

# ADT DEALER ACCOUNT CENTER

## SITE PLAN

### AURORA, COLORADO

#### SITE PLAN NOTES:

1. The developer, and all 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 if handrails, are provided. 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.
5. The developer, and all 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.
6. All crossings or encroachments by private landscape irrigation lines or systems into easements and street right-of-ways 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 lines or systems.
7. 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.
8. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
9. 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 free-standing 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 permanent Certificate of Occupancy.
10. 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, et cetera 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.

(For continuation of notes, See Sheet 5)

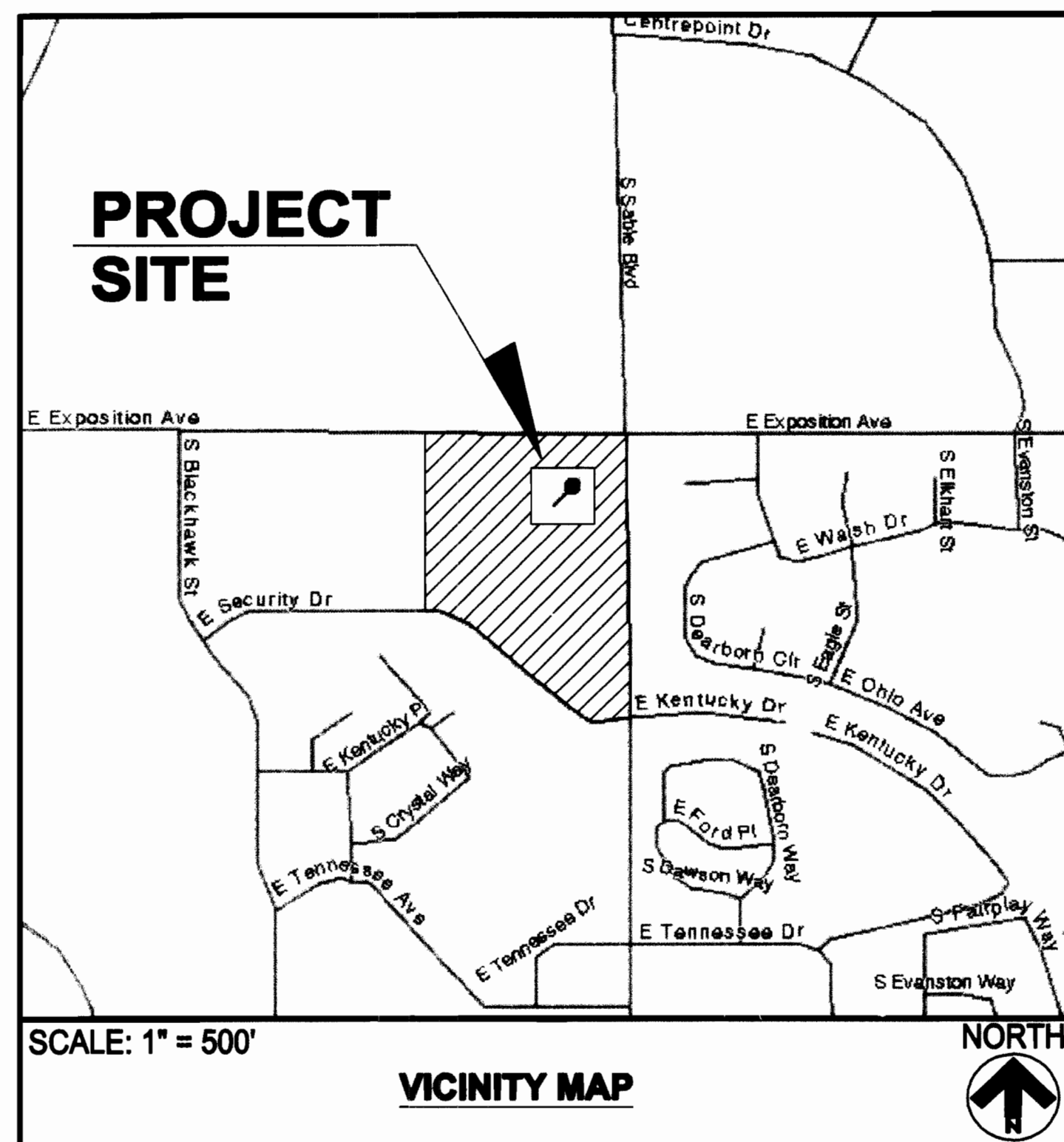
Project Manager:  
Chuck Fritts  
Reynolds, Smith and  
Hills, Inc.  
Contact: (904) 279-2418

