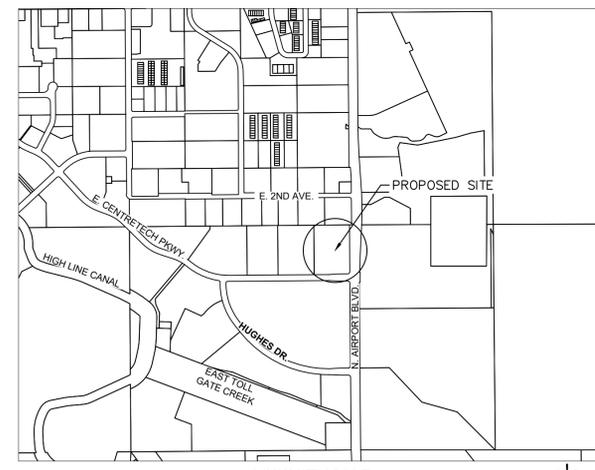


Title needs to match the title of the project in the system. Please revise to "Centretech Inventory Parking Lot"

ASBURY CENTRETECH INVENTORY PARKING LOT

SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP SCALE: 1" = 1,000'

Sheet Number	Sheet Title
1	COVER SHEET
2	SITE PLAN
3	FIRE ACCESS PLAN
4	OPERATIONS PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	SITE DETAILS
8	LANDSCAPE PLAN
9	TREE MITIGATION PLAN
10	LANDSCAPE SCHEDULE & NOTES
11	LANDSCAPE NOTES & DETAILS
12	PHOTOMETRIC PLAN
13	LUMINAIRE DETAILS



1st SUBMITTAL JASON IGO jigo@auroragov.org

This site plan will not be approved until the Preliminary Drainage Report is approved

Referenced code cycle has been updated.

Understood.

AMENDMENTS

LEGAL DESCRIPTION: A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST 6TH P.M., CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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, ASBURY, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS _____ DAY OF _____ AD. _____

BY: _____ TITLE: AUTHORIZED SIGNATORY

STATE OF _____ COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS _____ DAY OF 20____

(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

PAGE NO.: _____ RECEPTION NO.: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY:	DATE:
PLANNING DIRECTOR:	DATE:
PLANNING COMMISSION:	DATE:
CITY COUNCIL:	DATE:
ATTEST:	DATE:
DATABASE APPROVAL:	DATE:

SITE DATA

LAND AREA WITHIN PROPERTY LINES	7.685 AC.
NUMBER OF BUILDINGS	1 (NO FOUNDATION)
BUILDING HEIGHT	4' - 7' TOFT
TOTAL BUILDING COVERAGE AND GFA	100 S.F.
HARD SURFACE AREA	244,968 S.F. (73%)
LANDSCAPE AREA	82,550 S.F. (25%)
SIDEWALKS	7,241 S.F. (2.2%)
PRESENT ZONING CLASSIFICATION	I-1 PARKING
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	N/A
PROPOSED TOTAL SIGN AREA	N/A
PROPOSED NUMBER OF SIGNS	N/A
PROPOSED MONUMENT SIGN	N/A
PROPOSED MONUMENT SIGN AREA	N/A
PARKING SPACES REQUIRED	N/A
PARKING SPACES PROVIDED	912
ACCESSIBLE SPACES REQUIRED	N/A
ACCESSIBLE SPACES PROVIDED	N/A
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A

Revise to '1-1' instead of 'I-1 Parking'

This has been revised.

Legal description revised to match recorded plat redecoration #4050972

Benchmark has been removed from cover sheet. Please remove the benchmark

Title has been revised to "Centretech Inventory Parking Lot"

Please increase the size of the amendment block to the recommended size of 2"x3"

Amendment block has been increased to be 2" in height.

Please add the "Centretech Inventory Parking Lot Site Plan" above the Legal Description

This has been added above the legal description.

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 1 OF KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1, RECEPTION NO. R2684606, AND LOT 4, BLOCK 1, AURORA CENTRETECH PARK SUBDIVISION FILING NO. 3, RECEPTION NO. R2250416, TOGETHER WITH A PORTION OF VACATED EAST FIRST AVENUE, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 BEING ASSUMED TO BEAR SOUTH 89°57'99" EAST, A DISTANCE OF 2649.66 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS: - THE EAST QUARTER CORNER OF SECTION 8 BEING A FOUND 3.24" ALUMINUM CAP, PLS 22100 IN RANGE BOX MATCHING MONUMENT RECORD FILED 6/30/07; - THE CENTER QUARTER CORNER OF SECTION 8 BEING A FOUND 3.24" ALUMINUM CAP, PLS 22100 IN RANGE BOX MATCHING MONUMENT RECORD FILED 6/30/07

COMMENCING AT SAID EAST QUARTER CORNER OF SECTION 8; THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER SOUTH 89°57'19" WEST, A DISTANCE OF 55.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF AIRPORT BOULEVARD AS DESCRIBED IN BOOK 2306 AT PAGE 771 AND THE POINT OF BEGINNING; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 00°00'30" WEST, A DISTANCE OF 550.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST CENTRETECH PARKWAY AS SHOWN IN RECEPTION NO. R2250416;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", WHOSE CHORD BEARS SOUTH 45°00'30" WEST A DISTANCE OF 35.36 FEET, FOR AN ARC DISTANCE OF 39.27 FEET; 2. THENCE NORTH 89°59'30" WEST, A DISTANCE OF 95.00 FEET; 3. THENCE SOUTH 86°55'18" WEST, A DISTANCE OF 130.00 FEET; 4. THENCE NORTH 89°49'30" WEST, A DISTANCE OF 960.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 KAISER AURORA CENTRETECH PARK SUBDIVISION FILING NO. 1;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 NORTH 00°00'30" EAST, A DISTANCE OF 580.88 FEET TO SAID NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 8; THENCE ALONG SAID NORTHERLY LINE NORTH 89°57'19" EAST, A DISTANCE OF 1,210.44 FEET TO THE POINT OF BEGINNING. CONTAINING 702,370 SQUARE FEET OR 16.124 ACRES, MORE OR LESS

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON CITY OF AURORA BENCHMARK (COA ID 4S6608SE004) 3" BRASS CAP IN CONCRETE AT THE NORTHWEST CORNER OF THE INTERSECTION OF AIRPORT BOULEVARD AND CENTRETECH PARKWAY (ELEVATION = XXXX.XX NAVD 88)

BASIS OF BEARINGS

ALL BEARINGS CONTAINED HEREIN ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 BEING ASSUMED TO BEAR NORTH 89°57'19" EAST AS SHOWN AND DESCRIBED HEREON

CITY OF AURORA SITE PLAN NOTES

- 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.
- 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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, ARTICLE VII - NUMBERING OF BUILDINGS.
- ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING _____ (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- EMERGENCY INGRESS AND EGRESS - 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".
- AN APPROVED MEANS OF ACCESS OR OTHER PASSAGEWAY THAT IS FORMALLY DEDICATED AND IDENTIFIED TO PROVIDE ACCESS FOR EMERGENCY APPARATUS WHERE PARKING IS PROHIBITED.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- 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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.
- 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.

Please correct note #10 to read as follows: THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF FIRE LANE EASEMENTS CONSTRUCTED WITHIN THIS SITE USING ALTERNATIVE SURFACING MATERIALS SUCH AS, BUT NOT LIMITED TO; GRASSPAVE, GRASS CRETE, RITTER RINGS, INVISIBLE STRUCTURES UTILIZED ONLY FOR EMERGENCY VEHICLE ACCESS USE. THIS AGREEMENT WILL INCLUDE SNOW REMOVAL TO ENSURE EMERGENCY ACCESS IS AVAILABLE AT ALL TIMES. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY ORDER NOTICE FROM THE AURORA FIRE DEPARTMENT TO REMOVE THE INVISIBLE STRUCTURE AND REPLACE IT WITH AN ASPHALT OR CONCRETE ROAD SURFACE THAT MEETS THE CONSTRUCTION REQUIREMENTS OF THE PUBLIC WORKS DEPARTMENT FIRE LANE STANDARDS AND BE SHOWN IN DETAIL WITHIN THE CIVIL PLANS.

Updated.

Please provide additional Site Data such as Accessible Parking, Occupancy Classification, and Occupant Load of the Building to be on site.

