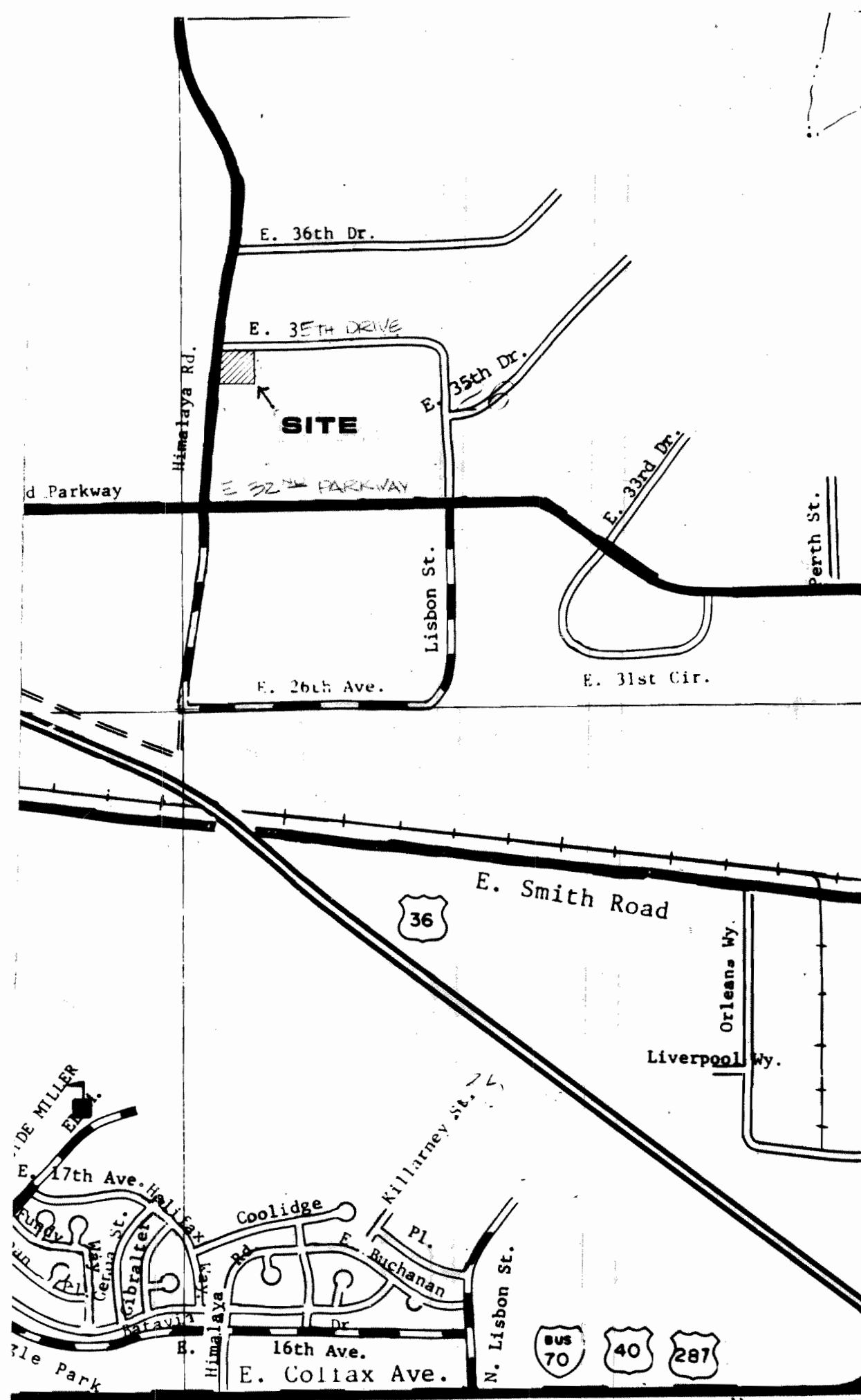


ADMINISTRATIVE PLANNED BUILDING GROUP

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 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

SITE DATA

LAND AREA WITHIN PROPERTY LINES - 1.98 ACRES (86,248 SF) WITH NEW ADDITION

	PROVIDED	WITH ADDITION
GROSS FLOOR AREA	26.5% (22,894 SF)	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)

NEW GFA: 35.3% (30,449 SF)
NEW HSA: 29.5% (25,476 SF)
NEW LAWS: 35.2% (30,323 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 - 18 25 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, 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. Wilke 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. Wilke (Principal or Owners)

