

## GENERAL NOTES

- The developer, his successors and assigns, 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 approved signage package for Gateway Park III PDP.
- 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."
- 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.
- 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 the building permits.
- 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 unobstructed 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.
- 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 plan of record at the time of building permit: and if not, must be amended to agree with the plat as needed or vice versa.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises. Existing site is graded and level.
- 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.
- The vendor of any future sale of this real property shall provide the required notice per City Code Section 41-833(C) to be recorded with the county clerk and recorder and shall provide such notice to each prospective purchaser of any and all said property.
- The applicant will comply with all applicable requirements of The Americans With Disabilities Act.
- "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% of all building entrances 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" maximum slope of 1:12 and handrails. Required accessible means of egress shall be continuous from each req'd. accessible occupied area to the public way. The "Accessible Exterior Routes" shall comply with UBC Chapter 11, Appendix 11 and CABO/ANSI 117.1 - 1992.
- Project shall comply with all requirements for HC/Regular parking.
- Automobile storage will occur only in the designated areas as shown on the site plan. Typical stall dimensions are 10' X 20'.

14 Adm. Amend 5-5-99 (25916 #)  
Building Expansion to RECON building.

16 ADDITION OF TWO OPEN-SIDED CANOPIES:  
CHECKED CANOPY W/ 30 S.F. GUARD KIOSK  
INSPECTION CANOPY  
3-14-12

17 ADDITION OF A NEW PRE-MANUFACTURED METAL  
INSPECTION CANOPY (200'x74') - 03.10.20

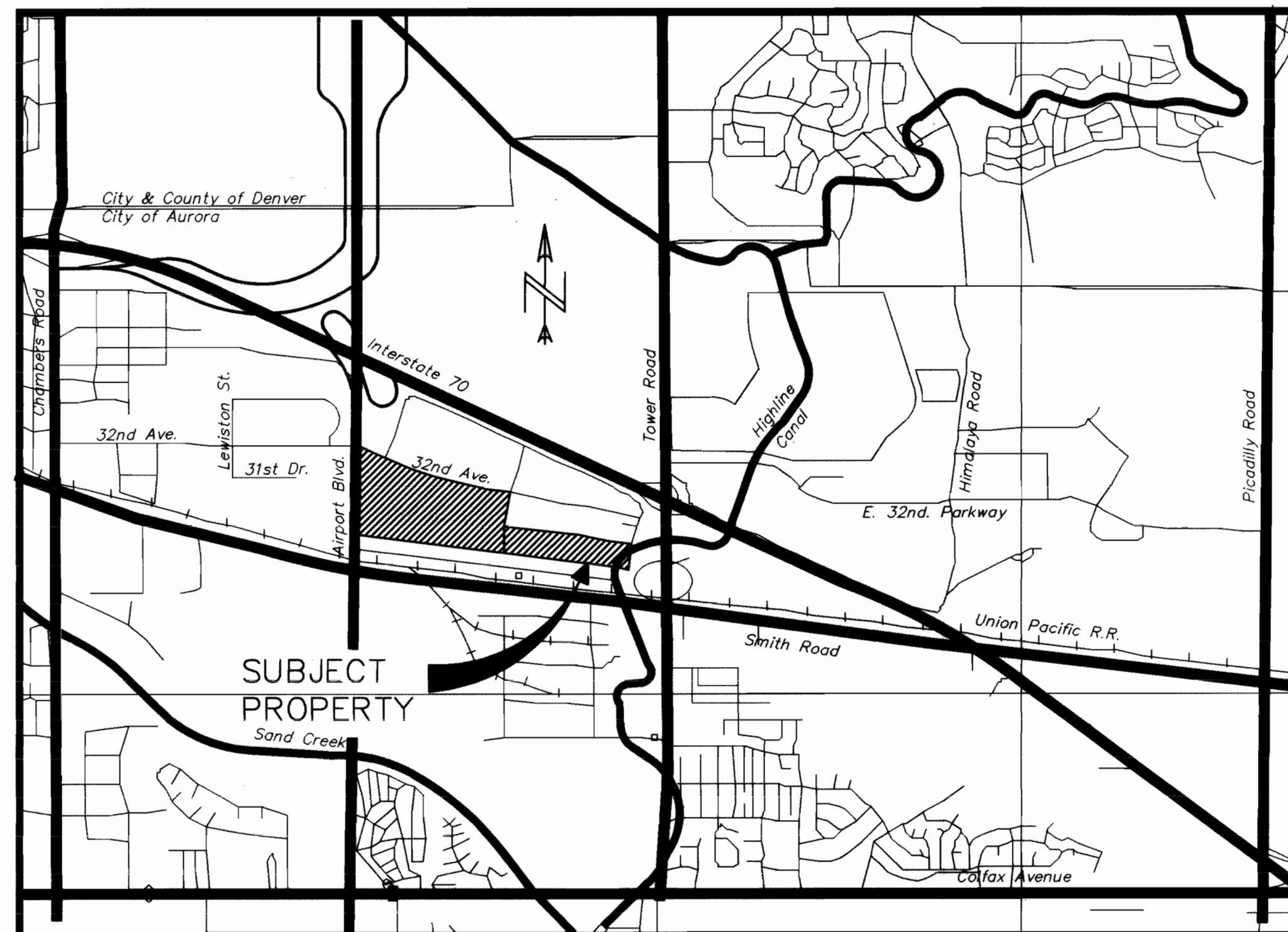
## DENVER AUTO AUCTION SITE PLAN AMENDMENT

