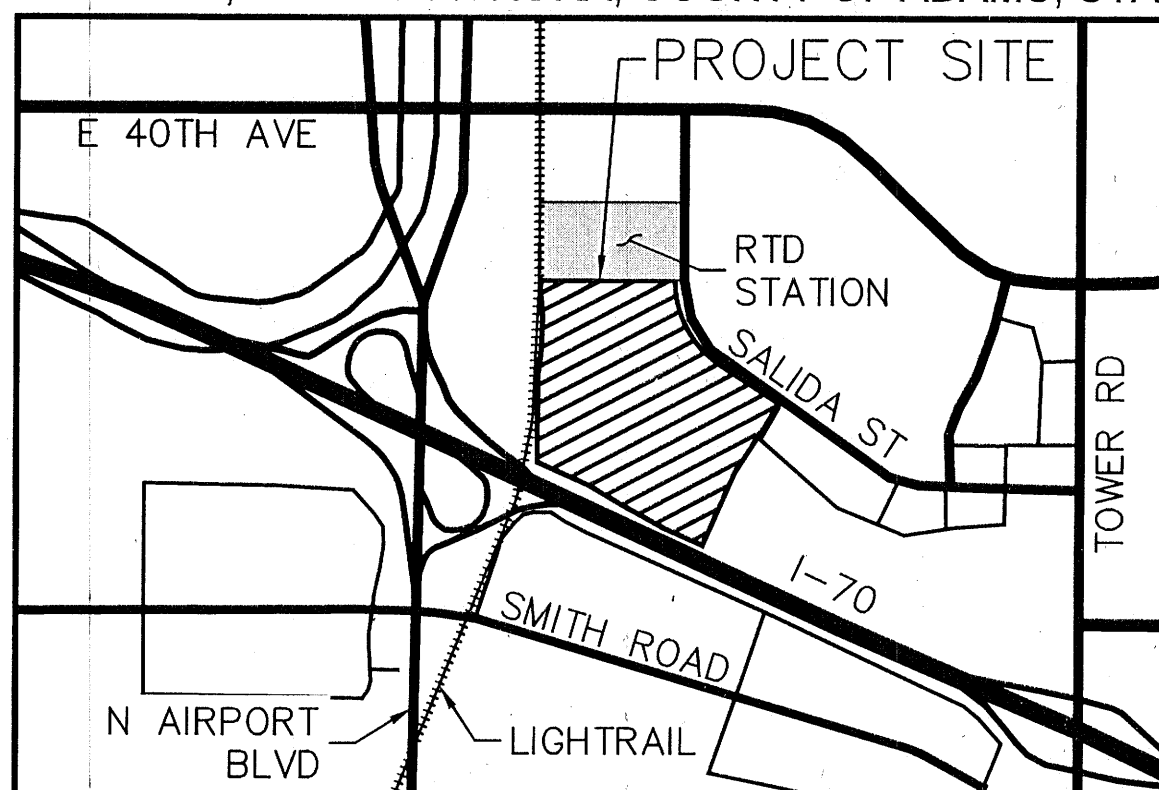


## PROJECT SKIFREE

## 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

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

## SURVEYOR

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

## METRO DISTRICT

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

## 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 EXECUTEDTHIS 18<sup>th</sup> DAY OF July AD. 2022BY: GATEWAY 28, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
ITS: MANAGING MEMBERBY: Mike Serra IIINAME: Mike Serra IIIITS: Authorized Signatory

STATE OF COLORADO

COUNTY OF DenverTHE 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 SEALREBECCA TALADAY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #2034020980  
MY COMMISSION EXPIRES 07/14/2023

(NOTARY PUBLIC)

MY COMMISSION EXPIRES 07/14/2023NOTARY BUSINESS ADDRESS: 100 Saint Paul St #300  
Denver, ColoradoIN WITNESS THEREOF, SAND CREEK METROPOLITAN DISTRICT (SCMD), AS ITS  
INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE  
EXECUTEDTHIS 18<sup>th</sup> DAY OF July AD. 2022BY: Mike Serra IIINAME: Mike Serra III

TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO

COUNTY OF DenverTHE 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  
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NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #2034020980  
MY COMMISSION EXPIRES 07/14/2023

(NOTARY PUBLIC)

MY COMMISSION EXPIRES 07/14/2023NOTARY BUSINESS ADDRESS: 100 Saint Paul St #300  
Denver, Colorado

## CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER  
OF ADAMS COUNTY, COLORADO ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_A.D. AT \_\_\_\_\_O'CLOCK\_\_\_\_M.

COUNTY CLERK AND RECORDER \_\_\_\_\_ DEPUTY \_\_\_\_\_

FILE: \_\_\_\_\_

PAGE NO.: \_\_\_\_\_

RECEPTION NO.: \_\_\_\_\_

## CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: 7/27/22PLANNING DIRECTOR: \_\_\_\_\_ DATE: 7/27/22PLANNING AND ZONING COMMISSION: \_\_\_\_\_ DATE: 7/27/22CITY COUNCIL: N/A DATE: N/AATTEST: N/A DATE: N/ADATABASE APPROVAL: 5/25/22 DATE: 5/25/22Please 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.

Kimley»Horn

PROJECT SKIFREE  
SITE PLAN  
COVER SHEET  
AURORA COLORADODESIGNED BY: MEJ  
DRAWN BY: NER  
CHECKED BY: \_\_\_\_\_  
PROJECT NO.: 067918026  
FILE NO.: 06/318026-S-1-JWG

SHEET NO.

1



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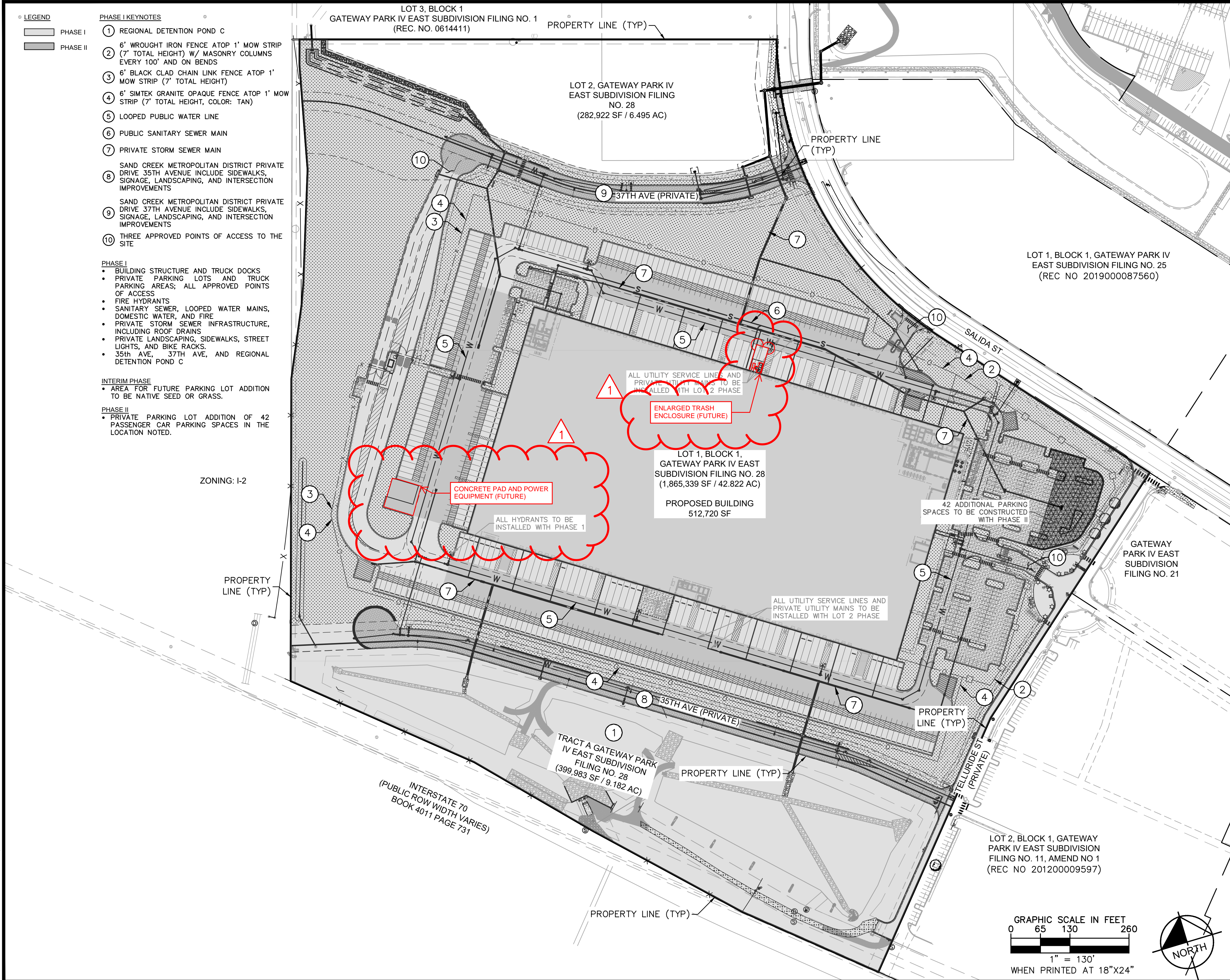
CITY OF AURORA SITE PLAN NOTES:

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		SHEET NO. 2	
SITE PLAN		DESIGNED BY: MEJ		PROJECT NO. 067918026			
GENERAL NOTES		DRAWN BY: NER					
AURORA, COLORADO		CHECKED BY: SAL					
<div>Kimley»Horn</div> <div>2021 KIMLEY-HORN AND ASSOCIATES, INC. 4552 KIMLEY-HORN DRIVE DENVER, COLORADO 80237 (303) 228-2300</div>		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
- 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

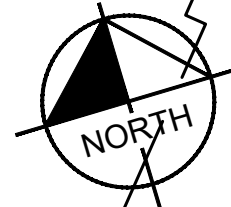
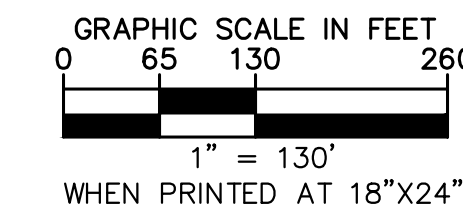
- INTERIM PHASE
- AREA FOR FUTURE PARKING LOT ADDITION TO BE NATIVE SEED OR GRASS.

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

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

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

**PROJECT SKIFREE**  
**SITE PLAN**  
**PHASING PLAN**  
**AURORA, COLORADO**

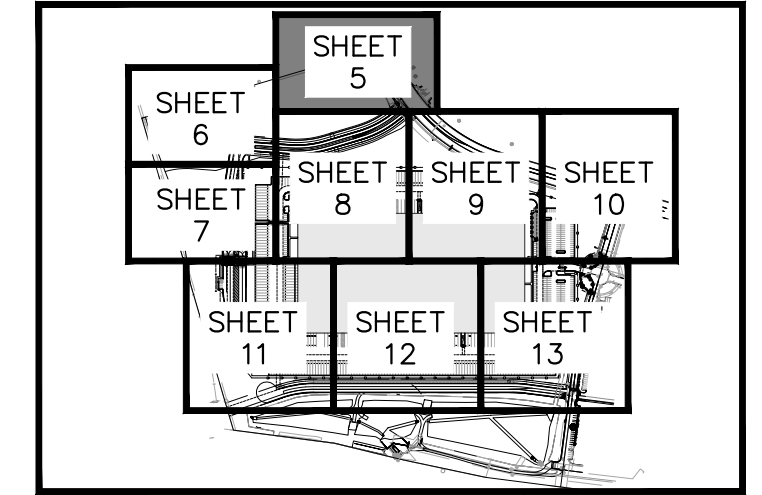
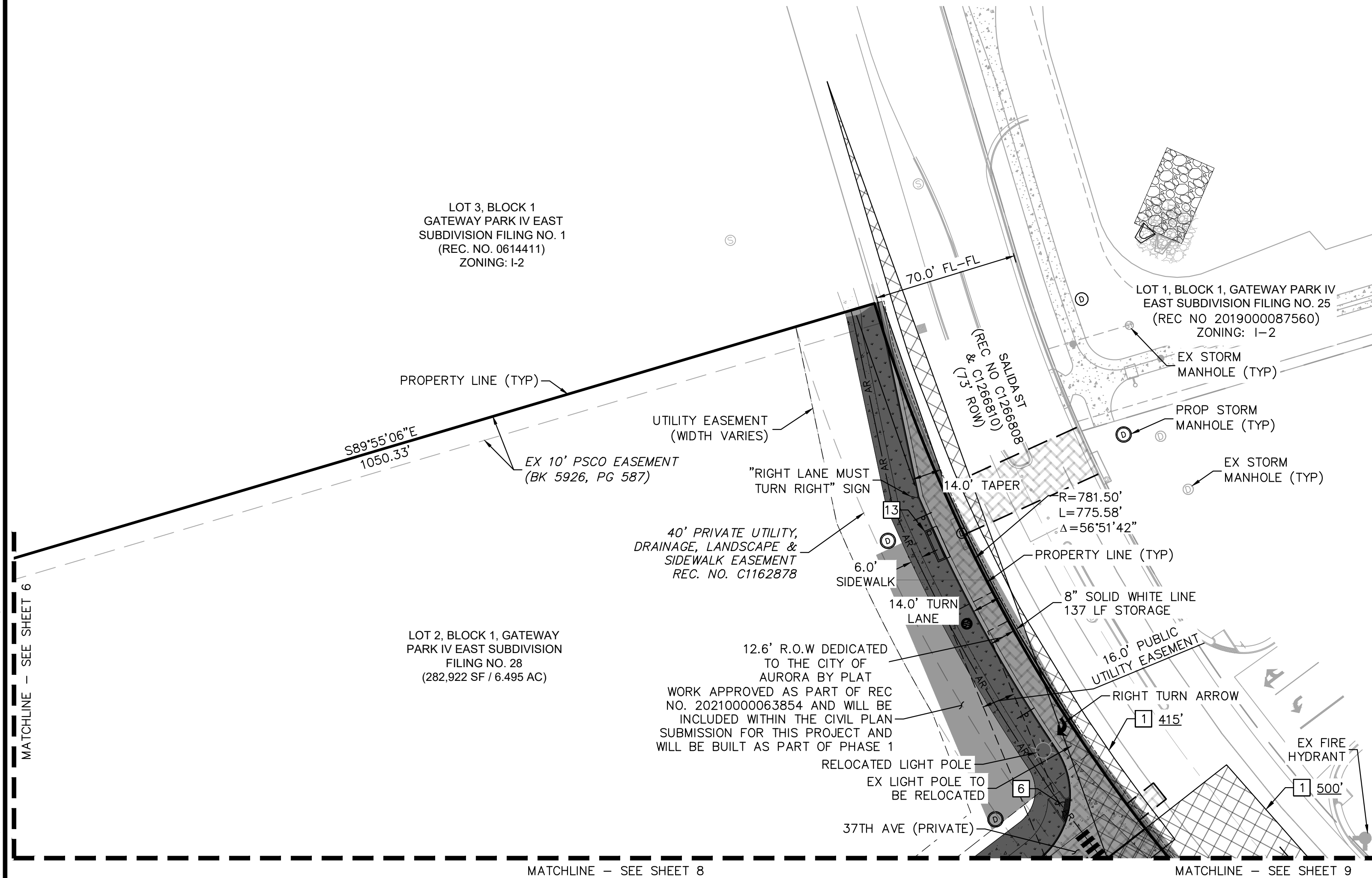






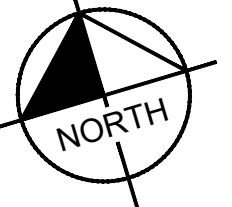
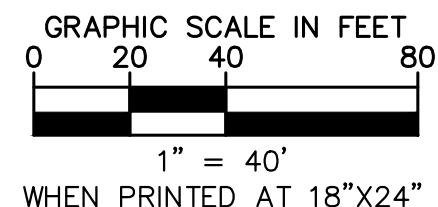


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- LEGEND**
- NTS
  - PROPERTY LINE
  - EX. EASEMENT LINE
  - PROP. EASEMENT LINE
  - PARKING COUNT
  - FDC W/ KNOX HARDWARE
  - FIRE HYDRANT
  - EX/PROP SITE LIGHT
  - HEAVY DUTY PAVEMENT
  - ROADWAY PAVEMENT
  - STANDARD DUTY PAVEMENT
  - CONCRETE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

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



**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4592 S. Ulster St., Suite 100  
Denver, Colorado 80237 (303) 228-2300

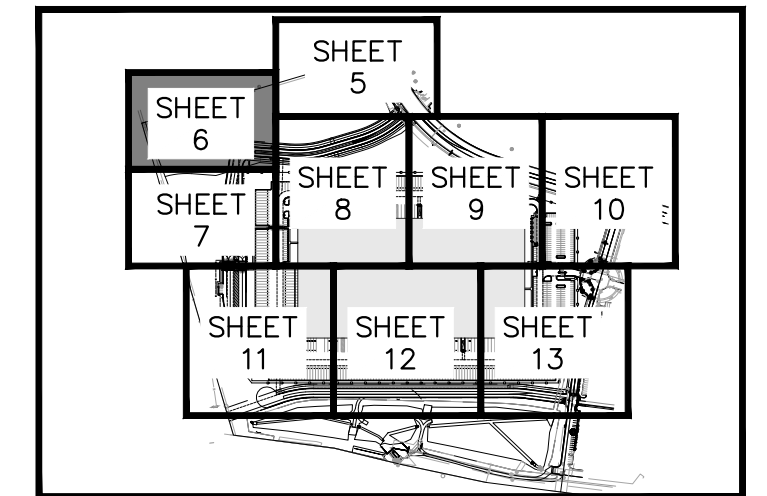
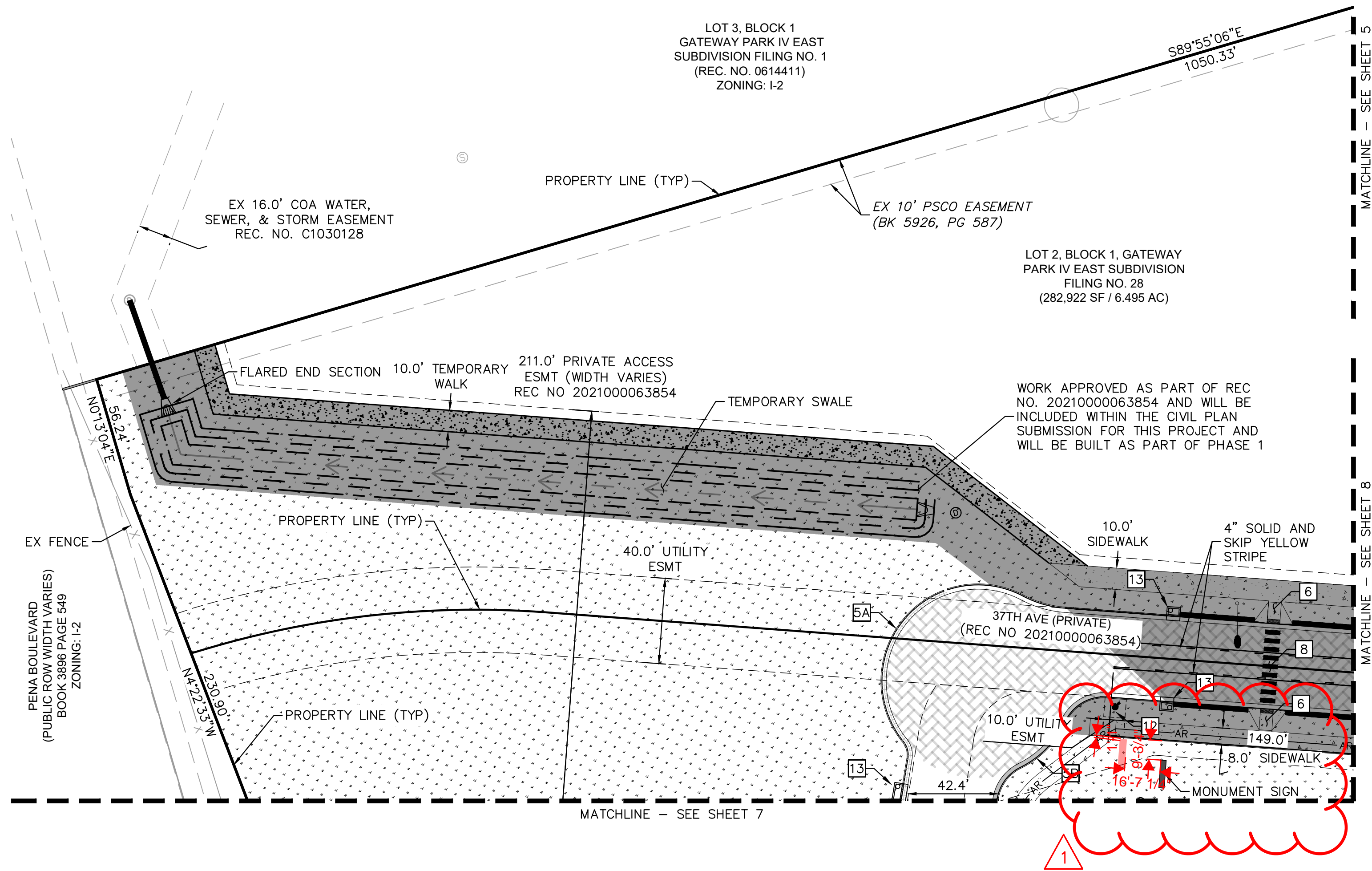
**PROJECT SKIFREE**  
**SITE PLAN**  
**SITE PLAN**  
**AURORA, COLORADO**

DATE:	09/08/2021	DESIGNED BY:	MEJ	CHECKED BY:	SAL
FILE NO.	067918026_SP_SP.DWG	PROJECT NO.	067918026	SHEET NO.	5

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

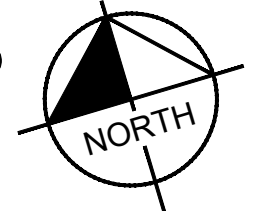
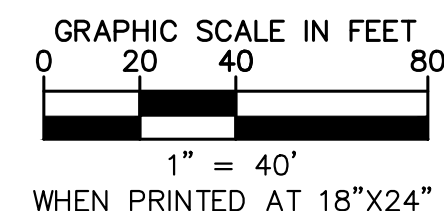


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- LEGEND**
- NTS
  - PROPERTY LINE
  - EX. EASEMENT LINE
  - PROP. EASEMENT LINE
  - PARKING COUNT
  - FDC W/ KNOX HARDWARE
  - FIRE HYDRANT
  - EX/PROP SITE LIGHT
  - HEAVY DUTY PAVEMENT
  - ROADWAY PAVEMENT
  - STANDARD DUTY PAVEMENT
  - CONCRETE 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**
- 1 SIGHT TRIANGLE (LENGTH PER PLAN)
  - 2 VEHICLE PARKING SPACE (18'X9')
  - 3 TRACTOR/TRAILER PARKING SPACE (60'X12')
  - 4 ACCESSIBLE PARKING SPACE (DIMENSIONS PER PLAN)
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  - 6 ACCESSIBLE CURB RAMP
  - 7 SIDEWALK (6' WIDE TYP)
  - 8 PEDESTRIAN CROSSWALK
  - 9 STOP SIGN
  - 10 ACCESSIBLE PARKING SIGN (SEE DTL ON SHEET 36)
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**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4552 S. JEFFERSON ST., SUITE 100  
DENVER, COLORADO 80237 (303) 228-2300

**PROJECT SKIFREE**  
**SITE PLAN**  
**SITE PLAN**  
**AURORA, COLORADO**

FILE NO.	067918026_SP_SP.DWG
PROJECT NO.	067918026
SHEET NO.	6

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

SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
SITE PLAN SUBMITTAL 2	NER	2-07-21	SAL
SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL
REVISION	BY	DATE	APPR



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

MATCHLINE - SEE SHEET 6

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

EX FENCE

PROPERTY LINE (TYP)

SITE LIGHT  
(TYP)

4" YELLOW  
SOLID STRIPE

4" WHITE  
SKIP STRIPE

SITE LIGHT  
(TYP)

STRIPING PER DTL  
ON SHEET 38

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

MATCHLINE - SEE SHEET 11

8' SIDEWALK

BOX TRUCK  
PARKING

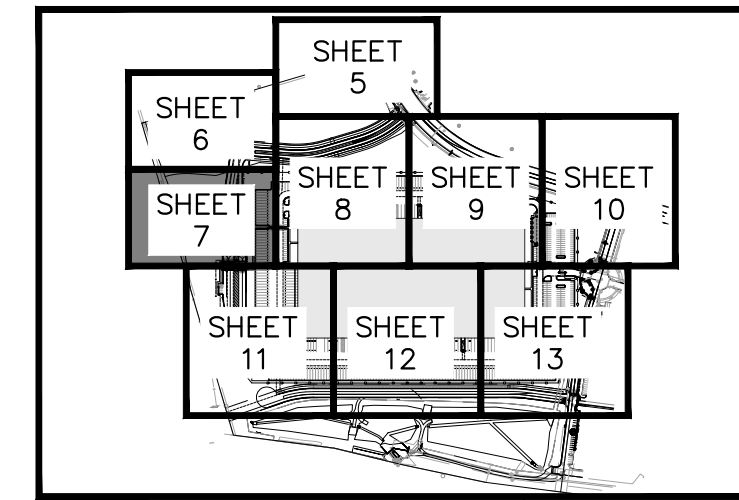
4" WHITE SOLID  
STRIPE (TYP)

DOLLY PAD  
(TYP)

26.0' UTILITY & FIRE  
LANE ESMT

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

MAN GATE  
PER DTL 10  
ON SHEET 35



## LEGEND

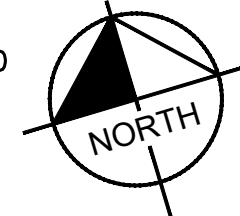
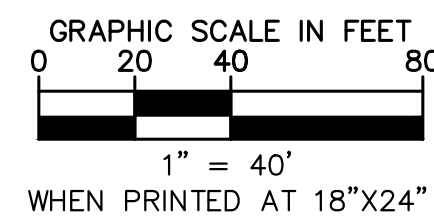
- NTS
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- PARKING COUNT
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- EX/PROP SITE LIGHT
- HEAVY DUTY PAVEMENT
- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- FUTURE PARKING
- SIGHT TRIANGLE
- (SEE KEYNOTE #1)
- PREVIOUSLY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

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## GENERAL NOTES

1. RADII ARE 3.0' UNLESS OTHERWISE NOTED.



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DENVER, COLORADO 80237 (303) 228-2300

**PROJECT SKIFREE**  
**SITE PLAN**  
**SITE PLAN**  
**AURORA, COLORADO**

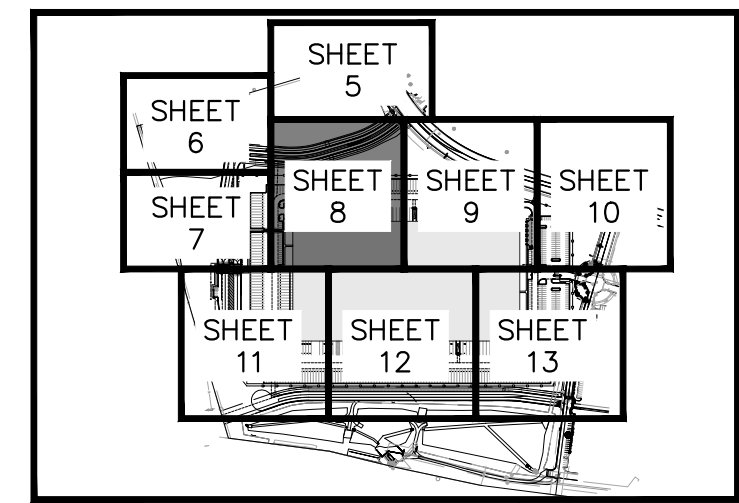
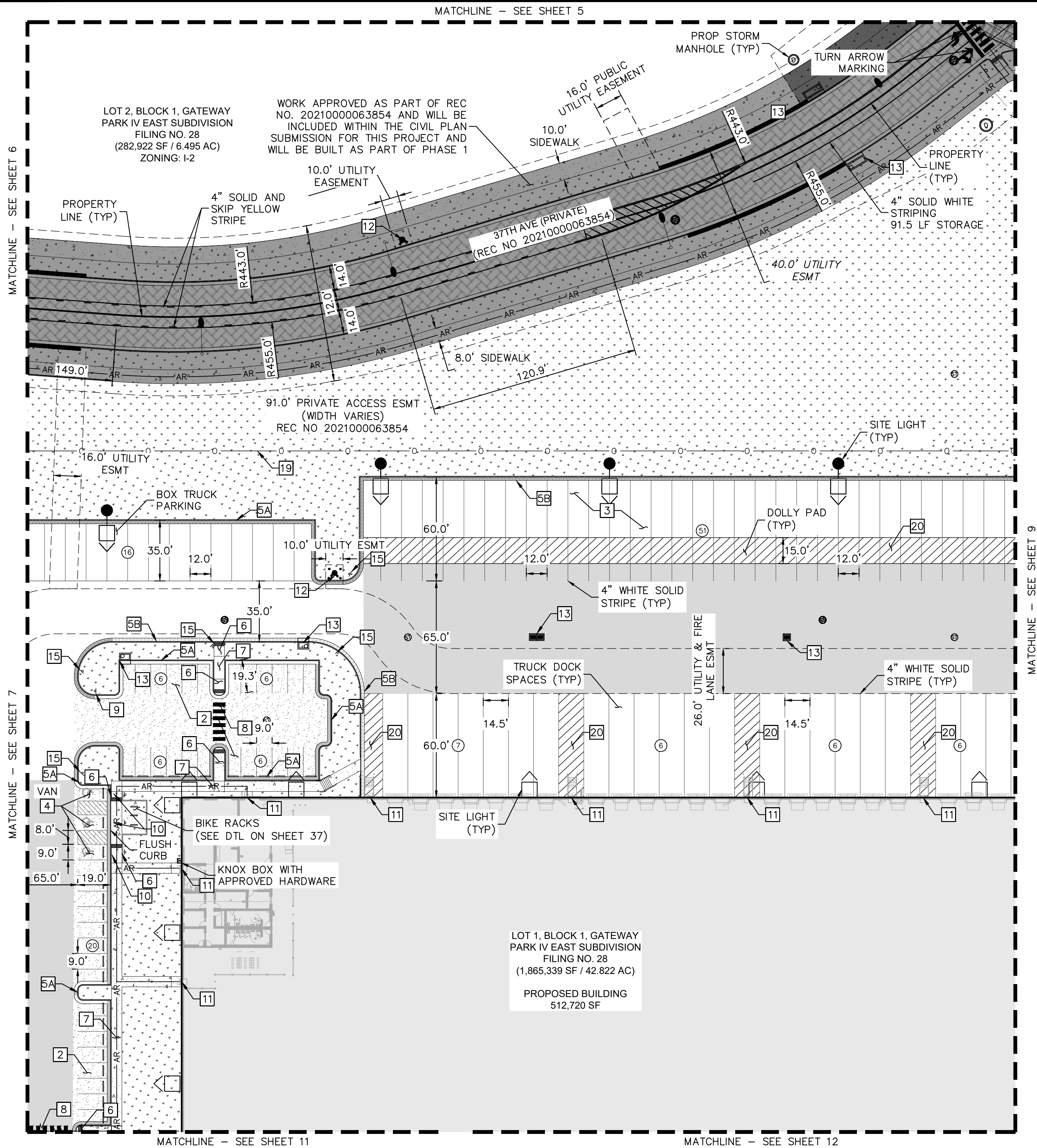
DATE: 09/08/2021  
DESIGNED BY: MEJ  
DRAWN BY: NER  
CHECKED BY: SAL

FILE NO.  
067918026\_SP\_SP.DWG  
PROJECT NO.  
067918026

SHEET NO.  
7

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





### LEGEND

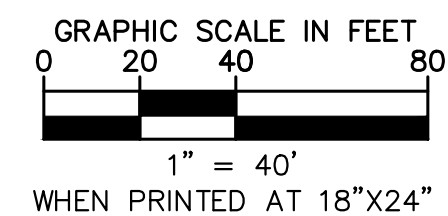
- |  |   |
|--|---|
|  | PROPERTY LINE<br>EX. EASEMENT LINE          |
|  | PROP. EASEMENT LINE                         |
|  | PARKING COUNT                               |
|  | FDC W/ KNOX HARDWARE                        |
|  | FIRE HYDRANT                                |
|  | EX/PROP SITE LIGHT  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

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- 20 DIAGONAL STRIPING (SEE DTL ON SHEET 37)

## GENERAL NOTES

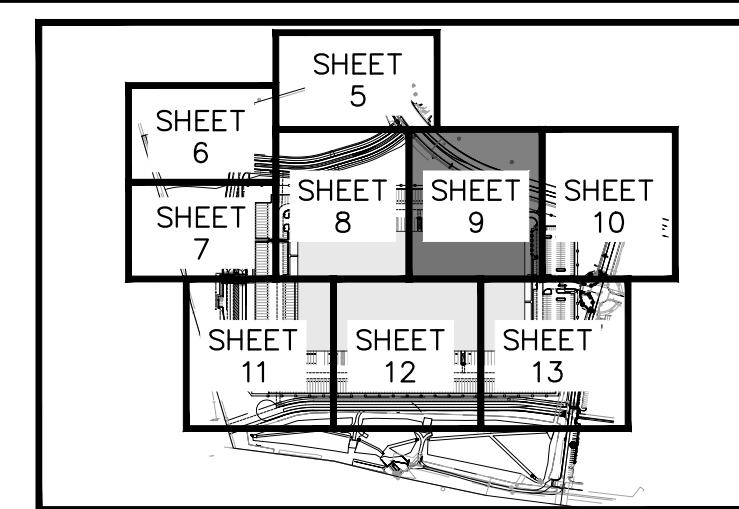
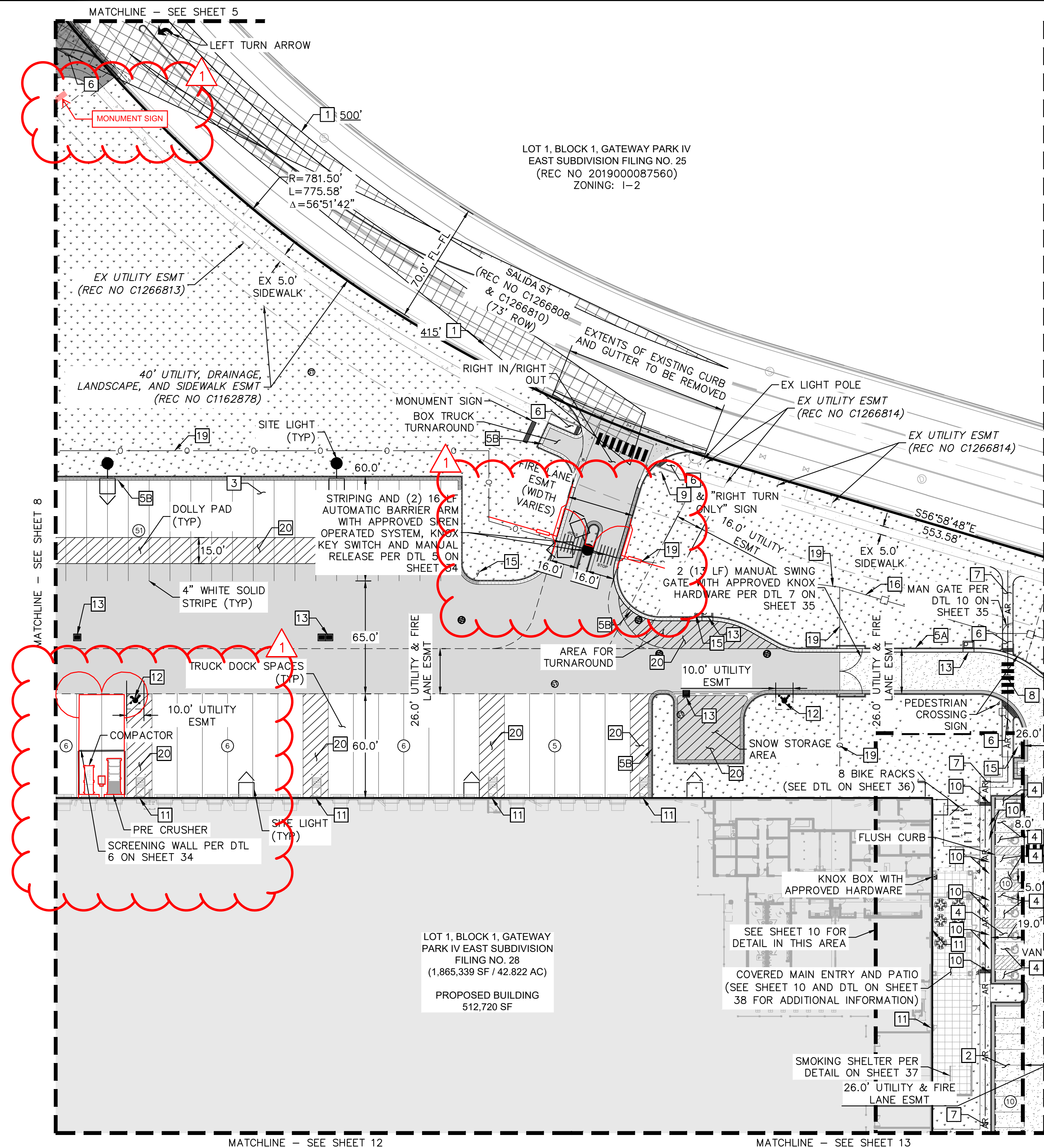
1. RADII ARE 3.0' UNLESS OTHERWISE NOTED.



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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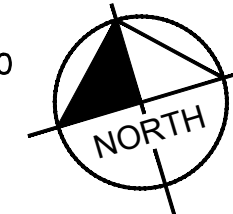
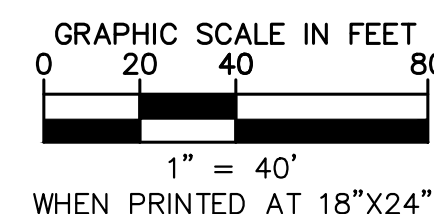


LEGEND	
NTS	PROPERTY LINE
---	EX. EASEMENT LINE
---	PROP. EASEMENT LINE
---	PARKING COUNT
---	FDC W/ KNOX HARDWARE
---	FIRE HYDRANT
---	EX/PROP SITE LIGHT
---	HEAVY DUTY PAVEMENT
---	ROADWAY PAVEMENT
---	STANDARD DUTY PAVEMENT
---	CONCRETE SIDEWALK
---	ACCESSIBLE ROUTE
---	FUTURE PARKING
---	SIGHT TRIANGLE
---	(SEE KEYNOTE #1)
---	PREVIOUSLY APPROVED
---	(REC NO. 2021000078765)
---	PROP. BLACK CLAD
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---	LANDSCAPING
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4550 S. UTE AVENUE, SUITE 200  
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

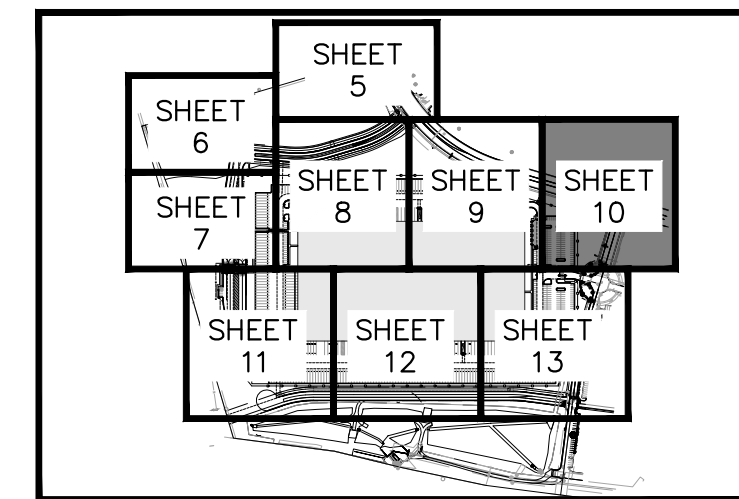
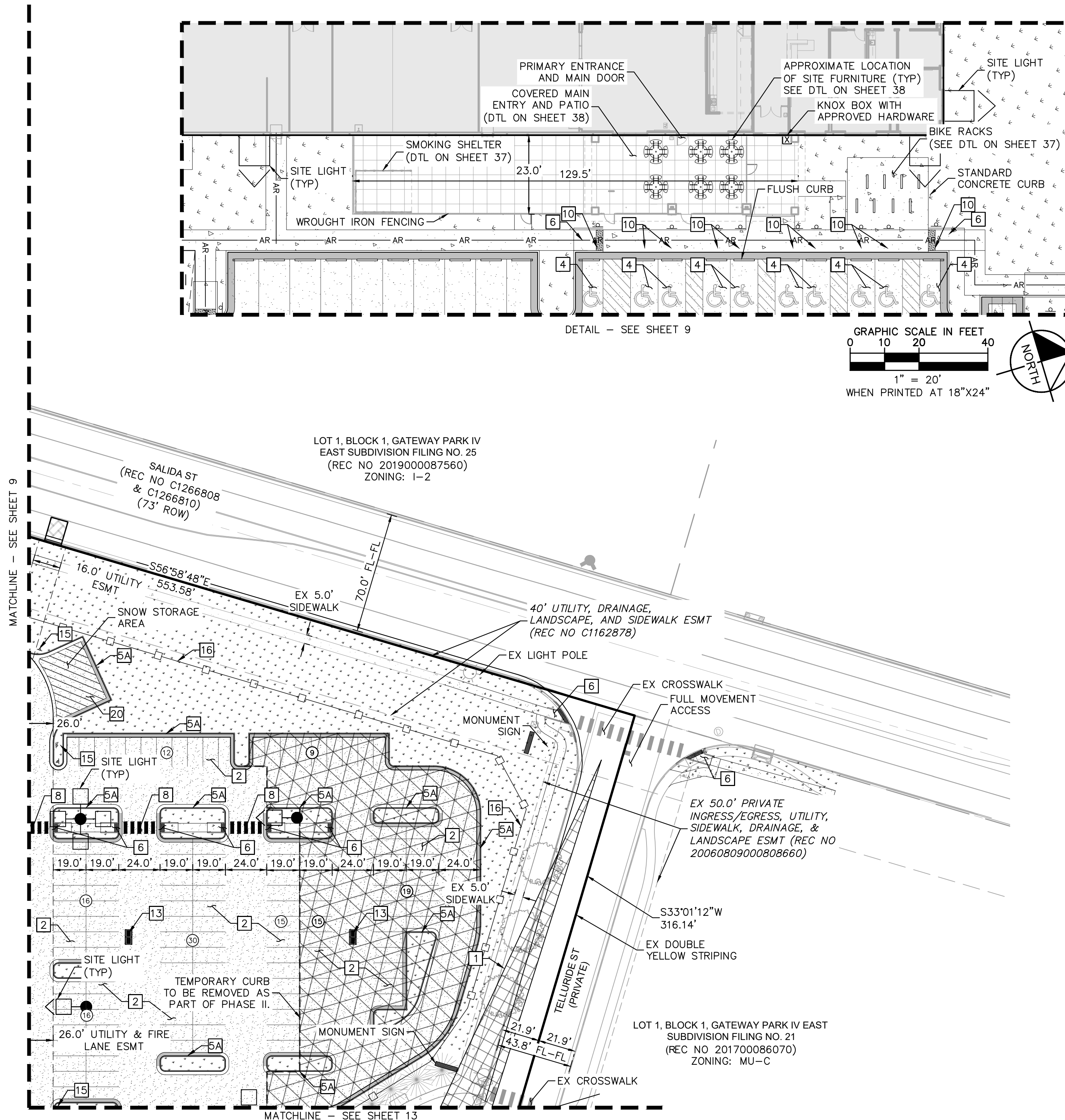
PROJECT NO. 067918026

SHEET NO. 9

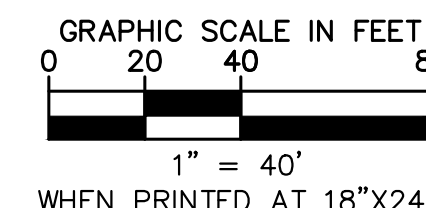
SITE PLAN SUBMITTAL	3	2	1	NO.	REVISION	DATE	APPR
SITE PLAN SUBMITTAL	3	2	1	NO.	REVISION	DATE	APPR
SITE PLAN SUBMITTAL	3	2	1	NO.	REVISION	DATE	APPR
SITE PLAN SUBMITTAL	3	2	1	NO.	REVISION	DATE	APPR



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- LEGEND**
- NTS
  - PROPERTY LINE
  - EX. EASEMENT LINE
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  - SIGHT TRIANGLE
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  - PREVIOUSLY APPROVED
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**PROJECT SKIFREE**  
**SITE PLAN**  
**SITE PLAN**  
**AURORA, COLORADO**

FILE NO.	067918026_SP.dwg
PROJECT NO.	067918026
DATE:	09/08/2021
DESIGNED BY:	MEJ
DRAWN BY:	NER
CHECKED BY:	SAL
SHEET NO.	10

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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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

4" WHITE  
SKIP STRIPE

4" YELLOW  
SOLID STRIPE

26.0' FIRE  
LANE ESMT

SITE LIGHT  
(TYP)

COMMON PLATFORM SKID

STORAGE TANKS

VAPORIZER

LH2 STORAGE TANK

LIQUID H2 TRUCK  
UNLOADING AREA

SCREENING WALL PER  
DTL 6 ON SHEET 34

PRIVATE UTILITY ESMT

PROPERTY LINE (TYP)

10' UTILITY ESMT

PROPERTY LINE (TYP)

SNOW STORAGE AREA

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

10' UTILITY ESMT

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(BK 5644, PG 966)

PRIVATE UTILITY ESMT

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10' UTILITY ESMT

PROPERTY LINE (TYP)

SNOW STORAGE AREA

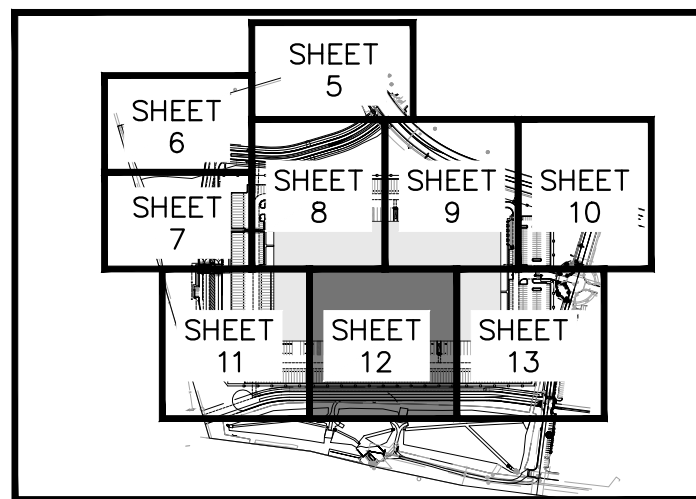
EX 10' PSCO EASEMENT  
(BK 5644, PG 966)



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MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 9



### LEGEND

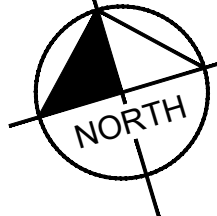
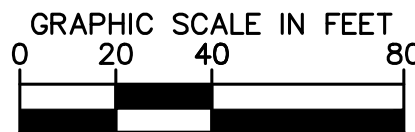
- NTS
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- PARKING COUNT
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- EX/PROP SITE LIGHT
- HEAVY DUTY PAVEMENT
- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- FUTURE PARKING
- SIGHT TRIANGLE
- (SEE KEYNOTE #1)
- PREVIOUSLY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

