

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

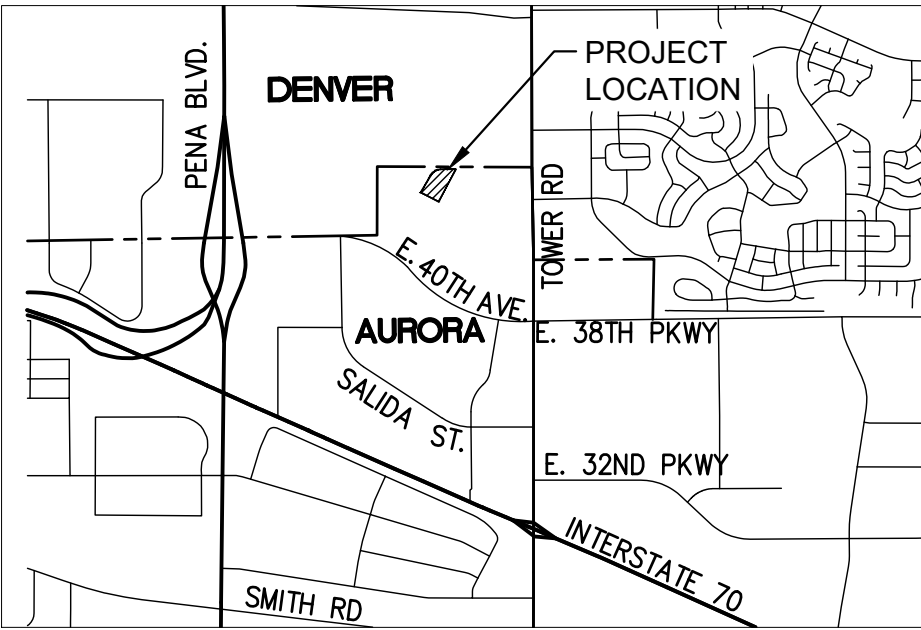
AZTEC CONSULTANTS, INC.
DON R. HULSEY, P.L.S.
300 EAST MINERAL AVENUE,
SUITE 1
LITTLETON, CO 80122
(303) 327-7516

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	6,266 SF (0.14 AC)
BUILDING + YARD COVERAGE	(33%)
HARD SURFACE AREA	(27%)
LANDSCAPE AREA	(40%)
2015 IBC CONSTRUCTION TYPE	BUSINESS
IBC OCCUPANCY	YES
FIRE SPRINKLERED	M2
PRESENT ZONING CLASSIFICATION	DATA CENTER
PROPOSED USE	1
NUMBER OF SIGNS PERMITTED	0
PROPOSED NUMBER OF SIGNS	REQ. PROV.
PARKING	
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	8 8
(1 PER 6 TO BE VAN-ACCESSIBLE)	1 VAN 1 VAN

These notes were added as
#19 and #20 under general
notes. Sheet 2 has been
added to this revision set.

AMENDMENTS SUMMARY

⚠️ ADDED ORNAMENTAL PERIMETER FENCE

portions of these fences
encroach into the Utility
easements. cover with a
License Agreement

A revised license agreement exhibit has
been submitted to Grace Grey and
Maurice Brooks (further coordinated
directly through Grace and Maurice).

SHEET NO.	SHEET INDEX	REVISIONS				
		5/28/2018	7/27/2018	12/21/2018	7/3/2019	8/31/2020
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	•	•	•	•	•

add the updated site plan notes:

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.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

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	08/31/2020
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

