

GENERAL NOTES

1. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. 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 designed as "service emergency and utility easements" and shall be posted "no parking - fire lane."
3. 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.
4. 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 the building permits.
5. All building address numbers shall comply with sections 34-122 and 34-129 of the Aurora City Code.
6. Roof-top mechanical unit screens, as noted, shall be finished as close as possible to match proposed building. Separations of any screen walls to said equipment shall be according to the manufacturer's specifications. Other visible projections shall be screened with metal panels painted to match building exterior.
7. 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, et cetera 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.
8. 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 building permit; and if not, must be amended to agree with the plat as needed or vice versa.
9. Final grade shall be at least six (6) inches below any exterior wood siding on the premises. Existing site is graded and level.
10. 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.
11. The vendor of any future sale of this real property shall provide the required notice per City Code Section 41-833(C) to be recorded with the county clerk and recorder and shall provide such notice to each prospective purchaser of any and all said property.
12. The applicant will comply with all applicable requirements of The Americans With Disabilities Act.
13. "Accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to the accessible building entrance they serve. At least 50% of all building entrances shall be accessible. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. 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 "Accessible Exterior Routes" shall comply with UBC Chapter 11, Appendix 11 and CABO/ANSI 117.1 - 1992.
14. Project shall comply with all requirements for HC/Regular parking.
15. Fire lane radius is as follows: 25' Min. inside/52' Max. outside typical.
16. All crossings or encroachments by private landscape irrigation lines or systems 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 lines or systems.

SIGN WAIVER REQUEST:

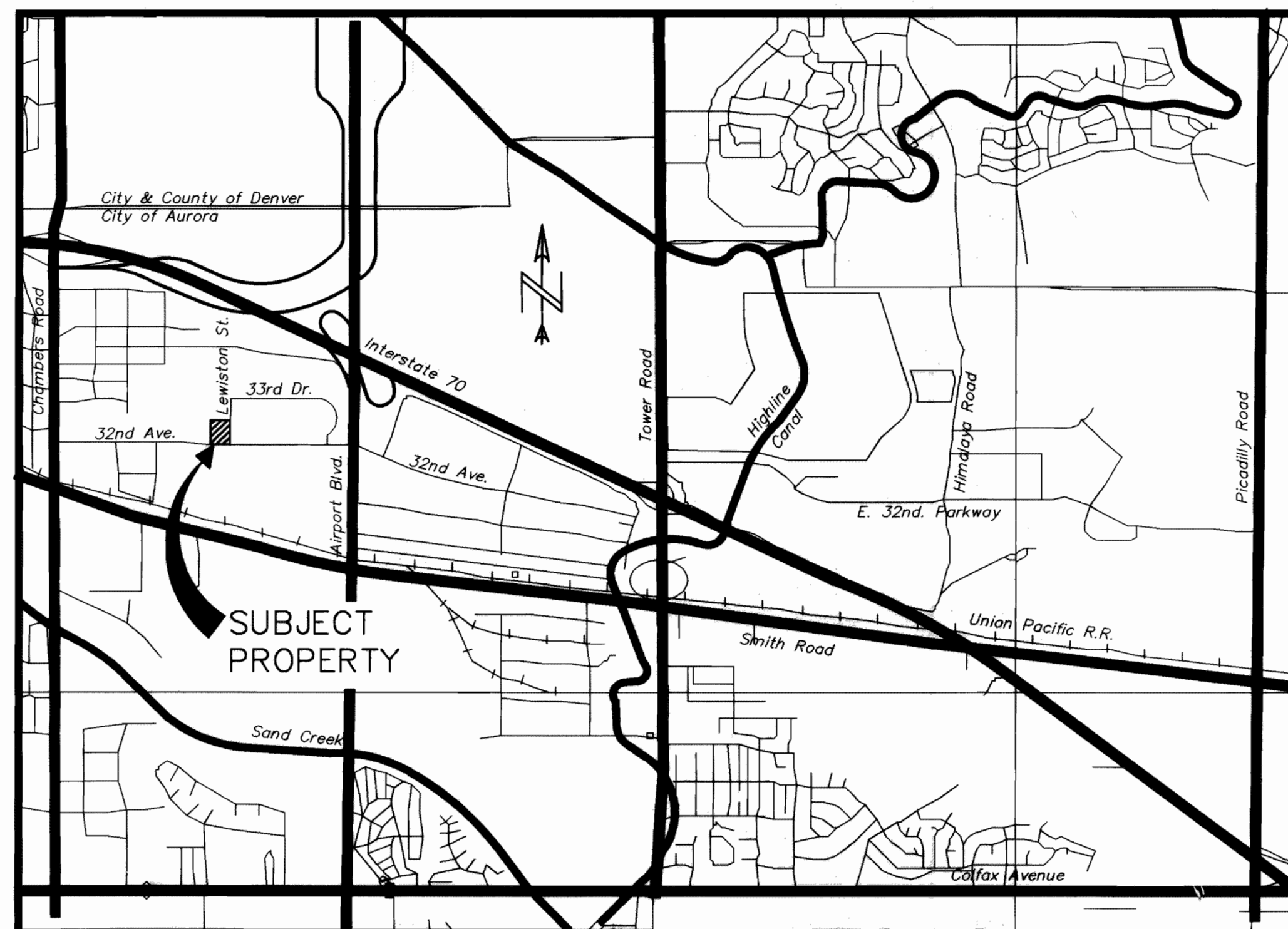
THE APPLICANT IS REQUESTING A WAIVER FROM THE CITY OF AURORA SIGN CODE TO ALLOW THE PLACEMENT OF MORE THAN 1 MONUMENT SIGN PER STREET FRONTAGE. THIS BUILDING WILL NOT ALLOW BUILDING MOUNTED SIGNAGE, THEREFORE THE ONLY MEANS OF TENANT IDENTIFICATION WILL BE THE MONUMENT SIGNS AS SHOWN.

