

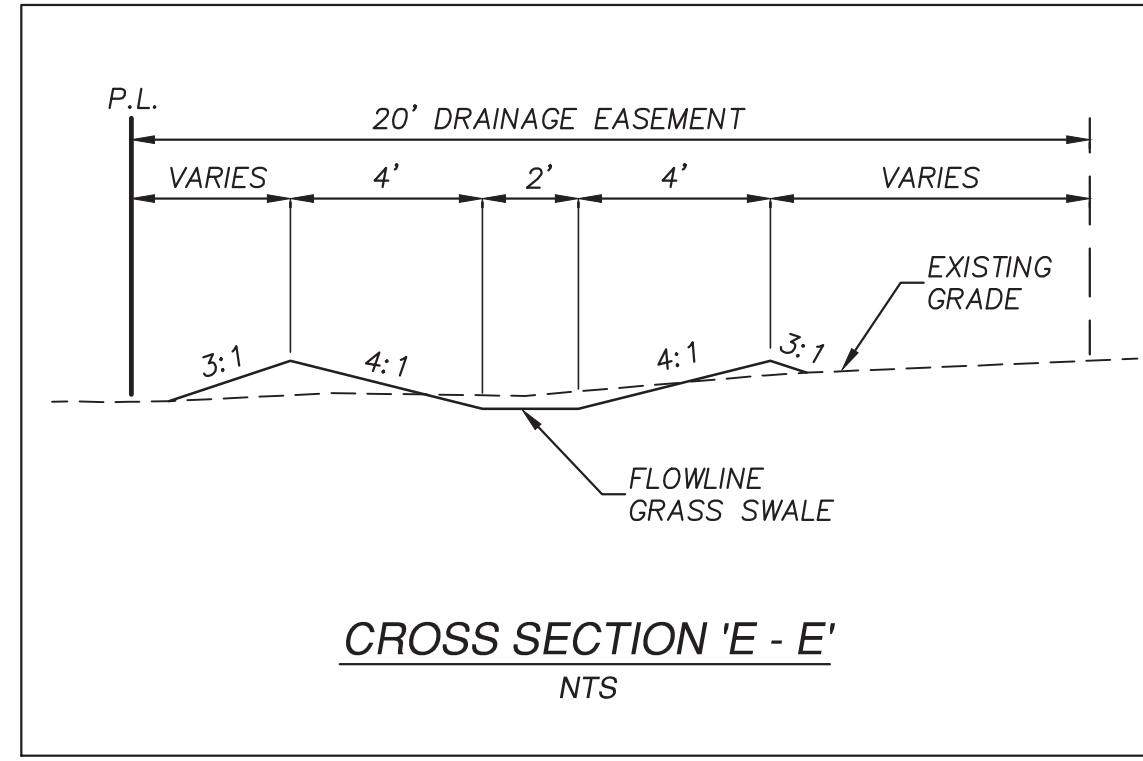
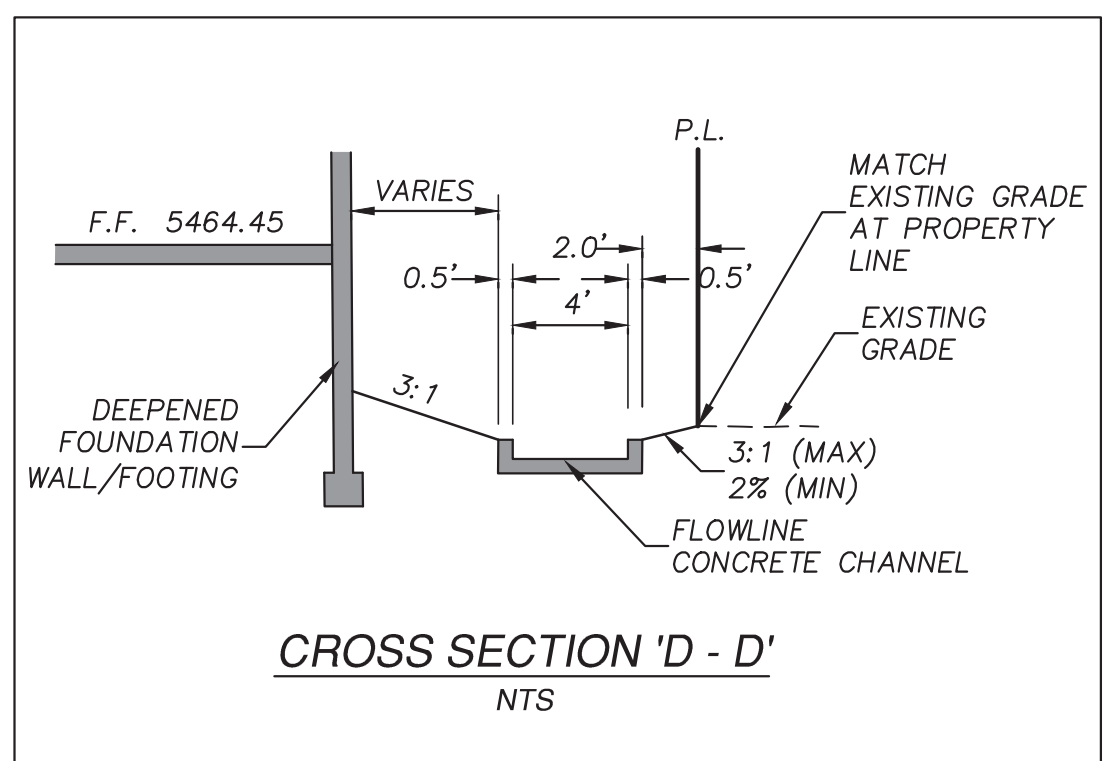
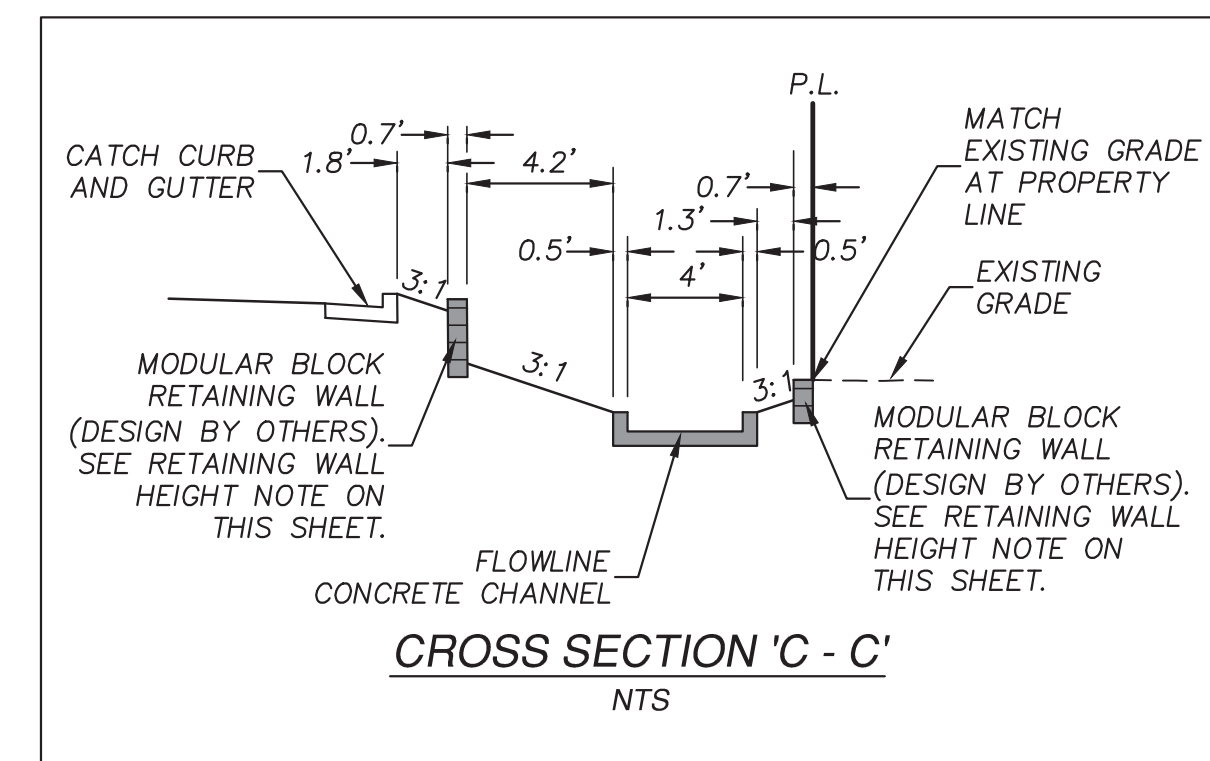
