

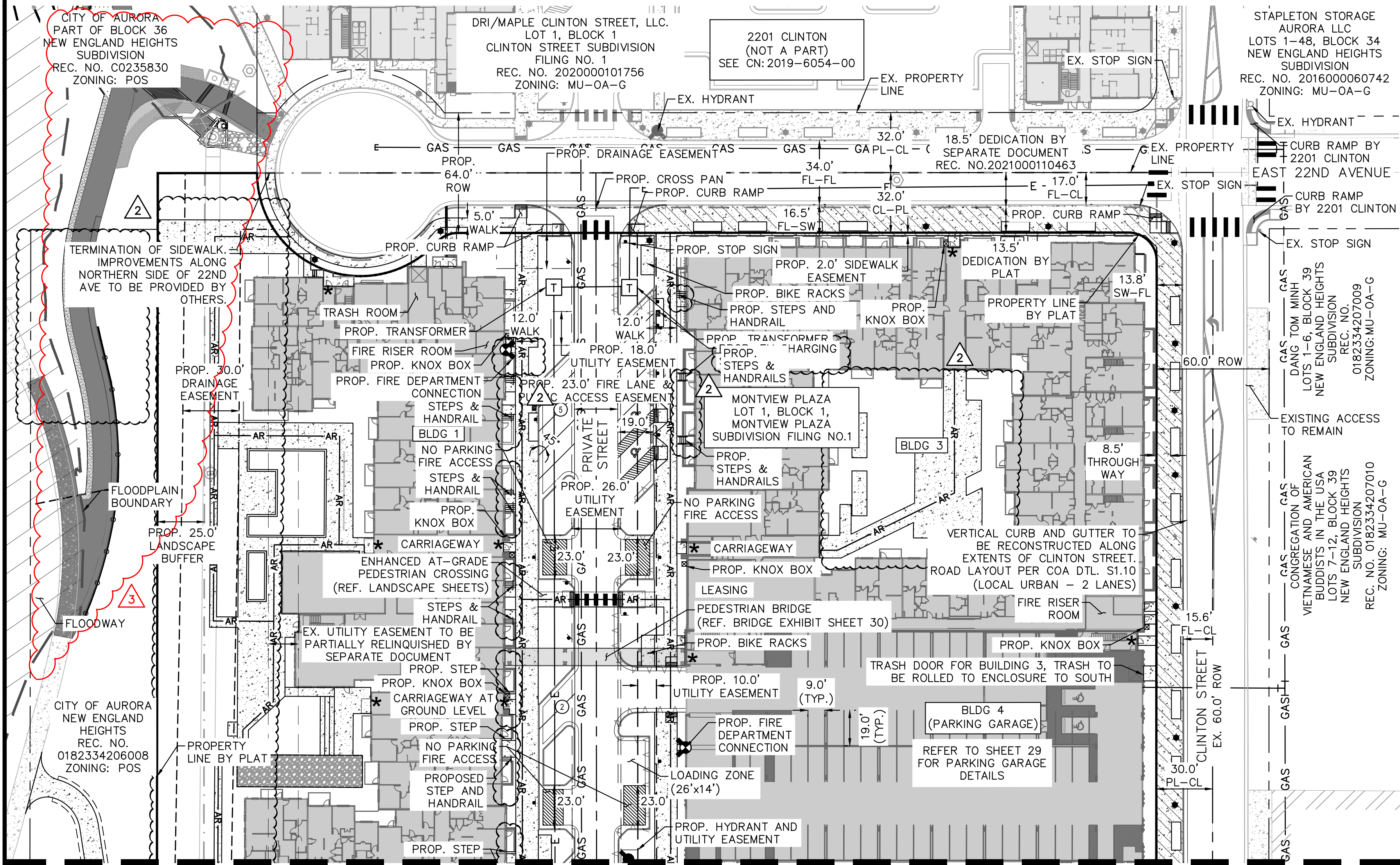
K:\DEN_Civil\096253022\CADD\PlanSheets\SP\096253022_SP_SP.dwg Butler, Chelsea 8/26/2024 10:44 AM

LEGEND

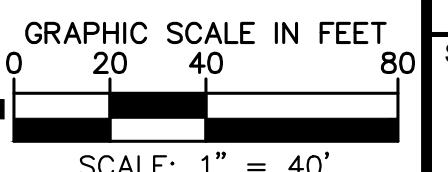
	PROP. LANDSCAPE		PROP. SANITARY SEWER MANHOLE
	PROP. CONCRETE		PROP. STORM SEWER MANHOLE
	PROP. PUBLIC SIDEWALK		EX. FIRE HYDRANT
	PROP. GRAVEL		PROP. FIRE HYDRANT
	EX. PROPERTY BOUNDARY		EX. LIGHT POLE
	PROP. PROPERTY BOUNDARY BY PLAT		PROP. LIGHT POLE
	EFFECTIVE 100-YR FLOODPLAIN (PER LOMR, EFF. DATE 10/02/2020)		PROP. SIGN
	EX. EASEMENT		PROP. FDC WITH APPROVED KNOX CAPS
	PROP. EASEMENT		PROP. KNOX BOX
	ACCESSIBLE ROUTE		PROP. BIKE RACK (REF. LANDSCAPE PLANS)
			BUILDING ENTRY

