

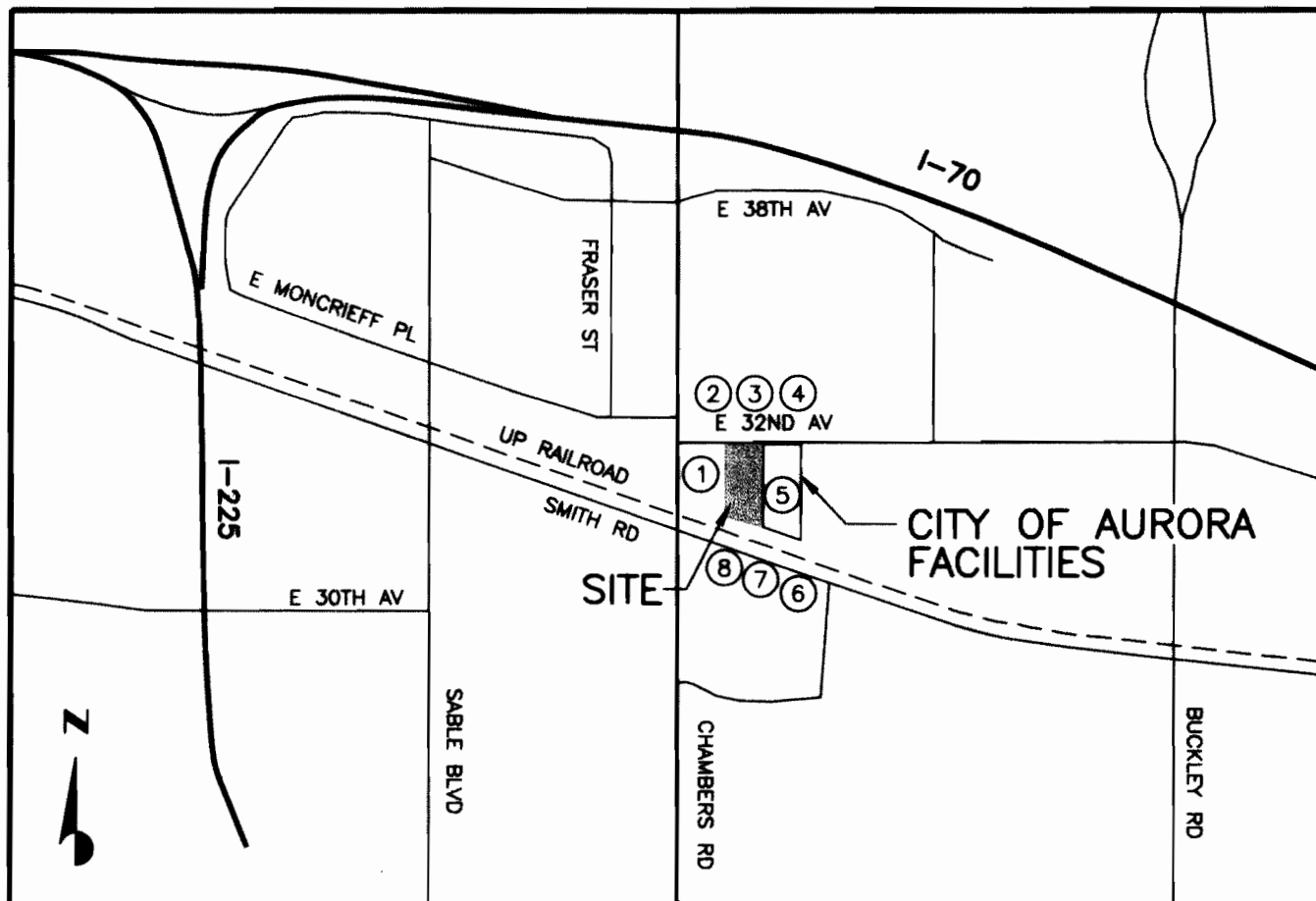
PENSKE CENTER
LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1
CITY OF AURORA, COLORADO

LEGAL DESCRIPTION

LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1, CITY OF AURORA, COLORADO
PARCEL CONTAINS (432,814 SQUARE FEET) 9.936 ACRES

NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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."
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 PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. 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.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
7. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN 8 INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER 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 DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. 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 UNOBTSTRUCTED 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.
9. 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.
10. ALL CROSSINGS AND 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.
11. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
12. "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' 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11 AND CABO/ANSI 117.1.
13. 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.
14. ALL LIGHTING TO BE DOWNCAST
15. NO ARCHITECTURAL FEATURE (I.E. ROOF OVERHANG, FOUNDATION, FOOTERS, CANTILEVERED WALLS, ETC.) IS ALLOWED TO ENCRORACH INTO ANY EASEMENT.
16. ILLUMINATION OF ANY KIND SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH THEY ORIGINATE.
17. SIGN LOCATIONS AND SIZES SHOWN ON THE SITE PLAN ARE NOT APPROVED AS PART OF THE SITE PLAN REVIEW AND APPROVAL PROCESS. THESE SIGNS REQUIRE A SEPARATE SIGN APPROVAL PERMIT.
18. ALL CONSTRUCTION TRAFFIC SHALL ACCESS THE SITE FROM CHAMBERS ROAD OR BUCKLEY ROAD VIA EAST 32nd AVENUE, AND NOT THROUGH THE RESIDENTIAL AREA TO THE NORTH.



VICINITY/OWNERSHIP MAP
SCALE: 1" = 2000'

ADJACENT OWNERSHIP

MARK	OWNERSHIP	ZONING	EXISTING LAND USE
①	WALTER LESSER P.O. BOX 2918 LITTLETON, CO 80161	B-3	RESIDENTIAL
②	BERNEICE A. ALDRED 15381 E. 32ND AVENUE AURORA, CO 80111	M-1	RESIDENTIAL
③	CHARLES & JUDYTHE STEVENS 39 TILLY LN CASTLEROCK, CO 80104	M-1	CONSTRUCTION STORAGE YARD
④	NORMAN & DELILA GORDON 6576 S. ANDES PLACE AURORA, CO 80016	M-1	AGRICULTURAL/ STABLE
⑤	AURORA CAPITAL LEASING GROUP 1470 S. HAVANA AURORA, CO 80012	EXEMPT	CITY OF AURORA OFFICES & MAINT. YARD
⑥	YELLOW FREIGHT SYSTEMS 10990 ROE AVENUE SHAWNEE MSN, KS 66211	M-1	COMMERCIAL
⑦	CLARON E. ASHBURN 15400 SMITH ROAD AURORA, CO 80011	M-1	COMMERCIAL
⑧	JOHN C. & KAY MARQUIS 15370 SMITH ROAD #1 AURORA, CO 80011	M-1	COMMERCIAL

SHEET INDEX

DESCRIPTION	SHEET NUMBER
TITLE SHEET	1
SITE INFORMATION AND DETAILS	2
SITE PLAN	3
LANDSCAPE PLAN	4
BUILDING ELEVATIONS	5

AFFIDAVIT:

PENSKE CENTER
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1

THIS SITE PLAN APPROVAL 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, Carlos Questell HAS CAUSED THESE PRESENTS TO BE
EXECUTED THIS 18th DAY OF October AD, 20 00

BY: Carlos Questell
(PRINCIPAL OR OWNER)

CORPORATE
SEAL

NOTARIAL:
Carlos Questell
STATE OF Pennsylvania
COUNTY OF DAKOTA
Vice President of Real Estate

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October
AD, 20 00 BY Carlos Questell
(PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL
Nancy J. Hutchins
NOTARY PUBLIC

Notarial Seal
Nancy J. Hutchins, Notary Public
County: Two, State: Colorado
My Commission Expires July 28, 2003
Member, Pennsylvania Association of Notaries

NOTARY
SEAL

MY COMMISSION EXPIRES 7/29/03 NOTARY/BUSINESS ADDRESS: Reading, PA

CITY OF AURORA APPROVALS:

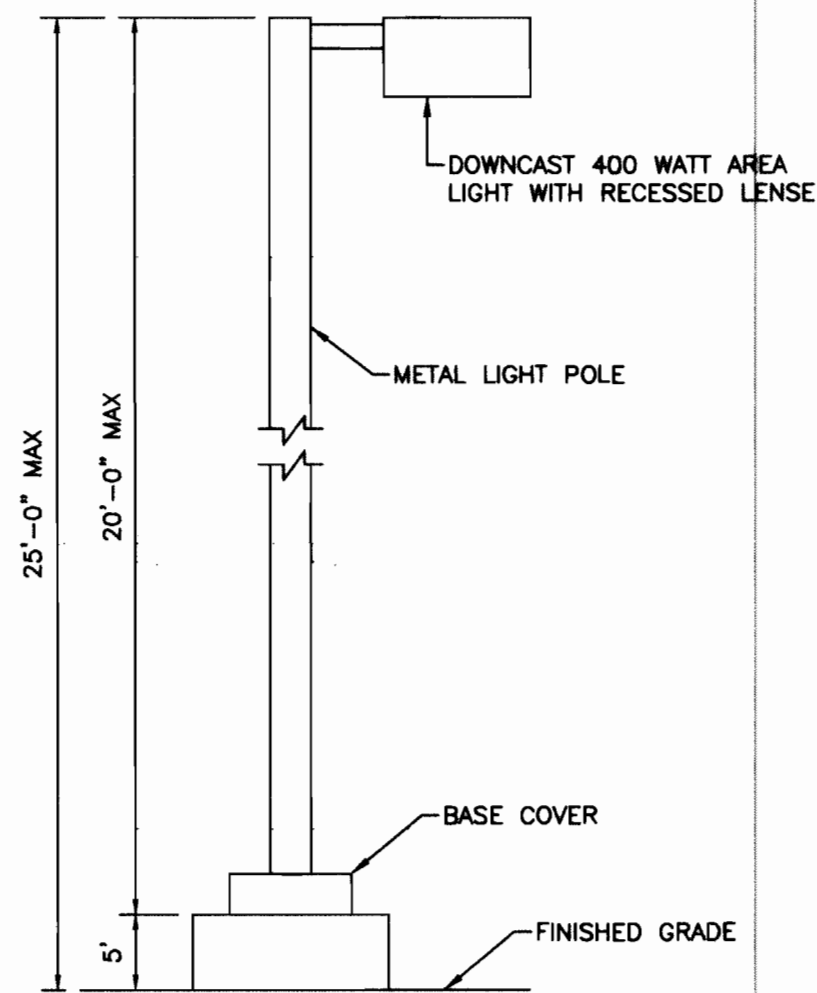
CITY ATTORNEY: Bob Rogers DATE: 11-7-00
PLANNING DIRECTOR: Debbie M. Balkas DATE: 11-7-00
PLANNING COMMISSION: 11-7-00 DATE: 8-9-00
CHAIRMAN
CITY COUNCIL: 11-7-00 DATE: 11-7-00
MAYOR
ATTEST: 11-7-00 DATE: 11-7-00
CITY CLERK

RECORDERS CERTIFICATE:

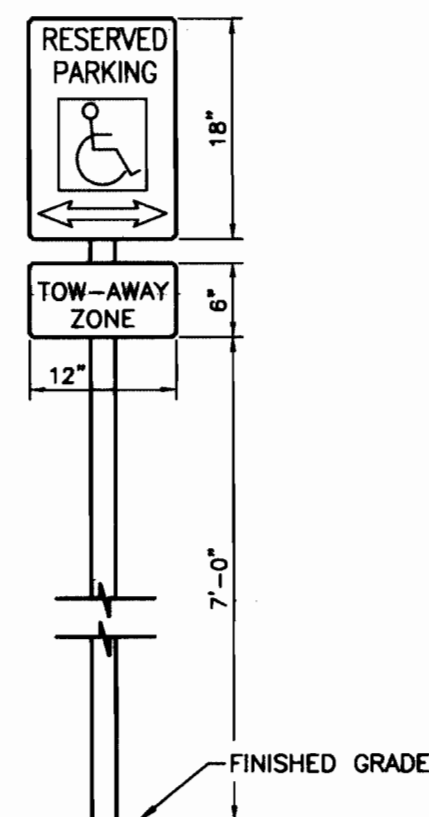
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY,
COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, 20 _____
CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENTS	
1 REVISIONS PER CITY COMMENTS	LCJ JMK 7/20/00
9.8.2022 Minor Amendment to add security fencing	
PENSKE Truck Leasing	PENSKE 1541 W. BELL DE MAR TEMPE, AZ 85283 Phone: (714) 572-6277 Fax: (480) 730-5281
Galloway, Romero & Associates Design Engineering Planning 5350 DTC Parkway Englewood, Colorado 80111 Tel. (303) 770-8884 Fax. (303) 770-3636	
TITLE SHEET PENSKE CENTER	
15500 E. 32nd AVENUE AURORA, COLORADO	
Designed By: LCJ	Date: MAY, 2000
Drawn By: LCJ	Scale: FULL
Checked By: LCJ	Disk File: ZP23PCS
Sht 1 OF 5	

N:\PENSKE\ZP23\PLANNING\PRELIM\ZP23PDET.dwg Tue Sep 19 13:49:19 2000 650



SITE LIGHT DETAIL
NOT TO SCALE



HANDICAP PARKING SIGN
NOT TO SCALE

DEVELOPMENT DATA

LAND AREA WITHIN PROPERTY LINES	432,814 SQ. FT.	9.936 ACRES
GROSS FLOOR AREA	12,215 SQ. FT.	
NUMBER OF BUILDINGS	1	
NUMBER OF STORIES	2	
MAXIMUM HEIGHT OF BUILDINGS	NOT TO EXCEED 80'	
TOTAL ROOF COVERAGE	14,150 S.F./3.3%	
HARD-SURFACE AREA (EXCLUSIVE OF ROOFS)	304,134 S.F./70.3%	
AREA DEVOTED TO LANDSCAPING WITHIN SITE	114,531 S.F./26.4%	
PRESENT ZONING CLASSIFICATION	M-1	
PROPOSED USES	TRUCK LEASING AND REPAIR	
TYPE OF SIGNS PERMITTED	WALL, WINDOW AND MONUMENT	
PERMITTED MAXIMUM SIGN AREA	80 SQ. FT.	
PROPOSED SIGN AREA	80 SQ. FT. (ALL WALL SIGNAGE)	
LOADING SPACES PROVIDED	1	
PARKING SPACES PROVIDED	31 (SEE CALCULATIONS BELOW)	
HANDICAP SPACES PROVIDED	2	

PARKING CALCULATIONS

PARKING REQUIRED

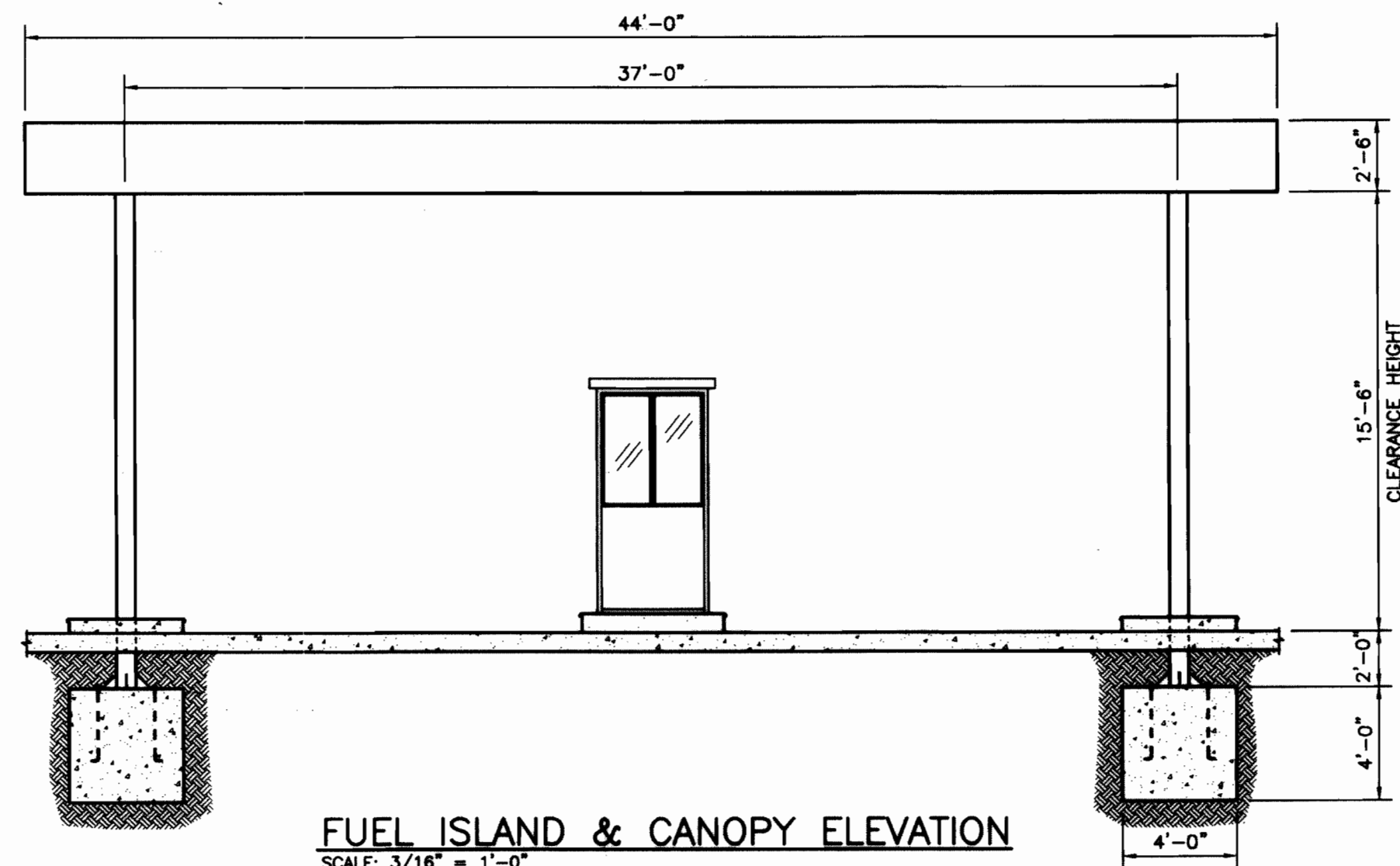
MOTOR VEHICLE LEASING & REPAIR	
1 SPACE/1.5 EMPLOYEES (10)	15
OFFICE	
1 SPACE/300 SF (4,800 SF)	16
TOTAL REQUIRED	31
HANDICAP ACCESSIBLE PARKING	2

