

# GLOBAL COMMERCE CENTER

## VESTED SITE PLAN

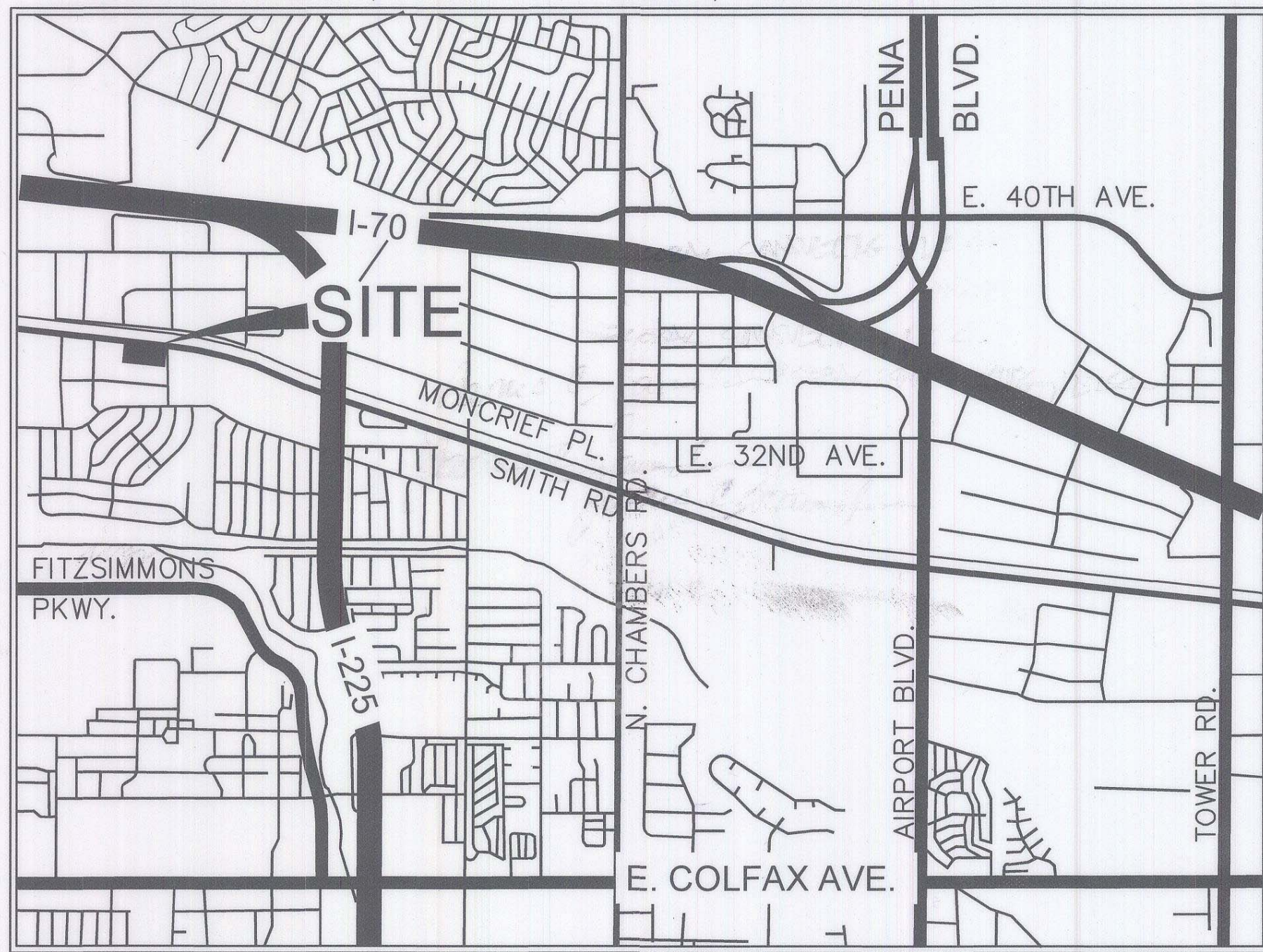
### LEGAL DESCRIPTION:

LOT 1, BLOCK 1, GLOBAL COMMERCE CENTER SUBDIVISION FILING NO. 1

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### SITE PLAN NOTES:

- 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 AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- "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 ENTRANCE 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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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.
- 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
- 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. GROUND MOUNTED EQUIPMENT SHALL ALSO BE SCREENED FROM PUBLIC VIEW.
- 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- 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.
- 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.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- 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 AN APPROVED AND 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.
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- NO EXTERNAL TRASH ENCLOSURES OR DUMPSTERS ARE A PART OF OR APPROVED WITH THIS SITE PLAN. OUTDOOR PLACEMENT OF TRASH OR DUMPSTERS IS NOT PERMITTED.
- BLACKOUT CURTAINS OR SIMILAR DEVICES SHALL BE REQUIRED FOR ANY BUILDING WITH A TRANSLUCENT ROOF AND SHALL BE ACTIVATED OR DRAWN CLOSED AT A MINIMUM FROM DUSK TO DAWN. STRAY LIGHT RESULTING IN SKYGLOW IS NOT PERMITTED.



VICINITY MAP  
1"=2000'

SITE DATA		
NET PROPERTY AREA	5.82 AC (253,571 SF)	100%
TOTAL BUILDING COVERAGE (MAX.)	83,720 SF	33.0%
GROSS FLOOR AREA, BLDG. 1 - NON-SPRINKLERED	7,000 SF	
GROSS FLOOR AREA (MIN.), BLDGS. 2-4	39,060 SF	
GROSS FLOOR AREA (MAX.), BLDGS. 2-4	78,120 SF	
GROSS FLOOR AREA, BLDG. 5	27,660 SF	
FUTURE BUILDING EXPANSION (MAX.), BLDG. 5	10,000 SF	
HARD SURFACE AREA	68,549 SF	27.0%
LANDSCAPE AREA	101,302 SF	40.0%
MAX. BUILDING HEIGHT	PERMITTED: 60 FT MAX.	
PRESENT ZONING CLASSIFICATION	M-1 LIGHT INDUSTRIAL DISTRICT	
PROPOSED ZONING CLASSIFICATION	M-1 LIGHT INDUSTRIAL DISTRICT	
PROPOSED USE, BLDG. 1	OFFICE/WAREHOUSE	
PROPOSED USE, BLDGS. 2-4	WAREHOUSE	
PROPOSED USE, BLDG. 5	INDUSTRIAL MANUFACTURING, PROCESSING AND FABRICATION, RESEARCH AND DEVELOPMENT	
PERMITTED MAXIMUM SIGN AREA (PER BUILDING)	2 SF PER 1 LF FOR FIRST 100 LF OF BUILDING FRONTAGE + 0.5 SF PER 1 LF THEREAFTER	
TOTAL ALLOWABLE SIGN AREA PER BUILDING	MAXIMUM ALLOWABLE SIGN AREA	
BUILDINGS 1 THROUGH 4	(2 X 93) = 186 SF PER BUILDING	
BUILDING 5	(2 X 100)+(0.5 X 105) = 252.5 SF	
MAXIMUM NO. OF SIGNS	5 SIGNS PER TENANT, 1 JOINT MONUMENT SIGN	
SIGN AREA	PERMITTED	PROPOSED
JOINT PROJECT MONUMENT SIGN (1 SIGN, 2 FACES)	100 SF PER FACE	TBD WITHIN ALLOWABLE LIMITS
STANDARD PARKING - BLDGS. 1-4	REQUIRED	PROVIDED
1 SP./2,000 S.F. WAREHOUSE, 2.5 SP./1,000 S.F. OFFICE - BLDG. 1	7,000/2,000 = 3.5 2.5*(2,500/1,000) = 10	26
1 SPACE PER 2,000 SF WAREHOUSE - BLDGS. 2-4	39,060/2,000 = 20	43
STANDARD PARKING - BLDG. 5, 1 SPACE PER 800 SF	27,660/800 = 35	48
STANDARD PARKING - BLDG. 5 W/ 10,000 SF EXPANSION	37,660/800 = 47	48
ACCESSIBLE SPACES (1 VAN ACCESSIBLE SPACE REQUIRED)**	101 TO 150 SPACES = 5	5
LOADING SPACE (PER BUILDING, BLDGS. 1-4)	1	1 (INTERNAL TO EACH BUILDING 2-4)
LOADING SPACE (BLDG. 5)	1	1
1 BICYCLE SPACE PER 20 VEHICLE SPACES*	117 / 20 = 6	6
2015 IBC BUILDING CONSTRUCTION TYPE, BUILDINGS 1-4 SINGLE STORY	II-B, NON-SPRINKLERED	
2015 IBC BUILDING CONSTRUCTION TYPE, BUILDINGS 1-4 2-STORY	II-B, SPRINKLERED	
2015 IBC BUILDING CONSTRUCTION TYPE, BUILDING 5	II-B, SPRINKLERED	
OCCUPANCY CLASSIFICATION	GROUP F1	