Landscape Architect:  
Reynolds, Smith and  
Hills, Inc.  
Contact: Bruce Robbins  
(904) 279-2302

Architect:  
Reynolds, Smith and  
Hills, Inc.  
Contact: David Lafitte  
(904) 279-2255

Applicant:  
Erie Denver Florida LLC  
c/o: Spillane & Company  
Contact: Mark Spillane  
1801 Northeast Fourth  
Street, Suite 200  
Boynton Beach, FL 33435

Engineer:  
Reynolds, Smith and  
Hills, Inc.  
Contact: Stanley G. Hill  
(904) 279-2245



#### SITE DATA:

	TOTAL
Land area within property lines	10.774 Acres
Gross floor area (per 41-16 City Code)	90,000 Sq. Ft.
Number of buildings	1
Number of stories	2
Maximum height of buildings	45'
Total building coverage	12.7% - 60,000 Sq. Ft.
Hard surface area	65.5% Impervious - 306,980.64 Sq. Ft.
Landscape area (per 146-2 City Code)	21.8% - 102,322.47 Sq. Ft.
Phased native grass area (if applicable)	N/A
Present zoning classification	City Center Fringe District
Proposed uses	Office - Storage
Permitted maximum sign area	250 Sq. Ft.
Proposed sign area	40 Sq. Ft. Wall & 210 Sq. Ft. Monument
Type of signs (freestanding, wall, etc.)	2 Wall / 2 Monument
Parking spaces required	391 (See Parking Study)
Parking spaces provided and % Compact	729 (0.0% Compact)
Handicap spaces required	16 Including 2 Van accessible
Handicap spaces provided	16
Loading spaces required	2
Loading spaces provided	2

#### LEGAL DESCRIPTION

(See Sheet 4)

#### OWNER:

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 upon approval of the City of Aurora.

In witness thereof, FAIRWAY DEVELOPMENT GROUP, LLC has caused these  
(Corporation, Company, or Individual)

presents to be executed this 5TH day of OCT. AD 2000

By: TIMOTHY M. FLEMING Corporate Seal  
(Principals or Owners) MANAGER

State of Colorado Province of Quebec  
County of WATER LOO

The foregoing instrument was acknowledged before me this 5th day of OCTOBER AD, 2000

by TIMOTHY M. FLEMING, MANAGER  
(Principals or Owners)

Witness my hand and official seal

Notary Seal

(Notary Public)

My commission expires N/A.

Notary Business Address: 7 Union Street East  
Waterloo, Ontario Canada

#### CITY OF AURORA APPROVALS:

City Attorney: Robert C. Wenzling Date: 10/19/00  
Planning Director: Bruce M. Bullock Date: 10/16/00  
Planning Commission: H Date: 7-26-00  
(Chairperson)  
City Council: N/A Date: \_\_\_\_\_  
(Mayor)  
Attest: N/A Date: \_\_\_\_\_  
(City Council)