NOTES

1. ALL DIMENSIONS ARE MEASURED TO THE FLOWLINE, UNLESS OTHERWISE NOTED.
2. ALL FLOWLINE RADII ARE 3.0', UNLESS OTHERWISE NOTED.
3. REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
4. ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS AND SIDEWALK EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
5. ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
6. FIRE LANES (INCLUDING MOUNTABLE CURB) SHALL BE DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000 LBS. SEE CHAPTER 5 OF COA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATIONS.
7. SIGNAGE AND STRIPING PACKAGE SHALL BE INCLUDED FOR APPROVAL WITH THE SITE PLANS, AND SHALL INCLUDE FIRE LANE AND ACCESSIBLE PARKING SIGNS, SIGN DETAILS, ACCESSIBLE PARKING STALL DETAILS, AND LOCATIONS FOR ALL. SIGN PACKAGE SHALL INCLUDE ALL SIGNS AS REQUIRED BY OTHER CITY OF AURORA DEPARTMENTS.
8. CARRIAGEWAYS SHALL BE 2 HOUR RATED FIRE ACCESS FOR FIRE DEPARTMENT TO ACCESS WEST SIDE OF BUILDINGS 1, 3 AND THE INTERNAL COURTYARD OF BUILDING 3. APPROVED KNOX HARDWARE SHALL BE PROVIDED AT EACH CARRIAGEWAY ENTRY.
9. ALL PUBLIC IMPROVEMENTS ADJACENT TO THE SITE MUST BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, INCLUDING IMPROVEMENTS BEING MADE BY OTHERS.
10. ALL DRIVE AISLES AND PARKING AREAS TO BE ASPHALT UNLESS OTHERWISE NOTED.
11. A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FOR IMPROVEMENTS IN THE FLOODPLAIN.
12. ANY PROPOSED EASEMENTS NOTED ON THIS PLAN WILL BE DEDICATED BY PLAT.



MATCHLINE. SEE SHEET 4



MONTVIEW PLAZA SITE PLAN WITH ADJUSTMENTS AURORA, COLORADO SITE PLAN

DATE: 08/06/2024
DESIGNED BY: DTD
DRAWN BY: RCK
CHECKED BY: MMM

FILE NO.
PROJECT NO.
096253022

SHEET NO.

3

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1125 7TH STREET, SUITE 400
DENVER, COLORADO 80202 (303) 228-2300

NO.	REVISION	BY	DATE	APPR
3	SITE PLAN AMENDMENT #3	COB	08/26/24	KMC
2	SITE PLAN AMENDMENT #2	CPG	02/08/24	MMM
1	SITE PLAN AMENDMENT #1	DKT	01/24/23	MMM

