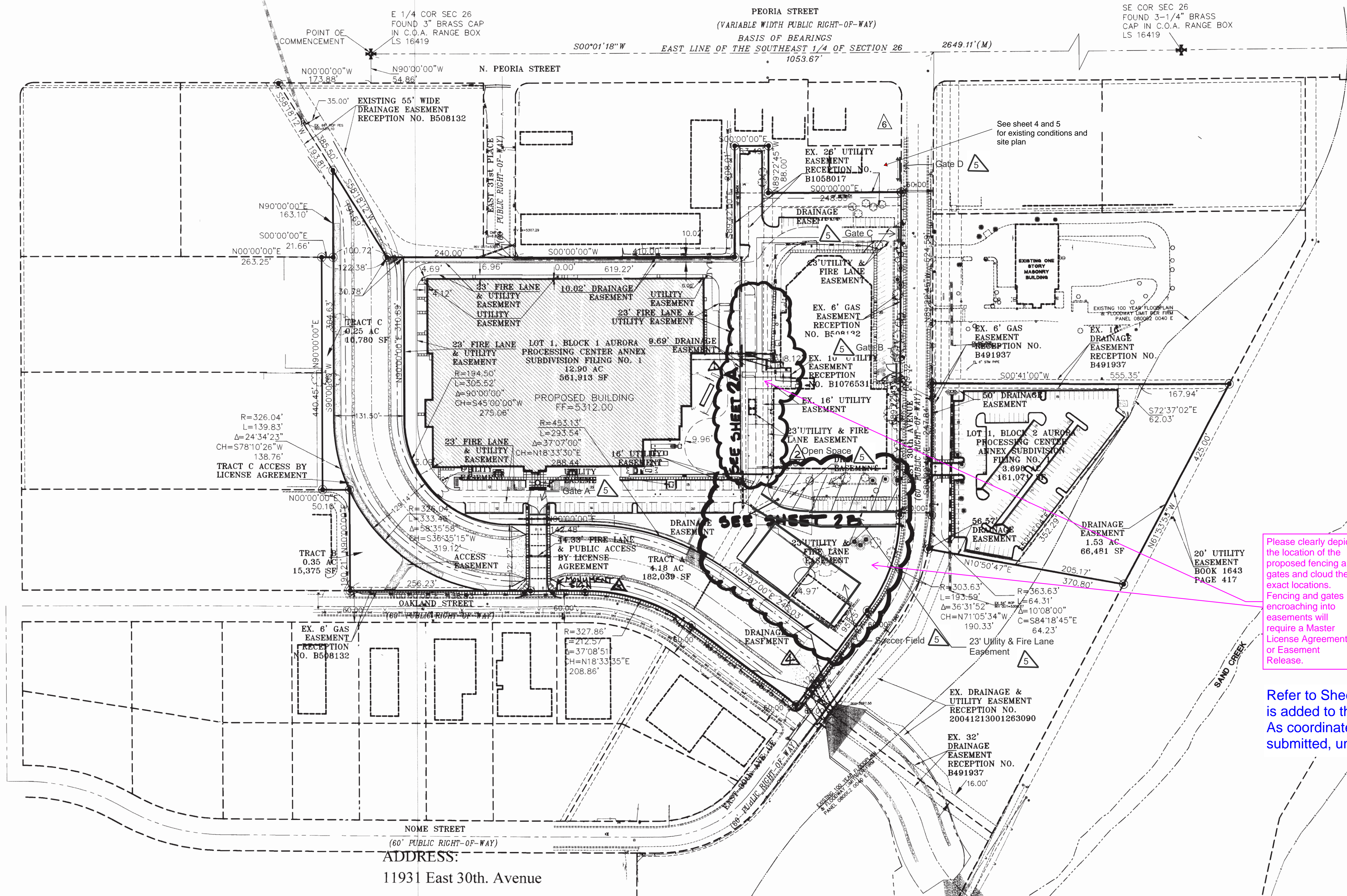


# GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



Please provide a separate drawing detail that shows the specific gating system to be installed

Swinging Gates must be shown in the direction of ingress to the site.