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

### GENERAL NOTES

1. RADII ARE 3.0' UNLESS OTHERWISE NOTED.



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)

SITE LIGHT  
(TYP)

WHEEL STOP (TYP)

40' UTILITY ESMT

35TH AVE (PRIVATE)  
(REC NO 20210000063854)

10.0' UTILITY  
EASEMENT

59' PRIVATE ACCESS  
ESMT

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

**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**

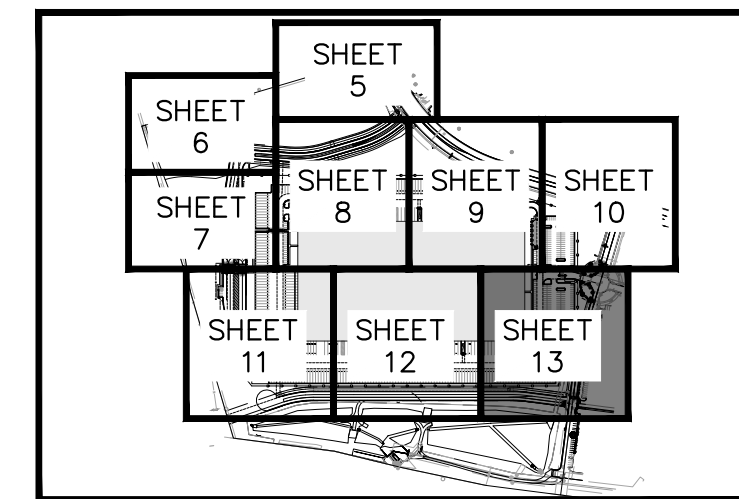
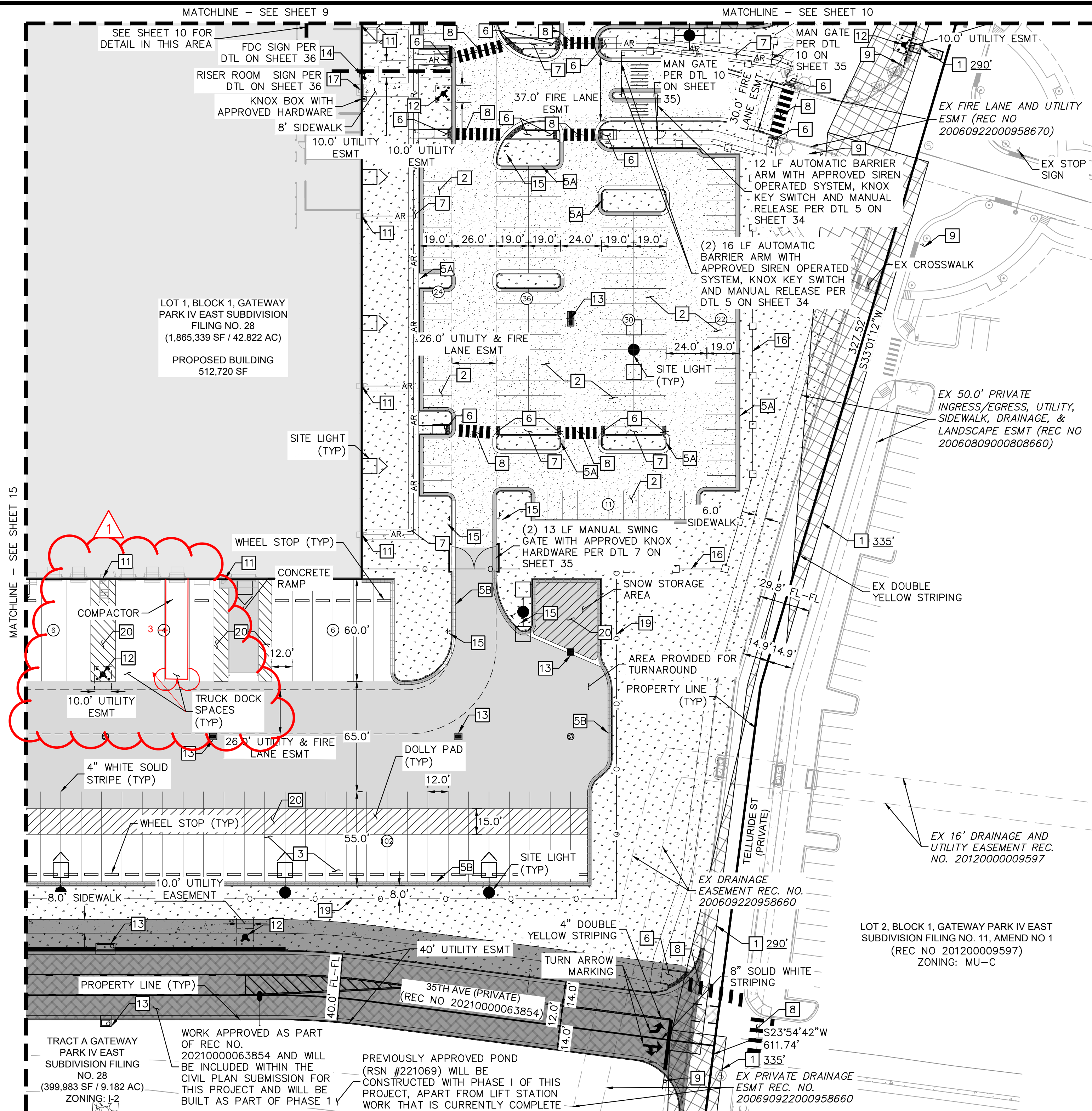
DATE: 09/08/2021  
DESIGNED BY: MEJ  
DRAWN BY: NER  
CHECKED BY: SAL

FILE NO.  
067918026\_SP.dwg  
PROJECT NO.  
067918026

SHEET NO.  
12



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#### LEGEND

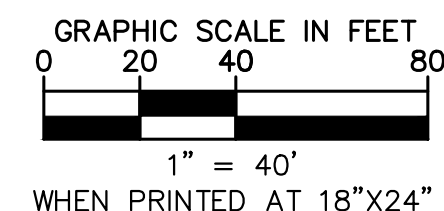
- NTS
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- EX. EASEMENT LINE
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- FIRE HYDRANT
- EX/PROP SITE LIGHT
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- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- 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)

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**PROJECT SKIFREE**  
**SITE PLAN**  
**SITE PLAN**  
**AURORA, COLORADO**

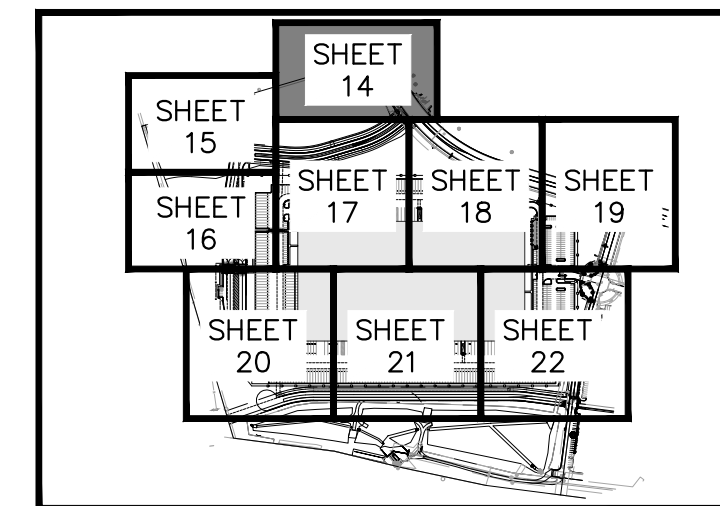
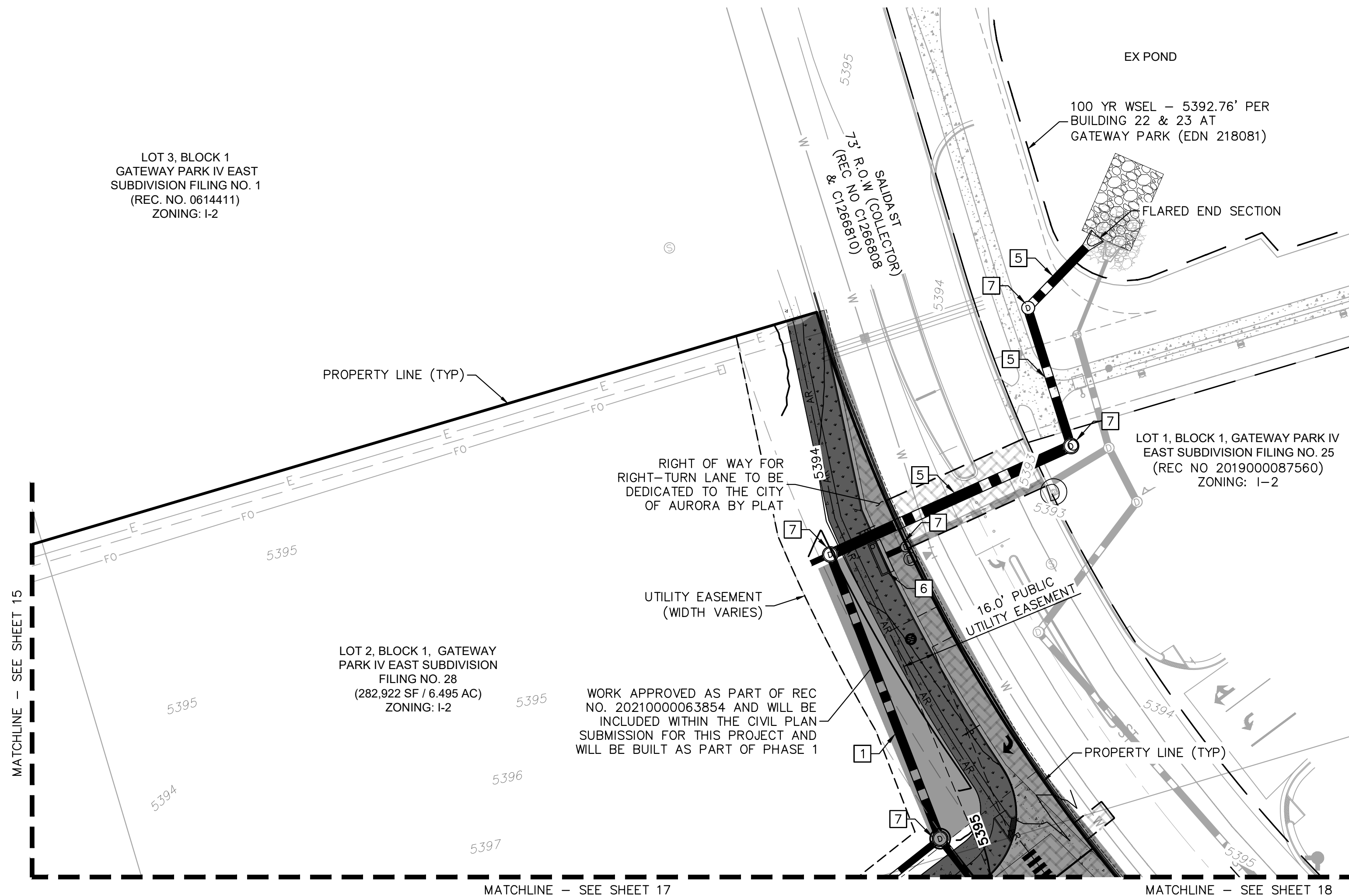
DATE: 09/08/2021  
DESIGNED BY: MEJ  
DRAWN BY: NER  
CHECKED BY: SAL

FILE NO. 067918026\_SP\_SP.DWG  
PROJECT NO. 067918026  
SHEET NO. 13

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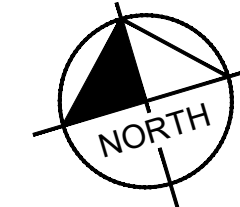
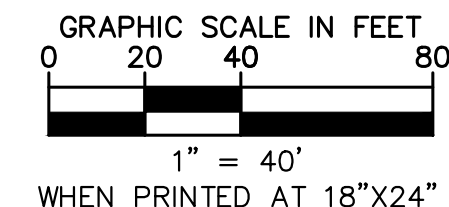
KEY MAP		NTS
LEGEND		
	PROPERTY LINE	
	EX. EASEMENT LINE	
	PROP. EASEMENT LINE FDC W/ KNOX HARDWARE	
	FIRE HYDRANT	
	HEAVY DUTY PAVEMENT	
	PREVIOUSLY APPROVED (REC NO. 2021000078765)	
	ROADWAY PAVEMENT	
	STANDARD DUTY PAVEMENT	
	CONCRETE SIDEWALK	
	ACCESSIBLE ROUTE	
	SIGHT TRIANGLE	
	PROP. BLACK CLAD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

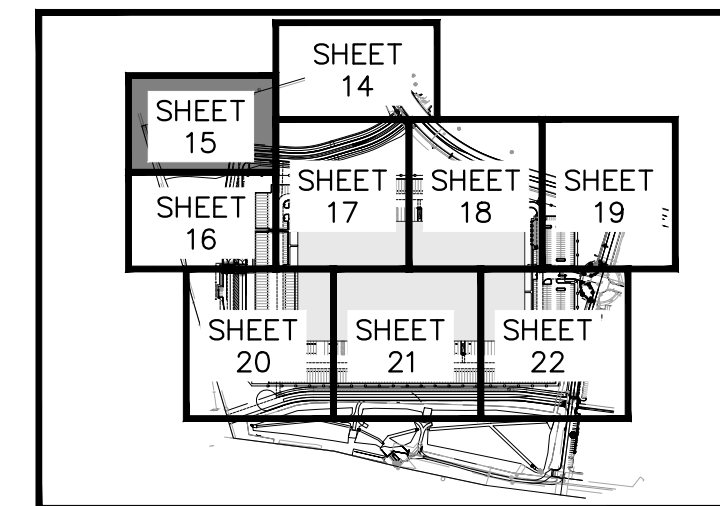
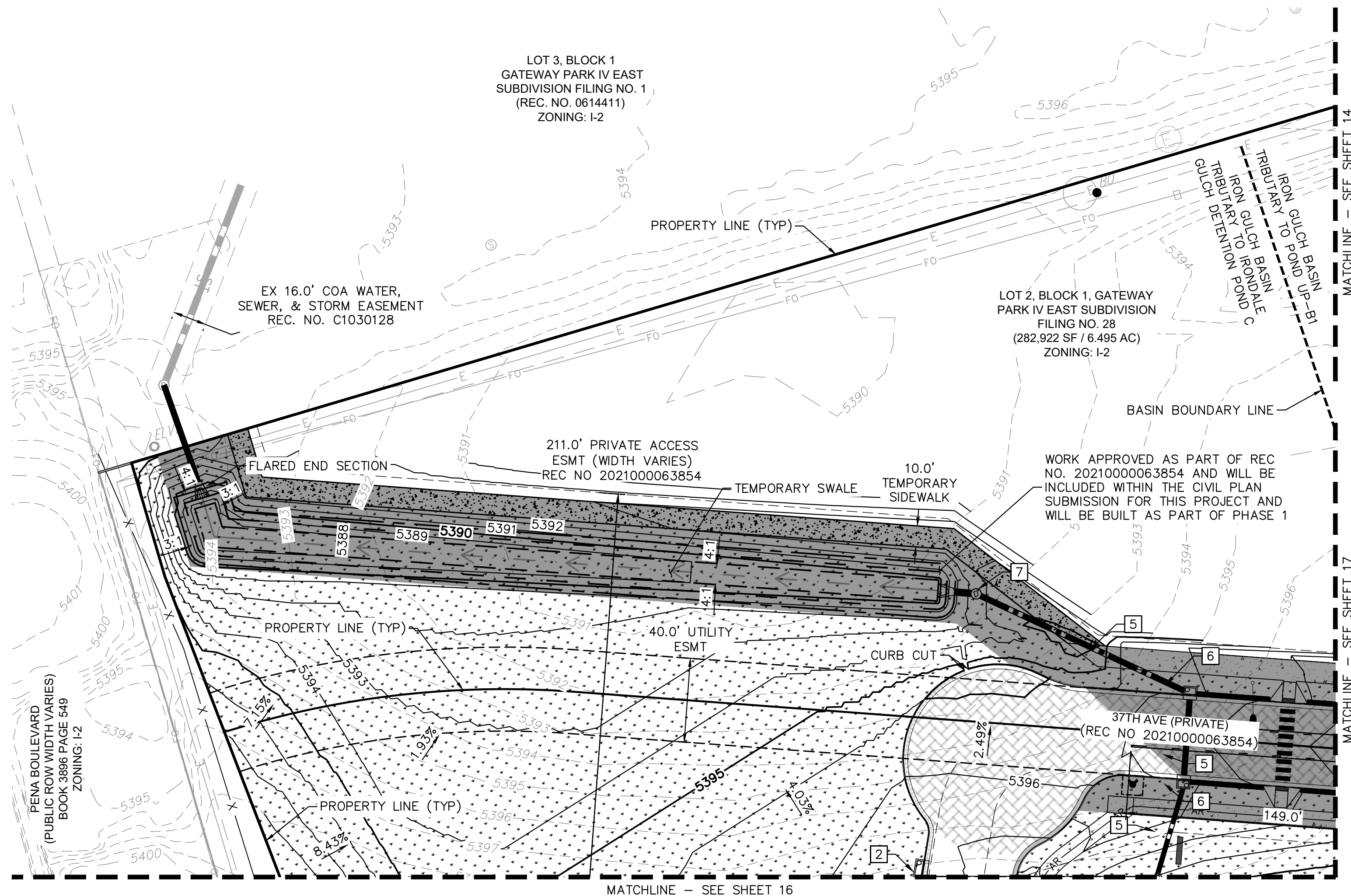
1. MAXIMUM 2% SLOPE IN ANY DIRECTION AT ADA ACCESSIBLE STALLS. ADA ROUTE SHALL BE MAXIMUM 2% CROSS-SLOPE AND 5% IN DIRECTION OF TRAVEL.
2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND WILL BE MAINTAINED BY THE PROPERTY OWNER.



PROJECT SKIFREE		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.			
14		14					
SHEET 14		SHEET 15		SHEET 16		SHEET 17	
SHEET 18		SHEET 19		SHEET 20		SHEET 21	
SHEET 22		SHEET 23		SHEET 24		SHEET 25	
SHEET 26		SHEET 27		SHEET 28		SHEET 29	
SHEET 30		SHEET 31		SHEET 32		SHEET 33	
SHEET 34		SHEET 35		SHEET 36		SHEET 37	
SHEET 38		SHEET 39		SHEET 40		SHEET 41	
SHEET 42		SHEET 43		SHEET 44		SHEET 45	
SHEET 46		SHEET 47		SHEET 48		SHEET 49	
SHEET 50		SHEET 51		SHEET 52		SHEET 53	
SHEET 54		SHEET 55		SHEET 56		SHEET 57	
SHEET 58		SHEET 59		SHEET 60		SHEET 61	
SHEET 62		SHEET 63		SHEET 64		SHEET 65	
SHEET 66		SHEET 67		SHEET 68		SHEET 69	
SHEET 70		SHEET 71		SHEET 72		SHEET 73	
SHEET 74		SHEET 75		SHEET 76		SHEET 77	
SHEET 78		SHEET 79		SHEET 80		SHEET 81	
SHEET 82		SHEET 83		SHEET 84		SHEET 85	
SHEET 86		SHEET 87		SHEET 88		SHEET 89	
SHEET 90		SHEET 91		SHEET 92		SHEET 93	
SHEET 94		SHEET 95		SHEET 96		SHEET 97	
SHEET 98		SHEET 99		SHEET 100		SHEET 101	
SHEET 102		SHEET 103		SHEET 104		SHEET 105	
SHEET 106		SHEET 107		SHEET 108		SHEET 109	
SHEET 110		SHEET 111		SHEET 112		SHEET 113	
SHEET 114		SHEET 115		SHEET 116		SHEET 117	
SHEET 118		SHEET 119		SHEET 120		SHEET 121	
SHEET 122		SHEET 123		SHEET 124		SHEET 125	
SHEET 126		SHEET 127		SHEET 128		SHEET 129	
SHEET 130		SHEET 131		SHEET 132		SHEET 133	
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SHEET 830							



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KEY MAP  
NTS

LEGEND

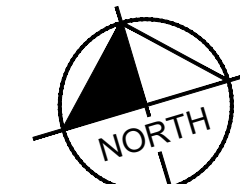
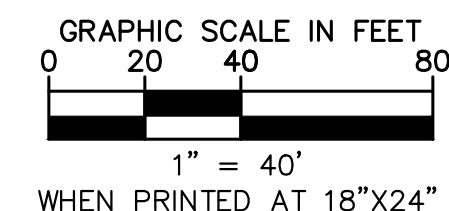
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE  
FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- HEAVY DUTY PAVEMENT
- PREVIOUSLY APPROVED  
(REC NO. 2021000078765)
- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- SIGHT TRIANGLE
- PROP. BLACK CLAD  
CHAIN LINK FENCE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

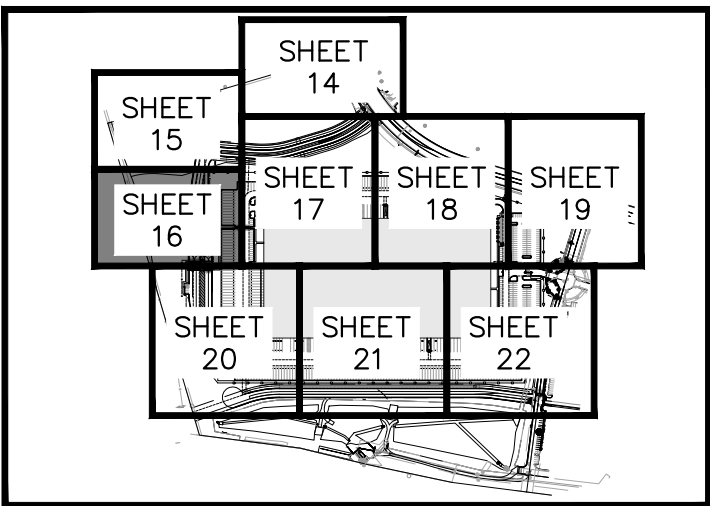
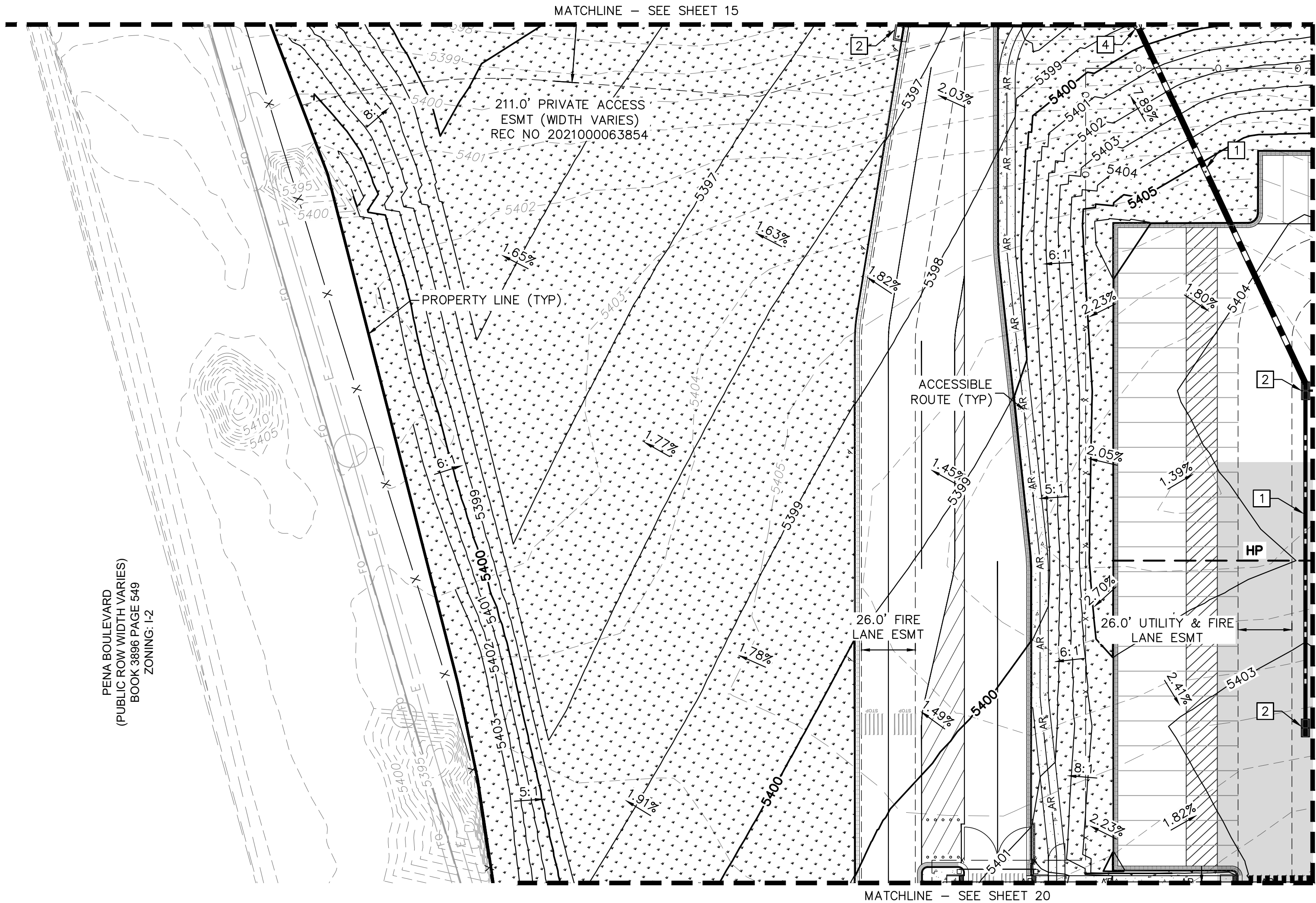
SHEET NO.  
15

NO.	REVISION	BY	DATE	APPR
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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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PENA BOULEVARD  
(PUBLIC ROW WIDTH VARIES)  
BOOK 3896 PAGE 549  
ZONING: I-2



LEGEND

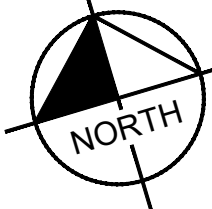
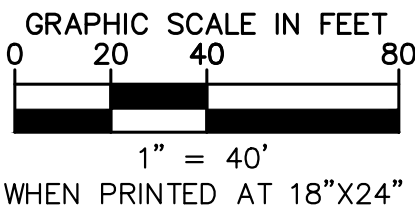
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PROP. EASEMENT LINE  
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FIRE HYDRANT  
HEAVY DUTY PAVEMENT  
PREVIOUSLY APPROVED  
(REC NO. 2021000078765)  
ROADWAY PAVEMENT  
STANDARD DUTY PAVEMENT  
CONCRETE SIDEWALK  
ACCESSIBLE ROUTE  
SIGHT 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  
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MANHOLE

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PROJECT SKIFREE  
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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

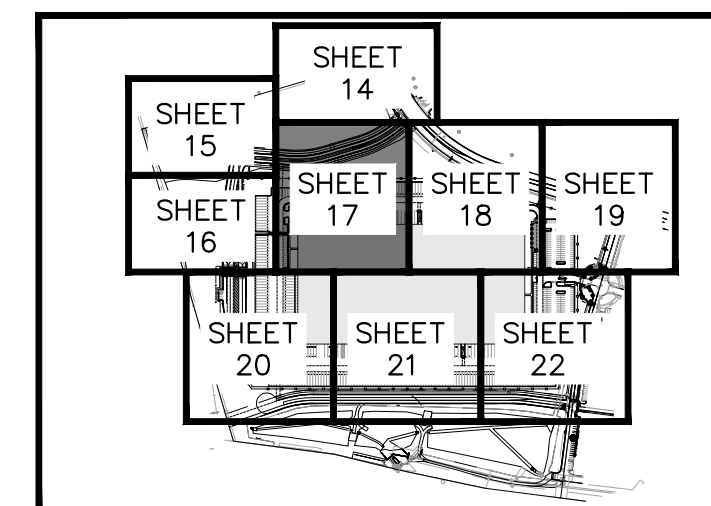
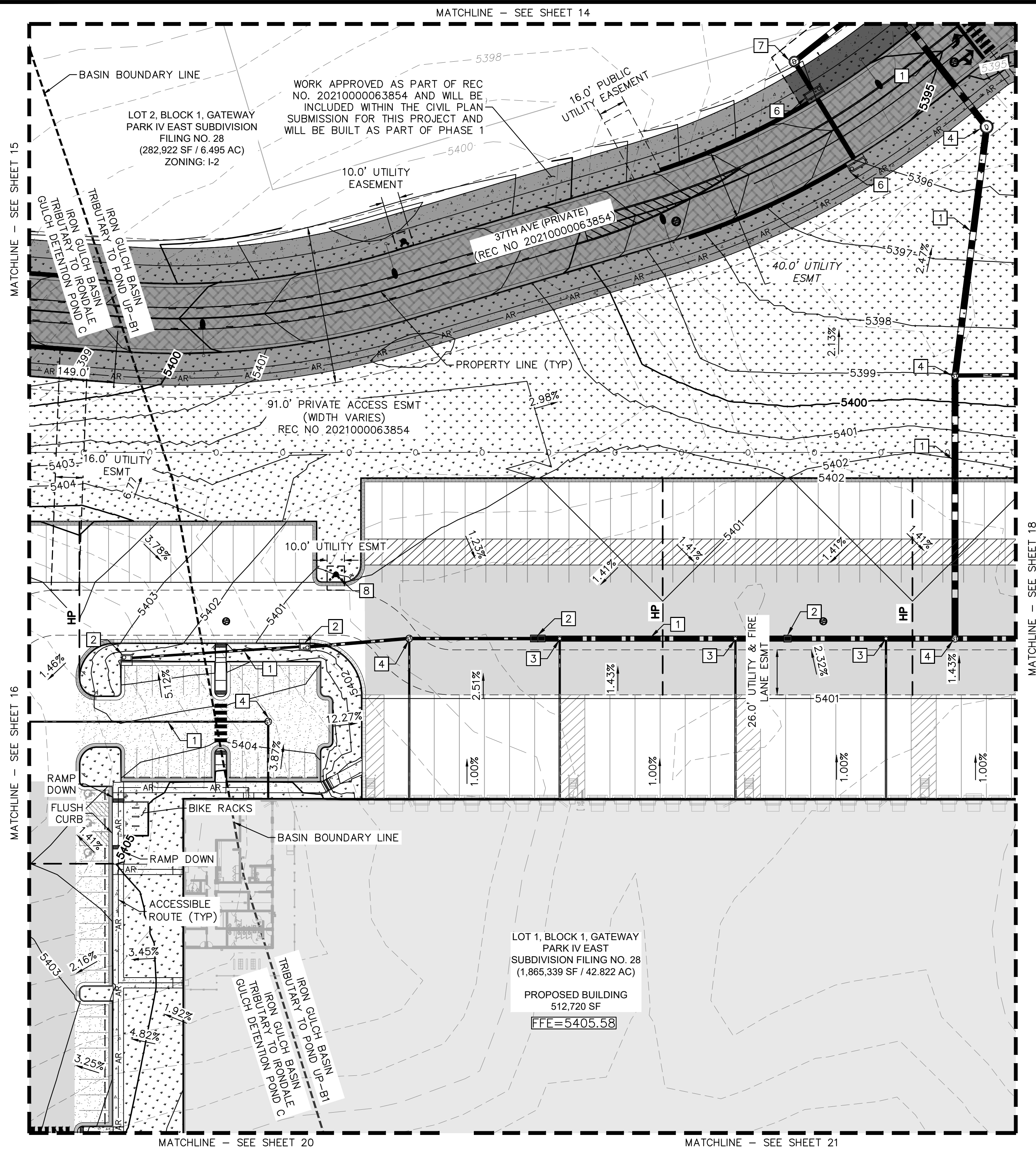
SHEET NO.  
16

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

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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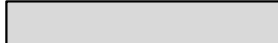


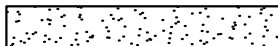
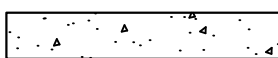


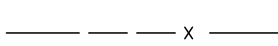








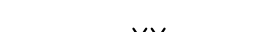





## KEY MAP

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NTS

### LEGEND

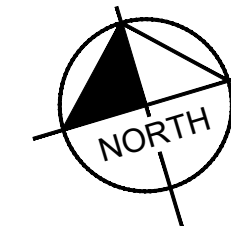
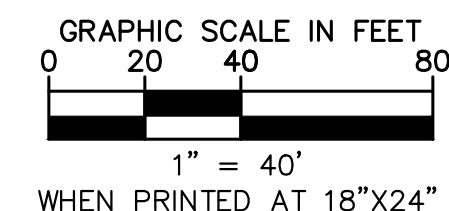
- |   |   |
|---|---|
|    | PROPERTY LINE<br>EX. EASEMENT LINE                          |
|    | PROP. EASEMENT LINE<br>FDC W/ KNOX HARDWARE<br>FIRE HYDRANT |
|    | HEAVY DUTY PAVEMENT   |
|    | PREVIOUSLY APPROVED<br>(REC NO. 2021000078765)              |
|    | ROADWAY PAVEMENT  |
|    | STANDARD DUTY PAVEMENT                                      |
|    | CONCRETE SIDEWALK   |
|    | ACCESSIBLE ROUTE  |
|    | SIGHT TRIANGLE  |
|    | PROP. BLACK CLAD<br>CHAIN LINK FENCE                        |
|    | PROP. WROUGHT IRON FENCE<br>W/ MASONRY COLUMNS              |
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|   | LANDSCAPING<br>(REFER TO LANDSCAPE<br>PLANS FOR DTLs)       |
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|  | EXISTING MAJOR CONTOUR                                      |
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|  | PROPOSED/EXISTING<br>SANITARY SEWER MANHOLE                 |
|  | PROPOSED/EXISTING STORM<br>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.



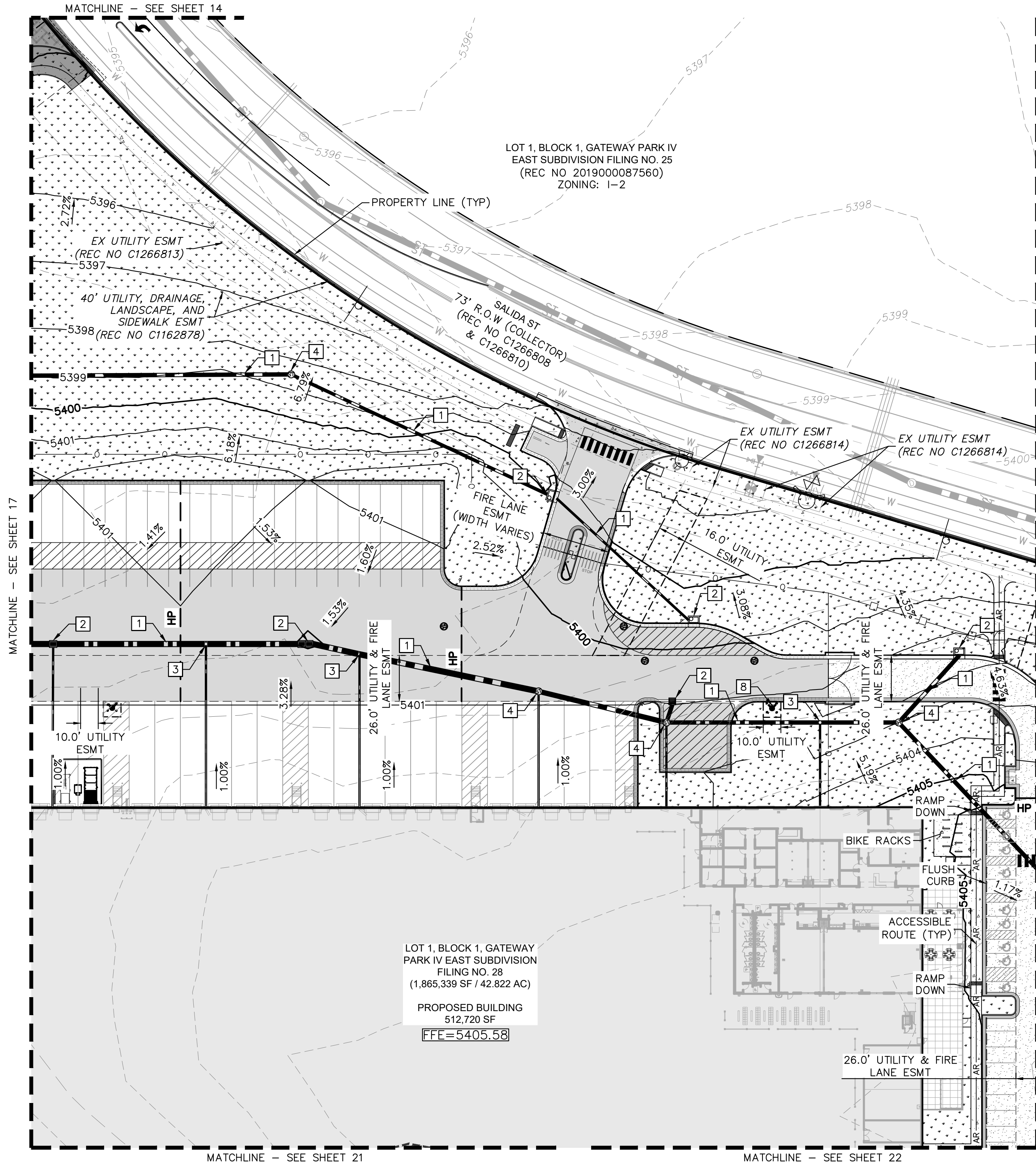
**PROJECT SKIFREE**  
SITE PLAN  
**PRELIMINARY GRADING PLAN**  
**AURORA, COLORADO**

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4552 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

NO.					
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	

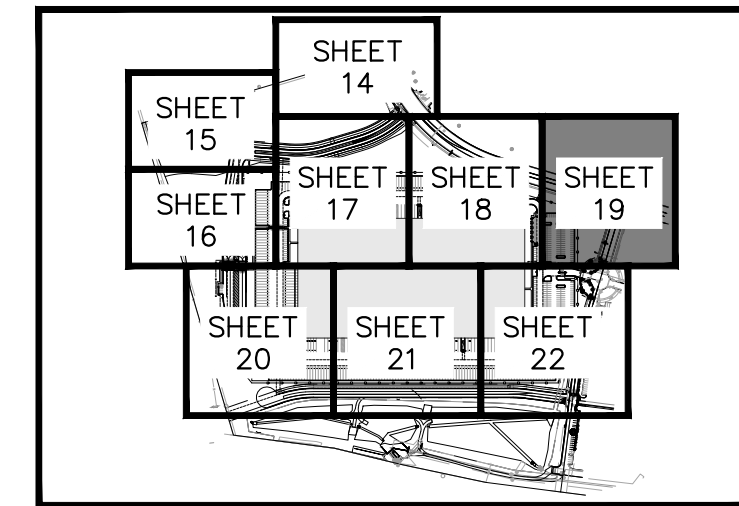
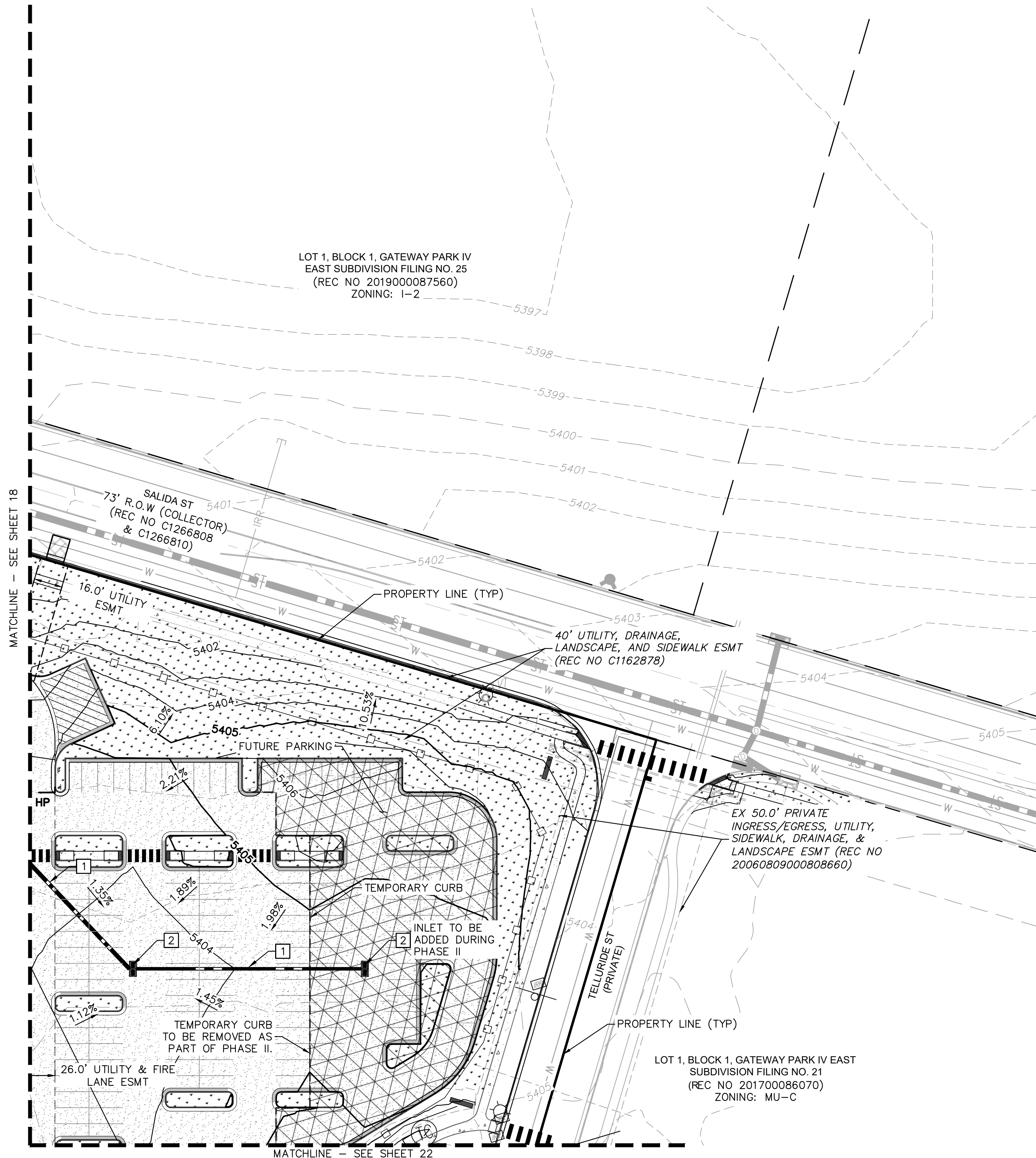


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KEY MAP  
NTS

LEGEND

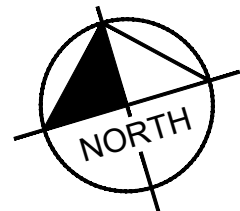
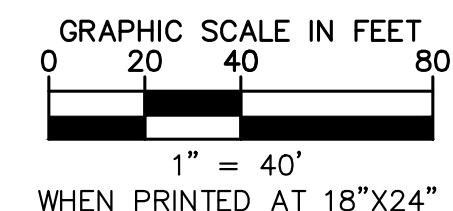
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- HEAVY DUTY PAVEMENT
- PREVIOUSLY APPROVED  
(REC NO. 2021000078765)
- ROADWAY PAVEMENT
- STANDARD DUTY PAVEMENT
- CONCRETE SIDEWALK
- ACCESSIBLE ROUTE
- SIGHT TRIANGLE
- PROP. BLACK CLAD  
CHAIN LINK FENCE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

GRADING NOTES

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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.



**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

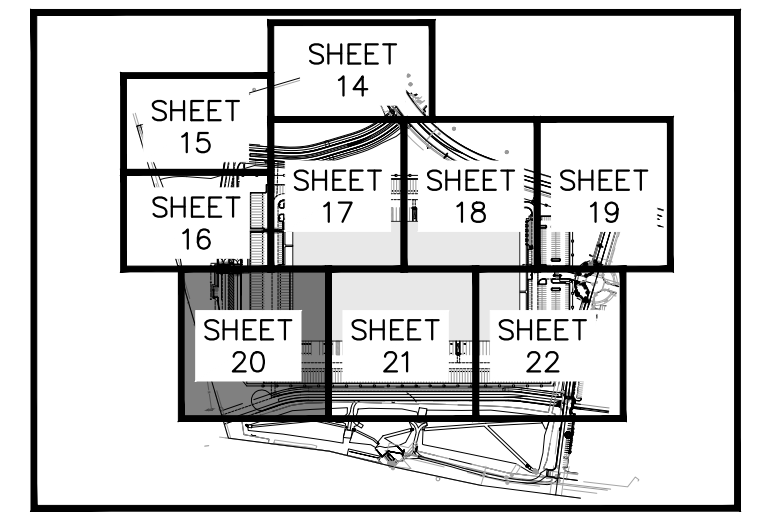
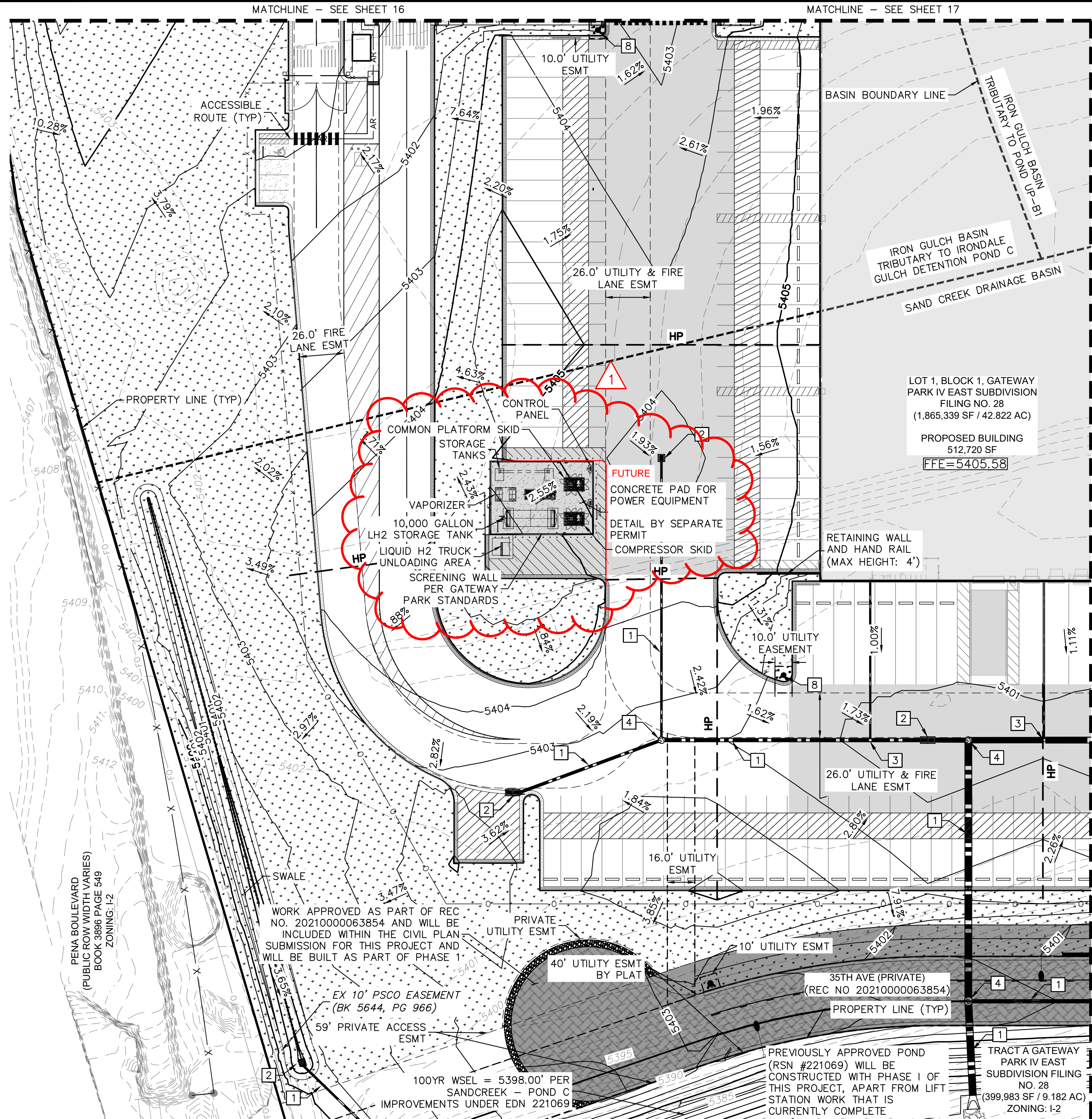
DATE: 09/08/2021  
DESIGNED BY: MEJ  
DRAWN BY: NER  
CHECKED BY: SAL

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





## KEY MAP



### LEGEND

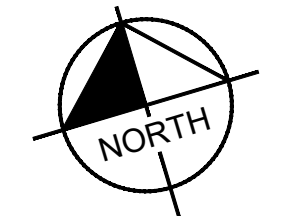
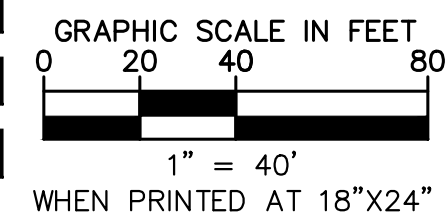
- |  |   |
|--|---|
|  | PROPERTY LINE   |
|  | EX. EASEMENT LINE                                     |
|  | PROP. EASEMENT LINE                                   |
|  | FDC W/ KNOX HARDWARE                                  |
|  | FIRE HYDRANT  |
|  | HEAVY DUTY PAVEMENT                                   |
|  | PREVIOUSLY APPROVED<br>(REC NO. 202100078765)         |
|  | ROADWAY PAVEMENT                                      |
|  | STANDARD DUTY PAVEMENT                                |
|  | CONCRETE SIDEWALK                                     |
|  | ACCESSIBLE ROUTE                                      |
|  | SIGHT TRIANGLE  |
|  | PROP. BLACK CLAD<br>CHAIN LINK FENCE                  |
|  | PROP. WROUGHT IRON FENCE<br>W/ MASONRY COLUMNS        |
|  | PROP. TAN SIMTEK FENCE                                |
|  | LANDSCAPING<br>(REFER TO LANDSCAPE<br>PLANS FOR DTLs) |
|  | FUTURE PARKING  |
|  | DIAGONAL STRIPING<br>(SEE DTL ON SHEET 37)            |
|  | EXISTING MAJOR CONTOUR                                |
|  | EXISTING MINOR CONTOUR                                |
|  | PROPOSED MAJOR CONTOUR                                |
|  | PROPOSED MINOR CONTOUR                                |
|  | PROPOSED/EXISTING FIRE<br>HYDRANT                     |
|  | PROPOSED/EXISTING<br>SANITARY SEWER MANHOLE           |
|  | PROPOSED/EXISTING STORM<br>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

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2. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND WILL BE MAINTAINED BY THE PROPERTY OWNER.



