

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
SEPTEMBER 14, 2021
6:30 P.M.

SUBJECT: SDPZ21-003 DOVE VALLEY FLEX BUILDING

BILL SKINNER, SENIOR PLANNER

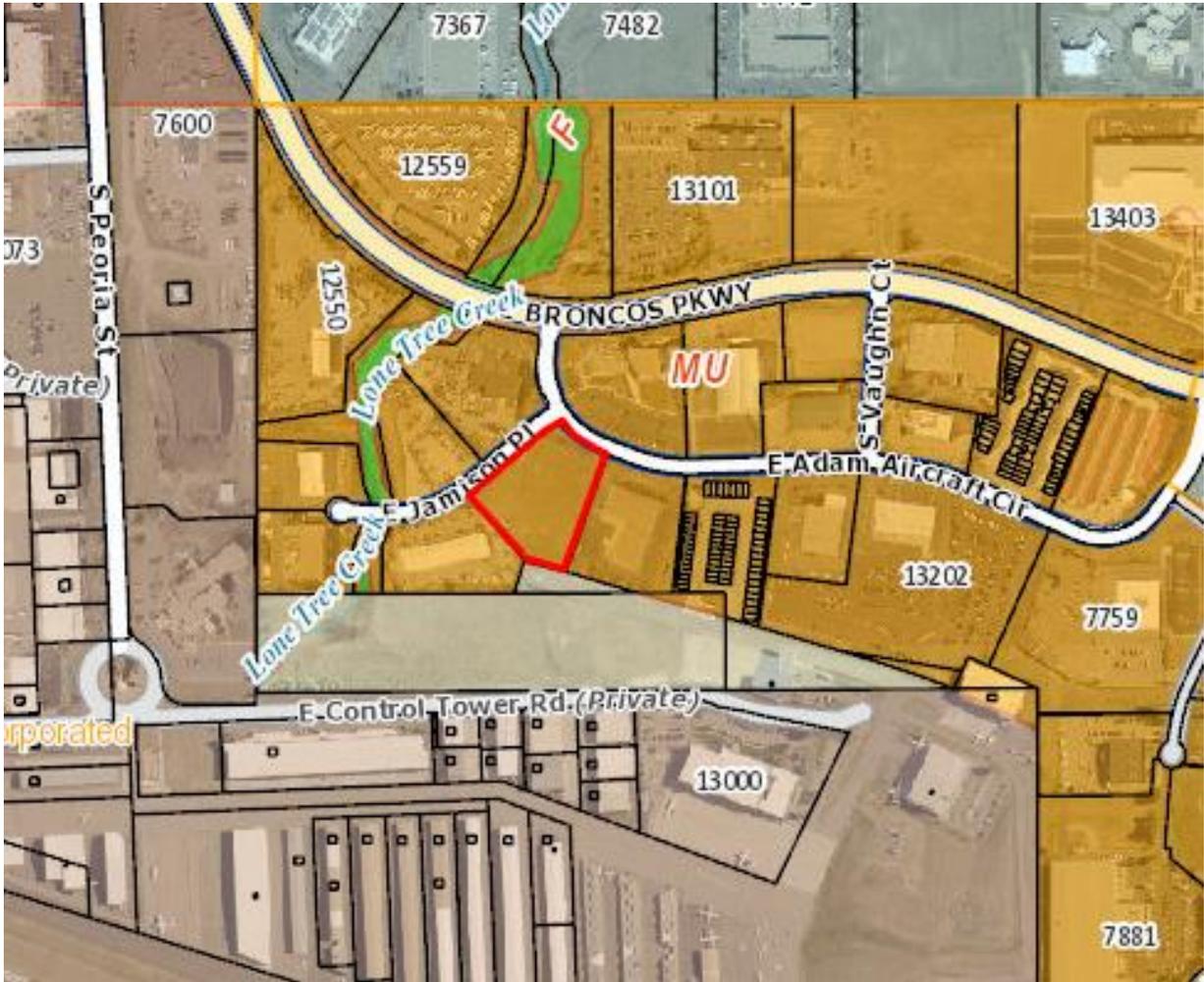
SEPTEMBER 3, 2021

LOCATION:

The subject property is located at 12826 E Adam Aircraft Circle in Commissioner's District # 2.



Adjacent Subdivisions, Zoning, And Land Use



Location And Zoning Of Surrounding Area

North	-	Properties in the Dove Valley Business Park and Dove Valley Airpark zoned MU-PUD. More specifically, light industrial & office use w/ outdoor storage.
South	-	Vacant land owned by Centennial Airport
East	-	Properties in the Dove Valley Business Park and Dove Valley Airpark zoned MU-PUD. More specifically, indoor storage garage w/ condominium ownership.
West	-	Properties in the Dove Valley Business Park and Dove Valley Airpark zoned MU-PUD. More specifically, light industrial & office use w/ outdoor storage.



12826 East Adam Aircraft Circle looking east



12826 East Adam Aircraft Circle looking west

PROPOSAL:

Applicant Sterling Associates on behalf of owner Dove Valley flex Space LLC proposes rezoning three acres of land currently that is currently a part of the Z83-058 Dove Valley Business Air Park Preliminary Development Plan (MU-PUD) from MU-PUD to a more specific PUD zoning via the MU-PUD Specific development Plan / Zoning process. The Dove Valley Business Air Park PUD allowed recreation facilities, warehousing, light industrial, and retail uses.

Application SDPZ21-003 requests approval of the uses shown below. These uses are compatible with similar to and compatible with existing surrounding uses.

USE CATEGORY	LEGEND: P = PERMITTED A = ACCESSORY SR = USE BY SPECIAL REVIEW
PROFESSIONAL OFFICE	P
OFFICE SHOWROOM	P
OFFICE FLEX	P
RESEARCH AND DEVELOPMENT W / INDOOR USE ONLY	P
WHOLESALE MERCHANDISE DISPLAY AND SALES	P
WAREHOUSE AND DISTRIBUTION	P
LIGHT INDUSTRIAL	P
HEAVY INDUSTRIAL	SR
MEDICAL AND DENTAL FACILITIES	P
TELECOMMUNICATIONS AND COMPUTER FACILITIES	P
PARKING STRUCTURES	SR
MINI-WAREHOUSE / SELF-STORAGE	SR
OUTDOOR STORAGE FACILITY	SR
USES TO INCLUDE OUTDOOR STORAGE ACCESSORY / APPURTENANT TO ALLOWABLE USE	P
VEHICLE REPAIR, MINOR	P
VEHICLE REPAIR, MAJOR	P
CONTRACTORS INCLUDING BUT NOT LIMITED TO PLUMBING, HEATING, AND ELECTRICAL (WITH OUTDOOR STORAGE)	P
SPECIALTY TRADE SHOP, INCLUDING BUT NOT LIMITED TO CABINET, ELECTRIC, PLUMBING, HEATING, LITHOGRAPHIC AND/OR PRINTING SHOPS, FURNITURE REUPHOLSTERING	P
MANUFACTURING, LIGHT	P
EXPLOSION WELDING, CLADDING, OR METALLURGICAL BONDING OF METAL OR OTHER SIMILAR USES	P

RECOMMENDATION:

Staff recommends the application be approved based on the findings and subject to the conditions of approval outlined herein.

I. BACKGROUND

In 1983, the County approved the Z83-058 Dove Valley Business Air Park Preliminary Development Plan. The property was not developed and remains vacant.

II. DISCUSSION

The subject property is part of the Z83-058 Dove Valley Business Air Park Preliminary Development Plan (PDP) approval. A second step consisting of approval of a Final Development Plan (FDP) site plan was required before development may proceed. On

April 1st, 2018 the county discontinued the PDP/FDP PUD process and implemented a new three-step PUD process consisting of a General Development Plan, A Specific Development Plan, and an Administrative Site Plan. If a proposal complies with specific criteria this process may be abbreviated to a two-step process consisting of a Specific development Plan/Zoning, and an Administrative Site Plan. Application SDPZ21-003 meets the requirements for, and is being considered as step one of as a two-step PUD application. If approved by the Board of County Commissioners, this proposal will establish the zoning. The applicant is required to submit and receive approval of an Administrative Site Plan and prior to any building permits being issued.

The site is platted, so no final plat application will be required.

1. Comprehensive Plan

The Comprehensive Plan designates this area as “Employment”. This proposed FDP is consistent with the Comprehensive Plan, as it provides additional options for development that may result employment opportunities at this location.

Staff has determined the application is consistent with the following goals and policies identified in the Arapahoe County Comprehensive Plan:

Policy GM 1.1 – Direct Growth to the Urban Area

The proposed development is within the Urban Area.

Policy GM 1.2 – Encourage Infill Development and Redevelopment

The proposed application is located in the Urban Area and has access to existing public facilities.

Goal PFS 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development.

Arapahoe County Water and Wastewater Authority can serve the property. The specific nature of this service, such as tap size and design, will be further explored if a site plan application is submitted later.

Policy PFS 4.3 – Require Adequate Wastewater Treatment

Arapahoe County Water and Wastewater Authority can provide service to the property. The specific nature of this service will be further explored if a site plan application is submitted later.

Goal PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable and Internet Utilities in Existing and new Development.

The proposed development is in an Urban Area and has access to all the utilities mentioned above.

Goal PFS 7 –Ensure Existing and New Development have Adequate Police and Fire Protection

The proposed development will have adequate fire and police service.

2. Land Development Code

Section 5-3.3.F.1 of the Land Development Code allows Specific Development Plans to be approved if the proposal meets all of the following criteria:

- a. It generally conforms to the Arapahoe County Comprehensive Plan; and*

The proposed development generally conforms to the Arapahoe County Comprehensive Plan.

- b. It complies with the standards for conventional rezoning pursuant to Section 5-3.2.A; and;*

5-3.2.B.1 Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

Arapahoe County Water and Wastewater Authority can provide service to the property. The surrounding street network can support development on this site; specific uses may require a traffic study at the site plan stage.

