

THE DOW CHEMICAL COMPANY SITE PLAN

ADMINISTRATIVE REDEVELOPMENT PLAN

LEGAL DESCRIPTION:

A tract of land in Block 18, Morris Heights, Filing No. 2, Amended Map, Recorded at Book 1971, Page 564, Clerk and Records Office, County of Adams, State of Colorado, more particularly described as follows:

BEGINNING at the Northwest Corner of Block 18, Morris Heights Filing No. 2, Amended Map; THENCE South along the West Line of said Block 18, a distance of 765.50 feet; THENCE Easterly on an angle to the left of 90° parallel with the South line of said Block 18, a distance of 471.235 feet; THENCE Northerly on an angle to the left of 90° parallel with the West Line of said Block 18, a distance of 717.355 feet to the Northerly line of said Block 18; THENCE Northwesterly on an angle to the left of 84°10'00" along the Northerly line of said Block 18, a distance of 473.69 feet to the POINT OF BEGINNING, EXCEPT the East 30.00 feet, thereof, for Moline Street (per Book 1817, Page 667 and Book 1837, Page 875, County of Adams, State of Colorado), containing 7.5257 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 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 THE DOW CHEMICAL COMPANY HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 30 DAY OF April AD 1993.

BY: T. E. Perkins, P.E.
(PRINCIPALS OR OWNERS)

NOTARIAL:

STATE OF COLORADO)
COUNTY OF ADAMS)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 30 DAY OF April AD 1993
BY: T. E. Perkins
PRINCIPALS OR OWNERS
WITNESS MY HAND AND OFFICIAL SEAL
John O. Altieri
NOTARY PUBLIC

MY COMMISSION EXPIRES Jan. 8, 1994
NAME: Robert O. Strain
ADDRESS: 1155 E. Broadway St.
Aurora, CO 80014

CITY OF AURORA APPROVAL:

APPROVED BY ADMINISTRATIVE AMENDMENT

James M. Davis 5/5/93
JAMES M. DAVIS, PLANNING DIRECTOR: DATE:

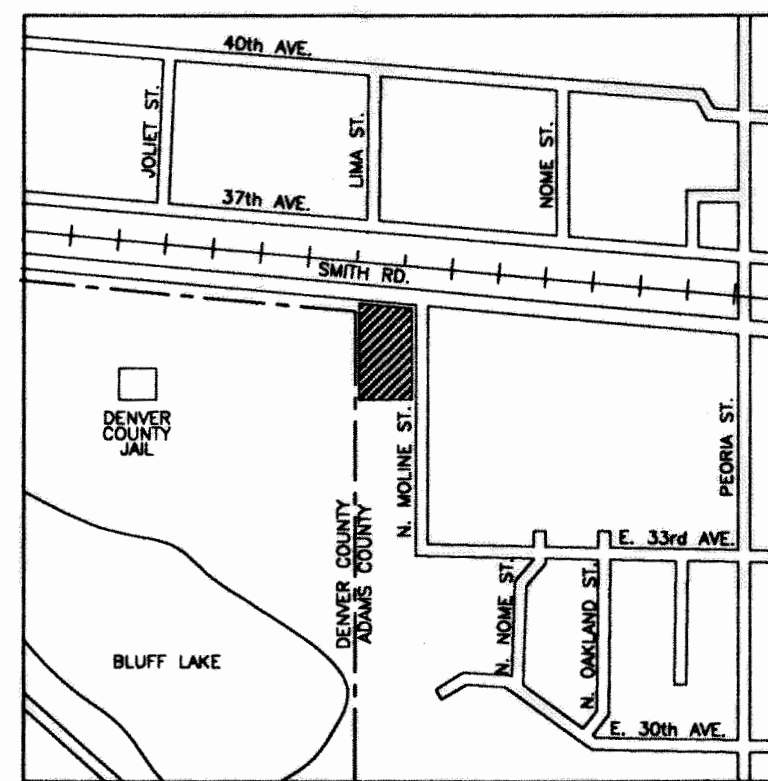
RECORDER'S CERTIFICATE:

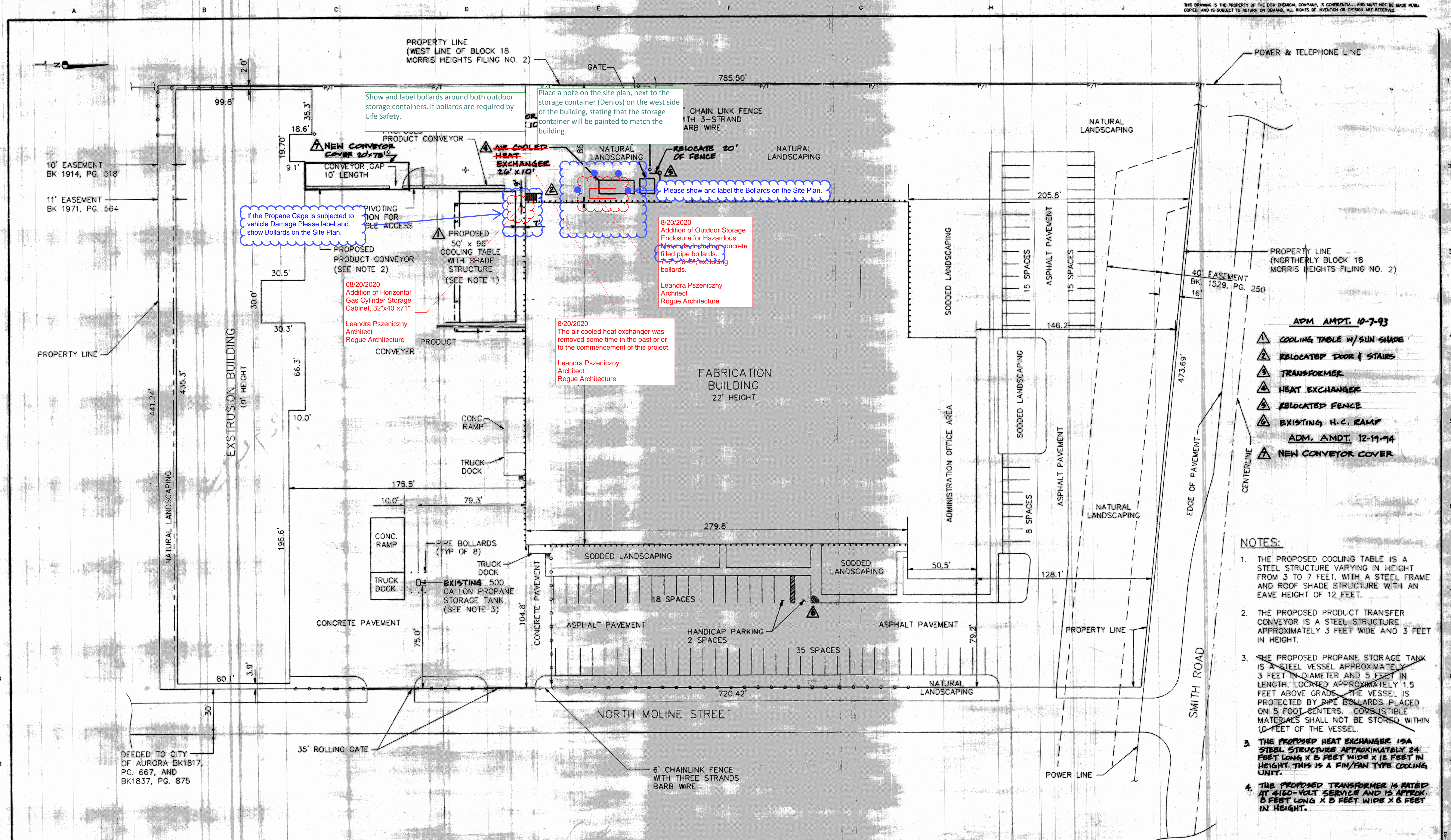
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
ADAMS COUNTY, COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY
OF _____ AD 1993.

CLERK AND RECORDER: _____ DEPUTY: _____

DATA:


LAND AREA WITHIN PROPERTY LINES	7.5257 ACRES
GROSS FLOOR AREA (41-16 CITY CODE)	119,802 SQ FT
NUMBER OF BUILDINGS	(2) BUILDINGS TOTAL (1) @ 31.6%, 36,530 SQ FT (1) @ 68.4%, 79,072 SQ FT
TOTAL BUILDING COVERAGE	35.3%, 115,602 SQ FT
HARD- SURFACE AREA (EXCLUSIVE OF BUILDINGS)	37.2%, 122,038 SQ FT
AREA DEVOTED TO LANDSCAPING WITHIN SITE (41-16 CITY CODE)	27.5%, 90,179 SQ FT
PRESENT ZONING CLASSIFICATION	M-3
PROPOSED USES	EXTRUSION AND FABRICATION OF MAGNESIUM PARTS
PERMITTED MAXIMUM SIGN AREA	60 SQ FT
TYPE OF SIGN	WALL
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS ALLOWED	40 FT
LOADING SPACES PROVIDED	2
PARKING SPACES PROVIDED	91 SPACES AND 2 HANDICAP SPACES
PARKING SPACES REQUIRED 66 EMPLOYEES ± 1.5	44
HANDICAP SPACES REQUIRED	2
HANDICAP SPACES PROVIDED	2





- ADM. AMDT. 10-7-93
- 1. COOLING TABLE W/ SUN SHADE
 - 2. RELOCATED DOOR & STAIRS
 - 3. TRANSFORMER
 - 4. HEAT EXCHANGER
 - 5. RELOCATED FENCE
 - 6. EXISTING H.C. RAMP
- ADM. AMDT. 12-19-94
- 7. NEW CONVEYOR COVER

- NOTES:
1. THE PROPOSED COOLING TABLE IS A STEEL STRUCTURE VARYING IN HEIGHT FROM 3 TO 7 FEET, WITH A STEEL FRAME AND ROOF SHADE STRUCTURE WITH AN EAVE HEIGHT OF 12 FEET.
 2. THE PROPOSED PRODUCT TRANSFER CONVEYOR IS A STEEL STRUCTURE APPROXIMATELY 3 FEET WIDE AND 3 FEET IN HEIGHT.
 3. THE PROPOSED PROPANE STORAGE TANK IS A STEEL VESSEL APPROXIMATELY 3 FEET IN DIAMETER AND 5 FEET IN LENGTH, LOCATED APPROXIMATELY 1.5 FEET ABOVE GRADE. THE VESSEL IS PROTECTED BY PIPE BOLLARDS PLACED ON 5 FOOT CENTERS. COMBUSTIBLE MATERIALS SHALL NOT BE STORED WITHIN 10 FEET OF THE VESSEL.
 4. THE PROPOSED HEAT EXCHANGER IS A STEEL STRUCTURE APPROXIMATELY 24 FEET LONG X 8 FEET WIDE X 12 FEET IN HEIGHT. THIS IS A FIN/FAN TYPE COOLING UNIT.
 5. THE PROPOSED TRANSFORMER IS RATED AT 4160-VOLT SERVICE AND IS APPROX. 8 FEET LONG X 8 FEET WIDE X 8 FEET IN HEIGHT.

