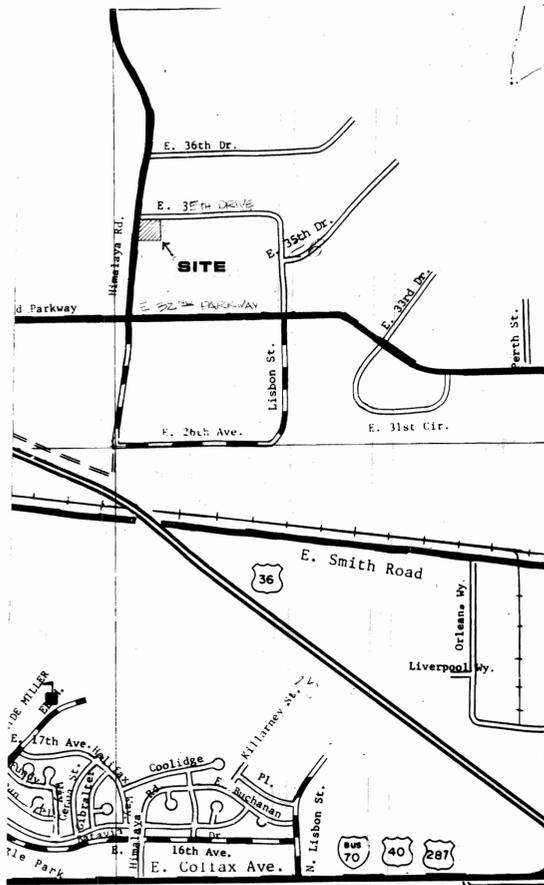


ADMINISTRATIVE PLANNED BUILDING GROUP

The site plan amendment cannot be approved until the drainage letter is approved. Comments were returned March 20, 2018 and there hasn't been a subsequent submittal.

Please remove AutoCad SHX text items in the comment section. Please flatten to reduce select-ability of the items.

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 PROVIDED 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.

SITE DATA

LAND AREA WITHIN PROPERTY LINES - 1.98 ACRES (86,248 SF)	WITH NEW ADDITION
GROSS FLOOR AREA	PROVIDED: 26.5% (22,894 SF) WITH ADDITION: 35.2% (30,399 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	NEW GFA: 35.3% (30,449 SF) NEW HSA: 29.5% (25,476 SF) NEW LAWS: 35.2% (30,323 SF)
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 SPACES PROVIDED - 2	
PARKING SPACES REQUIRED - 16	
PARKING SPACES PROVIDED - 18	3 COMPACT 18 REGULAR 1 HANDICAPPED / ACCESSIBLE
PARKING CALCULATIONS: 4819 SF OF OFFICE AREA : 300 SF = 16 SPACES	
MAXIMUM EMPLOYEES - 22	

EXISTING AND NEW, AUTOMATIC SPRINKLER THROUGHOUT.
2018 BUILDING ADDITION:
1) 2015 IBC OCCUPANCY S-2 LOW HAZARD STORAGE
2) 2015 IBC CONSTRUCTION TYPE II-B-SPK

SIGNATURE BLOCK

CURTIN MATHESON SCIENTIFIC (Official Project Name) 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 hereafter, 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.

I, Deanna K. Witte (Principal or Owners) has caused these presents to be executed this 2nd day of May AD 19 86

By: Deanna K. Witte as president Corporate Seal

NOTARIAL: State of Colorado, County of Windsor ss

The foregoing instrument was acknowledged before me this 2nd day of May AD 19 86 by Deanna K. Witte (Principals or Owners)

