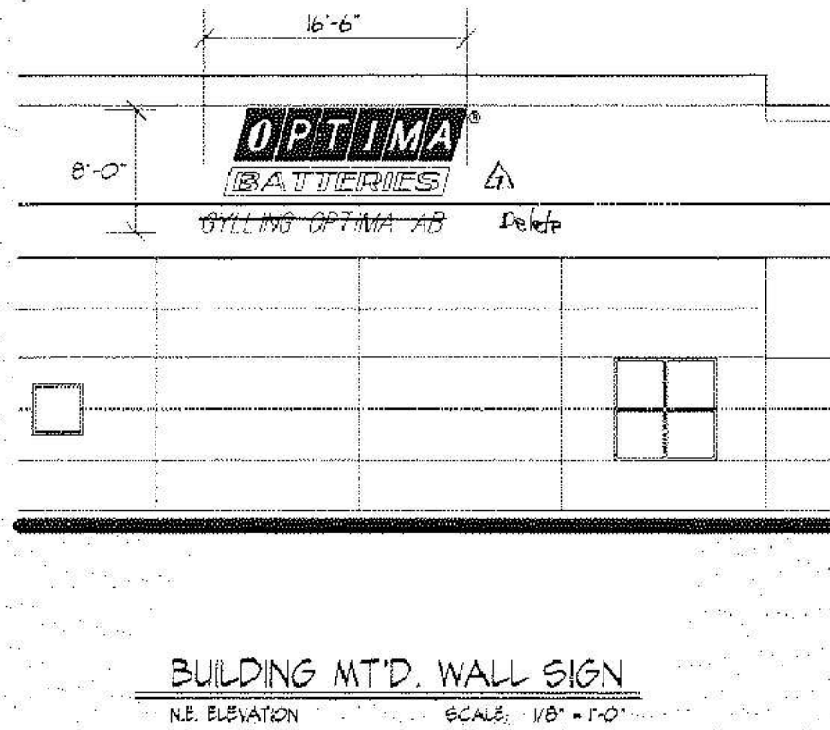
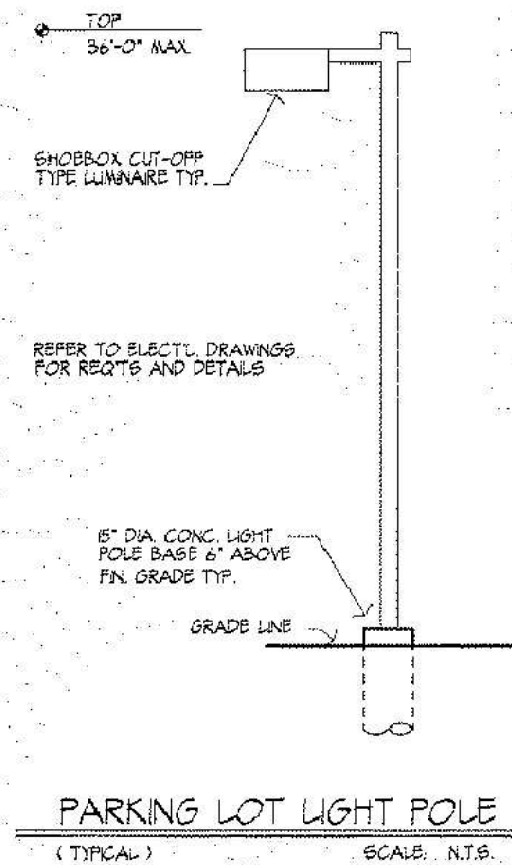


OPTIMA BATTERIES INC.
SITE PLAN
SHEET ONE OF TWO



SITE DATA TABLE	
LAND AREA WITHIN PROPERTY LINES	TOTAL 14.1 AC (614,178 SF)
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	ONE
MAXIMUM HEIGHT OF BUILDINGS	32'-0"
GROSS FLOOR AREA	111,069 SF (18.08%)
TOTAL BUILDING COVERAGE	138,742 SF (22.59%)
HARD SURFACE AREA (EXCLUDING BUILDINGS)	142,898 SF (23.27%)
AREA DEVOTED TO LANDSCAPING WITHIN SITE	332,538 SF (54.14%)
PARKING SPACES PROVIDED	10
PARKING SPACES REQUIRED (RATIO OF 1 SPACE PER 1.5 EMPLOYEES PER SIFT)	119
HANDICAP SPACES REQUIRED	5
HANDICAP SPACES PROVIDED	5
NUMBER OF VAN ACCESSIBLE SPACES REQUIRED	1
NUMBER OF VAN ACCESSIBLE PROVIDED	1
NUMBER OF BICYCLE SPACES REQUIRED	5
NUMBER OF BICYCLE SPACES PROVIDED	9
CONSTRUCTION TYPE, SPRINKLERED OR NON-SPRINKLERED	SPRINKLERED
MAX % OF LOT COVERAGE (REF. UDO CODE SECT 2.5.2.(D)(2)(b)(iii) - FIG. 2.5-3)	35%

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICATION 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 Lintz, 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 Lintz, President Optima Batteries, Inc.
WITNESS ME HAND AND OFFICIAL SEAL
My Commission Expires 1/21/98, NOTARY/BUSIN. ADDRESS: 5 E. Mississippi Ave Denver, CO 80210
CITY OF AURORA APPROVALS:
CITY ATTORNEY: DATE: 7-5-94
PLANNING DIRECTOR: DATE: 6-7-94
PLANNING COMMISSION: DATE: 5-11-94
CITY COUNCIL: DATE: 7-5-94
ATTEST: DATE: 7-5-94

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO AT O'CLOCK M. THIS DAY OF AD. B
CLERK AND RECORDER: DEPUTY:

PROJECT DATA

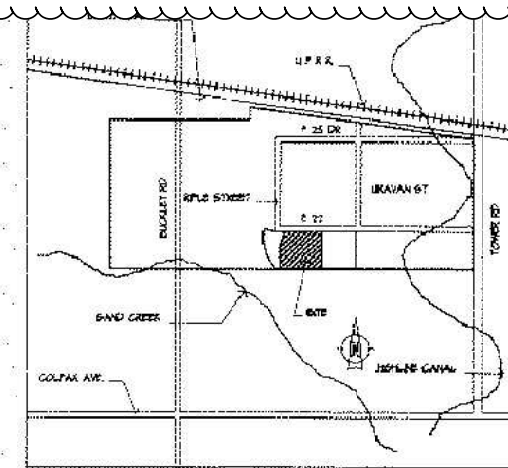
EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW BUILDINGS, ADDITIONS TO EXISTING BUILDINGS, SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY 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 510.

