

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_____	16% / 96,500 S.F.	1.6% / 10,000 S.F.	18% / 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% & 393,118 S.F.	60% / 370,364 S.F.	60% & 370,364 S.F.
PRESENT ZONING CLASIFICATION_____	M-2	-	-
PROPOSED USES _____	OFFICE, MFG., W/HE	MANUFACTURING	OFFICE, MFG., W/HE
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

THIS SITE PLAN AND A 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.

EXECUTED THIS 23 DAY OF June AD 1994

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

WITNESS ME HAND AND OFFICIAL SEAL

Daniel L. 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: _____ DATE: 7-5-94
PLANNING DIRECTOR: Donna J. Young DATE: 6-7-94
PLANNING COMMISSION: _____ DATE: 5-11-94
CITY COUNCIL: _____ DATE: 7-5-94
NORMAN PRICE Mayor
ATTEST: Donna J. Young
NORMAN PRICE City Clerk

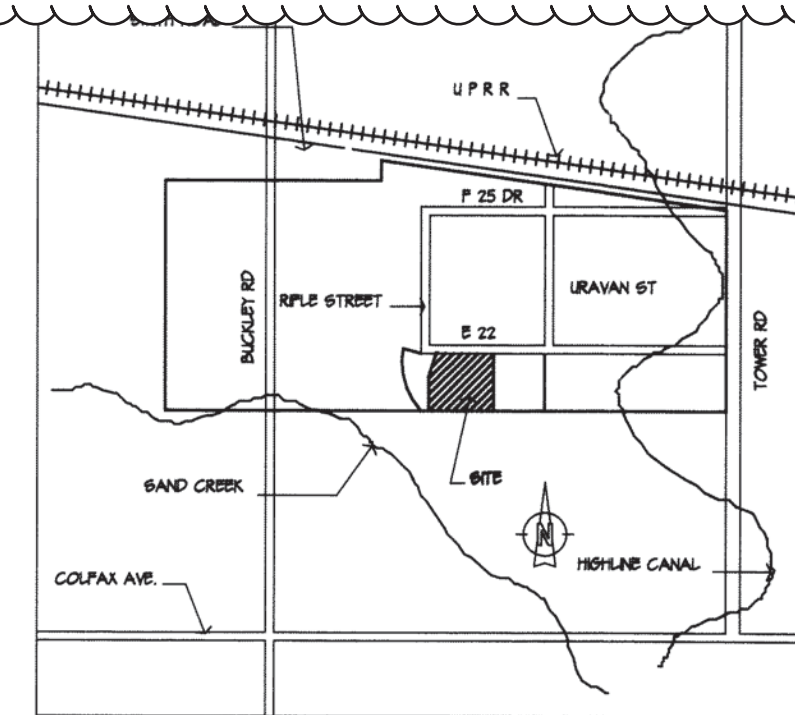
RECORDED'S CERTIFICATE:

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: _____

4-16-2019

1. THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3. 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 DESIGNED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4. THE DEVELOPER, HIS SUCCESSOR AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN 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.
5. 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.
6. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34-122 AND 34-129 OF THE AURORA CITY CODE.
7. 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.
8. STREET LIGHTING ALONG EAST 22nd SHALL BE PER CITY OF AURORA REQ'TS.
9. 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 AL, MUST NOT 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. 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; IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
11. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
12. 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.
13. ATTENTION BUILDING DEPARTMENT: AN ACOUSTIC ANALYSIS, PREPARED BY AN ACOUSTIC EXPERT, AND PREPARED ACCORDING TO PLANNING APPLICATION GUIDELINES INSURE THAT THE IDENTIFIED BUILDING DESIGN FEATURES NECESSARY TO ACCOMPLISH EXTERIOR NOISE REDUCTION TO ACHIEVE INTERIOR NOISE LEVELS NOT EXCEEDING ACCEPTABLE GOVERNING STADAARDS, (LND VALUE TO BE DETERMINED FOR EACH PROJECT) UNDER WORST CASE NOISE CONDITIONS.
14. 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)
15. THE APPLICANT WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
16. 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 117.1-1996.

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).



