

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, PORTEOS SUBDIVISION FILING NO. 5, A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUADRANT OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, BEING A PORTION OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2006000986489.

BENCHMARK

CITY OF AURORA BENCHMARK ID 358517N0003, NAVD 88 ELEVATION: 5421.77'. SET 3" DIAM. BRASS CAP STAMPED (C.O.A., BM, AB-100A, 1981).

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8 T.O.S.S.R.65W. AS BEARING S.00°47'32"E. BETWEEN THE MONUMENTS SHOWN HEREON.

CITY OF AURORA SITE PLAN NOTES:

1. 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.

2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE AND PORTEOS FDP.

3. 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.

4. 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."

5. "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 ENTRANCES 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.

6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.

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. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

8. 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 A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.

9. 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.

10. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.

11. 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.

12. 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.

13. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

14. 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.

15. 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.

SEE SHEET 2 FOR CONTINUED SITE PLAN NOTES.

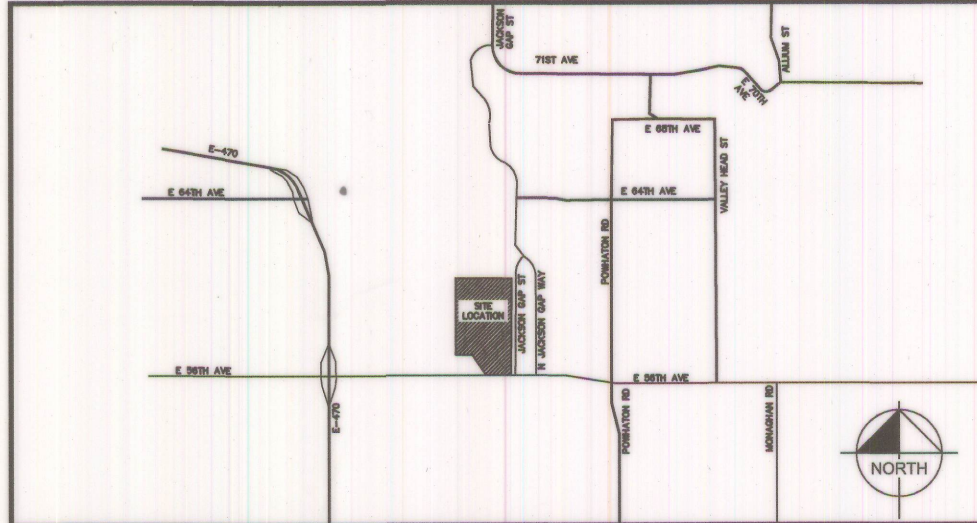
PROJECT TIGER AT PORTEOS

SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,

RANGE 65 WEST OF THE 6TH P.M.,

CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



PROJECT DATA

VICINITY MAP

N.T.S.

LAND AREA WITHIN PROPERTY LINES	68.11 ACRES
NUMBER OF BUILDINGS	1 (SPRINKLERED) 2 (NON-SPRINKLERED)
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS	44'
OFFICE GROSS FLOOR AREA	15,918 SF
DISTRIBUTION GROSS FLOOR AREA	466,775 SF
VEHICLE MAINTENANCE GARAGE FLOOR AREA	10,204 SF
STORAGE BUILDING	850 SF
TOTAL GROSS FLOOR AREA	493,747 SF
TOTAL BUILDING COVERAGE	486,718 SF; 16.39%
HARD SURFACE AREA	1,441,398 SF; 48.46%
LANDSCAPE AREA	1,045,237 SF; 35.14%
TOTAL NUMBER OF PARKING SPACES	525
DISTRIBUTION SPACES (1SP/1,000 GFA)	477 (INCLUDES MAINTENANCE GARAGE)
OFFICE SPACES (3SP/1,000 GFA)	48
PRESENT ZONING CLASSIFICATION	AD AIRPORT DISTRICT
PROPOSED USE	INDUSTRIAL-WAREHOUSE
NUMBER OF SIGNS PERMITTED	5 PERMANENT SIGNS ALLOWED
PROPOSED NUMBER OF SIGNS	2
MAXIMUM ALLOWED SIGN AREA	600 SQ. FT.
MAXIMUM MONUMENT SIGN CRITERIA	3 SIGNS AT 120 SF EACH
2015 IBC OCCUPANCY CLASS: MAIN BLDG	B & S-1
2015 IBC OCCUPANCY CLASS: SMALL BLDG	S-1
2015 IBC CONSTRUCTION TYPE: BOTH BLDGS	TYPE IIB, UNLIMITED AREA

SUMMARY OF WAREHOUSE, DISTRIBUTION, AND OFFICE PARKING CALCULATIONS ABOVE:		
	REQUIRED	PROVIDED
STANDARD SPACES:	514	652
ADA SPACES/VAN	11/1 (ICC/ANSI A117-2009 GUIDELINES)	12/2
53' TRAILER:	-	315
TRACTOR:	-	130
VAN STAGING:	-	189
DOLLY STORAGE:	-	135
BICYCLE SPACES:	27	27
INBOUND:	-	15
LINEHAUL:	-	5

DEVELOPER

SCANNELL PROPERTIES
CHRISTOPHER MILLER, P.E.
8801 RIVER CROSSING BLVD, SUITE 300
INDIANAPOLIS, IN 46240
(317) 218-1667

ARCHITECT

POWERS BROWN ARCHITECTURE
BRYANT MAZZETTI, AIA
1580 LINCOLN STREET, SUITE 480
DENVER, CO 80203
(303) 225-3345

LANDSCAPE ARCHITECT

KIMLEY-HORN
CHRIS HEPLER, RLA
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
(303) 228-2319

ENGINEER

KIMLEY-HORN
ERIN GRIFFIN, P.E.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
(303) 228-2307

SURVEYOR

COLLIERS ENGINEERING & DESIGN
BRANDON MOSER, P.L.S.
7110 W. JEFFERSON AVE, SUITE 100
LAKEWOOD, CO 80235
(720) 716-5180

		1	2	3	4
		11/9/2020	2/16/2021	3/31/2021	7/16/2021
		8/20/2021			
ISSUED					
SHEET NO.	SHEET INDEX				
1	COVER SHEET	●	●	●	●
2	GENERAL NOTES	●	●	●	●
3	OVERALL SITE PLAN	●	●	●	●
4-17	DETAILED SITE PLAN	●	●	●	●
18	OVERALL GRADING PLAN	●	●	●	●
19-32	DETAILED GRADING PLAN	●	●	●	●
33	OVERALL UTILITY PLAN	●	●	●	●
34-47	DETAILED UTILITY PLAN	●	●	●	●
48	OVERALL LANDSCAPE PLAN	●	●	●	●
49-62	LANDSCAPE PLAN	●	●	●	●
63	LANDSCAPE NOTES	●	●	●	●
64-66	LANDSCAPE DETAILS & SECTIONS	●	●	●	●
67-69	BUILDING ELEVATIONS	●	●	●	●
70-84	PHOTOMETRIC PLANS	●	●	●	●
85-86	SITE DETAILS	●	●	●	●

87-89	SECURITY FENCE PLAN	ADDED 10/17/2024
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ADDING A SECURITY FENCE INSIDE EXISTING PERIMETER FENCE - SEE SHEETS 3 AND 33, AND SHEETS C1-C3 AT END OF PLAN SET FOR DETAILS

AMENDMENTS

A PARCEL OF LAND IN SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A PORTION OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2006000986489, DATED OCTOBER 4, 2006, IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE.

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, SCANNELL PROPERTIES #505, LLC, AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS 16th DAY OF September AD. 2021

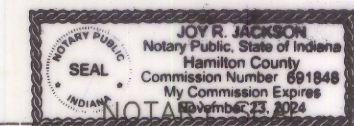
BY: *Christopher Miller*
TITLE: AUTHORIZED SIGNATORY

STATE OF INDIANA

COUNTY OF CLARION

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 16th DAY OF September AD. 2021

by R. Jackson
(NOTARY PUBLIC)



MY COMMISSION EXPIRES 11/23/21

NOTARY BUSINESS ADDRESS: 8801 River Crossing Blvd, Ste. 300 Indianapolis, IN 46240

MORTGAGEE CONSENT AND SUBORDINATION

KEYBANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS AGENT FOR THE LENDERS, BEING THE BENEFICIARY AND HOLDER OF AN EXISTING DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING DATED AUGUST 23, 2021, AND RECORDED ON AUGUST 24, 2021, UNDER RECEPTION NO. 2021000100580, OF THE OFFICIAL RECORDS OF ADAMS COUNTY, COLORADO, ENCUMBERING THE REAL PROPERTY DESCRIBED HEREIN (THE "MORTGAGE") HEREBY CONSENTS TO AND SUBORDINATES THE LIEN OF ITS MORTGAGE.

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

Theodore J. Lewis
SIGNATURE

THEODORE J. LEWIS

SENIOR VICE PRESIDENT

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: *Randall C. A.* DATE: 10/5/21

PLANNING DIRECTOR: *Randall C. A.* DATE: 10/5/21

PLANNING COMMISSION: N/A DATE: N/A

CITY COUNCIL: N/A DATE: N/A

ATTEST: N/A DATE: N/A

DATABASE APPROVAL: 5/19/21 DATE: 5/19/21

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
COVER SHEET

DATE: 09/08/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO. 09360012
PROJECT NO. 09360012
SHEET NO. 1

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

CITY OF AURORA SITE PLAN NOTES (CONTINUED):

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 ENCR OACH 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. 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 CITY ENGINEER.

19. 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;

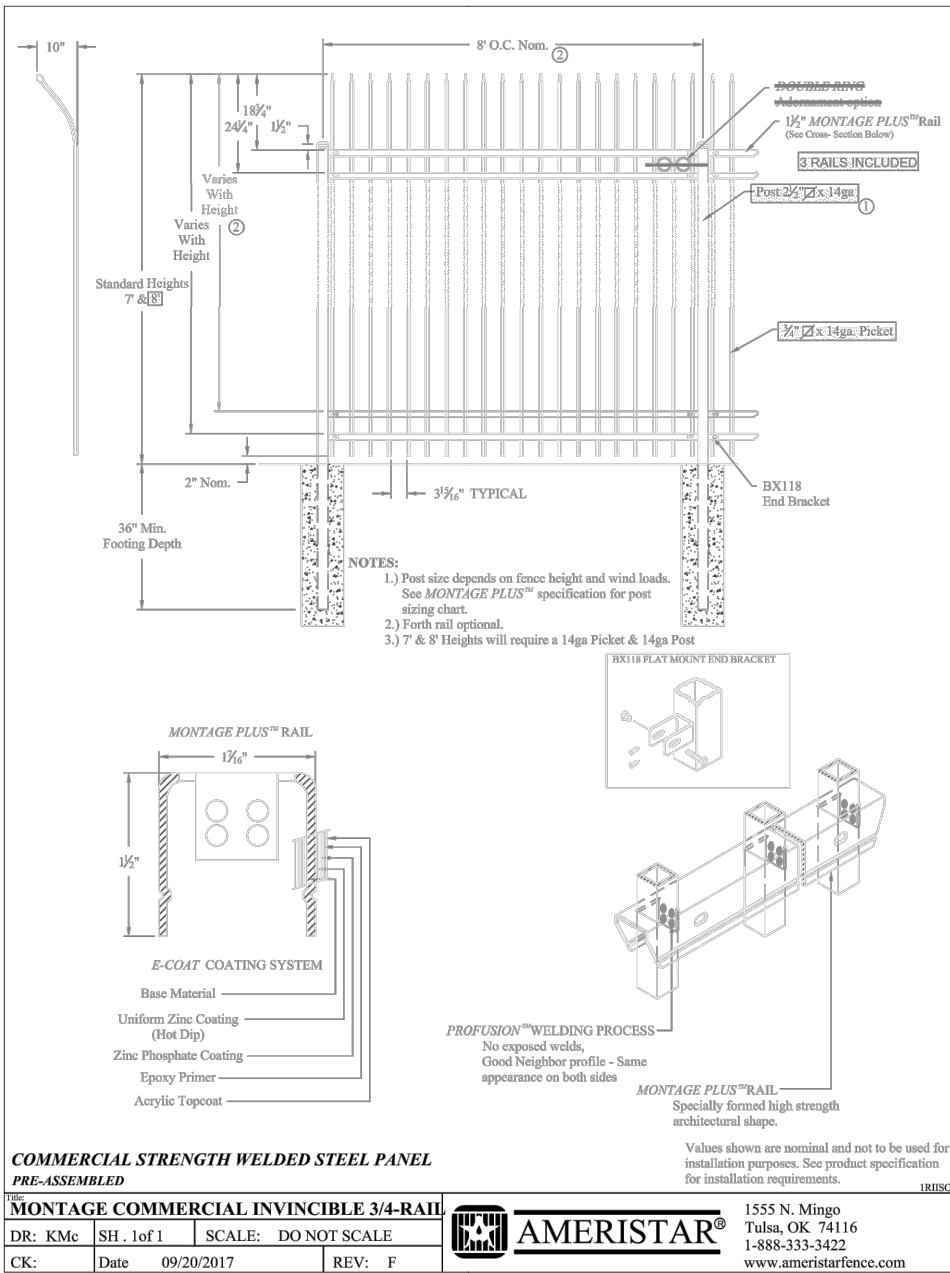
- A) SIREN OPERATED SYSTEM;
B) AUTOMATIC KNOX KEY SWITCH; AND
C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

20. 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 CANA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.

SCANNELL (CHRIS MILLER, 8801 RIVER CROSSING BLVD SUITE 200 INDIANAPOLIS, INDIANA 46240, 317-218-1667) SHALL BE RESPONSIBLE FOR PAYMENT OF 25% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 56TH AVE & JACKSON GAP ST AND 50% OF THE TRAFFIC SIGNALIZATION COSTS FOR THE INTERSECTION OF 60TH AVE & JACKSON GAP ST, IF AND WHEN TRAFFIC SIGNAL WARRANTS ARE SATISFIED. TRAFFIC SIGNAL WARRANTS TO CONSIDER SHALL BE AS DESCRIBED IN THE MOST RECENTLY ADOPTED VERSION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS OF THE DATE OR DATES OF ANY SUCH WARRANT STUDIES. FOR WARRANT PURPOSES, THE MINOR STREET APPROACH TRAFFIC SHALL TYPICALLY BE COMPRISED OF ALL THROUGH AND LEFT-TURN MOVEMENT AND 50% OF RIGHT TURN MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE TRAFFIC ENGINEER. PURSUANT TO 147-37.5 OF CITY CODE, THE PERCENTAGE OF THE TRAFFIC SIGNALIZATION COSTS IDENTIFIED ABOVE SHALL BE PAID TO THE CITY BY THE APPLICANT / OWNER, TO BE HELD IN ESCROW FOR SUCH PURPOSE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RELATED DEVELOPMENT OR AS OTHERWISE REQUIRED BY CITY CODE. THE PERCENTAGE ABOVE WILL BE APPLIED TO THE ENTIRE TRAFFIC SIGNALIZATION COST AS ESTIMATED AT THE TIME OF THE ESCROW DEPOSIT TO CALCULATE SPECIFIC DOLLAR FUNDING REQUIREMENT.

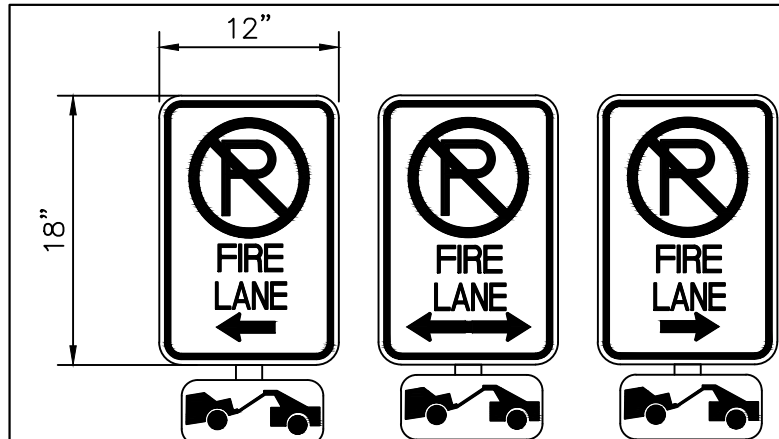
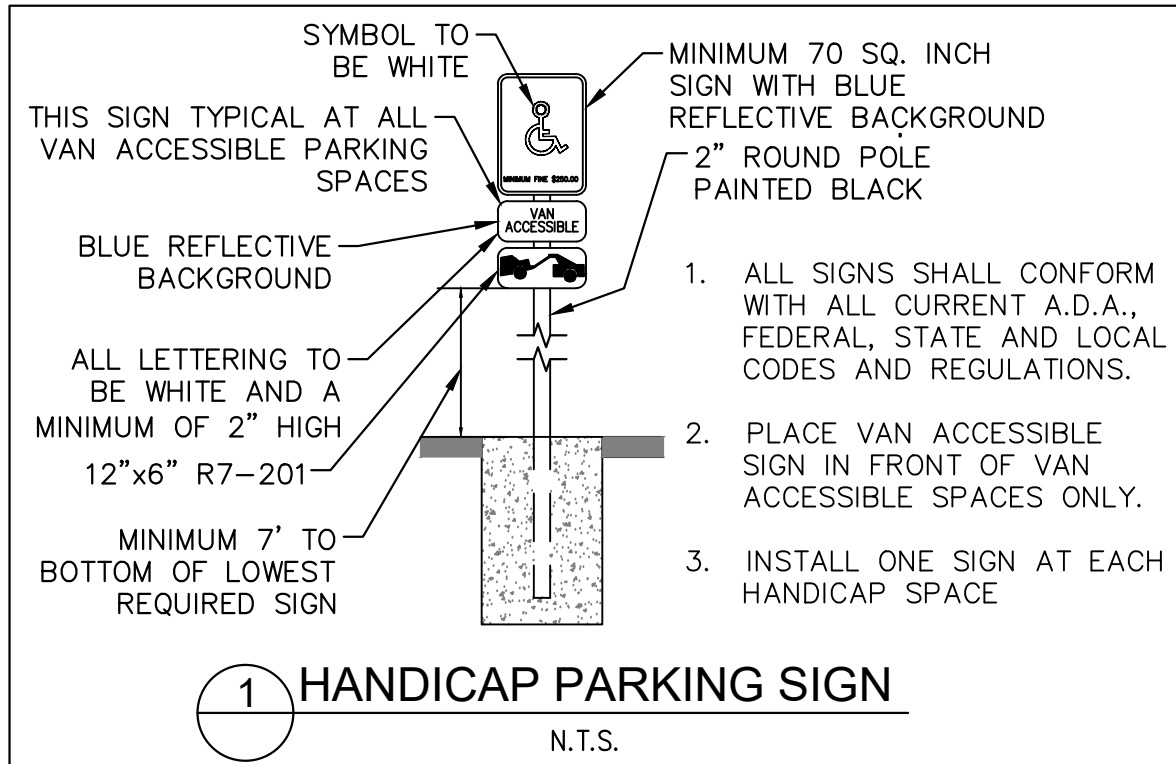
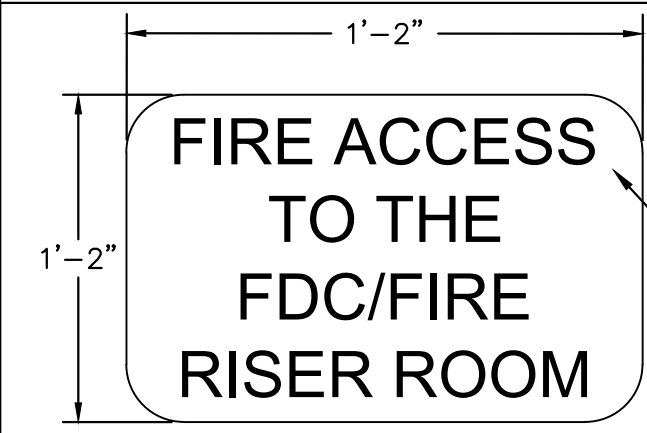
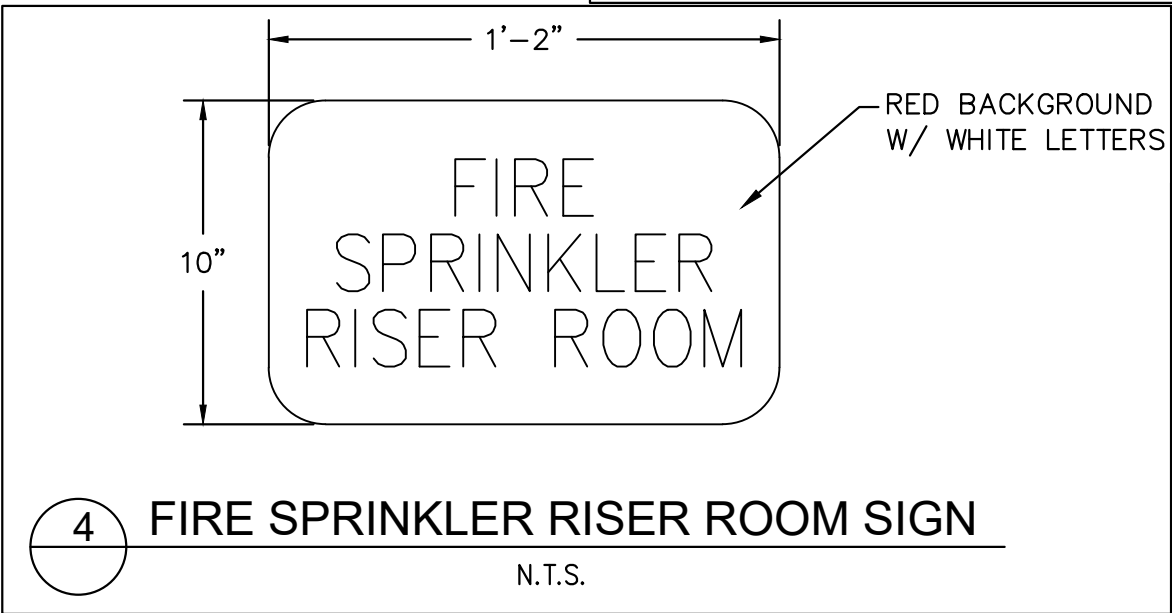
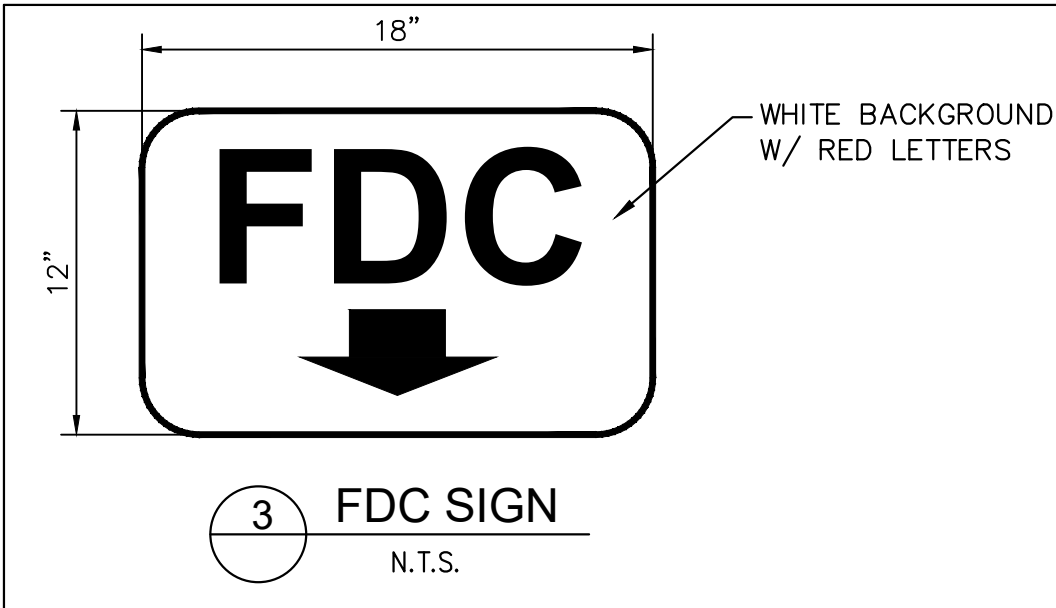
PROPOSED SIGN LEGEND

1. NOTICE-NO ADMITTANCE UNAUTHORIZED (24"x36")
2. NO TRESPASSING (12"x18")
3. ALL VISITORS MUST REPORT TO OFFICE (18"x18")
4. STOP SIGN, R1-1 (24"x24")
5. SPEED LIMIT 10 MPH (24"x18")
6. ADA ACCESSIBILITY SIGN, R7-8 (12"x18")
7. RIGHT TURN ONLY, R3-5R (30"x36")
8. PLACE HOLDER - IF ADDITIONAL SIGN IS NEEDED
9. FACILITY ADDRESS SIGN (36"H X 60"W X 72"OAH)
10. NO ENGINE IDLING SIGN (20"x24")
11. THIS SIGN RESERVED FOR FXG HUB FACILITIES ONLY. NOT USED AT STATIONS.
12. 15 MINUTE PARKING PACKAGE PICK-UP ONLY SIGN (12"x18")
13. HEADLIGHTS ON 24/7 SIGN (21"x24")
14. CELL PHONE & EAR BUD USE PROHIBITED (21"x24")
15. BLINKING SOLAR POWERED PEDESTRIAN CROSSING SIGN
16. NO LEFT TURN SIGN R3-2.
17. AUTHORIZED VEHICLES ONLY, R5-11.



PERIMETER FENCE DETAIL

N.T.S.



FIRE LANE NOTES:

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



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
GENERAL NOTES

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
CV-INTS
PROJECT NO.
096360012

SHEET NO.

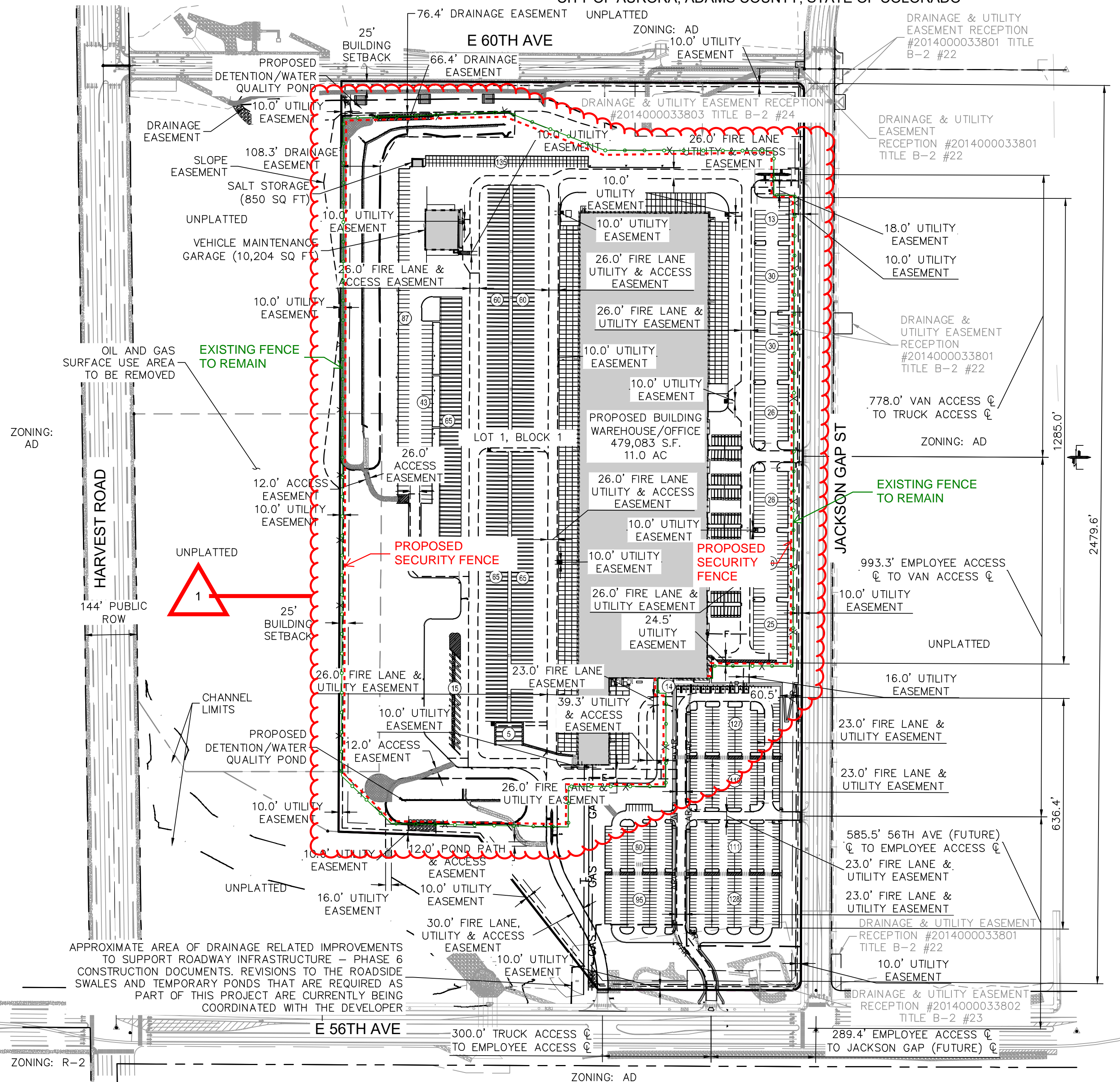
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Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

NO.	REVISION	BY	DATE	APPR

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



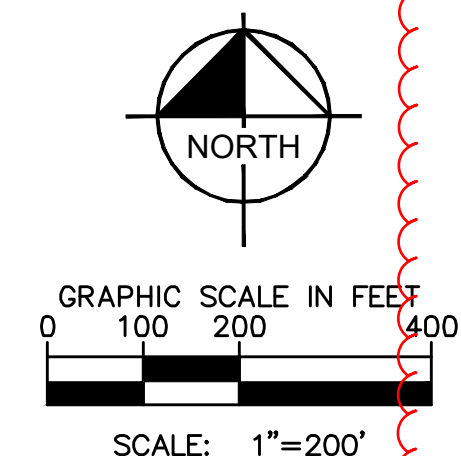
LEGEND

- PROPERTY LINE
 - EASEMENT LINE
 - PROPOSED FENCE
 - PARKING COUNT
 - PARKING ALONG ARTERIAL STREET (60% MAX WITHIN 60' OF PROPERTY LINE)
- TOTAL LOT FRONTAGE (JACKSON GAP ST) - 2479.6 LF
PARKING WITHIN 60 LF OF PROPERTY LINE - 1285 LF
PARKING BEYOND 60 LF FROM PROPERTY LINE - 636.4 LF

NOTES:

- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.
- ADJACENT PUBLIC IMPROVEMENTS SHALL BE COMPLETED AND ACCEPTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- PARKING ALONG ARTERIAL STREET (60% MAX WITHIN 60' OF PROPERTY LINE):

TOTAL LOT FRONTAGE (JACKSON GAP ST) - 2479.6 LF
PARKING WITHIN 60 LF OF PROPERTY LINE - 1285 LF (51.8%)
PARKING BEYOND 60 LF FROM PROPERTY LINE - 636.4 LF (25.7%)



ADDING A SECURITY FENCE INSIDE EXISTING PERIMETER FENCE - SEE SHEETS C1-C3 AT END OF PLAN SET FOR DETAILS

Kimley»Horn

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

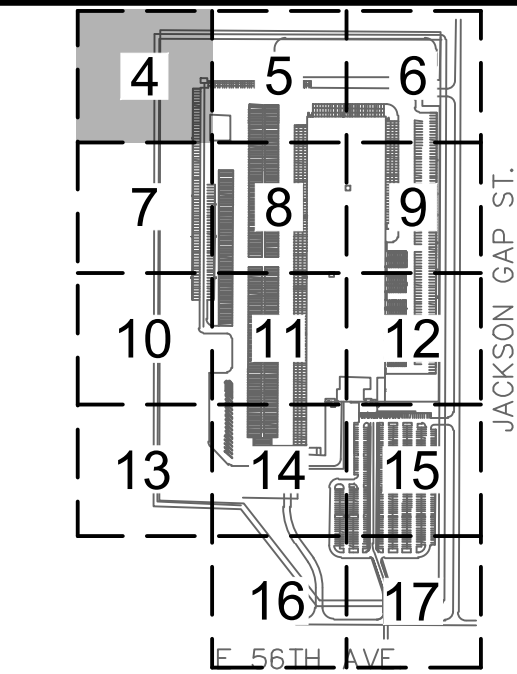
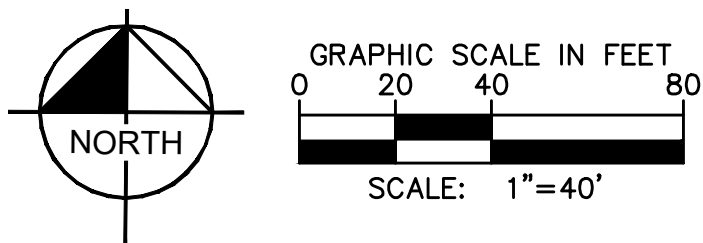
DATE: 08/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO. SP-OV
PROJECT NO. 096360012

SHEET NO. 3

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS

LEGEND

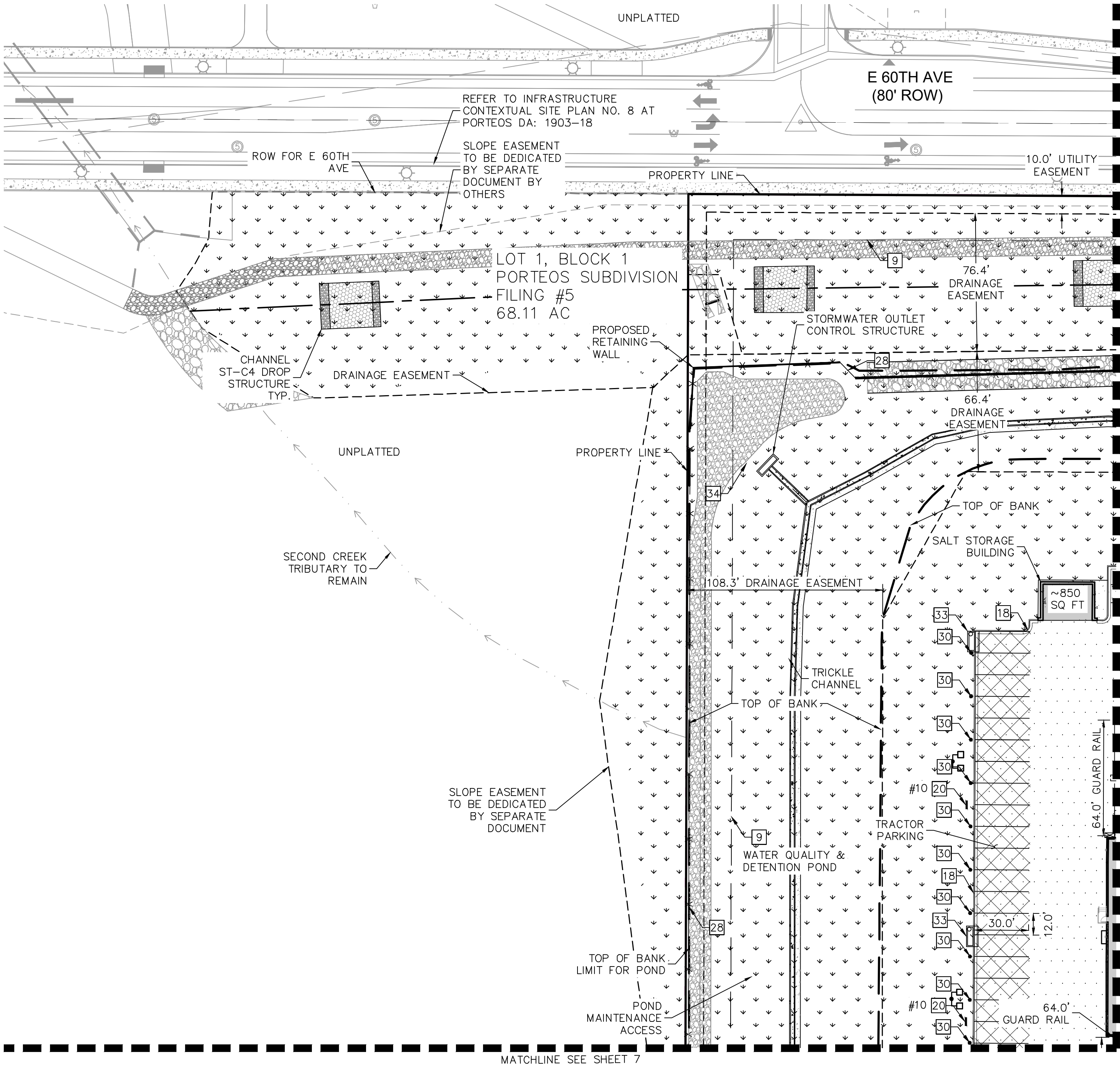
- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 25' BUILDING SETBACK LINE
- 6" VERTICAL CURB AND GUTTER
- SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- BLOCK HEATER
- STORM INLET
- OUTLET STRUCTURE

SITE PLAN NOTES

- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE ST., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

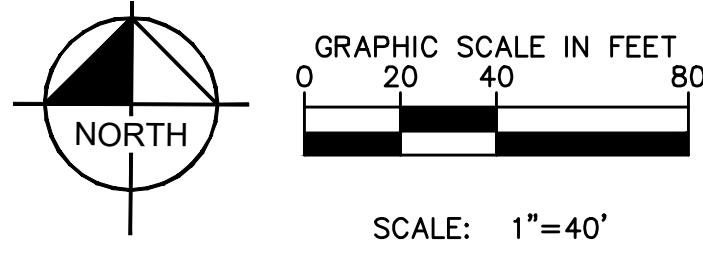
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

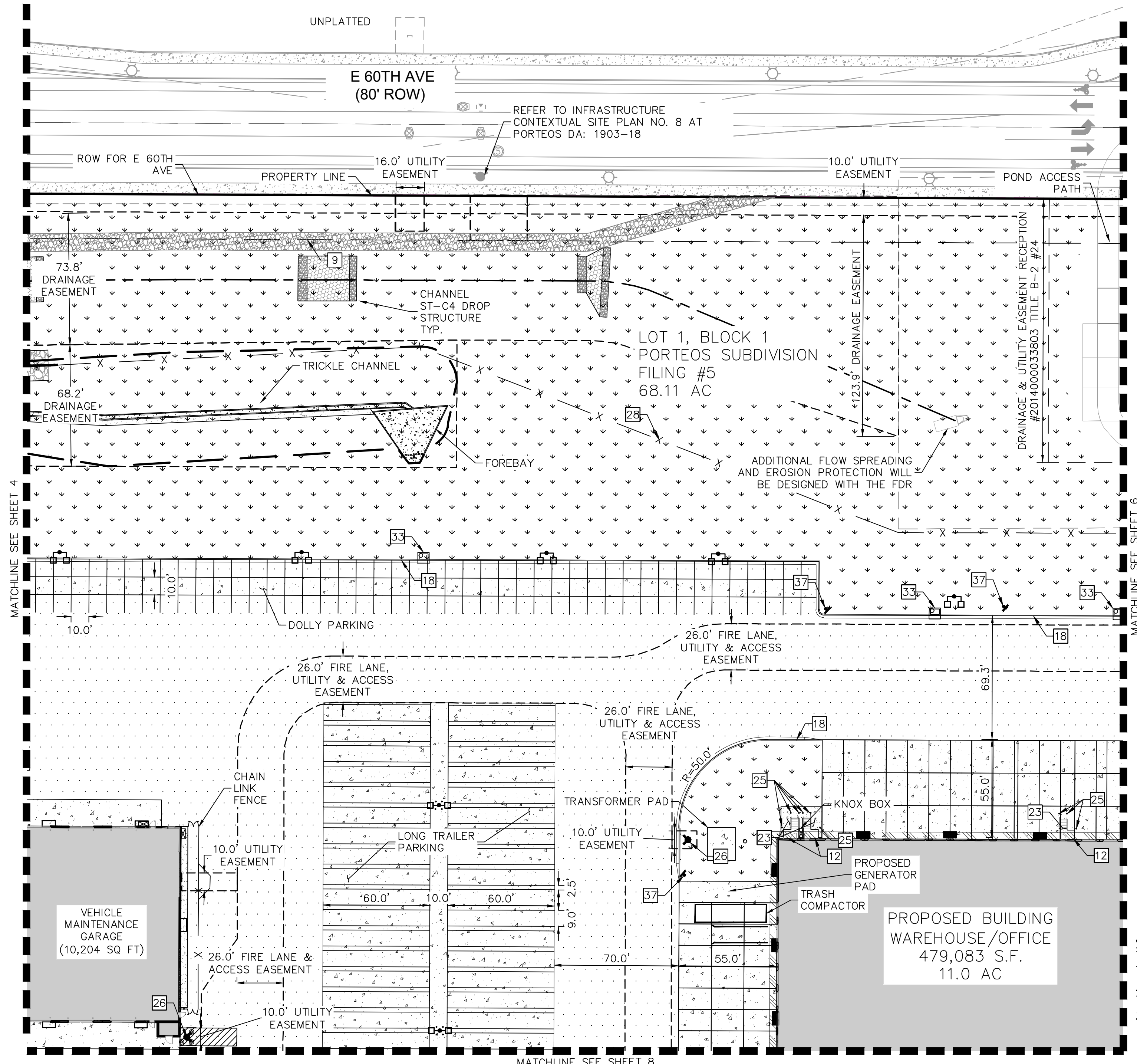
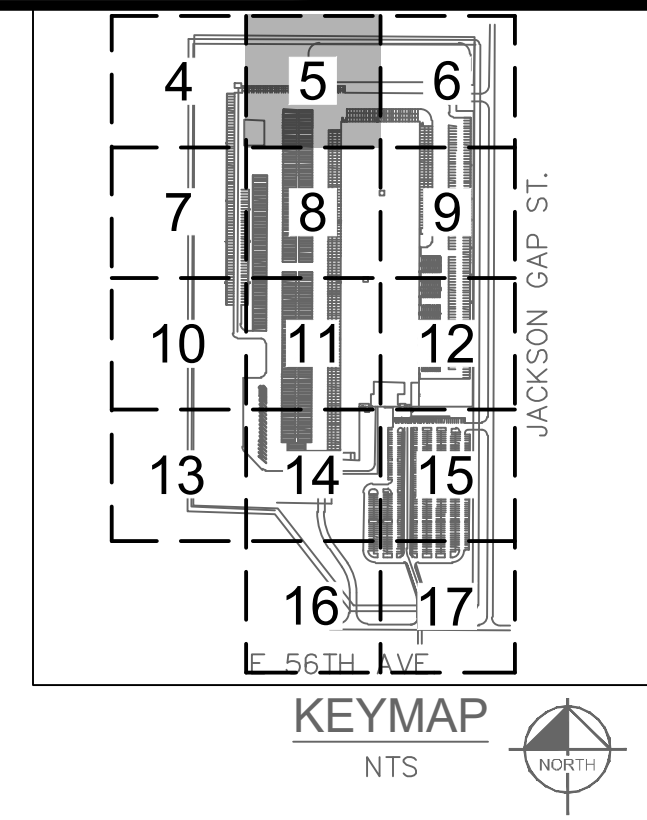
FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.



PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 25' BUILDING SETBACK LINE
- BUILDING INGRESS/EGRESS DOOR
- 6" VERTICAL CURB AND GUTTER
- STAIR PER GRADING PLAN
- BOLLARD, REF. ARCHITECTURAL DETAILS
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- STORM INLET
- FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)

SITE PLAN NOTES

- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

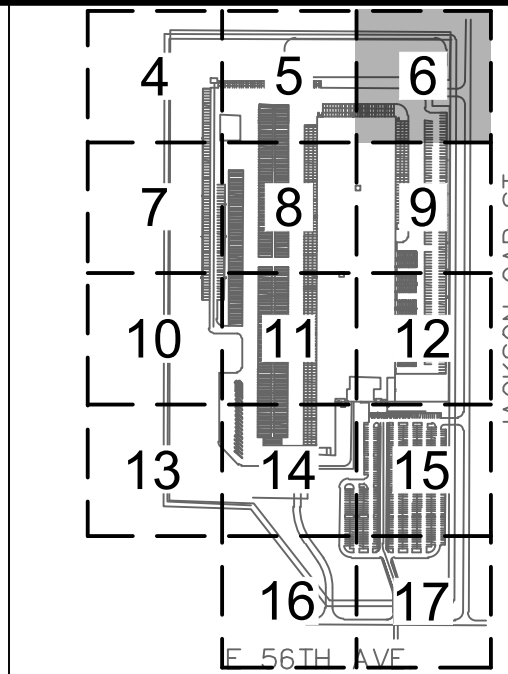
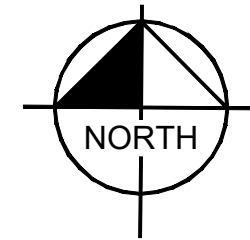
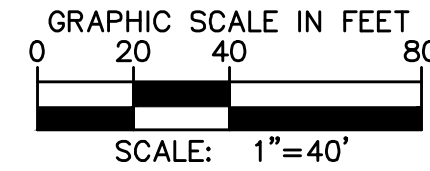
FILE NO. SP-DT
PROJECT NO. 096360012
SHEET NO. 5

SITE PLAN NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
3. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

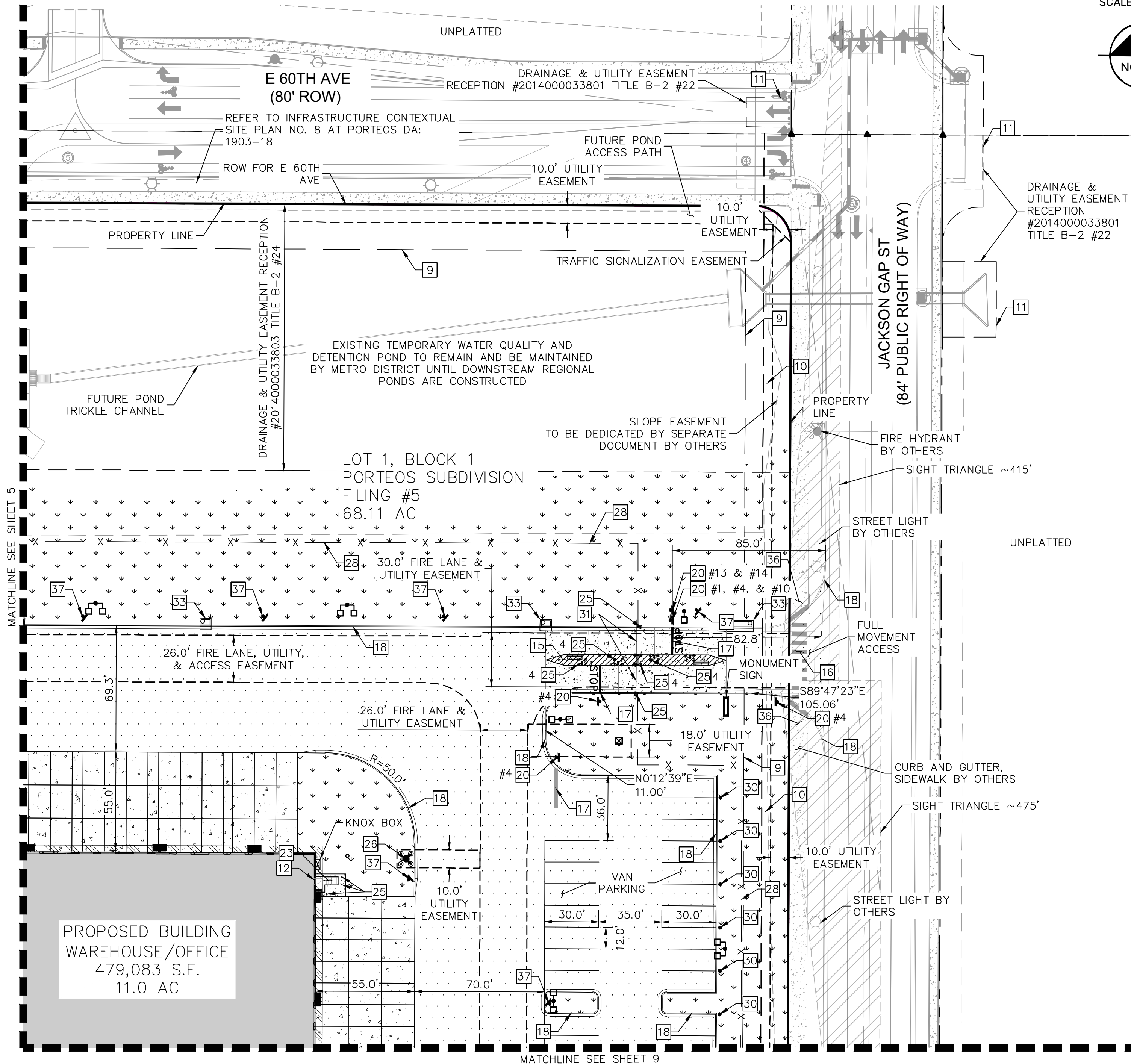


LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- AR ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 9 25' BUILDING SETBACK LINE
- 10 13' LANDSCAPE SETBACK LINE
- 11 EXISTING EASEMENT LINE
- 12 BUILDING INGRESS/EGRESS DOOR
- 15 WHITE PAINTED DIAGONAL PAVEMENT MARKING (4" STD. STRIPE 6' OFF CENTER)
- 16 PEDESTRIAN CROSSWALK
- 17 STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
- 18 6" VERTICAL CURB AND GUTTER
- 20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 23 STAIR PER GRADING PLAN
- 25 BOLLARD, REF. ARCHITECTURAL DETAILS
- 26 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- 28 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- 30 BLOCK HEATER
- 31 15' AUTOMATIC SLIDING GATE WITH APPROVED KNOX HARDWARE (SEE DETAILS 2,3, SHEET 85 & DETAIL 3, SHEET 86)
- 33 STORM INLET
- 36 CURB RAMP
- 37 FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)



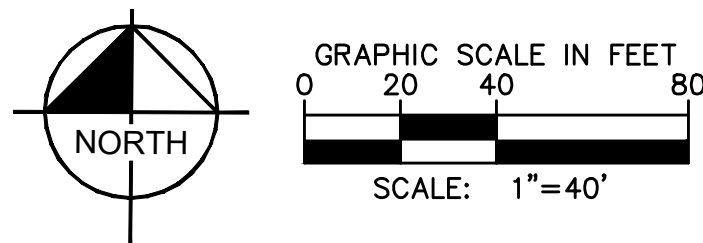
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE ST., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

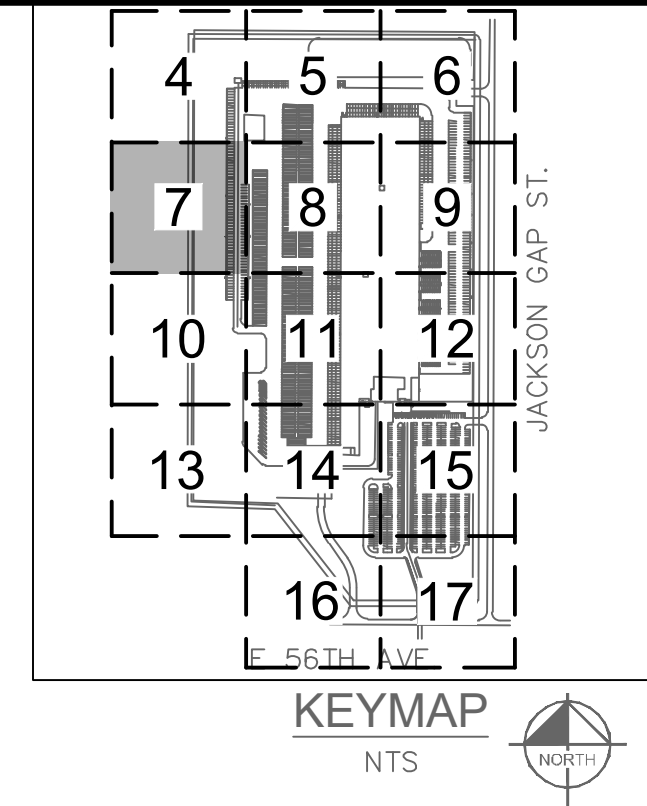
FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.

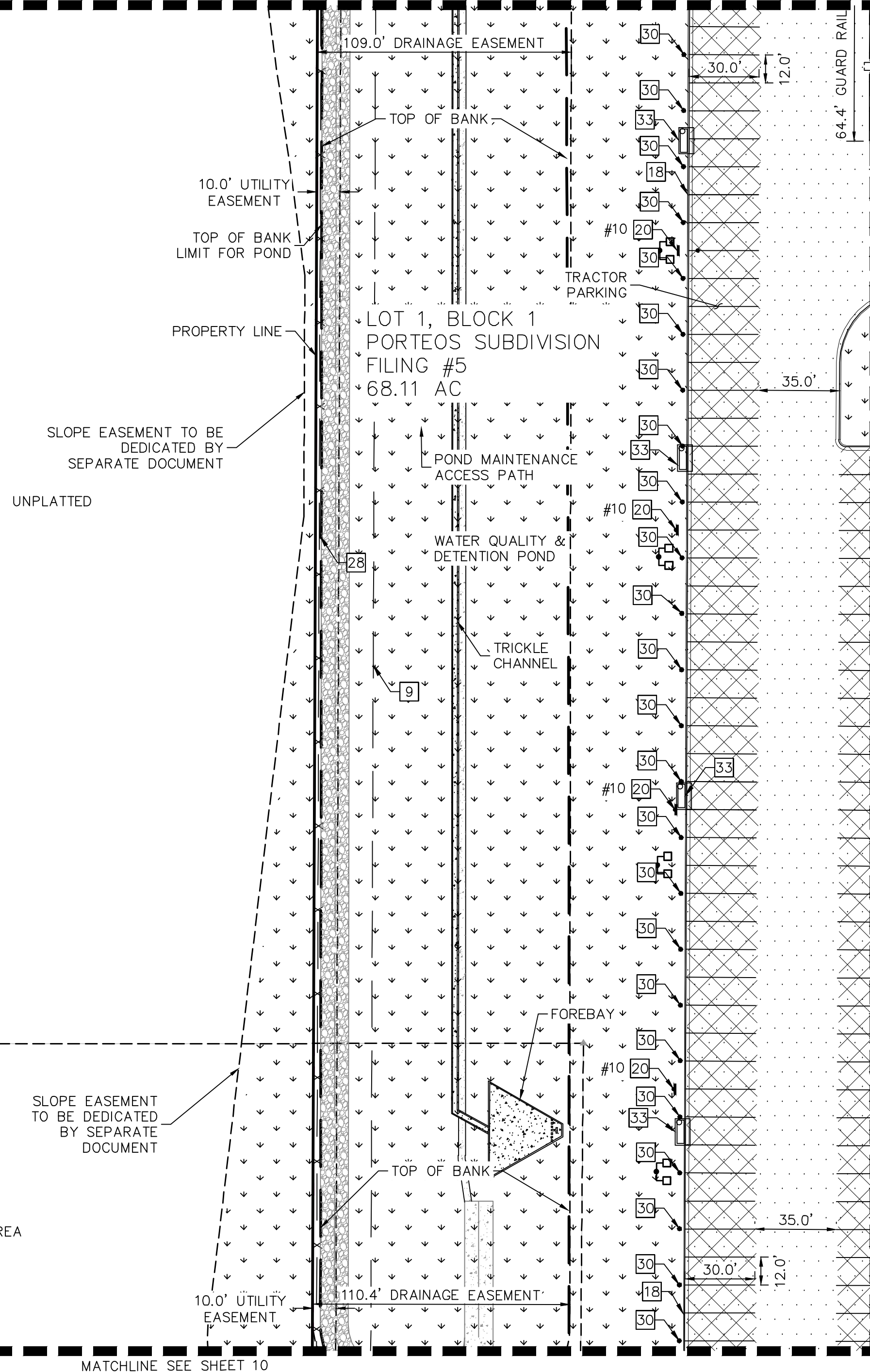


PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



MATCHLINE SEE SHEET 4



LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- AR ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 9 25' BUILDING SETBACK LINE
- 18 6" VERTICAL CURB AND GUTTER
- 20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 28 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- 30 BLOCK HEATER
- 33 STORM INLET

SITE PLAN NOTES

- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
Denver, Colorado 80237 (303) 228-2300

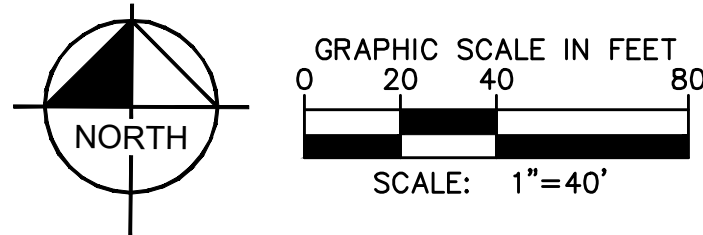
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

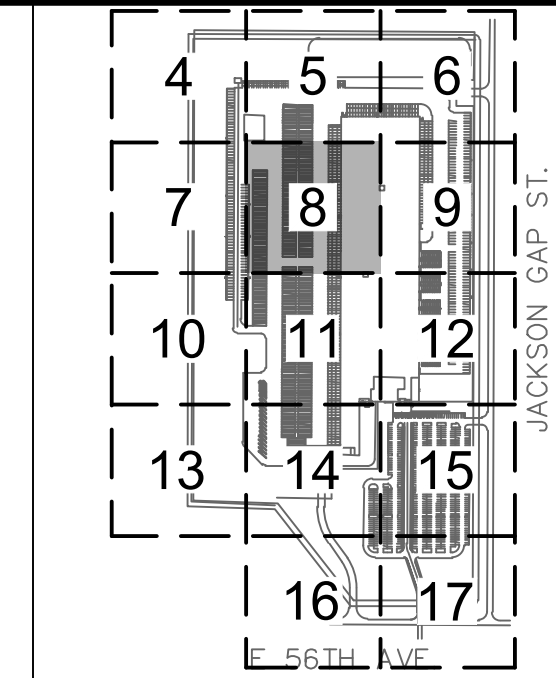
SHEET NO.

7



PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

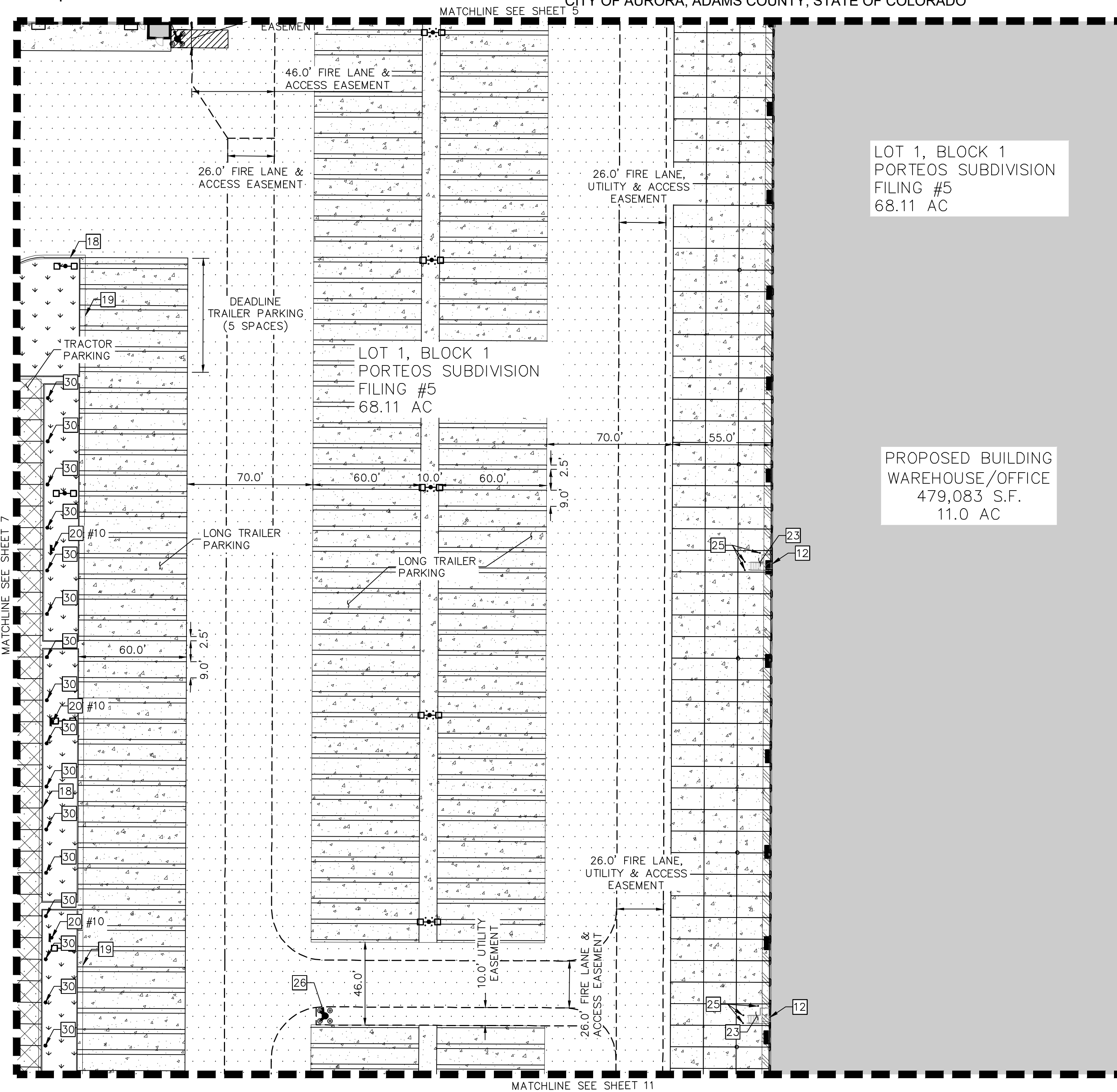
- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- BUILDING INGRESS/EGRESS DOOR
- 6" VERTICAL CURB AND GUTTER
- CONCRETE CURB AND 3' GUTTER FOR TRUCK PARKING (PER SITE SPECIFIC DETAILS)
- SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- STAIR PER GRADING PLAN
- BOLLARD, REF. ARCHITECTURAL DETAILS
- PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- BLOCK HEATER

SITE PLAN NOTES

- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.

