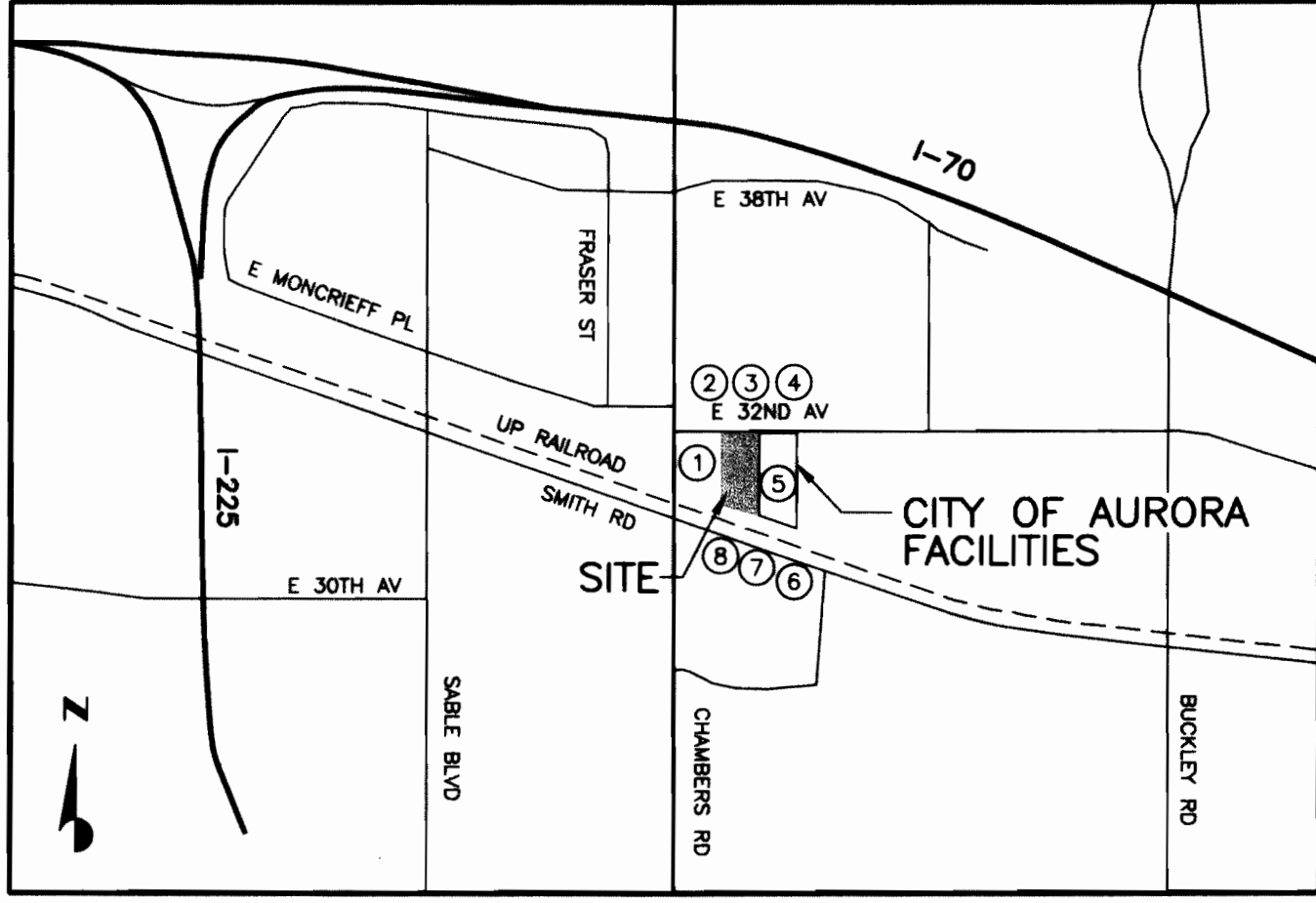
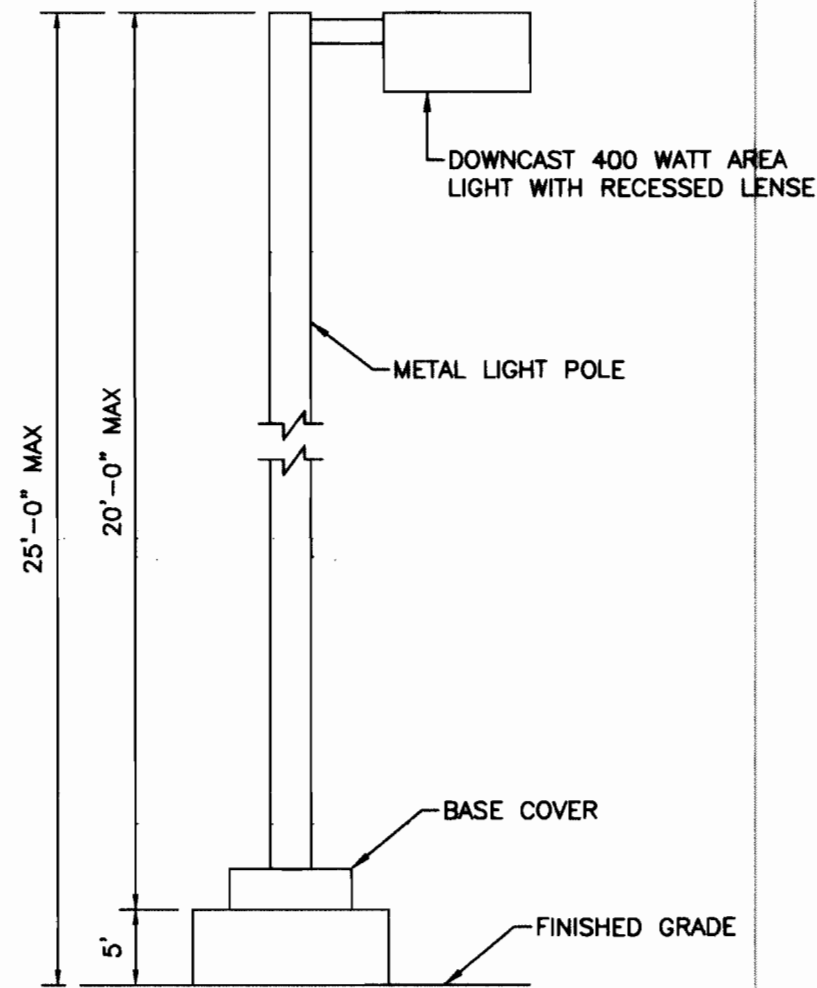


PENSKE CENTER
LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1
CITY OF AURORA, COLORADO

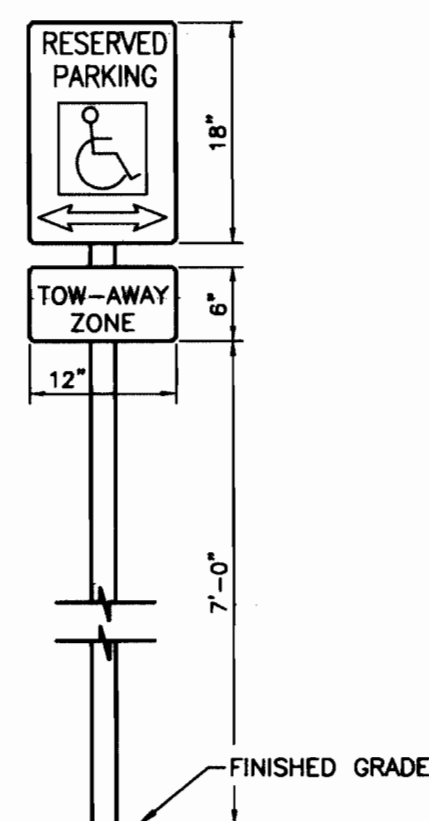
LEGAL DESCRIPTION
LOT 1, BLOCK 1, PENSKE SUBDIVISION FILING NO. 1, CITY OF AURORA, COLORADO
PARCEL CONTAINS (432,814 SQUARE FEET) 9.936 ACRES

- 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.





