



March 6, 2019

W. David Barrett
Sr. Planner II
City of Aurora
Planning & Development Services – Planning Division
15151 E. Alameda Pkwy.
Suite 2300
Aurora, CO 80012

Re: Adolfson & Peterson Site Plan Amendment Comment (01) Response Letter

Aurora Case No.: 1994-6017-05

Crestone Project No.: 18004

Dear Mr. Barrett:

On behalf of the applicant (AP Mountain States, LLC, aka Adolfson & Peterson Construction, Inc.) and the property owner (BDKMS Partnership), this Comment Response Letter has been prepared in response to the written comments dated February 27, 2019, received from your office on February 28, 2019.

Responses are included below and are in bold and italicized:

Life Safety Comments (Greg Rogers 303-739-7464, grogers@auroragov.org):

Comment 1

Please see the site plan with comments in blue showing where each comment goes.

Response 1

Comment noted.

Comment 2

Page 3. Dead-End Fire Lane Easement distance exceeds 150' and requires another fire apparatus turnaround. Please add a turnaround like the one being added on the southwest to this area.

Response 2

As coordinated with Greg Rogers on 03/05/2019, in lieu of providing two fire apparatus turnarounds, the Site Plan has been updated to indicate the fire lane as being extended to complete the fire lane loop around the Phase IV Building. Additionally, COA-Life Safety notes related to the fire lane (i.e. surfacing materials, load requirements, dimensions, etc.) have also been added to the Site Plan callout for the proposed fire lane loop completion.

March 6, 2019

Mr. W. David Barrett; Adolfson & Peterson Site Plan Amendment Comment (01) Response Letter

Page 2

Comment 3

Page 3. Please identify the Knox Box as an X within a box symbol and label with the following example:

"Knox Box with approved hardware." (TYP).

Response 3

A Knox Box, identified as an X within a box symbol has been added based on the location marked up on Page 3 with a label identifying "Knox Box w/ App'vd Hardware".

Comment 4

Page 3. Please identify the FDC as a Y symbol and label with the following example: "FDC with approved Knox Caps." (TYP)

Response 4

A FDC, identified with a "Y" symbol has been added based on the location marked up on Page 3 with a label identifying "FDC w/ App'vd Knox Caps".

Real Property Comments (Darren Akrie 303-739-7331 dakrie@auroragov.org):

Comment 1

There has been no response from Real Property. When comments are completed they will be emailed to You.

Response 1

Comment Noted.

Should you have any questions or need additional information, please feel free to contact me directly at 303.997.6113.

Sincerely,

Crestone Consultants, LLC



Joseph M. Erjavec, P.E.

Principal

Attachment(s)

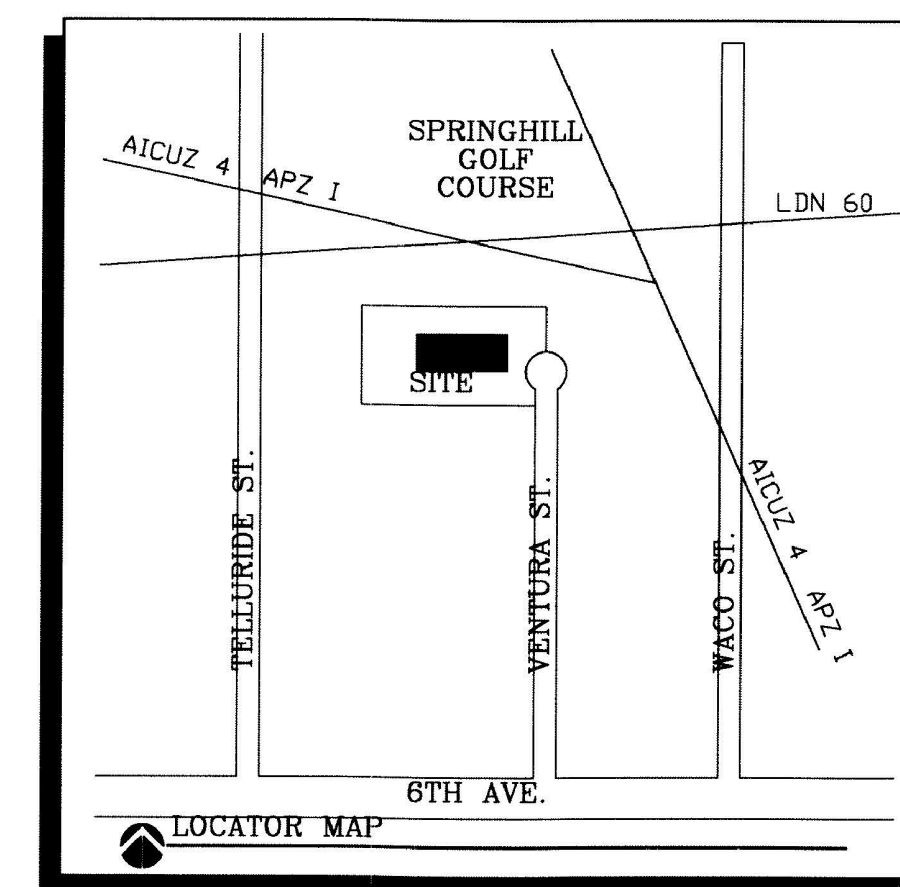
Cc: Derrick Oppie (AP)
Scott Weicht (BDKMS Partnership)

PROJECT DATA	ALL PHASES	PHASE I	PHASE II	PHASE III	PHASE IV
LAND AREA WITHIN PROPERTY LINES	129,011 SF. or 2.8700 ACRES	8,000 SF.	16,000 SF.	24,000 SF.	37,000 SF.
GROSS FLOOR AREA		1 or 25%	1 or 50%	1 or 75%	1 or 100%
NUMBER OF BUILDINGS		8,000 SF. or 6.4%	16,000 SF. or 12.8%	24,000 SF. or 19.2%	37,000 SF. or 25.6%
TOTAL BUILDING COVERAGE		19,881 SF. or 15.4%	39,761 SF. or 30.8%	59,641 SF. or 46.2%	89,521 SF. or 69.2%
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS)		17,553 SF. or 13.6%	22,295 SF. or 17.3%	25,480 SF. or 19.7%	40,913 SF. or 31.7%
LANDSCAPE AREA WITHIN SITE		85,911 SF. or 6.6%	56,545 SF. or 43.7%	36,140 SF. or 28.3%	0 SF. or 0%
OPEN SPACE WITHIN SITE (NATURAL VEGETATION)					
PARKING SPACES PROVIDED					
CONTRACT					
PARKING SPACES REQUIRED					
HANDICAP SPACES PROVIDED					
HANDICAP SPACES REQUIRED					

(ALL FIGURES SHOWN HAVE BEEN ROUNDED AND ARE THEREFORE APPROXIMATE)

- 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 the lines and emergency and service roads, 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.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Building permits will not be issued until construction plans are reviewed by the appropriate city departments and approved for compliance with City codes, regulations, specifications, and criteria.
- All building address numbers shall comply with Sections 34-122 and 34-125 of the Aurora City Code.
- Landscaping to be completed prior to issuance of Certificate of Occupancy. Final landscape construction or as-built drawings will be submitted a minimum of four weeks prior to request for Certificate of Occupancy and shall conform with this concept plan.
- All new compact car spaces shall be clearly identified for compact car parking only. The developer, his successors and assigns, shall have the right to add additional compact car spaces by means of restriping as long as the total amount of compact spaces does not exceed 42% of the total spaces.
- 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.
- See sheet A3 for Landscape Plan.
- All signs must conform to the City of Aurora Sign Code.
- Notwithstanding any surface improvements, landscaping, planting or changes shown in these Site or Construction Plans, or actually 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 of 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 same, conditions and requirements of this note.

