

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.'

APPLICANT/OWNER
PROLOGIS, L.P.
4545 AIRPORT WAY
DENVER, COLORADO 80239
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TOM MARKO

CIVIL ENGINEER

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300 KIMBALL DRIVE
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FORD & ASSOCIATES
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MARK FORD, RA

LANDSCAPE ARCHITECT

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KERRY SMEESTER, ASLA, RLA

SURVEYOR

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

CITY OF AURORA APPROVALS:

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

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 WHEREOF, \_\_\_\_\_ HAS CAUSED THESE
PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_.
BY: \_\_\_\_\_

STATE OF COLORADO \_\_\_\_\_
COUNTY OF \_\_\_\_\_
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 20\_\_\_\_ BY \_\_\_\_\_

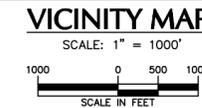
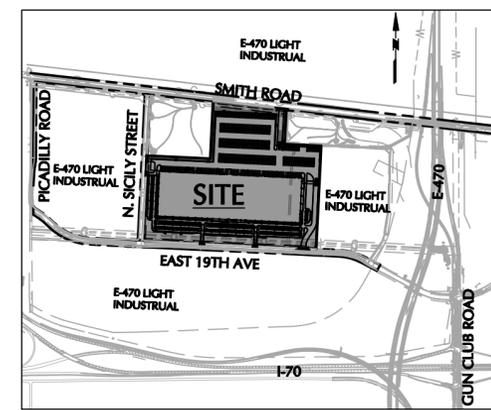
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC \_\_\_\_\_ NOTARY SEAL \_\_\_\_\_
MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

- 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

Table with 3 columns: SITE DATA BLOCK, REQUIRED, PROVIDED. Rows include Building Setback, Local Streets, Rear Yards, Side Yards, Land Area, Gross Floor Area, etc.



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 06°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;

LIST OF WAIVERS:

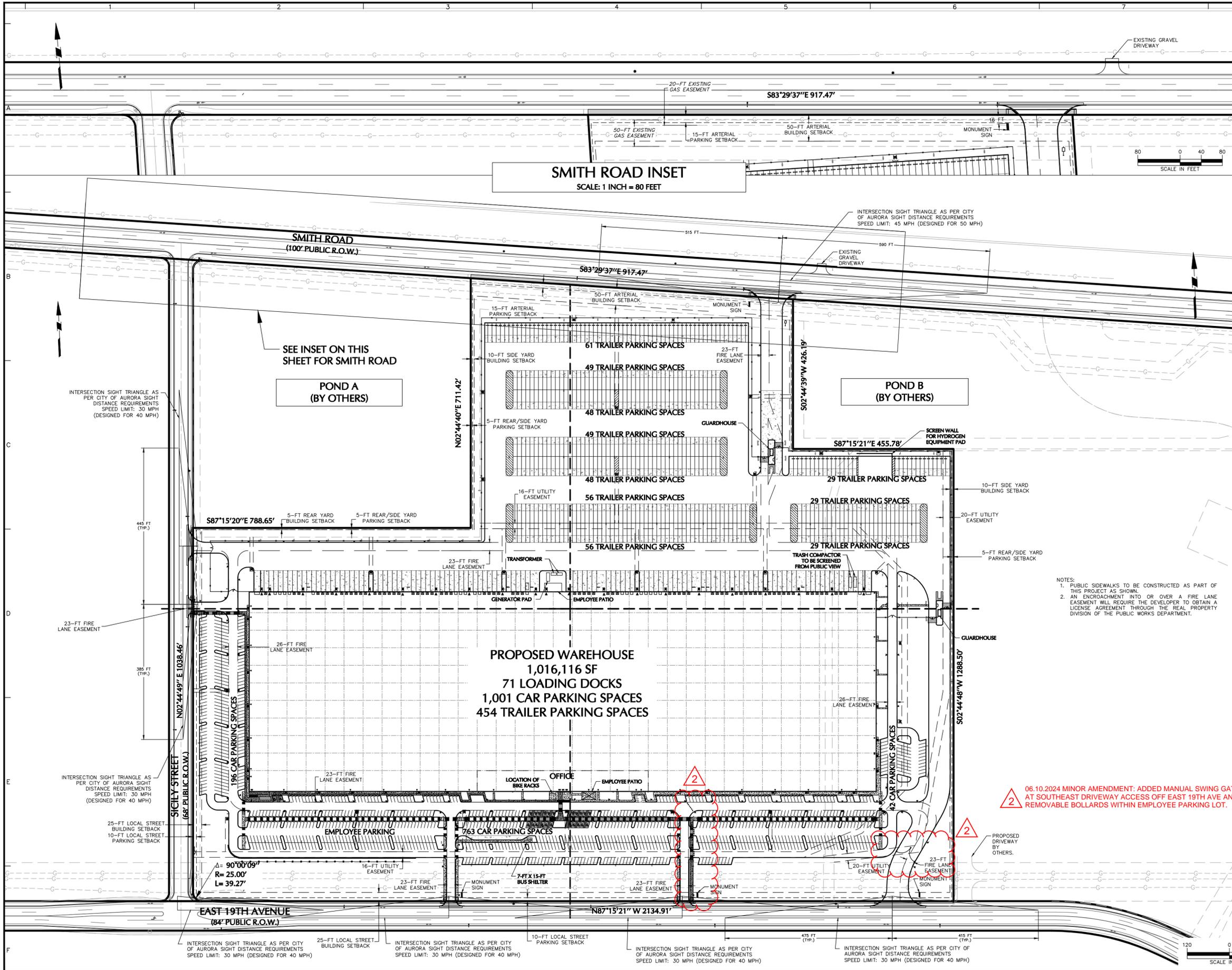
- 1. A WAIVER IS REQUESTED FROM SECTION 146-918 OF THE E-470 ZONE DISTRICT REGULATIONS THAT POLE LIGHT FIXTURES SHALL BE MOUNTED AT A MAXIMUM HEIGHT OF 25 FEET. FIXTURES IN THE TRAILER PARKING AREA ARE PROPOSED TO BE MOUNTED AT A HEIGHT OF 35 FEET TO ELIMINATE UNNECESSARY LIGHT POLES.
2. A WAIVER IS 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.

