

SURVEY DESCRIPTION

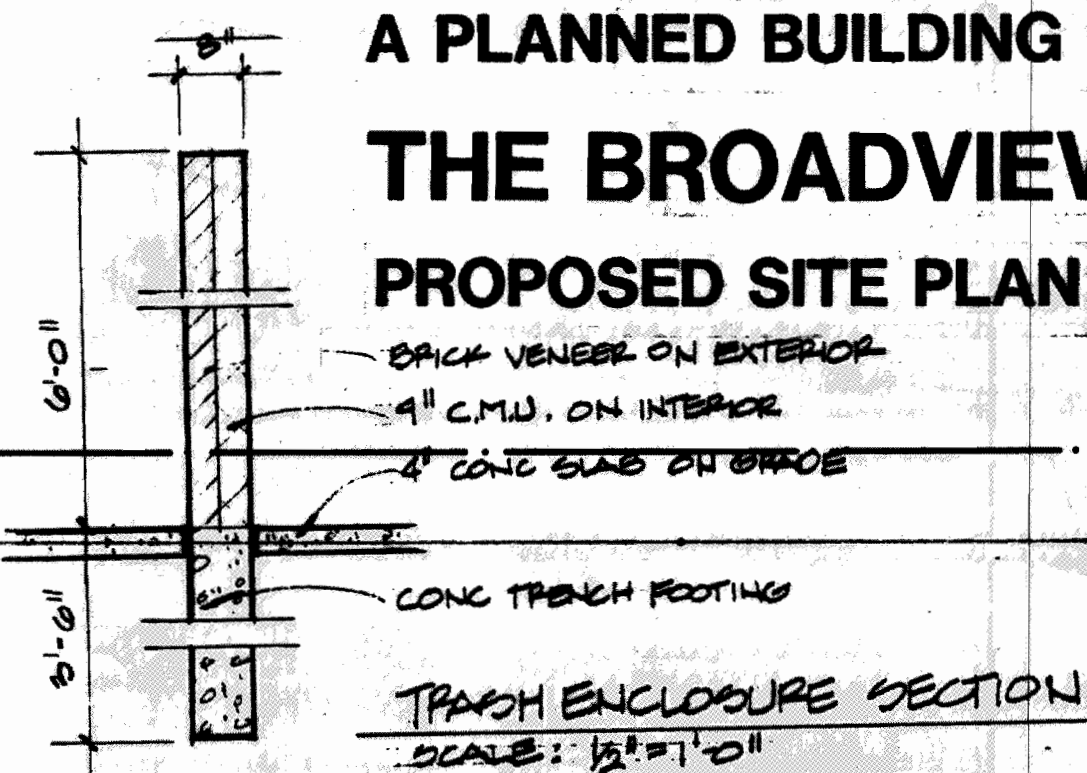
Commencing at the south east corner of the northeast quarter of said section 27; Thence North 00° 05' 38" east along the Easterly line of said section a distance of 762.00 feet to a point; Thence North 89° 58' 22" west a distance of 240.00 feet to a point; Thence continuing north 89° 58' 22" West a distance of 44.98 feet. (45.00 feet recorded) To a point; Thence North 00° 05' 38" east a distance of 30.00 feet to a point on a curve; Thence 2354 feet on the arc of a curve to the left having a central angle of 89° 58' 22" a radius of 15.00 feet, and whose chord bears N. 45° 03' 38" E. to a point of tangency; Thence N. 00° 05' 38" E. a distance of 148.78 feet to a point; Thence N. 89° 58' 22" W. a distance of 246.74 feet. (246.78 feet recorded) to a point; Thence N. 00° 12' 50" W. a distance of 245.73 feet to the point of beginning; Thence continuing 90.00 feet to a point on the southerly right-of-way line of east Evans Ave. Thence S. 89° 58' 06" E. along said right-of-way line a distance of 150.00 feet to a point; Thence N. 00° 12' 50" E. a distance of 90.00 feet to a point; Thence N. 89° 58' 06" W. a distance of 150.00 feet to the point of beginning containing 13,500 Sq. feet. (0.3099 acres) more or less.

