

PARK 70 - BUILDING 9

CONTEXTUAL SITE PLAN - WITH WAIVERS

PROLOGIS PARK 70 SUBDIVISION FILING NO. 2, BLOCK 2, LOT 1
 PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 65 WEST,
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

LOT 1, BLOCK 2, PROLOGIS PARK 70 SUBDIVISION FILING NO. 2, EXCEPT THAT PORTION CONVEYED TO WHOLESALERS PROPERTY CO., LLC, A DELAWARE LIMITED LIABILITY COMPANY IN SPECIAL WARRANTY DEED RECORDED OCTOBER 12, 2012 AT RECEPTION NO. 2012000076989, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL CONTAINS (436,491 SQUARE FEET) 10.0205 ACRES

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: 3/11/19
 PLANNING DIRECTOR: George Aguiar DATE: 3-6-2019
 PLANNING COMMISSION: Robert Bengue DATE: 3/13/2019
 CITY COUNCIL: N/A DATE: N/A
 ATTEST: N/A DATE: N/A

DATABASE APPROVAL DATE: 1/9/19

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF:

COLORADO AT _____ O'CLOCK _____ M,

THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____

DEPUTY: _____

DEVELOPERS:

KARIS DEVELOPMENT, LLC
 319 1/2 WEST STATE STREET, SUITE E
 GENEVA, IL 60134

STREECH PROPERTIES
 1550 WEWATTA ST, 2ND FLOOR
 DENVER, CO 80202

PLANNER:

ARCO MURRAY
 1225 17TH STREET, SUITE 514
 DENVER, CO 80202
 CONTACT: BRENT TRAVER
 720.297.7721

ENGINEER:

CAGE CIVIL ENGINEERING
 1225 17TH STREET, SUITE 513
 DENVER, CO 80202
 CONTACT: KYLE SWAVING, PE
 719.439.5888

ARCHITECT:

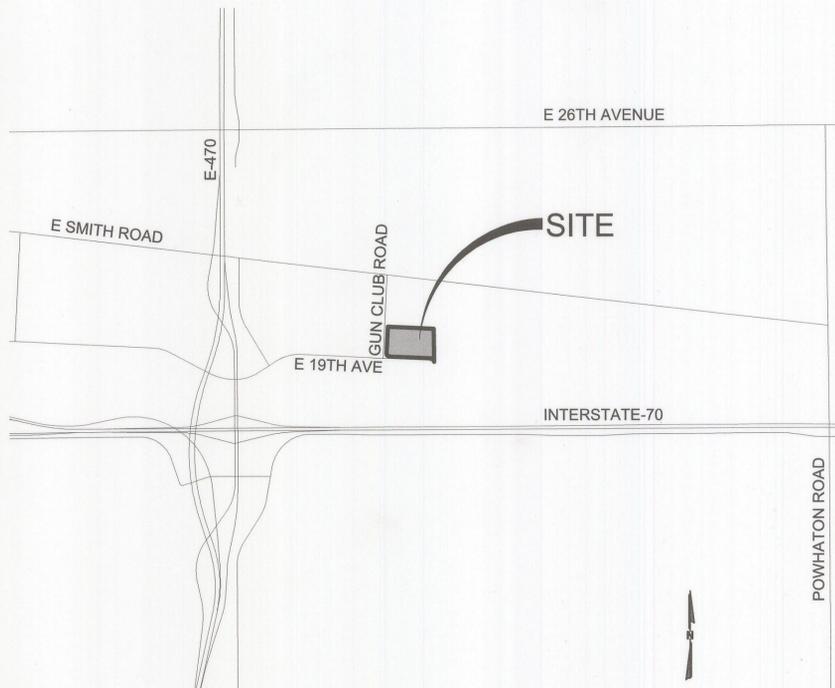
WARE MALCOMB
 1600 CHAMPA STREET, SUITE 350
 DENVER, CO 80202
 CONTACT: STEVE SMITH
 303.689.1517

LANDSCAPE ARCHITECT:

PLANWEST INC.
 767 SANTA FE DRIVE
 DENVER, CO 80204
 CONTACT: MICK KITTLE
 303.741.1411

WAIVERS:

- SECTION 146-1451 - ADDITIONAL REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENT
- SECTION 146-1440 - PARKING LOT SCREENING



VICINITY MAP

SCALE: 1" = 2000'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN
4	GRADING AND UTILITY PLAN
5-7	EXTERIOR ELEVATIONS
8	LANDSCAPE PLAN
9	PATIO ENLARGEMENT PLAN
10	LANDSCAPE NOTES AND DETAILS
11	PHOTOMETRIC SITE PLAN
12	PHOTOMETRIC DETAILS

AMENDMENTS:

- 8-16-2019 MA to revise the retaining wall and the fire lane. see 2018-6019-01.
- 3-25-2024 MA to add three (3) automatic access gates to improve site security. See DA Number: 2018-6049-00 for previously approved Minor Amendment.

SITE DATA

LAND AREA WITHIN PROPERTY LINES	10.02 AC (436,491 SF)
NUMBER OF BUILDINGS	ONE (1)
CONSTRUCTION TYPE	IIB (2015 IFC)
BUILDING USE GROUP	B, S-1 (2015 IFC)
BUILDING SPRINKLERED?	YES
GROSS FLOOR AREA	163,790 SF
MAXIMUM HEIGHT OF BUILDING	60'-0"
PROPOSED BUILDING HEIGHT	40'-0"
TOTAL BUILDING COVERAGE	163,790 SF
HARD SURFACE AREA	328,854 SF
LANDSCAPING AREA	56,153 SF
PRESENT ZONING CLASSIFICATION	E470 - LIGHT INDUSTRIAL
PERMITTED MAXIMUM SIGN AREA	455 SF
PROPOSED MONUMENT SIGN AREA	32 SF
PROPOSED WALL SIGN AREA	200 SF
PROPOSED NUMBER OF SIGNS	4
PARKING SPACES REQUIRED	136
1/2000 WAREHOUSE	82
1/300 OFFICE	54
PARKING SPACES PROVIDED	144
VAN ACCESSIBLE SPACES REQUIRED	1
VAN ACCESSIBLE SPACES PROVIDED	1
HANDICAP SPACES REQUIRED	3
HANDICAP SPACES PROVIDED	5
BICYCLE PARKING REQUIRED	3
BICYCLE PARKING PROVIDED	4

OWNERS SIGNATURES:

LEGAL DESCRIPTION: SEE THIS SHEET

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, Karis Development, LLC HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL)

PRESENTS TO BE EXECUTED THIS 28th DAY OF Feb, A.D. 2019

BY: _____ (PRINCIPALS OR OWNERS)

STATE OF ILLINOIS) SS

COUNTY OF KANE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF February, A.D., 2019

BY: Jacob Finley (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Cynthia A. Colar-Dechmette
 (NOTARY PUBLIC)



MY COMMISSION EXPIRES 03/11/2019

NOTARY BUSINESS ADDRESS: 575 So. RANDALL RD. ST. CHARLES, IL.

CASE NO: 2018-6049-00

NOTE: 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 KNOX 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.



REVISIONS

CSP SUB. 1	09/27/18
CSP SUB. 2	11/06/18
CSP SUB. 3	12/19/18
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CSP SUB. 5	01/17/19
CSP SUB. 6	02/08/19
MYLARS	02/26/19

PARK 70 - BUILDING 9
 PROLOGIS PARK 70 SUBDIVISION FILING NO. 2

1910 GUN CLUB ROAD
 AURORA, COLORADO

PROJ NO: 180090

DRAWN BY: KJS

DATE: 09/27/2018

SHEET TITLE

COVER SHEET

SHEET NUMBER

1 OF 12

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 1910 GUN CLUB ROAD
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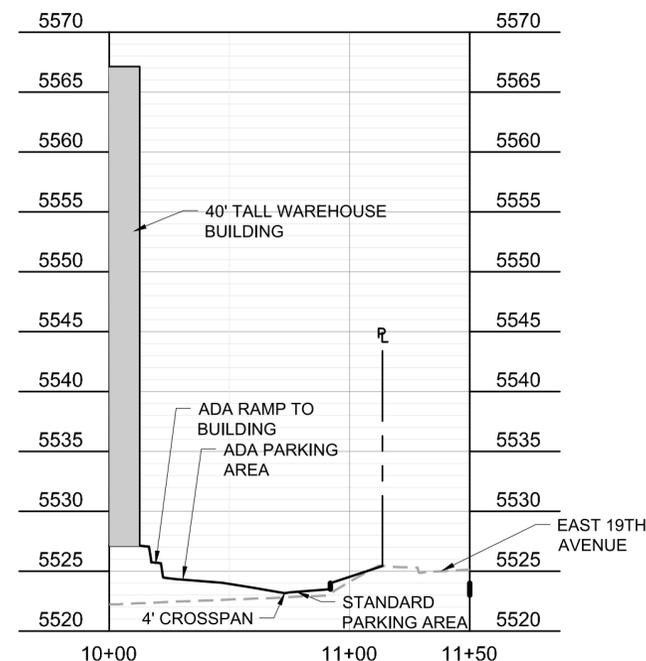
SHEET TITLE
GENERAL NOTES

SHEET NUMBER
2 OF 12

CITY OF AURORA REQUIRED SITE PLAN NOTES:

- 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.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- 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."
- 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 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009. THE DEVELOPER, OWNER AND ASSIGNS ARE RESPONSIBLE FOR COMPLYING WITH THE FEDERALLY MANDATED REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), AND AS SUCH, THE CITY OF AURORA DOES NOT ENFORCE THESE LAWS.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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.
- ~~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.~~
- ~~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.~~
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE AURORA CITY CODE, SECTION 126, ARTICLE VII -NUMBERING OF BUILDINGS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE DEVELOPER SHALL FUND STREET LIGHTING COSTS. STREET LIGHTING SHALL BE OPERATING PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 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 NIBA (LDN VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORSE-CASE NOISE CONDITIONS.
- THE 2015 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS 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 AN INDEPENDENT THIRD PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.

Section A-A



2

2

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 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.

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NOTES CONT'D:
 3. THE SOUTHEAST GATE WILL REMAIN OPEN FROM 7AM-4PM MONDAY-FRIDAY.
 4. THE SOUTHEAST GATE IS PERMITTED TO BE PLACED 35- FEET FROM THE FLOWLINE OF E. 19TH AVE. IN THE CASE E. 19TH AVE. IS EXTENDED FURTHER EAST, THE GATE WILL NEED TO BE REMOVED AT THE OWNER'S EXPENSE.
 5. PROPOSED 'DO NOT ENTER' SIGN TO BE PLACED 5' FROM BACK OF SIDEWALK