Witness my hand and official seal Notary Public Business Address: 3107 W. Colfax Ave. Englewood, CO 80220

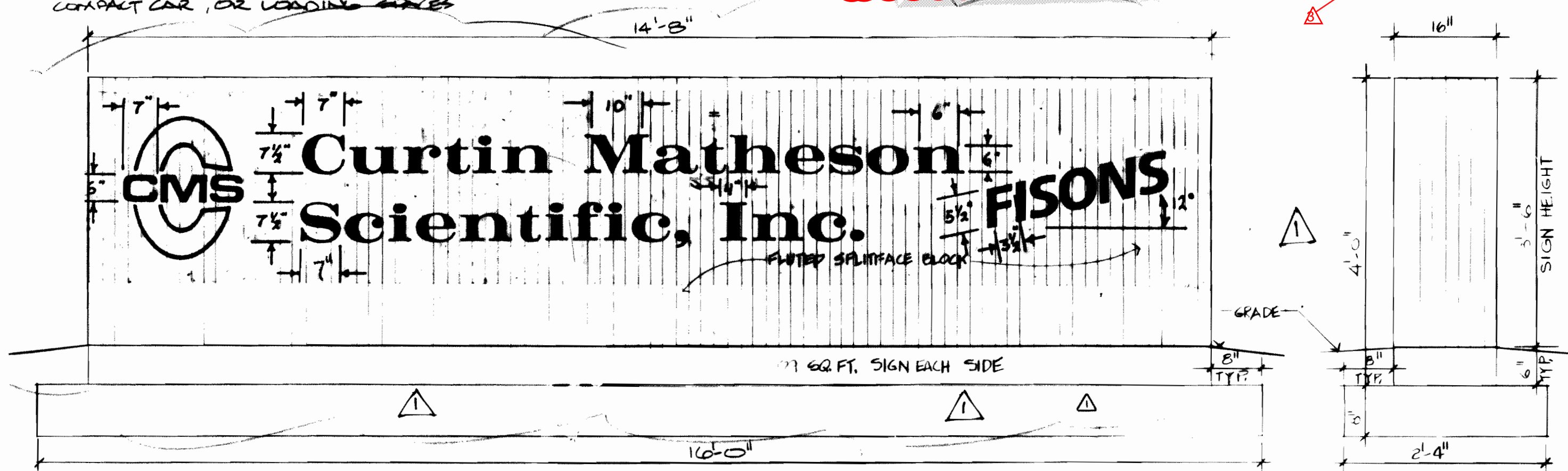
City Attorney: NA Date: 5/8/86
Planning Director: John M. Dugan Chairman Date: 5/8/86
City Council: NA Mayor Date: 5/8/86
Attest: NA City Clerk Date: 5/8/86

