

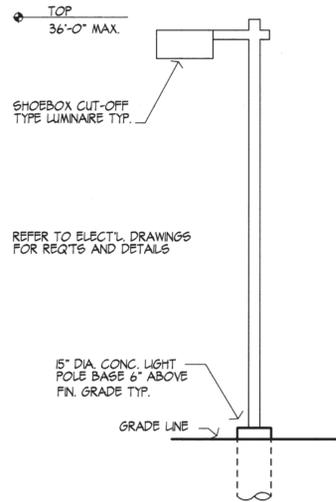
OPTIMA BATTERIES INC.

SITE PLAN

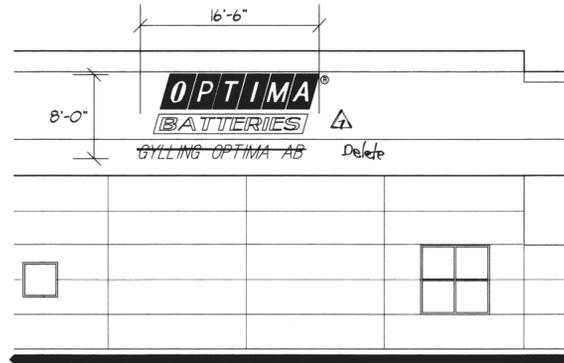
SHEET ONE OF TWO

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



PARKING LOT LIGHT POLE
(TYPICAL) SCALE: N.T.S.



BUILDING MT'D. WALL SIGN
N.E. ELEVATION SCALE: 1/8" = 1'-0"

SITE DATA	PHASE I	PHASE II	TOTAL
LAND AREA WITHIN PROPERTY LINES	14.1 ACRES	-	14.1 AC. - 614,178 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.	19.8% / 106,500 S.F.
HARD SURFACE AREA (EXCLUDING BUILDINGS)	20% & 124,560 S.F.	2% / 12,754 S.F.	22% & 137,314 S.F.
AREA DEVOTED TO LANDSCAPING WITHIN SITE	64% & 383,118 S.F.	60% & 370,364 S.F.	60% & 370,364 S.F.
PRESENT ZONING CLASSIFICATION	M-2	-	-
PROPOSED USES	OFFICE, MFG., WHSE	MANUFACTURING	OFFICE, MFG., WHSE
PERMITTED MAXIMUM SIGN AREA (BLDG. & GROUND MT'D)	312 S.F.	-	312 S.F.
PROPOSED MAXIMUM SIGN AREA (BLDG. & GROUND MT'D)	312 S.F.	-	312 S.F.
LOADING SPACES PROVIDED	10	0	10
PARKING SPACES PROVIDED	88	70	161
PARKING SPACES REQUIRED (• RATIO OF 1 SPACE PER 1.5 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 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. (PRINCIPAL OR OWNER)

NOTORIAL:

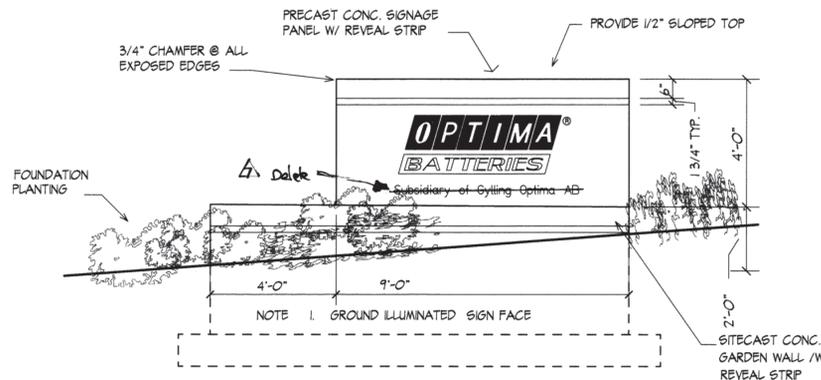
STATE OF COLORADO
COUNTY OF Denver
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 23 DAY OF June AD 1994 BY Jack Lintz, president (PRINCIPAL OR OWNER)
WITNESS ME HAND AND OFFICIAL SEAL
Daniel S. Albano (NOTARY PUBLIC)
MY COMMISSION EXPIRES 1/31/98 NOTARY/BUSN. ADDRESS: 5 E. Mississippi Ave Denver, CO 80210

CITY OF AURORA APPROVALS:

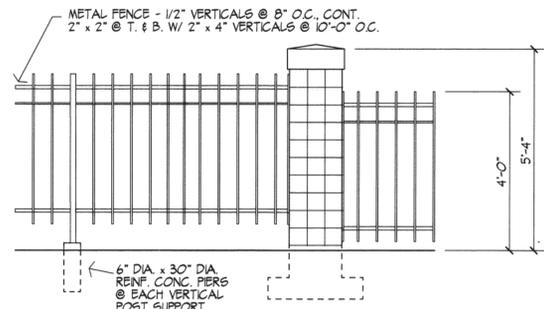
CITY ATTORNEY: [Signature] DATE: 7-5-94
PLANNING DIRECTOR: [Signature] DATE: 6-7-94
PLANNING COMMISSION: [Signature] DATE: 5-11-94
CITY COUNCIL: [Signature] DATE: 7-5-94
ATTEST: [Signature] DATE: 7-5-94

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, 19
CLERK AND RECORDER: DEPUTY:



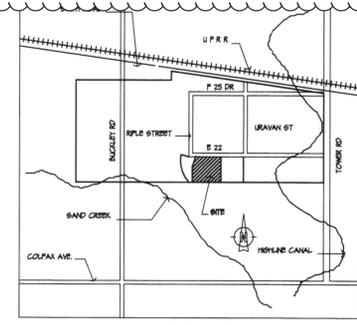
MONUMENT SIGN
SCALE: 3/8" = 1'-0"



FENCE DETAIL
SCALE: 3/8" = 1'-0"

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 CONFIRM 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 "EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- THE DEVELOPER, HIS SECCESOR 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 34-122 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 MANUFACTURERS SPECIFICATIONS. OTHER VISIBLE PROJECTIONS SHALL BE PAINTED TO MATCH THE BUILDING WALLS.
- STREET LIGHTING ALONG EAST 22nd SHALL BE PER CITY OF AURORA REQ'TS.
- 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.
- 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 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 GUIDEBOOK INSTRUCTION WILL IDENTIFY BUILDING DESIGN FEATURES NECESSARY TO ACHIEVE 35dB EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ACCEPTABLE GOVERNING STADARDS. (LND VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORST CASE NOISE CONDITIONS. *NOTE REMOVED BY ADMIN. AM. 9/20/99*
- 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 IBC CHAPTER 31, APPENDIX CHAPTER 31 AND ANSI 117.1-1996.
- 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).



VICINITY MAP
SCALE: 1" = 500'

PROJECT DATA



DRAWING NAME: dr-master

DBASE NAME: /apanel/optima/db-A-L5

PLOT DATE: Wed Jun 22 14:00:24 MDT 1994

Admin Amendment 11-16-05

NEENAN
P.O. BOX 387
GOLDEN, CO 80602

OPTIMA

PROJECT

PROJECT DATA

SHEET TITLE	PROJECT DATA
REVISION	3/24/94
REVISION	5-2-94
REVISION	5-26-94
JOB	263
SHEET	1 OF 2

OPTIMA BATTERIES 99-6011-1

OPTIMA BATTERIES, INC.

SITE PLAN
SHEET TWO OF TWO

Admin. Amdt 4-17-97

△ PAIR 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

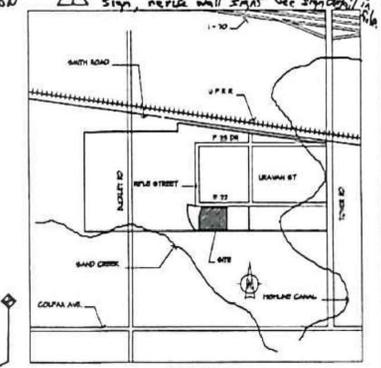
△ BAGHOUSE No. 4 ADDITION 5/21/98
ADMIN. AMENDMENT 6-23-99
△ BAGHOUSE No. 5 ADDITION - MA-3401

ADM. AMDT. 1-18-02
△ ADDITION OF TWO BULK ACID SILOS.
4/21/04 Add 2 concrete pads
1/18/05 Add Silos
Admin. Amdt 11-16-05 Rebar in monument sign, rebar wall sign use symbol 1/2

OPTIMA BATTERIES, INC. SITE PLAN

DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 88 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 80 27' 52" E 614.97 FT. TO THE SOUTH
RIGHT-OF-WAY OF EAST 22ND AVENUE; THENCE N 89' 45' 22" W
583.21 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' 10"
AN ARC LENGTH OF 220.47 FT.; THENCE N 72' 34' 12" W
149.21 FT. ALONG THE SOUTH RIGHT-OF-WAY OF EAST 22ND
AVENUE; THENCE S 17' 25' 48" W 213.78 FT.; THENCE S 08' 14' 38" W 487.66 FT.
TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 33; THENCE
S 89' 45' 22" E 883.62 FT. ALONG SAID SOUTH LINE TO THE POINT OF
BEGINNING. SAID PARCEL CONTAINS 614,178 SQ.FT., OR 14.18 ACRES