\*NOTE: ALL ACCESSIBLE PARKING SPACES ARE VAN ACCESSIBLE. 9'x19' WITH ADJACENT 9'x19' LOADING AREA  
\*NOTE: ADDITIONAL BICYCLE PARKING WILL BE ADDED WITH THE 10,000-SF EXPANSION OF BUILDING 5

### SIGNATURE BLOCK:

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.

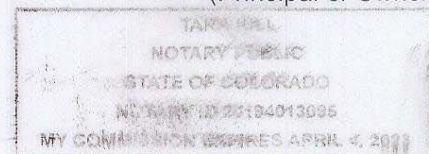
IN WITNESS THEREOF, Global Consulting, LLC HAS CAUSED THESE  
(Corporation, Company, or Individual)

PRESENTS TO BE EXECUTED THIS 4 DAY OF October AD. 2019.

BY: James C. Saunders (Principal or Owner) BY: \_\_\_\_\_ (Principal or Owner)

STATE OF COLORADO )

COUNTY OF ADAMS )



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF October AD. 2019 BY James C. Saunders  
(Principal or Owner)

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 4-4-23

NOTARY PUBLIC

5150 S. Logan Dr. Govt 80121  
ADDRESS

### CITY OF AURORA APPROVALS

CITY ATTORNEY: [Signature] DATE: 10/10/19  
PLANNING DIRECTOR: [Signature] DATE: 10/9/19  
PLANNING COMMISSION: [Signature] DATE: 10/8/19  
CITY COUNCIL: N/A DATE: N/A  
ATTEST: N/A DATE: N/A

DATABASE APPROVAL DATE 8/14/19

### RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

### SHEET INDEX

- COVER SHEET
- SITE PLAN
- GRADING AND UTILITY PLAN
- PRELIMINARY LANDSCAPE PLAN
- LANDSCAPE DETAILS
- SITE PHOTOMETRIC PLAN
- SITE DETAILS
- BUILDINGS 1-4 EXTERIOR ELEVATIONS, SINGLE-STORY OPTION
- BUILDINGS 1-4 EXTERIOR ELEVATIONS, 2-STORY OPTION
- BUILDING 5 EXTERIOR ELEVATIONS
- BUILDING 5 EXTERIOR ELEVATIONS
- BUILDING 1 EXTERIOR ELEVATIONS AND GATE DETAILS

OWNER  
GLOBAL CONSULTING, LLC  
12901 OVERSEAS HIGHWAY  
KEY LARGO, FL 33037  
CONTACT: JIM SAUNDERS  
PHONE: (305) 453-4521  
jsaunders@bayviewdev.com

PLANNER/PROJECT REPRESENTATIVE  
APERIO PROPERTY CONSULTING  
18006 E. GRAND AVE.  
AURORA, CO 80015  
CONTACT: AARON THOMPSON  
PHONE: (303) 317-3000  
aaron@aperiopc.com

ARCHITECT  
ALLEN ARCHITECTURE  
2001 LINCOLN ST., SUITE 1410  
DENVER, CO 80202  
CONTACT: GREGG ALLEN  
PHONE: (303) 588-6022  
gallen@hotmail.net

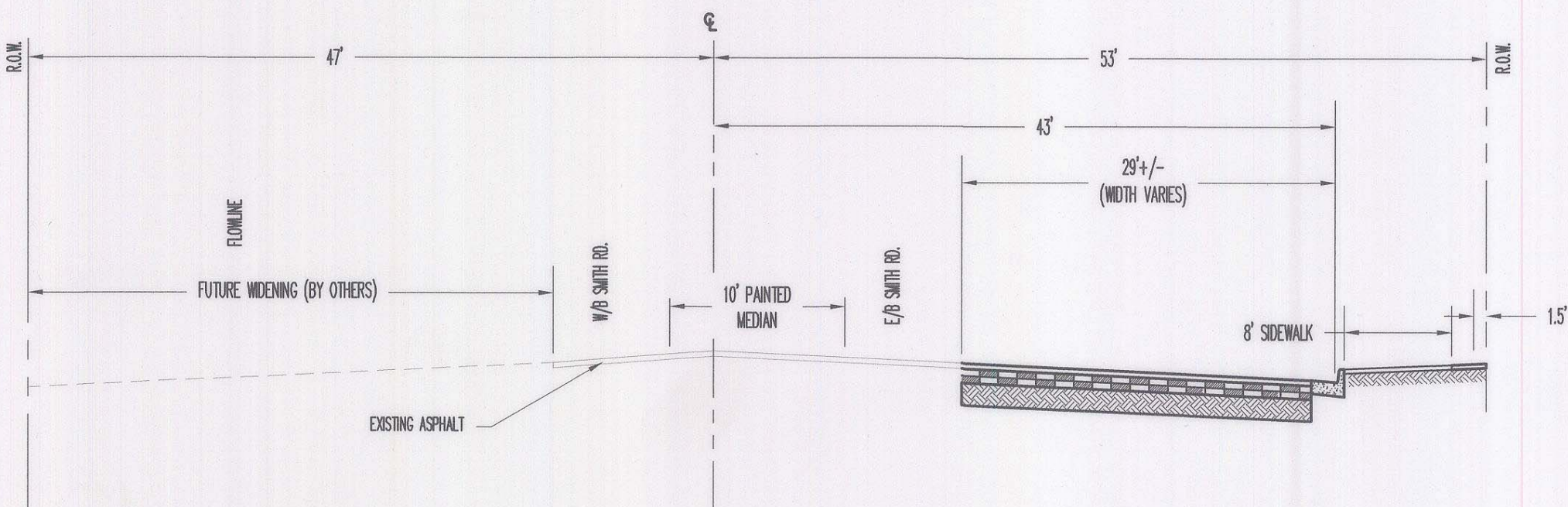
CIVIL ENGINEER  
KELLY DEVELOPMENT SERVICES  
9301 SCRUB OAK LANE  
LONE TREE, CO 80124  
CONTACT: GREG KELLY, PE  
PHONE: (303) 888-6338  
greg@kellydev.com

