

1st Review

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: Mike Serra III

NAME: Mike Serra III

ITS: Authorized Signatory

STATE OF COLORADO

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

Rebecca Taladay
(NOTARY PUBLIC)

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: Mike Serra III

NAME: Mike Serra III

TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO

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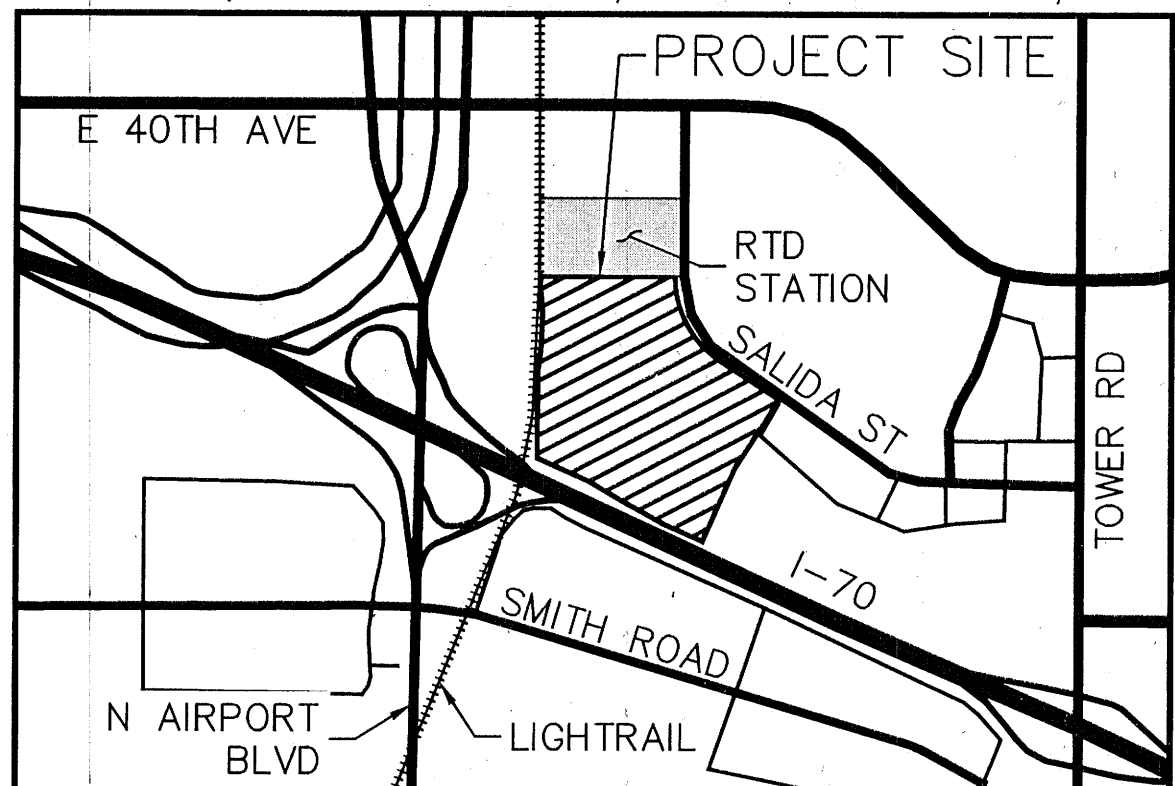
NOTARY BUSINESS ADDRESS: 100 Saint Paul St #300
Denver, Colorado

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



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
40	LANDSCAPE SCHEDULE
41	LANDSCAPE NOTES
42-50	LANDSCAPE PLAN
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	N/A
WAREHOUSE GROSS LEASABLE AREA	494,216	
OFFICE GROSS LEASABLE AREA	18,504	
FIRE SPRINKLERED	YES	
PRESENT ZONING CLASSIFICATION	I-2	I-2
2015 IBC CONSTRUCTION TYPE	II-B	
2015 IBC OCCUPANCY	S-1	N/A
OCCUPANCY TYPE	STORAGE S-1	
PERMITTED MAXIMUM SIGN AREA	593 SF	N/A
*SIGNAGE SHALL BE BY SEPARATE PERMIT	5 SIGNS MAX.	

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
BOX TRUCK SPACES	N/A	16
BICYCLE RACKS	8	8

* 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

MCCREGOR 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

This has been updated

Please revise to description to the following:

AMENDMENTS

- MINOR AMENDMENT 2021-6048-01**
- Fence and gate adjusted at Salida St entrance
 - Move monument sign location
 - Add a new monument sign (SWC Salida & 37th)
 - Enlarge trash enclosure and add enclosure detail
 - Reduce parking one space
 - Change gate types (manual and automatic)
 - Move concrete pad and power equipment to future phase.

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: 7/29/22

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

Kimley»Horn

PROJECT SKIFREE
SITE PLAN
COVER SHEET
AURORA COLORADO

DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: _____
PROJECT NO.: 067918026
FILE NO.: 06/318026-S-1-JWG

SHEET NO. 1

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

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.

PROJECT SKIFREE		DATE: 09/08/2021		FILE NO. 067918026_SP_CV.DWG	
SITE PLAN		DESIGNED BY: MEJ		PROJECT NO. 067918026	
GENERAL NOTES		DRAWN BY: NER		SHEET NO. 2	
AURORA, COLORADO		CHECKED BY: SAL			
Kimley»Horn		3		SITE PLAN SUBMITTAL 3	
2021 KIMLEY-HORN AND ASSOCIATES, INC. 4552 N. HIGHWAY 103, SUITE 150 DENVER, COLORADO 80237 (303) 228-2300		2		SITE PLAN SUBMITTAL 2	
		1		SITE PLAN SUBMITTAL 1	
		NO.		REVISION	
		BY		DATE	
				APPR	

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- LEGEND
- PHASE I
 - PHASE II

- PHASE I KEYNOTES
- REGIONAL DETENTION POND C
 - 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
 - 6' BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
 - 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
 - LOOPED PUBLIC WATER LINE
 - PUBLIC SANITARY SEWER MAIN
 - PRIVATE STORM SEWER MAIN
 - SAND CREEK METROPOLITAN DISTRICT PRIVATE DRIVE 35TH AVENUE INCLUDE SIDEWALKS, SIGNAGE, LANDSCAPING, AND INTERSECTION IMPROVEMENTS
 - SAND CREEK METROPOLITAN DISTRICT PRIVATE DRIVE 37TH AVENUE INCLUDE SIDEWALKS, SIGNAGE, LANDSCAPING, AND INTERSECTION IMPROVEMENTS
 - 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

PROPERTY LINE (TYP)

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)

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

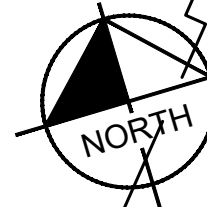
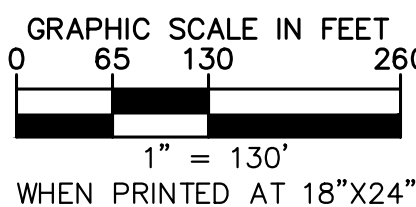
GATEWAY
PARK IV EAST
SUBDIVISION
FILING NO. 21

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

PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

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



PROJECT SKIFREE		DATE: 09/08/2021	
SITE PLAN		DESIGNED BY: MEJ	
PHASING PLAN		DRAWN BY: NER	
AURORA, COLORADO		CHECKED BY: SAL	
FILE NO.	067918026_PH.DWG	SHEET NO.	
PROJECT NO.	067918026	3	
NO.	3	SITE PLAN SUBMITTAL	3
NO.	2	SITE PLAN SUBMITTAL	2
NO.	1	SITE PLAN SUBMITTAL	1
NO.		REVISION	
NO.		BY	
NO.		DATE	
NO.		APPR	

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
4550 S. ILLINOIS ST., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

This has been revised

cover 16 with new count

have adjusted
water line
deep cloud
as possible.

is this fence?

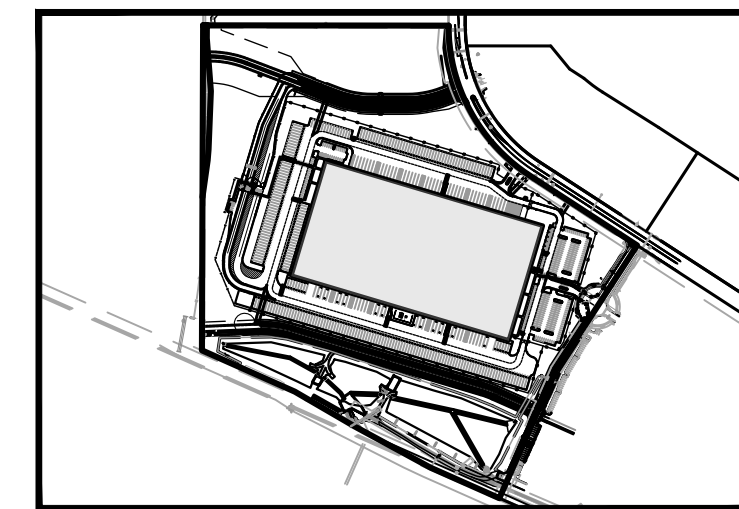
Yes, This has been updated

are there more gates or are they moved?
there are more leader lines than gates.

The gates are moved. The arrows have been updated

it makes sense to indicate all of the amendment areas on this sheet

All amendments are being shown



KEY MAP
NTS

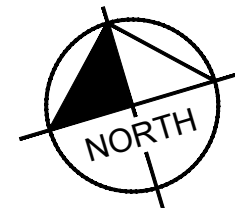
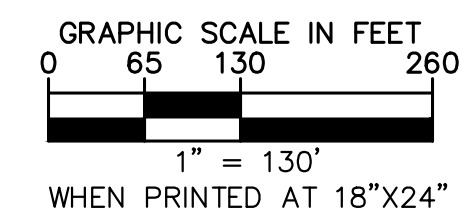
LEGEND

- 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

- 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.
- 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



Kimley»Horn

PROJECT SKIFREE
SITE PLAN
OVERALL SITE PLAN
AURORA, COLORADO

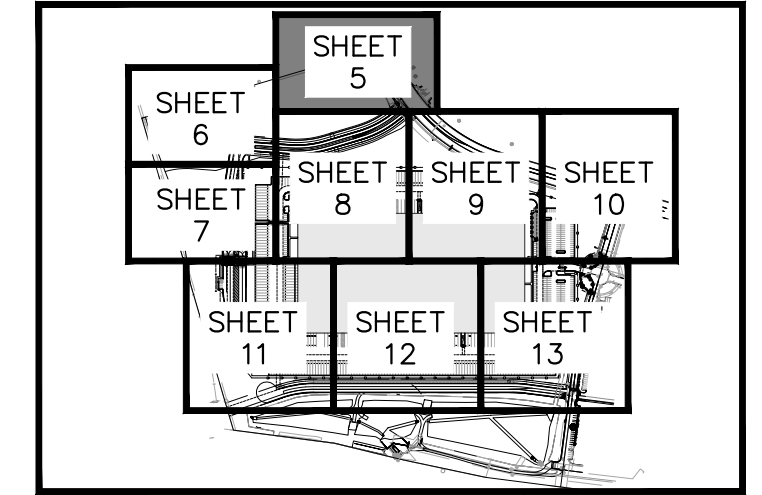
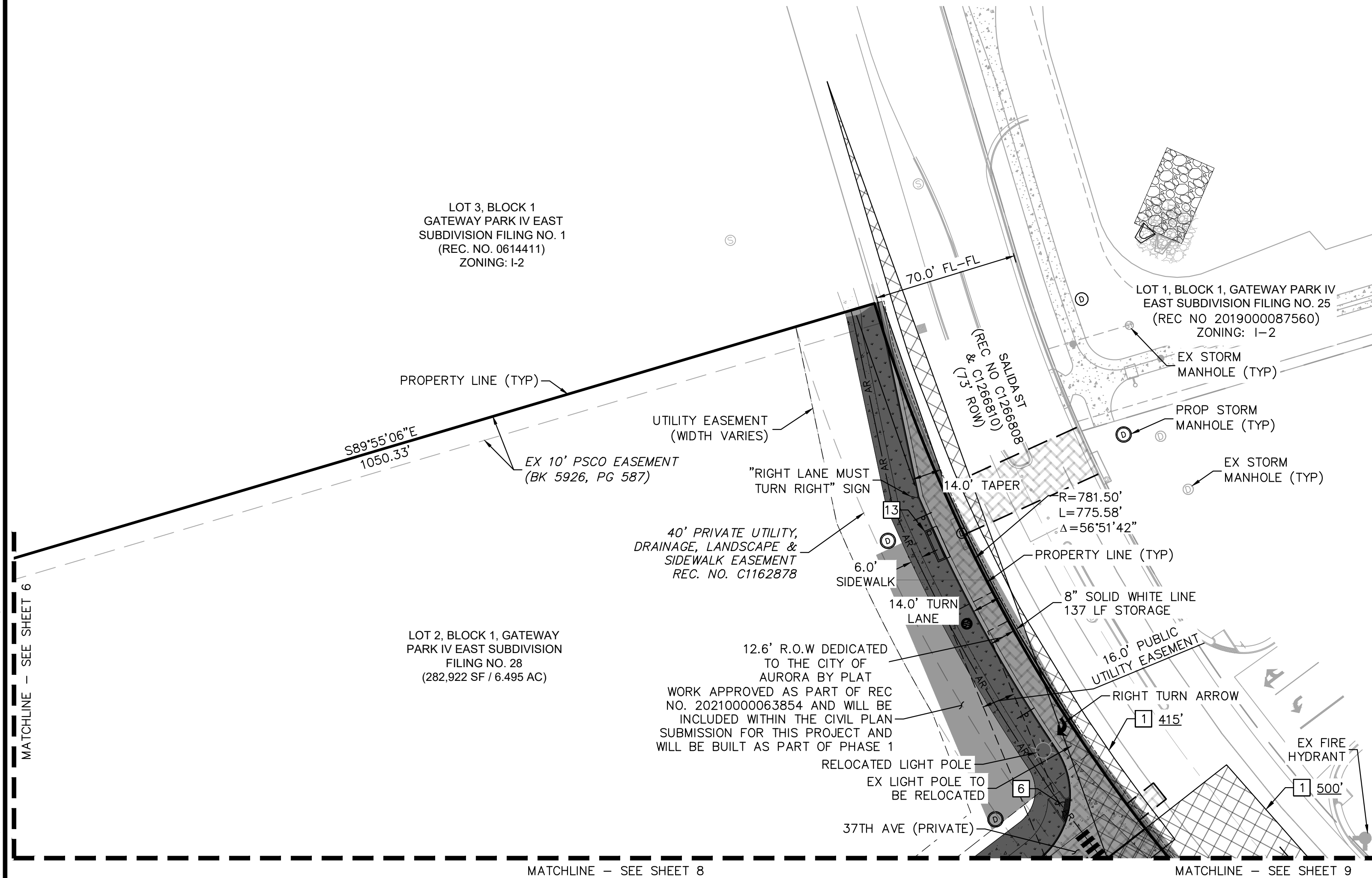
DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO. 067918026_SP_OV.DWG
PROJECT NO. 067918026

SHEET NO. 4

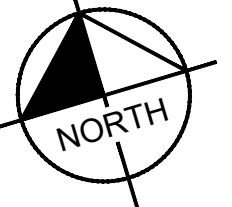
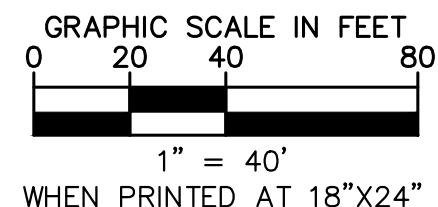
NO.	REVISION	BY	DATE	APPROVED
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	2-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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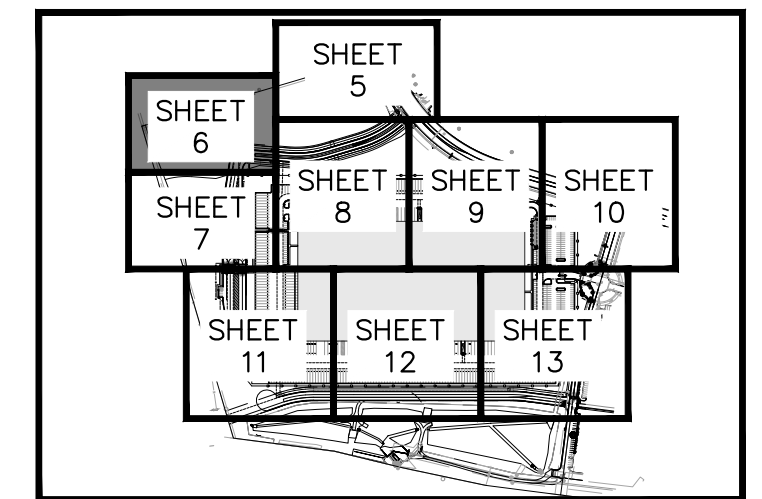
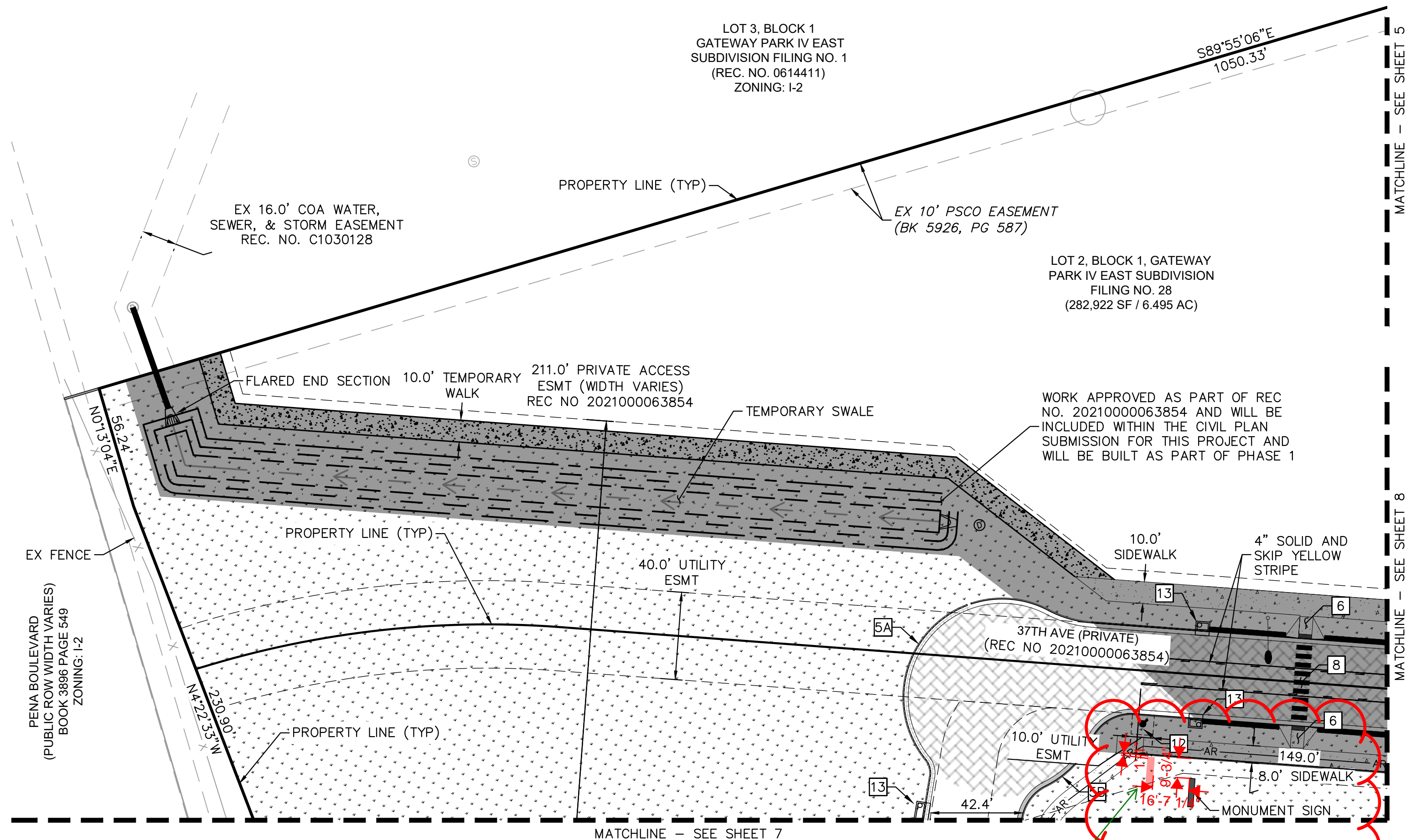
- LEGEND**
- NTS
 - PROPERTY LINE
 - EX. EASEMENT LINE
 - PROP. EASEMENT LINE
 - PARKING COUNT
 - FDC W/ KNOX HARDWARE
 - FIRE HYDRANT
 - EX/PROP SITE LIGHT
 - HEAVY DUTY PAVEMENT
 - ROADWAY PAVEMENT
 - STANDARD DUTY PAVEMENT
 - CONCRETE SIDEWALK
 - ACCESSIBLE ROUTE
 - FUTURE PARKING
 - SIGHT TRIANGLE
 - (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**
- SIGHT TRIANGLE (LENGTH PER PLAN)
 - VEHICLE PARKING SPACE (18'X9')
 - TRACTOR/TRAILER PARKING SPACE (60'X12')
 - ACCESSIBLE PARKING SPACE (DIMENSIONS PER PLAN)
 - STANDARD CONCRETE CURB AND GUTTER
 - 1' TALL CONCRETE CURB AND GUTTER (SEE DTL ON SHEET 37)
 - ACCESSIBLE CURB RAMP
 - SIDEWALK (6' WIDE TYP)
 - PEDESTRIAN CROSSWALK
 - STOP SIGN
 - ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET 36)
 - BUILDING INGRESS/EGRESS DOOR
 - FIRE HYDRANT WITH (4) 4" BOLLARDS (PER COA STD DTL 208 & GPDR)
 - STORM SEWER INLET (PROPOSED)
 - FIRE SPRINKLER FDC WITH APPROVED KNOX CAPS AND FDC SIGN (SEE DTL ON SHEET 37)
 - "NO PARKING FIRE LANE" SIGN (SEE DTL ON SHEET 36)
 - 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND ON BENDS
 - FIRE RISER ROOM POINT OF EGRESS WITH RISER ROOM SIGN (SEE DTL ON SHEET 37)
 - 6' TALL, BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
 - 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
 - DIAGONAL STRIPING (SEE DTL ON SHEET 37)

- GENERAL NOTES**
- RADII ARE 3.0' UNLESS OTHERWISE NOTED.



SHEET NO.		5		PROJECT SKIFREE		Kimley»»Horn	
FILE NO.		067918026_SP_SP.DWG		DATE:		09/08/2021	
PROJECT NO.		067918026		DESIGNED BY:		MEJ	
				DRAWN BY:		NER	
				CHECKED BY:		SAL	

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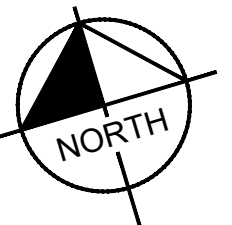
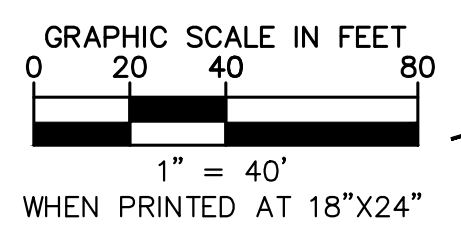
- LEGEND**
- NTS
 - PROPERTY LINE
 - EX. EASEMENT LINE
 - PROP. EASEMENT LINE
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 - FUTURE PARKING
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- GENERAL NOTES**
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New sign is proposed to be within Access Easement. Please make sure there is an agreement between all parties.

We have reverted to the original location for this monument sign

clean this up. only show new sign location. remove dimensions so info is easier to read. Sign should be min. 4' back of walk and outside the sight triangle.

We have reverted to the original location for this monument sign



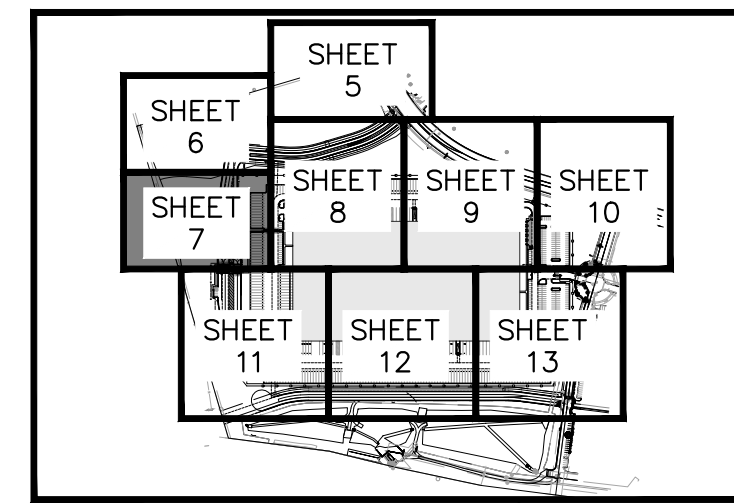
Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4552 S. W. 11th Ave., Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
SITE PLAN
AURORA, COLORADO

DATE:	09/08/2021	DESIGNED BY:	MEJ	CHECKED BY:	SAL
FILE NO.	067918026_SP.dwg	PROJECT NO.	067918026		

SHEET NO.
6

NO.	REVISION	BY	DATE	APPR
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
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NO.	REVISION	BY	DATE APPRO

Kimley»»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4592 South Illinois Street, Suite 1500
Chicago, IL 60632

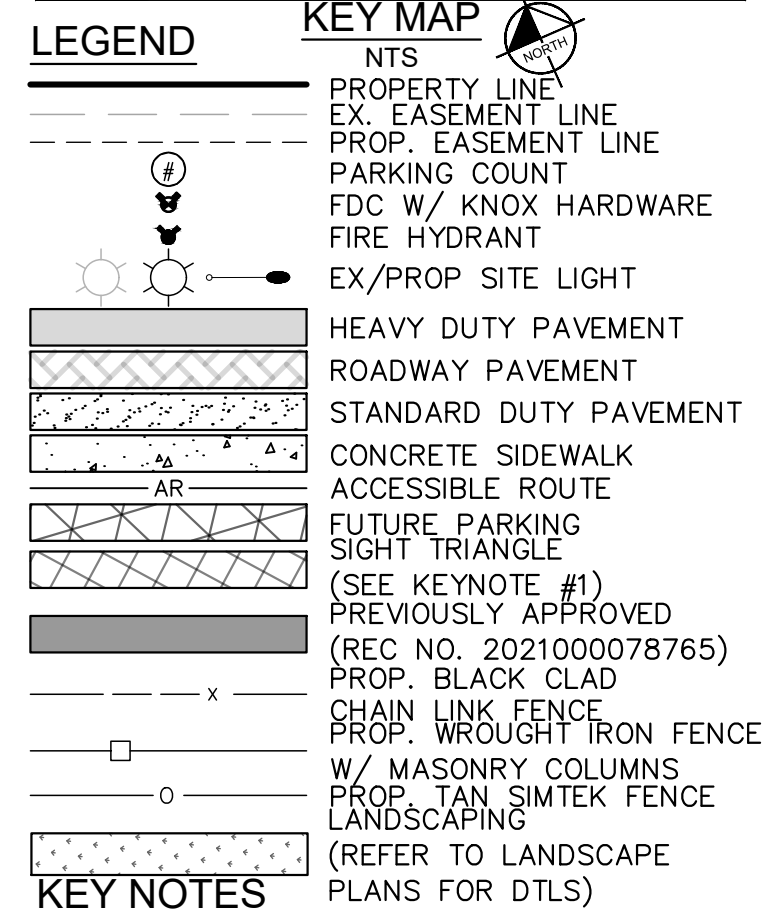
PROJECT SKIFREE
SITE PLAN
SITE PLAN

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

FILE NO.	067918026_SP_SP.DWG
PROJECT NO.	

SHEET NO

7



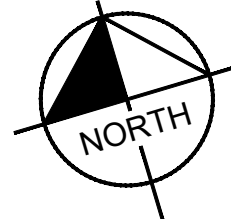
- KEY NOTES** PLANS FOR DTLs)

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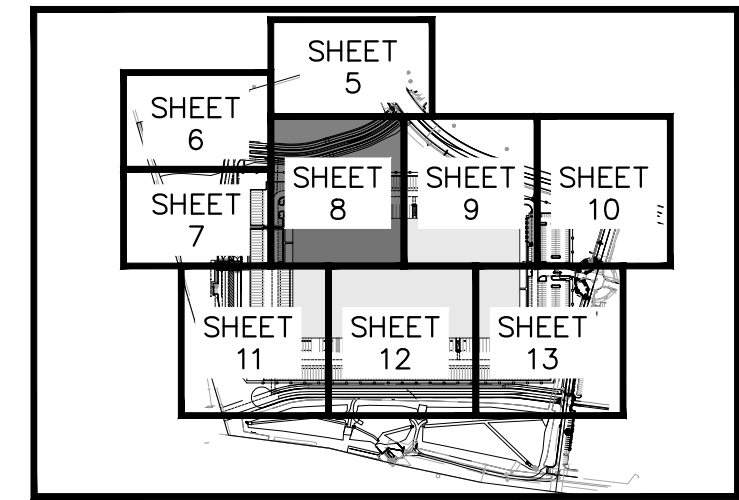
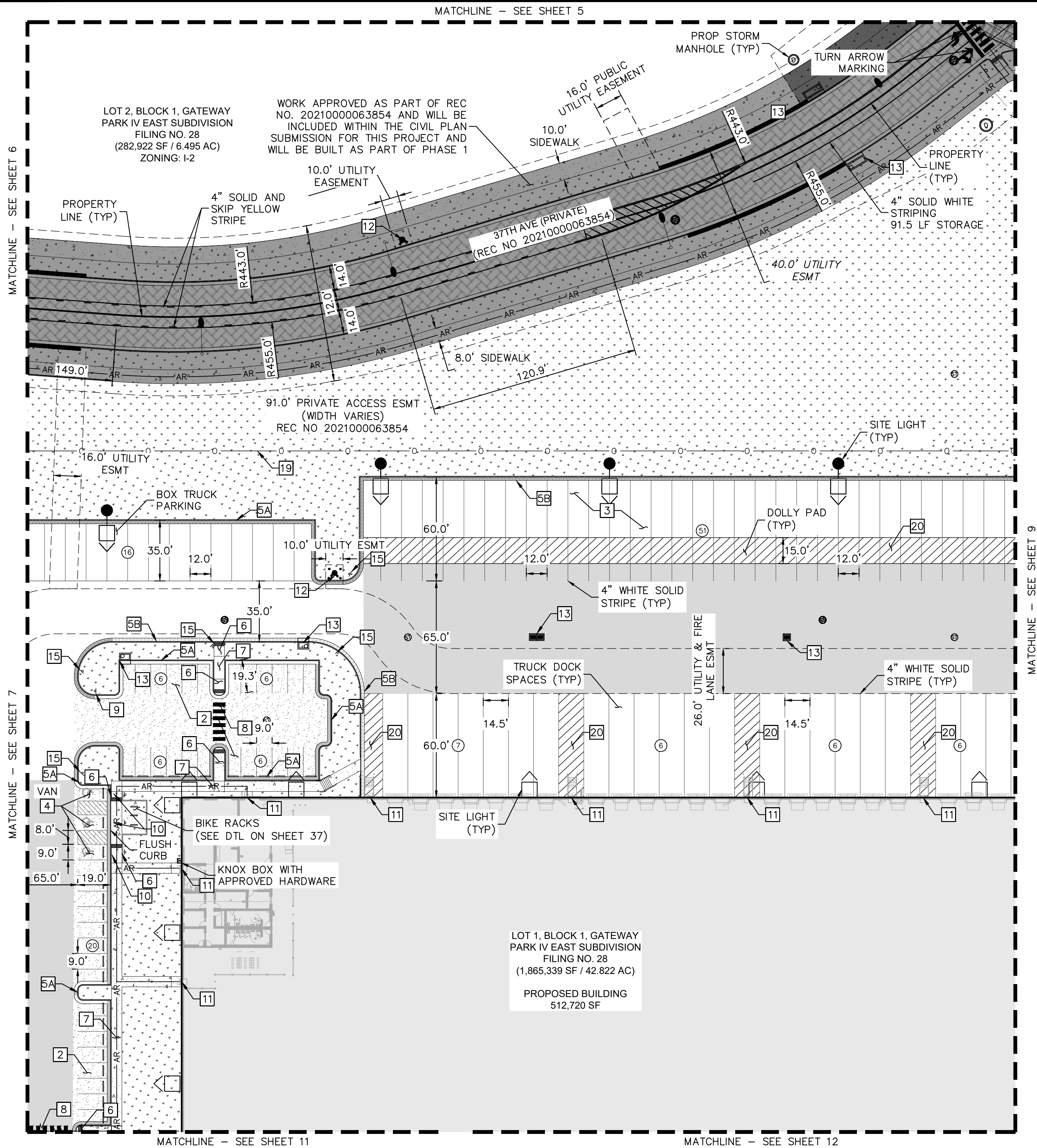
GENERAL NOTES

1. RADII ARE 3.0' UNLESS OTHERWISE NOTED.

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



PROJECT SKIFREE CN 2021-6048-00



LEGEND

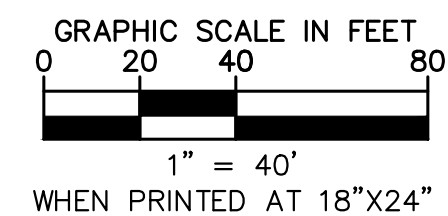
- | | |
|--|---|
| | PROPERTY LINE
EX. EASEMENT LINE
PROP. EASEMENT LINE |
| | PARKING COUNT |
| | FDC W/ KNOX HARDWARE
FIRE HYDRANT |
| | EX/PROP SITE LIGHT |
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PREVIOUSLY APPROVED |
| | (REC NO. 2021000078765)
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LANDSCAPING |
| | (REFER TO LANDSCAPE
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KEY NOTES

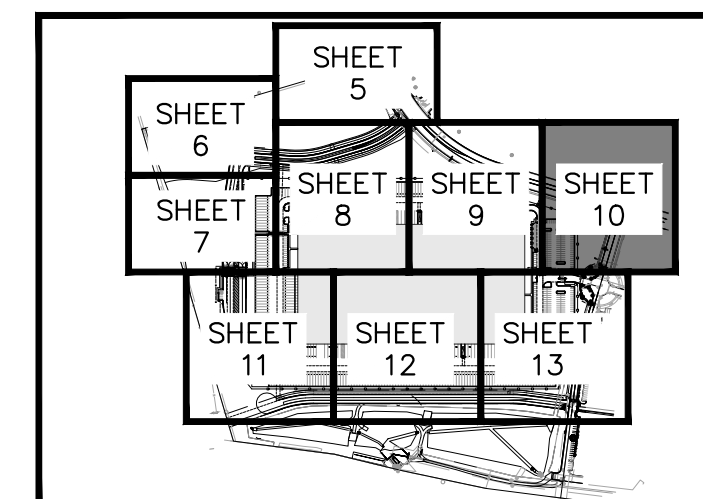
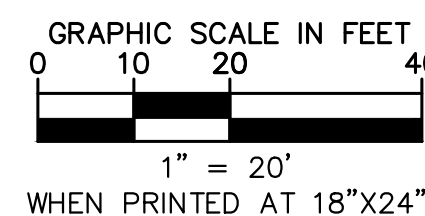
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GENERAL NOTES



























1. RADII ARE 3.0' UNLESS OTHERWISE NOTED.



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
NO.	REVISION	BY	DATE APPR



LEGEND

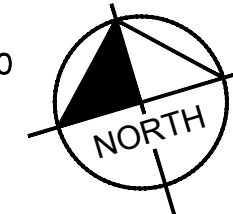
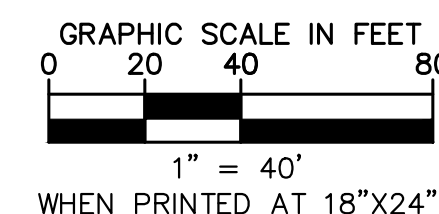
- | | |
|---|-------------------------------------|
|  | NTS |
|  | PROPERTY LINE |
|  | EX. EASEMENT LINE |
|  | PROP. EASEMENT LINE |
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GENERAL NOTES

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1	SITE PLAN SUBMITTAL 1	NER 10-13-21	SAL
NO	DEVISION	BY	DATE
			APPRO

Kimley»»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Uteer Street, Suite 1500
Denver, Colorado 80237 (303) 278-2300

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

10

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PENA BOULEVARD
(PUBLIC ROW WIDTH VARIES)
BOOK 3896 PAGE 549
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

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

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

(2) 16 LF MANUAL SWING
GATE WITH APPROVED SIREN
OPERATED SYSTEM, KNOX KEY
SWITCH AND MANUAL RELEASE
PER DTL 8 ON SHEET 35

We prefer the gates to be sliding automatic
gates. If proposed to be swing type, they
should be automatic also and open in the
direction of vehicle travel and be SOS type.

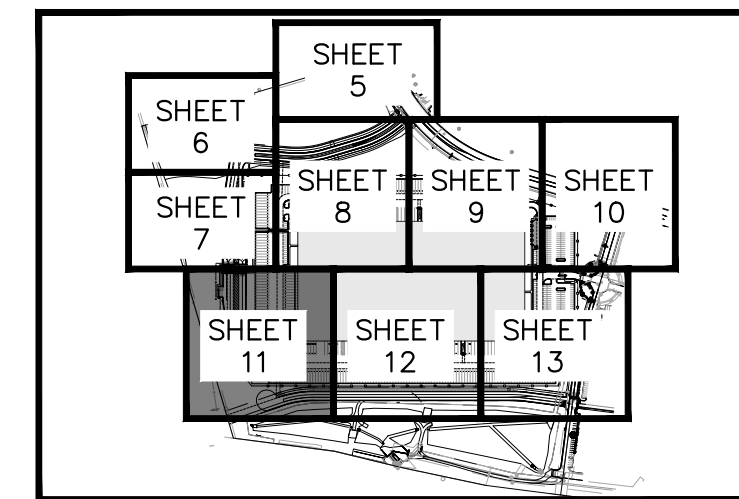
This gate has been moved up but
will be a manual swing inwards
with approved knox boxes

tighten cloud to only
include modifications.
lighten line weight.
TYP

All clouds have been
tightened and line
weight reduced

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

PROPOSED BUILDING
512,720 SF



LEGEND

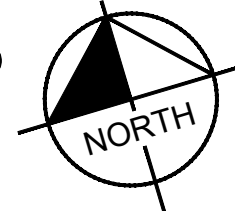
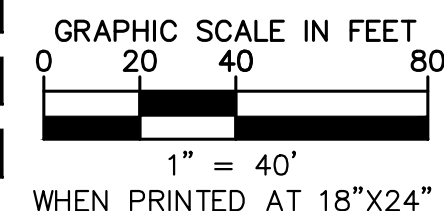
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 - LANDSCAPING
 - (REFER TO LANDSCAPE PLANS FOR DTLs)

KEY NOTES

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

GENERAL NOTES

- RADII ARE 3.0' UNLESS OTHERWISE NOTED.



Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4552 S. ILLINOIS AVE., SUITE 100
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.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

SITE LIGHT
(TYP)

TRANSFORMER

10.0' UTILITY
EASEMENT

TRUCK DOCK SPACES
(TYP)

26.0' UTILITY & FIRE
LANE ESMT

4" WHITE SOLID
STRIPE (TYP)

DOLLY PAD
(TYP)

WHEEL STOP (TYP)

SITE LIGHT
(TYP)

8.0' SIDEWALK

4" SOLID AND
SKIP YELLOW
STRIPE

35TH AVE (PRIVATE)
(REC NO 20210000063854)
10.0' UTILITY
EASEMENT

40' UTILITY ESMT

59' PRIVATE ACCESS
ESMT

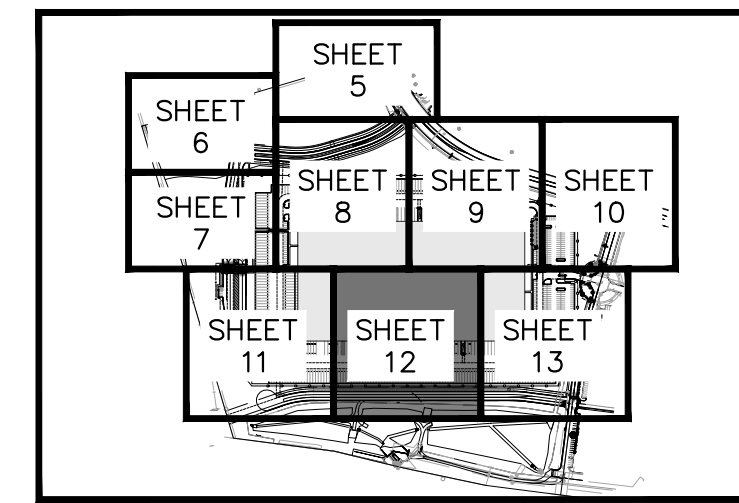
PROPERTY LINE (TYP)

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



LEGEND

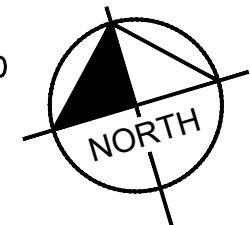
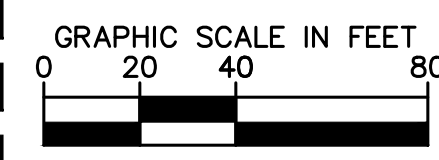
- NTS
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- PARKING COUNT
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- EX/PROP SITE LIGHT
- HEAVY DUTY PAVEMENT
- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- FUTURE PARKING
- SIGHT TRIANGLE
- (SEE KEYNOTE #1)
- PREVIOUSLY 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

- SIGHT TRIANGLE (LENGTH PER PLAN)
- VEHICLE PARKING SPACE (18'x9')
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- ACCESSIBLE PARKING SPACE (DIMENSIONS PER PLAN)
- STANDARD CONCRETE CURB AND GUTTER
- 1' TALL CONCRETE CURB AND GUTTER (SEE DTL ON SHEET 37)
- ACCESSIBLE CURB RAMP
- SIDEWALK (6' WIDE TYP)
- PEDESTRIAN CROSSWALK
- STOP SIGN
- ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET 36)
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- FIRE HYDRANT WITH (4) 4" BOLLARDS (PER COA STD DTL 208 & GPDR)
- STORM SEWER INLET (PROPOSED)
- FIRE SPRINKLER FDC WITH APPROVED KNOX CAPS AND FDC SIGN (SEE DTL ON SHEET 37)
- "NO PARKING FIRE LANE" SIGN (SEE DTL ON SHEET 36)
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- DIAGONAL STRIPING (SEE DTL ON SHEET 37)

GENERAL NOTES

- RADII ARE 3.0' UNLESS OTHERWISE NOTED.



Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4550 S. W. 10th Ave., Suite 100
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.dwg
PROJECT NO.
067918026

SHEET NO.
12

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MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 10

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

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

PROPOSED BUILDING
512,720 SF

This gate is manual and
will have approved knox
boxes

We prefer the gates to be sliding automatic
gates. If proposed to be swing type, they
should be automatic also and open in the
direction of vehicle travel and be SOS type.

This reduction
will be added

note reduction in site data

only cloud
changes

Cloud
has been
updated

PROPERTY LINE (TYP)

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 DRAINAGE
EASEMENT REC. NO.
200609220958660

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

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

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

EX FIRE LANE AND UTILITY
ESMT (REC NO
20060922000958670)

LEGEND

- NTS
- 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)

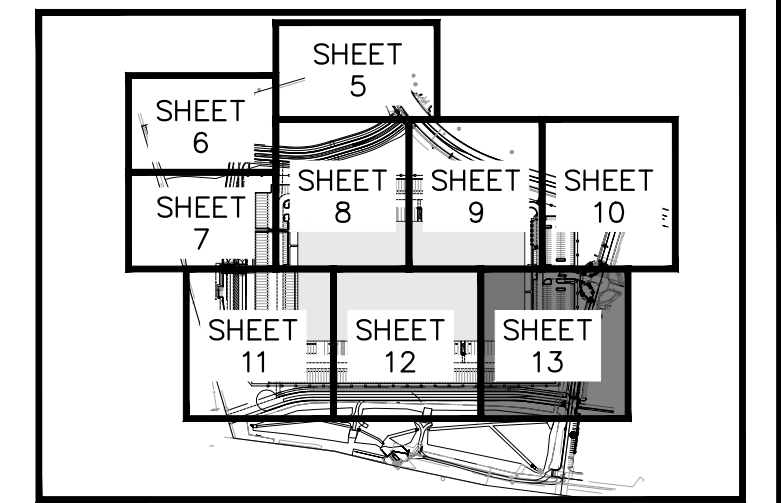
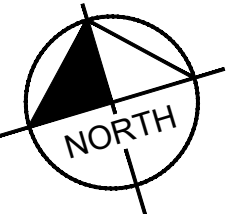
KEY NOTES

- SIGHT TRIANGLE (LENGTH PER PLAN)
- VEHICLE PARKING SPACE (18'X9')
- TRACTOR/TRAILER PARKING SPACE (60'X12')
- ACCESSIBLE PARKING SPACE (DIMENSIONS
PER PLAN)
- STANDARD CONCRETE CURB AND GUTTER
- 1' TALL CONCRETE CURB AND GUTTER (SEE
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- ACCESSIBLE CURB RAMP
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- PEDESTRIAN CROSSWALK
- STOP SIGN
- ACCESSIBLE PARKING SIGN
(SEE DTL ON SHEET 36)
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CAPS AND FDC SIGN
(SEE DTL ON SHEET 37)
- "NO PARKING FIRE LANE" SIGN
(SEE DTL ON SHEET 36)
- 6' WROUGHT IRON FENCE ATOP 1' MOW
STRIP (7' TOTAL HEIGHT) W/ MASONRY
COLUMNS EVERY 100' AND ON BENDS
- FIRE RISER ROOM POINT OF EGRESS WITH
RISER ROOM SIGN (SEE DTL ON SHEET 37)
- 6' TALL, BLACK CLAD CHAIN LINK FENCE
ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
- 6' SIMTEK GRANITE OPAQUE FENCE ATOP 1'
MOW STRIP (7' TOTAL HEIGHT, COLOR: TAN)
- 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"



Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4552 S. W. 11th Ave., Suite 100
Denver, Colorado 80237 (303) 228-2300

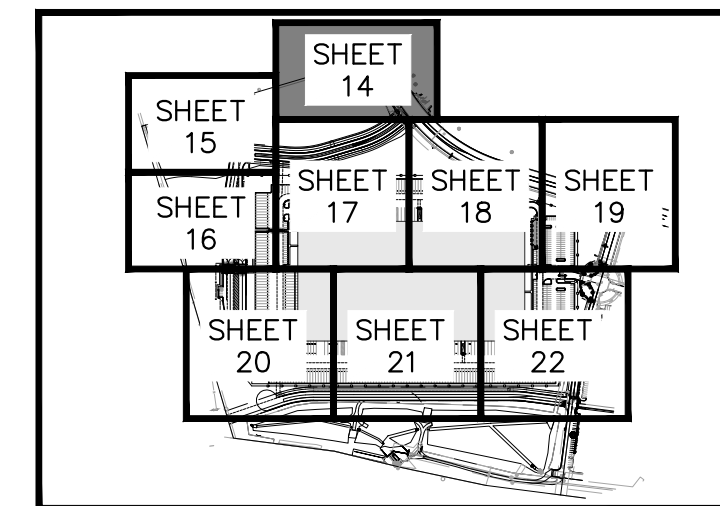
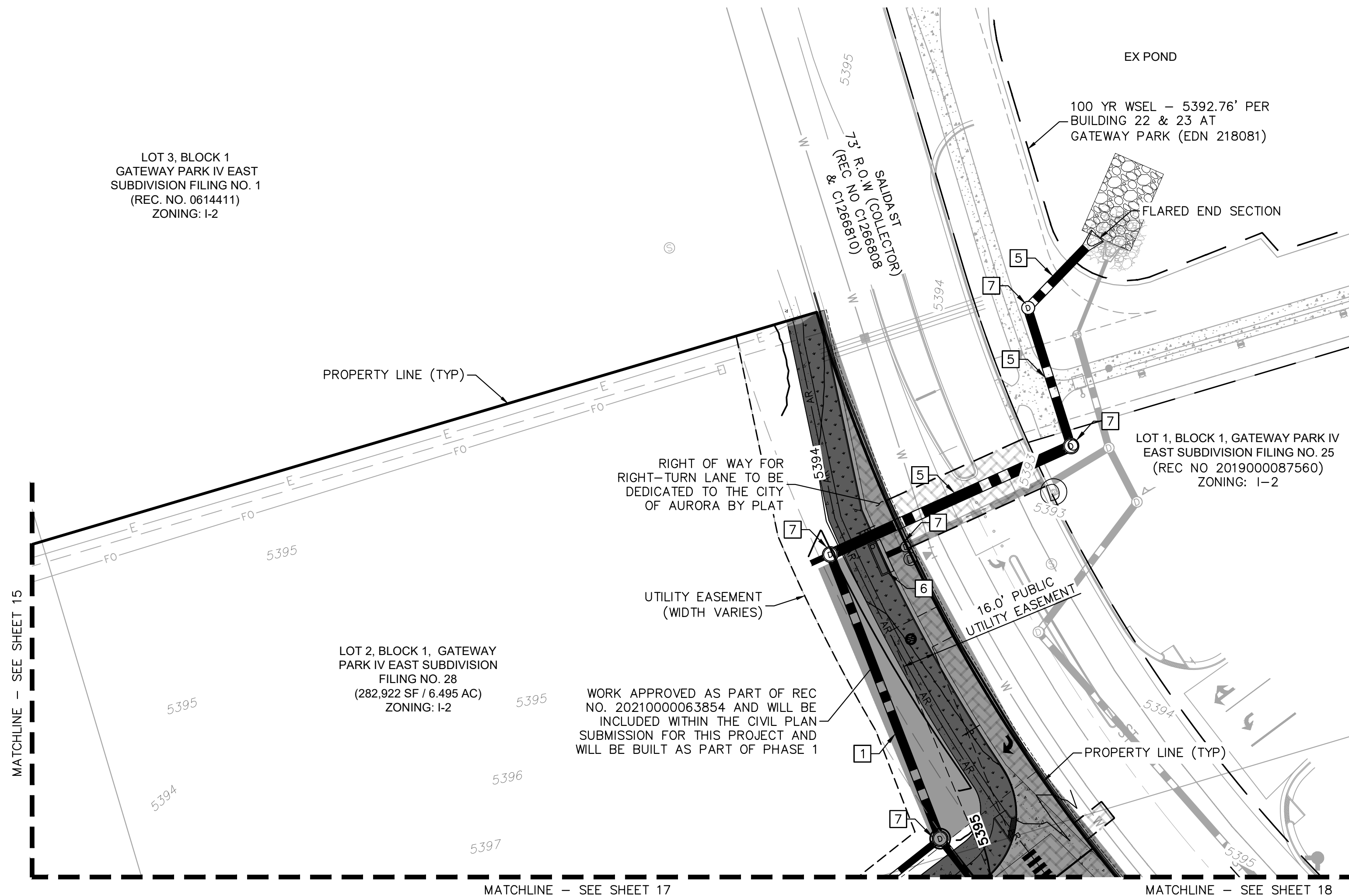
PROJECT SKIFREE
SITE PLAN
SITE PLAN
AURORA, COLORADO

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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LEGEND

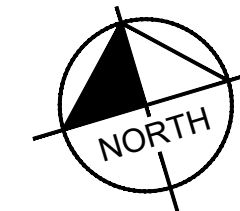
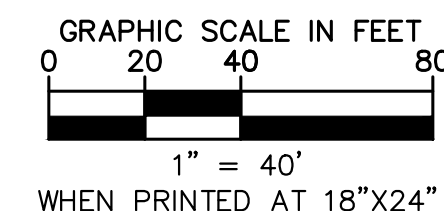
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- HEAVY DUTY PAVEMENT
- PREVIOUSLY APPROVED (REC NO. 2021000078765)
- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- SIGHT TRIANGLE
- PROP. BLACK CLAD CHAIN LINK FENCE
- 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

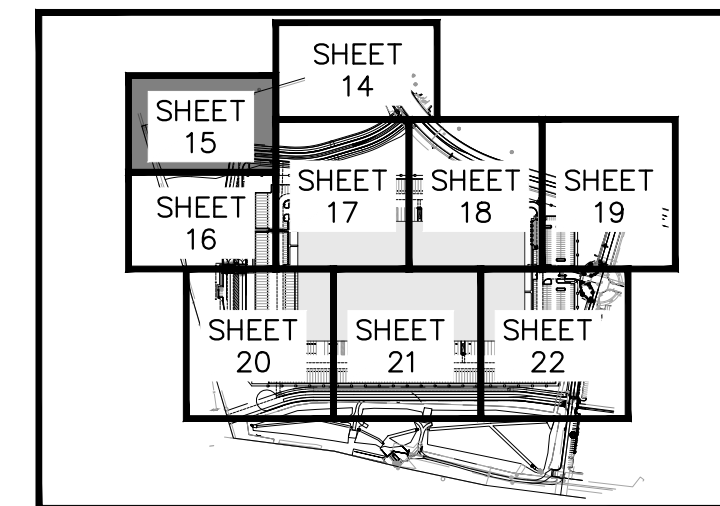
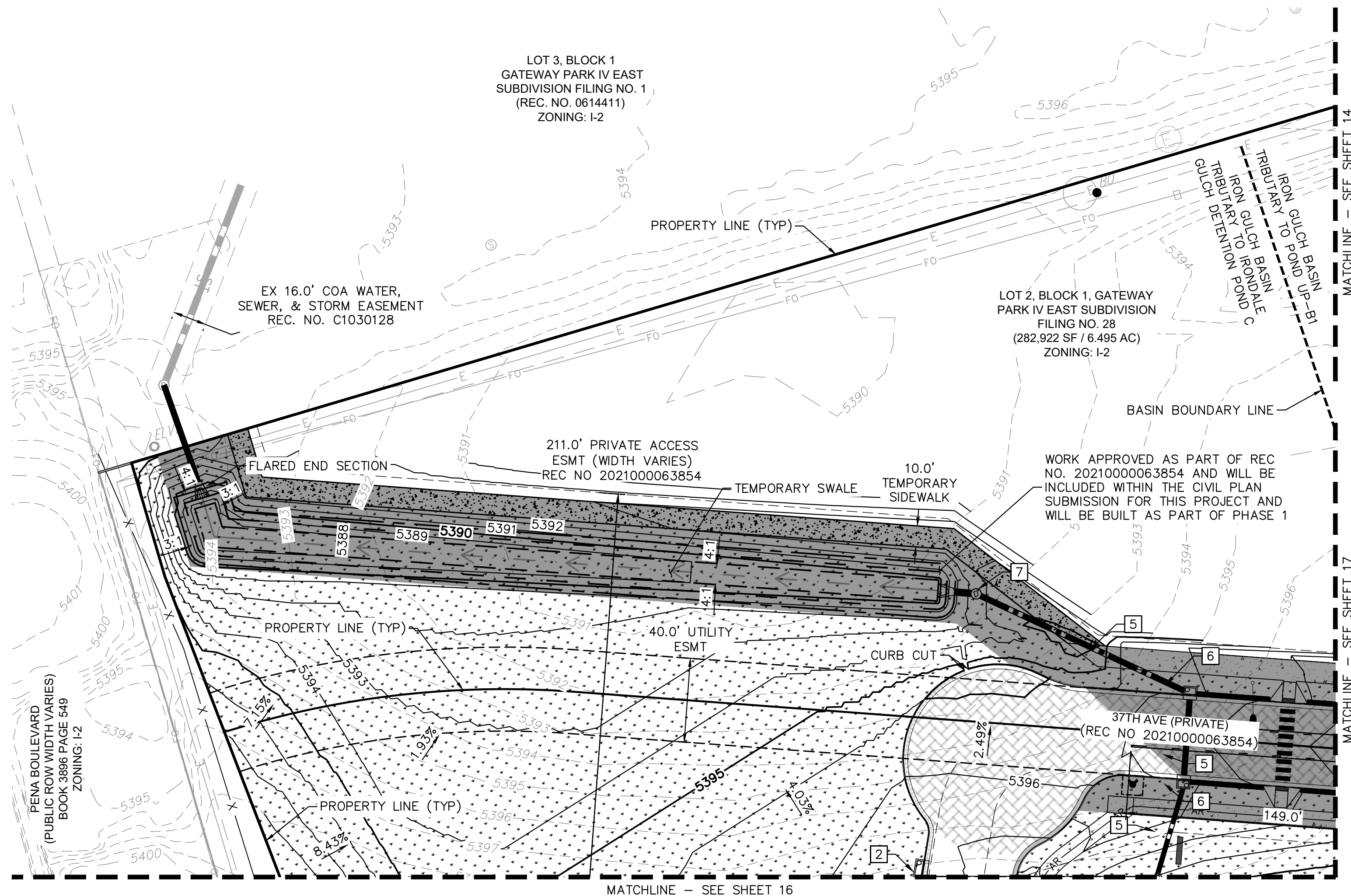
- MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.
- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND WILL BE MAINTAINED BY THE PROPERTY OWNER.



FILE NO. 067918026_SP_GR.DWG		DATE: 09/08/2021	<div>PROJECT SKIFREE</div> <div>SITE PLAN</div> <div>PRELIMINARY GRADING PLAN</div> <div>AURORA, COLORADO</div> <div>2021 KIMLEY-HORN AND ASSOCIATES, INC. 4585 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300</div>					
PROJECT NO. 067918026		DESIGNED BY: MEJ	3 SITE PLAN SUBMITTAL 3		NER 3-16-22	SAL		
		DRAWN BY: NER	2 SITE PLAN SUBMITTAL 2		NER 2-07-21	SAL		
		CHECKED BY: SAL	1 SITE PLAN SUBMITTAL 1		NER 10-13-21	SAL		
			NO. REVISION		BY	DATE		
			NO.					

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4550 S. ILLINOIS ST., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

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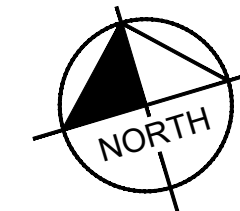
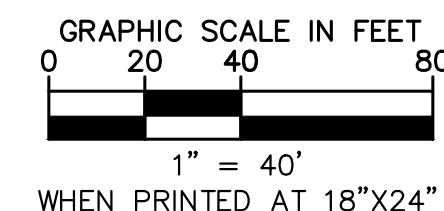
- KEY MAP**
NTS
- LEGEND**
- PROPERTY LINE
 - EX. EASEMENT LINE
 - PROP. EASEMENT LINE
 - FDC W/ KNOX HARDWARE
 - FIRE HYDRANT
 - HEAVY DUTY PAVEMENT
 - PREVIOUSLY APPROVED (REC NO. 2021000078765)
 - ROADWAY PAVEMENT
 - STANDARD DUTY PAVEMENT
 - CONCRETE SIDEWALK
 - ACCESSIBLE ROUTE
 - SIGHT TRIANGLE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

GRADING KEYNOTE LEGEND

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- 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.



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4552 E. ILLINOIS AVE., SUITE 200
DENVER, COLORADO 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
PRELIMINARY GRADING PLAN
AURORA, COLORADO

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

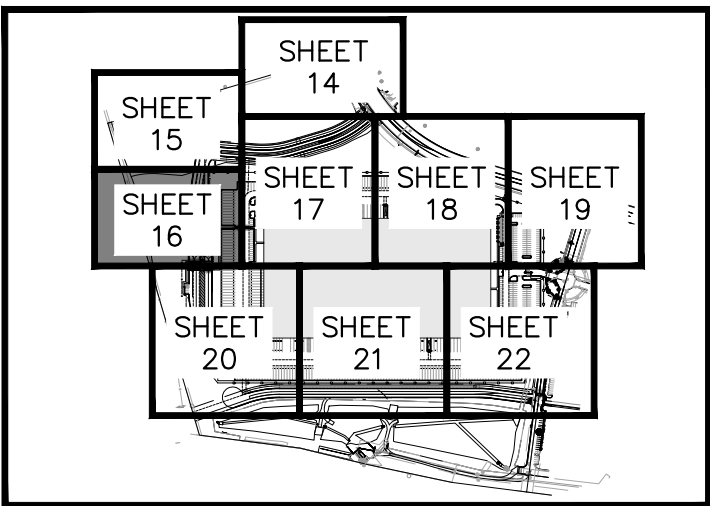
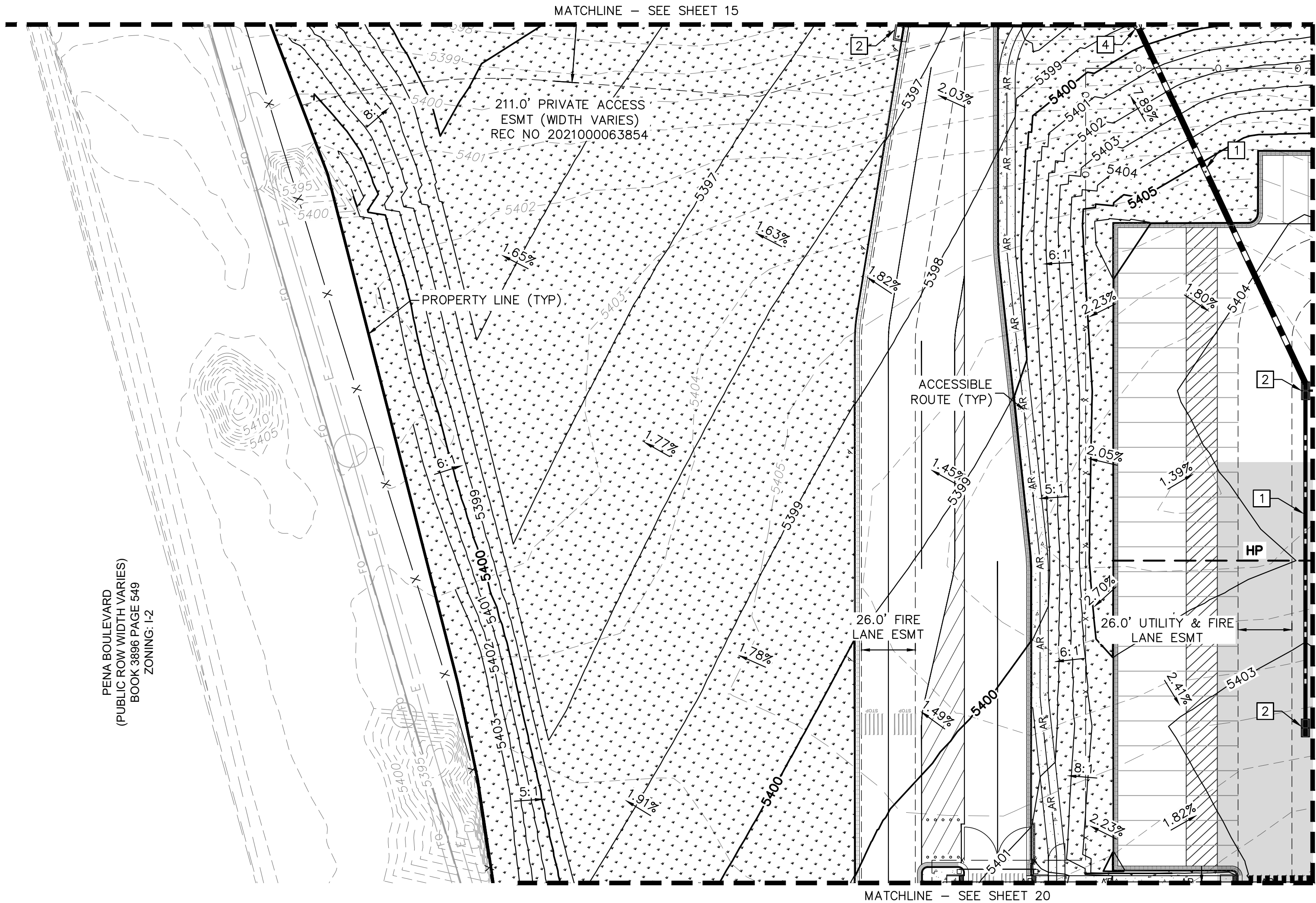
FILE NO.
067918026_SP_GR.DWG
PROJECT NO.
067918026

SHEET NO.
15

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

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



LEGEND

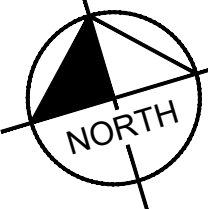
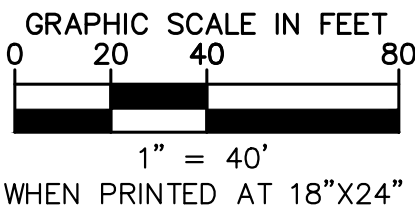
- PROPERTY LINE
- EX. EASEMENT LINE
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- HEAVY DUTY PAVEMENT
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- FUTURE PARKING
- DIAGONAL STRIPING (SEE DTL ON SHEET 37)
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED/EXISTING FIRE HYDRANT
- PROPOSED/EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE

GRADING KEYNOTE LEGEND

- 1 PRIVATE STORM SEWER PIPE
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- 6 PUBLIC STORM SEWER INLET
- 7 PUBLIC STORM SEWER MANHOLE
- 8 FIRE HYDRANT

GRADING NOTES

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Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
4552 S. UTE AVE., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT SKIFREE

SITE PLAN

PRELIMINARY GRADING PLAN

AURORA, COLORADO

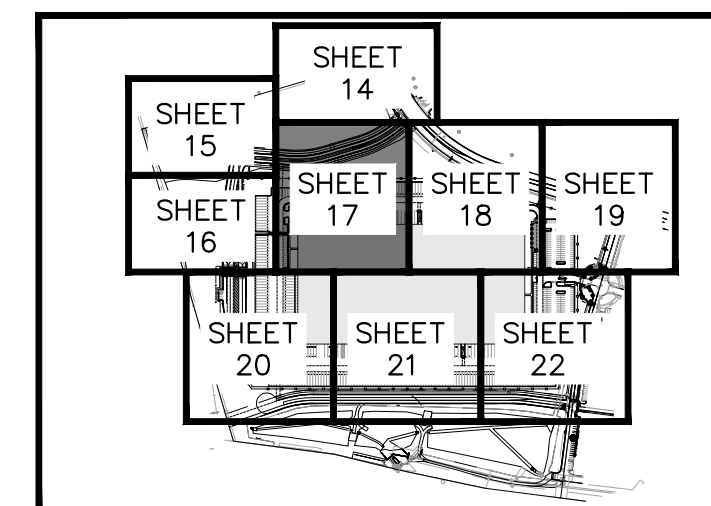
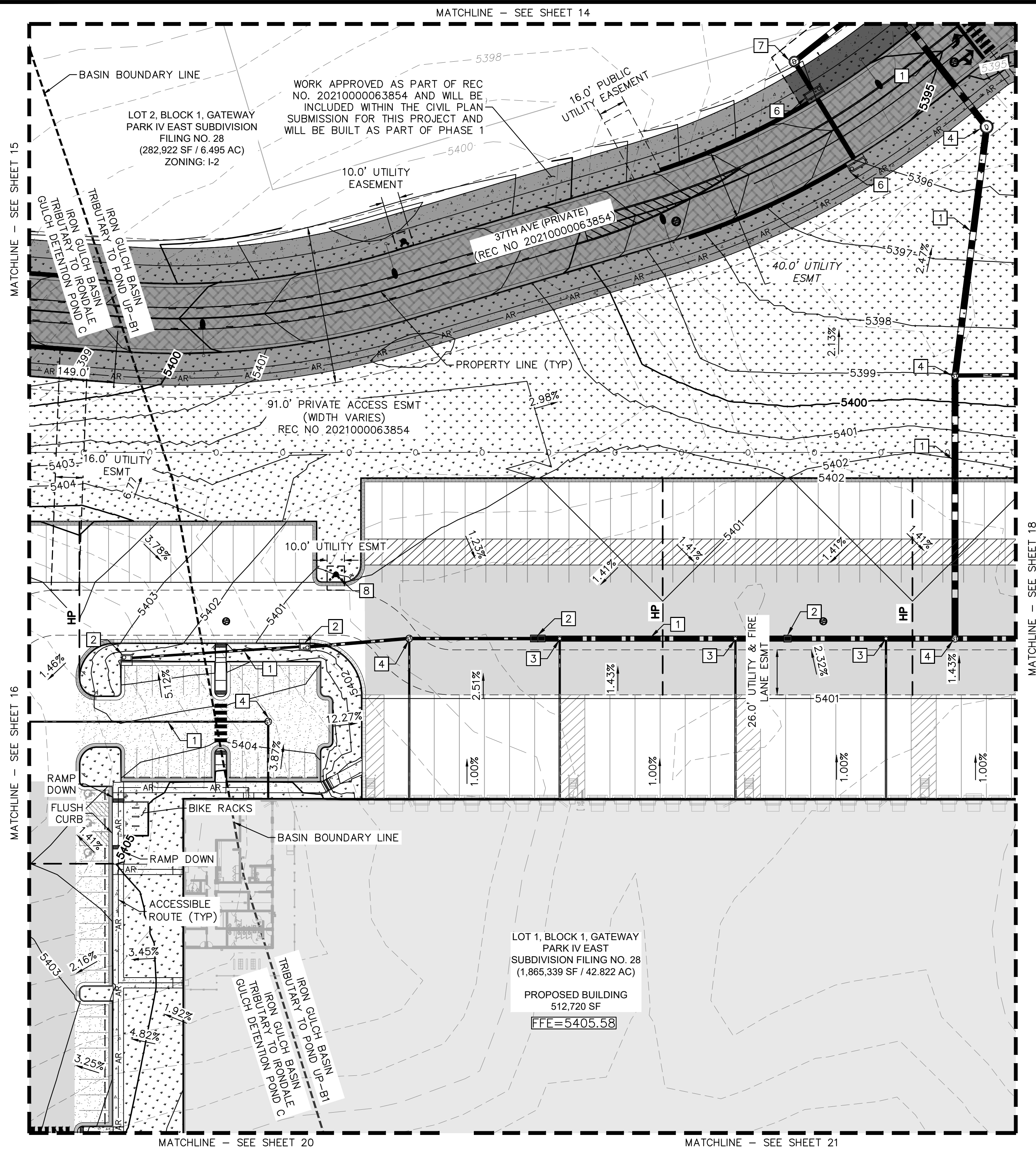
DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO.
067918026_SP_GR.DWG
PROJECT NO.
067918026

SHEET NO.
16

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

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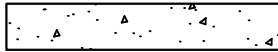
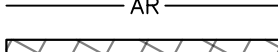
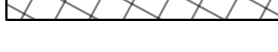


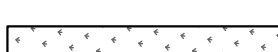






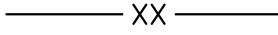





KEY MAP

NTS



LEGEND

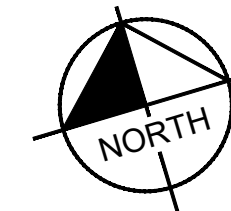
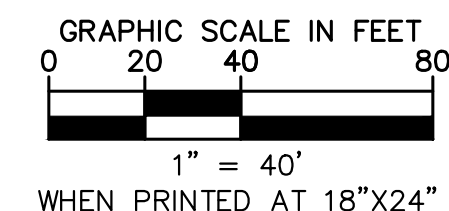
- | | |
|---|---|
|  | PROPERTY LINE
EX. EASEMENT LINE |
|  | PROP. EASEMENT LINE
FDC W/ KNOX HARDWARE
FIRE HYDRANT |
|  | HEAVY DUTY PAVEMENT |
|  | PREVIOUSLY APPROVED
(REC NO. 2021000078765) |
|  | ROADWAY PAVEMENT |
|  | STANDARD DUTY PAVEMENT |
|  | CONCRETE SIDEWALK |
|  | ACCESSIBLE ROUTE |
|  | 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

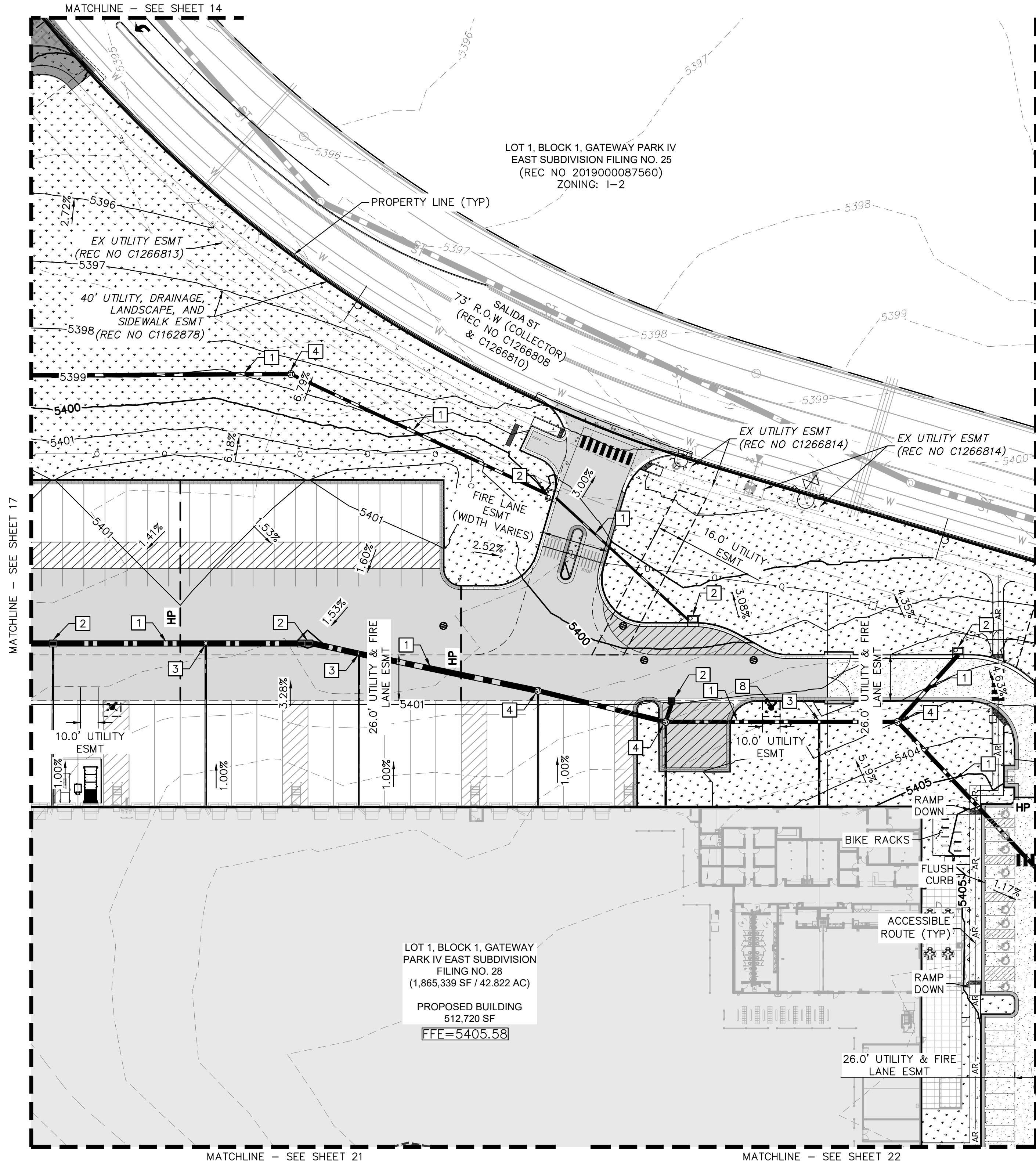
1. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.
2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND WILL BE MAINTAINED BY THE PROPERTY OWNER.



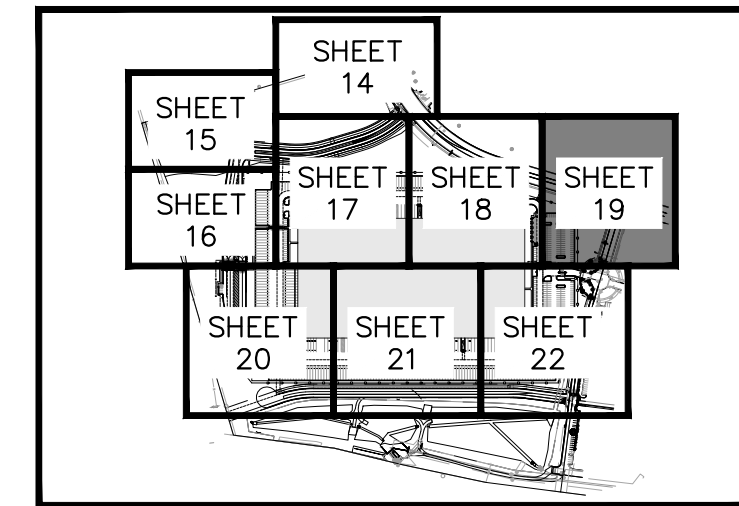
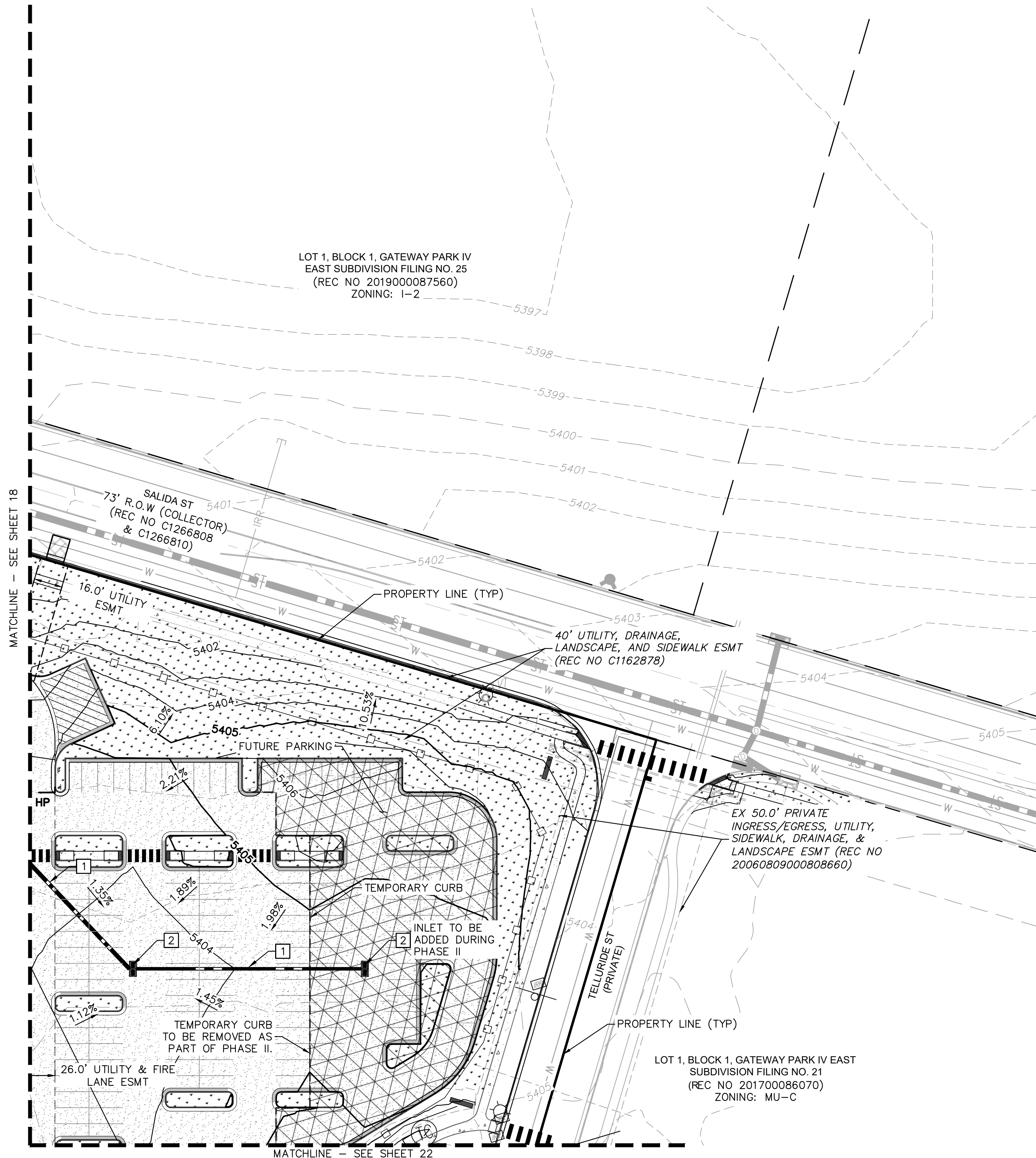
PROJECT SKIFREE CN 2021-6048-00

FILE NO. 067918026_SP_ORDWG		DATE: 09/08/2021	PROJECT SKIFREE			
PROJECT NO. 067918026		DESIGNED BY: MEJ DRAWN BY: NER CHECKED BY: SAI	SITE PLAN PRELIMINARY GRADING PLAN AURORA, COLORADO		2021 KIMLEY-HORN AND ASSOCIATES, INC. 4382 South Ute Street, Suite 300 Aurora, CO 80013-3000 Phone: 303.733.7830	
			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
			NO	DECISIONAL	PZ	DATE APPRO

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KEY MAP
NTS

LEGEND

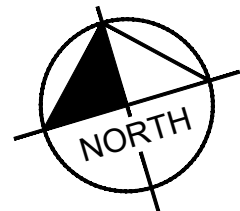
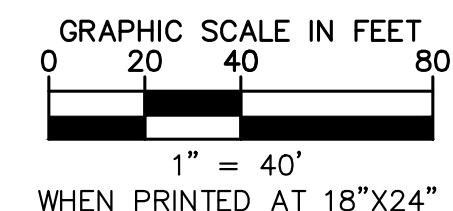
	PROPERTY LINE
	EX. EASEMENT LINE
	PROP. EASEMENT LINE FDC W/ KNOX HARDWARE
	FIRE HYDRANT
	HEAVY DUTY PAVEMENT
	PREVIOUSLY APPROVED (REC NO. 2021000078765)
	ROADWAY PAVEMENT
	STANDARD DUTY PAVEMENT
	CONCRETE SIDEWALK
	ACCESSIBLE ROUTE
	SIGHT TRIANGLE
	PROP. BLACK CLAD CHAIN LINK FENCE
	PROP. WROUGHT IRON 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.



Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4552 W. ILLINOIS ST., SUITE 150
DENVER, COLORADO 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
PRELIMINARY GRADING PLAN
AURORA, COLORADO

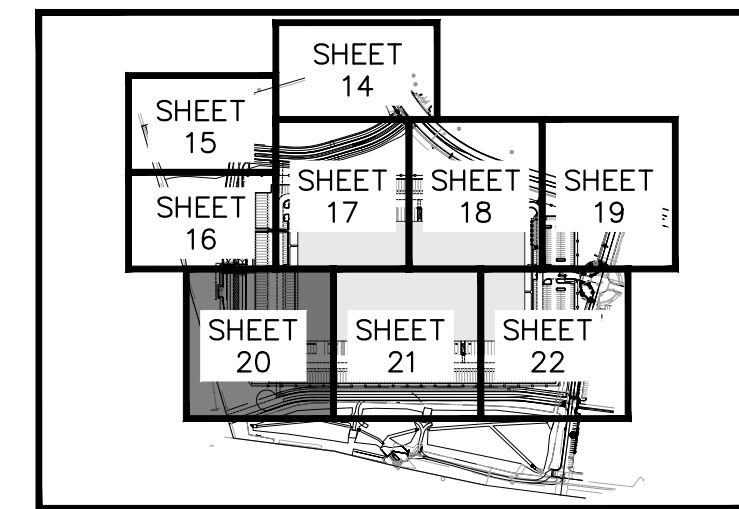
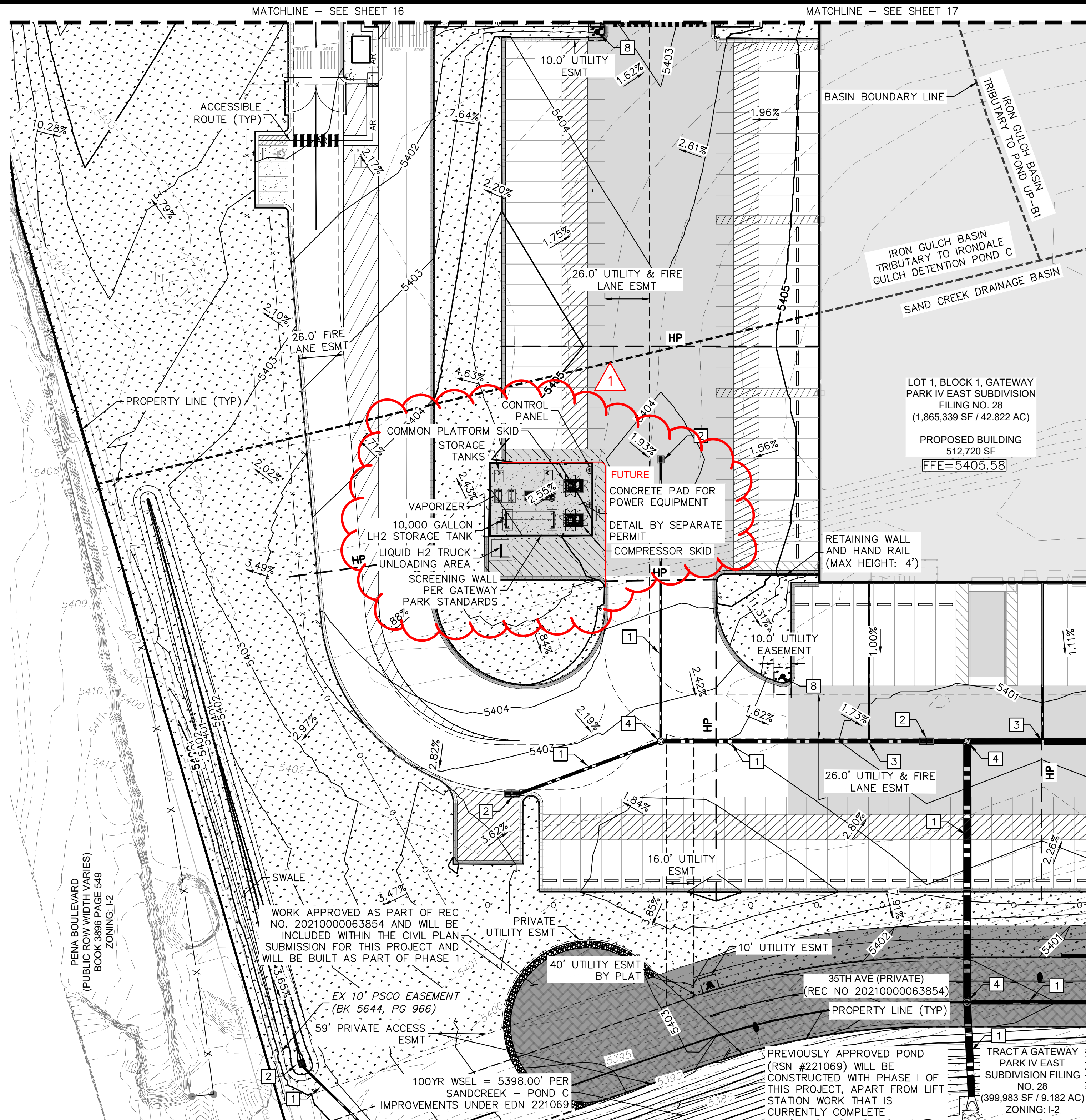
DATE: 09/08/2021
DESIGNED BY: MEJ
DRAWN BY: NER
CHECKED BY: SAL

FILE NO.
067918026_SP_GR.dwg
PROJECT NO.
067918026

SHEET NO.
19

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

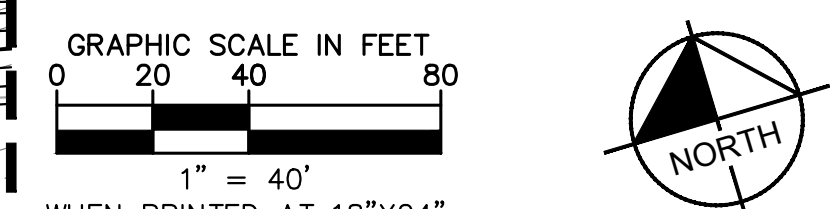
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- KEY MAP**
NTS
- LEGEND**
- PROPERTY LINE
 - EX. EASEMENT LINE
 - PROP. EASEMENT LINE
 - FDC W/ KNOX HARDWARE
 - FIRE HYDRANT
 - HEAVY DUTY PAVEMENT
 - PREVIOUSLY APPROVED (REC NO. 2021000078765)
 - ROADWAY PAVEMENT
 - STANDARD DUTY PAVEMENT
 - CONCRETE 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

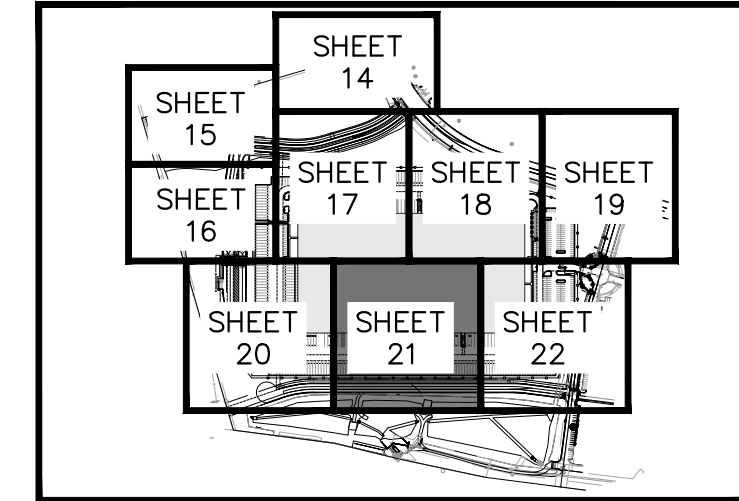
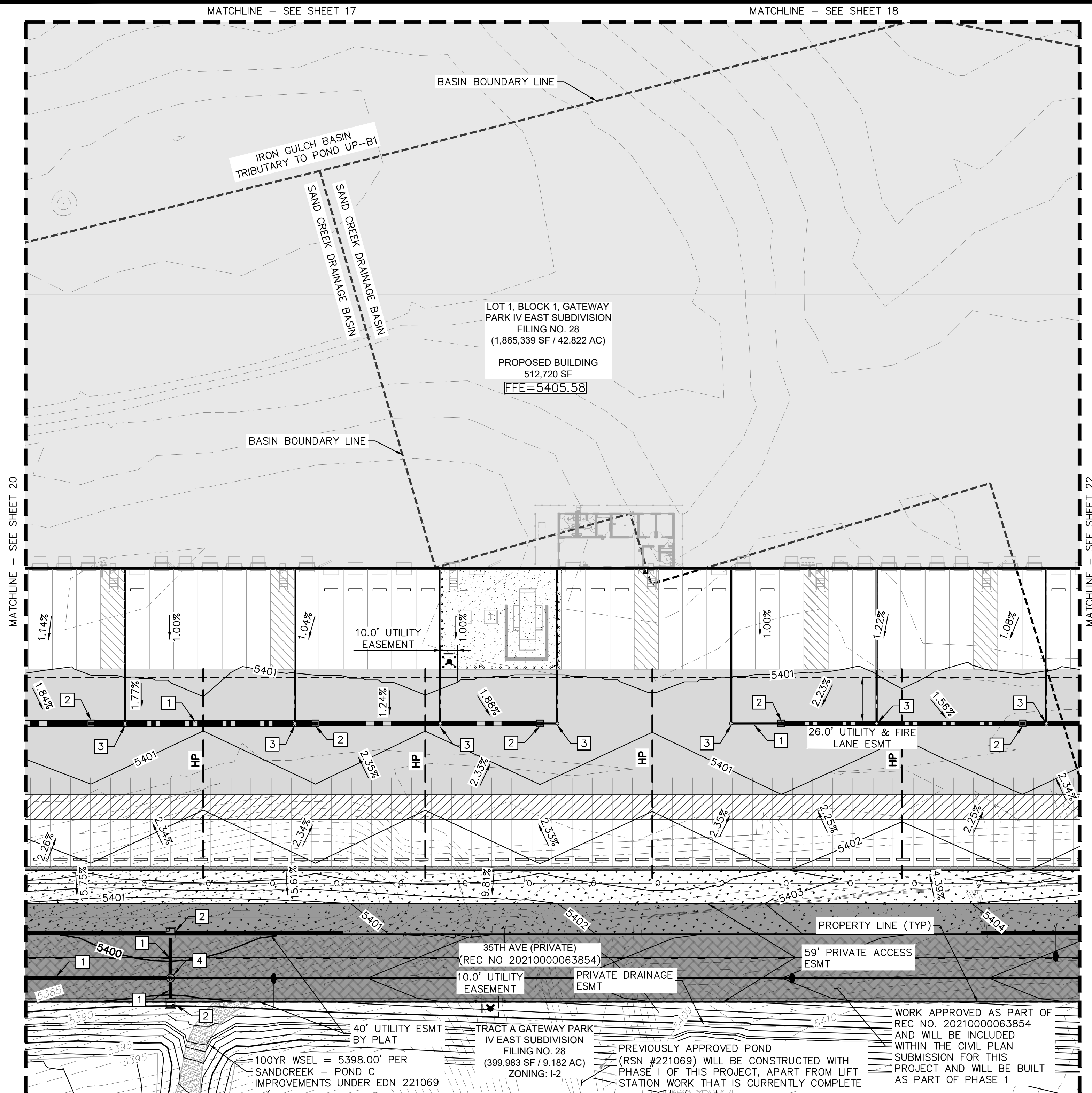
- GRADING KEYNOTE LEGEND**
- 1 PRIVATE STORM SEWER PIPE
 - 2 PRIVATE STORM SEWER INLET
 - 3 PRIVATE STORM SEWER CLEANOUT
 - 4 PRIVATE STORM SEWER MANHOLE
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 - 7 PUBLIC STORM SEWER MANHOLE
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- GRADING NOTES**
- MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.
 - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND WILL BE MAINTAINED BY THE PROPERTY OWNER.



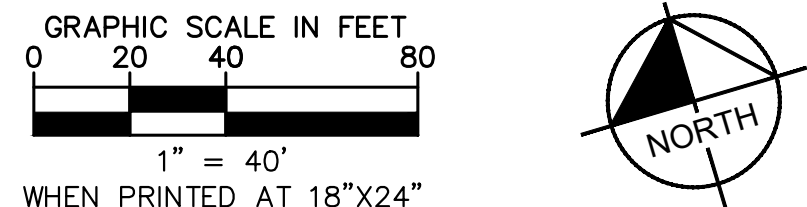
PROJECT SKIFREE		SITE PLAN		PRELIMINARY GRADING PLAN		AURORA, COLORADO	
FILE NO.	067918026	DATE:	09/08/2021	DESIGNED BY:	MEJ	SHEET NO.	20
PROJECT NO.	067918026	DRAWN BY:	NER	CHECKED BY:	SAL		
Kimley»»Horn				3 SITE PLAN SUBMITTAL 3		NER 3-16-22	SAL
2021 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Suite Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300				2 SITE PLAN SUBMITTAL 2		NER12-07-21	SAL
				1 SITE PLAN SUBMITTAL 1		NER10-13-21	SAL
				NO. REVISION		BY	DATE
				NO.			APPR

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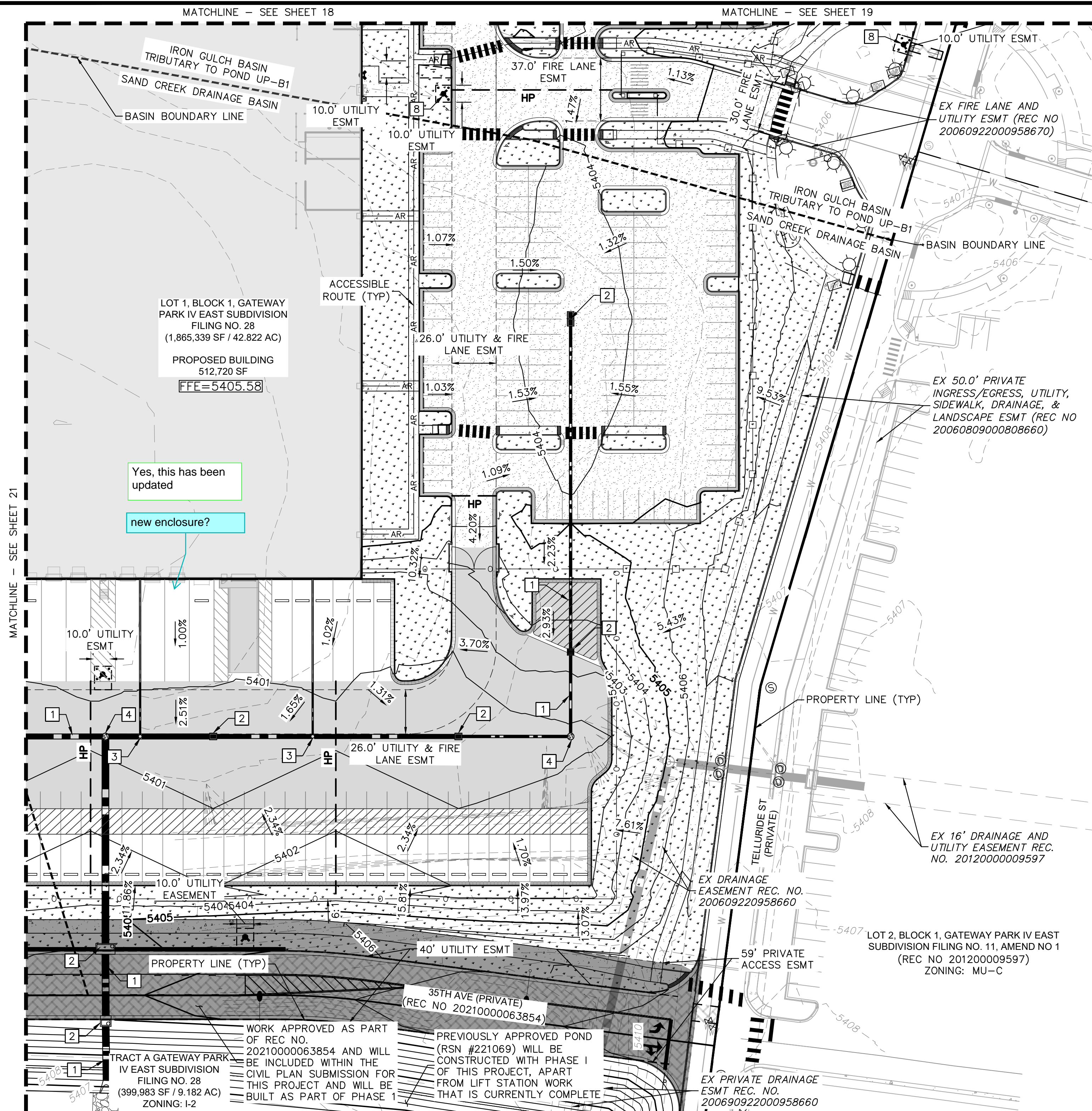
- KEY MAP**
NTS
- LEGEND**
- PROPERTY LINE
 - EX. EASEMENT LINE
 - PROP. EASEMENT LINE
 - FDC W/ KNOX HARDWARE
 - FIRE HYDRANT
 - HEAVY DUTY PAVEMENT
 - PREVIOUSLY APPROVED (REC NO. 2021000078765)
 - ROADWAY PAVEMENT
 - STANDARD DUTY PAVEMENT
 - CONCRETE SIDEWALK
 - ACCESSIBLE ROUTE
 - SIGHT TRIANGLE
 - 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

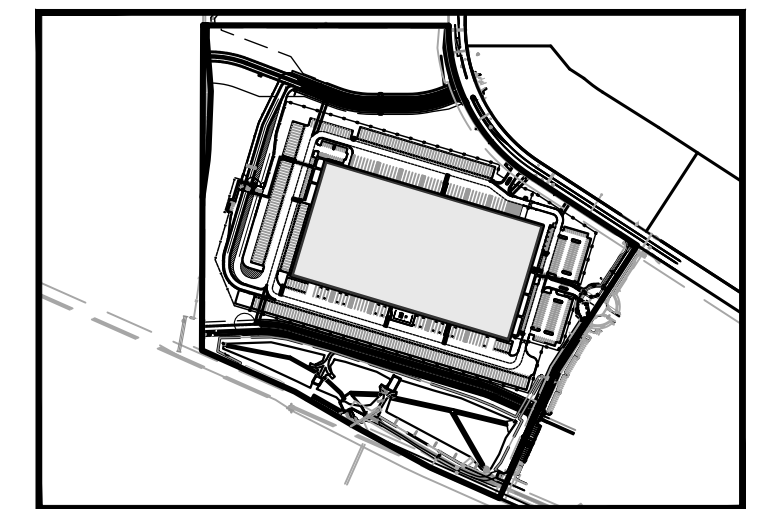
- GRADING KEYNOTE LEGEND**
- 1 PRIVATE STORM SEWER PIPE
 - 2 PRIVATE STORM SEWER INLET
 - 3 PRIVATE STORM SEWER CLEANOUT
 - 4 PRIVATE STORM SEWER MANHOLE
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 - 7 PUBLIC STORM SEWER MANHOLE
 - 8 FIRE HYDRANT
- GRADING NOTES**
- MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.
 - ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND WILL BE MAINTAINED BY THE PROPERTY OWNER.









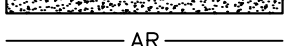


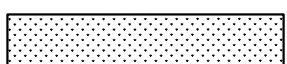
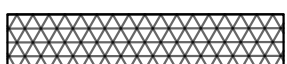










PROJECT SKIFREE		SITE PLAN		PRELIMINARY GRADING PLAN		AURORA, COLORADO	
DATE:	09/08/2021	DESIGNED BY:	MEJ	DRAWN BY:	NER	CHECKED BY:	SAL
FILE NO.	067918026_SP_GR.dwg	PROJECT NO.	067918026	SHEET NO.			
21				21			
3		2		1		NO.	
SITE PLAN SUBMITTAL 3		SITE PLAN SUBMITTAL 2		SITE PLAN SUBMITTAL 1		REVISION	
NER 3-16-22		NER 2-07-21		NER 10-13-21		BY	
SAL		SAL		SAL		DATE	
APPR		APPR		APPR		DATE	

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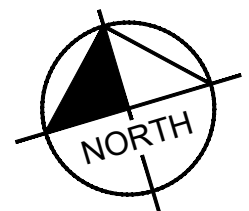
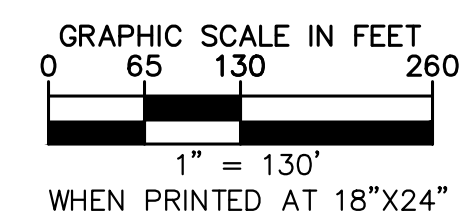


LEGEND

- | | |
|---|---|
| ---- | 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) |
| -----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) |
|  | 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.



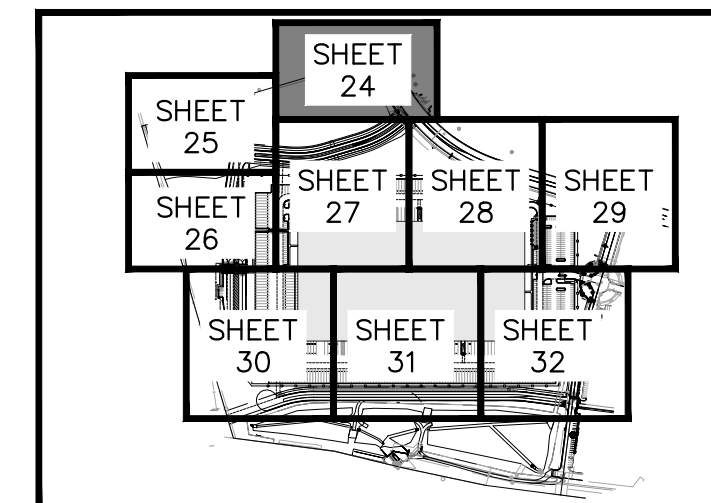
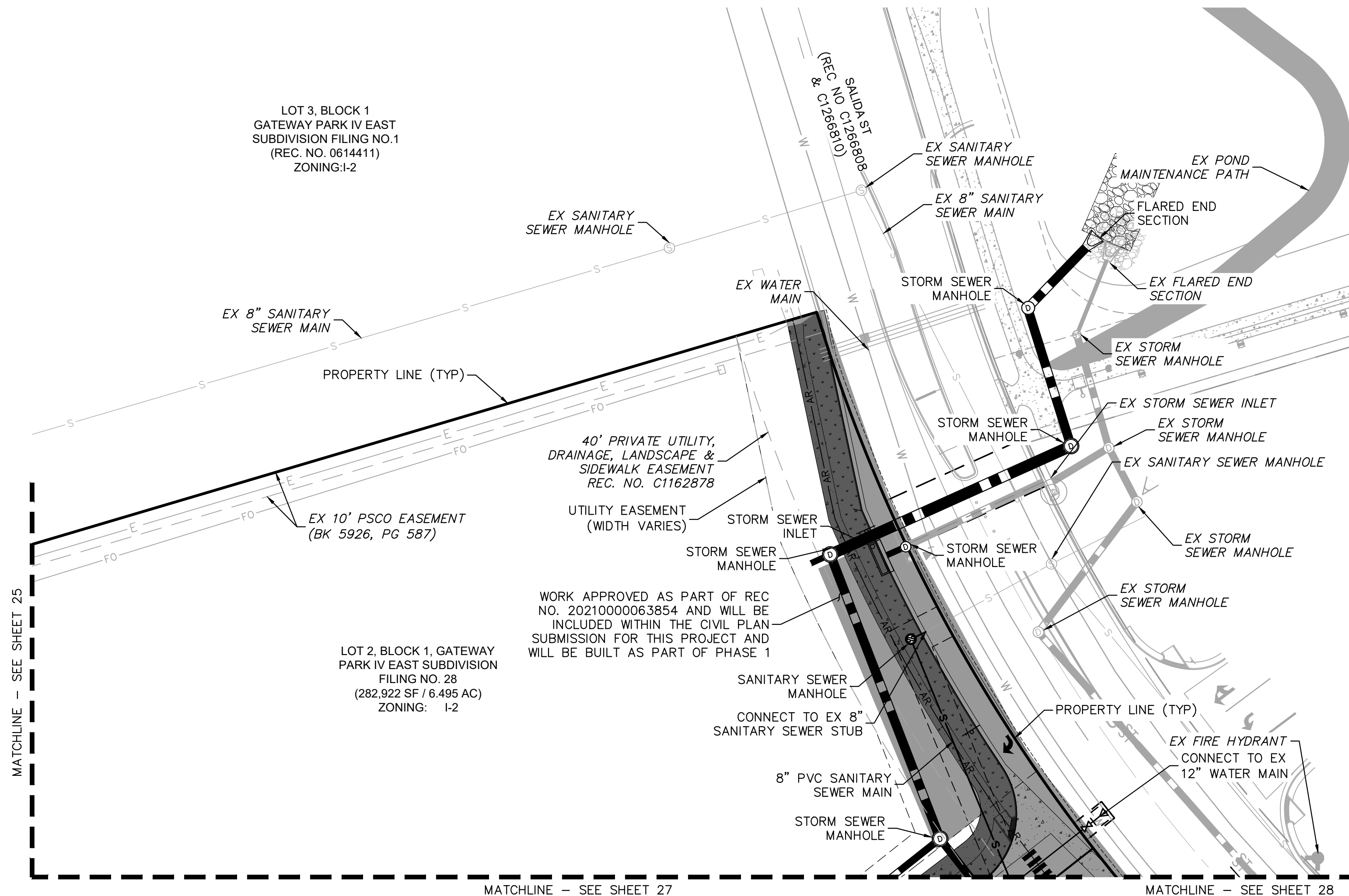
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2	SITE PLAN SUBMITTAL 2	NER 2-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER 10-13-21	SAL
NO.	REVISION	BY	DATE
		APPR	

PROJECT SKIFREE
SITE PLAN
OVERALL UTILITY PLAN
AURORA, COLORADO

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ute Street, Suite 200
Denver, Colorado 80227 (303) 228-2300

FILE NO.	DATE:	09/08/2021
067918026_SP_OV01.DWG	DESIGNED BY:	MEJ
PROJECT NO.	DRAWN BY:	NER
067918026	CHECKED BY:	SAL

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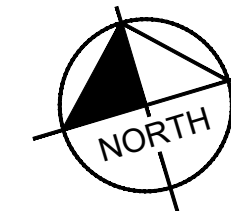
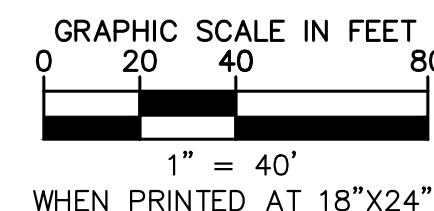


KEY MAP
NTS

LEGEND

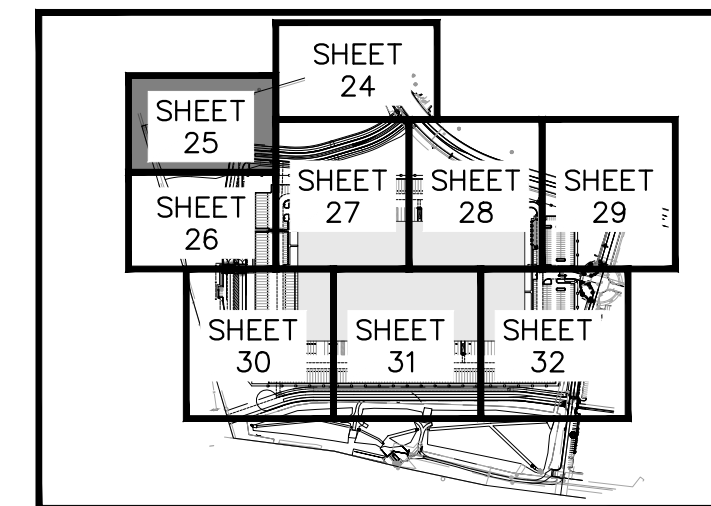
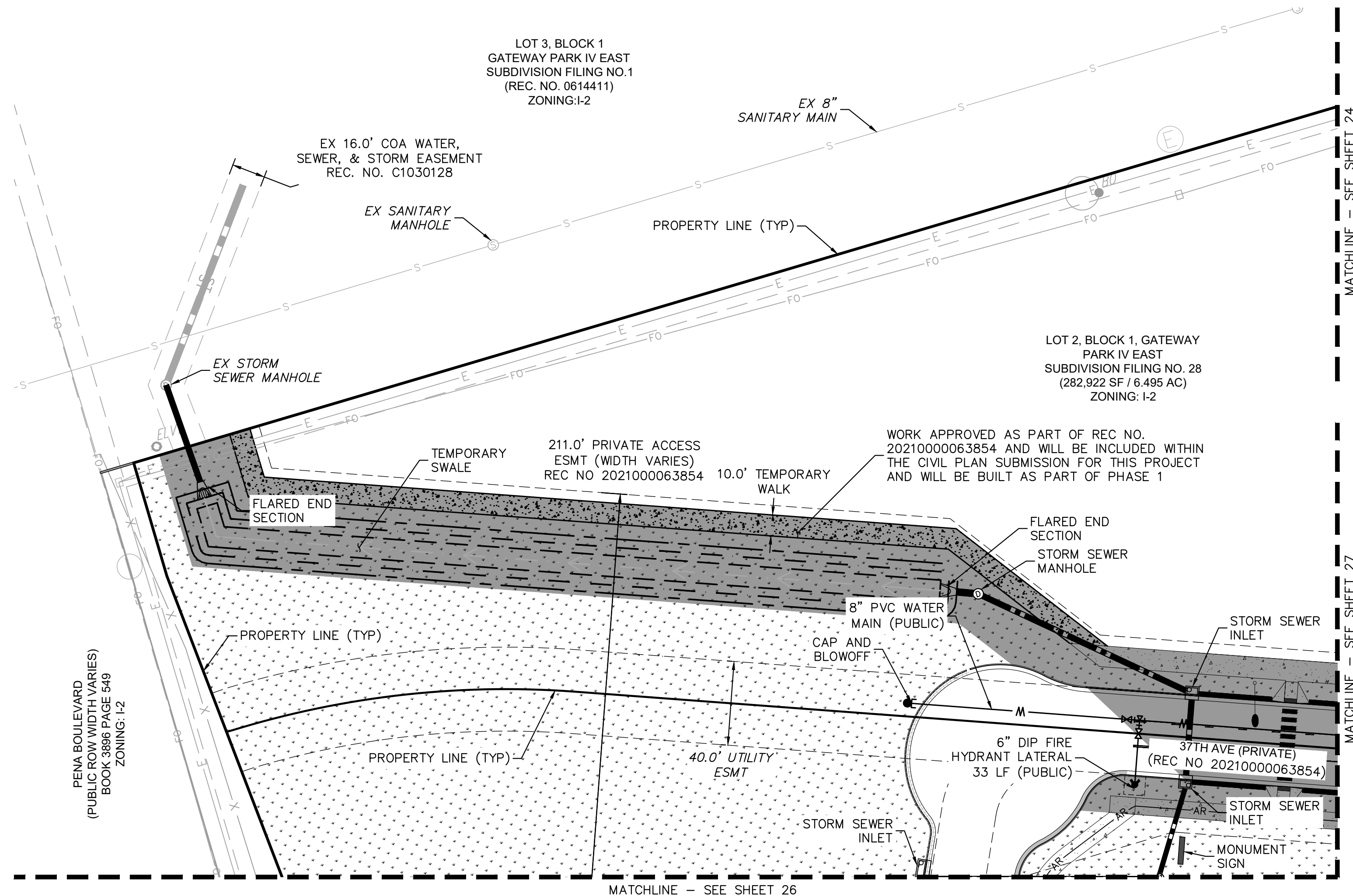
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE FIRE HYDRANT
- CONCRETE SIDEWALK
- PROP. BLACK CLAD CHAIN LINK FENCE
- PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLS)
- FUTURE PARKING
- DIAGONAL STRIPING (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

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



SHEET NO.		24					
FILE NO. 067918026_SP_UT.DWG		DATE: 09/08/2021					
PROJECT NO. 067918026		DESIGNED BY: MEJ DRAWN BY: NER CHECKED BY: SAL					
PROJECT SKIFREE							
SITE PLAN							
PRELIMINARY UTILITY PLAN							
AURORA, COLORADO							
Kimley»Horn							
2021 KIMLEY-HORN AND ASSOCIATES, INC. 4552 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300							
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	
NO.		REVISION		BY		DATE	
APPR		APPR		APPR		APPR	

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KEY MAP

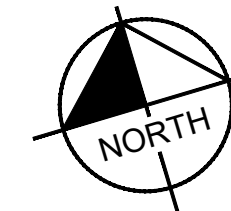
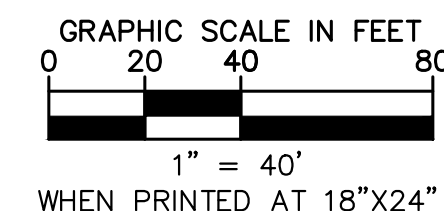


LEGEND

- 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
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- 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

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Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
4552 W. ILLINOIS STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT SKIFREE

SITE PLAN

PRELIMINARY UTILITY PLAN

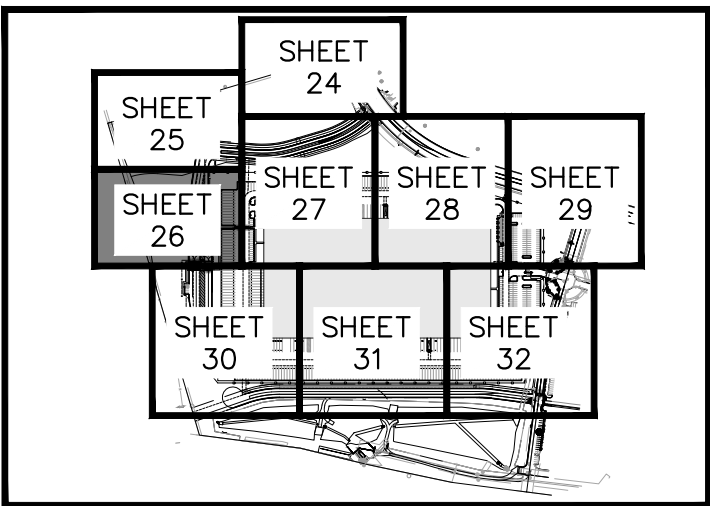
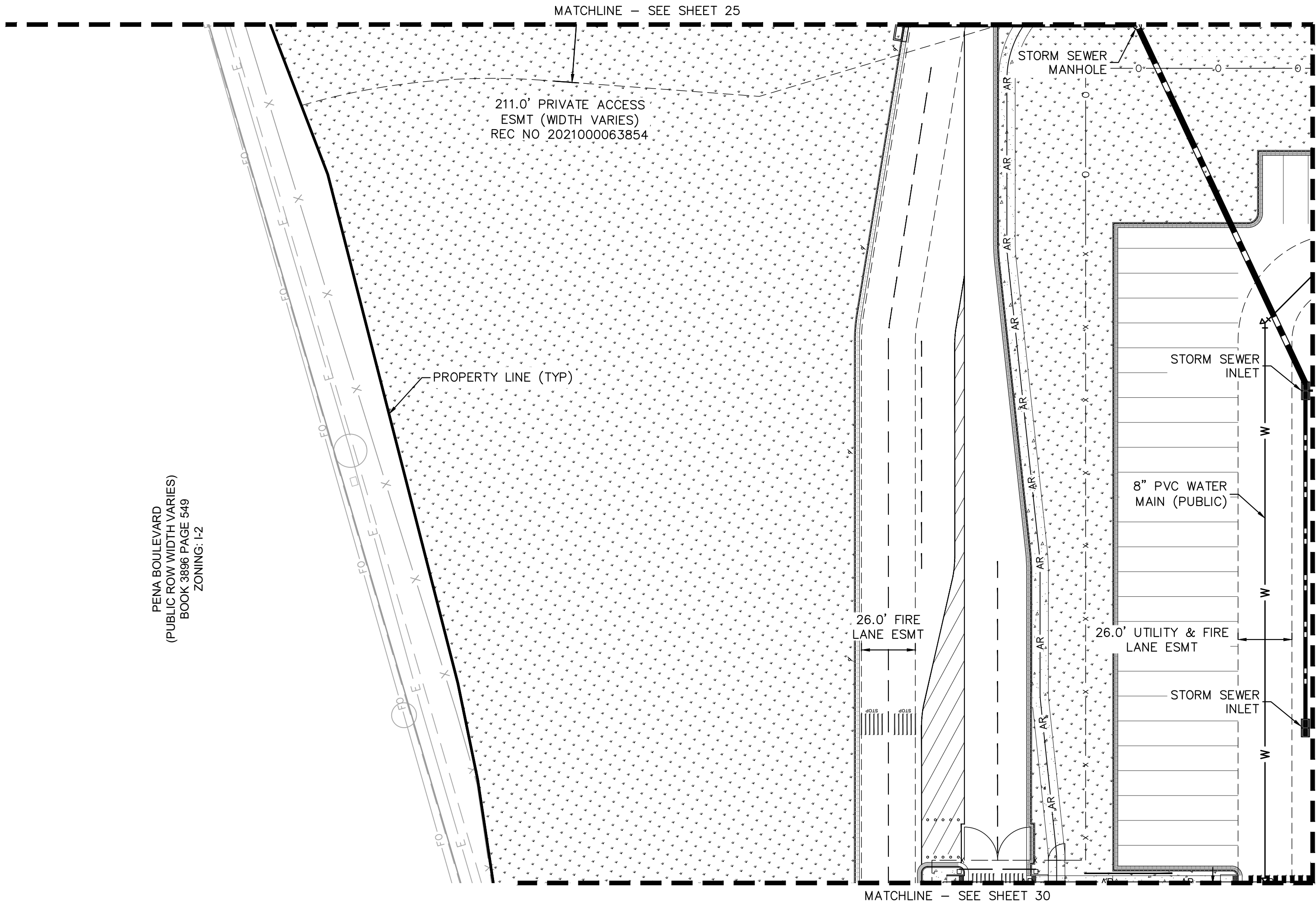
AURORA, COLORADO

DATE:	09/08/2021	DESIGNED BY:	MEJ	DRAWN BY:	NER	CHECKED BY:	SAL
FILE NO.	067918026_SP_UT.DWG	PROJECT NO.	067918026	SHEET NO.	25		

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

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

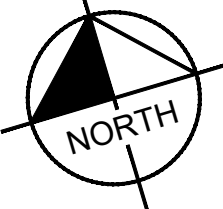
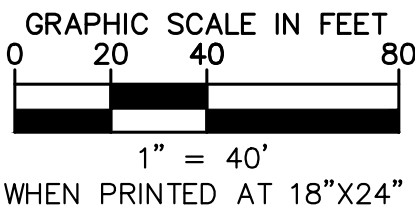


KEY MAP
NTS

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

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Kimley»Horn

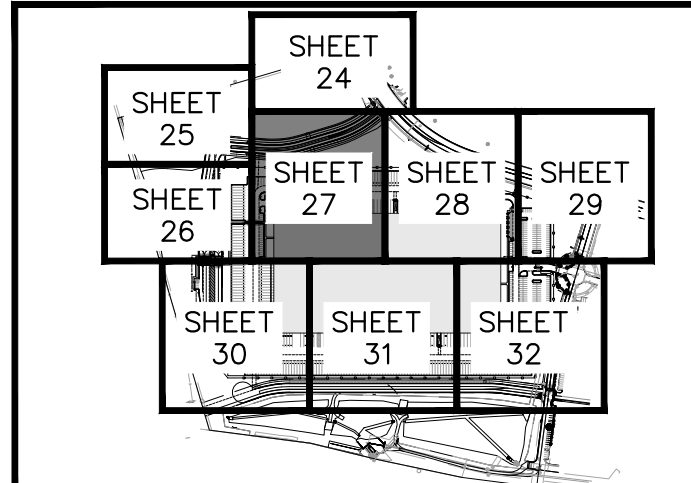
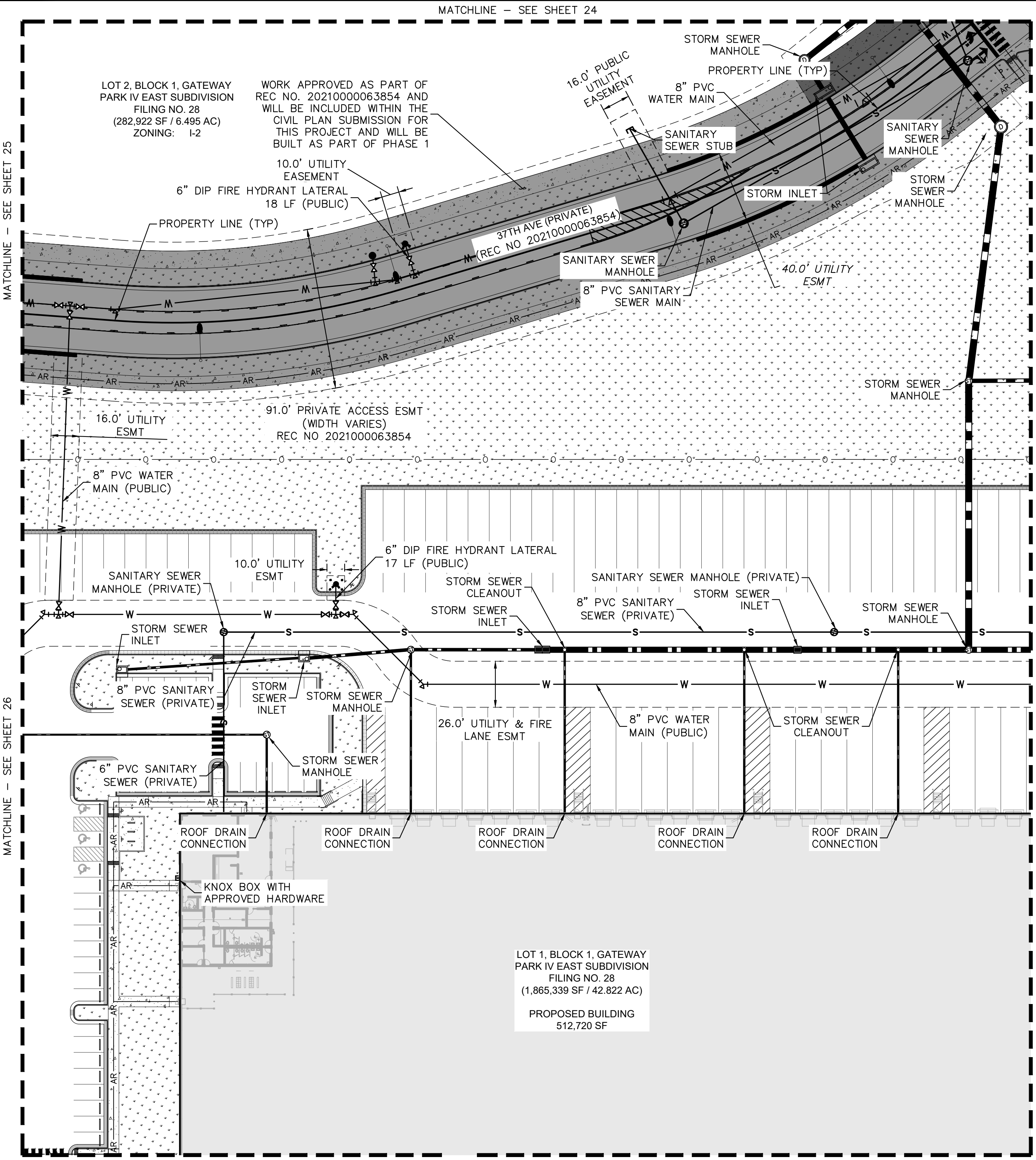
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4552 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
PRELIMINARY UTILITY PLAN
AURORA, COLORADO

DATE:	09/08/2021	DESIGNED BY:	MEJ	CHECKED BY:	SAL
FILE NO.	067918026_SP_UT.DWG	PROJECT NO.	067918026	SHEET NO.	26

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
NO.	REVISION	BY	DATE

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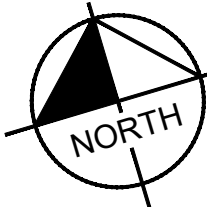
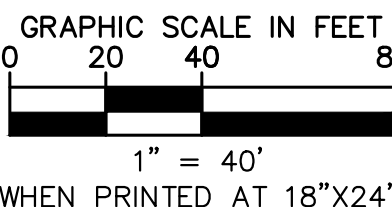
KEY MAP


