

LEGAL DESCRIPTION:

1. LOT 1 & 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 20

GATEWAY PARK DESIGN REVIEW COMMITTEE NOTES:

- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN 8" IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE WITH AN EXTENDED PARAPET WALL OR A FREE-STANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DO NOT MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING OR THE GPDRM MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- IF THE EXISTING NPDES PERMIT FOR THE SITE HAS NOT BEEN CLOSED, THE CONTRACTOR SHALL OBTAIN A PERMIT TRANSFER OF THE APPLICABLE PORTION OF PERMIT PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE TRANSFER OF THE PERMIT WITH CURRENT PERMITEE.
- ALL EXTERIOR BUILDING AND SITE LIGHT SOURCES SHALL BE LED, METAL HALIDE OR FLUORESCENT.
- ON-STREET PARKING IS NOT PERMITTED AT ANYTIME WITHIN THE GATEWAY PARK COMMUNITY.
- OUTSIDE STORAGE IS NOT ALLOWED.
- "QUINN" PIPES I.E. EXTERIOR PIPES THAT GO OVER THE PARAPET ARE NOT ACCEPTABLE.
- 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. ANY DAMAGE TO EXISTING LANDSCAPE AND/OR IRRIGATION SHALL BE REPAIRED AND/OR REPLACED AT CONTRACTOR'S EXPENSE. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO A CERTIFICATE OF OCCUPANCY.
- THERE WILL BE NO OUTSIDE OVERNIGHT STORAGE OF VEHICLES ON THIS SITE.
- ALL STREET CUTS SHALL BE COORDINATED WITH SCMD.
- ANY UTILITY INSTALLATIONS OR ROADWAY MODIFICATIONS IN CONCRETE ROADWAYS SHALL REQUIRE FULL PANEL REMOVAL AND REPLACEMENT. COMPACTION AND MATERIALS TESTING REPORTS MUST BE SUBMITTED TO SAND CREEK METROPOLITAN DISTRICT.
- ALL SIGNS MUST CONFORM TO CITY OF AURORA SIGN CODES AND GATEWAY PARK GDP.

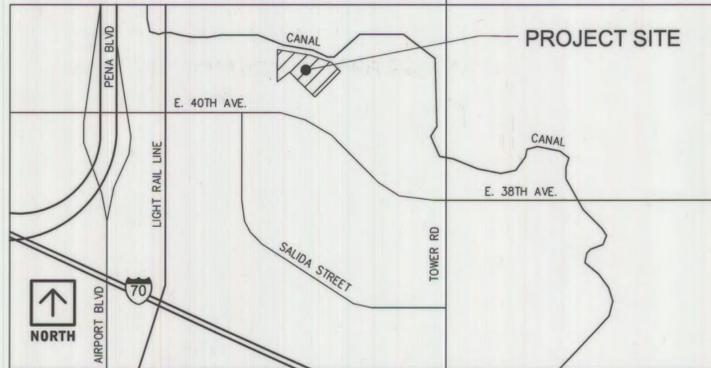
CITY OF AURORA SITE PLAN NOTES:

- 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 AND GATEWAY PARK GDP.
- 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 ENTRANCES 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 INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
- 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 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 UNOBTURATED 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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, CUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRDACH INTO ANY EASEMENT OR FIRE LANE.
- THE 2015 INTERNATIONAL FIRE CODE (IFC), REQUIRES ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE (ERRC). AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS, THE GENERAL CONTRACTOR (GC) WILL BE REQUIRED TO HIRE A QUALIFIED INDEPENDENT 3RD PARTY TO ASSESS THE RADIO FREQUENCY LEVELS WITHIN THE STRUCTURE. ONCE COMPLETED, THE 3RD PARTY WILL PROVIDE THE RESULTS OF THE TEST TO BOTH THE GC AND THE AURORA BUILDING DIVISION AS TO WHETHER THE STRUCTURE 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 A LICENSED CONTRACTOR TO SUBMIT PLANS TO THE AURORA BUILDING DIVISION TO OBTAIN A BUILDING PERMIT FOR THE INSTALLATION OF AN ERRC SYSTEM PRIOR TO INSTALLATION. THIS ASSESSMENT AND INSTALLATION IS AT THE OWNER OR DEVELOPERS EXPENSE. FUTURE INTERIOR OR EXTERIOR MODIFICATIONS TO THE STRUCTURE AFTER THE ORIGINAL CERTIFICATE OF OCCUPANCY IS ISSUED WILL REQUIRE A REASSESSMENT FOR ADEQUATE RADIO FREQUENCY COVERAGE.
- FIRE LANE AND HANDICAPPED PARKING SIGNS, SIGN DETAILS, HANDICAPPED PARKING STALL DETAILS, AND LOCATIONS SHALL BE SUBMITTED AND APPROVED WITH THE CIVIL PLANS. "SIGNAGE AND STRIPING" PACKAGE. THIS SIGN PACKAGE SHALL INCLUDE ALL OTHER SIGNS AS REQUIRED BY OTHER CITY DEPARTMENTS.
- PRIOR TO ANY ABOVE GROUND LEVEL CONSTRUCTION OR ERECTION OF A STRUCTURE, WHETHER THE PRINCIPAL STRUCTURE MATERIALS ARE COMBUSTIBLE OR OF A NON-COMBUSTIBLE NATURE, THERE SHALL BE ADEQUATE ALL-WEATHER ACCESS ROADWAYS PROVIDED FOR USE BY EMERGENCY VEHICLE APPARATUS. FIRE ACCESS PROVIDED BY THE PROPERTY OWNER SHALL BE MAINTAINED TO ADEQUATELY SUPPORT FIRE APPARATUS UP TO 85,000 LBS. THESE TEMPORARY SITE ACCESS ROADWAYS SHALL NOT BE LESS THAN 23 FT. WIDTH WITH A STANDARD TURNING RADIUS OF 29 FT. INSIDE AND 52 FT. OUTSIDE. A HAMMERHEAD OR THREE-POINT TURNAROUND WILL BE REQUIRED ON DEAD-END FIRE APPARATUS ROADS IN EXCESS OF 150 FT. THE MATERIAL USED TO CONSTRUCT THESE ROADWAYS MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIUM ROAD BASE MATERIAL, 1 1/2-INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION OR CRUSHED CONCRETE. THE FIRE CHIEF OR DESIGNATED REPRESENTATIVE MAY APPROVE OTHER ROADWAY MATERIALS. IN NO WAY SHALL THE DESIGNATIONS IN THIS POLICY BE INTENDED OR CONSTRUED AS TO INTEND TO PROHIBIT ASPHALT PAVING OR ADDITIONAL REQUIREMENTS AS NECESSARY.
- THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO THE DEVELOPMENT AS APPROVED BY THE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSINGS IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS THIS SITE.
- EACH PORTION OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING CONSTRUCTION. EACH PHASE MUST PROVIDE SUFFICIENT ROADWAYS TO ASSURE EMERGENCY VEHICLE ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF ALL BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
- ACCESS TO BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIAL SHALL NOT BLOCK ACCESS TO BUILDINGS, HYDRANTS OR FIRE APPLIANCES.
- CORE AND SHELL ADVISORY NOTE:
2015 IFC, CHAPTER 32 A CORE AND SHELL STRUCTURE HAS THE POTENTIAL OF BEING UTILIZED FOR "HIGH-PILED COMBUSTIBLE STORAGE" AS DEFINED BY THE IFC. THE DESIGNER OF THE STRUCTURE MUST BE AWARE OF THE REQUIREMENTS INDICATED WITHIN TABLE 2306.2, AND UNDERSTAND THAT FUTURE IMPROVEMENTS CAN REQUIRE THE INSTALLATION OF ADDITIONAL FIRE DETECTION SYSTEMS, SMOKE AND HEAT REMOVAL, DRAFT CURTAINS, BUILDING ACCESS (ADDITIONAL DOORS) AND AUTOMATIC SPRINKLER SYSTEMS. FIRE SPRINKLER DESIGN DENSITIES MAY BE REQUIRED TO BE REEVALUATED IN THE EVENT THAT THE ORIGINAL DESIGN OF THE SYSTEM DID NOT COMPENSATE FOR HIGH-PILED COMBUSTIBLE STORAGE. THESE ADDITIONAL REQUIREMENTS COULD BE REQUIRED DURING FUTURE TENANT IMPROVEMENTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- HIGH-PILED COMBUSTIBLE STORAGE ADVISORY NOTE:
2015 IFC, CHAPTER 32 - A PERMIT THROUGH THE AURORA BUILDING CODES DIVISION IS REQUIRED TO USE A BUILDING OR PORTION THEREOF AS A HIGH-PILED STORAGE AREA EXCEEDING 500 SQUARE FEET. APPLICATION FOR NEW STRUCTURES DESIGNED TO ACCOMMODATE HIGH-PILED STORAGE OR FOR REQUESTING A CHANGE OF OCCUPANCY/USE, AND AT THE TIME OF APPLICATION FOR A STORAGE PERMIT, PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. IN ADDITION TO THE INFORMATION REQUIRED BY THE INTERNATIONAL BUILDING CODE, THE STORAGE PERMIT SUBMITTAL SHALL INCLUDE THE INFORMATION SPECIFIED IN THIS SECTION. FOR SUBMITTAL REQUIREMENTS TO THE AURORA BUILDING CODES DIVISION PLEASE VISIT OUR WEBSITE AT HTTP://WWW.AURORAGOV.ORG/BUILDING UNDER THE LIFE SAFETY HEADING TO DOWNLOAD A COPY OF THE 2009 HIGH-PILED COMBUSTIBLE STORAGE CHECKLIST.
- SMOKE AND HEAT VENTING:
24-1. THE BUILDING DIVISION MAY REQUIRE THE INSTALLATION OF SMOKE AND HEAT VENTING IN PROPOSED WAREHOUSE STRUCTURES. THE INSTALLATION OF CURTAIN BOARDS WILL BE ADDRESSED ON AN INDIVIDUAL BASIS, PER INFORMATION PROVIDED AT THE TIME OF PLAN REVIEW. PREVIOUSLY APPROVED AND/OR CONSTRUCTED WAREHOUSES WITHOUT SMOKE AND HEAT VENTING WILL NOT BE REQUIRED TO INSTALL HEAT AND SMOKE VENTS, SINCE THE ORIGINAL BUILDINGS WERE APPROVED FOR WAREHOUSING WITH HIGH PILE COMBUSTIBLE STORAGE UP TO 25 TO 30 FEET IN HEIGHT. (PER BUILDING DIVISION MEMO, SMOKE AND HEAT VENTING REQUIREMENTS, 12/22/00)
24-2. INSTALLATION OF ROOF VENTS MAY BE REQUIRED IN LARGE ONE STORY STRUCTURES HAVING ESFR SYSTEMS, AND WHERE AN INCREASE IN EXIT ACCESS TRAVEL DISTANCE UP TO 400 FEET IS REQUIRED (SEE 2009 IFC SECTION 1016.1), PROVIDED THAT THE VENTS ARE MANUALLY OPERATED OR THE OPERATING MECHANISM ACTIVATES AT A MUCH HIGHER TEMPERATURE RATING (PREFERABLY 360 DEGREES) THAN THE RATING OF THE SPRINKLER HEAD (USUALLY 165 - 288 DEGREES). PLASTIC OR MELT-AWAY DOMES ARE NOT PERMITTED TO BE INSTALLED IN BUILDINGS WITH ESFR SYSTEMS.

SUMMIT DISTRIBUTION CENTER AT GATEWAY

LOT 1 & 2, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING NO. 20

17851 E 40TH AVE
AURORA, COLORADO 80011



VICINITY MAP

PROJECT DATA

LAND AREA OF DEVELOPED PARCEL (BASIS OF CALS)	12.05 AC (525,012 SQ. FT.)
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS	44'-6" FT.
PERMITTED BUILDING HEIGHT	60' FT.
GROSS BUILDING AREA	168,029 SQ. FT.
TOTAL BUILDING COVERAGE	32.0% (168,029 SQ FT)
HARD SURFACE AREA	37.3% (195,583 SQ. FT.)
LANDSCAPE AREA	30.7% (161,400 SQ. FT.)
PROPOSED USES	OFFICE/WAREHOUSE
OCCUPANCY CLASSIFICATION	B/S-1/F-1
2015 IBC CONSTRUCTION TYPE	TYPE IIB - FULLY SPRINKLED
PRESENT ZONING CLASSIFICATION	M-2 (MEDIUM INDUSTRIAL DISTRICT)
PERMITTED SIGN AREA	400 SQ. FT.
PARKING CALCULATIONS:	
STANDARD SPACES:	REQUIRED 84 PROVIDED 182
1/2,000 SQ. FT (GROSS FLOOR AREA)	
ACCESSIBLE SPACES:	4 6
VAN ACCESSIBLE SPACES:	1 2
TRAILER STORAGE:	0 19
BICYCLE SPACES:	3 3

OWNER/ DEVELOPER

DCT SUMMIT LLC
MATT MITCHELL
518 17TH STREET SUITE 800,
DENVER, CO 80202
(303) 597-3899

ARCHITECT

WARE MALCOMB
ROB KIESTER
1600 CHAMPA ST. SUITE 350
DENVER, CO 80202
(303) 689-1508

LANDSCAPE ARCHITECT

MEURAN DESIGN GROUP
KERRY SWEESTER
700 COLORADO BLVD. SUITE 131
DENVER, CO 80206
(303) 512-0549

ELECTRICAL ENGINEER

ARCHITECTURAL ENGINEERING DESIGN GROUP
ERIC REITZAN
1900 WAZE STREET, SUITE 350
DENVER, CO 80203
(303) 296-3034

CIVIL ENGINEER/SURVEYOR

JANSEN STRAWN CONSULTING ENGINEERS
MATT ADAMS
45 W. 2ND AVENUE
DENVER, CO 80223
(303) 561-3333

SHEET NO.	SHEET INDEX	ISSUED	01/18/2017
1	COVER SHEET	●	
2	SITE PLAN	●	
3	GRADING PLAN	●	
4	UTILITY PLAN	●	
5-9	LANDSCAPE PLANS	●	
10	LANDSCAPE DETAILS	●	
11-13	BUILDING ELEVATIONS	●	
14	ARCHITECTURAL DETAILS	●	
15	SIT PHOTOMETRIC PLAN	●	
16	SITE LIGHTING DETAILS	●	
17	FENCE DETAIL	●	

AMENDMENTS:

- Site Plan Amendment: To add 30 trailer stalls for semi-truck parking.
- 2/3/2022 Minor Amendment: To install an 8-foot iron fence and 3 electric gates on the southeast corner of building around the parking lot.