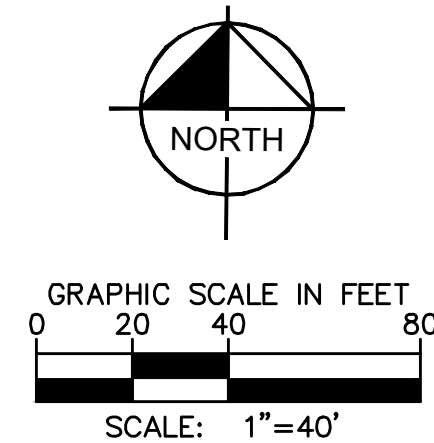
8

SITE PLAN NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
3. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

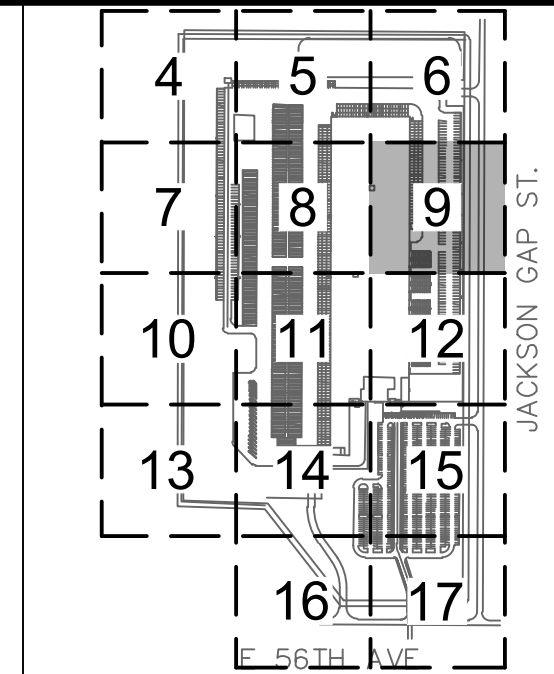


LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- AR ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- [9] 25' BUILDING SETBACK LINE
- [10] 13' LANDSCAPE SETBACK LINE
- [11] EXISTING EASEMENT LINE
- [12] BUILDING INGRESS/EGRESS DOOR
- [16] PEDESTRIAN CROSSWALK
- [17] STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
- [18] 6" VERTICAL CURB AND GUTTER
- [20] SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- [22] 4" THICK CONCRETE SIDEWALK (WIDTH PER PLAN)
- [25] BOLLARD, REF. ARCHITECTURAL DETAILS
- [26] PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- [28] 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- [30] BLOCK HEATER
- [33] STORM INLET
- [36] CURB RAMP
- [37] FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 South Wadsworth Street
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 12

UNPLATTED

JACKSON GAP ST
(84' PUBLIC RIGHT OF WAY)

SIGHT TRIANGLE ~415'
STREET LIGHT BY OTHERS

FULL MOVEMENT
EMERGENCY
ONLY ACCESS

(2)20' DOUBLE DRIVE MANUAL
SWING GATE WITH APPROVED
KNOX HARDWARE. DETAIL 3,
SHEET 86

LOT 1, BLOCK 1
PORTEOS SUBDIVISION
FILING #5
68.11 AC

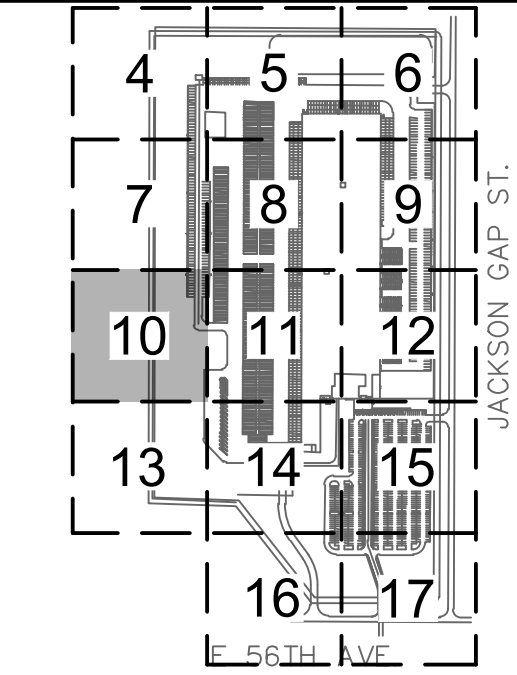
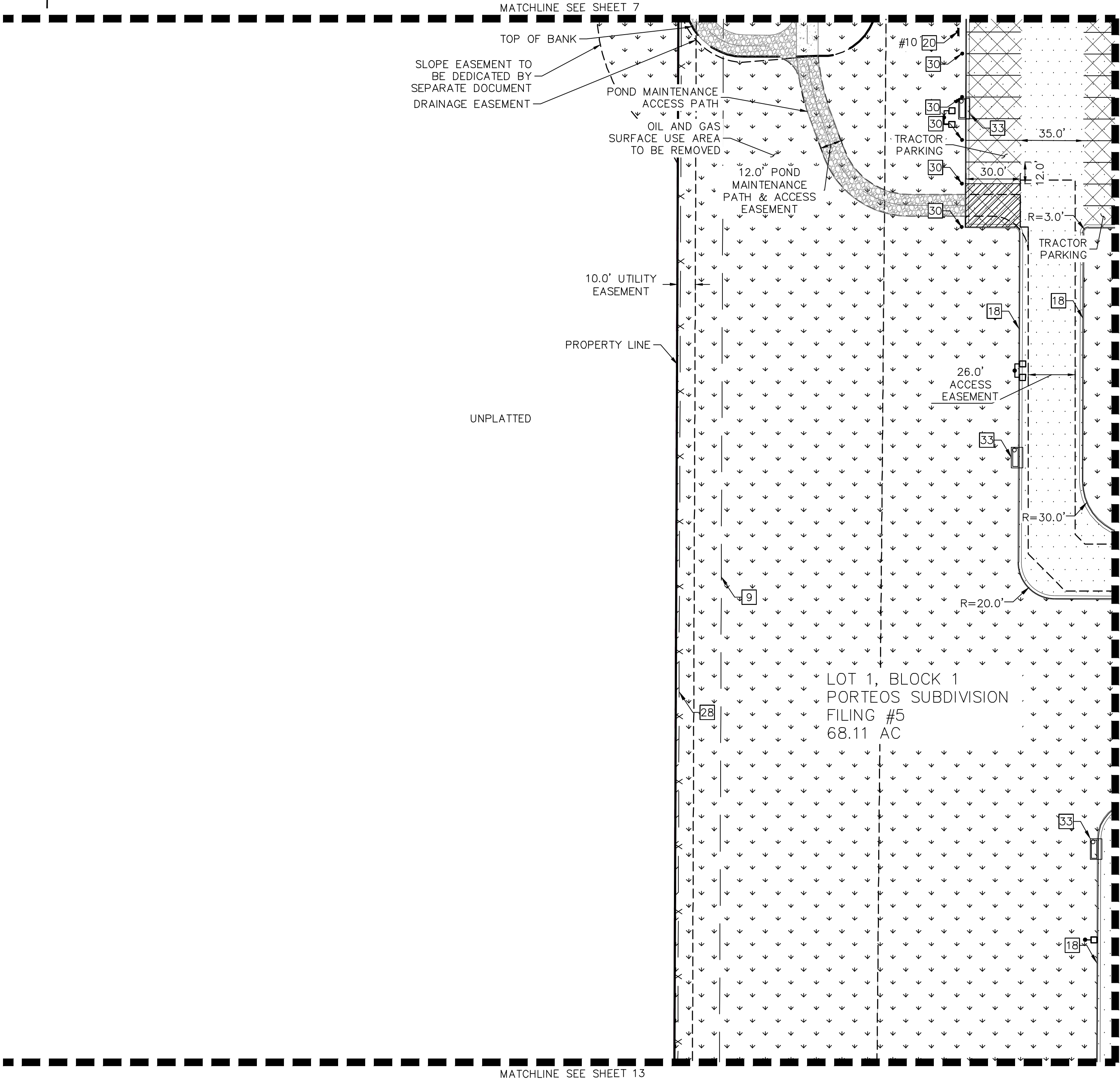
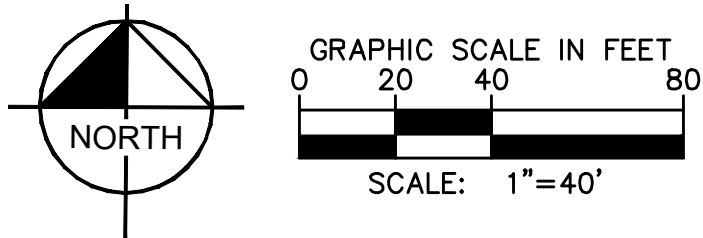
PROPOSED BUILDING
WAREHOUSE/OFFICE
479,083 S.F.
11.0 AC

LOT 1, BLOCK 1
PORTEOS SUBDIVISION
FILING #5
68.11 AC

FUTURE MOBI
DOCKS

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - EXISTING EASEMENT
 - STRUCTURES SETBACK LINE
 - PROPOSED EASEMENT
 - PROPOSED FENCE
 - LANDSCAPE
 - CONCRETE SIDEWALK
 - ASPHALT PAVEMENT TYPE II
 - ASPHALT PAVEMENT TYPE I
 - ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
 - HEAVY DUTY CONCRETE
 - SITE & BUILDING LIGHTS
 - ACCESSIBLE ROUTE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - FDC WITH KNOX HARDWARE

- SITE PLAN KEY NOTES**
- 25' BUILDING SETBACK LINE
 - WHITE PAINTED DIAGONAL PAVEMENT MARKING (4" STD. STRIPE 6' OFF CENTER)
 - STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
 - 6" VERTICAL CURB AND GUTTER
 - CONCRETE CURB AND 3' GUTTER FOR TRUCK PARKING (PER SITE SPECIFIC DETAILS)
 - SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
 - SNOW STORAGE AREA
 - PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
 - 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
 - BLOCK HEATER
 - STORM INLET

- SITE PLAN NOTES**
- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
 - SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

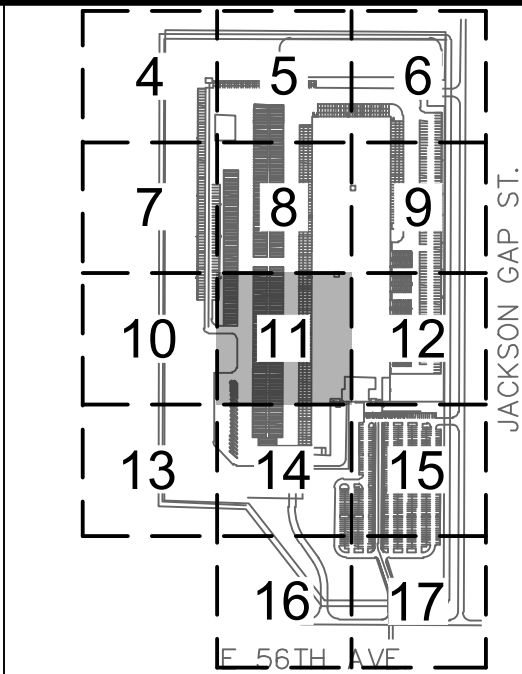
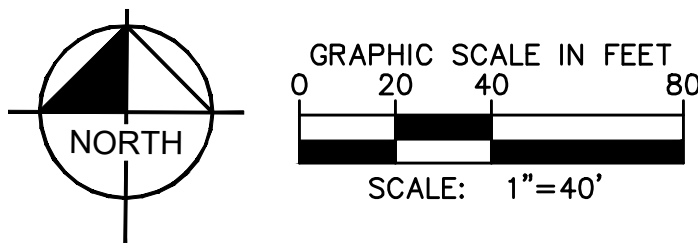
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

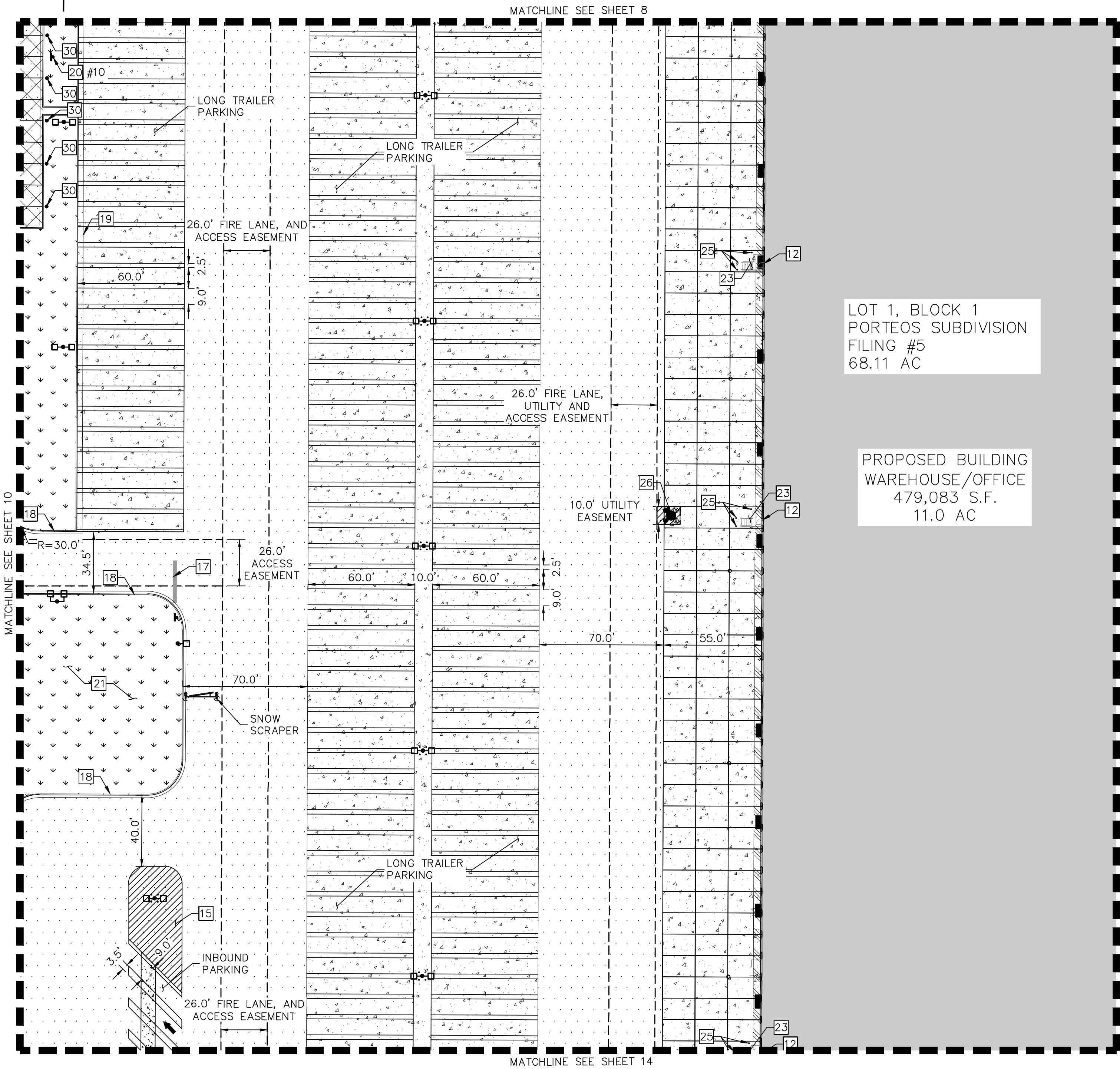
- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- AR ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 12 BUILDING INGRESS/EGRESS DOOR
- 15 WHITE PAINTED DIAGONAL PAVEMENT MARKING (4" STD. STRIPE 6' OFF CENTER)
- 17 STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
- 18 6" VERTICAL CURB AND GUTTER
- 19 CONCRETE CURB AND 3' GUTTER FOR TRUCK PARKING (PER SITE SPECIFIC DETAILS)
- 20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 21 SNOW STORAGE AREA
- 23 STAIR PER GRADING PLAN
- 25 BOLLARD, REF. ARCHITECTURAL DETAILS
- 26 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- 30 BLOCK HEATER

SITE PLAN NOTES

- 1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 2. SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- 3. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

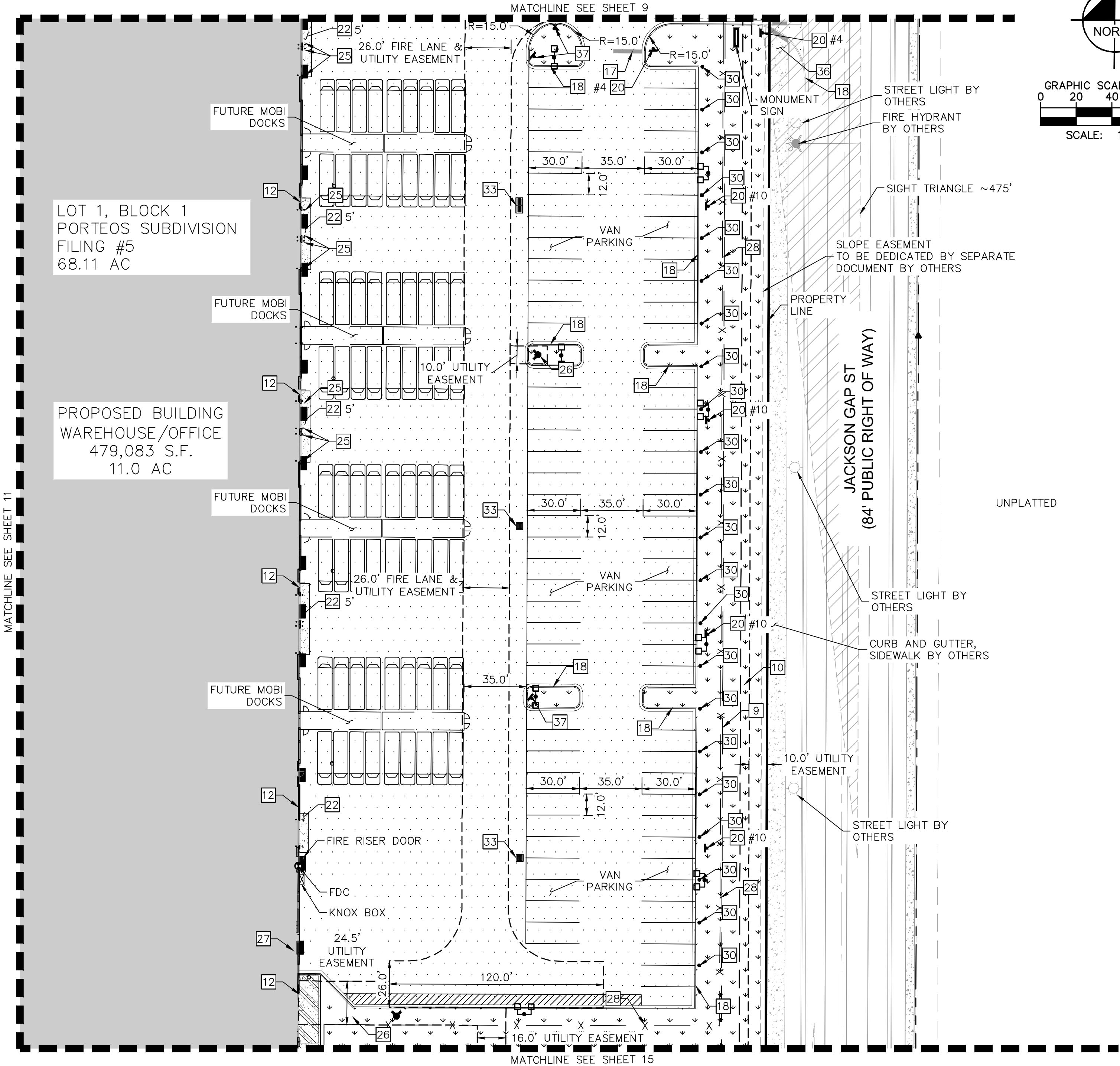
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SITE PLAN NOTES

1. DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
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PROJECT TIGER AT PORTEOS
SITE PLAN

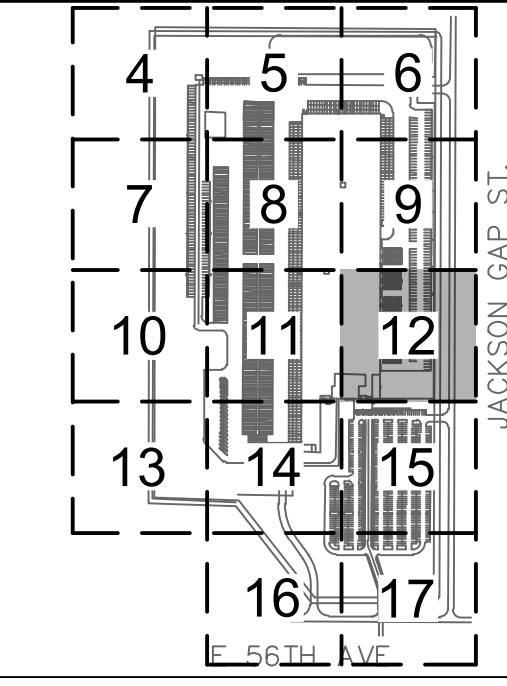
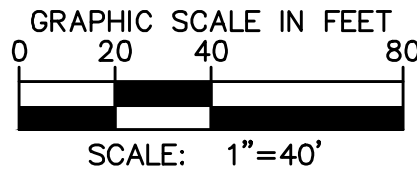
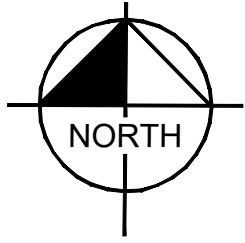
LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 15



KEYMAP
NTS

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- AR ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 9 25' BUILDING SETBACK LINE
- 10 13' LANDSCAPE SETBACK LINE
- 12 BUILDING INGRESS/EGRESS DOOR
- 17 STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
- 18 6" VERTICAL CURB AND GUTTER
- 20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 22 4" THICK CONCRETE SIDEWALK (WIDTH PER PLAN)
- 25 BOLLARD, REF. ARCHITECTURAL DETAILS
- 26 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
- 27 PROPOSED FIRE DEPARTMENT CONNECTION (F.D.C) WITH BOLLARD PROTECTION
- 28 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
- 30 BLOCK HEATER
- 33 STORM INLET
- 36 CURB RAMP
- 37 FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

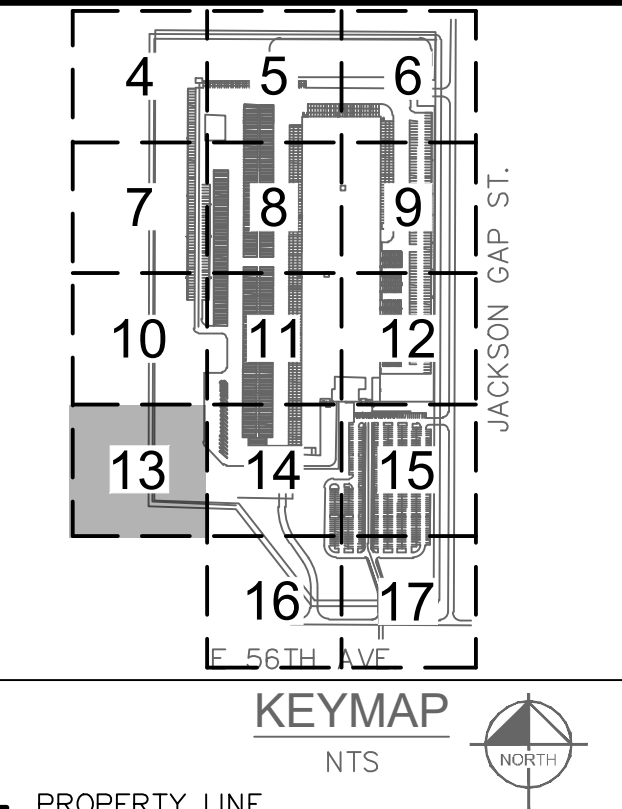
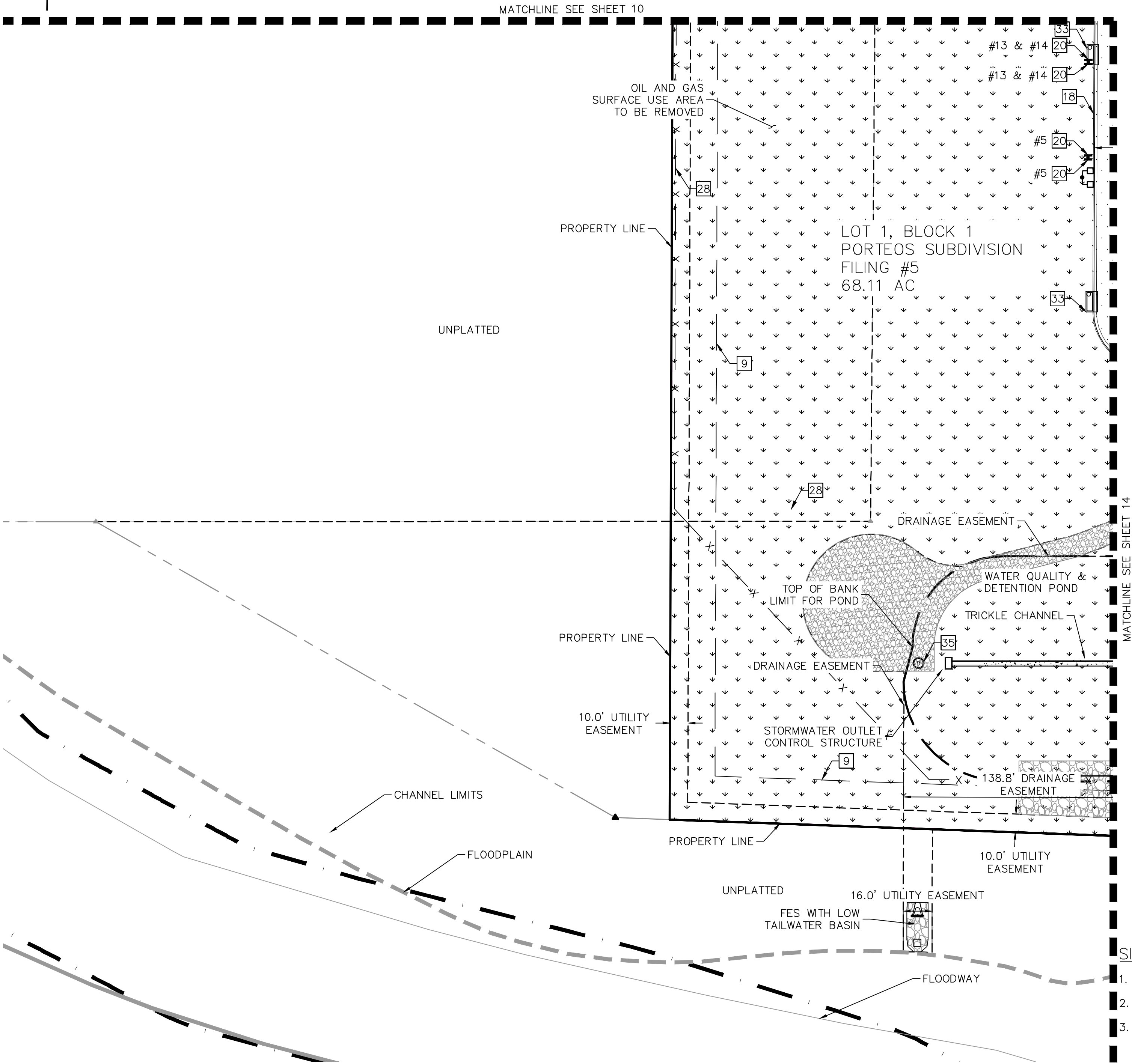
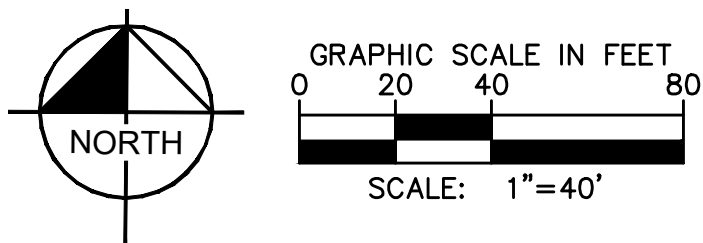
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - EXISTING EASEMENT
 - STRUCTURES SETBACK LINE
 - PROPOSED EASEMENT
 - PROPOSED FENCE
 - LANDSCAPE
 - CONCRETE SIDEWALK
 - ASPHALT PAVEMENT TYPE II
 - ASPHALT PAVEMENT TYPE I
 - ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
 - HEAVY DUTY CONCRETE
 - SITE & BUILDING LIGHTS
 - ACCESSIBLE ROUTE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - FDC WITH KNOX HARDWARE

- SITE PLAN KEY NOTES**
- 25' BUILDING SETBACK LINE
 - 6" VERTICAL CURB AND GUTTER
 - SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
 - 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
 - STORM INLET
 - STORM MANHOLE

- SITE PLAN NOTES**
- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
 - SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

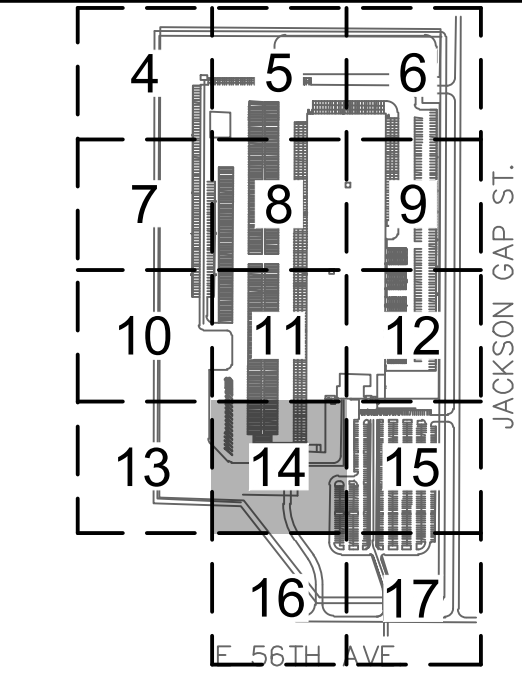
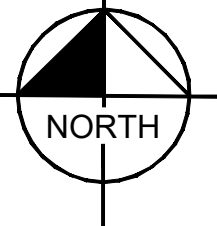
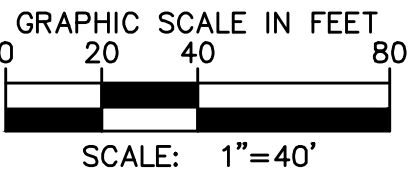
DATE:	09/20/2021
DESIGNED BY:	BJC
DRAWN BY:	CM
CHECKED BY:	ELG
FILE NO.	SP-DT
PROJECT NO.	096360012
SHEET NO.	13

SITE PLAN NOTES

1. DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
3. SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



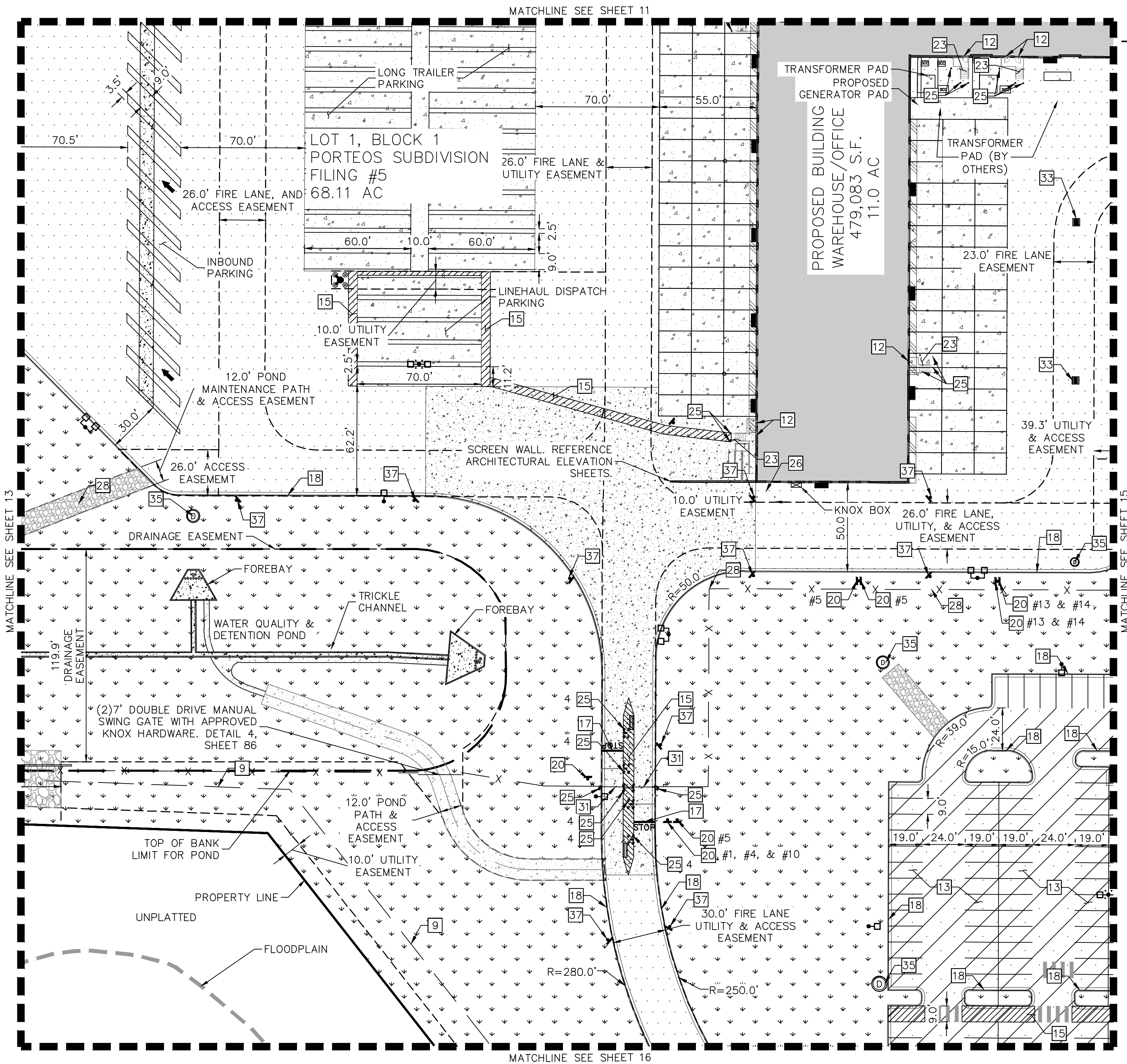
KEYMAP
NTS

LEGEND

- PROPERTY LINE
EXISTING EASEMENT
STRUCTURES SETBACK LINE
PROPOSED EASEMENT
PROPOSED FENCE
LANDSCAPE
CONCRETE SIDEWALK
ASPHALT PAVEMENT TYPE II
ASPHALT PAVEMENT TYPE I
ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
HEAVY DUTY CONCRETE
SITE & BUILDING LIGHTS
ACCESSIBLE ROUTE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 9 25' BUILDING SETBACK LINE
12 BUILDING INGRESS/EGRESS DOOR
13 STANDARD 90° PARKING STALL (9'X19') WITH WHITE PAINTED PAVEMENT MARKING (4" STD. PARKING STRIPE) WITH WHEELSTOPS AS SHOWN ON PLAN
15 WHITE PAINTED DIAGONAL PAVEMENT MARKING (4" STD. STRIPE 6' OFF CENTER)
17 STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
18 6" VERTICAL CURB AND GUTTER
20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
23 STAIR PER GRADING PLAN
25 BOLLARD, REF. ARCHITECTURAL DETAILS
26 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
28 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
31 15' AUTOMATIC SLIDING GATE WITH APPROVED KNOX HARDWARE (SEE DETAILS 2,3, SHEET 85 & DETAIL 3, SHEET 86)
33 STORM INLET
35 STORM MANHOLE
37 FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)



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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

DATE: 09/20/2021
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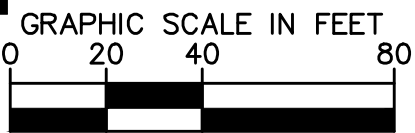
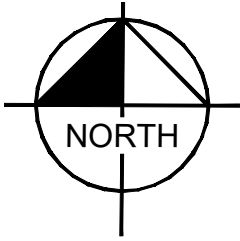
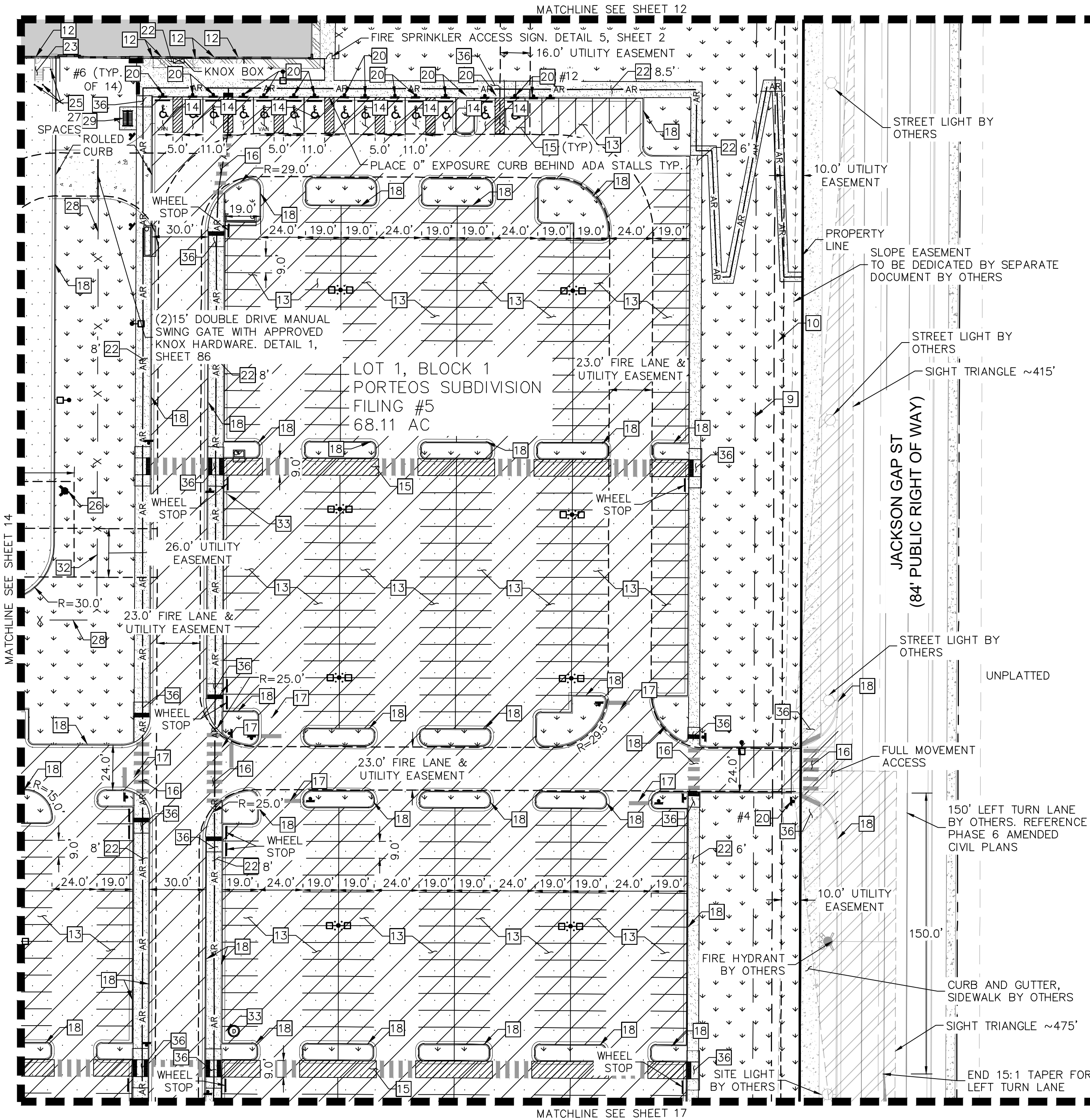
SHEET NO.

SITE PLAN NOTES

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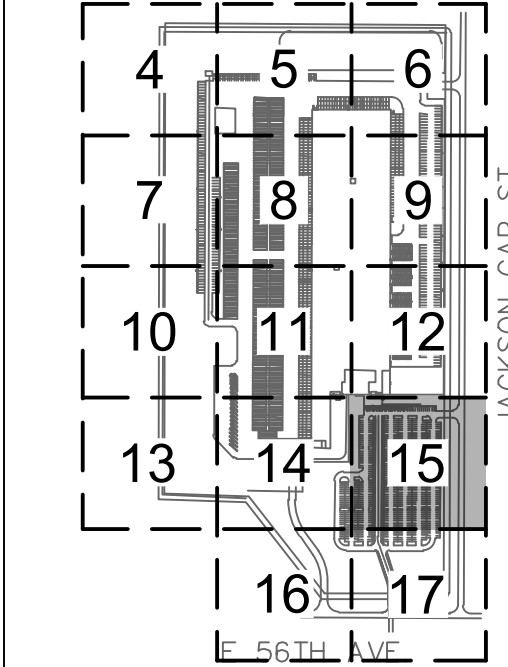
PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



SCALE: 1"=40'
LEGEND

- PROPERTY LINE
EXISTING EASEMENT NTS
STRUCTURES SETBACK LINE
PROPOSED EASEMENT
PROPOSED FENCE
LANDSCAPE
CONCRETE SIDEWALK
ASPHALT PAVEMENT TYPE II
ASPHALT PAVEMENT TYPE I
ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
HEAVY DUTY CONCRETE
SITE & BUILDING LIGHTS
ACCESSIBLE ROUTE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
FDC WITH KNOX HARDWARE



SITE PLAN KEY NOTES

- 9 25' BUILDING SETBACK LINE
10 13' LANDSCAPE SETBACK LINE
12 BUILDING INGRESS/EGRESS DOOR
13 STANDARD 90' PARKING STALL (9'X19') WITH WHITE PAINTED PAVEMENT MARKING (4" STD. PARKING STRIPE) WITH WHEELSTOPS AS SHOWN ON PLAN
14 ACCESSIBLE PARKING STALL WITH WHEELSTOPS (DIM. PER PLAN)
15 WHITE PAINTED DIAGONAL PAVEMENT MARKING (4" STD. STRIPE 6' OFF CENTER)
16 PEDESTRIAN CROSSWALK
17 STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
18 6" VERTICAL CURB AND GUTTER
20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
22 4" THICK CONCRETE SIDEWALK (WIDTH PER PLAN)
23 STAIR PER GRADING PLAN
25 BOLLARD, REF. ARCHITECTURAL DETAILS
26 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY (PER COA STD DTL 208)
28 8' HIGH RAIL FENCE (SEE DETAIL ON SHEET 2)
29 GRAINGER NO. 8WTAO BIKE RACK (NO. OF SPACES PER PLAN)
32 SECURED AUTHORIZED PEDESTRIAN ENTRANCE (SEE DETAIL 1, SHEET 85)
33 STORM INLET
36 CURB RAMP

Kimley»Horn

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED SITE PLAN

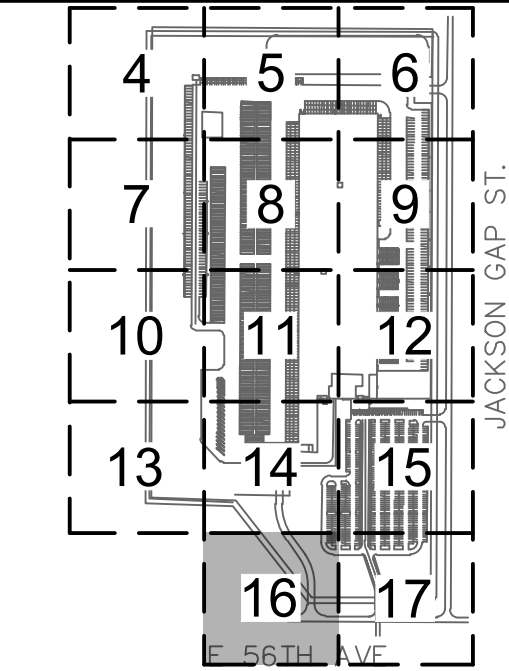
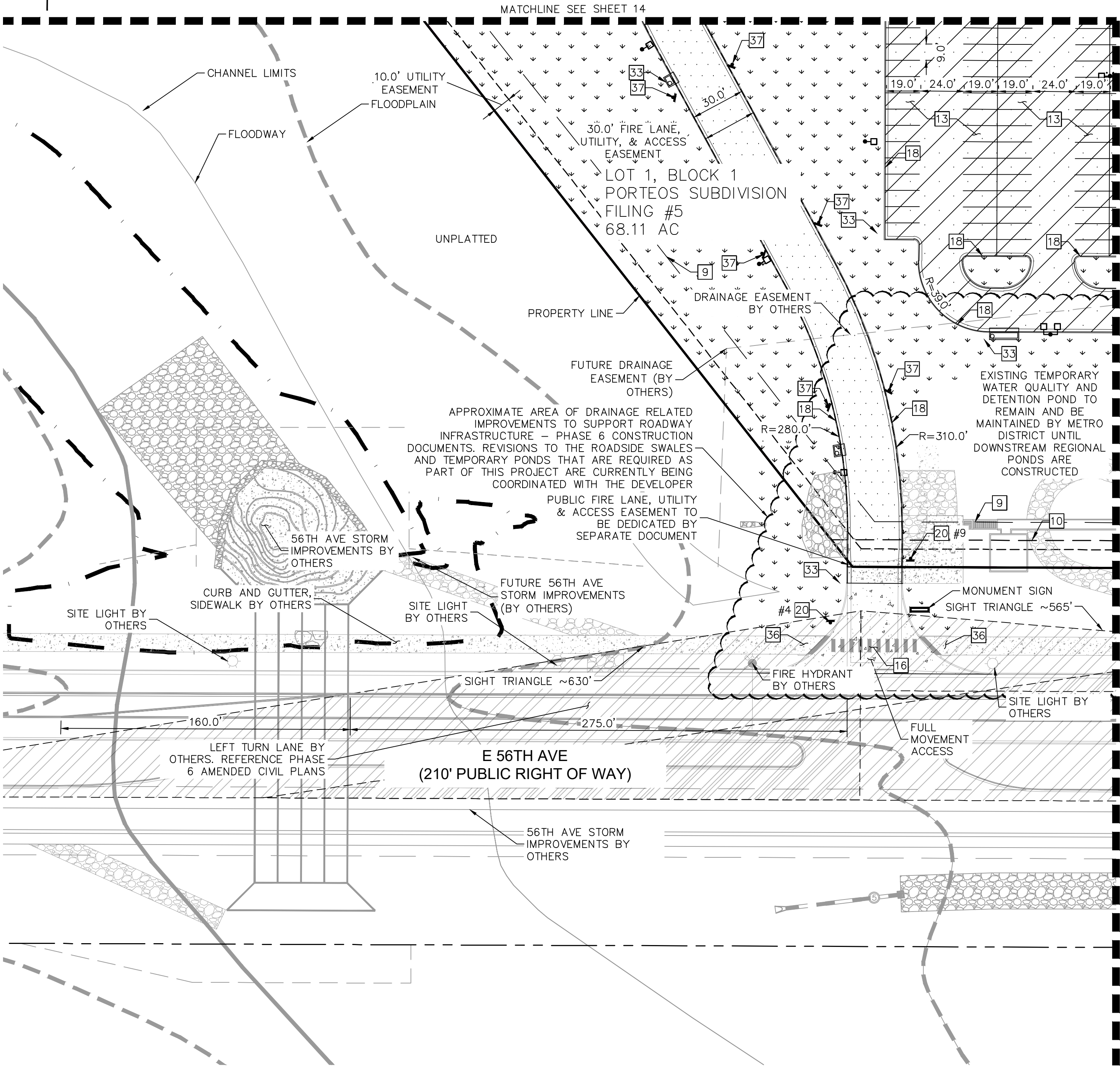
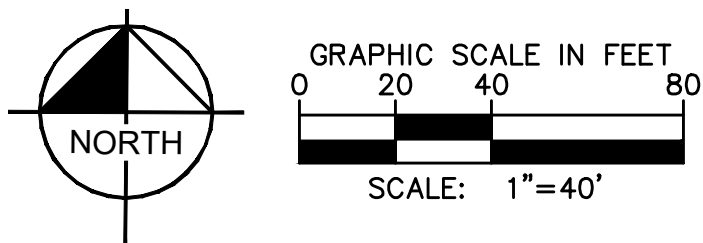
DATE: 09/20/2021
DESIGNED BY: BJC
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CHECKED BY: ELG

FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - EXISTING EASEMENT
 - STRUCTURES SETBACK LINE
 - PROPOSED EASEMENT
 - PROPOSED FENCE
 - LANDSCAPE
 - CONCRETE SIDEWALK
 - ASPHALT PAVEMENT TYPE II
 - ASPHALT PAVEMENT TYPE I
 - ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
 - HEAVY DUTY CONCRETE
 - SITE & BUILDING LIGHTS
 - ACCESSIBLE ROUTE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - FDC WITH KNOX HARDWARE

- SITE PLAN KEY NOTES**
- 9 25' BUILDING SETBACK LINE
 - 10 13' LANDSCAPE SETBACK LINE
 - 13 STANDARD 90' PARKING STALL (9'X19') WITH WHITE PAINTED PAVEMENT MARKING (4" STD. PARKING STRIPE) WITH WHEELSTOPS AS SHOWN ON PLAN
 - 16 PEDESTRIAN CROSSWALK
 - 18 6" VERTICAL CURB AND GUTTER
 - 20 SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
 - 33 STORM INLET
 - 36 CURB RAMP
 - 37 FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)

- SITE PLAN NOTES**
- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
 - SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE ST., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
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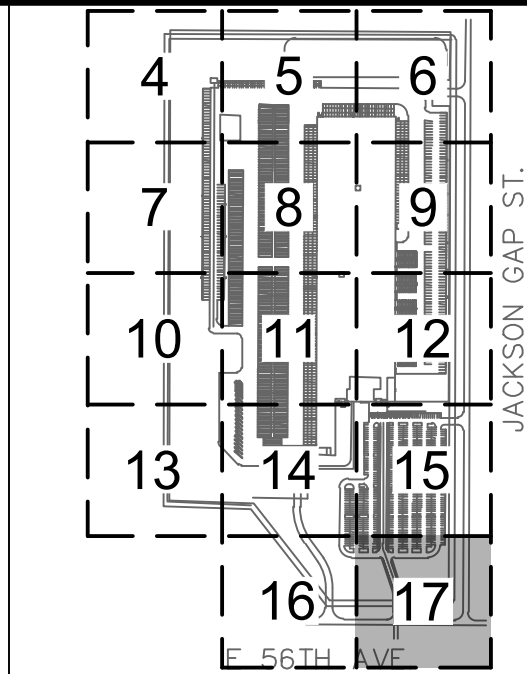
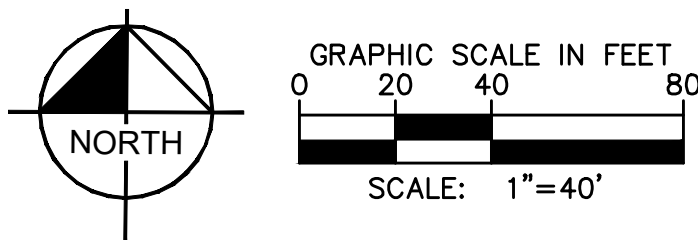
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PROJECT NO. 096360012
SHEET NO. 16

REVISION NO. BY DATE APPR

DETAILED SITE PLAN

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

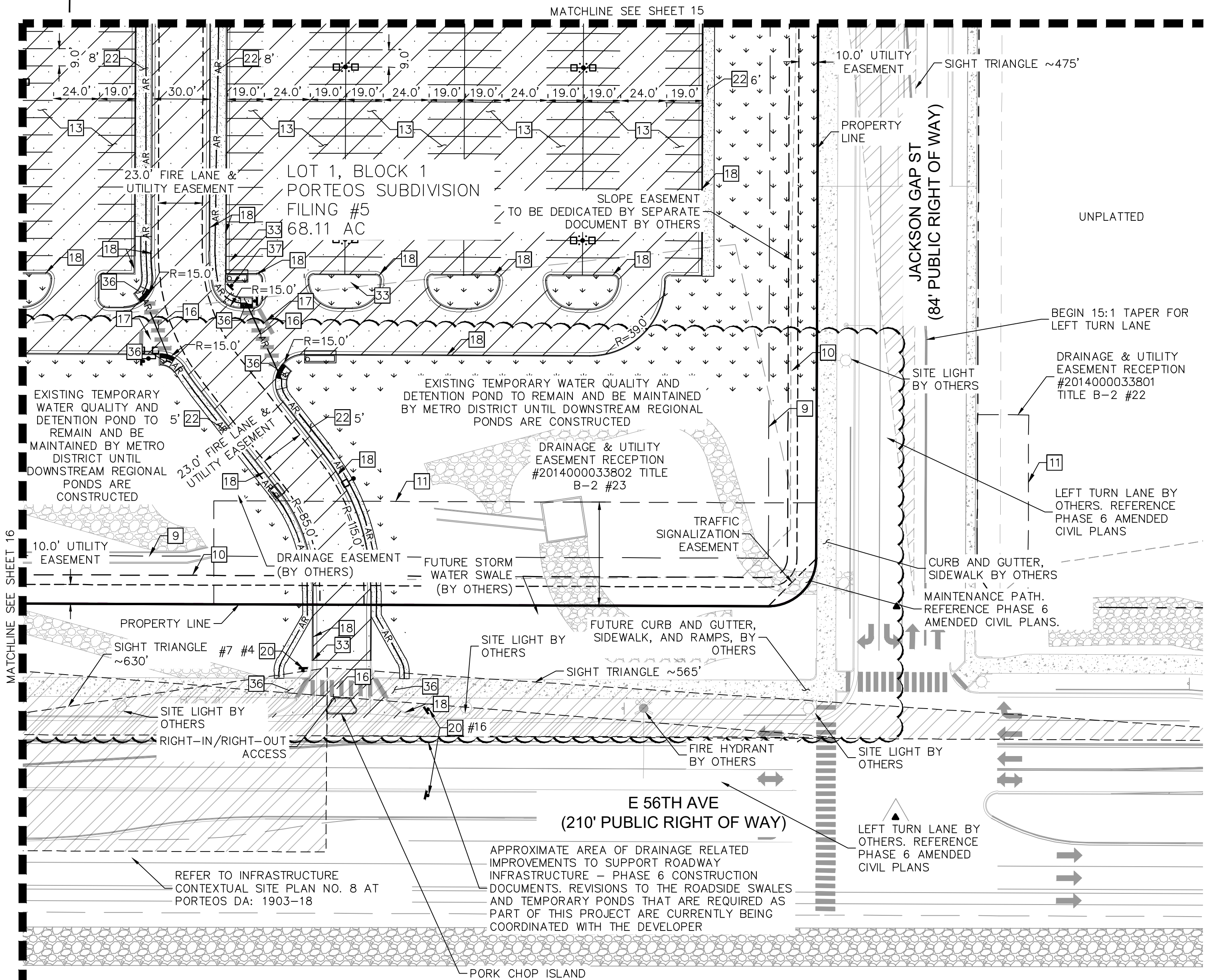
- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE II
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- ACCESSIBLE ROUTE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- FDC WITH KNOX HARDWARE

SITE PLAN KEY NOTES

- 25' BUILDING SETBACK LINE
- 13' LANDSCAPE SETBACK LINE
- EXISTING EASEMENT LINE
- STANDARD 90° PARKING STALL (9'X19') WITH WHITE PAINTED PAVEMENT MARKING (4" STD. PARKING STRIPE) WITH WHEELSTOPS AS SHOWN ON PLAN
- PEDESTRIAN CROSSWALK
- STOP BAR (2' STD. STRIPE 6' OFF CENTER) WITH WHITE PAINTED "STOP" PAVEMENT MARKING WHERE SHOWN.
- 6" VERTICAL CURB AND GUTTER
- SIGN, TYPE PER PLAN (SEE SIGN LEGEND ON SHEET 2)
- 4" THICK CONCRETE SIDEWALK (WIDTH PER PLAN)
- STORM INLET
- CURB RAMP
- FIRE LANE SIGN (SEE DETAIL 2, SHEET 2)

SITE PLAN NOTES

- DIMMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIGNS TO COMPLY WITH MUTCD LATEST EDITION, UNLESS NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. HANDICAP ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.



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1835 S. JESSIE STREET, SUITE 100
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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED SITE PLAN

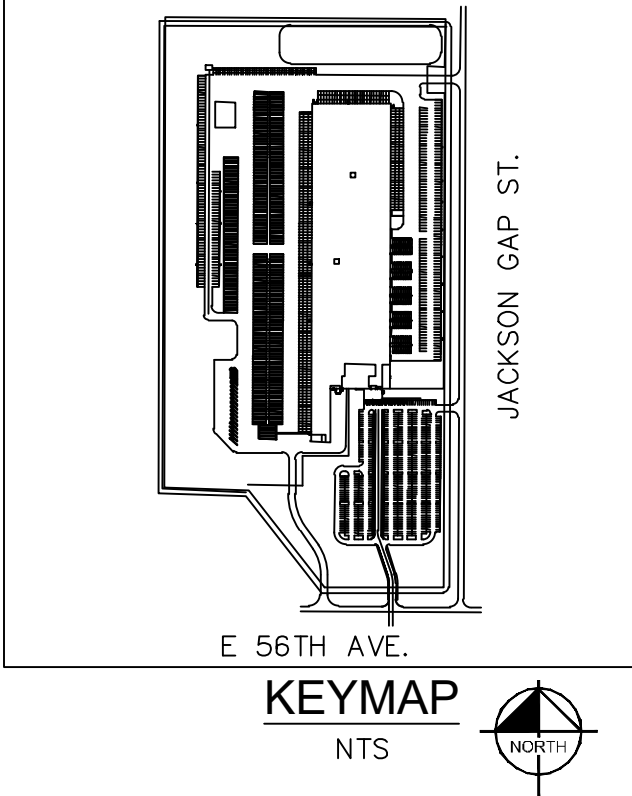
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FILE NO.
SP-DT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

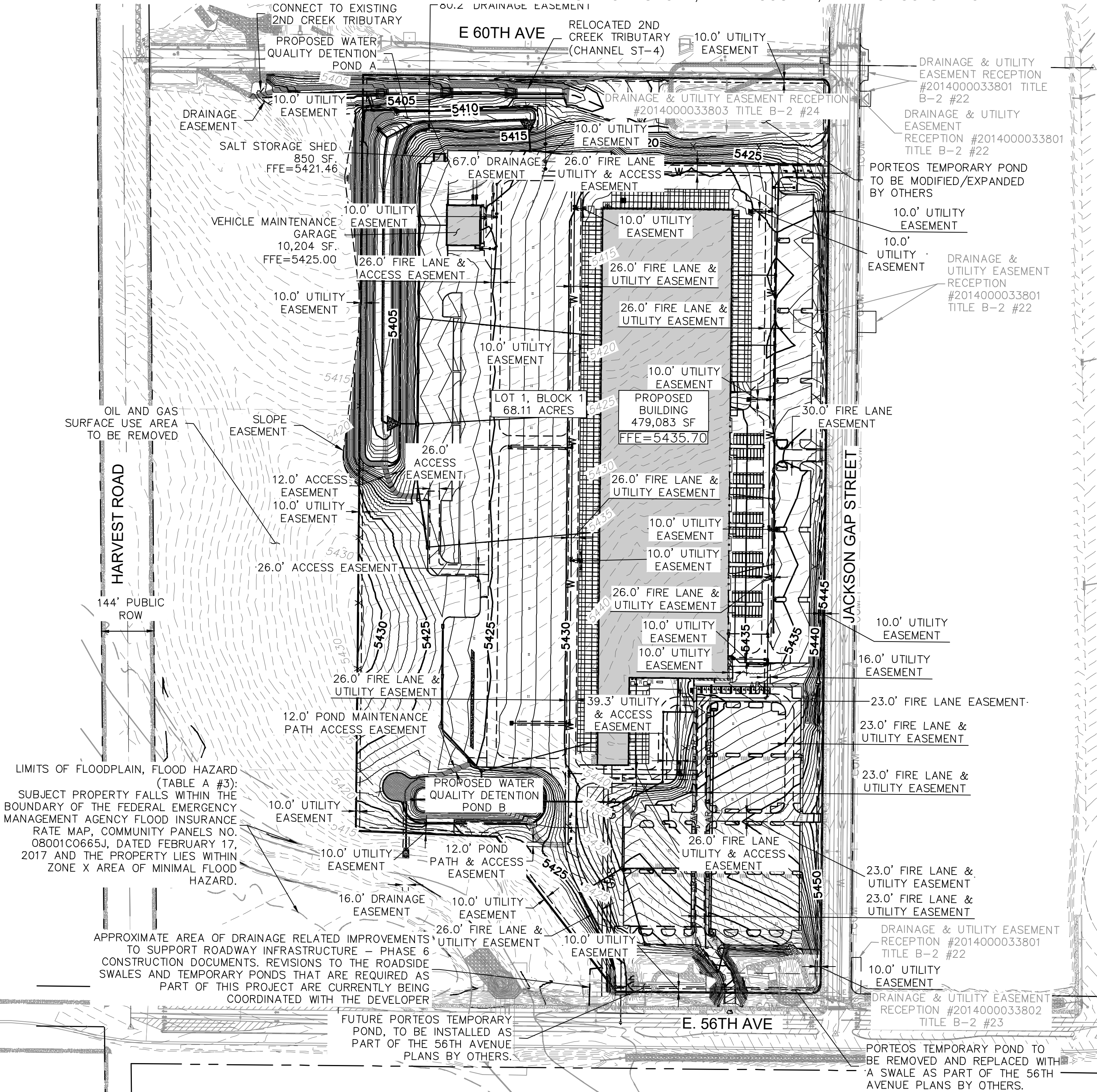
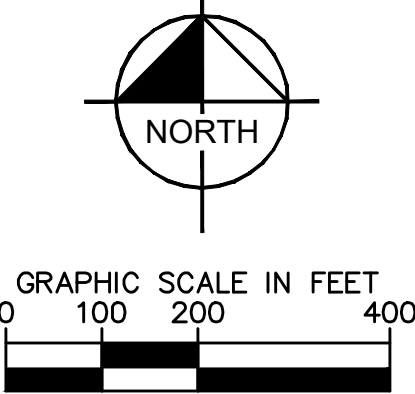
LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- LEGEND:**
- PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SLOPE
 - CURB AND GUTTER (2' WIDE)

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA.
- THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2%, BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.



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DENVER, COLORADO 80203 (303) 228-2300

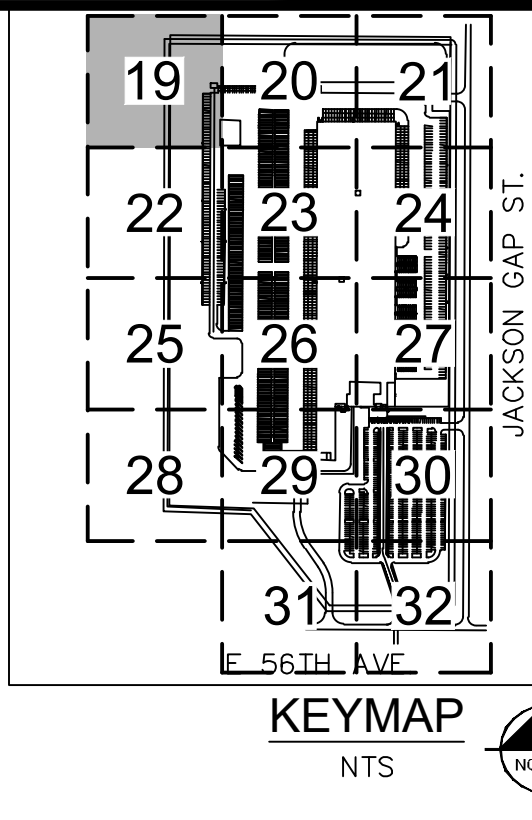
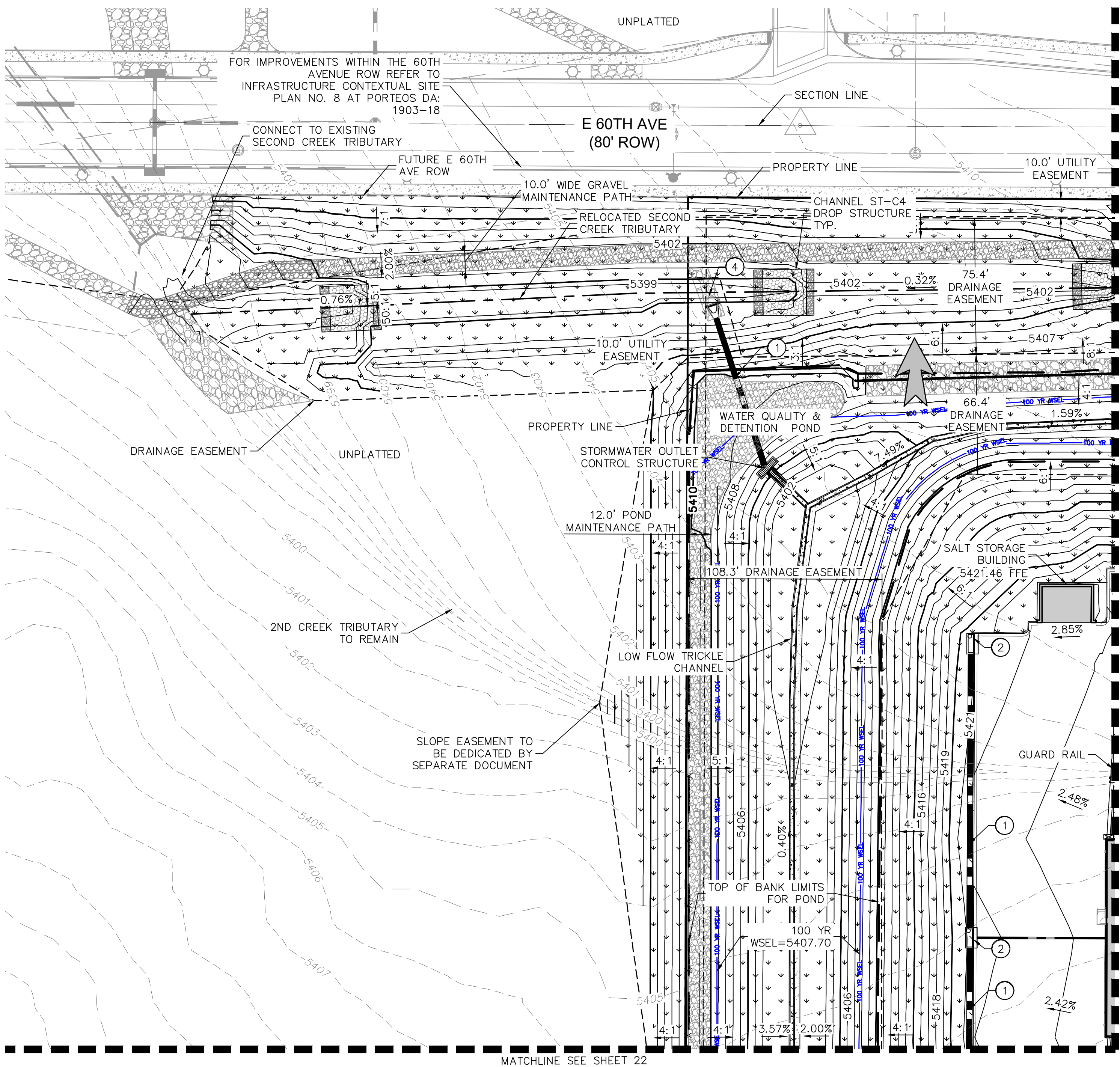
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
OVERALL GRADING PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
GD-0V
PROJECT NO.
096360012
SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

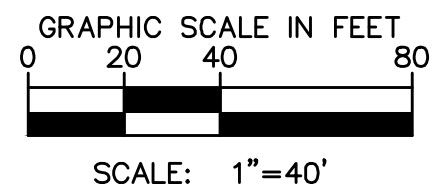
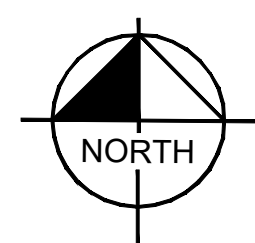
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 4 STORM DRAIN FES

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
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- THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2%, BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.



Kimley»Horn

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1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

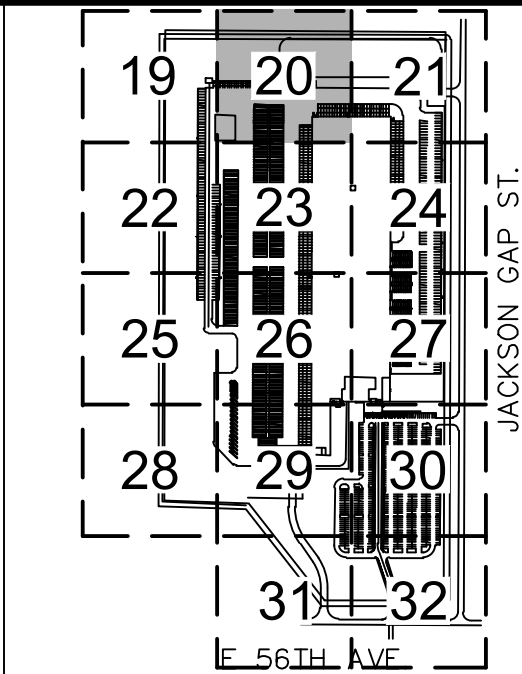
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS

LEGEND

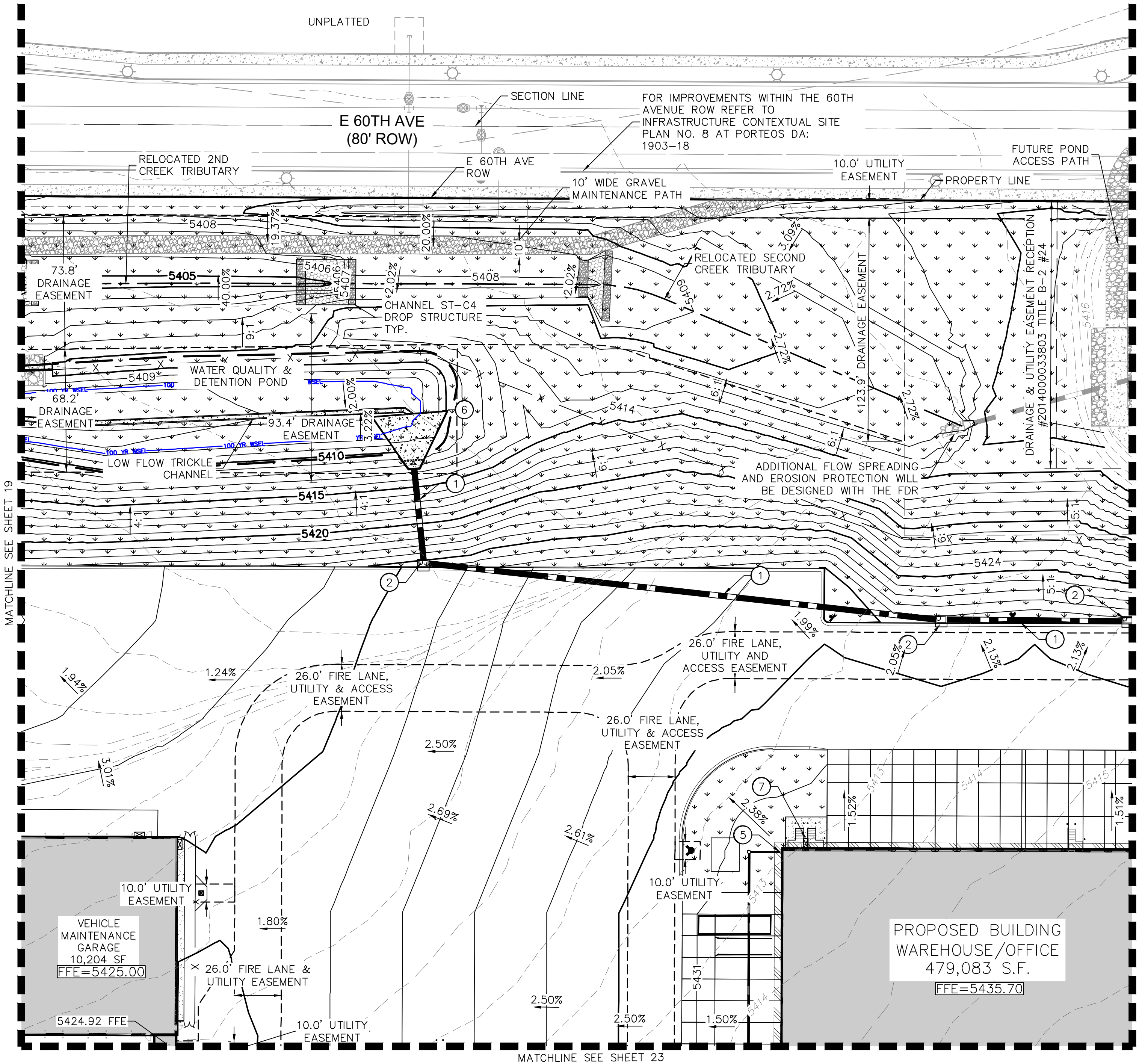
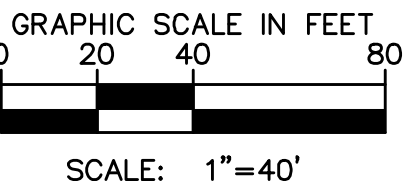
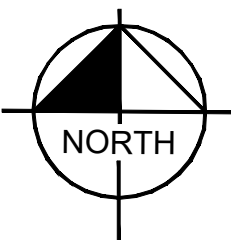
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 5 PROPOSED ROOF DRAIN (PRIVATE)
- 6 FOREBAY
- 7 KNOX BOX

GRADING NOTE:

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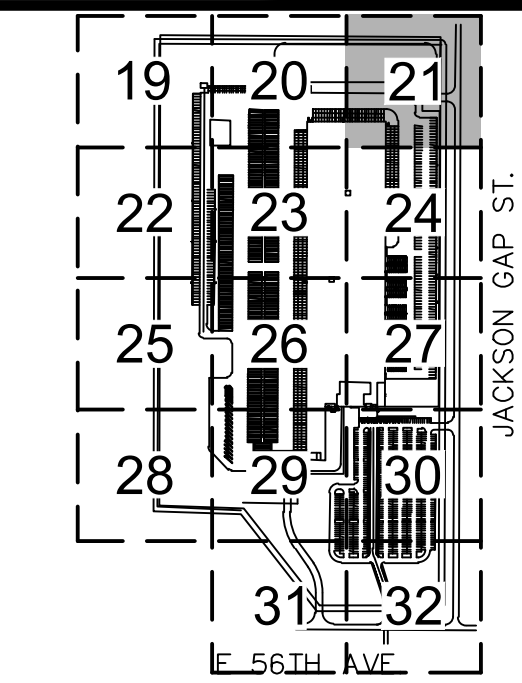
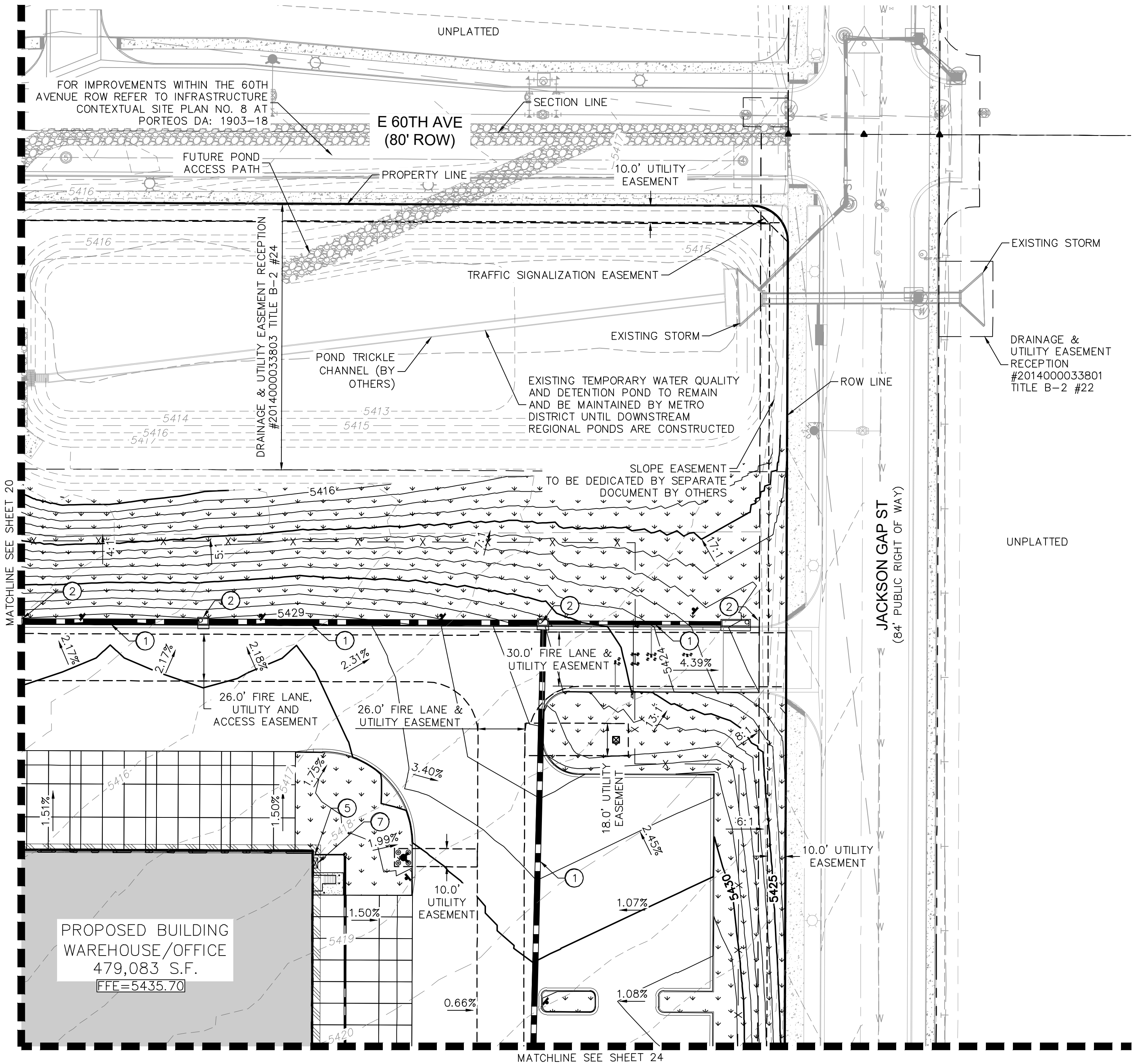
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
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FILE NO.
GD-JT
PROJECT NO.
096360012
SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

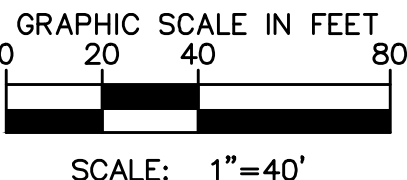
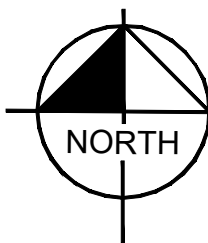
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
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- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
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- GRAVEL POND MAINTENANCE ACCESS
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GRADING PLAN KEY NOTES

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- 5 PROPOSED ROOF DRAIN (PRIVATE)
- 7 KNOX BOX

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CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED GRADING PLAN

DATE: 09/20/2021
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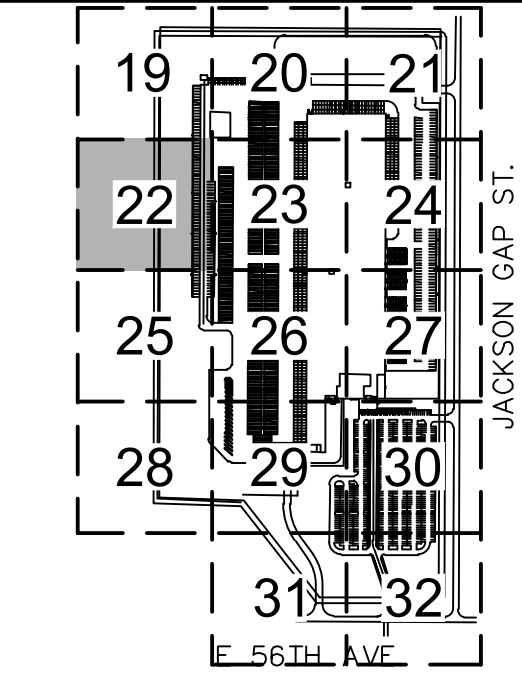
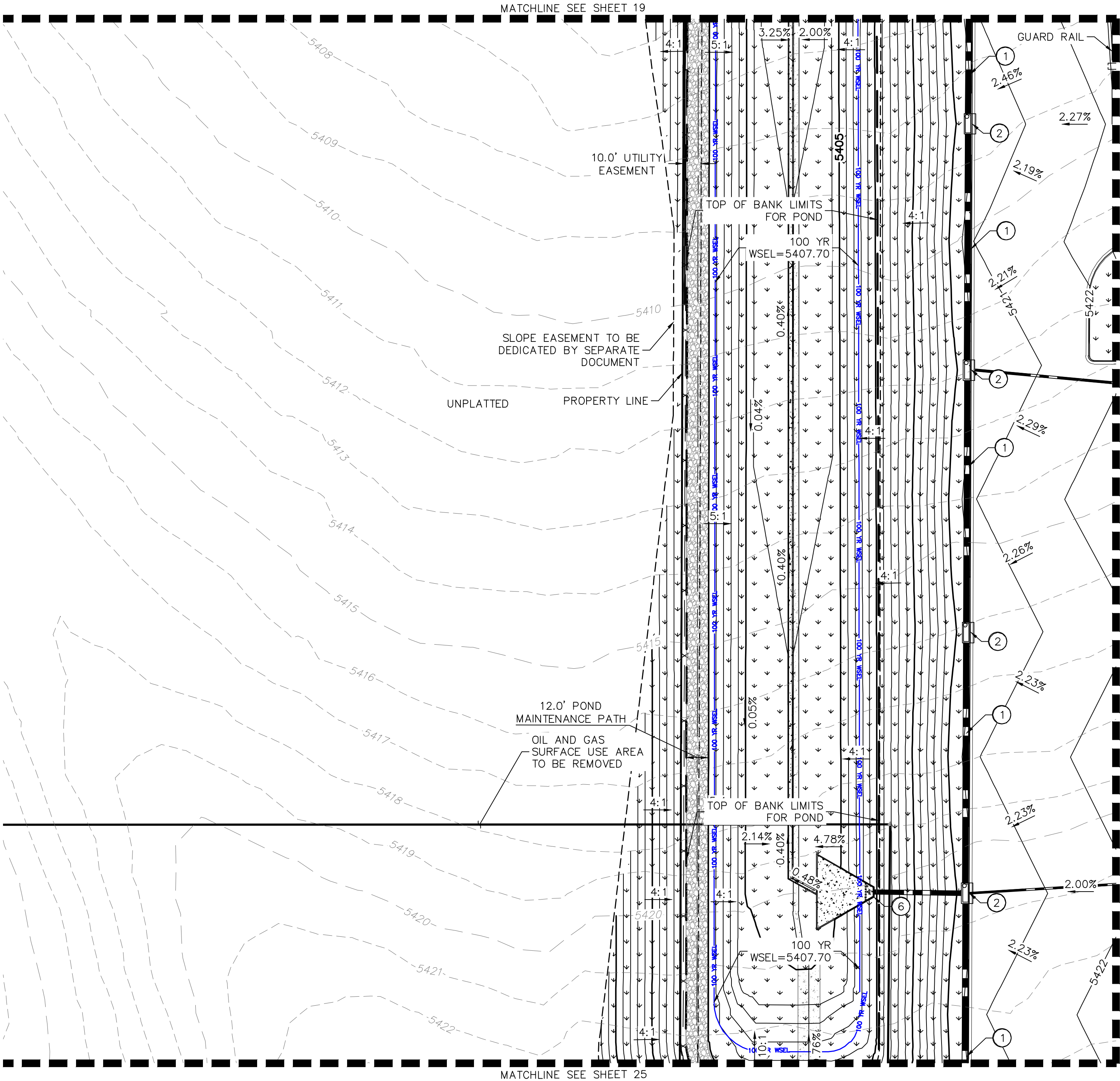
FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

21

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND

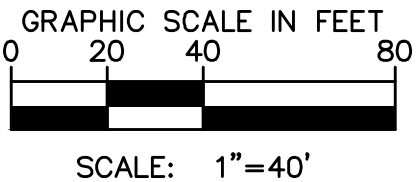
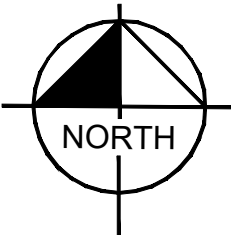
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 6 FOREBAY

GRADING NOTE:

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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
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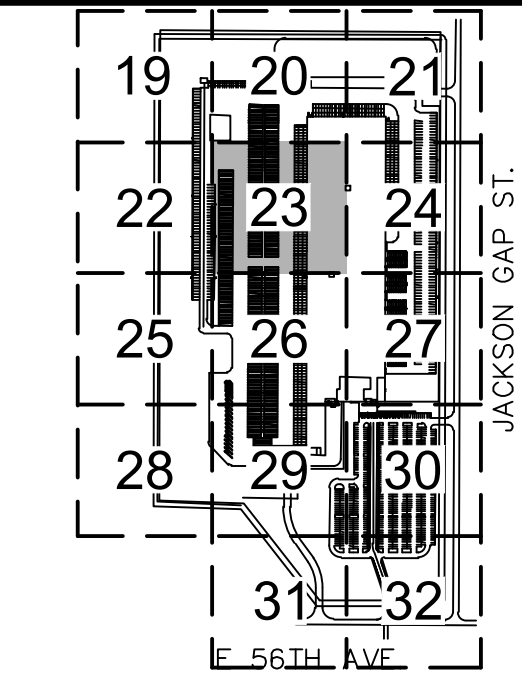
FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

22

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS

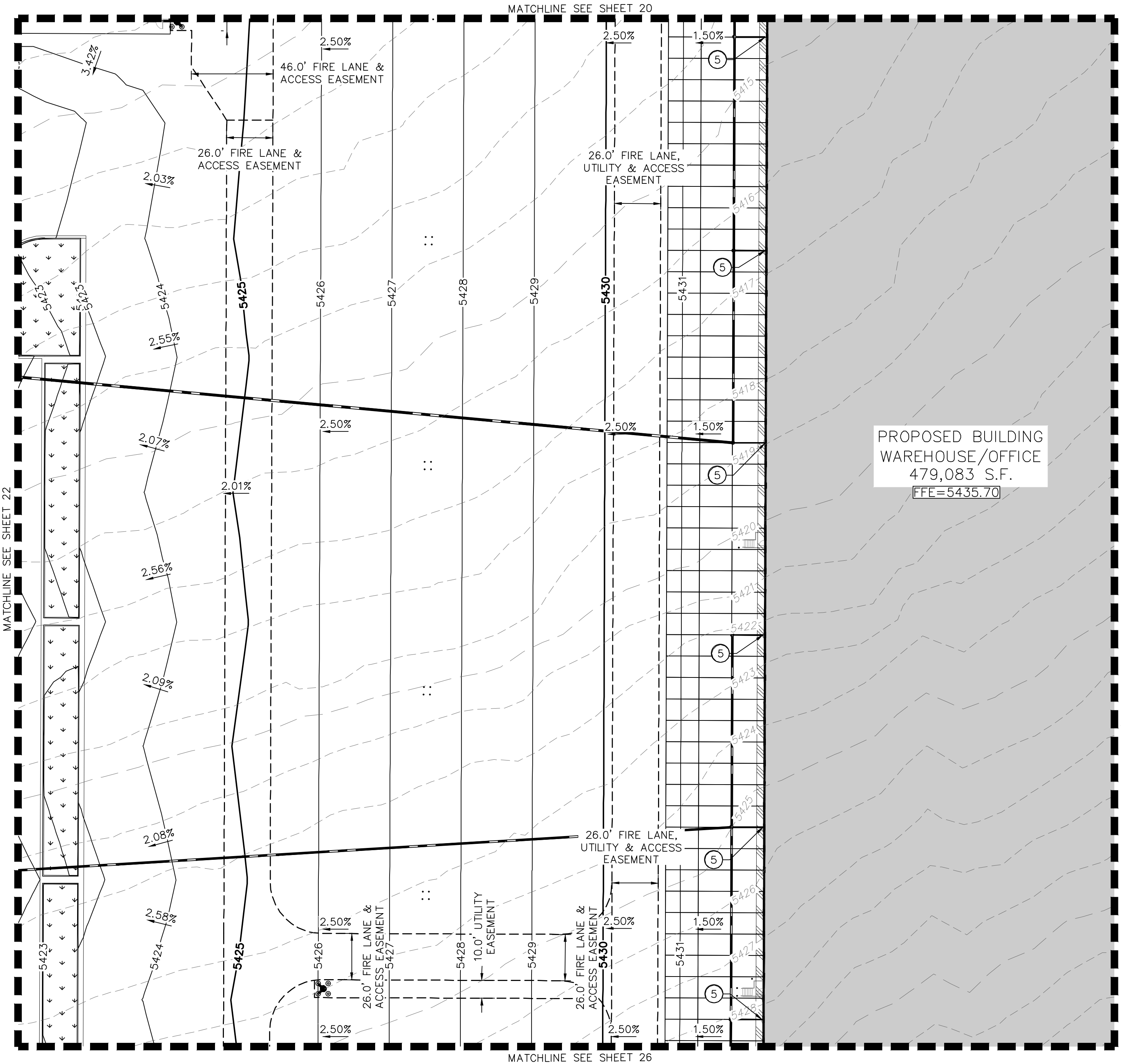
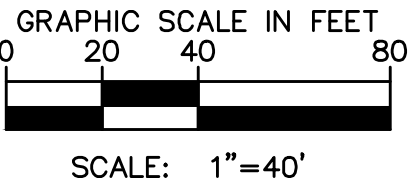
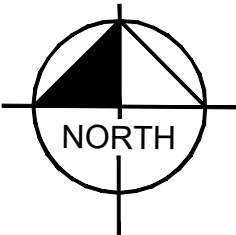


LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
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- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
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- TRICKLE CHANNEL

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CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 09/20/2021
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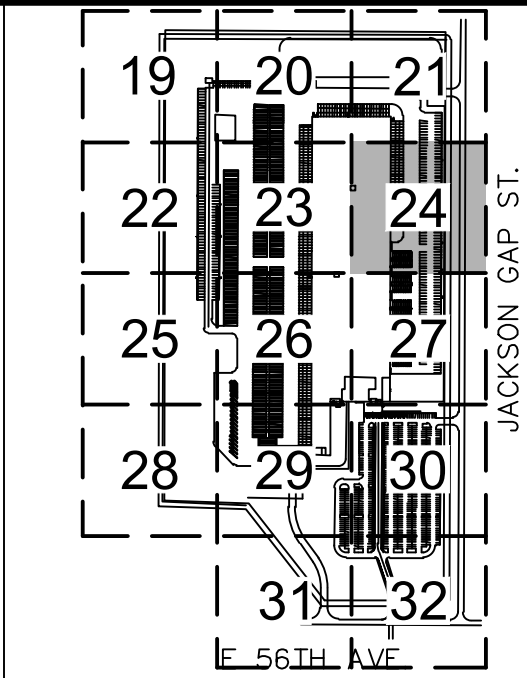
FILE NO.
GD-LT
PROJECT NO.
096360012

SHEET NO.