PARKING PROVIDED:

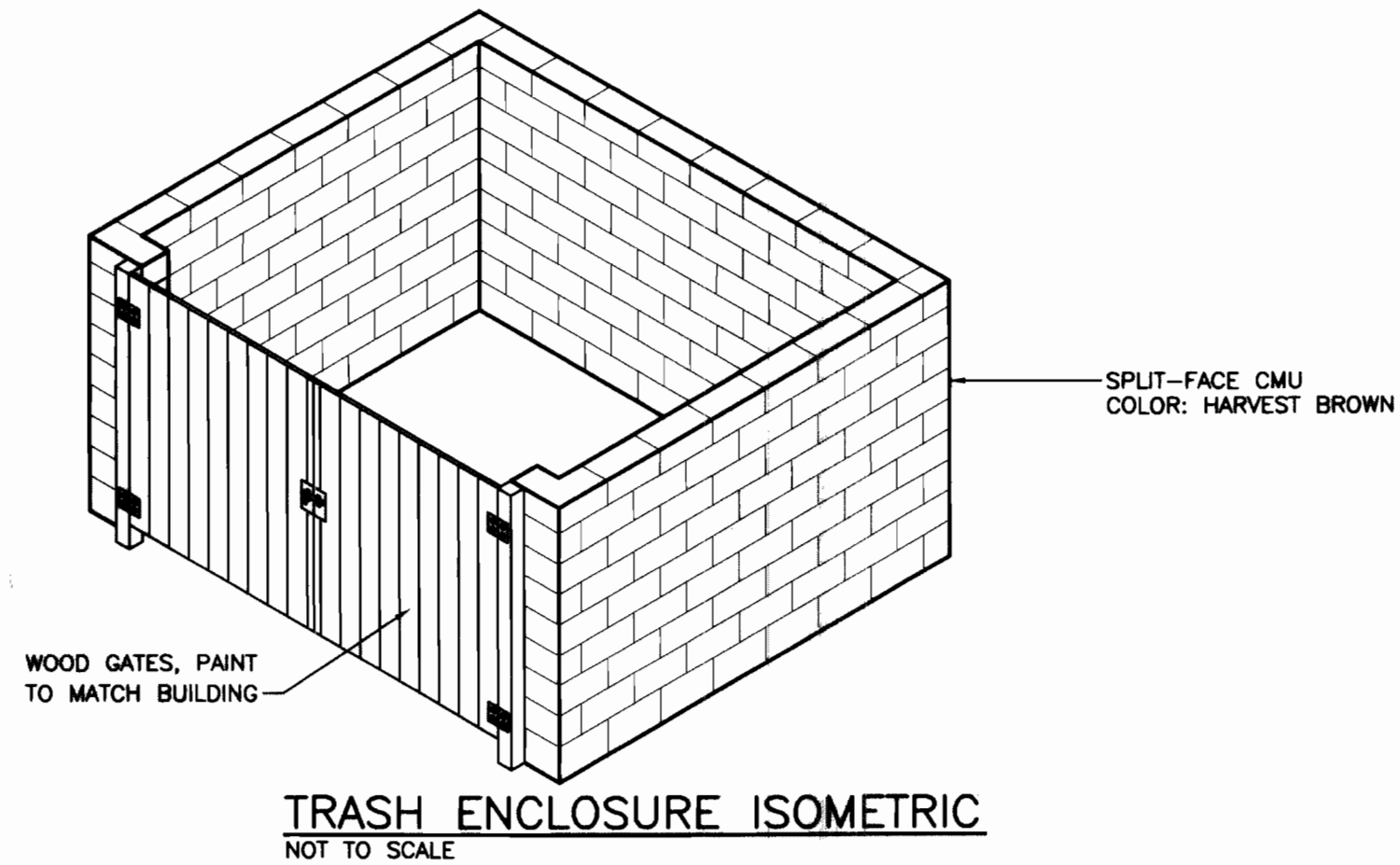
REGULAR	31 SPACES
TRUCK	150 SPACES
HANDICAP	2 SPACE
TOTAL:	183 SPACES

PARKING:

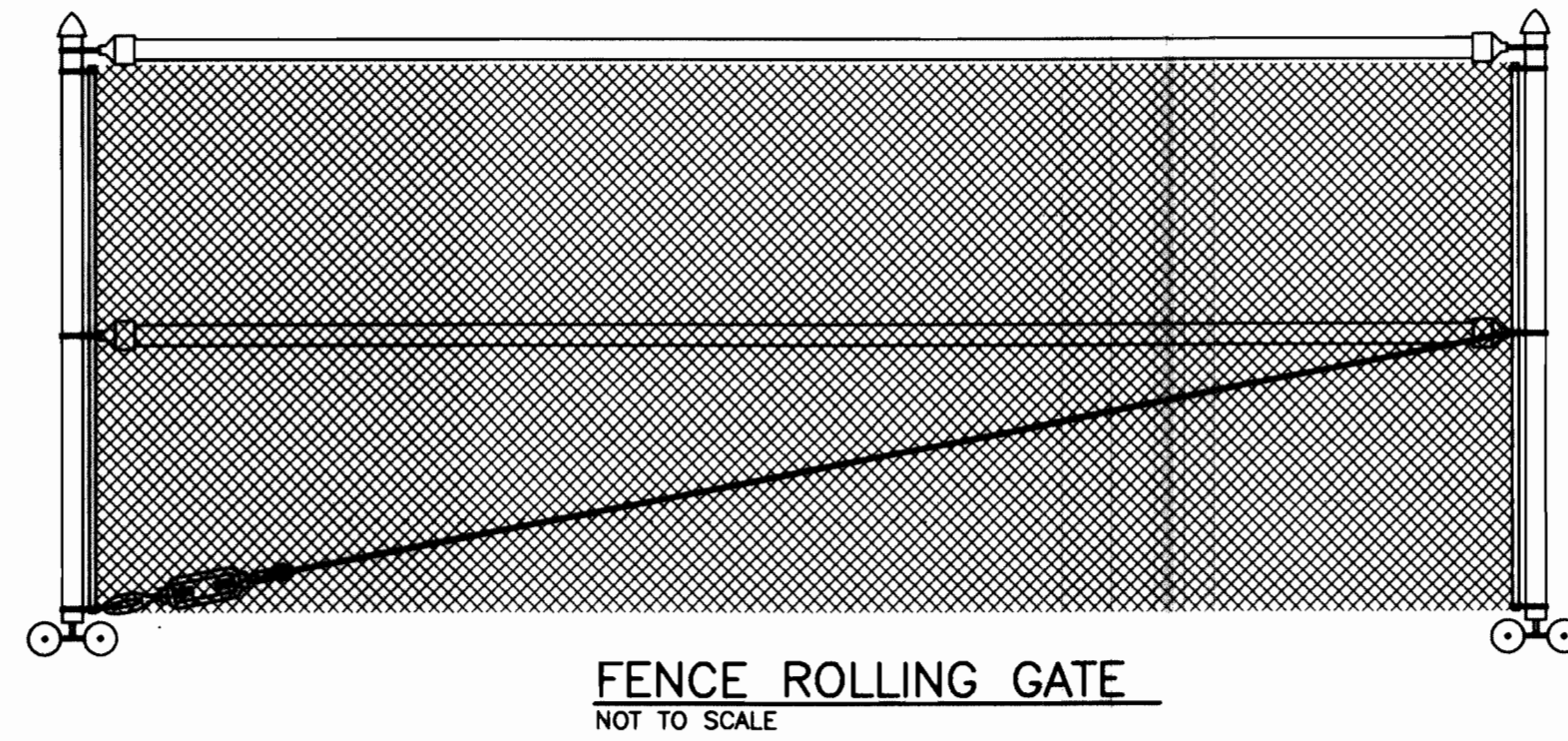
50' X 12' TRUCK PARKING	= 44
60' X 12' TRUCK PARKING	= 106
19' X 9' PARKING	= 31
19' X 8' HANDICAP PARKING	= 2