NTS

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

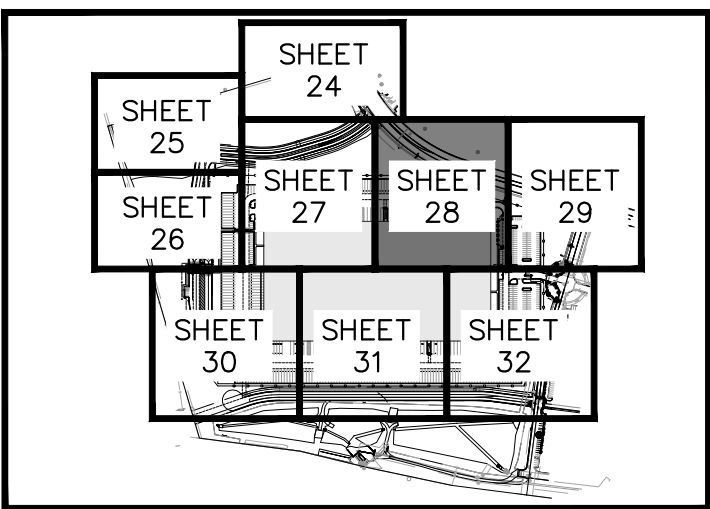
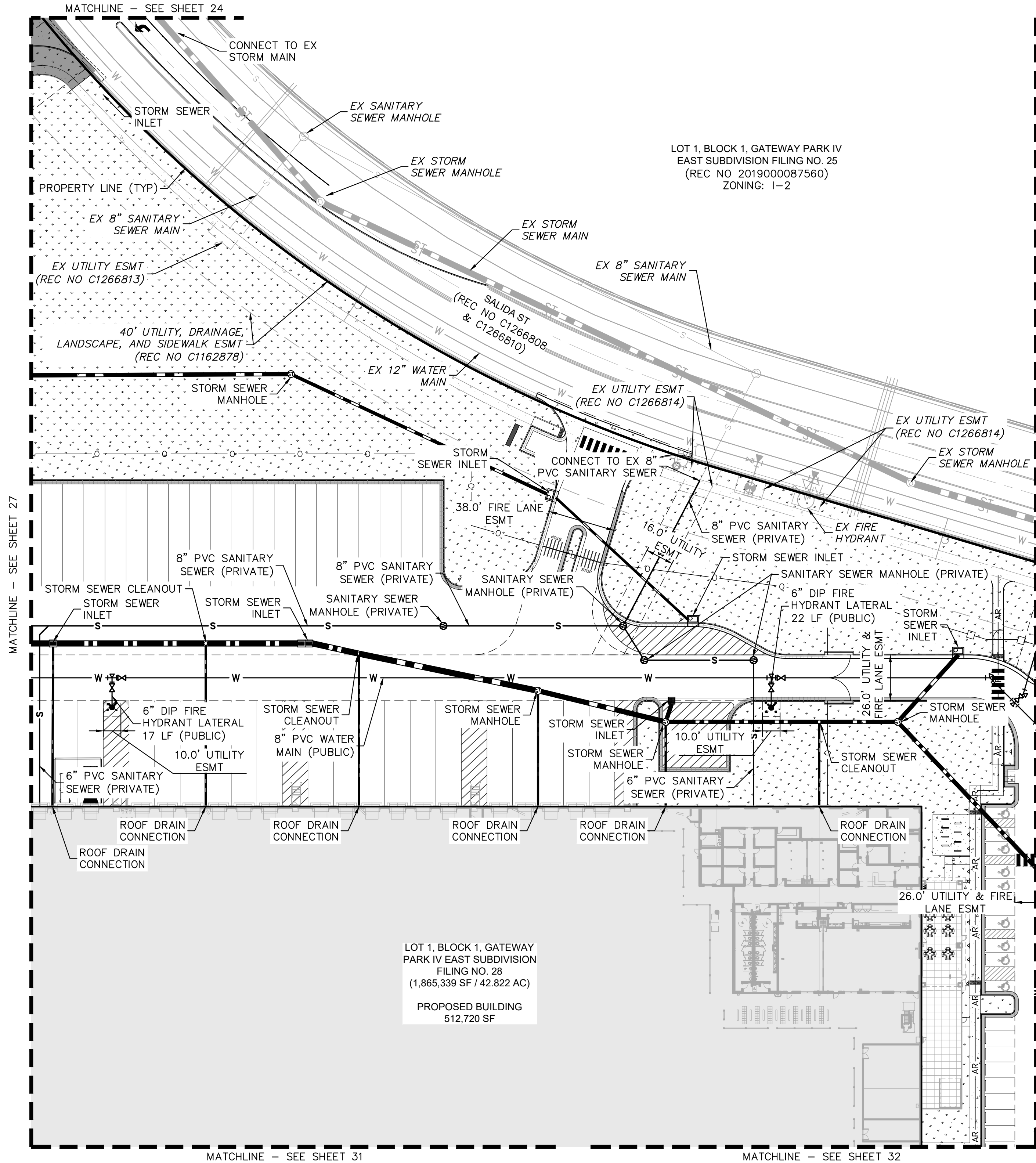
UTILITY NOTES

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SHEET NO.		27	
PROJECT NO. 067918026		FILE NO. 067918026_SP_JT.DWG	
DESIGNED BY: MEJ DRAWN BY: NER CHECKED BY: SAL		DATE: 09/06/2021	
PROJECT SKIFFREE			
SITE PLAN			
PRELIMINARY UTILITY PLAN			
AURORA, COLORADO			
			
2021 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300			
NO.		REVISION	
1		SITE PLAN SUBMITTAL 1	
2		SITE PLAN SUBMITTAL 2	
3		SITE PLAN SUBMITTAL 3	
BY		DATE	
APPR		3-16-22	
12-07-21		SAL	
10-13-21		SAL	

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KEY MAP

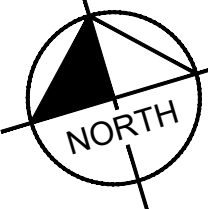
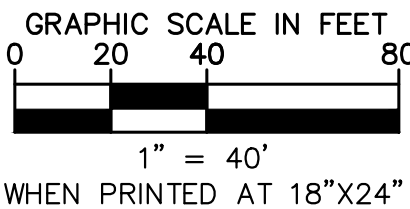
NTS

LEGEND

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- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- CONCRETE SIDEWALK
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Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
4550 E. ILLINOIS AVE., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT SKIFREE

SITE PLAN

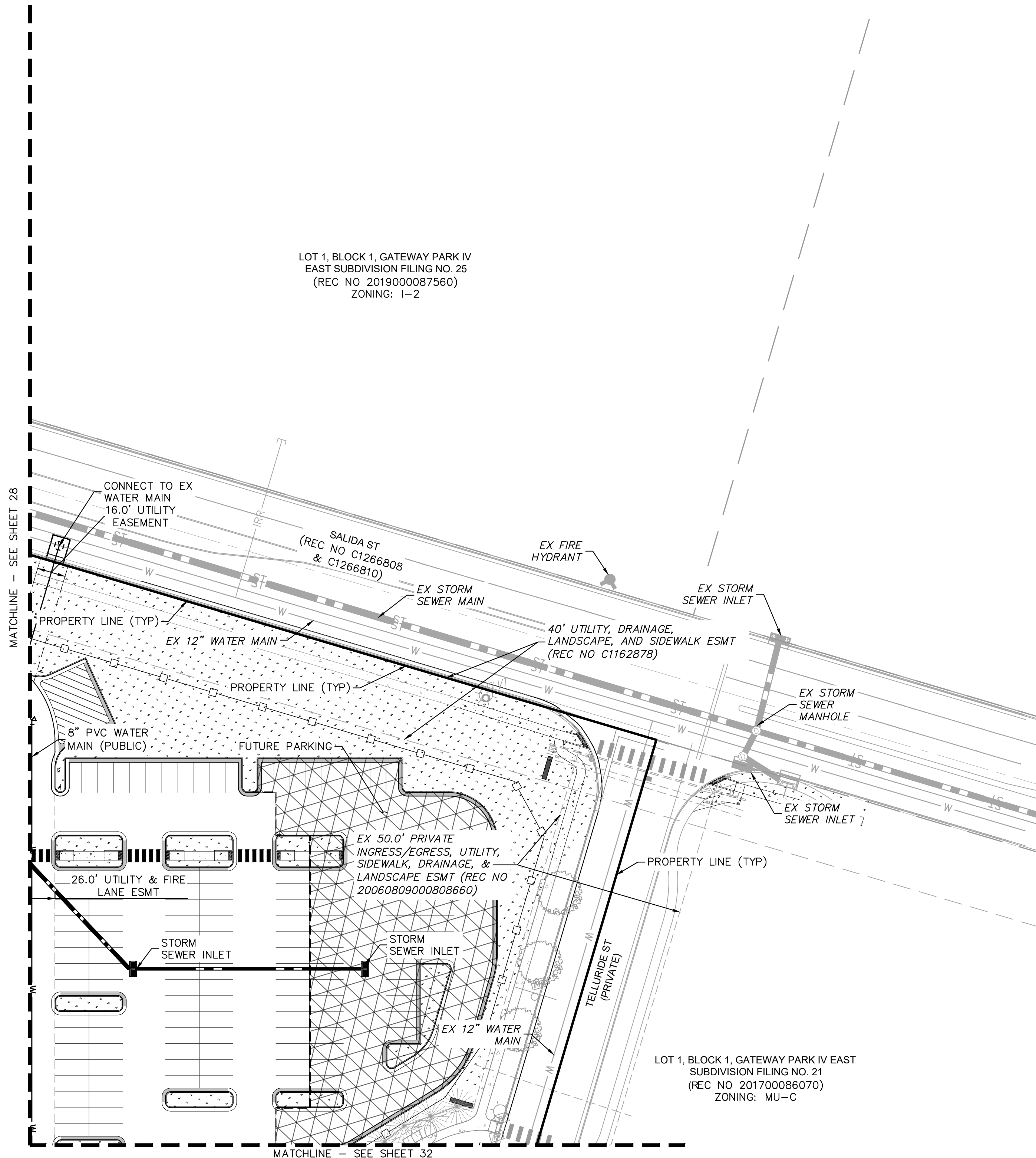
PRELIMINARY UTILITY PLAN

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		

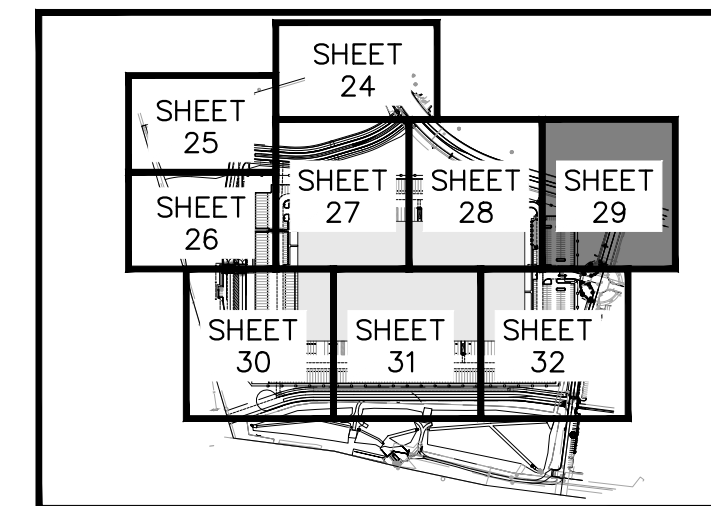
NO.	REVISION	BY	DATE	APPR
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	2-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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

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



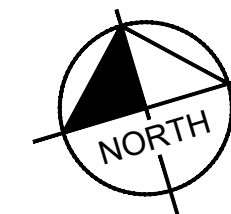
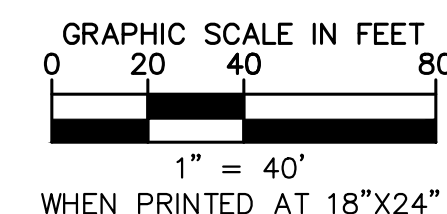
KEY MAP
NTS

LEGEND

- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
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Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4550 W. ALPINE AVE., SUITE 100
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.	29		

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

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

WORK APPROVED AS PART OF REC NO. 2021000063854 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' PSICO EASEMENT (BK 5644, PG 966)

59' PRIVATE ACCESS ESMT (REC NO. 2021000063854)

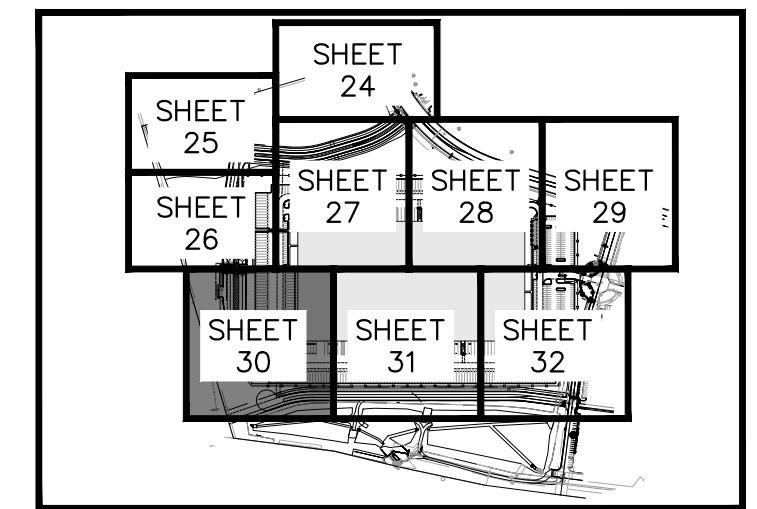
PLUG AND 2" BLOWOFF

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

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 31



KEY MAP
NTS

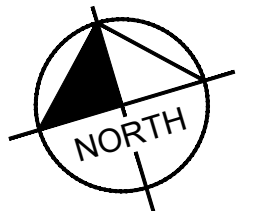
LEGEND

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- FDC W/ KNOX HARDWARE FIRE HYDRANT
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GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT 18"x24"



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

PROPOSED BUILDING
512,720 SF

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4550 S. UTE AVENUE, SUITE 200
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. 30

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

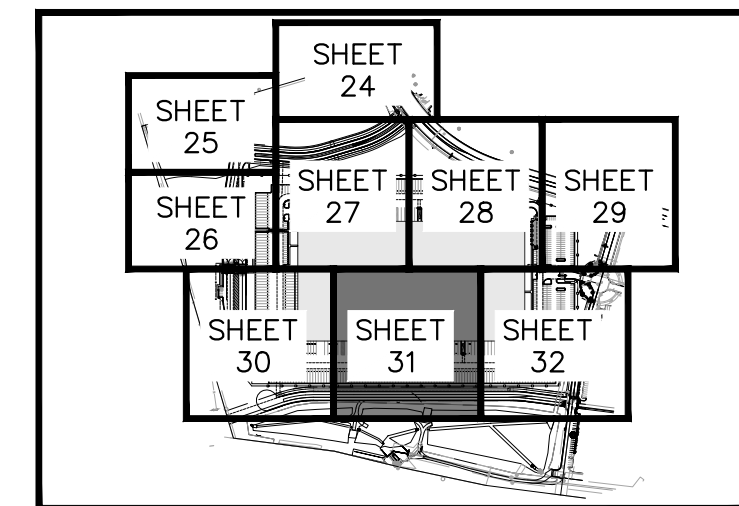
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MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 28

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

PROPOSED BUILDING
512,720 SF



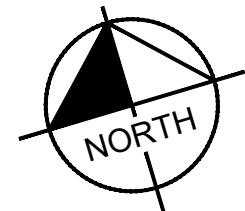
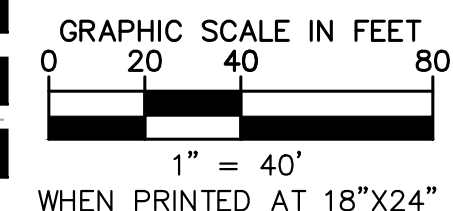
KEY MAP
NTS

LEGEND

- PROPERTY LINE
- - - EX. EASEMENT LINE
- - - PROP. EASEMENT LINE
- ⊕ FDC W/ KNOX HARDWARE
- ⊕ FIRE HYDRANT
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- x — PROP. BLACK CLAD CHAIN LINK FENCE
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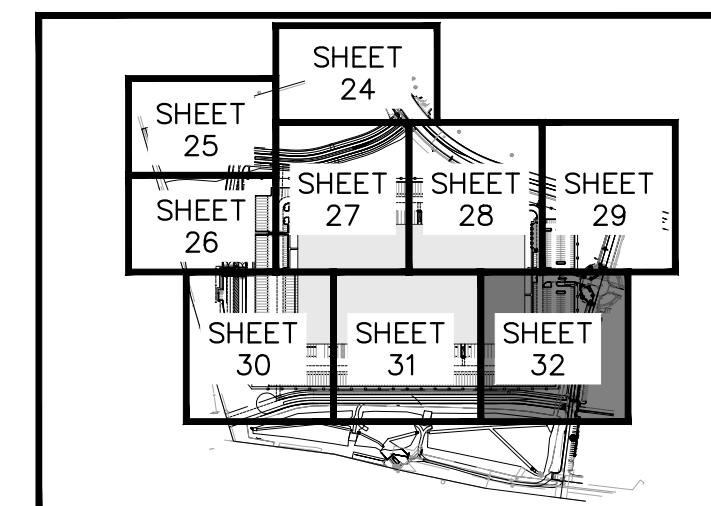
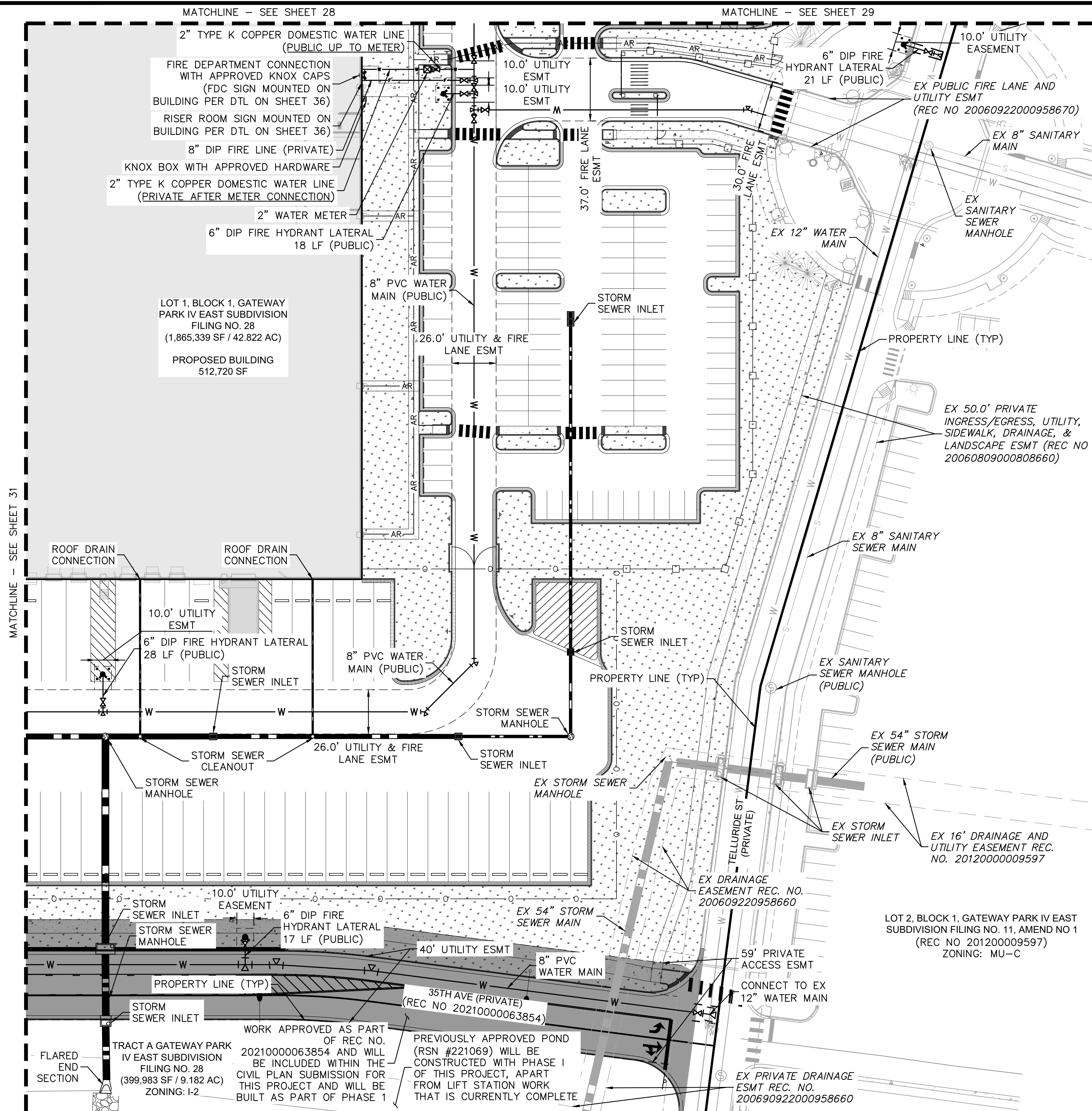


Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4550 S. JEFFERSON ST., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
PRELIMINARY UTILITY PLAN
AURORA, COLORADO

DATE:	09/08/2021	DESIGNED BY:	MEJ
FILE NO.	067918026_SP_UT.dwg	DRAWN BY:	NER
PROJECT NO.	067918026	CHECKED BY:	SAL
SHEET NO.	31		

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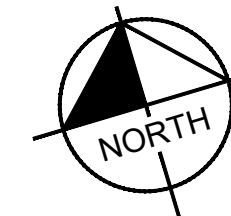
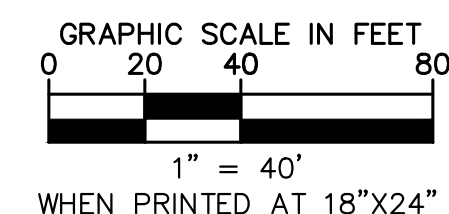
KEY MAP


NTS

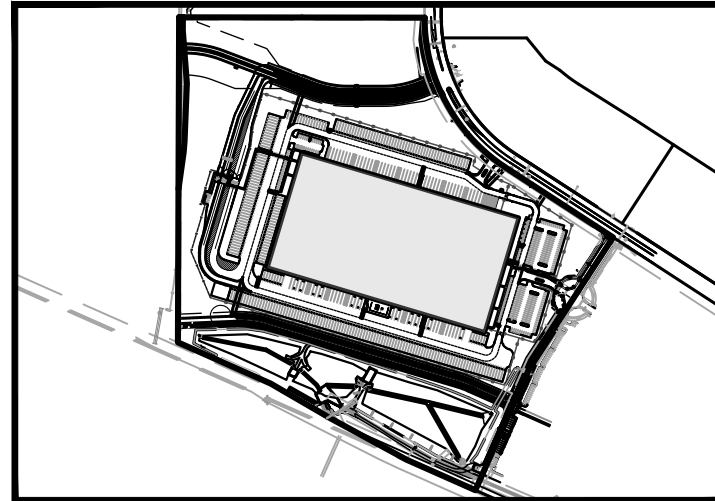
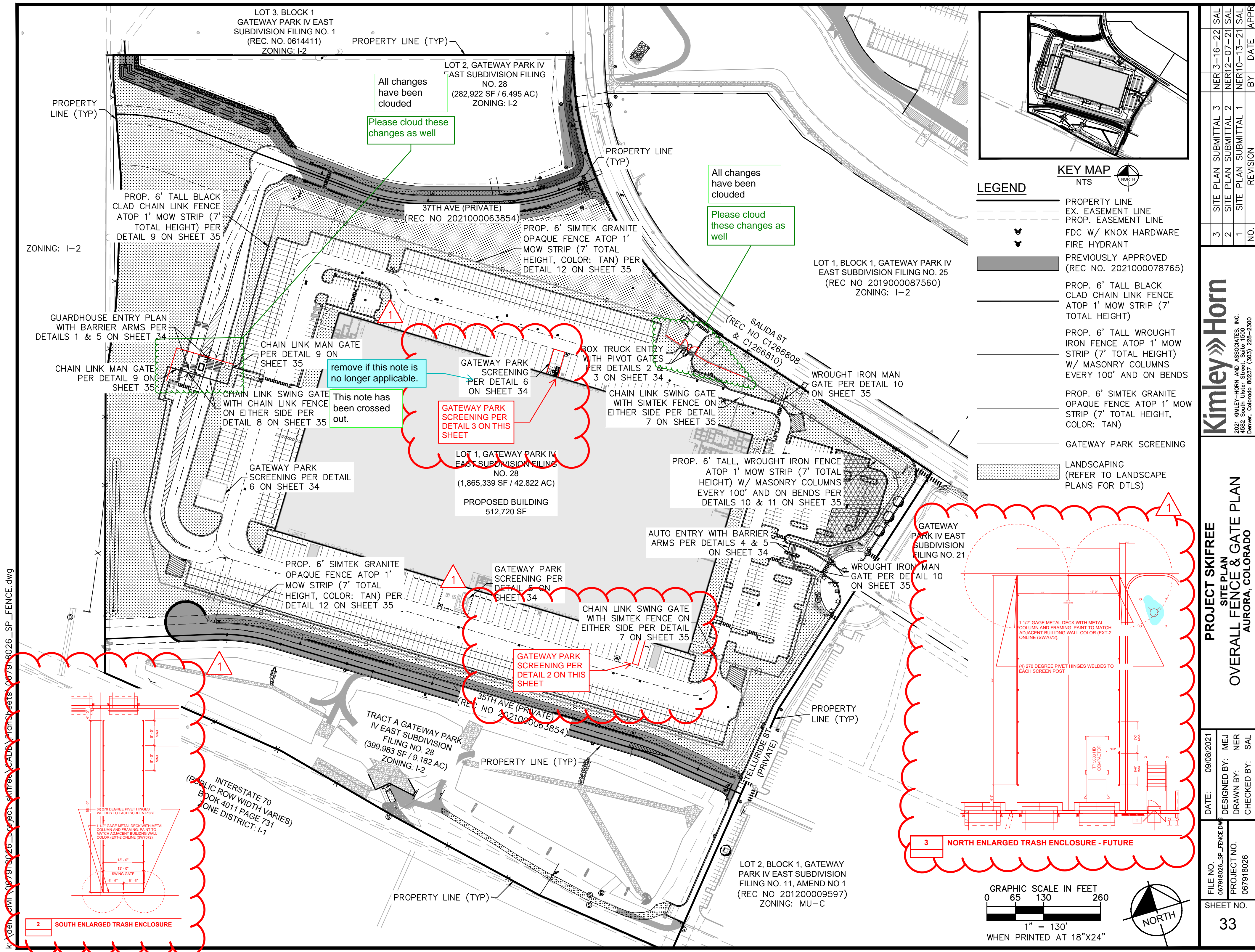
- | LEGEND | |
|--------|--|
| | PROPERTY LINE |
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| | PROP. TAN SIMTEK FENCE |
| | LANDSCAPING
(REFER TO LANDSCAPE PLANS FOR DTLs) |
| | FUTURE PARKING |
| | DIAGONAL STRIPING
(SEE DTL ON SHEET 37) |
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | 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

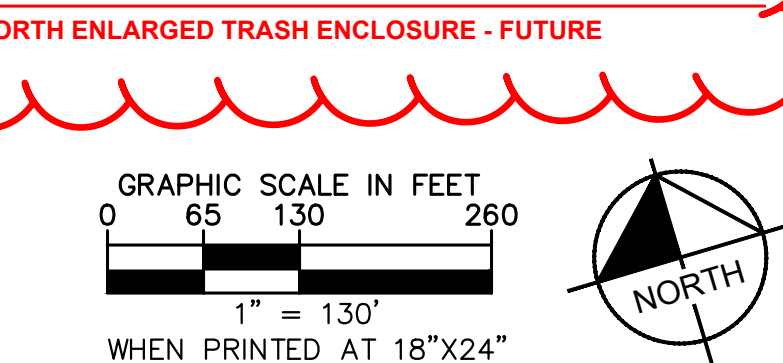
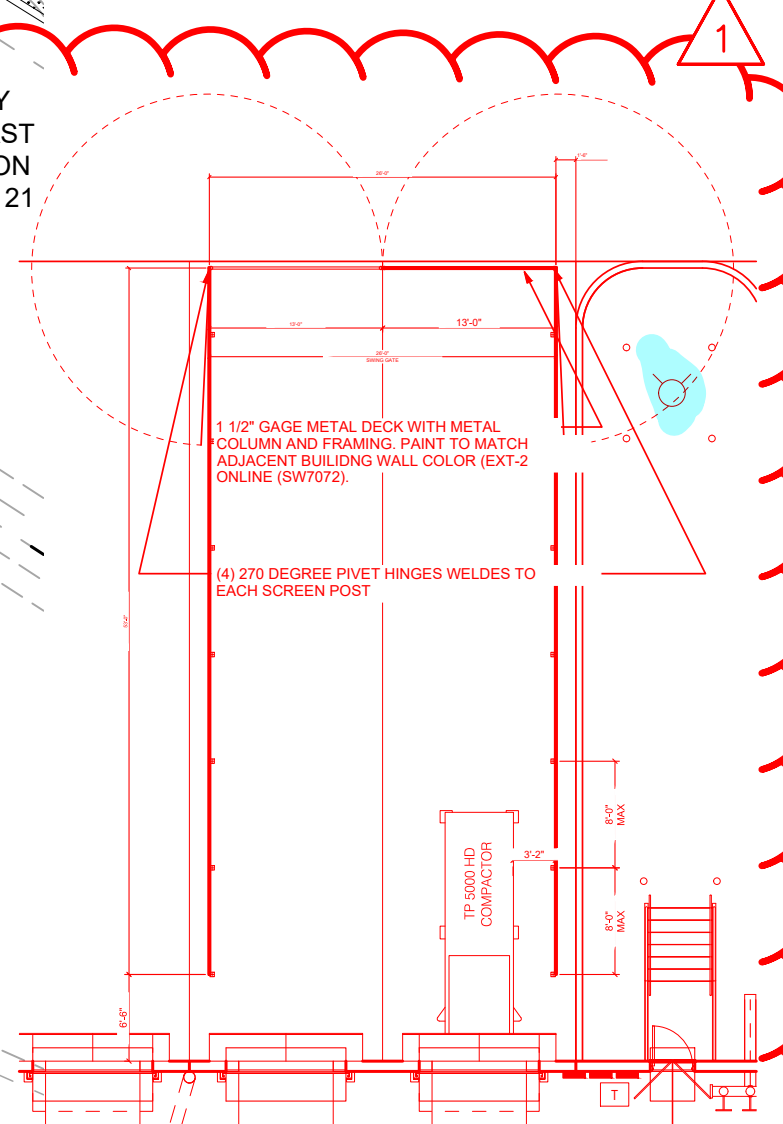
1. ALL WATER AND SANITARY SEWER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. PRIVATE WATER AND SANITARY SEWER TO BE MAINTAINED BY THE PROPERTY OWNER. PUBLIC WATER AND SANITARY SEWER TO BE MAINTAINED BY THE CITY OF AURORA.
2. ALL WATER METERS ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA.
3. ALL STORM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



FILE NO. 067918026_SP_UTD.WG	DATE:	09/08/2021	PROJECT SKIFREE SITE PLAN PRELIMINARY UTILITY PLAN AURORA, COLORADO	 2021 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Union Street, Suite 1500 Denver, Colorado 80237 (303) 728-2300	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 NO DEVISION EV DATE ADD
	DESIGNED BY:	MEJ			
PROJECT NO. 067918026	DRAWN BY:	NEJ			
	CHECKED BY:	SAL			
SHEET NO.			32		



- 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
 - LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLs)

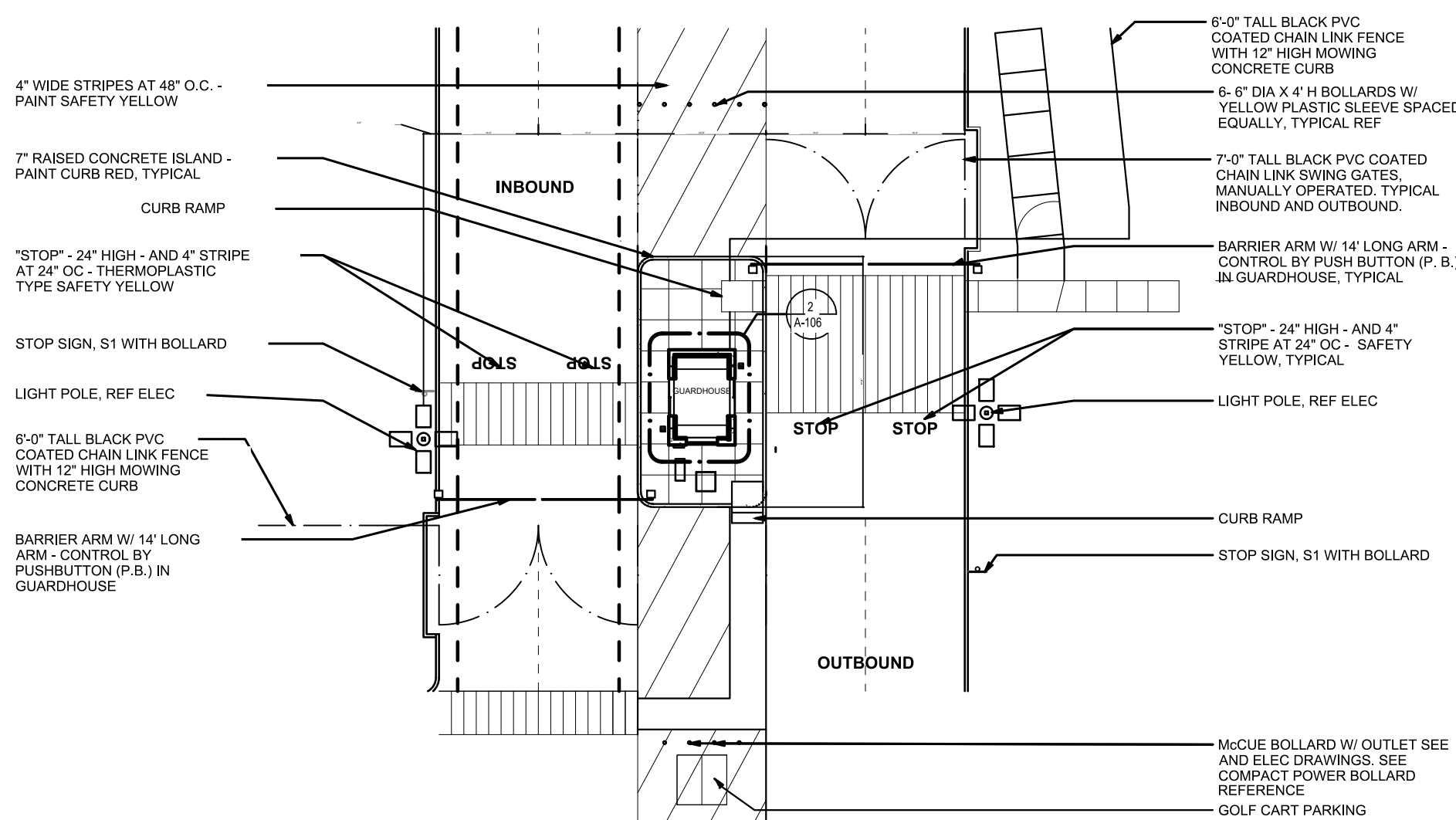


33		SHEET NO.		FILE NO. 067918026_SP_FENCE.DWG		DATE: 09/08/2021		PROJECT SKIFREE										Kimley»»Horn																																							
PROJECT NO. 067918026		DESIGNED BY: MEJ		DRAWN BY: NER		CHECKED BY: SAL		SITE PLAN										2021 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Uteer Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300																																							
								OVERALL FENCE & GATE PLAN																																																	
								AURORA, COLORADO																																																	
								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																			
								NO.										REVISION										BY										DATE										APPR									

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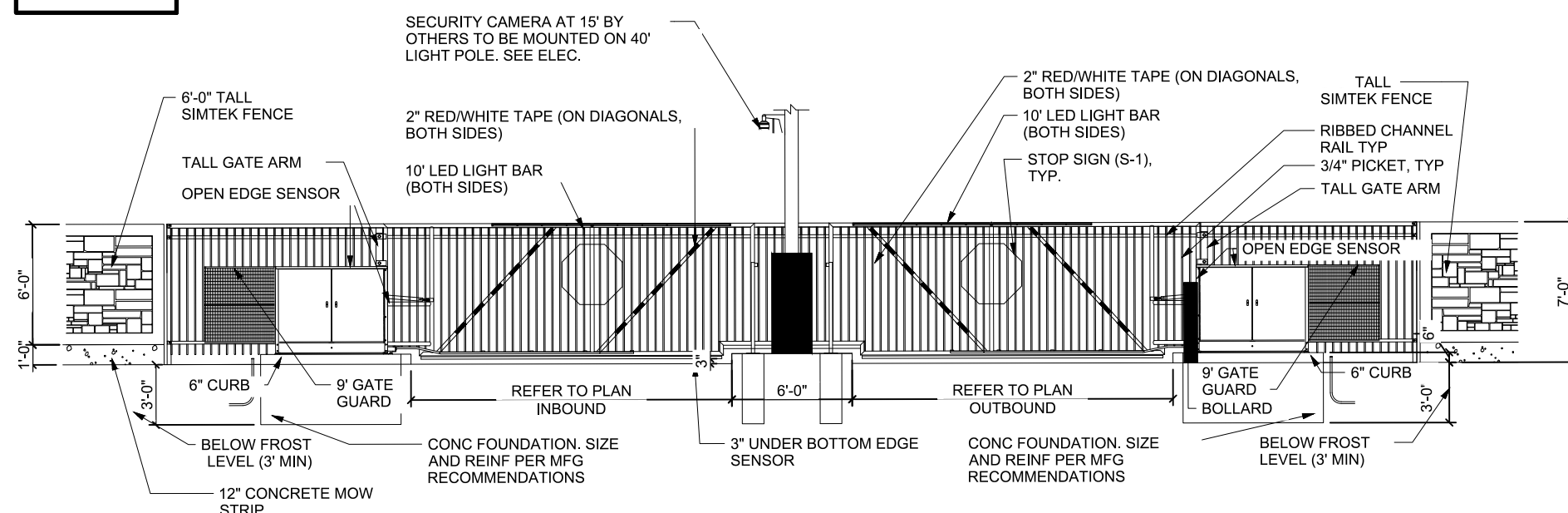
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GUARDHOUSE ENTRY PLAN



2

BOX TRUCK ENTRY PLAN

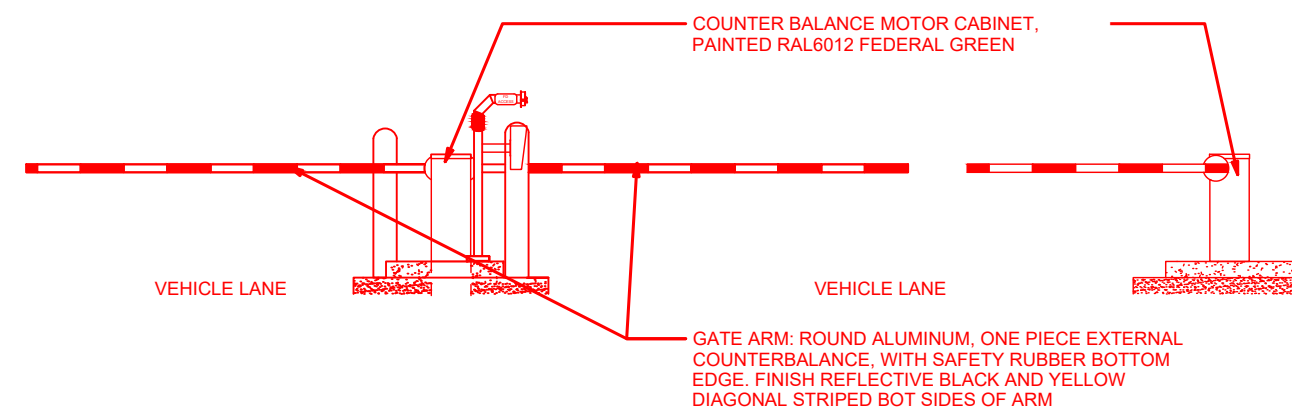


3

PIVOT GATE DETAIL ELEVATION - SIMTEK FENCE

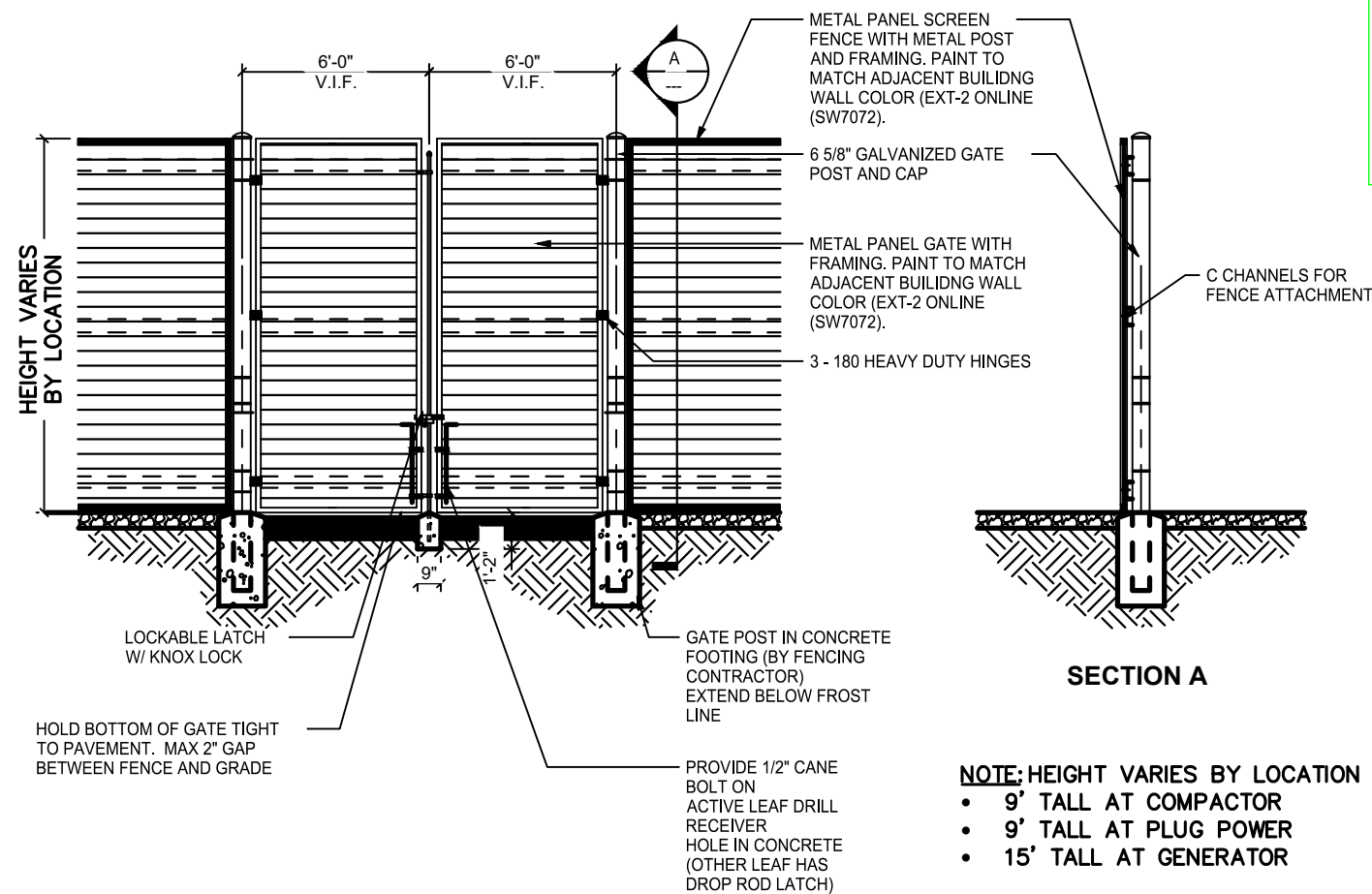
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AUTO ENTRY PLAN



5

BARRIER ARM ELEVATION - AT AUTO PARKING (GUARDHOUSE SIMILAR)



6

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

The storage length from key pad to the FL is 139 ft

what is the distance to the street flowline?

also noted at box truck entrance.