- Site lighting shall be sharp cut-off downcast luminaires. Maximum pole height shall be 26 feet.
- Roof top mechanical units shall be screened by the parapet wall. Should any part of the Mechanical units be visible above the parapet wall, they shall be painted to match the exterior finished metal or building's masonry color. Parapet walls shall be 2'-6" minimum in height. Because of roof slope, height of parapet wall may vary.
- Parking stall dimensions to be 9' or 8.5' wide. Handicap stalls to be 12' wide. Length to be 19'-0". Parking stalls are 23'-0" in width as dimensioned on Site Plan. Fire Lanes are a minimum of 20'-0" wide as dimensioned on the Site Plan.
- All access points shall be "joint access" or "public access" as defined by individual agreements between owners. All access shall be for perpetual use of all parties as provided in the documents creating those rights.
- All handicapped curb cuts shall meet the City of Aurora construction and design requirements that are enforced at the time of construction.
- Reference the preliminary drainage report for this FSD prepared by RMR Engineers for information regarding drainage basins and storm drainage inlets.
- This site is in the Accident Potential Zone I (APZ) of Buckley Air National Guard (BANG) Base and is subject to restrictions on intensity and type of use as stated in section 41-830 of the Aurora Code.
- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act (ADA).



ADOLFSON & PETERSON, INC. AURORA, COLORADO HEADQUARTERS FINAL DEVELOPMENT PLAN

SITE PLAN

LEGAL DESCRIPTION:

LOT 1, BLOCK 1 THUNDERBIRD INDUSTRIAL AND TECHNOLOGICAL CENTER SUBDIVISION FILING NO. 4 BEING A RESUBDIVISION OF A PART OF LOT 1, BLOCK 1 THUNDERBIRD INDUSTRIAL AND TECHNOLOGICAL CENTER SUBDIVISION A PART OF THE SOUTHEAST 1/4 OF SECTION 4, T4S, R66W OF THE 6TH PM, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SAID PARCEL CONTAINS 125,118 SQ. FT. OR 2.8723 ACRES MORE OR LESS.

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREOF, 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 Kent Weicht Adolfson & Peterson
has caused these presents to be signed and sealed
this 28 day of April AD 2004
By: Kent Weicht
(Principal or Owner)

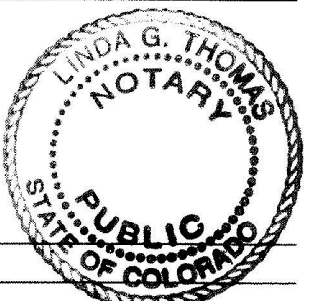
NOTARIAL:

State of Colorado
County of Arapahoe

The foregoing instrument was acknowledged before me this 28 day of April AD 2004
by Kent Weicht
(Principal or Owner)

Witness my hand and official seal

Linda G. Thomas
My commission expires 1-23-2008



CITY OF AURORA APPROVALS:

City Attorney: Robert Weicht Date: 5/4/04
Planning Director: Alta Watten Date: 5/4/04
Planning Commission: NA Date: NA
City Council: NA Date: NA
Attest: NA Date: NA

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of Colorado at 6 o'clock M, This Day of AD 19

Clerk and Recorder

Deputy

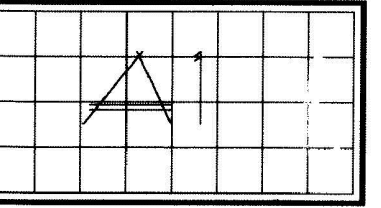
The RaleighGroup, Inc.

6033 SOUTH GLENDE WAY
CENTENNIAL, CO 80121
303.775.8395 FAX

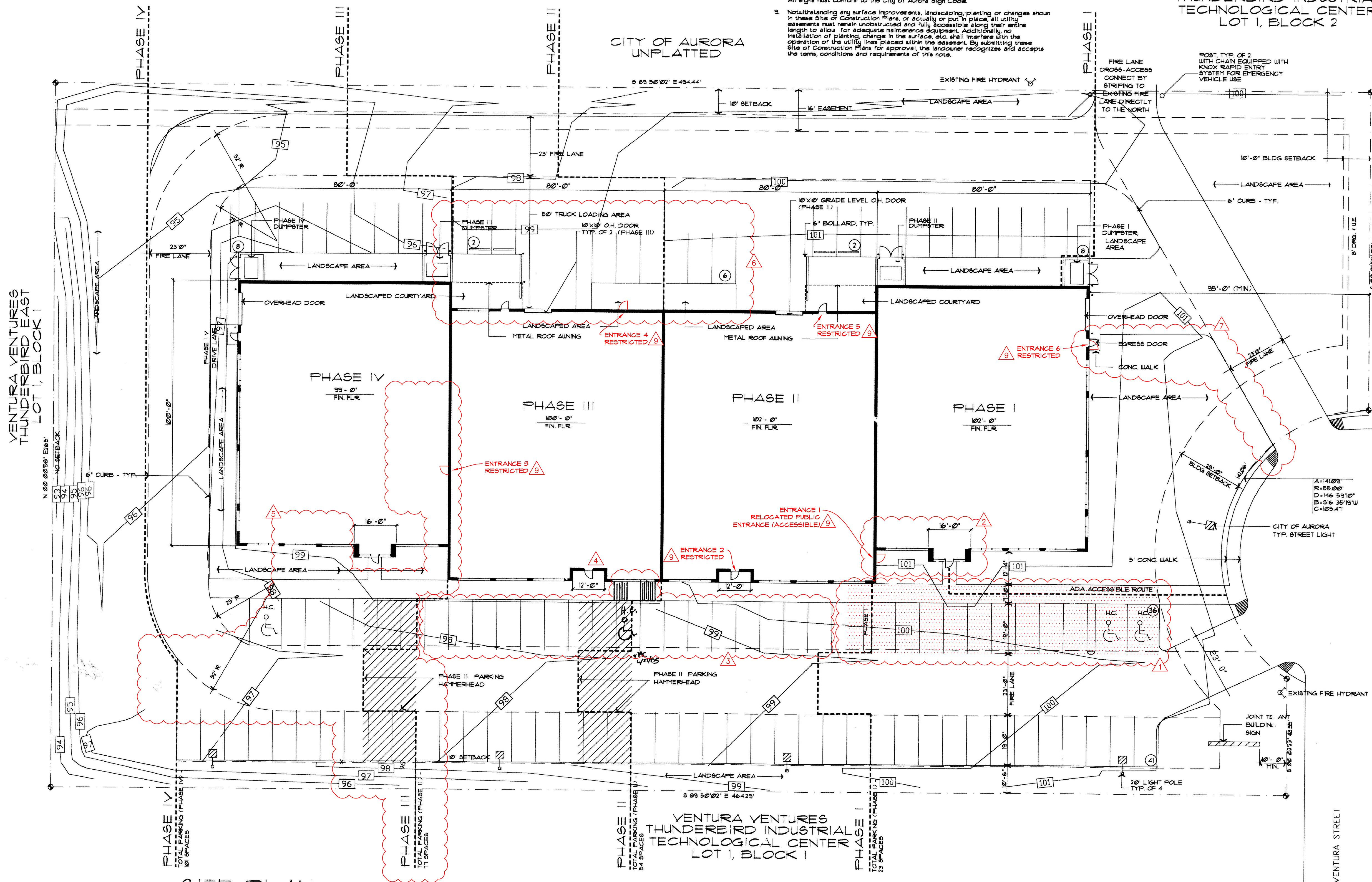
Date • 11 MAY 1994
Proj No • 94-00019
Drawn • LOUE
Checked • LOUE

Issued/Revised Date
ADMIN. AMEND. 07 MAR 2004

Drawing Title
SITE PLAN



ADOLFSON & PETERSON INC. 1994-6017-4



SITE PLAN SCALE: 1" = 20'-0"

- HATCHING INDICATES APPROX LIMITS OF SIDEWALK & PAVEMENT REMOVAL/REPLACEMENT DURING PHASE III BLDG CONSTRUCTION FOR RELOCATED ADA PARKING STALLS & ADA RAMPS; REVISED ADA ACCESSIBLE ROUTE & ADDED LANDSCAPED ISLAND (9' WIDTH W/ CURB & GUTTER)
- RELOCATE PUBLIC ENTRANCE (ACCESSIBLE) FROM PHASE I BLDG TO EAST FACE OF PHASE II BLDG; INCLUDE SIDEWALK EXTENSION & BLDG ENTRANCE CANOPY AT RELOCATED PUBLIC ENTRANCE; REMOVE EXIST BLDG ENTRANCE SIDEWALK & REPLACE WITH LANDSCAPING
- RESTRIPE PARKING STALLS TO ACCOMMODATE REVISIONS TO PARKING EAST & WEST OF AREA; REMOVE EXIST ADA PARKING STALL & ADA RAMP (TO BE RELOCATED ON NORTHEAST END OF PARKING LOT)