A PLANNED BUILDING GROUP

THE BROADVIEW ANIMAL CLINIC

PROPOSED SITE PLAN

REVISED MAY 19, 1983
JULY 29, 1983



TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0"

EAST EVANS

OSBORN CHEVROLET

PARKING AREA
HAYANA SQUARE SUBDIVISION
OWNER: RMEM.CO. & MEM INVEST.CO.
96 HINDREY & HENDER
1200 17TH BLDG. BLDG.
DENVER CO 80202

THE BROADVIEW ANIMAL CLINIC

(Official Project Name) Planned Building Group*

Legal Description: LOT 1, BLOCK 2, FUHR SUBDIVISION NO. 4, IN THE N.E. 1/4 OF SECTION 27, T46S, R67W, OF THE 6TH RM, JARAPHOE COUNTY, COLORADO

All Special Plans registered and recorded hereunder shall be binding upon the applicants therefor, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof, I, James M. Wiegert, DUM, has caused these presents to be executed this 9 day of August, AD 1983.

By: James M. Wiegert, DUM. (Principals or Owners) Corporate Seal

NOTARIAL: State of Colorado County of Arapahoe ss

The foregoing instrument was acknowledged before me this 9 day of August, AD 1983, by James M. Wiegert (Principals or Owners)

Witness my hand and official seal, Notary Public, Business Address: 2830 S. Havana, Aurora, Colo. 80012

My commission expires 8/2/85

CITY OF AURORA APPROVALS: City Attorney: Date: 8-19-83

Planning Director: Date: 8/17/83

Planning Commission: Date: 8-18-83

City Council: Date: 8-19-83

Attest: Date: 8-22-83

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

DATA: Land area within property lines 13,500 SQ. FT. = .309 Acres

Gross floor area (41-16 City Code) 2255.17 Sq. Ft.

Number of buildings 1 % and Sq. Ft.

Total Building Coverage 16.7% 2255.17 SQ. FT. % and Sq. Ft.

Hard-surface area (exclusive of buildings) 34.9% 4645 SQ. FT. and Sq. Ft.

Area devoted to landscaping within site 48.8% 6599.88 SQ. FT. and Sq. Ft.

Present zoning classification B4

Proposed uses ANIMAL CLINIC

Sign Area 37.32 Sq. Ft.

Type of Sign (Free standing, Wall, etc.) FREE STANDING

Number of stories ONE

Maximum height of buildings 27'-0"

Loading spaces provided 1 % compact 0

Parking spaces required 12 REGULAR (9'x19') HANDICAPPED (12'x19')

13 SPACES PROVIDED

NOTES: All signs must conform to the City of Aurora sign code but in no case shall any free-standing sign exceed the specifications described herein.

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 fire lanes and emergency and service vehicle roads, 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

"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 departments prior to the issuance of building permits."

"All fire lanes shall be posted with 12" x 18", 18 ga. metal signs, white background with 3" red lettering reading NO PARKING FIRE LANE. Such signs to be mounted on metal posts permanently imbedded in the ground. The bottom of the sign to be 7" above grade. The universal symbol for NO PARKING may be substituted for the lettering."

"All landscaping will be installed prior to issuance of Certificate of Occupancy."

ALL ROOF TOP UNITS WILL BE SCREENED FROM VIEW

ADM. AMDT. 9-26-85

Remove Decorative Light Standard

Remove Curbing

Revised edge of property

Place light Standard from

Curbing for Kennel Lot

Remove Landscaping from driveway area and place in yard created

Layout Kennel parking

Plant Landscaping to match Unit area

23' Driveway (Concrete)

Concrete curbing to separate lots

ADM. AMDT. 7/15/94

CHANGE EXIST. FLAT ROOF TO GABLED ROOF

DATE: JULY 29, 1983

CONTRACT: MICHAEL & MULLER/COLE/REDA ARCH. 620.9503

SHEET 1 OF 2

BROADVIEW ANIMAL CLINIC 83-6035-1

COMMERCIAL ALLEY

HOMESTEAD HOUSE

FUHR SUBDIVISION LOT 1 BLOCK 1
OWNER: JOHN D. FUHR
6833 S. HELENA
AURORA CO 80010

PROPOSED ANIMAL CLINIC

ONE STORY / 27'-0" MAX. HEIGHT
GROSS FLOOR AREA 2,255.17

North
SCALE: 1" = 16'-0"