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 WHEREOF, DCT AS ITS INTEREST MAY APPEAR OF RECORD HAS CAUSED THESE PRESENTS TO BE EXECUTED

THIS 23rd DAY OF JANUARY AD. 2017

BY: *[Signature]*
TITLE: AUTHORIZED SIGNATORY

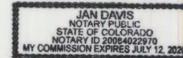
STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF COLORADO, ON 21st JANUARY 2017, BY *[Signature]* IN HIS CAPACITY AS AUTHORIZED SIGNATORY OF DCT, WITNESS MY HAND AND OFFICIAL SEAL

[Signature] NOTARY SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 7/12/2020



NOTARY BUSINESS ADDRESS:
1600 CHAMPA STREET, #350
DENVER, CO 80202

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: *[Signature]*

PLANNING DIRECTOR: *[Signature]*

PLANNING COMMISSION: *[Signature]*

CITY COUNCIL: N/A

ATTEST:

DATABASE APPROVAL: October 13, 2016

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
planning
interiors
graphics
civil engineering
1600 champa st.
suite 350
denver, colorado 80202
p 720.688.2626

SUMMIT DISTRIBUTION CENTER AT GATEWAY
17851 E 40TH AVE
AURORA, COLORADO 80011



COVER SHEET

DATE	REMARKS
07-06-2016	SITE PLAN SUBMITTAL
08-25-2016	2ND PLANNING SUBMITTAL
10-27-2016	3RD PLANNING SUBMITTAL
11-18-2016	4TH PLANNING SUBMITTAL
01-18-2017	17LAR SET

PA / PM: RJK

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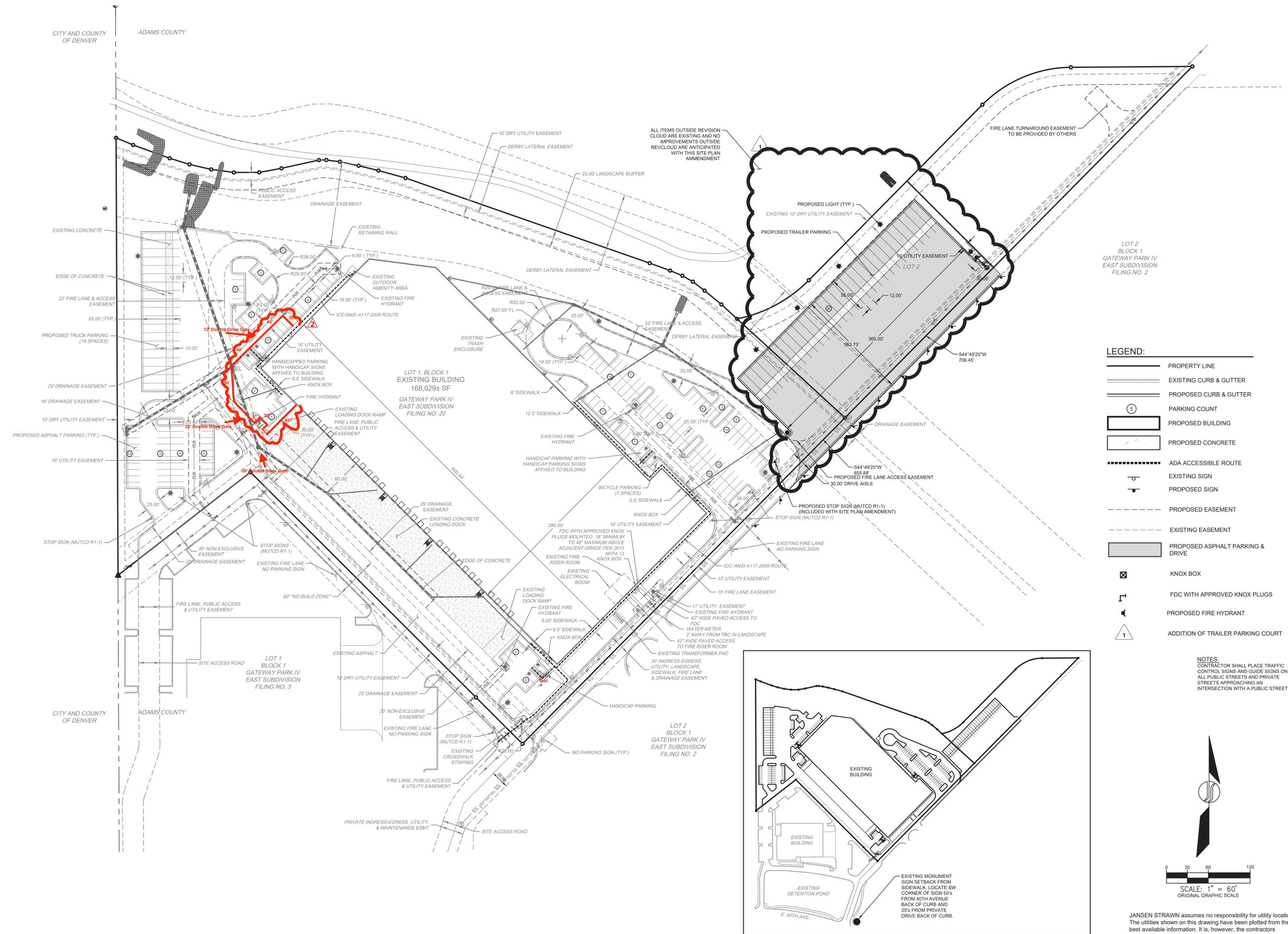
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SHEET
1

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CITY AND COUNTY OF DENVER ADAMS COUNTY

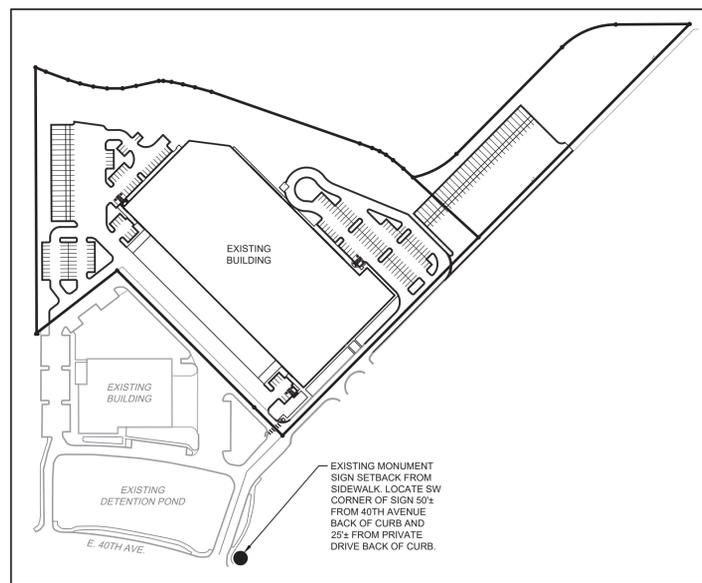
CITY AND COUNTY OF DENVER ADAMS COUNTY



LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PARKING COUNT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- ADA ACCESSIBLE ROUTE
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ASPHALT PARKING & DRIVE
- KNOX BOX
- FDC WITH APPROVED KNOX PLUGS
- PROPOSED FIRE HYDRANT
- ADDITION OF TRAILER PARKING COURT

NOTES:
 CONTRACTOR SHALL PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.



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 LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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SUMMIT DISTRIBUTION CENTER AT GATEWAY
 17851 E 40TH AVE
 AURORA, COLORADO 80011



DATE	REMARKS
04-11-2016	SITE PLAN AMENDMENT
06-15-2016	SITE PLAN AMEND. 2ND SUBMITTAL
07-19-2016	SITE PLAN AMEND. 3RD SUBMITTAL
10-27-2016	3RD PLANNING SUBMITTAL
11-18-2016	4TH PLANNING SUBMITTAL
12-21-2016	PRELIM. DRAINAGE RESUBMITTAL
01-16-2017	FINAL SET
02-24-2017	MONUMENT SIGN REVISION

PA / PM: PG
 DRAWN BY:
 JOB NO.: DEN16-0016-00

SHEET
2

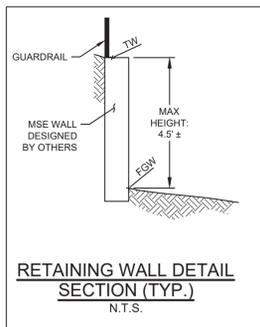
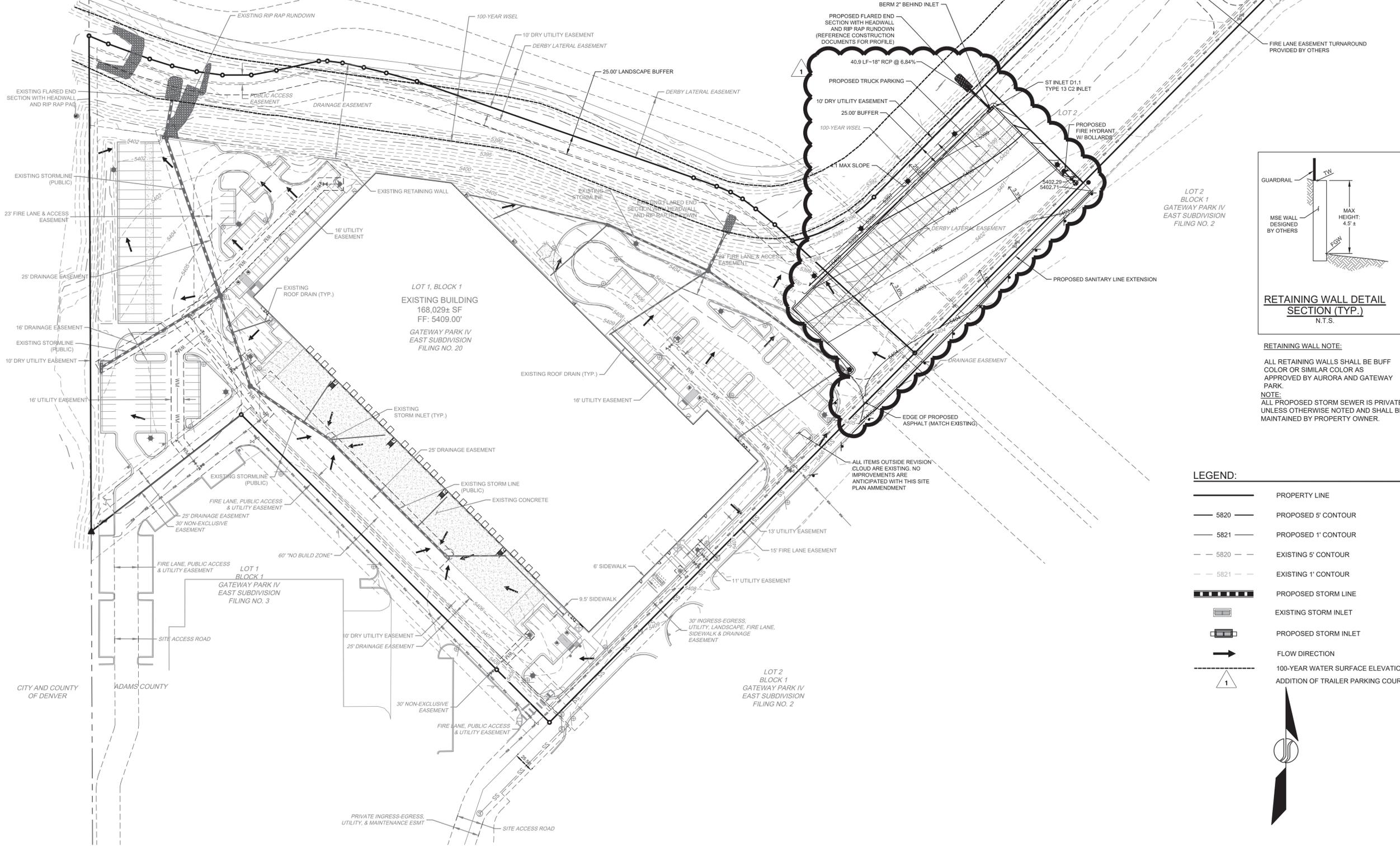
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JANSEN STRAWN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

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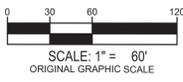
CITY AND COUNTY OF DENVER ADAMS COUNTY

CITY AND COUNTY OF DENVER ADAMS COUNTY



RETAINING WALL NOTE:
ALL RETAINING WALLS SHALL BE BUFF COLOR OR SIMILAR COLOR AS APPROVED BY AURORA AND GATEWAY PARK.
NOTE:
ALL PROPOSED STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY PROPERTY OWNER.

- LEGEND:**
- 5820 — PROPOSED 5' CONTOUR
 - 5821 — PROPOSED 1' CONTOUR
 - - 5820 - - EXISTING 5' CONTOUR
 - - 5821 - - EXISTING 1' CONTOUR
 - ▬▬▬▬▬▬ PROPOSED STORM LINE
 - ▬▬▬▬▬▬ EXISTING STORM INLET
 - ▬▬▬▬▬▬ PROPOSED STORM INLET
 - FLOW DIRECTION
 - △ 1 100-YEAR WATER SURFACE ELEVATION
 - △ 1 ADDITION OF TRAILER PARKING COURT



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waremalcomb.com

FOR AND ON BEHALF OF WARE MALCOMB

SUMMIT DISTRIBUTION CENTER AT GATEWAY
17851 E 40TH AVE
AURORA, COLORADO 80011



DATE	REMARKS
04-11-2016	SITE PLAN AMENDMENT
06-15-2016	SITE PLAN AMEND. 2ND SUBMITTAL
07-19-2016	SITE PLAN AMEND. 3RD SUBMITTAL
10-27-2016	3RD PLANNING SUBMITTAL
11-18-2016	4TH PLANNING SUBMITTAL
12-21-2016	PRELIM. DRAINAGE RESUBMITTAL
01-16-2017	FINAL SET
02-24-2017	MONUMENT SIGN REVISION

PA / PM:	PG
DRAWN BY:	
JOB NO.:	DEN16-0016-00

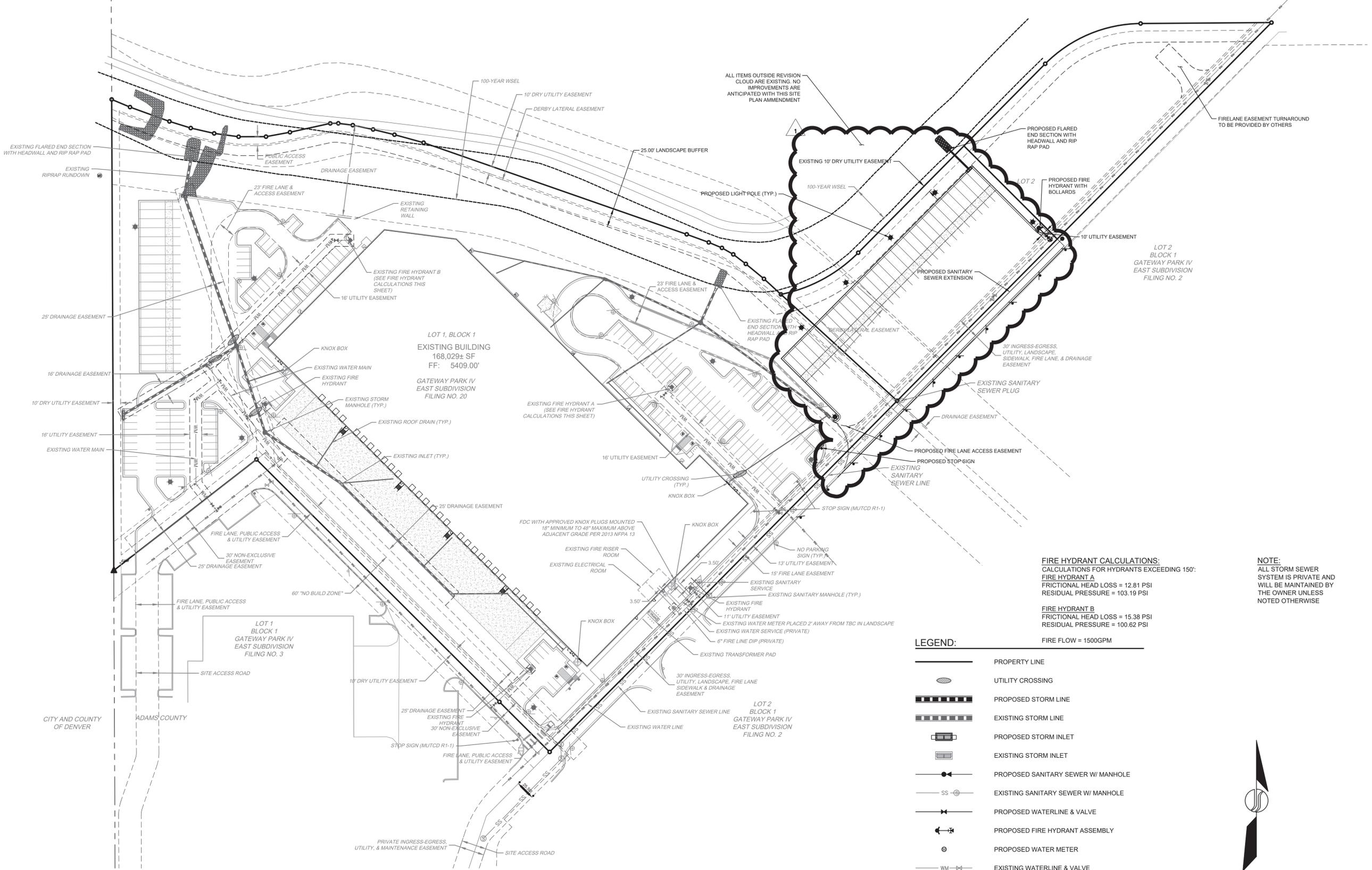
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CITY AND COUNTY OF DENVER ADAMS COUNTY

