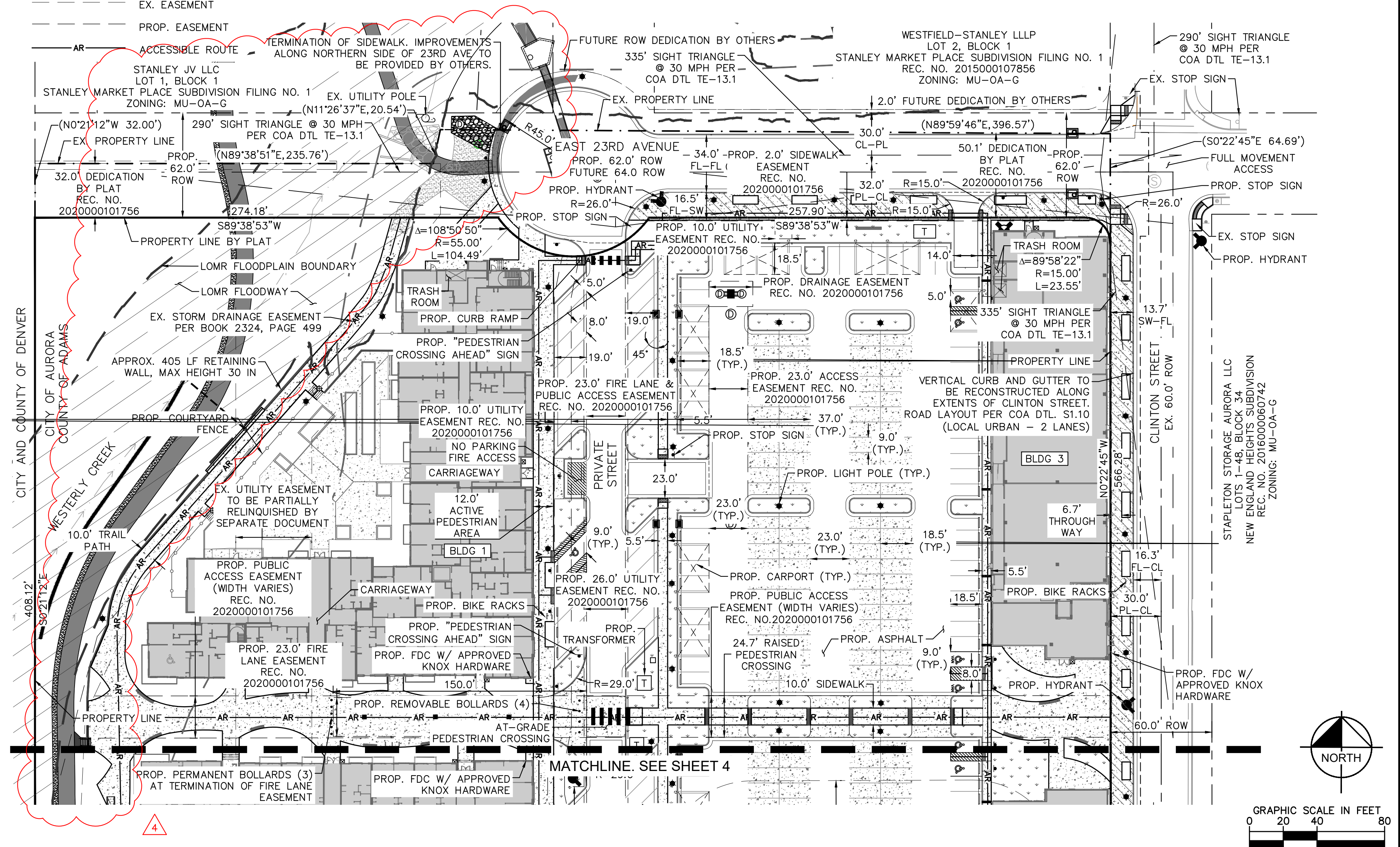


# LEGEND

	PROP. LANDSCAPE		PROP. SANITARY SEWER MANHOLE
	PROP. CONCRETE		PROP. STORM SEWER MANHOLE
	PROP. PUBLIC SIDEWALK		EX. FIRE HYDRANT
	PROP. GRAVEL		PROP. FIRE HYDRANT
	EX. PROPERTY BOUNDARY		EX. LIGHT POLE
	PROP. PROPERTY BOUNDARY BY PLAT		PROP. LIGHT POLE
	EFFECTIVE 100-YR FLOODPLAIN BOUNDARY		PROP. SIGN
	LOMR FLOODPLAIN BOUNDARY		PROP. FDC WITH APPROVED KNOX HARDWARE
	EX. EASEMENT		PROP. KNOX BOX
	PROP. EASEMENT		PROP. BIKE RACK (REF. LANDSCAPE PLANS)

# NOTES

1. ALL DIMENSIONS ARE MEASURED TO THE FLOWLINE, UNLESS OTHERWISE NOTED.
2. ALL FLOWLINE RADII ARE 3.0', UNLESS OTHERWISE NOTED.
3. REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
4. 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.
5. ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS AND SIDEWALK EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
6. ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
7. FIRE LANES (INCLUDING MOUNTABLE CURB) SHALL BE DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000 LBS. SEE CHAPTER 5 OF COA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
8. SIGNAGE AND STRIPING PACKAGE SHALL BE INCLUDED FOR APPROVAL WITH THE SITE PLANS, AND SHALL INCLUDE FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS FOR ALL. SIGN PACKAGE SHALL INCLUDE ALL SIGNS AS REQUIRED BY OTHER CITY OF AURORA DEPARTMENTS.
9. CARRIAGEWAYS SHALL BE 2 HOUR RATED FIRE ACCESS FOR FIRE DEPARTMENT TO ACCESS WEST SIDE OF BUILDINGS 1 AND 2. APPROVED KNOX HARDWARE SHALL BE PROVIDED AT EACH CARRIAGEWAY ENTRY.



**Kimley»Horn**

**2201 CLINTON  
SITE PLAN WITH ADJUSTMENTS  
AURORA, COLORADO  
SITE PLAN**

DATE: 8/6/2024  
DESIGNED BY: DTD  
DRAWN BY: RCK  
CHECKED BY: MMT

FILE NO.  
PROJECT NO.  
096253018

SHEET NO.

3

NO.	REVISION	DATE	BY	DATE	APPR
4	4TH SITE PLAN RESUB	1/20/25	KMC		
3	3RD SITE PLAN RESUB	3/20/20	MMT		
2	2ND SITE PLAN RESUB	2/11/20	MMT		
1	1ST SITE PLAN RESUB	12/23/19	MMT		







