

PENSKE CENTER

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

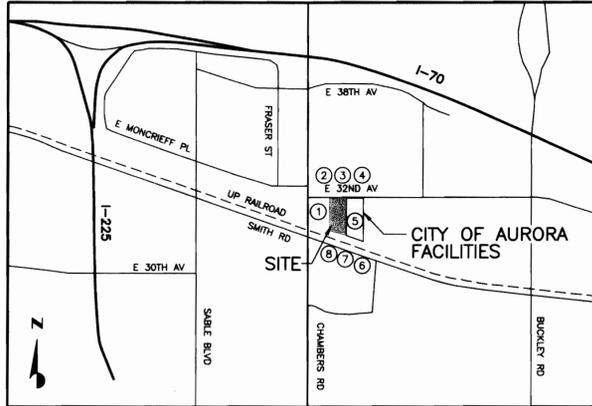
CITY OF AURORA, COLORADO

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 UNOBTURATED 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 ENCRROACH 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 #H 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 Quastell HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 18th DAY OF October AD, 20 00

BY: Carlos Quastell
 (PRINCIPAL OR OWNER)

NOTARIAL: Carlos Quastell
 Vice President of Real Estate

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

WITNESS MY HAND AND OFFICIAL SEAL
Nancy J. Hutchens
 NOTARY PUBLIC
 My Commission Expires July 29, 2003
 Member, Pennsylvania Association of Notaries

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

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Bob Ryan DATE: 11-7-00

PLANNING DIRECTOR: Debbie M. Balko DATE: 11-7-00

PLANNING COMMISSION: NA DATE: 8-9-00
 CHAIRMAN

CITY COUNCIL: NA DATE: _____
 MAYOR

ATTEST: NA DATE: _____
 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 _____

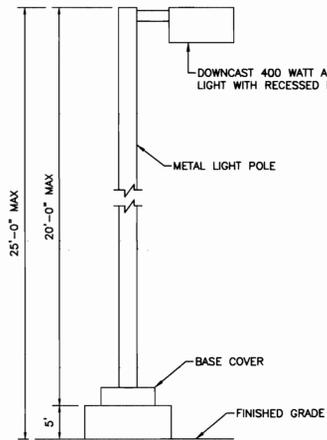
CLERK AND RECORDER: _____ DEPUTY: _____

AMENDMENTS

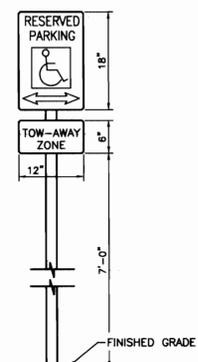
| REVISIONS PER CITY COMMENTS | LCJ | JMK | 7/20/00 |
|--|-----|-----|---------|
| 9.8.2022 Minor Amendment to add security fencing | | | |

| | | |
|---|--|---|
| | 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 Sht Drawn By: LCJ Scale: FULL Checked By: LCJ Disk File: ZP23PCS | 1 OF 5 | |

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SITE LIGHT DETAIL
NOT TO SCALE



HANDICAP PARKING SIGN
NOT TO SCALE

DEVELOPMENT DATA

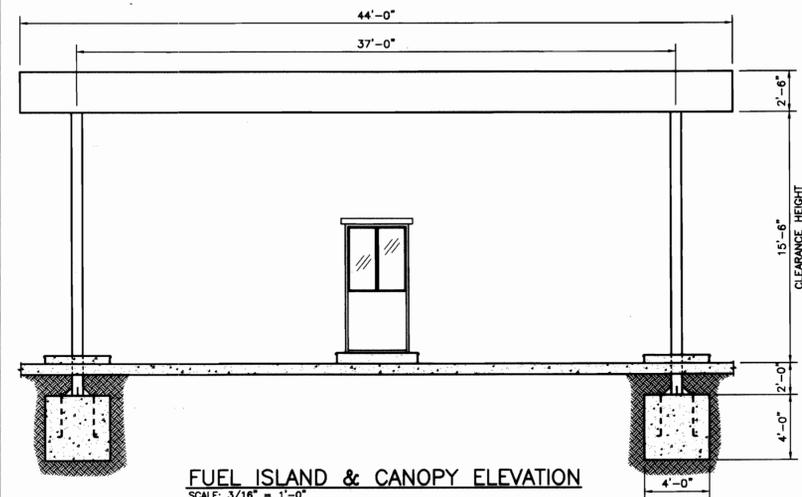
| | | |
|---|-------------------------------|-------------|
| LAND AREA WITHIN PROPERTY LINES | 432,814 SQ. FT. | 9.936 ACRES |
| GROSS FLOOR AREA | 12,215 SQ. FT. | |
| NUMBER OF BUILDINGS | 1 | |
| NUMBER OF STORIES | 2 | |
| MAXIMUM HEIGHT OF BUILDINGS | NOT TO EXCEED 60' | |
| TOTAL ROOF COVERAGE | 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

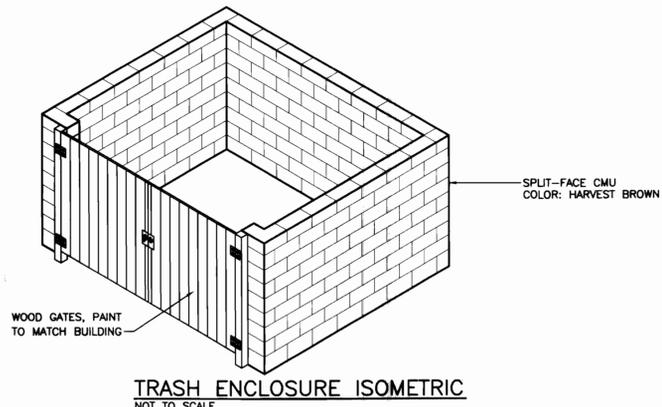
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|--------------------------------|-------------------|--|
| PARKING REQUIRED | | |
| MOTOR VEHICLE LEASING & REPAIR | | |
| 1 SPACE/1.5 EMPLOYEES (10) | 15 | |
| OFFICE | | |
| 1 SPACE/300 SF (4,800 SF) | 16 | |
| TOTAL REQUIRED | 31 | |
| HANDICAP ACCESSIBLE PARKING | 2 | |
| PARKING PROVIDED: | | |
| REGULAR | 31 SPACES | |
| TRUCK | 150 SPACES | |
| HANDICAP | 2 SPACE | |
| TOTAL: | 183 SPACES | |

PARKING:

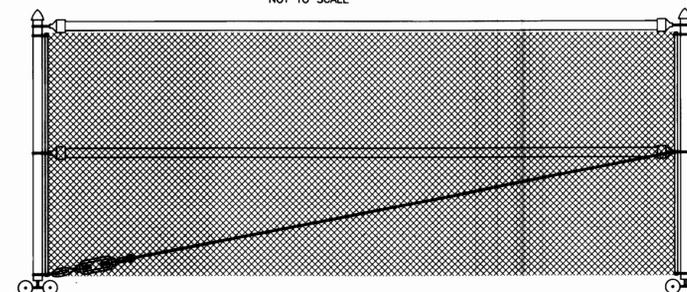
| | |
|---------------------------|-------|
| 50' X 12' TRUCK PARKING | = 44 |
| 60' X 12' TRUCK PARKING | = 106 |
| 19' X 9' PARKING | = 31 |
| 19' X 8' HANDICAP PARKING | = 2 |



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



TRASH ENCLOSURE ISOMETRIC
NOT TO SCALE



FENCE ROLLING GATE
NOT TO SCALE

SIGN AREA CALCULATIONS

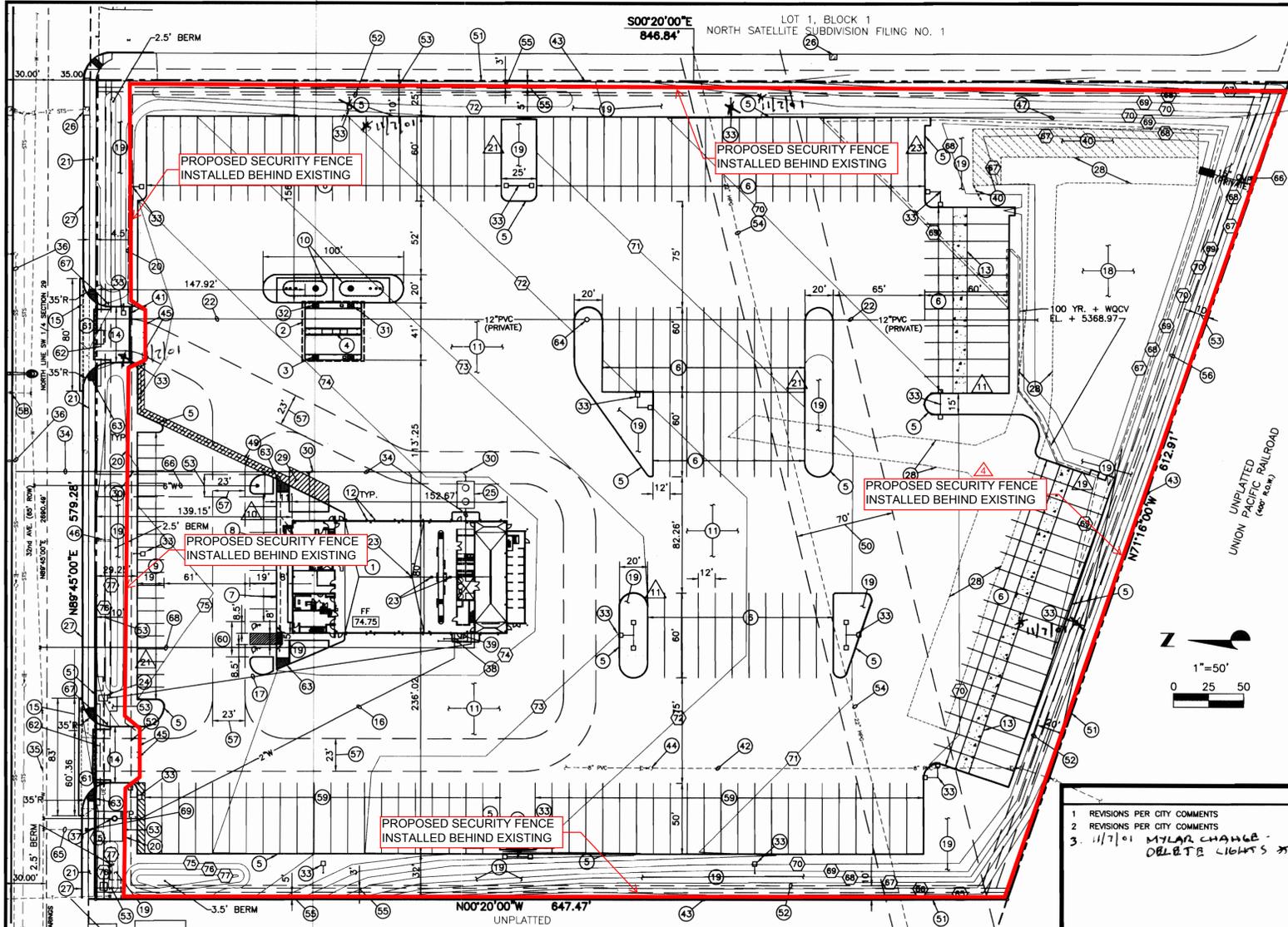
BUILDING FRONTAGE = 80 L.F.
ALLOWABLE SIGN AREA = 80 SF
MAX SIGNS PER USE = 5
ALLOWABLE SIGNS: WALL, WINDOW & GROUND SIGNS
ALLOWABLE GROUND SIGN HEIGHT: EIGHT (8) FEET

USE APPROVAL

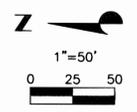
PER SECTIONS 146-1172 (10) AND (11) OF THE CITY ZONING ORDINANCE, REPAIR, RENTAL AND SERVICING IN A M-1 DISTRICT IS PERMITTED SUBJECT TO SITE PLAN APPROVAL.

| | |
|---|---------------------|
| AMENDMENTS | |
| 1 REVISIONS PER CITY COMMENTS | LCJ JMK 7/20/00 |
|   | |
| SITE INFORMATION AND DETAILS PENSKE CENTER | |
| 15500 E. 32nd AVENUE AURORA, COLORADO | |
| Designed By: LCJ | Date: MAY, 2000 |
| Drawn By: LCJ | Scale: FULL |
| Checked By: LCJ | Disk File: ZP23PDET |
| Sht 2 OF 5 | |