5-3.2.B.2 Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The proposal is compatible with the adjacent land uses and the natural environment, in that all the surrounding properties are industrial or airport uses.

5-3.2.B.3 Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.

The proposal will be served by South Metro Fire District. Commercial/industrial development does not create impacts for schools, parks, and other public uses.

5-3.2.B.4 Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

The proposed commercial/industrial development is close to transportation, including Centennial Airport, and there is housing nearby.

5-3.2.B.5 Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

The proposed development is located within areas of low risk natural and man-made hazards.

5-3.2.B.6 Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The proposed development connects to E Adam Aircraft Circle through a shared entrance with the property to the east. Site construction will include sidewalks on E Jamison Place and E Adam Aircraft Circle.

5-3.2.B.7 Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

The proposal will minimize disruptions to existing features during and after construction.

5-3.2.B.8 Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

The proposal will provide landscaped areas and will not affect mountain views.

5-3.2.B.9 Enhance the useable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

The proposal includes 18% open space and connects to E Adam Aircraft Circle's sidewalk system.

5-3.2.B.10 Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

The application complies with the LDC and the Arapahoe County Comprehensive Plan.

- c. It represents an improvement in quality over the strict application of the otherwise applicable zone district or development standards in this LDC, including but not limited to open space and access; environmental protection; vegetative preservation; efficiency in transportation systems and connectivity; alternative transportation options; improvements in utilities and services; or innovative housing or employment centers; and*

The subject property is currently zoned as part of the 1983 Dove Valley Business Air Park Preliminary Development Plan. The PDP PUD process has been replaced with the current SDP/Z, ASP PUD process. The SDP/Z process is the most reasonable path towards establishment of zoning that is up to date, and compatible with the surrounding PUD zoned properties.

- d. It is consistent with the purpose of the Planned Unit Development District as stated in Section 5-3.3.A of this LDC; and*

The proposal results in the establishment of new PUD zoning that is generally consistent with the surrounding PUD zoned development and appears to satisfy the Arapahoe County Zoning Regulations and procedures as stated in Section 5-3.3.A of the LDC.

- e. Any modifications to the standards and requirements of this LDC are warranted by the layout and design of the site, amenities incorporated into the development plan, or by the need to protect or avoid unique site features; and*

The applicant is requesting approval of an 18% minimum open space requirement. This is less than the 20% minimum that is typical in this area. If approved, and given the property's location on a corner lot elevated above the adjacent roadways this should not result in detrimental effects on surrounding properties. For these reasons, staff supports the slight reduction in open space.

- f. The proposed plan meets the applicable standards of this LDC, unless varied by the PUD.*

The proposal meets the applicable standards of the LDC except as noted in the open space section.

3. Referral Comments

Comments received during the referral process are summarized in the chart below.

Centennial Airport	No comment at this time. Staff anticipates a complete review during the ASP process.
Arapahoe County/Assessor-Commercial	No comment
Arapahoe County/Open Space	No comment
Arapahoe County/PWD Eng/Traffic Ops	Comments have been addressed.
Arapahoe County/PWD Mapping	Comments have been addressed.
Arapahoe County/PWD Weed Control	No response
Arapahoe County/PWD/Building Dept	No comment at this time. Staff anticipates a complete review during the ASP process.
Dove Valley Business Park Arc	The Dove Valley ARC reserves comment until a site plan is submitted with detailed building designs.
South Metro Fire Protection District (SMFPD)	SMFPD cannot complete their review of the site plan until the ASP is submitted for review. A condition of approval stating that that "No permits will be issued until the applicant addresses SMFPD concerns" is incorporated in this approval. This allows the SDP/Z rezoning to proceed, and establishes a path for SMFPD site design concerns to be addressed during the subsequent ASP review.
Tri County Health Department	Information regarding rodent and vector control is provided.
Dove Valley Metropolitan District	No response
Arapahoe County Post Office	No response
Arapahoe County/Sheriff	No comment
Xcel Energy	Additional utilities exist in the area. Staff anticipates a complete review during the ASP process.
Arapahoe County Water & Wastewater Authority	Specific technical instruction regarding permit application, utility installation, and project implementation are provided in the attached letter. Many of these items will be addressed during the subsequent ASP application review process.
Cherry Creek Basin Water Quality Authority	Specific direction is provided, and additional design information requested. The information requested is appropriate as part

	of the subsequent ASP review and will be reviewed at that time.
Southeast Metro Stormwater Authority	Comments have been addressed. Staff anticipates a complete review during the ASP process.

STAFF FINDINGS:

Staff has visited the site, reviewed the plans, supporting documentation, and referral comments. Based upon review of applicable development regulations and analysis of referral comments, our findings include:

1. Application SDPZ21-003 generally conforms to the Arapahoe County Comprehensive Plan.
2. Application SDPZ21-003 complies with standards established in Section 5-3.3 Rezoning of the Land Development Code

RECOMMENDATION:

Considering the findings and other information provided herein, Staff recommends approval of Case No. SDPZ21-003 Dove Valley Flex Building subject to the following conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.
2. No permits will be issued until the applicant addresses South Metro Fire Protection District concerns.
3. The use listed as “Explosion welding, cladding, or metallurgical bonding of metal or other similar uses” shall be a use by special review.

Planning Commission DRAFT MOTIONS

Conditional Recommendation to Approve

In the case of SDPZ21-003 Dove Valley Flex Building Specific Development Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.
2. No permits will be issued until the applicant addresses South Metro Fire Protection District concerns.
3. The use listed as "Explosion welding, cladding, or metallurgical bonding of metal or other similar uses" shall be a use by special review.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Recommendation to Deny

In the case of SDPZ21-003 Dove Valley Flex Building Specific Development Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of SDPZ21-003 Dove Valley Flex Building Specific Development Plan, I move to continue the hearing to [date certain], 6:30 p.m. at this same location, to obtain additional information and to further consider the information presented.

Attachments:

Application,
Letter of Intent,
Engineering Staff Report,
Exhibit

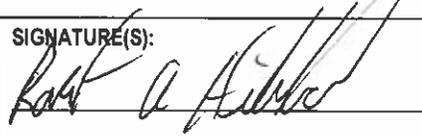


**Arapahoe County
Public Works and Development
Planning Division**
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm shall be date stamped received the following business day

APPLICANT NAME: Sterling Design Associates, LLC	ADDRESS: 2009 W. Littleton Blvd, #300 Littleton, CO 80120 PHONE: 303-794-4727 x.205 or 303-505-3655 (cell) EMAIL: jon@sterlingdesignassociates.com	CONTACT: Jon Spencer TITLE: VP-Director of Landscape Architecture
OWNER(S) OF RECORD NAME(S): Bob Hibbard, Dove Valley Flex Space, LLC	ADDRESS: 12656 East Jamison Place, Suite # 2 Englewood, CO 80112 PHONE: 720-870-2717 EMAIL: bobhibbard@precision-contractors.com	SIGNATURE(S):  <hr/>
ENGINEERING FIRM NAME: Sterling Design Associates, LLC	ADDRESS: 2009 W. Littleton Blvd, #300 Littleton, CO 80120 PHONE: 303-794-4727 x.203 EMAIL:	CONTACT: Jay Newell, PE TITLE: VP-Director of Engineering

Pre-Submittal Case Number: Q 20 - 090 Pre-Submittal Planner: Bill Skinner Pre-Submittal Engineer: Joseph Boateng

State Parcel ID No. (AIN no.): 2075-36-2-03-001

Parcel Address or Cross Streets: 12826 East Adams Aircraft Circle

Subdivision Name & Filing No.: Lot 1, Block 1, Dove Valley Business Park Subdivision Filing No. 11

EXISTING		PROPOSED
Zoning:	MU	PUD
Project Name:		Dove Valley Flex Space
Site Area (Acres):	3.004	3.004
Density (Dwelling Units/Acre):	N/A	N/A
Building Square Footage:	N/A	35,000 SF
Disturbed Area (Acres):	N/A	3.004

CASE TYPE (S)

Specific Development Plan _____ _____

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	\$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application *does not* establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

Letter of Intent

December 14, 2020

Arapahoe County Public Works & Development
Planning Division
6924 S Lima St
Centennial, CO 80112

RE: Q20-090Dove Valley Flex Space building Specific Development Plan

Dear Public Works & Development:

Sterling Design Associates, on behalf of the property owner, Dove Valley Flex Space, LLC, is proposing a project within unincorporated Arapahoe County. The property address is 12826 East Adams Aircraft Circle, and is located at the SW corner of the intersection of East Adams Aircraft Circle and East Jamison Place, also known as Lot 1, Block 1, Dove Valley Business Park Subdivision Filing No. 11, parcel ID number. The site is currently a vacant parcel and is currently zoned MU-Mixed Use under the previous County zoning standards. The project includes the development of the 3.004 acres (130,850 square feet). A Pre-Submittal Application meeting with staff was held on September 10, 2020. A Specific Development Plan to change the zoning per the new County standards will be required followed by an Administrative Site Plan. It is anticipated that the ASP will follow closely upon approval of the SDP.

The following are general proposed standards as outlined in the Dove Valley Flex Space Development Standards Chart:

- Proposed Zoning – PUD
- Lot Size Minimum– 3.0 Acres
- Open Space – 18%
- Lot Coverage – 60%
- Maximum Building Height – 40'-0"
- Parking Standards – Per Arapahoe County LDC
- Landscape Standards – Per Arapahoe County LDC

The SDP plan set and required support documents for the Dove Valley Flex Space PUD are included with this letter. The Specific Development Plan shows the general layout for the project. The project will consist of a single lot with a proposed 35,000 sf flex use building. Due to elevation constraints, the main access to the site will be from a shared access drive off East Jamison Place. Cross access easements to the property to the south and east are in place as this access was previously anticipated.