There are no barrier arms at the box truck entry at this time. This would be under a future amendment

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4552 N. JEFFERSON AVE., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

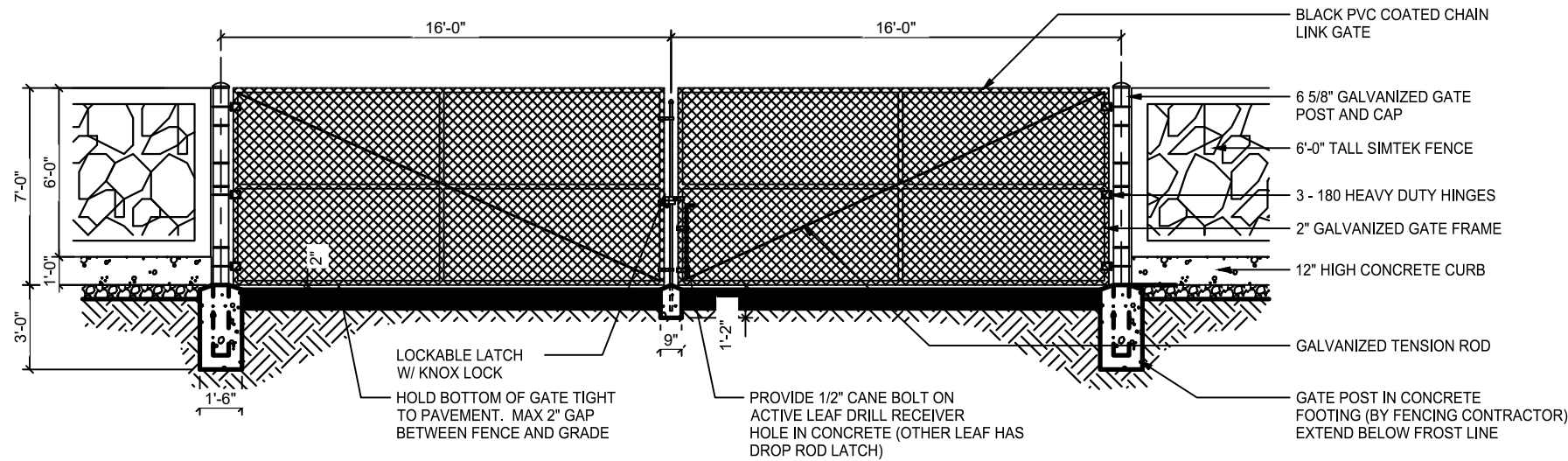
PROJECT SKIFREE
SITE PLAN
FENCE & GATE DETAILS
AURORA, COLORADO

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

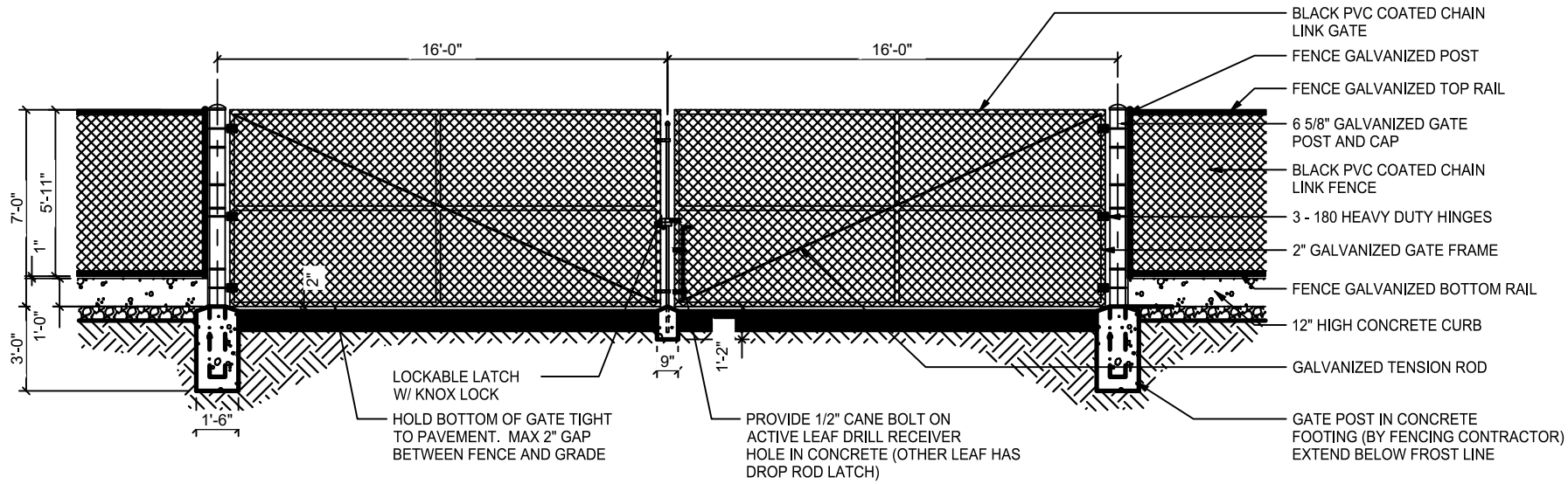
FILE NO. 067918026_SP_FENCE.DWG
PROJECT NO. 067918026
SHEET NO.

34

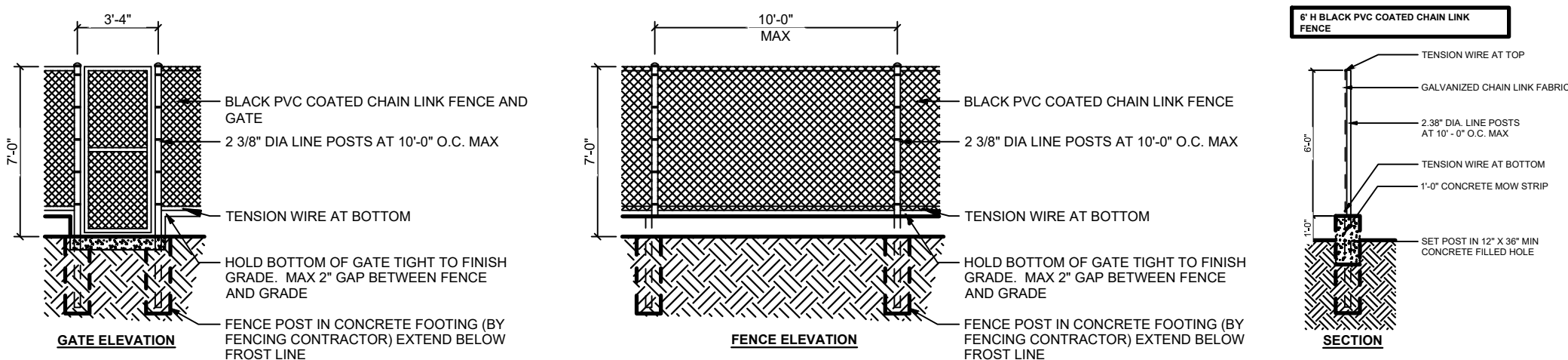
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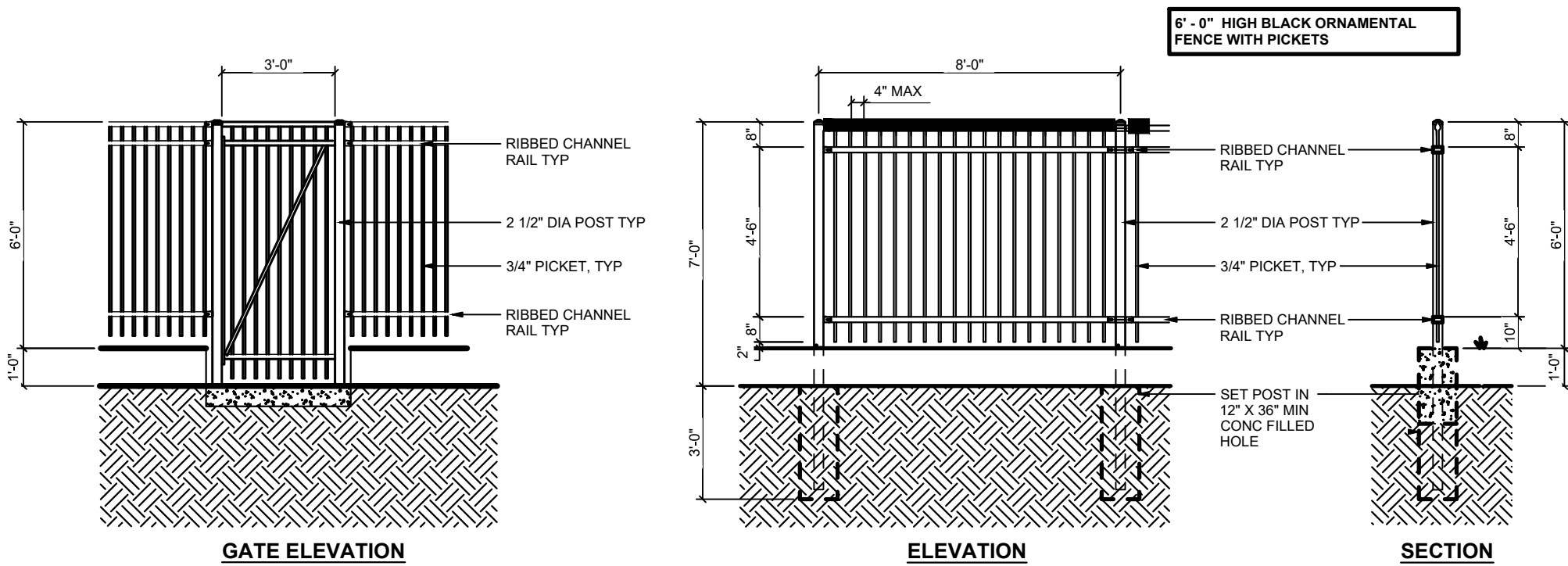
7 SWINGING GATE DETAIL ELEVATION - SIMTEK FENCE



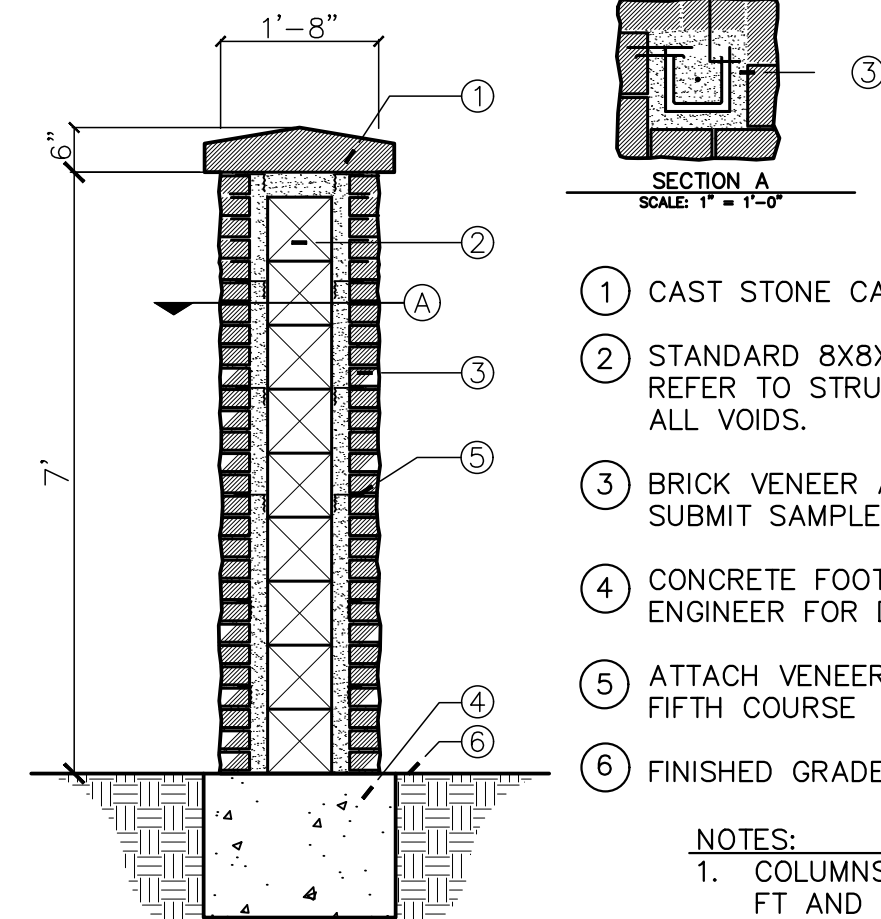
8 SWINGING GATE DETAIL ELEVATION - CHAIN LINK FENCE



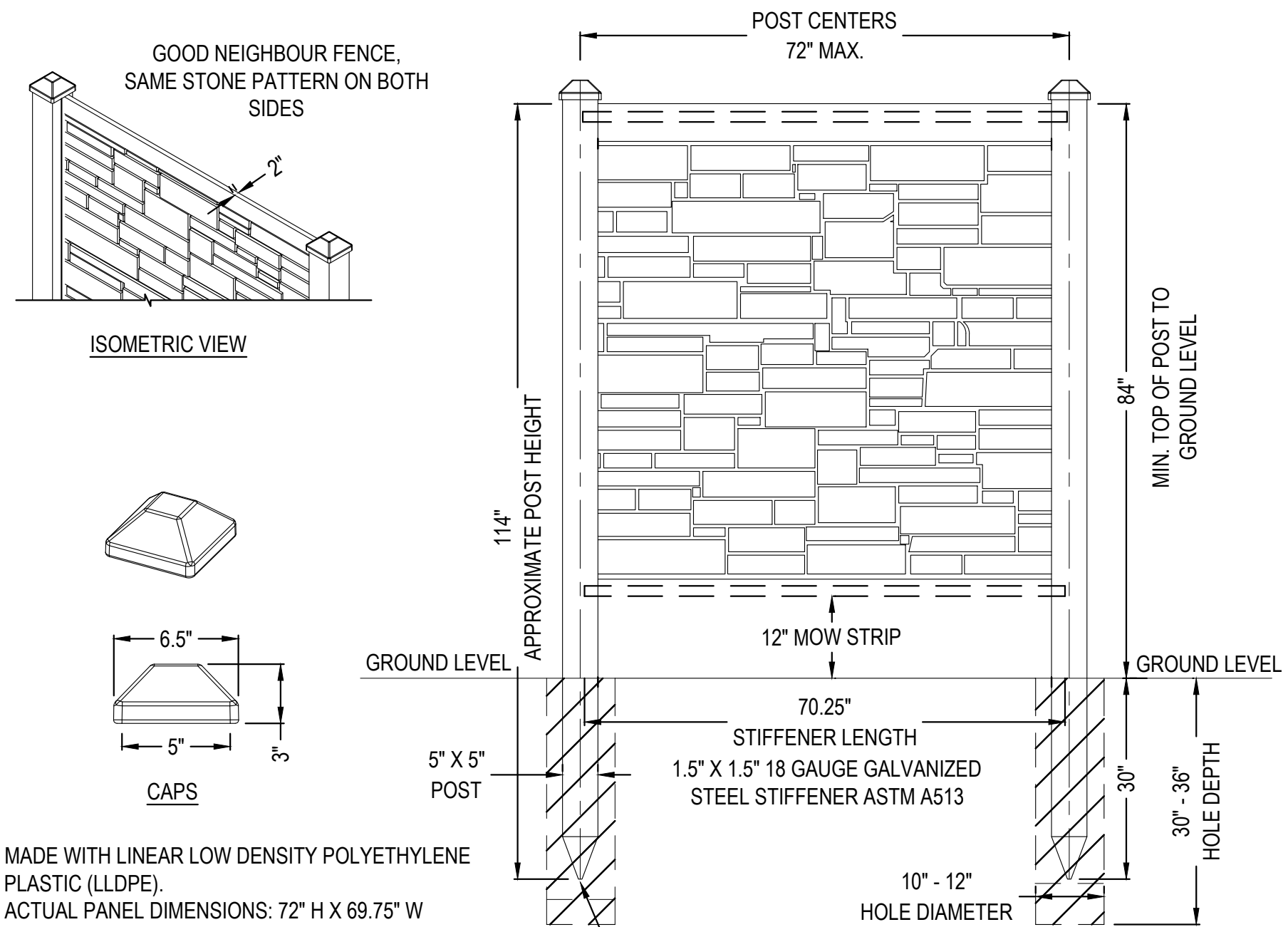
9 TYPICAL CHAIN LINK FENCE DETAIL



10 TYPICAL WROUGHT IRON (ORNAMENTAL) FENCE DETAIL



11 COLUMN



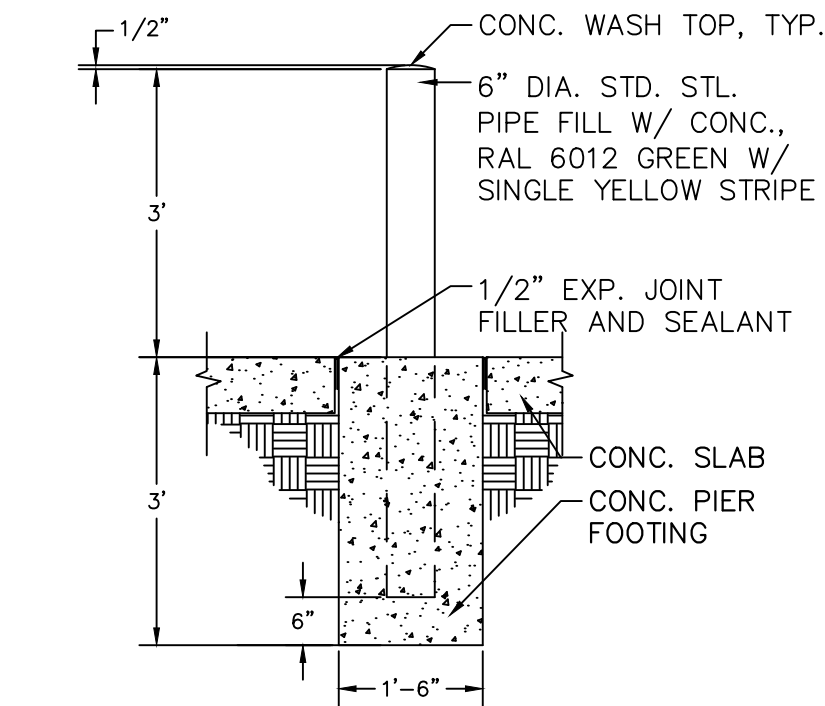
- MADE WITH LINEAR LOW DENSITY POLYETHYLENE PLASTIC (LLDPE).
 - ACTUAL PANEL DIMENSIONS: 72" H X 69.75" W
 - PANEL WEIGHT 56LBS
 - TOLERANCES ARE \pm 5"
- MANUFACTURER NOTES:
1. US PATENTS 7,478,797 / 7,635,114 FOREIGN PATENTS PENDING.
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S 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

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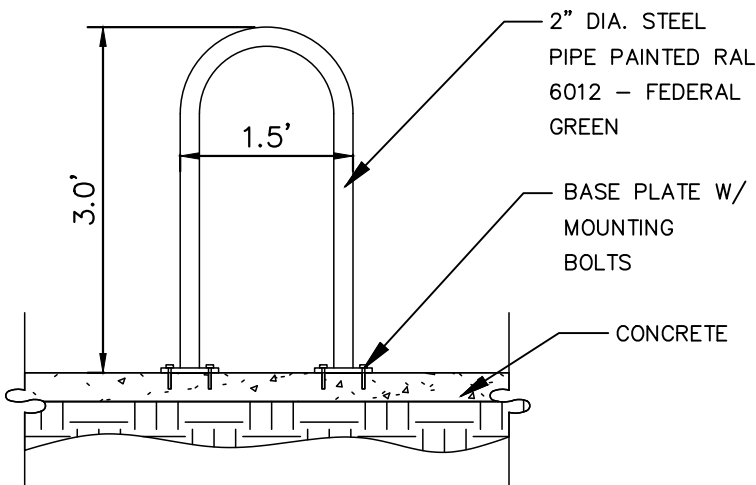
GATEWAY PARK NOTES:

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.



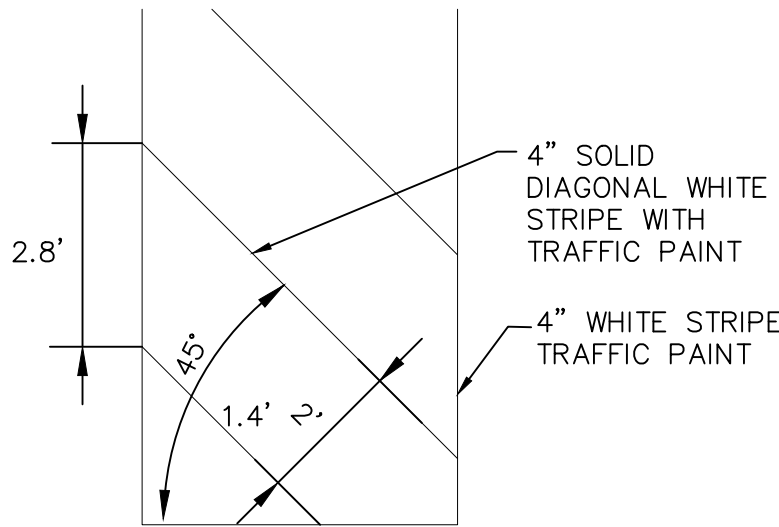
BOLLARD DETAIL

N.T.S.



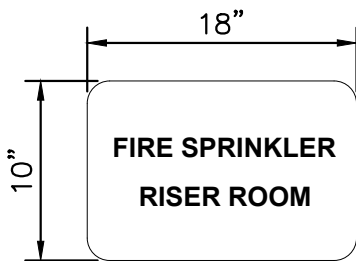
BIKE RACK

N.T.S.



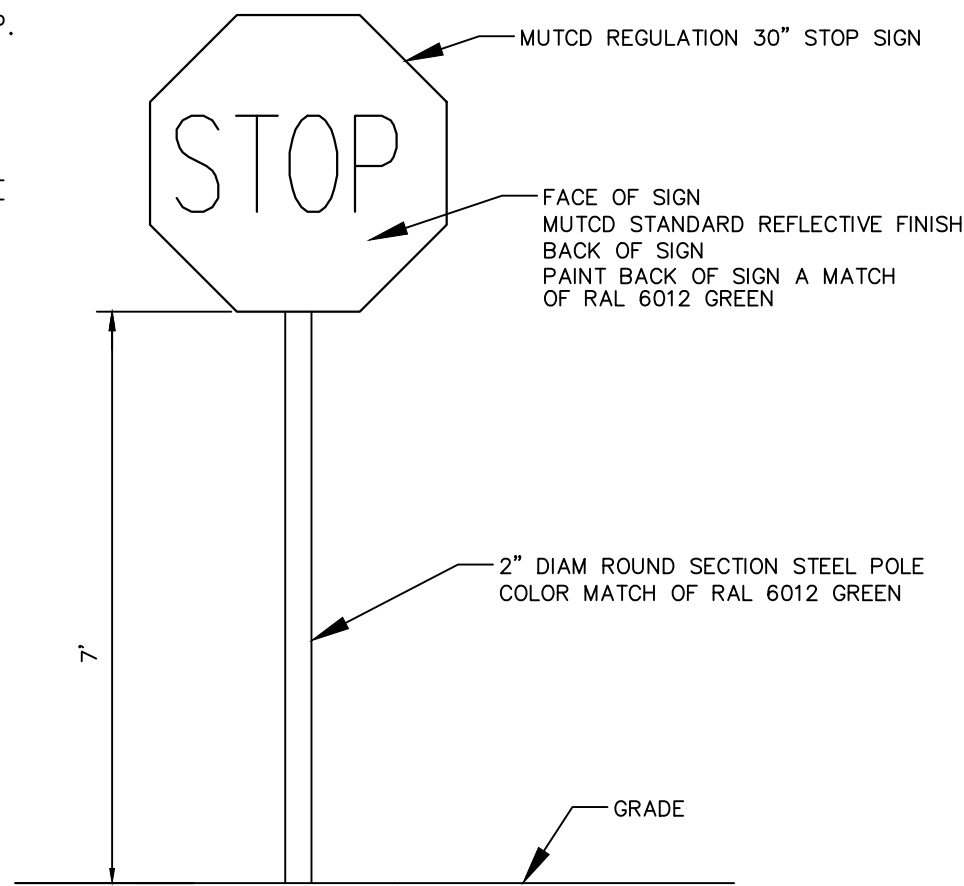
DIAGONAL STRIPING

N.T.S.



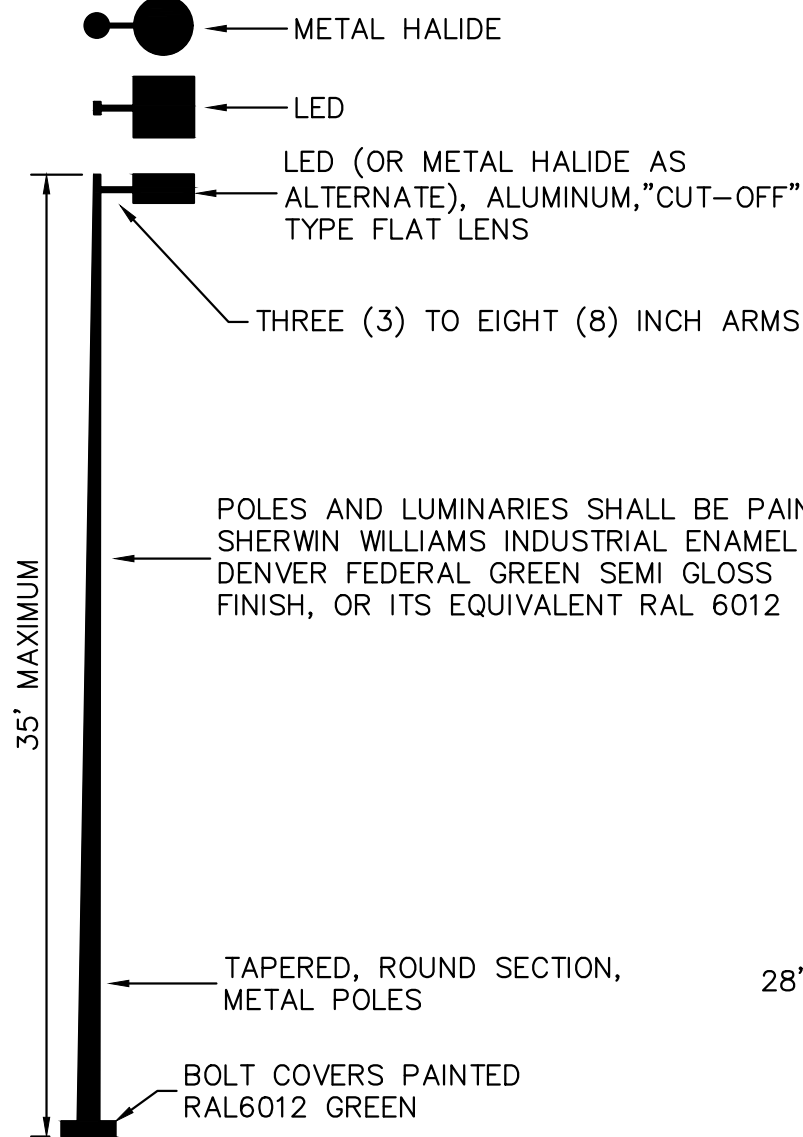
1. SHALL BE PROVIDED ON THE FIRE RISER ROOM EXTERIOR ACCESS DOOR.
2. SIGNAGE SHALL STATE "FIRE SPRINKLER RISER ROOM" IN A WEATHERPROOF CONTRASTING COLOR.
3. LETTERS SHALL HAVE A MINIMUM HEIGHT OF 2" WITH A MINIMUM STROKE OF 3/8".

RISER ROOM SIGN



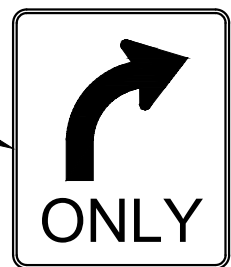
STOP SIGN

N.T.S.



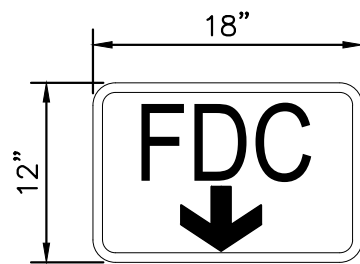
SUGGESTED LUMINAIRE MANUFACTURERS INCLUDE:
COMPANY, MATCHING LUMINAIRE
GARDCO CA2213120400MHFGPPC1069
KIM CCS25A3/400MH120/FG-P/A-25
STERNER FTA25103HP400H120NS

BACK OF SIGN PAINT
FINISH COLOR MATCH
OF RAL 6012 GREEN



RIGHT TURN ONLY SIGN

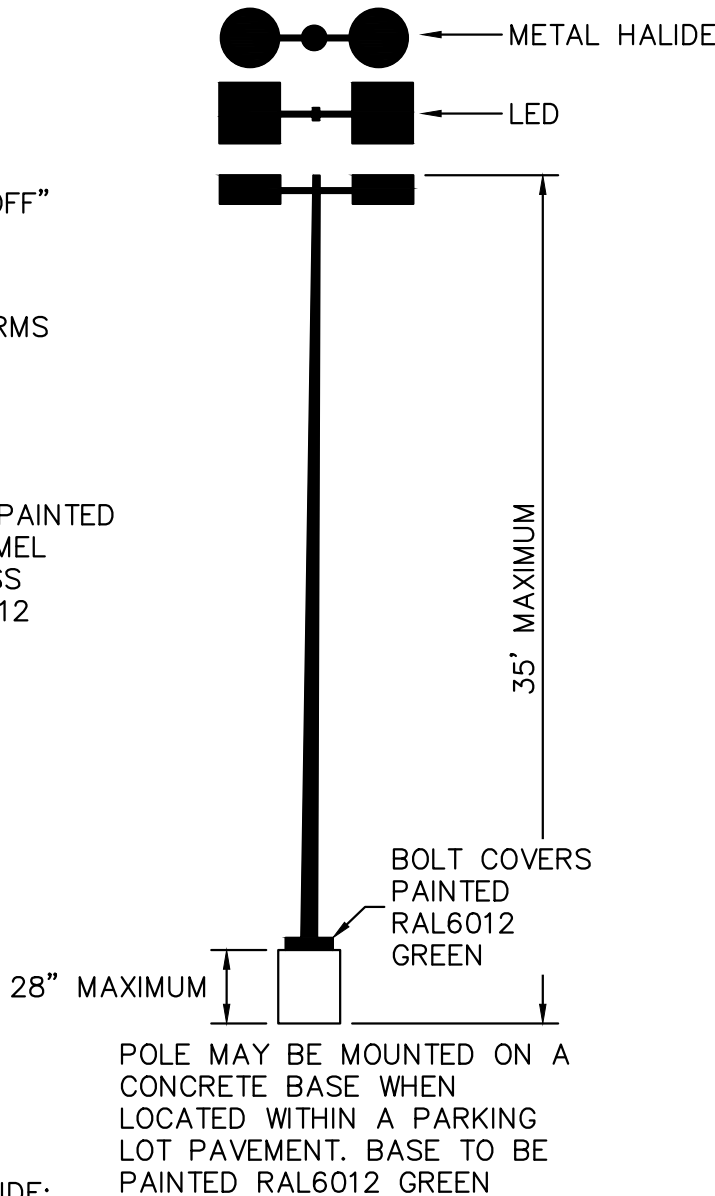
N.T.S.



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

FDC 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

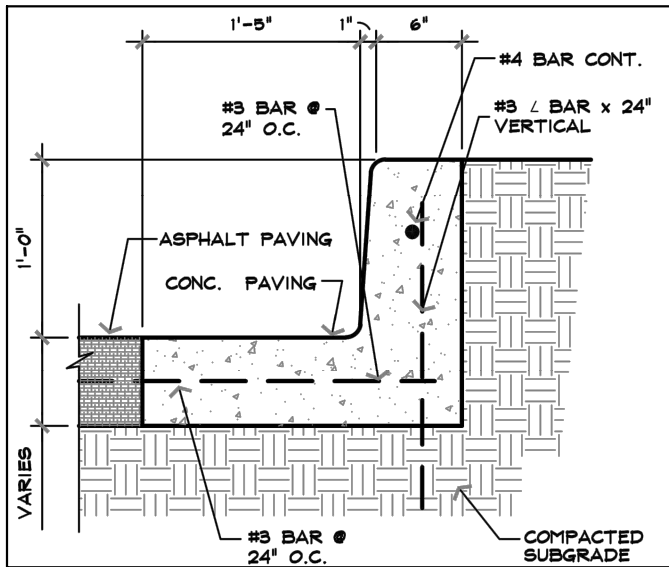
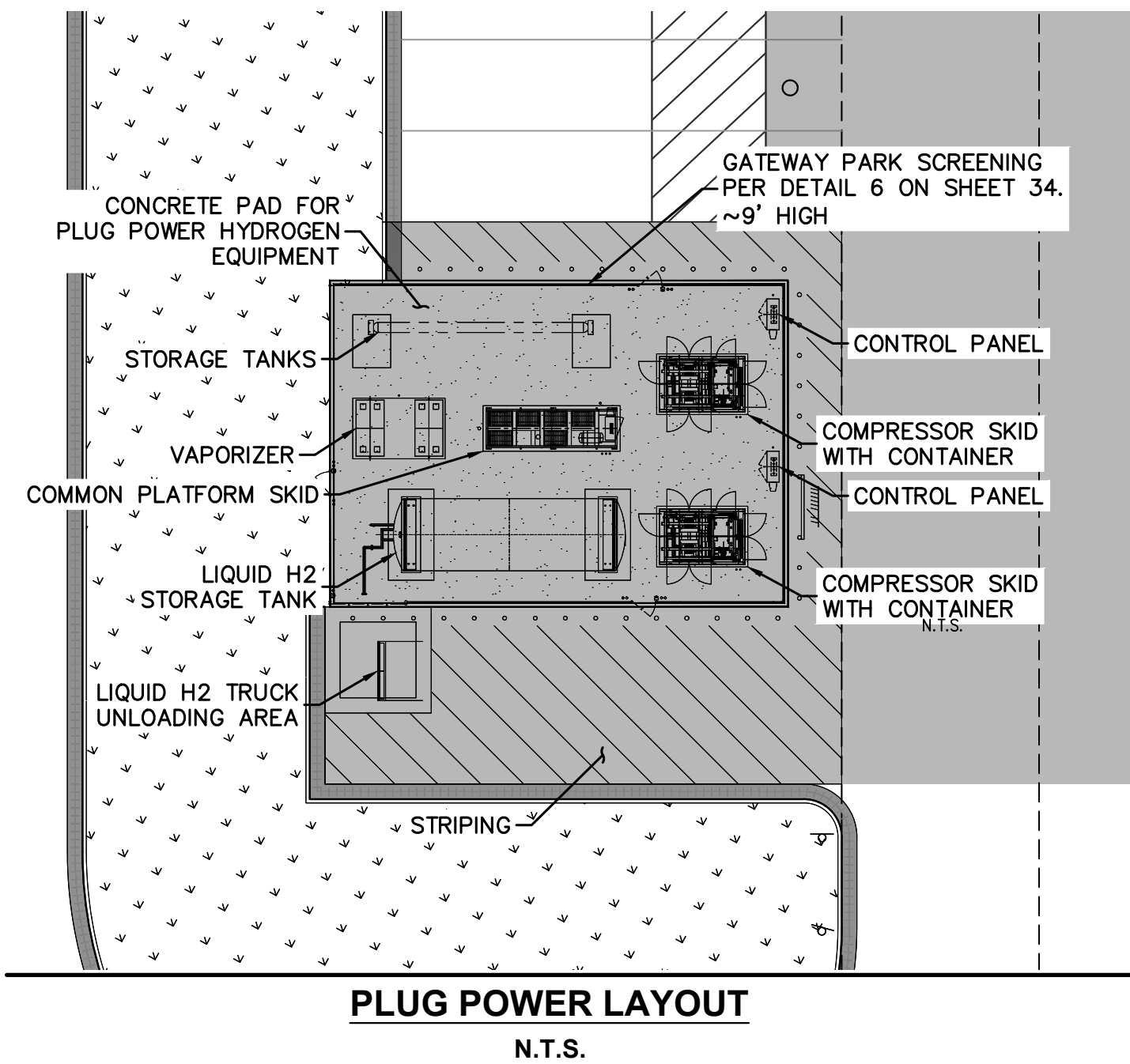
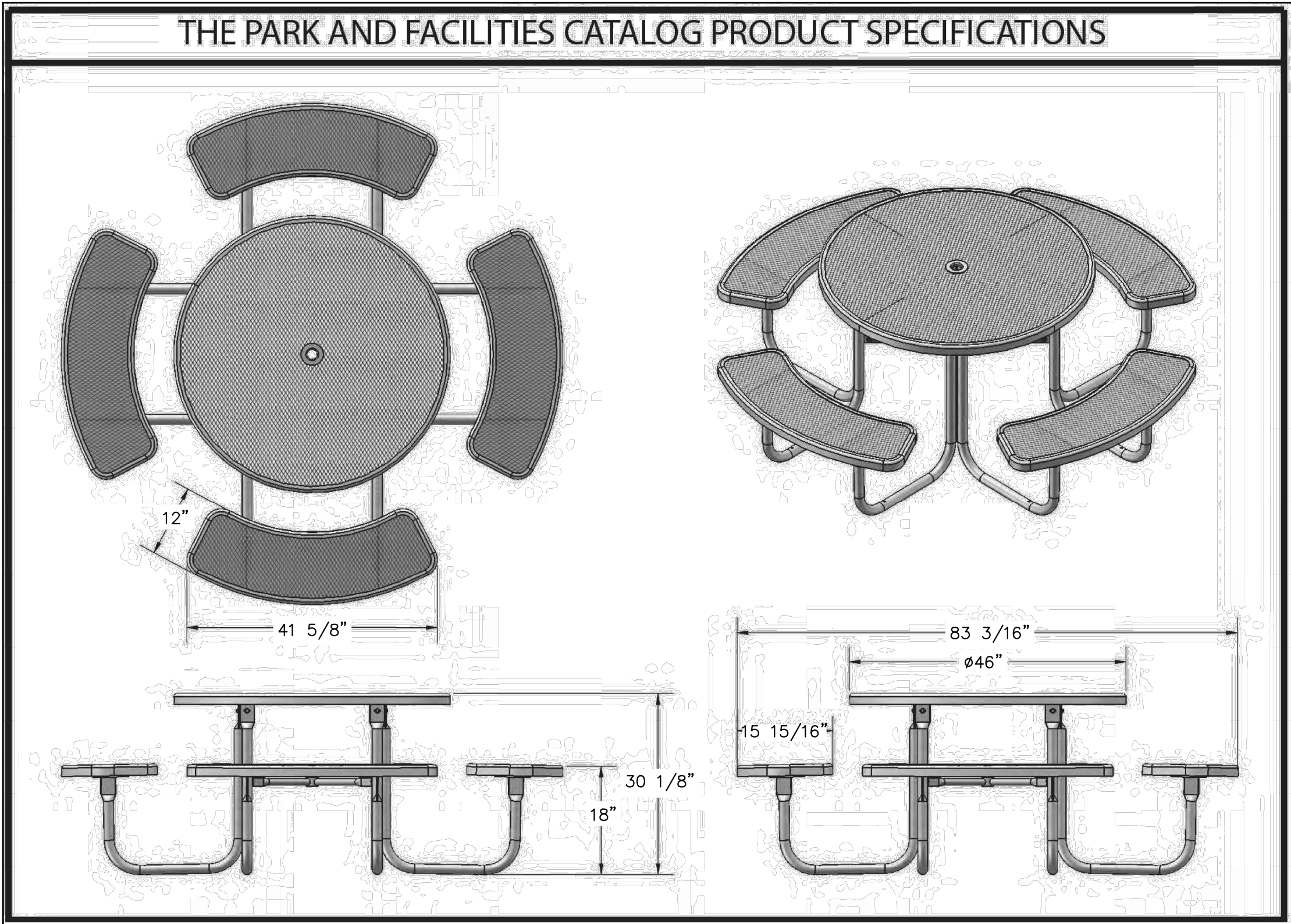
N.T.S.

