

# 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

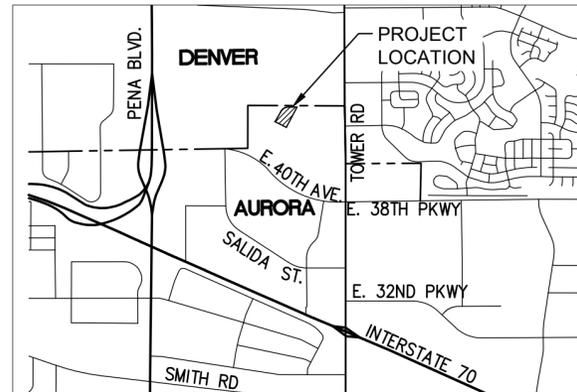
**ENGINEER**  
KIMLEY-HORN  
RANDALL J. PHELPS, P.E.  
4582 SOUTH ULSTER STREET,  
SUITE 1500  
DENVER, CO 80237  
(303) 228-2300

**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	4,266 SF (0.14 AC)
BUILDING + YARD COVERAGE	(33%)
HARD SURFACE AREA	(27%)
LANDSCAPE AREA	(40%)
2015 IBC CONSTRUCTION TYPE	BUSINESS
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

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

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.

**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	•	•	•	•	•

**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

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	SITE PLAN SUBMITTAL #1	07/27/2018

DATE

**Kimley-Horn**

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
4555 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

K:\DEN\_Civil\096296014\_SP\_Data\_Center\CADD\PlanSheets\096296014\_CV.dwg Moore, Mikaela 8/26/2020 7:38 AM

Per a conversation with Mike Dean and Randall Phelps on 9/16/20, Mike confirmed a waiver is not necessary and the fence location is acceptable.

Gates shall be a minimum of either 35' from the flowline of the roadway or the longest expected vehicle.

One sight triangle is not necessary, and the other sight triangle has been adjusted to reflect the location of driver's eyes at stop condition. Please refer to updated plans and note 3 on the site plan sheet.

Fencing within sight triangles (shown in orange highlight above) needs to meet criteria in the Roadway Manual:

**4.04.2.10.1.01** Landscaping, structures, or fences that protrude no more than 26 inches above the adjacent roadway surface may be permitted within the sight triangle area.

**4.04.2.10.1.02** Landscaping, structures, fences, or any other objects that obstruct or obscure sight visibility less than or equal to 25 percent through such structures, fences, landscaping, or other objects in the vertical plane above the sight triangle area between a height of 26 inches and 42 inches above the roadway surface. See Figure 4.04.2.10.1.02.1.

Consider shifting fence-line to outside of identified area to avoid needing to change fence design. It is difficult to provide security fencing with the height/visual obstruction limitations.

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

Keynote 24 details the black, matte color of the fence. The resubmittal set includes a detail of the fence and gate (also added to cover sheet index).

Provide a fence detail including dimensions, type, and color. Add it to the sheet index.

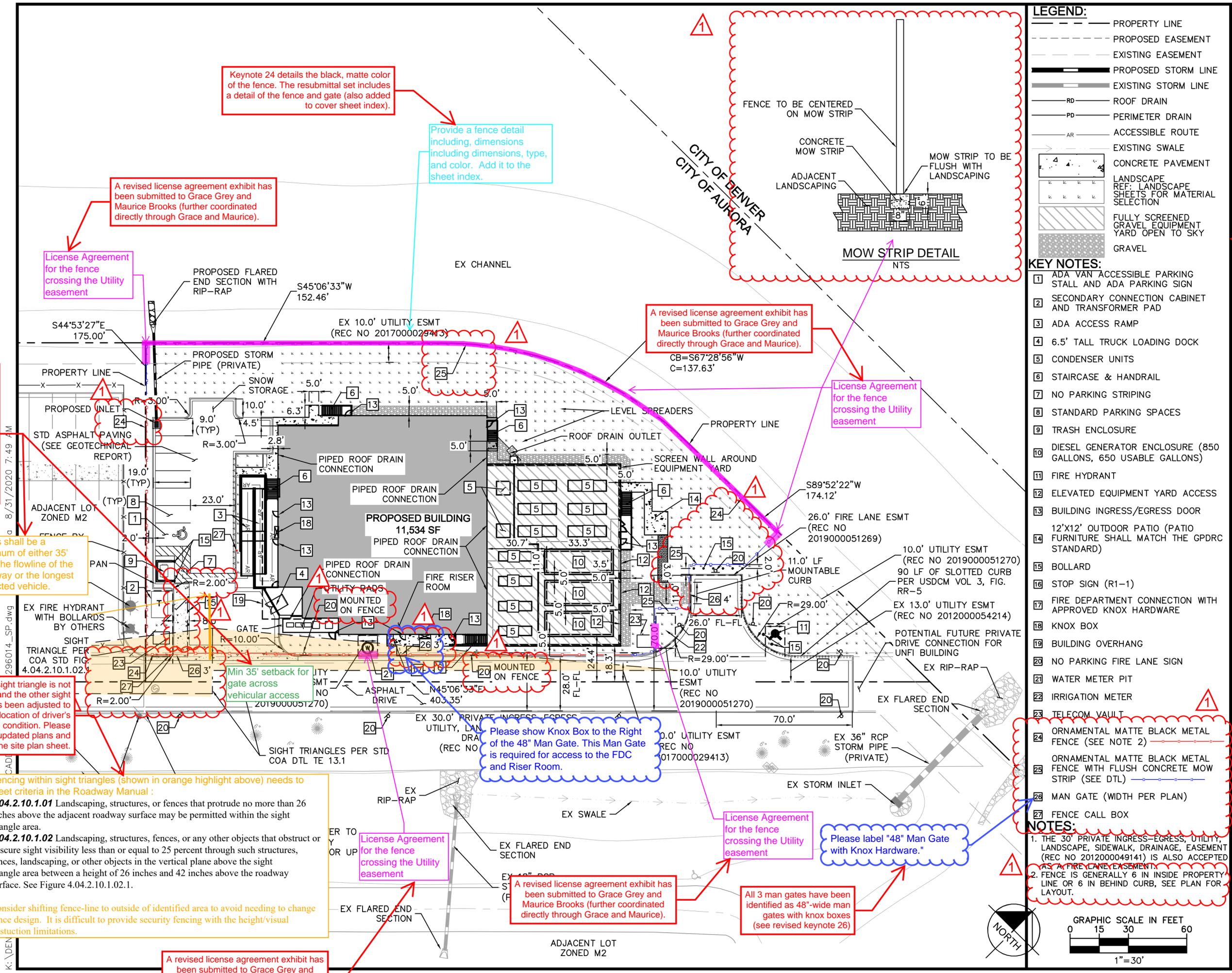
A revised license agreement exhibit has been submitted to Grace Grey and Maurice Brooks (further coordinated directly through Grace and Maurice).