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 APPROVED

**Kimley»»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500

# PROJECT ORIENTED SITE PLAN PRELIMINARY GRADING PLAN AURORA, COLORADO

DESIGNED BY: MEJ  
DRAWN BY: NER  
CHECKED BY: SAL

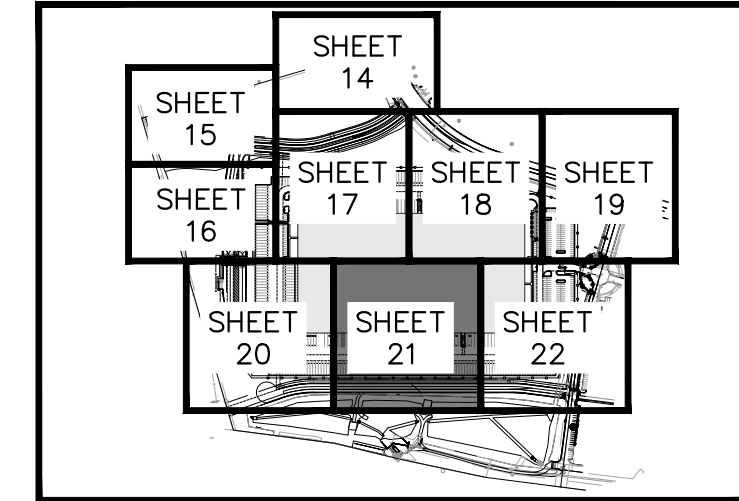
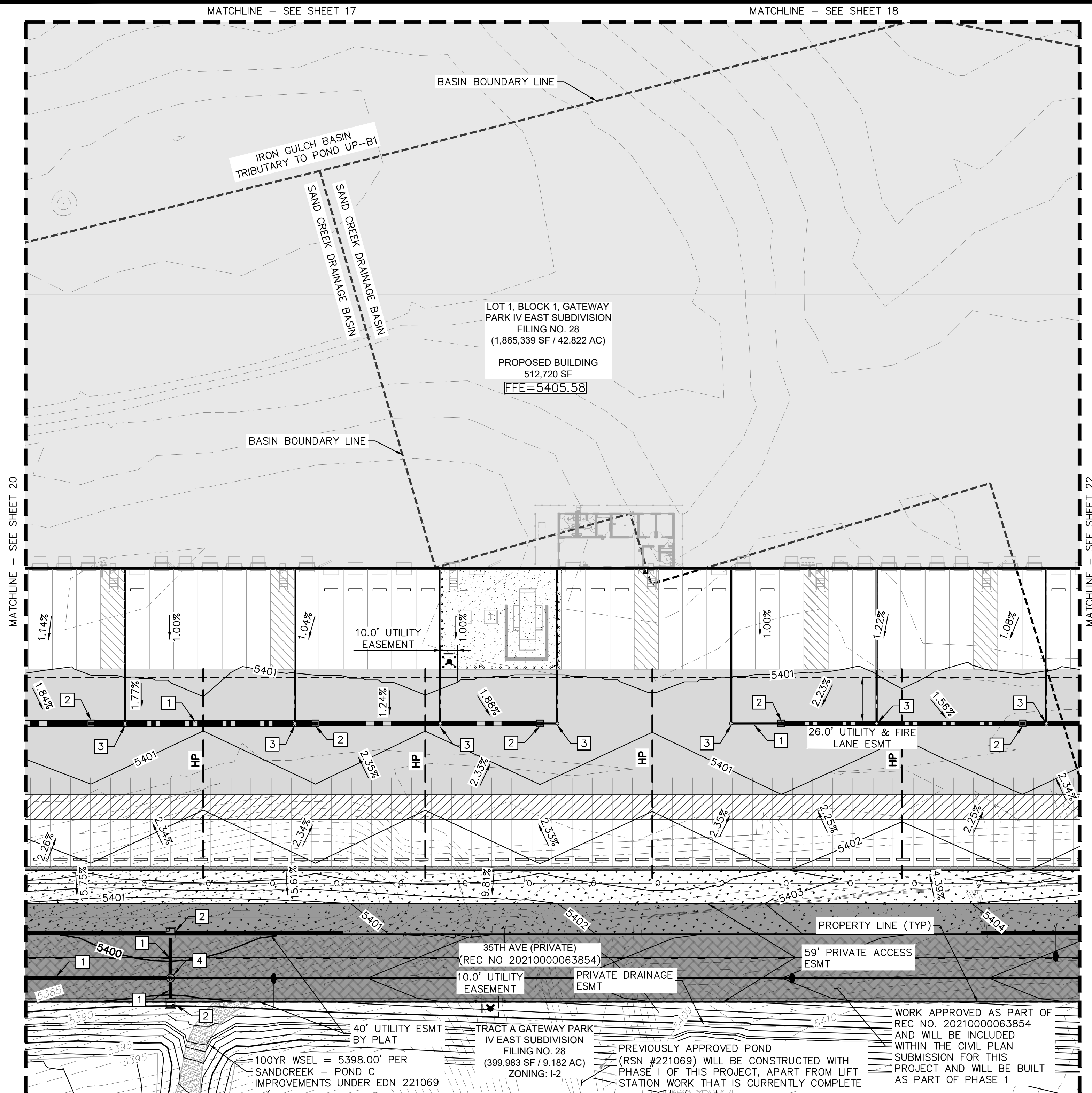
FILE NO. 067918026_SP_GR.DWG	PROJECT NO.
	067918026

SHEET NO.

20



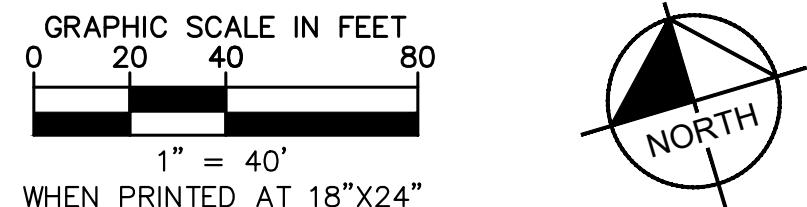
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- LEGEND**
- PROPERTY LINE
  - EX. EASEMENT LINE
  - PROP. EASEMENT LINE
  - FDC W/ KNOX HARDWARE
  - FIRE HYDRANT
  - HEAVY DUTY PAVEMENT
  - PREVIOUSLY APPROVED (REC NO. 2021000078765)
  - ROADWAY PAVEMENT
  - STANDARD DUTY PAVEMENT
  - CONCRETE 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
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  - 6 PUBLIC STORM SEWER INLET
  - 7 PUBLIC STORM SEWER MANHOLE
  - 8 FIRE HYDRANT

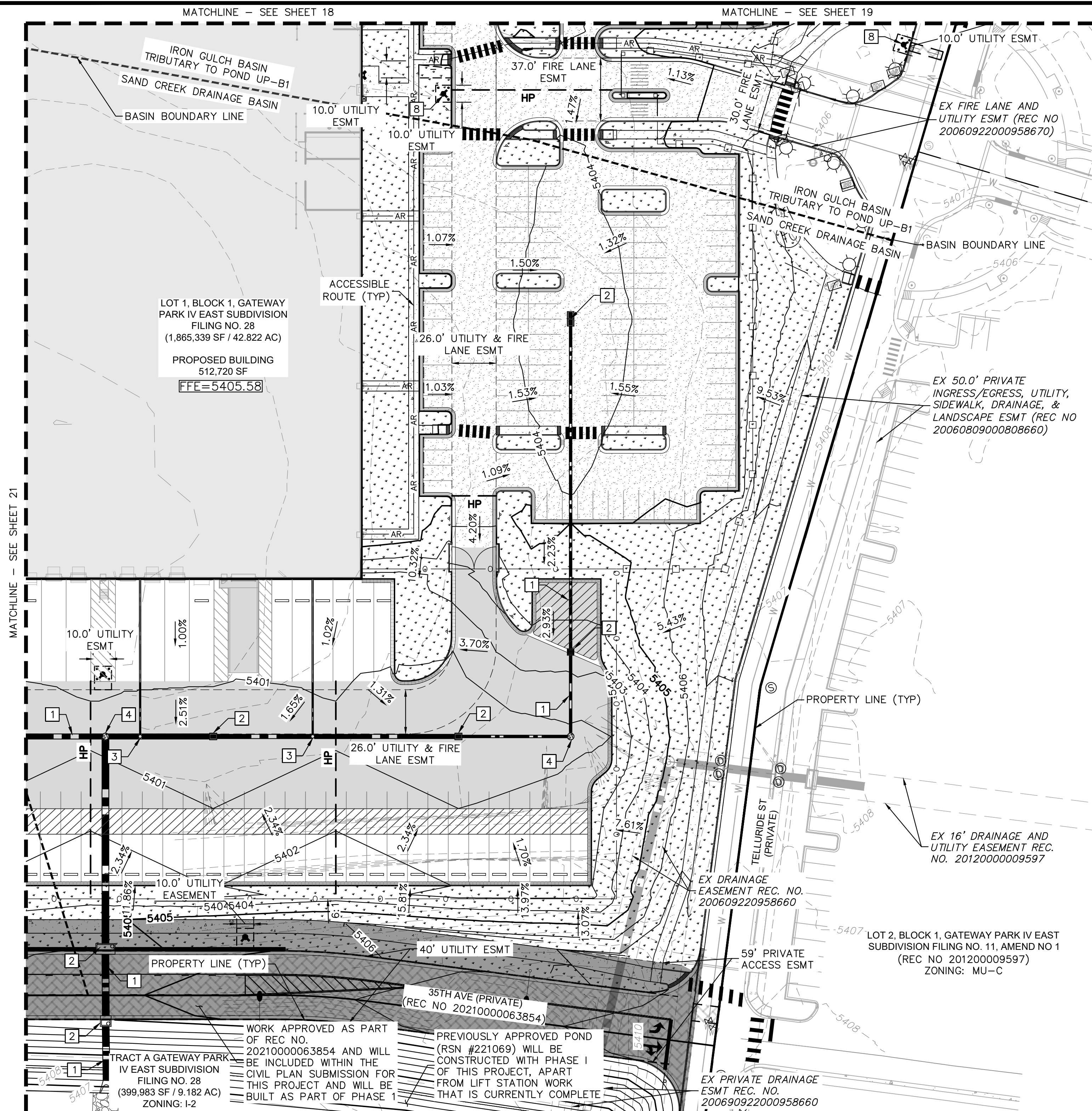
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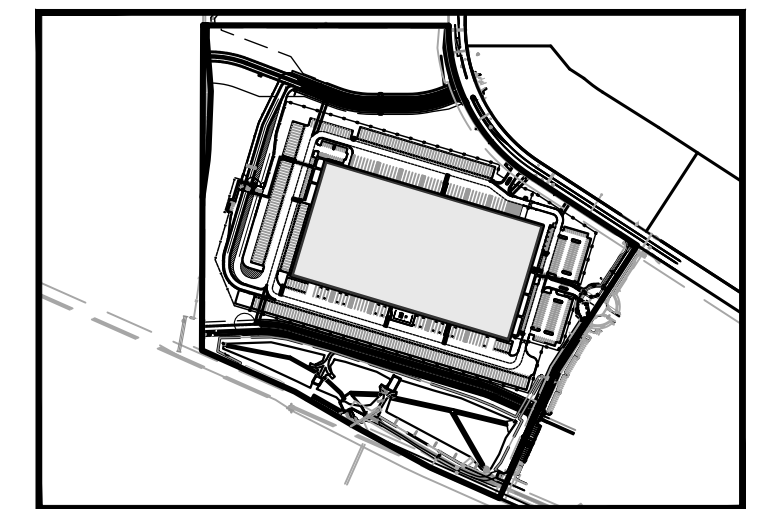
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SITE PLAN		DESIGNED BY: MEJ		PROJECT NO.	
PRELIMINARY GRADING PLAN		DRAWN BY: NER		067918026	
AURORA, COLORADO		CHECKED BY: SAL		SHEET NO.	
21					
<div>Kimley»»Horn</div> <div>2021 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Suite Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300</div>					
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	









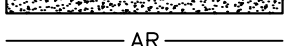


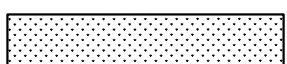
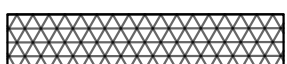







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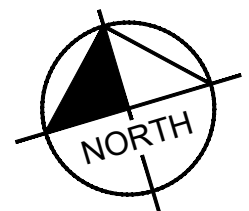
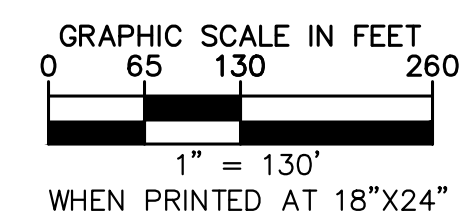


LEGEND

- |   |   |
|---|---|
| ----  | PROPERTY LINE   |
| ----  | EX. EASEMENT LINE                                     |
| ----  | PROP. EASEMENT LINE                                   |
|    | FDC W/ KNOX HARDWARE                                  |
|    | HEAVY DUTY  |
|    | CONCRETE PAVEMENT                                     |
|    | PREVIOUSLY APPROVED<br>(REC NO. 2021000078765)        |
|    | ROADWAY PAVEMENT                                      |
|    | LIGHT DUTY ASPHALT                                    |
|    | CONCRETE SIDEWALK                                     |
| -----AR-----  | ACCESSIBLE ROUTE                                      |
|    | SIGHT TRIANGLE<br>(SEE KEYNOTE #1)                    |
| -----X-----   | PROP. BLACK CLAD<br>CHAIN LINK FENCE                  |
|    | PROP. WROUGHT IRON FENCE<br>W/ MASONRY COLUMNS        |
| -----O-----   | PROP. TAN SIMTEK FENCE                                |
|   | LANDSCAPING<br>(REFER TO LANDSCAPE<br>PLANS FOR DTLs) |
|  | FUTURE PARKING  |
|  | DIAGONAL STRIPING<br>(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<br>DIP (PRIVATE)                |
| -----SS-----SS-----   | PROPOSED SANITARY LINE                                |
| -----SS-----SS-----   | EXISTING SANITARY LINE                                |
|  | PROPOSED/EXISTING FIRE<br>HYDRANT                     |
|  | EXISTING SANITARY SEWER<br>MANHOLE                    |
|  | PROPOSED/EXISTING STORM<br>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.



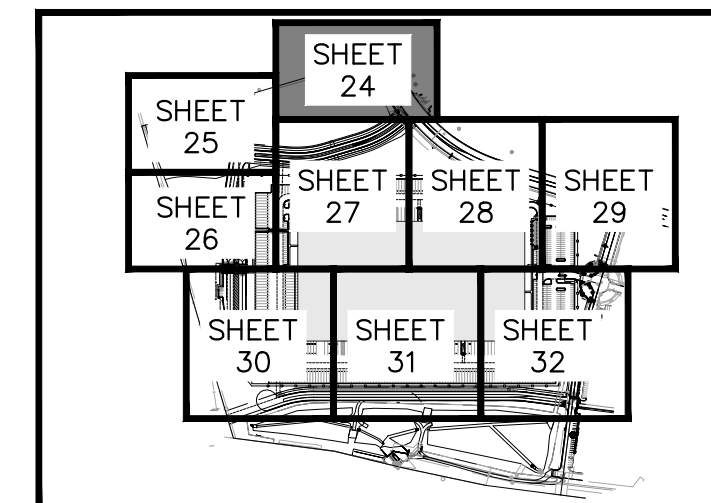
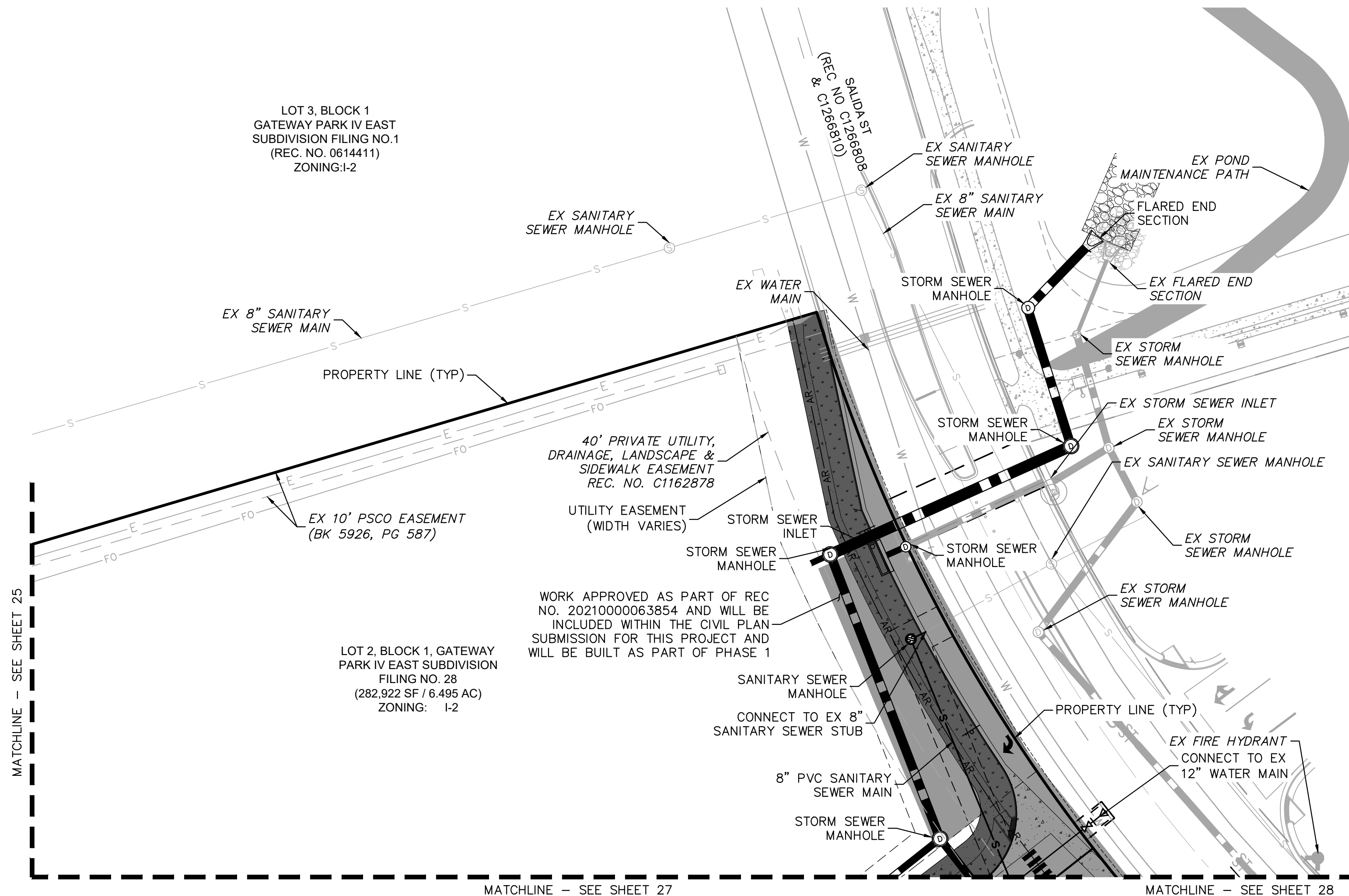
NO.	REVISION	BY	DATE	APPR
3	SITE PLAN SUBMITTAL 3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL 2	NER	2-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER	10-13-21	SAL

**PROJECT NUMBER**  
**SITE PLAN**  
**OVERALL UTILITY PLAN**  
**AURORA, COLORADO**

SHEET NO.	FILE NO.	DESIGNED BY: MEJ
	067918026_SP_OWT.DWG	DRAWN BY: NER
	PROJECT NO.	CHECKED BY: SAL
	067918026	

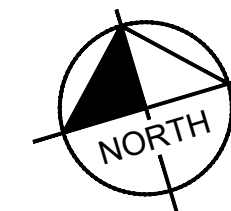
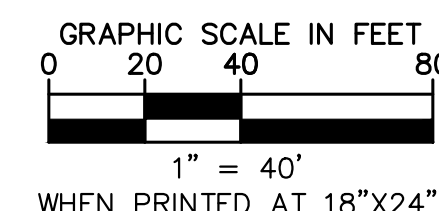


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- KEY MAP**  
NTS
- LEGEND**
- PROPERTY LINE
  - EX. EASEMENT LINE
  - PROP. EASEMENT LINE
  - FDC W/ KNOX HARDWARE FIRE HYDRANT
  - CONCRETE SIDEWALK
  - PROP. BLACK CLAD CHAIN LINK FENCE
  - PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
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  - 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

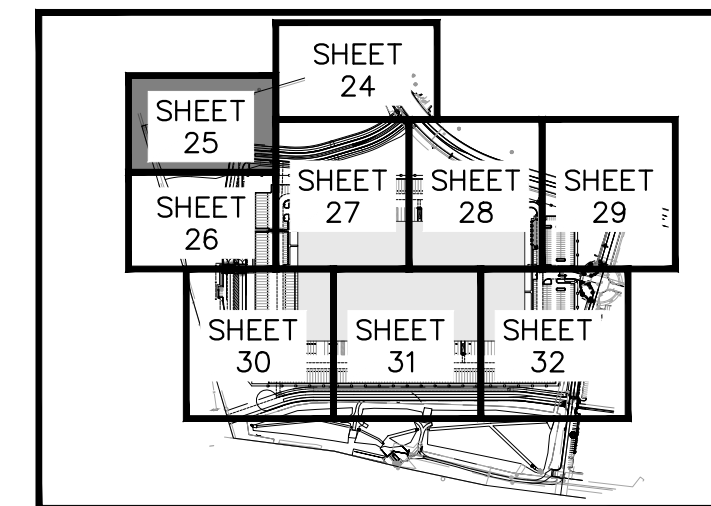
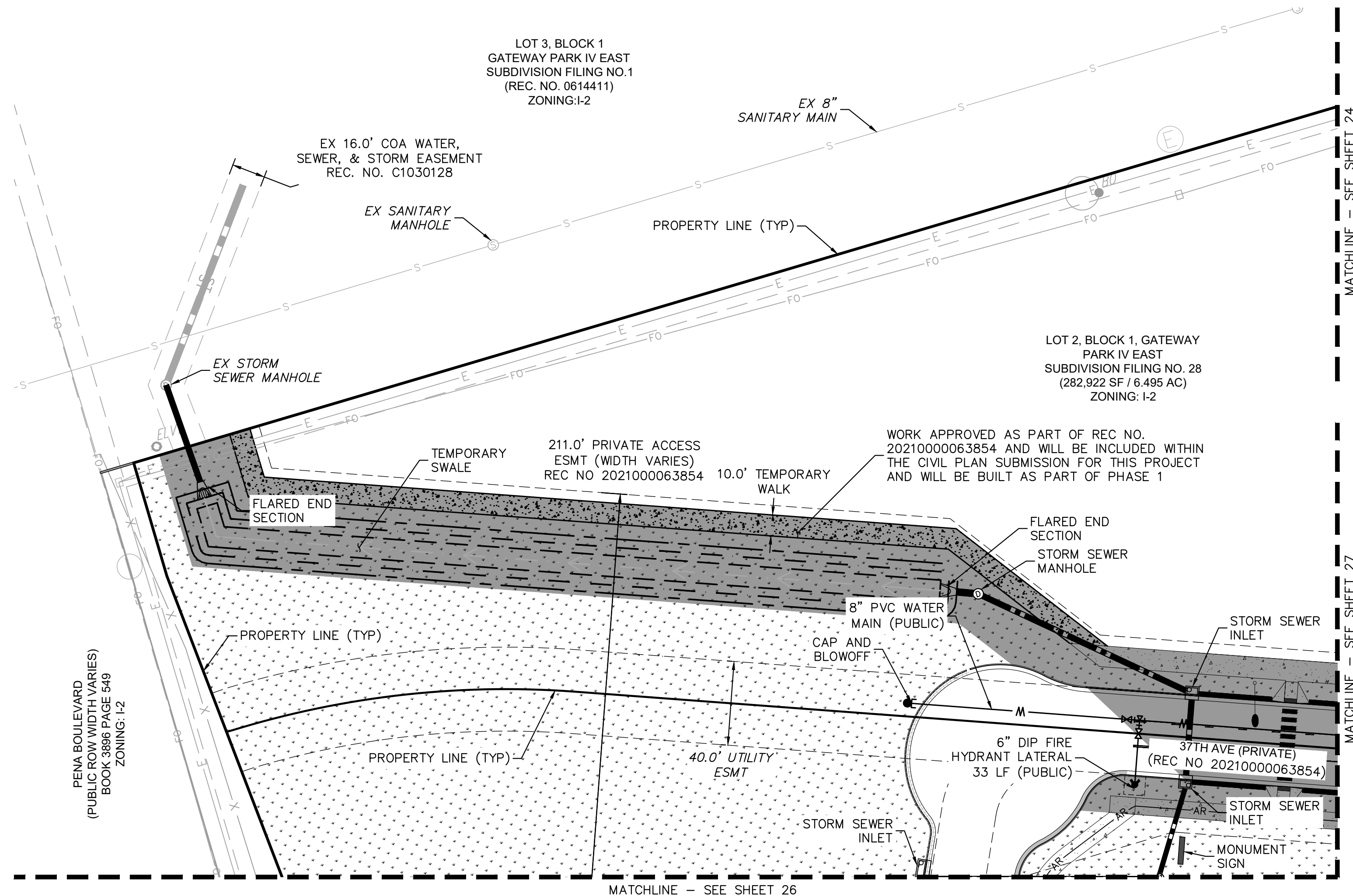
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PROJECT SKIFREE		SITE PLAN		PRELIMINARY UTILITY PLAN	
AURORA, COLORADO		NO.		DATE	
3	SITE PLAN SUBMITTAL 3	2	SITE PLAN SUBMITTAL 2	1	SITE PLAN SUBMITTAL 1
3	NER 3-16-22	2	NER 2-07-21	1	NER 10-13-21
SAL		SAL		SAL	
BY		BY		DATE	
APPR		APPR		APPR	
FILE NO.		PROJECT NO.		SHEET NO.	
067918026_SP_UT.DWG		067918026		24	



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# KEY MAP

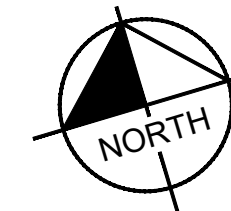
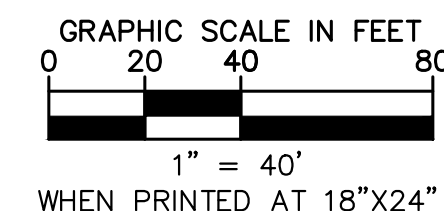


## LEGEND

- 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
- 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 W. ILLINOIS STREET, SUITE 100  
DENVER, COLORADO 80237 (303) 228-2300

## PROJECT SKIFREE

### SITE PLAN

### PRELIMINARY UTILITY PLAN

### AURORA, COLORADO

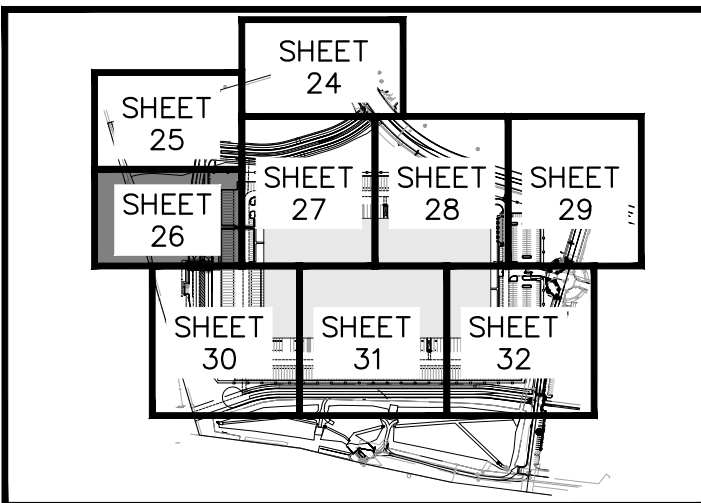
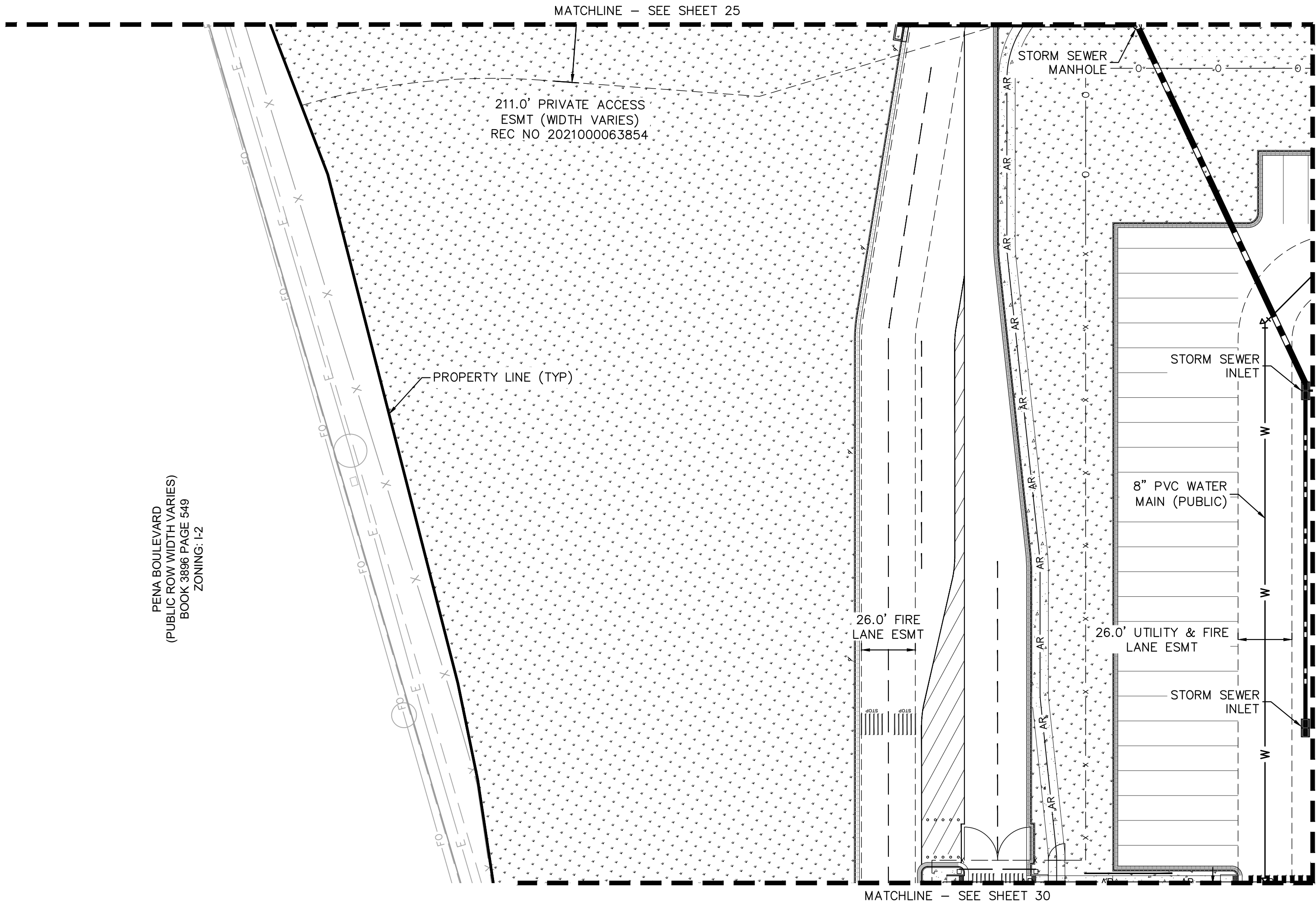
DATE:	09/08/2021	DESIGNED BY:	MEJ	DRAWN BY:	NER	CHECKED BY:	SAL
FILE NO.	067918026_SP_UT.DWG	PROJECT NO.	067918026	SHEET NO.	25		

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

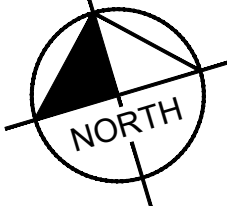
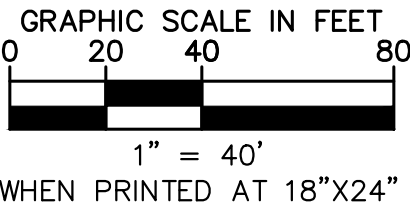


**KEY MAP**  
NTS

**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

- UTILITY NOTES**
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**Kimley»Horn**

**PROJECT SKIFREE**

**SITE PLAN**

**PRELIMINARY UTILITY PLAN**

**AURORA, COLORADO**

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

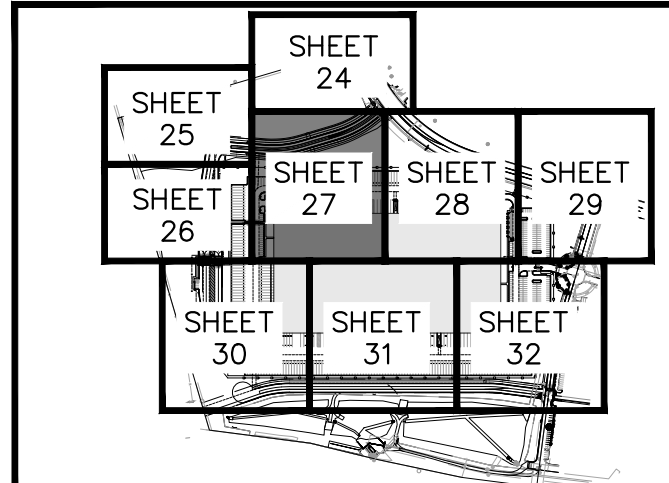
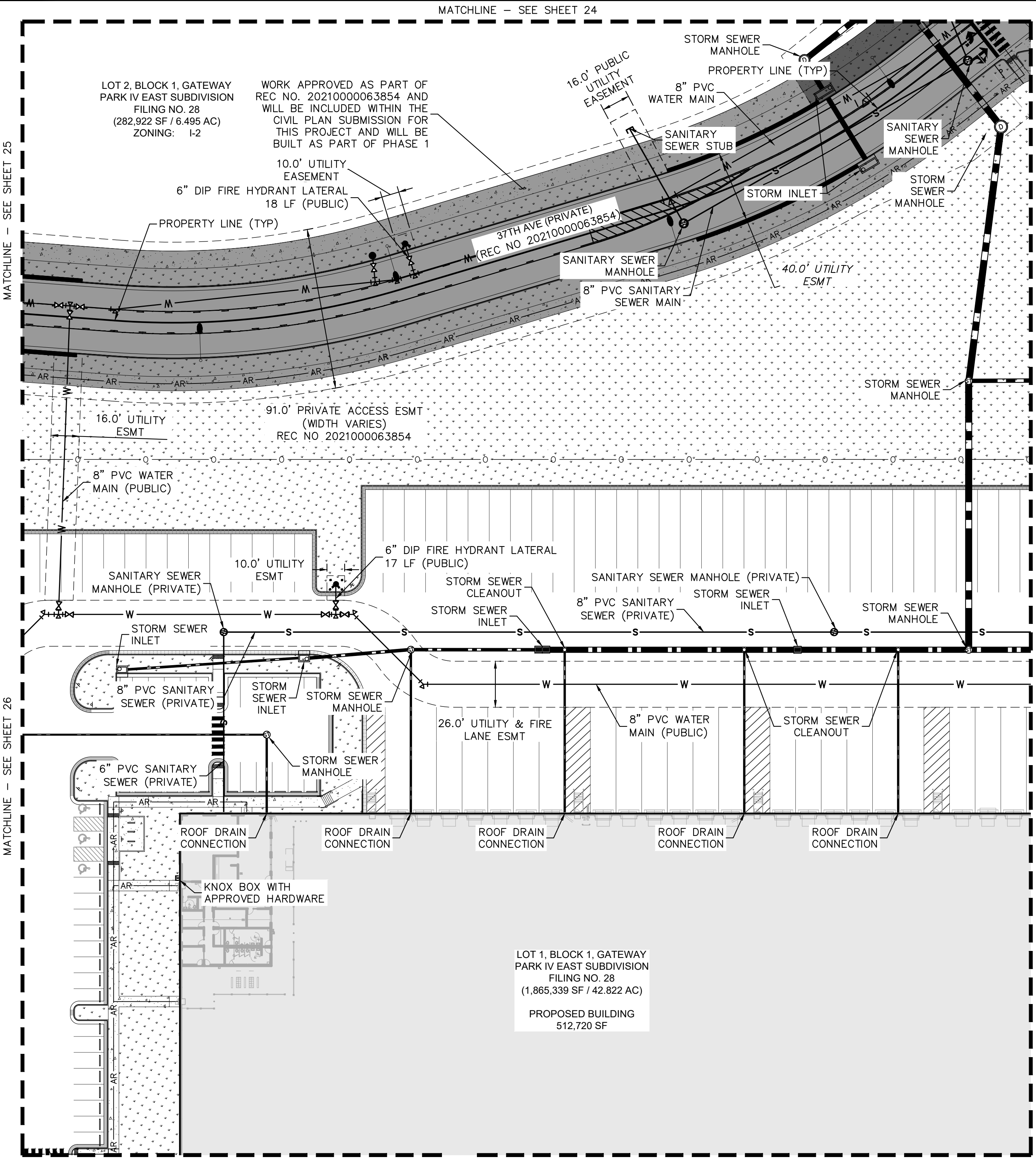
FILE NO.  
067918026\_SP\_UT.DWG  
PROJECT NO.  
067918026

SHEET NO.  
26

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

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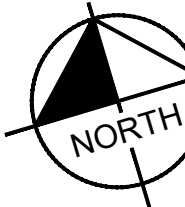
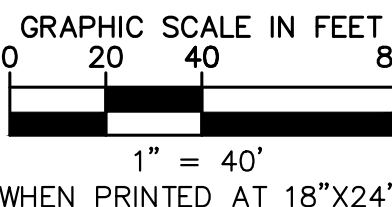
NTS

## 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<br>(REFER TO LANDSCAPE PLANS FOR DTLs) |
|  | FUTURE PARKING                                     |
|  | DIAGONAL STRIPING<br>(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<br>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                               |

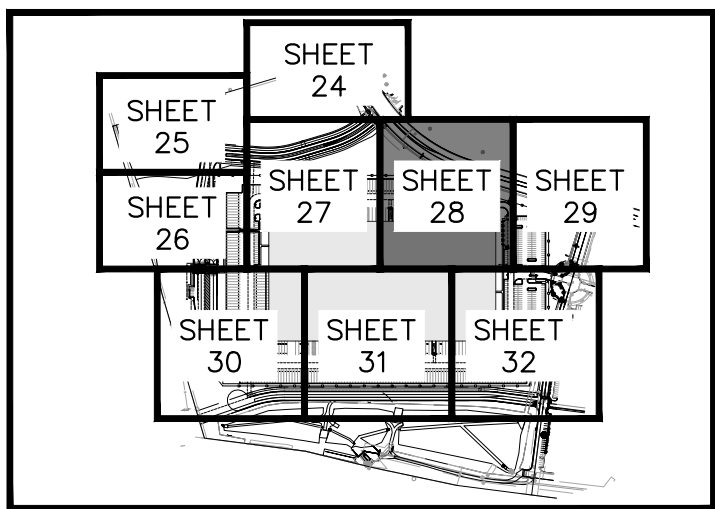
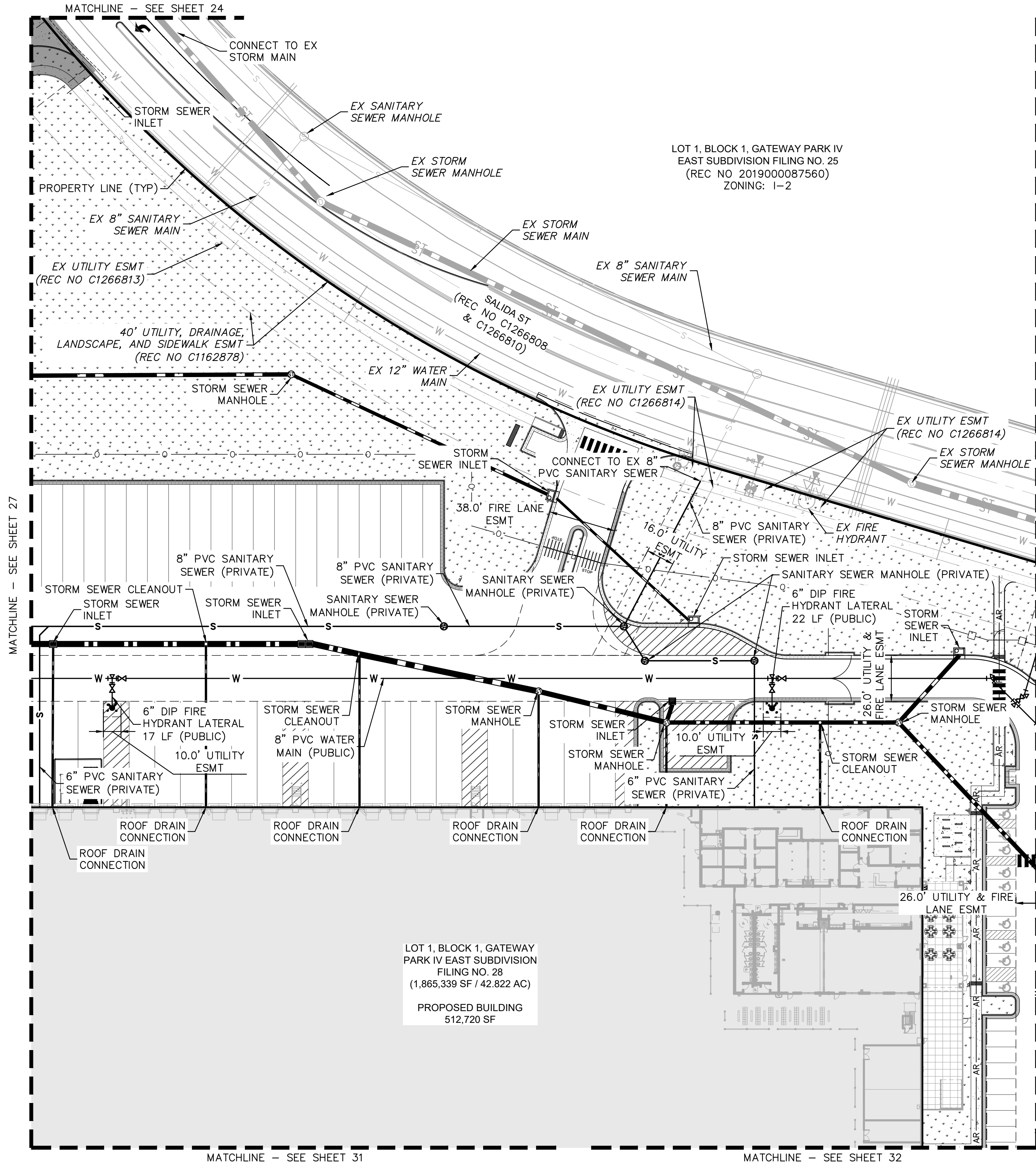
## UTILITY NOTES

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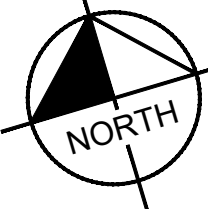
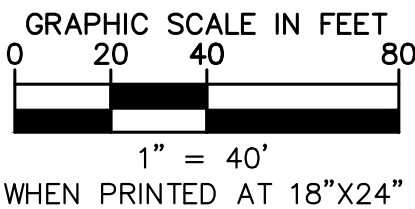


**KEY MAP**  
NTS

**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
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**Kimley»Horn**