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: _____

LEGAL DESCRIPTION

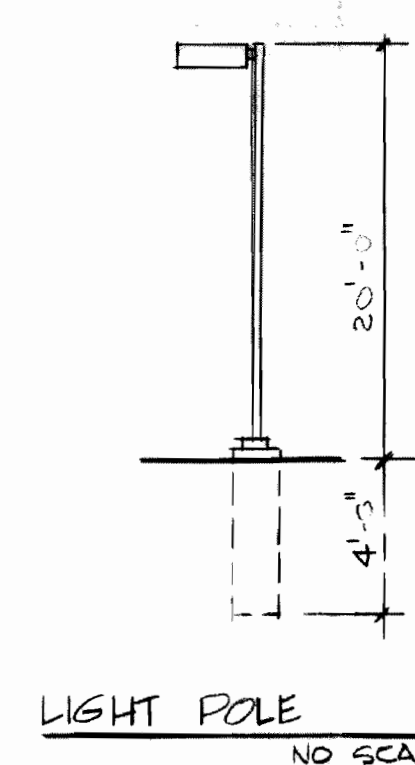
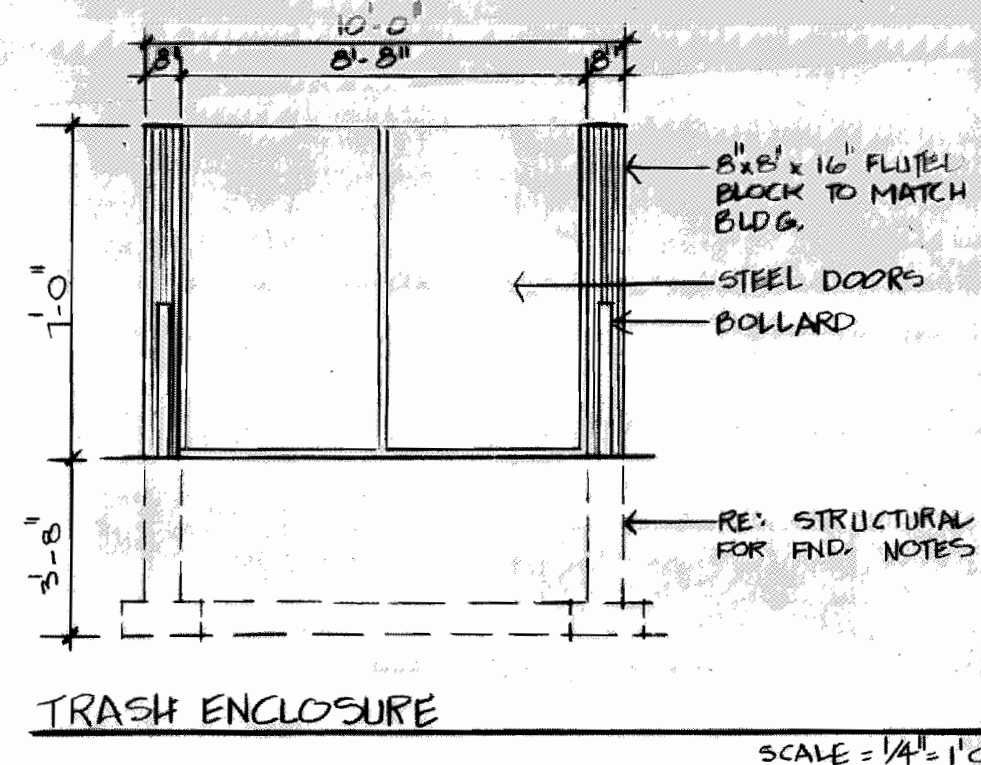
AURORA BUSINESS CENTER SUBDIVISION

FILING NO. 16 LOT 1 BLOCK 1



SIGN ELEVATION - TYP OF BOTH SIDES
SCALE - 3/4" = 1'-0"

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



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 TO ALLOW ACCESS TO SHARED CONNECTION LOCATED ON BUILDING ADJACENT PARKING BAY STRIPING.


MINOR AMENDMENT 2018**MODIFIED SITE DATA**

MODIFIED SITE DATA FOR NEW BUILDING ADDITION ON EAST SIDE OF BUILDING

NO.	DATE	REVISIONS
1	10-15-86	CHANGE SIGN LENGTH TO 14'-0" FROM 8'-0" PER TENANT'S REQUEST. FLUTED BLOCK IS BLACK. SIGN LETTERS ARE SAFETY RED.
2	11-5-86	ELIMINATE 12'-0" WIDE PARKING. THIS IS TO ALLOW ACCESS TO SHARED CONNECTION LOCATED ON BUILDING ADJACENT PARKING BAY STRIPING.