23

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LEGEND

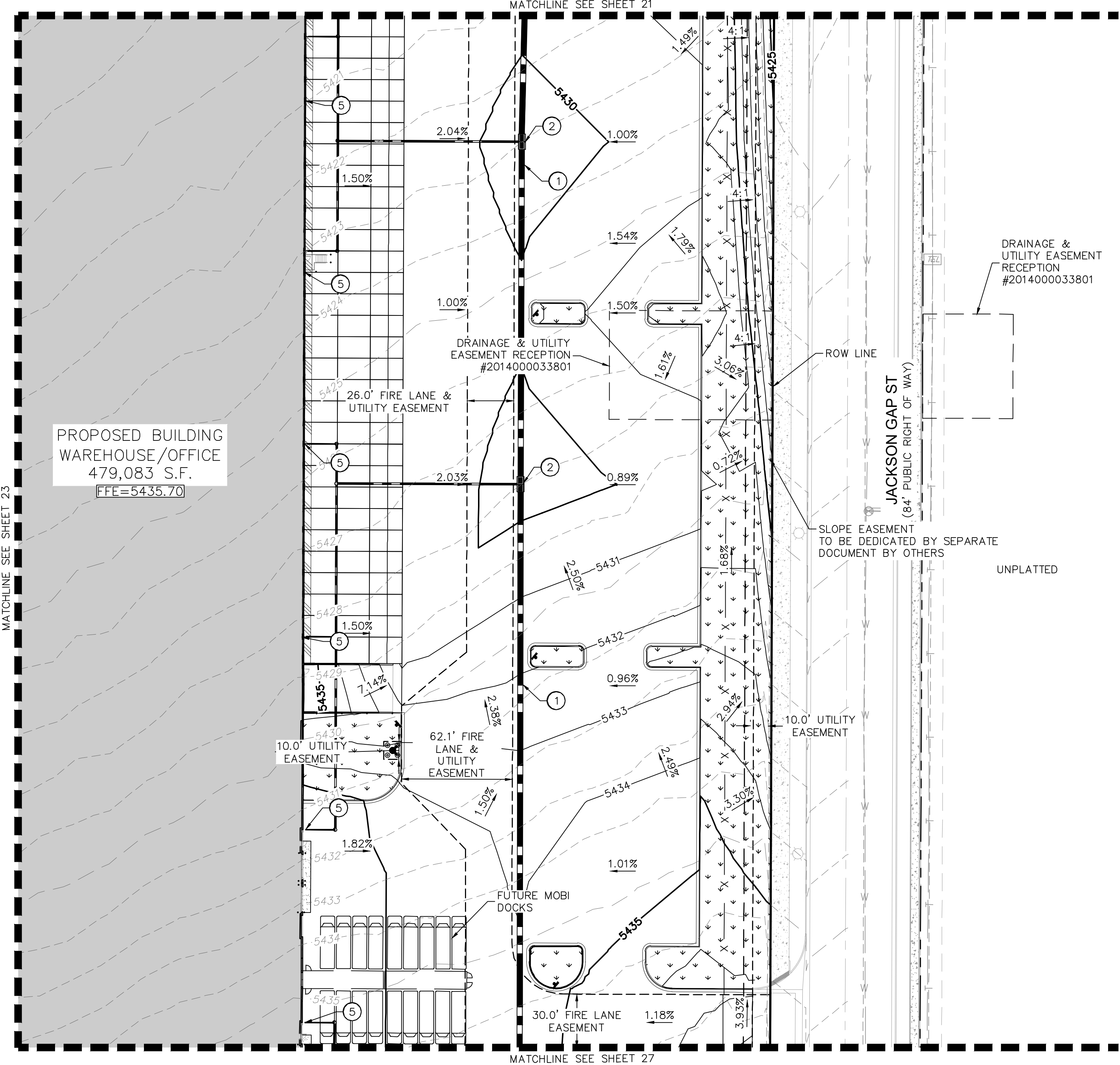
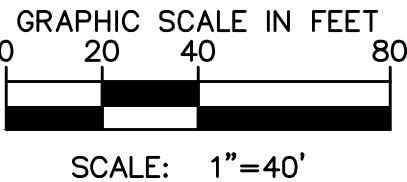
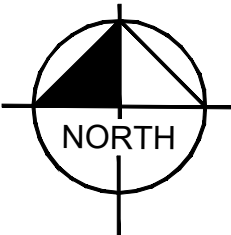
- PROPERTY LINE
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- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 5 PROPOSED ROOF DRAIN (PRIVATE)

GRADING NOTE:

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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 09/20/2021
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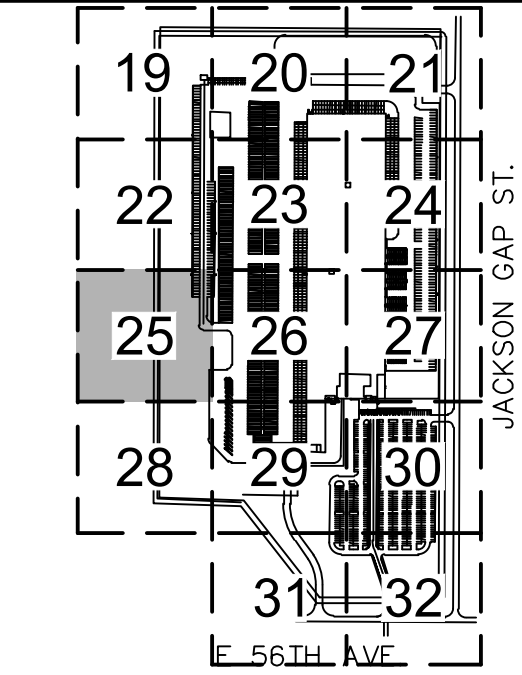
FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

24

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LEGEND

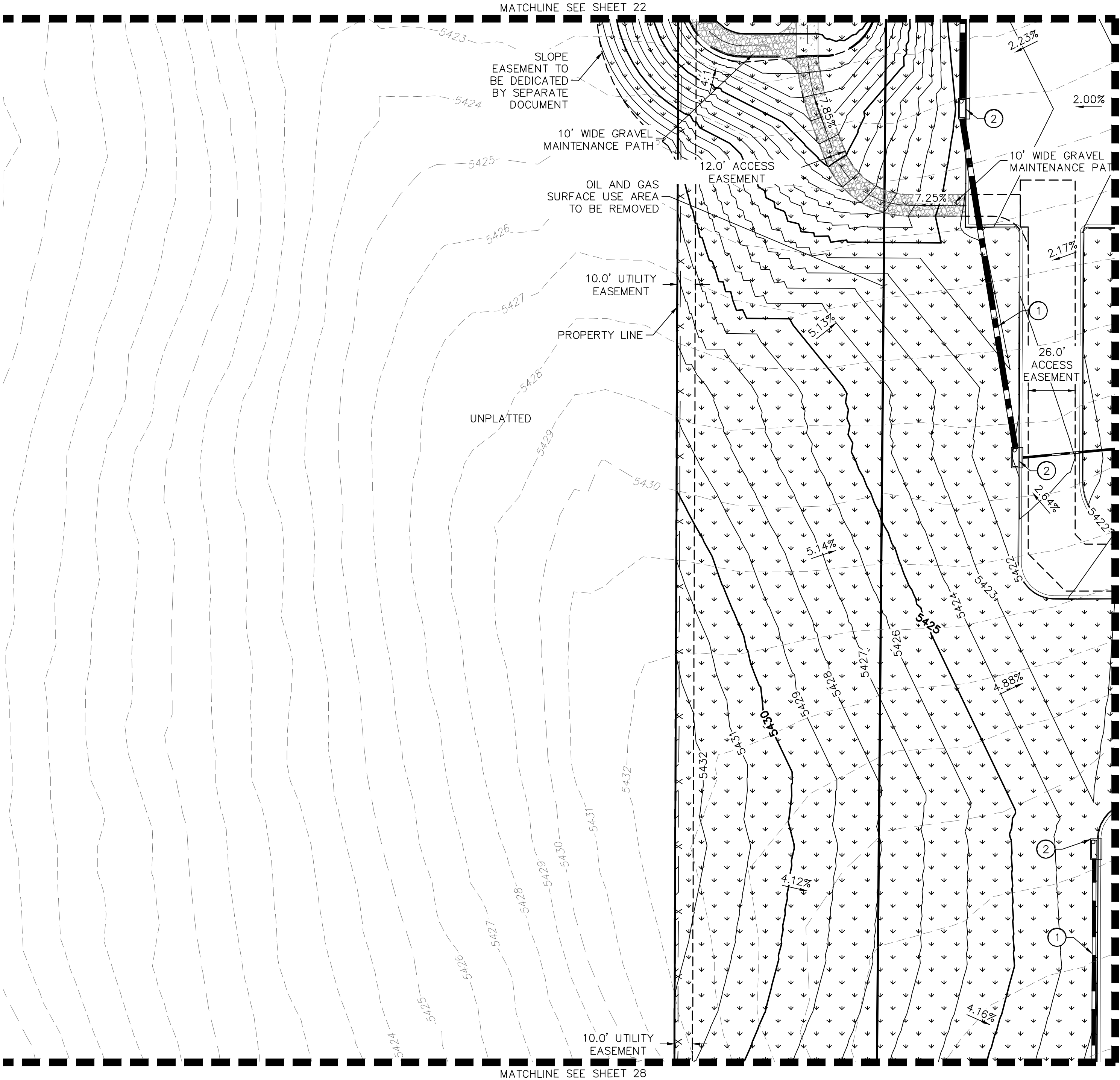
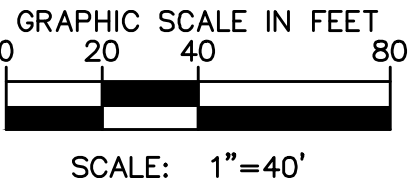
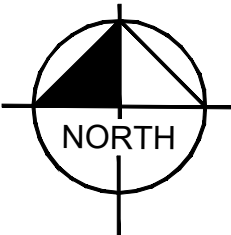
- PROPERTY LINE
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- GRAVEL POND MAINTENANCE ACCESS
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GRADING PLAN KEY NOTES

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CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 09/20/2021
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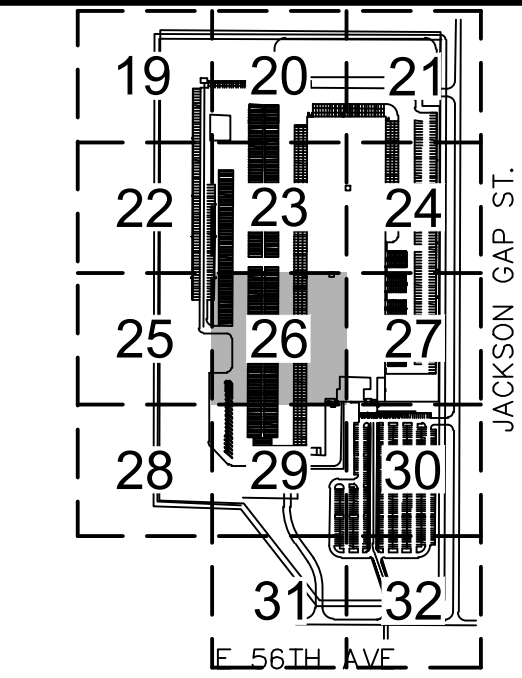
FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

25

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS

LEGEND

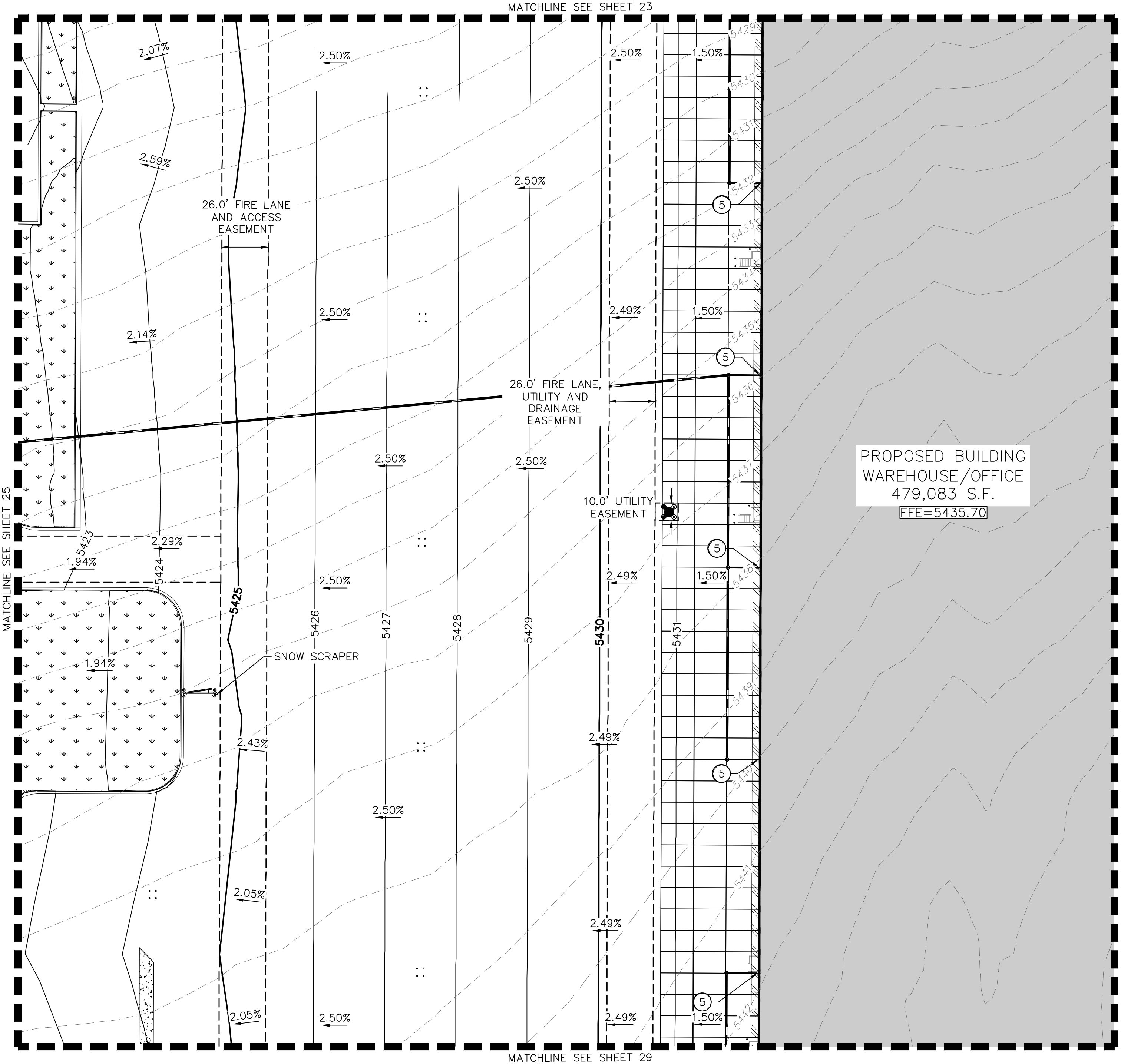
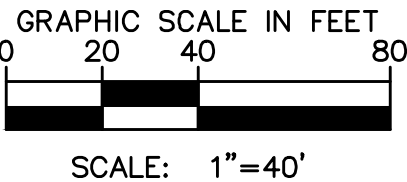
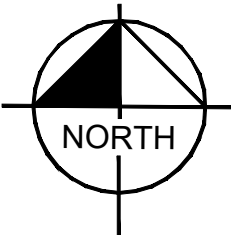
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- GRAVEL POND MAINTENANCE ACCESS
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GRADING PLAN KEY NOTES

- PROPOSED ROOF DRAIN (PRIVATE)

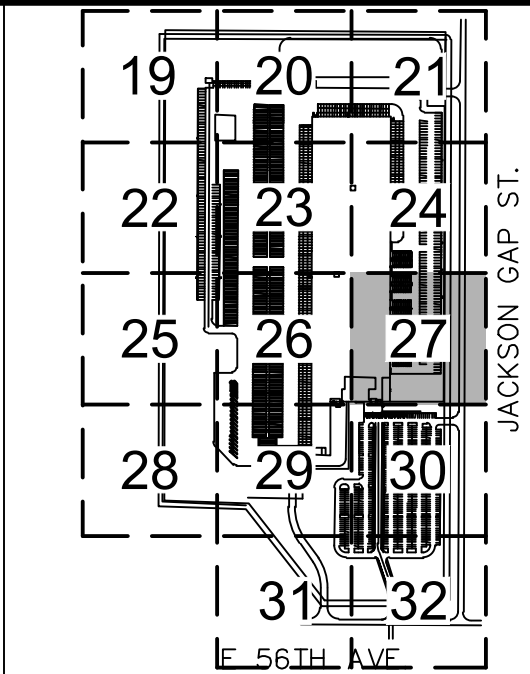
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KEYMAP
NTS



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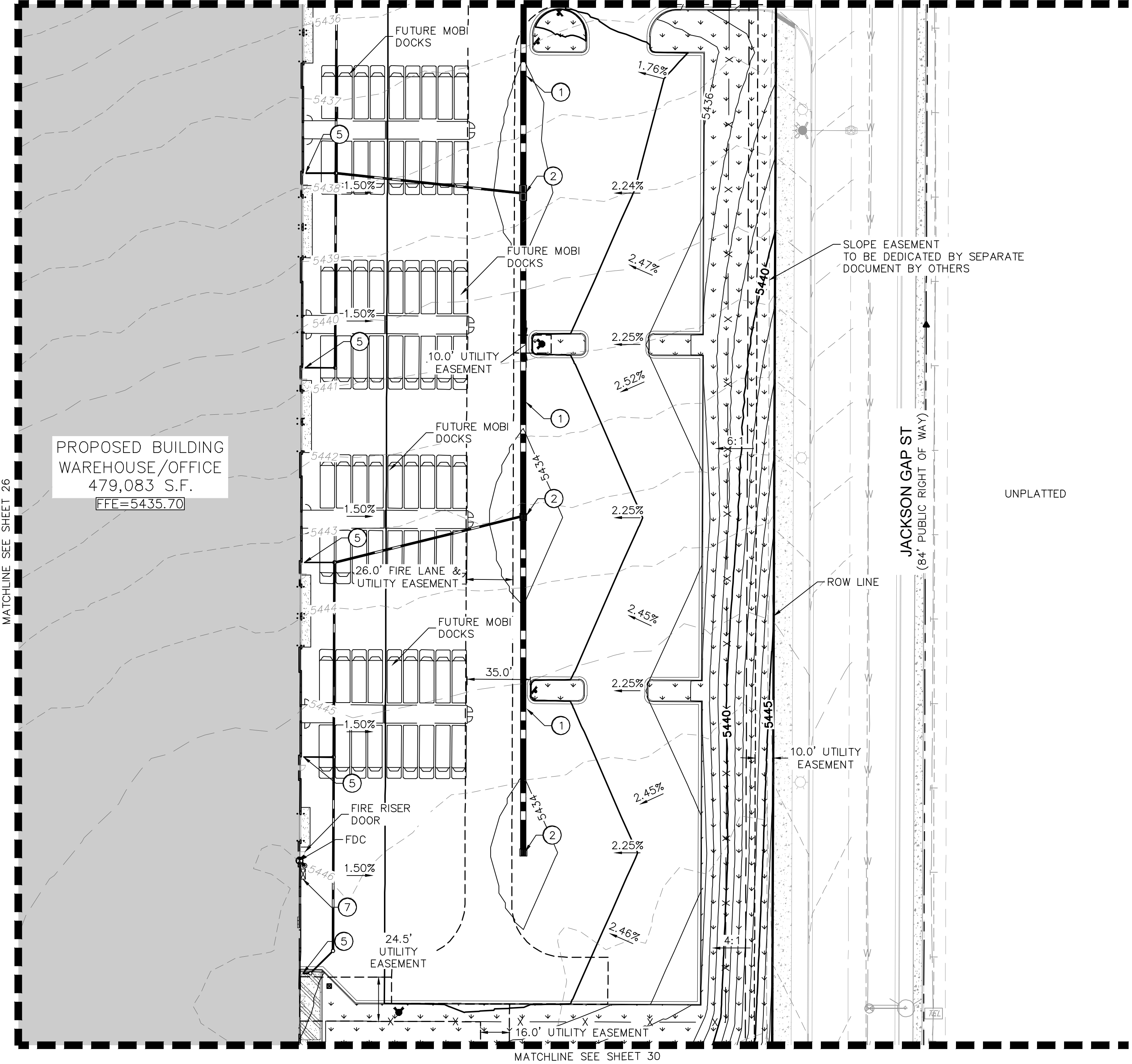
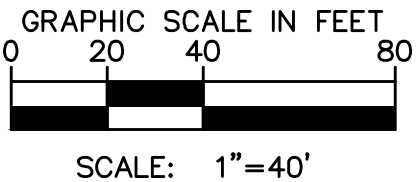
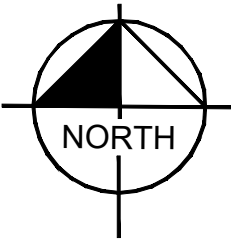
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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

DATE: 09/20/2021
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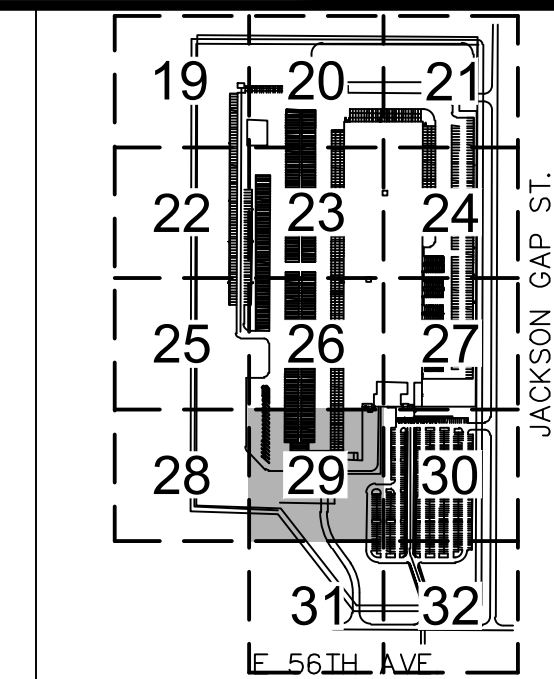
FILE NO.
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096360012

SHEET NO.

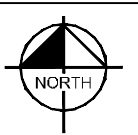
LIMITS OF FLOODPLAIN, FLOOD HAZARD (TABLE A #3):
SUBJECT PROPERTY FALLS WITHIN THE BOUNDARY OF THE
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP, COMMUNITY PANELS NO. 08001C0665J, DATED
FEBRUARY 17, 2017 AND THE PROPERTY LIES WITHIN ZONE X
AREA OF MINIMAL FLOOD HAZARD.

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LEGEND

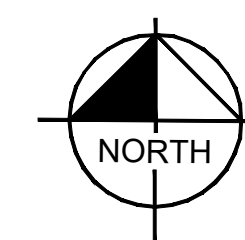
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

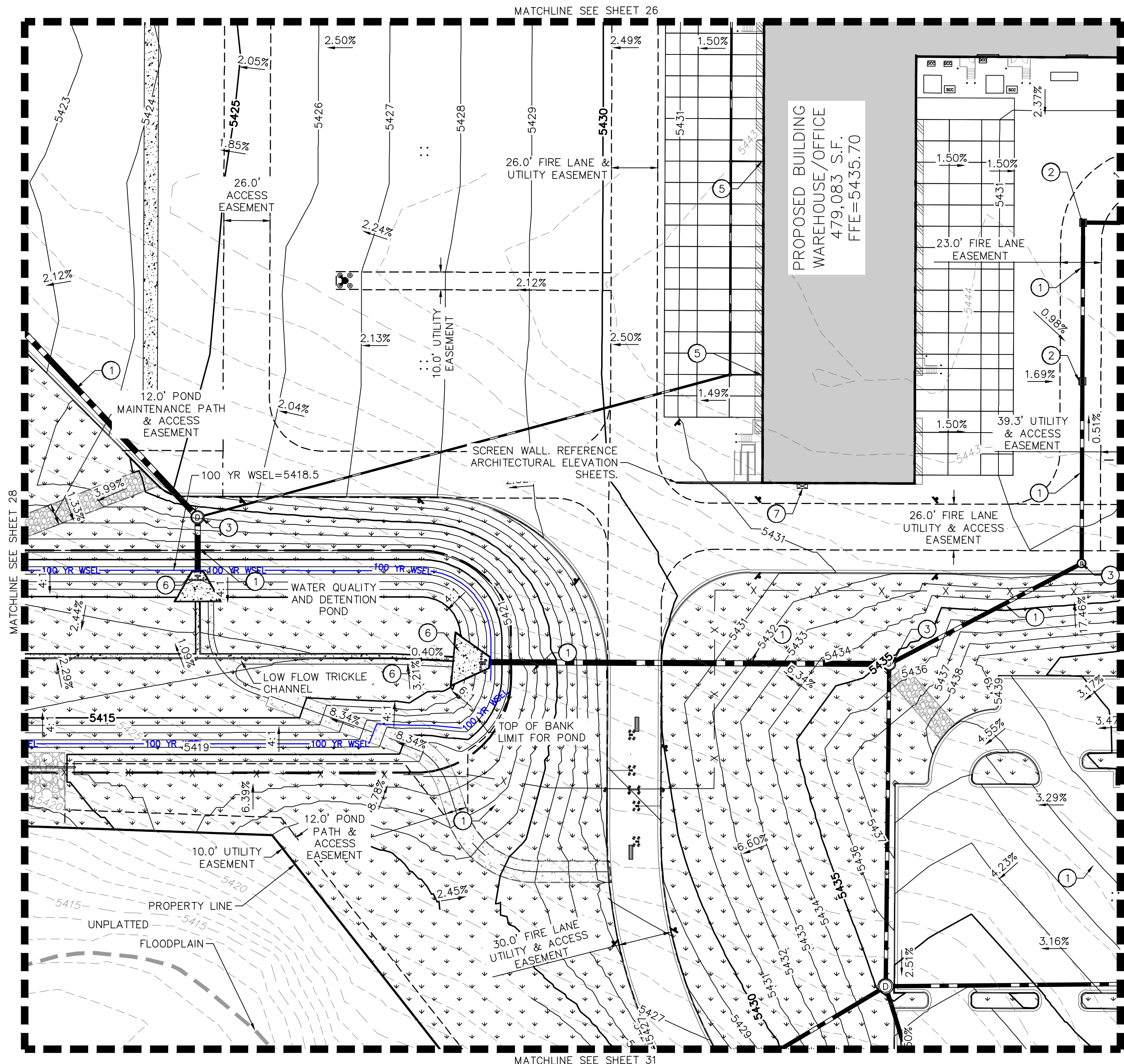
- STORM DRAIN PIPE
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- PROPOSED ROOF DRAIN (PRIVATE)
- FOREBAY
- KNOX BOX

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
- ONSITE DRAINAGE SYSTEM TO BE PRIVATE AND MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE.
- MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
- THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2%, BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.



GRAPHIC SCALE IN FEET
0 20 40 80
SCALE: 1"=40'



Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1855 S. JESSIE ST., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED GRADING PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

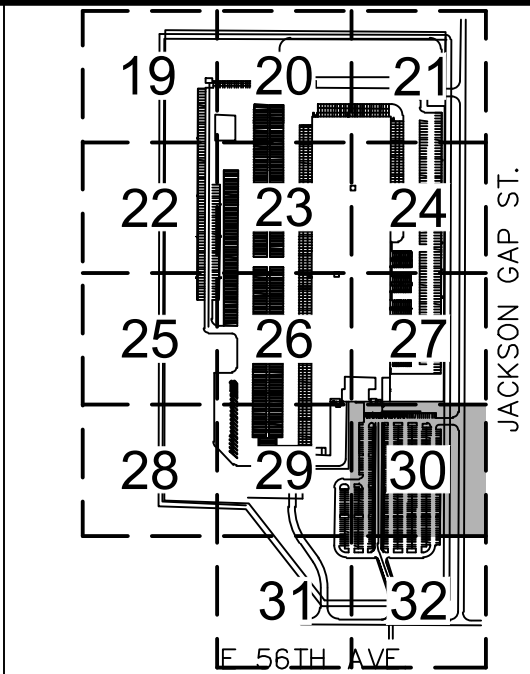
FILE NO.
GD-JT
PROJECT NO.
096360012

SHEET NO.

29

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LEGEND

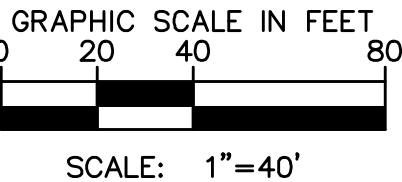
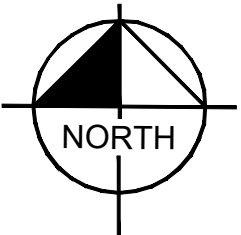
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
- ONSITE DRAINAGE SYSTEM TO BE PRIVATE AND MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE.
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JACKSON GAP ST
(84' PUBLIC RIGHT OF WAY)

UNPLATTED

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED GRADING PLAN

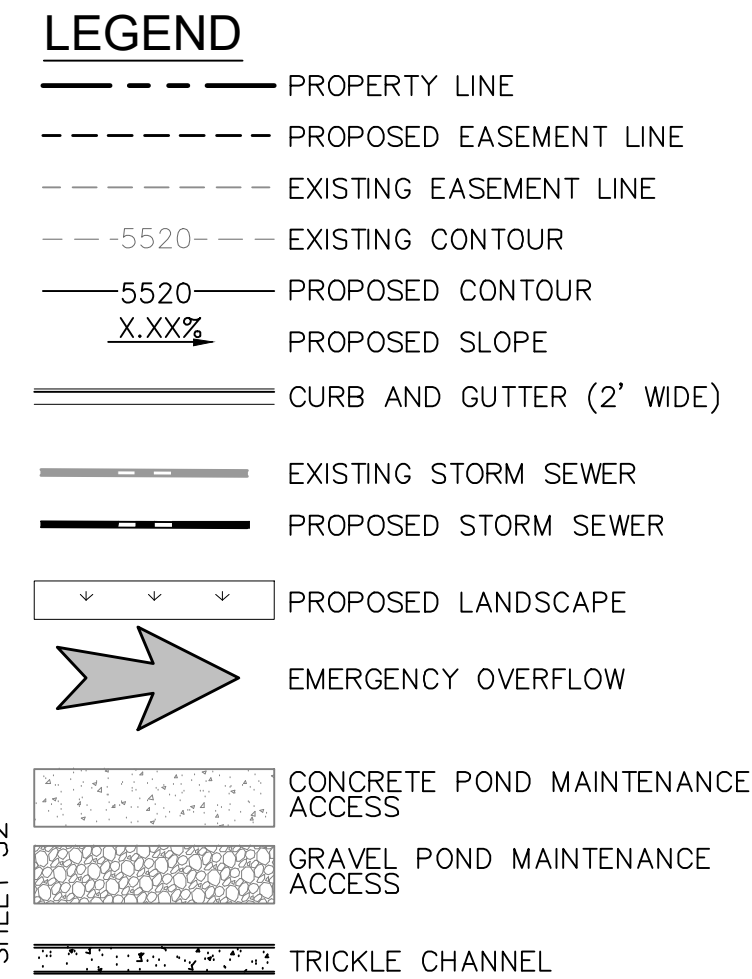
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
GD-DT
PROJECT NO.
096360012

SHEET NO.

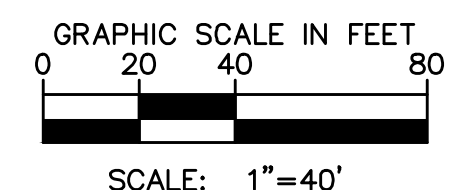
30

LOCATED IN THE SW ¹/₄ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



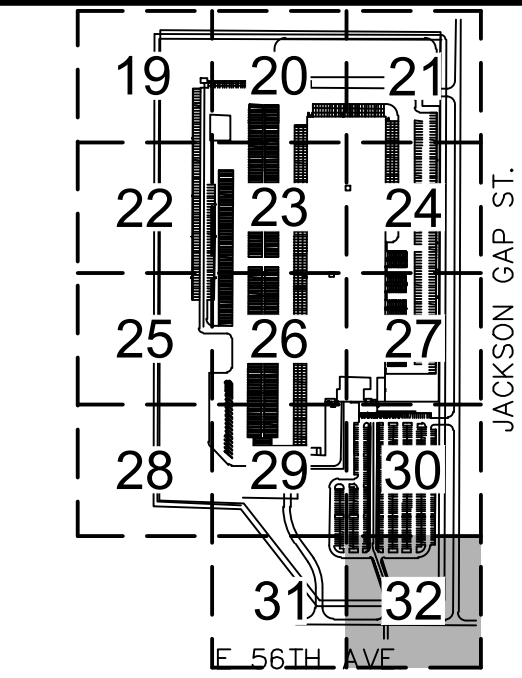
① STORM DRAIN PIPE
② STORM DRAIN INLET

1. GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
2. ONSITE DRAINAGE SYSTEM TO BE PRIVATE AND MAINTAINED BY THE OWNER, UNLESS NOTED OTHERWISE.
3. MAXIMUM 2% SLOPE IN ANY DIRECTION AT HANDICAP PARKING SPACES.
4. THE MAXIMUM LONGITUDINAL SLOPE WITHIN A FIRE LANE EASEMENT SHALL NOT EXCEED 10%. THE TRANSVERSE SLOPE SHALL GENERALLY HAVE A 2%, BUT NOT EXCEEDING 4%. THE RESULTANT SLOPE SHALL NOT EXCEED 10%.



PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS
NORTH

LEGEND

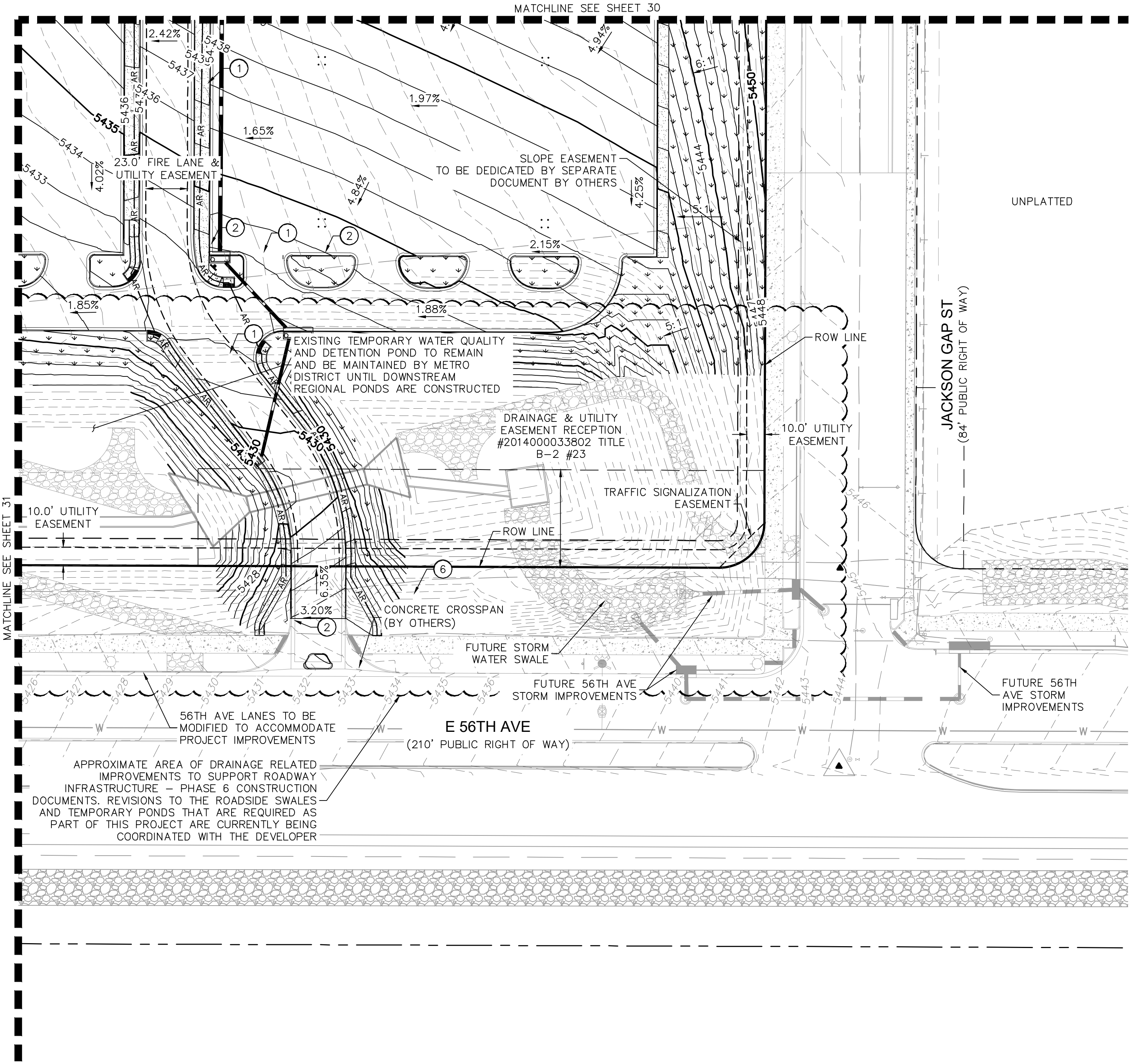
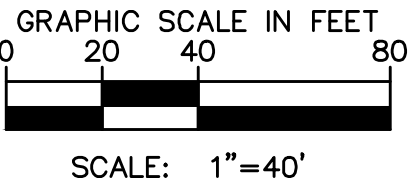
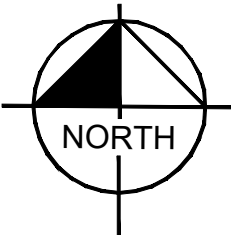
- PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SLOPE
- CURB AND GUTTER (2' WIDE)
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED LANDSCAPE
- EMERGENCY OVERFLOW
- CONCRETE POND MAINTENANCE ACCESS
- GRAVEL POND MAINTENANCE ACCESS
- TRICKLE CHANNEL

GRADING PLAN KEY NOTES

- 1 STORM DRAIN PIPE
- 2 STORM DRAIN INLET
- 6 FOREBAY

GRADING NOTE:

- GRADES ADJACENT TO THE BUILDING SHALL BE A MINIMUM OF 2% FOR THE FIRST 10 FEET FOR IMPERVIOUS AREAS AND A MINIMUM OF 5% FOR PERVIOUS AREAS PER COA CRITERIA, UNLESS OTHERWISE NOTED.
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Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE ST., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

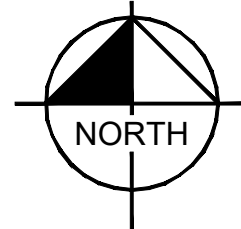
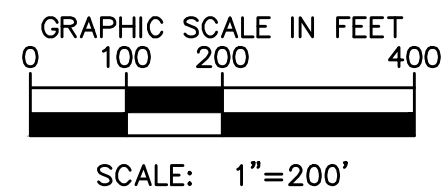
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 08/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
GD-JT
PROJECT NO.
096360012

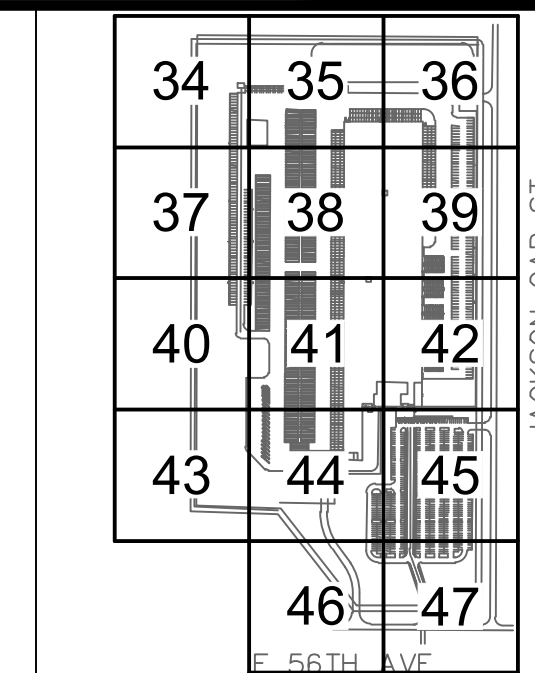
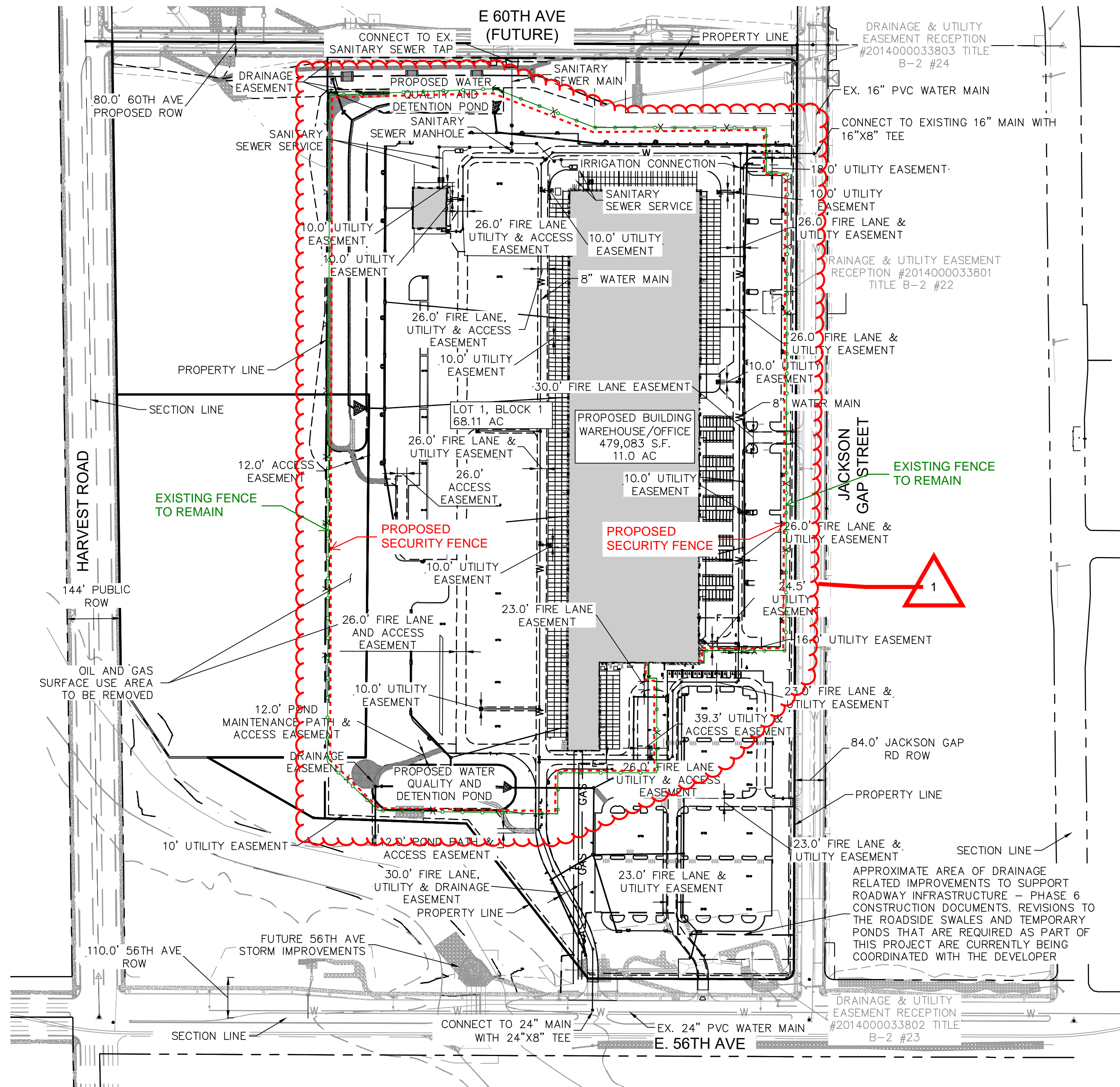
SHEET NO.

32



PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- ☒ PROPOSED WATER METER
- ⦿ PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- ⊗ PROPOSED WATER VALVE
- └┐ PROPOSED TEE
- └┐ PROPOSED WATER BEND W/ THRUST BLOCK
- ⦿ PROPOSED FDC
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED PRIVATE SANITARY SEWER
- ⊙ SANITARY SEWER MANHOLE
- PROPOSED SITE AND BUILDING LIGHTING

NOTE: ALL ONSITE STORM SEWER IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER. PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

ADDING A SECURITY FENCE INSIDE EXISTING PERIMETER FENCE - SEE SHEETS C1-C3 AT END OF PLAN SET FOR DETAILS

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 SOUTH JEFFERSON STREET, SUITE 100
DENVER, COLORADO 80202 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

OVERALL UTILITY PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

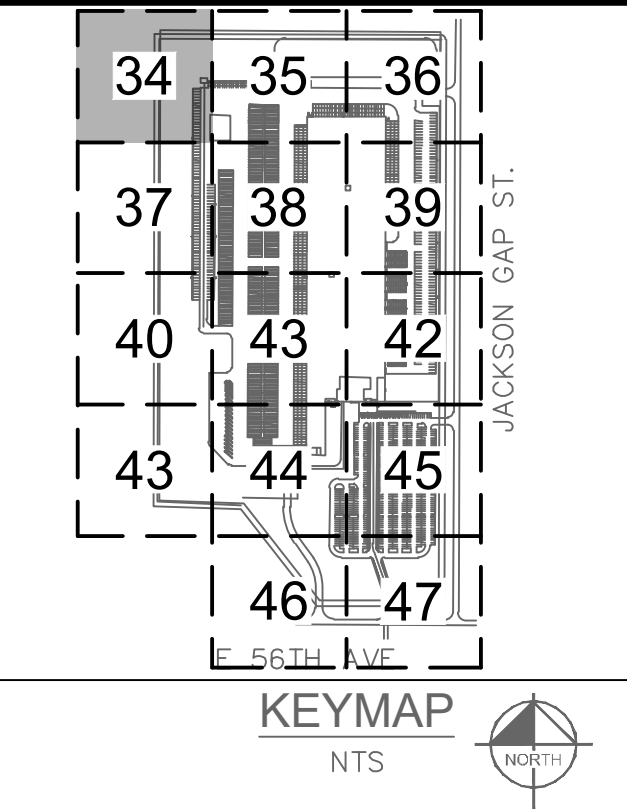
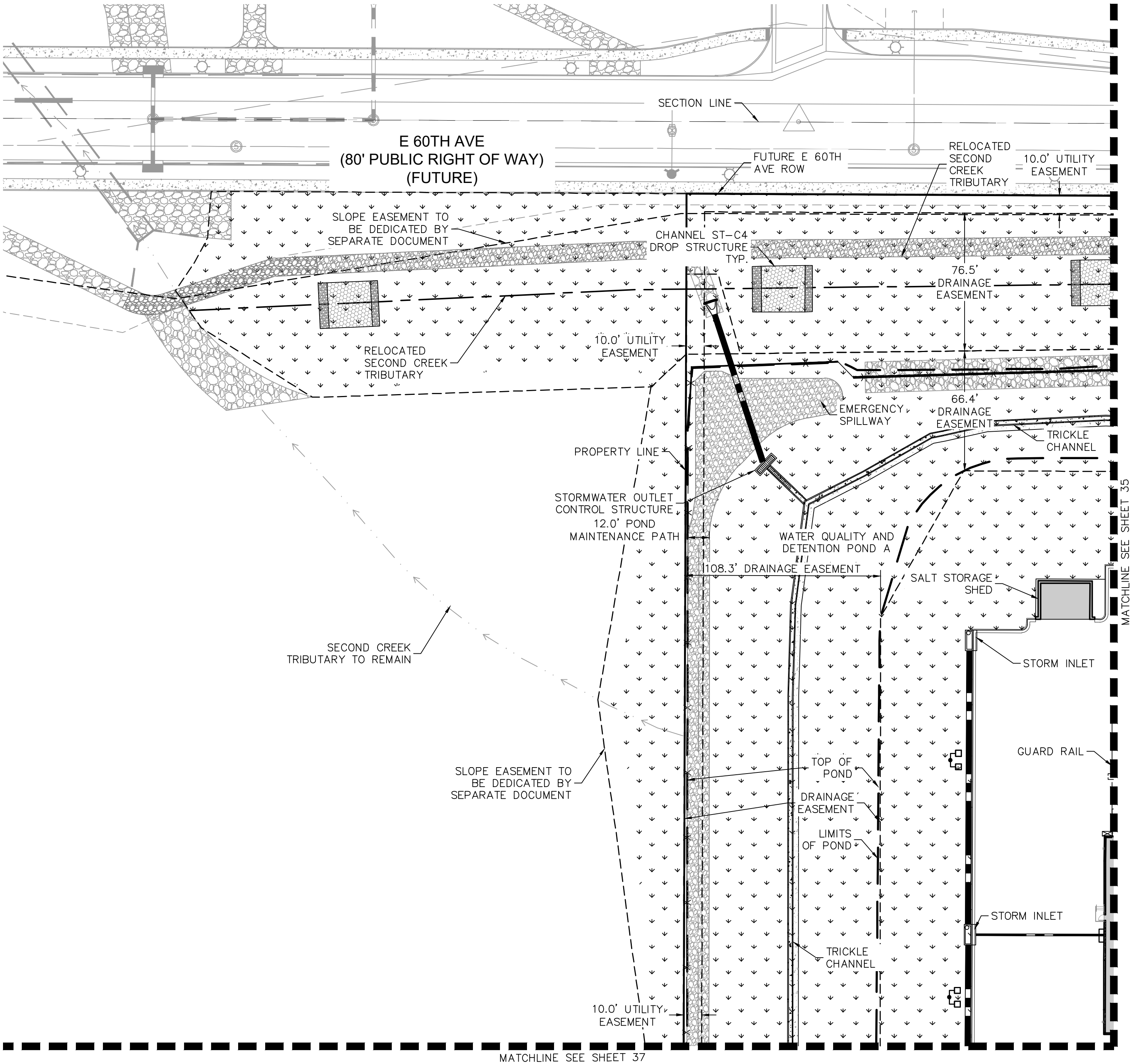
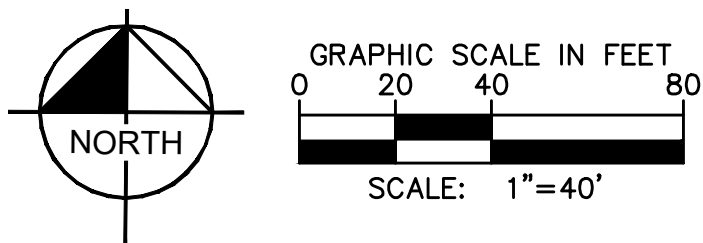
FILE NO.
UT_LOV
PROJECT NO.
096360012

SHEET NO.

33

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- LEGEND:**
- PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - PROPOSED EASEMENT LINE
 - - - - - EXISTING STORM SEWER
 - - - - - PROPOSED STORM SEWER
 - W — EXISTING WATER LINE
 - W — PROPOSED WATER LINE
 - F — F — PROPOSED FIRE SERVICE LINE
 - ☒ PROPOSED WATER METER
 - ⦿ PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
 - ⊗ PROPOSED WATER VALVE
 - △ PROPOSED TEE
 - △ PROPOSED WATER BEND W/ THRUST BLOCK
 - ⦿ PROPOSED FDC
 - S — EXISTING SANITARY SEWER
 - S — PROPOSED PRIVATE SANITARY SEWER
 - ⊙ SANITARY SEWER MANHOLE
 - □ PROPOSED SITE AND BUILDING LIGHTING

NOTE: ALL ONSITE STORM AND SANITARY SEWER SERVICES ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR METRO DISTRICT (IF IN DISTRICT EASEMENTS). PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

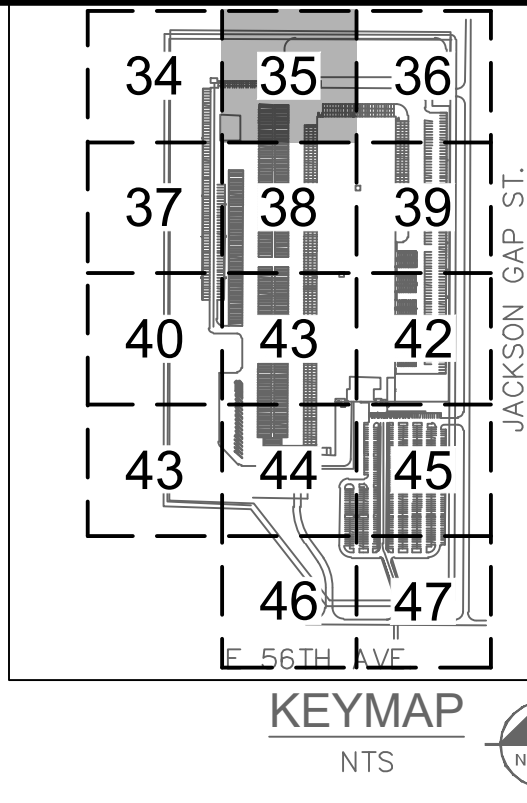
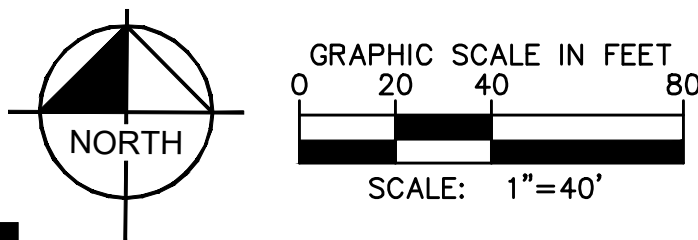
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 S. JESSIE ST., SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED UTILITY PLAN

DATE: 09/20/2021	DESIGNED BY: BJC	CM
FILE NO. UT-DT	PROJECT NO. 096360012	ELG
SHEET NO. 34		

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

- 1 SANITARY SEWER PIPE SERVICE LINE
- 2 SANITARY SEWER CLEANOUT
- 3 WATER MAIN
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING
- 7 FDC W/ APPROVED KNOX HARDWARE
- 9 SANITARY SEWER WYE CONNECTION.

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- F --- PROPOSED FIRE SERVICE LINE
- ☒ PROPOSED WATER METER
- ☒ PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- ☒ PROPOSED WATER VALVE
- △ PROPOSED TEE
- △ PROPOSED WATER BEND W/ THRUST BLOCK
- ☒ PROPOSED FDC
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED PRIVATE SANITARY SEWER
- ☒ PRIVATE SANITARY SEWER MANHOLE
- ☒ PROPOSED SITE AND BUILDING LIGHTING

NOTE: ALL ONSITE STORM AND SANITARY SEWER SERVICES ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR METRO DISTRICT (IF IN DISTRICT EASEMENTS). PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

Kimley»Horn

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1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

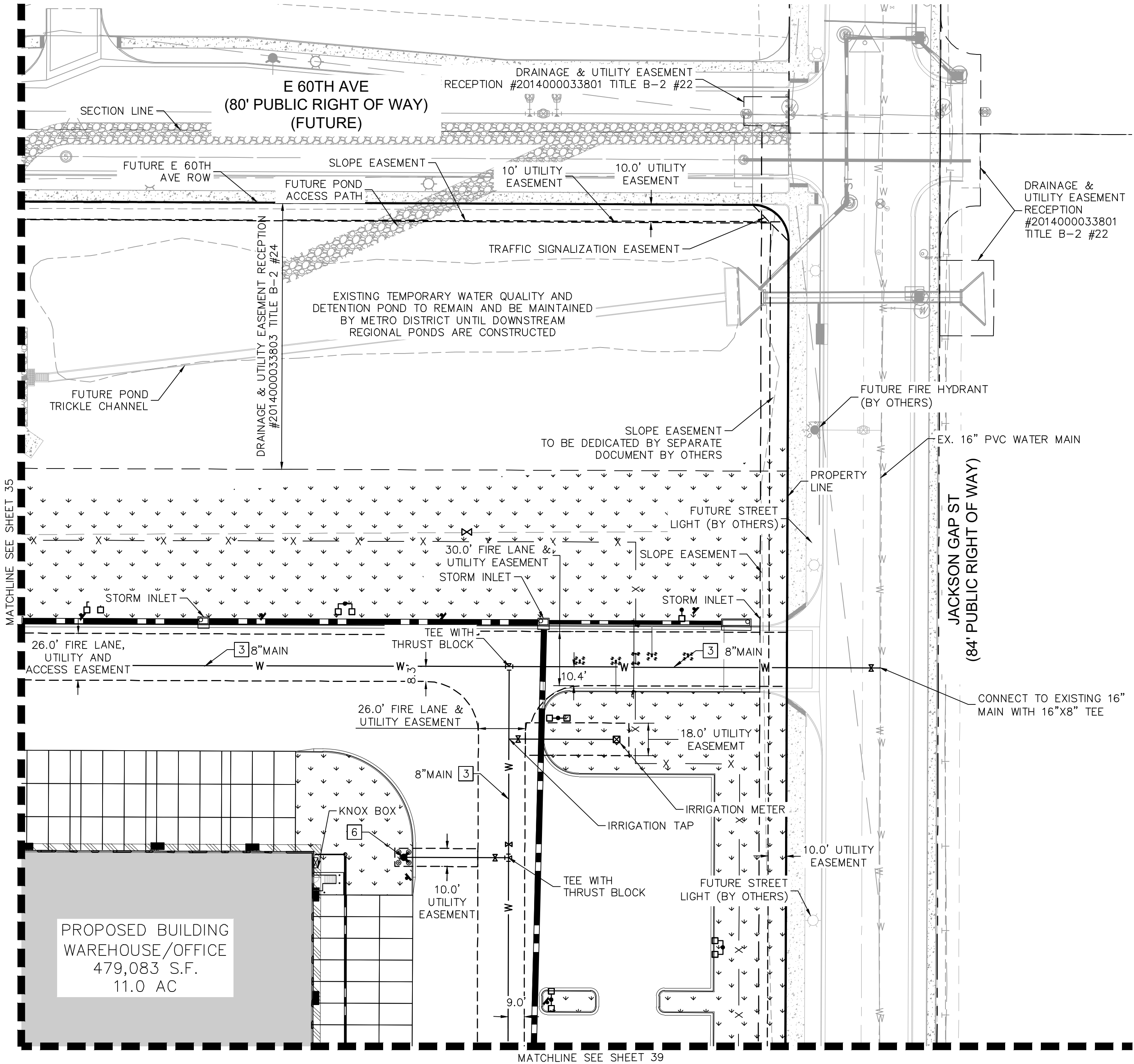
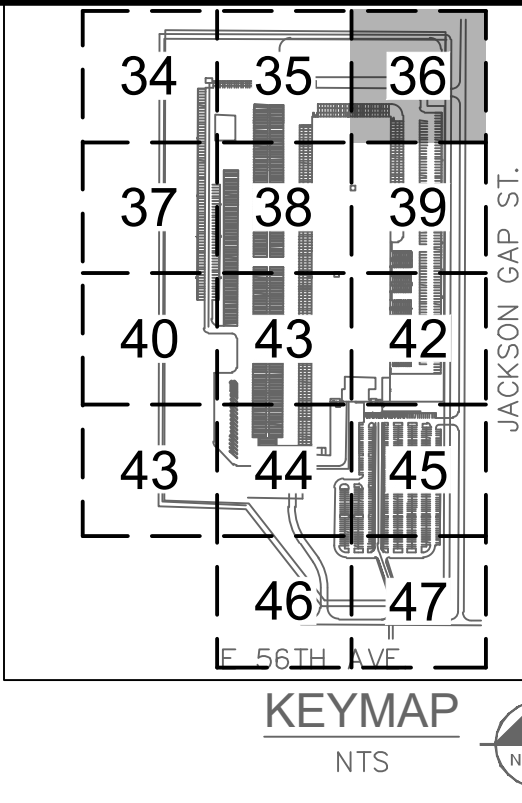
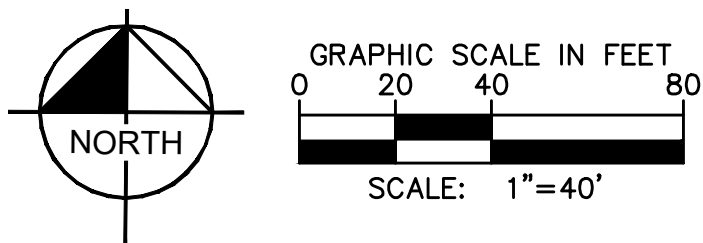
FILE NO.
UT_LDT
PROJECT NO.
096360012

SHEET NO.

