

H:\2001\Civil Engineering\80105400\Drawings\054COV-01.dwg, 02/26/02 10:41:55 AM, -ALH

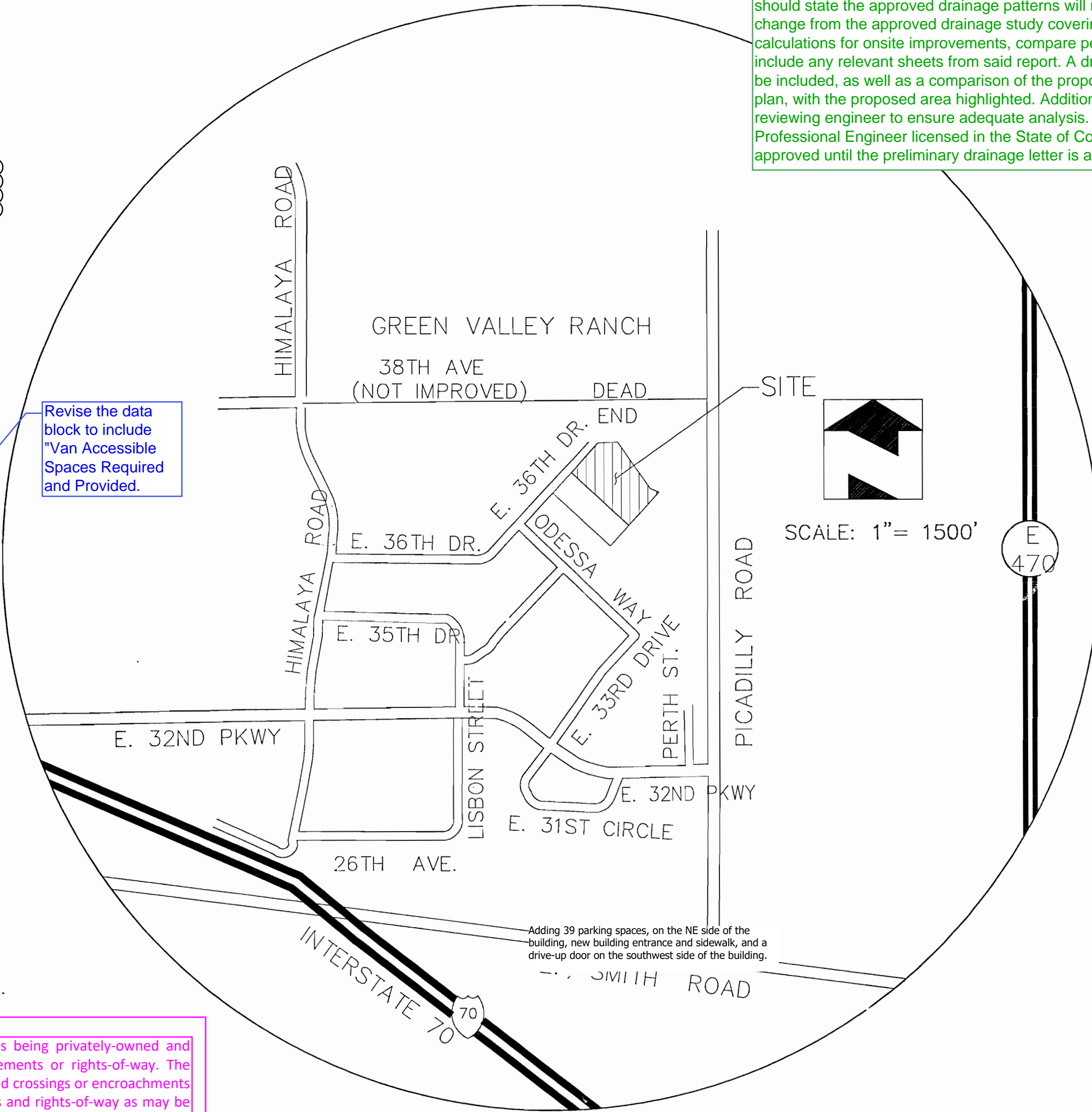
SITE DATA:

LAND AREA WITHIN PROPERTY LINES	16.1 ACRES GROSS
FLOOR AREA (PER 41-16 CITY CODE)	262,500 SF
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDINGS	37 FT
TOTAL BUILDING COVERAGE	37.4% 262,500 SF
HARD SURFACE AREA	25.4% 178,243 SF
LANDSCAPE AREA	37.1% 260,560 SF
PRESENT ZONING CLASSIFICATION	I-1
PROPOSED USES	MANUFACTURING AND STORAGE
PERMITTED SIGN AREA	275 SF
PROPOSED SIGN AREA	274 SF (2 LOCATIONS, 137 SF EACH)
TYPE OF SIGNS	WALL
PARKING SPACES REQUIRED	21
PARKING SPACES PROVIDED	90
HANDICAP SPACES REQUIRED	2
HANDICAP SPACES PROVIDED	6
LOADING SPACES REQUIRED	5
LOADING SPACES PROVIDED	12

FIRESTONE BUILDING PRODUCTS

CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

COVER SHEET



VICINITY MAP

A drainage letter is required for these improvements. Please contact 303-739-7335 to create a drainage letter. A review fee shall be paid to the City prior to acceptance of the letter. The letter should state the approved drainage patterns will not be altered and the imperviousness will not change from the approved drainage study covering this development. The letter shall include calculations for onsite improvements, compare peak flows to the previously approved report, and include any relevant sheets from said report. A drainage plan, sized no larger than 11" x 17", shall be included, as well as a comparison of the proposed drainage plan to the previously approved plan, with the proposed area highlighted. Additional information may be requested from the reviewing engineer to ensure adequate analysis. It will need to be signed and stamped by a Professional Engineer licensed in the State of Colorado. The site plan amendment will not be approved until the preliminary drainage letter is approved.

THE FOLLOWING SIGNATURE BLOCKS, NOTES AND DATA

BUILDING PRODUCTS SITE PLAN

BLOCK 1, AURORA BUSINESS CENTER

SUBDIVISION FILING NO. 22

AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY 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, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, Gary Edwards HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL) PRESENTS TO BE EXECUTED THIS 26th DAY OF Feb. AD. 2002.

BY: Gary Edwards CORPORATE SEAL (PRINCIPALS OR OWNERS)

STATE OF INDIANA)SS
COUNTY OF Hancock

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF Feb AD, BY Gary Edwards (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Karen E. Esene (NOTARY PUBLIC)

NOTARY SEAL

MY COMMISSION EXPIRES 10/01/06 NOTARY BUSINESS ADDRESS: 9525 Delegates Row Indianapolis, IN

CITY OF AURORA APPROVALS

CITY ATTORNEY: Be Ryan DATE: 3-5-02

PLANNING DIRECTOR: Debbie M. Belknap DATE: 3-5-02

PLANNING COMMISSION: H (CHAIRPERSON) DATE: 7-25-01

CITY COUNCIL: NA DATE: _____

ATTEST: _____ (MAYOR) NA DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____

CLERK AND RECORDER: _____ DEPUTY: _____

PAGE NO.	DRAWING INDEX	REVISIONS	DATE
1.	COVER SHEET		5/23/01
2.	SITE PLAN NOTES		6/13/01
3.	OVERALL SITE PLAN		7/2/01
4.	OVERALL UTILITY PLAN		8/23/01
5.	GRADING PLAN		10/11/01
6.	ACCESS AND EASEMENT PLAN		
7.	LANDSCAPE PLAN		
8.	FLOOR PLAN		
9.	BUILDING ELEVATIONS		
10.	DETAILS		

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		FIRE HYDRANT, WATER VALVE AND WATER METER ON WATER LINE
		STORM MANHOLE ON STORM LINE
		SANITARY SEWER AND MANHOLE
		GAS LINE & GAS VALVE
	N/A	PROPERTY LINE
		EDGE OF PAVEMENT
		CONTOUR
		STORM INLET
	N/A	STREET LIGHT
	N/A	TELEPHONE PEDESTAL
	N/A	DIRECTION OF FLOW
		ELECTRICAL TRANSFORMER
	N/A	DESIGN SLOPE
	N/A	CHANNELED FLOW ARROW

Revise the data block to include "Van Accessible Spaces Required and Provided."

