

SAMARITAN'S PURSE DATA CENTER SITE PLAN

LOT 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 24 SITUATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO
17891 E. 40TH AVENUE, AURORA, CO 80011

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 24, RECORDED AUGUST 10, 2018 AT RECEPTION NO. 2018000064818, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

BENCHMARK

BENCHMARK ID: 3S6628SE02. ELEVATION: 5439.72 (NAVD88). THE MARK IS A 3" DIAMETER BRASS CAP LOCATED ON THE NORTHWEST SIDE OF THE TRAFFIC ISLAND AT THE NORTHWEST CORNER OF TOWER ROAD AND INTERSTATE 70

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, SAMARITAN'S PURSE, INC., AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS _____ DAY OF _____ AD. _____

BY: _____
TITLE: AUTHORIZED SIGNATORY

STATE OF COLORADO)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, ON _____, 20____, BY HUGH ELDER, IN HIS CAPACITY AS AUTHORIZED SIGNATORY OF SAMARITAN'S PURSE, INC.. WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC) NOTARY SEAL

MY COMMISSION EXPIRES _____

NOTARY BUSINESS ADDRESS: _____

CONTACTS

OWNER/DEVELOPER

SAMARITAN'S PURSE
HUGH ELDER
P.O. BOX 3000
BOONE, NC 28607
(828) 278-8040

ENGINEER

KIMLEY-HORN
RANDALL J. PHELPS, P.E.
4582 SOUTH ULSTER STREET,
SUITE 1500
DENVER, CO 80237
(303) 228-2300

ARCHITECT

GENSLER ASSOCIATES
JOY HUGHES
1225 17TH STREET
SUITE 150
DENVER, CO. 80202
(303) 446-3363

SURVEYOR

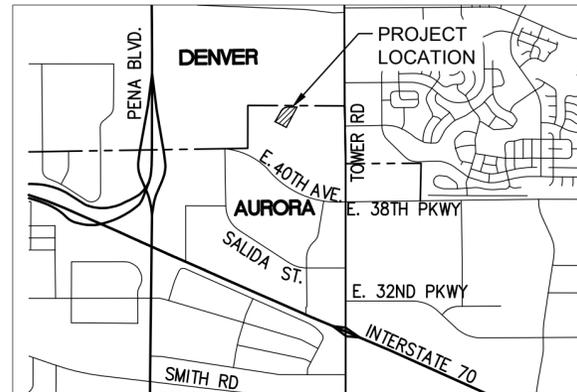
AZTEC CONSULTANTS, INC.
DON R. HULSEY, P.L.S.
300 EAST MINERAL AVENUE,
SUITE 1
LITTLETON, CO 80122
(303) 327-7516

LANDSCAPE ARCHITECT

NORRIS DESIGN
TODD KREINBRINK
1101 BANNOCK STREET
DENVER, CO 80204
(303) 575-4577

MEP

SWANSON RINK
BROOK GUMMERE
1120 LINCOLN STREET
SUITE 1200
DENVER, CO 80203
(303) 832-2666



VICINITY MAP
N.T.S.

PROJECT DATA

LAND AREA WITHIN PROPERTY LINES (SF)	54,800 SF
LAND AREA WITHIN PROPERTY LINES (AC)	1.258 AC
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDING	33'6"
YARD WALL HEIGHT	22'0"
TOTAL GROSS SQUARE FOOTAGE (ENCLOSED)	11,534 SF (0.26 AC)
OPEN YARD SQUARE FOOTAGE	6,225 SF (0.14 AC)
BUILDING + YARD COVERAGE	17,998 SF (33%)
HARD SURFACE AREA	14,882 SF (27%)
LANDSCAPE AREA	21,941 SF (40%)
2015 IBC CONSTRUCTION TYPE	IIB
IBC OCCUPANCY	BUSINESS
FIRE SPRINKLERED	YES
PRESENT ZONING CLASSIFICATION	M2
PROPOSED USE	DATA CENTER
NUMBER OF SIGNS PERMITTED	1
PROPOSED NUMBER OF SIGNS	0
PARKING	REQ. PROV.
OFFICE SPACES (1 SPACE PER 1.5 EMPLOYEES)	2 3
WAREHOUSE SPACES (1 SPACE PER 1.5 EMPLOYEES)	6 6
TOTAL STANDARD SPACES ACCESSIBLE SPACES (1 PER 6 TO BE VAN-ACCESSIBLE)	1 VAN 1 VAN

AMENDMENTS

⚠️ ADDED ORNAMENTAL PERIMETER FENCE, 3 MAN GATES AND 1 SLIDING VEHICLE GATE, LANDSCAPE UPDATES

SHEET NO.	SHEET INDEX	REVISIONS				
		5/28/2018	7/27/2018	12/21/2018	7/3/2019	10/13/2020
1	COVER SHEET	•	•	•	•	•
2	GENERAL NOTES	•	•	•	•	•
3	SITE PLAN	•	•	•	•	•
4	OVERALL GRADING PLAN	•	•	•	•	•
5	OVERALL UTILITY PLAN	•	•	•	•	•
6	LANDSCAPE NOTES & TABLES	•	•	•	•	•
7	LANDSCAPE PLANT SCHEDULE	•	•	•	•	•
8	LANDSCAPE PLAN	•	•	•	•	•
9	LANDSCAPE PLAN	•	•	•	•	•
10	HYDRO ZONE PLAN	•	•	•	•	•
11	LANDSCAPE DETAILS	•	•	•	•	•
12	PHOTOMETRIC PLAN	•	•	•	•	•
13	LIGHTING DETAILS	•	•	•	•	•
14	LIGHTING DETAILS	•	•	•	•	•
15	BUILDING ELEVATIONS	•	•	•	•	•
16	BUILDING ELEVATIONS	•	•	•	•	•
17	BUILDING ELEVATIONS	•	•	•	•	•
18	ROOF PLAN	•	•	•	•	•
19	ARCHITECTURAL DETAILS	•	•	•	•	•
20	CANOPY DETAILS	•	•	•	•	•

EXHIBIT 1 : FENCE DETAIL
EXHIBIT 2 : SLIDING GATE DETAIL
L1.01: LANDSCAPE EXHIBIT

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THIS _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____ M.

