PROJECT SKIFREE

SITE PLAN
GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
A PARCEL LOCATED IN THE NORTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 66
WEST OF THE SIXTH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

LOT 1, BLOCK 1 OF GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28.

SIGNATURE BLOCK

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

IN WITNESS THEREOF, GATEWAY 28, LLC, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS 18th DAY OF July AD. 2022.

BY: GATEWAY 28, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

BY: _____

NAME: Mike Serra III

ITS: Authorized Signatory

STATE OF COLORADO)
) SS
COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, ON July 18, 2022, BY Mike Serra III, IN HIS CAPACITY AS AUTHORIZED SIGNATORY OF GATEWAY 28, LLC, A DELAWARE LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL

_____ NOTARY PUBLIC
(NOTARY PUBLIC)

REBECCA TALADAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034020980
MY COMMISSION EXPIRES 07/14/2023

MY COMMISSION EXPIRES 07/14/2023

NOTARY BUSINESS ADDRESS: 100 Saint Paul St #300
Denver, Colorado

IN WITNESS THEREOF, SAND CREEK METROPOLITAN DISTRICT (SCMD), AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS 18th DAY OF July AD. 2022.

BY: _____

NAME: Mike Serra III
TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO)
) SS
COUNTY OF Denver)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, ON July 18, 2022, BY Mike Serra III, IN HIS CAPACITY AS AUTHORIZED SIGNATORY OF SAND CREEK METROPOLITAN DISTRICT (SCMD). WITNESS MY HAND AND OFFICIAL SEAL

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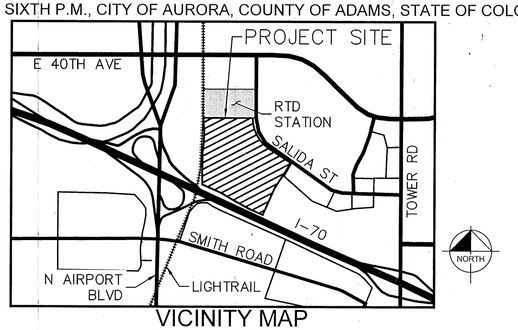

VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	GENERAL NOTES
3	PHASING PLAN
4	OVERALL SITE PLAN
5–13	SITE PLAN
14–22	PRELIMINARY GRADING PLAN
23	OVERALL UTILITY PLAN
24–32	PRELIMINARY UTILITY PLAN
33	OVERALL FENCE & GATE PLAN
34–35	FENCE & GATE DETAILS
36–38	SITE DETAILS
39	OVERALL LANDSCAPE PLAN
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51–52	LANDSCAPE DETAILS
53–59	BUILDING ELEVATIONS
60–67	PHOTOMETRIC PLAN
68	LIGHTING DETAILS

PROJECT DATA

	LOT 1	LOT 2
AREA (SF/AC)	1,843,444 SF 42.320 AC	282,922 SF 6.495 AC
NUMBER OF BUILDINGS	2	N/A
NUMBER OF STORIES	1	N/A
MAXIMUM HEIGHT OF BUILDINGS	41'-3"	N/A
HARD SURFACE AREA	807,216 SF (43.79%)	31,949 SF (11.3%)
LANDSCAPE AREA	523,344 SF (28.39%)	250,973 SF (88.7%)
TOTAL GUARD HOUSE COVERAGE	164 SF (0.01%)	
TOTAL BUILDING COVERAGE (FOOTPRINT)	512,720 SF (27.81%)	
GROSS FLOOR AREA (SF)	512,720	
WAREHOUSE GROSS LEASABLE AREA	494,216	
OFFICE GROSS LEASABLE AREA	18,504	
FIRE SPRINKLERED	YES	N/A
PRESENT ZONING CLASSIFICATION	I-2	I-2
2015 IBC CONSTRUCTION TYPE	IIB	
2015 IBC OCCUPANCY	S-1	N/A
OCCUPANCY TYPE	STORAGE S-1	
PERMITTED MAXIMUM SIGN AREA *SIGNAGE SHALL BE BY SEPARATE PERMIT	593 SF 5 SIGNS MAX.	N/A

PARKING

	REQ.	PROV.
WAREHOUSE SPACES (1 SPACE PER 1,000 GLFA*)	249	256
OFFICE SPACES (1 SPACE PER 300 GFA)	48	51
TOTAL SPACES (W/ ACCESSIBLE SPACES)	297	307
ACCESSIBLE SPACES	7 (3 VAN)	14 (5 VAN)
TRUCK/TRAILER SPACES	N/A	258
DOCK SPACES	N/A	~~69~~ 68
BOX TRUCK SPACES	N/A	~~16~~
BICYCLE RACKS	8	8

1

* WAREHOUSE PARKING SPACES REQUIRED PER GLFA ARE BASED ON USABLE WAREHOUSE SQUARE FOOTAGE IN THE BUILDING (NOT INCLUSIVE OF STORAGE/RACKING SYSTEMS).

CONTACTS

OWNER/DEVELOPER
GATEWAY 28, LLC
MIKE SERRA, III
100 ST. PAUL STREET, SUITE 300
DENVER, CO 80206
(303) 371-9000

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
CHRIS HEPLER, PLA
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(303) 228-2300

ENGINEER/CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
STEPHEN LITSAS, P.E.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(303) 228-2300

ARCHITECT
MACGREGOR ASSOCIATES ARCHITECTS
JEFFERY BRUST
2727 PACES FERRY RD, SUITE 1400
ATLANTA, GA 30339
(678) 504-1498

SURVEYOR
AZTEC CONSULTANTS, INC.
MICHAEL J. NOFFSINGER, PLS 38367
300 E MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122
(303) 327-7516

METRO DISTRICT
SAND CREEK METROPOLITAN DISTRICT (SCMD)
MIKE SERRA, III
100 ST. PAUL STREET, SUITE 300
DENVER, CO, 80206
(303) 371-9000

AMENDMENTS

1 MINOR AMENDMENT 2021-6048-01
- FENCE AND GATE ADJUSTED AT SALIDA ST ENTERANCE
- ADD A NEW MONUMENT SIGN (SWC SALIDA & 37TH)
- ENLARGE TRASH ENCLSOURE AND ADD ENCLOSURE DETAIL
- REDUCE DOCK PARKING ONE SPACE
- CHANGE GATE TYPES (MANUAL AND AUTOMATIC)
- MOVE CONCRETE PAD AND POWER EQUIPMENT TO FUTURE PHASE

2 MINOR AMENDMENT 2024-6048-01
- SOD AREA REDUCED FOR 1"-2" ROCK MULCH

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: 7/27/22
PLANNING DIRECTOR: _____ DATE: 7/27/22
PLANNING AND ZONING COMMISSION: _____ DATE: 7/27/22
CITY COUNCIL: N/A DATE: N/A
ATTEST: N/A DATE: N/A
DATABASE APPROVAL: 5/25/22 DATE: 5/25/22

NO.	REVISION	BY	DATE	APPR
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	2-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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

PROJECT SKIFREE
SITE PLAN
COVER SHEET
AURORA COLORADO

DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY:

THE NC 067918026_SI ...dwg
PROJECT NO. 067918026

SHEET NO.
1

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PROJECT SKIFREE CN 2021-6048-00

CITY OF AURORA SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE SAND CREEK METROPOLITAN DISTRICT (SCMD), 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 GATEWAY PARK GUIDELINES.

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 ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.

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 DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

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 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. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

19. 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 THE CITY ENGINEER.

20. 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.

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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

PROJECT SKIFREE
SITE PLAN
GENERAL NOTES
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_CV.DWG
PROJECT NO. 067918026

SHEET NO.
2

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LEGEND

- PHASE I
- PHASE II
- FUTURE PHASE

1

PHASE I KEYNOTES

1. REGIONAL DETENTION POND C
2. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
3. 6' BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
4. 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
5. LOOPED PUBLIC WATER LINE
6. PUBLIC SANITARY SEWER MAIN
7. PRIVATE STORM SEWER MAIN
8. SAND CREEK METROPOLITAN DISTRICT PRIVATE DRIVE 35TH AVENUE INCLUDE SIDEWALKS, SIGNAGE, LANDSCAPING, AND INTERSECTION IMPROVEMENTS
9. SAND CREEK METROPOLITAN DISTRICT PRIVATE DRIVE 37TH AVENUE INCLUDE SIDEWALKS, SIGNAGE, LANDSCAPING, AND INTERSECTION IMPROVEMENTS
10. THREE APPROVED POINTS OF ACCESS TO THE SITE

PHASE I

- BUILDING STRUCTURE AND TRUCK DOCKS
- PRIVATE PARKING LOTS AND TRUCK PARKING AREAS; ALL APPROVED POINTS OF ACCESS
- FIRE HYDRANTS
- SANITARY SEWER, LOOPED WATER MAINS, DOMESTIC WATER, AND FIRE
- PRIVATE STORM SEWER INFRASTRUCTURE, INCLUDING ROOF DRAINS
- PRIVATE LANDSCAPING, SIDEWALKS, STREET LIGHTS, AND BIKE RACKS.
- 35th AVE, 37TH AVE, AND REGIONAL DETENTION POND C

INTERIM PHASE

- AREA FOR FUTURE PARKING LOT ADDITION TO BE NATIVE SEED OR GRASS.

PHASE II

- PRIVATE PARKING LOT ADDITION OF 42 PASSENGER CAR PARKING SPACES IN THE LOCATION NOTED.

ZONING: I-2

LOT 3, BLOCK 1
GATEWAY PARK IV EAST SUBDIVISION FILING NO. 1
(REC. NO. 0614411)

PROPERTY LINE (TYP)

LOT 2, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(282,922 SF / 6.495 AC)

PROPERTY LINE (TYP)

37TH AVE (PRIVATE)

ALL UTILITY SERVICE LINES AND PRIVATE UTILITY MAINS TO BE INSTALLED WITH LOT 2 PHASE

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 25
(REC NO 2019000087560)

SALIDA ST

ENLARGED TRASH ENCLOSURE (FUTURE)

CONCRETE PAD AND POWER EQUIPMENT (FUTURE)

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF

ALL HYDRANTS TO BE INSTALLED WITH PHASE 1

42 ADDITIONAL PARKING SPACES TO BE CONSTRUCTED WITH PHASE II

GATEWAY PARK IV EAST SUBDIVISION FILING NO. 21

PROPERTY LINE (TYP)

ALL UTILITY SERVICE LINES AND PRIVATE UTILITY MAINS TO BE INSTALLED WITH LOT 2 PHASE

35TH AVE (PRIVATE)

TRACT A GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(399,983 SF / 9.182 AC)

PROPERTY LINE (TYP)

INTERSTATE 70
(PUBLIC ROW WIDTH VARIES)
BOOK 4011 PAGE 731

PROPERTY LINE (TYP)

TELLURIDE ST (PRIVATE)

LOT 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 11, AMEND NO 1
(REC NO 201200009597)

PROPERTY LINE (TYP)

GRAPHIC SCALE IN FEET
0 65 130 260
1" = 130'
WHEN PRINTED AT 18"X24"

NORTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
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PROJECT SKIFREE
SITE PLAN
PHASING PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_PH.DWG
PROJECT NO. 067918026

SHEET NO.
3

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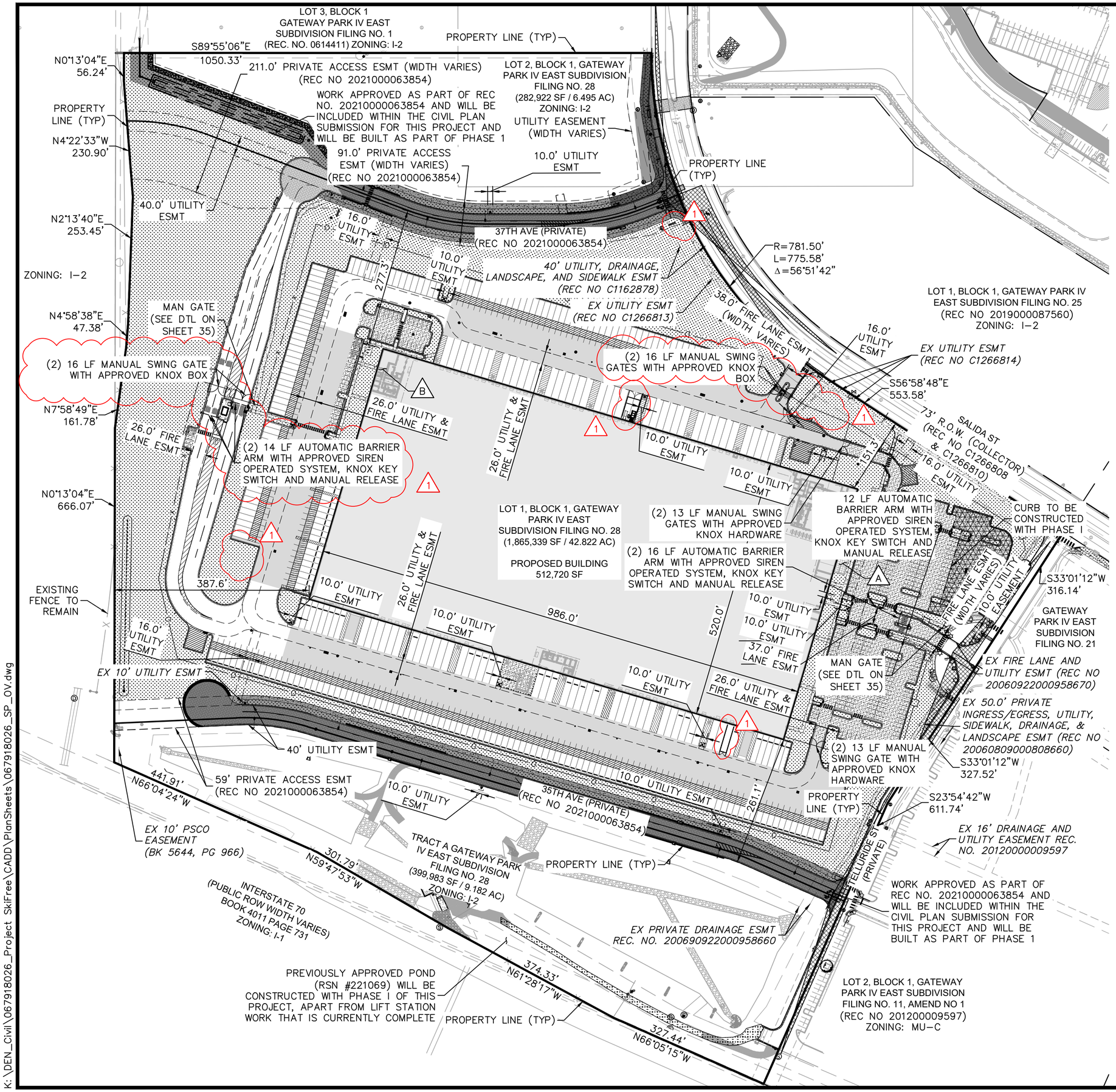

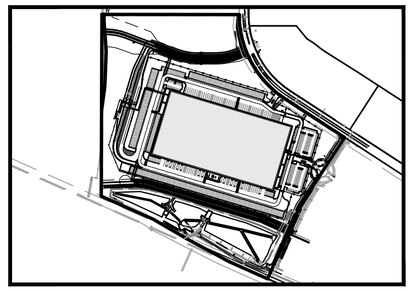

KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- EXISTING SITE FENCE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- HEAVY DUTY CONCRETE PAVEMENT
- PREVIOUSLY APPROVED (REC NO. 2021000078765)
- ROADWAY PAVEMENT
- LIGHT DUTY ASPHALT
- CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PROP. 6' BLACK CLAD CHAIN LINK FENCE
- PROP. 6' WROUGHT IRON FENCE W/ MASONRY COLUMNS
- PROP. 6' TAN SIMTEK COMPOSITE GRANITE FENCE W/ 1' MOW STRIP
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)
- FUTURE PARKING
- DIAGONAL STRIPING (SEE DTL ON SHEET 37)

NOTES

1. THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

A — MAIN ENTRANCE/ASSOCIATE ENTRANCE

B — BOX TRUCK DRIVER ENTRANCE

GRAPHIC SCALE IN FEET
0 65 130 260
1" = 130'
WHEN PRINTED AT 18"X24"

NORTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
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1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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

PROJECT SKIFREE
SITE PLAN
OVERALL SITE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_OV.DWG
PROJECT NO. 067918026

SHEET NO. 4

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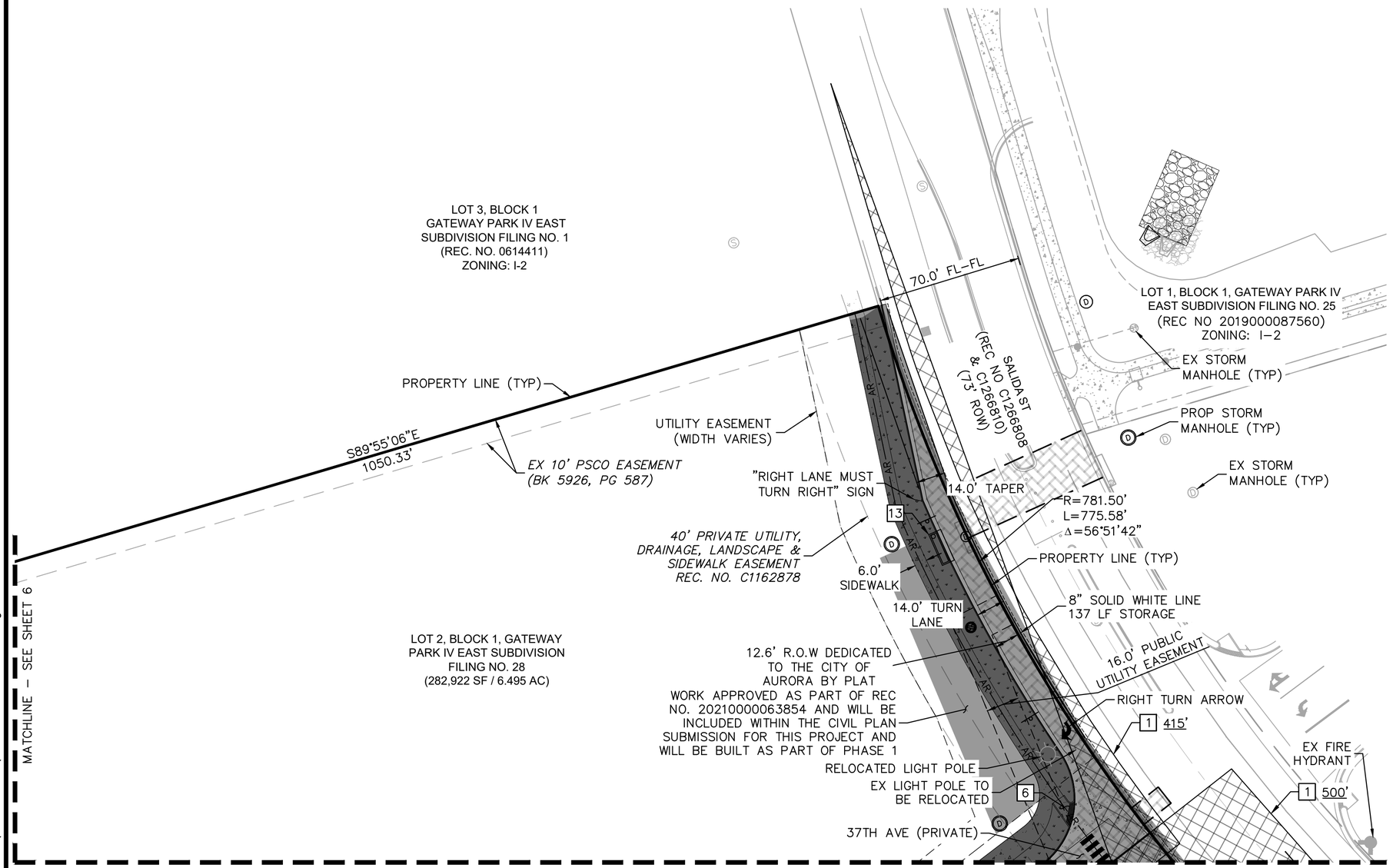

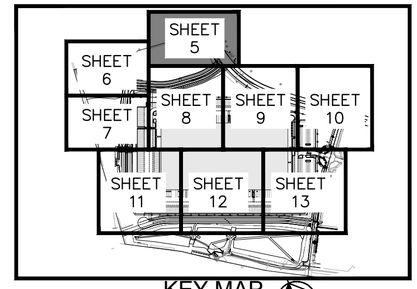

KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- PARKING COUNT
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
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- ACCESSIBLE ROUTE
- FUTURE PARKING
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- PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)

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9. STOP SIGN
10. ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET 36)
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GENERAL NOTES

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PROJECT SKIFREE
SITE PLAN
SITE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_SP.DWG
PROJECT NO. 067918026

SHEET NO. 5

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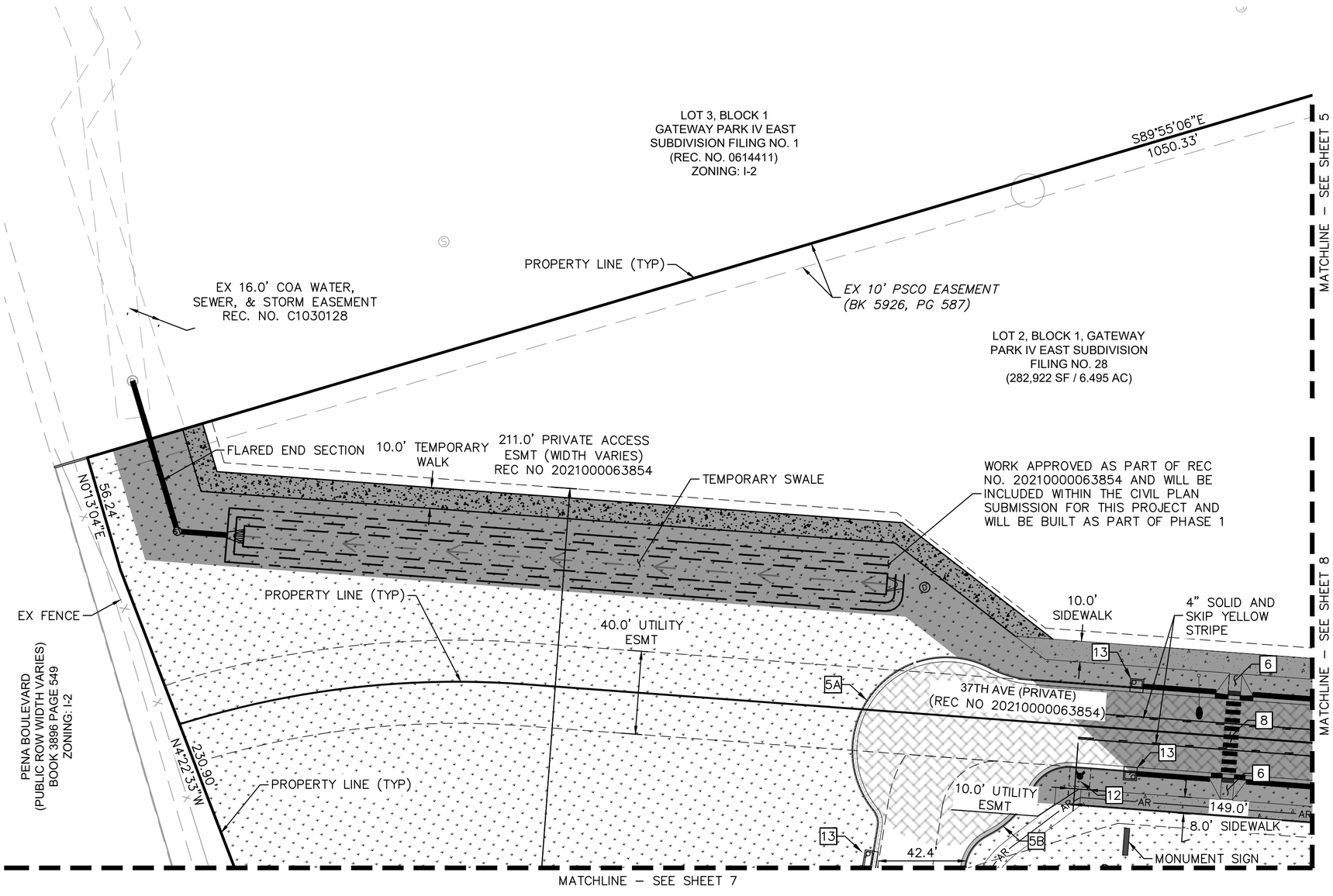

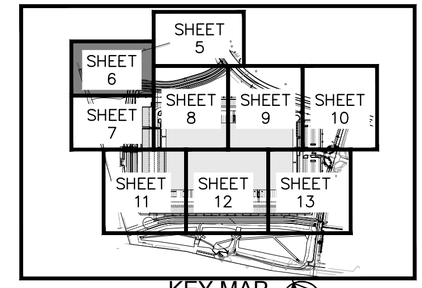

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PROJECT SKIFREE
SITE PLAN
SITE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_SP.DWG
PROJECT NO. 067918026

SHEET NO.
6

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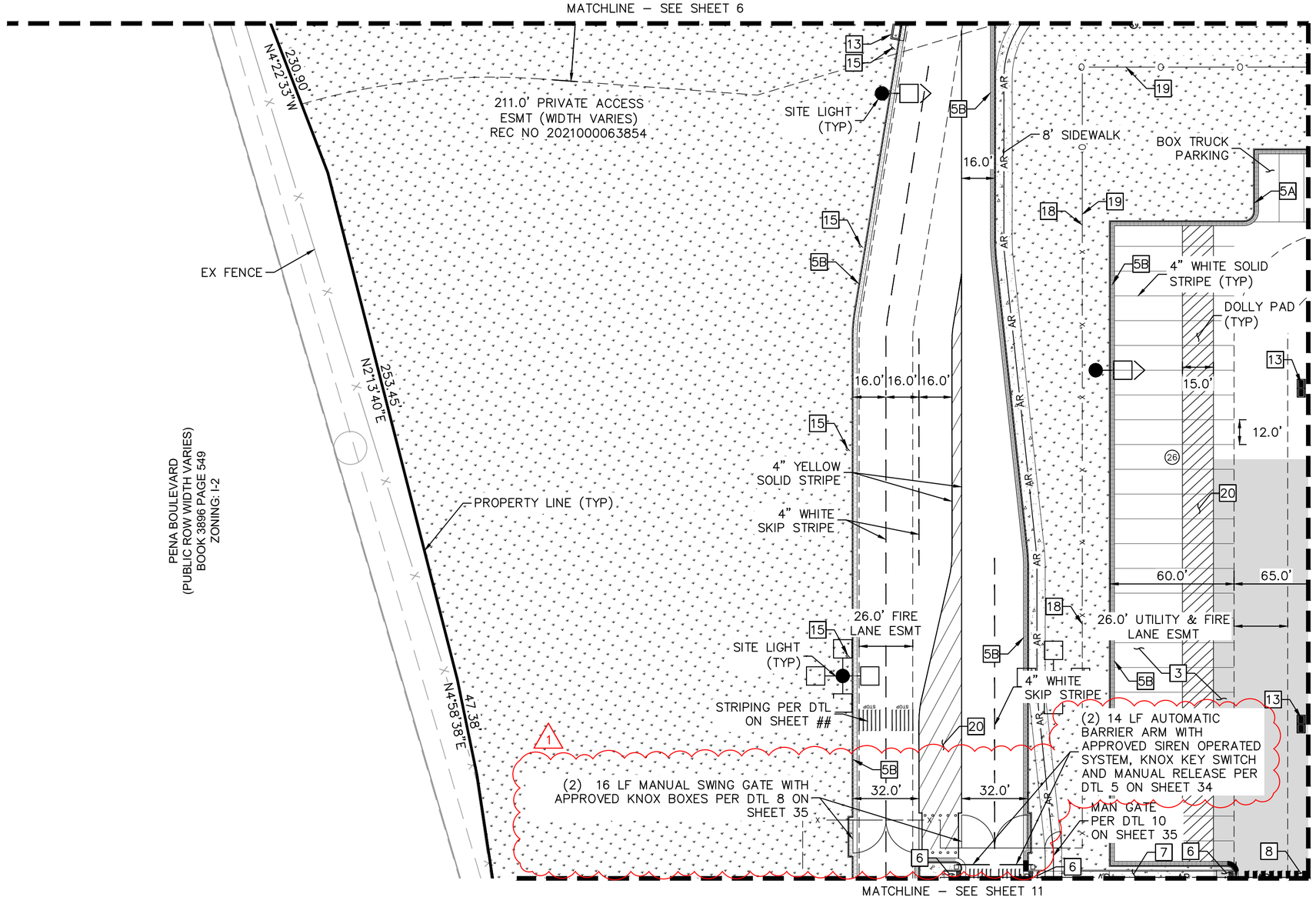

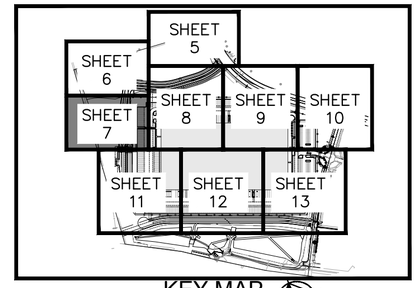

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PROJECT SKIFREE
SITE PLAN
SITE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_SP.DWG
PROJECT NO. 067918026

SHEET NO.
7

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MATCHLINE – SEE SHEET 5

MATCHLINE – SEE SHEET 6

MATCHLINE – SEE SHEET 7

MATCHLINE – SEE SHEET 9

MATCHLINE – SEE SHEET 11

MATCHLINE – SEE SHEET 12

LOT 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28 (282,922 SF / 6.495 AC) ZONING: I-2

WORK APPROVED AS PART OF REC NO. 20210000063854 AND WILL BE INCLUDED WITHIN THE CIVIL PLAN SUBMISSION FOR THIS PROJECT AND WILL BE BUILT AS PART OF PHASE 1

PROP STORM MANHOLE (TYP)

TURN ARROW MARKING

16.0' PUBLIC UTILITY EASEMENT

10.0' SIDEWALK

10.0' UTILITY EASEMENT

PROPERTY LINE (TYP)

4" SOLID AND SKIP YELLOW STRIPE

37TH AVE (PRIVATE) (REC NO 20210000063854)

R443.0'

R455.0'

14.0'

12.0'

14.0'

149.0'

40.0' UTILITY ESMT

8.0' SIDEWALK

120.9'

4" SOLID WHITE STRIPING 91.5 LF STORAGE

91.0' PRIVATE ACCESS ESMT (WIDTH VARIES) REC NO 2021000063854

16.0' UTILITY ESMT

SITE LIGHT (TYP)

BOX TRUCK PARKING

35.0'

12.0'

10.0' UTILITY ESMT

60.0'

DOLLY PAD (TYP)

15.0'

4" WHITE SOLID STRIPE (TYP)

65.0'

TRUCK DOCK SPACES (TYP)

26.0' UTILITY & FIRE LANE ESMT

14.5'

60.0'

VAN

8.0'

9.0'

65.0'

19.0'

BIKE RACKS (SEE DTL ON SHEET 37)

FLUSH CURB

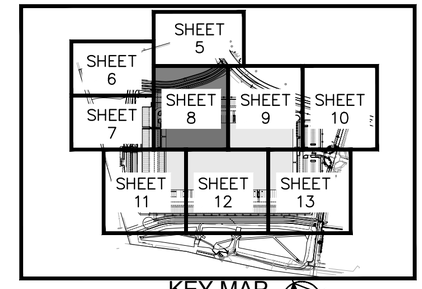
KNOX BOX WITH APPROVED HARDWARE

19.3'

9.0'

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28 (1,865,339 SF / 42.822 AC)

PROPOSED BUILDING 512,720 SF



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SITE PLAN
SITE PLAN
AURORA, COLORADO

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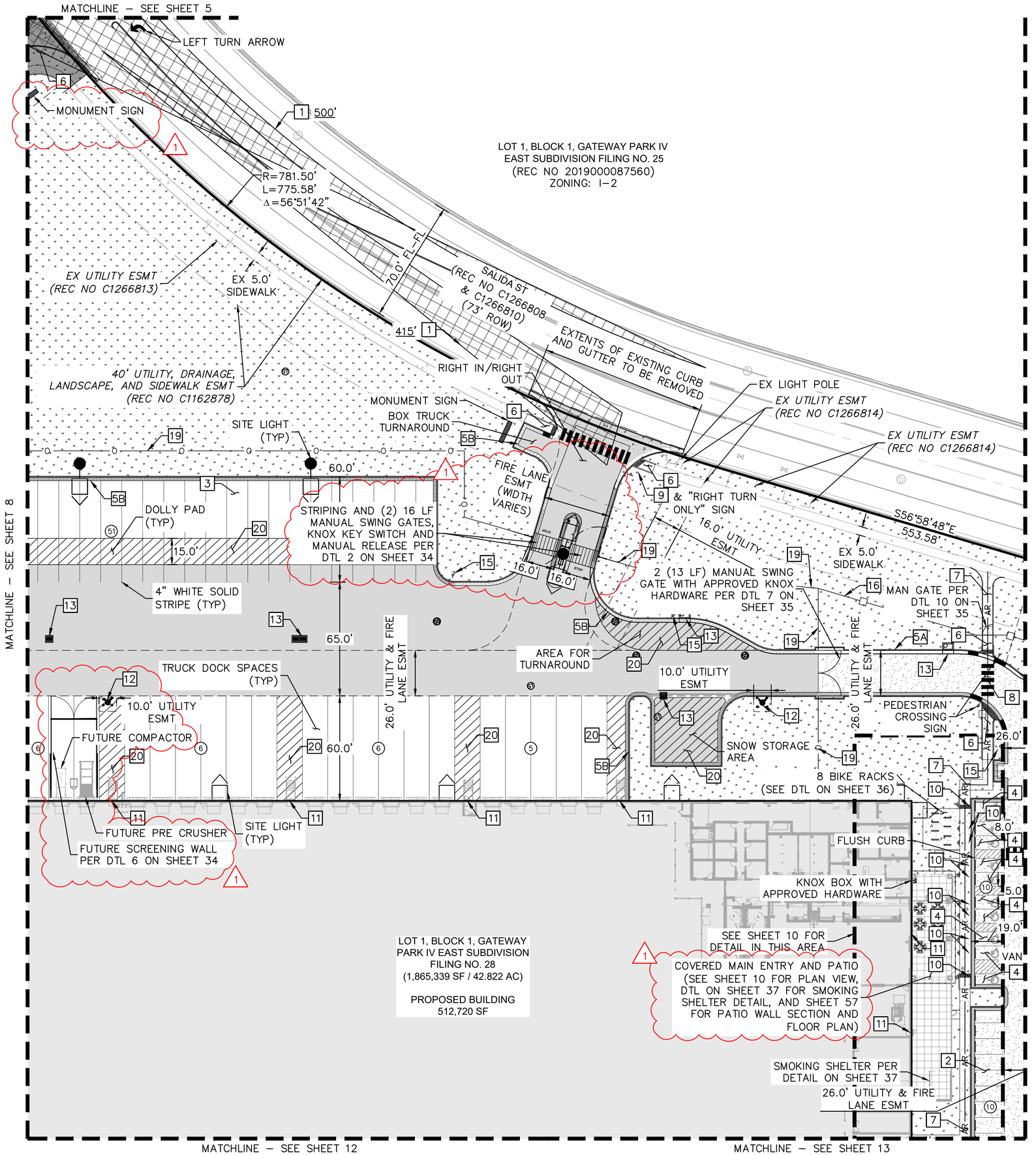

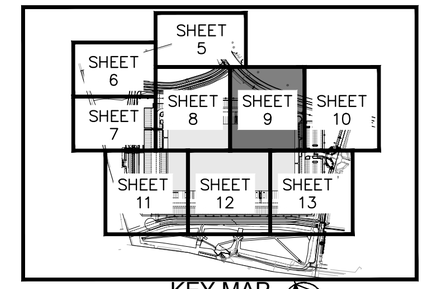

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9

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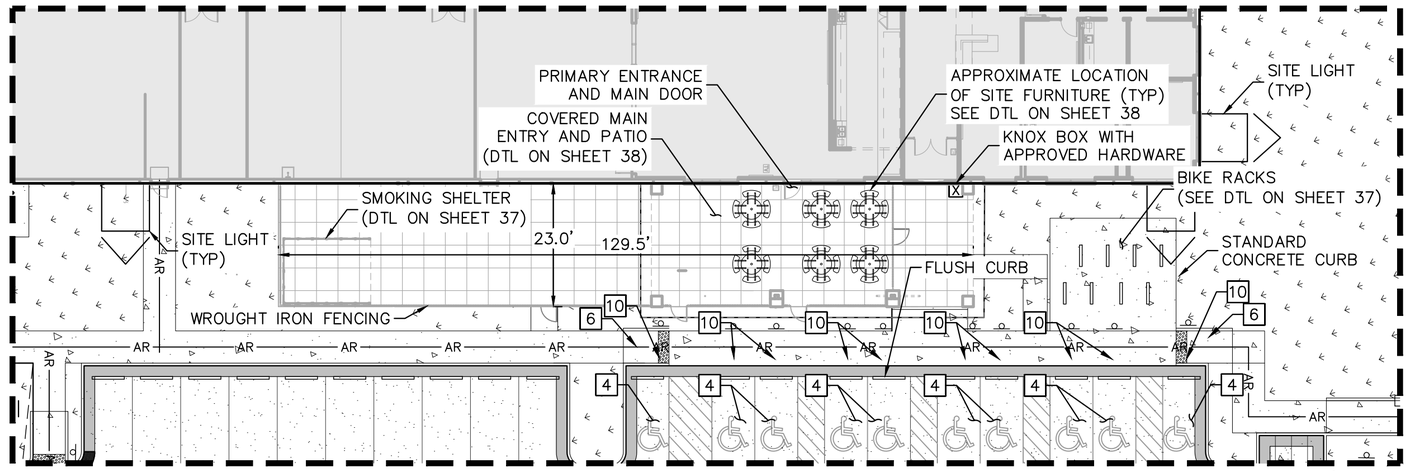
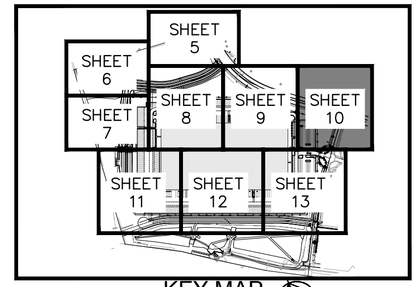


GRAPHIC SCALE IN FEET
0 10 20 40
1" = 20'
WHEN PRINTED AT 18"X24"

NORTH



KEY MAP
NTS

LOT 1, BLOCK 1, GATEWAY PARK IV
EAST SUBDIVISION FILING NO. 25
(REC NO 2019000087560)
ZONING: I-2

SALIDA ST
(REC NO C1266808 & C1266810)
(73' ROW)

MATCHLINE – SEE SHEET 9

S56°58'48"E 553.58'
16.0' UTILITY ESMT
EX 5.0' SIDEWALK
70.0' FL-FL
SNOW STORAGE AREA
40' UTILITY, DRAINAGE, LANDSCAPE, AND SIDEWALK ESMT (REC NO C1162878)
EX LIGHT POLE
EX CROSSWALK
FULL MOVEMENT ACCESS
MONUMENT SIGN
SITE LIGHT (TYP)
26.0'
19.0' 19.0' 24.0' 19.0' 19.0' 24.0' 19.0' 19.0' 24.0' 19.0' 19.0' 24.0'
EX 50.0' PRIVATE INGRESS/EGRESS, UTILITY, SIDEWALK, DRAINAGE, & LANDSCAPE ESMT (REC NO 20060809000808660)
EX 5.0' SIDEWALK
S33°01'12"W 316.14'
EX DOUBLE YELLOW STRIPING
TELLURIDE ST (PRIVATE)
TEMPORARY CURB TO BE REMOVED AS PART OF PHASE II.
MONUMENT SIGN
21.9' 21.9'
43.8' FL-FL
26.0' UTILITY & FIRE LANE ESMT
LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 21
(REC NO 201700086070)
ZONING: MU-C
EX CROSSWALK
MATCHLINE – SEE SHEET 13