SHEET NO.		067918026_SP_DT.DWG		DATE:	09/08/2021	PROJECT SKIFREE				Kimley»»Horn				
PROJECT NO.		067918026		DESIGNED BY:	MEJ	SITE PLAN				3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
				DRAWN BY:	NER	SITE DETAILS				2	SITE PLAN SUBMITTAL 2	NER	2-07-21	SAL
				CHECKED BY:	SAL	AURORA, COLORADO				1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL
										NO.	REVISION	BY	DATE	APPR



SHEET NO.		FILE NO.		DATE:		PROJECT SKIFREE		Kimley»»» Horn		3 SITE PLAN SUBMITTAL 3		NER 3-16-22		SAL	
37		067918026_SP_DTDWG		DESIGNED BY: MEJ		SITE PLAN		2521 KIMLEY-HORN AND ASSOCIATES, INC.		2 SITE PLAN SUBMITTAL 2		NER 2-07-21		SAL	
		PROJECT NO.		DRAWN BY: NER		SITE DETAILS		4565 SOUTH UTAH AVE.		1 SITE PLAN SUBMITTAL 1		NER 10-13-21		SAL	
		067918026		CHECKED BY: SAL		AURORA, COLORADO		Denver, Colorado 80237 (303) 228-2300		NO. REVISION		BY		DATE APPR	

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NOTE: EXHIBIT #32003.2 AS PROVIDED BY CLARION

1' TALL CURB AND GUTTER

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4550 N. JESSIE STREET, SUITE 100
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

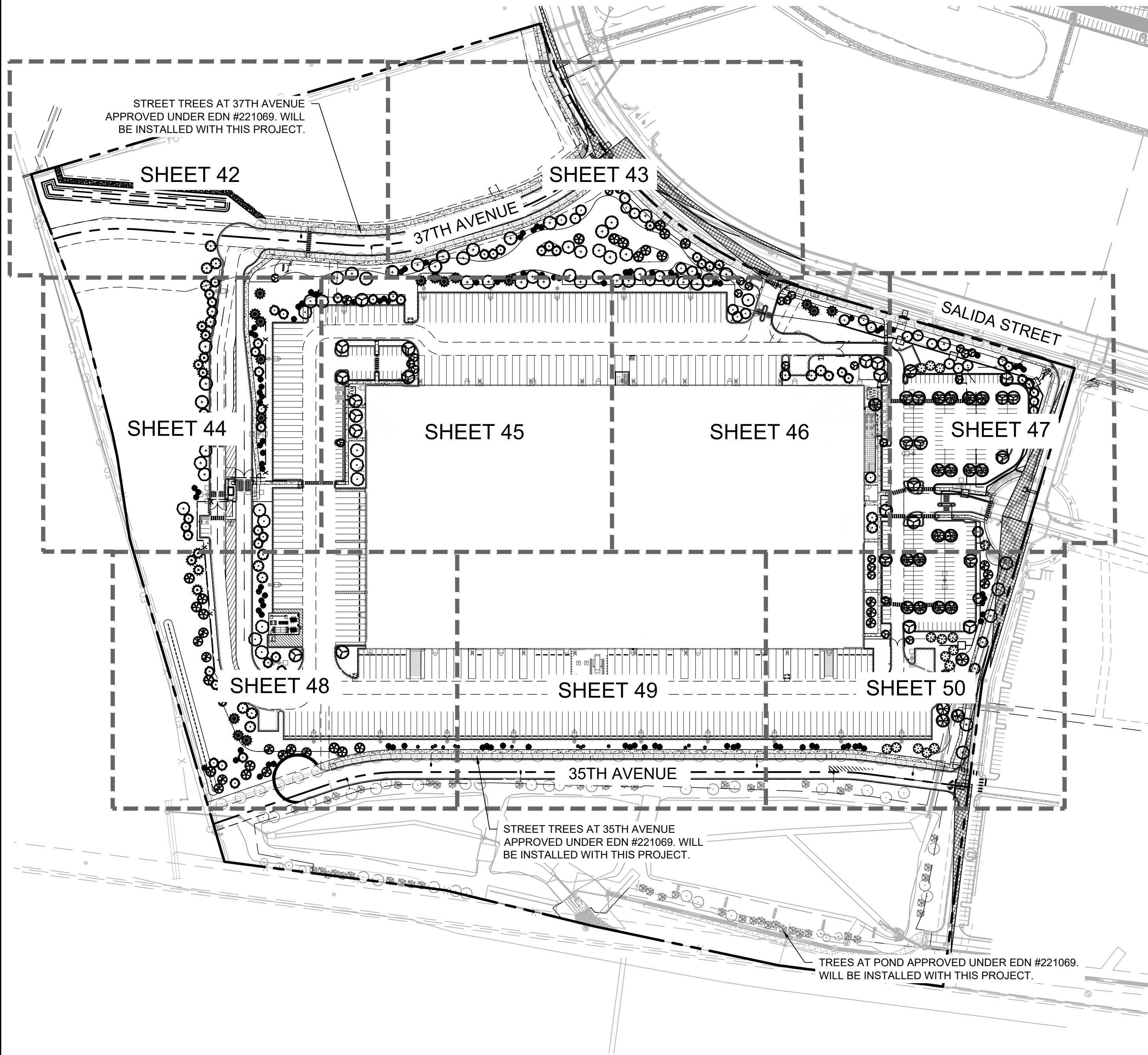
FILE NO.
067918026_SP_DT.DWG
PROJECT NO.
067918026

SHEET NO.

38

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
NO.	REVISION	BY	DATE
			APPR

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LEGEND

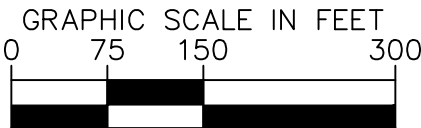
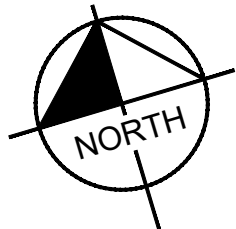
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- SIGHT TRIANGLE
(SEE KEYNOTE #1)
- PROP. 6' TALL, BLACK CLAD
CHAIN LINK FENCE ATOP 1'
MOW STRIP
(7' TOTAL HEIGHT)
- PROP. 6' WROUGHT IRON
FENCE ATOP 1' MOW STRIP
(7' TOTAL HEIGHT) W/
MASONRY COLUMNS EVERY
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:

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



NOT FOR CONSTRUCTION

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4882 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

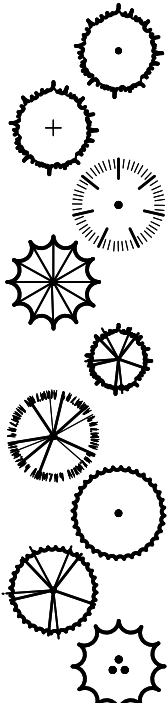
SHEET NO.
39

3	SITE PLAN SUBMITTAL 3	NER 3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER10-13-21	SAL
NO.	REVISION	BY	DATE
			APPR

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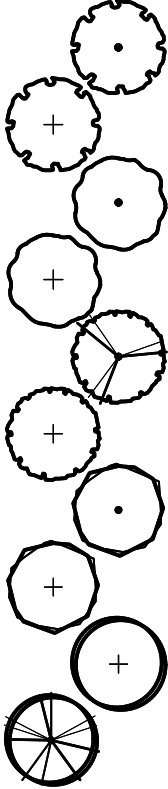
PLANT SCHEDULE

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



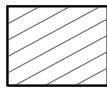
PERENNIALS



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	-	-



CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
NSM	223,744 SF	NATIVE SEED MIX	SPECIFIED BY PROS	SEED	-



CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
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	

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4662 South Ute Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

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			
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			
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

- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- SEE CIVIL PLANS FOR ALL CONCRETE SIDEWALK, STANDARD AND HEAVY DUTY CONCRETE VEHICULAR DRIVES, AND STANDARD AND HEAVY DUTY CONCRETE PARKING LOT PAVING INFORMATION.
- SEE PHOTOMETRIC PLANS FOR ANY FREESTANDING LIGHT SPECIFICATIONS.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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.
- 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.
- 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.
- ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- SEE GPDRG NOTES FOR ADDITIONAL INFORMATION ON SHEET 36.
- ALL LANDSCAPE BEDS TO RECEIVE 3" DEPTH ROCK MULCH.
- 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.
- ALL PROPOSED LANDSCAPE IS WATER CONSERVING IN ACCORDANCE WITH THE CITY OF AURORA LANDSCAPE REFERENCE MANUAL.

FIRE SAFETY LANDSCAPE NOTES

- 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.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).



PROJECT SKIFREE
SITE PLAN
LANDSCAPE NOTES
AURORA, COLORADO

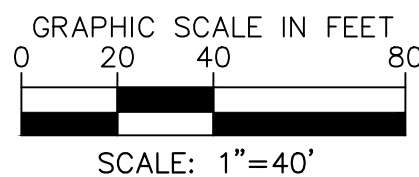
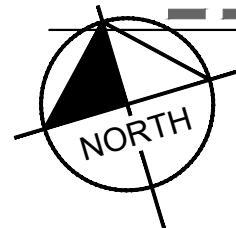
DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO.
067918026_SP_LA.DWG
PROJECT NO.
067918026

SHEET NO.
41

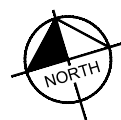
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MONUMENT SIGN PLANTING ENLARGEMENT

SCALE: 1" = 10'



NOTES:

1. TOTAL TREES: This sign is staying in this location
2. ALL NATIVE SEED MIX
3. REF. SHEET 41 FOR PLANT SCHEDULE

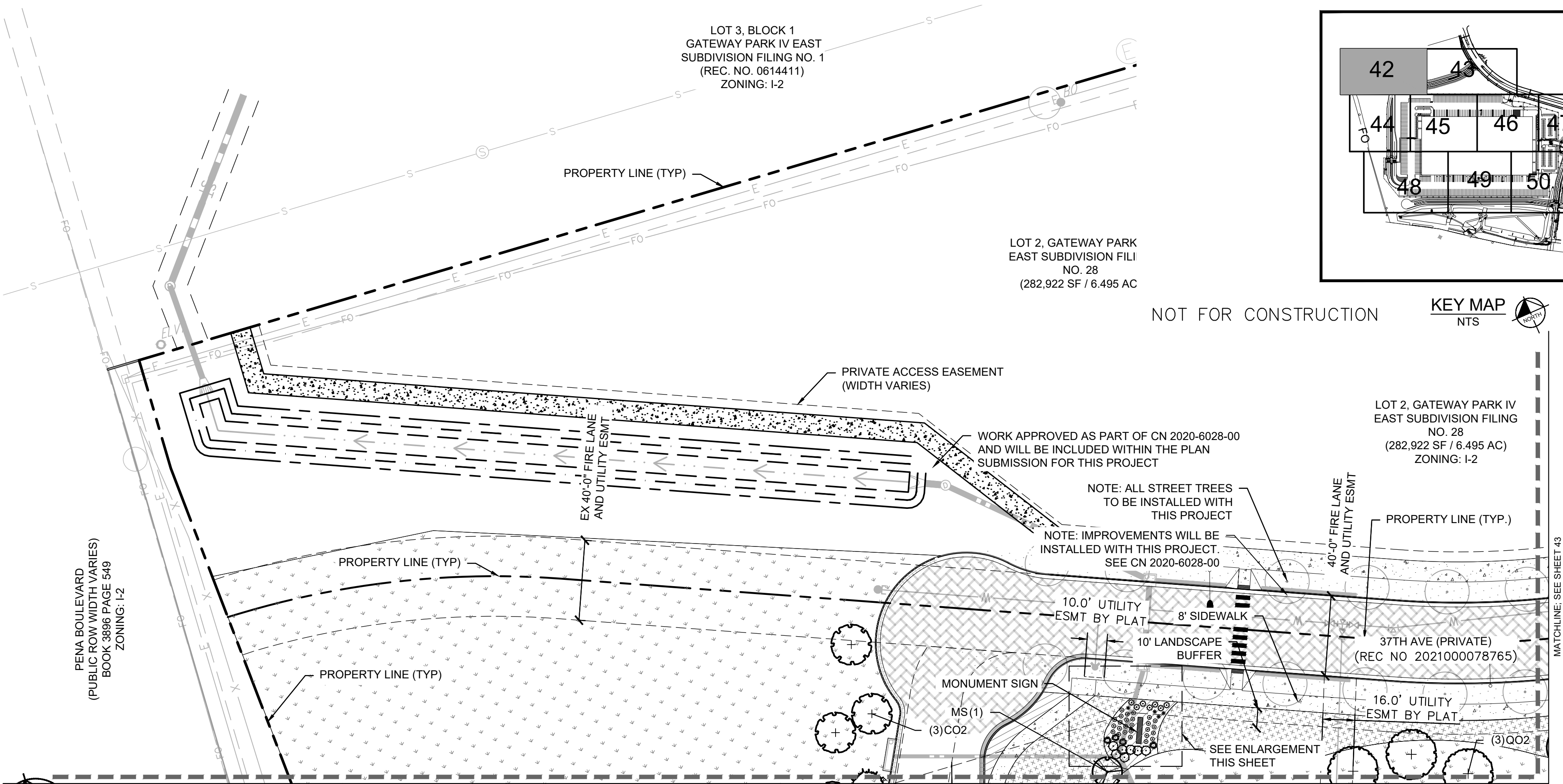
revise sign location to be consistent

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



KEY MAP

NTS

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ute 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

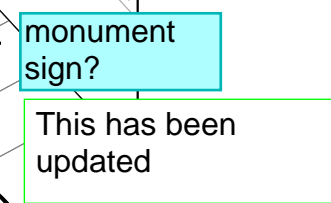
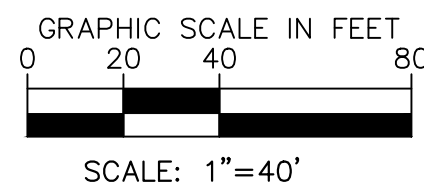
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FILE NO. 067918026_SP_LA.DWG

PROJECT NO. 067918026

SHEET NO. 42

NO.	REVISION	BY	DATE	APPR
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



PLANTING ENLARGEMENT
SCALE: 1" = 10'

NOTE: ALL STREET TREES
TO BE INSTALLED WITH
THIS PROJECT

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

SEE ENLARGEMENT
THIS SHEET

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

EX UTILITY ESMT
(REC NO C1266813)

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

LOT 1, B
EAST S
(REC
























MATCHLINE; SEE SHEET 45

MATCHLINE; SEE SHEET 46

NOT FOR CONSTRUCTION

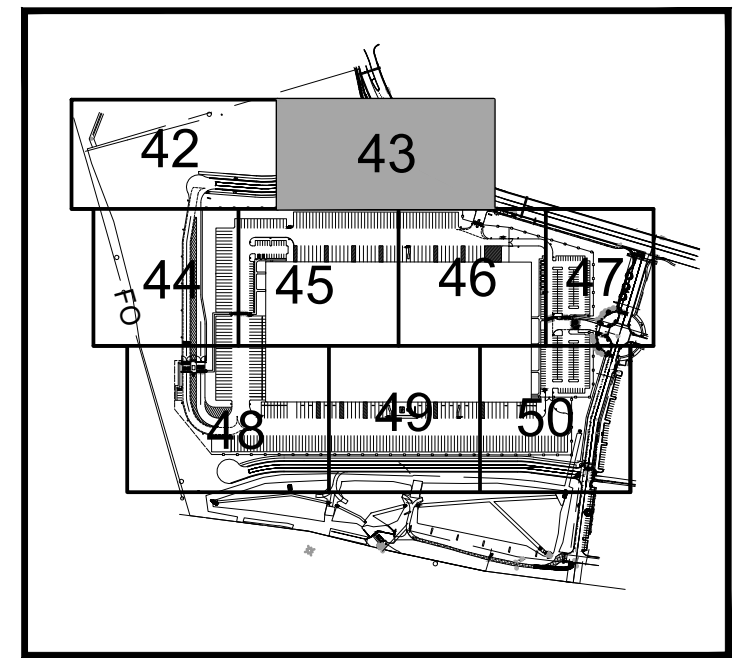
LEGEND

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

-  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



KEY MAP
NTS

PROJECT SKIFREE
SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

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

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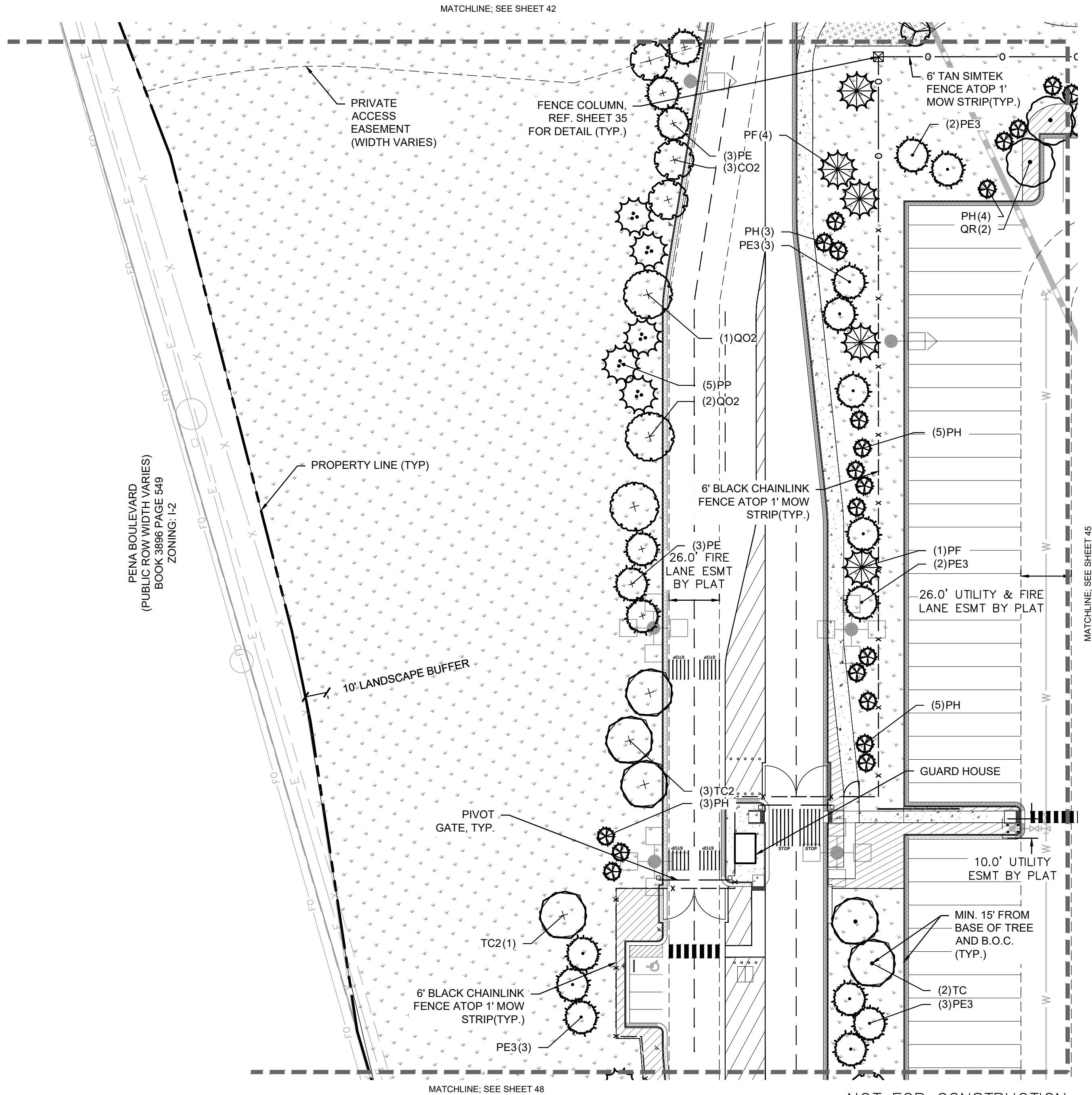
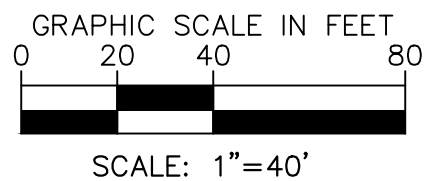
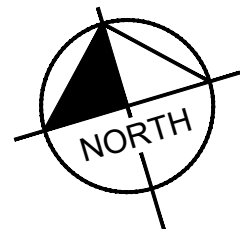
PROJECT NO.
067918026

SHEET NO.
43

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

3	SITE PLAN SUBMITTAL 3	NER13-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER10-13-21	SAL
NO.	REVISION	BY	DATE / APPRO

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LEGEND

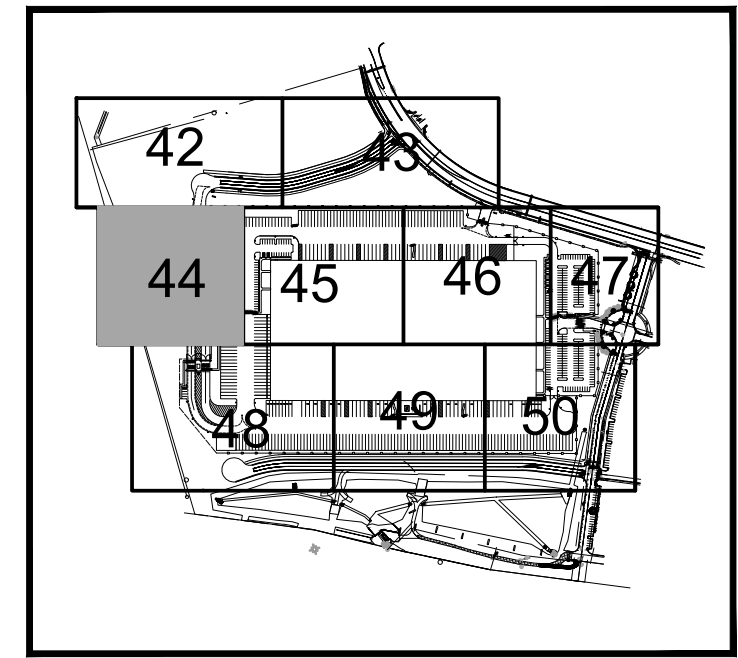
	PROPERTY LINE
	EX. EASEMENT LINE
	PROP. EASEMENT LINE
	FDC W/ KNOX HARDWARE
	FIRE HYDRANT
	SIGHT TRIANGLE (SEE KEYNOTE #1)
	PROP. 6' TALL, BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
	PROP. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND 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:

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



KEY MAP
NTS

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4662 South Ute 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.
44

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

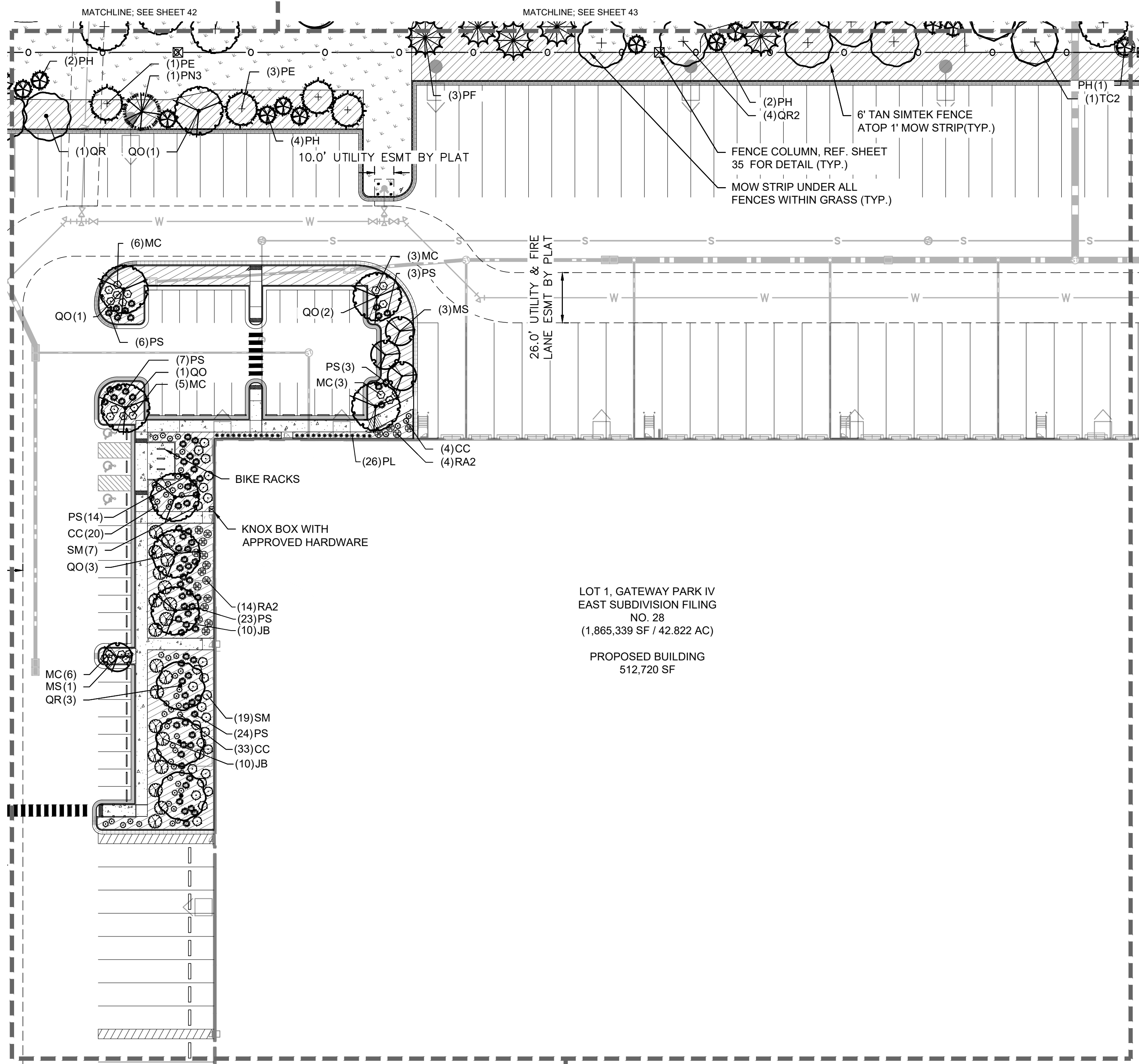
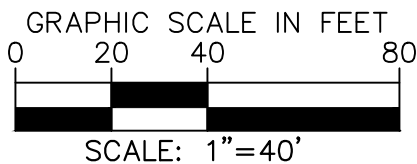
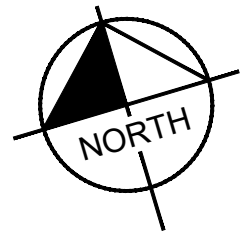
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MATCHLINE: SEE SHEET 44

MATCHLINE: SEE SHEET 46

MATCHLINE: SEE SHEET 48

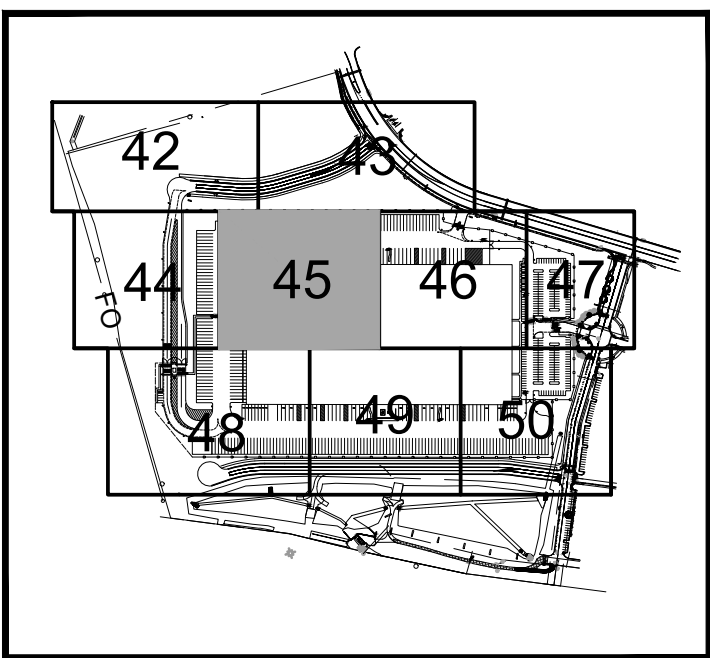
MATCHLINE: SEE SHEET 49



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

PROPOSED BUILDING
512,720 SF

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

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4662 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

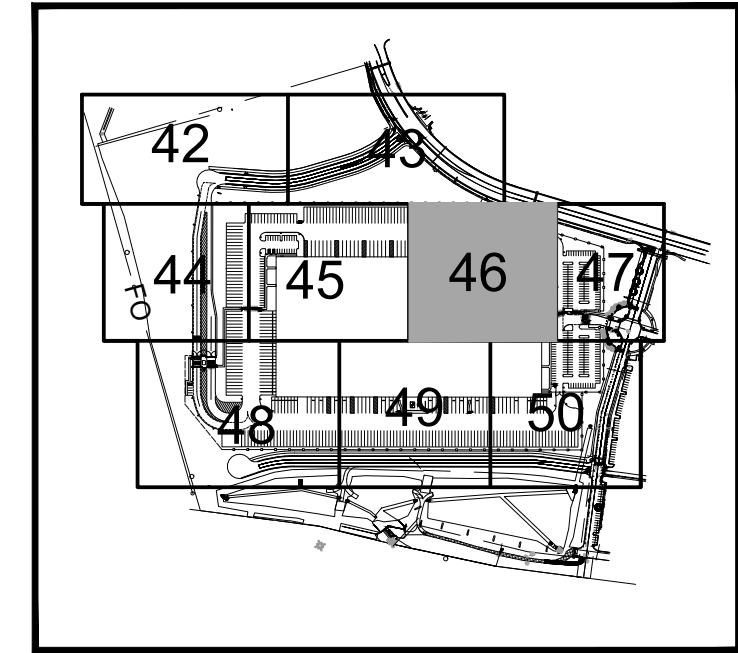
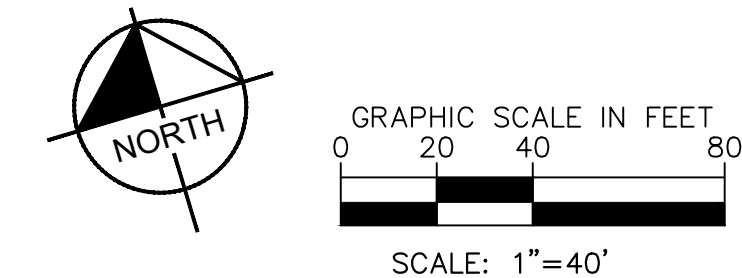
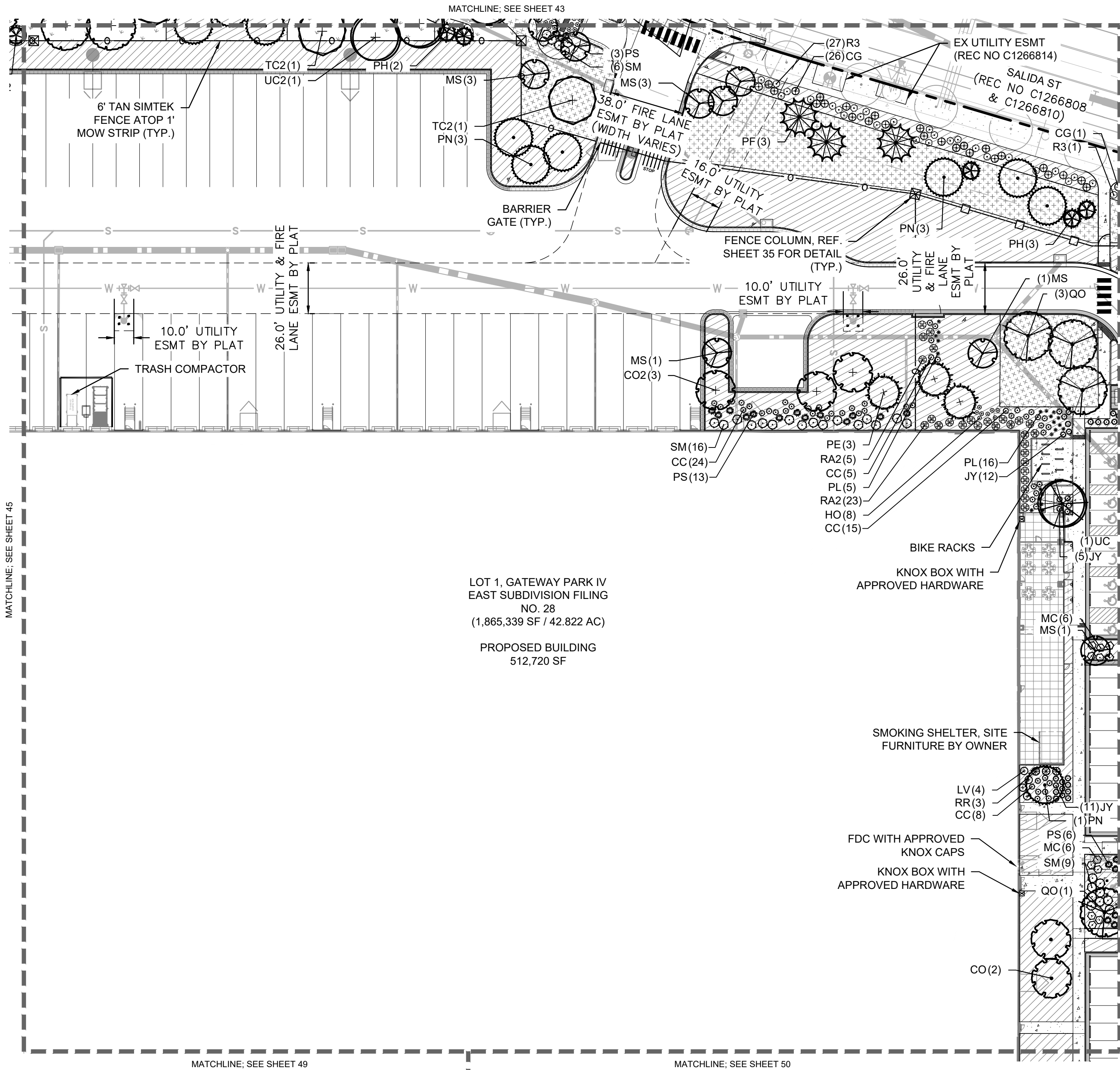
DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO.
067918026_SP_LA.DWG
PROJECT NO.
067918026

SHEET NO.
45

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

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- 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:**
- TOTAL TREES PROVIDED: 433 TREES
 - ALL NATIVE SEED TO BE IRRIGATED THROUGH ESTABLISHMENT.
 - REF. SHEET 41 FOR PLANT SCHEDULE

PROJECT SKIFREE
SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

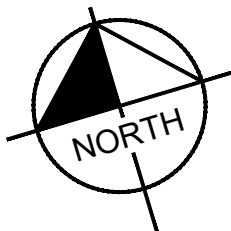
DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO.
067918026_SP_LA.DWG
PROJECT NO.
067918026

SHEET NO.
46

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

MATCHLINE: SEE SHEET 46



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

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

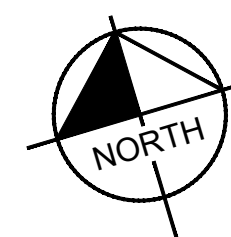
PROPOSED BUILDING
512,720 SF

KEY MAP

NTS



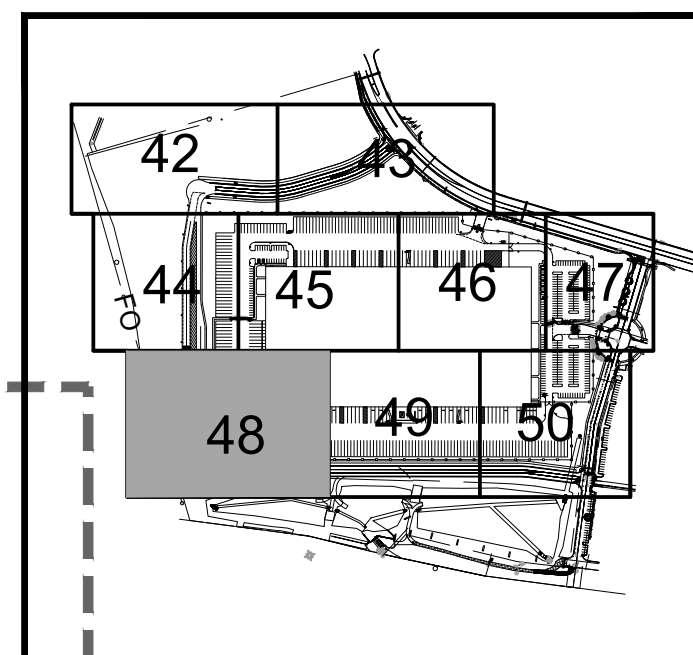
MATCHLINE: SEE SHEET 49



GRAPHIC SCALE IN FEET

SCALE: 1"=40'

NOT FOR CONSTRUCTION



PROJECT SKIFREE

SITE PLAN

LANDSCAPE PLAN

AURORA, COLORADO

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

FILE NO.	PROJECT NO.
067918026_SP_LA.DWG	067918026
SHEET NO.	

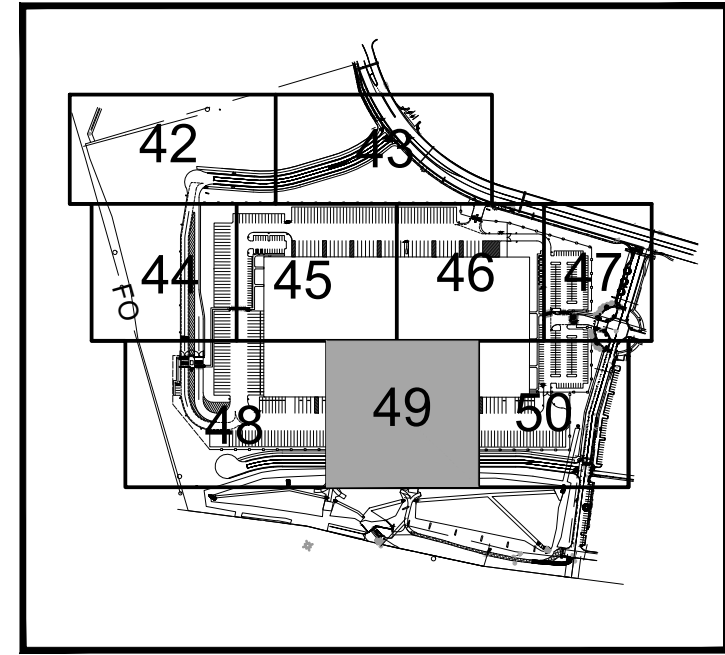
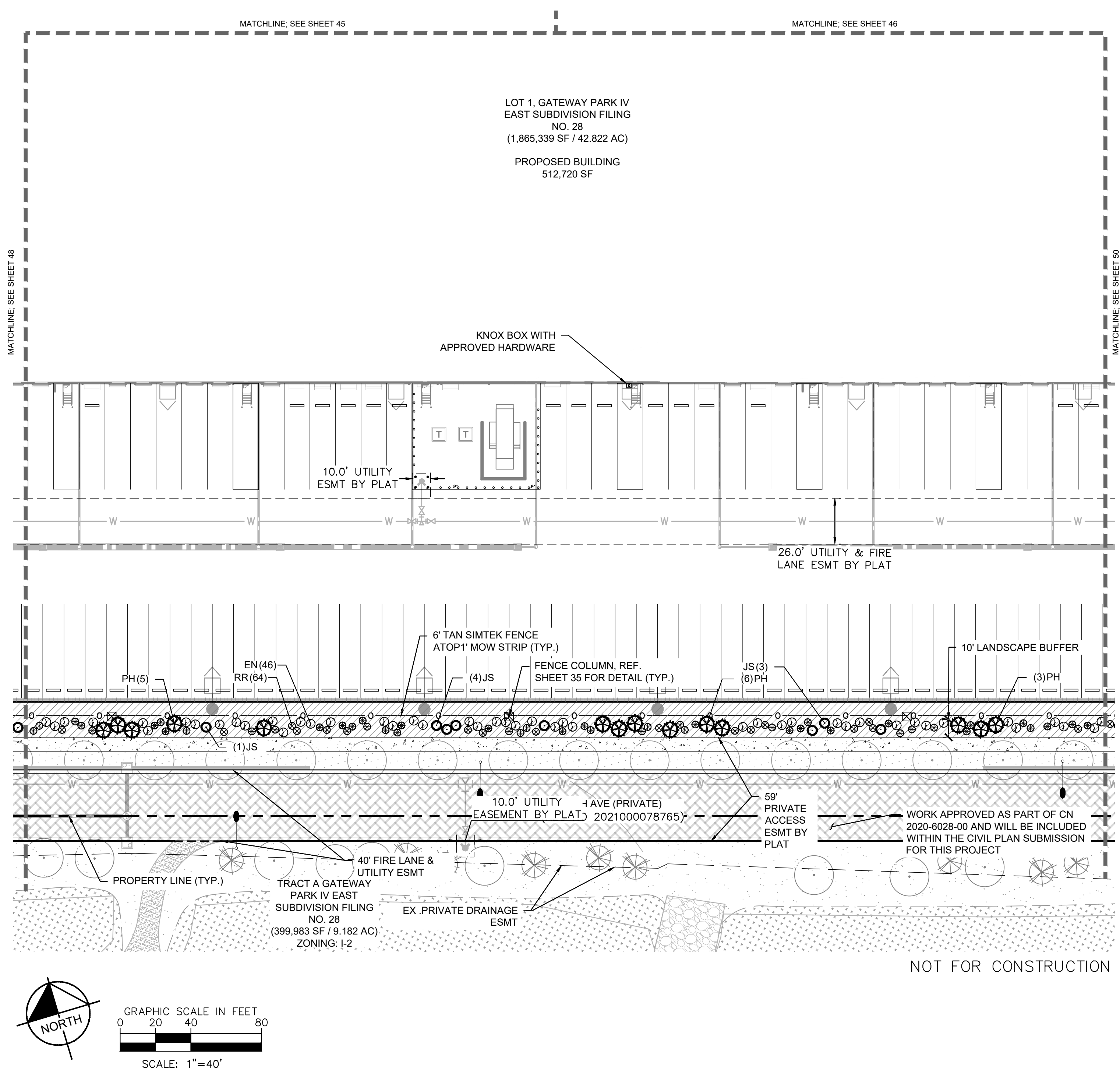
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Kimley»»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4562 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

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

PROJECT SKIFREE CN 2021-6048-00

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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:

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

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
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Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