(FORMERLY: DENVER AUTO AUCTION SITE PLAN AMENDMENT

DATED 6-25-93 (91-6022)

(FORMERLY: GENERAL ELECTRIC CAPITAL AUTO AUCTIONS, INC. SITE PLAN)

SHEET 1 OF 5



VICINITY MAP

## PROJECT DATA

DESCRIPTION	EXISTING	NEW ADDITION	TOTAL
Land area within property lines	3,213,550 S.F./73.77 ACRES	964,662 S.F./22.15 ACRES	4,178,212 S.F./95.92 ACRES
Gross floor area (41-16 City Code)	67,443 S.F.	N/A	67,443 S.F.
Number of buildings	5	N/A	5
Total Building Coverage	67,443 S.F. 2.10%	N/A	67,443 S.F. 1.61%
Hard surface area (exclusive of buildings)	2,758,100 S.F. 85.83%	808,178 S.F. 83.78%	3,566,125 S.F. 85.35%
Area devoted to landscaping and open space within site (41-16 City Code)	388,200 S.F. 12.07%	156,444 S.F. 16.2%	544,644 S.F. 13.04%
Zoning classification	M-3	M-1	
Proposed uses	AUTO AUCTION FACILITY, STORAGE, SERVICE & REPAIR	VEHICLE STORAGE AND OFF-LOADING	
Permitted maximum sign area/Proposed sign area (sf)	210 S.F. MAX	N/A	192 S.F.
Type of signage	SITE AND BUILDING	N/A	
Number of stories	1	N/A	1
Maximum height of building (allowable)	50'	N/A	50'
Maximum height of building (actual)	24' ±	N/A	24' ±
Loading spaces provided (Truck parking 50' x 12')	6	N/A	6
Parking spaces required	599	N/A	599
Parking spaces provided	625	N/A	625
Disabled spaces required/provided (41-673 City Code)	6/6	N/A	6/6

LEGAL DESCRIPTION - UPLAND PARK II SUBDIVISION FILING NO. 1

LOTS 1, 2, AND 3, BLOCK 6, UPLAND PARK II SUBDIVISION FILING NO. 1,  
COUNTY OF ADAMS, STATE OF COLORADO.

## FUTURE AMENDMENTS

## SIGNATURE BLOCK

DENVER AUTO AUCTION SITE PLAN AMENDMENT  
(Official Project Name)Legal Description: UPLAND PARK II, SUBDIVISION FILING NO. 1  
LOTS 1, 2, AND 3, BLOCK 6,  
UPLAND PARK II SUBDIVISION FILING NO. 1,  
COUNTY OF ADAMS, STATE OF COLORADO.

