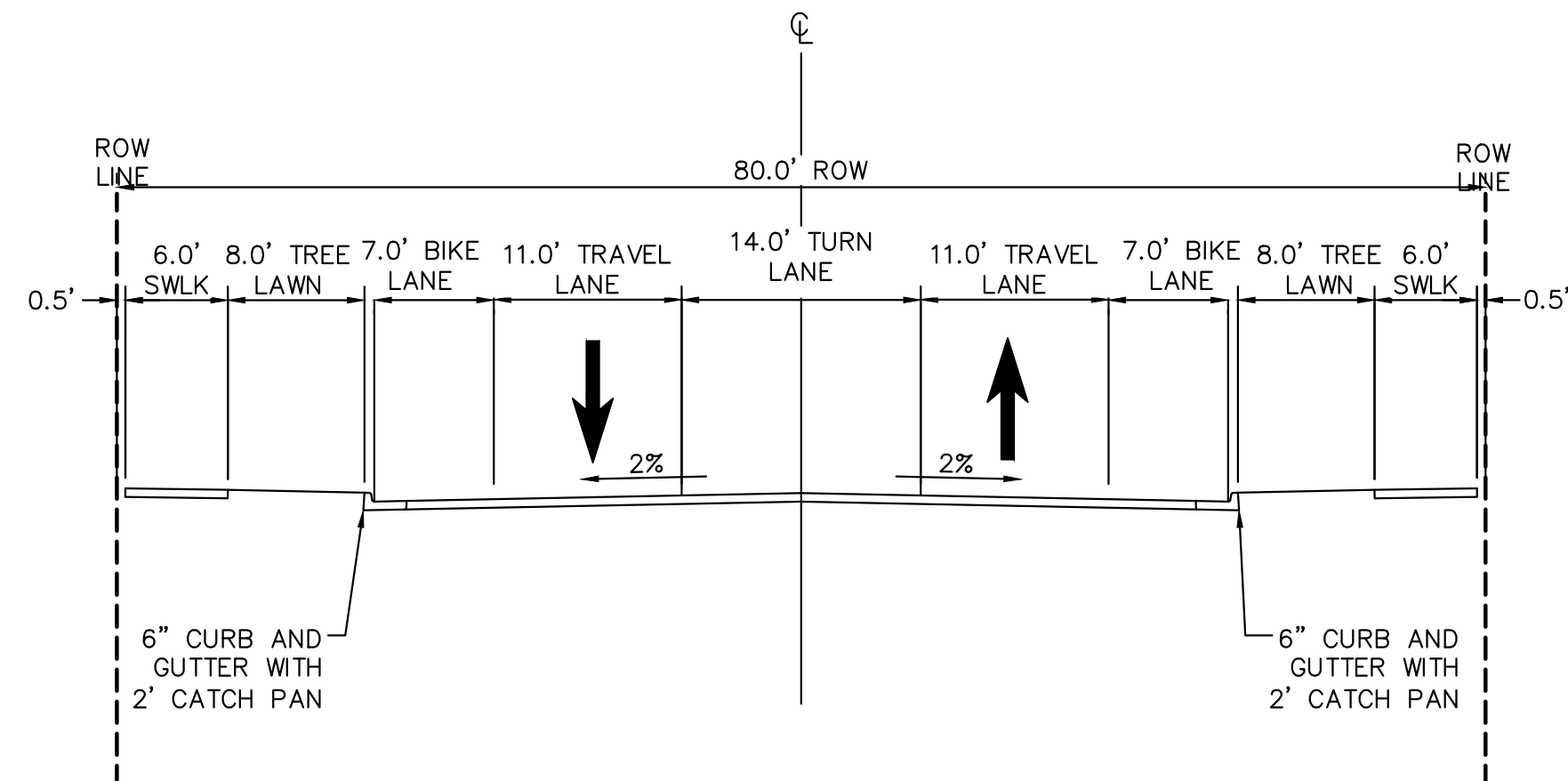


K:\VEN_LVA\196067003_015 AURORA PHASE 2\CADD\PLANS\SITE PLAN



Know what's below.
Call before you dig.



E. 10TH AVE. - STREET CROSS SECTION

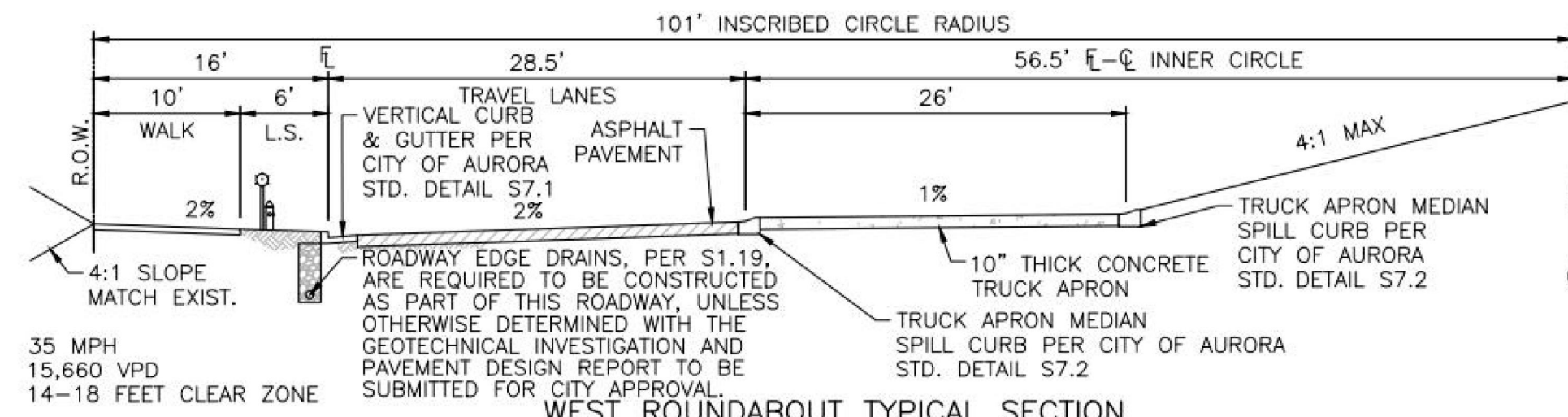
(THREE LANE COLLECTOR)

*DEVELOPED AS PART OF A SEPARATE PROJECT,
WITHIN A DEFERRAL AGREEMENT*

NOTES:

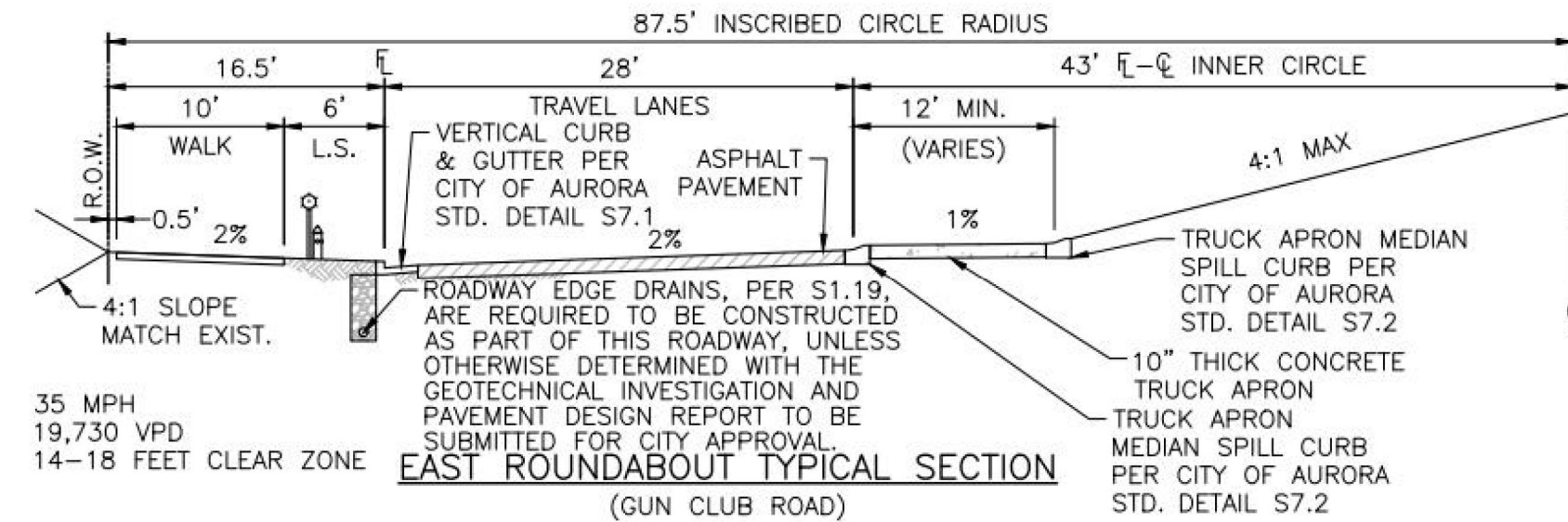
1. EAST COLFAX AVENUE AND GUN CLUB ROAD WERE PREVIOUSLY DESIGNED AS PART OF AURORA CROSSROAD SUBDIVISION FILING NO. 1 BY MARTIN/MARTIN (EDN #221360). NO IMPROVEMENTS TO GUN CLUB ROAD OR EAST COLFAX AVENUE ARE PROPOSED FOR THIS PROJECT.
2. EAST 10TH AVENUE TO BE CONSTRUCTED PER DEFERRAL AGREEMENT IN PLACE WITH THE CITY.

LEGEND:
H - FH 3.5' FROM TBC
O - LIGHT POLE PLACEMENT
VARIES. RE: LS/LIGHTING



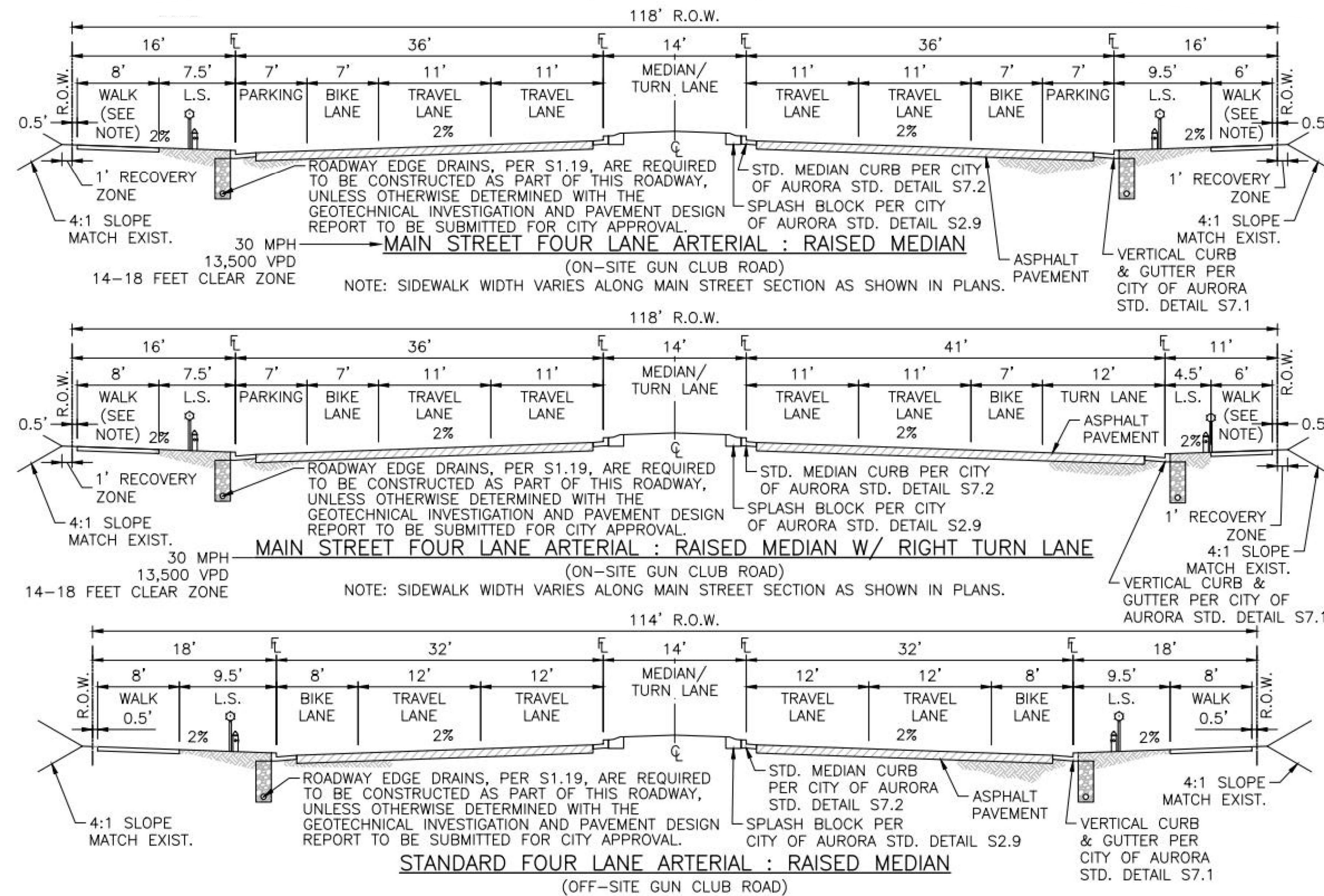
WEST ROUNDABOUT TYPICAL SECTION

(GUN CLUB ROAD)



EAST ROUNDABOUT TYPICAL SECTION

(GUN CLUB ROAD)



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: CPW
DRAWN BY: CPW
CHECKED BY: SAL
DATE: 11/26/2024

3

AURORA CROSSROADS SUBDIVISION FILING NO. 3
AURORA, COLORADO
SITE PLAN
TYPICAL STREET CROSS SECTIONS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

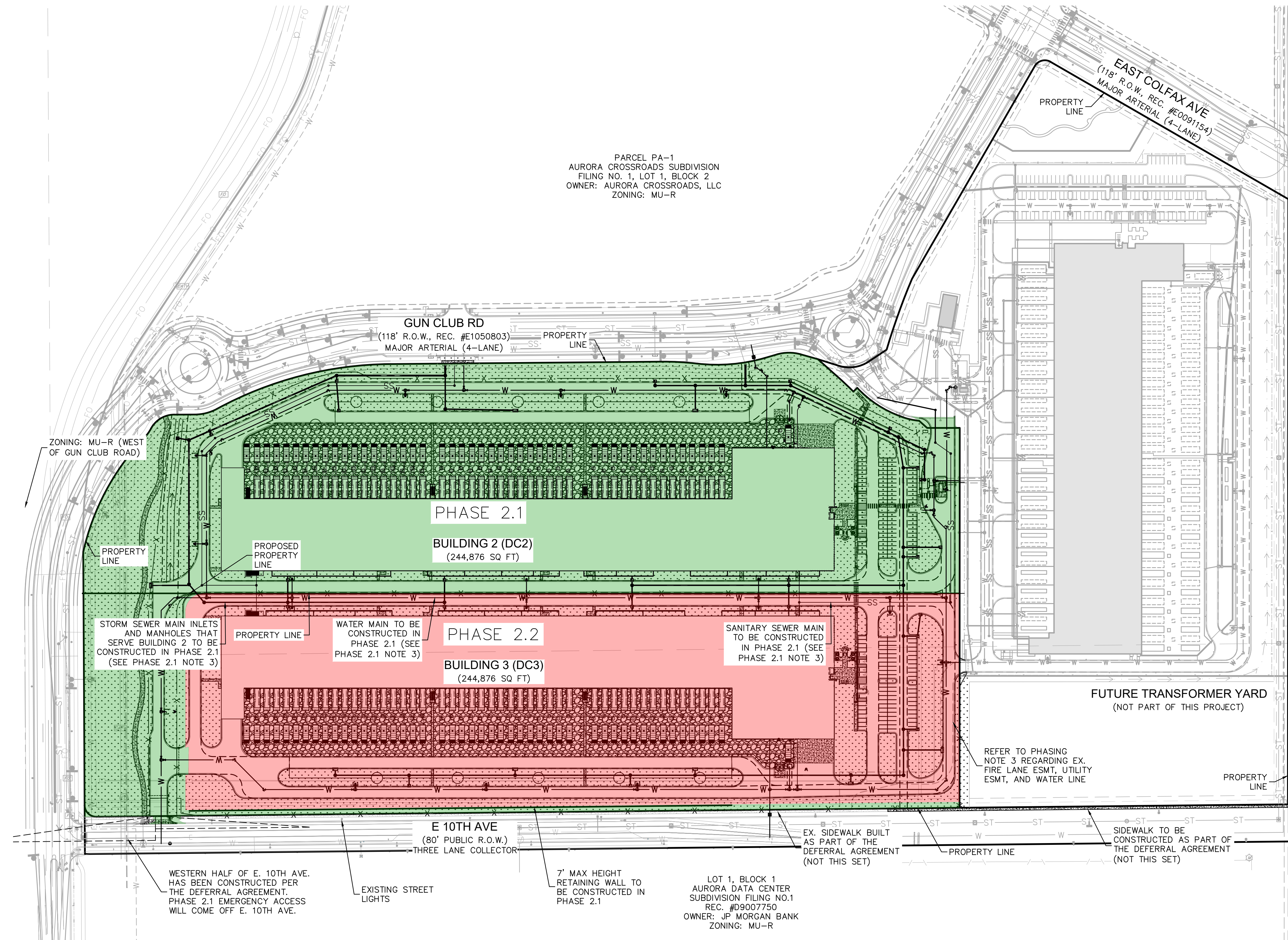
PROJECT NO.
196067003
DRAWING NAME
196067003_XSEC.DWG

2

K:\VEN_OVA\196067003_015_AURORA PHASE 2\CADD\PLANS\PHASE 2 SITE PLAN



Know what's below.
Call before you dig.



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- PHASE 2.1
- PHASE 2.2
- EXISTING STREET LIGHTING

PHASING NOTES:

- PHASE 2.1:**
- ALL DEVELOPMENT WITHIN PHASE 2.1 SHALL BE COMPLETED PER CIVIL, PHOTOMETRIC, LANDSCAPING AND ARCHITECTURAL PLANS.
 - STORM, WATER AND SANITARY SEWER INFRASTRUCTURE WITHIN PHASE 2.1 TO BE CONSTRUCTED. STUBS TO BE PROVIDED FOR SANITARY SEWER, WATER AND STORM SEWER FOR PHASE 2.2 TIE-INS.
 - WATER, STORM, AND SANITARY SEWER MAINS LOCATED WITHIN PHASE 2.2 DRIVE AISLE ARE TO BE CONSTRUCTED IN PHASE 2.1 TO COMPLETE THE WATER LOOP, PROVIDE ON-SITE DRAINAGE, AND PROVIDE SANITARY SEWER SERVICE TO BUILDING 2.
 - RETAINING WALL LOCATED ON THE SOUTHERN PORTION OF THE PROPERTY TO BE CONSTRUCTED IN PHASE 2.1.
 - EMERGENCY ACCESS ROAD AT THE SOUTHWEST CORNER OF THE SITE TO BE CONSTRUCTED IN PHASE 2.1 FOR WATER LOOP AND FIRE ACCESS.
 - PROPOSED 10' PEDESTRIAN SIDEWALK ALONG WESTERN BOUNDARY TO BE CONSTRUCTED IN PHASE 2.1.
 - E. 10TH AVE. ROADWAY WILL NEED TO BE PAVED UP TO THE PROPOSED EMERGENCY ACCESS ENTRANCE SO EMERGENCY VEHICLES CAN ACCESS THE SITE.

- PHASE 2.2:**
- ALL DEVELOPMENT WITHIN PHASE 2.2 SHALL BE COMPLETED PER CIVIL, PHOTOMETRIC, LANDSCAPING AND ARCHITECTURAL PLANS.
 - STORM, WATER AND SANITARY SEWER INFRASTRUCTURE WITHIN PHASE 2.2 TO BE CONSTRUCTED UTILIZING THE STUBS FROM THE PHASE 2.1 CONSTRUCTION.
 - IMPROVEMENTS ALONG E. 10TH AVE. WILL BE COMPLETED IN ACCORDANCE WITH THE DEFERRAL AGREEMENT FOR E 10TH AVE.

GENERAL NOTES:

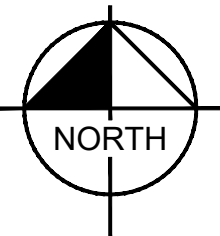
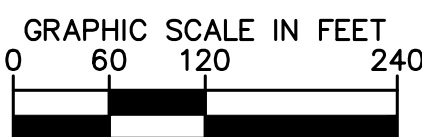
- THERE ARE NO STREET LIGHTS PROPOSED FOR THIS PROJECT. REFER TO APPROVED PROJECT EDN 221360 FOR APPROVED STREET LIGHT LOCATIONS ALONG GUN CLUB ROAD. THIS PROJECT IS SCOPED FOR INTERNAL SITE LIGHTING ONLY. STREET LIGHTS ALONG E. 10TH AVE. ARE TO BE DESIGNED AND CONSTRUCTED BY OTHERS PER THE DEFERRAL AGREEMENT.
- THE SHARED ACCESS AND PUBLIC ADA ROUTE CONNECTION TO GUN CLUB ROAD ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE EASTERNMOST BUILDING ON THE PROPERTY, IN PHASE 1.

GUN CLUB ROAD DATE CENTER PH1 - CASE NUMBER

CASE NUMBER: 2021-6004-00

PHASING NOTES:

- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO EACH PHASE OF THE DEVELOPMENT.
- THE DEVELOPER SHALL CONSTRUCT ANY OFF-SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THIS SITE.
- EX. 26.0' FIRE LANE & UTILITY ESMT TO REMAIN UNTIL THE 2ND POINT OF ACCESS AND NEW WATER MAIN IS INSTALLED, ONCE THOSE TWO ITEMS ARE COMPLETED THEN THE WATER MAIN CAN BE REMOVED AND EASEMENT VACATED.



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO

SITE PLAN

PHASING PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT NO.
196067003

DRAWING NAME
196067003_PHASING.DWG

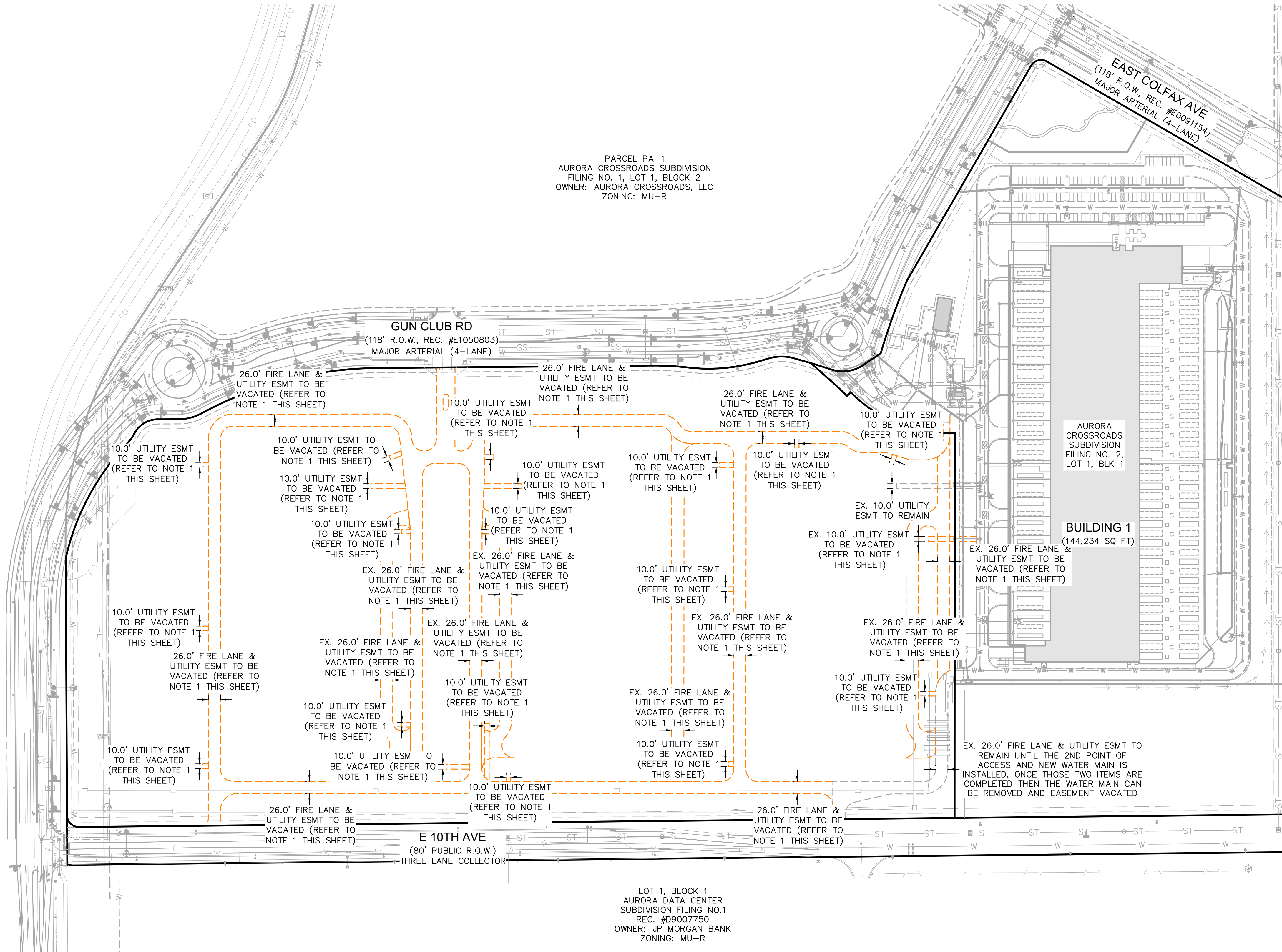
3

NO. REVISION BY DATE APPR

K:\VEN_OVA\196067003_015 AURORA PHASE 2\CAD\PLANS\SITE PLAN



Know what's below.
Call before you dig.



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- EXISTING EASEMENTS TO BE VACATED

NOTES

- ALL EASEMENTS IDENTIFIED ON THIS PLAN WERE RECORDED VIA PLAT NO. E2080572
- MAJORITY OF THE EASEMENT RELEASES WERE APPROVED AND RECORDED BY ARAPAHOE COUNTY CLERK (E4060076 & E4060075). STILL WAITING ON ONE ADDITIONAL EASEMENT RELEASE PACKAGE TO BE RECORDED BY ARAPAHOE COUNTY CLERK.

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: CPW
DRAWN BY: CPW
CHECKED BY: SAL
DATE: 11/26/2024

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO
SITE PLAN

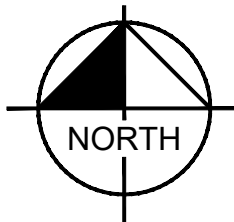
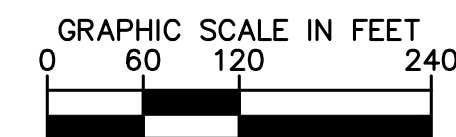
EASEMENT VACATION PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

DRAWING NAME
196067003 EASEMENT
VACATION
PLAN.DWG

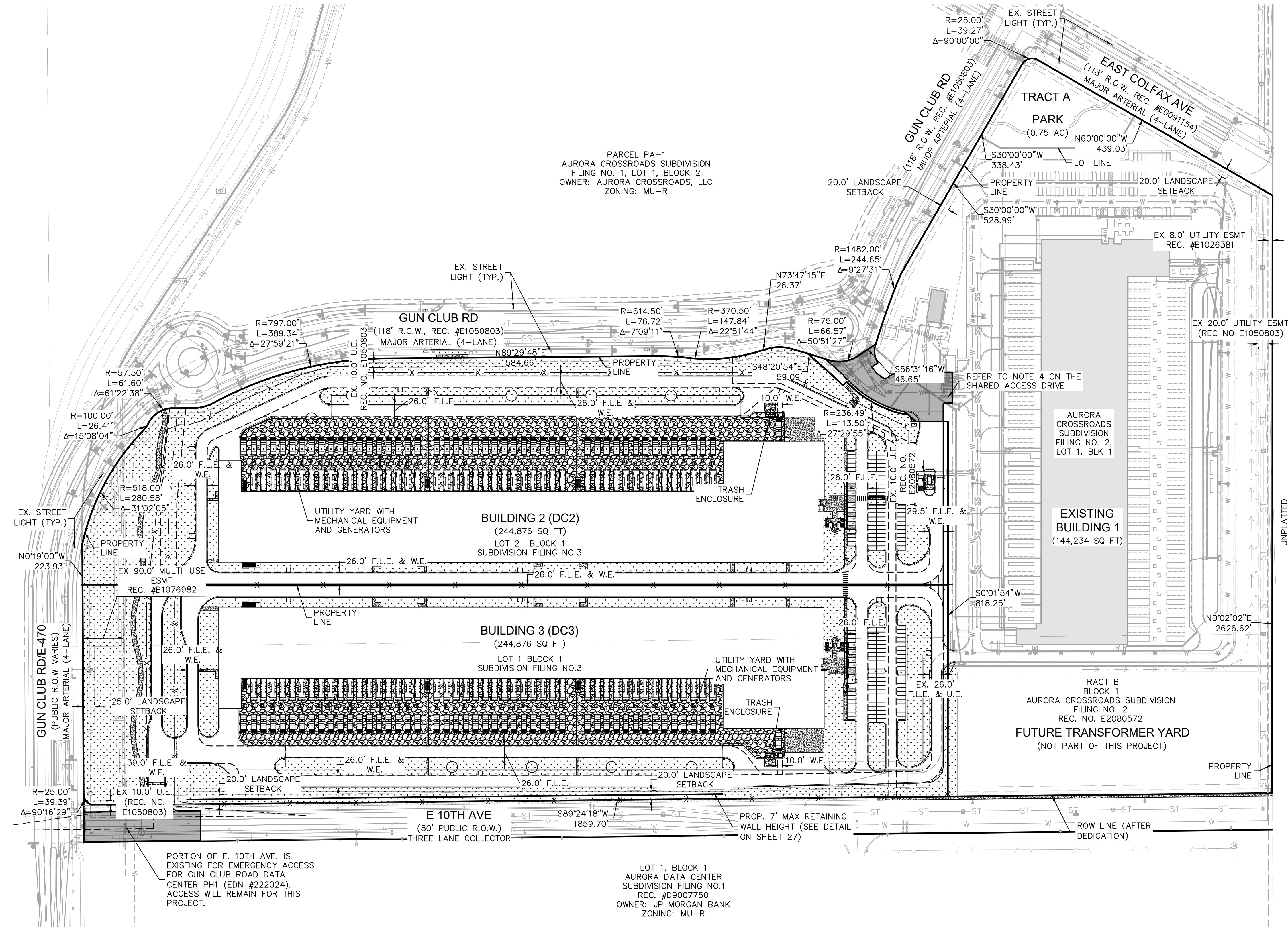
4



K:\VEN_LVA\196067003_015_AURORA PHASE 2\CADD\PLANS\PH1 SITE PLAN



Know what's below.
Call before you dig.



LEGEND

	PROPERTY LINE
	EXISTING EASEMENT LINES
	PROPOSED EASEMENT LINES
	CURB AND GUTTER
	LANDSCAPED AREA
	CONCRETE
	PROPOSED BUILDING
	GRAVEL
	ASPHALT PATCH
	PROPOSED/EXISTING FIRE HYDRANT
	PROPOSED STORM SEWER INFRASTRUCTURE
	EXISTING STORM SEWER INFRASTRUCTURE
	EXISTING SANITARY SEWER MANHOLE
	8' TALL ORNAMENTAL METAL FENCE
	25' PRECAST SCREEN WALL
	EXISTING STREET LIGHTING
	RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)
	ADA COMPLIANT ROUTE
	W.E. / F.L.E. WATER EASEMENT / FIRE LANE EASEMENT

NOTES

1. 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.
2. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
3. THERE ARE NO STREET LIGHTS PROPOSED FOR THIS PROJECT. REFER TO APPROVED PROJECT EDN 221360 FOR APPROVED STREET LIGHT LOCATIONS ALONG GUN CLUB ROAD. THIS PROJECT IS SCOPED FOR INTERNAL SITE LIGHTING ONLY. STREET LIGHTS ALONG E. 10TH AVE. ARE TO BE DESIGNED AND CONSTRUCTED BY OTHERS PER THE DEFERRAL AGREEMENT.
4. THE SHARED ACCESS AND PUBLIC ADA ROUTE CONNECTION TO GUN CLUB ROAD ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE EASTERNMOST BUILDING ON THE PROPERTY, IN PHASE 1.

