

GLOBAL COMMERCE CENTER

VESTED SITE PLAN

LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1

A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, GLOBAL COMMERCE CENTER SUBDIVISION FILING NO. 1

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.
- 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 ENTRANCE 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 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
- 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 OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- 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 EITHER 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. GROUND MOUNTED EQUIPMENT SHALL ALSO BE SCREENED FROM PUBLIC VIEW.
- 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 UNOBSERVED 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, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCROACH 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 AN APPROVED AND 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.
- THE DEVELOPER IS RESPONSIBLE FOR STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL SIGNS AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET.
- NO EXTERNAL TRASH ENCLOSURES OR DUMPSTERS ARE A PART OF OR APPROVED WITH THIS SITE PLAN. OUTDOOR PLACEMENT OF TRASH OR DUMPSTERS IS NOT PERMITTED.
- BLACKOUT CURTAINS OR SIMILAR DEVICES SHALL BE REQUIRED FOR ANY BUILDING WITH A TRANSLUCENT ROOF AND SHALL BE ACTIVATED OR DRAWN CLOSED AT A MINIMUM FROM DUSK TO DAWN. STRAY LIGHT RESULTING IN SKYGLOW IS NOT PERMITTED.



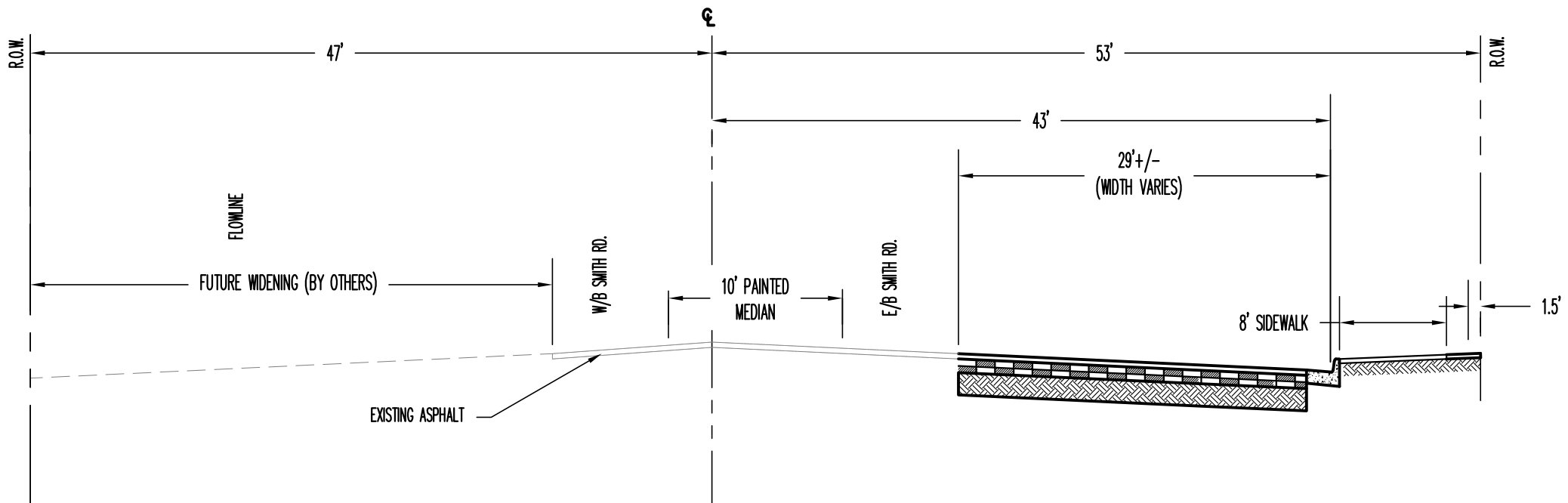
VICINITY MAP

1"=2000'

SITE DATA		
NET PROPERTY AREA	5.82 AC (253,571 SF)	100%
TOTAL BUILDING COVERAGE	77,098 SF	30.4%
GROSS FLOOR AREA (MIN.), BLDGS. 1-4	52,080 SF	
GROSS FLOOR AREA (MAX.), BLDGS. 1-4	104,160 SF	
GROSS FLOOR AREA, BLDG. 5	27,660 SF	
FUTURE BUILDING EXPANSION (MAX.), BLDG. 5	10,000 SF	
HARD SURFACE AREA	68,549 SF	27.0%
LANDSCAPE AREA	107,924 SF	42.6%
BUILDING HEIGHT	PERMITTED: 60 FT MAX.	
PRESENT ZONING CLASSIFICATION	M-1 LIGHT INDUSTRIAL DISTRICT	
PROPOSED ZONING CLASSIFICATION	M-1 LIGHT INDUSTRIAL DISTRICT	
PROPOSED USE, BLDGS. 1-4	WAREHOUSE	
PROPOSED USE, BLDG. 5	INDUSTRIAL MANUFACTURING, PROCESSING AND FABRICATION, RESEARCH AND DEVELOPMENT	
PERMITTED MAXIMUM SIGN AREA (PER BUILDING)	2 SF PER 1 LF FOR FIRST 100 LF OF BUILDING FRONTAGE + 0.5 SF PER 1 LF THEREAFTER	
TOTAL ALLOWABLE SIGN AREA PER BUILDING	MAXIMUM ALLOWABLE SIGN AREA	
BUILDINGS 1 THROUGH 4	(2 X 93) = 186 SF PER BUILDING	
BUILDING 5	(2 X 100)+(0.5 X 105) = 252.5 SF	
MAXIMUM NO. OF SIGNS	5 SIGNS PER TENANT, 1 JOINT MONUMENT SIGN	
SIGN AREA	PERMITTED	PROPOSED
JOINT PROJECT MONUMENT SIGN (1 SIGN, 2 FACES)	100 SF PER FACE	TBD WITHIN ALLOWABLE LIMITS
STANDARD PARKING - BLDGS. 1-4	REQUIRED	PROVIDED
1 SPACE PER 2,000 SF WAREHOUSE - BLDGS. 1-4	52,080/2,000 = 26	29
OPTIONAL PARKING TO ACCOMMODATE 2-STORY OPTION BUILDINGS 1-4 (MAX. WAREHOUSE SF)	104,160/2,000 = 52	TBD (53 MIN., 63 MAX.)
ACCESSIBLE SPACES (1 VAN ACCESSIBLE SPACE REQUIRED)**	25 TO 50 SPACES = 2	2
ACCESSIBLE SPACES (OPTIONAL PARKING 50 TO 75 TOTAL SPACES)	3	3
STANDARD PARKING - BLDG. 5, 1 SPACE PER 800 SF	27,660/800 = 35	47
STANDARD PARKING - BLDG. 5 W/ 10,000 SF EXPANSION	37,660/800 = 47	47
ACCESSIBLE SPACES (1 VAN ACCESSIBLE SPACE REQUIRED)**	2	2
LOADING SPACE (PER BUILDING, BLDGS. 1-4)	1	1 (INTERNAL TO EACH BUILDING)
LOADING SPACE (BLDG. 5)	1	1
1 BICYCLE SPACE PER 20 VEHICLE SPACES*	61 / 20 = 3 OR 99/20 = 5	6
2015 IBC BUILDING CONSTRUCTION TYPE, BUILDINGS 1-4 SINGLE STORY	II-B, NON-SPRINKLERED	
2015 IBC BUILDING CONSTRUCTION TYPE, BUILDINGS 1-4 2-STORY	II-B, SPRINKLERED	
2015 IBC BUILDING CONSTRUCTION TYPE, BUILDING 5	II-B, SPRINKLERED	
OCCUPANCY CLASSIFICATION	GROUP F1	

*NOTE: ALL ACCESSIBLE PARKING SPACES ARE VAN ACCESSIBLE, 9'x19' WITH ADJACENT 9'x19' LOADING AREA

*NOTE: ADDITIONAL BICYCLE PARKING WILL BE ADDED WITH THE 10,000-SF EXPANSION OF BUILDING 5



SMITH RD., ARTERIAL
TYPICAL SECTION

SIGNATURE BLOCK:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, _____ HAS CAUSED THESE
(Corporation, Company, or Individual)

PRESENTS TO BE EXECUTED THIS _____ DAY OF _____ AD, _____.