REV. MARK	REVISION	BY	CHK	APP	DATE	REV. MARK	REVISION	BY	CHK	APP	DATE	DRAWING ISSUE RECORD				DESIGNED	DATE		STATUS	PLANT NO.	THE DOW CHEMICAL COMPANY			
A	SUBMITTED FOR COA SITE PLAN REVIEW	MJK	KDB		4-26-93										MJ KNUDSEN	4-20-93	DESIGNED		P.E. SEAL		TEXAS OPERATIONS	FREEPORT, TEXAS		
O	ISSUED FOR COA APPROVAL AND FILING	MJK	KDB		4-30-93											MJ KNUDSEN	4-20-93	DRAWN			MAGNESIUM PRODUCTS PLANT AURORA, CO			
I	SITE DEVELOPMENT AMMENDMENT	RLN			10-20-93												APPROVED				AURORA, COLORADO			
																	APPROVED				SITE PLAN			
																	PROJ. ENGR.				SHEET 2 OF 2			
																	MFG. REP.				PROJECT NO. 360-8263			
																					AURORA, COLORADO			
																					MERRICK			
																					DENVER, COLORADO			
																					CHARGE NUMBER 33412			
																					SCALE: 1"=30'			
																					8263-C-101			
																					REV. 1			

ADM. AMDT. 10-7-93, 12-19-94

B

C

D

E

F

G

H

DOW CHEMICAL CO.

K APR. R.D.

93-6015-1

SITE PLAN AMENDMENT

3555 MOLINE ST

AURORA, COLORADO 80010

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 ASREQUIRED 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 DESCRIBEDPROPERTY, 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, ACCESSIBLEPARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDINGENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECTROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUMSLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLYCONTAIN 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 ACCESSIBLEOCCUPIED 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 EXHIBITB8 UNDER THE DEVELOPMENT/DESIGN STANDARDS SECTION OF THIS GUIDEBOOK FOR ITEMS TO BE SHOWNON A SITE PLAN).

5.THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANWITH DISABILITIES ACT.

6.THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE ANDREPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN ORLANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TOISSUANCE 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 APPROVEDBY 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 AURORACITY CODE.

10.ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BESCREENED. 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.

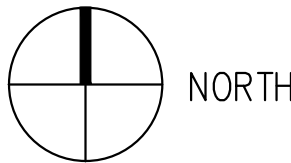
15. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.

16. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, CUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

VICINITY MAP



PROJECT LOCATION



AMENDMENTS

DRAWING INDEX

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

PROJECT DIRECTORY

BUILDING OWNER
3555 MOLINE LLC
11380 E. SMITH RD.
AURORA, CO 80010
720-644-2460 (VOICE)
LOUSHARD@COMCAST.NET
LOUIS HARD, OWNER

ARCHITECT
HUNTER DESIGN STUDIO, INC.
3453 ALCOTT ST
DENVER, COLORADO 80211
303-882-3465 (VOICE)
HUNTERDESIGN@COMCAST.NET
LAWRENCE HUNTER, AIA

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. @ 1PER 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

PROPERTY ADDRESS: 3555 MOLINE ST.
AURORA, COLORADO 80010

LEGAL DESCRIPTION: 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)

ZONE DISTRICT: M-3 (HEAVY INDUSTRIAL)

PARKING REQUIREMENT: 33,555/800 = 42 SPACES

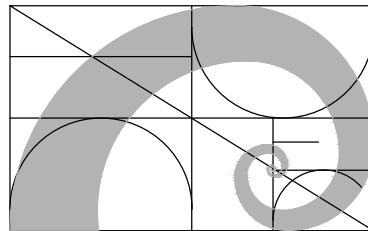
CURRENT USE: F-1 (PLASTICS MANUFACTURING)