#### RECORDER'S CERTIFICATE:

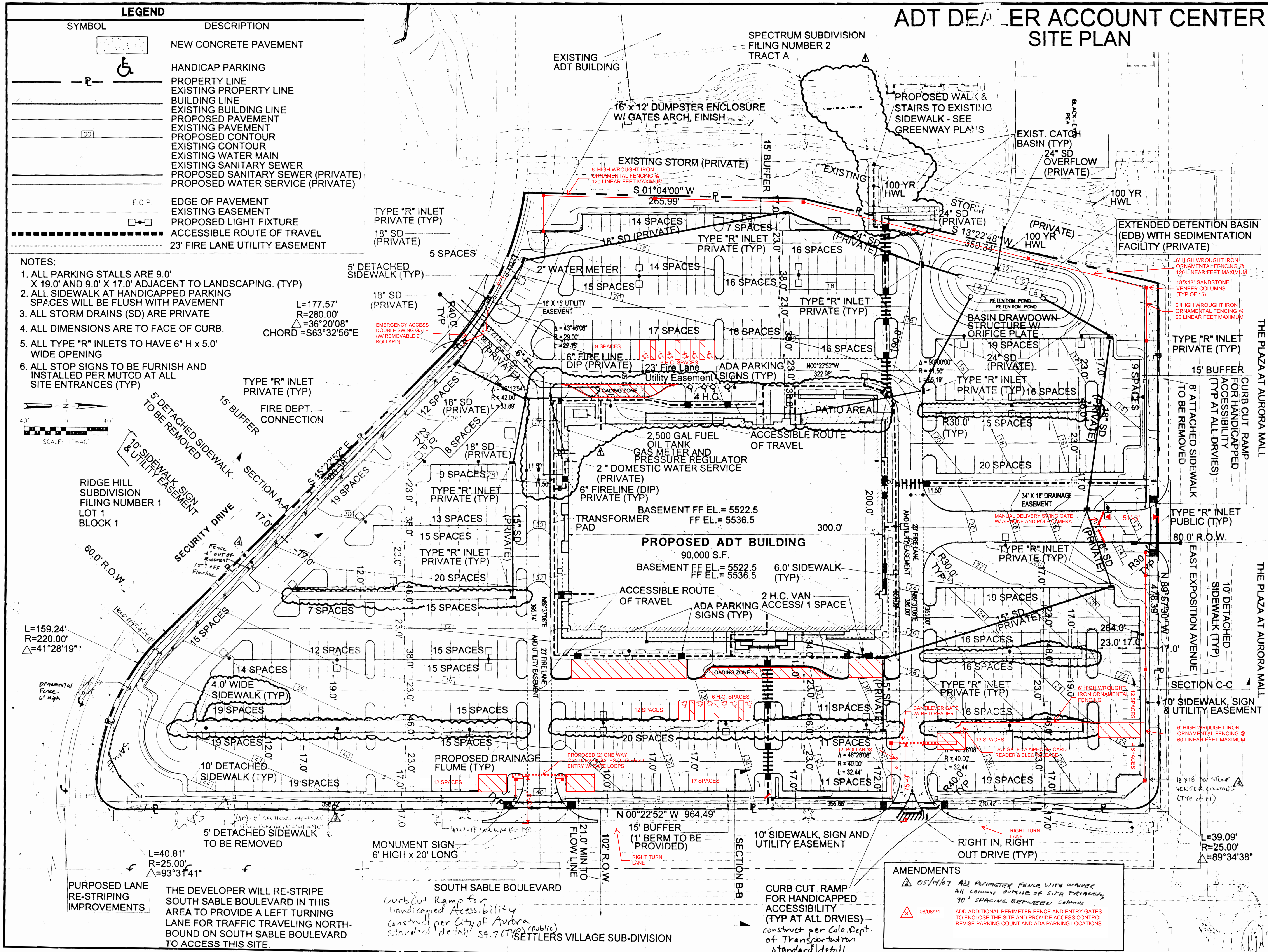
Accepted for filing in the office of the Clerk and Recorder of  
Colorado at \_\_\_\_\_ o'clock \_\_\_\_\_ M, this \_\_\_\_\_ Day of \_\_\_\_\_ AD,  
Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_

#### SHEET INDEX:

Sheet 1 Cover Sheet : Notes/Signatures  
Sheet 2 Site Plan  
Sheet 3 Sections and Details  
Sheet 4 Sections and Details  
Sheet 5 Legal/notes/Details  
Sheet 6 Landscape Plan  
Sheet 7 Landscape Details  
Sheet 8 Landscape Notes and Site Section







**RS&H**  
Architectural, Engineering, Planning  
and Environmental Services

Reynolds, Smith and Hills, Inc.  
4651 Sallsbury Road  
Jacksonville, Florida 32256  
904-296-2000 FAX 904-279-2491  
www.rsandh.com  
FL Cert. Nos. AAC001886 - EB0005820 - LCC0000210



**DEALER ACCOUNT  
CENTER**

**AURORA  
COLORADO**

**SPECTRUM  
SUBDIVISION**  
FILING NUMBER 4

AURORA, COLORADO

**PROPOSED  
DEALER ACCOUNT  
CENTER**

CONSULTANTS

REVISIONS		
NO.	DESCRIPTION	DATE
1	SITE REVISIONS PER APPROVED AMENDMENT	5/29/01

DATE ISSUED: MAY 8, 2000  
REVIEWED BY: S.G. HILL, P.E.  
DRAWN BY: H. SNYDER  
DESIGNED BY: S.G. HILL, P.E.

AEP PROJECT NUMBER  
501-0770-000

© 2000 REYNOLDS, SMITH AND HILLS, INC.

**SHEET TITLE**

**ADT  
DEALER ACCOUNT  
CENTER  
SITE PLAN**

**SHEET NUMBER**

**FENCE DETAIL**

MA 05/14/07

1" = 40'-0"

m-608-1 (11/1/92) Type 1

ADT Dealer Account Ctr. 2000-6027-05