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 Northrup Construction Company has caused these presents to be executed this 24th day of January, AD 1997.  
By: Robert A. Smith (Principals or Owners)

NOTARIAL: Georgia (State of Colorado)  
County of Fayette ) ss

The foregoing instrument was acknowledged before me this 24th day of January, AD 1997 by \_\_\_\_\_ (Principals or Owners)

Witness my hand and official seal  
Kim Pennington NOTARY PUBLIC

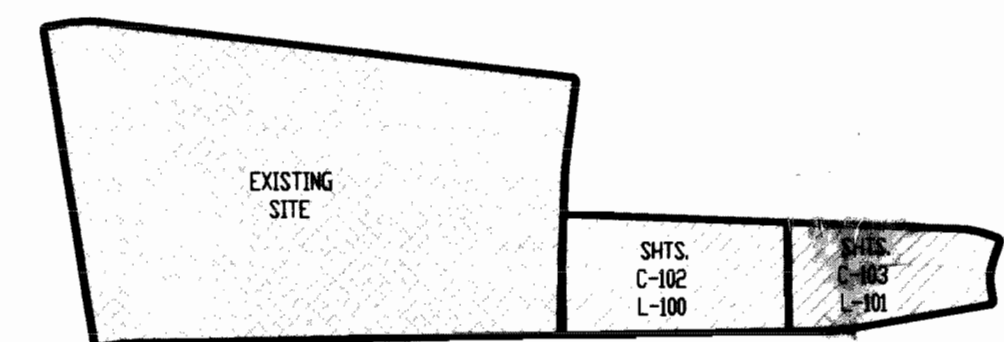
My commission expires 9/23/98 Notary/Busn. Address: 1502 Hwy 85 So  
Fayetteville, GA 30215

## CITY OF AURORA APPROVALS:

City Attorney: Bob Rame Date: 2-4-97  
Planning Director: Debbie M. Bullock Date: 2-2-97  
Planning Commission: William E. Smith Date: 1-27-97  
City Council: Carl E. Smith Date: 2-4-97  
Attest: Dana L. Young Date: 2-5-97  
City Clerk

## RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_ County, Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, This \_\_\_\_\_ Day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_  
Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_



KEY PLAN

DATE	REVISION/SUBMISSION	DATE	REVISION/SUBMISSION
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<b>dcbb</b> construction company, inc. 909 EAST SIXTY-SECOND AVENUE • DENVER, COLORADO 80216 • (303) 287-5525			
<b>DENVER AUTO AUCTION</b> AURORA, COLORADO			
Drawing Title			
COVER SHEET			
Seal	Designed JAJ	Project No. <b>9640</b>	
	Drawn JAJ	Scale AS NOTED	
	Checked JAJ	Drawing No.	
	Reviewed JAJ		
	Date 01/03/97		



9990 south broadway  
suite 230  
denver, co 80209  
p 303.561.3333  
waremail@comb.com

FOR AND ON BEHALF  
OF WARE MALCOMB

17500 E. 32ND AVE

# SITE PLAN

[illegible]

JOB NO.:	19-4096
PA / PM:	TJ
DRAWN BY:	MJP
DATE:	
PLOT DATE:	

SHEET

4




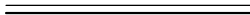





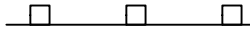
























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Sheet 4 of 5



**KEY MAP**  
N.T.S.

EXISTING		PROPOSED	
	PROPERTY LINE		
	EASEMENT		
	CURB & GUTTER		
	CONTOURS		
	WATER		
	FENCE		
	OVERHEAD POWER		
	ELECTRIC		
	TEE		
	PLUG		
	THRUST BLOCK		
	WATER VALVE		
	FIRE HYDRANT		
	BOLLARD		
	SIGN		
	LIGHT STRUCTURE		
	FIBER OPTIC BOX		