PROPOSED USE: F-1 (RETAIL MARIJUANA CULTIVATION FACILITY)
(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



HUNTER DESIGN STUDIO

3453 ALCOTT STREET
Denver, Colorado 80211

PH 720-862-0064
CL 303 882 3465

hunterdesign@comcast.net

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

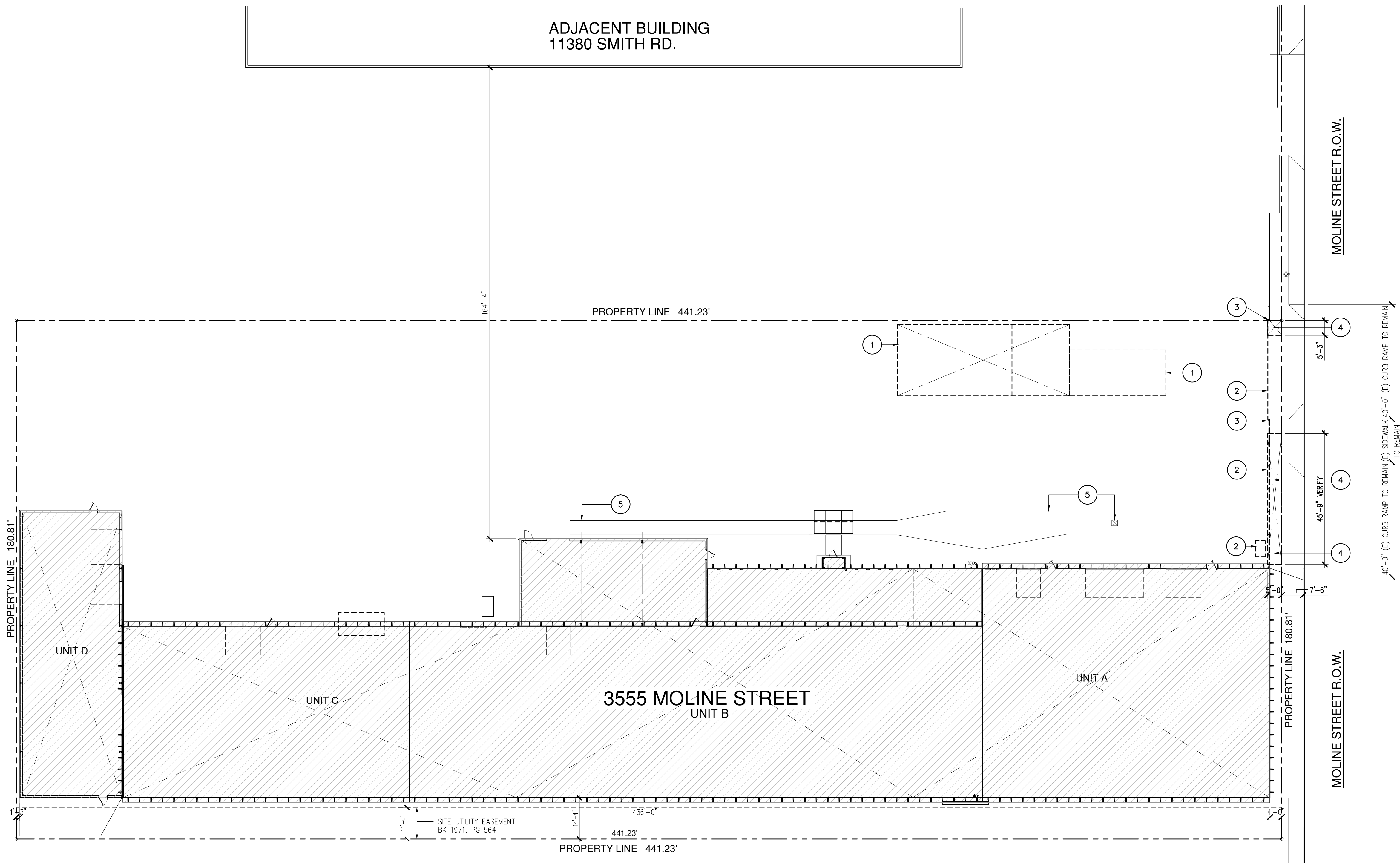
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SHEET TITLE:

COVER SHEET
SITE NOTES
DATA TABLES

SHEET NUMBER:

TS1



1
AD1
1" = 20'-0"
CADFILE:

EXISTING AND PROPOSED SITE DEMOLITION PLAN

NORTH

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.


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3555 MOLINE STREET
AURORA, COLORADO 80010
MARIJUANA CULTIVATION FACILITY

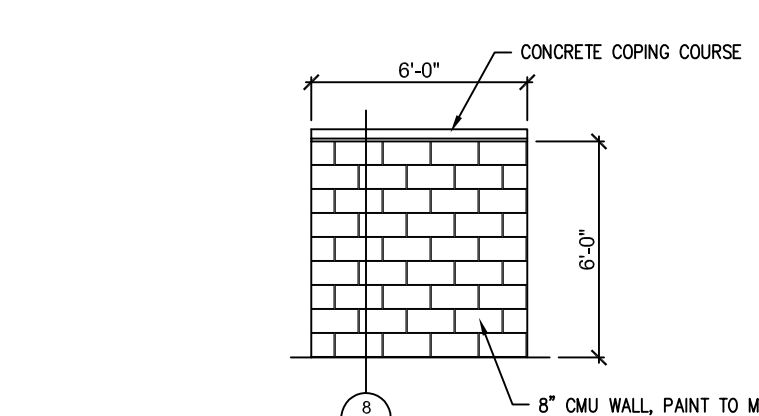
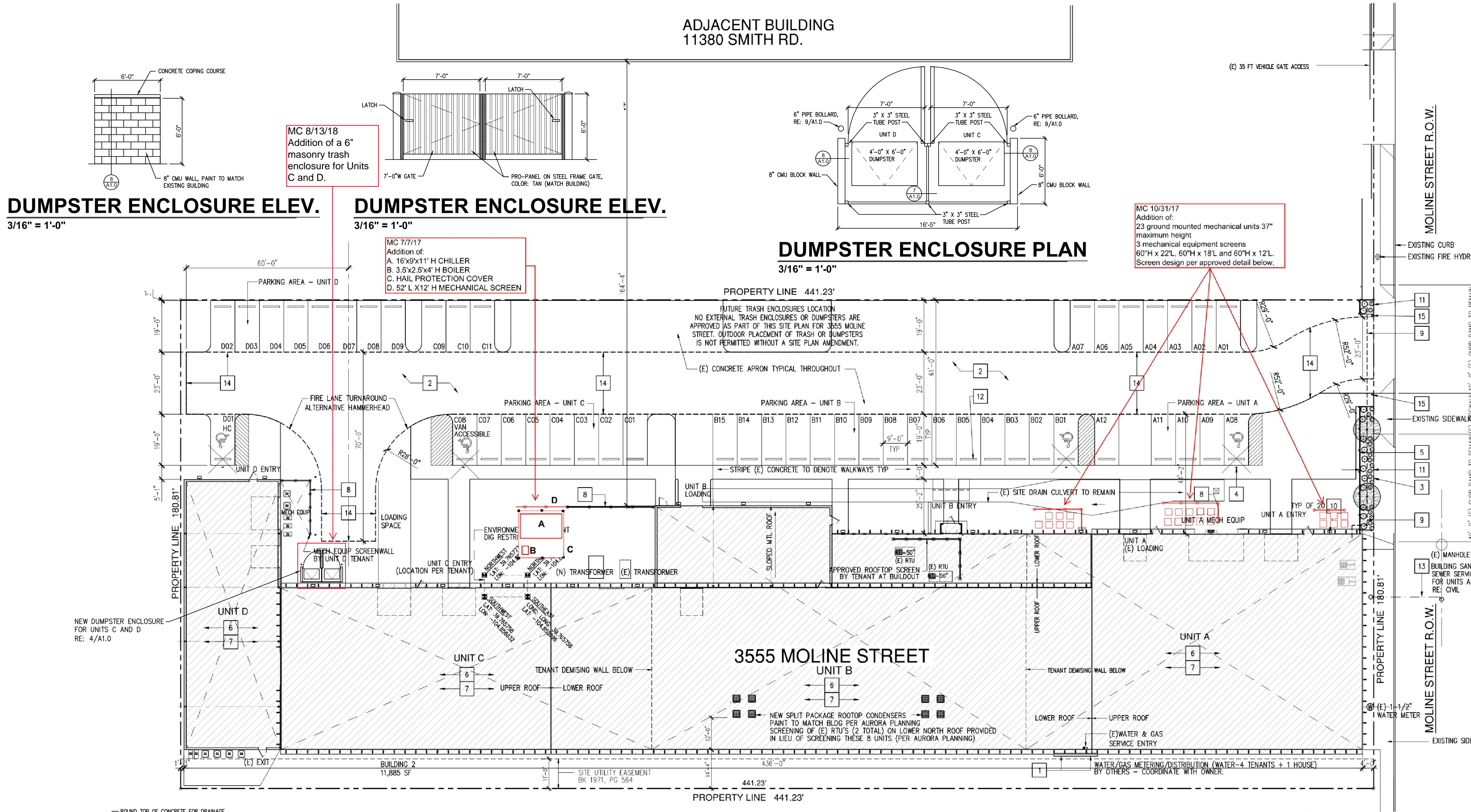
MOLINE	
HDS PROJECT NO: 2015-06	
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ISSUE	DATE
DESIGN DEVELOPMENT	12-17-15
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SUBMITTAL	08-15-16
SUBMITTAL	10-04-16
SUBMITTAL	10-26-16
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SHEET TITLE:

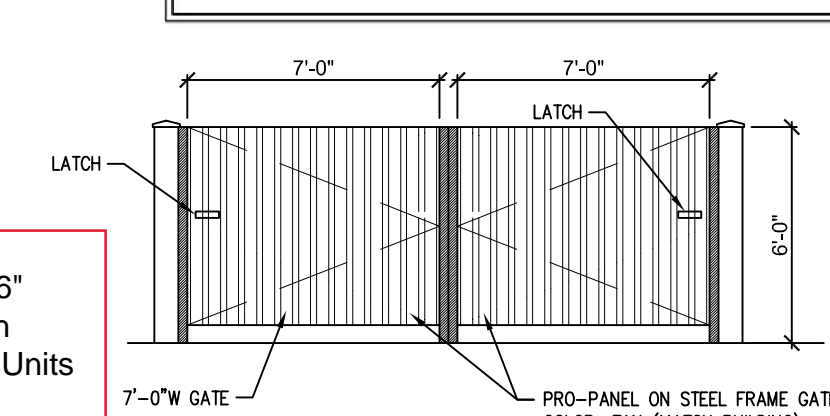
**EXISTING & PROPOSED
DEMOLITION SITE PLAN**

SHEET NUMBER:

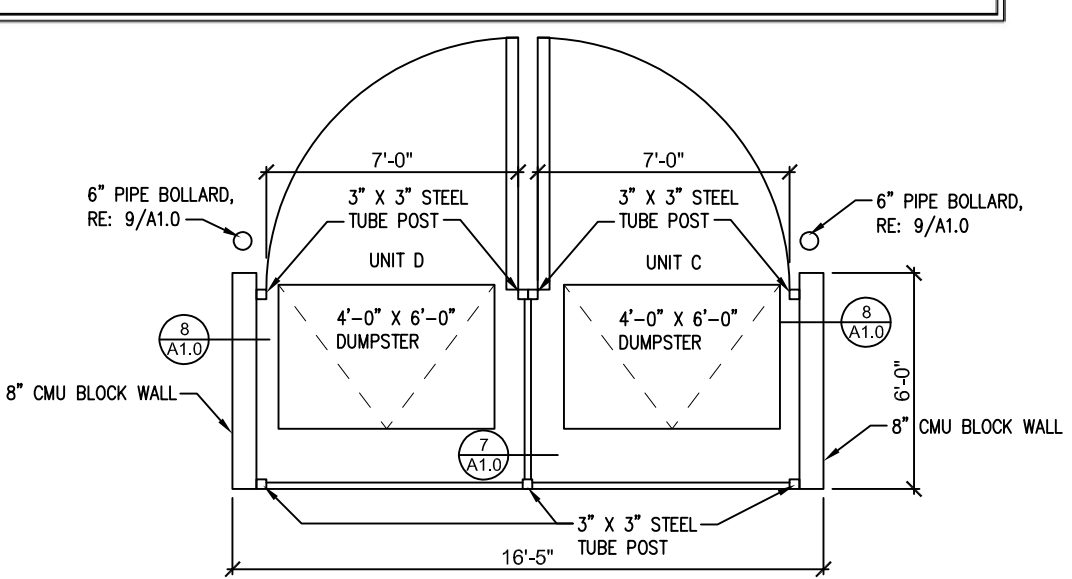
AD1



DUMPSTER ENCLOSURE ELEV.
3/16" = 1'-0"