SHEET INDEX

Table with 3 columns: Aurora Sheet No., Langan Drawing No., Drawing Title. Lists sheets from 01 to 48, including Planning Cover Sheet, Contextual Site Plan, Site Plans 1-4, Grading & Drainage Plans 1-4, Overall Utility Plan, etc.

Table with 3 columns: Date, Description, No. Lists revision dates and descriptions.

Signature block for Richard Burrow, Professional Engineer. Project: PROLOGIS PARK 70 BUILDING 11 CONTEXTUAL SITE PLAN. Drawing Title: PLANNING COVER SHEET. Drawing No. PS001. Sheet 01.



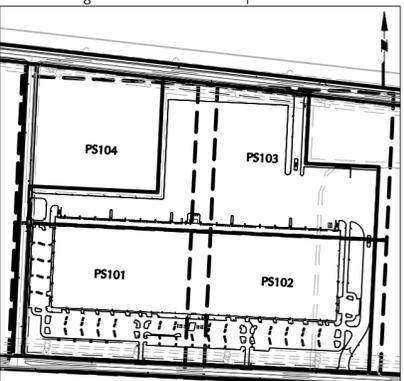
**SMITH ROAD INSET**  
SCALE: 1 INCH = 80 FEET

**POND A (BY OTHERS)**

**POND B (BY OTHERS)**

**PROPOSED WAREHOUSE**  
1,016,116 SF  
71 LOADING DOCKS  
1,001 CAR PARKING SPACES  
454 TRAILER PARKING SPACES

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



**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:  
1. PUBLIC SIDEWALKS TO BE CONSTRUCTED AS PART OF THIS PROJECT AS SHOWN.  
2. 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.

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

**REVISIONS**

Signature	Date Signed
RICHARD BURROW	

PROFESSIONAL ENGINEER CO Lic. No. PE.0050315

**PROLOGIS PARK 70 BUILDING 11 CONTEXTUAL SITE PLAN**

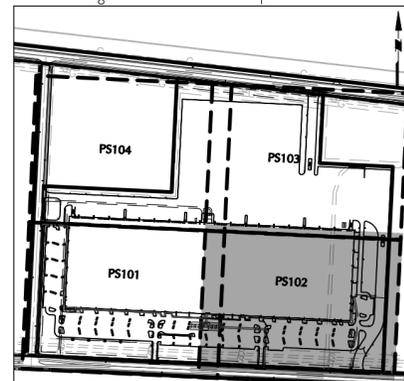
CITY OF AURORA COLORADO

**OVERALL SITE PLAN**

Project No.	100581601	Drawing No.	PS100
Date	11/10/2016	Drawn By	TLK
Scale	1 INCH = 120 FEET	Checked By	RB
Sheet #			

MATCHLINE - SEE PS103

- 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.