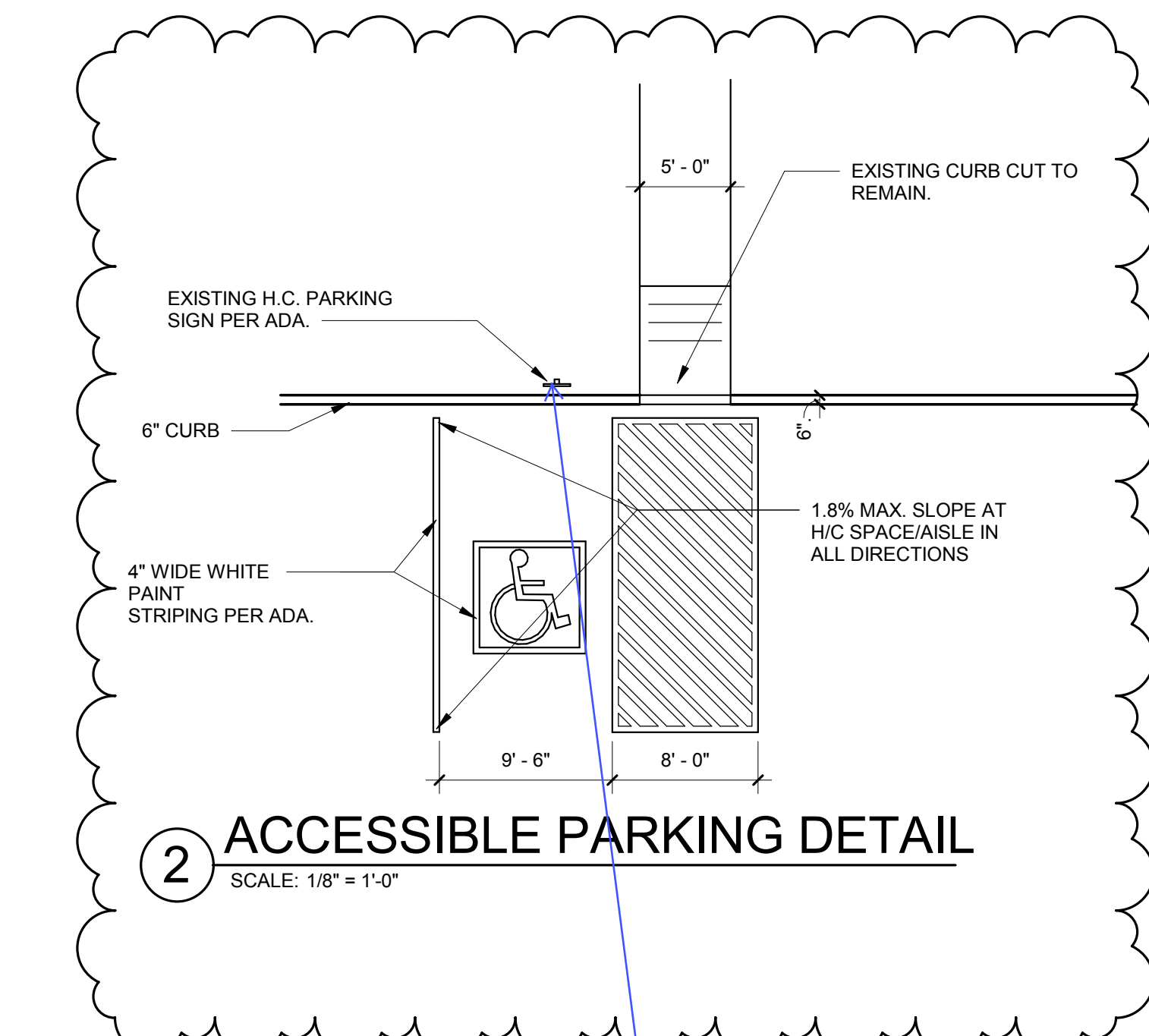
JOB NO:
DATE: 1-15-86
SCALE:
DRAWN:

SHEET NO:
PBG1

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

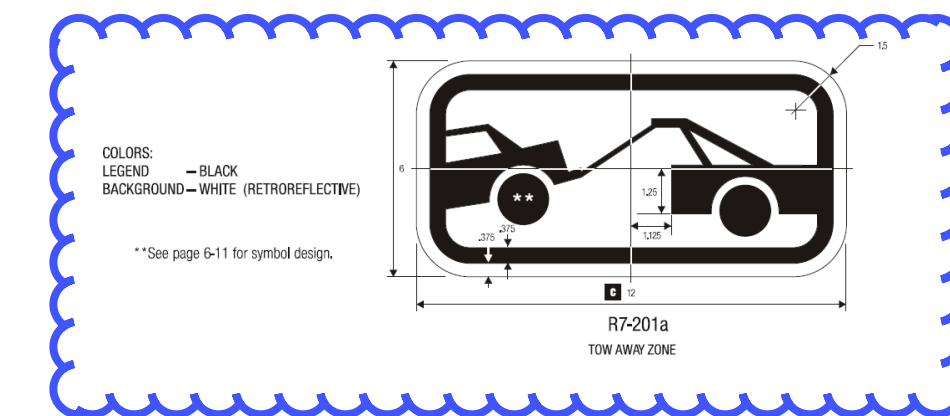
→ GENERAL NOTES:

1. EXISTING CONCRETE PAVING.
2. NEW 6" THICK CONCRETE PAVING WITH 6 x 6 W2.9 x W2.9 REINFORCING. PROVIDE CONCRETE 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 DISTANCED NEW ADDITION TO PROPERTY LINE.
15. ACCESSIBLE PARKING WITH ACCESS AISLE AND ACCESSIBLE ROUTE. SEE DETAIL 2/A1.0.
16. 10' 9"x18' STANDARD PARKING SPOTS.