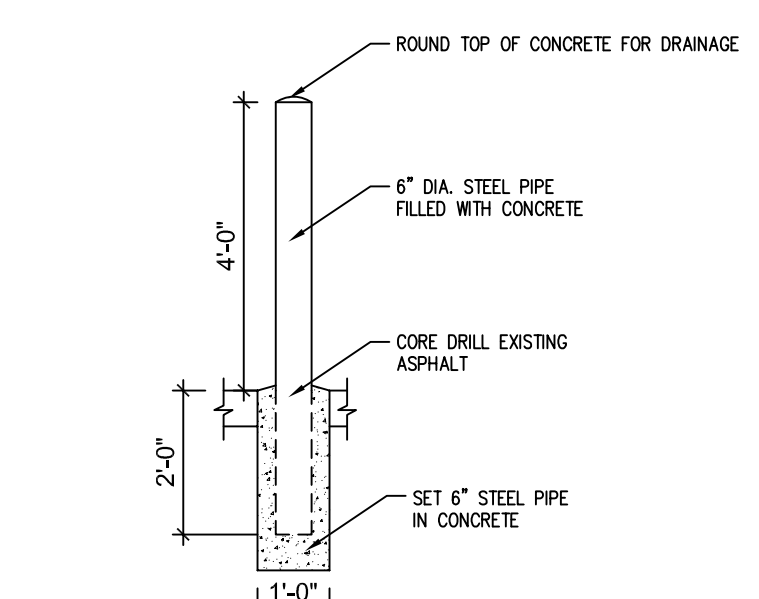


DUMPSTER ENCLOSURE ELEV.
3/16" = 1'-0"

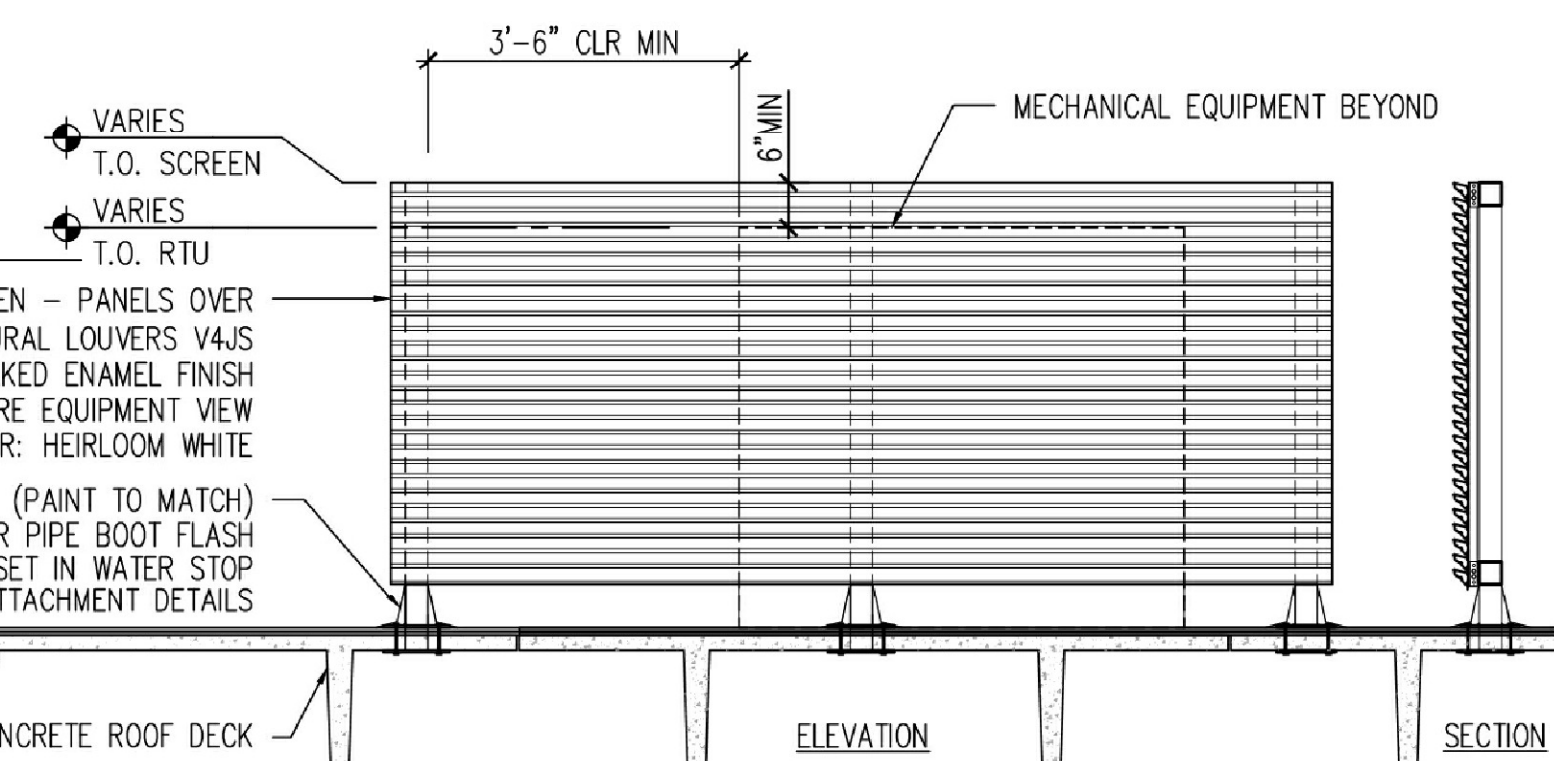


DUMPSTER ENCLOSURE PLAN
3/16" = 1'-0"

