



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.

Reponses are included below and are in bold and italicized:

Life Safety Comments (Greg Rogers 303-739-7464, [grogers@auroragov.org](mailto: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; Adolfsen & 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](mailto: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

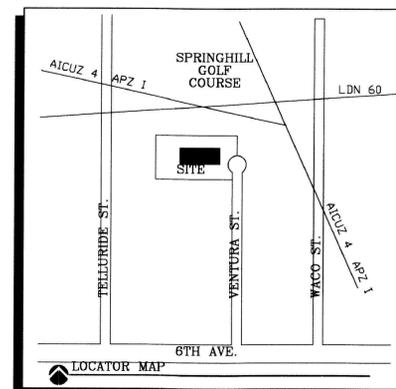
Attachment(s)

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	125,011 SF. OR 2.8100 ACRES				
GROSS FLOOR AREA		8,000 SF.	16,000 SF.	24,000 SF.	32,000 SF.
NUMBER OF BUILDINGS		1 or 25%	1 or 50%	1 or 75%	1 or 100%
TOTAL BUILDING COVERAGE		8,000 SF. OR 6.4%	16,000 SF. OR 12.8%	24,000 SF. OR 19.2%	32,000 SF. OR 25.6%
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS)		19,881 SF. OR 17.1%	39,771 SF. OR 34.1%	59,661 SF. OR 51.5%	79,551 SF. OR 64.1%
LANDSCAPE AREA WITHIN SITE		17,153 SF. OR 13.7%	22,295 SF. OR 17.8%	25,480 SF. OR 20.4%	40,913 SF. OR 32.7%
OPEN SPACE WITHIN SITE (NATURAL VEGETATION)		83,911 SF. OR 67.2%	56,545 SF. OR 45.3%	36,140 SF. OR 28.9%	0 SF. OR 0%
ZONING ON ADJACENT PROPERTIES	MI 4 AIGUZ APZ-I OVERLAY				
PROPOSED USES	OFFICE WAREHOUSE				
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		1	3	5	6
LOADING SPACES PROVIDED		23	34	51	65
% CONTRACT		23	34	51	65
PARKING SPACES PROVIDED		23	34	51	65
PARKING SPACES REQUIRED		23	34	51	65
HANDICAP SPACES PROVIDED		2	3	5	6
HANDICAP SPACES REQUIRED		2	3	5	6

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

- 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 fire lanes 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 "stripping" 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 elements 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 aisles 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 2.8123 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 WITH RAVAL 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 by him  
 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  
Leida S. Thomas  
 My commission expires 1-23-2008



CITY OF AURORA APPROVALS:  
 City Attorney: Robert Weitzel Date: 5/4/04  
 Planning Director: Ally Watts Date: 5/4/04  
 Planning Commission: NA Date: NA  
 City Council: NA Date: NA  
 Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
 (City Clerk)

