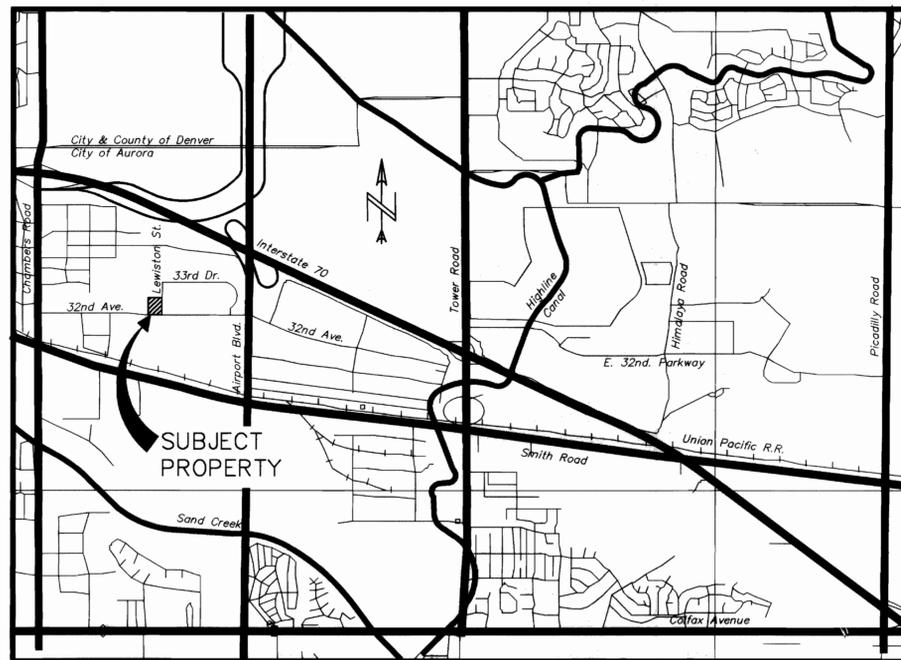


GENERAL NOTES

- 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.
- 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."
- 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.
- 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.
- All building address numbers shall comply with sections 34-122 and 34-129 of the Aurora City Code.
- 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.
- 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.
- 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.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises. Existing site is graded and level.
- 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.
- 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.
- The applicant will comply with all applicable requirements of The Americans With Disabilities Act.
- "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.
- Project shall comply with all requirements for HC/Regular parking.
- Fire lane radius is as follows: 25' Min. inside/52' Max. outside typical.
- 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.

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" ^{28' 20" 27'}
Loading spaces provided (Truck parking 50' x 13')	111
Parking spaces required (See calculations below)	* 110
Parking spaces provided	110
Disabled spaces required/provided (41-673 City Code)	5/6

- NOTES:**
- 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
 - 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

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

- Minor Change 12/26/97**
 Minor change to elevations
 Show monument sign locations
 Show accessible route
 Add H/C signs
- Minor Change 5/5/98**
 Add concrete ramp with safety rail @ 2 locations
 Add man door
- Minor Change 7/9/98**
 Eliminate one of two drive ramps.
 Relocate the second
- Minor Change 7/17/03**
 Adjust parking counts
 Add new man door - south elevations

SIGNATURE BLOCK

BUILDING EIGHT
 (Official Project Name) Site Plan
 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 this presents to be executed this 24 day of MARCH AD 1997
 By: Paul W. Jones 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. JONES (Principals or Owners)
 Witness my hand and official seal
Mie Spahr
 NOTARY PUBLIC
 My commission expires 1-20-2000 Notary/Buasn. Address: 1520 E. 32nd Ave. Aurora, CO 80011 Expires 2/20/2000



CITY OF AURORA APPROVALS:
 City Attorney: St. Arna Date: 4-7-97
 Planning Director: David M. Balka Date: 4-9-97
 Planning Commission: Michael Estell Date: 3-12-97
 City Council: Paul J. Jones Date: 4-9-97
 Attest: Lori Grimes Mayor
Acting City Clerk Date: 4-9-97

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: _____

J.F. SATO AND ASSOCIATES
 Consulting Engineers
 Project Managers, Planners & Surveyors
 5898 So. Rapp St. • Littleton, CO 80120 • (303) 797-1200
 CONTACT: GEORGE CHIOFF