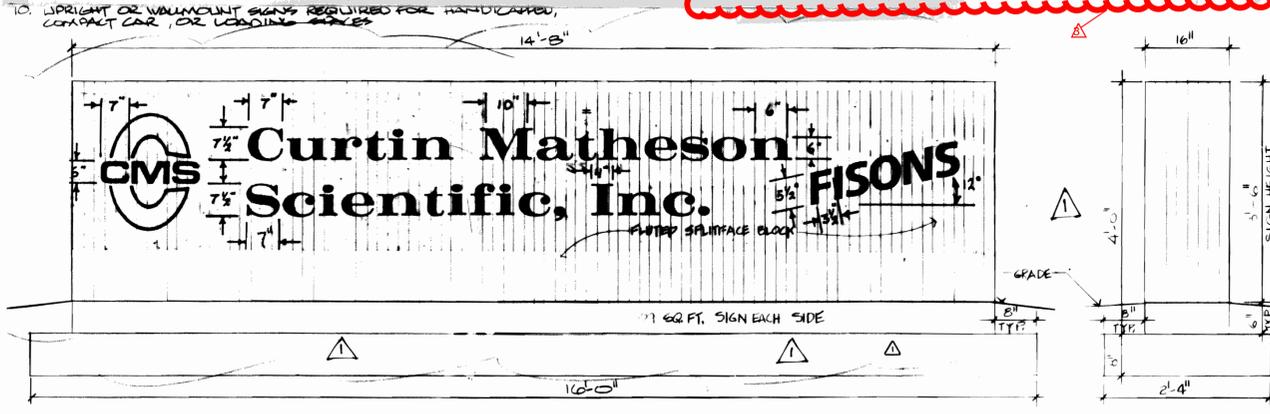
Witness my hand and official seal John M. Dugan Notary Seal

City of Aurora Approvals: Planning Director John M. Dugan Date: 5/1/86
Planning Commission NA Chairman Date: 5/1/86
City Council NA Mayor Date: 5/1/86
Attest NA City Clerk Date: 5/1/86

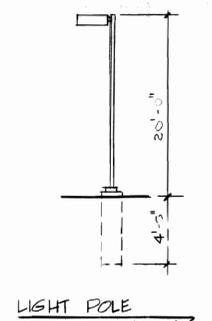
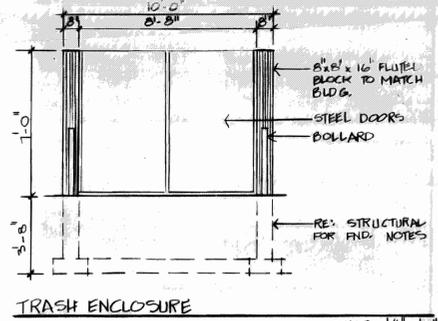
RECORDER'S CERTIFICATE: Accepted for filing in the office of the Clerk and Recorder of Colorado at _____ o'clock _____ M. This _____ Day of _____ AD, 19 _____ Clerk and Recorder: _____ Deputy: _____

LEGAL DESCRIPTION

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



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



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

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

TCM CONSULTANTS INC.
DENVER, COLORADO • (303) 692-7666

Curtin Matheson Scientific, Inc.
AURORA, CO
HIMALAYA AT 36TH AVE.

NO.	DATE	REVISIONS
1	10-15-86	CHANGE SIGN LENGTH TO 14'-0" FROM 8'-0" PER TENANT'S REQUEST. FINISHED BLOCK IS BLACK. SIGN LETTERS ARE SAFETY RED.
2	10-15-86	ELIMINATE 12'-0" WIDE PARKING. THIS IS TO ALLOW ACCESS TO SHARED CONNECTION LOCATED ON BUILDING ADJUST PARKING BAY STRIPING.

JOB NO:
DATE: 1-15-86
SCALE:
DRAWN:

SHEET NO:
PBG1

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.

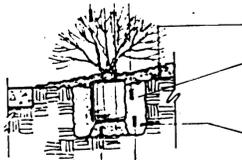
Loosen sides of plant pit and root ball.

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.