GATEWAY PARK III FILING NO. 4

BUILDING EIGHT

SITE PLAN WITH WAIVER REQUEST

SHEET 1 OF 2

VICINITY MAP
N.T.S.

PROJECT DATA	
DESCRIPTION	TOTAL
Land area within property lines	240,481 S.F./5.52 ACRES
Gross floor area (41-16 City Code)	78,208 S.F.
Number of buildings	1
Total Building Coverage	78,977 S.F. 32.9%
Hard surface area (exclusive of buildings)	99,849 S.F. 41.5%
Area devoted to landscaping and open space within site (41-16 City Code)	61,655 S.F. 25.6%
Zoning classification	PD
Proposed uses	OFFICE/WAREHOUSE
Permitted maximum sign area/Proposed sign area (sf)	332 S.F. / 192 S.F.
Type of signage	MONUMENT
Number of stories	1
Maximum height of building (allowable)	50'
Maximum height of building (actual)	30'-0"
Loading spaces provided (Truck parking 50' x 13')	111
Parking spaces required (See calculations below)	111
Parking spaces provided	* 110
Disabled spaces required/provided (41-673 City Code)	5/6

NOTES:

1. MAXIMUM SIGNAGE CALCULATIONS:
1 S.F. of signage per lineal foot of building frontage < 200 ft.
1/2 S.F. of signage per lineal foot of bldg. frontage ≥ 200 ft.
Total Building Frontage = 464'-0" (Allowable 1 side only)
Maximum Signage Area Allowed = 332 s.f.
Monument signage area per sign = 24 sf x 2 sides x 4 signs = 192 sf total
2. PARKING SPACE CALCULATIONS:
WAREHOUSE: 78,208 S.F. x 90% / 800 = 90 spaces
OFFICE: 78,208 S.F. x 10% / 300 = 21 spaces
TOTAL PARKING REQUIRED = 114 spaces plus 5 accessible spaces

SIGNATURE BLOCK

BUILDING EIGHT Site Plan
(Official Project Name)
Legal Description (SEE BELOW)

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 BUILDING EIGHT, LLC has caused these
(Corp. Company of Individual)
presents to be executed this 24 day of MARCH AD 1997
By: Paul W. Fawcett Corporate Seal
(Principals or Owners)

NOTARIAL:

State of Colorado)ss
County of ADAMS

The foregoing instrument was acknowledged before me this 24th day of MARCH AD 1997 by PAUL W. FAWCETT
(Principals or Owners)

Witness my hand and official seal

Maria Spahr
NOTARY PUBLIC

My commission expires 1-20-2000 Notary/Bu. Address: 1520 E. 32nd Ave. Aurora, CO 80011
Expires 2/20/2000

