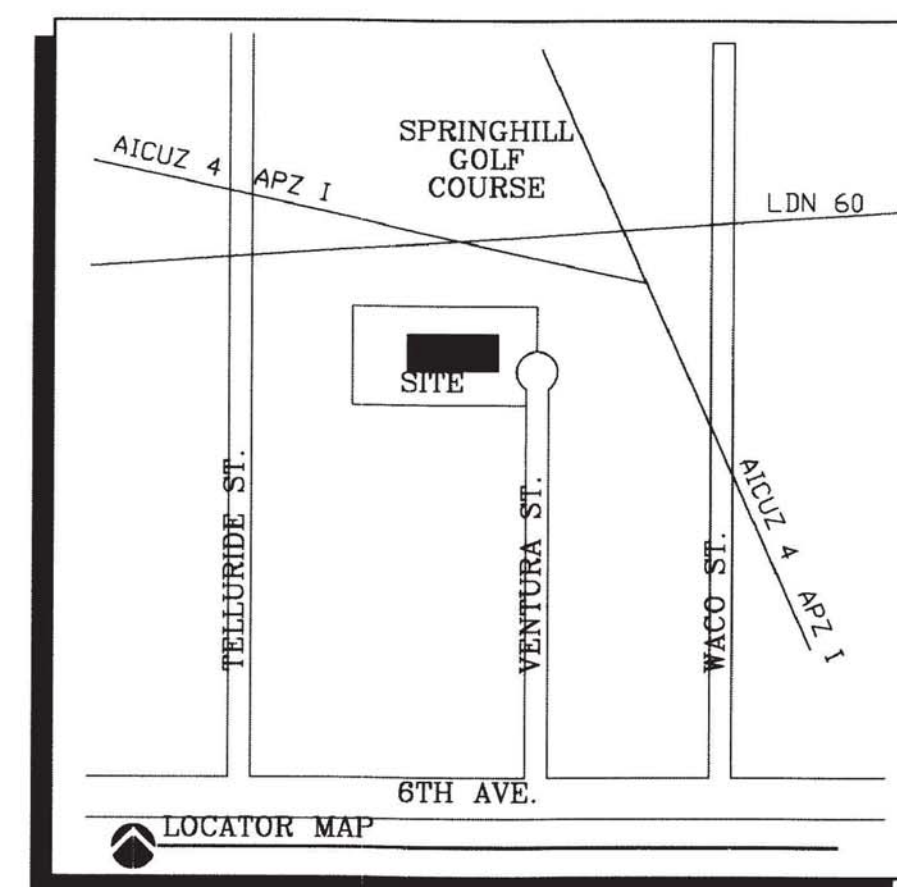


PROJECT DATA	ALL PHASES	PHASE I	PHASE II	PHASE III	PHASE IV
LAND AREA WITHIN PROPERTY LINES	125,011 SF. or 2.8700 ACRES	8,000 SF.	16,000 SF.	24,000 SF.	37,000 SF.
GROSS FLOOR AREA		1 or 25%	1 or 50%	1 or 75%	1 or 100%
NUMBER OF BUILDINGS		8,000 SF. or 6.4%	16,000 SF. or 12.8%	24,000 SF. or 19.2%	37,000 SF. or 29.6%
TOTAL BUILDING COVERAGE		16,000 SF. or 12.8%	32,000 SF. or 25.6%	48,000 SF. or 38.4%	72,000 SF. or 57.2%
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS)		17,500 SF. or 14.1%	35,000 SF. or 28.2%	52,500 SF. or 42.3%	79,000 SF. or 63.2%
LANDSCAPE AREA WITHIN SITE		85,511 SF. or 6.12%	56,545 SF. or 45.3%	36,140 SF. or 28.9%	0 SF. or 0%
OPEN SPACE WITHIN SITE (NATURAL VEGETATION)					
PARKING SPACES PROVIDED					
COMPACT		23	3	5	6
STANDARD		0%	0%	0%	0%
HANDICAP SPACES PROVIDED		2	2	2	2
HANDICAP SPACES REQUIRED		2	2	2	2

(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 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 re-striping as long as the total amount of compact spaces does not exceed 42% of the total spaces.
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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 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 18'-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.
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- Reference the preliminary drainage report for this FSD prepared by RMR Engineers for information regarding drainage basins and storm drainage inlets.
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- 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 WITH REAL 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 Walth 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 County, AD 19 Day of AD 19

Clerk and Recorder

Deputy

The RaleighGroup, Inc.