CAGE
 CIVIL ENGINEERING

WARE MALCOMB
 Leading Design for Commercial Real Estate

ARCO
 MURRAY
 DESIGN BUILD

REVISIONS

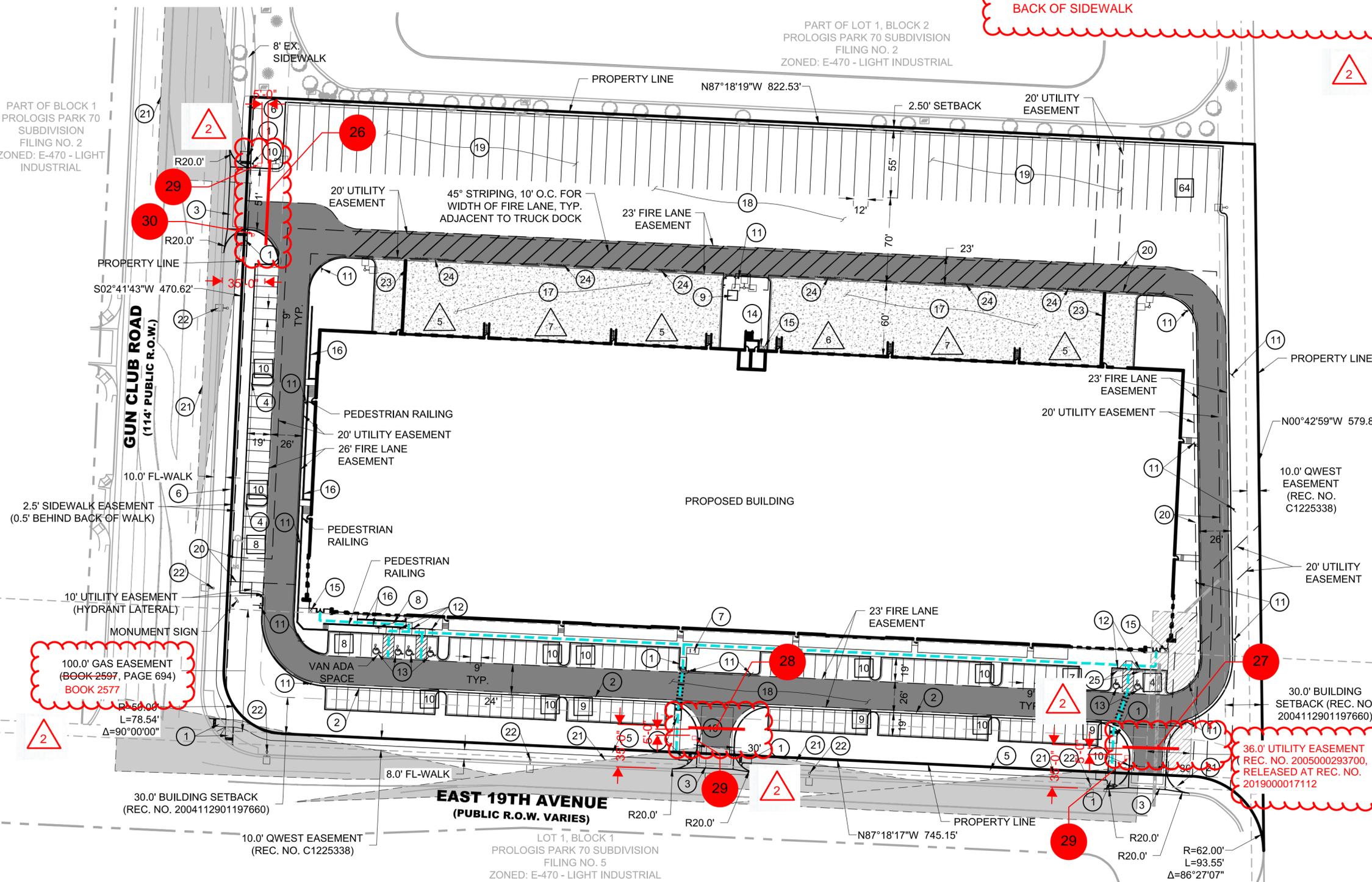
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PARK 70 - BUILDING 9
 PROLOGIS PARK 70 SUBDIVISION FILING NO. 2
 1910 GUN CLUB ROAD
 AURORA, COLORADO

PROJ NO: 180090
 DRAWN BY: KJS
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SHEET TITLE
SITE PLAN

SHEET NUMBER
3 OF 12



KEY NOTES:

1 CURB RAMP	8 ADA RAMP
2 4' CROSSSPAN	9 TRANSFORMER
3 8' CROSSSPAN	10 R1-1 "STOP" SIGN
4 CURB CHASE	11 "NO PARKING FIRE LANE" SIGN
5 5.5' SIDEWALK	12 "HANDICAP PARKING" SIGN
6 8' SIDEWALK	13 HANDICAP PARKING SPACE
7 BIKE RACK (4 SPACES)	14 FDC WITH APPROVED KNOX HARDWARE

28 NEW 24' MANUAL SLIDING GATE WITH APPROVED SOS, KNOX BOX, AND KEY SWITCH	29 APPROVED KNOX BOX (5' AWAY FROM GATE ENTRANCE)	30 'DO NOT ENTER' SIGN TO BE POSTED; R5-1 (30" WIDTH X 30" HEIGHT)
15 KNOX BOX WITH APPROVED HARDWARE	16 RETAINING WALL	22 STREET LIGHTING (SL-3)
17 CONCRETE PAVING - TRUCK DOCK	18 ASPHALT PAVING	23 TRUCK DOCK WALL REF: ARCH PLANS
19 TRAILER STORAGE AREA	20 20' UTILITY EASEMENT (UE)	24 RED 12" TYPE STATING "NO PARKING - FIRE LANE"
21 SIGHT TRIANGLE	25 BUMPER BLOCK REF: LANDSCAPE DETAILS	26 NEW 51' AUTOMATIC SLIDING GATE WITH APPROVED SOS, KNOX BOX, AND KEY SWITCH
		27 NEW 24' AUTOMATIC SLIDING GATE WITH APPROVED SOS, KNOX BOX, AND KEY SWITCH

LEGEND:

10	PARKING COUNT
7	TRUCK DOCK COUNT
2	ACCESSIBLE ROUTE
---	UTILITY EASEMENT (UE)
---	FIRE LANE EASEMENT (FLE)
▲	SIGHT TRIANGLE
---	RELEASED EASEMENT

NOTES:

- ALL EASEMENTS TO BE DEDICATED BY SEPARATE DOCUMENT.
- THE FIRE LANE EASEMENT IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS AND MARKINGS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE - NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

0 60' 120'
 1" = 60' (HORIZONTAL)

CASE NO: 2018-6049-00

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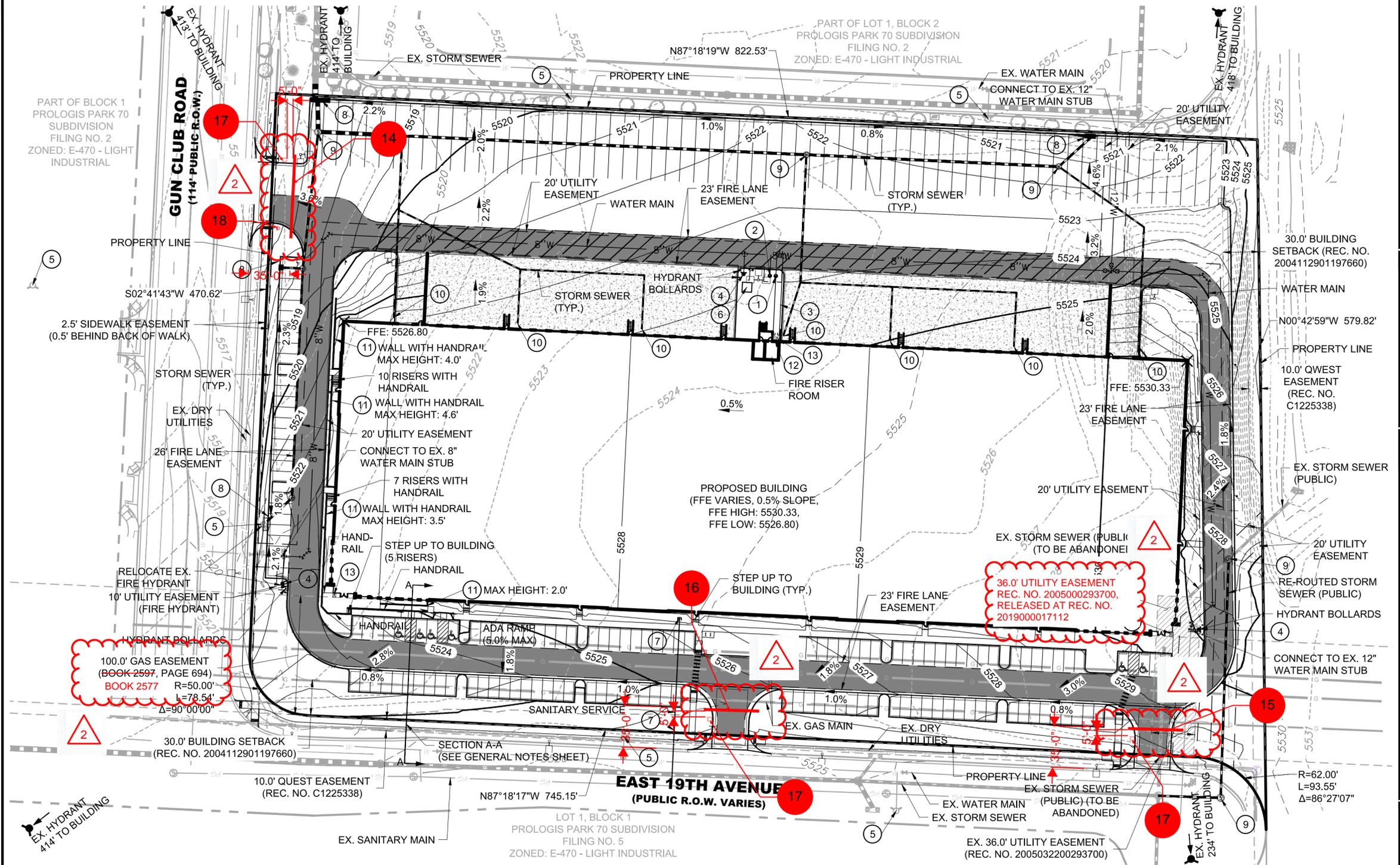
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SHEET TITLE
GRADING AND UTILITY PLAN

SHEET NUMBER
4 OF 12

CASE NO: 2018-6049-00



KEY NOTES:

- ① DOMESTIC WATER METER
- ② IRRIGATION METER
- ③ 6" DIP FIRE SERVICE LINE (PRIVATE)
- ④ FIRE HYDRANT
- ⑤ EX. FIRE HYDRANT
- ⑥ TRANSFORMER
- ⑦ SANITARY SEWER CLEANOUT
- ⑧ STORM SEWER INLET
- ⑨ STORM SEWER MANHOLE
- ⑩ ROOF DRAIN CONNECTION
- ⑪ RETAINING WALL
- ⑫ FDC WITH APPROVED KNOX HARDWARE
- ⑬ KNOX BOX WITH APPROVED HARDWARE

- ⑬ NEW 24' MANUAL SLIDING GATE WITH APPROVED SOS, KNOX BOX, AND KEY SWITCH
- ⑭ APPROVED KNOX BOX (5' AWAY FROM GATE ENTRANCE)
- ⑮ 'DO NOT ENTER' SIGN TO BE POSTED; R5-1 (30" WIDTH X 30" HEIGHT)
- ⑯ NEW 51' AUTOMATIC SLIDING GATE WITH APPROVED SOS, KNOX BOX, AND KEY SWITCH
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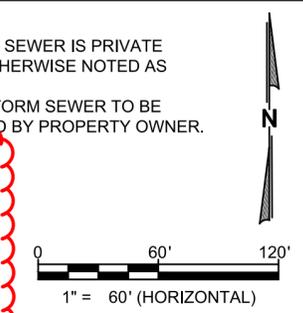
- UTILITY EASEMENT (UE)
- █ FIRE LANE EASEMENT (FLE)
- EX. WATER MAIN
- PR. WATER MAIN
- EX. SANITARY SEWER
- PR. SANITARY SERVICE
- EX. STORM SEWER
- PR. STORM SEWER
- FIBER OPTIC LINE
- TELECOM LINE
- GAS LINE

NOTES:

1. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AS PUBLIC.
2. PRIVATE STORM SEWER TO BE MAINTAINED BY PROPERTY OWNER.