LEGEND

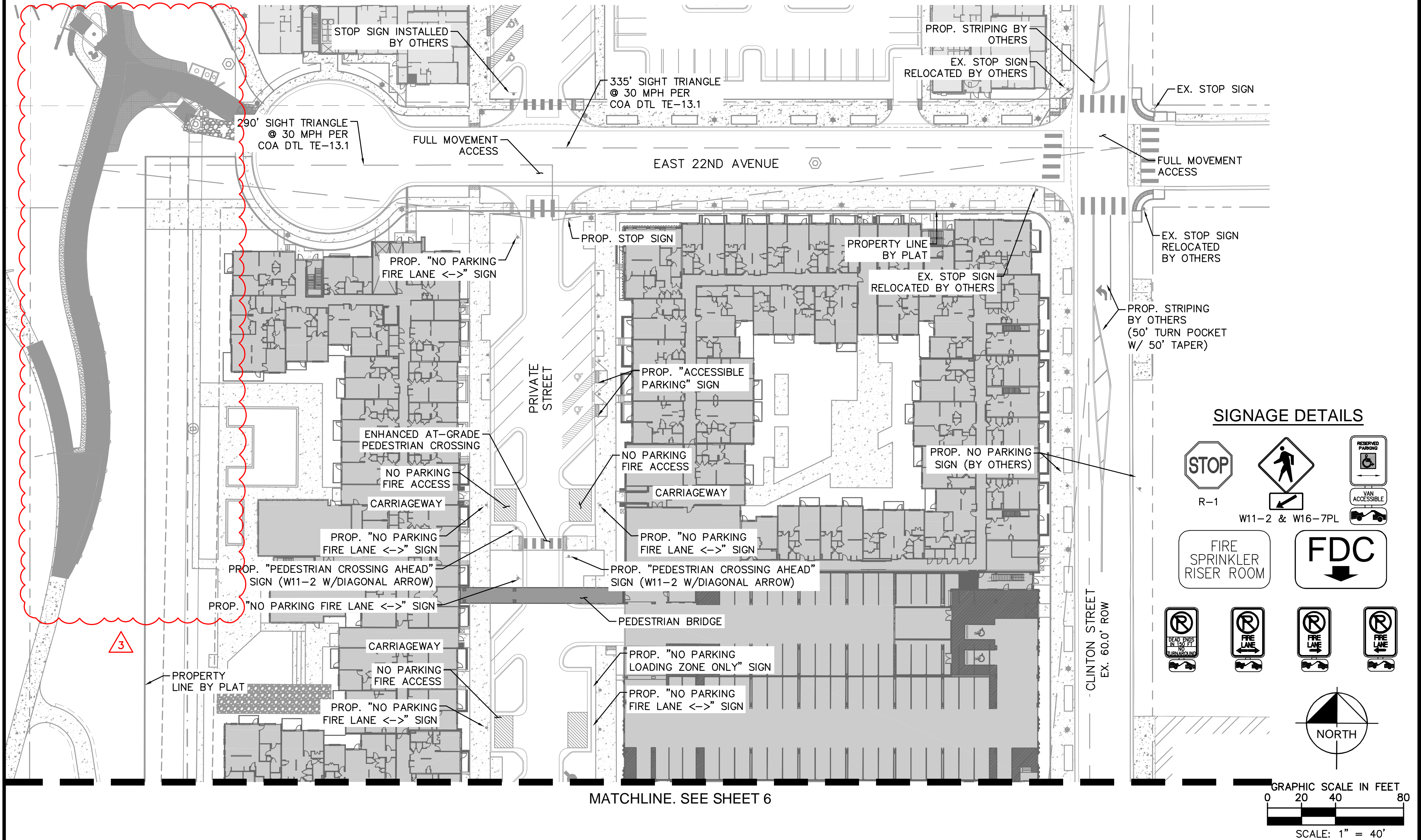
	PROP. LANDSCAPE		PROP. SANITARY SEWER MANHOLE
	PROP. CONCRETE		PROP. STORM SEWER MANHOLE
	PROP. GRAVEL		EX. FIRE HYDRANT
	EX. PROPERTY BOUNDARY		PROP. FIRE HYDRANT
	PROP. PROPERTY BOUNDARY BY PLAT		EX. LIGHT POLE
	EFFECTIVE 100-YR FLOODPLAIN (PER LOMR, EFF. DATE 10/02/2020)		PROP. LIGHT POLE
	EX. EASEMENT		PROP. SIGN
	PROP. EASEMENT		PROP. FDC WITH APPROVED KNOX HARDWARE
	ACCESSIBLE ROUTE		PROP. KNOX BOX
			PROP. BIKE RACK (REF. LANDSCAPE PLANS)

NOTES

1. REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
2. 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.
3. SIGNAGE AND STRIPING PACKAGE SHALL BE INCLUDED FOR APPROVAL WITH THE SITE PLANS, AND SHALL INCLUDE FIRE LANE AND ACCESSIBLE PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS FOR ALL. SIGN PACKAGE SHALL INCLUDE ALL SIGNS AS REQUIRED BY OTHER CITY OF AURORA DEPARTMENTS.

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 ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENTS (50' ON CENTER WITH ALTERNATING SIDES). 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 AN 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 THE CURB OR SIDEWALK.
5. THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7'. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR THE SIGN POST.
6. PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENCROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENCROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1125 17th Street, Suite 400
Denver, Colorado 80202 (303) 228-2300