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

dcb construction company, inc.
 909 EAST SIXTY-SECOND AVENUE • DENVER, COLORADO 80216 • (303) 287-5525
 CONTACT: DENNIS PAYNE

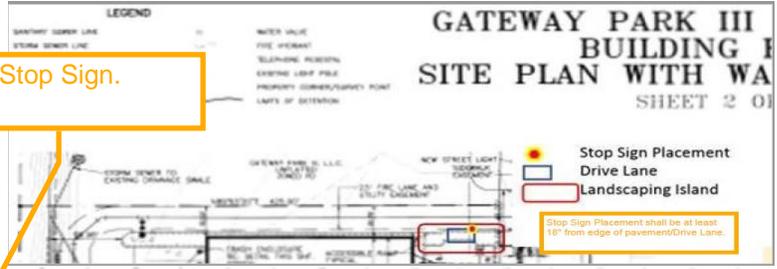
BUILDING EIGHT
 32nd Ave. and Lewiston St.
 Aurora, Colorado

COVER SHEET			
Drawing Title	Designed <u>MLW</u>	Project No. 9703	
	Drawn <u>PAR</u>	Scale AS NOTED	
	Checked <u>JMG</u>	Drawing No. C-201	
	Reviewed <u>GC</u>		
	Date <u>1-13-97</u>		

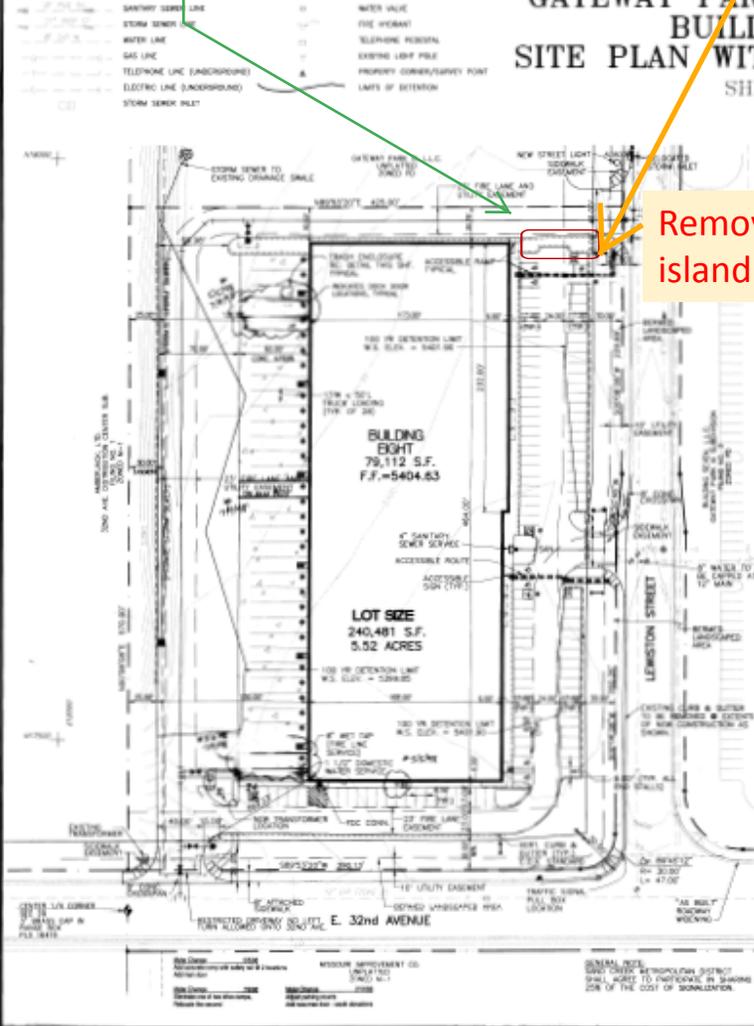
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 DATE: 3-9-97
 DRAWN BY: PAR
 JOB NO.: JF9633
 LAST UPDATED BY: JAU
 DCB

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.



