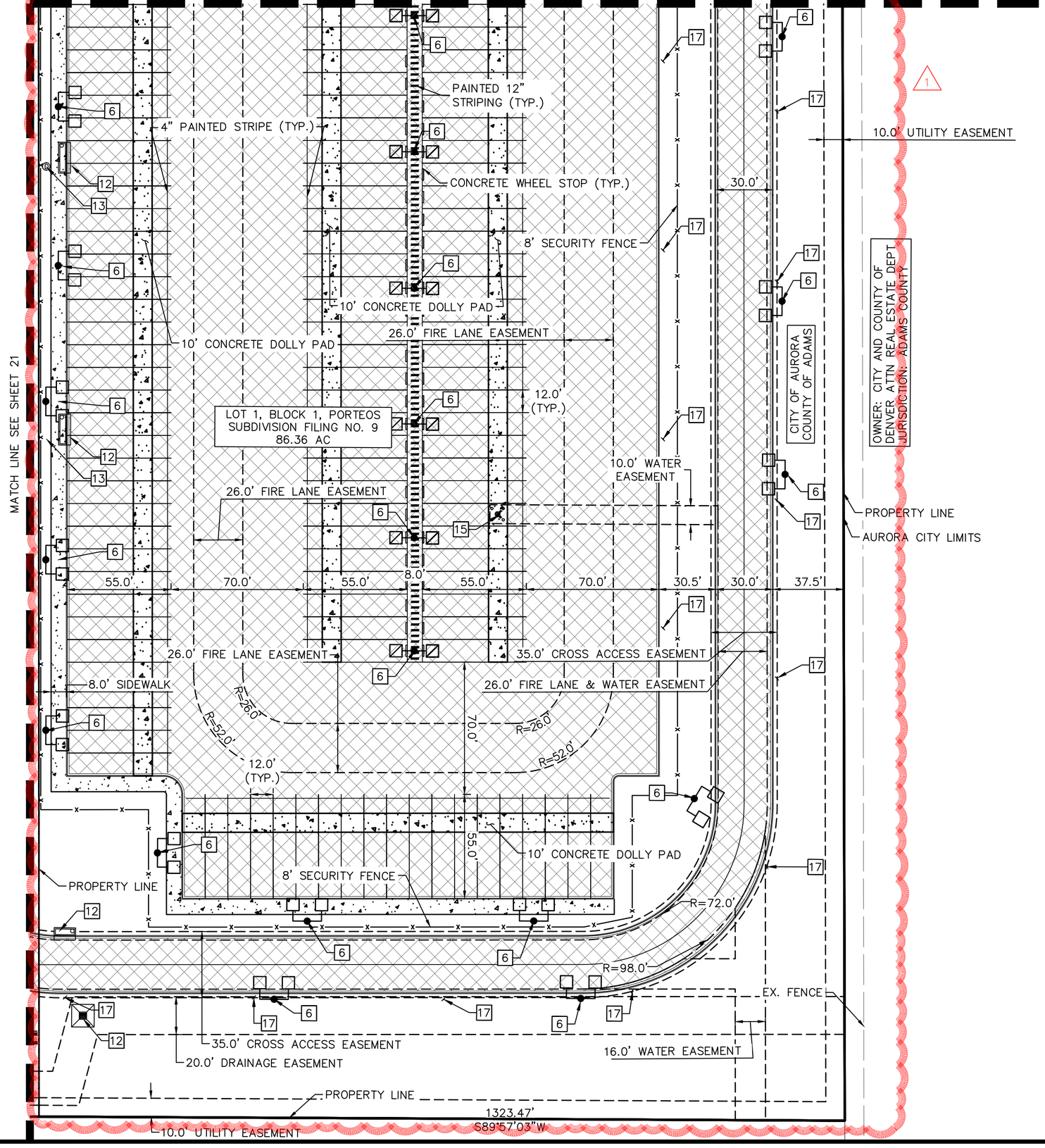
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 11/15/2024 3:16 PM

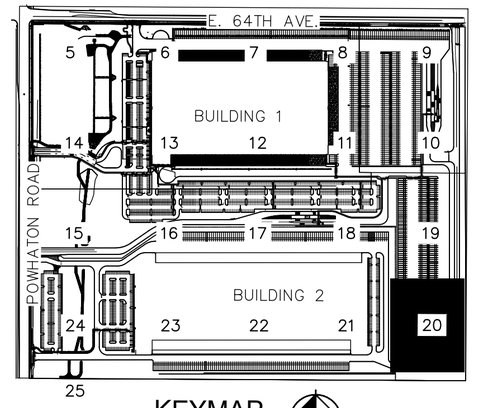
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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





KEYMAP
NTS

NORTH

LEGEND

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

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

DATE:	03/22/2024
DESIGNED BY:	CAO
DRAWN BY:	AGM
CHECKED BY:	BJC
FILE NO.	196617002_SP DTL-DIA II
PROJECT NO.	196617002

SHEET NO.
20

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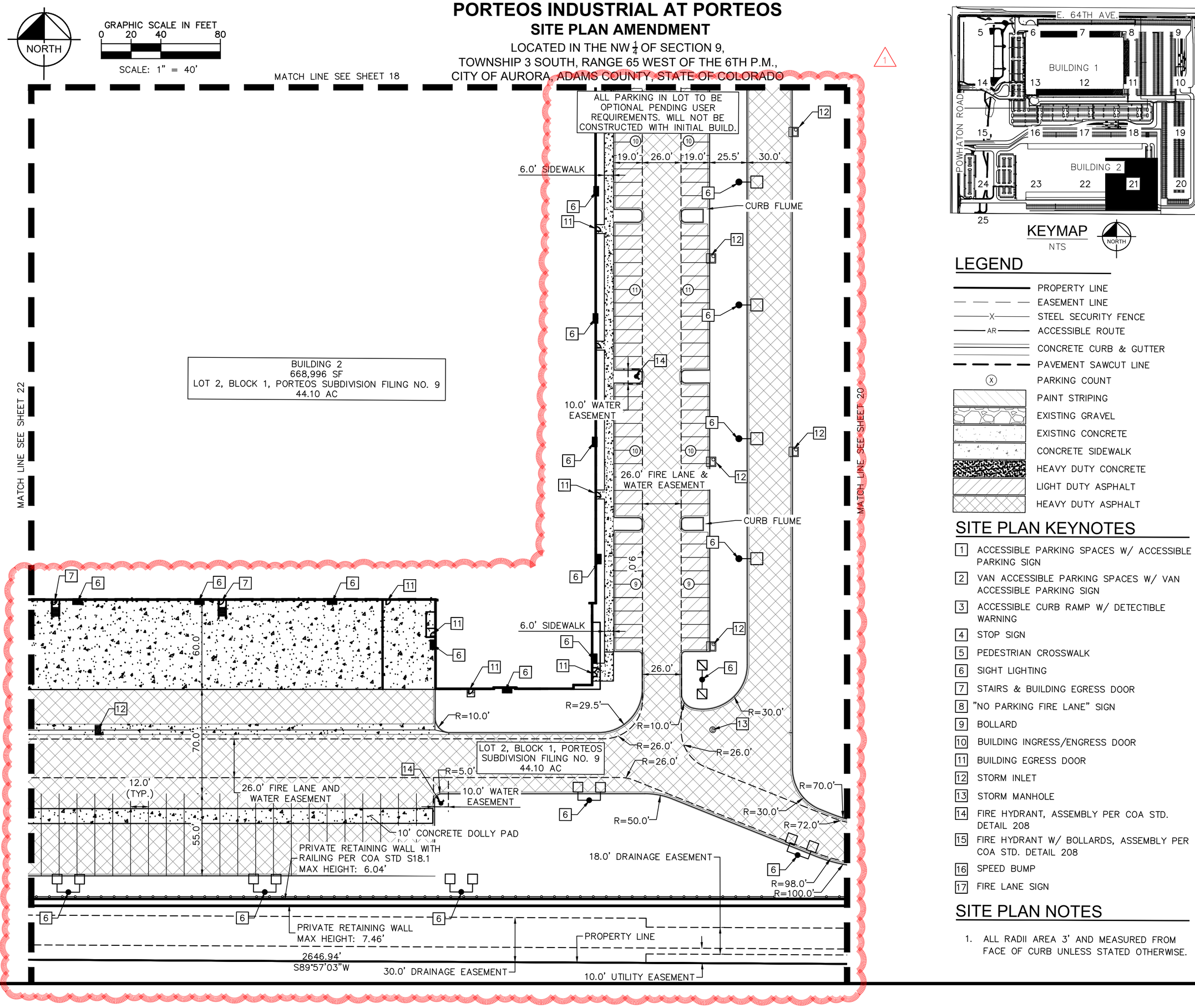
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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



KEYMAP
NTS

NORTH

LEGEND

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

SITE PLAN KEYNOTES

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SITE PLAN NOTES

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1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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Greenwood Village, CO 80111 (303) 228-2300

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

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

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

SHEET NO.
21

K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 11/15/2024 3:17 PM

PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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

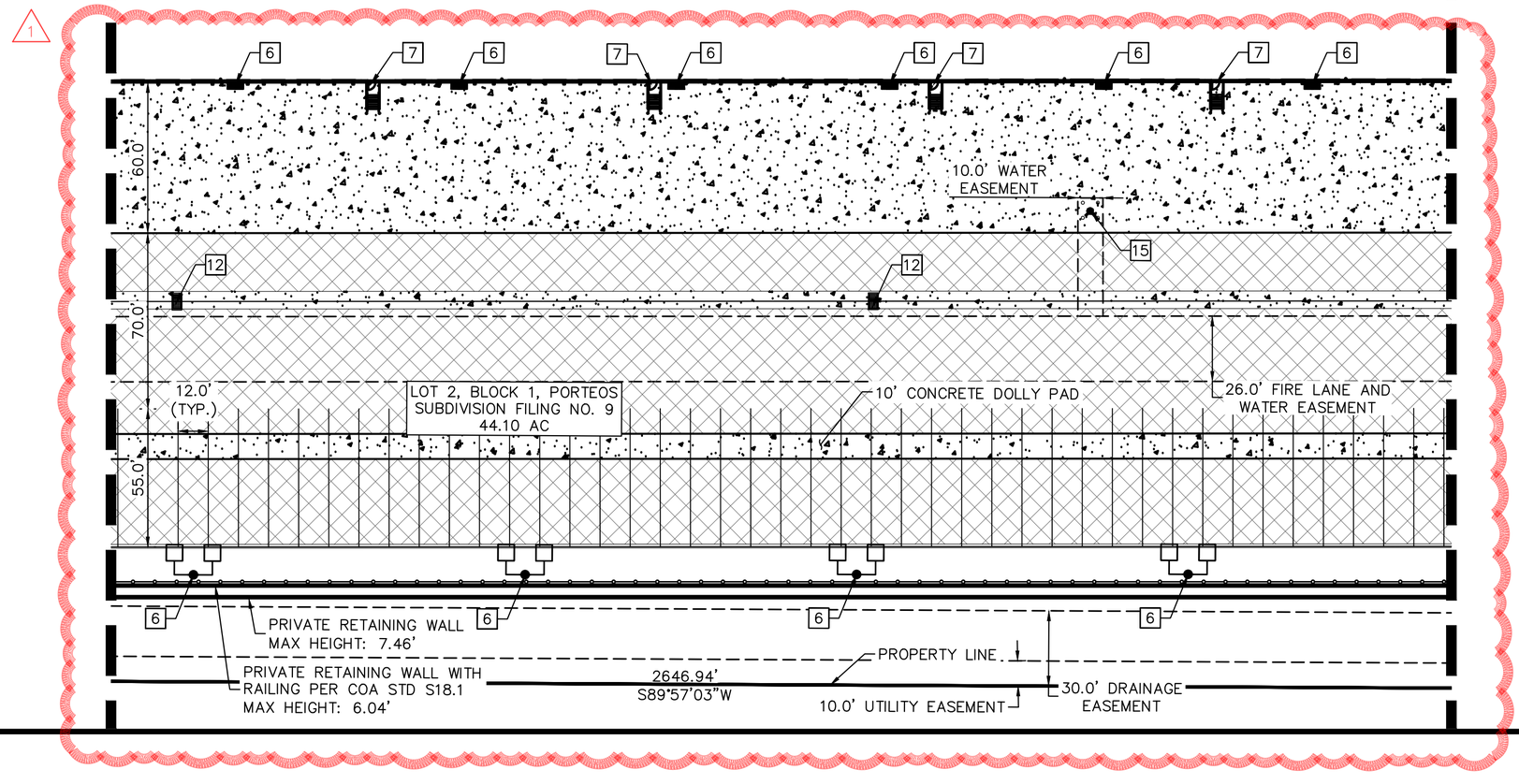
MATCH LINE SEE SHEET 17

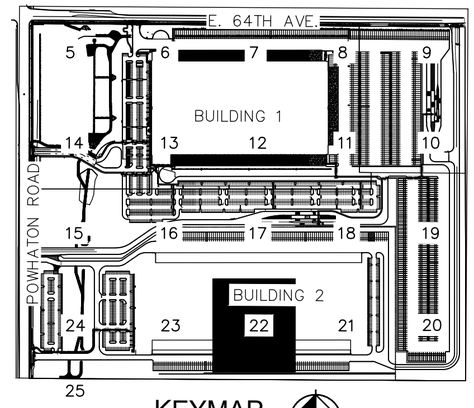
MATCH LINE SEE SHEET 23

MATCH LINE SEE SHEET 21

BUILDING 2
668,996 SF
LOT 2, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 9
44.10 AC

1





KEYMAP
NTS

NORTH

LEGEND

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

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

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

SHEET NO.
22

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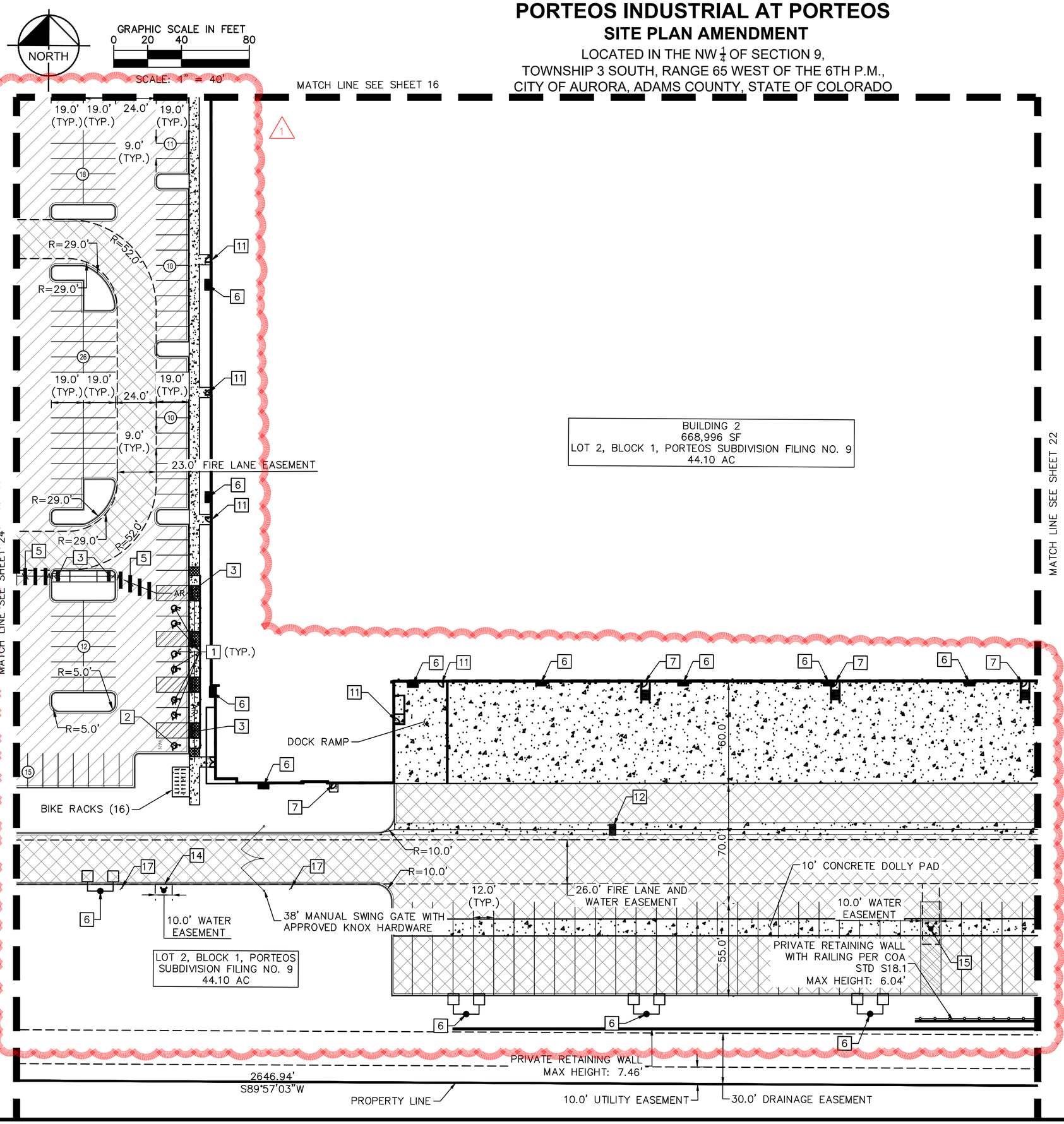
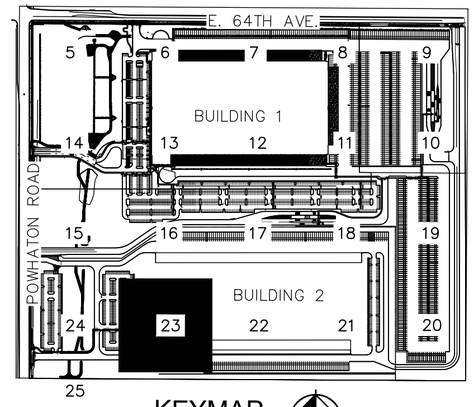
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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