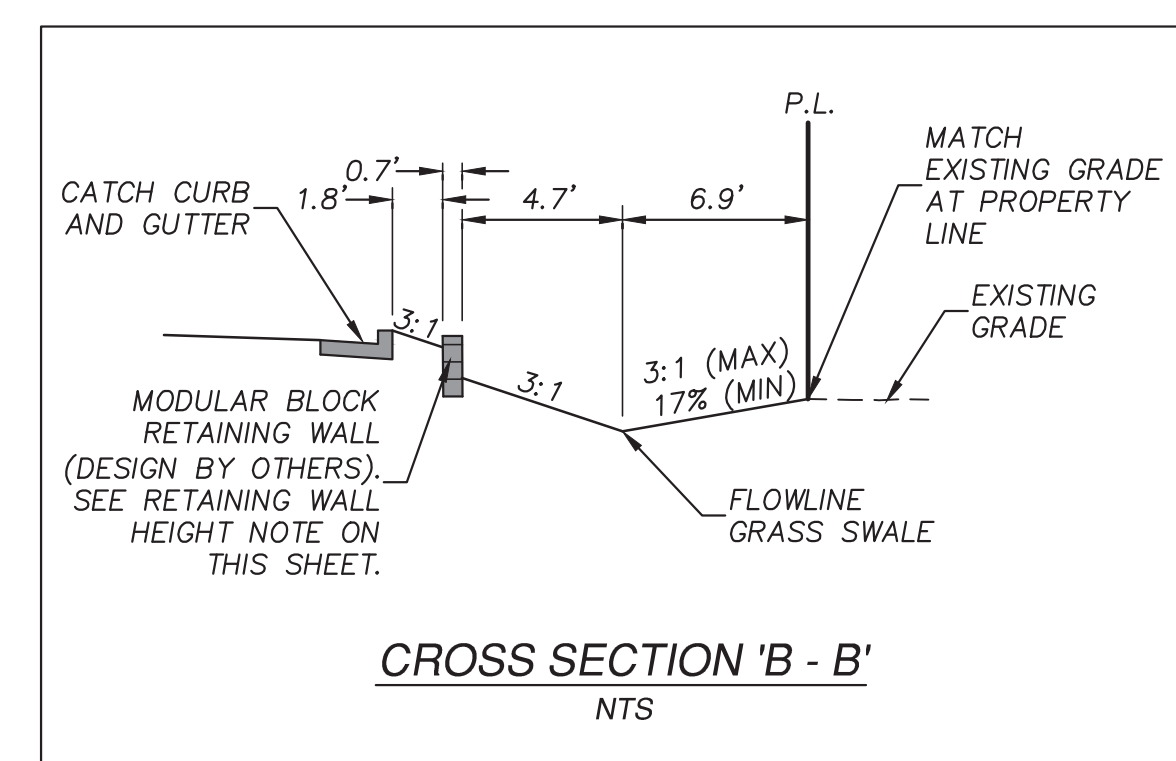
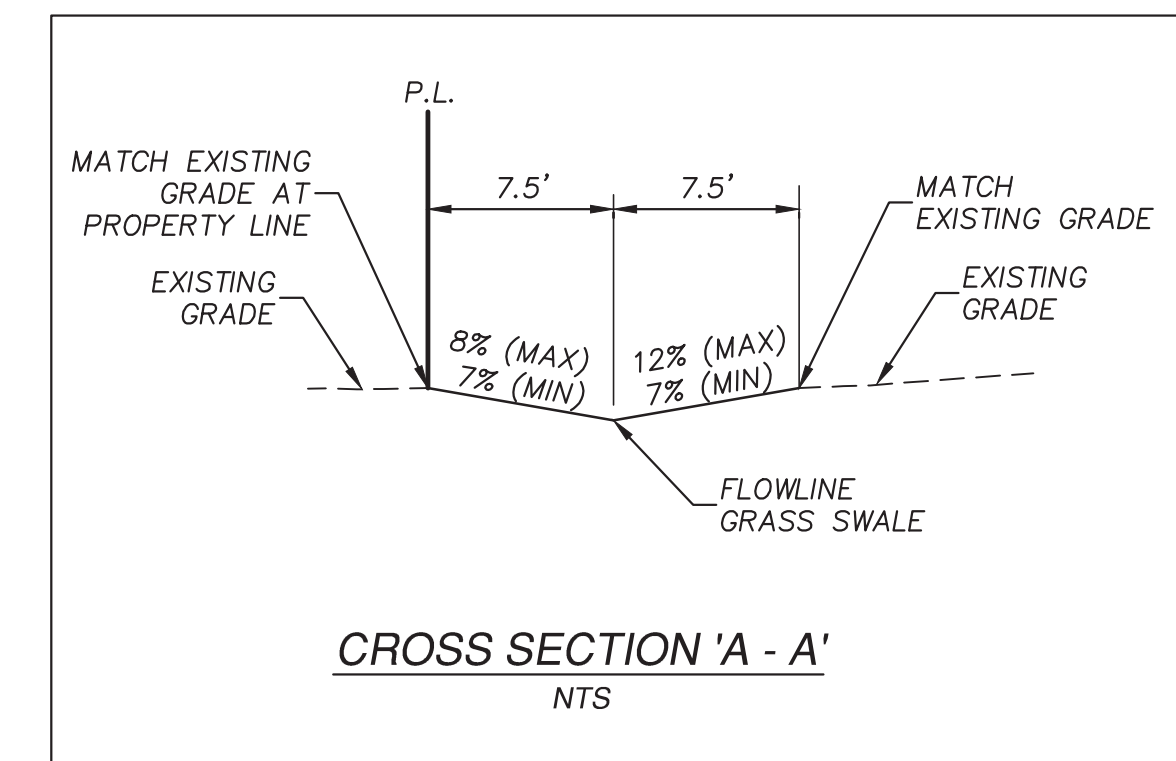
LEGEND:

- EX. LIGHT POLE
- EX. TRANSFORMER
- EX. COMMUNICATION PEDESTAL
- EX. FIRE HYDRANT
- EX. UNDERGROUND GAS LINE
- EX. UNDERGROUND ELECTRICAL LINE
- EX. UNDERGROUND COMMUNICATION LINE
- EX. WATER SERVICE LINE
- EX. STORM SEWER
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EXISTING CURB AND GUTTER
- EX. CONCRETE PAVEMENT
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FINISH GRADE ELEVATION
- FLOWLINE ELEVATION
- TOP BACK OF CURB/CHASE ELEVATION
- INVERT ELEVATION
- FINISH GRADE AT TOP OF WALL ELEVATION
- FINISH GRADE AT BOTTOM OF WALL ELEVATION
- ROOF DRAIN
- DOWNSPOUT
- 2' WIDE CATCH CURB AND GUTTER PER CITY OF AURORA STD DWG S7.1
- CONCRETE CHANNEL/CHASE DRAIN
- RETAINING WALL (STRUCTURAL DESIGN BY OTHERS)
- CONCRETE PAVEMENT (PAVEMENT DESIGN BY OTHERS)
- GRADING DAYLIGHT LINE

BENCHMARK

CITY OF AURORA BENCHMARK NO. 3S6626NW003, MONUMENTED BY A COA BRASS CAP (STAMPED CITY OF AURORA, BM 15-14, 1981) SET IN TOP NORTH END OF CONC HEADWALL FOR DITCH ON W SIDE OF HIMALAYA @ 100' +/- S OF E 36TH DR. & .3MI +/- N OF E 32ND PARKWAY.

NAVD 88 DATUM ELEVATION = 5451.42



ESTIMATED EARTHWORK QUANTITIES:
(FOR PERMIT PURPOSES ONLY)

EXCAVATION:	170 C.Y.
EMBANKMENT:	1,030 C.Y.
IMPORT:	860 C.Y.

NOTES:

- THESE ESTIMATED EARTHWORK QUANTITIES ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING EARTHWORK QUANTITIES USED FOR BIDDING AND PAYMENT PURPOSES.
- QUANTITIES SHOWN ARE UNADJUSTED.
- A 6" PAVEMENT THICKNESS, A 6" CONCRETE CHANNEL/CHASE THICKNESS AND A 6" BUILDING FLOOR SLAB THICKNESS WERE ASSUMED FOR ESTABLISHING SUBGRADE ELEVATIONS.

RETAINING WALL HEIGHT NOTE:

THE MAXIMUM RETAINING HEIGHT (MEASURED FROM FINISH GRADE AT TOP OF WALL TO FINISH GRADE AT BOTTOM OF WALL) OF THE RETAINING WALLS SHOWN ON THIS PLAN IS 3.0 FEET.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

CALL 8-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

REVISION	DATE	BY
1ST REVIEW COMMENTS	4/17/18	SS
2ND REVIEW COMMENTS	5/10/18	SS

DATE: 1/02/2018	DESIGNED BY: SMS	DRAWN BY: SS	CHECKED BY:
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AURORA BUSINESS CENTER SUBDIVISION FLG. NO. 16 LOT 1, BLOCK 1 GRADING PLAN

CIVAS engineering
civil engineering solutions
10056 Briarlane Lane
Littleton • Colorado • 80130
tel: 720-240-9862
fax: 720-223-0692

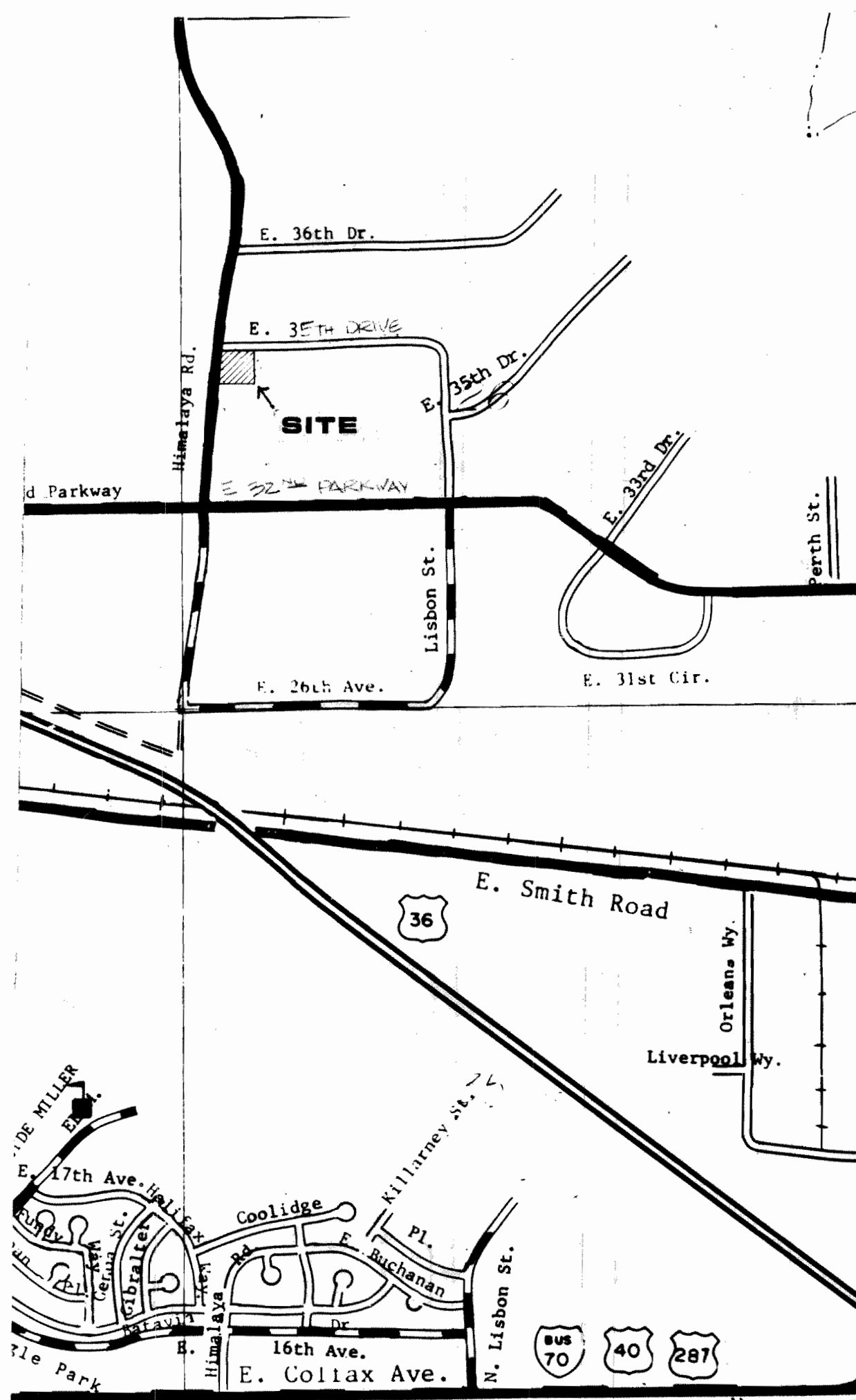
STEVEN M. STRICKLING
COLORADO P.E. NO. 31237
FOR AND ON BEHALF OF
CIVAS ENGINEERING, LLC