GUN CLUB ROAD DATE CENTER PH1 - CASE NUMBER

CASE NUMBER: 2021-6004-00

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

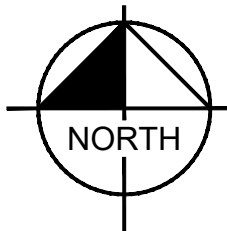
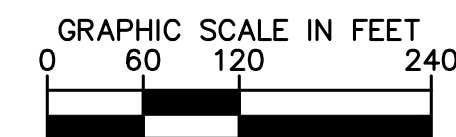
AURORA, COLORADO
SITE PLAN
OVERALL SITE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

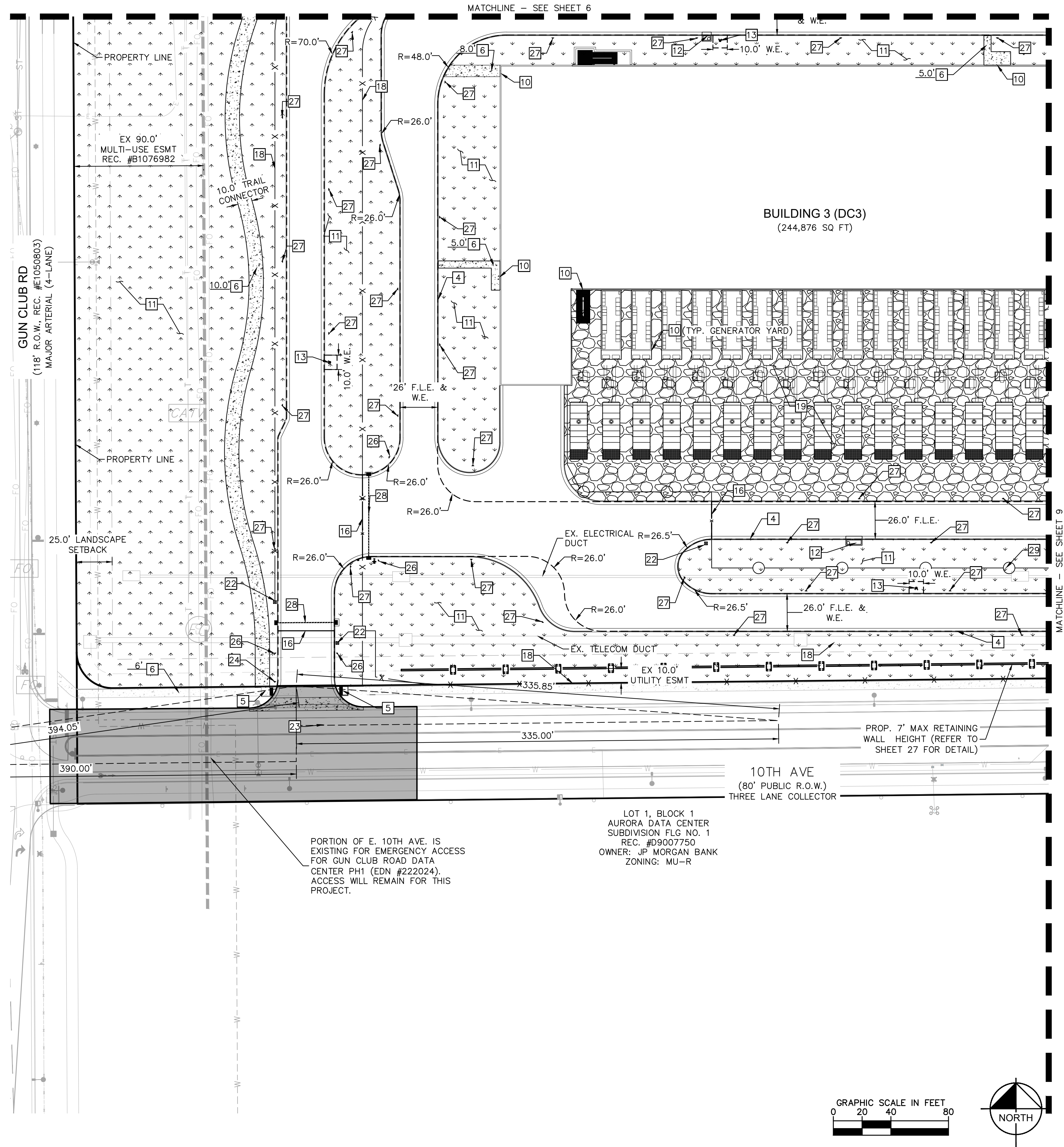
PROJECT NO.
196067003

DRAWING NAME
196067003_OVERALL_SP.DWG

5



K:\VEN_GWA\196067003_015_AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN

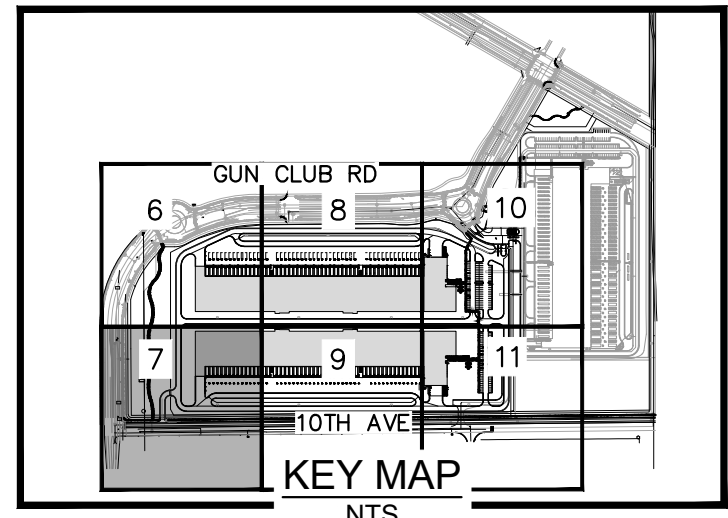


LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- PROPOSED/EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER INFRASTRUCTURE
- EXISTING STORM SEWER INFRASTRUCTURE
- EXISTING SANITARY SEWER MANHOLE
- ACCESSIBLE ROUTE
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- EXISTING STREET LIGHTING
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)
- ADA COMPLIANT ROUTE

KEYNOTE LEGEND

- 1 BIKE RACK (SEE ARCH PLANS FOR DTL)
- 2 STANDARD PARKING SPACES (9'X19' TYP) (4" WHITE MARKINGS, TYP.)
- 3 ACCESSIBLE PARKING SPACES (10.5'X19' TYP)
- 4 CONCRETE CURB AND GUTTER (PER COA DTL S7.1)
- 5 ACCESSIBLE CURB RAMP (PER COA DTL S9.5)
- 6 SIDEWALK, WIDTH PER PLAN (SEE COA DTL S7.3)
- 7 PEDESTRIAN CROSSWALK (24" WHITE MARKINGS, TYP.)
- 8 ACCESSIBLE PARKING SIGN (SEE DETAIL ON SHEET 27)
- 9 ACCESSIBLE ROUTE
- 10 BUILDING INGRESS/EGRESS DOOR
- 11 LANDSCAPE AREA (SEE LANDSCAPE PLANS)
- 12 STORM INLET (PER COA STD DTL 400-1)
- 13 FIRE HYDRANT
- 14 FIRE SPRINKLER FDC W/ APPROVED KNOX CAPS, TAMPER ALARM, AND SIGN (SEE DTL ON SHEET 27)
- 15 DOMESTIC WATER METER
- 16 AUTOMATIC SLIDING GATES WITH KNOX BOX WITH KEY CARD AND SWITCH, WIDTH VARIES 13.0' TO 30.0' (SEE ARCH SHEETS FOR DTLs)
- 17 GUARD SHACK
- 18 FENCE
- 19 BUILDING ELECTRICAL EQUIPMENT AREA
- 20 EMPLOYEE AMENITY AREA
- 21 TRASH ENCLOSURE
- 22 KNOX BOX WITH TAMPER ALARM
- 23 SIGHT TRIANGLE
- 24 STOP SIGN
- 25 PEDESTRIAN RAMP ENTRY (PER COA STD DTL S9.1)
- 26 EMERGENCY VEHICLES ONLY SIGN (SEE DTL ON SHEET 27)
- 27 FIRE LANE SIGN (SEE DTL ON SHEET 27)
- 28 13.0' AUTOMATIC LEVER ARM (M50) WITH TRAFFIC LIGHT, KNOX BOX WITH KEY CARD AND SWITCH (SEE ARCH SHEETS FOR DTL)
- 29 PRECAST SCREEN WALL (SEE ARCHITECTURAL DTL)
- # 9'X19' STANDARD PARKING STALL COUNT



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO

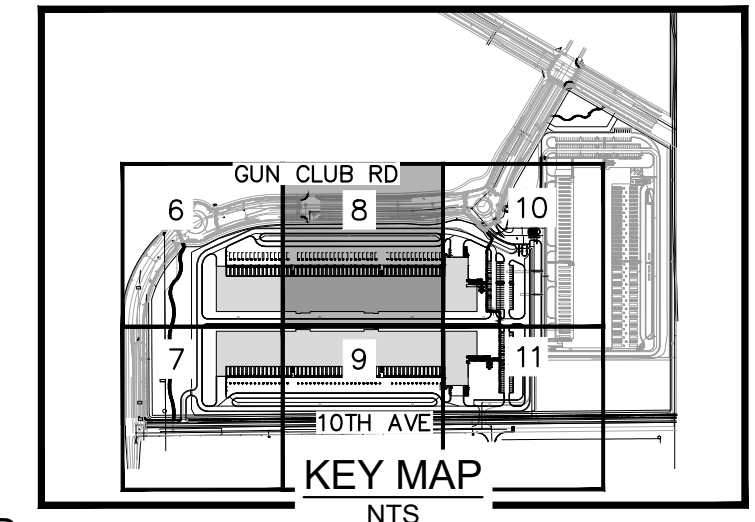
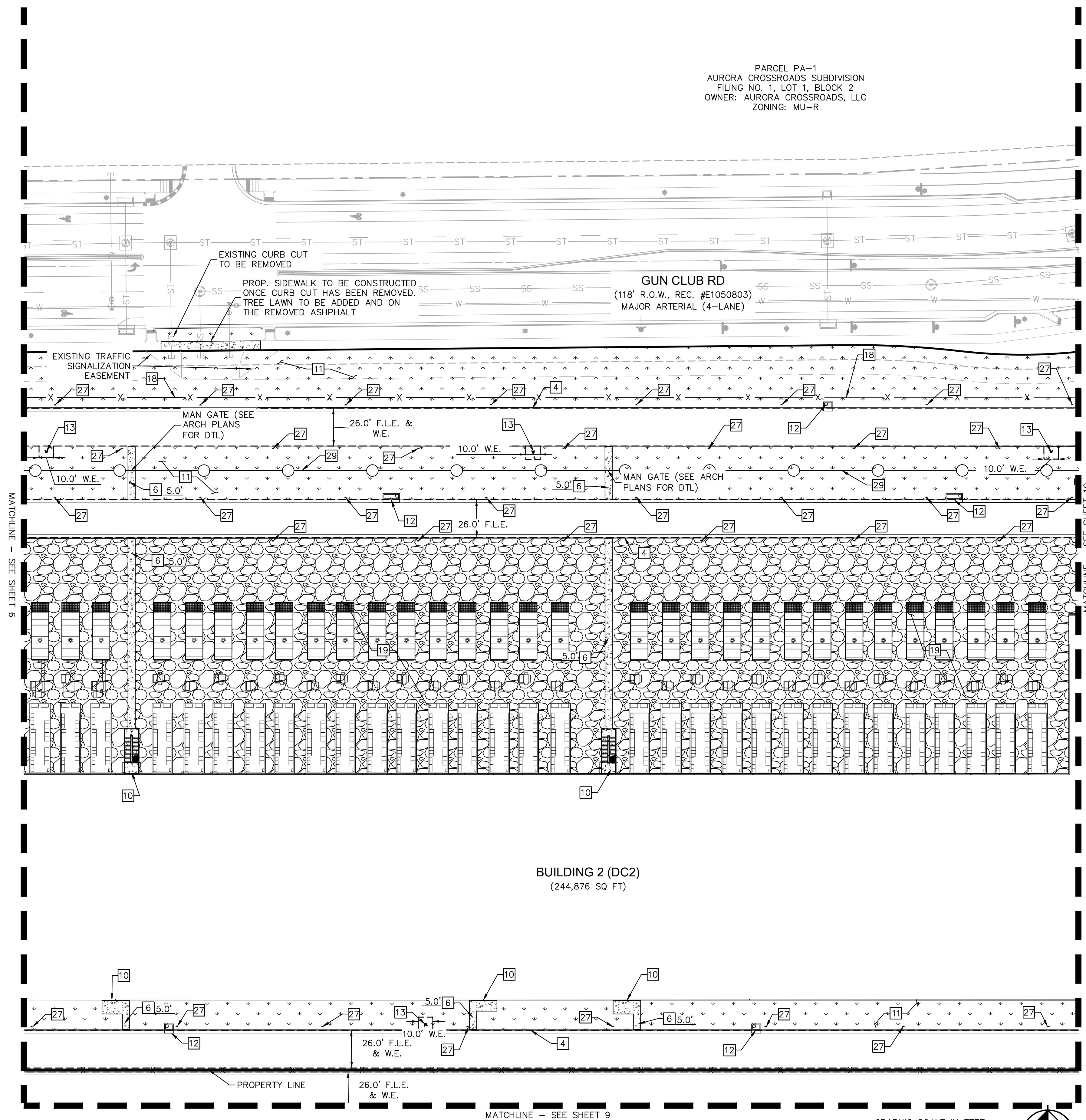
SITE PLAN

DETAILED SITE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT NO.
196067003
DRAWING NAME
196067003_DET_SP.DWG

7



- | | |
|---------------|---|
| LEGEND | |
| | PROPERTY LINE |
| | EXISTING EASEMENT LINES |
| | PROPOSED EASEMENT LINES |
| | CURB AND GUTTER |
| | LANDSCAPED AREA |
| | CONCRETE |
| | PROPOSED BUILDING |
| | GRAVEL |
| | ASPHALT PAVING |
| | PROPOSED/EXISTING FIRE HYDRANT |
| | PROPOSED STORM SEWER INFRASTRUCTURE |
| | EXISTING STORM SEWER INFRASTRUCTURE |
| | EXISTING SANITARY SEWER MANHOLE |
| | ACCESSIBLE ROUTE |
| | 8' TALL ORNAMENTAL METAL FENCE |
| | 25' PRECAST SCREEN WALL |
| | EXISTING STREET LIGHTING |
| | RETAINING WALL (REFER TO SHEET 27 FOR DETAIL) |
| | ADA COMPLIANT ROUTE |

- KEYNOTE LEGEND**

 - 1 BIKE RACK (SEE ARCH PLANS FOR DTL)
 - 2 STANDARD PARKING SPACES (9'X19' TYP) (4" WHITE MARKINGS, TYP.)
 - 3 ACCESSIBLE PARKING SPACES (10.5'X19' TYP)
 - 4 CONCRETE CURB AND GUTTER (PER COA DTL S7.1)
 - 5 ACCESSIBLE CURB RAMP (PER COA DTL S9.5)
 - 6 SIDEWALK, WIDTH PER PLAN (SEE COA DTL S7.3)
 - 7 PEDESTRIAN CROSSWALK (24" WHITE MARKINGS, TYP.)
 - 8 ACCESSIBLE PARKING SIGN (SEE DETAIL ON SHEET 27)
 - 9 ACCESSIBLE ROUTE
 - 10 BUILDING INGRESS/EGRESS DOOR
 - 11 LANDSCAPE AREA (SEE LANDSCAPE PLANS)
 - 12 STORM INLET (PER COA STD DTL 400-1)
 - 13 FIRE HYDRANT
 - 14 FIRE SPRINKLER FDC W/ APPROVED KNOX CAPS, TAMPER ALARM, AND SIGN (SEE DTL ON SHEET 27)
 - 15 DOMESTIC WATER METER
 - 16 AUTOMATIC SLIDING GATES WITH KNOX BOX WITH KEY CARD AND SWITCH, WIDTH VARIES 13.0' TO 30.0' (SEE ARCH SHEETS FOR DTLs)
 - 17 GUARD SHACK
 - 18 FENCE
 - 19 BUILDING ELECTRICAL EQUIPMENT AREA
 - 20 EMPLOYEE AMENITY AREA
 - 21 TRASH ENCLOSURE
 - 22 KNOX BOX WITH TAMPER ALARM
 - 23 SIGHT TRIANGLE
 - 24 STOP SIGN
 - 25 PEDESTRIAN RAMP ENTRY (PER COA STD DTL S9.1)
 - 26 EMERGENCY VEHICLES ONLY SIGN (SEE DTL ON SHEET 27)
 - 27 FIRE LANE SIGN (SEE DTL ON SHEET 27)
 - 28 13.0' AUTOMATIC LEVER ARM (M50) WITH TRAFFIC LIGHT, KNOX BOX WITH KEY CARD AND SWITCH (SEE ARCH SHEETS FOR DTL)
 - 29 PRECAST SCREEN WALL (SEE ARCHITECTURAL DTL)

9'X19' STANDARD PARKING STALL COUNT

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 222-

DESIGNED BY: CPW
DRAWN BY: CPW
CHECKED BY: SAL
DATE: 11/26/2024

BROADS SUBDIVISION FILING NO. 3
AURORA, COLORADO
SITE PLAN
DETAILED SITE PLAN

AURORA CROSS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.	196067003
DRAWING NAME	196067003 DET SP DWG

8

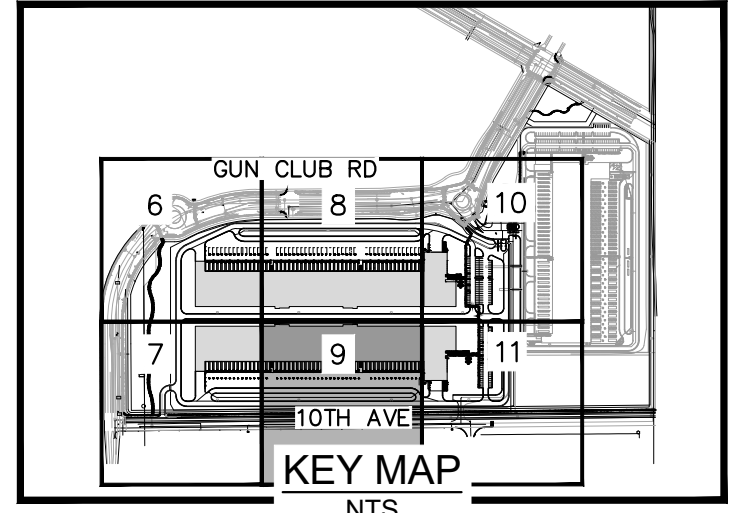
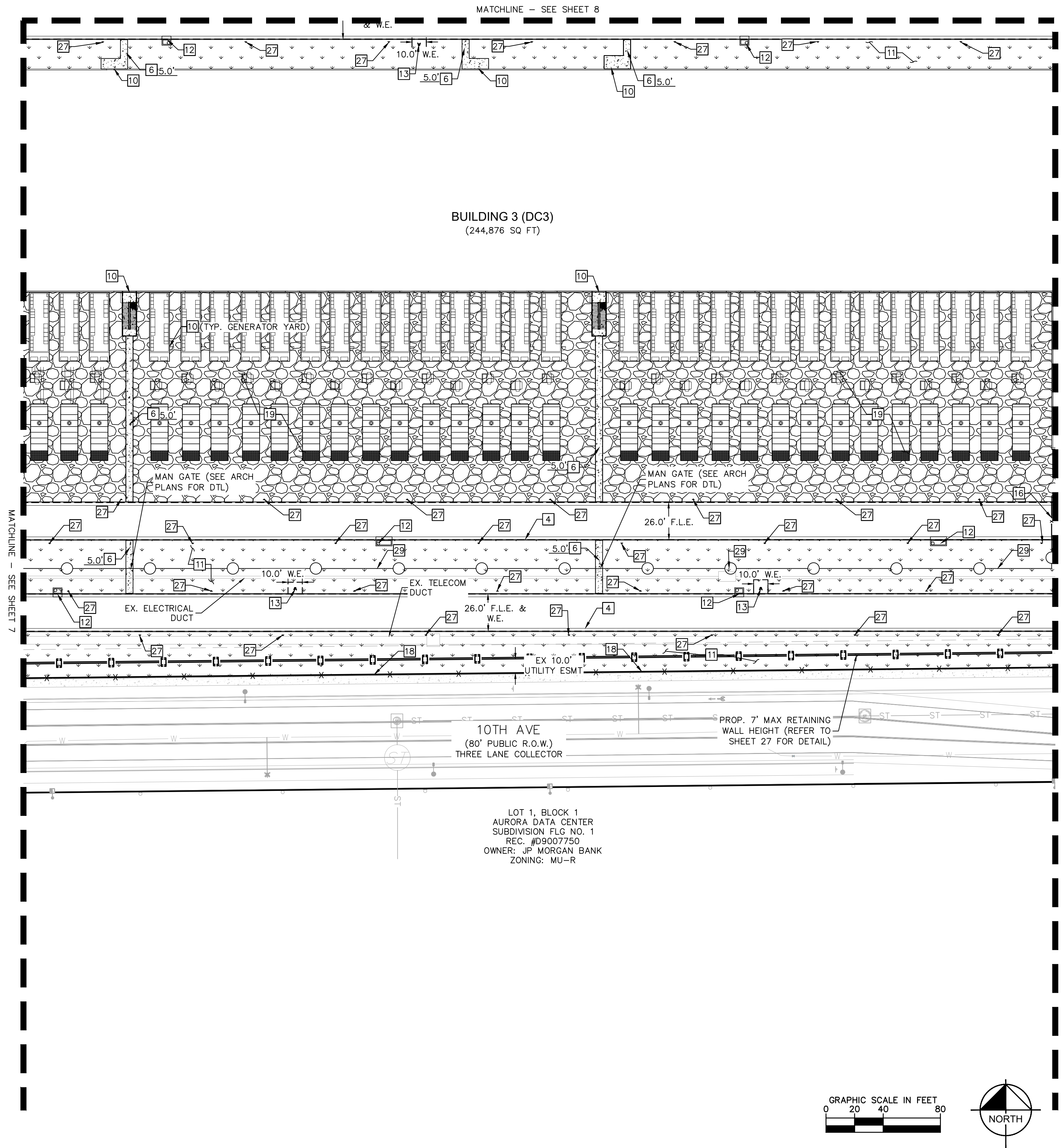


Know what's **below**.
Call before you dig.

K:\VEN_OVA\196067003_DET_AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN



Know what's below.
Call before you dig.



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- PROPOSED/EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER INFRASTRUCTURE
- EXISTING STORM SEWER INFRASTRUCTURE
- EXISTING SANITARY SEWER MANHOLE
- ACCESSIBLE ROUTE
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- EXISTING STREET LIGHTING
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)
- ADA COMPLIANT ROUTE

KEYNOTE LEGEND

- 1 BIKE RACK (SEE ARCH PLANS FOR DTL)
- 2 STANDARD PARKING SPACES (9'X19' TYP) (4" WHITE MARKINGS, TYP.)
- 3 ACCESSIBLE PARKING SPACES (10.5'X19' TYP)
- 4 CONCRETE CURB AND GUTTER (PER COA DTL S7.1)
- 5 ACCESSIBLE CURB RAMP (PER COA DTL S9.5)
- 6 SIDEWALK, WIDTH PER PLAN (SEE COA DTL S7.3)
- 7 PEDESTRIAN CROSSWALK (24" WHITE MARKINGS, TYP.)
- 8 ACCESSIBLE PARKING SIGN (SEE DETAIL ON SHEET 27)
- 9 ACCESSIBLE ROUTE
- 10 BUILDING INGRESS/EGRESS DOOR
- 11 LANDSCAPE AREA (SEE LANDSCAPE PLANS)
- 12 STORM INLET (PER COA STD DTL 400-1)
- 13 FIRE HYDRANT
- 14 FIRE SPRINKLER FDC W/ APPROVED KNOX CAPS, TAMPER ALARM, AND SIGN (SEE DTL ON SHEET 27)
- 15 DOMESTIC WATER METER
- 16 AUTOMATIC SLIDING GATES WITH KNOX BOX WITH KEY CARD AND SWITCH, WIDTH VARIES 13.0' TO 30.0' (SEE ARCH SHEETS FOR DTLs)
- 17 GUARD SHACK
- 18 FENCE
- 19 BUILDING ELECTRICAL EQUIPMENT AREA
- 20 EMPLOYEE AMENITY AREA
- 21 TRASH ENCLOSURE
- 22 KNOX BOX WITH TAMPER ALARM
- 23 SIGHT TRIANGLE
- 24 STOP SIGN
- 25 PEDESTRIAN RAMP ENTRY (PER COA STD DTL S9.1)
- 26 EMERGENCY VEHICLES ONLY SIGN (SEE DTL ON SHEET 27)
- 27 FIRE LANE SIGN (SEE DTL ON SHEET 27)
- 28 13.0' AUTOMATIC LEVER ARM (M50) WITH TRAFFIC LIGHT, KNOX BOX WITH KEY CARD AND SWITCH (SEE ARCH SHEETS FOR DTL)
- 29 PRECAST SCREEN WALL (SEE ARCHITECTURAL DTL)
- # 9'X19' STANDARD PARKING STALL COUNT

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO
SITE PLAN
DETAILED SITE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

DRAWING NAME
196067003_DET_SP.DWG

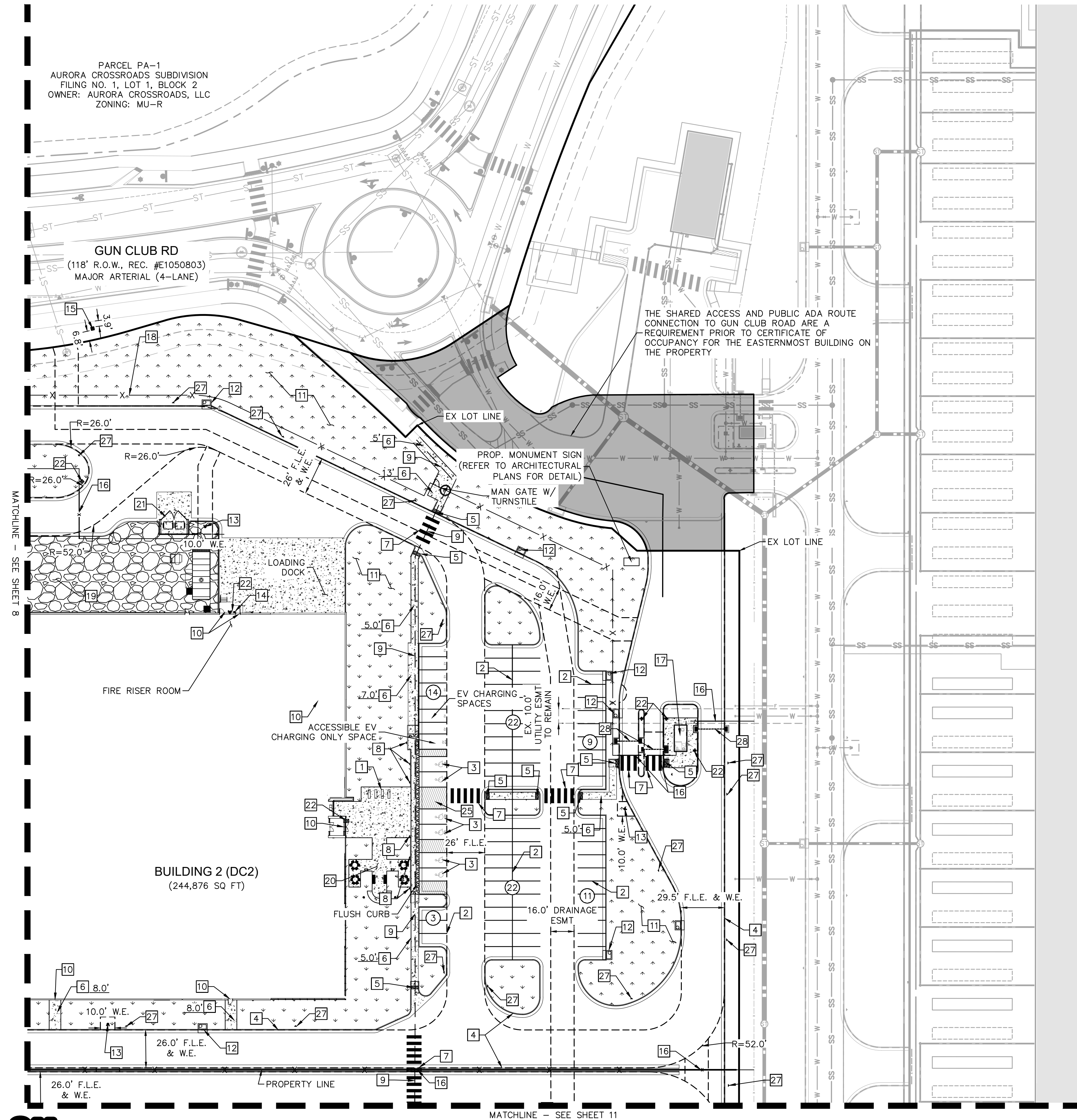
9

NO. REVISION BY DATE APPR

K:\VEN_OVA\196067003_015_AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN



Know what's below.
Call before you dig.



NOTES

1. THE SHARED ACCESS AND PUBLIC ADA ROUTE CONNECTION AROUND THE ROUNDABOUT ALONG GUN CLUB ROAD ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE EASTERNMOST BUILDING ON THE PROPERTY, IN PHASE 1.
2. THE GUARD SHACK WILL BE MANNED 24-HOURS/7-DAYS A WEEK.
3. THE GATING SYSTEMS WILL BE CONNECTED TO SECONDARY POWER
4. REFER TO THE OPERATIONS PLAN THAT WAS SUBMITTED FOR THIS PROJECT FOR ANY SITE OPERATIONS QUESTIONS.

GATING SYSTEM NOTES

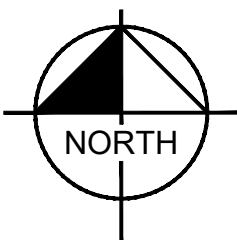
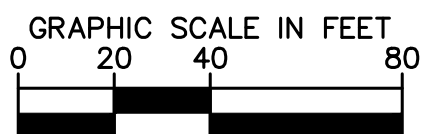
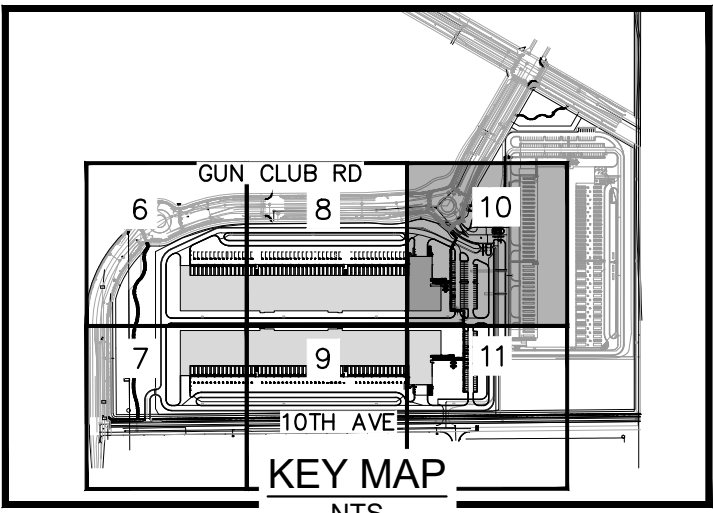
1. THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE DEPARTMENT. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.
2. AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- PROPOSED/EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER INFRASTRUCTURE
- EXISTING STORM SEWER INFRASTRUCTURE
- EXISTING SANITARY SEWER MANHOLE
- ACCESSIBLE ROUTE
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- EXISTING STREET LIGHTING
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)
- ADA COMPLIANT ROUTE

KEYNOTE LEGEND

- 1 BIKE RACK (SEE ARCH PLANS FOR DTL)
- 2 STANDARD PARKING SPACES (9'X19' TYP) (4" WHITE MARKINGS, TYP.)
- 3 ACCESSIBLE PARKING SPACES (10.5'X19' TYP)
- 4 CONCRETE CURB AND GUTTER (PER COA DTL S7.1)
- 5 ACCESSIBLE CURB RAMP (PER COA DTL S9.5)
- 6 SIDEWALK, WIDTH PER PLAN (SEE COA DTL S7.3)
- 7 PEDESTRIAN CROSSWALK (24" WHITE MARKINGS, TYP.)
- 8 ACCESSIBLE PARKING SIGN (SEE DETAIL ON SHEET 27)
- 9 ACCESSIBLE ROUTE
- 10 BUILDING INGRESS/EGRESS DOOR
- 11 LANDSCAPE AREA (SEE LANDSCAPE PLANS)
- 12 STORM INLET (PER COA STD DTL 400-1)
- 13 FIRE HYDRANT
- 14 FIRE SPRINKLER FDC W/ APPROVED KNOX CAPS, TAMPER ALARM, AND SIGN (SEE DTL ON SHEET 27)
- 15 DOMESTIC WATER METER
- 16 AUTOMATIC SLIDING GATES WITH KNOX BOX WITH KEY CARD AND SWITCH, WIDTH VARIES 13.0' TO 30.0' (SEE ARCH SHEETS FOR DTLs)
- 17 GUARD SHACK
- 18 FENCE
- 19 BUILDING ELECTRICAL EQUIPMENT AREA
- 20 EMPLOYEE AMENITY AREA
- 21 TRASH ENCLOSURE
- 22 KNOX BOX WITH TAMPER ALARM
- 23 SIGHT TRIANGLE
- 24 STOP SIGN
- 25 PEDESTRIAN RAMP ENTRY (PER COA STD DTL S9.1)
- 26 EMERGENCY VEHICLES ONLY SIGN (SEE DTL ON SHEET 27)
- 27 FIRE LANE SIGN (SEE DTL ON SHEET 27)
- 28 13.0' AUTOMATIC LEVER ARM (M50) WITH TRAFFIC LIGHT, KNOX BOX WITH KEY CARD AND SWITCH (SEE ARCH SHEETS FOR DTL)
- 29 PRECAST SCREEN WALL (SEE ARCHITECTURAL DTL)
- # 9'X19' STANDARD PARKING STALL COUNT



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO

SITE PLAN

DETAILED SITE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT NO.
196067003

DRAWING NAME
196067003_DET_SP.DWG

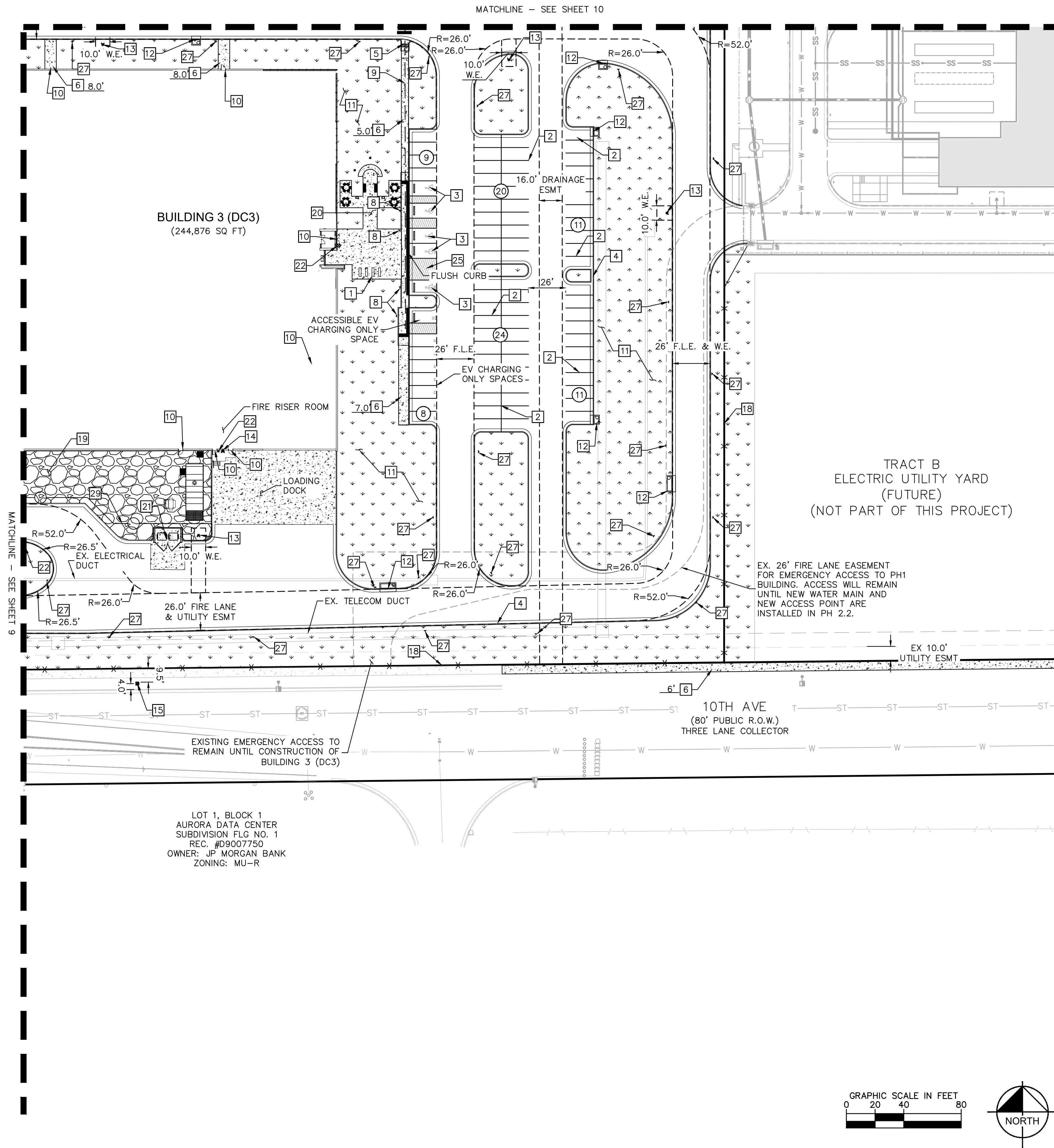
10

NO. REVISION BY DATE APPR

K:\VEN_OVL\196067003_015_AURORA PHASE 2\CADD\PLANS\SITE PLAN



Know what's below.
Call before you dig.