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

these note need to be updated in the notes on sheet #2

start this easement release process with Andy Niquette. Contact Andy Niquette (aniquette@auroragov.org) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

Proposed improvements include additional 39 parking spaces, including two accessible, on the northeast side of the existing building, new building entrance and sidewalk, and a drive-up door on the southwest side of the existing building. The existing 24-ft Fire Lane Easement will be released and realigned per the existing alignment of the asphalt driveway.

Have you started the vacation and dedication process with Real Property?

provide more information regarding sheets to be replaced.

4

MINOR AMENDMENT 7/08/2020
MINOR AMENDMENT 7/08/2020
MINOR AMENDMENT 7/08/2020
MINOR AMENDMENT 7/08/2020

start this easement release process with Andy Niquette. Contact Andy Niquette (aniquett@auroragov.org) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record.

if this easement is not released, then the proposed parking will not be allowed.

Pocket easement required for hydrant.

Parking spaces cannot encroach into or over the fire lane easement.

these parking spaces are not allowed to be in a Fire Lane. Confirm this with Fire/Life Safety department

Show the new fire lane easement delineation. Make sure to include the width of the fire lane.

cloud areas that are changing with amendment

LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED CATCH CURB & GUTTER
- PROPOSED SAWCUT LINE
- EXISTING EASEMENT
- PROPOSED ADA ROUTE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED WALK
- EXISTING FIRE DEPARTMENT CONNECTION

NOTES:

- ACCESSIBLE LANDINGS SHALL SLOPE MAX. 2% UNLESS OTHERWISE NOTED.
- ALL PROPOSED WALKS TO BE ACCESSIBLE (2% MAX. CROSS SLOPE, 5% MAX. LONGITUDINAL SLOPE)
- ALL HANDICAP STALLS AND LOADING TO BE MAX. 2% IN ANY DIRECTION.

WARE MALCOMB
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suite 230
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p 303.561.3333
waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

21250 East 36th Drive
Minor Amendment

REMARKS
MINOR AMENDMENT

JOB NO.: DEN19-0096
PA / PM: EAM
DRAWN BY: EAM
DATE: 7/08/2020
PLOT DATE:

SHEET

3

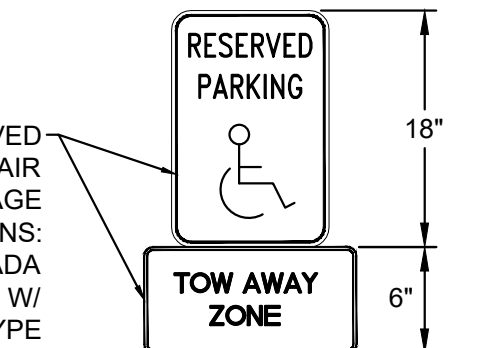
Sheet of

EAST 36TH DRIVE

LOT 1, BLOCK 1, AURORA BUSINESS
CENTER FILING NO. 20

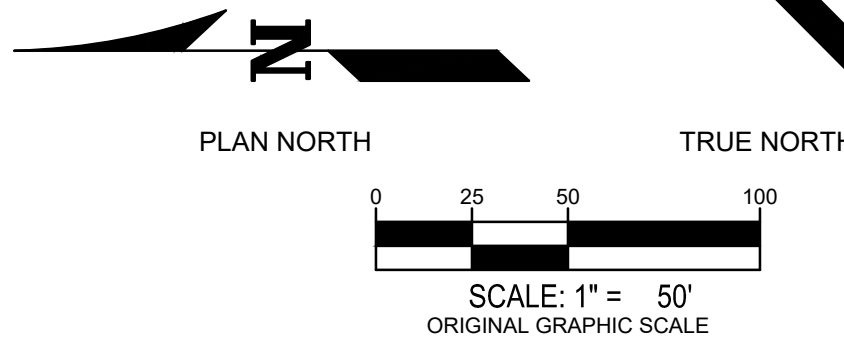
LOT 1, BLOCK 1, AURORA BUSINESS
CENTER FILING NO. 20

LOT 2, BLOCK 1
AURORA BUSINESS
CENTER SUBDIVISION
FILING NO. 22

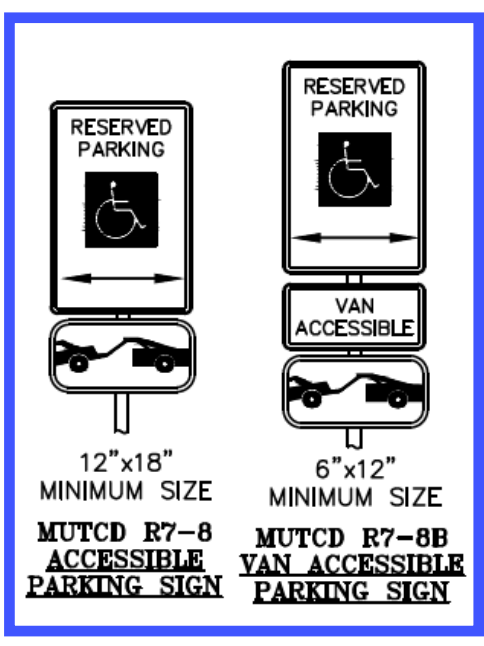


See the accessible
sign comment.

ICC/ANSI PARKING SIGN
ONE PER SPACE
N.T.S.



HANDICAP RAMP AND PARKING DETAIL
N.T.S.



Show the accessible
transition from the
aisle to the
sidewalk.

Revise accessible
parking and tow
away signage to
the graphic
signage.