**PROJECT SKIFREE**

**SITE PLAN**

**PRELIMINARY UTILITY PLAN**

**AURORA, COLORADO**

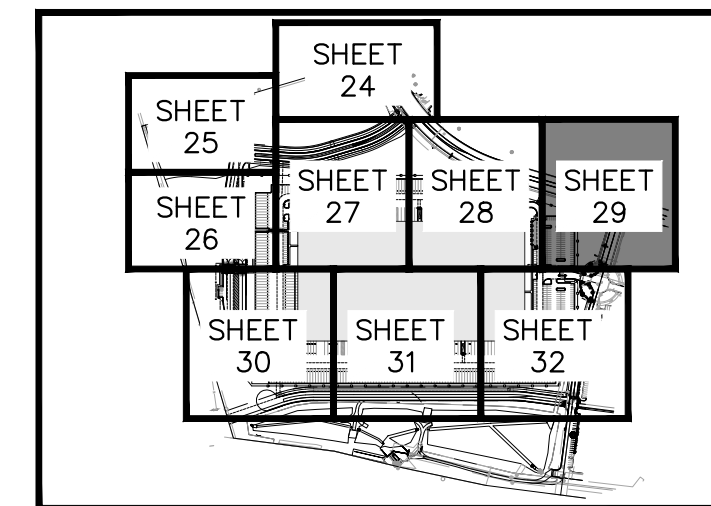
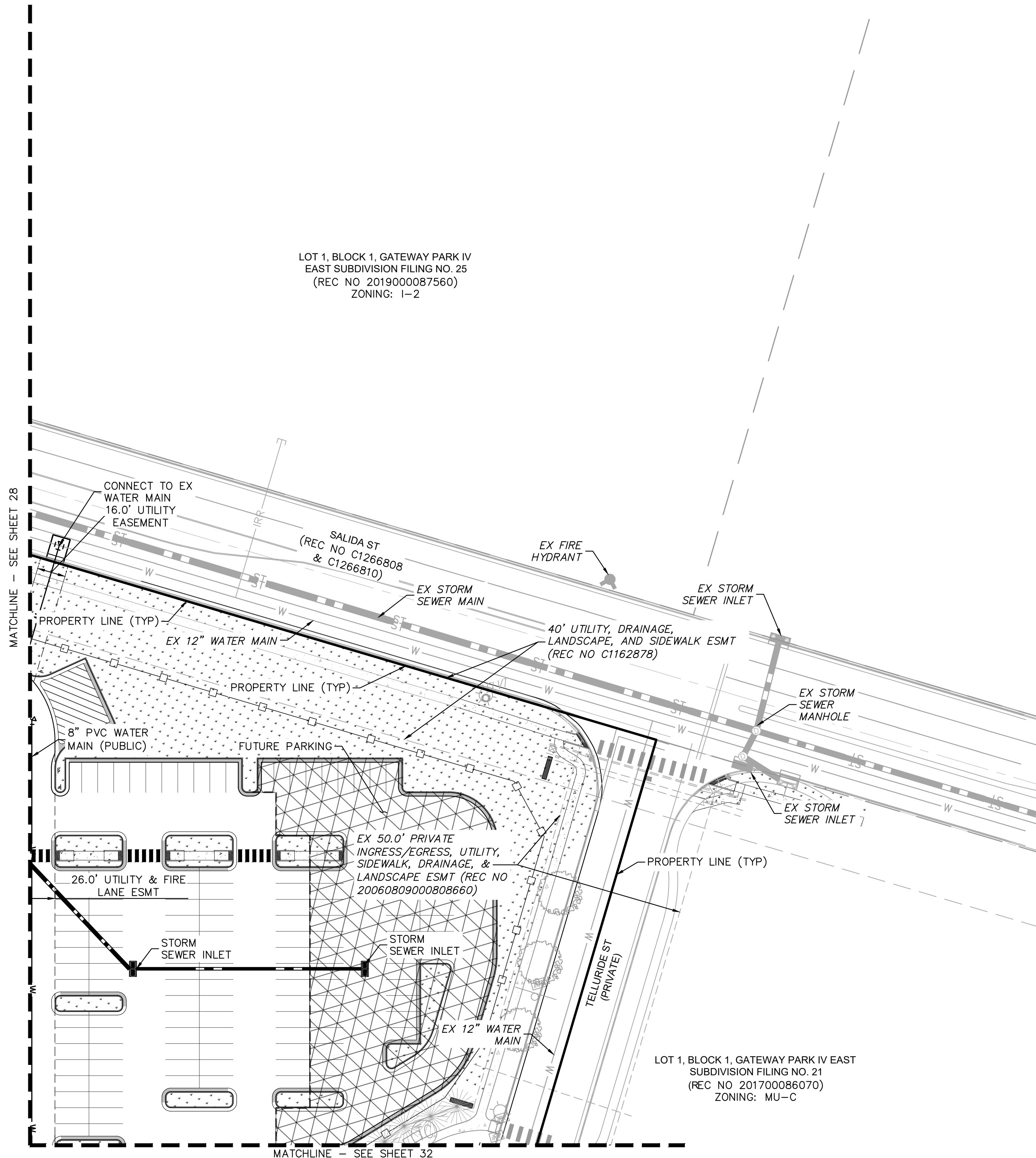
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4550 E. ILLINOIS AVE., SUITE 100  
DENVER, COLORADO 80237 (303) 228-2300

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		

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



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### KEY MAP

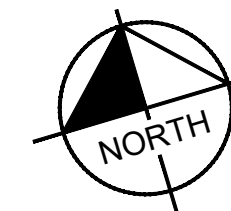
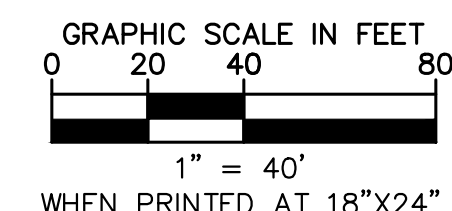
NTS

### LEGEND

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

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**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4952 W. ALPINE AVE., SUITE 100  
DENVER, COLORADO 80237 (303) 228-2300

**PROJECT SKIFREE**

**SITE PLAN**

**PRELIMINARY UTILITY PLAN**

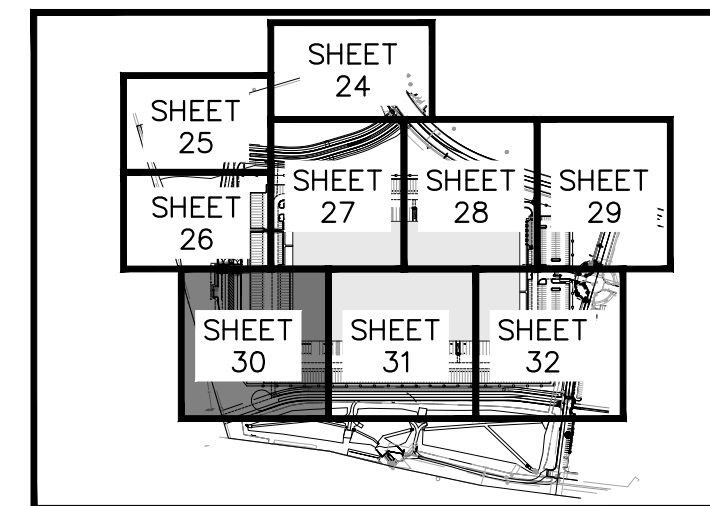
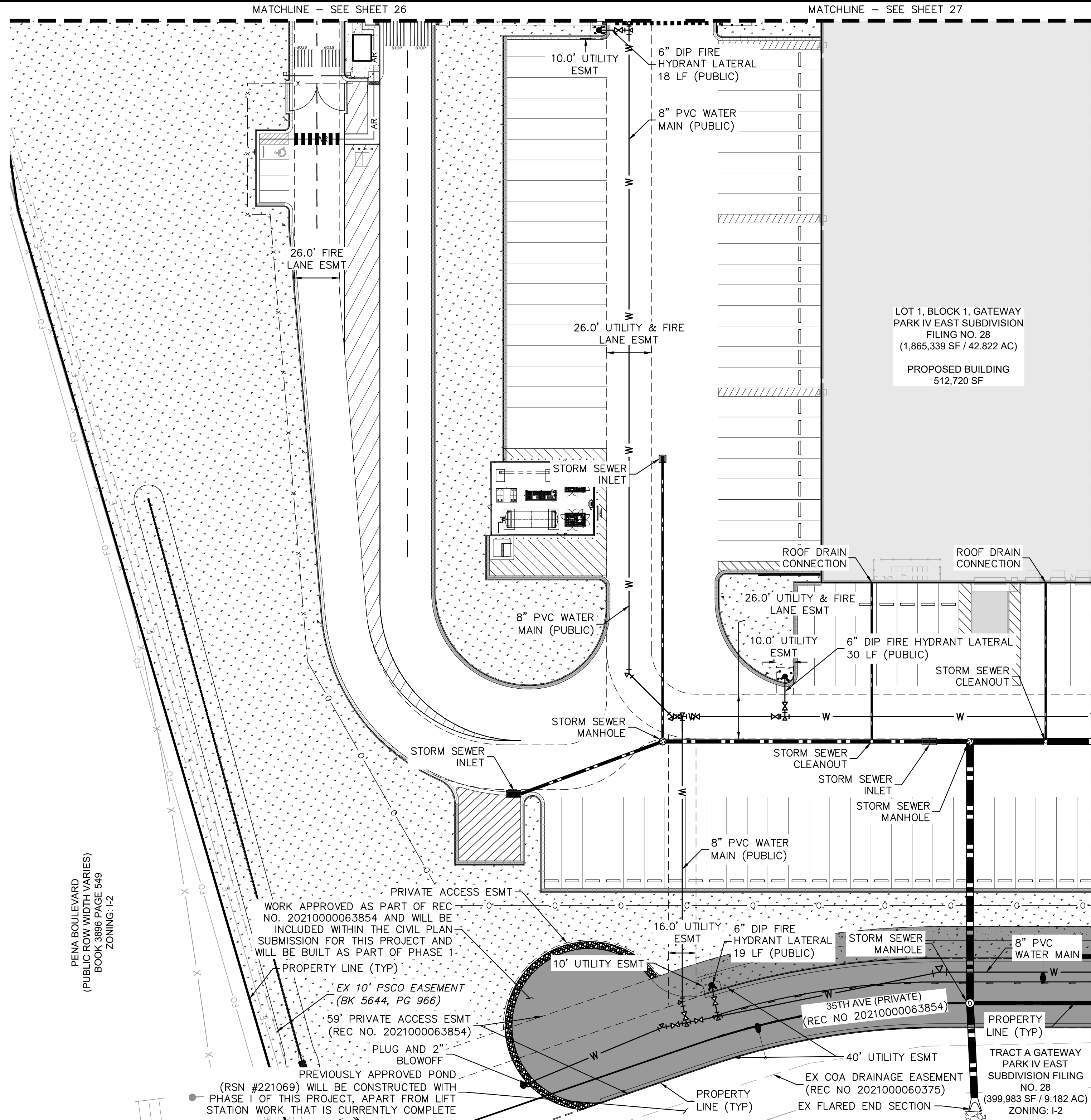
**AURORA, COLORADO**

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		

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
	REVISION	BY	DATE
			APPR



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## KEY MAP

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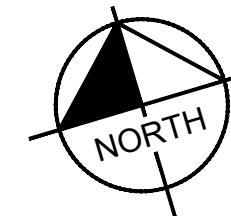
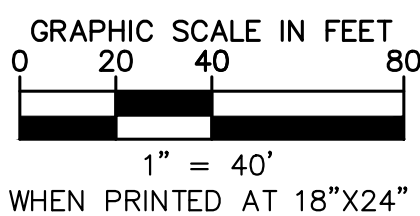
NTS

### 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<br>(REFER TO LANDSCAPE PLANS FOR DTLs) |
|  | FUTURE PARKING                                     |
|  | DIAGONAL STRIPING<br>(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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**PROJECT SKIFREE**  
**SITE PLAN**  
**PRELIMINARY UTILITY PLAN**  
**AURORA, COLORADO**

**PROJECT SKIFREE**  
SITE PLAN  
**PRELIMINARY UTILITY PLAN**  
AURORA, COLORADO

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

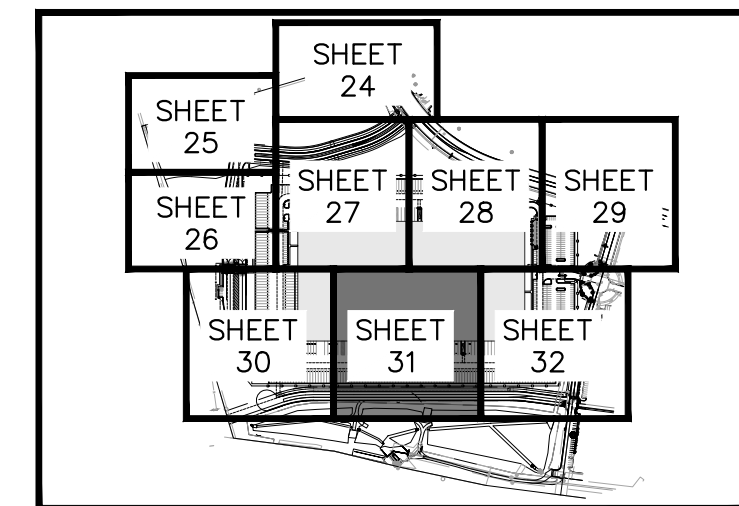


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MATCHLINE - SEE SHEET 27

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



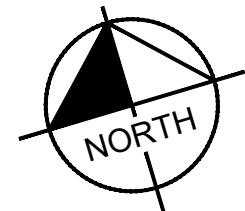
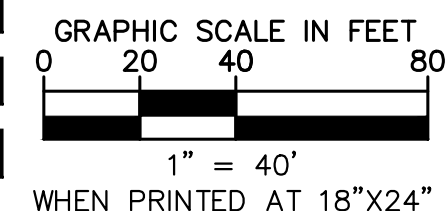
KEY MAP  
NTS

### LEGEND

- PROPERTY LINE
- - - EX. EASEMENT LINE
- - - PROP. EASEMENT LINE
- ⊕ FDC W/ KNOX HARDWARE
- ⊕ FIRE HYDRANT
- CONCRETE SIDEWALK
- x — PROP. BLACK CLAD CHAIN LINK FENCE
- □ — PROP. WROUGHT IRON FENCE W/ MASONRY COLUMNS
- o — PROP. TAN SIMTEK FENCE
- LANDSCAPING (REFER TO LANDSCAPE PLANS FOR DTLs)
- FUTURE PARKING
- DIAGONAL STRIPING (SEE DTL ON SHEET 37)
- XX — EXISTING MAJOR CONTOUR
- - - XX - - - EXISTING MINOR CONTOUR
- XX — PROPOSED MAJOR CONTOUR
- - - XX - - - PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED 8" FIRE LINE DIP (PRIVATE)
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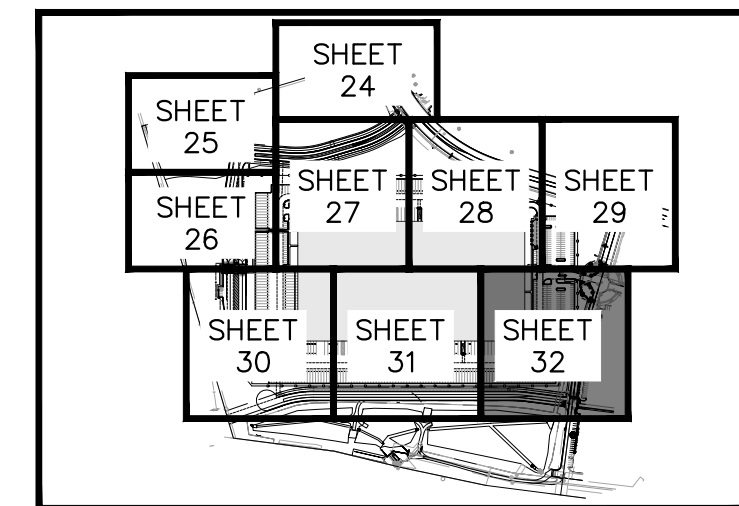
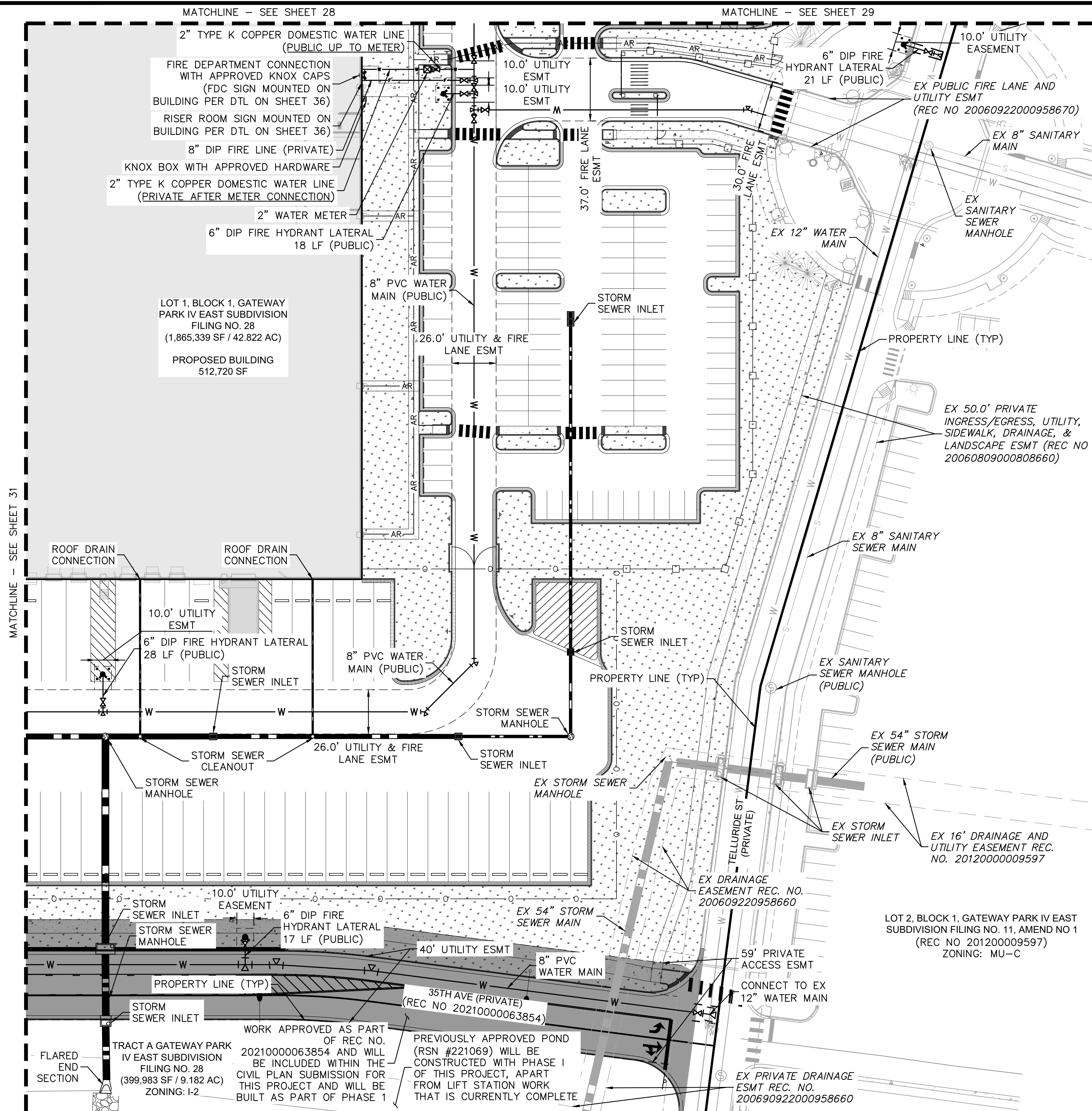
**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4550 S. JEFFERSON ST., SUITE 100  
DENVER, COLORADO 80237 (303) 228-2300

**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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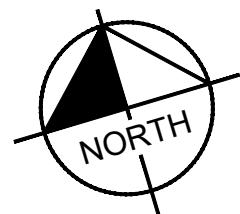
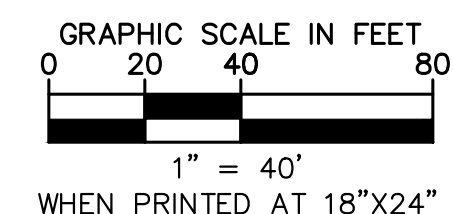
KEY MAP  
NTS

LEGEND

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- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
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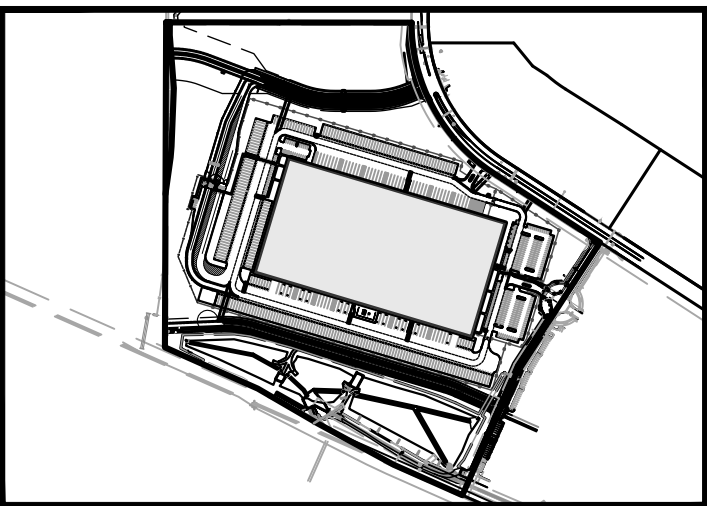
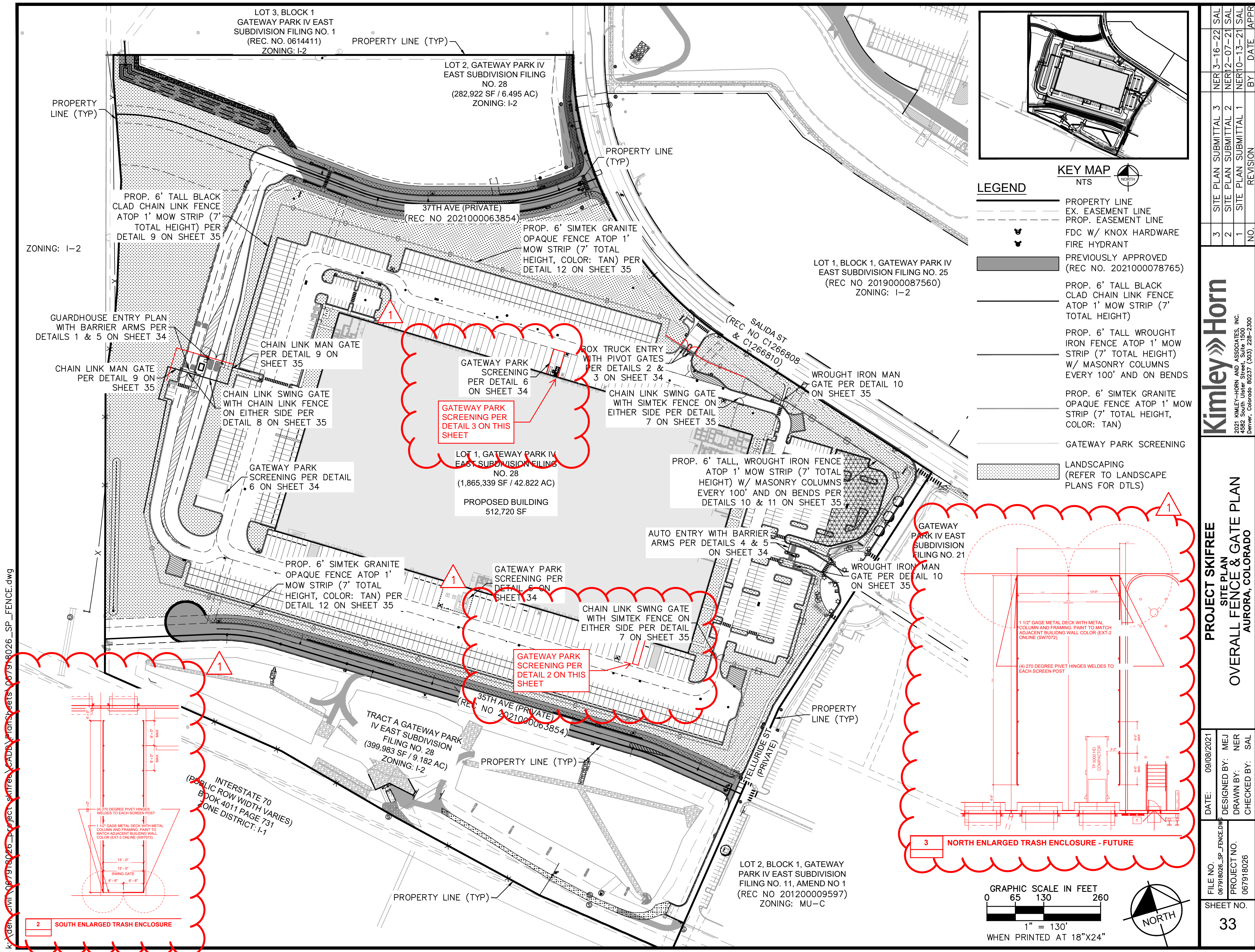
PROJECT SKIFREE  
SITE PLAN  
PRELIMINARY UTILITY PLAN  
AURORA, COLORADO

DATE:	09/08/2021	DESIGNED BY:	MEJ	DRAWN BY:	NER	CHECKED BY:	SAL
FILE NO.	067918026_SP_UT.dwg	PROJECT NO.	067918026	SHEET NO.	32		

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

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

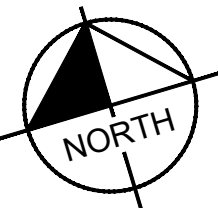
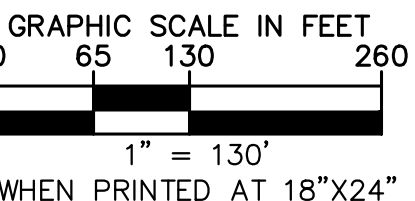
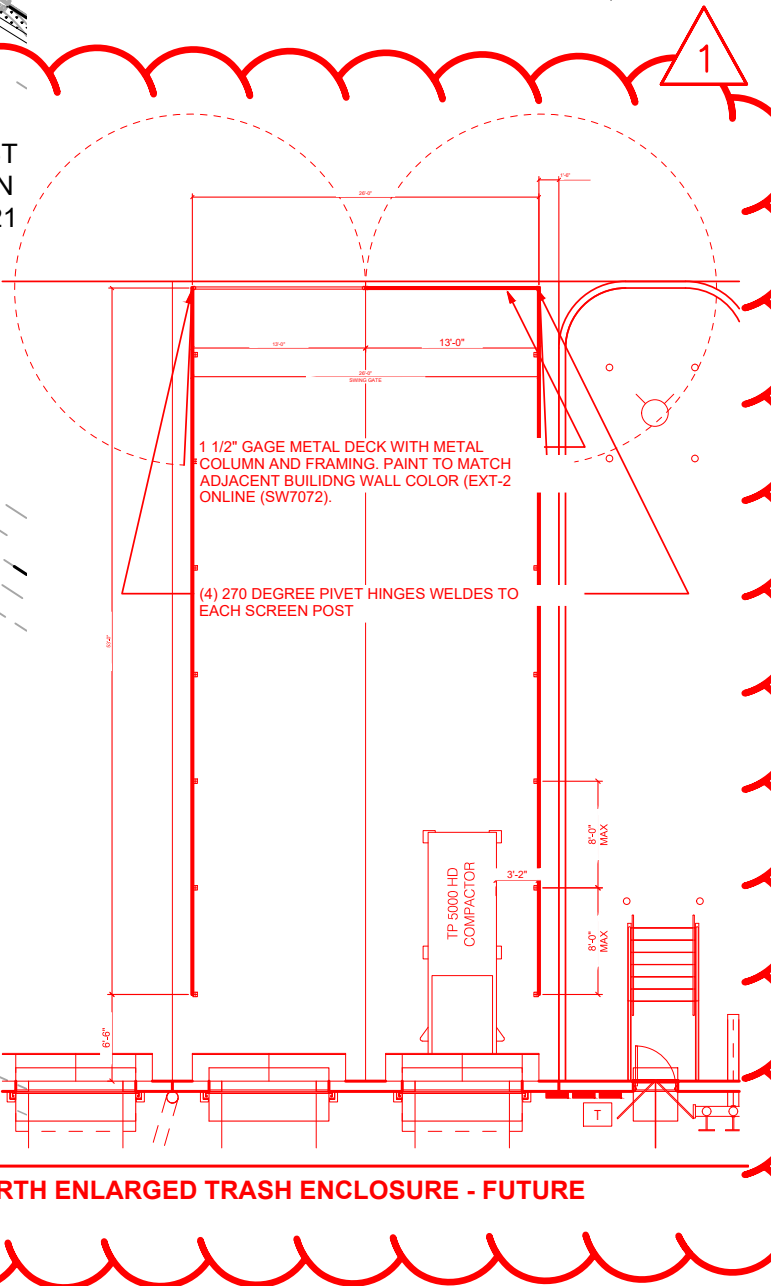




KEY MAP  
NTS

LEGEND

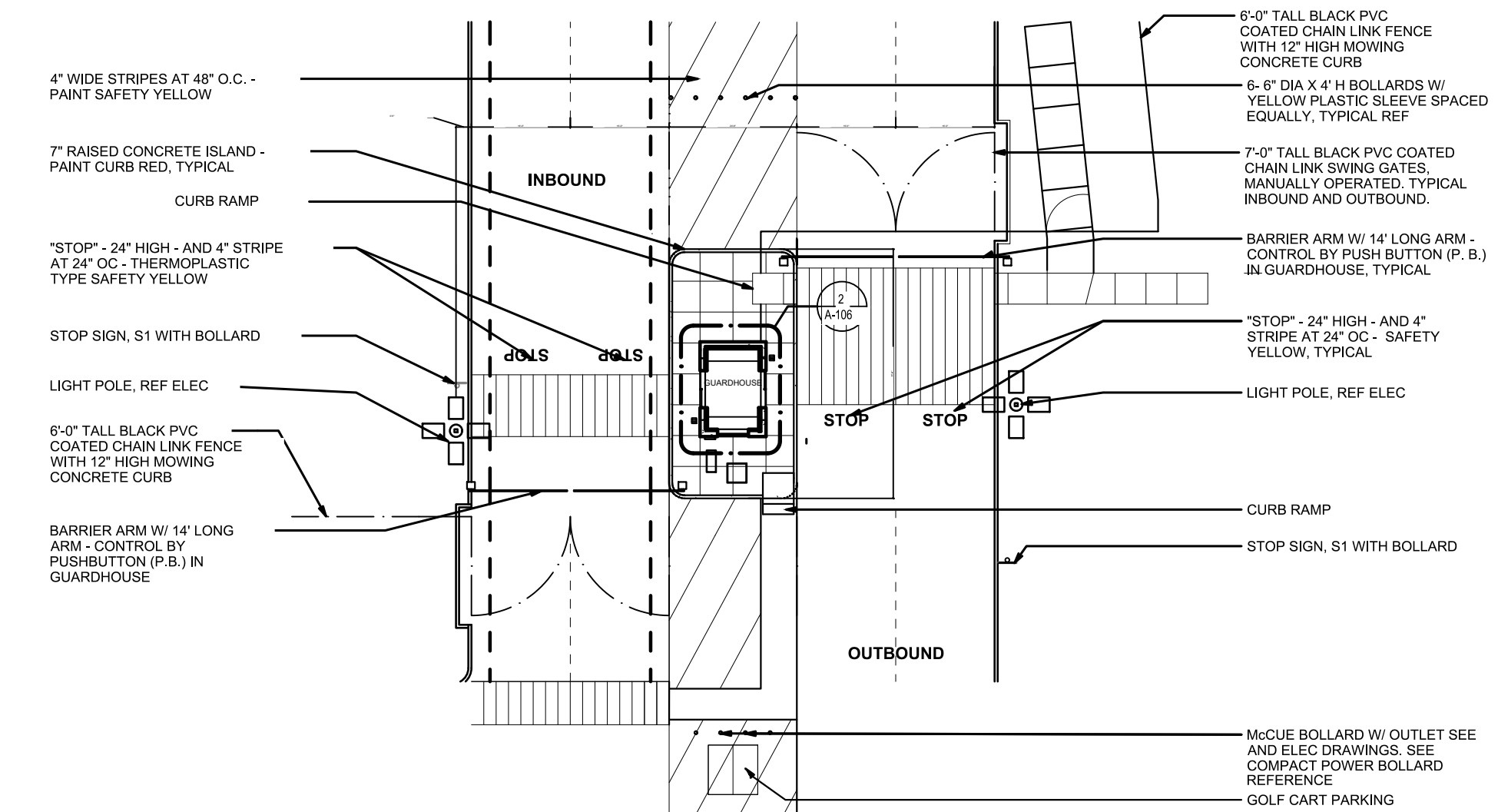
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- PREVIOUSLY APPROVED (REC NO. 2021000078765)
- PROP. 6' TALL BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
- PROP. 6' TALL WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY 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)



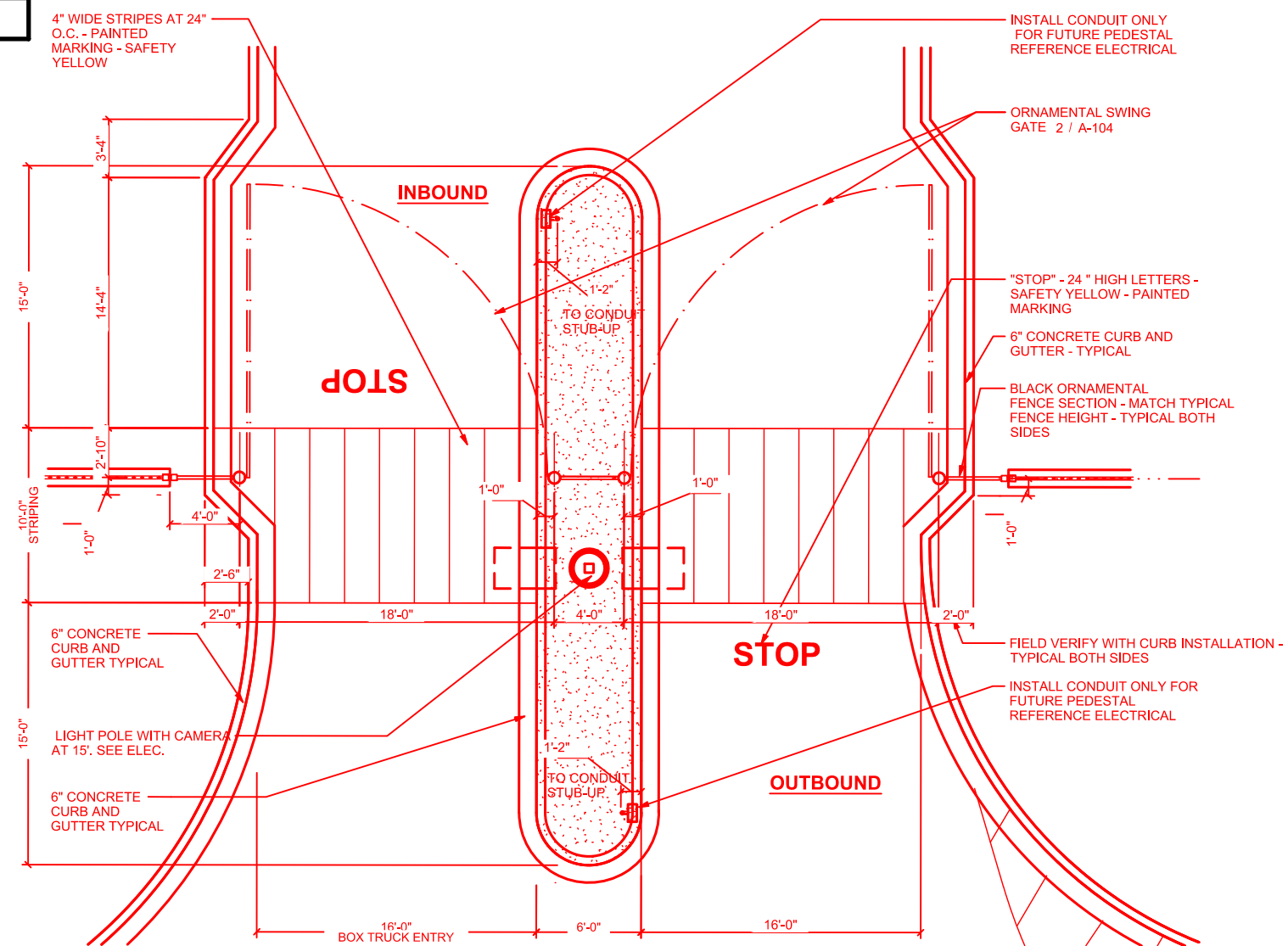
SHEET NO.		DATE: 09/08/2021		<div>PROJECT SKIFREE</div> <div>SITE PLAN</div> <div>OVERALL FENCE &amp; GATE PLAN</div> <div>AURORA, COLORADO</div>		<div>Kimley»»Horn</div> <div>2021 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300</div>			
FILE NO. 067918026_SP_FENCE.DWG		DESIGNED BY: MEJ				3	SITE PLAN SUBMITTAL 3	NER 3-16-22	SAL
PROJECT NO. 067918026		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	APPR

Kimley»Horn  
2020 KIMLEY-HORN AND ASSOCIATES, INC.  
4550 E. ILLINOIS AVE., SUITE 100  
DENVER, COLORADO 80237 (303) 228-2300

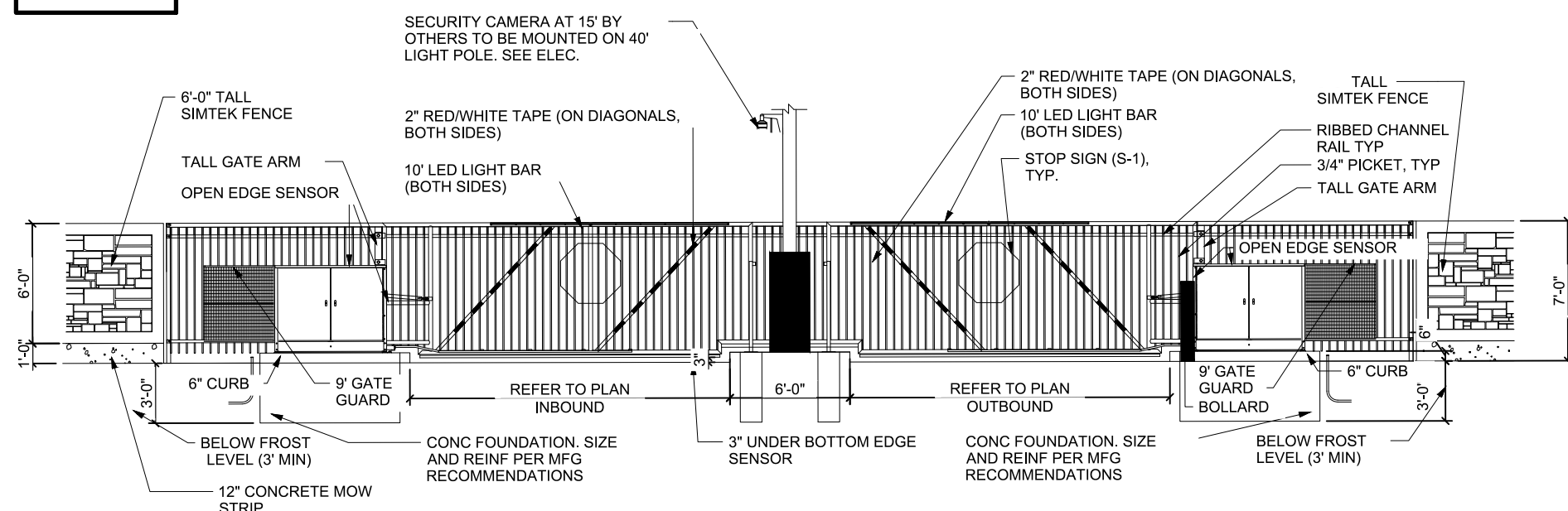




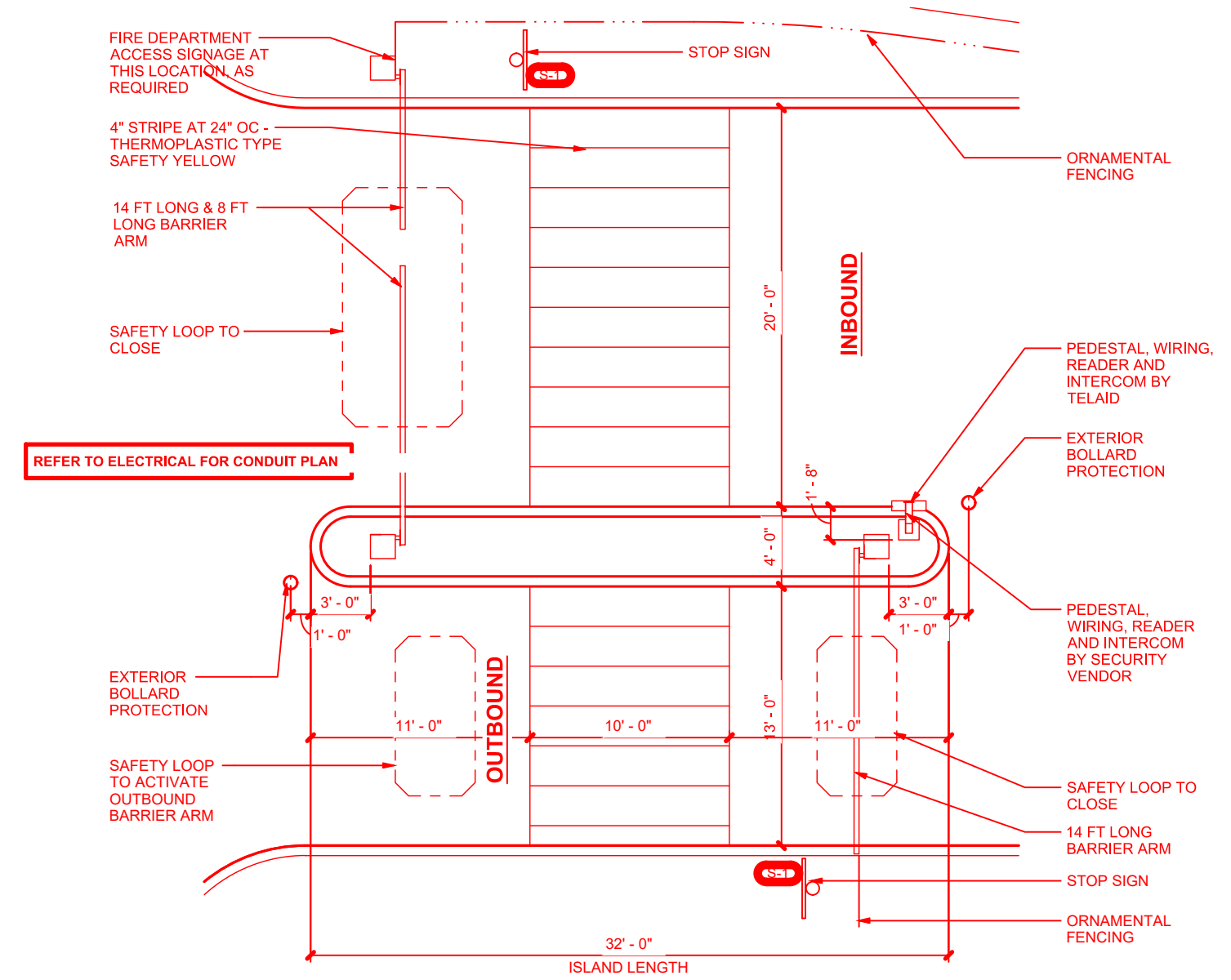
# 1 | GUARDHOUSE ENTRY PLAN



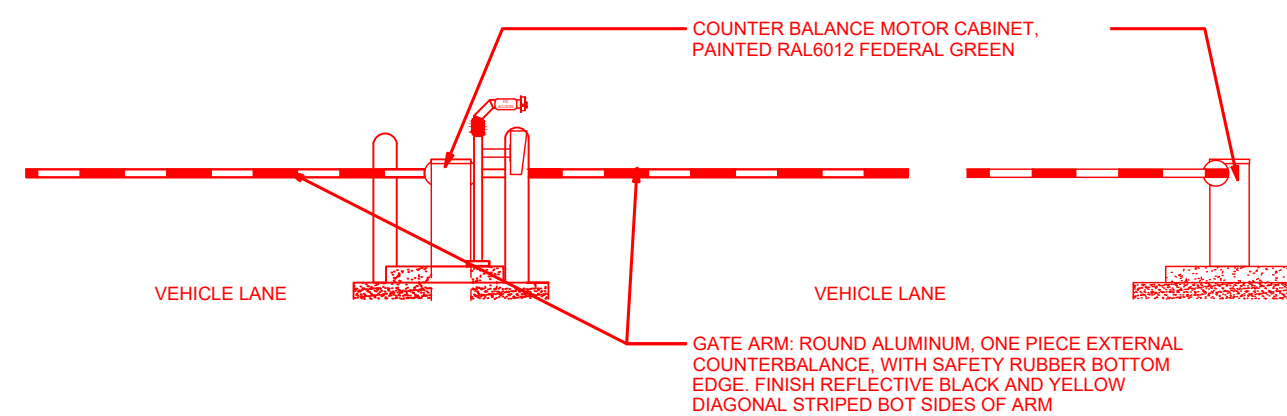
## 2 BOX TRUCK ENTRY PLAN



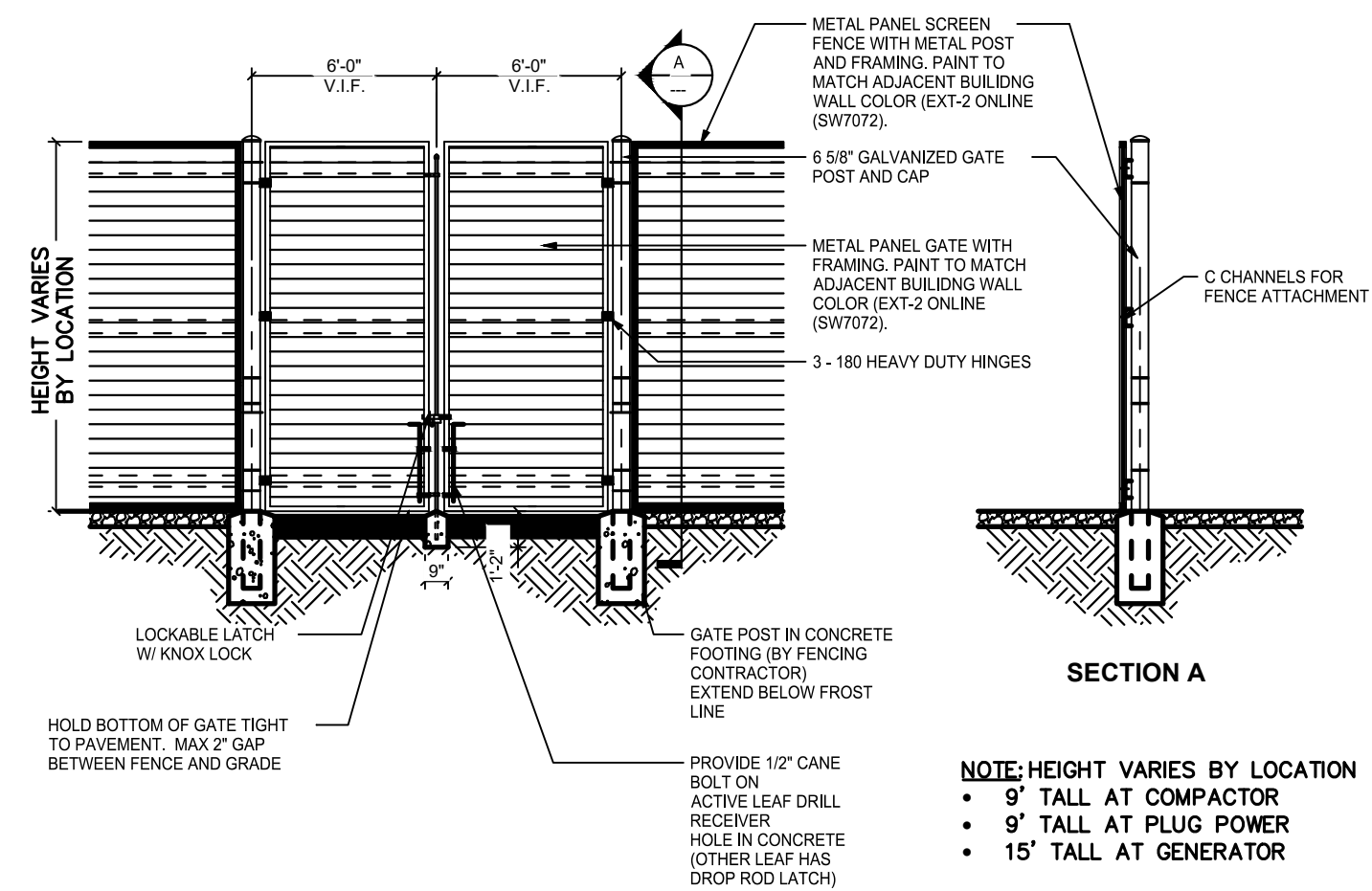
3	PIVOT GATE DETAIL ELEVATION - SIMTEK FENCE
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## 4 | AUTO ENTRY PLAN



