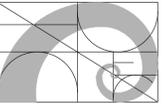






# SITE PLAN AMENDMENT

3555 MOLINE ST  
AURORA, COLORADO 80010



HUNTER DESIGN STUDIO

3453 ALCOTT STREET  
Denver, Colorado 80211

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## SITE PLAN NOTES

### SITE PLAN NOTES

1. 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.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1. (NOTE TO APPLICANT: PLEASE SEE EXHIBIT B8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWN ON A SITE PLAN).
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
6. 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.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
8. 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.
9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
10. 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 CERTIFICATE OF OCCUPANCY.
11. 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, 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.
12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. 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.
15. 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.
16. 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.

## VICINITY MAP



PROJECT LOCATION



## SITE PLAN DATA TABLE

|                                 |                                   |
|---------------------------------|-----------------------------------|
| DATA: Total                     |                                   |
| Land area within property lines | 79,999 S.F. OR 1.83 ACRES         |
| Gross floor area                | 33,555 G.S.F.                     |
| Number of buildings             | 1                                 |
| Maximum height of buildings     | 60 FT (24 FT ACTUAL MAXIMUM)      |
| Total building coverage         | 33,555 SQ. FT. (42.0%)            |
| Hard surface area               | 73,454 SQ. FT. (92.0%)            |
| Landscape area                  | N/A                               |
| Present zoning classification   | M-3 (HEAVY INDUSTRIAL)            |
| Permitted maximum sign area     | 80 SQ. FT. PER TENANT             |
| Proposed total sign area        | TBD                               |
| Proposed Number of signs        | TBD                               |
| Parking spaces required         | 42 (33,555 S.F. @ 1 PER 800 = 42) |
| Parking spaces provided         | 42                                |
| Handicap spaces required        | 01 PER TENANT                     |
| Handicap spaces provided        | 04 (1 PER TENANT)                 |
| Loading spaces required         | 01                                |
| Loading spaces provided         | 04 (1 PER TENANT)                 |

## GENERAL SITE DATA

|                             |  |
|-----------------------------|--|
| <u>PROPERTY ADDRESS:</u>    | 3555 MOLINE ST.<br>AURORA, COLORADO 80010  |
| <u>LEGAL DESCRIPTION:</u>   | SUB: MORRIS HEIGHTS FILING NO. 2, AMENDED BLK: 18 DESC: BEGINNING 589.69 FT SOUTH OF NW CORNER OF BLK 18, THEN EASTERLY ON AN ANGLE TO THE LEFT OF 90D 471.235 FT, THEN SOUTH 180.81 FT., THEN WEST 471.235 FT., THEN NORTH 180.81 FT. TO POINT OF BEGINNING, EXCEPT EAST 30 FT, COUNTY OF ADAMS, STATE OF COLORADO (WARRANTY DEED RECORDED OCTOBER 29, 2012 AT - RECEPTION NO. 2012000081138) |
| <u>ZONE DISTRICT:</u>       | M-3 (HEAVY INDUSTRIAL)   |
| <u>PARKING REQUIREMENT:</u> | 33,555/800 = 42 SPACES   |
| <u>CURRENT USE:</u>         | F-1 (PLASTICS MANUFACTURING)   |
| <u>PROPOSED USE:</u>        | F-1 (RETAIL MARIJUANA CULTIVATION FACILITY)<br>(FUTURE TENANT OCCUPANCY NOT PART OF THIS SUBMITTAL)  |

## SCOPE OF WORK

THIS SITE AMENDMENT SCOPE OF WORK IS COMPRISED OF THE FOLLOWING ELEMENTS:

- SITE PARKING (42 STALLS REQUIRED) VIA THE STRIPING OF THE EXISTING OPEN CONCRETE AREA. TO INCLUDE REQUIRED ACCESSIBLE STALLS AS WELL AS LOADING SPACES AT EXISTING LOADING DOORS. PROVIDE WHEEL STOPS WHERE ADJACENT TO PEDESTRIAN AREA.
- SITE PARKING LANDSCAPE SCREENING VIA STREET TREES ALONG MOLINE STREET. PLANTING LOCATION PER APPROVED BY AURORA PLANNING.
- GROUND MOUNTED MECHANICAL EQUIPMENT SCREENING AT UNIT D. ALL OTHER UNITS (UNITS A, B & C) WILL PROVIDE ROOFTOP MECHANICAL EQUIPMENT AND SCREENING. RTU'S AND SCREENING PER EACH UNITS TENANT FINISH BUILDOUT. SCREEN SIZE AND COLOR PER APPROVED SUBMITTAL.
- TRASH TO REMAIN INSIDE EACH TENANT SPACE AND BE REMOVED BY EACH TENANTS RESPECTIVE TRASH REMOVAL SERVICE.
- REMOVAL OF RAZOR WIRE FROM THE TOP OF THE EXISTING SITE FENCING. EXISTING FENCING AND ONE VEHICLE ACCESS GATE ALONG MOLINE STREET TO REMAIN AND BE CLAD WITH 6 FT WOOD PICKETS. REMAINING SITE BOUNDARY FENCE TO REMAIN. OFF-SITE EXISTING FENCE, VEHICLE ACCESS GATES AND CURB CUTS TO REMAIN.
- SANITARY SEWER EXTENSION TO UNITS C & D AND REPAIR OF EXISTING UNDER SEPARATE DESIGN AND SUBMITTAL BY OTHERS.
- GAS METER BANK FOR 4 TENANTS UNDER SEPARATE DESIGN & SUBMITTAL BY OTHERS. EQUIPMENT TO BE PAINTED TO MATCH EXISTING BUILDING COLOR. SUBMIT COLOR FOR APPROVAL.
- WATER METERING AND PRIMARY DISTRIBUTION TO EACH OF 4 TENANT SPACES AND ONE HOUSE METER UNDER SEPARATE DESIGN & SUBMITTAL BY OTHERS. EQUIPMENT TO BE PAINTED TO MATCH EXISTING BUILDING COLOR. SUBMITS SAMPLE FOR APPROVAL.
- SITE LIGHTING PROVIDED WITH FULL-CUTOFF DOWNCAST BUILDING MOUNTED WALL PACKS. WALL MOUNT AT 12'-0" ABOVE GRADE
- DEMO EXISTING CONCRETE RAMP/LOADING PLATFORM IN ITS ENTIRETY

## AMENDMENTS

|  |
|--|
|  |
|--|

## DRAWING INDEX

|      |                                   |
|------|-----------------------------------|
| TS1  | COVER SHEET                       |
| A0.1 | ARCHITECTURAL SITE PLAN & DETAILS |
| A0.2 | ARCHITECTURAL SITE PLAN DETAILS   |

## PROJECT DIRECTORY

|                       |                            |
|-----------------------|----------------------------|
| <b>BUILDING OWNER</b> | <b>ARCHITECT</b>           |
| 3555 MOLINE LLC       | HUNTER DESIGN STUDIO, INC. |
| 11380 E. SMITH RD.    | 3453 ALCOTT ST             |
| AURORA, CO 80010      | DENVER, COLORADO 80211     |
| 720-644-2460 (VOICE)  | 303-882-3465 (VOICE)       |
| LOUISHARD@COMCAST.NET | HUNTERDESIGN@COMCAST.NET   |
| LOUIS HARD, OWNER     | LAWRENCE HUNTER, AIA       |

**SITE PLAN AMENDMENT**  
**3555 MOLINE STREET**  
**AURORA, COLORADO 80010**  
**MARIJUANA CULTIVATION FACILITY**

## MOLINE

HDS PROJECT NO: 2015-06

### ISSUE RECORD

| ISSUE              | DATE     |
|--------------------|----------|
| DESIGN DEVELOPMENT | 12-17-15 |
| SUBMITTAL          | 02-26-16 |
| SUBMITTAL          | 07-11-16 |
| SUBMITTAL          | 08-15-16 |
| SUBMITTAL          | 10-04-16 |
| SUBMITTAL          | 10-26-16 |