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

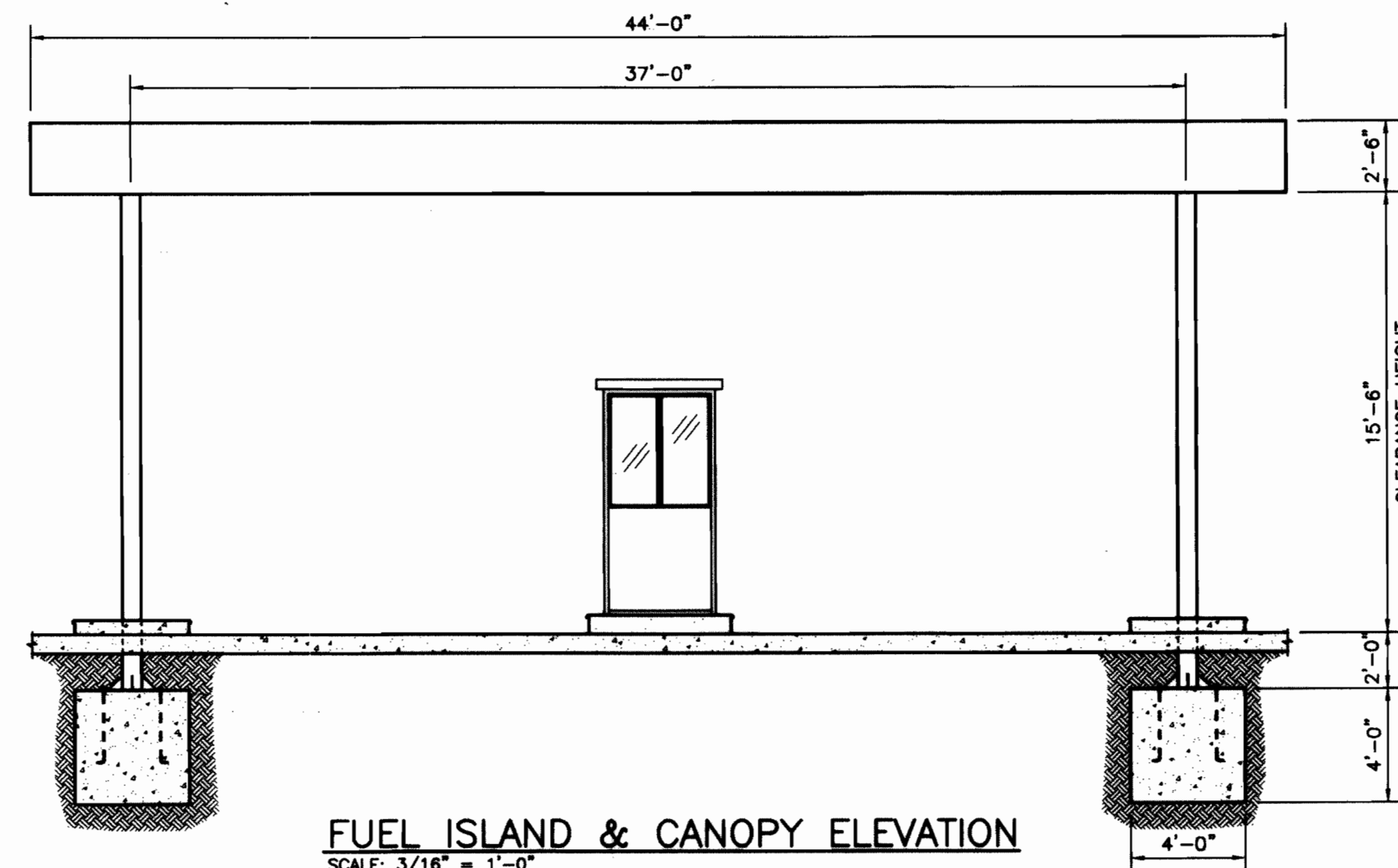
MOTOR VEHICLE LEASING & REPAIR	
1 SPACE/1.5 EMPLOYEES (10)	15
OFFICE	
1 SPACE/300 SF (4,800 SF)	16
TOTAL REQUIRED	31
HANDICAP ACCESSIBLE PARKING	2

PARKING PROVIDED:

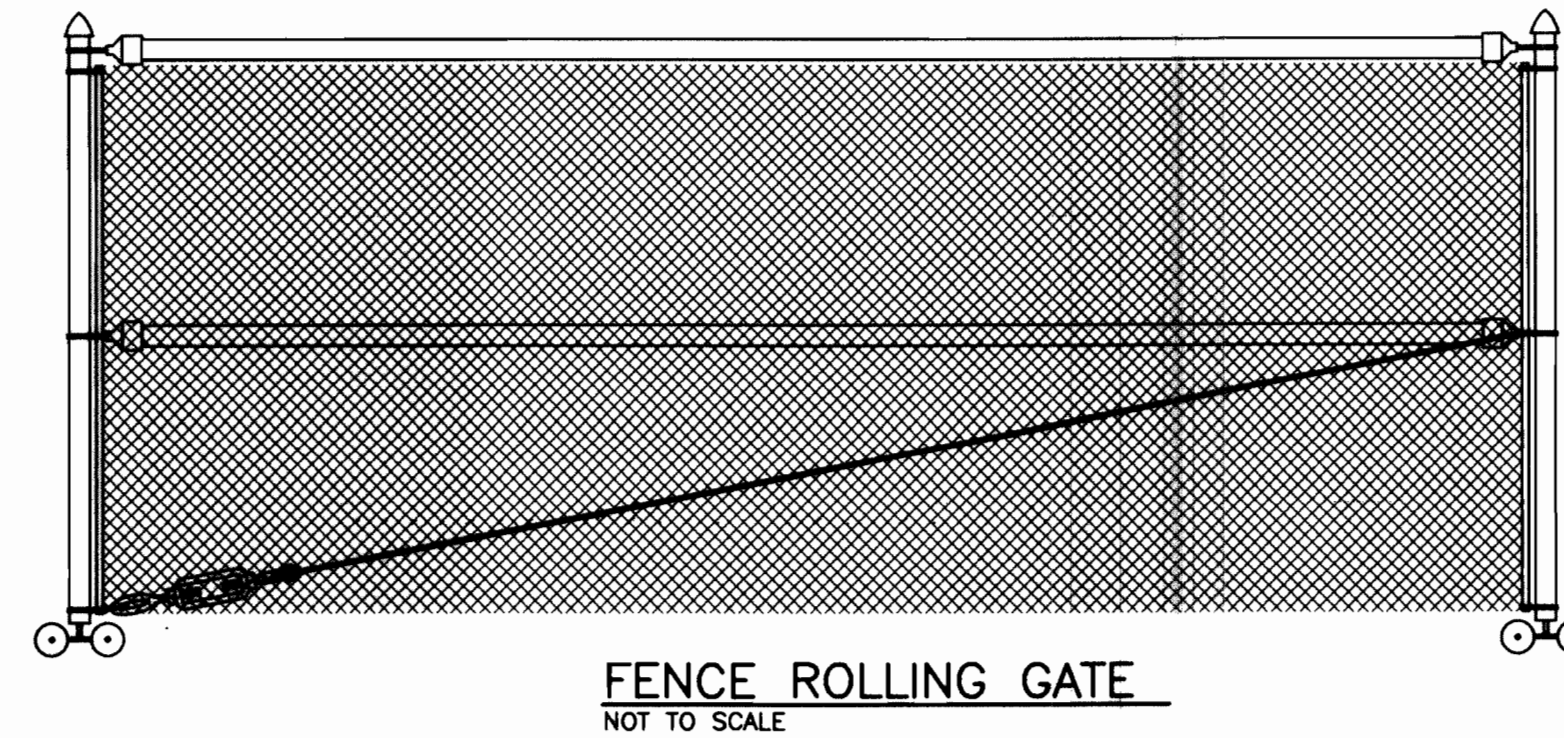
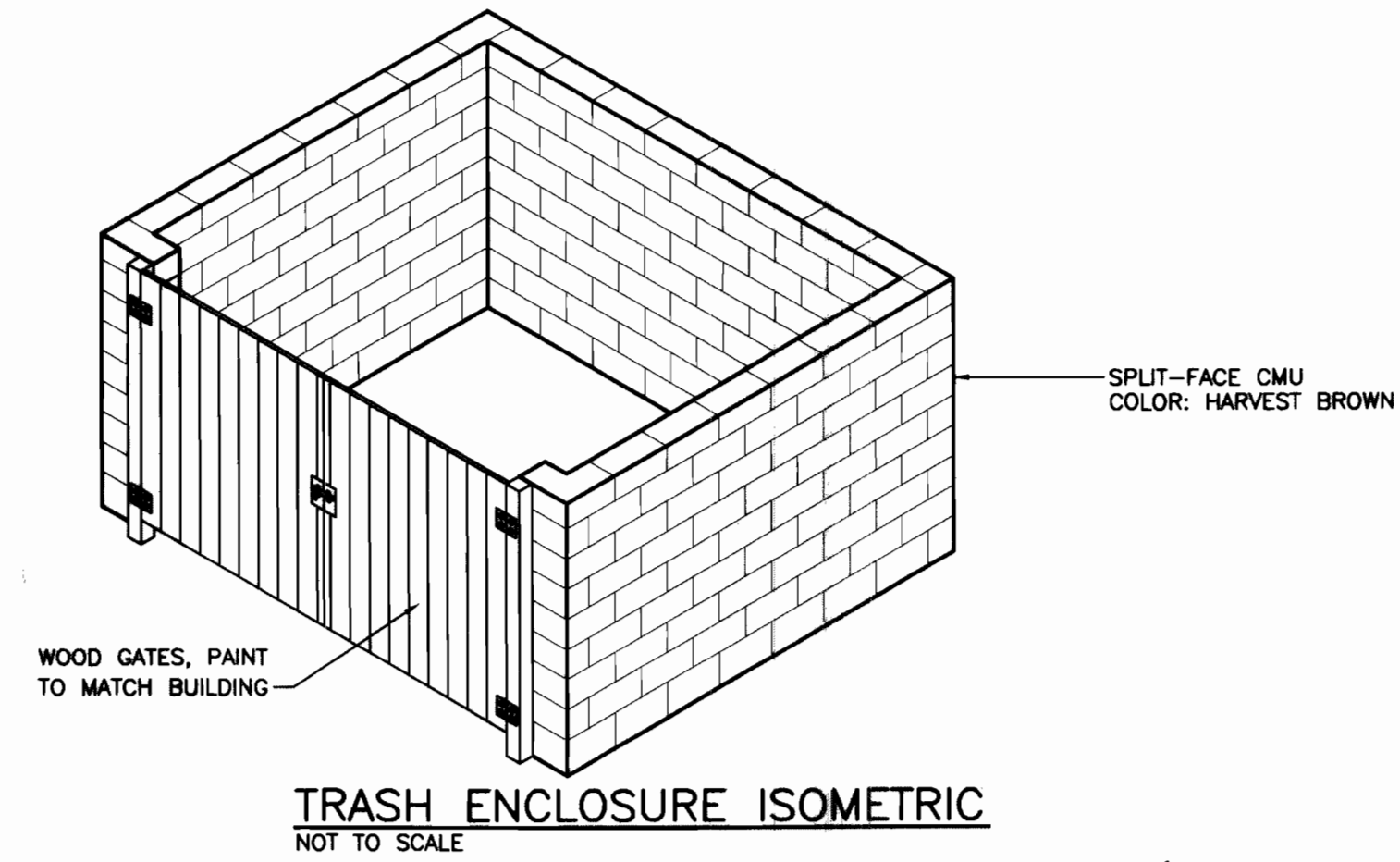
REGULAR	31 SPACES
TRUCK	150 SPACES
HANDICAP	2 SPACE
TOTAL:	183 SPACES

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"





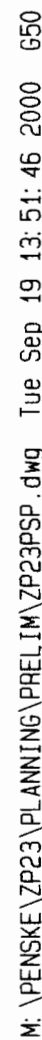
SIGN AREA CALCULATIONS

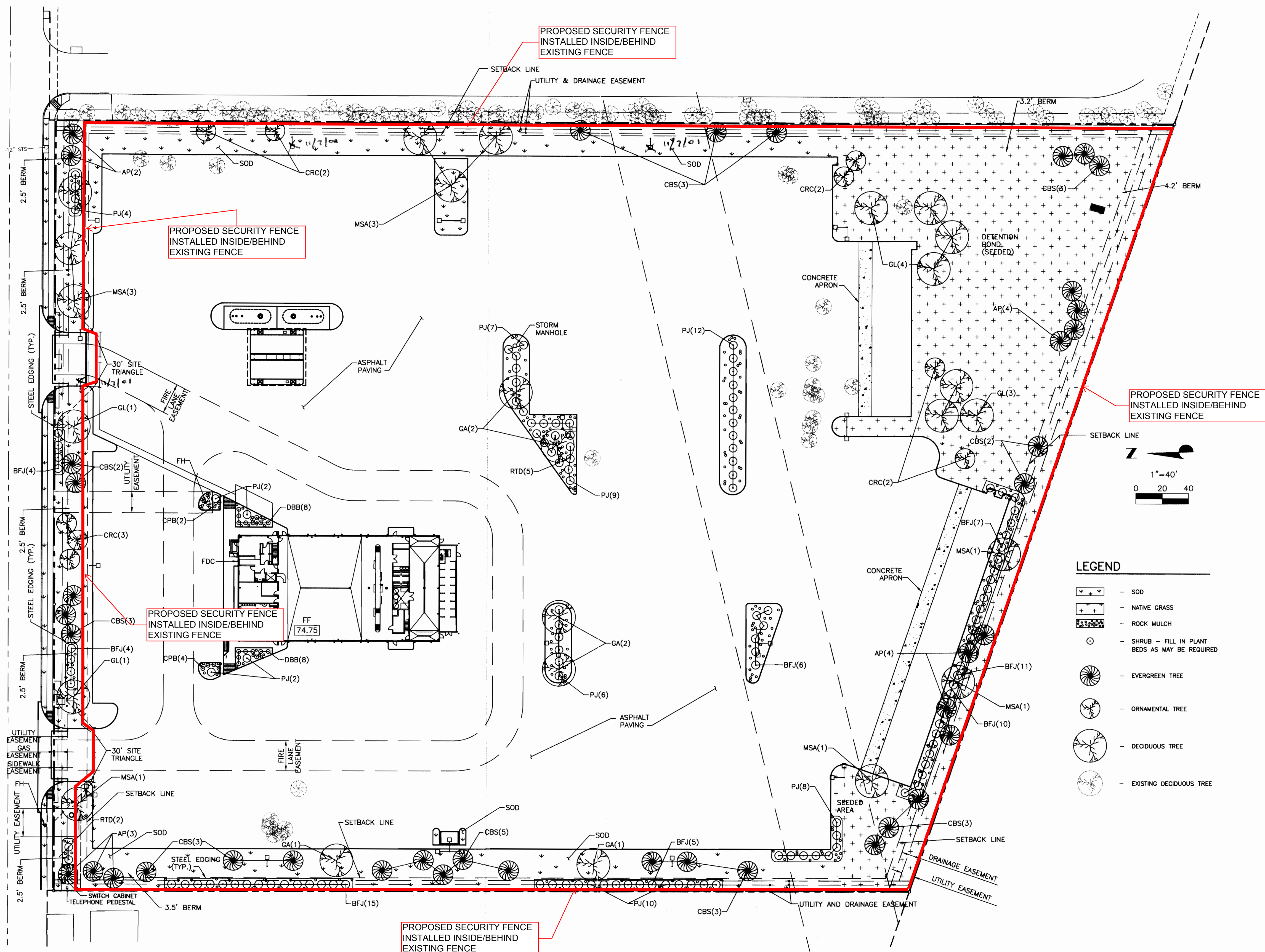
BUILDING FRONTAGE = 80 L.F.
ALLOWABLE SIGN AREA = 80 SF
MAX SIGNS PER USE = 5
ALLOWABLE SIGNS: WALL, WINDOW & GROUND SIGNS
ALLOWABLE GROUND SIGN HEIGHT: EIGHT (8) FEET