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 HEREFTER 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 OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY 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 34-122 AND 34-129 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 REQTS.
- 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, 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 MUNICIPAL 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 OR 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 GUIDEBOOK INSTRUCTION WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACHIEVE 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 41-833(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 OPENABLE 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 UBC CHAPTER 31, APPENDIX CHAPTER 31 AND ANSI 117.1-1986.

17) 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).



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

OPTIMA BATTERIES 94-6011-1

Amendments:

MA Case No. 1994-6011-17: Including building additions, new elevator, and new public sidewalks

OPTIMA BATTERIES, INC.
SITE PLAN
SHEET TWO OF TWO

Admin. Amdt 4-17-97

1. POUR 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.

2. BATHHOUSE No. 4 ADDITION 5/21/98

ADMIN. AMENDMENT 6-23-99

3. BATHHOUSE No. 5 ADDITION - MA 3401

OPTIMA BATTERIES, INC. SITE PLAN

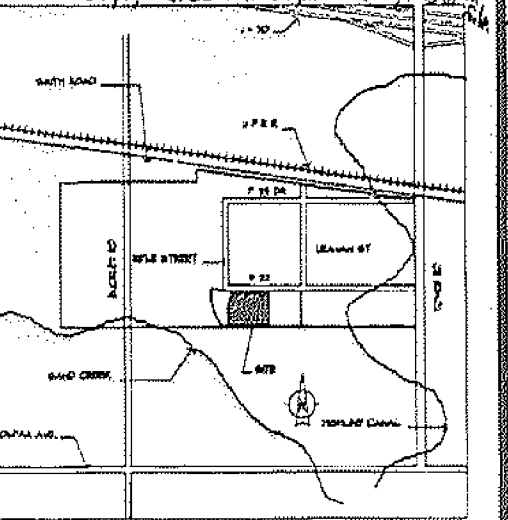
DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 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 88° 21' 52" E 814.07 FT. TO THE SOUTH RIGHT-OF-WAY OF EAST 22ND AVENUE; THENCE N 88° 45' 22" E 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 735.08 FT., A CENTRAL ANGLE OF 17° 11' 18"; AN ARC LENGTH OF 228.47 FT.; THENCE N 72° 34' 12" E 140.21 FT. ALONG THE SOUTH RIGHT-OF-WAY OF EAST 22ND AVENUE; THENCE S 11° 26' 48" E 219.76 FT.; THENCE S 88° 14' 38" E 487.66 FT. TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 33; THENCE S 89° 45' 22" E 653.02 FT. ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 614,179 SQ. FT., OR 14.18 ACRES.

EX. WATER METER

Admin. Amdt. 1-18-02
ADDITION OF TWO BULK OXIDE SILOS.
4/21/04 Add 2 Concrete pads
1/18/05 Add 51/05

Admin. Amdt 11-16-05 Rebuild monument sign, repair wall sign, see sketch



Admin. Amendment 2-8-06
Add 1100 sq ft unit on concrete pad

MA 3401 Compressor Tank Specs

MA 3401 Compressor Tank Specs

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OPTIMA BATTERIES, INC.
SITE PLAN
SHEET TWO OF TWO

Admin. Amdt 4-17-97

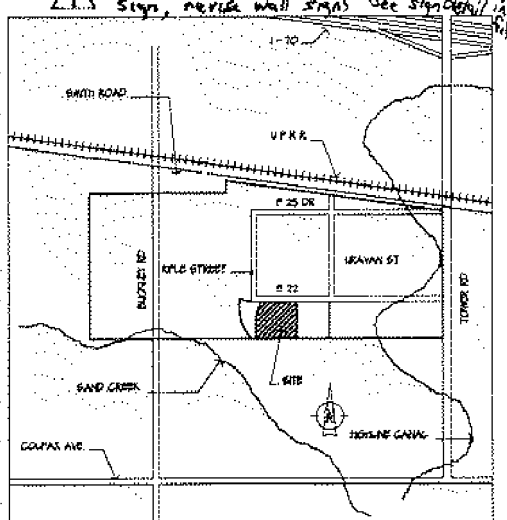
POUR SLAB ON GRADE, FORM & POUR 24" HIGH X 6" THICK CONCRETE DIKE CONTAINMENT WALL FOR ACID STORAGE TANKS. FRAME AND STUCCO SCREEN WALL EXTENSION TO MATCH EXISTING

BAGHOUSE No. 4 ADDITION 5/21/98
ADMIN. AMENDMENT 6-23-99
BAGHOUSE No. 5 ADDITION - AA-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 P.M., 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 00° 27' 52" E 614.97 FT. TO THE SOUTH
RIGHT-OF-WAY OF EAST 22ND AVENUE; THENCE N 88° 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 17° 11' 18"
AN ARC LENGTH OF 220.47 FT.; THENCE N 72° 54' 12" W
149.21 FT. ALONG THE SOUTH RIGHT-OF-WAY OF EAST 22ND
AVENUE; THENCE S 17° 25' 48" W 213.76 FT.; THENCE S 80° 14' 38" W 487.66 FT.
TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 33; THENCE
S 60° 45' 22" E 983.62 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
ADDITION OF TWO BULK OXIDE SILOS.
4/21/04 Add 2 Concrete pads
1/18/05 Add Silos
Admin. Amdt 11-16-05 Rebar concrete
sign, rebar wall signs see synops 1/16



Admin. Amendment 2-8-06
Add New make-up unit on concrete pad.