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT 18"X24"

NORTH

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- PARKING COUNT
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- EX/PROP SITE LIGHT
- HEAVY DUTY PAVEMENT
- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- FUTURE PARKING
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PREVIOUSLY APPROVED (REC NO. 2021000078765)
- PROP. BLACK CLAD CHAIN LINK FENCE
- PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)

KEY NOTES

1. SIGHT TRIANGLE (LENGTH PER PLAN)
2. VEHICLE PARKING SPACE (18'X9')
3. TRACTOR/TRAILER PARKING SPACE (60'X12')
4. ACCESSIBLE PARKING SPACE (DIMENSIONS PER PLAN)
5A. STANDARD CONCRETE CURB AND GUTTER
5B. 1' TALL CONCRETE CURB AND GUTTER (SEE DTL ON SHEET 37)
6. ACCESSIBLE CURB RAMP
7. SIDEWALK (6' WIDE TYP)
8. PEDESTRIAN CROSSWALK
9. STOP SIGN
10. ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET 36)
11. BUILDING INGRESS/EGRESS DOOR
12. FIRE HYDRANT WITH (4) 4" BOLLARDS (PER COA STD DTL 208 & GPDRC)
13. STORM SEWER INLET (PROPOSED)
14. FIRE SPRINKLER FDC WITH APPROVED KNOX CAPS AND FDC SIGN (SEE DTL ON SHEET 37)
15. "NO PARKING FIRE LANE" SIGN (SEE DTL ON SHEET 36)
16. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
17. FIRE RISER ROOM POINT OF EGRESS WITH RISER ROOM SIGN (SEE DTL ON SHEET 37)
18. 6' TALL, BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
19. 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
20. DIAGONAL STRIPING (SEE DTL ON SHEET 37)

GENERAL NOTES

1. RADII ARE 3.0' UNLESS OTHERWISE NOTED.

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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

PROJECT SKIFREE
SITE PLAN
SITE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_SP.DWG
PROJECT NO. 067918026

SHEET NO.
10

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MATCHLINE – SEE SHEET 7

MATCHLINE – SEE SHEET 8

(2) 14 LF AUTOMATIC BARRIER ARM WITH APPROVED SIEREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE PER DTL 5 ON SHEET 34

GUARD HOUSE

GOLF CART PARKING

10.0' UTILITY ESMT

SITE LIGHT (TYP)

60.0' | 65.0' | 60.0'

12.0'

4" WHITE SKIP STRIPE

4" YELLOW SOLID STRIPE

4" WHITE SOLID STRIPE (TYP)

4" WHITE SKIP STRIPE

15.0'

26.0' FIRE LANE ESMT

DOLLY PAD (TYP)

SITE LIGHT (TYP)

26.0' UTILITY & FIRE LANE ESMT

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION
FILING NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF

16.0' | 16.0'

26.0'

FUTURE CONCRETE PAD FOR POWER EQUIPMENT

WHEEL STOP (TYP)

CONCRETE RAMP

65.0'

60.0'

12.0'

10.0' UTILITY EASEMENT

TRUCK DOCK SPACES (TYP)

64.0'

R=26.0'

26.0' UTILITY & FIRE LANE ESMT

65.0'

4" WHITE SOLID STRIPE (TYP)

EX FENCE

SNOW STORAGE AREA

DOLLY PAD (TYP)

12.0'

15.0'

WHEEL STOP (TYP)

PROPERTY LINE (TYP)

EX 10' PSCO EASEMENT (BK 5644, PG 966)

SITE LIGHT (TYP)

16.0' UTILITY ESMT

55.0'

8.0' | 8.0' SIDEWALK

PENA BOULEVARD
(PUBLIC ROW WIDTH VARIES)
BOOK 3896 PAGE 549
ZONING: I-2

PRIVATE UTILITY ESMT

10' UTILITY ESMT

4" SOLID AND SKIP YELLOW STRIPE

WORK APPROVED AS PART OF REC NO. 20210000063854 AND WILL BE INCLUDED WITHIN THE CIVIL PLAN SUBMISSION FOR THIS PROJECT AND WILL BE BUILT AS PART OF PHASE 1

PROPERTY LINE (TYP)

35TH AVE (PRIVATE)
(REC NO 20210000063854)

14.0' | 12.0' | 14.0'

40.0' FL-FL

59' PRIVATE ACCESS ESMT
(REC NO 20210000063854)

PREVIOUSLY APPROVED POND (RSN #221069) WILL BE CONSTRUCTED WITH PHASE I OF THIS PROJECT, APART FROM LIFT STATION WORK THAT IS CURRENTLY COMPLETE

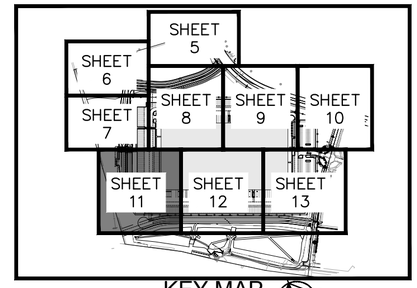
40' UTILITY ESMT

EX COA DRAINAGE EASEMENT (REC NO 2021000060375)

TRACT A GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(399,983 SF / 9.182 AC)
ZONING: I-2

N01°13'04"E 666.07'

MATCHLINE – SEE SHEET 12



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- PARKING COUNT
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- EX/PROP SITE LIGHT
- HEAVY DUTY PAVEMENT
- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- AR — ACCESSIBLE ROUTE
- FUTURE PARKING SIGHT TRIANGLE (SEE KEYNOTE #1)
- PREVIOUSLY APPROVED (REC NO. 20210000078765)
- PROP. BLACK CLAD CHAIN LINK FENCE
- PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)

KEY NOTES

1. SIGHT TRIANGLE (LENGTH PER PLAN)
2. VEHICLE PARKING SPACE (18'X9')
3. TRACTOR/TRAILER PARKING SPACE (60'X12')
4. ACCESSIBLE PARKING SPACE (DIMENSIONS PER PLAN)
5A. STANDARD CONCRETE CURB AND GUTTER
5B. 1' TALL CONCRETE CURB AND GUTTER (SEE DTL ON SHEET 37)
6. ACCESSIBLE CURB RAMP
7. SIDEWALK (6' WIDE TYP)
8. PEDESTRIAN CROSSWALK
9. STOP SIGN
10. ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET 36)
11. BUILDING INGRESS/EGRESS DOOR
12. FIRE HYDRANT WITH (4) 4" BOLLARDS (PER COA STD DTL 208 & GPDRC)
13. STORM SEWER INLET (PROPOSED)
14. FIRE SPRINKLER FDC WITH APPROVED KNOX CAPS AND FDC SIGN (SEE DTL ON SHEET 37)
15. "NO PARKING FIRE LANE" SIGN (SEE DTL ON SHEET 36)
16. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
17. FIRE RISER ROOM POINT OF EGRESS WITH RISER ROOM SIGN (SEE DTL ON SHEET 37)
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20. DIAGONAL STRIPING (SEE DTL ON SHEET 37)

GENERAL NOTES

1. RADII ARE 3.0' UNLESS OTHERWISE NOTED.

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT 18"X24"

NORTH

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1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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PROJECT SKIFREE
SITE PLAN
SITE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_SP.DWG
PROJECT NO. 067918026

SHEET NO. 11

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MATCHLINE – SEE SHEET 8

MATCHLINE – SEE SHEET 9

MATCHLINE – SEE SHEET 11

MATCHLINE – SEE SHEET 13

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF

SEE DTL ON SHEET 37

2,600 GALLONS OF DIESEL FUEL STORED WITHIN THE FUEL TANK OF THE GENERATOR

SCREENING WALL TO ENTIRELY SCREEN GENERATOR EQUIPMENT (APPROX. ~15' HIGH)
SEE DTL 6 ON SHEET 34

KNOX BOX WITH APPROVED HARDWARE

WHEEL STOP (TYP)

SITE LIGHT (TYP)

TRANSFORMER

60.0'

14.5'

14.5'

10.0' UTILITY EASEMENT

TRUCK DOCK SPACES (TYP)

65.0'

26.0' UTILITY & FIRE LANE ESMT

4" WHITE SOLID STRIPE (TYP)

12.0'

DOLLY PAD (TYP)

15.0'

55.0'

WHEEL STOP (TYP)

SITE LIGHT (TYP)

8.0' SIDEWALK

8.0'

4" SOLID AND SKIP YELLOW STRIPE

40' UTILITY ESMT

35TH AVE (PRIVATE)
(REC NO 20210000063854)

10.0' UTILITY EASEMENT

40.0' FL–FL

14.0'

12.0'

14.0'

59' PRIVATE ACCESS ESMT

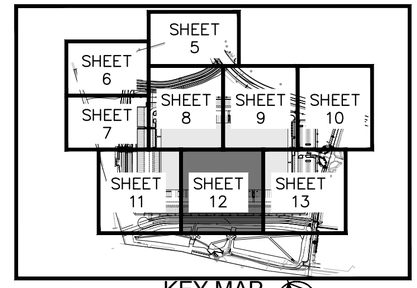
PROPERTY LINE (TYP)

TRACT A GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(399,983 SF / 9.182 AC)
ZONING: I-2

EX PRIVATE DRAINAGE ESMT

PREVIOUSLY APPROVED POND (RSN #221069) WILL BE CONSTRUCTED WITH PHASE I OF THIS PROJECT, APART FROM LIFT STATION WORK THAT IS CURRENTLY COMPLETE

WORK APPROVED AS PART OF REC NO. 20210000063854 AND WILL BE INCLUDED WITHIN THE CIVIL PLAN SUBMISSION FOR THIS PROJECT AND WILL BE BUILT AS PART OF PHASE 1



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- # PARKING COUNT
- FDC W/ KNOX HARDWARE
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- EX/PROP SITE LIGHT
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- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- AR ACCESSIBLE ROUTE
- FUTURE PARKING
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PREVIOUSLY APPROVED (REC NO. 2021000078765)
- PROP. BLACK CLAD CHAIN LINK FENCE
- PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)

KEY NOTES

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2. VEHICLE PARKING SPACE (18'X9')
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14. FIRE SPRINKLER FDC WITH APPROVED KNOX CAPS AND FDC SIGN (SEE DTL ON SHEET 37)
15. "NO PARKING FIRE LANE" SIGN (SEE DTL ON SHEET 36)
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19. 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
20. DIAGONAL STRIPING (SEE DTL ON SHEET 37)

GENERAL NOTES

1. RADII ARE 3.0' UNLESS OTHERWISE NOTED.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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PROJECT SKIFREE
SITE PLAN
SITE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_SP.DWG
PROJECT NO. 067918026

SHEET NO.
12

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MATCHLINE – SEE SHEET 9

MATCHLINE – SEE SHEET 10

MATCHLINE – SEE SHEET 15

SEE SHEET 10 FOR DETAIL IN THIS AREA

FDC SIGN PER DTL ON SHEET 36

RISER ROOM SIGN PER DTL ON SHEET 36

KNOX BOX WITH APPROVED HARDWARE

8' SIDEWALK

10.0' UTILITY ESMT

10.0' UTILITY ESMT

37.0' FIRE LANE ESMT

MAN GATE PER DTL 10 ON SHEET 35

MAN GATE PER DTL 10 ON SHEET 35

30.0' FIRE LANE ESMT

10.0' UTILITY ESMT

290'

EX FIRE LANE AND UTILITY ESMT (REC NO 2006092200095867O)

EX STOP SIGN

12 LF AUTOMATIC BARRIER ARM WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE PER DTL 5 ON SHEET 34

(2) 16 LF AUTOMATIC BARRIER ARM WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE PER DTL 5 ON SHEET 34

EX CROSSWALK

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF

19.0' 26.0' 19.0' 19.0' 24.0' 19.0' 19.0'

26.0' UTILITY & FIRE LANE ESMT

24.0' 19.0'

SITE LIGHT (TYP)

SITE LIGHT (TYP)

S33°01'12"W 327.52'

EX 50.0' PRIVATE INGRESS/EGRESS, UTILITY, SIDEWALK, DRAINAGE, & LANDSCAPE ESMT (REC NO 20060809000808660)

ENLARGED TRASH ENCLOSURE

SCREENING WALL PER DTL 6 ON SHEET 34

WHEEL STOP (TYP)

CONCRETE RAMP

6.0' SIDEWALK

(2) 13 LF MANUAL SWING GATE WITH APPROVED KNOX HARDWARE PER DTL 7 ON SHEET 35

335'

EX DOUBLE YELLOW STRIPING

SNOW STORAGE AREA

29.8' FL-FL

14.9' 14.9'

AREA PROVIDED FOR TURNAROUND

PROPERTY LINE (TYP)

60.0'

12.0'

10.0' UTILITY ESMT

TRUCK DOCK SPACES (TYP)

65.0'

26.0' UTILITY & FIRE LANE ESMT

DOLLY PAD (TYP)

12.0'

4" WHITE SOLID STRIPE (TYP)

WHEEL STOP (TYP)

15.0'

55.0'

SITE LIGHT (TYP)

10.0' UTILITY EASEMENT

8.0' SIDEWALK

8.0'

TELLURIDE ST (PRIVATE)

EX 16' DRAINAGE AND UTILITY EASEMENT REC. NO. 20120000009597

EX DRAINAGE EASEMENT REC. NO. 200609220958660

4" DOUBLE YELLOW STRIPING

40' UTILITY ESMT

TURN ARROW MARKING

290'

LOT 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 11, AMEND NO 1
(REC NO 201200009597)
ZONING: MU-C

PROPERTY LINE (TYP)

40.0' FL-FL

35TH AVE (PRIVATE) (REC NO 20210000063854)

12.0'

14.0'

14.0'

8" SOLID WHITE STRIPING

S23°54'42"W 611.74'

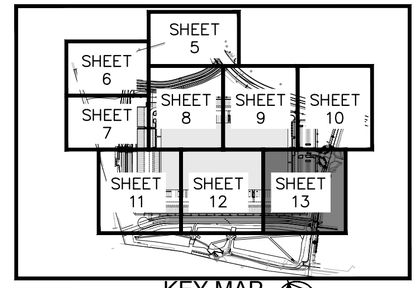
335'

EX PRIVATE DRAINAGE ESMT REC. NO. 200690922000958660

TRACT A GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(399,983 SF / 9.182 AC)
ZONING: I-2

WORK APPROVED AS PART OF REC NO. 20210000063854 AND WILL BE INCLUDED WITHIN THE CIVIL PLAN SUBMISSION FOR THIS PROJECT AND WILL BE BUILT AS PART OF PHASE 1

PREVIOUSLY APPROVED POND (RSN #221069) WILL BE CONSTRUCTED WITH PHASE I OF THIS PROJECT, APART FROM LIFT STATION WORK THAT IS CURRENTLY COMPLETE



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- PARKING COUNT
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- EX/PROP SITE LIGHT
- HEAVY DUTY PAVEMENT
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- ACCESSIBLE ROUTE
- FUTURE PARKING
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PREVIOUSLY APPROVED (REC NO. 20210000078765)
- PROP. BLACK CLAD CHAIN LINK FENCE
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- PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)

KEY NOTES

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20. DIAGONAL STRIPING (SEE DTL ON SHEET 37)

GENERAL NOTES

1. RADII ARE 3.0' UNLESS OTHERWISE NOTED.

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT 18"X24"

NORTH

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

PROJECT SKIFREE
SITE PLAN
SITE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_SP.DWG
PROJECT NO. 067918026

SHEET NO.
13

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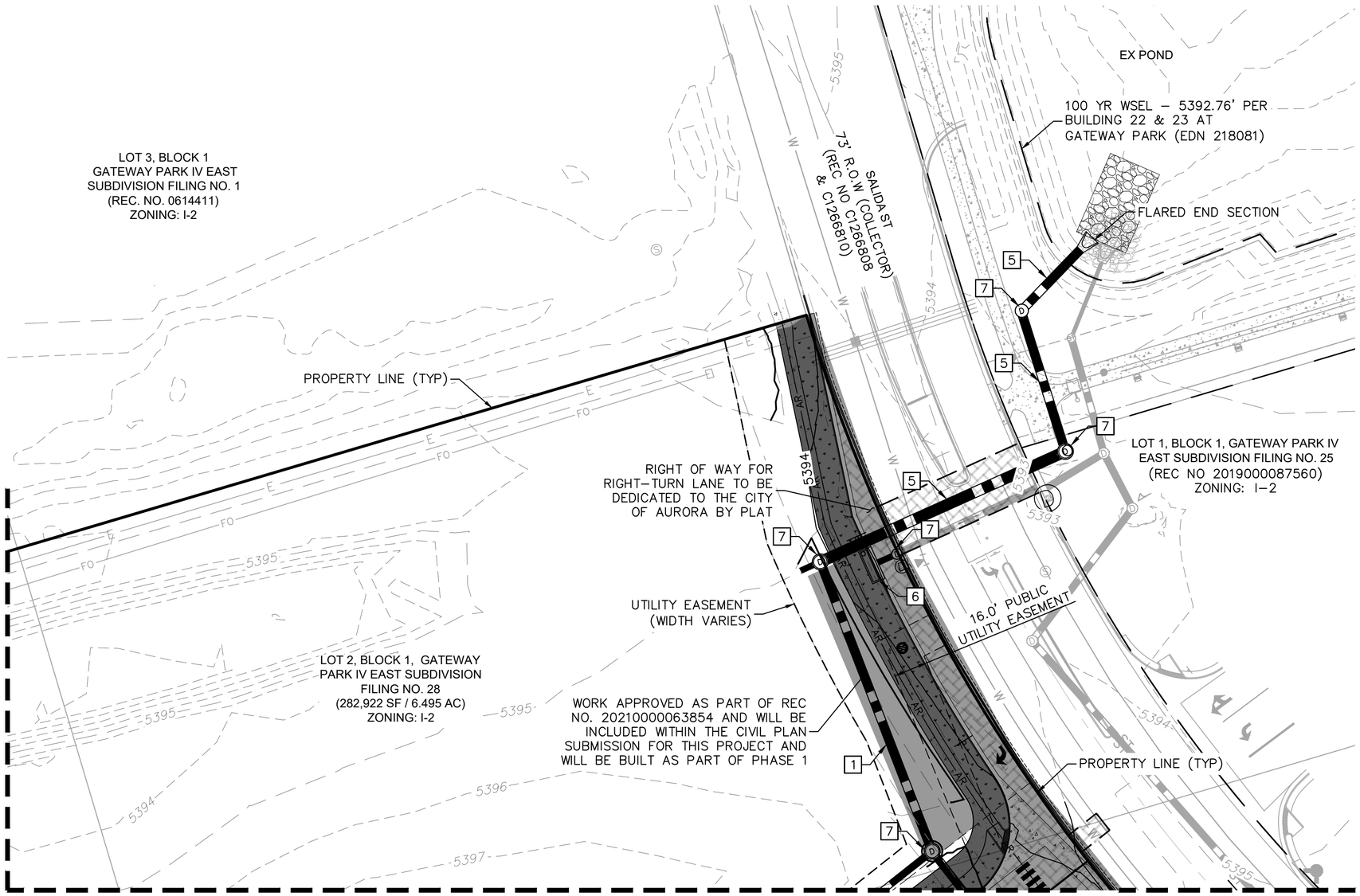

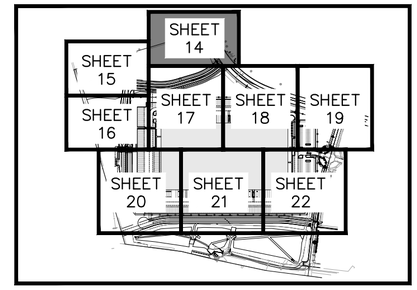

KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- HEAVY DUTY PAVEMENT
- PREVIOUSLY APPROVED (REC NO. 2021000078765)
- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- SIGHT TRIANGLE
- PROP. BLACK CLAD CHAIN LINK FENCE
- PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)
- FUTURE PARKING
- DIAGONAL STRIPING (SEE DTL ON SHEET 37)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED/EXISTING FIRE HYDRANT
- PROPOSED/EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE

GRADING KEYNOTE LEGEND

1. PRIVATE STORM SEWER PIPE
2. PRIVATE STORM SEWER INLET
3. PRIVATE STORM SEWER CLEANOUT
4. PRIVATE STORM SEWER MANHOLE
5. PUBLIC STORM SEWER PIPE
6. PUBLIC STORM SEWER INLET
7. PUBLIC STORM SEWER MANHOLE
8. FIRE HYDRANT

GRADING NOTES

1. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS–SLOPE AND 5% IN DIRECTION OF TRAVEL.
2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT 18"X24"

NORTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8–09–23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3–16–22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12–07–21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10–13–21	SAL

Kimley»Horn
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PROJECT SKIFREE
SITE PLAN
PRELIMINARY GRADING PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
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FILE NO. 067918026_SP_GR.DWG
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SHEET NO.
14

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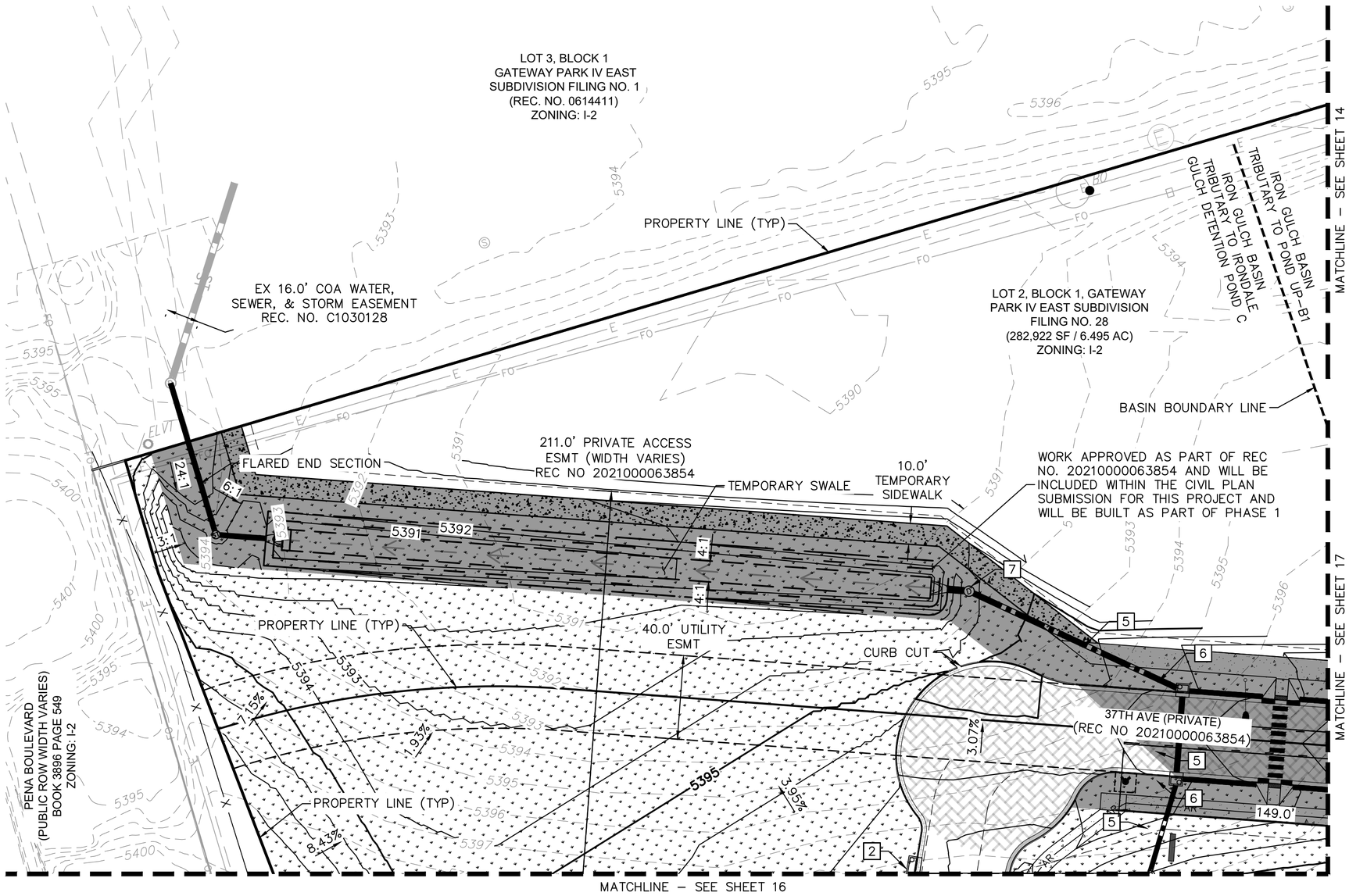

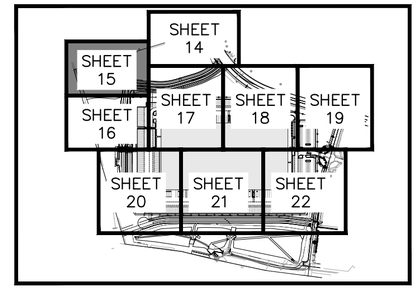

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SHEET NO.
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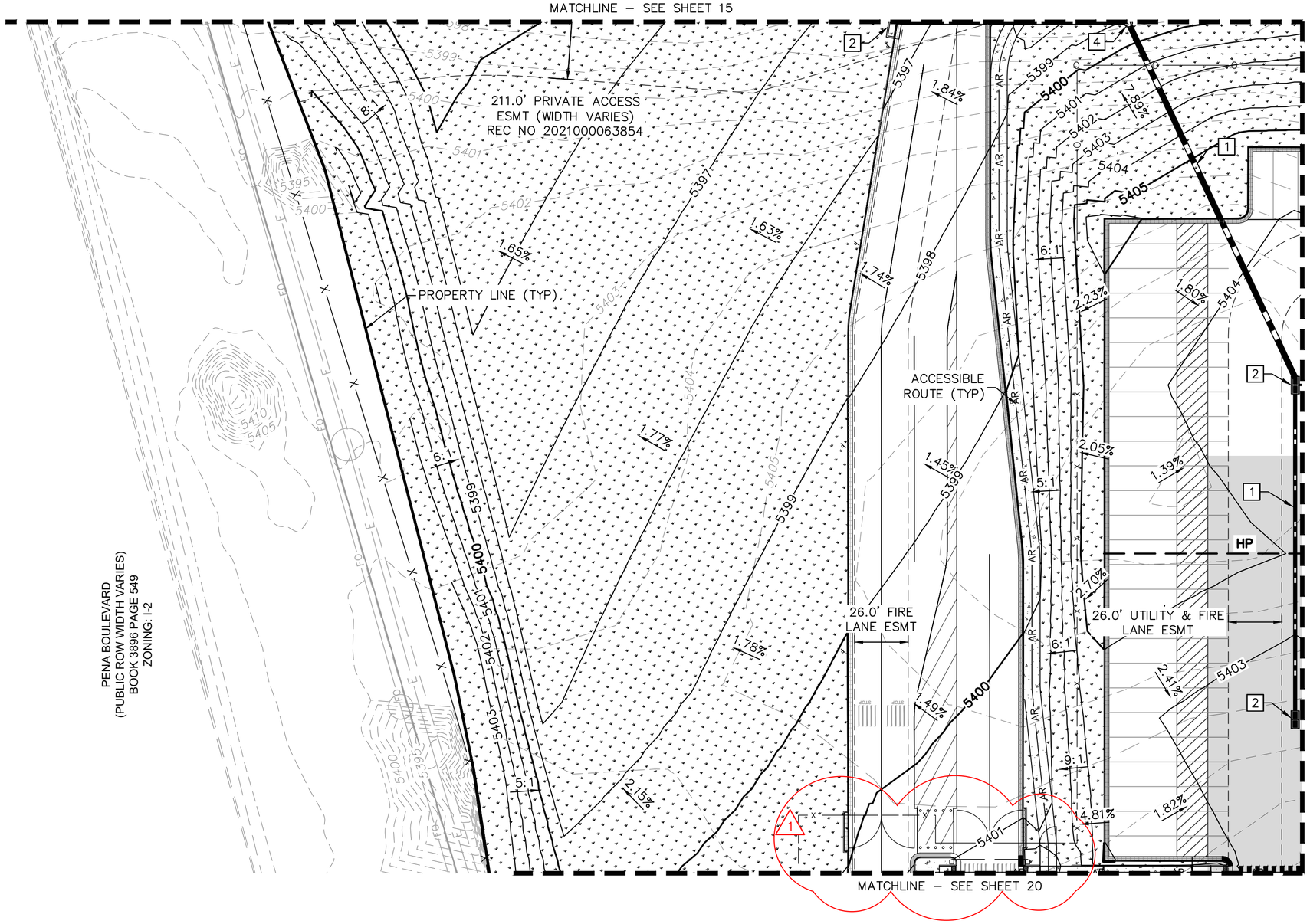

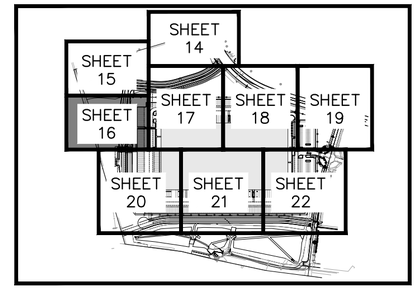

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FILE NO. 067918026_SP_GR.DWG
PROJECT NO. 067918026

SHEET NO. 16

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MATCHLINE – SEE SHEET 14

MATCHLINE – SEE SHEET 15

MATCHLINE – SEE SHEET 16

MATCHLINE – SEE SHEET 18

MATCHLINE – SEE SHEET 20

MATCHLINE – SEE SHEET 21

BASIN BOUNDARY LINE

LOT 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(282,922 SF / 6.495 AC)
ZONING: I-2

WORK APPROVED AS PART OF REC NO. 20210000063854 AND WILL BE INCLUDED WITHIN THE CIVIL PLAN SUBMISSION FOR THIS PROJECT AND WILL BE BUILT AS PART OF PHASE 1

16.0' PUBLIC UTILITY EASEMENT

10.0' UTILITY EASEMENT

37TH AVE (PRIVATE)
(REC NO 20210000063854)

40.0' UTILITY ESMT

PROPERTY LINE (TYP)

91.0' PRIVATE ACCESS ESMT
(WIDTH VARIES)
REC NO 2021000063854

16.0' UTILITY ESMT

10.0' UTILITY ESMT

26.0' UTILITY & FIRE LANE ESMT

IRON GULCH BASIN TRIBUTARY TO POND UP-B1

IRON GULCH BASIN TRIBUTARY TO IRONDALE GULCH DETENTION POND C

RAMP DOWN

FLUSH CURB

BIKE RACKS

ACCESSIBLE ROUTE (TYP)

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF

FFE=5405.58

SHEET 14 | SHEET 15 | SHEET 16 | SHEET 17 | SHEET 18 | SHEET 19 | SHEET 20 | SHEET 21 | SHEET 22

KEY MAP
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- PROP. BLACK CLAD CHAIN LINK FENCE
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PROJECT SKIFREE
SITE PLAN
PRELIMINARY GRADING PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_GR.DWG
PROJECT NO. 067918026

SHEET NO.
17

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MATCHLINE – SEE SHEET 14

MATCHLINE – SEE SHEET 17

MATCHLINE – SEE SHEET 19

MATCHLINE – SEE SHEET 21

MATCHLINE – SEE SHEET 22

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 25 (REC NO 2019000087560) ZONING: I–2

PROPERTY LINE (TYP)

SALIDA ST 73' R.O.W (COLLECTOR) (REC NO C1266808 & C1266810)

EX UTILITY ESMT (REC NO C1266813)

40' UTILITY, DRAINAGE, LANDSCAPE, AND SIDEWALK ESMT (REC NO C1162878)

EX UTILITY ESMT (REC NO C1266814)

EX UTILITY ESMT (REC NO C1266814)

FIRE LANE ESMT (WIDTH VARIES)

16.0' UTILITY ESMT

10.0' UTILITY ESMT

26.0' UTILITY & FIRE LANE ESMT

10.0' UTILITY ESMT

26.0' UTILITY & FIRE LANE ESMT

RAMP DOWN

BIKE RACKS

FLUSH CURB

ACCESSIBLE ROUTE (TYP)

RAMP DOWN

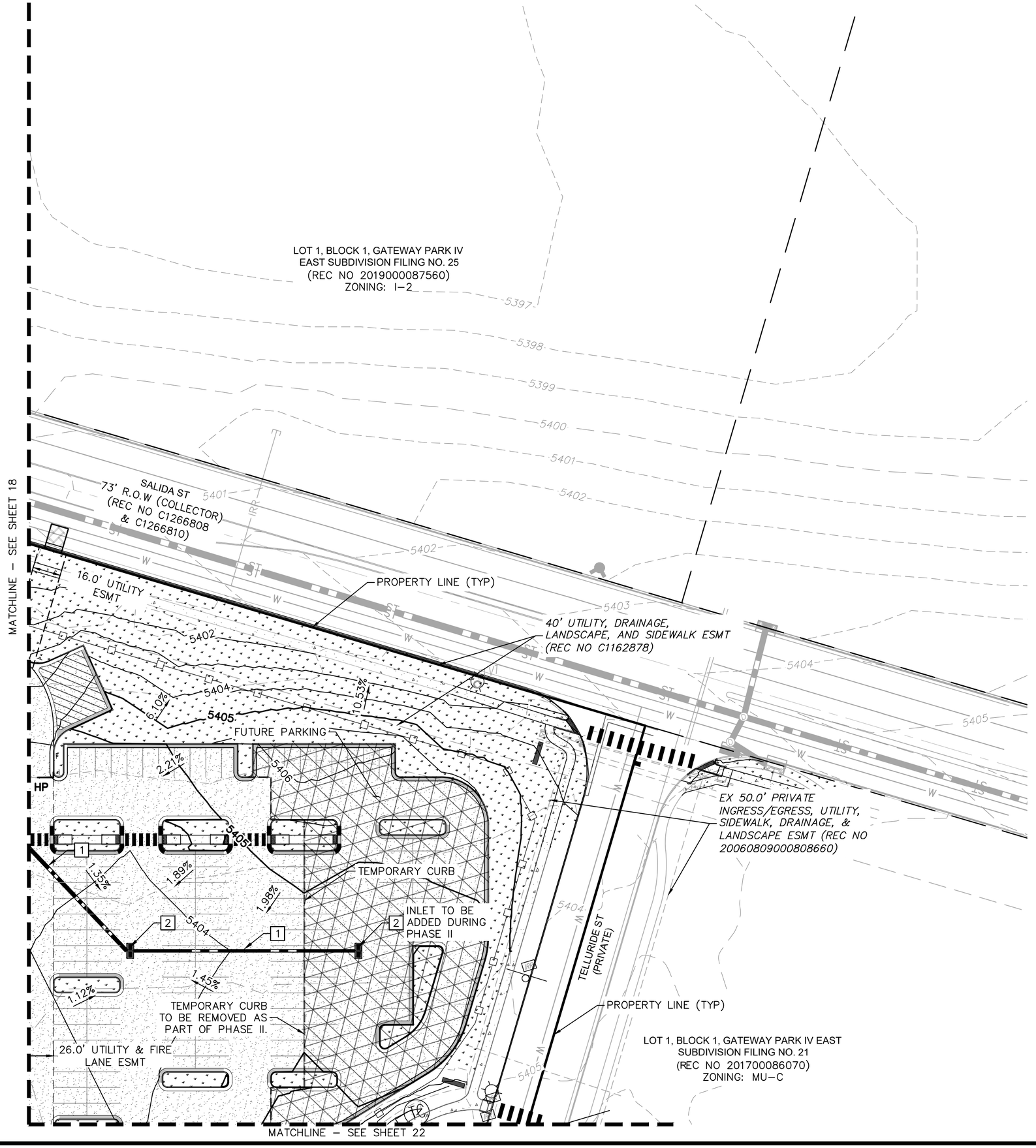
26.0' UTILITY & FIRE LANE ESMT

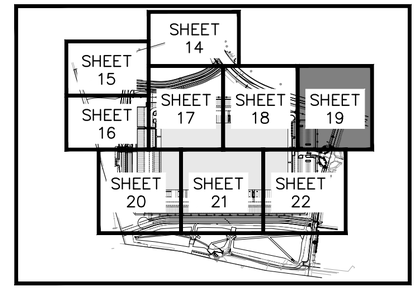
LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28 (1,865,339 SF / 42.822 AC)

PROPOSED BUILDING 512,720 SF

FFE=5405.58

5396 5397 5398 5399 5400 5401 5405 5405.4 5405.5 5405.58 5405.6 5405.7 5405.8 5405.9 5406 5406.1 5406.2 5406.3 5406.4 5406.5 5406.6 5406.7 5406.8 5406.9 5407 5407.1 5407.2 5407.3 5407.4 5407.5 5407.6 5407.7 5407.8 5407.9 5408 5408.1 5408.2 5408.3 5408.4 5408.5 5408.6 5408.7 5408.8 5408.9 5409 5409.1 5409.2 5409.3 5409.4 5409.5





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- CONCRETE SIDEWALK
- AR — ACCESSIBLE ROUTE
- SIGHT TRIANGLE
- x — PROP. BLACK CLAD CHAIN LINK FENCE
- PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- O — PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)
- FUTURE PARKING
- DIAGONAL STRIPING (SEE DTL ON SHEET 37)
- XX — EXISTING MAJOR CONTOUR
- XX — EXISTING MINOR CONTOUR
- XX — PROPOSED MAJOR CONTOUR
- XX — PROPOSED MINOR CONTOUR
- PROPOSED/EXISTING FIRE HYDRANT
- SS — PROPOSED/EXISTING SANITARY SEWER MANHOLE
- ST — PROPOSED/EXISTING STORM MANHOLE

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PRELIMINARY GRADING PLAN
AURORA, COLORADO

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FILE NO. 067918026_SP_GR.DWG
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SHEET NO.
19

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MATCHLINE – SEE SHEET 16

MATCHLINE – SEE SHEET 17

MATCHLINE – SEE SHEET 21

ACCESSIBLE ROUTE (TYP)

PROPERTY LINE (TYP)

10.0' UTILITY ESMT

26.0' FIRE LANE ESMT

26.0' UTILITY & FIRE LANE ESMT

BASIN BOUNDARY LINE

IRON GULCH BASIN TRIBUTARY TO POND UP-B1

IRON GULCH BASIN TRIBUTARY TO IRONDALE GULCH DETENTION POND C

SAND CREEK DRAINAGE BASIN

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF
FFE=5405.58

FUTURE CONCRETE PAD FOR POWER EQUIPMENT

RETAINING WALL AND HAND RAIL (MAX HEIGHT: 4')

10.0' UTILITY EASEMENT

16.0' UTILITY ESMT

PENA BOULEVARD
(PUBLIC ROW WIDTH VARIES)
BOOK 3896 PAGE 549
ZONING: I-2

SWALE

WORK APPROVED AS PART OF REC NO. 20210000063854 AND WILL BE INCLUDED WITHIN THE CIVIL PLAN SUBMISSION FOR THIS PROJECT AND WILL BE BUILT AS PART OF PHASE 1

PRIVATE UTILITY ESMT

EX 10' PSCO EASEMENT
(BK 5644, PG 966)

59' PRIVATE ACCESS ESMT

40' UTILITY ESMT BY PLAT

10' UTILITY ESMT

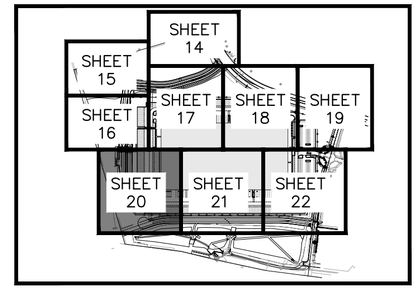
35TH AVE (PRIVATE)
(REC NO 20210000063854)

PROPERTY LINE (TYP)