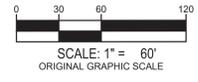
CITY AND COUNTY OF DENVER ADAMS COUNTY



FIRE HYDRANT CALCULATIONS:
 CALCULATIONS FOR HYDRANTS EXCEEDING 150':
FIRE HYDRANT A
 FRICTIONAL HEAD LOSS = 12.81 PSI
 RESIDUAL PRESSURE = 103.19 PSI
FIRE HYDRANT B
 FRICTIONAL HEAD LOSS = 15.38 PSI
 RESIDUAL PRESSURE = 100.62 PSI
 FIRE FLOW = 1500GPM

NOTE:
 ALL STORM SEWER SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY THE OWNER UNLESS NOTED OTHERWISE

- LEGEND:**
- PROPERTY LINE
 - UTILITY CROSSING
 - PROPOSED STORM LINE
 - EXISTING STORM LINE
 - PROPOSED STORM INLET
 - EXISTING STORM INLET
 - PROPOSED SANITARY SEWER W/ MANHOLE
 - EXISTING SANITARY SEWER W/ MANHOLE
 - PROPOSED WATERLINE & VALVE
 - PROPOSED FIRE HYDRANT ASSEMBLY
 - PROPOSED WATER METER
 - EXISTING WATERLINE & VALVE
 - KNOX BOX
 - FDC WITH APPROVED KNOX PLUGS
 - PROPOSED TRANSFORMER PAD
 - PROPOSED CONCRETE
 - ADDITION OF TRAILER PARKING COURT



JANSEN STRAWN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

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SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	525,012	
BUILDING COVERAGE	168,029	32
HARD SURFACE AREA	195,583	37
LANDSCAPE AREA	161,400	31
COOL SEASON GRASSES % OF LANDSCAPE AREA	15,773	9.8

DETENTION POND

TYPE:	n/a
MAXIMUM AREA:	n/a
MAXIMUM DEPTH:	n/a
RETAINING WALL HT.:	n/a
RETAINING WALL MATERIALS:	n/a

SEE CIVIL PLANS FOR COMPLETE INFORMATION REGARDING SITE DRAINAGE

DETENTION POND LANDSCAPE REQUIREMENTS

POND AREA	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
DETENTION POND - S.F.	n/a	n/a	n/a	n/a

NON-RESIDENTIAL BUILDING LANDSCAPE INFORMATION

BUILDING PERIMETER (DIRECTION FACING)	ELEVATION LENGTH	TREE EQUIVALENT REQUIRED (1 TREE EQUIVALENT PER 40 LINEAR FEET)	TREES PROVIDED	SHRUBS PROVIDED (10 SHRUBS PER 1 TREE EQUIVALENT)	PERENNIALS/ ORN. GRASSES PROVIDED (30 PER 1 TREE EQUIVALENT)
NORTH	523'	13.1	9	5.2 (52 shrubs)	-
EAST	305'	7.6	8	2.9 (29 shrubs)	2.3 (68 grasses)
SOUTH	144	3.6	6	7.0 (70 shrubs)	5.4 (163 grasses)
WEST	221'	5.5	4	2.8 (28 shrubs)	-

TABLE OF STREET FRONTAGE, STREET EDGE BUFFER, AND NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS

FRONTAGE DESCRIPTION BUFFER DISCUSSION LENGTH/ADJ. LAND USE	WIDTH REQUIRED	WIDTH PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED	# PERENNIALS/ ORN. GRASSES PROVIDED
EAST NON-STREET PERIMETER BUFFER 656 L.F.	10'	0'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 16	(5 SHRUBS/40 L.F.) 82	0*	0**	-
SOUTH NON-STREET PERIMETER BUFFER 790 L.F.	10'	0'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 20	(5 SHRUBS/40 L.F.) 99	0***	0****	-
WEST NON-STREET PERIMETER BUFFER 624 L.F.	10'	12' MIN.	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 16	(5 SHRUBS/40 L.F.) 78	32	129	-
NORTH SPECIAL LANDSCAPE BUFFER 948 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 38	(10 SHRUBS/25 L.F.) 379	51	486	-
NORTHEAST NON-STREET PERIMETER BUFFER 137 L.F.	10'	12' MIN.	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/40 L.F.) 3	(5 SHRUBS/40 L.F.) 17	5	0	-
NORTHWEST SPECIAL LANDSCAPE BUFFER 318 L.F.	25'	25'	STANDARD DESIGN PLUS XERISCAPE	(1 TREE/25 L.F.) 13	(10 SHRUBS/25 L.F.) 127	23	26	-
TOTALS				106	782	111	641	-

- * DUE TO SHARED PRIVATE ACCESS DRIVE, 16 TREES RELOCATED TO THE WEST NON-STREET PERIMETER BUFFER.
- ** DUE TO SHARED PRIVATE ACCESS DRIVE, 51 SHRUBS RELOCATED TO THE WEST NON-STREET PERIMETER BUFFER AND 31 SHRUBS RELOCATED TO THE NORTH SPECIAL LANDSCAPE BUFFER.
- *** DUE TO SHARED PRIVATE ACCESS DRIVE, 20 TREES RELOCATED TO THE NORTH SPECIAL LANDSCAPE BUFFER.
- **** DUE TO SHARED PRIVATE ACCESS DRIVE, 99 SHRUBS RELOCATED TO THE NORTH SPECIAL LANDSCAPE BUFFER.

LANDSCAPE MODIFICATION

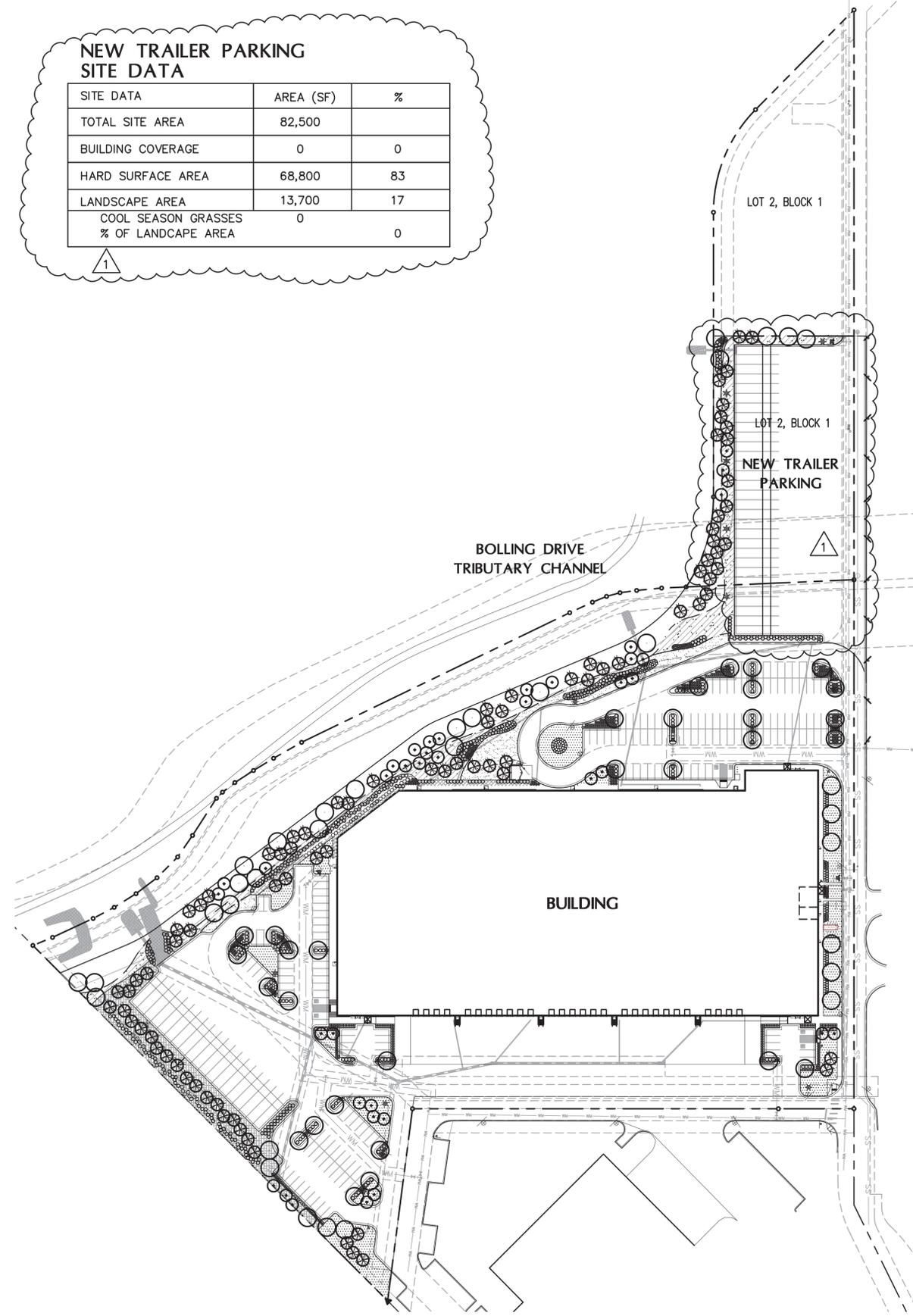
1. DUE TO THE LACK OF A 10' WIDE, NON-STREET BUFFER ADJACENT TO THE EAST PROPERTY LINE, WHICH NOW ACTS AS A PRIVATELY SHARED ACCESS DRIVE, THE LANDSCAPE BUFFER LANDSCAPE HAS BEEN RELOCATED TO OTHER AREAS OF THE SITE. (16) REQUIRED TREES AND (51) REQUIRED SHRUBS HAVE BEEN RELOCATED TO THE WEST NON-STREET BUFFER. SECTION 146-1451, (B), 3, B.
2. DUE TO THE LACK OF A 10' WIDE, NON-STREET BUFFER ADJACENT TO THE SOUTH PROPERTY LINE, WHICH NOW ACTS AS A PRIVATELY SHARED ACCESS DRIVE, THE LANDSCAPE BUFFER LANDSCAPE HAS BEEN RELOCATED TO OTHER AREAS OF THE SITE. (20) REQUIRED TREES AND (99) REQUIRED SHRUBS HAVE BEEN RELOCATED TO THE NORTH SPECIAL LANDSCAPE BUFFER. SECTION 146-1451, (B), 3, B.

GATEWAY PARK LANDSCAPE NOTES

1. All coniferous trees must be a minimum of 8' in height with a minimum 50:50 mix of 8' and 10' heights. Taller trees may be required at the discretion of the GPDRC.
2. All planting beds visible from the street shall be mulched with 2" wood bark mulch without landscape fabric. Two (2) inch rock mulch may be placed at the base of the building only, or in the parking lot islands at the discretion of the GPDRC.
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 on the Planning Department. Any damage to existing landscape and/or irrigation shall be repaired and/or replaced at Contractor's expense. All landscaping will be installed prior to a Certificate of Occupancy.
4. All steel edger shall be dark green.
5. Gateway park sod mix: 100% Kentucky Bluegrass. It is the responsibility of the developer and their contractor to provide the sod mix to the GPDRC for approval prior to ordering.
6. It is the responsibility of the developer and their contractor to install the landscape and irrigation within the SCMD maintained right-of-way areas and in conformance with the Gateway Park IV East 40th Avenue Phase I Streetscape Site Plan approved on May 18, 2006.

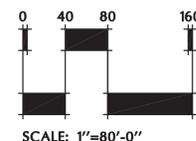
NEW TRAILER PARKING SITE DATA

SITE DATA	AREA (SF)	%
TOTAL SITE AREA	82,500	
BUILDING COVERAGE	0	0
HARD SURFACE AREA	68,800	83
LANDSCAPE AREA	13,700	17
COOL SEASON GRASSES % OF LANDSCAPE AREA	0	0



ENLARGEMENT PLAN

1 ADDITION OF TRAILER PARKING COURT LANDSCAPE- 6/15/18



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DCT INDUSTRIAL

LANDSCAPE NOTES

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10-27-2016	3RD PLANNING SUBMITTAL
11-18-2016	4TH PLANNING SUBMITTAL
01-18-2017	MYLAR SET
04-11-2018	SITE PLAN AMENDMENT
06-15-2018	SITE PLAN AMEND. 2ND SUBMIT.
07-19-2018	SITE PLAN AMEND. 3RD SUBMIT.