The Infrastructure Plan sheet reflects the anticipated service connections. Existing infrastructure mains for water and storm drainage services are currently in place along the south and east perimeter of the site. Proposed sanitary and gas service is anticipated to connect to a mains within East Adams Aircraft Circle. Electrical service is anticipated to come from service lines in East Jamison Place.

The Land Use Matrix outlines the proposed uses by right and uses by special review. The Design Standards sheet outlines standards for open space, parking, lot coverage, setbacks, outdoor storage, fence, lighting, signage, screening, and architectural elements specific to the Dove Valley Flex Space PUD.

A Landscape Plan is included showing the proposed landscaping per the Arapahoe County LDC. A mix of drought tolerant deciduous ornamental and shade trees, evergreen trees, and deciduous and evergreen shrubs and groundcovers is used to provide Colorado appropriate landscaping. The design provides for seasonal interest throughout the seasons. An automatic underground irrigation system will be provided to ensure proper supplemental watering of the propose landscaping.

Project contacts for the owner and design team are included below.

Owner:

Bob Hibbard
Dove Valley Flex Space, LLC
12656 East Jamison Place, Suite No. 2
Englewood, CO 80112
(720) 870-2717

Civil/Landscape:

Jon Spencer/ Jay Newell, PE
Sterling Design Associates, LLC
2009 W. Littleton Blvd, #300
Littleton, CO 80120
(303) 794-4727 (O), (303) 505-3655 (Cell)

Architect:

John Tweedy
Intergroup Architects
2000 W. Littleton Blvd.
Littleton, CO 80120
(303) 738-8877

We look forward to working with Arapahoe County for a successful project for both the owner and County. Please don't hesitate to contact me via phone or email should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jon Spencer', followed by a horizontal line extending to the right.

Jon Spencer, PLA
Sterling Design Associates, LLC



Arapahoe County Water and Wastewater Authority

13031 E Caley Avenue, Centennial, CO 80111 9364

Phone (303) 790-4830, Fax (303)790-9364

TO: Bill Skinner WSkinner@arapahoegov.com
DATE: March 8, 2021
SUBJECT: **SDPZ21-003 Dove Valley Regional Flex Building – ACWWA Referral Review**
Comments

Dear Mr. Skinner,

We appreciate the opportunity to review this project on behalf of Arapahoe-County Water & Wastewater Authority (ACWWA) and have no objections to the Site Development Plan and offer the following general comments for the applicant:

- 1. Please submit ACWWA utility plans directly to ACWWA for review, comment and approval (independent from City/County approval process).** Please refer to the "For Developer" link on ACWWA's website at www.acwwa.com for additional design requirements and submittal procedures. An imprest account will need to be established at the time of the initial submittal. Information regarding the imprest account can also be found at the aforementioned link.
2. Separate service lines, taps, and meter pits are required for domestic, mechanical equipment, and irrigation services. Please provide plumbing plans, proposed fixtures cut sheets, and meter sizing calculations per AWWA M22. An M22 spreadsheet for meter sizing can be found at the above web address. Please provide all landscape and irrigation demand calculations as well. ACWWA has a maximum 10 fps velocity requirement through the water service lines and meters. Tap fees for the respective mater sizes can be found in Appendix A of ACWWA's Rules & Regulations which can be found at the website listed above. Tap Fees are based on tap equivalents, annual demands and maximum velocity requirements.
3. All existing and proposed ACWWA utilities, including meter pits are to be within existing ROW or a minimum 30' wide easement dedicated to ACWWA by separate document. Please refer to "ACWWA Easement Checklist" at the web address for easement requirements and instructions for preparing easement exhibits. Parking, landscaping and permanent structures are not permitted within an ACWWA easement. ACWWA utilities are to be accessible by vehicle with unrestricted access through any security gates or fences.
4. All ACWWA required documents are to be completed and approved prior to construction release, including tap fee payment, easements recorded, Development Agreement, ACWWA utility plan approval, and a wastewater discharge survey.
5. Any existing water and/or sewer stubs that will not be used for the development of the new property after replat will need to be abandoned at the main.
6. Construction of ACWWA utilities and services are to be by a licensed contractor pre-approved by ACWWA. Please refer to ACWWA's pre-qualified contractors list on their website.
7. An ACWWA pre-submittal meeting was held October 13, 2020 to cover ACWWA design and submittal requirements.

Merrick performs reviews on behalf of ACWWA, if you have any questions please contact me.

Sincerely,

Wade B. Wheatlake, P.E.

Merrick & Company

303.353.3683 / wade.wheatlake@merrick.com

Defending Water Quality & the Environment

Bill Skinner

From: Elysa Loewen <eloewen@loeweneng.com>
Sent: Wednesday, February 24, 2021 4:19 PM
To: Bill Skinner
Cc: Richard Borchardt; chuck.reid@ccbwwqa.org
Subject: RE: ARAPCO - Referral Comments Requested for SDPZ21-003 Dove Valley Flex Building

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bill,

I have reviewed this referral on behalf of the Cherry Creek Basin Water Quality Authority and have the follow comments. Please let me know if you have any questions or concerns.

1. The Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).
2. The composite site imperviousness proposed for this development (2.48 acres for the 3.0 acre site) appears slightly higher than the assumption of 80% imperviousness made for the design of the downstream regional detention and WQ facility. How will the additional runoff impact the downstream facility?
3. Construction BMPs were not provided as part of this submittal. Please provide a GESC or CBMP for our review and comment.
4. The Authority reserves the right to review and comment on future submittals for this project.

Thank you,

Elysa Loewen, PE

Vice President
O: (720) 667-2063
C: (303) 931-8726



7388 S. Revere Parkway (Unit 601)
Centennial, CO 80112

From: Bill Skinner <WSkinner@arapahoegov.com>
Sent: Friday, February 12, 2021 5:55 PM
To: Bill Skinner <WSkinner@arapahoegov.com>
Subject: ARAPCO - Referral Comments Requested for SDPZ21-003 Dove Valley Flex Building

Please review documents found at the link below and click **reply** to return comments to me at this email address (bskinner@arapahoegov.com).

Bill Skinner

From: Glenn Thompson
Sent: Tuesday, February 16, 2021 7:28 AM
To: Bill Skinner
Subject: RE: ARAPCO - Referral Comments Requested for SDPZ21-003 Dove Valley Flex Building

I have no comments on this project.

Glenn

Glenn Thompson
Bureau Chief
Public Safety Bureau
13101 E. Broncos Parkway
Centennial, Colorado 80112
720-874-4023



From: Bill Skinner <WSkinner@arapahoegov.com>
Sent: Friday, February 12, 2021 5:55 PM
To: Bill Skinner <WSkinner@arapahoegov.com>
Subject: ARAPCO - Referral Comments Requested for SDPZ21-003 Dove Valley Flex Building

Please review documents found at the link below and click **reply** to return comments to me at this email address (bskinner@arapahoegov.com).

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before emailing the form to me at the Arapahoe County Planning Office.

This Specific Development Plan proposes zoning parameters and basic design criteria for the redevelopment of the property located at 12826 East Adams Aircraft Circle, and is located at the SW corner of the intersection of East Adams Aircraft Circle and East Jamison Place, also known as Lot 1, Block 1, Dove Valley Business Park Subdivision Filing No. 11.

Please review the application and supporting documents and provide comment no later than **3/8/2021**

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Bill Skinner, AICP, Senior Planner
Arapahoe County Public Works – Planning Division
6924 S. Lima St, Centennial CO 80112
720-874-6651
bskinner@arapahoegov.com

Project Name: Dove Valley Flex Building
Project File #: **SDPZ21-003**
S Metro Review # REFOTH21-00030

Review date: February 15, 2021

Plan reviewer: Jeff Sceili
720-989-2244
Jeff.Sceili@Southmetro.org

Project Summary: Specific Development Plan for a proposed spec building

Code Reference: 2018 Fire Code Edition, 2015 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above project and has disapproved the proposed site development plan based on the following comments that must be resolved prior issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. Applicant shall provide construction type of the planned structure.
2. Applicant shall indicate if they are planning on providing an automatic fire sprinkler. This may be required by code. However, intended use will dictate requirements, while installing a sprinkler will provide the widest options for use.
3. Provide an autoturn analysis for the proposed site.
4. Provide a shared access agreement where this is being employed.

Fire Flow per Appendix B

Construction Type	Building Area (SF)	Fire Flow (GPM)	Sprinkler System (Type)	Reduced Fire Flow
UNK	35,000	UNK	UNK	UNK

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



FIRE ACCESS ROAD DESIGN CRITERIA



BUILDING exterior walls (and any portion thereof) of any buildings that are more than 150 feet from the curb line of a public street shall be served by a Fire Apparatus Access Road which shall be unobstructed. This distance is measured by an approved route around the exterior of the building or facility. Additional allowances may be made for some sprinkler protected structures. Alternate access arrangements may be accepted based on site conditions and building fire protection features.

Due to the possibility of heavy vehicle traffic, residential and commercial collector and arterial roads may not be considered adequate for fire suppression operations; no credit for access to perimeter of buildings shall be given from collectors or arterials, unless specifically approved.