LEGEND

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- EASEMENT LINE
- X — STEEL SECURITY FENCE
- AR — ACCESSIBLE ROUTE
- CONCRETE CURB & GUTTER
- PAVEMENT SAWCUT LINE
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- CONCRETE SIDEWALK
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SITE PLAN KEYNOTES

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

DATE:	03/22/2024
DESIGNED BY:	CAO
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CHECKED BY:	BJC
FILE NO.	196617002_SP DTL-DIA II
PROJECT NO.	196617002
SHEET NO.	23

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PORTEOS INDUSTRIAL AT PORTEOS

SITE PLAN AMENDMENT

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

NORTH

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

MATCH LINE SEE SHEET 15

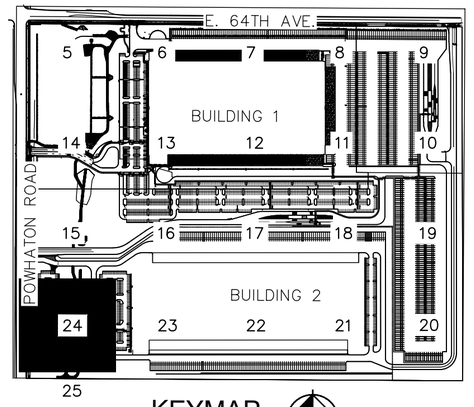
21.5' SIDEWALK EASEMENT
81.0' R.O.W.
POWHATON ROAD (81' ROW) REC 20200118195
N01°19'51"W 1149.75'
15.0' EX. AMOCO PIPELINE COMPANY EASEMENT BOOK 3863, PAGE 651
PROPERTY LINE
10.0' UTILITY EASEMENT
1.0' SIDEWALK EASEMENT
21.5' SIDEWALK EASEMENT
SIDEWALK EASEMENT
R=26.0'
PEDESTRIAN CROSSWALK
78.00'
S01°19'51"E
R=26.0'
SIDEWALK EASEMENT
81.0' R.O.W.
N01°19'51"W 1149.75'

19.0' (TYP.)
24.0'
19.0' (TYP.)
19.0' (TYP.)
24.0'
19.0' (TYP)
9.0' (TYP.)
R=10.0'
23.0' FIRE LANE EASEMENT
6.0' SIDEWALK
ALL PARKING IN LOT TO BE OPTIONAL PENDING USER REQUIREMENTS. WILL NOT BE CONSTRUCTED WITH INITIAL BUILD.
EX. 66.0' PANHANDLE EASTERN PIPE LINE CO. PIPELINE EASEMENT BOOK PAGE 1909, PAGE 441
DRAINAGE EASEMENT
12' CDOT CLASS 6 AGGREGATE MAINTENANCE PATH
6.0' CONCRETE SIDEWALK
R=5.0'
R=15.0'
STOP SIGN
STOP BAR
MOUNTABLE CURB
R=30.0'
ACCESS EASEMENT
26.0' FIRE LANE EASEMENT
EX. 210.0' OIL, GAS, AND MINERAL RESERVATION EASEMENT REC. NO. 1998030407976
2646.94'
S89°57'03"W
MATCH LINE SEE SHEET 25

LOT 2, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 9
44.10 AC

23.0' FIRE LANE AND WATER EASEMENT
23.0' FIRE LANE AND WATER EASEMENT
6.0' SIDEWALK
PRIVATE HEADWALL WITH RAILING PER COA STD. 18.1
PRIVATE HEADWALL WITH RAILING PER COA STD. 18.1
26.0' FIRE LANE AND WATER EASEMENT
DRAINAGE EASEMENT
30.0' DRAINAGE EASEMENT
PROPERTY LINE
10.0' UTILITY EASEMENT
MATCH LINE SEE SHEET 23

R=29.0'
R=50.0'
R=5.0'
STOP BAR



KEYMAP
NTS

NORTH

LEGEND

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

SITE PLAN KEYNOTES

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

SITE PLAN NOTES

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

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO. 24

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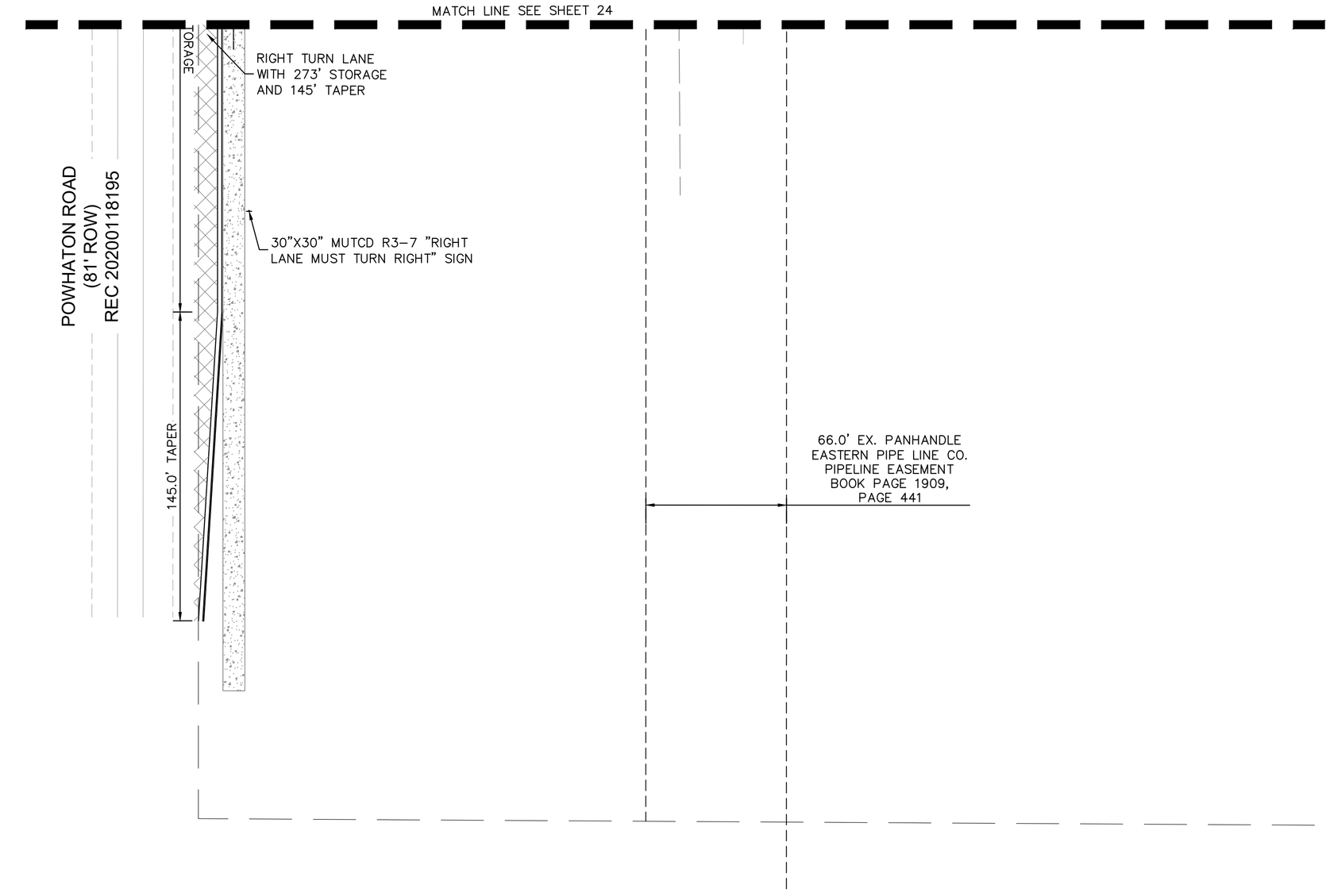
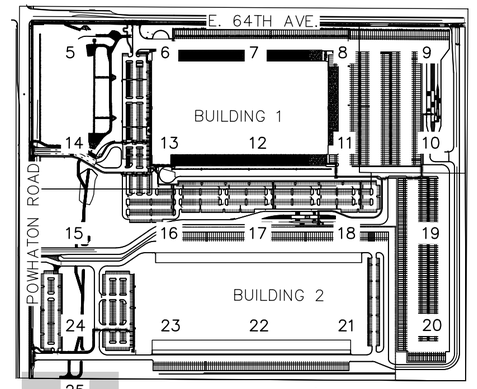
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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





KEYMAP
NTS

NORTH

LEGEND

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

SITE PLAN KEYNOTES

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

SITE PLAN NOTES

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

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

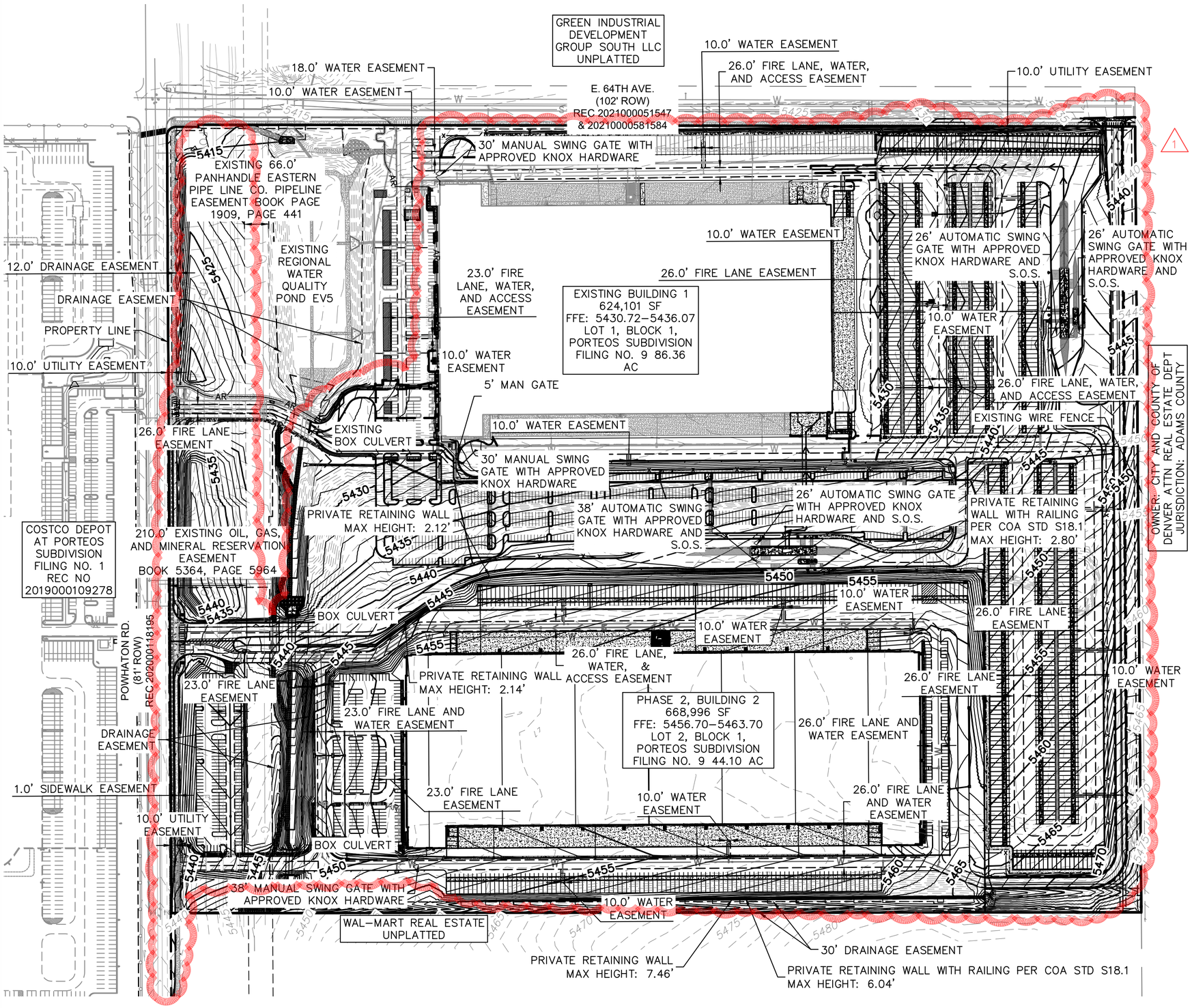
DATE:	03/22/2024
DESIGNED BY:	CAO
DRAWN BY:	AGM
CHECKED BY:	BJC
FILE NO.	196617002_SP DTL-DIA II
PROJECT NO.	196617002

SHEET NO.
25

K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_SP DTL-DIA II.dwg OKeeffe, Sam 11/15/2024 3:21 PM

PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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



LEGEND

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

GRADING PLAN NOTES

1. 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 WITHIN AN ACCESSIBLE ROUTE OR OTHERWISE NOTED.
2. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.
3. 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%.
4. ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
5. PRIVATE ROOF DRAINS ARE DESIGNED FOR LOW FLOW APPLICATIONS. ALL OTHER PROPOSED STORM SEWER IS DESIGNED TO CONVEY THE MAJOR STORM EVENT.
6. ADD 0.5' TO FLOW LINE ELEVATIONS FOR TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
7. ALL SIDEWALKS TO BE MAX 2% CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE. IF SPOT ELEVATIONS APPEAR TO INDICATE OTHERWISE, CONTACT ENGINEER PRIOR TO PLACEMENT.
8. THE MAXIMUM SLOPE WITHIN THE ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF ROW IS 3:1.
9. THE SLOPE AWAY FROM THE BUILDING FOR PERVIOUS SURFACES SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT, UNLESS WITHIN AN ACCESSIBLE ROUTE OR OTHERWISE NOTED, FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT TO A DRAINAGE FEATURE OR OTHER CONVEYANCE MEASURE. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING UNLESS WITHIN OR ADJACENT TO AN ACCESSIBLE ROUTE OR OTHERWISE NOTED.
10. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO (2) PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.
11. MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT 0.5% FOR CONCRETE.
12. DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