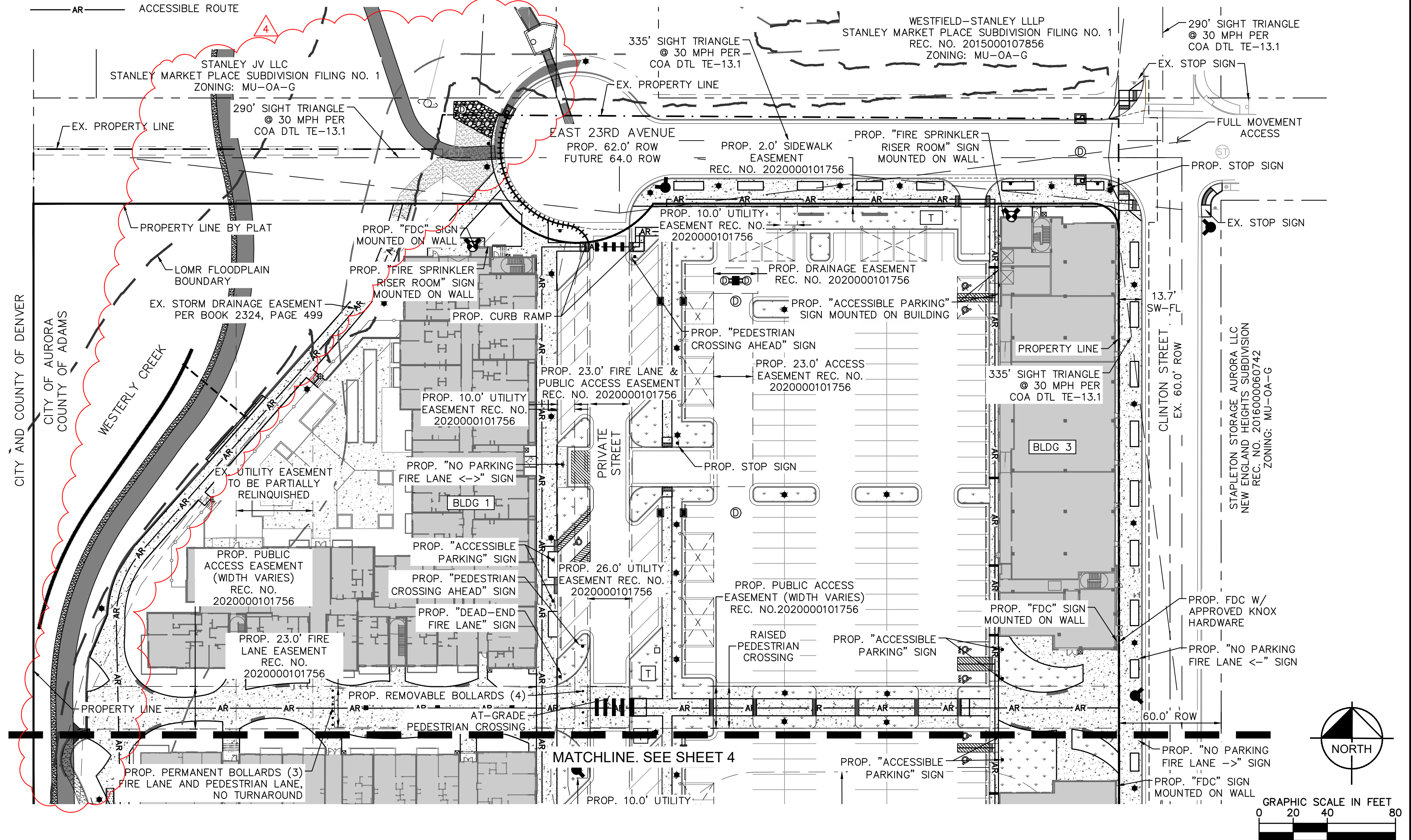
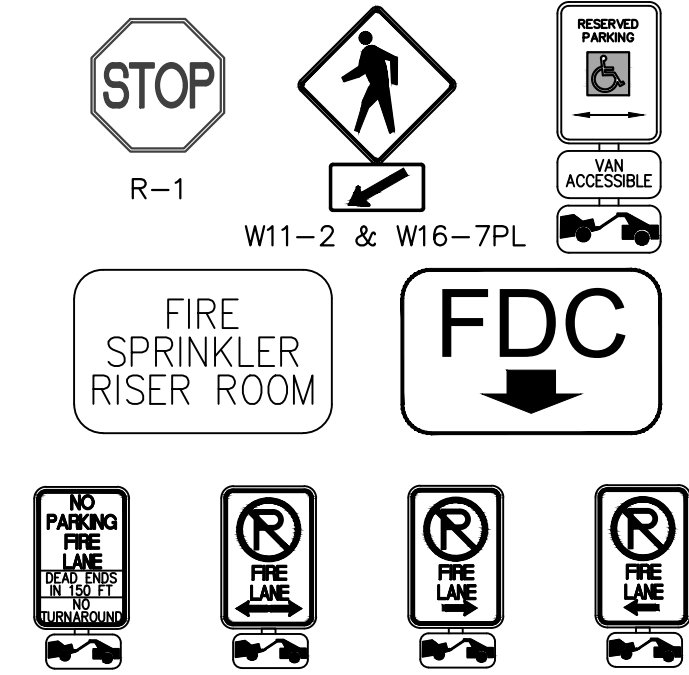
# LEGEND

	PROP. LANDSCAPE		PROP. SANITARY SEWER MANHOLE
	PROP. CONCRETE		PROP. STORM SEWER MANHOLE
	PROP. GRAVEL		EX. FIRE HYDRANT
	EX. PROPERTY BOUNDARY		PROP. FIRE HYDRANT
	PROP. PROPERTY BOUNDARY BY PLAT		EX. LIGHT POLE
	EFFECTIVE 100-YR FLOODPLAIN BOUNDARY		PROP. LIGHT POLE
	LOMR FLOODPLAIN BOUNDARY		PROP. SIGN
	EX. EASEMENT		PROP. FDC WITH APPROVED KNOX HARDWARE
	PROP. EASEMENT		PROP. KNOX BOX
	ACCESSIBLE ROUTE		PROP. BIKE RACK (REF. LANDSCAPE PLANS)

# NOTES

1. REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
2. 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.
3. SIGNAGE AND STRIPING PACKAGE SHALL BE INCLUDED FOR APPROVAL WITH THE SITE PLANS, AND SHALL INCLUDE FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS FOR ALL. SIGN PACKAGE SHALL INCLUDE ALL SIGNS AS REQUIRED BY OTHER CITY OF AURORA DEPARTMENTS.

# SIGNAGE DETAILS



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1125 7th St., Suite 400  
Denver, Colorado 80202 (303) 228-2300

**2201 CLINTON**  
SITE PLAN WITH ADJUSTMENTS  
AURORA, COLORADO  
SIGNAGE & STRIPING PLAN

DATE: 8/6/2024  
DESIGNED BY: DTD  
DRAWN BY: RCK  
CHECKED BY: MMT

FILE NO.  
PROJECT NO.  
096253018

SHEET NO.

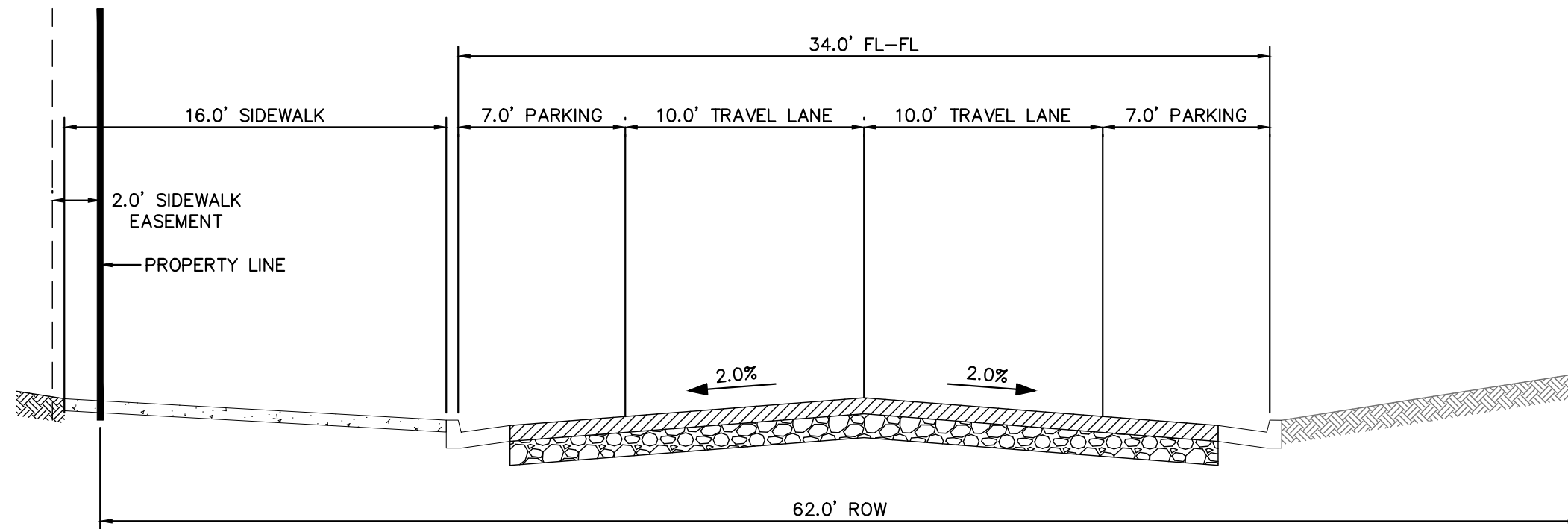
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NO.	REVISION	BY	DATE	APPR
4	4TH SITE PLAN RESUB	COB	1/20/25	KMC
3	3RD SITE PLAN RESUB	DTD	3/20/20	MMT
2	2ND SITE PLAN RESUB	DTD	2/11/20	MMT
1	1ST SITE PLAN RESUB	DTD	12/23/19	MMT