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- SCHEDULE:**
- 1 5-BAY SERVICE FACILITY (12214 S.F.)
 - 2 44'-0" x 44'-0" CANOPY (1936 S.F.) (MIN. CANOPY HEIGHT 13'-6")
 - 3 STEEL CANOPY COLUMN
 - 4 KIOSK / FUEL ISLAND
 - 5 VERTICAL 8" CONCRETE CURB (TYP.)
 - 6 80'x12' TRAILER PARKING
 - 7 VARIABLE CONCRETE CURB
 - 8 FDC CONNECTION
 - 9 19' x 9' PARKING (TYP. 31)
 - 10 (1) - 20,000 GALLON & (1) 12,000 GALLON DOUBLE WALL UNDERGROUND STEEL STORAGE TANKS UNDER 8" THICK CONCRETE SLAB
 - 11 ASPHALT PAVING (PER SOILS REPORT)
 - 12 8" DIA CONCRETE FILLED PIPE BOLLARD
 - 13 6" THICK REINFORCED CONCRETE APRON
 - 14 40' WIDE CURB CUT
 - 15 EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED AND REPLACED WITH 6" TYPE 1 CROSSSPAN AND CURB RETURNS AS PER CITY OF AURORA'S STANDARDS
 - 16 2" TYPE "K" COPPER WATER SERVICE LINE
 - 17 UNDERGROUND ELECTRIC TO BUILDING, COORDINATE WITH PSCCO
 - 18 PRIVATE DETENTION POND AREA
 - 19 LANDSCAPING
 - 20 6" CHAINLINK FENCE
 - 21 EXISTING 4.5' DETACHED SIDEWALK
 - 22 PRIVATE 12" PVC STORM SEWER PIPE, DAYLIGHT IN PRIVATE DETENTION
 - 23 CONCRETE CATCH BASINS TO SANITARY SEWER
 - 24 EXISTING PAD MOUNTED TRANSFORMER PER PSCCO.
 - 25 1000 GALLON OIL/SAND INTERCEPTOR
 - 26 EXISTING STORM SEWER INLETS
 - 27 EXISTING 6" VERTICAL CURB & GUTTER
 - 28 EXISTING ASPHALT TO BE REMOVED
 - 29 12' x 17' LOADING AREA
 - 30 NEW 4" CLEANOUT W/BRASS CAP (TYPICAL)
 - 31 TANK OVERFILL ALARM LOCATED ON CANOPY POLE - 7'-0" A.F.G.
 - 32 TANK VENT RISER 12'-0" A.F.G. MOUNTED ON CANOPY
 - 33 25' HIGH 400W SMH, SITE LIGHT (NO DROP LENS)
 - 34 PRIVATE 6" SANITARY SERVICE
 - 35 EXISTING 12" WATER MAIN
 - 36 EXISTING SANITARY SEWER LINE
 - 37 2" WATER TAP, METER & PIT
 - 38 UNDERGROUND CONDUIT FOR TELEPHONE SERVICE. VERIFY POINT OF SERVICE WITH TELEPHONE COMPANY
 - 39 GAS LINE FROM POINT OF SERVICE TO METER ON BUILDING. VERIFY POINT OF SERVICE WITH PSCCO.
 - 40 EXISTING CONCRETE LOADING DOCK AND RETAINING WALL TO BE REMOVED
 - 41 TRENCH DRAIN
 - 42 EXISTING SANITARY SEWER LINE TO BE ABANDONED
 - 43 EXISTING 6" HIGH CHAINLINK FENCE W/3 STRAND BARBWIRE TO REMAIN
 - 44 EXISTING SANITARY MAINHOLE TO BE REMOVED
 - 45 45' SLIDING GATE WITH APPROVED KNOX HARDWARE
 - 46 EXISTING SIGN TO BE REMOVED
 - 47 RAILROAD TRACKS TO BE REMOVED



- UTILITY LEGEND**
- MANHOLE
 - VALVE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - EXISTING UNDERGROUND ELECTRICAL
 - PROPOSED UNDERGROUND ELECTRICAL
 - EXISTING OVERHEAD ELECTRICAL
 - PROPOSED OVERHEAD ELECTRICAL
 - EXISTING UNDERGROUND TELEPHONE
 - PROPOSED UNDERGROUND TELEPHONE
 - EXISTING OVERHEAD TELEPHONE
 - EXISTING OVERHEAD TELEPHONE
 - AS MEASURED DISTANCE
 - PLATTED DISTANCE

- SCHEDULE CONTINUED:**
- 48 TRASH ENCLOSURE
 - 49 ACCESSIBLE ROUTE
 - 50 EXISTING 70' INTERSTATE GAS COMPANY EASEMENT
 - 51 PROPERTY LINE
 - 52 SET BACK LINE
 - 53 UTILITY EASEMENT
 - 54 22" HIGH PRESSURE GAS LINE
 - 55 EXISTING DRAINAGE & UTILITY EASEMENT
 - 56 DRAINAGE EASEMENT (SOUTH OF THIS LINE)
 - 57 23' FIRE LANE EASEMENT
 - 58 EXISTING FIRE HYDRANT
 - 59 50'x12' TRUCK PARKING
 - 60 2-19'x8.5' HANDICAP PARKING W/19'x8' AISLE W/SIGNAGE
 - 61 TYPE 1 CROSSSPAN AS PER CITY OF AURORA STANDARDS
 - 62 SIDEWALK EASEMENT
 - 63 HANDICAP RAMP AS PER CITY OF AURORA STANDARDS
 - 64 STORM MANHOLE
 - 65 EXISTING 6" WATER LINE STUB-OUT
 - 66 6" D.I.P. WATER LINE W/GATE VALVE & FIRE HYDRANT ASSEMBLY
 - 67 STOP SIGN, TO BE FURNISHED & INSTALLED PER THE 1988 MUTCD
 - 68 4" D.I.P. FIRE SERVICE LINE FOR SPRINKLER SYSTEM
 - 69 GATE VALVE & FIRE HYDRANT ASSEMBLY

AMENDMENTS

| | | | |
|--|-----|-----|---------|
| 1 REVISIONS PER CITY COMMENTS | LCJ | JMK | 7/20/00 |
| 2 REVISIONS PER CITY COMMENTS | LCJ | LCJ | 8/8/00 |
| 3 11/7/01 MYLAR CHANGE - DELETE LIGHTS | | | |