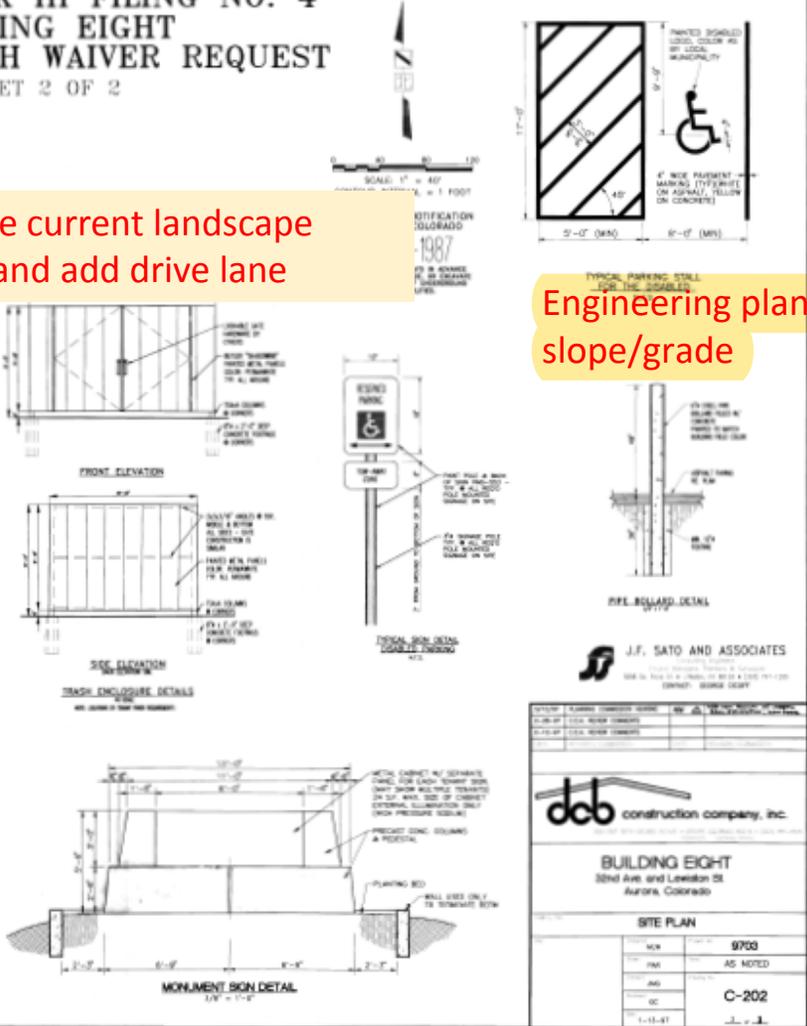
GATEWAY PARK III FILING NO. 4
BUILDING EIGHT
SITE PLAN WITH WAIVER REQUEST
SHEET 2 OF 2



Remove current landscape island and add drive lane

Engineering plans submitted for slope/grade

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



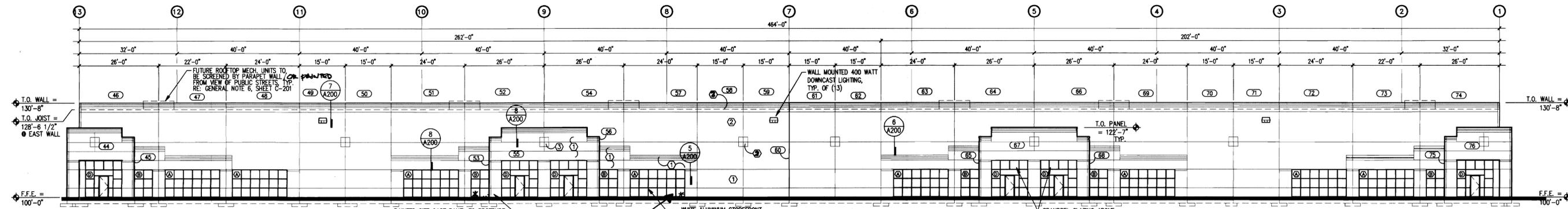
BUILDING EIGHT 32nd Ave and Lewiston St Aurora, Colorado	
SITE PLAN	
NO.	9703
DATE	AS NOTED
SCALE	C-202
DATE	1-11-17

Property Manager Notes (10.23.18)