FILE NO. 196617002_GD OV
PROJECT NO. 196617002

SHEET NO. 26

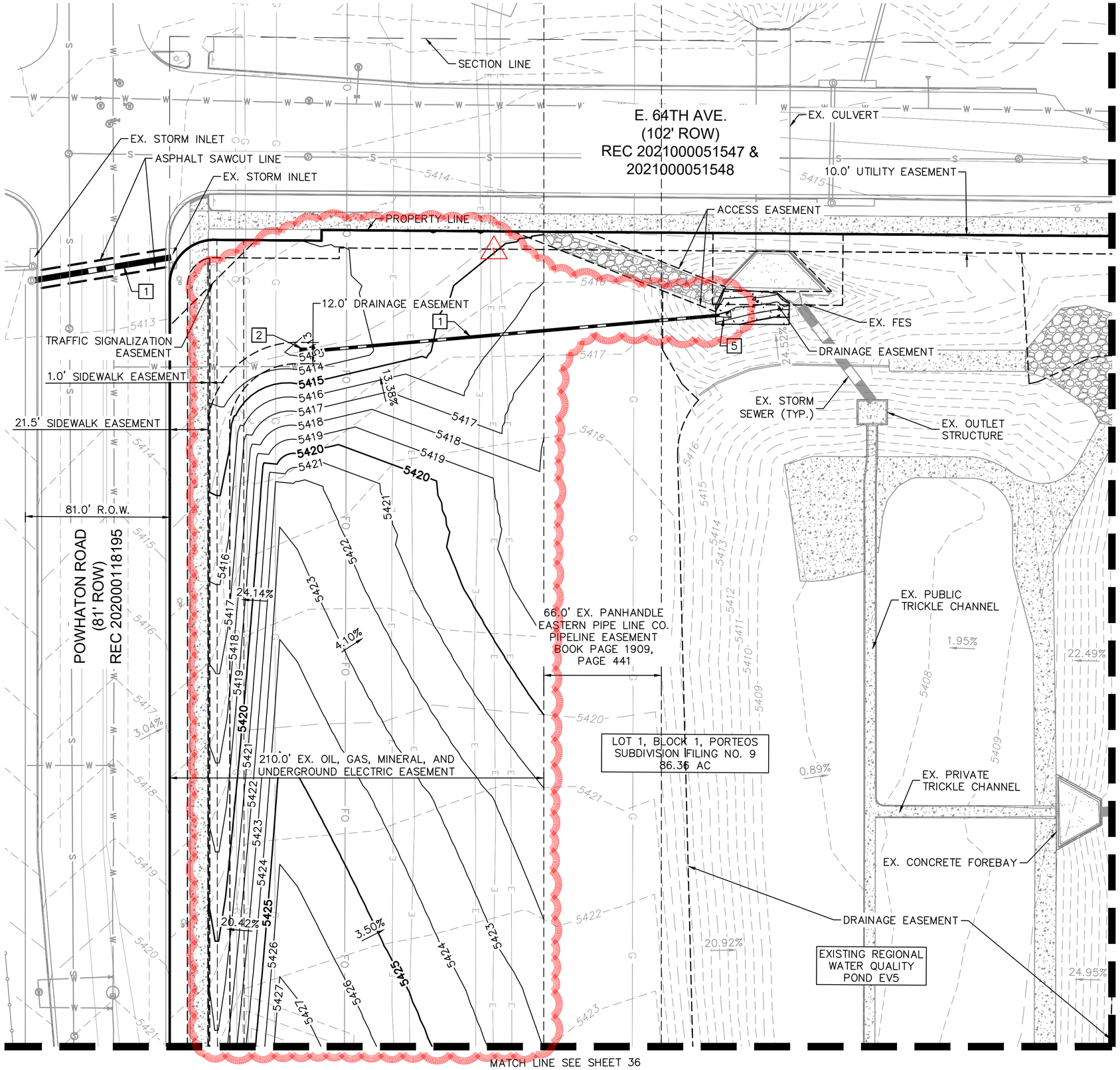
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_GD OV.dwg OKeeffe, Sam 11/18/2024 12:34 PM

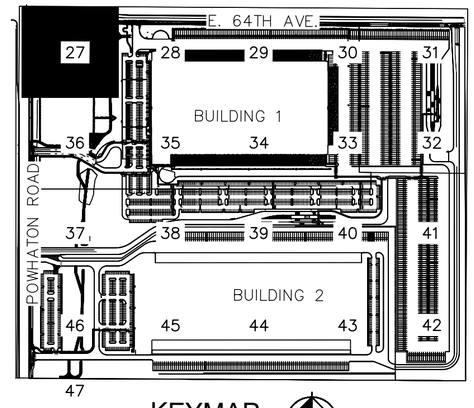
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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





KEYMAP
NTS

NORTH

LEGEND

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

GRADING PLAN KEYNOTES

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

GRADING PLAN NOTES

1. GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS WITHIN AN ACCESSIBLE ROUTE OR OTHERWISE NOTED.
2. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.
3. 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%.
4. ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
5. PRIVATE ROOF DRAINS ARE DESIGNED FOR LOW FLOW APPLICATIONS. ALL OTHER PROPOSED STORM SEWER IS DESIGNED TO CONVEY THE MAJOR STORM EVENT.
6. ADD 0.5' TO FLOW LINE ELEVATIONS FOR TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
7. REFERENCE OVERALL GRADING PLAN FOR ADDITIONAL NOTES.

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

DATE:	03/22/2024
DESIGNED BY:	CAO
DRAWN BY:	AGM
CHECKED BY:	BJC
FILE NO.	196617002_GD DTL-DIA I
PROJECT NO.	196617002
SHEET NO.	27

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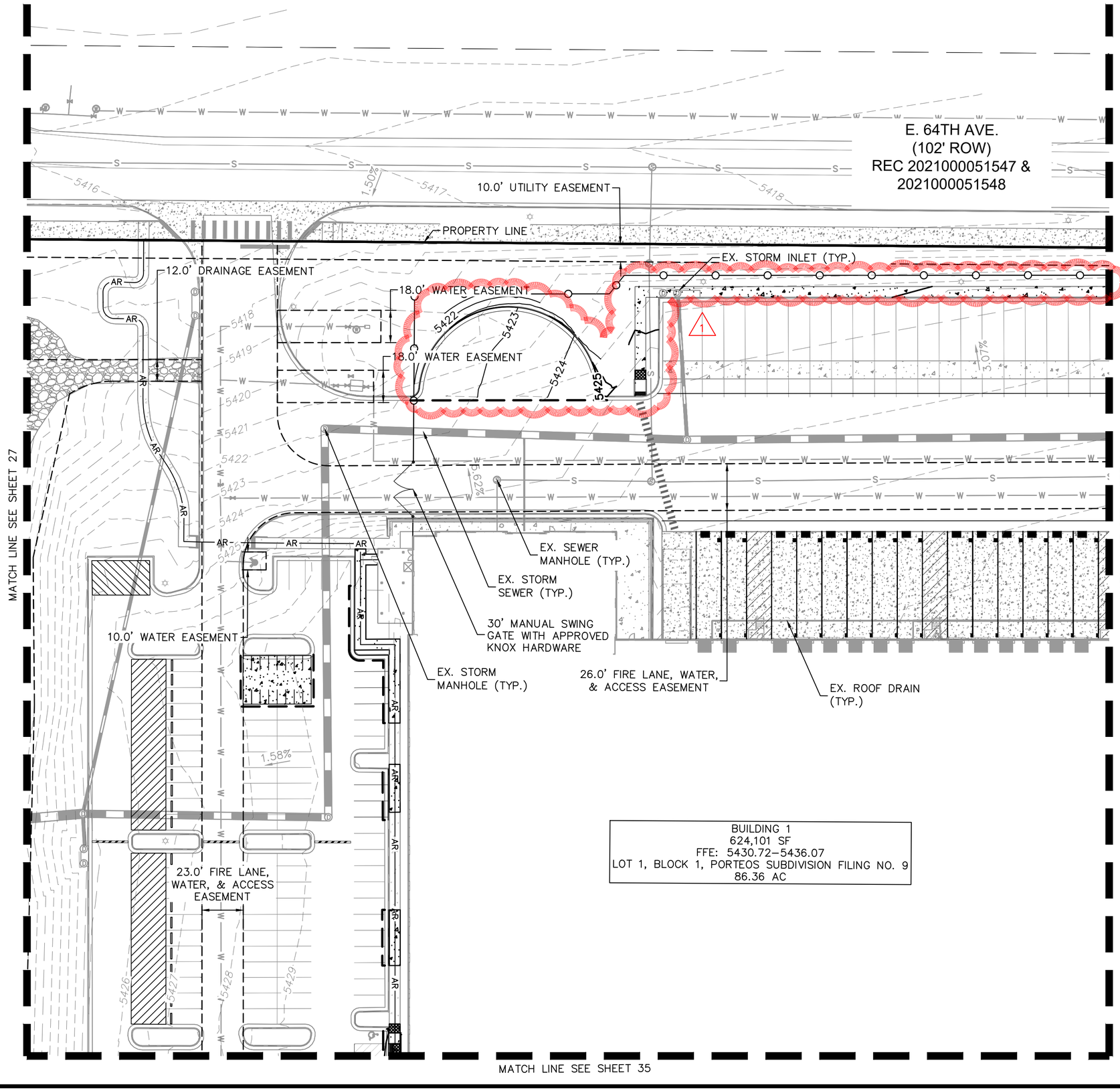
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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



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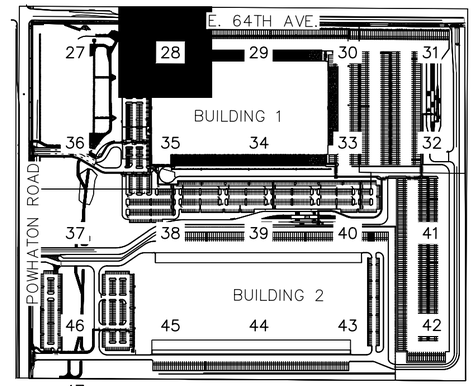
624,101 SF
FFE: 5430.72–5436.07
LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 9
86.36 AC



KEYMAP
NTS

NORTH

LEGEND

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

GRADING PLAN KEYNOTES

1. STORM SEWER
2. STORM INLET
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GRADING PLAN NOTES

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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO.
28

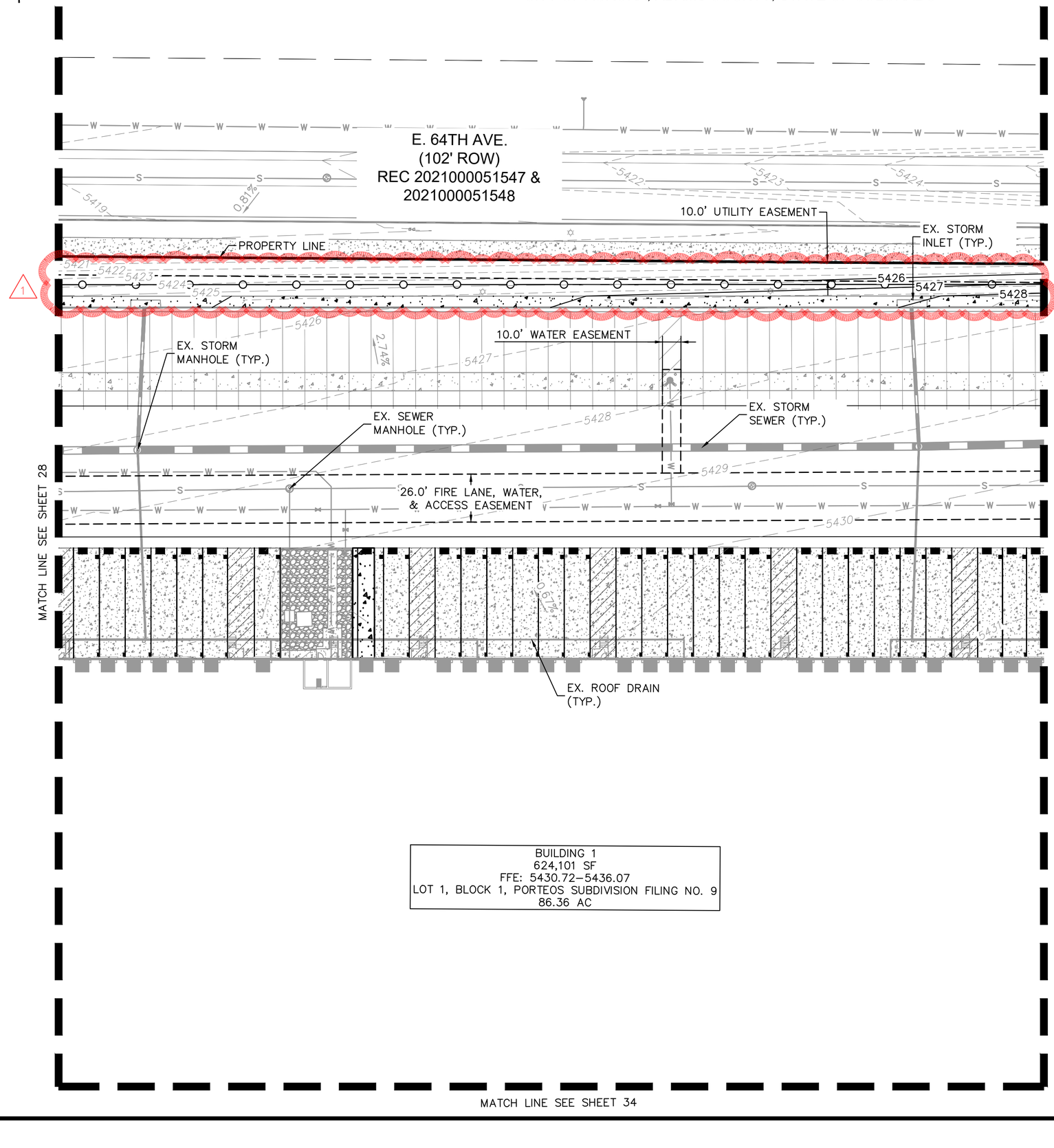
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_GD DTL–DIA I.dwg OKeeffe, Sam 11/15/2024 2:53 PM

PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

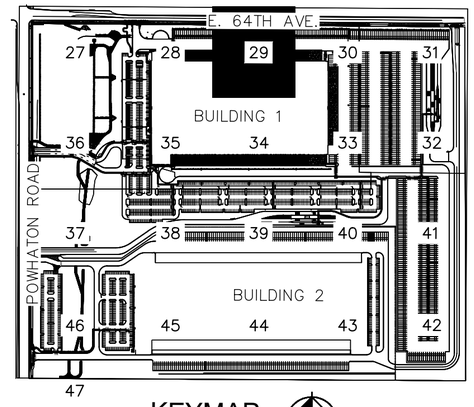
LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

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



BUILDING 1
624,101 SF
FFE: 5430.72–5436.07
LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 9
86.36 AC



KEYMAP
NTS

NORTH

LEGEND

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

GRADING PLAN KEYNOTES

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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

DATE: 03/22/2024	
DESIGNED BY: CAO	
DRAWN BY: AGM	
CHECKED BY: BJC	
FILE NO. 196617002_GD DTL-DIA I	
PROJECT NO. 196617002	
SHEET NO. 29	