NOTES CONT'D:

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5. PROPOSED 'DO NOT ENTER' SIGN TO BE PLACED 5' FROM BACK OF SIDEWALK



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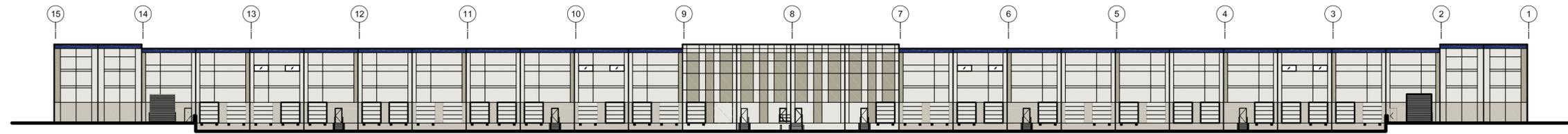
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 DATE: 09/27/2018

SHEET TITLE
EXTERIOR ELEVATIONS

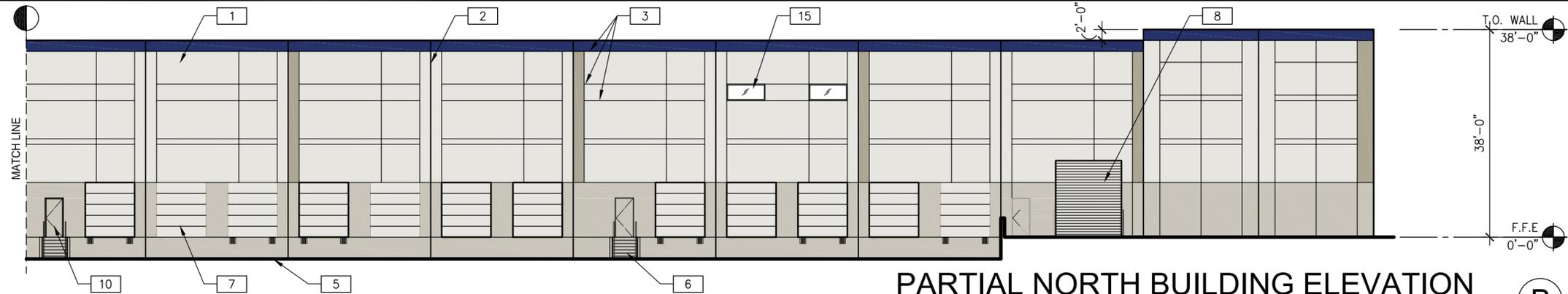
SHEET NUMBER
5 OF 12



OVERALL NORTH BUILDING ELEVATION

SCALE: 1" = 40'-0"

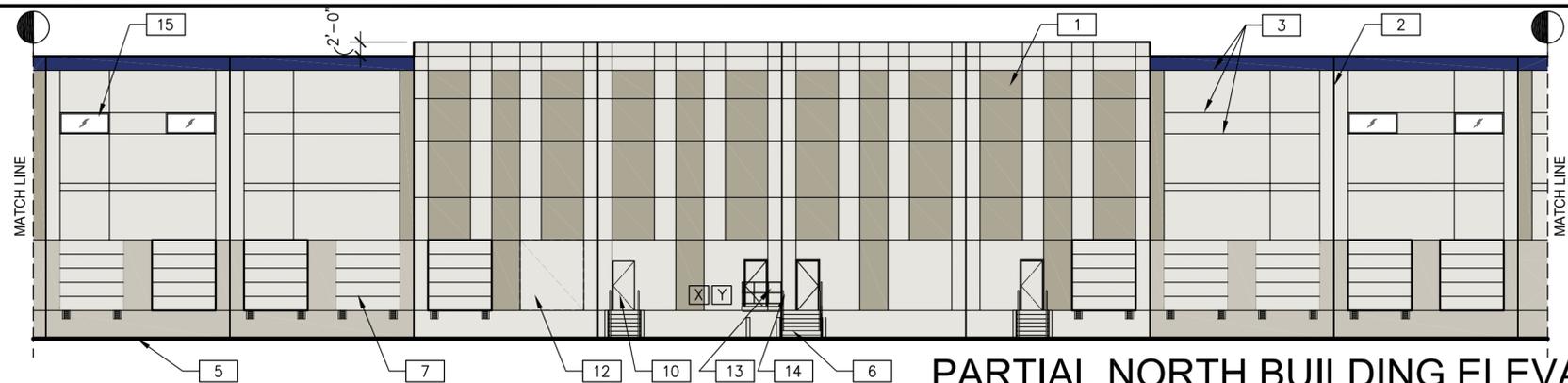
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PARTIAL NORTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

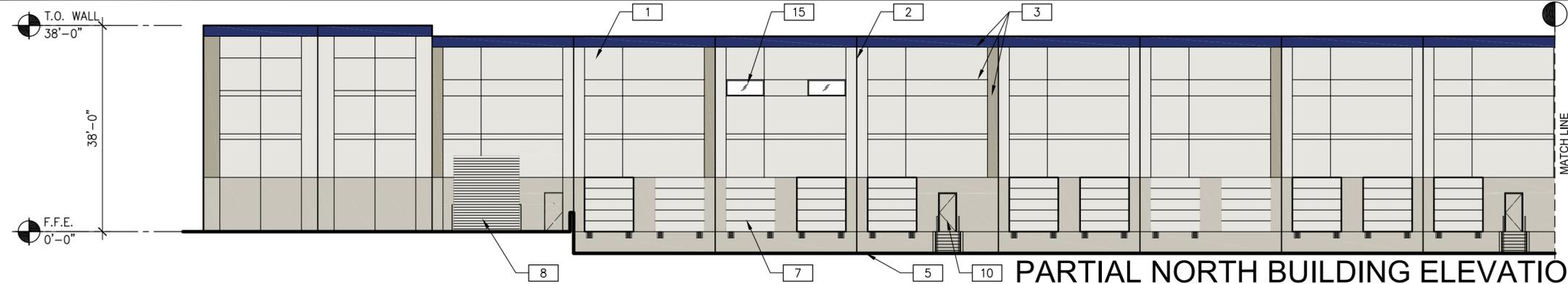
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PARTIAL NORTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

C



PARTIAL NORTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

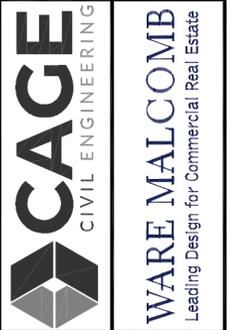
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CASE NO: 2018-6049-00

PARK 70 - BUILDING 9

CONTEXTUAL SITE PLAN - WITH WAIVERS

PROLOGIS PARK 70 SUBDIVISION FILING NO. 2, BLOCK 2, LOT 1
 PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 65 WEST,
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



REVISIONS	
CSP SUB. 1	09/27/18
CSP SUB. 2	11/06/18
CSP SUB. 3	12/19/18
CSP SUB. 4	01/03/19
CSP SUB. 5	01/17/19
CSP SUB. 6	02/08/19
MYLARS	02/26/19

PARK 70 - BUILDING 9
 PROLOGIS PARK 70 SUBDIVISION FILING NO. 2
 1910 GUN CLUB ROAD
 AURORA, COLORADO

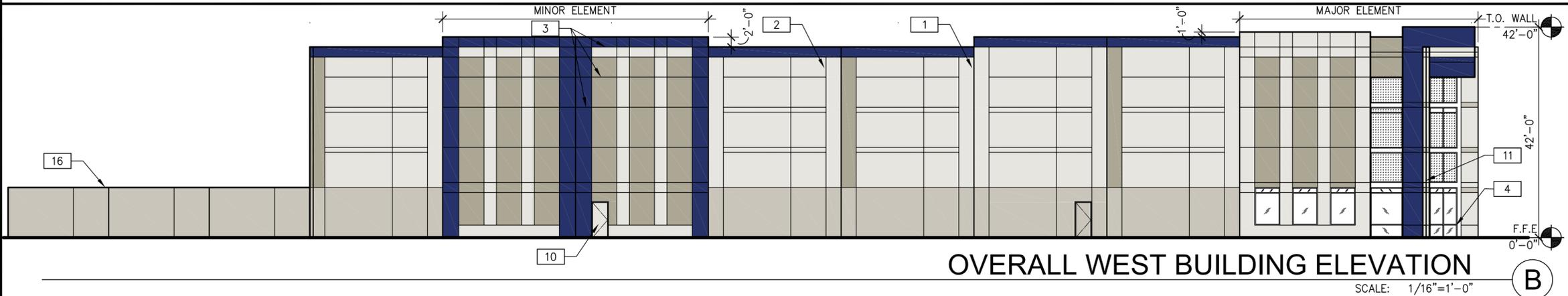
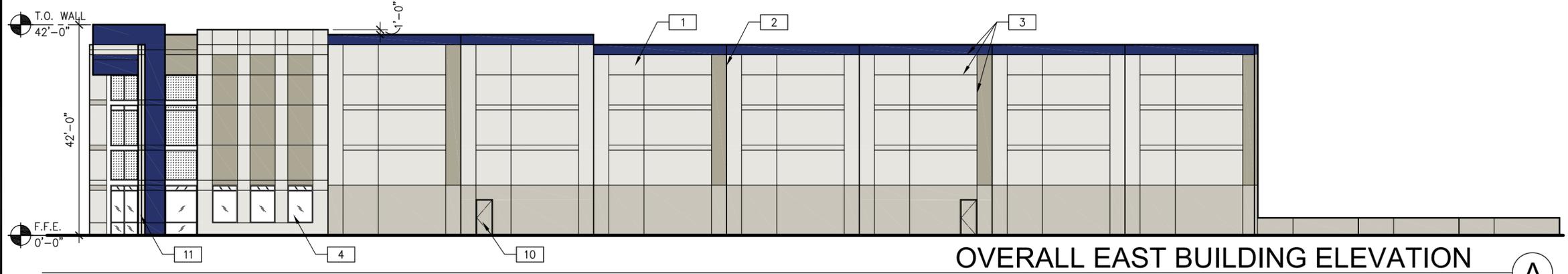
PROJ NO: 180090
 DRAWN BY: KJS
 DATE: 09/27/2018

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
6 OF 12

CASE NO: 2018-6049-00

PARK 70 BUILDING 9 2018-6049-00



ELEVATION NOTES

- | | |
|---|---|
| 1 CONCRETE TILT-UP, PAINTED | 9 STEEL EYEBROW, PAINT |
| 2 CONCRETE TILT-UP JOINT | 10 3'X7' HOLLOW METAL MAN DOOR |
| 3 3/4" V-REVEAL | 11 TILT-UP LAYUP PANEL, PAINT |
| 4 ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLASS | 12 KNOCKOUT PANEL FOR FUTURE DOOR OR WINDOW |
| 5 FINISH GRADE, VARIES | 13 KNOX BOX |
| 6 EXTERIOR STEEL STAIRS, PAINTED TO MATCH ADJACENT WALL | 14 FIRE DEPARTMENT CONNECTION |
| 7 9'X10' DOCK DOOR | 15 CLERESTORY WINDOW |
| 8 12'X14' DRIVE IN DOOR | 16 CONCRETE SCREEN WALL |

COLOR LEGEND

- | |
|--|
| A MAIN COLOR: SHERWIN WILLIAMS SW 2088 - PARIS WHITE |
| B SECONDARY COLOR: SHERWIN WILLIAMS SW 2037 - STONE LION |
| C ACCENT COLOR: SHERWIN WILLIAMS SW 2029 - TAVERN TAUPE |
| D ACCENT COLOR: SHERWIN WILLIAMS SW 6531 - INDIGO |

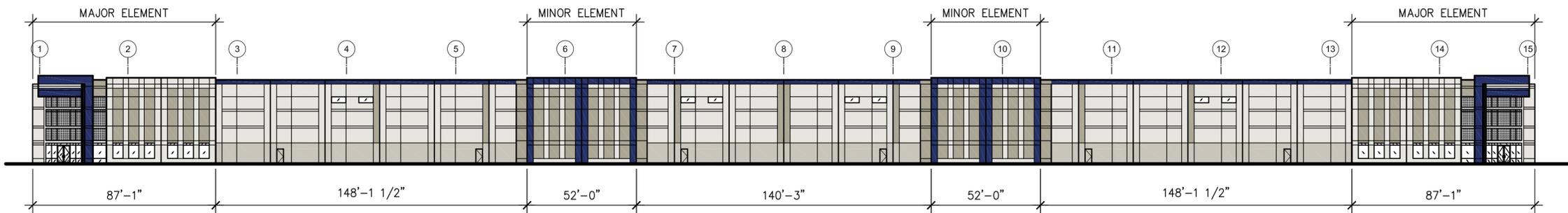
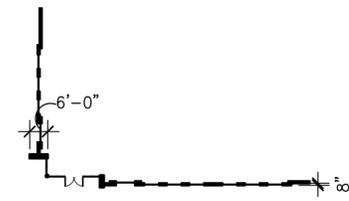
LEGEND

- | |
|---|
| X KNOX BOX |
| Y FIRE DEPARTMENT CONNECTION |
| VISION GLASS |
| SPANDREL GLASS |

PARK 70 - BUILDING 9

CONTEXTUAL SITE PLAN - WITH WAIVERS

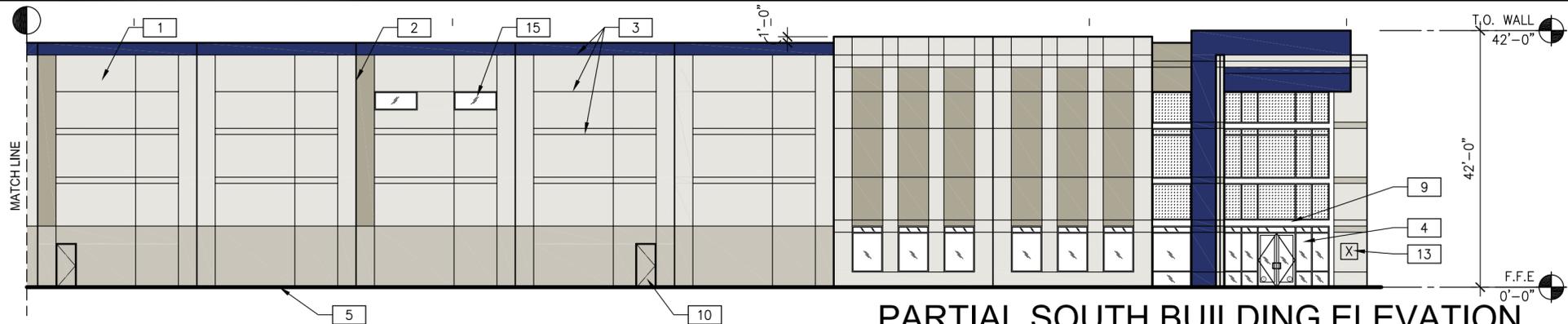
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OVERALL SOUTH BUILDING ELEVATION