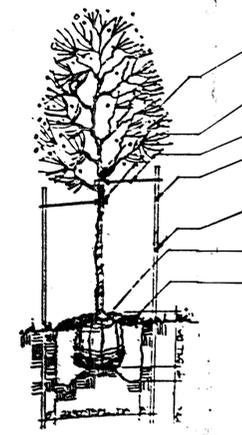
Finish grade.

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.



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.

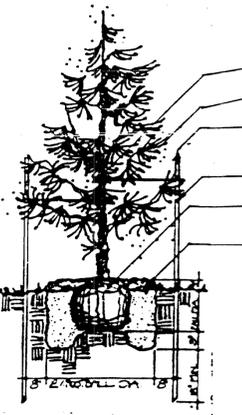
Apply specified mulch 3" - 4" above sod grade, as shown.

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.

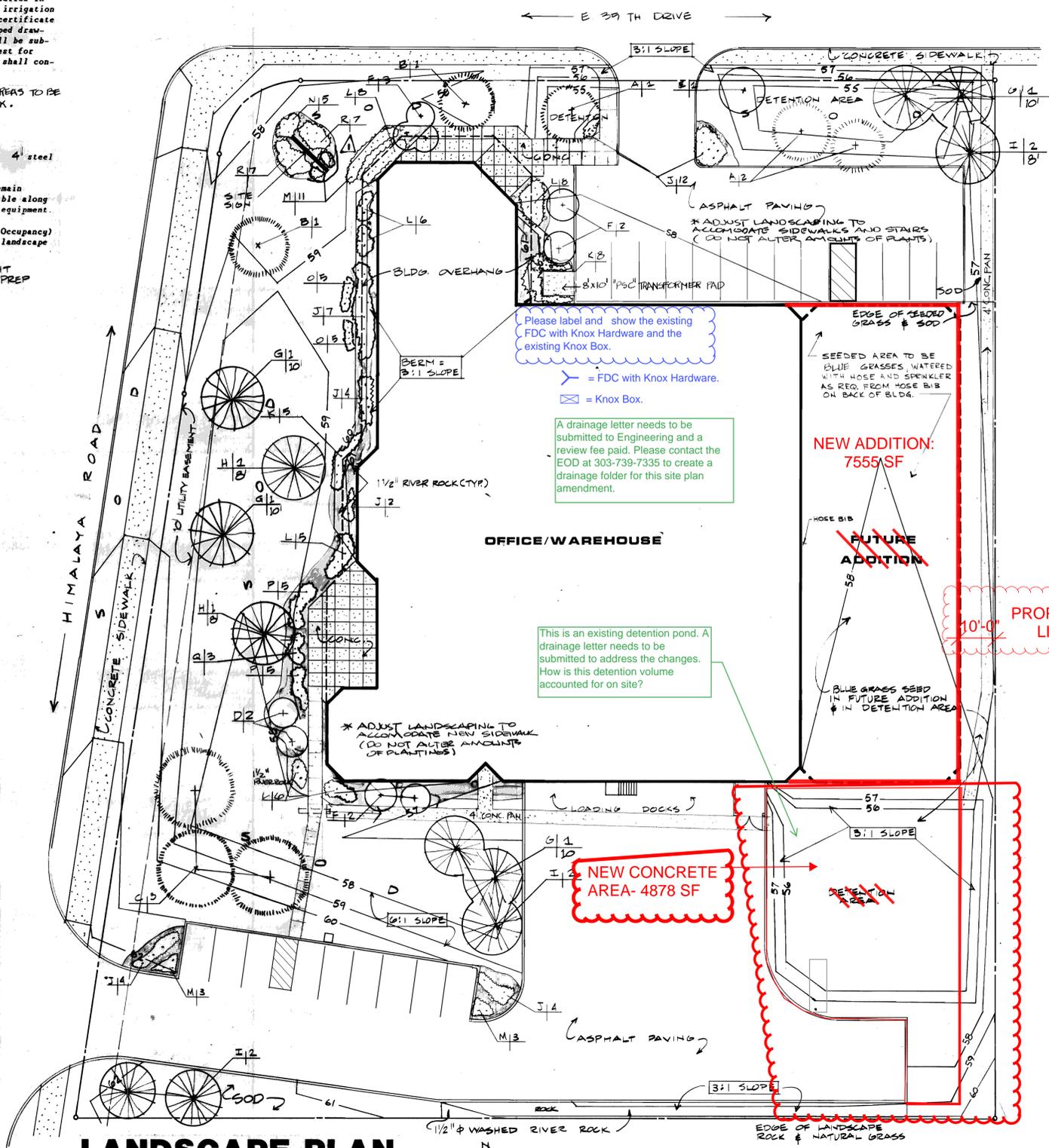


GENERAL NOTES

- 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. Conform to the requirements of U.S.D.A. Standards, AAN 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 TRIACANTHOS	3'-3 1/2'	CUT & STAKE
B	2	SHADENMASTER LOCUST	GLEDITSIA TRIACANTHOS	3'-3 1/2'	CUT & STAKE
C	3	STOUKLAND COTTON WOOD	POPULUS STOUKLAND	3'-3 1/2'	CUT & STAKE
D	2	RADIANT CRAB	HAMS SPECIES	2'	
E	1	NEWPORT PLUM	PRUNUS AMERICANA "NEW-PORT"	2'	
F	7	ASPEN	POPULUS TRENULOIDES	2'	
G	4	AUSTRIAN PINE	PIRUS NIGRA	10'	CUT & STAKE
H	2	COLORADO SPRUCE	PICEA PUNGENS GLAUCA	8'-10'	CUT & STAKE