Date: 11 MAY 1994

Proj No.: 94-00019

Drawn: LOUE

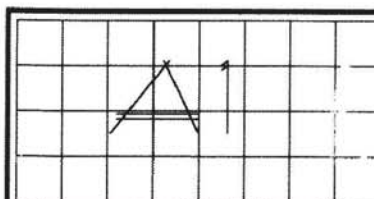
Checked: LOUE

Issued/Revised: Date

ADMIN. AMEND: 07 MAR 2004

Drawing Title

SITE PLAN

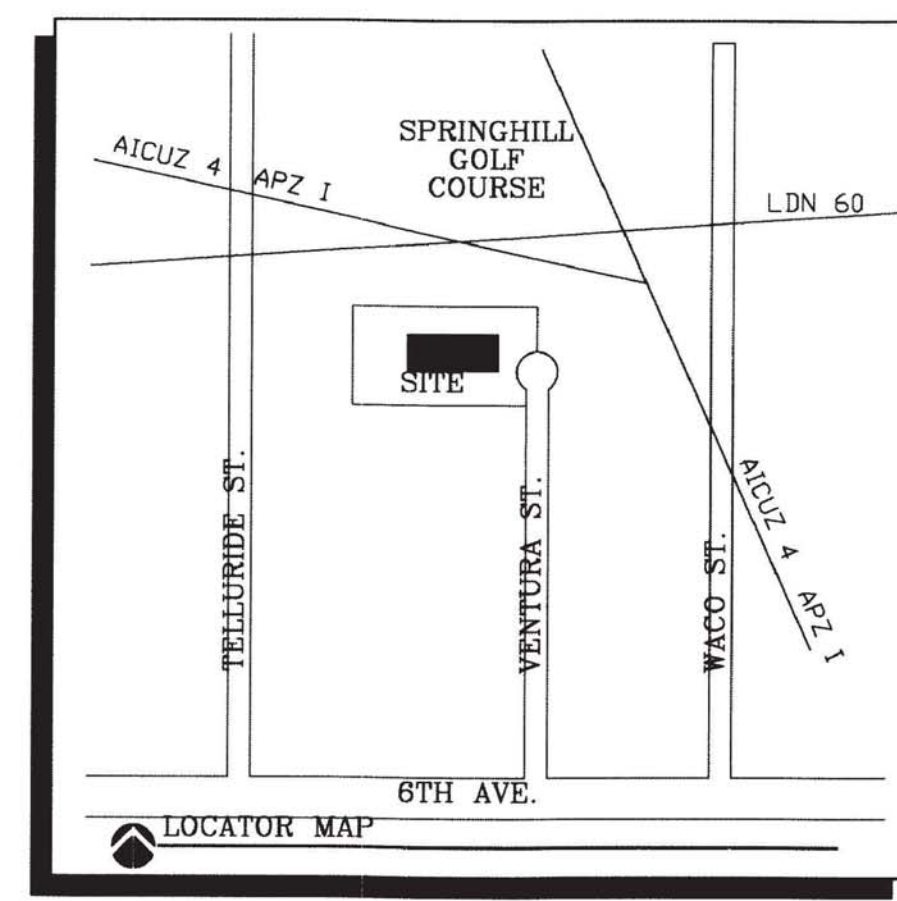


ADOLFSON & PETERSON INC. 1994-6017-4

PROJECT DATA	ALL PHASES	PHASE I	PHASE II	PHASE III	PHASE IV
LAND AREA WITHIN PROPERTY LINES	125,011 SF. or 2.8700 ACRES	8,000 SF.	16,200 SF.	24,000 SF.	32,000 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%	32,000 SF. or 25.6%
TOTAL BUILDING COVERAGE		16,881 SF. or 12.1%	32,371 SF. or 24.1%	39,391 SF. or 31.5%	52,024 SF. or 41.7%
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS)		17,153 SF. or 13.1%	22,235 SF. or 17.2%	25,480 SF. or 20.4%	40,913 SF. or 32.1%
LANDSCAPE AREA WITHIN SITE		83,911 SF. or 61.2%	56,545 SF. or 45.3%	36,140 SF. or 28.9%	0 SF. or 0%
OPEN SPACE WITHIN SITE (NATURAL VEGETATION)					
PARKING SPACES PROVIDED					
COMPACT					
STANDARD					
PROPOSED ZONING CLASSIFICATION	M1 4 AICUZ APZ-1 OVERLAY				
ZONING ON ADJACENT PROPERTIES					
NORTH					
SOUTH					
EAST					
WEST					
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					
MAXIMUM HEIGHT OF BUILDINGS	40' - 0"				
LOADING SPACES PROVIDED					
PARKING SPACES PROVIDED					
COMPACT					
STANDARD					
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 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 34-123 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.
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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'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 18' - 0". Parking stalls are 23' - 0" in width as dimensioned on Site Plan. Fire Lanes are a minimum of 10' - 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 PSD prepared by RMR Engineers for information regarding drainage basins and storm drainage inlets.
- This site is in the Accident Potential Zone I (APZ I) 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 WITH RESUAL 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 28 day of April AD 2004
by Kent Weicht
(Principal or Owner)

Witness my hand and official seal
Debra S. Thomas
My commission expires 1-23-2008



CITY OF AURORA APPROVALS:
City Attorney: Robert Weicht Date: 5/4/04
Planning Director: Ally Walth Date: 5/4/04
Planning Commission: NA Date: NA
City Council: NA Date: NA
Attest: _____ Date: _____
(City Clerk)