COUNTY CLERK AND RECORDER _____ DEPUTY _____

FILE: _____

PAGE NO.: _____

RECEPTION NO.: _____

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____

CITY COUNCIL: _____ DATE: _____

ATTEST: _____ DATE: _____

DATABASE APPROVAL: _____ DATE: _____

REVISION #1	REVISION NAME	DATE
3	SITE PLAN SUBMITTAL #4	10/13/2020
2	SITE PLAN SUBMITTAL #3	07/03/2019
1	SITE PLAN SUBMITTAL #2	12/21/2018
REV		07/27/2018

Kimley-Horn
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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

SAMARITAN'S PURSE DATA CENTER
SITE PLAN
COVER SHEET
AURORA, COLORADO

DATE: 05/28/18
DESIGNED BY: CHR
DRAWN BY: CHR
CHECKED BY: RJP

FILE NO. 096296014_CV.DWG
PROJECT NO. 096296014

SHEET NO. 1

CITY OF AURORA SITE PLAN NOTES:

1. 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE AND GATEWAY PARK GDP.
3. 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."
4. "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.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. 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.
7. 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 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.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII - NUMBERING OF BUILDINGS.
10. 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.
11. 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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 A 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 DEVELOPER'S 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.
18. AS PER AURORA PARKS AND OPEN SPACE DEDICATION AND DEVELOPMENT CRITERIA MANUAL SEC. 142-36. PROTECTION. EXCEPT TO ABATE A NUISANCE, IT SHALL BE A VIOLATION OF THIS ARTICLE TO: (1) FASTEN ANY SIGN, CARD, POSTER, WIRE, ROPE OR OTHER MATERIAL TO OR AROUND OR THROUGH ANY PUBLIC TREE OR SHRUB OR ITS GUARD IN THE CITY WITHOUT A WRITTEN PERMIT OF THE DIRECTOR OF PARKS AND OPEN SPACE, EXCEPT IN EMERGENCIES SUCH AS STORMS OR ACCIDENTS. (2) DEPOSIT, PLACE, STORE OR MAINTAIN UPON ANY PUBLIC AREA OF THE CITY ANY STONE, BRICK, SAND, CONCRETE OR OTHER MATERIALS WHICH MAY IMPEDE THE FREE PASSAGE OF WATER, AIR AND FERTILIZER TO THE ROOTS OF ANY TREE OR SHRUB GROWING THEREIN. (3) BREAK, INJURE, MUTILATE, KILL OR DESTROY ANY TREE OR SHRUB OR PERMIT ANY FIRE TO BURN WHERE SUCH FIRE WILL INJURE ANY PORTION OF ANY TREE OR SHRUB IN ANY PUBLIC AREA. NO PERSON SHALL PERMIT ANY TOXIC CHEMICAL TO SEEP, DRAIN OR BE EMPTIED ON OR ABOUT ANY PUBLIC TREE OR SHRUB. NO PERSON SHALL KNOWINGLY PERMIT ELECTRIC WIRES TO COME IN CONTACT WITH ANY PUBLIC TREES OR SHRUBS UNLESS PROTECTED BY APPROVED METHODS, AND NO PERSON SHALL ATTACH ANY ELECTRICAL INSULATION TO ANY PUBLIC TREE OR SHALL EXCAVATE ANY DITCHES, TUNNELS OR TRENCHES OR LAY ANY DRIVE WITHIN A RADIUS OF TEN FEET FROM ANY PUBLIC TREE OR SHRUB WITHOUT FIRST OBTAINING PERMISSION FROM THE DIRECTOR OF PARKS AND OPEN SPACE. DURING BUILDING OPERATIONS, THE BUILDER SHALL ERECT SUITABLE PROTECTIVE BARRIERS AROUND PUBLIC TREES OR SHRUBS APT TO BE INJURED. (4) PERMIT ANY LEAKS TO EXIST IN ANY GAS PIPES OR MAINS LAID BENEATH THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE IN THE CITY BY ANY PERSON OWNING, MAINTAINING OR OPERATING SUCH GAS PIPES OR MAINS OR TO PERMIT ANY LEAKS TO EXIST WITHIN 40 FEET OF ANY TREE GROWING IN ANY STREET OR PUBLIC PLACE IN THE CITY. IF LEAKS EXIST OR OCCUR IN SUCH PIPES OR MAINS, IT SHALL BE THE DUTY OF THE PERSON OWNING OR OPERATING SUCH DEFECTIVE PIPES OR MAINS TO REPAIR SUCH IMMEDIATELY AND STOP SUCH LEAK IN A MANNER SO AS TO PREVENT A RECURRENCE OF LEAK, UPON RECEIVING WRITTEN NOTICE FROM THE DIRECTOR OF PARKS AND OPEN SPACE CALLING THE ATTENTION OF SUCH PERSON TO SUCH LEAK.
19. 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 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.
20. ARCHITECTURAL FEATURES (IE BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