MA-ADD COMPRESSOR TANK SHERS

EAST LINE OF NW 1/4

LOT 3 M-2 (UNDEVELOPED)

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

LEGEND

- SECTION CORNERS FOUND
- PINS FOUND W/CAP ROBINSON
- CROSS FOUND IN CONCRETE
- PINS SET (5/8" O REBAR W/CAP L6 + 23520)
- CITY OF AURORA BOX W/CAP L6
- FENCES
- LI LIGHT POLE STANDARDS (LP)
- C.B. CATCH BASIN
- BR BKE RACK
- W- 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. BAG HOUSE
- A.T. ACID TANK
- T TRASH
- C COMPACTOR
- LP LIGHT POLE

CTR 1/4 COR.
BRASS CAP MARKED
T-3-5 R-66-W
E/4 633 192

NEENAN
P.O. BOX 227
270 E. PROSPECT
FT. COLLINS, CO 80501

17,500 East 22nd Avenue
Aurora, Colorado

OPTIMA
BATTERIES

SHEET TITLE
SITE PLAN

DATE: 4-17-97
SCALE: 1" = 50'-0"

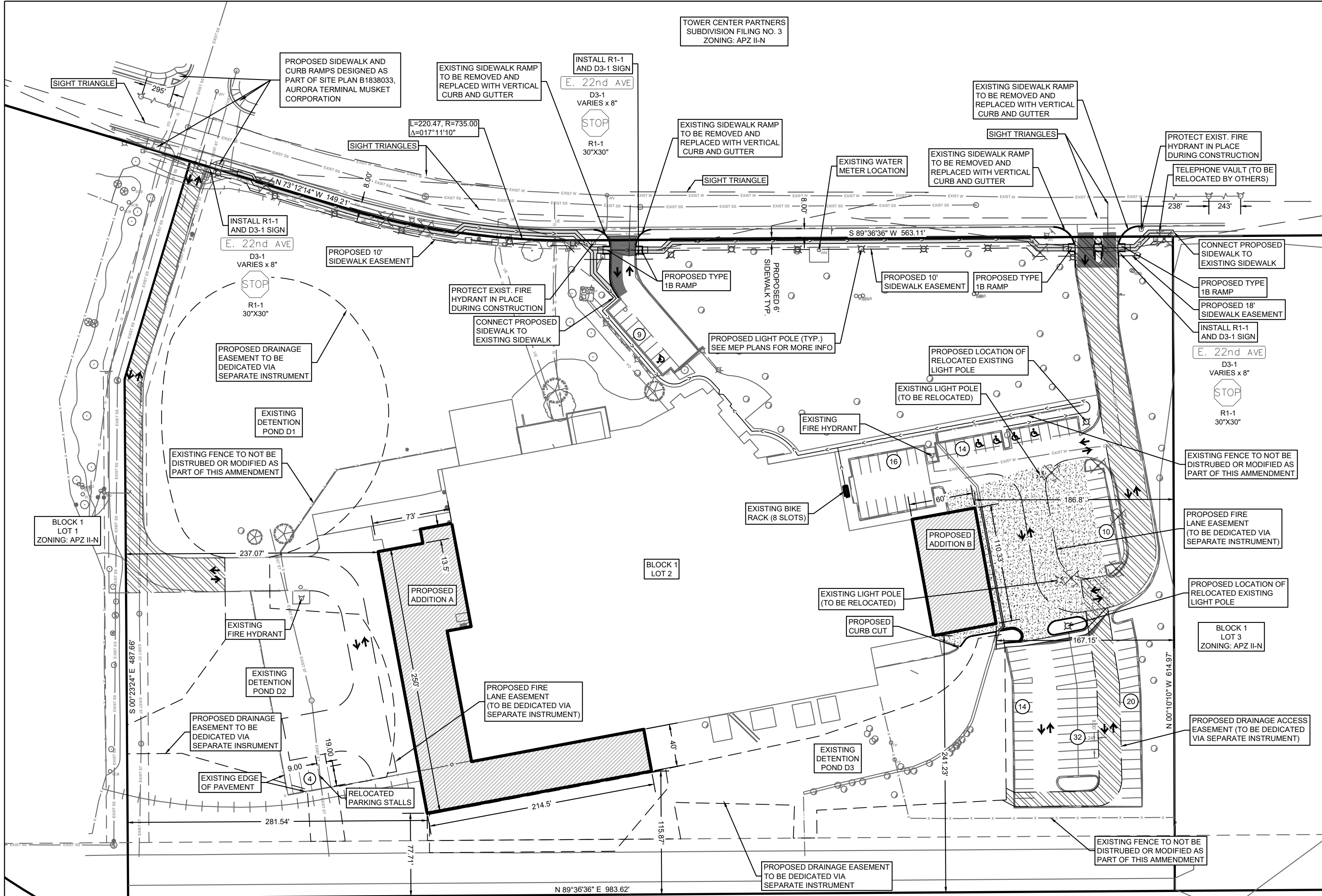
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94-6011-1

OPTIMA BATTERIES

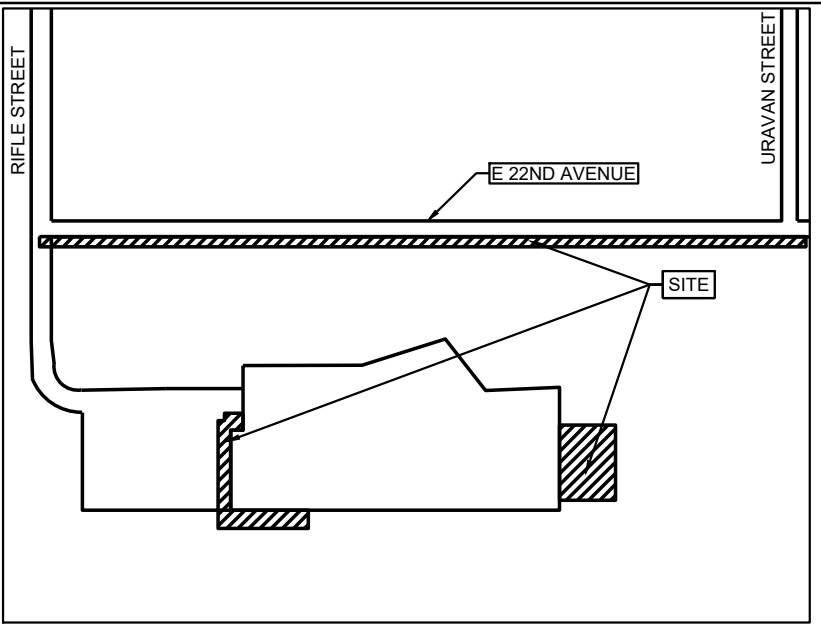
Admin. Amdt. 4-17-97
ADMIN. AMENDMENT 6-23-99
5/21/98, 1-18-02
4/21/04
1/18/05
2-8-06
Minor Amendment 6-23-06
MA 11-22-06
M.C. 10/31/11



TREE PROTECTION NOTES:

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - EQUIPMENT USE AND STORAGE
 - MATERIAL DELIVERY OR STORAGE
 - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - FOOT TRAFFIC
 - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES SHALL IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

SEE CITY OF AURORA PARKS, RECREATION & OPEN SPACE DEPARTMENT DETAILS TP-1.0, TP-2.0, TP-2.1, TP-3.0, TP-3.1, AND TP-3.2 FOR TREE PROTECTION DETAILS.