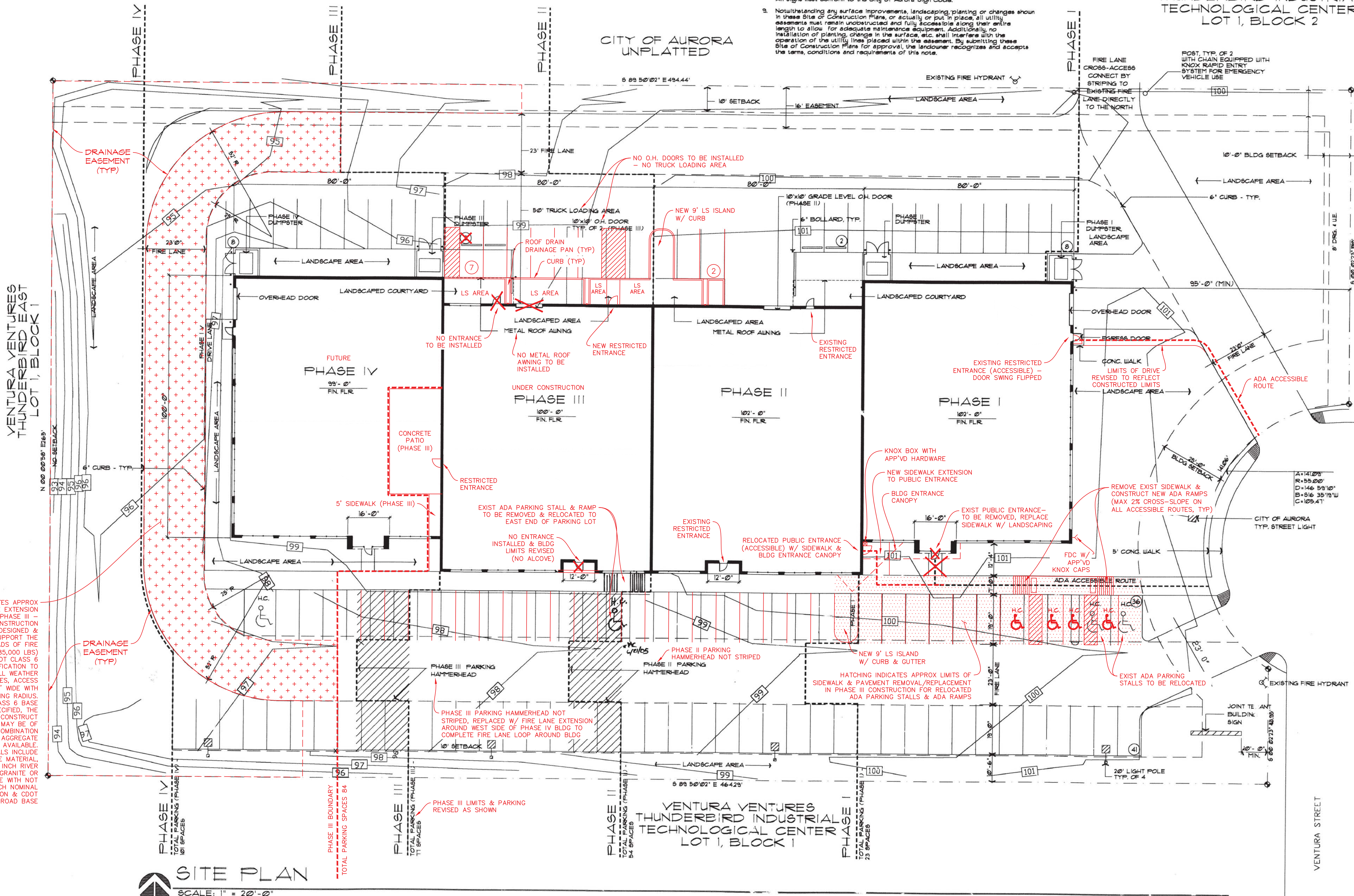
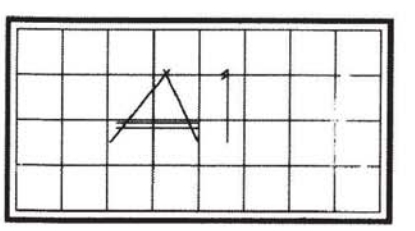
RECORDER'S CERTIFICATE:

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 _____

The RaleighGroup, Inc.

6035 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



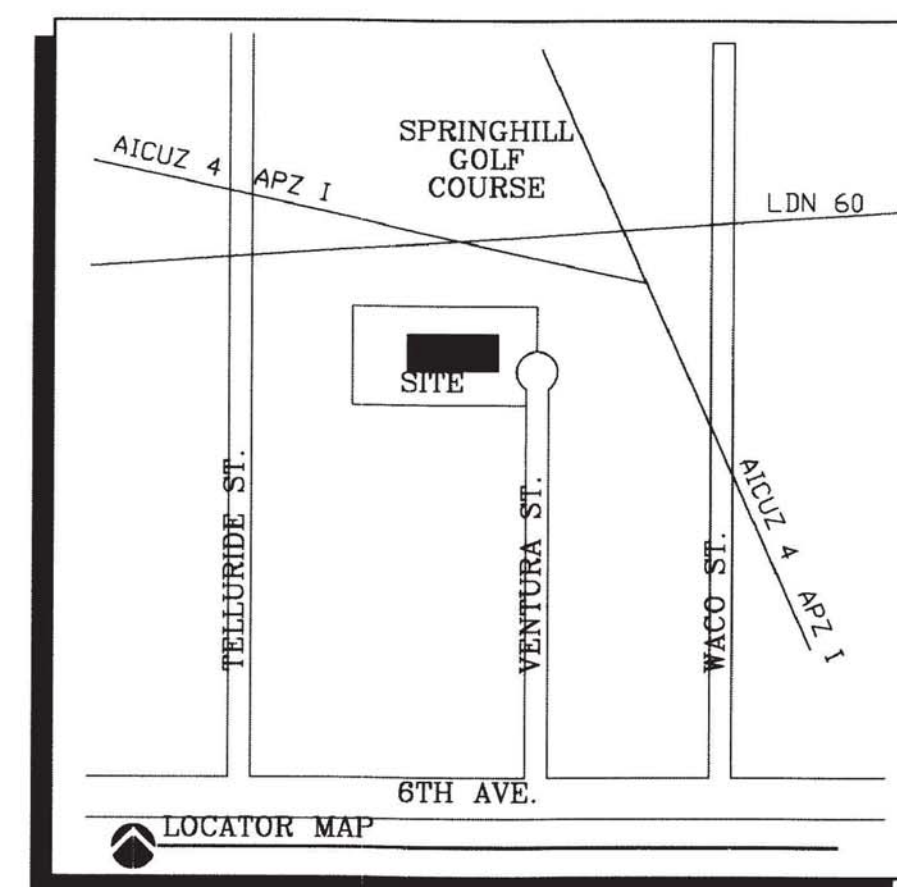
SITE PLAN SCALE: 1" = 20' - 0"