BY: _____ BY: _____
(Principal or Owner) (Principal or Owner)

STATE OF COLORADO)
COUNTY OF ADAMS)SS
)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ AD, _____ BY _____.
(Principal or Owner)

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

ADDRESS

CITY OF AURORA APPROVALS

CITY ATTORNEY: _____ DATE: _____
PLANNING DIRECTOR: _____ DATE: _____
PLANNING COMMISSION: _____ DATE: _____
CITY COUNCIL: _____ DATE: _____
ATTEST: _____ DATE: _____

DATABASE APPROVAL DATE _____

RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____.

CLERK AND RECORDER: _____ DEPUTY: _____

SHEET INDEX

- COVER SHEET
- SITE PLAN
- GRADING AND UTILITY PLAN
- PRELIMINARY LANDSCAPE PLAN
- LANDSCAPE DETAILS
- SITE PHOTOMETRIC PLAN
- SITE DETAILS
- BUILDINGS 1-4 EXTERIOR ELEVATIONS, SINGLE-STORY OPTION
- BUILDINGS 1-4 EXTERIOR ELEVATIONS, 2-STORY OPTION
- BUILDING 5 EXTERIOR ELEVATIONS
- BUILDING 5 EXTERIOR ELEVATIONS

OWNER

GLOBAL CONSULTING, LLC
12901 OVERSEAS HIGHWAY
KEY LARGO, FL 33037
CONTACT: JIM SAUNDERS
PHONE: (305) 453-4521
jsaunders@bayviewdev.com

ARCHITECT

ALLEN ARCHITECTURE
2001 LINCOLN ST., SUITE 1410
DENVER, CO 80202
CONTACT: GREGG ALLEN
PHONE: (303) 588-6022
gallen@hotmail.net

LANDSCAPE ARCHITECT

JUMP DESIGN COMPANY
1733 S. CLARKSON ST.
DENVER, CO 80210
CONTACT: TOM JUMP, ASLA
PHONE: (303) 282-0463
tomj@jumpdesignco.com

PLANNER/PROJECT

REPRESENTATIVE
APERIO PROPERTY CONSULTING
18006 E. GRAND AVE.
AURORA, CO 80015
CONTACT: AARON THOMPSON
PHONE: (303) 317-3000
aaron@aperiopc.com

CIVIL ENGINEER

KELLY DEVELOPMENT SERVICES
9301 SCRUB OAK LANE
LONE TREE, CO 80124
CONTACT: GREG KELLY, PE
PHONE: (303) 888-6338
greg@kellydev.com

SURVEYOR

COTTONWOOD SURVEYING, INC.
P.O. BOX 694
DENVER, CO 80136
CONTACT: HAROLD PONSERELLA
PHONE: (303) 549-7992
pons.csa@gmail.com

AMENDMENTS

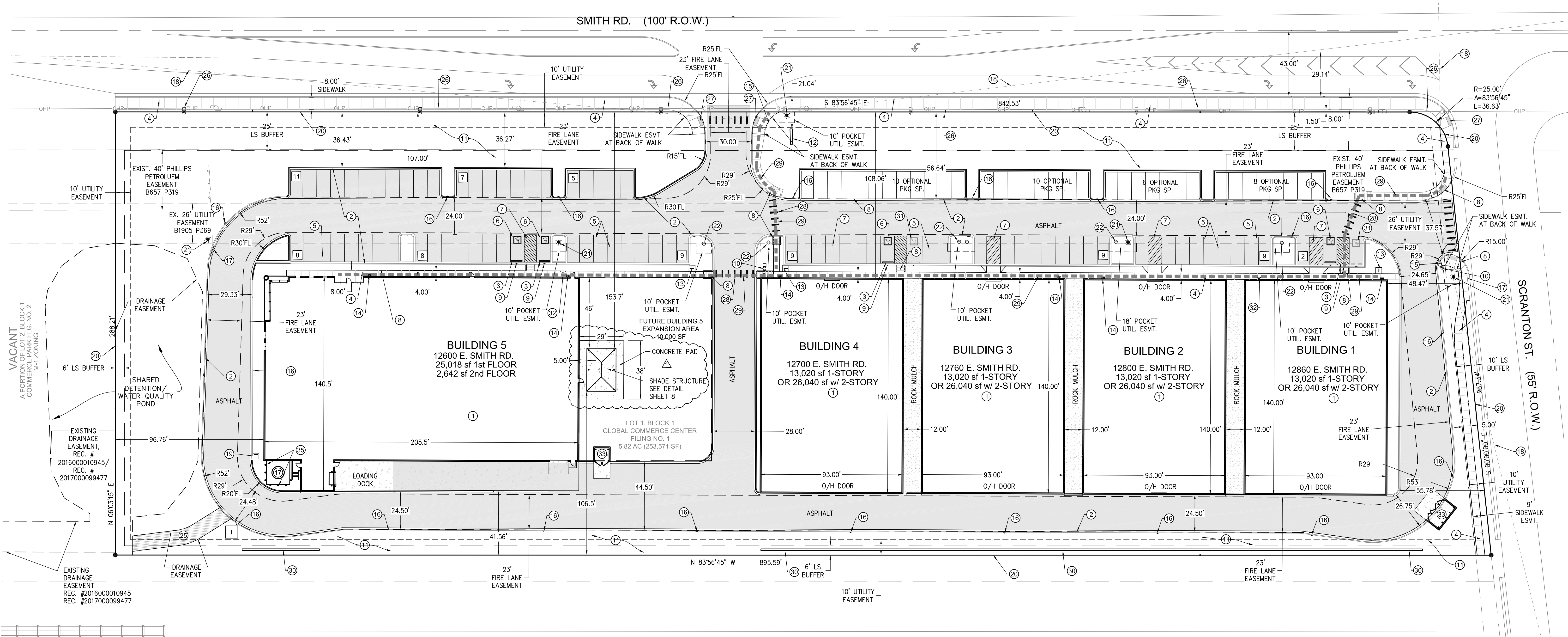
▲ MAY 11, 2020 - ADD SHADE
STRUCTURE TO BLDG. 5

Aperio
Property Consultants, llc
18006 E. GRAND AVE.
AURORA, CO 80015
PHONE 303.317.3000
SEPTEMBER 19, 2019
COVER SHEET
SHEET 1