- PHASE III RESTRICTED BLDG ENTRANCE ON SOUTH BLDG FACE ELIMINATED & BLDG LIMITS REVISED TO REMOVE ABOVE
- RESTRICTED ENTRANCE, 20'X40' CONCRETE PATIO & 5' CONCRETE SIDEWALK (INTERIM-DURING PHASE III) ADDED TO WEST SIDE OF PHASE III BLDG; PHASE III PARKING HAMMERHEAD STRIPING REPLACED WITH FIRE TRUCK TURNAROUND (INTERIM-DURING PHASE III)
- RESTRICTED ENTRANCE RELOCATED FROM WESTERN SIDE TO EASTERN SIDE OF NORTH FACE OF PHASE III BLDG; ELIMINATE 10'X10' O.H. DOOR & 50' TRUCK LOADING AREA; RECONFIGURE LS AREAS & PARKING ALONG NORTH SIDE OF PHASE III BLDG (TO INCLUDE 9' WIDE LS ISLAND & 3 DRAINAGE PANS TO ACCOMMODATE ROOF DRAIN DOWNSPOUTS)

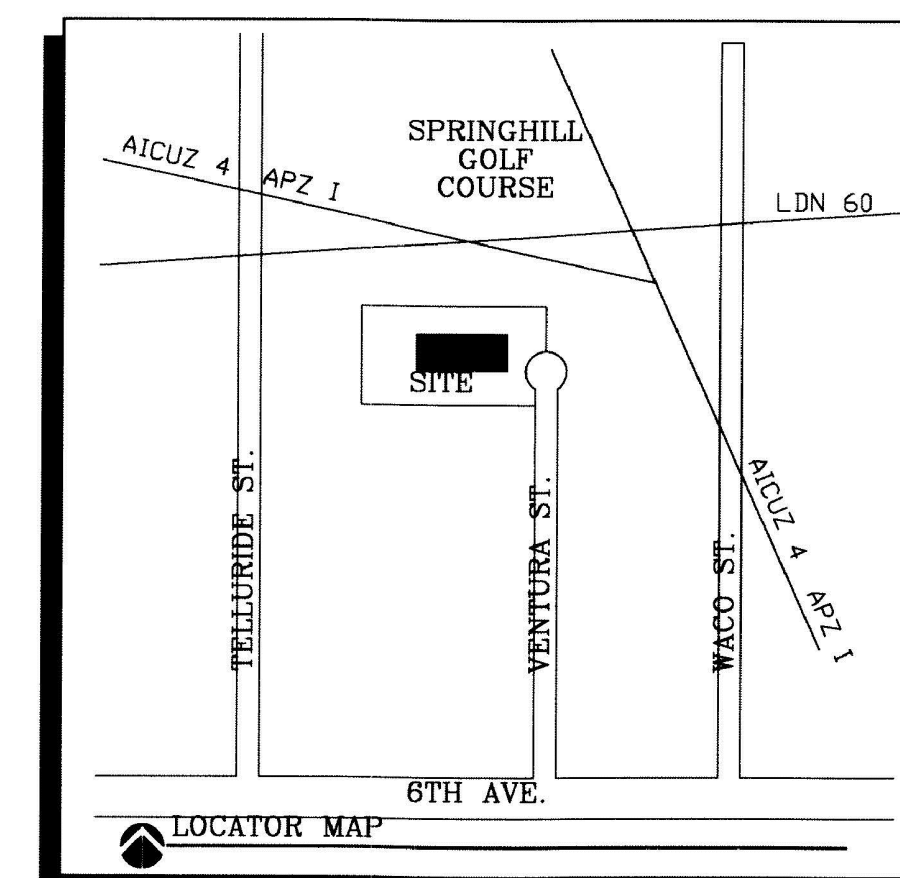
- RESTRICTED ENTRANCE REVISED TO ACCURATELY SHOW DOOR SWING DIRECTION, ADA ACCESSIBLE ROUTE ADDED, LIMITS OF PAVED DRIVE ON EAST SIDE OF PHASE I BLDG TO BE REVISED TO REFLECT CONSTRUCTED LIMITS
- REVISED PHASE III PROVIDED PARKING STALLS (82) & PROVIDED ADA STALLS (4)
- SEE SHEET A4 FOR SITE ACCESSIBILITY REVIEW & JUSTIFICATION ITEMS (ACCESSIBLE ENTRANCES & PARKING)

1. Right of way for ingress and egress for services 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 the lines and emergency and service roads, and shall be posted "No Parking - Fire Lane."
2. 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 or in the Planning Department.
3. The approval of this document does not constitute final approval of grading. Grading and/or other public improvements on any building site shall not be issued until construction plans are reviewed by the appropriate city departments and approved for compliance with city codes, regulations, specifications, and criteria.
4. All building address numbers shall comply with Sections 34-122 and 34-129 of the Aurora City Code.
5. Landscaping to be completed prior to issuance of Certificate of Occupancy. Final landscape plan or as-built drawings will be submitted a minimum of 60 days prior to request for Certificate of Occupancy and shall conform with this concept plan.
6. All new compact car spaces shall be clearly identified for compact car parking (marked "BANDS") and the developer, his successors and assigns shall provide the additional compact car spaces by means of resurfacing as long as the total amount of compact spaces does not exceed 40% of the total spaces.
7. The developer, his successors and assigns shall be responsible for installation, maintenance and replacement of all fire line signs as required by the City of Aurora.
8. See sheet A3 for Landscape Plan

All signs must conform to the City of Aurora Sign Code.

10. Site lighting shall be sharp cut-off downcast luminaires. Maximum pole height shall be 20 feet.
11. Roof top mechanical units shall be screened by the parapet wall. Should any part of the mechanical units be visible above the parapet walls, they shall be painted to match the exterior finished metal or building's masonry color. Parapets shall be 2' minimum in height. Because of roof slope, height of parapet wall may vary.
12. Parking stall dimensions to be 9' or 9' 6" wide handicap stalls to be 12' wide. Length to be 18'-0". Parking aisle are 23'-0" or 24' wide as dimensioned on the Plan. Fire Lanes are a minimum of 20'-0" wide as dimensioned on the Site Plan.
13. All access points shall be "joint access" or "public access" as defined by individual agreements between owners. All access shall be for perpetual use of all parties as provided in the document creating those rights.
14. All handicapped curb cuts shall meet the City of Aurora construction and design requirements that are enforced at the time of construction.
15. Reference the preliminary drainage report for this PBD prepared by RMR Engineers for information regarding drainage basin and storm drainage inlets.
16. The site is in the Accident Potential Zone 1 (APZ) of Buckley Air National Guard (BANG) and is subject to the provisions on intensity and type of use as stated in section 41-830 of the Aurora Code.
17. The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act (ADA).

**ROCKY MOUNTAIN
THUNDERBIRD INDUSTRIES**



SITE PLAN

LEGAL DESCRIPTION:
LOT 1, BLOCK 1 THUNDERBIRD INDUSTRIAL AND
TECHNOLOGICAL CENTER SUBDIVISION FILING NO. 4
BEING A RESUBDIVISION OF A PART OF LOT1, BLOCK1
THUNDERBIRD INDUSTRIAL AND TECHNOLOGICAL CENTER
SUBDIVISION, A PART OF THE SOUTHEAST 1/4 OF
SECTION 4, T4S, R66W OF THE 6TH P.M. CITY
OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SAID PARCEL CONTAINS 125,118 SQ. FT. OR 2.8723 ACRES MORE OR LESS.