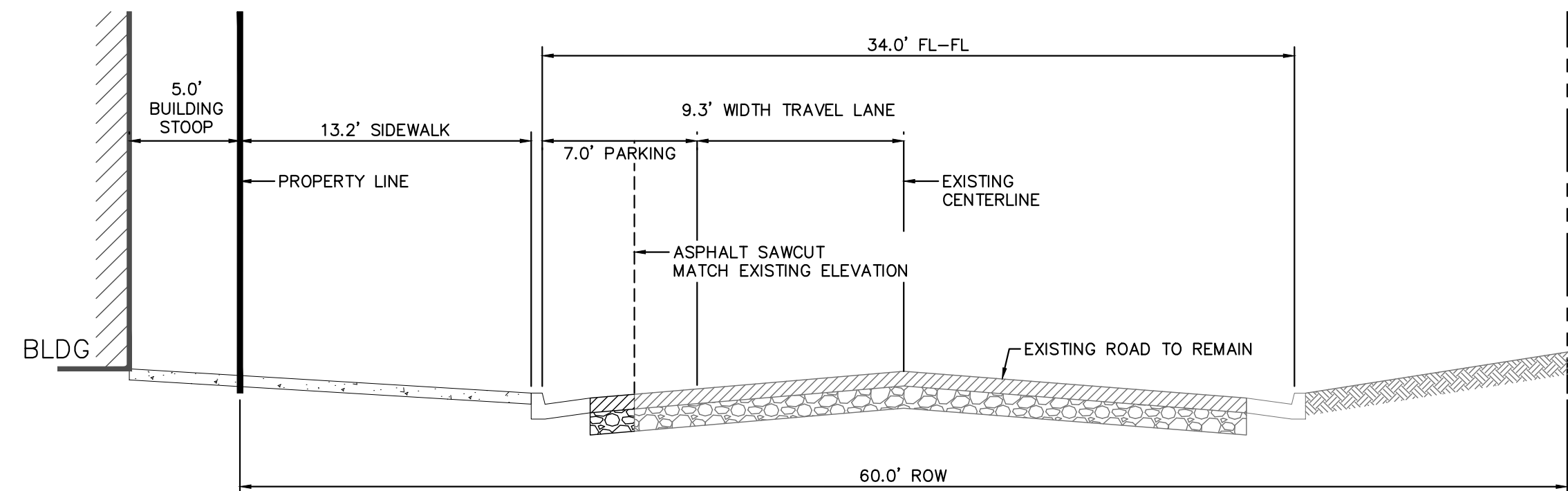




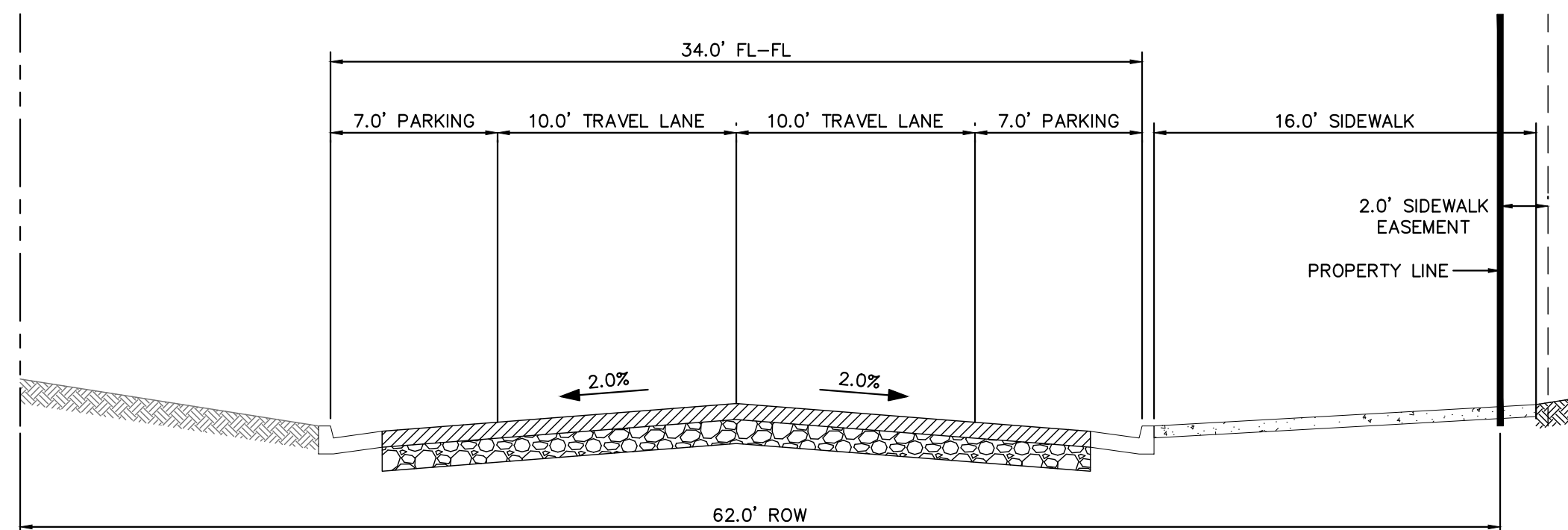




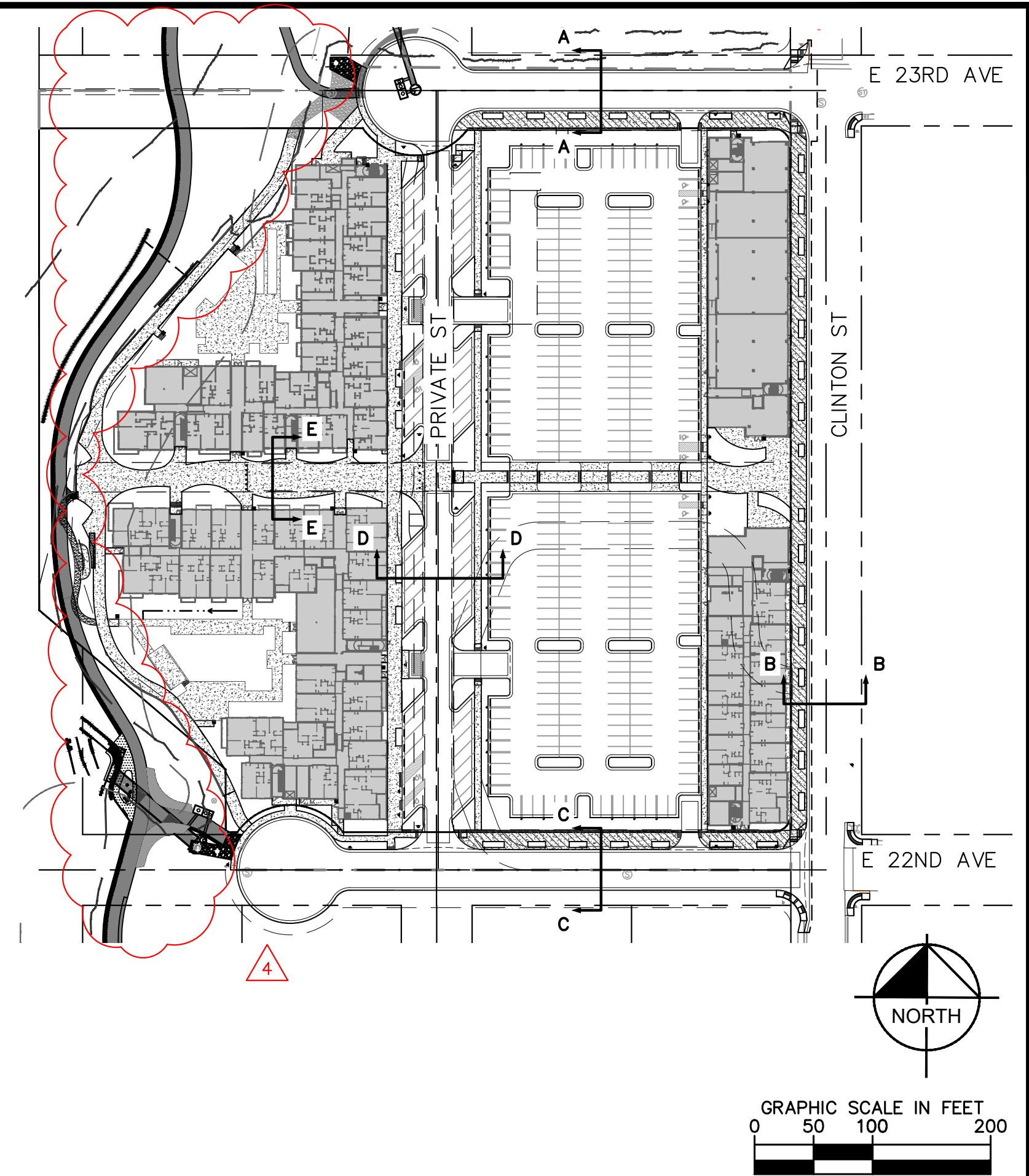
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NOT TO SCALE



SECTION B-B: CLINTON STREET  
NOT TO SCALE



SECTION C-C: E 22ND AVENUE  
NOT TO SCALE



**Kimley»Horn**

KIMLEY-HORN AND ASSOCIATES, INC.  
1125 7th St., Suite 400  
Denver, Colorado 80202 (303) 228-2300