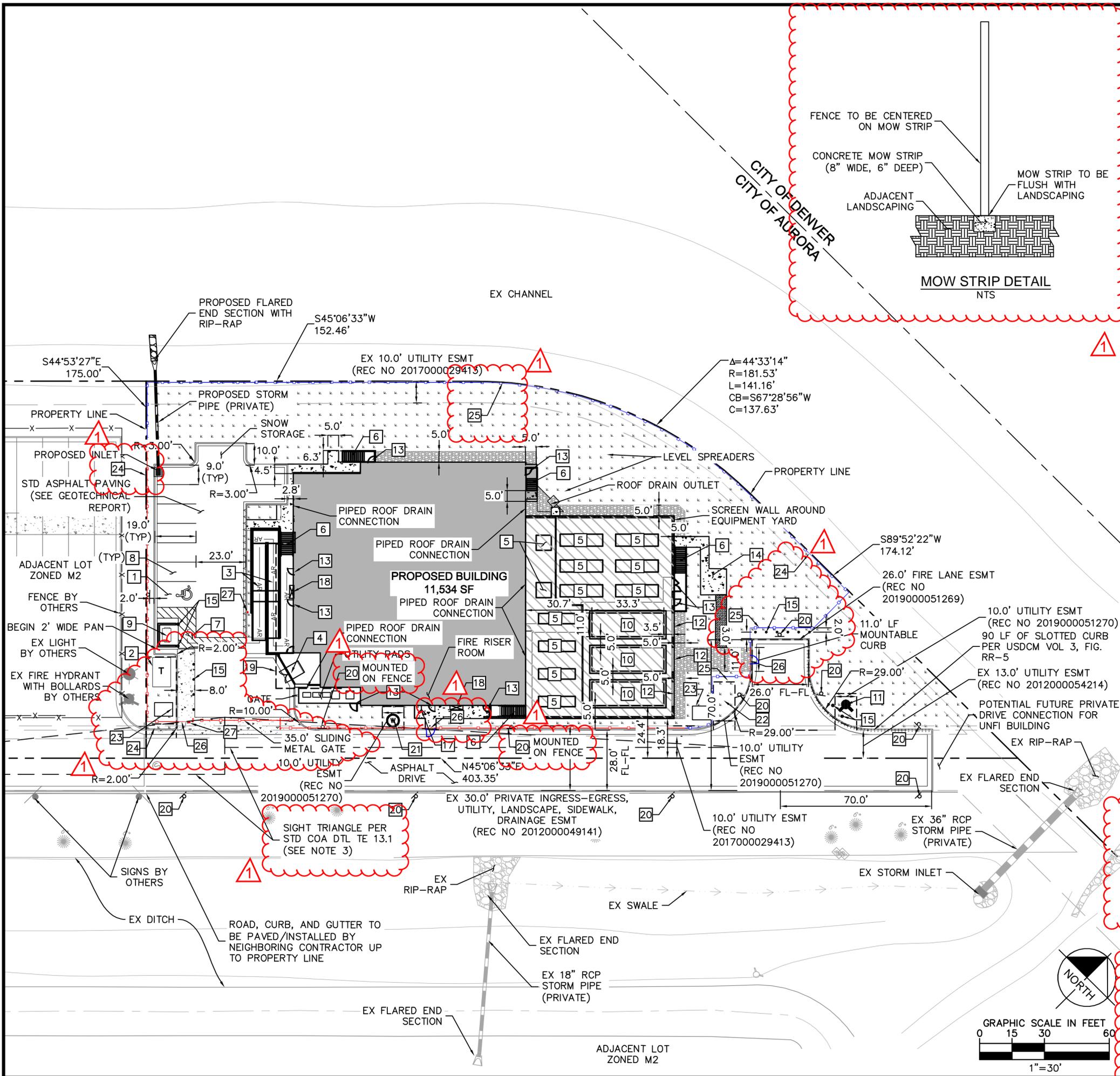
GATEWAY PARK NOTES:

1. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN 8" IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DO NOT MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING OR THE GPDRC MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
2. IF THE EXISTING NPDES PERMIT FOR THE SITE HAS NOT BEEN CLOSED, THE CONTRACTOR SHALL OBTAIN A PERMIT TRANSFER OF THE APPLICABLE PORTION OF PERMIT PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE TRANSFER OF THE PERMIT WITH CURRENT PERMITEE.
3. ALL EXTERIOR BUILDING AND SITE LIGHT SOURCES SHALL BE METAL, HALIDE, FLUORESCENT, OR LED
4. ON-STREET PARKING IS NOT PERMITTED AT ANYTIME WITHIN THE GATEWAY PARK COMMUNITY.
5. OUTSIDE STORAGE IS NOT ALLOWED.
6. "QUINN" PIPES I.E. EXTERIOR PIPES THAT GO OVER THE PARAPET ARE NOT ACCEPTABLE.
7. 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. ANY DAMAGE TO EXISTING LANDSCAPE AND/OR IRRIGATION SHALL BE REPAIRED AND/OR REPLACED AT CONTRACTOR OR PROPERTY OWNER'S EXPENSE. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO A CERTIFICATE OF OCCUPANCY.
8. EXCEPT AS SHOWN HEREON, THERE WILL BE NO OUTSIDE OVERNIGHT STORAGE OF VEHICLES OR MATERIALS ON THIS SITE.
9. ALL STREET CUTS SHALL BE COORDINATED WITH SCMD.
10. ANY UTILITY INSTALLATIONS OR ROADWAY MODIFICATIONS IN CONCRETE ROADWAYS SHALL REQUIRE FULL PANEL REMOVAL AND REPLACEMENT. COMPACTION AND MATERIALS TESTING REPORTS MUST BE SUBMITTED TO SAND CREEK METROPOLITAN DISTRICT AND CITY OF AURORA
11. ALL SIGNS MUST CONFORM TO CITY OF AURORA SIGN CODES AND GATEWAY PARK GDP.
12. ALL BOLLARDS SHALL BE RAL 6012 GREEN WITH A SINGLE 6" YELLOW STRIPE UNLESS SAID BOLLARDS ARE ADJACENT TO THE BUILDING, IN WHICH CASE, THEY SHALL BE PAINTED A MATCH OF THE ADJACENT WALL COLOR W/ A SINGLE YELLOW STRIPE.
13. ELECTRICAL PANEL AND METER, GAS METER AND APPURTENANCES THERETO SHALL BE SCREENED BY A WALL MADE UP OF THE IDENTICAL MATERIALS AS THE ADJACENT WALL, OR, AT THE DISCRETION OF THE GPDRC, SHALL BE PAINTED A MATCH OF THE ADJACENT WALL COLOR OR BOTH THE SCREEN WALL SHALL BE TALL ENOUGH TO FULLY CONCEAL THAT WHICH IT IS INTENDED TO HIDE.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDING OWNER TO SUPPLY A COLOR SAMPLE TO GPDRC OF ANY STANDING SEAM MATERIAL PRIOR TO ORDERING.
15. ALL EXTERIOR SITE METAL AND/OR EXTERIOR FURNITURE INCLUDING, BUT NOT LIMITED TO, 2" ROUND SITE SIGNAGE POLES, SIGN FRAMES, SIGN BACKS, CART CORRALS, BIKE RACKS, TRASH CANS, EXTERIOR FURNITURE, BACK FLOW PREVENTER COVERS, ETC SHALL BE PAINTED A MATCH OF RAL6012 DENVER FEDERAL GREEN AND BE OF A TYPE CONSISTENT WITH GPDRC STANDARDS.
16. ALL SITE SIGNAGE INCLUDING, BUT NOT LIMITED TO, WINDOW, TEMPORARY, WALL, AND MONUMENT SIGNS SHALL BE SUBMITTED TO AND APPROVED BY THE GPDRC PRIOR TO ORDERING AND INSTALLATION.
17. MONUMENT SIGN, BASE, COLUMNS, AND PANEL SHALL BE GATEWAY PARK STANDARD. THE STANDARD GPDRC MONUMENT SIGN EXHIBIT MUST BE SHOWN ON THE SITE PLAN AND CONSTRUCTION DRAWINGS.
18. FLAGPOLES SHALL BE TAPERED ROUND FLAGPOLES WITH INTERNAL HALYARD SYSTEM AND HAVE A FACTORY POWDERCOAT FINISH A MATCH OF RAL6012 "DENVER FEDERAL GREEN". COLOR SAMPLE MUST BE SUBMITTED TO GPDRC PRIOR TO ORDERING. ONLY ONE FLAG PER FLAGPOLE IS ALLOWED.
19. ALL TRASH ROLL-OFF ENCLOSURES MUST BE, AT MINIMUM, SEVEN FEET TWO INCHES (7'2") IN HEIGHT TO FULLY CONCEAL THE TRASH CONTAINERS.
20. ALL TRASH COMPACTOR ENCLOSURES MUST BE, AT MINIMUM, NINE FEET (9') IN HEIGHT, AND ANY PORTION OF THE COMPACTOR VISIBLE ABOVE THE DOORS OR WALLS SHALL BE PAINTED A MATCH OF THE ADJACENT FIELD COLOR.
21. ALL MAN DOORS, SECURITY CAMERAS, ROLLUP DOORS, ETC SHALL BE PAINTED A MATCH OF THE ADJACENT FIELD COLOR.
22. ALL GUTTERS AND DOWNSPOUTS ARE TO BE PAINTED INSIDE AND OUT TO MATCH THE ADJACENT WALL COLOR.
23. ROOF OVERFLOW DRAINS SHALL BE PAINTED INSIDE AND OUT TO MATCH THE ADJACENT WALL COLOR.
24. CONIFEROUS TREES SHALL BE 50/50 MIX OF 8' AND 10' HEIGHTS. TALLER TREES MAY BE REQUIRED AT THE DISCRETION OF THE GPDRC.
25. ALL PLANTING BEDS VISIBLE FROM THE STREET SHALL BE MULCHED WITH 2" WOOD BARK MULCH WITHOUT LANDSCAPE FABRIC. TWO (2) INCH ROCK MULCH MAY BE PLACED AT THE BASE OF THE BUILDING ONLY, OR IN PARKING LOT ISLANDS AT THE DISCRETION OF THE GPDRC.
26. ALL STEEL LANDSCAPE EDGING SHALL BE DARK GREEN.
27. GATEWAY PARK SOD MIX 25% SR2100 KENTUCKY BLUE GRASS, 25% NUGLADE, 25% FREEDOM II, 25% AWARD OR 25 PERCENT AWARD OR 25 PERCENT LIVINGSTONE; 25 PERCENT GLADE; 25 PERCENT LIMOUSINE; 25 PERCENT TOUCHDOWN. KRAMER'S TURF(303) 659-1982 SHALL BE USED IN ALL SOD AREAS. NATIVE SEED MIX SHALL BE SUBMITTED TO GPDRC FOR APPROVAL.
28. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND THEIR CONTRACTOR TO INSTALL THE LANDSCAPE AND IRRIGATION WITHIN THE SCMD MAINTAINED RIGHT-OF-WAY AREAS AND IN CONFORMANCE WITH THE GATEWAY PARK IV EAST 40TH AVENUE PHASE 1 STREETScape SITE PLAN APPROVED ON MAY 18, 2006.
29. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TO THE GPDRC A SAMPLE COLOR OF THE PARKING LOT LIGHTS POLES, FLAGPOLES AND STREET LIGHT POLES PRIOR TO ORDERING. INCORRECT COLORED POLES WILL BE REJECTED.
30. ALL EXTERIOR BUILDING AND SITE LIGHT SOURCES SHALL BE METAL HALIDE OR FLUORESCENT OR LED.
31. PARKING LOT LIGHT POLES INCLUDING BOLT COVERS, BASES (28" MAXIMUM HEIGHT), ETC SHALL BE PAINTED A MATCH OF RAL6012 DENVER FEDERAL GREEN. THE STANDARD GPDRC LIGHT POLE EXHIBIT MUST BE PLACED ON THE SITE PLAN AND CONSTRUCTION DRAWINGS.

