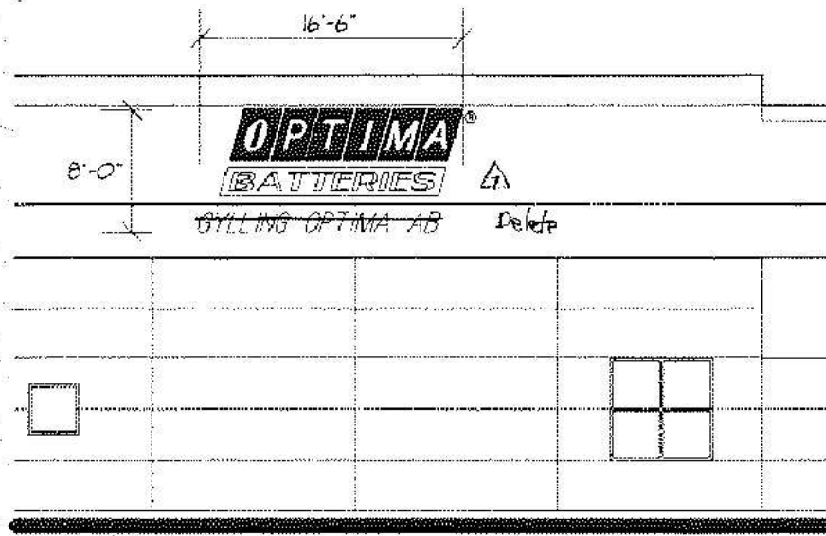
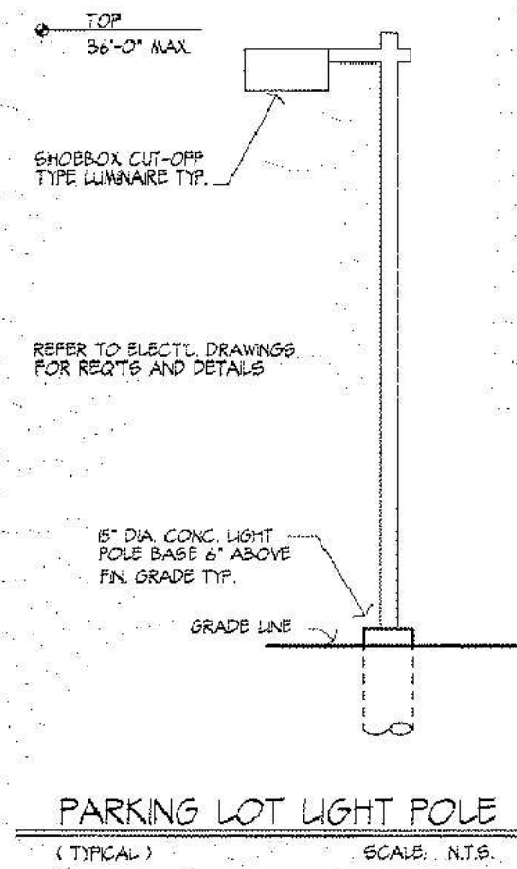


OPTIMA BATTERIES INC.

SITE PLAN
SHEET ONE OF TWO



SITE DATA TABLE		TOTAL
LAND AREA WITHIN PROPERTY LINES	14.1 AC (614,178 SF)	
NUMBER OF BUILDINGS	1	
NUMBER OF STORIES	ONE	
MAXIMUM HEIGHT OF BUILDINGS	32'-0"	
GROSS FLOOR AREA	111,069 SF (18.08%)	
TOTAL BUILDING COVERAGE	138,742 SF (22.59%)	
HARD SURFACE AREA (EXCLUDING BUILDINGS)	142,898 SF (23.27%)	
AREA DEVOTED TO LANDSCAPING WITHIN SITE	332,538 SF (54.14%)	
PRESENT ZONING CLASSIFICATION	APZ II-N	
PROPOSED USES	OFFICE, MFG, WHSE	
PERMITTED MAXIMUM SIGN AREA (BLDG & GROUND)	312 SF	
PROPOSED MAXIMUM SIGN AREA (BLDG & GROUND)	312 SF	
LOADING SPACES PROVIDED	10	
PARKING SPACES PROVIDED	119	
PARKING SPACES REQUIRED (RATIO OF 1 SPACE PER 1,000 SF. GFA)	112	
HANDICAP SPACES REQUIRED	5	
HANDICAP SPACES PROVIDED	5	
NUMBER OF VAN ACCESSIBLE SPACES REQUIRED	1	
NUMBER OF VAN ACCESSIBLE PROVIDED	1	
NUMBER OF BICYCLE SPACES REQUIRED	5	
NUMBER OF BICYCLE SPACES PROVIDED	9	
CONSTRUCTION TYPE, SPRINKLERED OR NON-SPRINKLERED	SPRINKLERED	
MAX % OF LOT COVERAGE (REF. UDO CODE SECT 2.5.2.(D)(2)(b)(iii) - FIG. 2.5-3)	35%	

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICATION THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND QUALITY 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, LOCATION AND LIMITATION SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF OPTIMA Batteries HAS CAUSED THESE PRESENTS TO BE
EXECUTED THIS 23 DAY OF June AD 1994
BY Jack Lintz - President Optima Batteries, Inc.
(PRINTED NAME OF OFFICER)

NOTORIAL:

STATE OF COLORADO
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 23 DAY OF June
AD 1994 BY Jack Lintz, President

WITNESS ME HAND AND OFFICIAL SEAL

Daniel S. Albano

MY COMMISSION EXPIRES 1/31/98 NOTARY/BUSN. ADDRESS: 5 E. Mississippi Ave
Denver, CO 80210

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Chas. A. [Signature] DATE: 7-5-94

PLANNING DIRECTOR: [Signature] DATE: 6-7-94
PLANNING COMMISSION: [Signature] DATE: 5-11-94