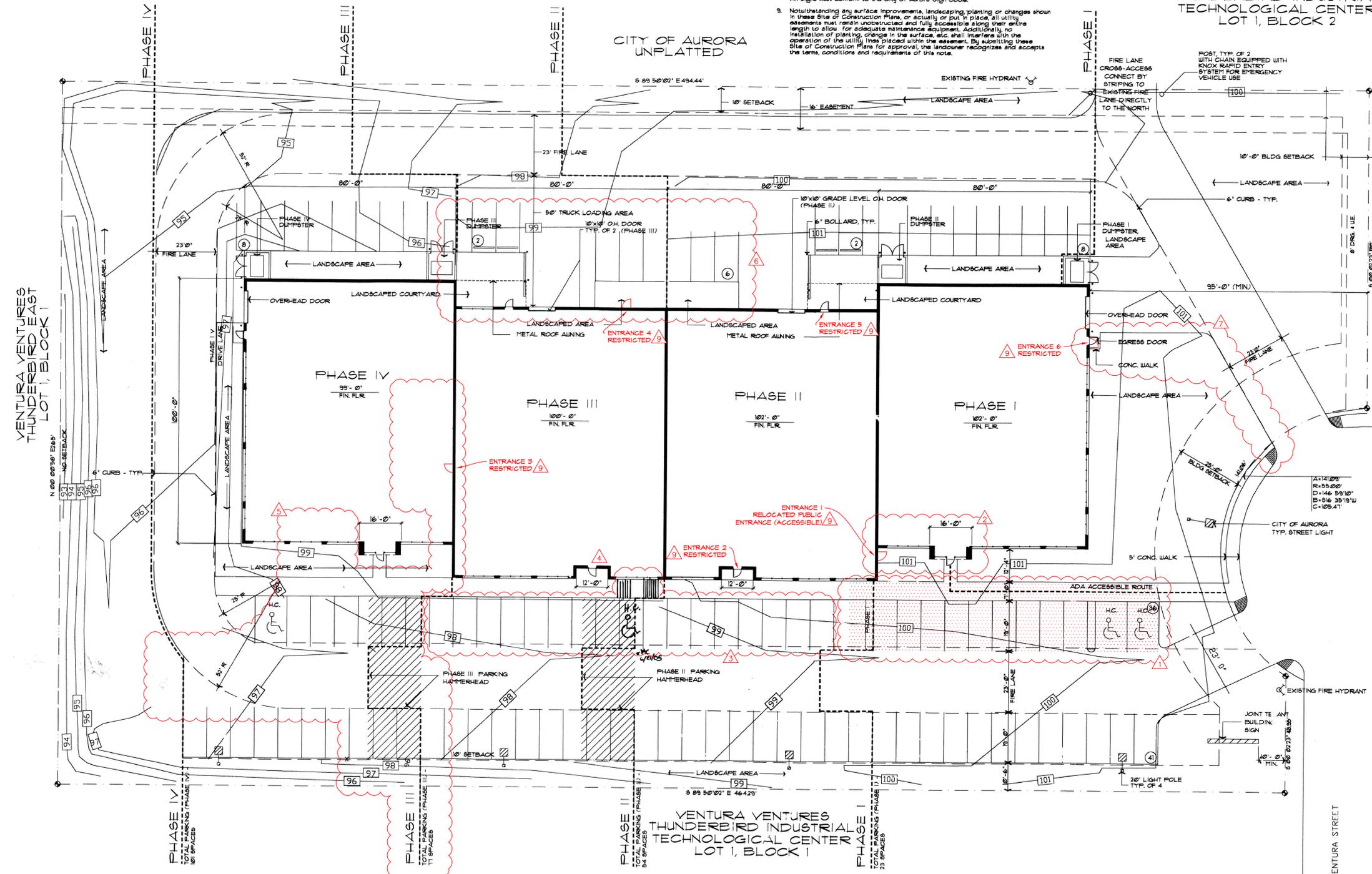
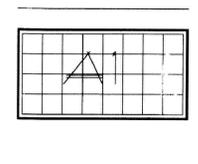
RECORDER'S CERTIFICATE:  
 Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_ County, Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this Day of \_\_\_\_\_ AD 19 \_\_\_\_\_  
 Clerk and Recorder \_\_\_\_\_  
 Deputy \_\_\_\_\_

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

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

**The RaleighGroup, Inc.**  
 6033 SOUTH GLENDE WAY  
 CENTENNIAL, CO 80121  
 303.778.9295 FAX

Date: 11 MAY 1994  
 Proj No.: 94-00018  
 Drawn: LOUE  
 Checked: LOUE  
 Issued/Revised Date: \_\_\_\_\_  
 ADMIN. AMEND: 07 MAR 2004



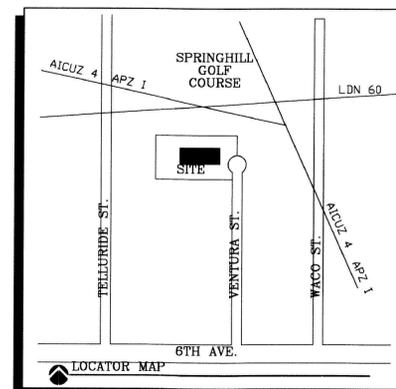
**SITE PLAN**  
 SCALE: 1" = 20'-0"