GLOBAL COMMERCE CENTER

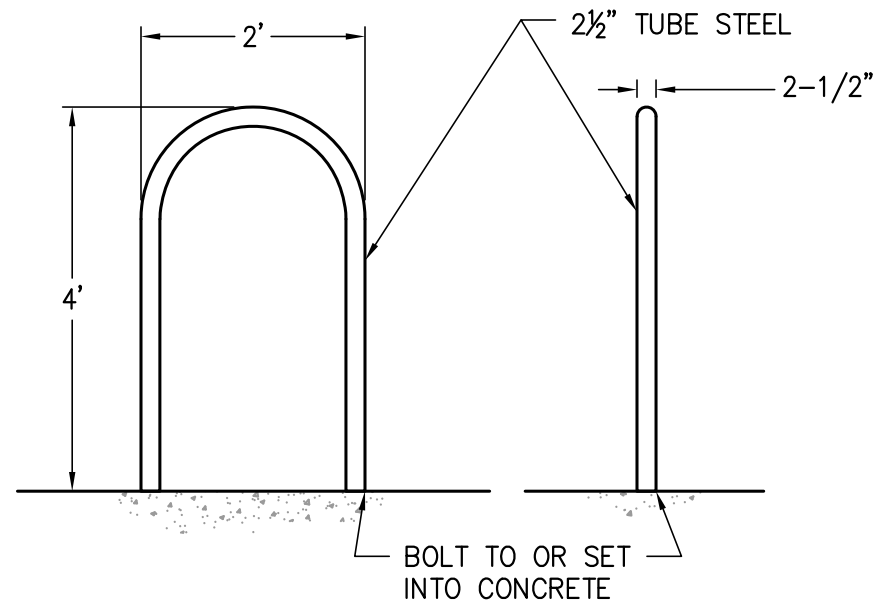
VESTED SITE PLAN

LOT 1, BLOCK 1, GLOBAL COMMERCE SUBDIVISION FILING NO. 1
A PORTION OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



NOTES:

- LOADING DOORS ALONG SMITH RD. ONLY BE CONSTRUCTED IF OCCUPIED BY A CULTIVATION USE FOR SECURITY PURPOSES. IF A CULTIVATION USE OCCUPIES THE BUILDING AND LOADING DOORS ARE NEEDED, THESE DOORS WILL BE USED FOR LOADING VEHICLE ENTRY AND/OR EXIT ONLY AND WILL BE CLOSED IMMEDIATELY UPON THE VEHICLE ENTERING OR EXITING THE BUILDING. ALL LOADING ACTIVITIES WILL BE INTERNAL TO THE BUILDING.
- BUILDINGS 1-3 OR 2-4 MAY BE COMBINED INTO A SINGLE BUILDING FOOTPRINT.
- BUILDINGS 1-4 MAY BE CONSTRUCTED AS ONE OR TWO STORY AT OWNER'S DISCRETION. IN THE EVENT THAT THE TWO STORY OPTION IS EXERCISED ON BUILDINGS 2-4, ADDITIONAL PARKING (INCLUDING ACCESSIBLE PARKING) AND LANDSCAPING SHALL BE CONSTRUCTED IN THE DESIGNATED LOCATIONS SHOWN ON THIS SITE PLAN TO ACCOMMODATE THE AMOUNT OF REQUIRED PARKING BASED UPON THE INCREASED GROSS FLOOR AREA.
- ELEVATION OPTIONS ARE PROVIDED ON SHEETS 7-10 AS FOLLOWS:
SHEET 7: BUILDINGS 1-4, SINGLE STORY OPTION
SHEET 8: BUILDINGS 1-4, 2-STORY OPTION
SHEETS 9-10: BUILDING 5



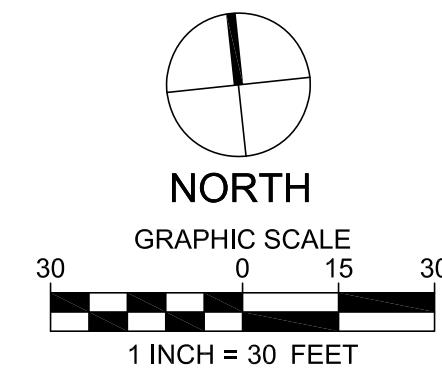
BIKE RACK DETAIL
NOT TO SCALE

SITE PLAN KEYNOTES

- | | |
|---|---|
| ① BUILDING | ⑩ SIGHT DISTANCE TRIANGLE |
| ② 6" CURB AND GUTTER | ⑪ TRANSFORMER LOCATION (PROPOSED) |
| ③ CONCRETE CURB STOP | ⑫ LOT LINE |
| ④ SIDEWALK | ⑬ FIRE HYDRANT (PROPOSED) |
| ⑤ 9' x 19' STANDARD PARKING STALL | ⑭ WATER METER (PROPOSED) |
| ⑥ 9' x 19' HANDICAP PARKING STALL | ⑮ CONCRETE PAN |
| ⑦ 9' x 19' LOADING ZONE | ⑯ PIPE BOLLARD |
| ⑧ HANDICAP ACCESSIBLE RAMP | ⑰ GRAVEL MAINTENANCE ACCESS TO POND |
| ⑨ HANDICAP VAN ACCESSIBLE POLE-MOUNTED SIGN | ⑱ C.O.A. STREET LIGHT |
| ⑩ SITE POLE-MOUNTED LIGHT (SEE SHEET 6) | ⑲ HANDICAP ACCESSIBLE RAMP PER C.O.A. S-9.6 |
| ⑪ LANDSCAPE AREA | ⑳ PAINTED CROSSWALK |
| ⑫ MONUMENT SIGN (SEPARATE PERMIT REQUIRED) | ㉑ ACCESSIBLE ROUTE ■■■■■■ |
| ⑬ BIKE RACK | ㉒ EXISTING RETAINING WALL, SEE DTL. SHEET 3 |
| ⑭ KNOX BOX | ㉓ OPTIONAL ACCESSIBLE PARKING STALL |
| ⑮ 24" x 24" STOP SIGN | ㉔ FDC WITH APPROVED KNOX CAPS |
| ⑯ FIRE LANE - NO PARKING SIGN | ㉕ TRASH ENCLOSURE w/ SELF-CLOSING DOORS |
| ⑰ FENCED LIQUID NITROGEN TANK AREA
SEE SHEET 7 FOR DETAILS | ㉖ LOADING DOCK CONCRETE STEM WALL |
| | ㉗ PIPE BOLLARDS AT LIQUID NITROGEN TANK (7 TOTAL) |

