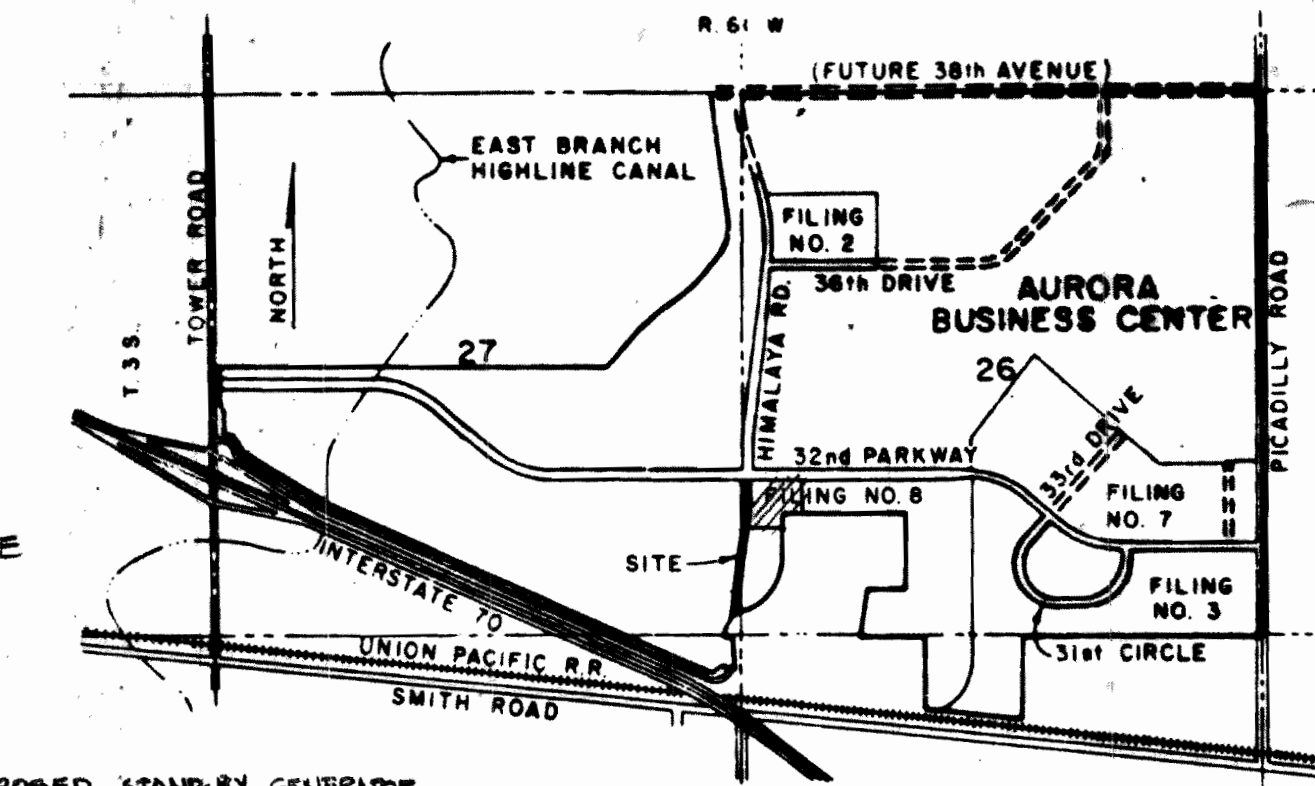
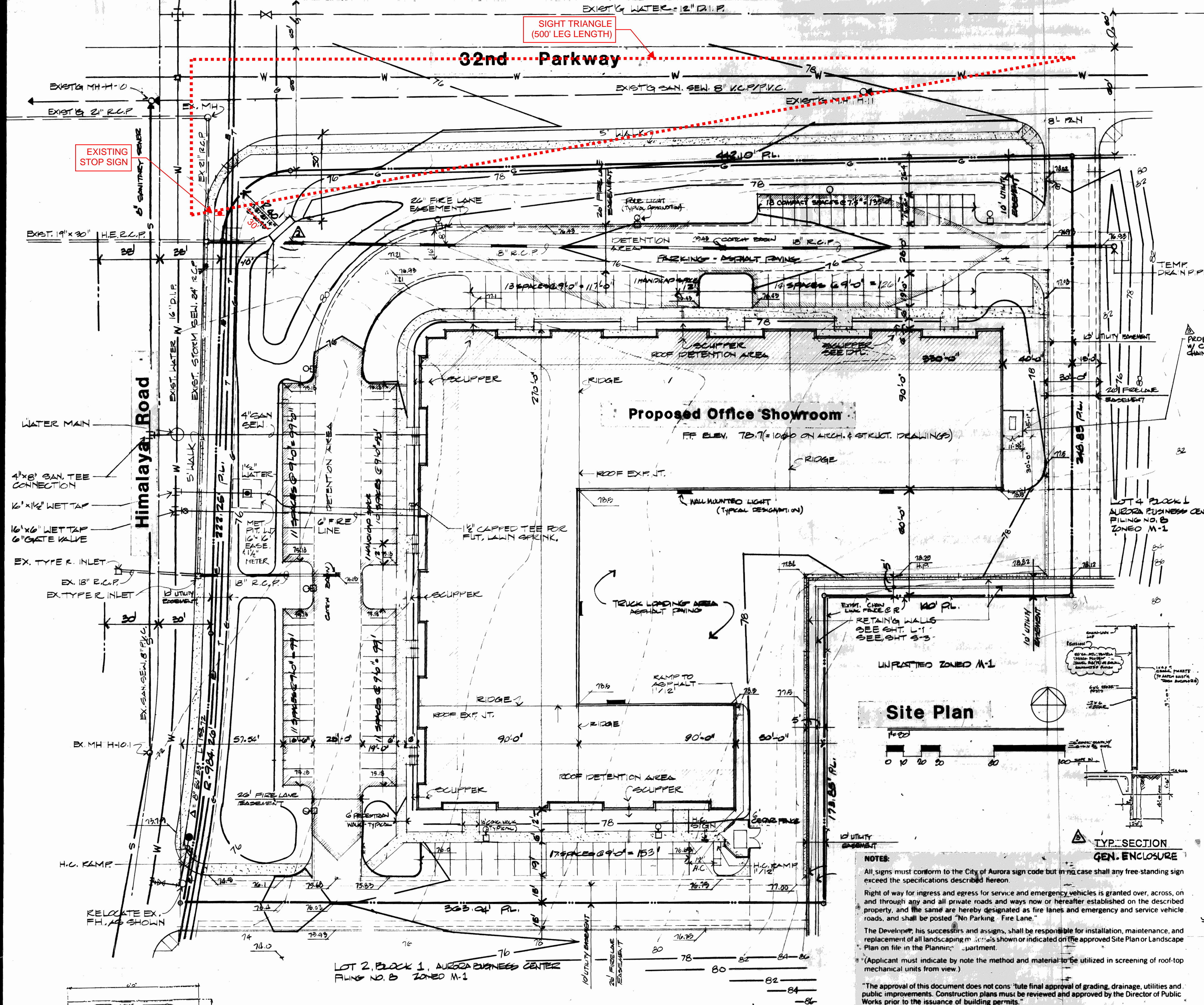


