

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.
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
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 AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
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, 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 UNOBTSTRUCTED 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 DURING 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, CUTTERS, EAVES, FOUNDATIONS, CHIMNEYS, FENCED WALLS, ETC. ARE NOT ALLOWED TO ENCRGACH INTO ANY EASEMENT OR FIRE LANE.
17. THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RADIO COVERAGE (ERCO). AT THE TIME OF 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 CC 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 CC. 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.
18. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC IDNOX KEY SWITCH; AND C) MANUAL OVERRIDE. IN THE EVENT OF SYSTEM FAILURE, GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
19. ATTENTION BUILDING DIVISION: PER ARTICLE XI, C.O.A. BUILDING AND ZONING CODE, SECTION 22-425 THROUGH 22-434, AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT THAT WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
20. CORE AND SHELL ADVISORY NOTE: 2015 IFC, CHAPTER 32 - A CORE AND SHELL STRUCTURE HAS THE POTENTIAL OF BEING UTILIZED FOR "HIGH-PILED COMBUSTIBLE STORAGE" AS DEFINED BY THE IFC. THE DESIGNER OF THE STRUCTURE MUST BE AWARE OF THE REQUIREMENTS IDENTIFIED WITHIN TABLE 3206.2, AND UNDERSTAND THAT FUTURE IMPROVEMENTS CAN REQUIRE THE INSTALLATION OF ADDITIONAL FIRE DETECTION SYSTEMS, SMOKE AND HEAT REMOVAL, DRAFT CURTAINS, BUILDING ACCESS (ADDITIONAL DOORS) AND AUTOMATIC SPRINKLER SYSTEMS. FIRE SPRINKLER DESIGN DENSITIES MAY BE REQUIRED TO BE REEVALUATED IN THE ORIGINAL DESIGN OF THE SYSTEM. THESE ADDITIONAL REQUIREMENTS COULD BE REQUIRED DURING FUTURE TENANT IMPROVEMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

APPLICANT/OWNER

**PROLOGIS, L.P.**  
**4545 AIRPORT WAY**  
**DENVER, COLORADO 80239**  
**TEL: 303-667-5000**  
**TOM MARKO**

CIVIL ENGINEER

**LANEAN**  
**300 KIMBALL DRIVE**  
**PARSIPPANY, NEW JERSEY 07064**  
**TEL: 973-560-4900**  
**RICHARD BURROW, P.E.**

ARCHITECT

**FORD & ASSOCIATES**  
**ARCHITECTS, INC.**  
**1500 WEST FIRST AVENUE**  
**COLUMBUS, OHIO 43212**  
**TEL: 614-488-6252**  
**MARK FORD, RA**

LANDSCAPE ARCHITECT

**MEURAN DESIGN GROUP, LLC.**  
**700 COLORADO BOULEVARD, SUITE 131**  
**DENVER, COLORADO 80206**  
**TEL: 303-512-0849**  
**KERRY SMEESTER, ASLA, RLA**

SURVEYOR

**AZTEC CONSULTANTS, INC.**  
**300 EAST MINERAL AVENUE, SUITE 1**  
**LITTLETON, COLORADO 80122**  
**TEL: 303-713-1898**  
**ROBERT D. SNODGRASS, PLS.**

CITY OF AURORA APPROVALS:

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK

RECORDERS CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_  
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD, 20 \_\_\_\_\_.  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

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, 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, \_\_\_\_\_ HAS CAUSED THESE  
CORPORATION, COMPANY, OR INDIVIDUAL  
PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD, 20 \_\_\_\_\_.  
BY: \_\_\_\_\_  
PRINCIPALS OR OWNERS  
STATE OF COLORADO )ss  
COUNTY OF \_\_\_\_\_ )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD, 20 \_\_\_\_\_ BY \_\_\_\_\_  
PRINCIPALS OR OWNERS  
WITNESS MY HAND AND OFFICIAL SEAL  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

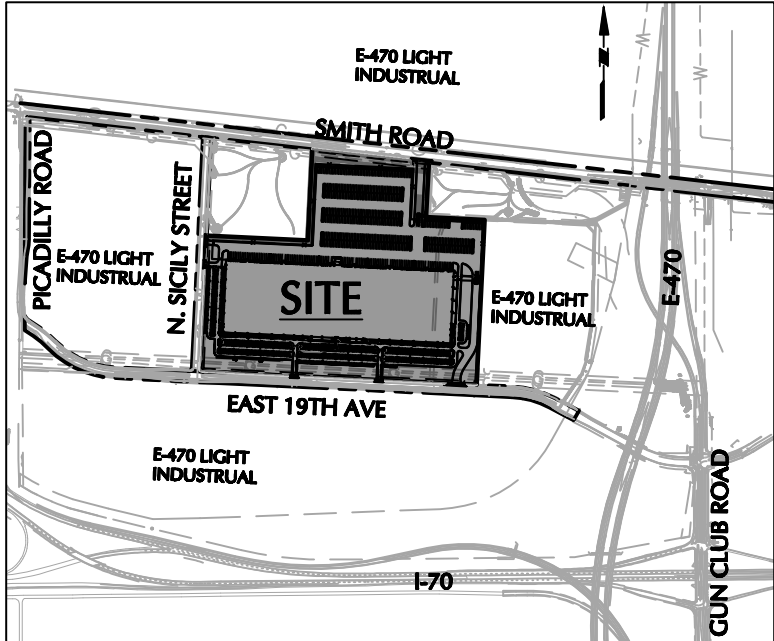
NOTE:

- PAVEMENT MATERIALS ARE AS FOLLOWS:
1. PAVEMENT IN CAR PARKING AREAS TO BE STANDARD DUTY ASPHALT.
  2. PAVEMENT IN TRUCK AREAS TO BE HEAVY DUTY ASPHALT.
  3. LOADING APRON AND DOLLY STRIPS TO BE CONCRETE.
  4. SIDEWALKS TO BE CONCRETE.

# PROLOGIS PARK 70 BUILDING 11 CONTEXTUAL SITE PLAN WITH WAIVERS

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SITE DATA BLOCK		
SITE STATISTICS	REQUIRED	PROVIDED
BUILDING SETBACK		
LOCAL STREETS	25 FT	160 FT
REAR YARDS	5 FT	181 FT
SIDE YARDS	10 FT	219 FT
LAND AREA WITHIN PROPERTY LINES	-	69.4 AC (3,023,165 SF)
GROSS FLOOR AREA	-	1,016,116 SF
NUMBER OF BUILDINGS	-	1 BUILDING
MAXIMUM HEIGHT OF BUILDING	-	45.5 FT
TOTAL BUILDING COVERAGE	55%	1,016,116 SF (33.6%)
HARD SURFACE AREA	-	1,401,349 SF (46.4%)
LANDSCAPE AREA	-	605,700 SF (20.0%)
PRESENT ZONING CLASSIFICATION	-	E-470 LIGHT INDUSTRIAL
SIGNAGE STATISTICS	REQUIRED	PROVIDED
MAXIMUM SIGN AREA	600 SF	506 SF TOTAL
PROPOSED NUMBER OF SIGNS	5	4 MONUMENT SIGNS: 24 SF/SIGN 2 LOGO WALL SIGNS: 180 SF/SIGN 2 WAYFINDING WALL SIGNS: 25 SF/SIGN
PARKING STATISTICS	REQUIRED	PROVIDED
PARKING SPACES REQUIRED	949 EMPLOYEES = Warehouse: 1 space/1.5 employees	1,001 SPACES
ADA-ACCESSIBLE SPACES	21 SPACES	24 SPACES (including vans)
VAN ACCESSIBLE SPACES	3 SPACES	5 SPACES
TRAILER SPACES	N/A	454 SPACES
LOADING SPACES	13 SPACES	71 SPACES
BICYCLE PARKING SPACES	30 SPACES	30 SPACES
BUILDING STATISTICS	REQUIRED	PROVIDED
CONSTRUCTION TYPE	-	IIB, UNPROTECTED
FIRE SPRINKLER	-	FULLY SPRINKLERED, ESFR SYSTEM
OCCUPANCY CLASSIFICATION	-	A-3, B, & S-1



VICINITY MAP

SCALE: 1" = 1000'  
SCALE IN FEET

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 36 BEARS NORTH 89°23'17" EAST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID LINE;

THENCE NORTH 86°12'29" EAST, 1464.74 FEET TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF EASTERLY RIGHT-OF-WAY OF NORTH SICILY STREET (68 FEET WIDE), AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AUGUST 6, 2014 AT RECEPTION NO. 2014000052114 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, AND THE NORTHERLY LINE OF THAT CERTAIN UTILITY EASEMENT DESCRIBED AS UTILITY EASEMENT 1 IN THE DOCUMENT RECORDED JULY 10, 2015 AT RECEPTION NO. 2015000055320, IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE NORTHERLY LINE OF SAID CERTAIN UTILITY EASEMENT, SOUTH 87°15'20" EAST, 788.65 FEET TO AN ANGLE POINT THEREIN;

THENCE ALONG THE WESTERLY LINE OF SAID CERTAIN UTILITY EASEMENT AND THE NORTHERLY PROLONGATION THEREOF, NORTH 02°44'40" EAST, 711.42 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SMITH ROAD (100 FEET WIDE) AS DESCRIBED IN THE QUIT CLAIM DEED TO THE CITY OF AURORA RECORDED MARCH 7, 2003 AT RECEPTION NO. C1108028, IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 83°29'37" EAST, 917.47 FEET TO THE WESTERLY BOUNDARY OF PROLOGIS PARK 70 SUBDIVISION FILING NO. 8, IN SAID CITY, COUNTY AND STATE, PER PLAT RECORDED IN SAID OFFICE OF THE CLERK RECORDER;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF SAID PROLOGIS PARK 70 SUBDIVISION FILING NO. 8 THE FOLLOWING 3 COURSES:

- 1) SOUTH 02°44'39" WEST, 426.19 FEET;
- 2) SOUTH 87°15'21" EAST, 455.78 FEET;
- 3) SOUTH 02°44'48" WEST, 1,288.50 FEET TO THE TO THE NORTHERLY RIGHT-OF-WAY OF EAST 19TH AVENUE (84 FEET WIDE) AS DESCRIBED IN THE SPECIAL WARRANTY DEED TO THE CITY OF AURORA RECORDED AUGUST 6, 2014 AT RECEPTION NO. 2014000052114, IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 87°15'21" WEST, 2,134.91 FEET TO THE HEREINABOVE DESCRIBED SAID EASTERLY RIGHT-OF-WAY OF NORTH SICILY STREET BEING THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES:

- 1) NORTH-WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'09", AN ARC LENGTH OF 39.27 FEET;
- 2) TANGENT TO SAID CURVE, NORTH 02°44'49" EAST, 1,038.46 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,023,165 SQUARE FEET OR 69.402 ACRES, MORE OR LESS.