Please provide a detail of the accessible parking sign and indicate location of sign(s) on the 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.

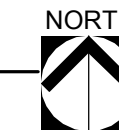
In addition to the standard MUTCD notes please provide these additional notes below the detail: The detail must show a clearance from grade to the bottom of the lowest sign of no less than seven (7) feet on posts or permanently attached to adjacent exterior wall of a structure.

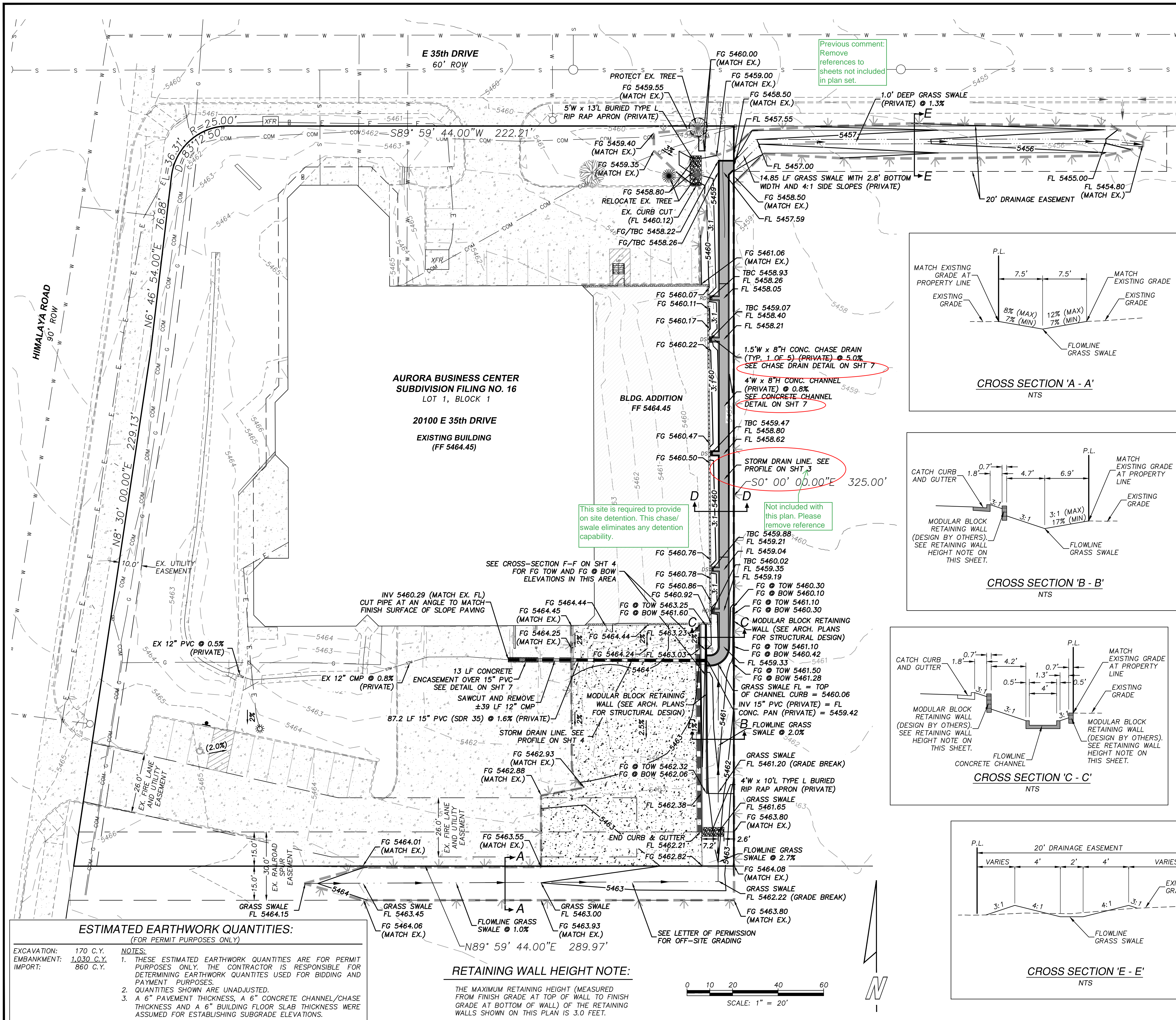


4/17/2018 2:00:16 PM

HIMALAYA ROAD
90'
ROW

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





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	SS
1	4/17/18	SS	

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

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 720-240-9882
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