5	BARRIER ARM ELEVATION - AT AUTO PARKING (GUARDHOUSE SIMILAR)
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## GATEWAY PARK SCREENING SCREEN FENCE WITH SWINGING GATE DETAIL ELEVATION/SECTION

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 APPR

**Kimley»Horn**

2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4582 South Ulster Street, Suite 1500  
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\_FENC

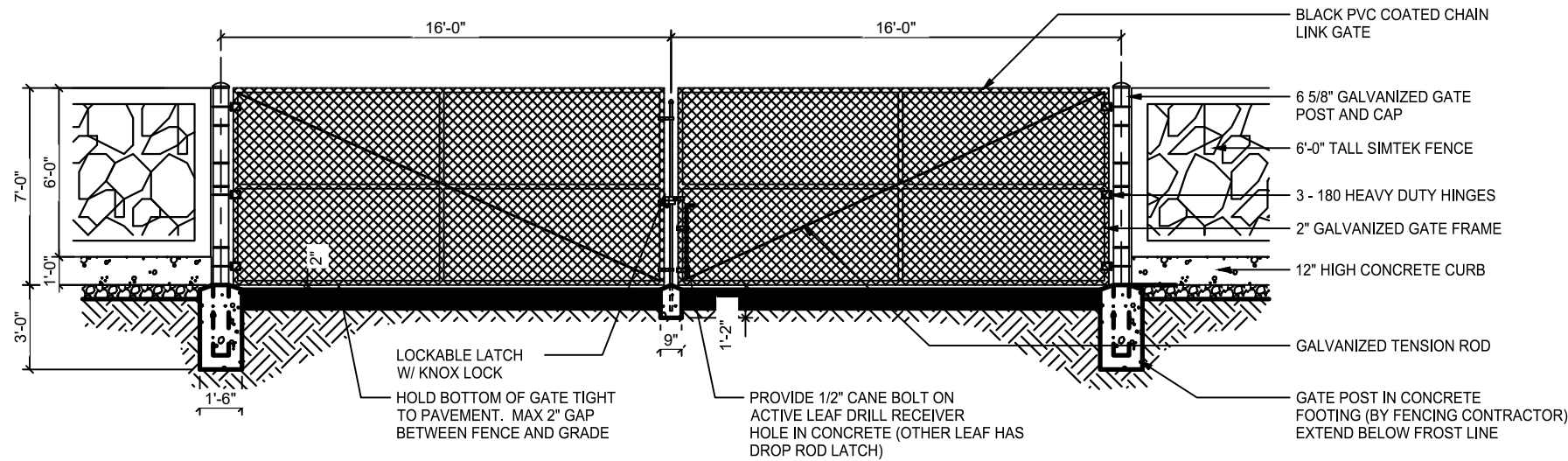
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PROJECT NO.  
067918026

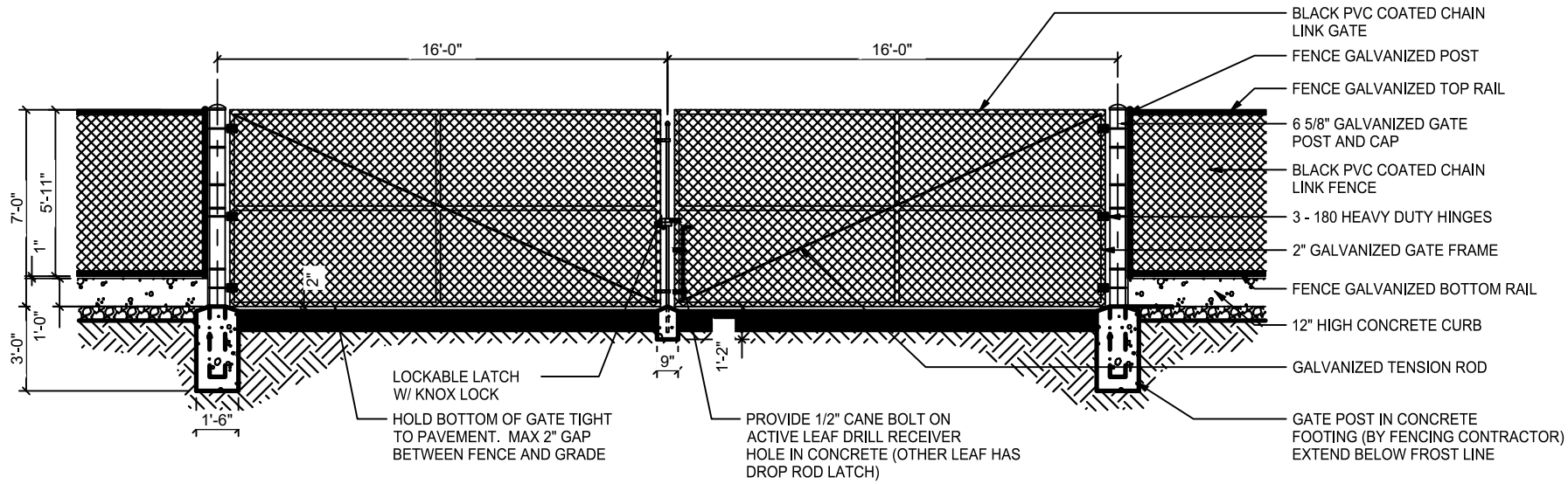
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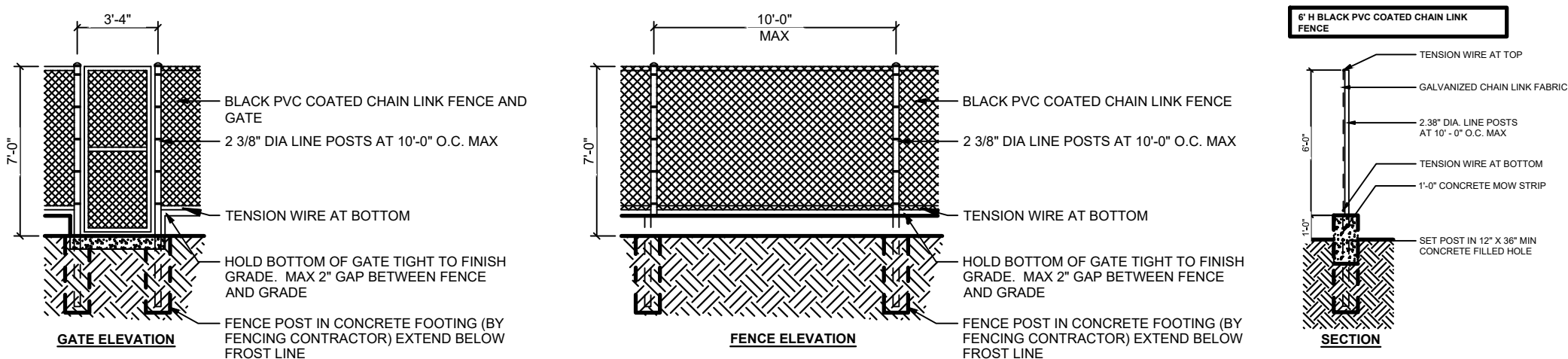
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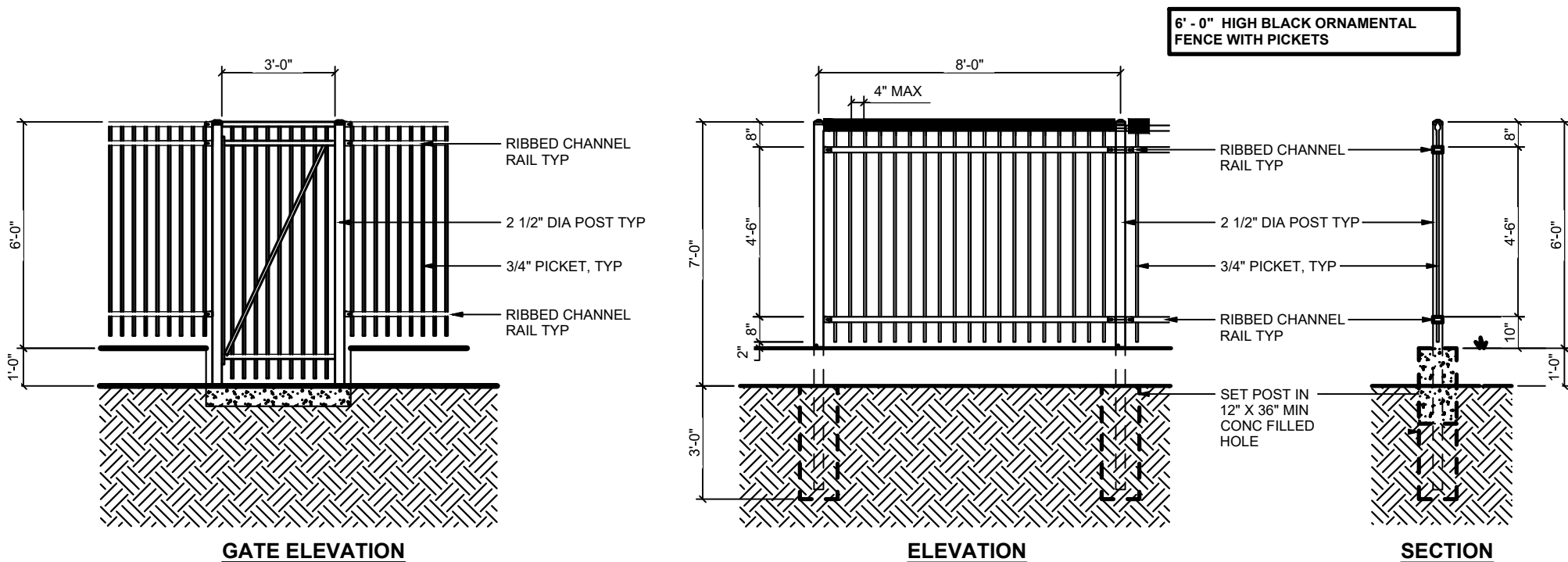
## 7 SWINGING GATE DETAIL ELEVATION - SIMTEK FENCE



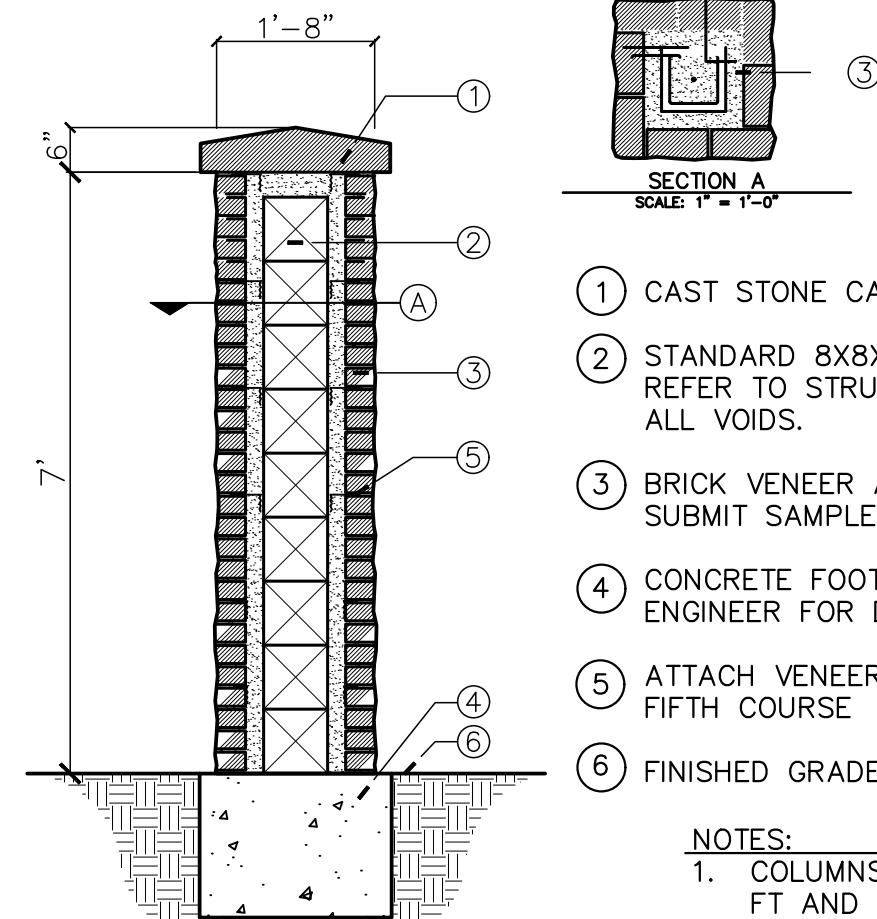
## 8 SWINGING GATE DETAIL ELEVATION - CHAIN LINK FENCE



## 9 TYPICAL CHAIN LINK FENCE DETAIL



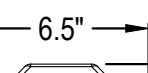
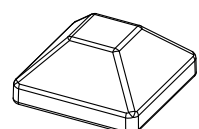
## 10 TYPICAL WROUGHT IRON (ORNAMENTAL) FENCE DETAIL



## 11 COLUMN

GOOD NEIGHBOUR FENCE,  
SAME STONE PATTERN ON BOTH  
SIDES

ISOMETRIC VIEW



CAPS

- MADE WITH LINEAR LOW DENSITY POLYETHYLENE (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.

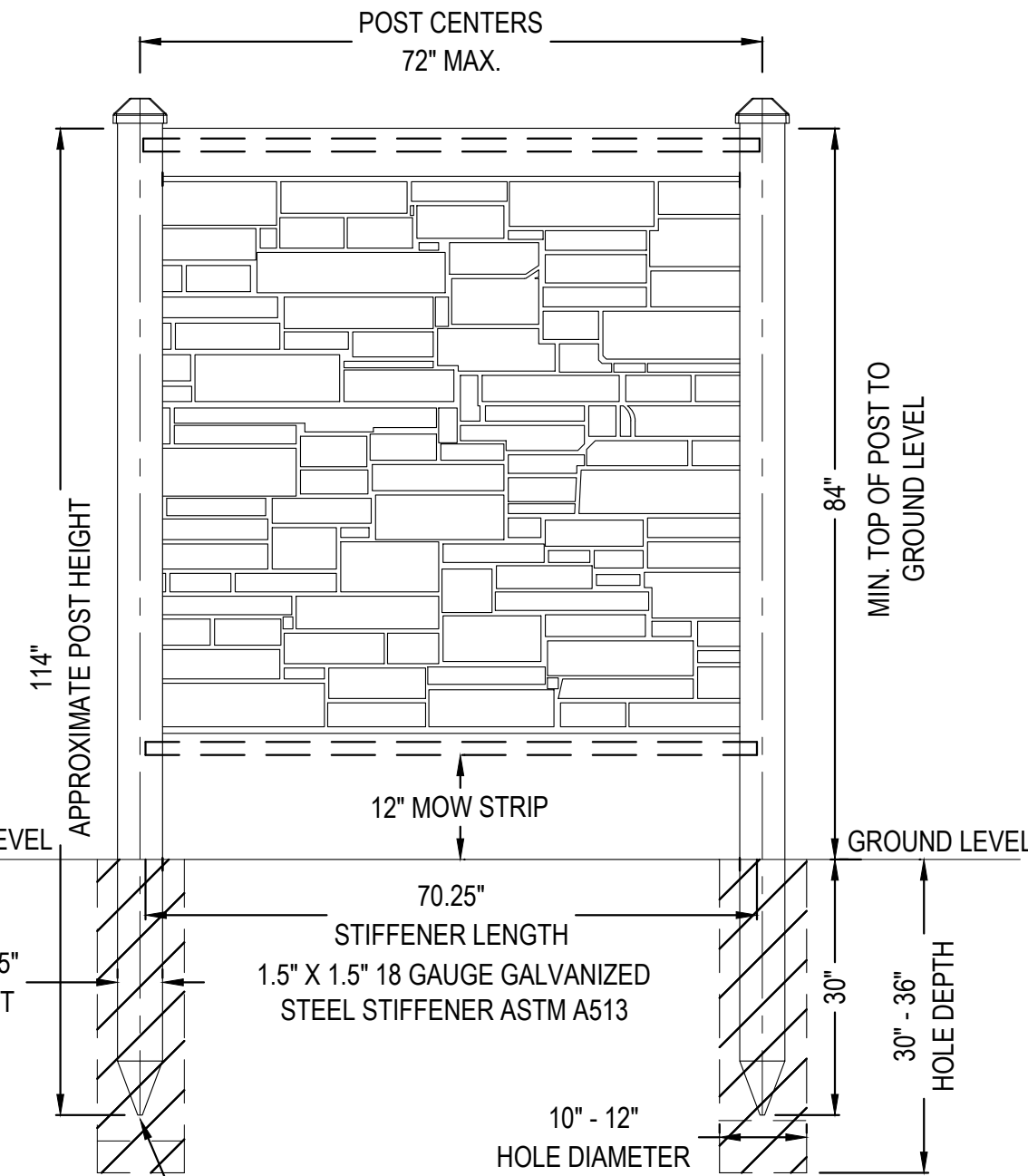
### NOTES:

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](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER 06791802

## 12

## SIMTEK FENCE

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



CONCRETE FOOTING DIAMETER 10" TO 12" MIN.  
AND 30" TO 36" DEEP MIN. IN ACCORDANCE WITH  
LOCAL CONDITIONS, CODES, AND STANDARD  
BUILDING PRACTICES

### ELEVATION VIEW

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4552 E. 15th Ave., Suite 150  
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.

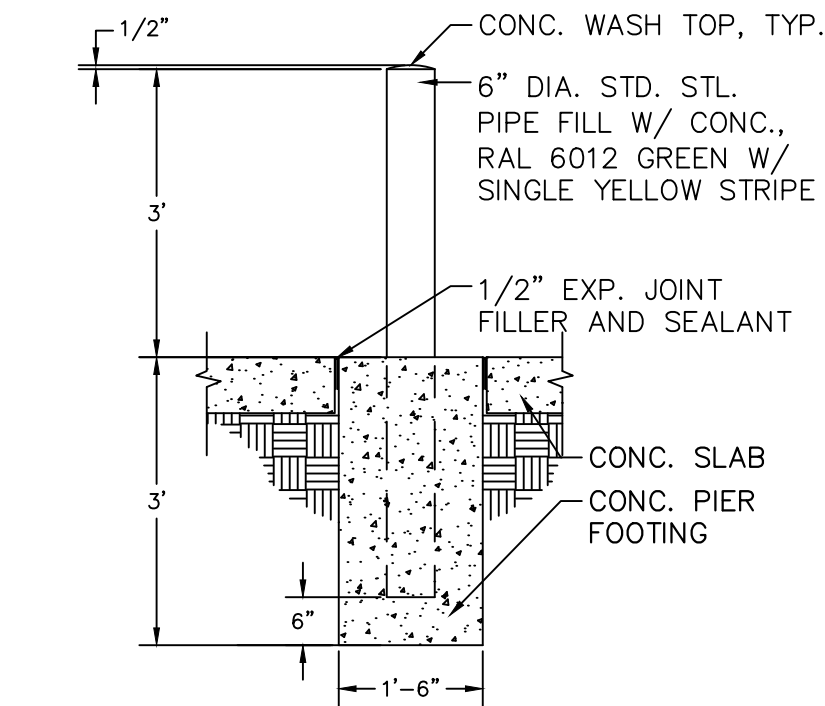
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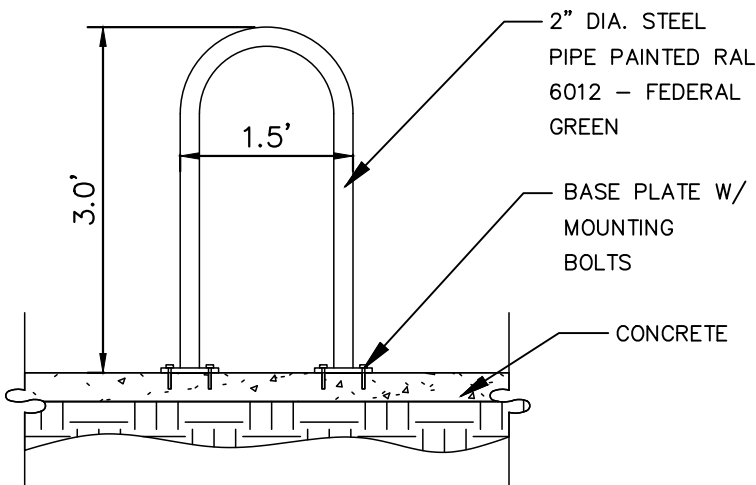
GATEWAY PARK NOTES:

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



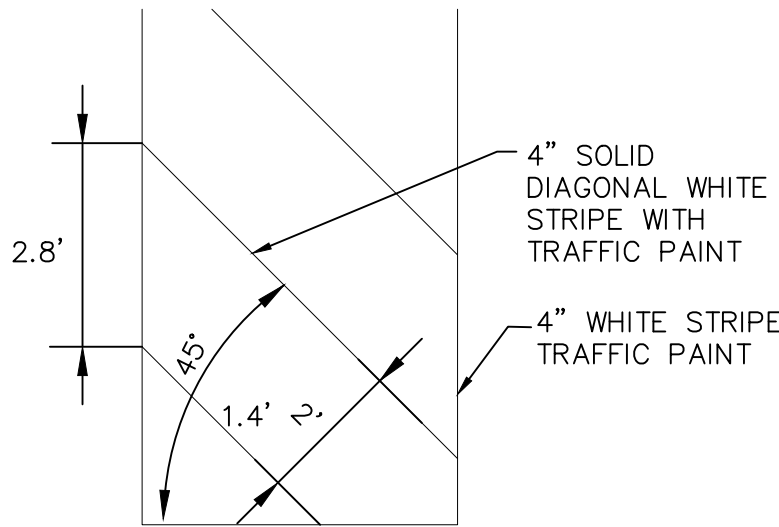
BOLLARD DETAIL

N.T.S.



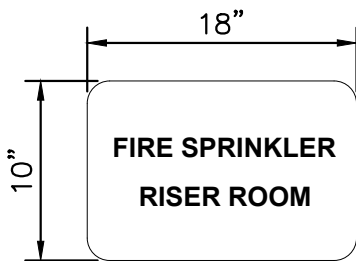
BIKE RACK

N.T.S.



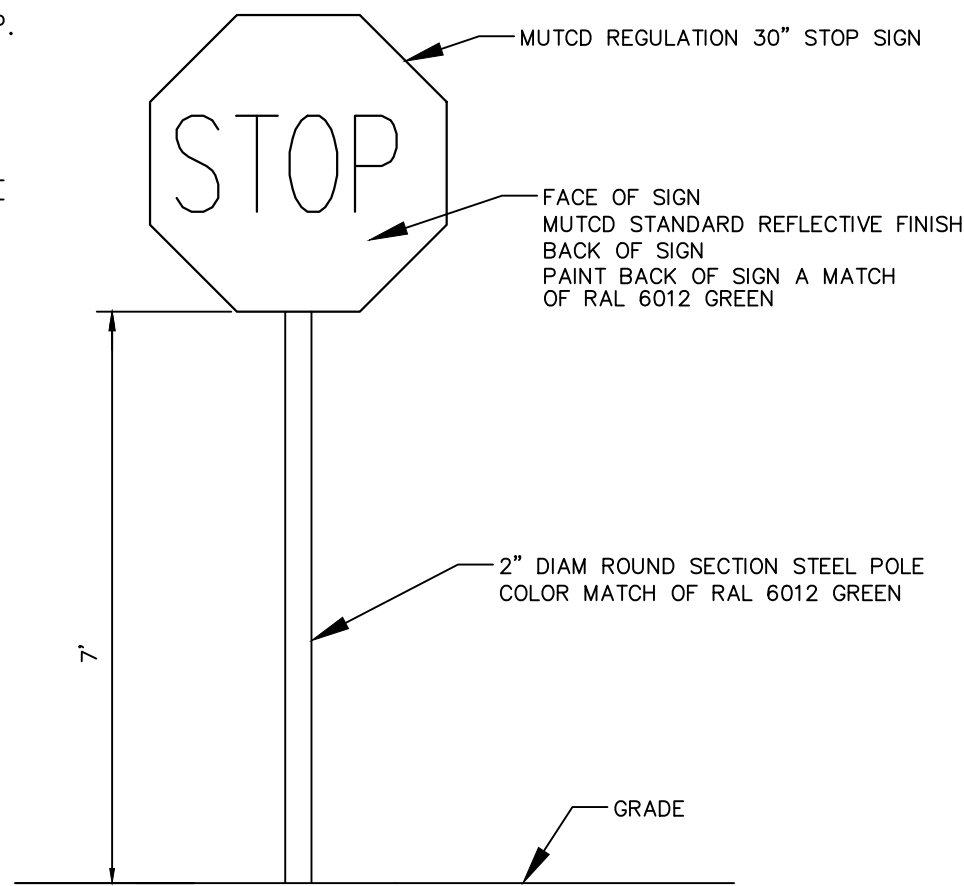
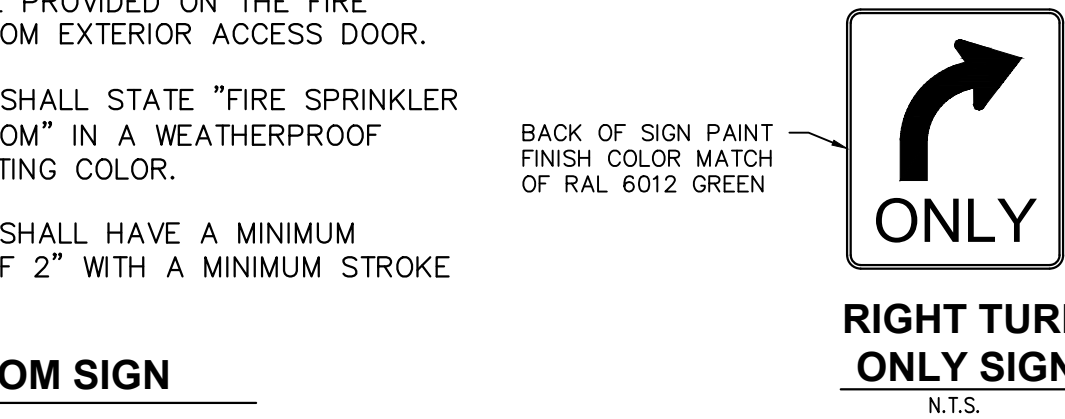
DIAGONAL STRIPING

N.T.S.



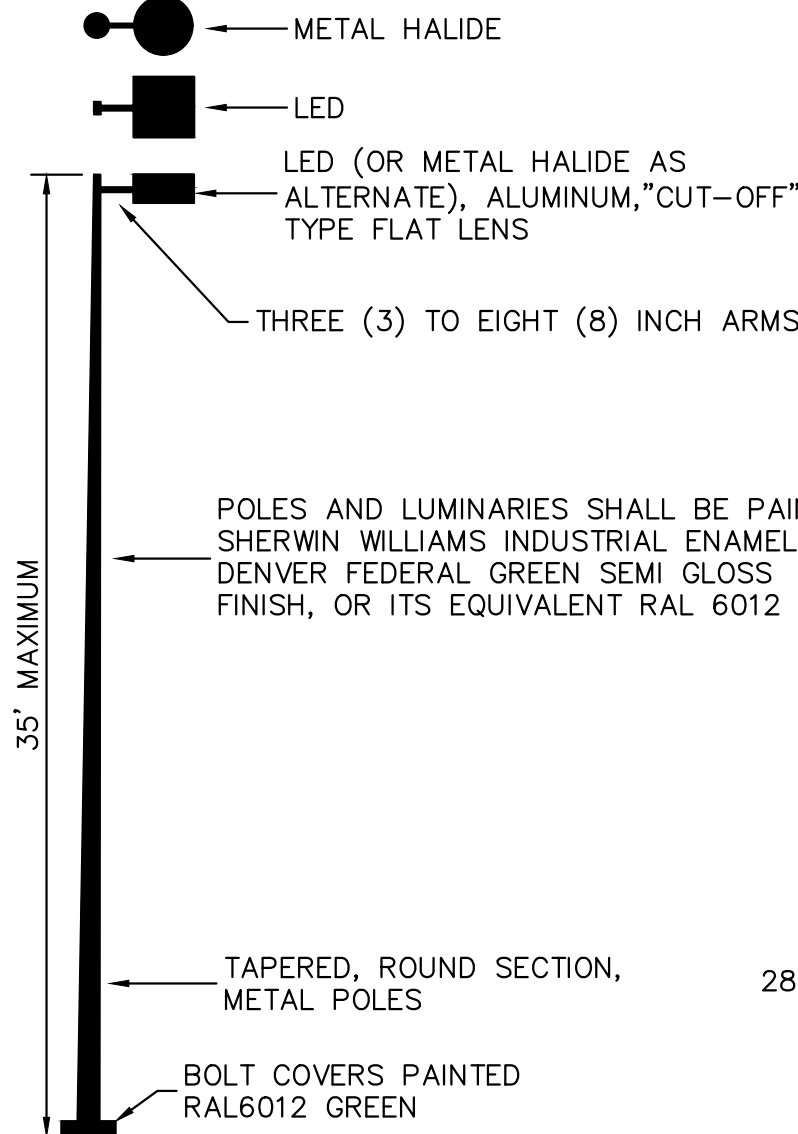
1. SHALL BE PROVIDED ON THE FIRE RISER ROOM EXTERIOR ACCESS DOOR.
2. SIGNAGE SHALL STATE "FIRE SPRINKLER RISER ROOM" IN A WEATHERPROOF CONTRASTING COLOR.
3. LETTERS SHALL HAVE A MINIMUM HEIGHT OF 2" WITH A MINIMUM STROKE OF 3/8".

RISER ROOM SIGN

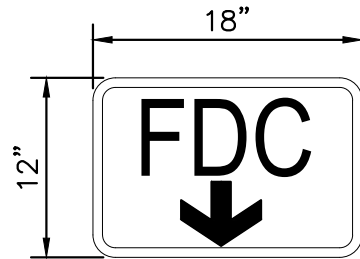


STOP SIGN

N.T.S.



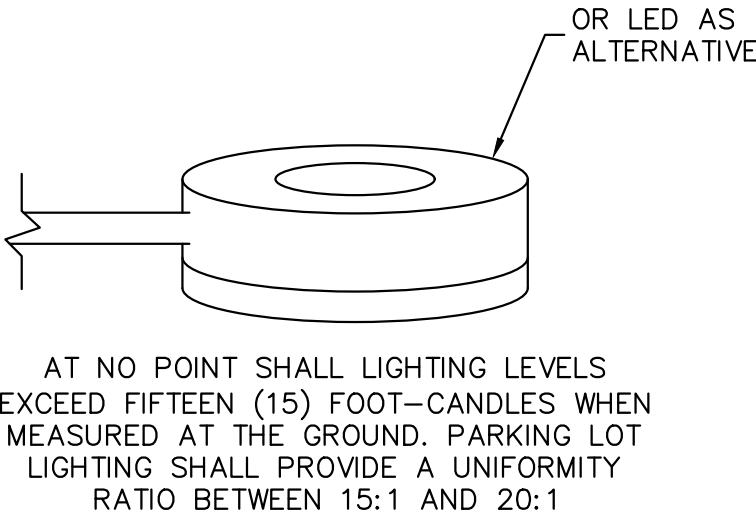
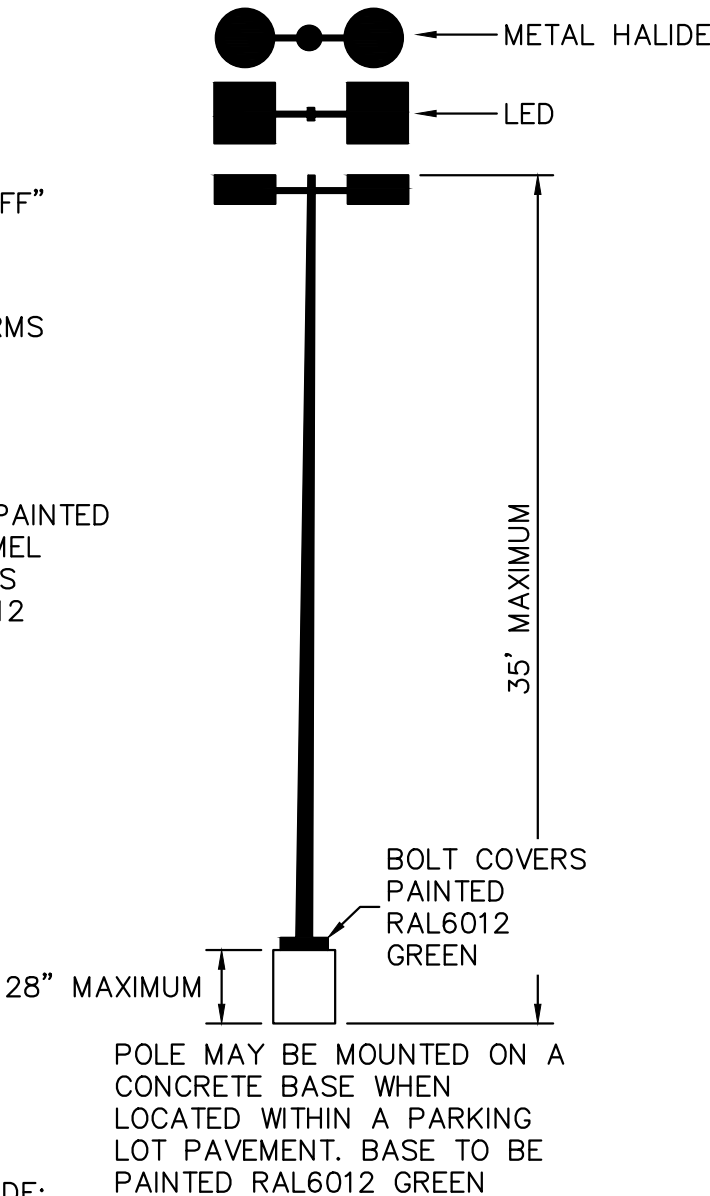
SUGGESTED LUMINAIRE MANUFACTURERS INCLUDE:  
COMPANY, MATCHING LUMINAIRE  
GARDCO CA2213120400MHFGPPC1069  
KIM CCS25A3/400MH120/FG-P/A-25  
STERNER FTA25103HP400H120NS



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

FDC SIGN

N.T.S.



PARKING LOT LIGHT SPECIFICATION

N.T.S.

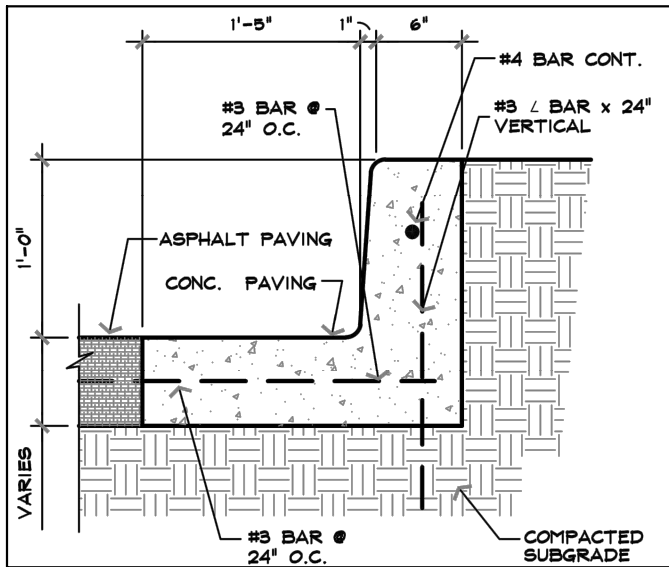
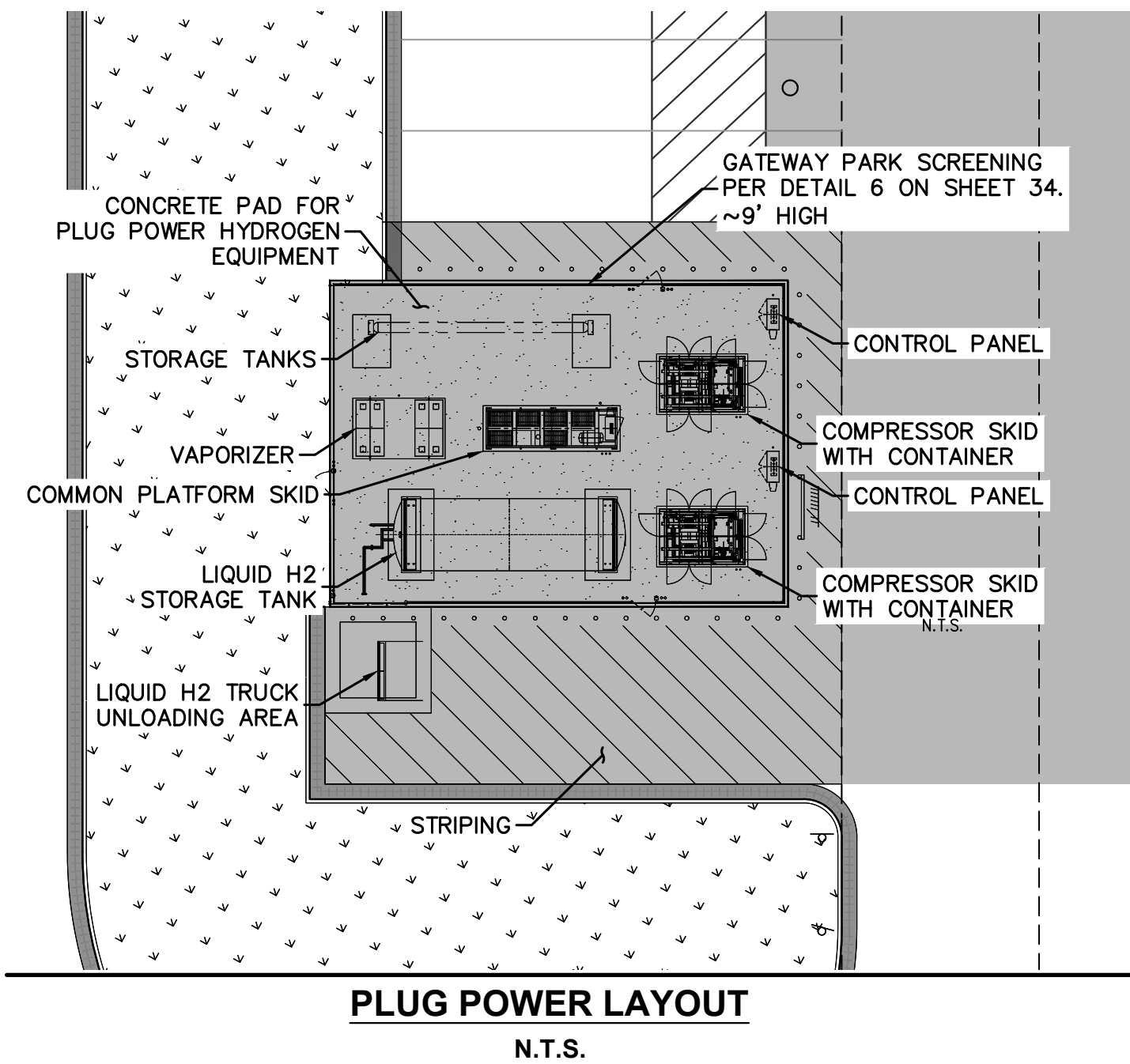
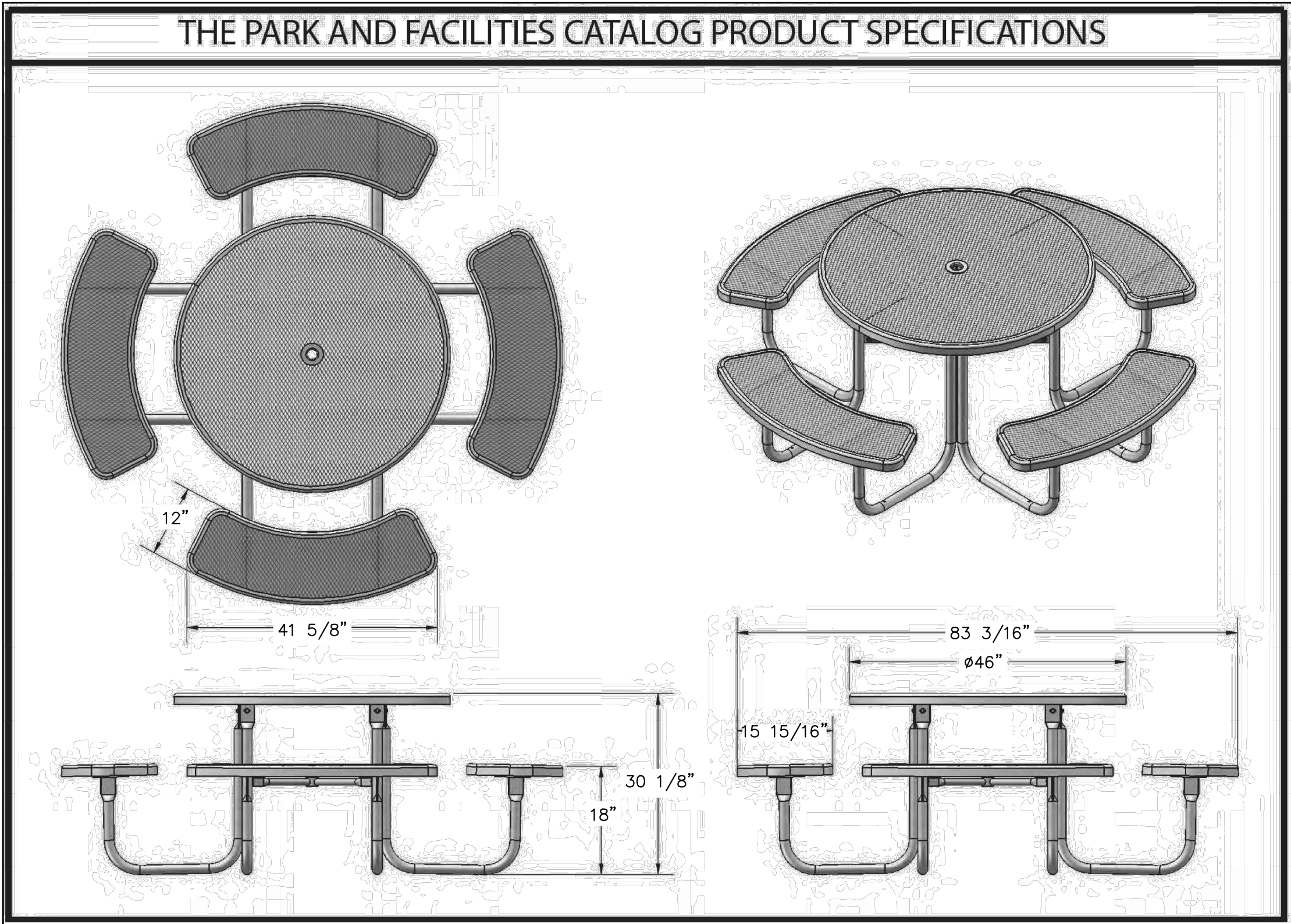
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		CHECKED BY:	SAL
		DATE:	09/08/2021
		BY:	DATE
		NO.	REVISION
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NOTE: EXHIBIT #32003.2 AS PROVIDED BY CLARION

**1' TALL CURB AND GUTTER**

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4550 N. HIGHWAY 103, SUITE 150  
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

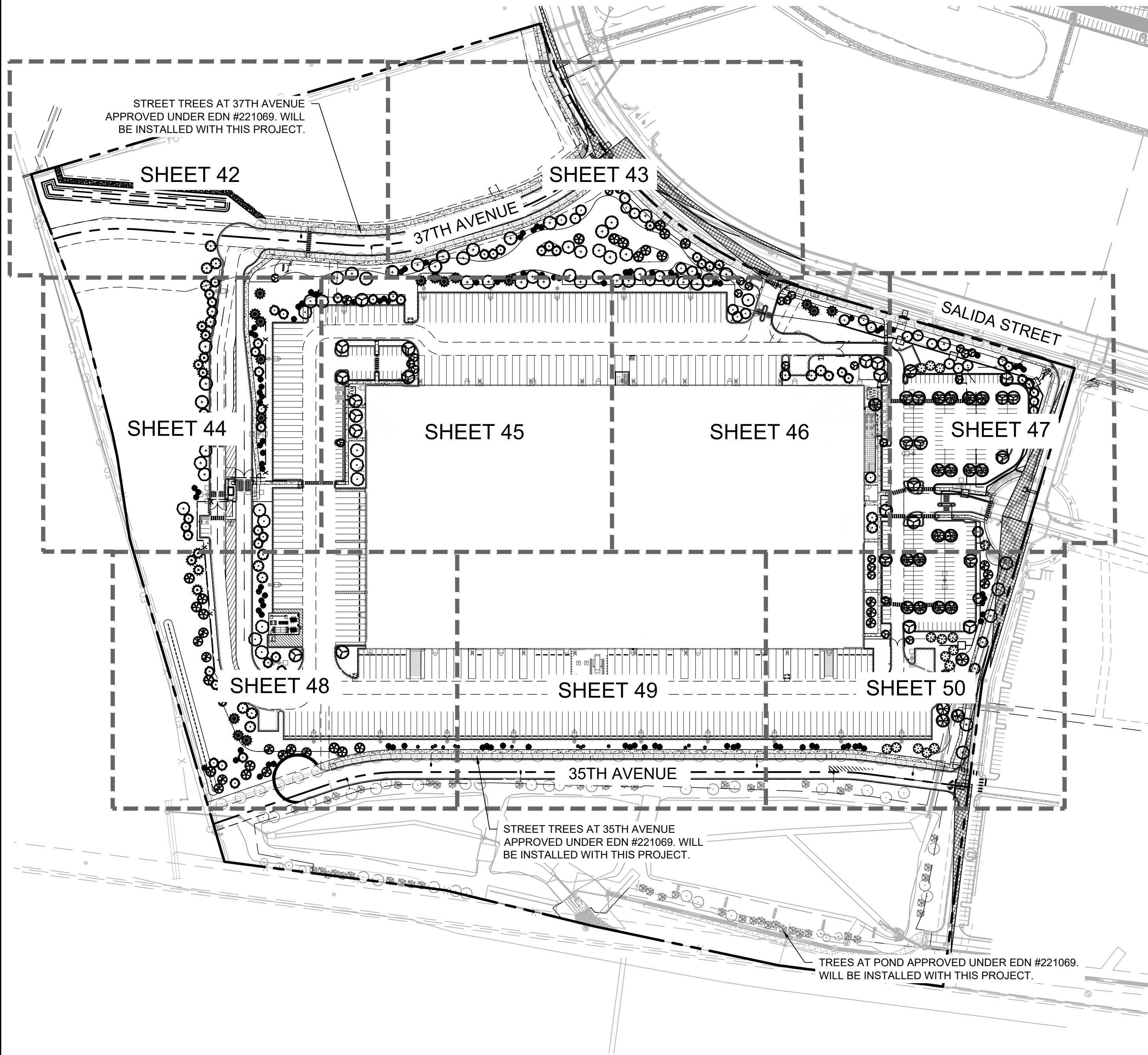
FILE NO.  
067918026\_SP\_DT.DWG  
PROJECT NO.  
067918026

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

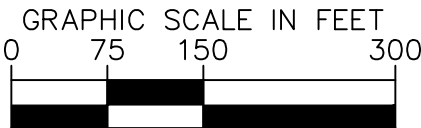
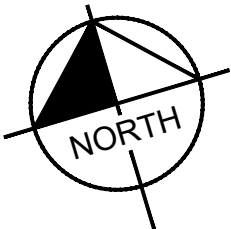
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- SIGHT TRIANGLE  
(SEE KEYNOTE #1)
- PROP. 6' TALL, BLACK CLAD  
CHAIN LINK FENCE ATOP 1'  
MOW STRIP  
(7' TOTAL HEIGHT)
- PROP. 6' WROUGHT IRON  
FENCE ATOP 1' MOW STRIP  
(7' TOTAL HEIGHT) W/  
MASONRY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

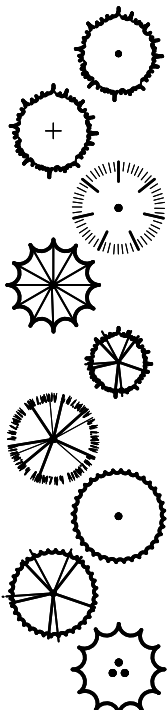
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2	SITE PLAN SUBMITTAL 2	NER12-07-21	SAL
1	SITE PLAN SUBMITTAL 1	NER10-13-21	SAL
NO.	REVISION	BY	DATE
			APPR



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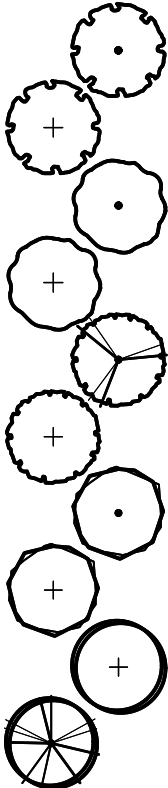
PLANT SCHEDULE

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



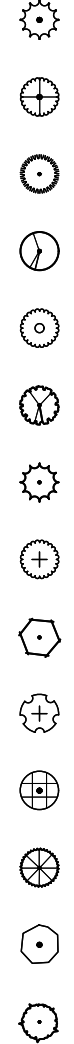
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
JS	14	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	B & B		6' HT MIN

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



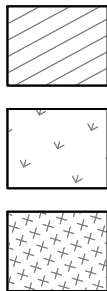
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
PS	188	PANICUM VIRGATUM 'SHENENDOAH'	BURGUNDY SWITCH GRASS	1 GAL	SEE PLAN
PL	94	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	SEE PLAN

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	-	-
NSM	223,744 SF	NATIVE SEED MIX	SPECIFIED BY PROS	SEED	-
KB	51,932 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD	

NATIVE SEED MIX  
SEEDING RATE: 15 PLS/ACRE

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

WATER USAGE TABLE

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

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

NOT FOR CONSTRUCTION



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LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED	
BUFFER REQUIREMENTS			
NON-STREET FRONTAGE BUFFERS	LENGTH	WIDTH REQ. / PROVIDED	TREES/SHRUBS REQ. / PROV. (1 TREE, 5 SHRUBS/40 LF.)
WEST LANDSCAPE BUFFER	1,280 LF	10'/ 10'	32 TREES + 160 SHRUBS REQ. / 64 TREES
LANDSCAPE STREET BUFFER			
	LENGTH	WIDTH REQ. / PROV.	TREES/SHRUBS REQ. / PROV. (1 TREE/40 LF )
SALIDA STREET	1,337 LF	10'/ 10'	33 TREES + 335 SHRUBS REQ. / 46 TREES PROV. + 235 SHRUBS PROV.
35TH AVENUE	1,540 LF	10'/ 10'	39 TREES +192 SHRUBS REQ. / 39 TREES + 195 SHRUBS PROV.
37TH AVENUE	972 LF	10'/ 10'	24 TREES + 121 SHRUBS REQ. / 101 TREES
TELLURIDE STREET	720 LF	10'/ 10'	18 TREES + 180 SHRUBS REQ. / 18 TREES + 180 SHRUBS PROV.
OUTDOOR STORAGE SCREENING REQUIREMENT			
NORTH SIDE	613 LF	N/A	16 TREES + 154 SHRUBS / 16 SHRUBS + 16 TREES FOR T.E.s PROV.
WEST SIDE	796 LF	N/A	20 TREES + 199 SHRUBS / 20 TREES + 20 TREES FOR T.E.s PROV.
SOUTH SIDE	1,285 LF	N/A	33 TREES + 322 SHRUBS / 39 TREES + 249 SHRUBS AND 10 TREES PROV.
BUILDING PERIMETER LANDSCAPING			
	REQUIRED	PROVIDED	
1 T.E. / 40 LF OF BLDG PERIMETER			
EAST FRONTAGE - 519 LF	13 T.E.	10 TREES, 41 SHRUBS, 6 ORN. GRASSES	
NORTH FRONTAGE - 260 LF	7 T.E.	8 TREES, 75 SHRUBS, 44 ORN. GRASSES	
WEST FRONTAGE - 519 LF	12 T.E.	6 TREES, 108 SHRUBS, 61 ORN. GRASSES	
CURBSIDE LANDSCAPING			
	LENGTH	WIDTH OF LANDSC. AREA	LANDSCAPE REQ. / PROV.
SALIDA STREET	1,337 LF	10' WIDTH	33 TREES + SOD OR SHRUBS REQ. / N/A PROV.*
35TH AVENUE	1,540 LF	10' WIDTH	39 TREES + SOD OR SHRUBS REQ. / N/A PROV.*
37TH AVENUE	972 LF	10' WIDTH	24 TREES + SOD OR SHRUBS REQ. / N/A PROV.*
TELLURIDE STREET	400 LF	10' WIDTH	10 TREES + SOD OR SHRUBS REQ. / 10 TREES + SOD PROV.
SITE DATA TABLE			
SITE DATA	AREA IN SF	%	
TOTAL SITE AREA:	1,843,444	100	
BUILDING COVERAGE:	512,720	27.8	
HARD SURFACE AREA:	848,323	46.1	
LANDSCAPE AREA:	430,469	23.3	
COOL SEASON TURF:	51,932	2.8	
*CURBSIDE LANDSCAPING TO BE PROVIDED WITH CN 2020-6028-00.			