LANDSCAPE ARCHITECT  
JUMP DESIGN COMPANY  
1733 S. CLARKSON ST.  
DENVER, CO 80210  
CONTACT: TOM JUMP, ASLA  
PHONE: (303) 282-0463  
tomj@jumpdesignco.com

SURVEYOR  
COTTONWOOD SURVEYING, INC.  
P.O. BOX 694  
STRASBURG, CO 80136  
CONTACT: HAROLD PONSERELLA  
PHONE: (303) 549-7992  
pons.csa@gmail.com

### AMENDMENTS

- △ MINOR AMENDMENT 6/15/2020  
ADD A SHADE STRUCTURE TO THE EAST SIDE OF THE BUILDING
- △ MINOR AMENDMENT  
REDUCE "BUILDING 1" SQUARE FOOTAGE 13,020SF TO 7,020 WITH 2,500SF 2ND STORY, AND MODIFY EXTERIOR BUILDING MATERIALS



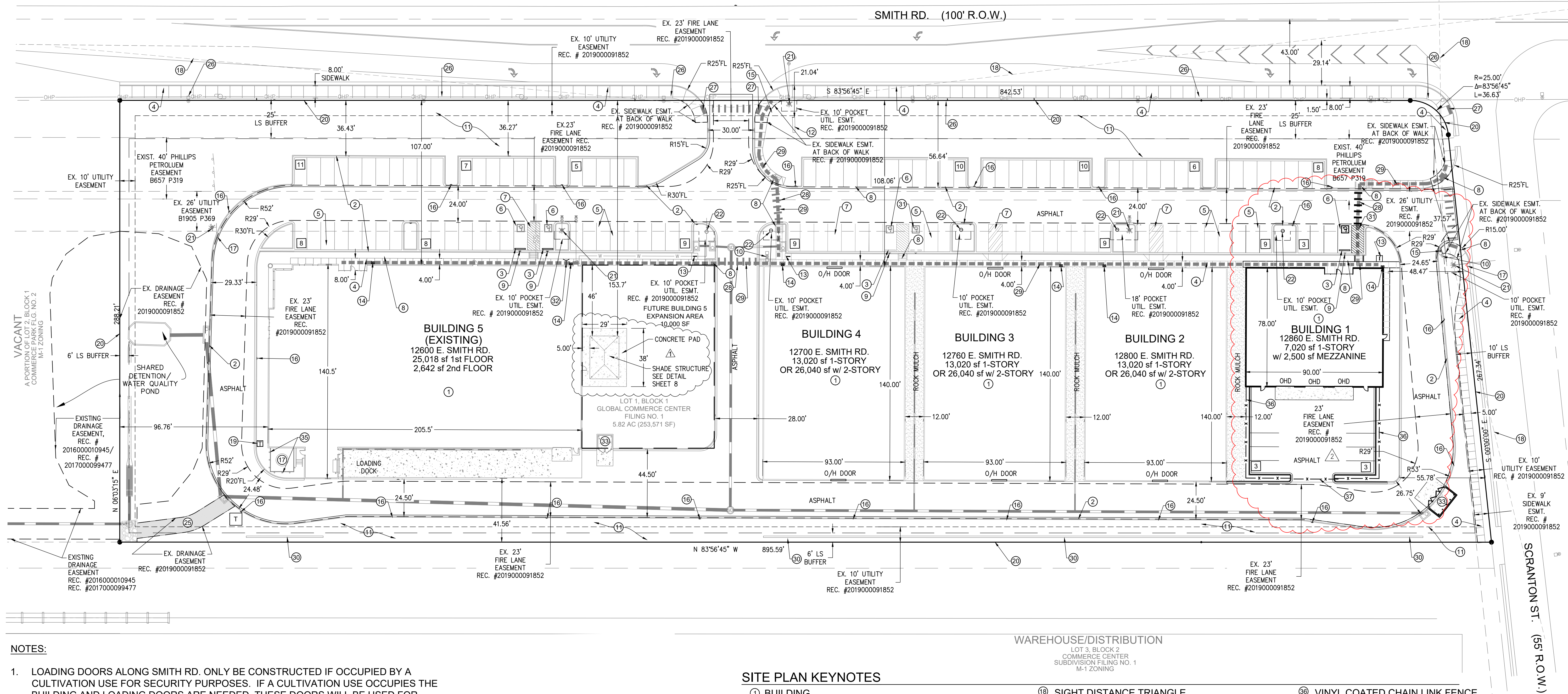
SMITH RD., ARTERIAL  
TYPICAL SECTION

**Aperio**  
Property Consultants, LLC  
18006 E. GRAND AVE.  
AURORA, CO 80015  
PHONE 303.317.3000  
SEPTEMBER 19, 2019  
COVER SHEET  
SHEET 1



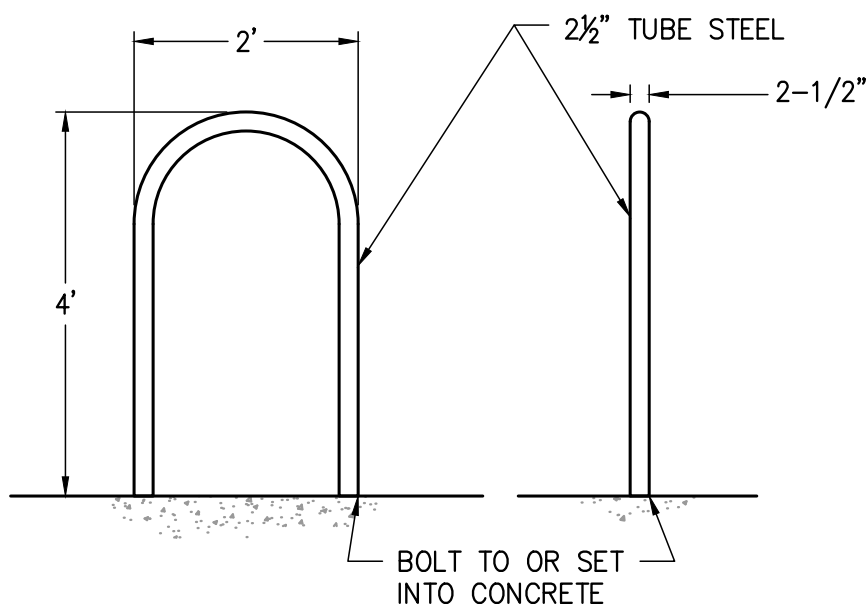
# GLOBAL COMMERCE CENTER VESTED SITE PLAN

LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



## NOTES:

- LOADING DOORS ALONG SMITH RD. ONLY BE CONSTRUCTED IF OCCUPIED BY A CULTIVATION USE FOR SECURITY PURPOSES. IF A CULTIVATION USE OCCUPIES THE BUILDING AND LOADING DOORS ARE NEEDED, THESE DOORS WILL BE USED FOR LOADING VEHICLE ENTRY AND/OR EXIT ONLY AND WILL BE CLOSED IMMEDIATELY UPON THE VEHICLE ENTERING OR EXITING THE BUILDING. ALL LOADING ACTIVITIES WILL BE INTERNAL TO THE BUILDING.
- BUILDINGS 1-3 OR 2-4 MAY BE COMBINED INTO A SINGLE BUILDING FOOTPRINT.
- BUILDINGS 1-4 MAY BE CONSTRUCTED AS ONE OR TWO STORY AT OWNER'S DISCRETION. IN THE EVENT THAT THE TWO STORY OPTION IS EXERCISED ON BUILDINGS 2-4, ADDITIONAL PARKING (INCLUDING ACCESSIBLE PARKING) AND LANDSCAPING SHALL BE CONSTRUCTED IN THE DESIGNATED LOCATIONS SHOWN ON THIS SITE PLAN TO ACCOMMODATE THE AMOUNT OF REQUIRED PARKING BASED UPON THE INCREASED GROSS FLOOR AREA.
- ELEVATION OPTIONS ARE PROVIDED ON SHEETS 7-10 AS FOLLOWS:  
SHEET 7: BUILDINGS 1-4, SINGLE STORY OPTION  
SHEET 8: BUILDINGS 1-4, 2-STORY OPTION  
SHEETS 9-10: BUILDING 5



BIKE RACK DETAIL  
NOT TO SCALE

## SITE PLAN KEYNOTES

- ① BUILDING
- ② 6" CURB AND GUTTER
- ③ CONCRETE CURB STOP
- ④ SIDEWALK
- ⑤ 9' x 19' STANDARD PARKING STALL
- ⑥ 9' x 19' HANDICAP PARKING STALL
- ⑦ 9' x 19' LOADING ZONE
- ⑧ HANDICAP ACCESSIBLE RAMP\*
- ⑨ HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN
- ⑩ SITE POLE-MOUNTED LIGHT (SEE SHEET 6)
- ⑪ LANDSCAPE AREA
- ⑫ MONUMENT SIGN (SEPARATE PERMIT REQUIRED)
- ⑬ BIKE RACK
- ⑭ KNOX BOX
- ⑮ 24" x 24" STOP SIGN
- ⑯ FIRE LANE - NO PARKING SIGN
- ⑰ EXISTING FENCED LIQUID NITROGEN TANK AREA  
SEE SHEET 7 FOR DETAILS

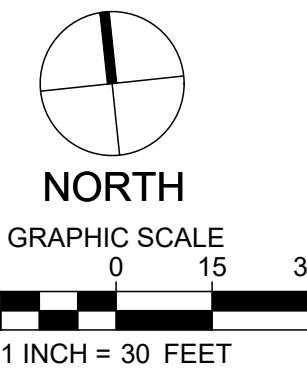
## WAREHOUSE/DISTRIBUTION

LOT 3, BLOCK 2  
COMMERCE CENTER  
SUBDIVISION FILING NO. 1  
M-1 ZONING

- ⑱ SIGHT DISTANCE TRIANGLE
- ⑲ TRANSFORMER LOCATION (PROPOSED)
- ⑳ LOT LINE
- ㉑ FIRE HYDRANT (PROPOSED)
- ㉒ WATER METER (PROPOSED)
- ㉓ CONCRETE PAN
- ㉔ PIPE BOLLARD
- ㉕ GRAVEL MAINTENANCE ACCESS TO POND
- ㉖ C.O.A. STREET LIGHT
- ㉗ HANDICAP ACCESSIBLE RAMP\*
- ㉘ PAINTED CROSSWALK
- ㉙ ACCESSIBLE ROUTE ■■■■■■
- ㉚ EXISTING RETAINING WALL
- ㉛ OPTIONAL ACCESSIBLE PARKING STALL
- ㉜ FDC WITH APPROVED KNOX CAPS
- ㉝ TRASH ENCLOSURE w/ SELF-CLOSING DOORS
- ㉞ LOADING DOCK CONCRETE STEM WALL
- ㉟ PIPE BOLLARDS AT LIQUID NITROGEN TANK (7 TOTAL)

- ㊳ VINYL COATED CHAIN LINK FENCE
- ㊴ 20" ELECTRIC SLIDING GATE W/ APPROVED KNOX HARDWARE

\*NOTE: ADA RAMPS TO BE UPDATED TO CURRENT STANDARD AS MAY APPLY WITH CIVIL CONSTRUCTION PLAN REVIEW



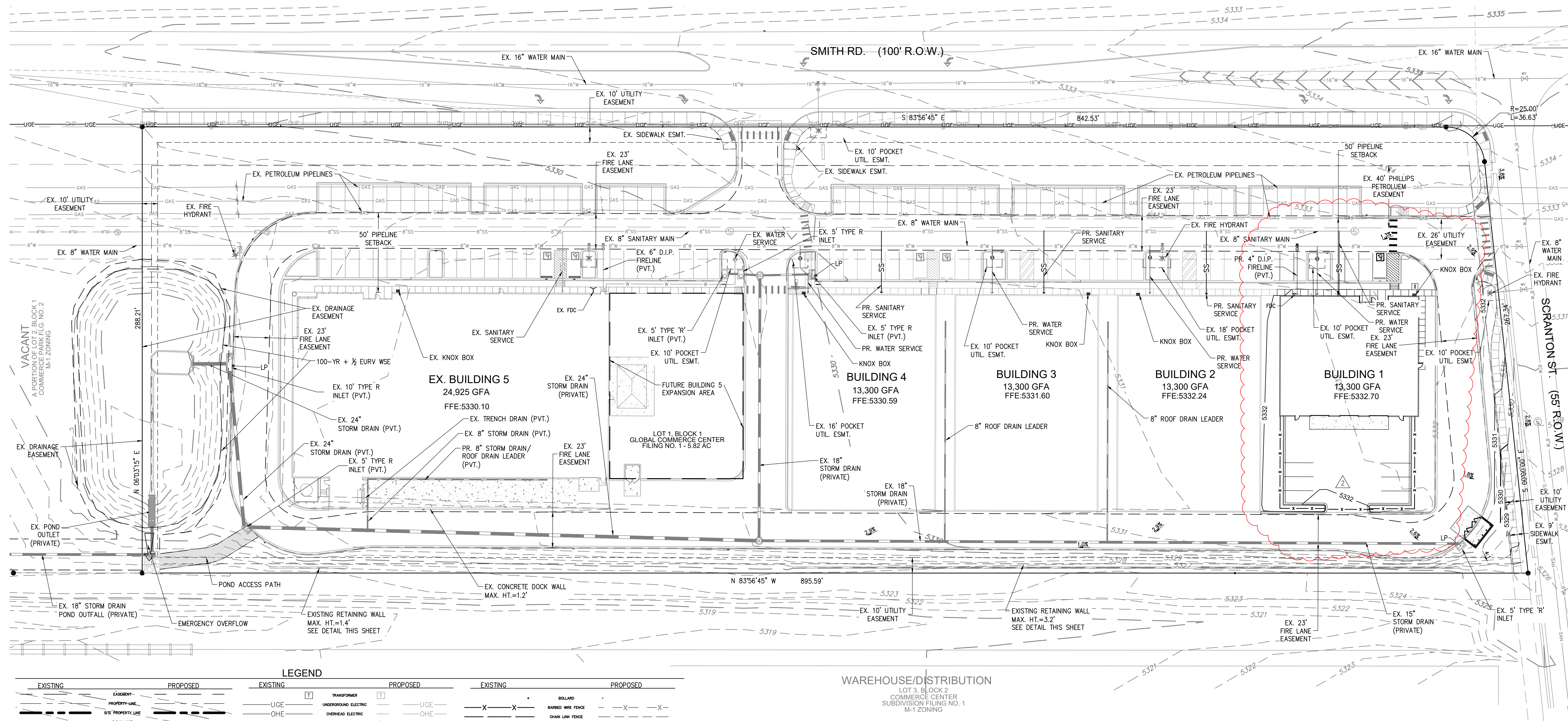
**Aperio**  
Property Consultants, LLC  
4032 DEFOE ST.  
STRASBURG, CO 80136  
PHONE 303.317.3000