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JOB NO.:	18.107

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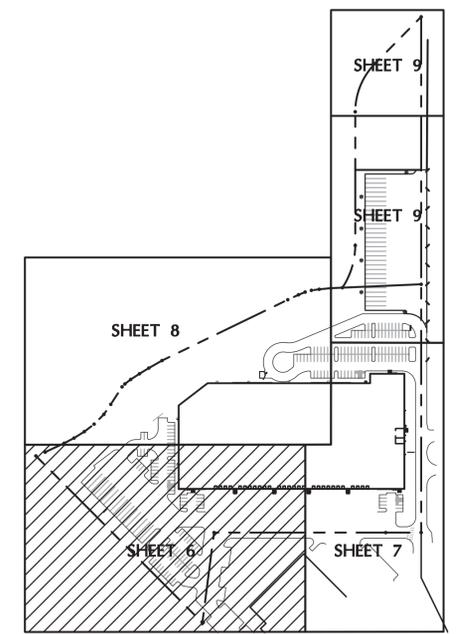
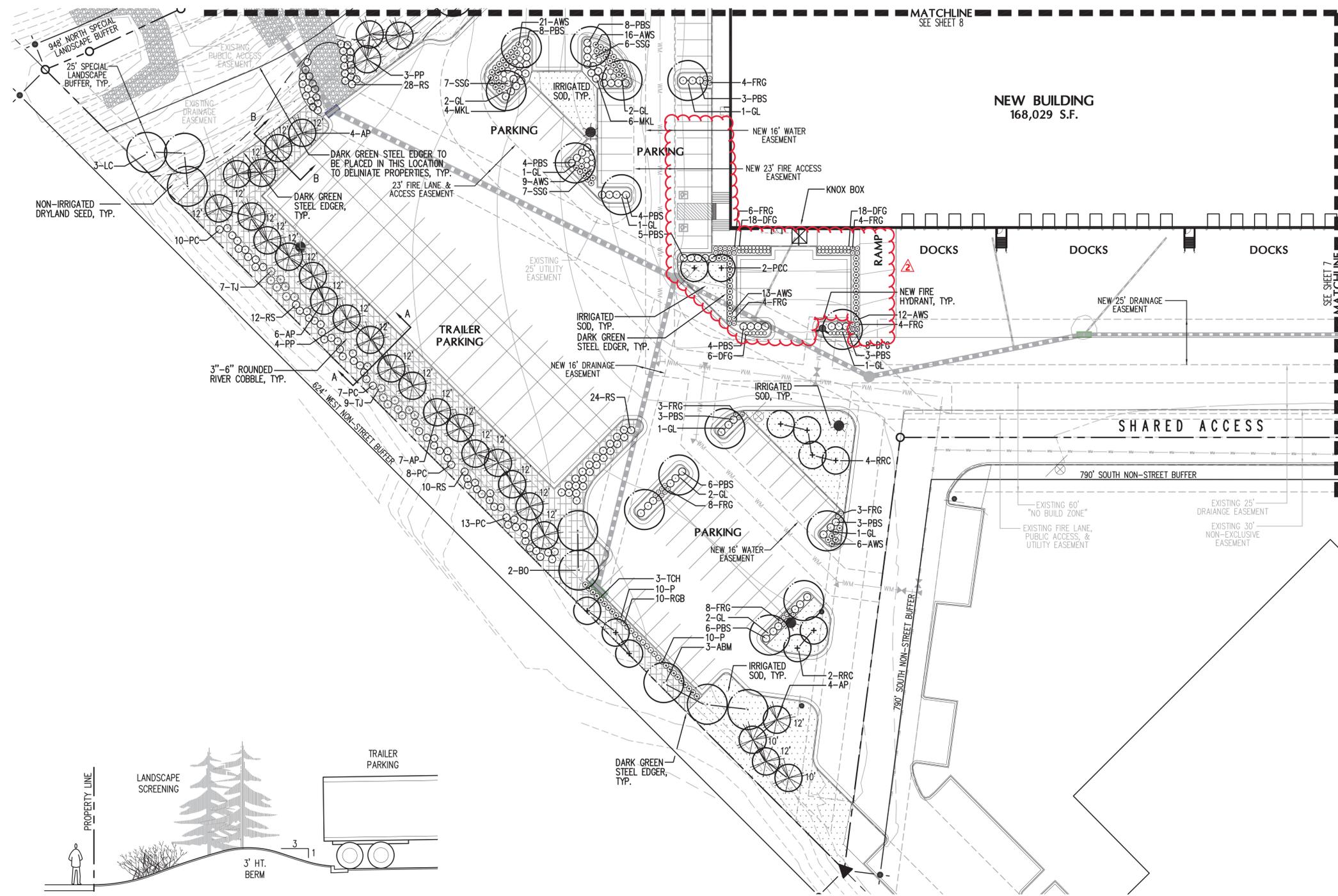
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DCT
INDUSTRIAL

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01-18-2017	1/14/17 SET
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06-15-2018	SITE PLAN AMEND. 2ND SUBMIT.
07-19-2018	SITE PLAN AMEND. 3RD SUBMIT.

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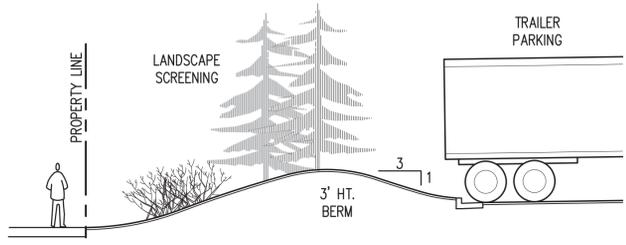


GROUNDCOVER LEGEND:

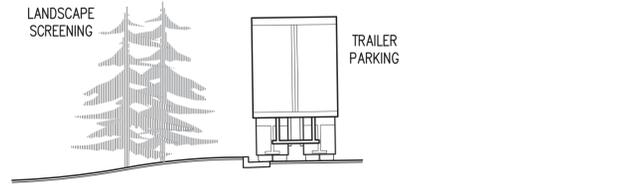
- IRRIGATED SOD
SR2100 KENTUCKY BLUEGRASS (25%)
NUGLADE (25%)
FREEDOM II (25%)
AWARD (25%)
- IRRIGATED NATIVE SEED MIX
WESTERN WHEATGRASS 'ARRIBA'
THICK SPIKE WHEATGRASS
SIDOATS GRAMA
BLUE GRAMA
LITTLE BLUESTEM
PRAIRIE SANDREED 'GOSHEN'
SAND DROPSEED
- NON-IRRIGATED RESTORATIVE DRY/UPLAND GRASS SEED MIX
BIG BLUEGRASS, SHERMAN
SANDBERG/CANBY BLUEGRASS
ARIZONA FESCUE, REDONDO
SHEEP FESCUE, OVINA
- SPECIFIED 2" ROCK MULCH (BLDG., RETAINING WALLS & SHRUB BEDS IN PARKING LOTS)
- SPECIFIED 3"-6" ROUNDED RIVER COBBLE MULCH

LANDSCAPE LEGEND

- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW DECIDUOUS SHRUBS
- NEW EVERGREEN SHRUBS
- NEW ORNAMENTAL GRASSES



SECTION A-A
SCALE: 1/8"=1'-0"



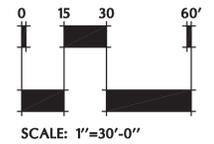
SECTION B-B
SCALE: 1/8"=1'-0"

1 ADDITION OF TRAILER PARKING COURT LANDSCAPE- 6/15/18

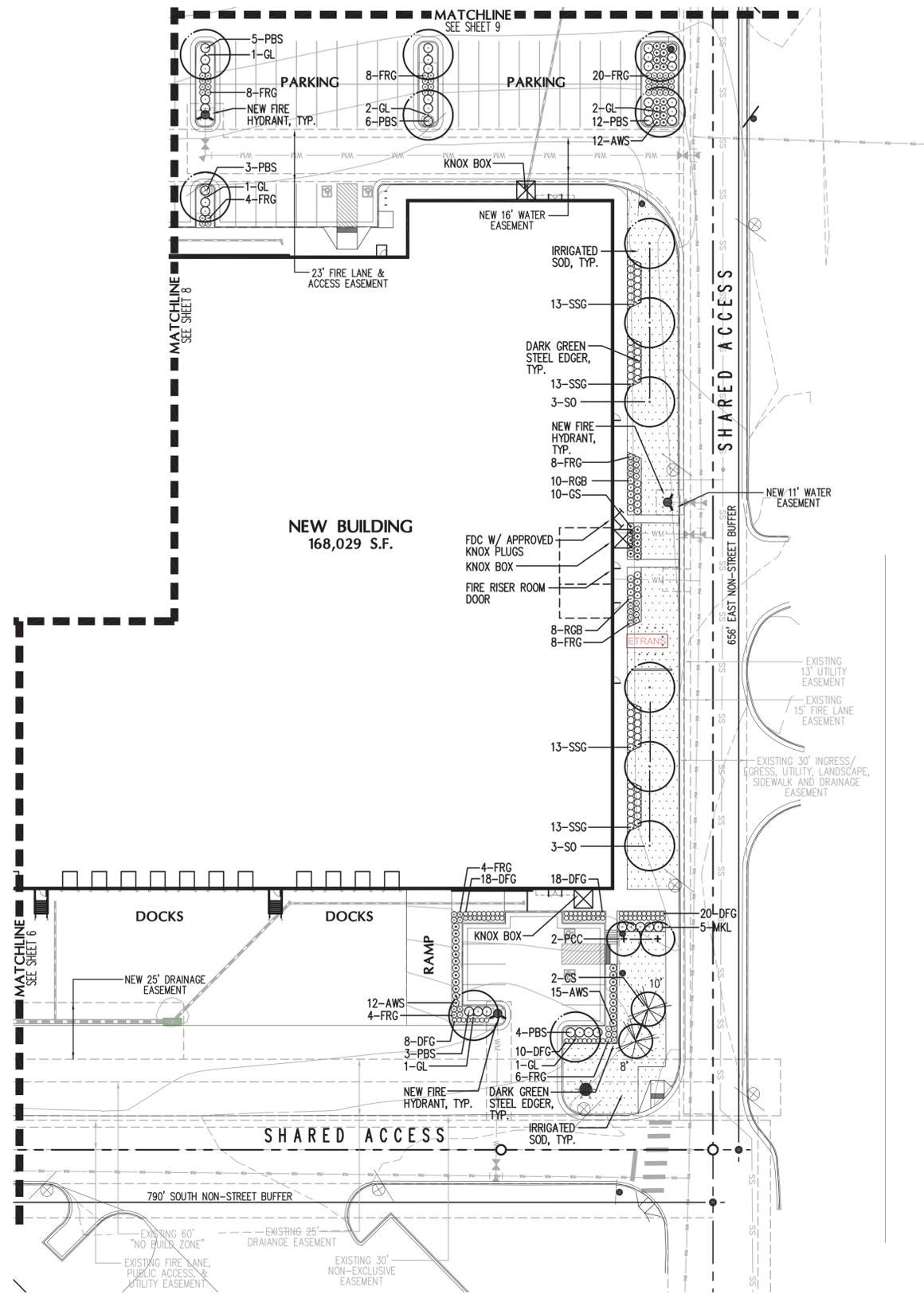
REFER TO SHEET 5 FOR CITY LANDSCAPE REQUIREMENTS

REFER TO SHEET 7 FOR LANDSCAPE PLANT LIST

REFER TO SHEET 10 FOR LANDSCAPE NOTES & DETAILS

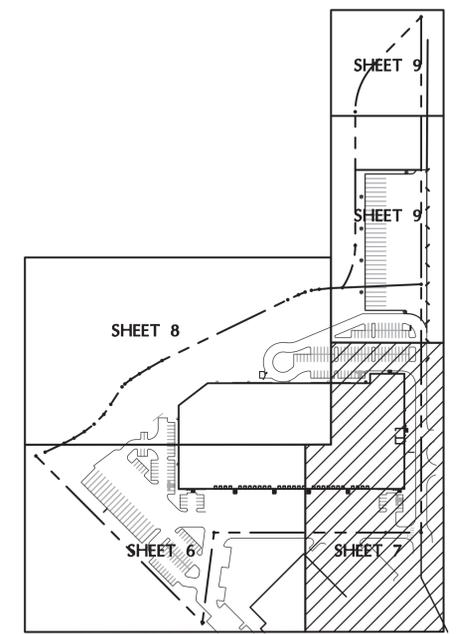


SCALE: 1"=30'-0"
NOT FOR CONSTRUCTION



PLANT LIST

QTY.	SYM.	COMMON / BOTANIC NAME	SIZE	COMMENTS
DECIDUOUS SHADE TREES				
30	GL	Greenspire Linden <i>Tilia cordata</i> 'Greenspire'	2 1/2" cal.	Specimen quality, full crown, B&B, staked
3	ABM	Autumn Blaze Maple <i>Acer x freemanii</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked
16	BO	Burr Oak <i>Quercus macrocarpa</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked
6	SO	Shumard Oak <i>Quercus shumardii</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked
8	LC	Lanceleaf Cottonwood <i>Populus x aluminata</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked
ORNAMENTAL TREES				
4	PCC	Chanticleer Pear <i>Pyrus calleryana</i> 'Chanticleer'	2 1/2" cal.	Specimen quality, full crown, B&B, staked
15	TCH	Thornless Cockspur Hawthorn <i>Crataegus crus-galli inermis</i>	2 1/2" cal.	Specimen quality, clump form, B&B, staked
6	RRC	Royal Raindrops Crabapple <i>Malus sp. Royal Rain</i>	2 1/2" cal.	Specimen quality, full crown, B&B, staked
11	TM	Tatarian Maple <i>Acer tataricum</i> 'Hot Wings'	2 1/2" cal.	Specimen quality, clump form, B&B, staked
EVERGREEN TREES (50% 8' HT., 50% 10' HT., 12' HT. WHERE NOTED)				
49	AP	Austrian Pine <i>Pinus nigra</i>	8', 10', 12' ht.	Specimen quality, full form, B&B, guyed
23	PP	Pinon Pine <i>Pinus cembroides edulis</i>	8', 10', 12' ht.	Specimen quality, full form, B&B, guyed
10	CS	Colorado Spruce <i>Picea pungens</i>	8', 10', 12' ht.	Specimen quality, full form, B&B, guyed
DECIDUOUS SHRUBS				
221	AWS	Anthony Waterer Spirea <i>Spiraea 'Anthony Waterer'</i>	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.
28	RGB	Rose Glow Barberry <i>Berberis thunbergii</i> 'Rose Glow'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.
28	GS	Goldmound Spirea <i>Spiraea 'Goldmound'</i>	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.
82	P	Gold Drop Potentilla <i>Potentilla fruticosa</i> 'Gold Drop'	5 gal.	container, 5 canes min. 3' ht., plant 3' o.c.
58	SR	Morden Sunrise Shrub Rose <i>Rosa 'Morden Sunrise'</i>	5 gal.	container, 5 canes min. 2' ht., plant 3' o.c.
10	MKL	Miss Kim Lilac <i>Syringa patula</i> 'Miss Kim'	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.
15	FS	Fragrant Sumac <i>Rhus aromatica</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.
8	AV	Arrowwood Viburnum <i>Viburnum dentatum</i>	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.
134	RS	Russian Sage <i>Perovskia atriplicifolia</i>	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.
18	FP	Apache Plume <i>Fallugia paradoxa</i>	5 gal.	container, 5 canes min. 10' ht., plant 4' o.c.
90	PC	Peking Cotoneaster <i>Cotoneaster lucidus</i>	5 gal.	container, 5 canes min. 8' ht., plant 4' o.c.
55	FS	Fragrant Sumac <i>Rhus aromatica</i>	5 gal.	container, 5 canes min. 6' ht., plant 4' o.c.
122	PBS	Pawnee Buttes Sandcherry <i>Prunus besseyi</i> 'Pawnee Buttes'	5 gal.	container, 5 canes min. 2' ht., plant 4' o.c.
26	ID	Isanti Dogwood <i>Cornus sericea</i> 'Isanti'	5 gal.	container, 5 canes min. 5' ht., plant 4' o.c.
58	AC	Alpine Currant <i>Ribes alpinum</i>	5 gal.	container, 5 canes min. 4' ht., plant 4' o.c.
EVERGREEN SHRUBS				
26	WJ	Wilton Juniper <i>Juniperus horizontalis</i> 'Wiltonii'	5 gal.	container, 18"-24" spread plant 4' o.c.
16	TJ	Tammy Juniper <i>Juniperus sibirica</i> 'Tamariscifolia'	5 gal.	container, 18"-24" spread plant 4' o.c.
ORNAMENTAL GRASSES				
104	DFG	Dwarf Fountain Grass <i>Pennisetum alopecuroides</i> 'Hameln'	1 gal.	container, plant 24" o.c.
155	FRG	Feather Reed Grass <i>Calamagrostis acut.</i> 'Karl Foerster'	1 gal.	container, plant 30" o.c.
72	SSG	Shenandoah Switch Grass <i>Panicum virgatum</i> 'Shenandoah'	1 gal.	container, plant 36" o.c.
16	AMG	Heavy Metal Switch Grass <i>Panicum virgatum</i> 'Heavy Metal'	1 gal.	container, plant 36" o.c.