100YR WSEL = 5398.00' PER SANDCREEK – POND C IMPROVEMENTS UNDER EDN 221069

PREVIOUSLY APPROVED POND (RSN #221069) WILL BE CONSTRUCTED WITH PHASE I OF THIS PROJECT, APART FROM LIFT STATION WORK THAT IS CURRENTLY COMPLETE

TRACT A GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(399,983 SF / 9.182 AC)
ZONING: I-2



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PROJECT SKIFREE
SITE PLAN
PRELIMINARY GRADING PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_GR.DWG
PROJECT NO. 067918026

SHEET NO. 20

k:\den_civil\067918026_project skifree\CADD\PlanSheets\067918026_SP_GR.dwg

MATCHLINE – SEE SHEET 17

MATCHLINE – SEE SHEET 18

MATCHLINE – SEE SHEET 20

MATCHLINE – SEE SHEET 22

BASIN BOUNDARY LINE

IRON GULCH BASIN
TRIBUTARY TO POND UP–B1

SAND CREEK DRAINAGE BASIN

SAND CREEK DRAINAGE BASIN

LOT 1, BLOCK 1, GATEWAY
PARK IV EAST SUBDIVISION
FILING NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF
FFE=5405.58

BASIN BOUNDARY LINE

10.0' UTILITY
EASEMENT

26.0' UTILITY & FIRE
LANE ESMT

35TH AVE (PRIVATE)
(REC NO 20210000063854)

10.0' UTILITY
EASEMENT

PRIVATE DRAINAGE
ESMT

59' PRIVATE ACCESS
ESMT

PROPERTY LINE (TYP)

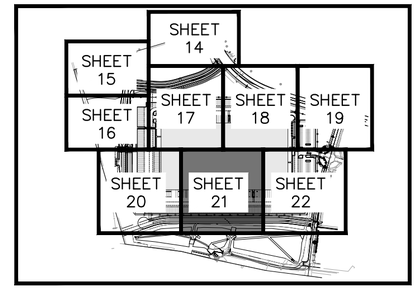
40' UTILITY ESMT
BY PLAT

100YR WSEL = 5398.00' PER
SANDCREEK – POND C
IMPROVEMENTS UNDER EDN 221069

TRACT A GATEWAY PARK
IV EAST SUBDIVISION
FILING NO. 28
(399,983 SF / 9.182 AC)
ZONING: I-2

PREVIOUSLY APPROVED POND
(RSN #221069) WILL BE CONSTRUCTED WITH
PHASE I OF THIS PROJECT, APART FROM LIFT
STATION WORK THAT IS CURRENTLY COMPLETE

WORK APPROVED AS PART OF
REC NO. 20210000063854
AND WILL BE INCLUDED
WITHIN THE CIVIL PLAN
SUBMISSION FOR THIS
PROJECT AND WILL BE BUILT
AS PART OF PHASE 1



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- HEAVY DUTY PAVEMENT
- PREVIOUSLY APPROVED (REC NO. 2021000078765)
- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- AR — ACCESSIBLE ROUTE
- SIGHT TRIANGLE
- PROP. BLACK CLAD CHAIN LINK FENCE
- PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- O — PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)
- FUTURE PARKING
- DIAGONAL STRIPING (SEE DTL ON SHEET 37)
- XX — EXISTING MAJOR CONTOUR
- XX — EXISTING MINOR CONTOUR
- XX — PROPOSED MAJOR CONTOUR
- XX — PROPOSED MINOR CONTOUR
- PROPOSED/EXISTING FIRE HYDRANT
- PROPOSED/EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE

GRADING KEYNOTE LEGEND

1. PRIVATE STORM SEWER PIPE
2. PRIVATE STORM SEWER INLET
3. PRIVATE STORM SEWER CLEANOUT
4. PRIVATE STORM SEWER MANHOLE
5. PUBLIC STORM SEWER PIPE
6. PUBLIC STORM SEWER INLET
7. PUBLIC STORM SEWER MANHOLE
8. FIRE HYDRANT

GRADING NOTES

1. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS–SLOPE AND 5% IN DIRECTION OF TRAVEL.
2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT 18"X24"

NORTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8–09–23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3–16–22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12–07–21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10–13–21	SAL

Kimley»Horn

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

PROJECT SKIFREE
SITE PLAN
PRELIMINARY GRADING PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
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FILE NO. 067918026_SP_GR.DWG
PROJECT NO. 067918026

SHEET NO.
21

k:\den_civil\067918026_project skifree\CADD\PlanSheets\067918026_SP_GR.dwg

MATCHLINE – SEE SHEET 18

MATCHLINE – SEE SHEET 19

MATCHLINE – SEE SHEET 21

IRON GULCH BASIN TRIBUTARY TO POND UP–B1 SAND CREEK DRAINAGE BASIN

BASIN BOUNDARY LINE

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28 (1,865,339 SF / 42.822 AC)

PROPOSED BUILDING 512,720 SF

FFE=5405.58

ACCESSIBLE ROUTE (TYP)

37.0' FIRE LANE ESMT

10.0' UTILITY ESMT

26.0' UTILITY & FIRE LANE ESMT

30.0' FIRE LANE ESMT

EX FIRE LANE AND UTILITY ESMT (REC NO 20060922000958670)

EX 50.0' PRIVATE INGRESS/EGRESS, UTILITY, SIDEWALK, DRAINAGE, & LANDSCAPE ESMT (REC NO 20060809000808660)

EX 16' DRAINAGE AND UTILITY EASEMENT REC. NO. 20120000009597

EX DRAINAGE EASEMENT REC. NO. 200609220958660

TELLURIDE ST (PRIVATE)

PROPERTY LINE (TYP)

40' UTILITY ESMT

59' PRIVATE ACCESS ESMT

35TH AVE (PRIVATE) (REC NO 20210000063854)

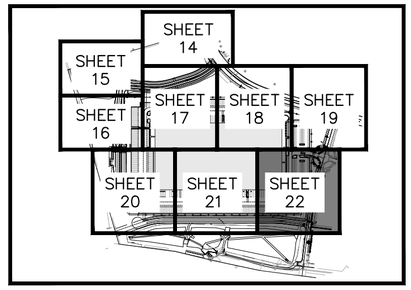
LOT 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 11, AMEND NO 1 (REC NO 201200009597) ZONING: MU–C

TRACT A GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28 (399,983 SF / 9.182 AC) ZONING: I-2

WORK APPROVED AS PART OF REC NO. 20210000063854 AND WILL BE INCLUDED WITHIN THE CIVIL PLAN SUBMISSION FOR THIS PROJECT AND WILL BE BUILT AS PART OF PHASE 1

PREVIOUSLY APPROVED POND (RSN #221069) WILL BE CONSTRUCTED WITH PHASE I OF THIS PROJECT, APART FROM LIFT STATION WORK THAT IS CURRENTLY COMPLETE

EX PRIVATE DRAINAGE ESMT REC. NO. 200609022000958660



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- HEAVY DUTY PAVEMENT
- PREVIOUSLY APPROVED (REC NO. 2021000078765)
- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- AR — ACCESSIBLE ROUTE
- SIGHT TRIANGLE
- PROP. BLACK CLAD CHAIN LINK FENCE
- PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)
- FUTURE PARKING
- DIAGONAL STRIPING (SEE DTL ON SHEET 37)
- XX — EXISTING MAJOR CONTOUR
- XX — EXISTING MINOR CONTOUR
- XX — PROPOSED MAJOR CONTOUR
- XX — PROPOSED MINOR CONTOUR
- PROPOSED/EXISTING FIRE HYDRANT
- PROPOSED/EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE

GRADING KEYNOTE LEGEND

1. PRIVATE STORM SEWER PIPE
2. PRIVATE STORM SEWER INLET
3. PRIVATE STORM SEWER CLEANOUT
4. PRIVATE STORM SEWER MANHOLE
5. PUBLIC STORM SEWER PIPE
6. PUBLIC STORM SEWER INLET
7. PUBLIC STORM SEWER MANHOLE
8. FIRE HYDRANT

GRADING NOTES

1. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS–SLOPE AND 5% IN DIRECTION OF TRAVEL.
2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT 24"X36"

NORTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8–09–23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3–16–22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12–07–21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10–13–21	SAL

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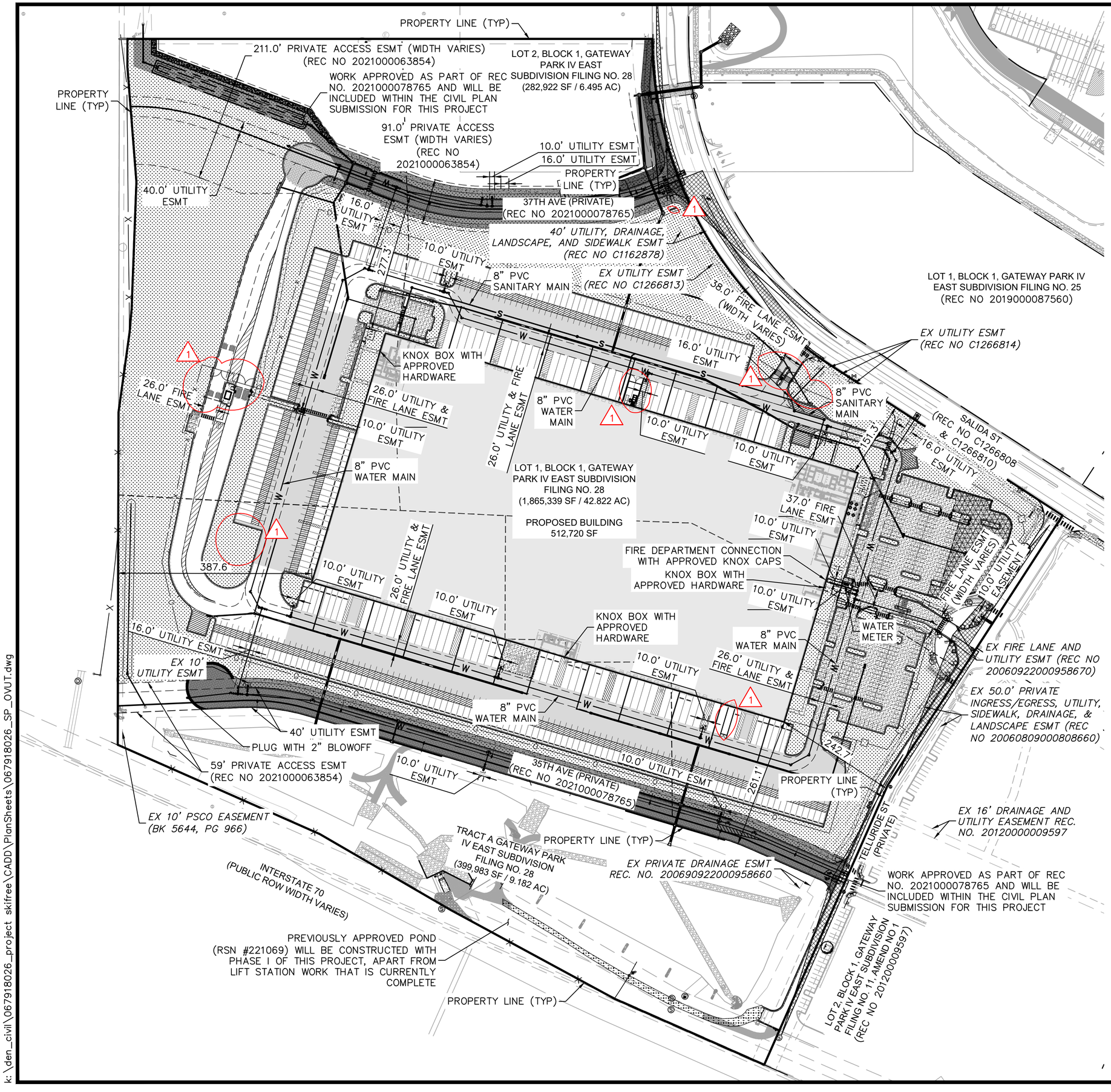
PROJECT SKIFREE
SITE PLAN
PRELIMINARY GRADING PLAN
AURORA, COLORADO

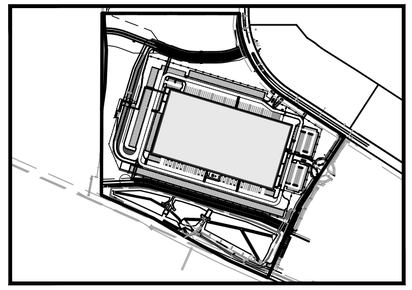
DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_GR.DWG
PROJECT NO. 067918026

SHEET NO.
22

k:\den_civil\067918026_project skifree\CADD\PlanSheets\067918026_SP_GR.dwg





KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- HEAVY DUTY CONCRETE PAVEMENT PREVIOUSLY APPROVED (REC NO. 2021000078765)
- ROADWAY PAVEMENT
- LIGHT DUTY ASPHALT
- CONCRETE SIDEWALK
- AR — ACCESSIBLE ROUTE
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PROP. BLACK CLAD CHAIN LINK FENCE
- PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)
- FUTURE PARKING
- DIAGONAL STRIPING (SEE DTL ON SHEET 37)
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- W — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- F F — PROPOSED 8" FIRE LINE DIP (PRIVATE)
- SS SS — PROPOSED SANITARY LINE
- SS SS — EXISTING SANITARY LINE
- PROPOSED/EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED WATER METER

UTILITY NOTES

1. ALL WATER AND SANITARY SEWER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. PRIVATE WATER AND SANITARY SEWER TO BE MAINTAINED BY THE OWNER. PUBLIC WATER AND SANITARY SEWER TO BE MAINTAINED BY THE CITY OF AURORA.
2. ALL WATER METERS ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA.
3. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTES AND WILL BE MAINTAINED BY THE PROPERTY OWNER.
4. REFER TO SHEETS 24–32 FOR DETAILED UTILITY PLAN.

GRAPHIC SCALE IN FEET
0 65 130 260
1" = 130'
WHEN PRINTED AT 18"X24"

NORTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8–09–23	SAL
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PROJECT SKIFREE
SITE PLAN
OVERALL UTILITY PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_OVUT.DWG
PROJECT NO. 067918026

SHEET NO. 23

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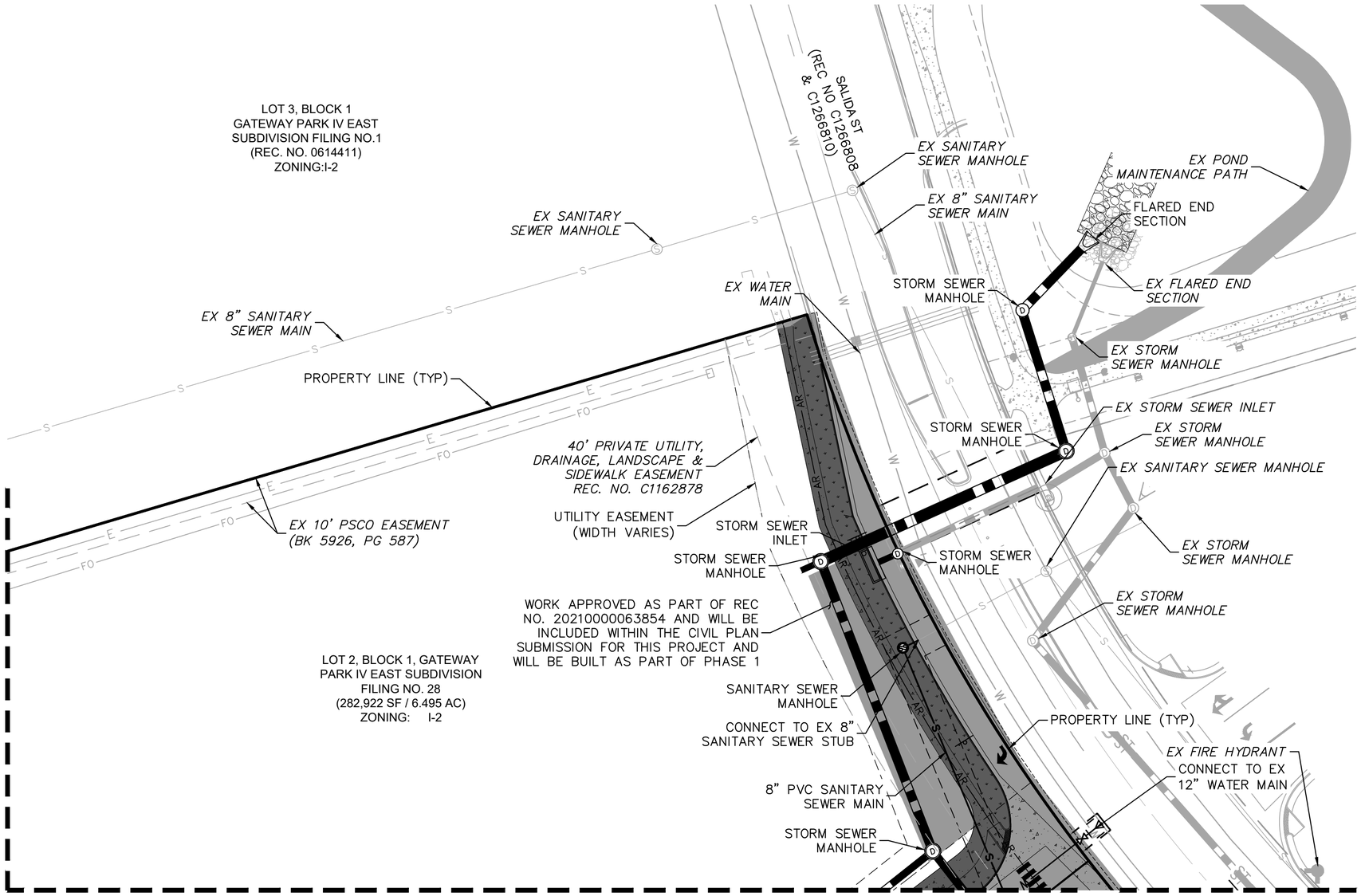

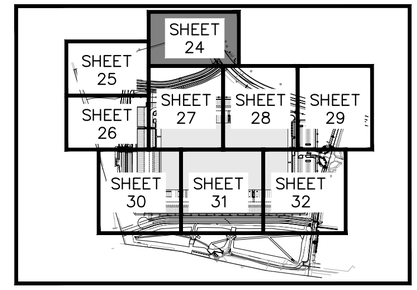

KEY MAP
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- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED 8" FIRE LINE DIP (PRIVATE)
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- PROPOSED/EXISTING STREET LIGHT
- PROPOSED/EXISTING FIRE HYDRANT
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0 20 40 80
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PROJECT SKIFREE
SITE PLAN
PRELIMINARY UTILITY PLAN
AURORA, COLORADO

DATE: 09/08/2021
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FILE NO. 067918026_SP_UT.DWG
PROJECT NO. 067918026

SHEET NO.
24

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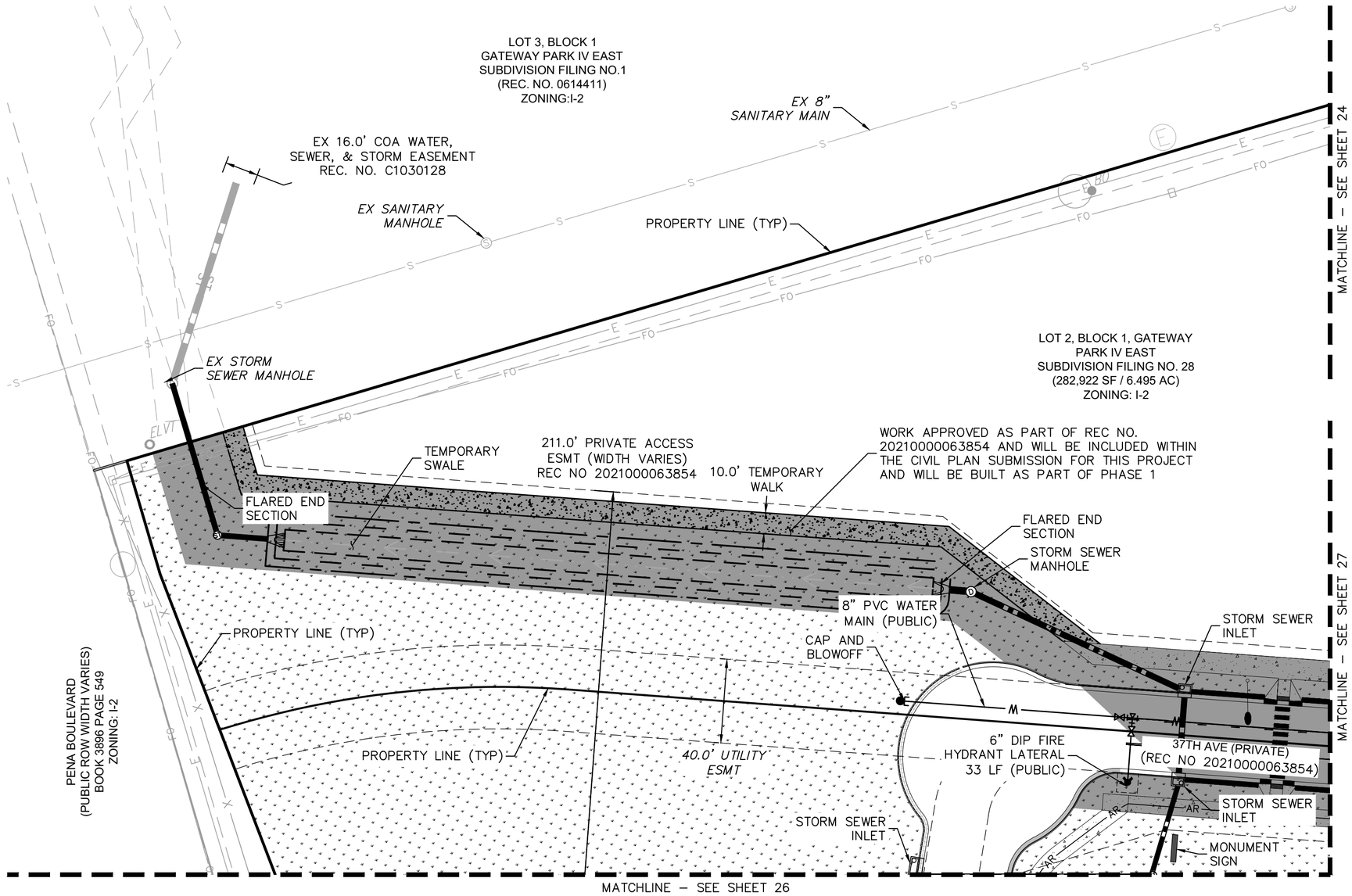

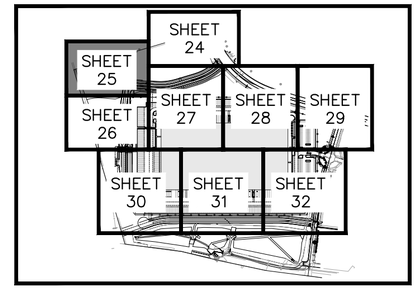

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- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED 8" FIRE LINE DIP (PRIVATE)
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- PROPOSED/EXISTING STREET LIGHT
- PROPOSED/EXISTING FIRE HYDRANT
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PROJECT SKIFREE
SITE PLAN
PRELIMINARY UTILITY PLAN
AURORA, COLORADO

DATE: 09/08/2021
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FILE NO. 067918026_SP_UT.DWG
PROJECT NO. 067918026

SHEET NO.
25

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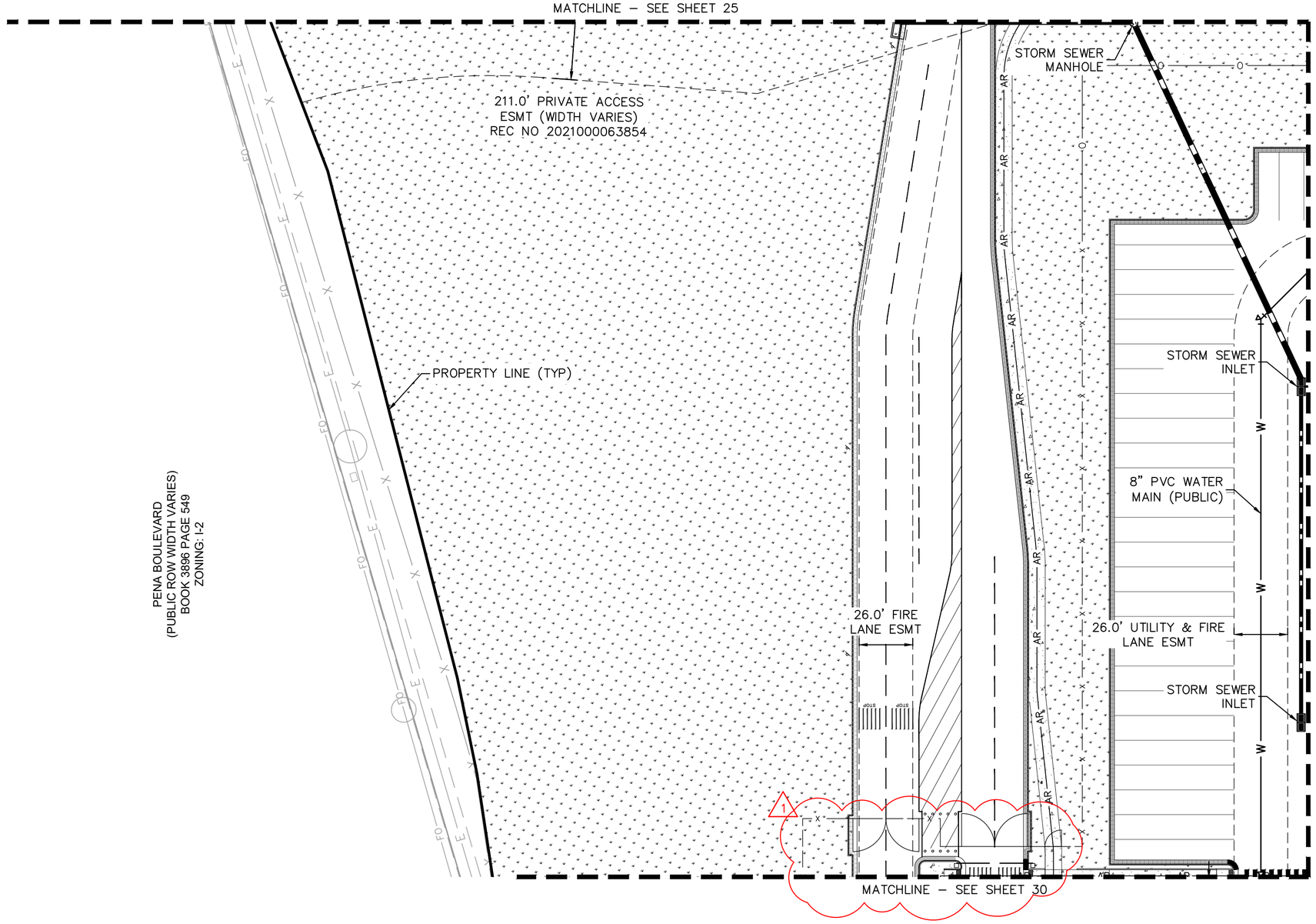

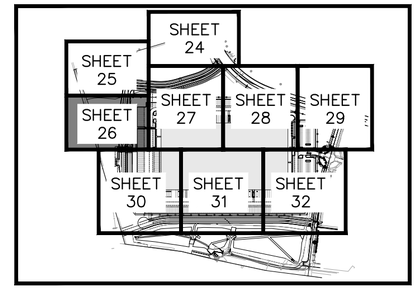

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PROJECT SKIFREE
SITE PLAN
PRELIMINARY UTILITY PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
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FILE NO. 067918026_SP_UT.DWG
PROJECT NO. 067918026

SHEET NO.
26

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MATCHLINE – SEE SHEET 24

MATCHLINE – SEE SHEET 25

MATCHLINE – SEE SHEET 26

MATCHLINE – SEE SHEET 28

MATCHLINE – SEE SHEET 30

MATCHLINE – SEE SHEET 31

LOT 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28 (282,922 SF / 6.495 AC) ZONING: I-2

WORK APPROVED AS PART OF REC NO. 20210000063854 AND WILL BE INCLUDED WITHIN THE CIVIL PLAN SUBMISSION FOR THIS PROJECT AND WILL BE BUILT AS PART OF PHASE 1

16.0' PUBLIC UTILITY EASEMENT

STORM SEWER MANHOLE

PROPERTY LINE (TYP)

8" PVC WATER MAIN

SANITARY SEWER STUB

SANITARY SEWER MANHOLE

STORM INLET

STORM SEWER MANHOLE

10.0' UTILITY EASEMENT

6" DIP FIRE HYDRANT LATERAL 18 LF (PUBLIC)

37TH AVE (PRIVATE) (REC NO 20210000063854)

40.0' UTILITY ESMT

8" PVC SANITARY SEWER MAIN

16.0' UTILITY ESMT

91.0' PRIVATE ACCESS ESMT (WIDTH VARIES) REC NO 2021000063854

8" PVC WATER MAIN (PUBLIC)

6" DIP FIRE HYDRANT LATERAL 17 LF (PUBLIC)

10.0' UTILITY ESMT

SANITARY SEWER MANHOLE (PRIVATE)

STORM SEWER CLEANOUT

STORM SEWER INLET

8" PVC SANITARY SEWER (PRIVATE)

STORM SEWER MANHOLE

26.0' UTILITY & FIRE LANE ESMT

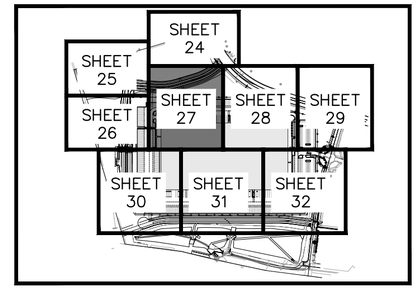
6" PVC SANITARY SEWER (PRIVATE)

ROOF DRAIN CONNECTION

KNOX BOX WITH APPROVED HARDWARE

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28 (1,865,339 SF / 42.822 AC)

PROPOSED BUILDING 512,720 SF



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- CONCRETE SIDEWALK
- PROP. BLACK CLAD CHAIN LINK FENCE
- PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)
- FUTURE PARKING
- DIAGONAL STRIPING (SEE DTL ON SHEET 37)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED 8" FIRE LINE DIP (PRIVATE)
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- PROPOSED/EXISTING STREET LIGHT
- PROPOSED/EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED WATER METER

UTILITY NOTES

1. ALL WATER AND SANITARY SEWER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. PRIVATE WATER AND SANITARY SEWER TO BE MAINTAINED BY THE PROPERTY OWNER. PUBLIC WATER AND SANITARY SEWER TO BE MAINTAINED BY THE CITY OF AURORA.
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GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT 18"X24"

NORTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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

PROJECT SKIFREE
SITE PLAN
PRELIMINARY UTILITY PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_UT.DWG
PROJECT NO. 067918026

SHEET NO.
27

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MATCHLINE – SEE SHEET 24

CONNECT TO EX STORM MAIN

STORM SEWER INLET

EX SANITARY SEWER MANHOLE

EX STORM SEWER MANHOLE

PROPERTY LINE (TYP)

EX 8" SANITARY SEWER MAIN

EX STORM SEWER MAIN

EX UTILITY ESMT (REC NO C1266813)

EX 8" SANITARY SEWER MAIN

SALIDA ST (REC NO C1266808 & C1266810)

40' UTILITY, DRAINAGE, LANDSCAPE, AND SIDEWALK ESMT (REC NO C1162878)

EX 12" WATER MAIN

STORM SEWER MANHOLE

EX UTILITY ESMT (REC NO C1266814)

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 25 (REC NO 2019000087560) ZONING: I-2

STORM SEWER INLET

CONNECT TO EX 8" PVC SANITARY SEWER

EX UTILITY ESMT (REC NO C1266814)

EX STORM SEWER MANHOLE

38.0' FIRE LANE ESMT

16.0' UTILITY ESMT

8" PVC SANITARY SEWER (PRIVATE)

EX FIRE HYDRANT

STORM SEWER INLET

SANITARY SEWER MANHOLE (PRIVATE)

8" PVC SANITARY SEWER (PRIVATE)

8" PVC SANITARY SEWER (PRIVATE)

SANITARY SEWER MANHOLE (PRIVATE)

6" DIP FIRE HYDRANT LATERAL 22 LF (PUBLIC)

STORM SEWER CLEANOUT

STORM SEWER INLET

STORM SEWER INLET

STORM SEWER INLET

26.0' UTILITY & FIRE LANE ESMT

6" DIP FIRE HYDRANT LATERAL 17 LF (PUBLIC)

10.0' UTILITY ESMT

STORM SEWER CLEANOUT

8" PVC WATER MAIN (PUBLIC)

STORM SEWER MANHOLE

STORM SEWER INLET

STORM SEWER MANHOLE

10.0' UTILITY ESMT

STORM SEWER MANHOLE

STORM SEWER CLEANOUT

6" PVC SANITARY SEWER (PRIVATE)

6" PVC SANITARY SEWER (PRIVATE)

ROOF DRAIN CONNECTION

ROOF DRAIN CONNECTION

ROOF DRAIN CONNECTION

ROOF DRAIN CONNECTION

ROOF DRAIN CONNECTION

ROOF DRAIN CONNECTION

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28 (1,865,339 SF / 42.822 AC)

PROPOSED BUILDING 512,720 SF

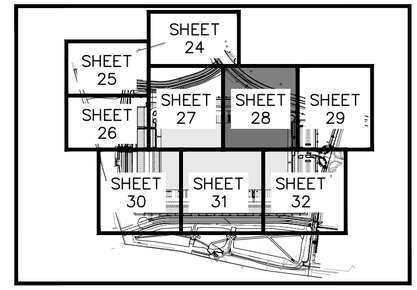
26.0' UTILITY & FIRE LANE ESMT

MATCHLINE – SEE SHEET 27

MATCHLINE – SEE SHEET 29

MATCHLINE – SEE SHEET 31

MATCHLINE – SEE SHEET 32



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
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- FDC W/ KNOX HARDWARE
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- PROPOSED/EXISTING STREET LIGHT
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- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED WATER METER

UTILITY NOTES

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WHEN PRINTED AT 18"X24"

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Kimley»Horn
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Denver, Colorado 80237 (303) 228-2300

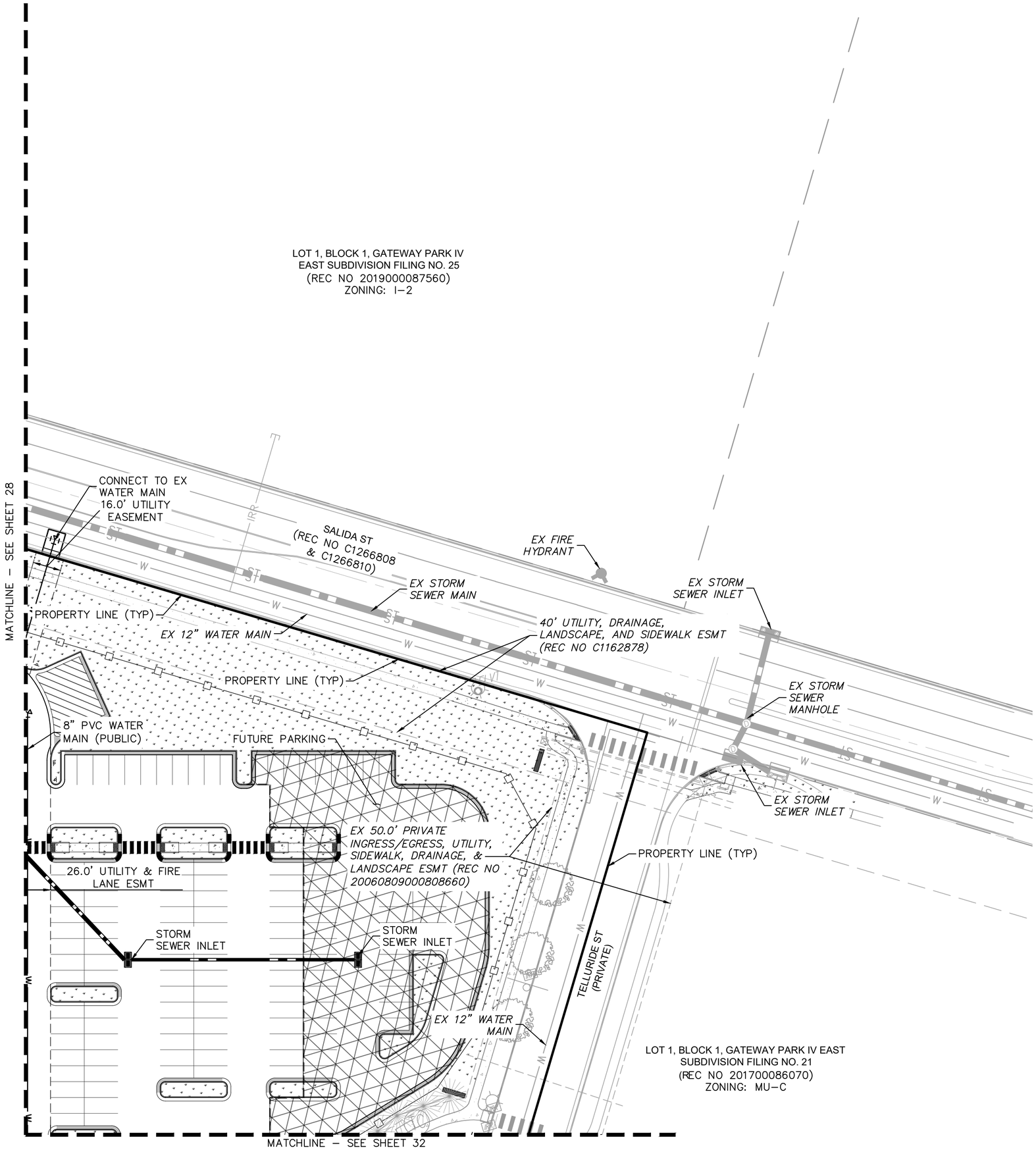
PROJECT SKIFREE
SITE PLAN
PRELIMINARY UTILITY PLAN
AURORA, COLORADO

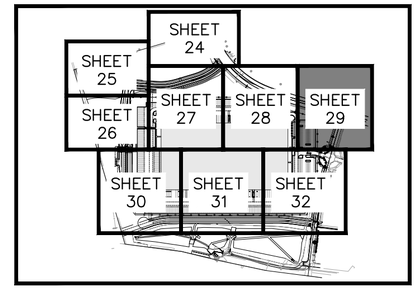
DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_UT.DWG
PROJECT NO. 067918026

SHEET NO.
28

k:\den_civil\067918026_project skifree\CADD\PlanSheets\067918026_SP_UT.dwg





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PROJECT SKIFREE
SITE PLAN
PRELIMINARY UTILITY PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_UT.DWG
PROJECT NO. 067918026

SHEET NO.
29

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MATCHLINE – SEE SHEET 26

MATCHLINE – SEE SHEET 27

10.0' UTILITY ESMT

6" DIP FIRE HYDRANT LATERAL 18 LF (PUBLIC)

8" PVC WATER MAIN (PUBLIC)

26.0' FIRE LANE ESMT

26.0' UTILITY & FIRE LANE ESMT

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF

STORM SEWER INLET

ROOF DRAIN CONNECTION

ROOF DRAIN CONNECTION

26.0' UTILITY & FIRE LANE ESMT

8" PVC WATER MAIN (PUBLIC)

10.0' UTILITY ESMT

6" DIP FIRE HYDRANT LATERAL 30 LF (PUBLIC)

STORM SEWER CLEANOUT

STORM SEWER MANHOLE

STORM SEWER INLET

STORM SEWER CLEANOUT

STORM SEWER INLET

STORM SEWER MANHOLE

8" PVC WATER MAIN (PUBLIC)

PENA BOULEVARD
(PUBLIC ROW WIDTH VARIES)
BOOK 3896 PAGE 549
ZONING: I-2

PRIVATE ACCESS ESMT
WORK APPROVED AS PART OF REC NO. 20210000063854 AND WILL BE INCLUDED WITHIN THE CIVIL PLAN SUBMISSION FOR THIS PROJECT AND WILL BE BUILT AS PART OF PHASE 1

