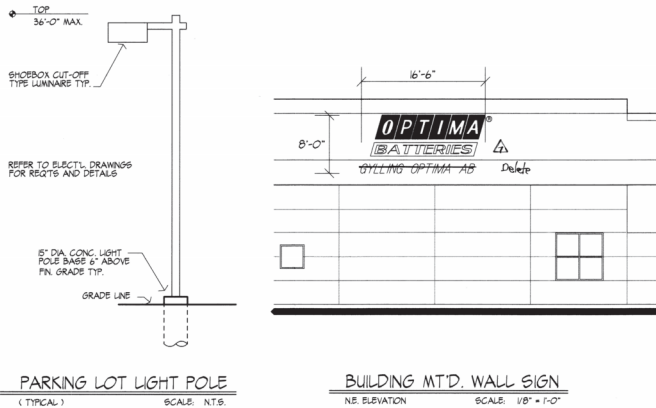


OPTIMA BATTERIES INC. SITE PLAN SHEET ONE OF TWO



SITE DATA	PHASE I	PHASE II	TOTAL
LAND AREA WITHIN PROPERTY LINES	14.1 ACRES	-	14.1 AC. - 814,778 S.F.
NUMBER OF BUILDINGS	ONE	ONE	ONE
NUMBER OF STORIES	ONE, PARTIAL TWO	ONE	ONE, PARTIAL TWO
MAXIMUM HEIGHT OF BUILDINGS	32'	32'	32'
GROSS FLOOR AREA	105,000 S.F.	10,000 S.F.	115,000 S.F.
TOTAL BUILDING COVERAGE	18% / 96,500 S.F.	1.8% / 10,000 S.F.	19% / 106,500 S.F.
HARD SURFACE AREA (EXCLUDING BUILDINGS)	208' x 124,560 S.F.	28' x 12,754 S.F.	226' x 137,314 S.F.
AREA DEVOTED TO LANDSCAPING WITHIN SITE	642' x 303,718 S.F.	602' x 370,364 S.F.	602' x 370,364 S.F.
PRESENT ZONING CLASSIFICATION	M-2	-	-
PROPOSED USES	OFFICE, MFG., WARE	MANUFACTURING	OFFICE, MFG., WARE
PERMITTED MAXIMUM SIGN AREA (BLDG. & GROUND MTD.)	312 S.F.	-	312 S.F.
PROPOSED MAXIMUM SIGN AREA (BLDG. & GROUND MTD.)	312 S.F.	-	312 S.F.
LOADING SPACES PROVIDED	10	0	10
PARKING SPACES PROVIDED	88	70	158
PARKING SPACES REQUIRED (1 : RATIO OF 1 SPACE PER 15 EMPLOYEES PER SHIFT)	45 (65 EMPLOYEES)	30 (45 EMPLOYEES)	75 (110 EMPLOYEES)
PARKING SPACES REQUIRED (1 : 800)	-	-	144
HANDICAP SPACES REQUIRED	4	2	6
HANDICAP SPACES PROVIDED	4	2	6

OPTIMA BATTERIES, INC. SITE PLAN

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANT 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 WHEREOF, OPTIMA BATTERIES HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS 23 DAY OF June AD 1994

BY Jack Lantz - President Optima Batteries, Inc.

NOTARIAL

STATE OF COLORADO

COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 23 DAY OF June

AD 1994 BY Jack Lantz - President

WITNESS ME HAND AND OFFICIAL SEAL

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

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Chris R. Adams DATE: 7-5-94

PLANNING DIRECTOR: John Schumacher DATE: 6-7-94

PLANNING COMMISSION: Carolyn Smith DATE: 5-11-94

CITY COUNCIL: Donna L. Yarnes DATE: 7-5-94

ATTEST: Donna L. Yarnes DATE: 7-5-94

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY,

COLORADO AT 10 O'CLOCK AM THIS 23 DAY OF June AD 94

CLERK AND RECORDER: Deputy

EMERGENCY RESPONDER RADIO COVERAGE. ALL NEW BUILDINGS, ADDITIONS TO EXISTING BUILDINGS, SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPER'S EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM. PER 2015 IFC, SECTION 910.