CITY OF AURORA APPROVALS:

City Attorney: St. Lima Date: 4-7-97
Planning Director: Debbie M. Balkan Date: 4-9-97
Planning Commission: Michael E. Stoll Date: 3-12-97
Chairman
City Council: Paul W. Fawcett Date: 4-9-97
Mayor
Attest: Lori Grimes Date: 4-9-97
Acting City Clerk

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____
County, Colorado at _____ o'clock _____ M, This _____
Day of _____ A.D. 19 _____.
Clerk and Recorder: _____ Deputy: _____

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 29; THENCE NORTH 00°08'08" EAST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST 32ND AVENUE AS DESCRIBED BY DEED RECORDED IN BOOK 3613 AT PAGE 996 OF SAID ADAMS COUNTY RECORDS; THENCE NORTH 00°08'08" EAST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 570.00 FEET; THENCE NORTH 89°53'20" EAST A DISTANCE OF 425.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF LEWISTON STREET AS DESCRIBED BY DEED RECORDED IN BOOK 4748 AT PAGE 605 OF SAID ADAMS COUNTY RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID WEST RIGHT-OF-WAY LINE:

1. THENCE SOUTH 00°08'08" WEST A DISTANCE OF 229.89 FEET;
2. THENCE SOUTH 05°50'46" WEST A DISTANCE OF 50.25 FEET;
3. THENCE SOUTH 00°08'08" WEST A DISTANCE OF 260.26 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°45'12". A RADIUS OF 30.00 FEET AND AN ARC LENGTH OF 47.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID EAST 32ND AVENUE; THENCE SOUTH 89°53'20" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 390.13 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 240,481 SQUARE FEET OR 5.5207 ACRES.

AMENDMENTS

Mylar Change 12/26/97
Minor change to elevations
Show monument sign locations
Show accessible route
Add H/C signs

Mylar Change 5/5/98
Add concrete ramp with safety rail @ 2 locations
Add man door

Mylar Change 7/9/98
Eliminate one of two drive ramps,
Relocate the second

Mylar Change 7/17/03
Adjust parking counts
Add new man door - south elevations

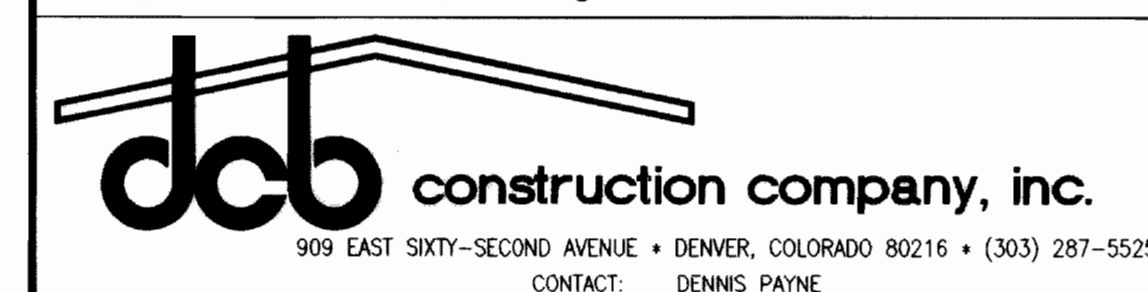


J.F. SATO AND ASSOCIATES

Consulting Engineers
Project Managers, Planners & Surveyors
5898 So. Rapp St. • Littleton, CO 80120 • (303) 797-1200
CONTACT: GEORGE GIOFF

2-26-97	C.O.A. REVIEW COMMENTS		
2-12-97	C.O.A. REVIEW COMMENTS		
DATE	REVISION/SUBMISSION	DATE	REVISION/SUBMISSION

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BUILDING EIGHT
32nd Ave. and Lewiston St.
Aurora, Colorado

COVER SHEET			
Seal	Designed	MLW	Project No. 9703
	Drawn	PAR	Scale AS NOTED
	Checked	JMG	Drawing No. C-201
	Reviewed	GC	
	Date	1-13-97	1 of 2