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

△ MA-333 COMPRESSOR TANK SILENCE

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

△ THIS BUILDING LOT IS EXISTING

△ PREVIOUS 60'-0" X 176'-0" METAL BUILDING ADDITION

△ CONCRETE PAVEMENT

NEENAN
P.O. BOX 217
FT. COLLINS, CO 80521

17,500 East 22nd Avenue
Aurora, Colorado

OPTIMA
BATTERIES

PROJECT
SITE PLAN

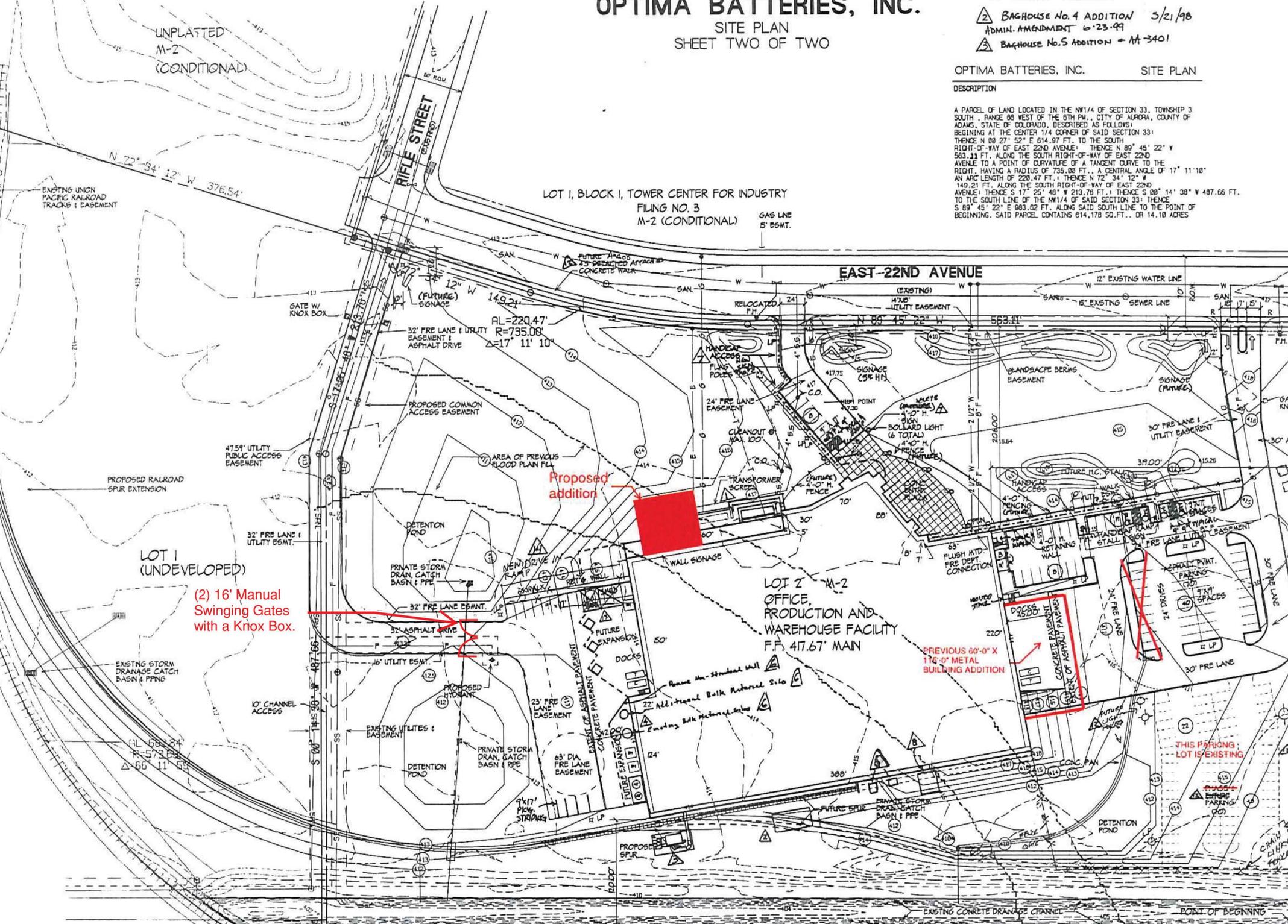
DATE: 4-17-97
SCALE: 1" = 50'-0"