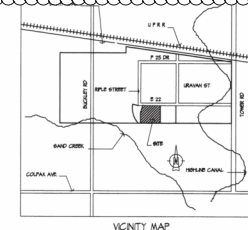
4-16-2019

NOTES:

- 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.
- 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 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 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.
- 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.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34-22 AND 34-29 OF THE AURORA CITY CODE.
- ROOF-TOP MECHANICAL UNIT SCREENS, AS NOTED SHALL BE PRE-FINISHED METAL SIDING TO MATCH PROPOSED BUILDING. SEPARATIONS OF SCREEN WALLS TO SAID EQUIPMENT SHALL BE ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. OTHER VISIBLE PROJECTIONS SHALL BE PAINTED TO MATCH THE BUILDING WALLS.
- STREET LIGHTING ALONG EAST 22nd SHALL BE PER CITY OF AURORA REGTS.
- 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 OF 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.
- 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 MINORAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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.
- ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO PLANNING APPLICATION GUIDELINE INSTRUMENT 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.
- THE VENDOR OF ANY FUTURE SALE OF THIS REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 41-83(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY. (SEE EXHIBIT)
- THE APPLICANT WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE "ACCESSIBLE ROUTE OF TRAVEL" SHALL CONNECT ALL THE EXTERIOR OPERABLE DOORS AND EXITS WITHIN 6" 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 THE SAME WIDTH AS THE FLARE TO THE RAMP WHERE EVER THE RAMP CROSSES A PUBLIC WAY. THE "ACCESSIBLE ROUTE OF TRAVEL" SHALL COMPLY WITH IBC CHAPTER 31, APPENDIX CHAPTER 31 AND ANSI 117.1-1986.

NOTE: APPROVED BY AURORA AMB 4/20/19

- 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).



PROJECT DATA



PLAT DATE: Nov 3, 2022 4:00:34 PM
DRAWING NAME: /project/optima/da-13

Admin Amendment 11-16-05

Amendments:

- MA 2/5/24: Including building additions, revising sidewalks and landscaping

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

OPTIMA BATTERIES 94-6011-1

NEENAN
CITY OF AURORA
270 E. WYOMING ST.
AURORA, CO 80012

OPTIMA

PROJECT

SHEET TITLE
PROJECT DATA

REVISION	DATE
1	5-1-94
2	5-1-94
3	5-1-94
4	5-1-94
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49	5-1-94
50	5-1-94

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SHEET 1 OF 2

OPTIMA BATTERIES, INC. SITE PLAN SHEET TWO OF TWO

ADMIN. AMT 4-17-97

FOUR 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.

BAGHOUSE No. 4 ADDITION 3/2/10

ADMIN. AMENDMENT 6-23-09

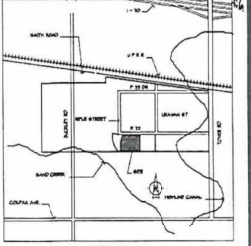
BAGHOUSE No. 5 ADDITION - MA-3401

OPTIMA BATTERIES, INC. SITE PLAN

DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 80 WEST OF THE 10TH PM, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 33; THENCE N 88° 27' 52" E 614.97 FT. TO THE SOUTH RIGHT-OF-WAY OF EAST 22ND AVENUE; THENCE N 80° 45' 22" E 563.15 FT. ALONG THE SOUTH RIGHT-OF-WAY OF EAST 22ND AVENUE TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT; HAVING A RADIUS OF 725.28 FT., A CENTRAL ANGLE OF 17° 11' 18" AN ARC LENGTH OF 228.47 FT.; THENCE N 72° 24' 12" E 415.15 FT. TO THE SOUTH RIGHT-OF-WAY OF EAST 22ND AVENUE; THENCE S 17° 25' 48" E 213.78 FT. TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 33; THENCE S 89° 15' 22" E 883.02 FT. ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 614,175 SQ. FT., OR 14.18 ACRES.