The minimum clear opening width of the gating System(s) shall be not less than 23 feet for two-way traffic gates and a minimum unobstructed height of 13'feet 6 inches. One-way traffic shall not be less than 11 feet 6 inches in width.

Please clearly show the exact locations of the Gating Systems and their components are to be installed. Encroachment into a Fire Lane Easement is not permitted.

Gating Systems must be located a minimum of 45 feet back from the adjacent street flow line.

The type of gating system(s) must be shown and labeled on the site plan as swinging, sliding, or tilt-up type. Swinging, sliding, or swing-up gates shall be of materials that allow for manual removal or opening of the gate by no more than one person.

Electric Gates shall be equipped with a manual means of opening the gate by Fire Department personnel in the event of complete power failure.

Gating Systems shall be labeled using the following naming convention. Example: 23' Sliding gate with Approved S.P.S., Manual Release and 24-Hour battery Back-up

A Knox Key switch location shall be shown on the site plan installed on the entrance of the gates.

Refer to sheet 13 for this information. The gate location was also coordinated via email with Erick Bumpass. The existing drive aisle configuration also prohibits setting the gate further back.

Please clearly depict the location of the proposed fencing and gates and cloud the exact locations. Fencing and gates encroaching into easements will require a Master License Agreement or Easement Release.

Refer to Sheet 13 for fence and gate locations. Cloud is added to the entire sheet 13 per planning request. As coordinated a Master License Agreement will be submitted, under a separate cover.

## OVERALL SITE PLAN



1"=100'-0"

CIVIL ENGINEER:  
**YES**  
YORK ENGINEERING SERVICES, INC.  
CIVIL & STRUCTURAL ENGINEERING  
7010 N. BROADWAY, SUITE 430 • DENVER, COLORADO 80221  
PH: (303) 455-3467 FAX: (303) 455-7008  
www.yorkengineering.com

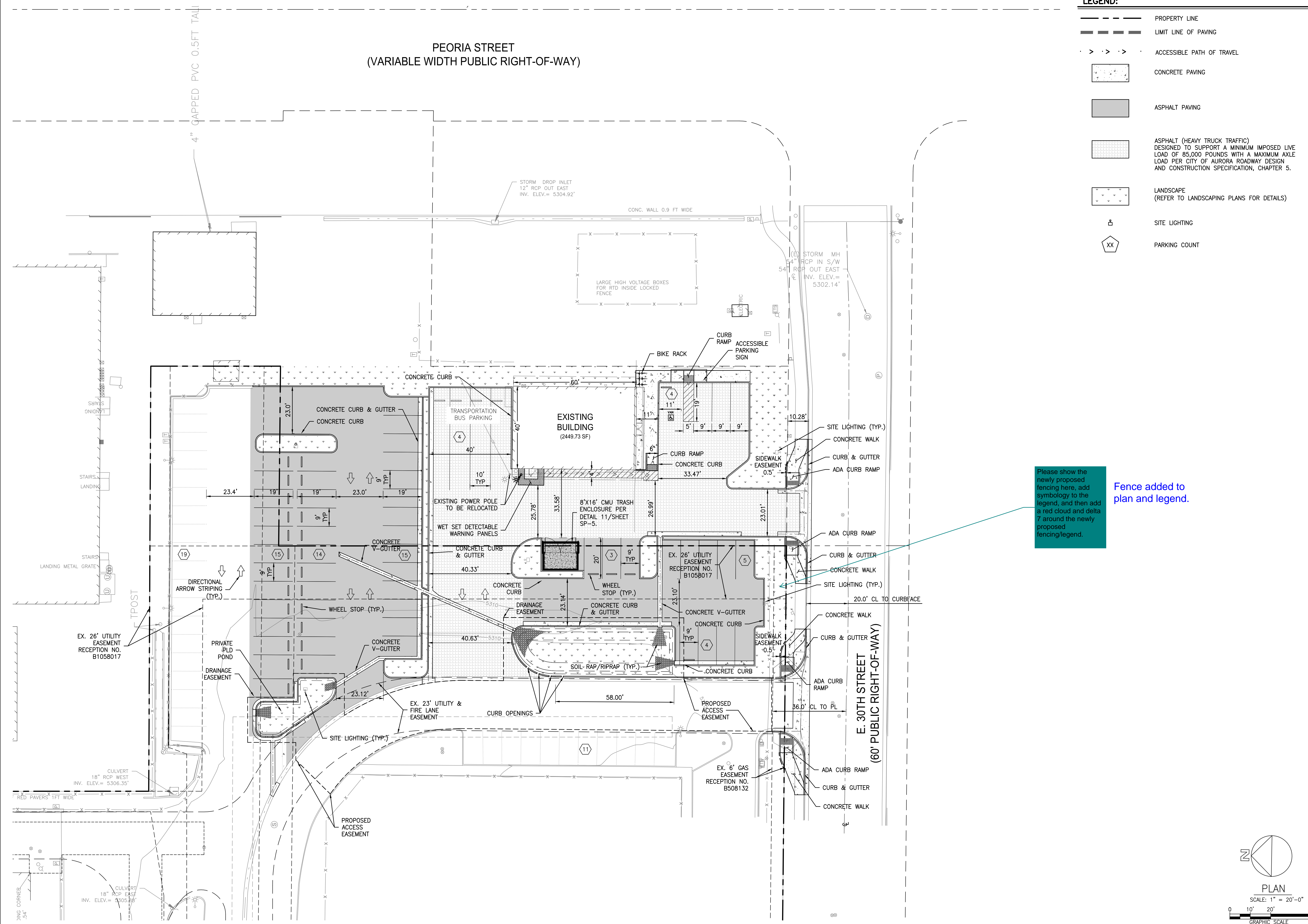
DEVELOPER/OPERATOR:  
**GEO**  
THE GEO GROUP INC.  
Mr. Ed Spooner  
ONE PARK PLACE, SUITE 700  
621 NORTHWEST 53rd Street  
BOCA RATON, FLORIDA 33407  
(561) 999-7375