SHEET 2 OF 2
263

A-1
94-6011

LEGEND	
⊙	SECTION CORNERS FOUND
○	PINS FOUND W/CAP ROBNSON
×	CROSS FOUND IN CONCRETE
△	PINS SET (5/8" O REBAR W/CAP L5 = 23520)
▲	CITY OF AURORA BOX W/PINCAP L5
—	FENCES
⊥	LIGHT POLE STANDARDS (LP)
⊠	C.B. CATCH BASIN
BR	BKE RACK
—	WATER, SANITARY, STORM, SEWER, F.R.E., 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
E1/4 S33 R92



(2) 16' Manual Swinging Gates with a Knox Box.

SITE PLAN



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

W/16 COR. BRASS CAP MARKED
W/16
533
1982

Admin. Amdt. 4-17-97
ADMIN. AMENDMENT 6-23-99
5/21/98, 1-18-02
4/21/04
1/18/05
11/16/05
2-8-06
Minor Amendment 6-23-06
MA 11-22-06
M.C. 10/31/11

OPTIMA BATTERIES

OPTIMA BATTERIES, INC.

SITE PLAN
SHEET TWO OF TWO

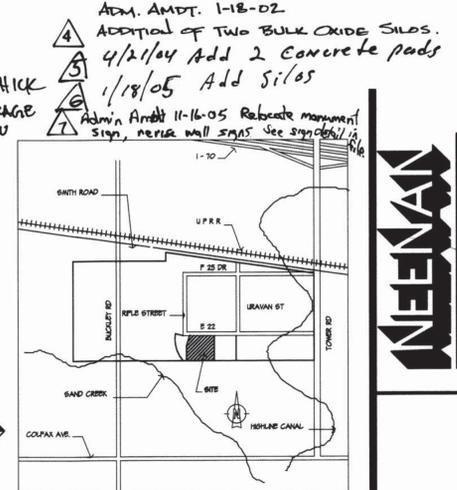
Admin. Amdt 4-17-97

POUR SLAB ON GRADE, FORM & POUR 24" HIGH X 6" THICK CONCRETE DIKE CONTAINMENT WALLS 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 → AT 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 89° 45' 22" E 614.97 FT. TO THE SOUTH RIGHT-OF-WAY OF EAST 22ND AVENUE; THENCE N 89° 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' 10" AN ARC LENGTH OF 220.47 FT.; THENCE N 72° 34' 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 00° 14' 38" W 487.66 FT. TO THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 33; THENCE S 89° 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



VICINITY MAP
SCALE: 1" = 500'

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

FUTURE AUG 05 45' DETACHED ATTACHED CONCRETE WALK

MA-ADD COMPRESSOR TANK SHEDS

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/PIN/CAP L6
- FENCES
- ⊗ 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
- AT. ACID TANK
- T TRASH
- C COMPACTOR
- LP. LIGHT POLE