GENERAL LANDSCAPE NOTES

- 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  
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DRAWN BY: EIW  
CHECKED BY: MJL

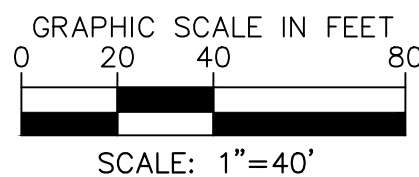
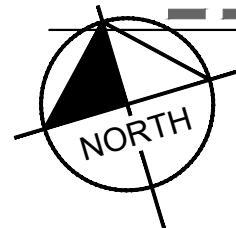
FILE NO. 067918026\_SP\_LA.DWG  
PROJECT NO. 067918026

SHEET NO. 41

NOT FOR CONSTRUCTION



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MONUMENT SIGN PLANTING ENLARGEMENT

SCALE: 1" = 10'

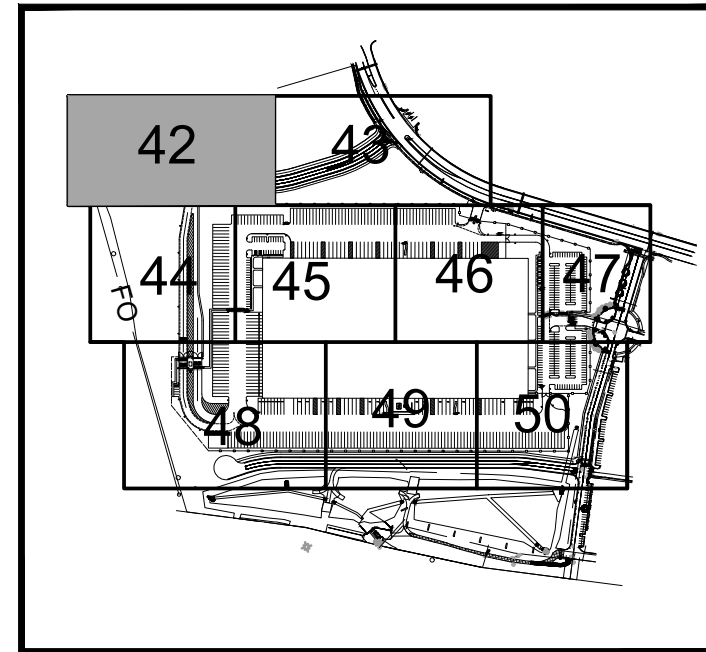
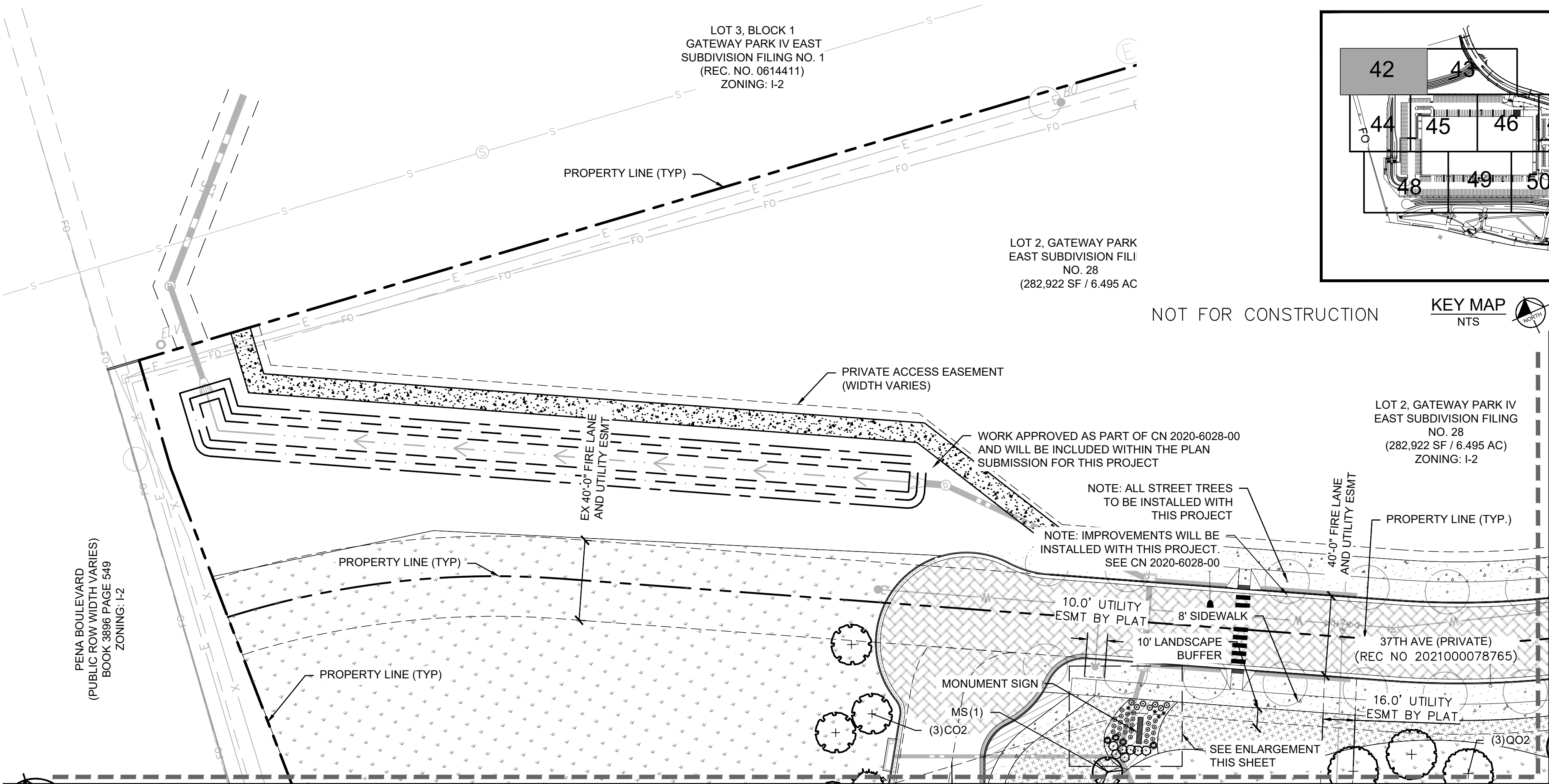
- NOTES:
1. TOTAL TREES PROVIDED: 433 TREES
  2. ALL NATIVE SEED TO BE IRRIGATED THROUGH ESTABLISHMENT.
  3. REF. SHEET 41 FOR PLANT SCHEDULE

LEGEND

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

GROUNDCOVERS

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



**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

CHECKED BY: MJL

FILE NO.  
067918026\_SP\_LA.DWG

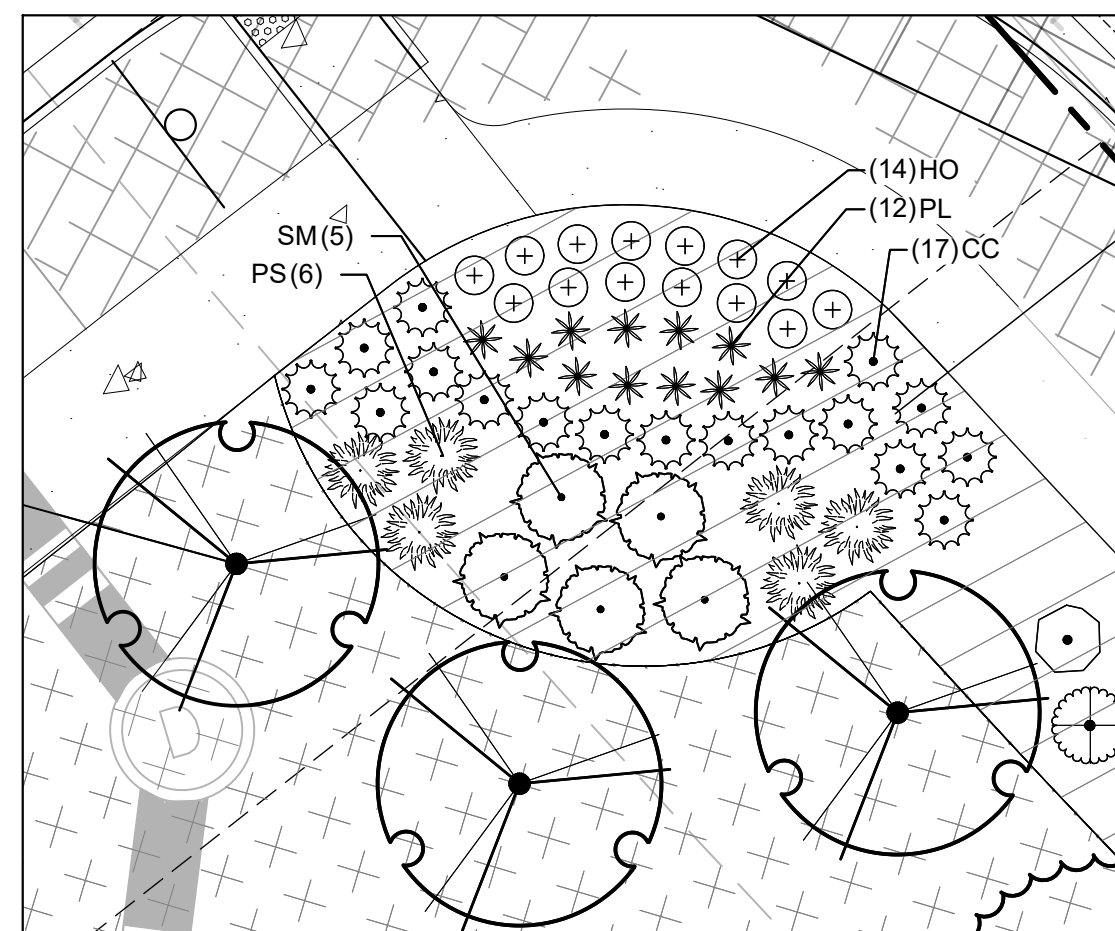
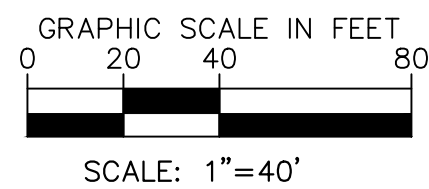
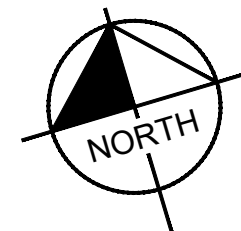
PROJECT NO.  
067918026

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

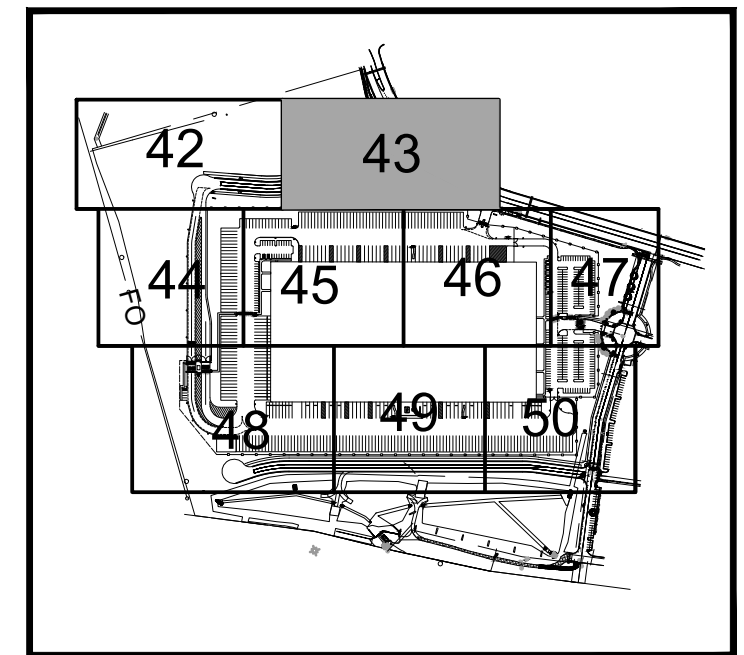
SEE ENLARGEMENT  
THIS SHEET

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


























KEY MAP  
NTS

NOTES:

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

## LEGEND

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

## GROUNDCOVERS

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

# 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

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PROJECT NO.  
067918026

	SHEET NO.
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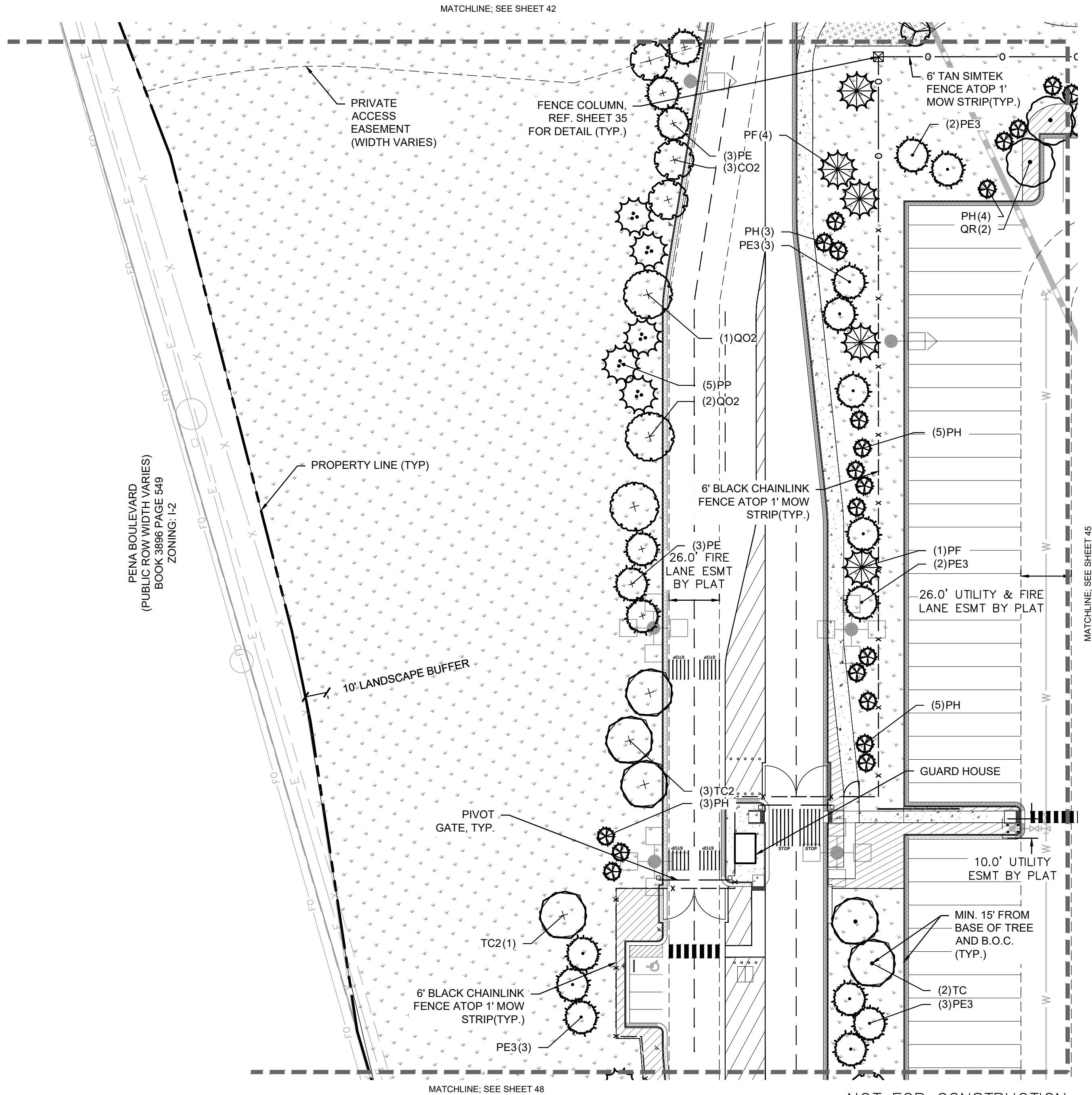
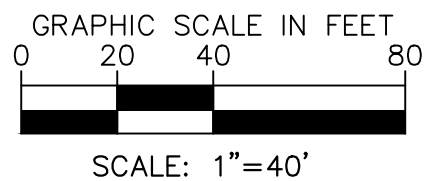
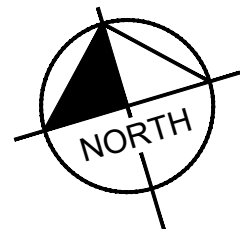
43

**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

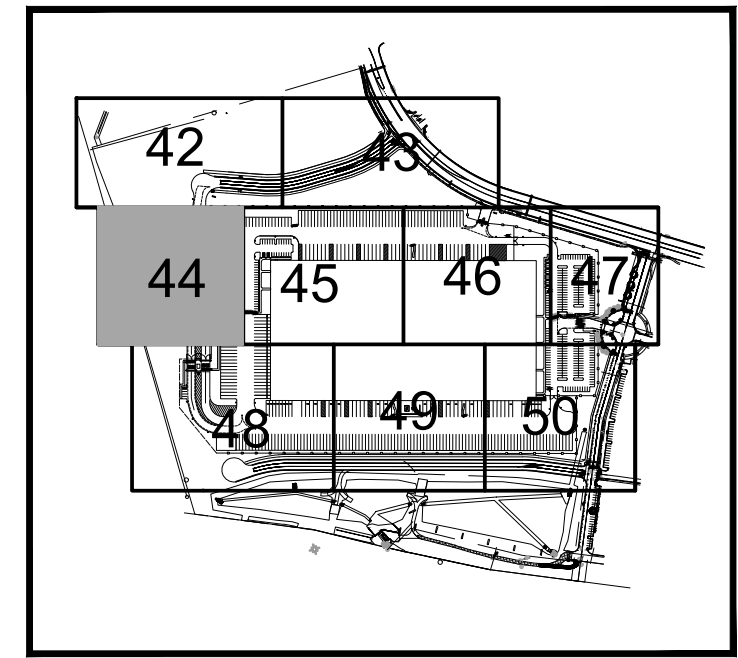
	PROPERTY LINE
	EX. EASEMENT LINE
	PROP. EASEMENT LINE
	FDC W/ KNOX HARDWARE
	FIRE HYDRANT
	SIGHT TRIANGLE (SEE KEYNOTE #1)
	PROP. 6' TALL, BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
	PROP. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY 100' AND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



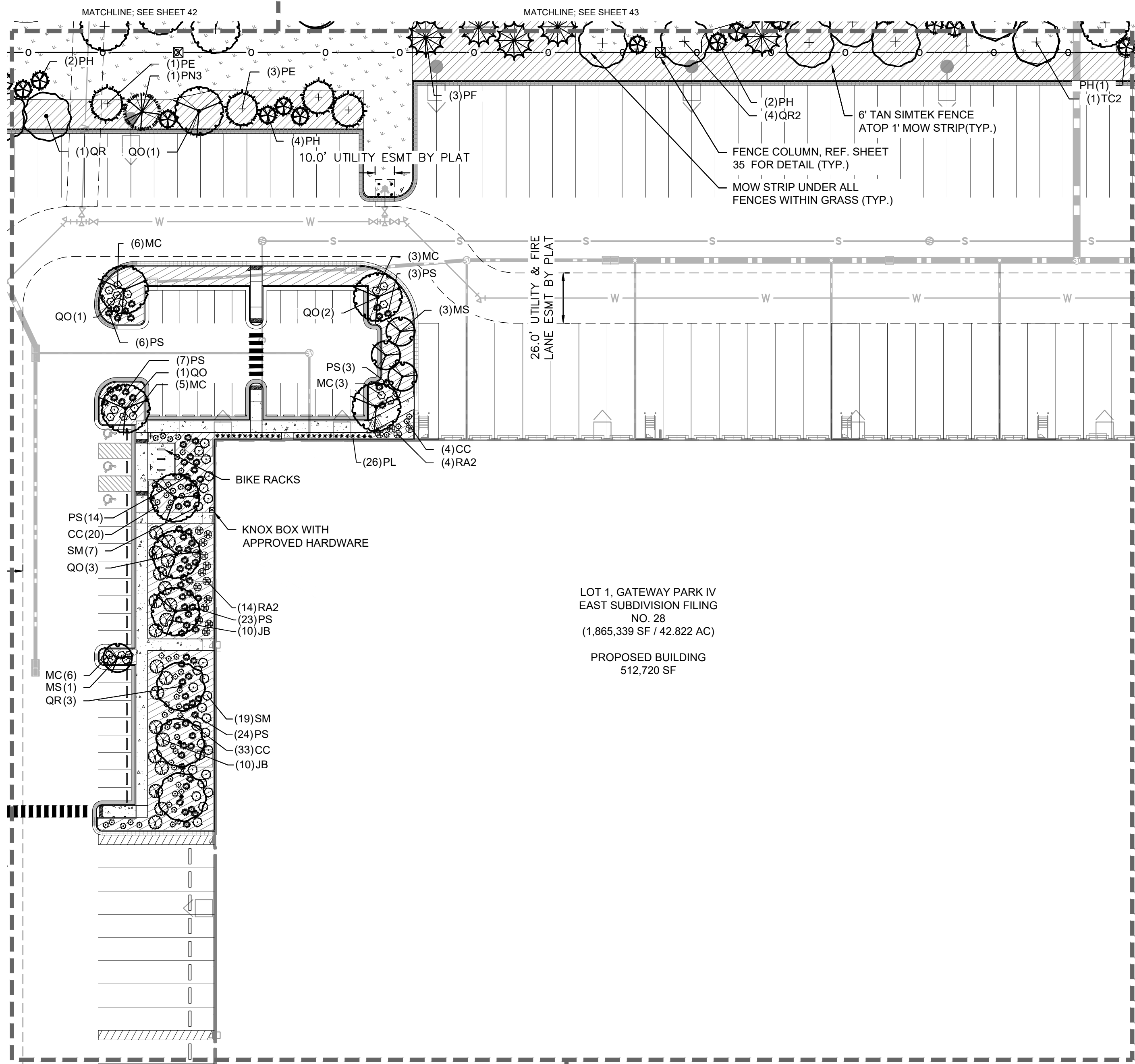
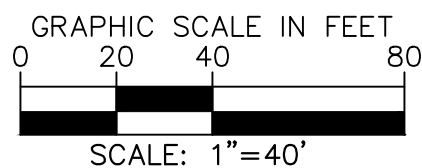
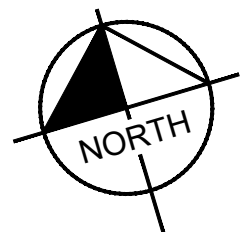
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MATCHLINE: SEE SHEET 44

MATCHLINE: SEE SHEET 46

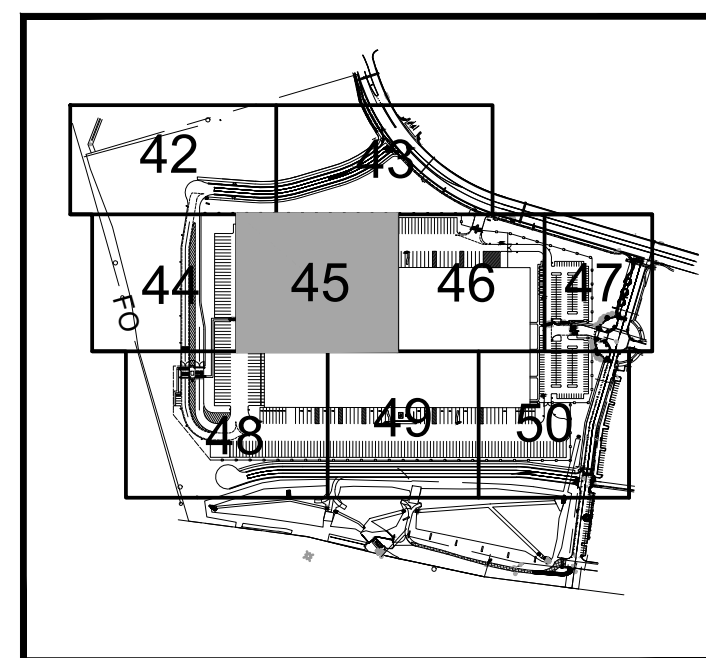
MATCHLINE: SEE SHEET 48

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

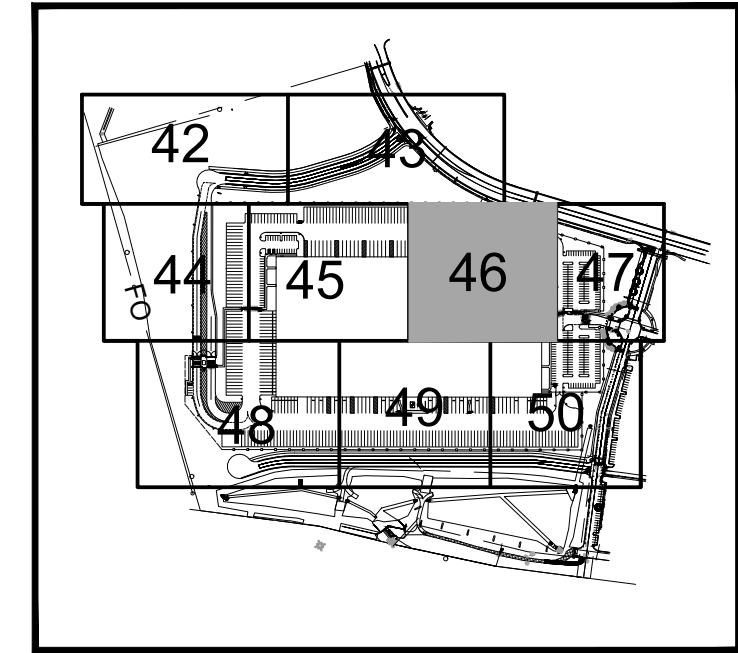
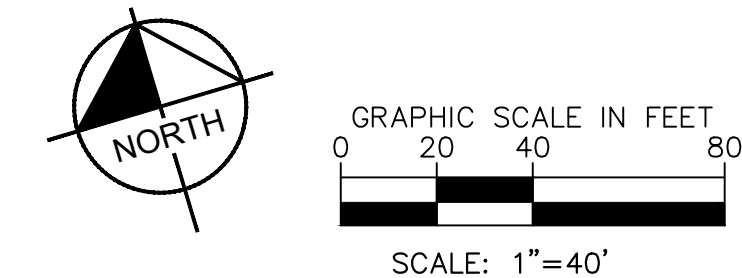
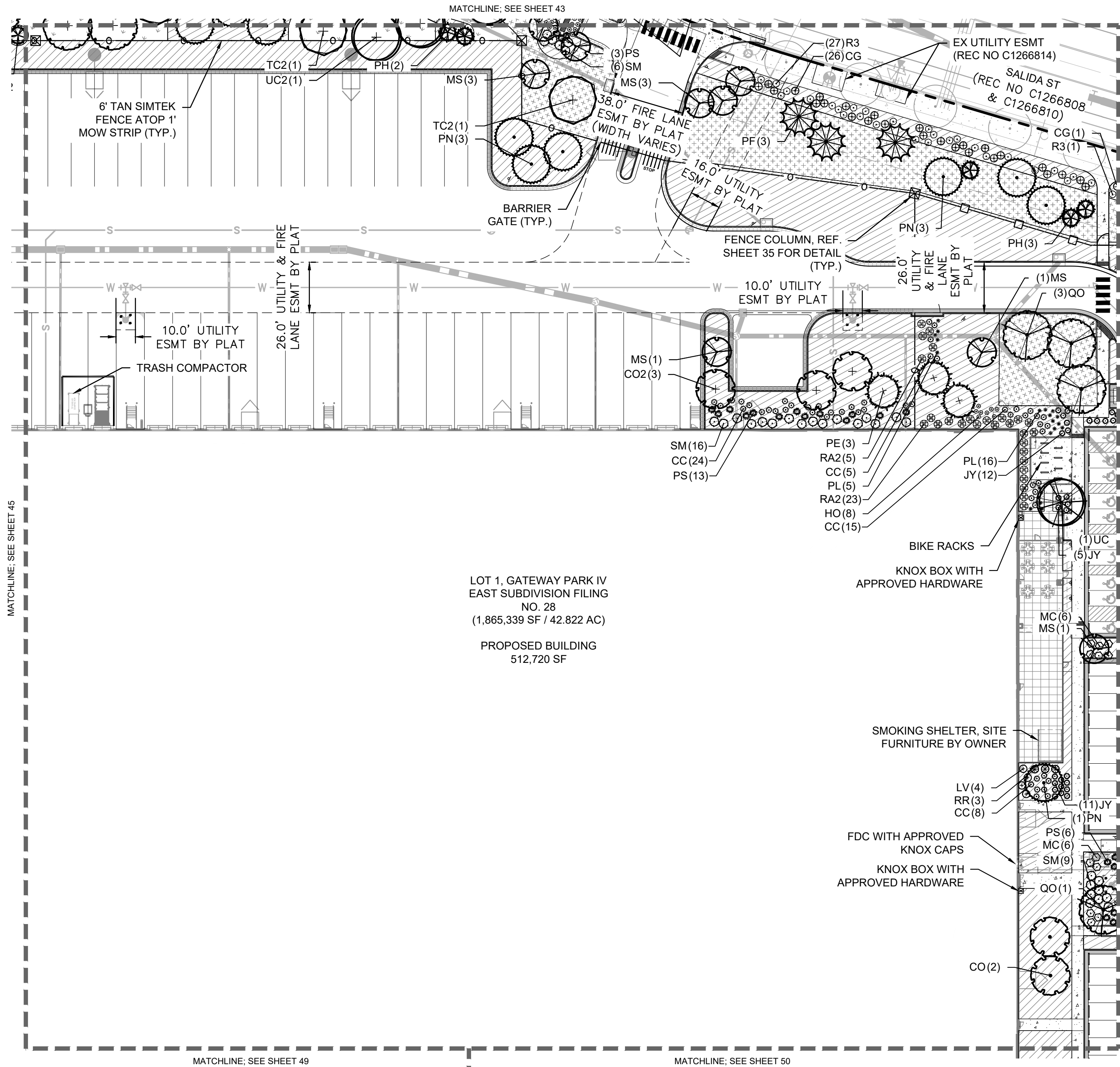
FILE NO.  
067918026\_SP\_LA.DWG  
PROJECT NO.  
067918026

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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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.  
4882 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

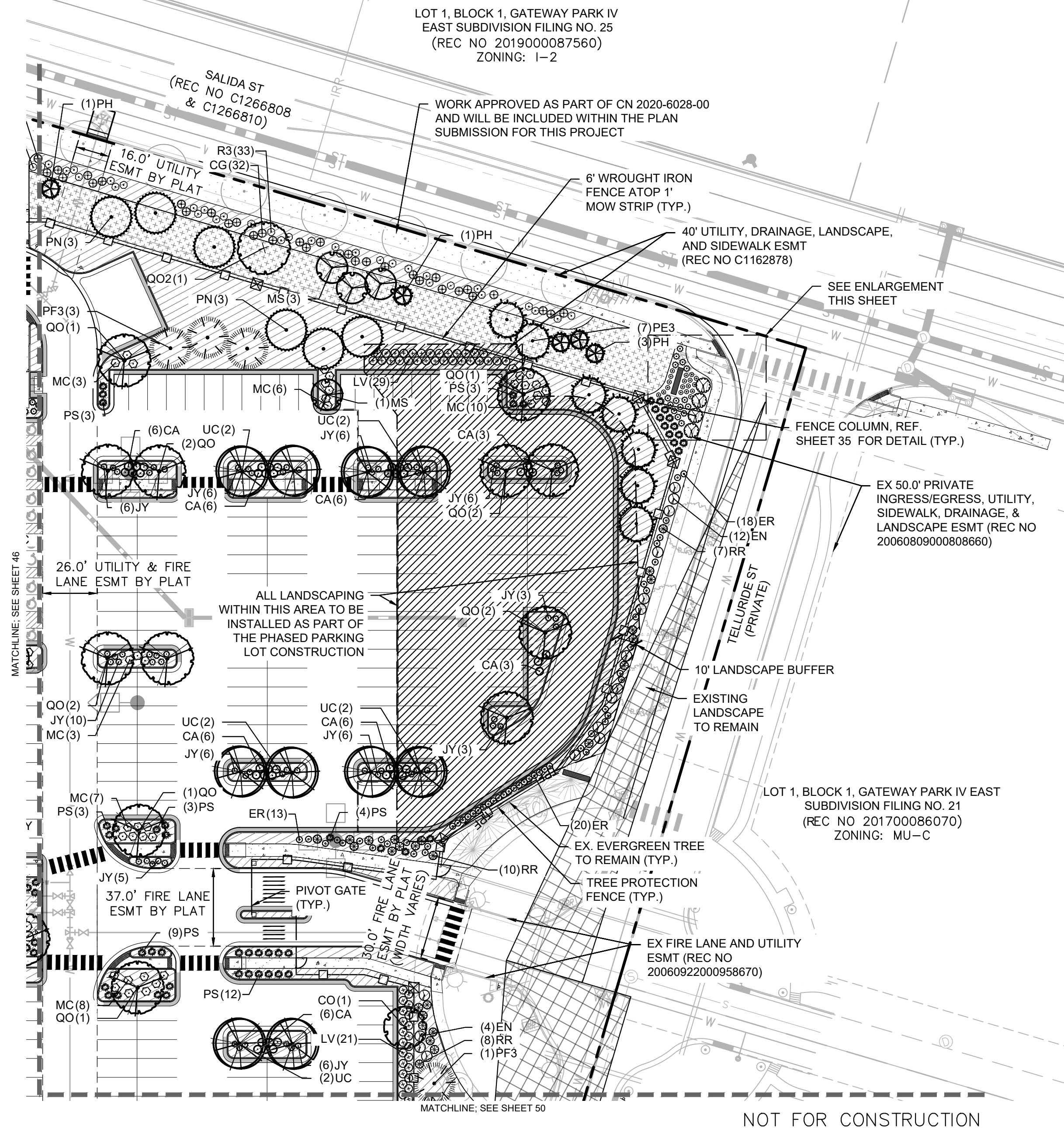
FILE NO.  
067918026\_SP\_LA.DWG  
PROJECT NO.  
067918026

SHEET NO.  
**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



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### LEGEND

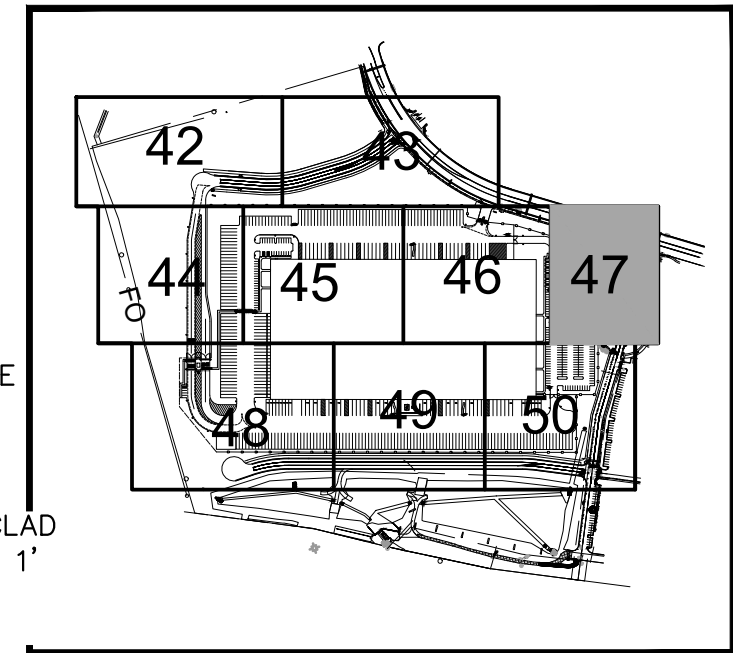
- PROPERTY LINE  
EX. EASEMENT LINE  
PROP. EASEMENT LINE  
FDC W/ KNOX HARDWARE  
FIRE HYDRANT  
SIGHT TRIANGLE  
(SEE KEYNOTE #1)  
PROP. 6' TALL, BLACK CLAD  
CHAIN LINK FENCE ATOP 1'  
MOW STRIP  
(7' TOTAL HEIGHT)  
PROP. 6' WROUGHT IRON  
FENCE ATOP 1' MOW STRIP  
(7' TOTAL HEIGHT) W/  
MASONRY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

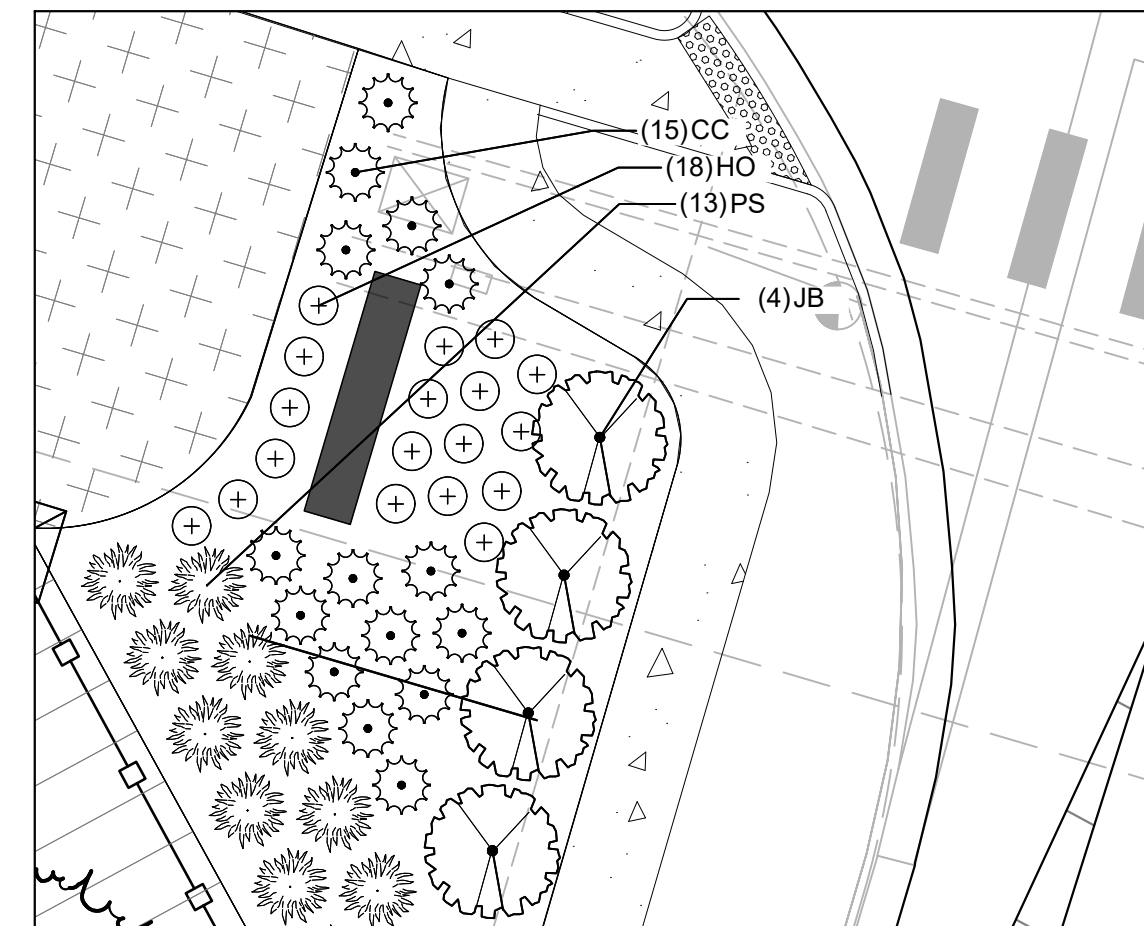
- 1"-2" ROCK MULCH  
NATIVE SEED MIX  
SOD

### NOTES:

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



KEY MAP  
NTS



MONUMENT SIGN PLANTING ENLARGEMENT  
SCALE: 1" = 10'

**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\_LADWG  
PROJECT NO.  
067918026

SHEET NO.