CITY COUNCIL: _____ DATE: 7-17-74

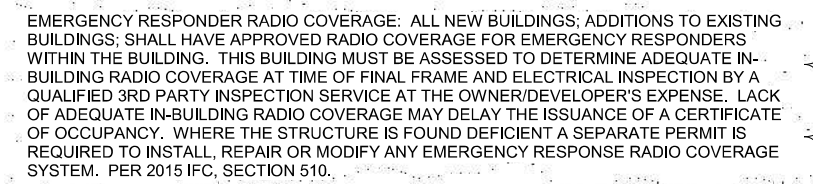
DATE _____ NOTAR PUBLIC Mayer

ATTEST: Wanda L. Garcia DATE: 7-2-94
City Clerk

RECORDED'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY,
COLORADO AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ AD. 19 _____
CLERK AND RECORDER: _____ DEPUTY: _____

PROJECT DATA



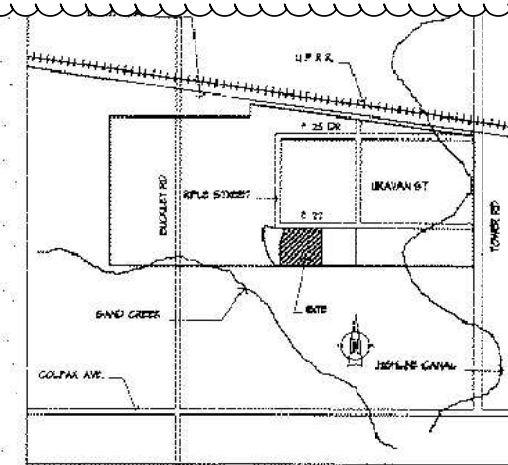
4-16-2019

NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATIONS, 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 ADJACENT OR ADJACENT ANY 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. THE DEVELOPER, HIS SUCCESSOR 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.
5. 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 THE BUILDING PERMITS.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.
7. ROOF-TOP MECHANICAL UNIT SCREENS, AS NOTED SHALL BE PREFINISHED METAL SIDING TO MATCH PROPOSED BUILDING. SEPARATIONS OF SCREEN WALLS TO SAID EQUIPMENT SHALL BE ACCORDING TO THE MANUFACTURERS SPECIFICATIONS. OTHER VISIBLE PROJECTIONS SHALL BE PAINTED TO MATCH THE BUILDING WALLS.
8. STREET LIGHTING ALONG EAST 22ND SHALL BE PER CITY OF AURORA REQTS.
9. 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 UNOBTSTRUCTED 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 ANY 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.
10. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE ORIGINAL OR ANY CHANGES WILL BE PURCHASED THERE. OTHERWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
13. ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC ENGINEER, DESCRIBING "COMMON" AND "Worst Case" SCENARIOS, AND A GUIDESBOOK INSTRUCTION WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ACCEPTABLE GOVERNING STANDARDS, AND VALUE TO BE DETERMINED FOR EACH PROJECT UNDER WORST CASE NOISE CONDITIONS.
14. THE VENDOR OF ANY FUTURE SALE OF THIS REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 49B-0303 TO BE RECORDED WITH THE COUNTY CLERK'S OFFICE. THE VENDOR SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. (SEE EXHIBIT)
15. THE APPLICANT WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
16. THE "ACCESSIBLE ROUTE OF TRAVEL" SHALL CONNECT ALL THE EXTERIOR OPENABLE DOORS AND EXITS WITHIN 8' OF GRADE WITH THE ACCESSIBLE PARKING SPACES AND THE PUBLIC WAY, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ARE REQUIRED TO BE PAINTED WITH WHITE STRIPES AT THE SIDING OF THE ROUTE TO THE PUBLIC WAY. IF THE RAMP CROSSES A PUBLIC WAY, THE "ACCESSIBLE ROUTE OF TRAVEL" SHALL COMPLY WITH UDC CHAPTER 31, APPENDIX CHAPTER 31 AND ANSI 171.1-1986.

REMOVED BY
ADMIN. AND.
9/20/94

17) The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner. (Could not find a permit for the existing gating system).



VICINITY MAP
SCHE: 11 2000

NEENAN
P.O. BOX 277
GARDEN CITY, NY 11530-0277



1252

PROJECT DATA

[illegible]

MA:1994-6011-16, App: 05/2019

OPTIMA BATTERIES | 99-6011-1

Admin Amendment 11-16-05

Amendments:

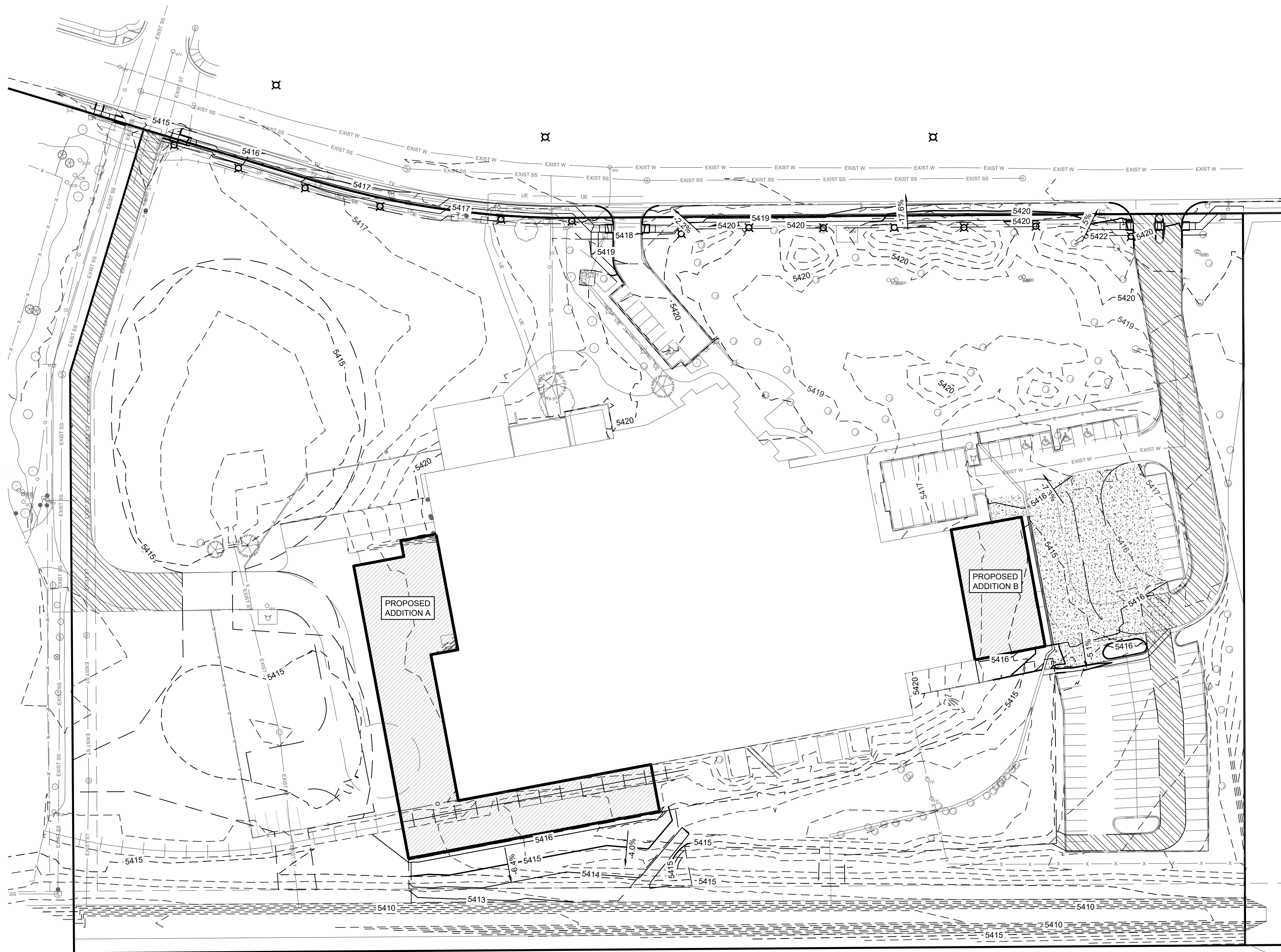
△₁₅ MA Case No. 1994-6011-17: Including building additions, new elevator, and new public sidewalks

DRAWING NAME: dr.moston

DBASE NAME: /space/optmc/dbA-1_5

PLOT DATE: Wed Jun 22 14:00:24 MDT 1994

OPTIMA BATTERIES, INC., LOT 2, BLOCK 1
**MANKO WINDOW SYSTEMS,
INC. BUILDING ADDITION**
SITE PLAN DOCUMENTS



NOTES:

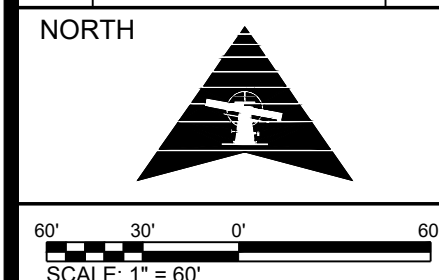
1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10 FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

4. THE MAXIMUM PERMISSABLE LONGITUDINAL GRADE FOR FIRE LANES IS 10%. THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2%.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.

LEGEND

- 1" CONTOUR INTERVAL (EXISTING GROUND)
- 5' CONTOUR INTERVAL (EXISTING GROUND)
- 1" CONTOUR INTERVAL (PROPOSED GROUND)
- 5' CONTOUR INTERVAL (PROPOSED GROUND)

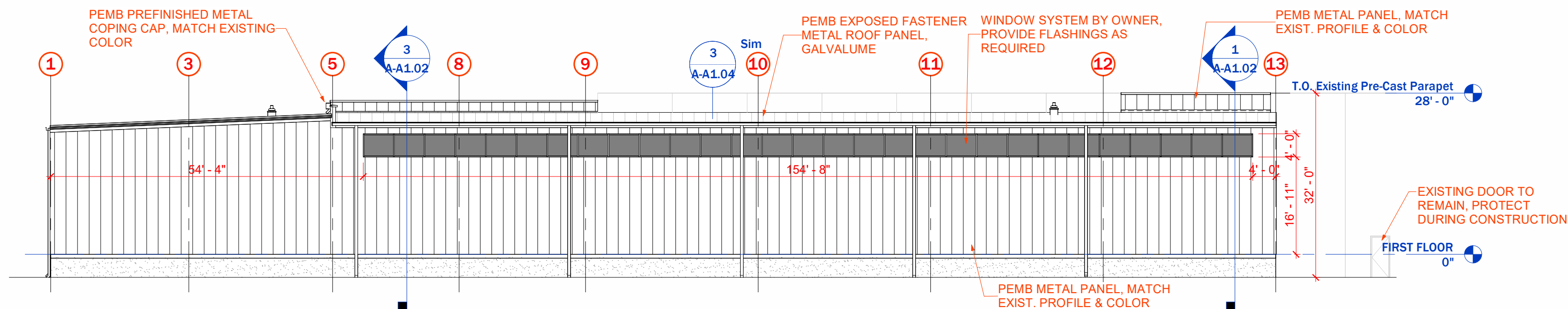
REVISION	DATE	DESCRIPTION
15	04/19/24	MA CASE NO. 1994-6011-17: INCLUDING BUILDING ADDITIONS, NEW ELEVATOR AND NEW PUBLIC SIDEWALKS