SCALE: 1" = 40'-0"

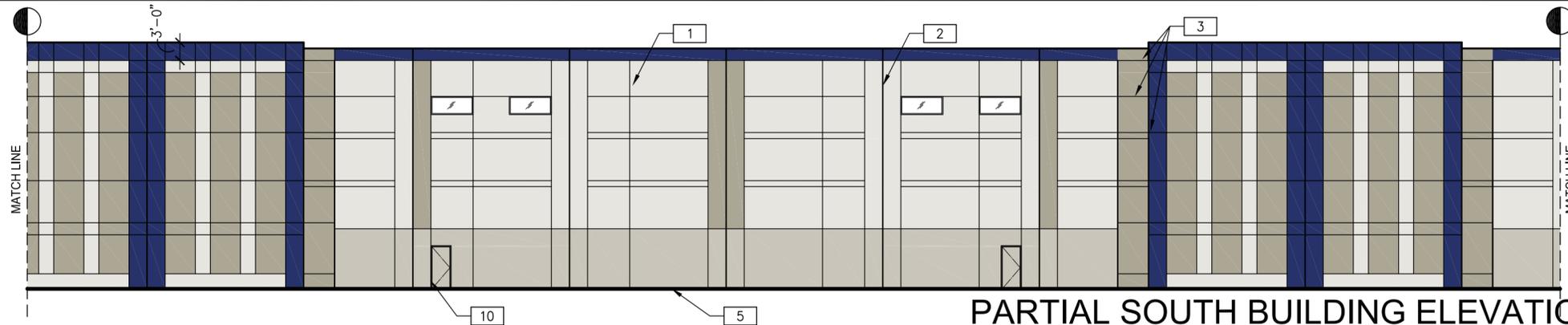
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PARTIAL SOUTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

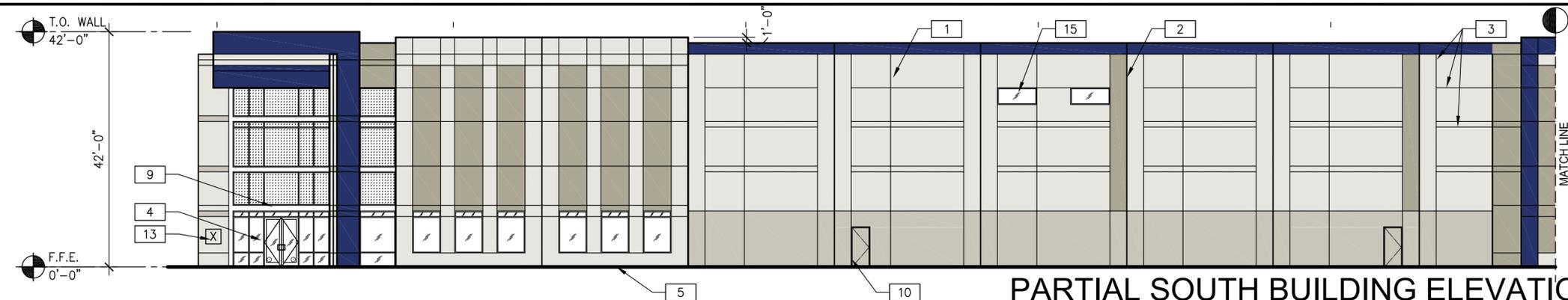
B



PARTIAL SOUTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

C



PARTIAL SOUTH BUILDING ELEVATION

SCALE: 1/16" = 1'-0"

D



WARE MALCOMB
 Leading Design for Commercial Real Estate



REVISIONS	
CSP SUB. 1	09/27/18
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CSP SUB. 5	01/17/19
CSP SUB. 6	02/08/19
MYLARS	02/26/19

PARK 70 - BUILDING 9
 PROLOGIS PARK 70 SUBDIVISION FILING NO. 2

1910 GUN CLUB ROAD
 AURORA, COLORADO

PROJ NO: 180090
 DRAWN BY: KJS
 DATE: 09/27/2018

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
7 OF 12

PARK 70 - BUILDING 9

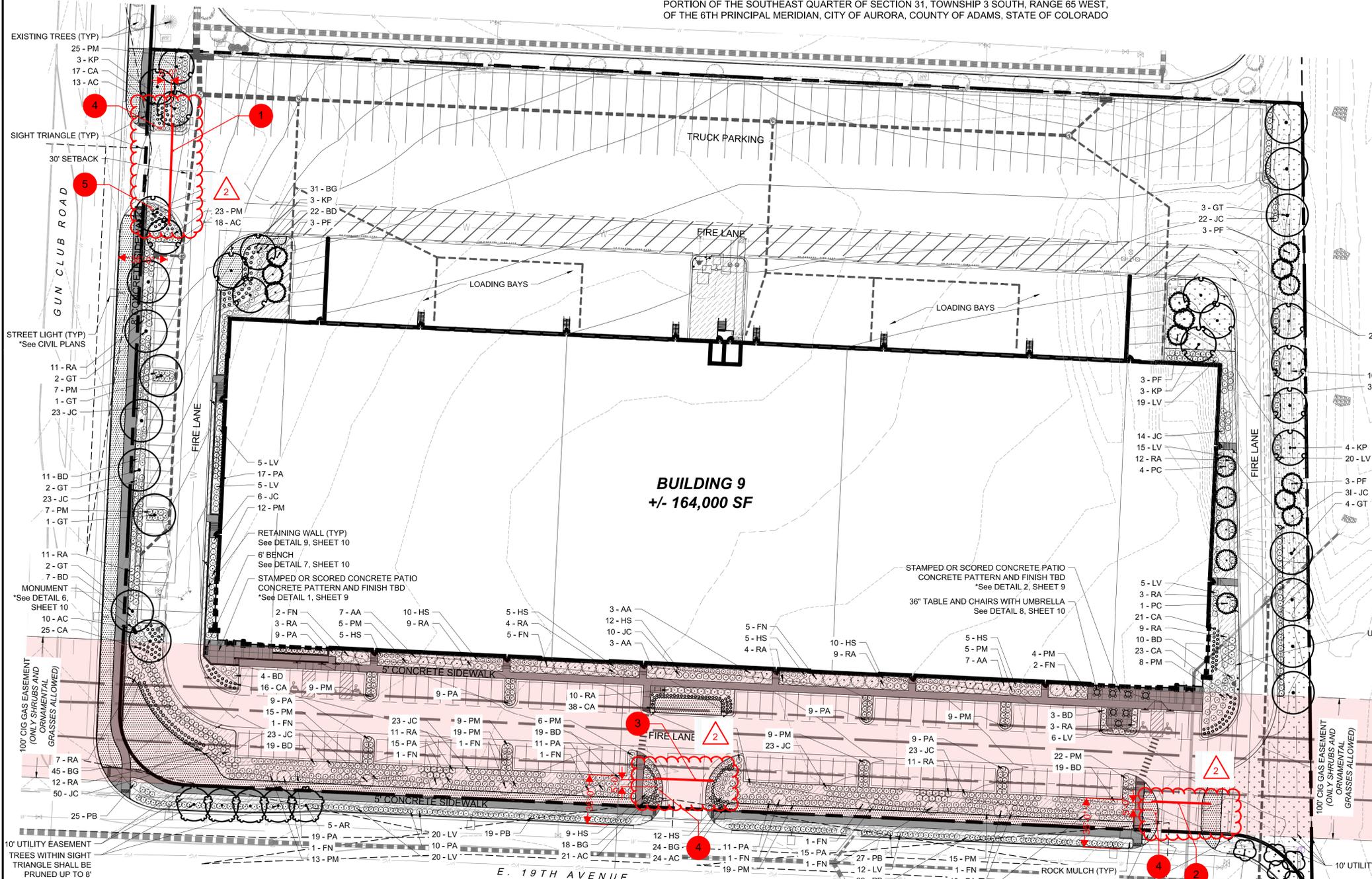
LANDSCAPE PLAN - WITH WAIVERS

PROLOGIS PARK 70 SUBDIVISION FILING NO. 2, BLOCK 2, LOT 1
 PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 65 WEST,
 OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOTES CONT'D:
 - THE SOUTHEAST GATE WILL REMAIN OPEN FROM 7AM-4PM MONDAY-FRIDAY.
 - THE SOUTHEAST GATE IS PERMITTED TO BE PLACED 35- FEET FROM THE FLOWLINE OF E. 19TH AVE. IN THE CASE E. 19TH AVE. IS EXTENDED FURTHER EAST, THE GATE WILL NEED TO BE REMOVED AT THE OWNER'S EXPENSE.
 - PROPOSED 'DO NOT ENTER' SIGN TO BE PLACED 5' FROM BACK OF SIDEWALK

LEGEND

- XERIC DECIDUOUS TREES
- XERIC EVERGREEN TREES
- EXISTING TREES
- XERIC SHRUB
- XERIC ORNAMENTAL GRASS
- STEEL EDGER
- 3-5" ROCK MULCH +/- 45,000 SF
- RTF TURF +/- 13,500 SF
- NATIVE SEED +/- 18,000 SF



NOTE:
 THE LANDSCAPE PLAN MUST REFLECT THE LOCATION OF ALL FIRE HYDRANTS, KNOX HARDWARE AND FIRE DEPARTMENT CONNECTIONS TO ENSURE THAT THESE DEVICES ARE NOT PHYSICALLY OR VISUALLY OBSTRUCTED FROM RESPONDING FIRE CREWS. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 5 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
 - THE FINAL DEVELOPMENT PLAN WAS ILLEGIBLE AND UNCLEAR. THIS PROPOSAL ATTEMPTS TO FOLLOW THE FINAL DEVELOPMENT PLAN AND NEIGHBORING DEVELOPMENTS.
 - PARKING LOT SCREEN CONSISTS OF A LOW CONTINUOUS HEDGE PLANTED AROUND THE PERIMETER OF ALL PARKING LOTS.
 - DUE TO THE '100' CIG GAS EASEMENT LIMITING PLANT MATERIAL TO ONLY SHRUBS AND ORNAMENTAL GRASSES, BEST EFFORTS WERE MADE TO ACCOMPLISH THE PLANT REQUIREMENTS PER AURORA CODE.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLES SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

- 1 NEW 51' AUTOMATIC SLIDING GATE WITH APPROVED SOS, KNOX BOX, AND KEY SWITCH
- 2 NEW 24' AUTOMATIC SLIDING GATE WITH APPROVED SOS, KNOX BOX, AND KEY SWITCH
- 3 NEW 24' MANUAL SLIDING GATE WITH APPROVED SOS, KNOX BOX, AND KEY SWITCH
- 4 APPROVED KNOX BOX (5' AWAY FROM GATE ENTRANCE)

LANDSCAPE WAIVER

Waiver	Section Number	Section Title
Street trees along E. 19th Avenue are deficient	Section 146-1451	Additional Requirements for Non-Residential Development
Parking lot island trees are deficient	Section 146-1440	Parking Lot Screening

EASTERN BOUNDARY NON-STREET FRONTAGE BUFFER REQUIREMENT

Frontage Length	Required Trees	Required Shrubs	Proposed Trees	Proposed Shrubs
1 tree and 5 shrubs per 40 LF				
+/- 555'	14	70	17	73

STANDARD RIGHT-OF-WAY LANDSCAPE REQUIREMENT

Street	Linear Feet	Required Trees	Proposed Trees	Proposed Shrubs
		1 tree per 40 LF		
Gun Club Road Frontage	+/- 470'	12	13	0
E. 19th Avenue Frontage	+/- 853'	22	11	162
Total	+/- 1,323'	34	24	162

PARKING LOT LANDSCAPE REQUIREMENT

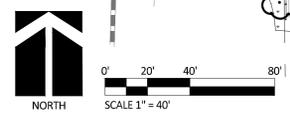
Quantity	Required Trees	Required Shrubs	Proposed Trees	Proposed Shrubs
	1 tree and 6 shrubs per Island			
Parking Islands	10	60	2	86

BUILDING PERIMETER LANDSCAPE REQUIREMENT

Façade	Façade Linear Feet	Required Tree Equivalent	Proposed Trees	Proposed Tree Equivalent
		1 tree = 10 shrubs OR 30 grasses per 40 LF		
North	+/- 118'	30 - Shrubs or 89 - Grasses	12	35 - Shrubs and 94 - Grasses
South	+/- 709'	178 - Shrubs or 532 - Grasses	0	181 - Shrubs and 3 - Grasses
East	+/- 231'	58 - Shrubs or 174 - Grasses	5	75 - Shrubs and 32 - Grasses
West	+/- 231'	58 - Shrubs or 174 - Grasses	0	53 - Shrubs and 0 - Grasses
Total	+/- 1548'	324 - Shrubs or 969 - Grasses	17	335 - Shrubs and 48 - Grasses

LANDSCAPE STREET FRONTAGE BUFFER REQUIREMENT (INCLUDES PARKING LOT SCREEN)

Street	Required Buffer Width	Provided Buffer Width	Linear Feet	Required Trees	Required Shrubs	Proposed Trees	Proposed Shrubs	Proposed Grasses
				1 tree and 10 shrubs per 40 LF				
Gun Club Road Frontage	10'	4'	+/- 470'	12	118	13	209	85
E. 19th Avenue Frontage	10'	10'	+/- 853'	22	214	0	509	62
Total			+/- 1,323'	34	332	13	718	147



NOTE:
 THE NORTH BUILDING PERIMETER PROPOSED LANDSCAPE TOTAL INCLUDES ALL TREES, SHRUBS, AND ORNAMENTAL GRASSES IN THE TWO LANDSCAPE BEDS AT THE NORTH EAST AND NORTH WEST CORNERS OF THE BUILDING. THIS INCLUDES LANDSCAPE MATERIAL BEYOND 20 FEET FROM THE BUILDING FOUNDATION.