Please provide a
curb stop on all
stalls that have
signage/post
directly adjacent to
the vertical curb

exaggerate bollard size for
better visibility

included? Add cloud

EXISTING BUILDING

dedicate an
easement around
this hydrant by
separate document

Is there an
accessible path that
interconnects the
facility to the public
right of way? Check
with your case
manager if an
accessible path/
sidewalk needs to
be included in this
amendment.

dedicate the fire
lane easement
here by separate
document

move labels so plan details
are not obscured, TYP

Should have site plan name
Deltas and clouds indicate
amended areas

21250 East 36th Drive
Minor Amendment

REMARKS
MINOR AMENDMENT

JOB NO.: DEN19-0096
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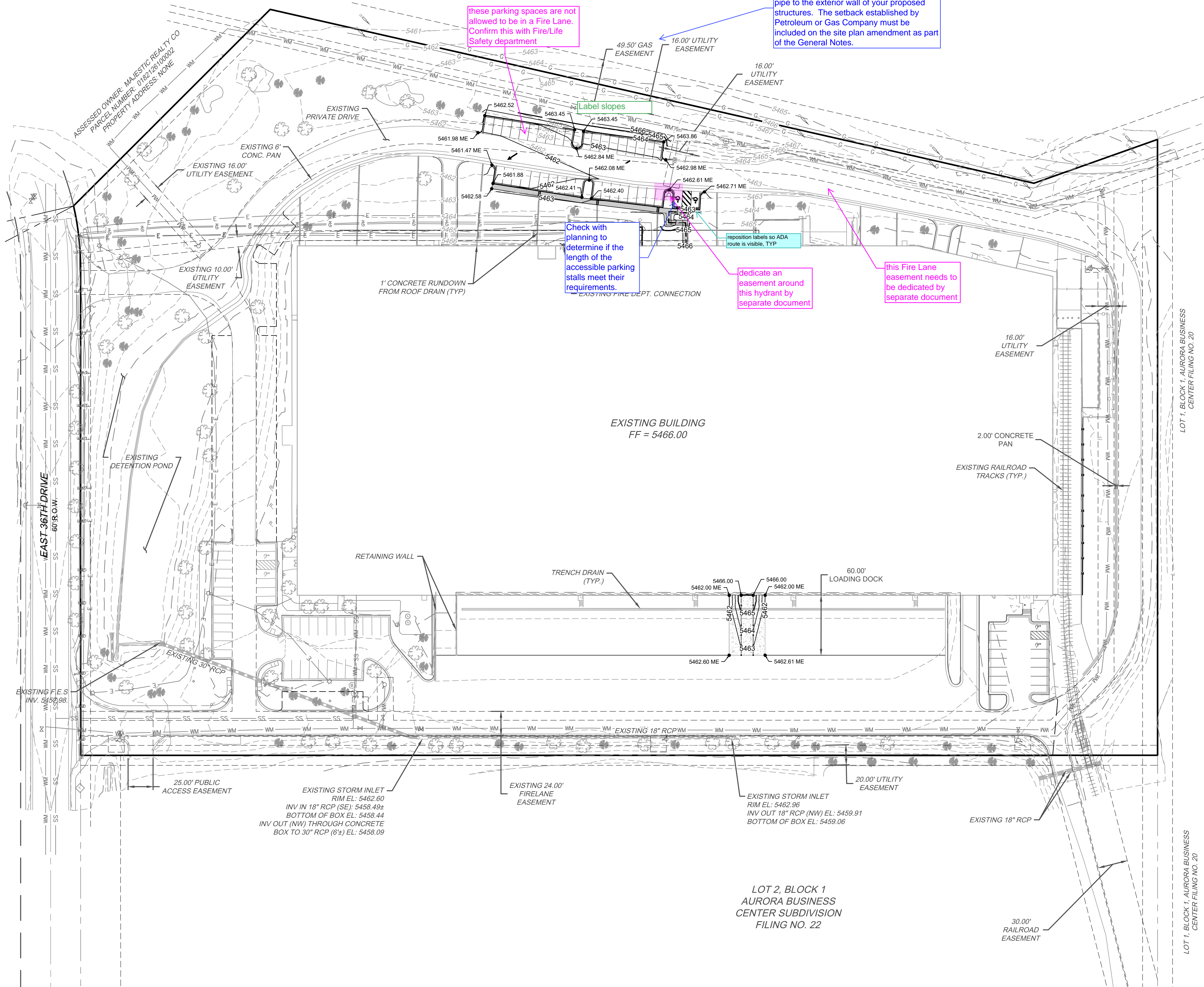
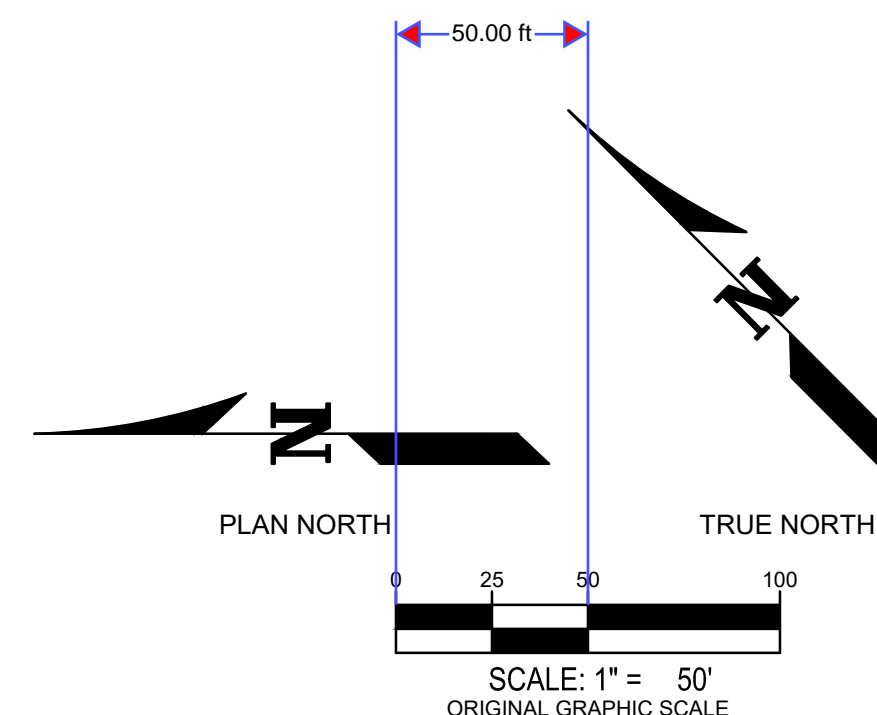
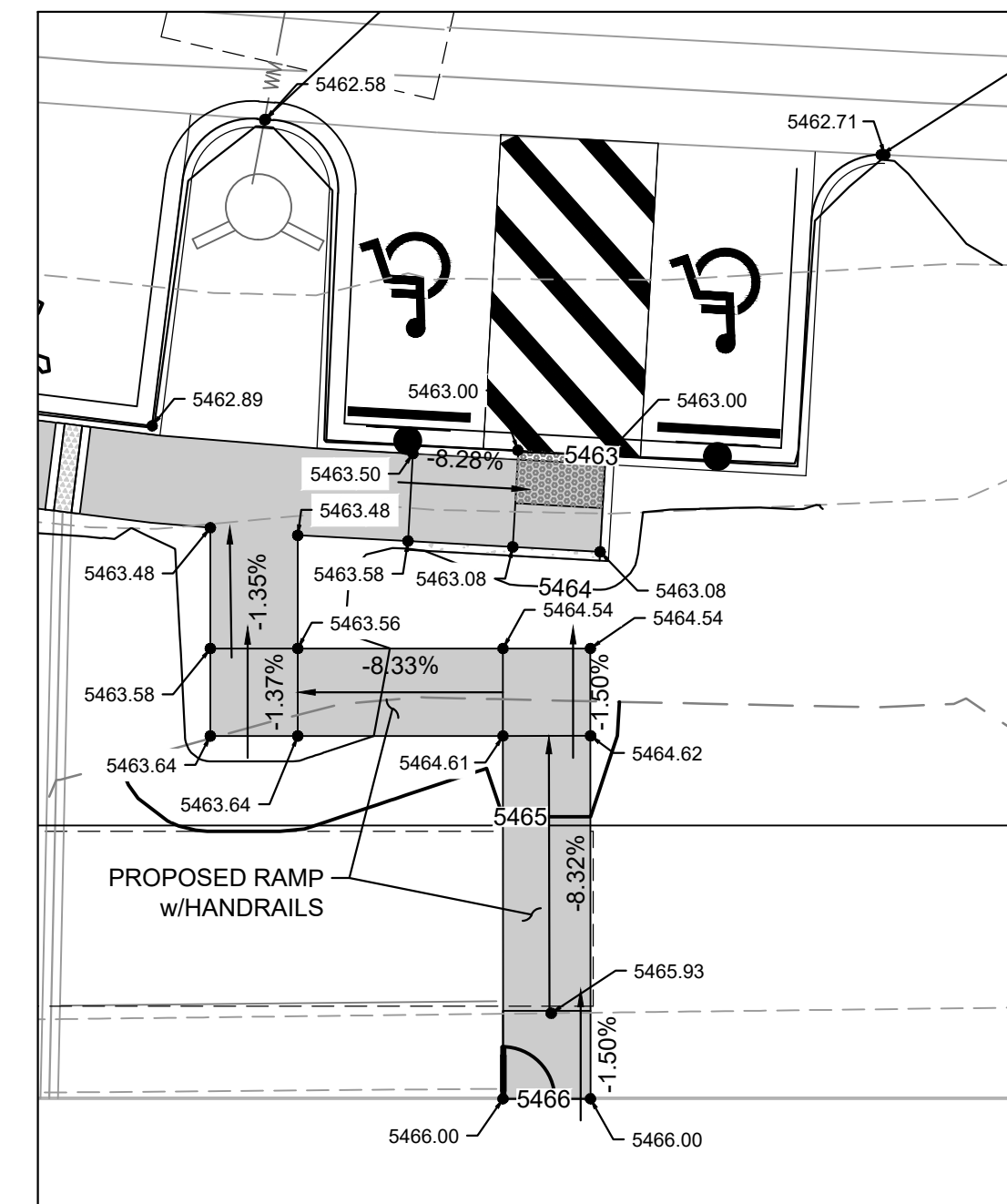
SHEET