MONTVIEW PLAZA
SITE PLAN WITH ADJUSTMENTS
AURORA, COLORADO
SIGNAGE & STRIPING PLAN

DATE: 08/06/2024
DESIGNED BY: DTD
DRAWN BY: RCK
CHECKED BY: MMM

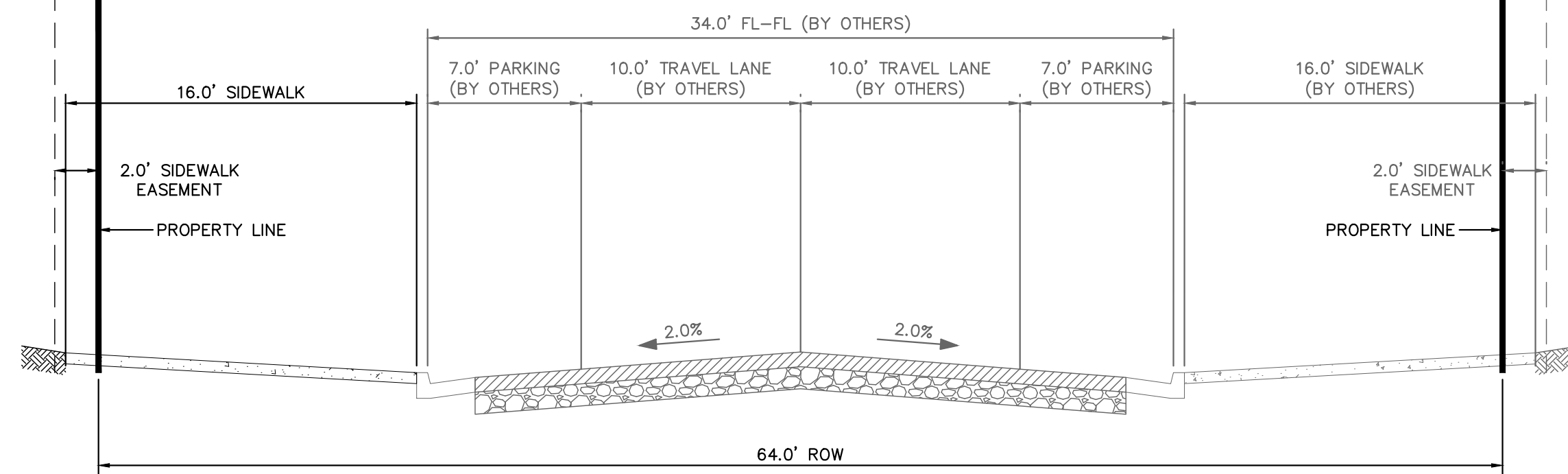
FILE NO.
PROJECT NO.
096253022

SHEET NO.
5

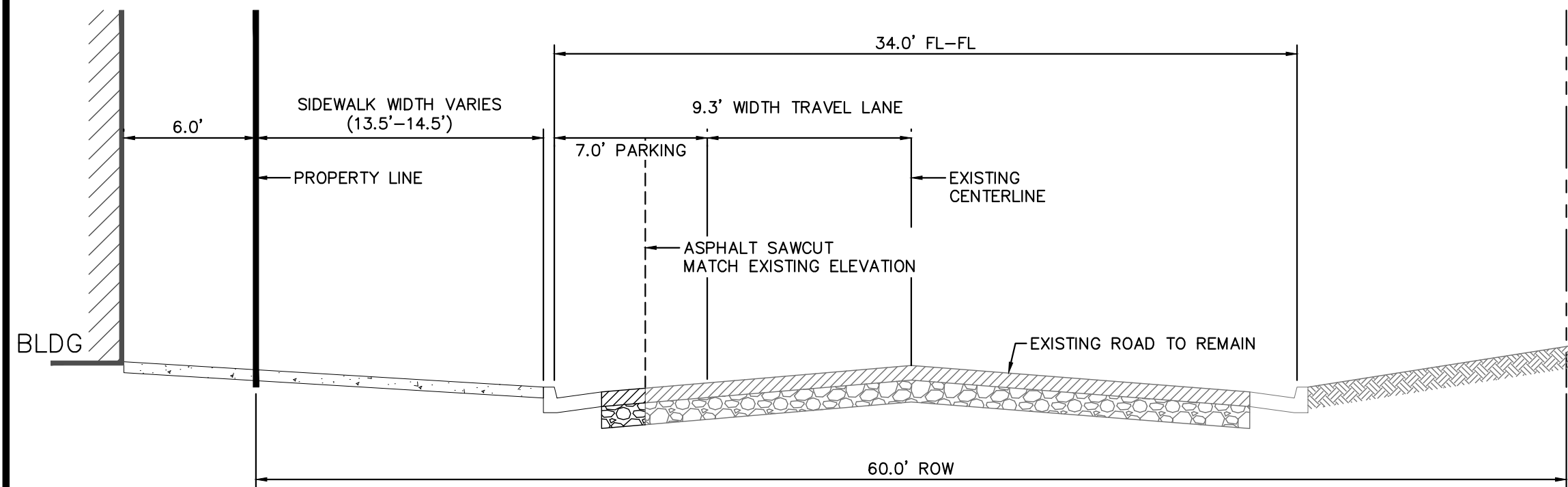
NO.	REVISION	BY	DATE	APPR
3	SITE PLAN AMENDMENT #3	COB	08/26/24	KMC
2	SITE PLAN AMENDMENT #2	CPG	02/08/24	MMM
1	SITE PLAN AMENDMENT #1	DKT	01/24/23	MMM