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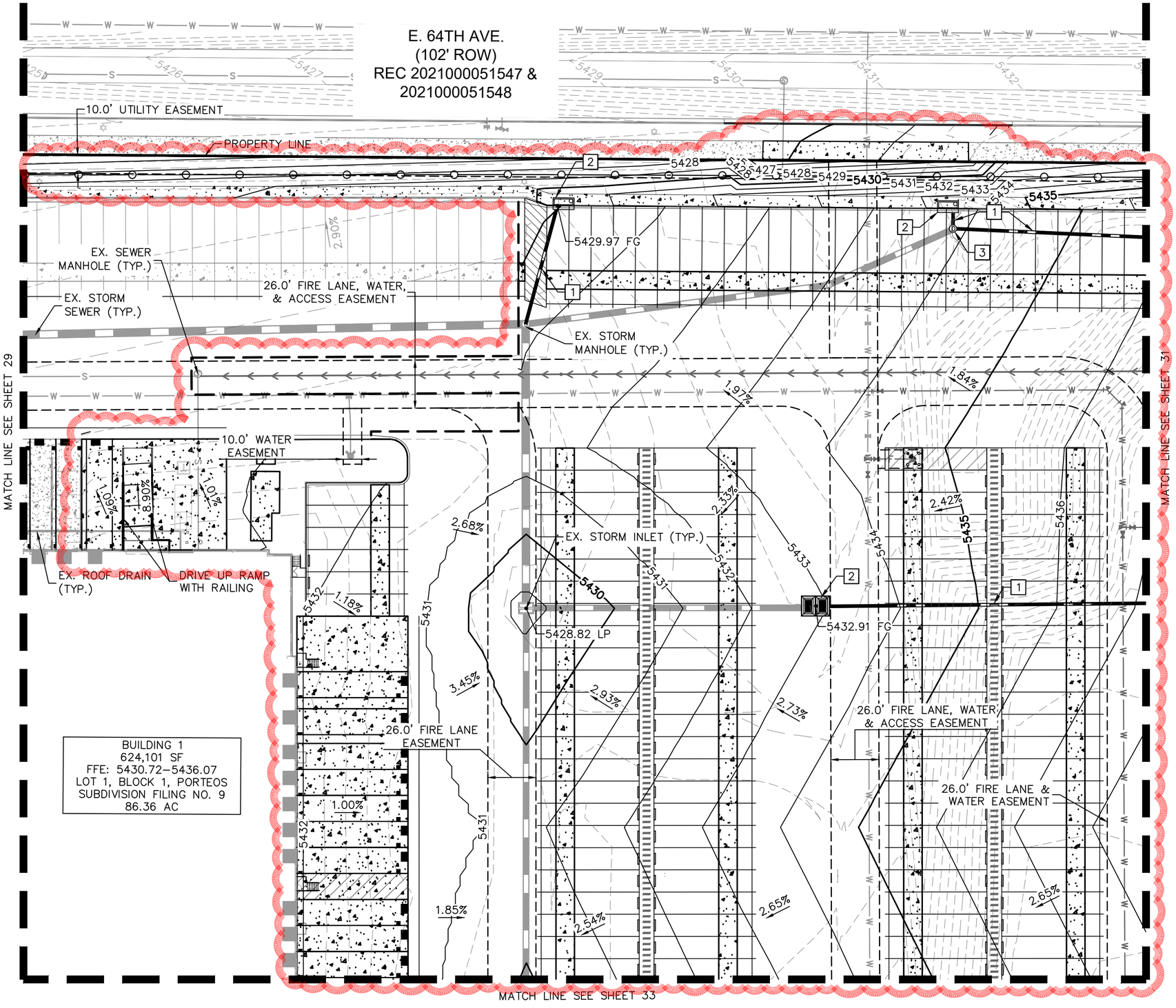
PORTEOS INDUSTRIAL AT PORTEOS

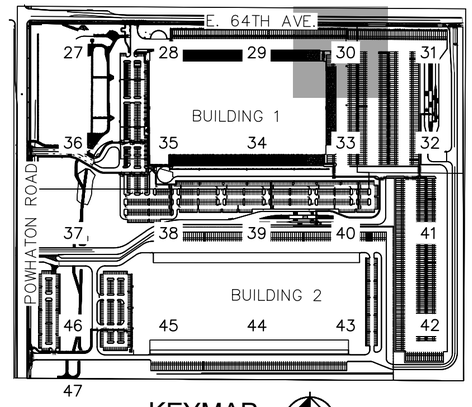
SITE PLAN AMENDMENT

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

NORTH

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





KEYMAP
NTS

NORTH

LEGEND

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

GRADING PLAN KEYNOTES

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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

DATE:	03/22/2024
DESIGNED BY:	CAO
DRAWN BY:	AGM
CHECKED BY:	BJC
FILE NO.	196617002_GD DTL-DIA I
PROJECT NO.	196617002
SHEET NO.	30

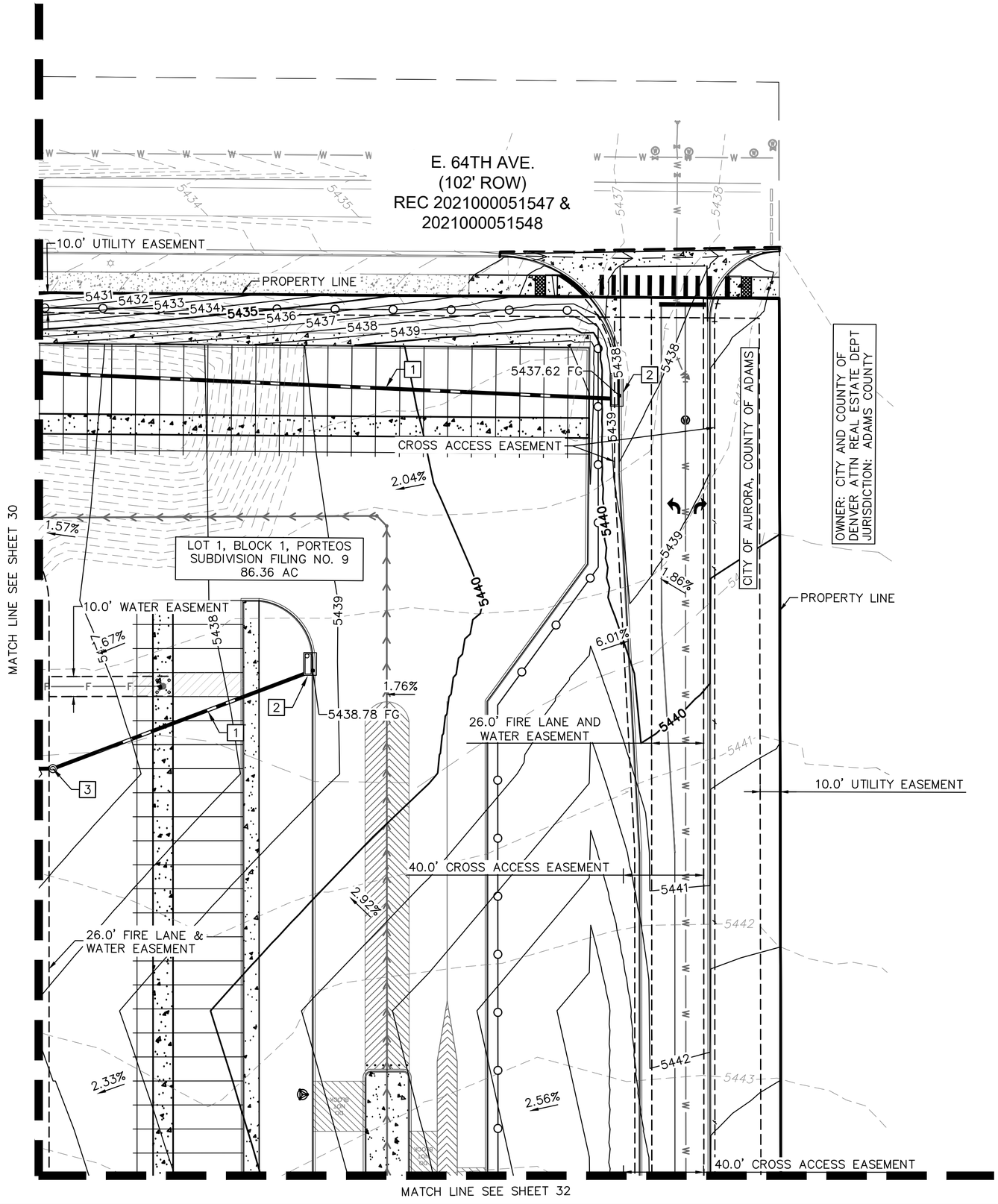
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg OKeeffe, Sam 11/15/2024 2:57 PM

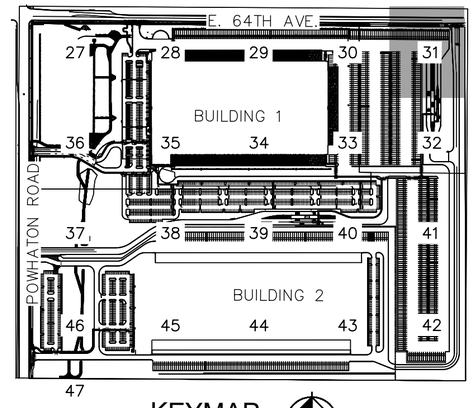
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

LOCATED IN THE NW ¼ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

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





KEYMAP
NTS

NORTH

LEGEND

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

GRADING PLAN KEYNOTES

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

GRADING PLAN NOTES

1. 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 WITHIN AN ACCESSIBLE ROUTE OR OTHERWISE NOTED.
2. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.
3. 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%.
4. ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
5. PRIVATE ROOF DRAINS ARE DESIGNED FOR LOW FLOW APPLICATIONS. ALL OTHER PROPOSED STORM SEWER IS DESIGNED TO CONVEY THE MAJOR STORM EVENT.
6. ADD 0.5' TO FLOW LINE ELEVATIONS FOR TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
7. REFERENCE OVERALL GRADING PLAN FOR ADDITIONAL NOTES.

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

DATE:	03/22/2024
DESIGNED BY:	CAO
DRAWN BY:	AGM
CHECKED BY:	BJC
FILE NO.	196617002_GD DTL-DIA I
PROJECT NO.	196617002
SHEET NO.	31

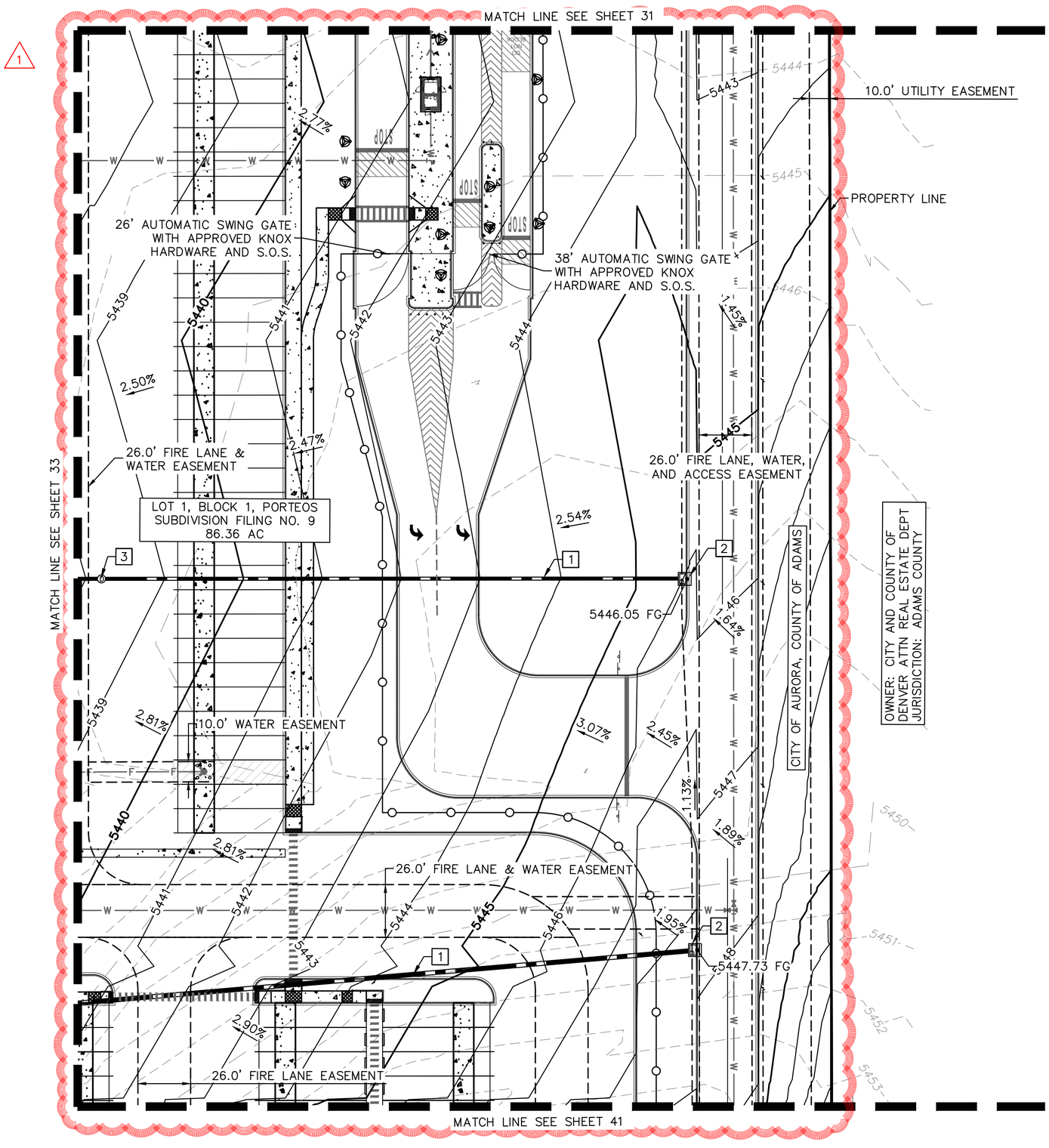
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg OKeeffe, Sam 11/18/2024 9:45 AM

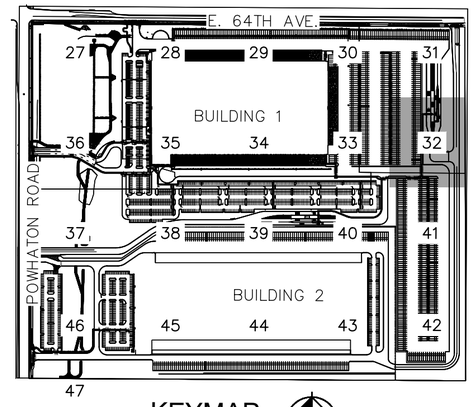
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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





KEYMAP
NTS

NORTH

LEGEND

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

GRADING PLAN KEYNOTES

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7. REFERENCE OVERALL GRADING PLAN FOR ADDITIONAL NOTES.