VICINITY MAP
SCALE : 1" = 2000'

NEENAN

2290 E. PROSPECT
FT. COLLINS, CO 80522

P.O. BOX 287
GRAND RAPIDS MI 49507

The logo for OPTIMA, featuring the word "OPTIMA" in a bold, sans-serif font, with each letter contained within a separate rectangular block. The blocks are arranged in a slightly staggered, descending fashion from left to right. To the right of the text is a solid black rectangle.

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PROJECT DATA

[illegible]

263

SHEET 1 OF 2

OPTIMA BATTERIES | 99-6011-1

DRAWING NAME: dr.master

DBASE NAME: /space/optma/dbA-1_5

MDT 1994

PLOT DATA

Admin Amendment 11-16-05

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. BAGHOUSE NO. 4 ADDITION 5/21/98
ADMIN. AMENDMENT 6-23-99

3. 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 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 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 80° 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 983.82 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

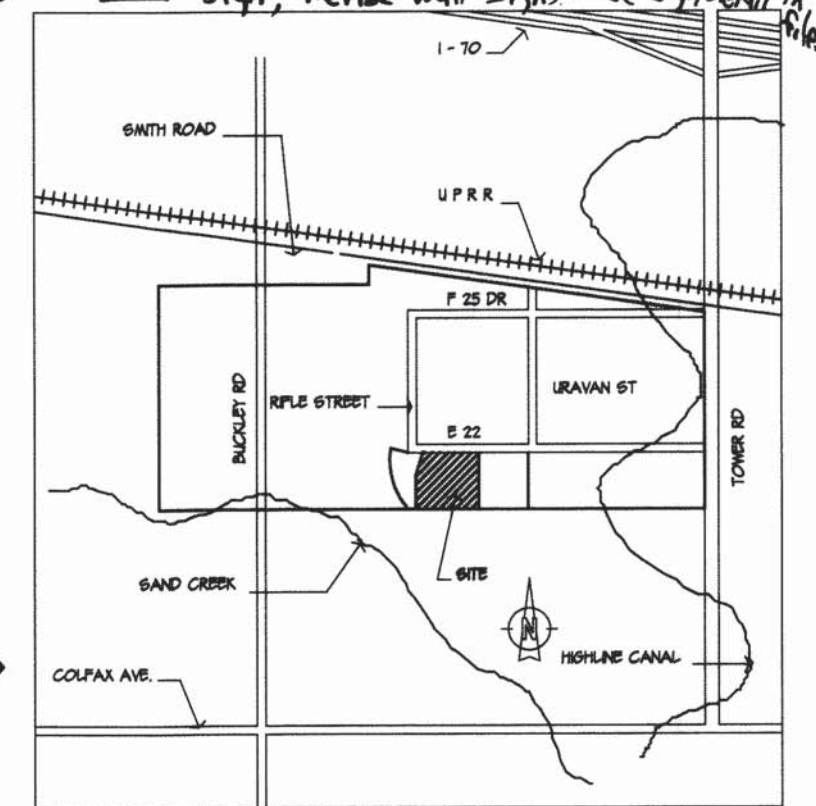
4. ADDITIONAL OF TWO BULK OXIDE SILOS.

4/2/04 Add 2 Concrete pads

1/18/05 Add Silos

Admin. Amdt 11-16-05 Rebuild monument

sign, reroute wall signs See signed 11/16/05



VICINITY MAP
SCALE: 1" = 500'

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

12. MA-ADD COMPRESSOR TANK SHEDS

13. EAST LINE OF NW 1/4

14. 30' ASPHALT DRIVE

15. 30' FIRE LANE & UTILITY EASEMENT

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PLANT SCHEDULE:

ADDV.	QTY.	BOTANIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES:				
CO	17	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2' B+B
CCI	12	CRATAEGUS CRUSGALI 'NORMIS'	THORNLESS COCKSPUR HAWTHORN	1 3/4' B+B
FAA	19	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH	2' B+B
GTS	12	GLEDISIA TRI. NERMIS 'STYLNE'	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 ALPINUM	ALPINE CURRENT	5 GAL.
SA	10	SHEPHERDIA ARGENTEA	SILVER BUFFALOBERY	5 GAL.
EVERGREEN AND DECIDUOUS SHRUBS:				
EPB	11	ECHINACEA PURPUREA 'BRIGHT STAR'	PURPLE CONEFLOWER	1 GAL.
EF	4	EUCONYMUS FORTUNEI 'COLORATUS'	PURPLE LEAF WINTERGREEN	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, Durum 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 landforms 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 a 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 1/4" 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 dryland 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.