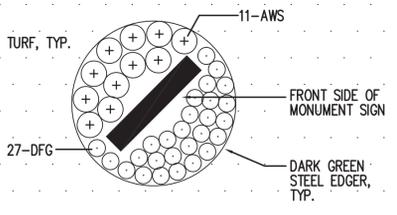
LOCATION MAP

GROUND COVER LEGEND:

- IRRIGATED SOD
- SR2100 KENTUCKY BLUEGRASS (25%)
- NUGLADE (25%)
- FREEDOM II (25%)
- AWARD (25%)
- IRRIGATED NATIVE SEED MIX
- WESTERN WHEATGRASS 'ARRIBA'
- THICK SPIKE WHEATGRASS
- SIDEOATS GRAMA
- BLUE GRAMA
- LITTLE BLUESTEM
- PRAIRIE SANDREED 'GOSHEN'
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- SANDBERG/CANBY BLUEGRASS
- ARIZONA FESCUE, REDONDO
- SHEEP FESCUE, OVINA
- SPECIFIED 2" ROCK MULCH (BLDG., RETAINING WALLS & SHRUB BEDS IN PARKING LOTS)

LANDSCAPE LEGEND

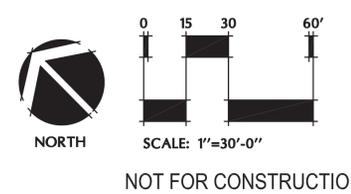
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- NEW ORNAMENTAL GRASSES



REFER TO CIVIL PLANS FOR MONUMENT SIGN LOCATION
TYPICAL MONUMENT SIGN PLANTING
 SCALE: 1"=10'-0"

REFER TO SHEET 5 FOR CITY LANDSCAPE REQUIREMENTS

REFER TO SHEET 10 FOR LANDSCAPE NOTES & DETAILS



1 ADDITION OF TRAILER PARKING COURT LANDSCAPE- 6/15/18

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LANDSCAPE PLAN

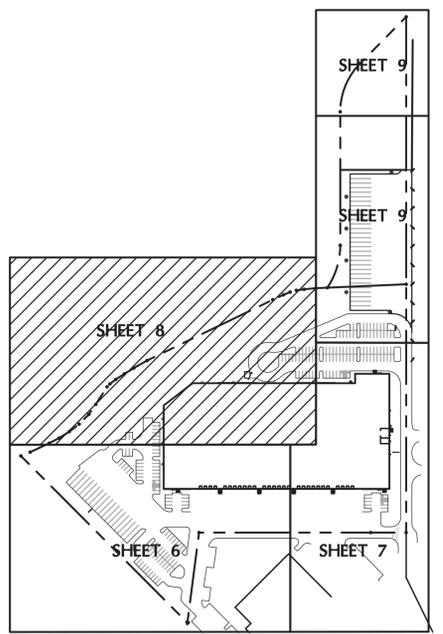
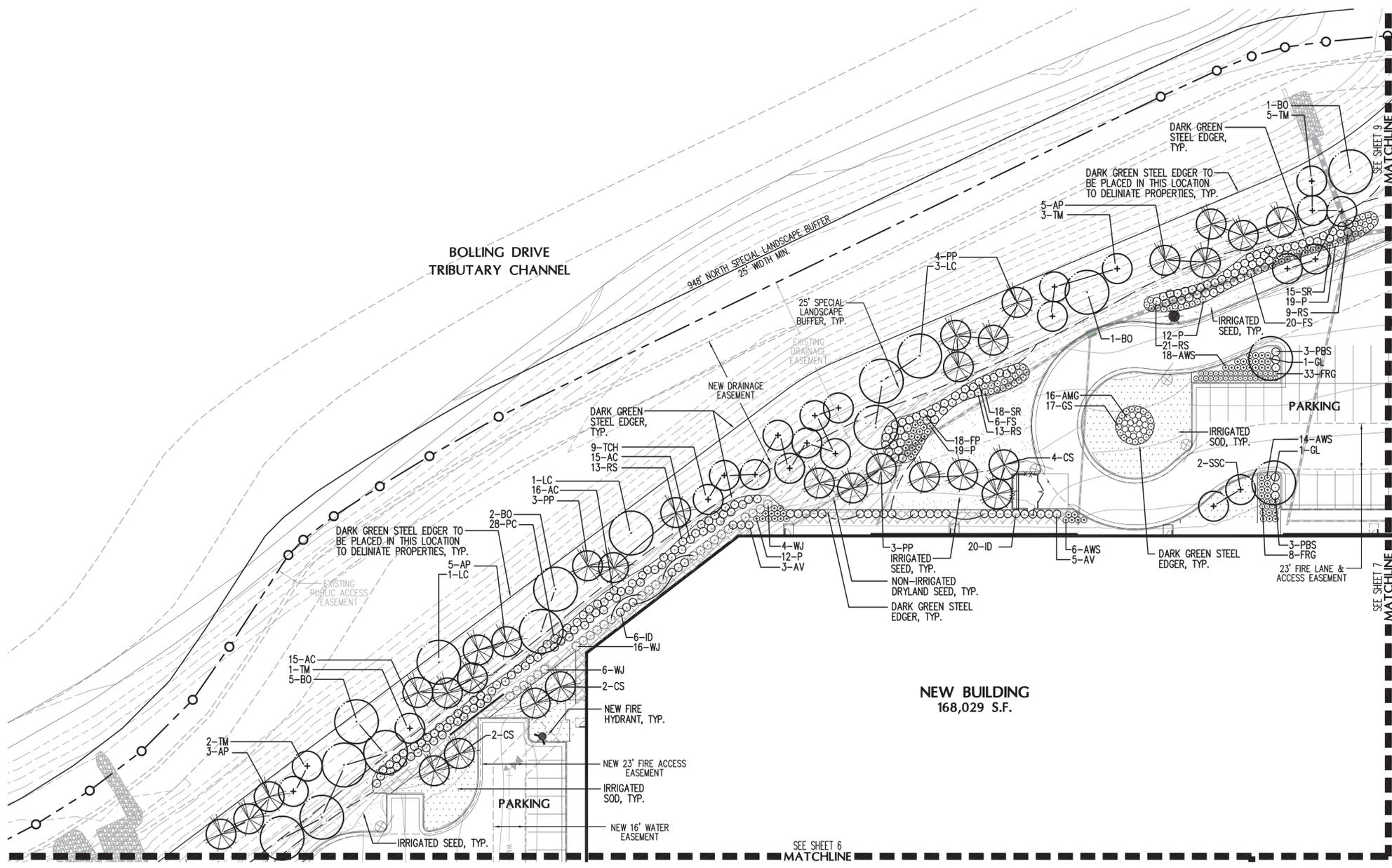
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7

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11-18-2016	4TH PLANNING SUBMITTAL
01-18-2017	MYLAR SET
04-11-2018	SITE PLAN AMENDMENT
06-15-2018	SITE PLAN AMEND. 2ND SUBMIT.
07-19-2018	SITE PLAN AMEND. 3RD SUBMIT.

PA / PM:	kts
DRAWN BY:	kts
JOB NO.:	18.107



LOCATION MAP

GROUND COVER LEGEND:

- IRRIGATED SOD
SR2100 KENTUCKY BLUEGRASS (25%)
NUGLADE (25%)
FREEDOM II (25%)
AWARD (25%)
- IRRIGATED NATIVE SEED MIX
WESTERN WHEATGRASS 'ARRIBA'
THICK SPIKE WHEATGRASS
SIDOATS GRAMA
BLUE GRAMA
LITTLE BLUESTEM
PRAIRIE SANDREE 'GOSHEN'
SAND DROPSEED
- NON-IRRIGATED RESTORATIVE DRY/UPLAND GRASS SEED MIX
BIG BLUEGRASS, SHERMAN
SANDBERG/CANBY BLUEGRASS
ARIZONA FESCUE, REDONDO
SHEEP FESCUE, OVINA
- SPECIFIED 2" ROCK MULCH (BLDG., RETAINING WALLS & SHRUB BEDS IN PARKING LOTS)

LANDSCAPE LEGEND

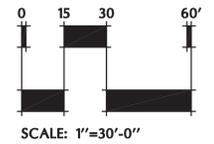
- NEW DECIDUOUS SHADE TREE
- NEW DECIDUOUS ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW DECIDUOUS SHRUBS
- NEW EVERGREEN SHRUBS
- NEW ORNAMENTAL GRASSES

1 ADDITION OF TRAILER PARKING COURT LANDSCAPE- 6/15/18

REFER TO SHEET 5 FOR CITY LANDSCAPE REQUIREMENTS

REFER TO SHEET 7 FOR LANDSCAPE PLANT LIST

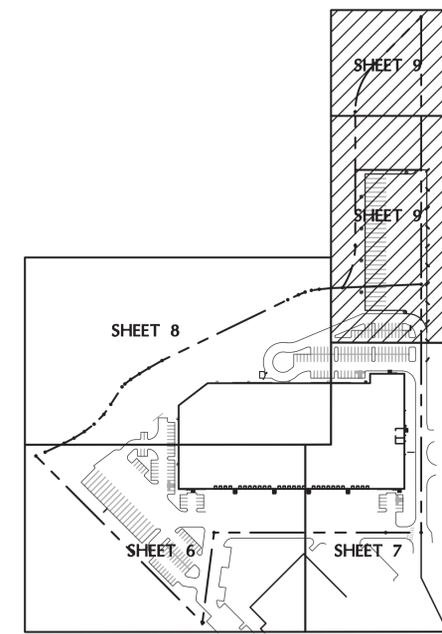
REFER TO SHEET 10 FOR LANDSCAPE NOTES & DETAILS



SCALE: 1"=30'-0"
NOT FOR CONSTRUCTION

DATE	REMARKS
07-06-2016	SITE PLAN SUBMITTAL
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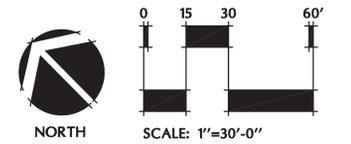
LOCATION MAP

GROUNDCOVER LEGEND:

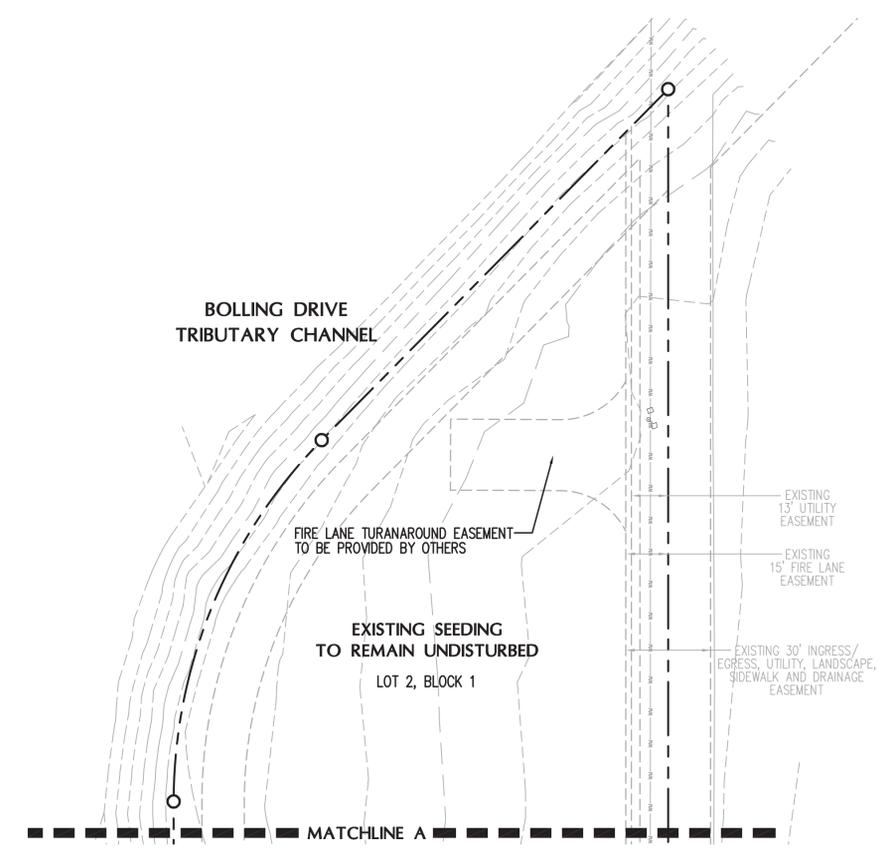
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LANDSCAPE LEGEND

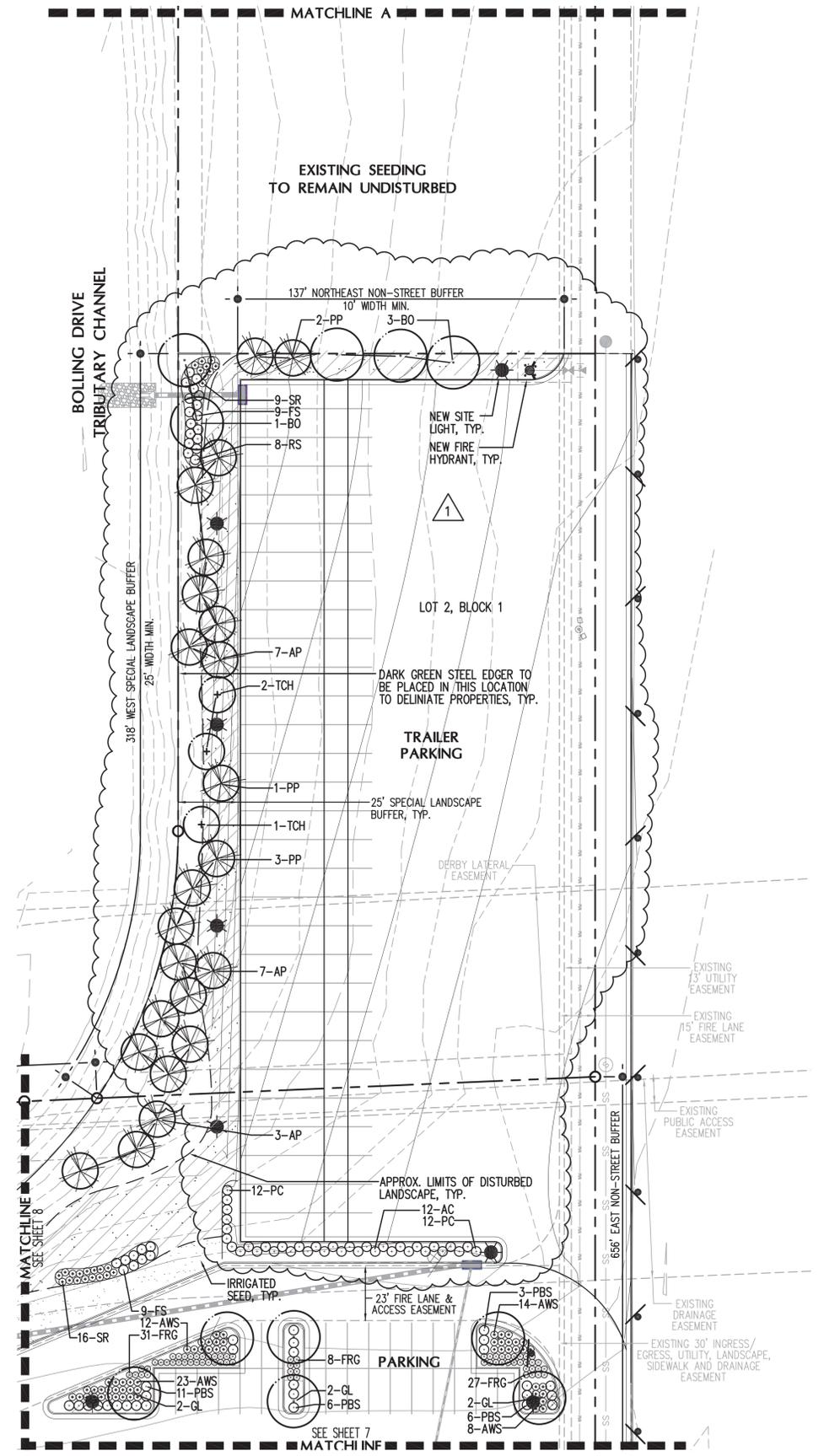
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- NEW DECIDUOUS ORNAMENTAL TREE
- NEW EVERGREEN TREE
- NEW DECIDUOUS SHRUBS
- NEW EVERGREEN SHRUBS
- NEW ORNAMENTAL GRASSES