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- PROPOSED/EXISTING FIRE HYDRANT
- PROPOSED STORM SEWER INFRASTRUCTURE
- EXISTING STORM SEWER INFRASTRUCTURE
- EXISTING SANITARY SEWER MANHOLE
- ACCESSIBLE ROUTE
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- EXISTING STREET LIGHTING
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)
- ADA COMPLIANT ROUTE

KEYNOTE LEGEND

- 1 BIKE RACK (SEE ARCH PLANS FOR DTL)
- 2 STANDARD PARKING SPACES (9'X19' TYP) (4" WHITE MARKINGS, TYP.)
- 3 ACCESSIBLE PARKING SPACES (10.5'X19' TYP)
- 4 CONCRETE CURB AND GUTTER (PER COA DTL S7.1)
- 5 ACCESSIBLE CURB RAMP (PER COA DTL S9.5)
- 6 SIDEWALK, WIDTH PER PLAN (SEE COA DTL S7.3)
- 7 PEDESTRIAN CROSSWALK (24" WHITE MARKINGS, TYP.)
- 8 ACCESSIBLE PARKING SIGN (SEE DETAIL ON SHEET 27)
- 9 ACCESSIBLE ROUTE
- 10 BUILDING INGRESS/EGRESS DOOR
- 11 LANDSCAPE AREA (SEE LANDSCAPE PLANS)
- 12 STORM INLET (PER COA STD DTL 400-1)
- 13 FIRE HYDRANT
- 14 FIRE SPRINKLER FDC W/ APPROVED KNOX CAPS, TAMPER ALARM, AND SIGN (SEE DTL ON SHEET 27)
- 15 DOMESTIC WATER METER
- 16 AUTOMATIC SLIDING GATES WITH KNOX BOX WITH KEY CARD AND SWITCH, WIDTH VARIES 13.0' TO 30.0' (SEE ARCH SHEETS FOR DTLs)
- 17 GUARD SHACK
- 18 FENCE
- 19 BUILDING ELECTRICAL EQUIPMENT AREA
- 20 EMPLOYEE AMENITY AREA
- 21 TRASH ENCLOSURE
- 22 KNOX BOX WITH TAMPER ALARM
- 23 SIGHT TRIANGLE
- 24 STOP SIGN
- 25 PEDESTRIAN RAMP ENTRY (PER COA STD DTL S9.1)
- 26 EMERGENCY VEHICLES ONLY SIGN (SEE DTL ON SHEET 27)
- 27 FIRE LANE SIGN (SEE DTL ON SHEET 27)
- 28 13.0' AUTOMATIC LEVER ARM (M50) WITH TRAFFIC LIGHT, KNOX BOX WITH KEY CARD AND SWITCH (SEE ARCH SHEETS FOR DTL)
- 29 PRECAST SCREEN WALL (SEE ARCHITECTURAL DTL)
- # 9'X19' STANDARD PARKING STALL COUNT

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO

SITE PLAN

DETAILED SITE PLAN

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

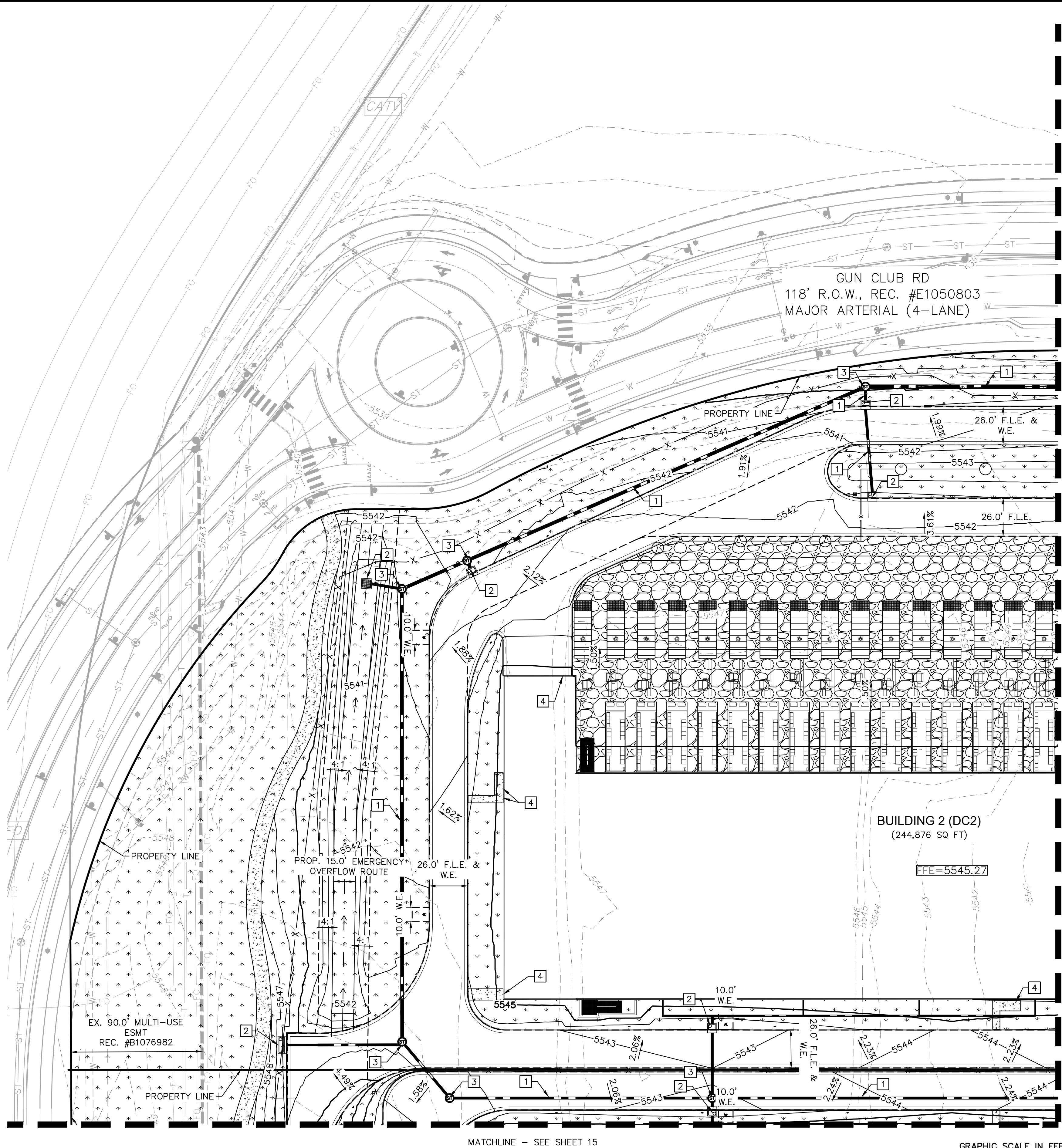
DRAWING NAME
196067003_DET_SP.DWG

11

K:\VEN_OVL\196067003_015_AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN

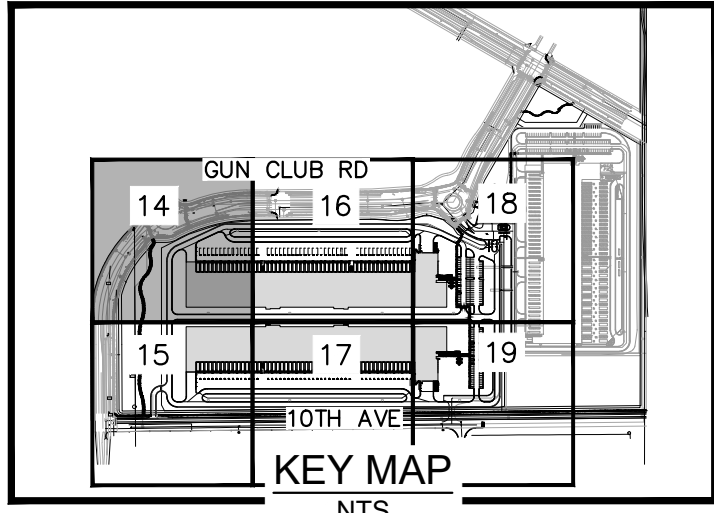
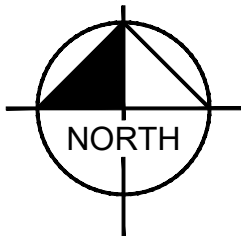
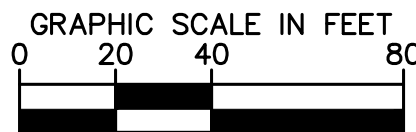


Know what's below.
Call before you dig.



MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 16



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- ACCESSIBLE CURB RAMP
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ACCESSIBLE ROUTE
- PROPOSED/EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED SLOPE
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- EXISTING STREET LIGHTING
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)

KEYNOTE LEGEND

- 1 PRIVATE STORM DRAIN PIPE
- 2 PRIVATE STORM DRAIN INLET
- 3 PRIVATE STORM MANHOLE
- 4 DOOR LOCATIONS

NOTES

- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.
- THE SHARED ACCESS AND PUBLIC ADA ROUTE CONNECTION TO GUN CLUB ROAD ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE EASTERNMOST BUILDING ON THE PROPERTY, IN PHASE 1.
- DETAILED GRADING OF ACCESSIBLE PARKING AND ACCESSIBLE PATH WILL BE PROVIDED DURING THE CIVIL PLAN SUBMITTAL.

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO

SITE PLAN

DETAILED GRADING PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

DRAWING NAME
196067003_DET_CD.DWG

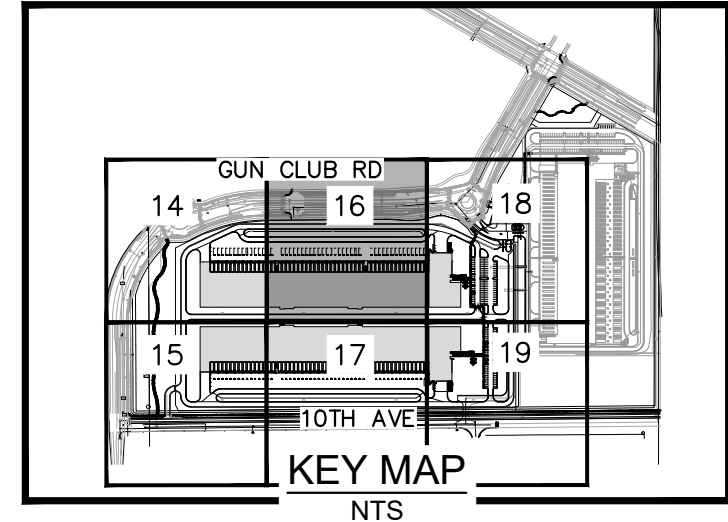
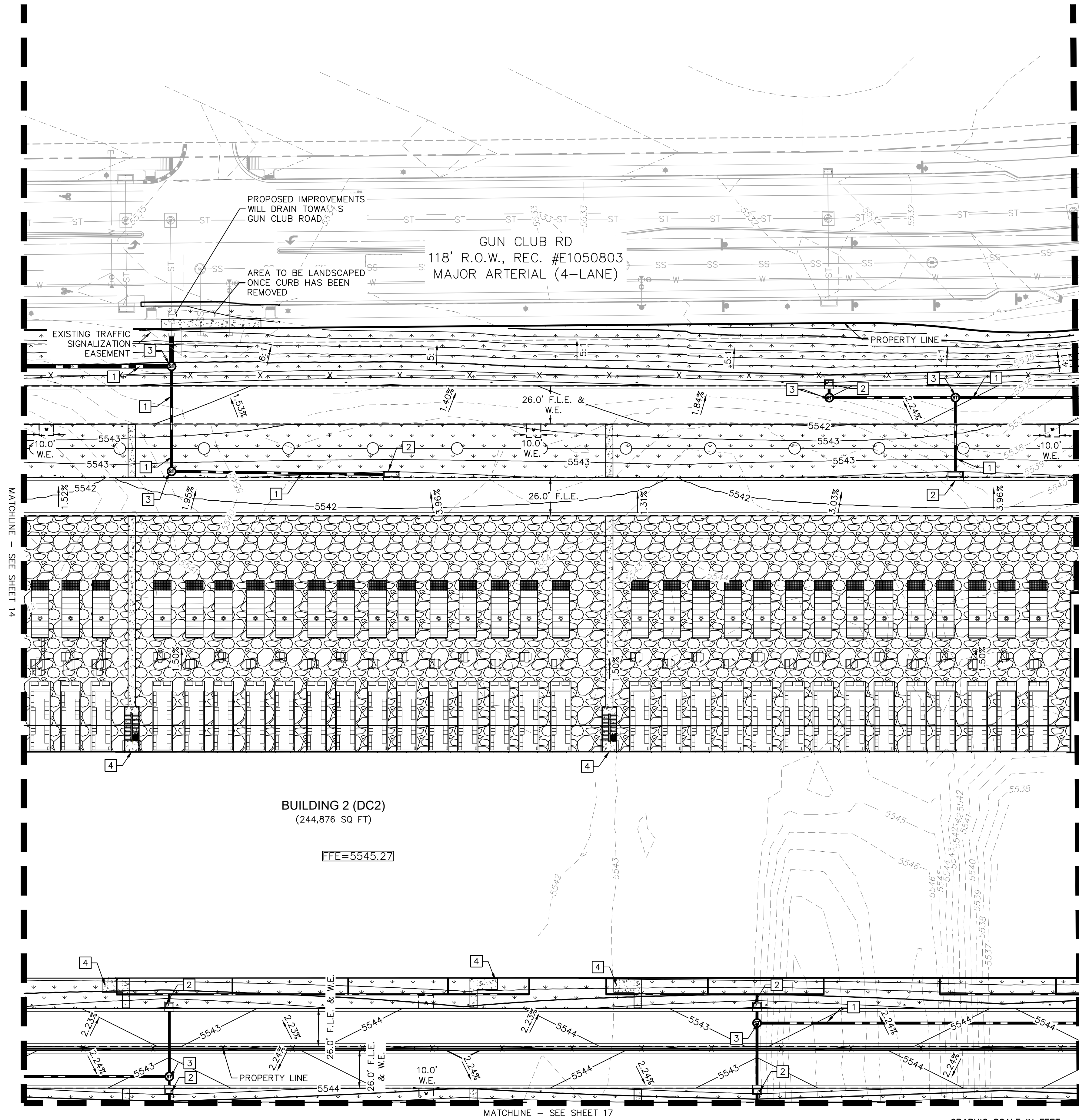
14

NO. REVISION BY DATE APPR

K:\VEN_OVA\196067003_015_AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN



Know what's below.
Call before you dig.



LEGEND

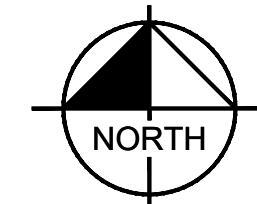
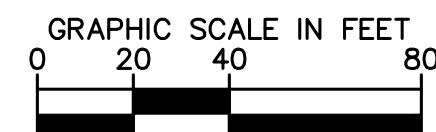
- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- ACCESSIBLE CURB RAMP
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ACCESSIBLE ROUTE
- PROPOSED/EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED SLOPE
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- EXISTING STREET LIGHTING
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)

KEYNOTE LEGEND

- 1 PRIVATE STORM DRAIN PIPE
- 2 PRIVATE STORM DRAIN INLET
- 3 PRIVATE STORM MANHOLE
- 4 DOOR LOCATIONS

NOTES

- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.
- THE SHARED ACCESS AND PUBLIC ADA ROUTE CONNECTION TO GUN CLUB ROAD ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE EASTERMOST BUILDING ON THE PROPERTY, IN PHASE 1.
- DETAILED GRADING OF ACCESSIBLE PARKING AND ACCESSIBLE PATH WILL BE PROVIDED DURING THE CIVIL PLAN SUBMITTAL.



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO

SITE PLAN
DETAILED GRADING PLAN

PRELIMINARY

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

DRAWING NAME
196067003_DET_CD.DWG

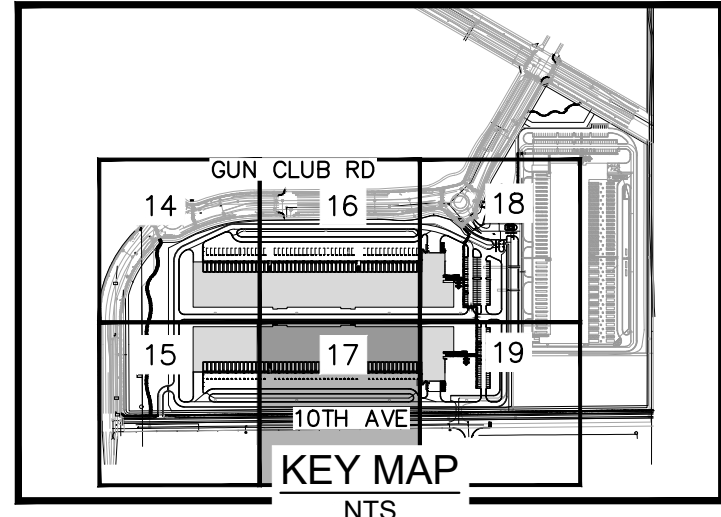
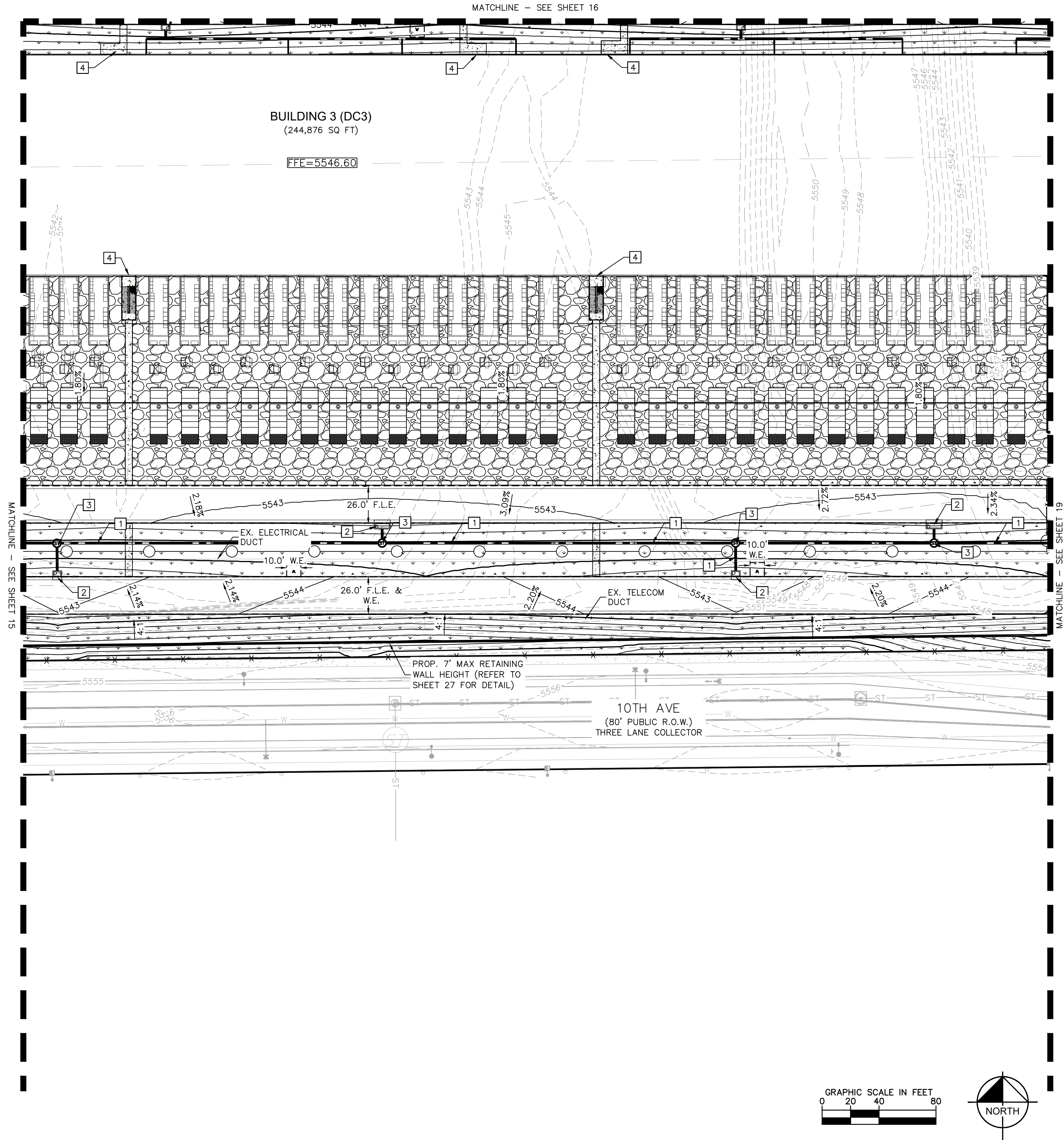
16

NO. REVISION BY DATE APPR

K:\VEN_OVA\196067003_015 AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN



Know what's below.
Call before you dig.



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- ACCESSIBLE CURB RAMP
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ACCESSIBLE ROUTE
- PROPOSED/EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED SLOPE
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- EXISTING STREET LIGHTING
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)

KEYNOTE LEGEND

- 1 PRIVATE STORM DRAIN PIPE
- 2 PRIVATE STORM DRAIN INLET
- 3 PRIVATE STORM MANHOLE
- 4 DOOR LOCATIONS

NOTES

- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.
- THE SHARED ACCESS AND PUBLIC ADA ROUTE CONNECTION TO GUN CLUB ROAD ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE EASTERMOST BUILDING ON THE PROPERTY, IN PHASE 1.
- DETAILED GRADING OF ACCESSIBLE PARKING AND ACCESSIBLE PATH WILL BE PROVIDED DURING THE CIVIL PLAN SUBMITTAL.

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO

SITE PLAN

DETAILED GRADING PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

DRAWING NAME
196067003_DET_CD.DWG

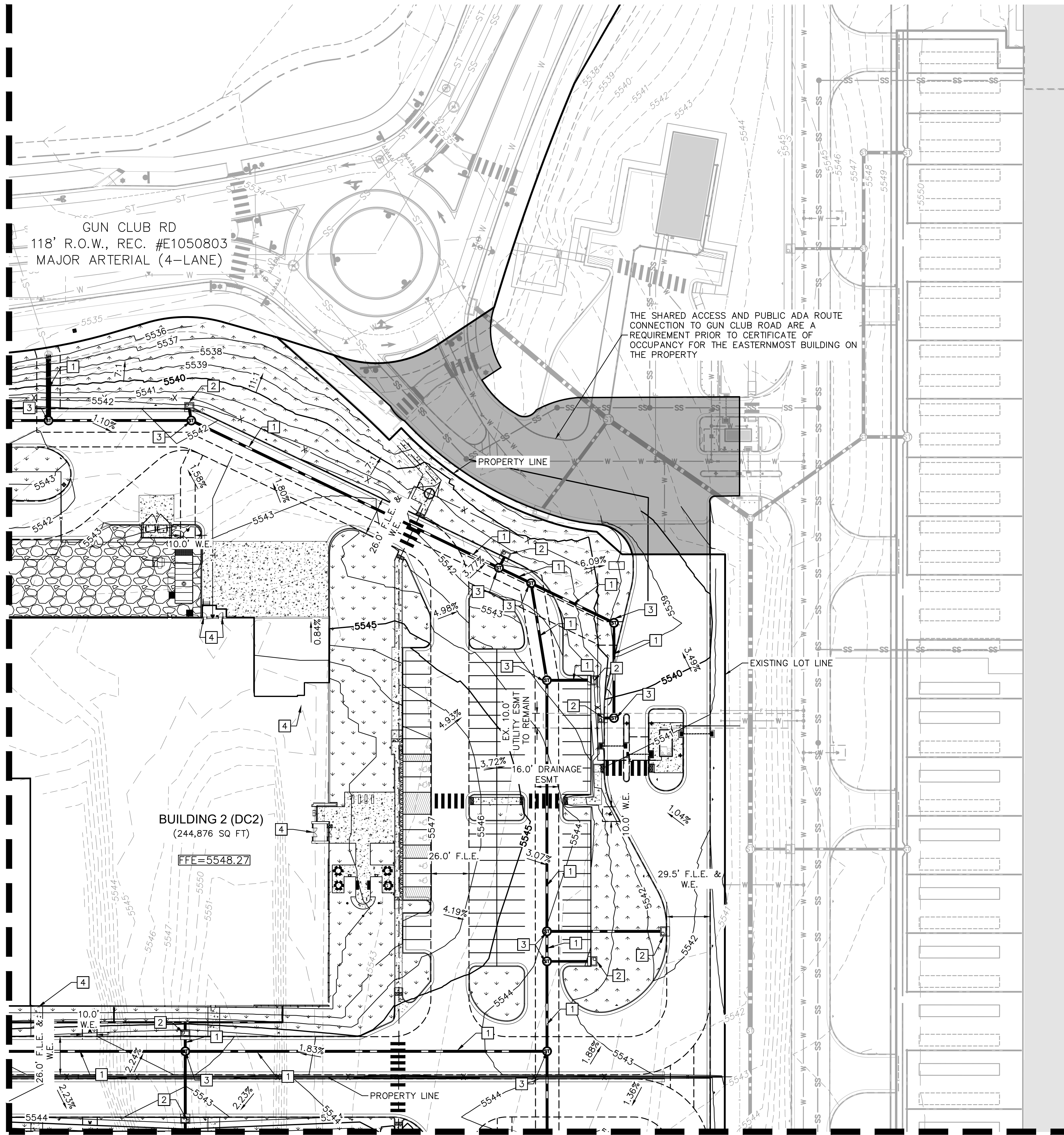
17

K:\VEN_OVA\196067003_015_AURORA PHASE 2\CADD\PLANS\811\811.DWG

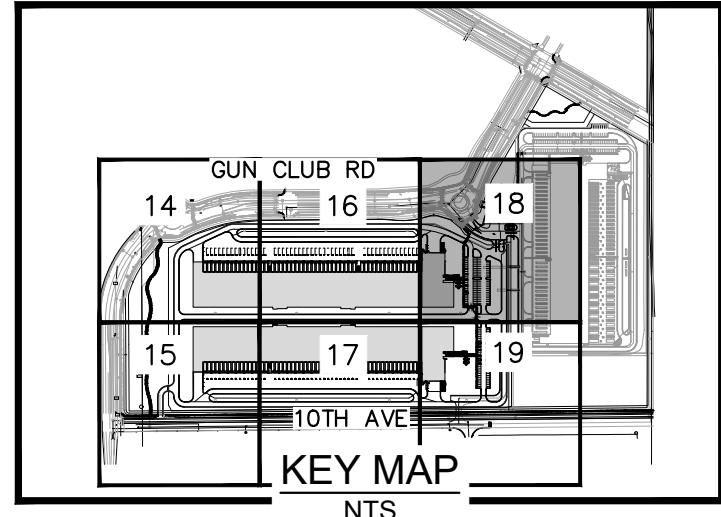
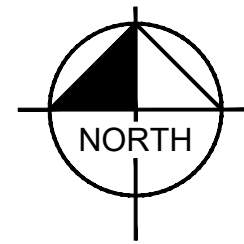
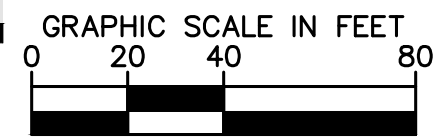


Know what's below.
Call before you dig.

MATCHLINE - SEE SHEET 16



MATCHLINE - SEE SHEET 19



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- ACCESSIBLE CURB RAMP
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- ACCESSIBLE ROUTE
- PROPOSED/EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED SLOPE
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- EXISTING STREET LIGHTING
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)

KEYNOTE LEGEND

- 1 PRIVATE STORM DRAIN PIPE
- 2 PRIVATE STORM DRAIN INLET
- 3 PRIVATE STORM MANHOLE
- 4 DOOR LOCATIONS

NOTES

- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.
- THE SHARED ACCESS AND PUBLIC ADA ROUTE CONNECTION TO GUN CLUB ROAD ARE A REQUIREMENT PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE EASTERNMOST BUILDING ON THE PROPERTY, IN PHASE 1.
- DETAILED GRADING OF ACCESSIBLE PARKING AND ACCESSIBLE PATH WILL BE PROVIDED DURING THE CIVIL PLAN SUBMITTAL.

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO

SITE PLAN

DETAILED GRADING PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT NO.
196067003

DRAWING NAME
196067003_DET_CD.DWG

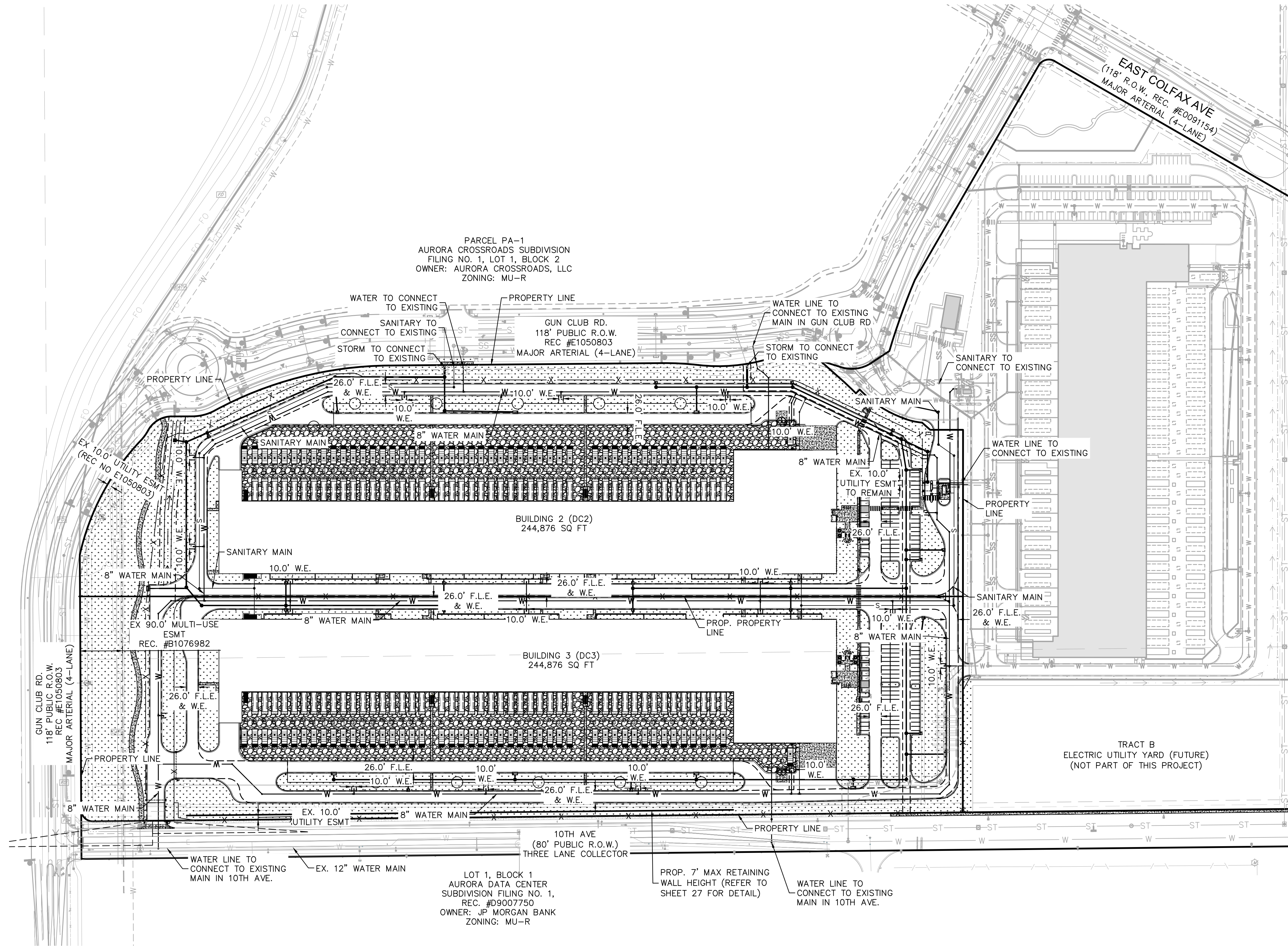
18

NO. REVISION BY DATE APPR

K:\VEN_OVA\196067003_015 AURORA PHASE 2\CAD\PLANS\811 SITE PLAN



Know what's below.
Call before you dig.

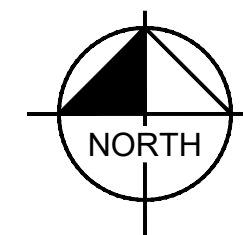
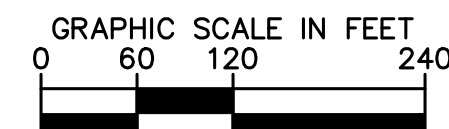


LEGEND

	PROPERTY LINE
	EXISTING EASEMENT LINES
	PROPOSED EASEMENT LINES
	CURB AND GUTTER
	LANDSCAPED AREA
	CONCRETE
	PROPOSED BUILDING
	GRAVEL
	PROPOSED/EXISTING FIRE HYDRANT
	PROPOSED STORM SEWER INFRASTRUCTURE
	EXISTING STORM SEWER INFRASTRUCTURE
	EXISTING SANITARY SEWER MANHOLE
	8' TALL ORNAMENTAL METAL FENCE
	25' PRECAST SCREEN WALL
	RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)
	EXISTING STREET LIGHTING

NOTES

- REFER TO SHEETS 21 - 26 FOR DETAILED UTILITY PLANS SHOWING PUBLIC VS. PRIVATE UTILITIES.
- ALL CROSSINGS OR CONNECTION TO PUBLIC UTILITIES SUCH AS WATER, STORM, OR SANITARY MUST BE POTHOLED OR FIELD VERIFIED PRIOR TO CIVIL PLAN SUBMITTAL.



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: CPW
DRAWN BY: CPW
CHECKED BY: SAL
DATE: 11/26/2024

AURORA CROSSROADS SUBDIVISION FILING NO. 3
AURORA, COLORADO
SITE PLAN
OVERALL UTILITY PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003
DRAWING NAME
196067003_OVERALL_UT.DWG

[illegible]

- ## NOTES

- 811** Know what's below.
Call before you dig.