JUNE 15, 2023  
SITE PLAN  
SHEET 2



# GLOBAL COMMERCE CENTER VESTED SITE PLAN

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LEGEND		LEGEND	
EXISTING	PROPOSED	EXISTING	PROPOSED

## WAREHOUSE/DISTRIBUTION

LOT 3, BLOCK 2  
COMMERCE CENTER  
SUBDIVISION FILING NO. 1  
M-1 ZONING

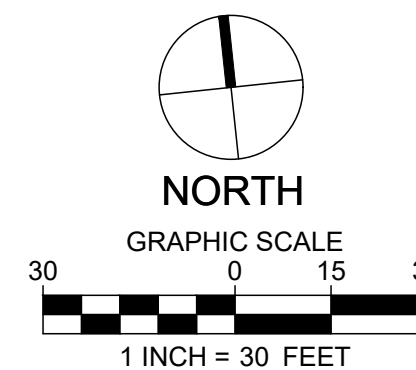
NOTE:  
SITE ELECTRICAL DESIGN TO BE COORDINATED WITH  
PHILLIPS 66-CONOCO PRIOR TO INSTALLATION IN THE  
PIPELINE EASEMENT AREA.

NOTE:  
ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE  
NOTED TO BE MAINTAINED BY PROPERTY OWNER. POND  
OUTFALL PIPE IS PRIVATE.

NOTE:  
MINIMUM SLOPES AWAY FROM THE BUILDING SHALL BE A  
MINIMUM OF 5% FOR 10' IN LANDSCAPE AREAS AND 2%  
FOR IMPERVIOUS AREAS.

## GRADING PLAN LEGEND

EXISTING	PROPOSED



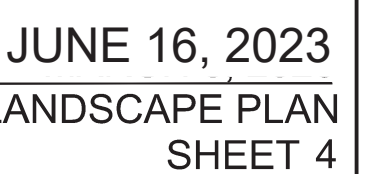
KELLY DEVELOPMENT SERVICES, LLC

9301 SCRUB OAK DR  
LONE TREE, CO 80124  
303-888-6338  
greg@kellydev.com

JUNE 15, 2023  
GRADING AND UTILITY PLAN  
SHEET 3



LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1  
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GENERAL PLAN NOTES:
1. THE DEVELOPER, HIS SUCCESSORS & ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE & REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
2. IN ALL BED AREAS, THE TOP 6" OF SUBGRADE SHALL BE TOPSOIL AND SOIL PREPARATION MIXTURE, ROTOTILLED TO A DEPTH OF 8". SOIL PREP SHALL BE COMPOSTED ORGANIC SOIL AMENDMENT APPLIED AT 4 C.Y./1000 S.F.
3. SHRUB BEDS IN ISLANDS ADJACENT TO THE BUILDING OR AS NOTED IN THE LEGEND OR ON THE PLANS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR ON WEED BARRIER FABRIC. THE REMAINDER OF THE BEDS SHALL BE MULCHED WITH 4" DEPTH 3/4" DIA. CRUSHED GRANITE ROCK OVER WEED BARRIER FABRIC. MULCH COLOR SHALL COMPLEMENT BUILDING AND COBBLES. MULCH SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
5. STEEL EDGER SHALL BE GREEN OR BLACK 3/16" X 4" PAINTED STEEL WITH ROLLED TOP EDGE
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429, 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.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THE ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
8. FREE-STANDING SITE LIGHTS ARE 25' HEIGHT, FULL CUT-OFF 250 W. METAL HALIDE. POLE AND LIGHT ARE DARK BRONZE BRUSHED ALUMINUM.
9. WALKS, CURBS & GUTTERS WILL BE CONCRETE PAVING. THE DRIVEWAY AND PARKING AT THE BUILDING WILL BE ASPHALT.
FIRE HYDRANT ACCESS:
1. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE OR EMERGENCY ACCESS EASEMENTS.
2. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3'-6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5'-0").

NOT FOR  
CONSTRUCTION



PLANNING & LANDSCAPE  
ARCHITECTURE  
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1733 S. Clarkson Street  
Denver, Colorado 80210  
303.282.0463  
info@jumpdesignco.com

JUNE 16, 2023  
LANDSCAPE DETAILS  
SHEET 5



LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



BUILDING 4

BUILDING 3

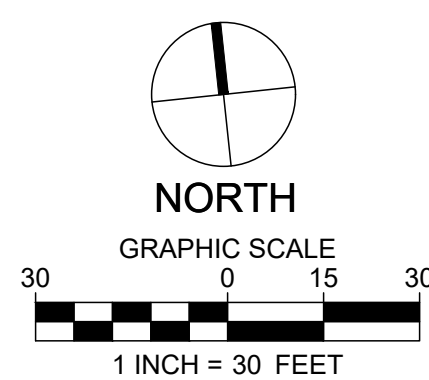
BUILDING 2 (F)

BUILDING 1

LOT 1, BLOCK 1  
GLOBAL COMMERCE CENT  
FILING NO. 1  
5.82 AC

LUMINAIRE SCHEDULE (CONT.)		
LABEL	QTY.	DESCRIPTION
F	29	DS-WS05-F40S-WT
G	2	RAB SLIM37N - EXISTING WHERE NOTED
H	6	GE EVOLVE LED ROADWAY LIGHT - EXISTING
I	4	RAB WPLED2T150N

■ ■ ■ ACCESSIBLE ROUTE

[illegible][illegible]

WPLED4360NF/D10

RAAI (Data sheet)

Color: Warm

Weight: 77.8 g

## Technical Specifications

### Lighting

#### Lighting:

Suitable for indoor use

#### ESMA LED & ESMA LED-UV Testing:

ESMA LED and ESMA LED-UV Testing: The product has been tested for compliance with standards for indoor use with ESMA LED and ESMA LED-UV Testing.