**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	---	---

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

REVISIONS

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

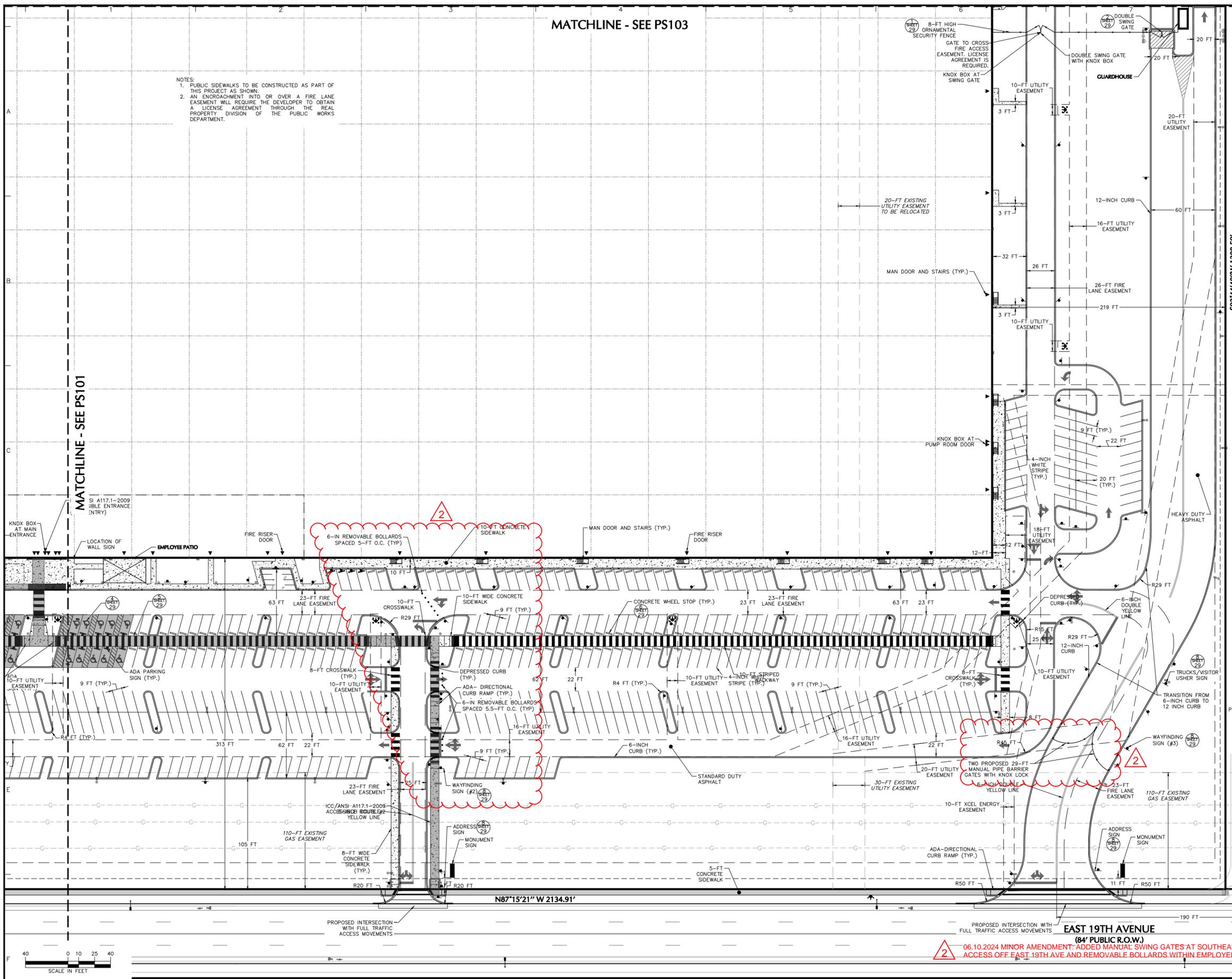
**PROLOGIS PARK 70  
BUILDING 11  
CONTEXTUAL SITE PLAN**