LIST OF WAIVERS:

1. A WAIVER IS REQUESTED FROM SECTION 146-918 OF THE E-470 ZONE DISTRICT REGULATIONS THAT POLE LIGHT "FIXTURES SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 25 FEET: FIXTURES IN THE TRAILER PARKING AREA ARE PROPOSED TO BE MOUNTED AT A HEIGHT OF 35 FEET TO ELIMINATE UNNECESSARY LIGHT POLES.
2. A WAIVER IS REQUESTED FROM SECTION 146-1509, TABLE 15.6 OF THE CITY OF AURORA PARKING ORDINANCE STATING THAT "THE DESIGN OF PARKING AREAS MAY BE BASED ON PARKING BLOCKS AS THE ORGANIZING DESIGN PRINCIPLE" THE PROPOSED PARKING LOT DESIGN IS THE PREFERRED LAYOUT THAT IS UTILIZED BY THE TENANT NATIONALLY. THE LAYOUT IS SAFER AND MORE EFFICIENT BECAUSE IT PROVIDES FOR EASIER MOVEMENT OF ASSOCIATE'S VEHICLES IN AND OUT OF THE SITE AT SHIFT CHANGES.

06.10.2024 MINOR AMENDMENT: ADDED MANUAL SWING GATES AT SOUTHEAST DRIVEWAY ACCESS OFF EAST 19TH AVE AND REMOVABLE BOLLARDS WITH EMPLOYEE PARKING LOT.