**2201 CLINTON**  
**SITE PLAN WITH ADJUSTMENTS**  
**AURORA, COLORADO**  
**STREET CROSS SECTIONS**

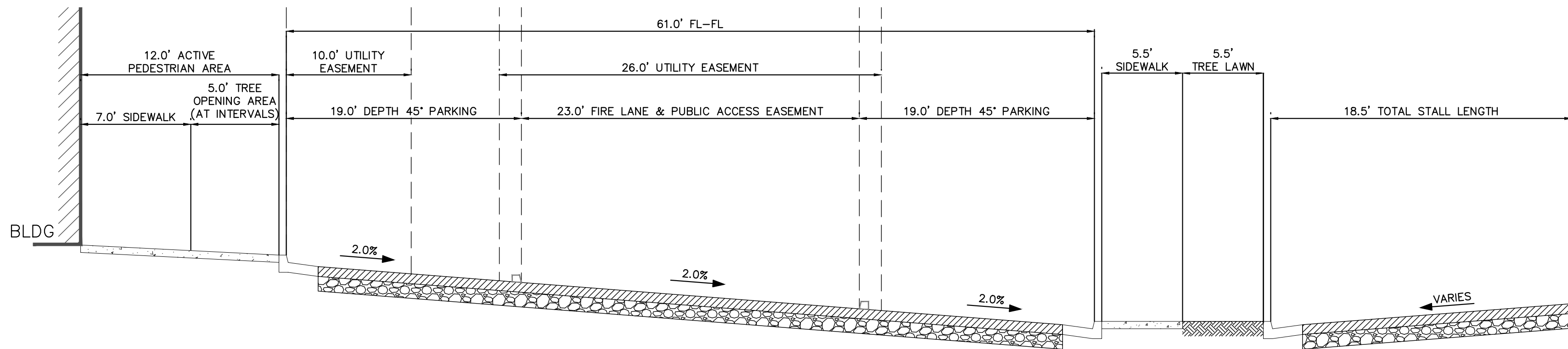
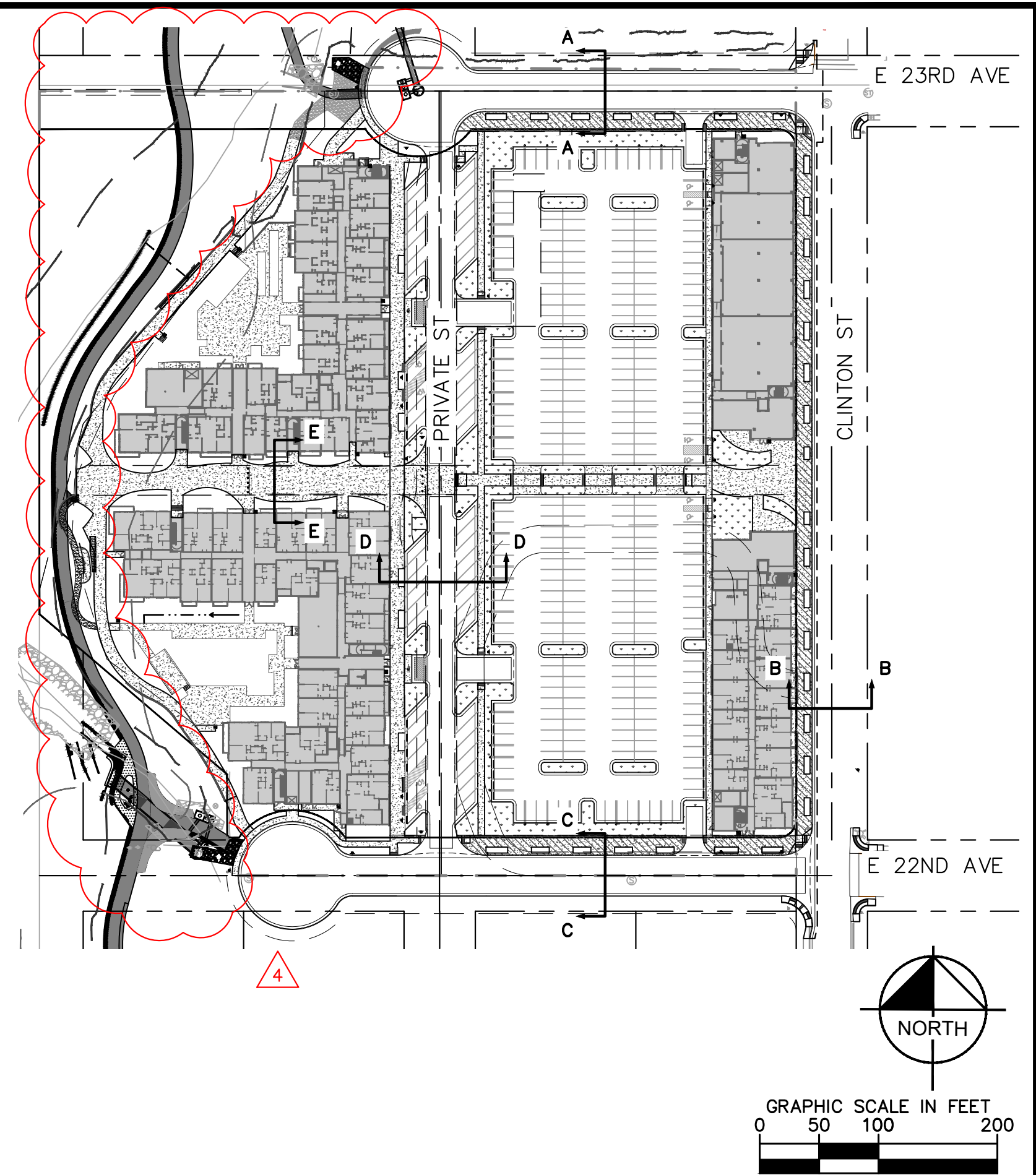
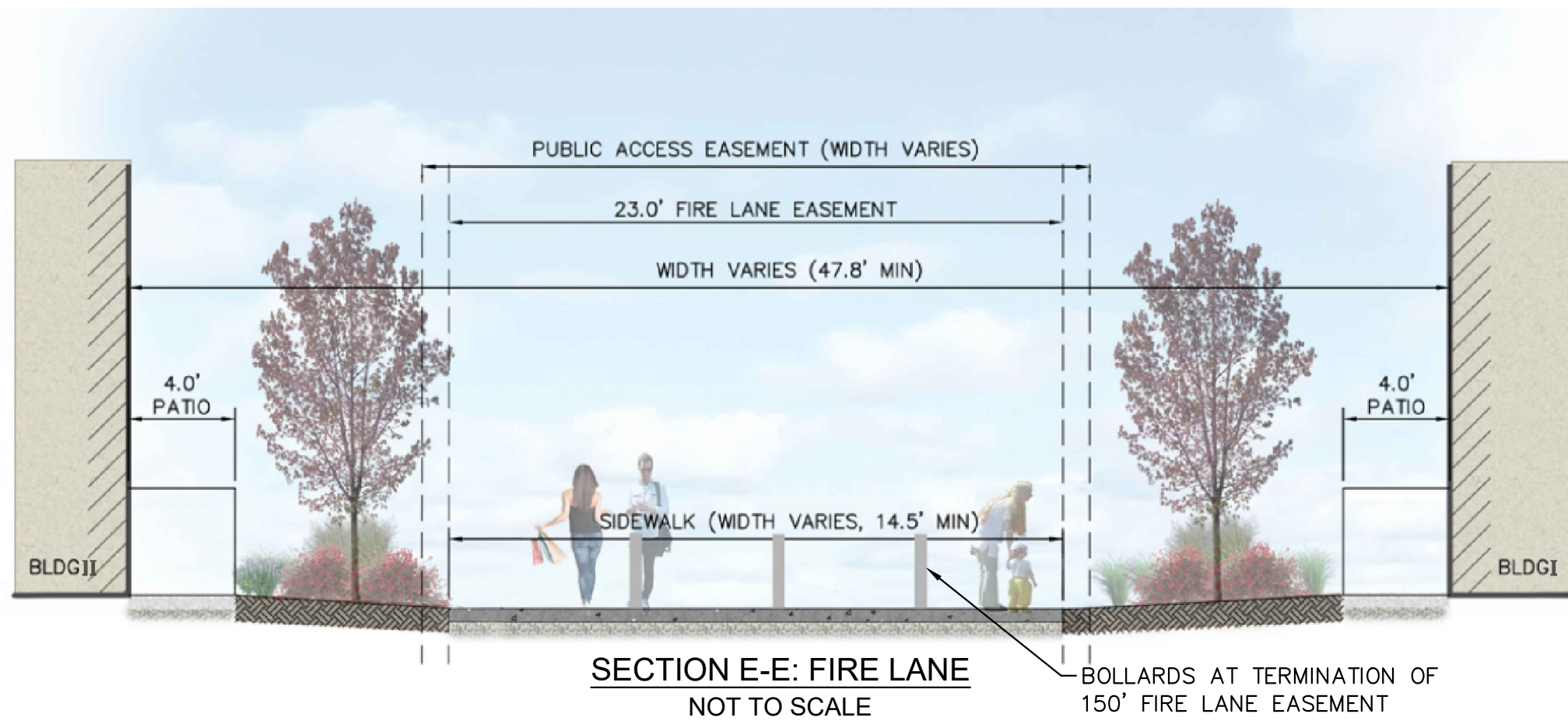
DATE: 8/6/2024  
DESIGNED BY: DTD  
DRAWN BY: RCK  
CHECKED BY: MMT

FILE NO.  
PROJECT NO.  
096253018

SHEET NO.