PROPERTY LINE (TYP)

EX 10' PSCO EASEMENT (BK 5644, PG 966)

59' PRIVATE ACCESS ESMT (REC NO. 2021000063854)

PLUG AND 2" BLOWOFF

PREVIOUSLY APPROVED POND (RSN #221069) WILL BE CONSTRUCTED WITH PHASE I OF THIS PROJECT, APART FROM LIFT STATION WORK THAT IS CURRENTLY COMPLETE

16.0' UTILITY ESMT

6" DIP FIRE HYDRANT LATERAL 19 LF (PUBLIC)

STORM SEWER MANHOLE

8" PVC WATER MAIN

10' UTILITY ESMT

35TH AVE (PRIVATE) (REC NO 20210000063854)

PROPERTY LINE (TYP)

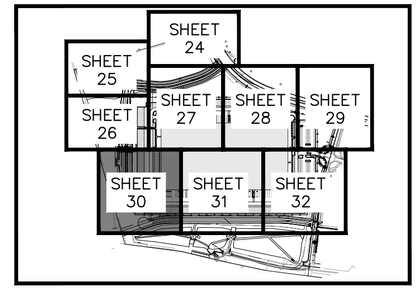
40' UTILITY ESMT

EX COA DRAINAGE EASEMENT (REC NO 2021000060375)

EX FLARED END SECTION

TRACT A GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(399,983 SF / 9.182 AC)
ZONING: I-2

MATCHLINE – SEE SHEET 31



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UTILITY NOTES

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Kimley»Horn
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PROJECT SKIFREE
SITE PLAN
PRELIMINARY UTILITY PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_UT.DWG
PROJECT NO. 067918026

SHEET NO.
30

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MATCHLINE – SEE SHEET 27

MATCHLINE – SEE SHEET 28

MATCHLINE – SEE SHEET 30

MATCHLINE – SEE SHEET 32

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF

KNOX BOX WITH APPROVED HARDWARE

ROOF DRAIN CONNECTION

6" DIP FIRE HYDRANT LATERAL 17 LF (PUBLIC)

10.0' UTILITY ESMT

8" PVC WATER MAIN (PUBLIC)

STORM SEWER CLEANOUT

STORM SEWER INLET

26.0' UTILITY & FIRE LANE ESMT

6" DIP FIRE HYDRANT LATERAL 36 LF (PUBLIC)

8" PVC WATER MAIN

STORM SEWER MANHOLE

59' PRIVATE ACCESS ESMT (REC NO 2021000063854)

35TH AVE (PRIVATE) (REC NO 20210000063854)

PROPERTY LINE (TYP)

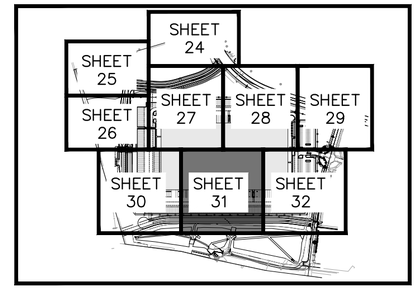
WORK APPROVED AS PART OF REC NO. 20210000063854 AND WILL BE INCLUDED WITHIN THE CIVIL PLAN SUBMISSION FOR THIS PROJECT AND WILL BE BUILT AS PART OF PHASE 1

40' UTILITY ESMT BY PLAT

TRACT A GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(399,983 SF / 9.182 AC)
ZONING: I-2

PRIVATE DRAINAGE ESMT

PREVIOUSLY APPROVED POND (RSN #221069) WILL BE CONSTRUCTED WITH PHASE I OF THIS PROJECT, APART FROM LIFT STATION WORK THAT IS CURRENTLY COMPLETE



KEY MAP
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PROJECT SKIFREE
SITE PLAN
PRELIMINARY UTILITY PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_UT.DWG
PROJECT NO. 067918026

SHEET NO.
31

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MATCHLINE – SEE SHEET 28

MATCHLINE – SEE SHEET 29

MATCHLINE – SEE SHEET 31

2" TYPE K COPPER DOMESTIC WATER LINE (PUBLIC UP TO METER)

FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX CAPS (FDC SIGN MOUNTED ON BUILDING PER DTL ON SHEET 36)

RISER ROOM SIGN MOUNTED ON BUILDING PER DTL ON SHEET 36)

8" DIP FIRE LINE (PRIVATE)

KNOX BOX WITH APPROVED HARDWARE

2" TYPE K COPPER DOMESTIC WATER LINE (PRIVATE AFTER METER CONNECTION)

2" WATER METER

6" DIP FIRE HYDRANT LATERAL 18 LF (PUBLIC)

10.0' UTILITY ESMT

10.0' UTILITY ESMT

37.0' FIRE LANE ESMT

30.0' FIRE LANE ESMT

6" DIP FIRE HYDRANT LATERAL 21 LF (PUBLIC)

10.0' UTILITY EASEMENT

EX PUBLIC FIRE LANE AND UTILITY ESMT (REC NO 20060922000958670)

EX 8" SANITARY MAIN

EX SANITARY SEWER MANHOLE

EX 12" WATER MAIN

8" PVC WATER MAIN (PUBLIC)

STORM SEWER INLET

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28 (1,865,339 SF / 42.822 AC)

PROPOSED BUILDING 512,720 SF

26.0' UTILITY & FIRE LANE ESMT

PROPERTY LINE (TYP)

EX 50.0' PRIVATE INGRESS/EGRESS, UTILITY, SIDEWALK, DRAINAGE, & LANDSCAPE ESMT (REC NO 20060809000808660)

EX 8" SANITARY SEWER MAIN

ROOF DRAIN CONNECTION

ROOF DRAIN CONNECTION

1

10.0' UTILITY ESMT

6" DIP FIRE HYDRANT LATERAL 28 LF (PUBLIC)

STORM SEWER INLET

8" PVC WATER MAIN (PUBLIC)

STORM SEWER INLET

PROPERTY LINE (TYP)

EX SANITARY SEWER MANHOLE (PUBLIC)

STORM SEWER MANHOLE

STORM SEWER CLEANOUT

26.0' UTILITY & FIRE LANE ESMT

STORM SEWER INLET

STORM SEWER MANHOLE

EX STORM SEWER MANHOLE

EX 54" STORM SEWER MAIN (PUBLIC)

EX STORM SEWER INLET

EX 16' DRAINAGE AND UTILITY EASEMENT REC. NO. 20120000009597

TELLURIDE ST (PRIVATE)

EX DRAINAGE EASEMENT REC. NO. 200609220958660

10.0' UTILITY EASEMENT

STORM SEWER INLET

STORM SEWER MANHOLE

6" DIP FIRE HYDRANT LATERAL 17 LF (PUBLIC)

EX 54" STORM SEWER MAIN

40' UTILITY ESMT

8" PVC WATER MAIN

59' PRIVATE ACCESS ESMT

CONNECT TO EX 12" WATER MAIN

PROPERTY LINE (TYP)

35TH AVE (PRIVATE) (REC NO 20210000063854)

STORM SEWER INLET

FLARED END SECTION

TRACT A GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28 (399,983 SF / 9.182 AC) ZONING: I-2

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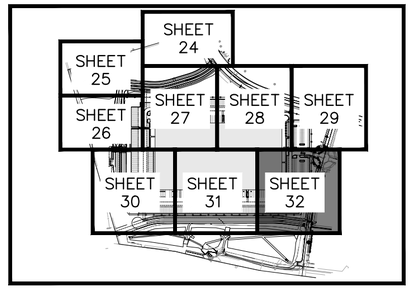
LOT 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 11, AMEND NO 1 (REC NO 201200009597) ZONING: MU–C

EX PRIVATE DRAINAGE ESMT REC. NO. 200690922000958660



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- CONCRETE SIDEWALK
- PROP. BLACK CLAD CHAIN LINK FENCE
- PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)
- FUTURE PARKING
- DIAGONAL STRIPING (SEE DTL ON SHEET 37)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED 8" FIRE LINE DIP (PRIVATE)
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- PROPOSED/EXISTING STREET LIGHT
- PROPOSED/EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED WATER METER

UTILITY NOTES

1. ALL WATER AND SANITARY SEWER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. PRIVATE WATER AND SANITARY SEWER TO BE MAINTAINED BY THE PROPERTY OWNER. PUBLIC WATER AND SANITARY SEWER TO BE MAINTAINED BY THE CITY OF AURORA.
2. ALL WATER METERS ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA.
3. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND WILL BE MAINTAINED BY THE PROPERTY OWNER.

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT 18"X24"

NORTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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

PROJECT SKIFREE
SITE PLAN
PRELIMINARY UTILITY PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_UT.DWG
PROJECT NO. 067918026

SHEET NO. 32

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LOT 3, BLOCK 1
GATEWAY PARK IV EAST
SUBDIVISION FILING NO. 1
(REC. NO. 0614411)
ZONING: I-2

PROPERTY LINE (TYP)

LOT 2, GATEWAY PARK IV
EAST SUBDIVISION FILING
NO. 28
(282,922 SF / 6.495 AC)
ZONING: I-2

PROPERTY
LINE (TYP)

PROPERTY LINE
(TYP)

PROP. 6' TALL BLACK
CLAD CHAIN LINK FENCE
ATOP 1' MOW STRIP (7'
TOTAL HEIGHT) PER
DETAIL 9 ON SHEET 35

37TH AVE (PRIVATE)
(REC NO 2021000063854)

PROP. 6' SIMTEK GRANITE
OPAQUE FENCE ATOP 1'
MOW STRIP (7' TOTAL
HEIGHT, COLOR: TAN) PER
DETAIL 12 ON SHEET 35

ZONING: I-2

CHAIN LINK SWING GATE
WITH CHAIN LINK FENCE
ON EITHER SIDE PER
DETAIL 8 ON SHEET 35

CHAIN LINK MAN GATE
PER DETAIL 9 ON
SHEET 35

GUARDHOUSE ENTRY PLAN
WITH BARRIER ARMS PER
DETAILS 1 & 5 ON SHEET 34

FUTURE GATEWAY PARK
SCREENING PER DETAIL
6 ON SHEET 34

LOT 1, GATEWAY PARK IV
EAST SUBDIVISION FILING
NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF

GATEWAY PARK
SCREENING
PER DETAIL 6
ON SHEET 34

BOX TRUCK ENTRY
WITH SWING GATES
PER DETAIL 2 ON
SHEET 34 &
DETAIL 7 ON
SHEET 35

LOT 1, BLOCK 1, GATEWAY PARK IV
EAST SUBDIVISION FILING NO. 25
(REC NO 2019000087560)
ZONING: I-2

SALIDA ST
(REC NO C1266808
& C1266810)

WROUGHT IRON MAN
GATE PER DETAIL 10
ON SHEET 35

CHAIN LINK SWING GATE
WITH SIMTEK FENCE ON
EITHER SIDE PER DETAIL
7 ON SHEET 35

PROP. 6' TALL, WROUGHT IRON FENCE
ATOP 1' MOW STRIP (7' TOTAL
HEIGHT) W/ MASONRY COLUMNS
EVERY 100' AND ON BENDS PER
DETAILS 10 & 11 ON SHEET 35

AUTO ENTRY WITH BARRIER
ARMS PER DETAILS 4 & 5
ON SHEET 34

GATEWAY
PARK IV EAST
SUBDIVISION
FILING NO. 21

WROUGHT IRON MAN
GATE PER DETAIL 10
ON SHEET 35

PROP. 6' SIMTEK GRANITE
OPAQUE FENCE ATOP 1'
MOW STRIP (7' TOTAL
HEIGHT, COLOR: TAN) PER
DETAIL 12 ON SHEET 35

GATEWAY PARK
SCREENING PER
DETAIL 6 ON
SHEET 34

CHAIN LINK SWING GATE
WITH SIMTEK FENCE ON
EITHER SIDE PER DETAIL
7 ON SHEET 35

GATEWAY PARK
SCREENING
PER DETAIL 6
ON SHEET 34

35TH AVE (PRIVATE)
(REC NO 2021000063854)

TRACT A GATEWAY PARK
IV EAST SUBDIVISION
FILING NO. 28
(399,983 SF / 9.182 AC)
ZONING: I-2

PROPERTY LINE (TYP)

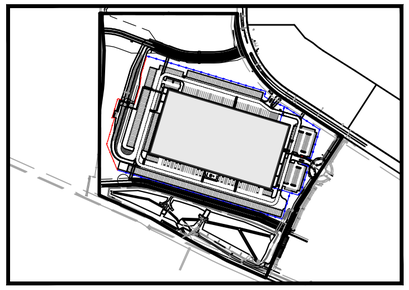
PROPERTY
LINE (TYP)

TELLURIDE ST
(PRIVATE)

INTERSTATE 70
(PUBLIC ROW WIDTH VARIES)
BOOK 4011 PAGE 731
ZONE DISTRICT: I-1

PROPERTY LINE (TYP)

LOT 2, BLOCK 1, GATEWAY
PARK IV EAST SUBDIVISION
FILING NO. 11, AMEND NO 1
(REC NO 201200009597)
ZONING: MU-C



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- PREVIOUSLY APPROVED (REC NO. 2021000078765)
- PROP. 6' TALL BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
- PROP. 6' TALL WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
- PROP. 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
- GATEWAY PARK SCREENING
- BOLLARDS AND CHAIN
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)

GRAPHIC SCALE IN FEET
0 65 130 260
1" = 130'
WHEN PRINTED AT 18"X24"

NORTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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PROJECT SKIFREE
SITE PLAN
OVERALL FENCE & GATE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_FENCE.DWG
PROJECT NO. 067918026

SHEET NO.
33

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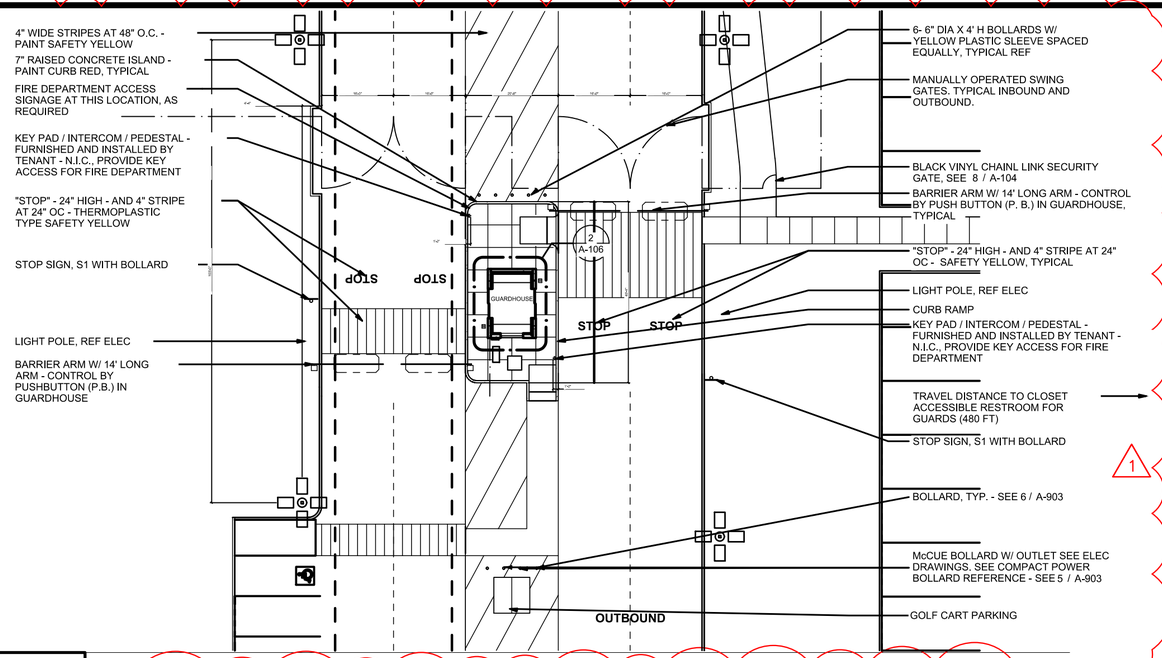
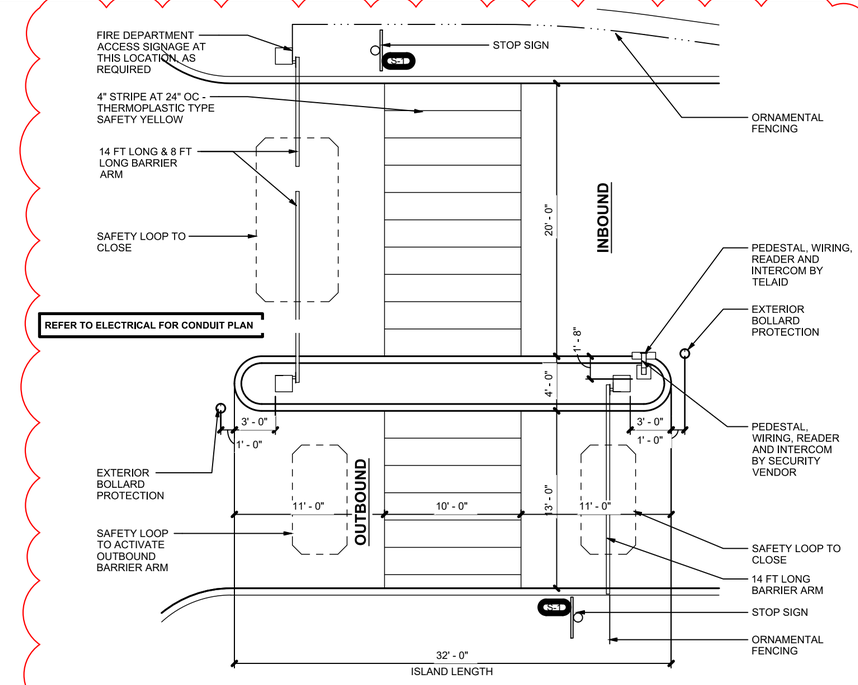
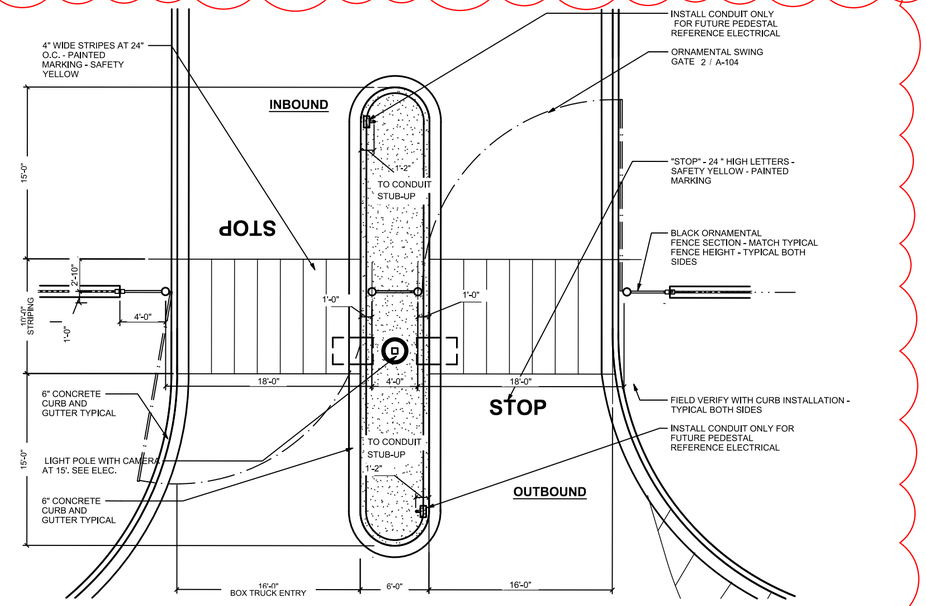


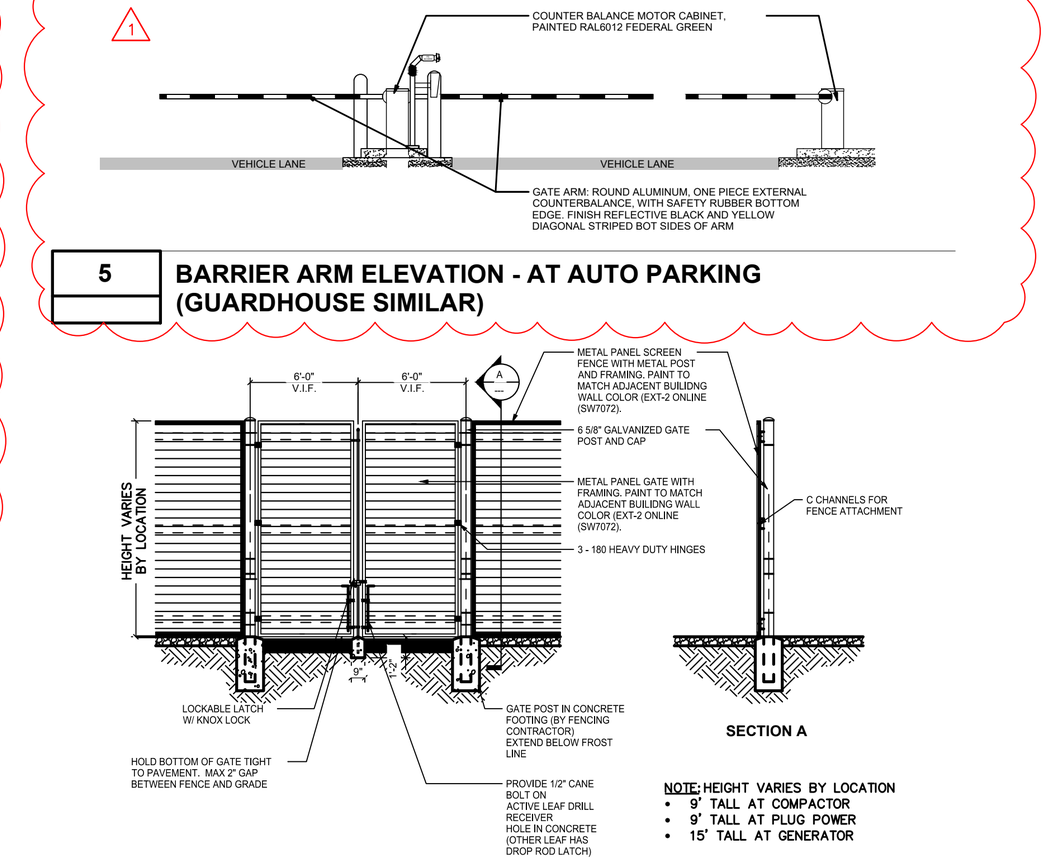
1 GUARDHOUSE ENTRY PLAN



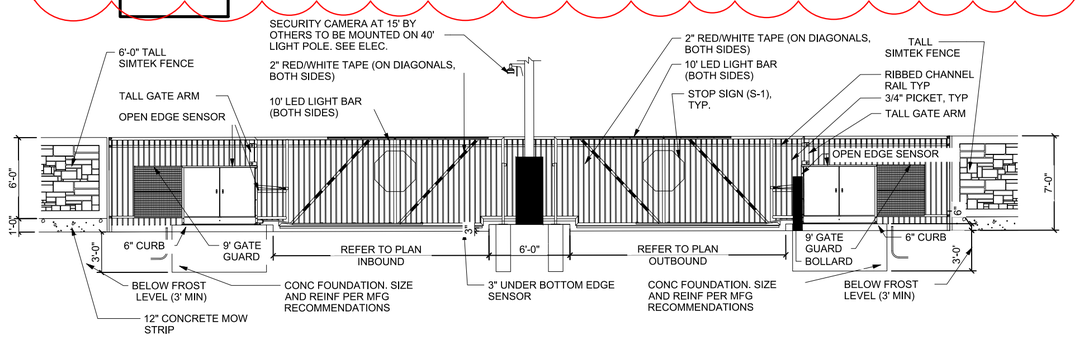
4 AUTO ENTRY PLAN



2 BOX TRUCK ENTRY PLAN



5 BARRIER ARM ELEVATION - AT AUTO PARKING (GUARDHOUSE SIMILAR)



3 PIVOT GATE DETAIL ELEVATION - SIMTEK FENCE

6 GATEWAY PARK SCREENING SCREEN FENCE WITH SWINGING GATE DETAIL ELEVATION/SECTION

NO.	REVISION	DATE	BY
3	SITE PLAN AMENDMENT 1	8-09-23	KTS
3	SITE PLAN SUBMITTAL 3	3-16-22	NER
2	SITE PLAN SUBMITTAL 2	12-07-21	NER
1	SITE PLAN SUBMITTAL 1	10-13-21	NER

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PROJECT SKIFREE
SITE PLAN
FENCE & GATE DETAILS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_FENCE.DWG
PROJECT NO. 067918026

SHEET NO. 34

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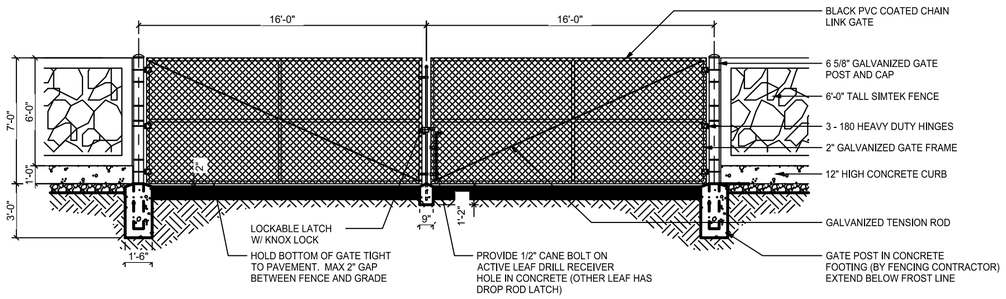
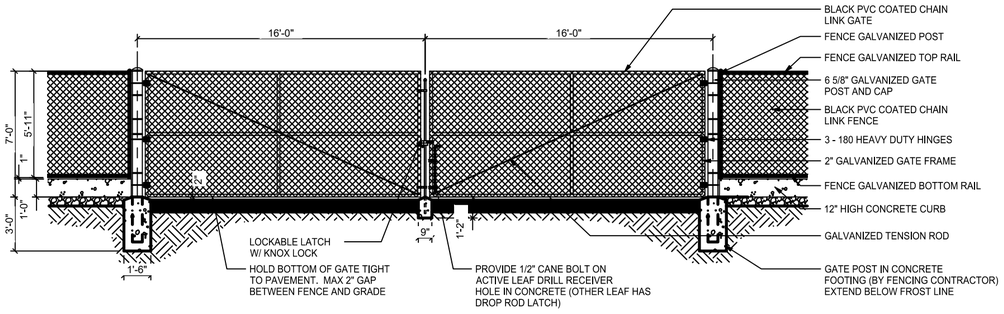
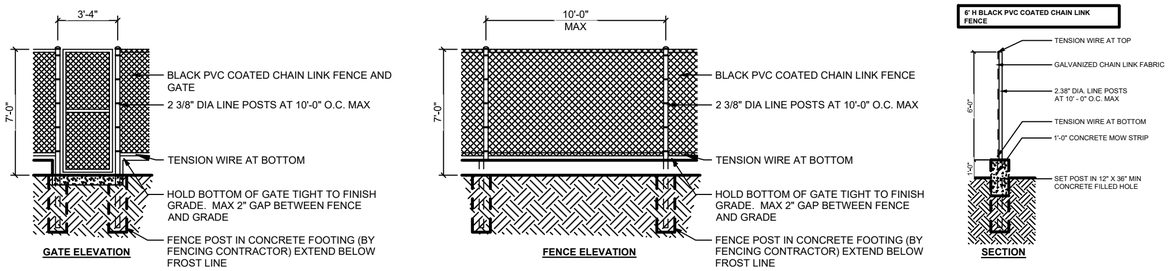


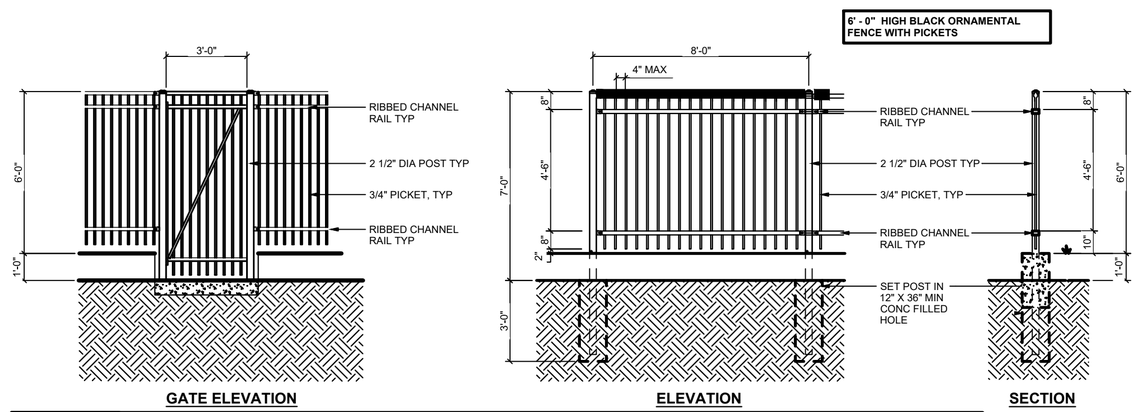
7 SWINGING GATE DETAIL ELEVATION - SIMTEK FENCE



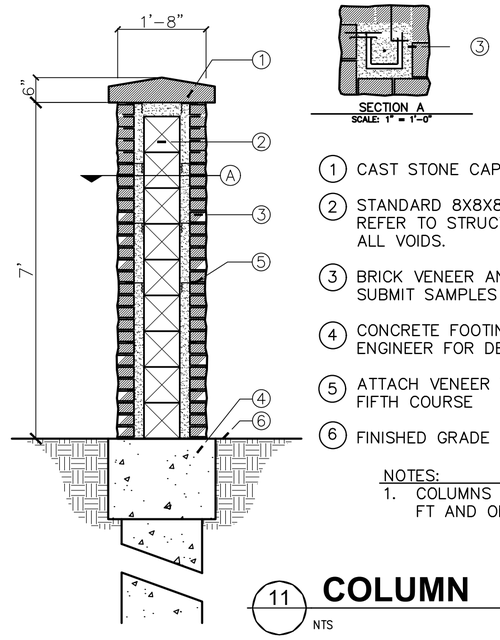
8 SWINGING GATE DETAIL ELEVATION - CHAIN LINK FENCE



9 TYPICAL CHAIN LINK FENCE DETAIL



10 TYPICAL WROUGHT IRON (ORNAMENTAL) FENCE DETAIL

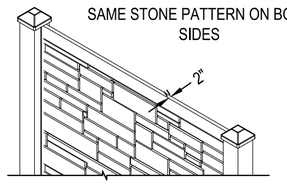


1. CAST STONE CAP TO MATCH ENTRY SIGN
2. STANDARD 8X8X8 HALF BLOCK CMU COLUMN STRUCTURE, REFER TO STRUCTURAL PLANS FOR DETAILS. MORTAR FILL ALL VOIDS.
3. BRICK VENEER AND MORTAR TO MATCH ARCH. SUBMIT SAMPLES TO OWNER FOR APPROVAL
4. CONCRETE FOOTING AND PIER, REFER TO STRUCTURAL ENGINEER FOR DETAILS
5. ATTACH VENEER TO CMU WITH MASONARY TIES EVERY FIFTH COURSE
6. FINISHED GRADE

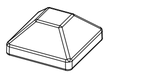
NOTES:
1. COLUMNS TO BE PLACED EVERY 100 FT AND ON BENDS IN THE FENCE.

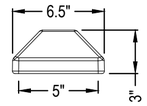
11 COLUMN

NTS

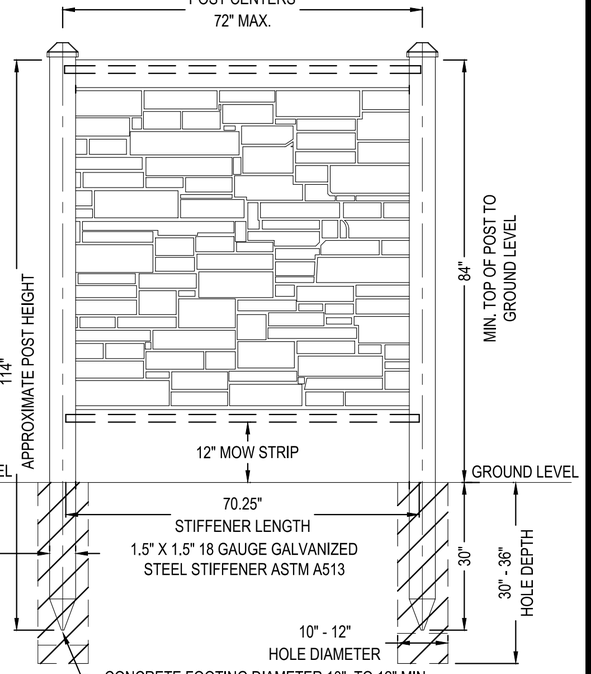


ISOMETRIC VIEW





CAPS



ELEVATION VIEW

- MADE WITH LINEAR LOW DENSITY POLYETHYLENE PLASTIC (LLDPE).
- ACTUAL PANEL DIMENSIONS: 72" H X 69.75" W
- PANEL WEIGHT 56LBS
- TOLERANCES ARE ± .5"

MANUFACTURER NOTES:
1. US PATENTS 7,478,797 / 7,635,114 FOREIGN PATENTS PENDING.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 06791802

12 SIMTEK FENCE

MODEL FP72X72 - FENCE PANEL 6' H X 6' W

NO.	REVISION	BY	DATE	APPR
3	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
2	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
1	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

Kimley»Horn
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PROJECT SKIFREE
SITE PLAN
FENCE & GATE DETAILS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_FENCE.DWG
PROJECT NO. 067918026

SHEET NO. 35

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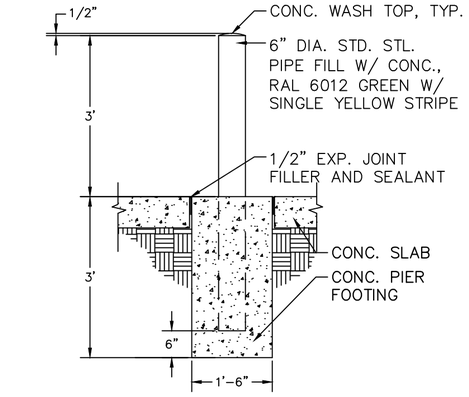
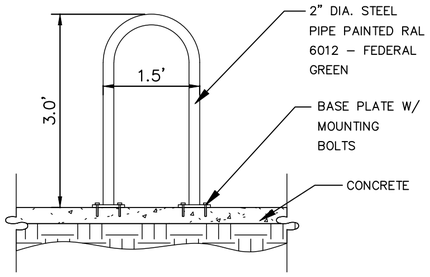
GATEWAY PARK NOTES:

1. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN 8" IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DO NOT MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING OR THE GPDRC MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
2. IF THE EXISTING NPDES PERMIT FOR THE SITE HAS NOT BEEN CLOSED, THE CONTRACTOR SHALL OBTAIN A PERMIT TRANSFER OF THE APPLICABLE PORTION OF PERMIT PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE TRANSFER OF THE PERMIT WITH CURRENT PERMITEE.
3. ALL EXTERIOR BUILDING AND SITE LIGHT SOURCES SHALL BE METAL, HALIDE, FLUORESCENT, OR LED
4. ON-STREET PARKING IS NOT PERMITTED AT ANYTIME WITHIN THE GATEWAY PARK COMMUNITY.
5. OUTSIDE STORAGE IS NOT ALLOWED.
6. "QUINN" PIPES I.E. EXTERIOR PIPES THAT GO OVER THE PARAPET ARE NOT ACCEPTABLE.
7. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN, OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ANY DAMAGE TO EXISTING LANDSCAPE AND/OR IRRIGATION SHALL BE REPAIRED AND/OR REPLACED AT CONTRACTOR OR PROPERTY OWNER'S EXPENSE. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO A CERTIFICATE OF OCCUPANCY.
8. EXCEPT AS SHOWN HEREON, THERE WILL BE NO OUTSIDE OVERNIGHT STORAGE OF VEHICLES OR MATERIALS ON THIS SITE.
9. ALL STREET CUTS SHALL BE COORDINATED WITH SAND CREEK METRO DISTRICT (SCMD).
10. ANY UTILITY INSTALLATIONS OR ROADWAY MODIFICATIONS IN CONCRETE ROADWAYS SHALL REQUIRE FULL PANEL REMOVAL AND REPLACEMENT. COMPACTION AND MATERIALS TESTING REPORTS MUST BE SUBMITTED TO SAND CREEK METROPOLITAN DISTRICT AND CITY OF AURORA
11. ALL SIGNS MUST CONFORM TO CITY OF AURORA SIGN CODES AND GATEWAY PARK GDP.
12. ALL BOLLARDS SHALL BE RAL 6012 GREEN WITH A SINGLE 6" YELLOW STRIPE UNLESS SAID BOLLARDS ARE ADJACENT TO THE BUILDING, IN WHICH CASE, THEY SHALL BE PAINTED A MATCH OF THE ADJACENT WALL COLOR W/ A SINGLE YELLOW STRIPE.
13. ELECTRICAL PANEL AND METER, GAS METER AND APPURTENANCES THERETO SHALL BE SCREENED BY A WALL MADE UP OF THE IDENTICAL MATERIALS AS THE ADJACENT WALL, OR, AT THE DISCRETION OF THE GPDRC, SHALL BE PAINTED A MATCH OF THE ADJACENT WALL COLOR OR BOTH THE SCREEN WALL SHALL BE TALL ENOUGH TO FULLY CONCEAL THAT WHICH IT IS INTENDED TO HIDE.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDING OWNER TO SUPPLY A COLOR SAMPLE TO GPDRC OF ANY STANDING SEAM MATERIAL PRIOR TO ORDERING.
15. ALL EXTERIOR SITE METAL AND/OR EXTERIOR FURNITURE INCLUDING, BUT NOT LIMITED TO, 2" ROUND SITE SIGNAGE POLES, SIGN FRAMES, SIGN BACKS, CART CORRALS, BIKE RACKS, TRASH CANS, EXTERIOR FURNITURE, BACK FLOW PREVENTER COVERS, ETC SHALL BE PAINTED A MATCH OF RAL6012 DENVER FEDERAL GREEN AND BE OF A TYPE CONSISTENT WITH GPDRC STANDARDS.
16. ALL SITE SIGNAGE INCLUDING, BUT NOT LIMITED TO, WINDOW, TEMPORARY, WALL, AND MONUMENT SIGNS SHALL BE SUBMITTED TO AND APPROVED BY THE GPDRC PRIOR TO ORDERING AND INSTALLATION.
17. MONUMENT SIGN. BASE, COLUMNS, AND PANEL SHALL BE GATEWAY PARK STANDARD. THE STANDARD GPDRC MONUMENT SIGN EXHIBIT MUST BE SHOWN ON THE SITE PLAN AND CONSTRUCTION DRAWINGS.
18. FLAGPOLES SHALL BE TAPERED ROUND FLAGPOLES WITH INTERNAL HALYARD SYSTEM AND HAVE A FACTORY POWDERCOAT FINISH A MATCH OF RAL6012 "DENVER FEDERAL GREEN". COLOR SAMPLE MUST BE SUBMITTED TO GPDRC PRIOR TO ORDERING. ONLY ONE FLAG PER FLAGPOLE IS ALLOWED.
19. ALL TRASH ROLL-OFF ENCLOSURES MUST BE, AT MINIMUM, SEVEN FEET TWO INCHES (7'2") IN HEIGHT TO FULLY CONCEAL THE TRASH CONTAINERS.
20. ALL TRASH COMPACTOR ENCLOSURES MUST BE, AT MINIMUM, NINE FEET (9') IN HEIGHT, AND ANY PORTION OF THE COMPACTOR VISIBLE ABOVE THE DOORS OR WALLS SHALL BE PAINTED A MATCH OF THE ADJACENT FIELD COLOR.
21. ALL MAN DOORS, SECURITY CAMERAS, ROLLUP DOORS, ETC SHALL BE PAINTED A MATCH OF THE ADJACENT FIELD COLOR.
22. ALL GUTTERS AND DOWNSPOUTS ARE TO BE PAINTED INSIDE AND OUT TO MATCH THE ADJACENT WALL COLOR.
23. ALL DOWNSPOUTS ARE PREFERRED TO BE INTERNAL. IF EXTERNAL, THEY ARE PREFERRED TO BE CLOSED. IF OPEN EXTERNAL DOWNSPOUTS ARE USED, THEY SHALL BE PAINTED INSIDE AND OUT TO MATCH THE CLOSEST ADJACENT FIELD COLOR.
24. CONIFEROUS TREES SHALL BE 50/50 MIX OF 8' AND 10' HEIGHTS. TALLER TREES MAY BE REQUIRED AT THE DISCRETION OF THE GPDRC.
25. ALL PLANTING BEDS VISIBLE FROM THE STREET SHALL BE MULCHED WITH 2" WOOD BARK MULCH WITHOUT LANDSCAPE FABRIC. TWO (2) INCH ROCK MULCH MAY BE PLACED AT THE BASE OF THE BUILDING ONLY, OR IN PARKING LOT ISLANDS AT THE DISCRETION OF THE GPDRC.
26. ALL STEEL LANDSCAPE EDGING SHALL BE DARK GREEN.
27. GATEWAY PARK SOD SHALL BE 100% KENTUCKY BLUEGRASS. KRAMER'S TURF (303) 659-1982 SHALL BE USED IN ALL SOD AREAS. NATIVE SEED MIX SHALL BE SUBMITTED TO GPDRC FOR APPROVAL.
28. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TO THE GPDRC A SAMPLE COLOR OF THE PARKING LOT LIGHTS POLES, FLAGPOLES AND STREET LIGHT POLES PRIOR TO ORDERING. INCORRECT COLORED POLES WILL BE REJECTED.
29. PARKING LOT LIGHT POLES INCLUDING BOLT COVERS, BASES (28" MAXIMUM HEIGHT), ETC SHALL BE PAINTED A MATCH OF RAL6012 DENVER FEDERAL GREEN. THE STANDARD GPDRC LIGHT POLE EXHIBIT MUST BE PLACED ON THE SITE PLAN AND CONSTRUCTION DRAWINGS.