SHEET INDEX

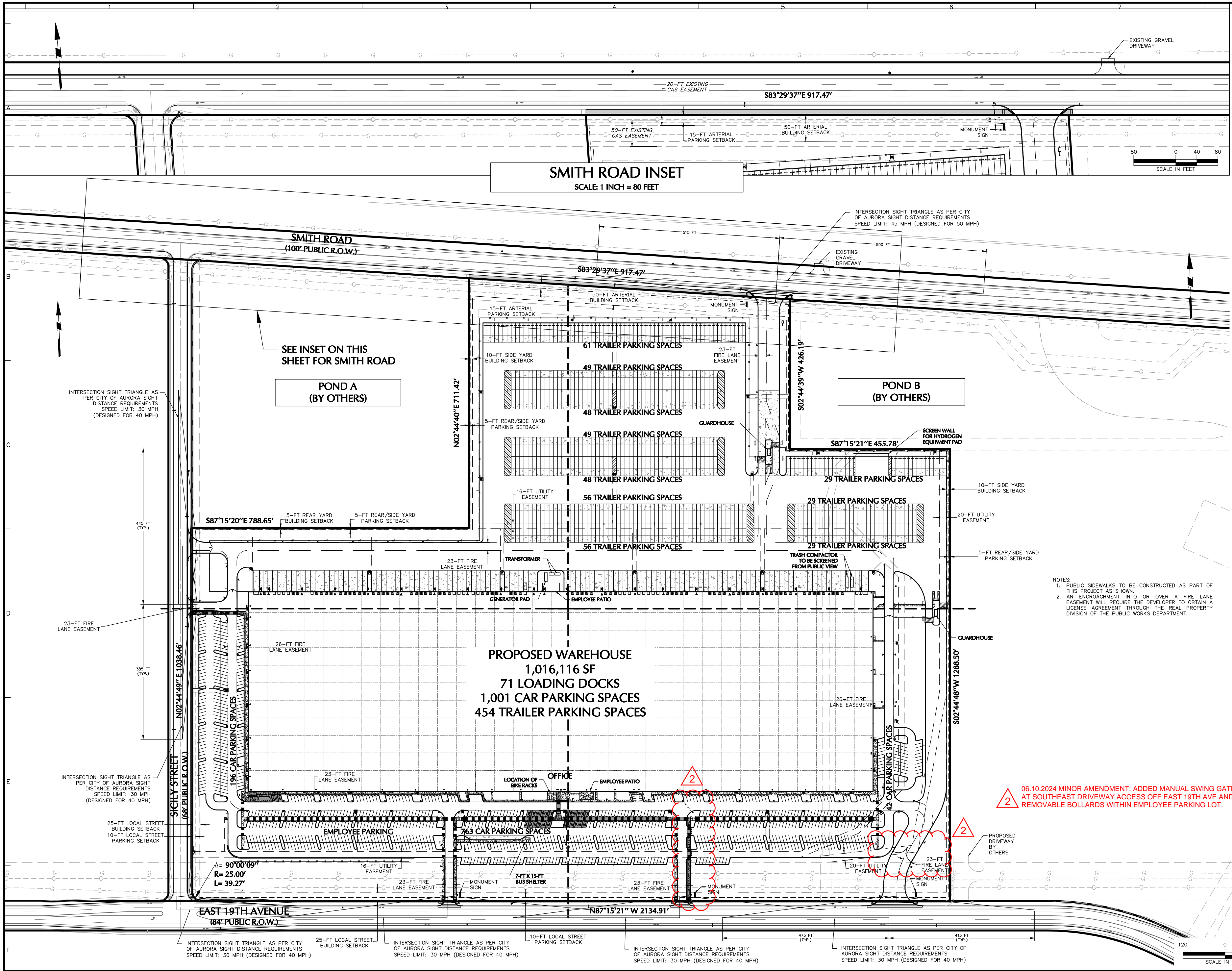
Aurora Sheet No.	Langan Drawing No.	Drawing Title
01	PS001	PLANNING COVER SHEET
02	PS100	CONTEXTUAL SITE PLAN
03	PS101	SITE PLAN 1
04	PS102	SITE PLAN 2
05	PS103	SITE PLAN 3
06	PS104	SITE PLAN 4
07	PG101	GRADING & DRAINAGE PLAN 1
08	PG102	GRADING & DRAINAGE PLAN 2
09	PG103	GRADING & DRAINAGE PLAN 3
10	PG104	GRADING & DRAINAGE PLAN 4
11	PU100	OVERALL UTILITY PLAN
12	PU101	UTILITY PLAN 1
13	PU102	UTILITY PLAN 2
14	PU103	UTILITY PLAN 3
15	PU104	UTILITY PLAN 4
16	L100	LANDSCAPE NOTES
17	L101	LANDSCAPE PLAN
18	L102	LANDSCAPE PLAN
19	L103	LANDSCAPE PLAN
20	L104	LANDSCAPE PLAN
21	L105	LANDSCAPE PLAN
22	L106	LANDSCAPE DETAILS
23	LL100	OVERALL LIGHTING PLAN
24	LL101	LIGHTING PLAN 1
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27	LL104	LIGHTING PLAN 4
28	LS01	LIGHTING DETAILS
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30	PS201	SIGHT LINE EXHIBIT
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32	SD-1.2	SIDEWALK PLANS AND DETAILS
33	SG-1.1	BUILDING AND DIRECTIONAL SIGN DETAILS
34	SG-1.2	SIGNAGE AND GRAPHICS DETAILS
35	A-1.0	OVERALL BUILDING PLAN & NOTES
36	A-1.4	SMOKER'S PATIO AND CANOPY PLANS
37	A-2.1	PARTIAL BUILDING ELEVATIONS & PLANS
38	A-2.2	PARTIAL BUILDING ELEVATIONS & PLANS
39	A-2.3	PARTIAL BUILDING ELEVATIONS & PLANS
40	A-2.4	PARTIAL BUILDING ELEVATIONS & PLANS
41	A-2.5	PARTIAL BUILDING ELEVATIONS & PLANS
42	A-2.6	PAINT COLOR SCHEME & MATERIAL FINISH KEY
43	A-2.6a	PAINT COLOR SCHEME & MATERIAL FINISH KEY
44	A-3.1	ENLARGED ROOF PLAN AND NOTES
45	A-3.2	ENLARGED ROOF PLAN AND NOTES
46	A-3.3	RAMP PLANS AND RAILING DETAILS
47	A-5.3	WALL SECTION AND PARTIAL ELEVATION
48	PS502	FENCE DETAILS

6/10/24	MINOR AMENDMENT	5
10/26/17	REVISED FINAL MYLAR SET	4
1/26/17	FINAL MYLAR SET	3
12/23/16	PLANNING RESUBMISSION	2
12/9/16	PLANNING RESUBMISSION	1
Date	Description	No.

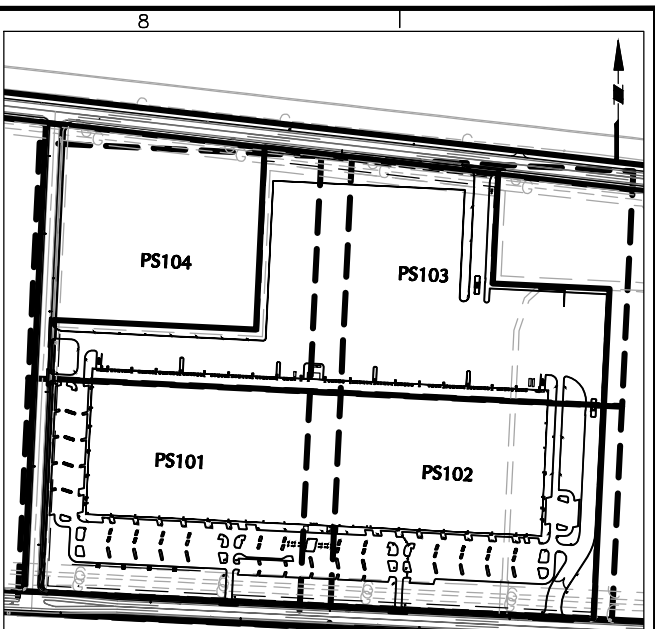
REVISIONS

SIGNATURE	DATE SIGNED
RICHARD BURROW	
PROFESSIONAL ENGINEER CO Lic. No. PE.0050315	
Project	
<b>PROLOGIS PARK 70 BUILDING 11 CONTEXTUAL SITE PLAN</b>	
CITY OF AURORA ADAMS COUNTY COLORADO	
Drawing Title	
<b>PLANNING COVER SHEET</b>	
Project No. 100581601	Drawing No. PS001
Date 11/10/2016	Scale AS SHOWN
Drawn By JSN	Checked By RB
Sheet 01	