GENERAL NOTES

1. PROPOSED CLINIC WILL UTILIZE EXISTING KENNEL WELL & SEPTIC SYSTEM

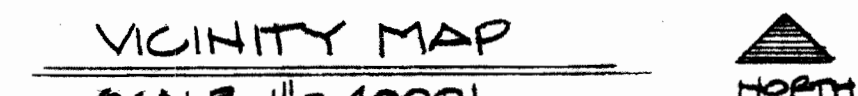
U.S. Broadview Kennels

Sym	Qty	Plant Material
PP	2	Pine
BS	1	Blue Spruce
GP	3	Golden-Drum Potentilla
WE	3	Winged Euonymus
RTA	5	Red twig Dogwood

NOTE: ADDITIONAL FIRE HYDRANT LOCATED E. N.W. CORNER OF E. WARREN & COMMERCIAL ALLEY

VICINITY MAP

SCALE: 1" = 4000'



EXISTING 4" PVC SANITARY DRAIN

PIPE HYDRANT

FREESTANDING BRICK STORAGE

CONCRETE WALK

ASPHALT PAVING

HANDICAP

BENCH

PARKING 12 CARS

11 REGULAR (9'x19')

1 HANDICAP (12'x19')

0 COMPACT

CONC. PAD.

SERVICE

BRICK TRASH ENCLOSURE

DETENTION PONDING AREA

EXISTING BROADVIEW KENNELS

LOT 2 BLOCK 2

FUHR SUBDIVISION

OWNER: JOHN D. FUHR

6833 S. HELENA

AURORA, CO. 80010

GRANITE PAVED PARKING & DRIVE

EXIST. ANIMAL GROOMING BLDG.

EXIST. KENNEL

EXIST. KENNEL

ADM. AMDT. 1-31-85

DELETE ONE FREE STANDING EXT. LIGHT. ADD TWO WALL MNTD. EXTERIOR FIXTURES

DELETE SE. PLANTING AREA WITHIN PARKING LOT, REVISING HARD SURFACE PARKING AREA FROM 34.1% TO 34.9% AND OPEN SPACE FROM 49.2% TO 48.8%. REVISING ALSO PARKING SPACES FROM 12 TO 13 SPACES.

