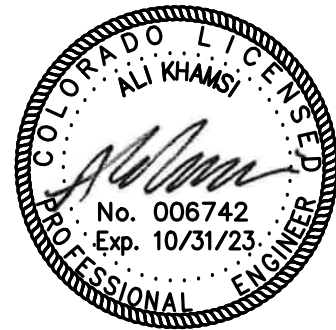


PEORIA STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



**AURORA PROCESSING
CENTER ANNEX
SUBDIVISION FILING NO. 1**

3130 N. OAKLAND STREET
AURORA, CO 80010

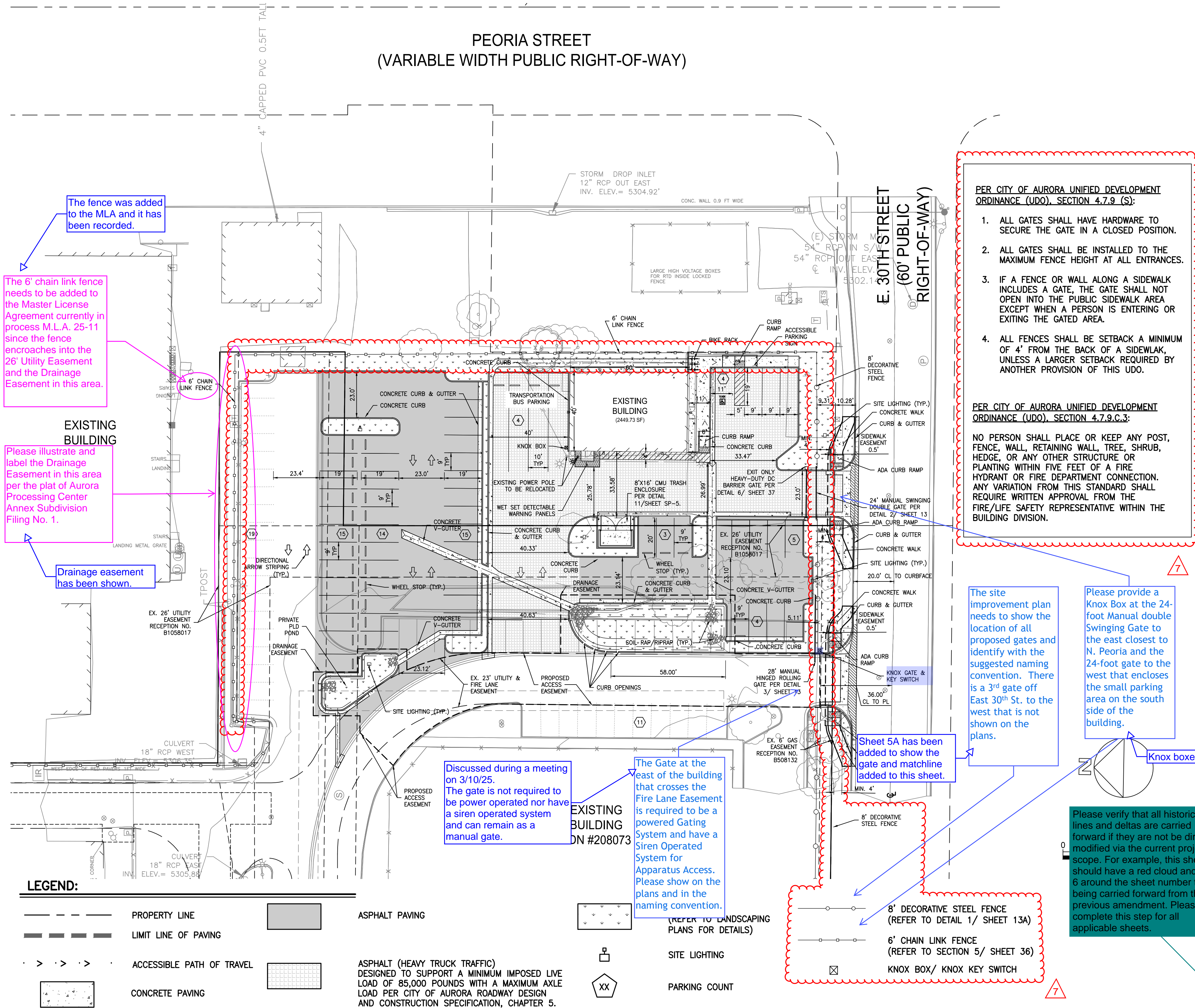
DATE	-	ISSUED FOR:

Date: 01/22/2025
Project Number: 2200056
By: TN
Checked By: AK
Scale: AS SPECIFIED

**SITE
IMPROVEMENT
PLAN**

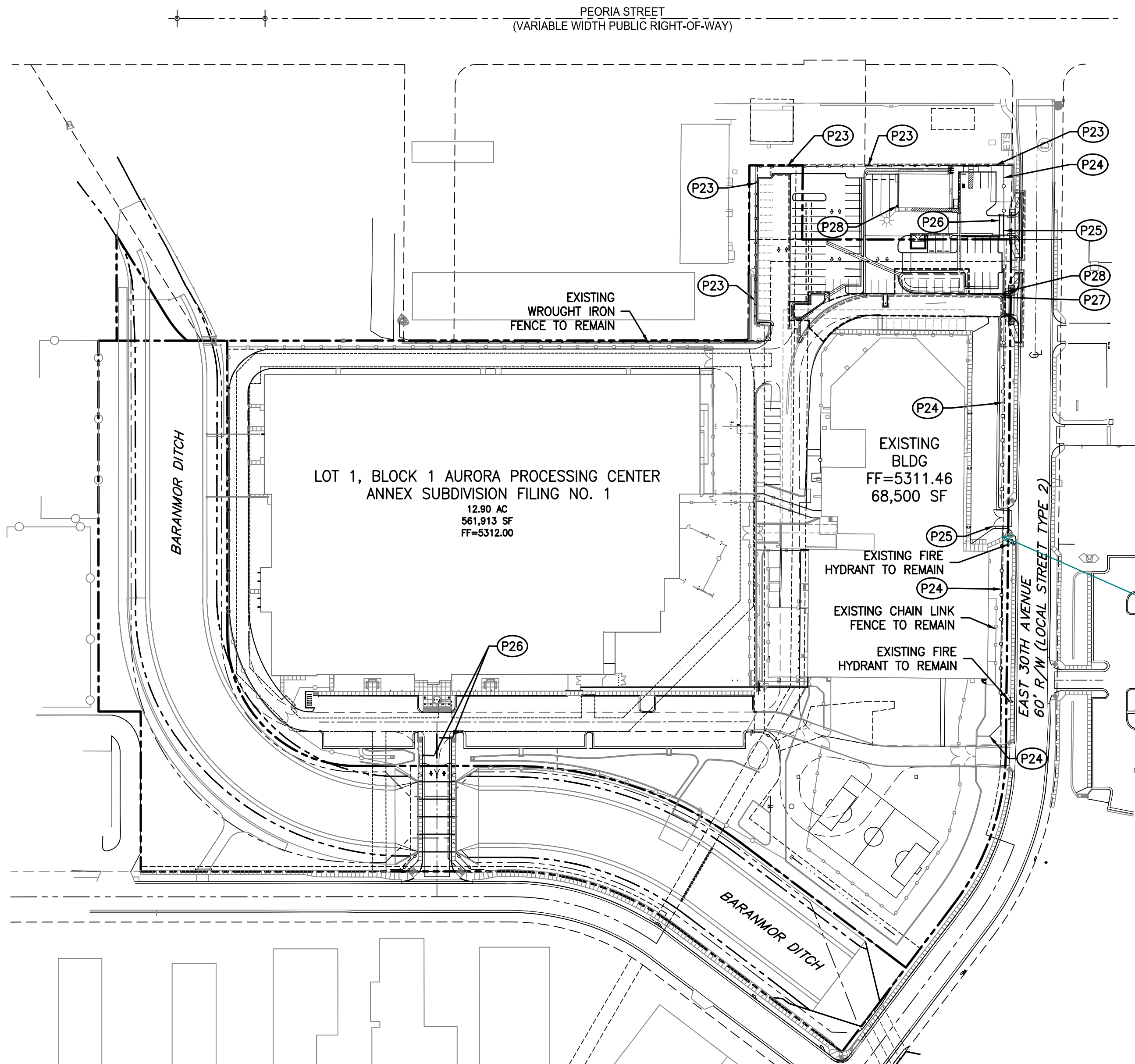
SHEET:

5



LEGEND:

	PROPERTY LINE		ASPHALT PAVING
	LIMIT LINE OF PAVING		ASPHALT (HEAVY TRUCK TRAFFIC) DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000 POUNDS WITH A MAXIMUM AXLE LOAD PER CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATION, CHAPTER 5.
	ACCESSIBLE PATH OF TRAVEL		SITE LIGHTING
	CONCRETE PAVING		PARKING COUNT



LEGEND:

- PROPERTY LINE
- 8' DECORATIVE STEEL FENCE
- 6' CHAIN LINK FENCE
- KNOX BOX/ KNOX KEY SWITCH
- EXISTING FIRE HYDRANT

CONSTRUCTION NOTES:

- P23 6' CHAIN LINK FENCE PER SECTION 4/ SHEET 36.
- P24 8' AMERISTAR STEEL FENCING PER DETAIL 1/ SHEET 13A.
- P25 24' MANUAL SWINGING DOUBLE GATE PER DETAIL 2/ SHEET 13A. ONLY CLOSED IN CASE OF RIOT/CIVIL UNREST.
- P26 EXIT ONLY ELECTRONICALLY CONTROLLED HEAVY-DUTY DC BARRIER GATE OPERATOR PER DETAIL 6/ SHEET 37.
- P27 28' MANUAL HINGED ROLLING GATE PER DETAIL 3/ SHEET 13A. ONLY CLOSED IN CASE OF RIOT/CIVIL UNREST.
- P28 KNOX BOX/ KNOX KEY SWITCH

Please clarify if this walkway will remain and if there should be a pedestrian gate here.

Yes there is a pedestrian gate.
Call out and detail added.

PER CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE (UDO). SECTION 4.7.9 (S):

- ALL GATES SHALL HAVE HARDWARE TO SECURE THE GATE IN A CLOSED POSITION.
- ALL GATES SHALL BE INSTALLED TO THE MAXIMUM FENCE HEIGHT AT ALL ENTRANCES.
- IF A FENCE OR WALL ALONG A SIDEWALK INCLUDES A GATE, THE GATE SHALL NOT OPEN INTO THE PUBLIC SIDEWALK AREA EXCEPT WHEN A PERSON IS ENTERING OR EXITING THE GATED AREA.
- ALL FENCES SHALL BE SETBACK A MINIMUM OF 4' FROM THE BACK OF A SIDEWALK, UNLESS A LARGER SETBACK REQUIRED BY ANOTHER PROVISION OF THIS UDO.

PER CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE (UDO). SECTION 4.7.9.C.3:

NO PERSON SHALL PLACE OR KEEP ANY POST, FENCE, WALL, RETAINING WALL, TREE, SHRUB, HEDGE, OR ANY OTHER STRUCTURE OR PLANTING WITHIN FIVE FEET OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION. ANY VARIATION FROM THIS STANDARD SHALL REQUIRE WRITTEN APPROVAL FROM THE FIRE/LIFE SAFETY REPRESENTATIVE WITHIN THE BUILDING DIVISION.

*REFER TO SHEET 14 FOR SIGNAGE AND STRIPING PLAN

BENCHMARK:

ELEVATIONS ARE NAVD88 BASED ON CITY OF AURORA BM 04-015 (9643ID) (COA ID 3S676SE001).

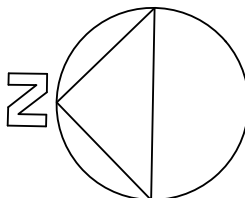
THE PROJECT BENCHMARK IS:
COA ID 3S6726SE001
ELEVATION US FEET 5303.851
OLD BENCH MARK ID 04-015
AKA NA
LOCATION ON NOME
DESCRIPTION 3" BRASS CAP (STAMPED C.O.A. BM, 4.-015)
ATOP A 30" LONG STEEL PIPE IN CONC.AT THE N.W. CORNER OF E. 30TH AVE. AND NOME ST. (ENT. TO THE "SAND CREEK WATER REC. FACILITY", MON. BEING 16.4 FT. W. OF W. F.L. NOME ST. AND 8.5FT. E.OF SIGN THAT IS 16.8 FT. S. OF CH. LK FE. FOR YARD.
GIS_PLATPAGE 02D
MONUMENT_TYPE BC

Please only keep one of these notes.