Please show Knox Box to the Right of the 48" Man Gate. This Man Gate is required for access to the FDC and Riser Room.

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

All 3 man gates have been identified as 48"-wide man gates with Knox boxes (see revised keynote 26)

Please label "48" Man Gate with Knox Hardware."



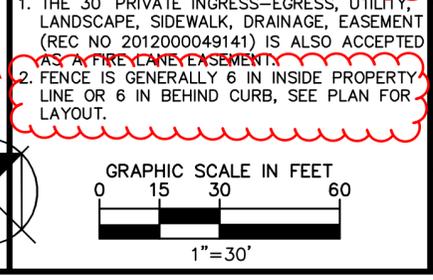
**LEGEND:**

- 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:**
- ADA VAN ACCESSIBLE PARKING STALL AND ADA PARKING SIGN
  - SECONDARY CONNECTION CABINET AND TRANSFORMER PAD
  - ADA ACCESS RAMP
  - 6.5' TALL TRUCK LOADING DOCK
  - CONDENSER UNITS
  - STAIRCASE & HANDRAIL
  - NO PARKING STRIPING
  - STANDARD PARKING SPACES
  - TRASH ENCLOSURE
  - DIESEL GENERATOR ENCLOSURE (850 GALLONS, 650 USABLE GALLONS)
  - FIRE HYDRANT
  - ELEVATED EQUIPMENT YARD ACCESS
  - BUILDING INGRESS/EGRESS DOOR
  - 12'X12' OUTDOOR PATIO (PATIO FURNITURE SHALL MATCH THE GPDRS STANDARD)
  - BOLLARD
  - STOP SIGN (R1-1)
  - FIRE DEPARTMENT CONNECTION WITH APPROVED KNOX HARDWARE
  - KNOX BOX
  - BUILDING OVERHANG
  - NO PARKING FIRE LANE SIGN
  - WATER METER PIT
  - IRRIGATION METER
  - TELECOM VAULT
  - ORNAMENTAL MATTE BLACK METAL FENCE (SEE NOTE 2)
  - ORNAMENTAL MATTE BLACK METAL FENCE WITH FLUSH CONCRETE MOW STRIP (SEE DTL)
  - MAN GATE (WIDTH PER PLAN)
  - FENCE CALL BOX

**NOTES:**

- THE 30' PRIVATE INGRESS-EGRESS, UTILITY, LANDSCAPE, SIDEWALK, DRAINAGE, EASEMENT (REC NO 2012000049141) IS ALSO ACCEPTED AS A FIRE LANE EASEMENT.
- FENCE IS GENERALLY 6 IN INSIDE PROPERTY LINE OR 6 IN BEHIND CURB, SEE PLAN FOR LAYOUT.



DATE:	05/28/18	DESIGNED BY:	CHR
FILE NO.:	096296014_SP.DWG	DRAWN BY:	CHR
PROJECT NO.:	096296014	CHECKED BY:	RJP
SHEET NO.:	3		

**SAMARITAN'S PURSE DATA CENTER**

SITE PLAN  
SITE PLAN

**Kimley-Horn**

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
4542 South Ulster Street, Suite 1500  
Denver, Colorado 80237 (303) 228-2300

REVISION #1	08/31/2020	DATE
3	07/03/2019	DATE
2	12/21/2018	DATE
1	07/27/2018	DATE
REV		DATE