47



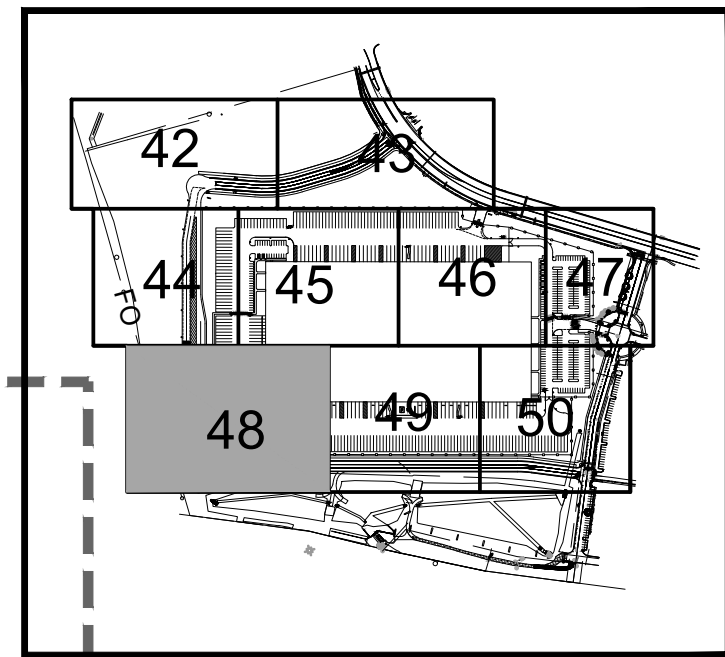
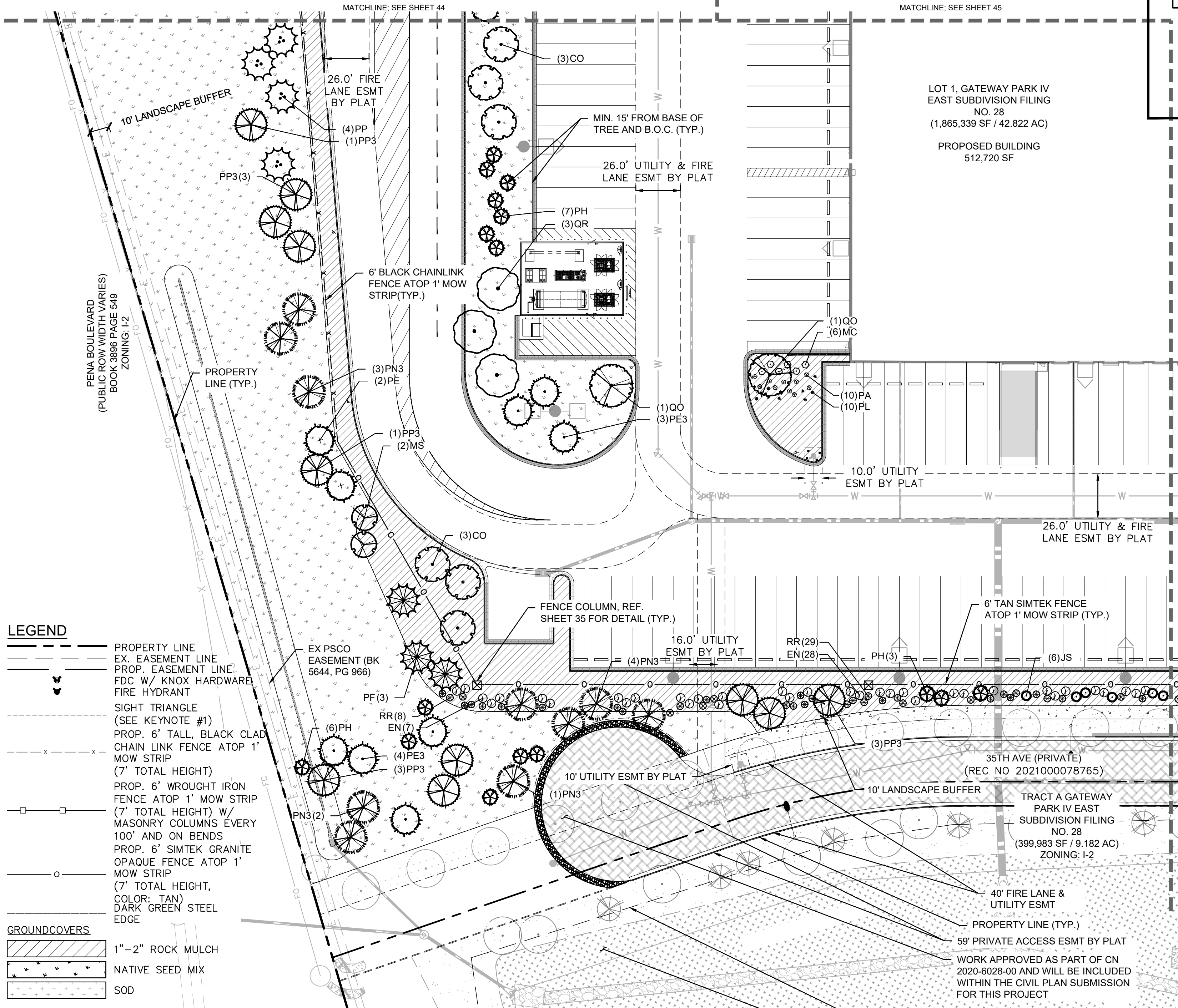
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### LEGEND

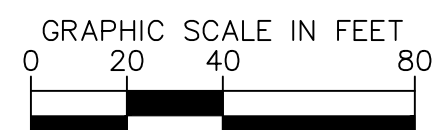
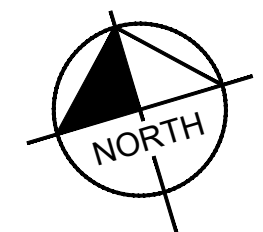
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- SIGHT TRIANGLE  
(SEE KEYNOTE #1)
- PROP. 6' TALL, BLACK CLAD  
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MASONRY COLUMNS EVERY  
100' AND ON BENDS
- PROP. 6' SIMTEK GRANITE  
OPAQUE FENCE ATOP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

### GROUNDCOVERS

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



KEY MAP  
NTS



SCALE: 1"=40'

NOT FOR CONSTRUCTION

**Kimley»Horn**  
2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4682 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

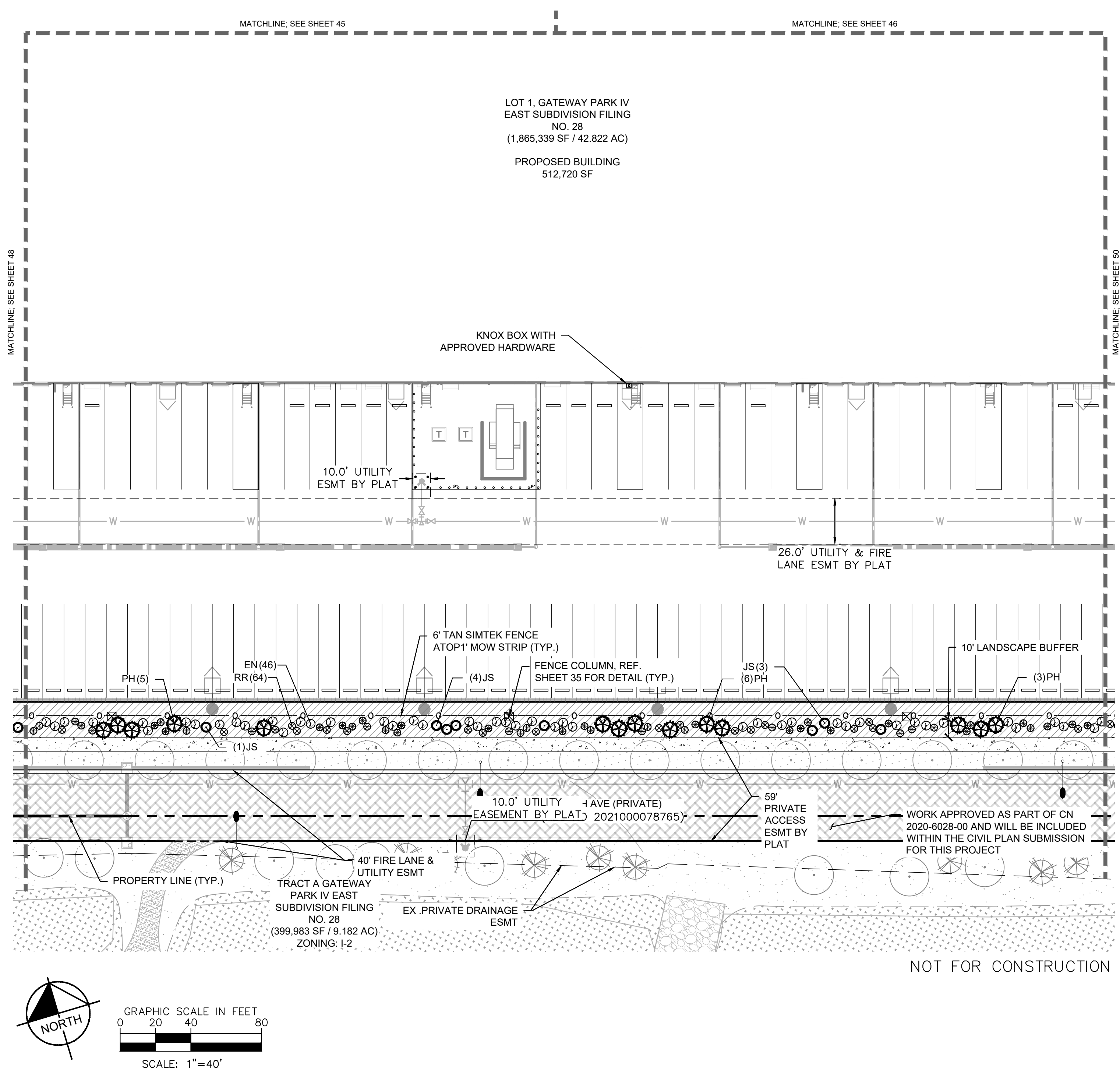
SHEET NO.

48

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



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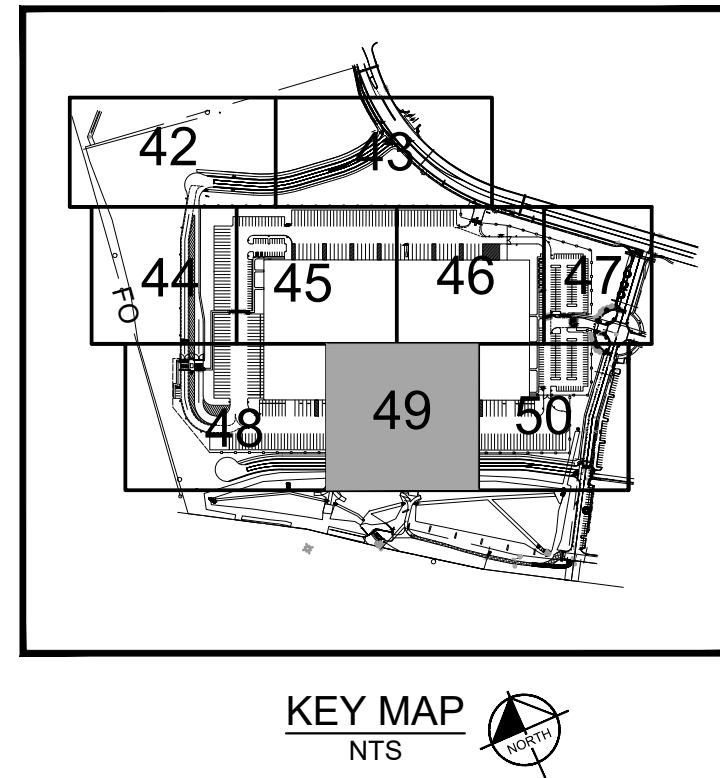
**LEGEND**

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



**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**

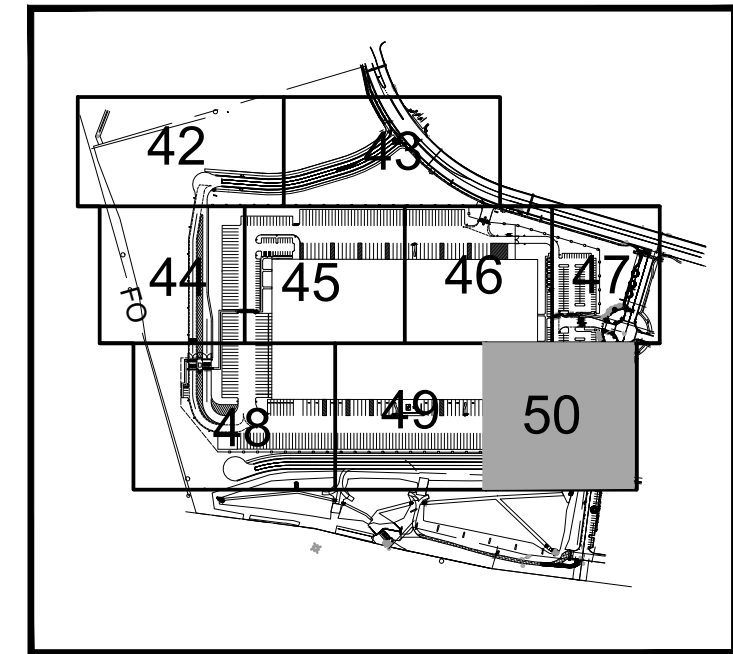
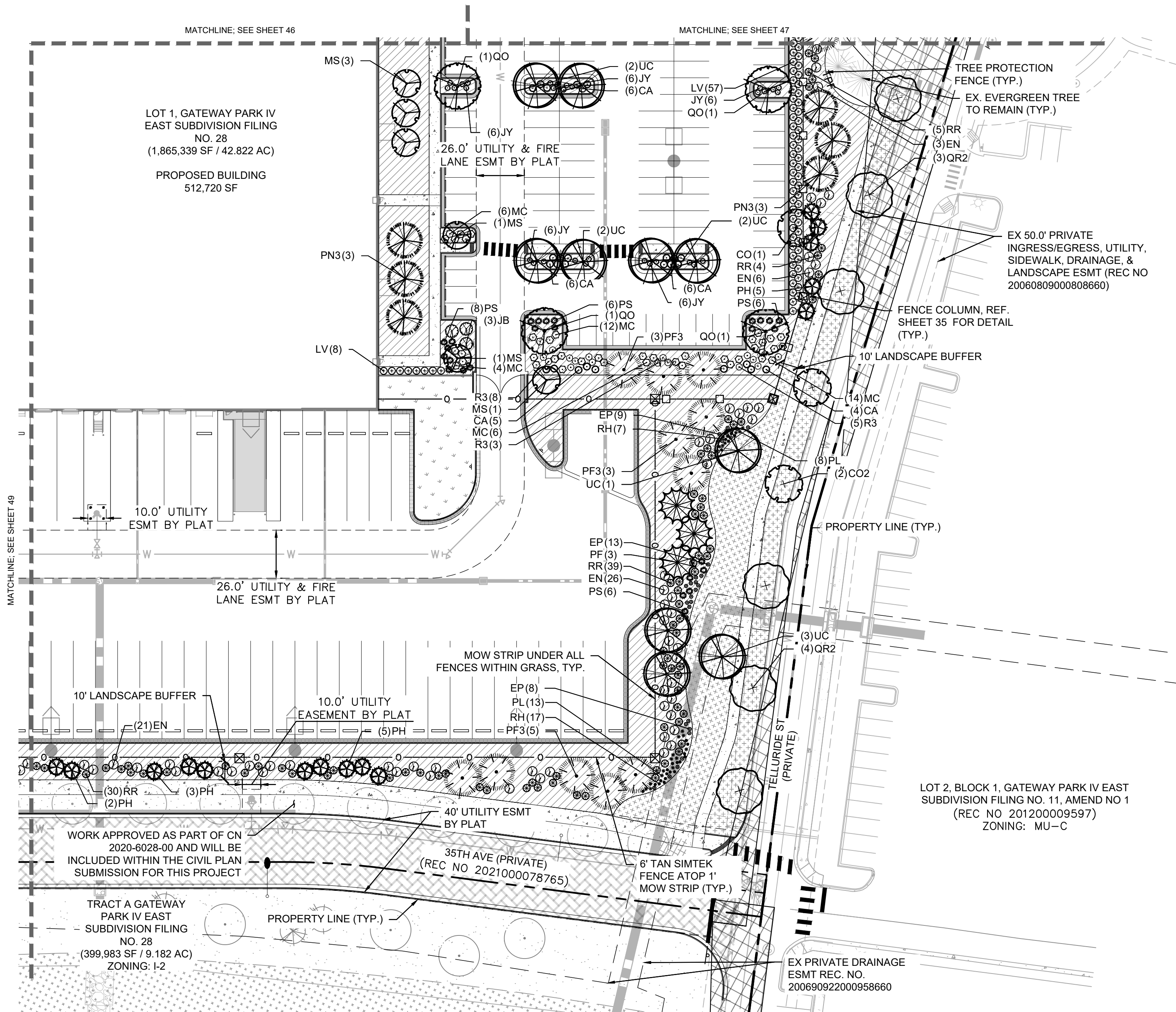
FILE NO.	067918026_SP_LA.DWG
PROJECT NO.	067918026
SHEET NO.	49

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

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



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KEY MAP  
NTS

### LEGEND

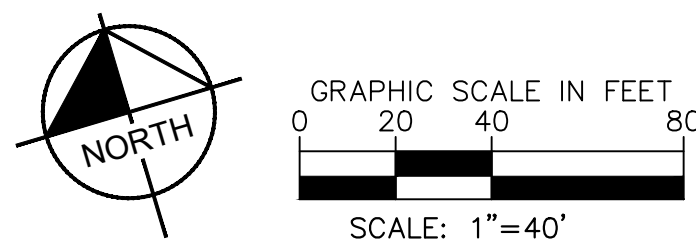
- PROPERTY LINE
- EX. EASEMENT LINE
- PROP. EASEMENT LINE
- FDC W/ KNOX HARDWARE
- FIRE HYDRANT
- SIGHT TRIANGLE (SEE KEYNOTE #1)
- PROP. 6' TALL, BLACK CLAD CHAIN LINK FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT)
- PROP. 6' WROUGHT IRON FENCE ATOP 1' MOW STRIP (7' TOTAL HEIGHT) W/ MASONRY COLUMNS EVERY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



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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

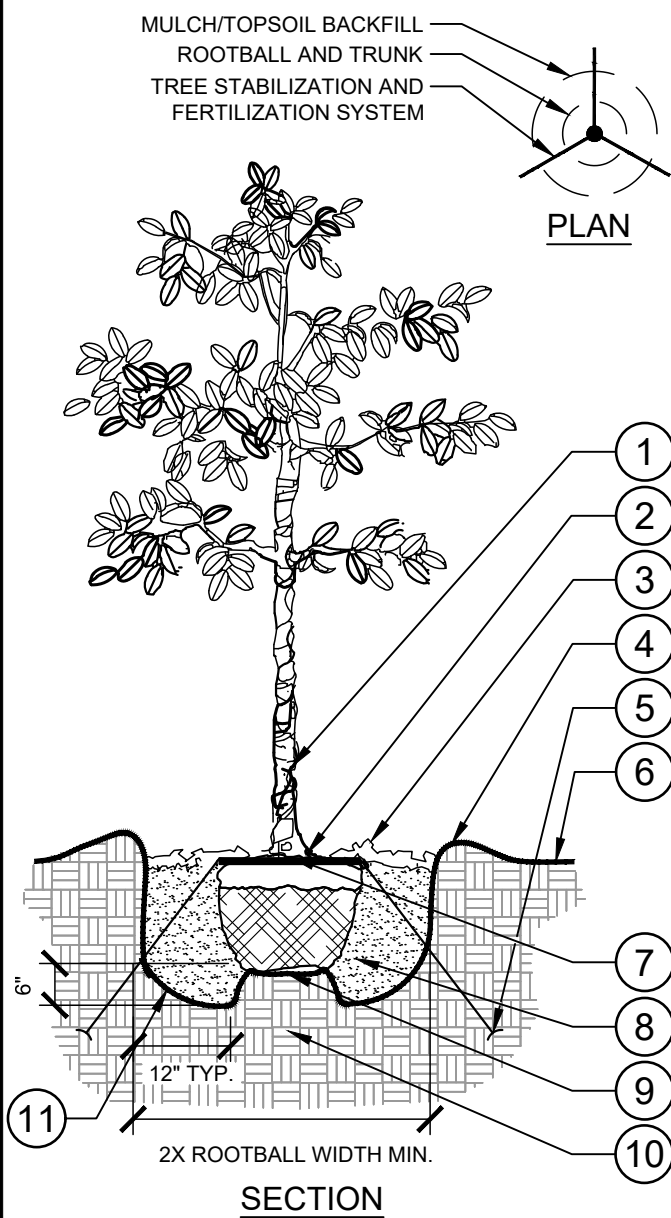
FILE NO.  
067918026\_SP\_LA.DWG  
PROJECT NO.  
067918026

SHEET NO.  
50

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

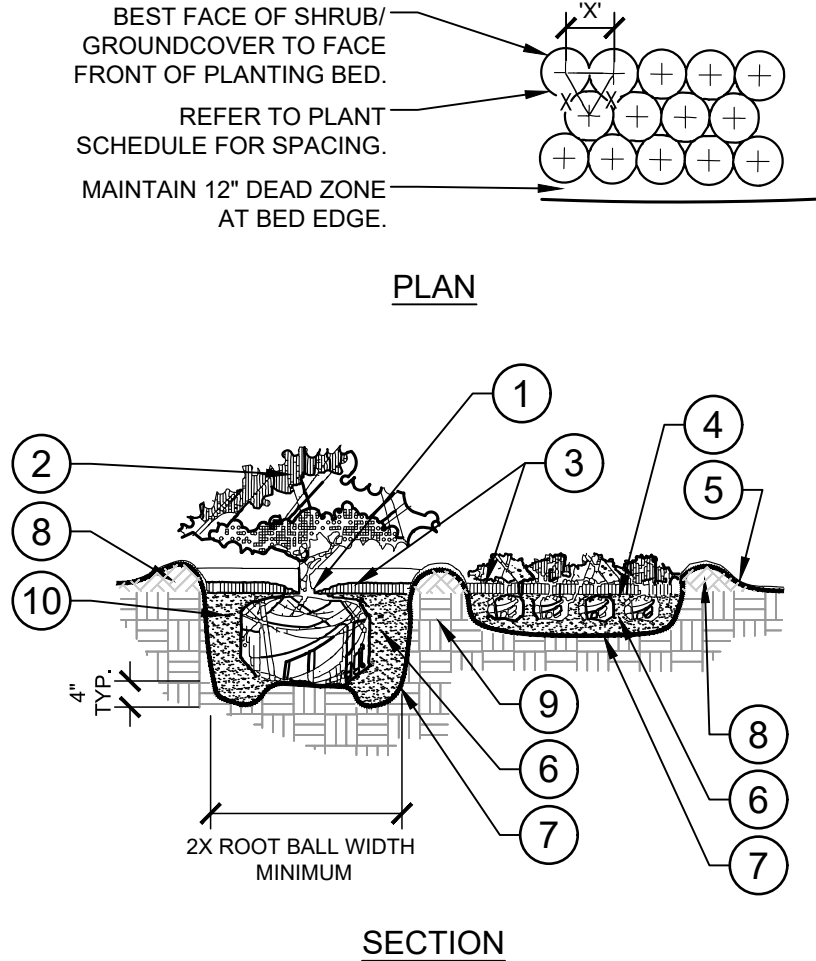


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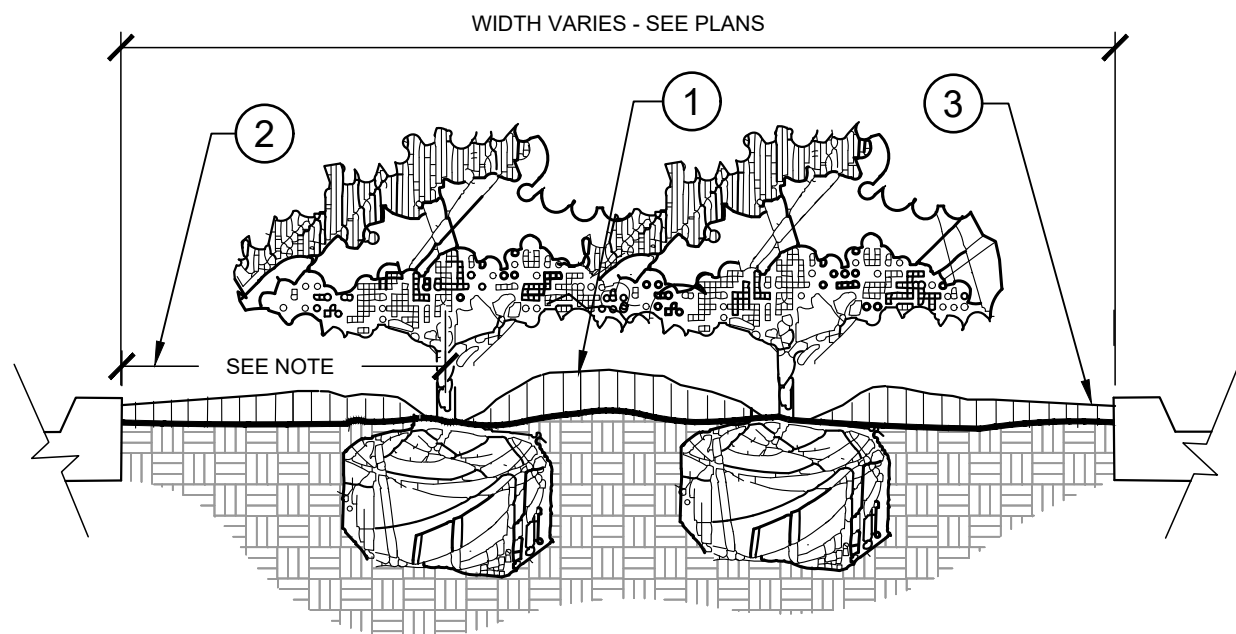
1 TREE PLANTING  
SECTION / PLAN

NTS



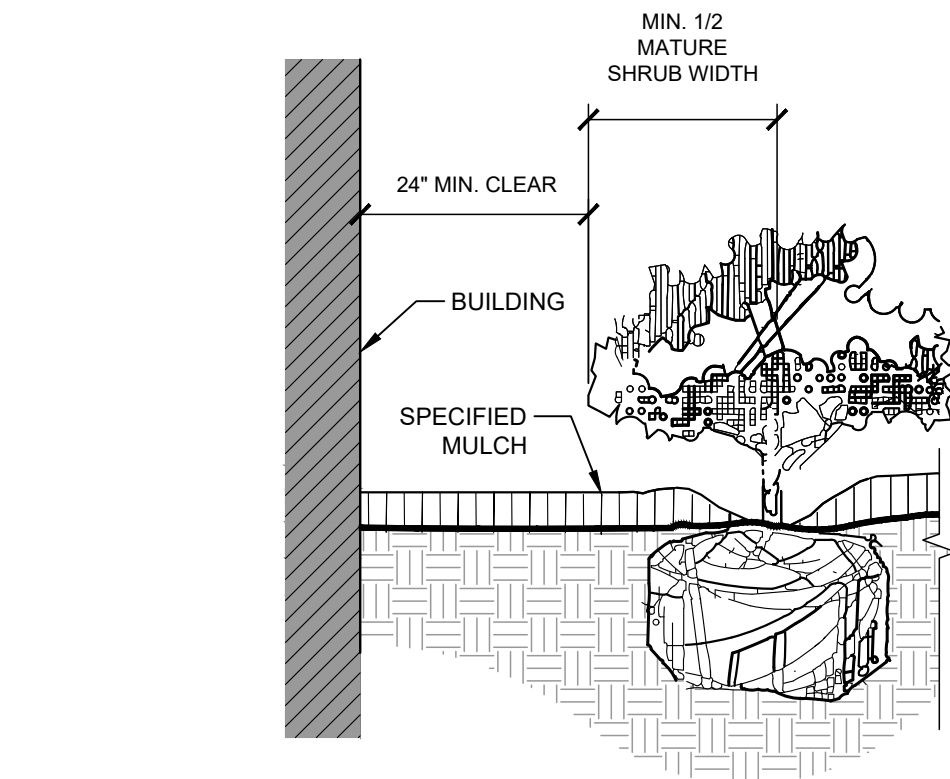
2 SHRUB/GROUNDCOVER PLANTING  
SECTION / PLAN

NTS



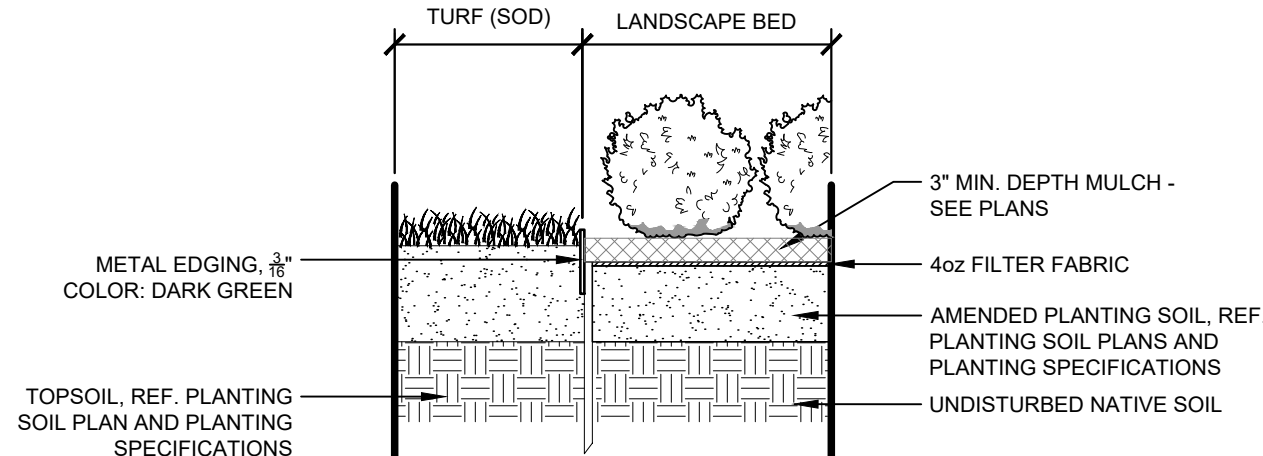
3 PLANTED PARKING LOT ISLANDS/MEDIANS  
SECTION

NTS



4 PLANTINGS ADJACENT TO BUILDINGS  
SECTION

NTS



5 METAL EDGER AT PLANTING BED

1" = 1"

067-918-21

- NOTES:
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
  - REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
  - PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

- NOTES:
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.
  - WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
  - ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.
  - PRE-EMERGENT HERBICIDE TO BE APPLIED PRIOR TO PLANT INSTALLATION.

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

**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

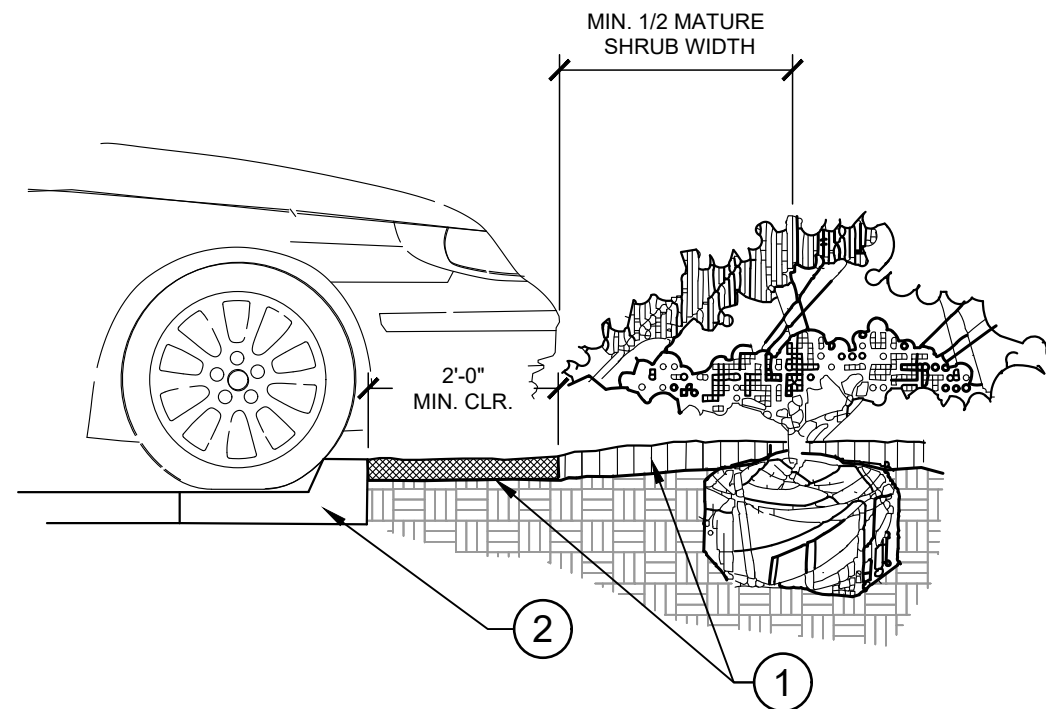
FILE NO.	067918026_SP_LA.DWG
PROJECT NO.	067918026

SHEET NO.  
**51**

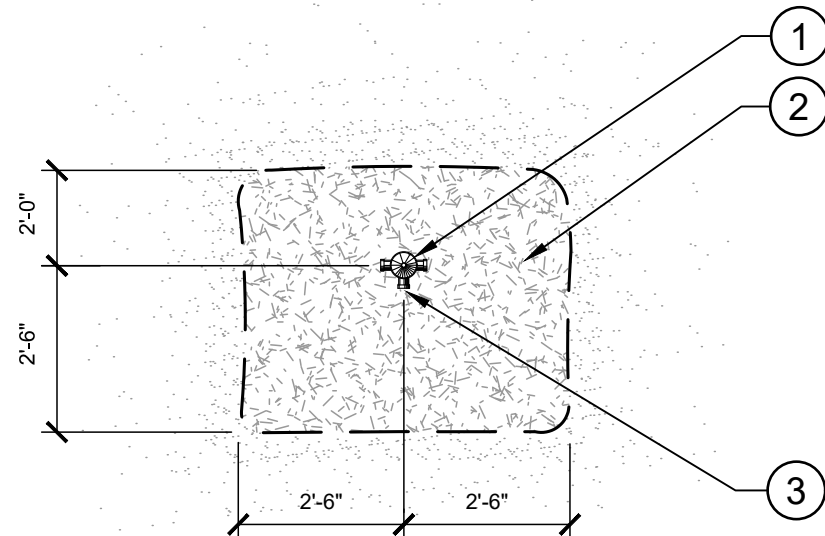
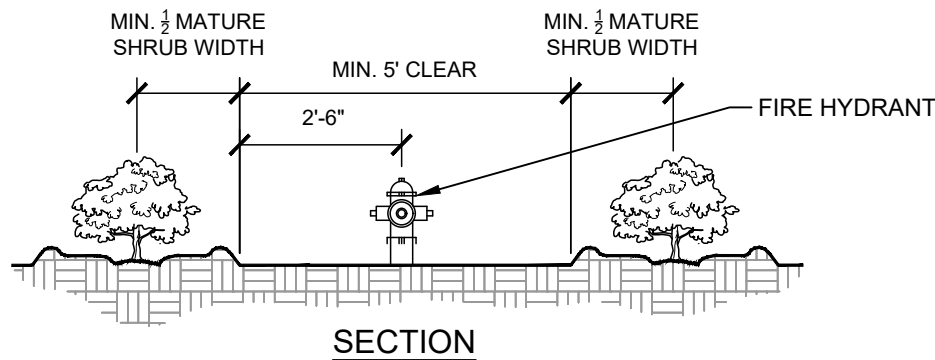
NOT FOR CONSTRUCTION



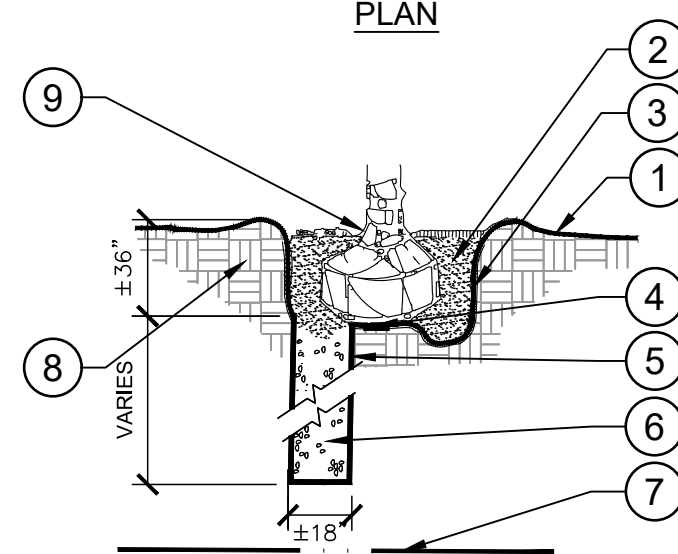
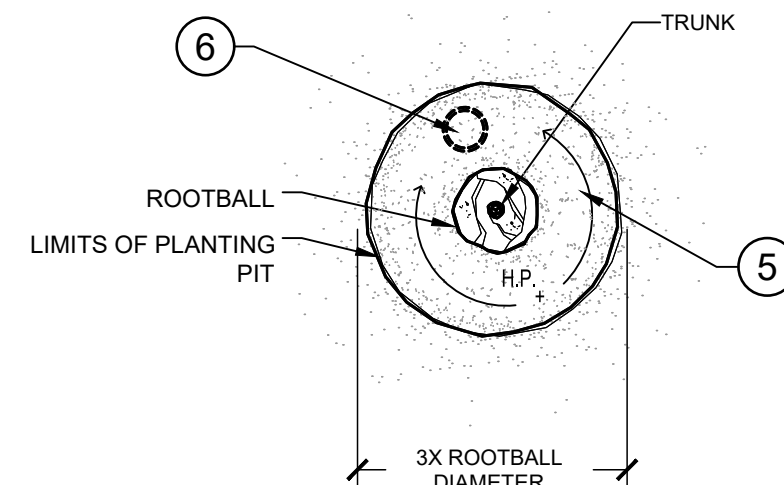
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- 1 INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- 2 CURB / PARKING LOT EDGE.



- 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)



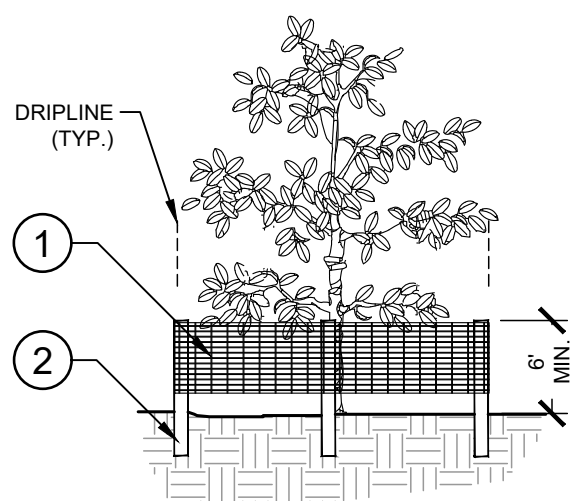
- 1 FINISH GRADE (SEE GRADING PLANS).
- 2 BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
- 3 FILTER CLOTH, MIRAFI 500X OR BETTER.
- 4 SLOPE BOTTOM TO DRAIN.
- 5 AUGURED HOLE  $\varnothing \pm 18"$  PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.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

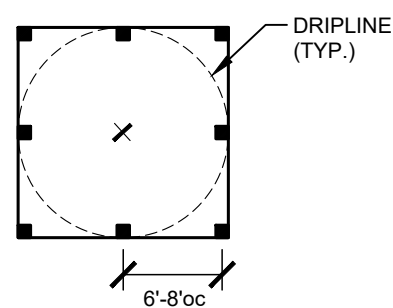
1 PARKING SPACE/CURB PLANTING  
35 SECTION

2 SHRUB PLANTING AT FIRE HYDRANT  
39 NTS SECTION / PLAN

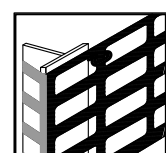
3 POOR DRAINAGE CONDITION  
35 SECTION / PLAN



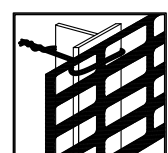
ELEVATION



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

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Denver, Colorado 80237 (303) 228-2300

PROJECT SKIFREE  
SITE PLAN  
LANDSCAPE DETAILS  
AURORA, COLORADO

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

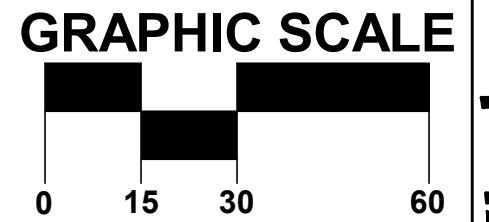
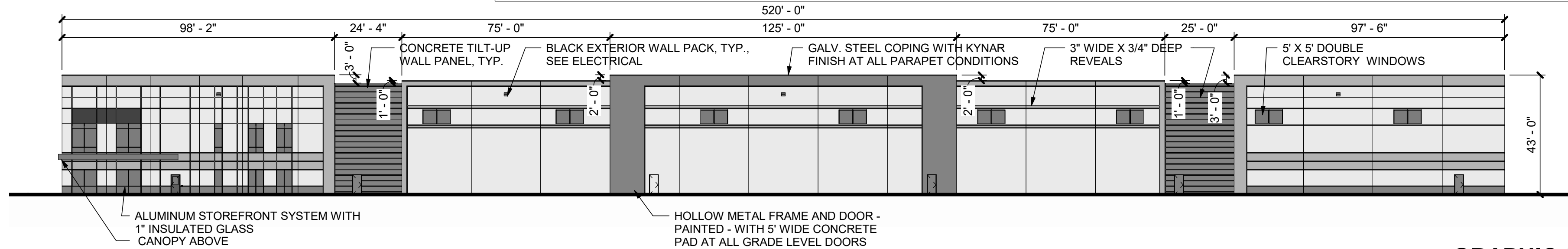
EXT-1  
PURE WHITE  
SW 7005

EXT-2  
ONLINE  
SW 7072

EXT-3  
SOFTWARE  
SW 7074

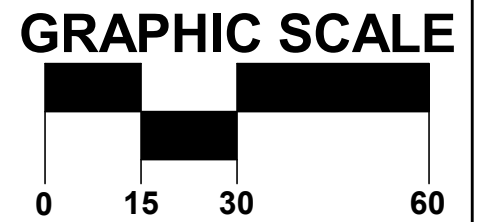
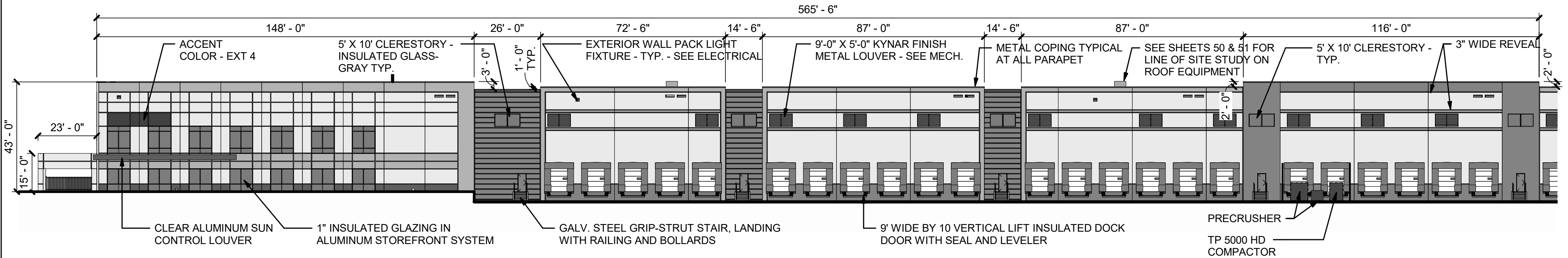
EXT-4  
PANTONE  
SW 7626

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



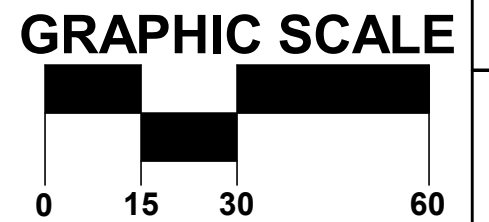
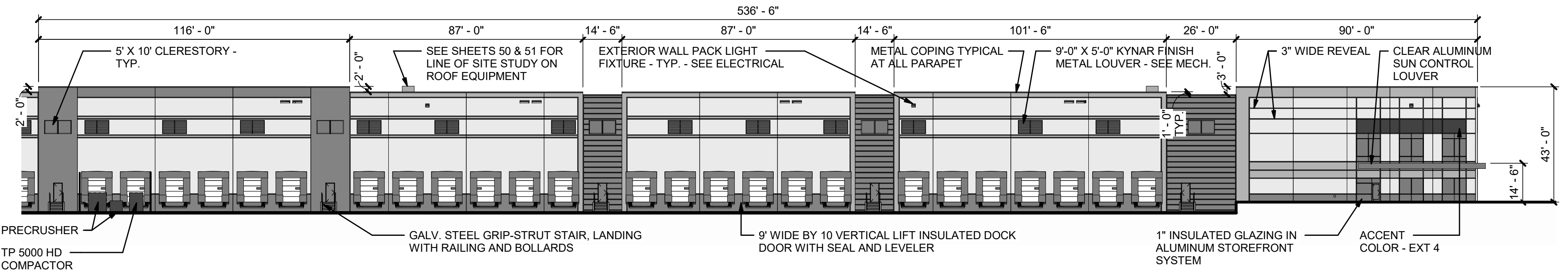
### 3 BUILDING ELEVATION - WEST

1" = 30'-0"



### 2 BUILDING ELEVATION - NORTH

1" = 30'-0"



### 1 BUILDING ELEVATION - NORTH

1" = 30'-0"

NO.	REVISION	BY	DATE	APPR	
4	SITE PLAN SUBMITTAL	4	NER	3-11-22	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

**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

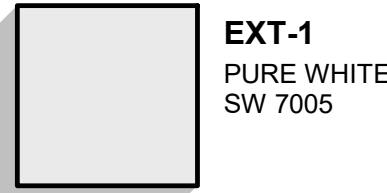
SHEET NO.  
53



Z:\DEN\_Civil\067918026\_Proj\Skifree\CADD\References\067918026TB\_SP.dwg Jurewicz, Madison

SEE SITE PLAN SHEET 34 FOR COMPACTOR AND GENERATOR SCREENING REQUIREMENTS

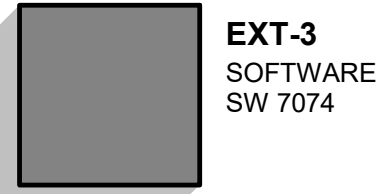
ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A POINT FOUR FEET ABOVE GRADE LEVEL ON EACH PROPERTY LINE WITH AN ABUTTING PROPERTY, AND FROM A POINT FOUR FEET ABOVE GRADE FROM EACH SIDEWALK ON THE FAR SIDE OF EACH ADJACENT STREET, OR IF THERE IS NO SIDEWALK THEN FROM A POINT FIVE FEET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

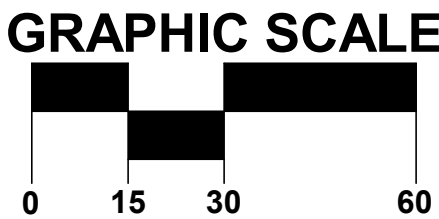
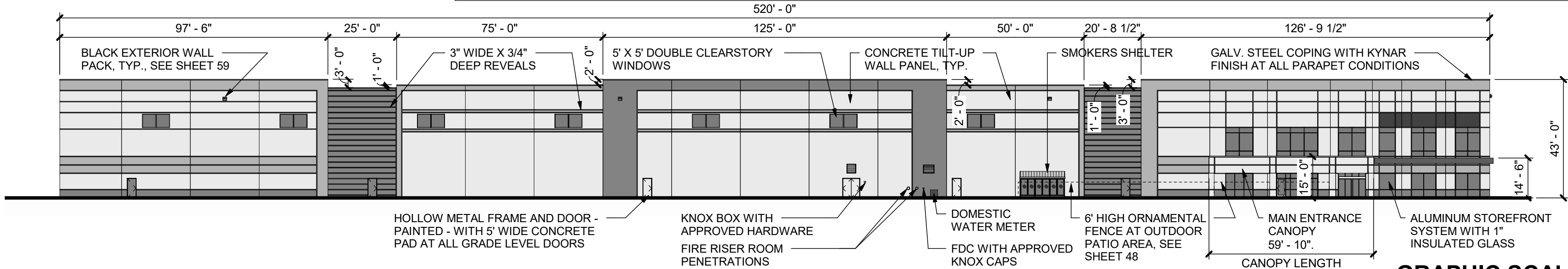