SCALE: 1"=30'-0"
NOT FOR CONSTRUCTION



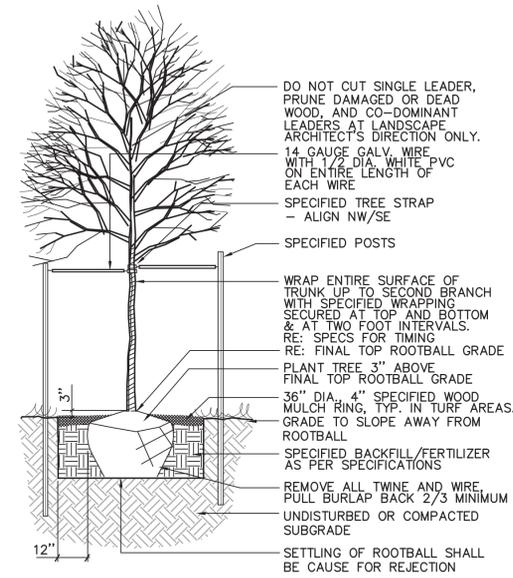
1 ADDITION OF TRAILER PARKING COURT LANDSCAPE- 6/15/18



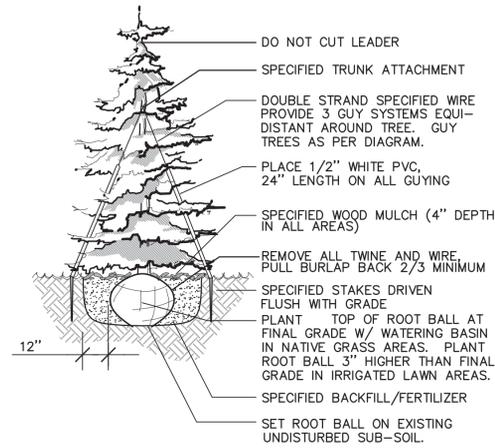
REFER TO SHEET 5 FOR CITY LANDSCAPE REQUIREMENTS

REFER TO SHEET 7 FOR LANDSCAPE PLANT LIST

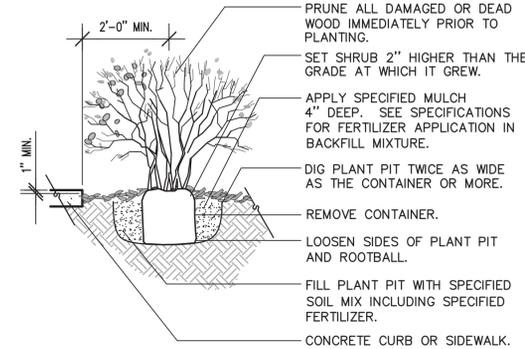
REFER TO SHEET 10 FOR LANDSCAPE NOTES & DETAILS



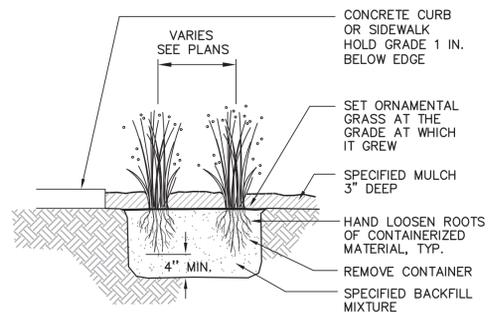
1 DECIDUOUS TREE PLANTING N.T.S.



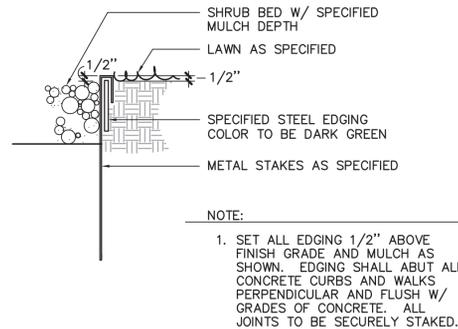
2 EVERGREEN TREE PLANTING N.T.S.



3 SHRUB PLANTING DETAIL N.T.S.



4 ORNAMENTAL GRASS DETAIL N.T.S.



5 STEEL EDGER DETAIL N.T.S.

LANDSCAPE NOTES:

- THE TURF AREAS, AS WELL AS THE SHRUB BEDS SHALL BE ROTOTILLED WITH PURE ORGANIC COMPOST MATTER AT A RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET. THIS PREPARATION SHALL BE THOROUGHLY INCORPORATED INTO THE TOP 6" OF SOIL.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH STEEL EDGER (NOT REQUIRED AT CURB, WALKS OR BUILDING). COLOR TO BE DARK GREEN.
- 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, 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OFF 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.
- SITE LIGHTING SHALL CONSIST OF:
 - BUILDING EXTERIOR - 400 WATT METAL HALIDE, LED, OR FLOURESCENT FULL CUTOFF WALL MOUNTED FIXTURES.
- ALL VEHICULAR DRIVES AND PARKING AREAS TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN WALKS INSIDE OF STORAGE AREA TO BE CONSTRUCTED OF ASPHALT, ALL PEDESTRIAN SIDEWALKS ADJACENT TO PUBLIC STREETS TO BE CONSTRUCTED OF CONCRETE, AND THE STORAGE AREA TO BE CONSTRUCTED OF RECYCLED ASPHALT.
- LANDSCAPE MATERIALS SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- ALL FIRE HYDRANTS WILL 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, UNOBSTRUCTED ON THE STREET SIDE WITH A MINIMUM CLEARANCE ON ALL OTHER SIDES WILL BE FIVE (5) FEET.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- THE CONTRACTOR SHALL POTHOLE THE XCEL ENERGY EASEMENT AND LOCATE ALL UTILITIES PRIOR TO TREE INSTALLATION. ALL TREES LOCATED NEAR UTILITIES WITHIN THE EASEMENT SHALL BE MOVED ACCORDINGLY.

1 ADDITION OF TRAILER PARKING COURT LANDSCAPE- 6/15/18

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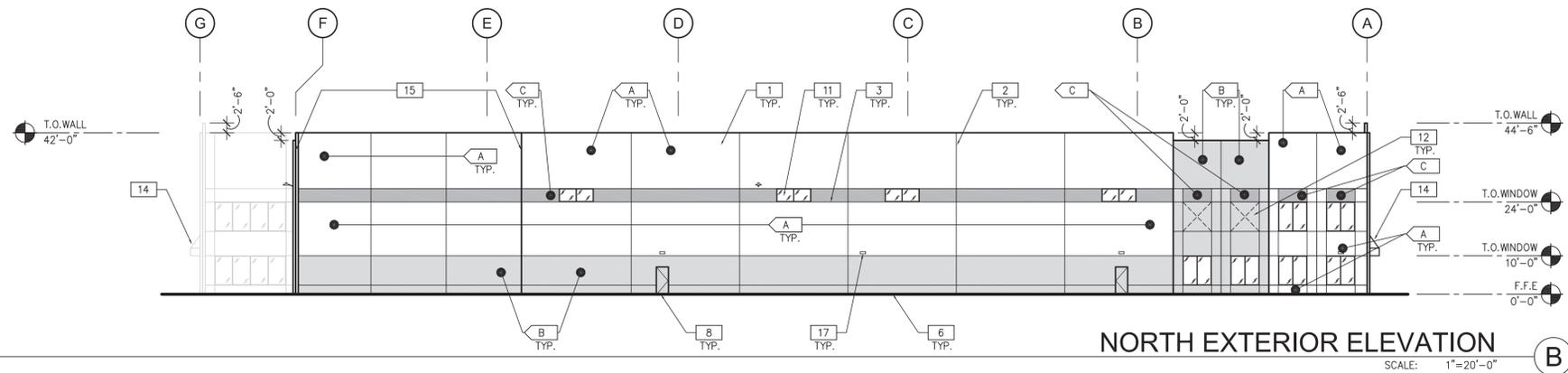
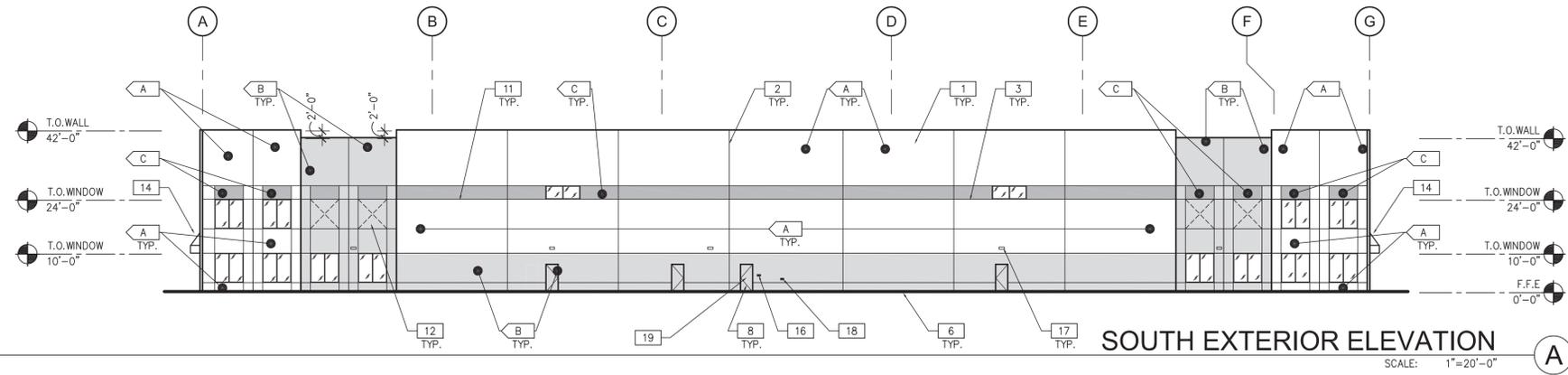
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10

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COLOR LEGEND

PROVIDE 6"-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- A BASE COLOR: SHERWIN WILLIAMS SW 6385 - DOVER WHITE
- B SECONDARY COLOR: SHERWIN WILLIAMS SW 7036 - ACCESSIBLE BEIGE
- C ACCENT COLOR: SHERWIN WILLIAMS SW 7501 - THRESHOLD TAUPE

ELEVATION NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 CONCRETE TILT-UP PANEL, PAINTED.
- 2 CONCRETE TILT-UP PANEL JOINT.
- 3 3/4" V-REVEAL.
- 4 EXTERIOR STEEL STAIRS
- 5 ALUMINUM STOREFRONT SYSTEM WITH CLEAR ANODIZED FRAME AND 1" THICK LOW-E CLEAR INSULATED GLAZING
- 6 FINISH GRADE VARIES, SEE CIVIL DRAWINGS.
- 7 STOREFRONT ENTRY DOOR (PRIMARY FIRE ACCESS)
- 8 HOLLOW METAL DOOR PAINTED TO MATCH ADJACENT FINISH

ELEVATION NOTES (CON'T.)

- 9 9'x10' DOCK HIGH OVERHEAD DOOR PAINTED TO MATCH ADJACENT FINISH
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- 17 WALL MOUNTED BUILDING LIGHT. SEE ELEC. DRAWINGS FOR MORE DETAILS.
- 18 FIRE DEPARTMENT CONNECTION, WITH APPROVED KNOX PLUGS
- 19 FIRE RISER ROOM WITH PERMANENTLY AFFIXED "FIRE RISER ROOM" SIGN ON THE EXTERIOR DOOR

ELEVATIONS

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PA / PM:	RJK
DRAWN BY:	JA
JOB NO.:	DEN16-0016-00