5

Sheet of

NOT FOR CONSTRUCTION

- LEGEND:**
- PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - 5400 PROPOSED 5' CONTOUR
 - 5401 PROPOSED 1' CONTOUR
 - 5400 EXISTING 5' CONTOUR
 - 5401 EXISTING 1' CONTOUR
 - EXISTING EASEMENT
 - FLOW DIRECTION
 - M.E. MATCH EXISTING
 - FDC EXISTING FIRE DEPARTMENT CONNECTION
 - PROPOSED ADA ROUTE



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waremalcomb.com

meuran
designgroup

site design
landscape architecture
site planning
700 colorado boulevard, suite 131
denver, colorado 80206
303.512.0549 www.meuran.com

FOR AND ON BEHALF
OF WARE MALCOMB

21250 East 36th Place
Minor Amendment

LANDSCAPE PLAN

REMARKS

DATE

NO.

JOB NO.: 20.108

PA / PM: KTS

DRAWN BY: KTS

DATE: 06/20/2020

SHEET

L1

Sheet - of -

EXISTING TREE SPECIES INFORMATION*

TREE	SPECIES	MITIGATION CAL. INCHES*	DISPOSITION	MITIGATION VALUE
ON-SITE (PRIVATE PROPERTY)				
1	SPRUCE	-"	REMOVE WITH MITIGATION	\$0
2	CATALPA	-"	REMOVE WITH MITIGATION	\$0
TOTAL CAL. INCHES		-"	TOTAL MIT. VALUE	\$0

* NUMBERS ACCORDING TO FOREST REPORT BY REBECCA LAMPHEAR,
CITY FORESTER.

ON-SITE TREE MITIGATION REQUIREMENTS

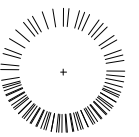
CALIPER* INCHES REMOVED	CALIPER* INCHES RELOCATED	CALIPER* INCHES REPLACED FOR MITIGATION	AMOUNT PAID TO "TREE PLANTING FUND"
- CAL. INCHES	- CAL. INCHES	- CAL. INCHES	\$-

* CALIPER IS THE DIAMETER OF THE TREE TRUNK MEASURED AT A HEIGHT
OF 4.5 FEET OR AT BREAST HEIGHT.

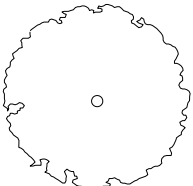
EXISTING TREE
LANDSCAPE LEGEND



EXISTING EVERGREEN TREE
TO REMAIN, TYP.

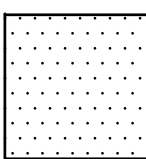


EXISTING EVERGREEN TREE
TO BE REMOVED AND
MITIGATED, TYP.

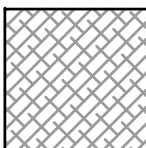


EXISTING DECIDUOUS TREE
TO BE REMOVED AND
MITIGATED, TYP.

GROUNDCOVER LEGEND:

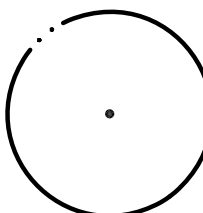


IRRIGATED SOD
SR2100 KENTUCKY BLUEGRASS (25%)
NUGLADE (25%)
FREEDOM II (25%)
AWARD (25%)