WAREHOUSE/DISTRIBUTION

LOT 3, BLOCK 2
COMMERCE CENTER
SUBDIVISION FILING NO. 1
M-1 ZONING



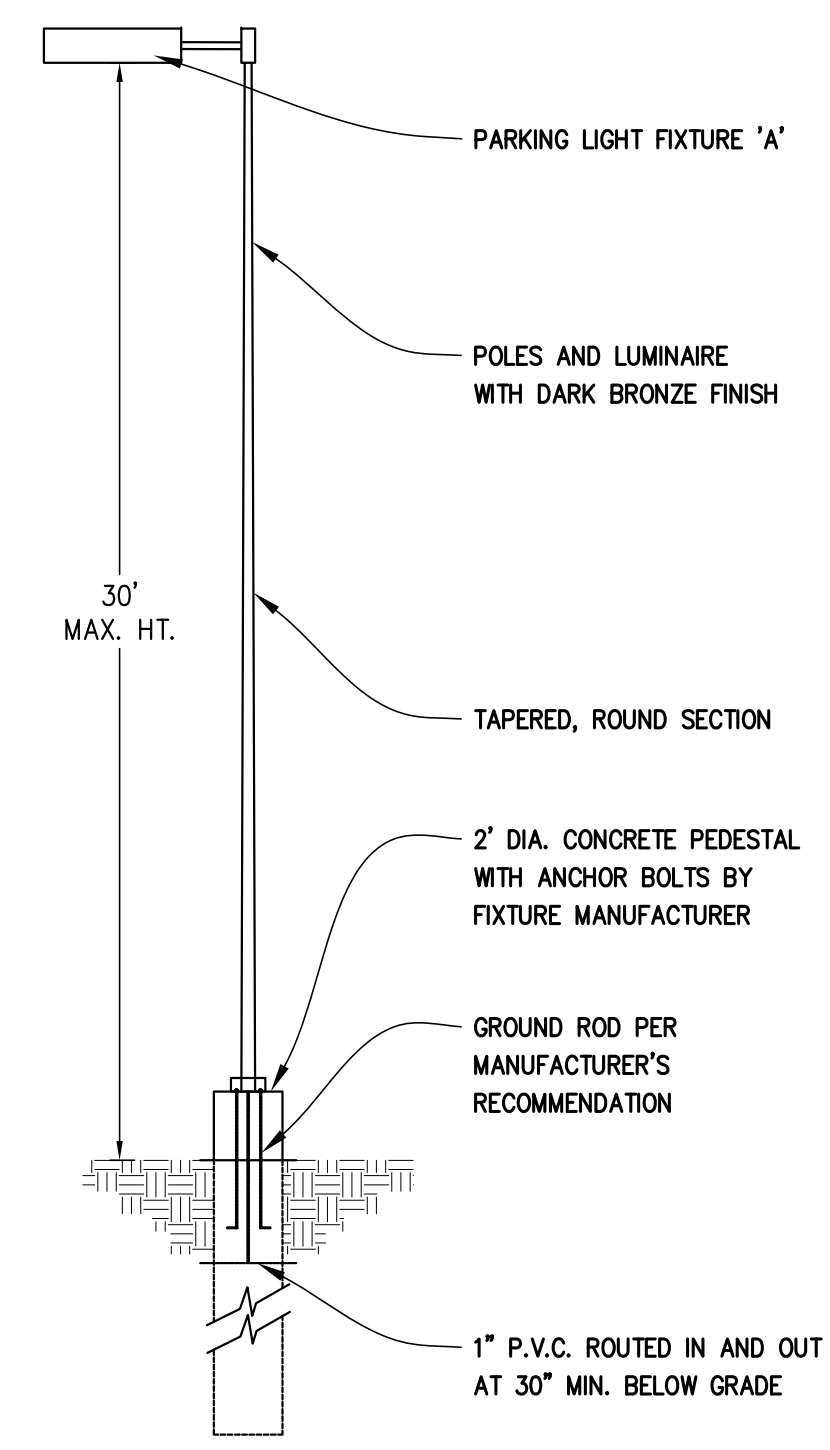
Aperio
Property Consultants, LLC
4032 DEFOE ST.
STRASBURG, CO 80136
PHONE 303.317.3000
SEPTEMBER 19, 2019
SITE PLAN
SHEET 2

⑪ STALL COUNT

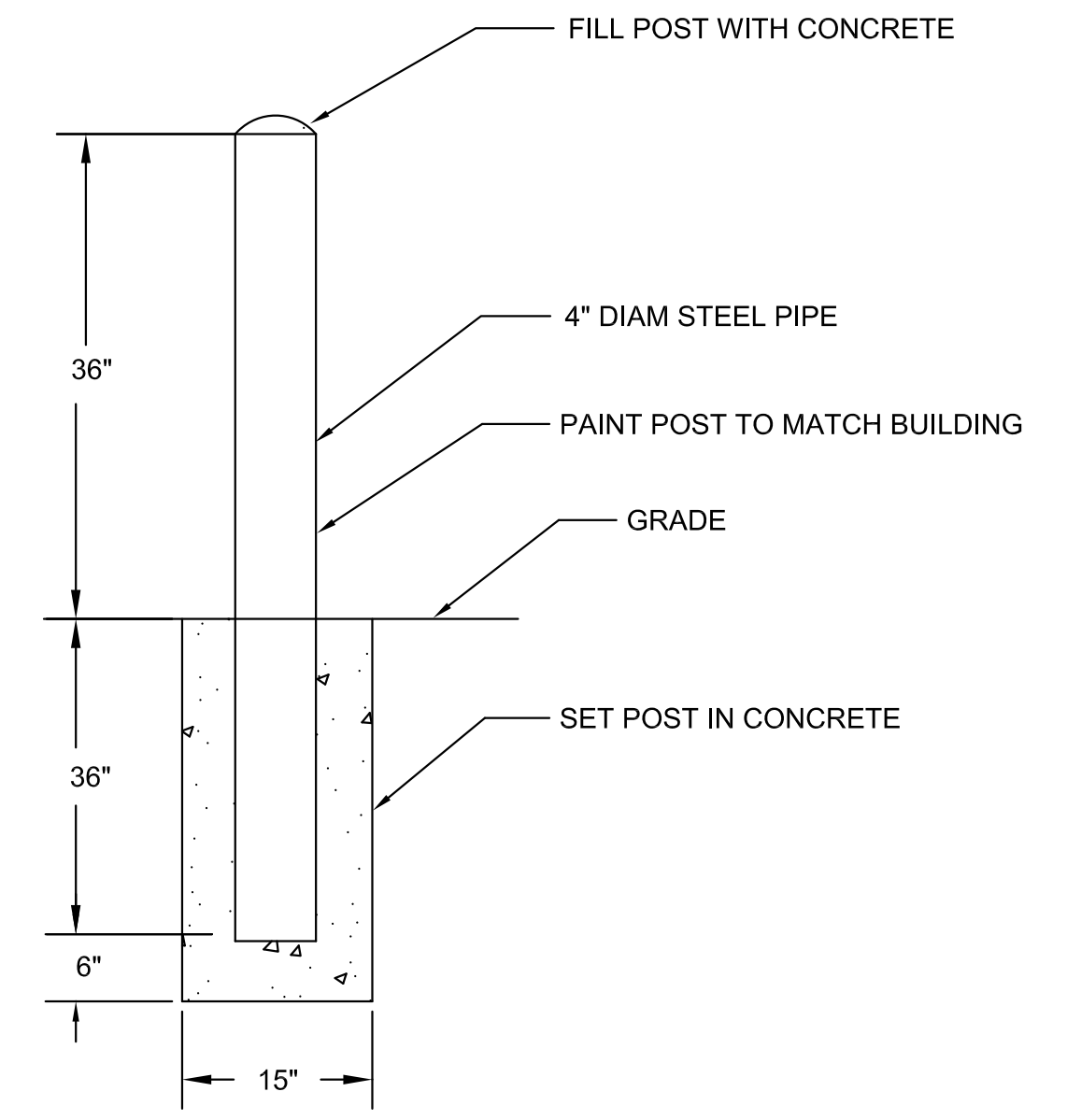
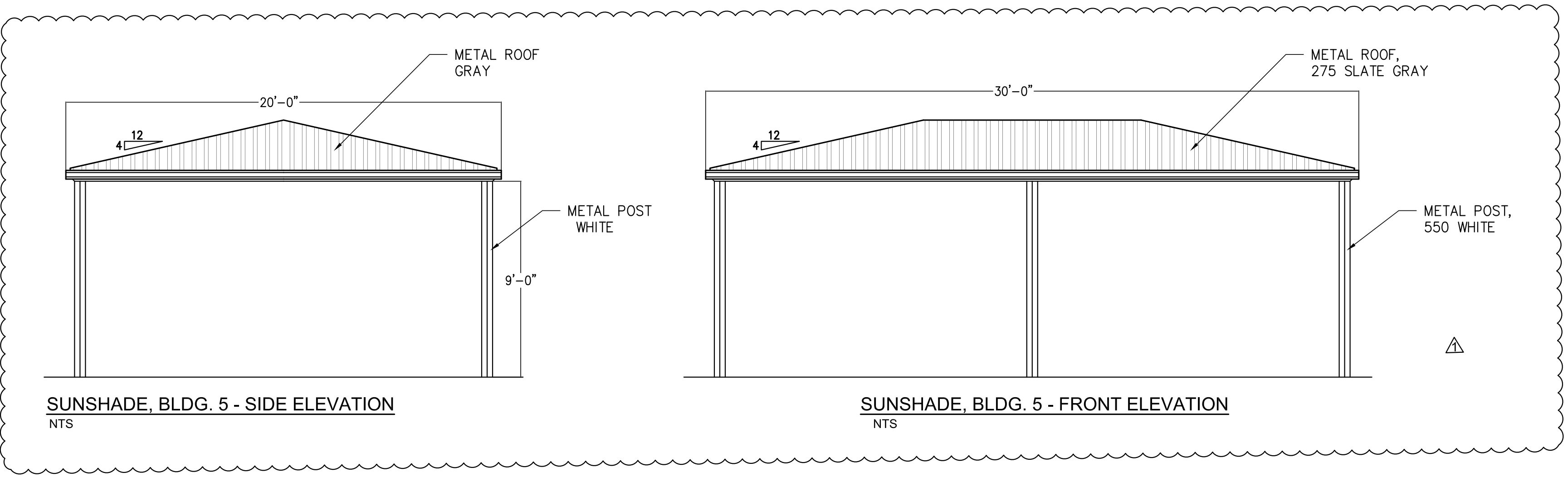
GLOBAL COMMERCE CENTER