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></div>		<div> Galloway, Romero & Associates Design Engineering Planning 5350 DTC Parkway Englewood, Colorado 80111 Tel. (303) 770-8884 Fax. (303) 770-3636</div>	
PENSKE 1541 W. BELL DE MAR TEMPE, AZ. 85283 Phone: (714) 572-6277 Fax: (480) 730-5281		<div><div>SITE INFORMATION AND DETAILS</div><div>PENSKE CENTER</div><div>15500 E. 32nd AVENUE</div><div>AURORA, COLORADO</div></div>	
Designed By: LCJ	Date: MAY, 2000	Sht	2 OF 5
Drawn By: LCJ	Scale: FULL		
Checked By: LCJ	Desk File: ZP23PDET		





NOTES

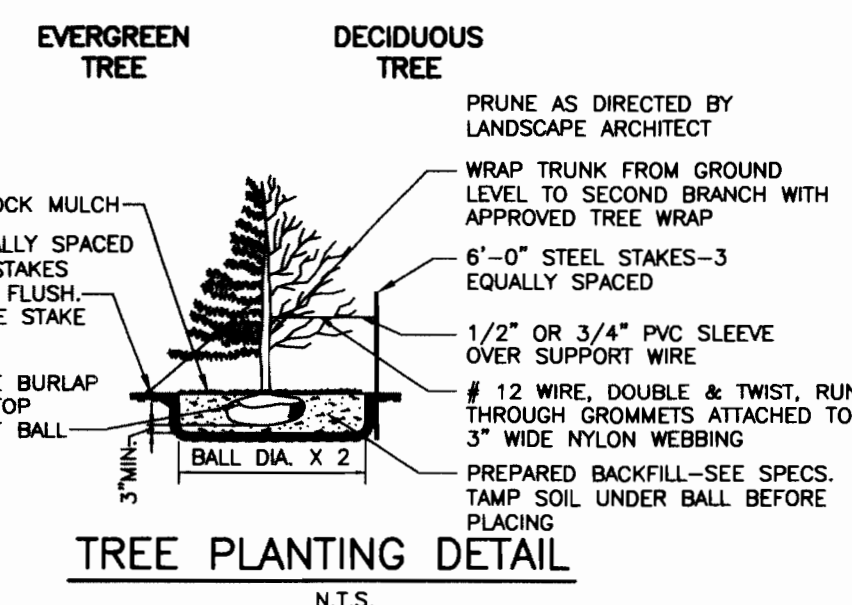
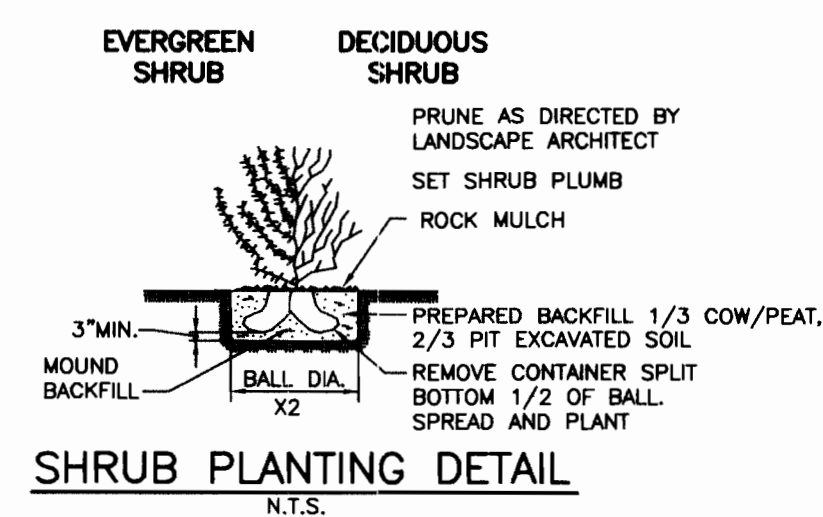
1. THE CONTRACTOR IS TO FURNISH AND INSTALL PLANT MATERIALS AS NOTED. ALL PLANT MATERIAL MUST EQUAL OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT, AND IS SUBJECT TO APPROVAL OF THE OWNERS REPRESENTATIVE.
2. THE CONTRACTOR IS TO VERIFY FIELD CONDITIONS AND NOTIFY THE 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 MICROSPIRALS OR TURF-TYPE POP-UPS ZONED SEPARATELY FROM TURF.
18. 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.
19. ALL HEADS TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS AND WALK-WAYS.
20. BACKFLOW PREVENTION DEVICE SHALL BE IN ACCORDANCE WITH CITY OR COUNTY SPECIFICATIONS.
21. ALL PIPING TO BE PVC CLASS 200.
22. 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.
23. 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.
24. 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