35

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

- 3 WATER MAIN
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- F --- PROPOSED FIRE SERVICE LINE
- ☒ PROPOSED WATER METER
- 🔥 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- ☒ PROPOSED WATER VALVE
- △ PROPOSED TEE
- △ PROPOSED WATER BEND W/ THRUST BLOCK
- 🔥 PROPOSED FDC
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED PRIVATE SANITARY SEWER
- 🌀 SANITARY SEWER MANHOLE
- ☐ PROPOSED SITE AND BUILDING LIGHTING

NOTE: ALL ONSITE STORM AND SANITARY SEWER SERVICES ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR METRO DISTRICT (IF IN DISTRICT EASEMENTS). PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
1835 SOUTH JEFFERSON STREET, SUITE 200
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

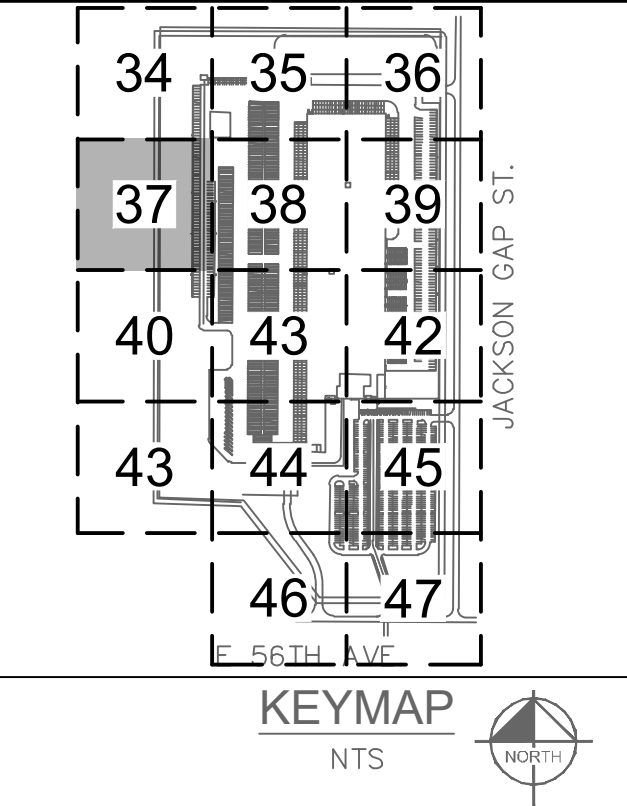
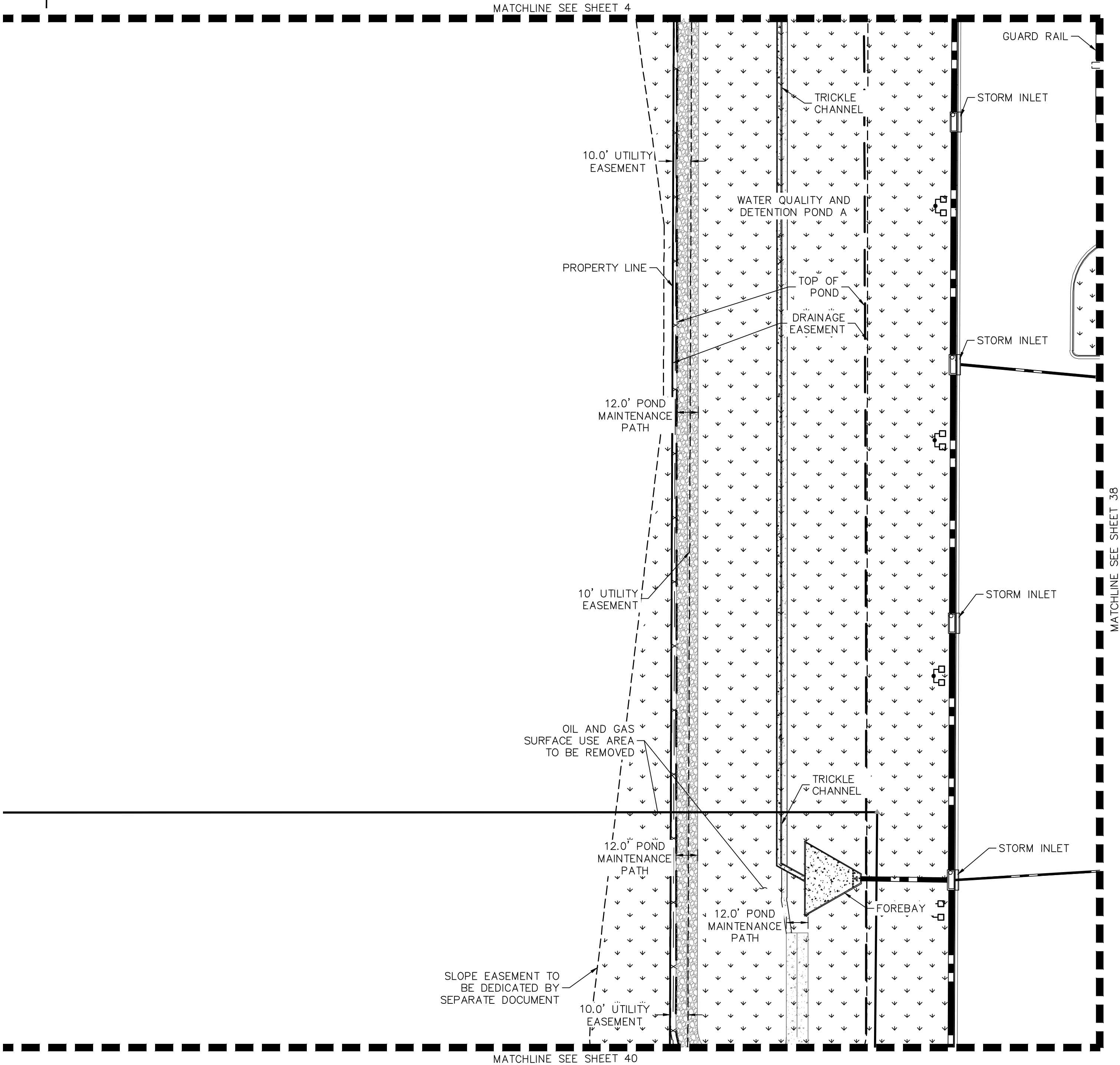
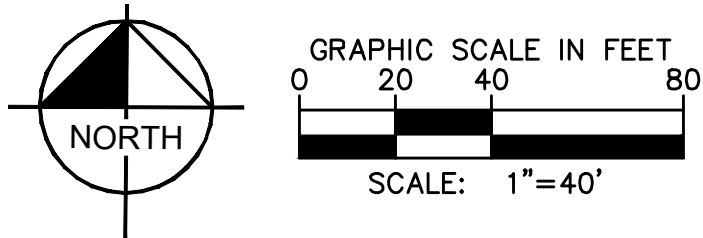
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
UT_LDT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



- LEGEND:**
- PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - W --- EXISTING WATER LINE
 - W --- PROPOSED WATER LINE
 - F --- F --- PROPOSED FIRE SERVICE LINE
 - ☒ PROPOSED WATER METER
 - 🔥 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
 - ⌵ PROPOSED WATER VALVE
 - └┐ PROPOSED TEE
 - └┐ PROPOSED WATER BEND W/ THRUST BLOCK
 - 🔌 PROPOSED FDC
 - S --- EXISTING SANITARY SEWER
 - S --- PROPOSED PRIVATE SANITARY SEWER
 - ⊕ SANITARY SEWER MANHOLE
 - 🏠 PROPOSED SITE AND BUILDING LIGHTING

NOTE: ALL ONSITE STORM AND SANITARY SEWER SERVICES ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR METRO DISTRICT (IF IN DISTRICT EASEMENTS). PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

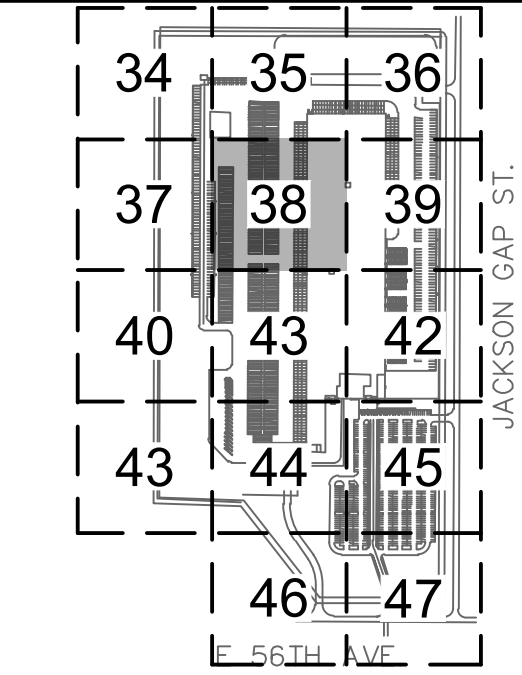
FILE NO. UT_LDT
PROJECT NO. 096360012
SHEET NO. 37

REVISION NO. BY DATE APPR

DETAILED UTILITY PLAN

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS

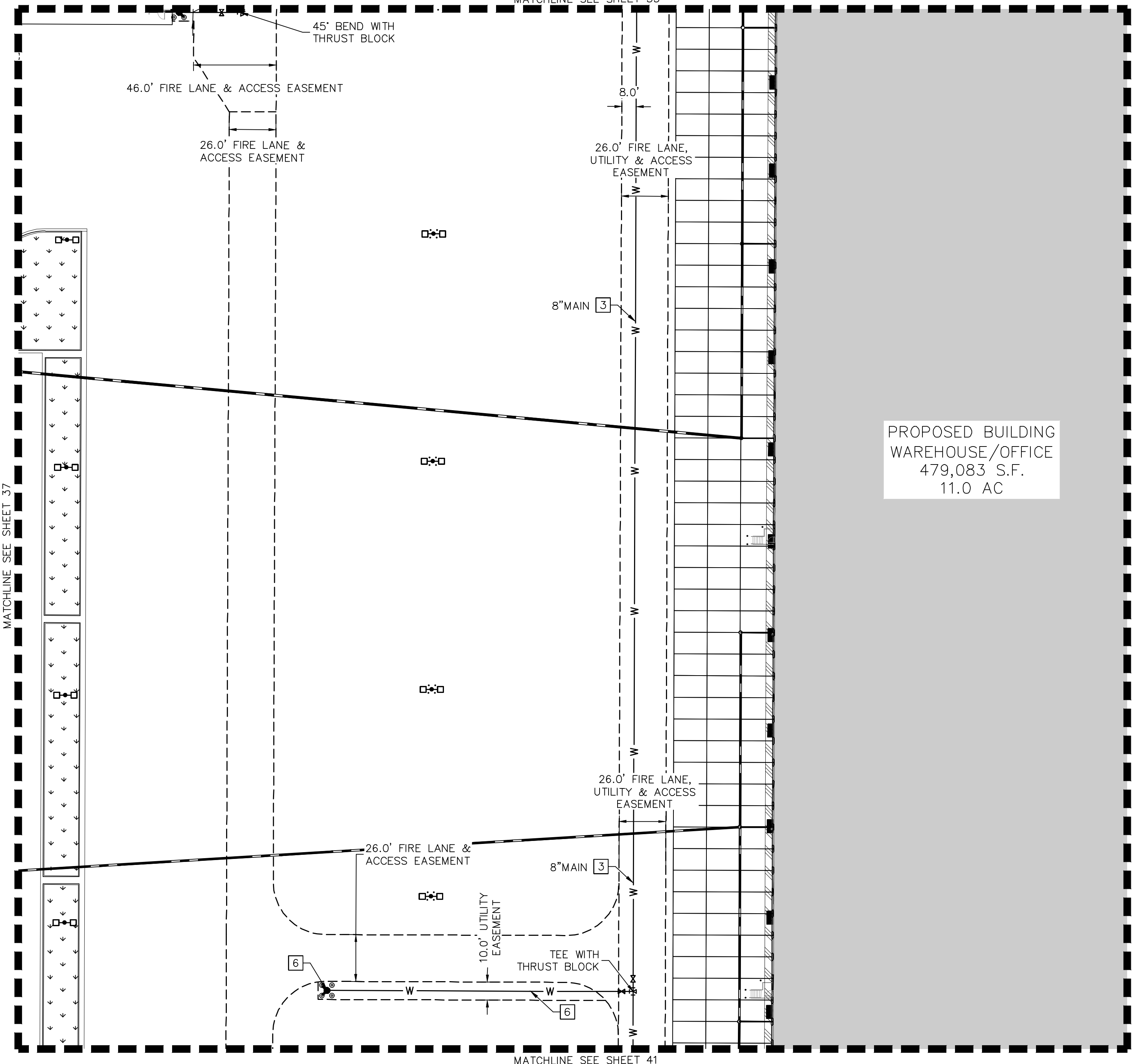
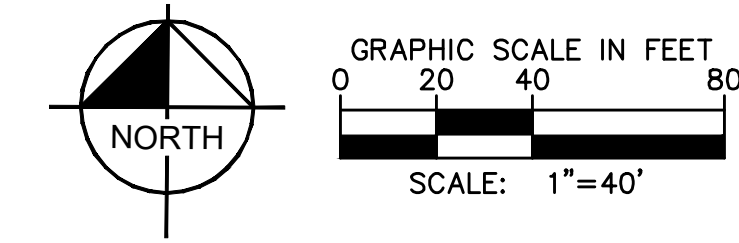
UTILITY PLAN KEY NOTES

- 1 SANITARY SEWER PIPE SERVICE LINE
- 2 SANITARY SEWER CLEANOUT
- 3 WATER MAIN
- 4 WATER SERVICE LINE
- 5 PRIVATE FIRE SERVICE LINE
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING
- 7 FDC W/ APPROVED KNOX HARDWARE

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- F --- F --- PROPOSED FIRE SERVICE LINE
- ☒ PROPOSED WATER METER
- ☒ PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- ☒ PROPOSED WATER VALVE
- △ PROPOSED TEE
- △ PROPOSED WATER BEND W/ THRUST BLOCK
- ☒ PROPOSED FDC
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED PRIVATE SANITARY SEWER
- ☒ SANITARY SEWER MANHOLE
- ☒ PROPOSED SITE AND BUILDING LIGHTING

NOTE: ALL ONSITE STORM AND SANITARY SEWER SERVICES ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OR METRO DISTRICT (IF IN DISTRICT EASEMENTS). PUBLIC STORM TO BE MAINTAINED BY THE CITY OF AURORA.



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KIMLEY-HORN AND ASSOCIATES, INC.
1835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

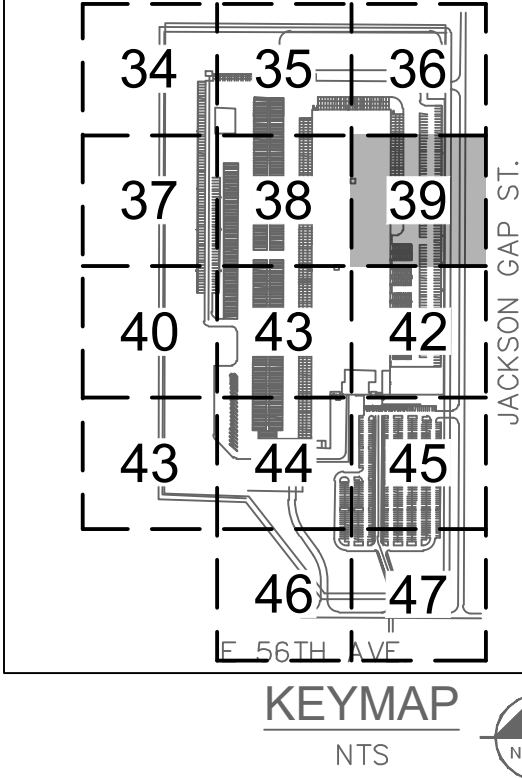
FILE NO.
UT_LDT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS

SITE PLAN



















LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

- 3 WATER MAIN
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER
COA STD DETAIL 208, AND STRIPING

LEGEND:

- | | |
|---|--|
|  | PROPERTY LINE |
|  | EXISTING EASEMENT LINE |
|  | PROPOSED EASEMENT LINE |
|  | EXISTING STORM SEWER |
|  | PROPOSED STORM SEWER |
|  | EXISTING WATER LINE |
|  | PROPOSED WATER LINE |
|  | PROPOSED FIRE SERVICE LINE |
|  | PROPOSED WATER METER |
|  | PROPOSED FIRE HYDRANT AND BOLLARD
ASSEMBLY PER COA STD DETAIL 208 |
|  | PROPOSED WATER VALVE |
|  | PROPOSED TEE |
|  | PROPOSED WATER BEND W/
THRUST BLOCK |
|  | PROPOSED FDC |
|  | EXISTING SANITARY SEWER |
|  | PROPOSED PRIVATE SANITARY SEWER |
|  | SANITARY SEWER MANHOLE |
|  | PROPOSED SITE AND BUILDING LIGHTING |

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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS

DETAILED UTILITY PLAN

DATE: 08/20/2021
DESIGNED BY: BJC
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CHECKED BY: ELG

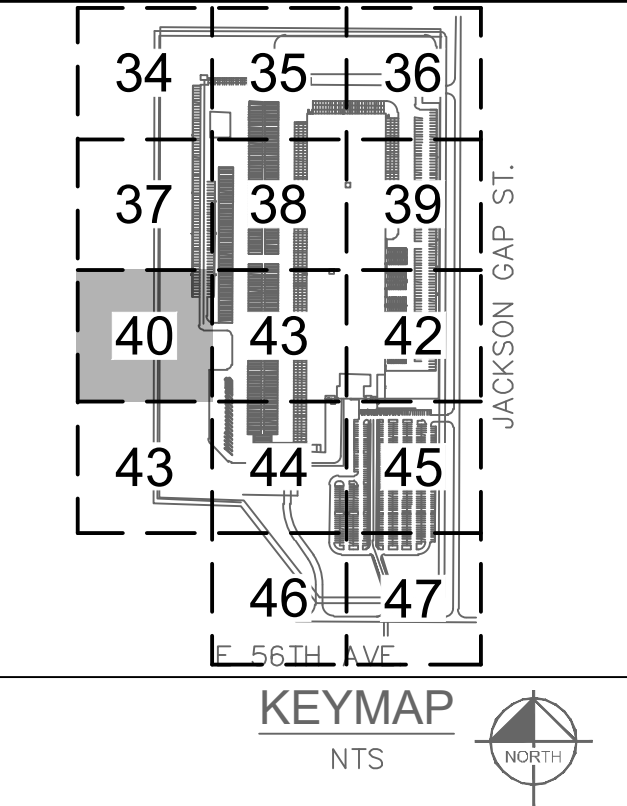
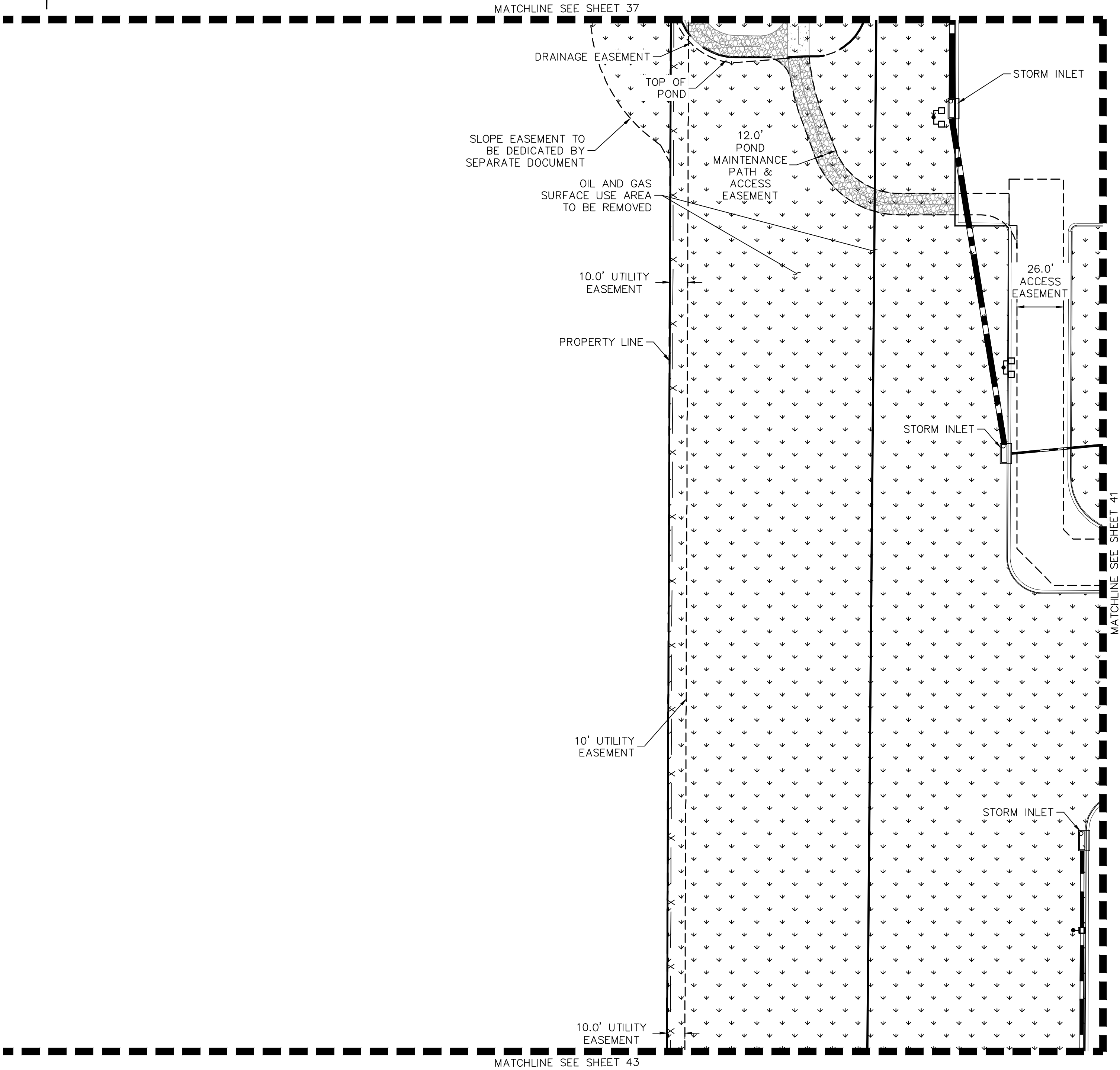
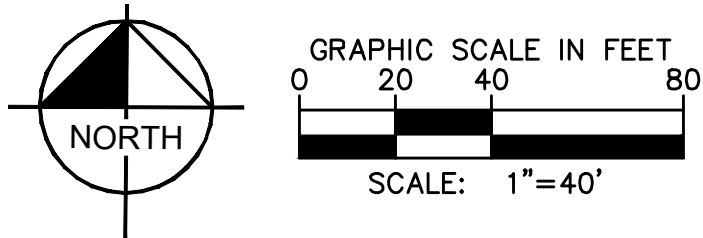
FILE NO.	
UT_DT	
PROJECT NO.	
096360012	

SHEET NO.

39

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LEGEND:

- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- F --- F --- PROPOSED FIRE SERVICE LINE
- ☒ PROPOSED WATER METER
- 🔥 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- ⊠ PROPOSED WATER VALVE
- └┐ PROPOSED TEE
- └┐ PROPOSED WATER BEND W/ THRUST BLOCK
- 🔌 PROPOSED FDC
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED PRIVATE SANITARY SEWER
- ⊙ SANITARY SEWER MANHOLE
- 🏠 PROPOSED SITE AND BUILDING LIGHTING

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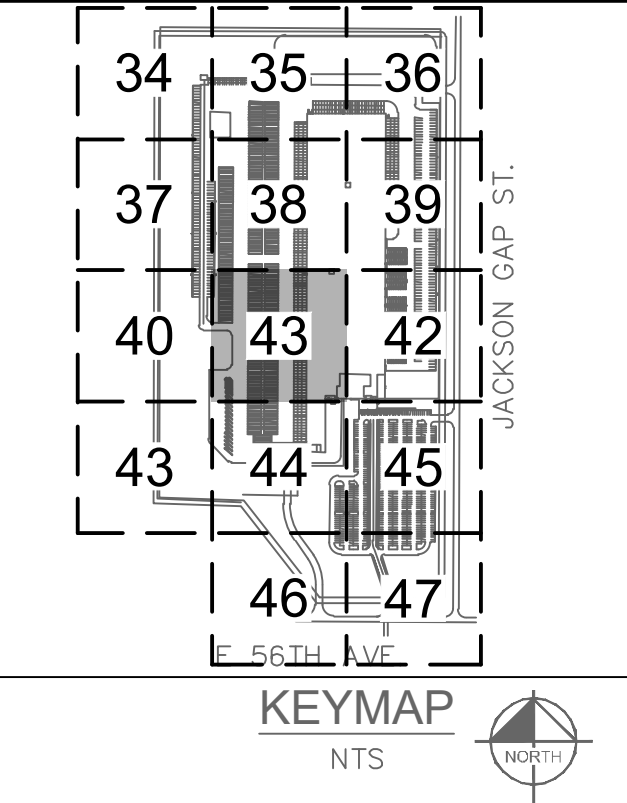
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
DETAILED UTILITY PLAN

FILE NO. UT_LDT	DATE: 09/20/2021
PROJECT NO. 096360012	DESIGNED BY: BJC DRAWN BY: CM CHECKED BY: ELG
SHEET NO. 40	

NO.	REVISION	BY	DATE	APPR

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

- 3 WATER MAIN
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING

LEGEND:

- PROPERTY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - EXISTING STORM SEWER
- - - - - PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- F --- F --- PROPOSED FIRE SERVICE LINE
- ☒ PROPOSED WATER METER
- ⚡ PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- ⊗ PROPOSED WATER VALVE
- △ PROPOSED TEE
- △ PROPOSED WATER BEND W/ THRUST BLOCK
- ⚡ PROPOSED FDC
- S --- EXISTING SANITARY SEWER
- S --- PROPOSED PRIVATE SANITARY SEWER
- ⊙ SANITARY SEWER MANHOLE
- ☐ PROPOSED SITE AND BUILDING LIGHTING

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1835 South Wadsworth Street
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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

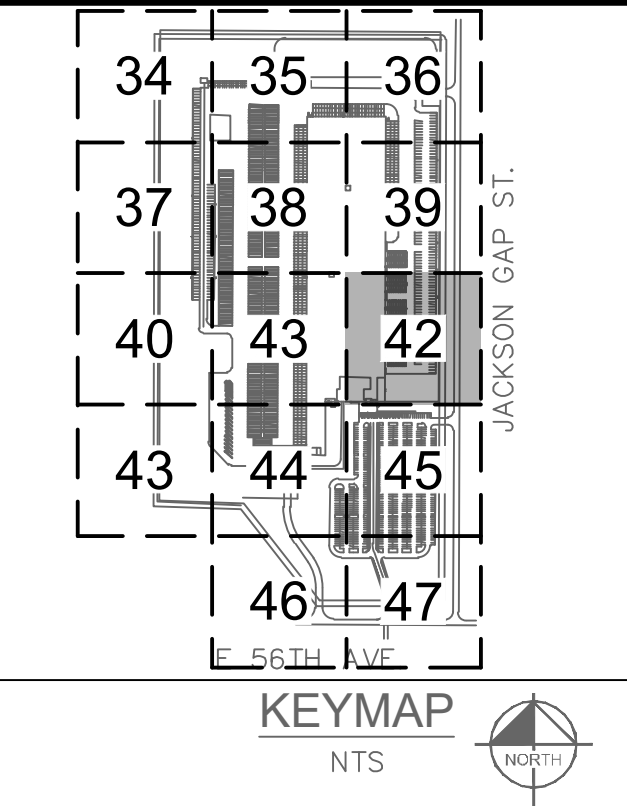
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DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
UT_LIT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

- 3 WATER MAIN
- 4 WATER SERVICE LINE
- 5 PRIVATE FIRE SERVICE LINE
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING
- 7 FDC W/ APPROVED KNOX HARDWARE

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- F --- F --- PROPOSED FIRE SERVICE LINE
- ☒ PROPOSED WATER METER
- ⚡ PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- ⌵ PROPOSED WATER VALVE
- △ PROPOSED TEE
- △ PROPOSED WATER BEND W/ THRUST BLOCK
- ⚡ PROPOSED FDC
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DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

DATE: 09/20/2021
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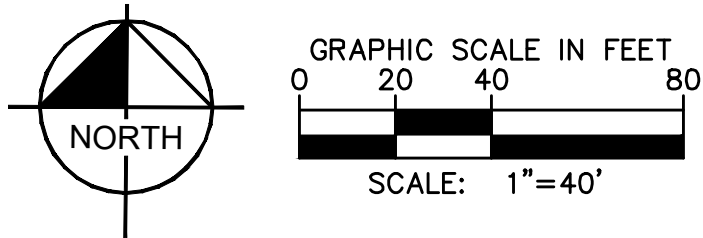
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PROJECT NO.
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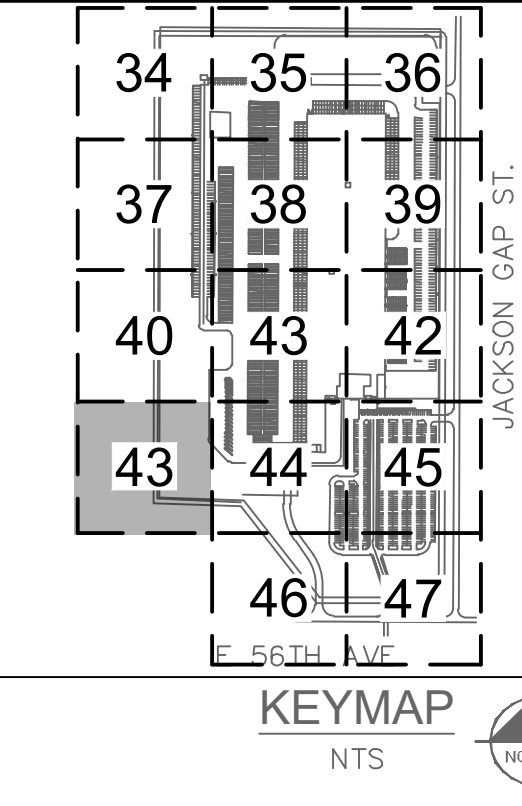
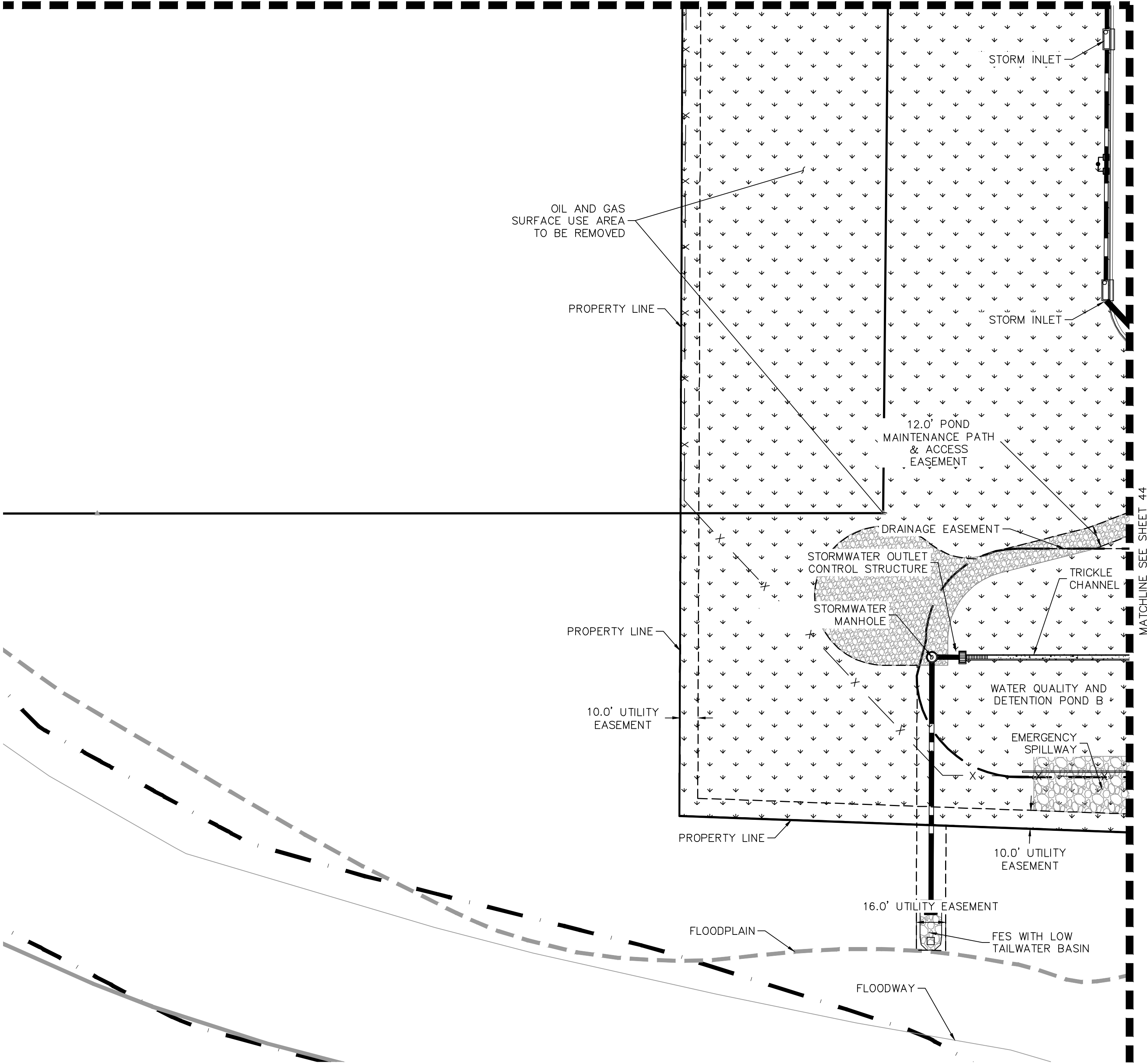
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PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



MATCHLINE SEE SHEET 40



LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W--- EXISTING WATER LINE
- W--- PROPOSED WATER LINE
- F--- PROPOSED FIRE SERVICE LINE
- ☒ PROPOSED WATER METER
- 🔥 PROPOSED FIRE HYDRANT AND BOLLARD ASSEMBLY PER COA STD DETAIL 208
- ⌵ PROPOSED WATER VALVE
- └┐ PROPOSED TEE
- └┐ PROPOSED WATER BEND W/ THRUST BLOCK
- 🔌 PROPOSED FDC
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1835 S. JESSIE STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

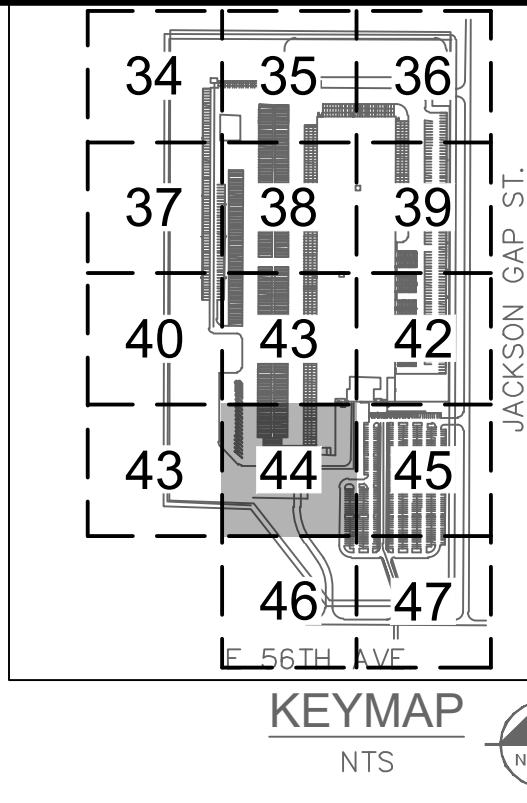
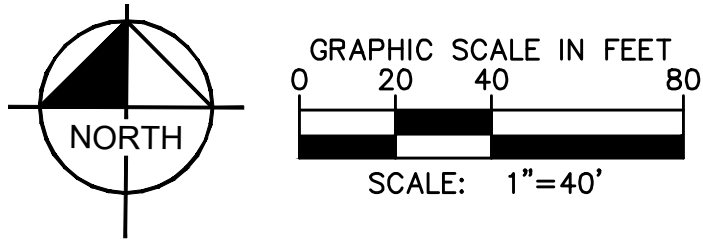
DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
UT_LDT
PROJECT NO.
096360012

SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



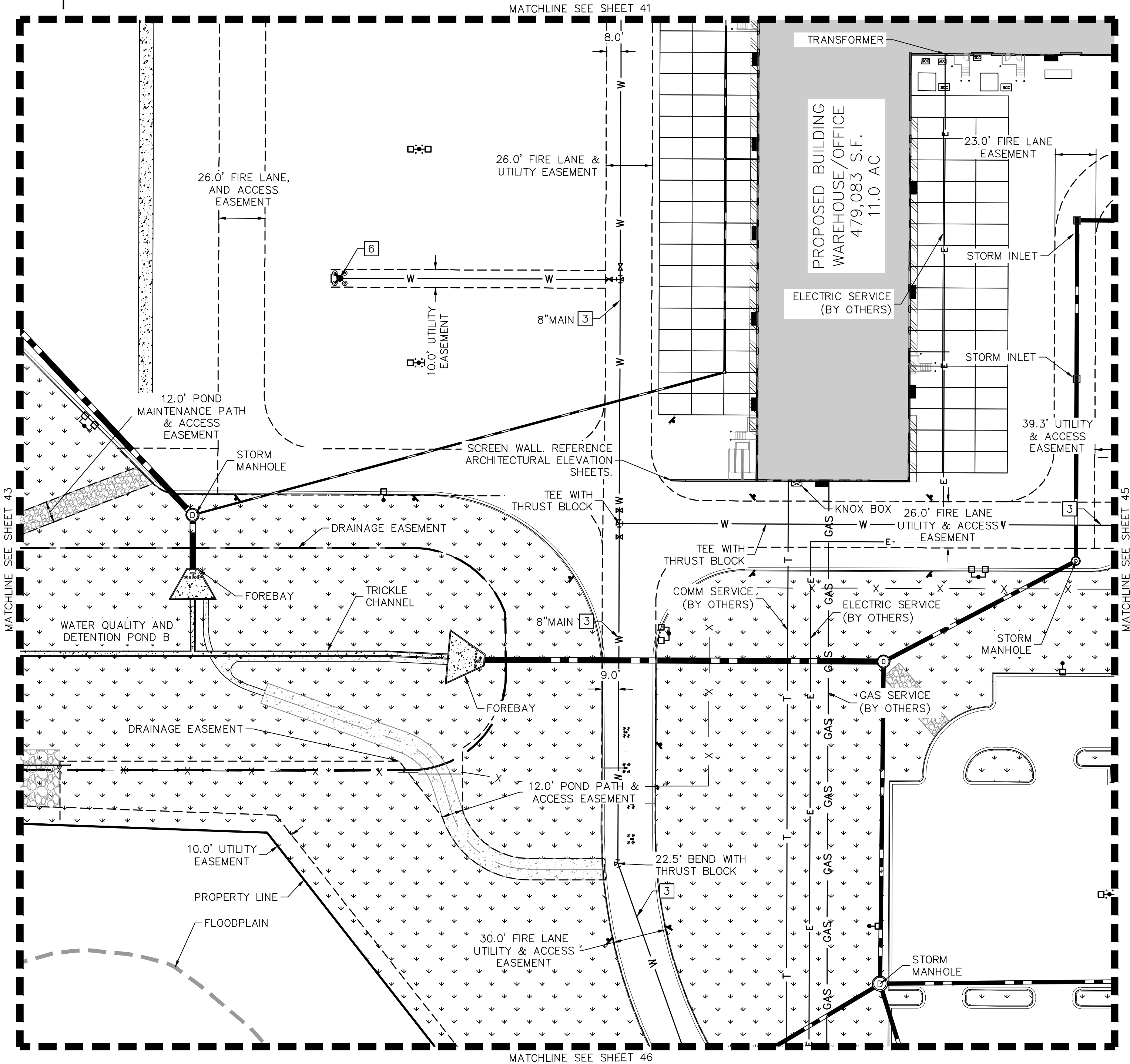
UTILITY PLAN KEY NOTES

- 3 WATER MAIN
6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING

LEGEND:

- PROPERTY LINE
--- EXISTING EASEMENT LINE
--- PROPOSED EASEMENT LINE
--- EXISTING STORM SEWER
--- PROPOSED STORM SEWER
--- EXISTING WATER LINE
--- PROPOSED WATER LINE
--- PROPOSED FIRE SERVICE LINE
[Symbol] PROPOSED WATER METER
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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

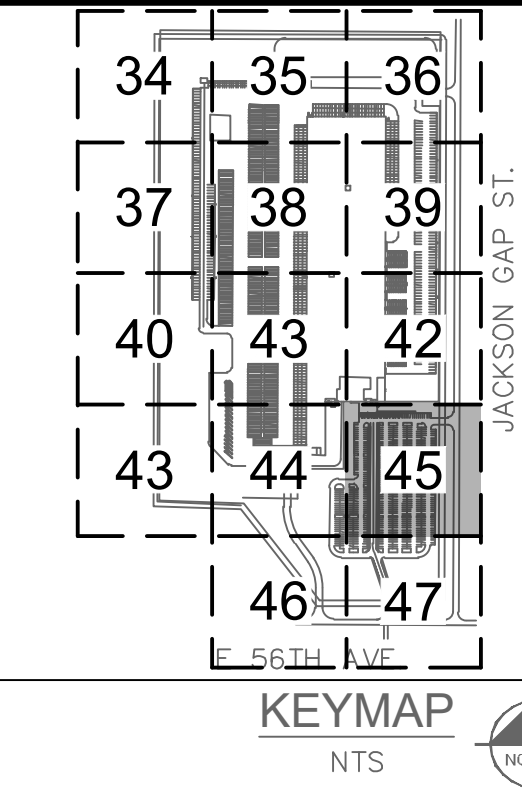
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SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

- 3 WATER MAIN
- 6 FIRE HYDRANT WITH BOLLARD ASSEMBLY PER COA STD DETAIL 208, AND STRIPING

LEGEND:

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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

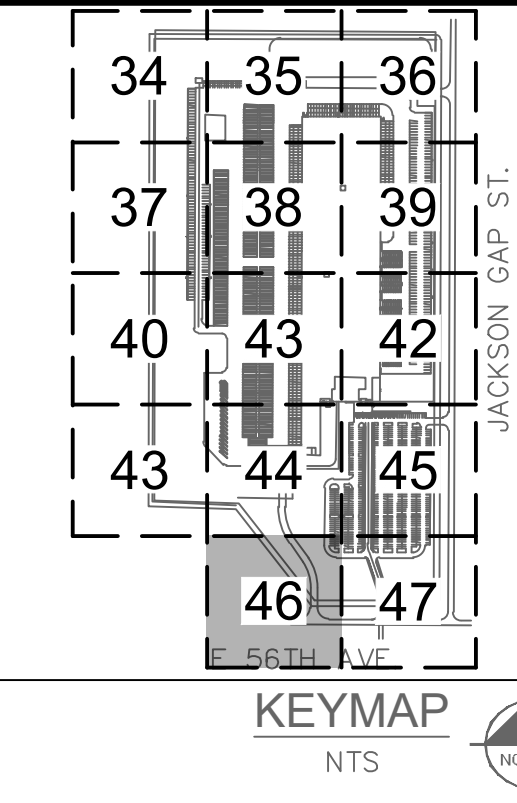
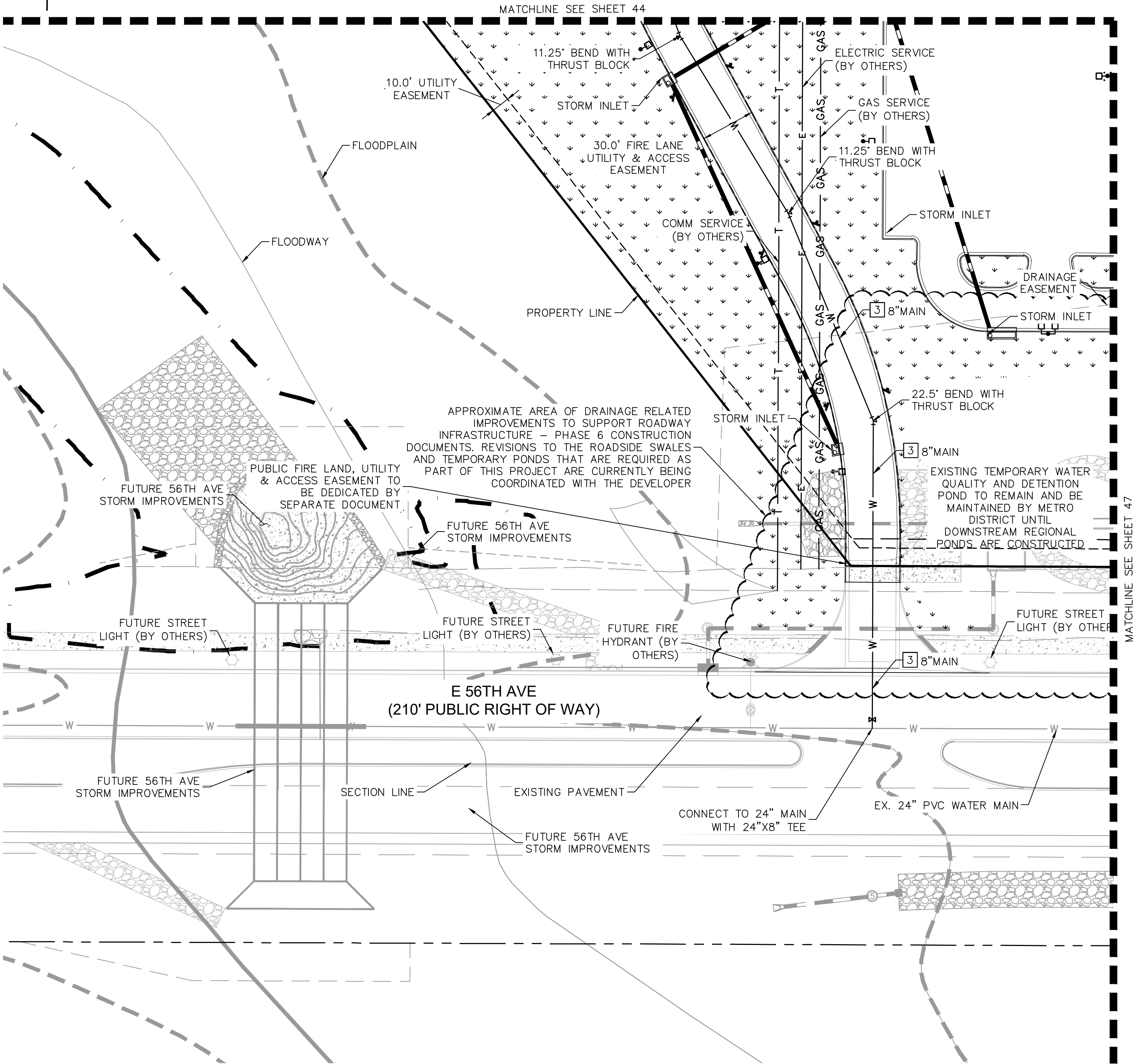
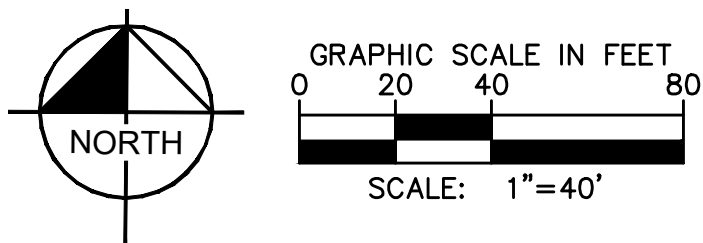
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RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



UTILITY PLAN KEY NOTES

3 WATER MAIN

LEGEND:

- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- W --- EXISTING WATER LINE
- W --- PROPOSED WATER LINE
- F --- PROPOSED FIRE SERVICE LINE
- ☒ PROPOSED WATER METER
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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DETAILED UTILITY PLAN

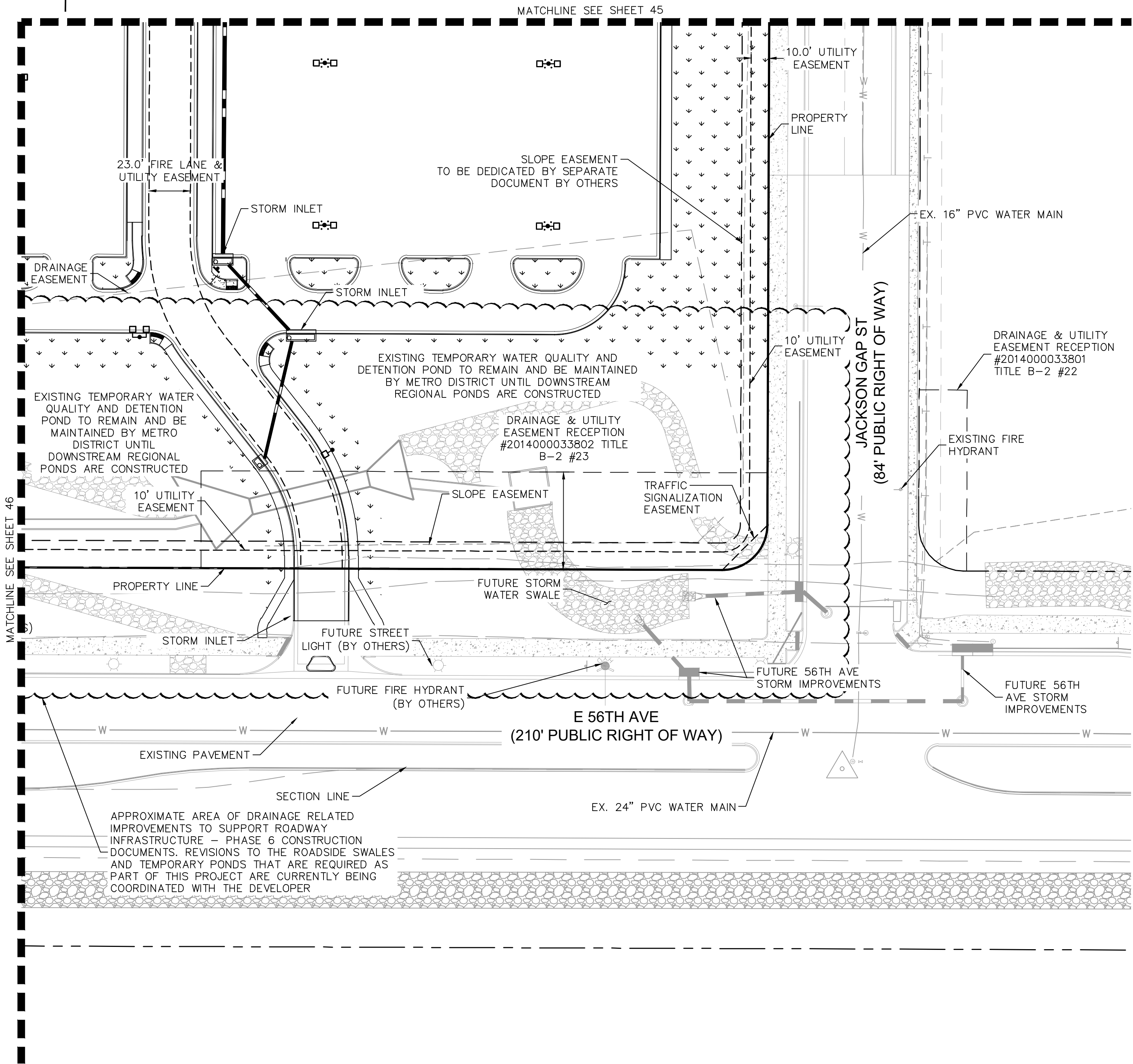
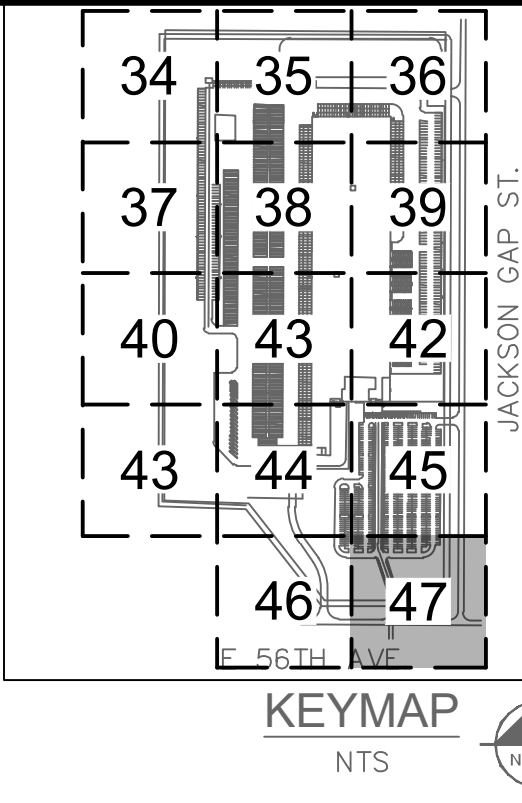
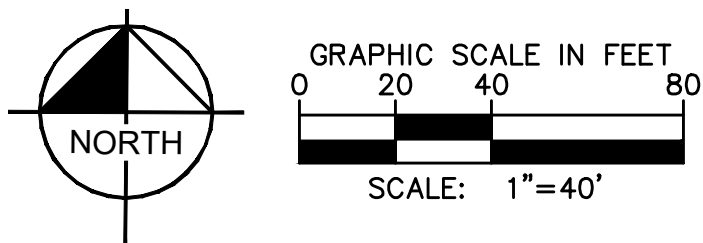
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SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
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- LEGEND:**
- PROPERTY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - W --- EXISTING WATER LINE
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CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

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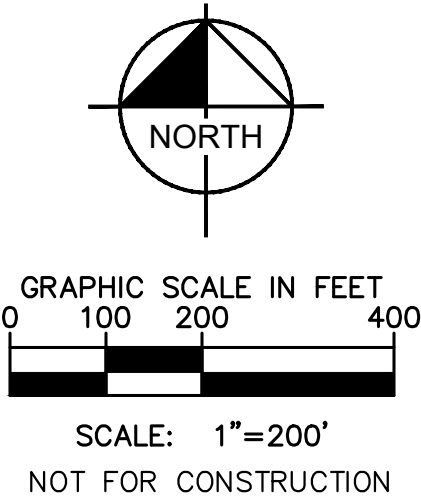
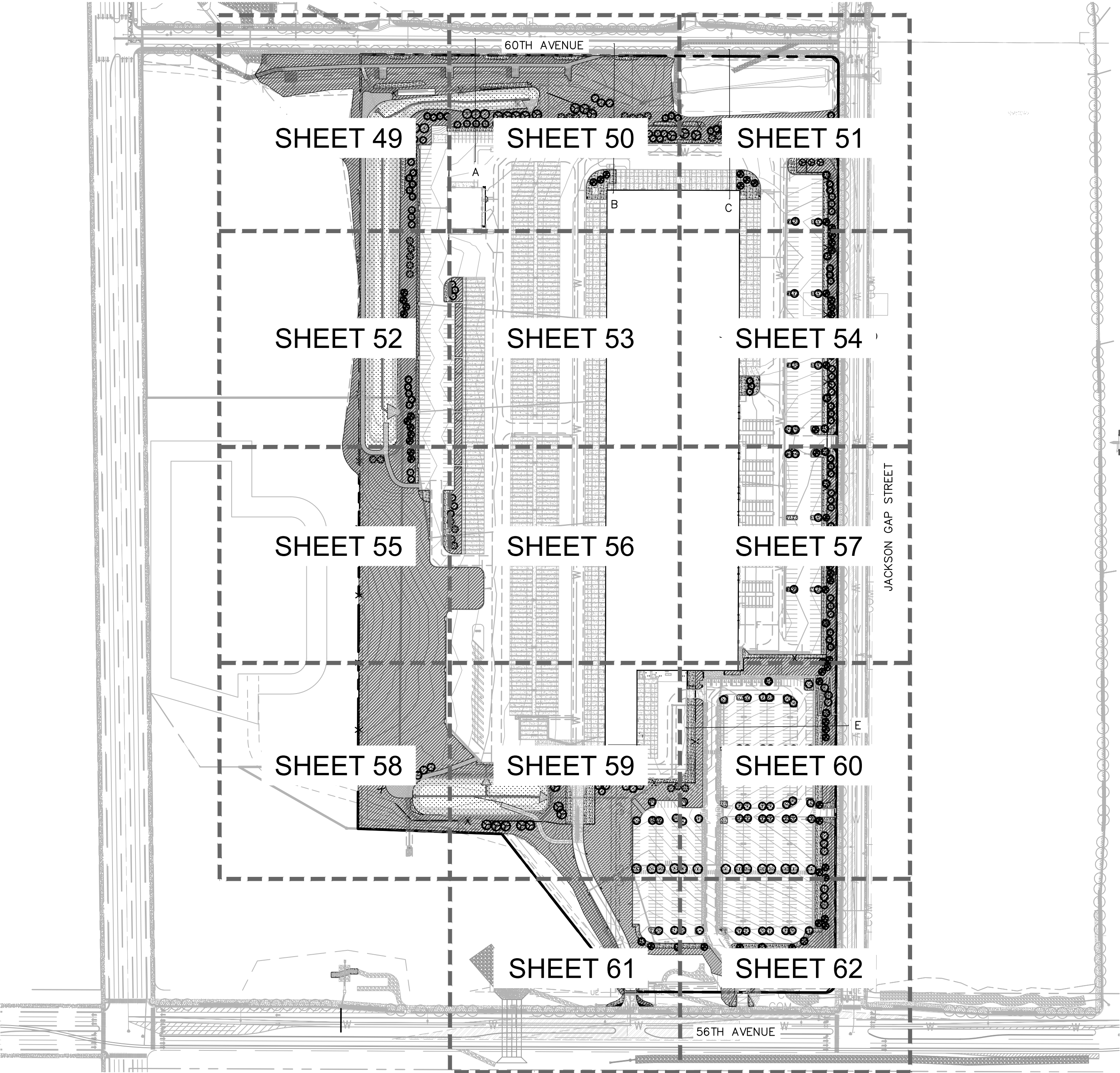
DATE: 08/20/2021
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PROJECT TIGER AT PORTEOS
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LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
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Kimley»Horn

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4835 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

OVERALL LANDSCAPE PLAN

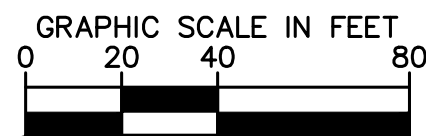
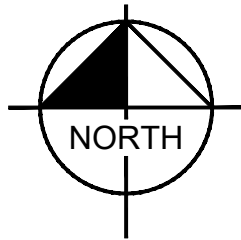
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DESIGNED BY: BJC
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CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.

48

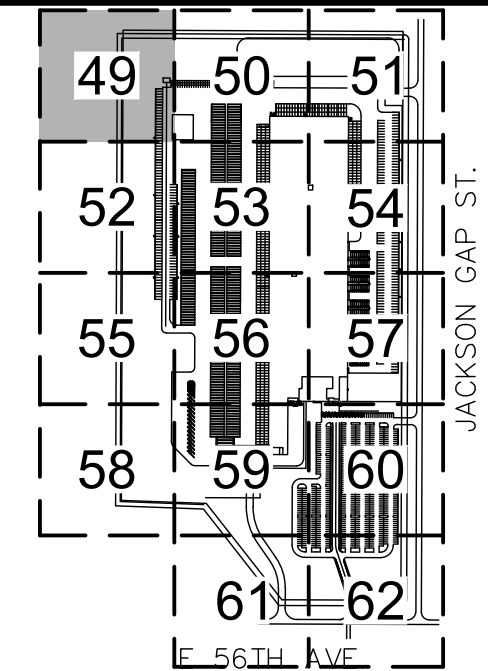
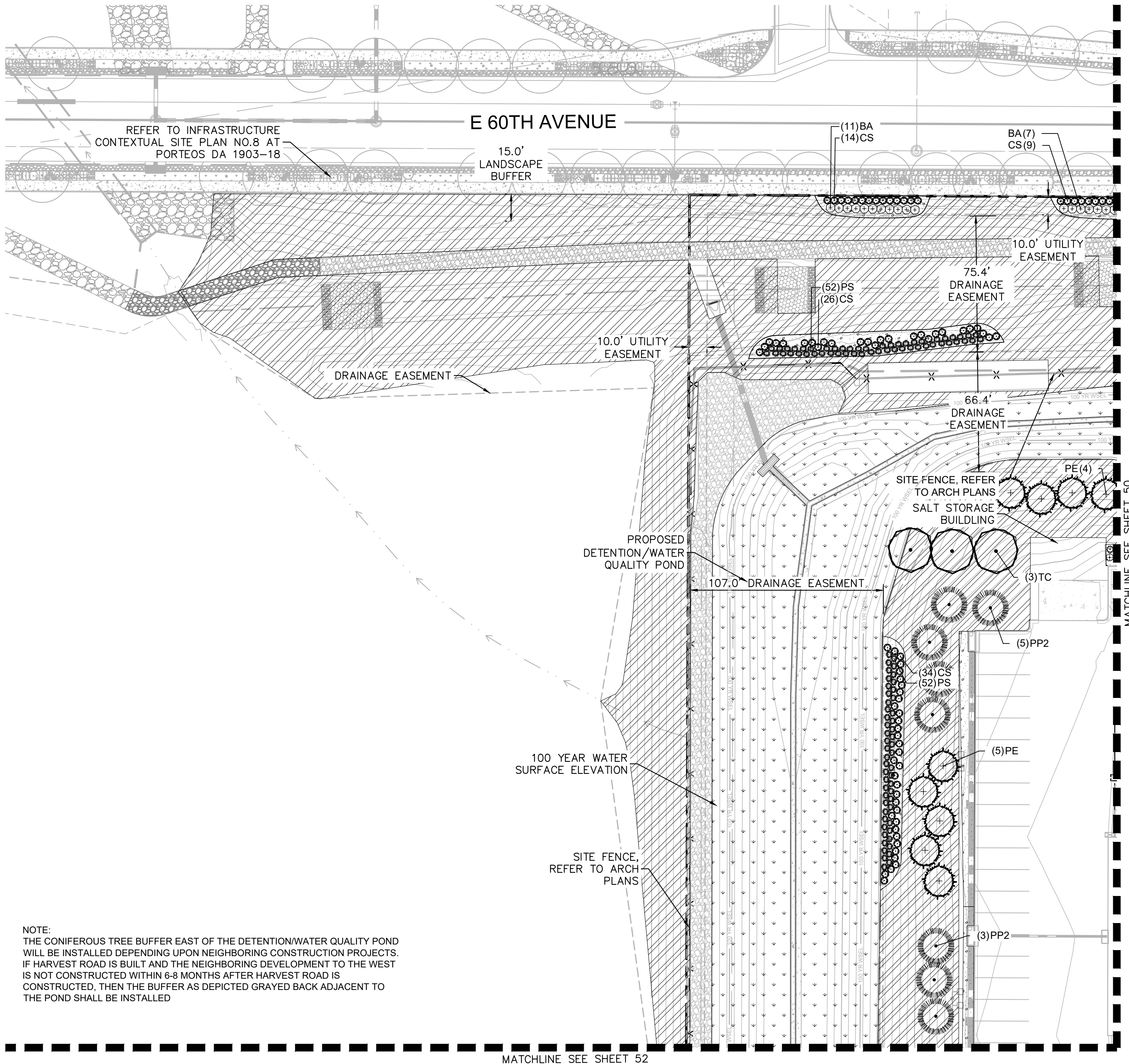
NO.	REVISION	BY	DATE	APPR



SCALE: 1"=40'
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- 2-4" RIVER ROCK COBBLE
- DETENTION BASIN SEED MIX
- SHORT GRASS NATIVE SEED MIX
- GROUND COVER PLANTING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- WATER UTILITY LINE
- SANITARY SEWER LINE
- EVERGREEN TREES
- ORNAMENTAL TREES
- CANOPY TREES

NOTE:
THE CONIFEROUS TREE BUFFER EAST OF THE DETENTION/WATER QUALITY POND
WILL BE INSTALLED DEPENDING UPON NEIGHBORING CONSTRUCTION PROJECTS.
IF HARVEST ROAD IS BUILT AND THE NEIGHBORING DEVELOPMENT TO THE WEST
IS NOT CONSTRUCTED WITHIN 6-8 MONTHS AFTER HARVEST ROAD IS
CONSTRUCTED, THEN THE BUFFER AS DEPICTED GRAYED BACK ADJACENT TO
THE POND SHALL BE INSTALLED

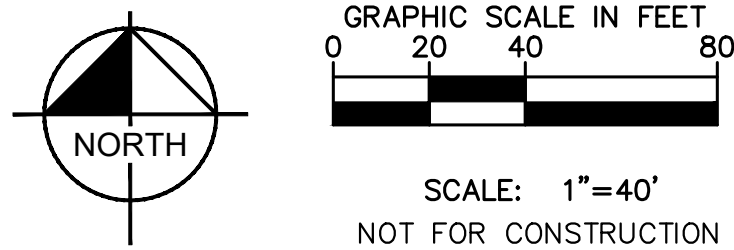
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4455 CHERRY STREET, SUITE 100
DENVER, COLORADO 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

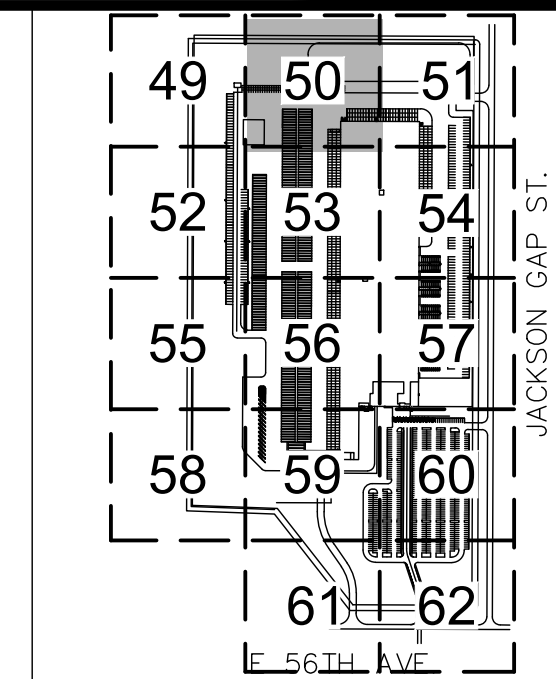
FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.



PROJECT TIGER AT PORTEOS SITE PLAN

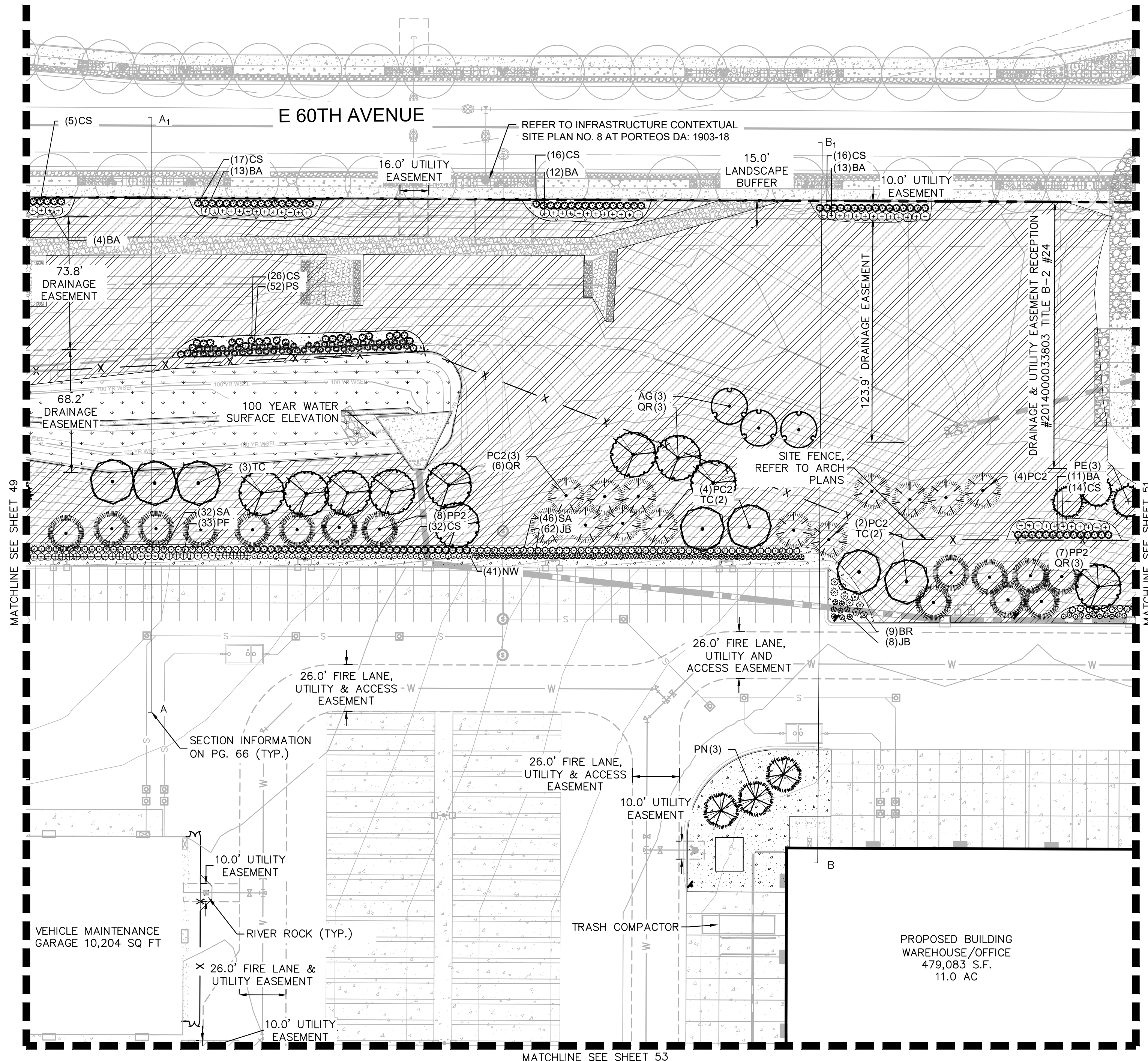
LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS

LANDSCAPE LEGEND

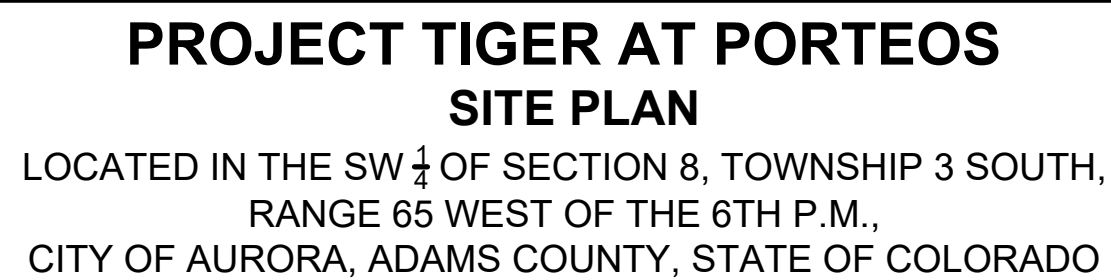
- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- 2-4" RIVER ROCK COBBLE
- DETENTION BASIN SEED MIX
- SHORT GRASS NATIVE SEED MIX
- GROUND COVER PLANTING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- WATER UTILITY LINE
- SANITARY SEWER LINE
- EVERGREEN TREES
- ORNAMENTAL TREES
- CANOPY TREES

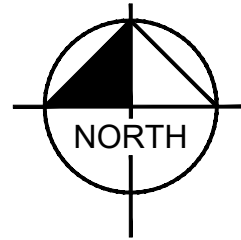


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Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE:	09/20/2021	DESIGNED BY:	BJC
FILE NO.	096360012_LA	DRAWN BY:	CM
PROJECT NO.	096360012	CHECKED BY:	ELG
SHEET NO.	50		





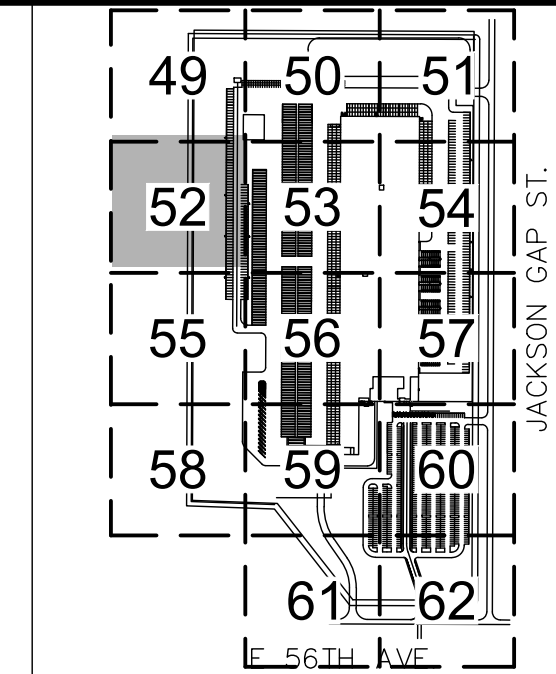
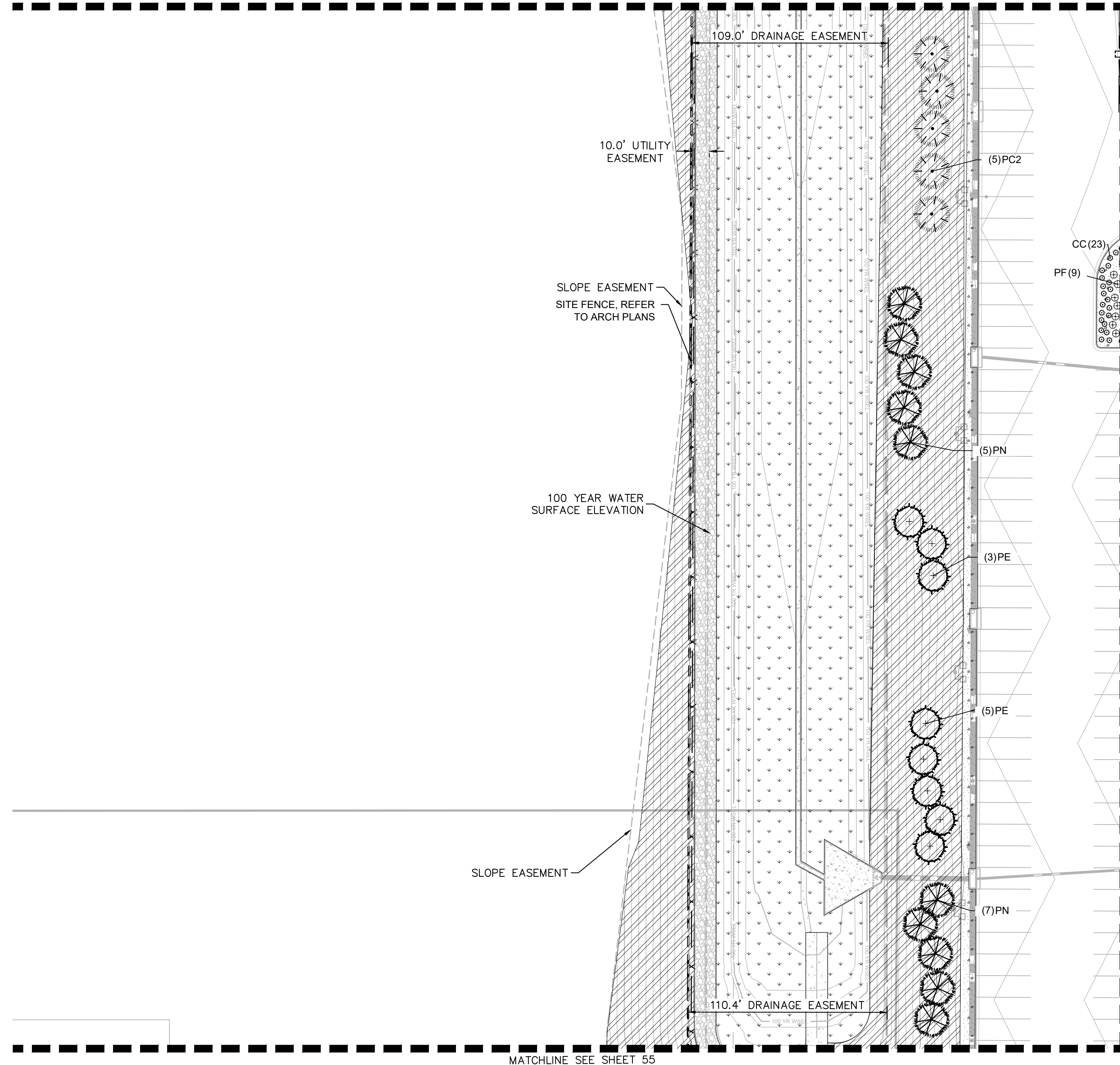
GRAPHIC SCALE IN FEET
0 20 40 80

SCALE: 1"=40'
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

MATCHLINE SEE SHEET 49



KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- - - PROPOSED EASEMENT
- x - PROPOSED FENCE
- [Pattern] 2-4" RIVER ROCK COBBLE
- [Pattern] DETENTION BASIN SEED MIX
- [Pattern] SHORT GRASS NATIVE SEED MIX
- [Pattern] GROUND COVER PLANTING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] ASPHALT PAVEMENT TYPE I
- [Pattern] ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- [Pattern] HEAVY DUTY CONCRETE
- [Symbol] SITE & BUILDING LIGHTS
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] PROPOSED FIRE HYDRANT
- [Symbol] STORM SEWER LINE
- [Symbol] WATER UTILITY LINE
- [Symbol] SANITARY SEWER LINE
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] CANOPY TREES

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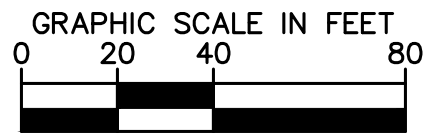
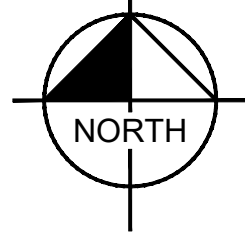
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.