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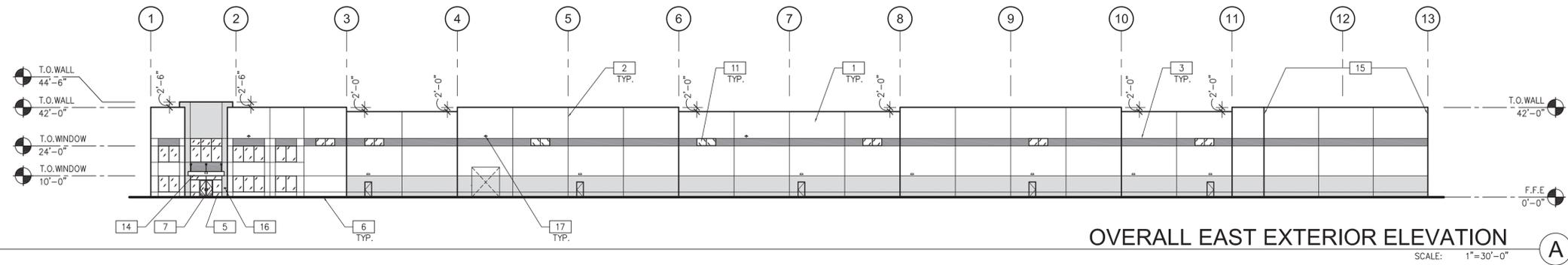
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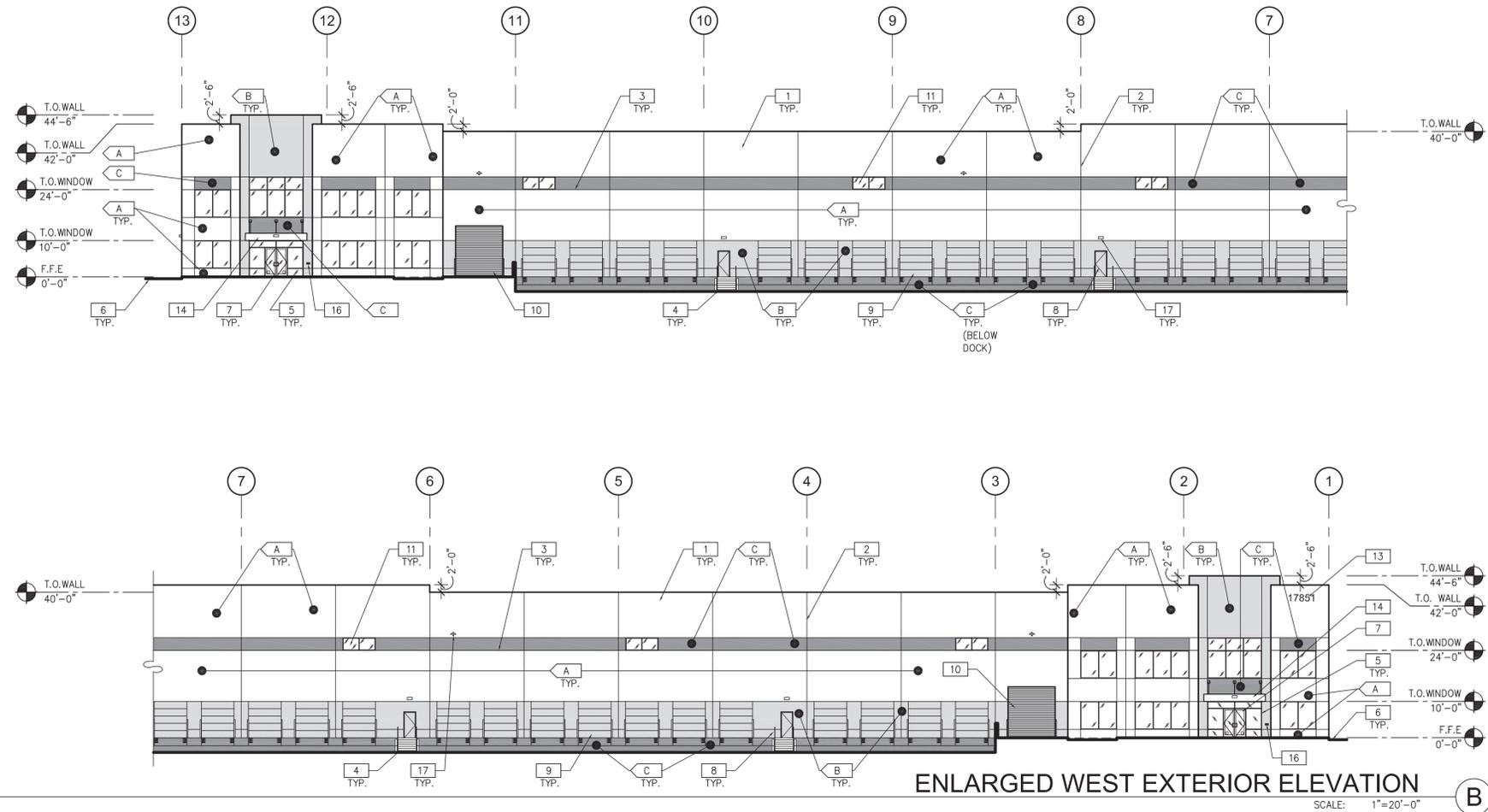
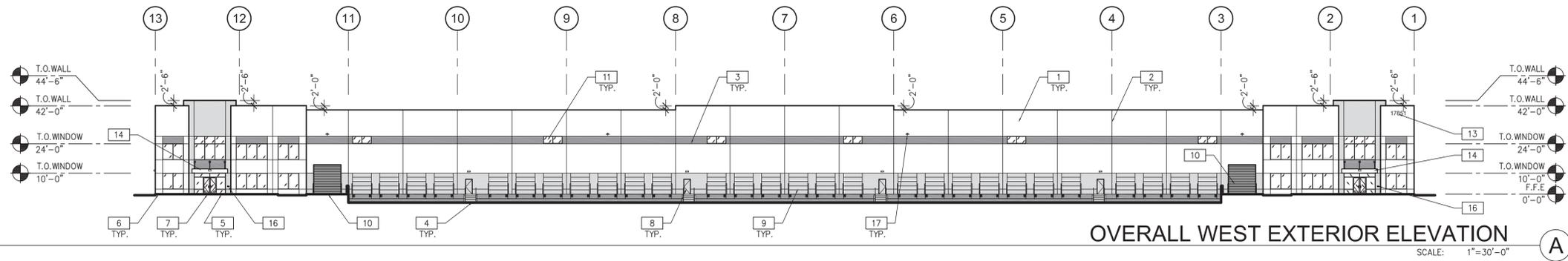


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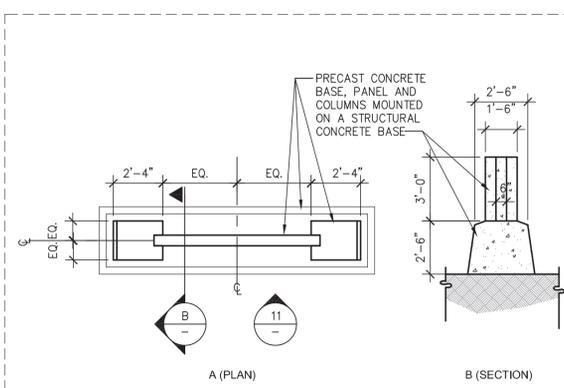
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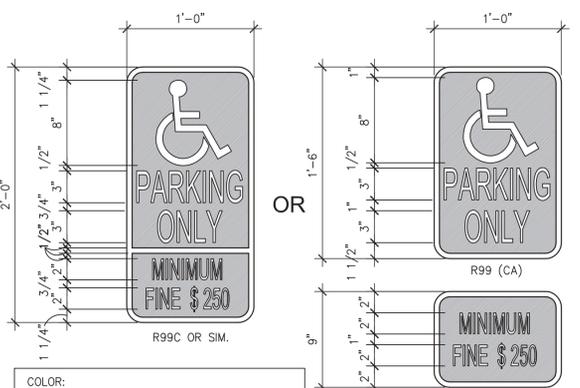
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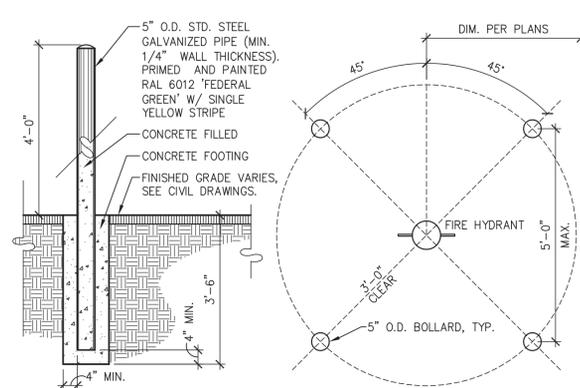
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MONUMENT SIGN-PLAN & SECT.
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MONUMENT SIGN PLAN-SECT (12)



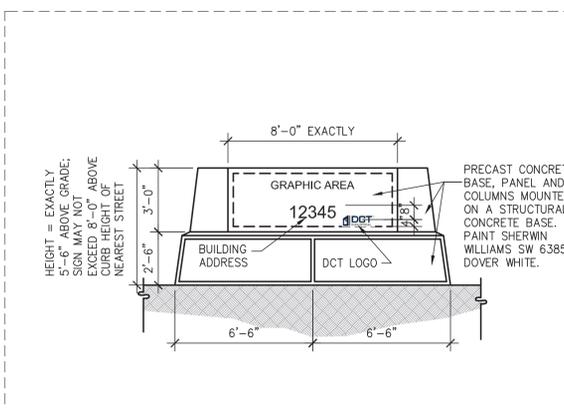
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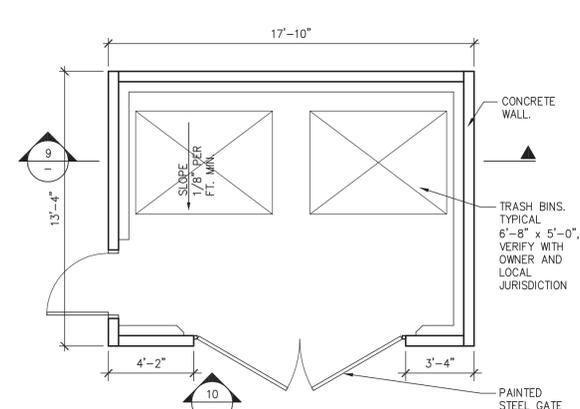
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GATEWAY PARK DESIGN REVIEW COMMITTEE NOTES:

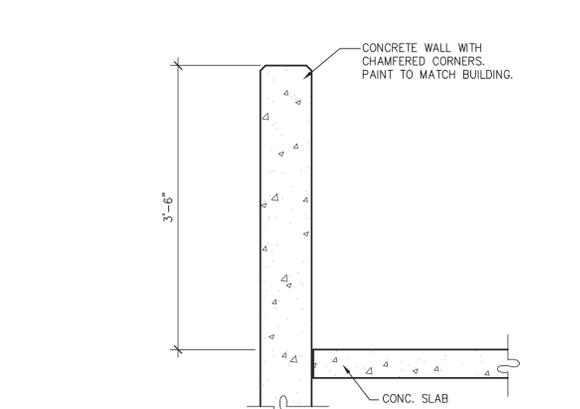
- ALL FREE STANDING BOLLARDS SHALL BE PAINTED A MATCH OF RAL6012 DENVER FEDERAL GREEN WITH A SINGLE 6" YELLOW STRIPE, IF BOLLARDS ARE ADJACENT TO THE BUILDING THEY SHALL BE PAINTED A MATCH OF THE ADJACENT WALL COLOR.
- ELECTRICAL PANEL AND METER, GAS METER SHALL BE SCREENED BY A WALL MADE UP OF THE IDENTICAL MATERIALS AS THE ADJACENT WALL, OR, AT THE DISCRETION OF THE GPDR, MAY BE PAINTED A MATCH OF THE ADJACENT WALL COLOR. THE SCREEN WALL SHALL BE TALL ENOUGH TO FULLY CONCEAL THAT WHICH IT IS INTENDED TO HIDE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY A COLOR SAMPLE OF ANY STANDING SEAM MATERIAL PRIOR TO ORDERING.
- ALL EXTERIOR SITE METAL AND/OR EXTERIOR FURNITURE INCLUDING, BUT NOT LIMITED TO, 2" ROUND SITE SIGNAGE POLES, FRAMES, SIGN BACKS, CART CORRALS, BIKE RACKS, TRASH CANS, EXTERIOR FURNITURE; BACK FLOW PREVENTER COVERS, ETC SHALL BE PAINTED A MATCH OF RAL6012 DENVER FEDERAL GREEN AND BE OF A TYPE CONSISTENT WITH GPDR STANDARDS.
- ALL SITE SIGNAGE INCLUDING, BUT NOT LIMITED TO, WINDOW, TEMPORARY, WALL, AND MONUMENT SIGNS SHALL BE SUBMITTED TO AND APPROVED BY THE GPDR PRIOR TO INSTALLATION.
- MONUMENT SIGN BASE, COLUMNS, AND PANEL SHALL BE GATEWAY PARK STANDARD. THE STANDARD GPDR MONUMENT SIGN EXHIBIT MUST BE PLACED ON THE SITE PLAN AND CONSTRUCTION DRAWINGS.
- FLAGPOLES SHALL BE TAPERED ROUND FLAGPOLES WITH INTERNAL HALYARD SYSTEM. FACTORY POWDERCOAT FINISH A MATCH OF RAL6012 'DENVER FEDERAL GREEN'. COLOR SAMPLE MUST BE SUBMITTED TO GPDR PRIOR TO ORDERING. ONLY ONE FLAG PER FLAGPOLE IS ALLOWED.
- ALL TRASH ROLL-OFF ENCLOSURES MUST BE, AT MINIMUM, SEVEN FEET TWO INCHES (7'2") IN HEIGHT TO FULLY CONCEAL THE TRASH CONTAINERS.
- ALL TRASH COMPACTOR ENCLOSURES MUST BE, AT MINIMUM, NINE FEET (9') IN HEIGHT, AND ANY PORTION OF THE COMPACTOR VISIBLE ABOVE THE DOORS OR WALLS SHALL BE PAINTED A MATCH OF THE ADJACENT FIELD COLOR.
- ALL MAN DOORS, SECURITY CAMERAS, ROLLUP DOORS, ETC SHALL BE PAINTED A MATCH OF THE ADJACENT FIELD COLOR.
- ALL GUTTERS AND DOWNSPOUTS ARE TO BE PAINTED INSIDE AND OUT TO MATCH THE ADJACENT WALL COLOR.
- ROOF OVERFLOW DRAINS SHALL BE PAINTED INSIDE AND OUT TO MATCH THE ADJACENT WALL COLOR.



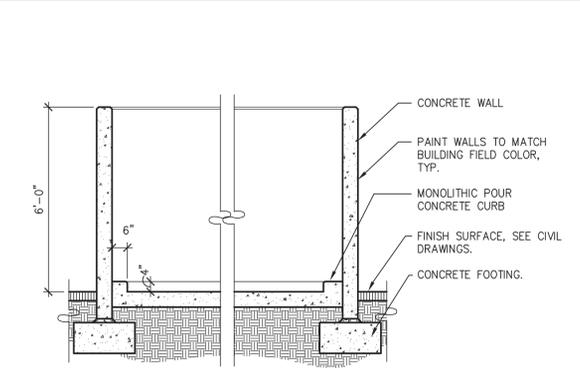
MONUMENT SIGN-FRONT ELEV.
SCALE: 1/4"=1'-0"
MONUMENT SIGN FRONT ELEV (11)



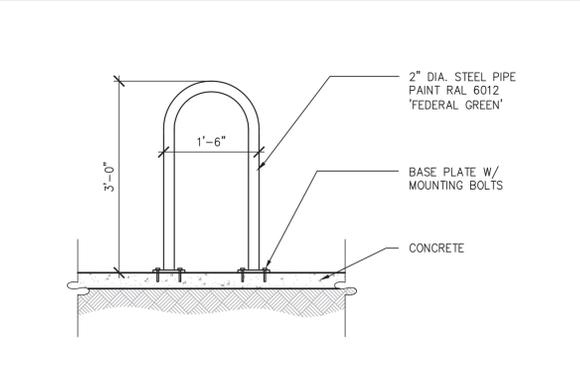
TRASH ENCLOSURE PLAN
SCALE: 1/4"=1'-0"
ESITE-Trash_enclosure_plan-01 (8)



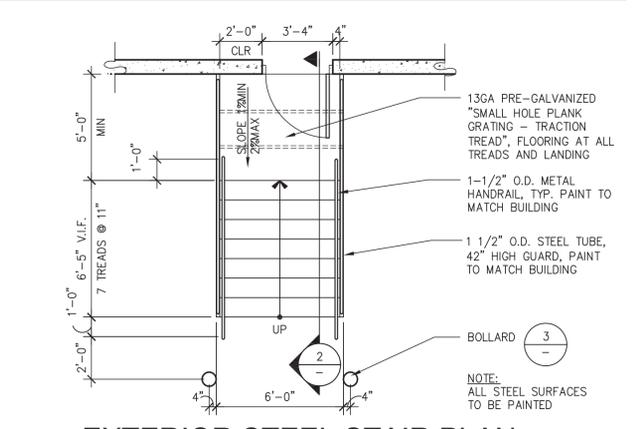
GUARDRAIL AT DRIVE-IN RAMP
SCALE: 1"=1'-0"
GUARDRAIL-RAMP (4)



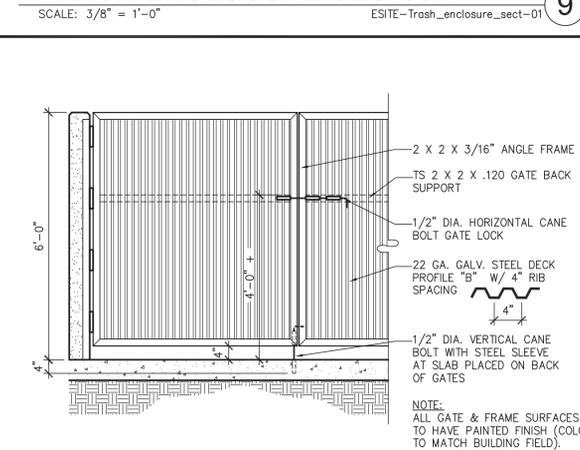
TRASH ENCLOSURE SECTION
SCALE: 3/8"=1'-0"
ESITE-Trash_enclosure_sect-01 (9)