JOB NO. 17-267

C1.0

Curtin Matheson Scientific, Inc.
ADMINISTRATIVE PLANNED BUILDING GROUP

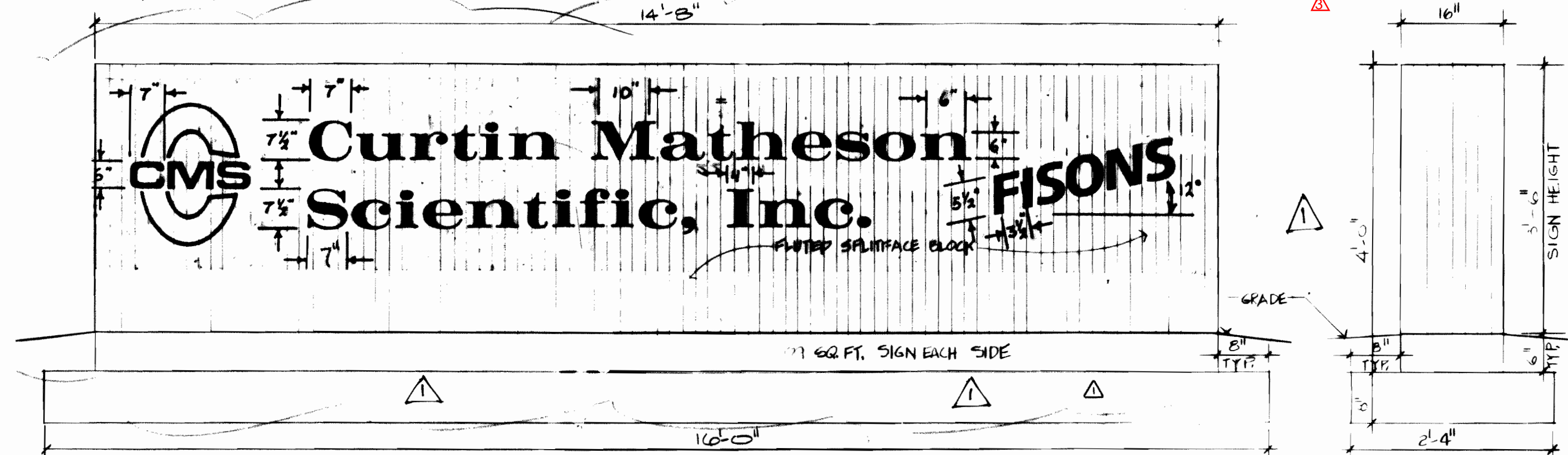
VICINITY MAP



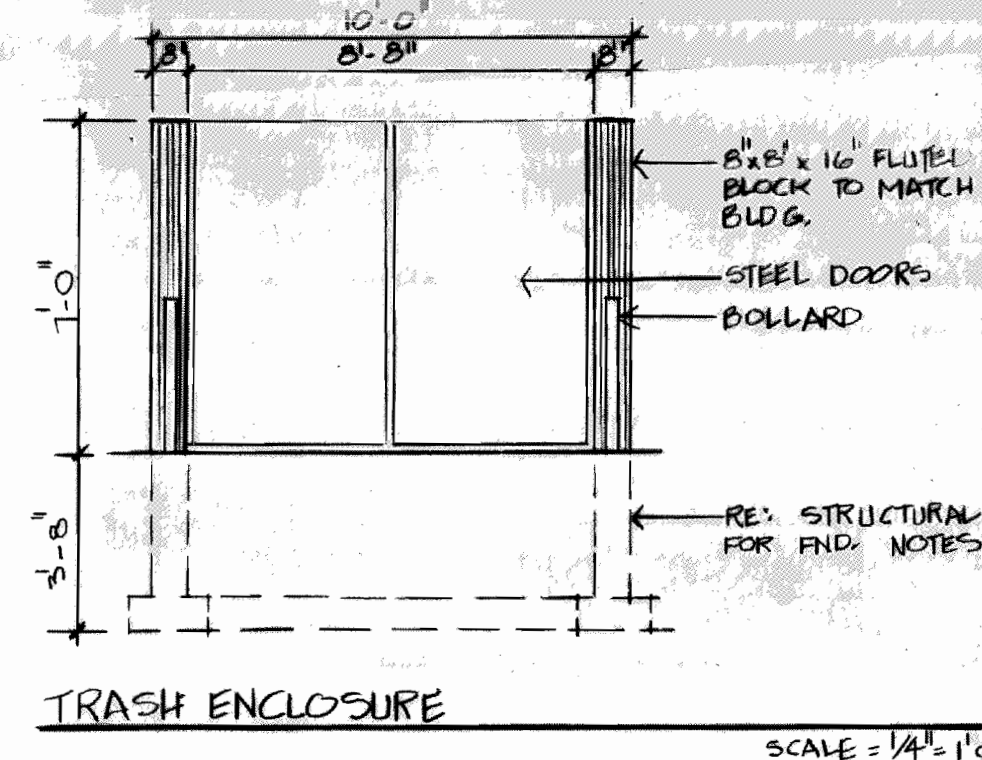
NOTES

- All signs must conform to the City of Aurora sign code.
- 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."
- 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.
- BUILDING PARAPET HEIGHT PROVIDES ADEQUATE ROOFTOP MECHANICAL SCREENING
- 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 landscaping will be installed prior to issuance of certificate of occupancy.
- The developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 31-56 of the Aurora City Code.
- All building address numbers shall comply with Sections 34-122 and 34-129 of the Aurora City Code.
- 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.

10. UPRIGHT OR WALLMOUNT SIGNS REQUIRED FOR HANDICAPPED, COMPACT CAR, OR LOADING SPACES



NOTE: SEC 33.9 OF THE AURORA SIGN CODE REQUIRES EACH SIGN ERECTED OR REMODELED SHALL BEAR IN A PROMINENT POSITION A CLEARLY VISIBLE IDENTIFICATION PLATE STATING THE NAME OF THE PERSON OR COMPANY RESPONSIBLE FOR ITS CONSTRUCTION AND SECTION, AS WELL AS MONTH AND YEAR



SITE DATA

LAND AREA WITHIN PROPERTY LINES - 1.98 ACRES (86,248 SF) WITH NEW ADDITION
GROSS FLOOR AREA 26.5% (22,894 SF) PROVIDED 35.2% (30,391 SF)
HARD SURFACE AREA 23.8% (20,604 SF) 23.8% (20,604 SF)
LANDSCAPING AREA WITHIN SITE 49.7% (42,750 SF) 41% (35,250 SF)
NUMBER OF BUILDINGS - 1
TOTAL BUILDING COVERAGE - 26.5% (22,894 SF)
PRESENT ZONING CLASSIFICATION - M-1
PROPOSED USES - OFFICE AND WAREHOUSE
SIGN AREA - 64 SF (2 SIDES AT 32 SF)
TYPE OF SIGN - FREE STANDING
NUMBER OF STORIES - 1
MAXIMUM HEIGHT OF BUILDINGS - 27'-0"
LOADING SPACE PROVIDED - 2
PARKING SPACES REQUIRED - 16
PARKING SPACES PROVIDED - 3 COMPACT, 18 2 1/2 REGULAR, 1 HANDICAPPED (1 VAN ACCESSIBLE)
PARKING CALCULATIONS: 4819 SF OF OFFICE AREA : 300 SF = 16 SPACES
MAXIMUM EMPLOYEES 22
EXISTING AND NEW, AUTOMATIC SPRINKLER THROUGHOUT.
2015 BUILDING ADDITION:
1) 2015 IBC OCCUPANCY S-2 LOW HAZARD STORAGE
2) 2015 IBC CONSTRUCTION TYPE II-B