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

SITE PLAN
PENSKE CENTER

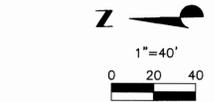
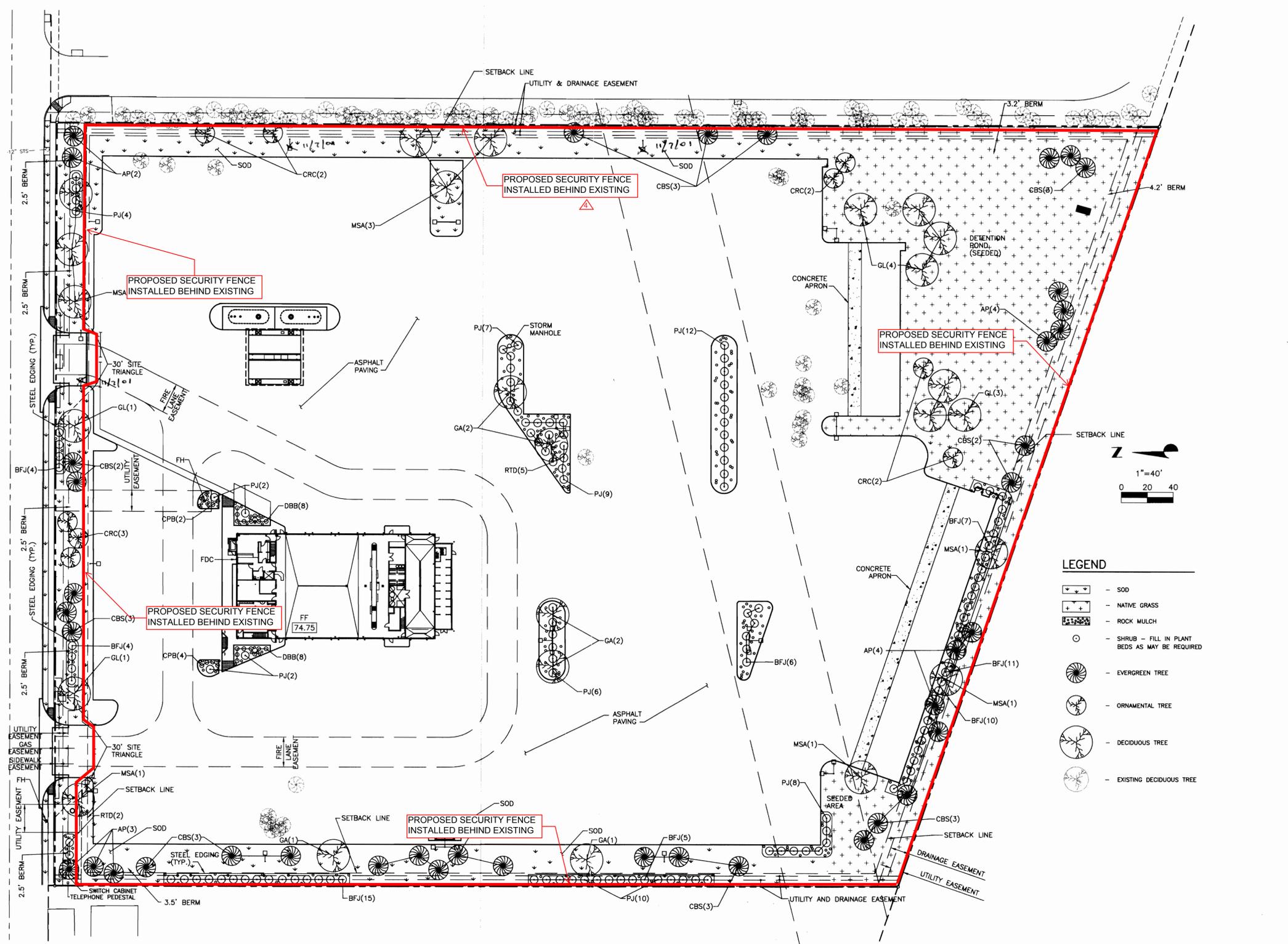
15500 E. 32nd AVENUE AURORA, COLORADO

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| Designed By: LCJ | Date: MAY, 2000 | Sht |
| Drawn By: LCJ | Scale: 1"=50' | 3 OF 5 |
| Checked By: DAG | Disk File: ZP23PSP.DWG | |

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NOTES

1. 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.
2. THE CONTRACTOR IS TO VERIFY FIELD CONDITIONS AND NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
3. CONTRACTOR TO REPAIR OR REPLACE ANY SOD, MULCH OR SITE IMPROVEMENTS DISTURBED OR DAMAGED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. 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.
5. CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT.
6. 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.
7. CONTRACTOR TO MAINTAIN ALL PLANTINGS INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE AND TURNOVER TO OWNER.
8. CONTRACTOR SHALL SECURE AND PAY ALL APPLICABLE TAXES, PERMITS AND FEES IN CONNECTION WITH THE WORK UNDER THE CONTRACT.
9. 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.
10. 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.
11. ALL TREES AND SHRUBS ARE TO BE PLANTED AFTER ROUGH GRADING AND PRIOR TO PLACING OF GROUND COVER MATERIAL.
12. 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.
13. 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.
14. PLANTING BED EDGER TO BE RYERSON STEEL EDGER, 1/8" x 4" x 10", OR EQUAL, AS APPROVED BY THE OWNERS REPRESENTATIVE.
15. ALL BEDS TO BE MULCHED WITH ROCK. SUBMIT SAMPLE TO OWNERS REPRESENTATIVE FOR APPROVAL. MULCH ALL PLANTING BEDS AT A THREE INCH DEPTH.
16. PLACE GEOTEXTILE FABRIC (MIRAFI #140-S OR EQUAL) UNDER ALL ROCK AND PLANTING BEDS.
17. 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.
18. ALL HEADS TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS AND WALK-WAYS.
19. BACKFLOW PREVENTION DEVICE SHALL BE IN ACCORDANCE WITH CITY OR COUNTY SPECIFICATIONS.
20. ALL PIPING TO BE PVC CLASS 200.
21. 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.
22. 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.
23. ALL CITY OF AURORA UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

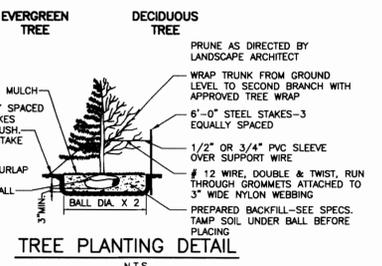
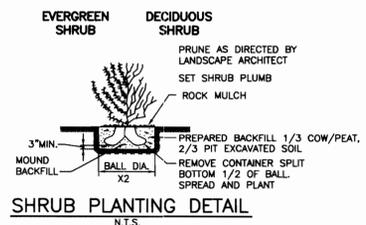


LEGEND

- 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 |
| APC | PRUNUS VIRGINIANA MELANOCRPA "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 |



AMENDMENTS

| | | | |
|-------------------------------------|-----|-----|---------|
| 1 REVISIONS PER CITY COMMENTS | LCJ | JMK | 7/20/00 |
| 2 REVISIONS PER CITY COMMENTS | LCJ | LCJ | 8/8/00 |
| 3 REVISIONS PER CITY COMMENTS | LCJ | LCJ | 8/9/00 |
| 4 11/7/01 MYLAN CHAGUE DELTA LIGHTS | | | |