## LEGEND

## NOTES

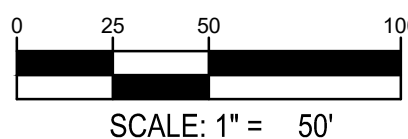
1. ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS HEIRS, ASSIGNS, SUCCESSORS, AND AGENTS, HEREBY COVENANT AND AGREE THAT THEY SHALL CONDUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, NO PARKING OR ANY OTHER ACT OR OTHER WISE 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 FACILITY OR EQUIPMENT AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
2. ARCHITECTURAL FEATURES (IE. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.
3. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL, GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS 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 ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED AND ACCESS RESTRICTED TO THE REQUESTED FIRE DEPARTMENT. THIS RESTRICTION WILL BE MAINTAINED UNTIL RETURNED TO THE SATISFACTION OF THE FIRE DEPARTMENT. THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) A REMOTE CONTROL SYSTEM, B) AUTOMATIC NOX KEY SWITCH, AND C) MANUAL OVERRIDE. (IN THE EVENT OF SYSTEM FAILURE), GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APARTMENT ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
4. ACCESSIBLE "OUTER ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE SIDEWALKS TO ACCESSIBLE SIDEWALKS 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. THE RAMP SHALL HAVE 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) A117-2.003.
5. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH THE CITY OF AURORA CITY CODE, ARTICLE VII-NUMBERING OF BUILDINGS.
6. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
7. EMERGENCY INGRESS AND EGRESS - 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".
8. 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. THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONDUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, ON A HARD SURFACE IN ACCORDANCE WITH THE CITY OF AURORA'S PAVING STANDARDS FOR FIRE LANE EASEMENTS, AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, LANDSCAPE MATERIAL, OR ANY OTHER OBSTACLES THAT COULD IMPAIR THE PASSAGE OF THE FIRE LANE EASEMENTS. IT IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANE EASEMENTS, STATING "FIRE LANE, NO PARKING". THE LOCAL LAW ENFORCEMENT AGENCY(S) IS HEREBY REQUESTED TO ENFORCE PARKING REGULATIONS WITHIN FIRE LANE EASEMENTS, AND CO-OPERATE WITH THE CITY OF AURORA TO MAINTAIN FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY APPARATUS.
9. 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.

**NO PARKING FIRE LANE SIGN NOTE**  
1. ALL NO PARKING FIRE LINE SIGNAGE TO BE ROTATED AT A 30° - 45° ANGLE TO ROADWAY

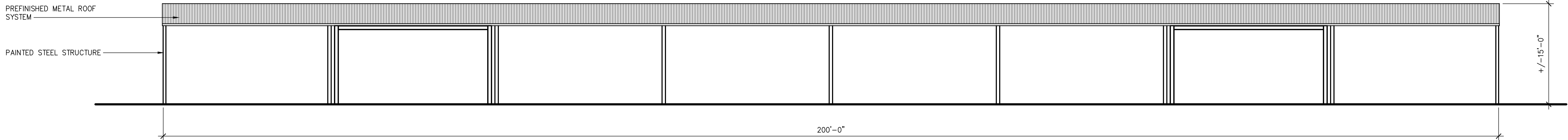
## GATING DETAILS NOTES

1) THE INSTALLATION OF ANY GATING SYSTEM WILL REQUIRE A CITY OF AURORA LICENSED CONTRACTOR TO OBTAIN A BUILDING PERMIT THROUGH THE AURORA BUILDING DIVISION PRIOR TO THE START OF ANY WORK. THIS WOULD BE CONSIDERED A STRUCTURAL, LIFE SAFETY AND ELECTRICAL REVIEW WITHIN THE BUILDING DIVISION THAT IS CONDUCTED ON BEHALF OF THE FIRE CHIEF. FOR ASSISTANCE PLEASE CALL 303-739-7420 AND ASK FOR A LIFE SAFETY PLANS EXAMINER.

- 2) AN ENCROACHMENT INTO OR OVER A FIRE LANE EASEMENT WILL REQUIRE THE DEVELOPER TO OBTAIN A LICENSE AGREEMENT THROUGH THE REAL PROPERTY DIVISION OF THE PUBLIC WORKS DEPARTMENT PLEASE CALL 303-739-7300.