NO.	REVISION	BY	DATE	APPR
4	4TH SITE PLAN RESUB	COB	1/20/25	KMC
3	3RD SITE PLAN RESUB	DTD	3/20/20	MMT
2	2ND SITE PLAN RESUB	DTD	2/11/20	MMT
1	1ST SITE PLAN RESUB	DTD	12/23/19	MMT





**Kimley»Horn**

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1125 7th St, Suite 400  
Denver, Colorado 80202 (303) 228-2300

2201 CLINTON  
SITE PLAN WITH ADJUSTMENTS  
AURORA, COLORADO  
STREET CROSS SECTIONS

DATE: 8/6/2024  
DESIGNED BY: DTD  
DRAWN BY: RCK  
CHECKED BY: MMT

FILE NO.  
PROJECT NO.  
096253018

SHEET NO.

NO.	REVISION	BY	DATE	APPR
4	4TH SITE PLAN RESUB	COB	1/20/25	KMC
3	3RD SITE PLAN RESUB	DTD	3/20/20	MMT
2	2ND SITE PLAN RESUB	DTD	2/11/20	MMT
1	1ST SITE PLAN RESUB	DTD	12/23/19	MMT



# LEGEND

	PROPERTY BOUNDARY
	EFFECTIVE 100-YR FLOODPLAIN BOUNDARY
	LOMR FLOODPLAIN BOUNDARY
	EX. EASEMENT
	PROP. EASEMENT
	WATER MAIN
	SANITARY SEWER
	STORM PIPE
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	EX. FIRE HYDRANT
	PROP. FIRE HYDRANT
	EX. LIGHT POLE

## NOTES

- REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
- ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS AND SIDEWALK EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ONSITE STORM SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
- ONSITE SANITARY SEWER MAINS WITHIN EASEMENTS ARE PUBLIC. ALL SANITARY SEWER SERVICES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.

	PROP. LIGHT POLE
	PROP. FDC W/ APPROVED KNOX HARDWARE
	PROP. KNOX BOX

## FIRE FLOW DATA

### BUILDING 1

FIRE FLOW REQUIREMENTS ARE 1,500 GPM  
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO MEET FIRE-FLOW REQUIREMENTS  
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM  
MINIMUM @ 20 PSI RESIDUAL PRESSURE

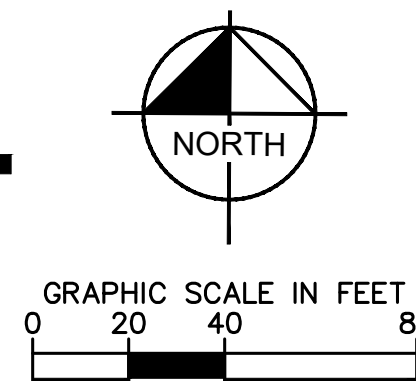
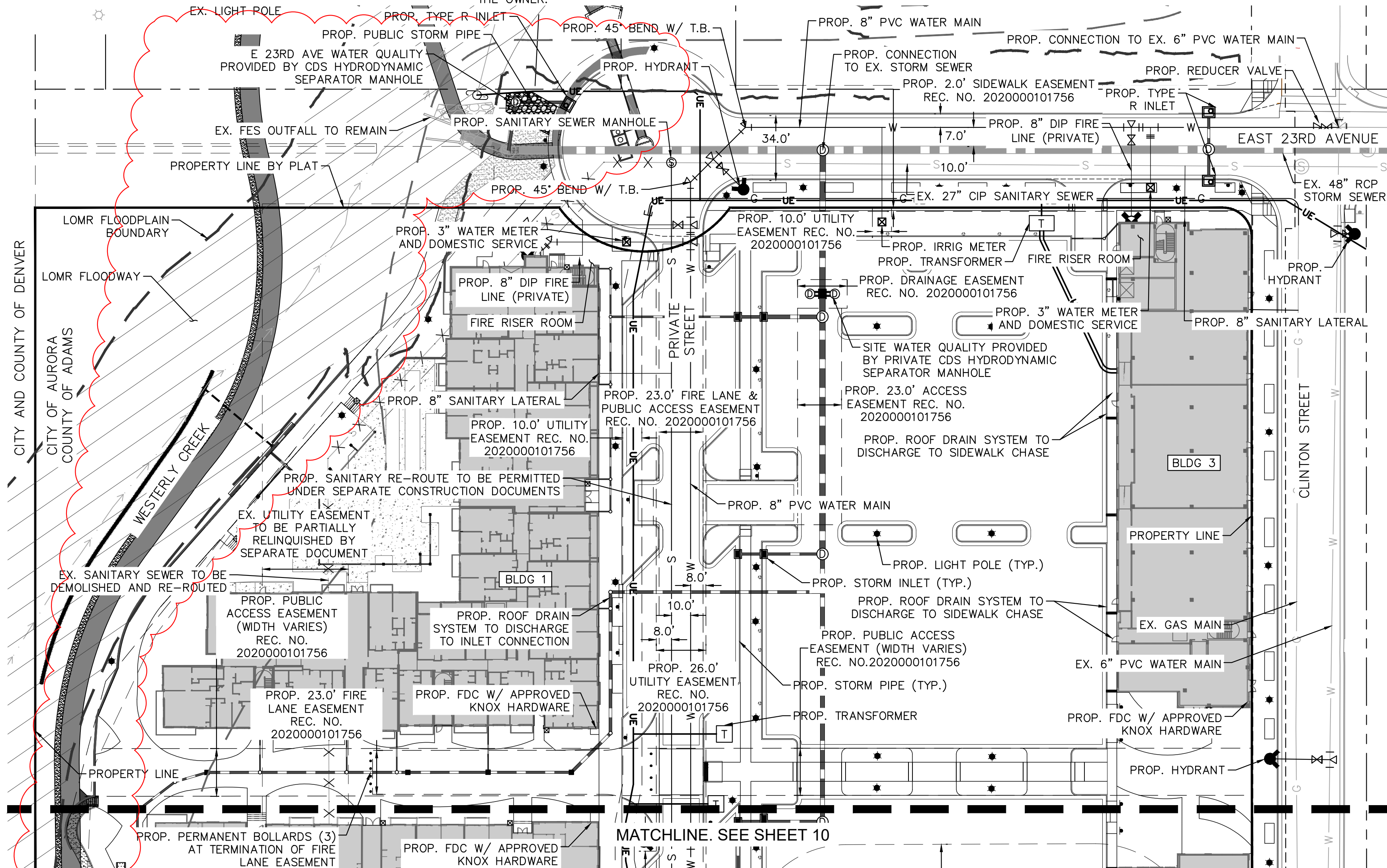
CODE USED FOR ANALYSIS: 2015  
OCCUPANCY GROUP: R2, A3  
CONSTRUCTION TYPE: V-A  
FIRE FLOW CALCULATION AREA:  
APPROX. 112,808 SF  
THIS BUILDING IS SPRINKLED

## FIRE FLOW DATA

### BUILDING 3

FIRE FLOW REQUIREMENTS ARE 1,364 GPM  
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO MEET FIRE-FLOW REQUIREMENTS  
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM  
MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2015  
OCCUPANCY GROUP: R2, B, M  
CONSTRUCTION TYPE: V-A/IA  
FIRE FLOW CALCULATION AREA:  
APPROX. 86,267 SF (V-A) & 12,996 SF (IA)  
THIS BUILDING IS SPRINKLED



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Denver, Colorado 80202 (303) 228-2300

**2201 CLINTON**  
SITE PLAN WITH ADJUSTMENTS  
AURORA, COLORADO  
UTILITY PLAN

DATE: 8/6/2024  
DESIGNED BY: DTD  
DRAWN BY: RCK  
CHECKED BY: MMT

FILE NO.  
PROJECT NO.  
096253018

SHEET NO.