Sites not be capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

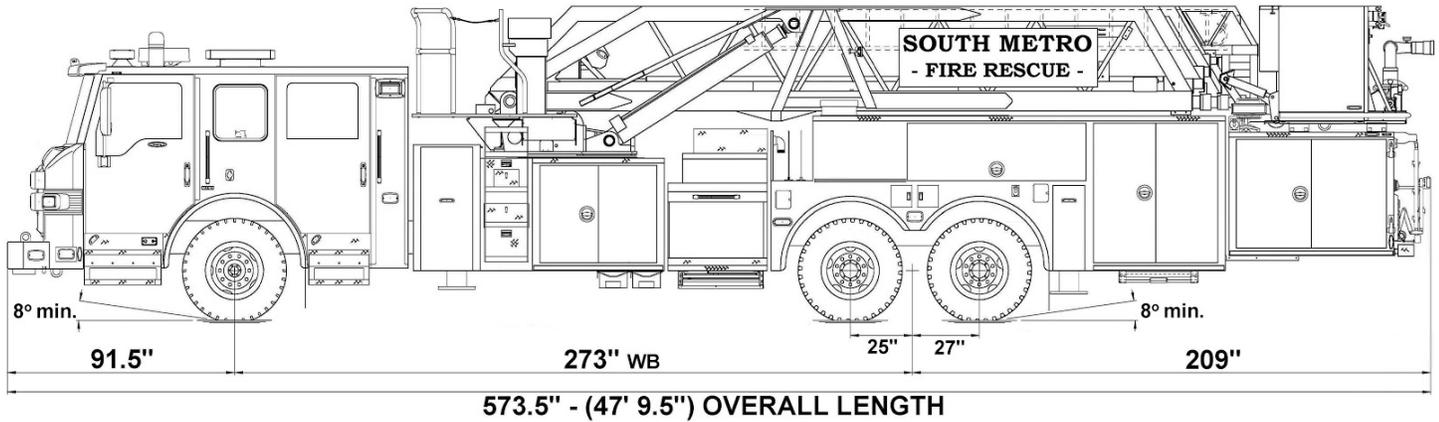
FIRE APPARATUS ACCESS ROADS shall be of an all-weather surface capable of supporting the imposed loads of fire apparatus. Maximum grade on site shall not exceed six percent (6%). Roads shall be asphalt or concrete. Other surfaces may be accepted on a case by case basis.

The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained for the entire required width of the access road.

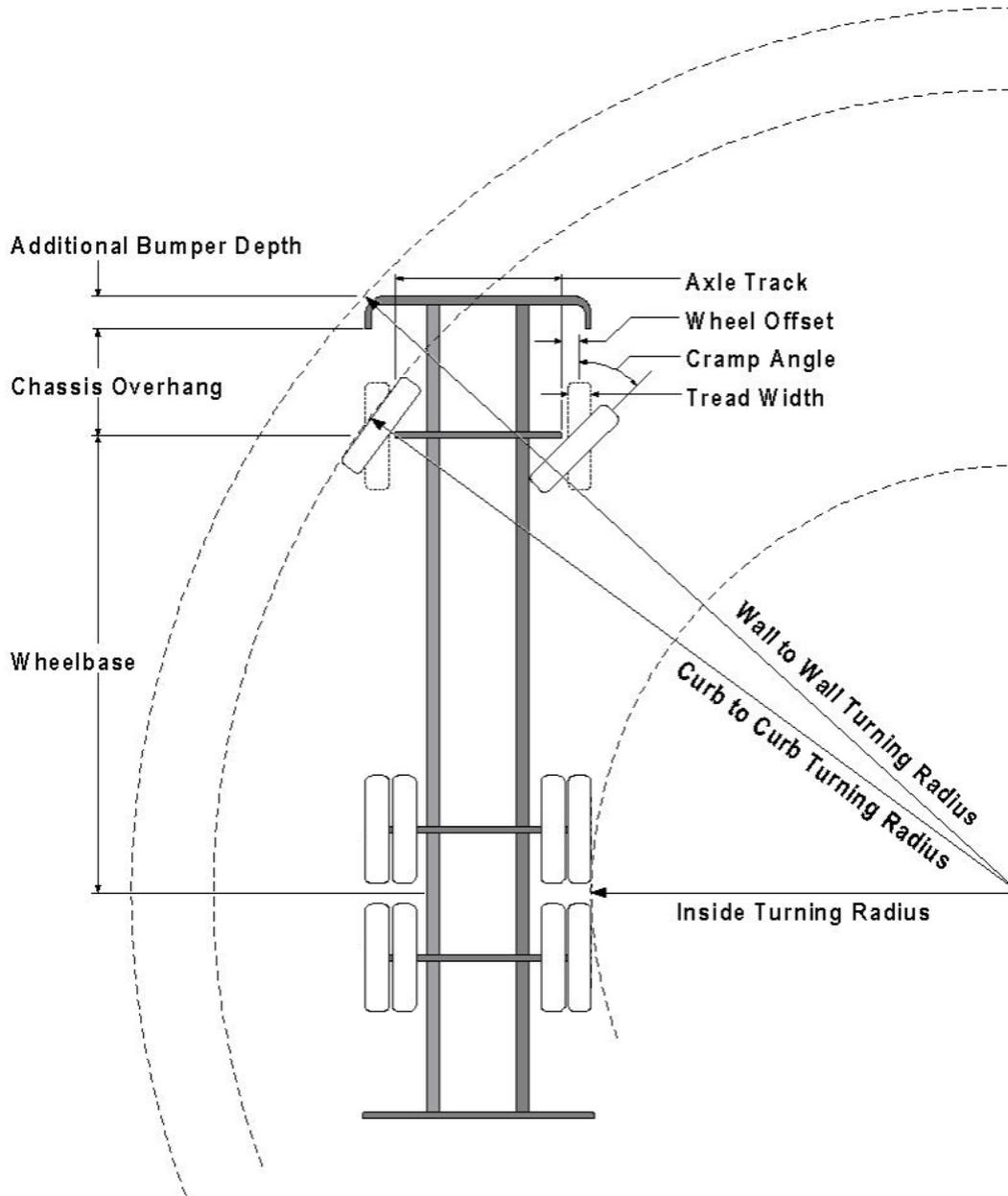
SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.
VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Vehicle Specifications

Length: 47' 9.5"

Width: 8' 5" - (10' 1" mirror to mirror)

Height: 10' 9"

Wheelbase: 273 in.

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Design load: 80,000 pounds

Inside Cramp Angle: 40°

Axle Track: 83"

Wheel Offset: 5.3"

Tread Width: 13.5"

Turning Radii:

Inside Turn: 26 ft. 1 in.

Curb to curb: 41 ft. 11 in.

Wall to wall: 46 ft. 8 in.

Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.

PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that address the fire and life safety of the citizens.



March 2, 2021

Bill Skinner
Arapahoe County Public Works and Development
6924 S. Lima Street
Centennial, CO 80112

RE: Dove Valley Flex Building, SDPZ21-003
TCHD Case No. 6779

Dear Mr. Skinner,

Thank you for the opportunity to review and comment on the Specific Development Plan for the redevelopment of the property located at 12826 East Adams Aircraft Circle. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Vector Control - Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to be "Pang Moua", written in a cursive style.

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

March 9, 2021

Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, CO 80112

Attn: Bill Skinner

Re: Dove Valley Flex Building, Case # SDPZ21-003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the specific development plan for **Dove Valley Flex Building**. While the existing underground electric distribution facilities are shown on the plans, there is an existing natural gas distribution main stubbed out along the southern side of the westerly property line that should also be shown on the plans.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoegov.com

Planning Commission's Summary Report

Date: September 3, 2021
To: Arapahoe County Planning Commission
Through: Bill Skinner Planning Division
From: Joseph Boateng, PE
Engineering Services Division, Manager
Case name: **SPDZ21-003**
Dove Valley Flex Building



Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

Sterling Design Associates, on behalf of the property owner, Bob Hibbard and Dove Valley Flex Space, LLC is proposing a project within unincorporated Arapahoe County. The project is located at the SE Corner of the intersection of E. Adams Aircraft Circle and E. Jamison Place, Lot 1, Block 1, Dove Valley Business Park Subdivision Filing No. 11, parcel ID # 2075-36-2-03-001. The project includes roughly 3 Acres (130,850 square feet) and is currently zoned MU

The site is currently a vacant lot. It is flanked by office/industrial buildings on the east and west and Centennial Airport to the south. A 35,000 sf single story office/flex building with the possibility of multiple tenants is being proposed. This is similar to the other surrounding buildings in the area. The main access to the site will be from a shared access off E. Jamison Place with existing cross-access easements in place with the properties on the east and west. Parking is proposed facing E. Jamison Place and loading and storage areas proposed along the west and south. Loading and storage areas are screened from the ROW by the building

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. The site lies within Lone Tree Creek Drainage Basin.

2. This development lies within the boundaries of the jurisdiction:

- Southeast Metro Stormwater Authority(SEMSWA)
- Cherry Creek Basin Water Quality Authority
- Arapahoe County Water and Wastewater Authority (ACCWA)
- Mile High flodd District.

3. The Traffic Impact Study is waived as it satisfied all the threshold requirements in the Traffic Impact Study Guidelines.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' findings, comments, and concerns as identified within the staff report.

**DOVE VALLEY FLEX SPACE
SPECIFIC DEVELOPMENT PLAN**
LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11
A PORTION OF THE NW 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

DESIGN TEAM CONTACTS:

OWNER

HIBBARD GROUP DEVELOPMENT, LLC, A
COLORADO LIMITED LIABILITY COMPANY
12656 E. JAMISON PL., NO. 2
ENGLEWOOD, CO 80112
TEL: (720) 870-2717
ATTN: ROBERT A. HIBBARD

CIVIL ENGINEER

STERLING DESIGN ASSOCIATES, LLC
2009 W. LITTLETON BLVD. #300,
LITTLETON, CO 80120
TEL: (303) 794 4727
ATTN: JAY NEWELL, P.E.

LANDSCAPE ARCHITECT

STERLING DESIGN ASSOCIATES, LLC
2009 W. LITTLETON BLVD. #300,
LITTLETON, CO 80120
TEL: (303) 794 4727
ATTN: JON SPENCER, P.L.A.

DEVELOPER / APPLICANT

DOVE VALLEY FLEX SPACE, LLC
12656 E. JAMISON PL., NO. 2
ENGLEWOOD, CO 80112
TEL: (720) 870-2717
ATTN: BOB HIBBARD

SURVEYOR

RUBINO SURVEYING
3312 AIRPORT RD.
BOULDER, CO 80301
TEL: (303) 464-9515
ATTN: BOB RUBINO, P.L.S.