- △ 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 ALCOVE
- △ 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)

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.	16,200 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%	16,200 SF. or 12.8%	24,000 SF. or 19.2%	37,000 SF. or 29.6%
TOTAL BUILDING COVERAGE		19,881 SF. or 17.1%	22,295 SF. or 17.8%	29,391 SF. or 23.5%	52,024 SF. or 41.7%
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OPEN SPACE WITHIN SITE (NATURAL VEGETATION)					
PRESENT ZONING CLASSIFICATION	MI 4 AIGUZ APZ-I OVERLAY				
ZONING ON ADJACENT PROPERTIES					
NORTH	OPEN (SPRING HILL GOLF COURSE)				
SOUTH					
EAST					
WEST					
PROPOSED USES	OFFICE WAREHOUSE				
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		1	3	4	6
PARKING SPACES PROVIDED		23	34	37	35
% COMPACT		0%	0%	0%	0%
PARKING SPACES REQUIRED		22.5	48	4	82
HANDICAP SPACES PROVIDED		2	2	2	2
HANDICAP SPACES REQUIRED					

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- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act (ADA).



ROCKY MOUNTAIN THUNDERBIRD INDUSTRIAL TECHNOLOGICAL CENTER LOT 1, BLOCK 2

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 Weitzel* Date: 5/4/04  
Planning Director: *Ally Watts* Date: 5/4/04  
Planning Commission: *NA* Date: *NA*  
City Council: *NA* Date: *NA*  
Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
(City Clerk)

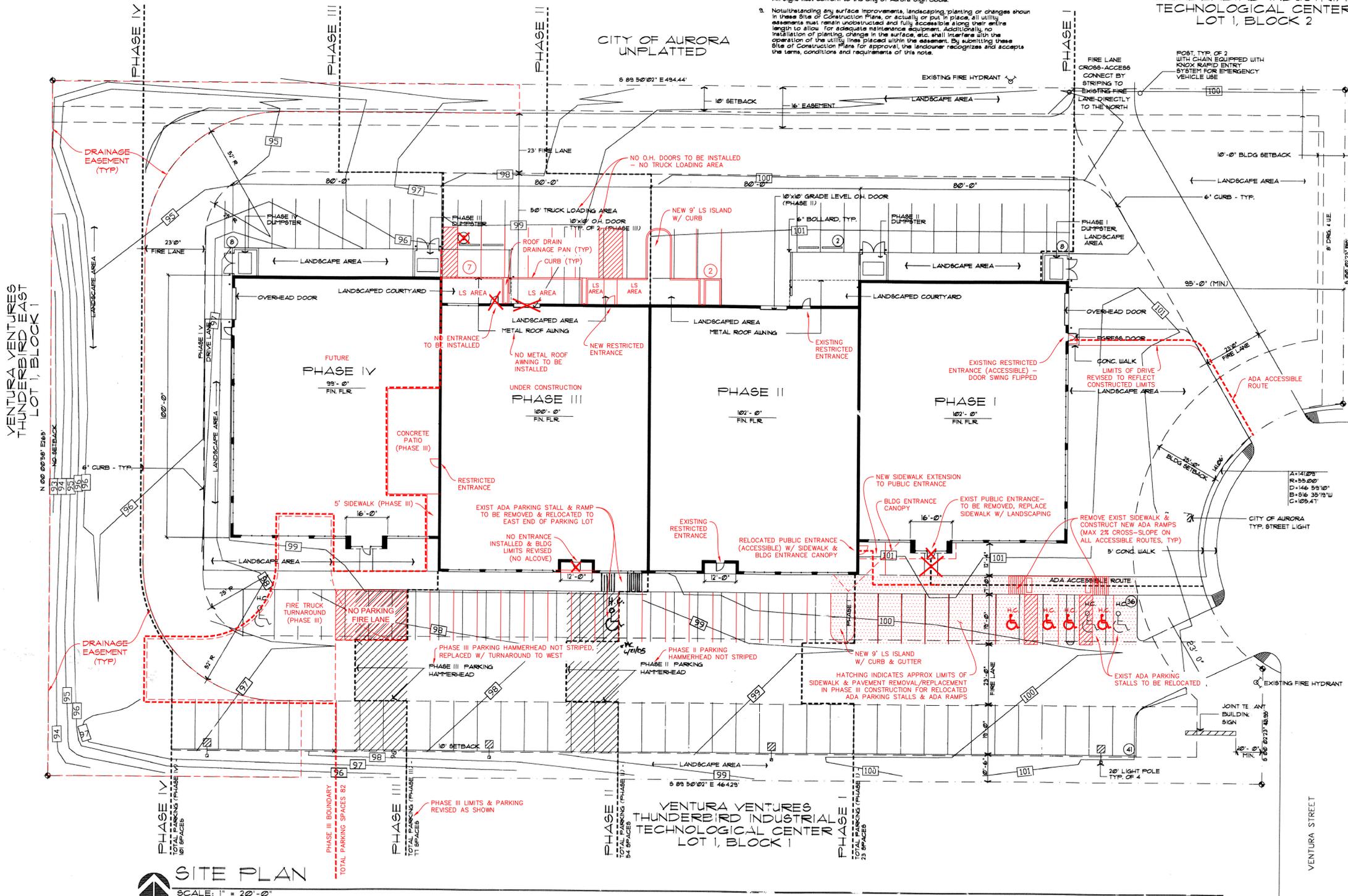
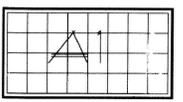
RECORDER'S CERTIFICATE:  
Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_ County, Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ Day of \_\_\_\_\_ AD 19 \_\_\_\_\_  
Clerk and Recorder \_\_\_\_\_  
Deputy \_\_\_\_\_

