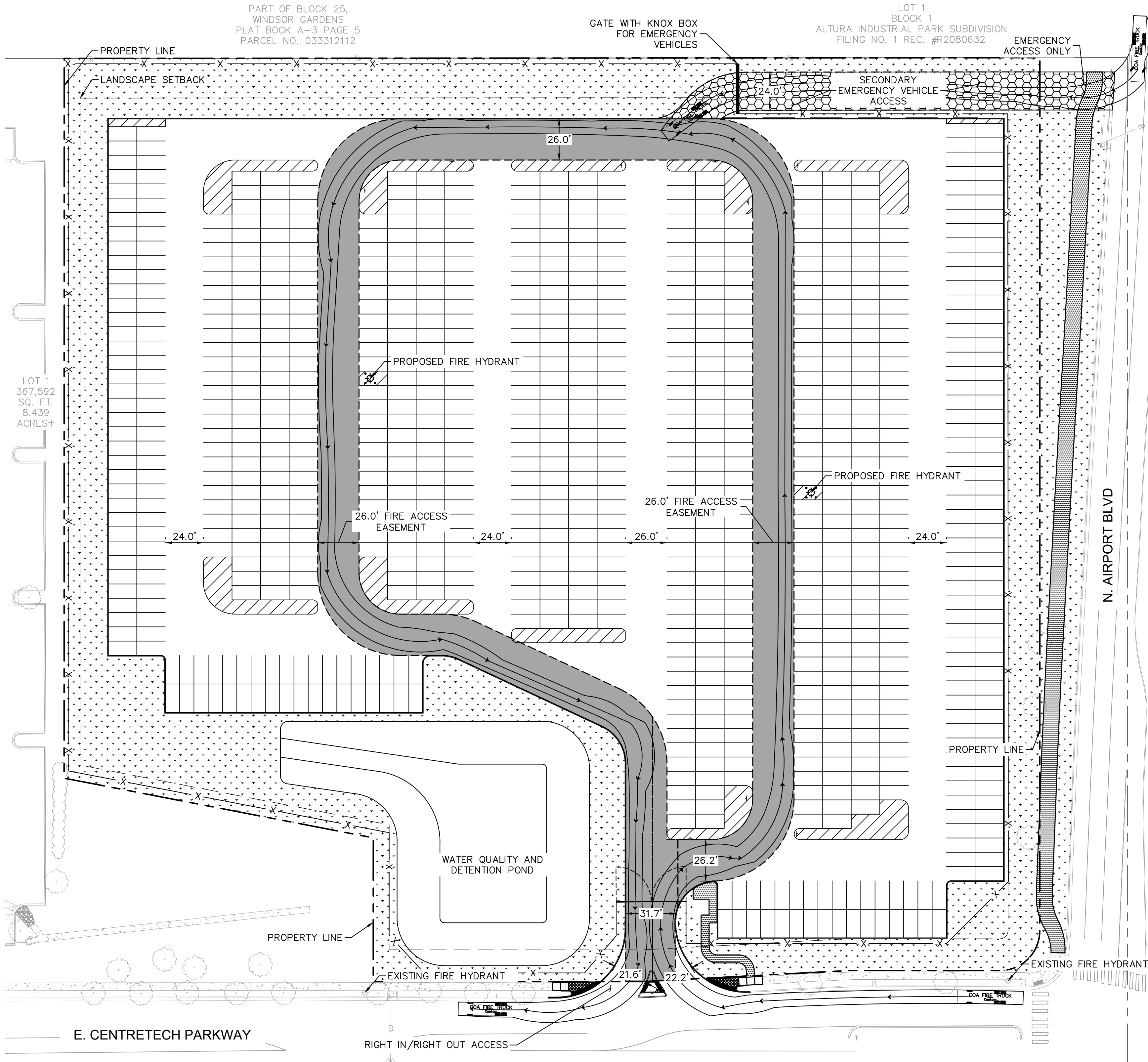


K:\DEV\_Civil\196113010\_Centretech\_Parking\196113010\_OP.dwg APPR: 12/12/24 BY: AX DATE: 12/12/24  
THIS DOCUMENT, WHETHER WITH OR WITHOUT WRITTEN AUTHORIZATION, IS THE PROPERTY OF KIMLEY-HORN & ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN & ASSOCIATES, INC.

# ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

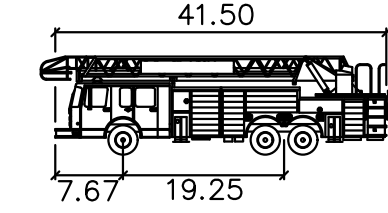
A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK  
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK  
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE  
66 WEST 6TH P.M.  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



- LEGEND:
- PROPERTY LINE
  - PROPOSED EASEMENT
  - PROPOSED FIRE LANE (26 FT WIDE)
  - CDOT CLASS 6 EMERGENCY ACCESS

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

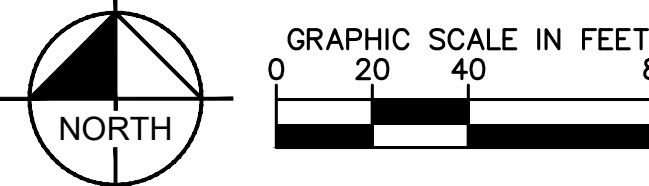
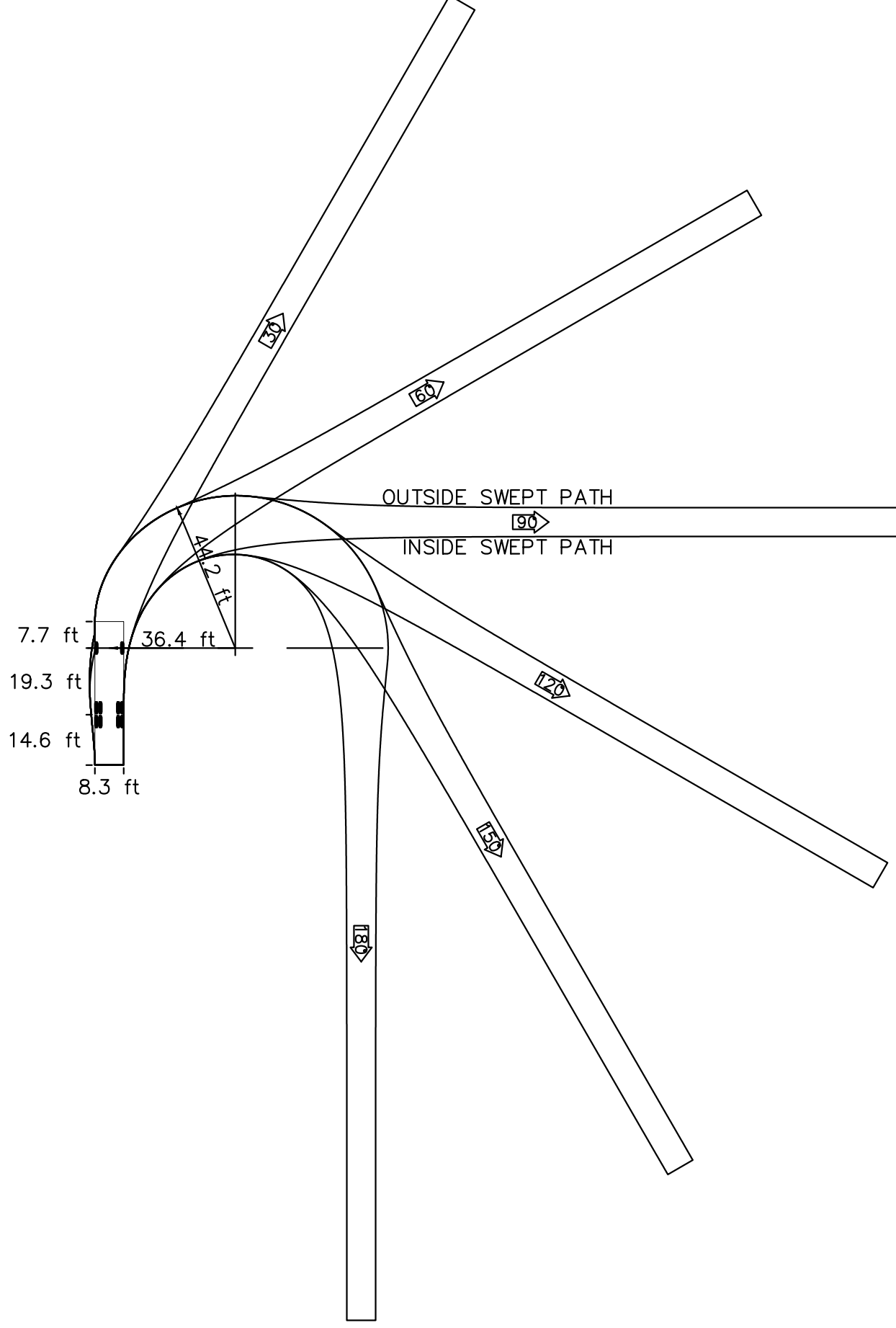
COA FIRE TRUCK 2  
Custom  
[ft]  
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COA FIRE TRUCK 2  
Width :8.33  
Track :8.33  
Lock to Lock Time :6.0  
Steering Angle :31.9

OPERATIONS PLAN

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



ASBURY CENTRETECH  
AURORA, COLORADO  
SITE PLAN  
FIRE ACCESS PLAN

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

PROJECT NO.  
196113010  
DRAWING NAME

3

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

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

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