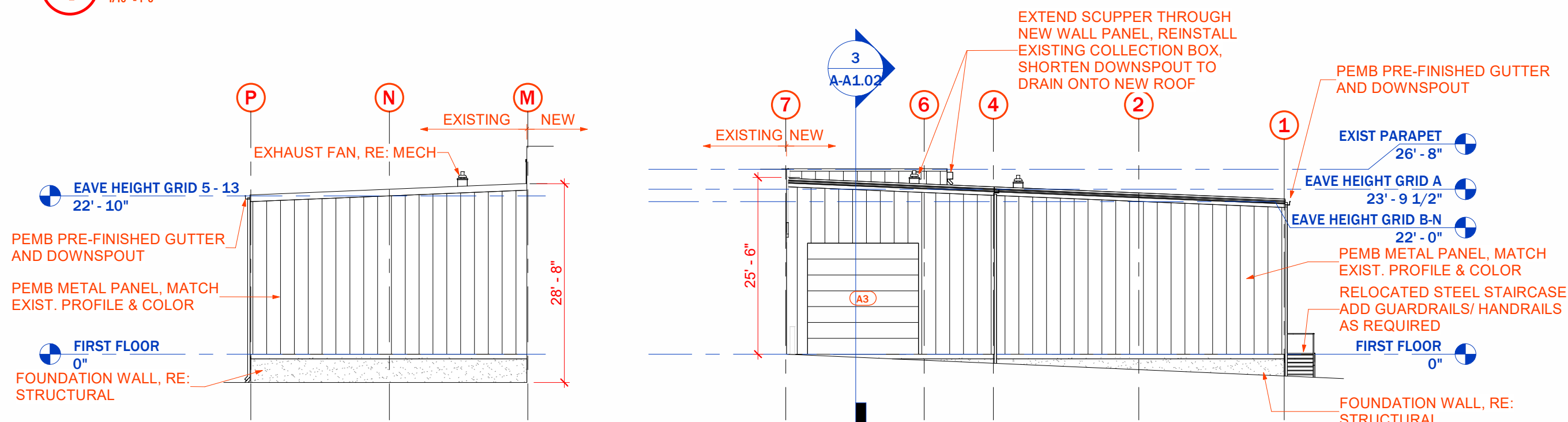
PROJECT #: 2307-0238
CHECKED BY: BML
DRAWN BY: AVZ