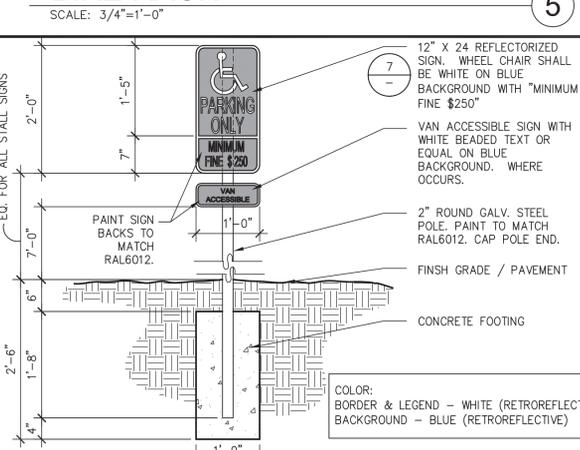
BIKE RACK
SCALE: 3/4"=1'-0"
(5)



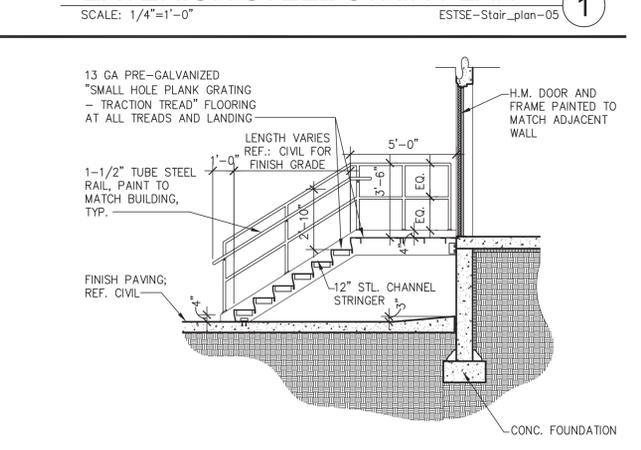
EXTERIOR STEEL STAIR PLAN
SCALE: 1/4"=1'-0"
ESTSE-Stair_plan-05 (1)



TRASH ENCLOSURE GATE
SCALE: 1/2"=1'-0"
ESITE-Trash_enclosure_gate-02 (10)



ACCESSIBLE SIGNAGE
SCALE: 3/4"=1'-0"
EACSI-Parking_iden_van-00 (6)



STAIR SECTION
SCALE: 1/4"=1'-0"
STAIR SECTION (2)

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SITE DETAILS

DATE	REMARKS
07-06-2016	SITE PLAN SUBMITTAL
08-25-2016	2ND PLANNING SUBMITTAL
10-27-2016	3RD PLANNING SUBMITTAL
11-18-2016	4TH PLANNING SUBMITTAL

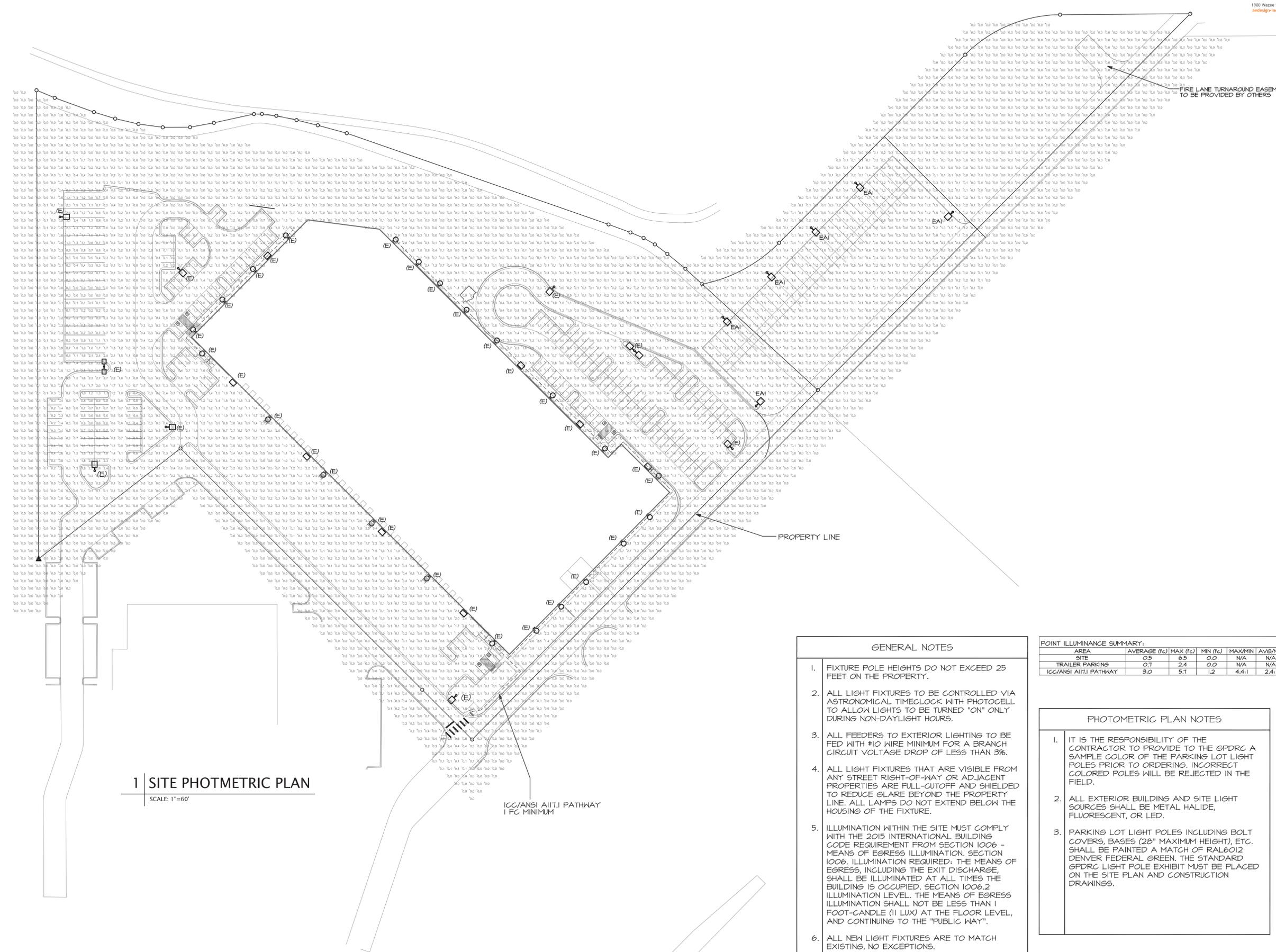
PA / PM: RJK
DRAWN BY:
JOB NO.: DEN16-0016-00

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DATE	REMARKS
04-11-2018	SITE PLAN AMENDMENT
06-15-2018	SITE PLAN AMEND. 2ND SUBMITTAL
07-19-2018	SITE PLAN AMEND. 3RD SUBMITTAL
10-27-2018	3RD PLANNING SUBMITTAL
11-16-2018	4TH PLANNING SUBMITTAL
12-21-2017	PRELIM. DRAINAGE RESUBMITTAL
01-18-2017	INT'L AR SET
02-24-2017	MONUMENT SIGN REVISION

PA / PM:	PG
DRAWN BY:	AEDG
JOB NO.:	DEN16-0016-00

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1 | SITE PHOTOMETRIC PLAN
SCALE: 1"=60'

GENERAL NOTES

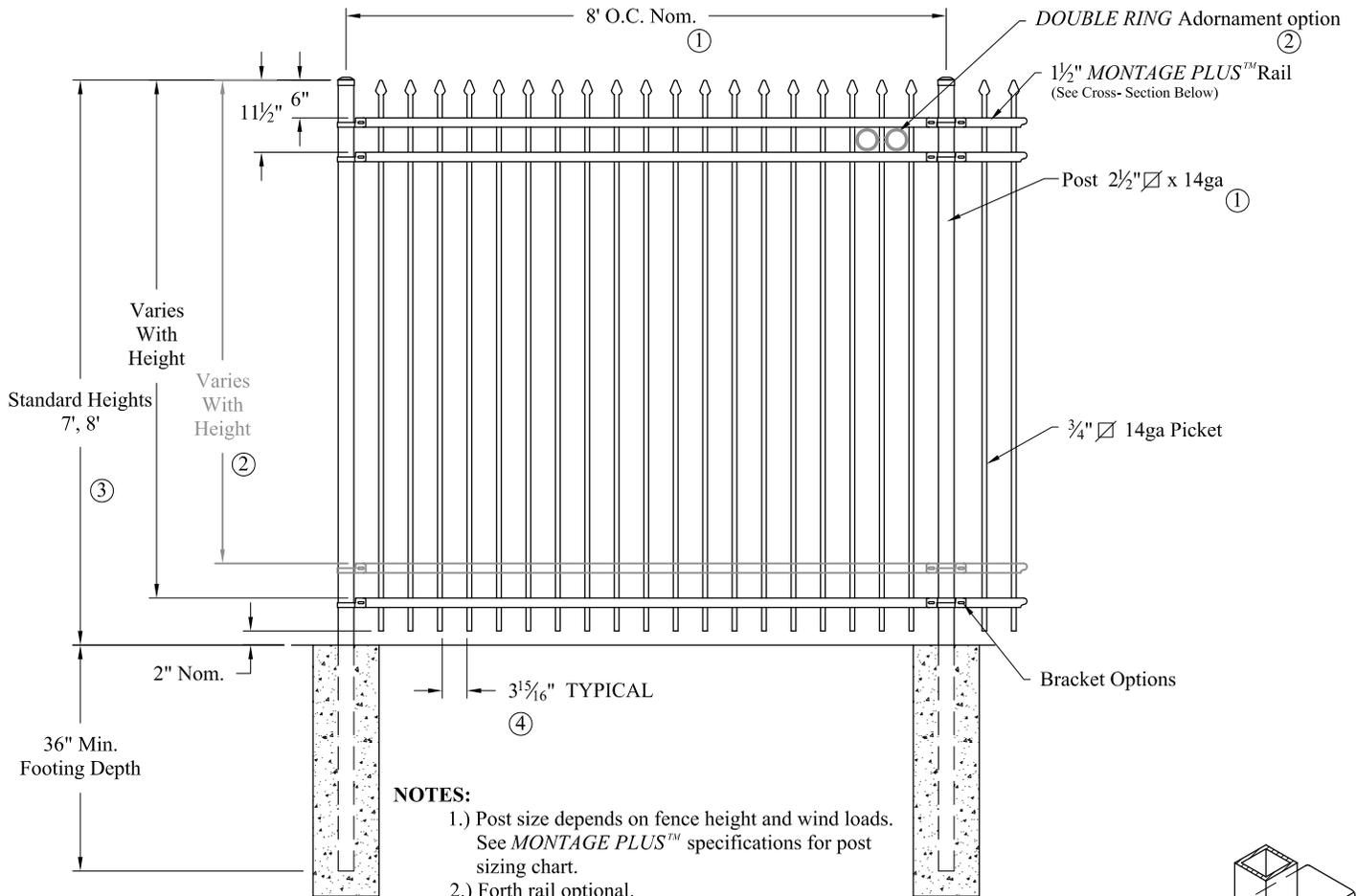
- FIXTURE POLE HEIGHTS DO NOT EXCEED 25 FEET ON THE PROPERTY.
- ALL LIGHT FIXTURES TO BE CONTROLLED VIA ASTRONOMICAL TIMELOCK WITH PHOTOCCELL TO ALLOW LIGHTS TO BE TURNED "ON" ONLY DURING NON-DAYLIGHT HOURS.
- ALL FEEDERS TO EXTERIOR LIGHTING TO BE FED WITH #10 WIRE MINIMUM FOR A BRANCH CIRCUIT VOLTAGE DROP OF LESS THAN 3%.
- 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.
- 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 SHALL NOT BE LESS THAN 1 FOOT-CANDLE (1 LUX) AT THE FLOOR LEVEL, AND CONTINUING TO THE "PUBLIC WAY".
- ALL NEW LIGHT FIXTURES ARE TO MATCH EXISTING, NO EXCEPTIONS.

POINT ILLUMINANCE SUMMARY:

AREA	AVERAGE (fc)	MAX (fc)	MIN (fc)	MAX:MIN	AVG:MIN
SITE	0.5	6.5	0.0	N/A	N/A
TRAILER PARKING	0.7	2.4	0.0	N/A	N/A
ICG/ANSI A111 PATHWAY	3.0	9.1	1.2	4.4:1	2.4:1

PHOTOMETRIC PLAN NOTES

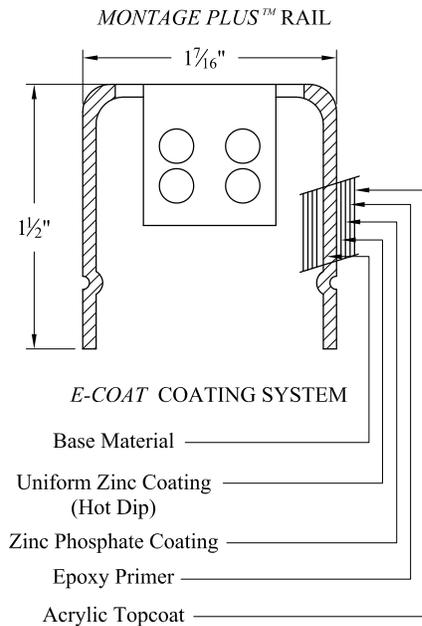
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TO THE GPDRG A SAMPLE COLOR OF THE PARKING LOT LIGHT POLES PRIOR TO ORDERING. INCORRECT COLORED POLES WILL BE REJECTED IN THE FIELD.
- ALL EXTERIOR BUILDING AND SITE LIGHT SOURCES SHALL BE METAL HALIDE, FLUORESCENT, OR LED.
- PARKING LOT LIGHT POLES INCLUDING BOLT COVERS, BASES (28" MAXIMUM HEIGHT), ETC. SHALL BE PAINTED A MATCH OF RAL6012 DENVER FEDERAL GREEN. THE STANDARD GPDRG LIGHT POLE EXHIBIT MUST BE PLACED ON THE SITE PLAN AND CONSTRUCTION DRAWINGS.



NOTES:

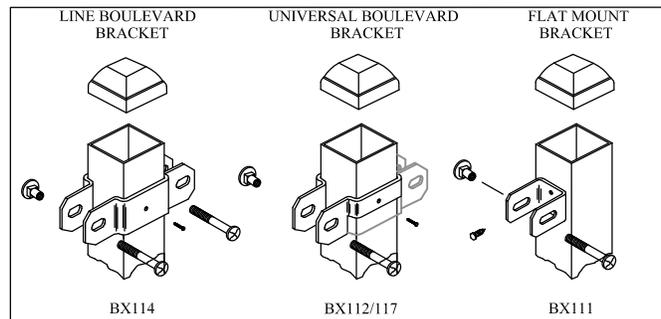
- 1.) Post size depends on fence height and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.
- 2.) Forth rail optional.
- 3.) 7' - 8' Heights will require a 14ga Picket & 14ga Post.

RAKING DIRECTIONAL ARROW
 Welded panel can be raked 30" over 8' with arrow pointing down grade.



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Title: **MONTAGE COMMERCIAL CLASSIC 3/4-RAIL**

DR: NJB SH . 1 of 1 SCALE: DO NOT SCALE

CK: BS Date 09/21/11 REV: d



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Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1RCISO7-8