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 BE A CONDITION OF ALL PERMITS OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND THE LOCATION OF ALL STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, RESTRICTIONS, 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 Rent Wierich Adolfsen & Peterson
(Comp. Company or individual)
has caused these presents to be executed
this 28 day of April AD 2004
By: Rent Wierich

NOTARIAL:
State of Colorado
County of Arapahoe

The foregoing instrument was acknowledged before me this 28th day of April AD 19. 2004
by Kent Weicht

Witness my hand and official seal
Linda G. Thomas
 (Notary Public)
 My commission expires 1-23-20

CITY OF AURORA APPROVALS:

City Attorney: Robert Wenzel Date: 5/4/04

Planning Director: Shirley Watten Date: 5/4/04

Planning Commission: NR Date: NR

City Council: NR Date: NR

Attest: _____ Date: _____

(City Clerk)

RECORDED'S CERTIFICATE:

Accepted for filing in the office of the Clerk and
Recorder of _____ County,
Colorado at _____ o'clock _____ M, This _____
Day of _____ 412 19

Deputy

The Raleigh Group, Inc.

ADOLFSON & PETERSON, INC.
NEW OFFICE/WAREHOUSE - AUPORA HEADQUARTERS
LOCATED NEAR:
6th AVENUE and VENTURA STREET

These plans are the property of the Architect, and may not be duplicated, reproduced or disclosed without written consent. Copyrights and Infringements will be enforced.

The Ra

Date • 11 MAY 1994

Proj No • 94-~~000~~19

Drawn • LOWE

Checked • LOWE

Issued/Revised: Date
ADMIN. AMEND. 02 MAR 2004

Drawing Title _____
SITE PLAN

A 5x5 grid with a triangle and an arrow. The triangle is formed by points at (1, 2), (2, 3), and (3, 2) in a 0-indexed coordinate system where (0,0) is the top-left corner. An arrow points upwards from the point (3, 2) to (3, 3).

ADOLFSON & PETERSON INC. 1994-6017-4

APPROVED SITE PLAN IMPROVEMENTS VS PROPOSED IMPROVEMENTS (MINOR AMENDMENT SITE PLAN JUSTIFICATION DOCUMENT)

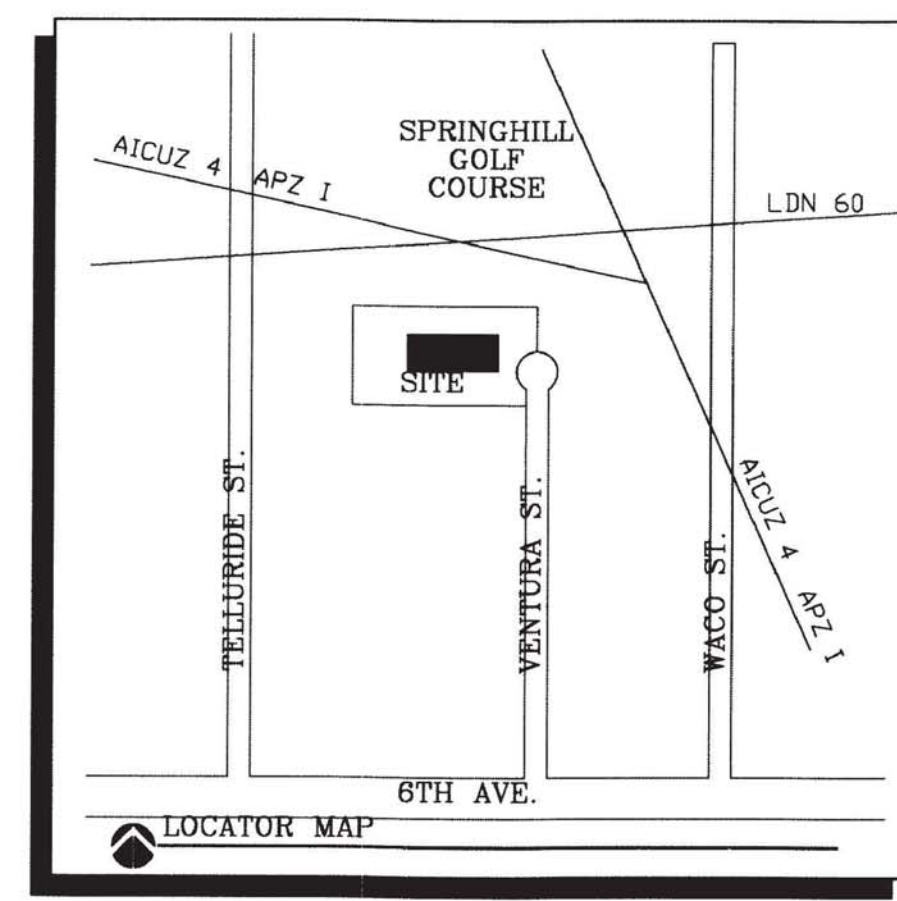
PROJECT DATA	ALL PHASES	PHASE I	PHASE II	PHASE III	PHASE IV
LAND AREA WITHIN PROPERTY LINES	125,011 SF. or 2.8100 ACRES	8,000 SF.	16,000 SF.	24,000 SF.	37,000 SF.
GROSS FLOOR AREA		1 or 25%	1 or 50%	1 or 75%	1 or 100%
NUMBER OF BUILDINGS		8,000 SF. or 6.4%	16,000 SF. or 12.8%	24,000 SF. or 19.2%	37,000 SF. or 29.6%
TOTAL BUILDING COVERAGE		15,881 SF. or 12.7%	30,171 SF. or 24.1%	39,391 SF. or 31.5%	52,124 SF. or 41.7%
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS)		17,153 SF. or 13.7%	22,295 SF. or 17.8%	25,480 SF. or 20.4%	40,913 SF. or 32.7%
LANDSCAPE AREA WITHIN SITE		8,511 SF. or 6.7%	16,545 SF. or 13.2%	24,580 SF. or 19.6%	37,000 SF. or 29.6%
OPEN SPACE WITHIN SITE (NATURAL VEGETATION)					
PRESENT ZONING CLASSIFICATION	M14 AIGUZ APZ-I OVERLAY				
ZONING ON ADJACENT PROPERTIES					
NORTH					
SOUTH					
EAST					
PROPOSED USES					
PERMITTED MAX. SIGN AREA	3,200 SF. MAX. 600 SF. PER TENANT SIGN				
TYPE OF SIGN(S)	WALL & JOINT TENANT MONUMENT				
NUMBER OF STORIES	40' - 0"				
MAXIMUM HEIGHT OF BUILDINGS					
LOADING SPACES PROVIDED					
PARKING SPACES PROVIDED					
PARKING SPACES REQUIRED					
HANDICAP SPACES PROVIDED					
HANDICAP SPACES REQUIRED					

(ALL FIGURES SHOWN HAVE BEEN ROUNDED AND ARE THEREFORE APPROXIMATE)

CC - 03/06/2019 Response:
As coordinated with Greg Rogers (COA-Life Safety) on 03/05/2019, in lieu of providing 2 fire apparatus turnarounds, the Site Plan has been revised to indicate that the fire lane loop will be completed around the west side of the Phase IV Building & COA Life Safety notes related to fire lane requirements (surfacing, dimensions, etc.) have also been added to the Site Plan

Dead-End Fire Lane Easement distance exceeds 150' and requires another fire apparatus turnaround. Please add a turnaround like the one being added on the southwest to this area.
2015 IFC Appendix D: Section D103.4

- Right of way for ingress and egress for services 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 the lines and emergency and service roads, 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.
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- Notwithstanding any surface improvements, landscaping, planting or changes shown in these Site or Construction Plans, or actually 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 of 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 same, conditions and requirements of this note.
- Site lighting shall be sharp cut-off downcast luminaires. Maximum pole height shall be 26' feet.
- Roof top mechanical units shall be screened by the parapet wall. Should any part of the mechanical units be visible above the parapet walls, they shall be painted to match the exterior finished metal or building's masonry color. Parapet walls shall be 2' - 6" minimum in height. Because of roof slope, height of parapet wall may vary.
- Parking stall dimensions to be 9' or 8.5' wide. Handicap stalls to be 12' wide. Length to be 19' - 0". Parking stalls are 23' - 0" in width as dimensioned on Site Plan. Fire Lane areas are a minimum of 12' - 0" wide as dimensioned on the Site Plan.
- All access points shall be "joint access" or "public access" as defined by individual agreements between owners. All access shall be for perpetual use of all parties as provided in the documents creating those rights.
- All handicapped curb cuts shall meet the City of Aurora construction and design requirements that are enforced at the time of construction.
- Reference the preliminary drainage report for this FSD prepared by RMR Engineers for information regarding drainage basins and storm drainage inlets.
- This site is in the Accident Potential Zone I (APZ) of Buckley Air National Guard (BANG) Base and is subject to restrictions on intensity and type of use as stated in section 41-830 of the Aurora Code.
- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act (ADA).