SMITH ROAD INSET  
SCALE: 1 INCH = 80 FEET



KEY MAP  
SCALE: 1 INCH = 500 FEET

OVERALL LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING LINE		
FIRE DEPT. ACCESS DOOR		
CURB LINE		
CROSSWALK		
PAVEMENT MARKING		
TRAFFIC SIGN		
BOLLARDS		
CONCRETE		
ORNAMENTAL SECURITY FENCE		
MINOR CONTOUR		
MAJOR CONTOUR		
SPOT ELEVATION		
STORM PIPE		
CATCH BASIN		
STORM MANHOLE		
SANITARY SEWER MAIN		
SANITARY MANHOLE		
CLEANOUT		
WATER MAIN (DOMESTIC)		
FIRE PROTECTION		
FIRE HYDRANT		
GATE VALVE		
GAS LINE		
LIGHT POLE		
WALL MOUNTED LIGHT		
UNDERGROUND ELECTRIC		
FIBER OPTIC		
UNDERGROUND TELECOM. & ELECTRIC		
THRUST BLOCK		
ADA-ACCESSIBLE ROUTE		

- NOTES:
- PUBLIC SIDEWALKS TO BE CONSTRUCTED AS PART OF THIS PROJECT AS SHOWN.
  - AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT.

6/10/24	MINOR AMENDMENT	5
10/26/17	REVISED FINAL MYLAR SET	4
1/26/17	FINAL MYLAR SET	3
Date	Description	No.