I	6	PINYON PINE	PIRUS CEMBROIDES EDULIS	8'-10'	CUT & STAKE
J	35	ANDORA JUN.	JUNIPERUS SPECIES	#5 GAL.	
K	15	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	#5 GAL.	
L	25	TAMMY JUNIPER	JUNIPERUS SPECIES	#5 GAL.	
M	17	GOLD DROP POTEN-TILLA	POTENTILLA FRUITILLOSA "GOLD DROP"	#5 GAL.	
N	5	SNOWBOUND SPIREA	SPERIA HIPPOCICA "SNOWBOUND"	#5 GAL.	
O	10	REDLEAF BARBERRY	BERBERIS THUNBERG	#5 GAL.	
P	10	GOLDEN ELDER	ATROPURPUREA	#5 GAL.	
Q	3	PURPLE LILAC	SAMBUS CANADENSIS AURUM	#5 GAL.	
R	7	BUFFALO JUNIPER	JUNIPERUS SPECIES	#5 GAL.	
S	510'	STEEL EDGER			OVER 6 MIL PLASTIC
T	5850 SF	1-1/2" RIVER ROCK			OVER 6 MIL PLASTIC
	700 SF	1/2" RIVER ROCK			TEMPORARY
	26,500 SF	BLUE GRASS SOD			340 L/W/1000 SF
	14,700 SF	BLUE GRASS SEED			
	26,500 SF	SOIL PREP			



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)

TCM CONSULTANTS INC.
DENVER, COLORADO • (303) 692-7666

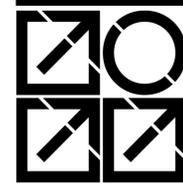
Curtin Matheson Scientific, Inc.
AURORA, CO
HIMALAYA AT 36TH AVE.