ADOLFSON & PETERSON, INC.

AURORA, COLORADO HEADQUARTERS

FINAL DEVELOPMENT PLAN

SITE PLAN

LEGAL DESCRIPTION:
LOT 1, BLOCK 1 THUNDERBIRD INDUSTRIAL AND TECHNOLOGICAL CENTER SUBDIVISION FILING NO. 4 BEING A RESUBDIVISION OF A PART OF LOT 1, BLOCK 1 THUNDERBIRD INDUSTRIAL AND TECHNOLOGICAL CENTER SUBDIVISION A PART OF THE SOUTHEAST 1/4 OF SECTION 4, T4S, R66W OF THE 6TH PM, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SAID PARCEL CONTAINS 125,118 SQ. FT. OR 2.8123 ACRES MORE OR LESS.

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In witness thereof *Kent Weicht* Adolfson & Peterson
has caused these presents to be signed and sealed
this 28 day of April AD 2004
By: *Kent Weicht*
(Principal or Owner)

NOTARIAL:
State of Colorado
County of Arapahoe
The foregoing instrument was acknowledged before me this 28th day of April AD 2004
by *Kent Weicht*
(Principal or Owner)

Witness my hand and official seal
 Linda G. Thomas
My commission expires 1-23-2008

CITY OF AURORA APPROVALS:
City Attorney: *Robert Weicht* Date: 5/4/04
Planning Director: *Alta Walth* Date: 5/4/04
Planning Commission: *NA* Date: *NA*
City Council: *NA* Date: *NA*
Attest: _____ Date: _____
(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 _____ AD 19 _____
Clerk and Recorder _____
Deputy _____

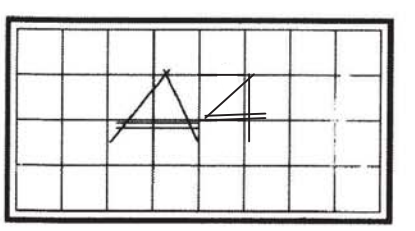
ADOLFSON & PETERSON, INC.
NEW OFFICE/WAREHOUSE - AURORA HEADQUARTERS
LOCATED NEAR:
6th AVENUE and VENTURA STREET

The RaleighGroup, Inc.
6033 SOUTH GLENDE WAY
CENTENNIAL, CO 80121
303.775.8395 FAX

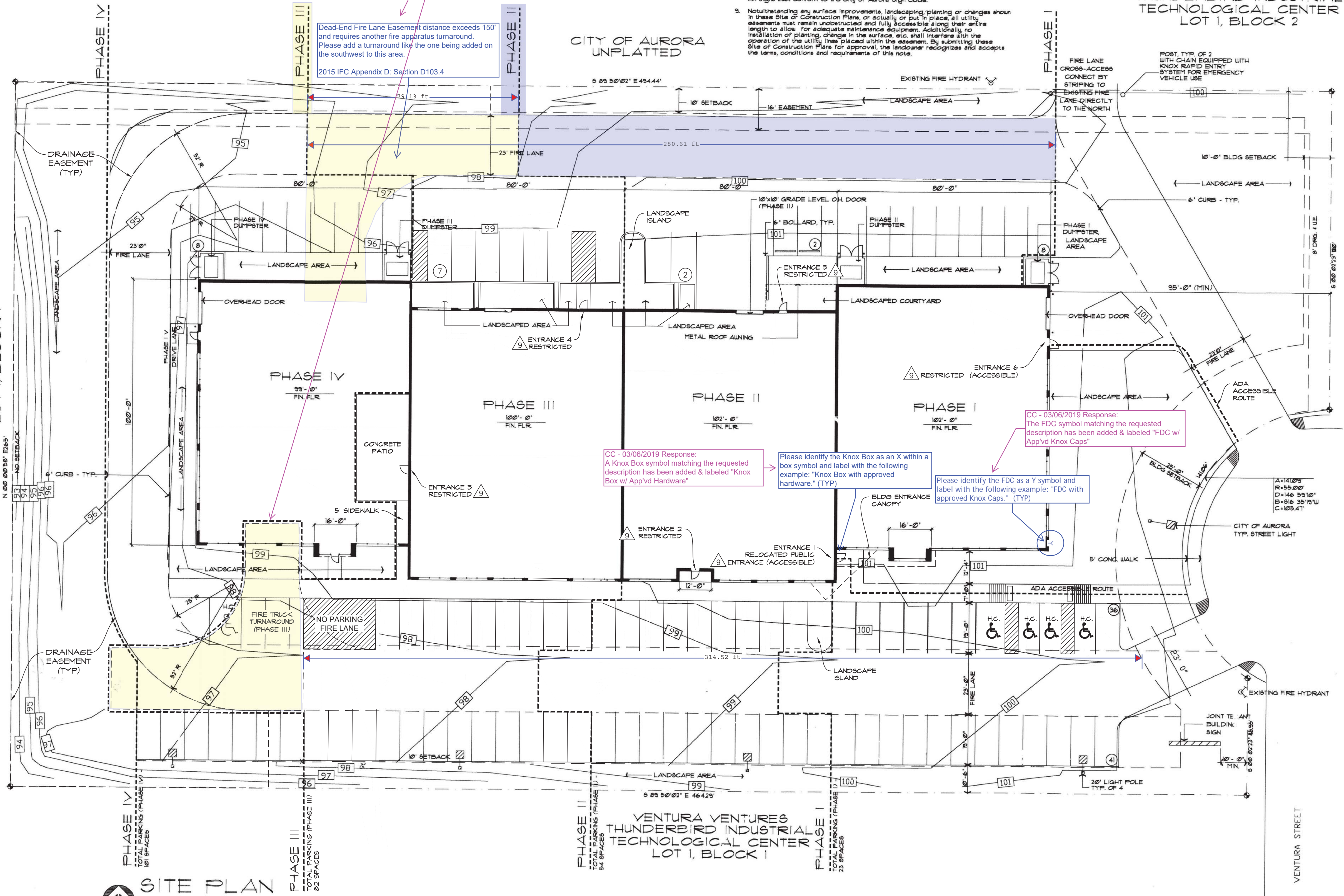
Date • 11 MAY 1994
Proj No • 94-00019
Drawn • LOUE
Checked • LOUE

Issued/Revised Date
ADMIN. AMEND. 07 MAR 2004

Drawing Title
SITE PLAN



VENTURA VENTURES THUNDERBIRD EAST LOT 1, BLOCK 1



SITE PLAN

SCALE: 1" = 20' - 0"