K:\DEN_Civil\096296014_SP_Data_Center\CADD\PlanSheets\096296014_GN.dwg Moore, Mikaela 9/17/2020 12:42 PM

10/13/2020	07/03/2019	12/21/2018	07/27/2018	DATE			
3	2	1	1	REV			
REVISION #1	SITE PLAN SUBMITTAL #4	SITE PLAN SUBMITTAL #3	SITE PLAN SUBMITTAL #2	REVISION NAME			
 © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 4625 S. Ulster Street, Suite 500 Denver, Colorado 80237 (303) 228-2300							
SAMARITAN'S PURSE DATA CENTER SITE PLAN GENERAL NOTES AURORA, COLORADO							
DATE:	05/28/18	DESIGNED BY:	CHR	DRAWN BY:	CHR	CHECKED BY:	RJP
FILE NO.	096296014_GN.DWG	PROJECT NO.	096296014				
SHEET NO.							2

K:\DEN_Civil\096296014_SP Data Center\CADD\PlanSheets\096296014_SP.dwg Moore, Mikaela 10/13/2020 9:45 AM



LEGEND:

- PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EASEMENT
- PROPOSED STORM LINE
- EXISTING STORM LINE
- RD — ROOF DRAIN
- PD — PERIMETER DRAIN
- AR — ACCESSIBLE ROUTE
- EXISTING SWALE
- CONCRETE PAVEMENT
- LANDSCAPE REF: LANDSCAPE SHEETS FOR MATERIAL SELECTION
- FULLY SCREENED GRAVEL EQUIPMENT YARD OPEN TO SKY
- GRAVEL

- KEY NOTES:**
- 1 ADA VAN ACCESSIBLE PARKING STALL AND ADA PARKING SIGN
 - 2 SECONDARY CONNECTION CABINET AND TRANSFORMER PAD
 - 3 ADA ACCESS RAMP
 - 4 6.5' TALL TRUCK LOADING DOCK
 - 5 CONDENSER UNITS
 - 6 STAIRCASE & HANDRAIL
 - 7 NO PARKING STRIPING
 - 8 STANDARD PARKING SPACES
 - 9 TRASH ENCLOSURE
 - 10 DIESEL GENERATOR ENCLOSURE (850 GALLONS, 650 USABLE GALLONS)
 - 11 FIRE HYDRANT
 - 12 ELEVATED EQUIPMENT YARD ACCESS
 - 13 BUILDING INGRESS/EGRESS DOOR
 - 14 12'X12' OUTDOOR PATIO (PATIO FURNITURE SHALL MATCH THE GPDRS STANDARD)
 - 15 BOLLARD
 - 16 STOP SIGN (R1-1)
 - 17 FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE
 - 18 KNOX BOX
 - 19 BUILDING OVERHANG
 - 20 NO PARKING FIRE LANE SIGN
 - 21 WATER METER PIT
 - 22 IRRIGATION METER
 - 23 TELECOM VAULT
 - 24 ORNAMENTAL MATTE BLACK METAL FENCE (SEE NOTE 2)
 - 25 ORNAMENTAL MATTE BLACK METAL FENCE WITH FLUSH CONCRETE MOW STRIP (SEE DTL)
 - 26 48"-WIDE MAN GATE WITH KNOX BOX
 - 27 FENCE CALL BOX

NOTES:

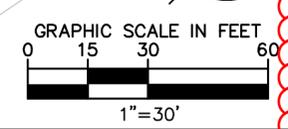
1. THE 30' PRIVATE INGRESS-EGRESS, UTILITY, LANDSCAPE, SIDEWALK, DRAINAGE, EASEMENT (REC NO 2012000049141) IS ALSO ACCEPTED AS A FIRE LANE EASEMENT.
2. FENCE IS GENERALLY 6 IN INSIDE PROPERTY LINE OR 6 IN BEHIND CURB, SEE PLAN FOR LAYOUT.
3. THE SIGHT TRIANGLES WERE PLACED BASED ON THE VIEW OF THE DRIVER EXITING THE PARKING LOT (SET AT PAN LINE). THE GATE WILL BE OPEN WHEN THE DRIVER IS EXITING, SO NO OBSTRUCTION IS PRESENT WITHIN EITHER TRIANGLE.
4. IN THE EVENT THAT TRAFFIC QUEUING PATTERNS AT THE GATE LOCATION EXTEND BEYOND THE PROPERTY LINE, THE GATE SHALL BE REQUIRED TO BE SETBACK FROM THE FLOWLINE OF THE ACCESS STREET TO MEET CITY STANDARD OFFSET CRITERIA.

DATE	05/29/18	DESIGNED BY:	CHR
FILE NO.	096296014_SP.DWG	DRAWN BY:	CHR
PROJECT NO.	096296014	CHECKED BY:	RJP
SHEET NO.	3		

Kimley-Horn
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 4542 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