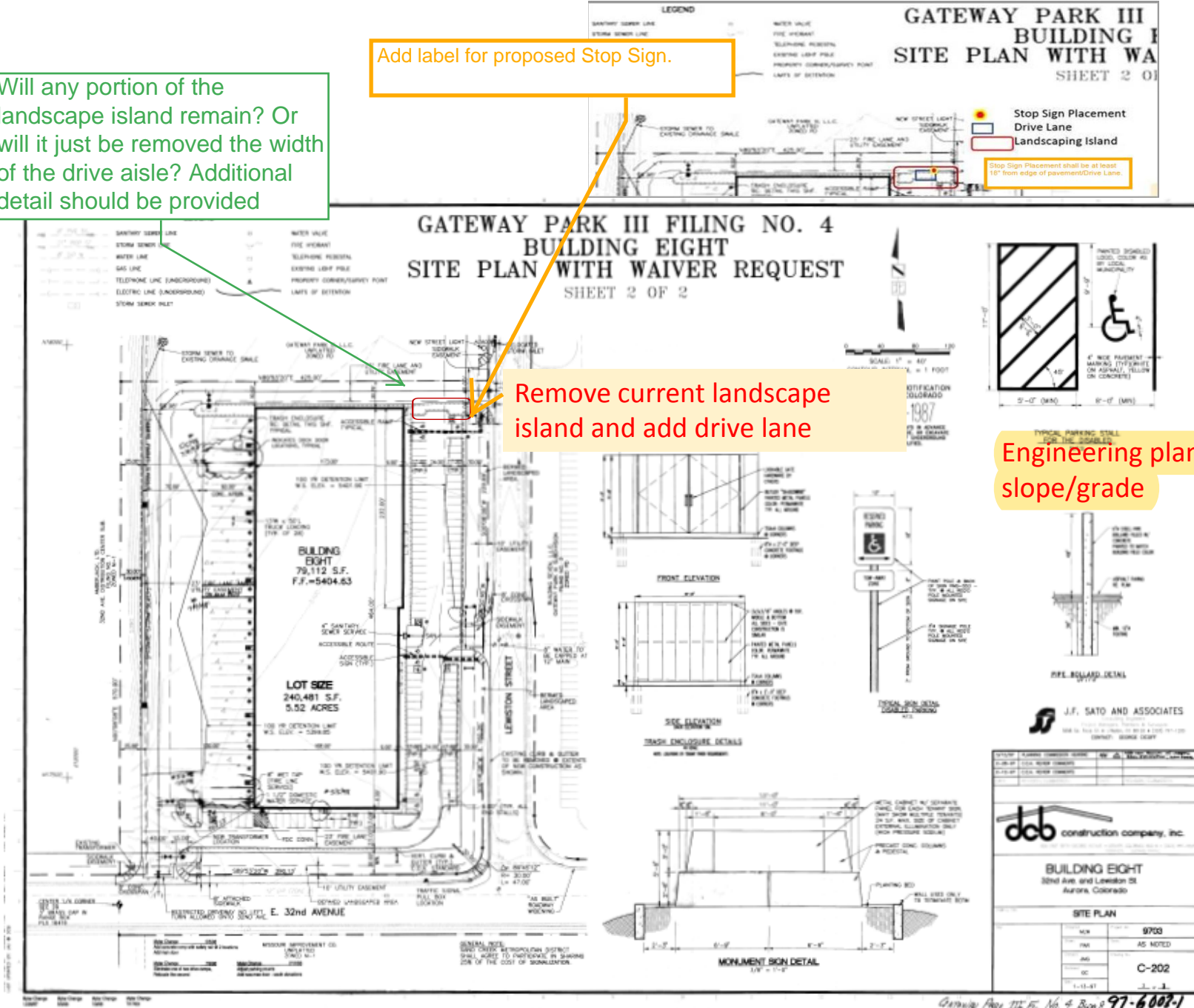
Will any portion of the landscape island remain? Or will it just be removed the width of the drive aisle? Additional detail should be provided

Add label for proposed Stop Sign.

Remove current landscape island and add drive lane

The site photo seemed to show significant grade difference. Please provide a grading plan.