REVISIONS

NO	DATE	BY	REMARKS
1	12/22/20	JSCA	SITE PERMITS FOR NEW ADDITION

JOB NO:
DATE: 1-15-26
SCALE:
DRAWN:

SHEET NO:
L-1

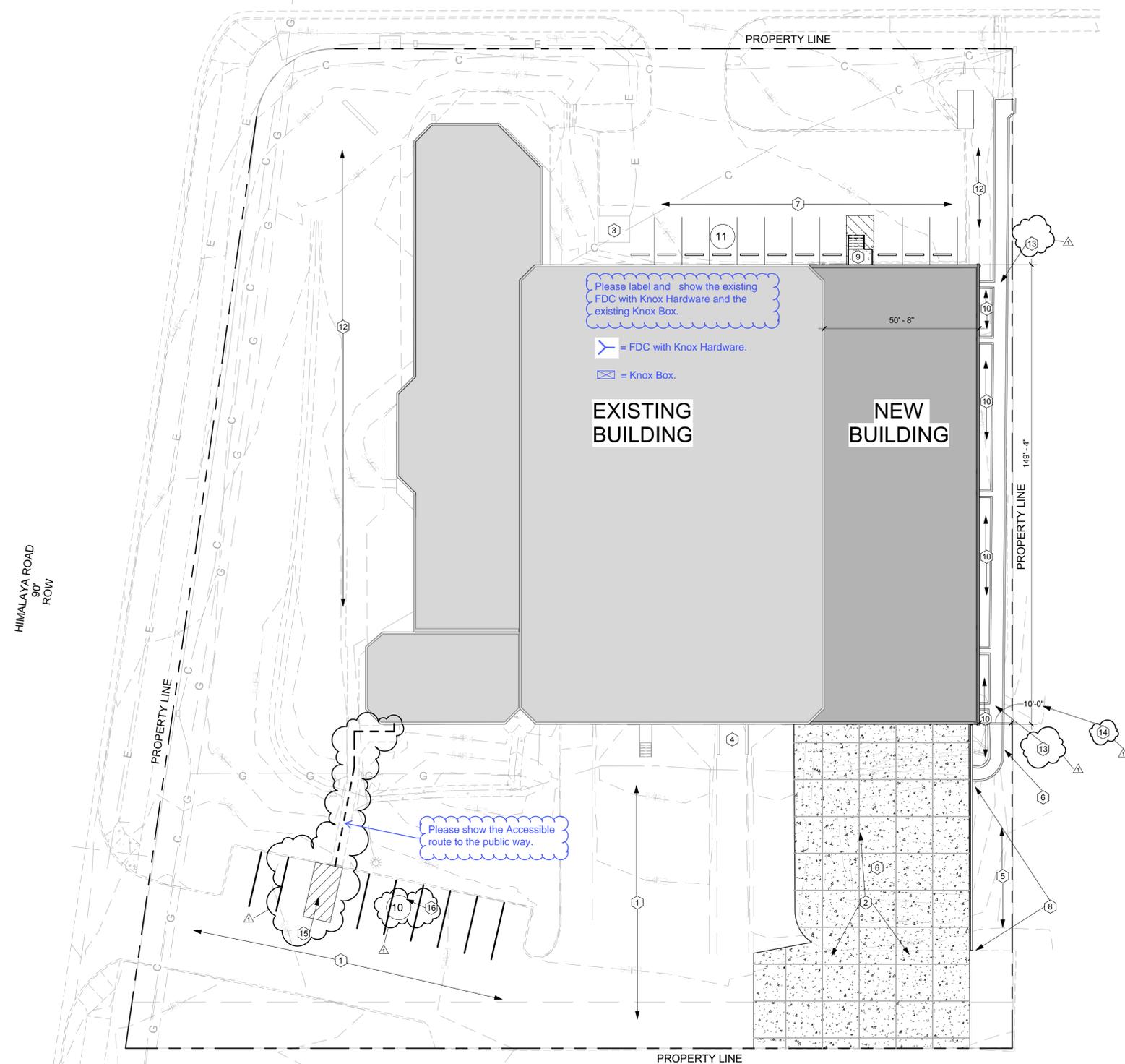


DATE	DESC.
09-19-2017	AS-BUILTS
09-25-2017	PRELIM. PLAN
09-28-2017	PRELIM. PLAN
10-10-2017	SCHEMATIC
11-10-2017	REVIEW SET
12-15-2017	REVIEW SET
02-07-2018	CONS. DOCS.
04-12-2018	REVISION #1