ADM. AMDT. 1-31-85, 7-15-94

EAST EVANS

COMMERCIAL ALLEY

BROADVIEW KENNELS ROOF RE-MODEL

Roof Remodel for: BROADVIEW KENNELS
2155 S. HAVANA
AURORA, COLORADO

ACTION BUILDERS, INC.
937 CLARKSON, DENVER, 80218
832-9467

13 JULY 1994

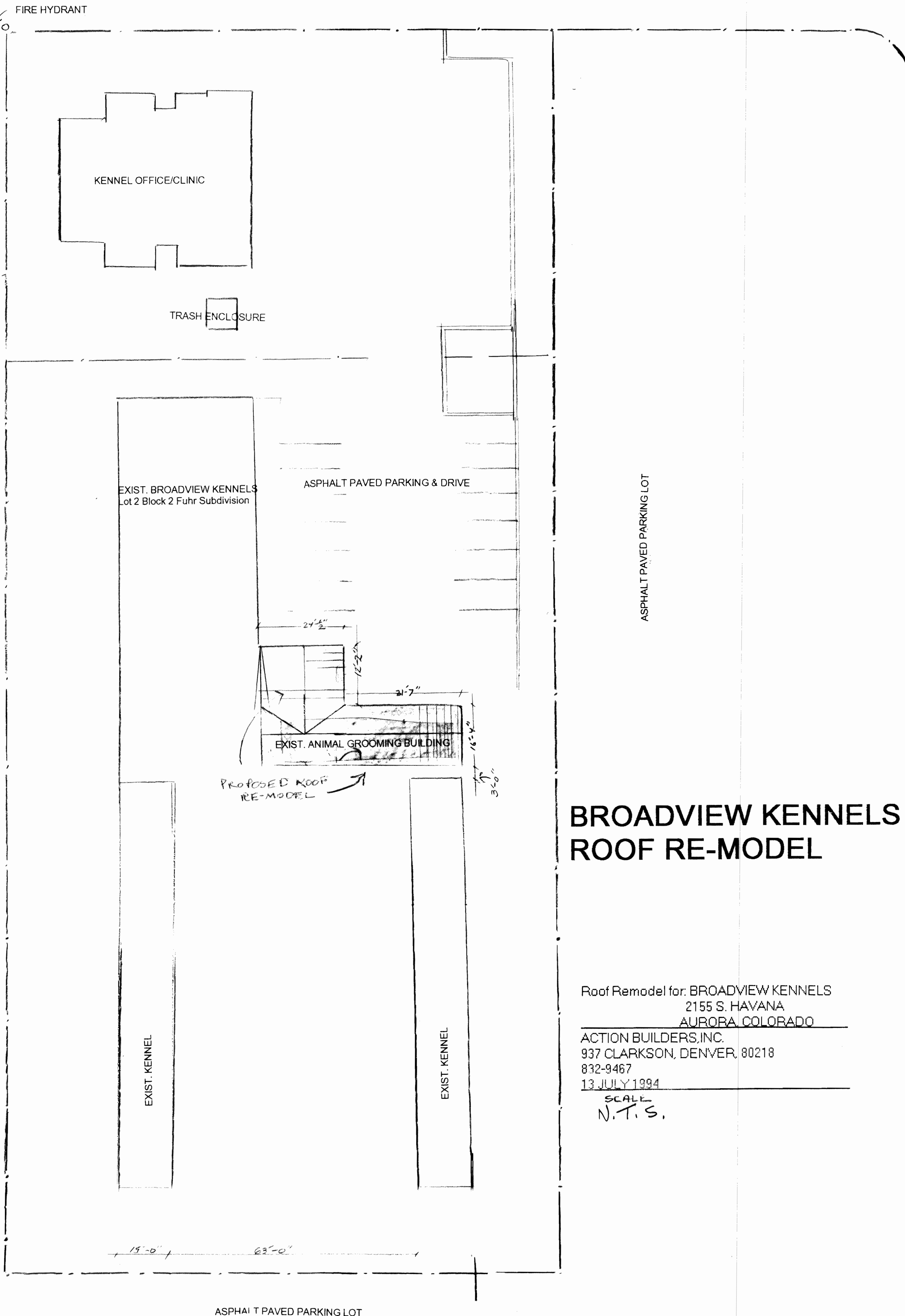
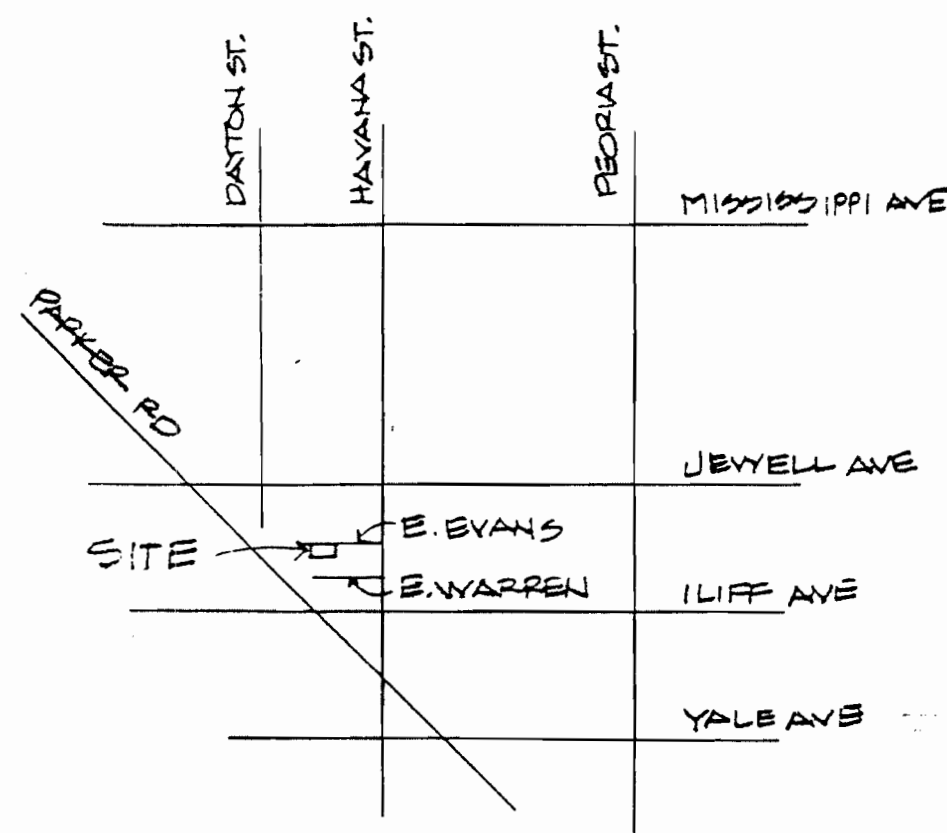
SCALE
N.T.S.