MONTVIEW
PLAZA
PROJECT

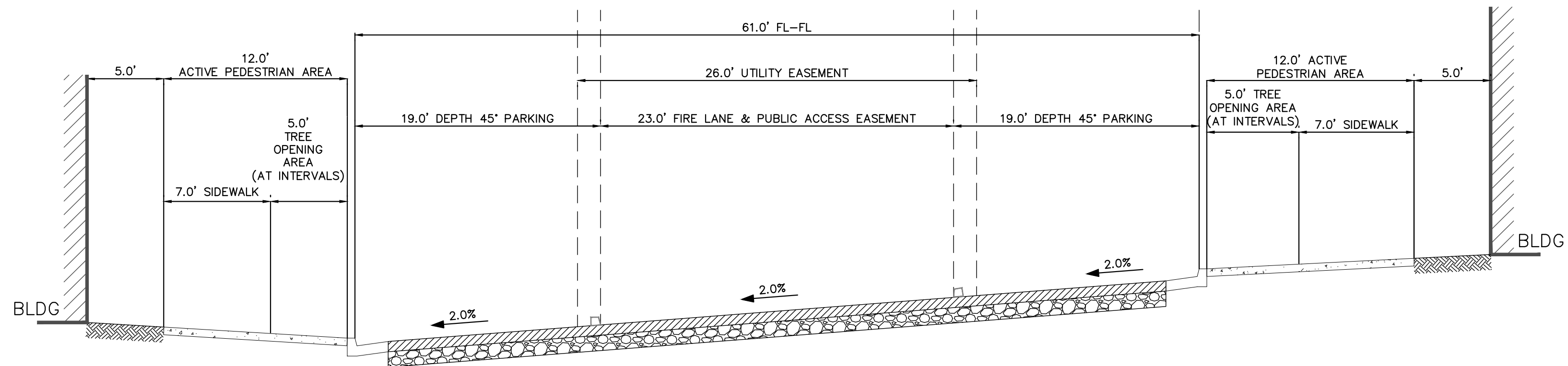
2201
CLINTON
PROJECT



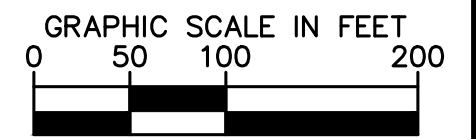
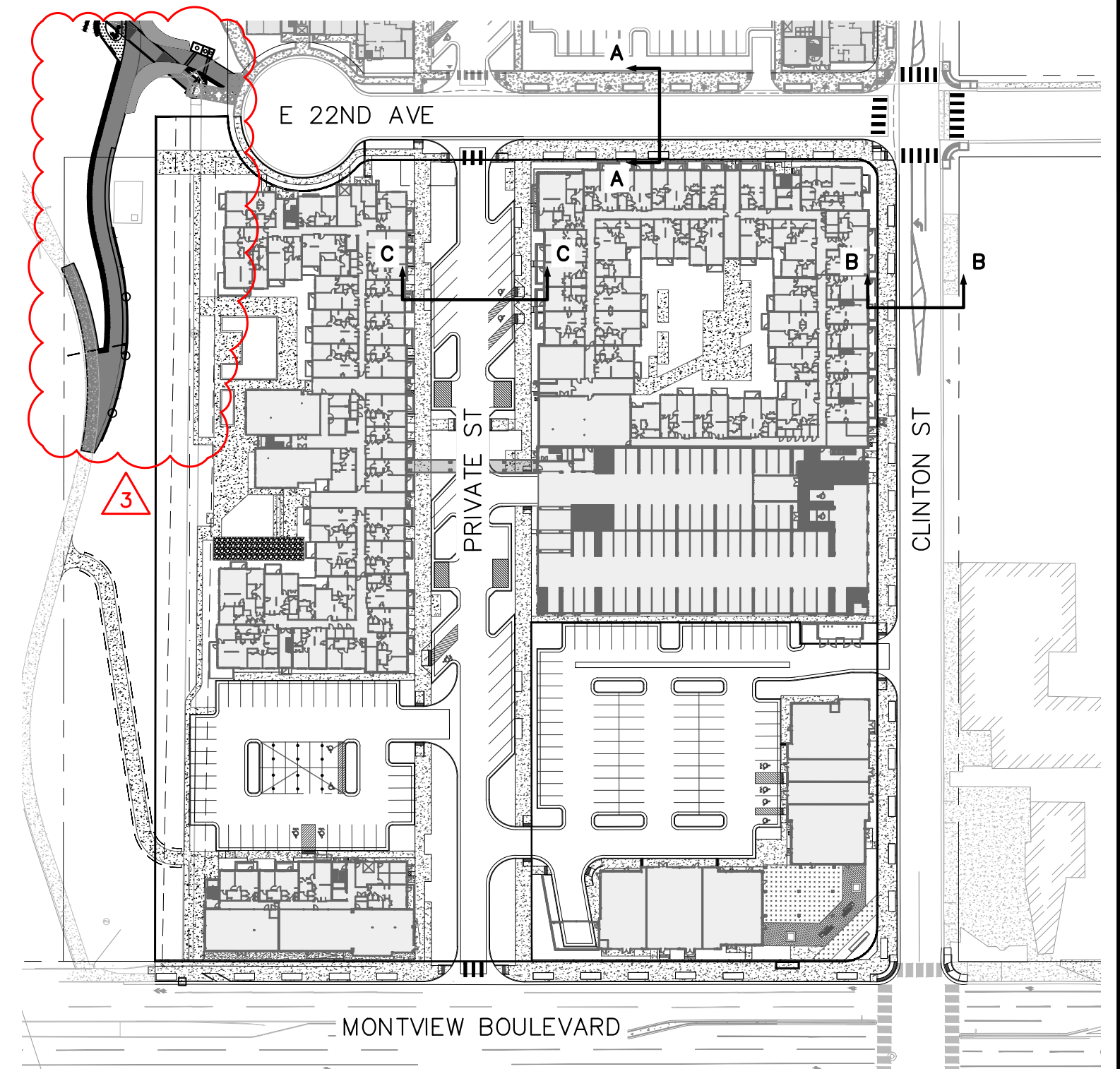
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NOT TO SCALE