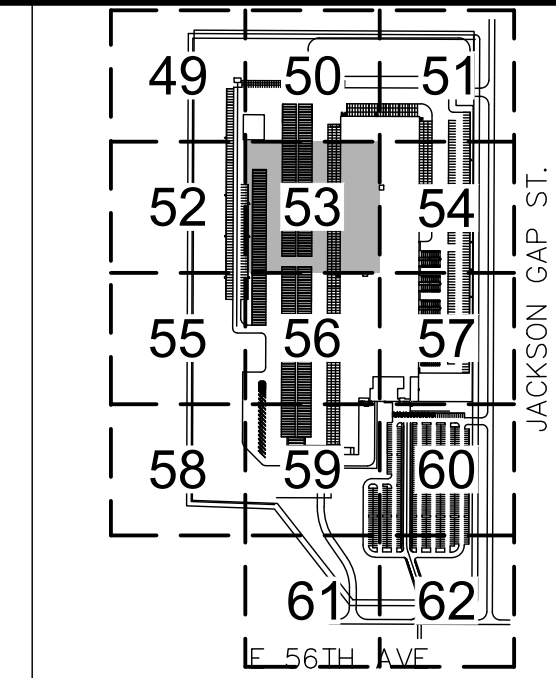
52



SCALE: 1"=40'
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

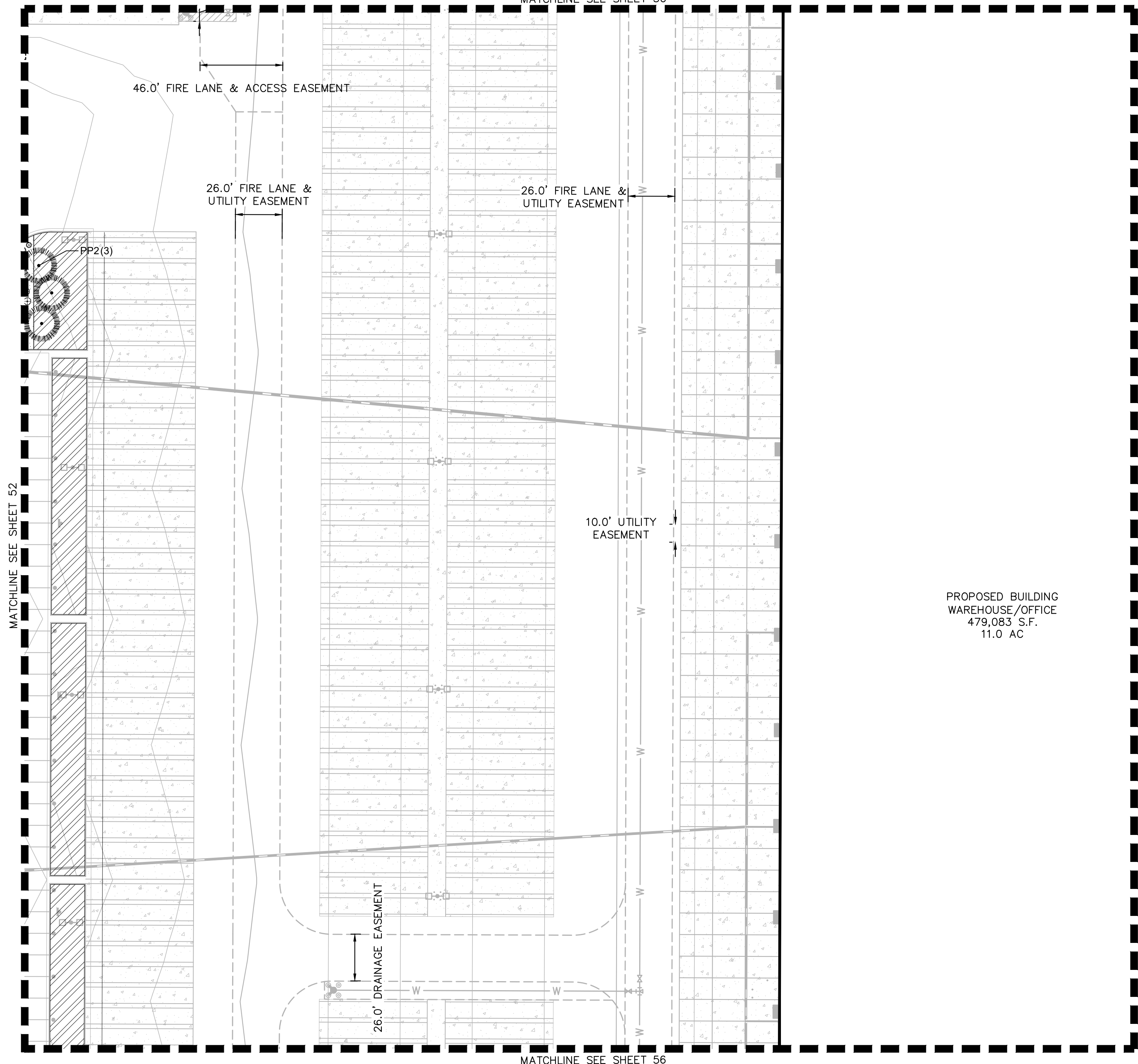


KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- - - PROPOSED EASEMENT
- x - PROPOSED FENCE
- [Pattern] 2-4" RIVER ROCK COBBLE
- [Pattern] DETENTION BASIN SEED MIX
- [Pattern] SHORT GRASS NATIVE SEED MIX
- [Pattern] GROUND COVER PLANTING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] ASPHALT PAVEMENT TYPE I
- [Pattern] ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- [Pattern] HEAVY DUTY CONCRETE
- [Symbol] SITE & BUILDING LIGHTS
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- W - WATER UTILITY LINE
- S - SANITARY SEWER LINE
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] CANOPY TREES



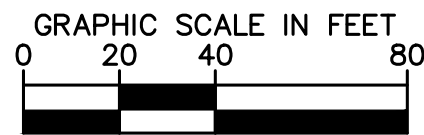
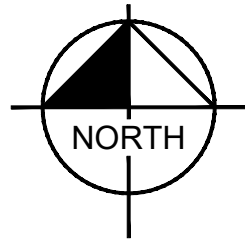
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4355 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO. 096360012_LA
PROJECT NO. 096360012

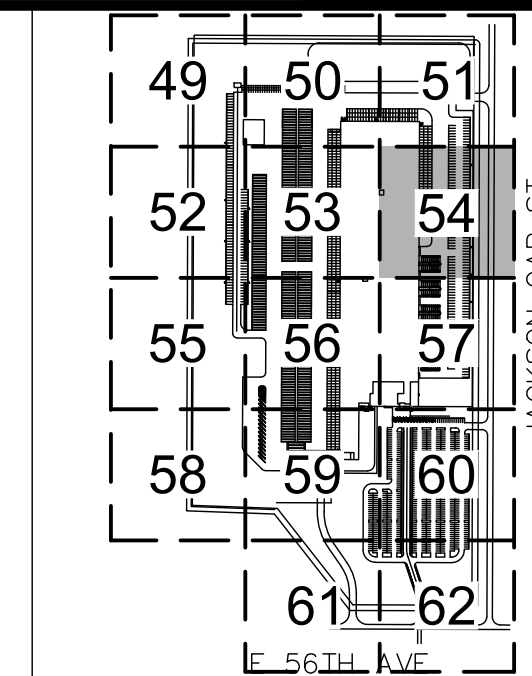
SHEET NO.



SCALE: 1"=40'
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- - - PROPOSED EASEMENT
- x - PROPOSED FENCE
- [Pattern] 2-4" RIVER ROCK COBBLE
- [Pattern] DETENTION BASIN SEED MIX
- [Pattern] SHORT GRASS NATIVE SEED MIX
- [Pattern] GROUND COVER PLANTING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] ASPHALT PAVEMENT TYPE I
- [Pattern] ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- [Pattern] HEAVY DUTY CONCRETE
- [Symbol] SITE & BUILDING LIGHTS
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] PROPOSED FIRE HYDRANT
- [Line] STORM SEWER LINE
- [Line] WATER UTILITY LINE
- [Line] SANITARY SEWER LINE
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] CANOPY TREES

PROPOSED BUILDING
WAREHOUSE/OFFICE
479,083 S.F.
11.0 AC

26.0' FIRE LANE &
UTILITY EASEMENT

26.0' FIRE LANE &
UTILITY EASEMENT

10.0' UTILITY
EASEMENT

62.1' FIRE
LANE &
UTILITY
EASEMENT

30.0' FIRE LANE EASEMENT

SITE FENCE, REFER
TO ARCH PLANS

JACKSON GAP ST

PROPERTY LINE (TYP.)

LANDSCAPE
TO BE UPDATED. REFER
TO MAJOR AMENDMENT
TO INFRASTRUCTURE
CONTEXTUAL SITE PLAN
NO. 1 AT PORTEOS DA:
1903-14

MATCHLINE SEE SHEET 53

MATCHLINE SEE SHEET 51

MATCHLINE SEE SHEET 57

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Denver, Colorado 80237 (303) 228-2300

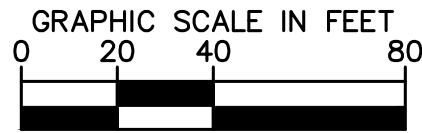
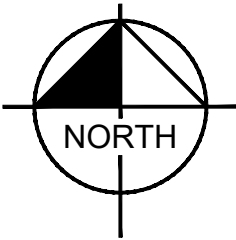
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.

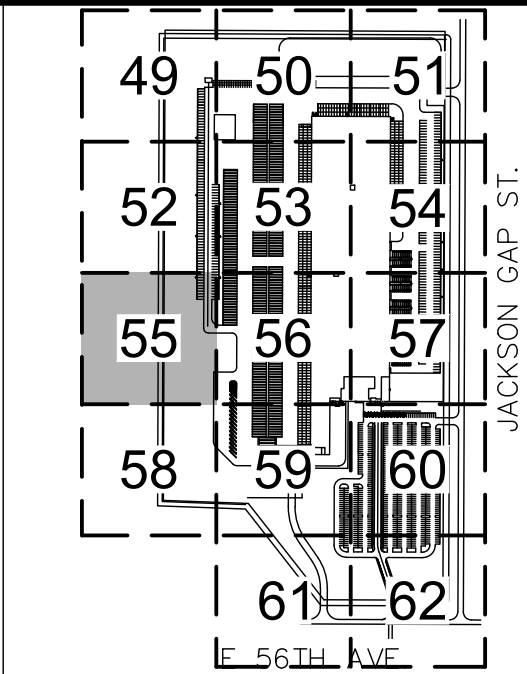
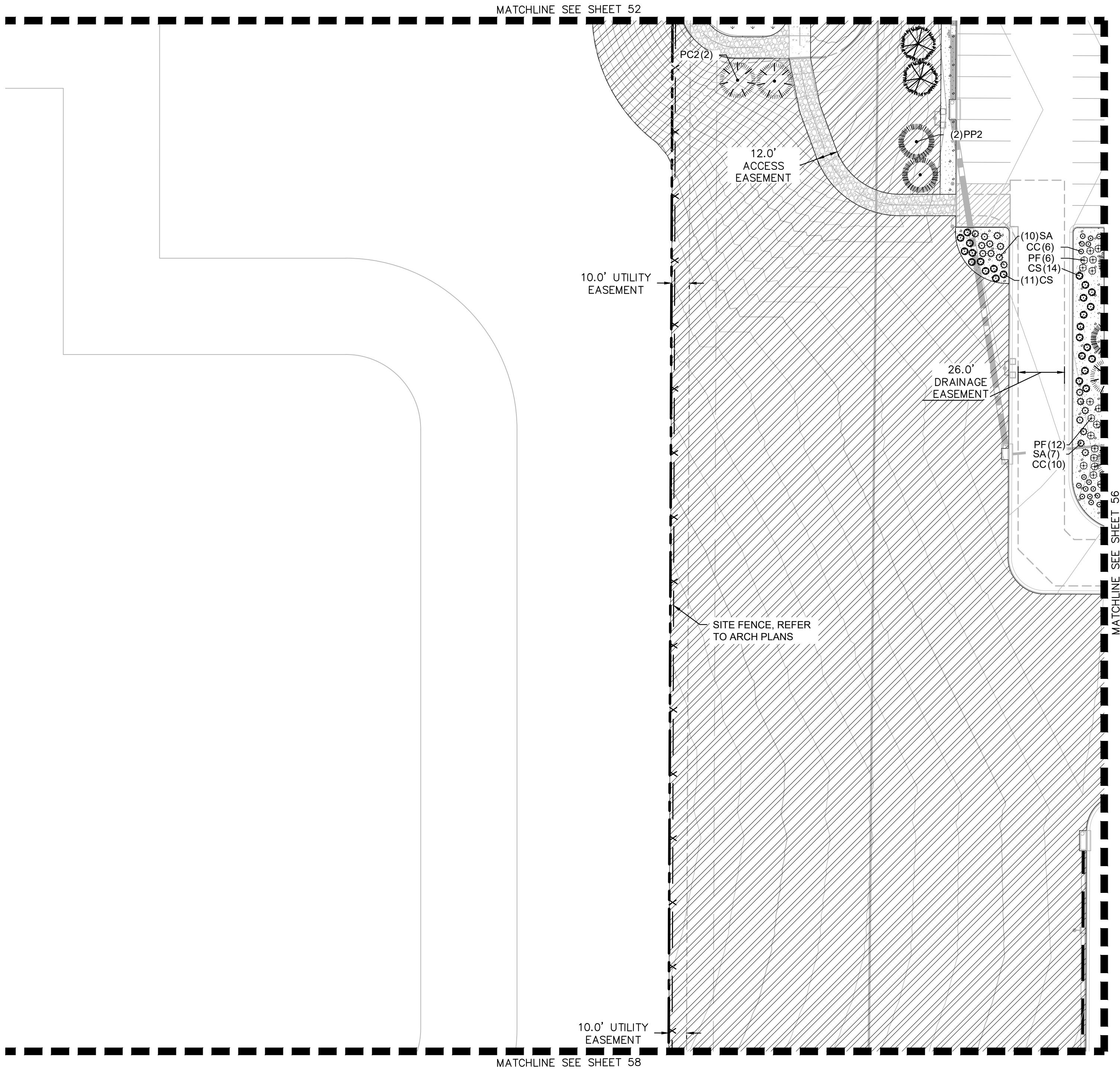
54



SCALE: 1"=40'
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LANDSCAPE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- 2-4" RIVER ROCK COBBLE
- DETENTION BASIN SEED MIX
- SHORT GRASS NATIVE SEED MIX
- GROUND COVER PLANTING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- WATER UTILITY LINE
- SANITARY SEWER LINE
- EVERGREEN TREES
- ORNAMENTAL TREES
- CANOPY TREES

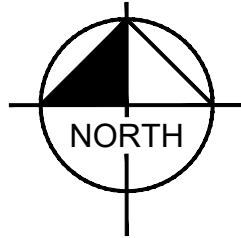
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4355 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

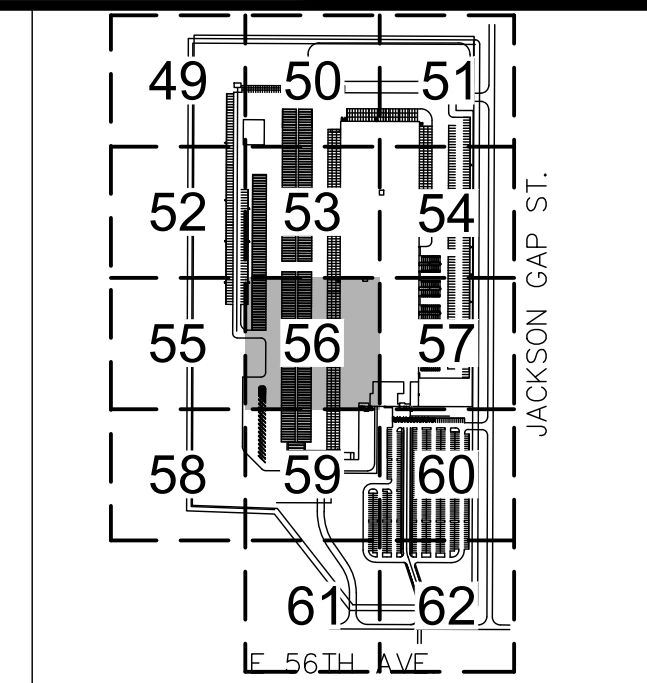
SHEET NO.



GRAPHIC SCALE IN FEET
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SCALE: 1"=40'
NOT FOR CONSTRUCTION

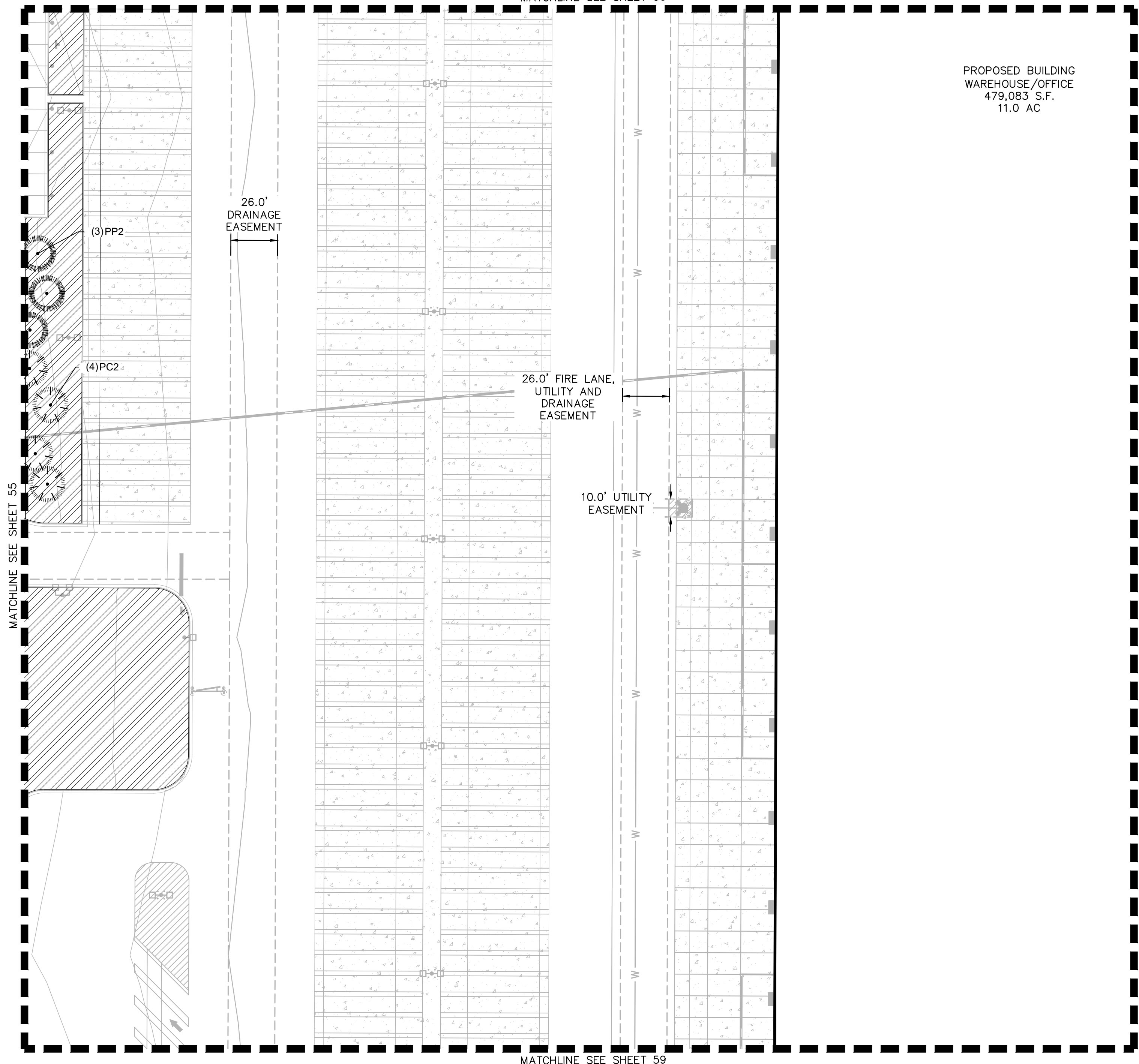
PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LANDSCAPE LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- - - PROPOSED EASEMENT
- x - PROPOSED FENCE
- [Pattern] 2-4" RIVER ROCK COBBLE
- [Pattern] DETENTION BASIN SEED MIX
- [Pattern] SHORT GRASS NATIVE SEED MIX
- [Pattern] GROUND COVER PLANTING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] ASPHALT PAVEMENT TYPE I
- [Pattern] ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- [Pattern] HEAVY DUTY CONCRETE
- [Symbol] SITE & BUILDING LIGHTS
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- W --- WATER UTILITY LINE
- S --- SANITARY SEWER LINE
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] CANOPY TREES



PROPOSED BUILDING
WAREHOUSE/OFFICE
479,083 S.F.
11.0 AC

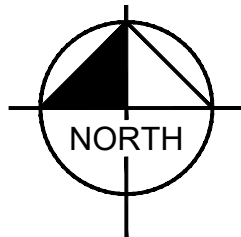
Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.

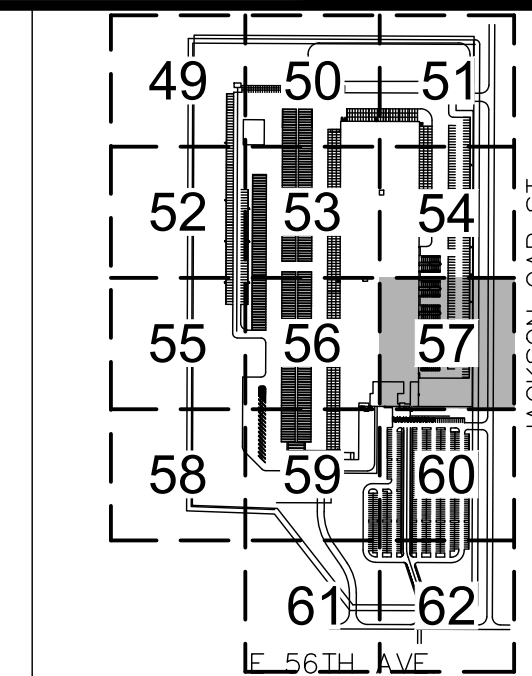


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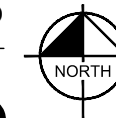
SCALE: 1"=40'
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- - - PROPOSED EASEMENT
- x - PROPOSED FENCE
- [Pattern] 2-4" RIVER ROCK COBBLE
- [Pattern] DETENTION BASIN SEED MIX
- [Pattern] SHORT GRASS NATIVE SEED MIX
- [Pattern] GROUND COVER PLANTING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] ASPHALT PAVEMENT TYPE I
- [Pattern] ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- [Pattern] HEAVY DUTY CONCRETE
- [Symbol] SITE & BUILDING LIGHTS
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- W --- WATER UTILITY LINE
- S --- SANITARY SEWER LINE
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] CANOPY TREES

MATCHLINE SEE SHEET 56

PROPOSED BUILDING
WAREHOUSE/OFFICE
479,083 S.F.
11.0 AC

26.0' FIRE LANE &
UTILITY EASEMENT

MATCHLINE SEE SHEET 54

10.0' UTILITY
EASEMENT

26.0' FIRE LANE &
UTILITY EASEMENT

24.5'
UTILITY EASEMENT

16.0' UTILITY EASEMENT

MATCHLINE SEE SHEET 60

MONUMENT SIGN
PN(1)
(3)EA
(9)PP
(2)AG

AP(1)
BR(39)
SA(39)

(7)JB
(9)MV
(3)EA
(3)PE

15.0'
LANDSCAPE
BUFFER

AP(1)

SITE FENCE, REFER
TO ARCH PLANS
PP2(3)

PROPERTY LINE (TYP.)

AG(1)
CS(6)

(1)PN

CS(45)
EA(37)
PE(3)

AP(1)

(1)AG
(6)CS

PN(3)
AG(1)
CS(6)

(1)PN
(3)PP2

10.0' UTILITY
EASEMENT

BR(41)
SA(41)
AP(1)
PE(3)

(2)PN

JACKSON GAP ST

Kimley»Horn
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Denver, Colorado 80237 (303) 228-2300

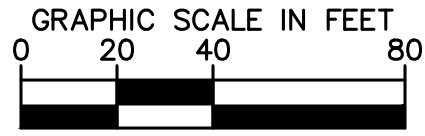
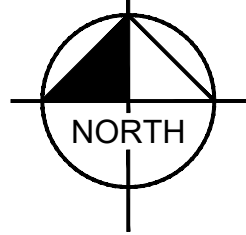
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012.LA
PROJECT NO.
096360012

SHEET NO.

57



SCALE: 1"=40'

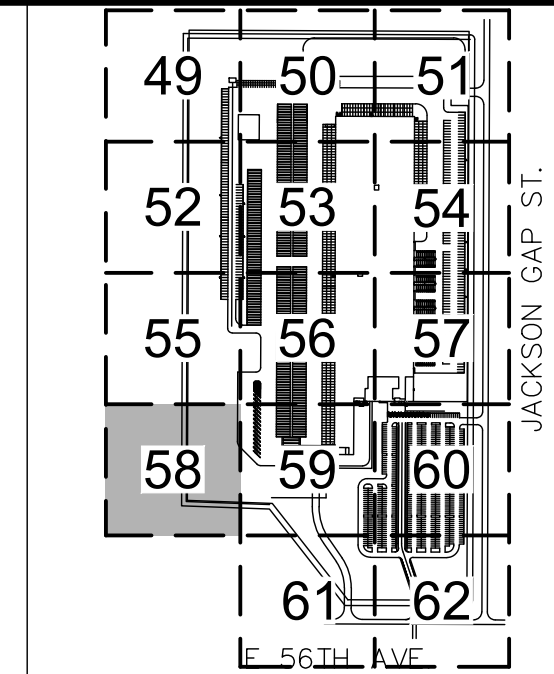
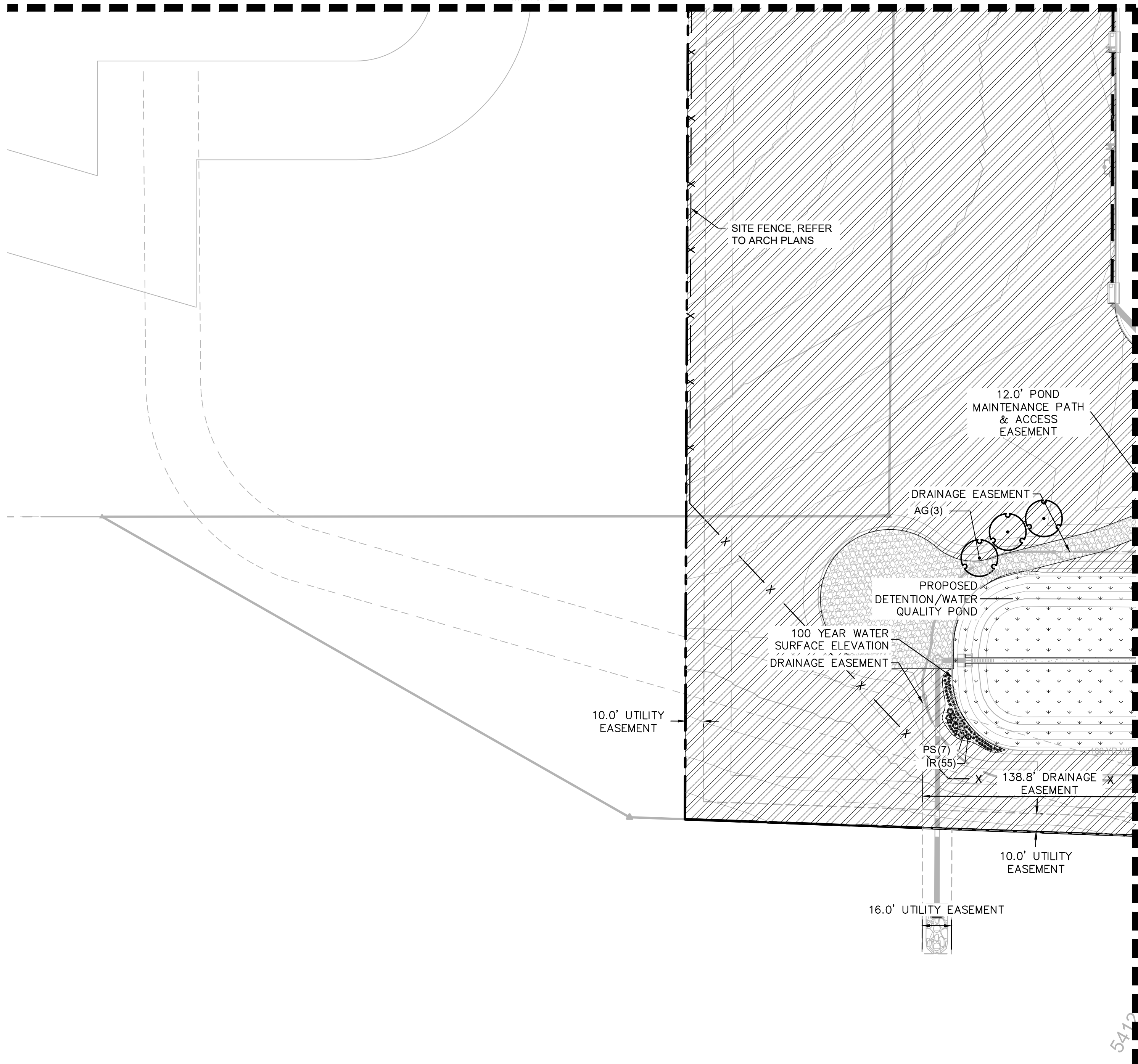
NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS

SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

MATCHLINE SEE SHEET 55



KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- - - PROPOSED EASEMENT
- x - PROPOSED FENCE
- [Pattern] 2-4" RIVER ROCK COBBLE
- [Pattern] DETENTION BASIN SEED MIX
- [Pattern] SHORT GRASS NATIVE SEED MIX
- [Pattern] GROUND COVER PLANTING
- [Pattern] CONCRETE SIDEWALK
- [Pattern] ASPHALT PAVEMENT TYPE I
- [Pattern] ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- [Pattern] HEAVY DUTY CONCRETE
- [Symbol] SITE & BUILDING LIGHTS
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- W - WATER UTILITY LINE
- S - SANITARY SEWER LINE
- [Symbol] EVERGREEN TREES
- [Symbol] ORNAMENTAL TREES
- [Symbol] CANOPY TREES

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4855 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

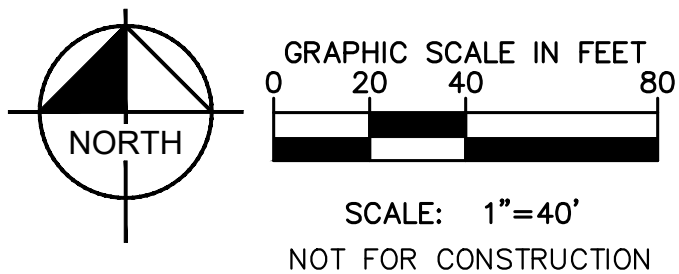
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

SHEET NO.

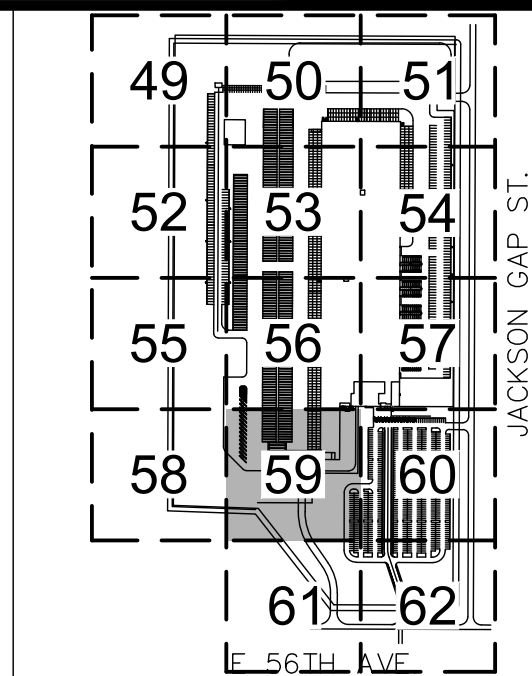
58



PROJECT TIGER AT PORTEOS

SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

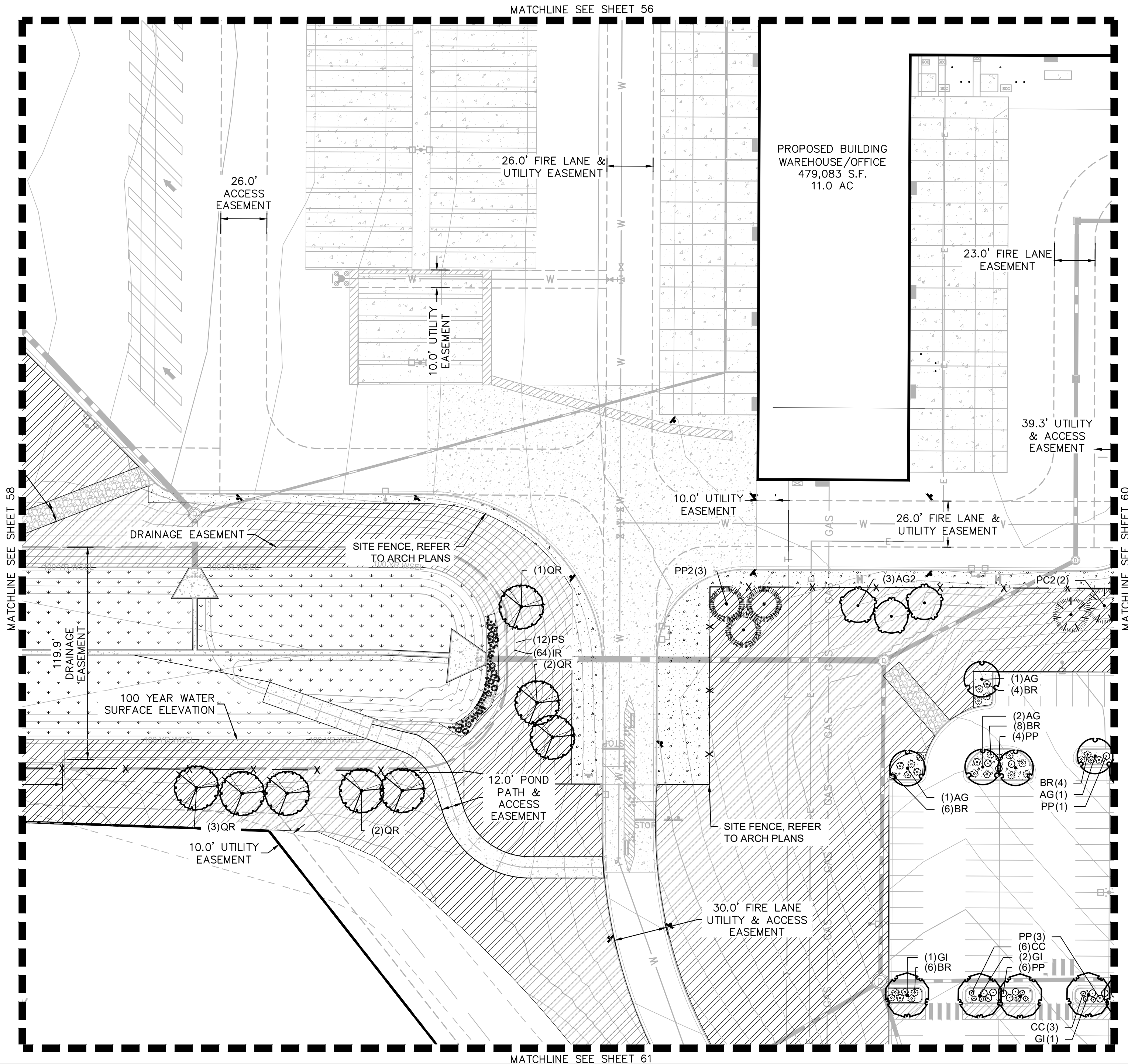


KEYMAP
NTS



LANDSCAPE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- 2-4" RIVER ROCK COBBLE
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- GROUND COVER PLANTING
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- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
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- STORM SEWER LINE
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- EVERGREEN TREES
- ORNAMENTAL TREES
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Kimley»Horn

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Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

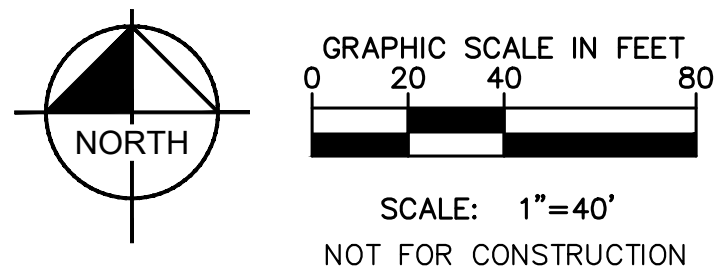
LANDSCAPE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

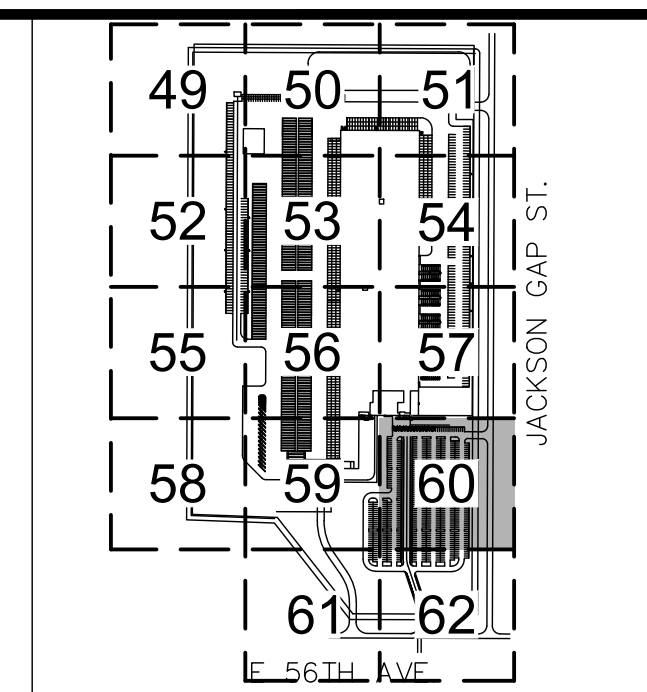
SHEET NO.

59



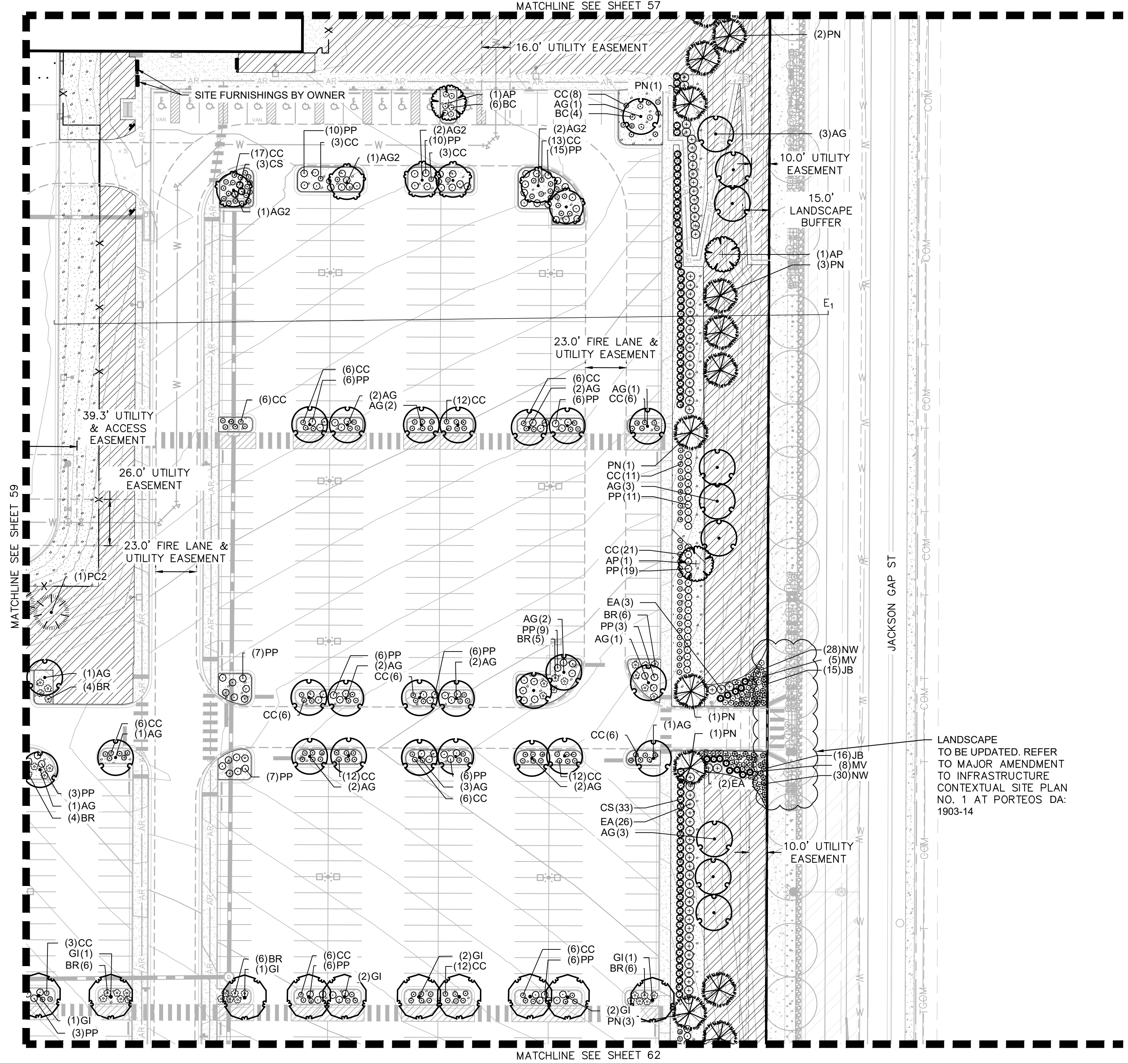
PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



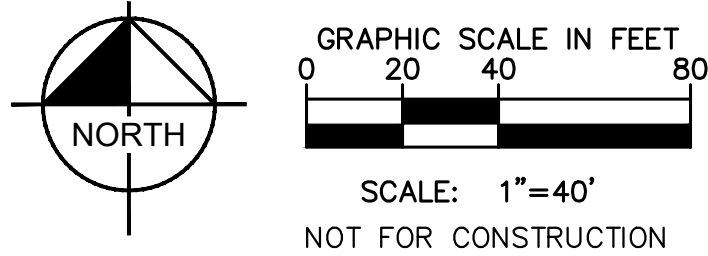
LANDSCAPE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- STRUCTURES SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FENCE
- 2-4" RIVER ROCK COBBLE
- DETENTION BASIN SEED MIX
- SHORT GRASS NATIVE SEED MIX
- GROUND COVER PLANTING
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT TYPE I
- ASPHALT PAVEMENT TYPE I (WITH SEALCOAT)
- HEAVY DUTY CONCRETE
- SITE & BUILDING LIGHTS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- STORM SEWER LINE
- WATER UTILITY LINE
- SANITARY SEWER LINE
- EVERGREEN TREES
- ORNAMENTAL TREES
- CANOPY TREES



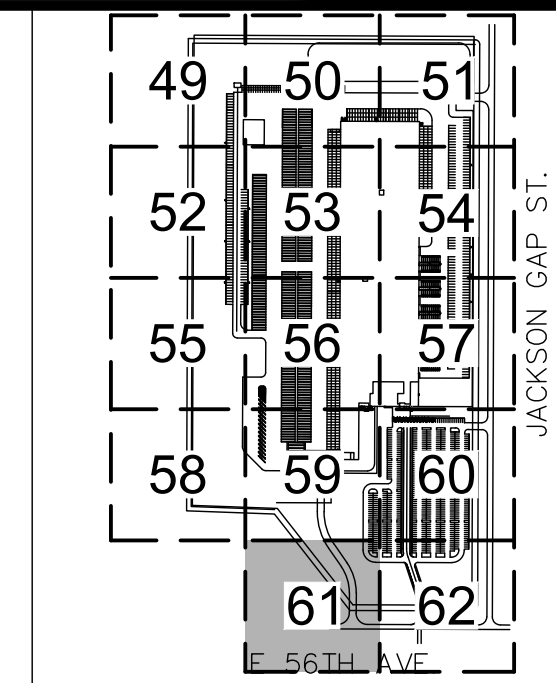
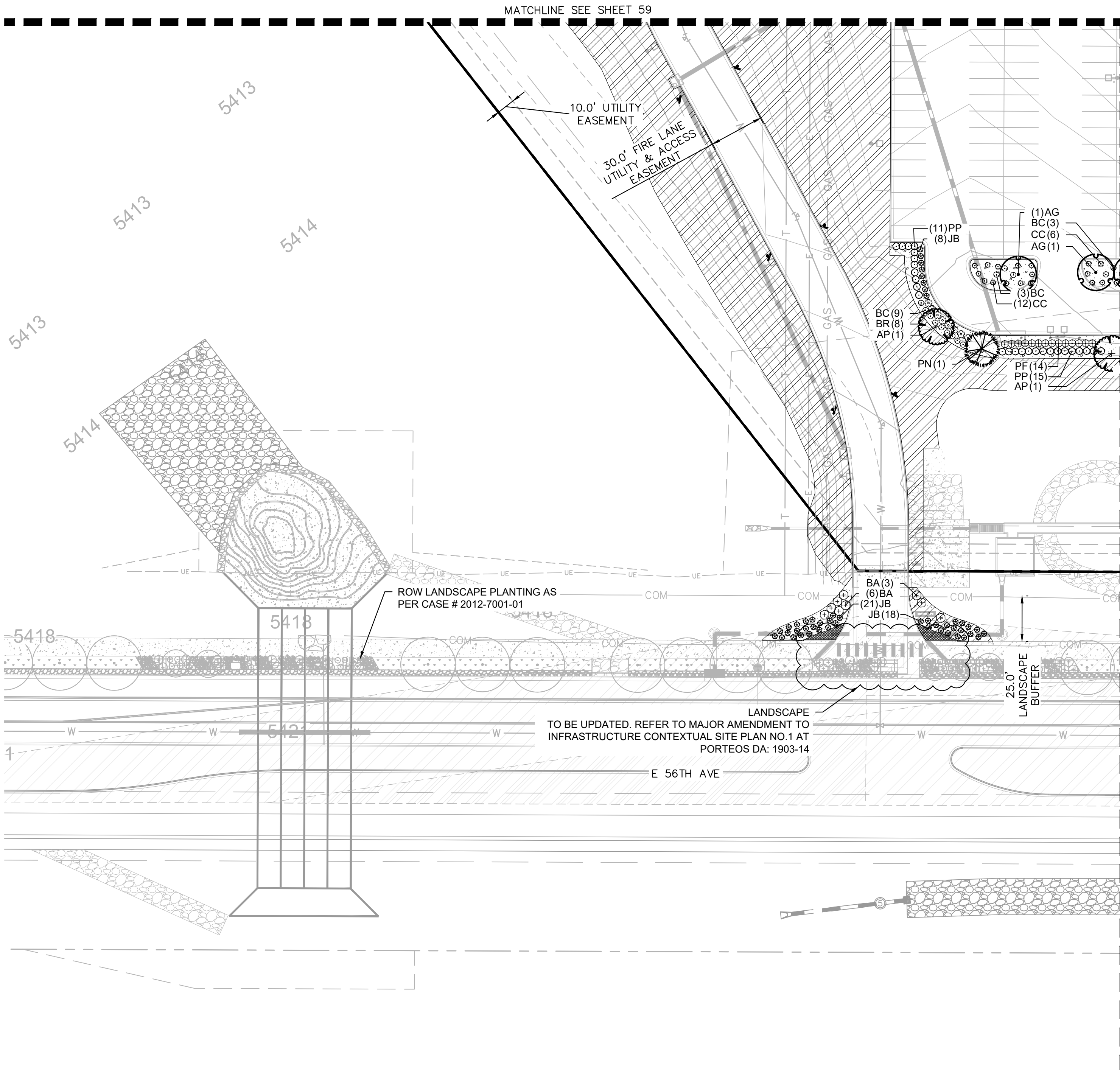
LANDSCAPE
TO BE UPDATED. REFER
TO MAJOR AMENDMENT
TO INFRASTRUCTURE
CONTEXTUAL SITE PLAN
NO. 1 AT PORTEOS DA:
1903-14

PROJECT TIGER AT PORTEOS CITY OF AURORA, COUNTY OF ADAMS SITE PLAN		DATE: 09/20/2021	DESIGNED BY: BJC
LANDSCAPE PLAN		DRAWN BY: CM	CHECKED BY: ELG
FILE NO.	096360012_LA	PROJECT NO.	096360012
SHEET NO.	60		
		REVISION	BY DATE APPR



PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



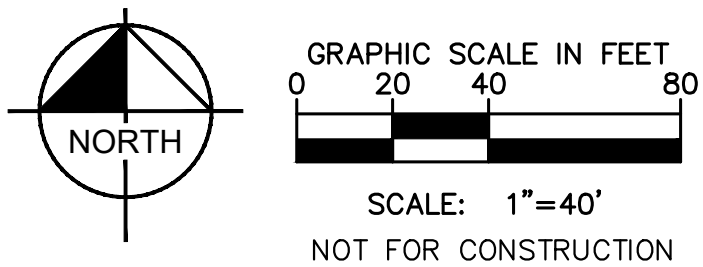
LANDSCAPE LEGEND

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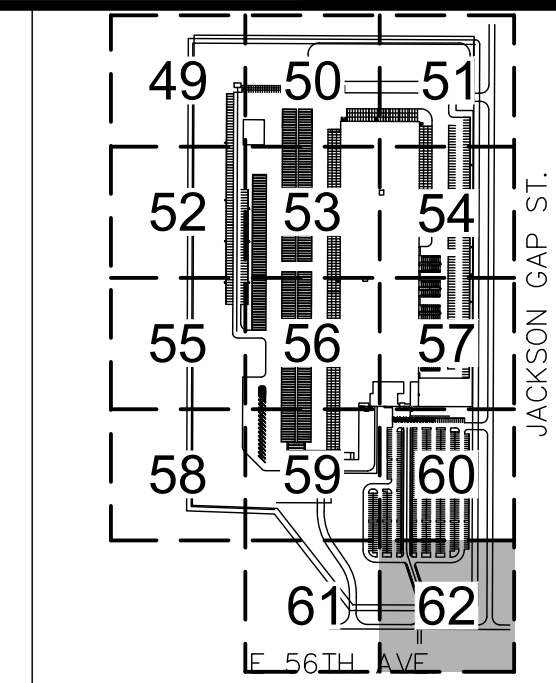
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE:	09/20/2021	DESIGNED BY:	BJC
FILE NO.	096360012_LA	DRAWN BY:	CM
PROJECT NO.	096360012	CHECKED BY:	ELG
SHEET NO.	61		



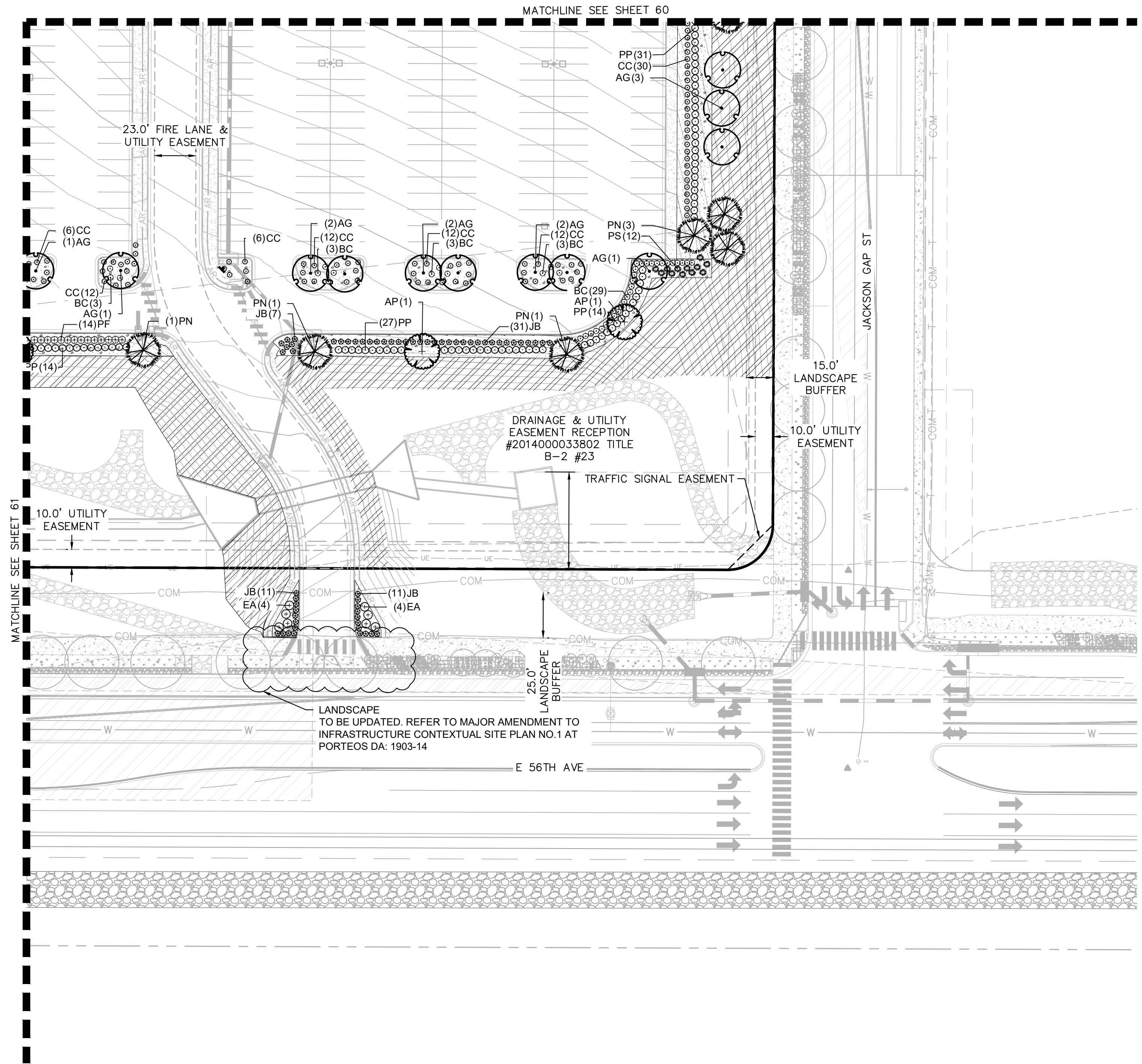
PROJECT TIGER AT PORTEOS SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



LANDSCAPE LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
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- PROPOSED EASEMENT
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KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Street
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE PLAN

DATE: 09/20/2021

DESIGNED BY: BJC

DRAWN BY: CM

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FILE NO. 096360012_LA

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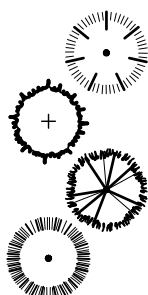
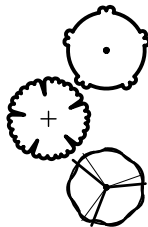
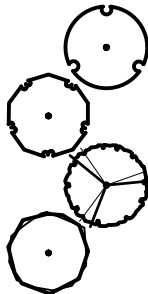

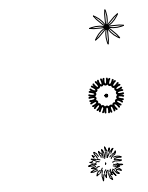

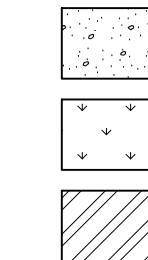
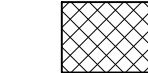
SHEET NO. 62

NO.	REVISION	BY	DATE	APPR

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

PLANT SCHEDULE

EVERGREEN TREES								
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	PC2	33	PICEA PUNGENS	COLORADO SPRUCE	B & B		6" HT MIN	
	PE	49	PINUS EDULIS	PINYON PINE	B & B		6" HT MIN	
	PN	58	PINUS NIGRA	AUSTRIAN PINE	B & B		6" HT MIN	
	PP2	51	PINUS PONDEROSA	PONDEROSA PINE	B & B		6" HT MIN	
ORNAMENTAL TREES								
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	AG2	14	ACER TATARICUM 'GARANN' TM	HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MIN	8" - 10' HT. MIN.	
	AP	16	AESCULUS PAVIA	RED BUCKEYE	B & B	1.5" CAL MIN	8" - 10' HT. MIN.	
	CE	6	CERCIS CANADENSIS	EASTERN REDBUD	B & B	1.5" CAL MIN	8" - 10' HT. MIN.	
CANOPY TREE								
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	
	AG	73	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	2" CAL MIN	12'-14" HT	
	GI	14	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	B & B	2" CAL MIN	12'-14" HT	
	QR	23	QUERCUS RUBRA	RED OAK	B & B	2" CAL MIN	14'-16" HT	
	TC	10	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL MIN	12'-14" HT MIN	
SHRUBS								
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
	BA	113	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF JAPANESE BARBERRY	5 GAL	SEE PLAN	24" FULL	
	BC	66	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	SEE PLAN	18" FULL	
	BR	236	BERBERIS THUNBERGII 'ROSE GLOW'	ROSY GLOW JAPANESE BARBERRY	5 GAL	SEE PLAN	24" FULL	
	CC	457	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	SEE PLAN	18" FULL	
	CS	547	CYTISUS SCOPARIUS 'MOONLIGHT'	MOONLIGHT BROOM	3 GAL	SEE PLAN	24" FULL	
	EA	207	EUONYMUS JAPONICUS 'AUREOMARGINATUS'	GOLDEN EUONYMUS	5 GAL	SEE PLAN	24" FULL	
	JB	236	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	SEE PLAN	24" FULL	
	PF	103	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	5 GAL	SEE PLAN	12"-15" HT. MIN	
	PP	283	POTENTILLA PARVIFOLIA 'GOLD DROP'	GOLD DROP CINQUEFOIL	5 GAL	SEE PLAN	12"-15" HT. MIN.	
	SA	306	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER BUMALD SPIRAEA	5 GAL	SEE PLAN	24" FULL	
GRASSES								
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
	IR	119	IMPERATA CYLINDRICA 'RED BARON'	JAPANESE BLOOD GRASS	1 GAL	SEE PLAN	6" HT MIN	
	MV	31	MISCANTHUS SINENSIS 'VARIEGATUS'	VARIEGATED MAIDEN GRASS	5 GAL	SEE PLAN		
	PS	202	PANICUM VIRGATUM 'SHENENDOAH'	BURGUNDY SWITCH GRASS	5 GAL	SEE PLAN	18" HT MIN	
PERENNIALS								
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	
	NW	112	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL	SEE PLAN	14" FULL	
GROUND COVERS								
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	
	RC	122,468 SF	1-2" RIVER ROCK COBBLE	1-2" RIVER ROCK COBBLE	-			
	DM	126,985 SF	DETENTION BASIN SEED MIX	DETENTION BASIN SEED MIX	SEED			
	NS	729,551 SF	SHORT GRASS NATIVE SEED MIX	SHORT GRASS NATIVE SEED MIX	SEED			
PERENNIALS								
	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	
	GA	814 SF	GAILLARDIA ARISTATA	COMMON GAILLARDIA	1 GAL	14" FULL	18" OC	

LANDSCAPE CALCULATIONS

SITE DATA		AREA IN SF	%
TOTAL SITE AREA		2,966,699 SF	100%
BUILDING COVERAGE		479,083 SF	16 %
HARD SURFACE AREA		1,458,784 SF	43%
LANDSCAPE AREA		1,215,511 SF	41%
BUILDING PERIMETER LANDSCAPING		REQUIRED	PROVIDED
1 TREE OR T.E. / 40 LF OF BLDG PERIMETER			
NORTH FACE BLDG ELEVATION: 360 LF		9 TREES	9 TREES
SOUTH FACE BLDG ELEVATION: 360 LF		9 TREES	9 TREES
PARKING LOT LANDSCAPING		REQUIRED	PROVIDED
DESCRIPTION			
SCREENING		DOUBLE ROW OF SHRUBS	DOUBLE ROW OF SHRUBS
ISLANDS			
9'X19' (171 SF) ISLAND		1 TREE + 6 SHRUBS	1 TREE + 6 SHRUBS / ISLAND
9'X38' (342 SF) ISLAND		2 TREES + 12 SHRUBS	2 TREES + 12 SHRUBS
MEDIAN		1 TREE / 30 LF + 6 SHRUBS / 36 LF	1 TREE / 30 LF + 6 SHRUBS / 36 LF
740 LF		25 TREE + 124 SHRUBS / 36 LF	25 TREE + 124 SHRUBS / 36 LF
STREET FRONTAGE LANDSCAPING		REQUIRED	PROVIDED
DESCRIPTION			
E 56TH AVE: 559 LF		25'	25'
E 60TH AVENUE: 1,278 LF		15'	15'
JACKSON GAP STREET: 2,504'		15'	15'
DESCRIPTION			
E 56TH AVE: 559 LF		1 TREE, 10 SHRUBS / 40 LF	
E 60TH AVENUE: 1,278 LF		14 TREES + 140 SHRUBS	18 TREES + 206 SHRUBS
JACKSON GAP STREET: 2,504'		31 TREES + 319 SHRUBS	31 TREES + 319 SHRUBS*
		62 TREES + 626 SHRUBS	82 TREES + 652 SHRUBS
DETENTION, RETENTION AND WATER QUALITY PONDS		REQUIRED	PROVIDED
DESCRIPTION			
NORTHWESTERN DETENTION POND -95,600 SF		1 TREE, 10 SHRUBS / 4,000 SF	24 TREES + 240 SHRUBS
SOUTHERN DETENTION POND- 44,317 SF		11 TREES + 110 SHRUBS	11 TREES + 140 SHRUBS
TEMPORARY DETENTION BASIN		NO LANDSCAPING REQUIRED AT THIS TIME	

*DETENTION BASIN SHRUBS REQUIREMENTS COMBINED TO MEET 60TH AVENUE SCREENING REQUIREMENT
**AS REQUESTED BY CITY STAFF, HEAVIER SCREENING AND LOADING AREAS IN LIEU OF THE STREET FRONTAGE BUFFER PLANTING

LANDSCAPE NOTES

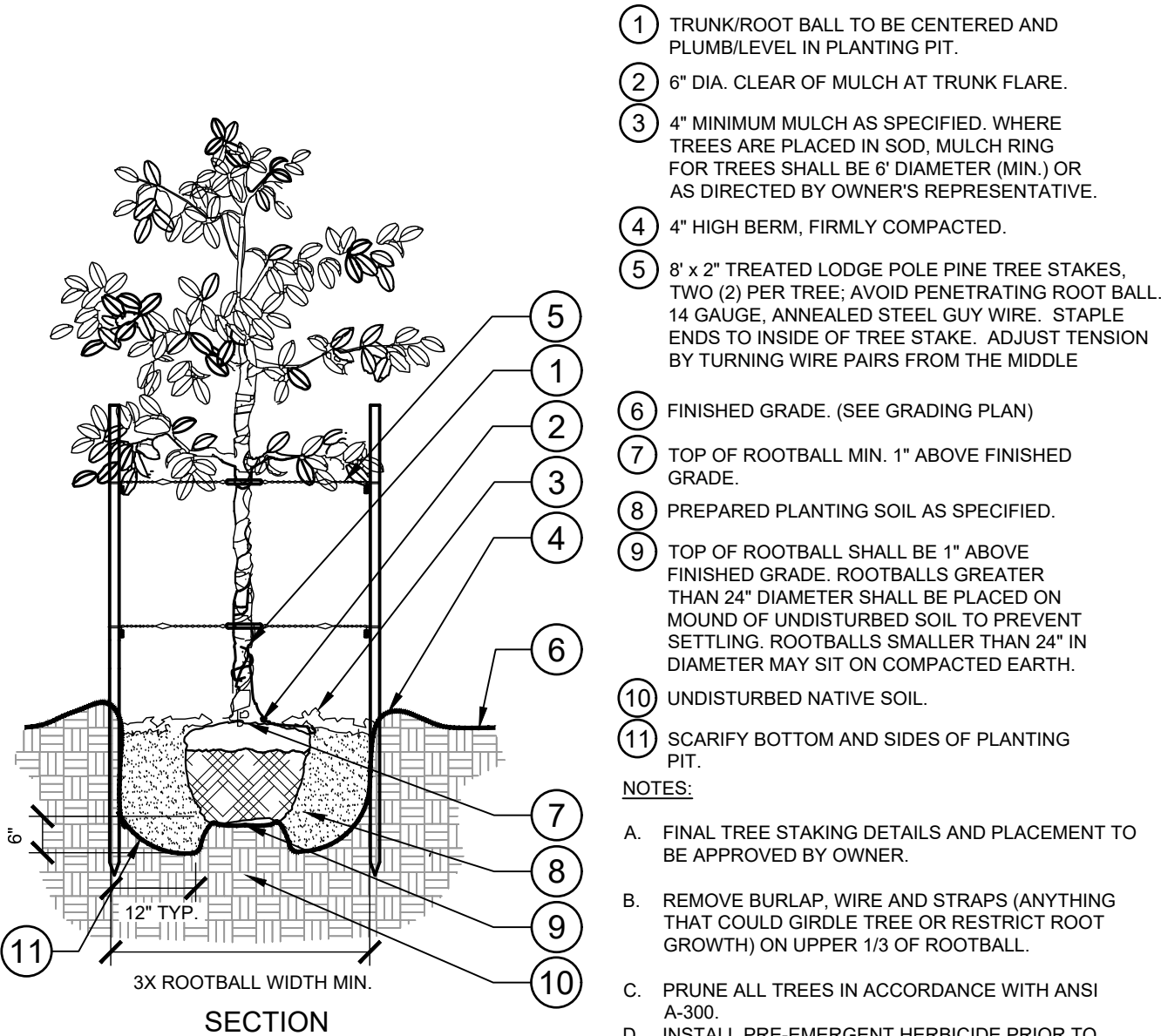
- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR 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."
- THE PROPOSED FREE STANDING LIGHTS ARE THE EVOLVE-LED SCALABLE AREA LIGHT (EASC SERIES). THE EVOLVE-EASC IS AN LED SQUARE FIXTURE MOUNTED TO A SQUARE POLE AT 25'. TYPE 4 LIGHTING DISTRIBUTION IS PROPOSED THROUGHOUT THE PROPERTY AREA, WHILE TYPE 3 LIGHTING DISTRIBUTION IS PROPOSED AT THE PERIMETER OF THE PROPERTY. LIGHTING DISTRIBUTION SHIELDS ARE USED AT SPECIFIC POLE LOCATIONS TO INHIBIT LIGHTING SPILL-OVER TO ADJACENT PROPERTIES
- SIDEWALKS WILL BE A CONCRETE SLAB. VEHICULAR DRIVES AND PARKING LOTS WILL BE ASPHALT.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10
- ALL PROPOSED LANDSCAPE IS WATER CONSERVING.