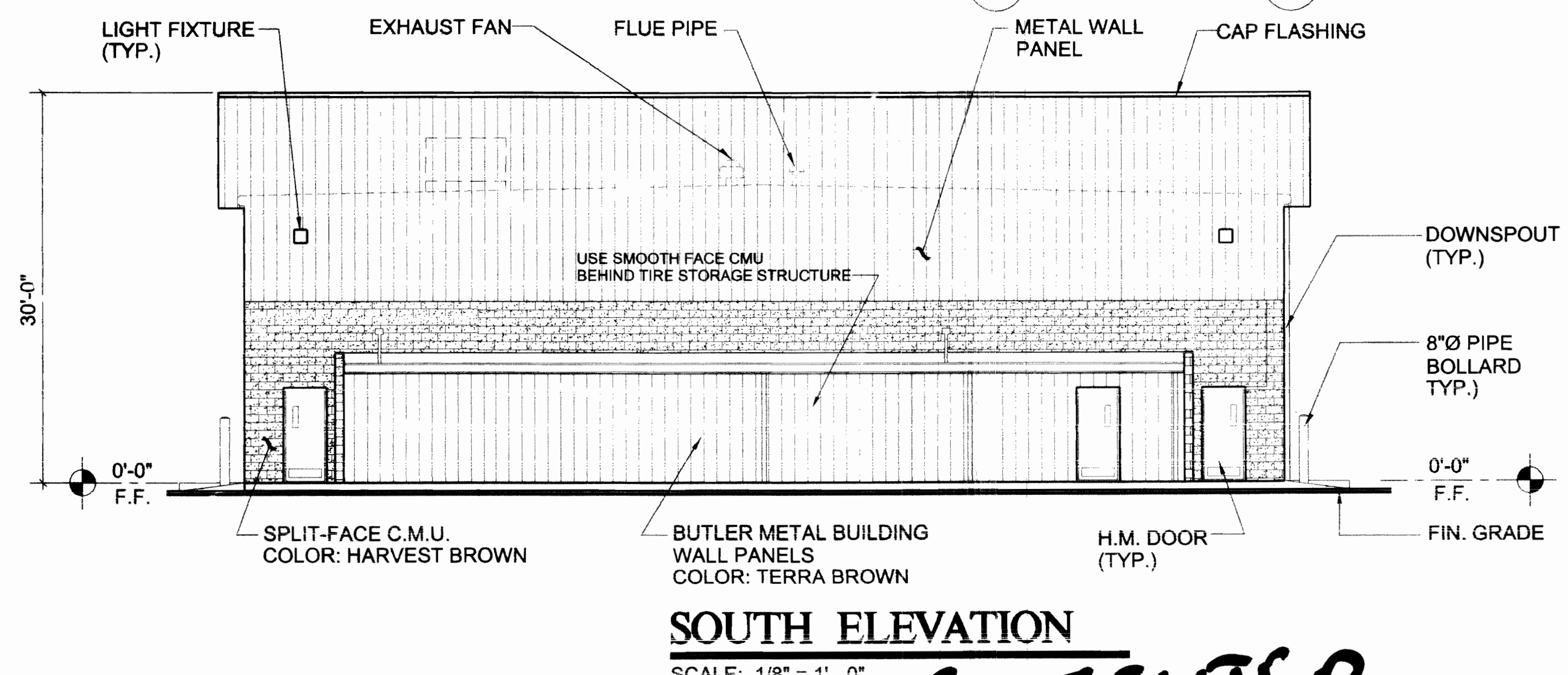
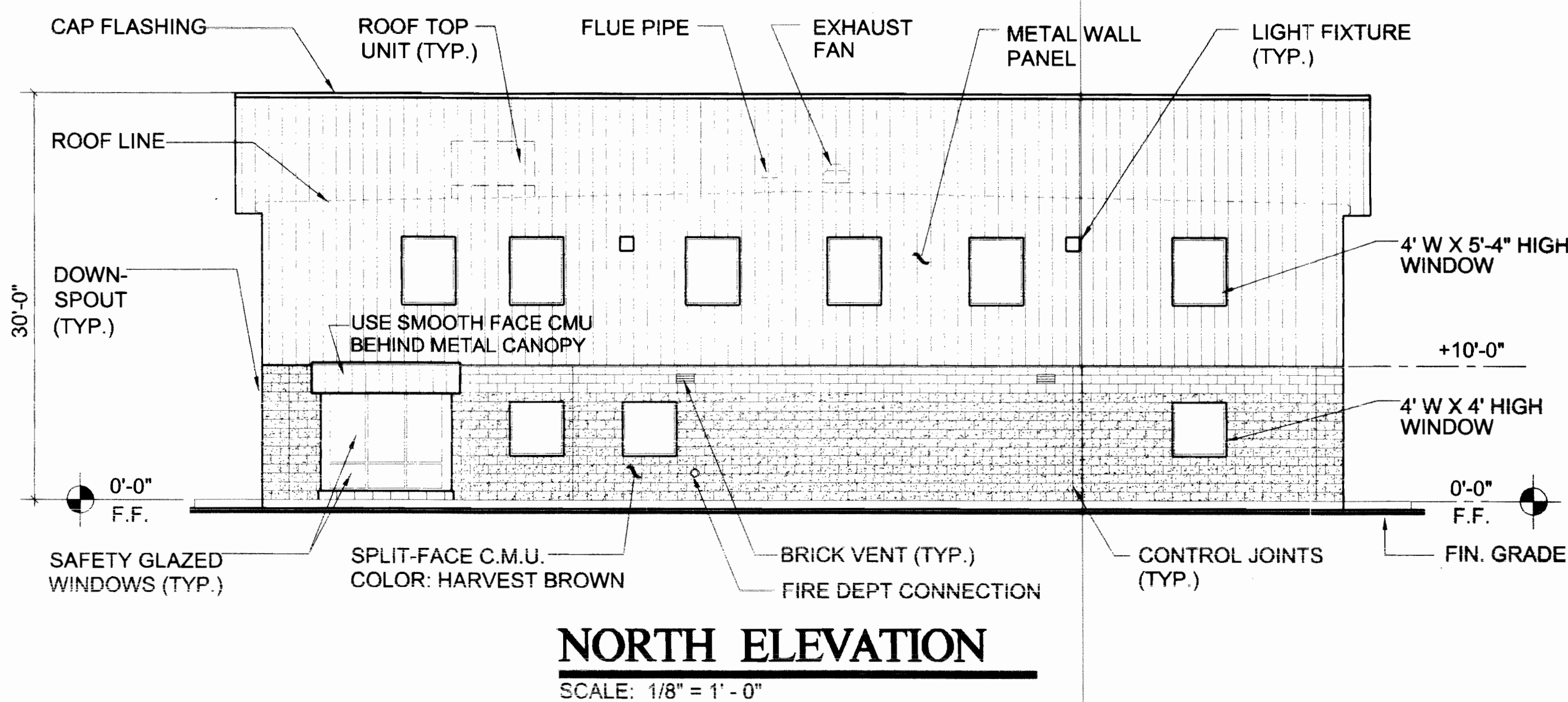
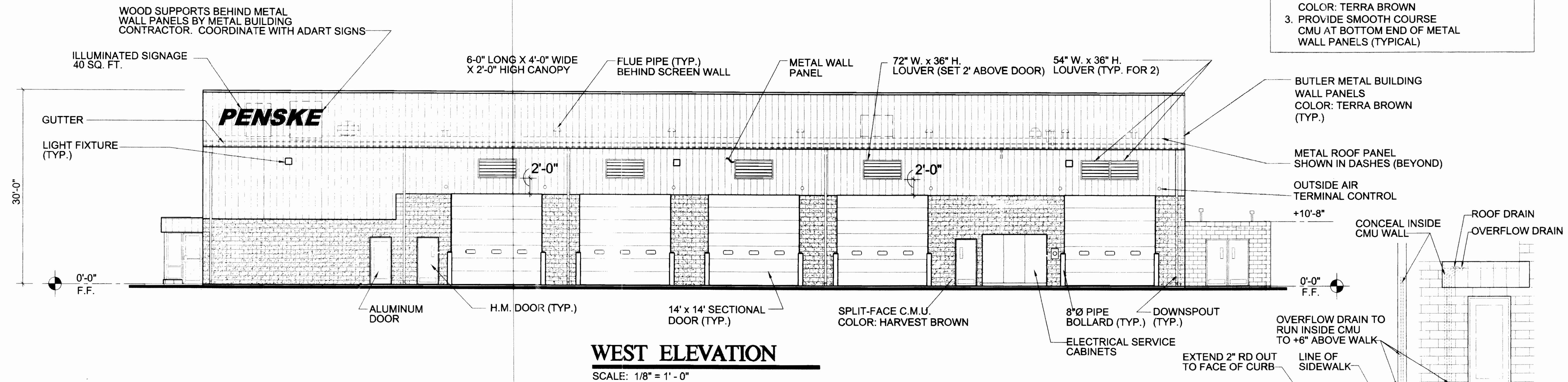
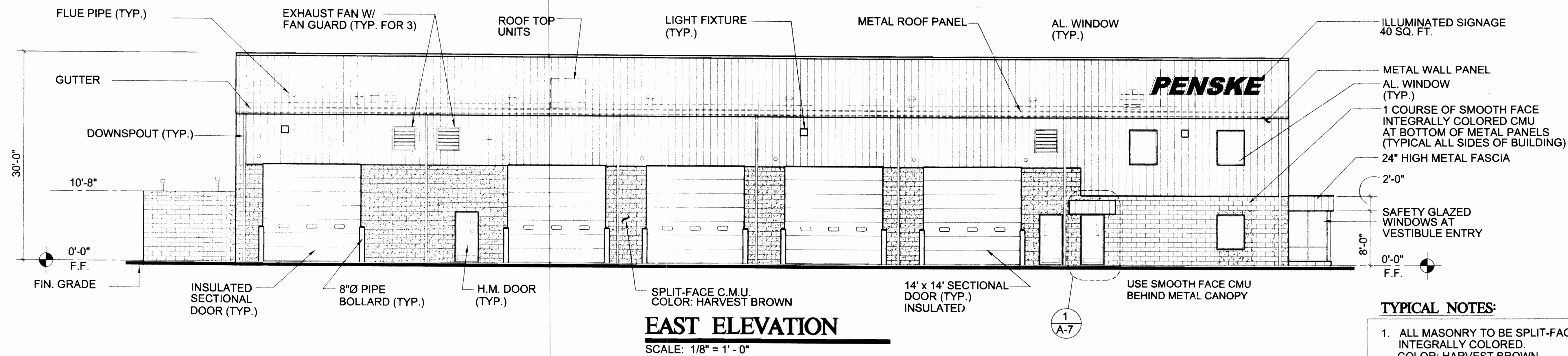
PLANT SCHEDULE