FUEL ISLAND & CANOPY ELEVATION
SCALE: 3/16" = 1'-0"



TRASH ENCLOSURE ISOMETRIC
NOT TO SCALE





SIGN AREA CALCULATIONS

BUILDING FRONTAGE = 80 L.F.
ALLOWABLE SIGN AREA = 80 SF
MAX SIGNS PER USE = 5
ALLOWABLE SIGNS: WALL, WINDOW & GROUND SIGNS
ALLOWABLE GROUND SIGN HEIGHT: EIGHT (8) FEET

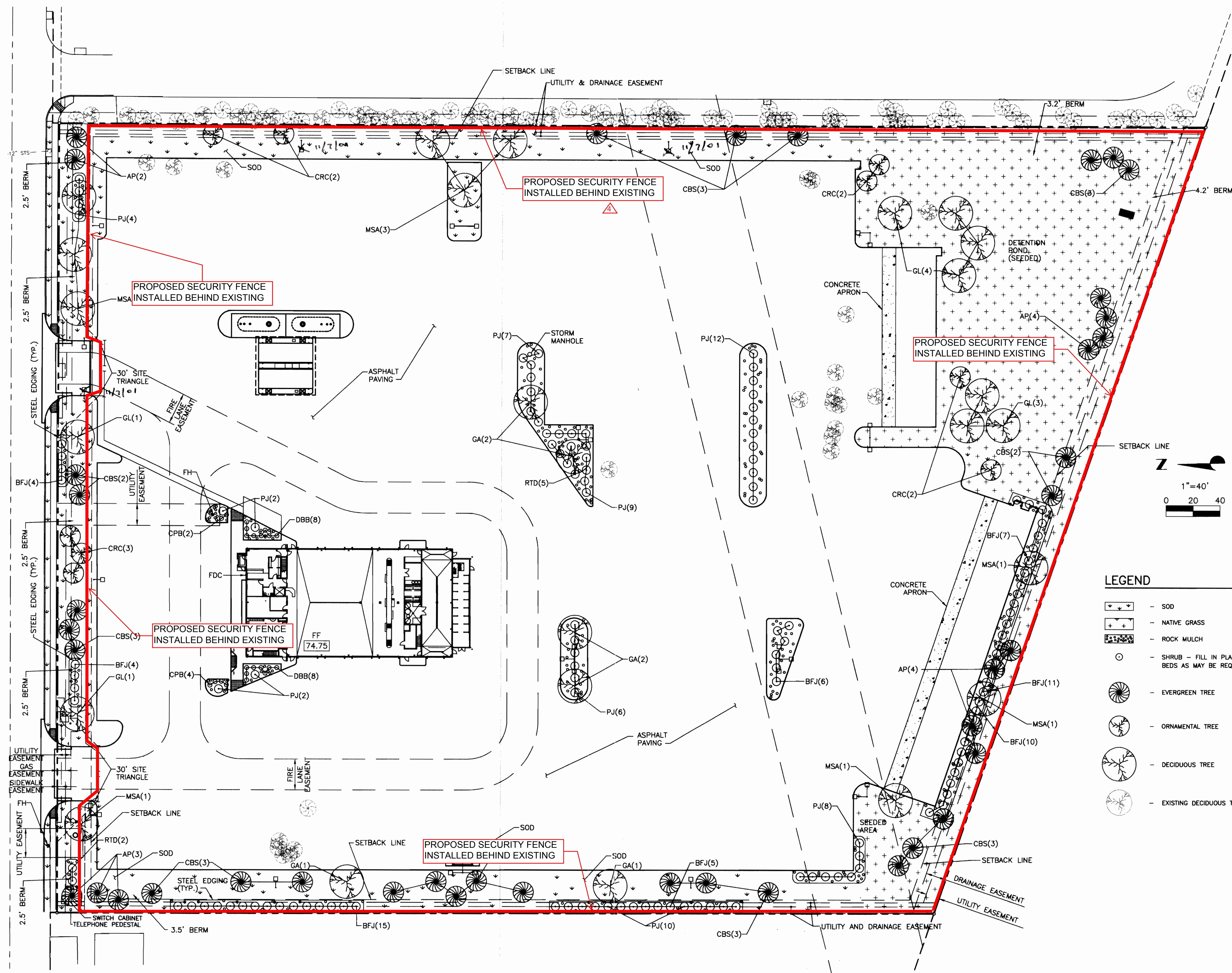
USE APPROVAL

PER SECTIONS 146-1172 (10) AND (11) OF THE CITY ZONING ORDINANCE, REPAIR, RENTAL AND SERVICING IN A M-1 DISTRICT IS PERMITTED SUBJECT TO SITE PLAN APPROVAL.

AMENDMENTS			
1	REVISIONS PER CITY COMMENTS	LCJ	JMK 7/20/00
<div>PENSKE Truck Leasing</div>		<div> Galloway, Romero & Associates Design Engineering Planning 5350 DTC Parkway Englewood, Colorado 80111 Tel. (303) 770-8884 Fax. (303) 770-3636</div>	
		SITE INFORMATION AND DETAILS	
		PENSKE CENTER	
		15500 E. 32nd AVENUE	
		AURORA, COLORADO	
Designed By: LCJ	Date: MAY, 2000	Sht	2 OF 5
Drawn By: LCJ	Scale: FULL		
Checked By: LCJ	Disk File: ZP23PDET		

NOTES

- THE CONTRACTOR IS TO FURNISH AND INSTALL PLANT MATERIALS AS NOTED. ALL PLANT MATERIAL MUST EQUAL OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT, AND IS SUBJECT TO APPROVAL OF THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR IS TO VERIFY FIELD CONDITIONS AND NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- CONTRACTOR TO REPAIR OR REPLACE ANY SOD, MULCH OR SITE IMPROVEMENTS DISTURBED OR DAMAGED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR TO PROVIDE FOR PROTECTION OF ALL UTILITIES, PRIVATE OR PUBLIC PROPERTY, AND PUBLIC SAFETY FOR THE DURATION OF THE CONTRACT AND SHALL REPAIR OR REPLACE ANY DAMAGES TO SAME WITHOUT ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT.
- CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND ORDERLY AND SHALL DISPOSE OF ALL WASTE AND DEBRIS AT AN APPROVED LOCATION OFF-SITE PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR TO MAINTAIN ALL PLANTINGS INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE AND TURNOVER TO OWNER.
- CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT.
- PLANTS SHALL BE GUARANTEED FOR ONE GROWING SEASON. SPRING PLANTINGS WILL BE GUARANTEED THROUGH OCTOBER OF THE SAME YEAR. ANY PLANTINGS AFTER THE MONTH OF AUGUST WILL BE GUARANTEED THROUGH MAY THE FOLLOWING SPRING. ANY PLANT MATERIAL THAT IS IN QUESTIONABLE CONDITION MAY RECEIVE AN EXTENDED GUARANTEE AT THE REQUEST OF THE LANDSCAPE CONTRACTOR AND APPROVAL OF THE OWNERS REPRESENTATIVE. ALL GUARANTEES ON PLANTS ARE 100% INCLUDING MATERIALS AND LABOR BASED UPON A ONE-TIME REPLACEMENT.
- PRIOR TO ANY PLANTING OPERATIONS, THE AREA TO BE PLANTED IS TO BE PREPARED WITH 5 CUBIC YARDS OF ORGANIC MATERIAL/1,000 SQUARE FEET OF AREA TO BE PLANTED, ROTOTILLED A MINIMUM OF 6" DEEP.
- ALL TREES AND SHRUBS ARE TO BE PLANTED AFTER ROUGH GRADING AND PRIOR TO PLACING OF GROUND COVER MATERIAL.
- SOD SHALL BE DROUGHT TOLERANT SPECIES, WHENEVER POSSIBLE, APPROVED BY OWNER AND SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND NO VOIDS BETWEEN STRIPS. SOD TO BE FERTILIZED WITH GRANULAR DIAMMONIUM PHOSPHATE (18-46-0) AT RATE OF SIX (6) POUNDS PER 1,000 SQ. FT.
- EXCAVATE PLANTING PIT TWICE AS WIDE AS ROOT BALL. PREPARE PLANT BACKFILL TO BE 1/3 ORGANIC MATERIAL AND 2/3 CLEAN TOPSOIL. STAKE ALL EVERGREEN TREES AND ALL DECIDUOUS TREES OVER 3" CALIPER WITH TREE GUY WIRES AND CANVAS STRAPS WITH GROMMETS. STAKE ALL DECIDUOUS TREES UNDER 3" CALIPER WITH T-BAR METHOD (TWO STAKES PER TREE). NO EXPOSED WIRES SHOULD COME INTO CONTACT WITH THE TRUNK FOR EITHER GUYING METHOD. TREE WRAP ALL DECIDUOUS TREES TO SECOND BRANCH.
- PLANTING BED EDGER TO BE RYERSON STEEL EDGER, 1/8" x 4" x 10", OR EQUAL, AS APPROVED BY THE OWNERS REPRESENTATIVE.
- ALL BEDS TO BE MULCHED WITH ROCK. SUBMIT SAMPLE TO OWNERS REPRESENTATIVE FOR APPROVAL. MULCH ALL PLANTING BEDS AT A THREE INCH DEPTH.
- PLACE GEOTEXTILE FABRIC (MIRAFI #140-S OR EQUAL) UNDER ALL ROCK AND PLANTING BEDS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF THE IRRIGATION SYSTEM. LAWN AND PLANTING BEDS SHALL BE ZONED SEPARATELY. LAWN SHALL BE IRRIGATED WITH POP-UP SPRAYS AND ROTORS (SPACE ALLOWED). NO OVERSPRAY INTO ASPHALT, ROADWAYS OR OTHER PLANTING AREAS IS PERMITTED. TREES AND SHRUBS TO BE DRIP IRRIGATED. ONE EMITTER PER TREE UNLESS DIRECTED OTHERWISE BY OWNERS REPRESENTATIVE. PERENNIAL, GROUNDCOVER AND ANNUAL PLANTING AREAS TO BE IRRIGATED WITH MICROSPRAYS OR TURF-TYPE POP-UPS ZONED SEPARATELY FROM TURF.
- THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE TO THE OWNER AN ACCURATE, SCALED, AS-BUILT DRAWING OF THE IRRIGATION LINES AND HEADS. A COPY OF THIS DRAWING SHALL BE LEFT INSIDE THE IRRIGATION CONTROLLER BOX AT THE PROJECT SITE.
- ALL HEADS TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS AND WALK-WAYS.
- BACKFLOW PREVENTION DEVICE SHALL BE IN ACCORDANCE WITH CITY OR COUNTY SPECIFICATIONS.
- ALL PIPING TO BE PVC CLASS 200.
- THE DEVELOPER AND ALL 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 A CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM FOR THE NATIVE SEED AREAS WILL BE TEMPORARY AND WILL BE OPERATIONAL FOR A MINIMUM OF THREE YEARS.
- ALL CITY OF AURORA UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