CTR 1/4 COR. BRASS CAP MARKED
T-3-5 R-66-W
E/14 633 1982



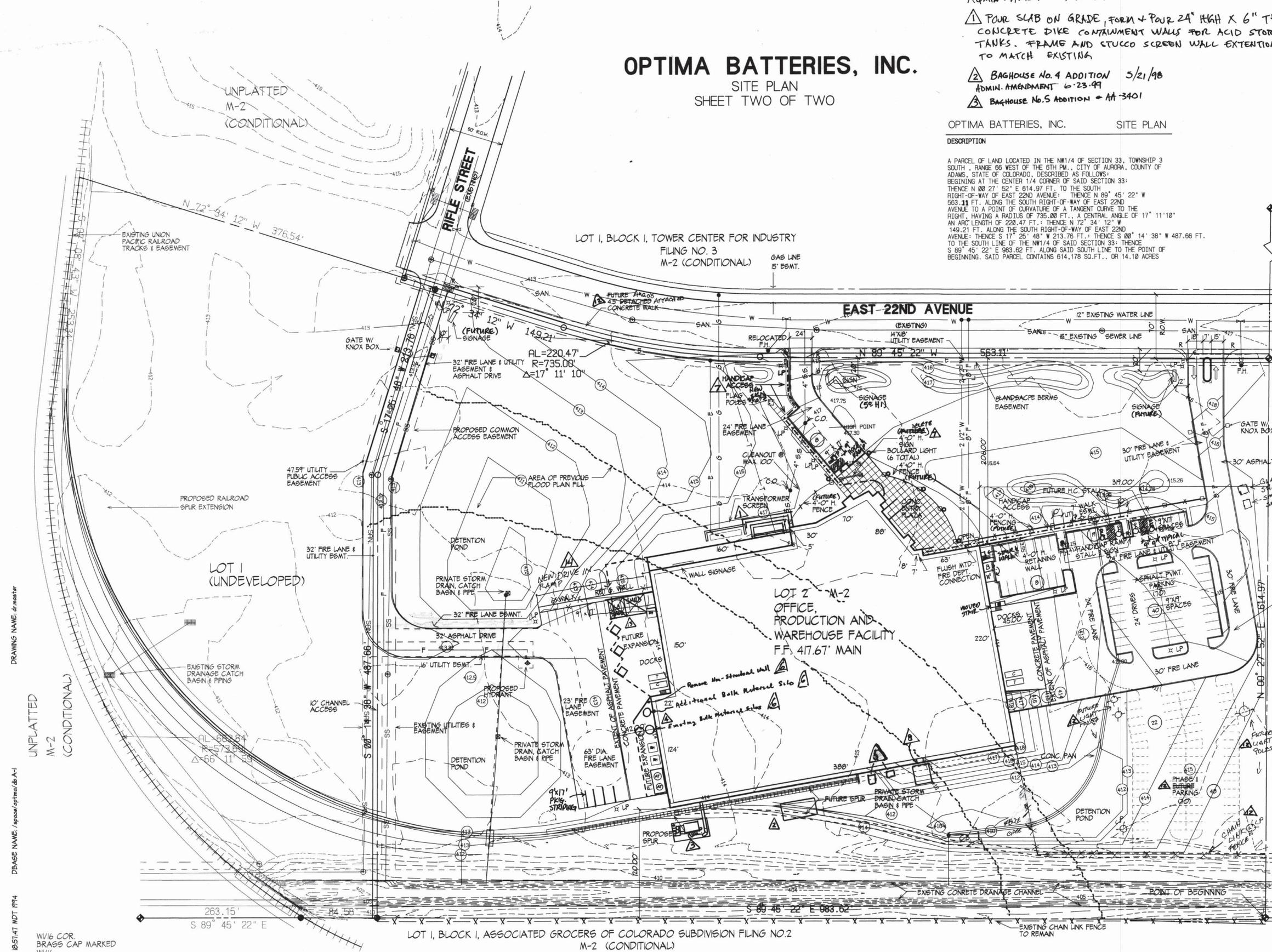
17,500 East 22nd Avenue
Aurora, Colorado



SHEET TITLE
SITE PLAN

REVISION	DATE
1	4-17-97
2	6-23-99

JOB 263
SHEET 2 OF 2
A-1
94-6011-1



ADMIN. AMENDMENT 4-17-97 5/21/98, 1-18-02 4/21/04 11/16/05 2-8-06
Minor Amendment 6-23-06 MA 11-22-06 M.C. 10/31/11

SCALE: 1" = 50'-0"

ADMIN. AMENDMENT 4-17-97 5/21/98, 1-18-02 4/21/04 11/16/05 2-8-06 MA 11-22-06 M.C. 10/31/11

DRAWING NAME: dr-master
DATABASE NAME: /splan/optima/db-A-1
PLOT DATE: Mon Jun 27 10:57:47 MDT 1994
W/16 COR. BRASS CAP MARKED
W/16
C
533
1982

PLANT SCHEDULE:

ADSV.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES:				
CO	17	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2' B+B
CCI	12	CRATAEGUS CRUSGALI 'NERMS'	THORNLESS COCKSPUR HAWTHORN	1 3/4' B+B
FAA	19	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	2' B+B
GTS	12	GLEDITSIA TRI. NERMS 'STYLE'	SKYLINE HONEYLOCUST	2' B+B
EVERGREEN TREES:				
PPG	6	PICEA PUNGENS GLAUCA	BLUE SPRUCE	6' B+B
PN	34	PINUS ARISTATA	AUSTRIAN PINE	6' B+B
EVERGREEN AND DECIDUOUS SHRUBS:				
CI	8	CARYOPTERIS INGANA	BLUE MIST SPIREA	5 GAL.
JSD	25	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.
PM	10	PHYSCOCARPUS MONOGYNUS	NATIVE NINEBARK	5 GAL.
PPG	11	POTENTILLA FRUTICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL.
RA	33	RIBES ALPIMUM	ALPINE CURRENT	5 GAL.
SA	10	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERRY	5 GAL.
EVERGREEN AND DECIDUOUS SHRUBS:				
EPB	11	EDONACEA PURPUREA 'BRIGHT STAR'	PURPLE CONEFLOWER	1 GAL.
EF	4	EUCONTYMS FORTUNEI 'COLORATUS'	PURPLE LEAF WINTERCREEPER	1 GAL.