REVISIONS

SIGNATURE: RICHARD BURROW  
PROFESSIONAL ENGINEER CO Lic. No. PE.0050315

Project: PROLOGIS PARK 70 BUILDING 11 CONTEXTUAL SITE PLAN

CITY OF AURORA  
ADAMS COUNTY COLORADO

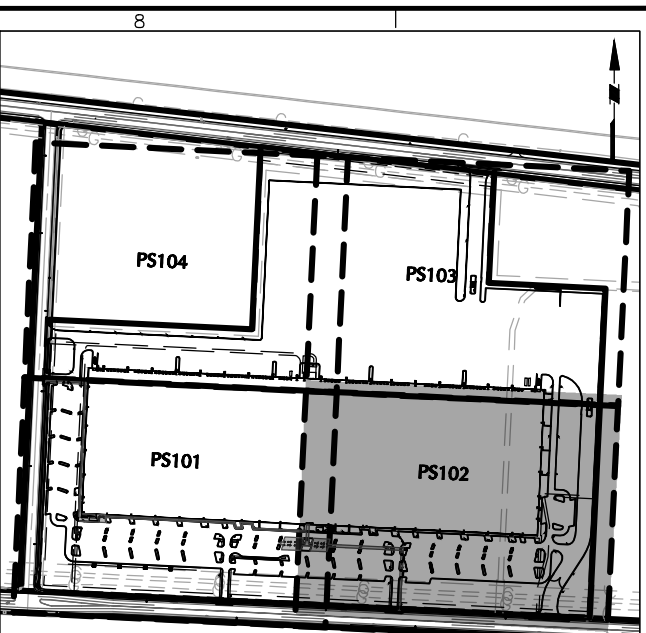
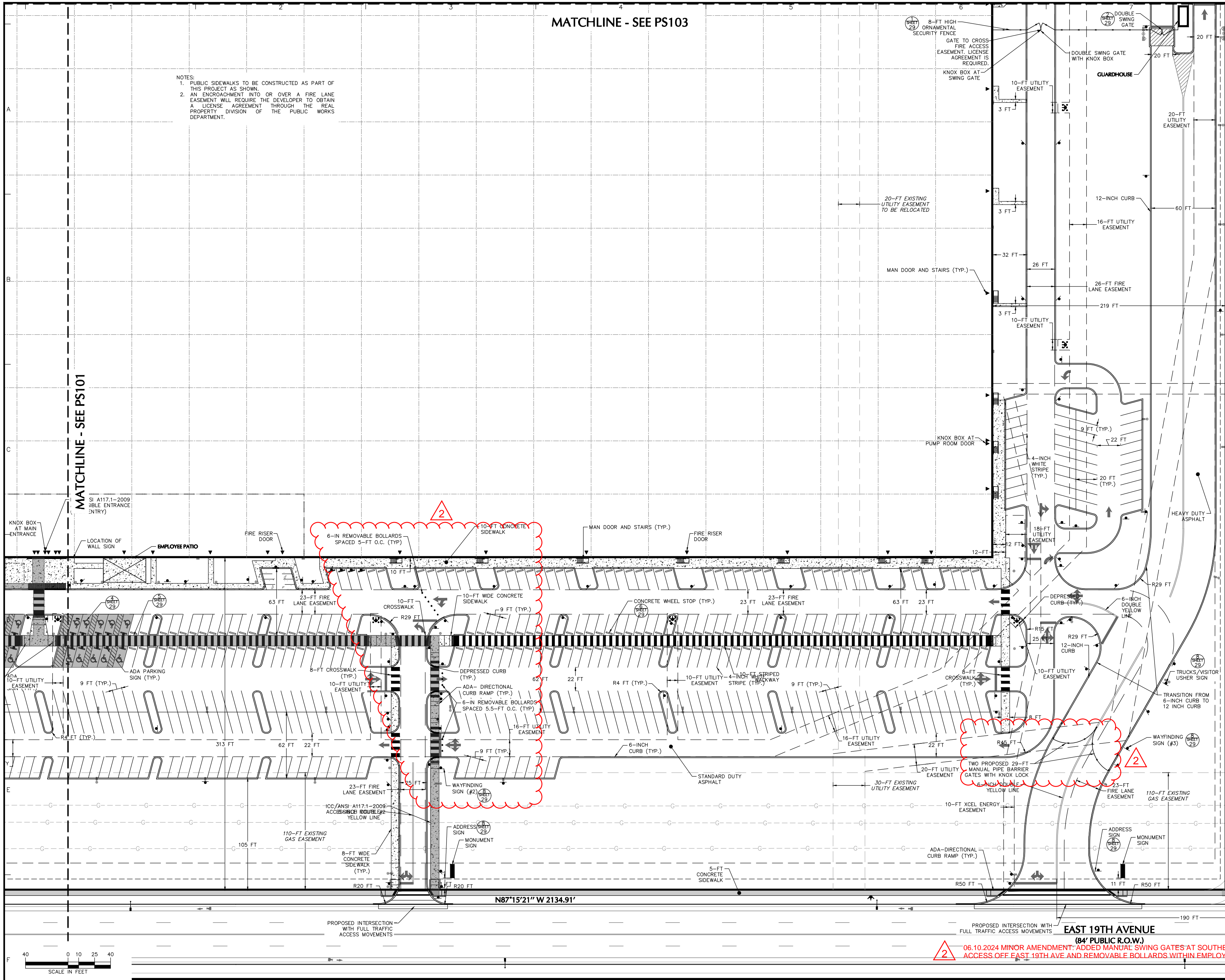
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Project No. 100581601  
Date 11/10/2016  
Scale 1 INCH = 120 FEET  
Drawn By TLK  
Checked By RB

Drawing No. PS100

Sheet ##





KEY MAP  
SCALE: 1 INCH = 500 FEET

OVERALL LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
BUILDING LINE		
FIRE DEPT. ACCESS DOOR		
CURB LINE		
CROSSWALK		
PAVEMENT MARKING		
TRAFFIC SIGN		
BOLLARDS		
CONCRETE		
ORNAMENTAL SECURITY FENCE		
MINOR CONTOUR		
MAJOR CONTOUR		
SPOT ELEVATION		
STORM PIPE		
CATCH BASIN		
STORM MANHOLE		
SANITARY SEWER MAIN		
SANITARY MANHOLE		
CLEANOUT		
WATER MAIN (DOMESTIC)		
FIRE PROTECTION		
FIRE HYDRANT		
GATE VALVE		
GAS LINE		
LIGHT POLE		
WALL MOUNTED LIGHT		
UNDERGROUND ELECTRIC		
FIBER OPTIC		
UNDERGROUND TELECOM. & ELECTRIC		
THRUST BLOCK		
ADA-ACCESSIBLE ROUTE		

6/10/24	MINOR AMENDMENT	5
10/26/17	REVISED FINAL MYLAR SET	4
1/26/17	FINAL MYLAR SET	3
Date	Description	No.