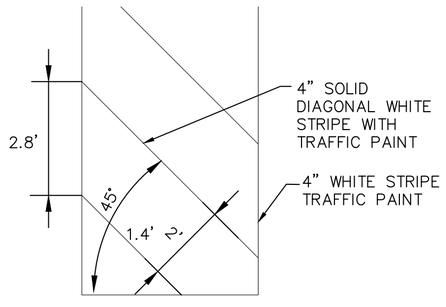
BOLLARD DETAIL

N.T.S.



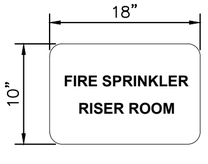
BIKE RACK

N.T.S.



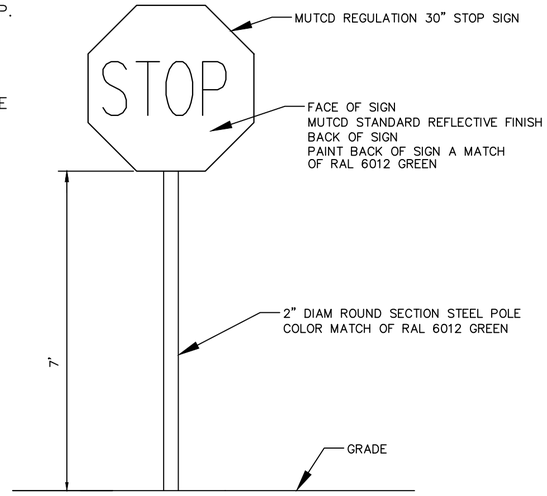
DIAGONAL STRIPING

N.T.S.



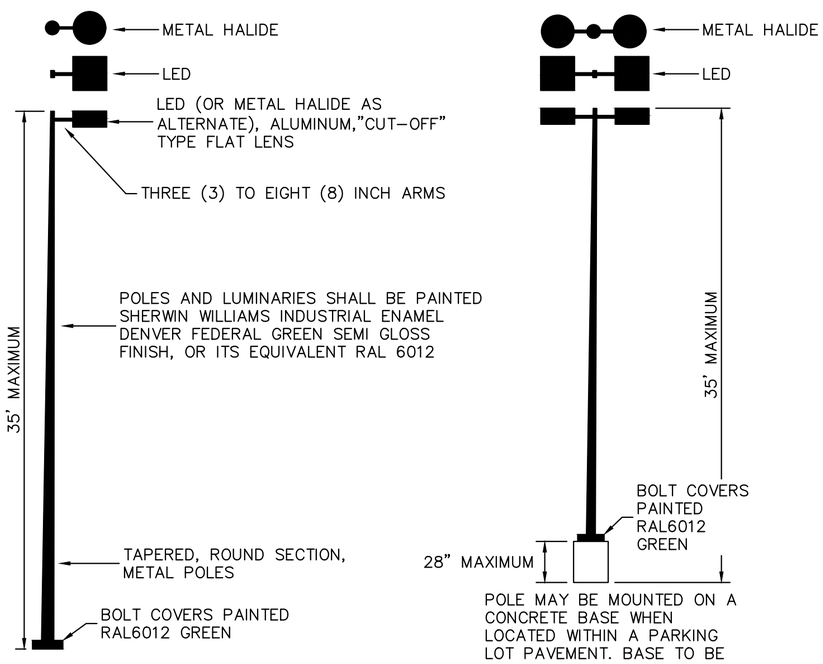
1. SHALL BE PROVIDED ON THE FIRE RISER ROOM EXTERIOR ACCESS DOOR.
2. SIGNAGE SHALL STATE "FIRE SPRINKLER RISER ROOM" IN A WEATHERPROOF CONTRASTING COLOR.
3. LETTERS SHALL HAVE A MINIMUM HEIGHT OF 2" WITH A MINIMUM STROKE OF 3/8".

RISER ROOM SIGN

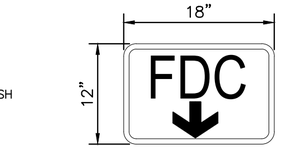


STOP SIGN

N.T.S.



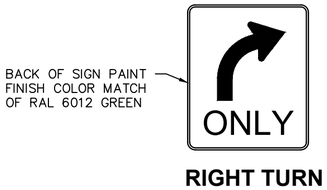
SUGGESTED LUMINAIRE MANUFACTURERS INCLUDE:
COMPANY, MATCHING LUMINAIRE
GARDCO CA2213120400MHFGPPC1069
KIM CCS25A3/400MH120/FG-P/A-25
STERNER FTA25103HP400H120NS



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

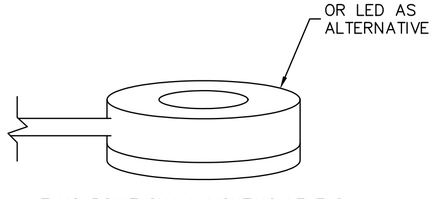
FDC SIGN

N.T.S.



RIGHT TURN ONLY SIGN

N.T.S.



AT NO POINT SHALL LIGHTING LEVELS EXCEED FIFTEEN (15) FOOT-CANDLES WHEN MEASURED AT THE GROUND. PARKING LOT LIGHTING SHALL PROVIDE A UNIFORMITY RATIO BETWEEN 15:1 AND 20:1

PARKING LOT LIGHT SPECIFICATION

N.T.S.

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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

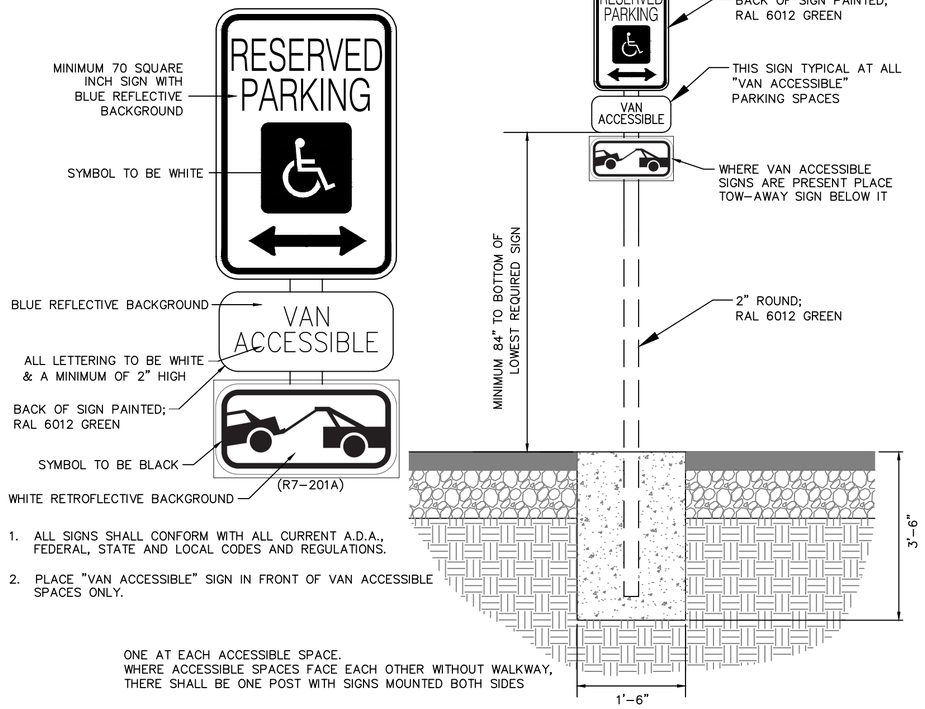
PROJECT SKIFREE
SITE PLAN
SITE DETAILS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_DT.DWG
PROJECT NO. 067918026

SHEET NO. 36

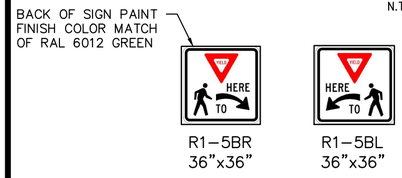
k:\den_civil\067918026_project skifree\CADD\PlanSheets\067918026_SP_DT.dwg



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.

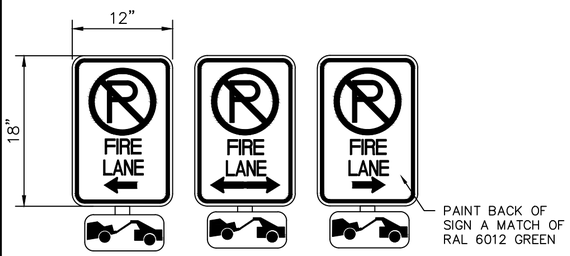
ACCESSIBLE PARKING SIGN

N.T.S.



PEDESTRIAN CROSSING SIGN

N.T.S.

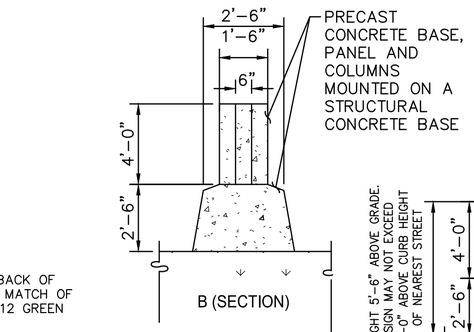


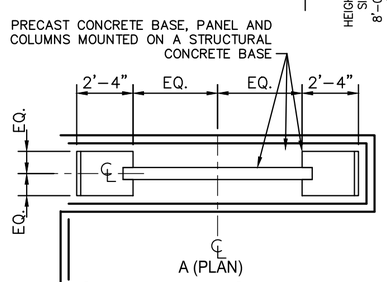
FIRE LANE NOTES:

1. SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
2. TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT. WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
3. THE SIGNS SHALL BE SET AT ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
4. FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NO OTHER SIGNS ATTACHED TO THE SIGN OR POST.
6. PLACEMENT OF THESE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

FIRE LANE SIGN AND NOTES

N.T.S.

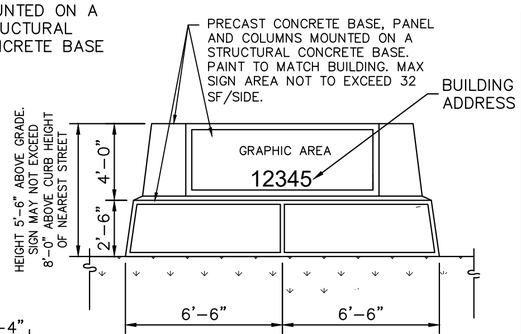




STANDARD MONUMENT SIGN PLAN & SECTION

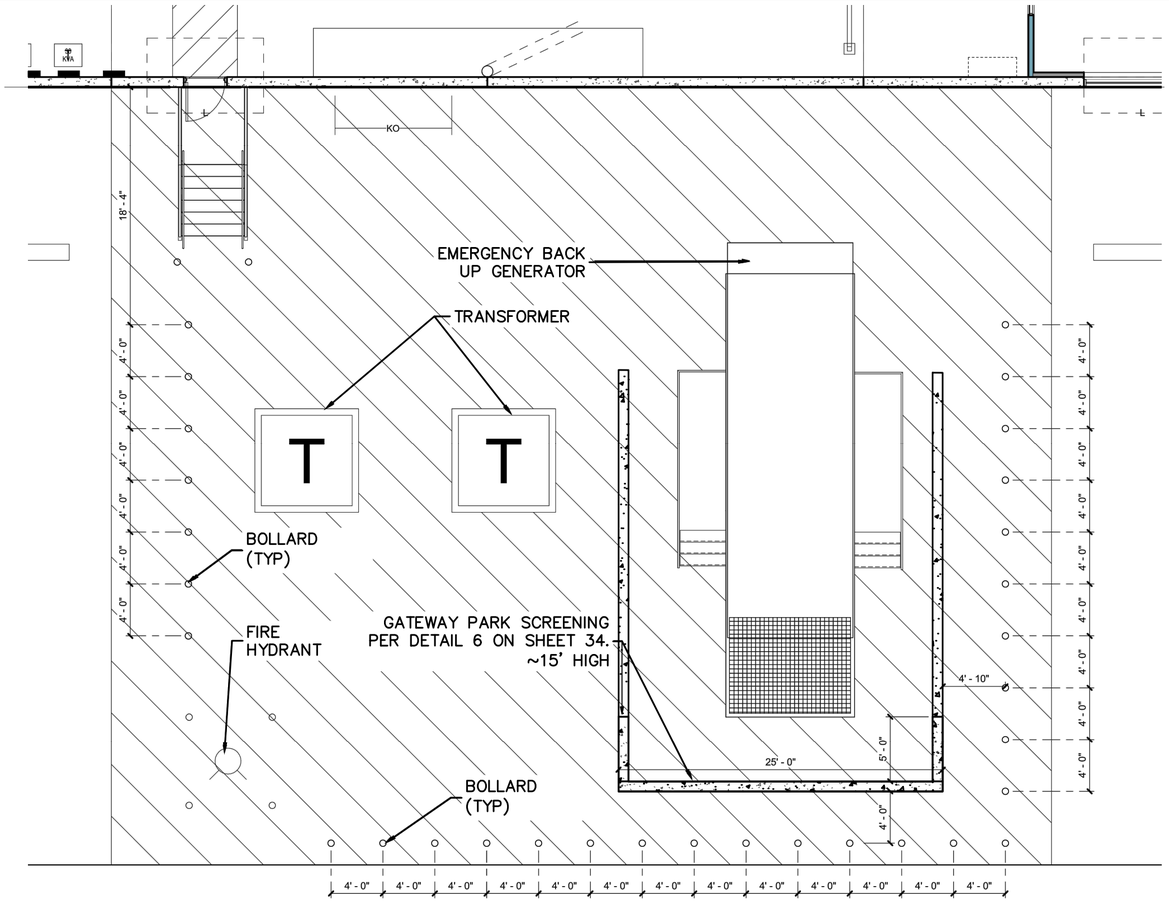
N.T.S.

NOTE: ALL SIGNAGE SHALL REQUIRE A SEPARATE PERMIT

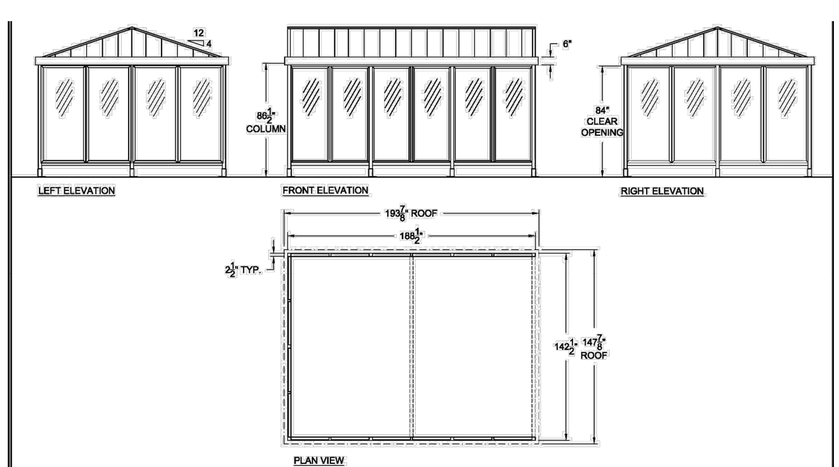


STANDARD MONUMENT SIGN ELEVATION

N.T.S.



ENLARGED GENERATOR & TRANSFORMER PLAN



NOTES:
-ALUMINUM FRAME FINISH TO BE BLACK ANODIZED
-WALL GLAZING TO BE1/4" CLEAR TEMPERED GLASS
-ROOF TO BE METAL STANDING SEAM GABLE, COLOR: CHARCOAL GRAY

DUO-GARD FORGE AHEAD
Duo-Gard Industries, Inc.
Tel (734) 207-6700 Fax (734) 207-7995
www.duo-gard.com

DESIGN IS PRELIMINARY, AND INTENDED TO COMPLY WITH SPECIFICATIONS IN ALL ASPECTS, AND PENDING CUSTOMER APPROVAL. ANY DEVIATION FROM SPECIFICATIONS IS UNINTENTIONAL AND MAY BE DISREGARDED.

JOB NAME: MACGREGOR ASSOCIATES ARCHITECTS - HOME DEPOT
DESCRIPTION: 12' X 16' TRANSIT STYLE SHELTER - PLAN AND ELEVATIONS

PRJT ENG	PRJT MGR	DRW'G DATE	REV1	REV2	SCALE	PAGE	OF	DRWNG #
		10/30/18			NTS	1	1	

SMOKING SHELTER PLAN, DETAILS AND ELEVATIONS

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

Kimley»Horn
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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
SITE DETAILS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_DT.DWG
PROJECT NO. 067918026

SHEET NO. 37

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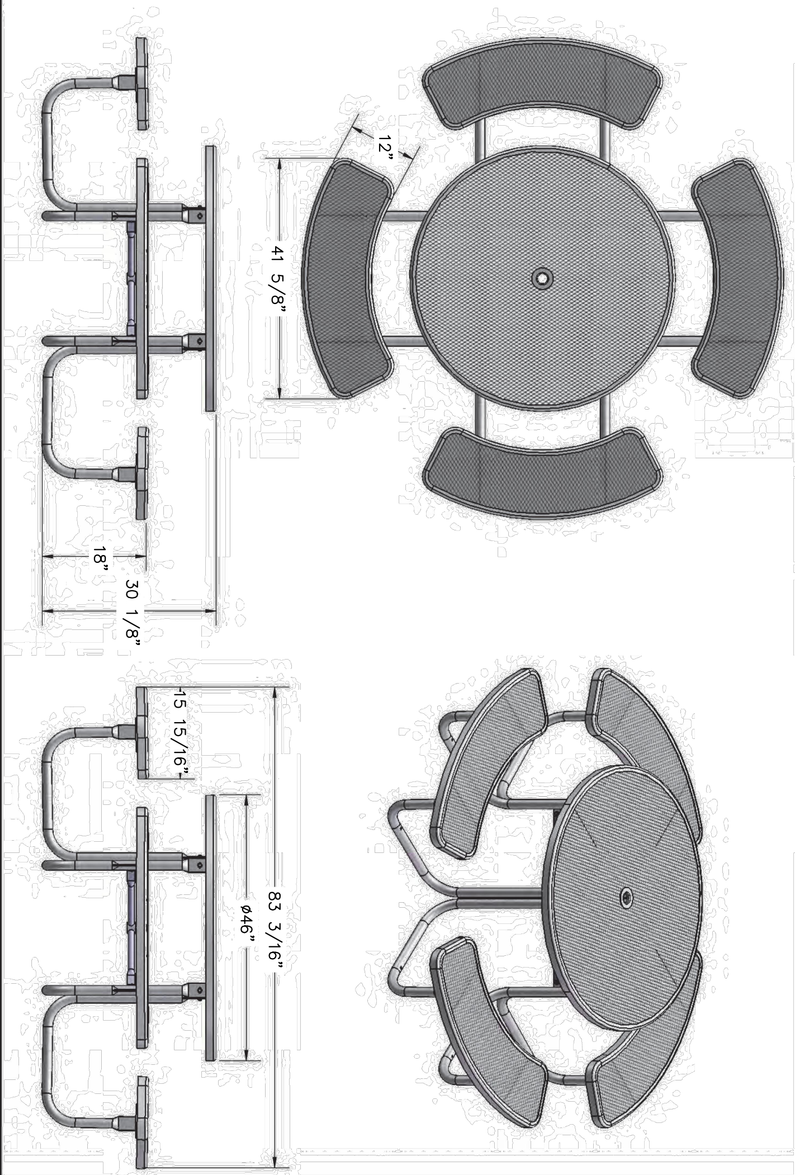
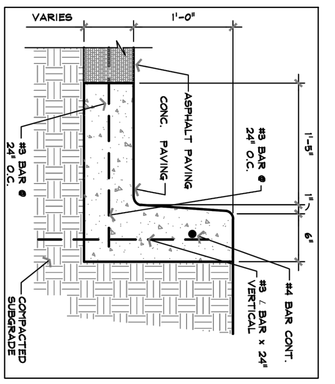
THE PARK AND FACILITIES CATALOG PRODUCT SPECIFICATIONS



NOTE: EXHIBIT #32003.2 AS PROVIDED BY CLARION

1' TALL CURB AND GUTTER



SHEET NO. 38	FILE NO. 067918026_SP_DT.DWG	DATE: 09/08/2021	**PROJECT SKIFREE**
	PROJECT NO. 067918026	DESIGNED BY: MEJ DRAWN BY: NER CHECKED BY: SAL	**SITE PLAN** SITE DETAILS **AURORA, COLORADO**

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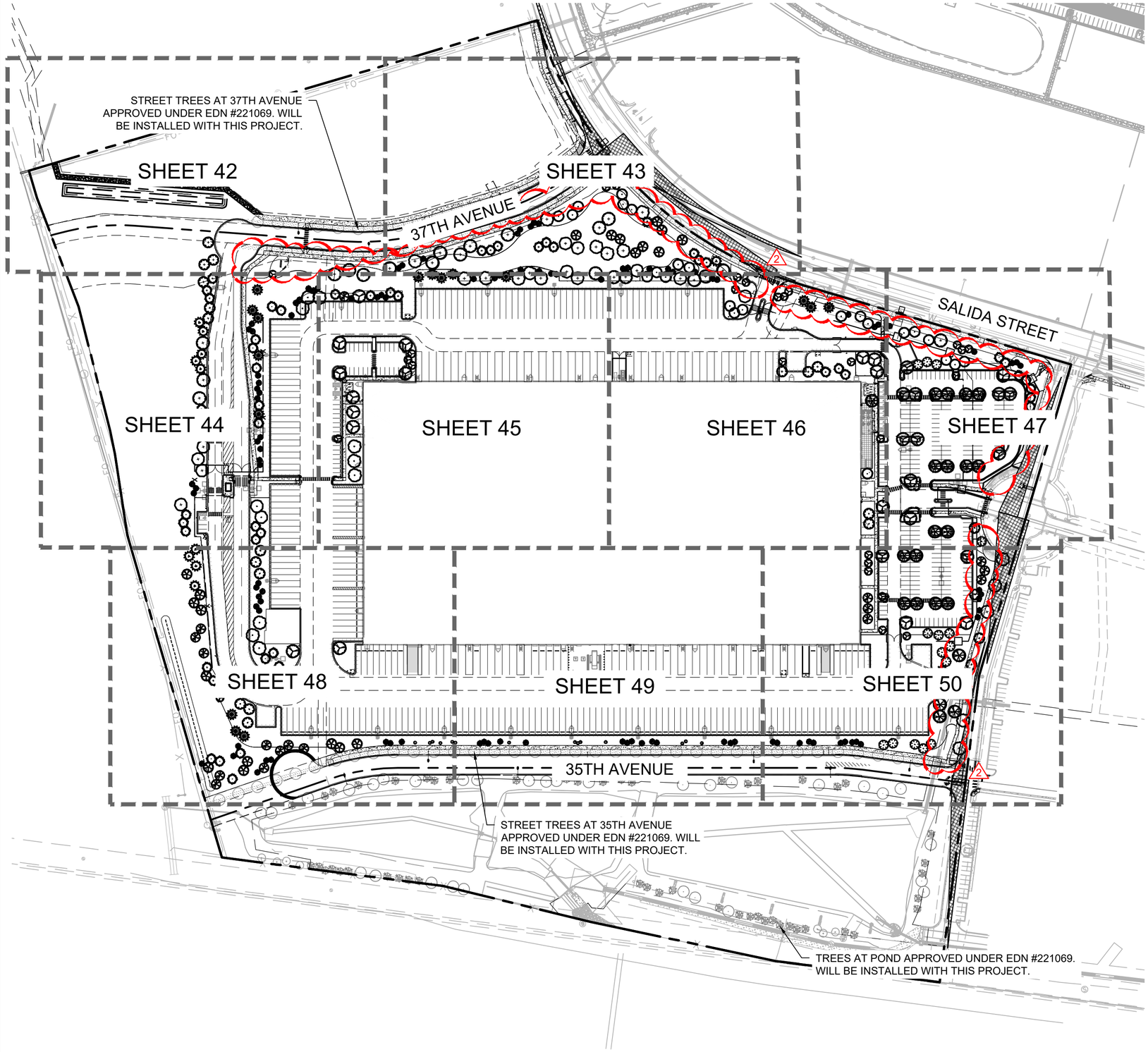
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL



LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PROP. 6' TALL, BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
- PROP. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
- PROP. 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
- DARK GREEN STEEL EDGE

GROUNDCOVERS

- 1"–2" ROCK MULCH
- NATIVE SEED MIX
- SOD

NOTES:
1. TOTAL TREES PROVIDED: 433 TREES
2. ALL NATIVE SEED TO BE IRRIGATED THROUGH ESTABLISHMENT.
3. REF. SHEET 41 FOR PLANT SCHEDULE

NO.	REVISION	BY	DATE	APPR
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL

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

PROJECT SKIFREE
SITE PLAN
OVERALL LANDSCAPE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO. 067918026_SP_LA.DWG
PROJECT NO. 067918026

SHEET NO. 39

GRAPHIC SCALE IN FEET
0 75 150 300
SCALE: 1"=150'

NOT FOR CONSTRUCTION

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PLANT SCHEDULE

CONIFEROUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	PE3	27	PINUS EDULIS	PINYON PINE	B & B	-	10` HT MIN
	PE	24	PINUS EDULIS	PINYON PINE	B & B	-	8` HT MIN
	PF3	15	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	-	10` HT MIN
	PF	19	PINUS FLEXILIS `VANDERWOLF`S PYRAMID`	VANDERWOLF`S PYRAMID PINE	B & B	-	8` HT MIN
	PH	104	PINUS HELDREICHII	BOSNIAN PINE	B & B		10` HT MIN
	PN3	17	PINUS NIGRA	AUSTRIAN PINE	B & B	-	10` HT MIN
	PN	24	PINUS NIGRA	AUSTRIAN PINE	B & B	-	8` HT MIN
	PP3	20	PINUS PONDEROSA	PONDEROSA PINE	B & B	-	10` HT MIN
	PP	11	PINUS PONDEROSA	PONDEROSA PINE	B & B		8` HT MIN

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	CO	10	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL MIN	
	CO2	11	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	3" CAL MIN	
	QR	9	QUERCUS ROBUR	ENGLISH OAK	B & B	2.5" CAL MIN	
	QR2	18	QUERCUS ROBUR	ENGLISH OAK	B & B	3" CAL MIN	
	QO	30	QUERCUS RUBRA	RED OAK	B & B	2.5" CAL MIN	
	QO2	15	QUERCUS RUBRA	RED OAK	B & B	3" CAL MIN	
	TC	2	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2.5" CAL MIN	
	TC2	11	TILIA CORDATA	LITTLELEAF LINDEN	B & B	3" CAL MIN	
	UC2	6	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	3" CAL MIN	
	UC	21	ULMUS X `FRONTIER`	AMERICAN ELM	B & B	2.5" CAL MIN	

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	JS	14	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	B & B		6` HT MIN

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	MS	29	MALUS X `SPRING SNOW`	SPRING SNOW CRABAPPLE	B & B	2" CAL MIN	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	CC	159	CARYOPTERIS X CLANDONENSIS `BLUE MIST`	BLUE MIST SHRUB	5 GAL	SEE PLAN	18" FULL
	CG	91	CHRYSOTHAMNUS NAUSEOSUS GRAVEOLENS	TALL GREEN RABBITBRUSH	5 GAL	SEE PLAN	14" FULL
	CA	69	CORNUS SERICEA `ARTIC FIRE`	ARTIC FIRE DOGWOOD	5 GAL	SEE PLAN	18" FULL
	EN	153	ERICAMERIA NAUSEOSA SSP. NAUSEOSA VAR. SPECIOSA	RUBBER RABBITBRUSH	5 GAL	SEE PLAN	24" FULL
	ER	51	EUONYMUS ALATUS `RUDY HAAG`	RUDY HAAG BURNING BUSH	5 GAL	SEE PLAN	24" FULL
	JB	27	JUNIPERUS HORIZONTALIS 'BLUE RUG'	BLUE RUG JUNIPER	5 GAL	SEE PLAN	12" SPREAD MIN.
	JY	121	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	CREEPING JUNIPER	5 GAL	18" OC	12"-15" SP
	LV	119	LIGUSTRUM VULGARE `CHEYENNE`	CHEYENNE PRIVET	5 GAL	SEE PLAN	24" FULL
	MC	120	MAHONIA AQUIFOLIUM `COMPACTA`	COMPACT OREGON GRAPE	5 GAL	SEE PLAN	18" FULL
	PA	10	PEROVSKIA X `LITTLE SPIRE`	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	12" FULL
	RA2	46	RIBES ALPINUM	ALPINE CURRANT	5 GAL	SEE PLAN	24" FULL
	RR	207	ROSA X 'RADTKO' TM	DOUBLE KNOCK OUT RED ROSE	5 GAL	SEE PLAN	18" FULL
	R3	118	ROSA X `RADRAZZ`	KNOCK OUT SHRUB ROSE	5 GAL	SEE PLAN	24" FULL
	SM	69	SYRINGA MEYERI `PALIBIN`	DWARF KOREAN LILAC	5 GAL	SEE PLAN	24" FULL

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	PS	188	PANICUM VIRGATUM `SHENENDOAH`	BURGUNDY SWITCH GRASS	1 GAL	SEE PLAN
	PL	94	PENNISETUM ALOPECUROIDES `LITTLE BUNNY`	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	SEE PLAN

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	EP	30	ECHINACEA PURPUREA	CONEFLOWER	1 GAL	SEE PLAN
	HO	86	HEMEROCALLIS X `STELLA DE ORO`	STELLA DE ORO DAYLILY	1 GAL	SEE PLAN
	RH	24	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	SEE PLAN

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
	RM	154,793 SF	1-2" ROCK MULCH	ROCK MULCH	-	-
	NSM	223,744 SF	NATIVE SEED MIX	SPECIFIED BY PROS	SEED	-
	KB	51,932 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD	

NATIVE SEED MIX
SEEDING RATE: 15 PLS/ACRE

COMMON NAME	PERCENTAGE
WESTERN WHEATGRASS	20%
SLENDER WHEATGRASS	20%
BLUE GRAMA	15%
BUFFALOGRASS	15%
SODAR STREAMBANK WHEATGRASS	15%
SHERMAN BIG BLUEGRASS	10%
CANADA WILDRYE	5%
TOTALS	100%

WATER USAGE TABLE

	SQUARE FOOTAGE	PERCENTAGE
NON-WATER CONSERVING (SOD, ARCTIC FIRE DOGWOOD)		
51,932 SF SOD + (16 SF X 69 SHRUBS)		
51,932 SF + 1,104 SF = 53,036 SF	53,036 SF	12.3%
WATER CONSERVING (NATIVE SEED, ALL SHRUBS EXCLUDING ARCTIC FIRE DOGWOOD		
223,744 SF SEED + (154,793 SF MULCH - 1,104 SF)		
223,744 SF + 153,689 SF = 377,433 SF	377,433 SF	87.7%
NON-WATER USING		
N/A	0 SF	
TOTAL:	430,469 SF	

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR
3	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
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1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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PROJECT SKIFREE
SITE PLAN
LANDSCAPE SCHEDULE
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO. 067918026_SP_LA.DWG
PROJECT NO. 067918026

SHEET NO. 40

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LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED	
BUFFER REQUIREMENTS			
NON-STREET FRONTAGE BUFFERS	**LENGTH**	**WIDTH REQ. / PROVIDED**	**TREES/SHRUBS REQ. / PROV. (1 TREE, 5 SHRUBS/40 LF.)**
WEST LANDSCAPE BUFFER	1,280 LF	10'/ 10'	32 TREES + 160 SHRUBS REQ. / 64 TREES
LANDSCAPE STREET BUFFER	**LENGTH**	**WIDTH REQ. / PROV.**	**TREES/SHRUBS REQ. / PROV. (1 TREE/40 LF)**
SALIDA STREET	1,337 LF	10'/ 10'	33 TREES + 335 SHRUBS REQ. / 46 TREES PROV. + 235 SHRUBS PROV.
35TH AVENUE	1,540 LF	10'/ 10'	39 TREES +192 SHRUBS REQ. / 39 TREES + 195 SHRUBS PROV.
37TH AVENUE	972 LF	10'/ 10'	24 TREES + 121 SHRUBS REQ. / 101 TREES
TELLURIDE STREET	720 LF	10'/ 10'	18 TREES + 180 SHRUBS REQ. / 18 TREES + 180 SHRUBS PROV.
OUTDOOR STORAGE SCREENING REQUIREMENT			
NORTH SIDE	613 LF	N/A	16 TREES + 154 SHRUBS / 16 SHRUBS + 16 TREES FOR T.E.s PROV.
WEST SIDE	796 LF	N/A	20 TREES + 199 SHRUBS / 20 TREES + 20 TREES FOR T.E.s PROV.
SOUTH SIDE	1,285 LF	N/A	33 TREES + 322 SHRUBS / 39 TREES + 249 SHRUBS AND 10 TREES PROV.
BUILDING PERIMETER LANDSCAPING	**REQUIRED**	**PROVIDED**	
1 T.E. / 40 LF OF BLDG PERIMETER			
EAST FRONTAGE - 519 LF	13 T.E.	10 TREES, 41 SHRUBS, 6 ORN. GRASSES	
NORTH FRONTAGE - 260 LF	7 T.E.	8 TREES, 75 SHRUBS, 44 ORN. GRASSES	
WEST FRONTAGE - 519 LF	12 T.E.	6 TREES, 108 SHRUBS, 61 ORN. GRASSES	
CURBSIDE LANDSCAPING	**LENGTH**	**WIDTH OF LANDSC. AREA**	**LANDSCAPE REQ. / PROV.**
SALIDA STREET	1,337 LF	10' WIDTH	33 TREES + SOD OR SHRUBS REQ. / N/A PROV.*
35TH AVENUE	1,540 LF	10' WIDTH	39 TREES + SOD OR SHRUBS REQ. / N/A PROV.*
37TH AVENUE	972 LF	10' WIDTH	24 TREES + SOD OR SHRUBS REQ. / N/A PROV.*
TELLURIDE STREET	400 LF	10' WIDTH	10 TREES + SOD OR SHRUBS REQ. / 10 TREES + SOD PROV.

SITE DATA TABLE

SITE DATA	AREA IN SF	%
TOTAL SITE AREA:	1,843,444	100
BUILDING COVERAGE:	512,720	27.8
HARD SURFACE AREA:	848,323	46.1
LANDSCAPE AREA:	430,469	23.3
COOL SEASON TURF:	51,932	2.8

*CURBSIDE LANDSCAPING TO BE PROVIDED WITH CN 2020-6028-00.

GENERAL LANDSCAPE NOTES

1. FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
2. SEE CIVIL PLANS FOR ALL CONCRETE SIDEWALK, STANDARD AND HEAVY DUTY CONCRETE VEHICULAR DRIVES, AND STANDARD AND HEAVY DUTY CONCRETE PARKING LOT PAVING INFORMATION.
3. SEE PHOTOMETRIC PLANS FOR ANY FREESTANDING LIGHT SPECIFICATIONS.
4. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
7. FOR ALL TREES REMOVED FROM THIS PROPERTY, THEY MUST BE MANAGED IN ACCORDANCE WITH THE CITY OF AURORA TREE PRESERVATION POLICY. TREES THAT ARE IN GOOD CONDITION ON SITE THAT ARE 4" OR GREATER IN CALIPER THAT WILL BE IMPACTED BY DEVELOPMENT REQUIRE TREE PRESERVATION OR MITIGATION. MITIGATION FOR TREES REMOVED FROM THE PROPERTY CAN BE ACCOMPLISHED BY TREES BEING PLANTED BACK ONTO THE SITE THROUGH THE LANDSCAPE PLAN, PAYMENT MADE INTO THE TREE PLANTING FUND, OR A COMBINATION OF THE TWO. IF TREES ARE PLANTED ON THE SITE, THE MITIGATION
REQUIREMENT IS AN INCH-FOR-INCH REPLACEMENT. THIS IS IN ADDITION TO THE REGULAR LANDSCAPE REQUIREMENTS. THE USE OF TREE EQUIVALENTS ARE NOT ACCEPTABLE FOR TREE MITIGATION.
8. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
9. SEE GPDRG NOTES FOR ADDITIONAL INFORMATION ON SHEET 36.
10. ALL LANDSCAPE BEDS TO RECEIVE 3" DEPTH ROCK MULCH.
11. ALL TREE MITIGATION REQUIREMENTS FOR THIS SITE WERE FULFILLED AS A PART OF THE PRELIMINARY PLAT APPROVAL FOR THE SITE - E.G. THEY ARE MITIGATED BY THE ADDITIONAL TREES APPROVED IN THE DETENTION AREA.
12. ALL PROPOSED LANDSCAPE IS WATER CONSERVING IN ACCORDANCE WITH THE CITY OF AURORA LANDSCAPE REFERENCE MANUAL.