NOVEMBER 21, 2008  
SHEET 2  
OVERALL SITE PLAN

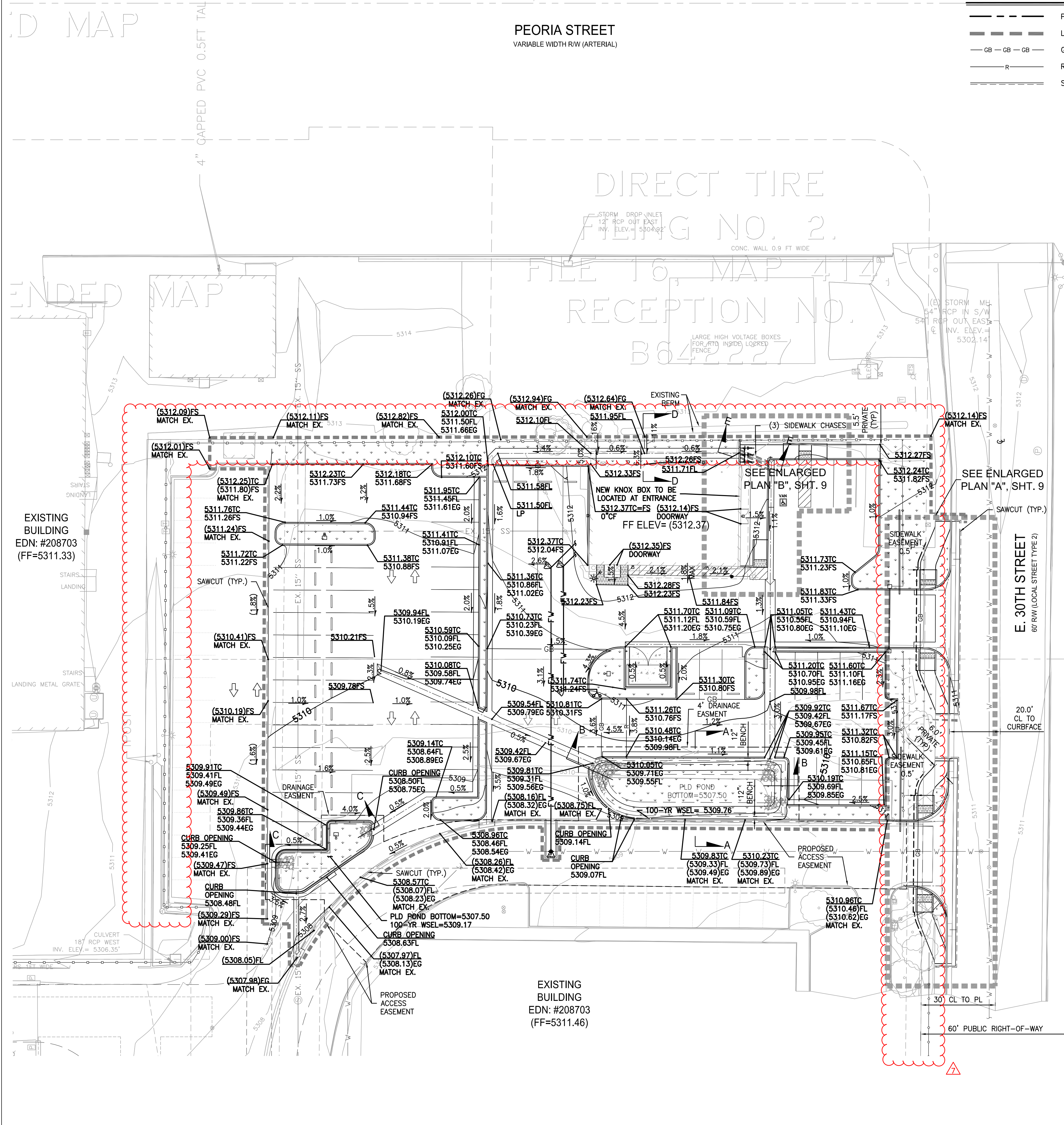
GEO PROCESSING CENTER 2007-6063-00

MA-5-21-09 MA-2-22-10 MA-8-31-10 MA-4-15-11









THE GEO GROUP INC.  
4955 TECHNOLOGY WAY  
BOCA RATON, FLORIDA 33431

140 Newport Center Drive, Suite 100  
Newport Beach, CA 92660  
O: 949.478.8800  
www.kpff.com

**AURORA PROCESSING**  
**CENTER ANNEX**  
**SUBDIVISION FILING NO. 1**

3130 N. OAKLAND STREET  
AURORA, CO 80010

DATE	ISSUED FOR:
8/16/24	MA-1721231-ADDED FENCE/GATE

Date: 08/16/2024

Project Number: 2200056

Drawn By: TN

Checked By: AK

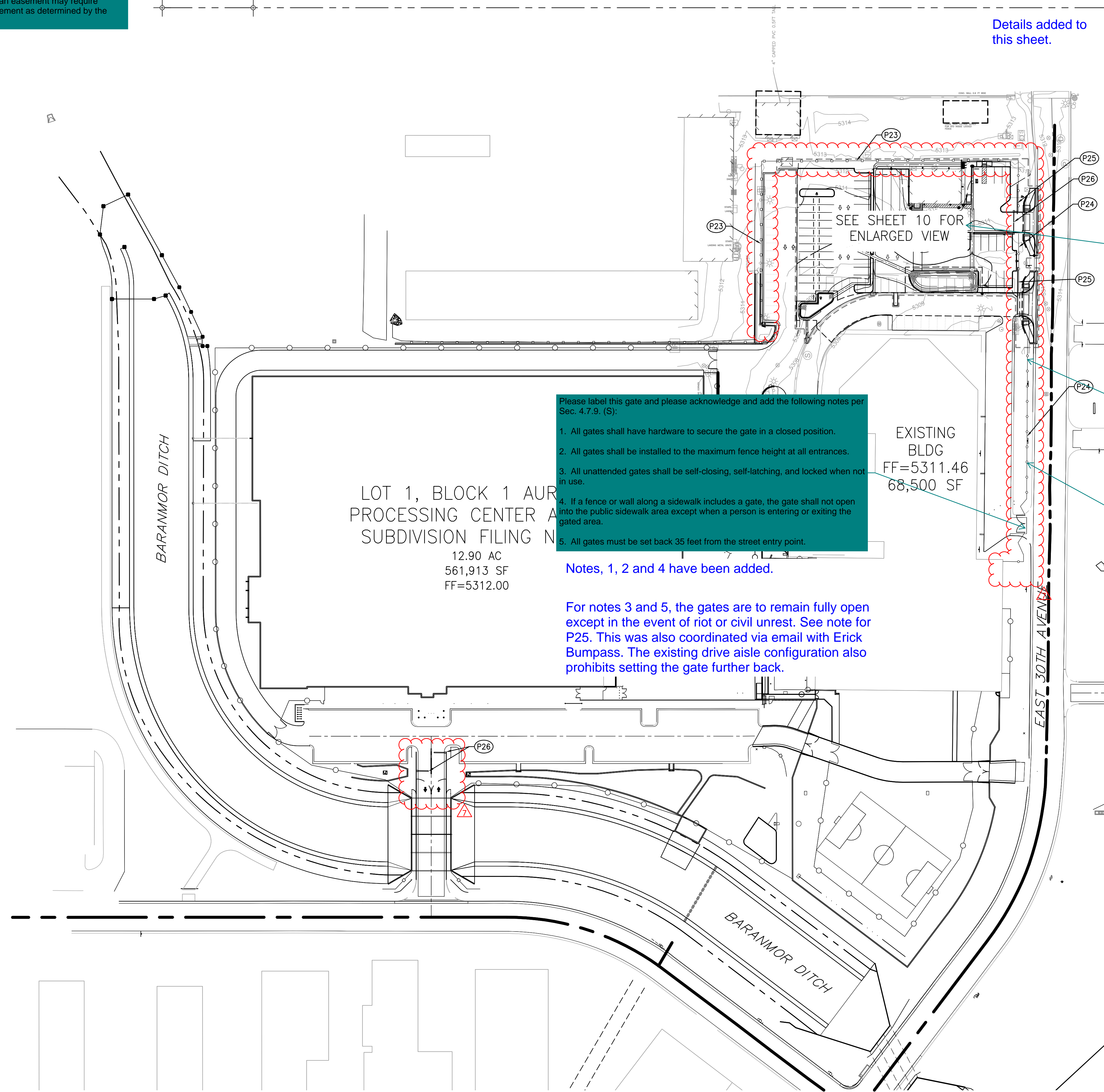
Scale: AS SPECIFIED

**GRADING PLAN**

SHEET: 11



Please show all easements on this sheet that may be impacted by the current project scope and note that any structure proposed within an easement may require approval of a license agreement as determined by the Civil department.