SECTION B-B: CLINTON STREET
NOT TO SCALE



SECTION C-C: PRIVATE STREET (CHESTER STREET)
NOT TO SCALE



SCALE: 1" = 100'

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1125 7th St., Suite 400
Denver, Colorado 80202 (303) 228-2300

MONTVIEW PLAZA
SITE PLAN WITH ADJUSTMENTS
AURORA, COLORADO
STREET CROSS SECTIONS













DATE: 08/06/2024
DESIGNED BY: DTD
DRAWN BY: RCK
CHECKED BY: MMM

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096253022

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3	SITE PLAN AMENDMENT #3	COB	08/26/24	KMC
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1	SITE PLAN AMENDMENT #1	DKT	01/24/23	MMM

LEGEND

	PROPERTY BOUNDARY
	EFFECTIVE 100-YR FLOODPLAIN (PER LOMR, EFF. DATE 10/02/2020)
	EX. EASEMENT
	PROP. EASEMENT
	WATER MAIN
	SANITARY SEWER
	STORM PIPE
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	EX. FIRE HYDRANT
	PROP. FIRE HYDRANT
	EX. LIGHT POLE

NOTES

1. REFERENCE LANDSCAPE PLANS FOR GROUND COVER AND PLANTING INFORMATION.
2. ALL PROPOSED FIRE LANE & PUBLIC ACCESS EASEMENTS AND SIDEWALK EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
3. ALL PROPOSED UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO BE DEDICATED BY PLAT TO THE CITY OF AURORA.
4. ONSITE STORM SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
5. ONSITE SANITARY SEWER MAINS WITHIN EASEMENTS ARE PUBLIC. ALL SANITARY SEWER SERVICES ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER.
6. ALL UTILITY CONNECTIONS WITHIN MONTVIEW BOULEVARD ARE REQUIRED TO BE BORES.
7. ALL DOMESTIC WATER LINES AFTER THE METER SHALL BE PRIVATE.
8. ALL WATER SERVICE LINE, IRRIGATION LINES, AND FIRE SUPPRESSION LINES REQUIRE BACKFLOW PREVENTERS.

FIRE FLOW DATA

BUILDING 1

FIRE FLOW REQUIREMENTS ARE 1,500 GPM
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO
MEET FIRE—FLOW REQUIREMENTS
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM
MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2015
OCCUPANCY GROUP: R-2, A-3
CONSTRUCTION TYPE: IIIA
FIRE FLOW CALCULATION AREA:
APPROX. 187,935 SF
THIS BUILDING IS SPRINKLED

FIRE FLOW DATA

BUILDING 3

FIRE FLOW REQUIREMENTS ARE 1,500 GPM
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO
MEET FIRE—FLOW REQUIREMENTS
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM
MINIMUM @ 20 PSI RESIDUAL PRESSURE