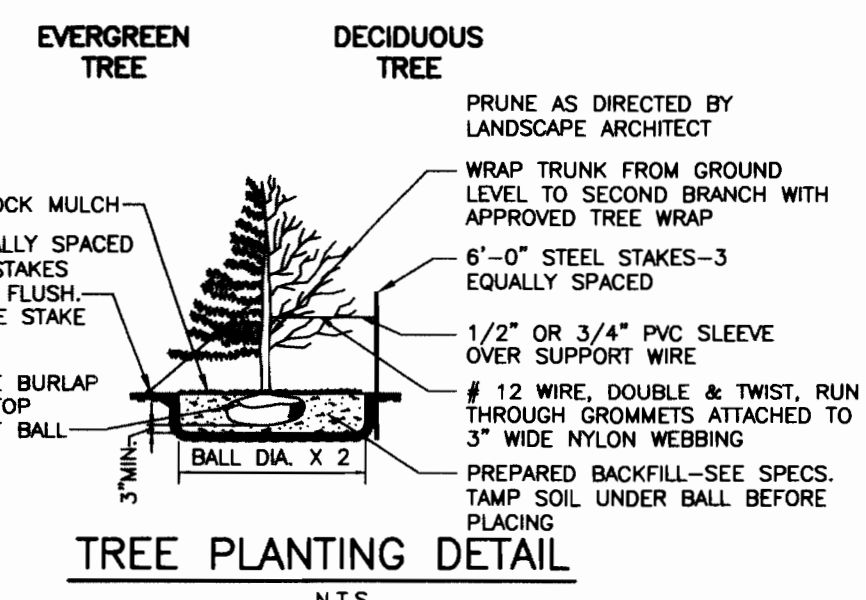
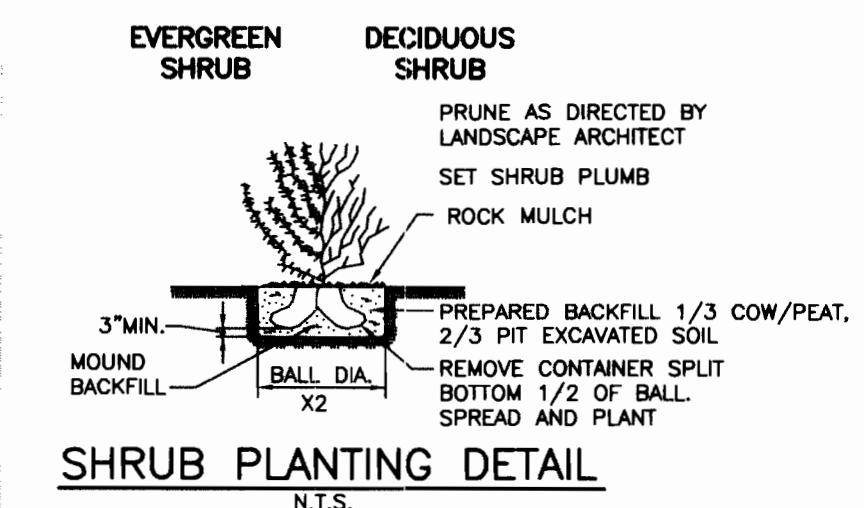


LEGEND

- SOD
- NATIVE GRASS
- ROCK MULCH
- SHRUB - FILL IN PLANT BEDS AS MAY BE REQUIRED
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS TREE
- EXISTING DECIDUOUS TREE