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

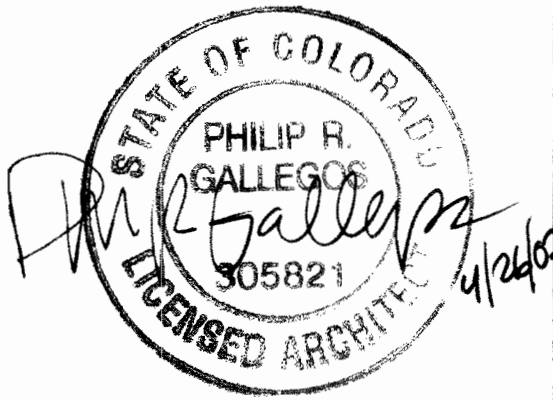
15500 E. 32ND AVENUE	PENSKE CENTER	AURORA, CO
Designed By: LCJ	Date: MAY, 2000	Sht
Drawn By: LCJ	Scale: 1"=40'	4 OF 5
Checked By: DAG	Disk File: ZP23PLS.DWG	



- 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	

PENSKE CENTER 2000-6030-1

#	REVISION
	9.8.2022 MINOR AMENDMENT TO ADD SECURITY FENCING


1) NOTES:
STEEL POLES: TO BE LOCATED APPROXIMATELY ON EACH SIDE OF GATE(S) & EVERY 90' (OR GREATER) TURN IN FENCE LINE. FENCE LINE TERMINATED POLE: TO BE LOCATED APPROXIMATELY EVERY 30'

2) DISCLAIMER:
POLE LOCATIONS MAY SLIGHTLY DEVIATE FROM SITUATIONS ABOVE DUE TO ON-SITE CONDITIONS

3) THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE PROPERLY FUNCTIONING VEHICLE ACUTE TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT TO PROVIDE A REMEDY. AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE MAINTENANCE OF THE VEHICLE GATING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL BE REMOVED IMMEDIATELY UPON THE OPENING SYSTEM UTILIZING A REDUNDANT BACK-UP SYSTEM THAT CONSISTS OF: A) SIRENED EMERGENCY SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST: A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT IS REQUIRED. OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM. THE CONTRACTOR CROSSES A DEDICATED FIRE LANE EASEMENT.

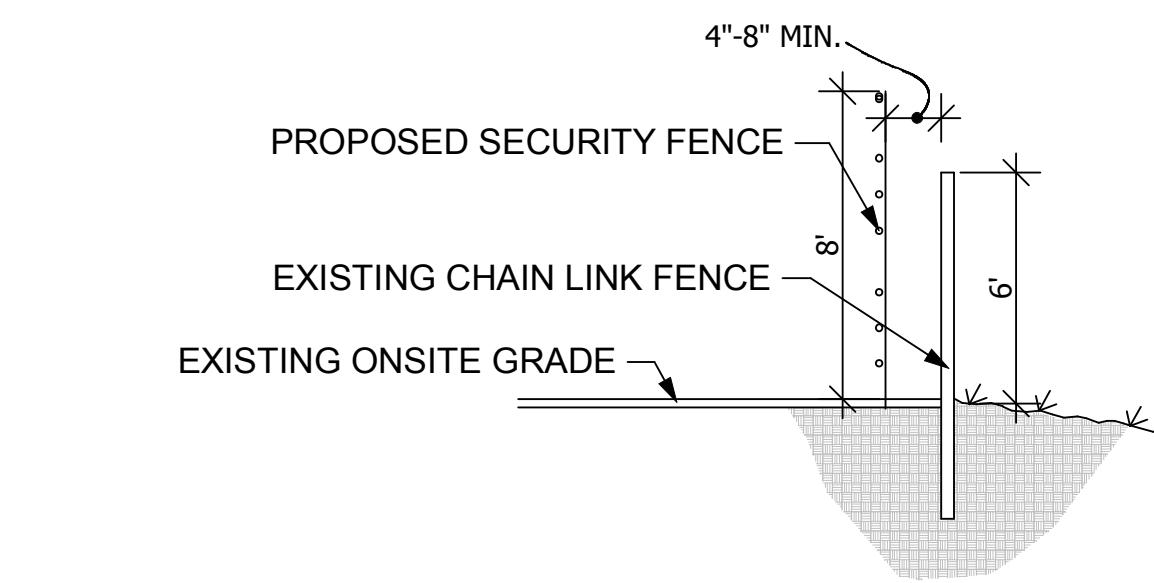
4) HAZARDOUS MATERIAL REQUIREMENT:
STORAGE, USE, OR HANDLING OF HAZARDOUS MATERIALS IS PROHIBITED WITHIN 25 FEET OF ELECTRIC FENCES.

5) THE FIRE LANE EASEMENT IS PENDING A LICENSE AGREEMENT

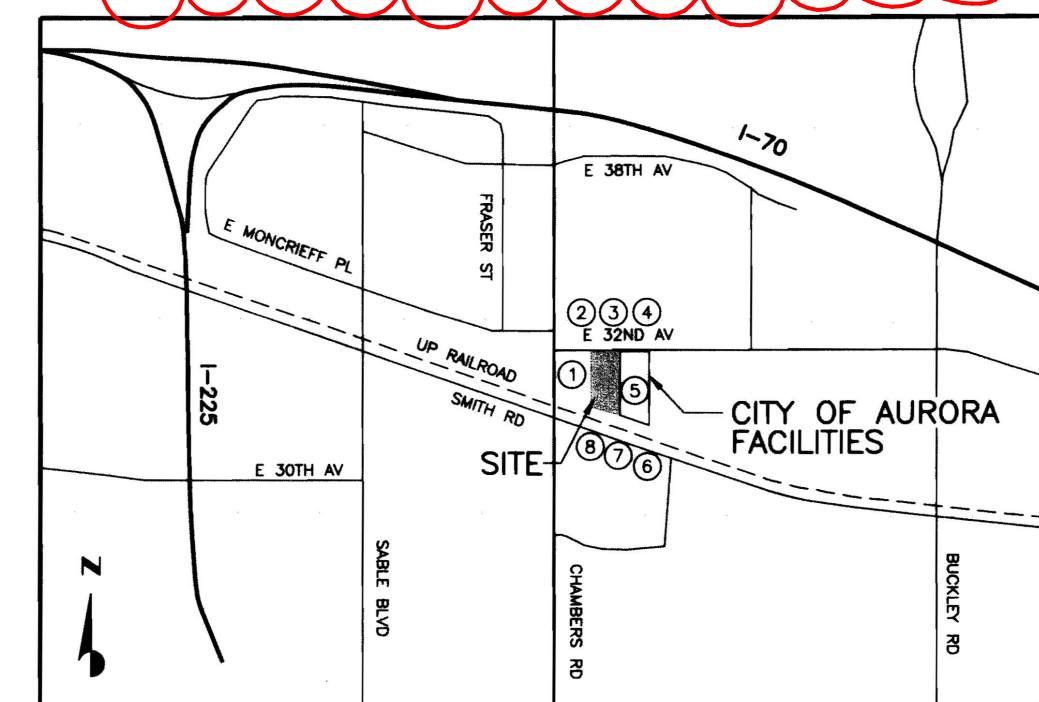
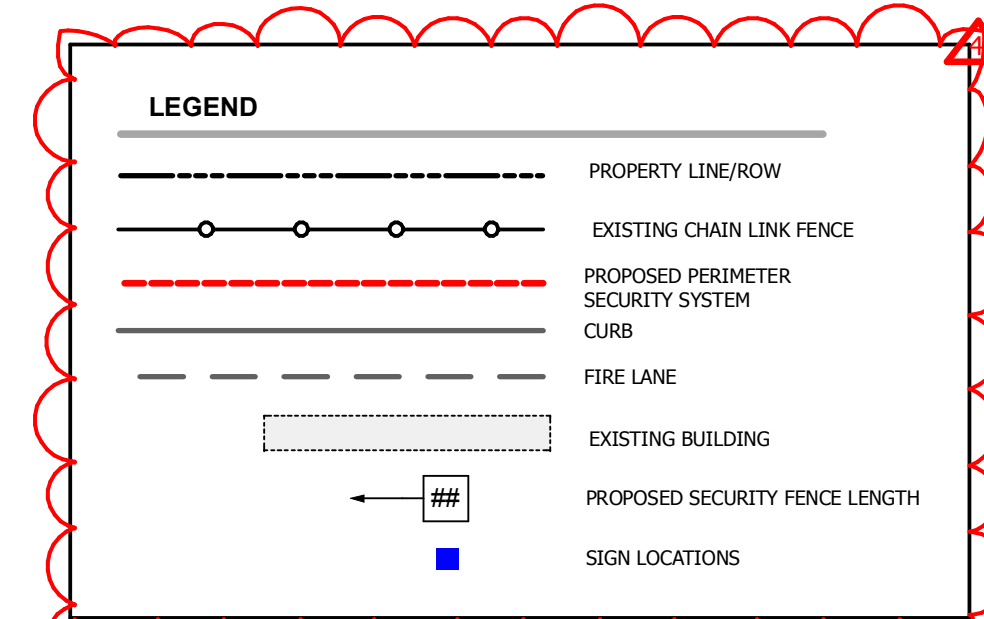