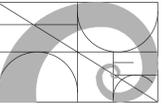
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SHEET TITLE:

**COVER SHEET**  
**SITE NOTES**  
**DATA TABLES**

SHEET NUMBER:

**TS1**



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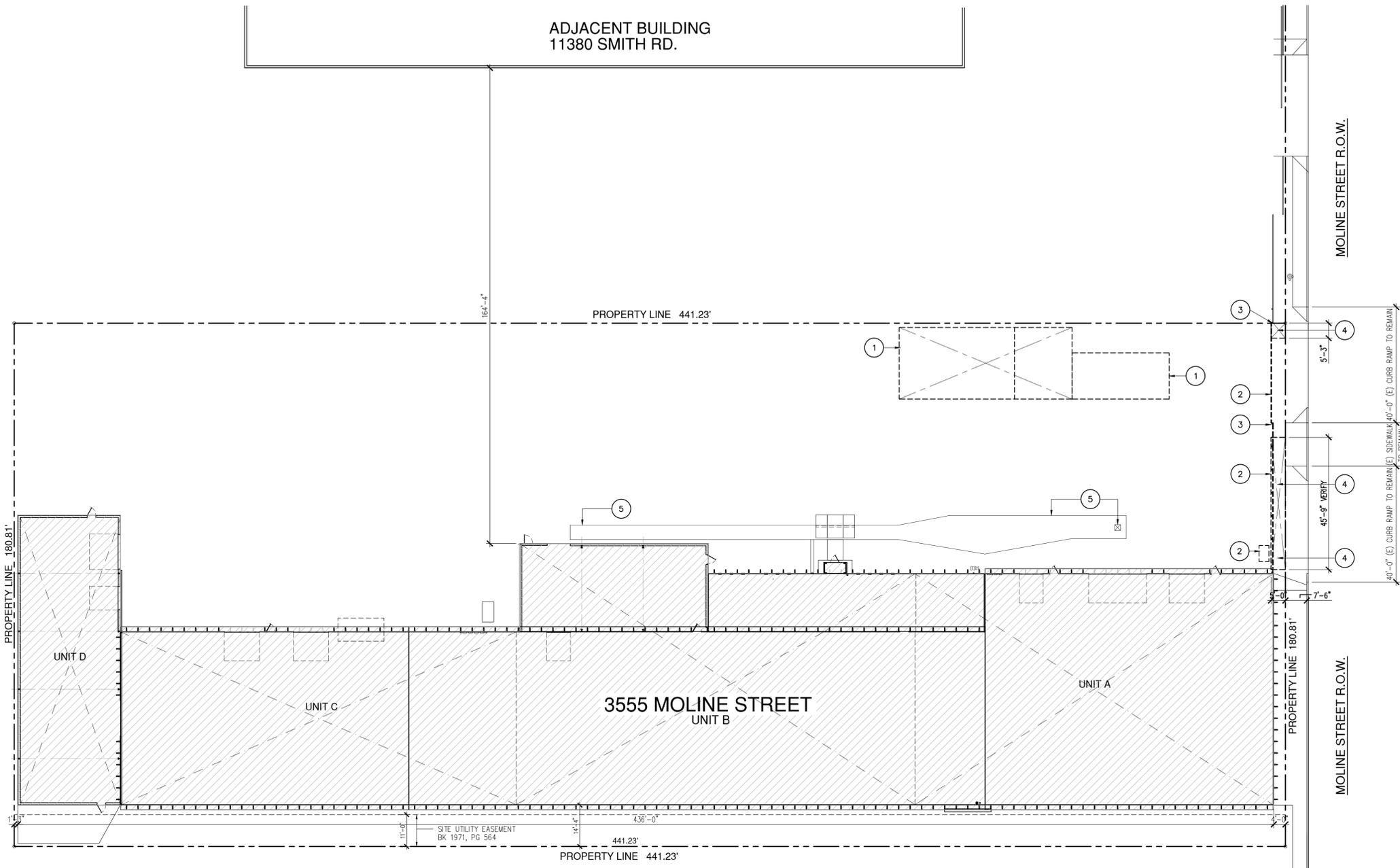
SHEET TITLE:

**EXISTING & PROPOSED  
DEMOLITION SITE PLAN**

SHEET NUMBER:

**AD1**

**Dow Chemical Co 1993-6015-01**



**SITE DEMOLITION KEY NOTES**

- 1 DEMO EXISTING FREE-STANDING CONCRETE RAMP AND LOADING PLATFORM IN ITS ENTIRETY. PREP FOR CONCRETE INFILL REPAIR.
- 2 DEMO EXISTING ROLLING GATE AND ALL ASSOCIATED HARDWARE. DEMO EXISTING CHAIN LINK FENCE MESH & RAZOR WIRE. EXISTING METAL FENCE FRAME TO REMAIN. REPAIR AND/OR REPLACE FRAME MEMBERS AS NEEDED. PREP FOR NEW CEDAR WOOD PICKETS TYPICAL ALONG FENCE.
- 3 DEMO EXISTING POST AND UPPER BEAM STRUCTURE THAT FLANKS THE EXISTING ACCESS DRIVE.
- 4 DEMO PORTION OF EXISTING CONCRETE RAMP AS REQUIRED FOR PLACEMENT OF LANDSCAPE PLANTING STRIP. SHORE AS REQUIRED - DO NOT UNDERMINE EXISTING SUBGRADE AT REMAINING CONCRETE CURB RAMP. REMOVE TOP 12" OF EXISTING SOIL IN LANDSCAPING AREA FOR PLACEMENT OF NEW TOPSOIL AND IRRIGATION LINE. RE: A0.2 FOR ALL LANDSCAPE PLANTING DEPTH REQUIREMENTS.
- 5 EXISTING DRAINAGE CULVERT TO REMAIN. CLEAR SILT AND DEBIS FROM CULVERT AND VERIFY PROPER OPERATION.

**1**  
AD1  
**EXISTING AND PROPOSED SITE DEMOLITION PLAN**  
1" = 20'-0"  
CADFILE:  
NORTH





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**LANDSCAPE NOTES**

- SOIL PREPARATION FOR NEW PLANTINGS SHALL INCORPORATE THE EQUIVALENT OF 4 CU. YDS. PER 1000 SF OF PURE ORGANIC COMPOST MATTER WITH TRIPLE SUPER PHOSPHATE FERTILIZER AND MYCORRHIZAL TREATMENT, PER SOIL TESTING LABORATORY RECOMMENDATIONS, AT EACH TREE WELL. (FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA IS THE MINIMUM AMOUNT CURRENTLY REQUIRED TO OBTAIN A LAWN PERMIT).
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 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 AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