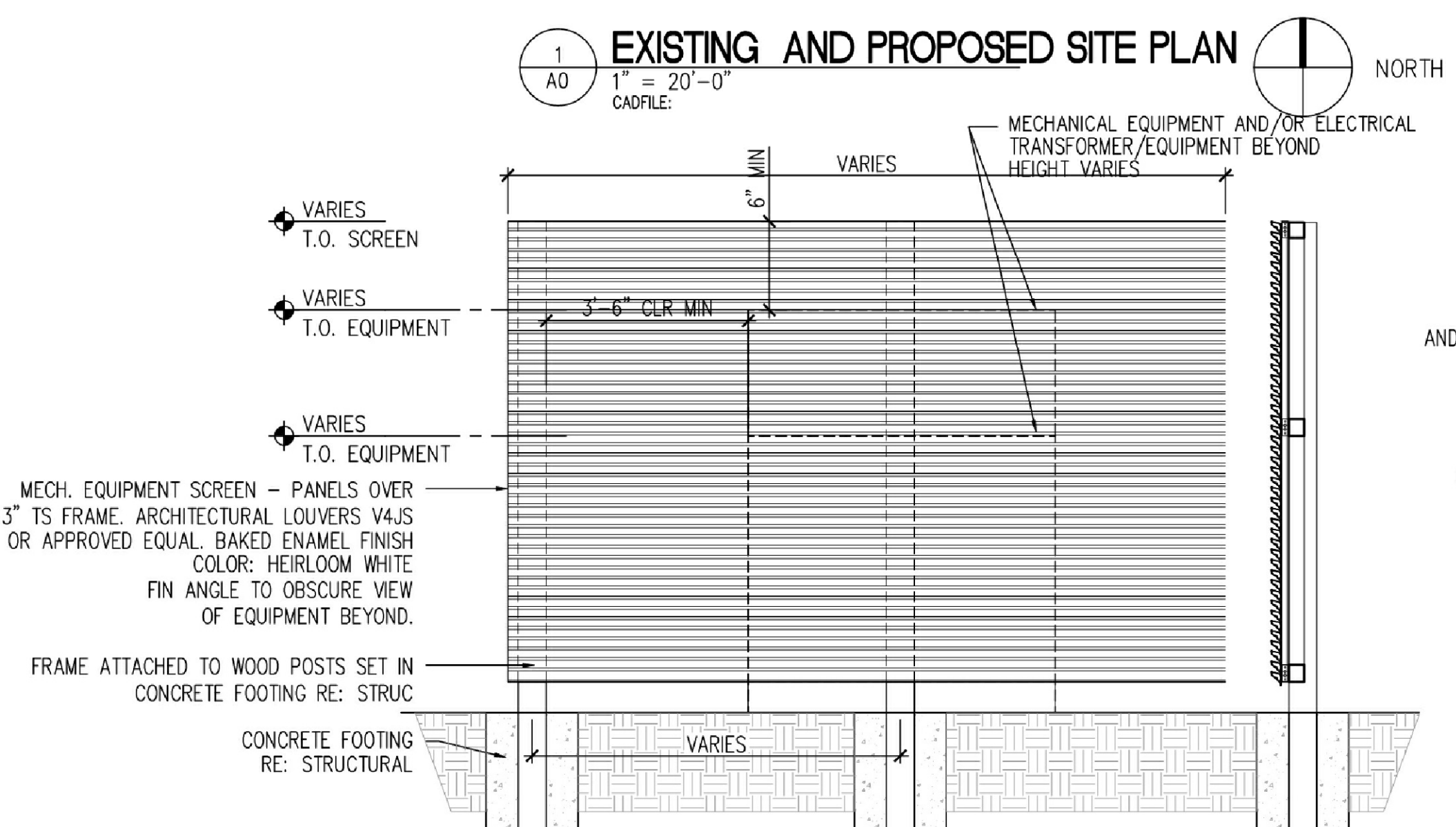
MC 10/31/17
Addition of:
23 ground mounted mechanical units 37" maximum height
3 mechanical equipment screens
60"H x 22"L, 60"H x 18"L and 60"H x 12"L.
Screen design per approved detail below.



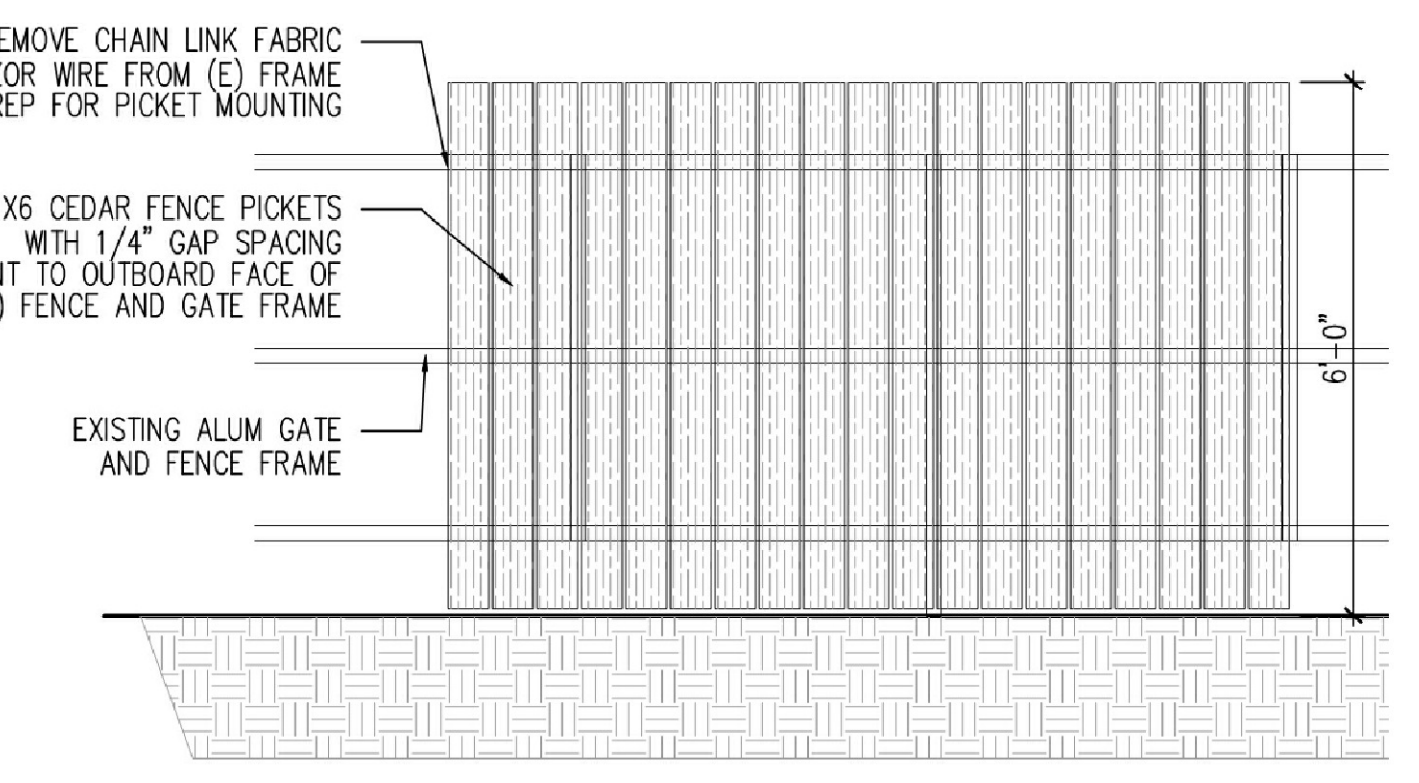
BOLLARD SECTION
3/8" = 1'-0"