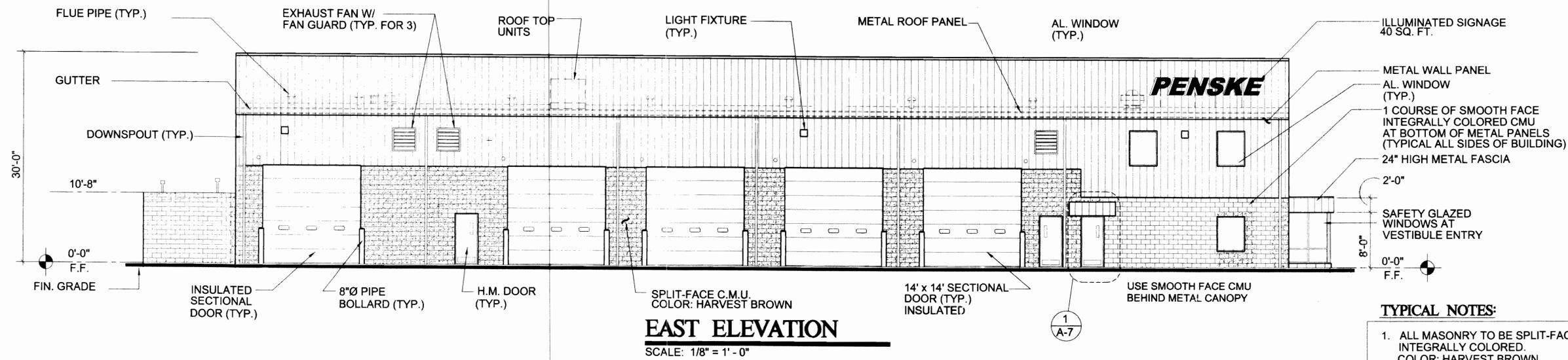
PENSKE
1541 W. BELL DE MAR
TEMPE, AZ 85283
Phone: (714) 572-6277
Fax: (480) 730-5281
Contact: JOE BERRETTA

Galloway, Romero & Associates
Design Engineering Planning
5350 DTC Parkway
Greenwood Village, Colorado 80111
Tel: (303) 770-8884
Fax: (303) 770-3636
Contact: Lisa C. Johnson

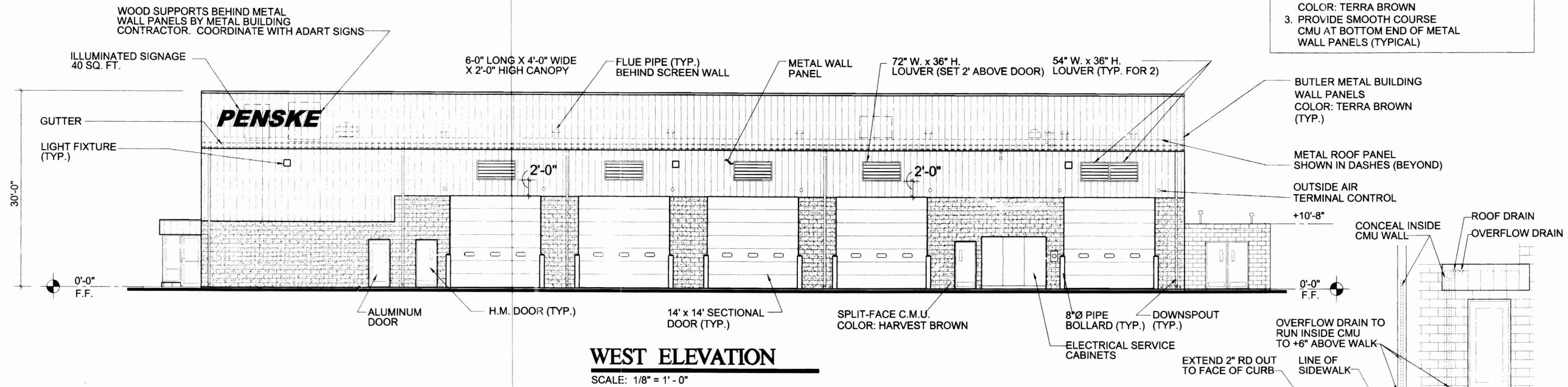
LANDSCAPE PLAN

15500 E. 32ND AVENUE PENSKE CENTER AURORA, CO

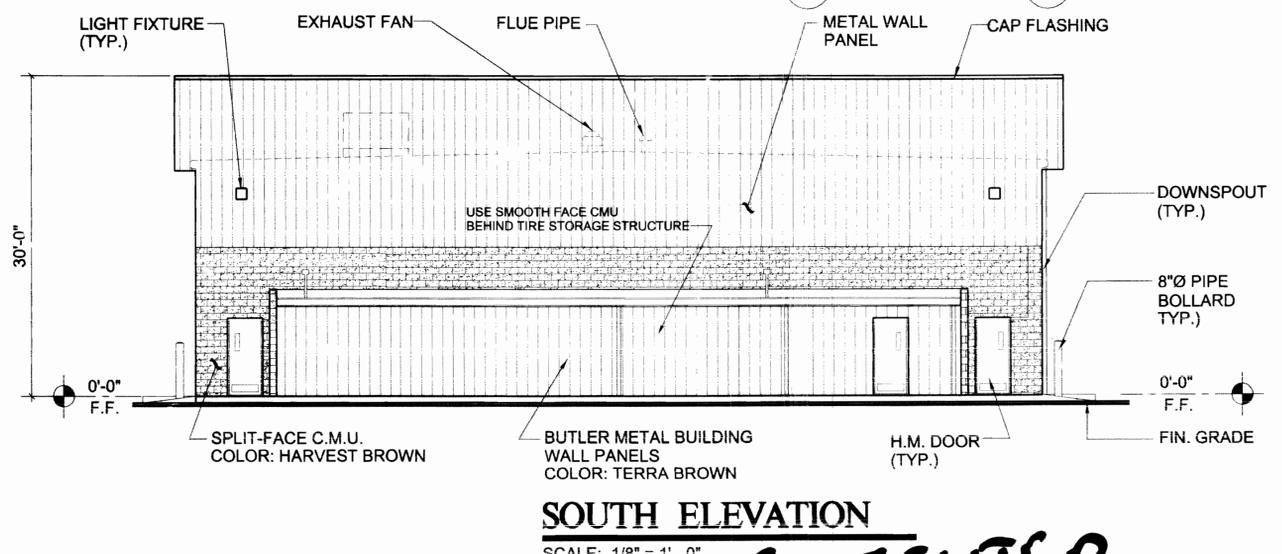
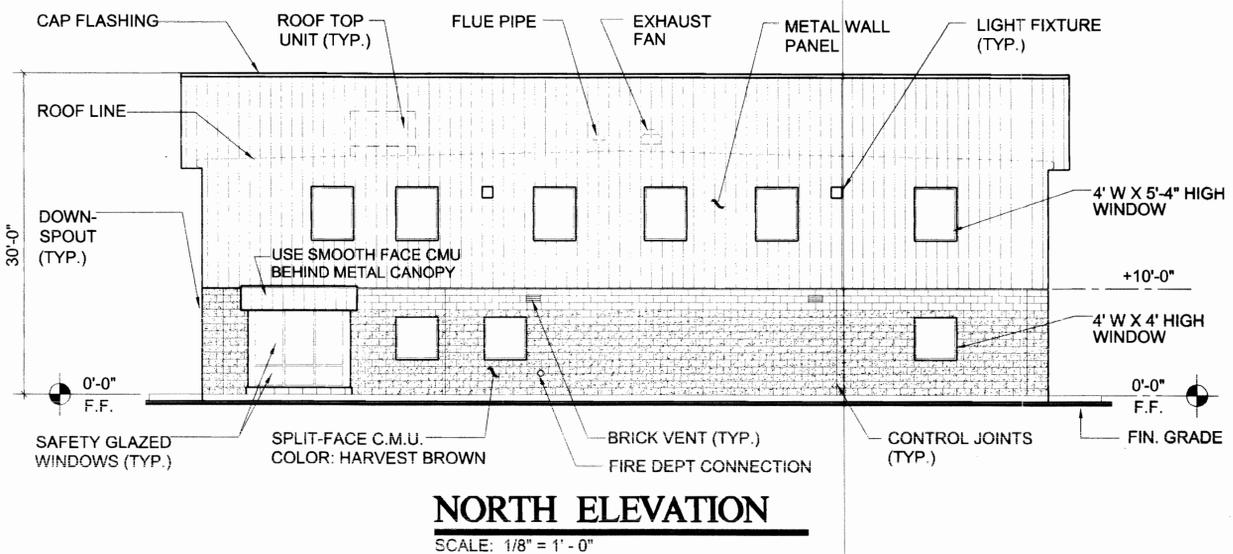
| | | |
|------------------|------------------------|--------|
| Designed By: LCJ | Date: MAY, 2000 | Sht |
| Drawn By: LCJ | Scale: 1"=40' | 4 OF 5 |
| Checked By: DAG | Disk File: ZP23PLS.DWG | |