#### ESMA LED:

The product has been tested for compliance with standards for indoor use with ESMA LED and ESMA LED-UV Testing. The product has been tested for compliance with standards for indoor use with ESMA LED and ESMA LED-UV Testing.

#### ESMA LED-UV:

The product has been tested for compliance with standards for indoor use with ESMA LED and ESMA LED-UV Testing. The product has been tested for compliance with standards for indoor use with ESMA LED and ESMA LED-UV Testing.

#### ESMA LED-UV:

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#### ESMA LED-UV:

The product has been tested for compliance with standards for indoor use with ESMA LED and ESMA LED-UV Testing. The product has been tested for compliance with standards for indoor use with ESMA LED and ESMA LED-UV Testing.

Product:	Type:		
Present by:			
Driver info	LED info		
200V	Constant Current	Warm	30000K
220V	3.5A	Color Temp.	Adjustable
230V	1.6A	Color Accuracy	7 CRI
240V	1.6A	1/3 Lifetime	100,000
250V	1.6A	Lumens	30,398
ESMA LED	ESMA LED	ESMA LED	ESMA LED
ESMA LED	N/A	ESMA LED	ESMA LED

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Page 1 of 1

# TUBE ARCHITECTURAL DS-W505

## LED Wall Mounts

# WAC LIGHTING®

## Responsible Lighting®

### PRODUCT DESCRIPTION

The latest energy efficient LED technology in an innovative, modern design. The DS-W505 is a long wall lighting fixture. Comes in various light distribution and beam angle options.

### FEATURES

- Longest light spot (delivered with 5°)
- High performance exterior wall mount wall mount fixture
- Precision cut glass lens for light distribution
- Solid aluminum construction
- 5-year warranty

### ORDERING NUMBER

Options	Color Temp.	CRI	Lumen	CRP	IPX	Beam Angle
	N8175	2700K	90	1800	85/90	62°
	N8176	2700K	90	1800	85/90	42°
	N8177	2700K	90	1700	85/90	30°
	N8180	2700K	90	1700	85/90	15°
	N8181	2700K	90	1700	112/18	11°
	N8182	4000K	90	2000	114/83	84°
	N8175	2700K	90	1800	85/90	62°
	N8176	2700K	90	1800	85/90	42°
	N8177	2700K	90	1700	85/90	30°
	N8180	2700K	90	1700	85/90	15°
	N8181	2700K	90	1700	112/18	11°
	N8182	4000K	90	2000	114/83	84°
	F8175	2700K	90	1800	85/90	62°
	F8176	2700K	90	1800	85/90	42°
	F8177	2700K	90	1700	85/90	30°
	F8180	2700K	90	1700	85/90	15°
	F8181	2700K	90	1700	112/18	11°
	F8182	4000K	90	2000	114/83	84°
	F8175	2700K	90	1800	85/90	62°
	F8176	2700K	90	1800	85/90	42°
	F8177	2700K	90	1700	85/90	30°
	F8180	2700K	90	1700	85/90	15°
	F8181	2700K	90	1700	112/18	11°
	F8182	4000K	90	2000	114/83	84°
	F8175	2700K	90	1800	85/90	62°
	F8176	2700K	90	1800	85/90	42°
	F8177	2700K	90	1700	85/90	30°
	F8180	2700K	90	1700	85/90	15°
	F8181	2700K	90	1700	112/18	11°
	F8182	4000K	90	2000	114/83	84°
	F8175	2700K	90	1800	85/90	62°
	F8176	2700K	90	1800	85/90	42°
	F8177	2700K	90	1700	85/90	30°
	F8180	2700K	90	1700	85/90	15°
	F8181	2700K	90	1700	112/18	11°
	F8182	4000K	90	2000	114/83	84°

Fixture Type:

Category Number:

Project:

Location:

### SPECIFICATIONS

#### Input

Universal voltage 120V - 277VAC, 50/60Hz

#### Output

Electrical watt output (E1): 100W / 120V (100 watt)

E1: 90W / 100 - 100 (90W/120V)

#### Light Source

Blue chip LED (E1): 100W / 120V (100 watt)

Blue chip LED (E1): 90W / 100 - 100 (90W/120V)

Blue chip LED (E1): 90W / 100 - 100 (90W/120V)

Blue chip LED (E1): 90W / 100 - 100 (90W/120V)

Blue chip LED (E1): 90W / 100 - 100 (90W/120V)

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JUNE 15, 2023  
PHOTOMETRIC PLAN  
SHEET 6



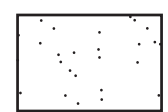
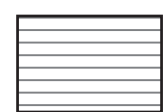