VESTED SITE PLAN

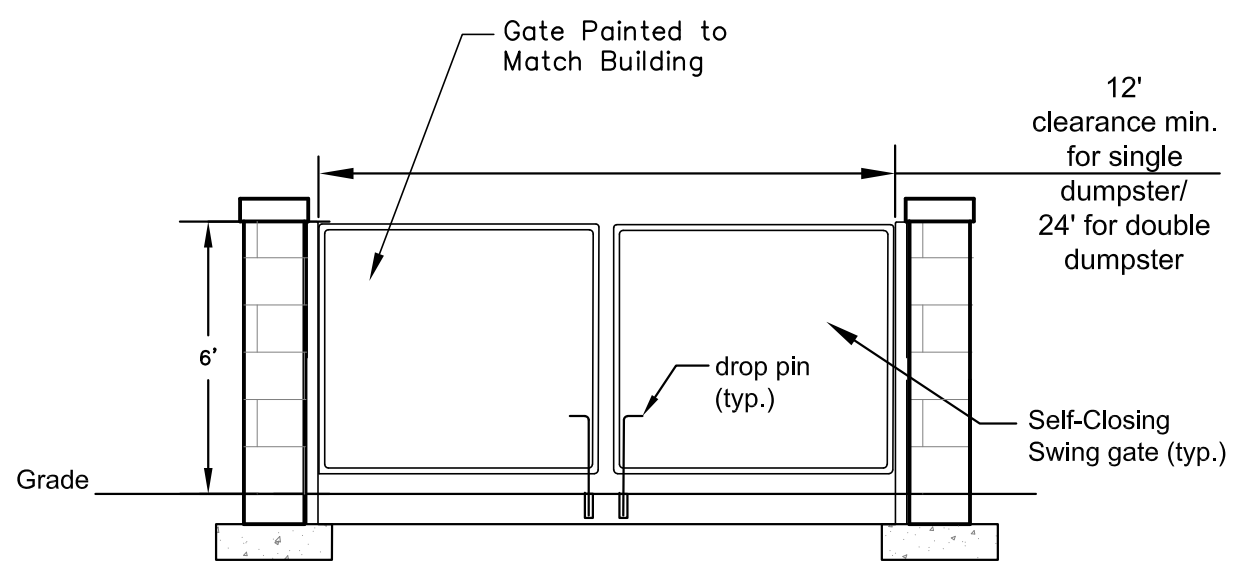
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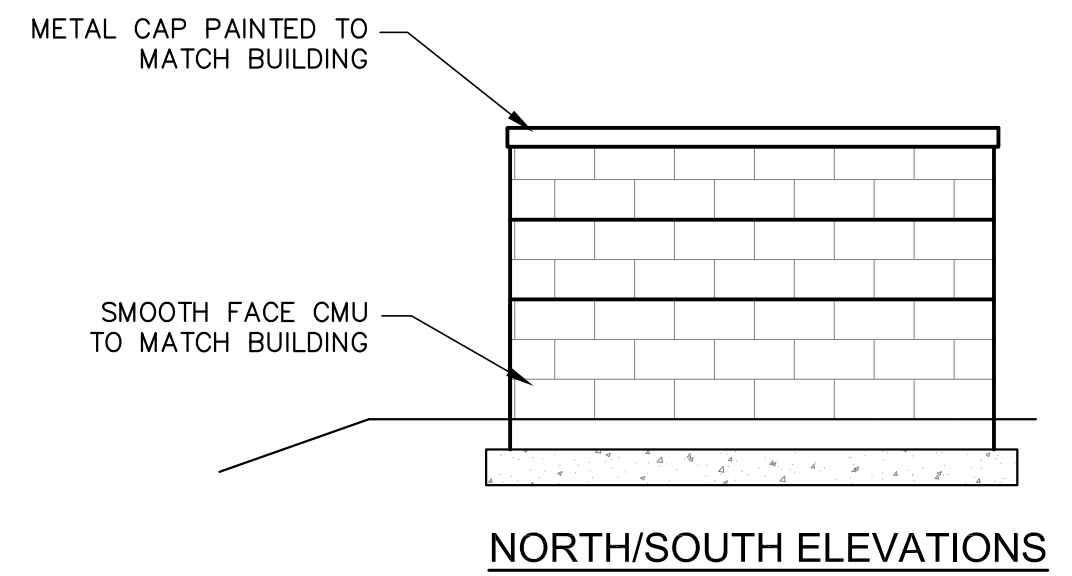
SITE LIGHT MOUNTING POLE