- 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)



2 SECTION 1 ELEVATION



K/G ARCHITECTS
7720 E. EVANS ROAD
SUITE 101
SCOTTSDALE, ARIZONA 85260
TELE (480) 443-3705
FAX (480) 443-3805

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

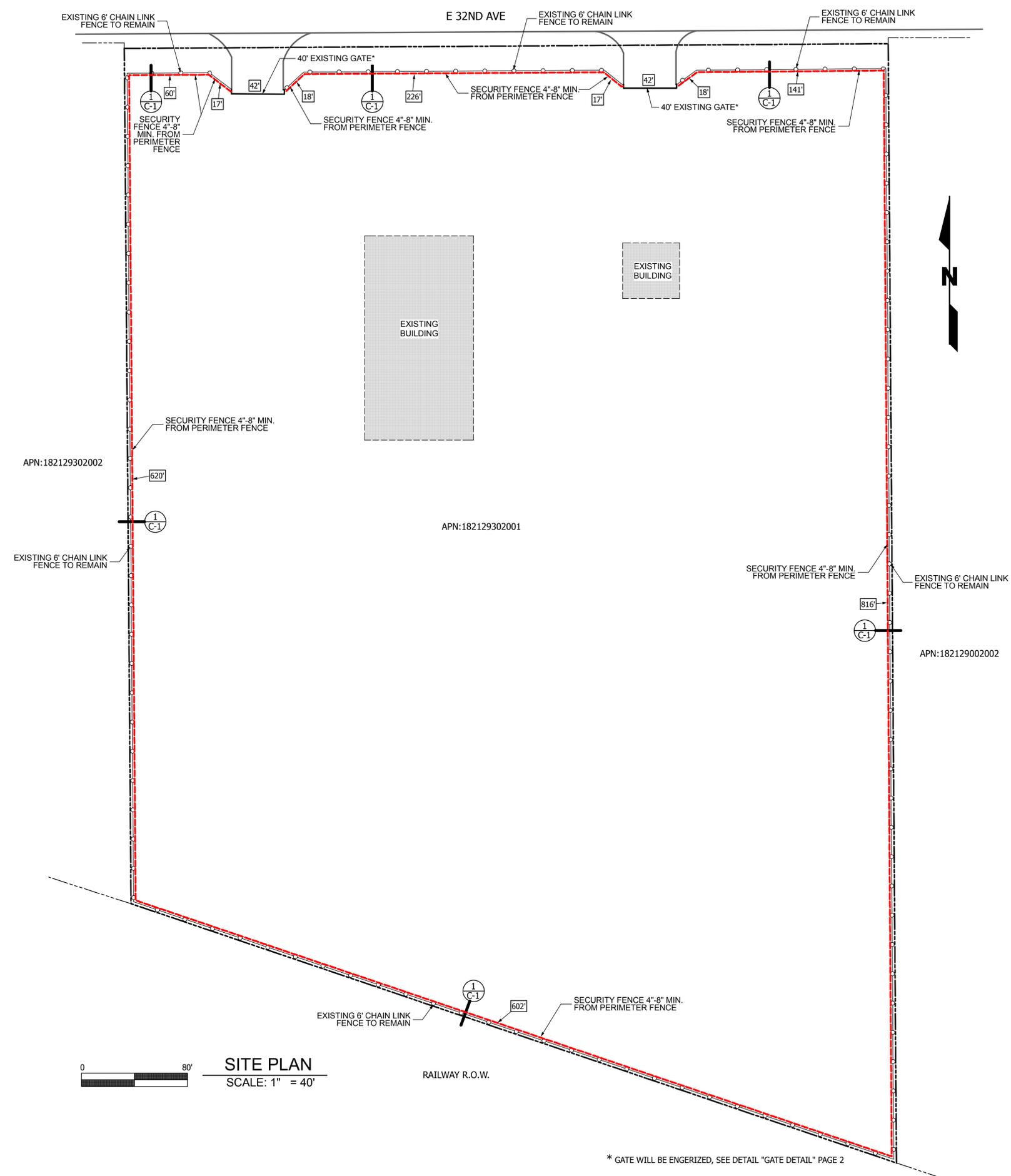


PENSKE

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 | |

PENSKE CENTER 2000-6030-1

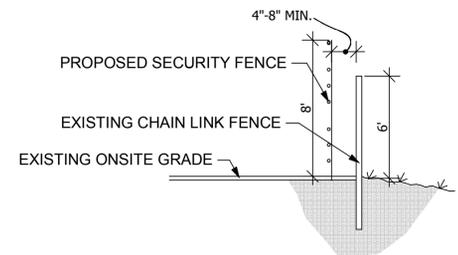


**SITE PLAN REQUEST TO AUTHORIZE A SECURITY SYSTEM FOR:
PENSKE TRUCK LEASING
15500 E 32ND AVE
AURORA CO 80011**

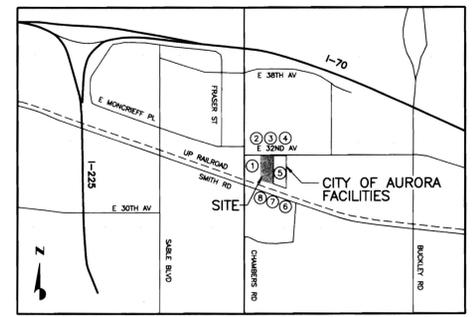
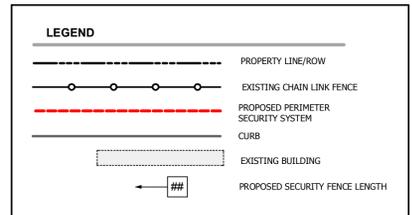
NOTES
POLE LOCATIONS: STEEL POLES: TO BE LOCATED APPROXIMATELY ON EACH SIDE OF GATE(S) & EVERY 90° (OR GREATER) TURN IN FENCE LINE. FIBERGLASS/INTERMEDIATE POLES: TO BE LOCATED APPROXIMATELY EVERY 30'