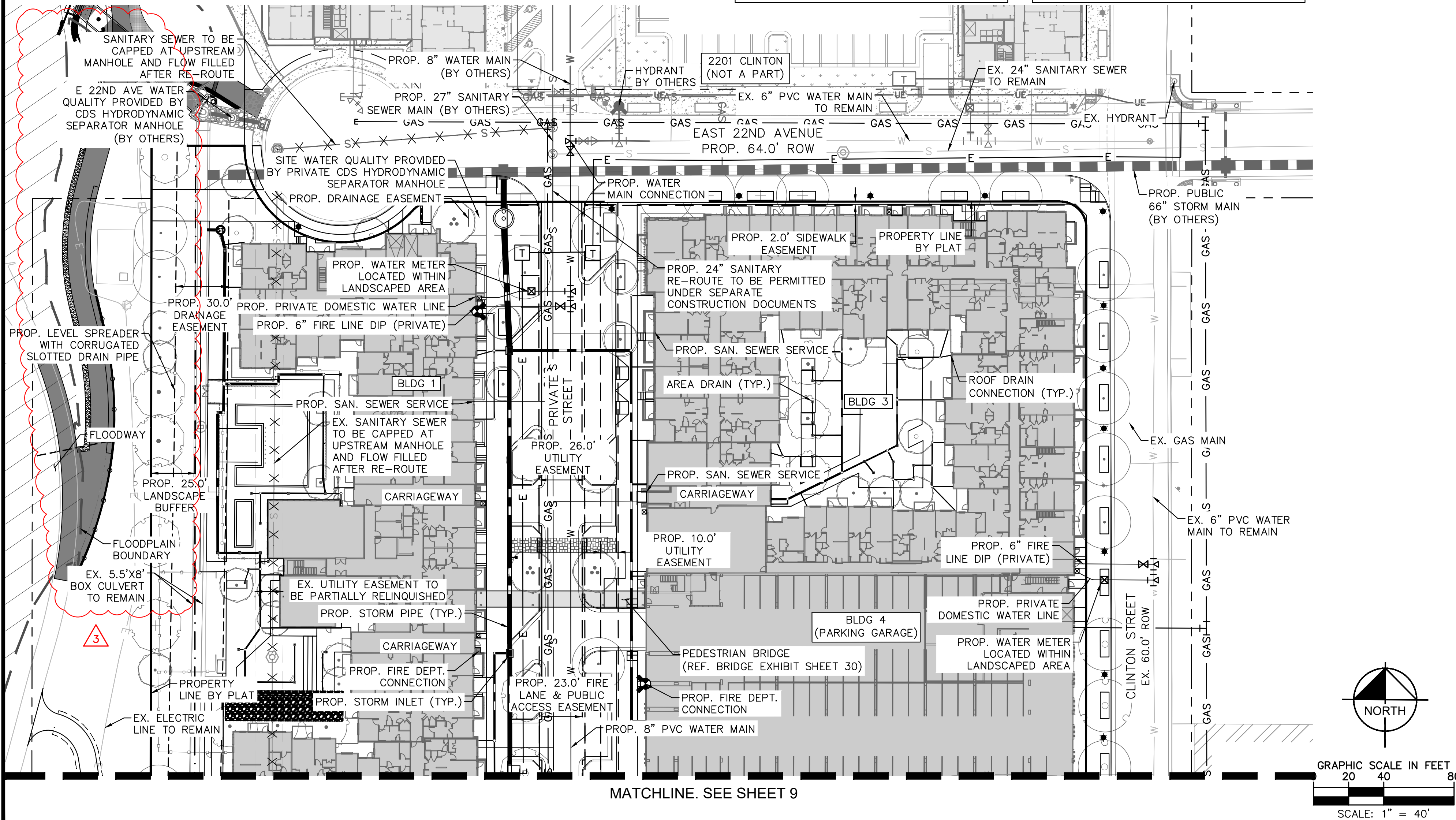
CODE USED FOR ANALYSIS: 2015
OCCUPANCY GROUP: R-2, B
CONSTRUCTION TYPE: IIIA
FIRE FLOW CALCULATION AREA:
APPROX. 199,004 SF
THIS BUILDING IS SPRINKLED

FIRE FLOW DATA

BUILDING 4

FIRE FLOW REQUIREMENTS ARE 1,500 GPM
THIS BUILDING REQUIRES 1 FIRE HYDRANT(S) TO
MEET FIRE-FLOW REQUIREMENTS
EACH FIRE HYDRANT MUST SUPPLY 1,500 GPM
MINIMUM @ 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2015
OCCUPANCY GROUP: S-2
CONSTRUCTION TYPE: 1A
FIRE FLOW CALCULATION AREA:
APPROX. 133,531 SF
THIS BUILDING IS SPRINKLED