KEY MAP

SCALE: 1"=250'

LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED BUILDING ADDITION
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	EXISTING FENCE
	EXISTING UTILITY EASEMENT
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING STORM SEWER
	EXISTING RAILROAD TRACKS
	EXISTING GAS LINE
	EXISTING FIRE LANE EASEMENT
	PROPOSED FIRE LANE EASEMENT
	PROPOSED EDGE OF DRAINAGE FLUME
	PROPOSED CURB
	PROPOSED 5' SIDEWALK EASEMENT
	PROPOSED DRAINAGE EASEMENT
	ADA PATH
	EXISTING STORM SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	PARKING COUNT
	EXISTING ADA PARKING STALL
	EXISTING FIRE HYDRANT
	PROPOSED SIGN
	EXISTING LIGHTPOLES (TO BE RELOCATED)
	PROPOSED LIGHTPOLE
	EXISTING TREES TO BE REMOVED

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Colorado Springs, CO
(719) 465-2145

OPTIMA BATTERIES, INC., LOT 2, BLOCK 1
MANKO WINDOW SYSTEMS, INC.
BUILDING ADDITION
SITE PLAN DOCUMENTS

REVISION DESCRIPTION
DATE
15
MA CASE NO. 1984-0011-17: INCLUDING BUILDING ADDITIONS, NEW ELEVATOR
AND NEW PUBLIC SIDEWALKS

NORTH



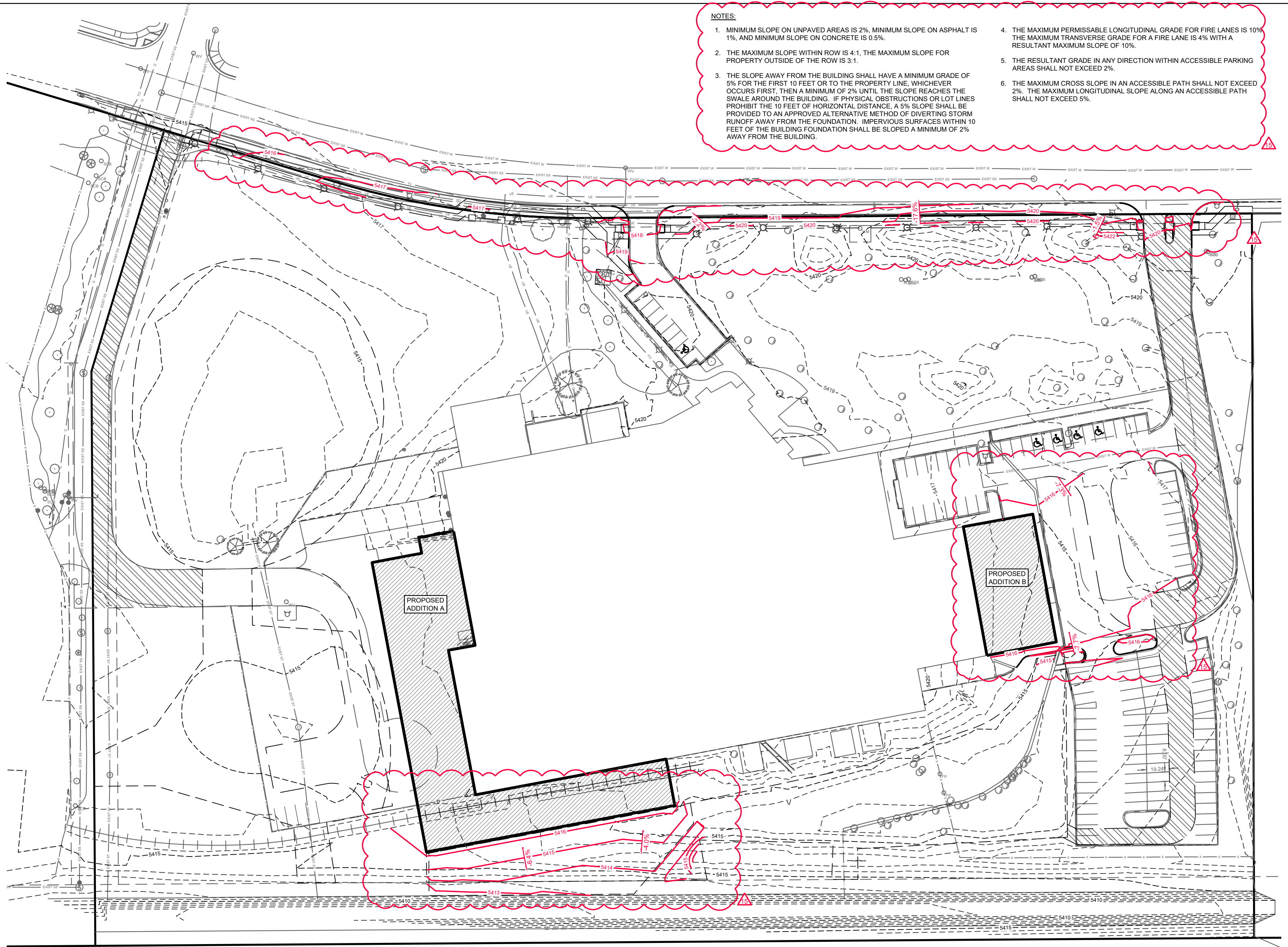
50' 25' 0' 50'
SCALE: 1"=50'

PROJECT #: 2307-0238
CHECKED BY: BML
DRAWN BY: AVZ

DATE: 03/26/2024

SHEET #

A-2



NOTES:

1. MINIMUM SLOPE ON UNPAVED AREAS IS 2%, MINIMUM SLOPE ON ASPHALT IS 1%, AND MINIMUM SLOPE ON CONCRETE IS 0.5%.
2. THE MAXIMUM SLOPE WITHIN ROW IS 4:1, THE MAXIMUM SLOPE FOR PROPERTY OUTSIDE OF THE ROW IS 3:1.
3. THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF 5% FOR THE FIRST 10 FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF 2% UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
4. THE MAXIMUM PERMISSIBLE LONGITUDINAL GRADE FOR FIRE LANES IS 10% THE MAXIMUM TRANSVERSE GRADE FOR A FIRE LANE IS 4% WITH A RESULTANT MAXIMUM SLOPE OF 10%.
5. THE RESULTANT GRADE IN ANY DIRECTION WITHIN ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2%.
6. THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED 2%. THE MAXIMUM LONGITUDINAL SLOPE ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%.

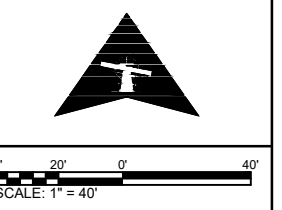
LEGEND	
	1' CONTOUR INTERVAL (EXISTING GROUND)
	5' CONTOUR INTERVAL (EXISTING GROUND)
	1' CONTOUR INTERVAL (PROPOSED GROUND)
	5' CONTOUR INTERVAL (PROPOSED GROUND)

SMH
CONSULTANTS

www.smhconsultants.com
Civil Engineering • Land Surveying
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Colorado Springs, CO
(719) 465-2145

OPTIMA BATTERIES, INC., LOT 2, BLOCK 1
MANKO WINDOW SYSTEMS, INC.
BUILDING ADDITION
SITE PLAN DOCUMENTS

REVISION	DATE	DESCRIPTION
15	04/10/24	MA CASE NO. 1994-0511-17, INCLUDING BUILDING ADDITIONS, NEW ELEVATOR AND NEW PUBLIC SIDEWALKS