DISCLAIMER: POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM STIPULATIONS ABOVE DUE TO ON-SITE CONDITIONS

PROPERTY OWNER
PENSKE TRUCK LEASING CO LP
ATTN: REAL ESTATE
READING PA 19607-9676

PROJECT DATA
APN:182129302001
ZONING:I-1
ACRES:9.94



1
C-1 PERIMETER FENCE SECTION
NTS.



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

0 80'
SITE PLAN
SCALE: 1" = 40'

| # | DATE / DESCRIPTION |
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AMAROK
ULTIMATE PERIMETER SECURITY

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

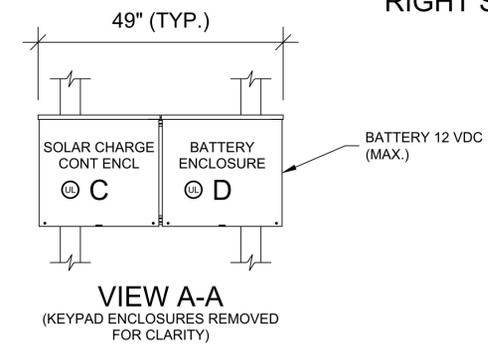
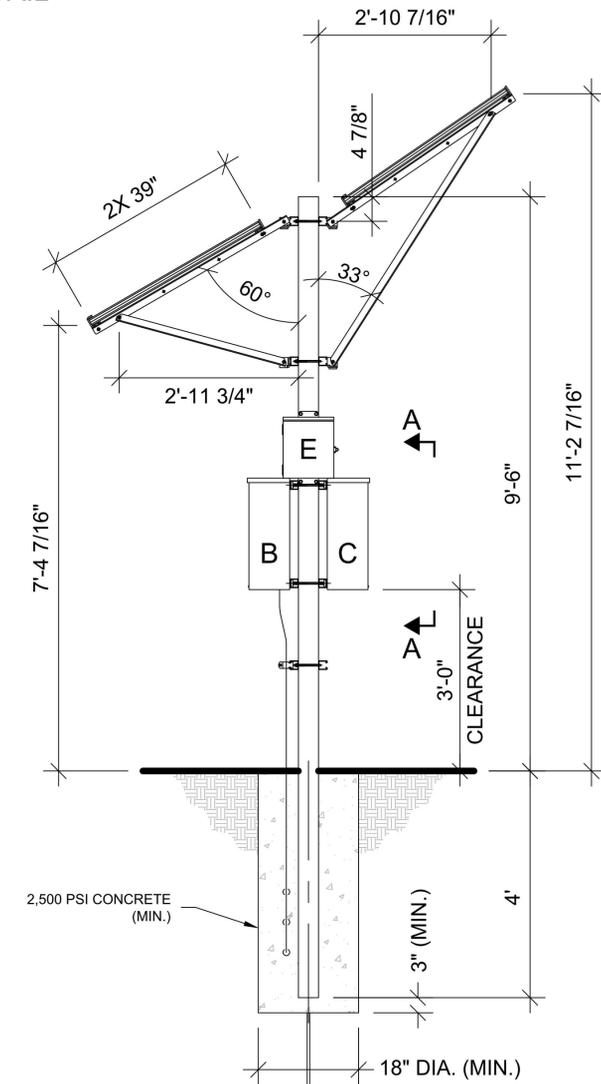
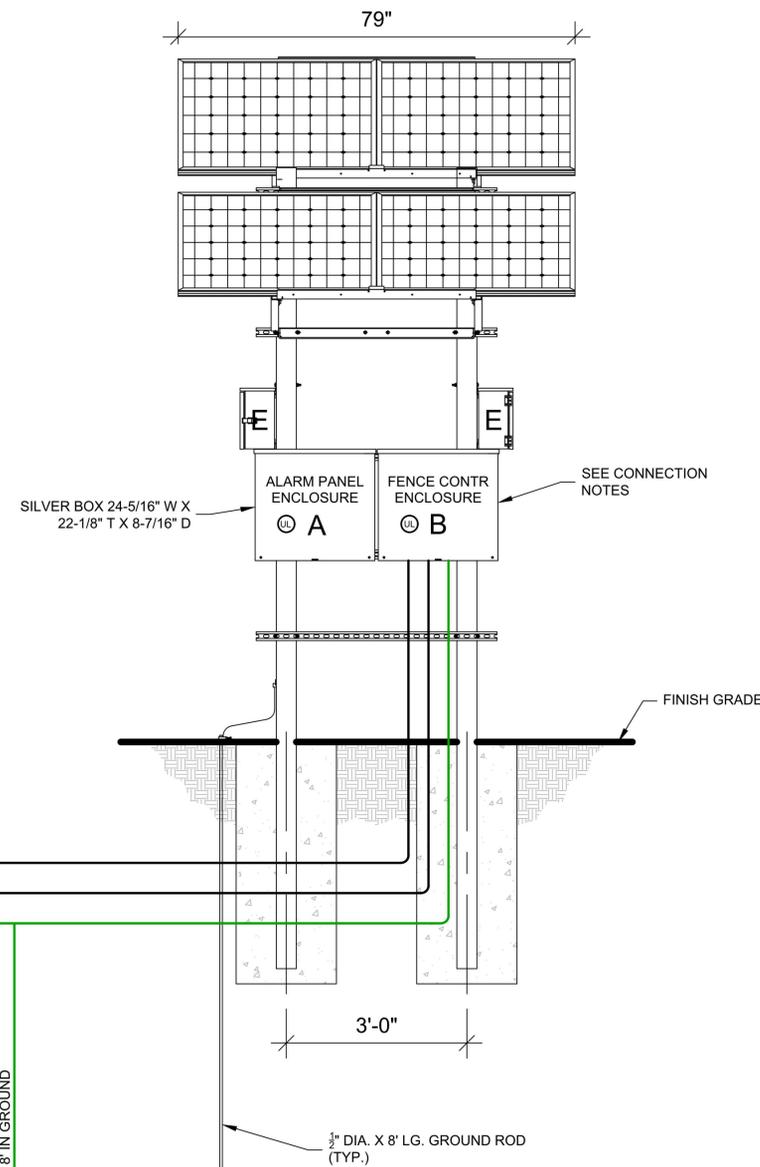
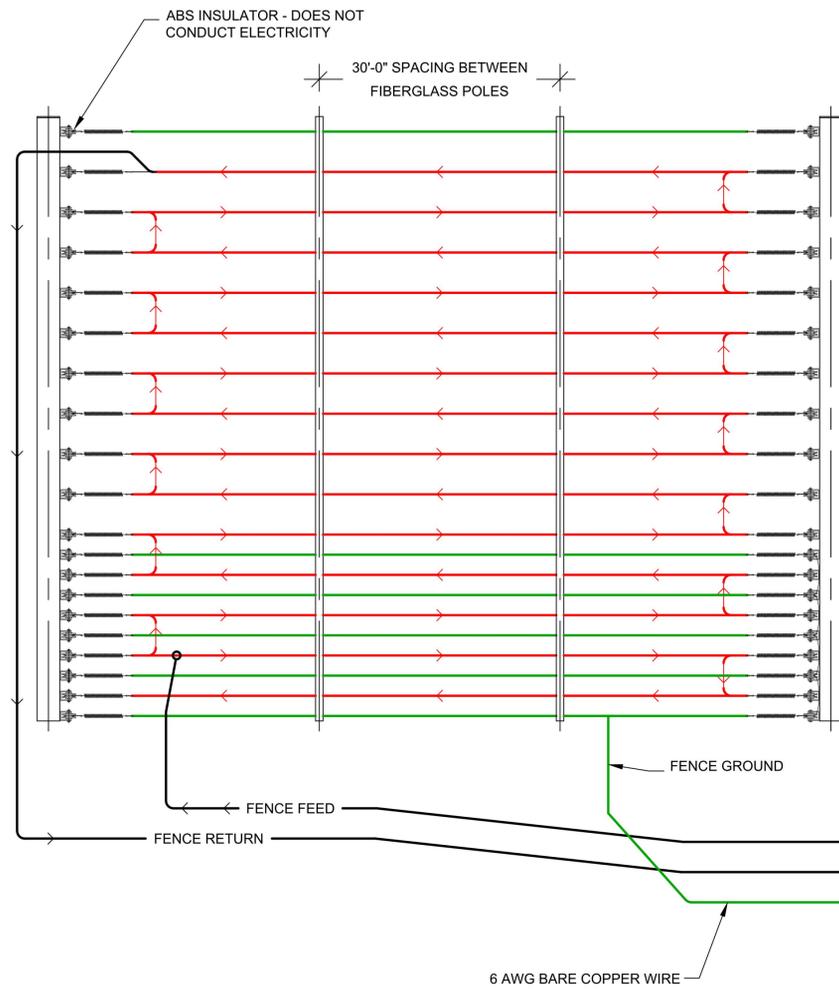
PROJECT: PENSKE TRUCK LEASING
15500 E 32ND AVE
AURORA CO 80011