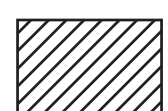


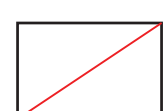
# GLOBAL COMMERCE CENTER

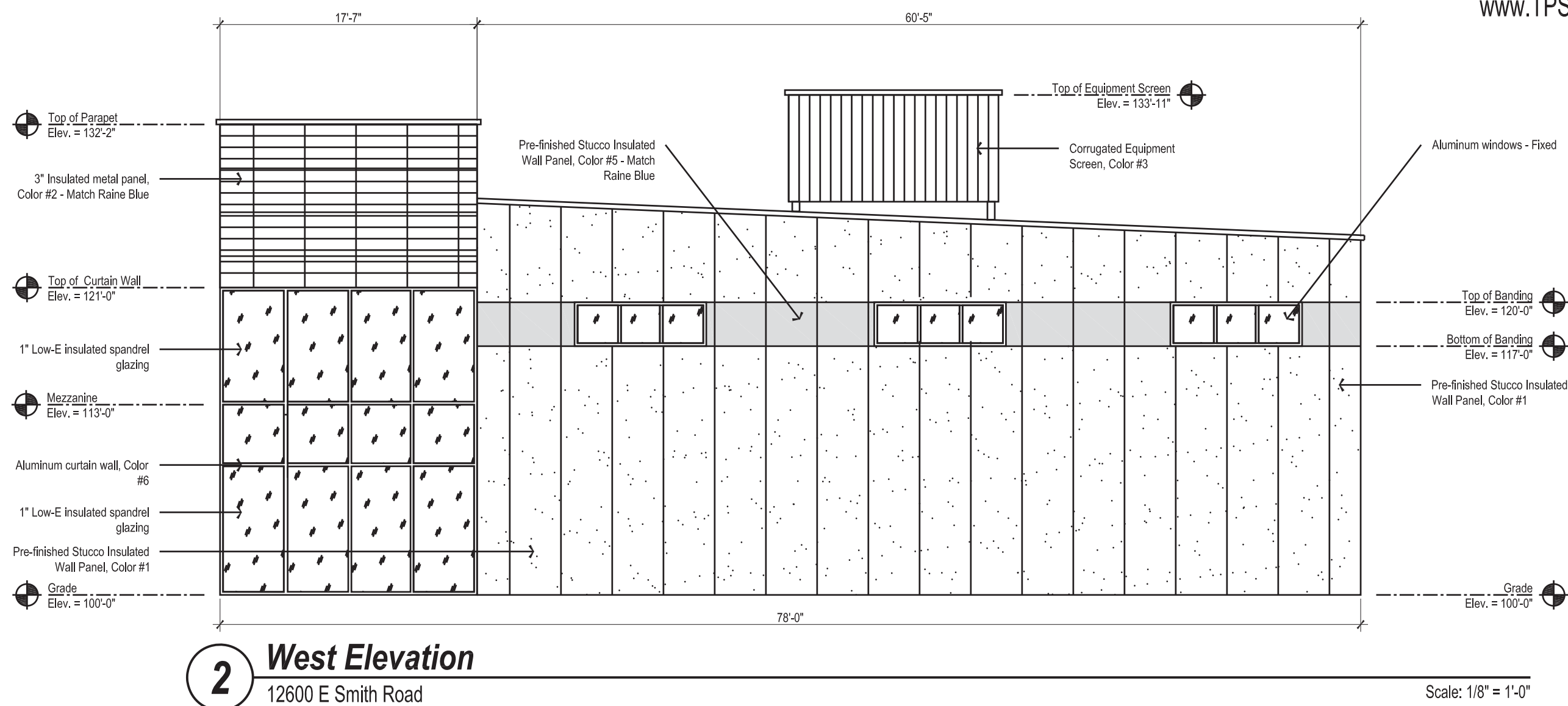
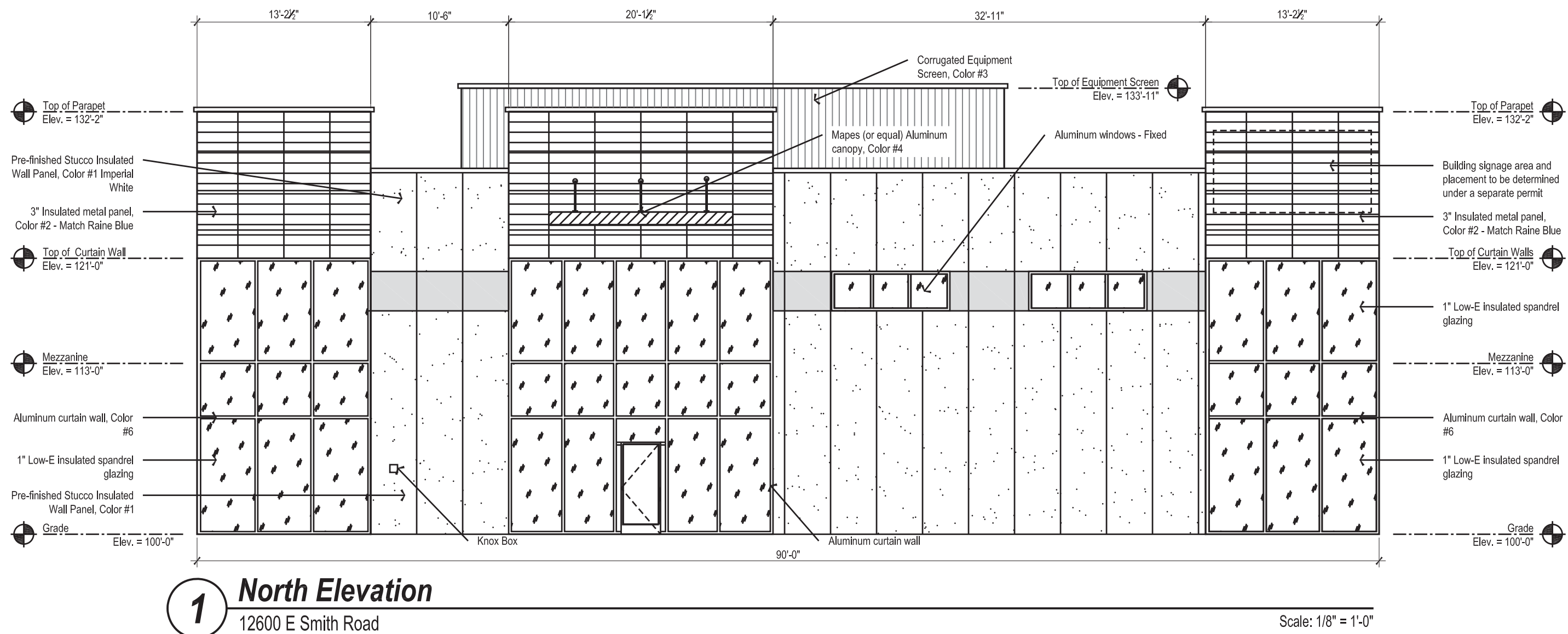
## VESTED SITE PLAN

LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

**TPS**  
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PLANNING  
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INCORPORATED  
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Denver, Colorado 80264  
(303) 861-4800  
fax (303) 861-1621  
www.TPS.design

### Material Legend

-  **Color #1:** Pre-Finished Stucco Insulated Wall Panel, Field Color Kingspan - 'Granitestone' Color = Imperial White
-  **Color #2:** 3" Insulated Metal Panel, Accent @ corners & Banding Kingspan - 'Mini Micro-Rib' (Horizontal) Color = Match Raine Blue
-  **Color #3:** Metal Wall Panel Chief: 'AP' Panels Color = Polar White
-  **Color #4:** Metal Soffit @ Entrance Mapes - Custom Color Color = Raine Blue
-  **Color #5:** Pre-Finished Stucco Insulated Wall Panel, Accent Panels Kingspan - 'Granitestone' Color = Match Raine Blue
-  **Color #6:** Aluminum Curtain Wall
-  **Color #7:** Hollow Metal Doors Color = Match Raine Blue