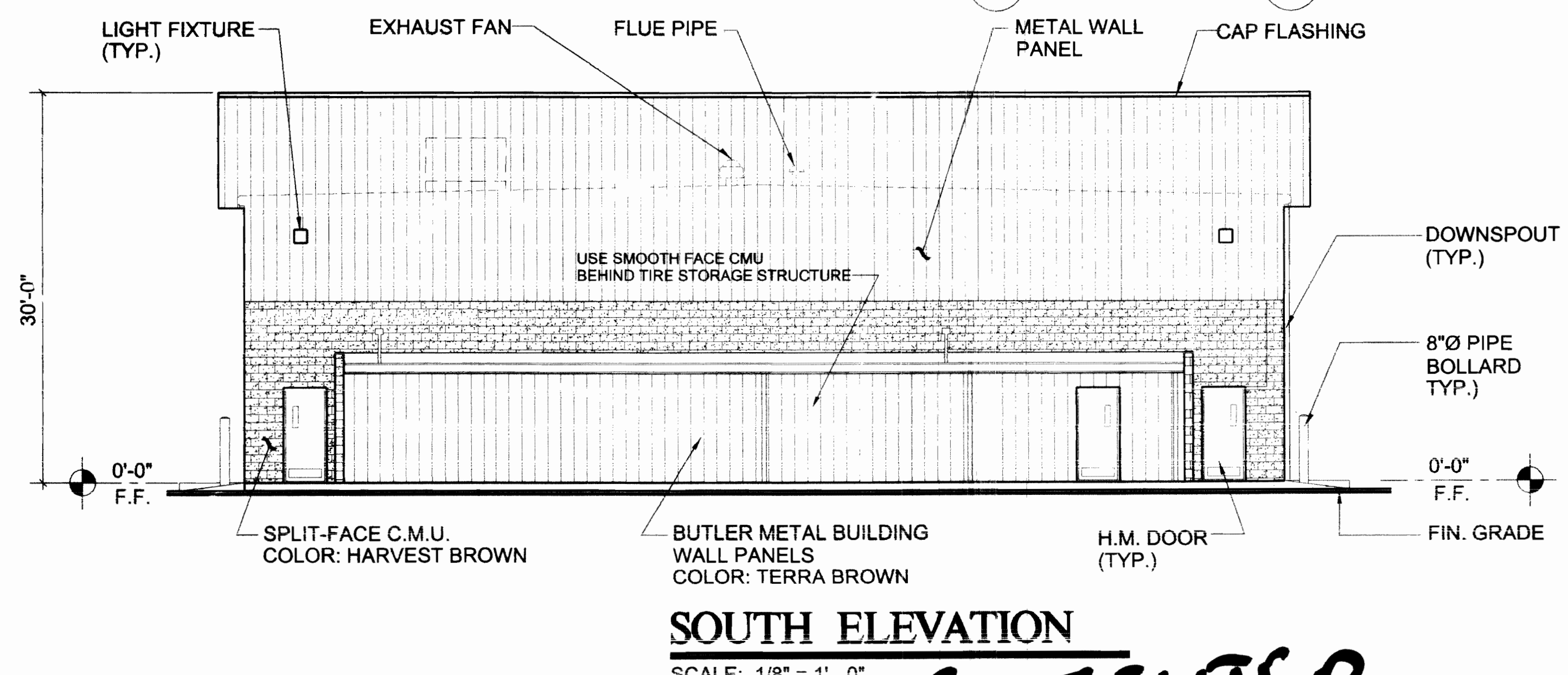
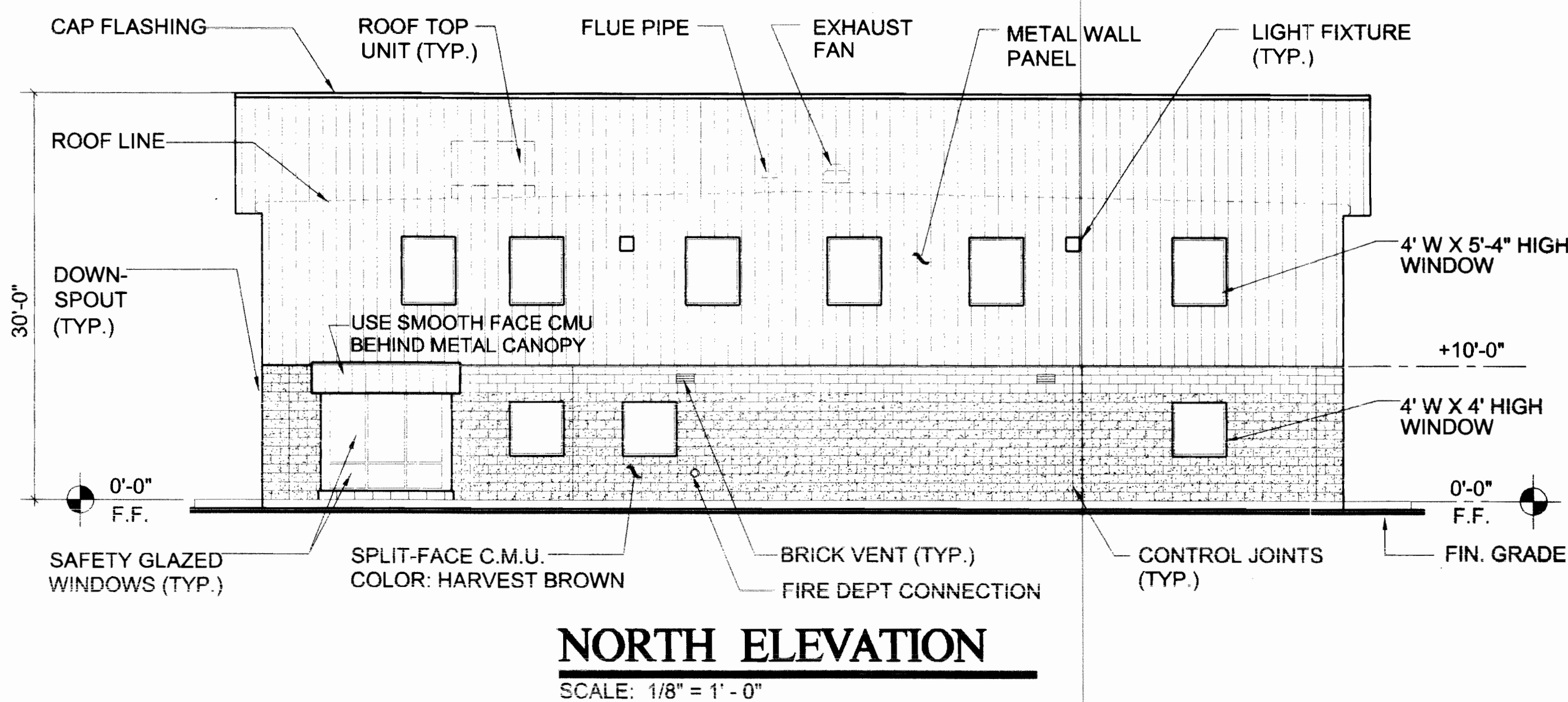
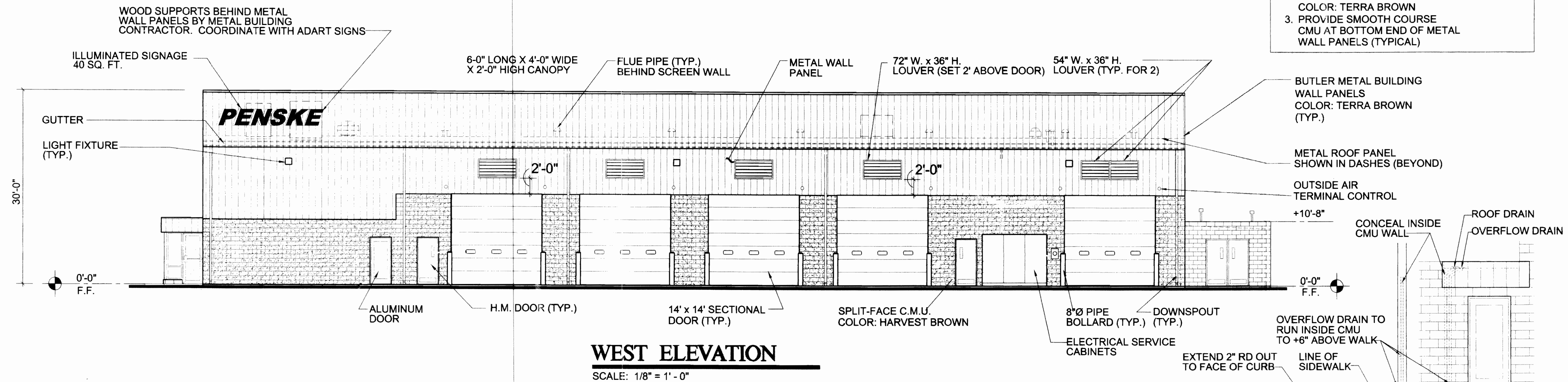
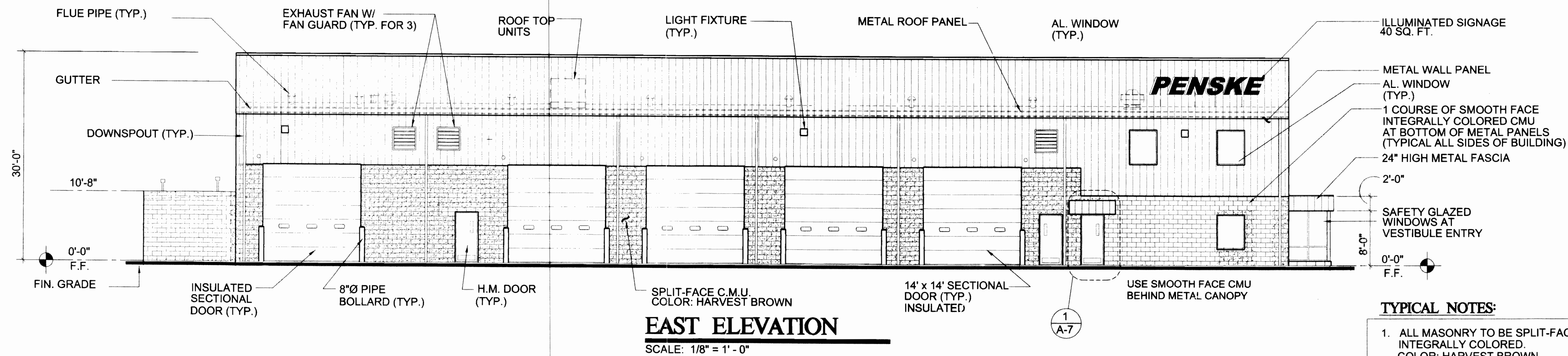
PLANT SCHEDULE