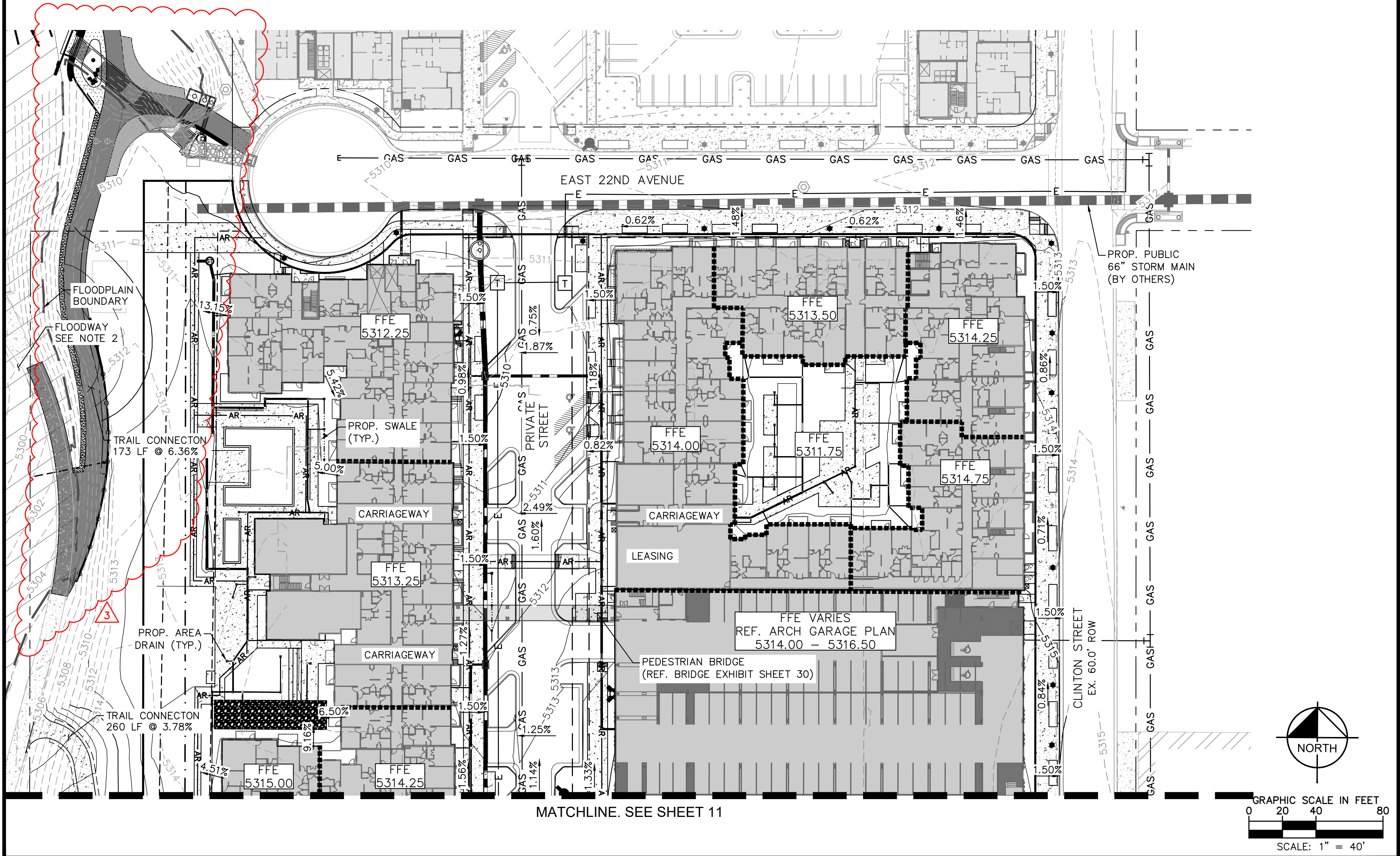


LEGEND

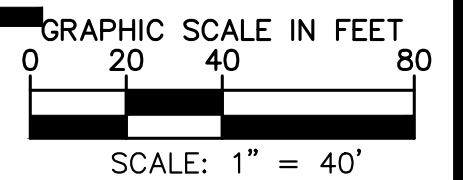
	PROPERTY BOUNDARY
	EFFECTIVE 100-YR FLOODPLAIN (PER LOMR, EFF. DATE 10/02/2020)
	LOMR FLOODWAY
	PROP. EASEMENT
	EX. CONTOUR
	PROP. CONTOUR

NOTES

1. ONSITE STORM SYSTEM IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.
2. A FLOODPLAIN DEVELOPMENT PERMIT IS REQUIRED FOR IMPROVEMENTS IN THE FLOODPLAIN.
3. ADA ROUTES AND PEDESTRIAN SURFACES SHALL HAVE A 2% MAXIMUM CROSS-SLOPE AND A 5% MAXIMUM LONGITUDINAL SLOPE PER ADA CRITERIA.
4. GRADING SLOPES AWAY FROM BUILDING IN LANDSCAPE AREAS SHALL HAVE A MINIMUM 5% SLOPE PER AURORA CRITERIA. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% EXCEPT WHERE ADA CRITERIA IS REQUIRED TO BE MET. IN THESE CASES, A CONSTRUCTION TOLERANCE BUFFER HAS BEEN PROVIDED, WITH CROSS SLOPES SET AT 1.5%.



MATCHLINE. SEE SHEET 11



Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1125 7TH STREET, SUITE 400
DENVER, COLORADO 80202 (303) 228-2300

MONTVIEW PLAZA
SITE PLAN WITH ADJUSTMENTS
AURORA, COLORADO
GRADING PLAN

DATE: 08/06/2024
DESIGNED BY: DTD
DRAWN BY: RCK
CHECKED BY: MMM

FILE NO.
PROJECT NO.
096253022

SHEET NO.
10

NO.	REVISION	BY	DATE	APPR
3	SITE PLAN AMENDMENT #3	COB	08/26/24	KMC
2	SITE PLAN AMENDMENT #2	CPG	02/08/24	MMM
1	SITE PLAN AMENDMENT #1	DKT	01/24/23	MMM