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

DATE:	03/22/2024
DESIGNED BY:	CAO
DRAWN BY:	AGM
CHECKED BY:	BJC
FILE NO.	196617002_GD DTL-DIA I
PROJECT NO.	196617002

SHEET NO.
32

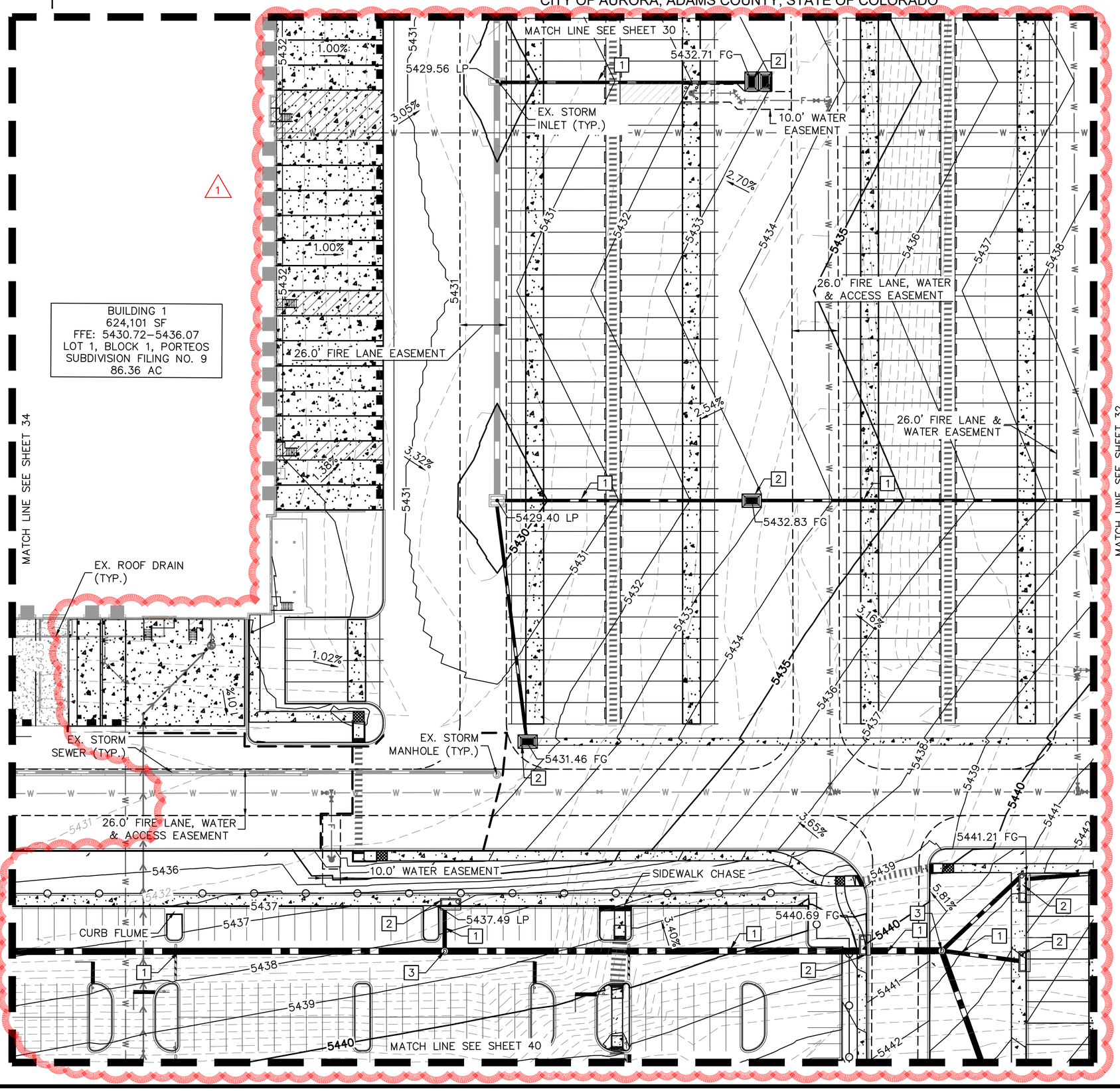
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg OKeeffe, Sam 11/18/2024 9:46 AM

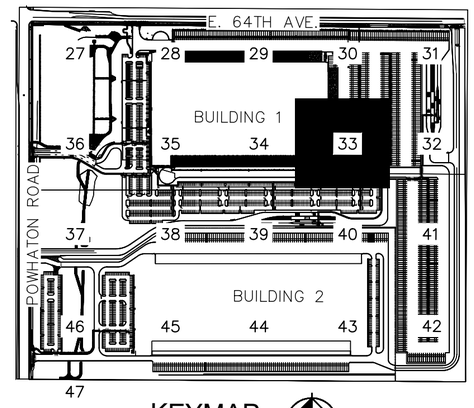
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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





KEYMAP
NTS

NORTH

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
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GRADING PLAN KEYNOTES

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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO.
33

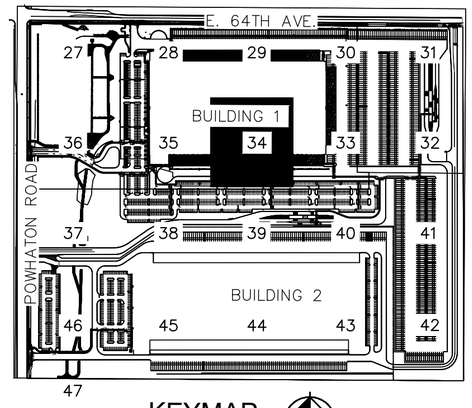
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_GD DTL-DIA I.dwg OKeeffe, Sam 11/15/2024 3:01 PM

PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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



KEYMAP
NTS

MATCH LINE SEE SHEET 29

BUILDING 1
624,101 SF
FFE: 5430.72–5436.07
LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 9
86.36 AC

MATCH LINE SEE SHEET 35

MATCH LINE SEE SHEET 33

EX. ROOF DRAIN (TYP.)

EX. STORM SEWER (TYP.)

EX. STORM INLET (TYP.)

26.0' FIRE LANE, WATER & ACCESS EASEMENT

10.0' WATER EASEMENT

LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 9
86.36 AC

0.56%

5433.70 LP

5434.42 LP

5435.81 LP

5.67%

SIDEWALK CHASE

5435

5436

5437

5438

4.00%

3.59%

3.41%

3.47%

MATCH LINE SEE SHEET 39

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
- XXXX PROPOSED CONTOUR
- CONCRETE CURB & GUTTER
- AR ACCESSIBLE ROUTE
- PAVEMENT SAWCUT LINE
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1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO.
34

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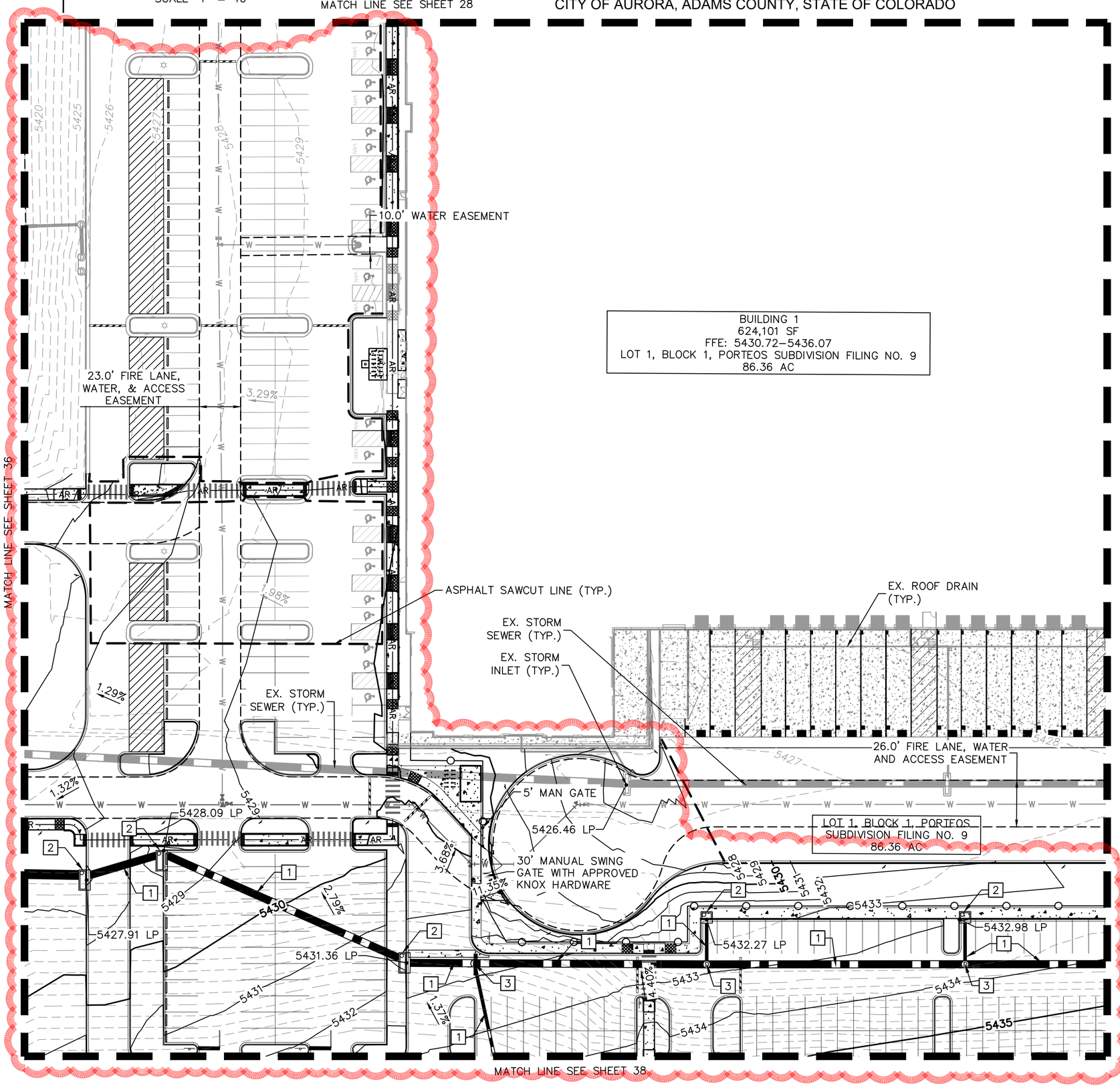
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

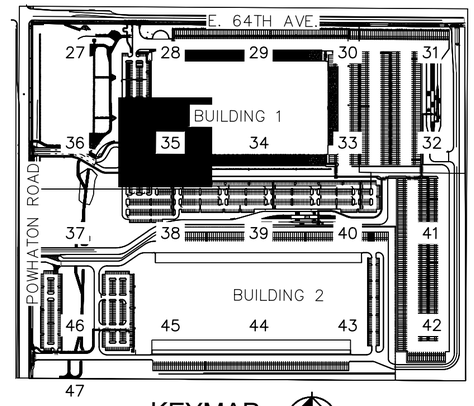
LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

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



BUILDING 1
624,101 SF
FFE: 5430.72–5436.07
LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 9
86.36 AC



KEYMAP
NTS

NORTH

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- XXXX EXISTING CONTOUR
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NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO.
35

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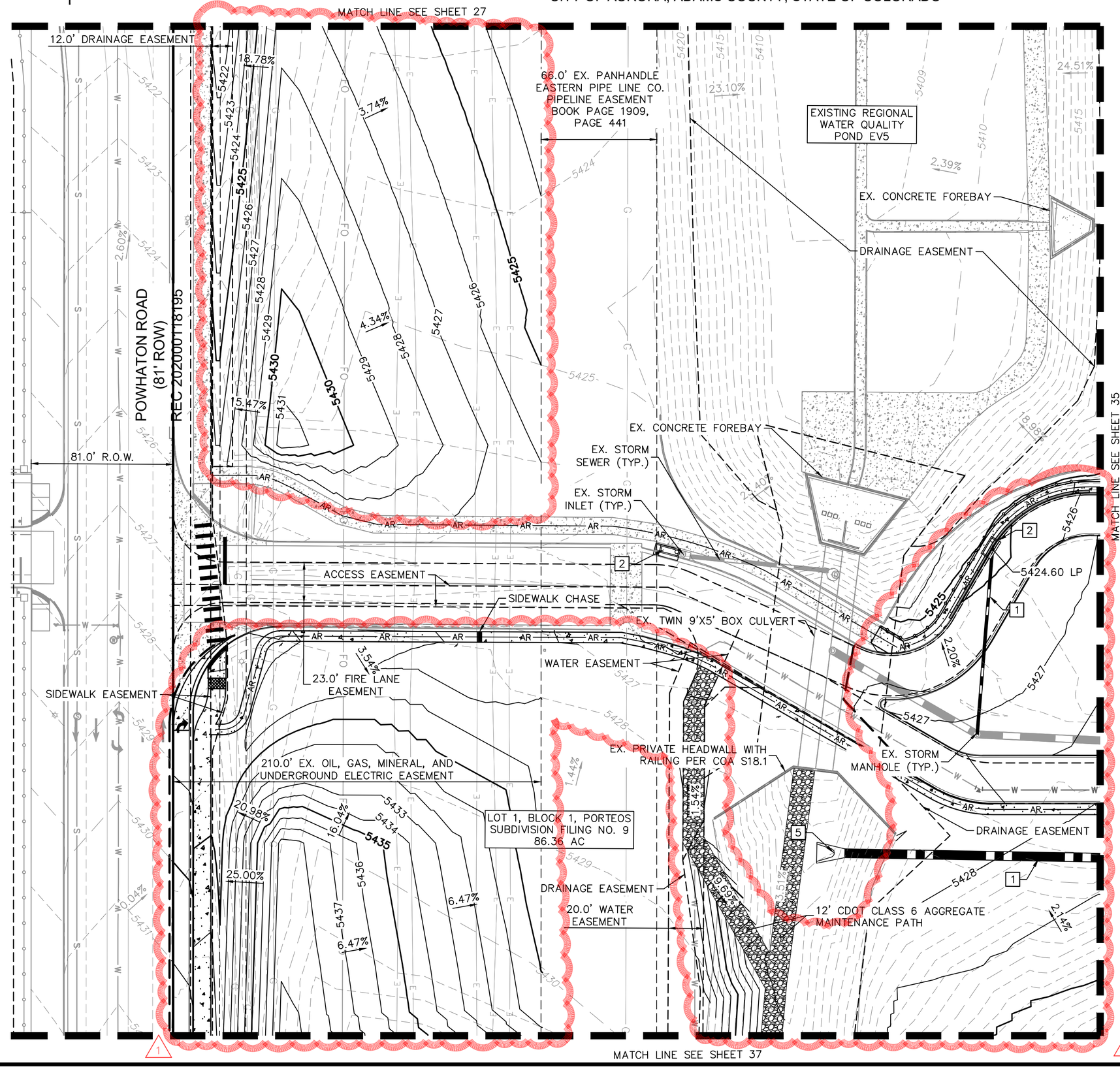
PORTEOS INDUSTRIAL AT PORTEOS

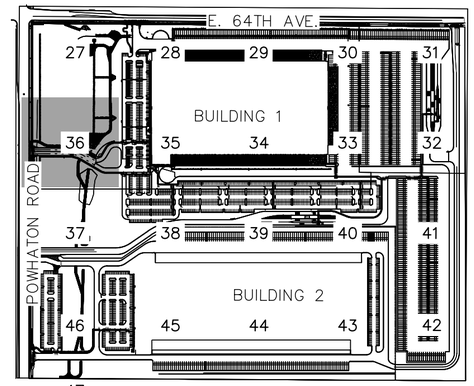
SITE PLAN AMENDMENT

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

NORTH

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





KEYMAP
NTS

NORTH

LEGEND

- PROPERTY LINE
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1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