PROJECT:	PENSKE TRUCK LEASING 15500 E 32ND AVE AURORA CO 80011
SHEET TITLE:	SITE PLAN

SHEET
4
C-1
of 3

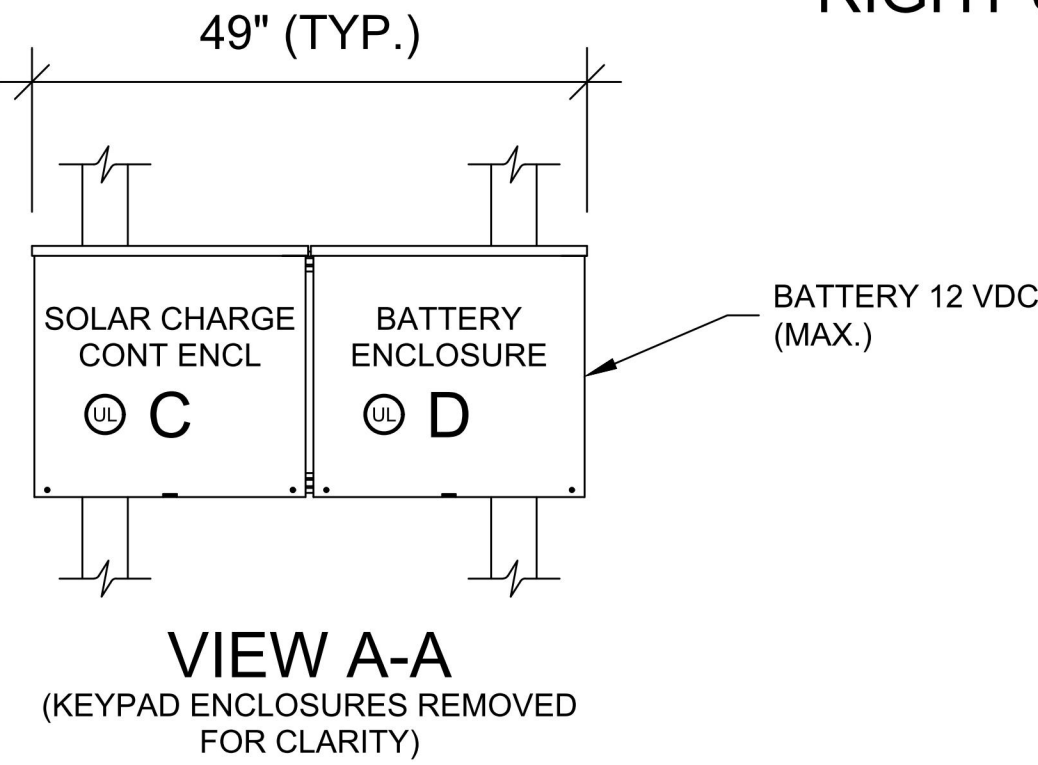
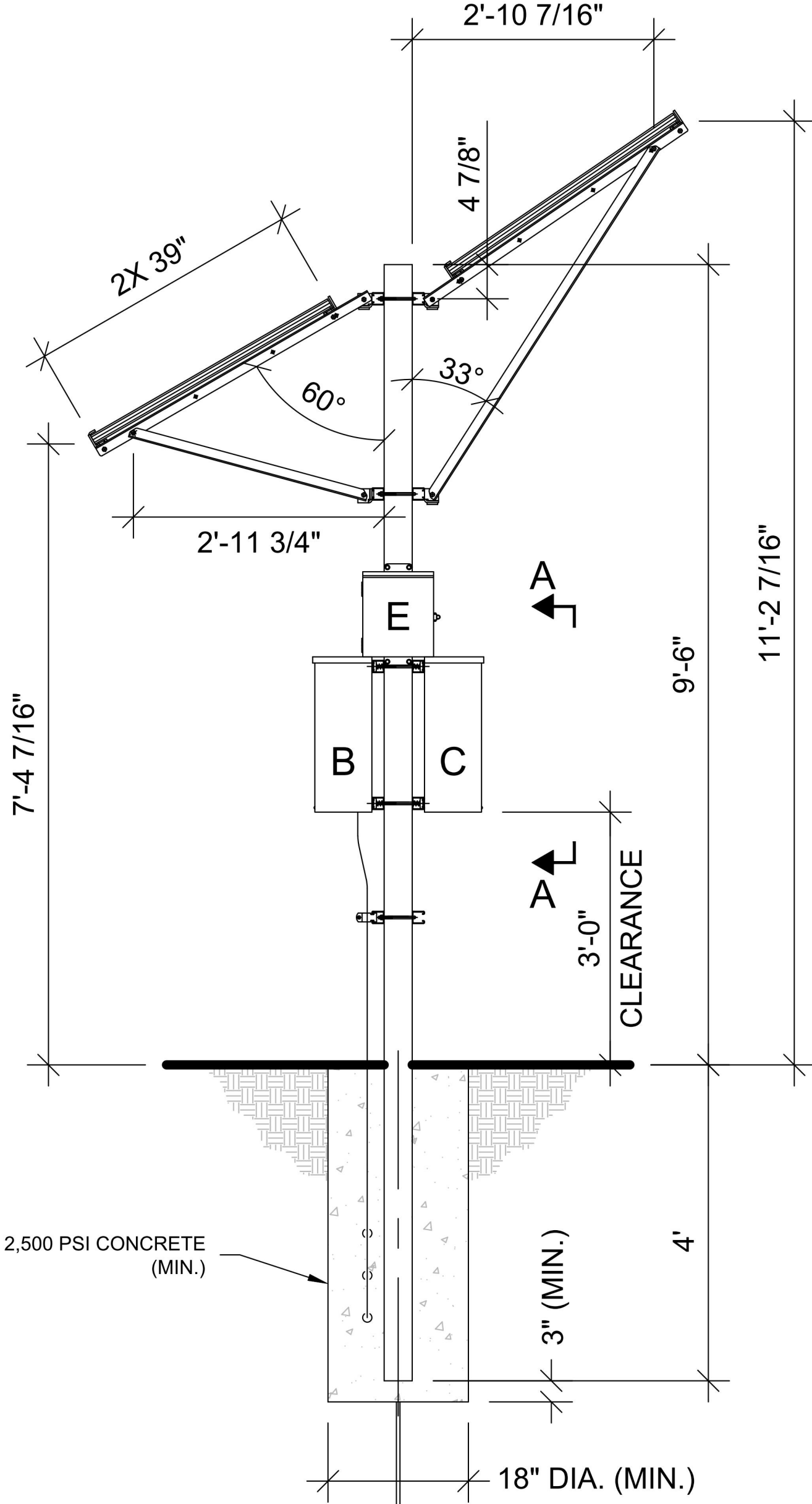
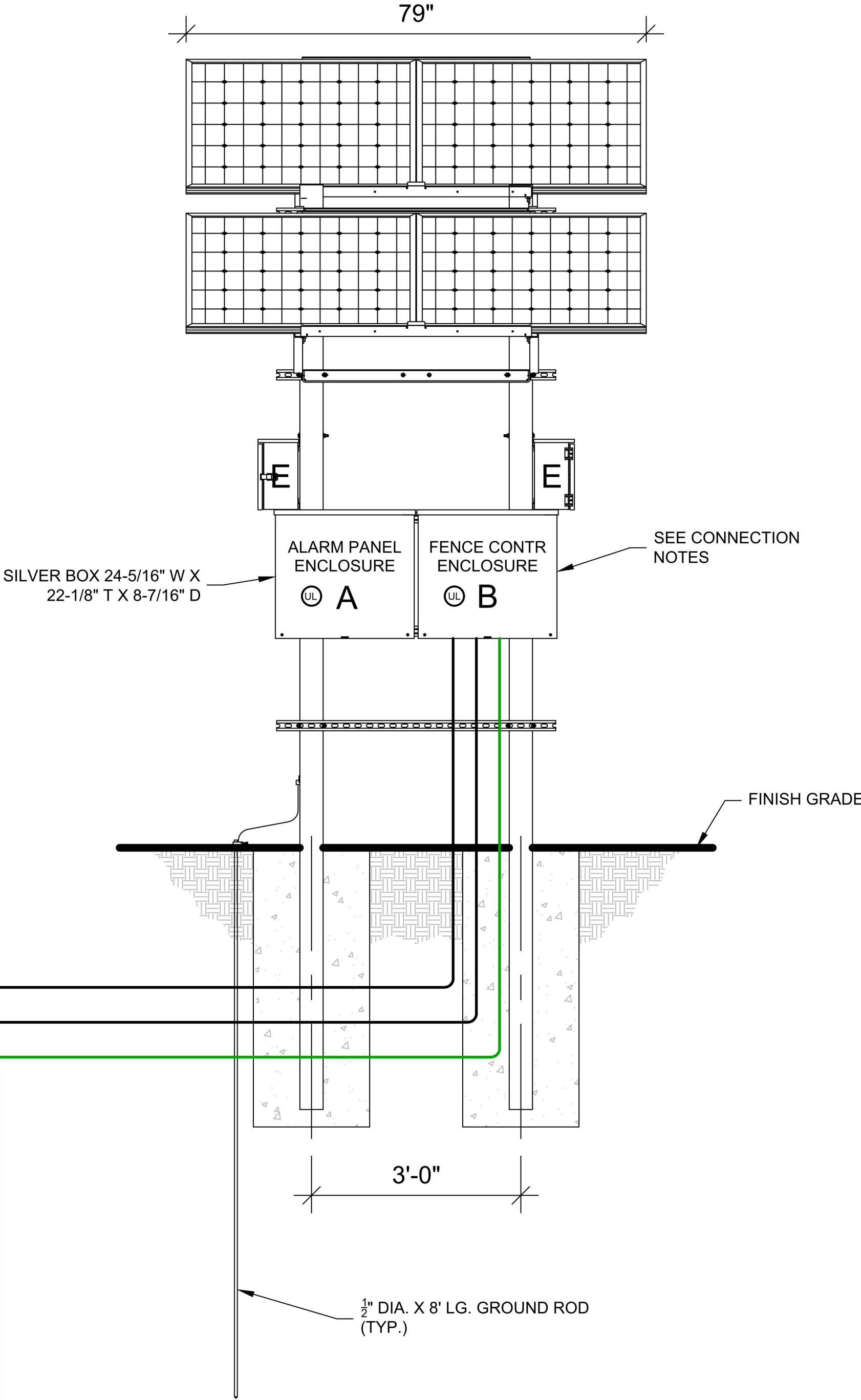
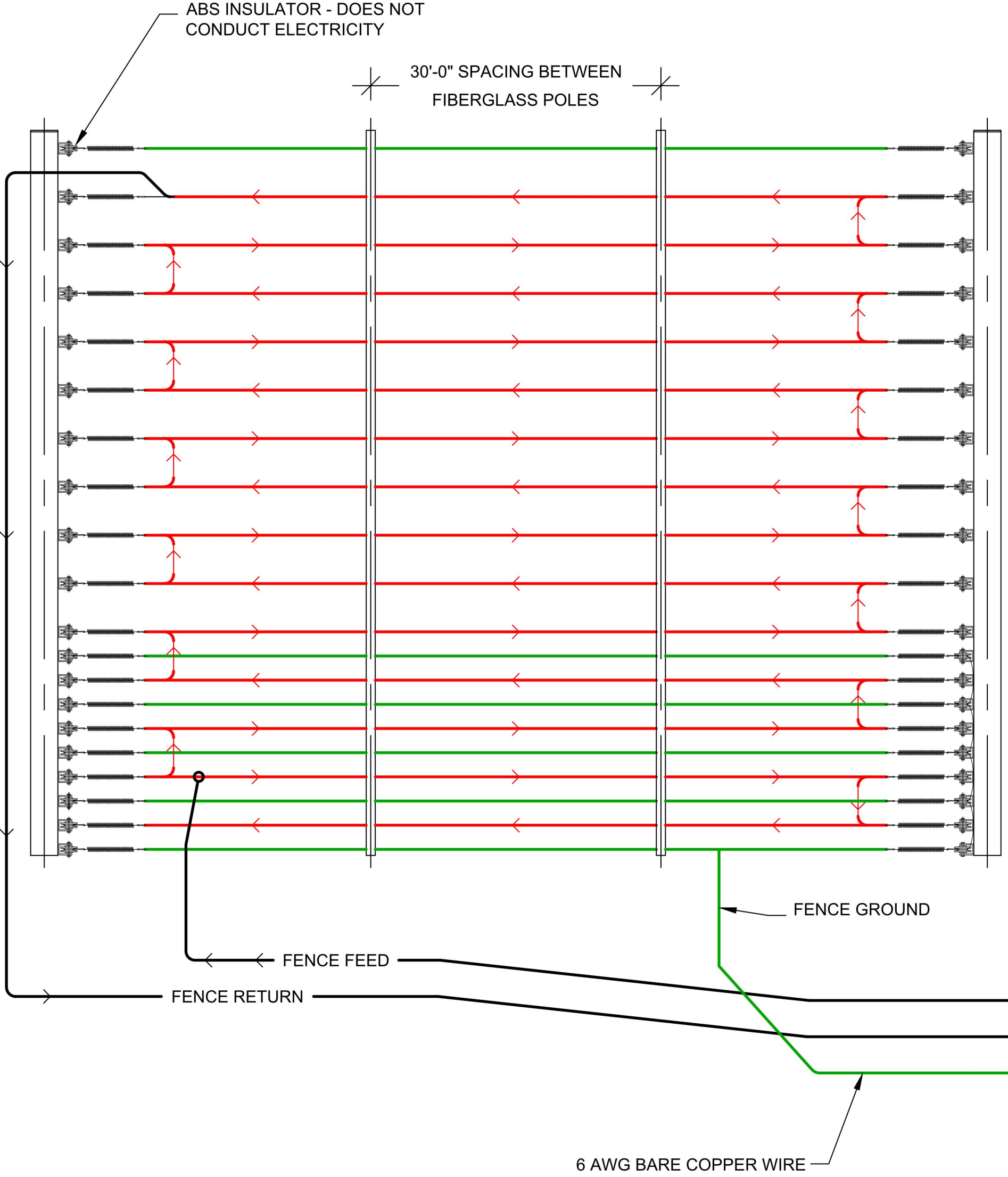


1 PERIMETER FENCE SECTION
C-1 NTS.



VICINITY/OWNERSHIP MAP
SCALE: 1" = 2000'

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 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.

#	REVISION
9.8.2022	MINOR AMENDMENT TO ADD SECURITY FENCING



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: 11/7/2022

SCALE: SEE PLAN

SHEET

C-3

of 3