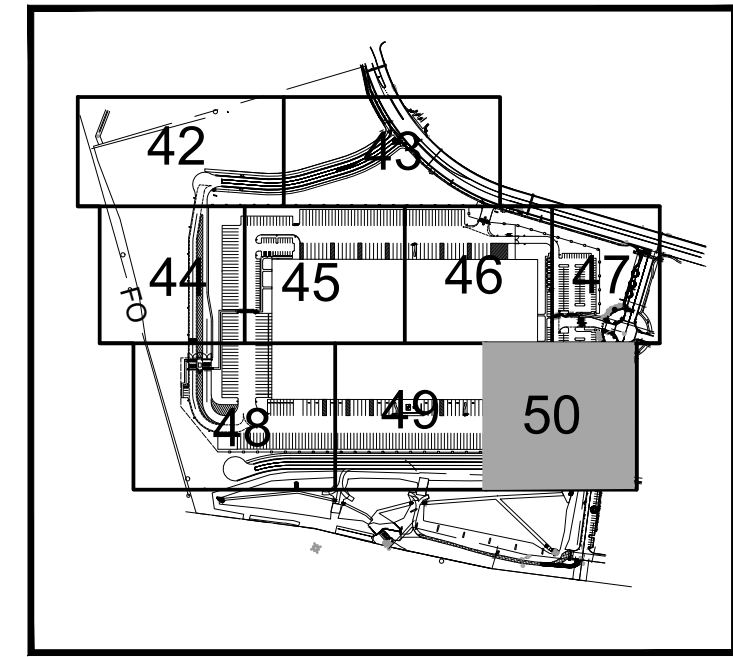
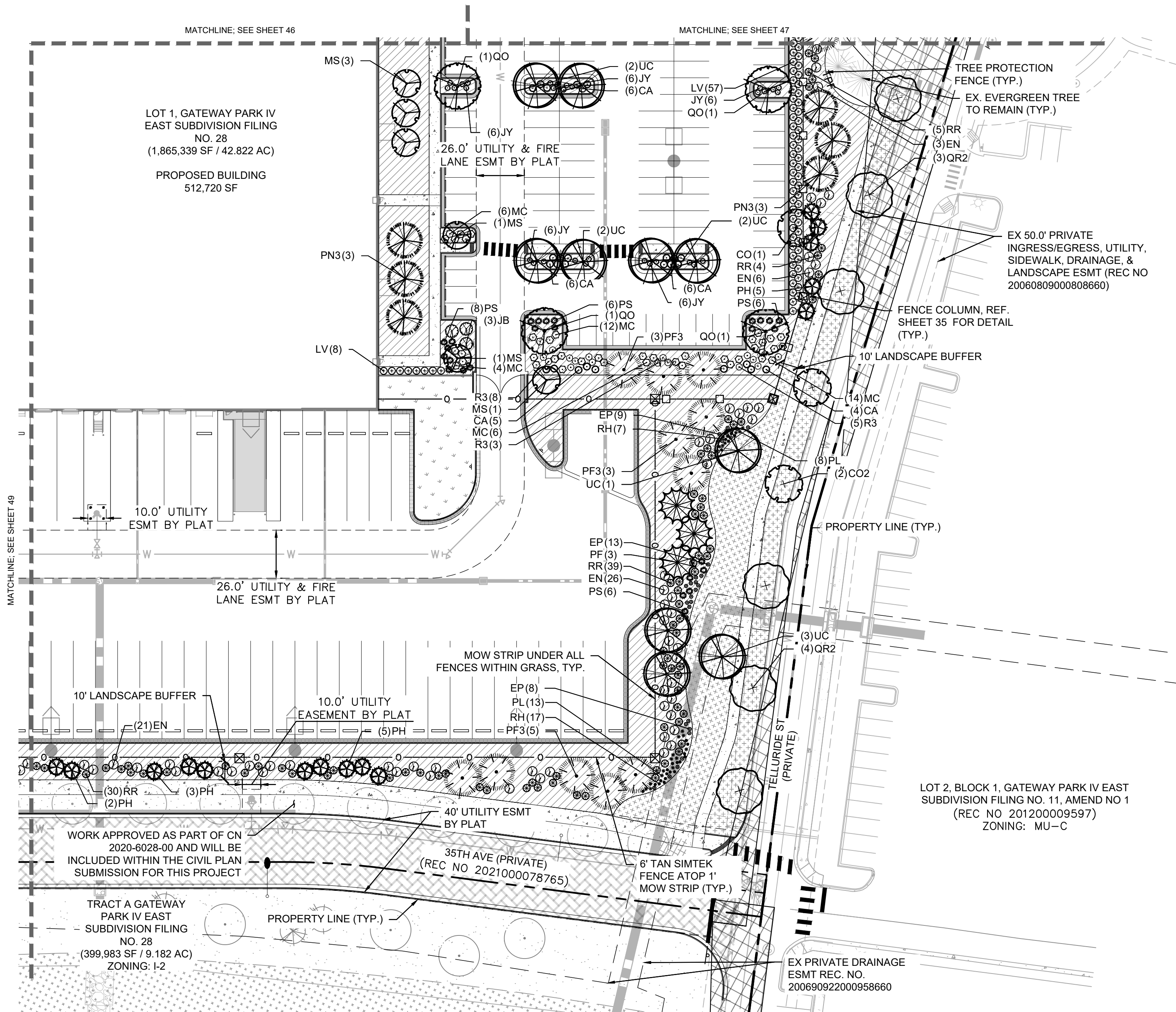
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DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO.
067918026_SP_LA.DWG
PROJECT NO.
067918026

SHEET NO.
49

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
NO.	REVISION	BY	DATE
			APPR

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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)
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- 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:

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- ALL NATIVE SEED TO BE IRRIGATED THROUGH ESTABLISHMENT.
- REF. SHEET 41 FOR PLANT SCHEDULE

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4662 South Ute Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
LANDSCAPE PLAN
AURORA, COLORADO

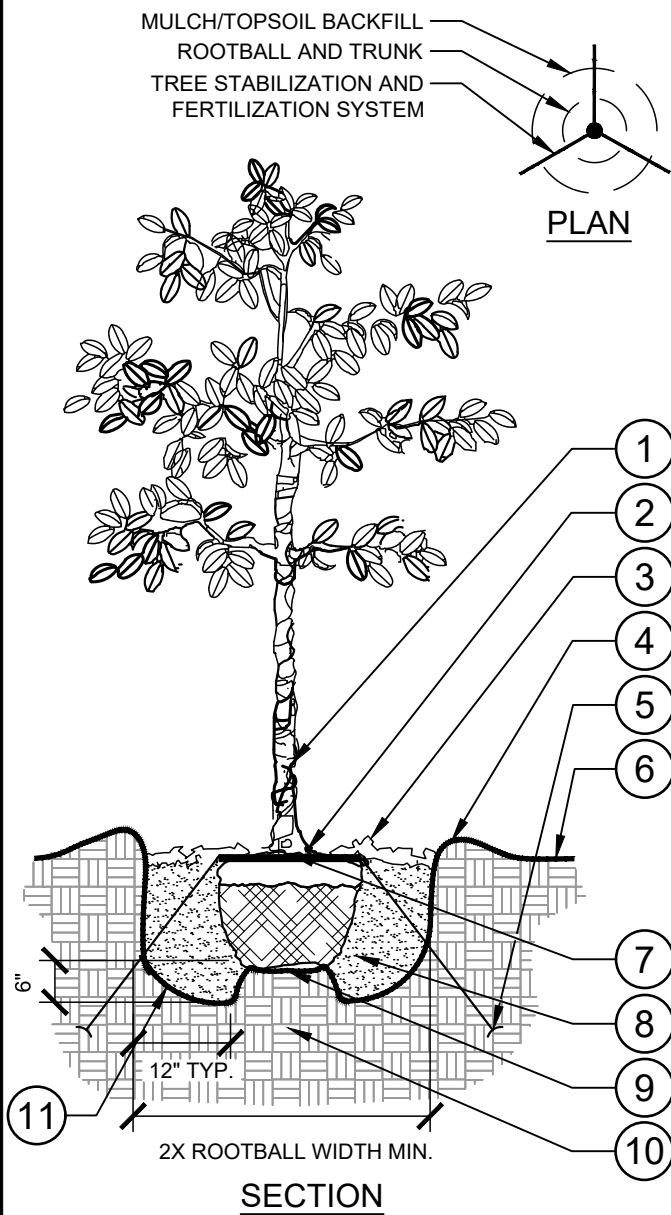
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DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

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PROJECT NO.
067918026

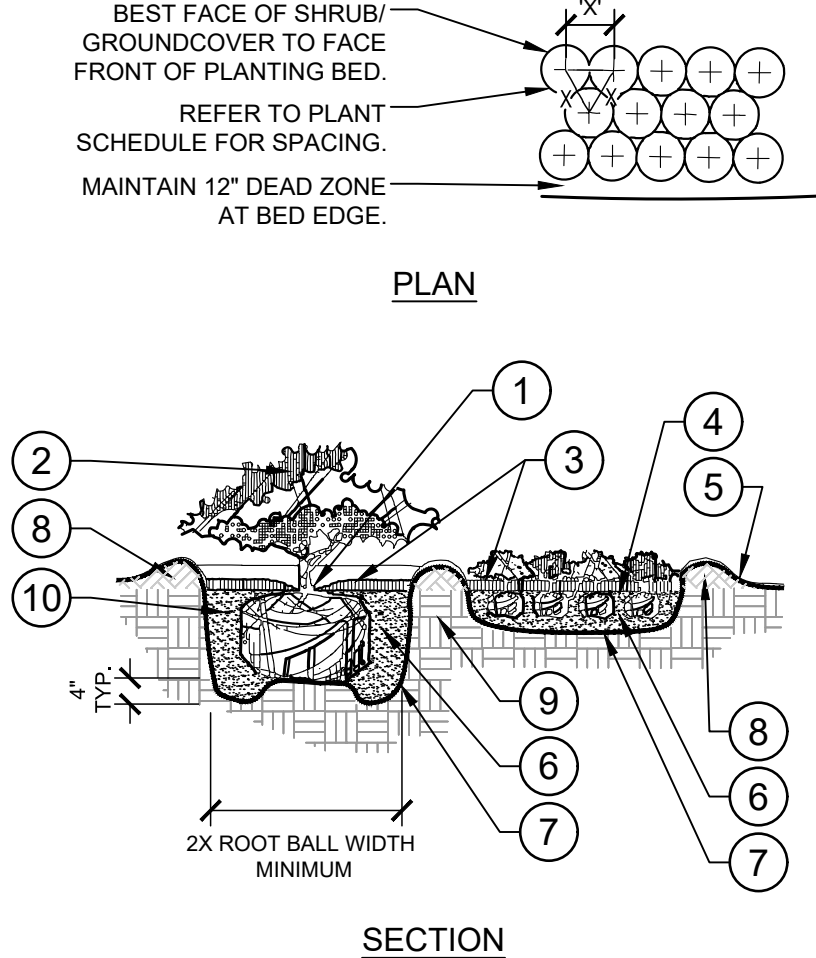
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50

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

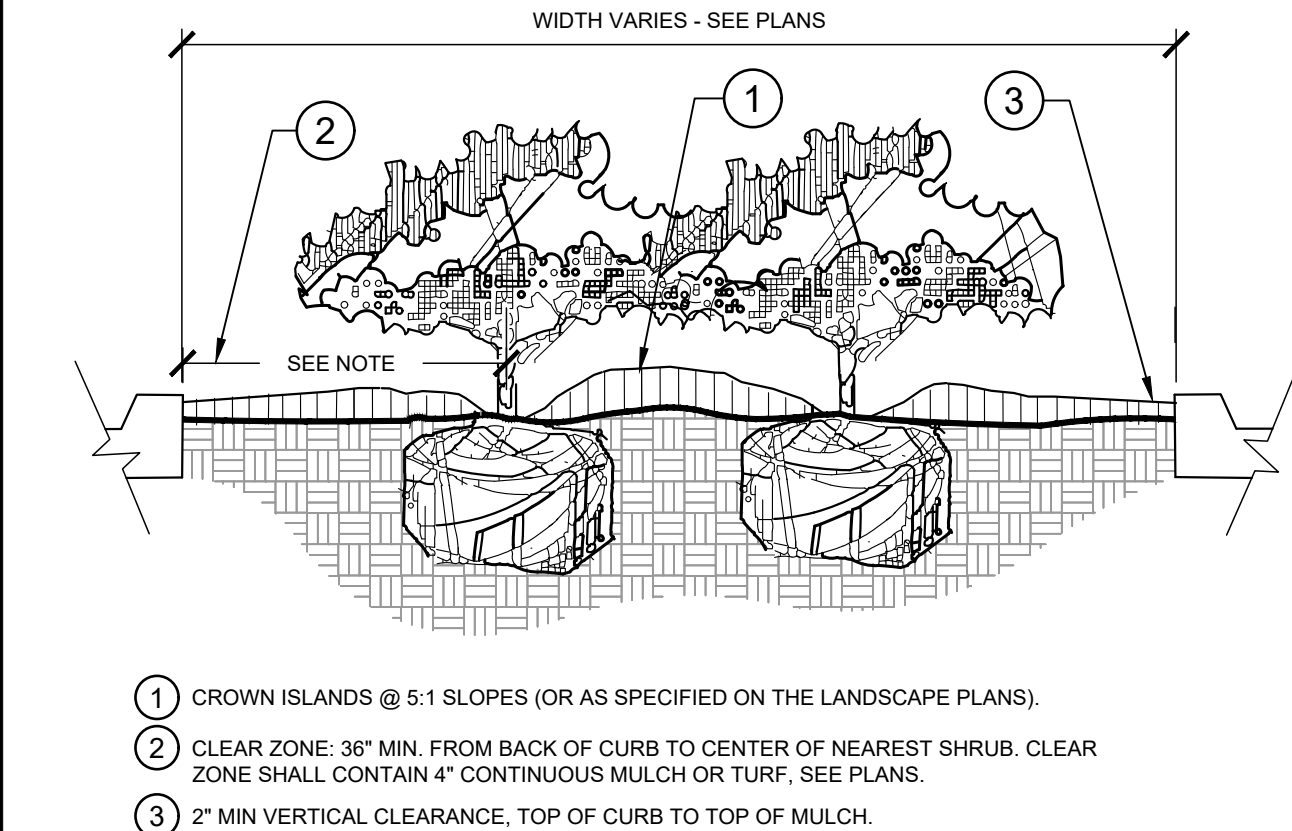
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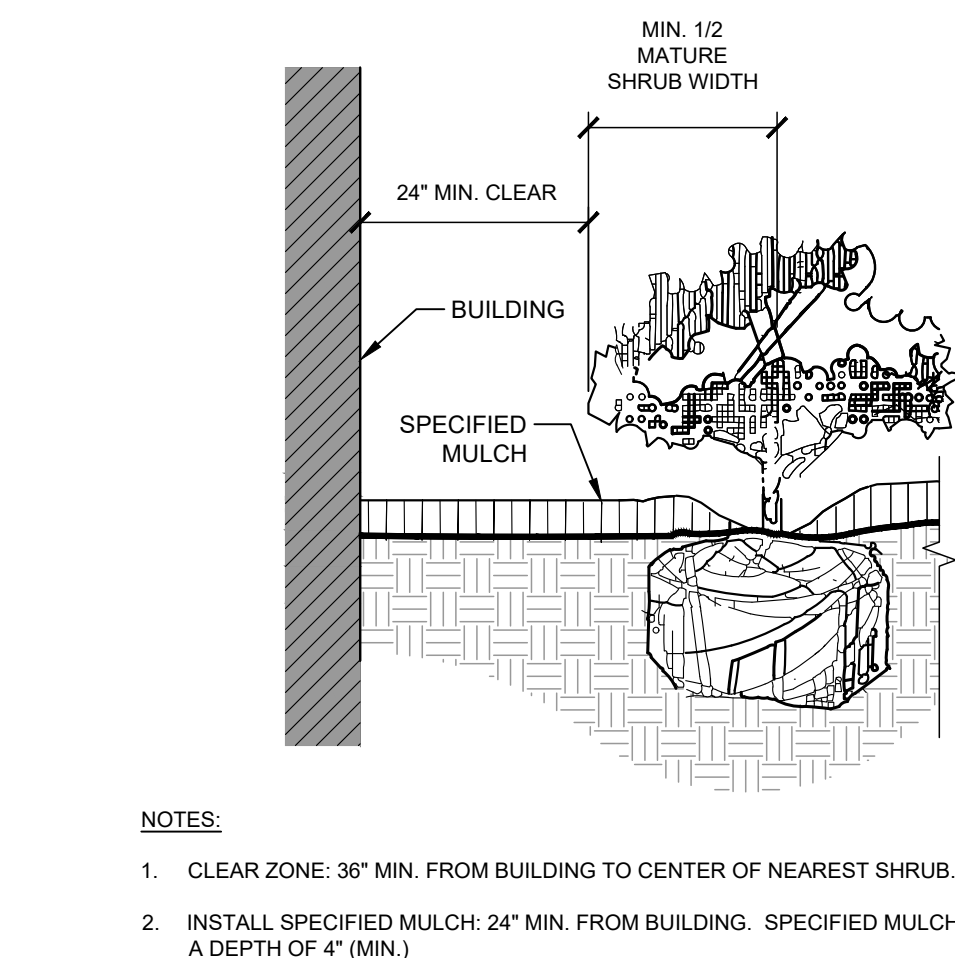
1 TREE PLANTING
SECTION / PLAN NTS



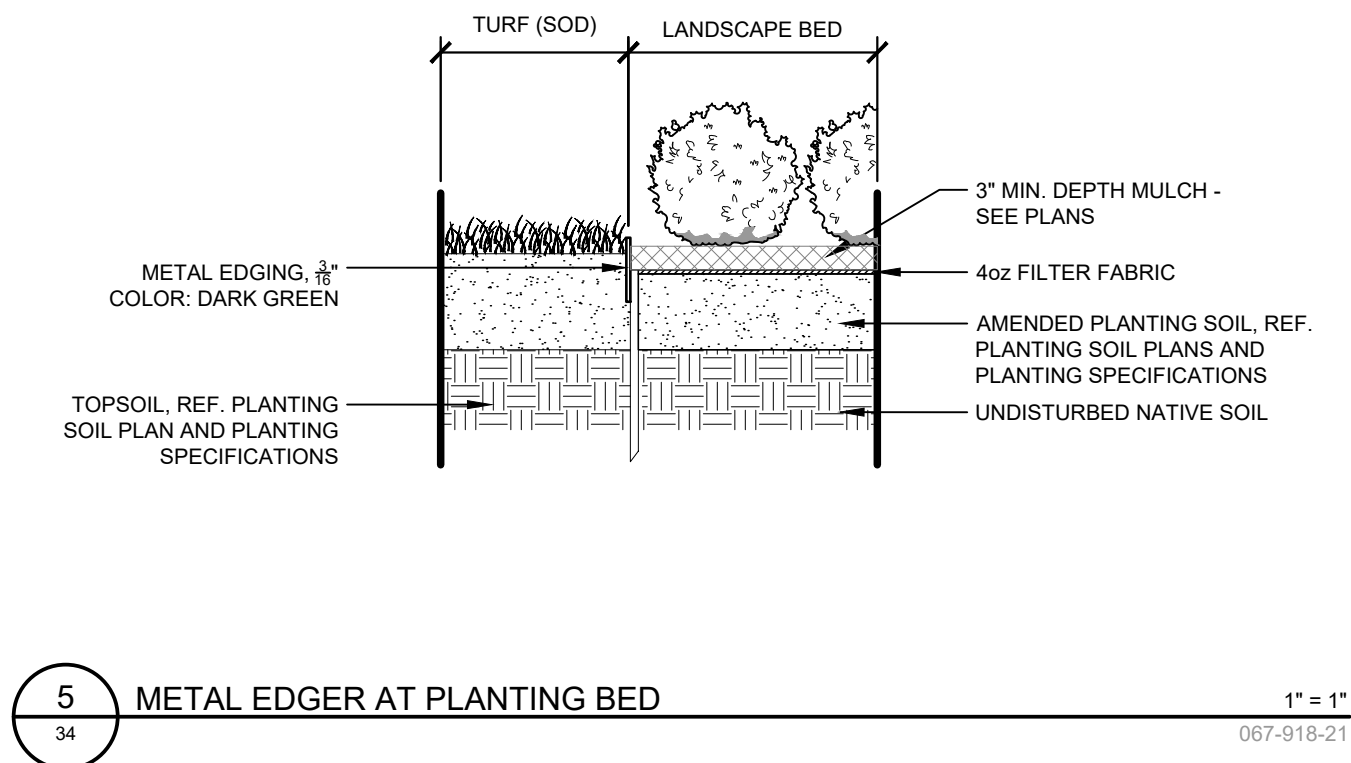
2 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN NTS



3 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION NTS



4 PLANTINGS ADJACENT TO BUILDINGS
SECTION NTS



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

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4682 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
LANDSCAPE DETAILS
AURORA, COLORADO

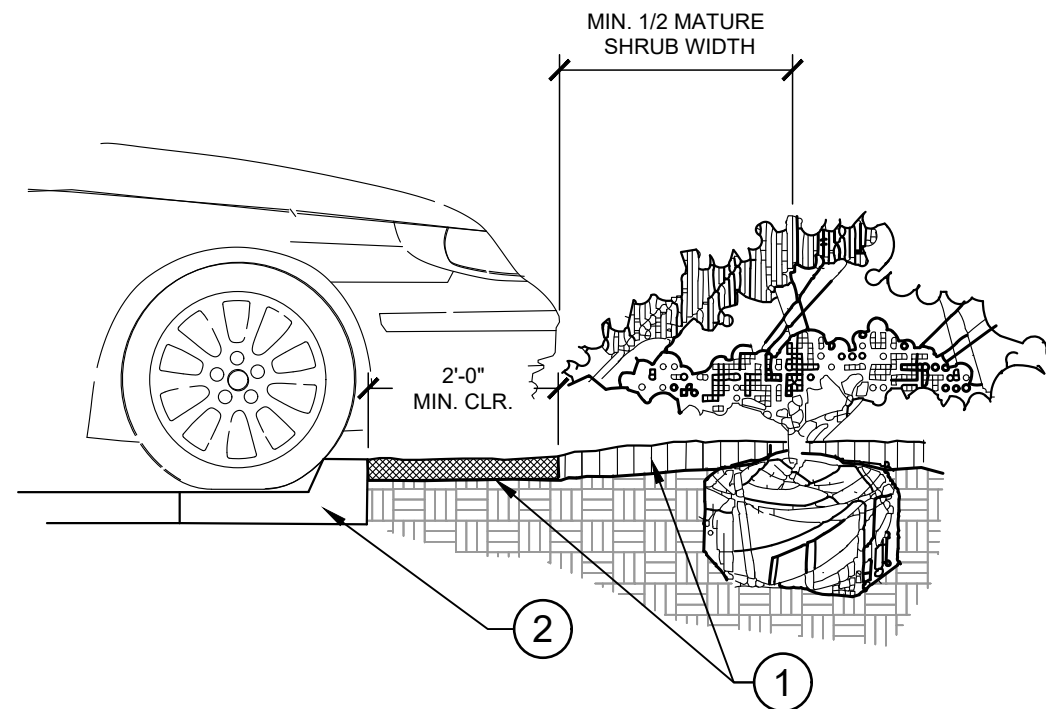
DATE: 09/08/2021
DESIGNED BY: EIW
DRAWN BY: EIW
CHECKED BY: MJL

FILE NO.
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PROJECT NO.
067918026

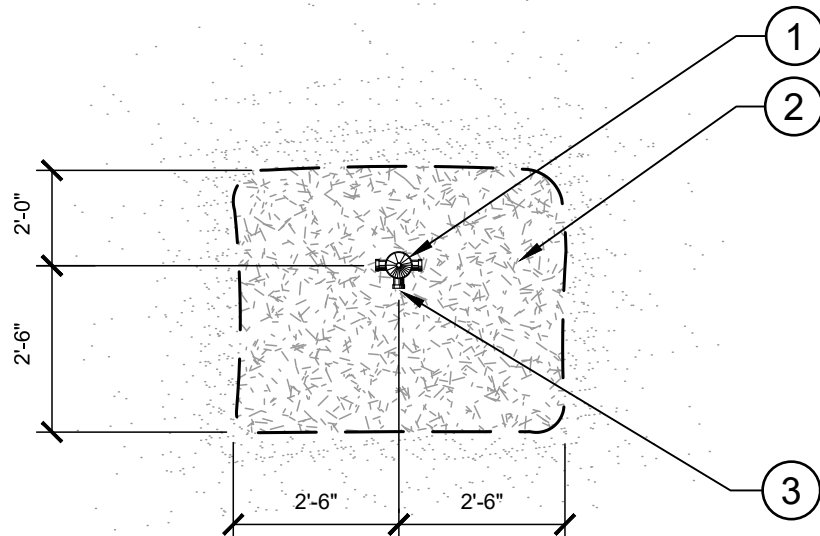
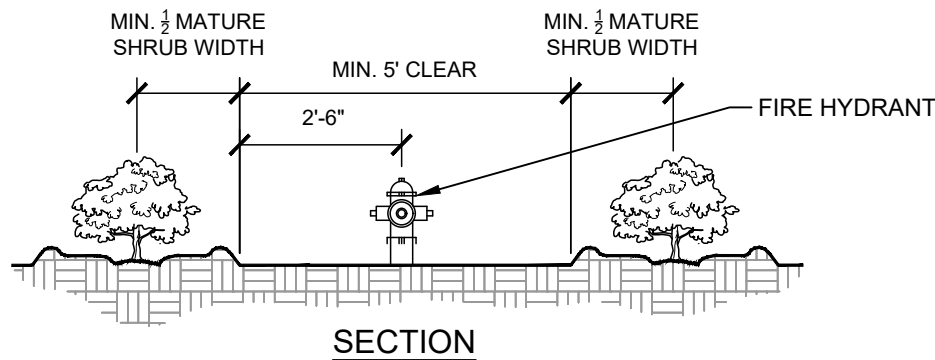
SHEET NO.
51

NOT FOR CONSTRUCTION

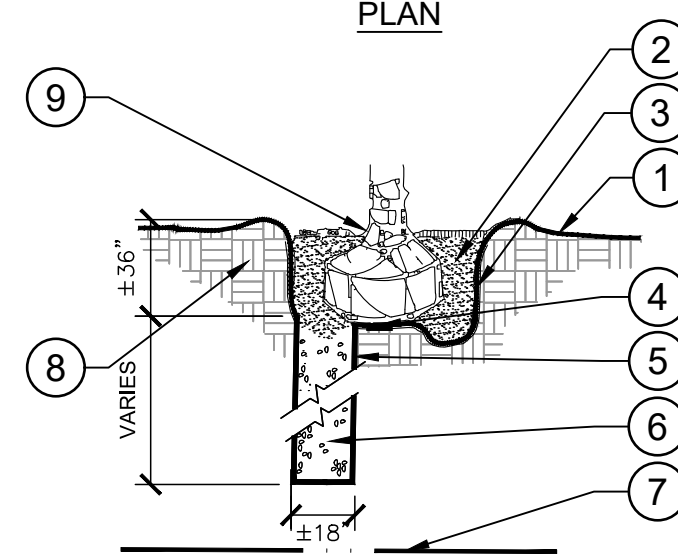
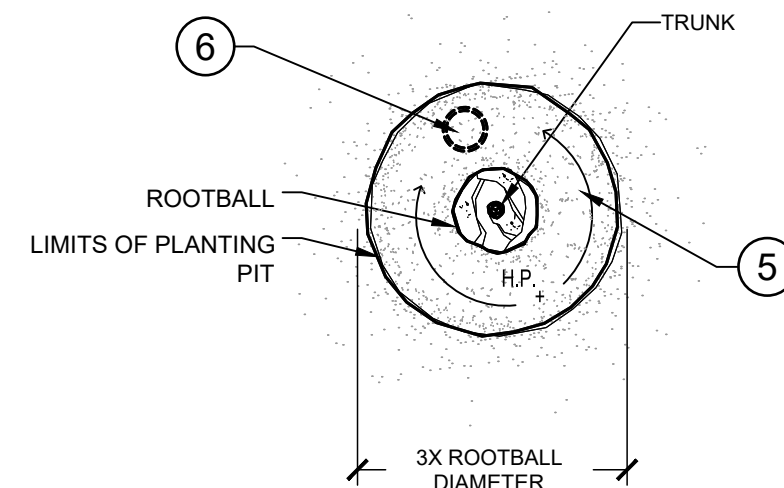
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- 1 INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- 2 CURB / PARKING LOT EDGE.



- 1 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)



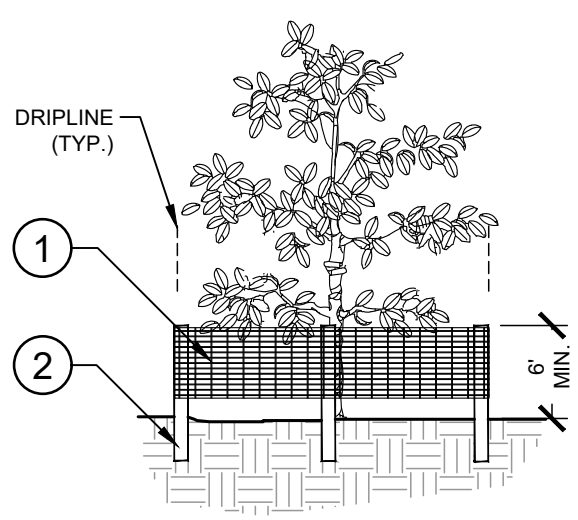
- 1 FINISH GRADE (SEE GRADING PLANS).
- 2 BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
- 3 FILTER CLOTH, MIRAFI 500X OR BETTER.
- 4 SLOPE BOTTOM TO DRAIN.
- 5 AUGURED HOLE $\varnothing \pm 18"$ PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
- 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.

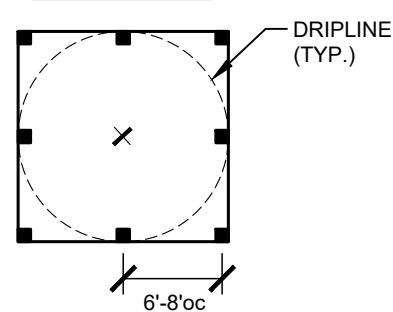
1 PARKING SPACE/CURB PLANTING
35 SECTION

2 SHRUB PLANTING AT FIRE HYDRANT
39 NTS SECTION / PLAN

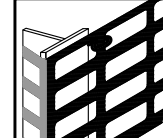
3 POOR DRAINAGE CONDITION
35 SECTION / PLAN



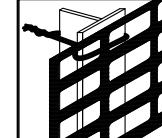
ELEVATION



PLAN



CORNER CONNECTION



CONNECTION

- 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

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4662 South Ute 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.
52

NOT FOR CONSTRUCTION

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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

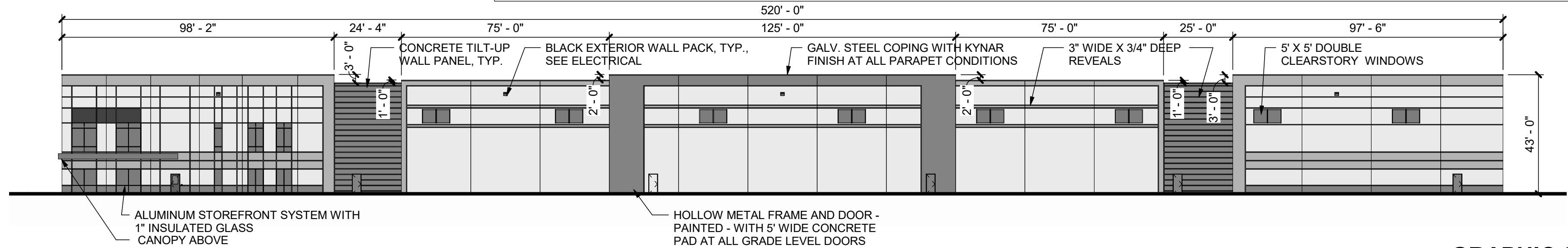
EXT-1
PURE WHITE
SW 7005

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

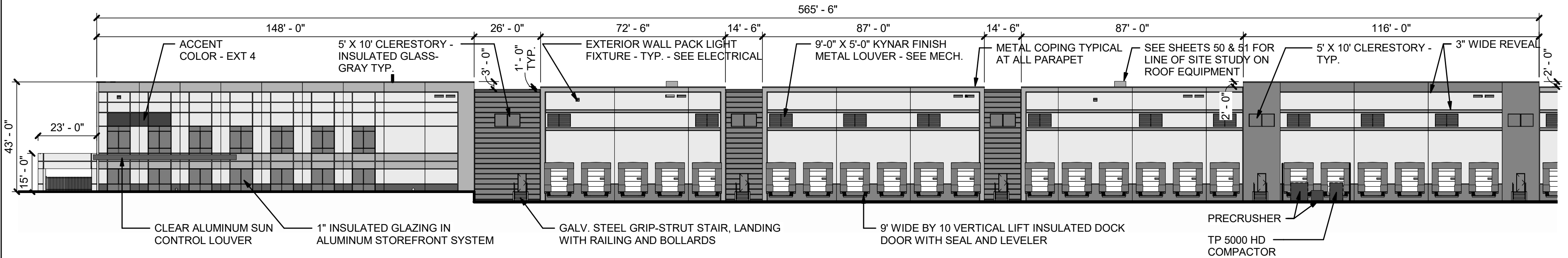
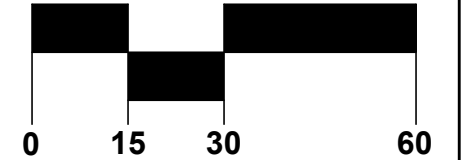


3

BUILDING ELEVATION - WEST

1" = 30'-0"

GRAPHIC SCALE

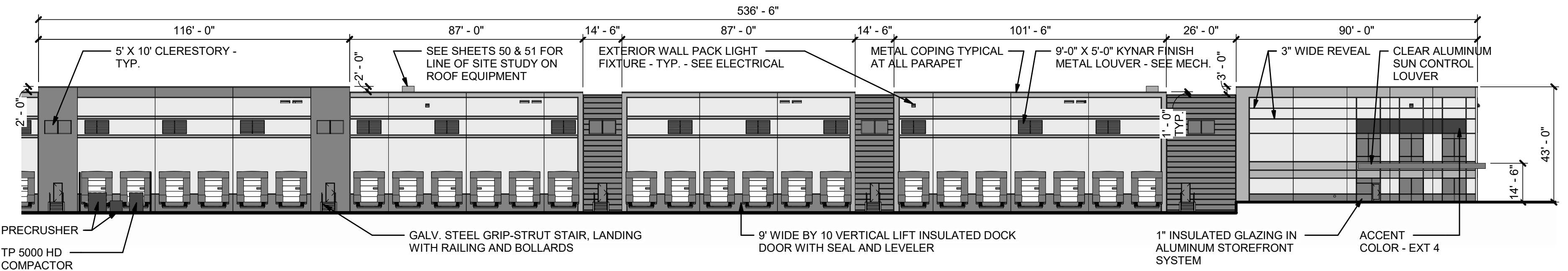
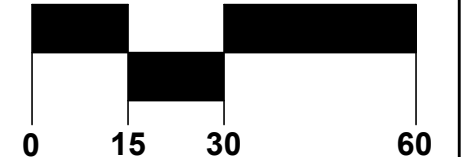


2

BUILDING ELEVATION - NORTH

1" = 30'-0"

GRAPHIC SCALE



1

BUILDING ELEVATION - NORTH

1" = 30'-0"

GRAPHIC SCALE



Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
4542 South Harvard Avenue
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

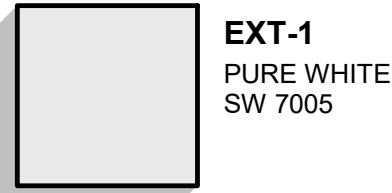
FILE NO.
067918026TB_SP.DWG
PROJECT NO.
067918026

SHEET NO.
53

Z:\DEN_Civil\067918026_Proj\Skifree\CADD\References\067918026TB_SP.dwg Jurewicz, Madison

SEE SITE PLAN SHEET 34 FOR COMPACTOR AND GENERATOR SCREENING REQUIREMENTS

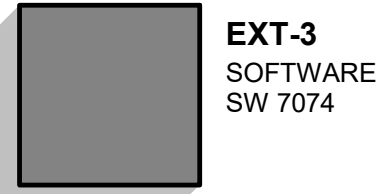
ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A POINT FOUR FEET ABOVE GRADE LEVEL ON EACH PROPERTY LINE WITH AN ABUTTING PROPERTY, AND FROM A POINT FOUR FEET ABOVE GRADE FROM EACH SIDEWALK ON THE FAR SIDE OF EACH ADJACENT STREET, OR IF THERE IS NO SIDEWALK THEN FROM A POINT FIVE FEET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

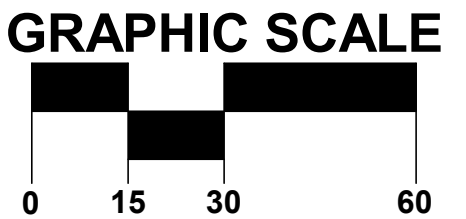
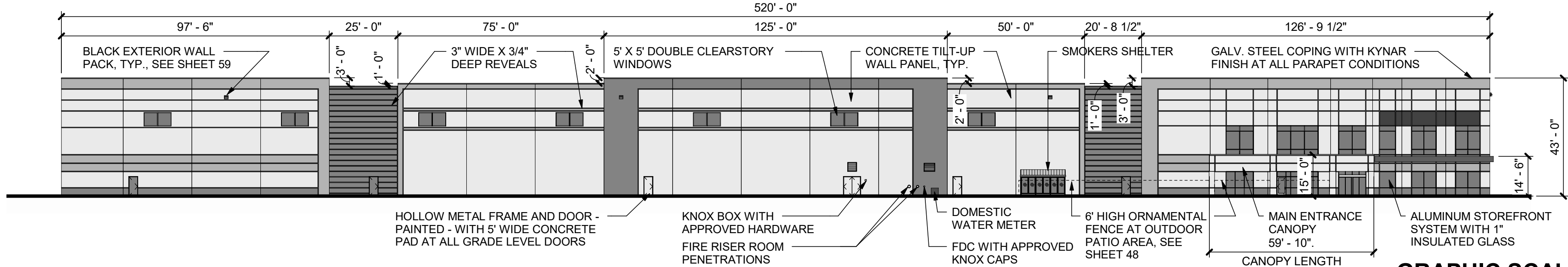


EXT-3
SOFTWARE
SW 7074



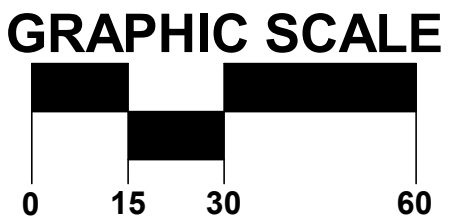
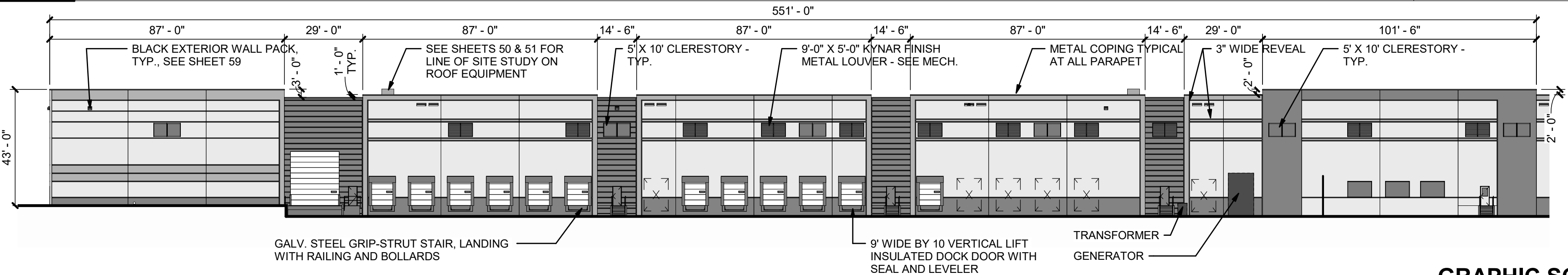
EXT-4
PANTONE
SW 7626

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 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



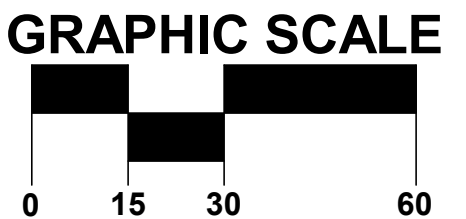
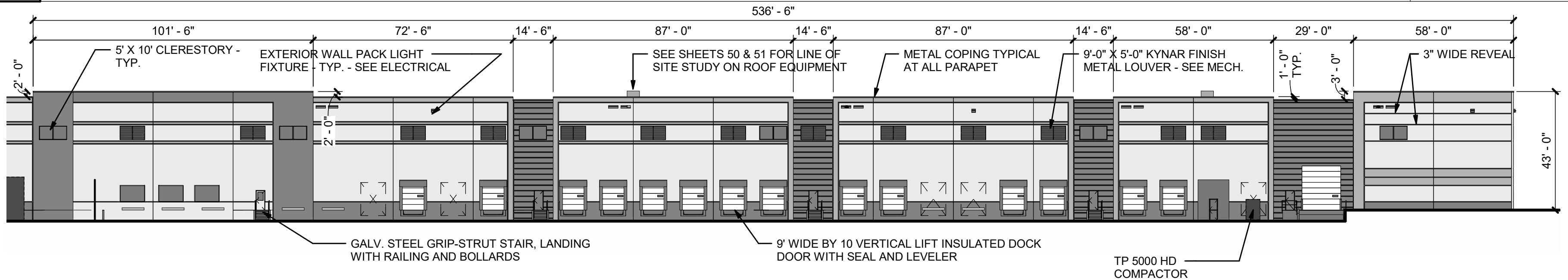
3 BUILDING ELEVATION - EAST

1" = 30'-0"



2 BUILDING ELEVATION - SOUTH

1" = 30'-0"



1 BUILDING ELEVATION - SOUTH

1" = 30'-0"

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
4542 South Harvard Avenue
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.
54

Z:\DEN_Civil\067918026_Projct_Skifree\CADD\References\067918026TB_SP.dwg Jurewicz, Madison

4

1/4" = 1'-0"

GUARDHOUSE - WEST

STANDING SEAM METAL ROOF ON GRACE ICE AND WATER SHIELD MEMBRANE - COLOR TO MATCH EXT-3

4" X 4" PREFINISHED METAL GUTTER - COLOR TO MATCH EXT-3

LED WALL PACK LIGHT, COLOR BLACK

3" X 3" PREFINISHED METAL DOWNSPOUT

TILT-UP CONCRETE WALL PANEL

PROVIDE JUNCTION BOX NEAR WALK, EXTEND 4 EA. 3" CONDUITS FROM JUNCTION BOX THROUGH THE SOFFIT, PROVIDE LONG SWEEP INTO THE ATTIC SPACE ABOVE THE CEILING

6'-8"

PROVIDE POLYCARBONATE "SNO-GEM" ICE GUARD AT ALL METAL ROOFS IN NORTHERN CLIMATES HALFWAY UP THE ROOF

KNOX BOX WITH APPROVED HARDWARE

EXT-1

HEAVY DUTY INSULATED SLIDING GLASS DOOR IN CLEAR ANODIZED ALUMINUM FRAMES

ELECTRICAL PANEL

PAINTED SHEET METAL TO CONCEAL CONDUITS ABOVE AND BELOW THE ELECTRICAL PANEL

CONDENSING UNIT

TRANSFORMER

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

1/4" = 1'-0"

GUARDHOUSE - NORTH

STANDING SEAM METAL ROOF ON GRACE ICE AND WATER SHIELD MEMBRANE - COLOR TO MATCH EXT-3

3"x3" PREFINISHED METAL DOWNSPOUT TYPICAL OF 2 COLOR PAINTED

TILT-UP CONCRETE WALL PANEL

2'-8"

4'-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

PROVIDE POLYCARBONATE "SNO-GEM" ICE GUARD AT ALL METAL ROOFS IN NORTHERN CLIMATES HALFWAY UP THE ROOF

PREFINISHED METAL GUTTER, SOFFIT & FASCIA COLOR TO MATCH EXT-3

1" INSULATED TINTED GLASS IN STOREFRONT SYSTEM (CLEAR ANODIZED FINISH)

7" HIGH RAISED CONCRETE PAD

2

1/4" = 1'-0"

GUARDHOUSE - EAST

STANDING SEAM METAL ROOF ON GRACE ICE AND WATER SHIELD MEMBRANE - COLOR TO MATCH EXT-3

4" X 4" PREFINISHED METAL GUTTER - COLOR TO MATCH EXT-3

3" X 3" PREFINISHED METAL DOWNSPOUT

TILT-UP CONCRETE WALL PANEL

ELECTRICAL PANEL

PAINTED SHEET METAL TO CONCEAL CONDUITS ABOVE AND BELOW THE ELECTRICAL PANEL

6'-8"

PROVIDE POLYCARBONATE "SNO-GEM" ICE GUARD AT ALL METAL ROOFS IN NORTHERN CLIMATES HALFWAY UP THE ROOF

LED WALL PACK LIGHT - COLOR BLACK

HEAVY DUTY INSULATED SLIDING GLASS DOOR IN CLEAR ANODIZED ALUMINUM FRAMES

PROVIDE JUNCTION BOX NEAR WALK, EXTEND 4 EA. 3" CONDUITS FROM JUNCTION BOX THROUGH THE SOFFIT, PROVIDE LONG SWEEP INTO THE ATTIC SPACE ABOVE THE CEILING PAINT EXT-3

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

1/4" = 1'-0"

GUARDHOUSE - SOUTH

STANDING SEAM METAL ROOF ON GRACE ICE AND WATER SHIELD MEMBRANE PAINT P-2 - COLOR TO MATCH EXT-3

3"x3" PREFINISHED METAL DOWNSPOUT TYPICAL OF 2 - COLOR TO MATCH EXT-3

1" INSULATED TINTED GLASS IN STOREFRONT SYSTEM (CLEAR ANODIZED FINISH)

TILT-UP CONCRETE WALL PANEL

ELECTRICAL PANEL

PAINTED SHEET METAL TO CONCEAL CONDUITS ABOVE AND BELOW THE ELECTRICAL PANEL

CONDENSING UNIT

3'-6"

3'-8"

10'-2"

3'-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

PROVIDE POLYCARBONATE "SNO-GEM" ICE GUARD AT ALL METAL ROOFS IN NORTHERN CLIMATES HALFWAY UP THE ROOF

PREFINISHED METAL GUTTER, SOFFIT & FASCIA COLOR TO MATCH EXT-3

TRANSFORMER

7" HIGH RAISED CONCRETE PAD

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

3

2

1

NO.