ARCHITECT

INTERGROUP ARCHITECTS
2000 W. LITTLETON BLVD.
LITTLETON, CO 80120
TEL: (303) 738-8877
ATTN: JOHN TWEEDY, LEED AP

JURISDICTIONAL CONTACTS:

PLANNING

ARAPAHOE COUNTY
6924 S LIMA ST.
CENTENNIAL, CO 80112
TEL: (720) 878-6650
ATTN: BILL SKINNER

FIRE DEPARTMENT

SOUTH METRO FIRE RESCUE
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2247
ATTN: CHIP KERKHOVE

WATER & SANITARY SEWER

ARAPAHOE COUNTY WATER AND WASTEWATER
AUTHORITY (ACWWA)
13031 E. CALEY AVE.
CENTENNIAL, CO 80111
TEL: (303) 790-4830
ATTN: WADE WHEATLAKE

ELECTRIC & GAS

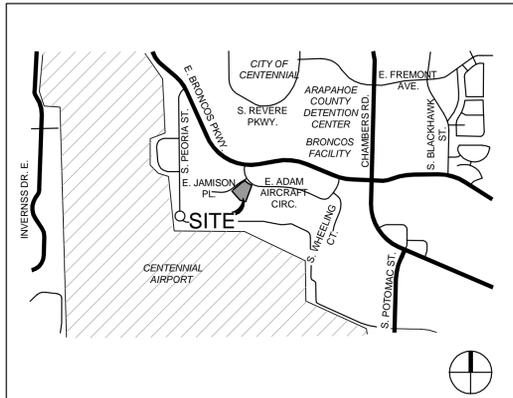
XCEL ENERGY550
15TH STREET, SUITE 700
DENVER, CO 80202
TEL: (303)-571-7877
ATTN: TBD

TELEPHONE & CABLE

CENTURY LINK

VICINITY MAP

SCALE 1" = 2,000'



SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	SPECIFIC DEVELOPMENT PLAN
SHEET 3	INFRASTRUCTURE PLAN
SHEET 4	DEVELOPMENT STANDARDS
SHEET 5	LANDSCAPE PLAN

LAND USE MATRIX

USE CATEGORY	LEGEND: P = PERMITTED A = ACCESSORY SR = USE BY SPECIAL REVIEW
PROFESSIONAL OFFICE	P
OFFICE SHOWROOM	P
OFFICE FLEX	P
RESEARCH AND DEVELOPMENT W / INDOOR USE ONLY	P
WHOLESALE MERCHANDISE DISPLAY AND SALES	P
WAREHOUSE AND DISTRIBUTION	P
LIGHT INDUSTRIAL	P
HEAVY INDUSTRIAL	SR
MEDICAL AND DENTAL FACILITIES	P
TELECOMMUNICATIONS AND COMPUTER FACILITIES	P
PARKING STRUCTURES	SR
MINI-WAREHOUSE / SELF-STORAGE	SR
OUTDOOR STORAGE FACILITY	SR
USES TO INCLUDE OUTDOOR STORAGE ACCESSORY / APPURTENANT TO ALLOWABLE USE	P
VEHICLE REPAIR, MINOR	P
VEHICLE REPAIR, MAJOR	P
CONTRACTORS INCLUDING BUT NOT LIMITED TO PLUMBING, HEATING, AND ELECTRICAL (WITH OUTDOOR STORAGE)	P
SPECIALTY TRADE SHOP, INCLUDING BUT NOT LIMITED TO CABINET, ELECTRIC, PLUMBING, HEATING, LITHOGRAPHIC AND/OR PRINTING SHOPS, FURNITURE REUPHOLSTERING	P
MANUFACTURING, LIGHT	P
EXPLOSION WELDING, CLADDING, OR METALLURGICAL BONDING OF METAL OR OTHER SIMILAR USES	P

DOVE VALLEY FLEX DEVELOPMENT STANDARDS

CATEGORY	COMMERCIAL STANDARDS
DENSITY (FAR)	N/A
MINIMUM LOT SIZE	3.0 ACRES
MINIMUM LOT WIDTH	180'-0"
MAXIMUM BUILDING HEIGHT	50'-0"
PARKING REQUIRED	PER LDC
UNOBSTRUCTED OPEN SPACE (INCLUDES PEDESTRIAN WALKS AND PLAZAS)	18%
OUTDOOR STORAGE AREA	17%
MINIMUM SETBACKS	
SETBACK FROM ARTERIAL	N/A
BUILDING SETBACK FROM COLLECTOR	28'-0"
BUILDING SETBACK FROM LOCAL/PRIVATE	12'-0"
BUILDING SETBACK FROM MULTI-USE EASEMENT	3'-0"
BUILDING SETBACK FROM PROPERTY LINE	12'-0"
PARKING SETBACK FROM R.O.W.	12'-0"
REAR PARKING SETBACK	5'-0"
SIDE PARKING SETBACK	5'-0"
BUILDING SEPARATION	N/A
SETBACK FROM OPEN SPACE	N/A
ACCESSORY USES	
SETBACK FROM ARTERIAL	N/A
SETBACK FROM COLLECTOR	28'-0"
SETBACK FROM LOCAL/PRIVATE	12'-0"
SETBACK FROM PROPERTY LINE	0'-0"

* REFER TO DEVELOPMENT STANDARDS SHEET FOR ADDITIONAL DESIGN STANDARDS

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

THIS _____ DAY OF _____ A.D.,

20_____.

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION:

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,

THIS _____ DAY OF _____ A.D., 20_____.

CHAIR: _____

CERTIFICATE OF OWNERSHIP:

_____, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS DOVE VALLEY FLEX SPACE, CASE NO. SDPZ21-003

ROBERT A. HIBBARD, OWNER/MEMBER
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____ }
SS

COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____ A.D., 20_____.

BY _____

AS _____

OF HIBBARD GROUP DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL
(NOTARY PUBLIC)

MY COMMISSION EXPIRES _____

NOTARY I.D. NUMBER _____

LEGAL DESCRIPTION

LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2000 UNDER RECEPTION NO. B0049738, PLAT BOOK 178 AT PAGES 7 AND 8, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE LAND CONVEYED TO ARAPAHOE COUNTY PUBLIC AIRPORT AUTHORITY BY DEED RECORDED MARCH 16, 1999 UNDER RECEPTION NO. A9044207.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF LOT 1 BEARING S48°56'18"E PER THE PLAT OF DOVE VALLEY BUSINESS PARK SUBDIVISION FILING NO. 11 BETWEEN THE MONUMENTS FOUND AND DESCRIBED ON THE A.L.T.A./N.S.P.S. LAND TITLE SURVEY PREPARED 10/31/18.

BENCHMARK

PIN/CAP STAMPED UAP1 12 LOCATED SOUTHWEST QUADRANT OF EAST ARAPAHOE ROAD AND SOUTH HAVANA STREET AT SOUTHEAST CORNER OF METAL FENCE OF LIFT STATION NAVD 88 DATUM ELEVATION 5707.24'

SITE BENCHMARK:
A CHISELED CROSS IN CONCRETE LOCATED AT THE WESTERLY MOST PROPERTY CORNER NAVD 88 DATUM ELEVATION 5657.56'



2009 W. Littleton Blvd. #300 Littleton, CO 80120
303.794.4727 | www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
JAY M. NEWELL, PE
COLORADO REGISTRATION -
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

**PRELIMINARY
NOT FOR CONSTRUCTION**

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS		
NO: 1	DATE: 06.30.2021	BY: JDS
DESCRIPTION: REVISED PER 2ND RND REVIEW COMMENTS		
NO: 2	DATE: -	BY: -
DESCRIPTION: -		
NO: 3	DATE: -	BY: -
DESCRIPTION: -		
NO: 4	DATE: -	BY: -
DESCRIPTION: -		
NO: 5	DATE: -	BY: -
DESCRIPTION: -		
NO: 6	DATE: -	BY: -
DESCRIPTION: -		

DATE: 9/30/2015	SCALE: -
PROJECT MANAGER: JDS	PROJECT NO.: -
DRAWN BY: JDS	DRAWING FILE: -

PROJECT:

DOVE VALLEY FLEX SPACE

ENGLEWOOD, CO 80112

CLIENT:
DOVE VALLEY FLEX SPACE, LLC
12656 E. JAMISON PL., UNIT NO. 2
ENGLEWOOD, CO 80112

TEL: (720) 870-2717

SHEET TITLE:
COVER SHEET

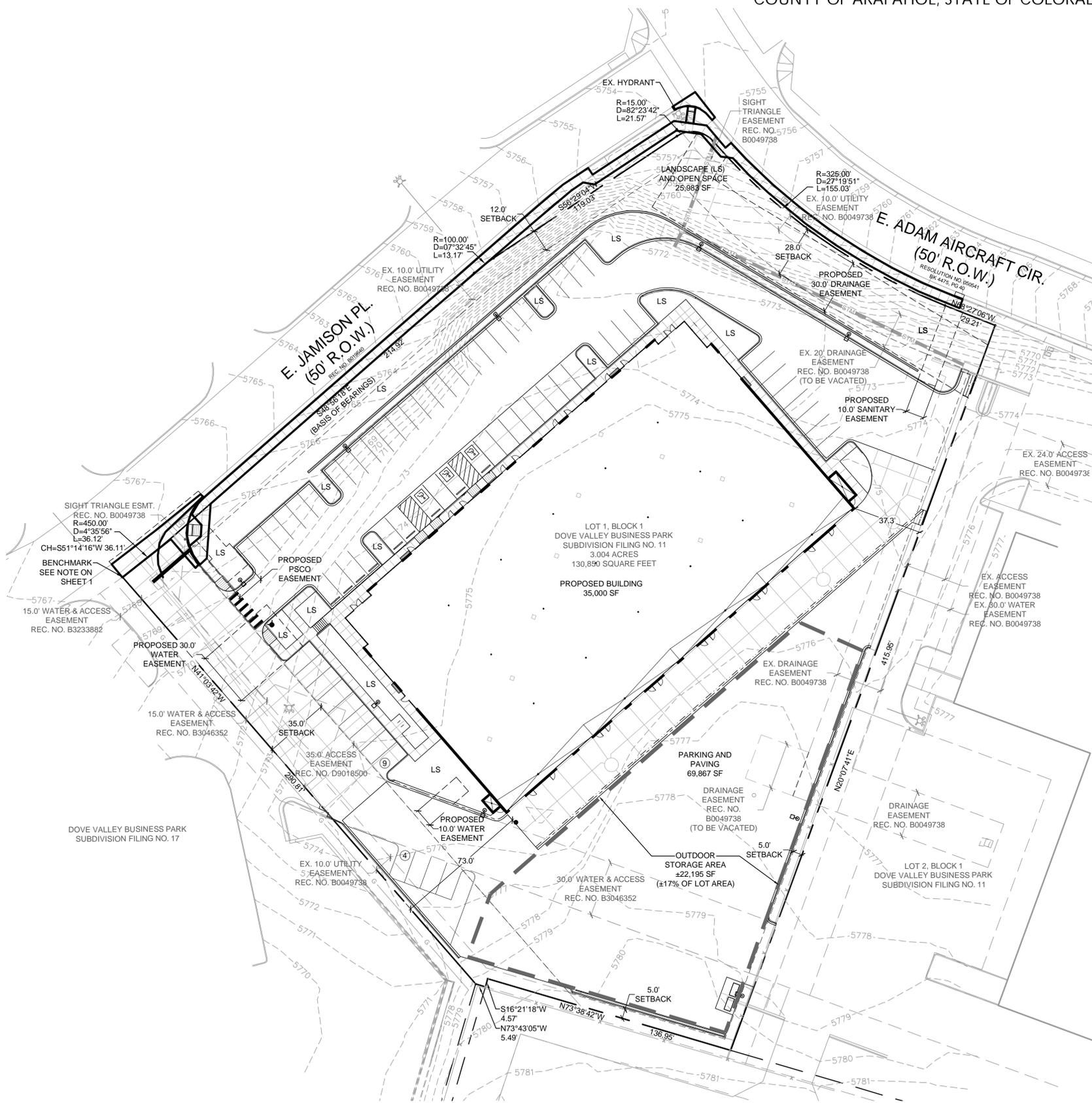
SHEET NUMBER:

1 OF 5

DOVE VALLEY FLEX SPACE SPECIFIC DEVELOPMENT PLAN

ARAPAHOE COUNTY CASE NO. SDPZ21-003

**DOVE VALLEY FLEX SPACE
SPECIFIC DEVELOPMENT PLAN**
LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11
A PORTION OF THE NW 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	ADJACENT LOT LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING CONCRETE
	EXISTING SIDEWALK
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	EXISTING FENCE
	SAWCUT LINE
	PROPOSED WHEELSTOP
	PROPOSED SIGN
	EXISTING SIGN
	LANDSCAPE AREA
	EXISTING ELECTRIC LINE
	PROPOSED ELECTRIC LINE
	EXISTING GAS LINE
	PROPOSED GAS LINE
	EXISTING COMMUNICATIONS LINE
	PROPOSED COMMUNICATIONS LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM SEWER (LARGE Ø)
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	PROPOSED MANHOLE
	EXISTING STORM MANHOLE
	PROPOSED INLET
	EXISTING INLET
	EXISTING SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING UTILITY VAULT
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR



PREPARED UNDER THE DIRECT SUPERVISION OF
JAY M. NEWELL, PE
COLORADO REGISTRATION -
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

PRELIMINARY
NOT FOR CONSTRUCTION

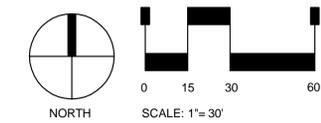
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NO. 4	DATE: -	BY: -
DESCRIPTION: -		
NO. 5	DATE: -	BY: -
DESCRIPTION: -		
NO. 6	DATE: -	BY: -
DESCRIPTION: -		
DATE:	SCALE:	
9/30/2015	1" = 20'	
PROJECT MANAGER:	PROJECT NO.:	
JDS	-	
DRAWN BY:	DRAWING FILE:	
JDS	-	
PROJECT:		

DOVE VALLEY FLEX SPACE
ENGLEWOOD, CO 80112

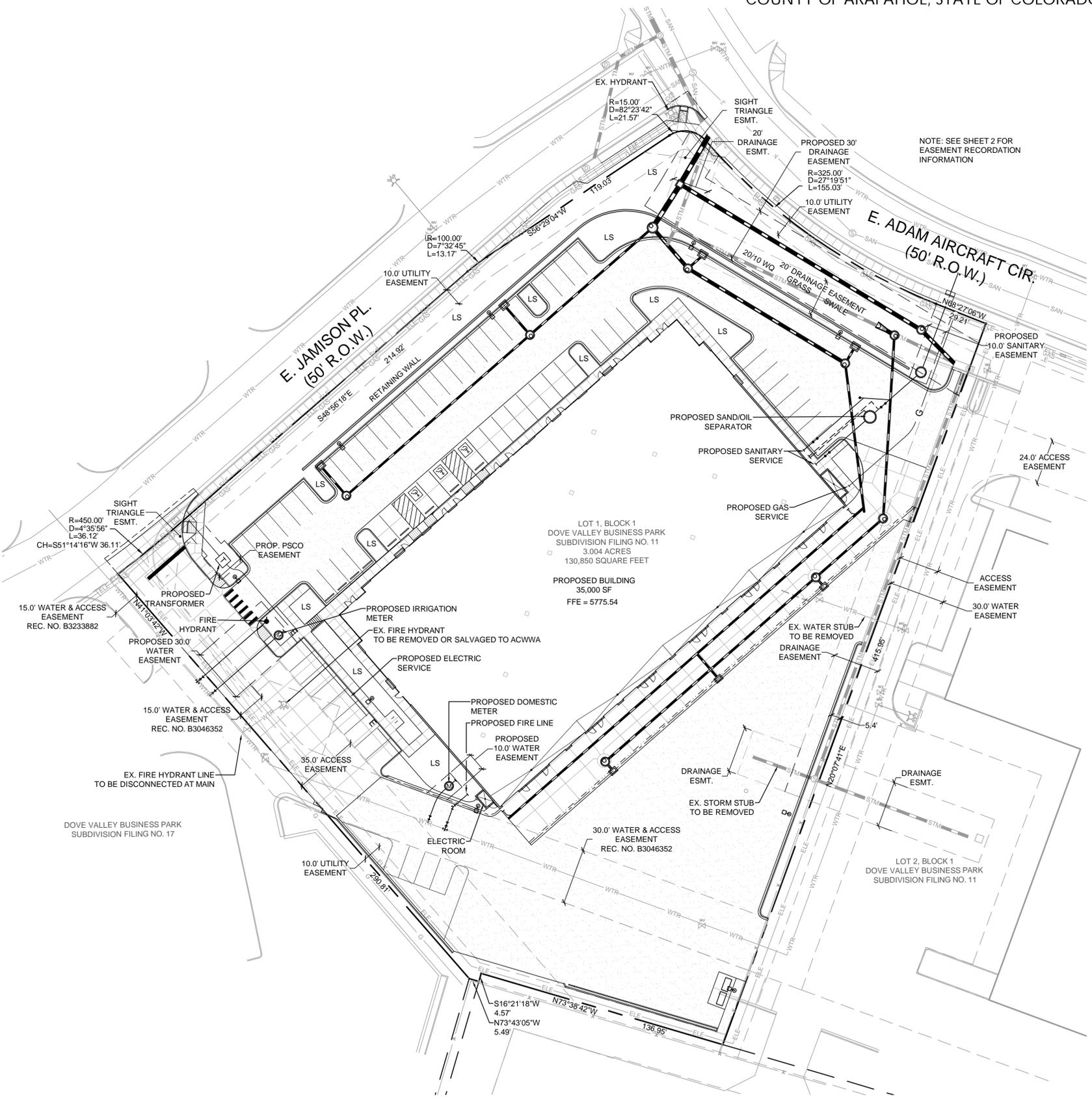
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12656 E. JAMISON PL., UNIT NO. 2
ENGLEWOOD, CO 80112
TEL: (720) 870-2717

SHEET TITLE:
SPECIFIC DEVELOPMENT PLAN

SHEET NUMBER:
2 OF 5



**DOVE VALLEY FLEX SPACE
SPECIFIC DEVELOPMENT PLAN**
LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11
A PORTION OF THE NW 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH,
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LEGEND

	PROPERTY LINE
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	PROPOSED ELECTRIC LINE
	EXISTING GAS LINE
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	PROPOSED SANITARY SEWER
	PROPOSED MANHOLE
	EXISTING STORM MANHOLE
	PROPOSED INLET
	EXISTING INLET
	EXISTING SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXISTING UTILITY VAULT

NOTE: SEE SHEET 2 FOR EASEMENT RECORDATION INFORMATION



PREPARED UNDER THE DIRECT SUPERVISION OF
JAY M. NEWELL, PE
COLORADO REGISTRATION -
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

**PRELIMINARY
NOT FOR CONSTRUCTION**

STERLING DESIGN ASSOCIATES, LLC

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DESCRIPTION: -		

DATE:	SCALE:
9/30/2015	1" = 20'
PROJECT MANAGER:	PROJECT NO.:
JDS	-
DRAWN BY:	DRAWING FILE:
JDS	-

PROJECT:

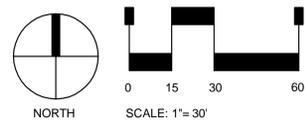
**DOVE VALLEY FLEX SPACE
ENGLEWOOD, CO 80112**

CLIENT:
DOVE VALLEY FLEX SPACE, LLC
12656 E. JAMISON PL., UNIT NO. 2
ENGLEWOOD, CO 80112

TEL: (720) 870-2717

SHEET TITLE:
INFRASTRUCTURE PLAN

SHEET NUMBER:
3 OF 5



DOVE VALLEY FLEX SPACE SPECIFIC DEVELOPMENT PLAN

LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11
A PORTION OF THE NW 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE SPECIFIC DEVELOPMENT PLAN KNOWN AS DOVE VALLEY FLEX SPACE, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREES TO THE FOLLOWING NOTES:

STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE:

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

LANDSCAPE MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE:

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

DRAINAGE MASTER PLAN NOTE:

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

AIRPORT INFLUENCE AREA NOTE (OFF-SITE IMPROVEMENTS):

TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS:

- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSES OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
- TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

AIRPORT INFLUENCE AREA NOTE (AVIGATION EASEMENT/HAZARD EASEMENT):

AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS SPECIFIC DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND AT RECEPTION NO. A8119977 AND D1046628 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.