LANDSCAPE STREET FRONTAGE BUFFER REQUIREMENT (INCLUDES PARKING LOT SCREEN)

Street	Required Buffer Width	Provided Buffer Width	Linear Feet	Required Trees	Required Shrubs	Proposed Trees	Proposed Shrubs	Proposed Grasses
				1 tree and 10 shrubs per 40 LF				
Gun Club Road Frontage	10'	4'	+/- 470'	12	118	13	209	85
E. 19th Avenue Frontage	10'	10'	+/- 853'	22	214	0	509	62
Total			+/- 1,323'	34	332	13	718	147

Note: Gun Club Road Frontage buffer width reduced to 4' by using a low hedge.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
	AR	5	Redpointe Maple	Acer rubrum 'Frank Jr.'	B & B	2.5"Cal		FN	24	Happy Boy New Mexico Privet	Forestiera neomexicana Happy Boy	5 gal
	GT	15	Skyline Thornless Honey Locust	Gleditsia triacanthos inermis 'Skycole' TM	B & B	2.5"Cal		HS	73	Purple Pillar Rose of Sharon	Hibiscus syriacus 'Purple Pillar'	5 gal
	KP	15	Golden Rain Tree	Koelreuteria paniculata	B & B	2.5"Cal		JC	271	Armstrong Juniper	Juniperus chinensis 'Armstrongii'	5 gal
	PF	12	Vanderwolf's Pyramid Pine	Pinus flexilis 'Vanderwolf's Pyramid'	B & B	6-8' Tall		LV	127	Lodense Privet	Ligustrum vulgare 'Lodense'	5 gal
	PC	5	Chanticleer Pear	Pyrus calleryana 'Chanticleer'	B & B	2.5"Cal		PA	162	Russian Sage	Perovskia atriplicifolia	5 gal
	SR	6	Japanese Tree Lilac	Syringa reticulata	B & B	2.5"Cal		PM	249	Mock Orange	Philadelphus microphyllus 'June Bride'	5 gal
								PB	100	Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 gal
								RA	129	Golden Currant	Ribes aureum	5 gal
								BG	118	Blue Grama	Bouteloua gracilis 'Blonde Ambition'	1 gal
								CA	158	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal

SHRUBS

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE
AA	20	Serviceberry	Amelanchier alnifolia	5 gal
AC	86	Panchito Manzanita	Arctostaphylos x coloradoensis 'Panchito'	5 gal
BD	133	Black Knight Butterfly Bush	Buddleia davidii 'Black Knight'	5 gal



REVISIONS

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CSP SUB. 5	01/17/19
CSP SUB. 6	02/25/19
MYLARS	02/26/19

PARK 70 - BUILDING 9
 PROLOGIS PARK 70 SUBDIVISION FILING NO. 2
 1910 GUN CLUB ROAD
 AURORA, COLORADO

PROJ NO: 2018-31
 ENG:
 DATE: 09-27-2018

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
8 OF 12

NOT FOR CONSTRUCTION
 CASE NO: 2018-6049-00

PARK 70 - BUILDING 9

LANDSCAPE PLAN - WITH WAIVERS

PROLOGIS PARK 70 SUBDIVISION FILING NO. 2, BLOCK 2, LOT 1
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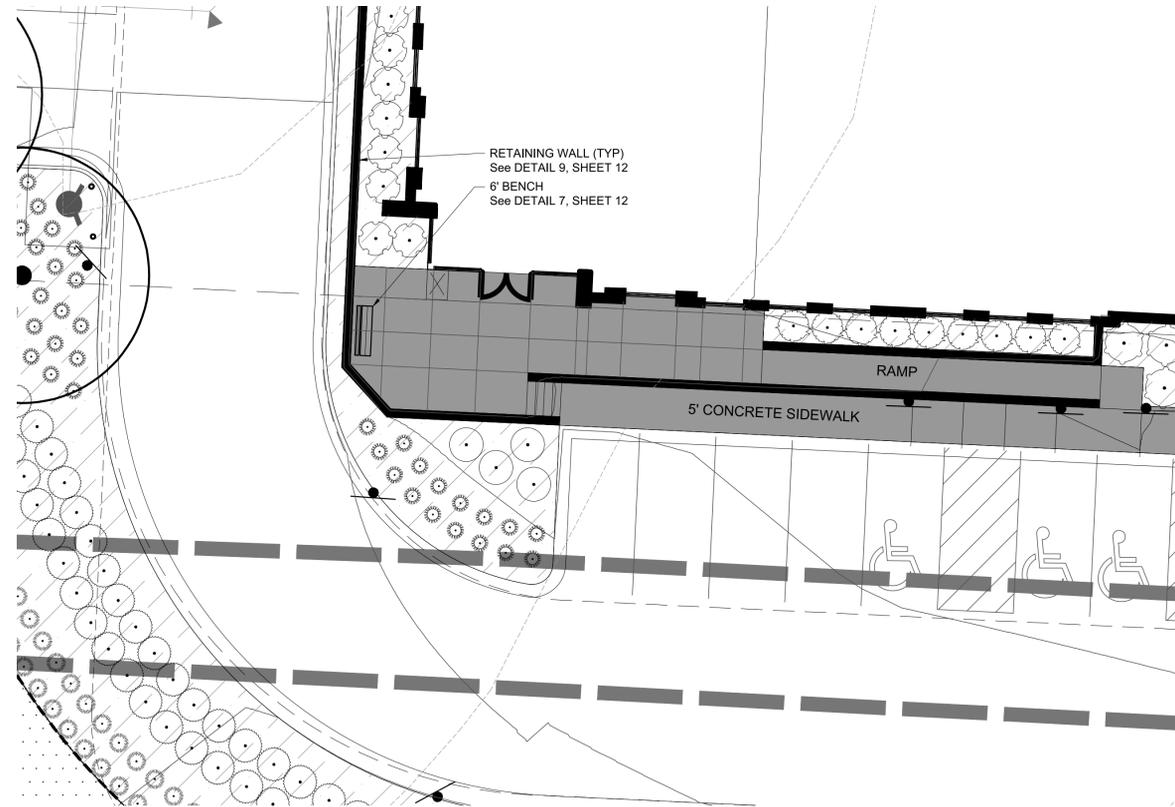
REVISIONS	
CSP SUB. 1	09/27/18
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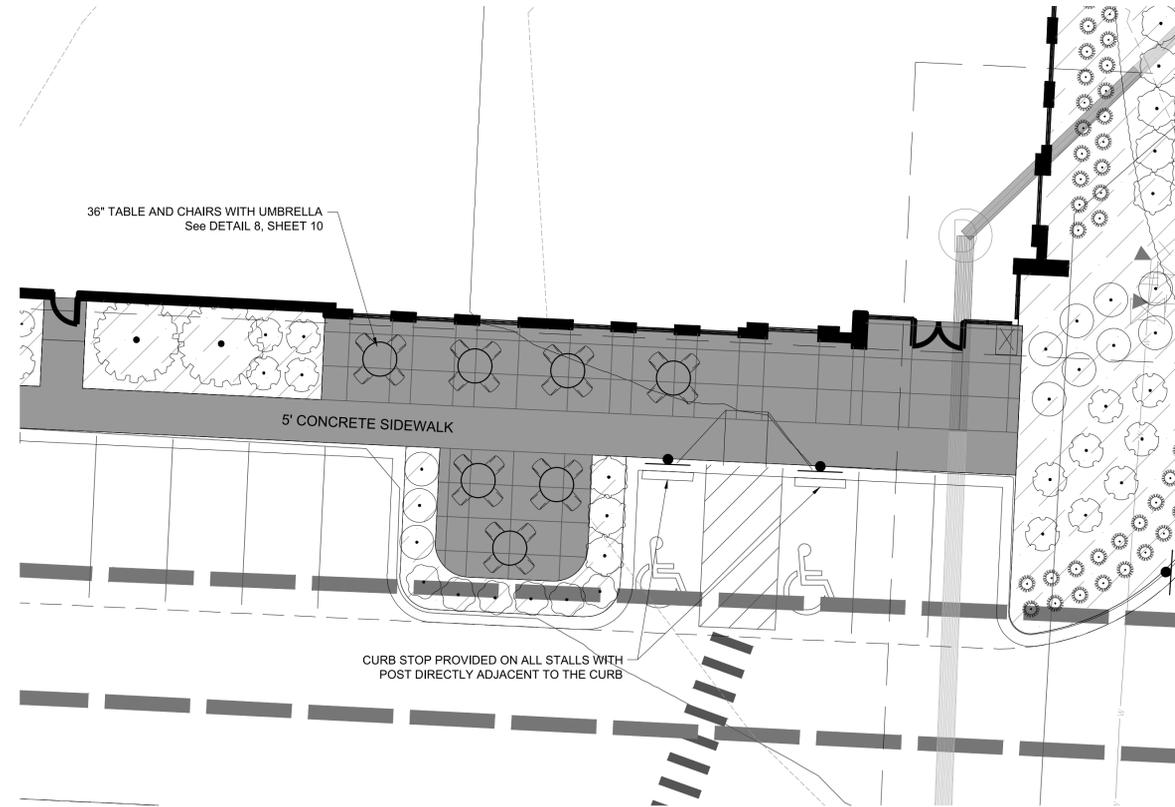
PROJ NO: 2018-31
 ENG :
 DATE : 9-27-2018

SHEET TITLE
PATIO ENLARGEMENT PLAN

SHEET NUMBER
9 OF 12



1 WEST PATIO DETAIL



2 EAST PATIO DETAIL

NOT FOR CONSTRUCTION
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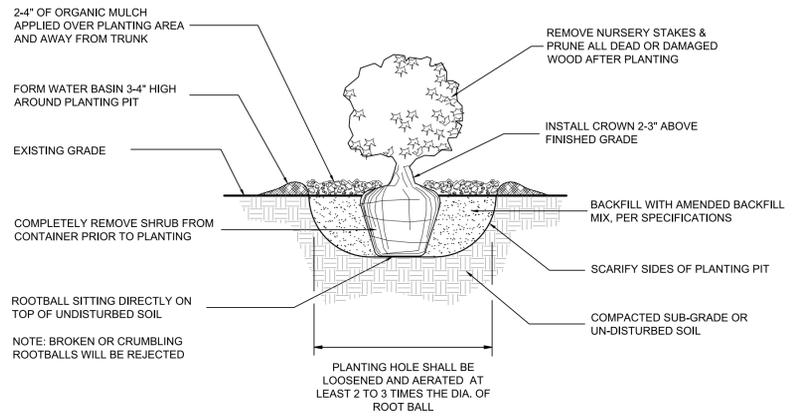
PARK 70 - BUILDING 9