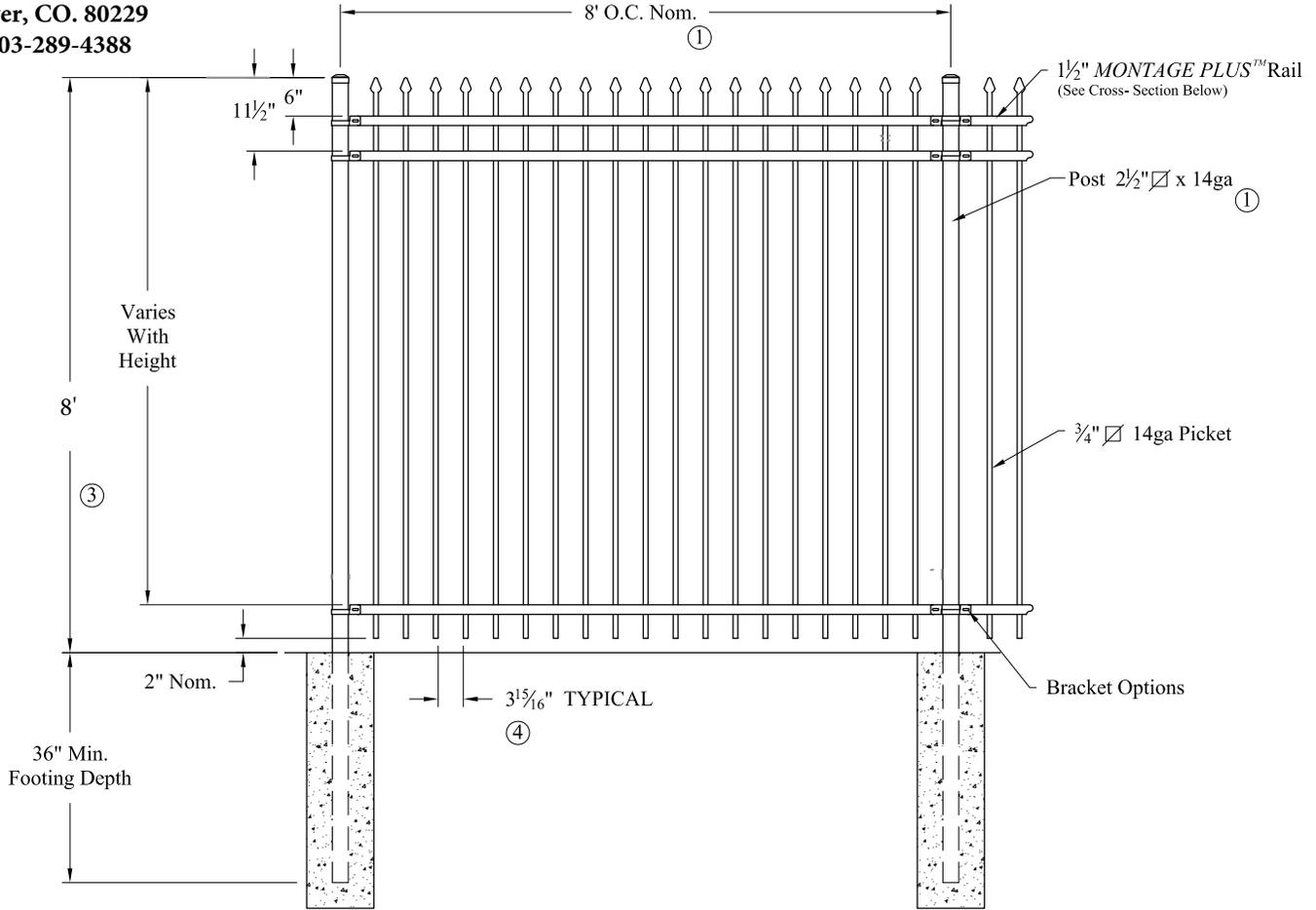
SAMARITAN'S PURSE DATA CENTER
 SITE PLAN
 SITE PLAN
 AURORA, COLORADO

REVISION #1	10/13/2020	DATE
3	07/03/2019	REVISION NAME
2	12/21/2018	
1	07/27/2018	



AJI Fence Ltd.
 909 E. 68th Ave.
 Denver, CO. 80229
 Ph. 303-289-4388

FENCE DETAIL EXHIBIT



Title: **MONTAGE COMMERCIAL CLASSIC 3-RAIL**

DR: NJB SH . 1 of 1 **DATA CENTER**

CK: BS Date **07/22/2020** **BLACK**

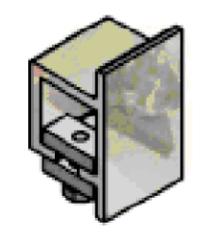
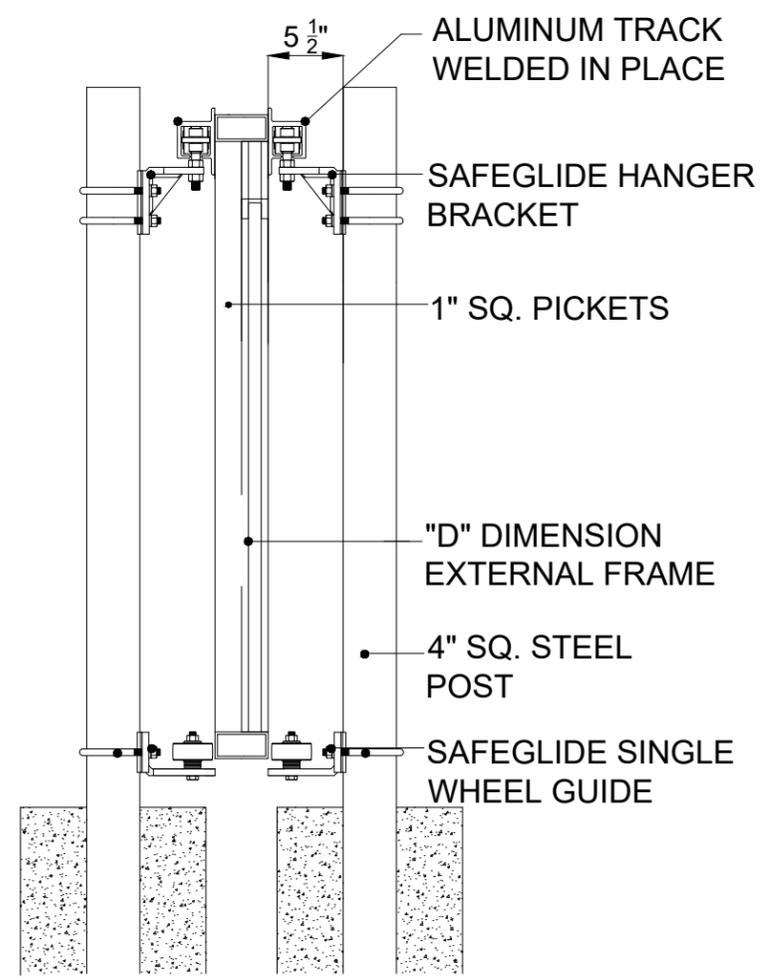
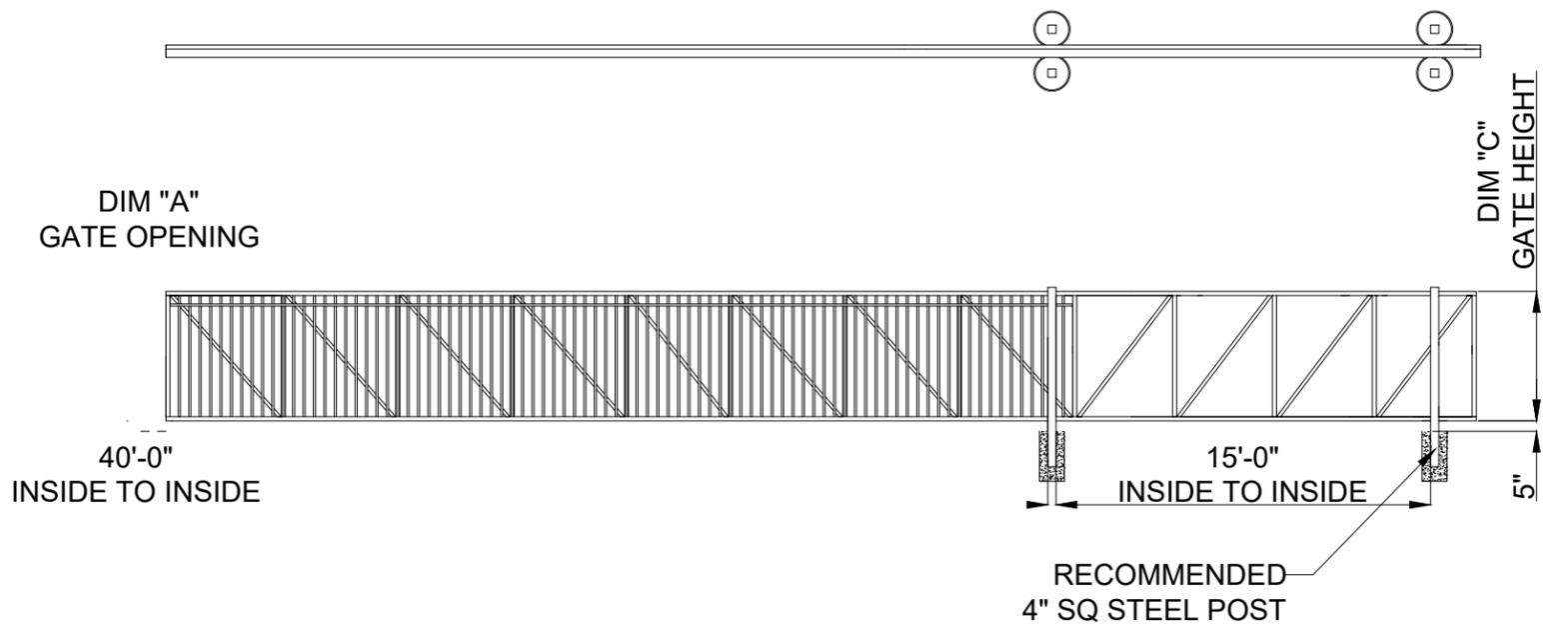


AMERISTAR®

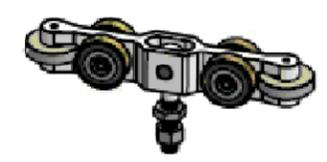
1555 N. Mingo
 Tulsa, OK 74116
 1-888-333-3422
 www.ameristarfence.com



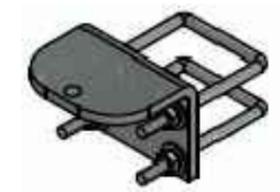
DRAWING NAME: Samaritan's Purse Data Center			SO #:
CUSTOMER NAME: AJI FENCE LTD.			DRAWN BY:
JOB NAME: SAUNDERS GATE			CHECKED BY:
DIM "A"	DIM "B"	DIM "C"	DATE:
40'-0"		8'	07/28/2020



SAFEGLIDE TRACK
4.71 LBS PER FOOT



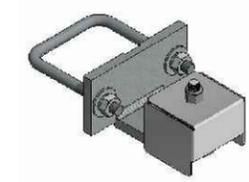
SAFEGLIDE TROLLEY
3100 LBS LOAD RATING
(2 REQUIRED)



SAFEGLIDE HANGER ASSEMBLY WITH 4" SQUARE U-BOLTS.
(2 REQUIRED)

