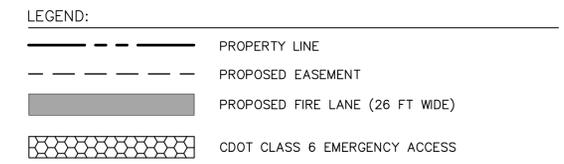
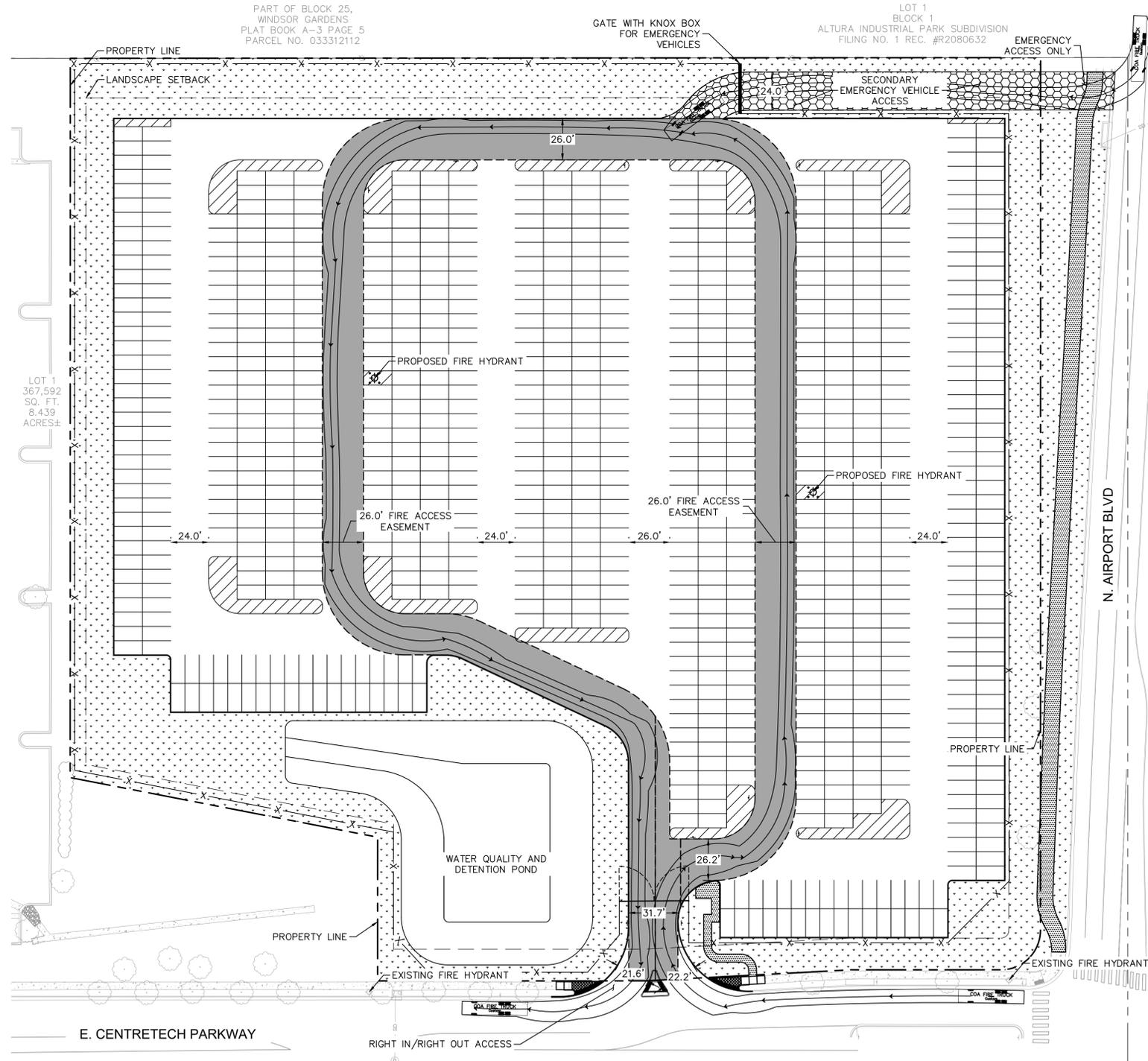


ASBURY CENTRETECH INVENTORY PARKING LOT SITE PLAN

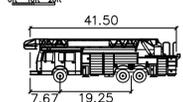
A RESUBDIVISION OF LOT 2, BLOCK 1, KAISER AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 1, LOT 4 BLOCK 1 AURORA CENTRETECH PARK
SUBDIVISION FILING NO. 3 AND A PORTION OF VACATED EAST FIRST AVENUE, BEING
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE
66 WEST 6TH P.M.
CITY OF AURORA,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

K:\DEV_Civil\196113010_Centretech_Parking_Lot\CAD\Site\Sheets\196113010_OP_4mg_Areas_Center_12/12/2024_4_30.DWG
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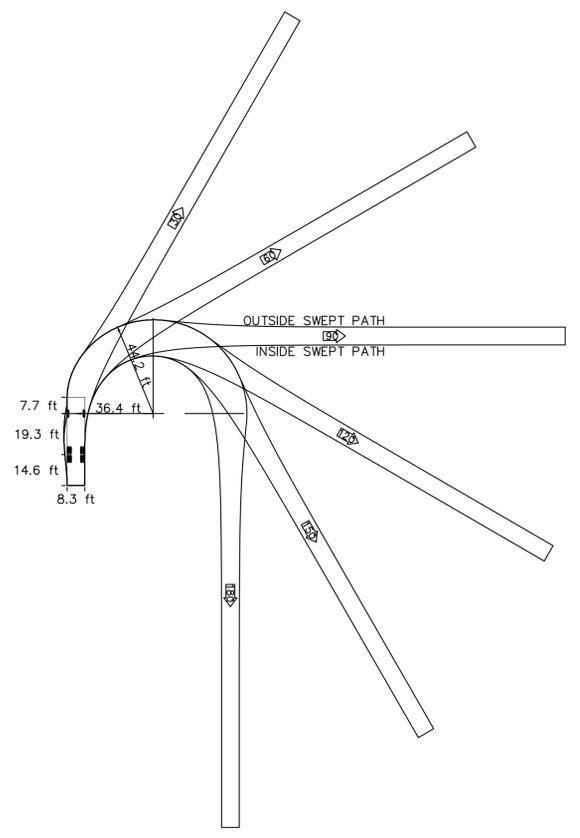


STEERING LOCK ANGLE = 31.9 deg.
ACHIEVED STEERING ANGLE:
30 deg. SWEEP ANGLE: 19.1 deg.
60 deg. SWEEP ANGLE: 26.6 deg.
90 deg. SWEEP ANGLE: 29.7 deg.
120 deg. SWEEP ANGLE: 31.0 deg.
150 deg. SWEEP ANGLE: 31.5 deg.
180 deg. SWEEP ANGLE: 31.9 deg.

COA FIRE TRUCK 2
Custom
[ft]
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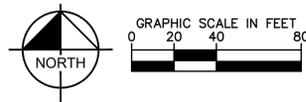


COA FIRE TRUCK 2 feet
Width :8.33
Track :8.33
Lock to Lock Time :6.0
Steering Angle :31.9



OPERATIONS PLAN

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



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

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

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

ASBURY CENTRETECH
AURORA, COLORADO
SITE PLAN
FIRE ACCESS PLAN

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

PROJECT NO.
196113010
DRAWING NAME