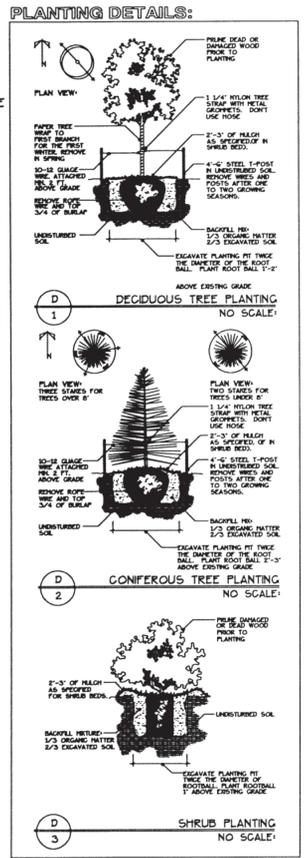
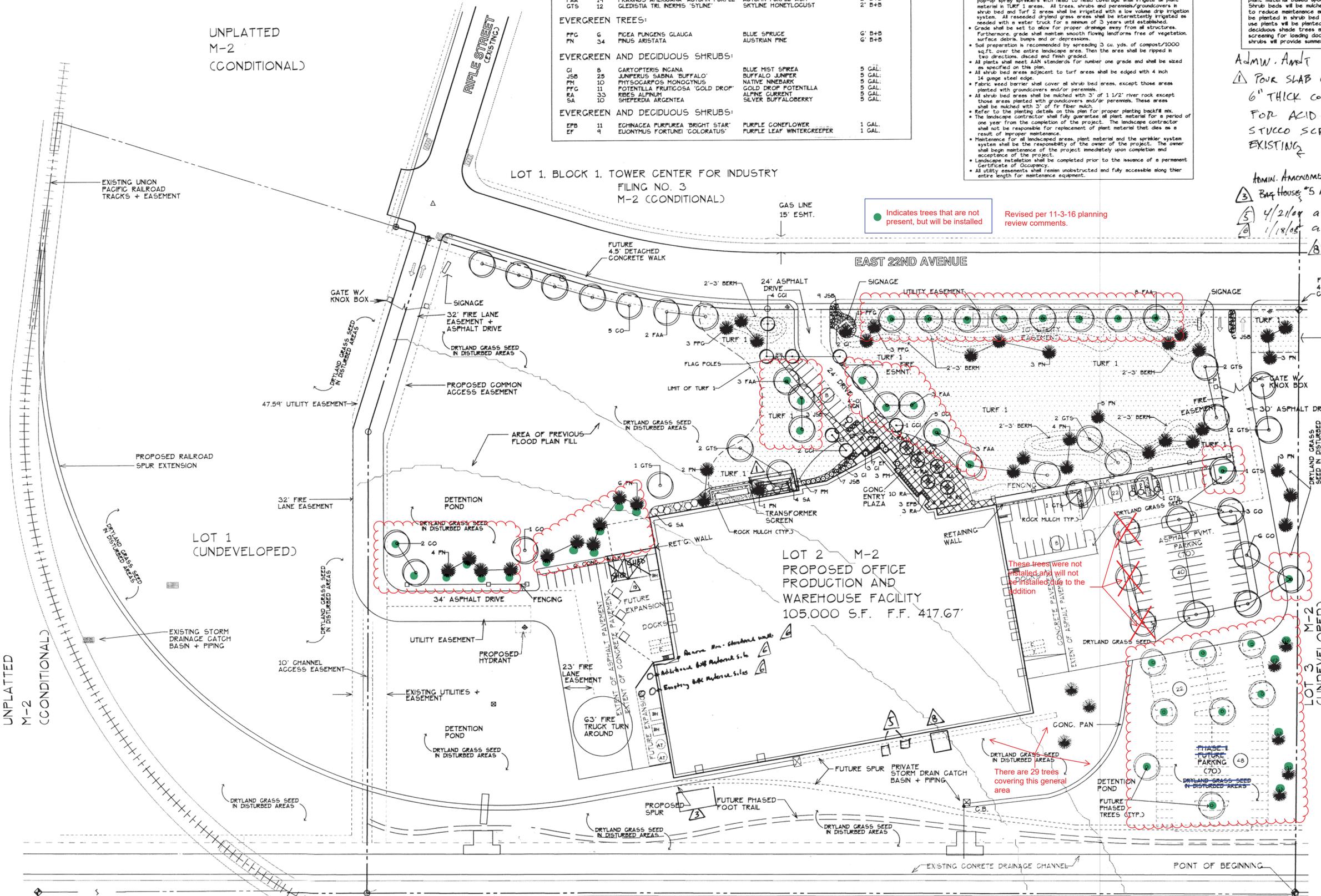
GENERAL NOTES:

- Turf 1 areas shall be drilled seeded with Turf-type Tall Fescue seed, at a rate of 3 lbs./1000 s.f.
- Dryland grass areas that are disturbed shall be seeded with a mixture of Arriba Western Wheatgrass, Fairway Crested Wheatgrass, Duraweed Hard Fescue and Annual Ryegrass, at a rate of 3 lbs./1000 s.f.
- A fully automatic underground sprinkler system shall irrigate all plant material, excluding the dryland grass areas. Pop-up rotary and/or pop-up spray sprinklers with head to head coverage shall irrigate all plant material in Turf 1 areas. All trees, shrubs and perennials/groundcovers in shrub bed and Turf 2 areas shall be irrigated with a low volume drip irrigation system. All resseeded dryland grass areas shall be intermittently irrigated as needed with a water truck for a minimum of 3 years until established.
- Grade shall be set to allow for proper drainage away from all structures. Furthermore, grade shall maintain smooth flowing ledges free of vegetation, surface debris, bumps and/or depressions.
- Soil preparation is recommended by spreading 3 cu. yds. of compost/1000 sq.ft. over the entire landscape area. Then the area shall be ripped in two directions, dished and finish graded.
- All plants shall meet AAN standards for number one grade and shall be sized as specified on this plan.
- All shrub bed areas adjacent to turf areas shall be edged with 4 inch 14 gauge steel edge.
- Fabric weed barrier shall cover all shrub bed areas, except those areas planted with groundcovers and/or perennials.
- All shrub bed areas shall be mulched with 3" of 1 1/2" river rock except those areas planted with groundcovers and/or perennials. These areas shall be mulched with 3" of fir fiber mulch.
- Refer to the planting details on this plan for proper planting backfill mix.
- The landscape contractor shall fully guarantee all plant material for a period of one year from the completion of the project. The landscape contractor shall not be responsible for replacement of plant material that dies as a result of improper maintenance.
- Maintenance for all landscaped areas, plant material and the sprinkler system shall be the responsibility of the owner of the project. The owner shall begin maintenance of the project immediately upon completion and acceptance of the project.
- Landscape installation shall be completed prior to the issuance of a permanent Certificate of Occupancy.
- All utility easements shall remain unobstructed and fully accessible along their entire length for maintenance equipment.

DESIGN INTENT:
 The design intent is to implement xeriscape principles to create a landscape that will blend with the surrounding landscape and buffer the building primarily from E. 22nd Ave. Irrigated turf areas will be minimized and will be limited to the main entry and parking areas. Turf-type Tall Fescue turf will be used instead of Bluegrass to reduce water use. The soil structure and water holding capacity will be improved by adding 3 cu. yds. of compost per 1000 s.f. The irrigation system will be zoned to efficiently irrigate plant material based upon water requirements, exposure and soil conditions. Shrub beds 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 planted in shrub bed and drylandgrass areas. Moderate to low water use plants will be planted in irrigated turf areas. The design will incorporate deciduous shade trees as street tree plantings and evergreen trees as screening for loading dock areas. A balance of evergreen and deciduous shrubs will provide summer color and winter interest.

Admin. Amdt 4-17-97
 1 Pour slab on grade, form & pour 24" HIGH 6" THICK CONCRETE DIKE CONTAINMENT WALLS FOR ACID STORAGE TANKS. FRAME AND STUCCO SCREEN WALL EXTENSION TO MATCH EXISTING
 Admin. Amendment 6:23:99
 3 Bag House #5 Addition
 4/2/04 add two concrete pads
 1/18/05 add silos
 Admin. Amendment 2-8-06
 Add new make-up unit concrete pad.

Indicates trees that are not present, but will be installed
 Revised per 11-3-16 planning review comments.