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

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

The RaleighGroup, Inc.  
6033 SOUTH GLENDE WAY  
CENTENNIAL, CO 80015  
303.775.9295 FAX

Date: 11 MAY 1994  
Proj No.: 94-00015  
Drawn: LOUE  
Checked: LOUE  
Issued/Revised Date: \_\_\_\_\_  
ADMIN. AMEND: 07 MAR 2004



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

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

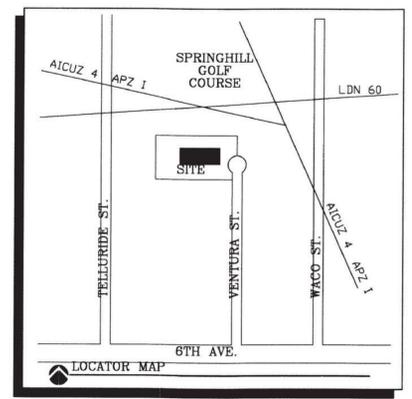
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OPEN SPACE WITHIN SITE (NATURAL VEGETATION)					
PRESENT ZONING CLASSIFICATION	M14 AIGUZ APZ-1 OVERLAY				
ZONING ON ADJACENT PROPERTIES					
NORTH					
SOUTH					
EAST					
WEST					
PROPOSED USES					
PERMITTED MAX. SIGN AREA	OFFICE WAREHOUSE				
TYPE OF SIGN(S)	3,200 SF. MAX. 600 SF. PER TENANT SIGN				
NUMBER OF STORIES	WALL & JOINT TENANT MONUMENT				
MAXIMUM HEIGHT OF BUILDINGS					
LOADING SPACES PROVIDED	40'-0"				
PARKING SPACES PROVIDED		1	23	6	95
% COMPACT		0%	0%	0%	0%
PARKING SPACES REQUIRED		22.5	2	4	82
HANDICAP SPACES PROVIDED		2			
HANDICAP SPACES REQUIRED					