Please add the following NOTE: "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

GENERAL NOTES:

- EXISTING CONCRETE PAVING.
- NEW 6" THICK CONCRETE PAVING WITH 6 x 6 W2.9 x W2.9 REINFORCING. PROVIDE CONTROL JOINTS AS SHOWN ON PLAN. SEE STRUCTURAL.
- EXISTING ELECTRICAL TRANSFORMER LOCATION.
- EXISTING TRASH ENCLOSURE.
- NATIVE SEED LANDSCAPE AREA.
- EXISTING DETENTION POND TO BE MODIFIED. SEE CIVIL.
- EXISTING ASPHALT PAVING.
- NEW SEGMENTED BLOCK RETAINING WALL, NOT TO EXCEED 3'-0" IN HEIGHT. SEE CIVIL.
- NEW METAL STAIR WITH HANDRAIL. SEE DETAIL 1/A7.0.
- 4"-6" DIA. ROCK MULCH OVER WEED MAT..
- NOT USED.
- EXISTING IRRIGATED LANDSCAPE.
- CONCRETE CHANNEL. SEE CIVIL.
- FIRE SEPARATION DISTANCE NEW ADDITION TO PROPERTY LINE.
- ACCESSIBLE PARKING WITH ACCESS AISLE AND ACCESSIBLE ROUTE. SEE DETAIL 2/A1.0.
- 9'X18' STANDARD PARKING SPOTS.

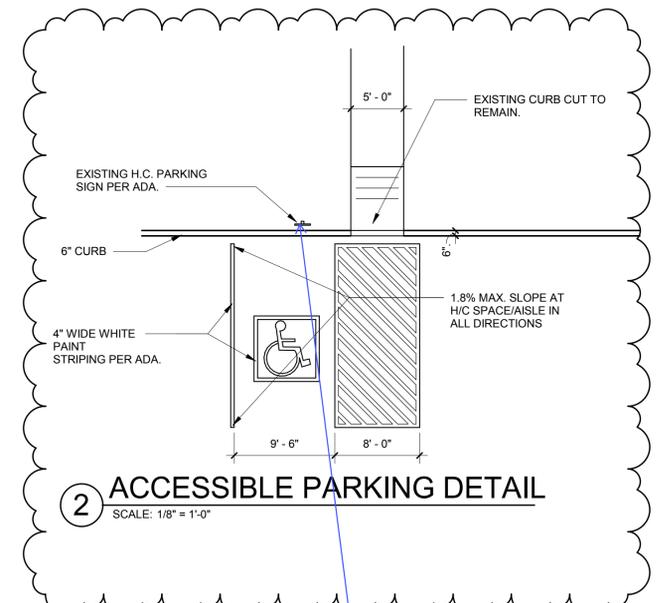


Please label and show the existing FDC with Knox Hardware and the existing Knox Box.

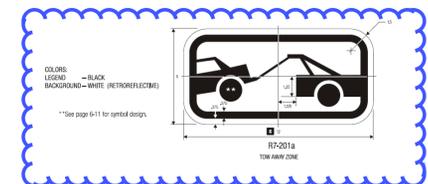
- = FDC with Knox Hardware.
- = Knox Box.

EXISTING BUILDING
NEW BUILDING

Please show the Accessible route to the public way.