ABB	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
MSA	FRAXINUS PENNSYLVANICA MARSHALL'S SEEDLESS	MARSHALL'S SEEDLESS ASH	10	2 1/2"	B&B
GL	TILIA CORDATA "GREENSPIRE"	GREENSPIRE LINDEN	9	2 1/2"	B&B
GA	GAMBELII ROBUR	GAMBEL OAK	6	1 1/2"	B&B
CRC	PRUNUS VIRGINIANA MELANOCORPA "SCHUBERT"	CANADIAN RED CHERRY	9	1 1/2"	B&B
AP	PINUS NIGRA	AUSTRIAN PINE	13	6'-8"	B&B
CBS	PICEA PUNGENS	COLORADO BLUE SPRUCE	27	6'-8"	B&B
BFJ	JUNIPERUS SABINA "BUFFALO"	BUFFALO JUNIPER	62	5 GAL.	CONT
PJ	JUNIPERUS CHINENSIS PITZERIANA	PITZER JUNIPER	60	5 GAL.	CONT
RTD	CORNUS STOLONIFERA COLORADENSIS	RED TWIG DOGWOOD	7	5 GAL.	CONT
CPB	BERBERIS THUNBERGI ATROPUREA NANA	CRIMSON PYGMY BARBERRY	6	5 GAL.	CONT
DBB	EUONYMUS ALATUS "COMPACTA"	DWARF BURNING BUSH	16	5 GAL.	CONT



LANDSCAPE PLAN

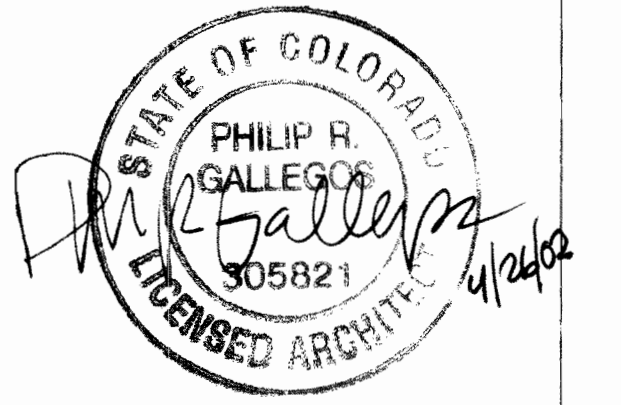
15500 E. 32ND AVENUE	PENSKE CENTER	AURORA, CO
Designed By: LCJ	Date: MAY, 2000	Sht
Drawn By: LCJ	Scale: 1"=40'	4 OF 5
Checked By: DAG	Disk File: ZP23PLS.DWG	



- TYPICAL NOTES:**
1. ALL MASONRY TO BE SPLIT-FACE INTEGRALLY COLORED. COLOR: HARVEST BROWN
 2. ALL METAL WALL PANELS TO BE BUTLER SHADOW WALL COLOR: TERRA BROWN
 3. PROVIDE SMOOTH COURSE CMU AT BOTTOM END OF METAL WALL PANELS (TYPICAL)

K/G
ARCHITECTS
7720 E. EVANS ROAD
SUITE 101
SCOTTSDALE, ARIZONA 85260
TELE (480) 443-5705
FAX (480) 443-3805

DRAWN BY:
PG
CHECKED BY:
LK
PROJECT NO.
00112



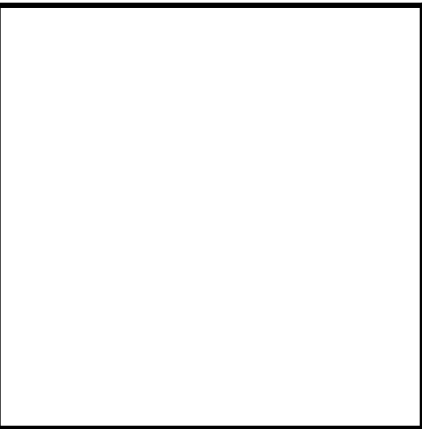
PENSKE
TRUCK LEASING
15600 E. 32 ND
AVENUE
AURORA, CO

REVISIONS	
11-17-00	BID ISSUE
4-23-02	
△	
△	
△	
DATE	ISSUED FOR
8-25-00	PERMIT SUBMITTAL
EXTERIOR ELEVATIONS	

SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"
PENSKE CENTER
2000-6030-1

* GATE WILL BE ENGERIZED, SEE DETAIL "GATE DETAIL" PAGE 2

#	DATE / DESCRIPTION



**AMAROK**
ULTIMATE PERIMETER SECURITY

550 Assembly Street, 5th Floor Columbia, SC 29201 PH: 803-786-6333

PROJECT:

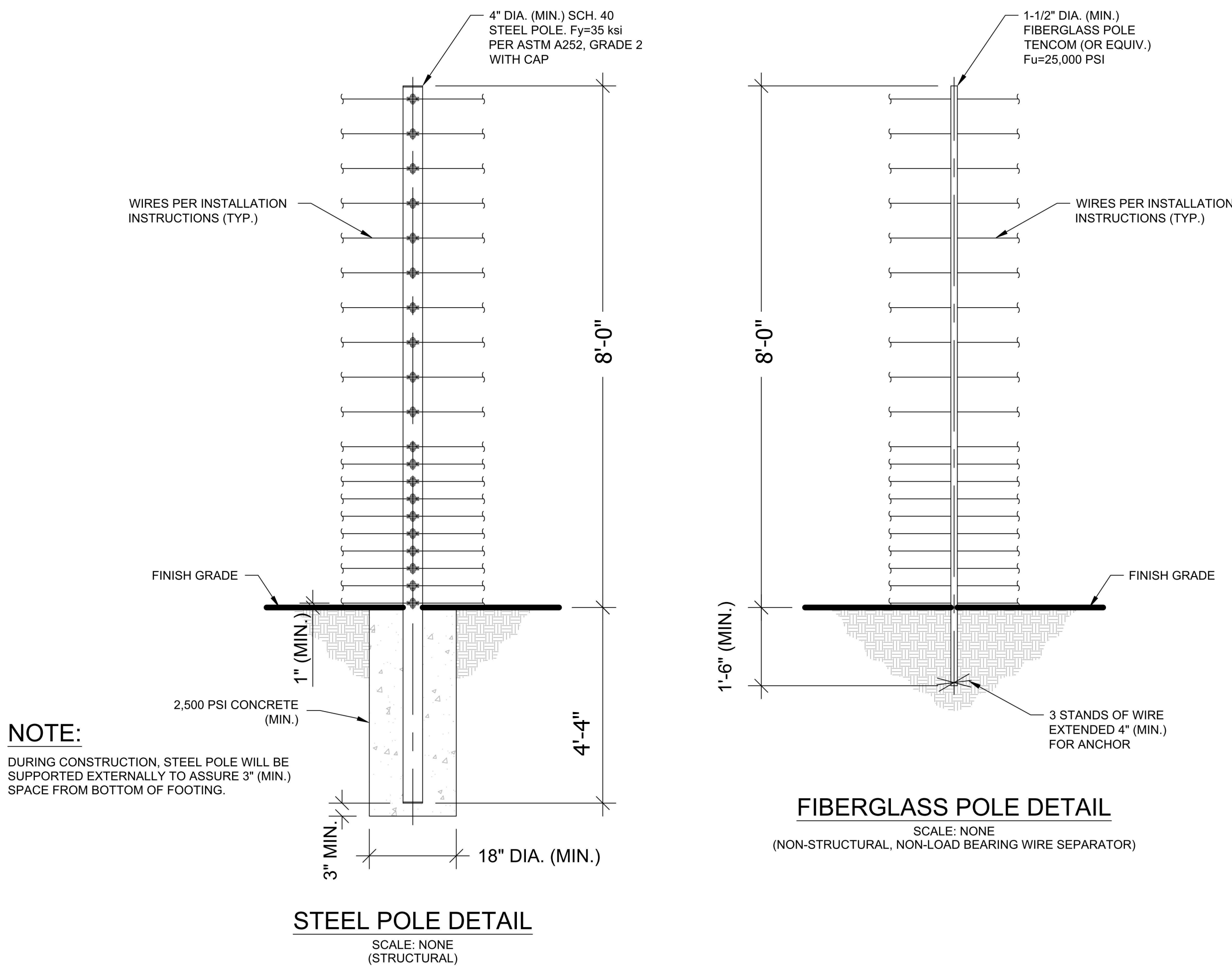
PENSKE TRUCK LEASING
15500 E 32ND AVE
AURORA CO 80011

SHEET TITLE:

TYPICAL DETAILS

DATE:	9/15/2022
SCALE:	SEE PLAN

SHEET
C-2
of 3



RAPID TIGHTENERS

RAPID TIGHTENERS ARE INSTALLED IN EVERY SECTION - BETWEEN 6" INCHES AND 3 FEET FROM A FIBERGLASS POLE - TOWARD THE CENTER OF THE RUN.

THE TIGHTENERS ARE ALTERNATED ON OPPOSITE SIDES OF THE POLE TO PREVENT GROUNDS FROM HITTING WIRES WITH CURRENT.