FIRE SAFETY LANDSCAPE NOTES

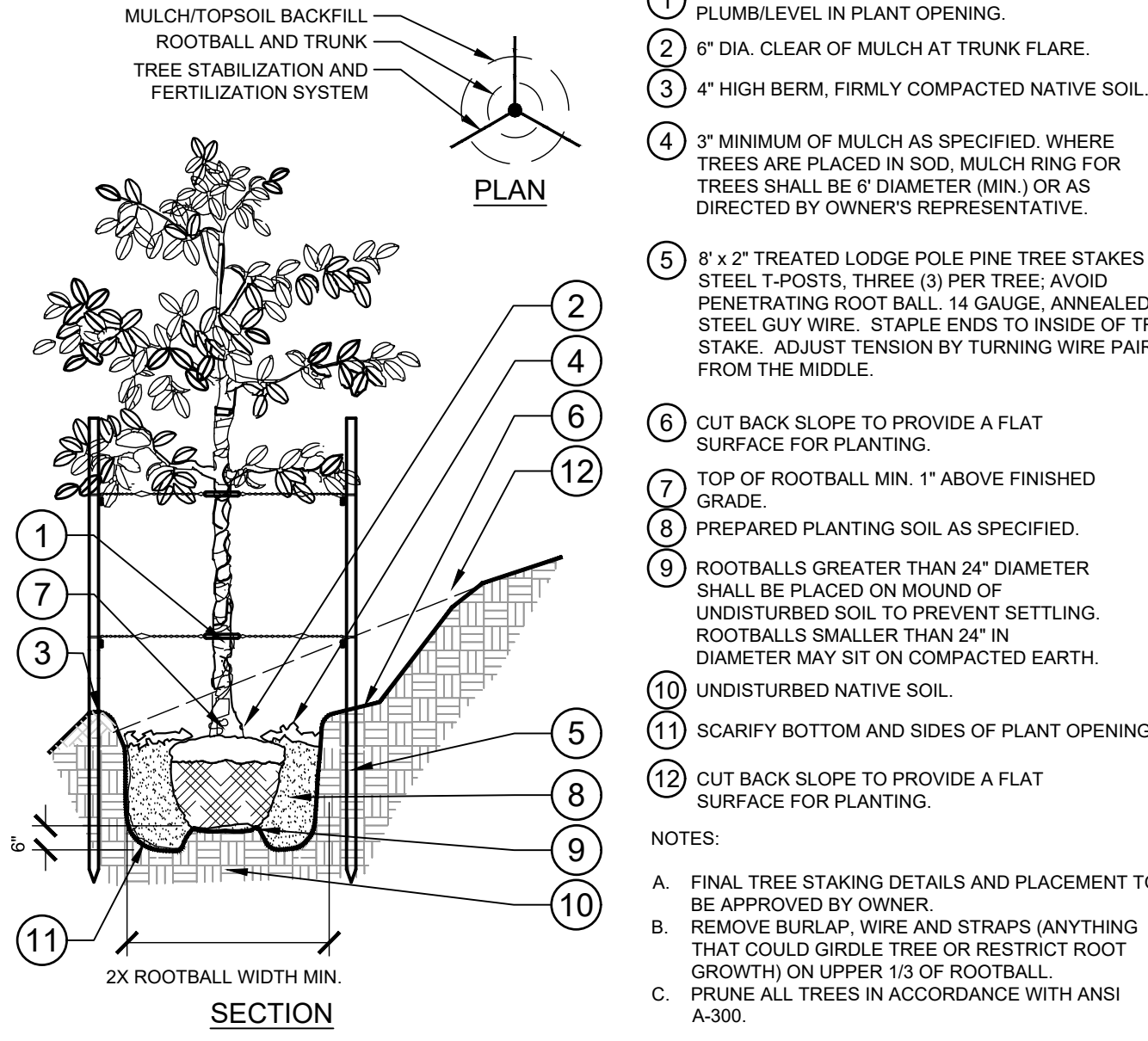
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM 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 TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
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1 TREE PLANTING - STAKING
63 SECTION / PLAN NTS



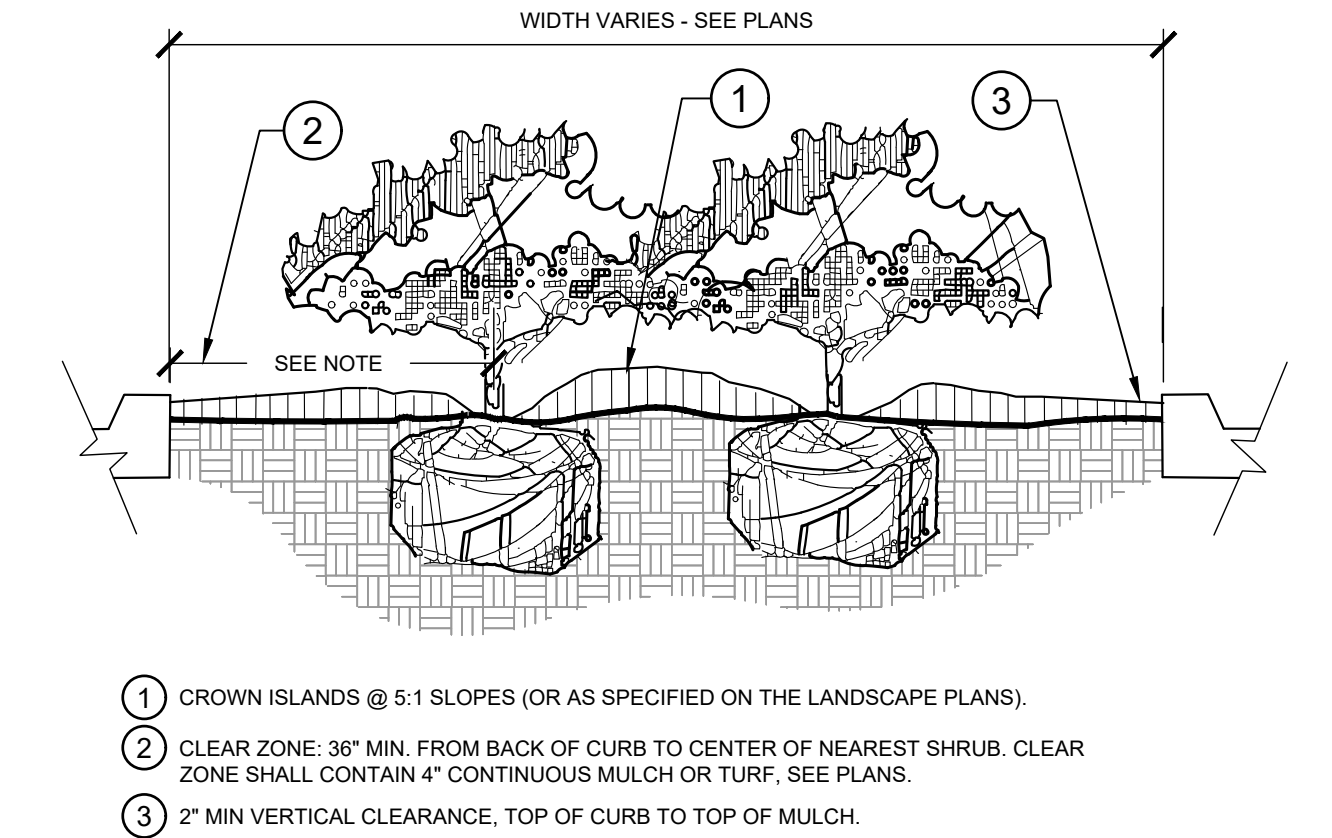
2 TREE PLANTING ON A SLOPE - STAKING
63 SECTION / PLAN NTS

NATIVE SEED INFORMATION
SHORT GRASS MIX BY APPLEWOOD SEED COMPANY OR EQUAL
SEEDING RATE: 6 LBS/ACRE

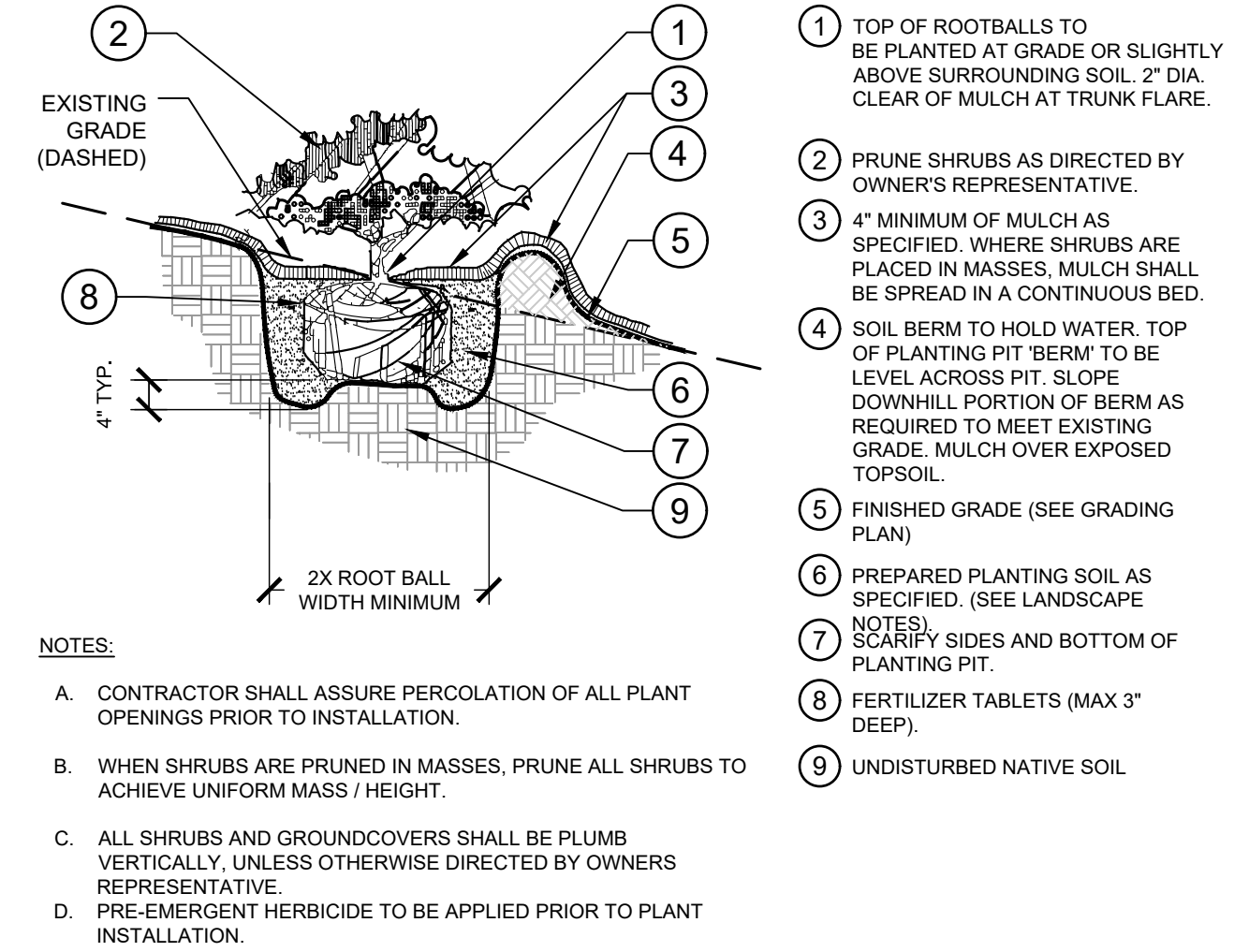
SCIENTIFIC NAME	COMMON NAME
BOUTELOUA GRACILIS	BLUE GRAMA
BOUTELOUA CURTIPENDULA	SIDEOATS GRAMA
SPOROBOLUS CRYPTANDRUS	SAND DROPSEED
KOELERIA MACRANTHA	PRARIE JUNEGRASS

DETENTION BASIN MIX BY APPLEWOOD SEED COMPANY OR EQUAL
SEEDING RATE: 35 LBS/ACRE

SCIENTIFIC NAME	COMMON NAME
ALISMA SUBCORDATUM	WATER PLANTAIN
ASCLEPIAS INCARNATA	SWAMP MILKWEED
BIDENS ARISTOSA	TICKSEED SUNFLOWER
MIMULUS RINGENS	ALLEGHENY MONKEYFLOWER
PENTHORUM SEDOIDES	DITCH STONECROP
RUDBECKIA LACINIATA	CUTLEAF CONEFLOWER
SAGITTARIA LATIFOLIA	COMMON ARROWHEAD
VERBENA HASTATA	BLUE VERVAIN
CAREX STIPATA	AWL-FRUITED SEDGE
CAREX VULPINOIDEA	FOX SEDGE
ELYMUS VIRGINICUS	VIRGINIA WILDRYE
ELEOCHARIS SPECIES	SPIKE RUSH
GLYCERIA STRIATA	FOWL MANNA GRASS
JUNCUS EFFUSUS	SOFT RUSH
JUNCUS TENUIS	PATH RUSH
LEERSIA ORYZOIDES	RICE CUT GRASS
PANICUM VIRGATUM	SWITCHGRASS
SCIRPUS VALIDUS	SOFTSTEM BULRUSH
SPARTINA PECTINATA	PRAIRIE CORDGRASS



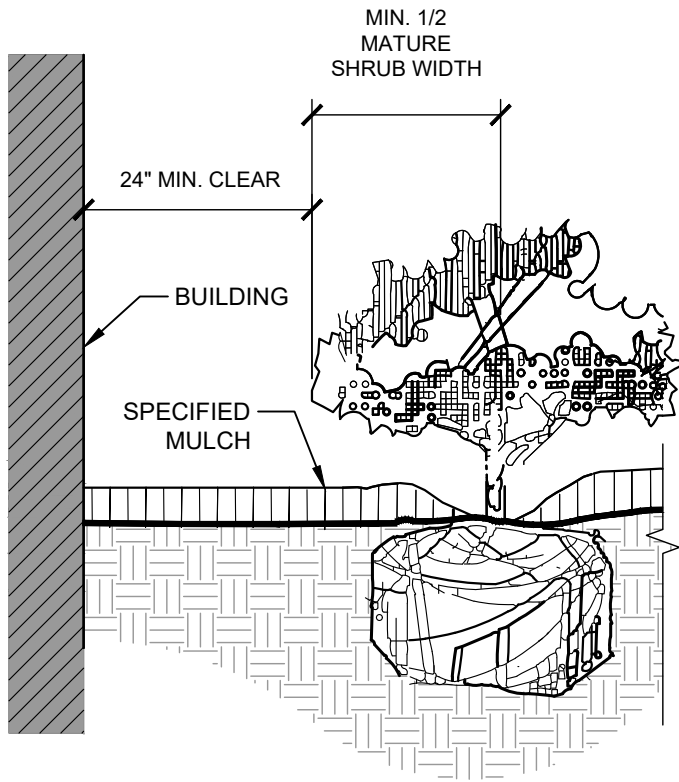
3 PLANTED PARKING LOT ISLANDS/MEDIANS
63 SECTION NTS



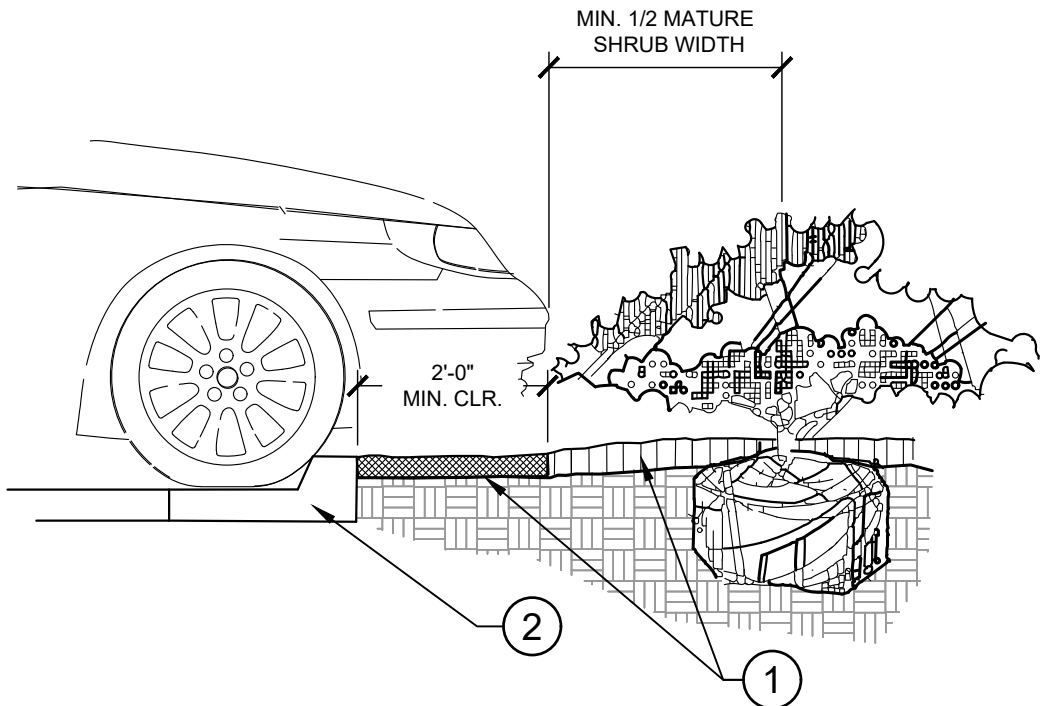
4 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
63 SECTION NTS

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- NOTES:
- CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
 - INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 4" (MIN.)



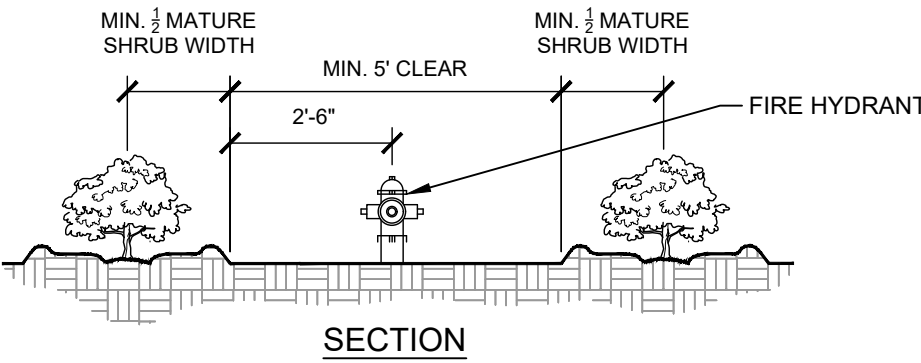
- INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 4" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- CURB / PARKING LOT EDGE.

5 PLANTINGS ADJACENT TO BUILDINGS
SECTION

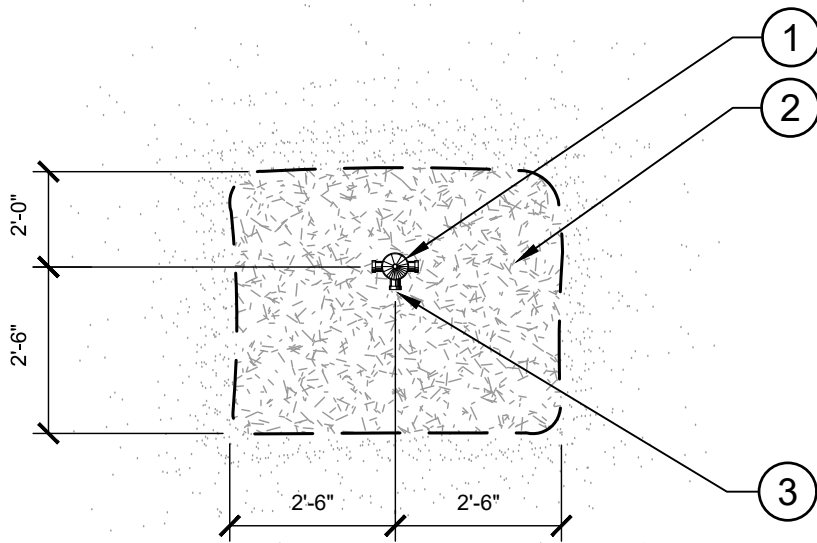
NTS

6 PARKING SPACE/CURB PLANTING
SECTION

NTS

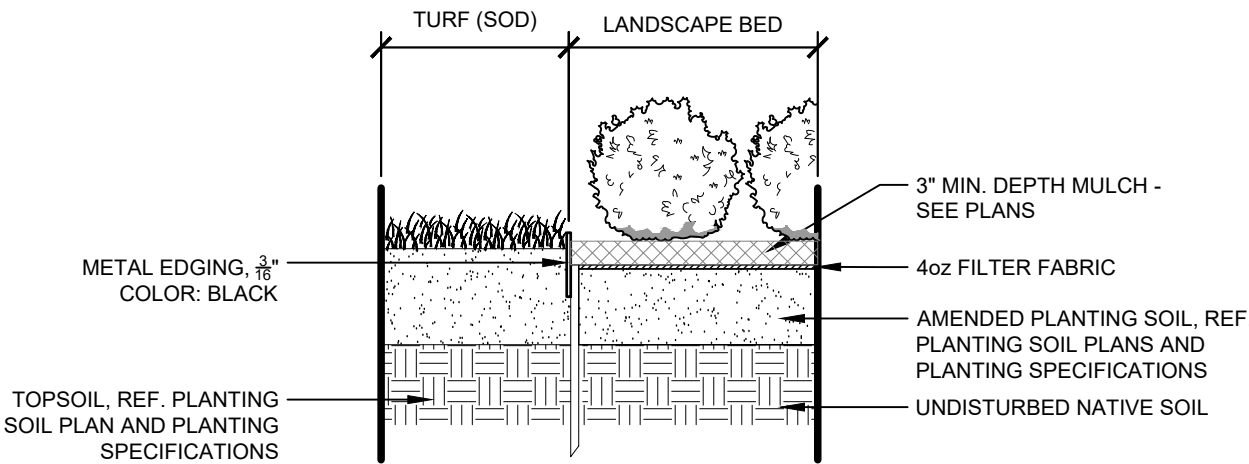


SECTION



PLAN

- FIRE HYDRANT.
- 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.
- FRONT OF HYDRANT (TOWARD CURB)



1" = 1"

096-360-012-21

7 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN

NTS

8 METAL EDGER AT PLANTING BED
SECTION

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
4850 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

LANDSCAPE DETAILS

DATE: 09/20/2021
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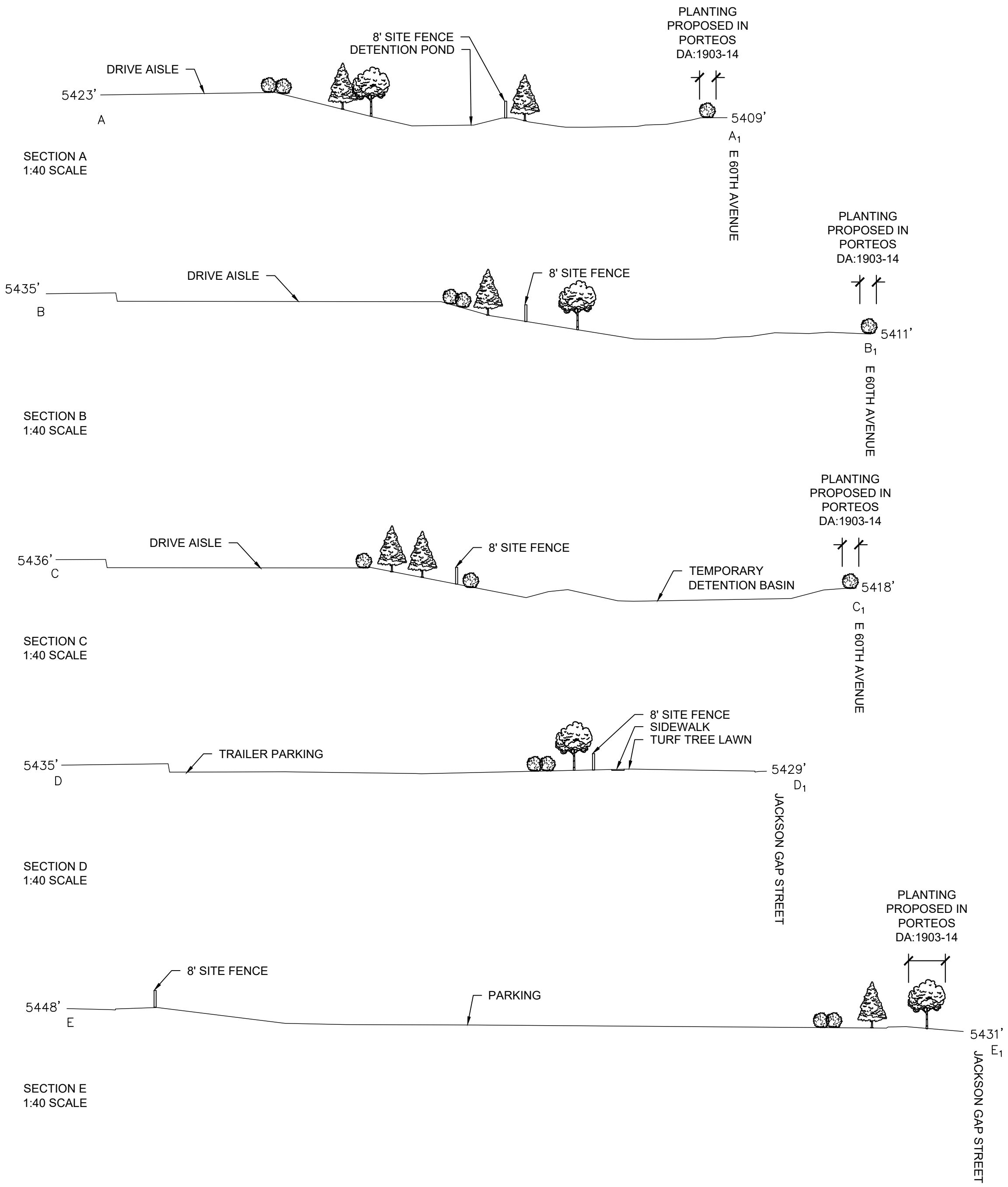
65

NOT FOR CONSTRUCTION

PROJECT TIGER AT PORTEOS 2020-6058-00

PROJECT TIGER AT PORTEOS
SITE PLAN

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CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4355 North Lincoln Street, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
LANDSCAPE SECTIONS

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
096360012_LA
PROJECT NO.
096360012

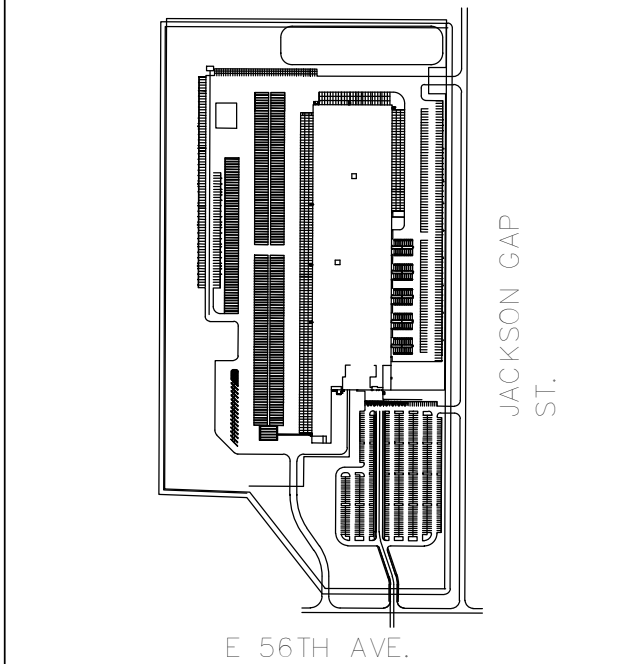
SHEET NO.

PROJECT TIGER AT PORTEOS

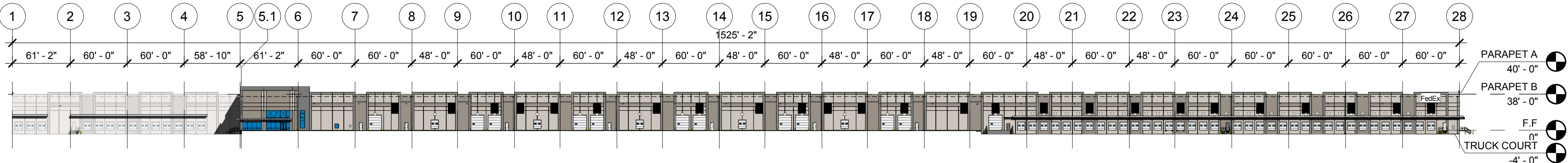
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

- ALUMINUM / PREFINISHED METAL
- FIELD COLOR - SW 7022 ALPACA
- ACCENT COLOR - SW 9168 ELEPHANT EAR
- DARK ACCENT COLOR - SW 9163 TIN LIZZIE
- FORMLINER - HORIZONTAL - GRAY
- GLAZING - 1" INSULATED LOW-E GLAZING - TINT: GREY

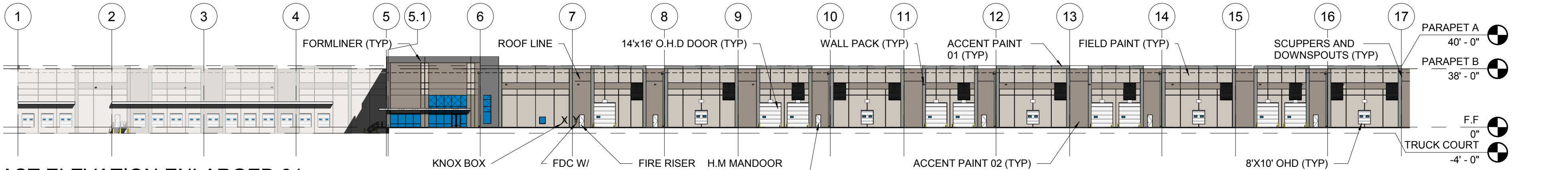


KEYMAP
NTS



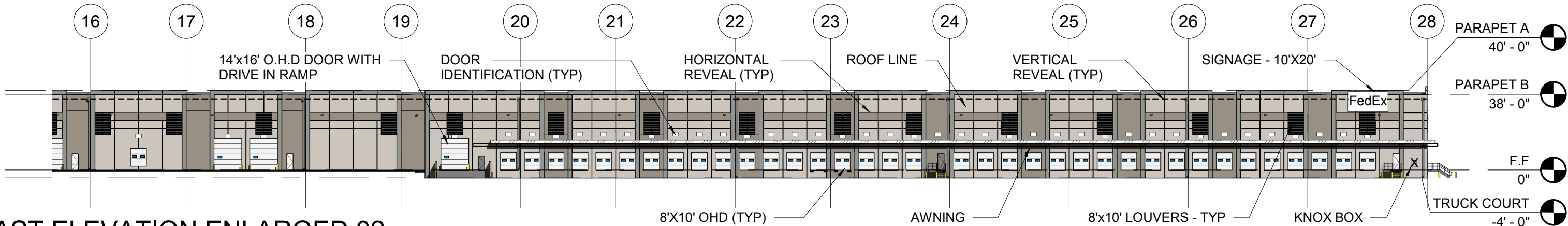
EAST ELEVATION

SCALE: 1" = 80'-0"



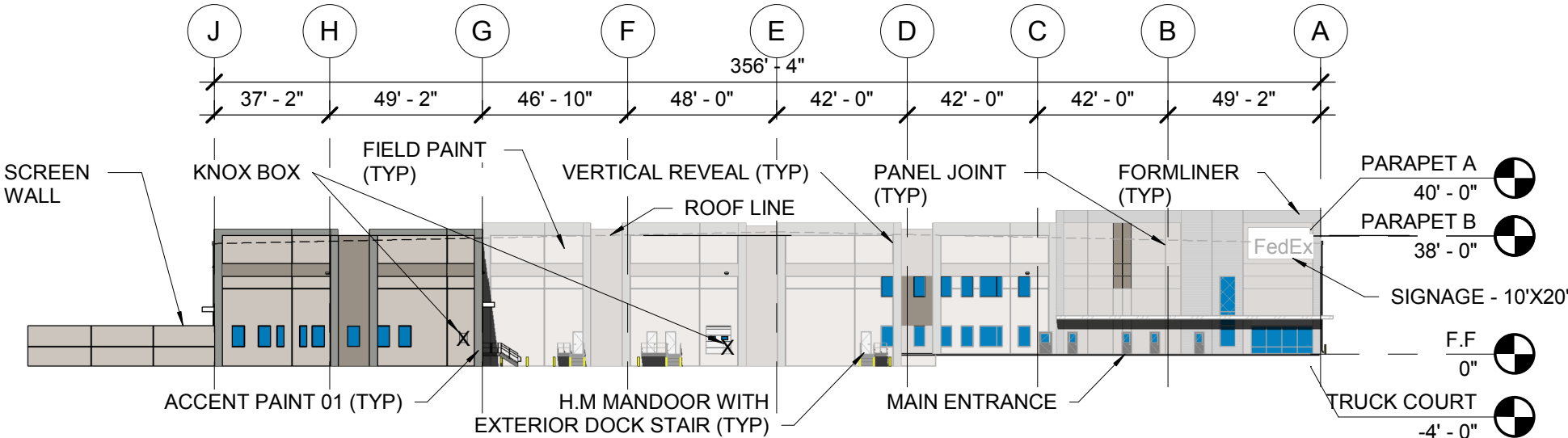
EAST ELEVATION ENLARGED 01

SCALE: 1" = 50'-0"



EAST ELEVATION ENLARGED 02

SCALE: 1" = 50'-0"



SOUTH ELEVATION

SCALE: 1" = 50'-0"

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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
OVERALL ELEVATIONS

DATE: 09/20/2021
DESIGNED BY: BM
DRAWN BY: DP
CHECKED BY: BM

FILE NO.
xTB_CSP
PROJECT NO.
096360012

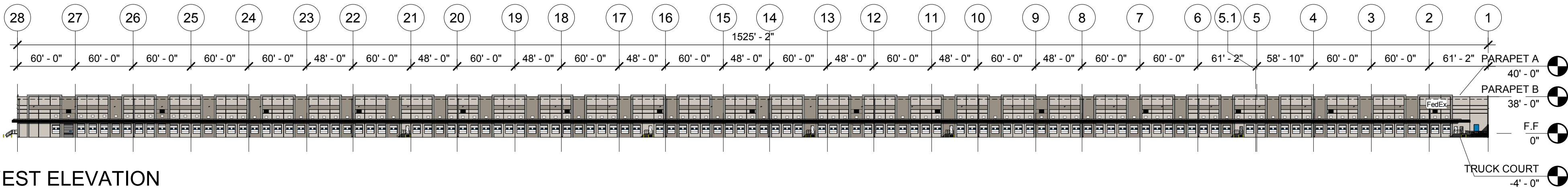
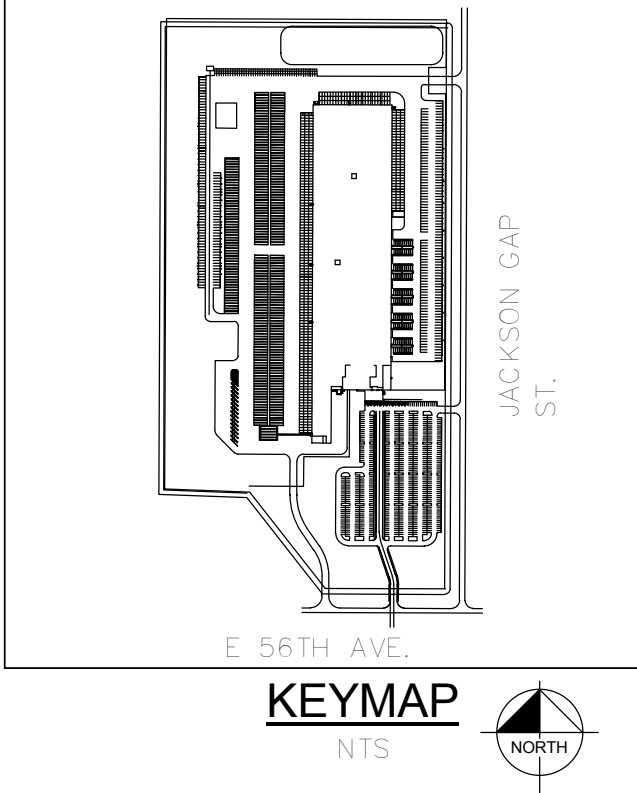
SHEET NO.
67

PROJECT TIGER AT PORTEOS

SITE PLAN

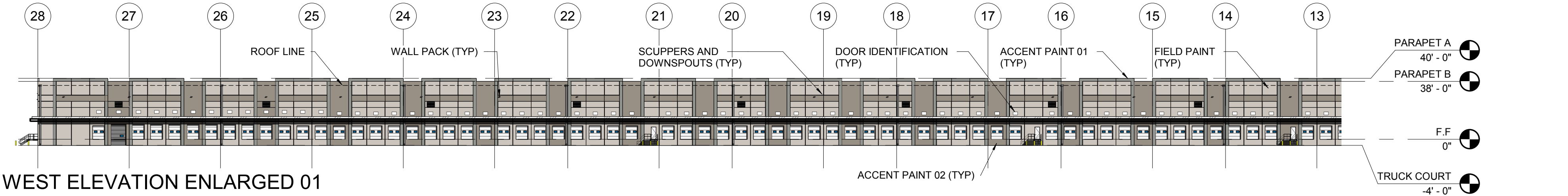
LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

- ALUMINUM / PREFINISHED METAL
- FIELD COLOR - SW 7022 ALPACA
- ACCENT COLOR - SW 9168 ELEPHANT EAR
- DARK ACCENT COLOR - SW 9163 TIN LIZZIE
- FORMLINER - HORIZONTAL - GRAY
- GLAZING - 1" INSULATED LOW-E GLAZING - TINT: GREY



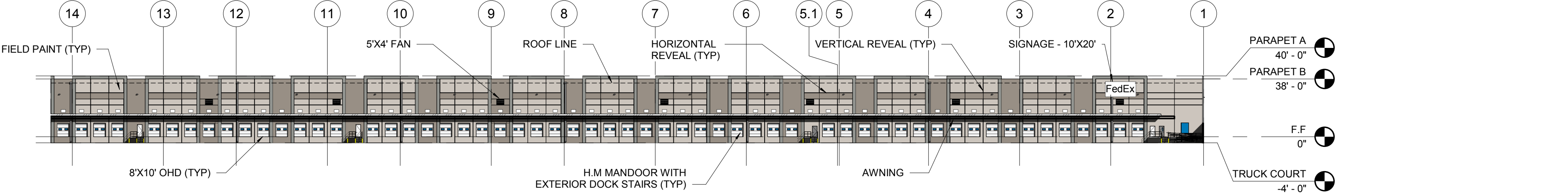
WEST ELEVATION

SCALE: 1" = 80'-0"



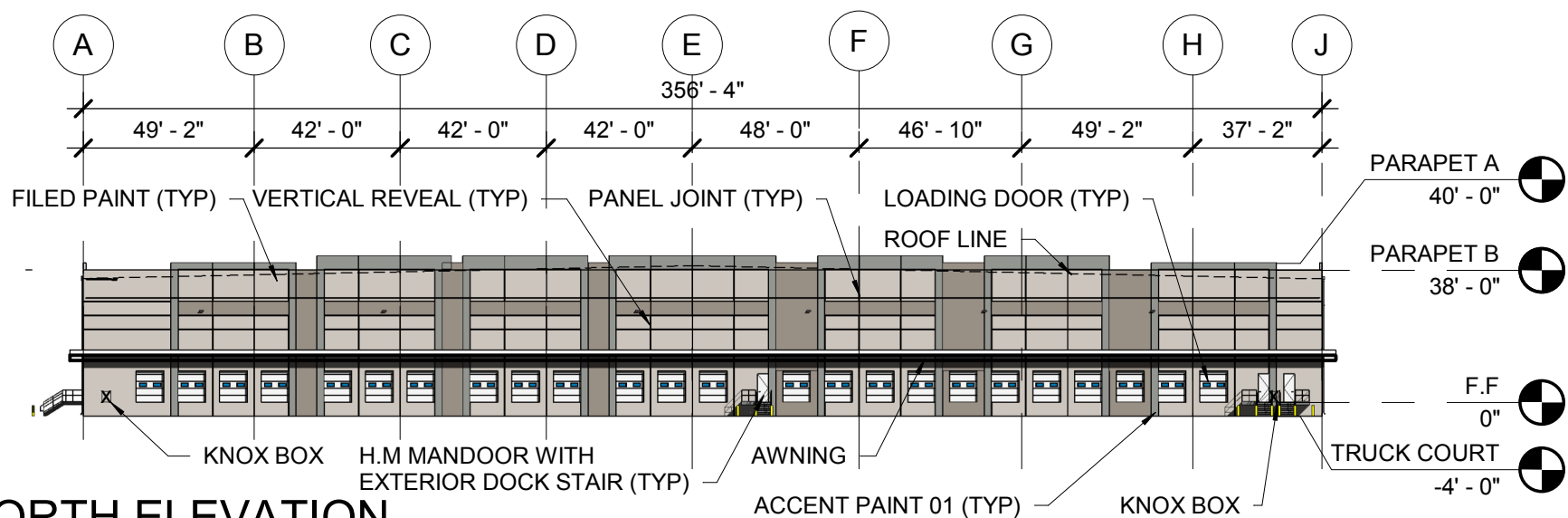
WEST ELEVATION ENLARGED 01

SCALE: 1" = 50'-0"



WEST ELEVATION ENLARGED 02

SCALE: 1" = 50'-0"



NORTH ELEVATION

SCALE: 1" = 50'-0"

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4835 South Ute Avenue, Suite 200
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

OVERALL ELEVATIONS

DATE: 09/20/2021
DESIGNED BY: BM
DRAWN BY: DP
CHECKED BY: BM

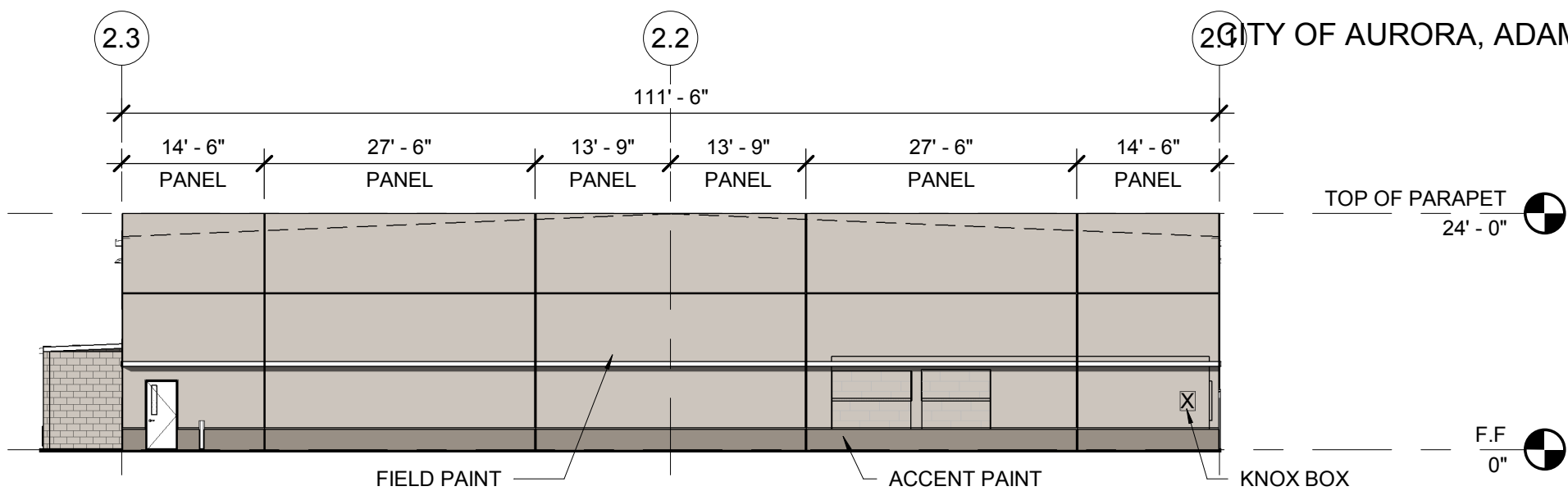
FILE NO.
xTB_CSP
PROJECT NO.
096360012

SHEET NO.
68

PROJECT TIGER AT PORTEOS

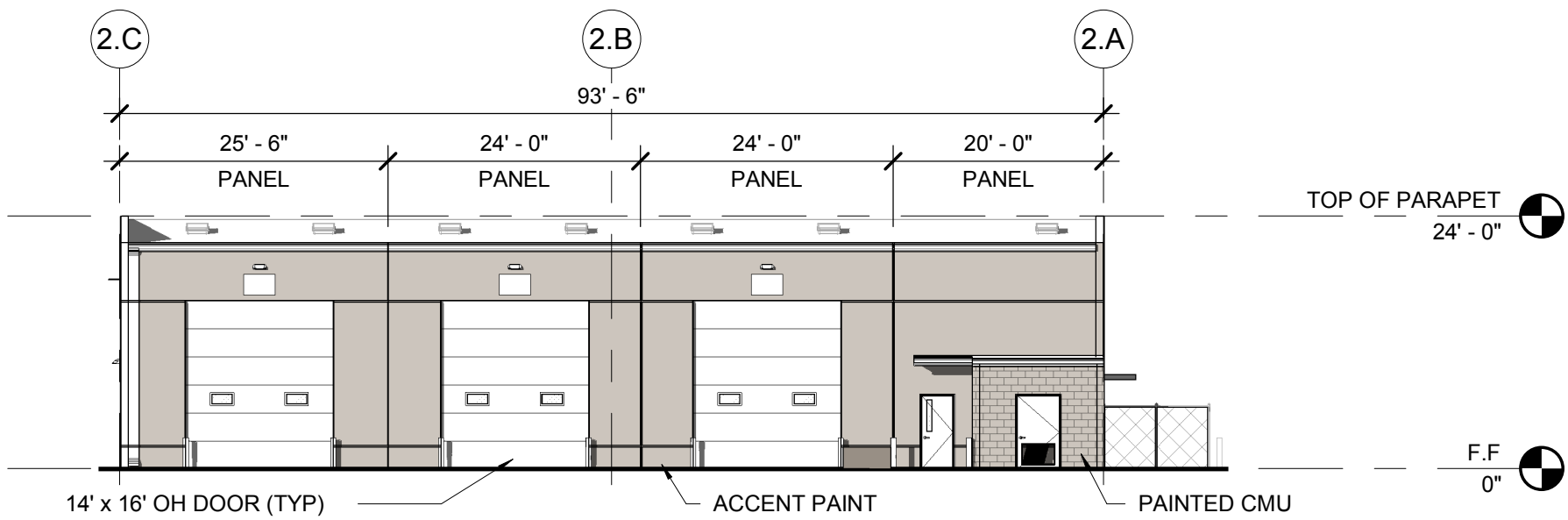
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



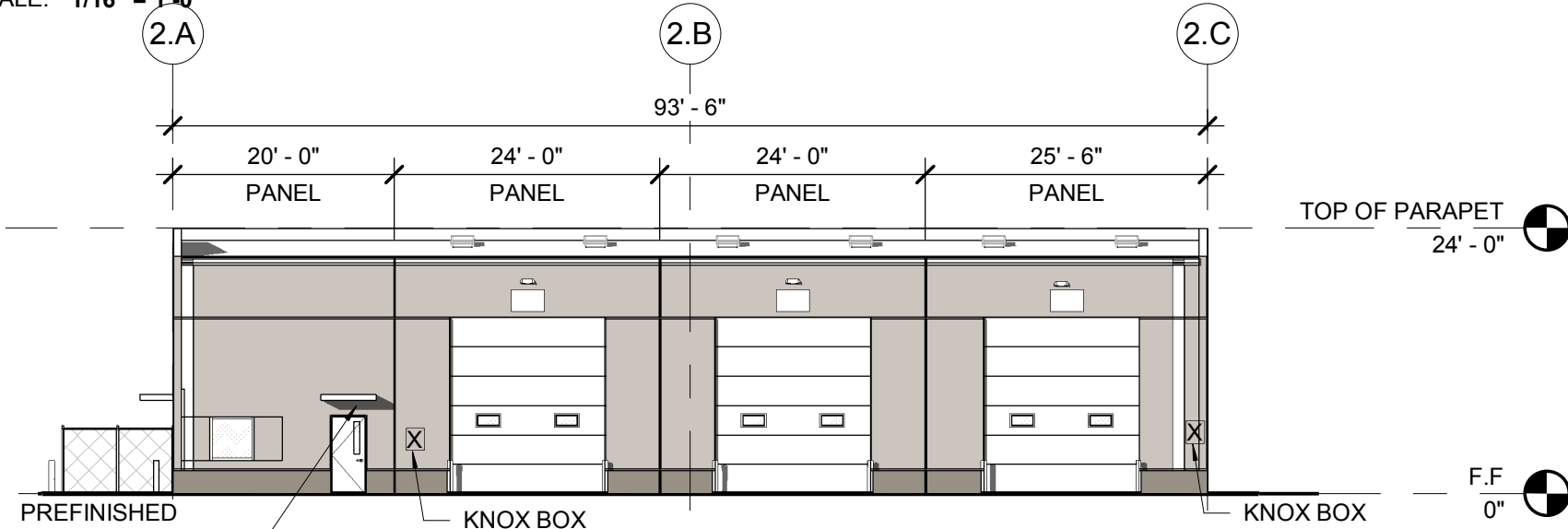
MAINTENANCE BUILDING - EAST ELEVATION

SCALE: 1/16" = 1'-0"



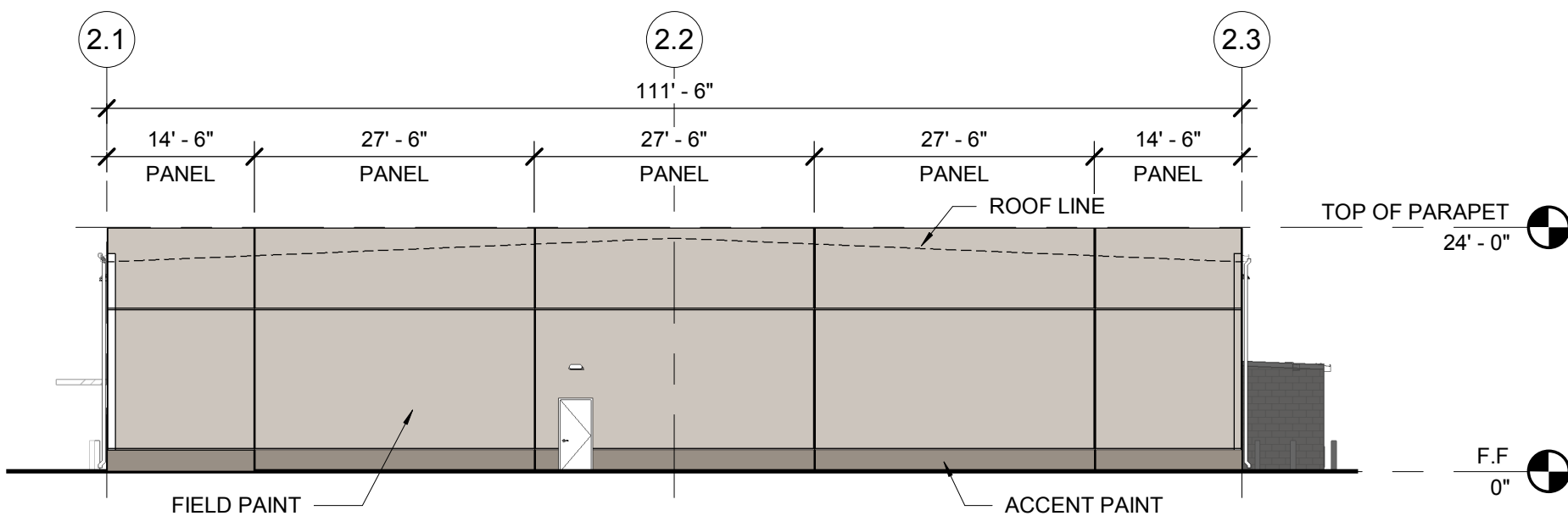
MAINTENANCE BUILDING - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



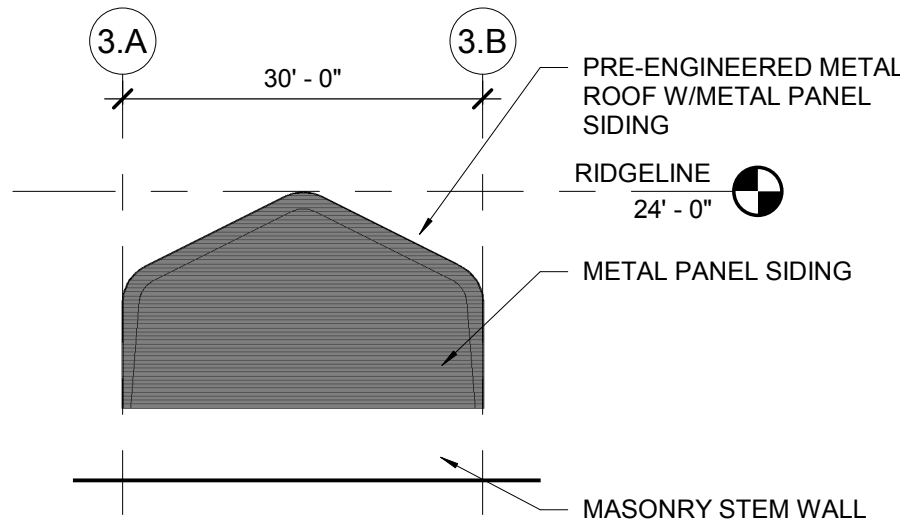
MAINTENANCE BUILDING - NORTH ELEVATION

SCALE: 1/16" = 1'-0"



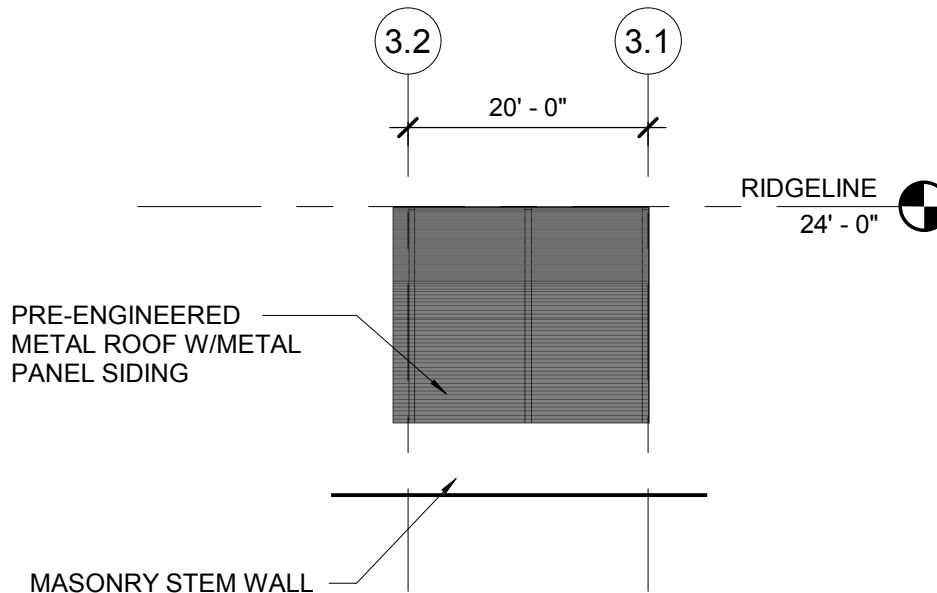
MAINTENANCE BUILDING - WEST ELEVATION

SCALE: 1/16" = 1'-0"



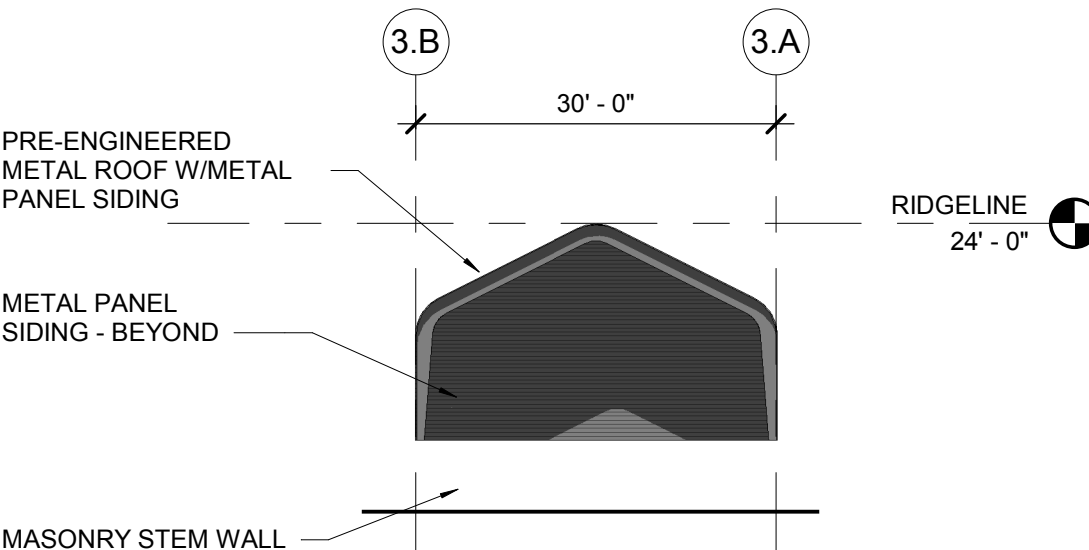
SALT SHED NORTH ELEVATION

SCALE: 1/16" = 1'-0"



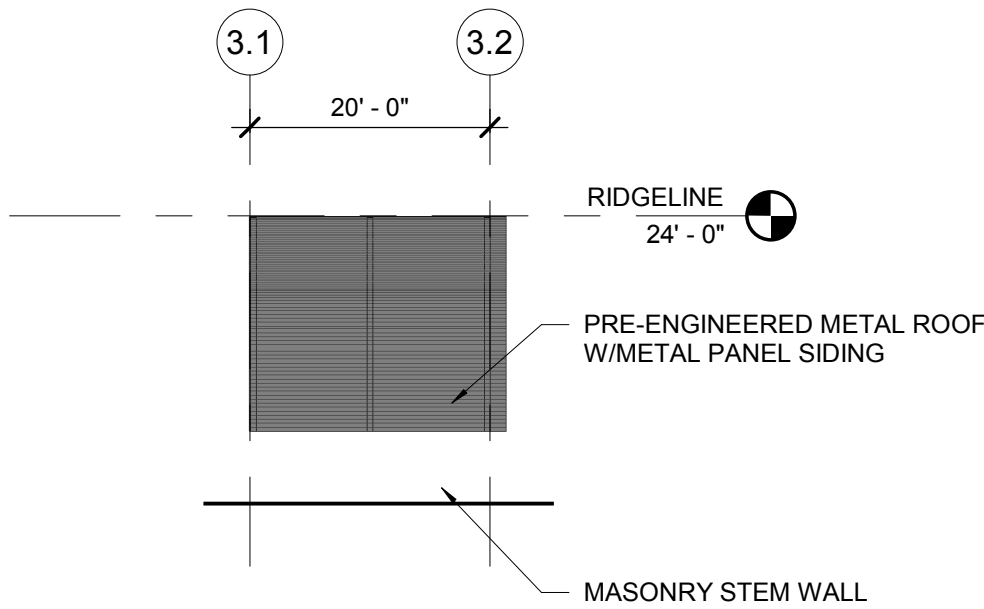
SALT SHED EAST ELEVATION

SCALE: 1/16" = 1'-0"



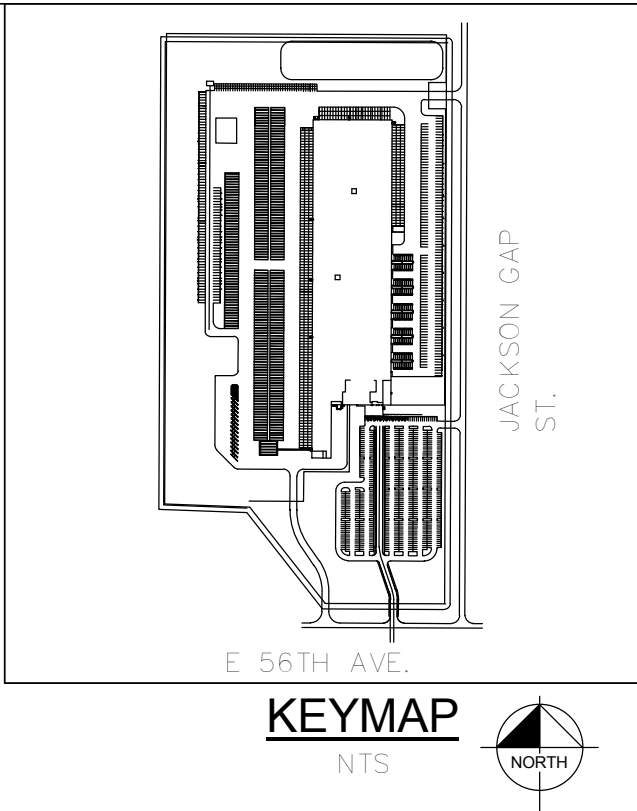
SALT SHED SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



SALT SHED WEST ELEVATION

SCALE: 1/16" = 1'-0"



- ALUMINUM / PREFINISHED METAL
- FIELD COLOR - SW 7022 ALPACA
- ACCENT COLOR - SW 9168 ELEPHANT EAR
- GLAZING - VISION
- GLAZING - SPANDREL
- CMU - PAINTED

Kimley»Horn

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DENVER, COLORADO 80202
(303) 733-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

OVERALL ELEVATIONS

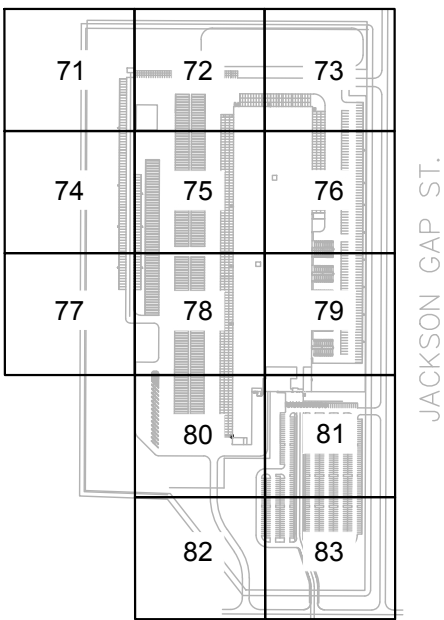
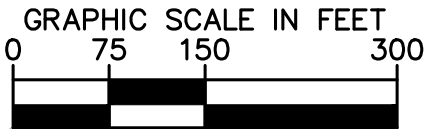
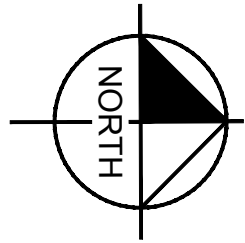
DATE: 09/20/2021
DESIGNED BY: BM
DRAWN BY: DP
CHECKED BY: BM

FILE NO.
xTB_CSP
PROJECT NO.
096360012

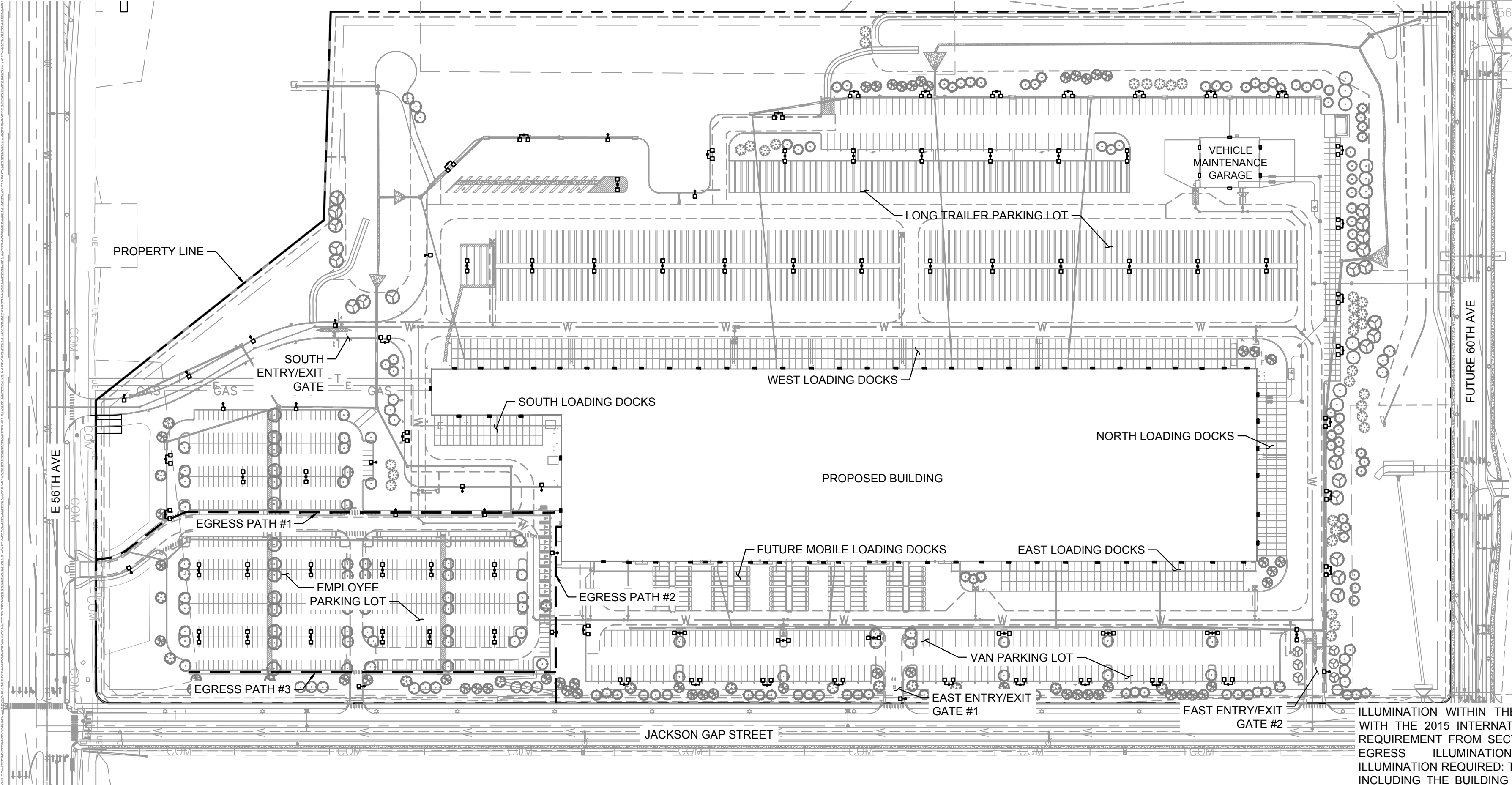
SHEET NO.

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



GENERAL NOTE: LIGHT POLE BLOCKS ARE NOT TO SCALE. REFERENCE
LUMINAIRE FIXTURE DIMENSIONS ON SPECIFICATION SHEETS ON SHEET 84



LEGEND

SYMBOL	QTY	MODEL NUMBER	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	LUMENS
	41	GLEON-AF-06-LED-E1-SL4	DOUBLE AT 180°	POLE MOUNTED	25 FT	34605
	32	GLEON-AF-06-LED-E1-SL4	TWIN	POLE MOUNTED	25 FT	34605
	20	GLEON-AF-06-LED-E1-SL3	SINGLE	POLE MOUNTED	25 FT	36421
	69	GLEON-AF-06-LED-E1-T4FT	WALLPACK	WALL MOUNTED	32 FT	36637
	6	GLEON-AF-06-LED-E1-T4FT	WALLPACK	WALL MOUNTED	18 FT	36637

DESIGN CRITERIA

PARKING AREAS*	LOADING DOCKS**	ENTRY/EXIT GATES**
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 2.0	AVERAGE = 5.0	AVERAGE = 5.0
MAX:MIN = 20:1	MAX:MIN = 20:1	MAX:MIN = 20:1
*PER AURORA DEVELOPMENT STANDARDS SECTION 4.9.3 AND IES RP-8-18 ADDENDUM 1 RECOMMENDATIONS FOR PARKING LOT LIGHTING		
**PER USER BTU SPECIFICATIONS MANUAL SECTION 26 5600		

ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION. SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE BUILDING DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FC (11 LUX) AT THE FLOOR LEVEL AND CONTINUING TO THE "PUBLIC WAY".

EGRESS LIGHTING

DESIGN CRITERIA	CALCULATION SUMMARY
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 1.0	EGRESS PATH #1 = 3.11
	EGRESS PATH #2 = 4.43
	EGRESS PATH #3 = 1.42

Kimley»Horn

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

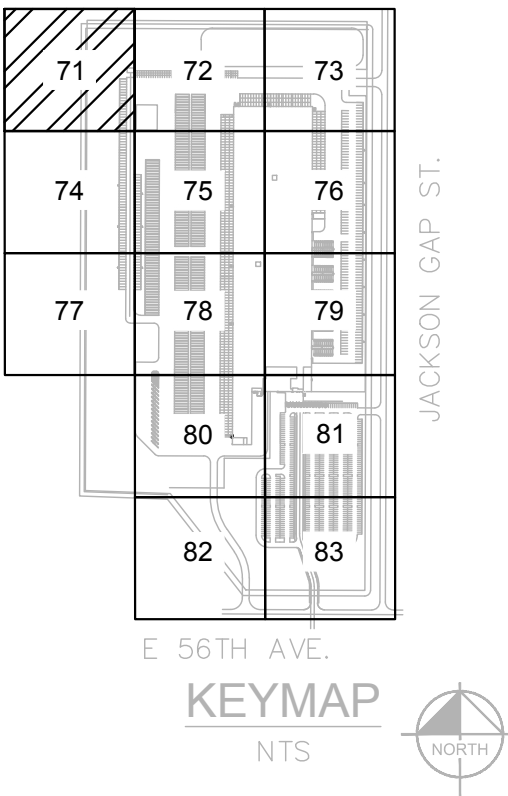
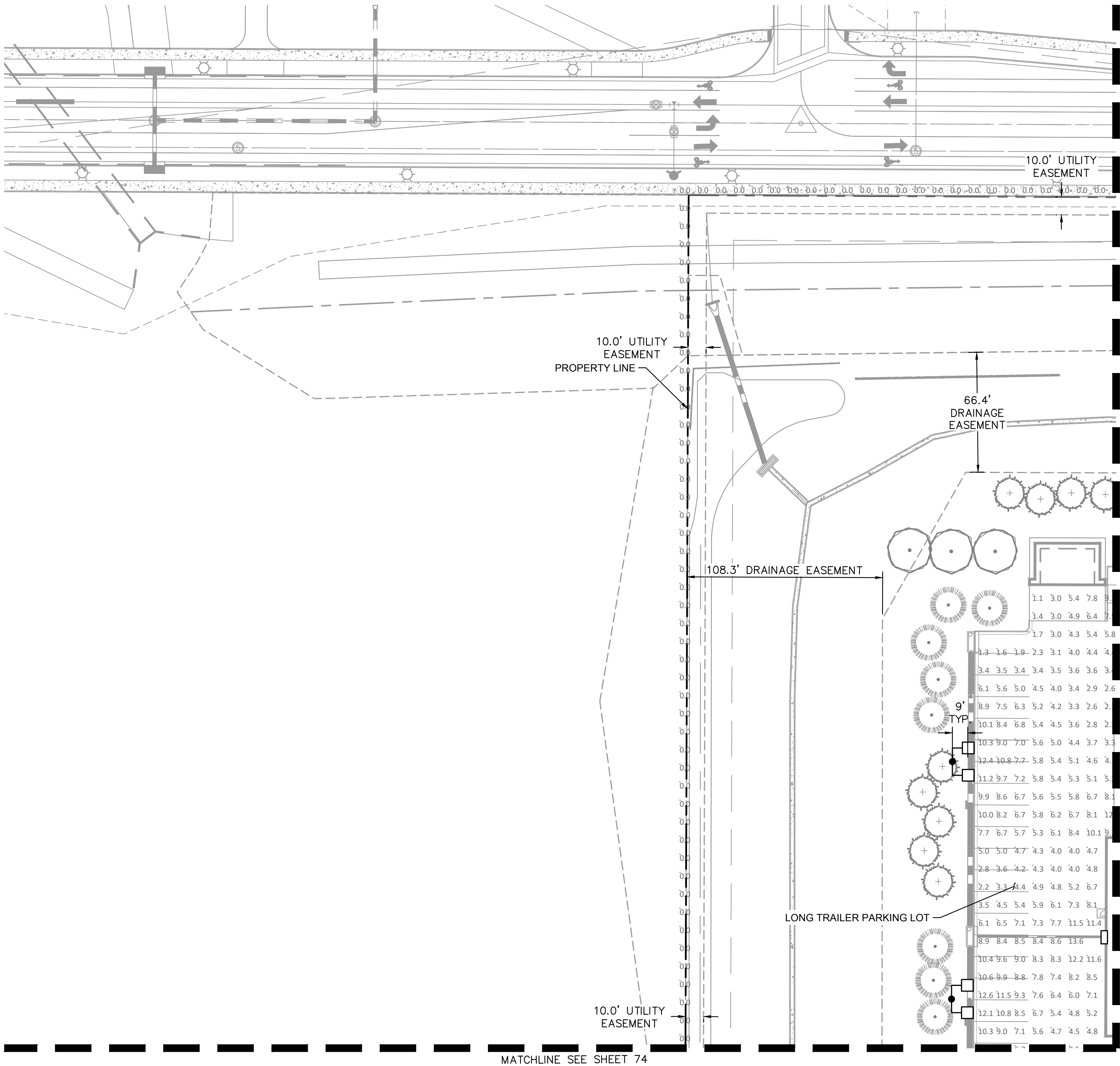
FILE NO.
PH-LSP
PROJECT NO.
096360012

SHEET NO.