THE LANDS CONTAINED WITHIN THIS SPECIFIC DEVELOPMENT PLAN LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.

ALL LANDS CONTAINED WITHIN THIS SPECIFIC DEVELOPMENT PLAN SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA".

SPECIFIC DEVELOPMENT PLAN DESIGN STANDARDS:

PARKING STANDARDS

OFF-STREET PARKING SHALL BE PROVIDED IN ACCORDANCE ARAPAHOE COUNTY STANDARDS AS OUTLINED IN THE MOST CURRENT VERSION OF THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE.

LOT COVERAGE STANDARDS

LOT COVERAGE OF BUILDING FOOTPRINT(S) SHALL NOT EXCEED 60% OF THE OVERALL SITE AREA EXCLUDING RIGHT-OF-WAY.

OPEN SPACE STANDARDS

UNOBSTRUCTED OPEN SPACE WITHIN THIS SDP SHALL BE A MINIMUM OF EIGHTEEN PERCENT (18%), EXCLUDING RIGHT-OF-WAY. PEDESTRIAN AREAS SUCH AS SIDEWALKS, PLAZAS, ATHLETIC FACILITIES, AND EMPLOYEE BREAK AREAS SHALL BE INCLUDED WITHIN THE UNOBSTRUCTED OPEN SPACE CALCULATION.

SITE AREAS ASSOCIATED WITH ROADWAYS, ACCESS DRIVES, LOADING DOCKS, STORAGE AREAS, AND SURFACE PARKING LOTS ARE EXCLUDED FROM OPEN SPACE CALCULATIONS.

LIGHTING STANDARDS

LIGHTING SHALL BE PROVIDED IN CONFORMANCE WITH APPROVED ARAPAHOE COUNTY STANDARDS AS OUTLINED IN THE MOST CURRENT VERSION OF THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE. TO THE EXTENT NOT ADDRESSED IN THE LDC, PARKING LOT LIGHTING IS PERMITTED 24 HOURS FOR SAFETY AND SECURITY PURPOSES.

LIGHTING SHALL BE DESIGNED TO MINIMIZE GLARE ONTO ADJACENT PROPERTIES. LIGHTING SHALL NOT BE INSTALLED IN SUCH A MANNER AS TO MAKE IT DIFFICULT FOR FLYERS TO DISTINGUISH BETWEEN AIRPORT LIGHTS AND OTHERS, OR IMPAIR VISIBILITY IN THE VICINITY OF THE AIRPORT, OR AS OTHERWISE TO ENDANGER THE LANDING, TAKEOFF, OR MANEUVERING OF AIRCRAFT.

PARKING LOT LIGHTING SHALL BE DIRECTED DOWNWARD AND BE LED TYPE FULL CUTOFF LUMINAIRE FIXTURES. POLE HEIGHT IS LIMITED TO 30' MAXIMUM.

PHOTOMETRIC PLANS SHALL BE REQUIRED FOR ALL ASP'S AND SHALL MEET THE LIGHTING STANDARDS AS SET FORTH IN THE MOST CURRENT VERSION OF THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE UNLESS NOTED OTHERWISE WITHIN THIS SDP.

OUTDOOR STORAGE STANDARDS

OUTDOOR STORAGE ACCESSORY TO USES WITHIN THE BUILDING IS AN APPROVED USE. ACCESSORY USE STORAGE IS RESTRICTED BY THE FOLLOWING STANDARDS:

- OUTDOOR STORAGE IS DEFINED AS, BUT NOT LIMITED TO, PRODUCTS, SUPPLIES, EQUIPMENT, MATERIALS, AND CONTAINERS WHICH CANNOT BE MOVED BY THEIR OWN POWER AND ARE NOT STORED WITHIN A BUILDING.
- OUTDOOR STORAGE ITEMS CANNOT EXCEED 12 FEET IN HEIGHT.
- OUTDOOR STORAGE ITEMS CANNOT BE STACKED ABOVE 12 FEET IN HEIGHT.
- OUTDOOR STORAGE ITEMS CANNOT BE STORED BETWEEN THE MAIN BUILDING AND THE RIGHT-OF-WAY.
- OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM VIEW FROM THE RIGHT-OF-WAY BY USE OF VERTICAL ELEVATION, BERMS, OPAQUE FENCING, LANDSCAPE BUFFERS, OR A COMBINATION OF THE ABOVE.

OUTDOOR STORAGE AS A PRIMARY USE IS PERMITTED BY SPECIAL REVIEW. ALL ARAPAHOE COUNTY PROCEDURES AND PROCESSES ARE REQUIRED FOR APPROVAL OF OUTDOOR STORAGE AS A PRIMARY USE.

CONCEPTUAL ARCHITECTURAL STANDARDS

SITE-CAST TILT UP CONCRETE PANELS WITH TEXTURED ELASTOMERIC PAINT, STUCCO ACCENT BAND, BRIGHT SILVER ALUMINUM COMPOSITE PANEL ACCENTS, BLUE TINTED LOW-E INSULATED GLAZING IN CLEAR ANODIZED ALUMINUM STOREFRONT AND CYLINDRICAL UP/DOWN WALL SCONCE LIGHT FIXTURES. SIGNAGE TO BE DETERMINED AND WILL BE UNDER A SEPARATE SUBMITTAL.

SIGN STANDARDS

SIGNAGE SHALL BE PROVIDED IN ACCORDANCE ARAPAHOE COUNTY STANDARDS AS OUTLINED IN THE MOST CURRENT VERSION OF THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE.

SIGN APPROVALS SHALL BE PART OF THE ASP PROCESS.

SIGNS SHALL NOT BE LOCATED IN SUCH A WAY THAT THEY CREATE TRAFFIC OR OTHER HAZARDS. NO WALL SIGNS SHALL EXTEND ABOVE THE TOP OF THE BUILDING.

SIGNS MAY BE ILLUMINATED FROM AN INDIRECT OR INTERNAL LIGHT SOURCE, OR FROM GROUND MOUNTED LIGHTING THAT DOES NOT INTERFERE WITH FAA REGULATIONS OR AIRPORT OPERATIONS.

FENCE STANDARDS

GROUND MOUNTED FENCING, INCLUDING MASONRY WALLS, SHALL BE UNIFORM AND CONSISTENT THROUGHOUT THE AREA COVERED BY THIS SDP. FENCES SHALL NOT EXCEED 6'-0" IN HEIGHT EXCEPT WHERE NECESSARY TO SCREEN OUTDOOR STORAGE AREAS AND/OR UTILITARIAN AREAS AND EQUIPMENT, TRUCKS, DUMPSTERS, ETC. WHERE NECESSARY FOR SCREENING PURPOSES, FENCES SHALL NOT EXCEED 10'-0" IN HEIGHT AND SHALL BE OPAQUE IN NATURE.

ALL FENCING SHALL BE APPROVED BY ARAPAHOE COUNTY. FENCING PLANS SHALL BE INCLUDED IN AN ADMINISTRATIVE SITE PLAN (ASP) OR USE BY SPECIAL REVIEW (USR) SUBMITTAL AS REQUIRED.

FENCING ALONG THE CENTENNIAL AIRPORT PROPERTY BOUNDARY SHALL BE OF A HEIGHT AND TYPE ACCEPTABLE TO THE AIRPORT AUTHORITY AND THE FEDERAL AVIATION ADMINISTRATION (FAA). ANY FENCING REMOVED FROM THE CENTENNIAL AIRPORT PROPERTY BOUNDARY IS PROPERTY OF THE FAA, AND SHALL BE PROMPTLY RETURNED TO THE AIRPORT.

SCREENING OF MECHANICAL EQUIPMENT / TRASH FACILITIES, AND OFF-STREET LOADING STANDARDS

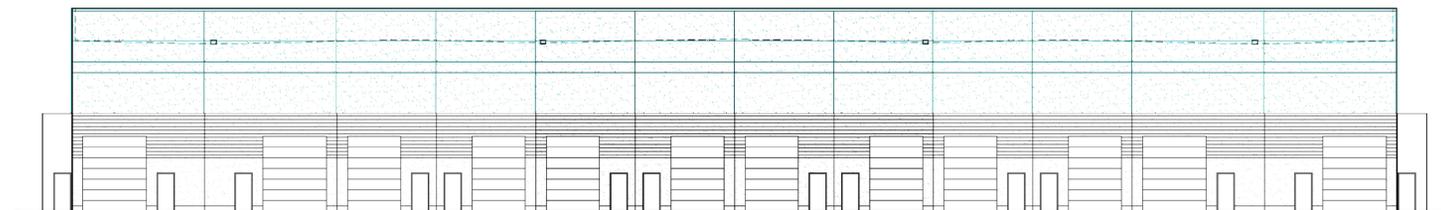
ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE APPROPRIATELY SCREENED, AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED WITH APPROPRIATE FENCING OR LANDSCAPING. TRASH FACILITIES SHALL BE SCREEN APPROPRIATELY IN ORDER TO MINIMIZE AESTHETIC IMPACT ON THE RIGHT-OF-WAY.