EXT-3  
SOFTWARE  
SW 7074



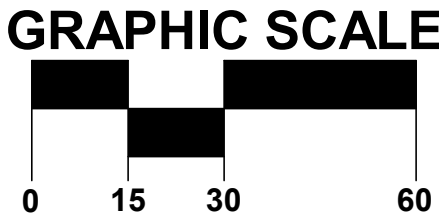
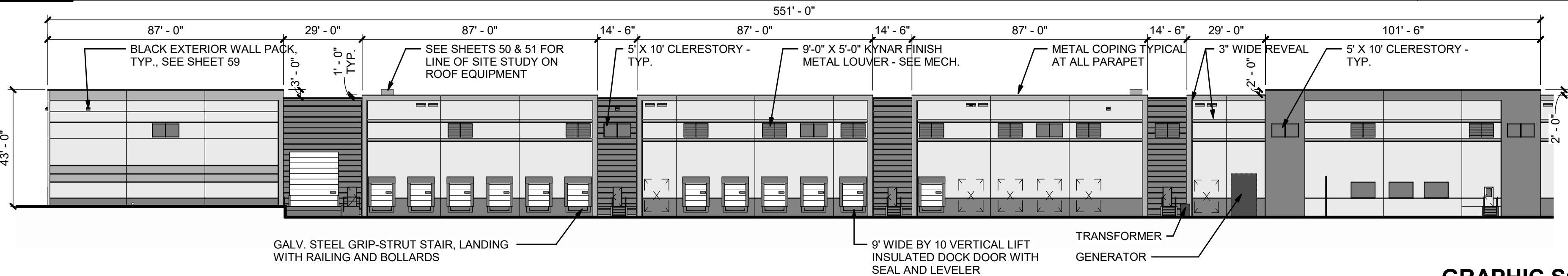
EXT-4  
PANTONE  
SW 7626

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



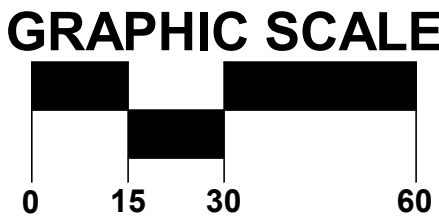
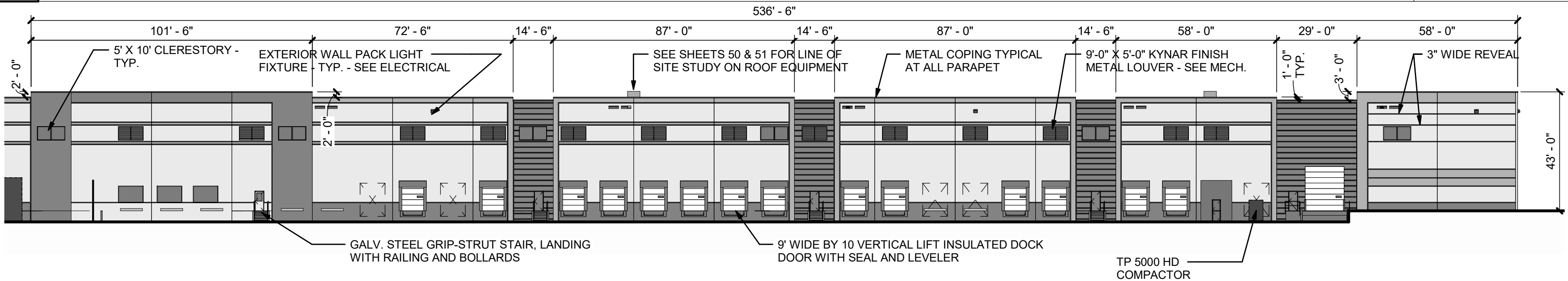
### 3 BUILDING ELEVATION - EAST

1" = 30'-0"



### 2 BUILDING ELEVATION - SOUTH

1" = 30'-0"



### 1 BUILDING ELEVATION - SOUTH

1" = 30'-0"

Kimley»Horn

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Denver, Colorado 80237 (303) 228-2300

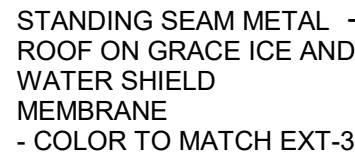
PROJECT SKIFREE  
SITE PLAN  
SHEET TITLE  
AURORA, COLORADO

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

FILE NO. 067918026TB\_SP.DWG  
PROJECT NO. 067918026

SHEET NO.  
54





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

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

- KNOX BOX WITH APPROVED HARDWARE

- HEAVY DUTY INSULATED SLIDING GLASS DOOR IN CLEAR ANODIZED ALUMINUM FRAMES

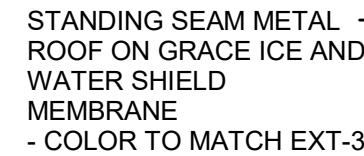
- ELECTRICAL PANEL

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  
ADJOINING WALL



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

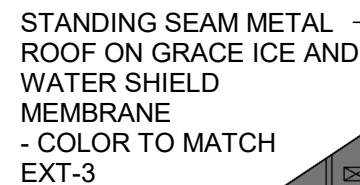
- PROVIDE POLYCARBONATE "SNO-GEM" ICE GUARD AT ALL METAL ROOFS IN NORTHERN CLIMATES HALFWAY UP THE ROOF

- 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  
ADJOINING WALL



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

## TILT-UP CONCRETE WALL PANEL

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  
ADJOINING WALL

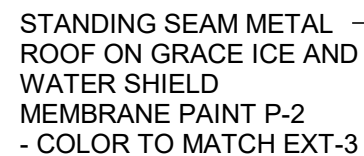
— PROVIDE POLYCARBONATE  
"SNO-GEM" ICE GUARD AT  
ALL METAL ROOFS IN  
NORTHERN CLIMATES  
HALFWAY UP THE ROOF

— 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

**1/4" = 1'-0"**



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 ELECTRIC  
PANEL

CONDENSING UNIT

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  
ADJOINING WALL

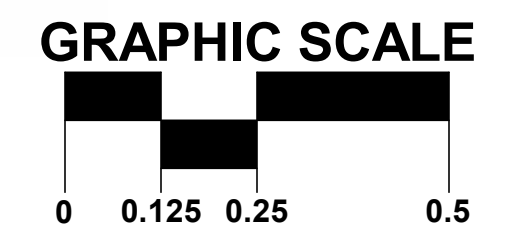
— PROVIDE POLYCARBONATE  
"SNO-GEM" ICE GUARD AT  
ALL METAL ROOFS IN  
NORTHERN CLIMATES  
HALFWAY UP THE ROOF

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

— TRANSFORMER

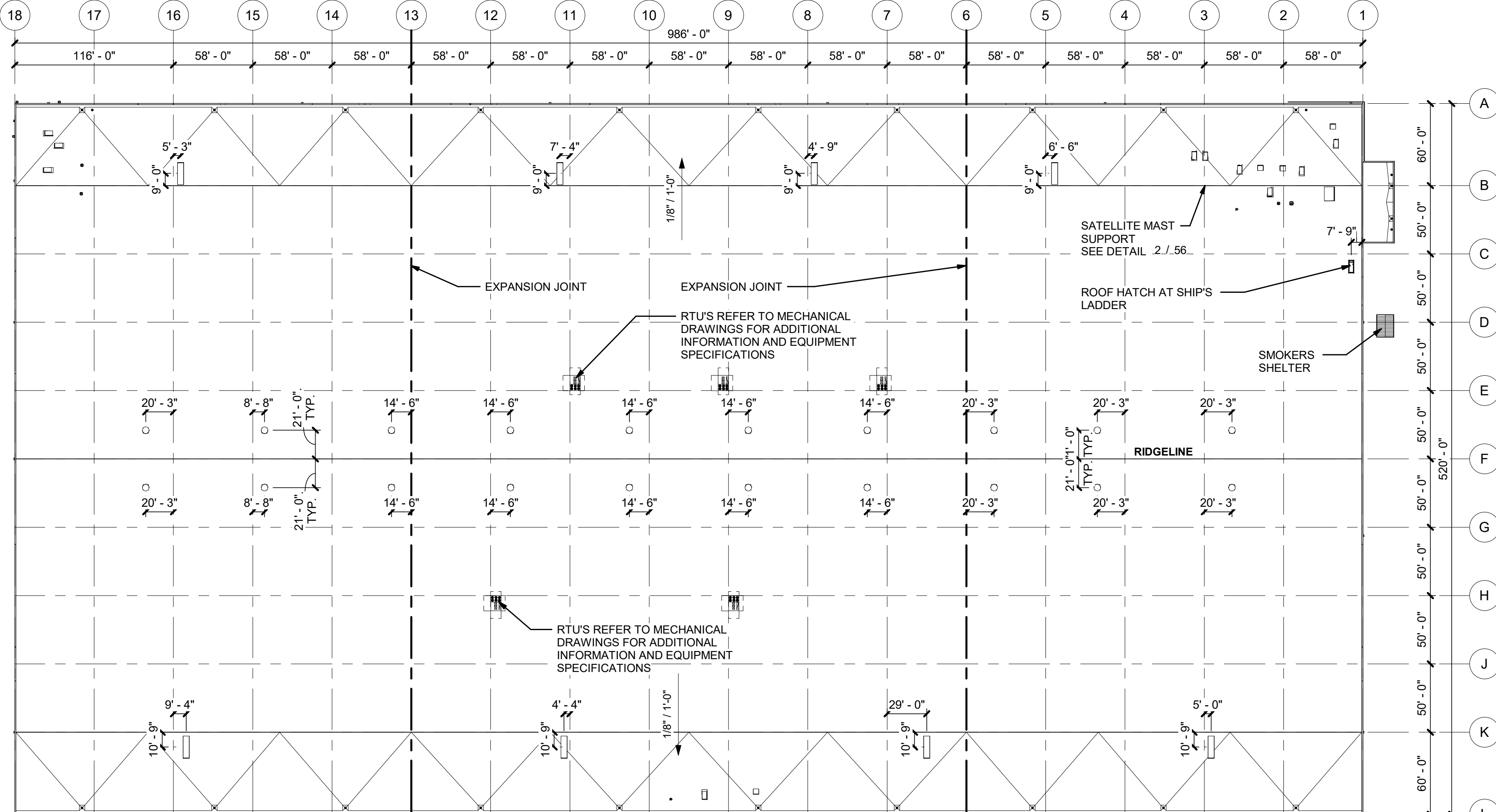
— 7" HIGH RAISED  
CONCRETE PAD

**1/4" = 1'-0"**



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





## OVERALL ROOF PLAN

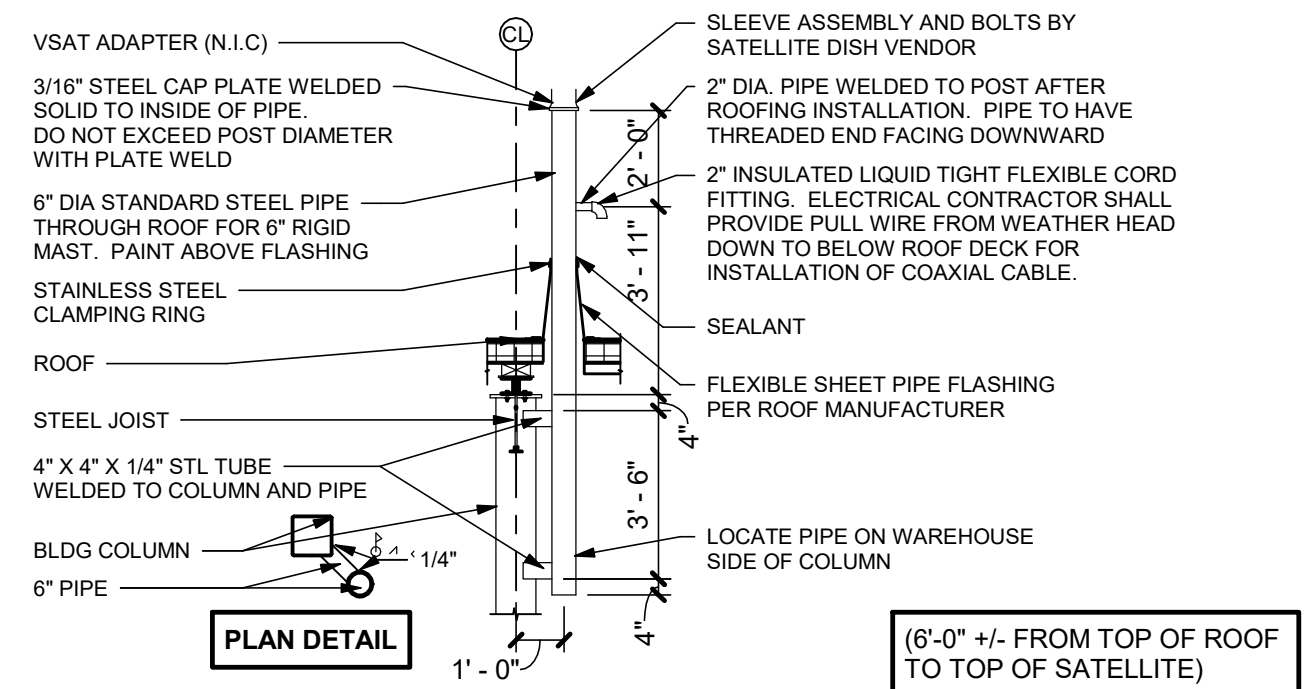
**1" = 60'-0"**

**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**

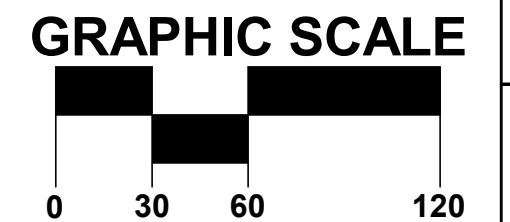
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DESIGNED BY:	MEJ
DRAWN BY:	MEJ
CHECKED BY:	SAL

FILE NO.  
X067918026TB\_SP.DWG

PROJECT NO.  
067918026

SHEET NO.
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56



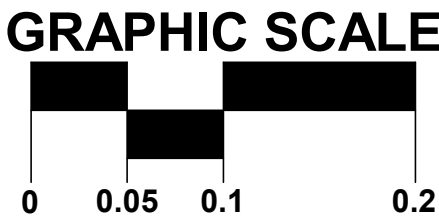
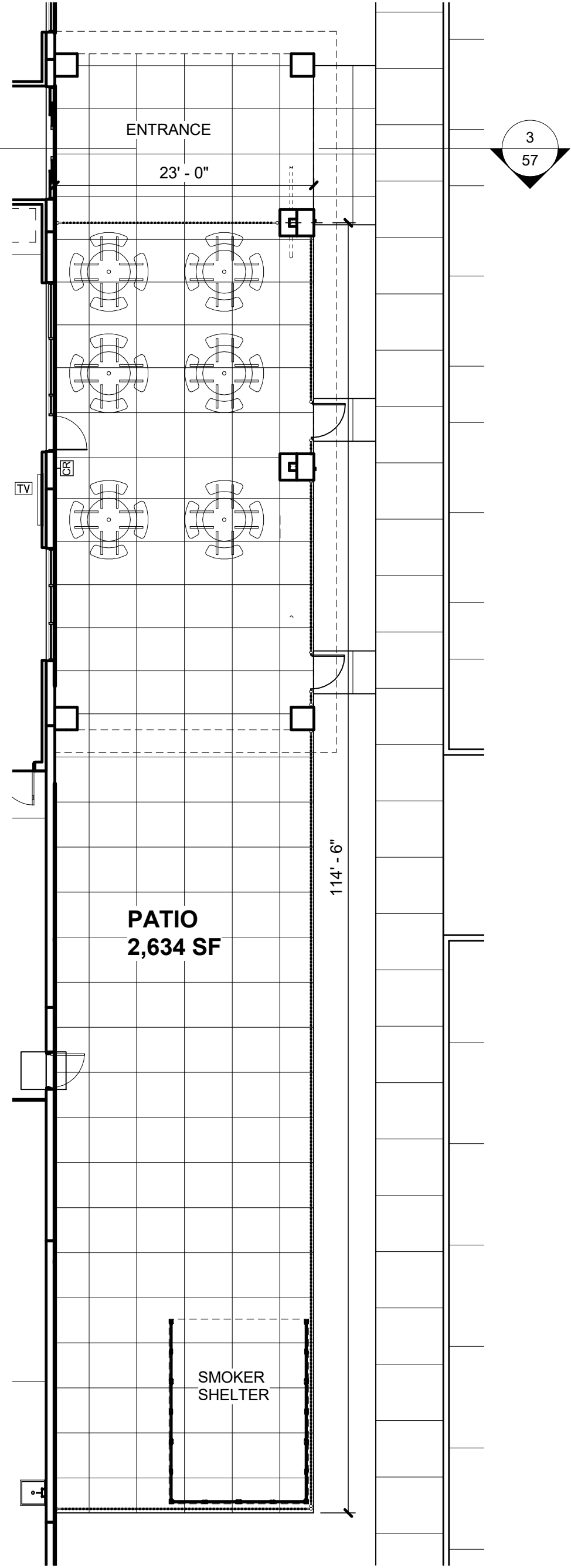


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1

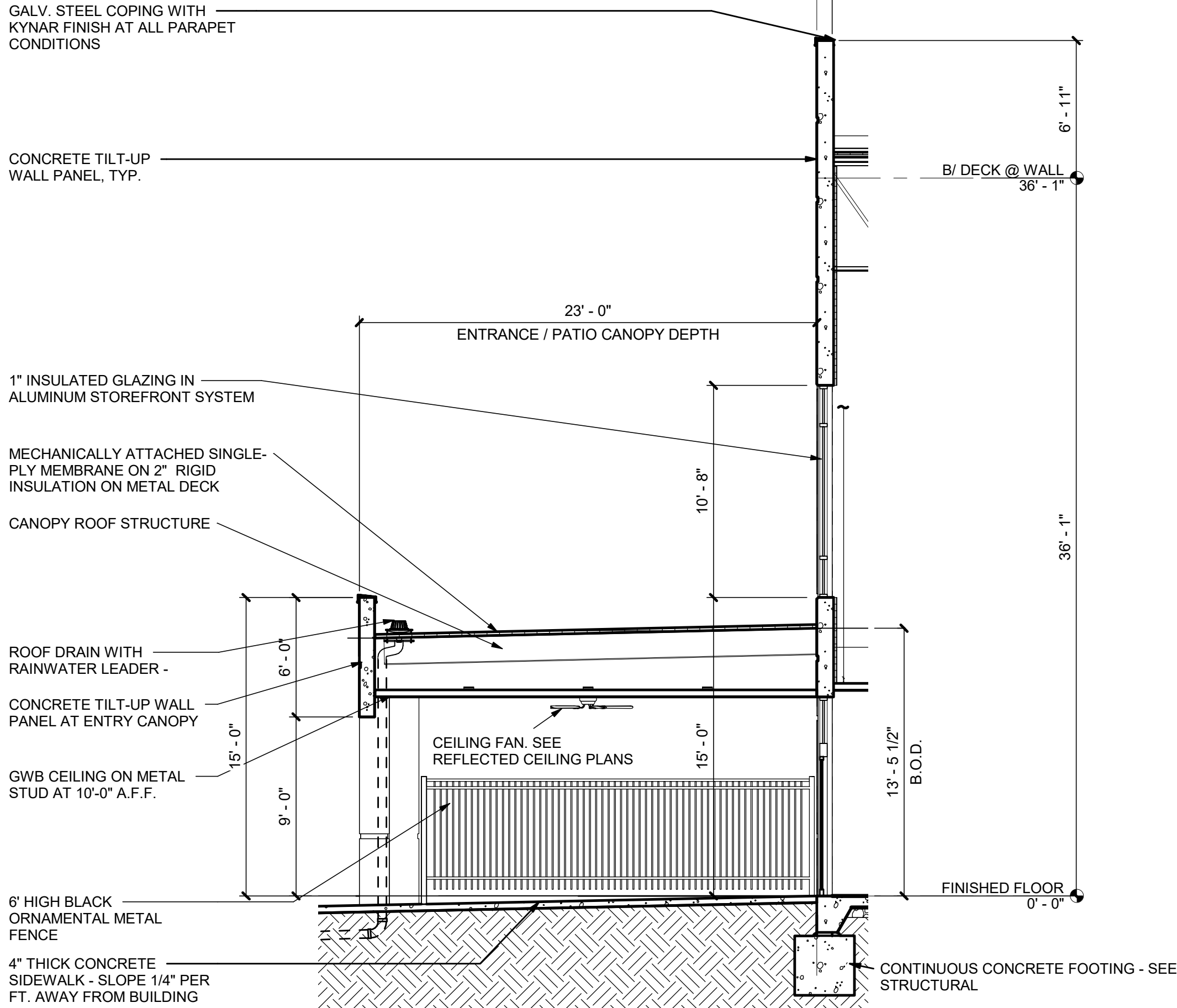
1" = 10'-0"

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

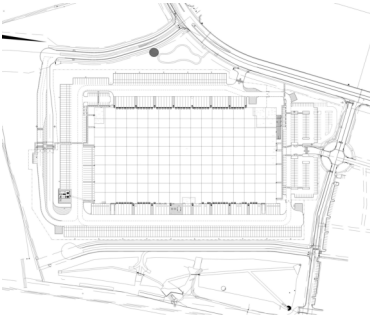
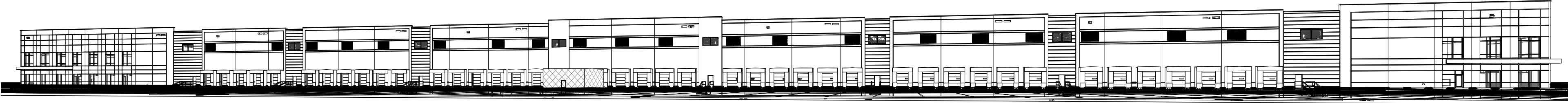
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4	SITE PLAN SUBMITTAL	4	NER	5-11-22	SAL
3	SITE PLAN SUBMITTAL	3	NER	3-16-22	SAL
2	SITE PLAN SUBMITTAL	2	NER	2-07-21	SAL
1	SITE PLAN SUBMITTAL	1	NER	10-13-21	SAL



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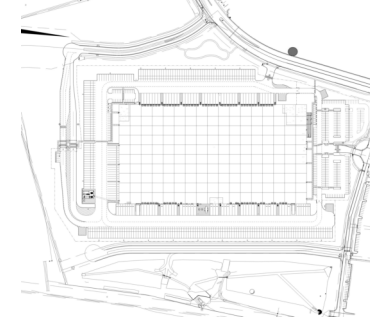
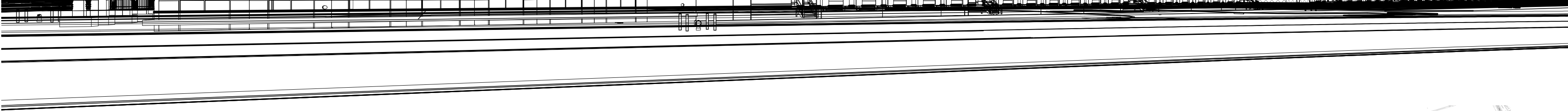
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LINE OF SITE STUDY - NORTH



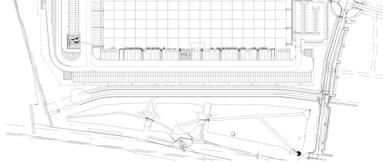
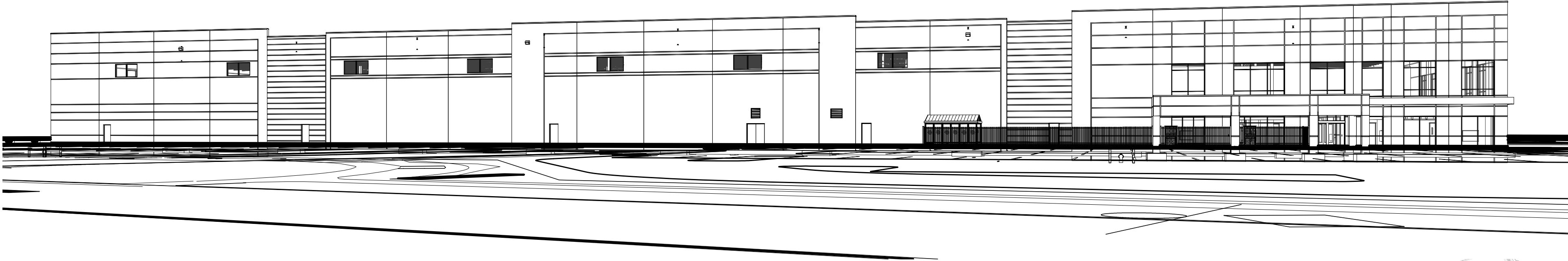
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LINE OF SITE STUDY - NORTHEAST



3

LINE OF SITE STUDY - EAST



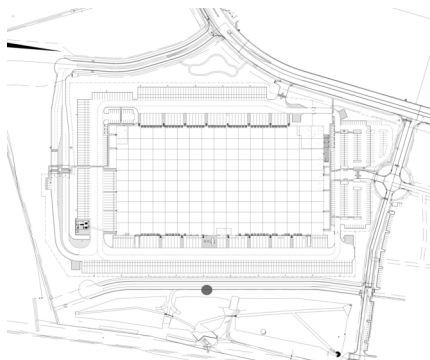
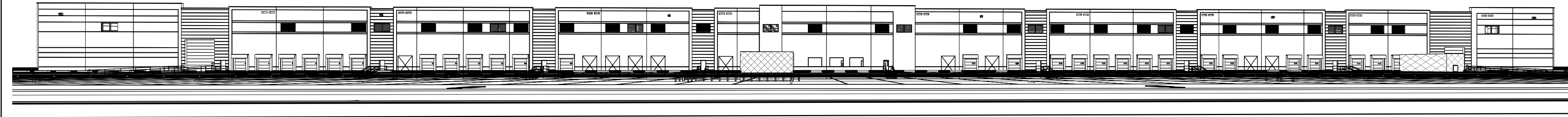
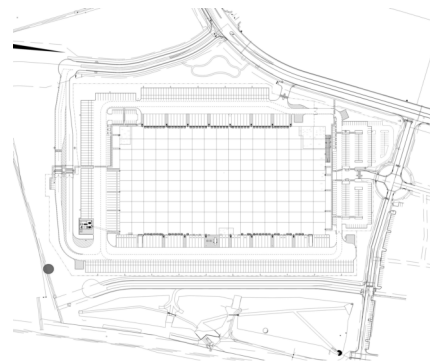
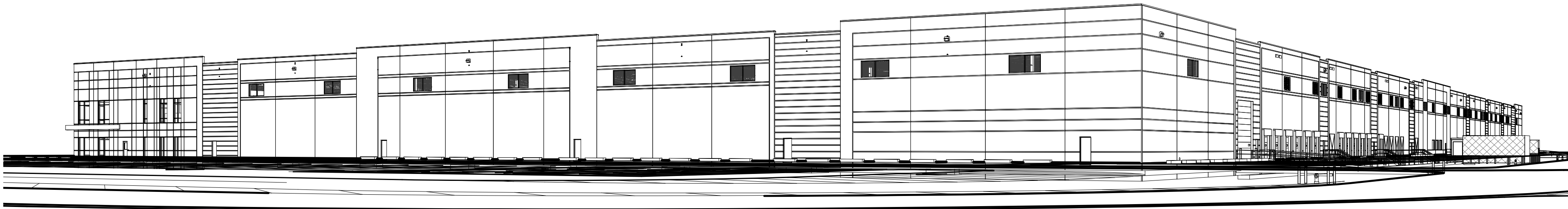
PROJECT SKIFREE		Kimley»Horn		4	SITE PLAN SUBMITTAL	4	NER	5-11-22	SAL
SITE PLAN		2021 KIMLEY-HORN AND ASSOCIATES, INC. 2552 South Interstate 70 Denver, Colorado 80237 (303) 228-2300		3	SITE PLAN SUBMITTAL	3	NER	3-16-22	SAL
SHEET TITLE		AURORA, COLORADO		2	SITE PLAN SUBMITTAL	2	NER	2-07-21	SAL
				1	SITE PLAN SUBMITTAL	1	NER	10-13-21	SAL
				NO.	REVISION	BY	DATE	APPR	



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2


LINE OF SITE STUDY - SOUTHWEST



1

LINE OF SITE STUDY - SOUTH

PROJECT SKIFREE  
SITE PLAN  
SHEET TITLE  
AURORA, COLORADO









2021 KIMLEY-HORN AND ASSOCIATES, INC.  
4552 South Interstate 70  
Denver, Colorado 80237 (303) 228-2300











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

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

FILE NO.	067918026TB_SP.DWG
PROJECT NO.	067918026
SHEET NO.	59



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.jes	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.jes	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.jes	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.jes	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.jes	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.jes	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

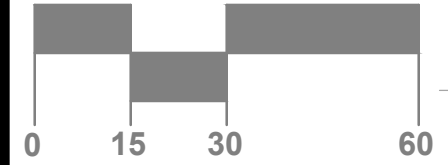
SITE KEYMAP

60	61	62
67	BUILDING INTERIOR	63
66	65	64

SHEET 60

SHEET 61

GRAPHIC SCALE



SHEET 60

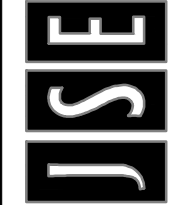
SHEET 67

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

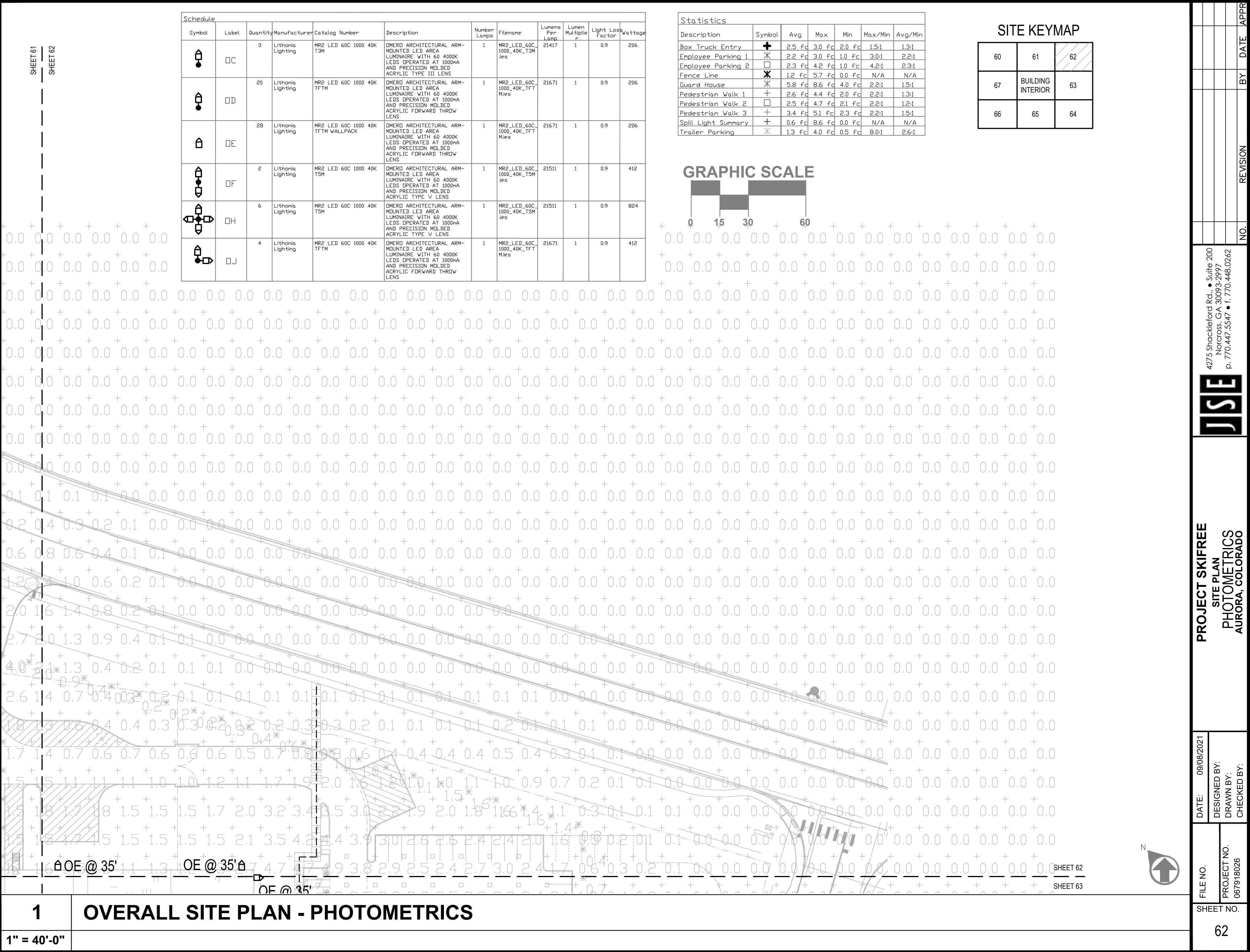
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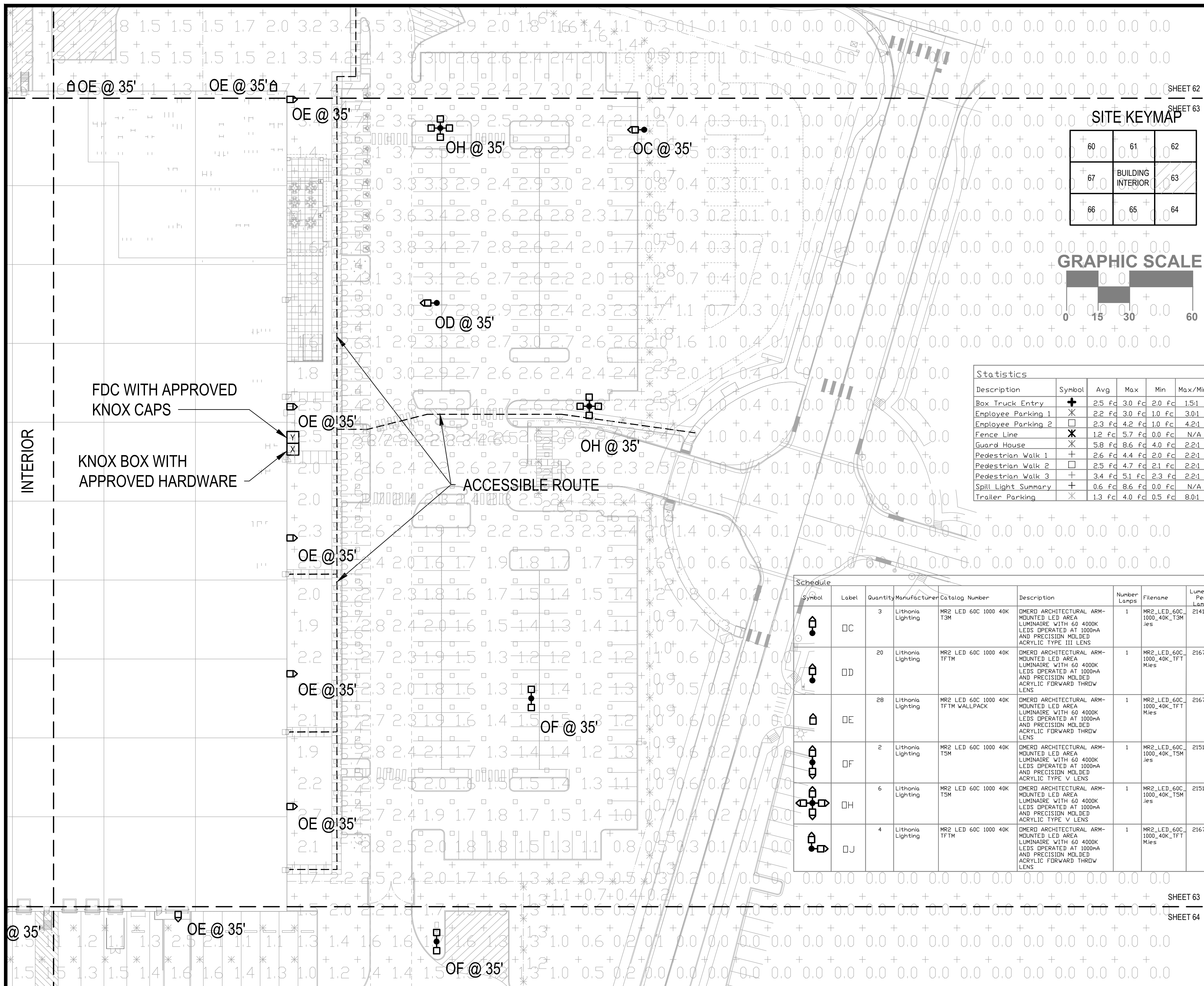










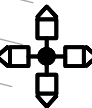





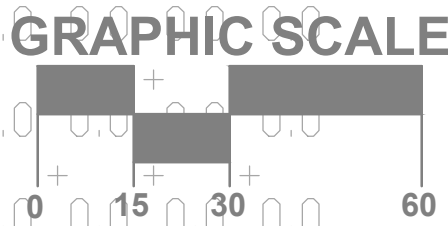
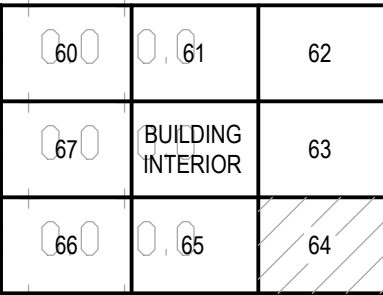






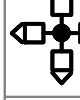

60	61	62
67	BUILDING INTERIOR	63
66	65	64

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

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Voltage
	OC	3	Lithonia Lighting	MR2 LED 60C 1000 40K T3M	DMERO 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	DMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THRDW 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	DMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THRDW LENS	1	MR2_LED_60C_1000_40K_TFT Mies	21671	1	0.9	206
	OF	2	Lithonia Lighting	MR2 LED 60C 1000 40K TSM	DMERO 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	DMERO 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	DMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA AND PRECISION MOLDED ACRYLIC FORWARD THRDW LENS	1	MR2_LED_60C_1000_40K_TFT Mies	21671	1	0.9	412

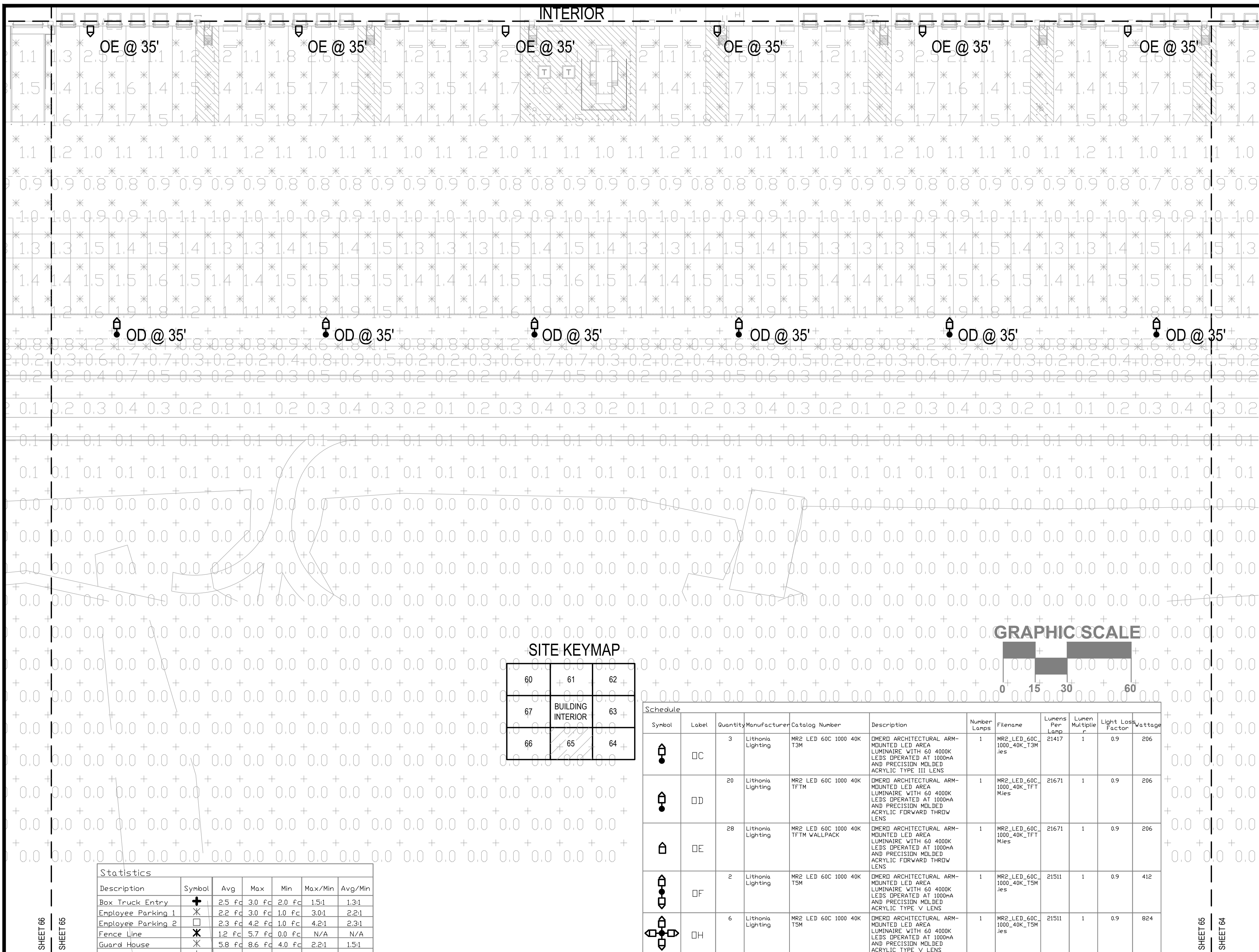










Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage
	□C	3	Lithonia Lighting	MR2 LED 60C 1000 40K T3M	DMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA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

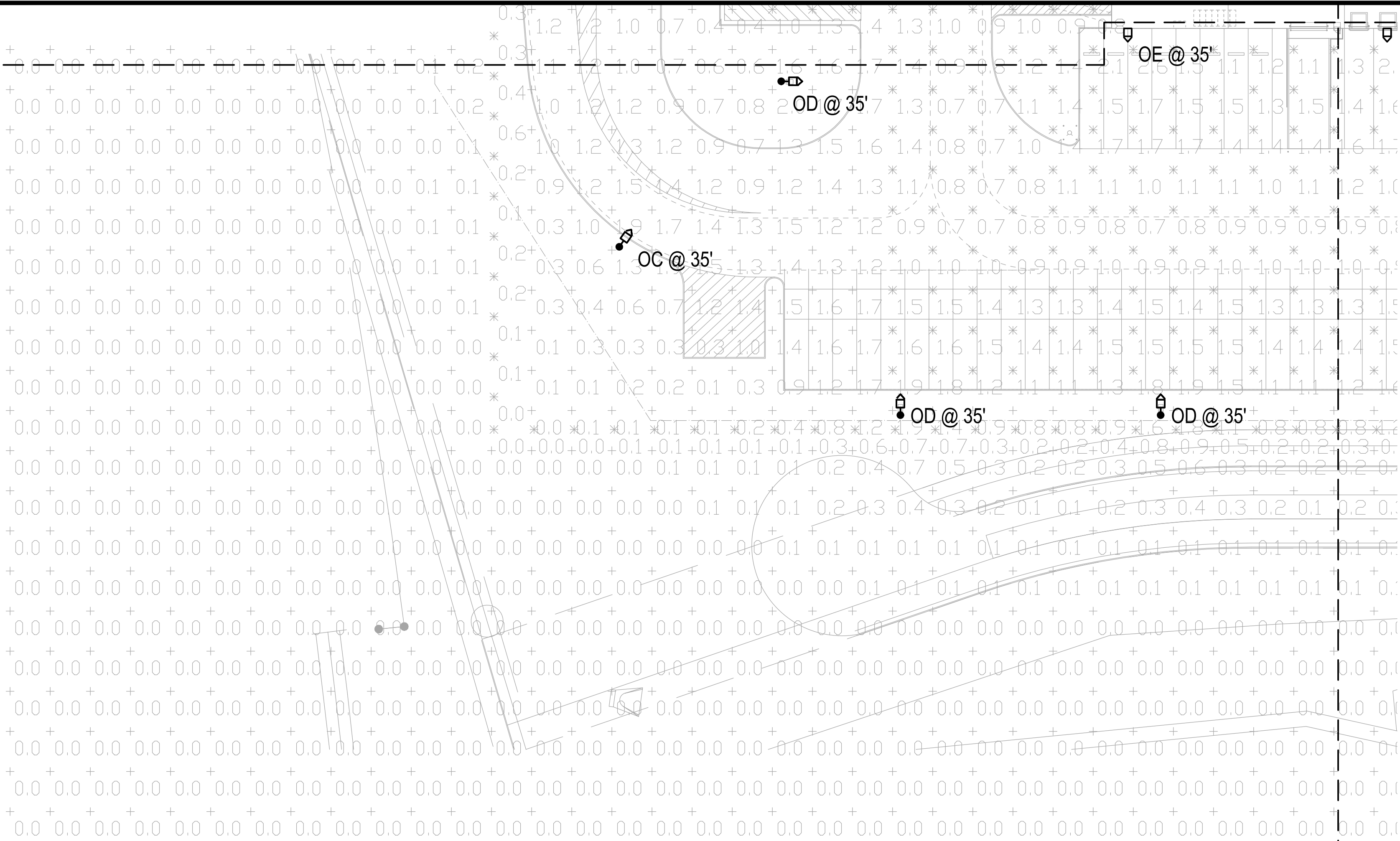





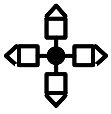



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Box Truck Entry	+	2.5 fc	3.0 fc	2.0 fc	1.5:1	1.3:1
Employee Parking 1	✕	2.2 fc	3.0 fc	1.0 fc	3.0:1	2.2:1
Employee Parking 2	□	2.3 fc	4.2 fc	1.0 fc	4.2:1	2.3:1
Fence Line	✕	1.2 fc	5.7 fc	0.0 fc	N/A	N/A
Guard House	✕	5.8 fc	8.6 fc	4.0 fc	2.2:1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

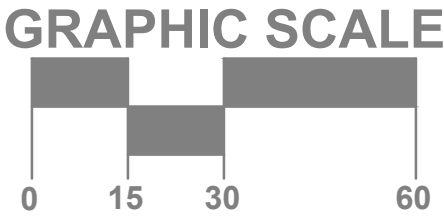
Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Voltage
	□C	3	Lithonia Lighting	MR2 LED 60C 1000 40K T3M	DMERO ARCHITECTURAL ARM-MOUNTED LED AREA LUMINAIRE WITH 60 4000K LEDS OPERATED AT 1000mA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





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		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		1.2 fcd	5.7 fcd	0.0 fcd	N/A	N/A
Guard House		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		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



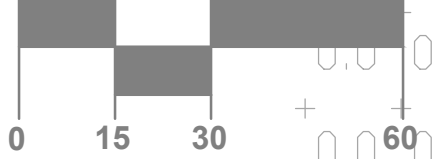
SHEET 60

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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JSE

NO. REVISION BY DATE APPR

PROJECT SKIFREE CN 2021-6048-00



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

FOR FIXTURE TYPE: OE