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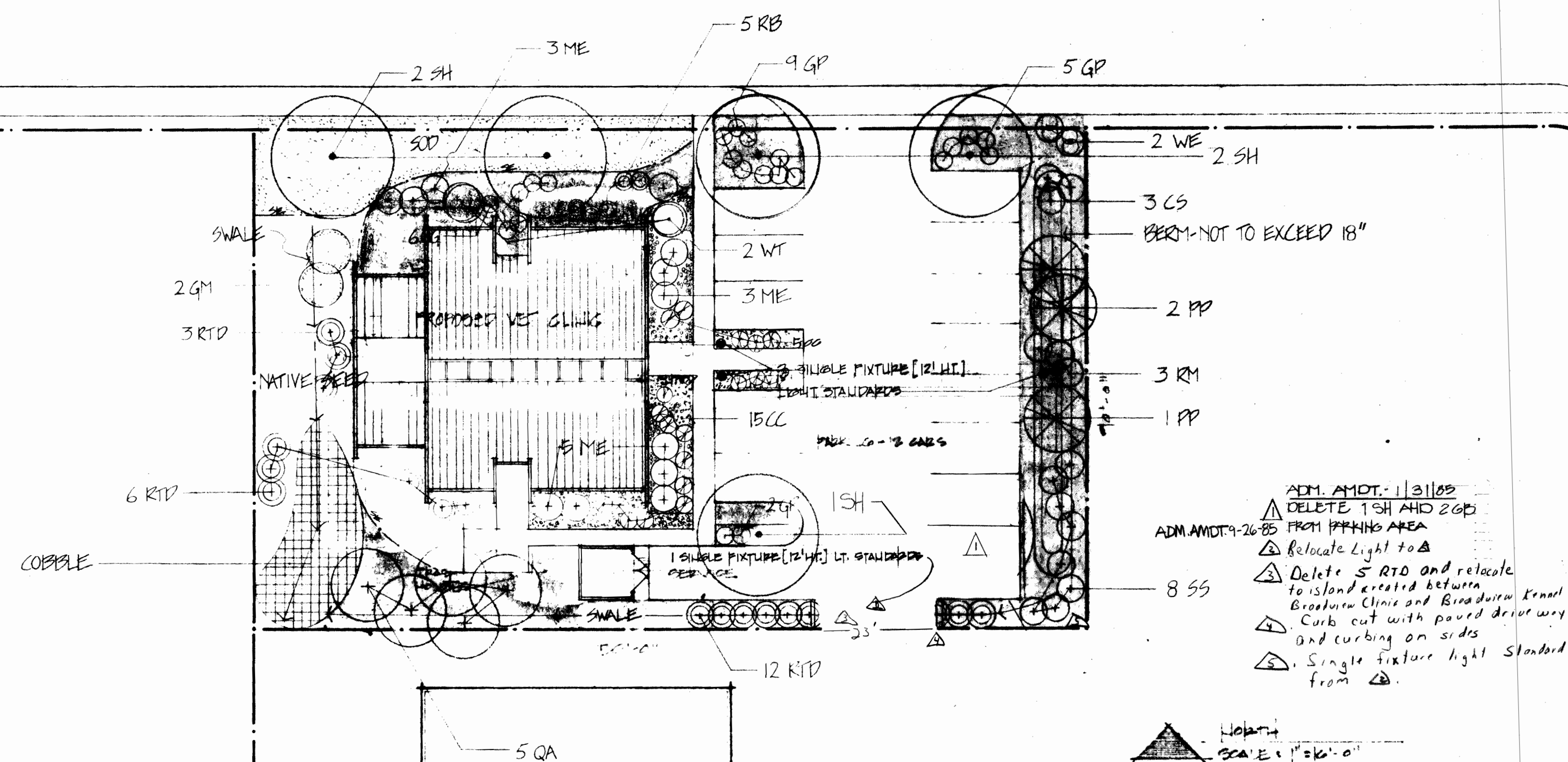
VICINITY MAP