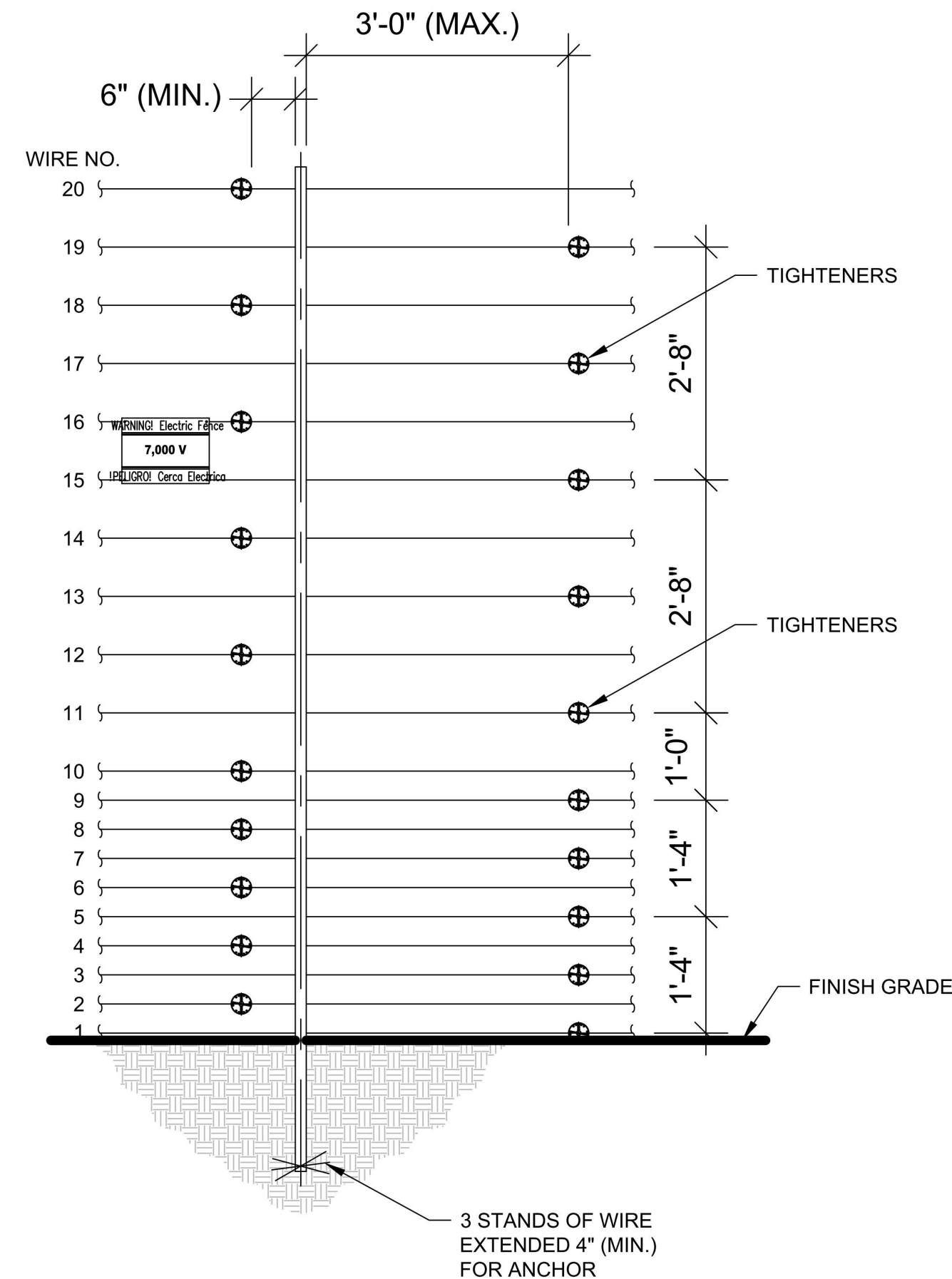
WIRE SHOULD BE WRAPPED TWO OR THREE TIMES AROUND EACH TIGHTENER.

WARNING SIGNS

WARNING SIGNS MUST BE INSTALLED EVERY 30 FEET, WHICH IS THE MAXIMUM DISTANCE BETWEEN SIGNS.

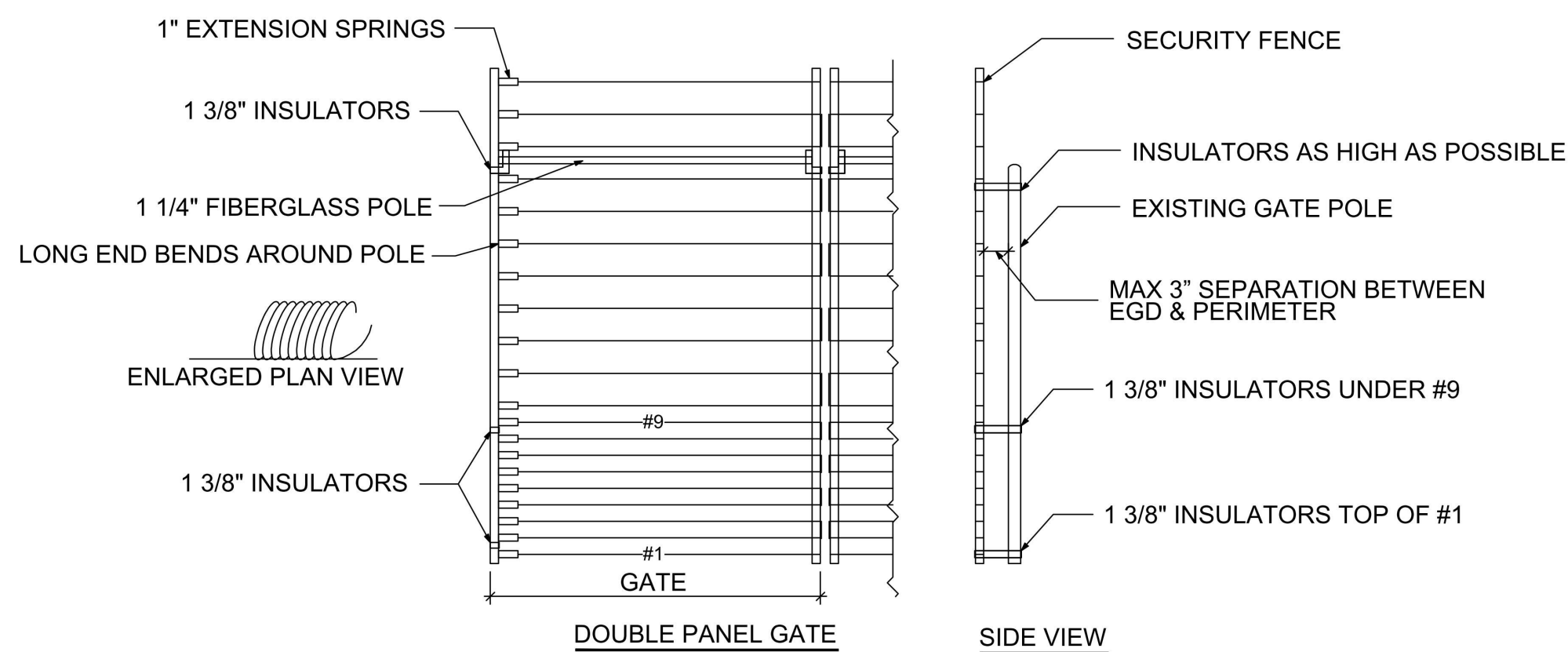
ALL WARNING SIGNS SHOULD BE MOUNTED EITHER BETWEEN WIRES 15 & 16 OR AT BEST VISIBLE HEIGHT.

IF INSTALLED BEHIND A SOLID FENCE, WARNING SIGNS SHOULD ALSO BE PLACED ON OR ABOVE THE PERIMETER FENCE.



WIRE CONNECTIONS

NTS SCALE: NONE
(FIBERGLASS POLE)



- NOTES:
1. INSULATORS ARE LOCATED ON TOP OF #1, UNDER #9, TO AS HIGH ON THE GATE AS POSSIBLE.
 2. SPRINGS ARE LOCATED ON OPPOSITE SIDES OF LOCK.
 3. ALL CONTACTS MUST INCLUDE SPRINGS.
 4. ALL CONTACTS MUST HAVE BOLT THROUGH FIBERGLASS (NO SET SCREWS).
 5. ALL BRACE BANDS HOOKED TO CHAIN LINK MUST HAVE SET SCREWS.
 6. EVERY GATE PANEL MUST HAVE A SIGN.
 7. GATE MOUNTS WILL NOT IMPACT THE FUNCTIONALITY OF THE GATE

GATE DETAIL

N.T.S.



EXAMPLE WARNING SIGNS @ 9" X 12"

WARNING SIGNS SHALL BE PLACED AT EACH ENTRANCE OF THE PROPERTY AND 30 FEET ON CENTER THEREAFTER