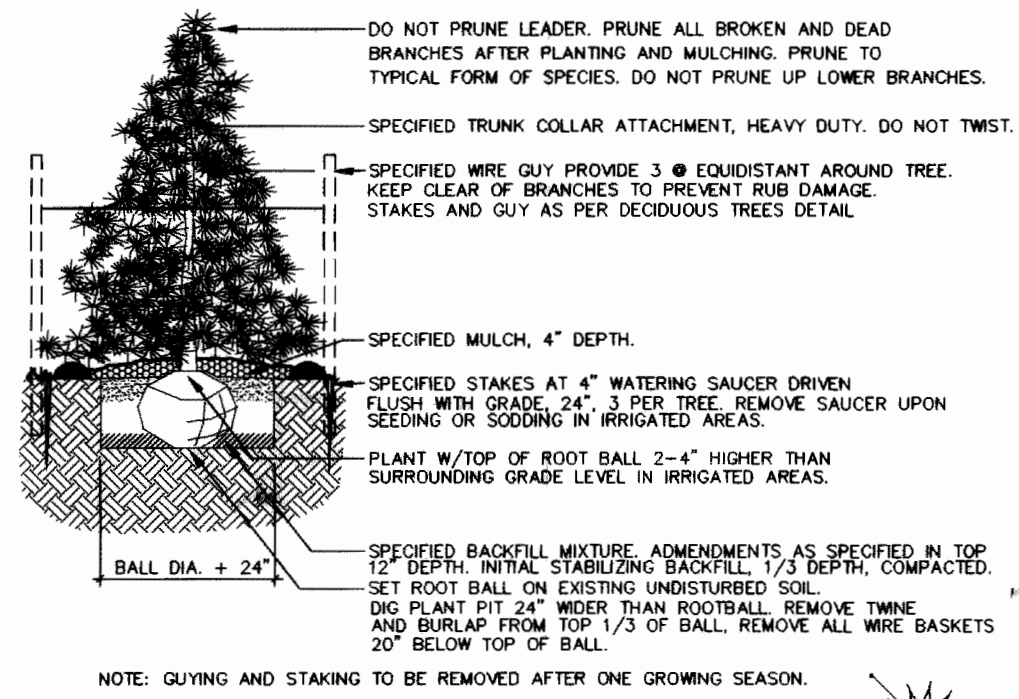
Engineering plans submitted for slope/grade



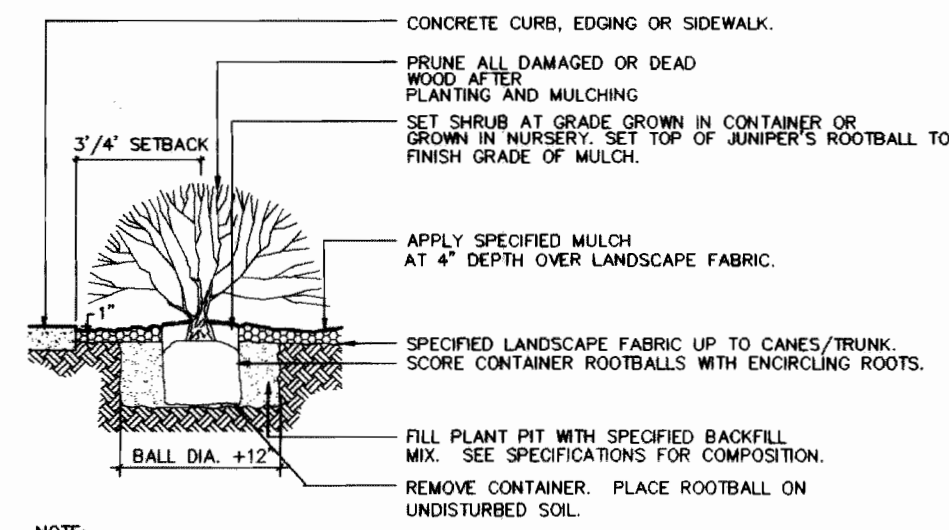
Property Manager Notes (10.23.18)

The drive aisle will be removed to the current width of drive aisle.