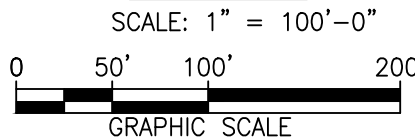
Addressed, this one was removed.

PER CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE (UDO). SECTION 4.7.9.C.3:

NO PERSON SHALL PLACE OR KEEP ANY POST, FENCE, WALL, RETAINING WALL, TREE, SHRUB, HEDGE, OR ANY OTHER STRUCTURE OR PLANTING WITHIN FIVE FEET OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION. ANY VARIATION FROM THIS STANDARD SHALL REQUIRE WRITTEN APPROVAL FROM THE FIRE/LIFE SAFETY REPRESENTATIVE WITHIN THE BUILDING DIVISION.



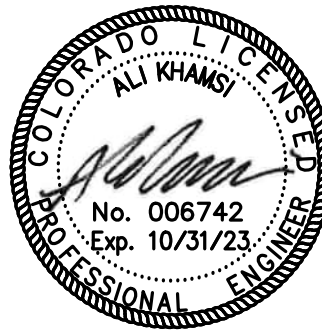
PLAN



THE GEO GROUP INC.
4955 TECHNOLOGY WAY
BOCA RATON, FLORIDA 33431



140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com



AURORA PROCESSING
CENTER ANNEX
SUBDIVISION FILING NO. 1

3130 N. OAKLAND STREET
AURORA, CO 80010

DATE	ISSUED FOR:
8/16/24	MA-1721231- ADDED FENCE/GATE

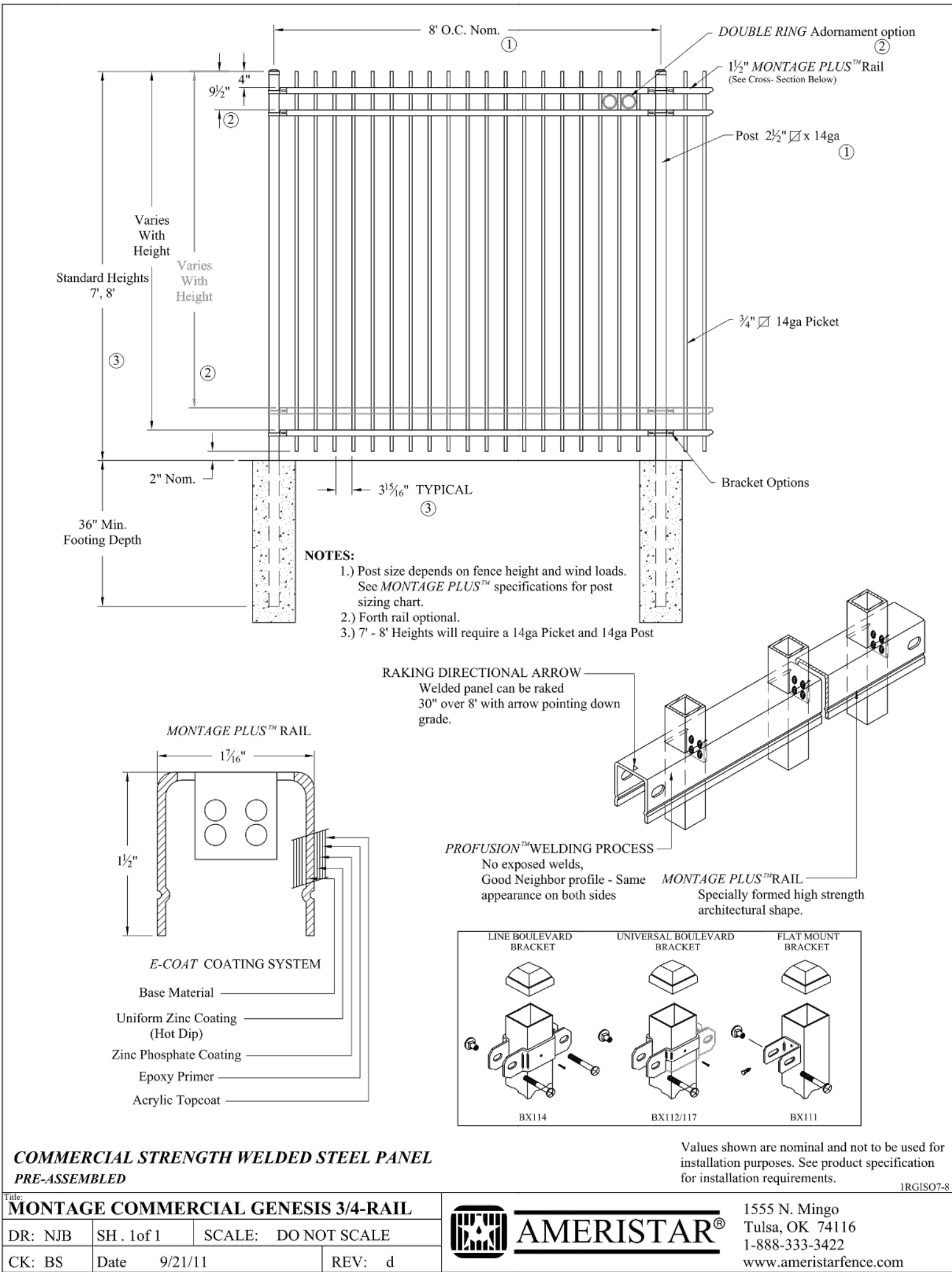
Date: 01/22/2025
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED

FENCING PLAN

SHEET:

13





DETAIL 1: 8' AMERISTAR STEEL FENCE

PER CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE (UDO). SECTION 4.7.9 (S):

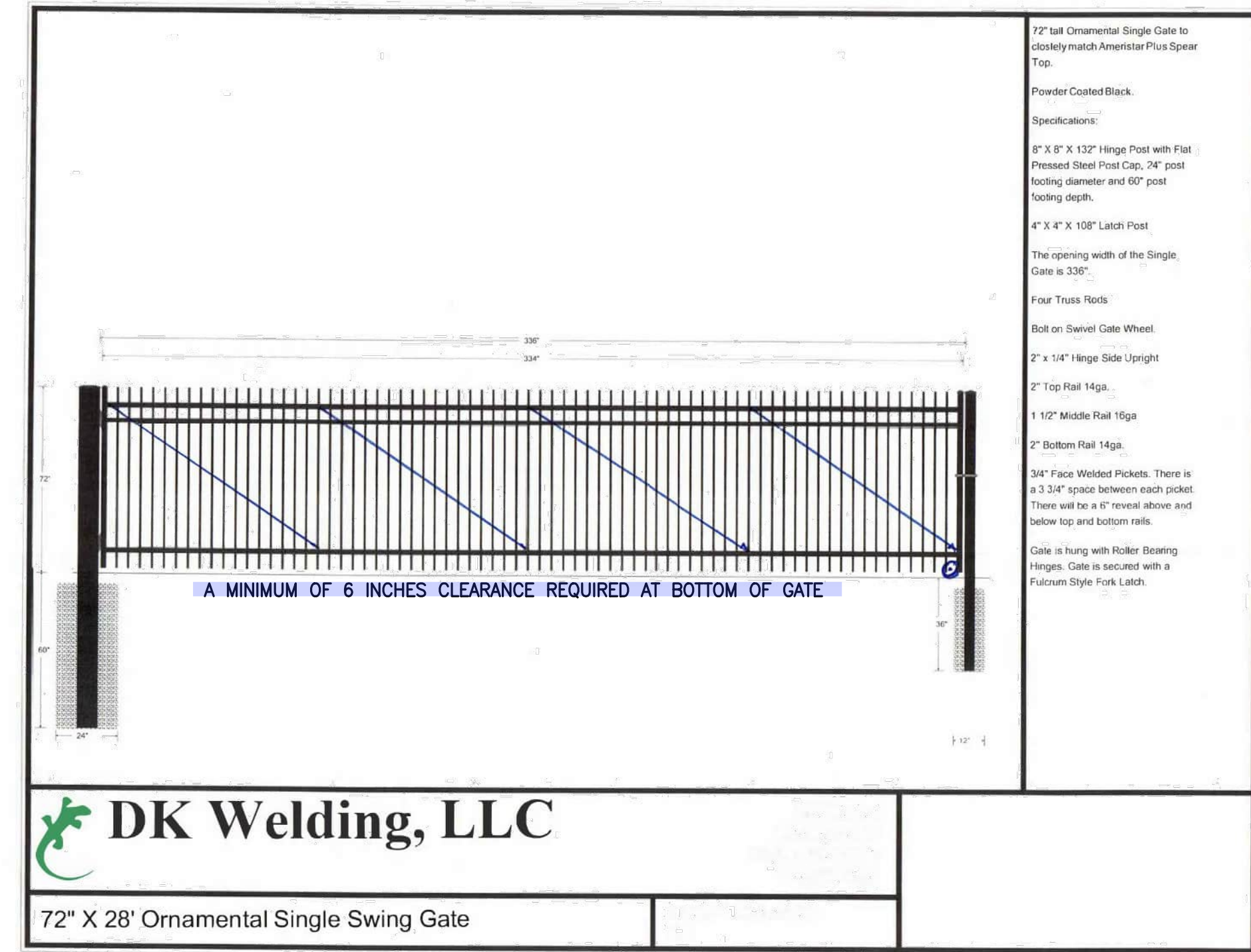
- ALL GATES SHALL HAVE HARDWARE TO SECURE THE GATE IN A CLOSED POSITION.
- ALL GATES SHALL BE INSTALLED TO THE MAXIMUM FENCE HEIGHT AT ALL ENTRANCES.
- IF A FENCE OR WALL ALONG A SIDEWALK INCLUDES A GATE, THE GATE SHALL NOT OPEN INTO THE PUBLIC SIDEWALK AREA EXCEPT WHEN A PERSON IS ENTERING OR EXITING THE GATED AREA.
- ALL FENCES SHALL BE SETBACK A MINIMUM OF 4' FROM THE BACK OF A SIDEWALK, UNLESS A LARGER SETBACK REQUIRED BY ANOTHER PROVISION OF THIS UDO.

PER CITY OF AURORA UNIFIED DEVELOPMENT ORDINANCE (UDO). SECTION 4.7.9.C.3:

NO PERSON SHALL PLACE OR KEEP ANY POST, FENCE, WALL, RETAINING WALL, TREE, SHRUB, HEDGE, OR ANY OTHER STRUCTURE OR PLANTING WITHIN FIVE FEET OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION. ANY VARIATION FROM THIS STANDARD SHALL REQUIRE WRITTEN APPROVAL FROM THE FIRE/LIFE SAFETY REPRESENTATIVE WITHIN THE BUILDING DIVISION.



DETAIL 2: 24' SWINGING DOUBLE GATE



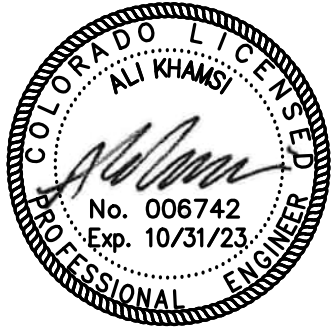
DETAIL 3: 28' MANUAL HINGED ROLLING GATE



THE GEO GROUP INC.
4955 TECHNOLOGY WAY
BOCA RATON, FLORIDA 33431



140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com



AURORA PROCESSING
CENTER ANNEX
SUBDIVISION FILING NO. 1

3130 N. OAKLAND STREET
AURORA, CO 80010

DATE		ISSUED FOR:
8/16/24		MA-1721231- ADDED FENCE/GATE

Date: 01/22/2025
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED

FENCING PLAN 2

SHEET:

13A