ADMIN. AMT. 1-18-02
ADDITIONAL OF TWO BULK OXIDE SILOS.
4/21/04 Add 2 Concrete pads
1/18/05 Add Silos
ADMIN. AMT. 11-18-05 Rebuild manual
Sign, series wall east side storage tank



VICINITY MAP
SCALE: 1" = 100'

ADMIN. AMENDMENT 2-8-06
Add New make-up unit on concrete pad.

REMOVED SILOS AS DISCHARGED ATTACHED CONCRETE WALK

ADMA ADD COMPRESSOR TANK SILENCER

EAST LINE OF NW 1/4

LOT 3 M-2 (UNDEVELOPED)

ALL PRE LANE TURNING RADI TO BE MINIMUM OF 25' R. AND MATCH APPROVED UTILITY DOCUMENTS.

LEGEND

- SECTION CORNERS POUND
- PMG FOUND W/ CAP ROBOSON
- CROSS POUND IN CONCRETE
- PMG SET (5/8") REBAR W/ CAP L5 = 235207
- CITY OF AURORA BOX W/ CAP L5
- FENCES
- LIGHT POLE STANDARDS (L.P.)
- C.D. CATCH BASIN
- BR. INE RACK
- W - WATER, SANITARY, STORM, SEWER
- R.O.W. RIGHT OF WAY
- P.F. FINISH FLOOR ELEVATION
- S.F. SQUARE FEET
- D.H. DRAIN HOUSE
- A.T. ACD TANK
- T. TRASH
- C. COMPACTOR
- L.P. LIGHT POLE