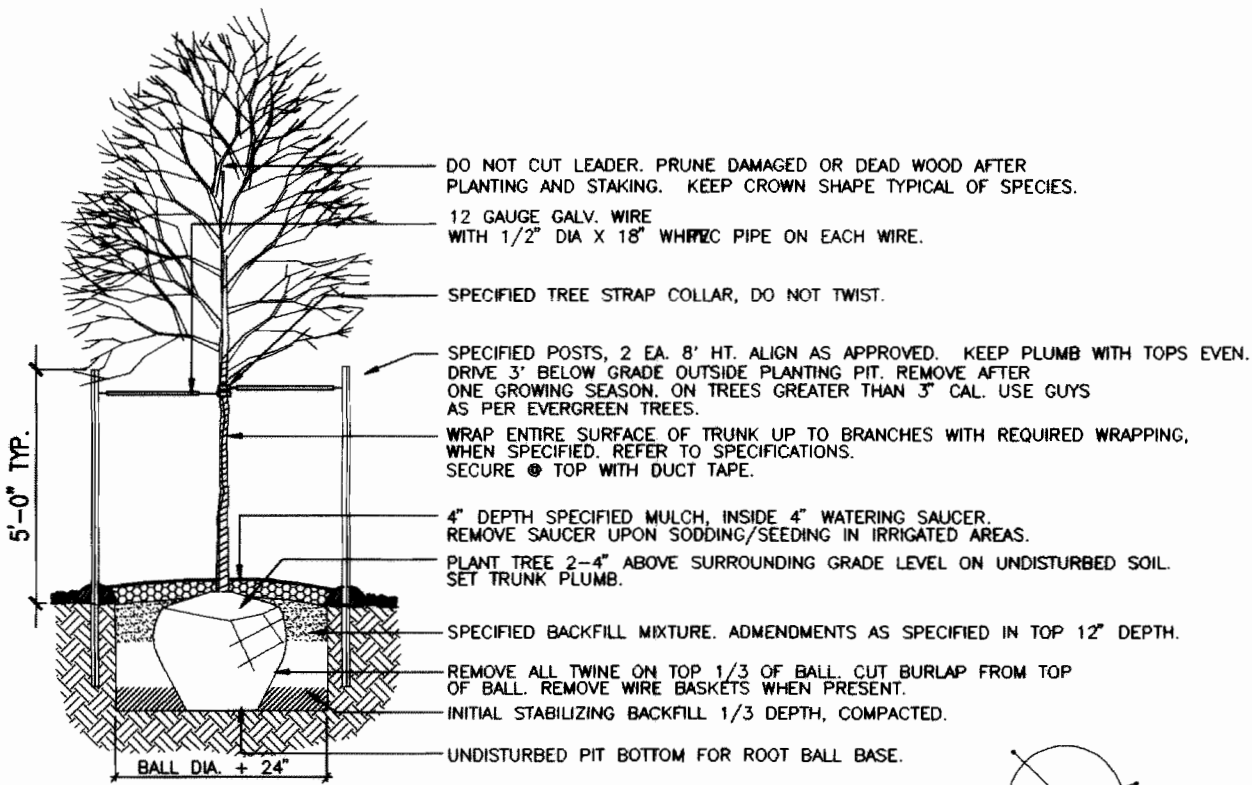
We will be removing 3 Austrian pines totaling 49", and will plant 29" per Forestry recommendations.



EVERGREEN TREE PLANTING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE

AMENDMENTS

Myler Change 12/26/97
Minor change to elevations
Show monument sign locations
Show accessible route
Add HVC signs

Myler Change 7/9/98
Eliminate one of two drive ramps,
Relocate the second

Myler Change 7/17/03
Adjust parking counts
Add new main door - south elevations

Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. [Parks, Recreation & Open Space Dedication and Development Criteria manual](#). These notes shall be added to the plan.

The caliper inches that will be lost are 49", but only 26" would be required for planting back onto the site. The mitigation value is \$7,893.00.

NOTE: Mitigation values based on International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.

TREE #	SPECIES	DIAMETER	MITIGATION VALUE	COMMENTS	MITIGATION INCHES
1	Austrian pine	16	\$2,322.95		8
2	Austrian pine	15	\$2,041.74		8
3	Austrian pine	18	\$3,527.77		11
Total		49	\$7,892.46		26

* Amendment Not Required
10/1/97 Remove one tree in NEC
5/15/98 Add conc. ramps w/ safety rails, 2 locations
Add mandoor to south elevation

LANDSCAPE PLAN 1" = 40'-0"