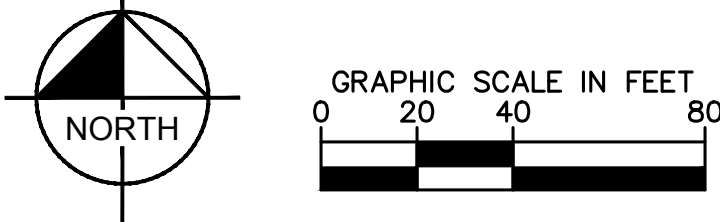
70

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
<u>EMPLOYEE PARKING LOT</u>		<u>NORTH LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
MAX:MIN = 19.00		MAX:MIN = 2.61	
<u>LONG TRAILER PARKING LOT</u>		<u>SOUTH LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.22		AVERAGE = 5.00	
MAX:MIN = 68.00		MAX:MIN = 2.43	
<u>VAN PARKING LOT</u>		<u>EAST LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 4.93		AVERAGE = 5.86	
MAX:MIN = 19.14		MAX:MIN = 2.36	
<u>SOUTH ENTRY/EXIT GATE</u>		<u>WEST LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
<u>EAST ENTRY/EXIT GATE #1</u>		<u>MOBILE LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 5.28		AVERAGE = 6.70	
MAX:MIN = 3.81		MAX:MIN = 3.56	
<u>EAST ENTRY/EXIT GATE #2</u>			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
PH_CSP
PROJECT NO.
096360012

SHEET NO.
71

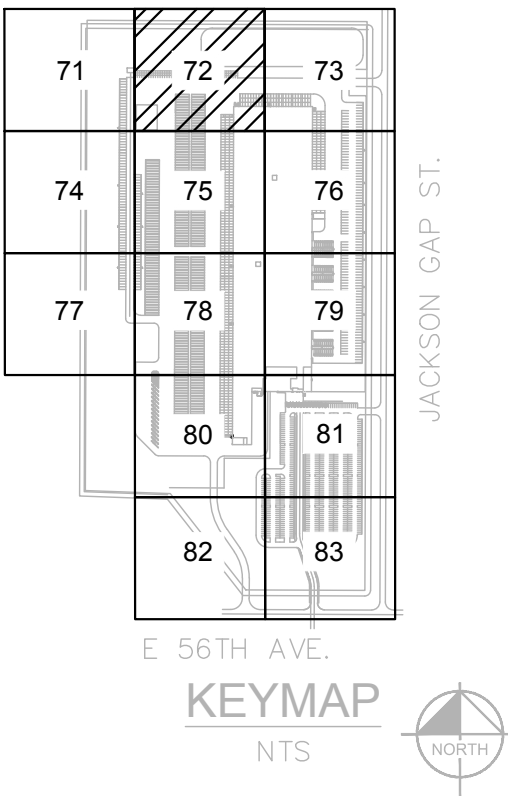
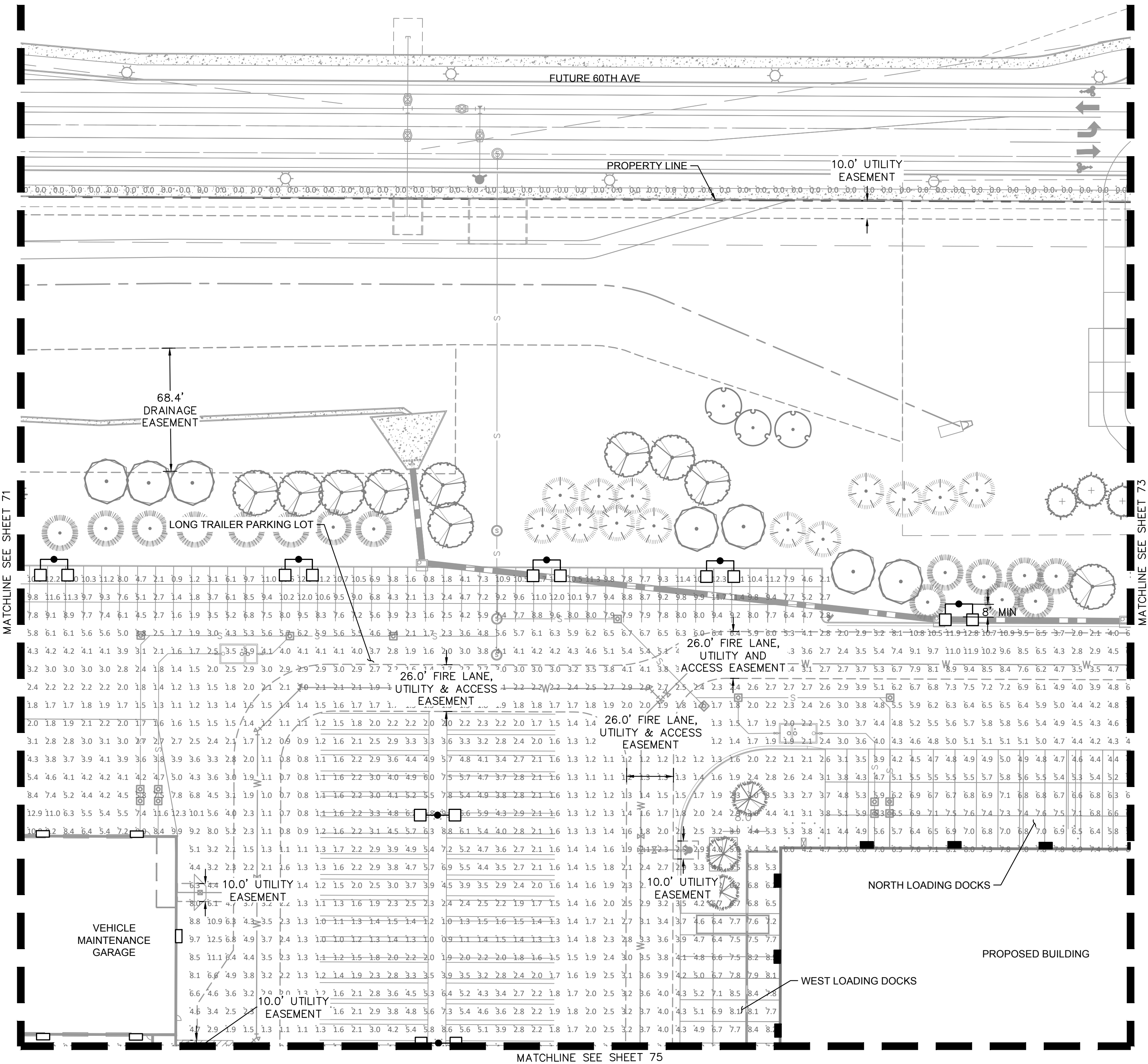
NO.	REVISION	BY	DATE	APPR

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

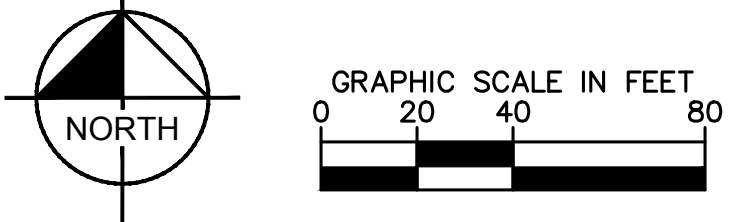
SITE PHOTOMETRIC PLAN

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY	
EMPLOYEE PARKING LOT	NORTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.52	AVERAGE = 5.65
MAX:MIN = 19.00	MAX:MIN = 2.61
LONG TRAILER PARKING LOT	SOUTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.22	AVERAGE = 5.00
MAX:MIN = 68.00	MAX:MIN = 2.43
VAN PARKING LOT	EAST LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 4.93	AVERAGE = 5.86
MAX:MIN = 19.14	MAX:MIN = 2.36
SOUTH ENTRY/EXIT GATE	WEST LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 6.71	AVERAGE = 6.20
MAX:MIN = 5.73	MAX:MIN = 2.66
EAST ENTRY/EXIT GATE #1	MOBILE LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 5.28	AVERAGE = 6.70
MAX:MIN = 3.81	MAX:MIN = 3.56
EAST ENTRY/EXIT GATE #2	
ILLUMINANCE (Fc)	
AVERAGE = 5.12	
MAX:MIN = 6.94	



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4835 South Ute Avenue, Suite 300
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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

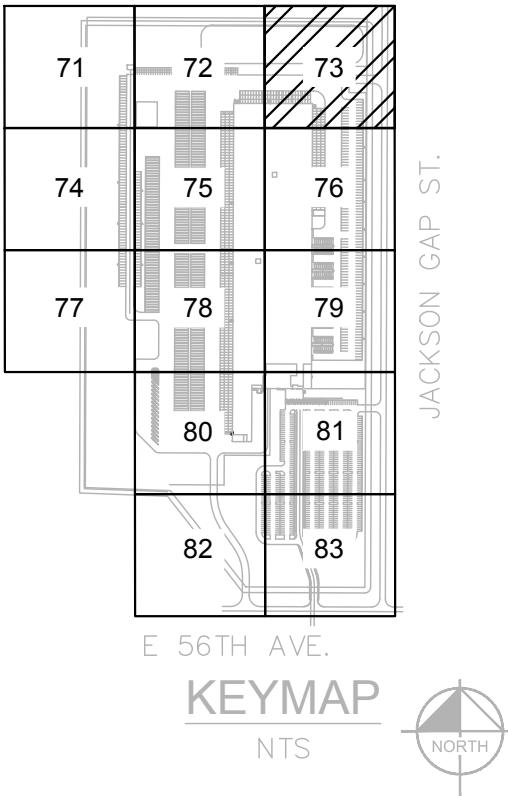
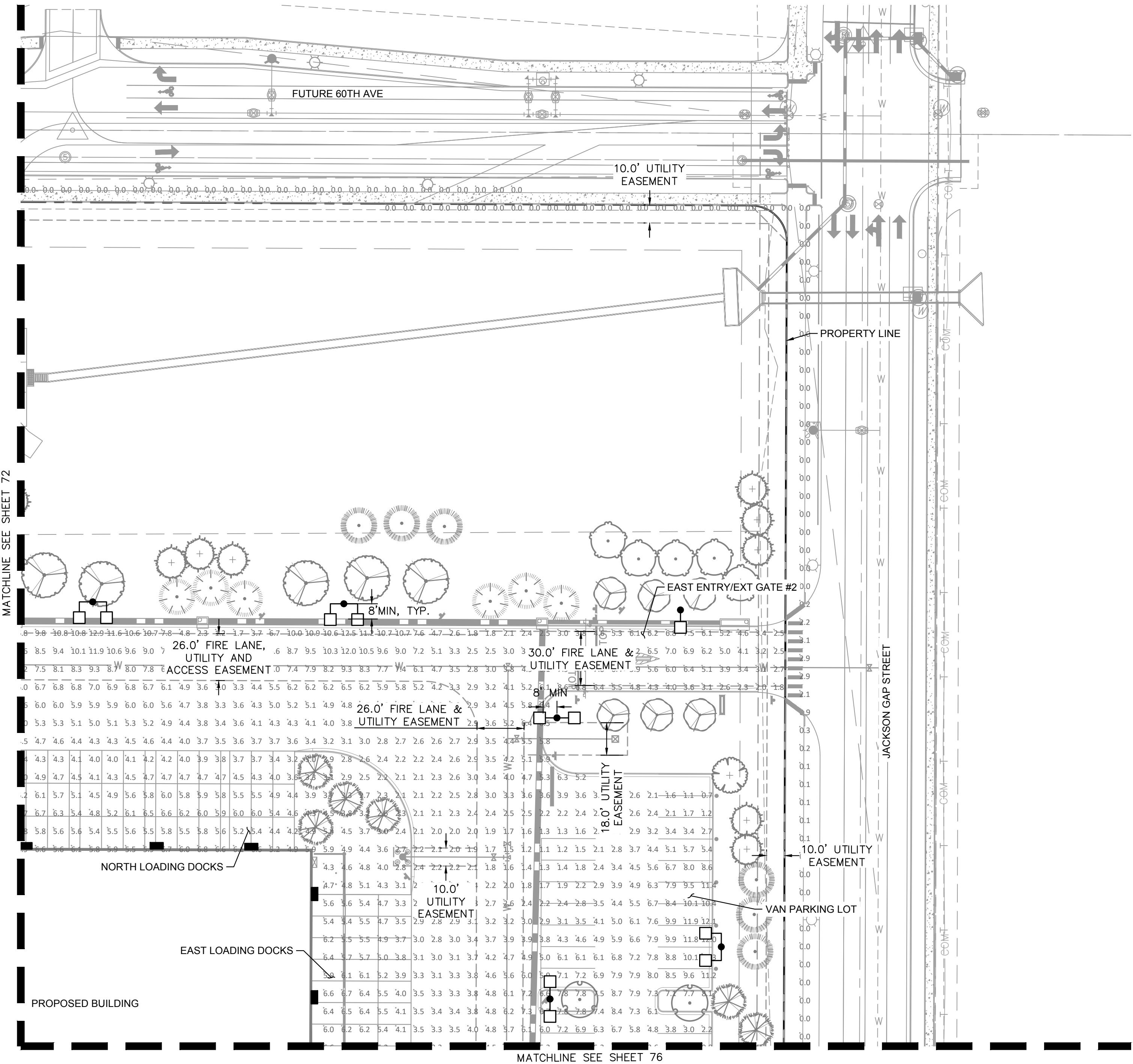
FILE NO. PH-CSP
PROJECT NO. 096360012
SHEET NO. 72

REVISION
BY
DATE
APPR

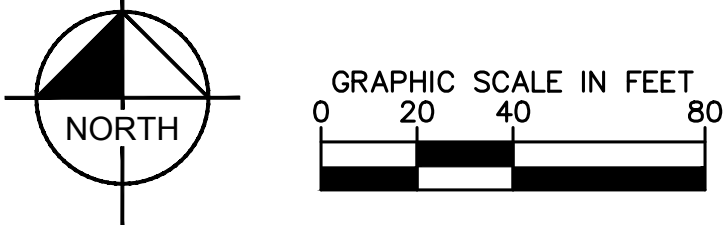
SITE PHOTOMETRIC PLAN

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY	
<u>EMPLOYEE PARKING LOT</u>	<u>NORTH LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.52	AVERAGE = 5.65
MAX:MIN = 19.00	MAX:MIN = 2.61
<u>LONG TRAILER PARKING LOT</u>	<u>SOUTH LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.22	AVERAGE = 5.00
MAX:MIN = 68.00	MAX:MIN = 2.43
<u>VAN PARKING LOT</u>	<u>EAST LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 4.93	AVERAGE = 5.86
MAX:MIN = 19.14	MAX:MIN = 2.36
<u>SOUTH ENTRY/EXIT GATE</u>	<u>WEST LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 6.71	AVERAGE = 6.20
MAX:MIN = 5.73	MAX:MIN = 2.66
<u>EAST ENTRY/EXIT GATE #1</u>	<u>MOBILE LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 5.28	AVERAGE = 6.70
MAX:MIN = 3.81	MAX:MIN = 3.56
<u>EAST ENTRY/EXIT GATE #2</u>	
ILLUMINANCE (Fc)	
AVERAGE = 5.12	
MAX:MIN = 6.94	



Kimley»Horn

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4355 South Ute Avenue
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
PH-LSP

PROJECT NO.
096360012

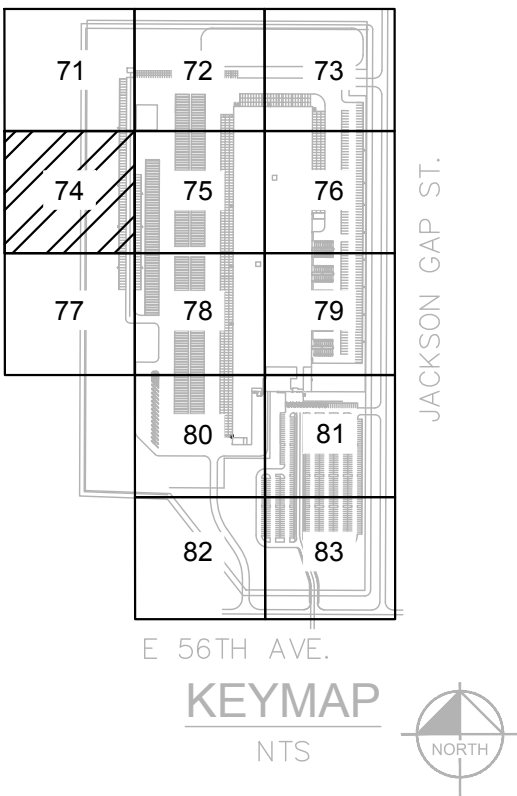
SHEET NO.
73

NO. BY DATE APPR
REVISION

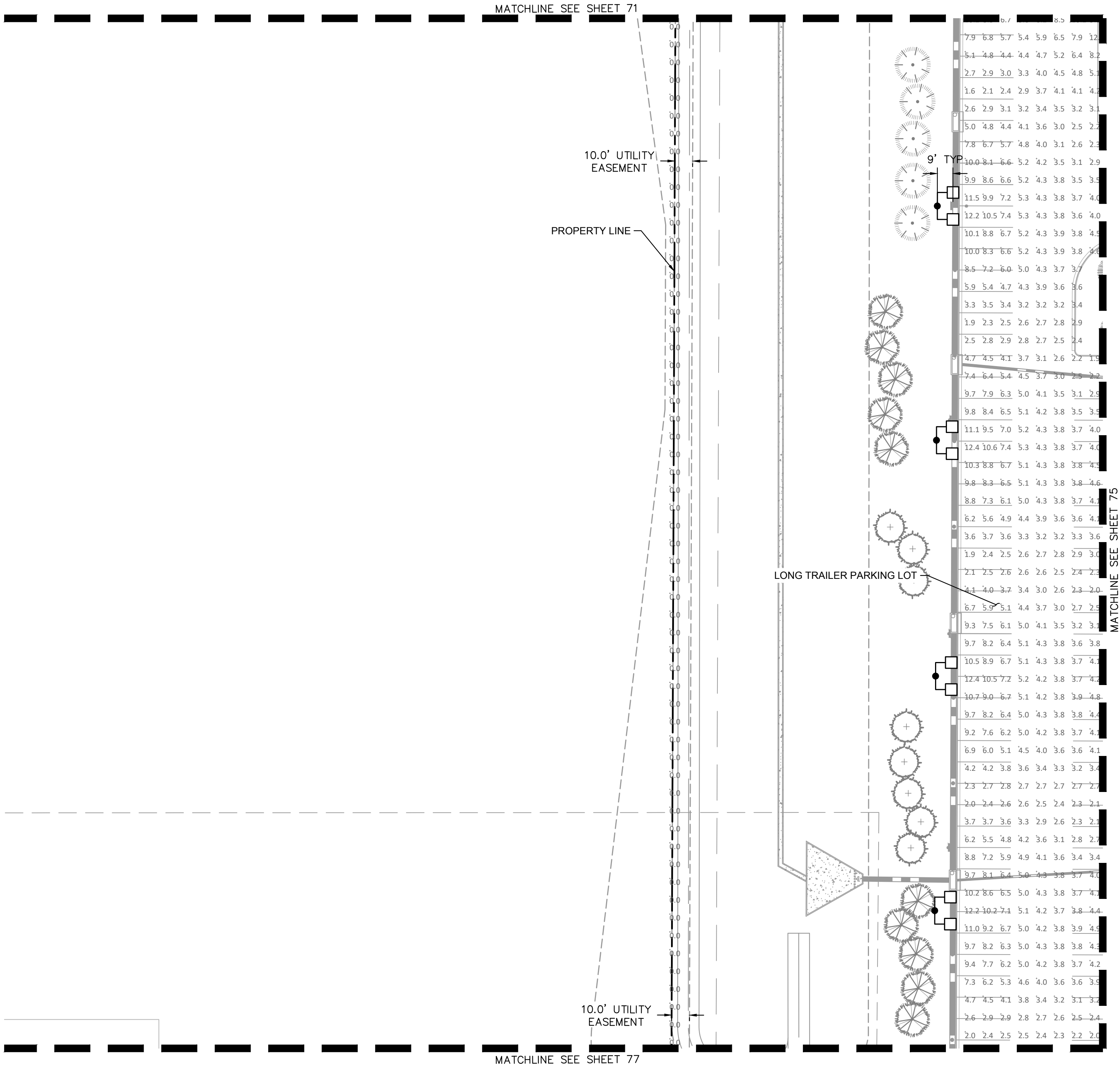
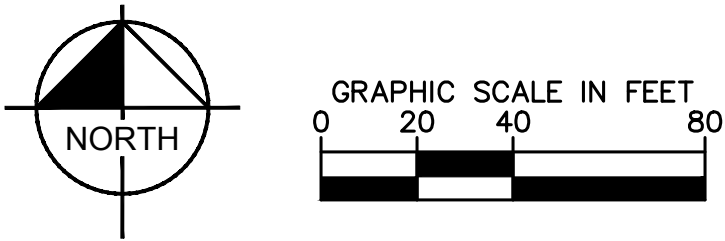
SITE PHOTOMETRIC PLAN

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY	
<u>EMPLOYEE PARKING LOT</u>	<u>NORTH LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.52	AVERAGE = 5.65
MAX:MIN = 19.00	MAX:MIN = 2.61
<u>LONG TRAILER PARKING LOT</u>	<u>SOUTH LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.22	AVERAGE = 5.00
MAX:MIN = 68.00	MAX:MIN = 2.43
<u>VAN PARKING LOT</u>	<u>EAST LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 4.93	AVERAGE = 5.86
MAX:MIN = 19.14	MAX:MIN = 2.36
<u>SOUTH ENTRY/EXIT GATE</u>	<u>WEST LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 6.71	AVERAGE = 6.20
MAX:MIN = 5.73	MAX:MIN = 2.66
<u>EAST ENTRY/EXIT GATE #1</u>	<u>MOBILE LOADING DOCKS</u>
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 5.28	AVERAGE = 6.70
MAX:MIN = 3.81	MAX:MIN = 3.56
<u>EAST ENTRY/EXIT GATE #2</u>	
ILLUMINANCE (Fc)	
AVERAGE = 5.12	
MAX:MIN = 6.94	



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
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CHECKED BY: ELG

FILE NO.
PH_CSP
PROJECT NO.
096360012

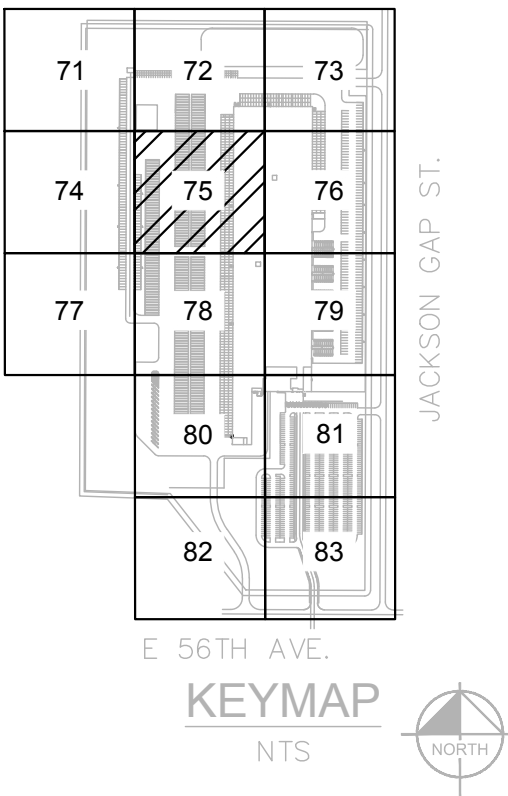
SHEET NO.
74

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

NO.	REVISION	BY	DATE	APPR

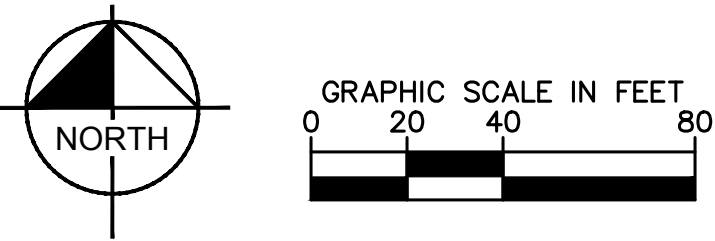
PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY

EMPLOYEE PARKING LOT	NORTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.52	AVERAGE = 5.65
MAX:MIN = 19.00	MAX:MIN = 2.61
LONG TRAILER PARKING LOT	SOUTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.22	AVERAGE = 5.00
MAX:MIN = 68.00	MAX:MIN = 2.43
VAN PARKING LOT	EAST LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 4.93	AVERAGE = 5.86
MAX:MIN = 19.14	MAX:MIN = 2.36
SOUTH ENTRY/EXIT GATE	WEST LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 6.71	AVERAGE = 6.20
MAX:MIN = 5.73	MAX:MIN = 2.66
EAST ENTRY/EXIT GATE #1	MOBILE LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 5.28	AVERAGE = 6.70
MAX:MIN = 3.81	MAX:MIN = 3.56
EAST ENTRY/EXIT GATE #2	
ILLUMINANCE (Fc)	
AVERAGE = 5.12	
MAX:MIN = 6.94	



Kimley»Horn
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4835 South Ute Avenue
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
SITE PHOTOMETRIC PLAN

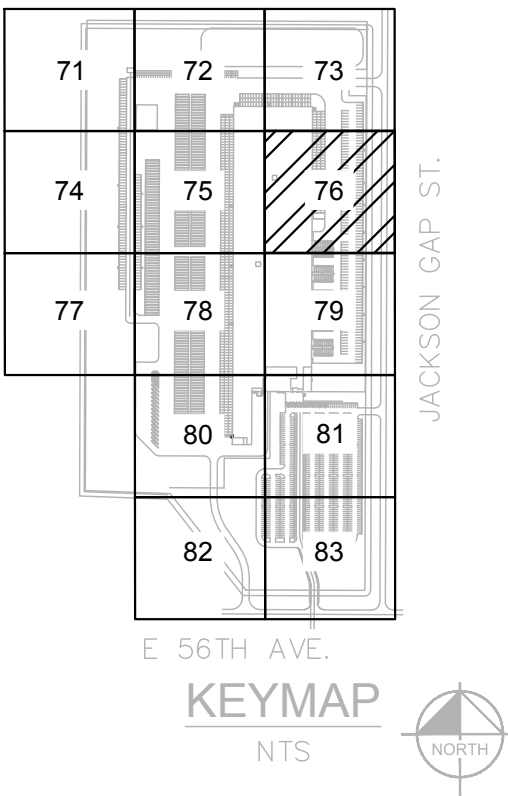
DATE: 08/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
PH-CSP
PROJECT NO.
096360012

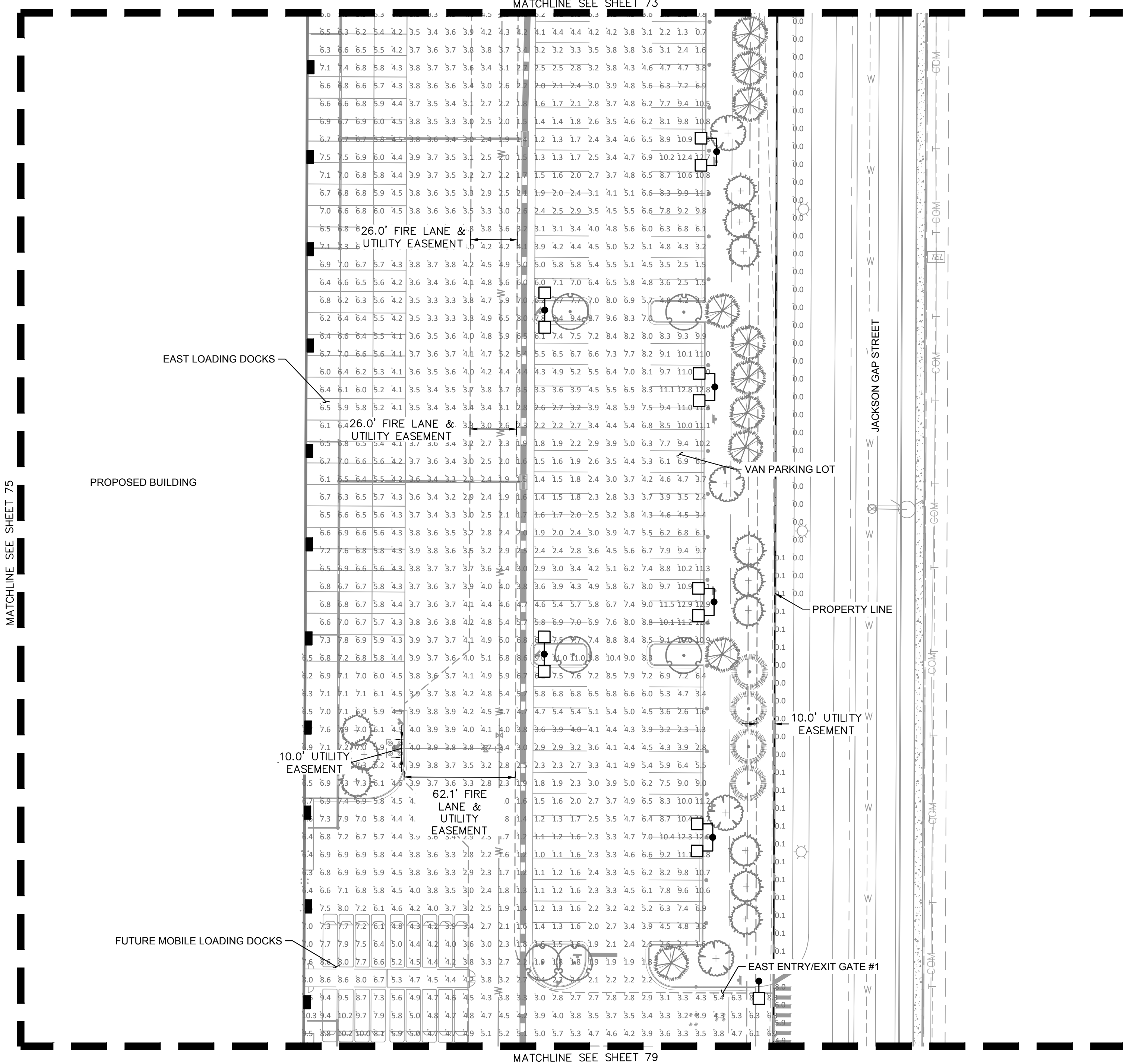
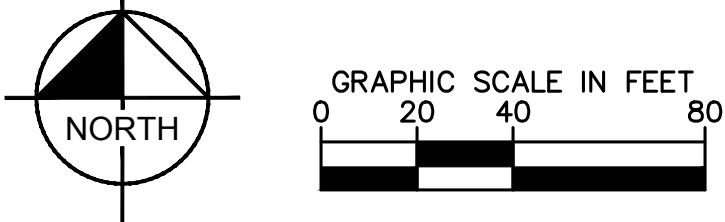
SHEET NO.
75

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
EMPLOYEE PARKING LOT		NORTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
MAX:MIN = 19.00		MAX:MIN = 2.61	
LONG TRAILER PARKING LOT		SOUTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.22		AVERAGE = 5.00	
MAX:MIN = 68.00		MAX:MIN = 2.43	
VAN PARKING LOT		EAST LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 4.93		AVERAGE = 5.86	
MAX:MIN = 19.14		MAX:MIN = 2.36	
SOUTH ENTRY/EXIT GATE		WEST LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
EAST ENTRY/EXIT GATE #1		MOBILE LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 5.28		AVERAGE = 6.70	
MAX:MIN = 3.81		MAX:MIN = 3.56	
EAST ENTRY/EXIT GATE #2			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



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Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 08/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
PH-CSP
PROJECT NO.
096360012

SHEET NO.
76

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BY
DATE
APPR

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REVISION

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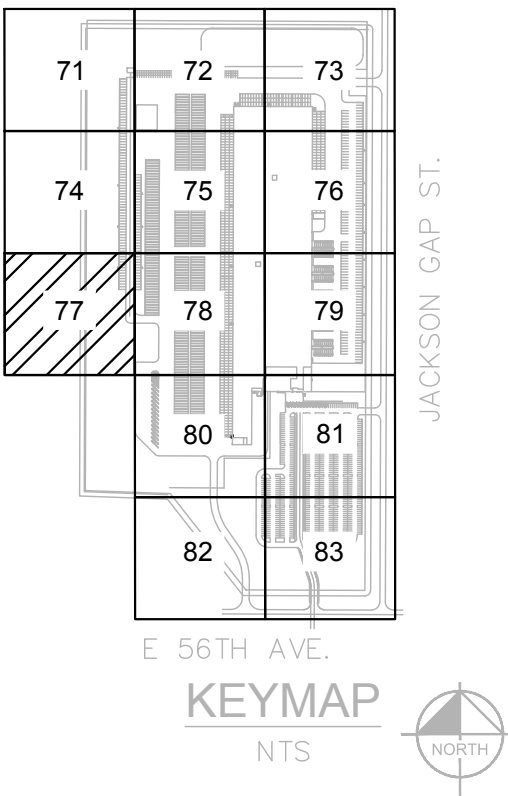
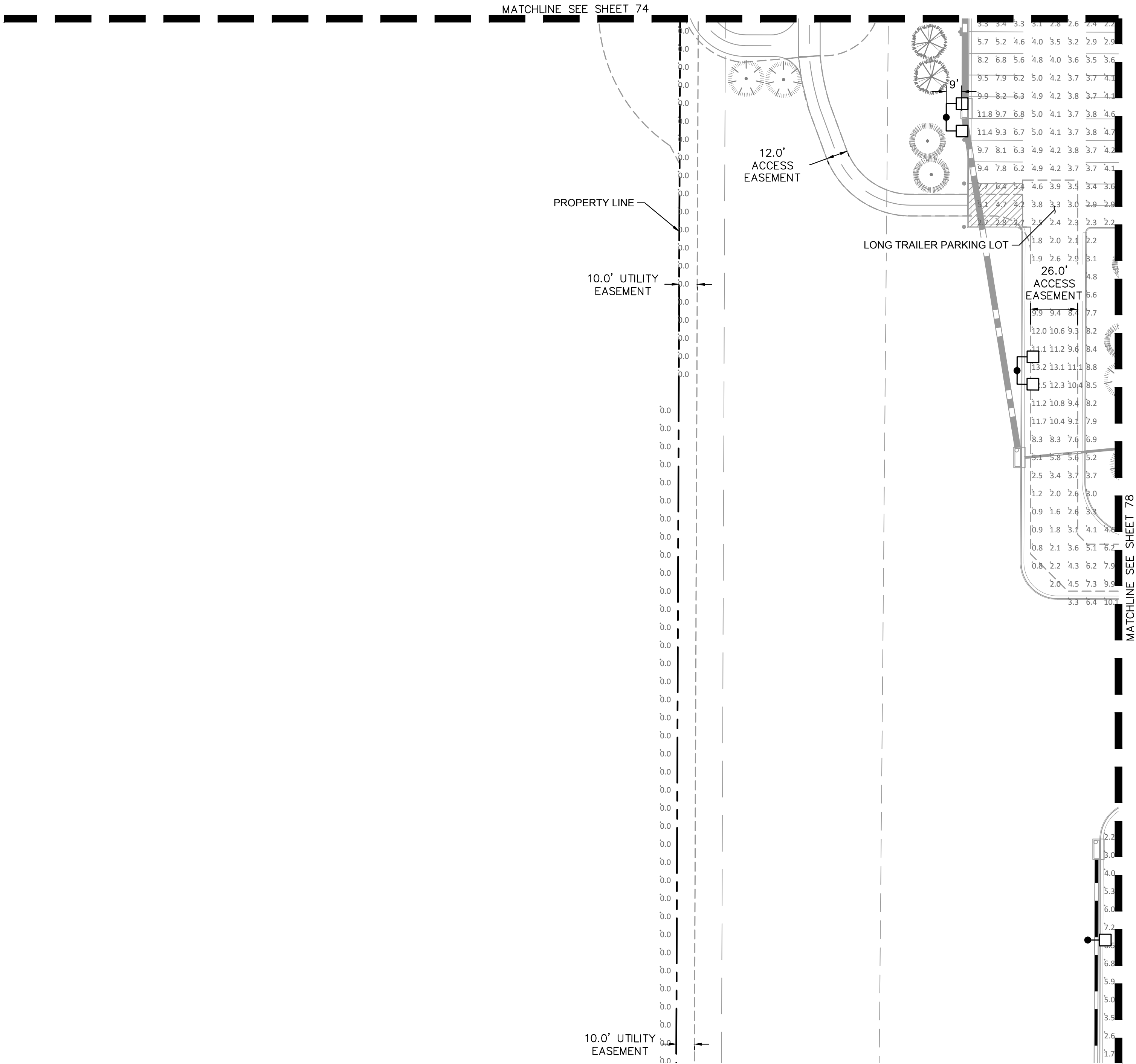
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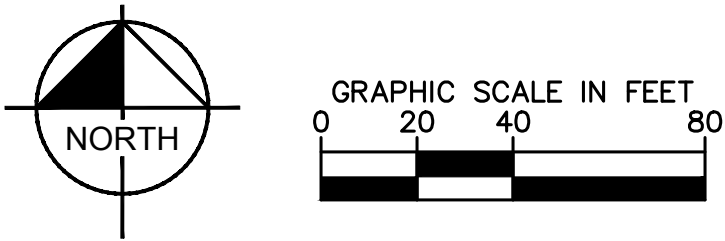
SITE PHOTOMETRIC PLAN

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
<u>EMPLOYEE PARKING LOT</u>		<u>NORTH LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
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ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
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MAX:MIN = 68.00		MAX:MIN = 2.43	
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ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 4.93		AVERAGE = 5.86	
MAX:MIN = 19.14		MAX:MIN = 2.36	
<u>SOUTH ENTRY/EXIT GATE</u>		<u>WEST LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
<u>EAST ENTRY/EXIT GATE #1</u>		<u>MOBILE LOADING DOCKS</u>	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 5.28		AVERAGE = 6.70	
MAX:MIN = 3.81		MAX:MIN = 3.56	
<u>EAST ENTRY/EXIT GATE #2</u>			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

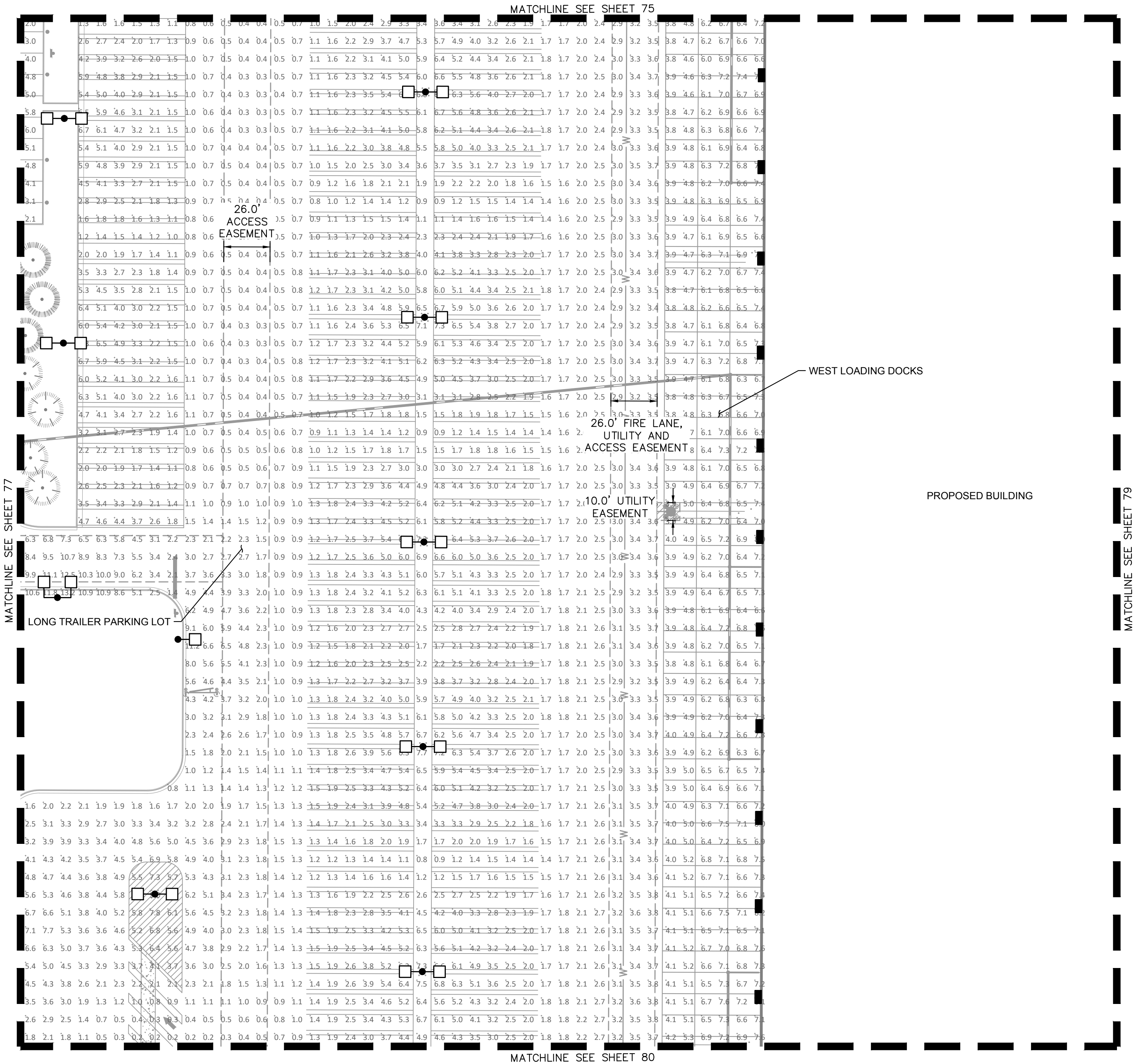
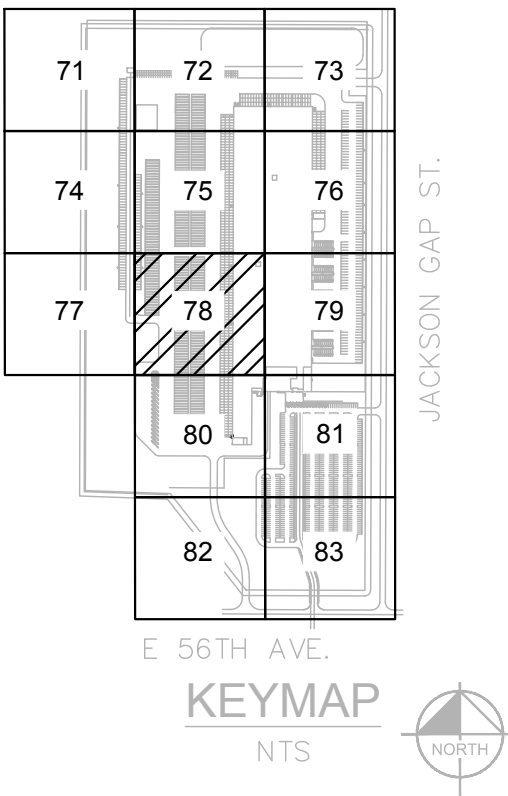
FILE NO.
PH_CSP
PROJECT NO.
096360012

SHEET NO.
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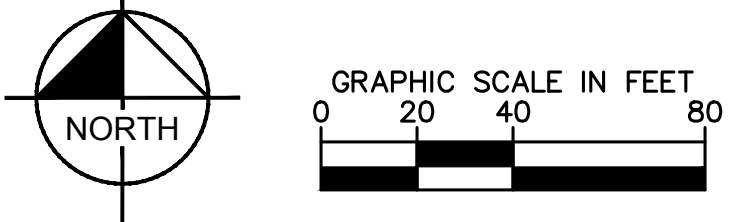
NO.	REVISION	BY	DATE	APPR

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
EMPLOYEE PARKING LOT		NORTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
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ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
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AVERAGE = 5.28		AVERAGE = 6.70	
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EAST ENTRY/EXIT GATE #2			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4855 South Ute Avenue
Denver, Colorado 80237 (303) 228-2300

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO. PH-LSP
PROJECT NO. 096360012
SHEET NO. 78

REVISION

BY

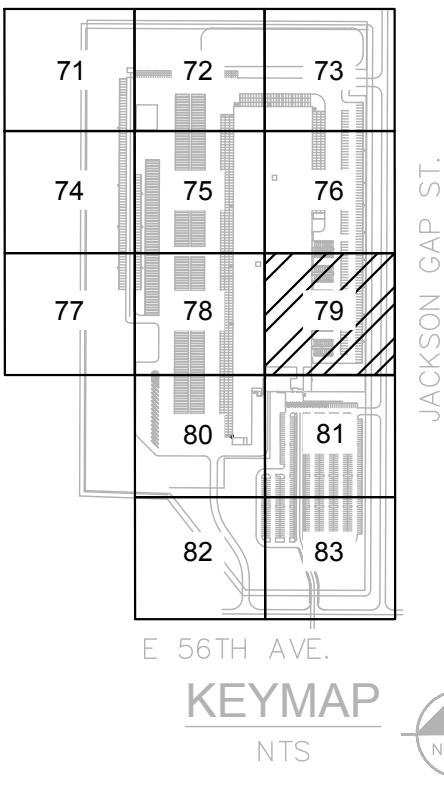
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APPR

SITE PHOTOMETRIC PLAN

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

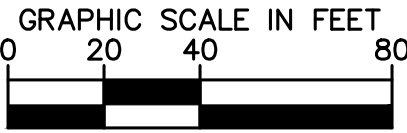
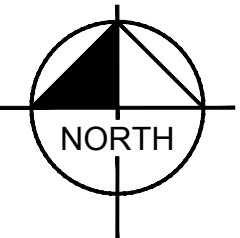


FUTURE MOBILE LOADING DOCKS

PROPOSED BUILDING

CALCULATION SUMMARY

EMPLOYEE PARKING LOT	NORTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.52	AVERAGE = 5.65
MAX:MIN = 19.00	MAX:MIN = 2.61
LONG TRAILER PARKING LOT	SOUTH LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 3.22	AVERAGE = 5.00
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VAN PARKING LOT	EAST LOADING DOCKS
ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 4.93	AVERAGE = 5.86
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ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
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ILLUMINANCE (Fc)	ILLUMINANCE (Fc)
AVERAGE = 5.28	AVERAGE = 6.70
MAX:MIN = 3.81	MAX:MIN = 3.56
EAST ENTRY/EXIT GATE #2	
ILLUMINANCE (Fc)	
AVERAGE = 5.12	
MAX:MIN = 6.94	



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PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

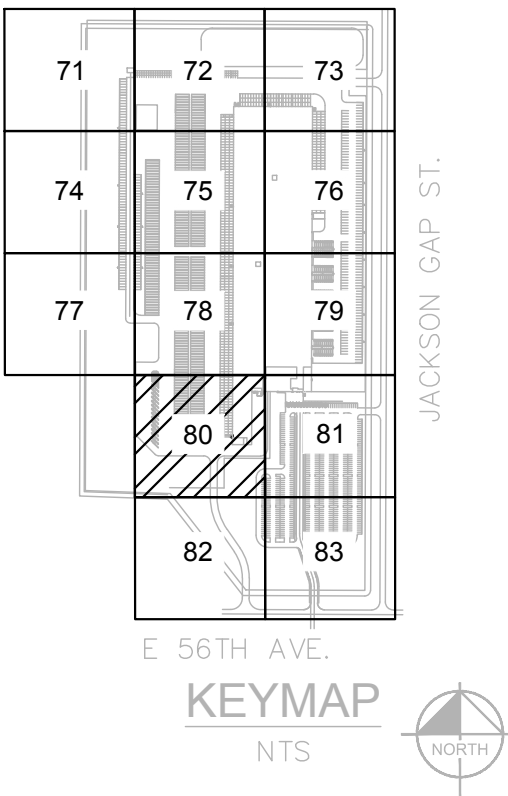
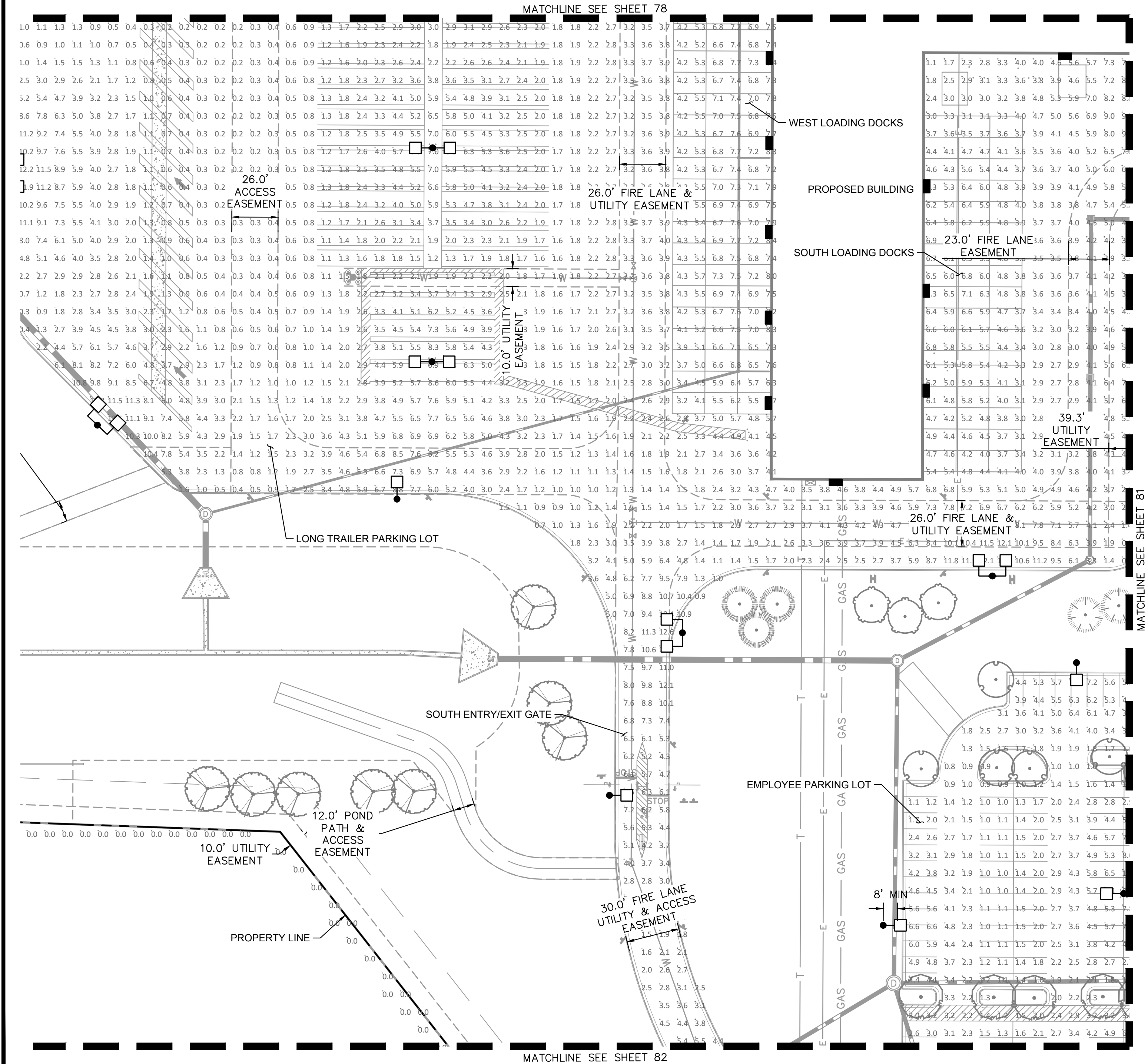
FILE NO.
PH-CSP
PROJECT NO.
096360012

SHEET NO.

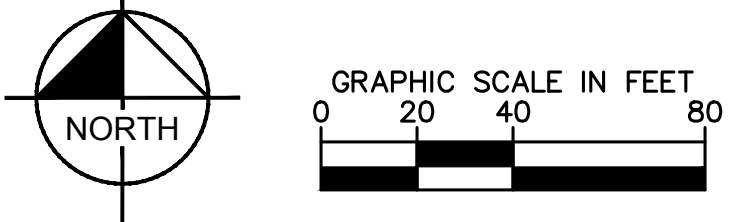
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PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
EMPLOYEE PARKING LOT		NORTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
MAX:MIN = 19.00		MAX:MIN = 2.61	
LONG TRAILER PARKING LOT		SOUTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.22		AVERAGE = 5.00	
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AVERAGE = 4.93		AVERAGE = 5.86	
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SOUTH ENTRY/EXIT GATE		WEST LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
EAST ENTRY/EXIT GATE #1		MOBILE LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 5.28		AVERAGE = 6.70	
MAX:MIN = 3.81		MAX:MIN = 3.56	
EAST ENTRY/EXIT GATE #2			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



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Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
PH-CSP
PROJECT NO.
096360012
SHEET NO.
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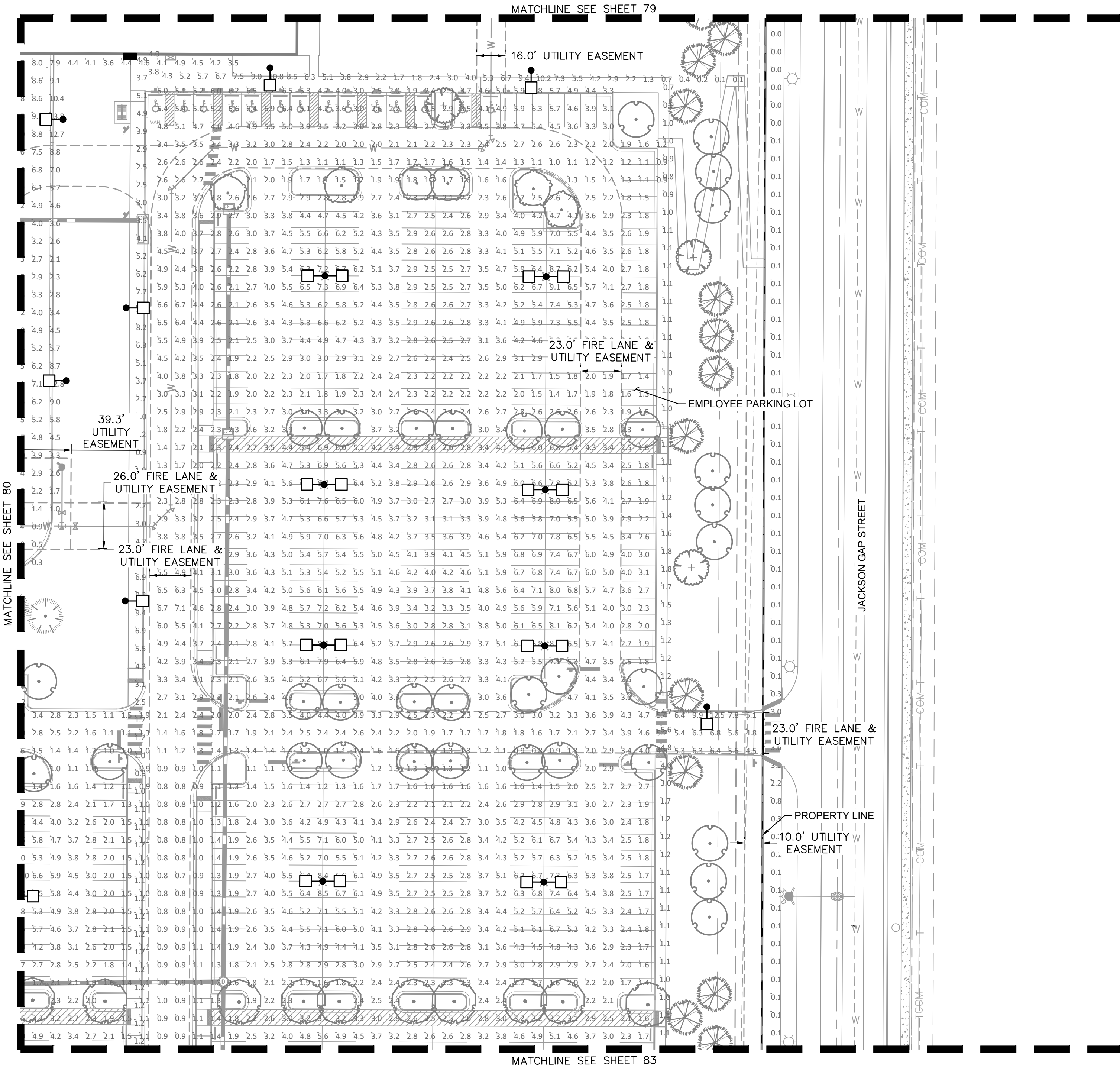
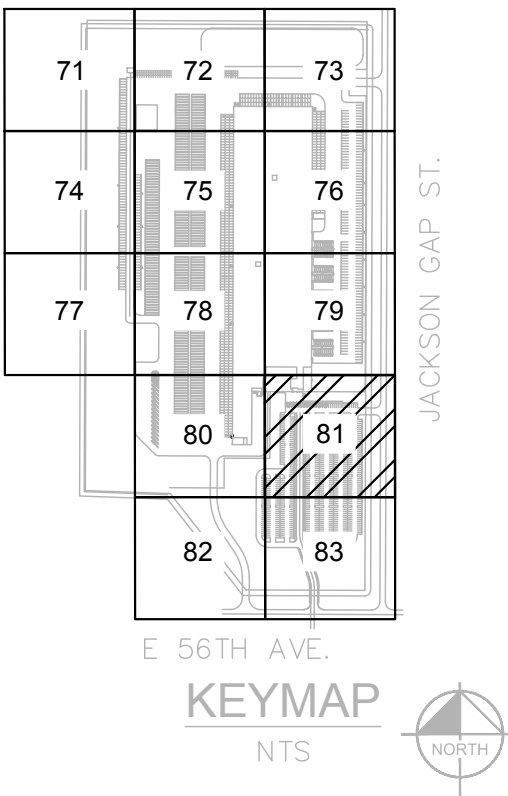
DATE: 09/20/2021
BY: DATE: 09/20/2021
REVISION: NO. 1
APPROVED: APPR

PHOTOMETRIC PLAN

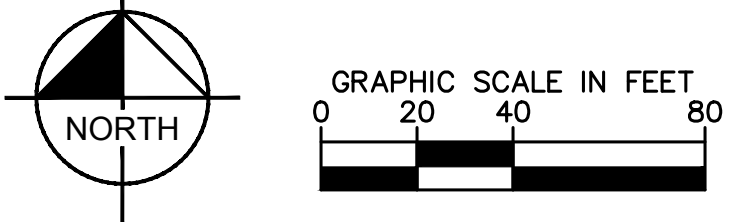
PROJECT TIGER AT PORTEOS 2020-6058-00

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
EMPLOYEE PARKING LOT		NORTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
MAX:MIN = 19.00		MAX:MIN = 2.61	
LONG TRAILER PARKING LOT		SOUTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.22		AVERAGE = 5.00	
MAX:MIN = 68.00		MAX:MIN = 2.43	
VAN PARKING LOT		EAST LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 4.93		AVERAGE = 5.86	
MAX:MIN = 19.14		MAX:MIN = 2.36	
SOUTH ENTRY/EXIT GATE		WEST LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 6.71		AVERAGE = 6.20	
MAX:MIN = 5.73		MAX:MIN = 2.66	
EAST ENTRY/EXIT GATE #1		MOBILE LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
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EAST ENTRY/EXIT GATE #2			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO. PH-CSP
PROJECT NO. 096360012
SHEET NO. 81

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
4855 South Ute Avenue
Denver, Colorado 80237 (303) 228-2300

REVISION

BY

DATE

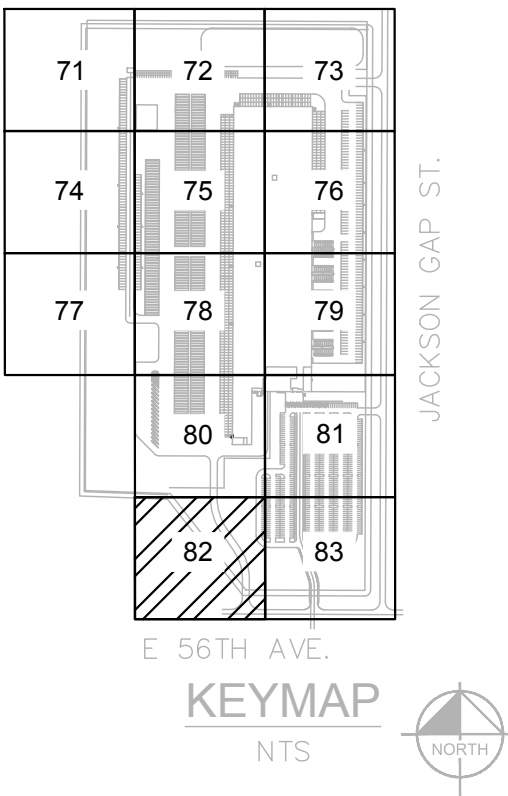
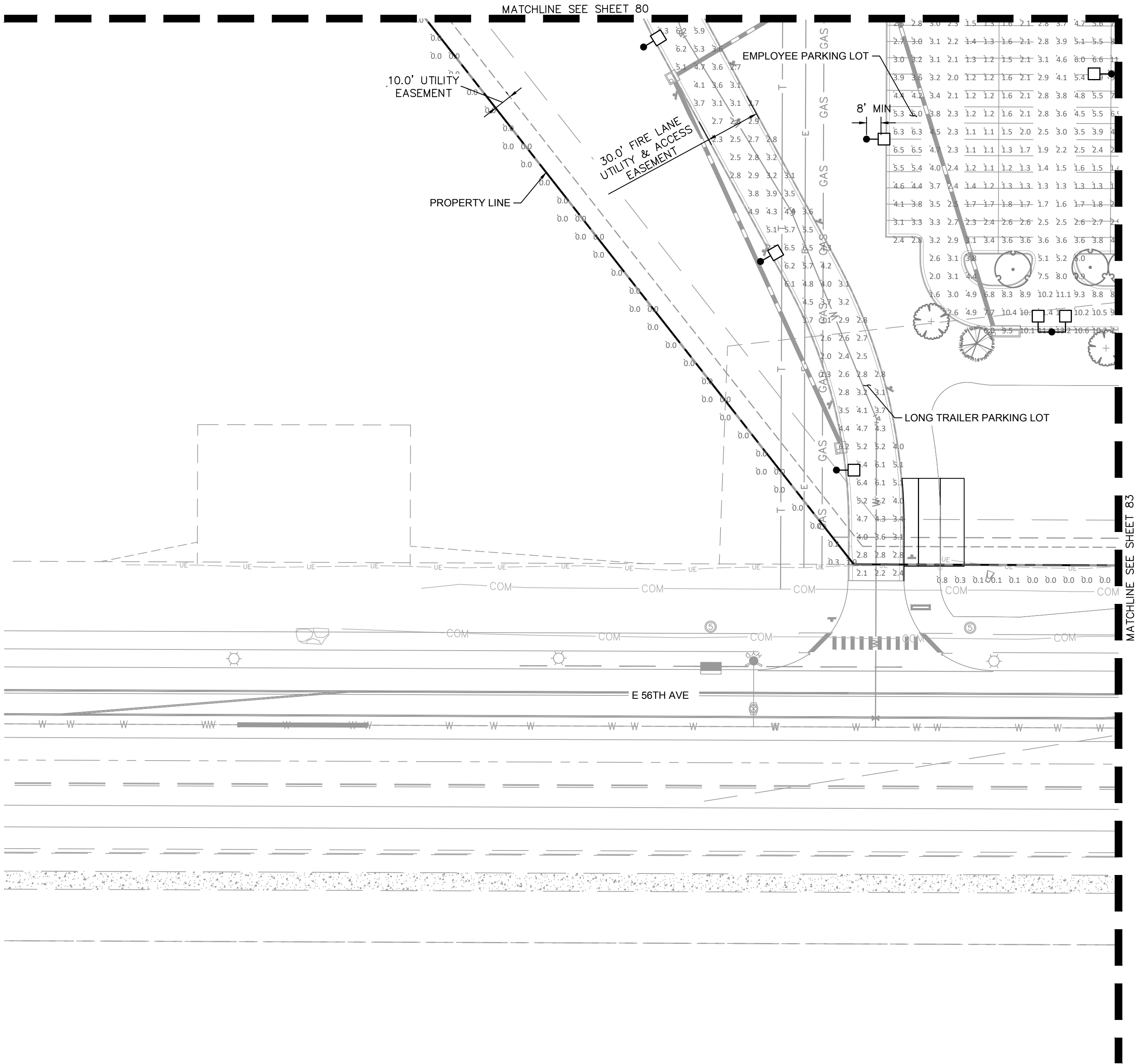
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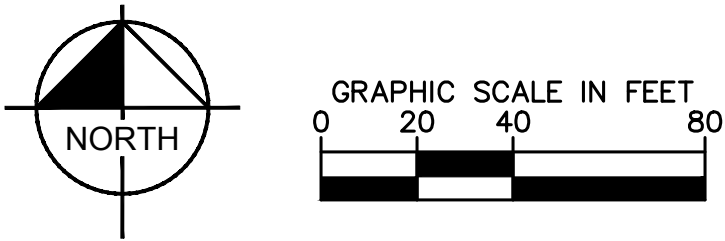
SITE PHOTOMETRIC PLAN

PROJECT TIGER AT PORTEOS
SITE PLAN

LOCATED IN THE SW 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



CALCULATION SUMMARY			
EMPLOYEE PARKING LOT		NORTH LOADING DOCKS	
ILLUMINANCE (Fc)		ILLUMINANCE (Fc)	
AVERAGE = 3.52		AVERAGE = 5.65	
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MAX:MIN = 3.81		MAX:MIN = 3.56	
EAST ENTRY/EXIT GATE #2			
ILLUMINANCE (Fc)			
AVERAGE = 5.12			
MAX:MIN = 6.94			



PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

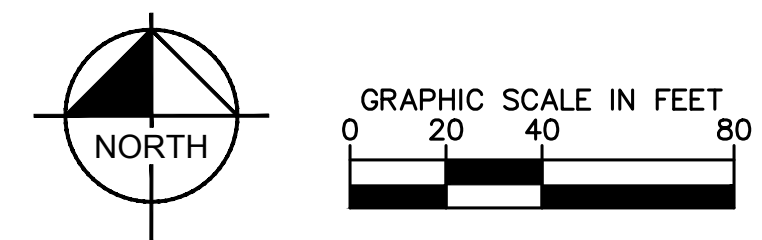
Kimley»Horn

Kimley-Horn and Associates, Inc.
4855 South Ute Avenue, Suite 300
Denver, Colorado 80237 (303) 228-2300

FILE NO. PH_CSP	PROJECT NO. 096360012	SHEET NO. 82
DATE: 09/20/2021	DESIGNED BY: BJC	CHECKED BY: ELG
	DRAWN BY: CM	
	REVISION	BY DATE APPR

SITE PHOTOMETRIC PLAN

LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO



PROJECT TIGER AT PORTEOS
SITE PLAN
LOCATED IN THE SW ¼ OF SECTION 8, TOWNSHIP 3 SOUTH,
RANGE 65 WEST OF THE 6TH P.M.,
CITY OF AURORA, ADAMS COUNTY, STATE OF COLORADO

CONTRACTOR TO COORDINATE
FIXTURE FINISH WITH OWNER
PRIOR TO PURCHASE

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

McGraw-Edison

Catalog #	SEE ORDERING INFORMATION SHEET	Type
Project	PROJECT TIGER AT PORTEOS	COMMERCIAL/INDUSTRIAL
Comments		Date
Prepared by	KIMLEY-HORN & ASSOCIATES, INC.	FEBRUARY 2021

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

DRILLING PATTERN

TYPE "N"

DATE: 08/20/2021

DESIGNED BY: BJC

DRAWN BY: CM

CHECKED BY: ELG

FILE NO. PH_CSP

PROJECT NO. 096360012

SHEET NO.

84

page 9

GLEON GALLEON LED

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1 02=2 03=3 04=4 05=5 ⁴ 06=6 07=7 08=8 ⁵ 09=9 ⁶ 10=10 ⁶	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁷ 480=480V ^{7,8}	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5M=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLR=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	AP=Grey BZ=Bronze K=Black DP=Dark Platinum GM=Graphite Metallic WH=White	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QMEA=Quick Mount Arm (Extended Length) ¹²
Options (Add as Suffix)					Accessories (Order Separately)		
7030=70 CRI 3000K ¹³ 9030=80 CRI 3000K ¹⁴ 7050=70 CRI 5000K ¹⁵ 7060=70 CRI 6000K ¹⁵ 600=Drive Current Factory Set to Nominal 600mA ¹⁶ 800=Drive Current Factory Set to Nominal 800mA ¹⁶ 1200=Drive Current Factory Set to Nominal 1200mA ¹⁶ F=Single Fuse (120, 277 or 347V. Must Specify Voltage) FF=Double Fuse (208, 240 or 480V. Must Specify Voltage) 2L=Two Circuits ^{17,18} DIM=External 0-10V Dimming Leads ^{19,20} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) ²¹ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ²¹ R=NEMA Twistlock Photocontrol Receptacle ²¹ AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² HA=50°C High Ambient ²³ MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{24,25} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{24,25} MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{24,25} MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{24,25} MS/X-L08-BI=Level Motion Sensor, Maximum 8' Mounting Height ^{24,25,26} MS/X-L20-BI=Level Motion Sensor, 9' - 20' Mounting Height ^{24,25,26} MS/X-L40-BI=Level Motion Sensor, 21' - 40' Mounting Height ^{24,25,26} MS/X-L40W-BI=Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{24,25,26} MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{24,25} MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{24,25} MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{24,25} MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{24,25} LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁶ LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁶ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top TH=Tool-less Door Hardware LPT=Light Square Trim Plate Painted to Match Housing ²⁷ HSS=Factory Installed House Side Shield ²⁸ CE=CE Marking ²⁹					OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX-2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX-2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX-3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1198-XX-2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX-2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX-3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX-2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX-2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX-3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX-4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX-2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX-3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit ¹¹ GLEON-QMEA=Quick Mount Extended Arm Kit ¹¹ LS/HSS=Field Installed House Side Shield ²⁸		

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP613001EN for additional support information.

2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.

3. Standard 4000K CCT and minimum 70 CRI.

4. Not compatible with MS4-LXX or MS1-LXX sensors.

5. Not compatible with extended quick mount arm (QMEA).

6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.

7. Requires the use of an internal step down transformer when combined with sensor options. Impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).

8. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems.

9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.

10. Factory installed.

11. Maximum 8 light squares.

12. Maximum 6 light squares.

13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.

14. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.

15. 1 Amp standard. Use dedicated IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.

16. Not available with HA option.

17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.

18. Not available with LumaWatt Pro wireless sensors.

19. Cannot be used with other control options.

20. Low voltage control lead brought out 18" outside fixture.

21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.

22. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.

23. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.

24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.

25. Approximately 22" detection diameter at 8' mounting height.

26. Approximately 40" detection diameter at 20' mounting height.

27. Approximately 80" detection diameter at 40' mounting height.

28. Approximately 100" detection diameter at 40' mounting height.

29. Replace X with number of Light Squares operating in low output mode.

30. LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.

31. Not available with house side shield (HSS).

32. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.

33. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.