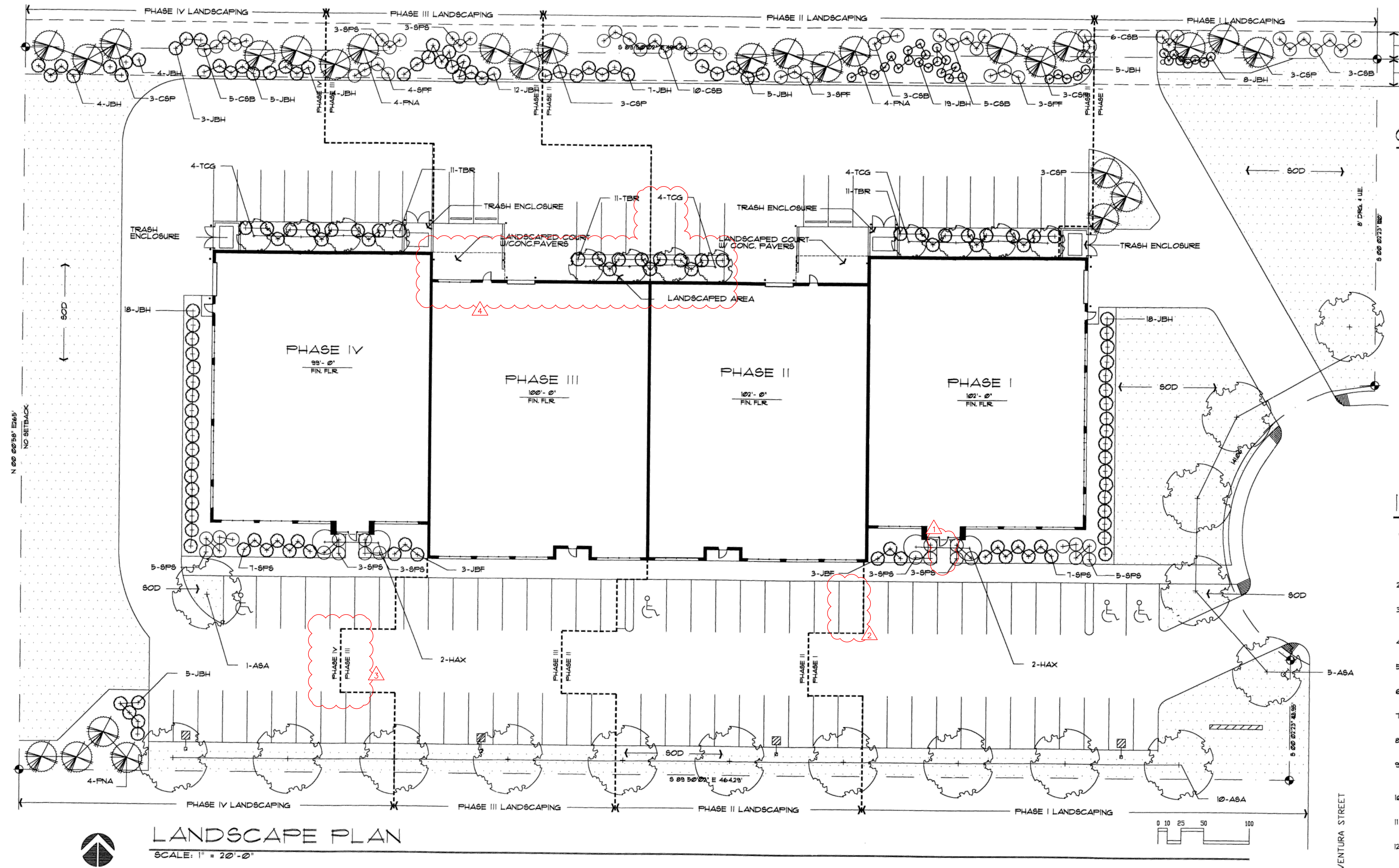
△ SITE ACCESSIBILITY-

ACCESSIBLE ENTRANCES:
THE BUILDING CONTAINS A SINGLE TENANT. THERE ARE SIX BUILDING ENTRANCES - ONE (1) PUBLIC ENTRANCE, AND FIVE (5) RESTRICTED ENTRANCES, AS DEFINED BY 2015 IBC SEC. 202. PER 2015 IBC SEC. 1105, THE PUBLIC ENTRANCE IS REQUIRED TO BE ACCESSIBLE (SEC. 1105.1), AS IS ONE OF THE RESTRICTED ENTRANCES (SEC. 1105.1.3).

ENTRANCE NUMBER	TYPE	ACCESSIBLE
1	PUBLIC	YES
2	RESTRICTED	NO
3	RESTRICTED	NO
4	RESTRICTED	NO
5	RESTRICTED	NO
6	RESTRICTED	YES

ACCESSIBLE
YES
NO
NO
NO
NO
YES

ACCESSIBLE PARKING:
THE OVERALL PARKING PROVIDED THRU PHASE III IS 82 SPACES. PER 2015 IBC TABLE 1106.1, FOUR (4) OF THESE SPACES ARE REQUIRED TO BE ACCESSIBLE, INCLUDING ONE (1) VAN ACCESSIBLE SPACE (SEC. 1106.5).
PER SEC. 1106.6, THE ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE BUILDING ENTRANCE. DUE TO THE EXISTING PAVING, SIDEWALK & DRAINAGE PAN GRADES ALONG THE SOUTH OF THE BUILDING, THE PARKING SPACES CLOSEST TO ENTRANCE 1 DO NOT MEET THE SLOPE REQUIREMENTS OF ACCESSIBLE PARKING SPACES (2017 ICC/ANSI A117.1 SEC. 502.5). THE PROVIDED ACCESSIBLE PARKING SPACES ARE LOCATED AT THE NORTHEAST END OF THE PARKING LOT, WHICH IS FLATTER AND COMPLIES WITH THE SLOPE REQUIREMENTS OF 2017 ICC/ANSI A117.1 SEC. 502.5.

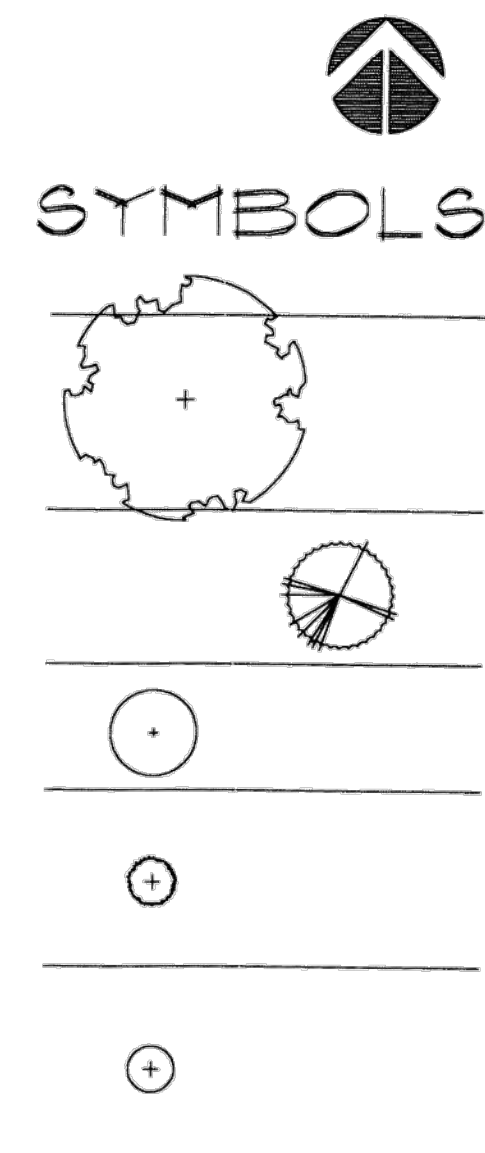


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2. ALL PLANT MATERIAL WILL BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
3. LANDSCAPE MAINTENANCE WILL BE PROVIDED FOR BY THE OWNER UPON COMPLETION OF THE LANDSCAPE CONTRACTOR'S SPECIFIED MAINTENANCE.
4. TOP SOIL FOR THE PROJECT SHALL BE TESTED FOR PARTICLE SIZE, PH AND MINIMUM NUTRIENT LEVELS, AND RECOMMENDATIONS PROVIDED AND AMENDMENTS MADE TO BRING THE SOIL UP TO ACCEPTABLE HORTICULTURAL QUALITY FOR THE DESIRED PLANT MATERIAL, TREES OR TURF PLANTING. SOIL ANALYSIS REPORT TO BE SUPPLIED TO THE LANDSCAPE ARCHITECT AND APPROVAL GIVEN PRIOR TO INSTALLATION OF SOIL AMENDMENTS.
5. ALL WOODY PLANT BEDS SHALL BE MULCHED WITH 3" DEPTH OF SHREDDED WOOD MULCH OR 4"-6" COBBLE, AS DEEMED NECESSARY TO AVOID EROSION PROBLEMS.
6. ALL TREES, SHRUBS, OR OTHER BALLED AND BURLAPPED PLANT MATERIALS SHALL HAVE A WIRE, TWINE, OR OTHER CONTAINMENT MATERIAL, EXCEPT FOR BURLAP, COMPLETELY REMOVED FROM THE TRUNK AND ROOT BALL OF THE PLANT PRIOR TO BACKFILLING. IF BURLAP HAS BEEN TREATED FOR ROT RESISTANCE, REMOVE THE UPPER TWO THIRDS FROM THE ROOT BALL PRIOR TO BACKFILLING.