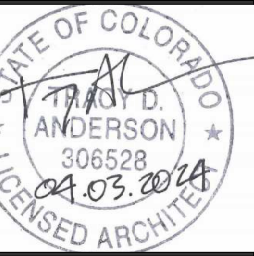


PROJECT #: 2307-0238
CHECKED BY: BML
DRAWN BY: AVZ

DATE: 03/26/2024

SHEET #

A-3



17500 EAST 22ND AVENUE
AURORA, COLORADO 80011

PROJECT NO. 23059

DATE 04.22.2024

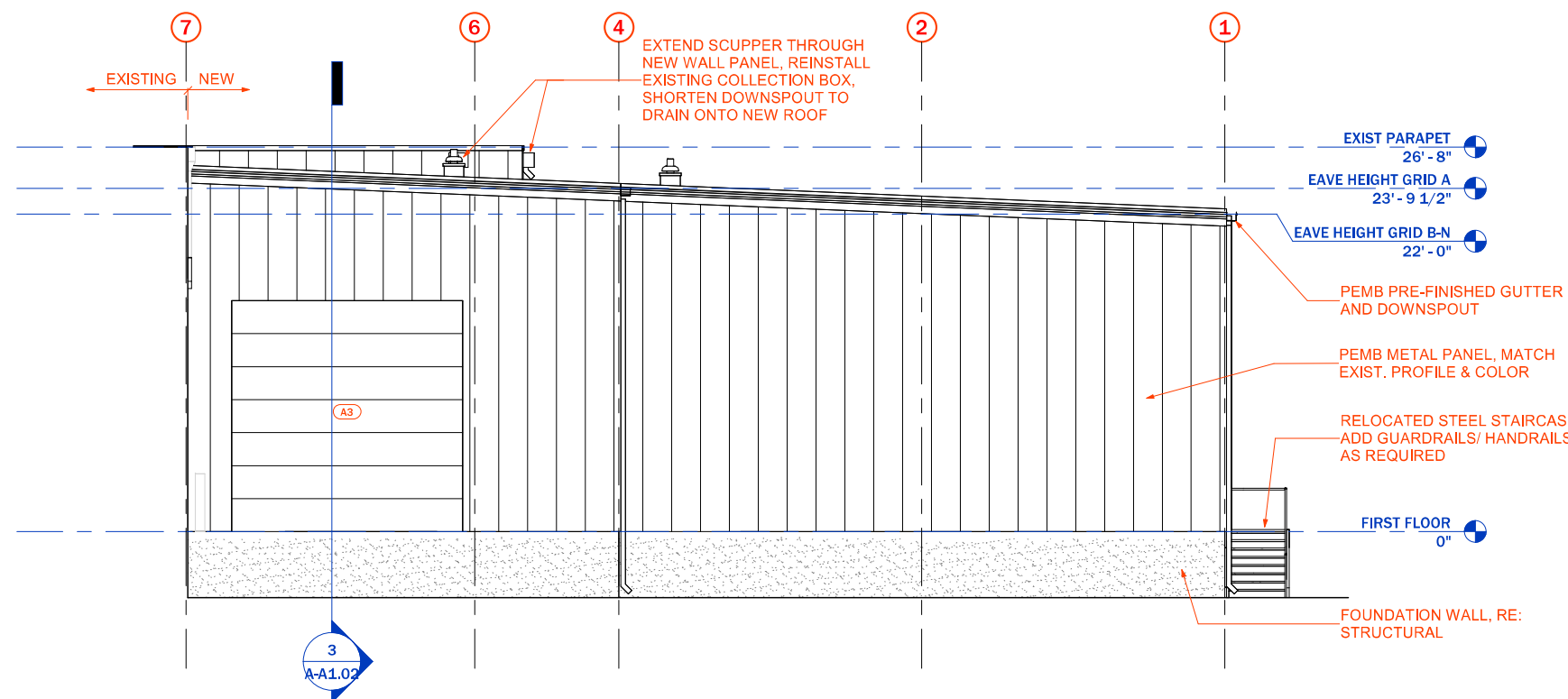
ISSUE RECORD

CONSTRUCTION DOCUMENTS

15

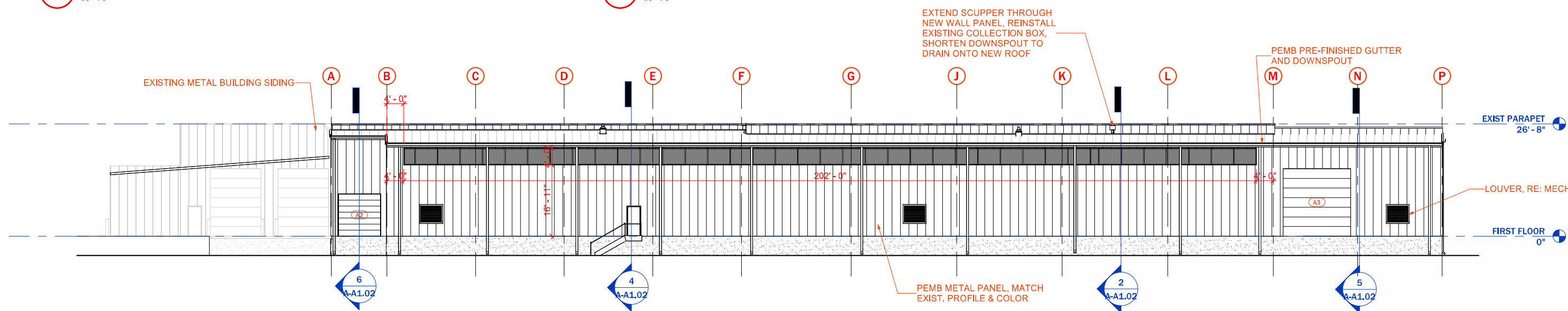
A4

ADDITION A ELEVATIONS