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

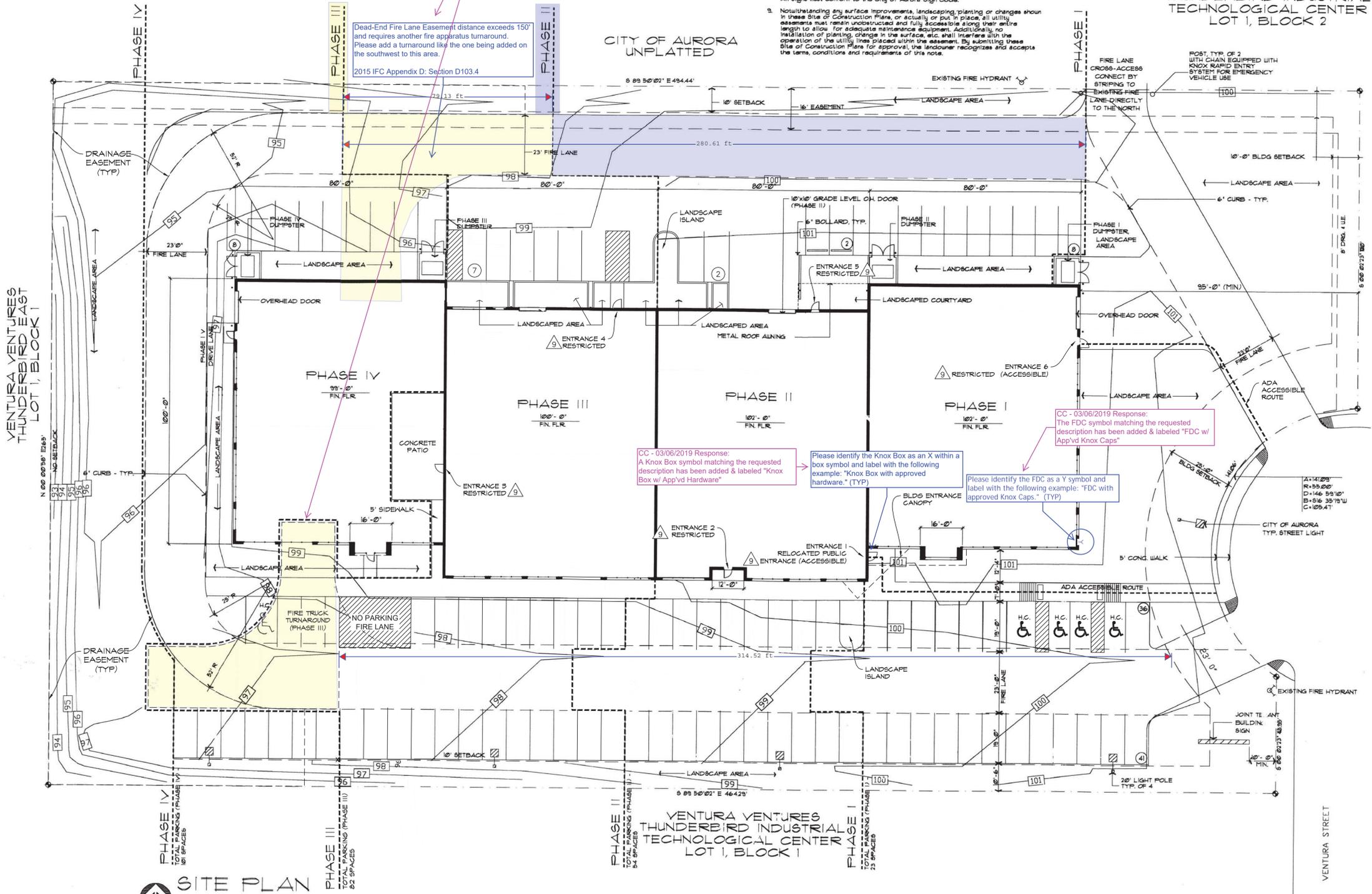
CC - 03/06/2019 Response:  
As coordinated with Greg Rogers (COA-Life Safety) on 03/05/2019, in lieu of providing 2 fire apparatus turnarounds, the Site Plan has been revised to indicate that the fire lane loop will be completed around the west side of the Phase IV Building & COA Life Safety notes related 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."
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- 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 walls, they shall be painted to match the exterior finished metal or building 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).