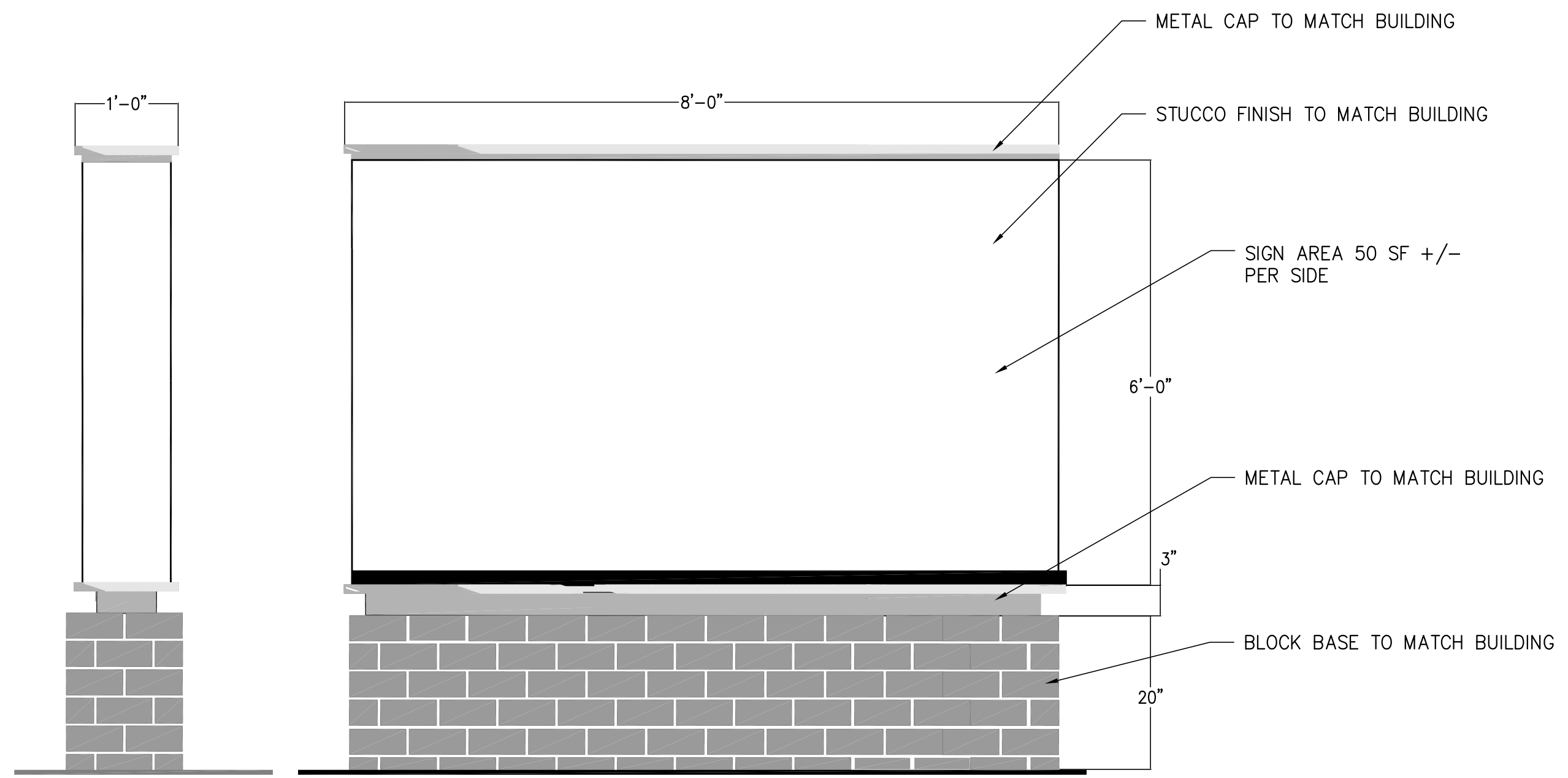
TYPICAL BOLLARD DETAIL



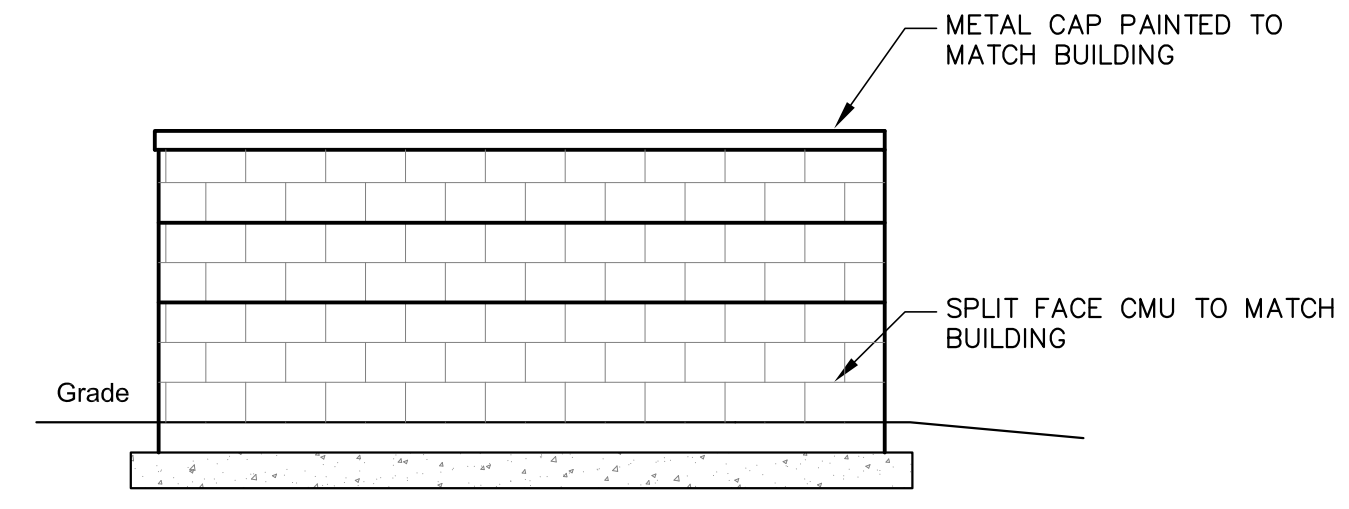
EAST ELEVATION



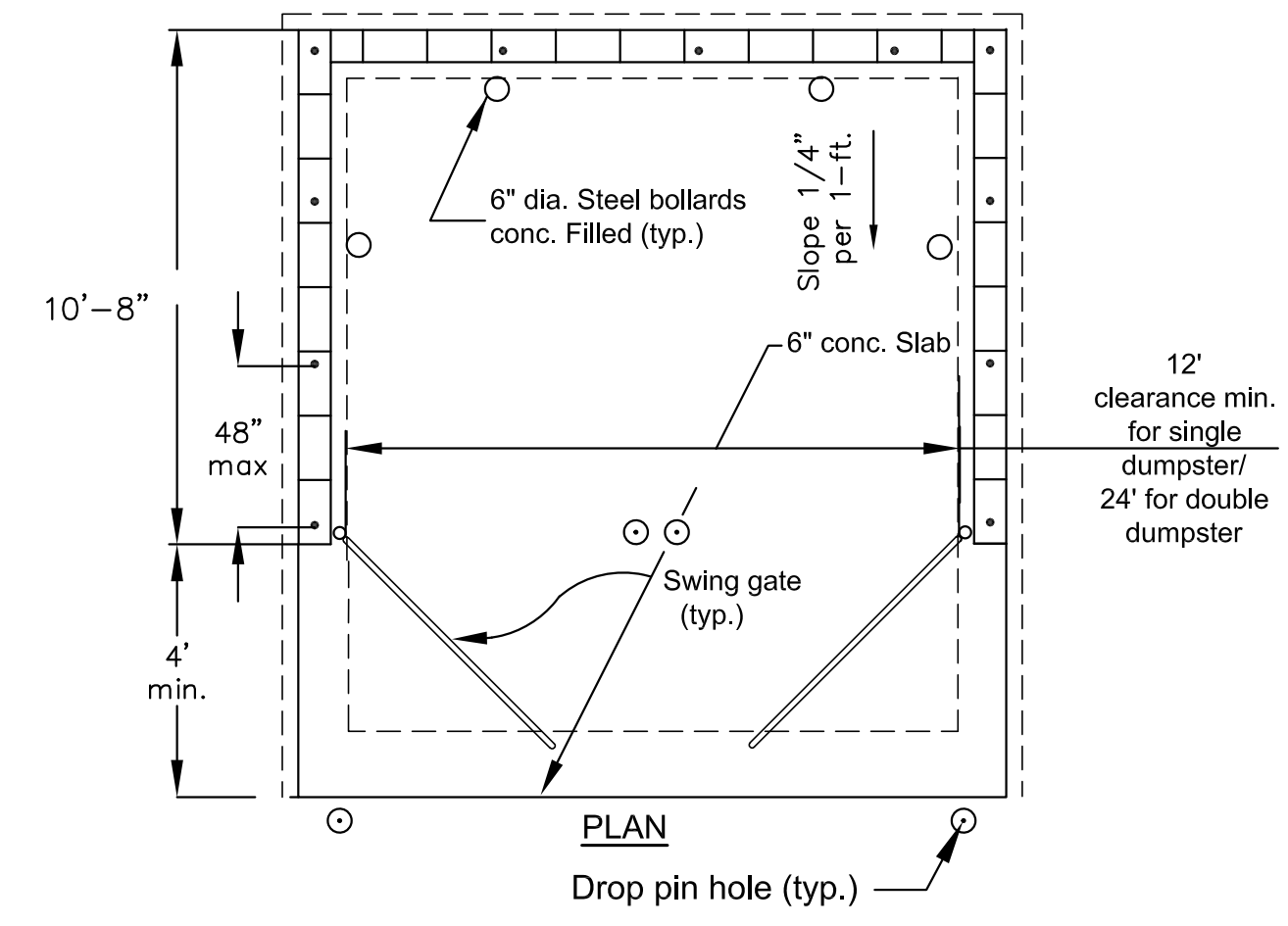
NORTH/SOUTH ELEVATIONS