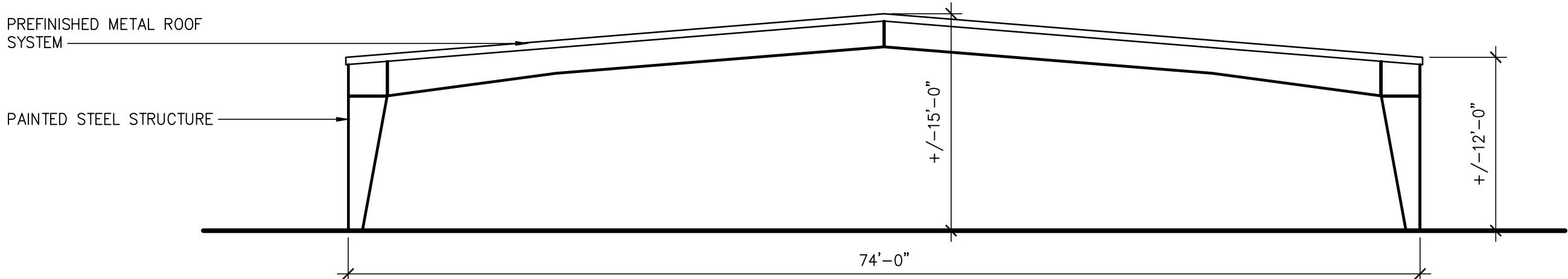






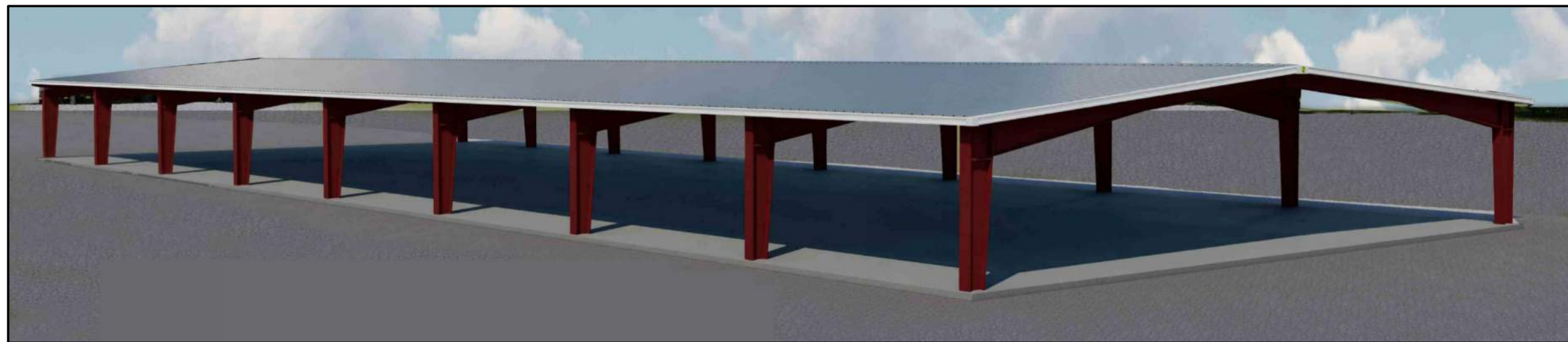
NORTH / SOUTH CANOPY ELEVATIONS

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