ROCKY MOUNTAIN THUNDERBIRD INDUSTRIAL TECHNOLOGICAL CENTER LOT 1, BLOCK 2



CITY OF AURORA UNPLATTED

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.

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 executed  
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  
*Leida S. Thomas*  
My commission expires 1-23-2008



CITY OF AURORA APPROVALS:  
City Attorney: *Robert Weitzberg* Date: 5/4/04  
Planning Director: *Ally Watts* Date: 5/04/04  
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.  
6035 SOUTH GLENDE WAY  
CENTENNIAL, CO 80121  
303.775.9395 FAX

Date	11 MAY 1994
Proj No.	94-00015
Drawn	LOUE
Checked	LOUE
Issued/Revised Date	
ADMIN. AMEND.	07 MAR 2004
Drawing Title	SITE PLAN

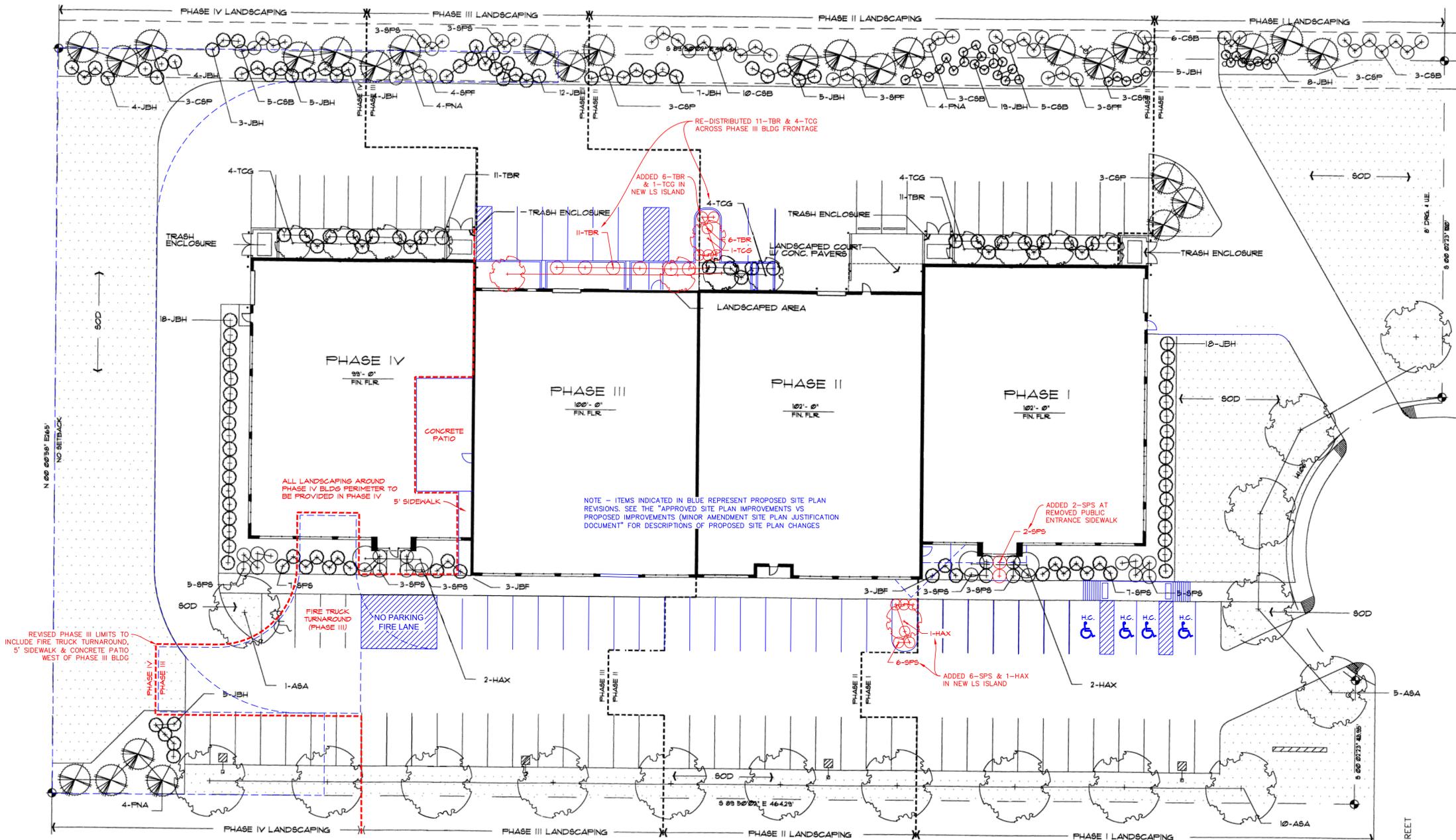


SITE ACCESSIBILITY-  
ACCESSIBLE ENTRANCES:  
THE BUILDING CONTAINS A SINGLE TENANT. THERE ARE SIX BUILDING ENTRANCES - ONE (1) PUBLIC ENTRANCE, AND FIVE (5) RESTRICTED ENTRANCES, AS DEFINED BY 2015 IBC SEC. 202. PER 2015 IBC SEC. 1105, THE PUBLIC ENTRANCE IS REQUIRED TO BE ACCESSIBLE (SEC. 1105.1),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

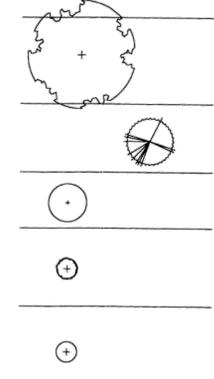
ACCESSIBLE PARKING:  
THE OVERALL PARKING PROVIDED THRU PHASE III IS 82 SPACES. PER 2015 IBC TABLE 1106.1, FOUR (4) OF THESE SPACES ARE REQUIRED TO BE ACCESSIBLE, INCLUDING ONE (1) VAN ACCESSIBLE SPACE (SEC. 1106.5).  