Occupancy classification and occupant load have been added to the site data table. Please note, the auxiliary building is not considered habitable and will not be manned. Accessible parking is currently being shown on the table.

Note has been added.

Right of way note has been added.

Note has been added.

Please add the Right of Way note as shown.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

This has been revised.

NO.	1
INITIAL	AX
CITY SUBMISSION	12/12/24
REVISION	
BY	SAM
DATE	12/12/24
APPR	

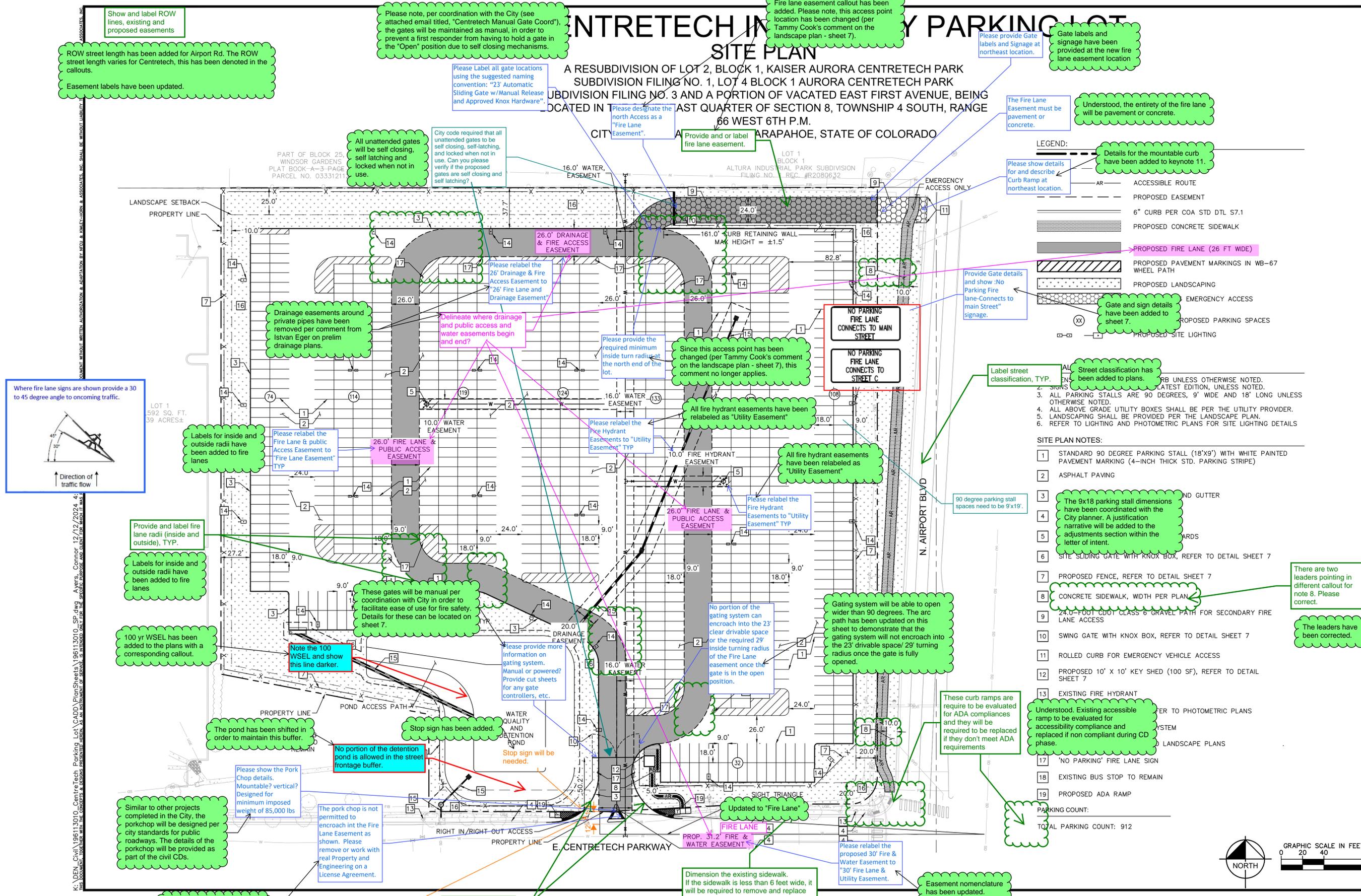
DESIGNED BY: SAM
DRAWN BY: AX
CHECKED BY: SAM
DATE: 12/12/24

ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
COVER SHEET

PRELIMINARY
NOT FOR CONSTRUCTION
Kimley-Horn & Associates, Inc.
PROJECT NO. 196113010
DRAWING NAME

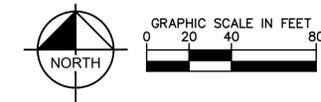
CENTRETECH IN-PARKWAY PARKING LOT SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE EAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.
SARAPAHOE, STATE OF COLORADO



- LEGEND:**
- AR ACCESSIBLE ROUTE
 - PROPOSED EASEMENT
 - 6" CURB PER COA STD DTL S7.1
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED FIRE LANE (26 FT WIDE)
 - PROPOSED PAVEMENT MARKINGS IN WB-67 WHEEL PATH
 - PROPOSED LANDSCAPING
 - EMERGENCY ACCESS
 - PROPOSED PARKING SPACES
 - PROPOSED SITE LIGHTING

- SITE PLAN NOTES:**
- 1 STANDARD 90 DEGREE PARKING STALL (18'x9') WITH WHITE PAINTED PAVEMENT MARKING (4-INCH THICK STD. PARKING STRIPE)
 - 2 ASPHALT PAVING
 - 3 9x18 PARKING STALL DIMENSIONS COORDINATED WITH CITY PLANNER. JUSTIFICATION NARRATIVE TO BE ADDED TO ADJUSTMENTS SECTION WITHIN THE LETTER OF INTENT.
 - 4 CONCRETE SIDEWALK, WIDTH PER PLAN
 - 5 24.0-FOOT CDOT CLASS 6 GRAVEL PATH FOR SECONDARY FIRE LANE ACCESS
 - 6 SWING GATE WITH KNOX BOX, REFER TO DETAIL SHEET 7
 - 7 ROLLED CURB FOR EMERGENCY VEHICLE ACCESS
 - 8 PROPOSED 10' X 10' KEY SHED (100 SF), REFER TO DETAIL SHEET 7
 - 9 EXISTING FIRE HYDRANT
 - 10 UNDERSTOOD. EXISTING ACCESSIBLE RAMP TO BE EVALUATED FOR ACCESSIBILITY COMPLIANCE AND REPLACED IF NON COMPLIANT DURING CD PHASE.
 - 11 'NO PARKING' FIRE LANE SIGN
 - 12 EXISTING BUS STOP TO REMAIN
 - 13 PROPOSED ADA RAMP
- PARKING COUNT:
TOTAL PARKING COUNT: 912