REVISIONS

SIGNATURE: RICHARD BURROW  
DATE SIGNED: 11/10/2016  
PROFESSIONAL ENGINEER CO Lic. No. PE.0050315

Project: PROLOGIS PARK 70  
BUILDING 11  
CONTEXTUAL SITE PLAN

CITY OF AURORA  
ADAMS COUNTY  
Drawing Title

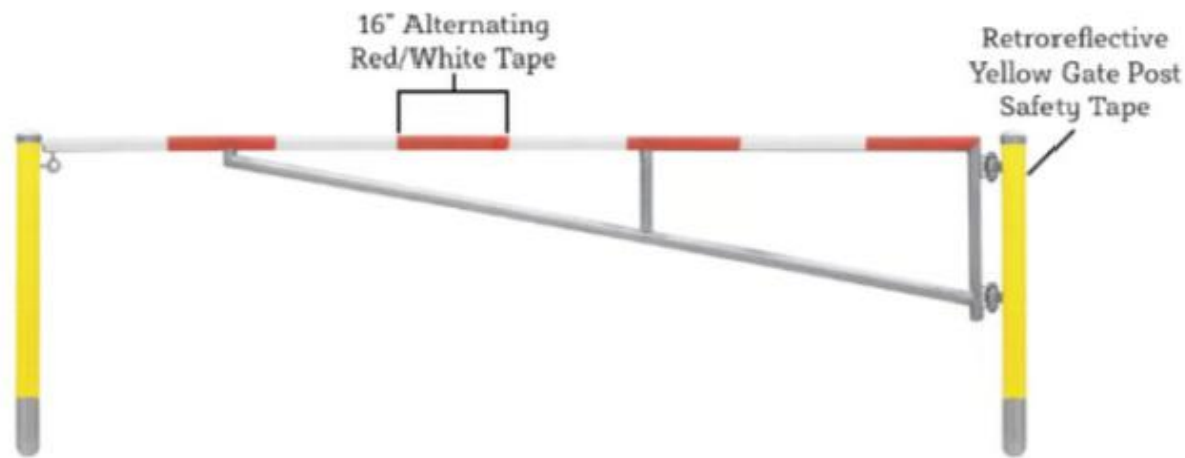
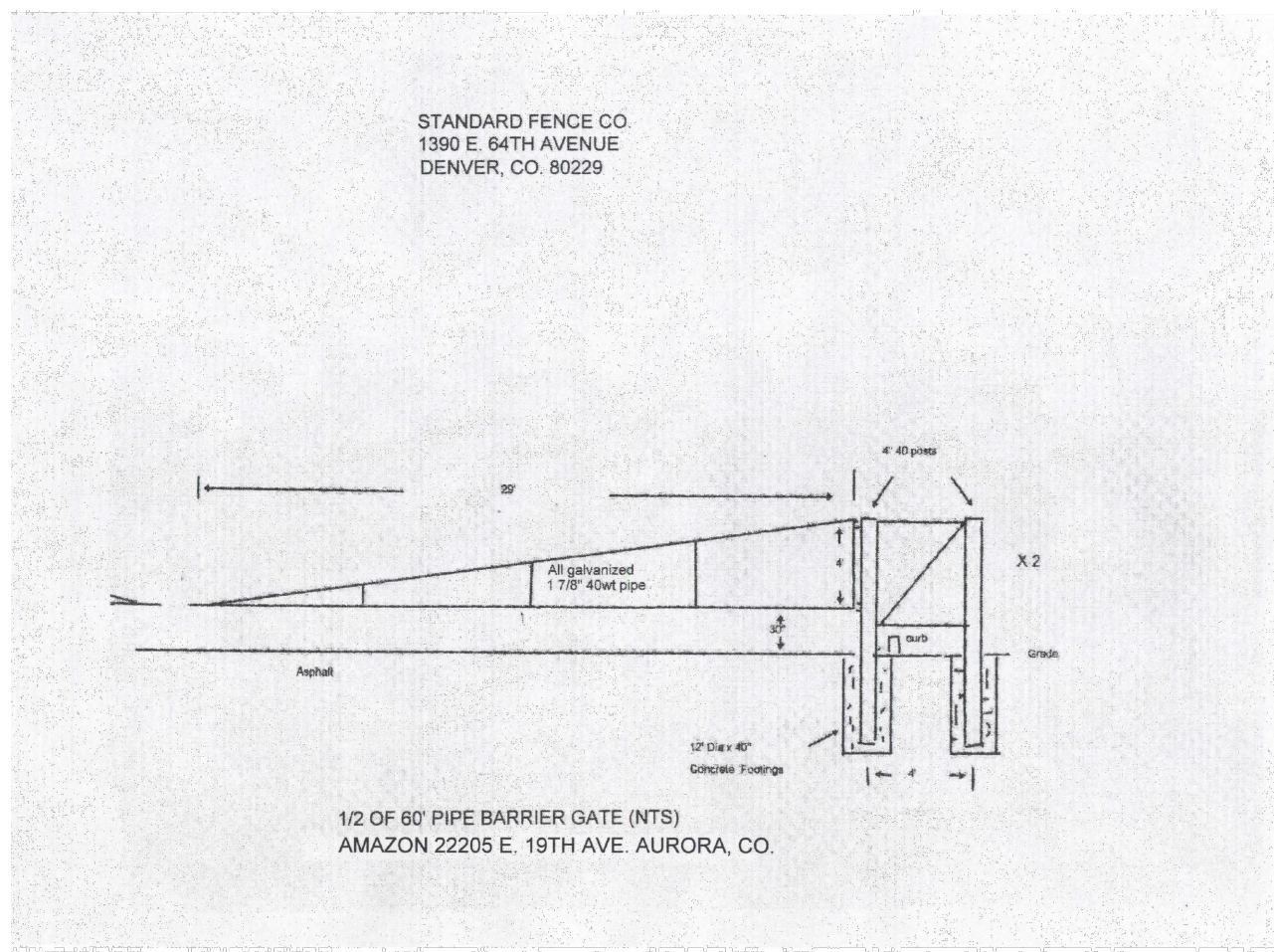
COLORADO  
SITE PLAN 2

Project No. 100581601  
Date 11/10/2016  
Scale 1 INCH = 40 FEET  
Drawn By TLK  
Checked By RB  
Drawing No. PS102  
Sheet 04

2 06.10.2024 MINOR AMENDMENT: ADDED MANUAL SWING GATES AT SOUTHEAST DRIVEWAY ACCESS OFF EAST 19TH AVE AND REMOVABLE BOLLARDS WITHIN EMPLOYEE PARKING LOT.