AdmW. Amdt 4-17-97

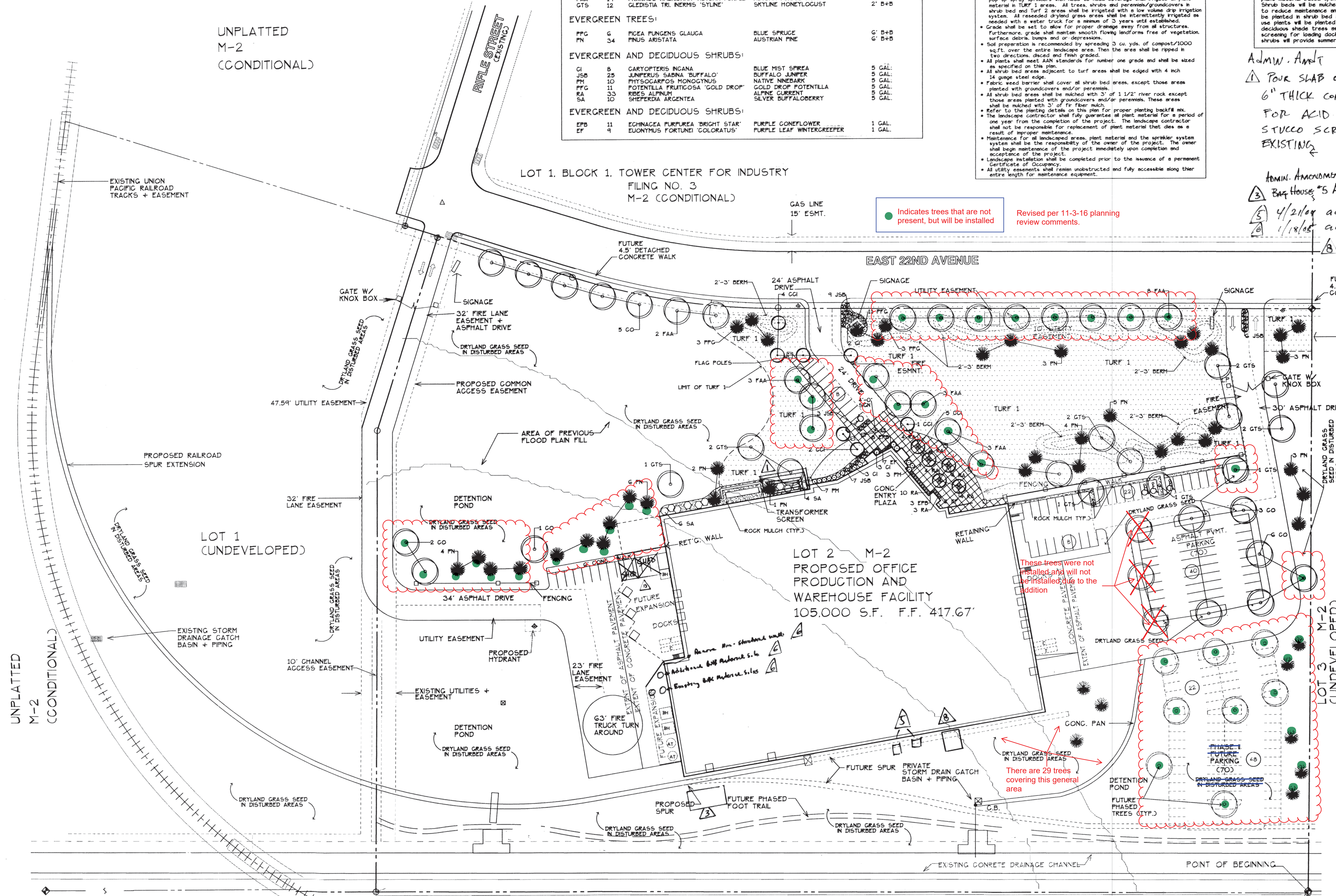
4" POUR SLAB ON GRADE, FORM & POUR 24" HIGH 6" THICK CONCRETE DIKE CONTAINMENT WALLS FOR ACID STORAGE TANKS. FRAME AND STUCCO SCREEN WALL EXTENSION TO MATCH EXISTING