PLANTING SCHEDULE

Symbol	Code Name	Size	Scientific Name	Common Name
○	Jsb	5-Gal	Juniperus sabina 'Buffalo'	Buffalo Juniper
○	Mr	2"-Cal	Malus 'Radiant'	Radiant Crabapple
○	Fps	25"-Cal	Acer Platanoides 'Superform'	Superformed Norway Maple
○	Etls	25"-Cal	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust
○	Ms	2"-Cal	Malus 'Spring Snow'	Spring Snow Crabapple
○	Jhh	5-Gal	Juniperus horizontalis 'Hughes'	Hughes Juniper
○	Jcsg	5-Gal	Juniperus chinensis 'Sea Green'	Sea Green Juniper
○	Costr	5-Gal	Cornus stolonifera	Red-twig dogwood
○	Hefu	1-Gal	Hemerocallis fulva	Orange daylily
○	Pini	6'-8" B&B	Pinus nigra	Austrian pine
○	Pipv	6'-8" B&B	Picea pungens 'Glauca'	Colorado blue spruce
○	Spbv	5-Gal	Spiraea bumalda	Bumalda spiraea

LANDSCAPE NOTES

- PLANTING BEDS ARE TO BE EDGED WITH 4" STEEL EDGER WITH SAFETY STRIP AND MULCHED WITH 3" OF 1 1/2" RIVER ROCK OVER WEED BARRIER FABRIC.
- ALL LANDSCAPE AREAS ARE TO RECEIVE SOIL IMPROVEMENT APPLIED AT A RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1,000 S.F. AND TEN POUNDS OF TRIPLE SUPER PHOSPHATE PER THOUSAND S.F. OF LAWN AREA TILLED INTO THE SOIL AT A DEPTH OF 6 - 8 INCHES.
- LAWN AREAS ARE TO BE IMPROVED KENTUCKY BLUEGRASS SOD.
- BERMS ARE NOT TO EXCEED A 3:1 SLOPE.
- IRRIGATION SYSTEM IS TO BE AN UNDERGROUND, AUTOMATIC TYPE, USING POP-UP SPRAYS AND GEAR DRIVEN ROTORS FOR LAWN AREAS AND MICRO-IRRIGATION FOR PLANTING BEDS.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS 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 & 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 LINES OR SYSTEMS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- MAINTAIN 30' UNOBSTRUCTED VISION TRIANGLES AS DELINEATED ON PLANS AT ALL MONUMENT SIGN LOCATIONS.

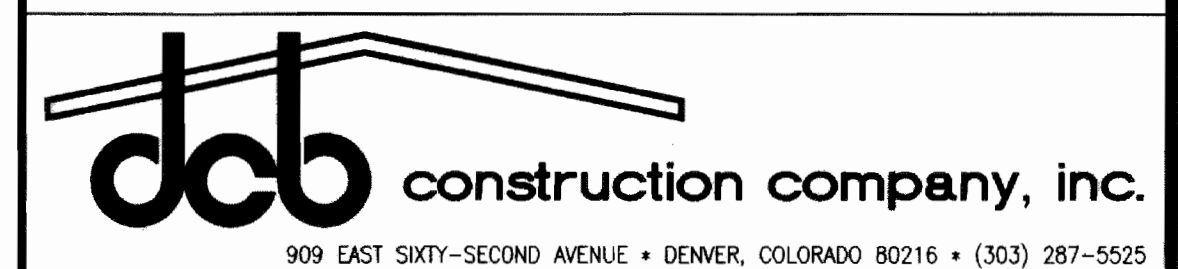
ALTERNATE: PROVIDE SHREDDED ASPEN OR CEDAR BARK IN LIEU OF ROCK MULCH AT DESIGNATED LANDSCAPED AREAS.

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 THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

GROSS PARKING LOT AREA = 17,484 SQ. FT.
36,005 SQ. FT. x 5% = 1800.3 SQ. FT. LANDSCAPING REQUIRED
2,372.1 SQ. FT. LANDSCAPING PROVIDED

4/7/97	BUILDING DEPT. REVISED		
03/09/97	PLANNING COMMISSION HEARING		
2/19/97	BUILDING DEPT.		
DATE	REVISION/SUBMISSION	DATE	REVISION/SUBMISSION

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BUILDING EIGHT E 32ND AVE. AT LEWISTON ST. AURORA, COLORADO

LANDSCAPE PLAN			
Drawing Title	Designed	KJP	Project No. 9703
Seal	Drawn	KJP	Scale AS NOTED
	Checked	KJP	Drawing No. L-100
	Reviewed	JAJ	
	Date	03/09/97	