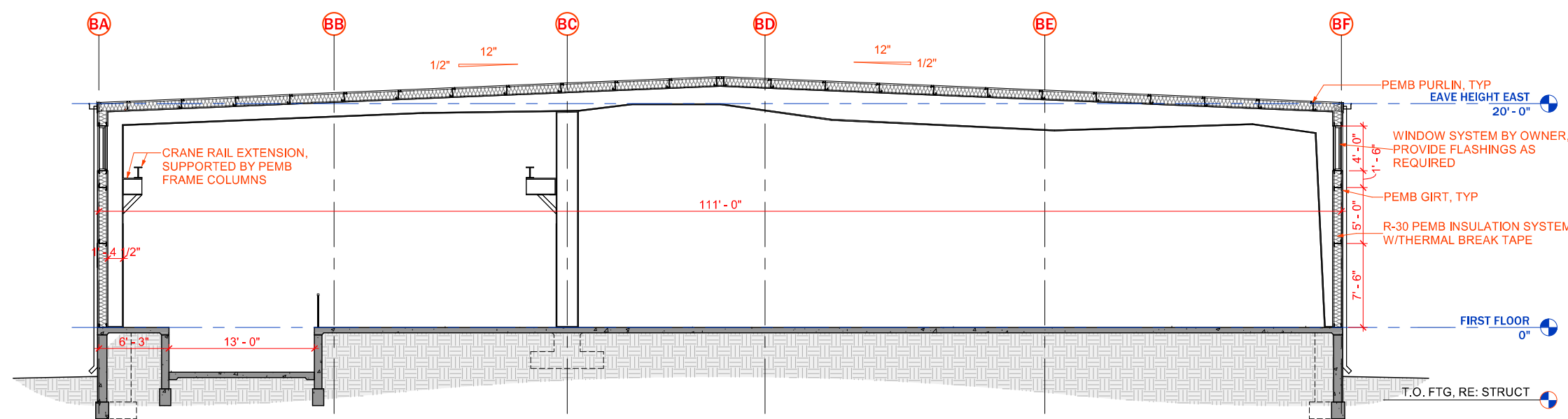
2 ADDITION A - EAST ELEVATION

3 ADDITION A - NORTH ELEVATION

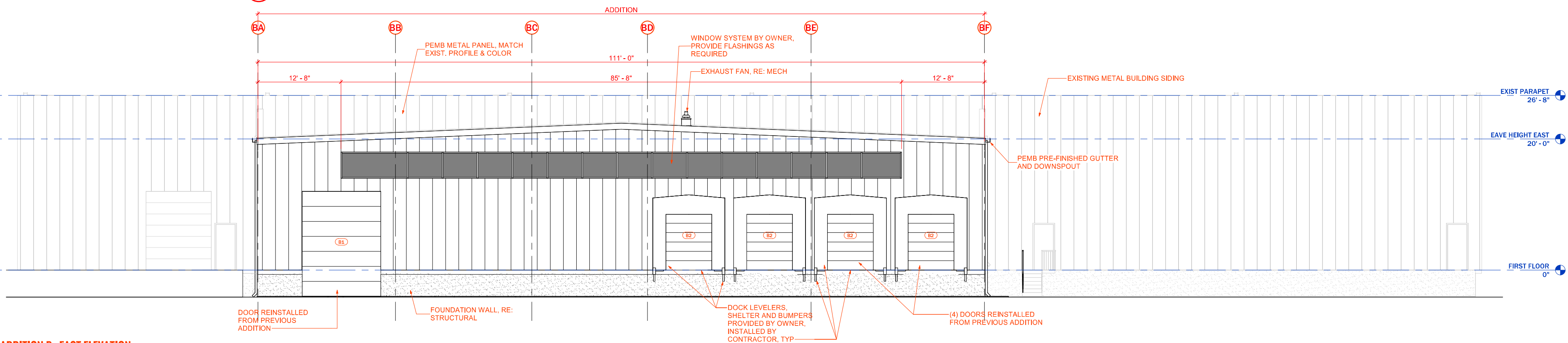


4 ADDITION A - WEST ELEVATION

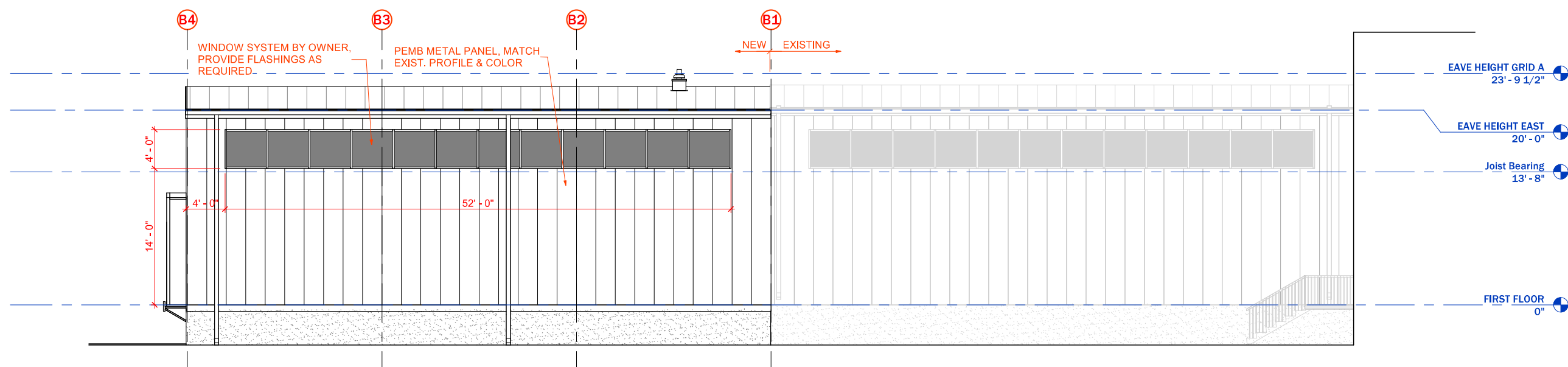




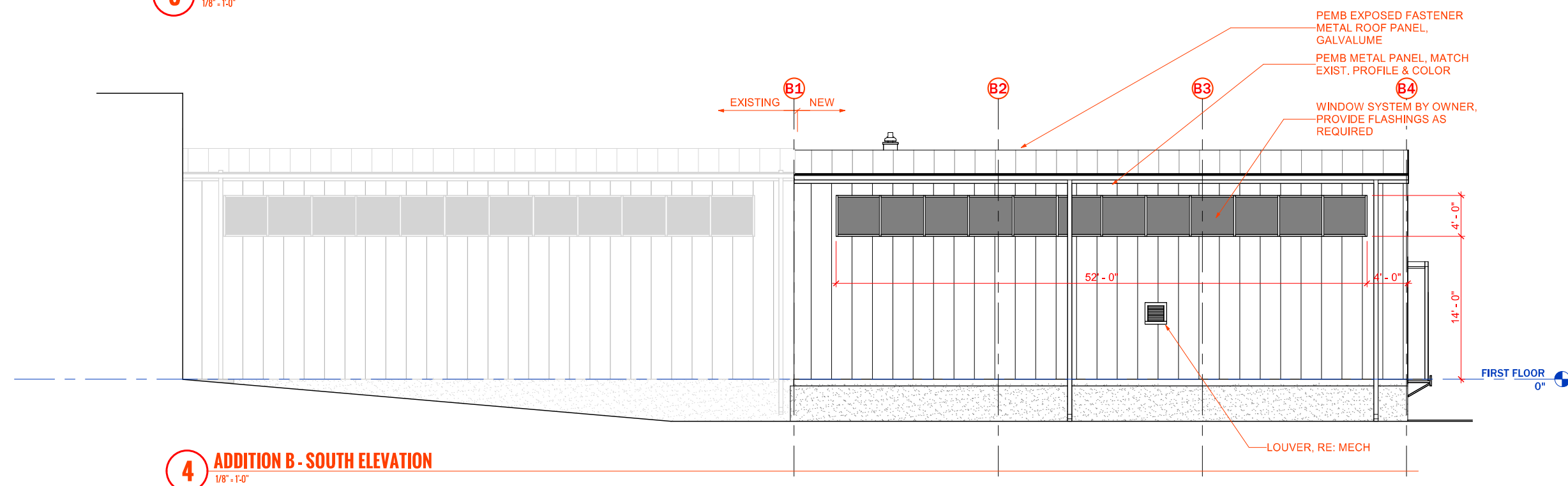
1 ADDITION B - SECTION
1/8" = 1'-0"



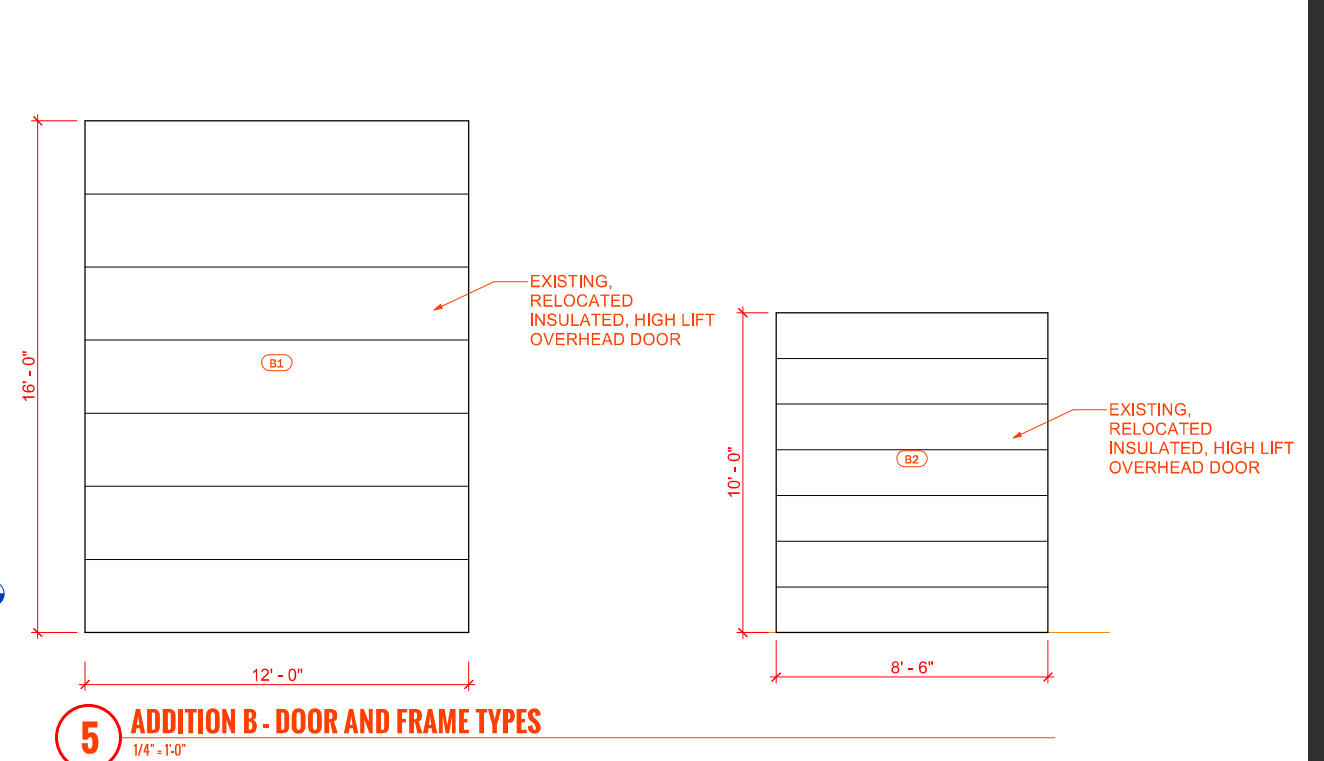
2 ADDITION B - EAST ELEVATION
1/8" = 1'-0"