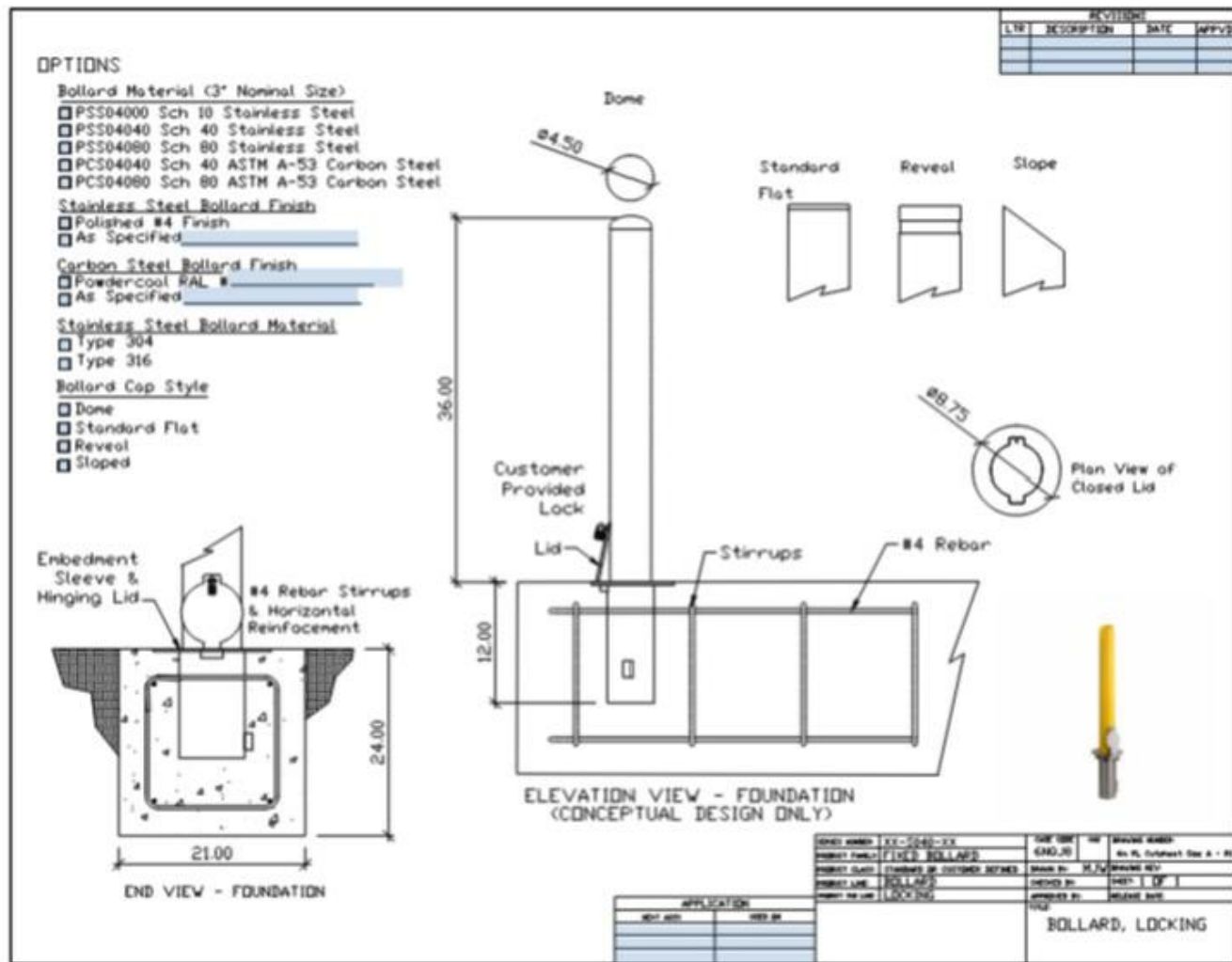


2



N.T.S.

PIPE BARRIER GATE



N.T.S.

REMOVABLE BOLLARD

Date	Description	No.
REVISIONS		
SIGNATURE		
RICHARD BURROW		
PROFESSIONAL ENGINEER CO Lic. No. PE.0050315		
Project		
PROLOGIS PARK 70		
BUILDING 11		
CONTEXTUAL SITE PLAN		
CITY OF AURORA		
ADAMS COUNTY COLORADO		
Drawing Title		
FENCE DETAILS		
Project No.	Drawing No.	
100581601	PS502	
Date	6/10/2024	
Scale	NOT TO SCALE	
Drawn By	SS	Checked By
		MB
Sheet 48		

06.10.2024 MINOR AMENDMENT: ADDED MANUAL SWING GATES AT  
SOUTHEAST DRIVEWAY ACCESS OFF EAST 19TH AVE AND REMOVABLE  
BOLLARDS WITHIN EMPLOYEE PARKING LOT.

2