LEGEND:

--- PROPERTY LINE

CONSTRUCTION NOTES:

- P23 6' CHAIN LINK FENCE.
- P24 8' DECORATIVE IRON FENCING PER DETAIL 6/SHEET 13.
- P25 CANTILEVER SWING GATES. ONLY CLOSED IN CASE OF RIOT/CIVIL UNREST.
- P26 EXIT ONLY ELECTRONICALLY CONTROLLED TRAFFIC ARMS.

Please verify this reference and update any other references that are related to this project scope or on new sheets.

Details added to this sheet.

Per Sec. 4.7.9. (M), all fences shall be setback a minimum of 4' from the back of a sidewalk. Please label all distances from the fence to the sidewalk along 30th Avenue.

Minimum 4' setback is provided.

Please revise the fence design to include masonry columns per Sec. 4.7.9. (H)(a), (b), and (d), which state that:  
(a) All fence types along arterial and collector streets shall incorporate masonry columns of a minimum cross-section of 18 by 18 inches.  
(b) or all fence and wall types and locations, columns shall be placed at all fence corners, points of transition to other fence styles along a run of fence, and fence termination points.  
(d) In addition to the requirements of Subsection b, in commercial and industrial uses, columns shall be placed at a minimum spacing of 120 feet on center, and shall extend 75 feet down interior lot lines.

E 30th Avenue is a local street and that the design standards for arterial and collector streets to include masonry columns does not apply to local streets.

For new sheets only, please remove this red cloud and delta 7, but keep the bottom hand corner delta 7 and red clouds.

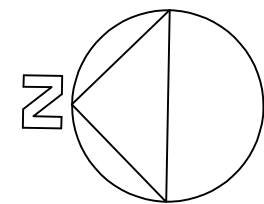
Removed other red clouds and only provided red cloud and delta 7 at the bottom corner

\*REFER TO SHEET 14 FOR SIGNAGE AND STRIPING PLAN

BENCHMARK:

ELEVATIONS ARE NAVD88 BASED ON CITY OF AURORA BM 04-015 (9643ID) (COA ID 3S676SE001).