C:\DEN_CIVIL\186067003_QTS AURORA PHASE 2\CADD\PLANSHEETS\SITE PLAN

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 220-4400

3

SSROA
AURO

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

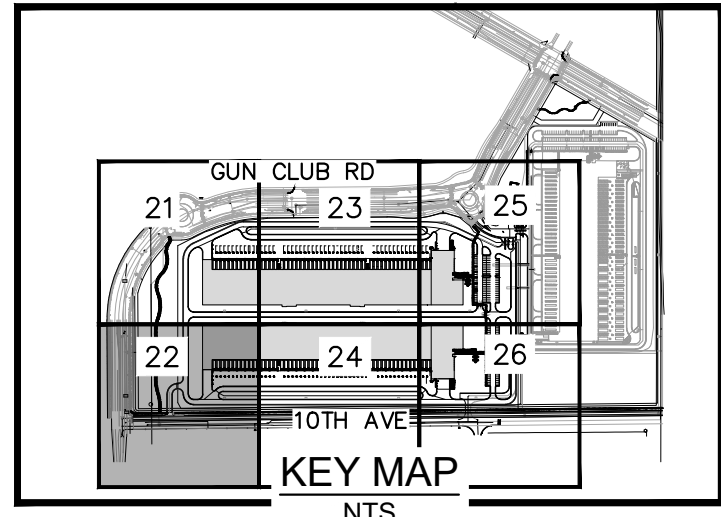
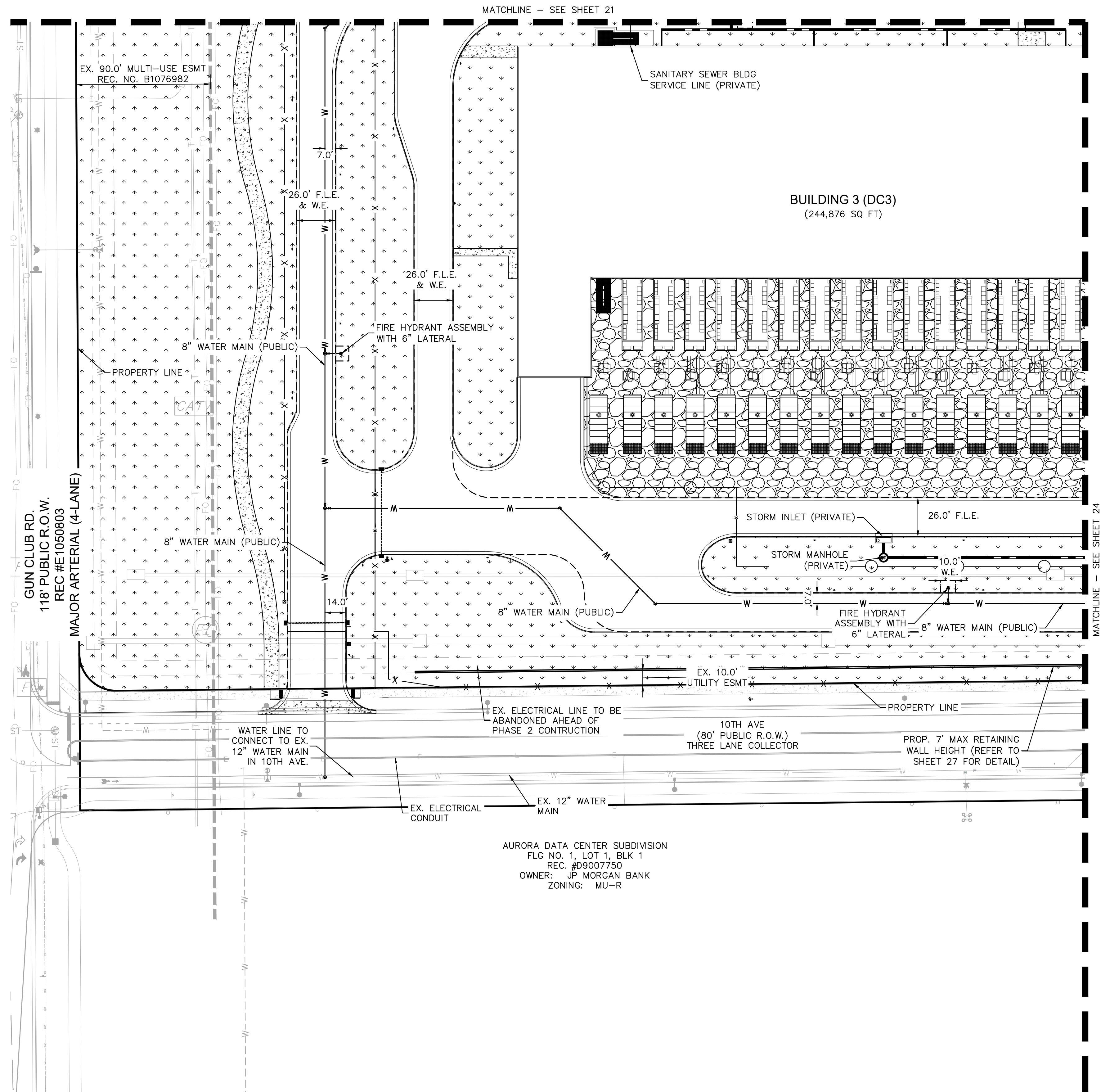
PROJECT NO. 196067003
DRAWING NAME 196067003_DET_UT.DWG

21

K:\VEN_OVA\196067003_015_AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN



Know what's below.
Call before you dig.



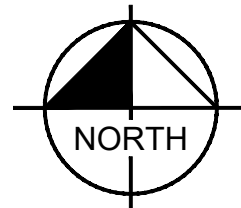
LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- XX EXISTING MAJOR CONTOUR
- XX EXISTING MINOR CONTOUR
- XX PROPOSED MAJOR CONTOUR
- XX PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY LINE
- PROPOSED/EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED WATER METER
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)
- EXISTING STREET LIGHTING

NOTES

- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER.
- ALL WATER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. PRIVATE WATER TO BE MAINTAINED BY THE OWNER. PUBLIC WATER TO BE MAINTAINED BY THE CITY OF AURORA.
- ALL WATER METERS ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA.
- ALL SANITARY SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE SANITARY SEWER TO BE MAINTAINED BY THE OWNER.
- ALL UNUSED UTILITY STUBS TO BE CAPPED AT THE MAIN.

GRAPHIC SCALE IN FEET
0 20 40 80



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: CPW
DRAWN BY: CPW
CHECKED BY: SAL
DATE: 11/26/2024

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO

SITE PLAN

DETAILED UTILITY PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

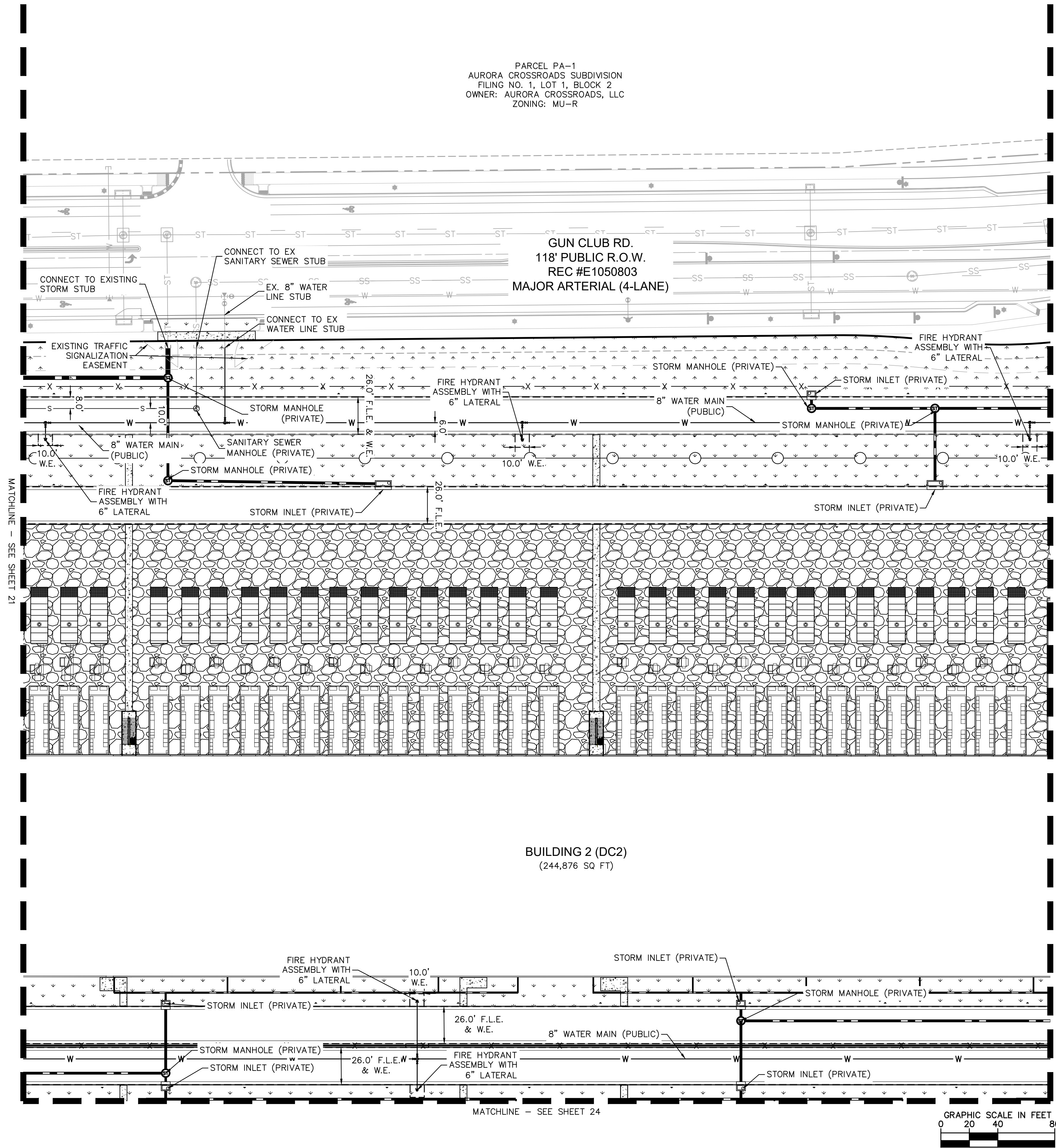
DRAWING NAME
196067003_DET_UT.DWG

22

K:\VEN_OVA\196067003_015_AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN



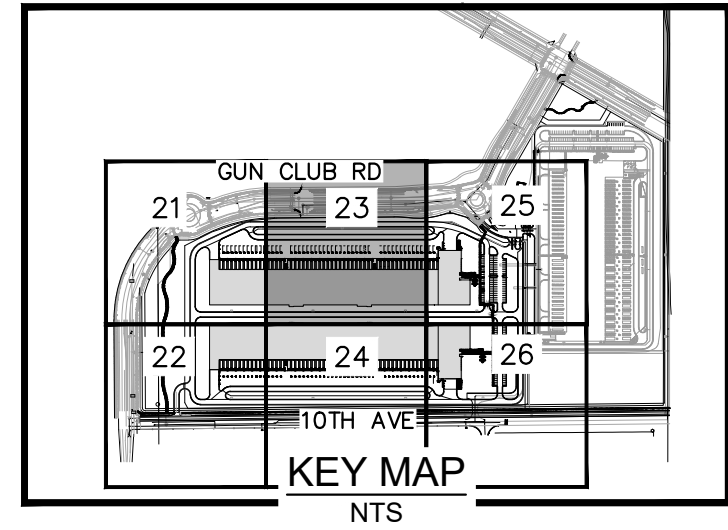
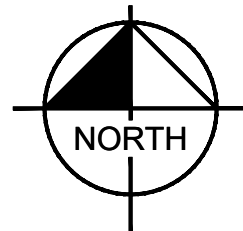
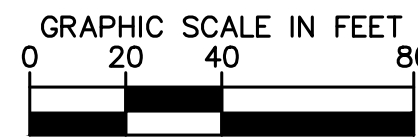
Know what's below.
Call before you dig.



PARCEL PA-1
AURORA CROSSROADS SUBDIVISION
FILING NO. 1, LOT 1, BLOCK 2
OWNER: AURORA CROSSROADS, LLC
ZONING: MU-R

GUN CLUB RD.
118' PUBLIC R.O.W.
REC #E1050803
MAJOR ARTERIAL (4-LANE)

BUILDING 2 (DC2)
(244,876 SQ FT)



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- 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 SANITARY SEWER LINE
- EXISTING SANITARY LINE
- PROPOSED/EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED WATER METER
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)
- EXISTING STREET LIGHTING

NOTES

- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER.
- ALL WATER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. PRIVATE WATER TO BE MAINTAINED BY THE OWNER. PUBLIC WATER TO BE MAINTAINED BY THE CITY OF AURORA.
- ALL WATER METERS ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA.
- ALL SANITARY SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE SANITARY SEWER TO BE MAINTAINED BY THE OWNER.
- ALL UNUSED UTILITY STUBS TO BE CAPPED AT THE MAIN.

Kimley»Horn

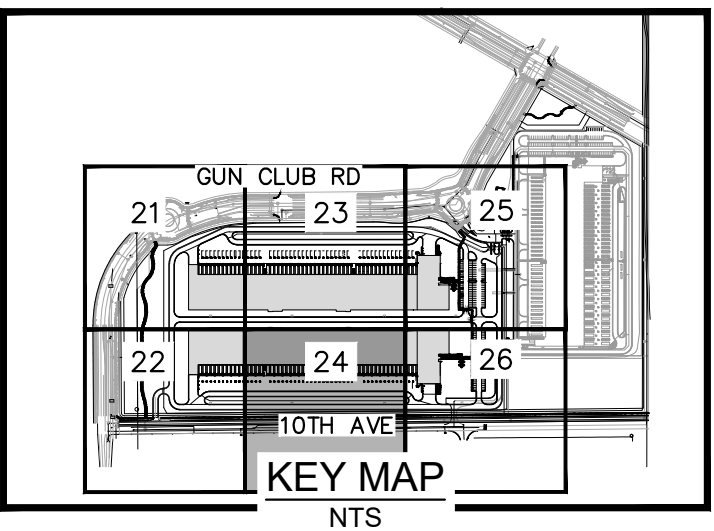
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO
SITE PLAN
DETAILED UTILITY PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

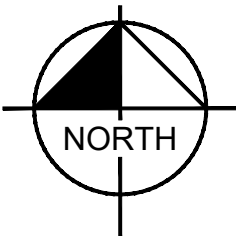
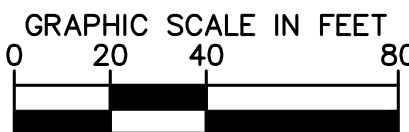
PROJECT NO.
196067003
DRAWING NAME
196067003_DET_UT.DWG



1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER.
2. ALL WATER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. PRIVATE WATER TO BE MAINTAINED BY THE OWNER. PUBLIC WATER TO BE MAINTAINED BY THE CITY OF AURORA.
3. ALL WATER METERS ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA.
4. ALL SANITARY SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE SANITARY SEWER TO BE MAINTAINED BY THE OWNER.
5. ALL UNUSED UTILITY STUBS TO BE CAPPED AT THE MAIN.

24

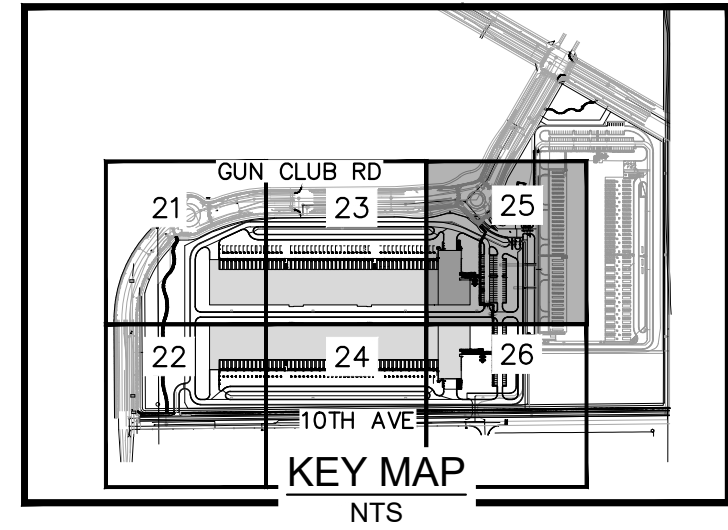
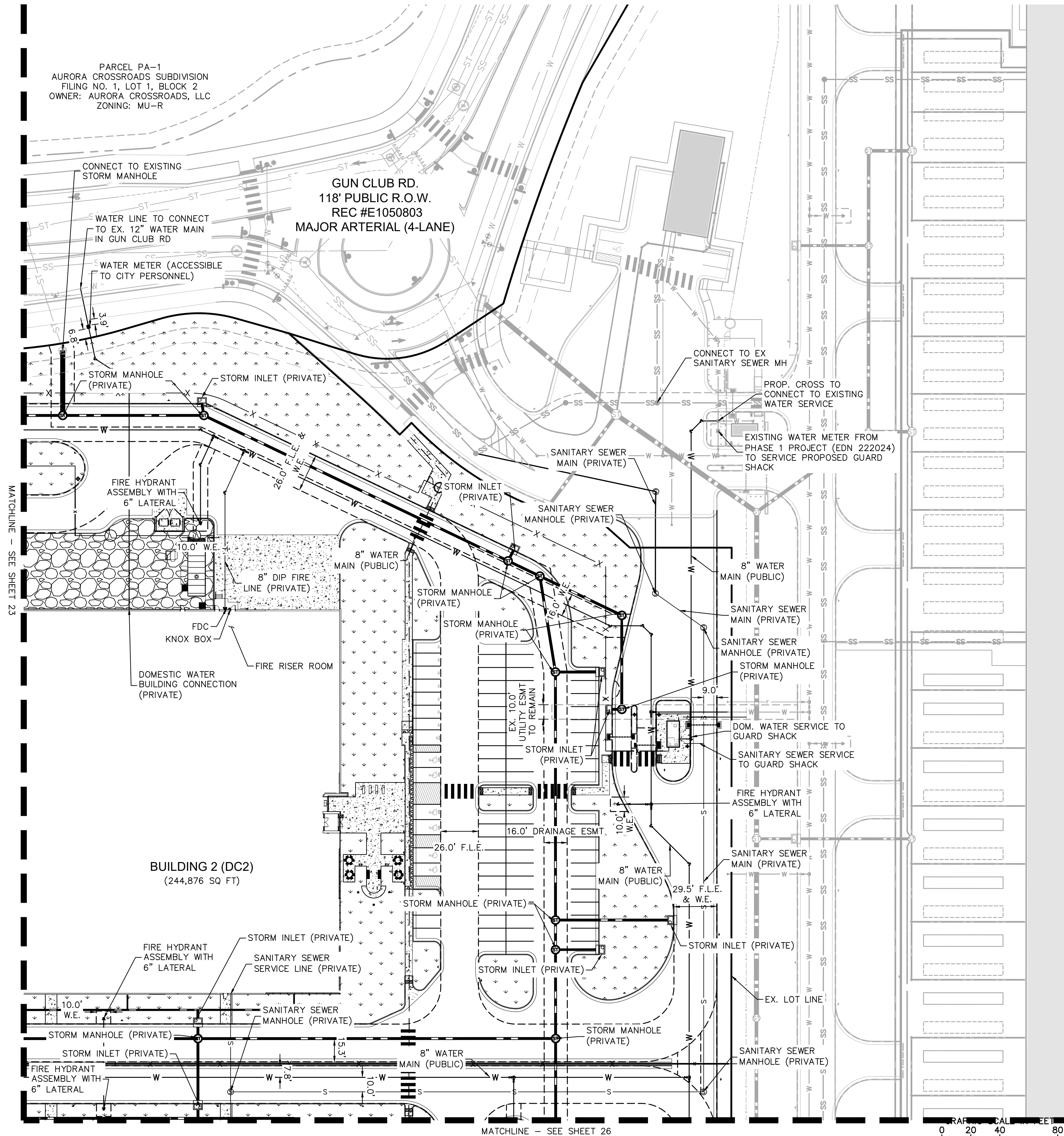
Know what's **below**.
Call before you dig



K:\VEN_LVA\196067003_015_AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN



Know what's below.
Call before you dig.

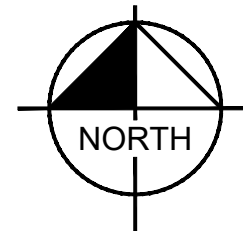
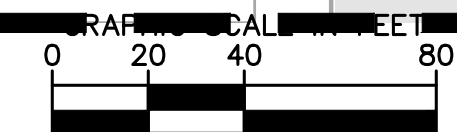


LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- 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 SANITARY SEWER LINE
- EXISTING SANITARY LINE
- PROPOSED/EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED WATER METER
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)
- EXISTING STREET LIGHTING

NOTES

- ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER.
- ALL WATER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. PRIVATE WATER TO BE MAINTAINED BY THE OWNER. PUBLIC WATER TO BE MAINTAINED BY THE CITY OF AURORA.
- ALL WATER METERS ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA.
- ALL SANITARY SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE SANITARY SEWER TO BE MAINTAINED BY THE OWNER.
- ALL UNUSED UTILITY STUBS TO BE CAPPED AT THE MAIN.



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO
SITE PLAN
DETAILED UTILITY PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

DRAWING NAME
196067003_DET_UT.DWG

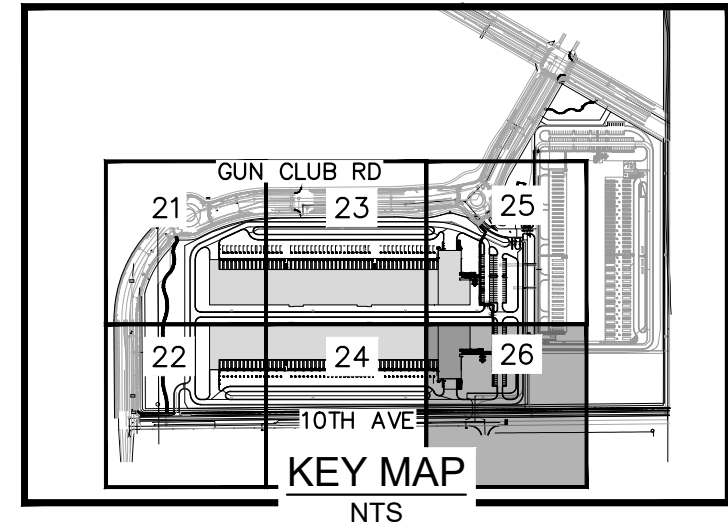
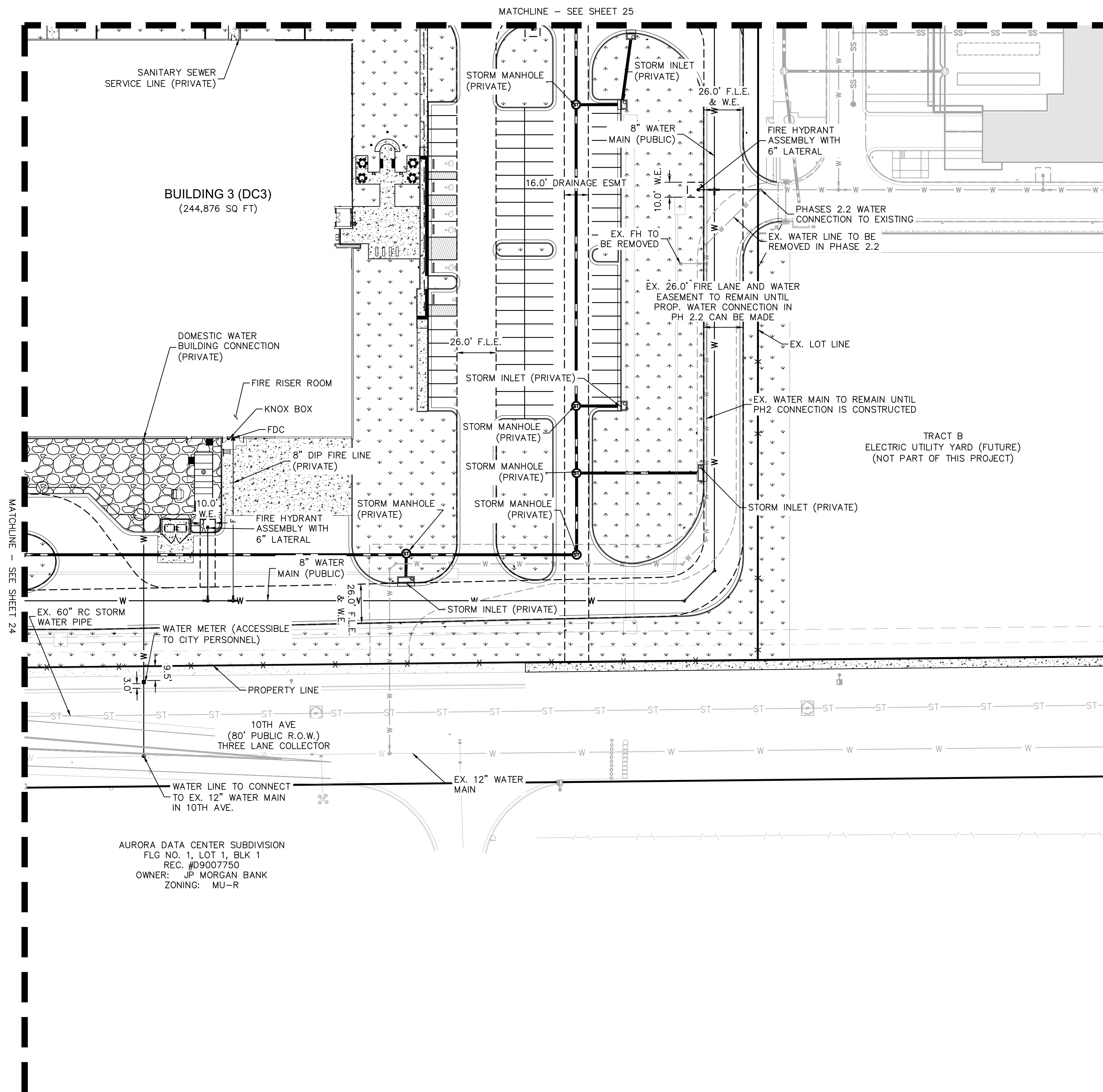
25

NO. REVISION BY DATE APPR

K:\VEN_OVA\196067003_015_AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN



Know what's below.
Call before you dig.

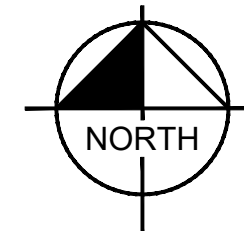
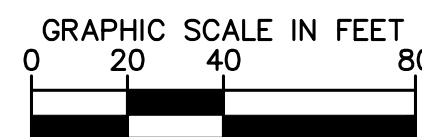


LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINES
- - - PROPOSED EASEMENT LINES
- CURB AND GUTTER
- LANDSCAPED AREA
- CONCRETE
- PROPOSED BUILDING
- GRAVEL
- ASPHALT PAVING
- - - XX - - - EXISTING MAJOR CONTOUR
- - - XX - - - EXISTING MINOR CONTOUR
- XX — PROPOSED MAJOR CONTOUR
- XX — PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- W — PROPOSED WATER LINE
- W — EXISTING WATER LINE
- S — PROPOSED SANITARY SEWER LINE
- SS — EXISTING SANITARY LINE
- PROPOSED/EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED/EXISTING STORM MANHOLE
- PROPOSED WATER METER
- 8' TALL ORNAMENTAL METAL FENCE
- 25' PRECAST SCREEN WALL
- RETAINING WALL (REFER TO SHEET 27 FOR DETAIL)
- EXISTING STREET LIGHTING

NOTES

1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE STORM TO BE MAINTAINED BY THE OWNER.
2. ALL WATER MAINS ARE PUBLIC UNLESS OTHERWISE NOTED. PRIVATE WATER TO BE MAINTAINED BY THE OWNER. PUBLIC WATER TO BE MAINTAINED BY THE CITY OF AURORA.
3. ALL WATER METERS ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF AURORA.
4. ALL SANITARY SEWER IS PRIVATE UNLESS OTHERWISE NOTED. PRIVATE SANITARY SEWER TO BE MAINTAINED BY THE OWNER.
5. ALL UNUSED UTILITY STUBS TO BE CAPPED AT THE MAIN.



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: CPW
DRAWN BY: CPW
CHECKED BY: SAL
DATE: 11/26/2024

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO

SITE PLAN

DETAILED UTILITY PLAN

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

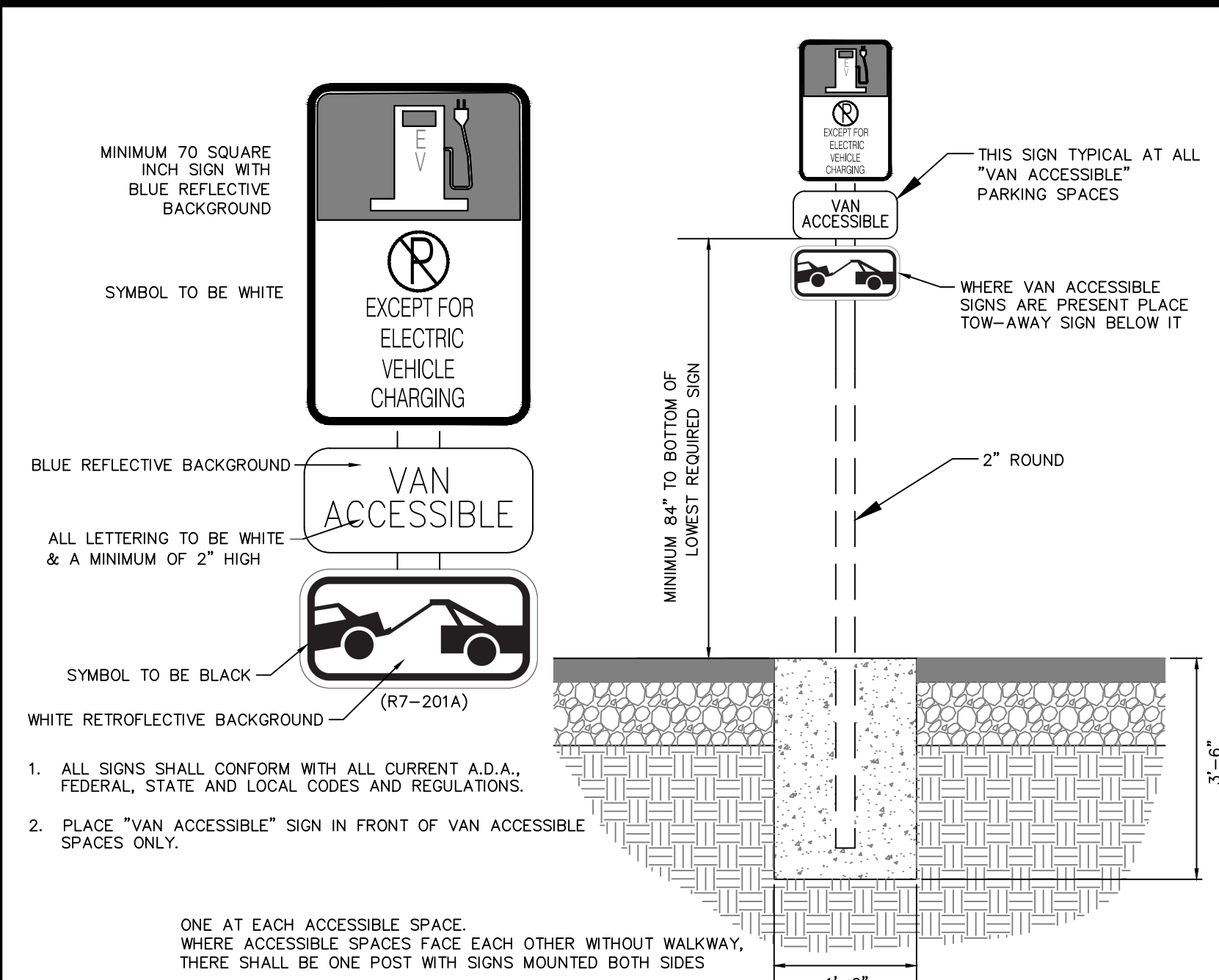
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

DRAWING NAME
196067003_DET_UT.DWG

26

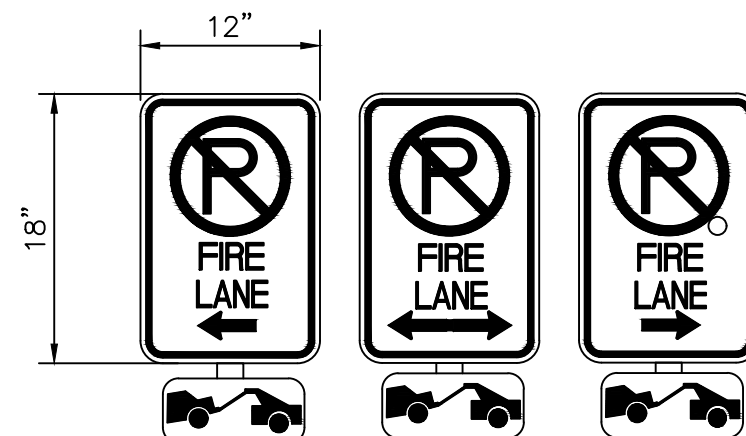
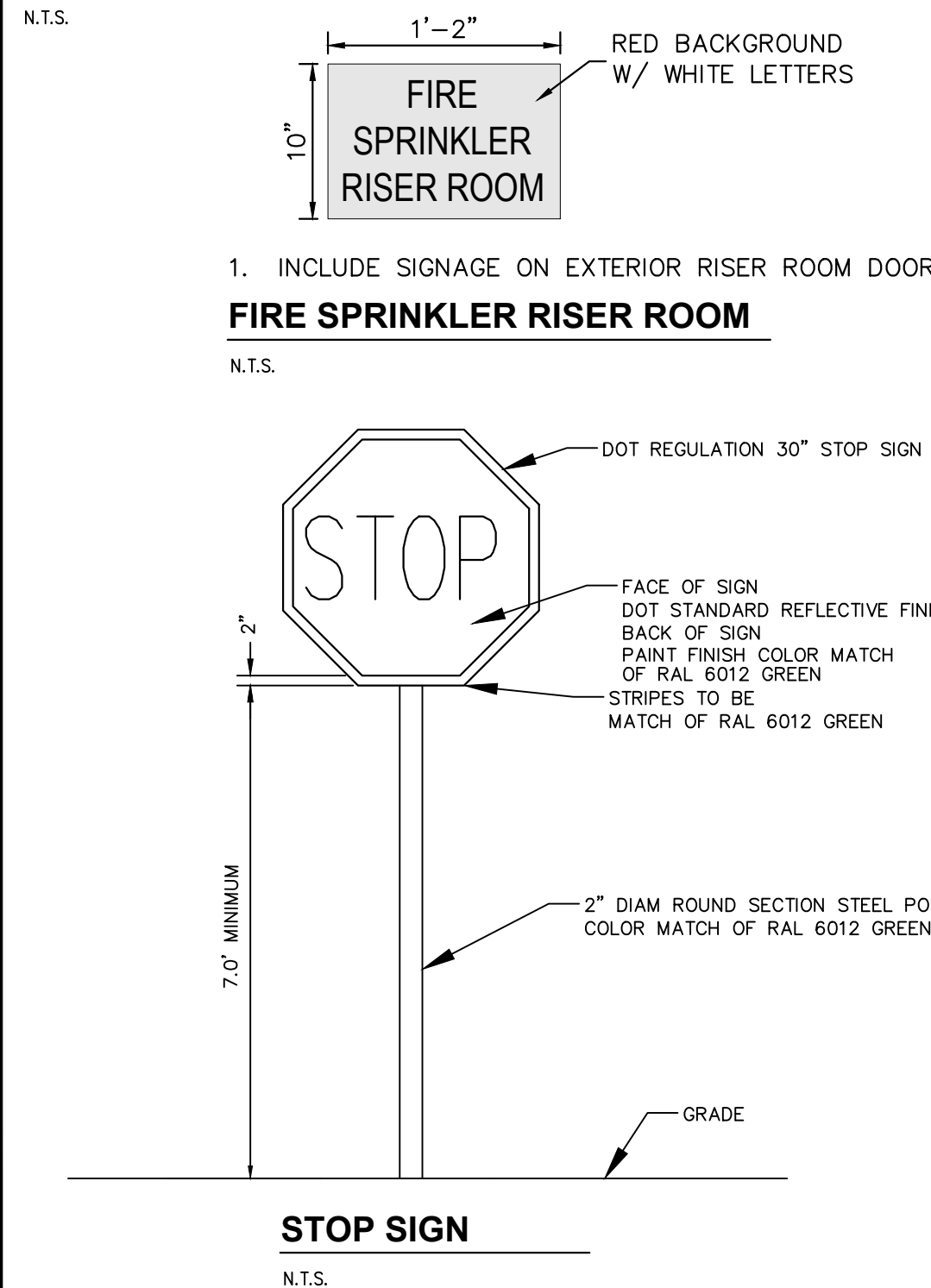
K:\VEN_OVA\196067003_015_AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN



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.