SIGNATURE BLOCK

CURTIN MATHESON SCIENTIFIC, Inc. Planned Building Group*
Legal Description: AURORA BUSINESS CENTER SUBDIVISION
FILING NO. 16 LOT 1 BLOCK 1
This planned Building Group site plan, and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants and their successors and assigns. This Plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this Plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this Plan may be permitted only upon approval of the City of Aurora.
In witness thereof, Curtin Matheson Scientific, Inc. has caused these presents to be executed this 2 day of May AD 19 86
By: Dennis J. Willett as president Corporate Seal
NOTARIAL:
State of Colorado) ss
County of Adams)
The foregoing instrument was acknowledged before me this 2nd day of May AD 19 86 by Dennis J. Willett (Principal or Owners)
Witness my hand and official seal Kathleen K. Dwyer Notary Seal
My commission expires 2-14-89 Business Address: 2107 W. Colfax Ave., Englewood, CO 80220
CITY OF AURORA APPROVALS:
City Attorney: NA Date: 5/8/86
Planning Director: John M. Dwyer Date: 5/8/86
Planning Commission: NA Chairman Date: 5/8/86
City Council: NA Mayor Date: 5/8/86
Attest: NA City Clerk Date: 5/8/86

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

*To be placed at the top of the document in large letters.

LEGAL DESCRIPTION

AURORA BUSINESS CENTER SUBDIVISION
FILING NO. 16 LOT 1 BLOCK 1

ADM AMDT: 10-15-86
1. CHANGE SIGN LENGTH TO 14'-0" FROM 8'-0" PER TENANT'S REQUEST. FLUTED BLOCK IS BLACK. SIGN LETTERS ARE SAFETY RED.
2. ELIMINATE 12'-0" WIDE PARKING. THIS IS ACCESS TO SHARED CONNECTION LOCATED ON BUILDING ADJUST PARKING BAY STRONG.

MINOR AMENDMENT 2018
3. MODIFIED SITE DATA
MODIFIED SITE DATA FOR NEW BUILDING ADDITION ON EAST SIDE OF BUILDING

SHRUB PLANTING

Prune all damaged or dead wood immediately prior to planting.

Set shrub 2" higher than the height at which it grew.

Dig plant pit twice as wide and deep as the container.

Apply specified mulch. Taper mulch depth to 1" at edge of pavement.

Loosen sides of plant pit and root ball.

Fill plant pit with 1/3 of specified soil mix and 2/3 pit soil.

All juniper plants should be planted so top of root mass occurs at finish grade of mulch layer.

Compacted backfill mix.

Any broken or crumbled root balls will be rejected. Removing the wire will not be an excuse for damaged root balls.

DECIDUOUS TREE PLANTING

Do not cut leader. Prune damaged or dead wood immediately prior to planting. Never leave "V" notches or double leaders unless typical of species.

Wrap entire surface of trunk to second branch with approved tree wrapping. Secure at 2' intervals with grafting cord or staples.

Heavy outdoor contact material.

12 Gauge galvanized wire.

Metal stakes. Use 2 stakes for trees 3" cal. and smaller. Use 3 or 4 stakes for trees larger than 3" caliper.

Paint stakes black.

Plant root ball 3" - 4" higher than which plant grew.

Apply specified mulch 3" - 4" above sod grade, as shown.

Finish grade.

Cut twine at bottom of wire baskets and twine under root ball before placing tree in pit.

Cut upper 2/3 of wire away. (Wire baskets, chicken wire etc. including wire under old burlap.)

Cut twine and burlap from around trunk. Pull back and down 1/8 - 1/2 way down. Cut and remove burlap.

Fill hole with 1/3 specified soil mix and 2/3 pit soil. Hole should have toughened sides.

GENERAL NOTES

- All plants shall be nursery grown (except evergreen trees 10" or larger which may be collected from the field), for a minimum of one year in U.S. Department of Agriculture recognized hardiness zones 2, 3, 4, and 5 only. Conforms to the requirements of U.S.D.A. Standards, ANM Standardized Specifications. Imported plants shall comply with state and federal regulations governing interstate shipment of nursery stock.
- Sod shall be Merion-windsor, or an approved equal, cut minimum 1/2" thick and laid within 24 hours of cutting. Fertilizer shall be 18-18-6 (NPK) applied at a rate of 18 lbs per 1,000 sq. ft.
- Deciduous trees shall be wrapped with crepe nursery wrap, spirally applied with 1" overlap and double wrapped at top and bottom. Wrap shall be manufactured by 3-Mor Kraft.
- Irrigation heads shall be all brass, manufactured by Buckler, Rainbird or an approved equal.
- All plants shall be guaranteed through one full growing season, replacement plants shall be guaranteed for one full growing season.
- All ground covers to be individual plants set approximately 1'-0" apart. Quantities to be determined by landscape contractor. Spacing to be field adjusted as required.
- All planting areas for ground cover and all tree planting holes to be prepared using planting mix consisting of: soil, humus and sand (ratio 3:2:1), unless specifically noted. Prepared nursery planting mix may be used in lieu of soil preparation.
- All areas to be landscaped shall receive surface preparation as follows: well decayed ground cattle manure shall be applied uniformly at the rate of 3 cubic yards per 1,000 sq. ft. The area then tilled to a depth of 6", leveled and raked to a suitable finish grade. All debris and rocks not passing through a handrake shall be removed from the site.
- All landscaping shall be installed including a complete automatic irrigation system prior to issuance of certificate of occupancy. Final landscaped drawings or as built drawings will be submitted 4 weeks prior to request for certificate of occupancy and shall conform to this concept plan.
- CONCRETE PANS IN LANDSCAPE AREAS TO BE STAINED TO MATCH RIVER ROCK.
- All edger beds shall be 4" steel edger.
- All utility easements must remain unobstructed and full accessible along their length for maintenance equipment.
- A final C.O. (Certificate of Occupancy) will not be issued until all landscape work is completed.
- RE: P&G 2 FOR POLE LIGHT
- RE: PLANT LIST FOR SOIL PREP

PLANT LIST

MARK	QUANTITY	ITEM	BOTANICAL NAME	SIZE	COMMENTS
A	3	MARSHALL'S ASH	RAZIMUS TRIACANTHOR	3'-3 1/2'	GUY & STAKE
B	2	SHADEMASTER LOCUST	GLADITSIA TRIACANTHOS	3'-3 1/2'	GUY & STAKE
C	3	STOUXLAND COTTON WOOD	INERMIS "SHADE MASTER"	3'-3 1/2'	GUY & STAKE
D	2	RADIANT CRAB	POPLUS STOUXLAND	3'-3 1/2'	GUY & STAKE
E	1	NEWPORT PLUM	HAMS SPECIES	2'	
F	7	ASPEN	PRUNUS AMERICANA "NEW-PORT"	2'	
G	4	AUSTRIAN PINE	POPULUS TRENULOIDES	2'	GUY & STAKE
H	2	COLORADO SPRUCE	PINUS NIGRA	10'	GUY & STAKE
I	6	PINYON PINE	PICCA PUNGENS GLAUCA	8'-10'	GUY & STAKE
J	38	ANDORA JUN.	PINUS CEMBROIDES EDULIS	8'-10'	GUY & STAKE
K	15	OREGON GRAPE HOLLY	JUNIPERUS SPECIES	#5 GAL.	
L	25	TAMMY JUNIPER	MAHONIA AQUIFOLIUM	#5 GAL.	
M	17	GOLD DROP POTEN-	JUNIPERUS SPECIES	#5 GAL.	
N	5	TILLA	POTENTILLA FRUTICOSA	#5 GAL.	
O	10	REDLEAF BARBERRY	"GOLD DROP"	#5 GAL.	
P	10	GOLDEN ELDER	SPIRA HIRPONICA "SNOWBOUND"	#5 GAL.	
Q	3	PURPLE LILAC	BERBERIS THUNBERG	#5 GAL.	
R	1	BUFFALO JUNIPER	ATROPURPUREA	#5 GAL.	
S	510'	STEEL EDGER	SAMBUS CANADENSIS	#5 GAL.	
T	5850 SF	1-1/2" RIVER ROCK	AURUM	#5 GAL.	
	700 SF	1 1/2" RIVER ROCK	SYRINGA VULGARIS	#5 GAL.	
	26,500 SF	BLUE GRASS SOD	JUNIPERUS SPECIES	#5 GAL.	
	14,700 SF	BLUE GRASS SOD			
	26,500 SF	SOIL PREP			