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
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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%	30,111 SF. or 24.1%	39,391 SF. or 31.5%	52,104 SF. or 41.7%
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS)		17,153 SF. or 13.7%	22,235 SF. or 17.8%	25,480 SF. or 20.4%	40,913 SF. or 32.7%
LANDSCAPE AREA WITHIN SITE		83,911 SF. or 67.2%	56,545 SF. or 45.3%	36,140 SF. or 28.9%	0 SF. or 0%
OPEN SPACE WITHIN SITE (NATURAL VEGETATION)					
PRESENT ZONING CLASSIFICATION	MI 4 AICUZ APZ-1 OVERLAY				
ZONING ON ADJACENT PROPERTIES					
NORTH					
SOUTH					
EAST					
PROPOSED USES					
PERMITTED MAX. SIGN AREA	OFFICE WAREHOUSE				
TYPE OF SIGN(S)	3200 SF. MAX. 600 SF. PER TENANT SIGN				
NUMBER OF STORIES	WALL & JOINT TENANT MONUMENT				
LOADING SPACES PROVIDED	40' - 0"				
PARKING SPACES PROVIDED		1	2	3	6
PARKING SPACES REQUIRED		23	34	54	95
HANDICAP SPACES PROVIDED		0%	0%	0%	0%
HANDICAP SPACES REQUIRED		2	4	6	12

(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 the lines and emergency and service roads, and shall be posted "No Parking - Fire Lane."
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- 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.
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ADOLFSON & PETERSON, INC. AURORA, COLORADO HEADQUARTERS FINAL DEVELOPMENT PLAN

SITE PLAN

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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 28 day of April AD 2004
by Kent Weicht
(Principal or Owner)

Witness my hand and official seal

Debra L. 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:

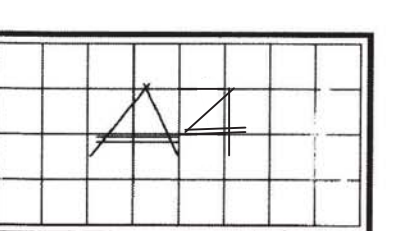
Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M, This Day of _____ AD 19 _____
Clerk and Recorder _____
Deputy _____