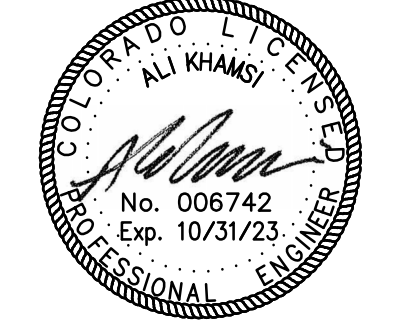
THE PROJECT BENCHMARK IS:  
COA ID 3S6726SE001  
ELEVATION US FEET :5303.851  
OLD BENCH MARK ID 04-015  
AKA NA  
LOCATION ON NOME  
DESCRIPTION 3" BRASS CAP (STAMPED C.O.A. BM, 4.-015)  
ATOP A 30" LONG STEEL PIPE IN CONC. AT THE N.W. CORNER OF E. 30TH AVE. AND NOME ST. (ENT. TO THE "SAND CREEK WATER REC. FACILITY", MON. BEING 16.4 FT. W. OF W. F.L. NOME ST. AND 8.5FT. E.OF SIGN THAT IS 16.8 FT. S. OF CH. LK FE. FOR YARD.  
GIS\_PLATPAGE 02D  
MONUMENT\_TYPE BC



PLAN  
SCALE: 1" = 20'-0"  
0 10' 20' 40'  
GRAPHIC SCALE

kpff

140 Newport Center Drive, Suite 100  
Newport Beach, CA 92660  
O: 949.478.8800  
www.kpff.com



AURORA PROCESSING  
CENTER ANNEX  
SUBDIVISION FILING NO. 1

3130 N. OAKLAND STREET  
AURORA, CO 80010

DATE	ISSUED FOR:
8/16/24	MA-1721231-ADDED FENCE/GATE

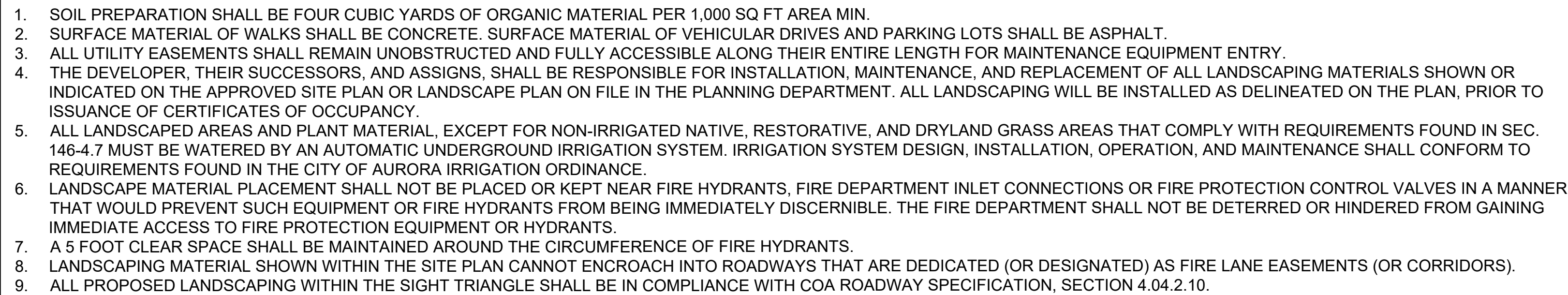
Date: 08/16/2024  
Project Number: 2200056  
Drawn By: TN  
Checked By: AK  
Scale: AS SPECIFIED

FENCING PLAN

SHEET:

13





The fence has been shown and the area clouded. The landscape will remain as shown. Plants will go both in front of and behind the fence.

Tree Preservation Table		
Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation
74"	0"	30"



3130 N. OAKLAND STREET  
AURORA, CO 80010

Date: 08/16/2024  
Project Number: 2200056  
Drawn By: TN  
Checked By: AK  
Scale: AS SPECIFIED

## 37