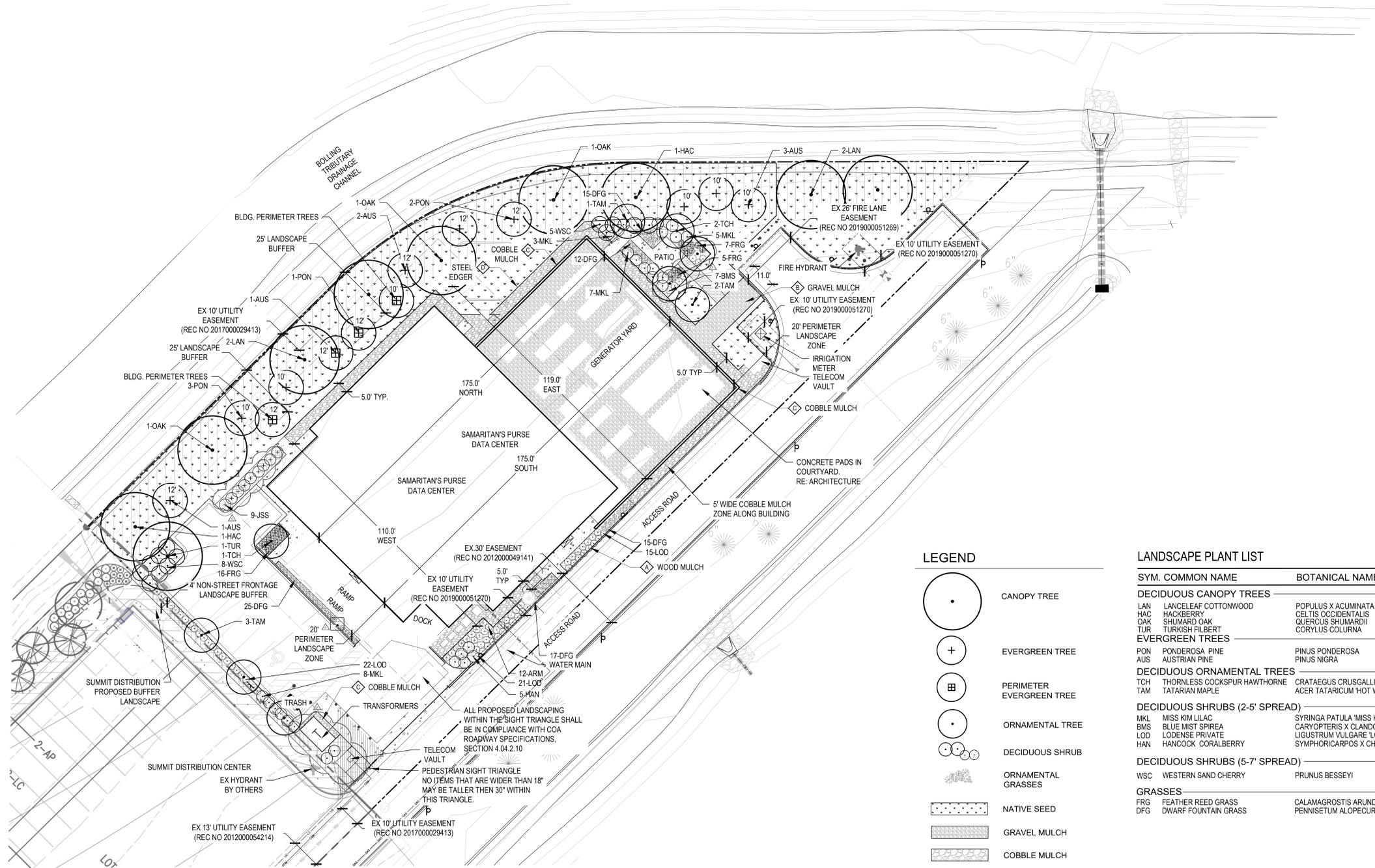


SAFEGLIDE ADJUSTABLE CATCH ASSEMBLY.



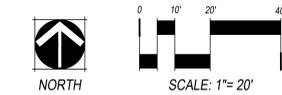
SAFEGLIDE SINGLE WHEEL GUIDE WITH 4" SQUARE U-BOLTS

Date	Description
03.07.2019	ISSUE FOR PERMIT
08.12.2019	COA IRRIGATION SET
09.11.2020	BULLETIN 6



LEGEND

- CANOPY TREE
- EVERGREEN TREE
- PERIMETER EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- ORNAMENTAL GRASSES
- NATIVE SEED
- GRAVEL MULCH
- COBBLE MULCH
- PAVING
- EDGER
- PROPERTY LINE



LANDSCAPE PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME
DECIDUOUS CANOPY TREES		
LAN	LANCELEAF COTTONWOOD	POPULUS X ACUMINATA
HAC	HACKBERRY	CELTIS OCCIDENTALIS
OAK	SHUMARD OAK	QUERCUS SHUMARDII
TUR	TURKISH FILBERT	CORYLUS COLURNA
EVERGREEN TREES		
PON	PONDEROSA PINE	PINUS PONDEROSA
AUS	AUSTRIAN PINE	PINUS NIGRA
DECIDUOUS ORNAMENTAL TREES		
TCH	THORNLESS COCKSPUR HAWTHORNE	CRATAEGUS CRUSGALLI 'INERMIS'
TAM	TATARIAN MAPLE	ACER TATARICUM 'HOT WINGS'
DECIDUOUS SHRUBS (2-5' SPREAD)		
MKL	MISS KIM LILAC	SYRINGA PATULA 'MISS KIM'
BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'FIRST CHOICE'
LOD	LODENSE PRIVATE	LIGUSTRUM VULGARE 'LODENSE'
HAN	HANCOCK CORALBERRY	SYMPHORICARPOS X CHENAUTII 'HANCOCK'
DECIDUOUS SHRUBS (5-7' SPREAD)		
WSC	WESTERN SAND CHERRY	PRUNUS BESSEYI
GRASSES		
FRG	FEATHER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FORESTER'
DFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'

Seal / Signature

Project Name
Samaritan's Purse Data Center

Project Number
03.7569.000

Description
LANDSCAPE PLAN

Scale

L1.01