DATE: 08/27/2024

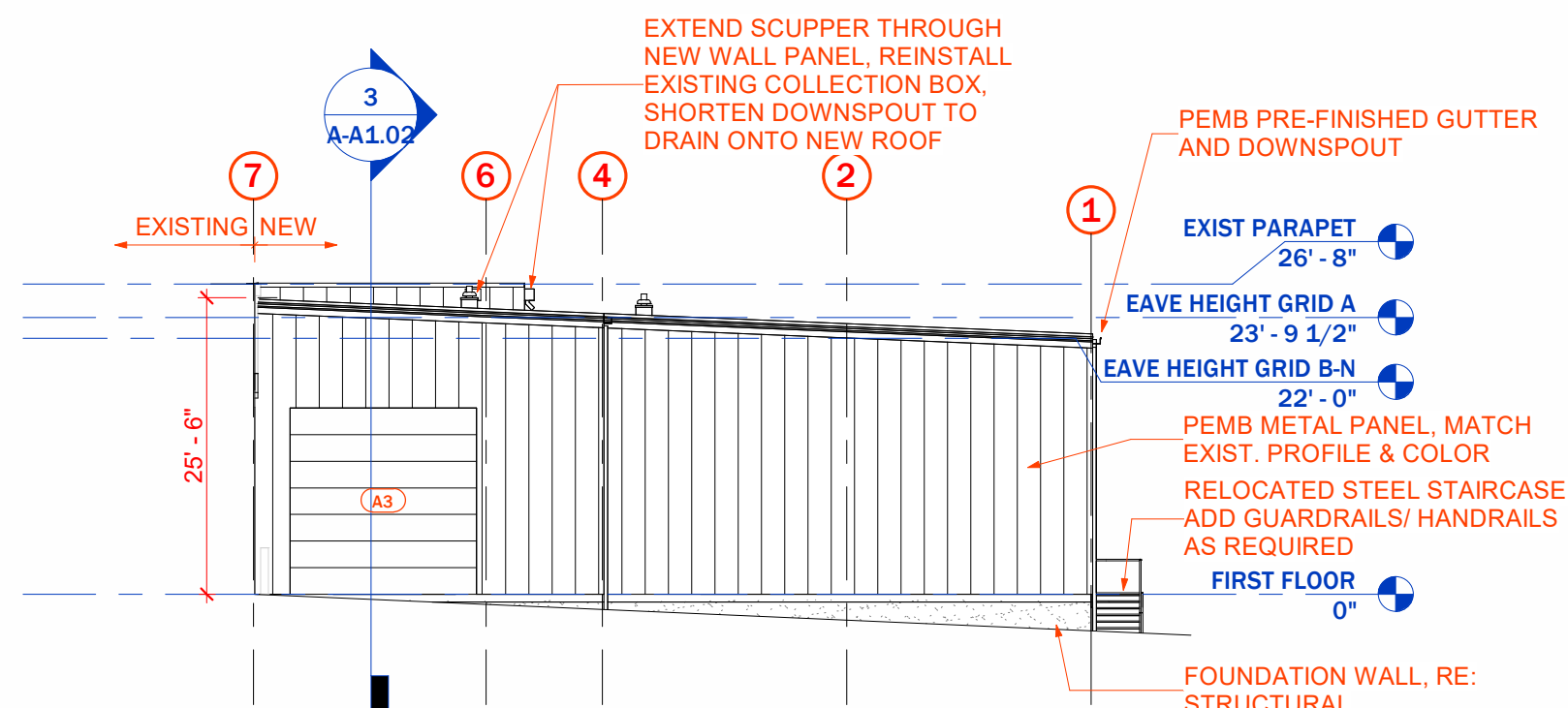
SHEET # **A-3**



1 ADDITION A - SOUTH ELEVATION
1/16" = 1'-0"

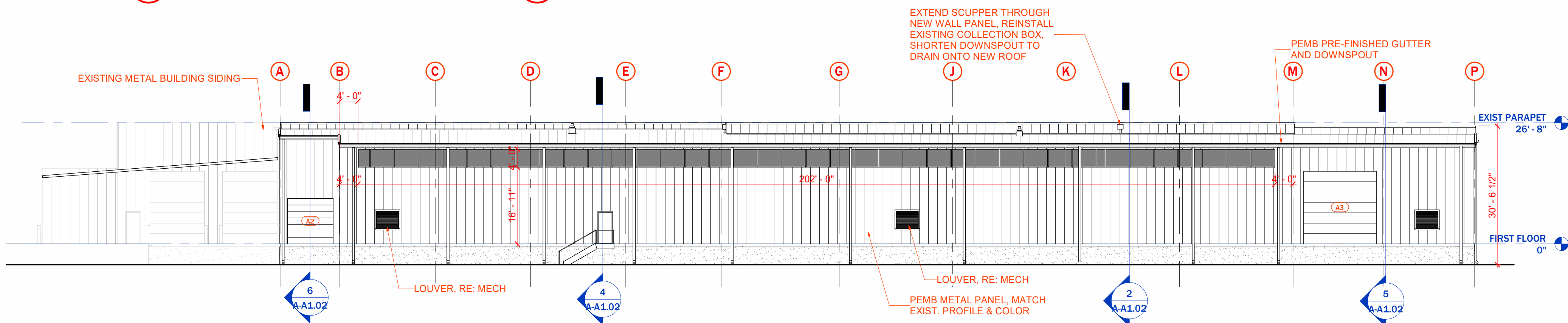


2 ADDITION A - EAST ELEVATION
1/16" = 1'-0"

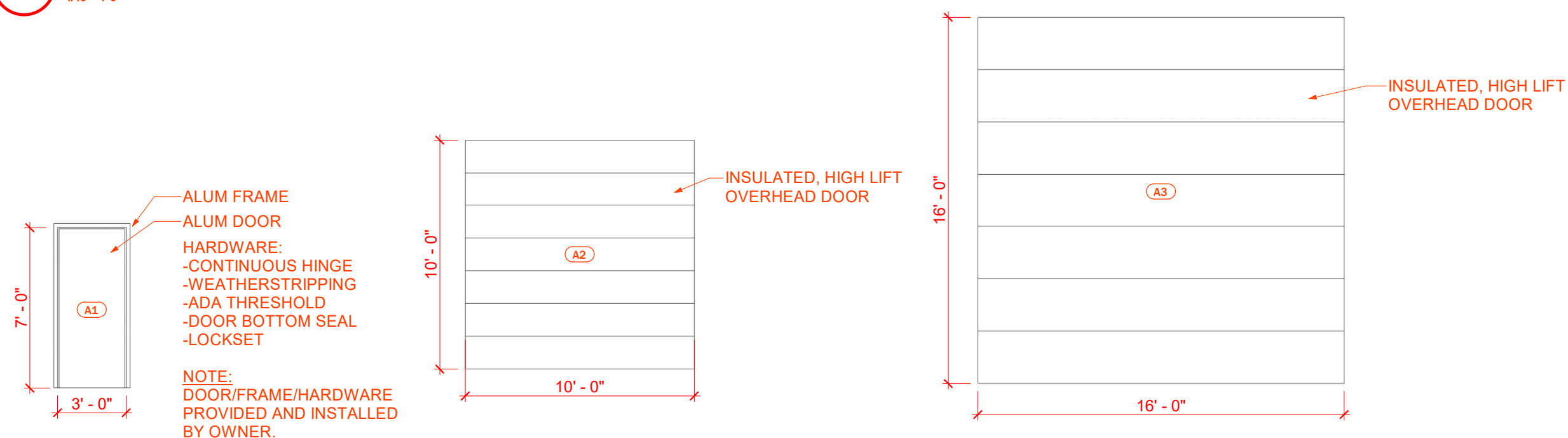


3 ADDITION A - NORTH ELEVATION
1/16" = 1'-0"

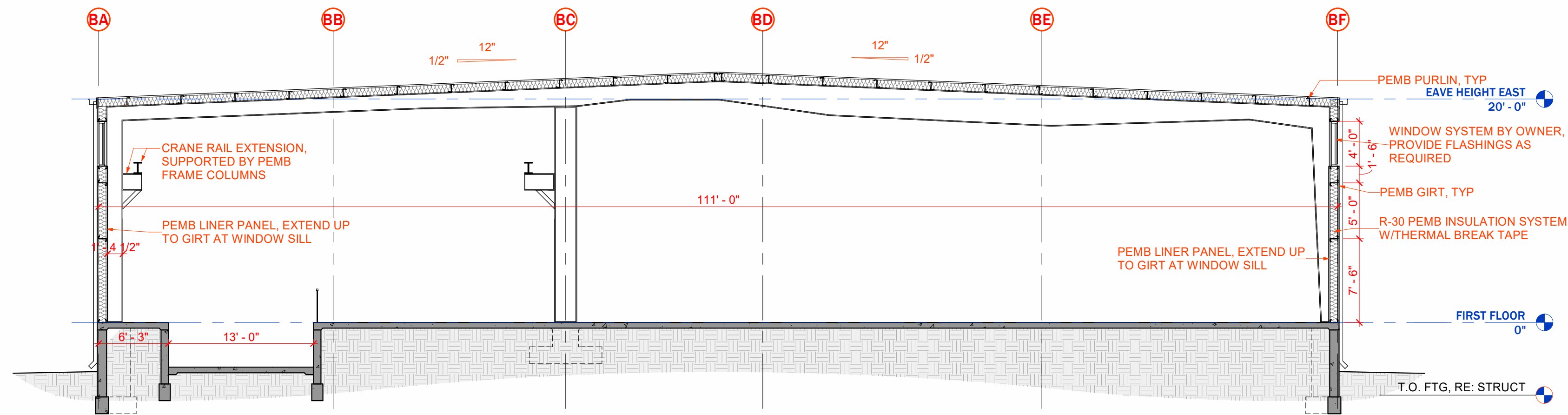
NOTE:
WINDOWS PROVIDED AND
INSTALLED BY OWNER.
WINDOWS SHALL BE
NFRC CERTIFIED WITH A
U FACTOR OF 0.33 AND
SHGC OF 0.25