FIRE SAFETY LANDSCAPE NOTES

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

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR
3	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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

PROJECT SKIFREE
SITE PLAN
LANDSCAPE NOTES
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO. 067918026_SP_LA.DWG
PROJECT NO. 067918026

SHEET NO. 41

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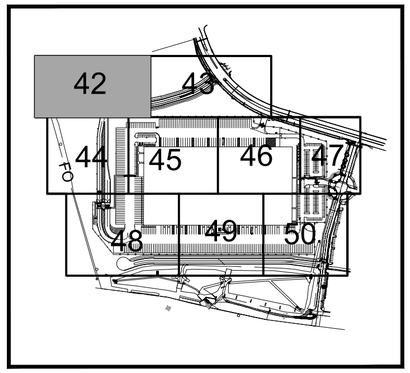
LOT 3, BLOCK 1
GATEWAY PARK IV EAST
SUBDIVISION FILING NO. 1
(REC. NO. 0614411)
ZONING: I-2

PROPERTY LINE (TYP)

LOT 2, GATEWAY PARK
EAST SUBDIVISION FILI
NO. 28
(282,922 SF / 6.495 AC



NOT FOR CONSTRUCTION

KEY MAP
NTS

PRIVATE ACCESS EASEMENT
(WIDTH VARIES)

EX 40'-0" FIRE LANE
AND UTILITY ESMT

WORK APPROVED AS PART OF CN 2020-6028-00
AND WILL BE INCLUDED WITHIN THE PLAN
SUBMISSION FOR THIS PROJECT

LOT 2, GATEWAY PARK IV
EAST SUBDIVISION FILING
NO. 28
(282,922 SF / 6.495 AC)
ZONING: I-2

NOTE: ALL STREET TREES
TO BE INSTALLED WITH
THIS PROJECT

NOTE: IMPROVEMENTS WILL BE
INSTALLED WITH THIS PROJECT.
SEE CN 2020-6028-00

40'-0" FIRE LANE
AND UTILITY ESMT

PROPERTY LINE (TYP.)

PROPERTY LINE (TYP)

10.0' UTILITY
ESMT BY PLAT

8' SIDEWALK

10' LANDSCAPE
BUFFER

37TH AVE (PRIVATE)
(REC NO 2021000078765)

MATCHLINE; SEE SHEET 43

PENA BOULEVARD
(PUBLIC ROW WIDTH VARIES)
BOOK 3896 PAGE 549
ZONING: I-2

PROPERTY LINE (TYP)

MONUMENT SIGN
MS (1)
(3)CO2

16.0' UTILITY
ESMT BY PLAT

UC2(1)
(3)QO2

SEE ENLARGEMENT
THIS SHEET

MATCHLINE; SEE SHEET 44

NORTH

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

MONUMENT SIGN PLANTING ENLARGEMENT
SCALE: 1: = 10'

NOTES:
1. TOTAL TREES PROVIDED: 433 TREES
2. ALL NATIVE SEED TO BE IRRIGATED THROUGH ESTABLISHMENT.
3. REF. SHEET 41 FOR PLANT SCHEDULE

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PROP. 6' TALL, BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
- PROP. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
- PROP. 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
- DARK GREEN STEEL EDGE

GROUNDCOVERS

- 1"–2" ROCK MULCH
- NATIVE SEED MIX
- SOD

NO.	REVISION	BY	DATE	APPR
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SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

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FILE NO. 067918026_SP_LA.DWG
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42

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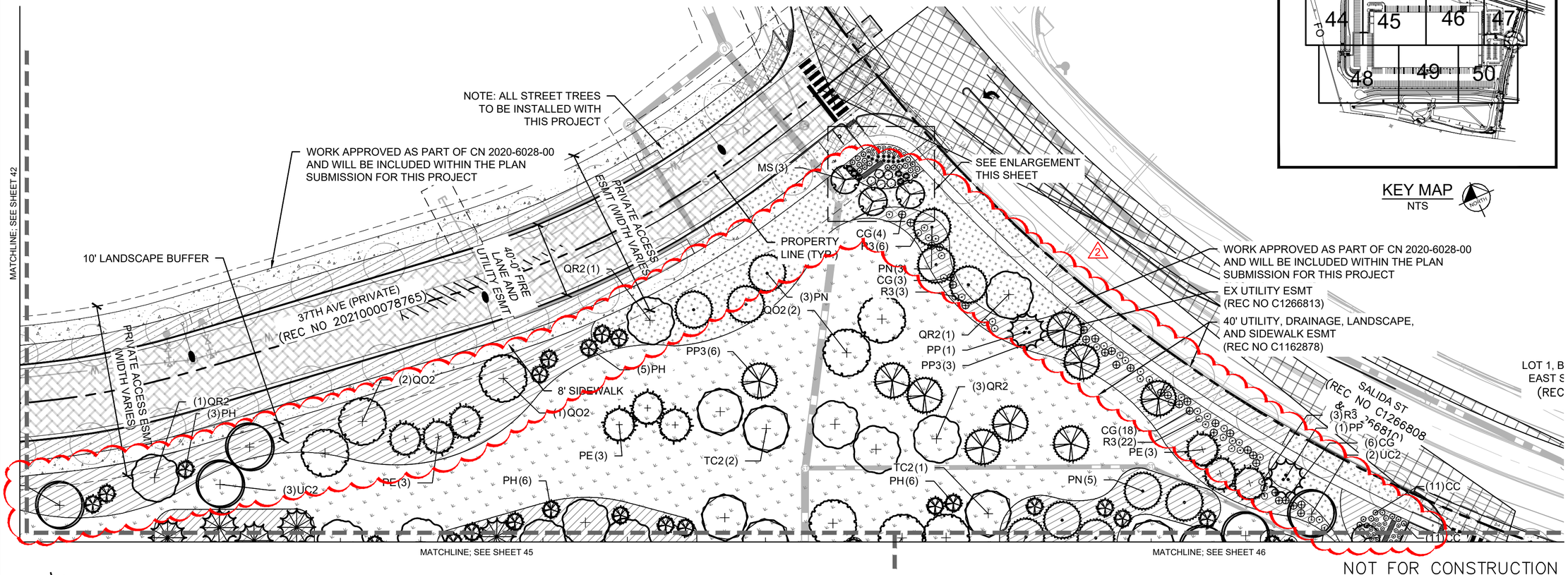
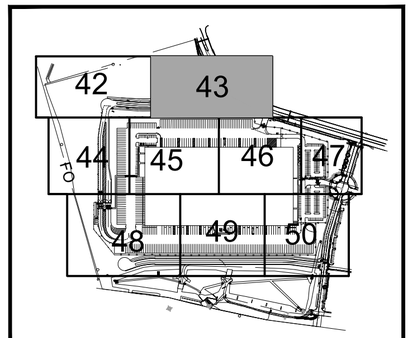


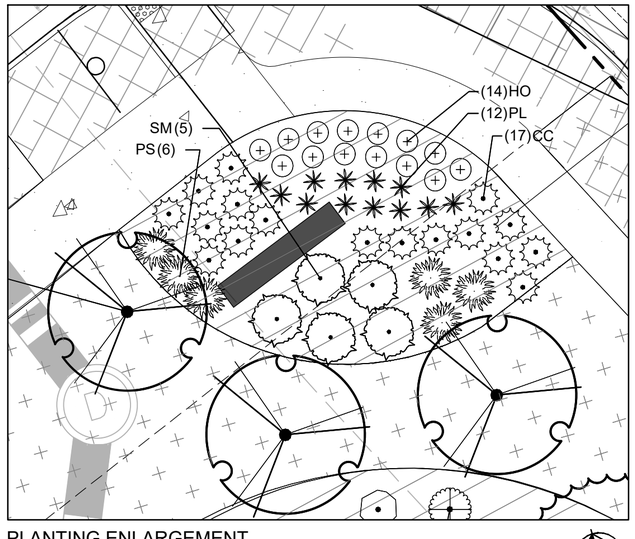


KEY MAP
NTS

NOT FOR CONSTRUCTION

NORTH

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



PLANTING ENLARGEMENT
SCALE: 1: = 10'

NOTES:
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3. REF. SHEET 41 FOR PLANT SCHEDULE

Plans should show Amendmen1 clouds and deltas

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GROUNDCOVERS

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- SOD

NO.	REVISION	BY	DATE	APPR
1	SITE PLAN SUBMITTAL 1	NER	10–13–21	SAL
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43

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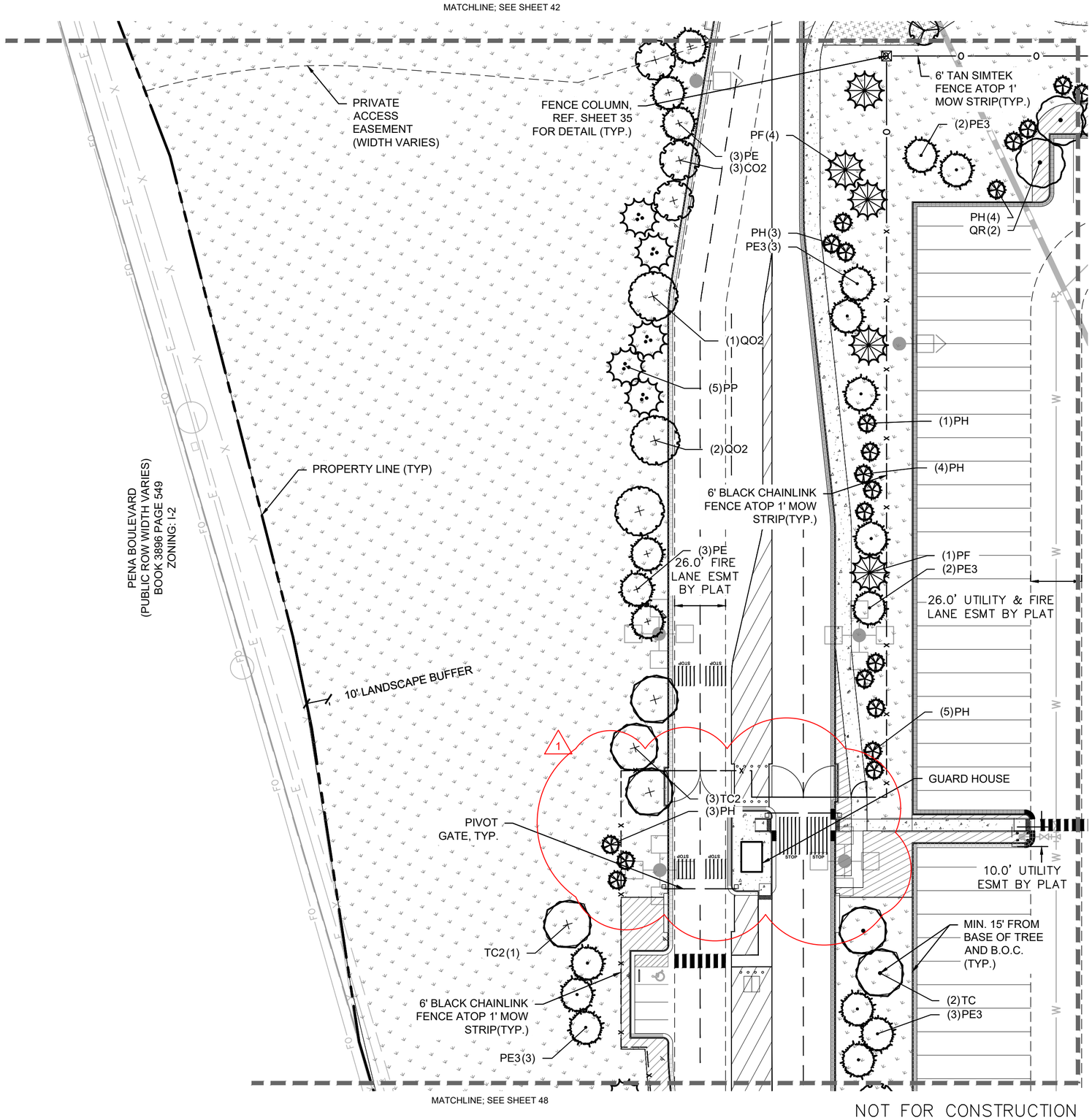

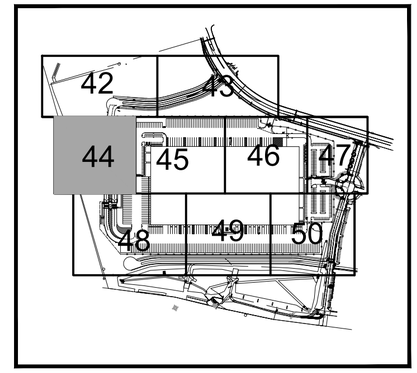

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NORTH

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

NOT FOR CONSTRUCTION

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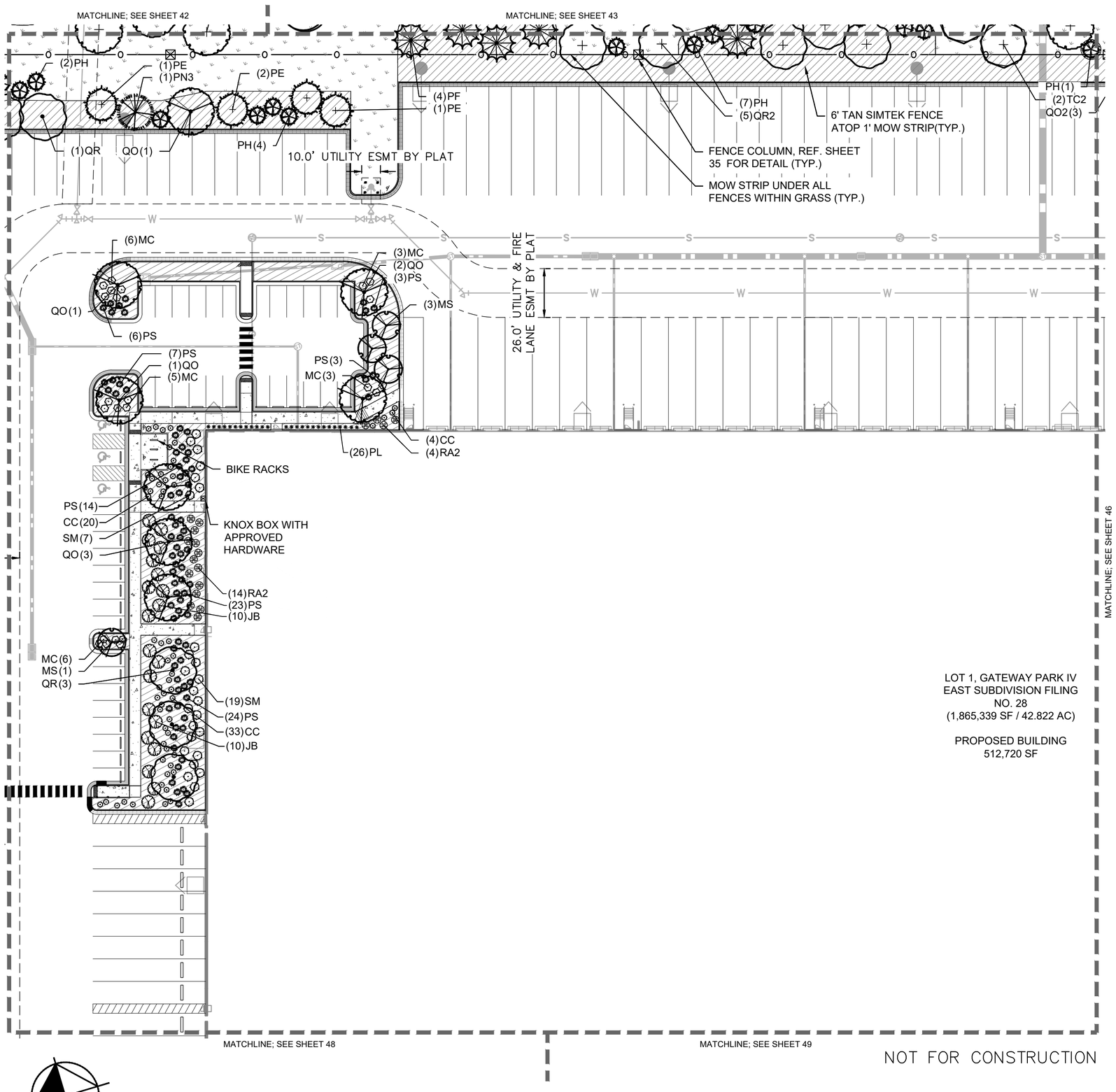

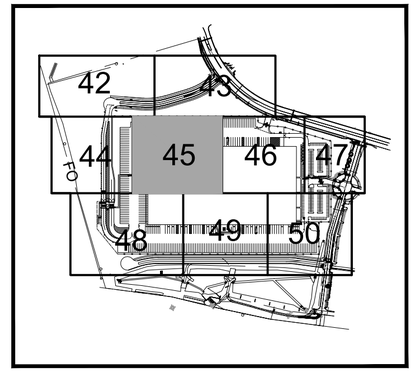

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45

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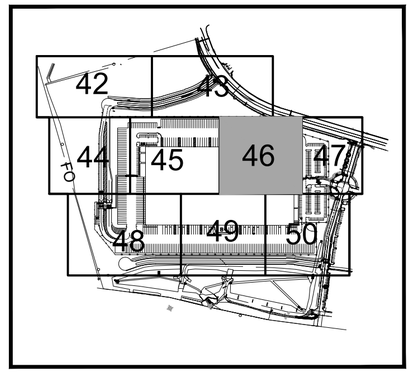
MATCHLINE; SEE SHEET 43

PN(5)
TC2(1)
UC2(1)
PH(2)
R3(3)
MS(3)
(1)CG
(20)HO
(3)PS
(6)SM
(19)R3
(18)CG
EX UTILITY ESMT
(REC NO C1266814)
SALIDA ST
(REC NO C1266808
& C1266810)
CG(1)
R3(1)
6' TAN SIMTEK
FENCE ATOP 1'
MOW STRIP (TYP.)
TC2(1)
PN(3)
38.0' FIRE LANE ESMT BY PLAT (WIDTH VARIES)
16.0' UTILITY ESMT BY PLAT
(3)MS
PF(3)
BARRIER
GATE (TYP.)
FENCE COLUMN, REF.
SHEET 35 FOR DETAIL
(TYP.)
PN(3)
PH(3)
26.0' UTILITY & FIRE LANE ESMT BY PLAT
10.0' UTILITY ESMT BY PLAT
TRASH COMPACTOR
10.0' UTILITY ESMT BY PLAT
26.0' UTILITY & FIRE LANE ESMT BY PLAT
(1)MS
(3)QO
(1)MS
(3)CO2
Plans should show
Amendmen1 clouds and
deltas
SM(16)
CC(24)
PS(13)
PE(3)
RA2(5)
CC(5)
PL(5)
RA2(23)
HO(8)
CC(15)
PL(16)
JY(12)
BIKE RACKS
KNOX BOX WITH
APPROVED HARDWARE
(1)UC
(5)JY
MC(6)
MS(1)
MATCHLINE; SEE SHEET 45
MATCHLINE; SEE SHEET 47
LOT 1, GATEWAY PARK IV
EAST SUBDIVISION FILING
NO. 28
(1,865,339 SF / 42.822 AC)
PROPOSED BUILDING
512,720 SF
SMOKING SHELTER, SITE
FURNITURE BY OWNER
LV(4)
RR(3)
CC(8)
(11)JY
(1)PN
FDC WITH APPROVED
KNOX CAPS
KNOX BOX WITH
APPROVED HARDWARE
PS(6)
MC(6)
SM(9)
QO(1)
CO(2)
26.0'
LANE
MATCHLINE; SEE SHEET 49
MATCHLINE; SEE SHEET 50
NOT FOR CONSTRUCTION

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SCALE: 1"=40'



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- SIGHT TRIANGLE (SEE KEYNOTE #1)
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- DARK GREEN STEEL EDGE

GROUNDCOVERS

- 1"–2" ROCK MULCH
- NATIVE SEED MIX
- SOD

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LANDSCAPE PLAN
AURORA, COLORADO

DATE: 09/08/2021
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FILE NO. 067918026_SP_LA.DWG
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SHEET NO.
46

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LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 25 (REC NO 2019000087560) ZONING: I-2

SALIDA ST (REC NO C1266808 & C1266810)

WORK APPROVED AS PART OF CN 2020-6028-00 AND WILL BE INCLUDED WITHIN THE PLAN SUBMISSION FOR THIS PROJECT

16.0' UTILITY ESMT BY PLAT

6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (TYP.)

40' UTILITY, DRAINAGE, LANDSCAPE, AND SIDEWALK ESMT (REC NO C1162878)

SEE ENLARGEMENT THIS SHEET

FENCE COLUMN, REF. SHEET 35 FOR DETAIL (TYP.)

EX 50.0' PRIVATE INGRESS/EGRESS, UTILITY, SIDEWALK, DRAINAGE, & LANDSCAPE ESMT (REC NO 20060809000808660)

TELLURIDE ST (PRIVATE)

10' LANDSCAPE BUFFER

EXISTING LANDSCAPE TO REMAIN

26.0' UTILITY & FIRE LANE ESMT BY PLAT

ALL LANDSCAPING WITHIN THIS AREA TO BE INSTALLED AS PART OF THE PHASED PARKING LOT CONSTRUCTION

37.0' FIRE LANE ESMT BY PLAT

30.0' FIRE LANE ESMT BY PLAT (WIDTH VARIES)

PIVOT GATE (TYP.)

EX FIRE LANE AND UTILITY ESMT (REC NO 20060922000958670)

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 21 (REC NO 201700086070) ZONING: MU-C

EX. EVERGREEN TREE TO REMAIN (TYP.)

TREE PROTECTION FENCE (TYP.)

MATCHLINE; SEE SHEET 46

MATCHLINE; SEE SHEET 50

NOT FOR CONSTRUCTION

NORTH

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

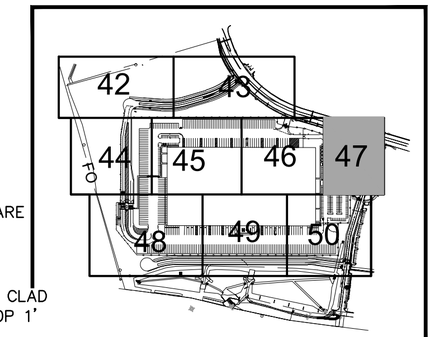
LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PROP. 6' TALL, BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
- PROP. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
- PROP. 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
- DARK GREEN STEEL EDGE

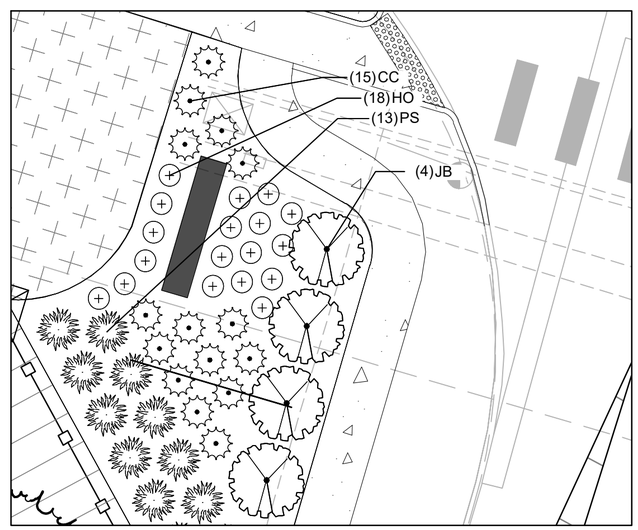
GROUNDCOVERS

- 1"-2" ROCK MULCH
- NATIVE SEED MIX
- SOD

NOTES:
1. TOTAL TREES PROVIDED: 433 TREES
2. ALL NATIVE SEED TO BE IRRIGATED THROUGH ESTABLISHMENT.
3. REF. SHEET 41 FOR PLANT SCHEDULE



KEY MAP
NTS



MONUMENT SIGN PLANTING ENLARGEMENT
SCALE: 1: = 10'

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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

PROJECT SKIFREE
SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO. 067918026_SP_LA.DWG
PROJECT NO. 067918026

SHEET NO. 47

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MATCHLINE: SEE SHEET 44

MATCHLINE; SEE SHEET 45

26.0' FIRE LANE ESMT BY PLAT

10' LANDSCAPE BUFFER

(4)PP
(1)PP3

PP3(3)

(3)CO

MIN. 15' FROM BASE OF TREE AND B.O.C. (TYP.)

26.0' UTILITY & FIRE LANE ESMT BY PLAT

(7)PH
(3)QR

6' BLACK CHAINLINK FENCE ATOP 1' MOW STRIP(TYP.)

PENA BOULEVARD
(PUBLIC ROW WIDTH VARIES)
BOOK 3896 PAGE 549
ZONING: I-2

PROPERTY LINE (TYP.)

(3)PN3
(1)PE

(1)PP3

(1)PE
(2)MS
(3)CO

LOT 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF

(1)QO
(6)MC

(10)PA
(10)PL

(1)QO
(3)PE3

10.0' UTILITY ESMT BY PLAT

26.0' UTILITY & FIRE LANE ESMT BY PLAT

MATCHLINE; SEE SHEET 49

FENCE COLUMN, REF. SHEET 35 FOR DETAIL (TYP.)

16.0' UTILITY ESMT BY PLAT

6' TAN SIMTEK FENCE ATOP 1' MOW STRIP (TYP.)

RR(29)
EN(28)
PH(3)
(4)PN3
(6)JS

EX PSCO EASEMENT (BK 5644, PG 966)

PF(3)
RR(8)
EN(7)
(6)PH
(4)PE3
(3)PP3

(3)PP3

35TH AVE (PRIVATE)
(REC NO 2021000078765)

10' UTILITY ESMT BY PLAT
(1)PN3

10' LANDSCAPE BUFFER

TRACT A GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(399,983 SF / 9.182 AC)
ZONING: I-2

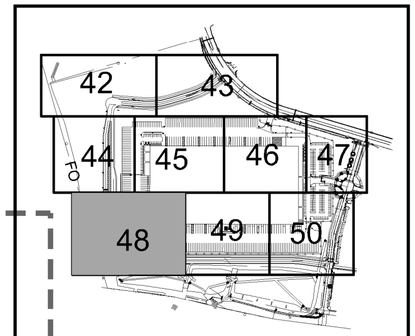
PN3(2)

40' FIRE LANE & UTILITY ESMT

PROPERTY LINE (TYP.)

WORK APPROVED AS PART OF CN 2020-6028-00 AND WILL BE INCLUDED

KEY MAP
NTS



LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PROP. 6' TALL, BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
- PROP. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
- PROP. 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
- DARK GREEN STEEL EDGE

GROUNDCOVERS

- 1"–2" ROCK MULCH
- NATIVE SEED MIX
- SOD

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

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR
3	SITE PLAN AMENDMENT 1	KTS	8–09–23	SAL
2	SITE PLAN SUBMITTAL 3	NER	3–16–22	SAL
1	SITE PLAN SUBMITTAL 2	NER	12–07–21	SAL
	SITE PLAN SUBMITTAL 1	NER	10–13–21	SAL

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

PROJECT SKIFREE
SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO. 067918026_SP_LA.DWG
PROJECT NO. 067918026

SHEET NO.
48

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MATCHLINE; SEE SHEET 45

MATCHLINE; SEE SHEET 46

MATCHLINE; SEE SHEET 48

MATCHLINE; SEE SHEET 50

LOT 1, GATEWAY PARK IV
EAST SUBDIVISION FILING
NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF

KNOX BOX WITH
APPROVED HARDWARE

10.0' UTILITY
ESMT BY PLAT

26.0' UTILITY & FIRE
LANE ESMT BY PLAT

6' TAN SIMTEK FENCE
ATOP1' MOW STRIP (TYP.)

EN(46)
RR(64)

PH(5)

(4)JS

FENCE COLUMN, REF.
SHEET 35 FOR DETAIL (TYP.)

JS(3)
(6)PH

10' LANDSCAPE BUFFER

(3)PH

(1)JS

PH(1)

10.0' UTILITY
EASEMENT BY PLAT

AVE (PRIVATE)
2021000078765)

59'
PRIVATE
ACCESS
ESMT BY
PLAT

WORK APPROVED AS PART OF CN
2020-6028-00 AND WILL BE INCLUDED
WITHIN THE CIVIL PLAN SUBMISSION
FOR THIS PROJECT

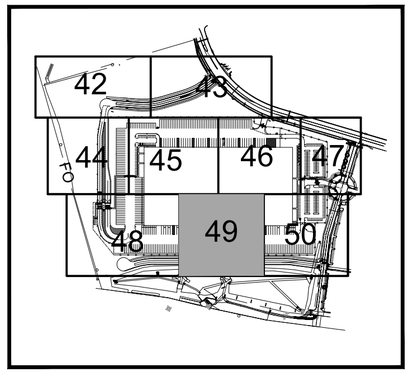
40' FIRE LANE &
UTILITY ESMT

PROPERTY LINE (TYP.)

TRACT A GATEWAY
PARK IV EAST
SUBDIVISION FILING
NO. 28
(399,983 SF / 9.182 AC)
ZONING: I-2

EX .PRIVATE DRAINAGE
ESMT

NOT FOR CONSTRUCTION



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PROP. 6' TALL, BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
- PROP. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
- PROP. 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
- DARK GREEN STEEL EDGE

GROUNDCOVERS

- 1"–2" ROCK MULCH
- NATIVE SEED MIX
- SOD

NOTES:
1. TOTAL TREES PROVIDED: 433 TREES
2. ALL NATIVE SEED TO BE IRRIGATED THROUGH ESTABLISHMENT.
3. REF. SHEET 41 FOR PLANT SCHEDULE

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SCALE: 1"=40'

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO. 067918026_SP_LA.DWG
PROJECT NO. 067918026

SHEET NO.
49

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MATCHLINE; SEE SHEET 46

MATCHLINE; SEE SHEET 47

MATCHLINE; SEE SHEET 49

LOT 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(1,865,339 SF / 42.822 AC)

PROPOSED BUILDING
512,720 SF

26.0' UTILITY & FIRE LANE ESMT BY PLAT

10.0' UTILITY ESMT BY PLAT

26.0' UTILITY & FIRE LANE ESMT BY PLAT

MS(3)
MS(3)
PN3(3)
LV(8)
(1)QO
(6)JY
(2)UC
(6)JY
(6)MC
(1)MS
(6)JY
(2)UC
(6)CA
(6)CA
(6)JY
(8)PS
(3)JB
(6)PS
(1)QO
(12)MC
(3)PF3
QO(1)
(1)MS
(4)MC
R3(8)
MS(1)
CA(5)
MC(6)
R3(3)
EN(5)
RR(3)
PF3(3)
UC(1)
RH(7)
EP(9)
PL(8)
EP(13)
PF(3)
RR(18)
PS(6)
EN(9)
EN(12)
RR(19)
LV(57)
JY(6)
QO(1)
PN3(1)
PN3(2)
(2)UC
CO(1)
RR(17)
EN(13)
PH(5)
PS(6)
(14)MC
(4)CA
(5)R3
(2)CO2
(3)UC
(4)QR2
(1)QR2
(2)QR2

FENCE (TYP.)

EX. EVERGREEN TREE TO REMAIN (TYP.)

EX 50.0' PRIVATE INGRESS/EGRESS, UTILITY, SIDEWALK, DRAINAGE, & LANDSCAPE ESMT (REC NO 20060809000808660)

FENCE COLUMN, REF. SHEET 35 FOR DETAIL (TYP.)

10' LANDSCAPE BUFFER

PROPERTY LINE (TYP.)

MOW STRIP UNDER ALL FENCES WITHIN GRASS, TYP.

10' LANDSCAPE BUFFER
(21)EN
(28)RR
(2)PH
(3)PH
10.0' UTILITY EASEMENT BY PLAT
(5)PH
EP(8)
PL(13)
RH(17)
PF3(5)

40' UTILITY ESMT BY PLAT

WORK APPROVED AS PART OF CN 2020-6028-00 AND WILL BE INCLUDED WITHIN THE CIVIL PLAN SUBMISSION FOR THIS PROJECT

35TH AVE (PRIVATE)
(REC NO 2021000078765)

TRACT A GATEWAY PARK IV EAST SUBDIVISION FILING NO. 28
(399,983 SF / 9.182 AC)
ZONING: I-2

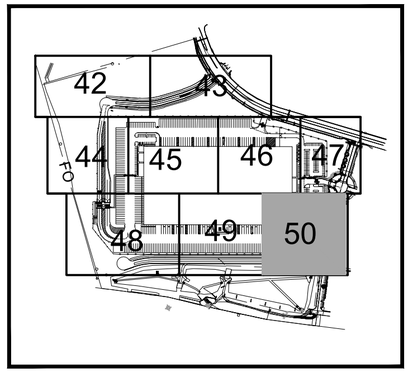
PROPERTY LINE (TYP.)

6' TAN SIMTEK FENCE ATOP 1' MOW STRIP (TYP.)

TELLURIDE ST (PRIVATE)

LOT 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 11, AMEND NO 1
(REC NO 201200009597)
ZONING: MU-C

EX PRIVATE DRAINAGE ESMT REC. NO. 200690922000958660



KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PROP. 6' TALL, BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
- PROP. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
- PROP. 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
- DARK GREEN STEEL EDGE

GROUNDCOVERS

- 1"-2" ROCK MULCH
- NATIVE SEED MIX
- SOD

NOTES:
1. TOTAL TREES PROVIDED: 433 TREES
2. ALL NATIVE SEED TO BE IRRIGATED THROUGH ESTABLISHMENT.
3. REF. SHEET 41 FOR PLANT SCHEDULE

NOT FOR CONSTRUCTION

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

SCALE: 1"=40'

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO. 067918026_SP_LA.DWG
PROJECT NO. 067918026

SHEET NO.
50

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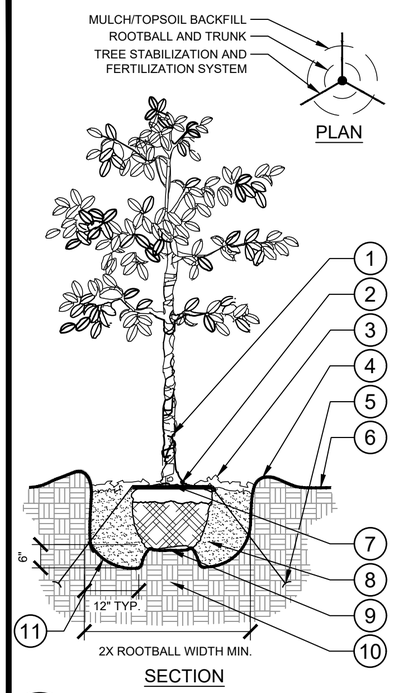


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

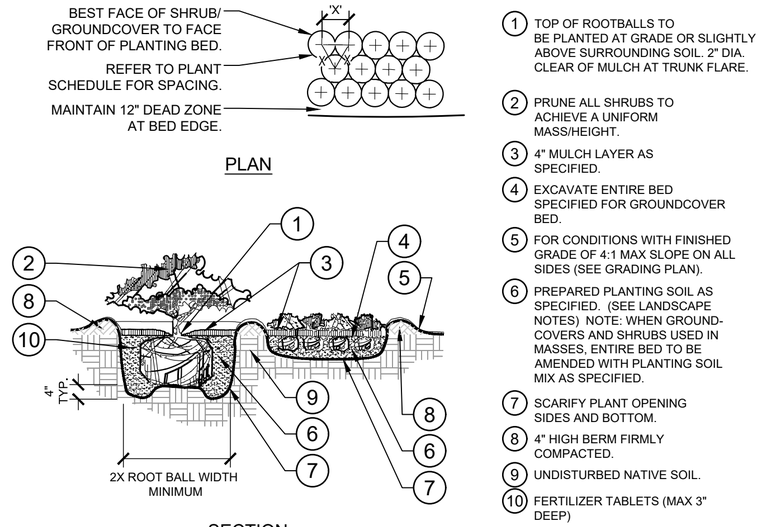
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 / 34 TREE PLANTING
SECTION / PLAN — NTS



1. TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL. 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 4" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FOR CONDITIONS WITH FINISHED GRADE OF 4:1 MAX SLOPE ON ALL SIDES (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY PLANT OPENING SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

NOTES:

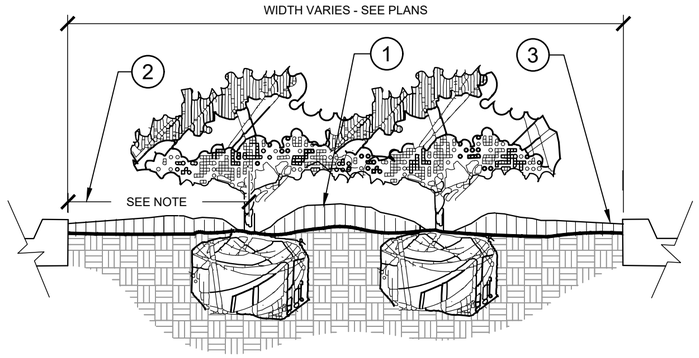
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.