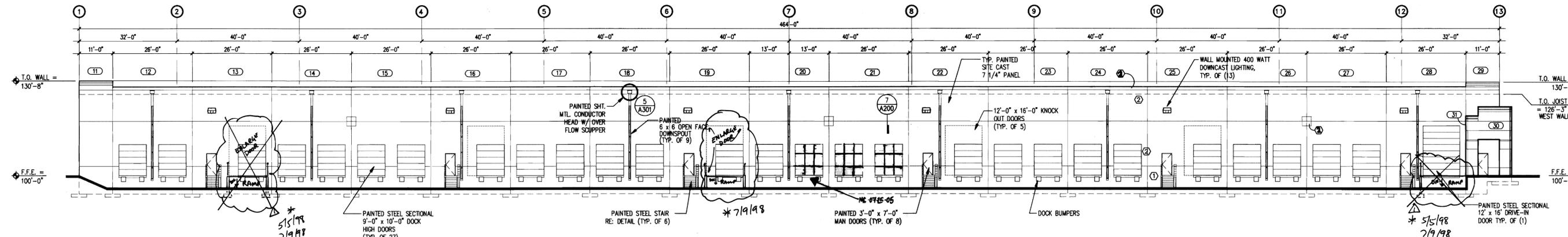
The drive aisle will be removed to the current width of drive aisle.

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

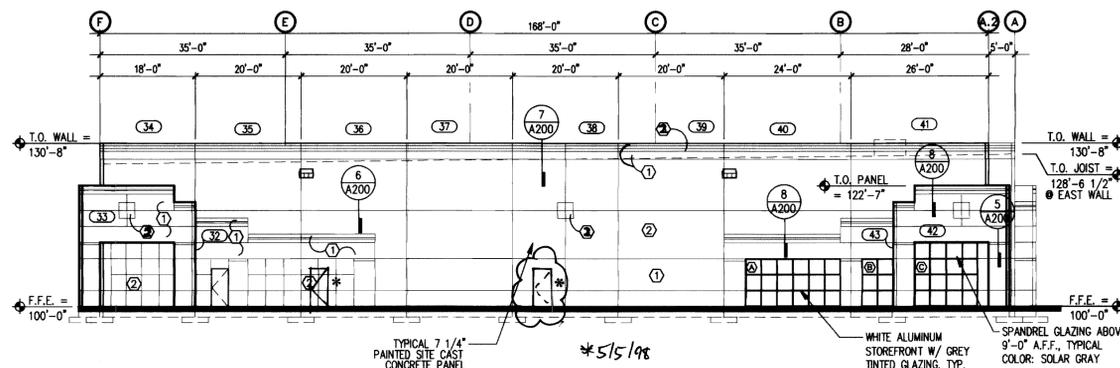
Gateway Park III Filing No. 4 Box 97-6007-1



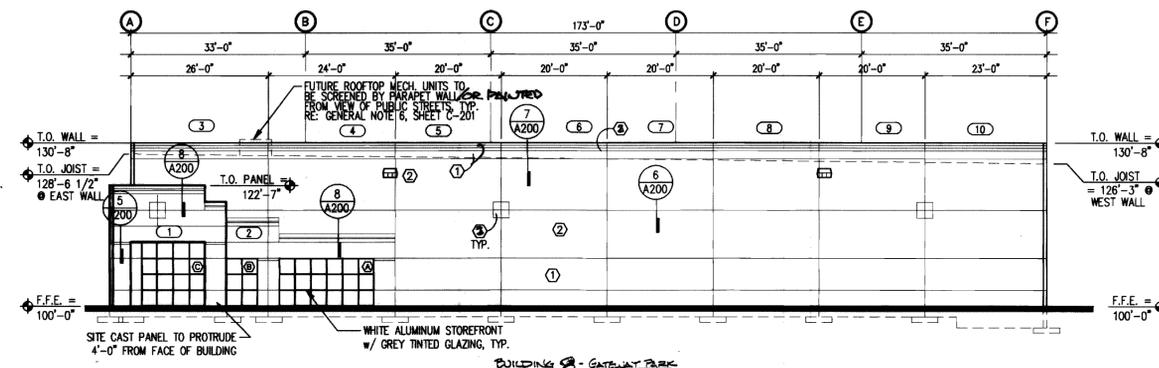
1 EAST ELEVATION
 A200 1/16" = 1'-0"
 CADFILE: 9703ELVS