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

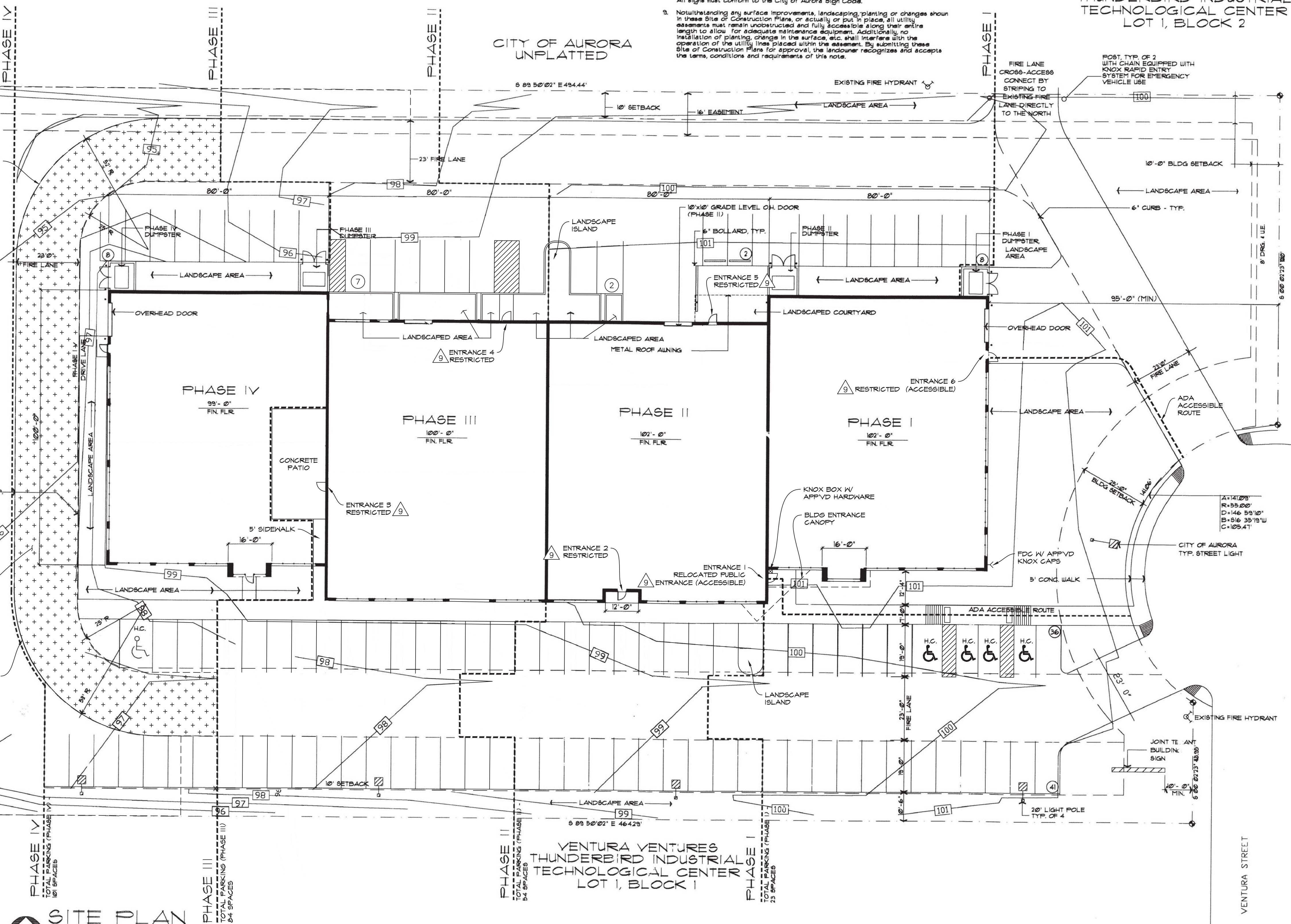
Date: 11 MAY 1994
Proj No: 94-00019
Drawn: LOUE
Checked: LOUE
Issued/Revised: Date
ADMIN. AMEND: 07 MAR 2004



ADOLFSON & PETERSON INC. 1994-6017-4

VENTURA VENTURES
THUNDERBIRD EAST
LOT 1, BLOCK 1

HATCHING INDICATES APPROX LIMITS OF FIRE LANE EXTENSION IN PHASE III. ACCESS ROAD CONSTRUCTION SHALL BE DESIGNED & MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (25,000 LBS) UTILIZING THE CDOT CLASS 6 ROAD BASE SPECIFICATION TO PROVIDE FOR ALL WEATHER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE 23' WIDE WITH A 24' INSIDE TURNING RADIUS. WHILE CDOT CLASS 6 BASE COURSE IS SPECIFIED, THE MATERIAL USED TO CONSTRUCT THESE SURFACES MAY BE OF ANY ONE OF, OR A COMBINATION OF SEVERAL, AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIUM ROAD BASE MATERIAL, 1-1.5 ANGULAR INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION & CDOT CLASS 6 ROAD BASE.



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).

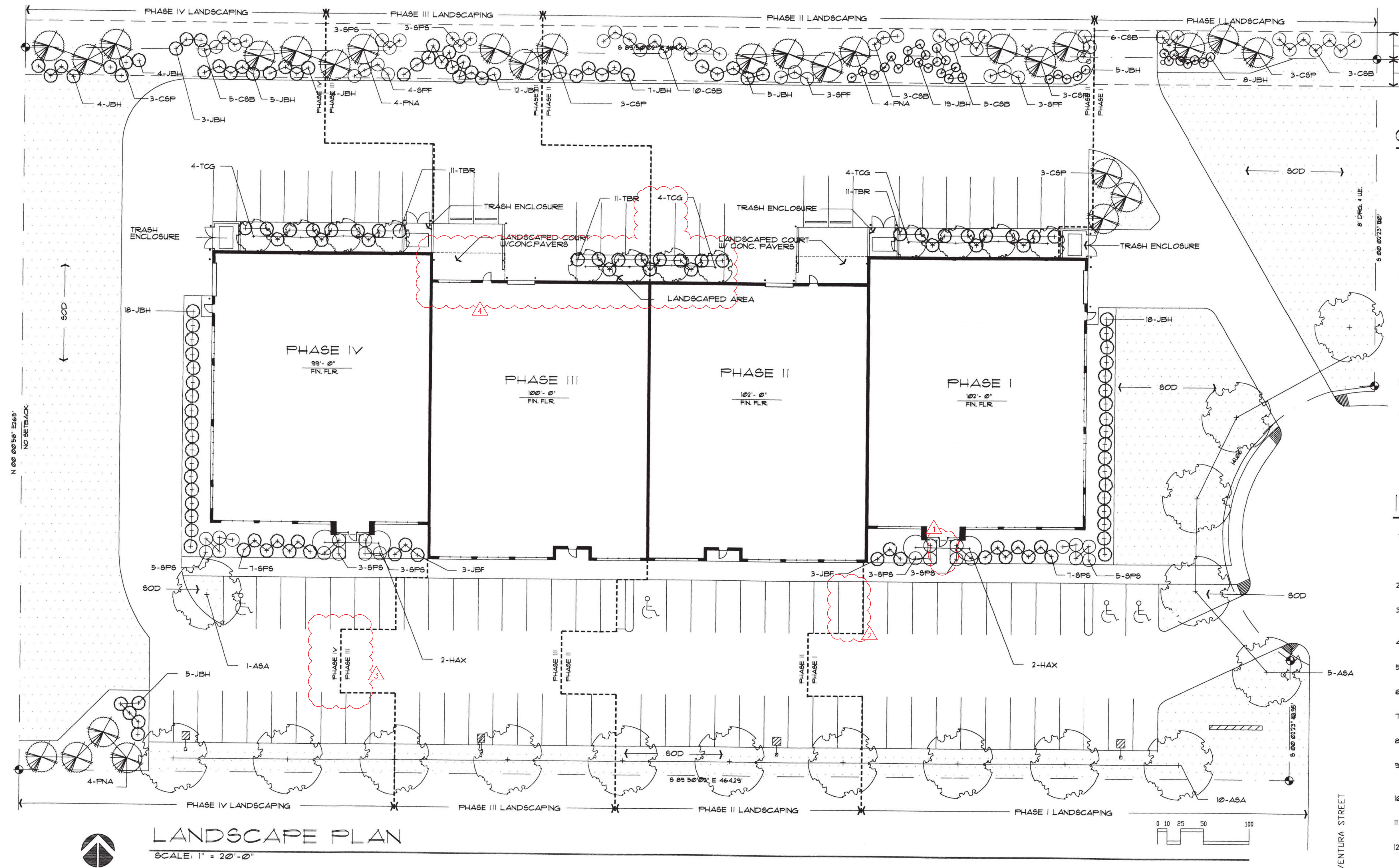
ENTRANCE NUMBER	TYPE
1	PUBLIC
2	RESTRICTED
3	RESTRICTED
4	RESTRICTED
5	RESTRICTED
6	RESTRICTED