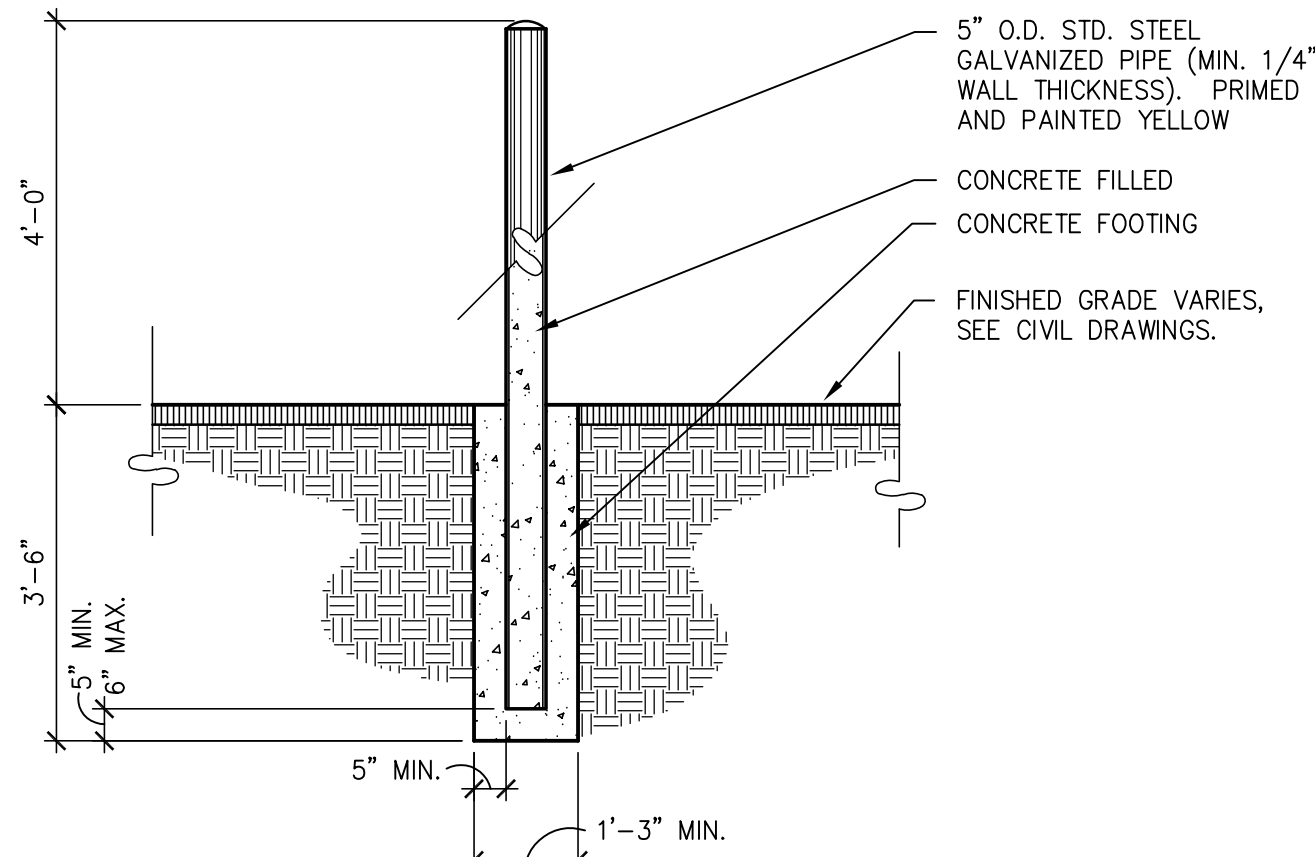
EAST / WEST CANOPY ELEVATIONS

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



CANOPY PERSPECTIVE

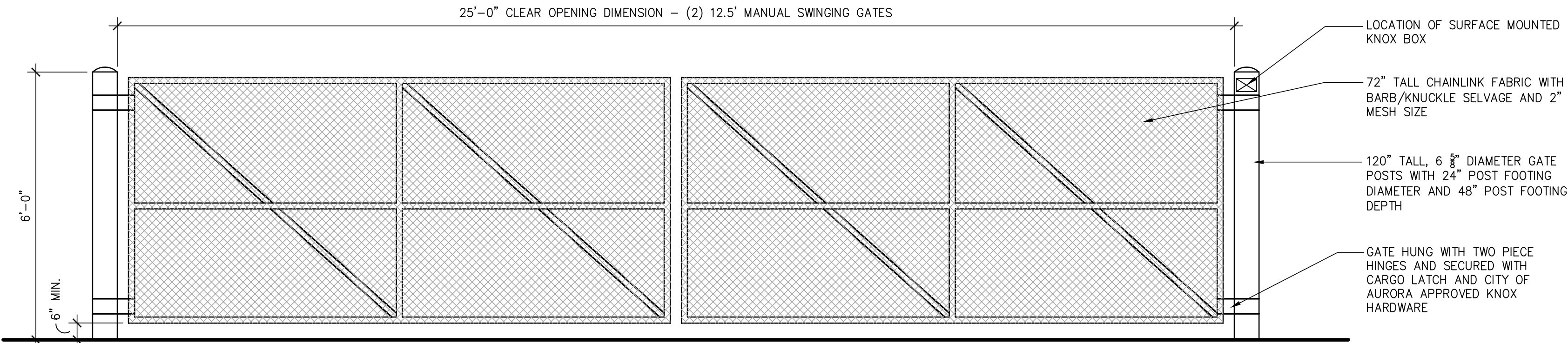
SCALE: N.T.S.