LANDSCAPE PLAN - WITH WAIVERS

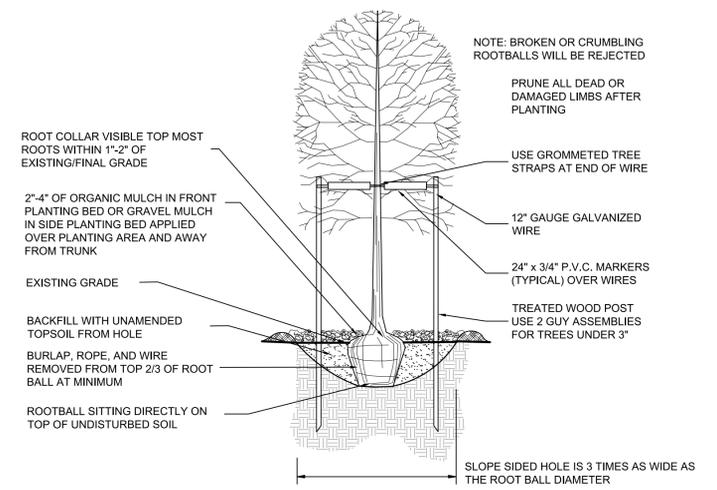
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LANDSCAPE NOTES:

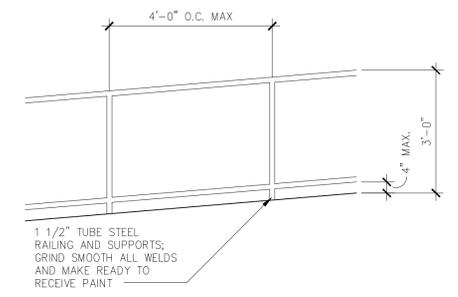
1. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT THE RATE OF 4 CY PER 1000 SF AND TILLED TO A DEPTH OF 6 INCHES.
2. ALL NEW PAVED SURFACES SHALL BE ASPHALT OR CONCRETE. THICKNESS WILL BE DETERMINED AS PART OF THE CONSTRUCTION DOCUMENT SUBMITTAL SET AND PROVIDED TO THE CITY ENGINEER IN THE DEFAULT PAVING LETTER.
3. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
4. 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR 146-1435, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
6. ALL FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN THREE FEET-SIX INCHES (3' - 6") AND NOT MORE THAN EIGHT (8') FEET FROM THE BACK OF CURB TO THE CENTER OF THE HYDRANT AND SHALL BE UNOBSTRUCTED ON THE STREET SIDE. MINIMUM CLEARANCE ON ALL OTHER SIDES SHALL BE FIVE FEET (5' - 0").
7. WATER QUALITY ENHANCEMENT FOR THE NEW IMPERVIOUS SURFACES IS BEING PROVIDED BY A REGIONAL DETENTION BASIN, NOT SHOWN ON THESE PLANS.
8. NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 42 INCHES AND 96 INCHES ABOVE THE ROADWAY SURFACE.



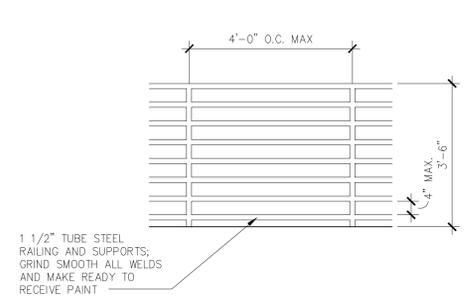
1 DECIDUOUS SHRUB DETAIL
 Not To Scale



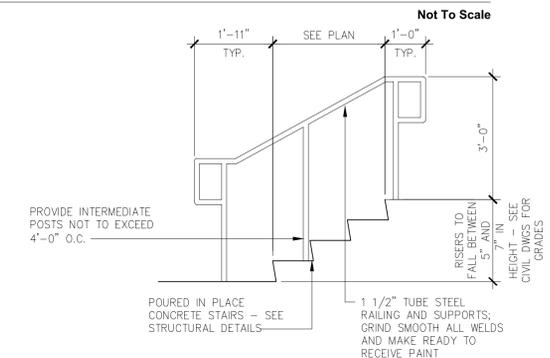
2 DECIDUOUS TREE PLANTING/ GUYING DETAIL
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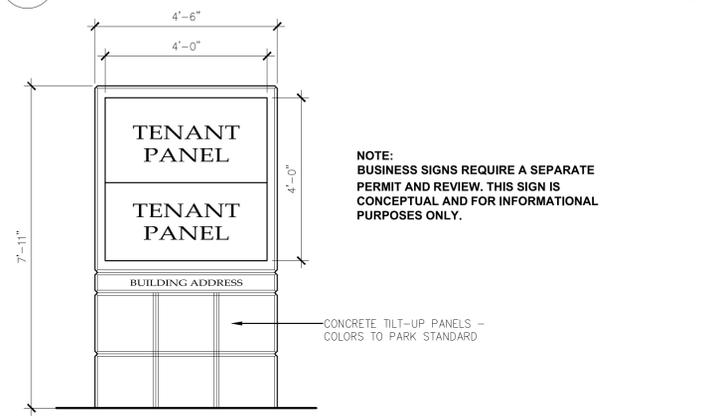
3 ADA RAMP HANDRAIL DETAIL
 DETAIL PROVIDED BY WAREMALCOMB
 *SEE SHEET 4 FOR RAILING LOCATION
 Not To Scale



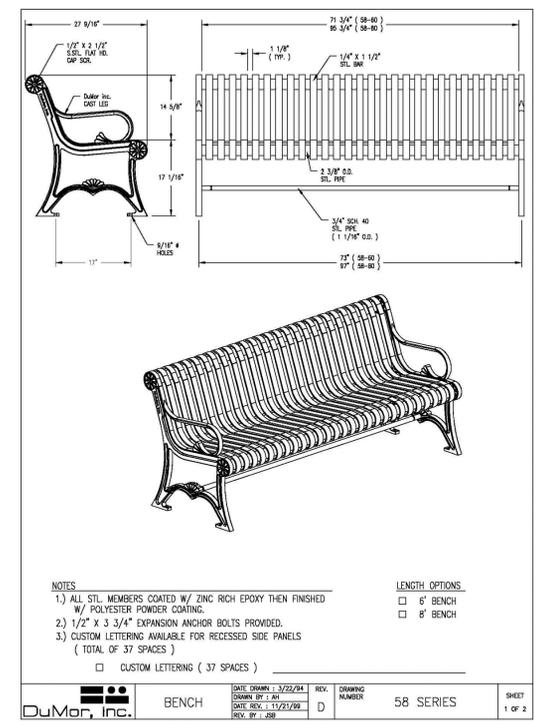
4 GUARDRAIL ELEVATION
 DETAIL PROVIDED BY WAREMALCOMB
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 Not To Scale



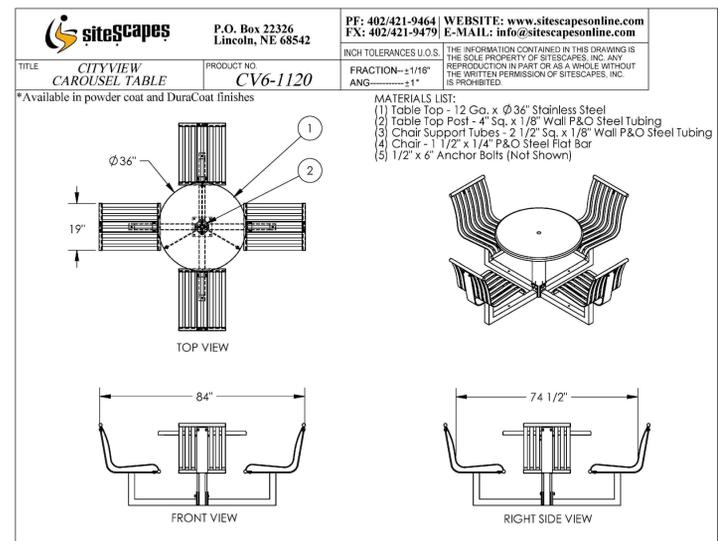
5 HANDRAIL ELEVATION
 DETAIL PROVIDED BY WAREMALCOMB
 *SEE SHEET 4 FOR RAILING LOCATION
 Not To Scale



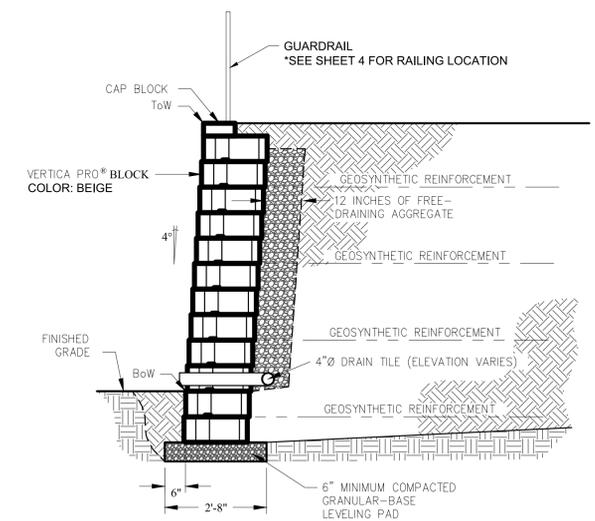
6 MONUMENT SIGN ELEVATION
 DETAIL PROVIDED BY WAREMALCOMB, ENGINEERING AND FOUNDATION BY OTHERS
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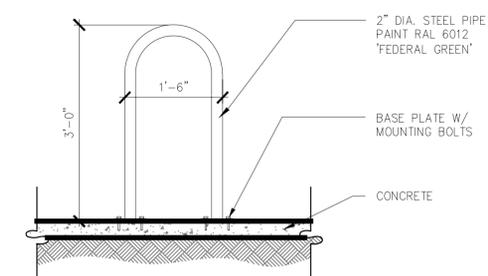
7 BENCH DETAIL
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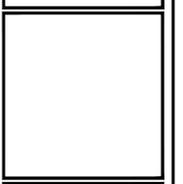
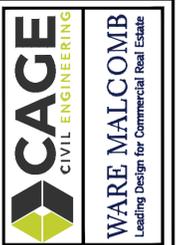
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9 RETAINING WALL DETAIL
 DETAIL PROVIDED BY WAREMALCOMB
 Not To Scale



10 BIKE RACK DETAIL
 DETAIL PROVIDED BY WAREMALCOMB
 Not To Scale



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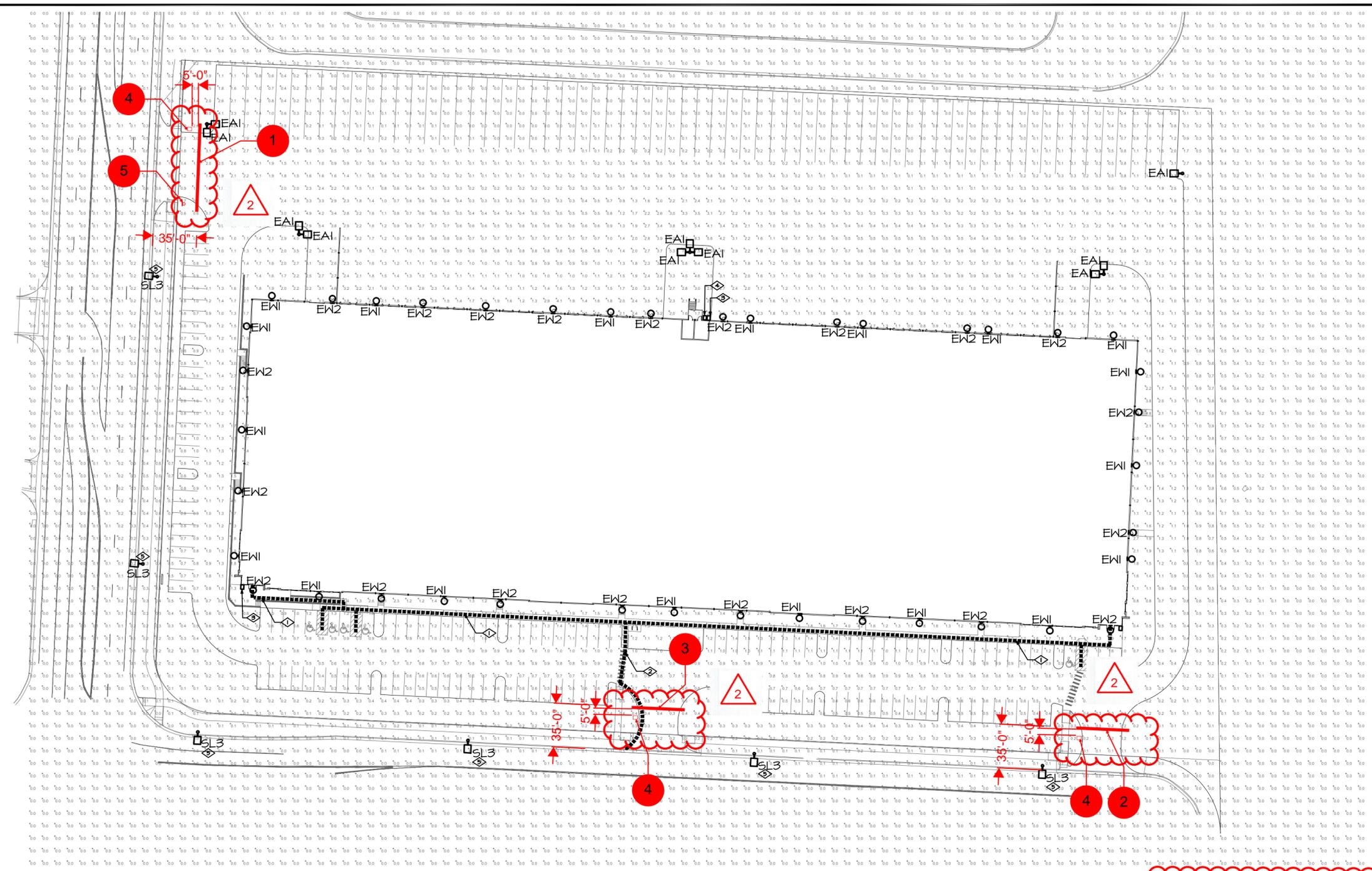
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CSP SUB. 4	01/03/19
CSP SUB. 5	01/17/19
CSP SUB. 6	02/08/19
MYLARS	02/26/19