ACCESSIBLE	YES
1	YES
2	NO
3	NO
4	NO
5	NO
6	YES

ACCESSIBLE PARKING:

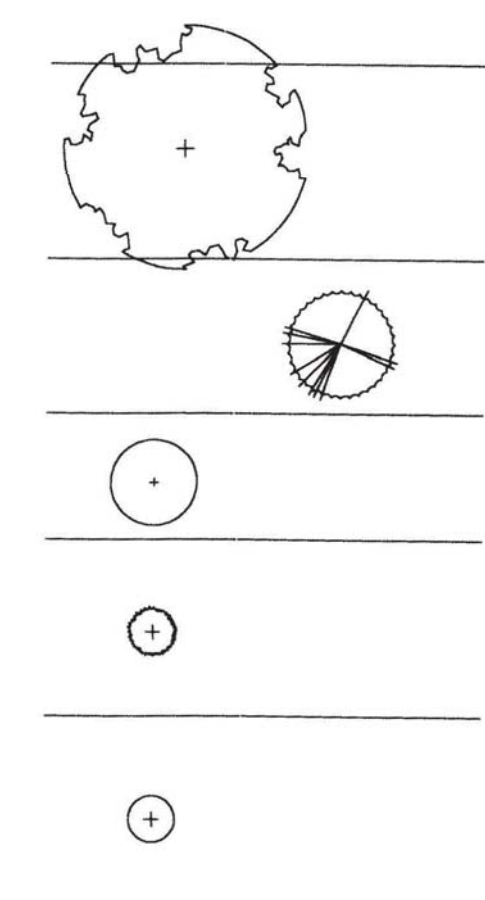
THE OVERALL PARKING PROVIDED THRU PHASE III IS 84 SPACES. PER 2015 IBC TABLE 1106.1, FOUR (4) OF THESE SPACES ARE REQUIRED TO BE ACCESSIBLE, INCLUDING ONE (1) VAN ACCESSIBLE SPACE (SEC. 1106.5).

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"

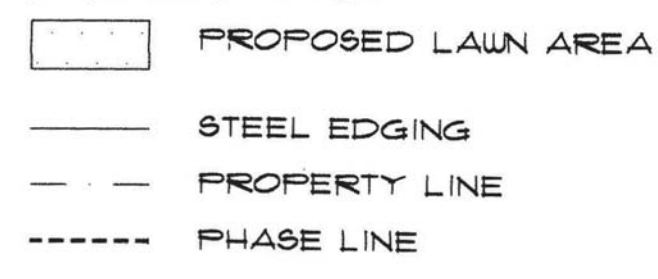
SYMBOLS



PLANT LEGEND

KEY	QTY	COMMON NAME	BOTANIC NAME	SIZE	REMARKS
DECIDUOUS TREES					
ASA	12	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2 1/2" CALIPER	B+B: STRAIGHT TRUNK, FULL HEAD
MAD	25	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					
C8P	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
ORNAMENTAL TREES					
HAX	24	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUGGALLI 'INERMIS'	1 1/2" CALIPER	
DECIDUOUS SHRUBS					
8FF	10	FROEBEL SPIREA	SPIREA BUMALDA 'FROEBEL'	5 GAL. CONT.	18"-24" HEIGHT
8PS	45	SNOWMOUND SPIREA	SPIREA NIPPONICA 'SNOWBOUND'	5 GAL. CONT.	18"-24" HEIGHT
C8B	46	REDTIG DOGWOOD	CORNUS STOLONIFERA 'BAILEY'	5 GAL. CONT.	24"-36" HEIGHT, 5 CANES MIN.
EVERGREEN SHRUBS					
JBF	40	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. CONT.	24" MIN. SPREAD
JBH	95	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	5 GAL. CONT.	24" MIN. SPREAD
TBR	33	SPREADING ENGLISH YEW	TAXUS BACCATA 'REPANDENS'	5 GAL. CONT.	24" MIN. SPREAD