SHEET NO.
36

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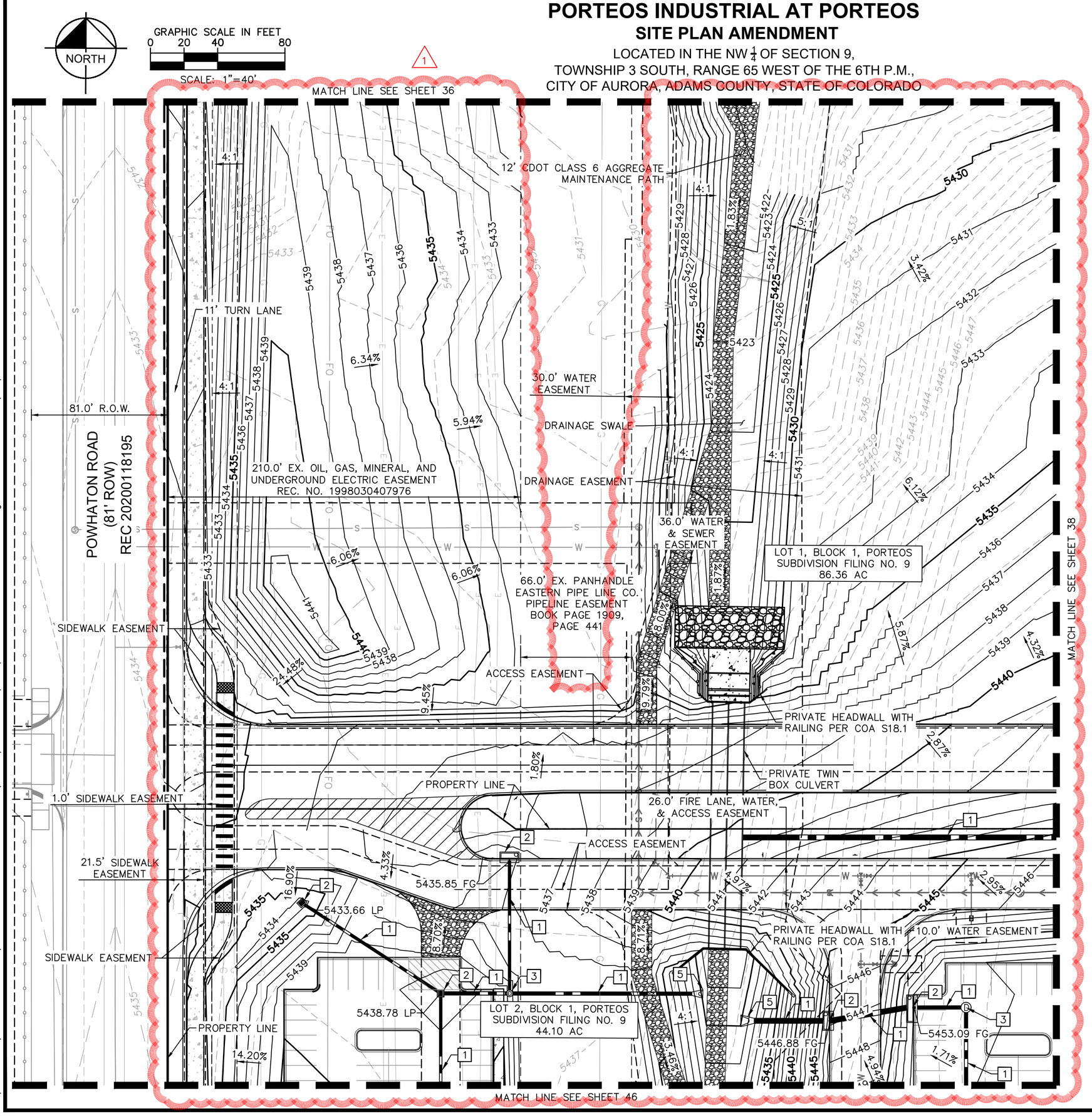
PORTEOS INDUSTRIAL AT PORTEOS

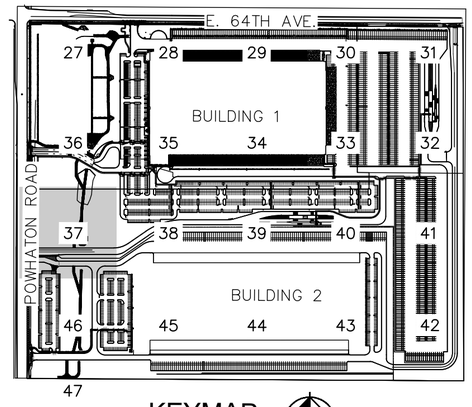
SITE PLAN AMENDMENT

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

NORTH

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





KEYMAP
NTS

LEGEND

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1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

DATE:	03/22/2024
DESIGNED BY:	CAO
DRAWN BY:	AGM
CHECKED BY:	BJC
FILE NO.	196617002_GD DTL-DIA II
PROJECT NO.	196617002
SHEET NO.	37

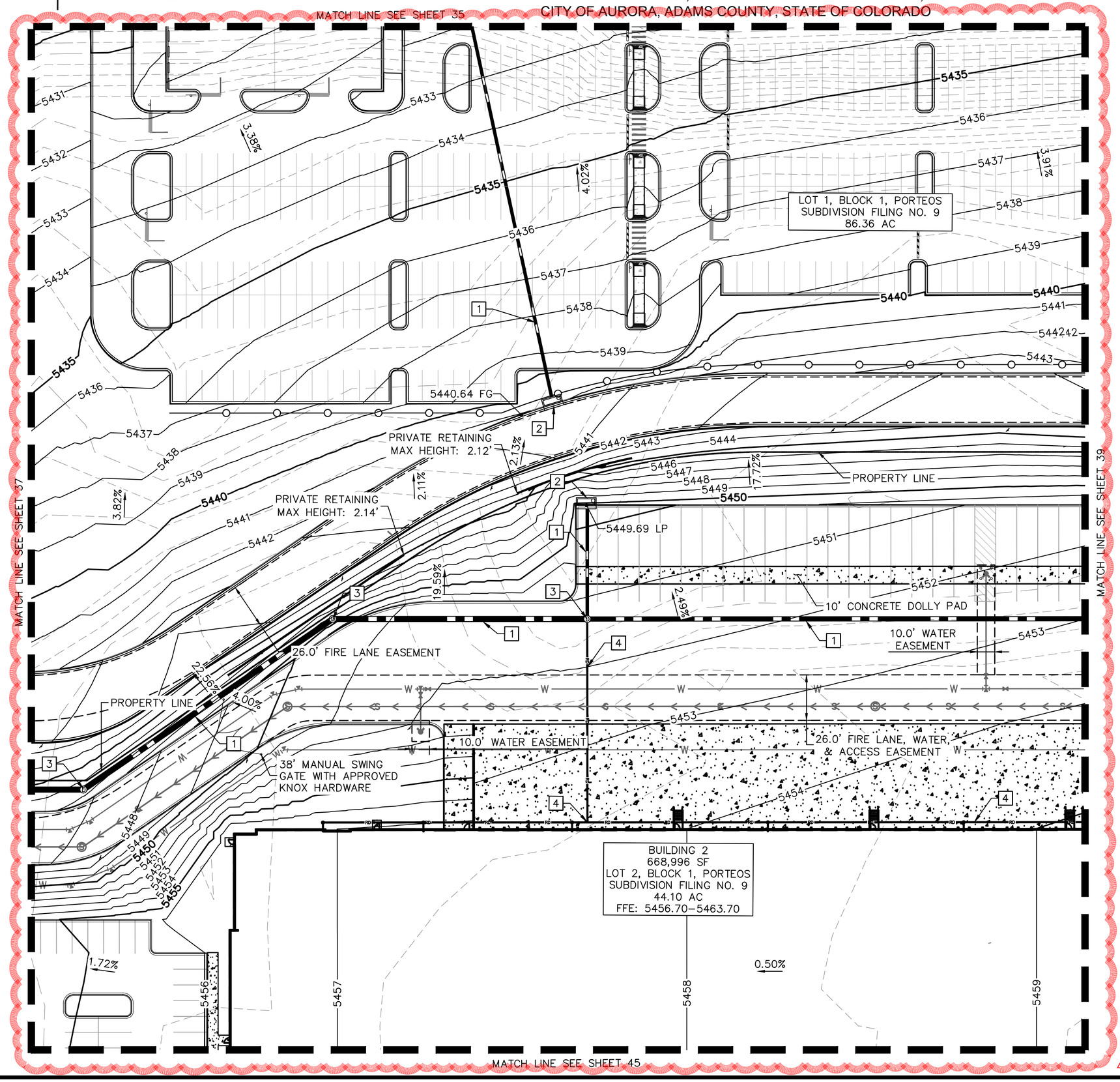
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg OKeeffe, Sam 11/18/2024 12:39 PM

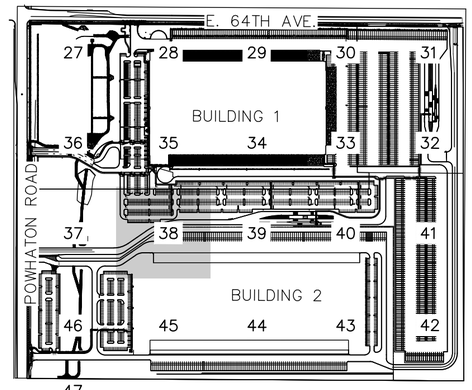
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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





KEYMAP
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NORTH

LEGEND

- PROPERTY LINE
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5. PRIVATE ROOF DRAINS ARE DESIGNED FOR LOW FLOW APPLICATIONS. ALL OTHER PROPOSED STORM SEWER IS DESIGNED TO CONVEY THE MAJOR STORM EVENT.
6. ADD 0.5' TO FLOW LINE ELEVATIONS FOR TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
7. REFERENCE OVERALL GRADING PLAN FOR ADDITIONAL NOTES.

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

DATE:	03/22/2024
DESIGNED BY:	CAO
DRAWN BY:	AGM
CHECKED BY:	BJC
FILE NO.	196617002_GD DTL-DIA II
PROJECT NO.	196617002
SHEET NO.	38

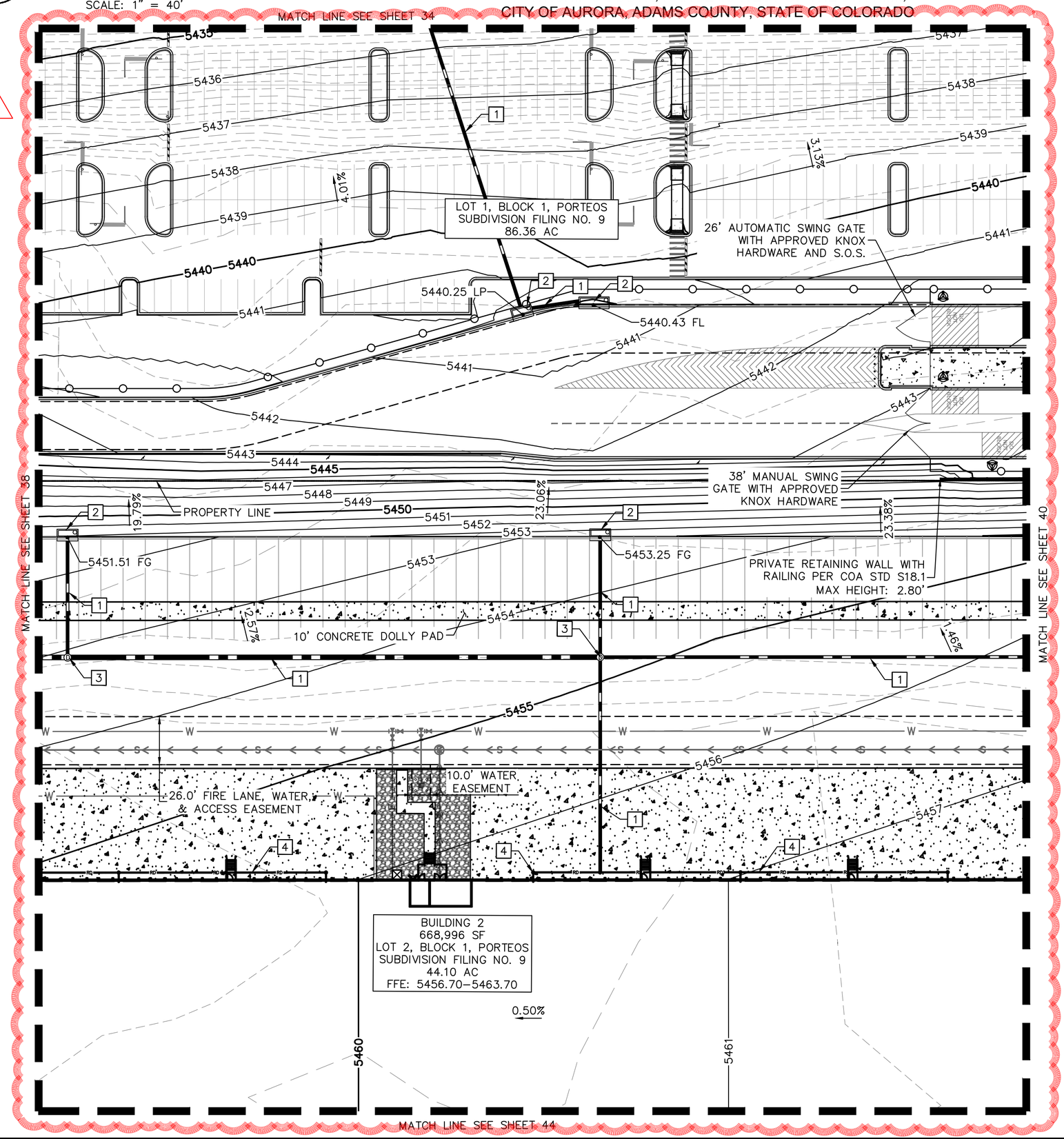
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg OKeeffe, Sam 11/18/2024 9:47 AM

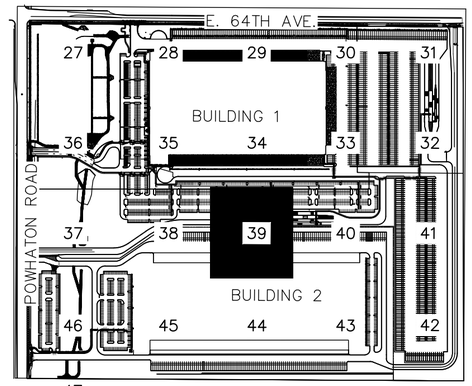
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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





KEYMAP
NTS

NORTH

LEGEND

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

GRADING PLAN KEYNOTES

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

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

DATE: 03/22/2024	
DESIGNED BY: CAO	
DRAWN BY: AGM	
CHECKED BY: BJC	
FILE NO. 196617002_GD DTL-DIA II	
PROJECT NO. 196617002	

SHEET NO.
39

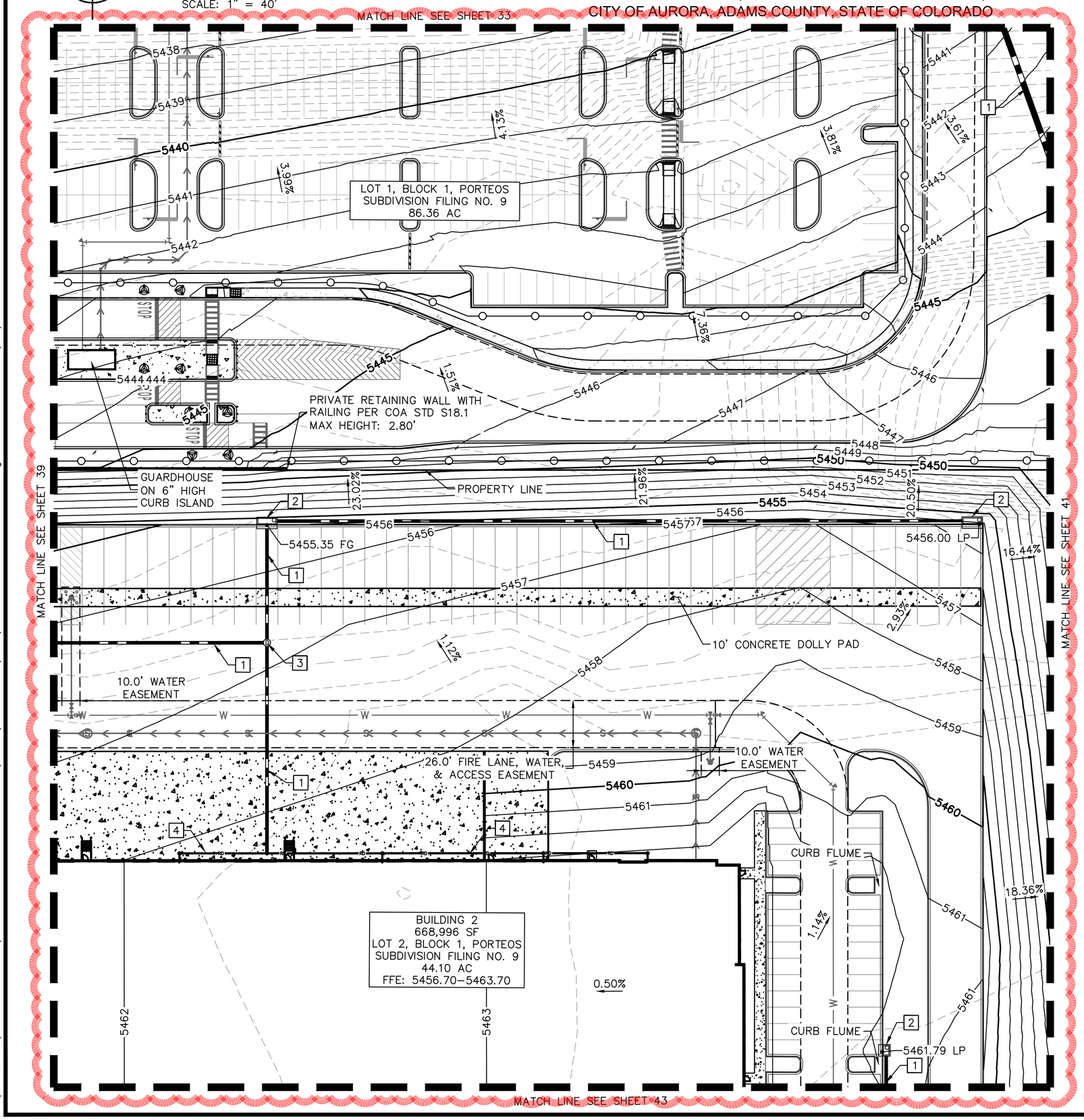
K:\DEN_Civil\196617002 DIA1\DIA I & II Alternate Site Plan\CADD\PlanSheets\CSP\196617002_GD DTL-DIA II.dwg OKeeffe, Sam 11/15/2024 4:15 PM