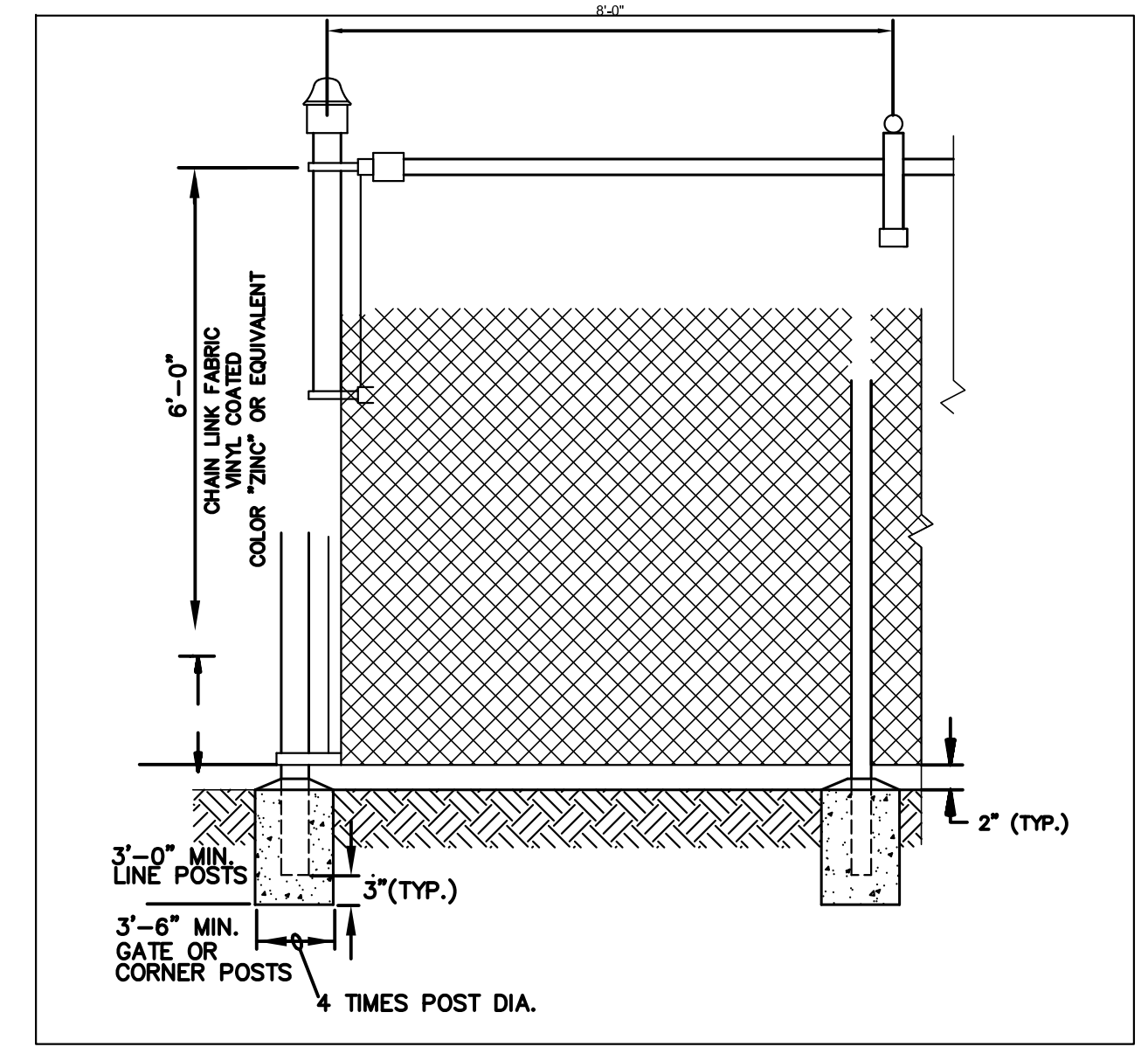
SITE MONUMENT SIGN
NOT TO SCALE



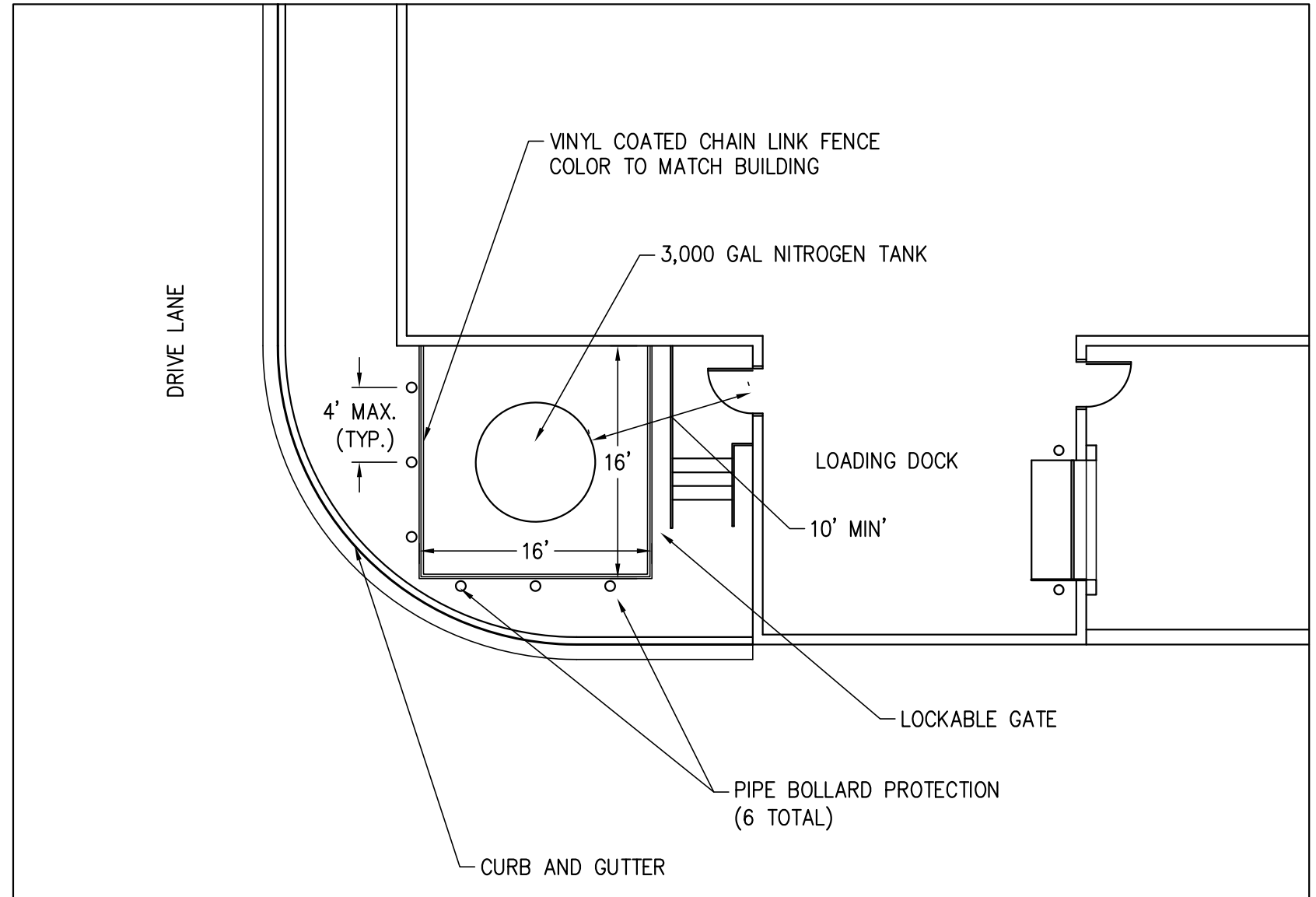
WEST ELEVATION



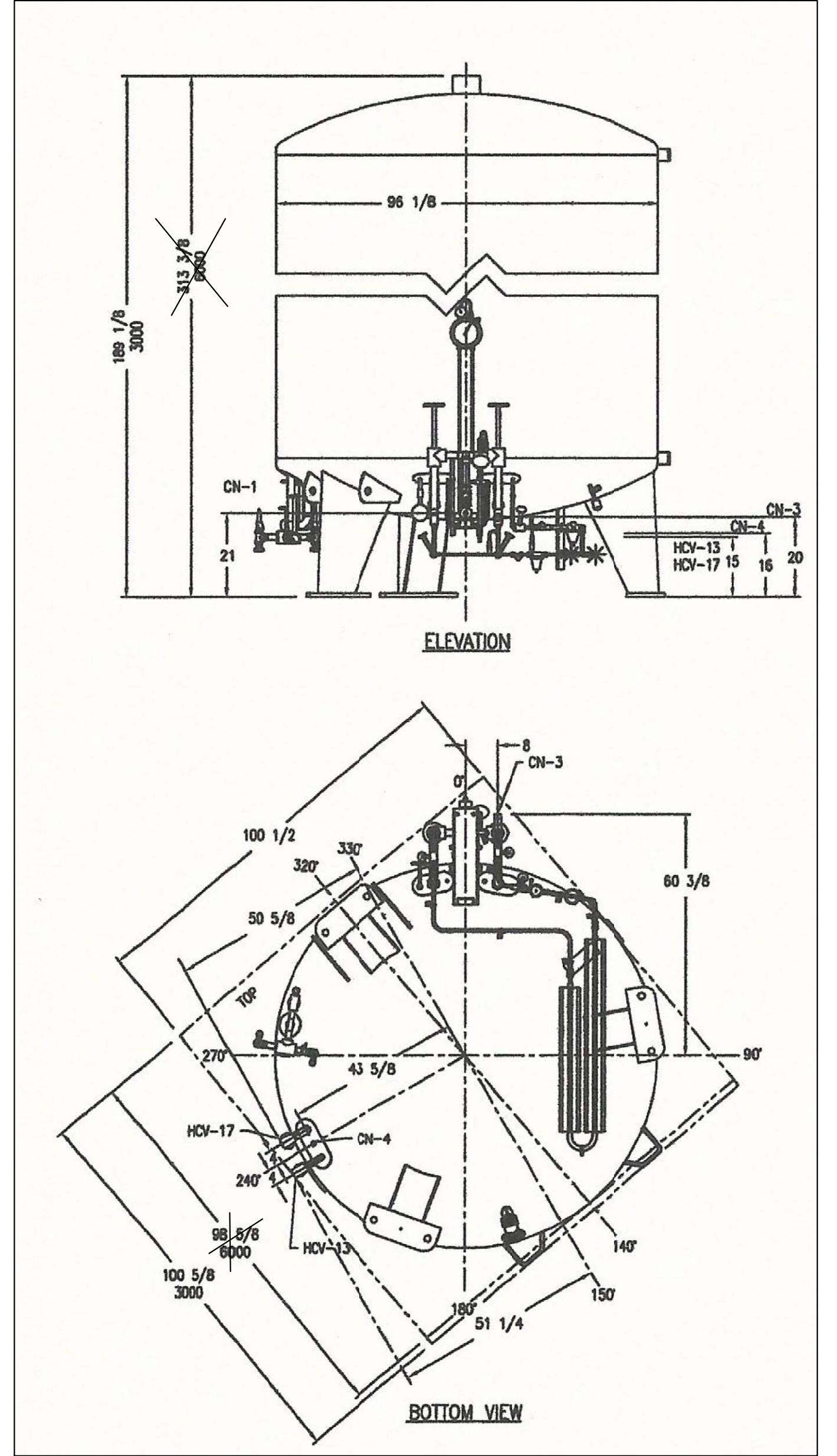
TRASH ENCLOSURE DETAILS
N.T.S.



VINYL SCREEN FENCE DETAIL (NITROGEN TANK ENCLOSURE)
N.T.S.



NITROGEN TANK ENCLOSURE DETAILS
1"=10'



3,000 GAL. NITROGEN TANK DETAILS
N.T.S. (DIMENSION IN INCHES)