D. PRE-EMERGENT HERBICIDE TO BE APPLIED PRIOR TO PLANT INSTALLATION.

2 / 34 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 4" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

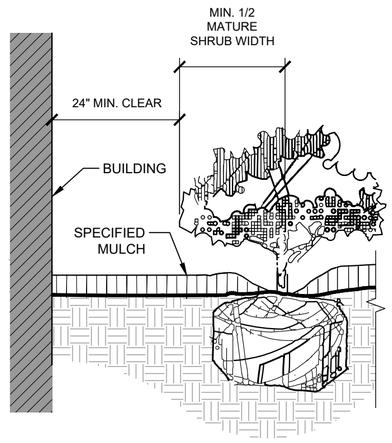
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

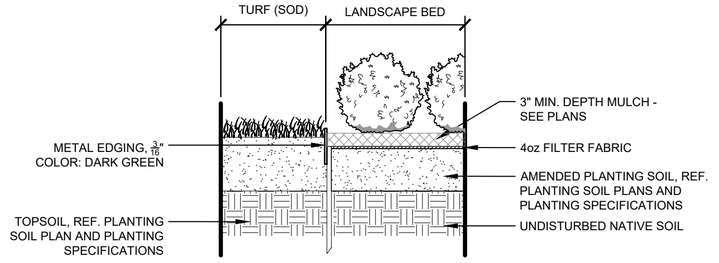
3 / 34 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION — NTS



NOTES:

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

4 / 34 PLANTINGS ADJACENT TO BUILDINGS
SECTION — NTS



5 / 34 METAL EDGER AT PLANTING BED — 1" = 1"
067-918-21

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

Kimley»Horn
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Denver, Colorado 80237 (303) 228-2300

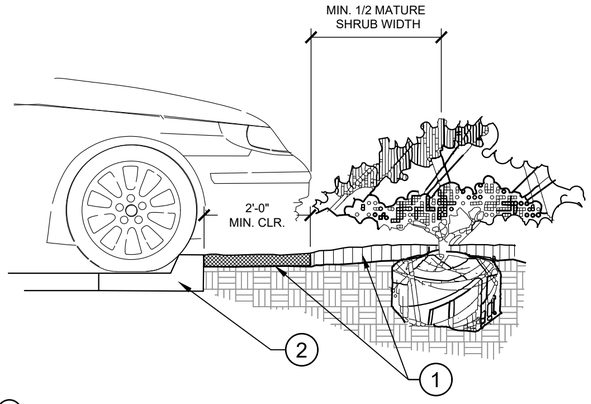
PROJECT SKIFREE
SITE PLAN
LANDSCAPE DETAILS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO. 067918026_SP_LA.DWG
PROJECT NO. 067918026

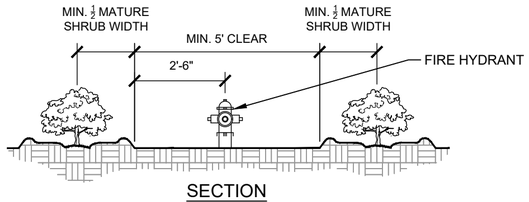
SHEET NO. 51

k:\den_civil\067918026_project skifree\CADD\PlanSheets\067918026_SP_LA.dwg



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

1 PARKING SPACE/CURB PLANTING
35 SECTION



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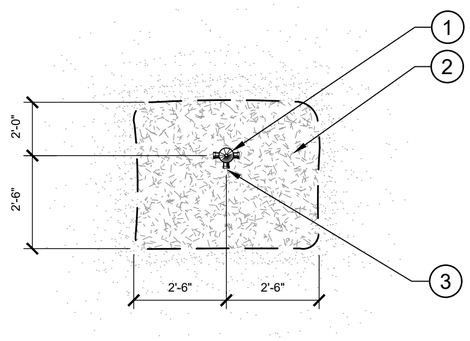
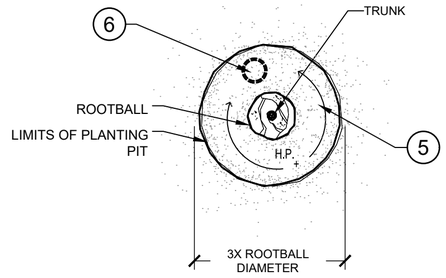


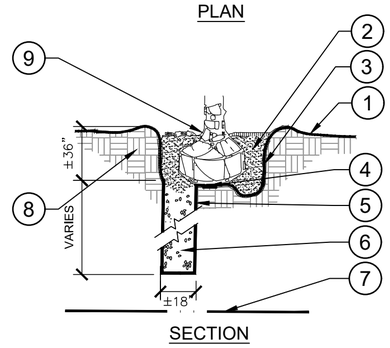
PLAN

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

2 SHRUB PLANTING AT FIRE HYDRANT
35 SECTION / PLAN NTS



PLAN



SECTION

1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

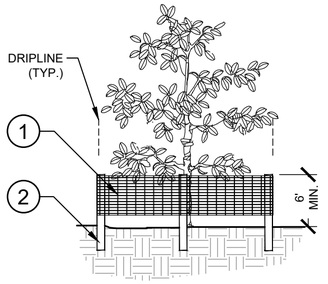
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

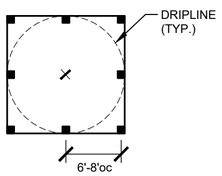
B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

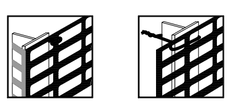
3 POOR DRAINAGE CONDITION
35 SECTION / PLAN NTS



ELEVATION



PLAN



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

4 TREE PROTECTION FENCING
35 ELEVATION / PLAN NTS

NOT FOR CONSTRUCTION

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN AMENDMENT 1	KTS	8-09-23	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
LANDSCAPE DETAILS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO. 067918026_SP_LA.DWG
PROJECT NO. 067918026

SHEET NO. 51

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SEE SITE PLAN SHEET 34 FOR COMPACTOR AND GENERATOR SCREENING REQUIREMENTS

ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A POINT FOUR FEET ABOVE GRADE LEVEL ON EACH PROPERTY LINE WITH AN ABUTTING PROPERTY, AND FROM A POINT FOUR FEET ABOVE GRADE FROM EACH SIDEWALK ON THE FAR SIDE OF EACH ADJACENT STREET, OR IF THERE IS NO SIDEWALK THEN FROM A POINT FIVE FEET ABOVE GRADE AT THE CURB LINE ON THE FAR SIDE OF EACH ADJACENT STREET

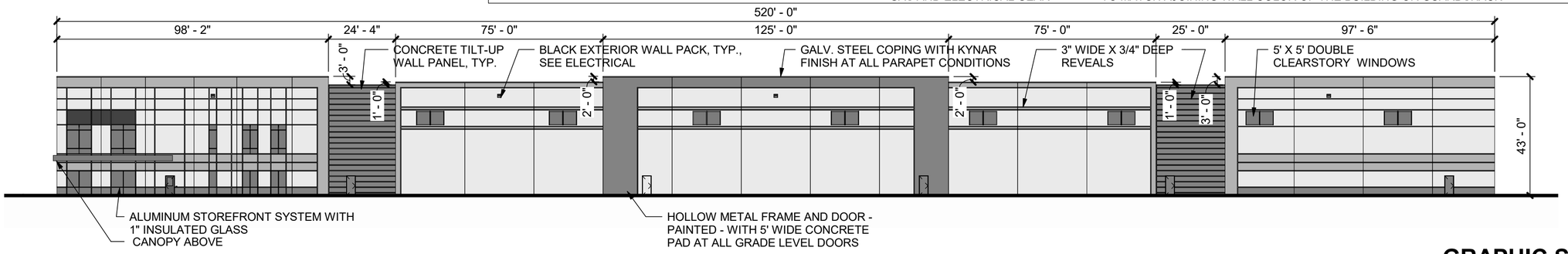
EXT-1
PURE WHITE
SW 7005

EXT-2
ONLINE
SW 7072

EXT-3
SOFTWARE
SW 7074

EXT-4
PANTONE
SW 7626

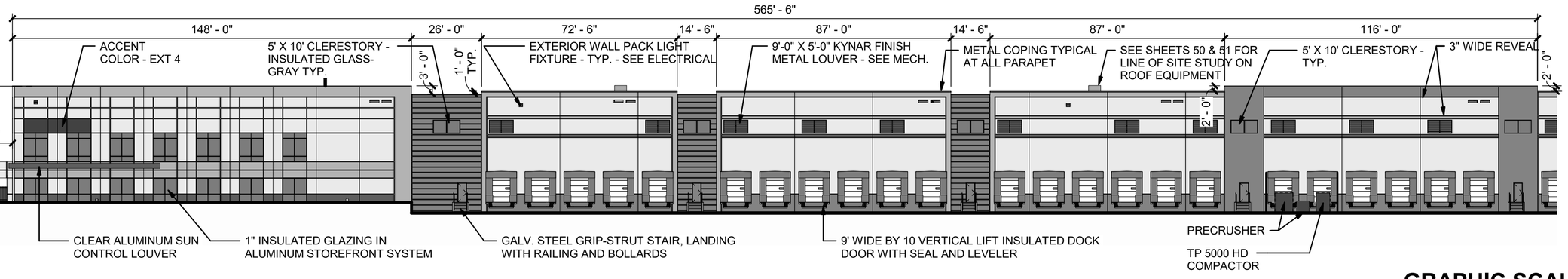
METAL COPING	COLOR TO MATCH ADJACENT WALL
METAL LOUVER	COLOR TO MATCH ADJACENT WALL
HOLLOW METAL FRAME AND DOOR	COLOR TO MATCH ADJACENT WALL
BOLLARD SLEEVE	COLOR TO MATCH RAL6012 DENVER FEDERAL GREEN WITH WITH SINGLE YELLOW STRIPE
GUARDHOUSE ROOF	COLOR TO MATCH EXT-3
GUARDHOUSE WALLS	EXT-1
ORNAMENTAL FENCE AT PATIO	COLOR BLACK
OUTDOOR SHELTER	COLOR TO MATCH BRONZE ANODIZED ALUMINUM WITH CHARCOAL ROOF
OVERHEAD DOORS	WHITE
CLEARSTORY GLAZING	1" INSULATING, LOW E, GLASS TINT LIGHT GRAY (SOLAR GRAY)
GAS AND ELECTRICAL GEAR	TO MATCH AJOINING WALL COLOR OF THE BUILDING OR GUARDSHACK



3 — **1" = 30'-0"**

BUILDING ELEVATION - WEST

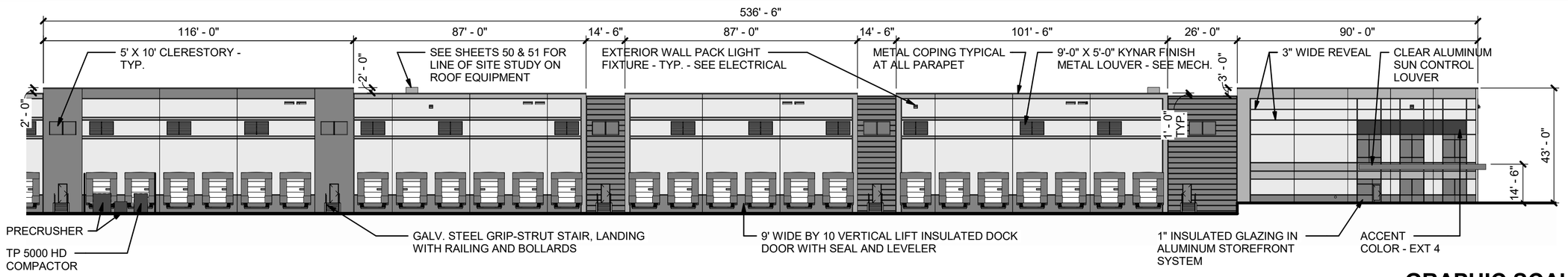
GRAPHIC SCALE
0 15 30 60



2 — **1" = 30'-0"**

BUILDING ELEVATION - NORTH

GRAPHIC SCALE
0 15 30 60



1 — **1" = 30'-0"**

BUILDING ELEVATION - NORTH

GRAPHIC SCALE
0 15 30 60

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN SUBMITTAL 4	NER	5-11-22	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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PROJECT SKIFREE
SITE PLAN
SHEET TITLE
AURORA, COLORADO

DATE:	xxxxxx
DESIGNED BY:	MEJ
DRAWN BY:	MEJ
CHECKED BY:	SAL

FILE NO. x067918026TB_SP.DWG
PROJECT NO. 067918026

SHEET NO.
53

Z:\DEN_Civil\067918026_Project SkiFree\CADD\References\x067918026TB_SP.dwg Jurewicz, Madison

SEE SITE PLAN SHEET 34 FOR COMPACTOR AND GENERATOR SCREENING REQUIREMENTS

ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A POINT FOUR FEET ABOVE GRADE LEVEL ON EACH PROPERTY LINE WITH AN ABUTTING PROPERTY, AND FROM A POINT FOUR FEET ABOVE GRADE FROM EACH SIDEWALK ON THE FAR SIDE OF EACH ADJACENT STREET, OR IF THERE IS NO SIDEWALK THEN FROM A POINT FIVE FEET ABOVE GRADE AT THE CURB LINE ON THE FAR SIDE OF EACH ADJACENT STREET

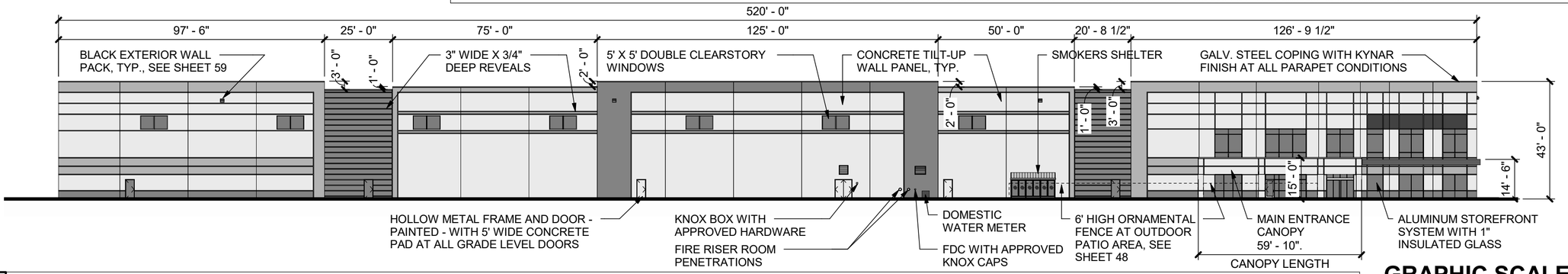
EXT-1
PURE WHITE
SW 7005

EXT-2
ONLINE
SW 7072

EXT-3
SOFTWARE
SW 7074

EXT-4
PANTONE
SW 7626

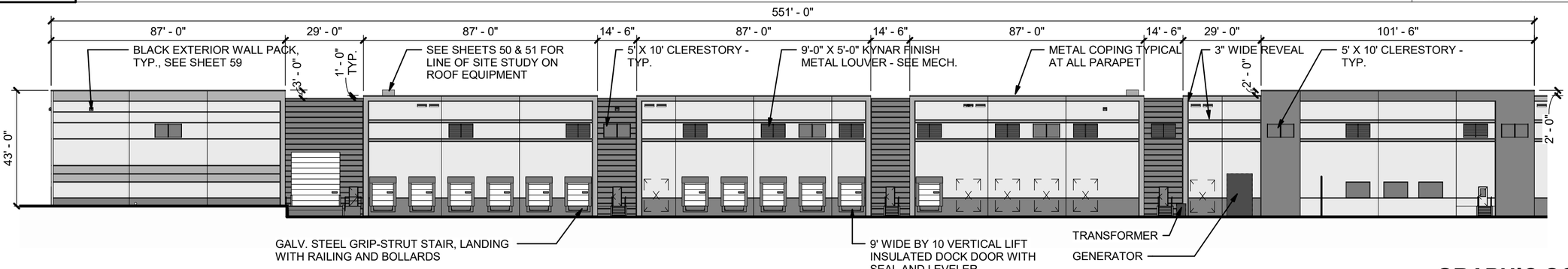
METAL COPING	COLOR TO MATCH ADJACENT WALL
METAL LOUVER	COLOR TO MATCH ADJACENT WALL
HOLLOW METAL FRAME AND DOOR	COLOR TO MATCH ADJACENT WALL
BOLLARD SLEEVE	COLOR TO MATCH RAL6012 DENVER FEDERAL GREEN WITH WITH SINGLE YELLOW STRIPE
GUARDHOUSE ROOF	COLOR TO MATCH EXT-3
GUARDHOUSE WALLS	EXT-1
ORNAMENTAL FENCE AT PATIO	COLOR BLACK
OUTDOOR SHELTER	COLOR TO MATCH BRONZE ANODIZED ALUMINUM WITH CHARCOAL ROOF
OVERHEAD DOORS	WHITE
CLEARSTORY GLAZING	1" INSULATING, LOW E, GLASS TINT LIGHT GRAY (SOLAR GRAY)
GAS AND ELECTRICAL GEAR	TO MATCH AJOINING WALL COLOR OF THE BUILDING OR GUARDSHACK



3
1" = 30'-0"

BUILDING ELEVATION - EAST

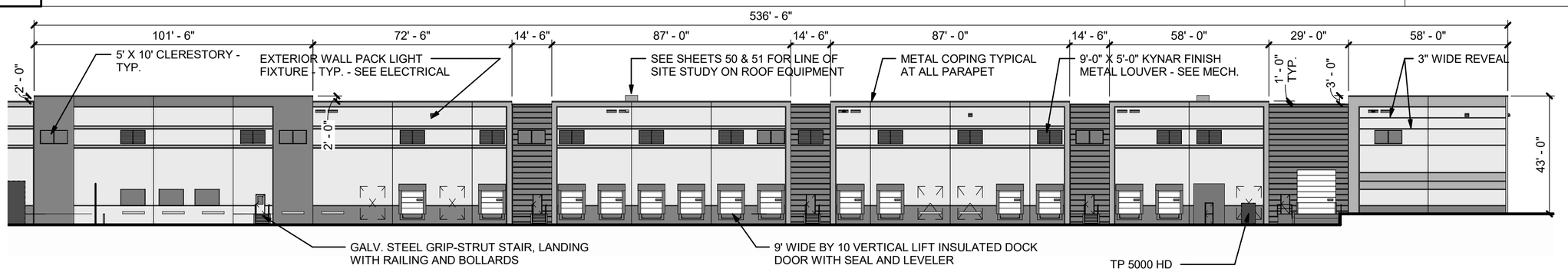
GRAPHIC SCALE
0 15 30 60



2
1" = 30'-0"

BUILDING ELEVATION - SOUTH

GRAPHIC SCALE
0 15 30 60



1
1" = 30'-0"

BUILDING ELEVATION - SOUTH

GRAPHIC SCALE
0 15 30 60

NO.	REVISION	DATE	BY	APPR
4	SITE PLAN SUBMITTAL 4	5-11-22	NER	SAL
3	SITE PLAN SUBMITTAL 3	3-16-22	NER	SAL
2	SITE PLAN SUBMITTAL 2	12-07-21	NER	SAL
1	SITE PLAN SUBMITTAL 1	10-13-21	NER	SAL

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PROJECT SKIFREE
SITE PLAN
SHEET TITLE
AURORA, COLORADO

DATE:	xxxxxx
DESIGNED BY:	MEJ
DRAWN BY:	MEJ
CHECKED BY:	SAL
FILE NO.	x0679180261B_SP.DWG
PROJECT NO.	067918026
SHEET NO.	54

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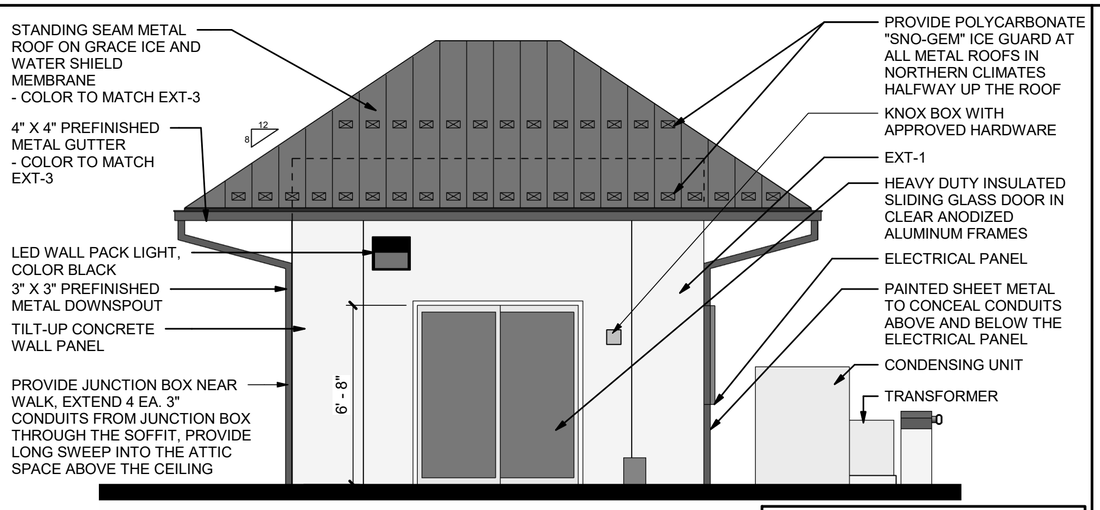
EXT-1
PURE WHITE
SW 7005

EXT-2
ONLINE
SW 7072

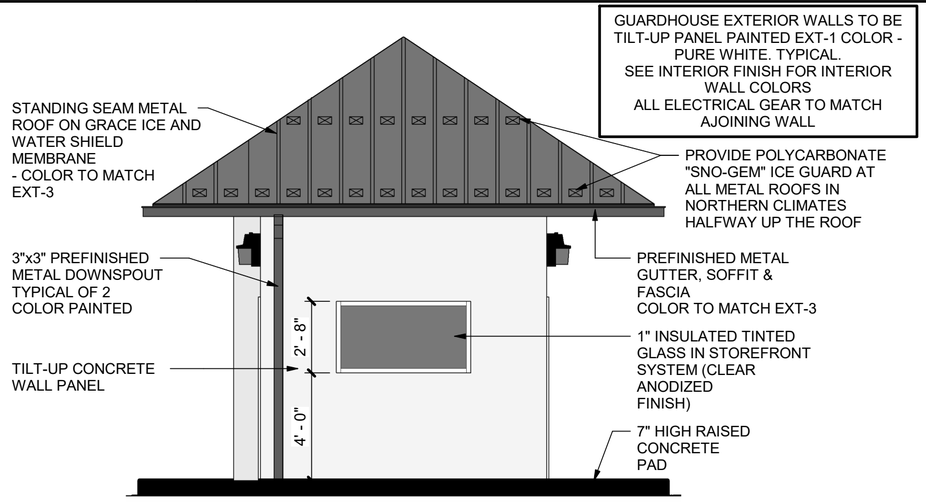
EXT-3
SOFTWARE
SW 7074

METAL COPING	COLOR TO MATCH ADJACENT WALL
METAL LOUVER	COLOR TO MATCH ADJACENT WALL
HOLLOW METAL FRAME AND DOOR	COLOR TO MATCH ADJACENT WALL
BOLLARD SLEEVE	COLOR TO MATCH RAL6012 DENVER FEDERAL GREEN WITH WITH SINGLE YELLOW STRIPE
GUARDHOUSE ROOF	COLOR TO MATCH EXT-3
GUARDHOUSE WALLS	EXT-1
ORNAMENTAL FENCE AT PATIO	COLOR BLACK
OUTDOOR SHELTER	COLOR TO MATCH SILVER METALLIC WITH CHARCOAL ROOF
OVERHEAD DOORS	WHITE

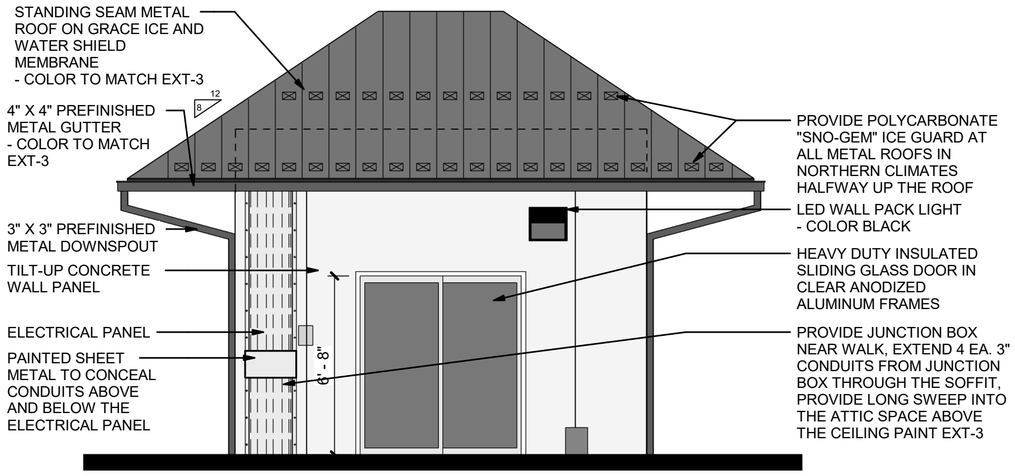


4 GUARDHOUSE - WEST
1/4" = 1'-0"

GUARDHOUSE EXTERIOR WALLS TO BE TILT-UP PANEL PAINTED EXT-1 COLOR - PURE WHITE. TYPICAL.
SEE INTERIOR FINISH FOR INTERIOR WALL COLORS
ALL ELECTRICAL GEAR TO MATCH AJOINING WALL

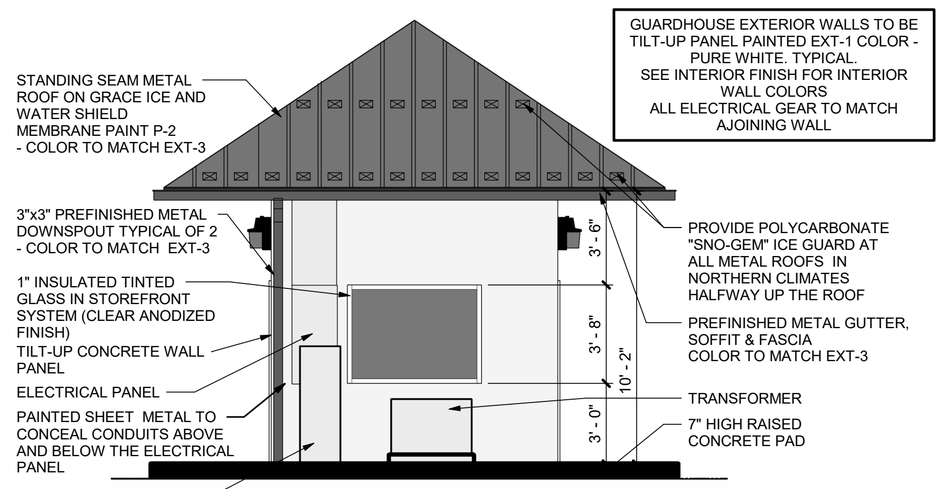


3 GUARDHOUSE - NORTH
1/4" = 1'-0"



2 GUARDHOUSE - EAST
1/4" = 1'-0"

GUARDHOUSE EXTERIOR WALLS TO BE TILT-UP PANEL PAINTED EXT-1 COLOR - PURE WHITE. TYPICAL.
SEE INTERIOR FINISH FOR INTERIOR WALL COLORS
ALL ELECTRICAL GEAR TO MATCH AJOINING WALL



1 GUARDHOUSE - SOUTH
1/4" = 1'-0"

GRAPHIC SCALE
0 0.125 0.25 0.5

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN SUBMITTAL 4	NER	5-11-22	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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PROJECT SKIFREE
SITE PLAN
SHEET TITLE
AURORA, COLORADO

DATE:	xxxxxx
DESIGNED BY:	MEJ
DRAWN BY:	MEJ
CHECKED BY:	SAL
FILE NO.	x067918026TB_SP.DWG
PROJECT NO.	067918026
SHEET NO.	55

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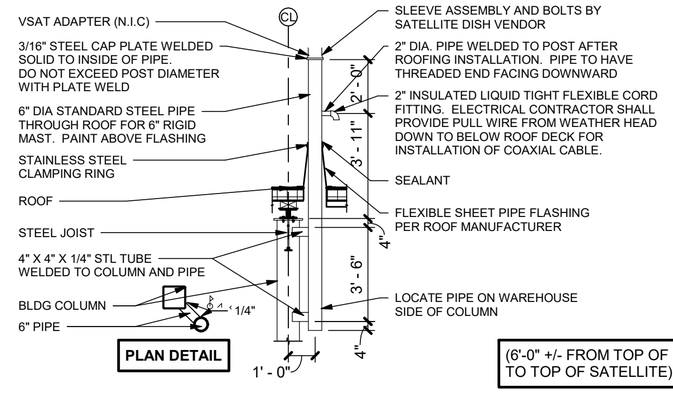
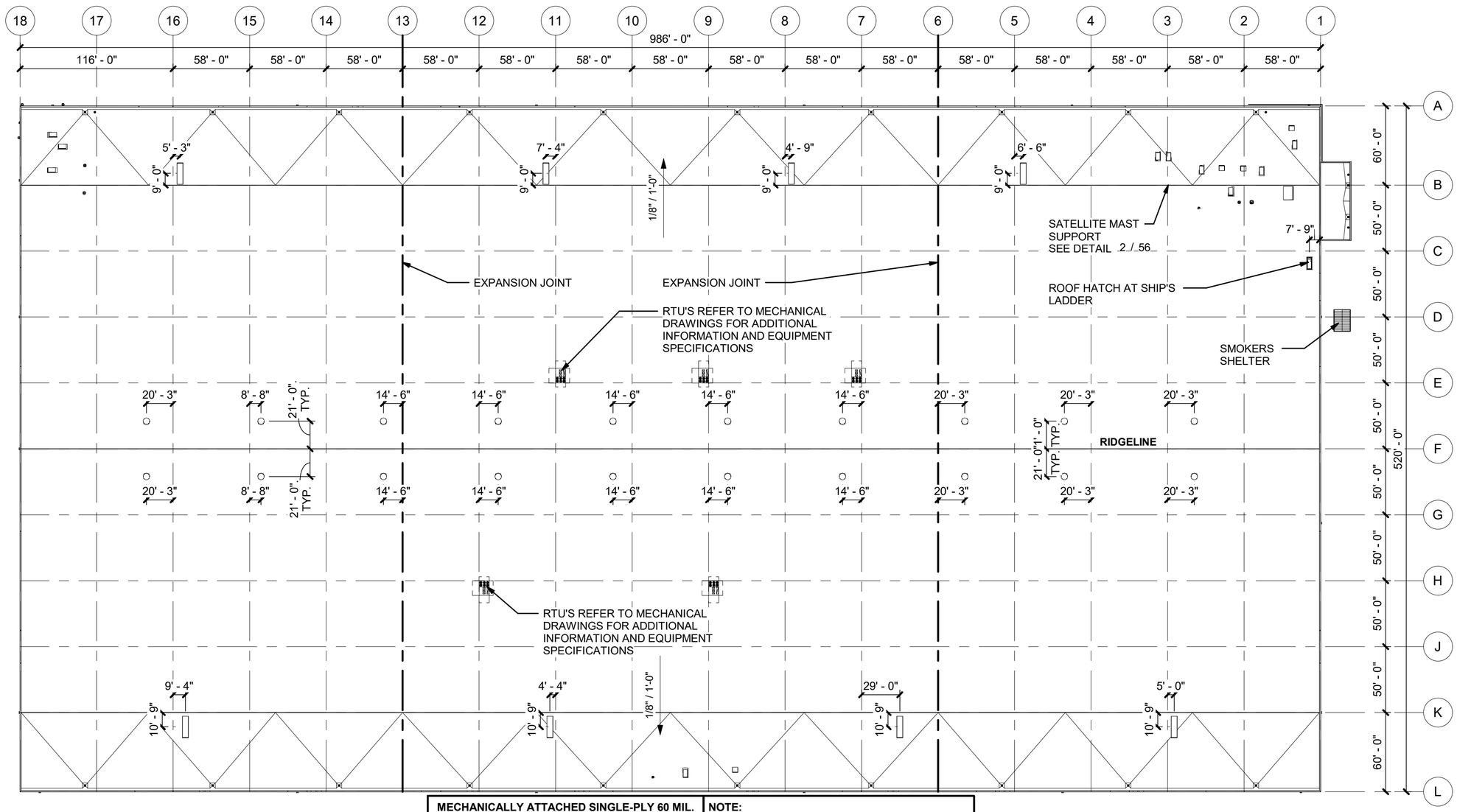


2

1/4" = 1'-0"

SATELLITE MAST DETAIL

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN SUBMITTAL 4	NER	5-11-22	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL



1

1" = 60'-0"

OVERALL ROOF PLAN

MECHANICALLY ATTACHED SINGLE-PLY 60 MIL. TPO MEMBRANE ON RIGID INSULATION (R-20) - (2) LAYERS STAGGERED AND METAL DECK. CLASS A ROOF	NOTE: PROVIDE WALKWAY PAD ON ALL SIDES OF ALL ROOFTOP EQUIPMENT
NOTE: ALL EQUIPMENT ON ROOF SHALL HAVE A CRICKET ON THE HIGH SIDE OF THE EQUIPMENT	NOTE: RTU DIMENSIONS LOCATIONS ARE APPROXIMATE. FIELD VERIFY LOCATIONS BETWEEN JOISTS AND GIRDERS

GRAPHIC SCALE

0 30 60 120

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PROJECT SKIFREE
SITE PLAN
SHEET TITLE
AURORA, COLORADO

DATE:	xxxxxx
DESIGNED BY:	MEJ
DRAWN BY:	MEJ
CHECKED BY:	SAL
FILE NO.	X067918026 TB_SP.DWG
PROJECT NO.	067918026

SHEET NO.
56

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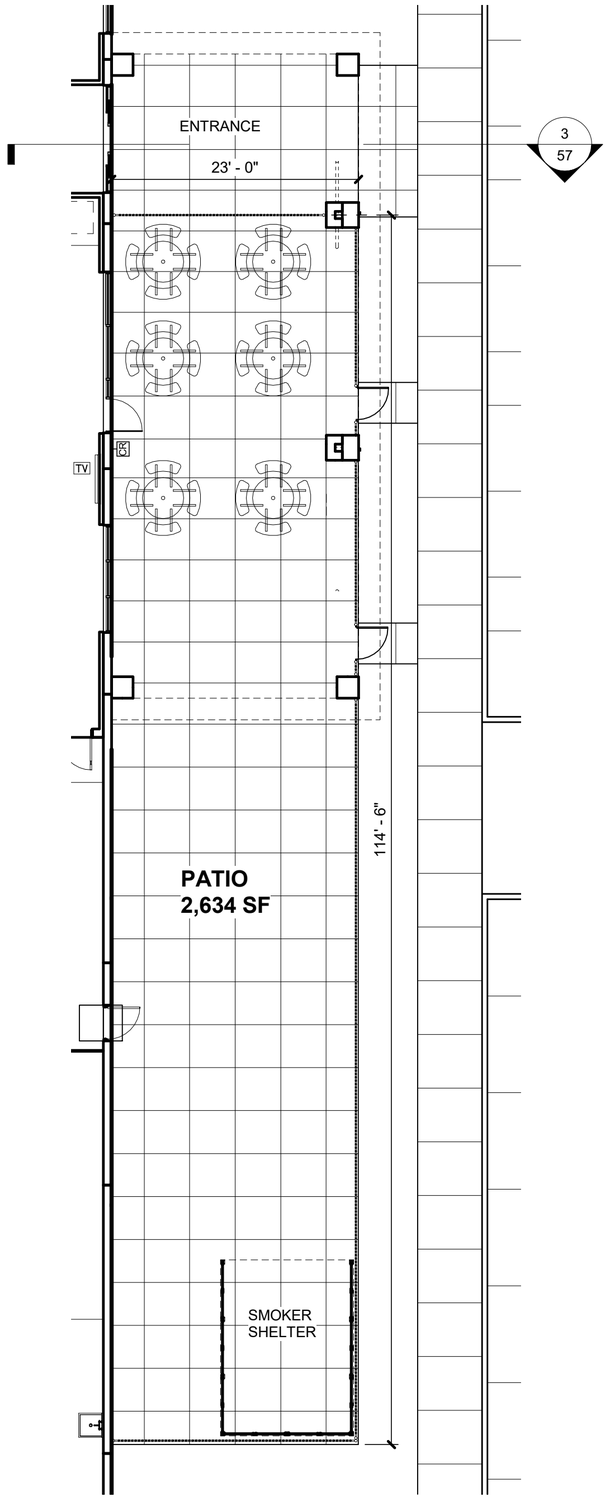


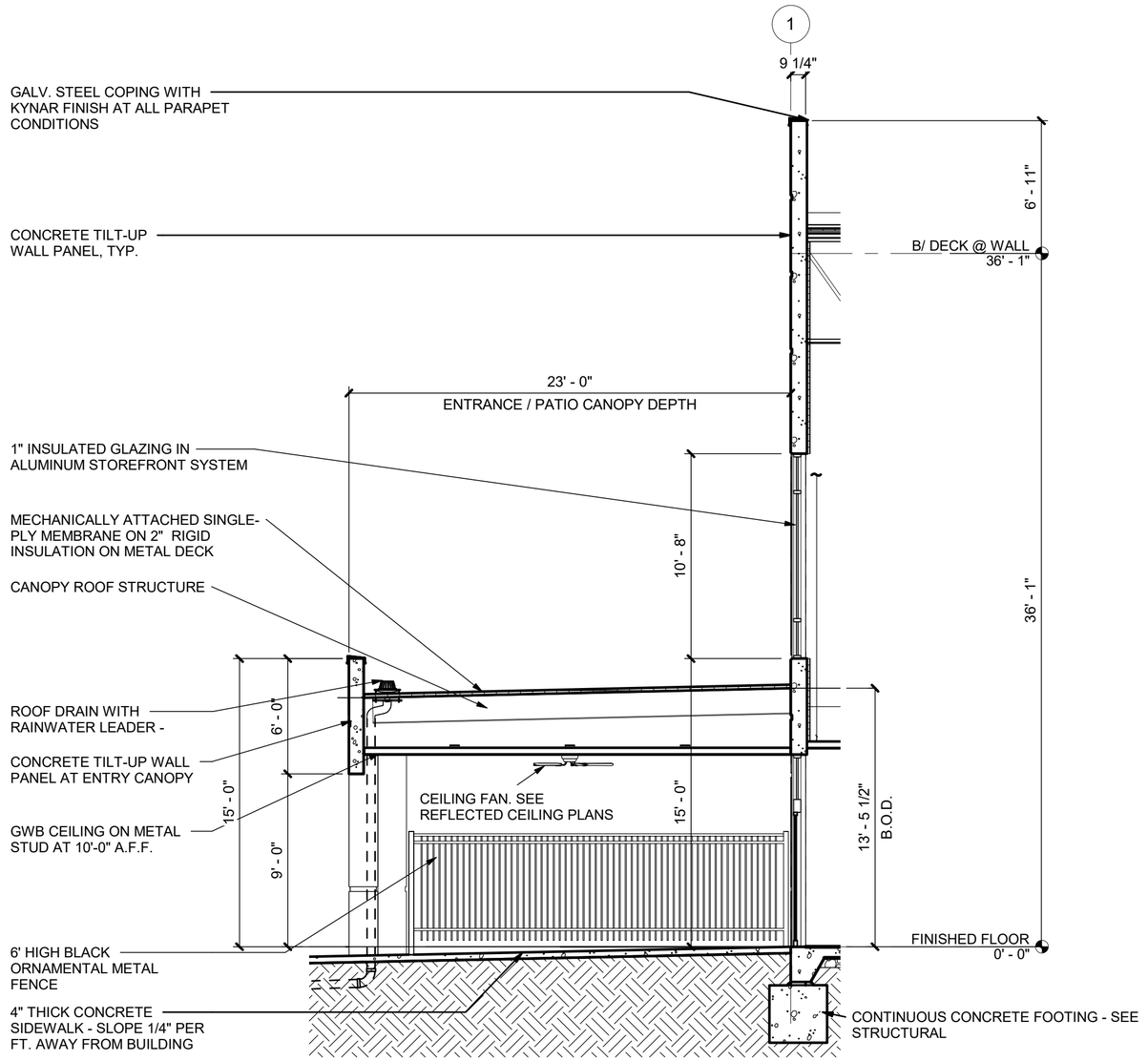
1 PATIO FLOOR PLAN

1" = 10'-0"

GRAPHIC SCALE

0 0.05 0.1 0.2

2 PATIO FURNITURE



3 WALL SECTION AT PATIO

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN SUBMITTAL 4	NER	5-11-22	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

Kimley»Horn

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PROJECT SKIFREE
SITE PLAN
SHEET TITLE
AURORA, COLORADO

DATE: xxxxxx
DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL

FILE NO. x067918026TB_SP.DWG
PROJECT NO. 067918026

SHEET NO.
57

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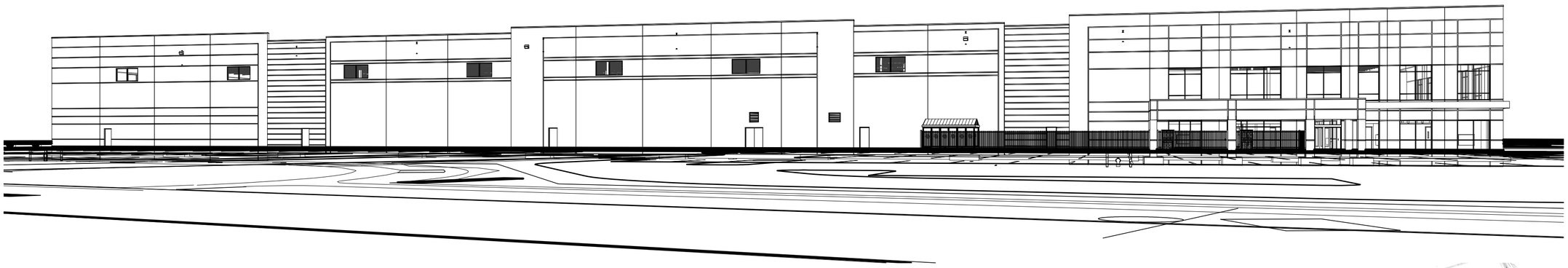
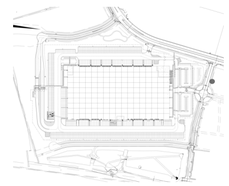
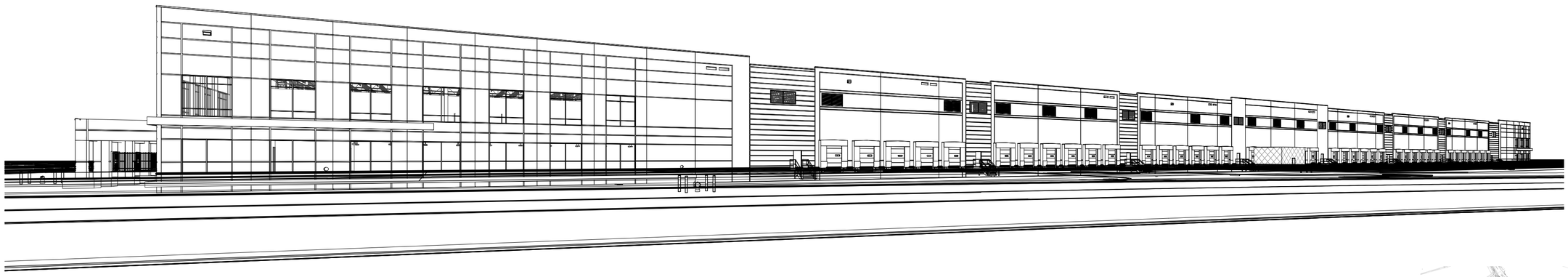
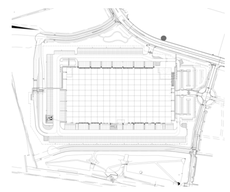