NO.	REVISION	DATE	BY	APPR
1	INITIAL CITY SUBMISSION	12/12/24	SAM	

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

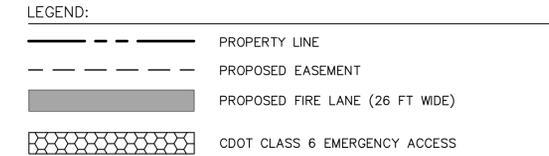
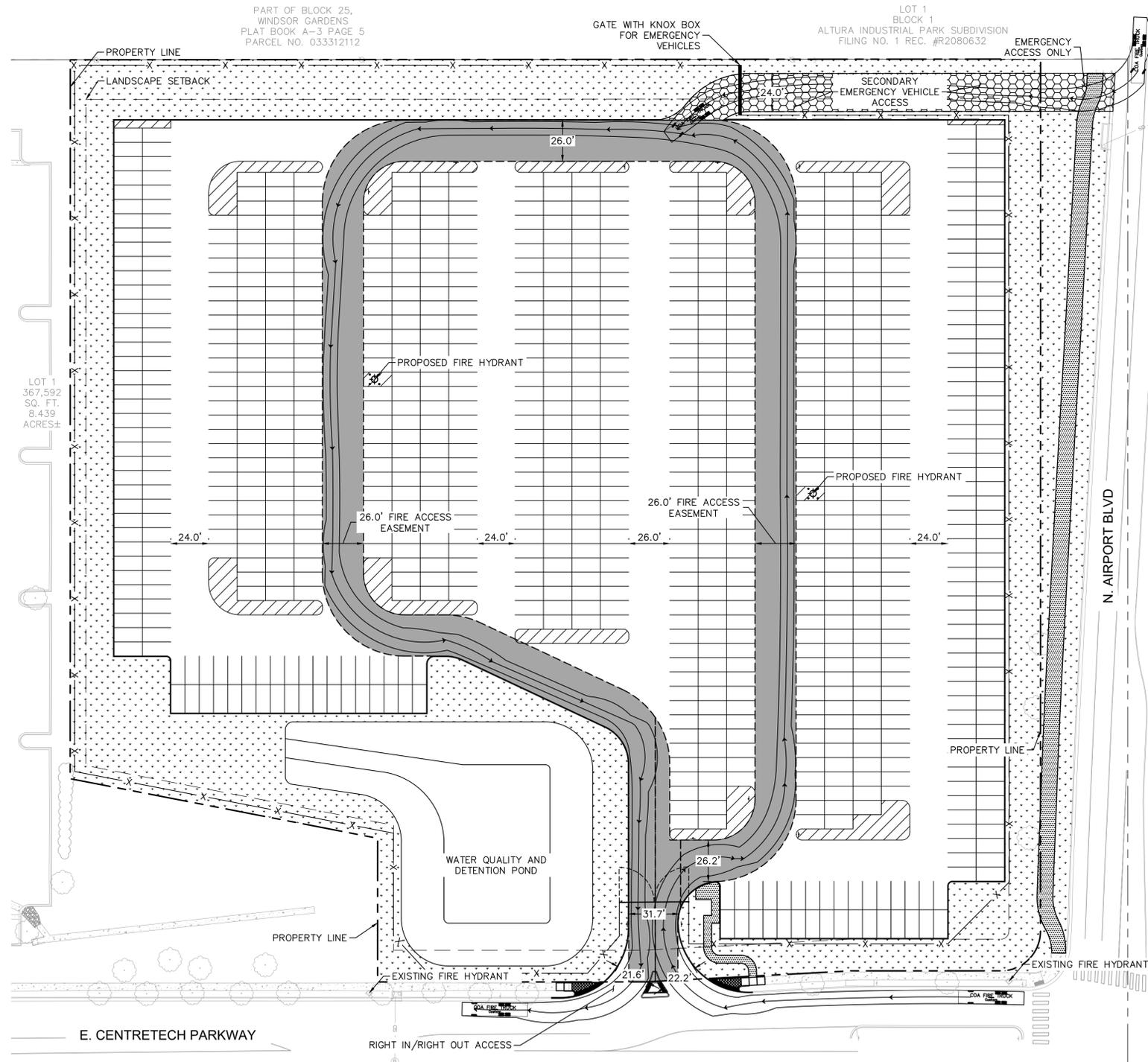
DESIGNED BY: SAM
DRAWN BY: AX
CHECKED BY: SAM
DATE: 12/12/24

ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.
PROJECT NO.
196113010
DRAWING NAME

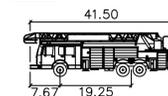
ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

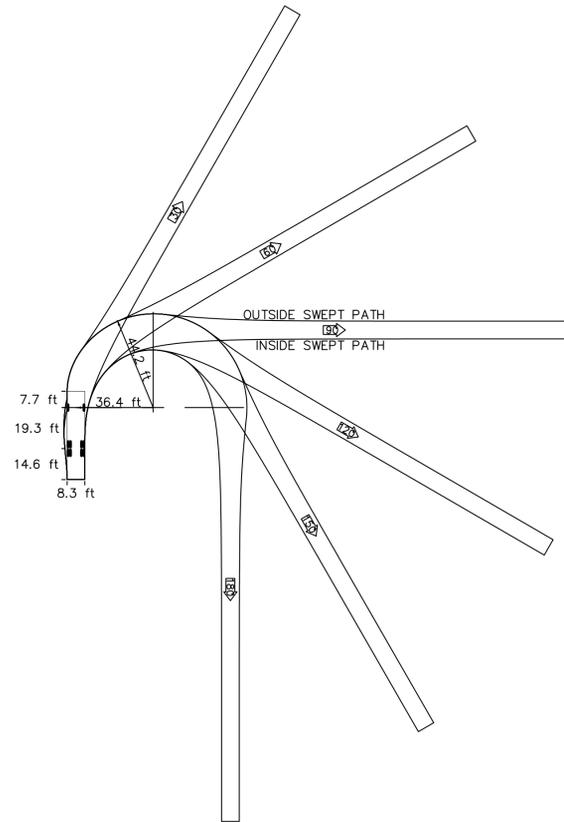


STEERING LOCK ANGLE = 31.9 deg.
ACHIEVED STEERING ANGLE:
30 deg. SWEEP ANGLE: 19.1 deg.
60 deg. SWEEP ANGLE: 26.6 deg.
90 deg. SWEEP ANGLE: 29.7 deg.
120 deg. SWEEP ANGLE: 31.0 deg.
150 deg. SWEEP ANGLE: 31.5 deg.
180 deg. SWEEP ANGLE: 31.9 deg.

COA FIRE TRUCK 2
Custom
[ft]
(c) 2024 Transoft Solutions, Inc. All rights reserved.

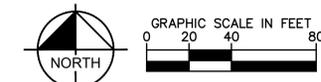


COA FIRE TRUCK 2 feet
Width :8.33
Track :8.33
Lock to Lock Time :6.0
Steering Angle :31.9



OPERATIONS PLAN

THE PROPERTY IS PROPOSED TO BE USED AS AN OUTDOOR STORAGE FACILITY FOR NEW INVENTORY AND OVERFLOW FOR A NEARBY AUTO DEALERSHIP. THIS USE IS PERMITTED IN THE I-1 ZONE. THE HOURS OF OPERATION WILL BE 8:00 AM - 5:00 PM BUSINESS DAY, WITH THE POSSIBILITY OF # EMPLOYEES UTILIZE THE SITE THROUGHOUT THE DAY. THERE IS A PROPOSED KEY STORAGE BUILDING, 10' X 10' SHED, AT THE ENTRANCE OF THE SITE WITH A CONCRETE PATH ENCAPSULATED BY THE PROPOSED FENCE AROUND THE SITE.



NO.	REVISION	BY	DATE	APPR
1	INITIAL CITY SUBMISSION	AX	12/12/24	SAM

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
DRAWN BY: AX
CHECKED BY: SAM
DATE: 12/12/24

ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
FIRE ACCESS PLAN

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

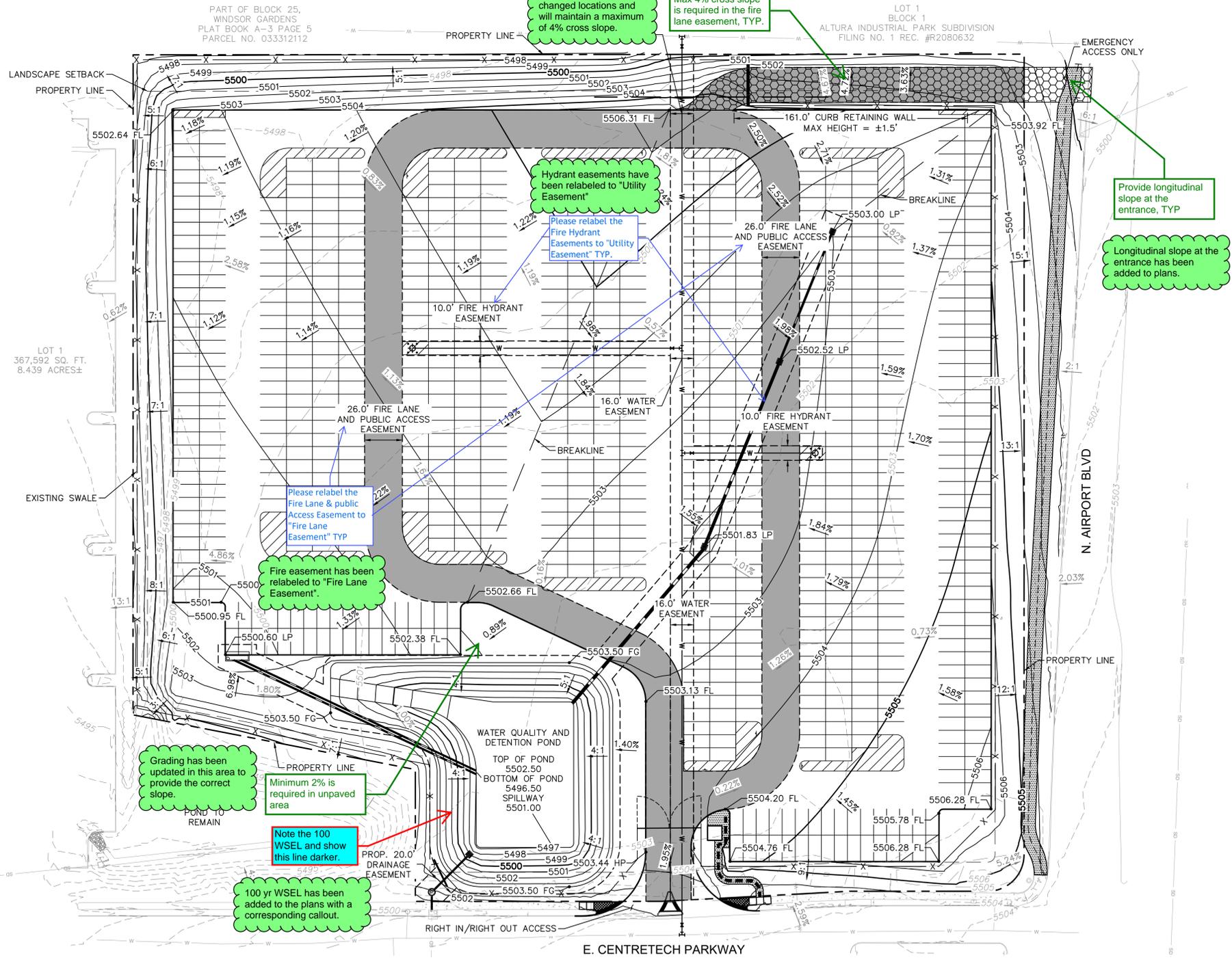
PROJECT NO.
196113010
DRAWING NAME

K:\DEV_Civil\196113010_Centretech_Parking_Lot\CAD\Plat_Sheets\196113010_OP_4mg_Areas_Center_12/12/2024_4_30.DWG
THIS DOCUMENT, WHETHER PRINTED OR ELECTRONIC, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF KIMLEY-HORN AND ASSOCIATES, INC. THE USER SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.

CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- LEGEND:**
- — — — — PROPERTY LINE
 - - - - - LANDSCAPE SETBACK
 - - - - - PROPOSED EASEMENT
 - - - - - ACCESSIBLE ROUTE
 - W — PROPOSED WATER LINE
 - — — — — PROPOSED STORM PIPE
 - 5499 — PROPOSED CONTOUR
 - - - - - EXISTING CONTOUR
 - — — — — 6" CURB PER COA STD DTL S7.1
 - X.XX% PROPOSED FLOW PATH
 - X.XX% EXISTING FLOW PATH
 - PROPOSED INLET
 - ▣ PROPOSED TYPE R INLET
 - ▣ EXISTING INLET

- GENERAL NOTES:**
- MINIMUM SLOPE ON UNPAVED AREAS IS 2%. MINIMUM SLOPE ON ASPHALT IS 1% AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
 - THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
 - THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS FOUR PERCENT WITH A RESULTANT MAXIMUM SLOPE OF TEN PERCENT.

- GRADING LEGEND**
- FL FLOW LINE
LP LOW POINT
- UNADJUSTED EARTHWORK**
- CUT: 2,318 CY
FILL: 27,983 CY
NET: 25,665 CY (FILL)
- NOTE: EARTHWORK QUANTITIES IS FROM THE OVERALL GRADING SURFACE AND DO NOT ACCOUNT FOR SHRINK, SWELL, PAVEMENT SECTIONS OR OVER EXCAVATION.

NO.	REVISION	BY	DATE
1	INITIAL CITY SUBMISSION	AX	12/12/24
		SAM	JAPP

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
DRAWN BY: AX
CHECKED BY: SAM
DATE: 12/12/24

ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
GRADING PLAN

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

PROJECT NO.
196113010
DRAWING NAME

K:\DEV_Civil\196113010_CentreTech_Parking_Lot\CAD\Plots\Sheets\196113010_CD_Ang_Ansys_Center_12/12/2024_4.30.DWG
THIS DOCUMENT, WHETHER IN ORIGINAL OR REPRODUCED FORM, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN AUTHORIZATION OF KIMLEY-HORN AND ASSOCIATES, INC. THE USER SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AIRPORT CENTRETECH PARK
SUBDIVISION FILING NO. 3

KIMLEY-HORN & ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO NEOL & KIMLEY-HORN & ASSOCIATES, INC. FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY NEOL & KIMLEY-HORN & ASSOCIATES, INC. DATE: 12/12/24

PART OF BLOCK 25,
WINDSOR GARDENS
PLAT BOOK A-3 PAGE 5
PARCEL NO. 033312112

Eliminate this Weld on Tap and line to loop hydrants or use 2 laterals - 1 lateral per hydrant. Provide calculations showing minimum 20 psi to both hydrants.

Water main loop on site is now being provided from Centretech Pkwy.

Pipe type has been removed and will be added to the Civil Plans.

Remove pipe type and diameter. These details will be on the Civil Plan (Typical)

Linear footages have been removed and will be added to the Civil Plans.

Add "proposed" to water easement, provide by separate document (Typical)

Linear footages have been removed and will be added to the Civil Plans.

Linear footages will be on Civil Plan but are not necessary on Site Plan. (Typical)

Eliminate "hydrant" from easement. (Typical)

Hydrant easements have been relabeled to "Utility Easement"

Maintenance path to forebays and outlet structure have been added.

Provide maintenance access to forebays and top/bottom of outlet structure per AW standards.

Understood, license agreements will be prepared in the during the CD phase of this project for any crossing of water easements and other related items.

Understood, existing utility easement will be released by separate document.

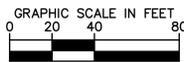
Existing utility easement will need to be released by separate document

LEGEND:

- PROPERTY LINE
- PROPOSED FIRE LANE
- LANDSCAPE SETBACK
- PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FIBER OPTIC LINE
- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED TYPE R INLET
- EXISTING INLET
- EXISTING LIGHT
- PROPOSED FIRE HYDRANT WITH BOLLARDS

SITE IMPROVEMENTS:

- 1 PROPOSED WATER LINE
- 2 PROPOSED FIRE HYDRANT ASSEMBLY WITH BOLLARDS
- 3 CONNECT TO EXISTING WATER LINE
- 4 PROPOSED TAP
- 5 PROPOSED PRIVATE STORM
- 6 PROPOSED PRIVATE DETENTION OUTLET STRUCTURE
- 7 EXISTING STORM SEWER INLET
- 8 EXISTING WATER MAIN, MATERIAL AND SIZE AS NOTED
- 9 EXISTING IRRIGATION LINE
- 10 EXISTING OVERHEAD ELECTRIC
- 11 EXISTING BELOW GRADE NATURAL GAS
- 12 EXISTING BELOW GRADE ELECTRIC LINE
- 13 EXISTING BELOW GRADE COMMUNICATIONS LINE
- 14 EXISTING LIGHT POLE
- 15 EXISTING ABOVE GROUND ELECTRICAL EQUIPMENT
- 16 EXISTING FIRE HYDRANT
- 17 EXISTING SIGNAL POLE
- 18 PROPOSED STORM SEWER INLET
- 19 PROPOSED STORM SEWER MANHOLE



NO.	REVISION	BY	DATE	APPR.
1	INITIAL CITY SUBMISSION	AX	12/12/24	SAM

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
DRAWN BY: AX
CHECKED BY: SAM
DATE: 12/12/24