Irrigation Notes

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2. CONTRACTOR TO VERIFY GPM AND STATIC PRESSURE PRIOR TO INSTALLATION.
3. ALL PIPING UNDER WALKWAYS AND / OR ASPHALT SHALL BE SLEEVED IN CLASS 200 PVC PIPING AND SIZED 2-1/2 TIMES LARGER THAN THE PIPE BEING SLEEVED.
4. ALL 24 VOLT STATION WIRE SHALL BE 14 AWG SINGLE STRAND COPPER WITH PE JACKET.
5. ALL SPRINKLER NOZZLES SHALL BE ADJUSTED FOR OPTIMUM COVERAGE AND MINIMUM OVERSPRAY.
6. BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET ALL LOCAL CODES.
7. MANUAL DRAINS SHALL BE INSTALLED AT THE LOWEST POINT ON THE MAINLINE.
8. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH N.E.C. AND ALL LOCAL CODES.
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LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANT LEGEND

KEY	QTY	COMMON NAME	BOTANIC NAME	SIZE	REMARKS
DECIDUOUS TREES					
ASA	12	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2 1/2" CALIPER	B&B: STRAIGHT TRUNK, FULL HEAD
MAD	05	DEBORAH MAPLE	ACER PLATANOIDES 'DEBORAH'	2 1/2" CALIPER	B&B: STRAIGHT TRUNK, FULL HEAD
TCG	12	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CALIPER	B&B: STRAIGHT TRUNK, FULL HEAD
EVERGREEN TREES					
CSP	12	COLORADO SPRUCE	PICEA FUNGENS	6' HEIGHT	B&B, BRANCHES TO GROUND
PNA	15	AUSTRIAN PINE	PINUS NIGRA	6' HEIGHT	B&B: FULL AND BUSHY TO GROUND
ORNAMENTAL TREES					
HAX	04	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUGGALLI 'INERMIS'	1 1/2" CALIPER	
DECIDUOUS SHRUBS					
SPF	10	FROEBEL SPIREA	SPIREA BUMALDA 'FROEBEL'	5 GAL. CONT.	18"-24" HEIGHT
SPS	45	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWMOUND'	5 GAL. CONT.	18"-24" HEIGHT
CDB	46	REDTIG DOGWOOD	CORNUS STOLONIFERA 'BAILEY'	5 GAL. CONT.	24"-36" HEIGHT, 5 CANES MIN.
EVERGREEN SHRUBS					
JBH	40	BUFFALO JUNIFER	JUNIFERUS SABINA 'BUFFALO'	5 GAL. CONT.	24" MIN. SPREAD
JBH	95	BROADMOOR JUNIFER	JUNIFERUS SABINA 'BROADMOOR'	5 GAL. CONT.	24" MIN. SPREAD
TBR	33	SPREADING ENGLISH YEW	TAXUS BACCATA 'REFANDENS'	5 GAL. CONT.	24" MIN. SPREAD

LEGEND

- PROPOSED LAWN AREA
- STEEL EDGING
- PROPERTY LINE
- PHASE LINE

1. ADD LANDSCAPING (2-SPS) AT REMOVED BLDG ENTRANCE SIDEWALK
2. ADD 6-SPS & 1-HAX AT NEW LANDSCAPED ISLAND
3. REVISED PHASE III LIMITS TO INCLUDE FIRE TRUCK TURNAROUND, 5' SIDEWALK & CONCRETE PATIO WEST OF PHASE III BLDG
4. RE-DISTRIBUTE 11-TBR & 4-TCG ACROSS NORTH SIDE OF PHASE III BLDG FRONTAGE; ADD 6-TBR & 1-TCG AT NEW LANDSCAPE ISLAND

ADOLFSON & PETERSON, INC.

NEW OFFICE/WAREHOUSE - AURORA HEADQUARTERS

LOCATED NEAR: 6th AVENUE and VENTURA STREET

The RaleighGroup, Inc.