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

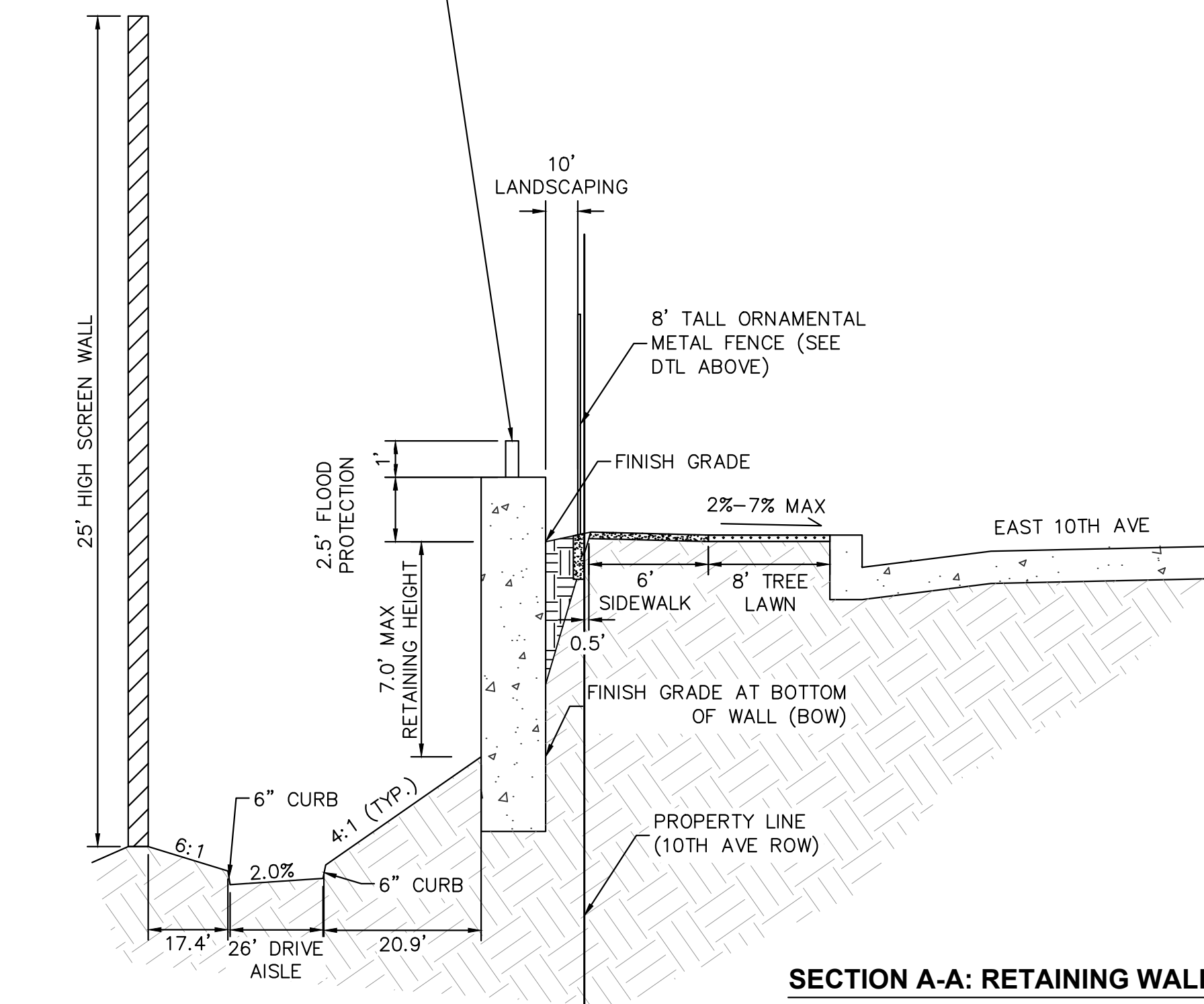
FIRE LANE SIGNS

N.T.S.

EV PARKING SIGN DETAIL

N.T.S.

HANDRAIL TO BE PROVIDED AT TOP OF RETAINING WALL FOR FALL PROTECTION. HANDRAIL TO BE DESIGNED WITH CIVIL CONSTRUCTION DOCUMENTS

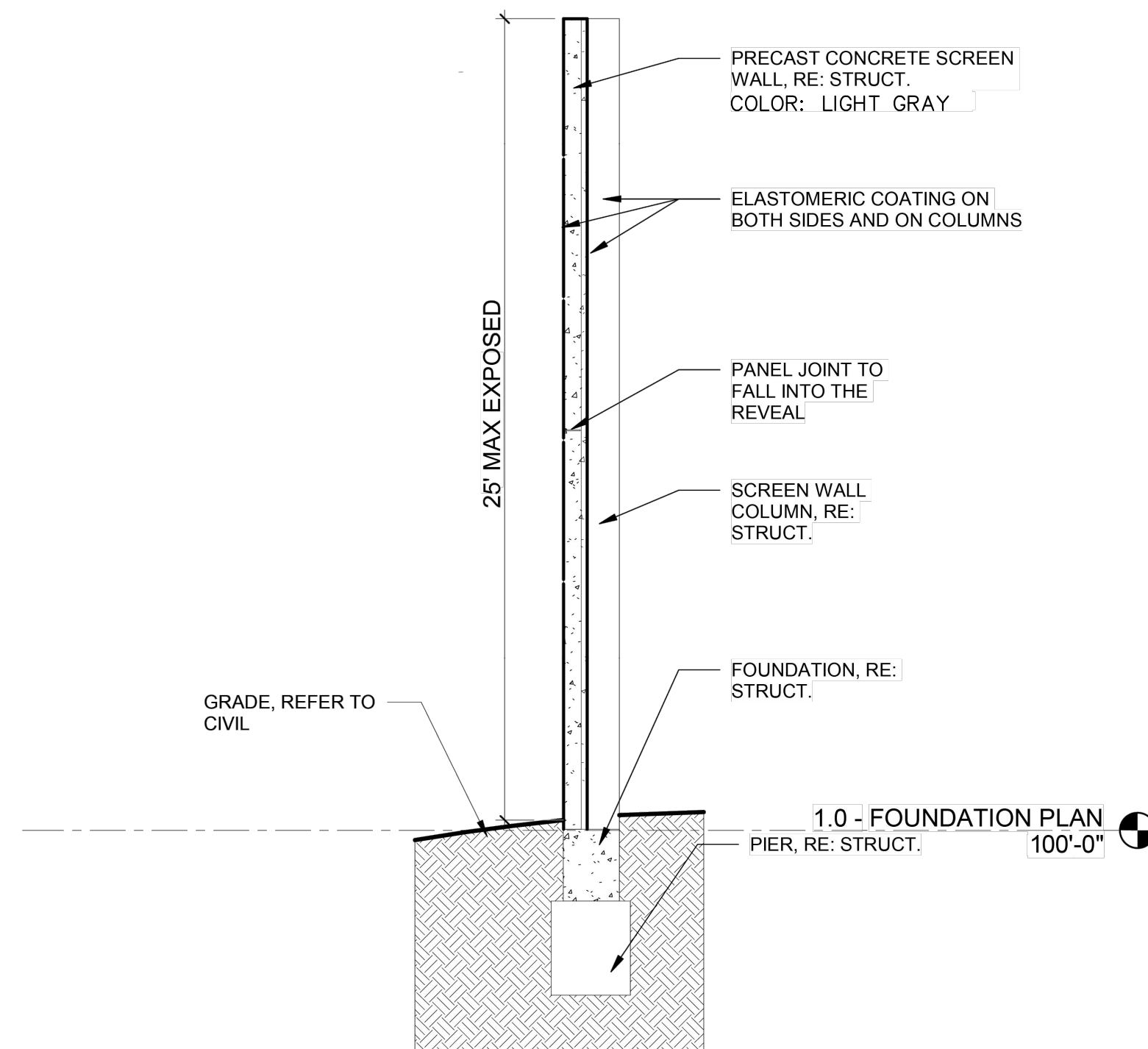
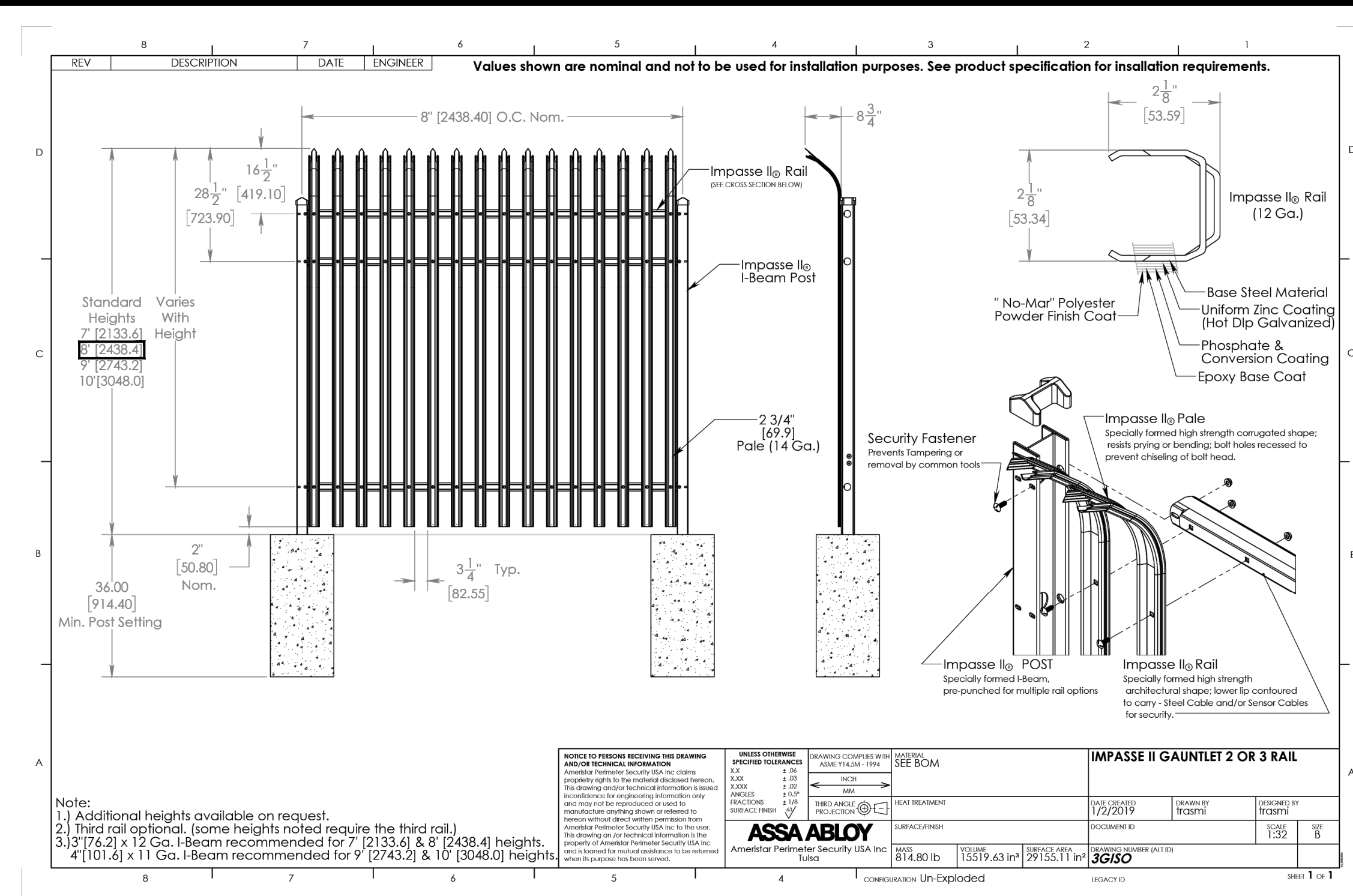


SECTION A-A: RETAINING WALL

N.T.S.

RETAINING WALL NOTES:

1. STORMWATER WITHIN EAST 10TH AVENUE WILL BE DIVERTED EAST ALONG THE RETAINING WALL UNTIL ENTERING THE PROJECT AND FLOWING ALONG THE PATH IDENTIFIED IN THE DRAINAGE MAP.
2. WALL SCHEMATIC PROVIDED FOR REFERENCE ONLY. NOT TO BE USED FOR CONSTRUCTION. DESIGN WILL BE PROVIDED CIVIL CONSTRUCTION DOCUMENTS.
3. RETAINING WALL WILL BE PRIVATELY OWNED AND MAINTAINED.
4. THE INTENDED COLOR FOR THE RETAINING WALL IS LIGHT GRAY.
5. REFER TO SHEET 34 FOR CROSS SECTION LOCATION.



8 TYPICAL SCREEN WALL SECTION

1/4" = 1'-0"

SCREEN WALL NOTES:

1. SCREEN WALL WILL BE PREFABRICATED PRECAST PANELS.
2. THE HEIGHT OF THE SCREEN WALL WILL BE 25 FOOT HIGH PER THE DETAIL ABOVE.
3. THE SCREEN WALL WILL BE PAINTED LIGHT GRAY WITH A MOUNTAIN PATTERN EMBOSSED INTO THE PREFABRICATED PANELS.
4. REFER TO ARCHITECTURAL PLANS FOR SCREEN WALL ELEVATION AND MOUNTAIN ETCHING ELEVATIONS.

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

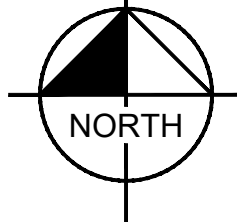
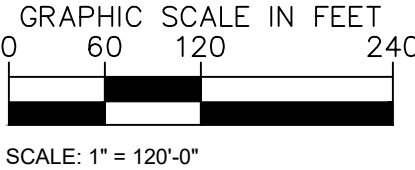
AURORA, COLORADO
SITE PLAN
SITE DETAILS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

DRAWING NAME
196067003_S_DET.DWG

27



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
DRAWN BY: ECS
CHECKED BY: EIWS
DATE: 11/26/2024

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO
SITE PLAN
OVERALL LANDSCAPE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

DRAWING NAME
196067003_DET_LA.DWG

28



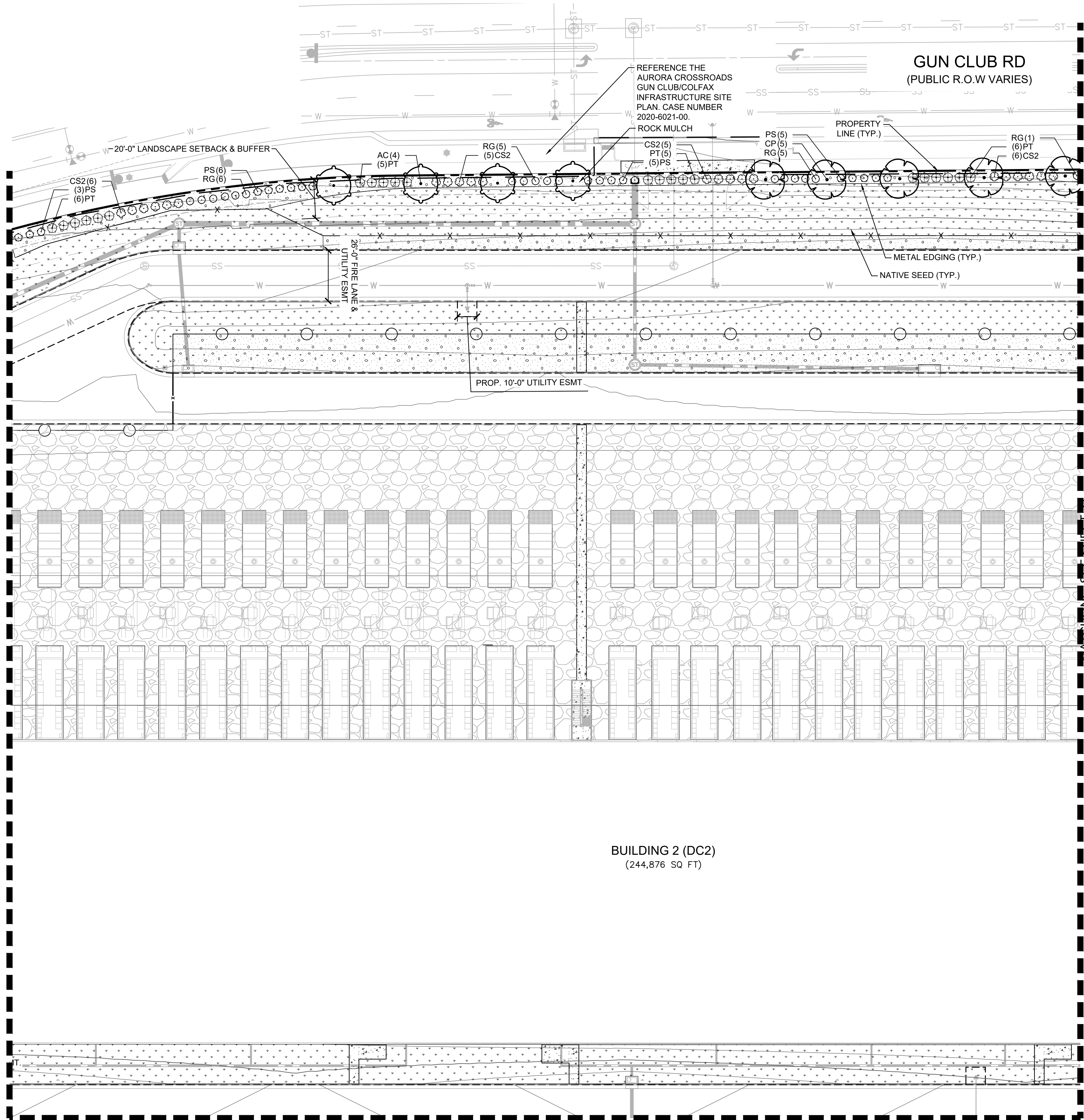
Know what's below.
Call before you dig.

K:\VEN_OVA\196067003_DET_AURORA PHASE 2\CAD\PLANS\811\811.DWG



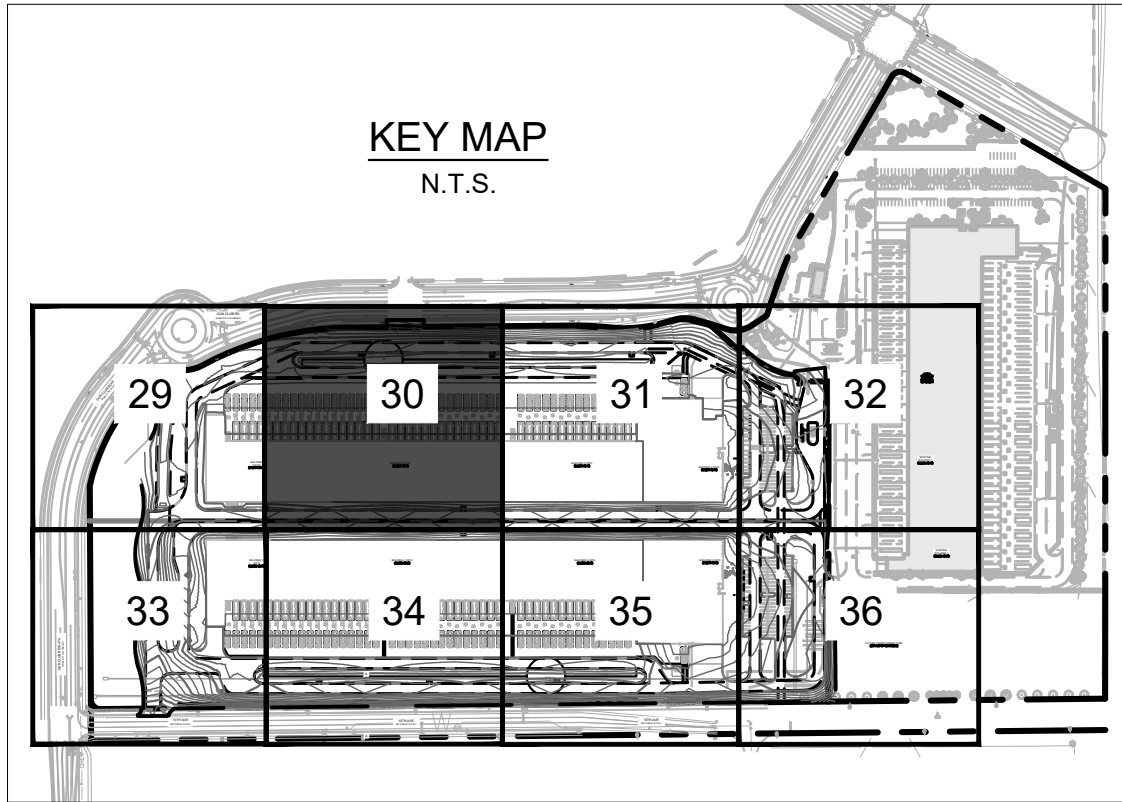
Know what's below.
Call before you dig.

MATCHLINE, SEE SHEET 29



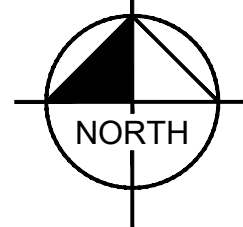
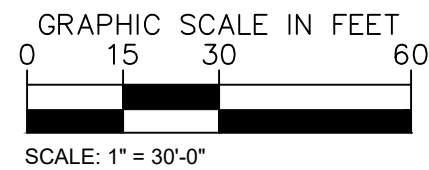
MATCHLINE, SEE SHEET 34

MATCHLINE, SEE SHEET 31



LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT LINES
- - - PROPOSED EASEMENT LINES
- ==== CURB AND GUTTER
- ▼ ▼ ▼ NATIVE SEED
- PROPOSED BUILDING
- GRAVEL
- 1-1/2" - 2" RIVER ROCK MULCH
- CONCRETE
- PROPOSED STORM PIPE
- - - PROPOSED WATER LINE
- - - PROPOSED FENCE
- 25' PRECAST SCREEN WALL (PER ARCHITECTURAL ELEVATIONS)



NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

REF. SHEET 37 FOR FULL LANDSCAPE SCHEDULE

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO
SITE PLAN

DETAILED LANDSCAPE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT NO.
196067003

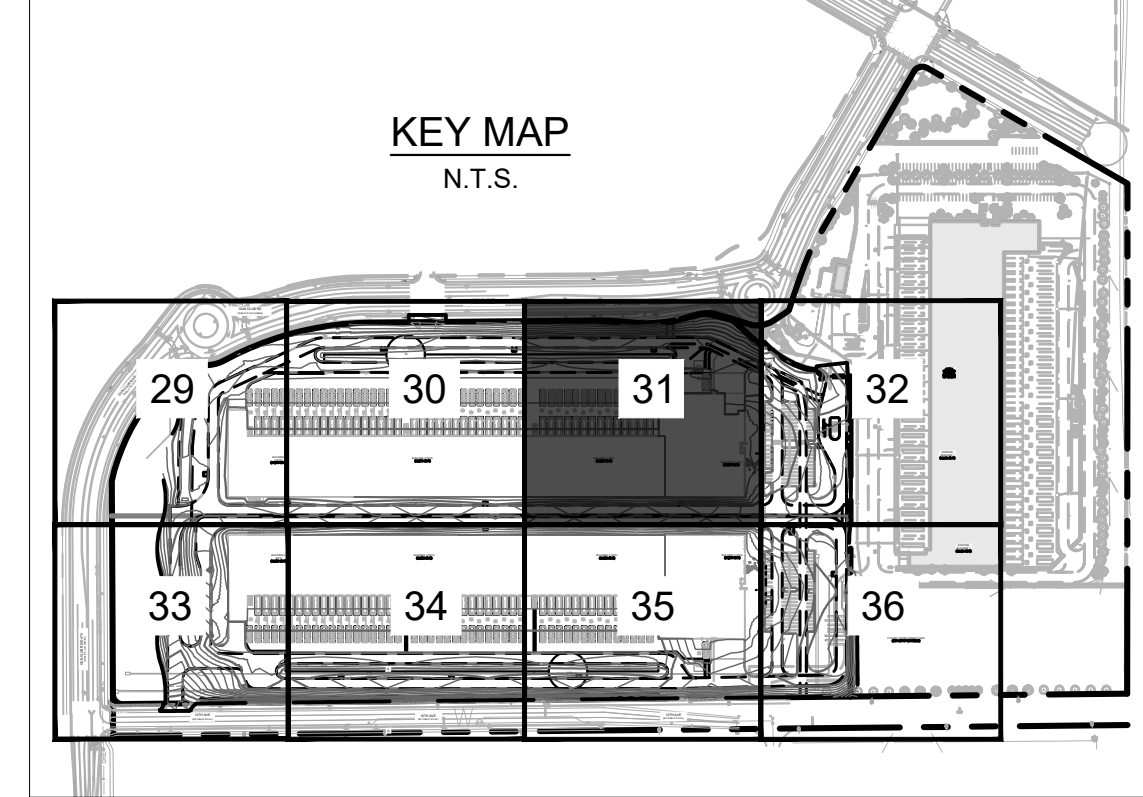
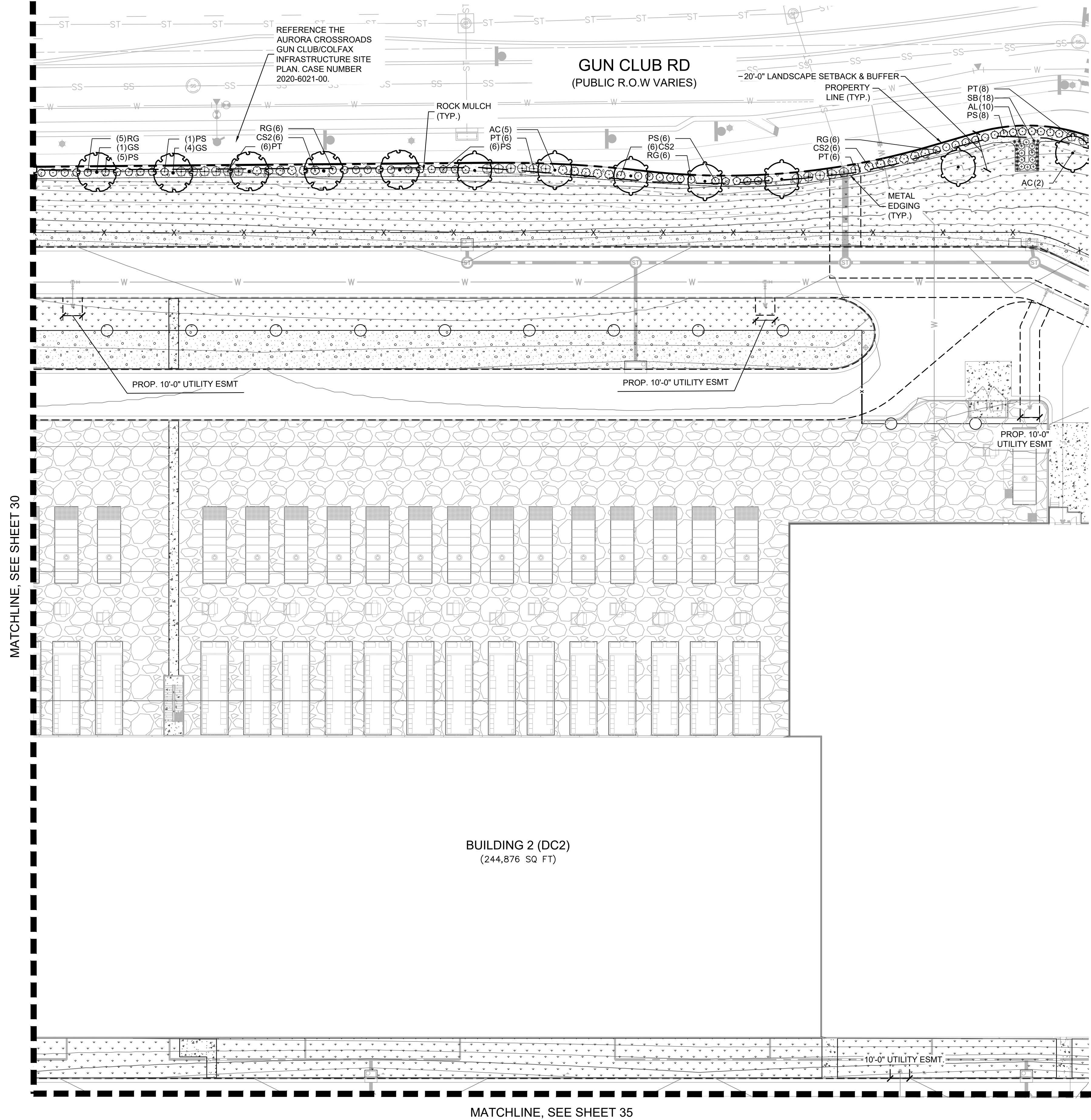
DRAWING NAME
196067003_DET_LA.DWG

30

K:\VEN_01\196067003_015_AURORA_PHASE_2\CADD\PLANS\811\811.DWG

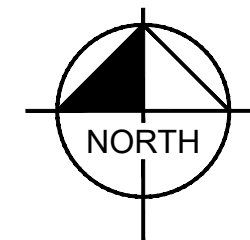
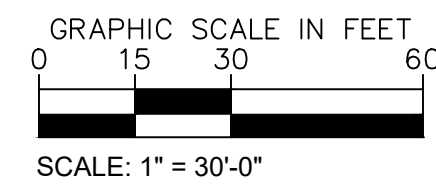


Know what's below.
Call before you dig.



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- NATIVE SEED
- PROPOSED BUILDING
- GRAVEL
- 1-1/2" - 2" RIVER ROCK MULCH
- CONCRETE
- PROPOSED STORM PIPE
- PROPOSED WATER LINE
- PROPOSED FENCE
- 25' PRECAST SCREEN WALL (PER ARCHITECTURAL ELEVATIONS)

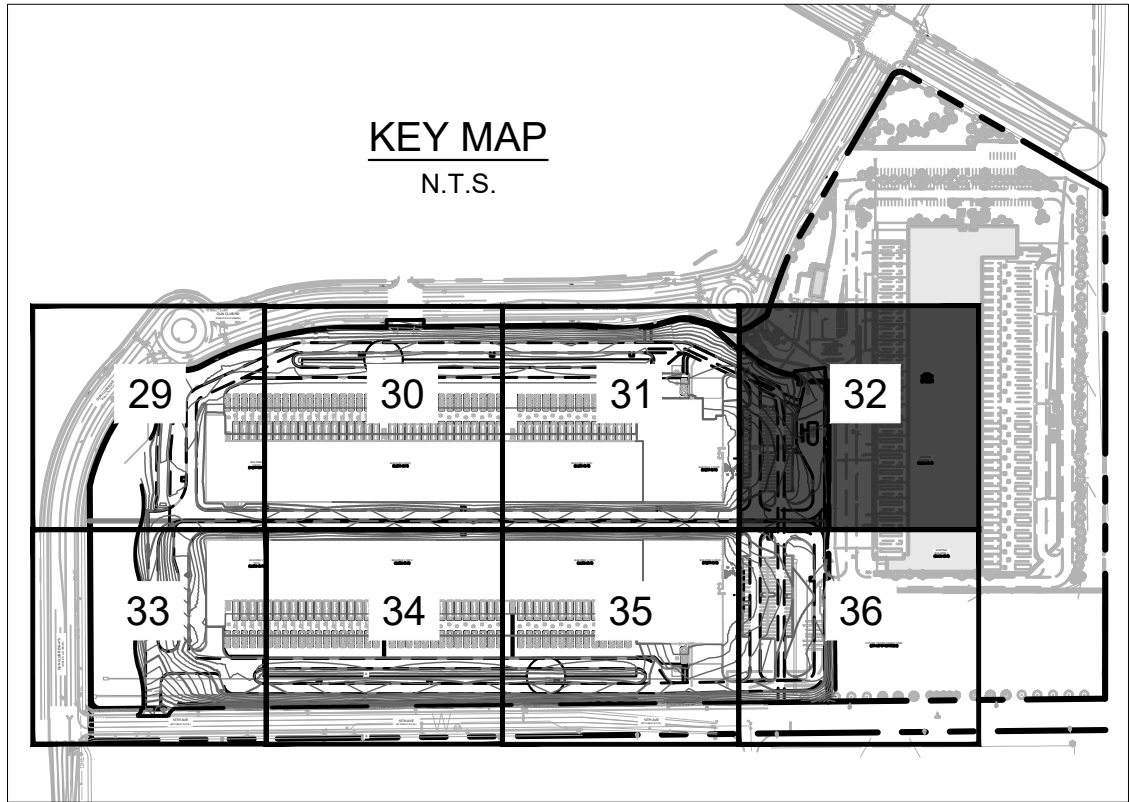
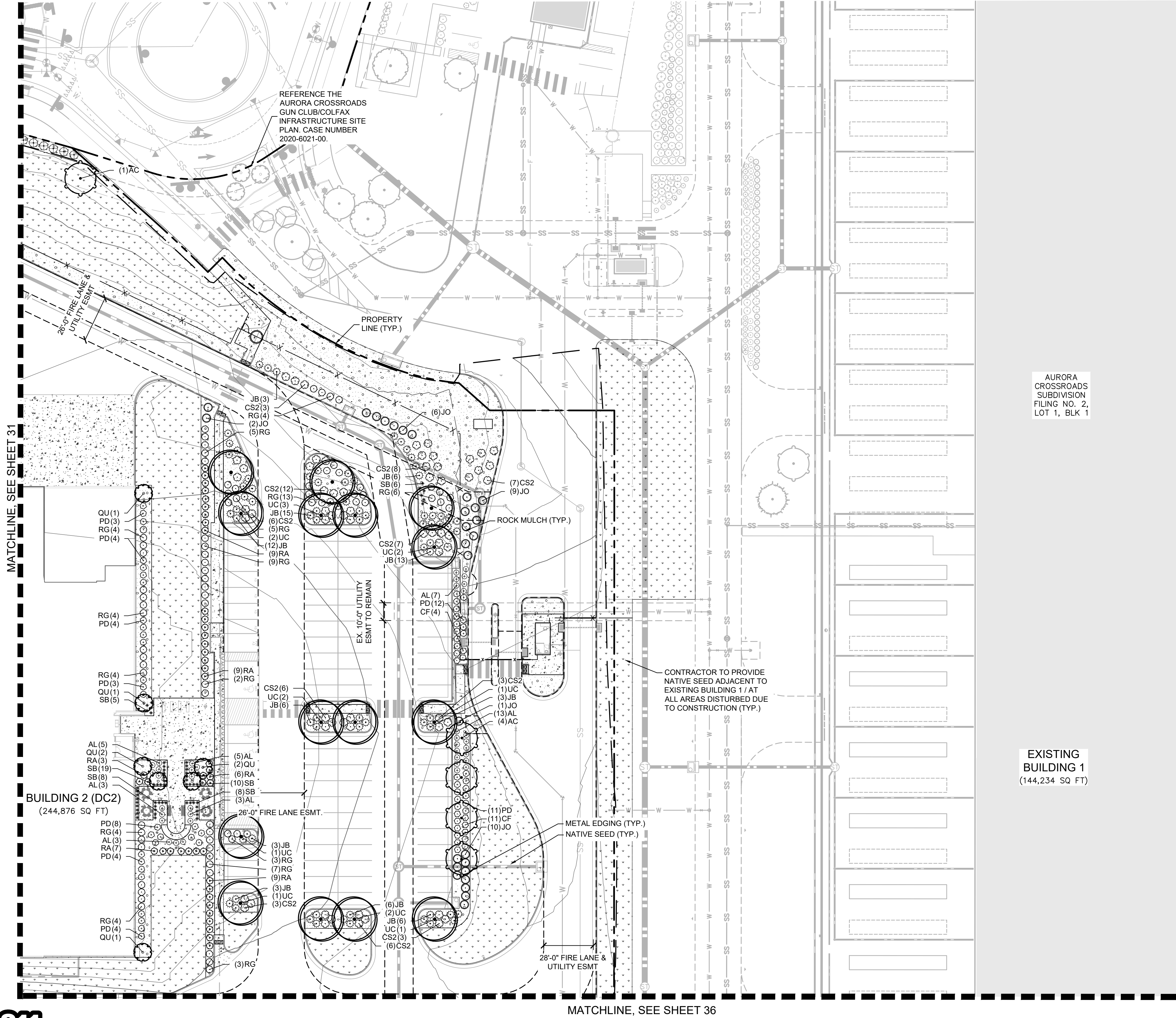


NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

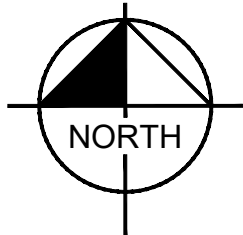
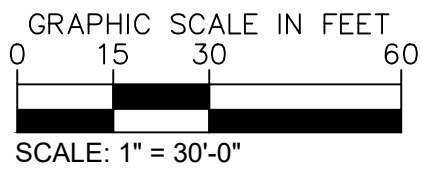
REF. SHEET 37 FOR FULL LANDSCAPE SCHEDULE

AURORA CROSSROADS SUBDIVISION FILING NO. 3	
AURORA, COLORADO	
SITE PLAN	
DETAILED LANDSCAPE PLAN	
PRELIMINARY	
FOR REVIEW ONLY NOT FOR CONSTRUCTION	
Kimley»Horn Kimley-Horn and Associates, Inc.	
PROJECT NO. 196067003	DATE (APPR
DRAWING NAME 196067003_DET_LA.DWG	REVISION
NO.	
BY	
DATE (APPR	