ADMIN. AMENDMENT 6-23-99

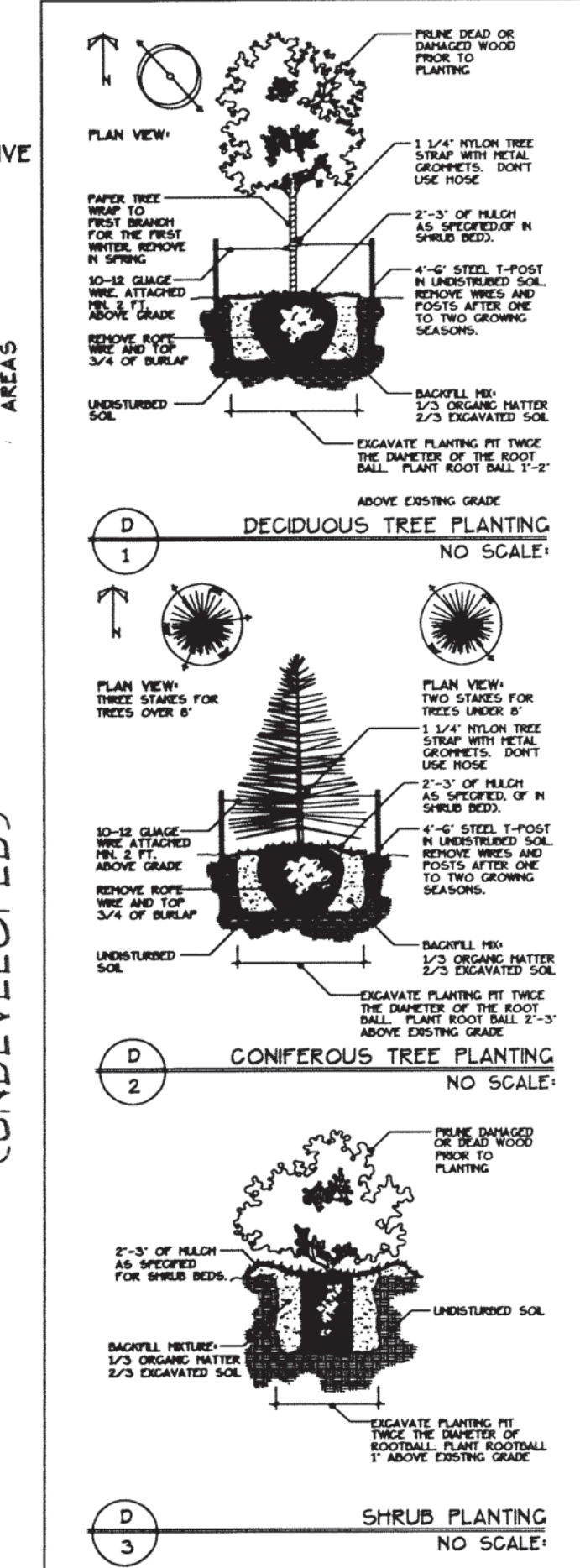
3. Bag House #5 Addition

5. 4/21/04 add two concrete pads
6. 1/18/05 add silos

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



PLANTING DETAILS:



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, 4/21/04, 1/18/05 2-8-06 MA-11/22/06