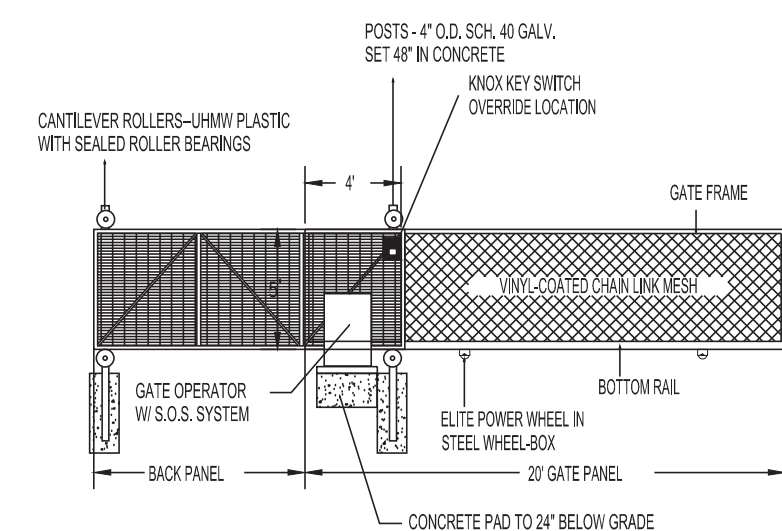
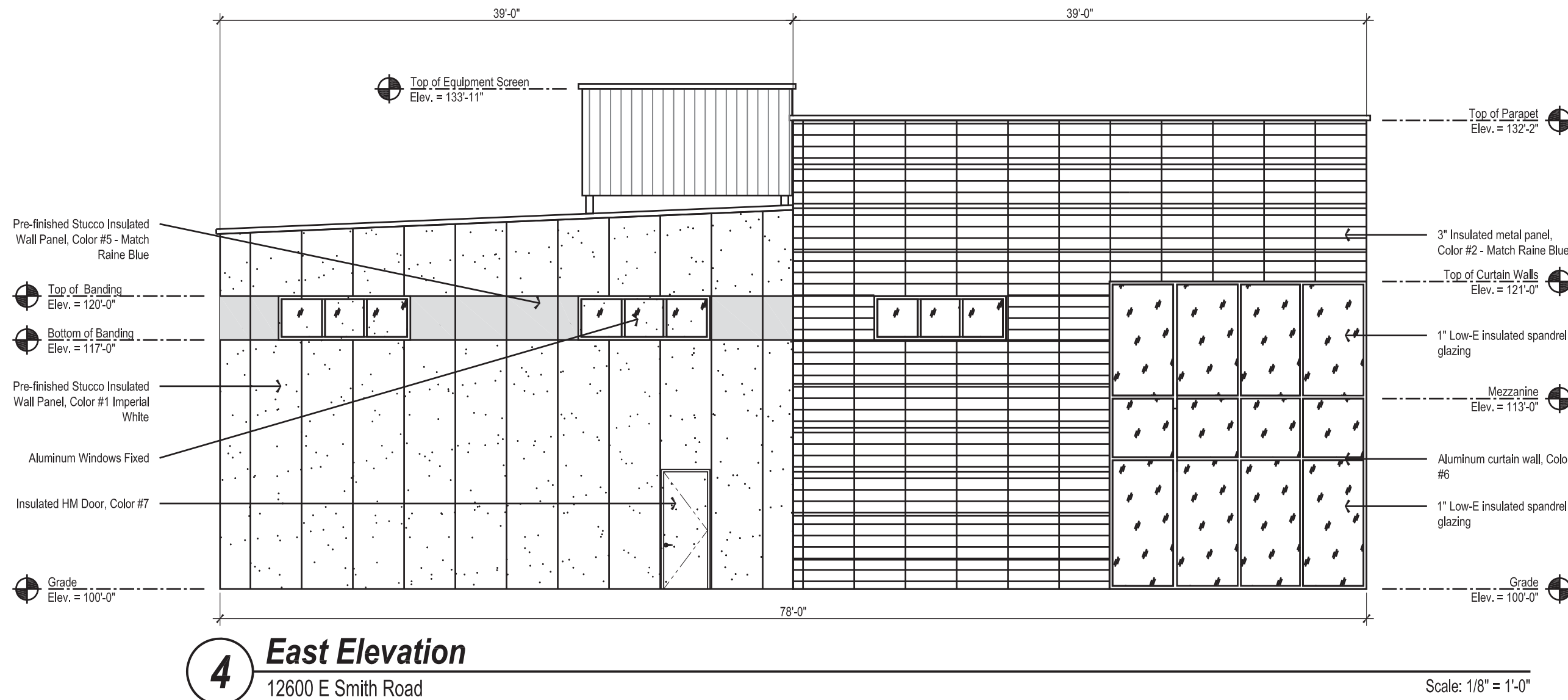
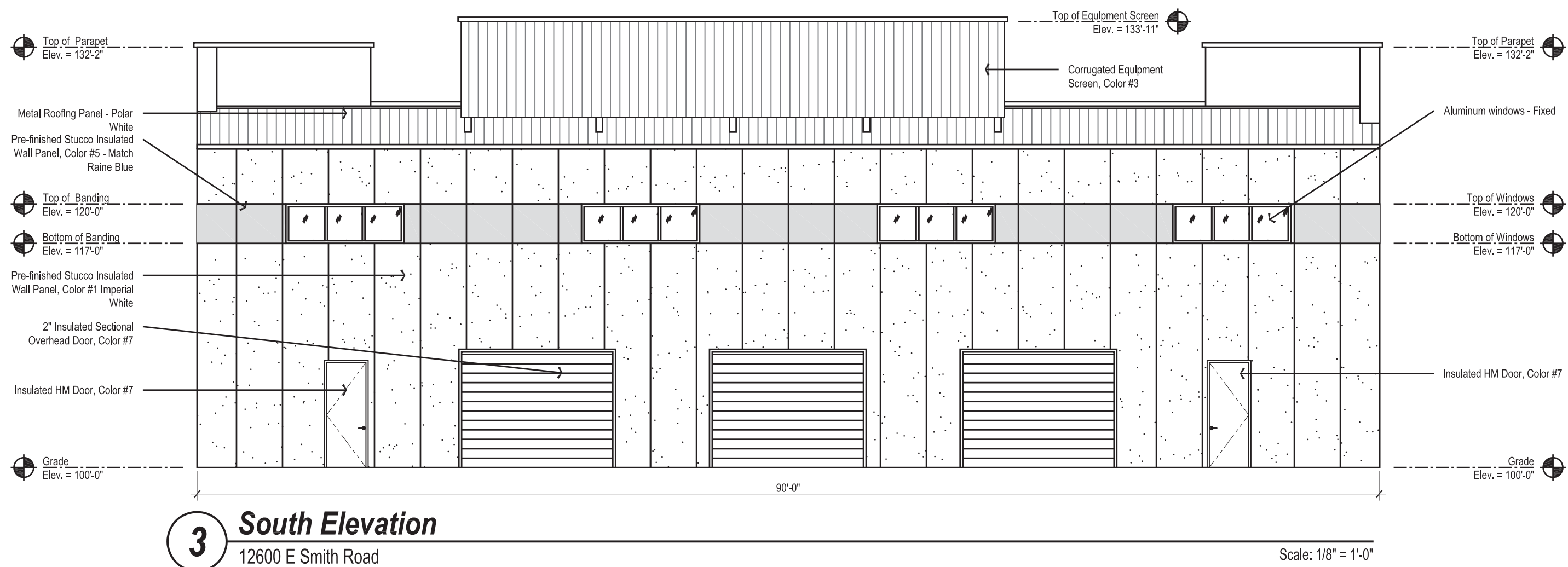


### General Notes:

- A. All rooftop mechanical equipment and vents greater than 8 inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall of a material color and design matching the building 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 certificate of occupancy.

### Signage Notes:

- A. Building signage area and placement to be determined under a separate sign permit.



NOTE:  
1) THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.  
2) GATE WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE.

### 5 Sliding Gate Detail

12600 E Smith Road

Not to Scale

June 16, 2023  
BUILDING 1 ELEVATIONS  
AND GATE DETAILS