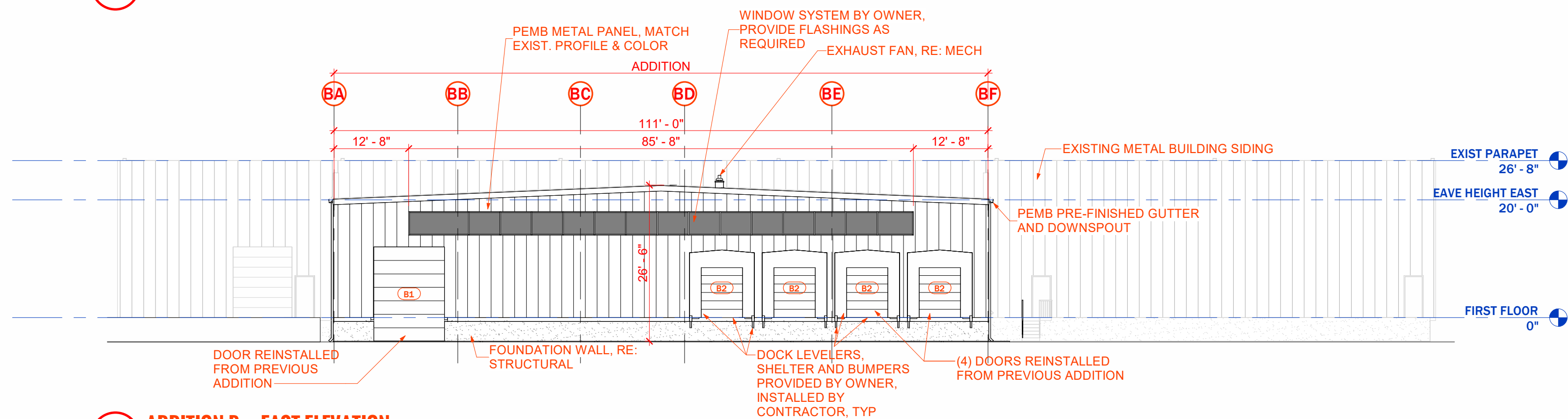
4 ADDITION A - WEST ELEVATION
1/16" = 1'-0"



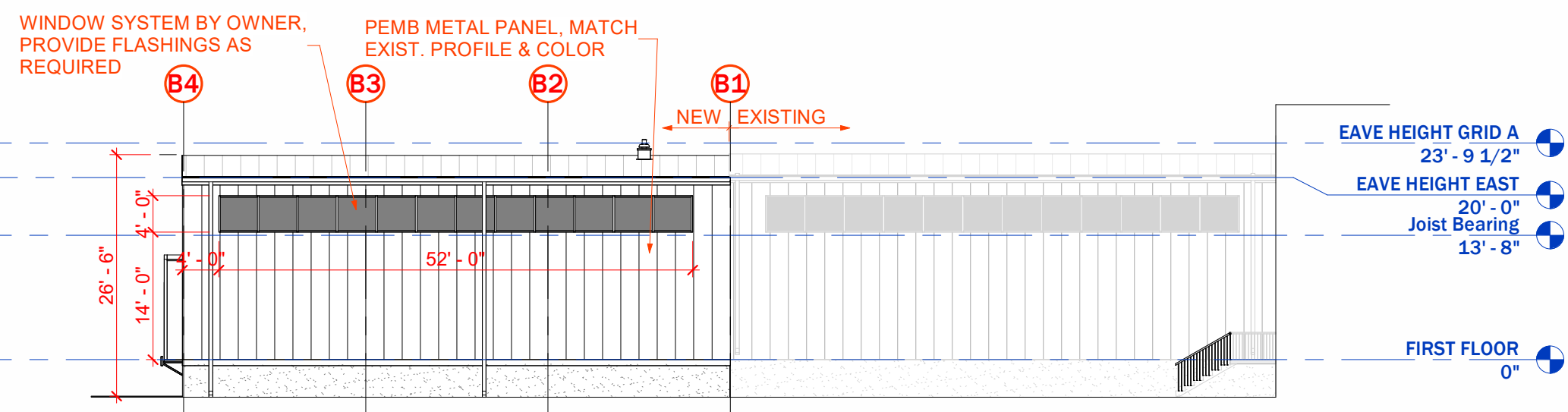
5 ADDITION A - DOOR AND FRAME TYPES
3/16" = 1'-0"