W1/16 COR.
 BRASS CAP MARKED
 W1/16
 C
 533
 1982



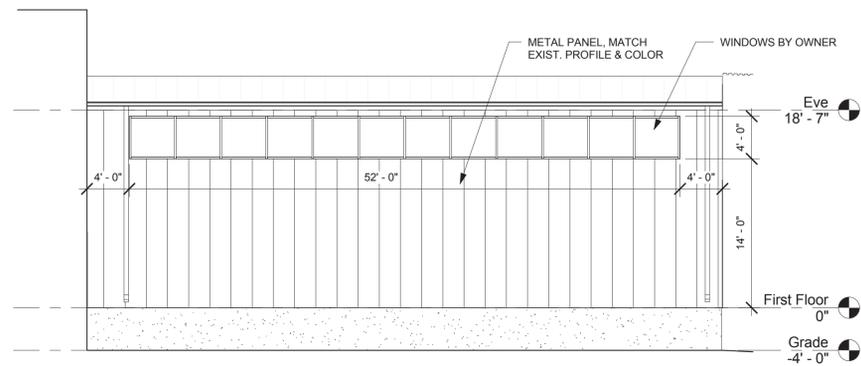
LANDSCAPE PLAN
 SCALE: 1" = 50'-0"



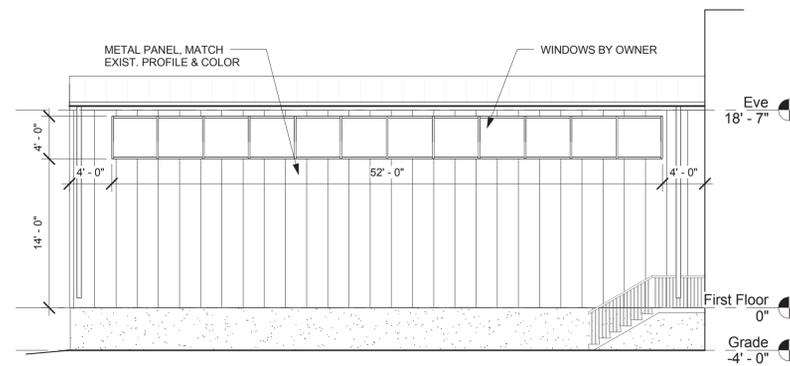
MA-1994-6011-15, App: 2/17

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

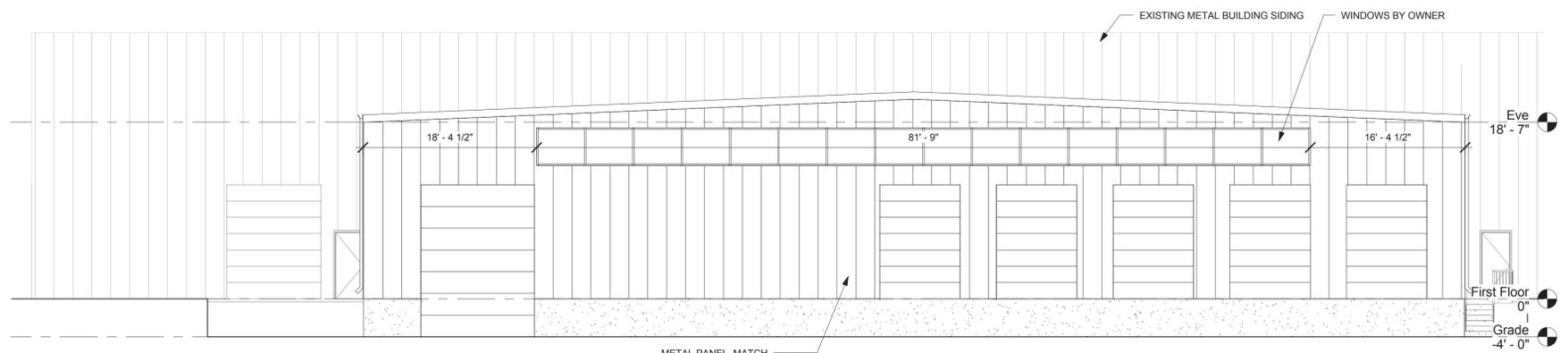
OPTIMA BATTERBILLS 94-6011-15



1 South Elevation
 A2.00 1/8" = 1'-0"
 Ref. From: 1 / A1.00



2 North Elevation
 A2.00 1/8" = 1'-0"
 Ref. From: 1 / A1.00



3 East Elevation
 A2.00 1/8" = 1'-0"
 Ref. From: 1 / A1.00



2505 ANDERSON AVENUE
 SUITE 201
 MANHATTAN, KANSAS 66502
 785.539.0806

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 8/24/2016 10:37:52 AM

Manko Warehouse Addition
 17500 East 22nd Avenue
 Aurora, Colorado 80011

JOB NO: 16-066
 DATE: 08.24.2016
 ISSUE RECORD: DD

REVISIONS:

Exterior Elevations & Building & Wall Sections

A2.00