3 ADDITION B - NORTH ELEVATION
1/8" = 1'-0"



4 ADDITION B - SOUTH ELEVATION
1/8" = 1'-0"



5 ADDITION B - DOOR AND FRAME TYPES
1/4" = 1'-0"

TREE #	SPECIES	MITIGATION	MITIGATION INCHES	VALUE
1	AUSTRIAN PINE	8	3	\$324.39
2	AUSTRIAN PINE	10	4	\$506.76
3	HACKBERRY	10	4	\$723.30
4	HACKBERRY	10	4	\$723.30
5	HACKBERRY	7	3	\$370.82
6	HACKBERRY	10	3	\$723.30
7	HACKBERRY	7	3	\$370.82
TOTAL		62	25	\$3,742.70

***DEVELOPER ELECTS TO PAY THE \$3,742.70 VALUE.**

ADSV.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES:				
QUR		QUERCUS MACROCARPA	BUR OAK	2 1/2' CAL.
GO	17	QELTIS COCCINEA	WESTERN HEDGEROSE	2' B+B
GO	12	CRATAEGUS CRUGICAL NORTON	THORNLESS COCKSPUR HAWTHORN	1' SFA B+B
GO	12	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN REDBARK	1' CAL.
CTG	12	GLESTEDIA REL NODINE 'STYLING'	SKYLINE HONEYLOCUST	2' B+B
SWO	9	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2' CAL.
EVERGREEN TREES:				
WH		PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF PINE	5' HT
PCB	5	RICEA PLUNGENS GLAUCA	BLUE SPRUCE	6' B+B
PN	34	PRUNUS ARISTATA	AUSTRIAN PINE	6' B+B
PN	34	PRUNUS INGRA	AUSTRIAN PINE	6' HT.
EVERGREEN AND DECIDUOUS SHRUBS:				
BH	29	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	5 GAL.
GO		CARYOPTERIS NIGRA	BLUE MITT SPHRA	3 GAL.
JB	26 1/4	JUNIPERUS SABINA BUFFALO	SABINO JUNIPER	5 GAL.
GO	12	PITTSPOGONIES HONGTONG	NATIVE NINEBARK	5 GAL.
PTG	11	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL.
BL	30	RUBUS ALPINA	ALPINE RASPBERRY	5 GAL.
SA	30	SPIRÆDRA ARGENTEA	SILVER BUFFALO CREEPER	5 GAL.
BMS	39	CARYOPTERIS X CLANDONSHOE DARK KNIGHT	DARK KNIGHT BLUE MITT SPIREA	5 GAL.
EVERGREEN AND DECIDUOUS STRUCCS:				
GLD	12	RHUS ARAMATICA 'GLOW LOW'	GLOW LOW SUMAC	5 GAL.
PTG	11	ECONOPAGE PUNICATA 'BRIGHT STAR'	PURPLE CONEFLOWER	5 GAL.
ELU	12	ELAEAGNUS FORTUNE COLOQUAS	PURPLE YEL WINTERKREEPER	5 GAL.
PBS	12	PRUNUS BESSEYI 'PAMNÉE WHITE'	PAMNÉE WHITE SAND CHERRY	5 GAL.

[illegible]

The design intent was to implement landscape principles to create a landscape that will blend with the surrounding landscape and buffer the building primarily from the west. The design intent was to create a landscape that will be attractive to the main entry and parking areas. Turf-type vegetation will be used instead of grass. The landscape will be irrigated with recycled water. The water capacity will be improved by adding 3 cu yds. of compost per 1000 sq ft. The irrigation system will be zoned to efficiently irrigate the landscape. The landscape will be planted with native plants and shrubs. The shrubs will be mulched with 1 1/2" river rock over fabric weed barrier to reduce maintenance and conserve water. Low water requiring plants will be used in the landscape. The landscape will be planted with native plants and shrubs. The plants will be planted in irrigated turf areas. The design will incorporate deciduous shade trees on street tree plantings and evergreen trees on landscape plantings. The landscape will be planted with native plants and shrubs. The shrubs will provide summer color and winter interest.

Adm. Asst 4-17-97

1. POUR 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.

Final Agreement 6.23.99

③ Bag House, "5 Addition"

L.) 4/21/09 add two concrete pads
1/18/08 add silos

1/2 Admin Amendment 2-8-06

26. Add new make-up unit concrete pad

[illegible]

CTR 1/4 COR.
BRASS CAP MARKED
F-3-5 R-66-W
E1/4 533 1982

W1/16 COR.
BRASS GAP MARKED
W1/16
C _____
533
1982

NORTH

LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 100 150

MA-1994-6011-15, App: 2/1

Admin Amdt. 4-17-97, 6/24/04, 1/18/05 2-8-06 2 MA-11/22/06

OPTIMA RATHER THAN

94-6011-14

1-1


JOE

五

SHEET TITLE

PROJECT:

OPTIMA



**Mill
Brothers**
Landscape & Nursery, Inc.
313 S. College Avenue Ft. Collins, CO 80526 (303)-226-9602

NEENAN
200 E. PROSPECT
T. COLLINS, CO 80522
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(303) 493-8747