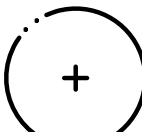


NEW ROCK MULCH TO MATCH
EXISTING ROCK MULCH ON SITE

LANDSCAPE LEGEND



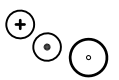
NEW DECIDUOUS SHADE TREE



NEW DECIDUOUS ORNAMENTAL TREE



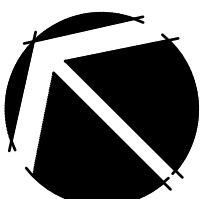
NEW EVERGREEN TREE



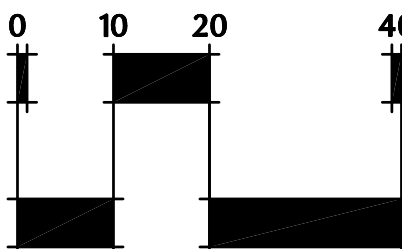
NEW DECIDUOUS SHRUBS



NEW ORNAMENTAL GRASSES



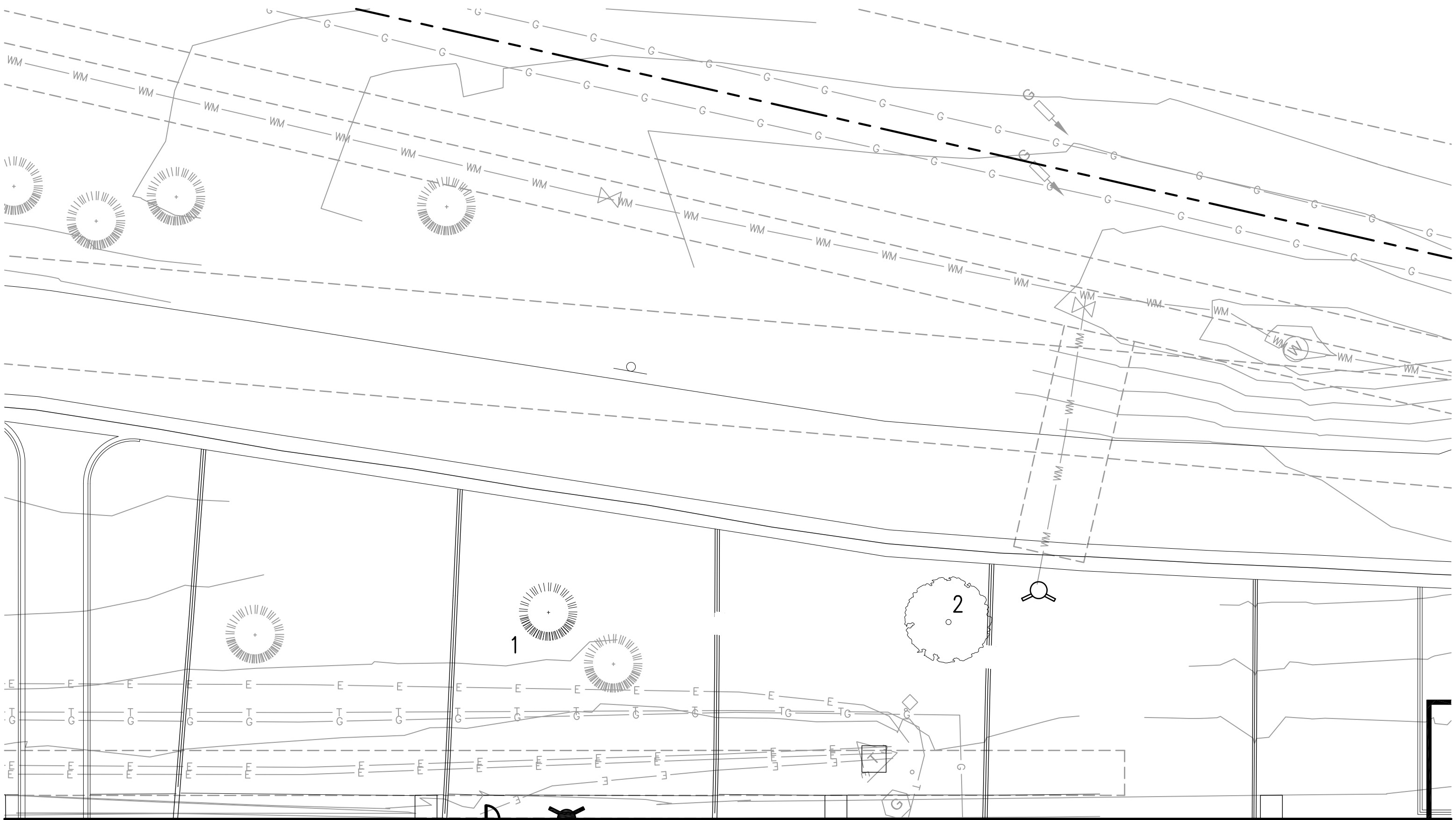
NORTH



SCALE: 1"=20'-0"