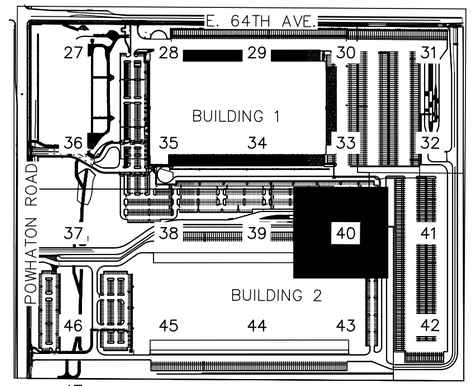
PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

NORTH

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





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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
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DATE: 03/22/2024
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FILE NO. 196617002_GD DTL-DIA II
PROJECT NO. 196617002

SHEET NO.
40

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PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
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GRAPHIC SCALE IN FEET
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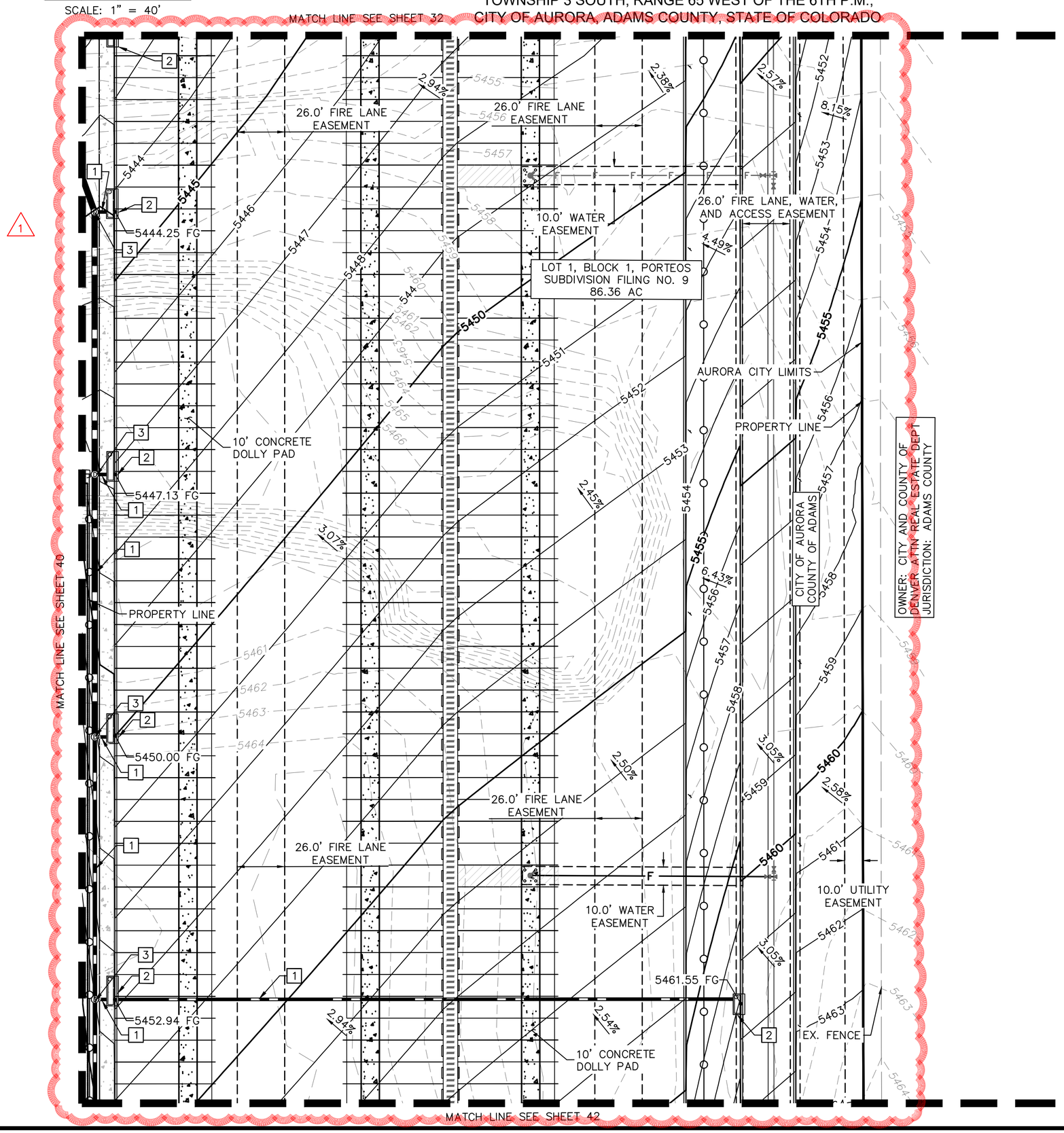

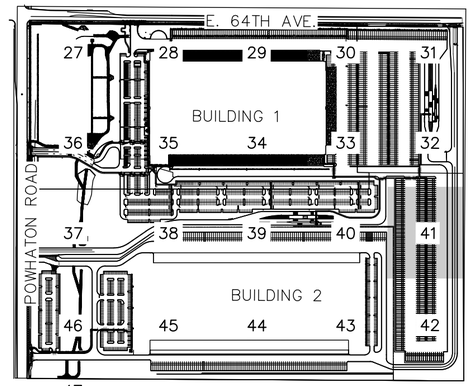

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PORTEOS INDUSTRIAL AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
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DATE:	03/22/2024
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FILE NO.	196617002_GD DTL-DIA II
PROJECT NO.	196617002
SHEET NO.	41

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PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

LOCATED IN THE NW $\frac{1}{4}$ OF SECTION 9,
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CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

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GRAPHIC SCALE IN FEET
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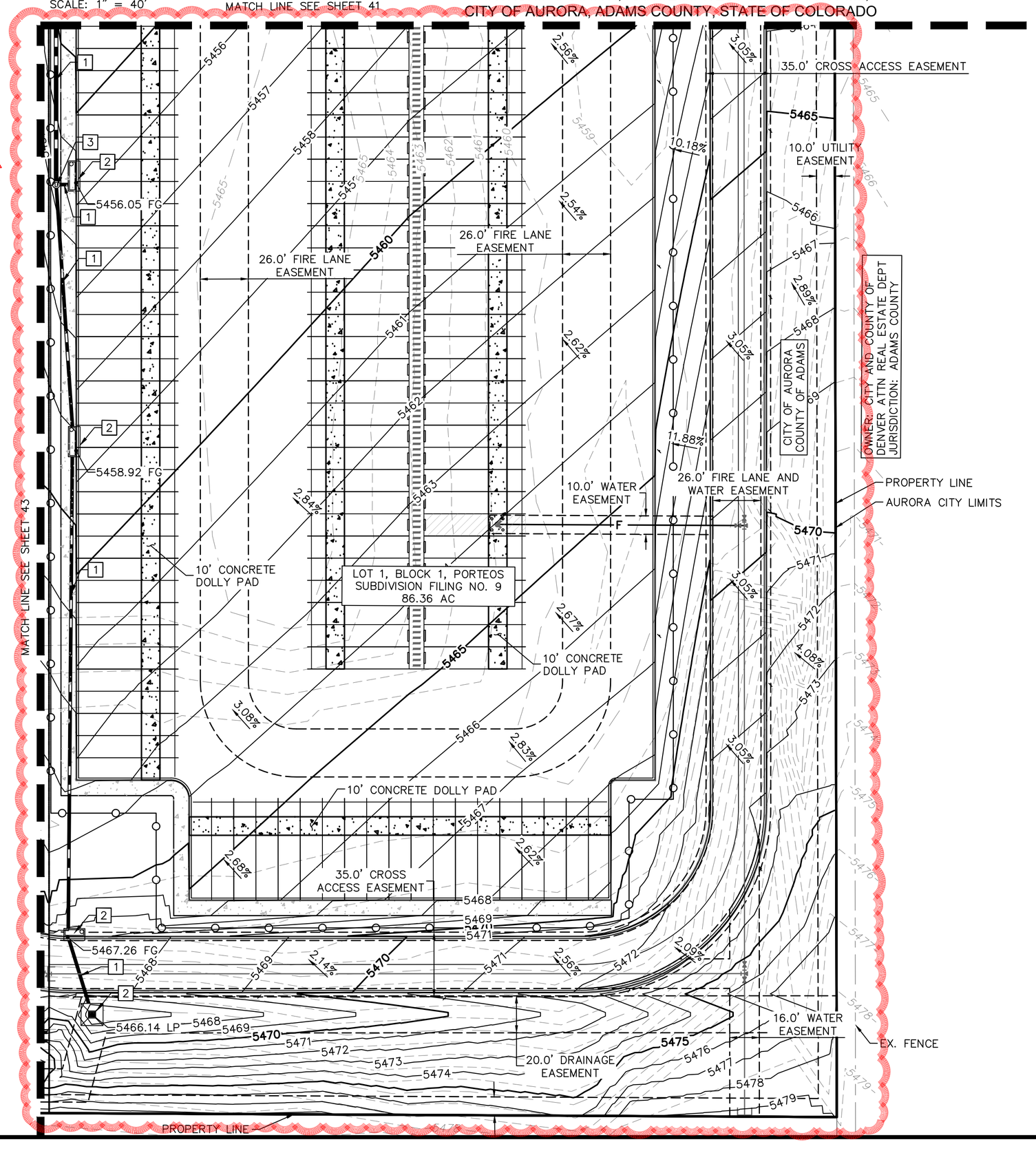

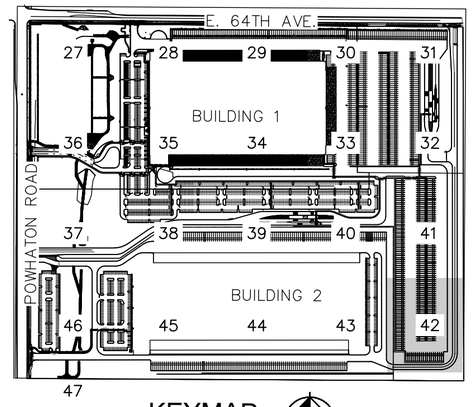

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CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN AMENDMENT
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DATE:	03/22/2024
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FILE NO.	196617002_GD DTL-DIA II
PROJECT NO.	196617002

SHEET NO.
42

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PORTEOS INDUSTRIAL AT PORTEOS
SITE PLAN AMENDMENT

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

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0 20 40 80
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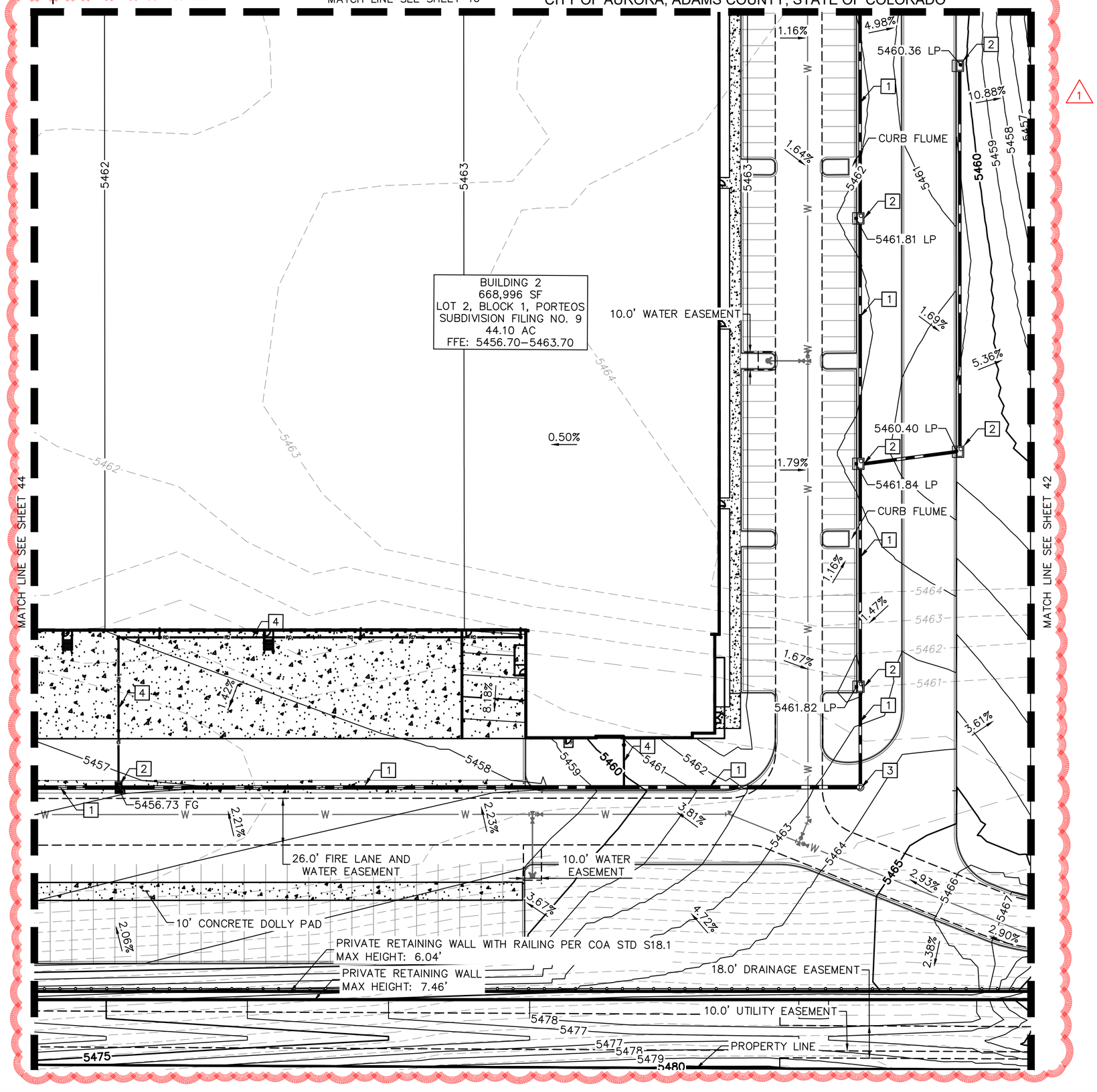

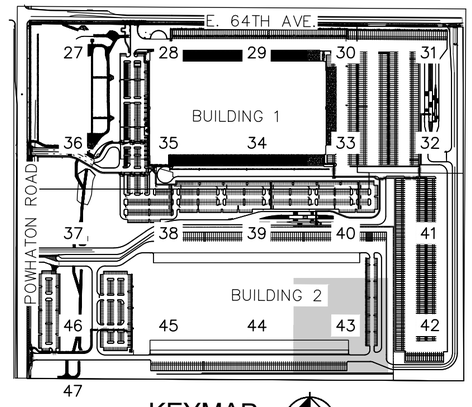

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SITE PLAN AMENDMENT
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FILE NO.	196617002_GD DTL-DIA II
PROJECT NO.	196617002

SHEET NO.
43

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PORTEOS INDUSTRIAL AT PORTEOS