PARK 70 - BUILDING 9
PROLOGIS PARK 70 SUBDIVISION FILING NO. 2
1910 GUN CLUB ROAD
AURORA, COLORADO

PROJ NO: 180090
DRAWN BY: KJS
DATE: 09/27/2018

SHEET TITLE
PHOTOMETRIC SITE PLAN

SHEET NUMBER
11 OF 12



1 | PHOTOMETRIC SITE PLAN

SCALE: 1"=60'-0"

- ① NEW 51' AUTOMATIC SLIDING GATE WITH APPROVED SOS, KNOX BOX, AND KEY SWITCH
- ② NEW 24' AUTOMATIC SLIDING GATE WITH APPROVED SOS, KNOX BOX, AND KEY SWITCH
- ③ NEW 24' MANUAL SLIDING GATE WITH APPROVED SOS, KNOX BOX, AND KEY SWITCH
- ④ APPROVED KNOX BOX (5' AWAY FROM GATE ENTRANCE)
- ⑤ 'DO NOT ENTER' SIGN TO BE POSTED; R5-1 (30" WIDTH X 30" HEIGHT)

GENERAL NOTES

1. ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK WITH PHOTOCELL TO ALLOW LIGHTS TO BE TURNED "ON" ONLY DURING NON-DAYLIGHT HOURS.
2. ALL FEEDERS TO EXTERIOR LIGHTING TO BE FED WITH #10 WIRE MINIMUM FOR A BRANCH CIRCUIT VOLTAGE DROP OF LESS THAN 3%.
3. ALL LIGHT FIXTURES THAT ARE VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES ARE FULL-CUTOFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE. ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE.
4. LIGHTING LEVELS 20' BEYOND THE PROPERTY LINE DO NOT EXCEED 0.1 FOOTCANDLES. THE LIGHT LEVEL AT THE PARKING AREA MEETS THE MINIMUM FOOTCANDLE REQUIREMENT OF 0.2 FOR LOW TRAFFIC AND PEDESTRIAN TRAFFIC.
5. ILLUMINATION WITHIN THE SITE MUST COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE REQUIREMENT FROM SECTION 1006 - MEANS OF EGRESS ILLUMINATION SECTION 1006. ILLUMINATION REQUIRED: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. SECTION 1006.2 ILLUMINATION LEVEL. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY"

KEY NOTES

- ① EXTERIOR ACCESSIBLE ROUTE TO ACCESSIBLE ENTRANCES.
- ② NO LIGHT POLES REQUIRED PER DISCUSSION WITH CITY OF AURORA AND THE LOCATION OF UNDERGROUND UTILITY PLUMBING LINES.
- ③ KNOX BOX LOCATION.
- ④ FDC LOCATION.
- ⑤ STREET LIGHT PER CITY OF AURORA STANDARDS. SHOWN FOR REFERENCE ONLY AND NOT INCLUDED IN THE BUILDING PHOTOMETRIC CALCULATION. A SEPARATE STREET LIGHTING PLAN AND SUBMITTAL WILL BE CREATED FOR THAT SCOPE OF WORK.

GENERAL NOTES CONT'D:

- 6. THE SOUTHEAST GATE WILL REMAIN OPEN FROM 7AM-4PM MONDAY-FRIDAY.
- 7. THE SOUTHEAST GATE IS PERMITTED TO BE PLACED 35-FEET FROM THE FLOWLINE OF E. 19TH AVE. IN THE CASE E. 19TH AVE. IS EXTENDED FURTHER EAST, THE GATE WILL NEED TO BE REMOVED AT THE OWNER'S EXPENSE.
- 8. PROPOSED 'DO NOT ENTER' SIGN TO BE PLACED 5' FROM BACK OF SIDEWALK

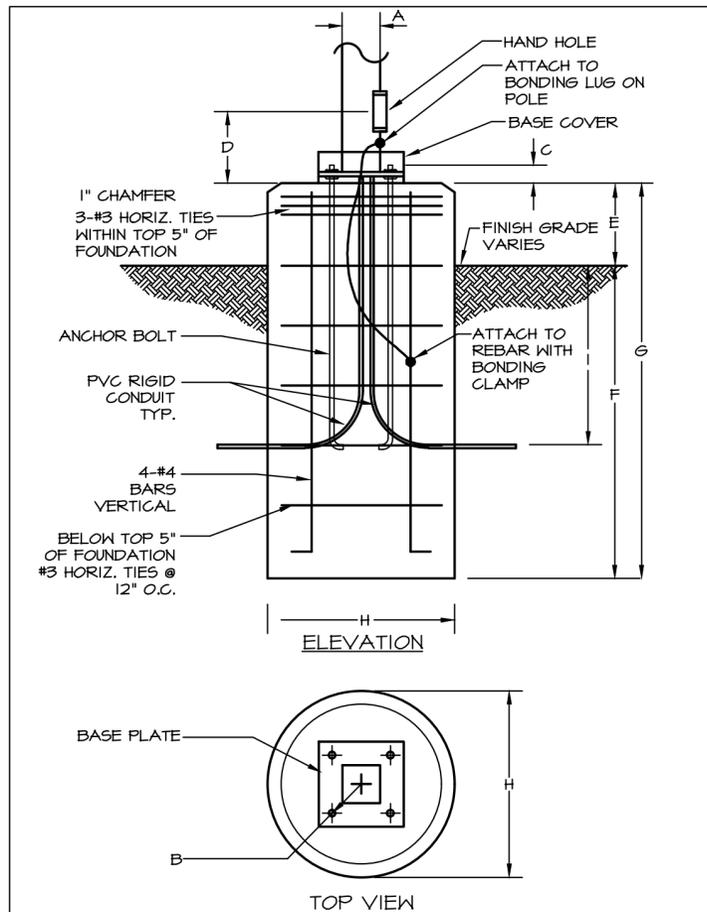


LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP			MAX WATTS	MOUNTING INFORMATION		NOTES
					QTY	WATT	TYPE		LOCATION	BOF/RFD/OFH	
EA1	POLE MOUNTED AREA LIGHT, TYPE IV, SHARP CUTOFF	LITHONIA	DSXOLED-40C-100-30K-T4M-MVOLT RPA-XXXX	UNIV	1	91	LED	91	POLE	20'-0" OFH	1,2
EW1	BLDG MOUNTED AREA LIGHT, TYPE FORWARD THROW, SHARP CUTOFF	LITHONIA	DSXOLED-40C-100-30K-TFTM-MVOLT MBA-XXXX	UNIV	1	91	LED	91	SURFACE WALL	20'-0" TOF	1
EW2	DECORATIVE BUILDING SCONCE, FULL CUTOFF	LITHONIA	WST LED-1-10A700/30K-SR3-MVOLT-DDBXD	UNIV	1	24	LED	24	SURFACE WALL	10'-0" TOF	1

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT

GENERAL NOTES:
 A. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COMPLETING AND SUBMITTING THE XCEL ENERGY REBATE FORMS FOR THE LIGHT FIXTURES ASSOCIATED WITH THIS PROJECT.

SPECIFIC NOTES:
 1. EC TO COORDINATE FINISH WITH ARCHITECT AND OWNER.
 2. EC TO PROVIDE ROUND POLE AS SPECIFIED IN DETAIL 1/THIS SHEET TO PROVIDE MAXIMUM POLE HEIGHT OF 20'-0" AFG.



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EA1	20'0"	6"	PER MANUFACTURER			26"	8'0"	10'6"	24"	36"	
EA2	20'0"	6"	PER MANUFACTURER			26"	8'0"	10'6"	24"	36"	
EA3	20'0"	6"	PER MANUFACTURER			26"	8'0"	10'6"	24"	36"	

3 POLE BASE DETAIL
SCALE: NONE

D-Series Size 0 LED Area Luminaire

Specifications
 Length: 0.95 ft (11.4")
 Width: 13"
 Height: 2"
 Weight (max): 16 lbs (7.3 kg)

Ordering Information
 EXAMPLE: DSXO LED 40C 1000 40K T3M MVOLT SPA DDBXD

Code	Color	Temp	Beam	Mount	Notes
DSXO	4000K	3000K	120°	SP	Standard mounting
DSXO	4000K	3000K	120°	SP	Standard mounting
DSXO	4000K	3000K	120°	SP	Standard mounting

Capable Luminaire
 This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

WST LED Architectural Wall Sconce

Specifications
 Height: 8.12" (21.2 cm)
 Width: 5.12" (13.0 cm)
 Depth: 10.31" (26.2 cm)
 Weight: 20 lbs (9.1 kg)

Ordering Information
 EXAMPLE: WST LED P1 40K VF MVOLT DDBTDX

Code	Color	Temp	Beam	Mount	Notes
WSTLED	4000K	3000K	120°	SP	Standard mounting
WSTLED	4000K	3000K	120°	SP	Standard mounting
WSTLED	4000K	3000K	120°	SP	Standard mounting

1 EA1, EW1
SCALE: NTS

2 EW2
SCALE: NTS

- GENERAL NOTES**
- FIXTURE POLE HEIGHTS DO NOT EXCEED 20 FEET ON THE PROPERTY.
 - ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMECLOCK WITH PHOTOCELL TO ALLOW LIGHTS TO BE TURNED "ON" ONLY DURING NON-DAYLIGHT HOURS.
 - ALL FEEDERS TO EXTERIOR LIGHTING TO BE FED WITH #10 WIRE MINIMUM FOR A BRANCH CIRCUIT VOLTAGE DROP OF LESS THAN 3%.
 - OUTDOOR LIGHTING IS DESIGNED IN ACCORDANCE WITH 4-12-02-01 AND 4-13-01 OF THE ADAMS COUNTY DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS.
 - ALL LIGHT FIXTURES THAT ARE VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES ARE FULL-CUTOFF AND SHIELDED TO REDUCE GLARE BEYOND THE PROPERTY LINE. ALL LAMPS DO NOT EXTEND BELOW THE HOUSING OF THE FIXTURE.
 - LIGHTING LEVELS 20' BEYOND THE PROPERTY LINE DO NOT EXCEED 0.1 FOOTCANDLES. THE LIGHT LEVEL AT THE PARKING AREA MEETS THE MINIMUM FOOTCANDLE REQUIREMENT OF 0.2 FOR LOW TRAFFIC AND PEDESTRIAN TRAFFIC.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone - Property Line	+	0.3 fc	1.9 fc	0.0 fc	N/A	N/A
Calc Zone Egress Path	+	1.9 fc	7.8 fc	0.8 fc	9.8:1	2.4:1
Overall Site Zone	+	0.4 fc	9.0 fc	0.0 fc	N/A	N/A
Parking Lot Zone	+	1.0 fc	9.7 fc	0.0 fc	N/A	N/A
Stat Zone - Loading Dock	✗	1.8 fc	8.7 fc	0.7 fc	12.4:1	2.6:1
Stat Zone - South Parking	✗	0.8 fc	2.4 fc	0.3 fc	8.0:1	2.7:1
Stat Zone - West Parking	✗	1.1 fc	3.3 fc	0.6 fc	5.5:1	1.8:1