PER SEC. 1106.6, THE ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE 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.





**LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"

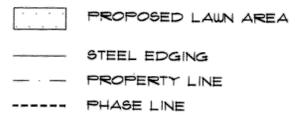
**SYMBOLS**



**PLANT LEGEND**

KEY	QTY	COMMON NAME	BOTANIC NAME	SIZE	REMARKS
<b>DECIDUOUS TREES</b>					
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
<b>EVERGREEN TREES</b>					
CSP	12	COLORADO SPRUCE	PICEA PUNGENS	6' HEIGHT	B&B, BRANCHES TO GROUND
PNA	15	AUSTRIAN PINE	PINUS NIGRA	6' HEIGHT	B&B: FULL AND BUSHY TO GROUND
<b>ORNAMENTAL TREES</b>					
HAX	04	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUGGALLI INERMIS	1 1/2" CALIPER	
<b>DECIDUOUS SHRUBS</b>					
SFF	10	FROEBEL SPIREA	SPIREA BUMALDA 'FROEBEL'	5 GAL. CONT.	18"-24" HEIGHT
SFS	45	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWBOUND'	5 GAL. CONT.	18"-24" HEIGHT
CBB	46	REDTIG DOGWOOD	CORNUS STOLONIFERA 'BAILEY'	5 GAL. CONT.	24"-36" HEIGHT, 5 CANES MIN.
<b>EVERGREEN SHRUBS</b>					
JBF	40	BUFFALO JUNIPER	JUNIFERUS SABINA 'BUFFALO'	5 GAL. CONT.	24" MIN. SPREAD
JBH	95	BROADMOOR JUNIPER	JUNIFERUS SABINA 'BROADMOOR'	5 GAL. CONT.	24" MIN. SPREAD
TBR	33	SPREADING ENGLISH YEWE	TAXUS BACCATA 'REPANDENS'	5 GAL. CONT.	24" MIN. SPREAD