K:\VEN_OVA\196067003_015_AURORA PHASE 2\CADD\PLANS\SITE PLAN



- LEGEND**
- PROPERTY LINE
 - EXISTING EASEMENT LINES
 - PROPOSED EASEMENT LINES
 - CURB AND GUTTER
 - NATIVE SEED
 - PROPOSED BUILDING
 - GRAVEL
 - 1-1/2" - 2" RIVER ROCK MULCH
 - CONCRETE
 - PROPOSED STORM PIPE
 - PROPOSED WATER LINE
 - PROPOSED FENCE
 - 25' PRECAST SCREEN WALL (PER ARCHITECTURAL ELEVATIONS)



NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

REF. SHEET 37 FOR FULL LANDSCAPE SCHEDULE

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
DRAWN BY: ECS
CHECKED BY: EIWS
DATE: 11/26/2024

AURORA CROSSROADS SUBDIVISION FILING NO. 3
AURORA, COLORADO
SITE PLAN
DETAILED LANDSCAPE PLAN

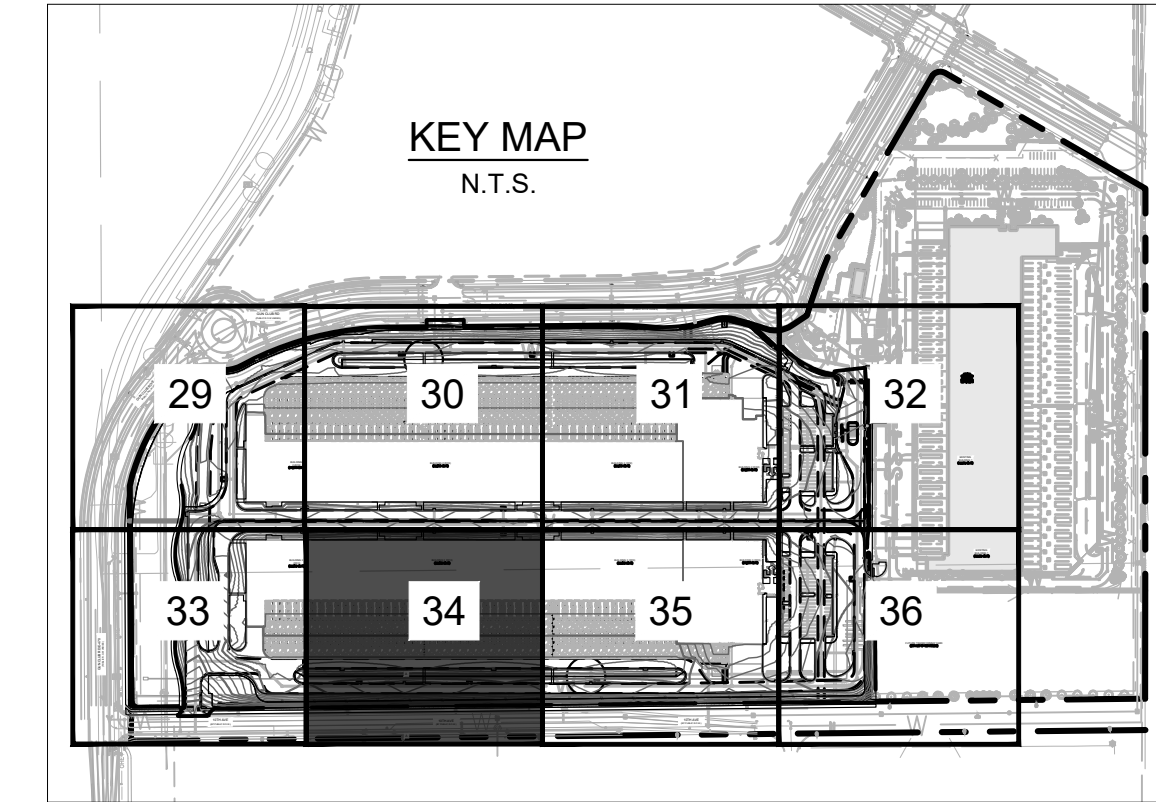
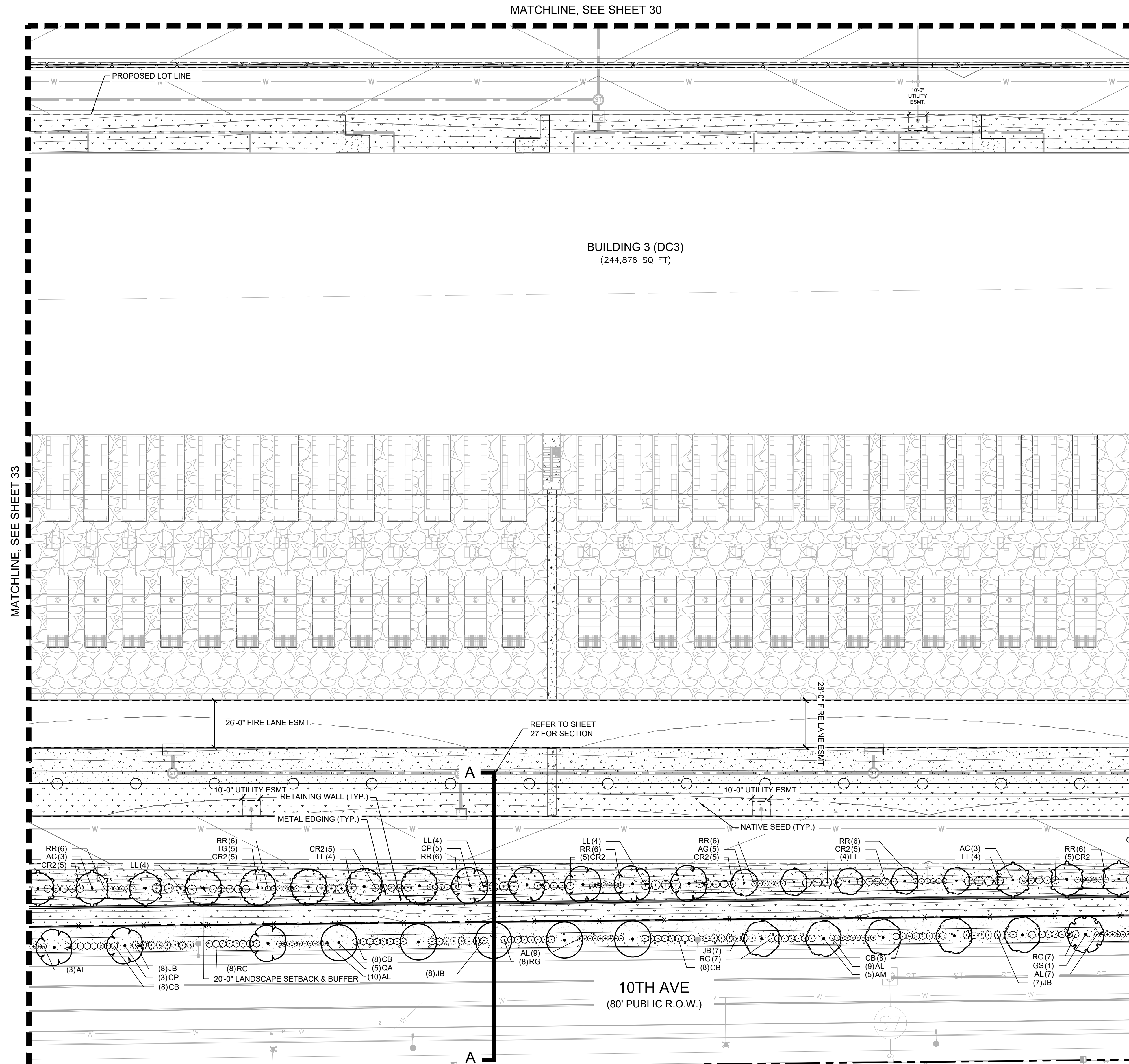
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT NO.
196067003
DRAWING NAME
196067003_DET_LA.DWG

K:\VEN_OVA\196067003_015_AURORA PHASE 2\CADD\PLANS\SITE PLAN



Know what's below.
Call before you dig.



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- NATIVE SEED
- PROPOSED BUILDING
- GRAVEL
- 1-1/2" - 2" RIVER ROCK MULCH
- CONCRETE
- PROPOSED STORM PIPE
- PROPOSED WATER LINE
- PROPOSED FENCE
- 25' PRECAST SCREEN WALL (PER ARCHITECTURAL ELEVATIONS)

NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

REF. SHEET 37 FOR FULL LANDSCAPE SCHEDULE

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: ECS
DRAWN BY: ECS
CHECKED BY: EIWS
DATE: 11/26/2024

3

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO
SITE PLAN

DETAILED LANDSCAPE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

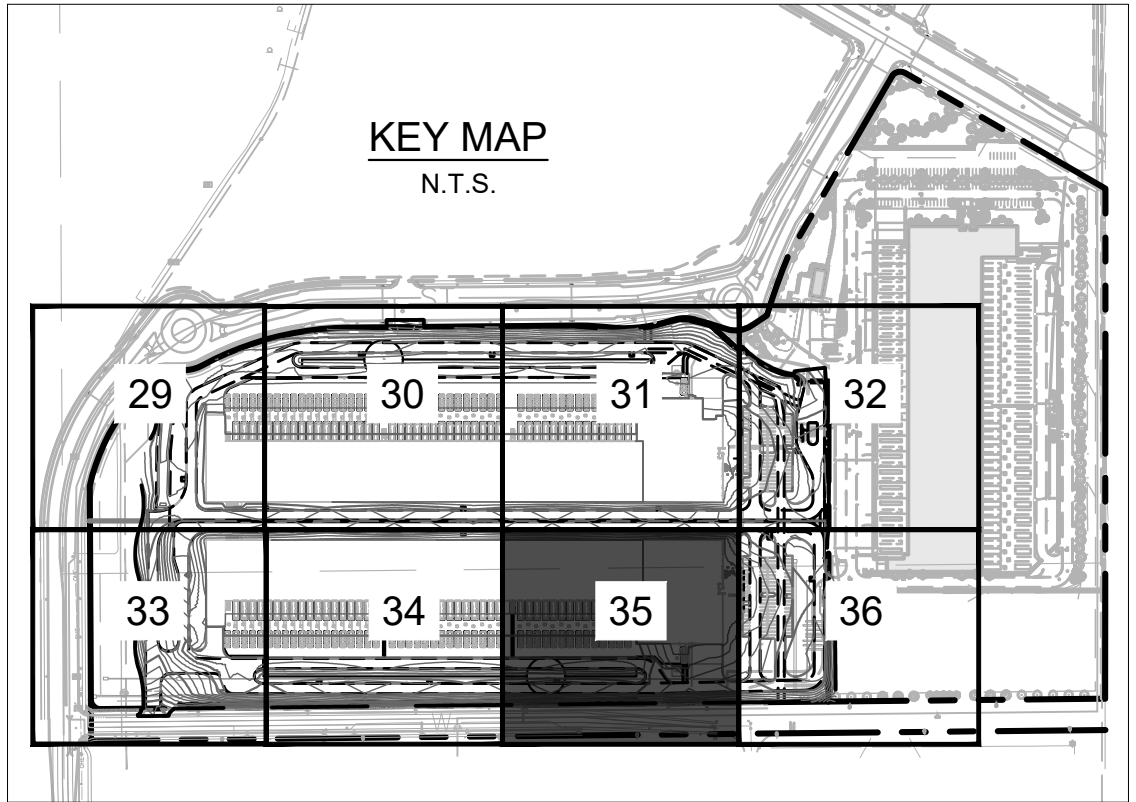
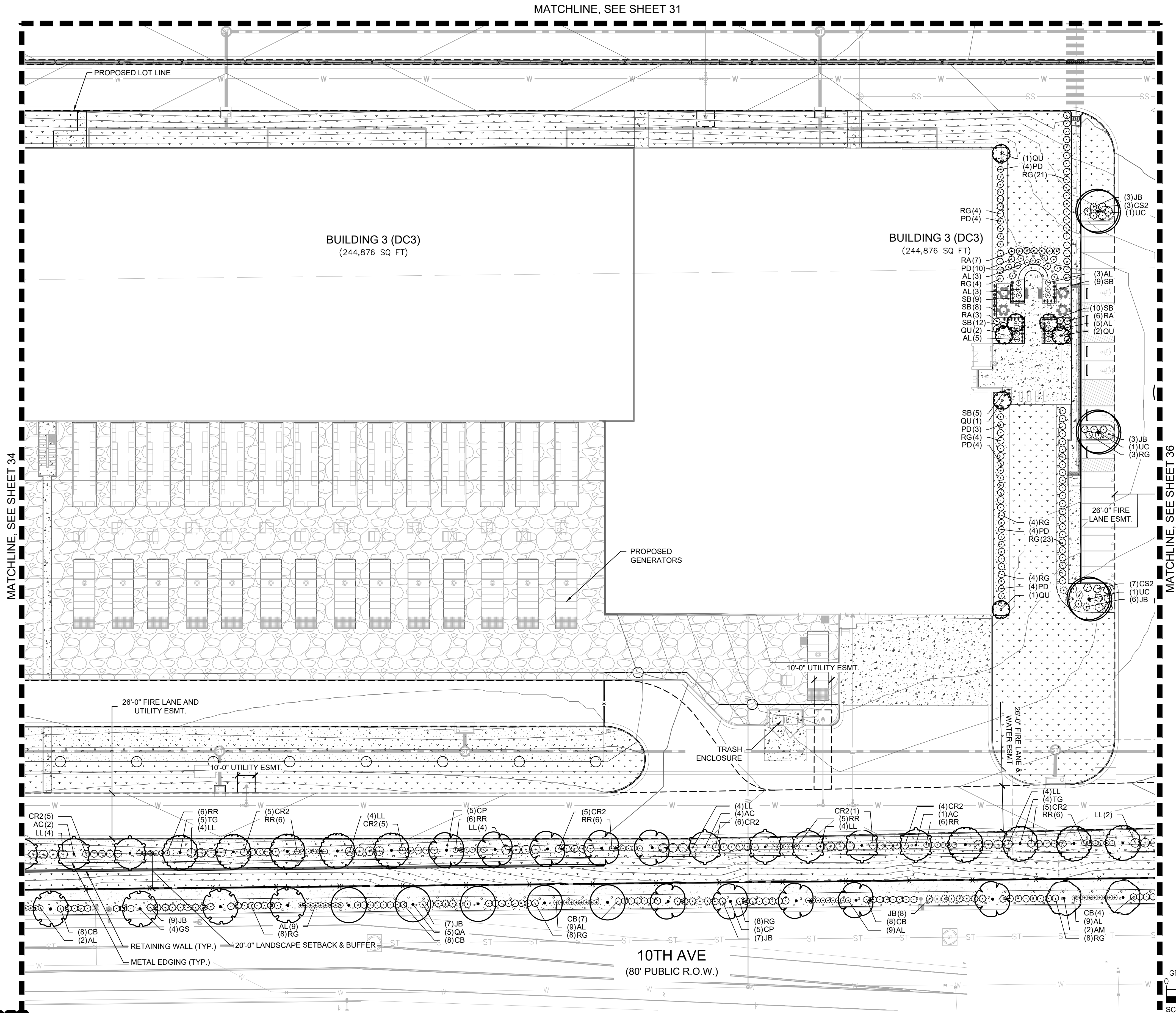
DRAWING NAME
196067003_DET_LA.DWG

34

K:\VEN_OVA\196067003_015_AURORA PHASE 2\CADD\PLANS\PHASE 2\811\811.DWG

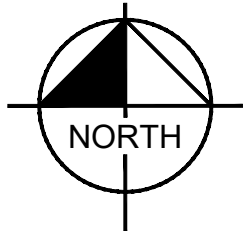
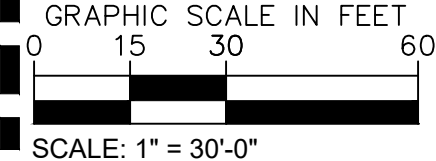


Know what's below.
Call before you dig.



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINES
- PROPOSED EASEMENT LINES
- CURB AND GUTTER
- NATIVE SEED
- PROPOSED BUILDING
- GRAVEL
- 1-1/2" - 2" RIVER ROCK MULCH
- CONCRETE
- PROPOSED STORM PIPE
- PROPOSED WATER LINE
- PROPOSED FENCE
- 25' PRECAST SCREEN WALL (PER ARCHITECTURAL ELEVATIONS)



NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

REF. SHEET 37 FOR FULL LANDSCAPE SCHEDULE

Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

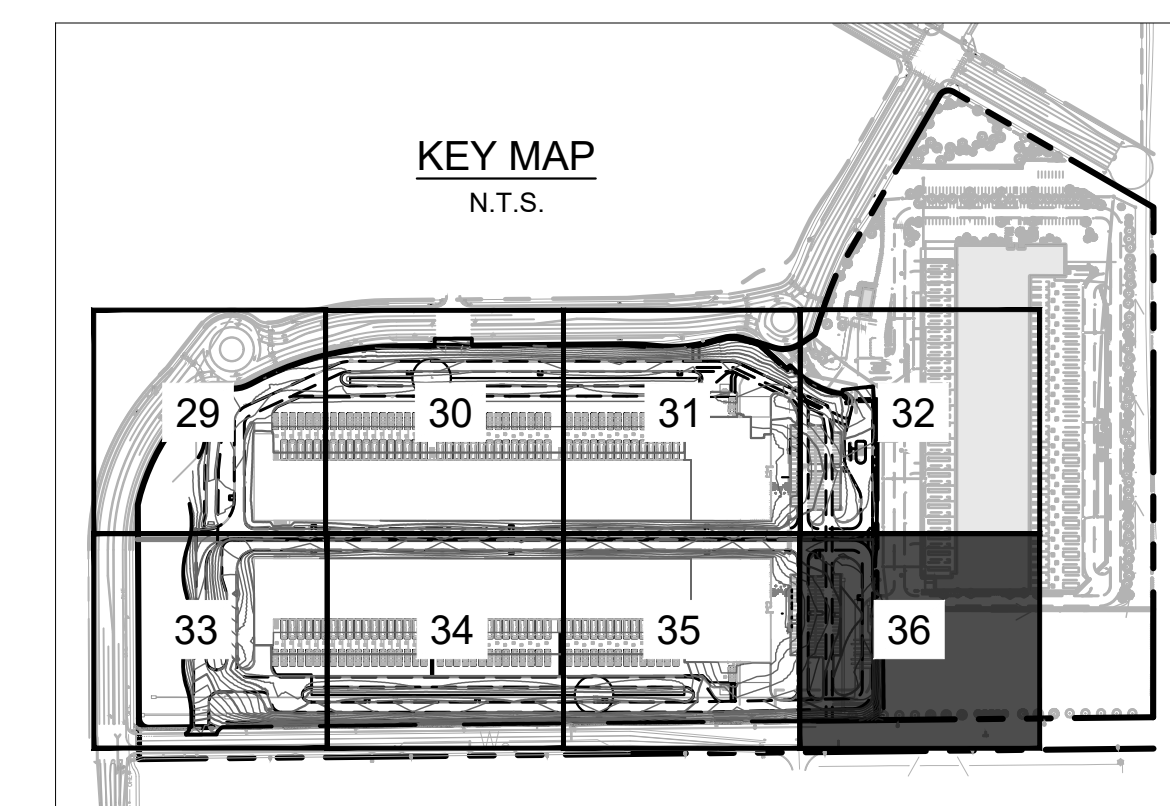
AURORA CROSSROADS SUBDIVISION FILING NO. 3





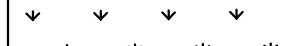


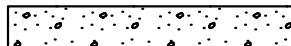
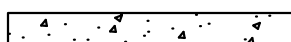




AURORA, COLORADO
SITE PLAN
DETAILED LANDSCAPE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT NO.
196067003

DRAWING NAME
196067003_DET_LA.DWG



	PROPERTY LINE
	EXISTING EASEMENT LINES
	PROPOSED EASEMENT LINES
	CURB AND GUTTER
	NATIVE SEED
	PROPOSED BUILDING
	GRAVEL
	1-1/2" - 2" RIVER ROCK MULCH
	CONCRETE
	PROPOSED STORM PIPE
	PROPOSED WATER LINE
	PROPOSED FENCE
	25' PRECAST SCREEN WALL (PER ARCHITECTURAL ELEVATIONS)

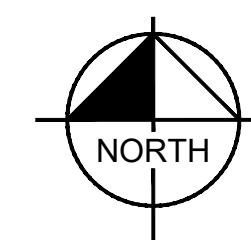
36

Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET

0 15 30 60

SCALE: 1" = 30'-0"











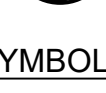
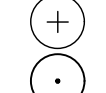
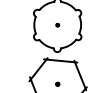

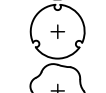
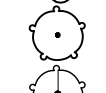

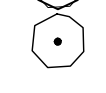




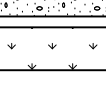





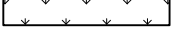
NOTE: ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

REF. SHEET 37 FOR FULL
LANDSCAPE SCHEDULE

K:\DATA_Civil\196067003_0101_AURORA PHASE 2\CAD\PLANS\SHEETS\SITE PLAN



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES							
	AC	46	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	B & B	2.5" CAL MIN	12' - 14' HT MIN
	AG	7	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2.5" CAL MIN	12' - 14' HT MIN
	AM	19	ACER MIYABEI 'MORTON' TM	STATE STREET MIYABEI MAPLE	B & B	2.5" CAL MIN	12' - 14' HT MIN
	CP	45	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE COMMON HACKBERRY	B & B	2.5" CAL MIN	12' - 14' HT MIN
	GS	20	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5" CAL MIN	12' - 14' HT MIN
	QA	13	QUERCUS ALBA	WHITE OAK	B & B	2.5" CAL MIN	12' - 14' HT MIN
	QU	26	QUERCUS ROBUR FASTIGIATA	UPRIGHT ENGLISH OAK	B & B	2.5" CAL MIN	12' - 14' HT MIN
	TG	31	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	B & B	2.5" CAL MIN	12' - 14' HT MIN
	UC	27	ULMUS X 'FRONTIER' X	AMERICAN ELM	B & B	2.5" CAL MIN	12' - 14' HT MIN
DECIDUOUS SHRUBS							
	AL	199	AMORPHA CANESCENS	LEADPLANT	5 GAL	SEE PLAN	24" FULL
	AR	30	AMELANCHIER ALNIFOLIA 'REGENT'	REGENT SERVICEBERRY	5 GAL	SEE PLAN	24" FULL
	CB	99	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	5 GAL	SEE PLAN	18" FULL
	CF	41	CORNUS SERICEA 'FARROW' TM	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL	SEE PLAN	24" FULL
	CR2	105	CHRYSOETHAMNUS NAUSEOSUS	RUBBER RABBITRUSH	5 GAL	SEE PLAN	24" FULL
	CS2	299	CYTISUS PURGANS 'SPANISH GOLD'	SPANISH GOLD BROOM	5 GAL	SEE PLAN	24" FULL
	LL	79	LIGUSTRUM VULGARE 'CHEYENNE'	CHEYENNE PRIVET	5 GAL	SEE PLAN	24" FULL
	PD	196	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL™ DWARF NINEBARK	5 GAL	SEE PLAN	18" FULL
	PS	103	PHYSOCARPUS OPULIFOLIUS 'SEWARD' TM	SUMMER WINE SEWARD NINEBARK	5 GAL	SEE PLAN	24" FULL
	PT	114	PRUNUS TOMENTOSA	NANKING CHERRY	5 GAL	SEE PLAN	24" FULL
	RA	154	RIBES ALPINUM	ALPINE CURRANT	5 GAL	SEE PLAN	18" HT MIN
	RG	527	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	12" FULL
	RR	133	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE BUCKTHORN	5 GAL	SEE PLAN	24" FULL
EVERGREEN SHRUBS							
	JB	292	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	SEE PLAN	12" FULL
	JO	61	JUNIPERUS X MEDIA 'OLD GOLD'	OLD GOLD JUNIPER	5 GAL	SEE PLAN	24" FULL
GRASSES							
	SB	133	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	BLAZE LITTLE BLUESTEM	1 GAL	SEE PLAN	6" FULL
GROUND COVERS							
	RC	168,868 SF	ROCK MULCH	1-1/2"-2" HORIZON RIVER ROCK MULCH	-		
	SM	363,116 SF	TAHOMA 31	BERMUDA SPECIES 70% BUCHLOE DACTYLOIDES (BUFFALOGRASS) 30% BOUTELOUA GRACILIS (BLUE GRAMA) SEEDING RATE: 4 LBS PER 1,000 SF	SOD		
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING

CITY OF AURORA LANDSCAPE CODE REQUIREMENTS

UDO SEC. 4.7.5.C.2 CURBSIDE LANDSCAPE								
ADJACENT STREET NAME	SIDEWALK TYPE	MIN. WIDTH (FT) PROVIDED	LENGTH (LF)	CURBSIDE AREA (SF) PROVIDED	TREE / LF REQUIRED	NO. TREES REQ./PROV.	SHRUBS / SF REQUIRED	NO. SHRUBS REQ./PROV.
10TH AVE	DETACHED	8 FT	1,837	14,899	1/40	46/44*	1/40	372/396*
GUN CLUB RD	--- REFERENCE THE AURORA CROSSROADS GUN CLUB/COLFAX INFRASTRUCTURE SITE PLAN, CASE NUMBER 2020-6021-00. ---							
NOTES:								
* DUE TO EXISTING UTILITIES, SOME TWO 2.5' CAL TREES HAVE BEEN SUBSTITUTED BY 24 SHRUBS AS ALLOWABLE PER UDO 4.7.3.B.7.a								
UDO SEC. 4.7.5.D STREET FRONTAGE LANDSCAPE BUFFER								
ADJACENT STREET NAME	WIDTH (FT) REQ./PROV.	LENGTH (LF)	TREE / LF REQUIRED	NO. TREES REQ./PROV.	SHRUBS / LF REQUIRED	NO. SHRUBS REQ./PROV.		
10TH AVE	10/10	1,837	1/40	46/55	10/40	459/359*		
GUN CLUB RD	20/20	2,331	1/40	58/66	10/40	583/612		
NOTES:								
*AN ADDITIONAL 9 TREES ARE BEING PROVIDED TO BE SUBSTITUTED FOR 100 SHRUBS AT A RATE OF 12 SHRUBS PER 1 TREE.								
UDO SEC. 4.7.5.J BUILDING PERIMETER LANDSCAPE								
BUILDING NUMBER	LENGTH (LF) OF ELEVATION FACING PUBLIC ROW	TREE / LF REQUIRED	NO. TREES REQ./PROV.	NO. SHRUBS PROVIDED AS T.E.				
BUILDING 2 (NORTH)	EAST FRONTAGE: 265 LF	1/40	7/5	48				
	WEST FRONTAGE: 222 LF		6/6	--				
	EAST FRONTAGE: 264 LF		7/4	52				
BUILDING 3 (SOUTH)	EAST FRONTAGE: 264 LF	1/40	7/4	52				
	WEST FRONTAGE: 222 LF		6/6	--				
UDO SEC. 4.7.5.K.3 INTERIOR PARKING LOT LANDSCAPE								
ISLAND SIZE	NUMBER OF ISLANDS	TREES / ISLAND OR LF REQUIRED	NO. TREES REQ./PROV.	SHRUBS / ISLAND OR LF REQUIRED	NO. SHRUBS REQ./PROV.			
9' X 19' (SINGLE) ISLAND	13	1 TREE / ISLAND	13/13	6 SHRUBS / ISLAND	72/93			
9' X 38' (DOUBLE) ISLAND	7	2 TREES / ISLAND	14/14	12 SHRUBS / ISLAND	72/89			
UDO SEC. 4.7.5.K.5 PARKING LOT PERIMETER SCREENING								
ADJACENT BOUNDARY	LENGTH (LF)	TREES / LF REQUIRED	NO. TREES REQ./PROV.	SHRUBS REQ./PROV.				
EAST	398	1/40	10/10	CONTINUOUS 3'-4' HEDGE DOUBLE ROW OF SHRUBS PLANTED 3' ON CENTER				



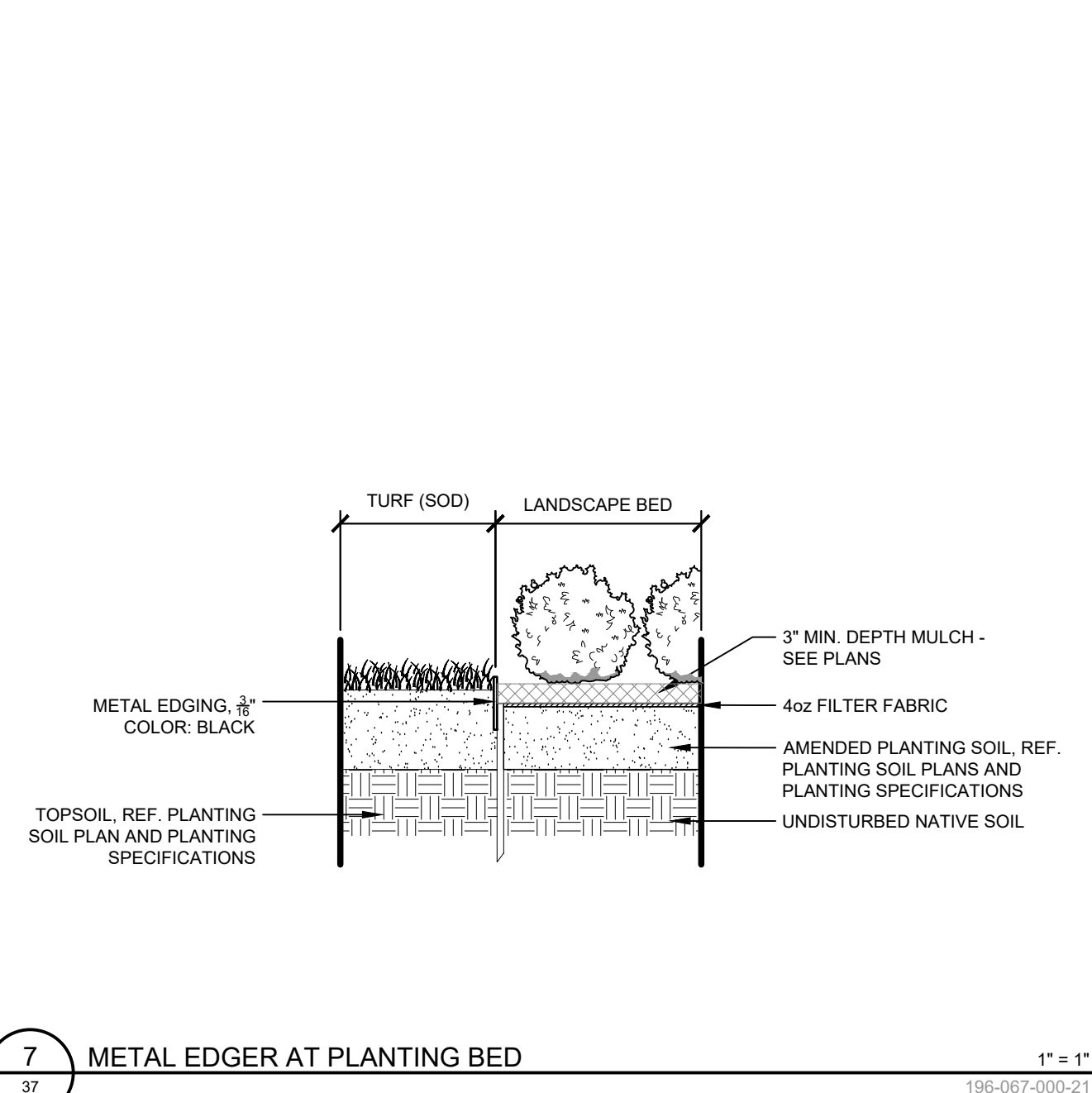
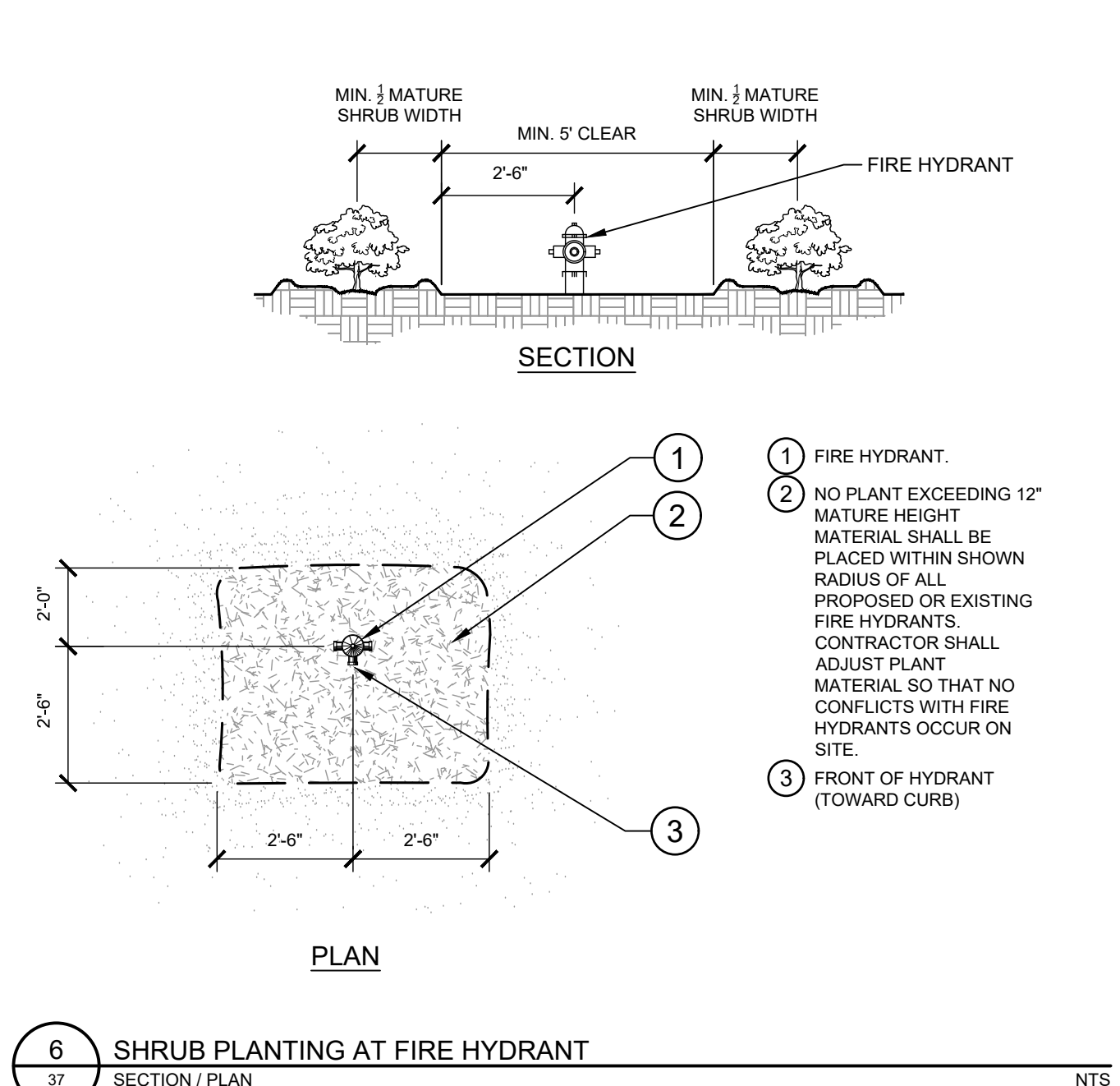
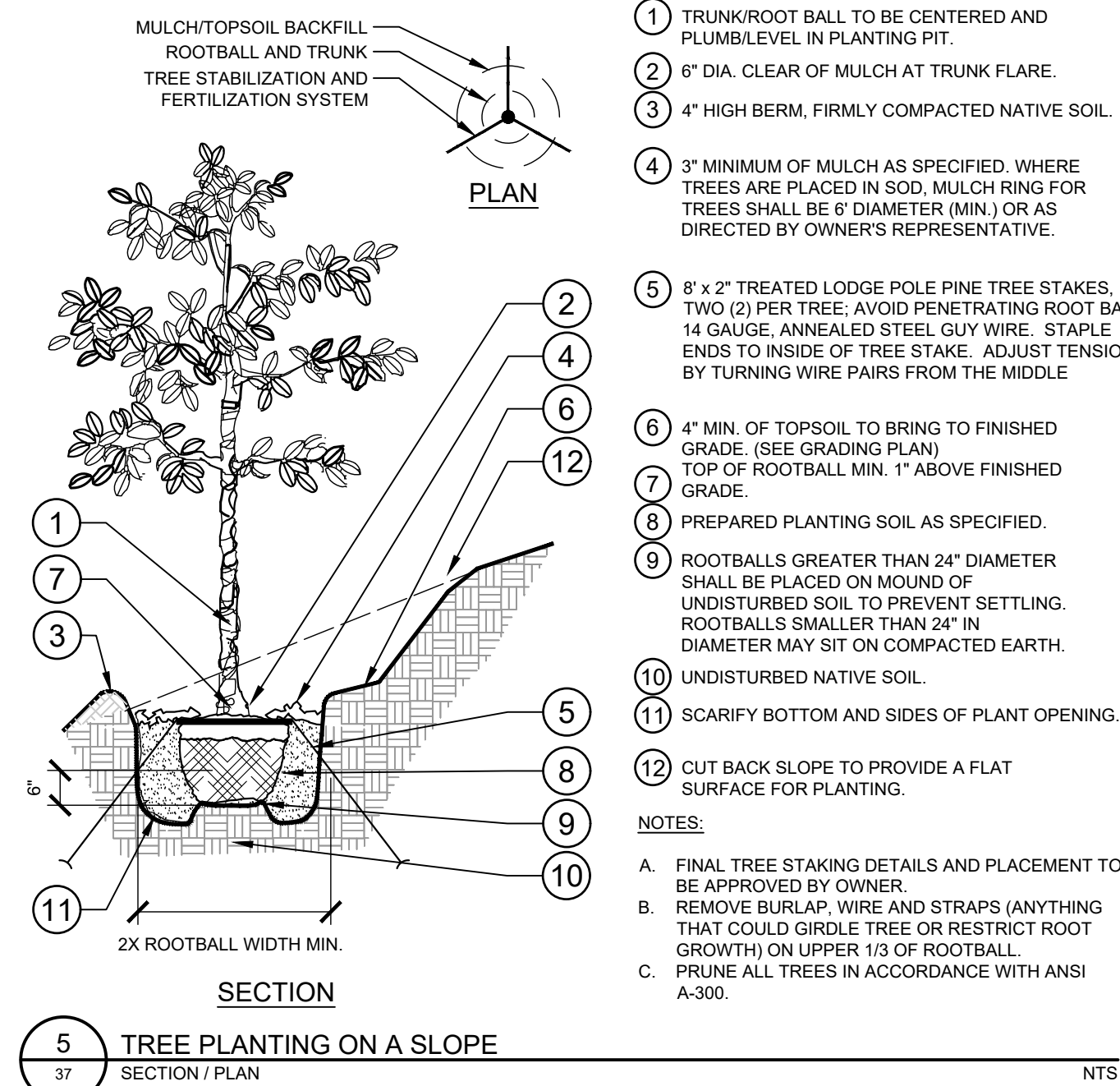
DESIGNED BY: ECS
DRAWN BY: ECS
CHECKED BY: EIWS
DATE: 11/26/2024