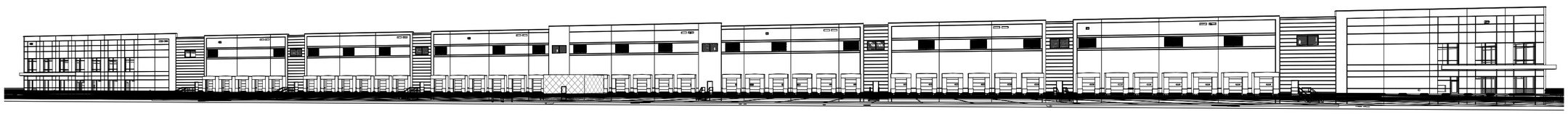


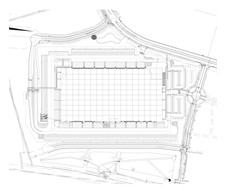
3 LINE OF SITE STUDY - EAST





2 LINE OF SITE STUDY - NORTHEAST





1 LINE OF SITE STUDY - NORTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN SUBMITTAL 4	NER	5-11-22	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

Kimley»Horn

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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

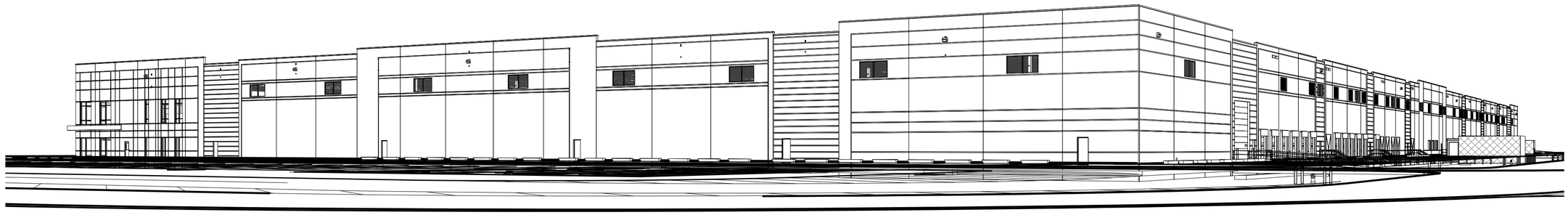
PROJECT SKIFREE
SITE PLAN
SHEET TITLE
AURORA, COLORADO

DATE:	xxxxxx
DESIGNED BY:	MEJ
DRAWN BY:	MEJ
CHECKED BY:	SAL

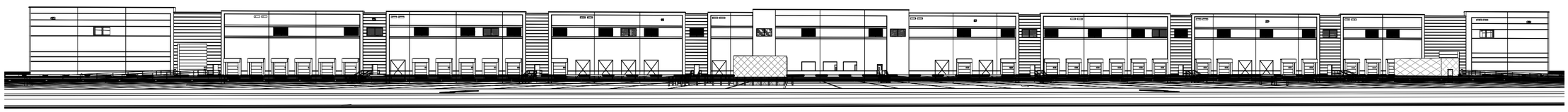
FILE NO.	x067918026TR_SP.DWG
PROJECT NO.	067918026

SHEET NO.
58

Z:\DEN_Civil\067918026_Project SkiFree\CADD\References\x067918026TB_SP.dwg Jurewicz, Madison



2 LINE OF SITE STUDY - SOUTHWEST



1 LINE OF SITE STUDY - SOUTH

NO.	REVISION	BY	DATE	APPR
4	SITE PLAN SUBMITTAL 4	NER	5-11-22	SAL
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
SHEET TITLE
AURORA, COLORADO

DATE: xxxxxx
DESIGNED BY: MEJ
DRAWN BY: MEJ
CHECKED BY: SAL

FILE NO. x067918026TB_SP.DWG
PROJECT NO. 067918026

SHEET NO. 59

Z:\DEN_Civil\067918026_Project SkiFree\CADD\References\x067918026TB_SP.dwg Jurewicz, Madison

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	OC	3	Lithonia Lighting	MR2 LED 60C 1000 40K T3M	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	MR2_LED_60C_1000_40K_T3M.ies	21417	1	0.9	206
	OD	20	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	206
	OE	28	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM WALLPACK	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	206
	OF	2	Lithonia Lighting	MR2 LED 60C 1000 40K T5M	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_T5M.ies	21511	1	0.9	412
	OH	6	Lithonia Lighting	MR2 LED 60C 1000 40K T5M	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_T5M.ies	21511	1	0.9	824
	OJ	4	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	412

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Box Truck Entry	+	2.5 fc	3.0 fc	2.0 fc	1.5:1	1.3:1
Employee Parking 1	+	2.2 fc	3.0 fc	1.0 fc	3.0:1	2.2:1
Employee Parking 2	+	2.3 fc	4.2 fc	1.0 fc	4.2:1	2.3:1
Fence Line	+	1.2 fc	5.7 fc	0.0 fc	N/A	N/A
Guard House	+	5.8 fc	8.6 fc	4.0 fc	2.2:1	1.5:1
Pedestrian Walk 1	+	2.6 fc	4.4 fc	2.0 fc	2.2:1	1.3:1
Pedestrian Walk 2	+	2.5 fc	4.7 fc	2.1 fc	2.2:1	1.2:1
Pedestrian Walk 3	+	3.4 fc	5.1 fc	2.3 fc	2.2:1	1.5:1
Spill Light Summary	+	0.6 fc	8.6 fc	0.0 fc	N/A	N/A
Trailer Parking	+	1.3 fc	4.0 fc	0.5 fc	8.0:1	2.6:1

SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64

SHEET 60 SHEET 61

OJ @ 35'
OD @
OD @ 35'
OJ @ 35'
OD @ 35'
OE @ 35'
OE @ 35'
OE @ 35'

GRAPHIC SCALE
0 15 30 60

SHEET 60
SHEET 67

N

1 OVERALL SITE PLAN - PHOTOMETRICS

1" = 40'-0"

NO.	REVISION	BY	DATE	APPR

JSE
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Norcross, GA 30093-2997
p. 770.447.5547 • f. 770.448.0262

PROJECT SKIFREE
SITE PLAN
PHOTOMETRICS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 067918026

SHEET NO. 60

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	OC	3	Lithonia Lighting	MR2 LED 60C 1000 40K T3M	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	MR2_LED_60C_1000_40K_T3M.ies	21417	1	0.9	206
	OD	20	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	206
	OE	28	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM WALLPACK	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	206
	OF	2	Lithonia Lighting	MR2 LED 60C 1000 40K T5M	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_T5M.ies	21511	1	0.9	412
	OH	6	Lithonia Lighting	MR2 LED 60C 1000 40K T5M	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_T5M.ies	21511	1	0.9	824
	OJ	4	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	OMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	412

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Box Truck Entry	+	2.5 fc	3.0 fc	2.0 fc	1.5:1	1.3:1
Employee Parking 1	X	2.2 fc	3.0 fc	1.0 fc	3.0:1	2.2:1
Employee Parking 2	□	2.3 fc	4.2 fc	1.0 fc	4.2:1	2.3:1
Fence Line	X	1.2 fc	5.7 fc	0.0 fc	N/A	N/A
Guard House	X	5.8 fc	8.6 fc	4.0 fc	2.2:1	1.5:1
Pedestrian Walk 1	+	2.6 fc	4.4 fc	2.0 fc	2.2:1	1.3:1
Pedestrian Walk 2	□	2.5 fc	4.7 fc	2.1 fc	2.2:1	1.2:1
Pedestrian Walk 3	+	3.4 fc	5.1 fc	2.3 fc	2.2:1	1.5:1
Spill Light Summary	+	0.6 fc	8.6 fc	0.0 fc	N/A	N/A
Trailer Parking	X	1.3 fc	4.0 fc	0.5 fc	8.0:1	2.6:1

GRAPHIC SCALE

0 15 30 60

SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64

SHEET 60 SHEET 61 SHEET 61 SHEET 62

OD @ 35' OD @ 35' OD @ 35' OD @ 35' OD @ 35'

OJ @ 35'

@ 35' OE @ 35' OE @ 35' OE @ 35' OE @ 35' OE @ 35' OE

INTERIOR

N

1 OVERALL SITE PLAN - PHOTOMETRICS

1" = 40'-0"

NO.	REVISION	BY	DATE	APPR

JSE
4275 Shackleford Rd., • Suite 200
Norcross, GA 30093-2997
p. 770.447.5547 • f. 770.448.0262

PROJECT SKIFREE
SITE PLAN
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 067918026

SHEET NO. 61

SHEET 61

SHEET 62

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	□C	3	Lithonia Lighting	MR2 LED 60C 1000 40K T3M	DMER3 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	MR2_LED_60C_1000_40K_T3M.ies	21417	1	0.9	206
	□D	20	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	DMER3 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	206
	□E	28	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM WALLPACK	DMER3 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	206
	□F	2	Lithonia Lighting	MR2 LED 60C 1000 40K T5M	DMER3 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_T5M.ies	21511	1	0.9	412
	□H	6	Lithonia Lighting	MR2 LED 60C 1000 40K T5M	DMER3 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_T5M.ies	21511	1	0.9	824
	□J	4	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	DMER3 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	412

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Box Truck Entry	+	2.5 fc	3.0 fc	2.0 fc	1.5:1	1.3:1
Employee Parking 1	×	2.2 fc	3.0 fc	1.0 fc	3.0:1	2.2:1
Employee Parking 2	□	2.3 fc	4.2 fc	1.0 fc	4.2:1	2.3:1
Fence Line	*	1.2 fc	5.7 fc	0.0 fc	N/A	N/A
Guard House	×	5.8 fc	8.6 fc	4.0 fc	2.2:1	1.5:1
Pedestrian Walk 1	+	2.6 fc	4.4 fc	2.0 fc	2.2:1	1.3:1
Pedestrian Walk 2	□	2.5 fc	4.7 fc	2.1 fc	2.2:1	1.2:1
Pedestrian Walk 3	+	3.4 fc	5.1 fc	2.3 fc	2.2:1	1.5:1
Spill Light Summary	+	0.6 fc	8.6 fc	0.0 fc	N/A	N/A
Trailer Parking	×	1.3 fc	4.0 fc	0.5 fc	8.0:1	2.6:1

GRAPHIC SCALE

0 15 30 60

SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64

OE @ 35'

OE @ 35'

OE @ 35'

SHEET 62

SHEET 63

N

1 OVERALL SITE PLAN - PHOTOMETRICS

1" = 40'-0"

NO.	REVISION	BY	DATE	APPR

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4275 Shackleford Rd., • Suite 200
Norcross, GA 30093-2997
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PROJECT SKIFREE
SITE PLAN
PHOTOMETRICS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 067918026

SHEET NO. 62

OE @ 35'
OE @ 35'
OE @ 35'
SHEET 62
SHEET 63
OH @ 35'
OC @ 35'
OD @ 35'
FDC WITH APPROVED KNOX CAPS
KNOX BOX WITH APPROVED HARDWARE
INTERIOR
OE @ 35'
OH @ 35'
ACCESSIBLE ROUTE
OE @ 35'
OE @ 35'
OE @ 35'
OF @ 35'
OE @ 35'
OE @ 35'
OF @ 35'
SHEET 63
SHEET 64

SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64

GRAPHIC SCALE

0 15 30 60

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Box Truck Entry	+	2.5 fc	3.0 fc	2.0 fc	1.5:1	1.3:1
Employee Parking 1	X	2.2 fc	3.0 fc	1.0 fc	3.0:1	2.2:1
Employee Parking 2	□	2.3 fc	4.2 fc	1.0 fc	4.2:1	2.3:1
Fence Line	X	1.2 fc	5.7 fc	0.0 fc	N/A	N/A
Guard House	X	5.8 fc	8.6 fc	4.0 fc	2.2:1	1.5:1
Pedestrian Walk 1	+	2.6 fc	4.4 fc	2.0 fc	2.2:1	1.3:1
Pedestrian Walk 2	□	2.5 fc	4.7 fc	2.1 fc	2.2:1	1.2:1
Pedestrian Walk 3	+	3.4 fc	5.1 fc	2.3 fc	2.2:1	1.5:1
Spill Light Summary	+	0.6 fc	8.6 fc	0.0 fc	N/A	N/A
Trailer Parking	X	1.3 fc	4.0 fc	0.5 fc	8.0:1	2.6:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	□C	3	Lithonia Lighting	MR2 LED 60C 1000 40K T3M	DMER2 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	MR2_LED_60C_1000_40K_T3M.ies	21417	1	0.9	206
	□D	20	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	DMER2 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	206
	□E	28	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM WALLPACK	DMER2 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	206
	□F	2	Lithonia Lighting	MR2 LED 60C 1000 40K T5M	DMER2 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_T5M.ies	21511	1	0.9	412
	□H	6	Lithonia Lighting	MR2 LED 60C 1000 40K T5M	DMER2 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_T5M.ies	21511	1	0.9	824
	□J	4	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	DMER2 ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	412

N

1 OVERALL SITE PLAN - PHOTOMETRICS

1" = 40'-0"

NO.	REVISION	BY	DATE	APPR

JSE
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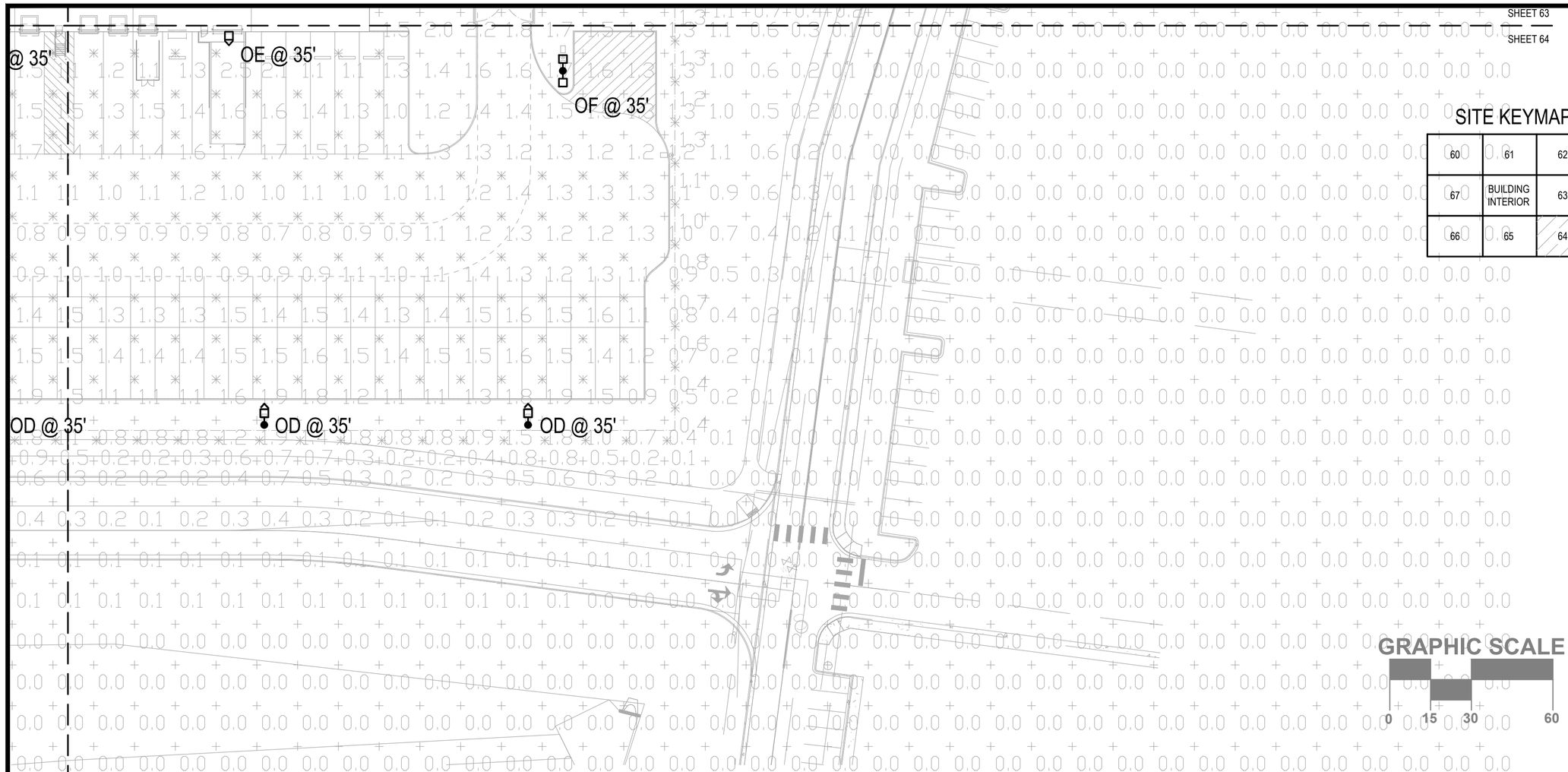
Norcross, GA 30093-2997
p. 770.447.5547 • f. 770.448.0262

PROJECT SKIFREE
SITE PLAN
PHOTOMETRICS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 067918026

SHEET NO. 63



SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64

GRAPHIC SCALE

0 15 30 60

N

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Box Truck Entry	+	2.5 fc	3.0 fc	2.0 fc	1.5:1	1.3:1
Employee Parking 1	*	2.2 fc	3.0 fc	1.0 fc	3.0:1	2.2:1
Employee Parking 2	□	2.3 fc	4.2 fc	1.0 fc	4.2:1	2.3:1
Fence Line	*	1.2 fc	5.7 fc	0.0 fc	N/A	N/A
Guard House	*	5.8 fc	8.6 fc	4.0 fc	2.2:1	1.5:1
Pedestrian Walk 1	+	2.6 fc	4.4 fc	2.0 fc	2.2:1	1.3:1
Pedestrian Walk 2	□	2.5 fc	4.7 fc	2.1 fc	2.2:1	1.2:1
Pedestrian Walk 3	+	3.4 fc	5.1 fc	2.3 fc	2.2:1	1.5:1
Spill Light Summary	+	0.6 fc	8.6 fc	0.0 fc	N/A	N/A
Trailer Parking	*	1.3 fc	4.0 fc	0.5 fc	8.0:1	2.6:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	□C	3	Lithonia Lighting	MR2 LED 60C 1000 40K T3M	DMERD ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	MR2_LED_60C_1000_40K_T3M.ies	21417	1	0.9	206
	□D	20	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	DMERD ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	206
	□E	28	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM WALLPACK	DMERD ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	206
	□F	2	Lithonia Lighting	MR2 LED 60C 1000 40K T5M	DMERD ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_T5M.ies	21511	1	0.9	412
	□H	6	Lithonia Lighting	MR2 LED 60C 1000 40K T5M	DMERD ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_T5M.ies	21511	1	0.9	824
	□J	4	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	DMERD ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	412

1 OVERALL SITE PLAN - PHOTOMETRICS

1" = 40'-0"

NO.	REVISION	BY	DATE	APPR

JSE
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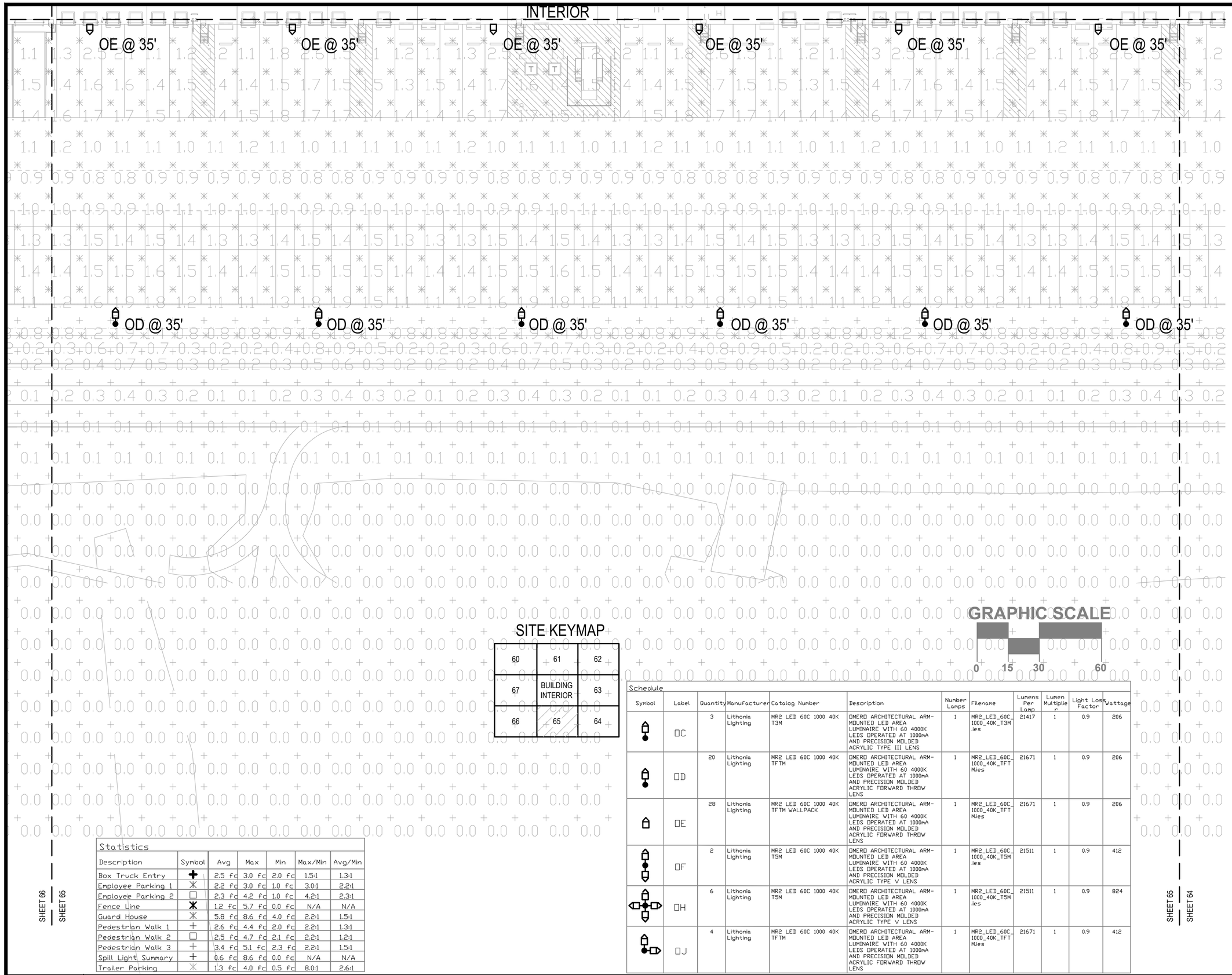
Norcross, GA 30093-2997
p. 770.447.5547 • f. 770.448.0262

PROJECT SKIFREE
SITE PLAN
PHOTOMETRICS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 067918026

SHEET NO. 64



SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64

GRAPHIC SCALE

0 15 30 60

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Box Truck Entry	+	2.5 fc	3.0 fc	2.0 fc	1.5:1	1.3:1
Employee Parking 1	+	2.2 fc	3.0 fc	1.0 fc	3.0:1	2.2:1
Employee Parking 2	+	2.3 fc	4.2 fc	1.0 fc	4.2:1	2.3:1
Fence Line	+	1.2 fc	5.7 fc	0.0 fc	N/A	N/A
Guard House	+	5.8 fc	8.6 fc	4.0 fc	2.2:1	1.5:1
Pedestrian Walk 1	+	2.6 fc	4.4 fc	2.0 fc	2.2:1	1.3:1
Pedestrian Walk 2	+	2.5 fc	4.7 fc	2.1 fc	2.2:1	1.2:1
Pedestrian Walk 3	+	3.4 fc	5.1 fc	2.3 fc	2.2:1	1.5:1
Spill Light Summary	+	0.6 fc	8.6 fc	0.0 fc	N/A	N/A
Trailer Parking	+	1.3 fc	4.0 fc	0.5 fc	8.0:1	2.6:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	C	3	Lithonia Lighting	MR2 LED 60C 1000 40K T3M	DMERD ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	MR2_LED_60C_1000_40K_T3M.ies	21417	1	0.9	206
	D	20	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	DMERD ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFTM.ies	21671	1	0.9	206
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1 OVERALL SITE PLAN - PHOTOMETRICS

1" = 40'-0"

NO.	REVISION	BY	DATE	APPR

JSE
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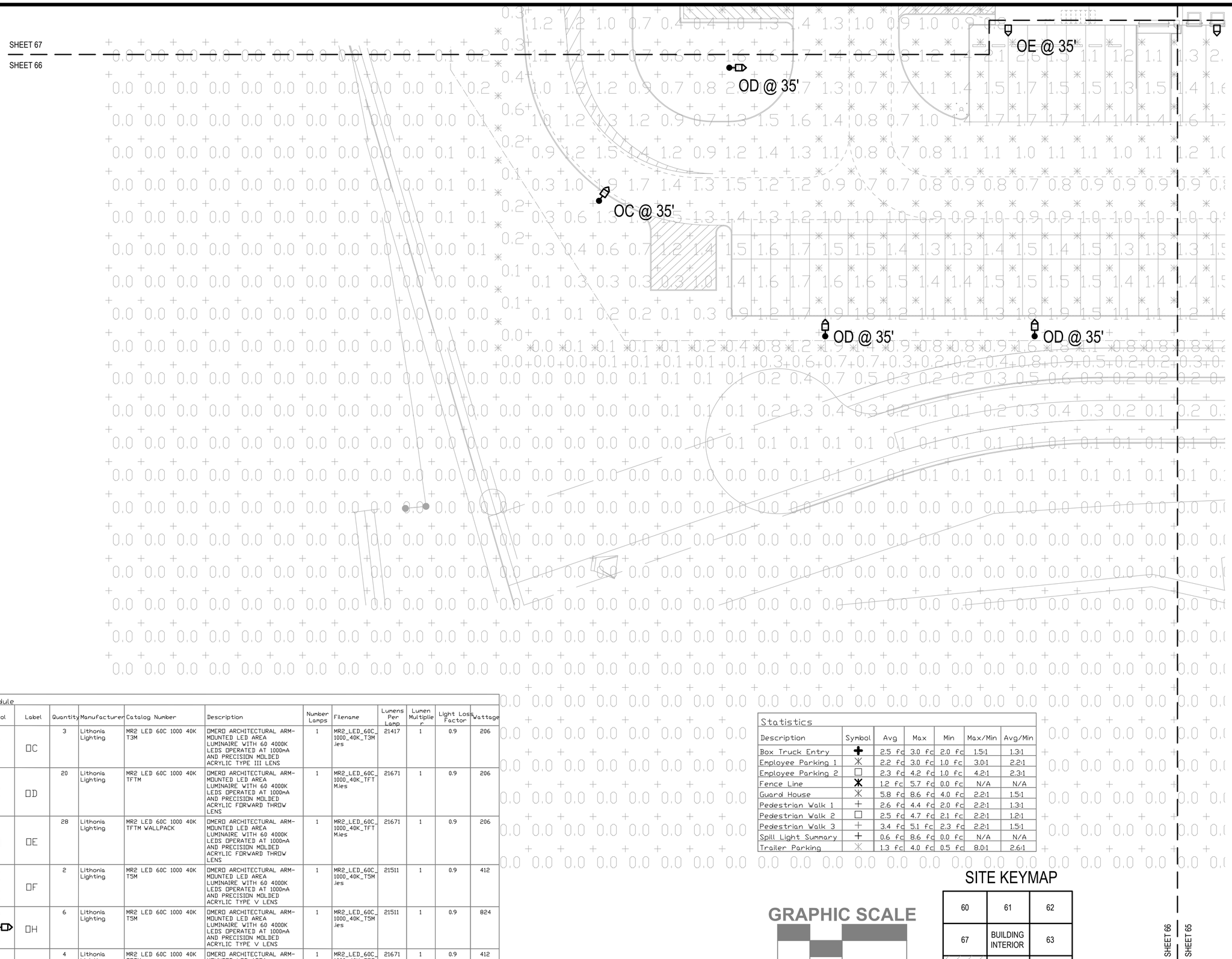
p. 770.447.5547 • f. 770.448.0262

PROJECT SKIFREE
SITE PLAN
PHOTOMETRICS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 067918026

SHEET NO. 65



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Employee Parking 2	□	2.3 fc	4.2 fc	1.0 fc	4.2:1	2.3:1
Fence Line	X	1.2 fc	5.7 fc	0.0 fc	N/A	N/A
Guard House	*	5.8 fc	8.6 fc	4.0 fc	2.2:1	1.5:1
Pedestrian Walk 1	+	2.6 fc	4.4 fc	2.0 fc	2.2:1	1.3:1
Pedestrian Walk 2	□	2.5 fc	4.7 fc	2.1 fc	2.2:1	1.2:1
Pedestrian Walk 3	+	3.4 fc	5.1 fc	2.3 fc	2.2:1	1.5:1
Spill Light Summary	+	0.6 fc	8.6 fc	0.0 fc	N/A	N/A
Trailer Parking	*	1.3 fc	4.0 fc	0.5 fc	8.0:1	2.6:1

GRAPHIC SCALE

0 15 30 60

SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64

N

1 OVERALL SITE PLAN - PHOTOMETRICS

1" = 40'-0"

JSE
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Norcross, GA 30093-2997
p. 770.447.5547 • f. 770.448.0262

NO.	REVISION	BY	DATE	APPR

PROJECT SKIFREE
SITE PLAN
PHOTOMETRICS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 067918026

SHEET NO. 66

SHEET 60

SHEET 67

SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64

GRAPHIC SCALE

0 15 30 60

OD @ 35'

OE @ 35'

OE @ 35'

OJ @ 35'

OE @ 35'

OE @ 35'

OH @ 35'

OH @ 35'

KNOX BOX WITH APPROVED HARDWARE

ACCESSIBLE ROUTE

OE @ 35'

INTERIOR

OH @ 35'

OH @ 35'

OE @ 35'

ACCESSIBLE ROUTE

OE @ 35'

OD @ 35'

OC @ 35'

OE @ 35'

OE @ 35'

OD @ 35'

N

SHEET 67

SHEET 66

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Box Truck Entry	+	2.5 fc	3.0 fc	2.0 fc	1.5:1	1.3:1
Employee Parking 1	✳	2.2 fc	3.0 fc	1.0 fc	3.0:1	2.2:1
Employee Parking 2	□	2.3 fc	4.2 fc	1.0 fc	4.2:1	2.3:1
Fence Line	✖	1.2 fc	5.7 fc	0.0 fc	N/A	N/A
Guard House	✳	5.8 fc	8.6 fc	4.0 fc	2.2:1	1.5:1
Pedestrian Walk 1	+	2.6 fc	4.4 fc	2.0 fc	2.2:1	1.3:1
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Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
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1 OVERALL SITE PLAN - PHOTOMETRICS

1" = 40'-0"

NO.	REVISION	BY	DATE	APPR

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Norcross, GA 30093-2997
p. 770.447.5547 • f. 770.448.0262

PROJECT SKIFREE
SITE PLAN
PHOTOMETRICS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 067918026

SHEET NO. 67

MR2 LED
LED Area Luminaire

Buy American

OMERO

Catalog Number

Notes

Type

Fill the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.9 ft² (0.08 m²)

Length: 32-7/8" (83.5 cm)

Width: 25" (63.5 cm)

Height: 8-1/4" (21.0 cm)

Weight (max): 42 lbs (19.1 kg)

A+ Capable options indicated by this color background.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: MR2 LED 60C 1000 40K T5M MVOLT SPA DDBXD

MR2 LED	60C												
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Mounting		Options		Finish (required)
MR2 LED	60C 60 LEDs	700	700 mA	40K	4000 K	T2M	Type II	MVOLT[1]	**Shipped included**		**Shipped installed**		DDBXD Dark bronze
		1000	1000 mA	50K	5000 K	T3M	Type III	120[1]	SPA	Square pole mounting	PER	NEMA twist-lock receptacle only (no controls)	DBLXD Black
						T4M	Type IV	208[1]	RPA	Round pole mounting	PER5	Five-wire receptacle only (no controls)[2]	DNAXD Natural aluminum
						T5M	Type V	240[1]	WBA	Wall bracket	PER7	Seven-wire receptacle only (no controls)[2]	DWHXD White
						TFTM	Forward throw	277[1]	**Shipped Separately[2]**		DCR	Dimmable and controllable via ROAM® (no controls)[3]	DDBTXD Textured dark bronze
								347	SPUMBA	Square pole universal mounting adaptor[2]	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DBLBXD Textured black
								480	RPUMBA	Round pole universal mounting adaptor[2]	HS	House-side shield[2]	DNATXD Textured natural aluminum
									KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[2]	SF	Single fuse (120, 277, 347V)[1]	DWHGXD Textured white
											DF	Double fuse (208, 240, 480V)[1]	
											BL30	Bi-level switched dimming, nominal 30%[4]	
											BL50	Bi-level switched dimming, nominal 50%[4]	
											Shipped separately[2]		
											VG	Vandal guard	

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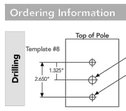
Ordering Information

Drilling

Template #8



Accessories (Ordered separately)

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[5]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[5]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[5]
DSHORT SBK U	Shorting cap[5]
MRSLDDG U	House-side shield (includes 2 shields)
MRCVG U	Vandal guard accessory
KMA8 DDBXD U	Mast arm mounting bracket adapter (specify finish)[2]
PUMBA DDBXD U*	Round and square pole universal mounting bracket adapter (specify finish)

For more control options, visit DTL and ROAM online.

Ormero™ shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM28AS**	2 at 90° *
DM20AS	2 at 180°	**DM30AS**	3 at 90° *
DM40AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

Tenon Mounting Slipfitter **

Tenon O.D.	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
2-3/8"	AST25-190	AST25-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-480

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
2. Also available as a separate accessory; see Accessories information at left.
3. 1.5 G vibration load rating per ANSI C136.31.
4. Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
5. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
6. Specifies a ROAM® enabled luminaire with 0-10V dimming capability, PER option required. Not available with 347 or 480V. AtiST hardware and services required for ROAM® deployment; call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, or DS.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
8. Requires an additional switched line.
9. Dimming driver standard. MVOLT only. Not available with DCR.
10. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

CCT	Drive Current (mA)	Power (W)	Dist. Type	BUG				LCS			
				Lumens	B	U	G	Lumens	B	U	G
4K	700 mA	132	T2M	14,831	2	0	2	14,924	3	0	3
			T3M	15,707	2	0	3	15,805	3	0	3
			T4M	15,607	2	0	3	15,704	2	0	3
			T5M	15,776	4	0	2	15,874	4	0	2
			TFTM	15,892	2	0	3	15,992	2	0	3
	1000 mA	206	T2M	20,224	3	0	3	20,359	3	0	3
			T3M	21,418	3	0	3	21,552	3	0	4
			T4M	21,282	3	0	4	21,415	3	0	4
			T5M	21,512	5	0	3	21,647	5	0	3
			TFTM	21,671	3	0	3	21,807	3	0	4

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MR2 LED 60C** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.82

Electrical Load

No. of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
60C	700	132W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	206W	2.068	1.198	1.056	0.943	0.764	0.685

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FOR FIXTURE TYPE: OC, OD, OF, OH, OJ

MR2 LED
LED Area Luminaire

Buy American

OMERO

Catalog Number

Notes

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- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Ordering Information

EXAMPLE: MR2 LED 60C 1000 40K T5M MVOLT SPA DDBXD

MR2 LED	60C												
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Mounting		Options		Finish (required)
MR2 LED	60C 60 LEDs	700	700 mA	40K	4000 K	T2M	Type II	MVOLT[1]	**Shipped included**		**Shipped installed**		DDBXD Dark bronze
		1000	1000 mA	50K	5000 K	T3M	Type III	120[1]	SPA	Square pole mounting	PER	NEMA twist-lock receptacle only (no controls)	DBLXD Black
						T4M	Type IV	208[1]	RPA	Round pole mounting	PER5	Five-wire receptacle only (no controls)[2]	DNAXD Natural aluminum
						T5M	Type V	240[1]	WBA	Wall bracket	PER7	Seven-wire receptacle only (no controls)[2]	DWHXD White
						TFTM	Forward throw	277[1]	**Shipped Separately[2]**		DCR	Dimmable and controllable via ROAM® (no controls)[3]	DDBTXD Textured dark bronze
								347	SPUMBA	Square pole universal mounting adaptor[2]	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DBLBXD Textured black
								480	RPUMBA	Round pole universal mounting adaptor[2]	HS	House-side shield[2]	DNATXD Textured natural aluminum
									KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[2]	SF	Single fuse (120, 277, 347V)[1]	DWHGXD Textured white
											DF	Double fuse (208, 240, 480V)[1]	
											BL30	Bi-level switched dimming, nominal 30%[4]	
											BL50	Bi-level switched dimming, nominal 50%[4]	
											Shipped separately[2]		
											VG	Vandal guard	

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COMMERCIAL OUTDOOR
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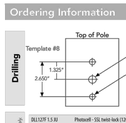

Ordering Information

Drilling

Template #8

Top of Pole

0.563"
1.325"
2.650"
0.400" (4 PLCS)

Accessories (Ordered separately)

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[5]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[5]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[5]
DSHORT SBK U	Shorting cap[5]
MRSLDDG U	House-side shield (includes 2 shields)
MRCVG U	Vandal guard accessory
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[2]
PUMBA DDBXD U*	Round and square pole universal mounting bracket adaptor (specify finish)

For more control options, visit DTL and ROAM online.

Ormero™ shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM28AS**	2 at 90° *
DM20AS	2 at 180°	**DM30AS**	3 at 90° *
DM40AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

**Round pole top must be 3.25" O.D. minimum.*
***For round pole mounting (RPA) only.*

Tenon Mounting Slipfitter **

Tenon O.D.	Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	4 @ 90°
2-3/8"	AST25-190	AST25-280	N/A	N/A	N/A	N/A
2-7/8"	AST25-190	AST25-280	N/A	AST25-320	N/A	N/A
4"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-480

NOTES

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
2. Also available as a separate accessory; see Accessories information at left.
3. 1.5 G vibration load rating per ANCI C136.31.
4. Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
5. If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
6. Specifies a ROAM® enabled luminaire with 0-10V dimming capability, PER option required. Not available with 347 or 480V. AtiST hardware and services required for ROAM® deployment; call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, or DS.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
8. Requires an additional switched line.
9. Dimming driver standard. MVOLT only. Not available with DCR.
10. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

CCT	Drive Current (mA)	Power (W)	Dist. Type	BUG				LCS			
				Lumens	B	U	G	Lumens	B	U	G
4K	700 mA	132	T2M	14,831	2	0	2	14,924	3	0	3
			T3M	15,707	2	0	3	15,805	3	0	3
			T4M	15,607	2	0	3	15,704	2	0	3
			T5M	15,776	4	0	2	15,874	4	0	2
			TFTM	15,892	2	0	3	15,992	2	0	3
	1000 mA	206	T2M	20,224	3	0	3	20,359	3	0	3
			T3M	21,418	3	0	3	21,552	3	0	4
			T4M	21,282	3	0	4	21,415	3	0	4
			T5M	21,512	5	0	3	21,647	5	0	3
			TFTM	21,671	3	0	3	21,807	3	0	4

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **MR2 LED 60C** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.82

Electrical Load

No. of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
60C	700	132W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	206W	2.068	1.198	1.056	0.943	0.764	0.685

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FOR FIXTURE TYPE: OE

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NO.	REVISION	BY	DATE	APPR

PROJECT SKIFREE
SITE PLAN
PHOTOMETRICS
AURORA, COLORADO

DATE: 09/08/2021
DESIGNED BY:
DRAWN BY:
CHECKED BY:

FILE NO.
PROJECT NO. 067918026

SHEET NO. 68

PROJECT SKIFREE CN 2021-6048-00