LEGEND



- 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 5' SIDEWALK, CONCRETE PATIO WEST OF PHASE III BLDG & PAVING/PARKING WHICH EXISTS SOUTH OF PHASE II 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

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 CONSTRUCT OR IMPROVE ALL OF THE REQUIREMENTS ESTABLISHED BY ARAPAHOE COUNTY, COMPLY WITH THE COUNTY'S LANDSCAPE ORDINANCE AND THE COUNTY'S STANDARDS AND SPECIFICATIONS & 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 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.
- 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

ADOLFSON & PETERSON, INC.
NEW OFFICE/WAREHOUSE - AURORA HEADQUARTERS
LOCATED NEAR:
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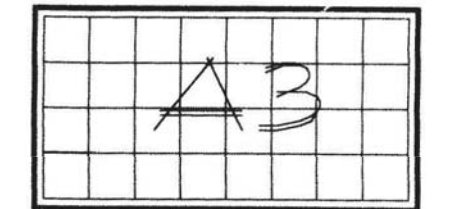
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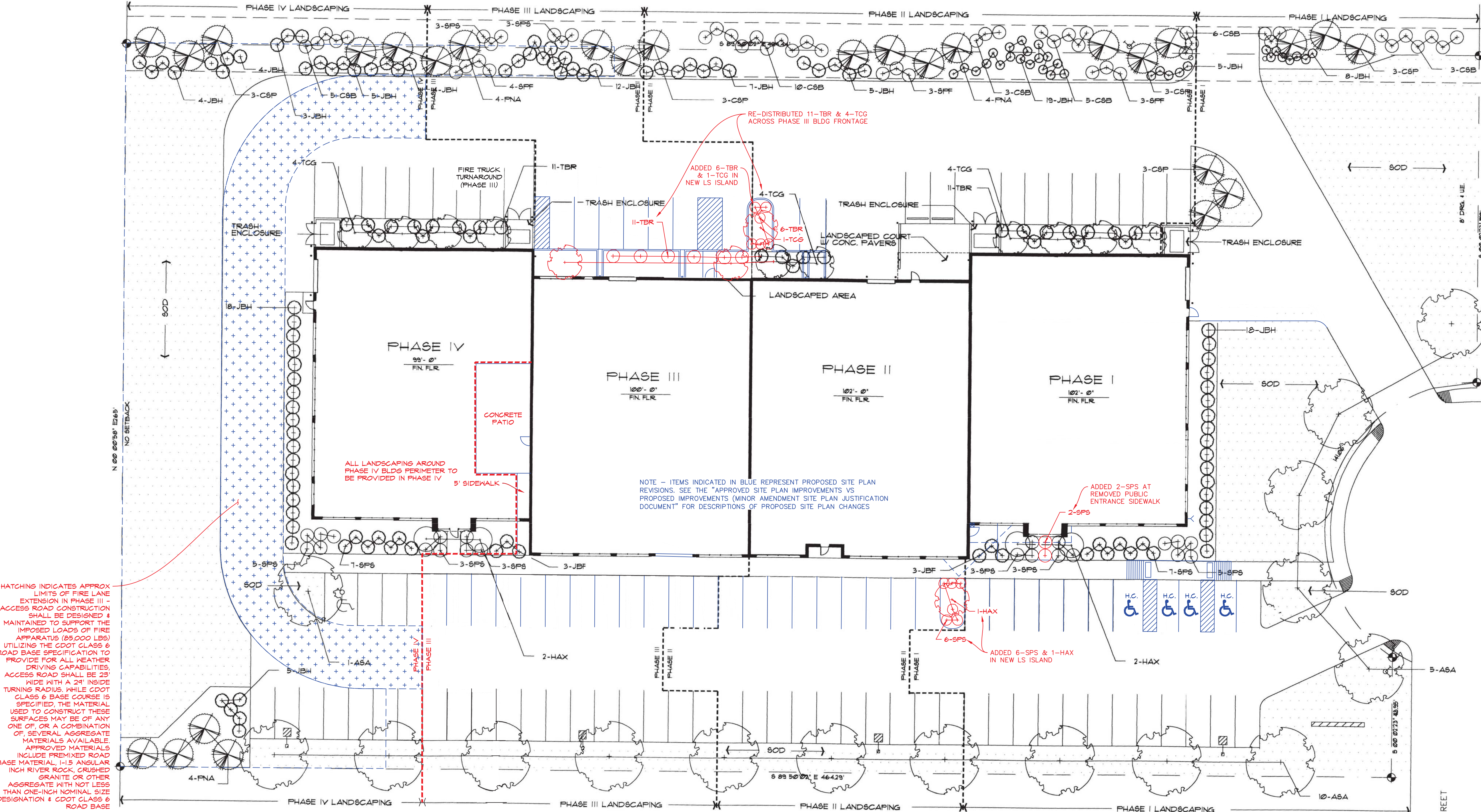
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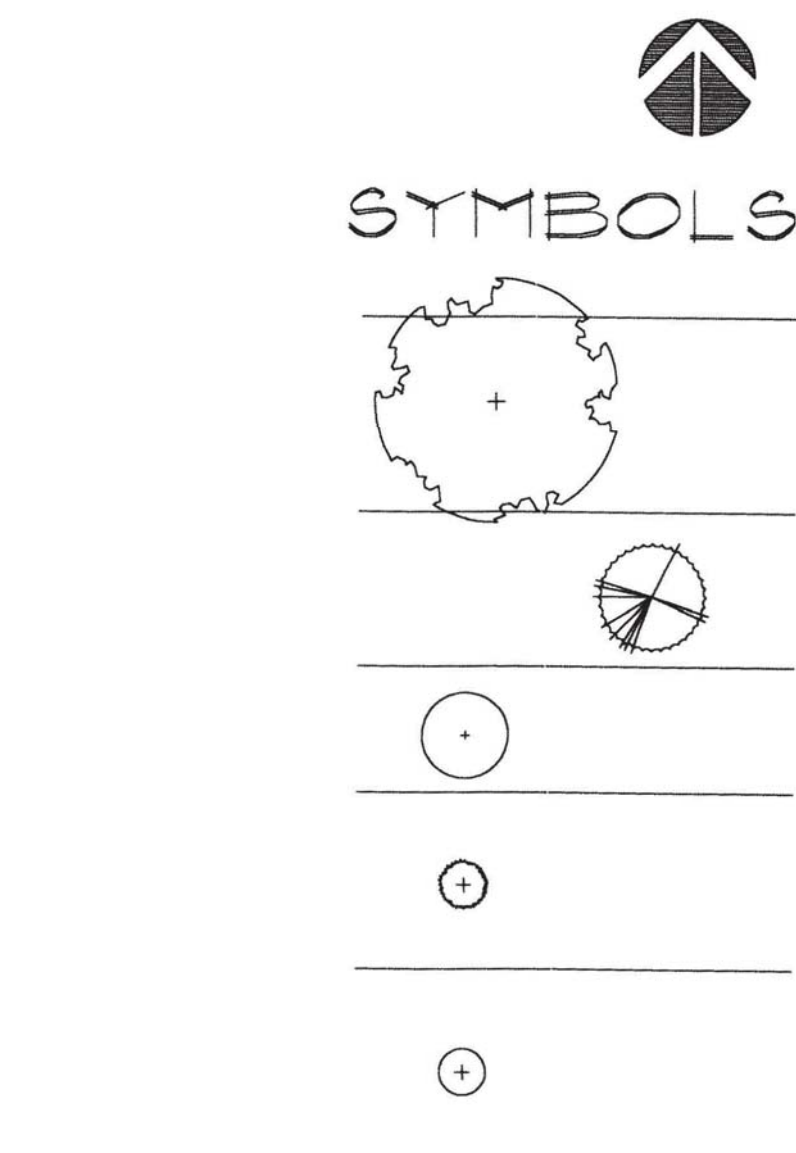
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Drawing Title
LANDSCAPE PLAN