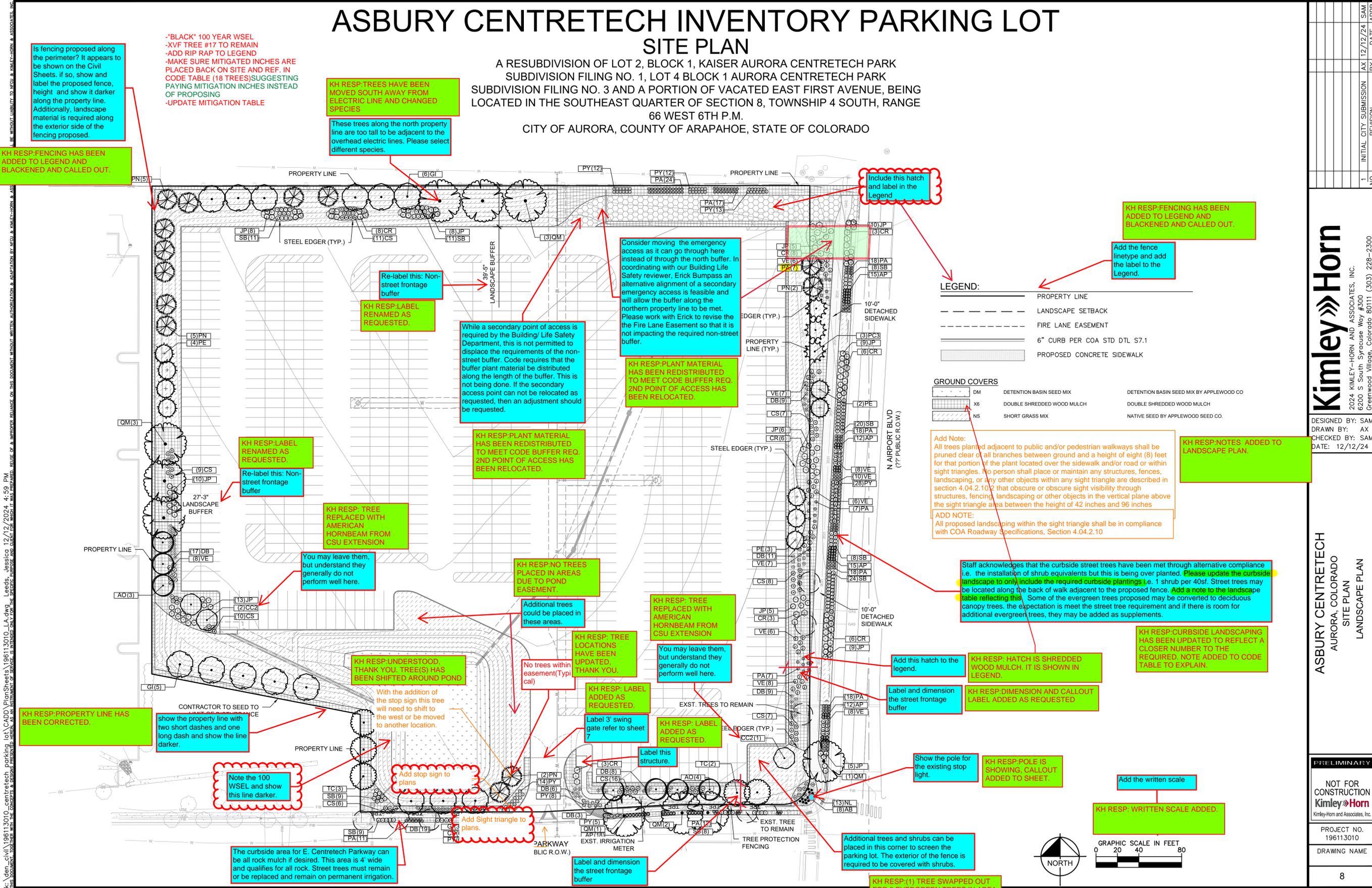
ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
UTILITY PLAN

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

PROJECT NO.
196113010
DRAWING NAME

ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



Is fencing proposed along the perimeter? It appears to be shown on the Civil Sheets. If so, show and label the proposed fence, height and show it darker along the property line. Additionally, landscape material is required along the exterior side of the fencing proposed.

KH RESP: FENCING HAS BEEN ADDED TO LEGEND AND BLACKENED AND CALLED OUT.

KH RESP: TREES HAVE BEEN MOVED SOUTH AWAY FROM ELECTRIC LINE AND CHANGED SPECIES

These trees along the north property line are too tall to be adjacent to the overhead electric lines. Please select different species.

Include this hatch and label in the Legend

KH RESP: FENCING HAS BEEN ADDED TO LEGEND AND BLACKENED AND CALLED OUT.

Add the fence linetype and add the label to the Legend.

Consider moving the emergency access as it can go through here instead of through the north buffer. In coordinating with our Building Life Safety reviewer, Erick Bumpass an alternative alignment of a secondary emergency access is feasible and will allow the buffer along the northern property line to be met. Please work with Erick to revise the Fire Lane Easement so that it is not impacting the required non-street buffer.

KH RESP: PLANT MATERIAL HAS BEEN REDISTRIBUTED TO MEET CODE BUFFER REQ. 2ND POINT OF ACCESS HAS BEEN RELOCATED.

While a secondary point of access is required by the Building/ Life Safety Department, this is not permitted to displace the requirements of the non-street buffer. Code requires that the buffer plant material be distributed along the length of the buffer. This is not being done. If the secondary access point can not be relocated as requested, then an adjustment should be requested.

KH RESP: PLANT MATERIAL HAS BEEN REDISTRIBUTED TO MEET CODE BUFFER REQ. 2ND POINT OF ACCESS HAS BEEN RELOCATED.

Re-label this: Non-street frontage buffer
KH RESP: LABEL RENAMED AS REQUESTED.

Re-label this: Non-street frontage buffer
KH RESP: LABEL RENAMED AS REQUESTED.

KH RESP: TREE REPLACED WITH AMERICAN HORNBEAM FROM CSU EXTENSION

You may leave them, but understand they generally do not perform well here.

KH RESP: NO TREES PLACED IN AREAS DUE TO POND EASEMENT

Additional trees could be placed in these areas.

KH RESP: TREE REPLACED WITH AMERICAN HORNBEAM FROM CSU EXTENSION

You may leave them, but understand they generally do not perform well here.

KH RESP: TREE LOCATIONS HAVE BEEN UPDATED. THANK YOU.

KH RESP: LABEL ADDED AS REQUESTED.

Label 3' swing gate refer to sheet 7

KH RESP: LABEL ADDED AS REQUESTED.

Label this structure.

Add this hatch to the legend.

Staff acknowledges that the curbside street trees have been met through alternative compliance i.e. the installation of shrub equivalents but this is being over planted. Please update the curbside landscape to only include the required curbside plantings, i.e. 1 shrub per 40sf. Street trees may be located along the back of walk adjacent to the proposed fence. Add a note to the landscape table reflecting this. Some of the evergreen trees proposed may be converted to deciduous canopy trees. The expectation is meet the street tree requirement and if there is room for additional evergreen trees, they may be added as supplements.

KH RESP: HATCH IS SHREDDED WOOD MULCH. IT IS SHOWN IN LEGEND.

Label and dimension the street frontage buffer

KH RESP: DIMENSION AND CALLOUT LABEL ADDED AS REQUESTED

KH RESP: CURBSIDE LANDSCAPING HAS BEEN UPDATED TO REFLECT A CLOSER NUMBER TO THE REQUIRED. NOTE ADDED TO CODE TABLE TO EXPLAIN.

Show the pole for the existing stop light.

KH RESP: POLE IS SHOWING CALLOUT ADDED TO SHEET.

Add the written scale

KH RESP: WRITTEN SCALE ADDED.

Additional trees and shrubs can be placed in this corner to screen the parking lot. The exterior of the fence is required to be covered with shrubs.

KH RESP: (1) TREE SWAPPED OUT FOR 3 EVERGREEN TREES IN AREA

The curbside area for E. Centretech Parkway can be all rock mulch if desired. This area is 4' wide and qualifies for all rock. Street trees must remain or be replaced and remain on permanent irrigation.

KH RESP: EXISTING TREES AND PROPOSED SHRUBS TO REMAIN. THANK YOU FOR THE INFORMATION.

LEGEND:

	PROPERTY LINE
	LANDSCAPE SETBACK
	FIRE LANE EASEMENT
	6" CURB PER COA STD DTL S7.1
	PROPOSED CONCRETE SIDEWALK

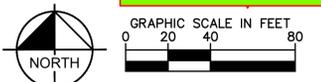
GROUND COVERS

	DM DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX BY APPLEWOOD CO
	X6 DOUBLE SHREDDED WOOD MULCH	DOUBLE SHREDDED WOOD MULCH
	NS SHORT GRASS MIX	NATIVE SEED BY APPLEWOOD SEED CO.