SHEET TITLE: SITE PLAN

DATE: 9/15/2022
SCALE: SEE PLAN

SHEET
C-1
of 3

WIRE RUN DETAILS & OUTSIDE MOUNTED ELECTRONICS/CONTROLLER WITH STEEL POLE DETAIL



CONNECTION NOTES:

A: ALARM PANEL ENCLOSURE - HOUSES THE ALARM CONTROL PANEL. THIS BOX INTERCONNECTS TO "B" / FENCE CONTROLLER ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE AND "C" / SOLAR CHARGE CONTROLLER USING TWO CONDUCTOR CABLE. ENCLOSURE WEIGHT 21 LBS. (MAX.).

B: FENCE CONTROLLER ENCLOSURE - HOUSES THE FENCE ENERGIZER OR EQUIVALENT. THIS BOX CONNECTS TO "A" / ALARM PANEL ENCLOSURE USING THE APS WHIP / 10 CONDUCTOR CABLE. ENCLOSURE WEIGHT 22 LBS. (MAX.).

C: SOLAR CHARGE CONTROLLER ENCLOSURE - HOUSES POWER ELEMENTS FOR SOLAR CHARGE CONTROLLER AND DISCONNECTS FOR SOLAR, BATTERY, AND LOAD CONNECTIONS. POWER UP PROCEDURE: TURN ON BATTERY BREAKER FIRST, THEN TURN ON SOLAR BREAKER. THE ELECTRONICS POWER IS CONTROLLED BY THE LOAD BREAKER. ENCLOSURE WEIGHT 25 LBS. (MAX.).

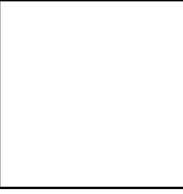
D: BATTERY ENCLOSURE - HOUSES THE BATTERIES AND INTERCONNECTS TO "C" / SOLAR CHARGE CONTROLLER ENCLOSURE USING TWO CONDUCTOR 14G AND 10G THWN WIRES. ENCLOSURE WEIGHT 145 LBS. (MAX.) - BATTERY WILL NOT EXCEED 70KWH.

E: KEYPAD ENCLOSURE - HOUSES THE KEYPAD. THIS BOX INTERCONNECTS TO "B" USING 10 CONDUCTOR / 18 AWG WIRE. ENCLOSURE WEIGHT 12 LBS. (MAX.).

NOTES:

MOUNT 4 SILVER BOXES TO A PAIR OF 4"x4"x180" LG. GALVANIZED ASTM A500 STEEL POLES. BOTTOM OF THE LOWEST BOX MUST BE A MINIMUM OF 2 FEET ABOVE GROUND LEVEL. THE SUPPORT POLES MUST BE EMBEDDED AT A MINIMUM OF 4'-0" BELOW GROUND LEVEL.

| # | DATE / DESCRIPTION |
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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-3
of 3