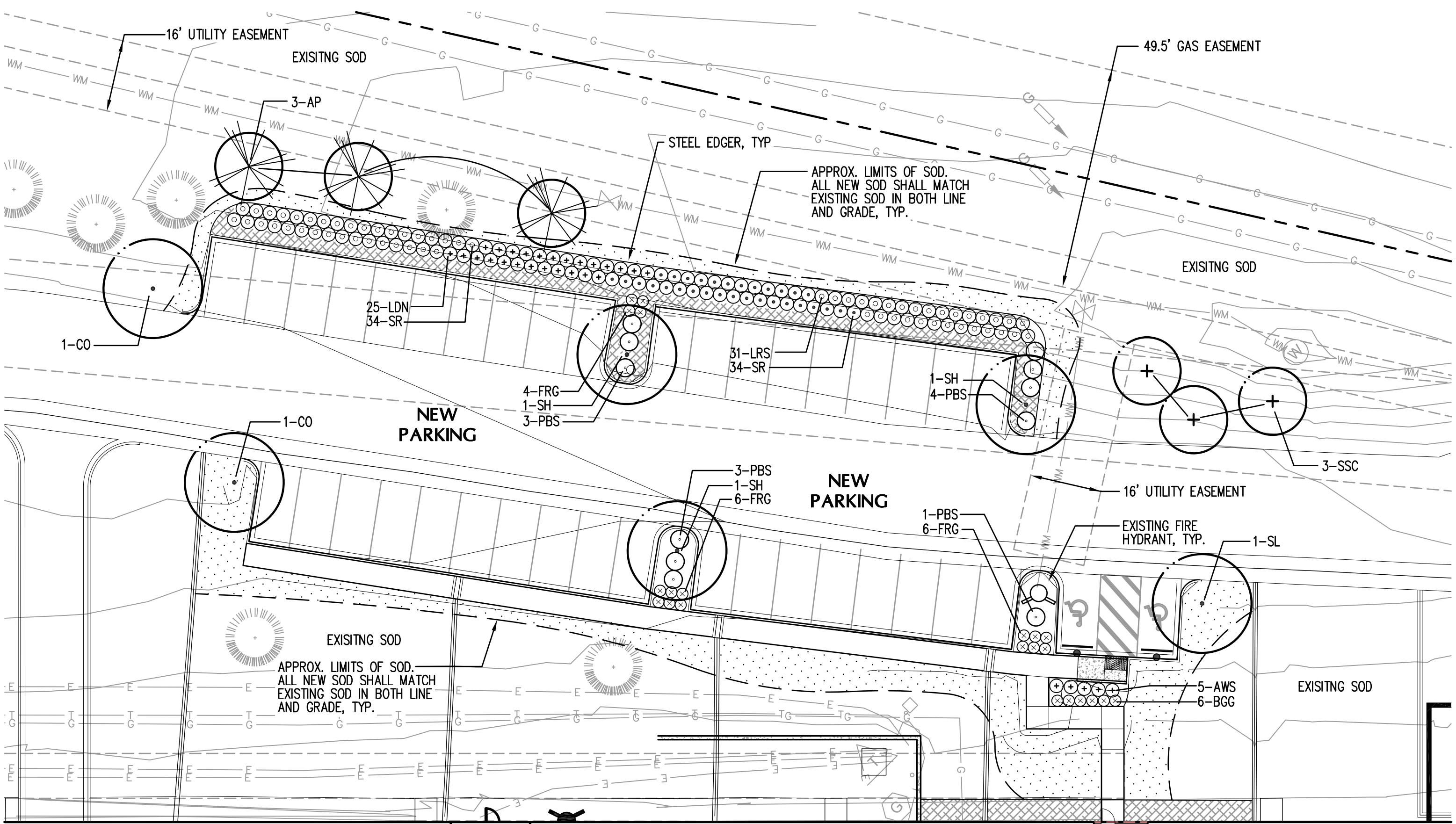
REFER TO SHEET L2 FOR CITY LANDSCAPE
REQUIREMENTS, NOTES, AND DETAILS

NOT FOR CONSTRUCTION



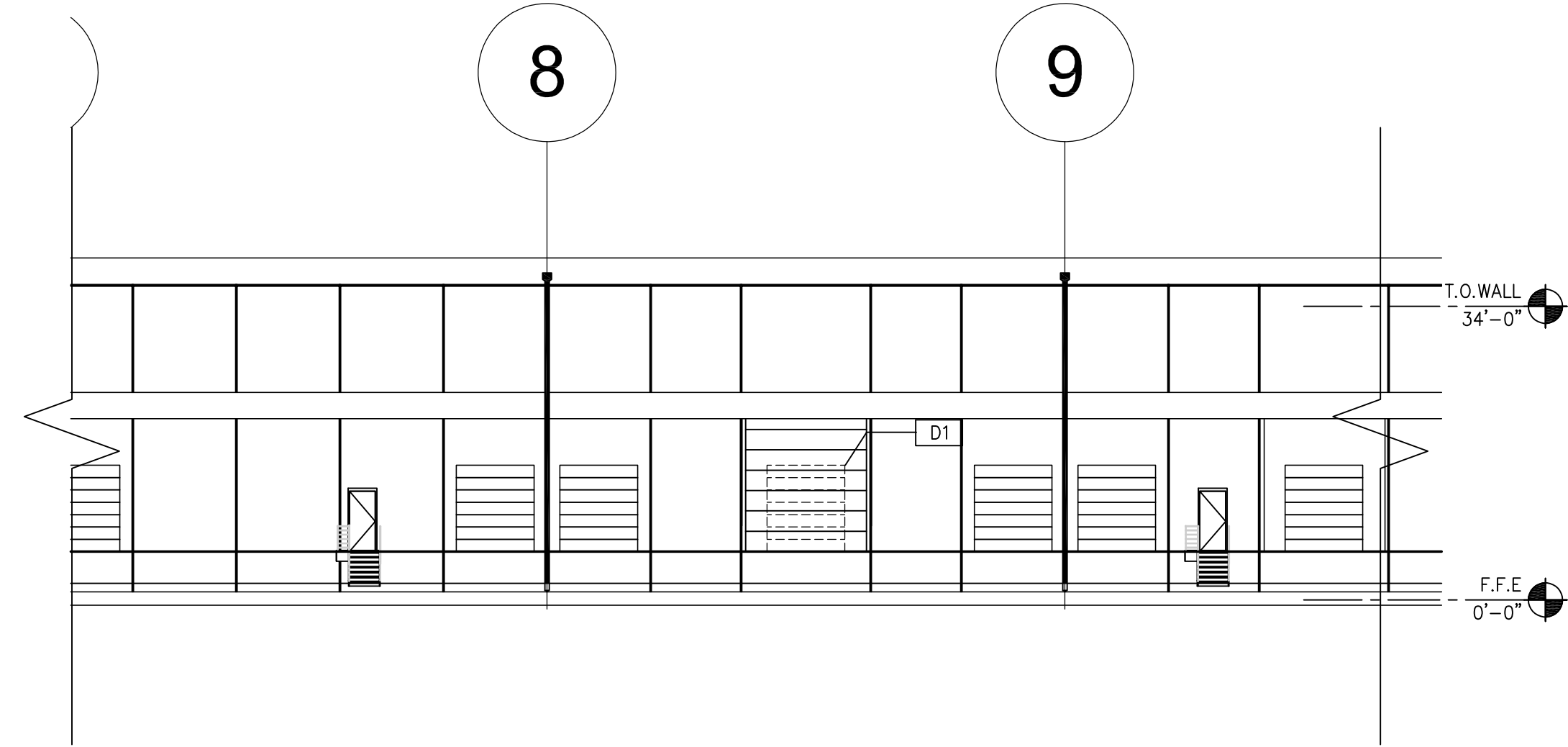
BUILDING

TREE MITIGATION PLAN



BUILDING

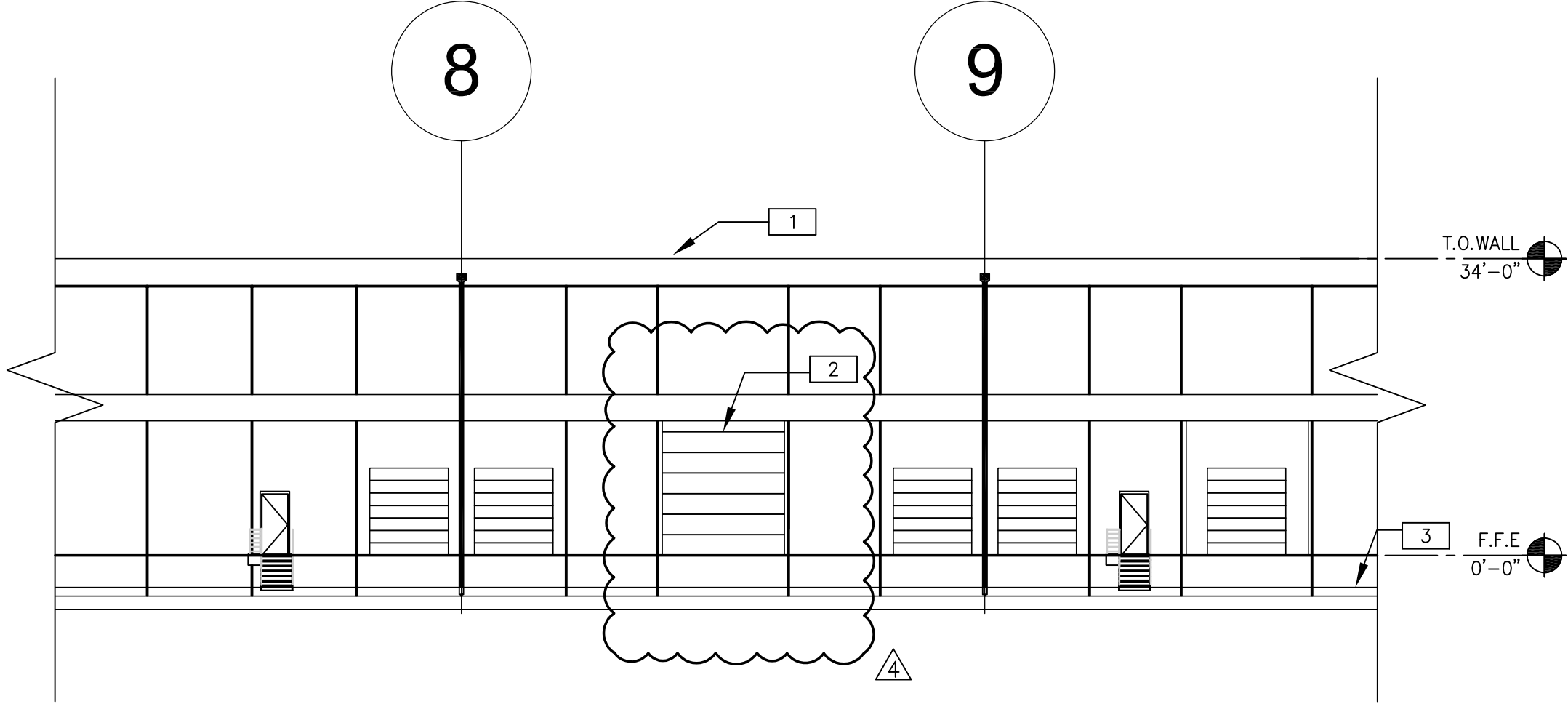
LANDSCAPE PLAN



PARTIAL NORTH ELEVATION - DEMO

SCALE: 1/16"=1'-0"

D



PARTIAL NORTH ELEVATION - PROPOSED

SCALE: 1/16"=1'-0"