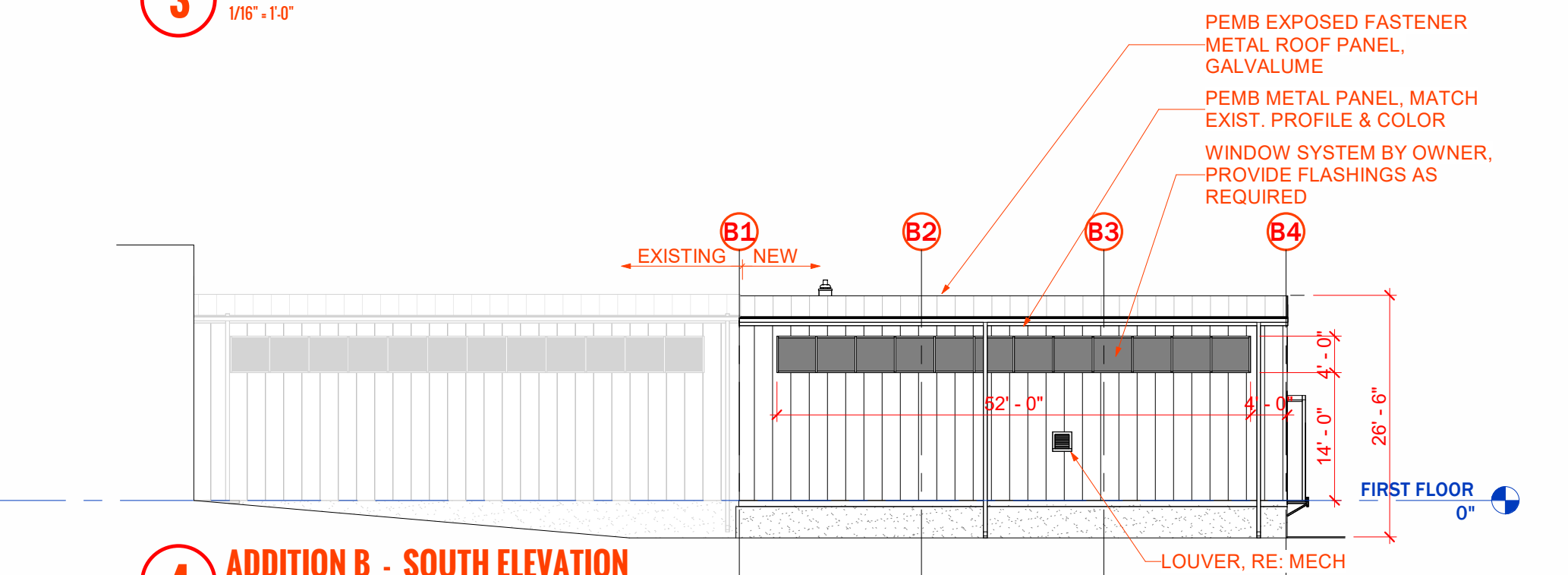
1 ADDITION B - SECTION
1/8" = 1'-0"



2 ADDITION B - EAST ELEVATION
1/16" = 1'-0"

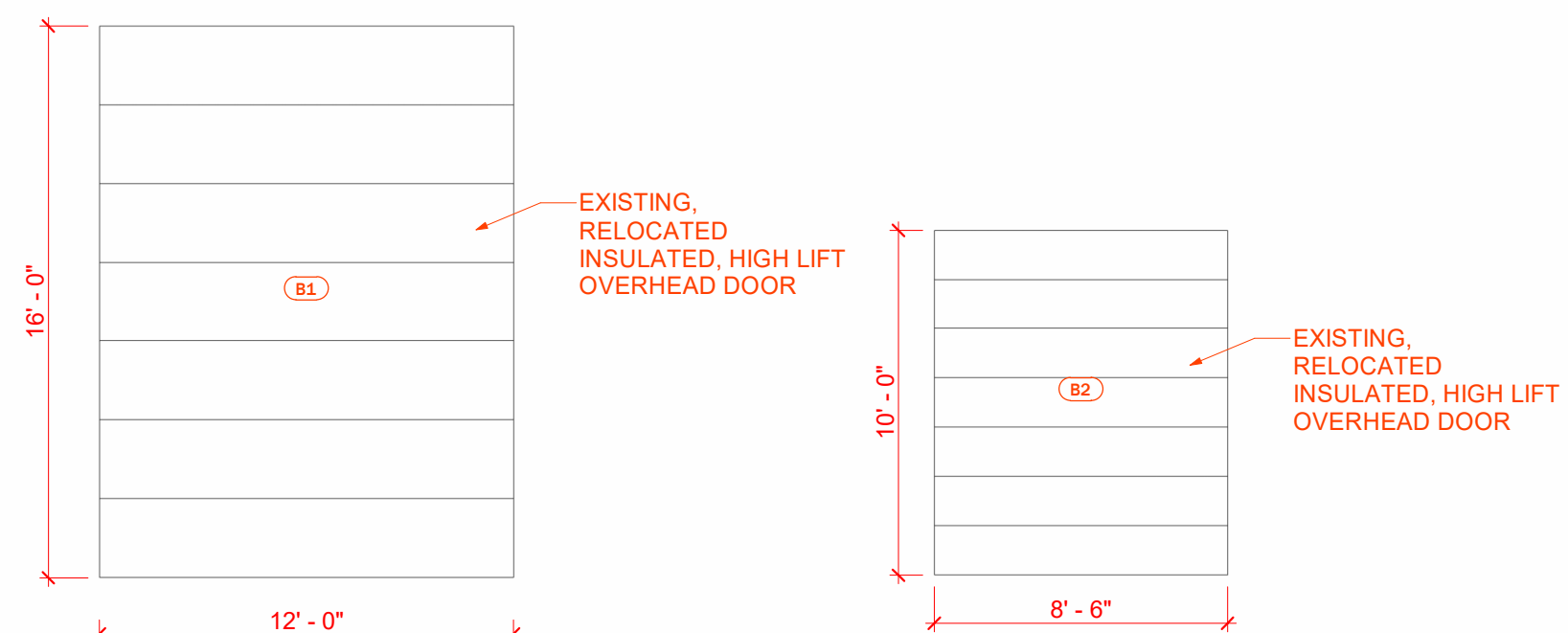


3 ADDITION B - NORTH ELEVATION
1/16" = 1'-0"



4 ADDITION B - SOUTH ELEVATION
1/16" = 1'-0"

NOTE:
WINDOWS PROVIDED AND
INSTALLED BY OWNER.
WINDOWS SHALL BE
NFRG CERTIFIED WITH A
U FACTOR OF 0.33 AND
SHGC OF 0.25



5 ADDITION B - DOOR AND FRAME TYPES
3/16" = 1'-0"

TREE #	SPECIES	MITIGATION	MITIGATION INCHES	VALUE
1	AUSTRIAN PINE	8	3	\$324.39
2	AUSTRIAN PINE	10	4	\$506.76
3	HACKBERRY	10	4	\$723.30
4	HACKBERRY	10	4	\$723.30
5	HACKBERRY	7	3	\$370.82
6	HACKBERRY	10	3	\$723.30
7	HACKBERRY	7	3	\$370.82
TOTAL		62	25	\$3,742.70