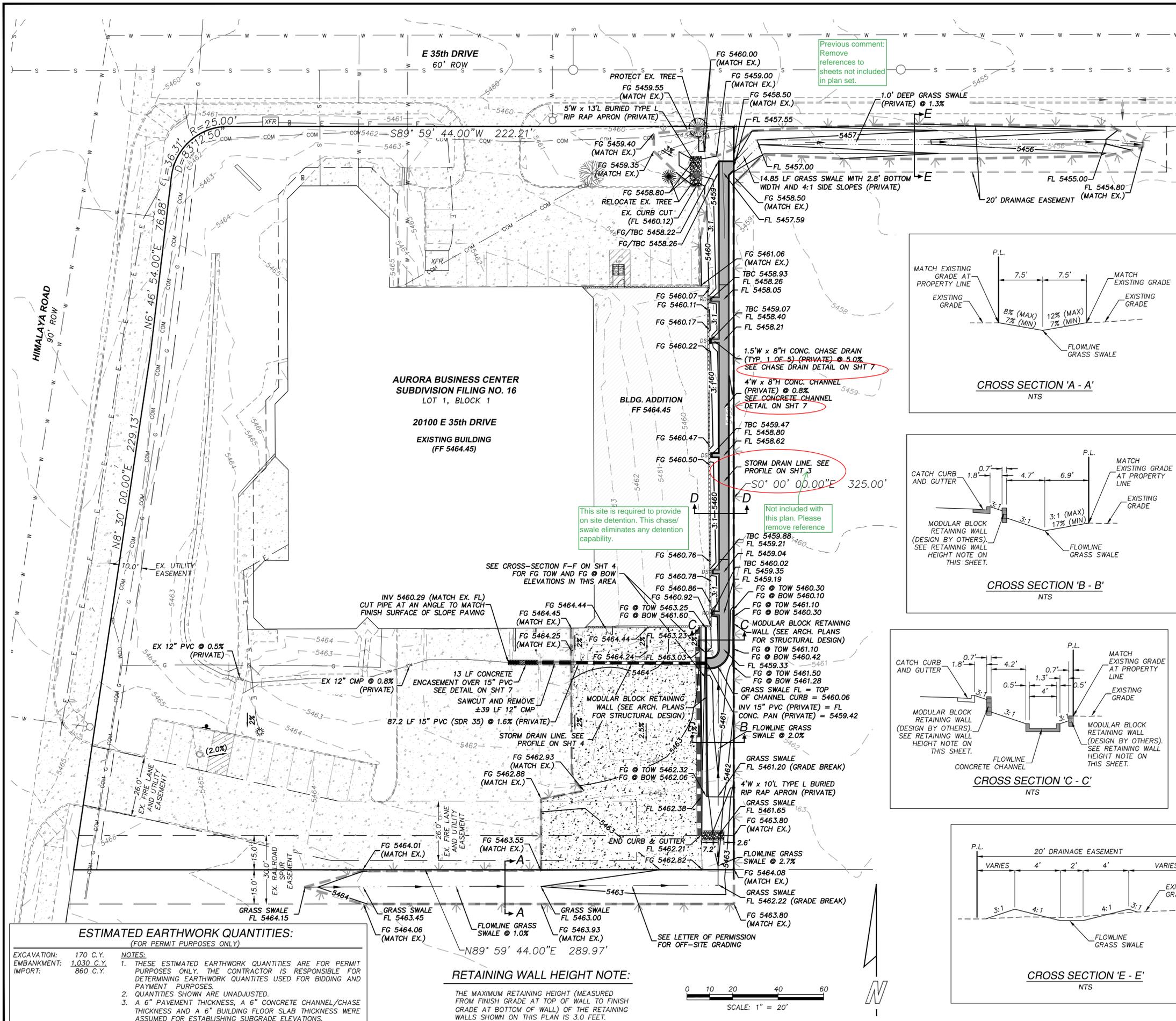


Please provide a detail of the accessible parking sign and indicate location of sign(s) on site plan using a symbol and label. The site plan shall provide a "Handicap Parking Detail" to reflect signage for both the "Van Accessible Space" and "Tow Away Zone" signs required below the standard 12" X 18" Accessible sign. In addition to the standard MUTCD notes please provide these additional notes below the detail: The detail must show a 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.