CTR 1/4 COR.
BRASS CAP MARKED
T-3-5 R-4-4
BL/4 633 H92

NEENAN
REGISTERED PROFESSIONAL ENGINEER
NO. 100000001
STATE OF COLORADO

17,500 East 22nd Avenue
Aurora, Colorado

OPTIMA
BATTERIES

PROJECT

DATE TITLE

SITE PLAN

REVISION

DATE

BY

DATE

BY

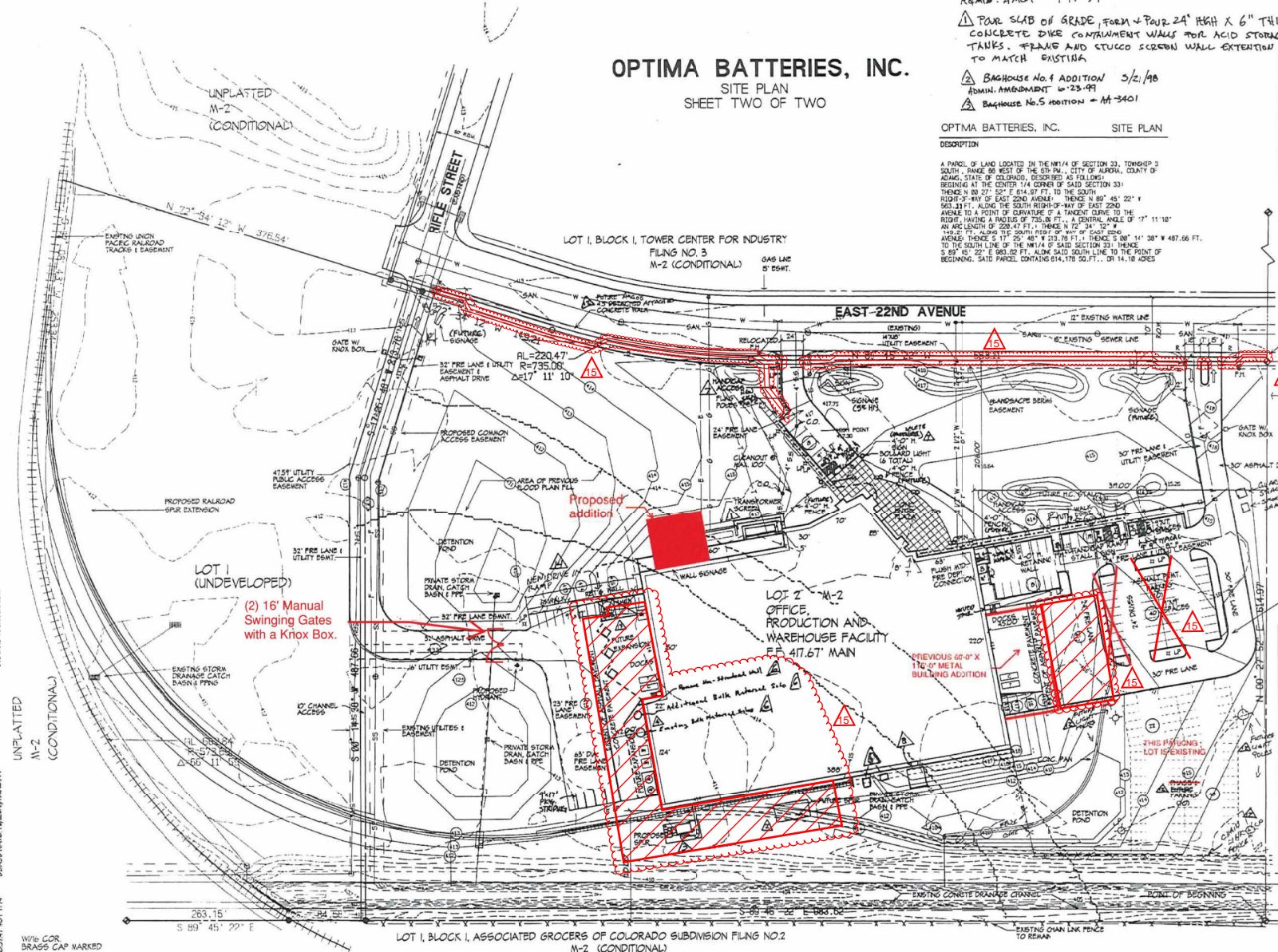
DATE

BY

DATE

BY

DATE



SITE PLAN



SCALE: 1" = 50'-0"

ADMIN. AMT. 4-17-97
ADMIN. AMENDMENT 6-23-09
5/21/08, 1-18-02
4/21/04
1/18/05
2-8-06
Minor Amendment 6-23-06
MA 11-22-06
M.C. 10/31/11

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

OPTIMA BATTERIES

263
A-1
94-6011

OPTIMA BATTERIES, INC.

SITE PLAN

SHEET TWO OF TWO

Admin. Amdt 4-17-97

▲ PAIR SLAB ON GRADE FORM 4' PAV 24" HIGH X 6" THICK CONCRETE DIKE CONTAINMENT WALLS FOR ACID STORAGE TANKS. FRAME AND STUCCO SCREEN WALL EXTENSION TO MATCH EXISTING.

▲ BAGOUSE No. 4 ADDITION 5/21/98
ADMIN. AMENDMENT 6-23-99
▲ BAGOUSE No. 5 ADDITION - M-3401

OPTIMA BATTERIES, INC. SITE PLAN

DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PM., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 33; THENCE N 80° 27' 50" E 614.97 FT. TO THE SOUTH RIGHT-OF-WAY OF EAST 22ND AVENUE; THENCE N 80° 45' 22" W 563.11 FT. ALONG THE SOUTH RIGHT-OF-WAY OF EAST 22ND AVENUE TO A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 735.00 FT., A CENTRAL ANGLE OF 117° 11' 10" AN ARC LENGTH OF 208.47 FT.; THENCE N 72° 34' 12" W 149.21 FT. ALONG THE SOUTH RIGHT-OF-WAY OF EAST 22ND AVENUE; THENCE S 80° 48' 22" W 213.78 FT.; THENCE S 80° 14' 30" W 487.00 FT. TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 33; THENCE S 80° 45' 22" E 880.00 FT. ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 614.178 SQ. FT., OR 14.10 ACRES.

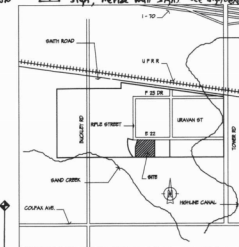
Admin. Amdt. 1-18-02

▲ REMOVAL OF TWO BULK OXIDE SILOS.