OVER 6 MIL PLASTIC
OVER 6 MIL PLASTIC
TEMPORARY
340 LON/1000 SF

EVERGREEN TREE PLANTING

Do not cut or damage leader. Prune damaged or dead wood immediately prior to planting.

Heavy outdoor contact material.

12 Gauge galvanized wire.

Metal stakes. Use 2 stakes for 8 ft. ht. trees and smaller. Use 3 or 4 stakes for trees larger than 8 ft.

Paint stakes black.

Plant root ball 3" - 4" higher than which plant grew.

Apply specified mulch 3" - 4" above sod grade, as shown.

Finish grade.

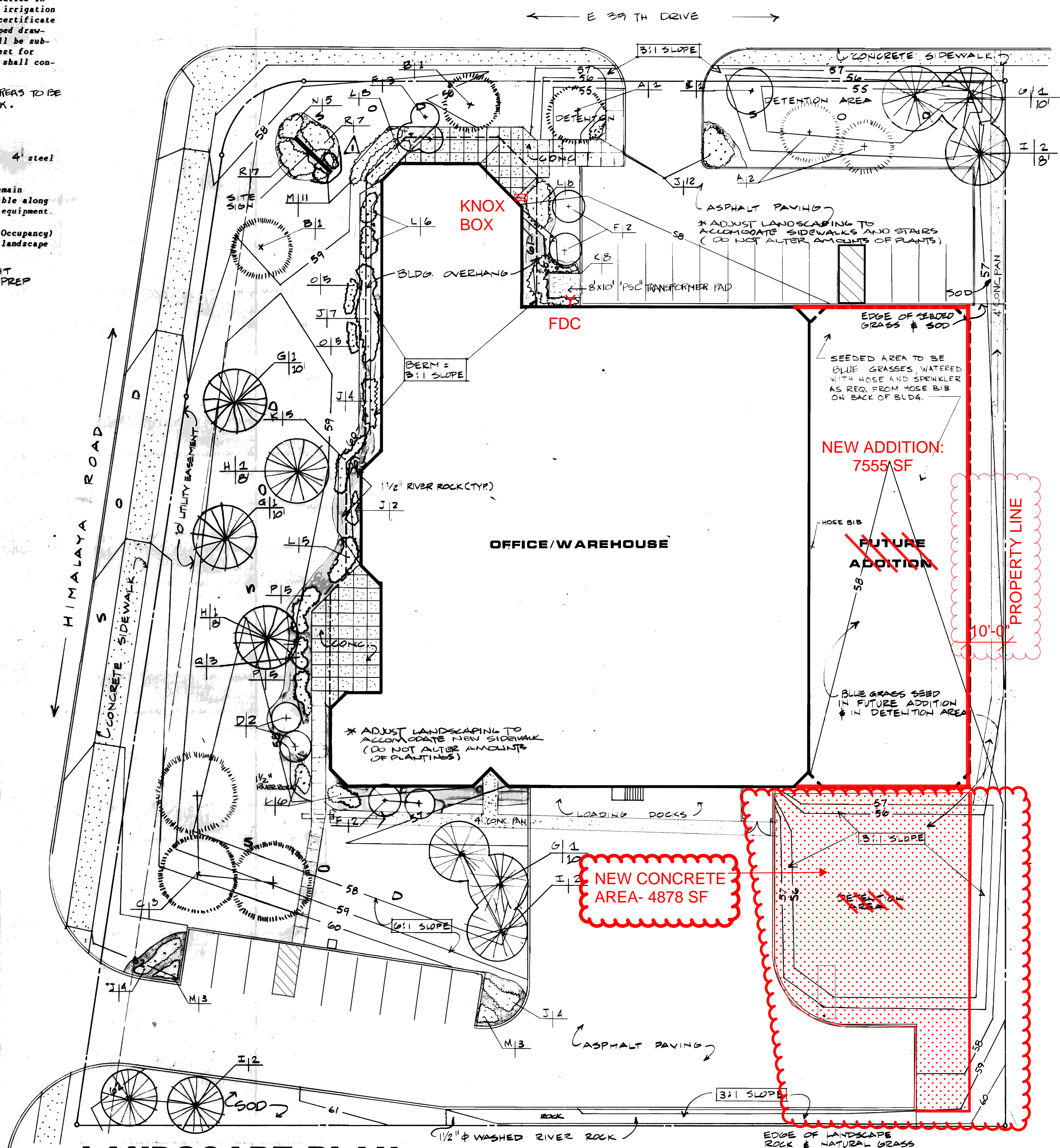
Cut twine at bottom of wire baskets and twine under root ball before placing tree in pit.

Cut upper 2/3 of wire away. (Wire baskets, chicken wire etc. including wire under old burlap.)

Cut twine and burlap from around trunk. Pull back and down 1/8 - 1/2 way down. Cut and remove burlap.

LANDSCAPE PLAN

1" = 20'-0"