NO.	REVISION	BY	DATE	APPR
4	4TH SITE PLAN RESUB	CGB	1/20/25	KMC
3	3RD SITE PLAN RESUB	DTD	3/20/20	MMT
2	2ND SITE PLAN RESUB	DTD	2/11/20	MMT
1	1ST SITE PLAN RESUB	DTD	12/23/19	MMT



# LEGEND

	PROPERTY BOUNDARY
	EFFECTIVE 100-YR FLOODPLAIN BOUNDARY
	LOMR FLOODPLAIN BOUNDARY
	EX. EASEMENT
	PROP. EASEMENT
	WATER MAIN
	SANITARY SEWER
	STORM PIPE
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	EX. FIRE HYDRANT
	PROP. FIRE HYDRANT
	EX. LIGHT POLE

## NOTES

- REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
- ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS AND SIDEWALK EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
- ONSITE STORM SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
- ONSITE SANITARY SEWER MAINS WITHIN EASEMENTS ARE PUBLIC. ALL SANITARY SEWER SERVICES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.

## FIRE FLOW DATA

### BUILDING 2

FIRE FLOW REQUIREMENTS ARE 1,688 GPM  
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO MEET FIRE-FLOW REQUIREMENTS  
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM  
MINIMUM @ 20 PSI RESIDUAL PRESSURE

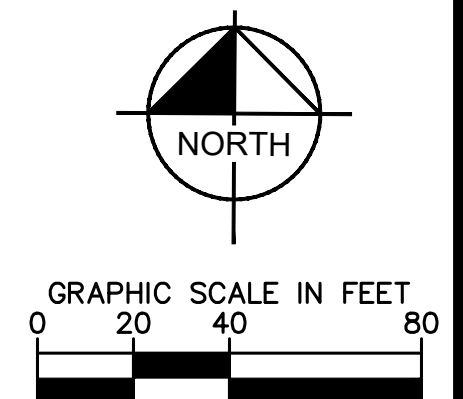
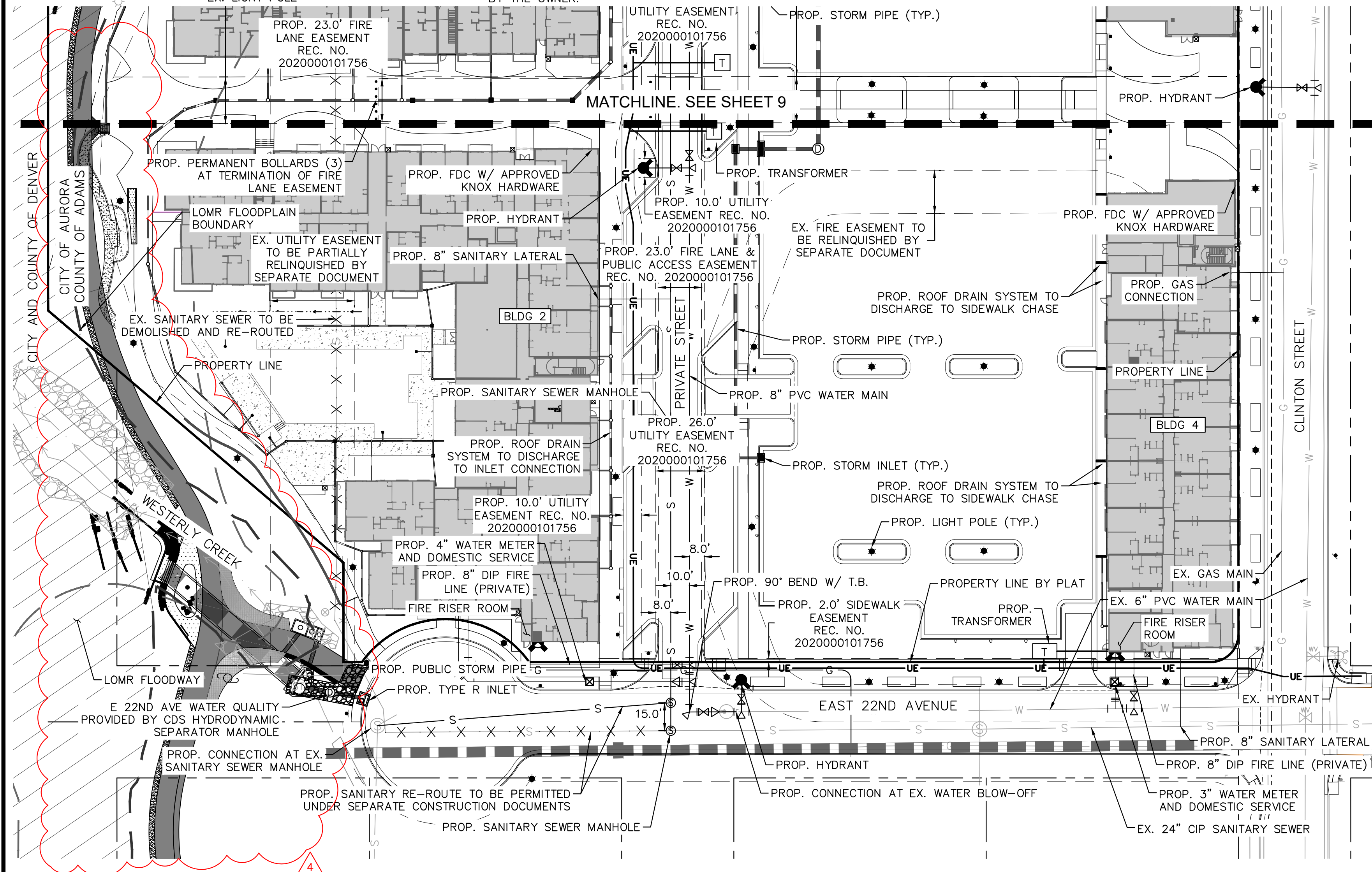
CODE USED FOR ANALYSIS: 2015  
OCCUPANCY GROUP: R2, A3  
CONSTRUCTION TYPE: V-A  
FIRE FLOW CALCULATION AREA:  
APPROX. 135,506 SF  
THIS BUILDING IS SPRINKLED

## FIRE FLOW DATA

### BUILDING 4

FIRE FLOW REQUIREMENTS ARE 1,188 GPM  
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO MEET FIRE-FLOW REQUIREMENTS  
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM  
MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2015  
OCCUPANCY GROUP: R2, B  
CONSTRUCTION TYPE: V-A  
FIRE FLOW CALCULATION AREA:  
APPROX. 67,972 SF  
THIS BUILDING IS SPRINKLED



NO.	REVISION	BY	DATE	APPR
4	4TH SITE PLAN RESUB	CGB	1/20/25	KMC
3	3RD SITE PLAN RESUB	DTD	3/20/20	MMT
2	2ND SITE PLAN RESUB	DTD	2/11/20	MMT
1	1ST SITE PLAN RESUB	DTD	12/23/19	MMT



# LEGEND

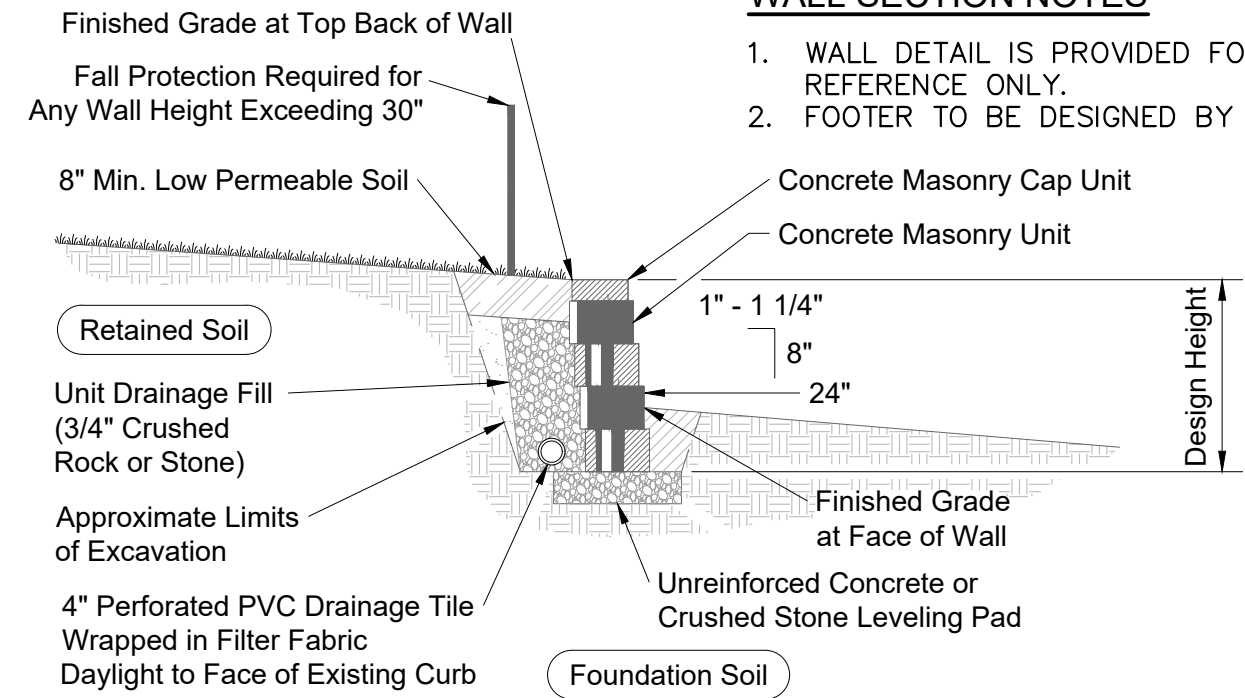
	PROPERTY BOUNDARY
	EFFECTIVE 100-YR FLOODPLAIN BOUNDARY
	LOMR FLOODPLAIN BOUNDARY
	LOMR FLOODWAY
	PROP. EASEMENT
	EX. CONTOUR
	PROP. CONTOUR
	BOTTOM OF WALL
	TOP OF WALL