Add Note:
All trees planted adjacent to public and/or pedestrian walkways shall be pruned clear of all branches between ground and a height of eight (8) feet for that portion of the plant located over the sidewalk and/or road or within sight triangles. No person shall place or maintain any structures, fences, landscaping, or any other objects within any sight triangle as described in section 4.04.2.10 that obscure or obscure sight visibility through structures, fencing, landscaping or other objects in the vertical plane above the sight triangle area between the height of 42 inches and 96 inches

ADD NOTE:
All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10

KH RESP: NOTES ADDED TO LANDSCAPE PLAN.



I:\Projects\196113010_centretech_parking_lot\CAD\Plots\Streets\196113010_LA_dwg_Landscape.dwg
 12/12/24 4:50 PM
 L:\Projects\196113010_centretech_parking_lot\CAD\Plots\Streets\196113010_LA_dwg_Landscape.dwg
 12/12/24 4:50 PM
 L:\Projects\196113010_centretech_parking_lot\CAD\Plots\Streets\196113010_LA_dwg_Landscape.dwg
 12/12/24 4:50 PM

NO.	REVISION	BY	DATE
1	INITIAL CITY SUBMISSION	JAX	12/12/24
		SAM	JAPP

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 S South Syracuse Way #500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
 DRAWN BY: AX
 CHECKED BY: SAM
 DATE: 12/12/24

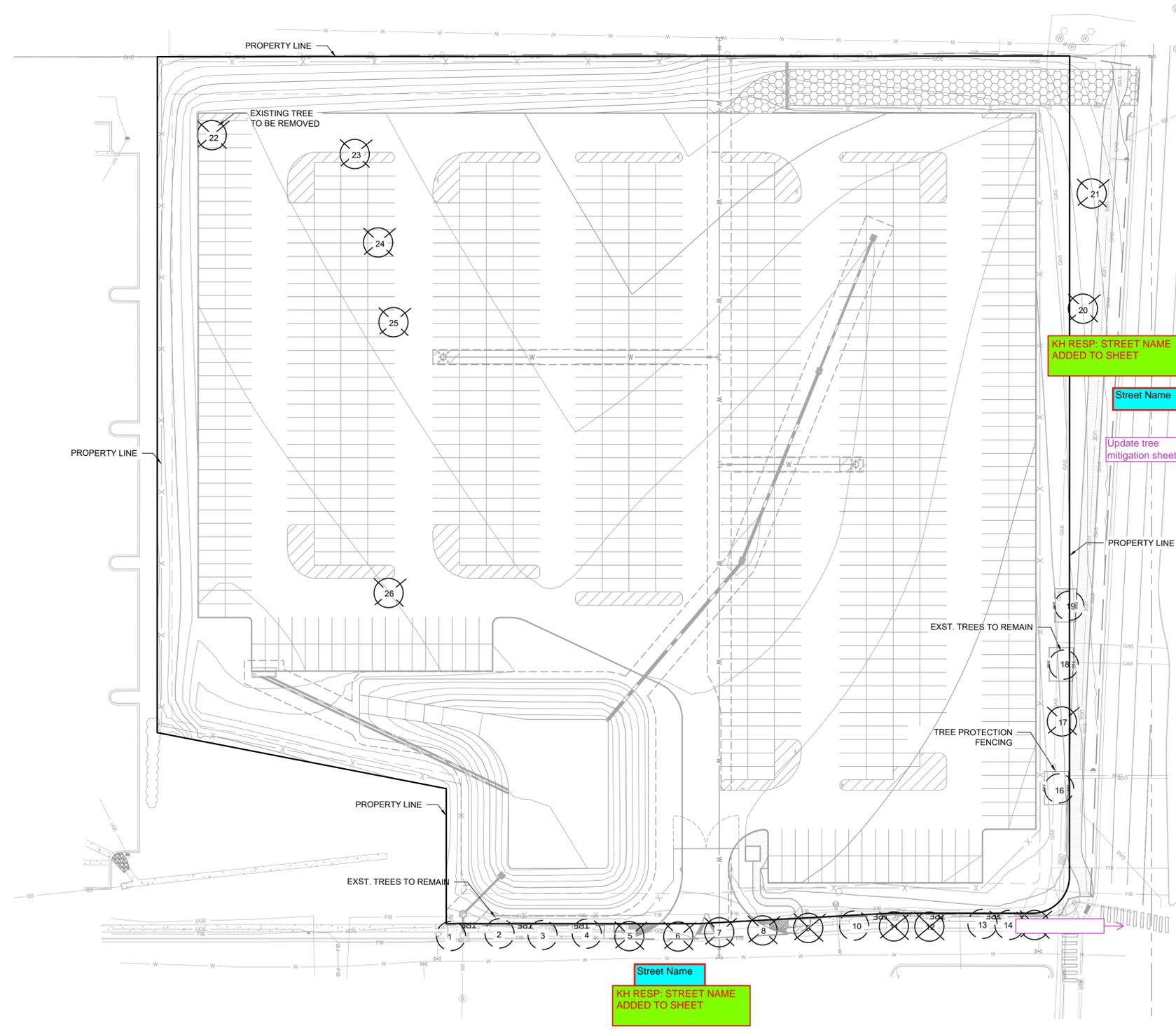
ASBURY CENTRETECH
 AURORA, COLORADO
 SITE PLAN
 LANDSCAPE PLAN

PRELIMINARY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.
 PROJECT NO.
 196113010
 DRAWING NAME
 8

ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

I, the undersigned, being a duly Licensed Professional Engineer in the State of Colorado, do hereby certify that I am the author of the above described plan and that it was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Colorado.



There will be trees affected by the project. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

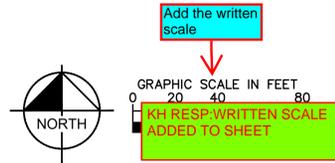
Please update tree mitigation table included within the tree mitigation sheet. If payment will be made into the Tree Planting Fund, add another column to the chart indicating the payment amount that will be made. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation.

The caliper inches that will be lost are 129", but only 44" would be required for planting back onto the site. The mitigation value for the removals are \$4,987.75.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Green Ash	13	\$689.10		5
2	Green Ash	13	\$172.27		1
3	Green Ash	12	\$588.96		5
4	Green Ash	13	\$689.10		4
5	Green Ash	11	\$496.83	Remove	5
6	Green Ash	13	\$689.10	Remove	5
7	Honey Locust	13	\$1,054.47	Remove	5
8	Honey Locust	11	\$760.41	Remove	4
9	Honey Locust	13	\$1,054.47	Remove	5
10	Green Ash	15	\$1,004.75		6
11	unknown gone	0	\$0.00	No mitigation gone	0
12	unknown gone	0	\$0.00	No mitigation gone	0
13	Red Maple	2	\$0.00	No mitigation <4 in diameter	0
14	Red Maple	2	\$0.00	No mitigation <4 in diameter	0
15	Green Ash	15	\$913.41		6
16	Green Ash	16	\$0.00		0
17	Green Ash	12	\$588.96		5
18	Green Ash	12	\$588.96		5
19	Green Ash	12	\$588.96		5
20	Green Ash	12	\$0.00	Remove	0
21	Green Ash	14	\$159.45	Remove	3
22	Colorado Blue Spruce	8	\$171.11	Remove	3
23	Austrian Pine	9	\$168.11	Remove	4
24	Austrian Pine	8	\$132.86	Remove	3
25	Austrian Pine	8	\$132.86	Remove	3
26	Austrian Pine	9	\$168.11	Remove	4
Total		268	\$10,422.55		84