BOLLARD

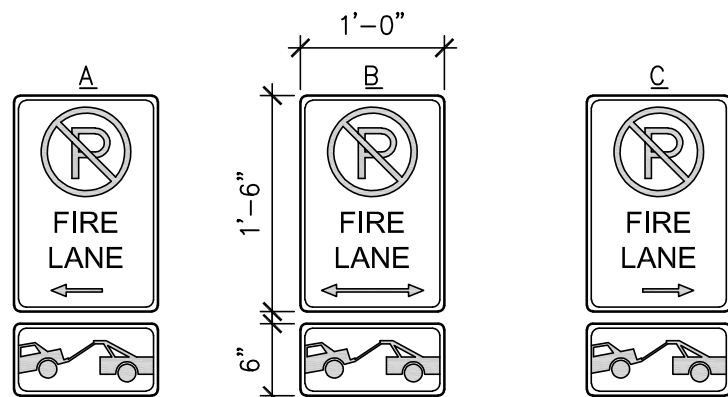
SCALE: 1/2" = 1'-0"

ESIMI-Bollard-01



SWINGING EMERGENCY GATE ELEVATION

SCALE: 1/2"=1'-0"



- SIGNS SHALL BE LOCATED AT THE RIGHT SIDE OF THE FIRE LANE ENTRANCE AND AT THE END OF THE FIRE LANE. THE INTERMEDIATE SIGNS SHALL HAVE DOUBLE HEADED ARROWS POINTING IN BOTH DIRECTIONS.
- TYPICALLY, THE MAXIMUM SPACING OF THE FIRE LANE SIGNS IS ESTABLISHED AT 100' ON CENTER WITH SIGNS BEING PLACED ON BOTH SIDES OF THE FIRE LANE EASEMENT (50' ON CENTER ALTERNATING SIDES). WHERE EXCESSIVE CURVATURE OF THE FIRE LANE EXISTS, THE SPACING OF THE FIRE LANE SIGNAGE WILL BE INCREASED AS NEEDED.
- THE SIGNS SHALL BE SET AT AN ANGLE OF NOT LESS THAN 30 DEGREES AND NOT MORE THAN 45 DEGREES WITH THE CURB OR LINE OF TRAFFIC FLOW.
- FIRE LANE SIGNS SHOULD BE INSTALLED 2' BEHIND CURB OR SIDEWALK.
- THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE 7 FEET. THERE SHALL BE NOT OTHER SIGNS ATTACHED TO THE SIGN OR SIGN POST.
- PLACEMENT OF THESE FIRE LANE SIGNS CANNOT ENROACH INTO THE 29' INSIDE TURNING RADIUS OF THE FIRE LANE EASEMENT, OBSTRUCT ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION OR ENROACH INTO THE ACCESSIBLE ROUTE OF THE SIDEWALK AREA.

FIRELANE SIGNAGE

SCALE: 3/4" = 1'-0"

990 south broadway  
suite 230  
denver, co 80209  
p 303.661.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

FOR AND ON BEHALF  
OF WARE MALCOMB

17500 E. 32ND AVE

SITE PLAN

ELEV / DETAILS

NO.	DATE	REMARKS	
		2nd SUBMITTAL	
1	08.20.20		
2			
3			
4			
5			
6			
7			
8			
9			
10			

JOB NO.:	19-4096
PA / PM:	TJ
DRAWN BY:	MJP
DATE:	
PLOT DATE:	

SHEET	5	of	5
Sheet	5	of	5

NOT FOR CONSTRUCTION