SITE PLAN AMENDMENT

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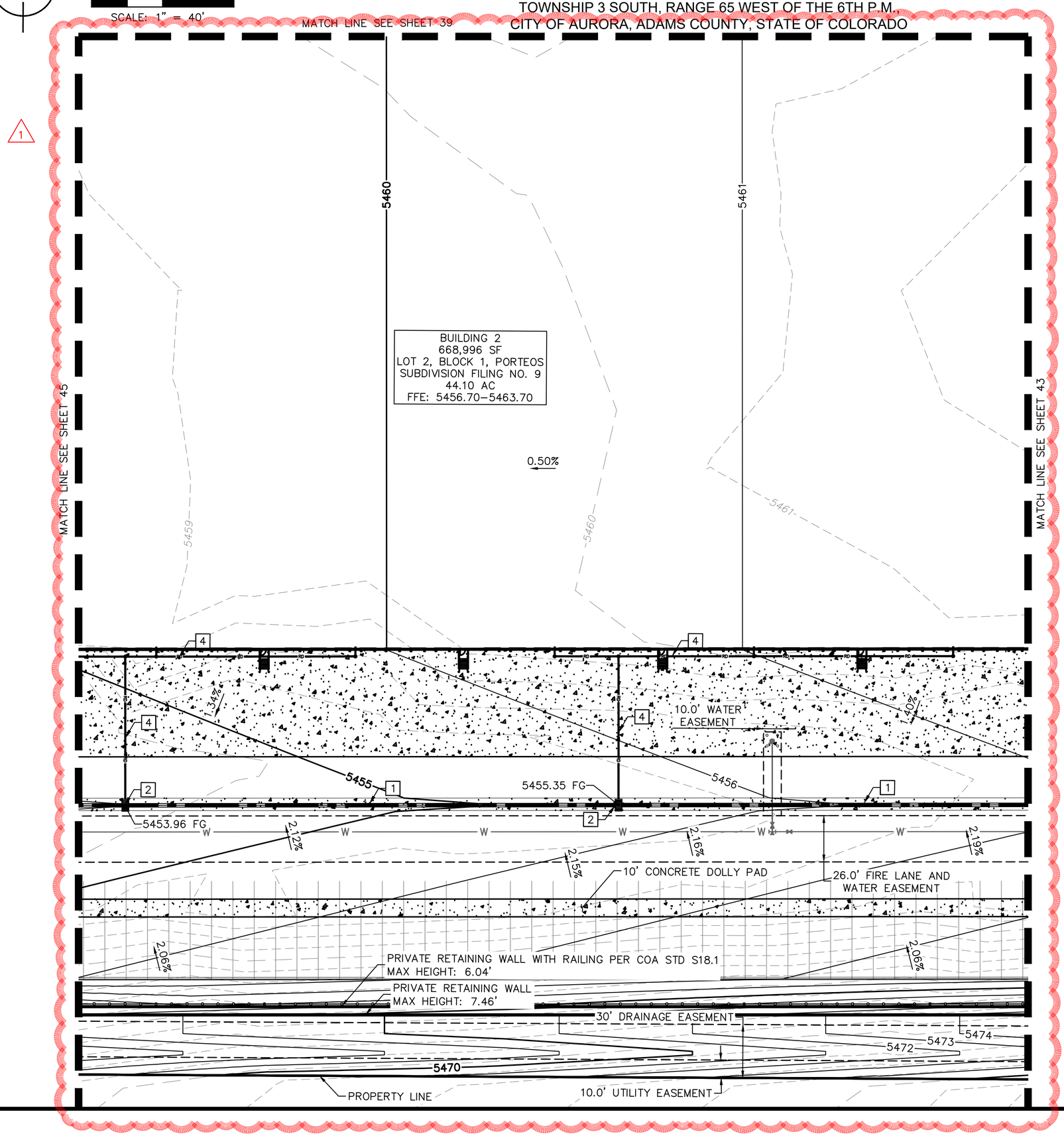

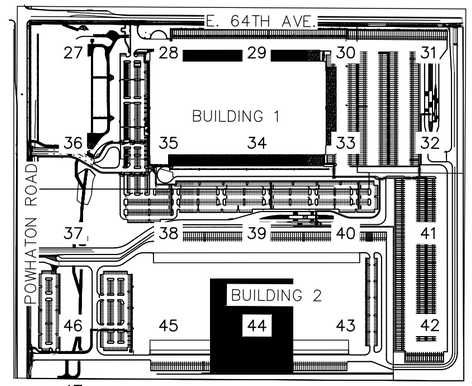

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SITE PLAN AMENDMENT
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FILE NO.	196617002_GD DTL–DIA II
PROJECT NO.	196617002
SHEET NO.	44

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PORTEOS INDUSTRIAL AT PORTEOS

SITE PLAN AMENDMENT

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CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

NORTH

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

MATCH LINE SEE SHEET 38

MATCH LINE SEE SHEET 46

MATCH LINE SEE SHEET 44

BUILDING 2
668,996 SF
LOT 2, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 9
44.10 AC
FFE: 5456.70–5463.70

23.0' FIRE LANE EASEMENT

10.0' WATER EASEMENT

38' MANUAL SWING GATE WITH APPROVED KNOX HARDWARE

26.0' FIRE LANE AND WATER EASEMENT

10.0' WATER EASEMENT

PRIVATE RETAINING WALL WITH RAILING PER COA STD S18.1
MAX HEIGHT: 6.04'

PRIVATE RETAINING WALL
MAX HEIGHT: 7.46'

PROPERTY LINE

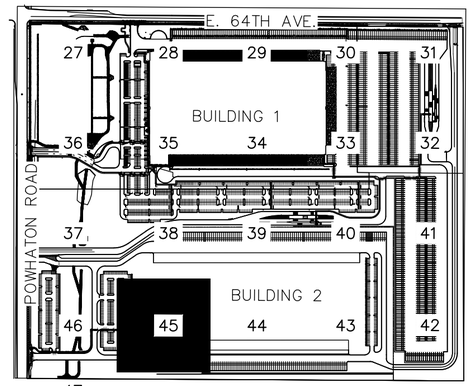
10.0' UTILITY EASEMENT

30' DRAINAGE EASEMENT

5452.58 FG

1.78% 1.76% 0.50% 3.74% 2.03% 2.07% 2.06% 2.06% 1.31% 2.90% 2.88% 3.50%

5451 5452 5453 5454 5455 5456 5457 5458 5459 5460 5461 5465



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5. PRIVATE ROOF DRAINS ARE DESIGNED FOR LOW FLOW APPLICATIONS. ALL OTHER PROPOSED STORM SEWER IS DESIGNED TO CONVEY THE MAJOR STORM EVENT.
6. ADD 0.5' TO FLOW LINE ELEVATIONS FOR TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
7. REFERENCE OVERALL GRADING PLAN FOR ADDITIONAL NOTES.

NO.	REVISION	BY	DATE	APPR
1	SITE LAYOUT CHANGES	SO	11/15/24	BJC

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

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

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

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

SHEET NO.
45

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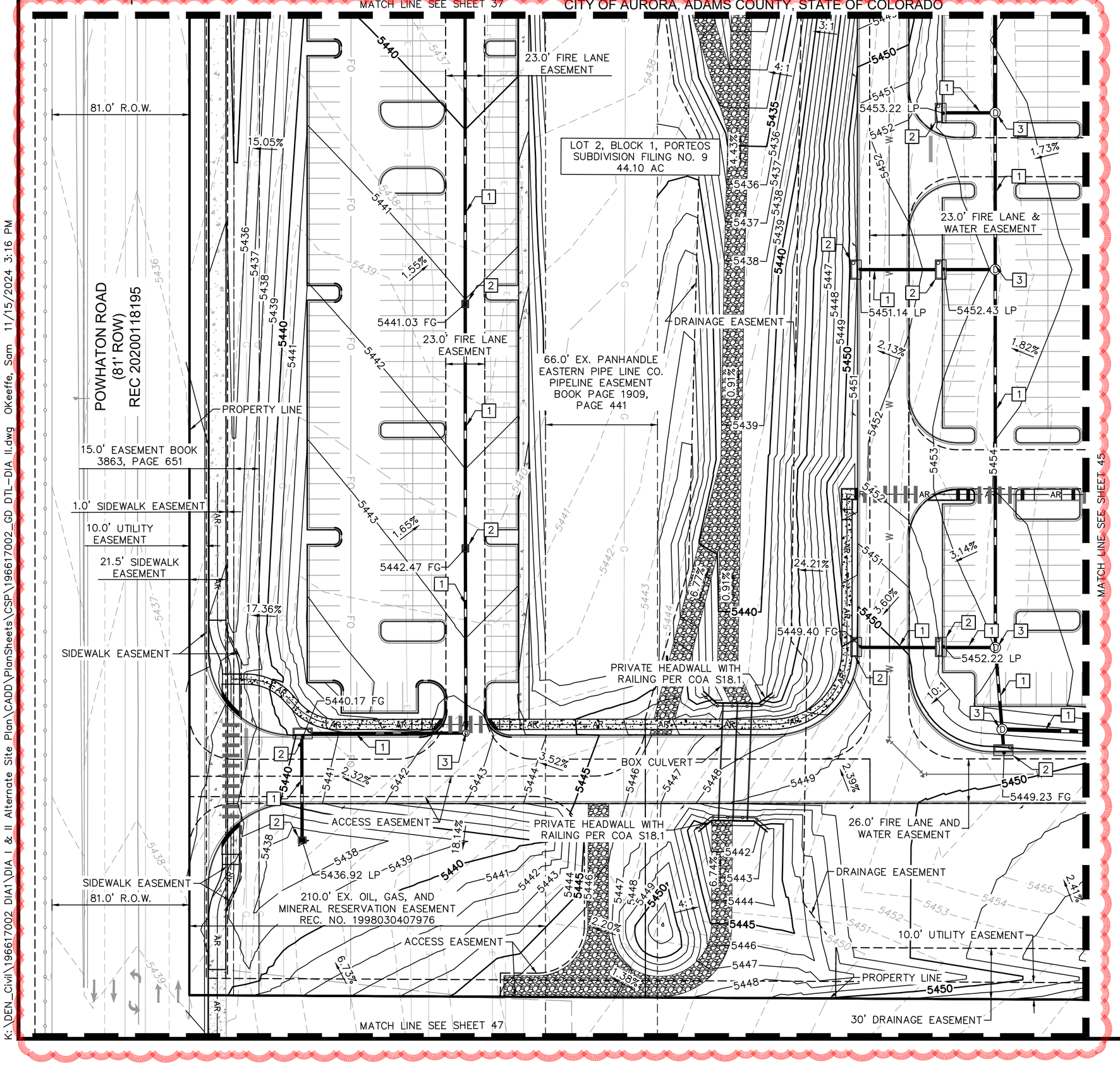
PORTEOS INDUSTRIAL AT PORTEOS

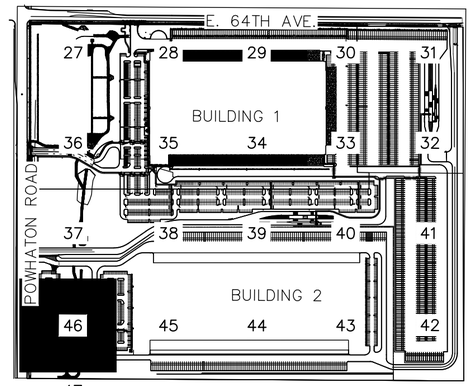
SITE PLAN AMENDMENT

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

NORTH

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





KEYMAP
NTS

LEGEND

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

GRADING PLAN KEYNOTES

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

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

SHEET NO.
46

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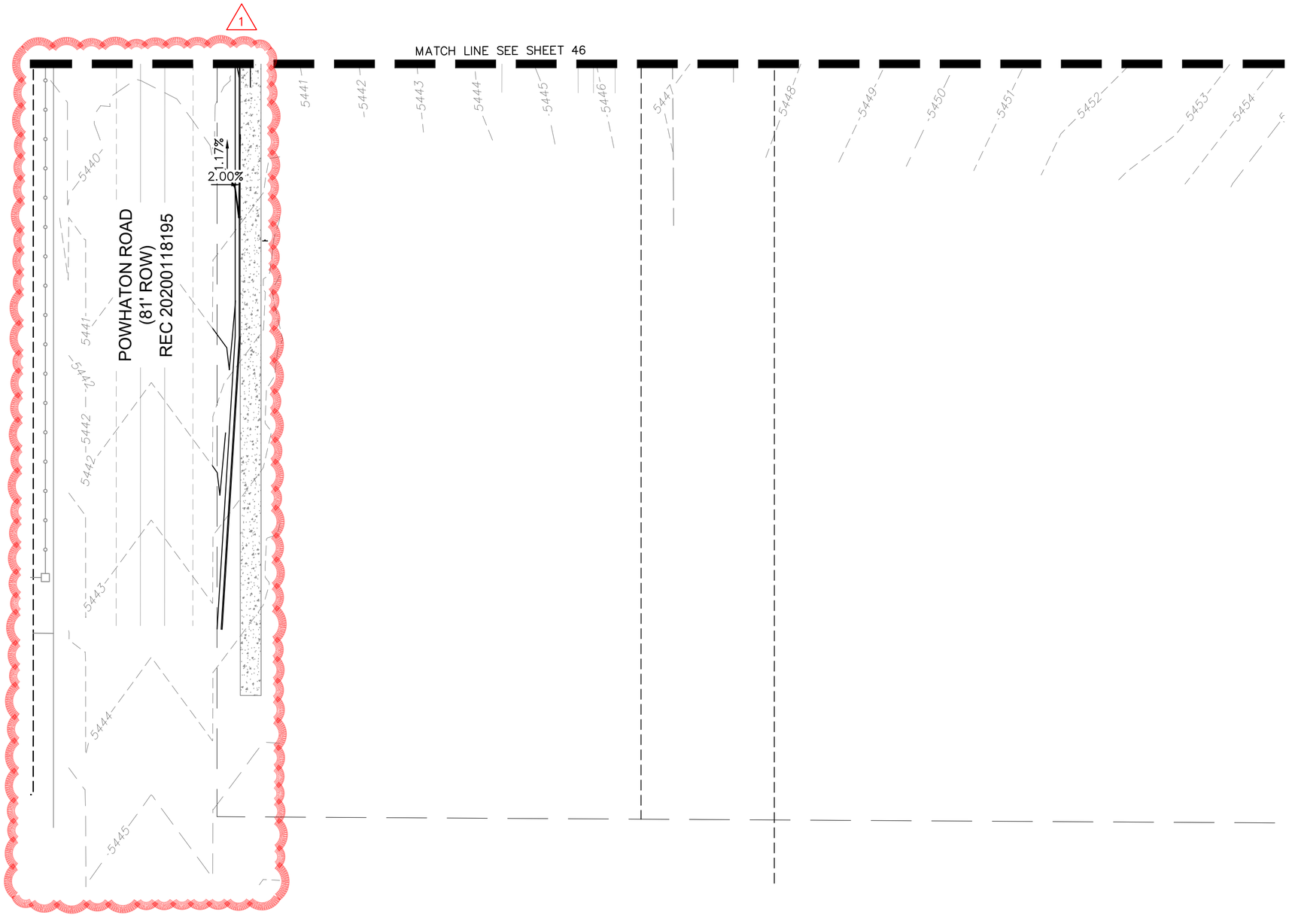

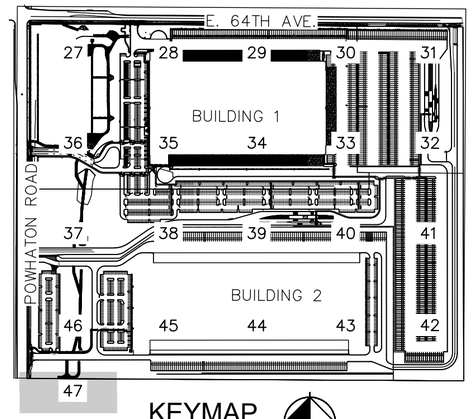

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