6033 SOUTH GLENVIEW WAY
DENVER, COLORADO 80221
303.779.8395 FAX

Date • 11 MAY 1994

Proj No • 94-00019

Drawn • LOWE

Checked • LOWE

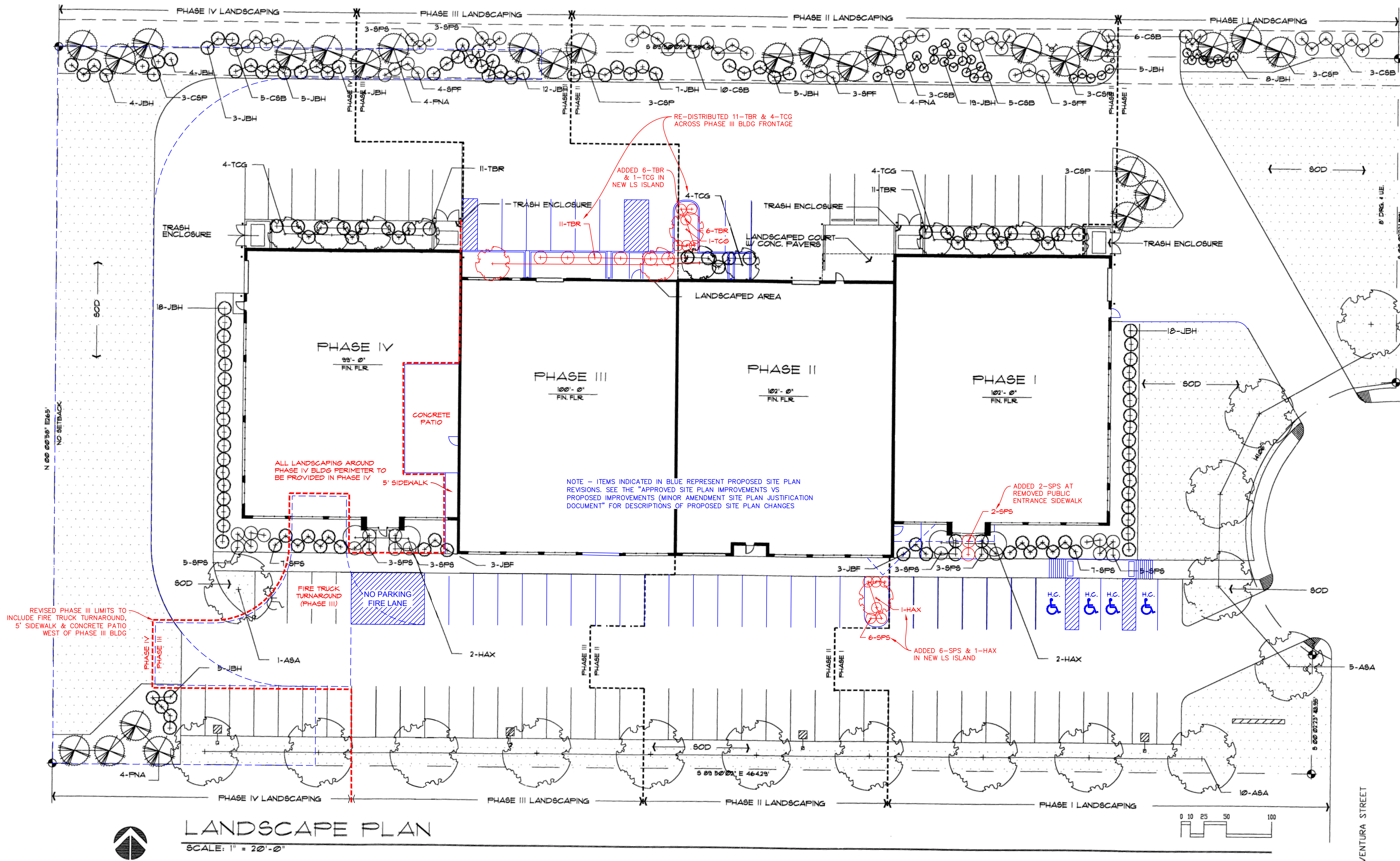
Issued/Revised Date

ADMIN. AMEND. • 01 MAR 2004

Drawing Title

LANDSCAPE PLAN

A3



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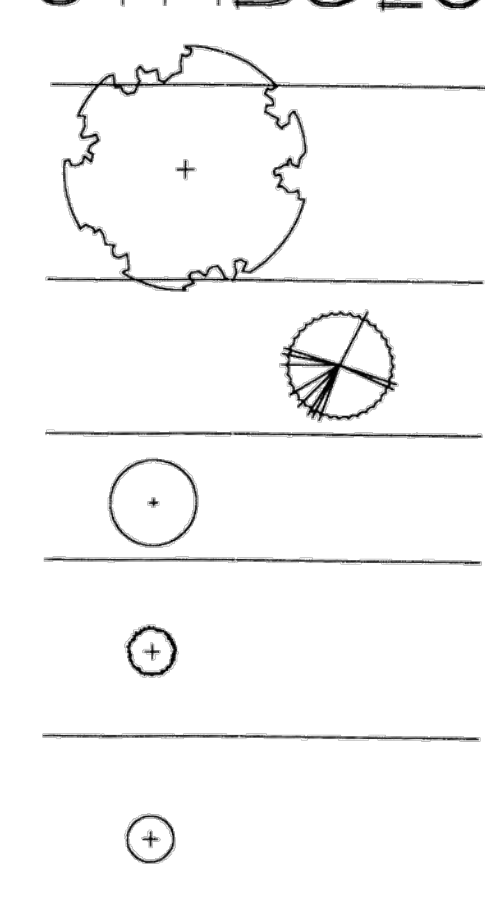
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LANDSCAPE PLAN

SCALE: 1" = 20'-0"

SYMBOLS



PLANT LEGEND

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EVERGREEN TREES					
CSP	12	COLORADO SPRUCE	PICEA FUNGENS	6' HEIGHT	B&B, BRANCHES TO GROUND
PNA	15	AUSTRIAN PINE	PINUS NIGRA	6' HEIGHT	B&B: FULL AND BUSHY TO GROUND
ORNAMENTAL TREES					
HAX	04	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUGGALLI INERMIS	1 1/2" CALIPER	
DECIDUOUS SHRUBS					
SFF	10	FROEBEL SPIREA	SPIREA BUMALDA 'FROEBEL'	5 GAL. CONT.	18"-24" HEIGHT
SPS	45	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWBOUND'	5 GAL. CONT.	18"-24" HEIGHT
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LEGEND

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BUILDING PERIMETER & LANDSCAPE ISLAND ADDITIONS

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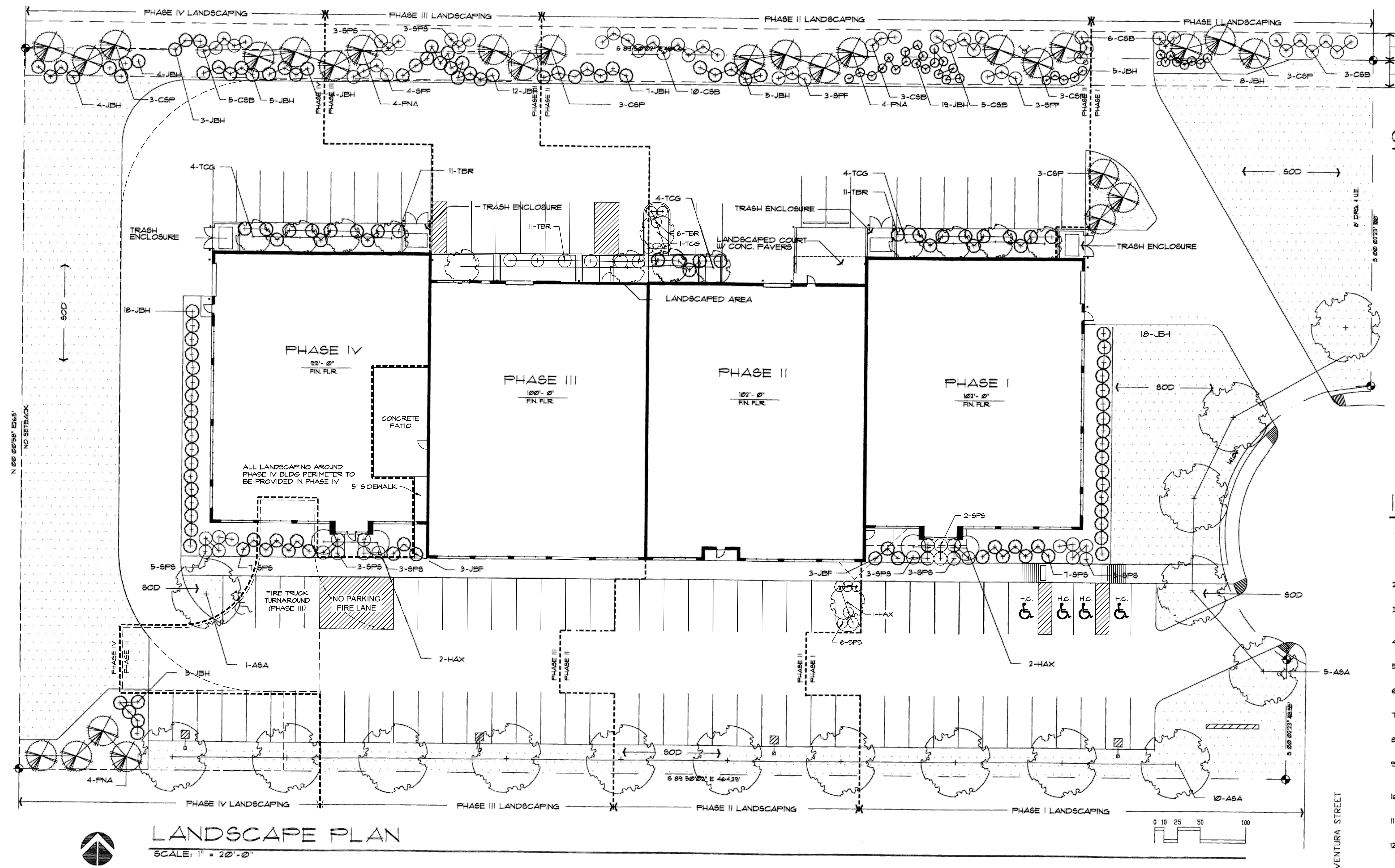
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Drawn: LOWE
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Issued/Revised Date
ADMIN. AMEND. 01 MAR 2004

Drawing Title
LANDSCAPE PLAN

A3

APPROVED LS PLAN IMPROVEMENTS VS PROPOSED LS IMPROVEMENTS
(MINOR AMENDMENT LS PLAN JUSTIFICATION DOCUMENT)



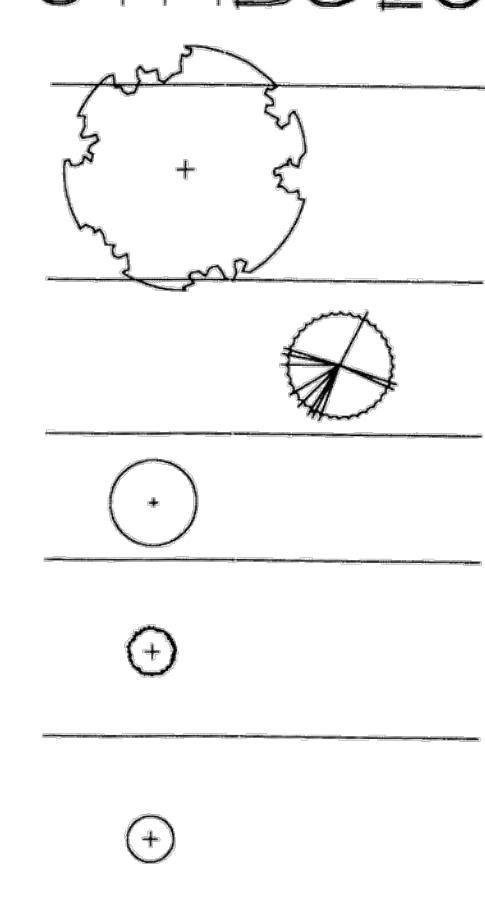
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LANDSCAPE PLAN

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