**LEGEND**



**BUILDING PERIMETER & LANDSCAPE ISLAND ADDITIONS**

KEY	QTY	COMMON NAME	BOTANIC NAME	SIZE	REMARKS
<b>DECIDUOUS TREES</b>					
TCG	01	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2 1/2" CALIPER	B&B STRAIGHT TRUNK, FULL HEAD
<b>ORNAMENTAL TREES</b>					
HAX	01	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUGGALLI INERMIS	1 1/2" CALIPER	
<b>DECIDUOUS SHRUBS</b>					
SFS	08	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWBOUND'	5 GAL. CONT.	18" - 24" HEIGHT
<b>EVERGREEN SHRUBS</b>					
TBR	06	SPREADING ENGLISH YEWE	TAXUS BACCATA 'REPANDENS'	5 GAL. CONT.	24" MIN. SPREAD

**GENERAL NOTES**

- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED. THE DEVELOPER SUCCESSORS, OR ASSIGNS SHALL BE REQUIRED TO STANDARDS AND SPECIFICATIONS PRIOR TO CONSTRUCTION OF IMPROVEMENT. ALL OF THE REQUIREMENTS ESTABLISHED BY ARAPAHOE COUNTY, COMPLY WITH THE COUNTY'S LANDSCAPE ORDINANCE AND THE COUNTY'S STANDARDS AND SPECIFICATIONS AS PART OF FINAL CONSTRUCTION DOCUMENTS.
- ALL PLANT MATERIAL WILL BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
- LANDSCAPE MAINTENANCE WILL BE PROVIDED FOR BY THE OWNER UPON COMPLETION OF THE LANDSCAPE CONTRACTOR'S SPECIFIED MAINTENANCE.
- TOP SOIL FOR THE PROJECT SHALL BE TESTED FOR PARTICULATE 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.
- 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.
- 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**

- PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT IRRIGATION DESIGN TO LANDSCAPE ARCHITECT FOR APPROVAL AND VERIFICATION THAT ALL LAWN AND PLANTING AREAS ARE BEING IRRIGATED PROPERLY WITH 100% COVERAGE.
- CONTRACTOR TO VERIFY GPM AND STATIC PRESSURE PRIOR TO INSTALLATION.
- 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.
- ALL 24 VOLT STATION WIRE SHALL BE 14 AWG SINGLE STRAND COPPER WITH PE JACKET.
- ALL SPRINKLER NOZZLES SHALL BE ADJUSTED FOR OPTIMUM COVERAGE AND MINIMUM OVERSPRAY.
- BACKFLOW PREVENTION SHALL BE INSTALLED TO MEET ALL LOCAL CODES.
- MANUAL DRAINS SHALL BE INSTALLED AT THE LOWEST POINT ON THE MAINLINE.
- ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH N.E.C. AND ALL LOCAL CODES.
- ALL TRENCHES SHALL BE BACKFILLED IN 6" LIFTS OF CLEAN SOIL FREE OF ROCKS AND RUBBISH COMPACTED TO 95% PROCTOR DENSITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- ALL PIPING AND VALVE ASSEMBLIES SHALL BE LOCATED IN TURF GRASS OR SHRUB AREAS.
- EMITTERS SHALL BE INSTALLED PER THE FOLLOWING QUANTITIES:  
1 GAL. CONTAINER = ONE 1 GPH EMITTER  
5 GAL. CONTAINER = TWO 1 GPH EMITTER  
2" CALIPHER TREE = THREE 1 GPH EMITTERS  
2-1/2" CALIPHER TREE = FOUR 1 GPH EMITTERS  
6 FT. CONIFER = FOUR 1 GPH EMITTERS
- IRRIGATION DESIGN SHALL ACCOMMODATE PHASING, INSTALLING ALL REQUIRED FUTURE WIRES, ETC. FOR FUTURE PHASES

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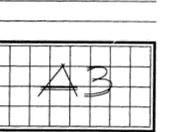
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The RaleighGroup, Inc.  
6833 SOUTH GLENVIEW, WAY  
DENVER, COLORADO 80231  
303.779.8395 FAX

Date: 11 MAY 1994  
Proj No: 94-0009  
Drawn: LOU  
Checked: LOU

Issued/Revised Date  
ADMIN. AMEND. 01 MAR 2004

Drawing Title  
LANDSCAPE PLAN



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