MECHANICAL EQUIPMENT SCREENING
1/2" = 1'-0"
CADFILE:



MECHANICAL EQUIPMENT SCREENING
1/2" = 1'-0"
CADFILE:



SITE FENCE DETAIL
1/2" = 1'-0"
CADFILE:

SITE IMPROVEMENT KEY NOTES

- 1 NEW UTILITY (GAS/WATER) DISTRIBUTION AND METERS DESIGN/BUILD BY OTHERS. ALL EXTERIOR MOUNTED EQUIPMENT TO BE PAINTED TO MATCH EXTERIOR BUILDING FINISH. SEE CIVIL PLANS FOR FURTHER INFORMATION ON EXISTING AND PROPOSED UTILITIES.
- 2 EXISTING CONCRETE SURFACE PARKING LOT. CLEAN, REPAIR TO MATCH AS NEEDED. PREP SURFACE FOR RESTRIPING. RESTRIPE AS INDICATED TO DEFINE PARKING, ACCESSIBLE PARKING, LOADING STALLS AND PEDESTRIAN PATHS.
- 3 PROVIDE A FINISHED EDGING AT ALL CHAMFER CUT CONCRETE EDGES AT THE LANDSCAPE STRIP.
- 4 ACCESSIBLE PARKING STALL SIGN PER STANDARDS. TYPICAL OF 4 LOCATIONS
- 5 6 FT CEDAR WD PICKETS ON 2X4 WD RAILS MOUNTED TO EXISTING METAL FENCE FRAME.
- 6 ROOFTOP MECHANICAL EQUIPMENT SCREEN INSTALLED BY EACH TENANT AT THE TIME OF EACH RESPECTIVE BUILD OUT. SCREEN TO BE 6" HIGHER THAN TALLEST EQUIPMENT AND EXTEND HORIZONTALLY 42" PAST EQUIPMENT.
- 7 MECHANICAL VENT AND DUCTWORK ROOF PENETRATIONS >6" IN DIAMETER TO BE PAINTED AND SCREENED. WORK PERFORMED BY EACH RESPECTIVE TENANT.
- 8 GROUND MOUNTED EQUIPMENT SCREENING. EQUIPMENT SCREENING BY EACH RESPECTIVE TENANT. TRANSFORMERS SCREENING BY BUILDING OWNER.
- 9 LANDSCAPE IRRIGATION SYSTEM DESIGN BUILD BY LANDSCAPE CONTRACTOR. SYSTEM TO INCLUDE VALVE BOX AND CONTROLS (LOCATIONS TBD) WITH A MINIMUM 2 ZONE IRRIGATION SYSTEM.
- 10 FULL CUTOFF AND DOWNCAST EXTERIOR WALL MOUNTED SITE LIGHTING. MOUNT AT APPROX. 12 FT ABOVE GRADE AT BUILDING.
- 11 PARKING LOT LANDSCAPE SCREENING AT MOLINE STREET. SEE LANDSCAPE PLAN SHEET A0.2 FOR PLANTING SCHEDULE AND DETAILS.
- 12 INSTALL CONCRETE WHEEL STOPS AT EACH PARKING STALL ADJACENT TO A PEDESTRIAN PATH.
- 13 SANITARY SEWER TO PROVIDE SERVICE TO UNITS C & D. TIE INTO EXISTING MOLINE STREET SANITARY LINE MANHOLE. DESIGN AND INSTALLATION UNDER SEPARATE CONTRACT BY OWNER.
- 14 DEDICATED FIRE LANE EASEMENT. FIRE LANE TO HAVE AN UNOBSTRUCTED WIDTH OF 23 FT. WITH AN APPARATUS TURNING RADIUS OF 29 FT INSIDE AND 52 FT OUTSIDE AND SATISFY ALL TURNAROUND REQUIREMENTS OF IFC FIG 803.1 - ALTERNATIVE HAMMERHEAD.
- 15 TRAFFIC BOLLARD - 42" HIGH CONCRETE FILLED AND PAINTED TRAFFIC BOLLARD TO FLANK EITHER SIDE OF THE DRIVE AISLE.

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A0.1



A0.2