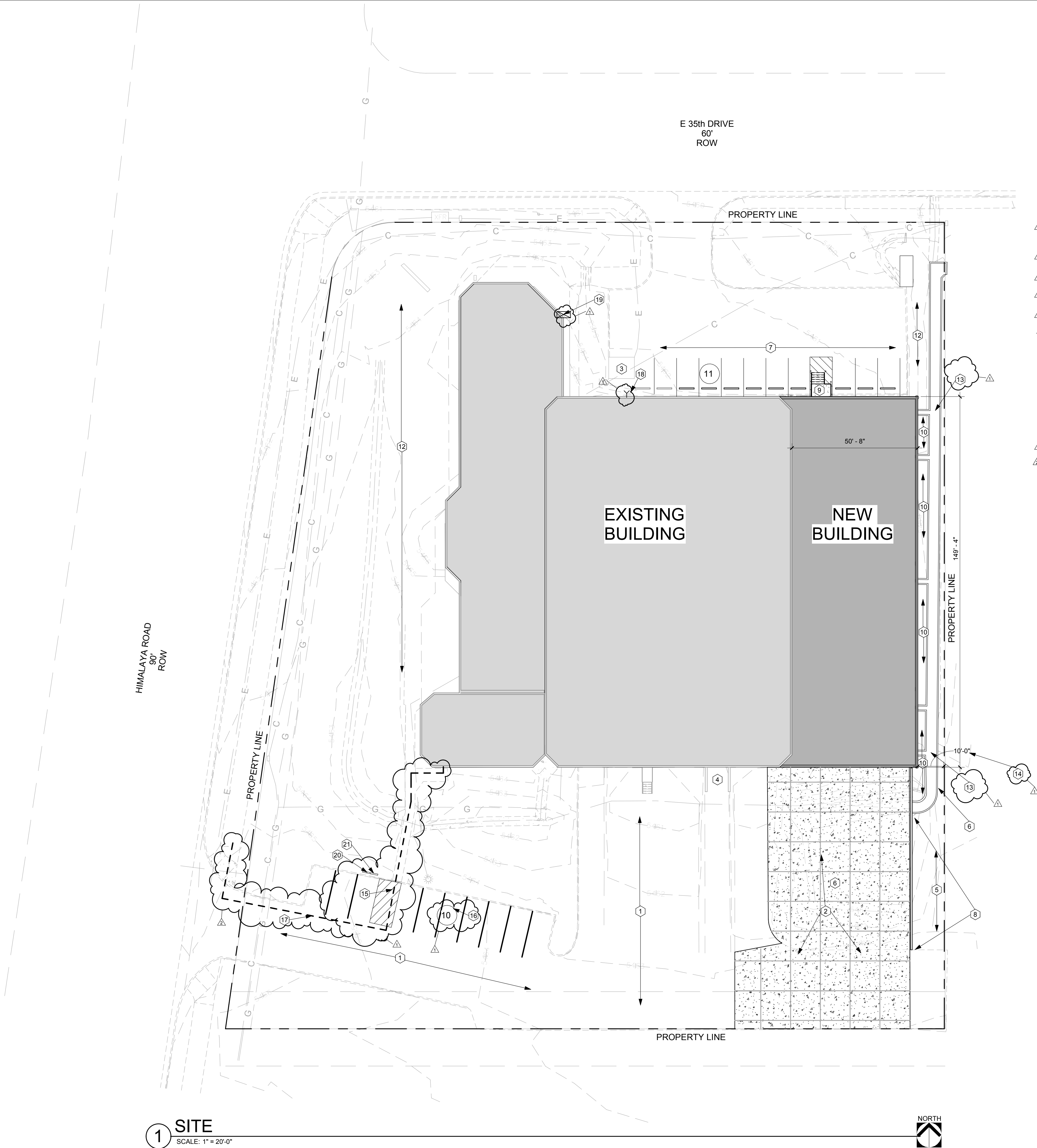


- All landscape plans shall be in conformance with the landscaping standards of the department of parks, recreation and public properties, which standards must be reviewed by the planning and zoning commission and approved by the city council.
- Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, replacement of plants when necessary, and the regular watering of all plantings. (Code 1963, § 8-13-5)

NO	DATE	REVISIONS	REMARKS
1	10/15/86	1	REVISED FOR NEW ADDITION
2	10/15/86	2	REVISED FOR NEW ADDITION
3	10/15/86	3	REVISED FOR NEW ADDITION

JOB NO:
DATE: 10-15-86
SCALE:
DRAWN:

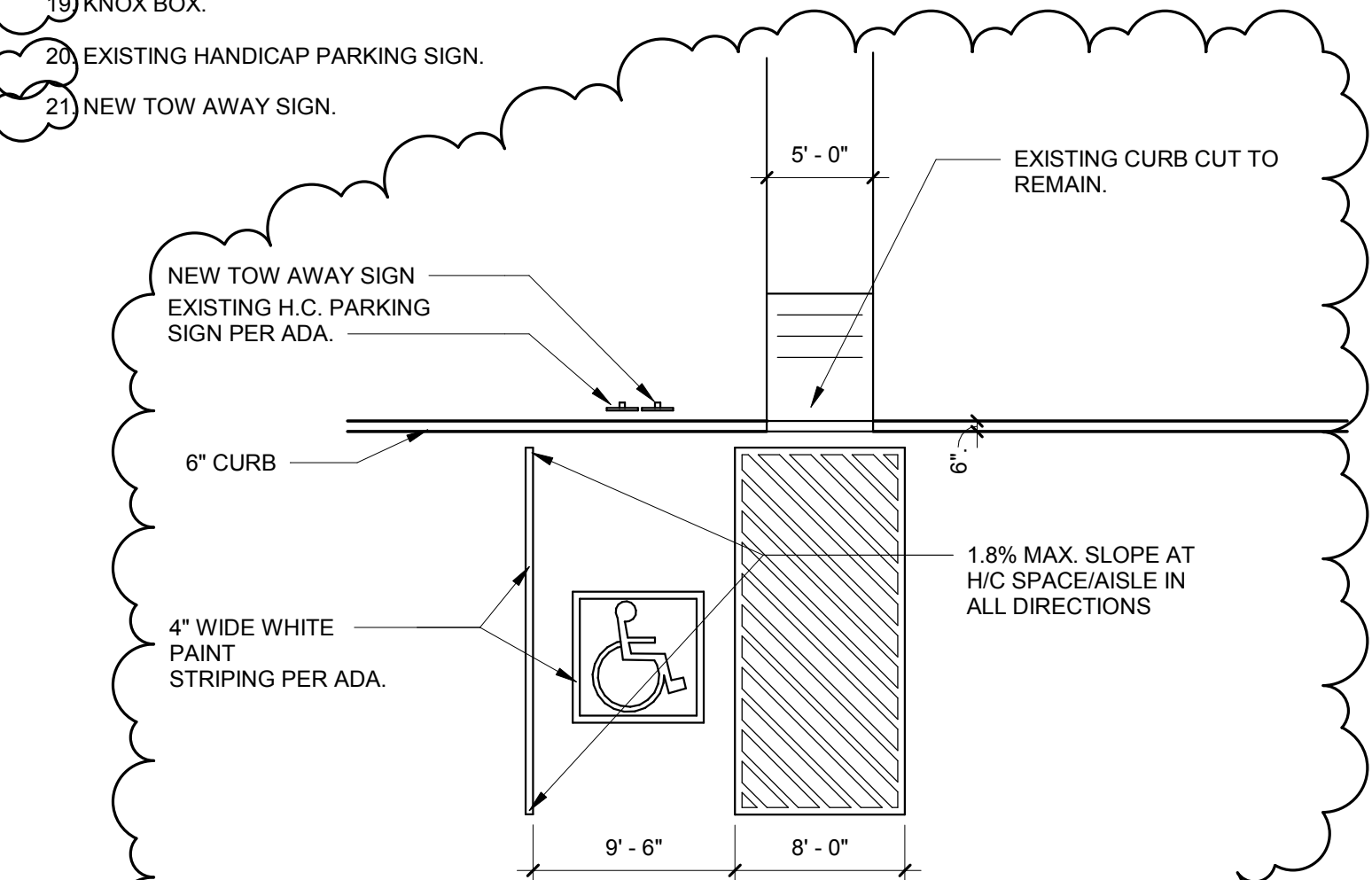
SHEET NO:
L-1



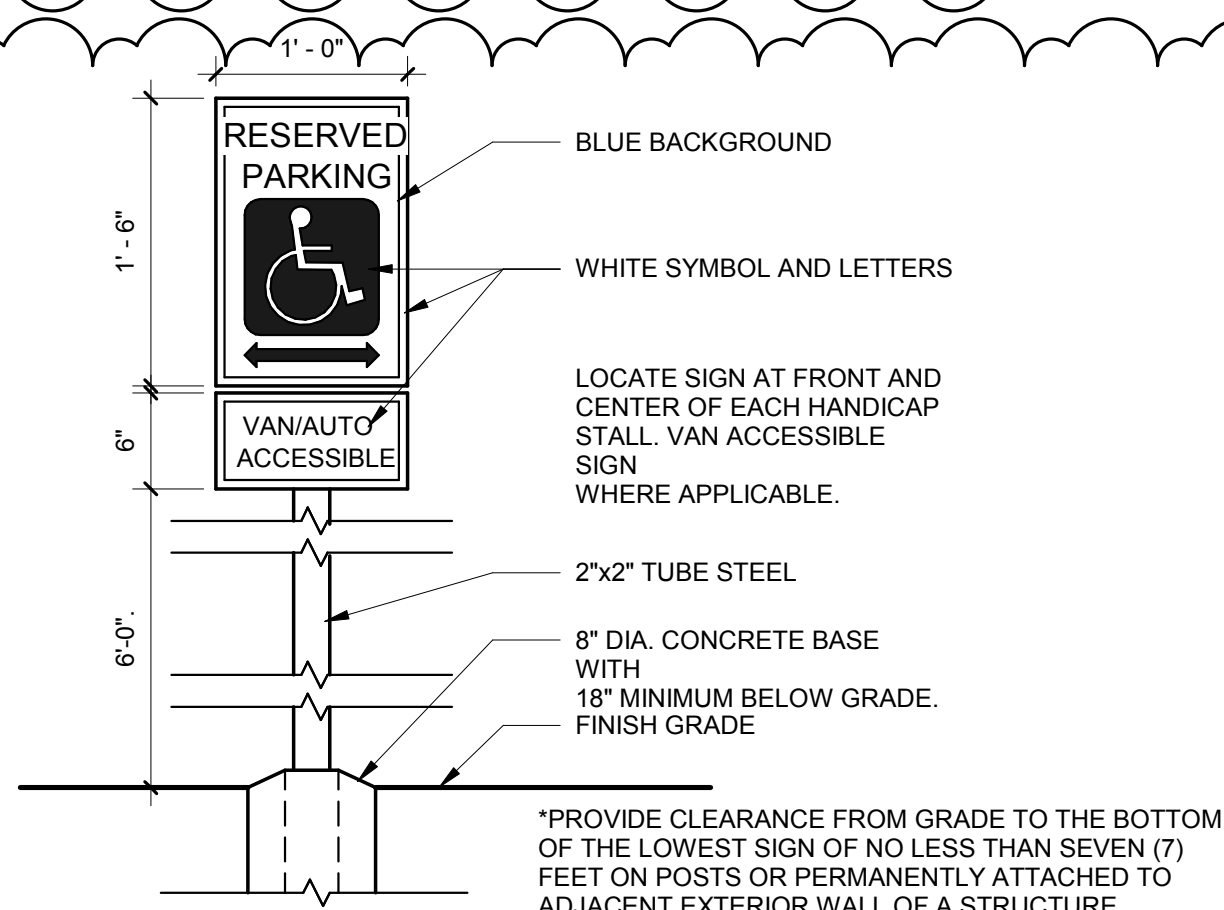
1 SITE
SCALE: 1" = 20'-0"

GENERAL NOTES:

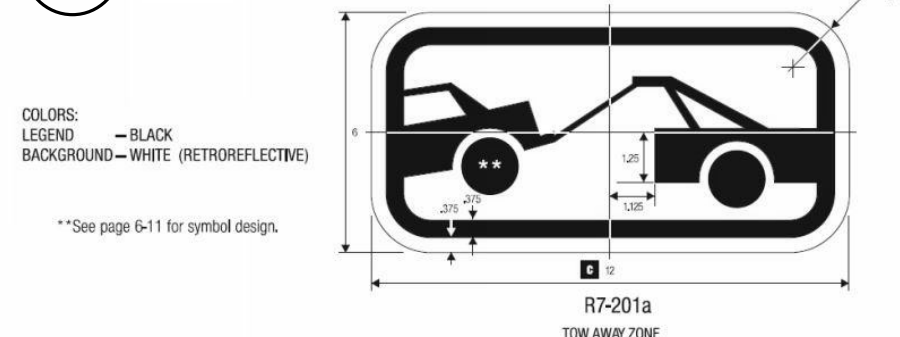
1. EXISTING CONCRETE PAVING.
2. NEW 6" THICK CONCRETE PAVING WITH 6 x 6 W2.9 x W2.9 REINFORCING. PROVIDE CONTROL JOINTS AS SHOWN ON PLAN. SEE STRUCTURAL.
3. EXISTING ELECTRICAL TRANSFORMER LOCATION.
4. EXISTING TRASH ENCLOSURE.
5. NATIVE SEED LANDSCAPE AREA.
6. EXISTING DETENTION POND TO BE MODIFIED. SEE CIVIL.
7. EXISTING ASPHALT PAVING.
8. NEW SEGMENTED BLOCK RETAINING WALL. NOT TO EXCEED 3'-0" IN HEIGHT. SEE CIVIL.
9. NEW METAL STAIR WITH HANDRAIL. SEE DETAIL 1/A7.0.
10. 4"-6" DIA. ROCK MULCH OVER WEED MAT..
11. NOT USED.
12. EXISTING IRRIGATED LANDSCAPE.
13. CONCRETE CHANNEL. SEE CIVIL.
14. FIRE SEPARATION DISTANCE NEW ADDITION TO PROPERTY LINE.
15. ACCESSIBLE PARKING WITH ACCESS AISLE AND ACCESSIBLE ROUTE TO BUILDING. SEE DETAIL 2/A1.0.
16. 10) 9'X18" STANDARD PARKING SPOTS.
17. ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. 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. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2009
18. FIRE DEPARTMENT CONNECTION (FDC).
19. KNOX BOX.
20. EXISTING HANDICAP PARKING SIGN.
21. NEW TOW AWAY SIGN.



2 ACCESSIBLE PARKING DETAIL
SCALE: 1/8" = 1'-0"

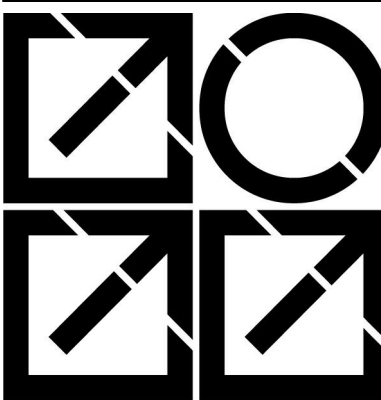


3 HC PARKING SIGN
SCALE: 1" = 1'-0"



*PROVIDE CLEARANCE FROM GRADE TO THE BOTTOM OF THE LOWEST SIGN OF NO LESS THAN SEVEN (7) FEET ON POSTS OR PERMANENTLY ATTACHED TO ADJACENT EXTERIOR WALL OF A STRUCTURE.

4 TOW AWAY SIGNAGE
SCALE: 1/8" = 1'-0"



DATE	DESC.
09-19-2017	AS-BUILTS
09-25-2017	PRELIM. PLAN
09-28-2017	PRELIM. PLAN
10-10-2017	SCHEMATIC
11-10-2017	REVIEW SET
12-15-2017	REVIEW SET
02-07-2018	CONS. DOCS.
04-12-2018	REVISION #1
05-10-218	REVISION #2