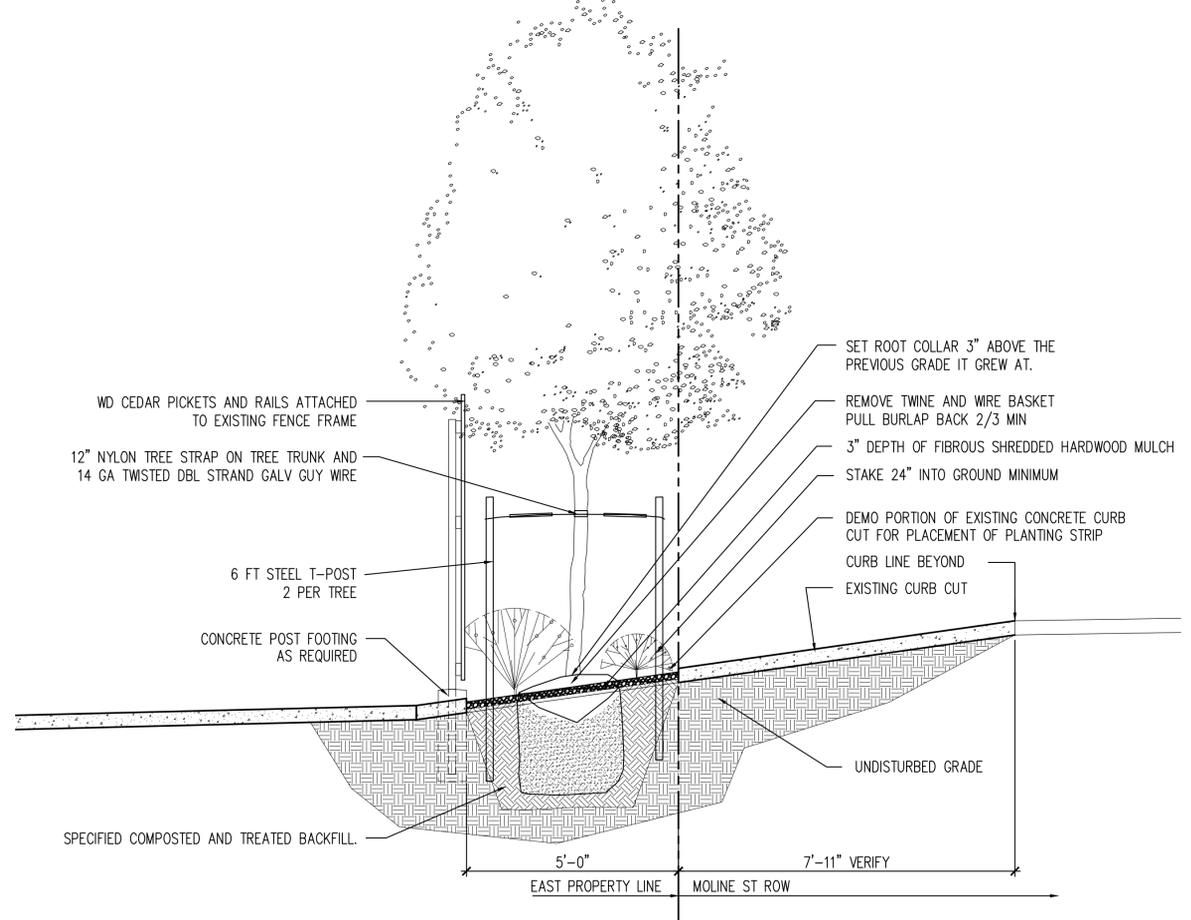
**SURFACE PARKING PERIMETER LANDSCAPING**

| REQUIRED PLANTING                   | PROVIDED PLANTING                                   |
|-------------------------------------|---|
| 1 CANOPY TREE PER 25 FT OF FRONTAGE | 51.25 LF/25 = 2.1 TREES ( 2 SHOWN AT 25 FT SPACING) |