SITE PLAN SUBMITTAL

SITE PLAN SUBMITTAL

SITE PLAN SUBMITTAL

SITE PLAN SUBMITTAL

REVISION

5-11-22

3-16-22

2-07-21

10-13-21

DATE

SAL

SAL

SAL

SAL

APPR

PROJECT SKIFREE

SITE PLAN

SHEET TITLE

AURORA, COLORADO

DATE: xxxxxx

DESIGNED BY: MEJ

DRAWN BY: MEJ

CHECKED BY: SAL

FILE NO. 067918026TB_SP.DWG

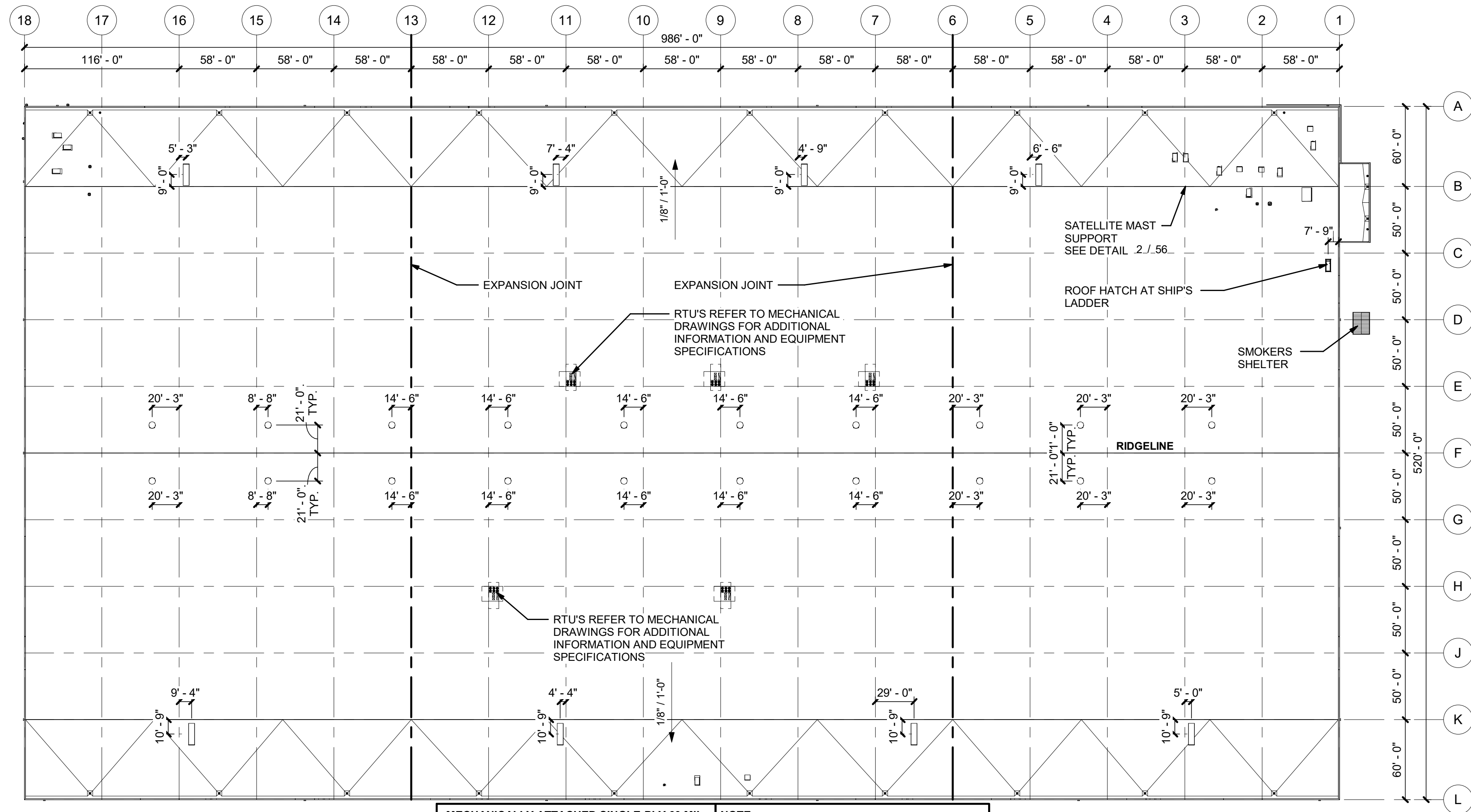
PROJECT NO. 067918026

SHEET NO. 55

GRAPHIC SCALE

0 0.125 0.25 0.5

PROJECT SKIFREE CN 2021-6048-00



OVERALL ROOF PLAN

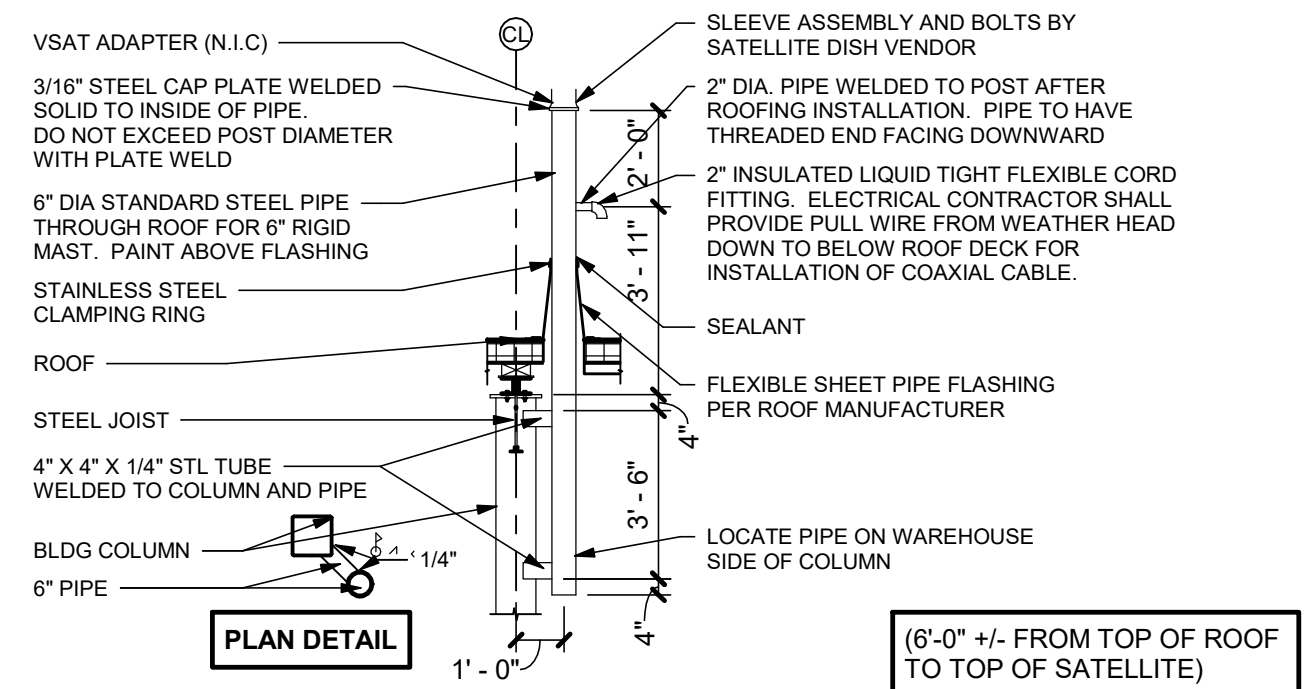
1" = 60'-0"

**MECHANICALLY ATTACHED SINGLE-PLY 60 MIL.
TPO MEMBRANE ON RIGID INSULATION (R-20) -
(2) LAYERS STAGGERED AND METAL DECK.
CLASS A ROOF**

NOTE:
ALL EQUIPMENT ON ROOF SHALL HAVE A
CRICKET ON THE HIGH SIDE OF THE EQUIPMENT

**NOTE:
PROVIDE WALKWAY PAD ON ALL SIDES OF ALL
ROOFTOP EQUIPMENT**

NOTE:
RTU DIMENSIONS LOCATIONS ARE
APPROXIMATE. FIELD VERIFY LOCATIONS
BETWEEN JOISTS AND GIRDERS



SATELLITE MAST DETAIL

1/4" = 1'-0"

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

Kimley»»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4562 South Ulster Street, Suite 1500,
Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE
SITE PLAN
SHEET TITLE
AURORA, COLORADO

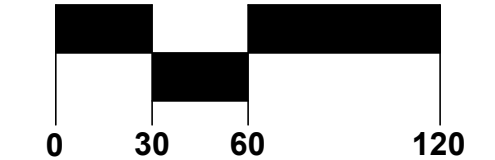
DATE:	xxxxxx
DESIGNED BY:	MEJ
DRAWN BY:	MEJ
CHECKED BY:	SAL

FILE NO.
X067918026TB__SP.DWG

PROJECT NO.
067918026

SHEET NO.
56

GRAPHIC SCALE

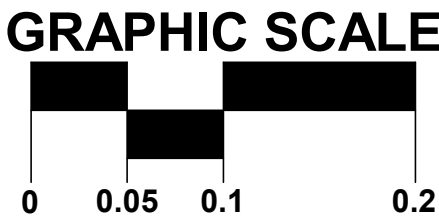
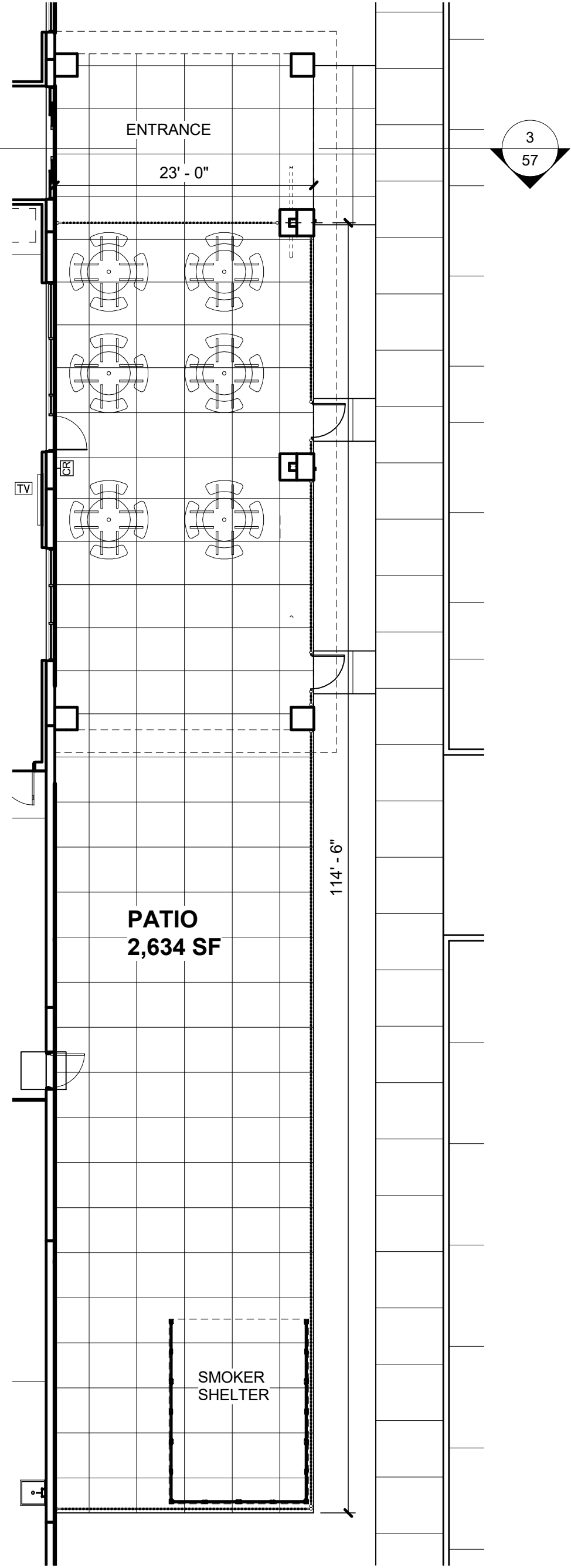


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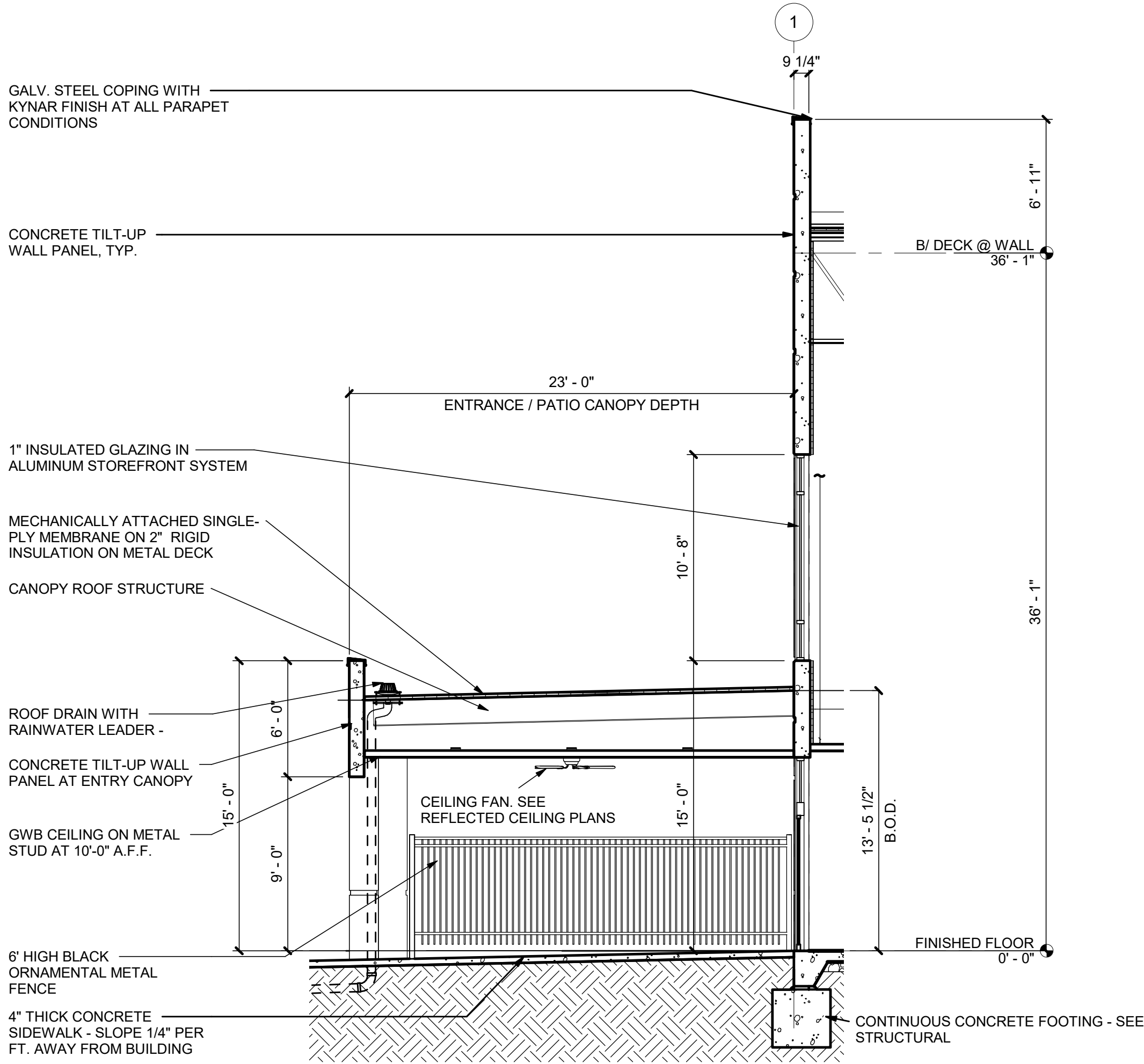
1" = 10'-0"

PATIO
FLOOR PLAN



3

WALL SECTION AT PATIO



BLACK

PROJECT SKIFREE
SITE PLAN
SHEET TITLE
AURORA, COLORADO

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
4552 South Interstate Avenue
Denver, Colorado 80237 (303) 228-2300

FILE NO.
X067918026TB_SP.DWG

PROJECT NO.
067918026

SHEET NO.
57

DATE: xxxxxx

DESIGNED BY: MEJ

DRAWN BY: MEJ

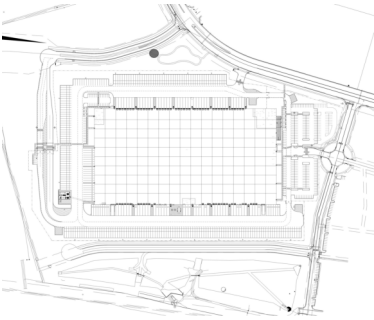
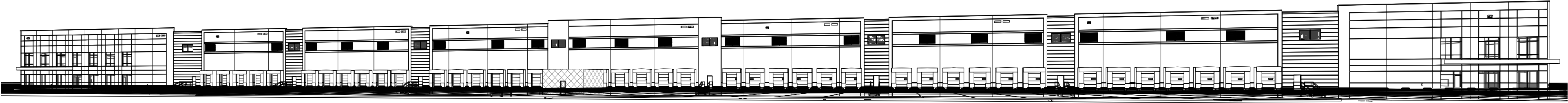
CHECKED BY: SAL

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	2-07-21	SAL
1	SITE PLAN SUBMITTAL	1	NER	10-13-21	SAL

Z:\DEN_Civil\067918026_Projct_Skifree\CADD\References\067918026TB_SP.dwg Jurewicz, Madison

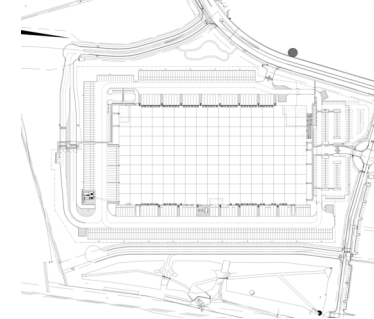
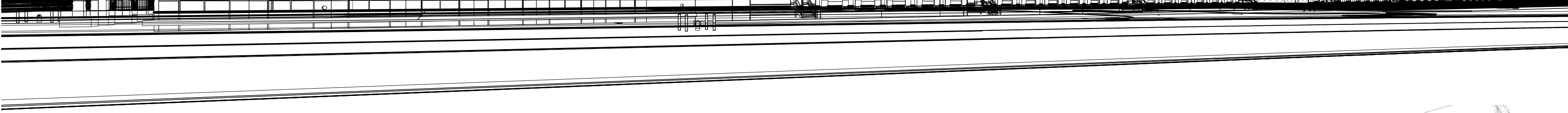
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LINE OF SITE STUDY - NORTH



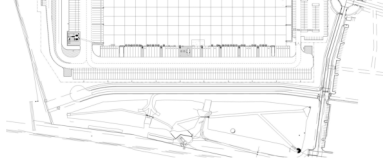
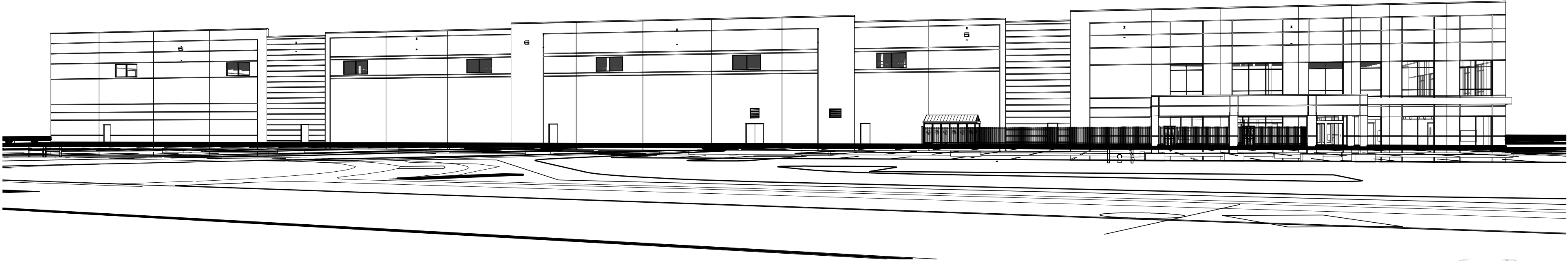
2

LINE OF SITE STUDY - NORTHEAST



3

LINE OF SITE STUDY - EAST

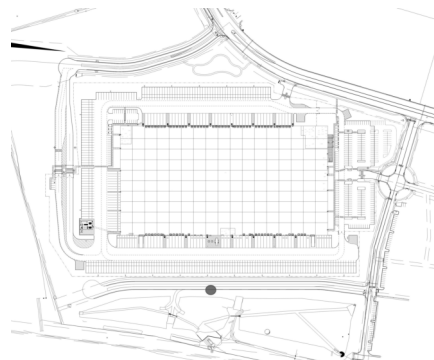
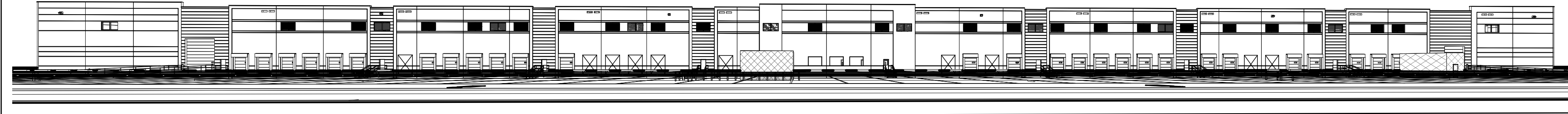
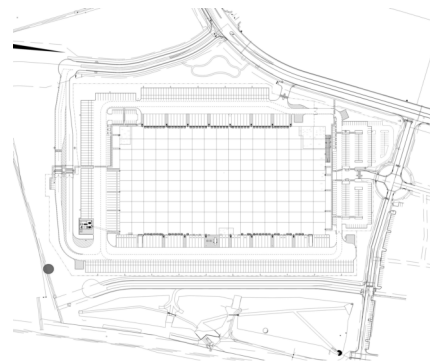
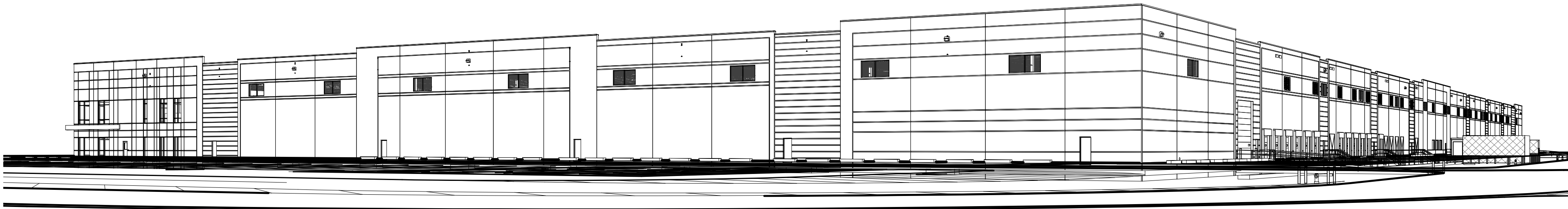


PROJECT SKIFREE		Kimley»Horn		SAL	
SITE PLAN		2021 KIMLEY-HORN AND ASSOCIATES, INC. 4552 South Broadway Denver, Colorado 80237 (303) 228-2300		SAL	
SHEET TITLE		AURORA, COLORADO		SAL	
FILE NO.	DATE: xxxxxx	NO.		BY	
PROJECT NO.	DESIGNED BY: MEJ	4 SITE PLAN SUBMITTAL		5-11-22	
067918026	DRAWN BY: MEJ	3 SITE PLAN SUBMITTAL		3-16-22	
	CHECKED BY: SAL	2 SITE PLAN SUBMITTAL		2-07-21	
		1 SITE PLAN SUBMITTAL		10-13-21	
		REVISION		DATE	
SHEET NO.		APPR			
58					

Z:\DEN_Civil\067918026_Projct_SkiFree\CADD\References\067918026TB_SP.dwg Jurewicz, Madison

2

LINE OF SITE STUDY - SOUTHWEST



1

LINE OF SITE STUDY - SOUTH

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
4552 South Havana Avenue
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

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	2-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

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.iex	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.iex	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.iex	21671	1	0.9	206
	OF	2	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 V LENS	1	MR2_LED_60C_1000_40K_T3M.iex	21511	1	0.9	412
	OH	6	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 V LENS	1	MR2_LED_60C_1000_40K_T3M.iex	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.iex	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

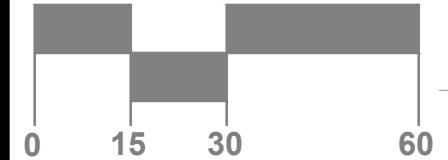
SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64

SHEET 60

SHEET 61

GRAPHIC SCALE



SHEET 60

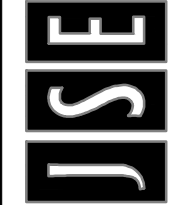
SHEET 67

1

OVERALL SITE PLAN - PHOTOMETRICS

1" = 40'-0"

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



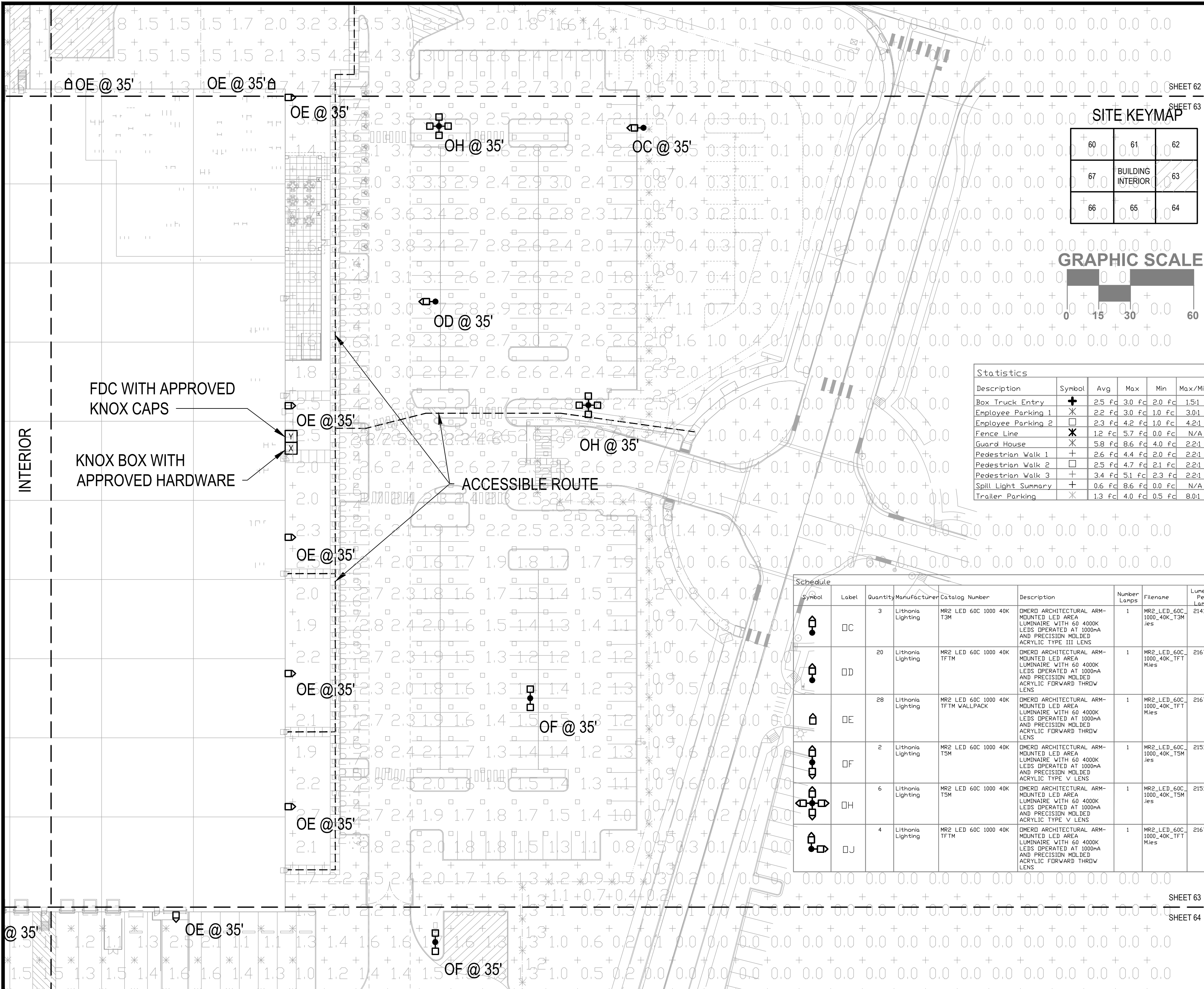
PROJECT SKIFREE
SITE PLAN
PHOTOMETRICS
AURORA, COLORADO

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

FILE NO.
PROJECT NO.
067918026

SHEET NO.

60



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	✕	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

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
OC	OC	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
OD	OD	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_TFT.ies	21671	1	0.9	206
OE	OE	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_TFT.ies	21671	1	0.9	206
OF	OF	2	Lithonia Lighting	MR2 LED 60C 1000 40K TSM	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_TSM.ies	21511	1	0.9	412
OH	OH	6	Lithonia Lighting	MR2 LED 60C 1000 40K TSM	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_TSM.ies	21511	1	0.9	824
OJ	OJ	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_TFT.ies	21671	1	0.9	412

1 OVERALL SITE PLAN - PHOTOMETRICS
1" = 40'-0"

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

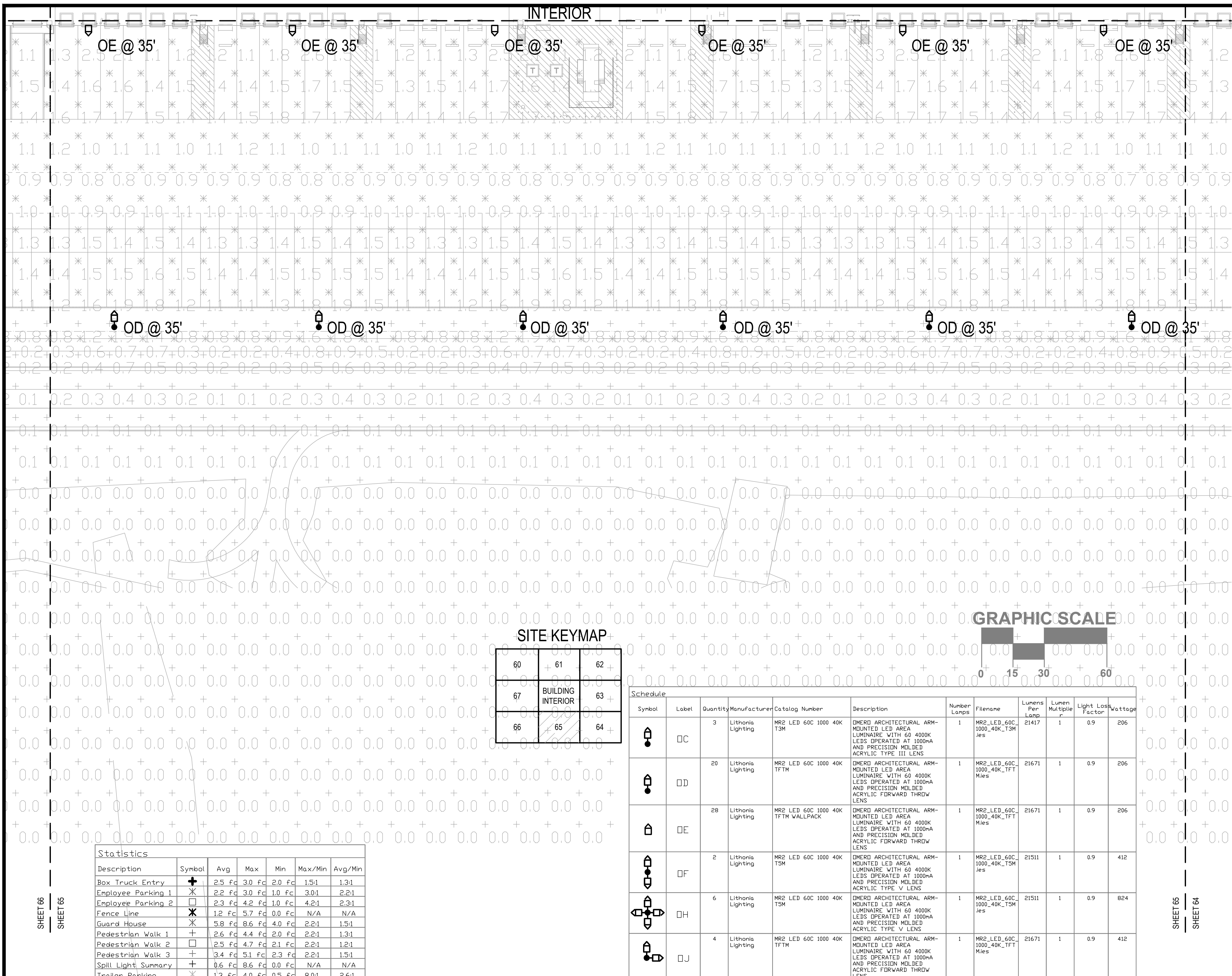
JSE

PROJECT SKIFREE
SITE PLAN
PHOTOMETRICS
AURORA, COLORADO

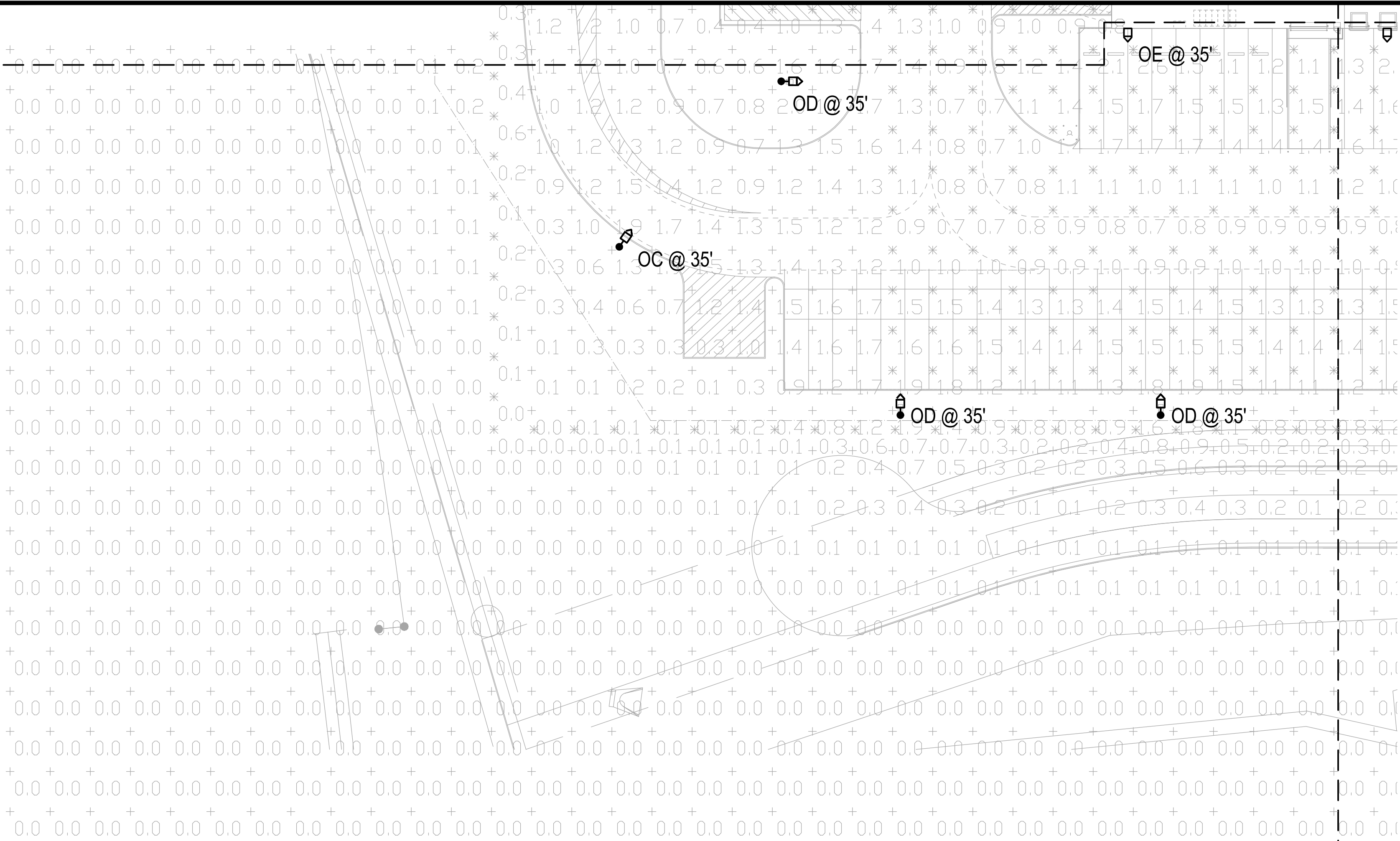
DATE: 09/08/2021
DESIGNED BY:
DRAWN BY:
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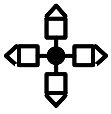

FILE NO.
PROJECT NO. 067918026
SHEET NO. 63

NO. BY DATE APPR
REVISION

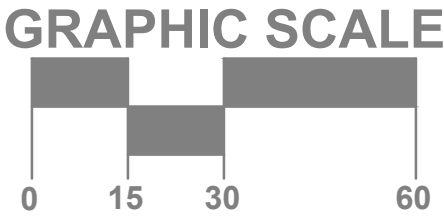


SHEET NO. 65	FILE NO.	DATE: 09/08/2021	PROJECT SKIFREE SITE PLAN PHOTOMETRICS AURORA, COLORADO	 4275 Shackelford Rd., • Suite 200 Norcross, GA 30093-2997 p. 770.447.5547 • f. 770.448.0262							
		PROJECT NO. 067918026			DESIGNED BY:						
	DRAWN BY:										
	CHECKED BY:										



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiple	Light Loss Factor	Wattage
	OC	3	Lithonia Lighting	MR2 LED 60C 1000 40K T3M	DMERQ 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	DMERQ 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_TFT Mies	21671	1	0.9	206
	OE	28	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM WALLPACK	DMERQ 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_TFT Mies	21671	1	0.9	206
	OF	2	Lithonia Lighting	MR2 LED 60C 1000 40K TSM	DMERQ 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_TSM ies	21511	1	0.9	412
	OH	6	Lithonia Lighting	MR2 LED 60C 1000 40K TSM	DMERQ 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_TSM ies	21511	1	0.9	824
	OJ	4	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	DMERQ 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_TFT Mies	21671	1	0.9	412

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



SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64



SHEET 66
SHEET 65

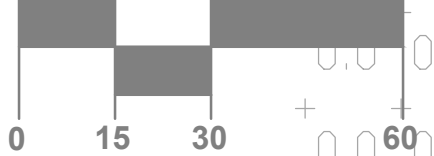
SHEET 60

SHEET 67

SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64

GRAPHIC SCALE



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	Wattage
OC		3	Lithonia Lighting	MR2 LED 60C 1000 40K TSM	DMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LENS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	MR2_LED_60C_1000_40K_TSM_Jes	21417	206
OD		20	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	DMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LENS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFT_Mies	21671	206
OE		28	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM WALLPACK	DMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LENS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFT_Mies	21671	206
OF		2	Lithonia Lighting	MR2 LED 60C 1000 40K TSM	DMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LENS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_TSM_Jes	21511	412
OH		6	Lithonia Lighting	MR2 LED 60C 1000 40K TSM	DMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LENS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC TYPE V LENS	1	MR2_LED_60C_1000_40K_TSM_Jes	21511	824
OJ		4	Lithonia Lighting	MR2 LED 60C 1000 40K TFTM	DMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LENS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THROW LENS	1	MR2_LED_60C_1000_40K_TFT_Mies	21671	412

SHEET 67

SHEET 66

1

OVERALL SITE PLAN - PHOTOMETRICS

1" = 40'-0"

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

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Norcross, GA 30093-2997
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DATE
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FOR FIXTURE TYPE: OC,
OD, OF, OH, OJ

FOR FIXTURE TYPE: OE