SCALE 1" = 4000'

SURVEY DESCRIPTION



THE BROADVIEW ANIMAL CLINIC



LEGEND

SYM	QTY	PLANT MATERIAL	SIZE	REMARKS
SH	6	SHADEMASTER HONEYLOCUST - GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" B/B	STAKE + GUY
QA	5	QUAKING ASPEN - POPULUS TREMULOIDES	2" B/B	STAKE + GUY
PP	3	PINON PINE - PINUS CEMBRIDICES EDULIS	6'-8' B/B	STAKE + GUY
CC	20	CRANBERRY COTONEASTER - COTONEASTER ACICULATA	5 GAL	
GP	18	GOLD DRUP POTENTILLA - POTENTILLA FRUTICOSA 'GOLD DRUP'	5 GAL	
RB	5	REDLEAF BARBERRY - BERBERIS THUNBERGII ATROPHILAUREA	5 GAL	
CS	3	CUTLEAF SUMAC - Rhus TYPHINA LACINIATA	5 GAL	
RM	3	ROCKY MTN. MAPLE - ACER GLABRUM	5 GAL	
SS	3	STAGHORN SUMAC - Rhus TYPHINA	5 GAL	
OG	6	COMPACT OREGON GRAPE - MAHONIA AQUILEGIFOLIA 'COMPACTA'		
ME	11	MANHATTAN ELONMYLUS - ELONMYLUS KALITSCHOVICA 'MANHATTAN'	5 GAL	
WT	2	WAYFARING TREE - VIBURNUM LANTANA	5 GAL	
WE	2	WINGED ELONMYLUS - ELONMYLUS ALATUS	5 GAL	
GM	2	GINNALA MAPLE - ACER GINNALA	5 GAL	
RID	21	RED TWIG DOGWOOD - CORNUS STOLINIFERA 'BAILEY'	5 GAL	

NOTES:

- 1) AREAS TO BE SOPPED ARE TO RECEIVE 3 CY. COM MANURE PER 1000 S.F., TILLED TO 6 INCHES. SOIL IS PRIMARILY SANDY LOAM.
- 2) BACKFILL FOR TREE AND SHRUB PITS IS $\frac{3}{4}$ MTN PEAT, $\frac{3}{4}$ EXISTING SOIL.
- 3) DOWNLIGHTING FIXTURES AS PER PLAN ARE VANGUARD SERIES BY VISA.
- 4) SIDEWALKS ARE TO BE CONCRETE AND THE PARKING LOT IS TO BE ASPHALT.
- 5) ADDRESS TO BE DETERMINED - LEGAL DESCRIPTION IS AS FOLLOWS: "NE $\frac{1}{4}$, SECTION 27, T4S, R67W, PM ARAPAHOE CTY.; LOT #1, BLOCK 2, FLUHR SUBDIVISION, FILING #4."
- 6) NATIVE SEED MIX SHALL BE BLUEGRASS (40%), TALL FESCUE (30%), AND ANNUAL RYE (30%) AT 1 LBS/1000 S.F.
- 7) LANDSCAPE IRRIGATION WILL BE ON AN AUTOMATIC SYSTEM, AND WILL BE COMPRISED OF A DRIP EMITTER SYSTEM WITHIN SHRUB BEDS, AND POP-UP ROTORS IN SOO AREAS.

PREPARED BY :
ROBERT EVANS
APRIL 20, 1983

the Landscape Workshop, inc.

9455 E. JEWELL AVE.
DENVER, COLO.
755-5832

REVISED JULY 29, 1983

BROADVIEW ANIMAL CLINIC 83-6035-240