34. One required for each Light Square.

Eaton

1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

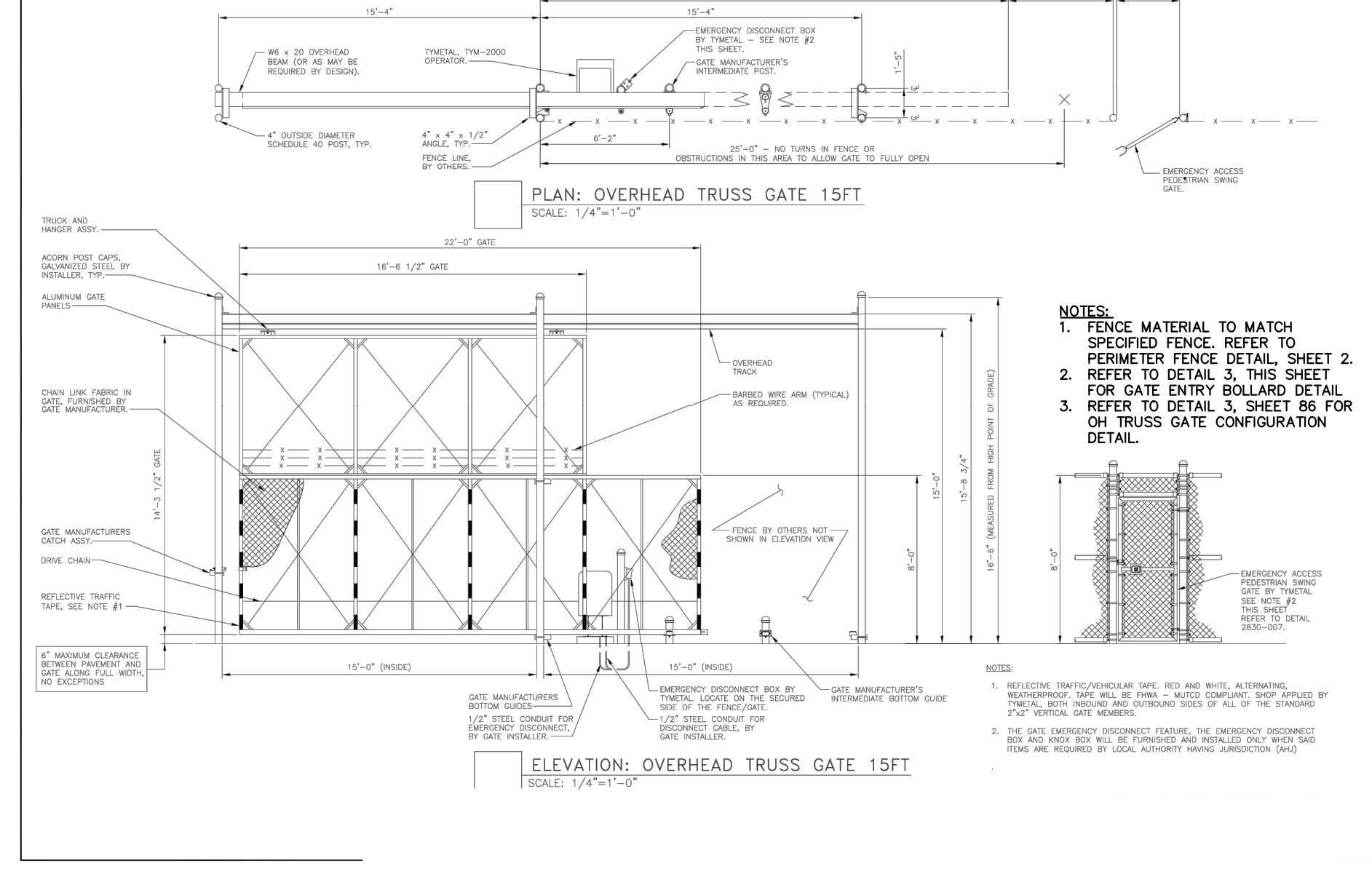
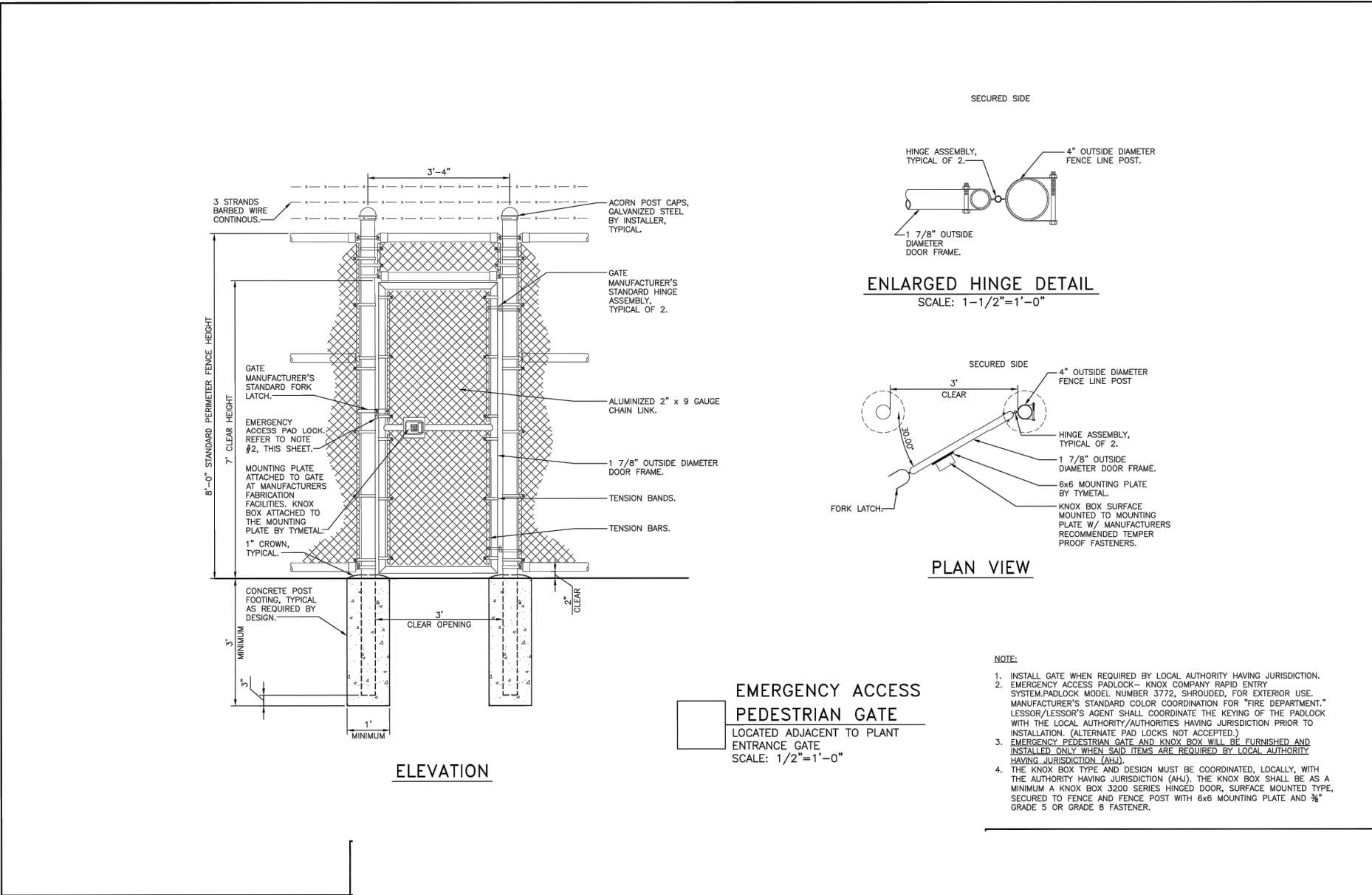
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March 12, 2018 4:50 PM

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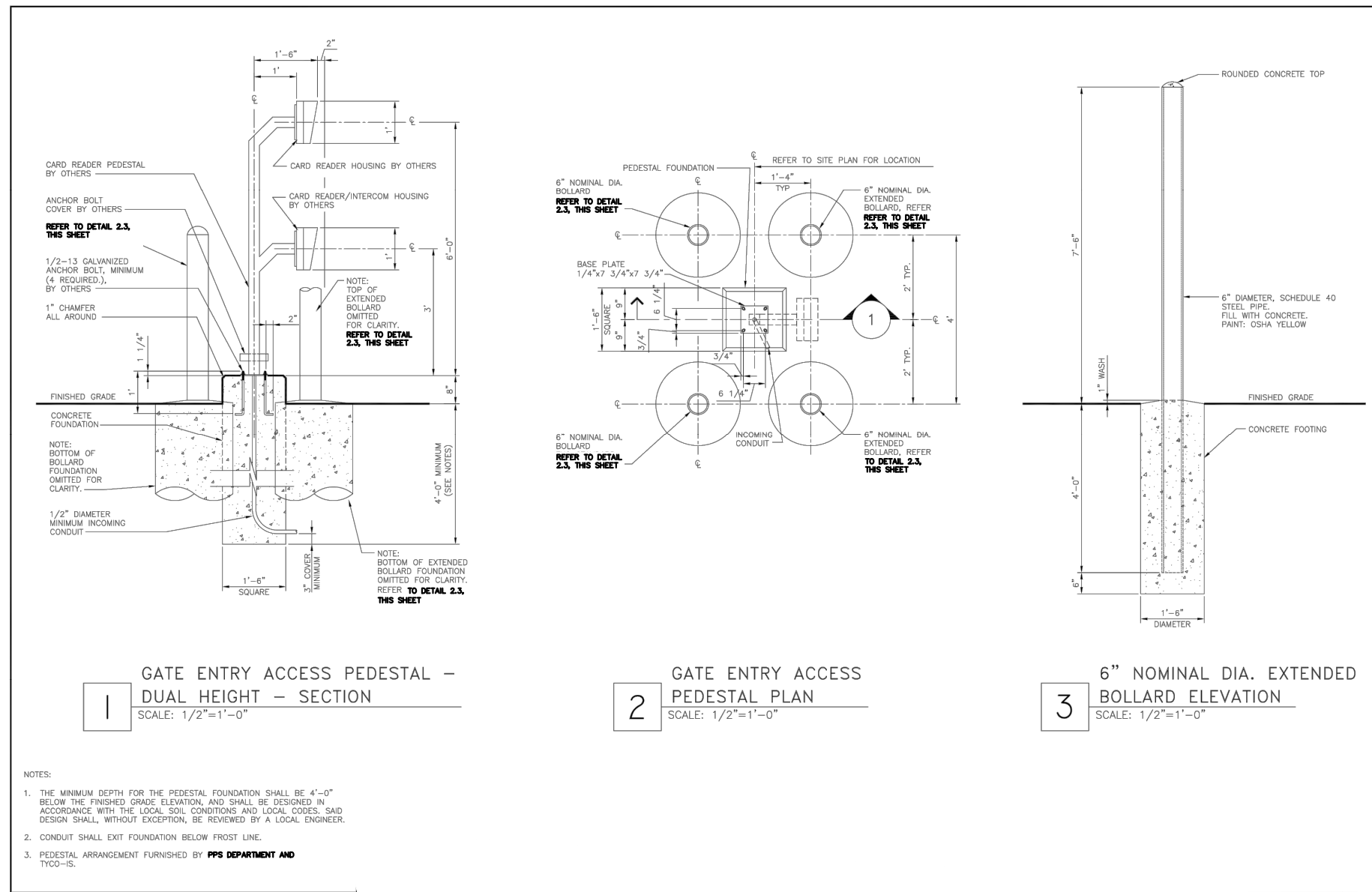
LIGHT FIXTURE CUTSHEET
SCALE: N.T.S.

PROJECT TIGER AT PORTEOS 2020-6058-00



1 3'-WIDE EMERGENCY ACCESS PEDESTRIAN GATE
N.T.S.

3 15' AUTOMATIC SLIDING GATE WITH APPROVED KNOX HARDWARE
N.T.S.



2 GATE ENTRY/EXIT ACCESS PEDESTAL-DUAL HEIGHT
N.T.S.

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

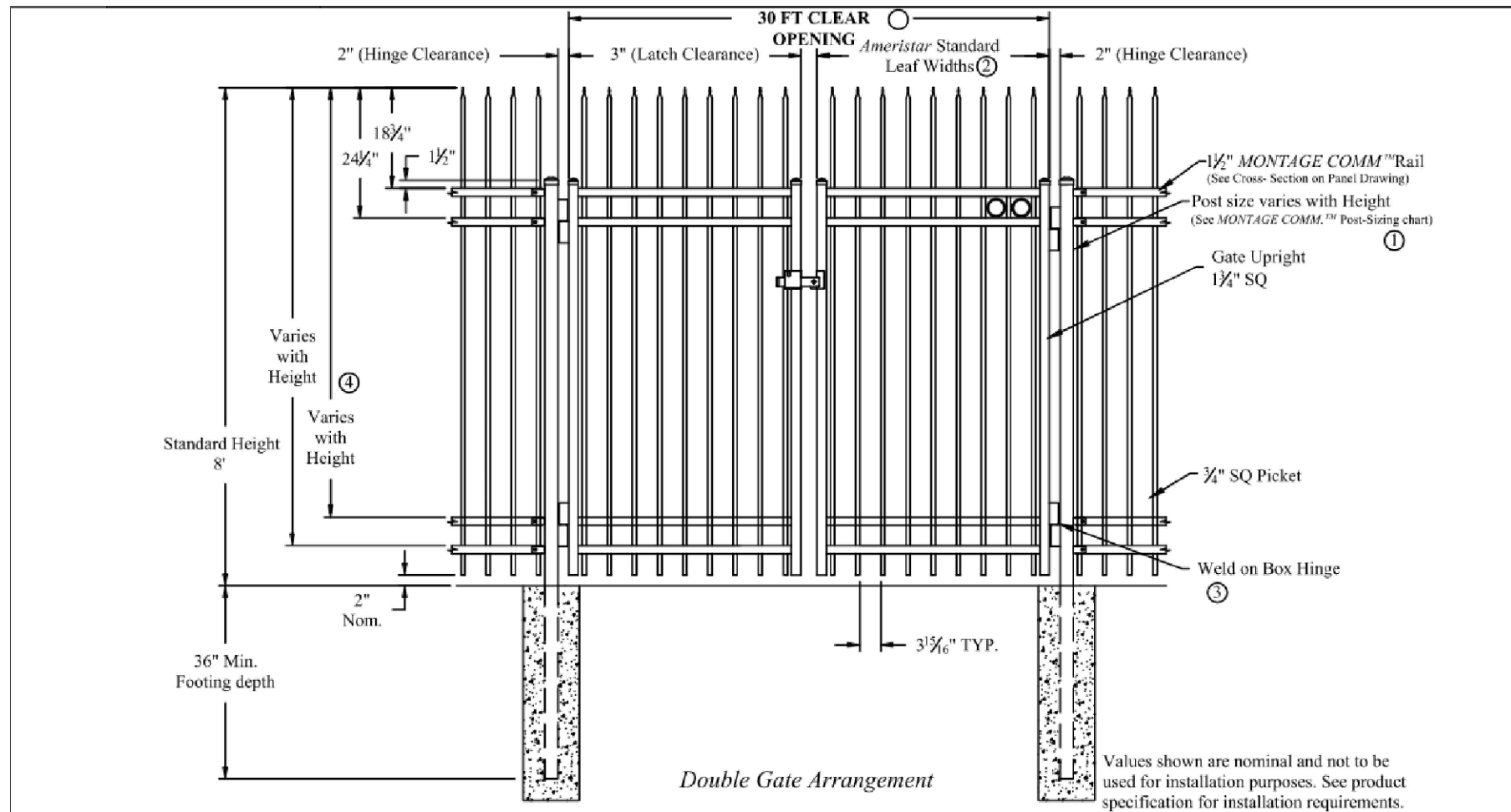
PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN
SITE DETAILS

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

FILE NO.
DTLS
PROJECT NO.
096360012

SHEET NO.

85



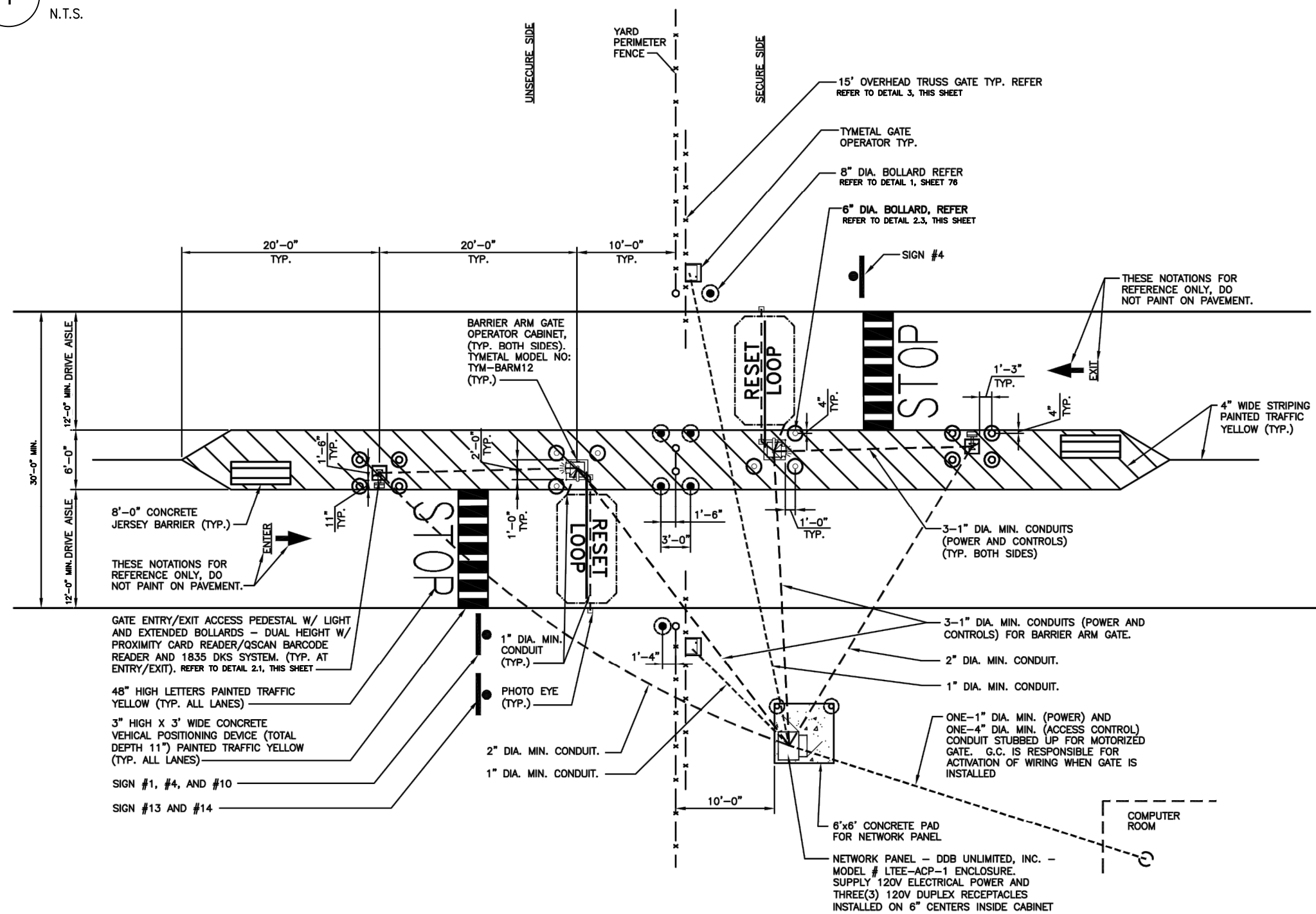
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DR: KMc	SH: 1 of 1	SCALE: DO NOT SCALE	
CK:	Date: 09/20/2017	REV: f	



1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

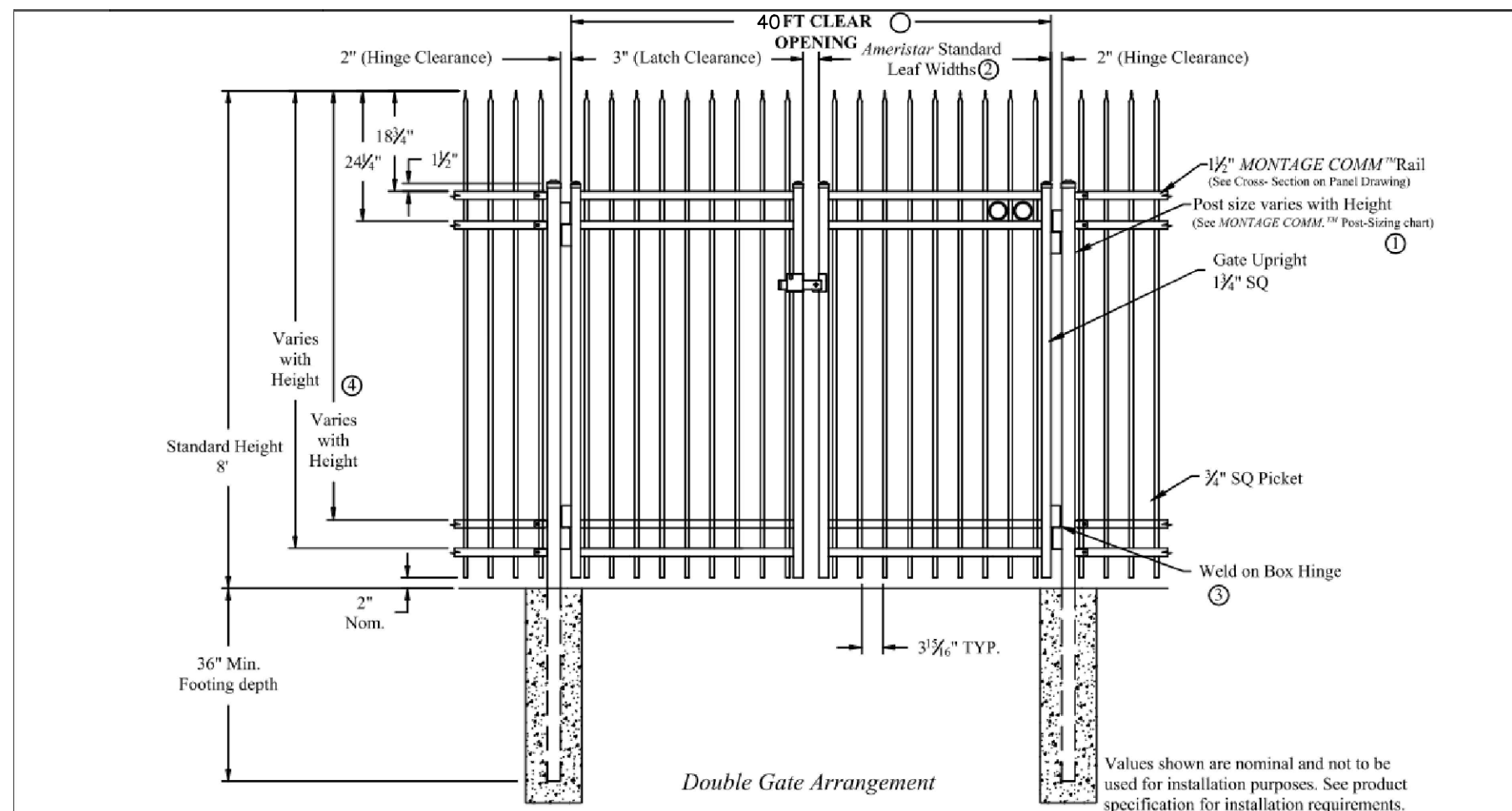
15' DOUBLE DRIVE MANUAL SWING GATE WITH APPROVED KNOX HARDWARE

1
N.T.S.



15' DUAL OVERHEAD TRUSS GATE ARRANGEMENT

3
N.T.S.



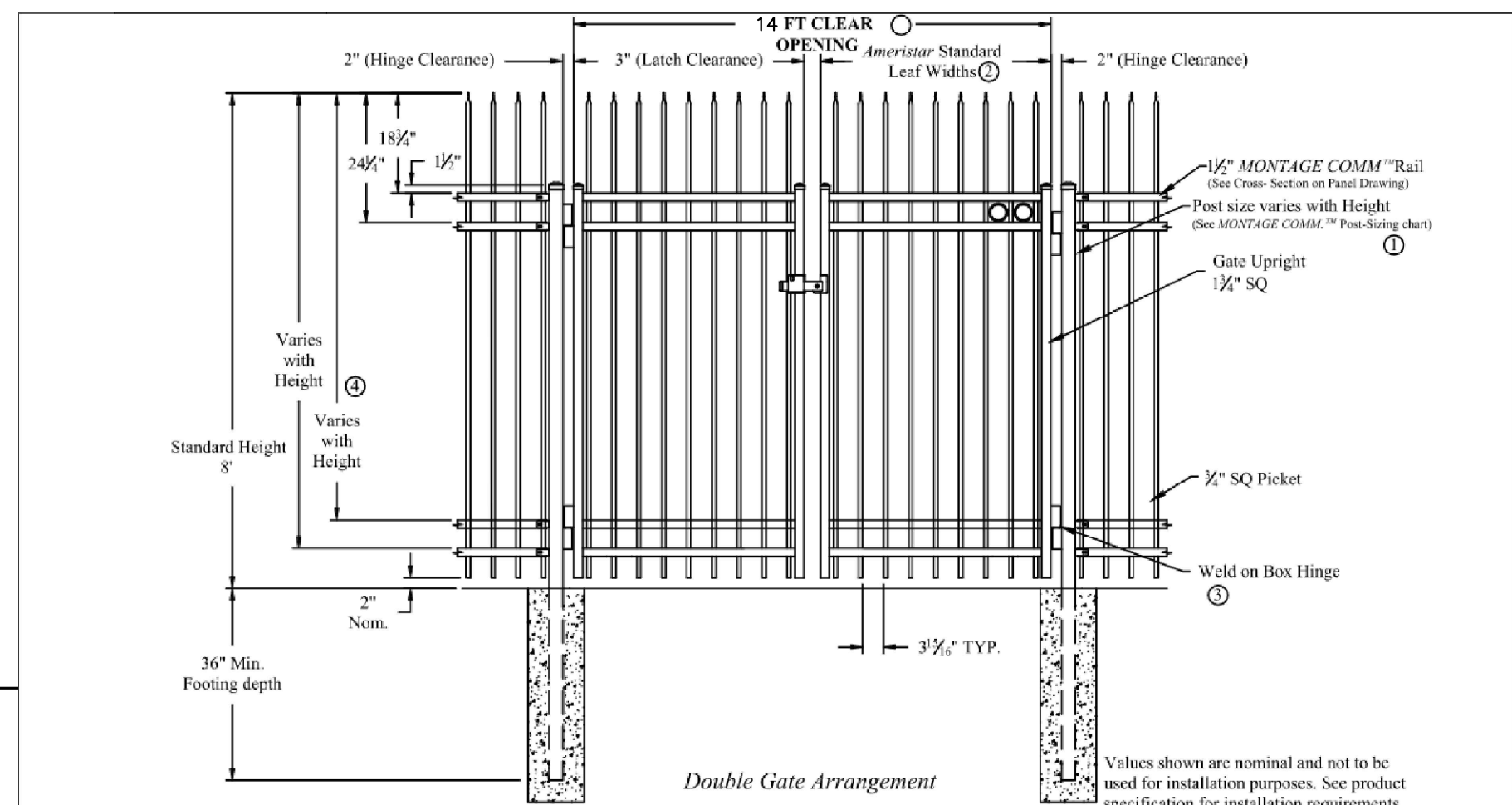
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DR: KMc	SH: 1 of 1	SCALE: DO NOT SCALE	
CK:	Date: 09/20/2017	REV: f	



1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

20' DOUBLE DRIVE MANUAL SWING GATE WITH APPROVED KNOX HARDWARE

3
N.T.S.



Title: MONTAGE COMMERCIAL INVINCIBLE 3/4-RAIL SGL & DBL GATE			
DR: KMc	SH: 1 of 1	SCALE: DO NOT SCALE	
CK:	Date: 09/20/2017	REV: f	



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Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

7' DOUBLE DRIVE MANUAL SWING GATE WITH APPROVED KNOX HARDWARE

4
N.T.S.

Kimley»Horn

KIMLEY-HORN AND ASSOCIATES, INC.
4835 South Ute Avenue, Suite 100
Denver, Colorado 80237 (303) 228-2300

PROJECT TIGER AT PORTEOS
CITY OF AURORA, COUNTY OF ADAMS
SITE PLAN

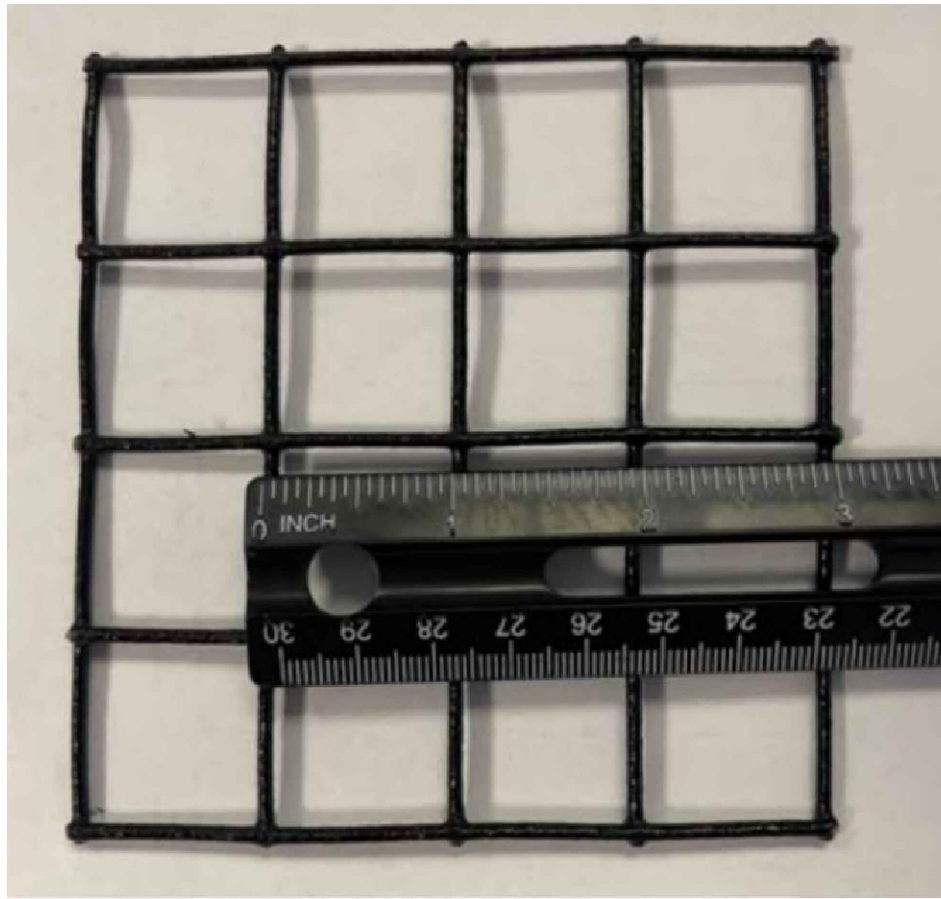
SITE DETAILS

DATE: 09/20/2021
DESIGNED BY: BJC
DRAWN BY: CM
CHECKED BY: ELG

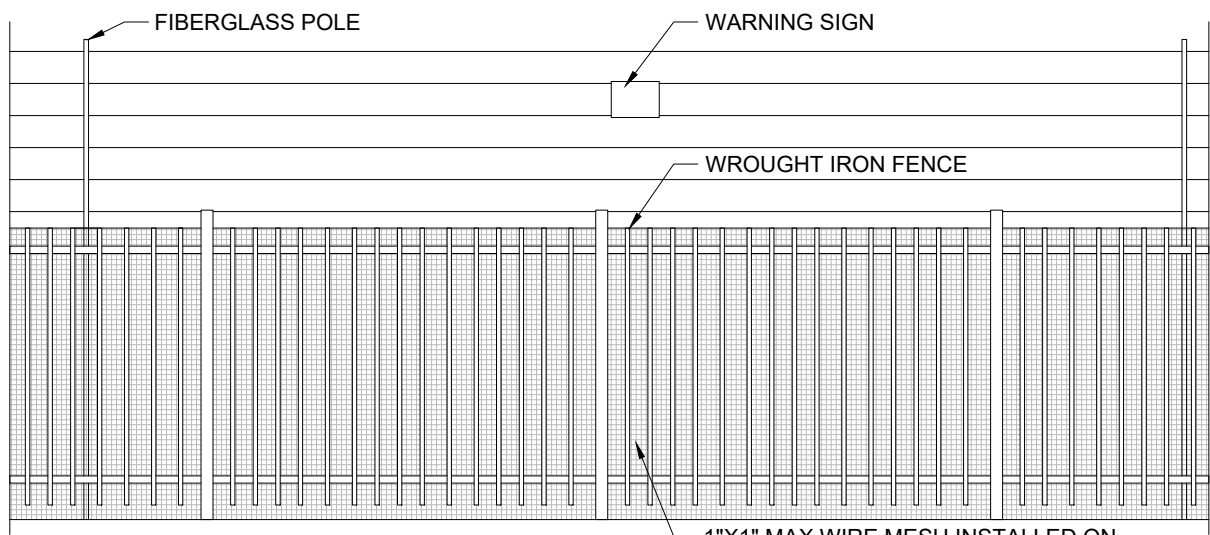
FILE NO.
DLS
PROJECT NO.
096360012

SHEET NO.

86



1x1 STEEL MESH

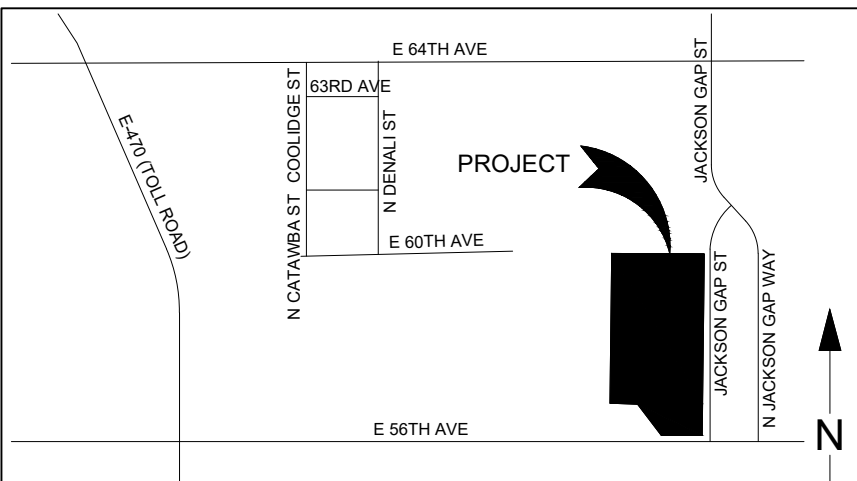
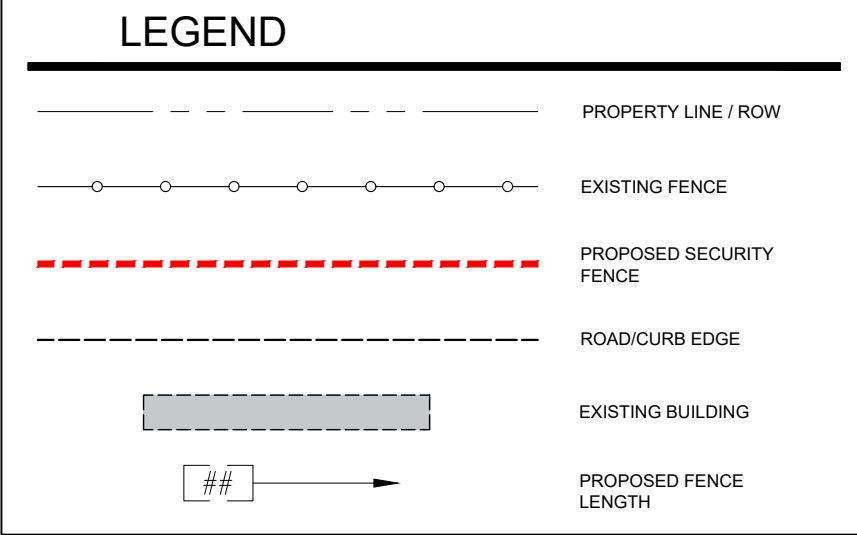


WROUGHT IRON FENCE ELEVATION - NTS
4" OPENINGS BETWEEN RODS - ADD MESH TO DECREASE OPENING TO 1" MAX

PROPERTY OWNER
SFG AURORA CO LLC
3280 PEACHTREE RD NE STE 2770
ATLANTA, GA 30305

PROJECT DATA
APN: R0212551
ZONING: AD - AIRPORT DISTRICT
ACRES: 65.53

SITE PLAN
REQUEST TO AUTHORIZE A
SECURITY FENCE FOR:
FEDEX GROUND
5805 N JACKSON GAP ST
AURORA, CO 80019



#	DATE / DESCRIPTION

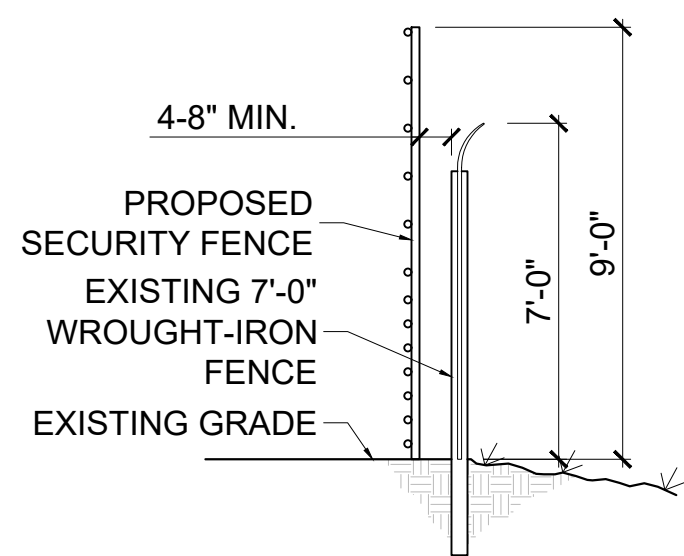


NOTES

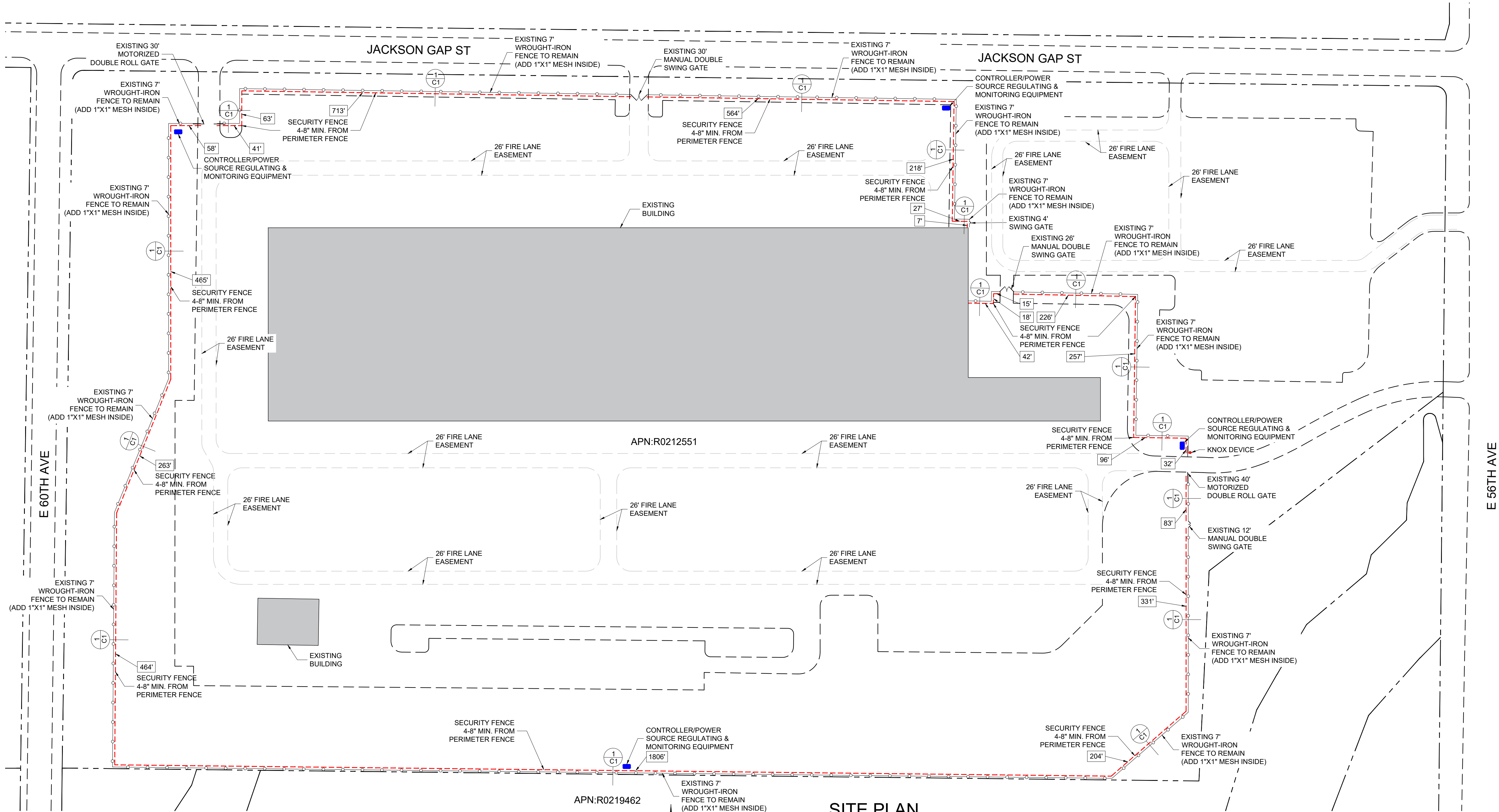
POLE LOCATIONS:
STEEL POLES: TO BE LOCATED
APPROXIMATELY ON EACH SIDE OF
GATE(S) & EVERY 90° (OR GREATER)
TURN IN FENCE LINE.
FIBERGLASS/INTERMEDIATE POLES: TO
BE LOCATED APPROXIMATELY EVERY
30'



DISCLAIMER:
POLE LOCATIONS MAY SLIGHTLY
DEVIATE FROM STIPULATIONS ABOVE
DUE TO ON-SITE CONDITIONS

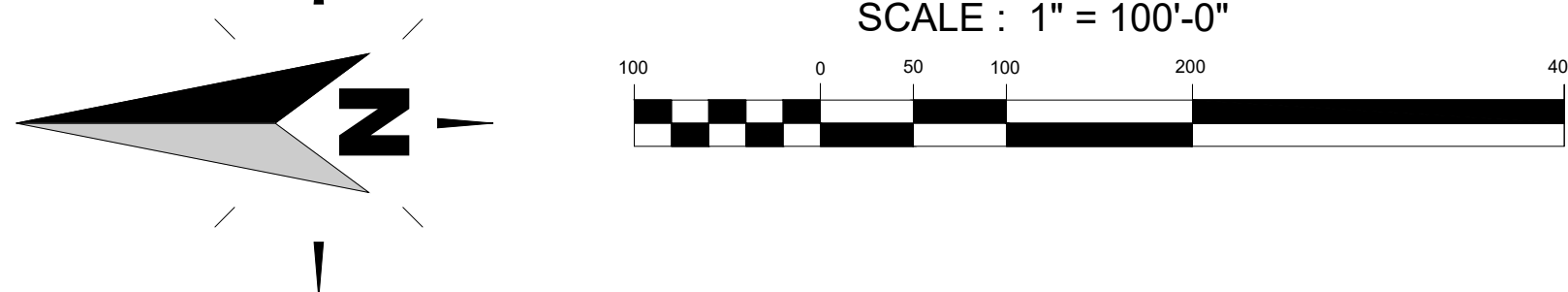
STORM DRAIN:
NO STORM DRAIN IS BEING PROPOSED
AS PART OF THIS PROJECT



1 PERIMETER FENCE SECTION
C1 NTS



*PROPOSED LOCATION OF ELECTRONICS ONLY, SUBJECT TO CHANGE
BASED ON SITE CONDITIONS. 
*PROPOSED LOCATION OF KNOX DEVICE ONLY, SUBJECT TO CHANGE
BASED ON SITE CONDITIONS. 



SITE PLAN
SCALE : 1" = 100'-0"

PROJECT:
FEDEX GROUND
5805 N JACKSON GAP ST
AURORA, CO 80019

SHEET TITLE: SITE PLAN

APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

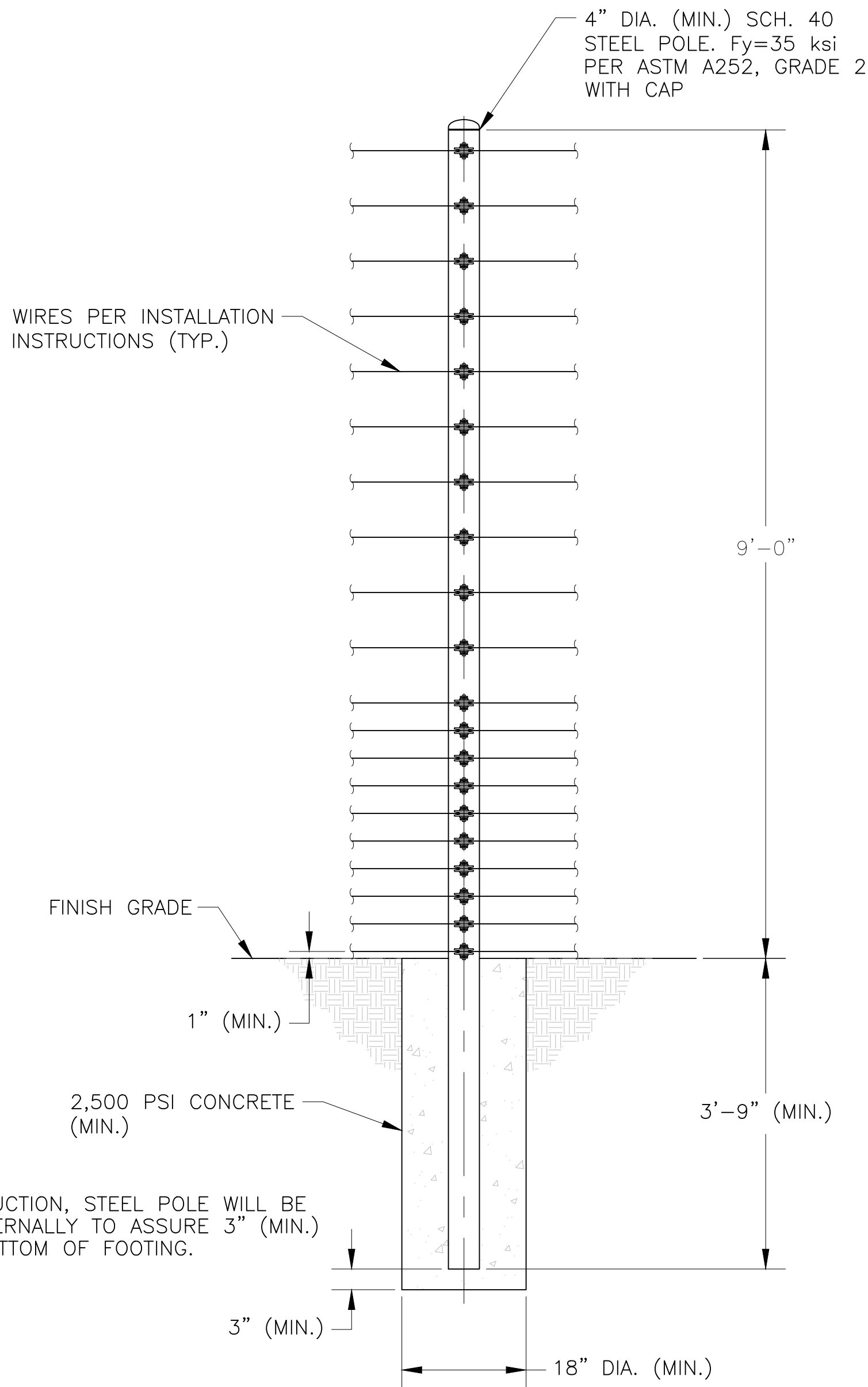
DATE: 10/17/2024
DRAWN BY: RLR
SCALE: SEE PLAN

SHEET

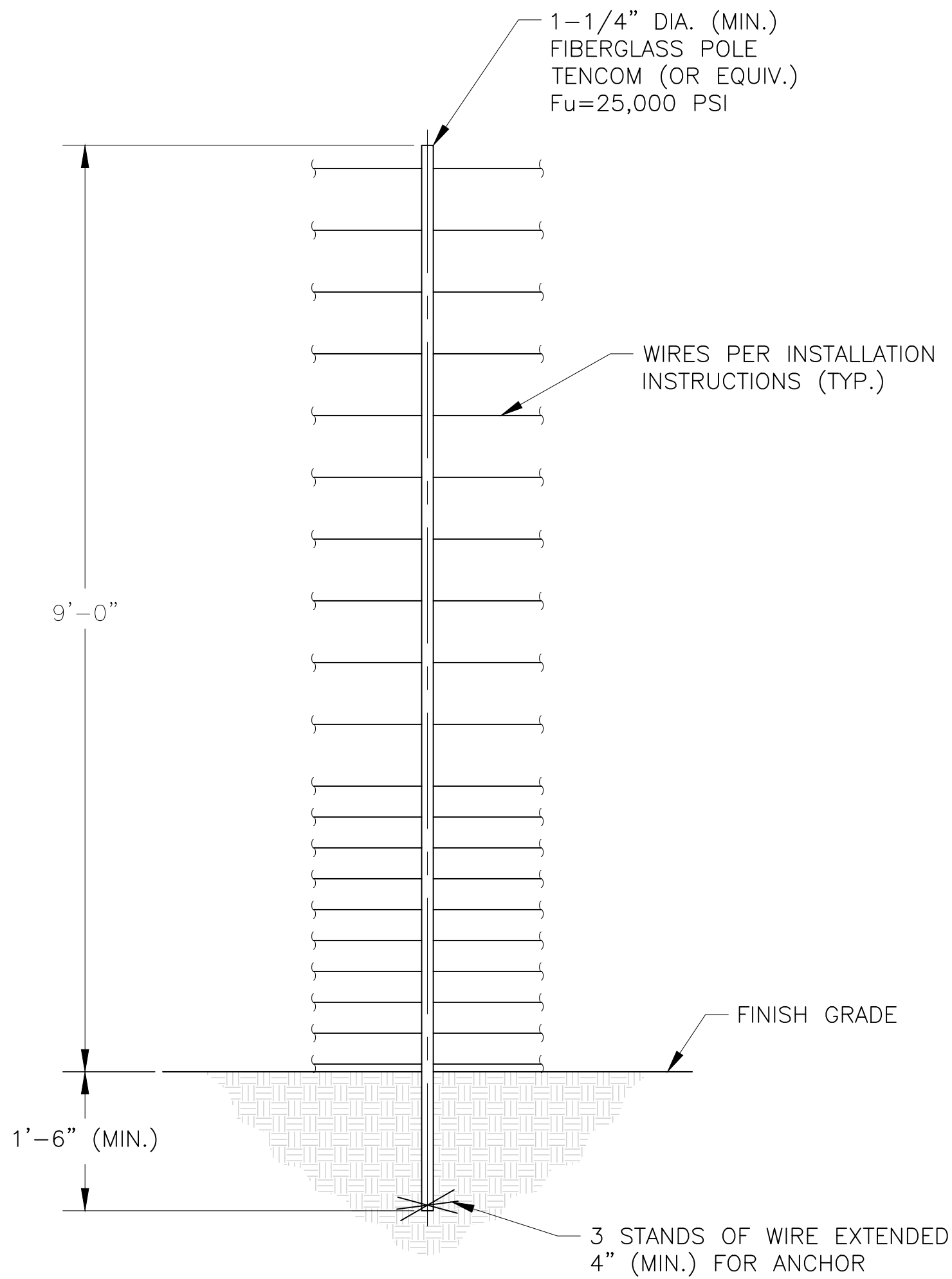
87

ADDING A SECURITY
FENCE INSIDE EXISTING
PERIMETER FENCE





STEEL POLE DETAIL
SCALE: NONE
(STRUCTURAL)



FIBERGLASS POLE DETAIL
SCALE: NONE
(NON-STRUCTURAL, NON-LOAD BEARING WIRE SEPARATOR)

RAPID TIGHTENERS

RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION – BETWEEN 6" INCHES AND 3 FEET FROM A FIBERGLASS POLE – TOWARD THE CENTER OF THE RUN.

THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT.

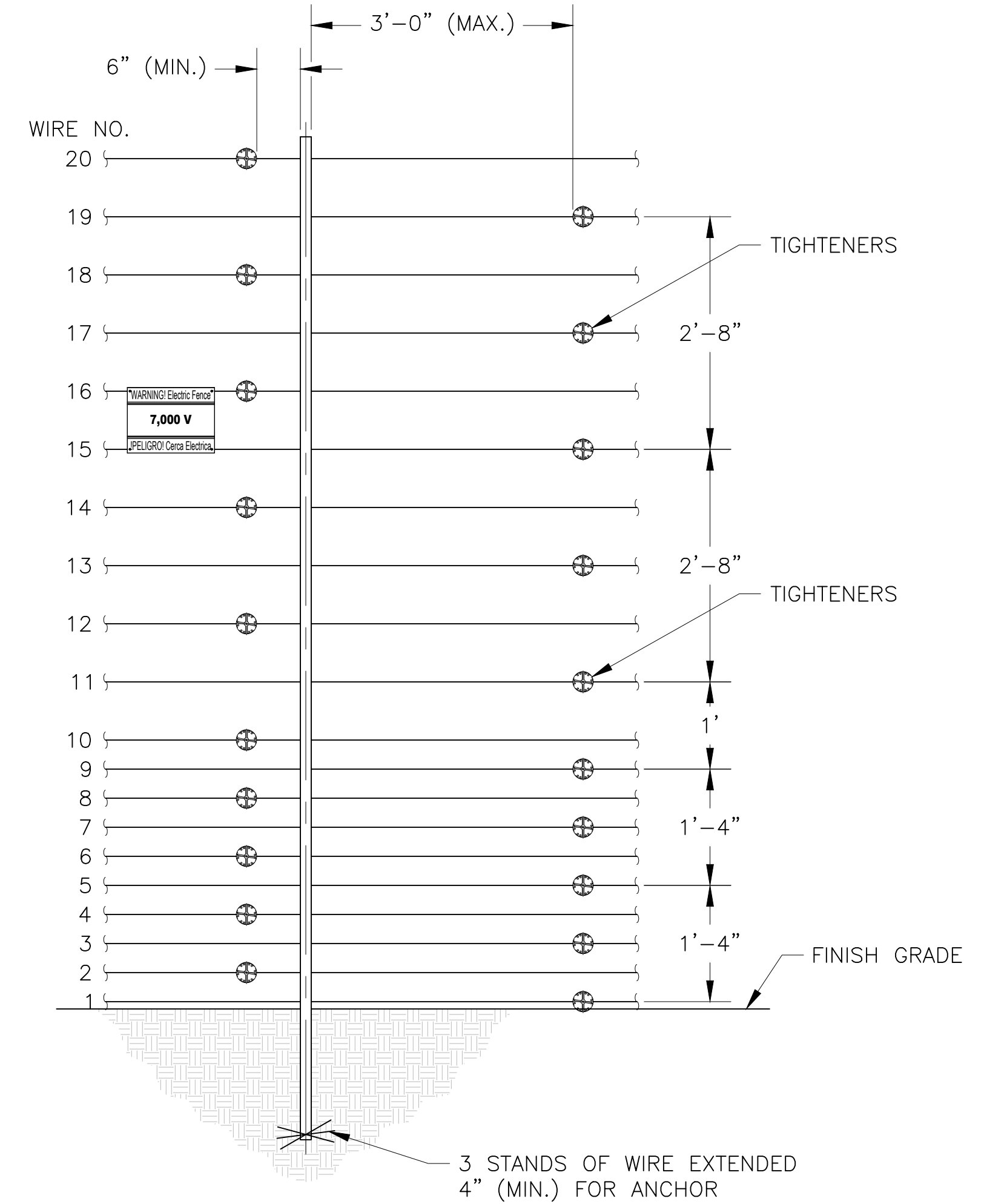
WIRE SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.

WARNING SIGNS

WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN SIGNS.

ALL WARNING SIGNS SHOULD BE MOUNTED EITHER BETWEEN WIRES 15 & 16 OR AT BEST VISIBLE HEIGHT.

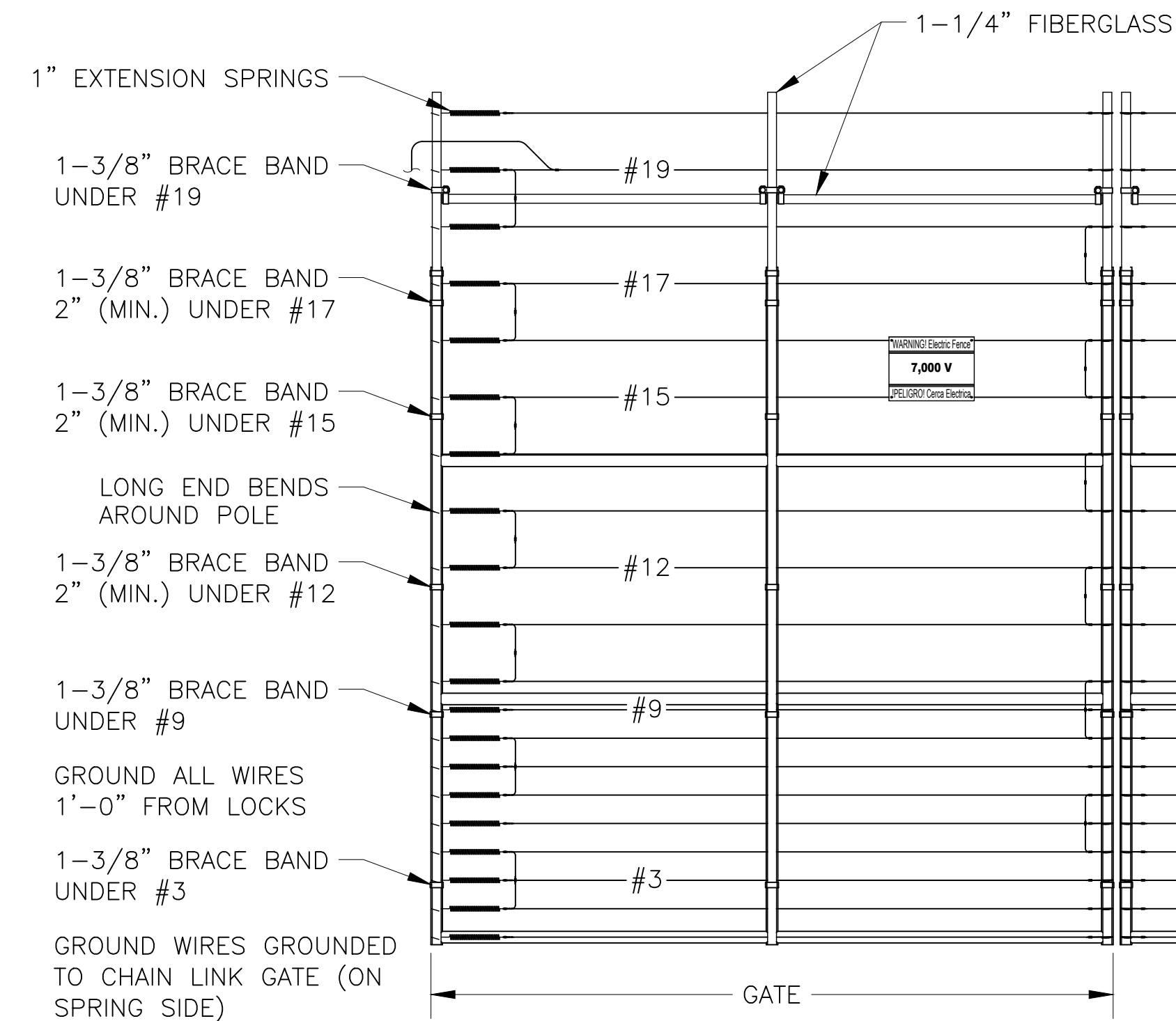
IF INSTALLED BEHIND A SOLID FENCE, WARNING SIGNS SHOULD ALSO BE PLACED ON OR ABOVE THE PERIMETER FENCE.



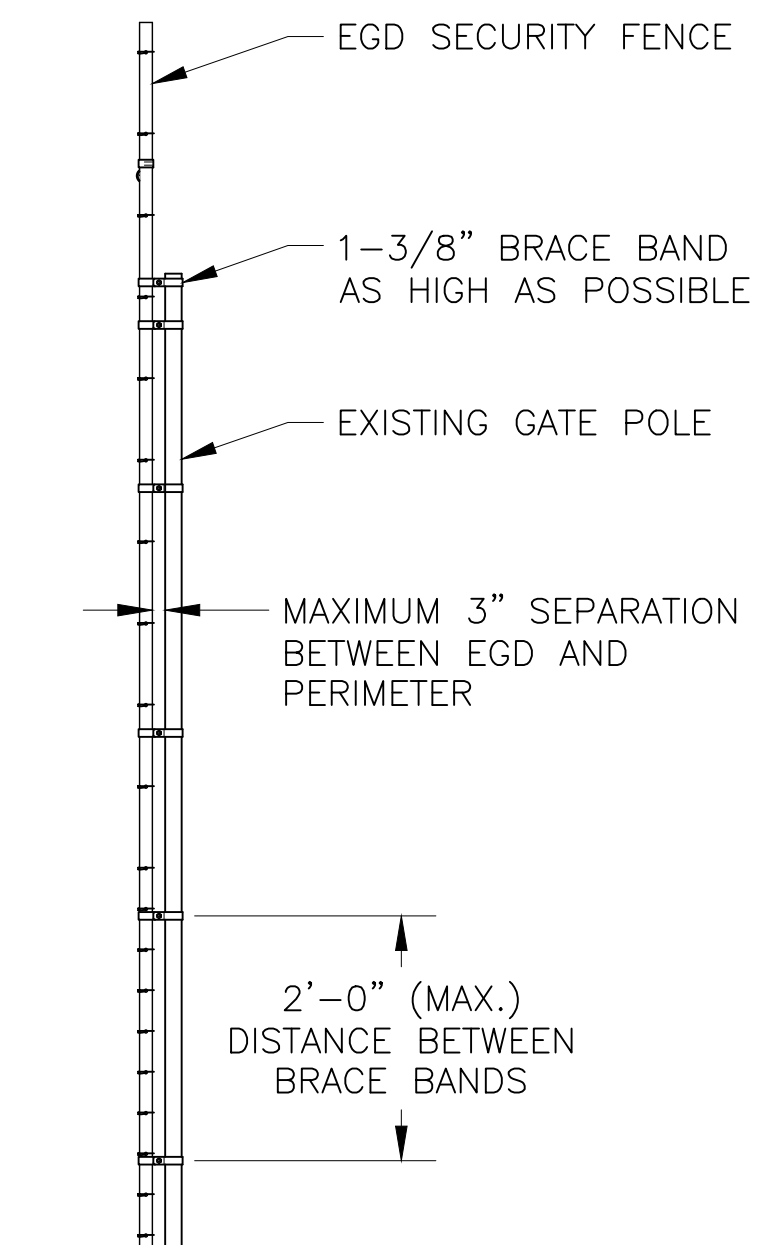
WIRE CONNECTIONS
SCALE: NONE
(FIBERGLASS POLE)

GATE DETAIL NOTES:

- BRACE BANDS ARE INSTALLED AS HIGH AS POSSIBLE UNDER #3 AND #9, 2" (MIN.) UNDER #12, #15, AND #17, UNDER #19 AND AS HIGH ON THE GATE AS POSSIBLE. MAXIMUM DISTANCE OF 2' BETWEEN BRACE BANDS.
- SPRINGS ARE LOCATED ON HINGE SIDE OF SWING GATE AND REAR OF SLIDE GATE.
- ALL CONTACTS MUST INCLUDE SPRINGS.
- ALL CONTACTS MUST HAVE BOLT THROUGH FIBERGLASS (NO SET SCREWS).
- ALL BRACE BANDS HOOKED TO CHAIN LINK MUST HAVE SET SCREW.
- EVERY GATE PANEL MUST HAVE A SIGN.
- ALL GATE CONTACTS MUST BE SECURE IN A MANNER THAT ENSURES CONTACT WILL EASILY BE MADE.
- GATE MOUNTS WILL NOT IMPACT THE FUNCTIONALITY OF THE GATE.



DOUBLE PANEL GATE
GATE DETAIL
SCALE: NONE



SIDE VIEW



WARNING SIGNS SHALL BE PLACED AT EACH ENTRANCE OF THE PROPERTY AND MAX 30 FEET ON CENTER THEREAFTER

EXAMPLE WARNING SIGN @ 9"x12"



PROJECT:
FEDEX GROUND
5805 N JACKSON GAP ST
AURORA, CO 80019

PROJECT:

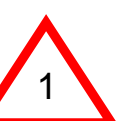
APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

DATE: 10/17/2024
DRAWN BY: RLR
SCALE: SEE PLAN

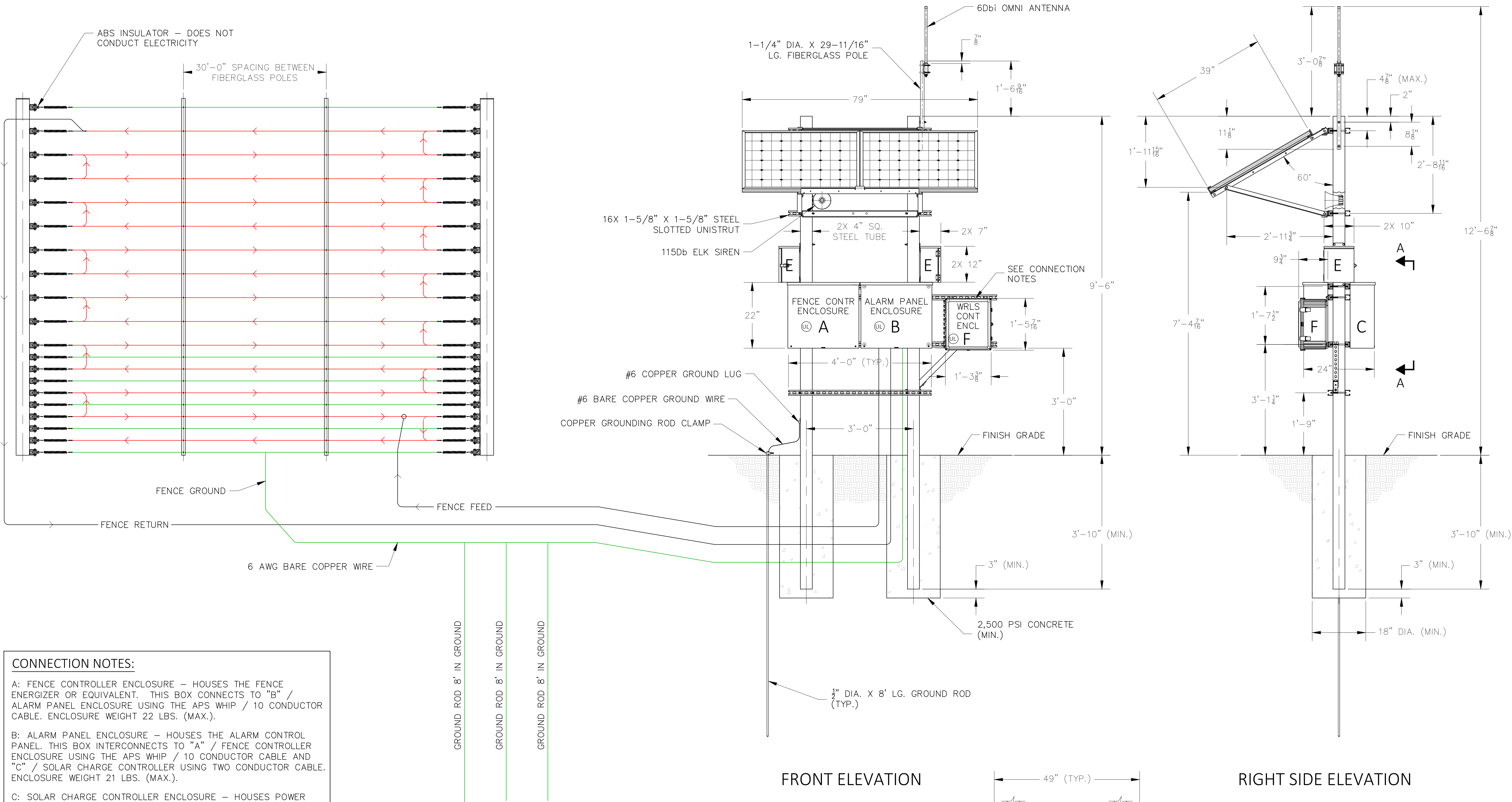
SHEET

88

ADDING A SECURITY
FENCE INSIDE EXISTING
PERIMETER FENCE



WIRE RUN DETAILS & OUTSIDE MOUNTED ELECTRONICS/CONTROLLER WITH STEEL POLE DETAIL



CONNECTION NOTES:

- A: FENCE CONTROLLER ENCLOSURE – HOUSES THE FENCE ENERGIZER OR EQUIVALENT. THIS BOX CONNECTS TO "B" / ALARM PANEL ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE. ENCLOSURE WEIGHT 22 LBS. (MAX.).
- B: ALARM PANEL ENCLOSURE – HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO "A" / FENCE CONTROLLER ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE AND "C" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. ENCLOSURE WEIGHT 21 LBS. (MAX.).
- C: SOLAR CHARGE CONTROLLER ENCLOSURE – HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.).
- D: BATTERY ENCLOSURE – HOUSES THE BATTERIES (12V/DC MAX) AND INTER- CONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 50 LBS. (MAX.).
- E: KEYPAD ENCLOSURE – HOUSES THE KEYPAD. THIS BOX INTERCONNECTS TO "A" USING 10 CONDUCTOR / 18 AWG WIRE. ENCLOSURE WEIGHT 12 LBS. (MAX.).
- F: WIRELESS CONTROLLER ENCLOSURE – HOUSES THE WIRELESS RADIO CONTROLLER AND RELAYS. CONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G THWN WIRES. ENCLOSURE WEIGHT 21 LBS. (MAX.).

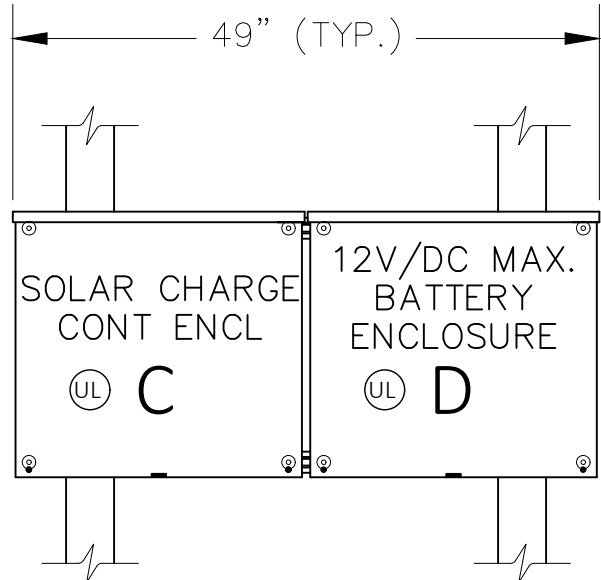
GENERAL NOTE:

EQUIPMENT ARRANGEMENT AND ELEVATION SHOWN ARE FOR REFERENCE ONLY. ACTUAL EQUIPMENT ARRANGEMENT, SHAPE, SIZE, LOCATION, AND QUANTITY ARE CUSTOMER SITE SPECIFIC AND CAN VARY FROM DRAWING DEPICTION.

NOTES:

MOUNT 4 SILVER BOXES TO A PAIR OF HSS TUBE 4"x4"x10GA. (0.134" WALL THICKNESS) ASTM A500 GRADE B OR C 55KSI YIELD (MIN.) STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM OF 3 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE EMBEDDED AT A MINIMUM OF 3'-10" BELOW GROUND LEVEL.

FRONT ELEVATION



VIEW A-A
(KEYPAD ENCLOSURES REMOVED FOR CLARITY)

RIGHT SIDE ELEVATION

ASSEMBLY WEIGHT CHART

DESCRIPTION	WEIGHT (LBS.)
SOLAR PANELS	61.6
SOLAR PANEL MTG. KIT	27.0
UNISTRUT	108.8
OMNI ANTENNA ASSEMBLY	3.59
SIREN	1.5

ELECTRONICS ARMATURE

LOCATION	DESCRIPTIVE NAME
MAIN GATE	HEAD-END ELECTRONICS

ADDING A SECURITY FENCE INSIDE EXISTING PERIMETER FENCE



#	DATE / DESCRIPTION

AMAROK
ULTIMATE PERIMETER SECURITY

PROJECT: FEDEX GROUND
5805 N JACKSON GAP ST
AURORA, CO 80019

SHEET TITLE: TYPICAL DETAILS

APPLICANT: AMAROK
550 ASSEMBLY ST 5TH FL
COLUMBIA SC 29201
803-404-6189

DATE: 10/17/2024
DRAWN BY: RLR
SCALE: SEE PLAN

SHEET
89