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



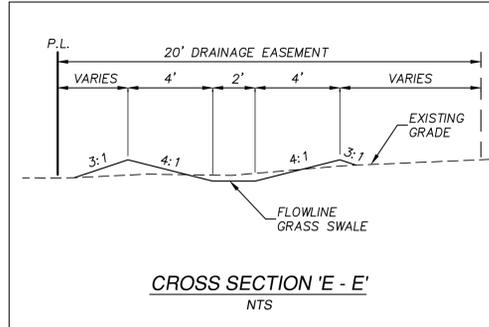
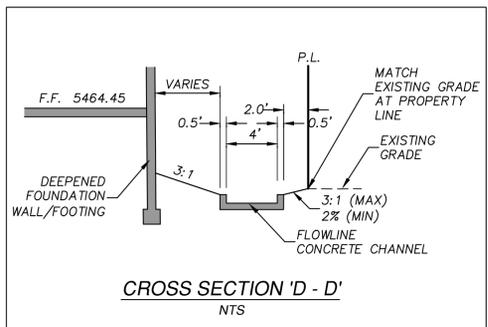
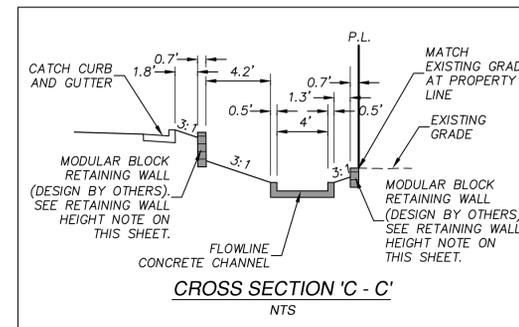
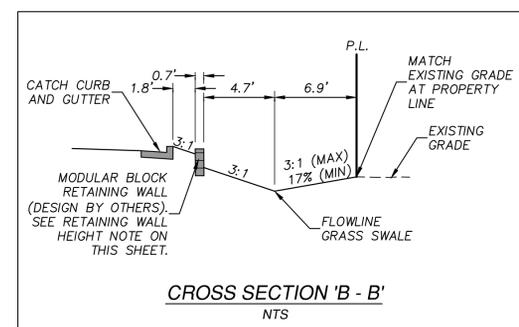
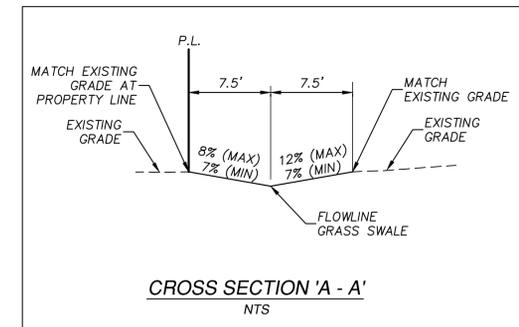


LEGEND:

- 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.

SCALE: 1" = 20'

REVISION

REVISION	DATE	BY	SS
TST REVIEW COMMENTS	4/17/18	SS	

DATE: 1/02/2018
DESIGNED BY: SMS
DRAWN BY: SS
CHECKED BY:

CALL & VERIFY ALL UTILITIES BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

811

CALL UTILITY NOTIFICATION CENTER OF COLORADO

AURORA BUSINESS CENTER SUBDIVISION FILING NO. 16 LOT 1, BLOCK 1 GRADING PLAN

DATE: 1/02/2018
DESIGNED BY: SMS
DRAWN BY: SS
CHECKED BY:

AURORA BUSINESS CENTER SUBDIVISION FILING NO. 16 LOT 1, BLOCK 1 GRADING PLAN

CIVAS engineering
civil engineering solutions
10056 Briarlane Lane
Littleton • Colorado • 80130
tel: 720-250-9882 fax: 720-253-0692

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

JOB NO. 17-267
C1.0