# NOTES

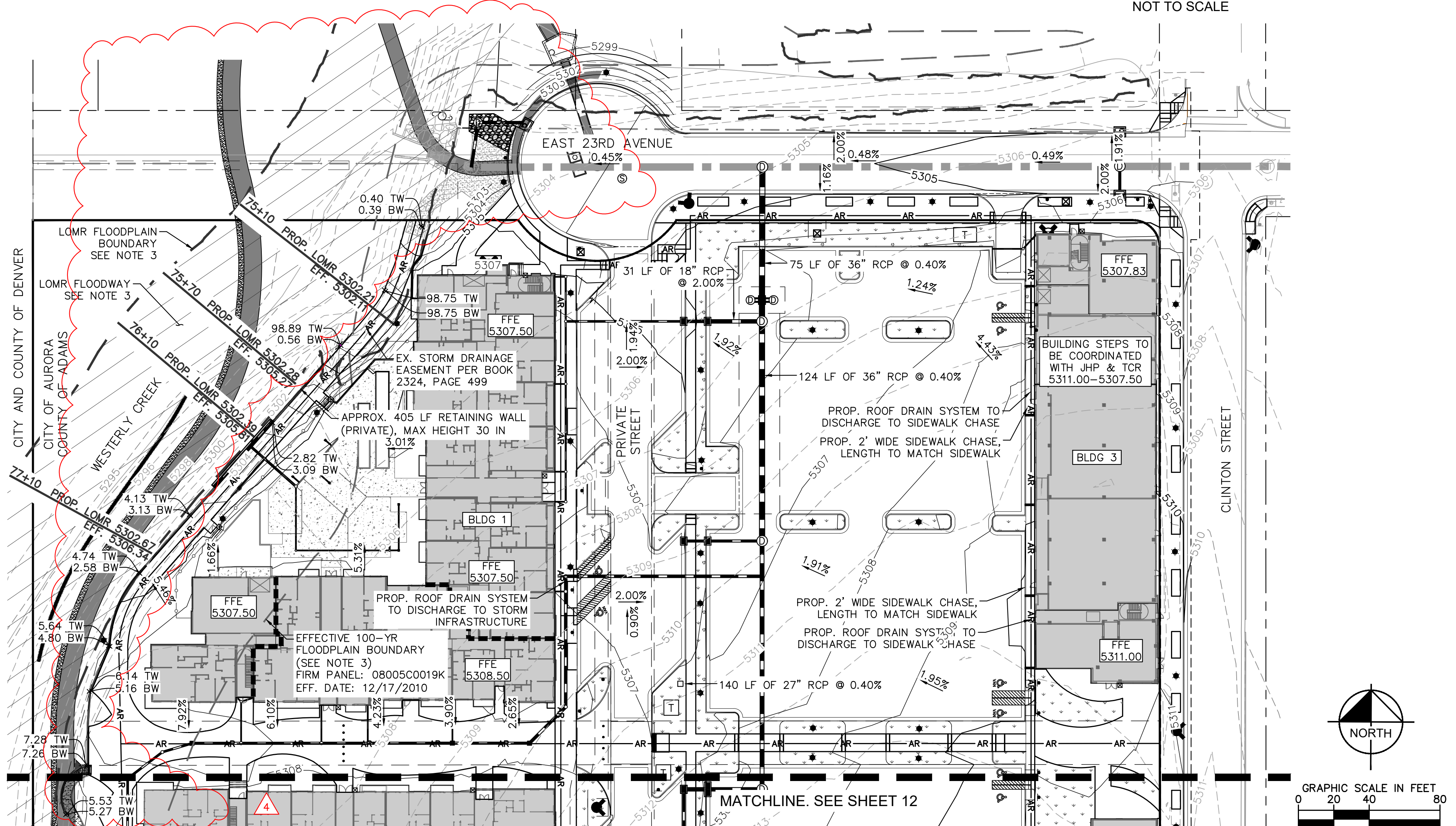
1. ADD 5300 TO ALL SPOT ELEVATIONS.
2. FALL PROTECTION TO BE PROVIDED ON WESTERN RETAINING WALLS WHERE EXPOSED WALL HEIGHT EXCEEDS 30".
3. ONCE DRAFT LOMR FLOODPLAIN IS ACCEPTED, EFFECTIVE 100-YR FLOODPLAIN SHOWN ON PLANS WILL NO LONGER APPLY. REFERENCE "WESTERLY CREEK (23RD AVENUE TO COLFAX AVENUE) LETTER OF MAP REVISION" [FEMA CASE NUMBER 19-08-0731P] DATED JANUARY 2020 BY MULLER ENGINEERING COMPANY, INC. FOR DETAILS.
4. SITE PLAN APPROVAL NOTED HEREIN DOES NOT ALLOW FOR CONSTRUCTION ACTIVITIES IN THE EFFECTIVE FLOODWAY AREA. CONSTRUCTION ACTIVITIES ARE ALLOWABLE WITHIN THE EFFECTIVE 100-YEAR FLOODPLAIN SUBJECT TO APPROVAL OF A FLOODPLAIN DEVELOPMENT PERMIT BY THE CITY FLOODPLAIN ADMINISTRATOR. UPON APPROVAL OF THE LOMR ASSOCIATED WITH WESTERLY CREEK ADJACENT TO THE SITE (FEMA CASE #19-08-0731P) CONSTRUCTION ACTIVITIES ARE ALLOWABLE IN ALL AREAS EXCEPT THE LOMR EFFECTIVE FLOODWAY.
5. ONSITE STORM SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
6. PRIVATE RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER.

# WALL SECTION NOTES

1. WALL DETAIL IS PROVIDED FOR REFERENCE ONLY.
2. FOOTER TO BE DESIGNED BY OTHERS.



TYPICAL GRAVITY WALL SECTION  
CONCRETE MASONRY UNIT - 1" SETBACK  
NOT TO SCALE



**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1125 7TH STREET, SUITE 400  
DENVER, COLORADO 80202 (303) 228-2300

**2201 CLINTON**  
SITE PLAN WITH ADJUSTMENTS  
AURORA, COLORADO  
GRADING PLAN

DATE: 8/6/2024  
DESIGNED BY: DTD  
DRAWN BY: RCK  
CHECKED BY: MMT

FILE NO.  
PROJECT NO.  
096253018

SHEET NO.

NO.	REVISION	BY	DATE	APPR
4	4TH SITE PLAN RESUB	KMC	1/20/25	
3	3RD SITE PLAN RESUB	DTD	3/20/20	MMT
2	2ND SITE PLAN RESUB	DTD	2/11/20	MMT
1	1ST SITE PLAN RESUB	DTD	12/23/19	MMT