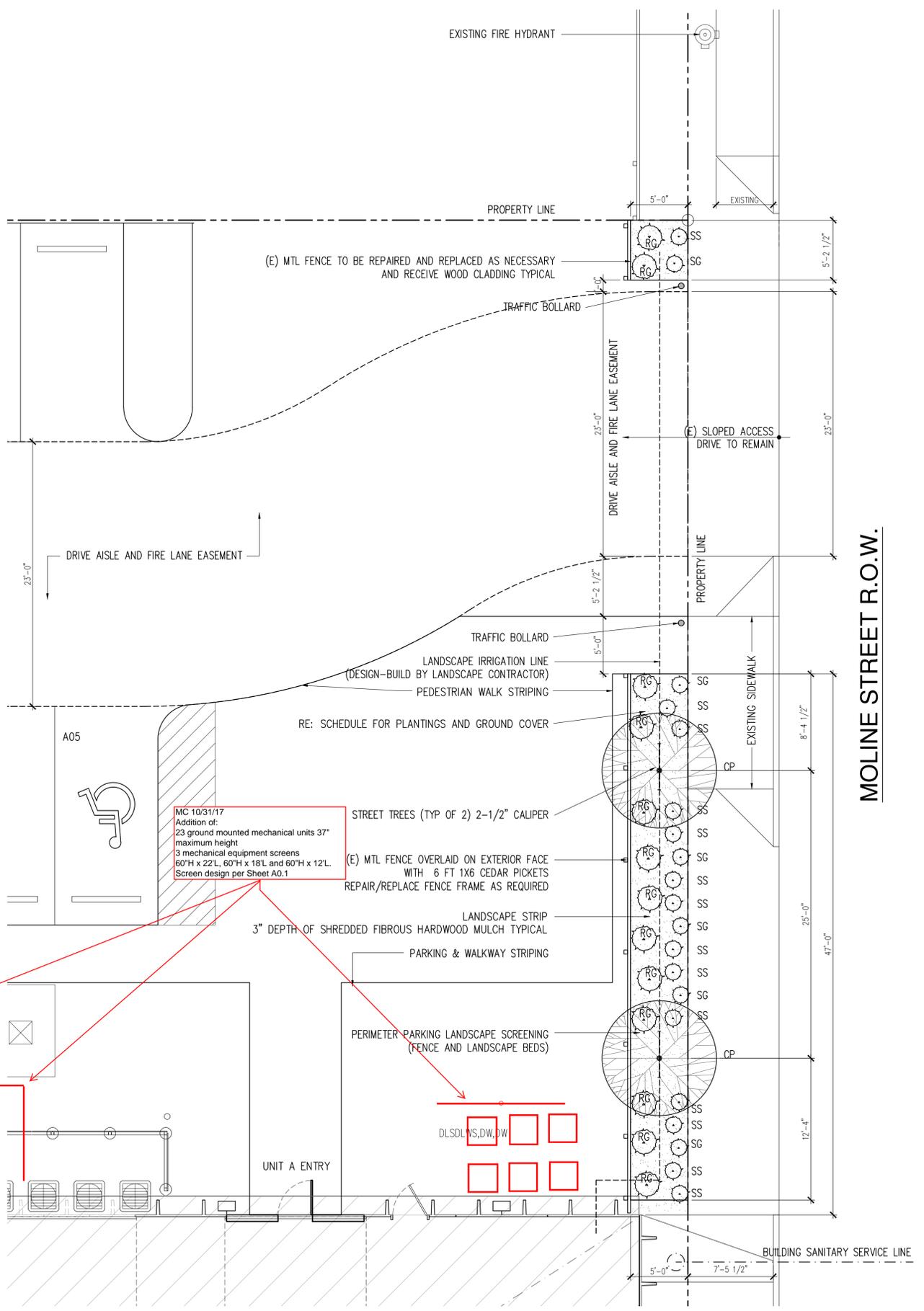
**PLANT SCHEDULE**

| SYMBOL | QTY | KEY | BOTANICAL NAME                 | COMMON NAME                              | SIZE        | WATER USAGE |
|--------|-----|-----|--------------------------------|--|-------------|-------------|
|        | 02  | CP  | PYRUS CALLERYANA 'CHANTICLEER' | CHANTICLEER PEAR (SYN. CLEVELAND SELECT) | 2.5 CALIPER | MED         |
|        | 13  | RG  | CALAMAGROSTIS BRACHYTRICHA     | KOREAN REED GRASS                        | 1 GAL.      | LOW-MED     |
|        | 06  | SG  | SALVIA GREGGII                 | SAGE 'WILD THING'                        | 1 GAL.      | LOW-MED     |
|        | 14  | SS  | SALVIA SUPERBA (NEMEROSA)      | SALVIA 'MAY NIGHT'                       | 1 GAL.      | LOW-MED     |

**NOT FOR CONSTRUCTION**



**2**  
 A0.2 1/2" = 1'-0"  
 CADFILE: DECIDUOUS TREE INSTALLATION



**1**  
 A0.2 3/16" = 1'-0"  
 CADFILE: SURFACE PARKING PERIMETER LANDSCAPING ENLARGED PLAN DETAIL

MOLINE STREET R.O.W.

**SITE PLAN AMENDMENT**  
**3555 MOLINE STREET**  
 AURORA, COLORADO 80010  
 MARIJUANA CULTIVATION FACILITY

**MOLINE**  
 HDS PROJECT NO: 2015-06

**ISSUE RECORD**

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SHEET TITLE:  
**LANDSCAPE PLAN AND DETAILS**

SHEET NUMBER:  
**A0.2**