CITY OF AURORA  
ADAMS COUNTY COLORADO

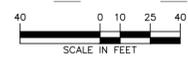
**SITE PLAN 2**

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

Sheet 04

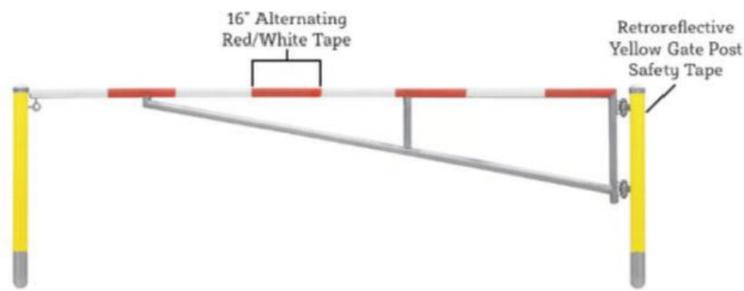
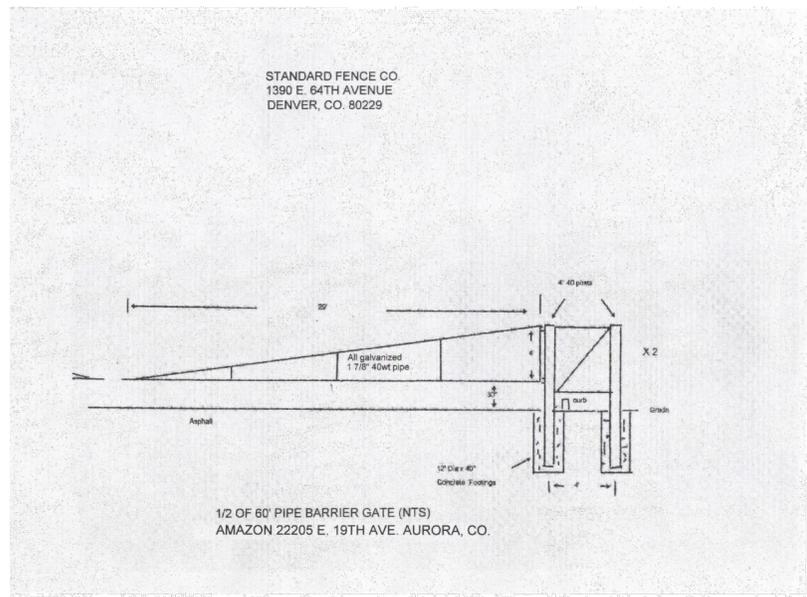


**2** 06.10.2024 MINOR AMENDMENT: ADDED MANUAL SWING GATES AT SOUTHEAST DRIVEWAY ACCESS OFF EAST 19TH AVE AND REMOVABLE BOLLARDS WITHIN EMPLOYEE PARKING LOT.



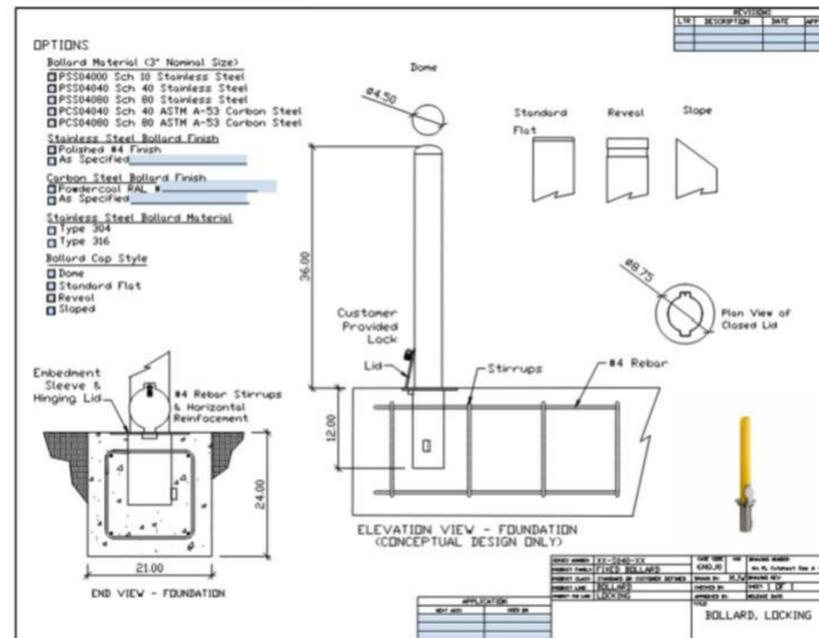
PROJECT NO. 100581601

2



PIPE BARRIER GATE

N.T.S.



REMOVABLE BOLLARD

N.T.S.

Date	Description	No.
REVISIONS		

SIGNATURE: RICHARD BURROW  
DATE SIGNED: 6/10/2024  
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. 100581601 Drawing No.

Date 6/10/2024

Scale NOT TO SCALE

Drawn By SS Checked By MB

**PS502**

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