4/21/04 Add 2 Concrete pads

1/18/05 Add 51/05

Admin. Amdt 11-18-05 Rebuild monument sign, fence wall 20' x 10' 1/2" 20' x 10' 1/2"



VNTY MAP

SCALE: 1"=500'

Admin. Amendment 2-8-06

Add New make-up unit on concrete pad.

▲ FUTURE AUG 05 45' DRAGGED OFF-ROAD CONCRETE WALK

▲ MA-ADD COMPRESSIVE TANK SHEED

▲ EAST LINE OF NW 1/4

▲ 30' FIRE LANE & UTILITY BASEMENT

▲ 30' ASPHALT DRIVE

▲ 30' FIRE LANE & UTILITY BASEMENT

▲ 30' ASPHALT DRIVE

▲ 30' FIRE LANE & UTILITY BASEMENT

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▲ 30' ASPHALT DRIVE

▲ 30' FIRE LANE & UTILITY BASEMENT

▲ 30' ASPHALT DRIVE

- LEGEND
- ◆ SECTION CORNERS FOUND
 - PINS FOUND W/CAP ROBNSON
 - x CROSS FOUND IN CONCRETE
 - PINS SET 15/8" O REBAR W/CAP LG + 235201
 - ▲ CITY OF AURORA BOX W/PINCAP LG
 - - - - - FENCES
 - II LIGHT POLE STANDARDS L.P.
 - C.B. CATCH BASIN
 - BR BKE RACK
 - - - - - WATER, SANITARY, STORM SEWER, FIRE, GAS, ELECTRIC UTILITY LOCATIONS
 - R.O.W. RIGHT OF WAY
 - F.F. FINISH FLOOR ELEVATION
 - S.F. SQUARE FEET
 - B.H. BAGOUSE
 - A.T. ACID TANK
 - T. TRASH
 - C. COMPACTOR
 - L.P. LIGHT POLE

CTR 1/4 COR. BRASS CAP MARKED T-3-5 R-66-W B1/4 933 MBZ

NEENAN
P.L.L.C.
17500 East 22nd Avenue
Aurora, Colorado

17,500 East 22nd Avenue
Aurora, Colorado

OPTIMA
BATTERIES

SHEET TITLE
SITE PLAN

DATE
4-17-97

DATE
6-23-99

DATE
11-18-05

DATE
2-8-06

DATE
1-18-02

DATE
4-17-97

OPTIMA BATTERIES

A-1

94-60114

DRAWING NAME: 01-01-01

UNPLATED M-2 (CONDITIONAL)

DRAWING NAME: 01-01-01

W/6 COR BRASS CAP MARKED W/6 C 933 1902

W/6 COR BRASS CAP MARKED W/6 C 933 1902

W/6 COR BRASS CAP MARKED W/6 C 933 1902

W/6 COR BRASS CAP MARKED W/6 C 933 1902

W/6 COR BRASS CAP MARKED W/6 C 933 1902

W/6 COR BRASS CAP MARKED W/6 C 933 1902

Admin Amdt 4-17-97

ADMIN. AMENDMENT 6-23-99

5/21/98 1-18-02

8/21/04

1/16/04

1/10/05

2-8-06

Admin Amendment 11-18-05

11-18-05

MA 11-21-06

10/31/11

10/31/11

SITE PLAN

SCALE: 1"=50'-0"



0 25 50 100 150

LOT 1, BLOCK 1, ASSOCIATED GROCERS OF COLORADO SUBDIVISION FILING NO.2

M-2 (CONDITIONAL)

LOT 1, BLOCK 1, TOWER CENTER FOR INDUSTRY

PLANS NO. 3

M-2 (CONDITIONAL)

GAS LINE 15' DEPT.

EAST 22ND AVENUE

LOT 2 OFFICE, PRODUCTION AND WAREHOUSE FACILITY

47,67' MAIN

LOT 3 M-2 (UNDEVELOPED)

ALL FIRE LANE TURNING RADI TO BE MINIMUM OF 25' R. AND MATCH APPROVED UTILITY DOCUMENTS.