SCREENING OF OFF-STREET LOADING SHALL BE PROVIDED THROUGH THE USE OF LANDSCAPING, BERMS, AND FENCING OR WALLS OF MATERIALS AND COLORS COMPATIBLE WITH THE BUILDING, AND SHALL BE SUBJECT TO STAFF APPROVAL DURING THE ASP PROCESS.



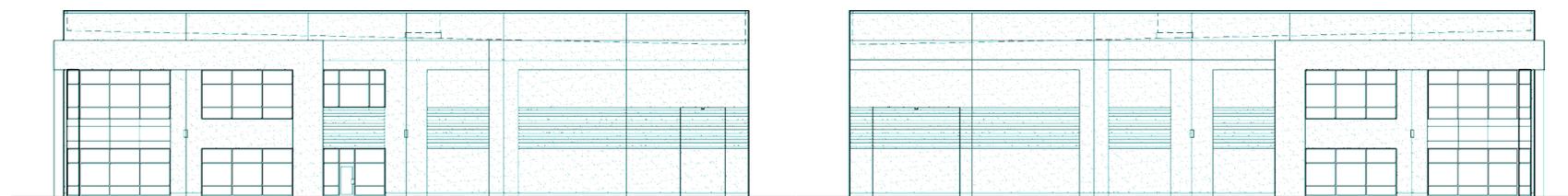
NORTHWEST ELEVATION STUDY

SCALE: 1/16" = 1'-0"



SOUTHEAST ELEVATION STUDY

SCALE: 1/16" = 1'-0"



SOUTHWEST ELEVATION STUDY

SCALE: 1/16" = 1'-0"

NORTHEAST ELEVATION STUDY

SCALE: 1/16" = 1'-0"



PREPARED UNDER THE DIRECT SUPERVISION OF
JAY M. NEWELL, PE
COLORADO REGISTRATION -
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

**PRELIMINARY
NOT FOR CONSTRUCTION**

STERLING DESIGN ASSOCIATES, LLC		
ISSUES & REVISIONS		
NO: 1	DATE: 06.30.2021	BY: JDS
DESCRIPTION: REVISED PER 2ND RND REVIEW COMMENTS		
NO: 2	DATE: -	BY: -
DESCRIPTION: -		
NO: 3	DATE: -	BY: -
DESCRIPTION: -		
NO: 4	DATE: -	BY: -
DESCRIPTION: -		
NO: 5	DATE: -	BY: -
DESCRIPTION: -		
NO: 6	DATE: -	BY: -
DESCRIPTION: -		
DATE: 9/30/2015		
PROJECT MANAGER: JDS		SCALE: 1" = 20'
DRAWN BY: JDS		PROJECT NO.: -
		DRAWING FILE: -
PROJECT:		

**DOVE VALLEY FLEX SPACE
ENGLEWOOD, CO 80112**

CUSTOMER:
DOVE VALLEY FLEX SPACE, LLC
12656 E. JAMISON PL., UNIT NO. 2
ENGLEWOOD, CO 80112

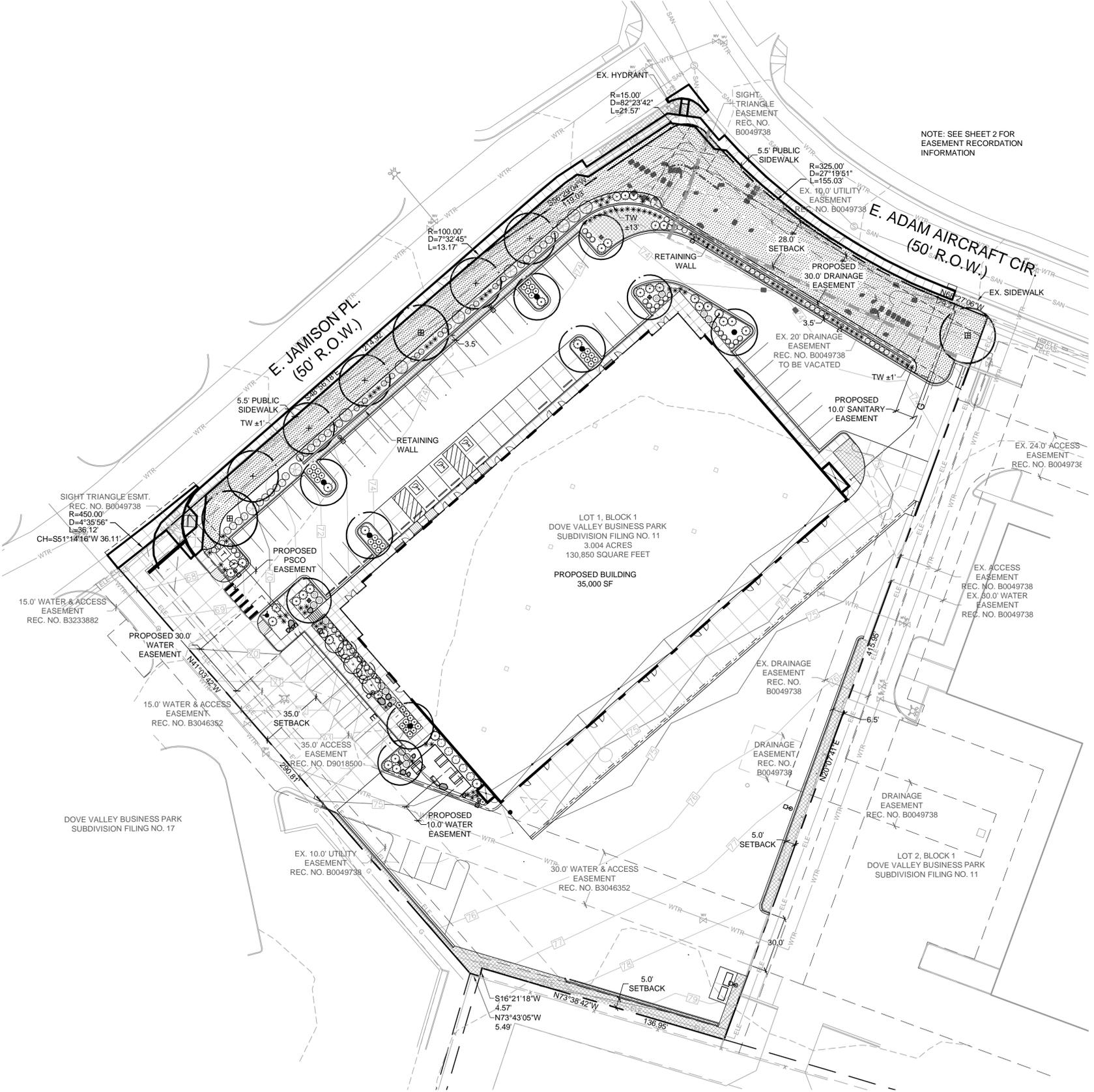
TEL: (720) 870-2717

SHEET TITLE:
DEVELOPMENT STANDARDS

SHEET NUMBER:

4 OF 5

**DOVE VALLEY FLEX SPACE
SPECIFIC DEVELOPMENT PLAN**
LOT 1, BLOCK 1, DOVE VALLEY BUSINESS PARK FILING NO. 11
A PORTION OF THE NW 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO



PLANT LEGEND

- DECIDUOUS SHADE/ORNAMENTAL TREES
-
- EVERGREEN TREES
-
- DECIDUOUS SHRUBS AND GRASSES
-
- EVERGREEN SHRUBS
-

HATCH LEGEND

- SOD GRASS (OVERHEAD IRRIGATION)
- ROCK MULCH IN SHRUB AREAS (DRIP IRRIGATION)

LANDSCAPE DATA TABLE

CRITERIA	REQUIRED	PROVIDED
LOT AREA		3.004 ACRES OR 130,850 SQ. FT. -
LANDSCAPE AREA		23,353 SF (17%)
TREES	1 / 1,000 SF = 23	23 TREES (PARKING ISLANDS NOT INCLUDED)
SHRUBS	10 / 1,000 SF = 230	259 SHRUBS

LANDSCAPE MAINTENANCE AGREEMENT NOTE:

THE OWNER SHALL BE REQUIRED TO ENTER INTO A MAINTENANCE AGREEMENT WITH ARAPAHOE COUNTY PER THE MOST CURRENT VERSION OF THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE, SECTION 4-1.3.J.2.i. FOR MAINTENANCE OF ALL LANDSCAPING AND RELATED APPURTENANCES LOCATED WITHIN COUNTY RIGHT-OF-WAY.



2009 W. Littleton Blvd. #300 Littleton, CO 80120
303.794.4727 | www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF
JAY M. NEWELL, PE
COLORADO REGISTRATION -
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

**PRELIMINARY
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STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	DATE	BY
NO. 1	06.30.2021	JDS
DESCRIPTION: REVISED PER 2ND RND REVIEW COMMENTS		
NO. 2	-	-
DESCRIPTION: -		
NO. 3	-	-
DESCRIPTION: -		
NO. 4	-	-
DESCRIPTION: -		
NO. 5	-	-
DESCRIPTION: -		
NO. 6	-	-
DESCRIPTION: -		

DATE:	SCALE:
9/30/2015	1" = 20'
PROJECT MANAGER:	PROJECT NO.:
JDS	-
DRAWN BY:	DRAWING FILE:
JDS	-

PROJECT:

**DOVE VALLEY FLEX SPACE
ENGLEWOOD, CO 80112**

CLIENT:
DOVE VALLEY FLEX SPACE, LLC
12656 E. JAMISON PL., UNIT NO. 2
ENGLEWOOD, CO 80112

TEL: (720) 870-2717

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:

5 OF 5