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

TREE #	Species	Common Name	DBH (inches)	Tree Condition Ranking	Status	Comments
1	Fraxinus	Ash	13	Good	Remain	
2	Fraxinus	Ash	13	Poor	Remain	
3	Fraxinus	Ash	12	Good	Remain	
4	Fraxinus	Ash	13	Good	Remain	
5	Fraxinus	Ash	11	Good	Remove	Removing due to site entrance
6	Fraxinus	Ash	13	Good	Remove	Removing due to site entrance
7	Gleditsia triacanthos	Honey Locust	13	Good	Remove	Removing due to site entrance
8	Gleditsia triacanthos	Honey Locust	11	Good	Remove	Removing due to site entrance
9	Gleditsia triacanthos	Honey Locust	13	Good	Remove	Removing due to site entrance
10	Fraxinus	Ash	15	Good	Remain	
11	N/A	N/A	0	MISSING		No longer there
12	N/A	N/A	0	MISSING		No longer there
13	Acer Rubrum	Maple	2	Good	Remain	
14	Acer Rubrum	Maple	2	Good	Remain	
15	Fraxinus	Ash	15	Poor	Remove	Tree is dying
16	Fraxinus	Ash	16	Good	Remain	
17	Fraxinus	Ash	14	Poor	Remove	Tree is dying
18	Fraxinus	Ash	12	Good	Remain	Tree is dying
19	Fraxinus	Ash	12	Good	Remain	
20	Fraxinus	Ash	12	Dead	Remove	Tree is dead
21	Fraxinus	Ash	14	Good	Remove	Removing due to construction
22	Pinus Heldreichii	Bosnian pine	Unknown	Good	Remove	Removing due to construction
23	Pinus Heldreichii	Bosnian pine	Unknown	Good	Remove	Removing due to construction
24	Pinus Heldreichii	Bosnian pine	Unknown	Good	Remove	Removing due to construction
25	Pinus Heldreichii	Bosnian pine	Unknown	Good	Remove	Removing due to construction
26	Pinus Heldreichii	Bosnian pine	Unknown	Good	Remove	Removing due to construction
TOTAL TO BE REMOVED					14	
TOTAL TO REMAIN					10	



NO.	REVISION	BY	DATE	SAM
1	INITIAL CITY SUBMISSION	AX	12/12/24	JAPPR

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 S South Syracuse Way #500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
 DRAWN BY: AX
 CHECKED BY: SAM
 DATE: 12/12/24

ASBURY CENTRETECH
 AURORA, COLORADO
 SITE PLAN
 TREE MITIGATION PLAN

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

PROJECT NO.
196113010
 DRAWING NAME

ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NO.	REVISION	BY	DATE
1	INITIAL CITY SUBMISSION	AX	12/12/24
			SAM
			JAPPR

Kimley»Horn
2024 KIMLEY-HORN AND ASSOCIATES, INC.
6200 S South Syracuse Way #500
Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
DRAWN BY: AX
CHECKED BY: SAM
DATE: 12/12/24

ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
LANDSCAPE NOTES & DETAILS

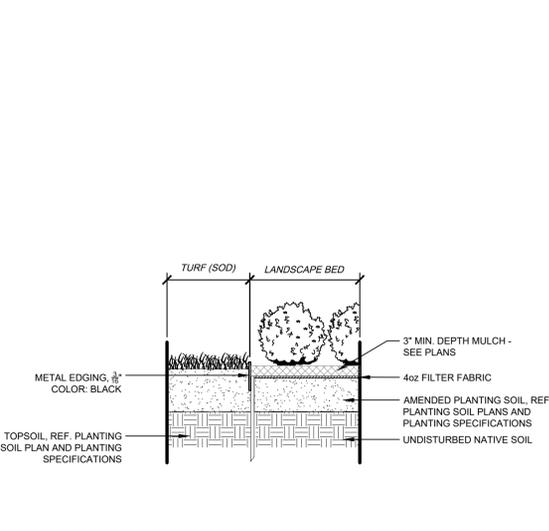
PRELIMINARY

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

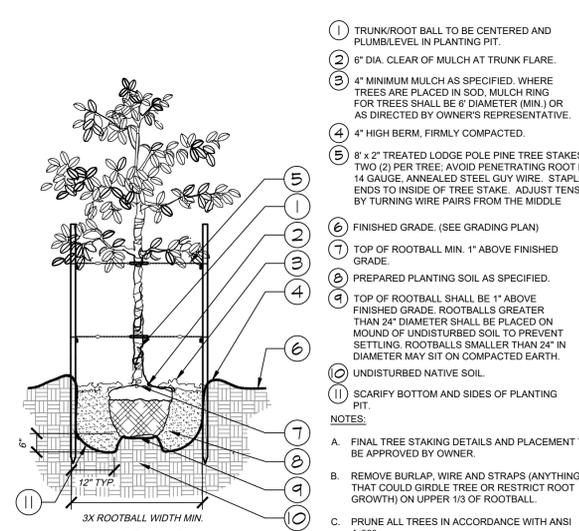
PROJECT NO.
196113010

DRAWING NAME

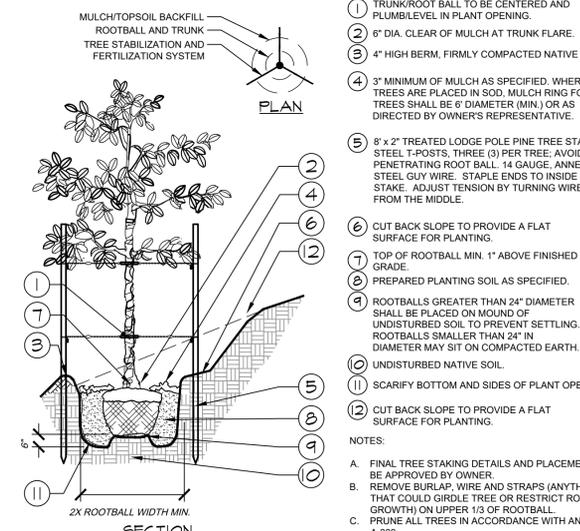
I:\Asbury\196113010_Asbury_Centertech_Parking_Lot_Site_Plan.dwg 12/12/24 4:56 PM
 THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN & ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN & ASSOCIATES, INC.



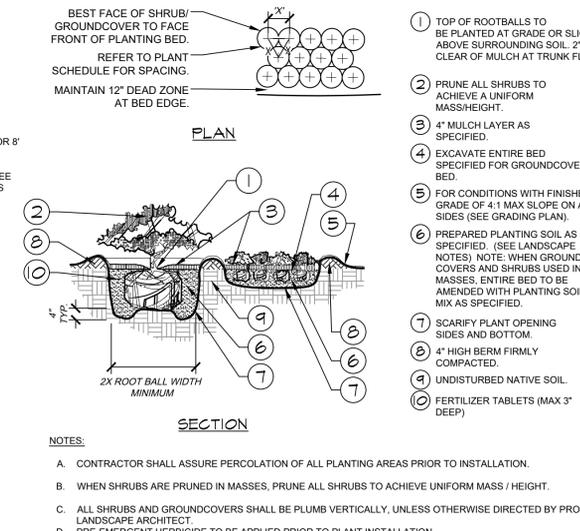
1 METAL EDGER AT PLANTING BED
SECTION / PLAN
NTS



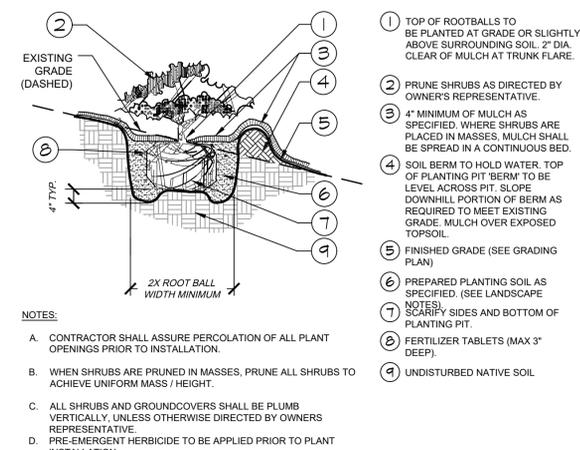
2 TREE PLANTING - STAKING
SECTION / PLAN
NTS



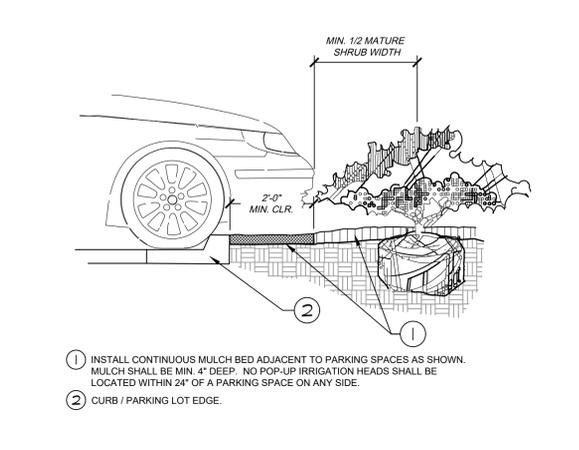
3 TREE PLANTING ON A SLOPE - STAKING
SECTION / PLAN
NTS