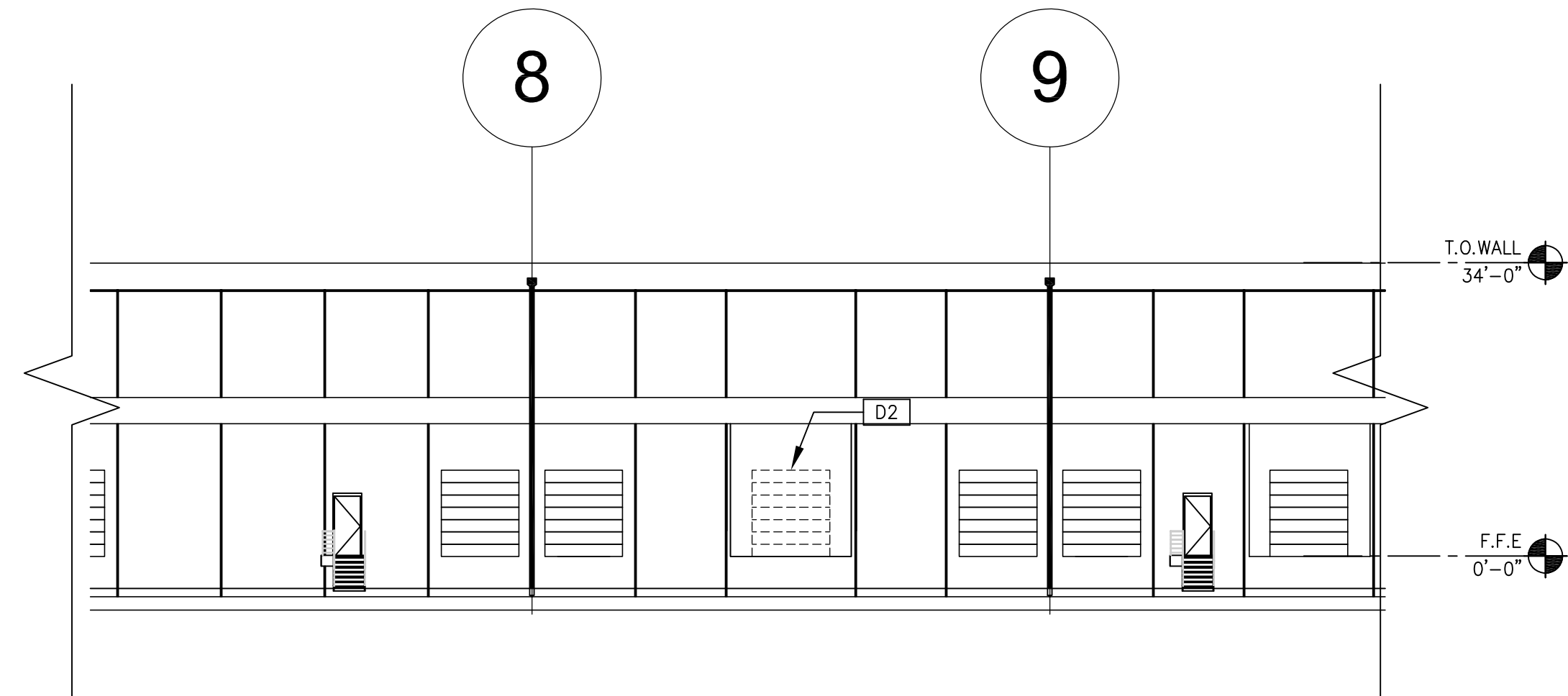
C

ELEVATION NOTES

- GENERAL NOTES
- 1. ALL EXTERIOR MATERIALS AND PAINT COLORS TO MATCH EXISTING.
 - 2. ALL ALUMINUM AND GLASS STOREFRONT TO MATCH EXISTING.

- DEMOLITION NOTES
- D1 EXISTING DRIVE-IN DOOR TO BE REMOVED.
 - D2 EXISTING DOCK-HIGH DOOR TO BE REMOVED.

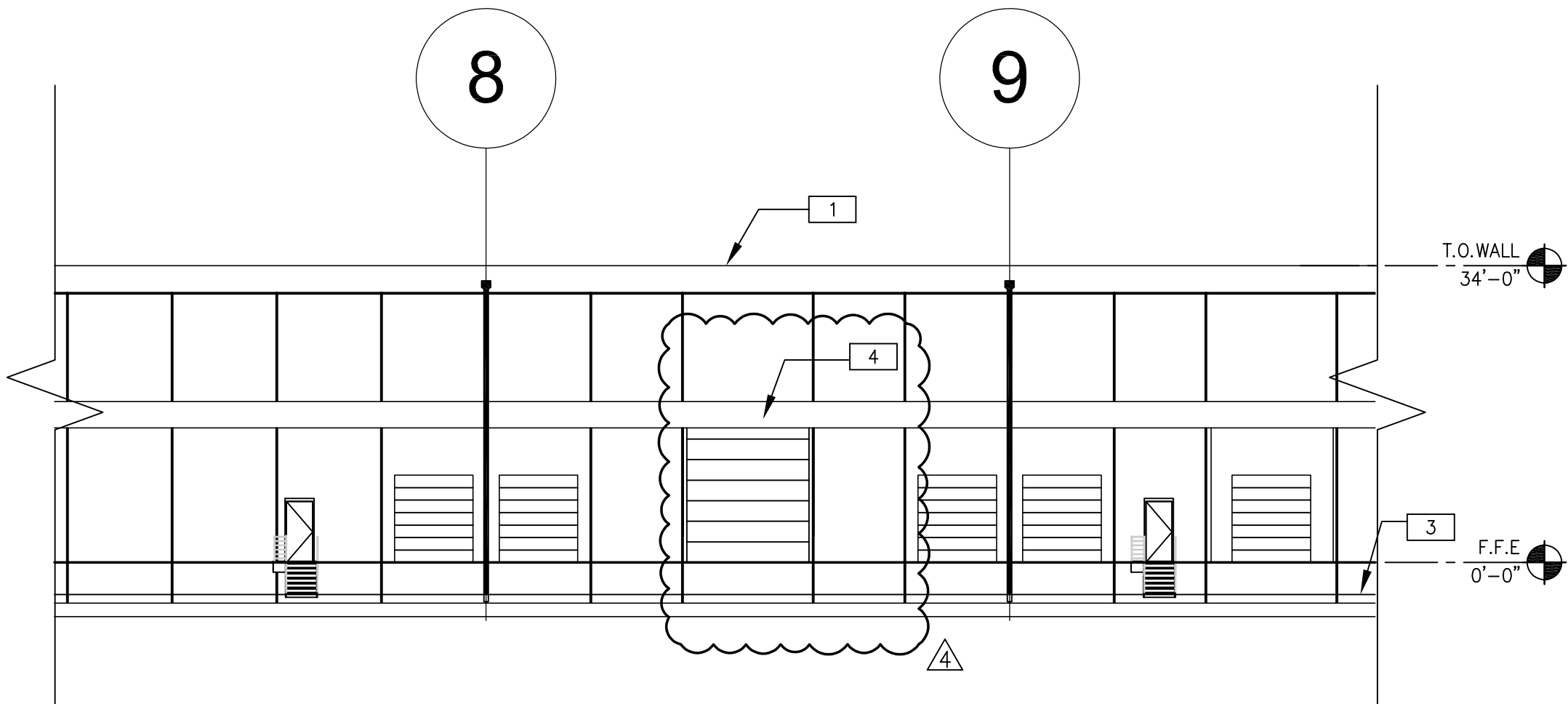
- KEYED NOTES
- 1 EXISTING CONCRETE WALL TO REMAIN, PAINTED.
 - 2 NEW ALUMINUM STOREFRONT WITH 1" THICK INSULATED GLASS.
 - 3 FINISH GRADE, VARIES.
 - 4 NEW 12'-0" X 14'-0" DRIVE-IN DOOR AND RAMP.