AURORA CROSSROADS SUBDIVISION FILING NO. 3
AURORA, COLORADO
SITE PLAN
LANDSCAPE SCHEDULE

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley-Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

DRAWING NAME
196067003_DET_LA2.DWG



38

[illegible]

Date of issue:
07.16.2024

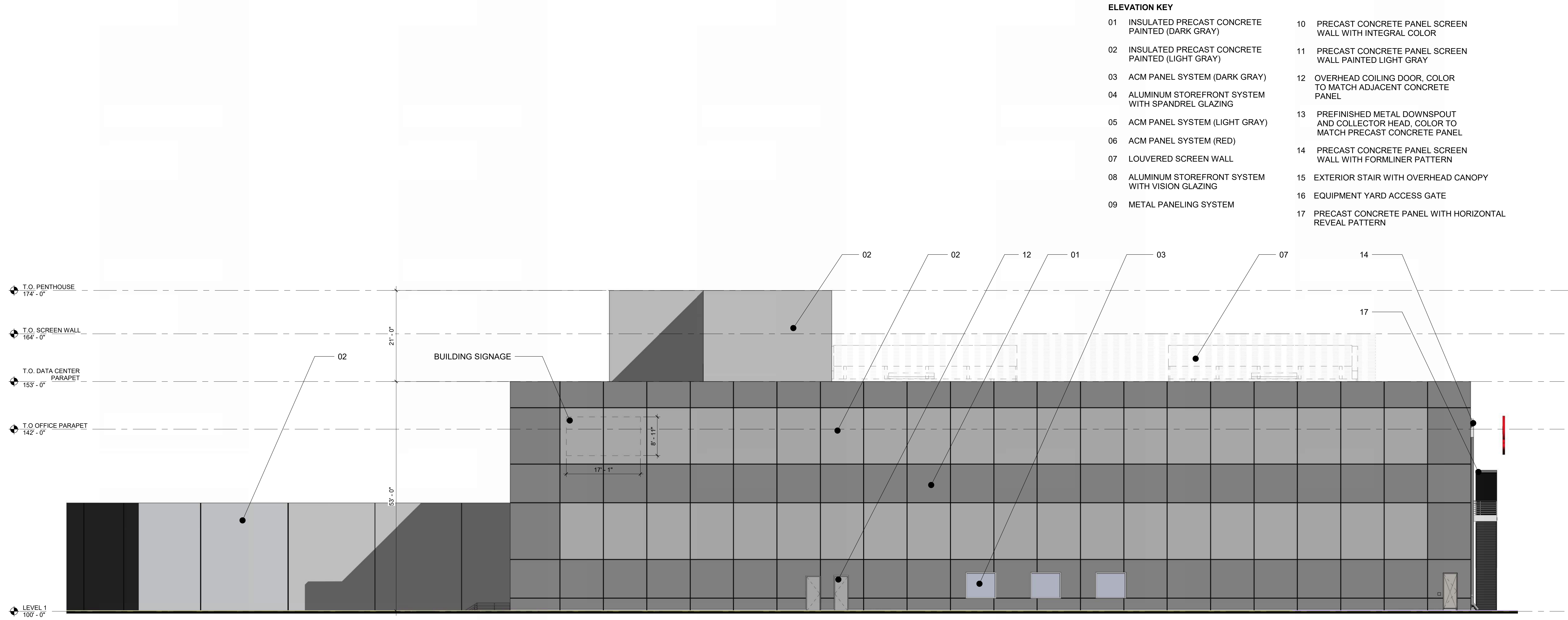
**QTS DEN1 DC 2&3 SITE
PLAN SUBMISSION**

AURORA, CO

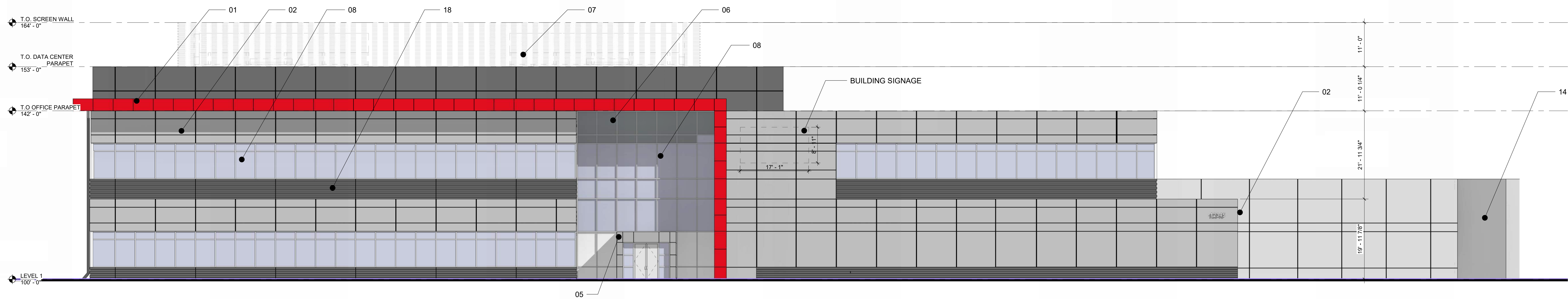
ELEVATIONS -
EAST/WEST

JOB 21465.0000
DATE 07/11/23
SHEET

39



2 PHASE 2.1 - EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



1 PHASE 2.1 - EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

[illegible]

**QTS DEN1 DC 2&3 SITE
PLAN SUBMISSION**

AURORA, CO

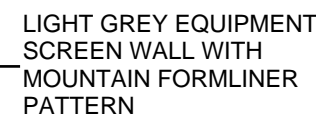
AURORA, CO

JOB 21465.0000
DATE 07/11/23
SHEET

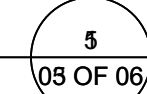
40

01	INSULATED PRECAST CONCRETE PAINTED (DARK GRAY)
02	INSULATED PRECAST CONCRETE PAINTED (LIGHT GRAY)
03	ACM PANEL SYSTEM (DARK GRAY)
04	ALUMINUM STOREFRONT SYSTEM WITH SPANDREL GLAZING
05	ACM PANEL SYSTEM (LIGHT GRAY)
06	ACM PANEL SYSTEM (RED)
07	LOUVERED SCREEN WALL
08	ALUMINUM STOREFRONT SYSTEM WITH VISION GLAZING
09	METAL PANELING SYSTEM

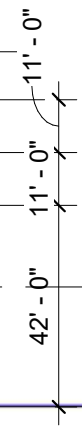
- 10 PRECAST CONCRETE PANEL SCREEN
WALL WITH INTEGRAL COLOR
- 11 PRECAST CONCRETE PANEL SCREEN
WALL PAINTED LIGHT GRAY
- 12 RISER ROOM DOOR WITH KNOX BOX
- 13 OVERHEAD COILING DOOR, COLOR
TO MATCH ADJACENT CONCRETE
PANEL
- 14 PREFINISHED METAL DOWNSPOUT
AND COLLECTOR HEAD, COLOR TO
MATCH PRECAST CONCRETE PANEL
- 15 PRECAST CONCRETE PANEL SCREEN
WALL WITH FORMLINER PATTERN
- 16 EXTERIOR STAIR WITH OVERHEAD CANOPY
- 17 EQUIPMENT YARD ACCESS GATE
- 18 PRECAST CONCRETE PANEL WITH HORIZONTAL
REVEAL PATTERN
- 19 1' RECESSED PARAPET SPANNING 40'



5 PHASE 2:
1" = 10'-0"



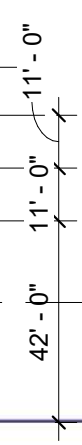
1 PHASE 2.
1" = 40'-0"



2 PHASE 2.
1" = 40'-0"



3 PHASE 2.2
1" = 40'-0"



4 PHASE 2.2
1" = 40'-0"

[illegible]

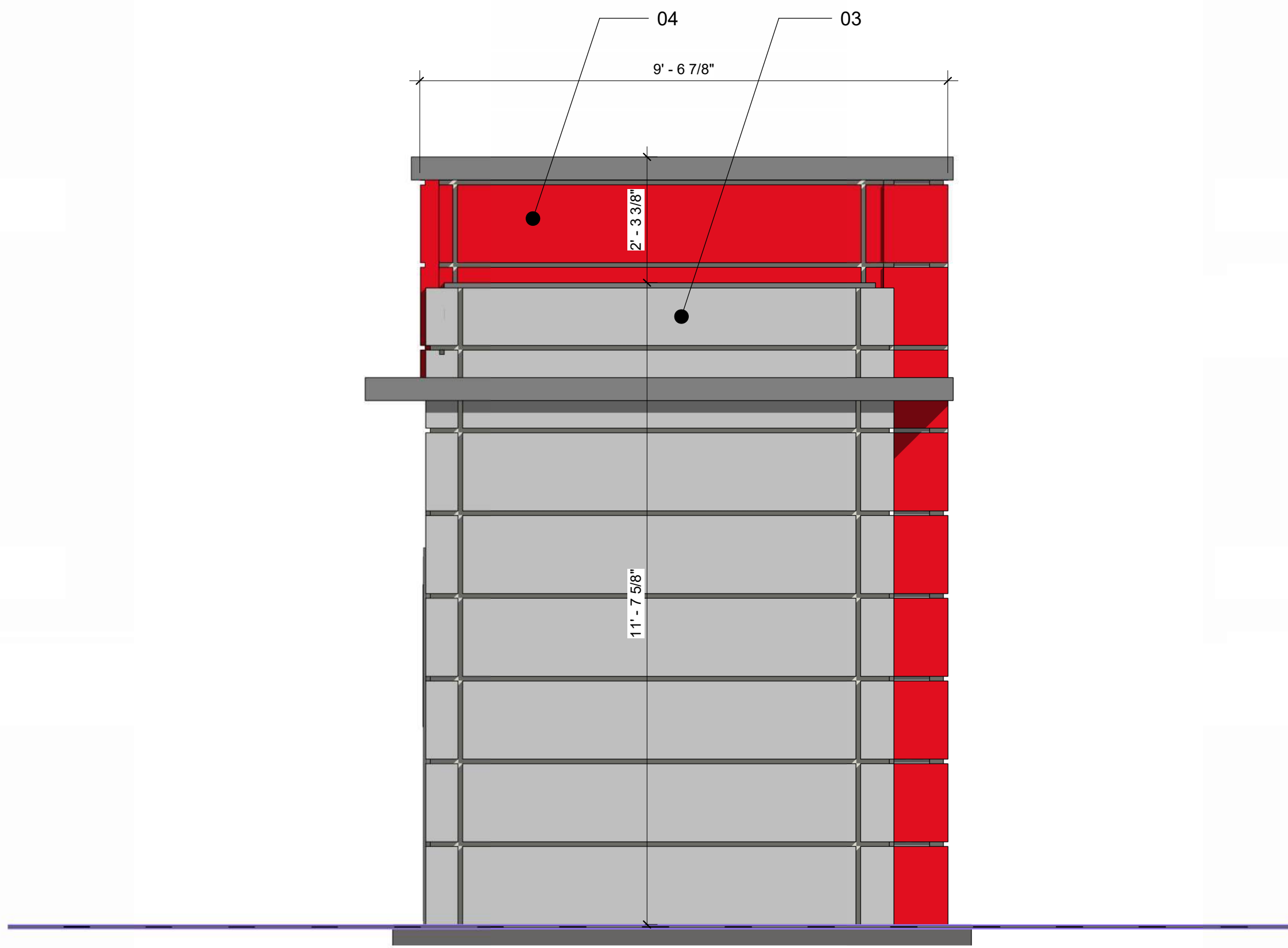
Date of issue:
07.16.2024

QTS DEN1 DC 2&3 SITE
PLAN SUBMISSION

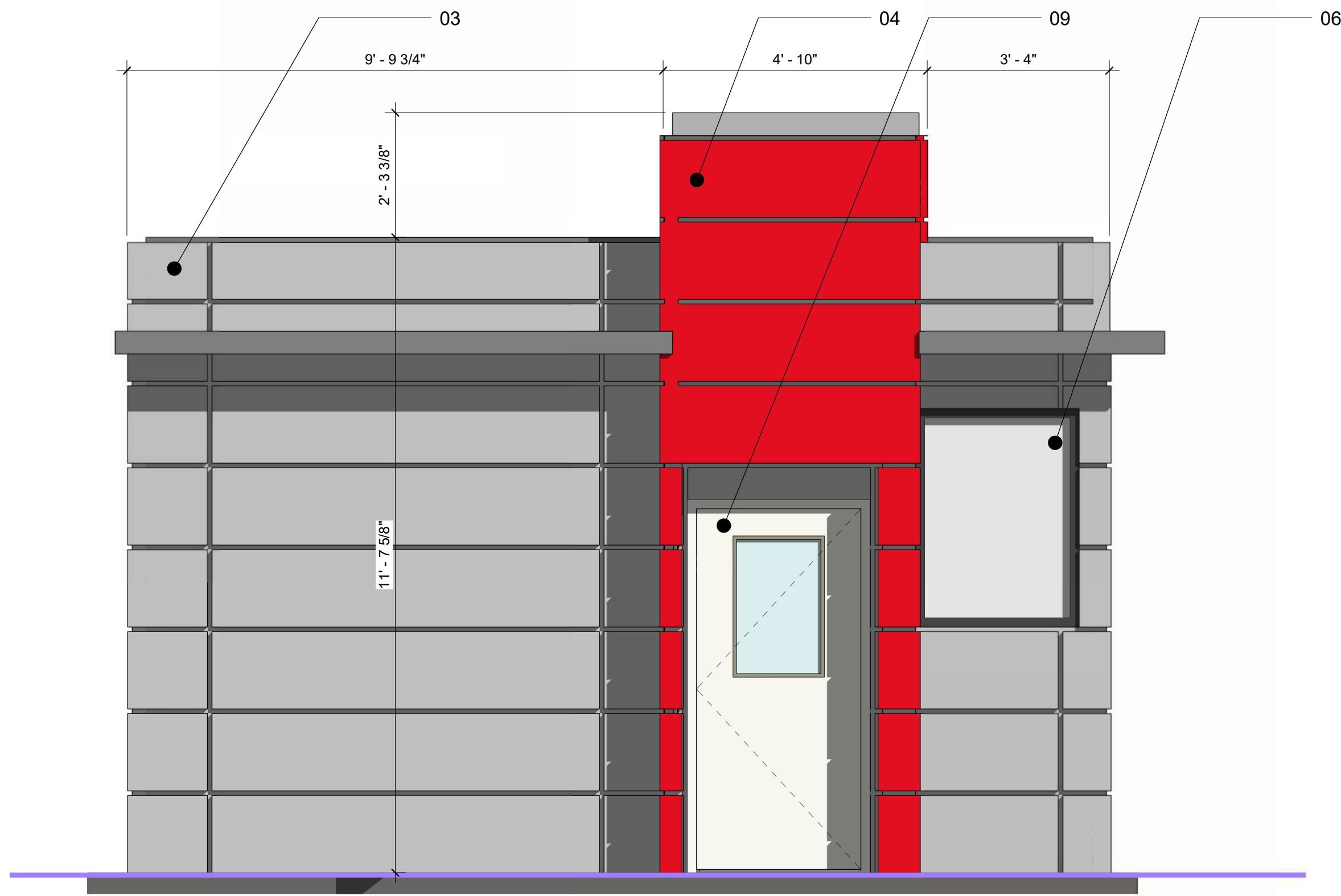
GUARD BOOTH ELEVATIONS

JOB 21465.0000
DATE 09/29/23
SHEET

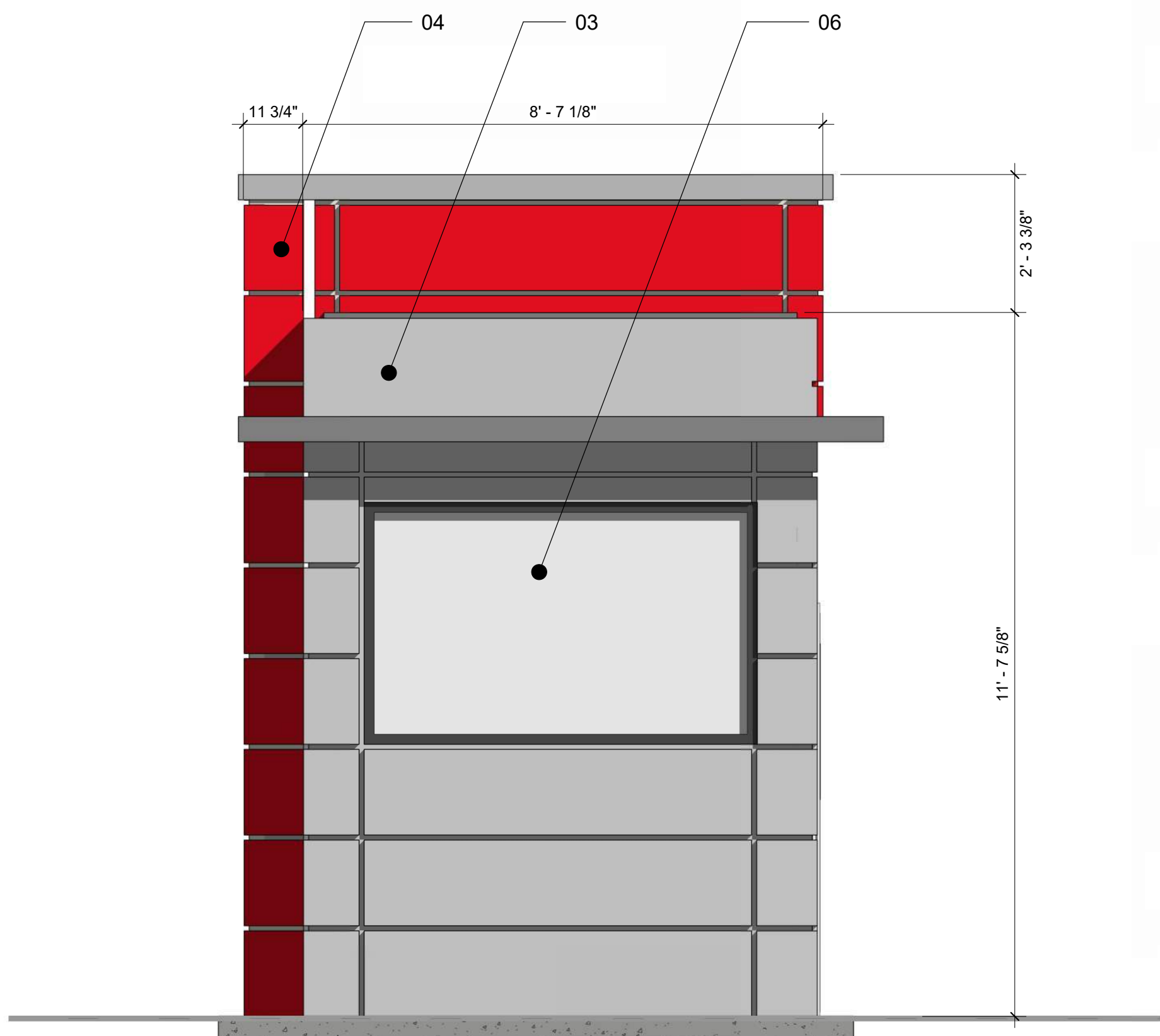
41



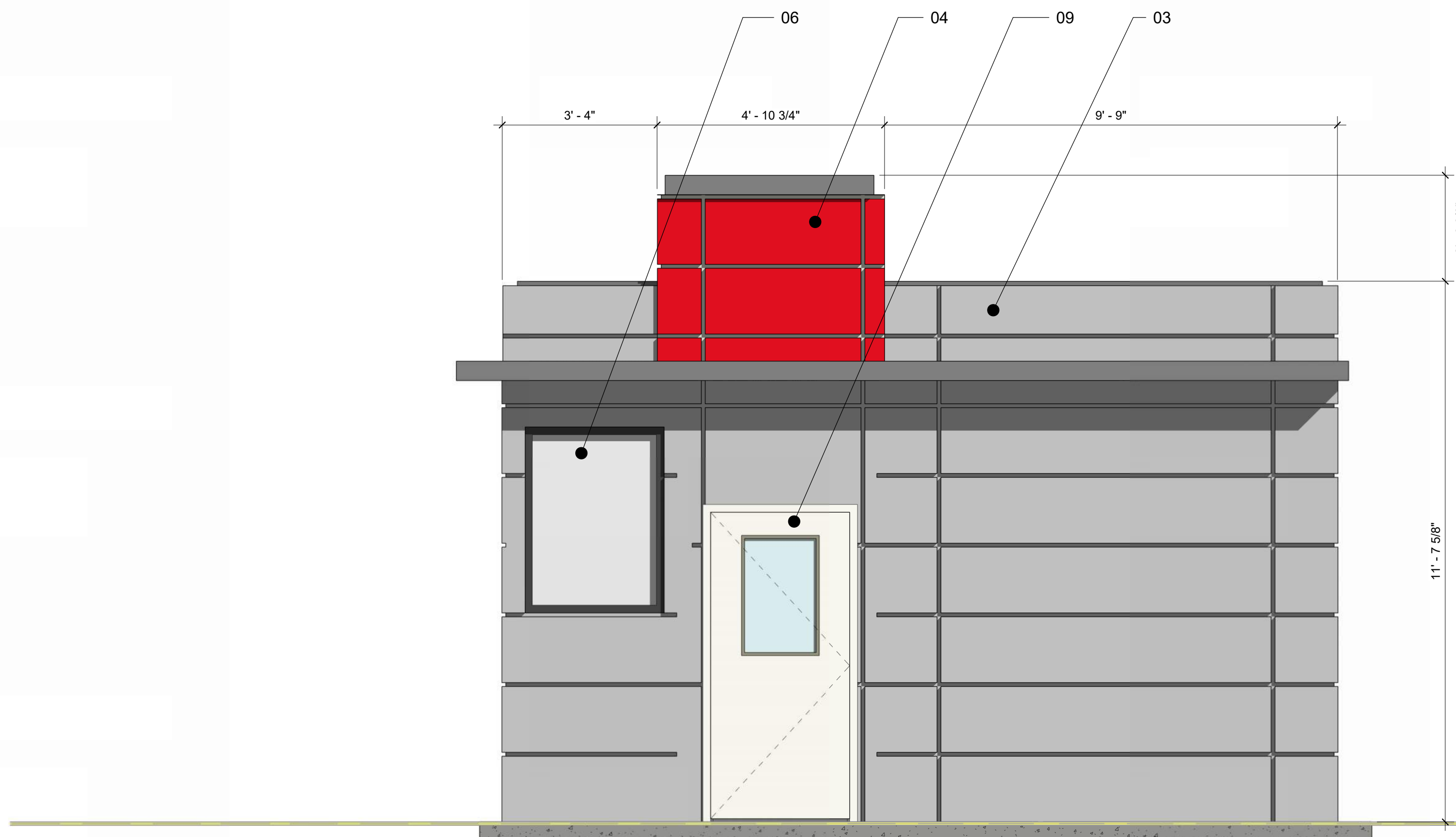
4 PHASE 2.1 - GUARD BOOTH SOUTH ELEVATION
1/2" = 1'-0"



3 PHASE 2.1 - GUARD BOOTH EAST ELEVATION
1/2" = 1'-0"



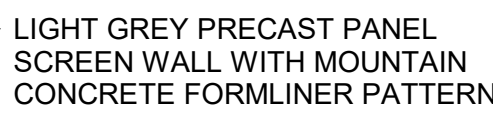
2 PHASE 2.1 - GUARD BOOTH NORTH ELEVATION
1/2" = 1'-0"



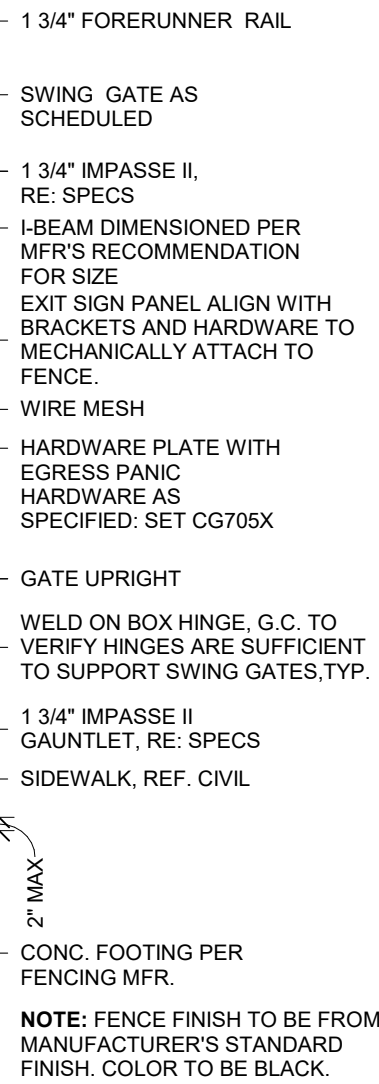
1 PHASE 2.1 - GUARD BOOTH WEST ELEVATION
1/2" = 1'-0"

a.) The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Department. For assistance please call (303-739-7420) and ask for a Life Safety Plans Examiner.

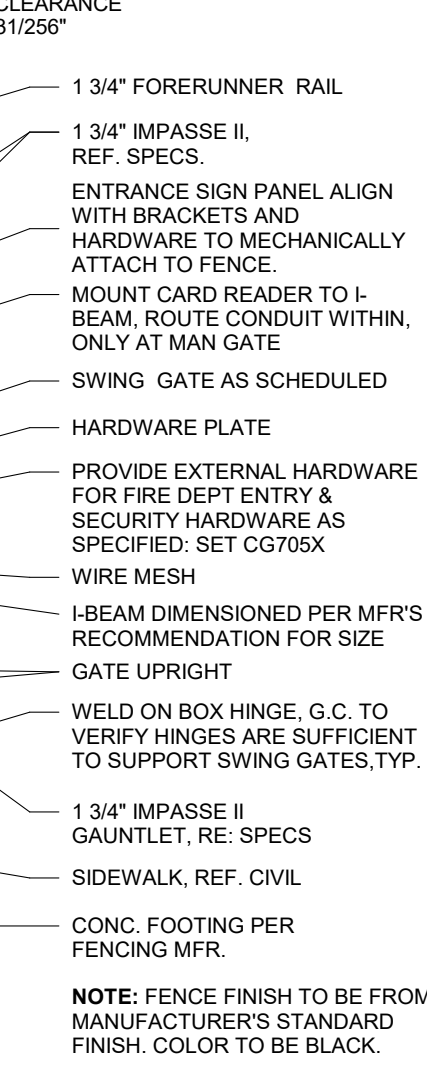
b.) An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department please call (303-739-7300).



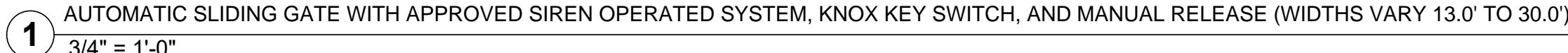
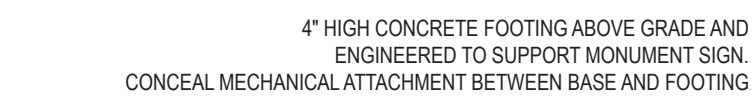
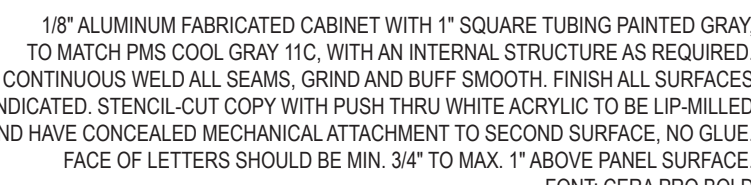
1 ELEVATION AT EQUIPMENT YARD SCREEN WALL
3/16" = 1'-0"



1 TYP. REAR ELEVATION @ ORNAMENTAL FENCE PEDESTRIAN GATE - EXIT SIDE
1/2" = 1'-0"



3 TYP. ELEVATION @ ORNAMENTAL FENCE PEDESTRIAN GATE - ENTRY SIDE
1/2" = 1'-0"



AMERISTAR IMPASSE II.
GAUNTLET STYLE. FINISH
MUST BE FROM
MANUFACTURER'S STANDARD
FINISH. COLOR TO BE BLACK

REVISIONS

Date of issue:
07.16.2024

AURORA, CO

SITE DETAILS

JOB 21465.0000
DATE 06/26/23
SHEET

[illegible]

Date of issue:
07.16.2024

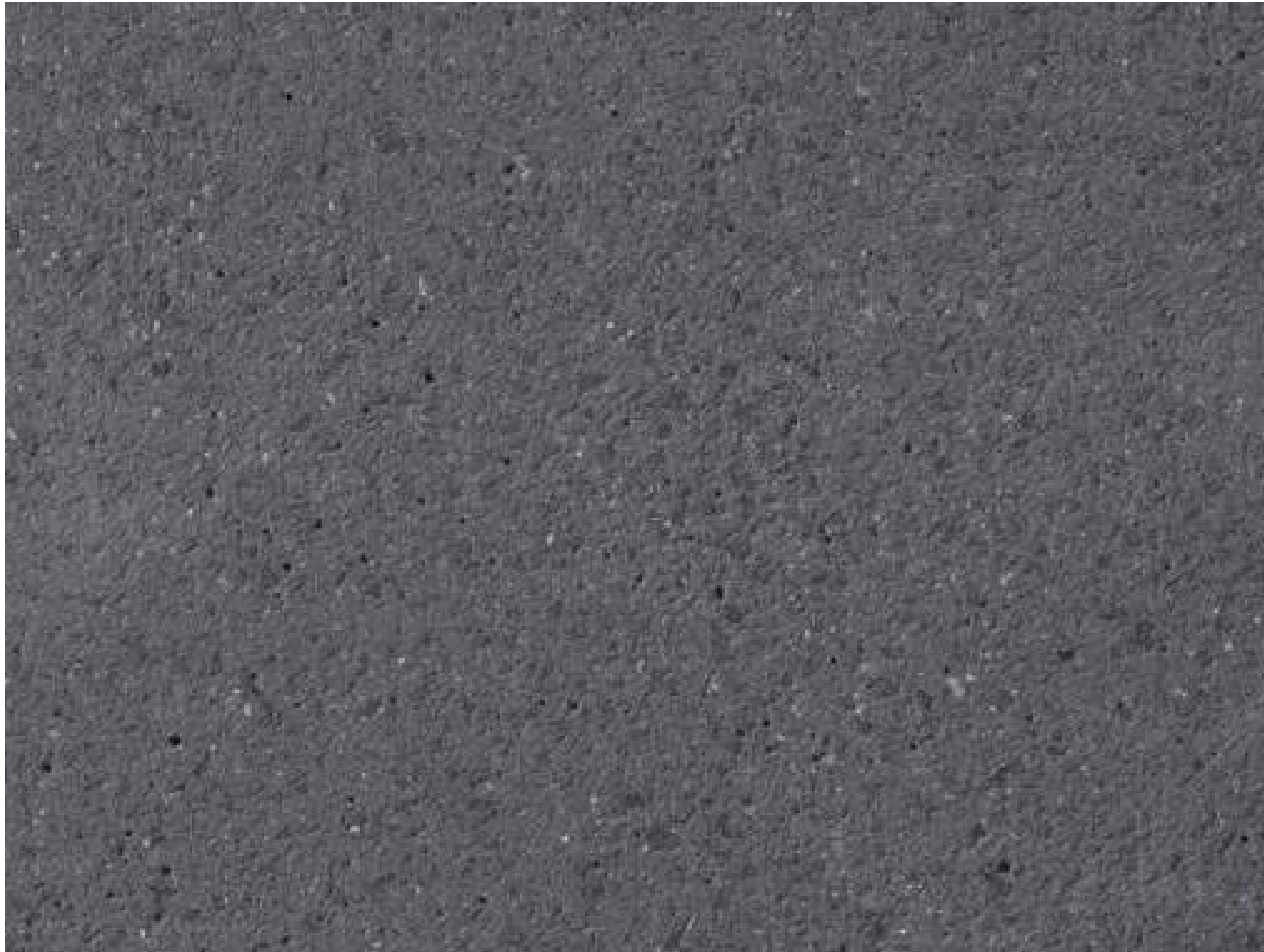
**QTS DEN1 DC 2&3 SITE
PLAN SUBMISSION**