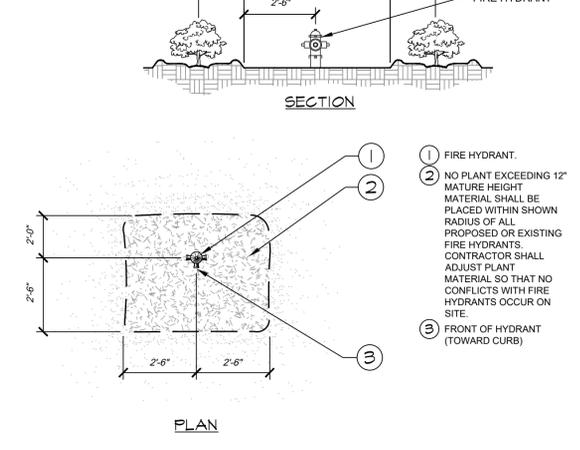
4 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN
NTS



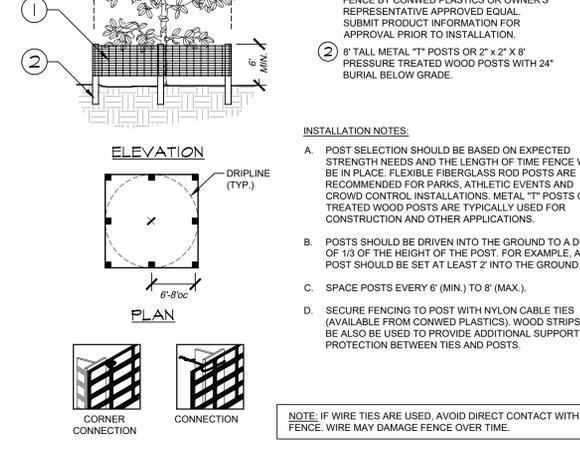
5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION
NTS



6 PARKING SPACE/CURB PLANTING
SECTION
NTS



7 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN
NTS



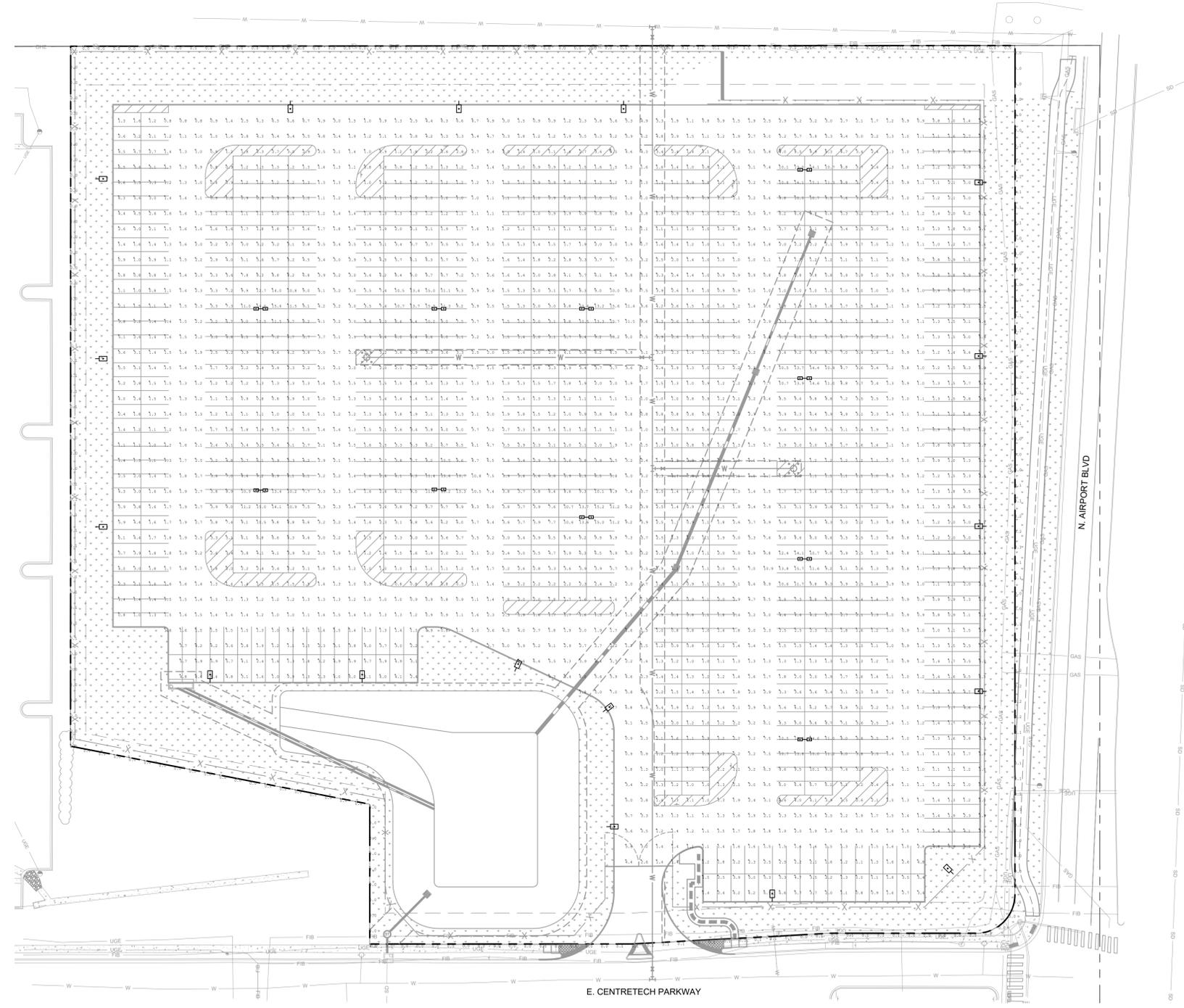
8 TREE PROTECTION FENCING
ELEVATION / PLAN
NTS

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Kimley-Horn and Associates, Inc. 196113010_Cent Tech Parking Inventory Site Plan.dwg 12/12/24 4:31 PM
 THIS DOCUMENT, INCLUDING ALL CONTENTS, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF KIMLEY-HORN AND ASSOCIATES, INC.



Streetlights on N. Airport Blvd and Centretech Pkwy will be evaluated at the Civil plan.

Understood.

LEGEND:
 - - - - - PROPERTY LINE
 - - - - - ACCESSIBLE ROUTE

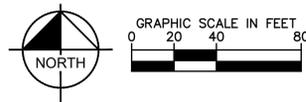
PHOTOMETRIC ANALYSIS				
AREA	AVERAGE (Fc)	MINIMUM (Fc)	MAXIMUM (Fc)	AVG/MIN
LOT	3.02	0.8	15.7	3.78
PROP. LINE*	0.05	0.0	0.1	N/A

* EXCLUDING ADJACENT PUBLIC ROADWAYS

PHOTOMETRIC CRITERIA				
AREA	AVERAGE (Fc)	MINIMUM (Fc)	MAXIMUM (Fc)	AVG/MIN
LOT	2.00	-	-	4.00
PROP. LINE*	-	-	0.1	-

* EXCLUDING ADJACENT PUBLIC ROADWAYS

LUMINAIRE SCHEDULE								
SYMBOL	QTY	LAMP TYPE	LUMENS	LFE	COLOR	MOUNTING HEIGHT	ARM LENGTH	DESCRIPTION
⊕	17	286W LED	40,342	0.65	BLACK	22'	0'	LSI INDUSTRIES MRL-LED-40L-SIL-FT-UNV-DIM-30-70CRI
⊖	10	286W LED	22,851	0.65	BLACK	22'	0'	LSI INDUSTRIES MRL-LED-40L-SIL-FT-UNV-DIM-30-70CRI-IL



NO.	REVISION	BY	DATE
1	INITIAL CITY SUBMISSION	AX	12/12/24

Kimley»Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 S South Syracuse Way #500
 Greenwood Village, Colorado 80111 (303) 228-2300

DESIGNED BY: SAM
 DRAWN BY: AX
 CHECKED BY: SAM
 DATE: 12/12/24

ASBURY CENTRETECH
 AURORA, COLORADO
 SITE PLAN
 PHOTOMETRIC PLAN

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

PROJECT NO.
 196113010
 DRAWING NAME