2 WEST ELEVATION
 A200 1/16" = 1'-0"
 CADFILE: 9703ELVS

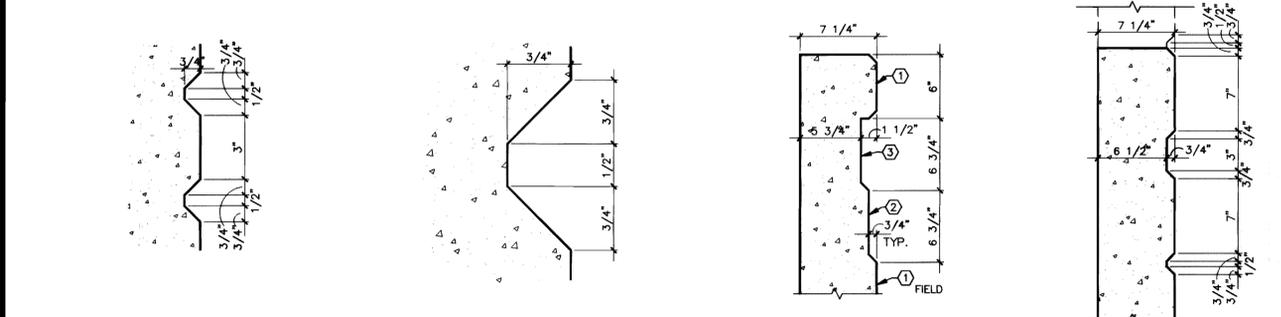


3 SOUTH ELEVATION
 A200 1/16" = 1'-0"
 CADFILE: 9703ELVS

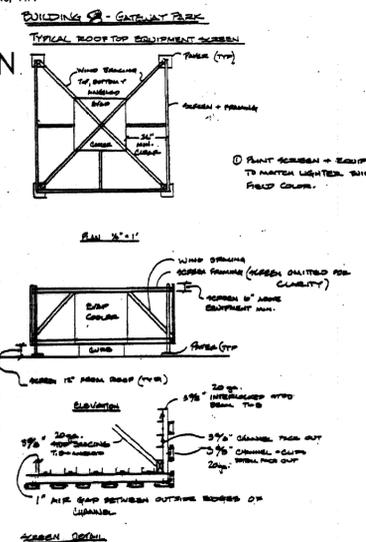


4 NORTH ELEVATION
 A200 1/16" = 1'-0"
 CADFILE: 9703ELVS

- FINISH KEY**
- ① - SHERWIN-WILLIAMS - SW2130 - "PERMA WHITE"
 - ② - SHERWIN-WILLIAMS - SW2136 - "COLONADE GREY"
 - ③ - SHERWIN-WILLIAMS - SW1252 - "GONDOLA BLUE"



5 REVEAL DETAIL A200 3" = 1'-0" CADFILE: REVEALS
6 REVEAL DETAIL A200 FULL SCALE CADFILE: REVEALS
7 REVEAL DETAIL A200 1-1/2" = 1'-0" CADFILE: REVEALS
8 REVEAL DETAIL A200 1-1/2" = 1'-0" CADFILE: REVEALS



- AMENDMENTS**
- Myler Change 12/28/97
 Minor change to elevations
 Show monument sign locations
 Show accessible route
 Add HVC signs
 - Myler Change 5/5/98
 Add concrete ramp with safety rail @ 2 locations
 Add man door
 - Myler Change 7/9/98
 Eliminate one of two drive ramps,
 Relocate the second
 - Myler Change 7/17/03
 Adjust parking counts
 Add new man door - south elevations

DATE	REVISION/SUBMISSION	DATE	REVISION/SUBMISSION
4/7/97	BUILDING DEPT. REVISED	5/5/97	ADD CON. RAMP w/ SAFETY RAIL; MAN DOOR
03/09/97	PLANNING COMMISSION HEARING		
2/19/97	BUILDING DEPT.		

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

BUILDING ELEVATIONS		
Designed	Project No.	9703
Drawn	Scale	AS NOTED
Checked	Drawn No.	
Reviewed		A-200
Date		3 of 3

GATEWAY PARK III FL. No. 4 Bldg. 8 97-6003-1