PARTIAL SOUTH ELEVATION - DEMO

SCALE: 1/16"=1'-0"

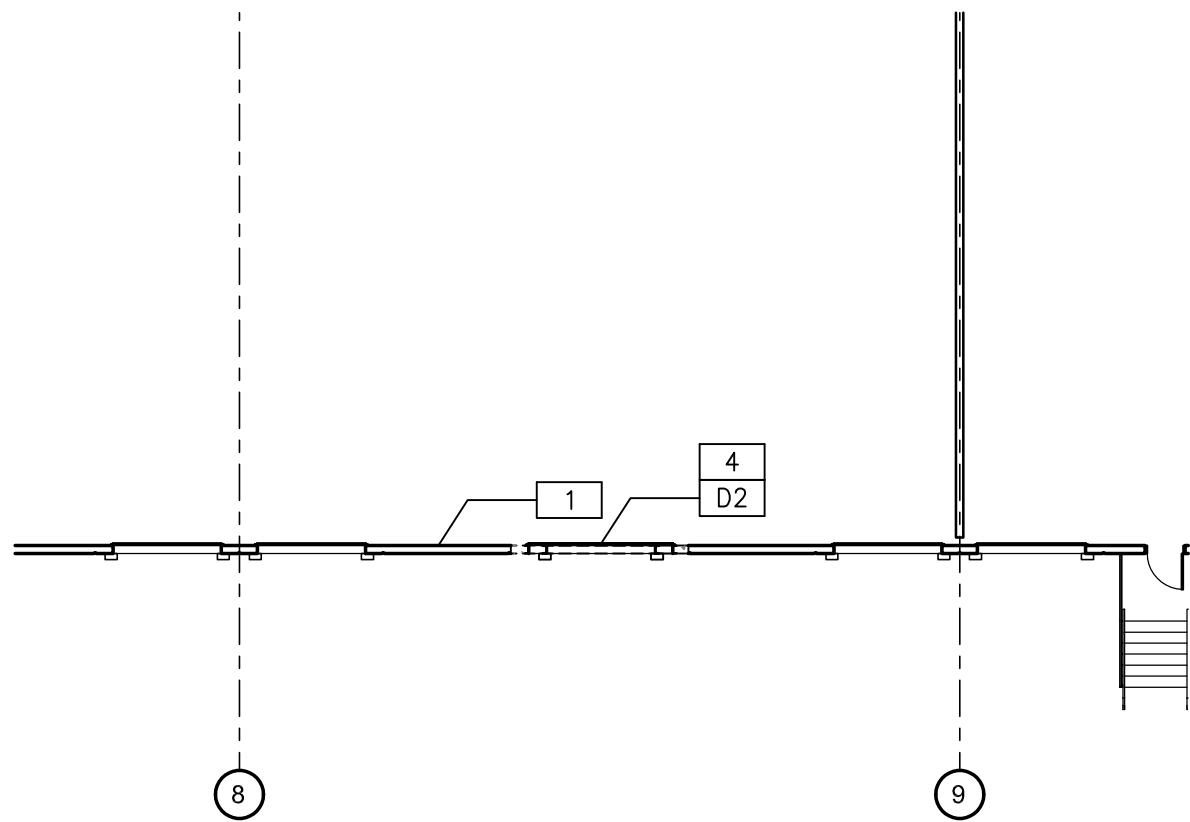
B



PARTIAL SOUTH ELEVATION - PROPOSED

SCALE: 1/16"=1'-0"

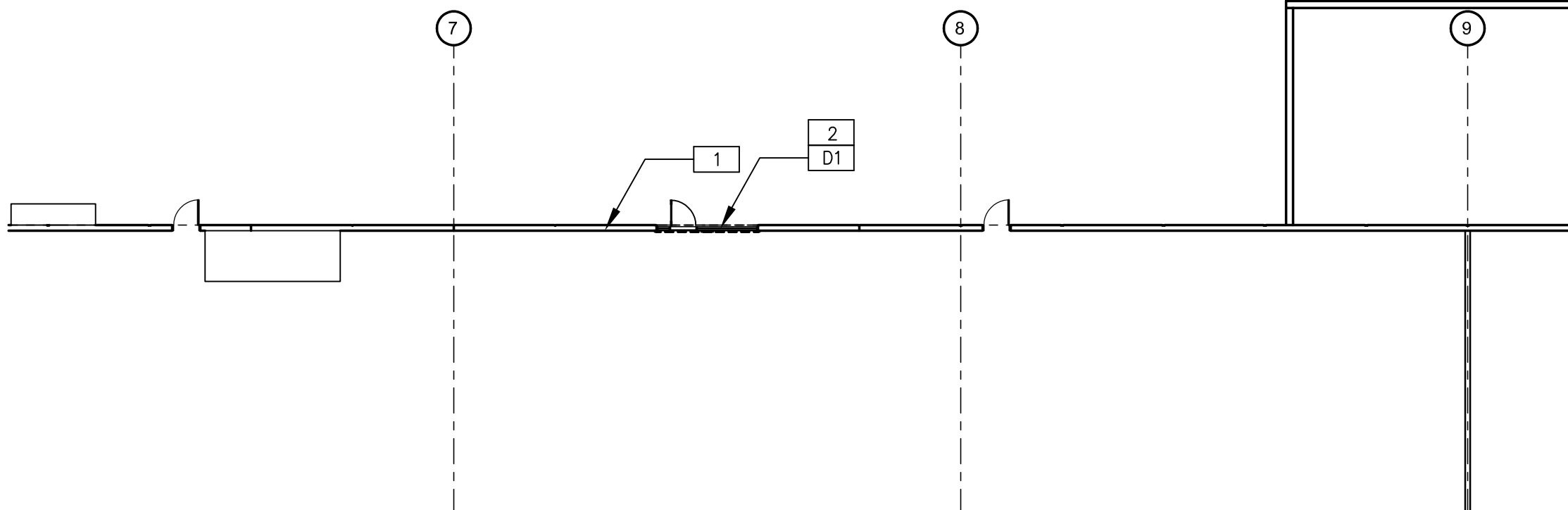
A



PARTIAL PLAN - SOUTH (DEMO AND PROPOSED)

SCALE: 1/16"=1'-0"

2



PARTIAL PLAN - NORTH (DEMO & PROPOSED)

SCALE: 1/16"=1'-0"

1

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waremalcomb.com

FOR AND ON BEHALF
OF WARE MALCOMB

21250 East 36th Drive
Minor Amendment
ELEVATION PLAN

PARTIAL PLANS AND ELEVATIONS	
NO.	DATE
4	7/8/2020

REMARKS	
	MINOR AMENDMENT

JOB NO.:	DEN19-0096
PA / PM:	RJK
DRAWN BY:	RRB
DATE:	7/8/2020
PLOT DATE:	

SHEET
9
Sheet of

NOT FOR CONSTRUCTION