***DEVELOPER ELECTS TO PAY THE \$3,742.70 VALUE.**

ADSV.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES:				
QUR		QUERCUS MACROCARPA	BUR OAK	2 1/2' CAL.
GO	17	QELTIS COCCINIFERA	WESTERN HEDGERBERRY	2' B+B
GO	12	CRATAEGUS CRUGICALIS	THORNLESS GOOSEBERRY HAWTHORN	1' SFA 2' B+B
GO	12	FRAXINUS AMERICANA "AUTUMN PURPLE"	AUTUMN REDBARK	1' SFA 2' B+B
CTG	12	GLYSTHIA TRI. NODINE 'SYLVE'	SKYLINE HONEYLOCUST	2' B+B
SWO	9	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2' CAL.
EVERGREEN TREES:				
WH		PRINUS LAEVLIS "VANDERWOLF'S PYRAMID"	VANDERWOLF PINE	5' HT
PCB	25	PICEA PLUNGENS GLAUCA	BLUE SPRUCE	6' B+B
PN	34	PRINUS ARISTATA	AUSTRIAN PINE	6' B+B
PN	34	PRINUS INGRA	AUSTRIAN PINE	6' HT.
EVERGREEN AND DECIDUOUS SHRUBS:				
BH	29	JUNIPERUS HORIZONTALIS "BAR HARBOR"	BAR HARBOR JUNIPER	5 GAL.
GO		CARYOPTERIS NIGRA	BLUE MITT SWEET	3 GAL.
JB	26 1/4	JUNIPERUS SABINA BUFFALO	SABINO JUNIPER	5 GAL.
GO	12	PISTISCHINIA HONGTONGENSIS	NATIVE NINEBARK	5 GAL.
PTG	11	POTENTILLA FRUTICOSA "GOLD DROP"	GOLD DROP POTENTILLA	5 GAL.
BL	30	BERBERIS ALPINA	ALPINE BARBERIS	5 GAL.
SA	30	SPIRÆDRA ARGENTEA	SILVER BUFFALO CREEPER	5 GAL.
BMS	39	CARYOPTERIS X CLANDONSHIRE DASH KNIGHT	DASH KNIGHT BLUE MITT SPIREA	5 GAL.
EVERGREEN AND DECIDUOUS SHRUBS:				
GLD	12	RHUS ARAMATICA "GLOW LOW"	GLOW LOW SUMAC	5 GAL.
PTG	11	ECONOPAGE PUNICIFLORA "BRIGHT STAR"	PURPLE CONEFLOWER	5 GAL.
FLU	12	FLUORANTHUS FORTUNEI "COLORADO"	PURPLE FL. WINTERKREEPER	5 GAL.
PBS	12	PRUNUS BESSEYI "PAMNÉE WHITE"	PAMNÉE WHITE SASS CHERRY	5 GAL.

[illegible]

The design intent is to implement landscape principles to create a landscape that blend with the surrounding landscape and buffer the existing primary and secondary roads. The design intent is to create a landscape that is functional to the main entry and parking areas. Turf-type Tall Fescue turf will be used instead of Bermudagrass to require less maintenance. The design intent is to use native plants to require less irrigation by adding 3 cubic ft. of compost per 1000 sq. ft. The irrigation system will be zoned to efficiently irrigate the landscape. The design intent is to use plants that are drought tolerant. Shrubs will be mulched with 1/2-2" river rock over black weed barrier to reduce maintenance and conserve water. Low water requiring plants will be used in the shrub beds. The design intent is to use plants that are drought tolerant. Plants will be planted in irrigated turf areas. The design will incorporate deciduous shade trees on street tree plantings and evergreen trees for screening the building. The design intent is to use plants that are drought tolerant. Shrubs will provide winter color and winter interest.

1. POOR SLAB ON GRADE, FORM + POUR 24" HIGH X 6" THICK CONCRETE DIKE CONTAINMENT WALLS FOR ACID STORAGE TANKS. FRAME AND STUCCO SCREEN WALL EXTENSION TO MATCH EXISTING.

3. Bay House #5 Armoire
4/21/09 add two concrete pads
1/18/08 add silos
Admin Amendment 2-B-06
add make-up unit concrete pad.

REMOVE EXISTING TREE

1-WCT (5 GAL.)

1-WCT (5 GAL.)

[illegible]

CTR 1/4 COR.
BRASS CAP MARKED
T-3-5 R-66-W
E1/4 S33 1982

W1/16 COR.
BRASS GAP MARKED
W1/16
C _____
S33
1982

LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 100 150

MA-1994-6011-15, App: 2/17

Admin Amdt. 4-17-97, 6/21/04, 1/18/05 2-8-06 MA-11/22/04

OPTIMA RATTENBEC

94-6011-14

1-1

SHEET

JOE

47

SHEET TITLE

PROJECT:

OPTIMA

**Mill
Brothers
Landscape & Nursery, Inc.**
1000 S. Dodge Avenue Ft. Collins, CO 80526 (903) 226-3063
We provide you with the distinctive advantage for all projects

NEENAN