OPTIMA BATTERIES

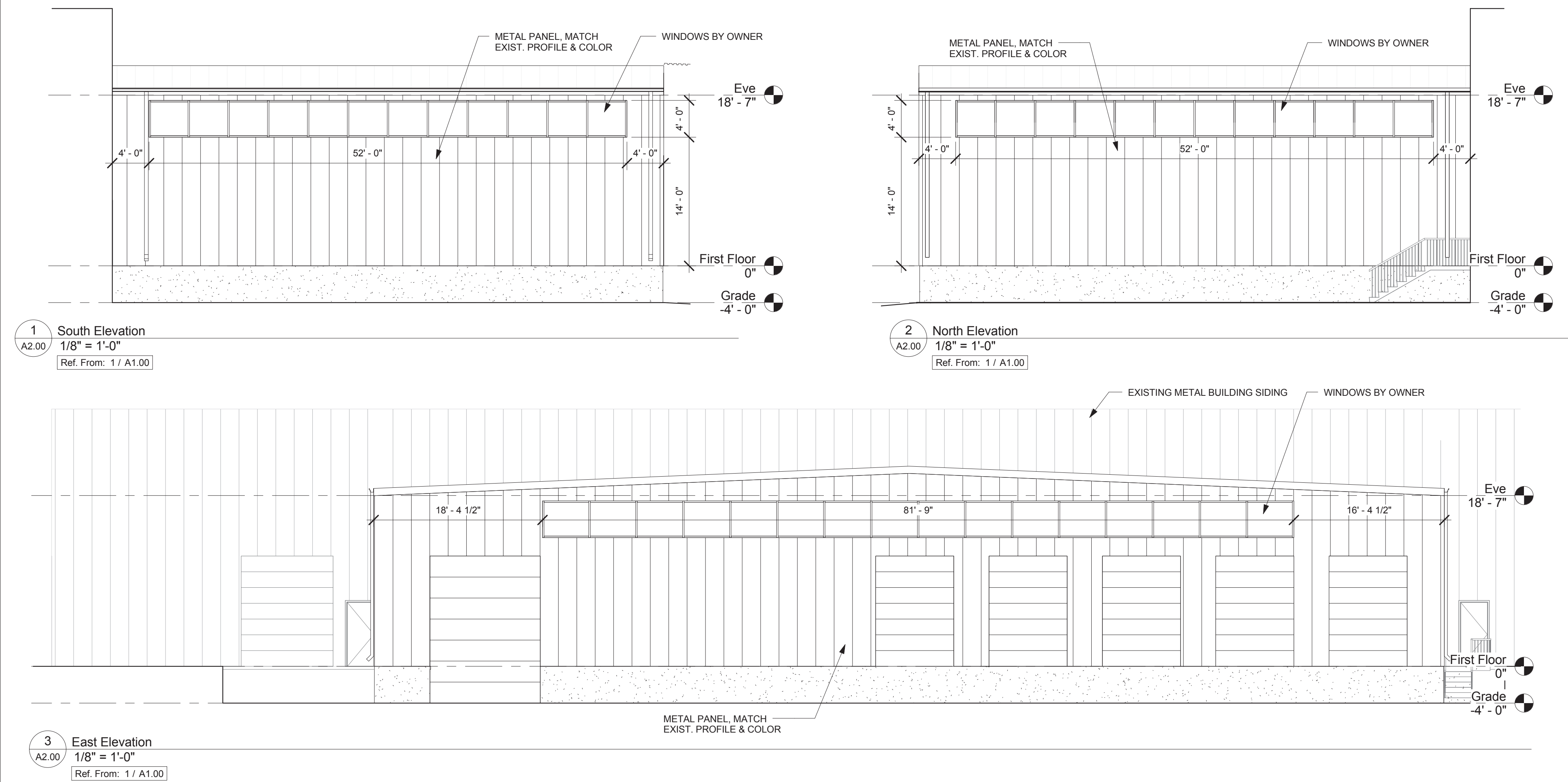
NEENAN
2240 E. PROSPECT
FT. COLLINS, CO 80522
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C803345-8747

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OPTIMA

SHEET TITLE	LANDSCAPE PLAN
SUBMITTAL	3/2/94
ISSUED FOR CONST. XXXXXX	4/15/94
REVISIONS	5/2/94
SCREEN WALL	4-17-97
JOB	
SHEET	L-1

94-6011-15



2505 ANDERSON AVENUE
SUITE 201
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785.539.0806

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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