WARE, MALCOMB
Leading Design for Commercial Real Estate



REVISIONS

NO.	DESCRIPTION	DATE
CSP SUB. 1		09/27/18
CSP SUB. 2		11/06/18
CSP SUB. 3		12/19/18
CSP SUB. 4		01/03/19
CSP SUB. 5		01/17/19
CSP SUB. 6		02/08/19
MYLARS		02/26/19

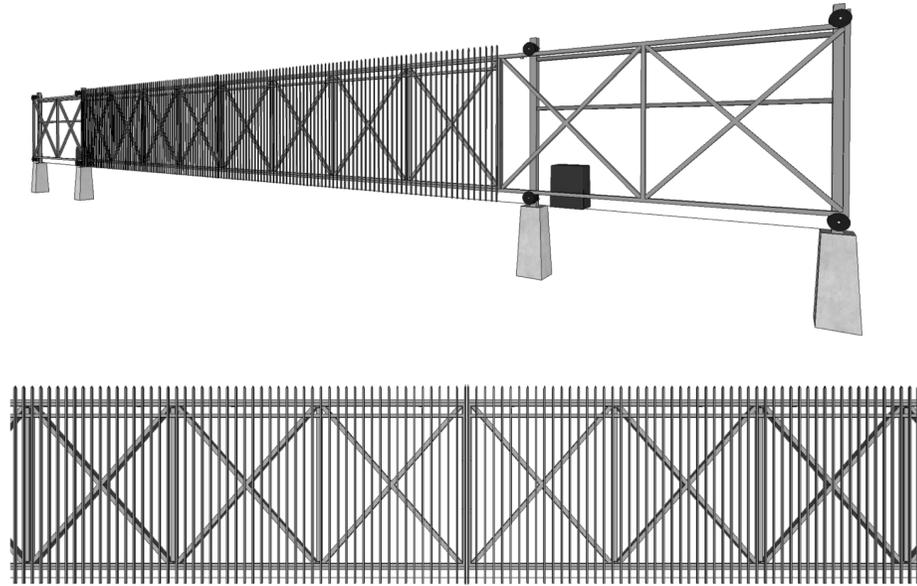
PARK 70 - BUILDING 9
 PROLOGIS PARK 70 SUBDIVISION FILING NO. 2
 1910 GUN CLUB ROAD
 AURORA, COLORADO

PROJ NO: 180090
 DRAWN BY: KJS
 DATE: 09/27/2018

SHEET TITLE
PHOTOMETRIC DETAILS

SHEET NUMBER
12 OF 12

AE DESIGN
 Integrated Lighting and Electrical Solutions
 1900 Wazee Street #205 | Denver, CO 80202 | 303.296.3034
 aeadesign-inc.com Project #:



OPTION 1

PG&A ACCESS CONTROL

CLIENT: DENVER PROJECT

DATE: 4.02.2024

ISSUE: 4.02.2024

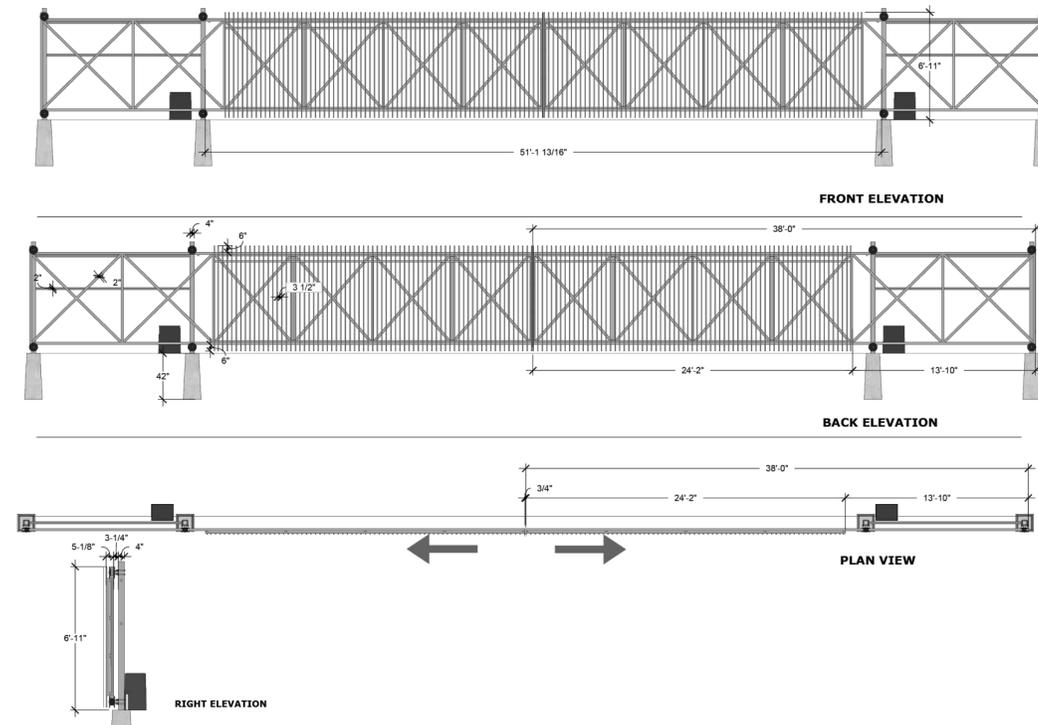
REVISION: 4.10.2024

PROJECT NO: 01889

PROJECT: Front Drive Gates

DRAWN BY: ENRIQUETAZ

DESCRIPTION: Steel Framed



OPTION 1

PG&A ACCESS CONTROL

CLIENT: DENVER PROJECT

DATE: 4.02.2024

ISSUE: 4.02.2024

REVISION: 4.10.2024

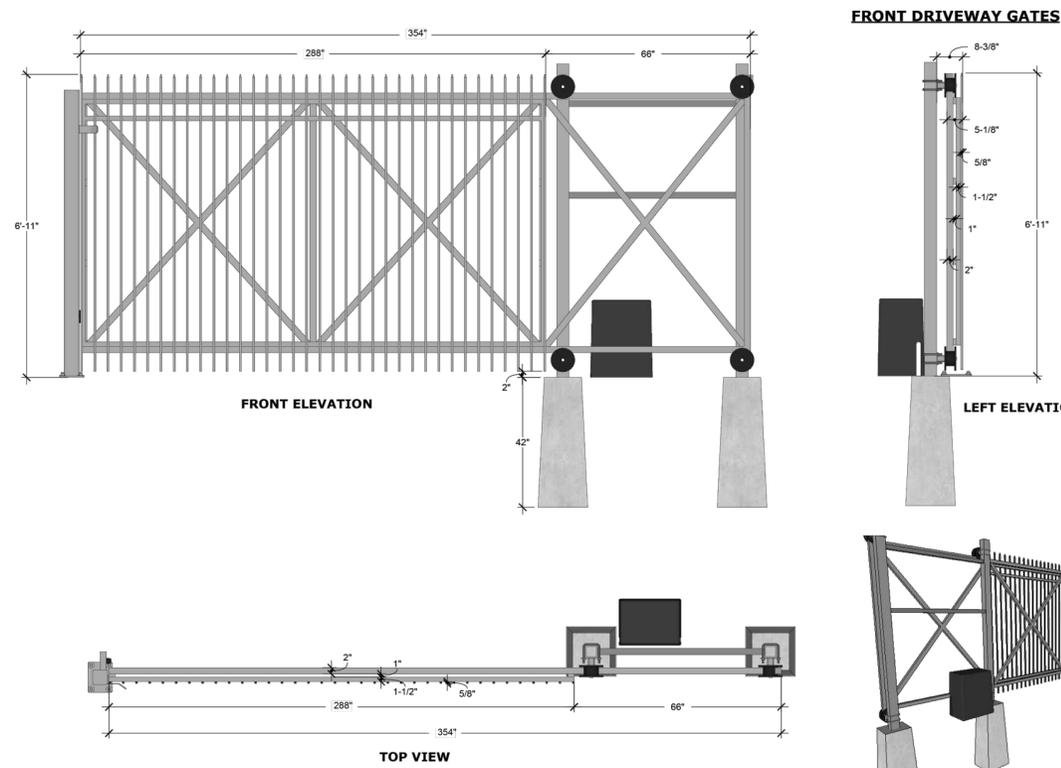
PROJECT NO: 01889

PROJECT: Front Drive Gates

DRAWN BY: ENRIQUETAZ

DESCRIPTION: Steel Framed

**NORTHWEST ENTRANCE GATE
(GUN CLUB ROAD ENTRANCE)**



SWING GATE

PG&A ACCESS CONTROL

CLIENT: DENVER PROJECT

DATE: 4.02.2024

ISSUE: 4.02.2024

REVISION: 4.10.2024

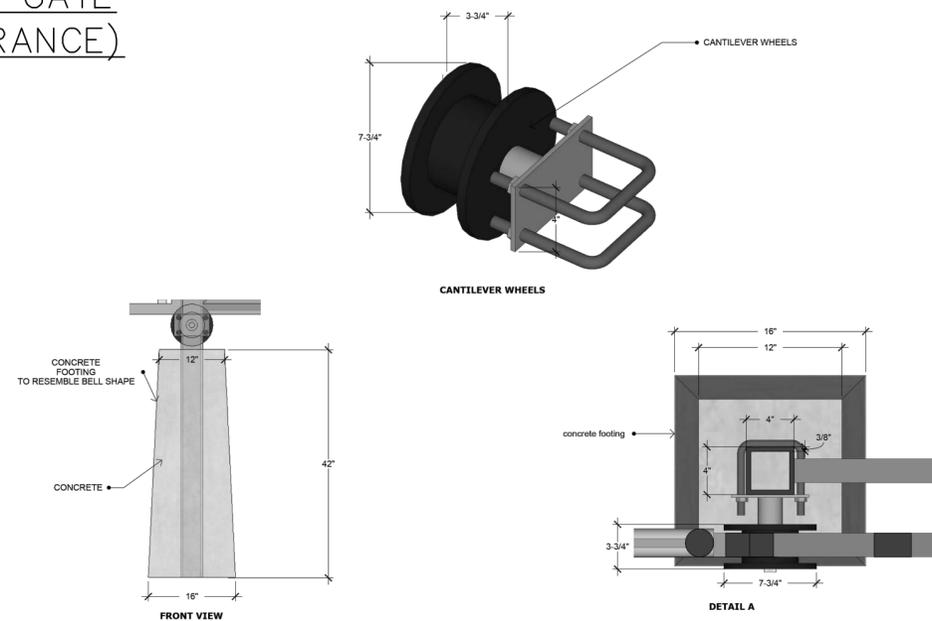
PROJECT NO: 01889

PROJECT: Front Drive Gates

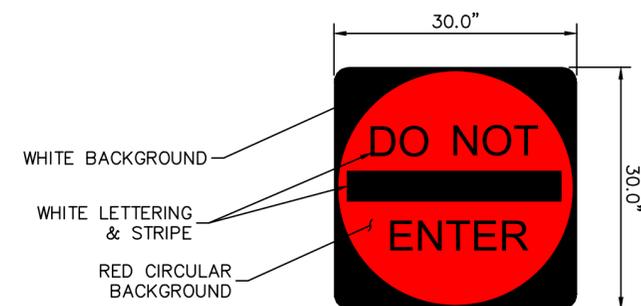
DRAWN BY: ENRIQUETAZ

DESCRIPTION: Steel Framed

**SOUTHERN ENTRANCE GATES
(E. 19TH AVE. ENTRANCES)**



GATE SPECIFIC DETAILS



PROPOSED 'DO NOT ENTER' SIGN

OPTION 2

PG&A ACCESS CONTROL

CLIENT: DENVER PROJECT

DATE: 4.02.2024

ISSUE: 4.02.2024

REVISION: 4.10.2024

PROJECT NO: 01889

PROJECT: Front Drive Gates

DRAWN BY: ENRIQUETAZ

DESCRIPTION: Steel Framed

DATE: 4/5/24	DESIGNED BY: CPW	DRAWN BY: CPW	CHECKED BY: SAL
FILE NO: 09/173000	SHEET DETAILS.DWG	PROJECT NO: 09/173000	SHEET NO. 13
PARK 70 BUILDING 9 CONSTRUCTION DOCUMENTS GATE DETAILS AURORA, COLORADO		Kimley»Horn	2024 KIMLEY-HORN AND ASSOCIATES, INC. 6200 South Santa Fe Greenwood Village, Colorado 80111 (303) 228-2300
NO.	REVISION	BY	DATE
APPR			