AURORA, CO

MATERIAL PALETTE

JOB 21465.0000
DATE 06/30/23
SHEET

43



PAINTED PRECAST CONCRETE - DARK GRAY



PAINTED PRECAST CONCRETE - LIGHT GRAY



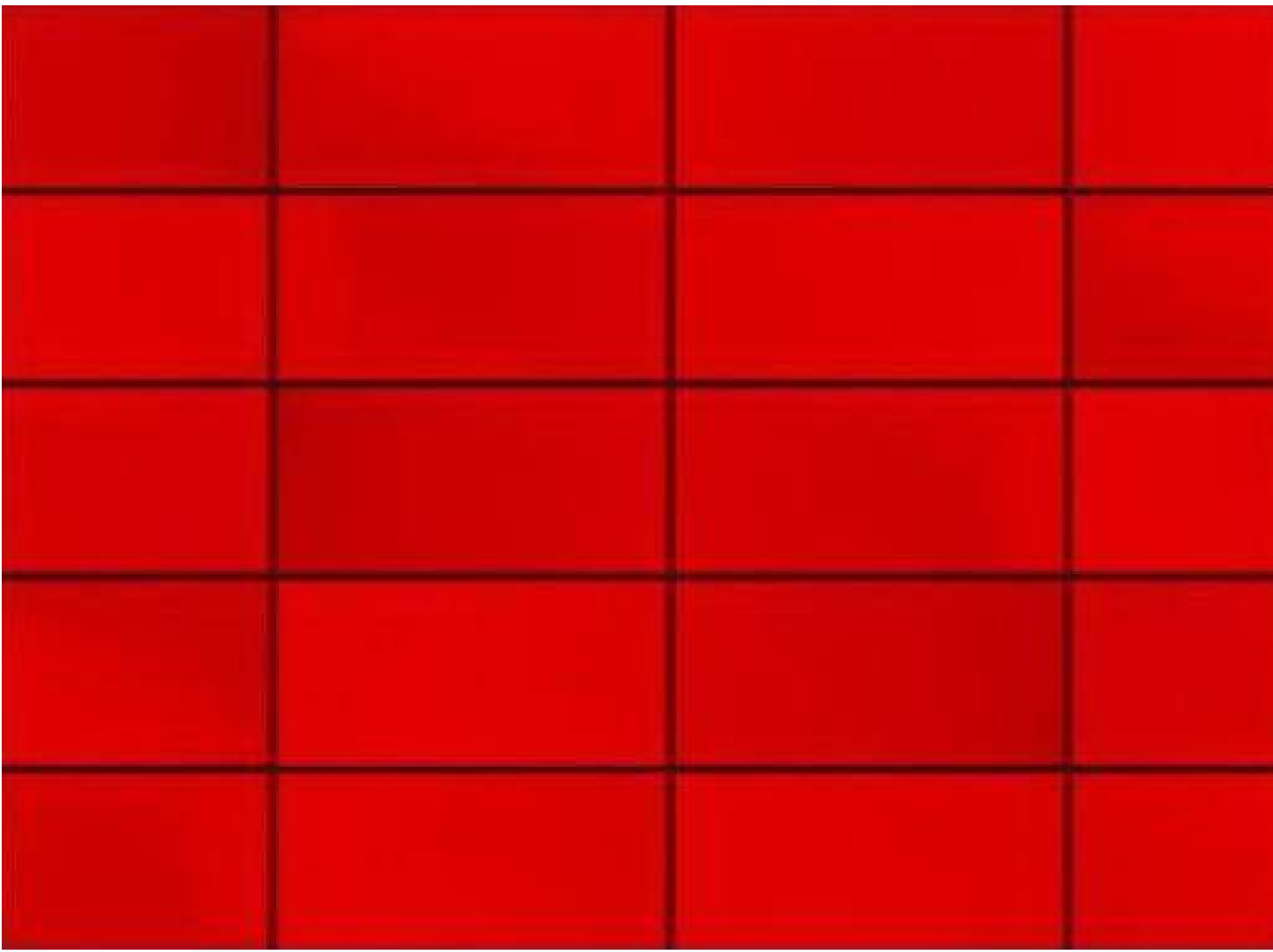
GLAZING



EQUIPMENT LOUVERED SCREEN WALL



GRAY METAL PANEL



RED METAL PANEL

K:\VEN_OVA\196067003_015_AURORA_PHASE_2\CADD\PLANS\PHASE 2 SITE PLAN



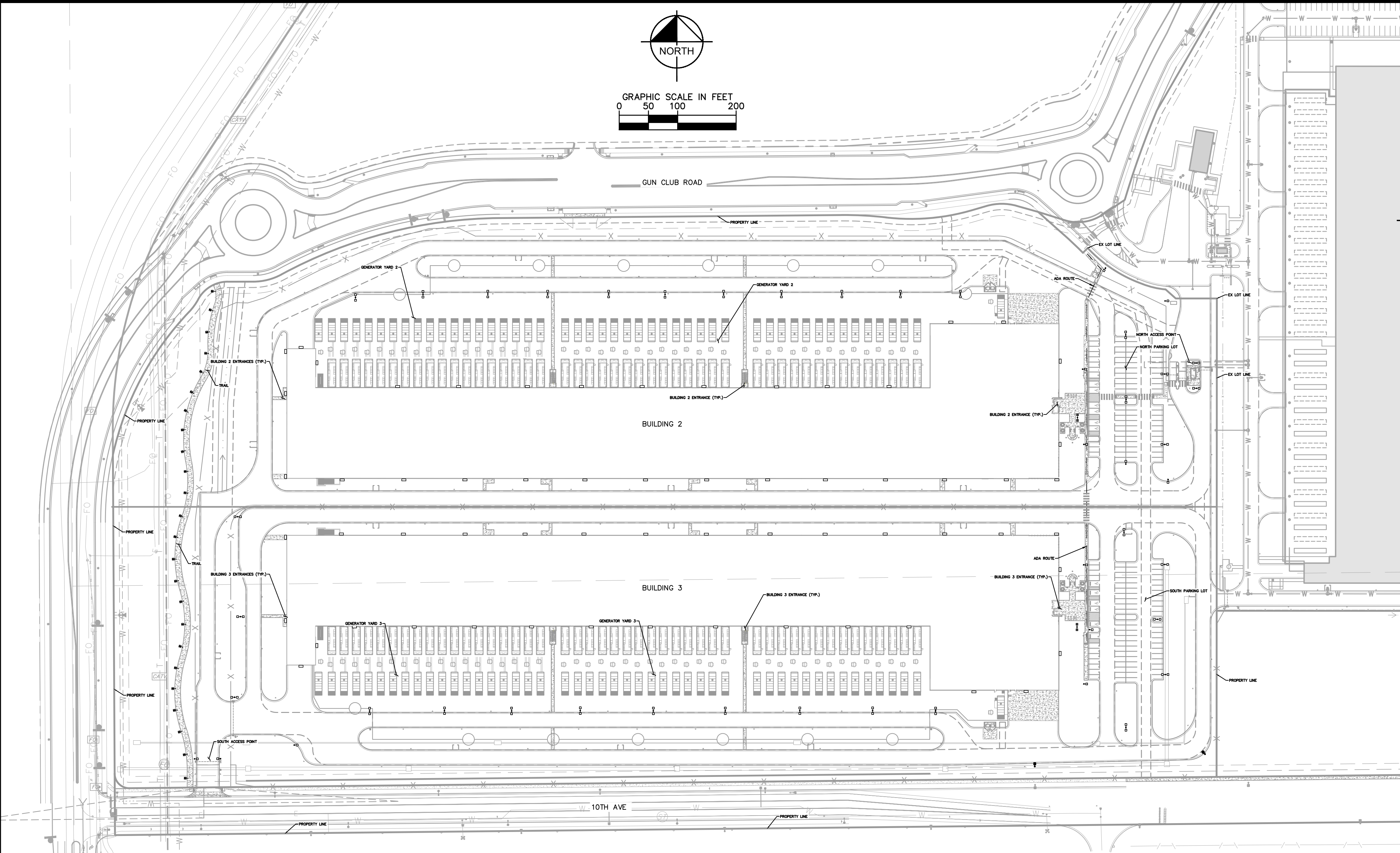
Know what's below.
Call before you dig.

- * METRICS ON FRONTAGES DO NOT INCLUDE PROPOSED BUILDING LIGHTING
- ** EDGE OF POLE BASES SHALL BE 2 FEET FROM EASEMENTS. BLOCKS DRAWN AT LARGER SCALE FOR CLARITY OF LOCATION
- *** VERIFY MOUNTING HEIGHT OF WALLPACK WITH BUILDING ARCHITECT AND OWNER PRIOR TO CONSTRUCTION

ADA ROUTE CALCULATION SUMMARY	
DESIGN CRITERIA	ACCESSIBLE ROUTE
MINIMUM (fc) = 1.00	MINIMUM (fc) = 1.50
ADA ROUTE	

TRAIL CALCULATION SUMMARY	
DESIGN CRITERIA	SIDE TRAIL
AVG = 1.00	AVG = 1.03

LIGHTING LEGEND					
SYMBOL	MODEL NUMBER	MOUNTING HEIGHT	MOUNTING TYPE	DESCRIPTION	QUANTITY
	GLEON-SA6C-830-U-SL4	25'	POLE MOUNTED	DOUBLE AT 180°	34
	GLEON-SA6C-830-U-SL4-HSS	25'	POLE MOUNTED	SINGLE	12
	GLEON-SA6C-830-U-SL3-HSS	25'	POLE MOUNTED	SINGLE	2
	GLEON-SA6C-830-U-T4FT-WM	30'	WALL MOUNTED	SINGLE	61
	EL-8-F-21LED-40K-CA-RSL-42"	42"	BOLLARD	SINGLE	24
	GLEON-SA2C-830-U-SL4	25'	POLE MOUNTED	DOUBLE AT 180°	2
	EXISTING STREET LIGHT				



KEY MAP
NTS

DESIGN CRITERIA

PARKING	BUILDING ENTRANCE
MINIMUM (fc) = 2.00 AVG/MIN = 4:1	AVERAGE (fc) = 5.00 AVG/MIN = 2:1
GENERATOR YARD	ACCESS POINTS
MINIMUM (fc) = 1.50 MAX/MIN = 20:1	MINIMUM (fc) = 10.00 MAX/MIN = 4:1

ACCESS POINT SUMMARY

NORTH ACCESS POINT	SOUTH ACCESS POINT
MINIMUM (fc) = 10.00 MAX/MIN = 2.08	MINIMUM (fc) = 11.40 MAX/MIN = 1.24

BUILDING 2 SUMMARY

NORTH PARKING	BUILDING ENTRANCES
MINIMUM (fc) = 2.10 AVG/MIN = 3.15	AVERAGE (fc) = 4.71 AVG/MIN = 1.96
GENERATOR YARD	
MINIMUM (fc) = 1.50 MAX/MIN = 6.53	

BUILDING 3 SUMMARY

SOUTH PARKING	BUILDING ENTRANCES
MINIMUM (fc) = 2.00 AVG/MIN = 2.56	AVERAGE (fc) = 4.90 AVG/MIN = 2.45
GENERATOR YARD	
MINIMUM (fc) = 1.50 MAX/MIN = 8.27	

SITE SUMMARY

PROPERTY LINE	INSIDE FENCE LINE
MINIMUM (fc) = 0.00 MAXIMUM = 12.40	MIN = 0.10

NOTE:
ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2021 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

DESIGNED BY: CPW
DRAWN BY: CPW
CHECKED BY: SAL
DATE: 11/26/2024

AURORA CROSSROADS SUBDIVISION FILING NO. 3
AURORA, COLORADO
SITE PLAN
OVERALL PHOTOMETRIC PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROJECT NO.
196067003

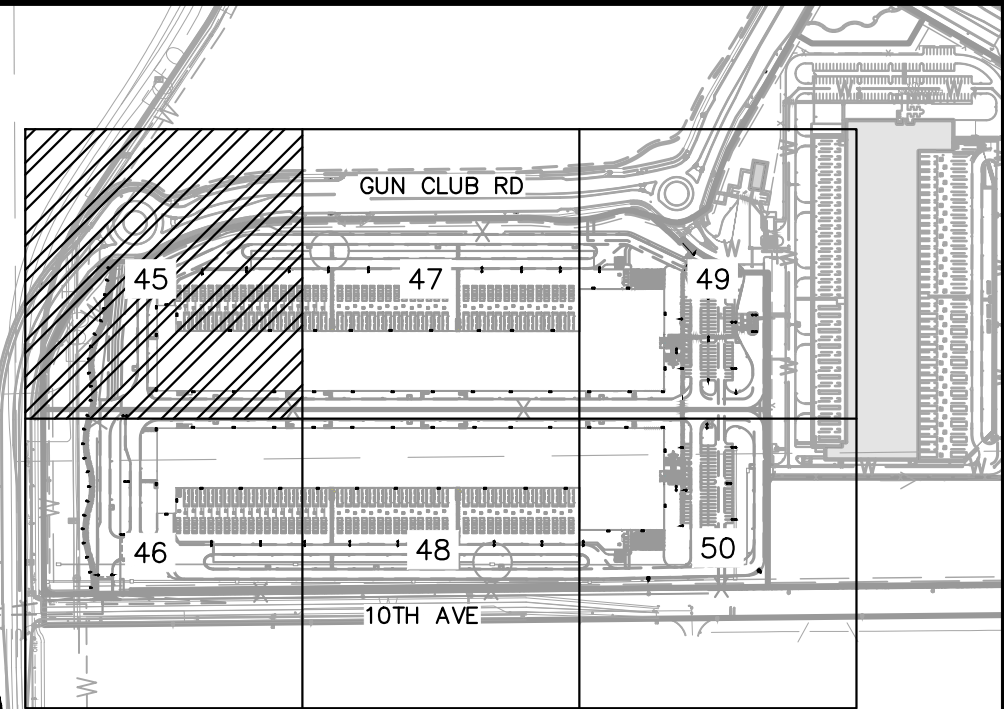
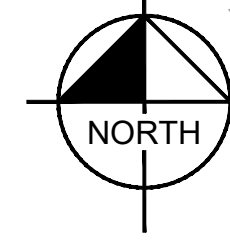
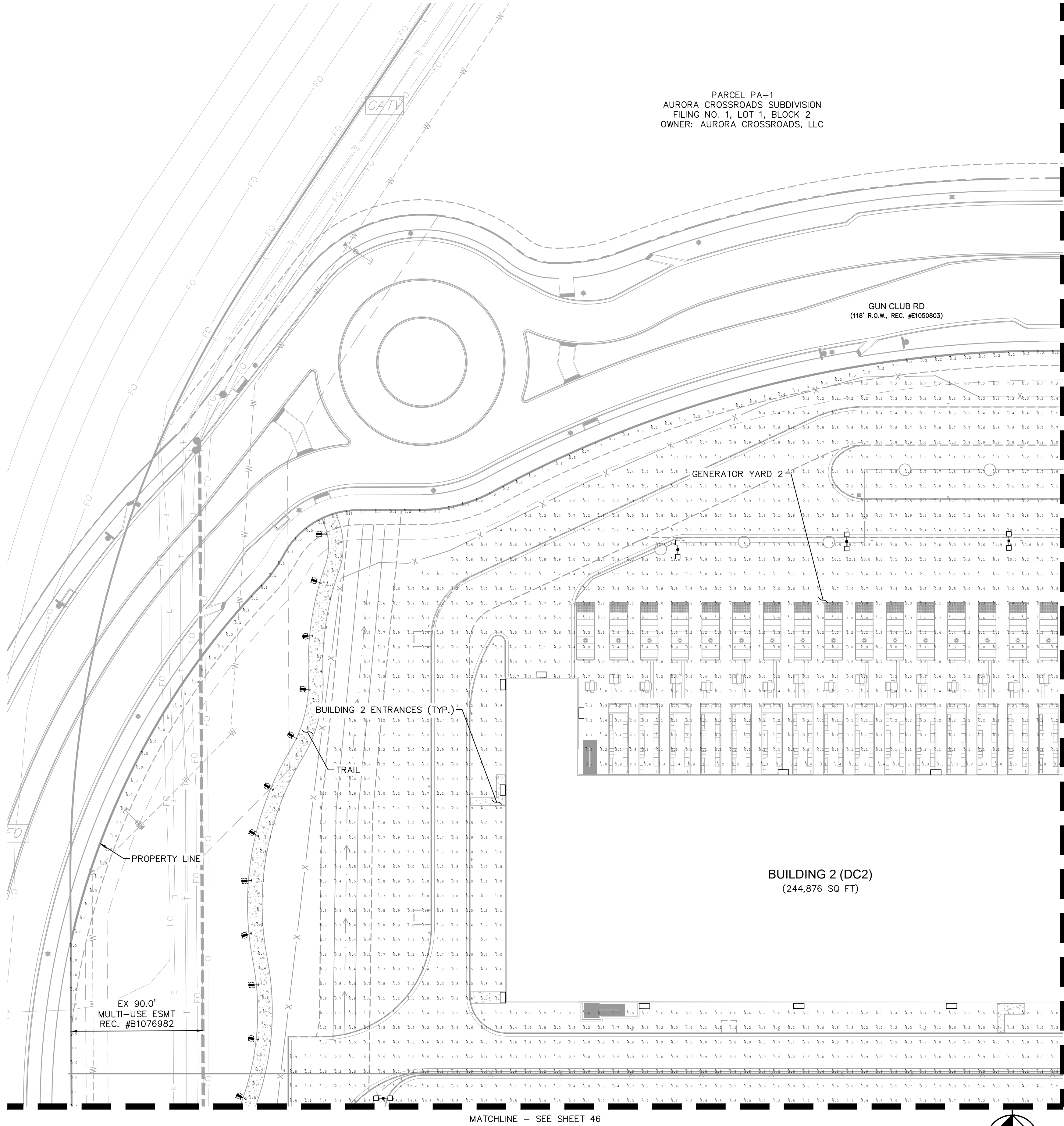
DRAWING NAME
196067003_PHOTO METRIC.DWG

44

K:\VEN_GWA\196067003_015_AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN



Know what's below.
Call before you dig.

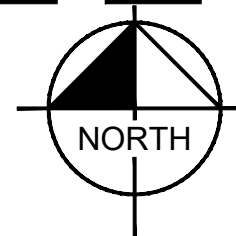
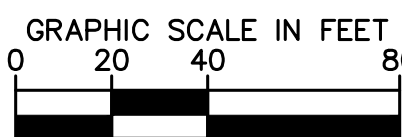


KEY MAP
NTS

LIGHTING LEGEND

SYMBOL	MODEL NUMBER	MOUNTING HEIGHT
	GLEON-SA6C-830-U-SL4	25'
	GLEON-SA6C-830-U-SL4-HSS	25'
	GLEON-SA6C-830-U-SL3-HSS	25'
	GLEON-SA6C-830-U-T4FT-WM-AP	30'
	EL-8-F-21LED-40K-CA-RSL-42"	42"
	GLEON-SA2C-830-U-SL4	25'
	EXISTING STREET LIGHT	

* EDGE OF POLE BASE SHALL BE 2 FEET FROM EASEMENTS. BLOCKS DRAWN AT LARGER SCALE FOR CLARITY OF LOCATION



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: CPW
DRAWN BY: CPW
CHECKED BY: SAL
DATE: 11/26/2024

AURORA CROSSROADS SUBDIVISION FILING NO. 3
AURORA, COLORADO
SITE PLAN
PHOTOMETRIC PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003

DRAWING NAME
196067003_PHOTO METRIC.DWG

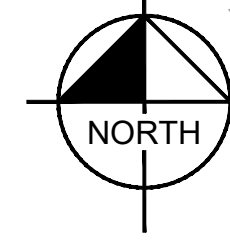
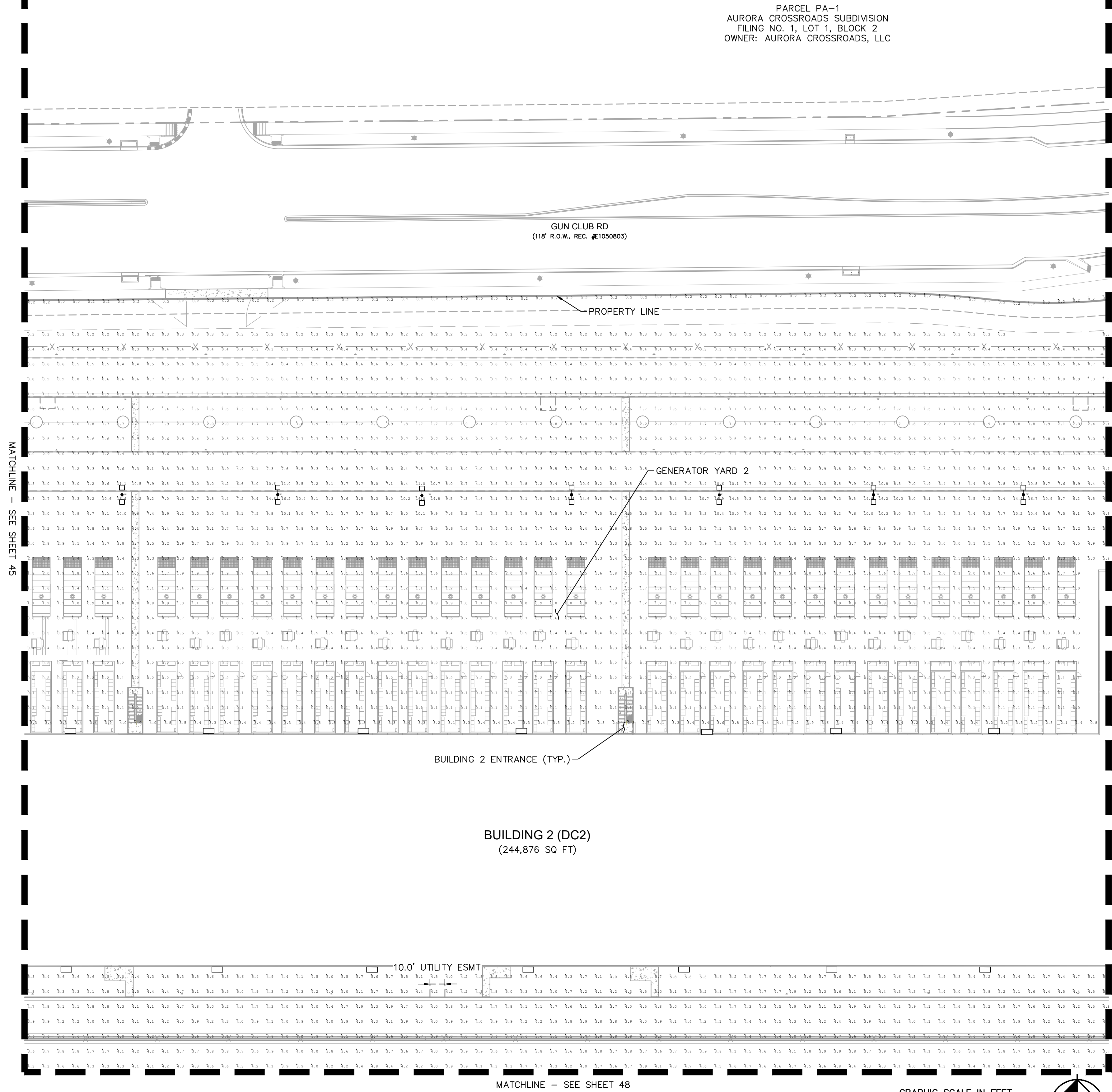
45

NO. REVISION BY DATE APPR

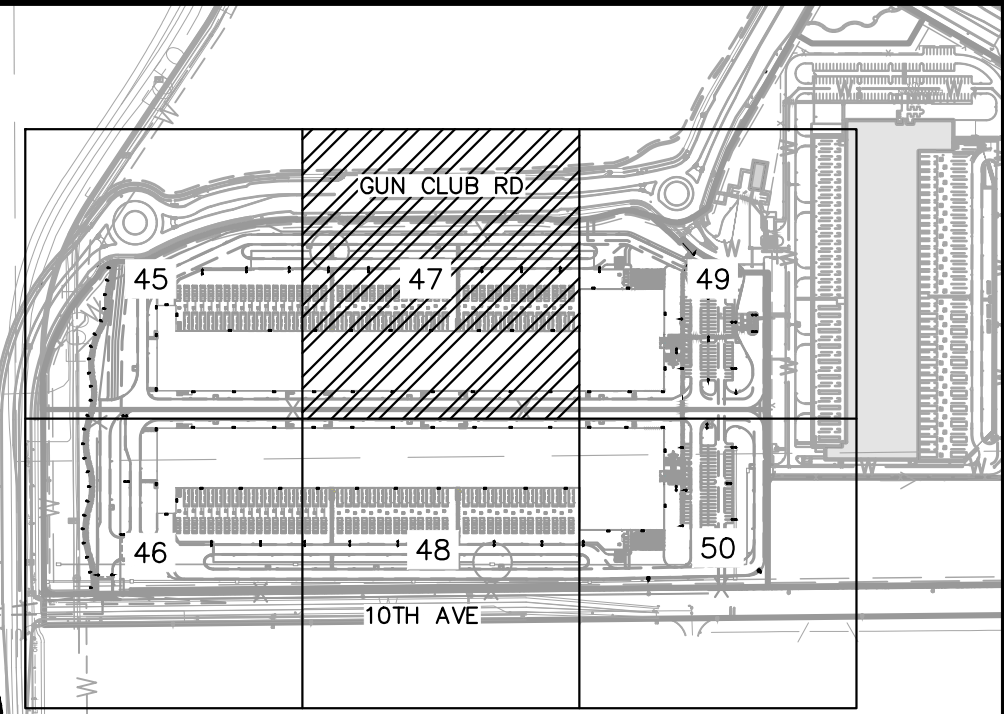
K:\VEN_LIVE\196067003_015_AURORA PHASE 2\CADD\PLANS\PHASE 2 SITE PLAN



Know what's below.
Call before you dig.



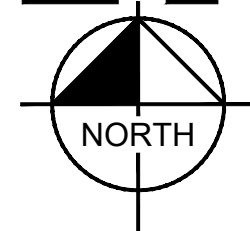
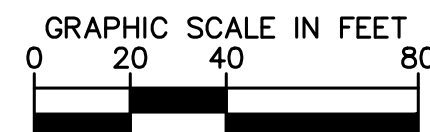
KEY MAP
NTS



LIGHTING LEGEND

SYMBOL	MODEL NUMBER	MOUNTING HEIGHT
	GLEON-SA6C-830-U-SL4	25'
	GLEON-SA6C-830-U-SL4-HSS	25'
	GLEON-SA6C-830-U-SL3-HSS	25'
	GLEON-SA6C-830-U-T4FT-WM-AP	30'
	EL-8-F-21LED-40K-CA-RSL-42"	42"
	GLEON-SA2C-830-U-SL4	25'
	EXISTING STREET LIGHT	

* EDGE OF POLE BASE SHALL BE 2 FEET FROM EASEMENTS. BLOCKS DRAWN AT LARGER SCALE FOR CLARITY OF LOCATION



Kimley»Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: CPW
DRAWN BY: CPW
CHECKED BY: SAL
DATE: 11/26/2024

AURORA CROSSROADS SUBDIVISION FILING NO. 3
AURORA, COLORADO
SITE PLAN
PHOTOMETRIC PLAN

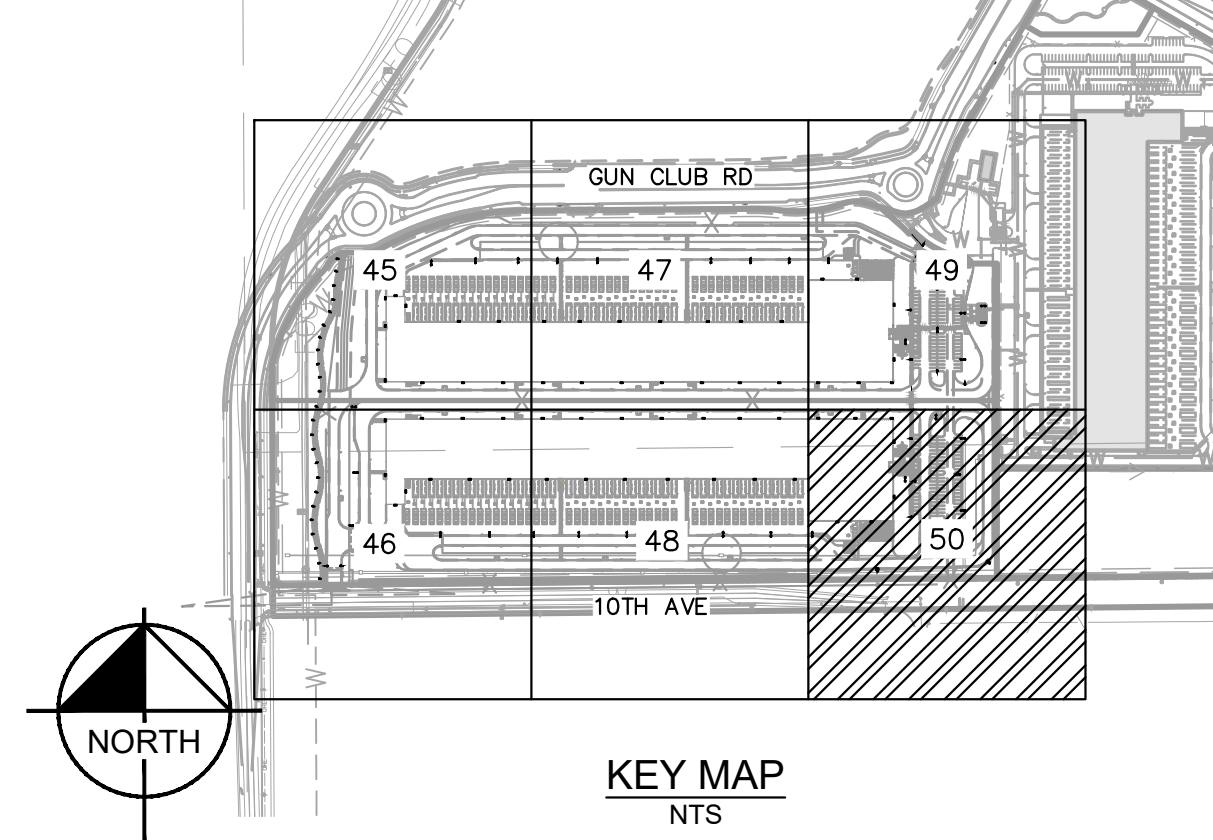
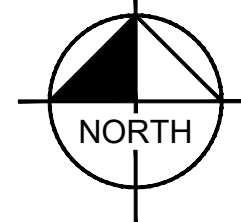
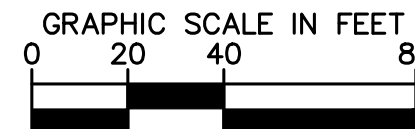
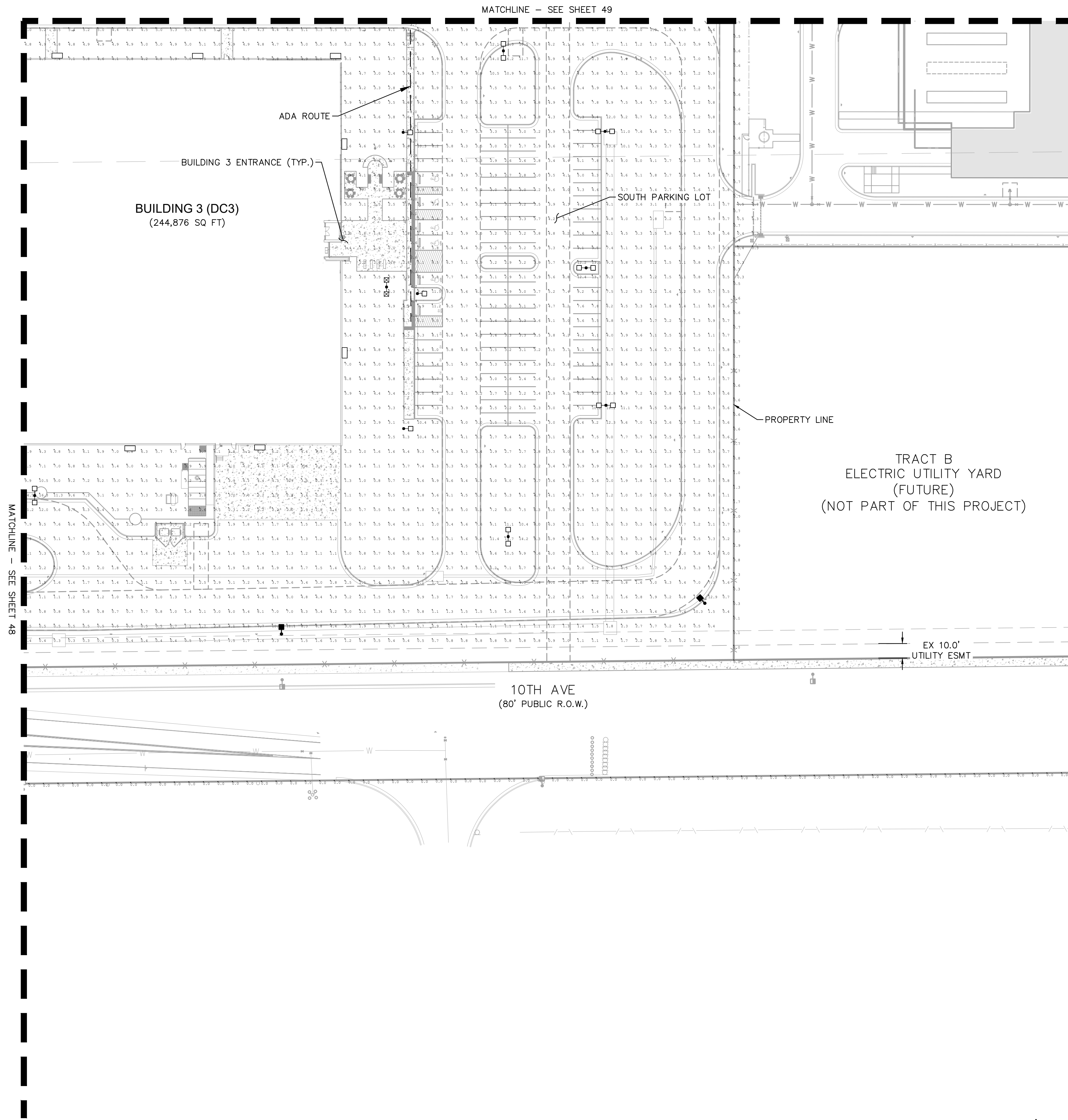
PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196067003
DRAWING NAME
196067003_PHOTO METRIC.DWG

K:\VEN_OVA\196067003_015 AURORA PHASE 2\CADD\PLANS\SHEETS\SITE PLAN



Know what's below.
Call before you dig.



LIGHTING LEGEND		
SYMBOL	MODEL NUMBER	MOUNTING HEIGHT
	GLEON-SA6C-830-U-SL4	25'
	GLEON-SA6C-830-U-SL4-HSS	25'
	GLEON-SA6C-830-U-SL3-HSS	25'
	GLEON-SA6C-830-U-T4FT-WM-AP	30'
	EL-8-F-21LED-40K-CA-RSL-42"	42"
	GLEON-SA2C-830-U-SL4	25'
	EXISTING STREET LIGHT	

* EDGE OF POLE BASE SHALL BE 2 FEET FROM EASEMENTS. BLOCKS DRAWN AT LARGER SCALE FOR CLARITY OF LOCATION

PROJECT NO.
196067003

DRAWING NAME
196067003_PHOTO METRIC.DWG

50

PRELIMINARY

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

Kimley-Horn and Associates, Inc.

AURORA CROSSROADS SUBDIVISION FILING NO. 3

AURORA, COLORADO

SITE PLAN

PHOTOMETRIC PLAN

2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: CPW
DRAWN BY: CPW
CHECKED BY: SAL
DATE: 11/26/2024

NO.

REVISION

BY

DATE

APPR