HATCHING INDICATES APPROX LIMITS OF FIRE LANE EXTENSION IN PHASE III - ACCESS ROAD CONSTRUCTION SHALL BE DESIGNED & MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (25,000 LBS) UTILIZING THE CDOT CLASS 6 ROAD BASE SPECIFICATION TO PROVIDE FOR ALL HEATER DRIVING CAPABILITIES. ACCESS ROAD SHALL BE 23' WIDE WITH A 24" INSIDE TURNING RADIUS. WHILE CDOT CLASS 6 BASE COURSE IS SPECIFIED, THE MATERIAL USED TO CONSTRUCT THESE SURFACES MAY BE OF ANY ONE OF, OR A COMBINATION OF, SEVERAL AGGREGATE MATERIALS AVAILABLE. APPROVED MATERIALS INCLUDE PREMIERED ROAD BASE MATERIAL, 1 1/2" ANGULAR INCH RIVER ROCK, CRUSHED GRANITE OR OTHER AGGREGATE WITH NOT LESS THAN ONE-INCH NOMINAL SIZE DESIGNATION & CDOT CLASS 6 ROAD BASE



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANT LEGEND

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DECIDUOUS TREES					
ASB	12	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2 1/2" CALIPER	B&B: STRAIGHT TRUNK, FULL HEAD
MAD	25	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					
C6P	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
ORNAMENTAL TREES					
HAX	24	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUGALLI 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

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

BUILDING PERIMETER & LANDSCAPE ISLAND ADDITIONS

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

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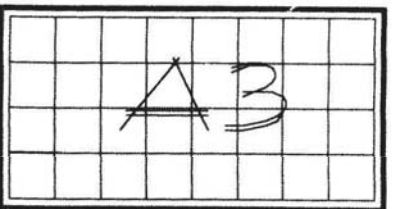
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APPROVED LS PLAN IMPROVEMENTS VS PROPOSED LS IMPROVEMENTS (MINOR AMENDMENT LS PLAN JUSTIFICATION DOCUMENT)