# LEGEND

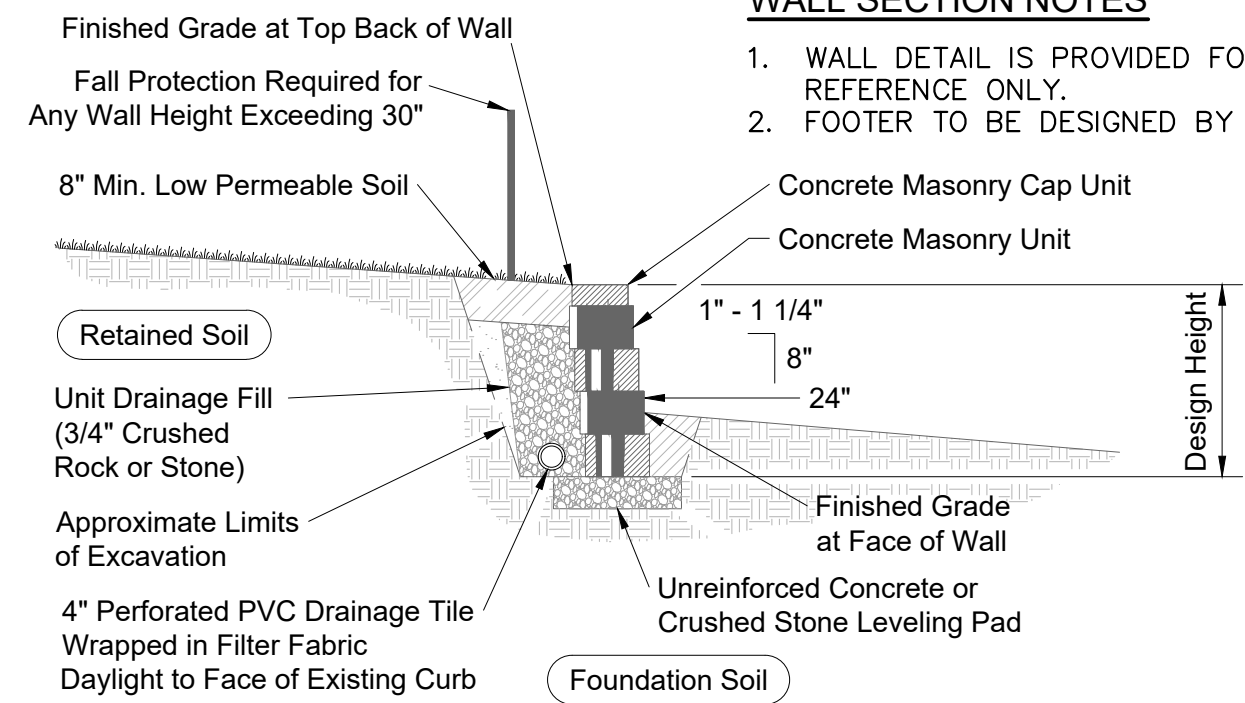
	PROPERTY BOUNDARY
	EFFECTIVE 100-YR FLOODPLAIN BOUNDARY
	LOMR FLOODPLAIN BOUNDARY
	LOMR FLOODWAY
	PROP. EASEMENT
	EX. CONTOUR
	PROP. CONTOUR
	BOTTOM OF WALL
	TOP OF WALL

# NOTES

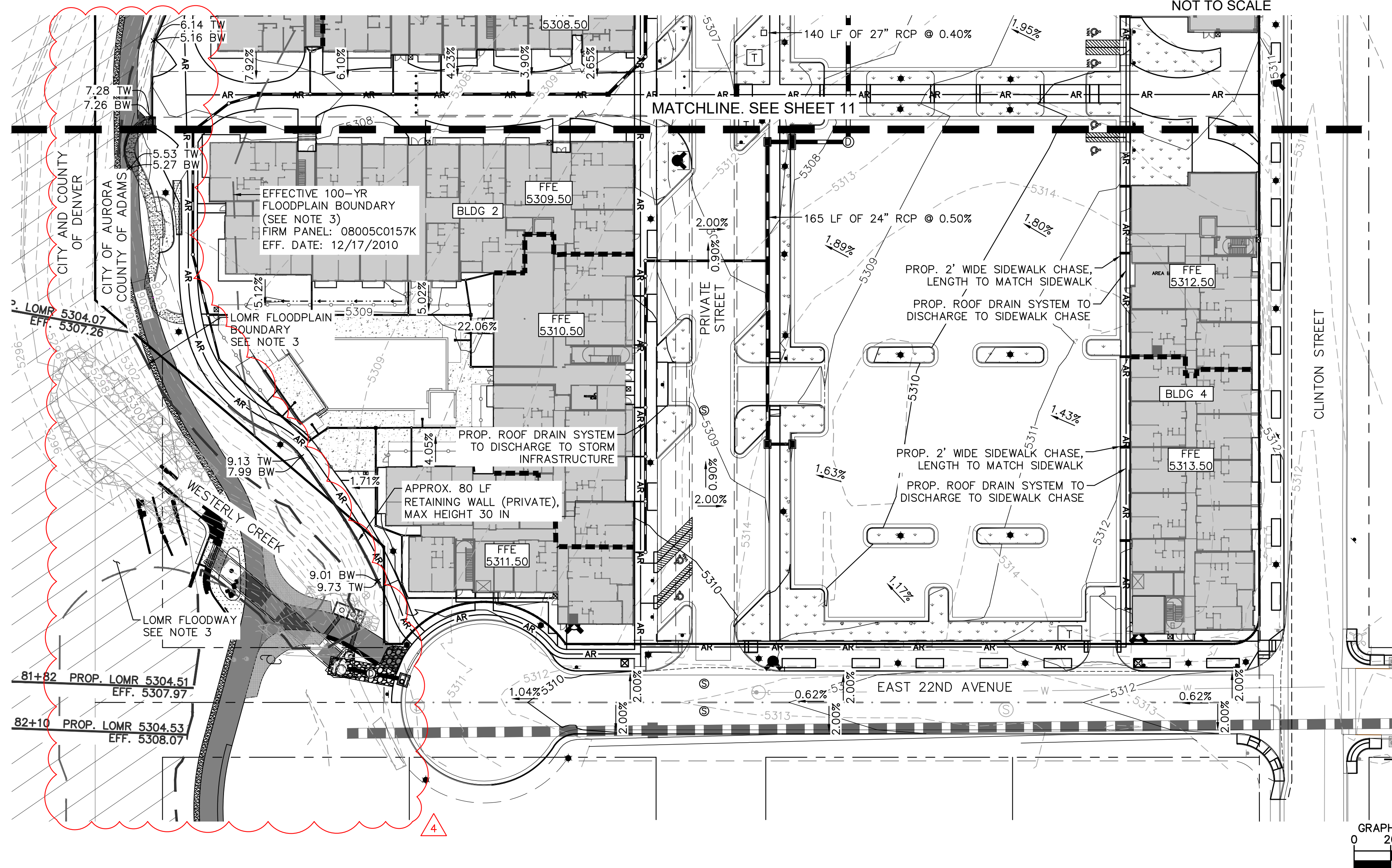
1. ADD 5300 TO ALL SPOT ELEVATIONS.
2. FALL PROTECTION TO BE PROVIDED ON WESTERN RETAINING WALLS WHERE EXPOSED WALL HEIGHT EXCEEDS 30".
3. ONCE DRAFT LOMR FLOODPLAIN IS ACCEPTED, EFFECTIVE 100-YR FLOODPLAIN SHOWN ON PLANS WILL NO LONGER APPLY. REFERENCE "WESTERLY CREEK (23RD AVENUE TO COLFAX AVENUE) LETTER OF MAP REVISION" [FEMA CASE NUMBER 19-08-0731P] DATED JANUARY 2020 BY MULLER ENGINEERING COMPANY, INC. FOR DETAILS.
4. SITE PLAN APPROVAL NOTED HEREIN DOES NOT ALLOW FOR CONSTRUCTION ACTIVITIES IN THE EFFECTIVE FLOODWAY AREA. CONSTRUCTION ACTIVITIES ARE ALLOWABLE WITHIN THE EFFECTIVE 100-YEAR FLOODPLAIN SUBJECT TO APPROVAL OF A FLOODPLAIN DEVELOPMENT PERMIT BY THE CITY FLOODPLAIN ADMINISTRATOR. UPON APPROVAL OF THE LOMR ASSOCIATED WITH WESTERLY CREEK ADJACENT TO THE SITE (FEMA CASE #19-08-0731P) CONSTRUCTION ACTIVITIES ARE ALLOWABLE IN ALL AREAS EXCEPT THE LOMR EFFECTIVE FLOODWAY.
5. ONSITE STORM SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
6. PRIVATE RETAINING WALLS SHALL BE MAINTAINED BY THE OWNER.

# WALL SECTION NOTES

1. WALL DETAIL IS PROVIDED FOR REFERENCE ONLY.
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TYPICAL GRAVITY WALL SECTION  
CONCRETE MASONRY UNIT - 1" SETBACK  
NOT TO SCALE



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1125 7th St., Suite 400  
Denver, Colorado 80202 (303) 228-2300

**2201 CLINTON**  
SITE PLAN WITH ADJUSTMENTS  
AURORA, COLORADO  
GRADING PLAN

FILE NO.	DATE: 8/6/2024
PROJECT NO. 096253018	DESIGNED BY: DTD
SHEET NO. 12	DRAWN BY: RCK
	CHECKED BY: MMT

NO.	REVISION	BY	DATE	APPR
4	4TH SITE PLAN RESUB	KMC	1/20/25	
3	3RD SITE PLAN RESUB	DTD	3/20/20	MMT
2	2ND SITE PLAN RESUB	DTD	2/11/20	MMT
1	1ST SITE PLAN RESUB	DTD	12/23/19	MMT