AURORA BUSINESS CENTER OFFICE SHOWROOM #1 PLANNED BUILDING GROUP

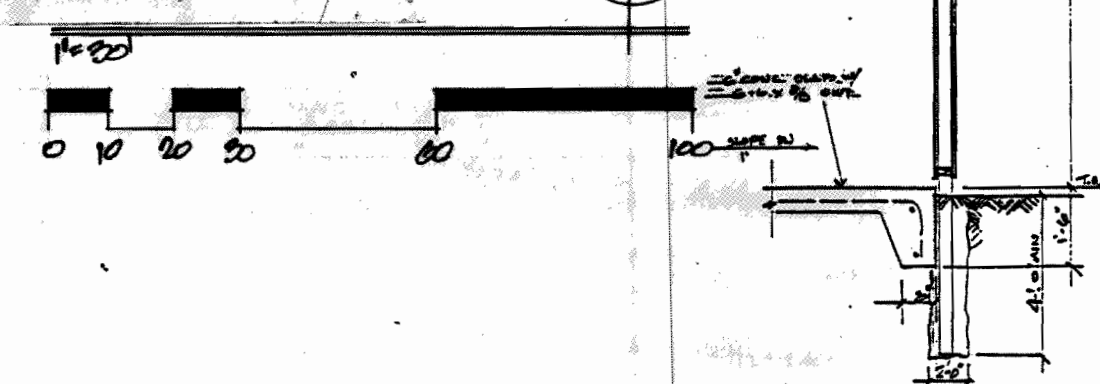


Vicinity Map 1" = 1000'

DATA:

Land area within property lines	4.106 Acres
Gross floor area (41-16 City Code)	51,300 Sq. Ft.
Total Building Coverage	29% 51,300 % and Sq. Ft.
Hard surface area (exclusive of buildings)	11,412 Sq. Ft.
Area devoted to landscaping within site	50,150 Sq. Ft. and Sq. Ft.
Present zoning classification	M-1
Proposed uses	OFFICE SHOWROOM
Sign Area	Sq. Ft.
Type of Sign (Free standing, Wall, etc.)	RELAYED TO SURFACE OF RETAINING WALL MAX. 803 SF
Number of stories	1
Maximum height of buildings	20
Loading spaces provided	N/A
Total parking spaces provided	100 CHGS
Parking spaces required	1 SPACE/100 SF OFFICE AREA (35,000 SF MAX.) CHGS
TOTAL REQD	STORAGE AREA (16,300 SF) = 0 CHGS

Site Plan



NOTES:

All signs must conform to the City of Aurora sign code but in no case shall any free standing sign exceed the specifications described herein.

Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as fire lanes and emergency and service vehicle roads, and shall be posted "No Parking - Fire Lane."

The Developer, his successors 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.

(Applicant must indicate by note the method and material to be utilized in screening of roof-top mechanical units from view.)

"The approval of this document does not constitute final approval of grading, drainage, utilities and public improvements. Construction plans must be reviewed and approved by the Director of Public Works prior to the issuance of building permits."

AURORA BUSINESS CENTER OFFICE SHOWROOM Planned Building Group
(Official Project Name)

Legal Description: LOT 3, BLOCK 1, AURORA BUSINESS CENTER, FILING NO. 8
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

All Special Plans registered and recorded hereunder shall be binding upon the applicants thereof, their successors and assigns, shall limit and control the issuance and validity of all building permits and shall restrict and limit the construction, location, use and operation of all land and structures included within such Plans to all conditions and limitations set forth in such Plans.

In witness thereof, THE AURORA BUSINESS CENTER has caused these presents to be executed this 15 day of February AD 1983.

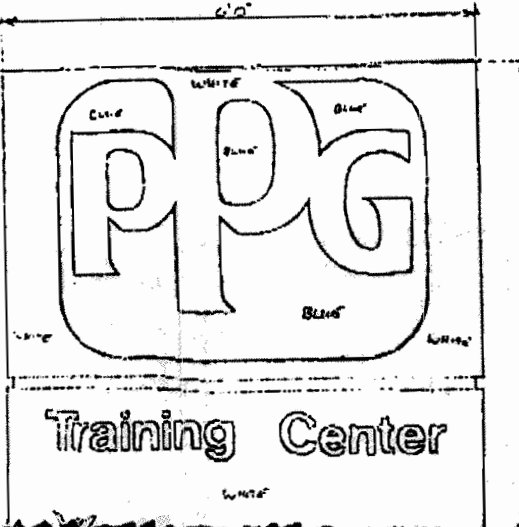
By: Richard L. Anderson (Principal or Owners) Corporate Seal

NOTARIAL:
State of Colorado) ss
County of Adams)

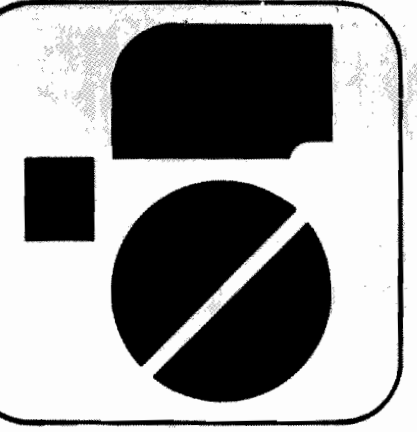
The foregoing instrument was acknowledged before me this 15th day of February AD 1983 by Richard L. Anderson (Principal or Owners)

Witness my hand and official seal
Debra A. Spenser NOTARY PUBLIC
My commission expires 01-16-86
5538 Poria #209 Aurora, CO 80010
AURORA CITY OFFICIAL
Planning Director: Darrell L. Noel Date: Feb. 25, 1983

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M, This _____ Day of _____ AD, 19 _____ Clerk and Recorder: _____ Deputy



- ADM. AMDT. 12-30-92
REPLACE PROPOSED SIGN MOUNTED ON WALL WITH TENANT SIGN - 6'-0" HIGH AND 6'-0" WIDE - 36 SQ. FT.
- ADM. AMDT. 5-20-94
ADD CONC. PAD FOR GENERATOR AND FENCED ENCLOSURE. ENCLOSURE CEDAR FENCE 4'-0" HIGH W/ 3/4" GALV. STEEL LINER, GATE CHAIN-LINK FENCE (SEE DETAIL)
- INSTALL NEW MONUMENT SIGN 4'-0" HIGH AND 6'-0" WIDE, 24 SQ. FT. (SEE SIGN SHEET 2 FOR DETAIL)



Aurora Business Center

daigle carr architects pc

7 parker place suite 371 2600 south parker road aurora colorado 80014 303-751-6121

interior design
planning
architecture

revisions

8/7/19 Minor Amendment

proj. no. 8202

date 1/28/83

drawn by

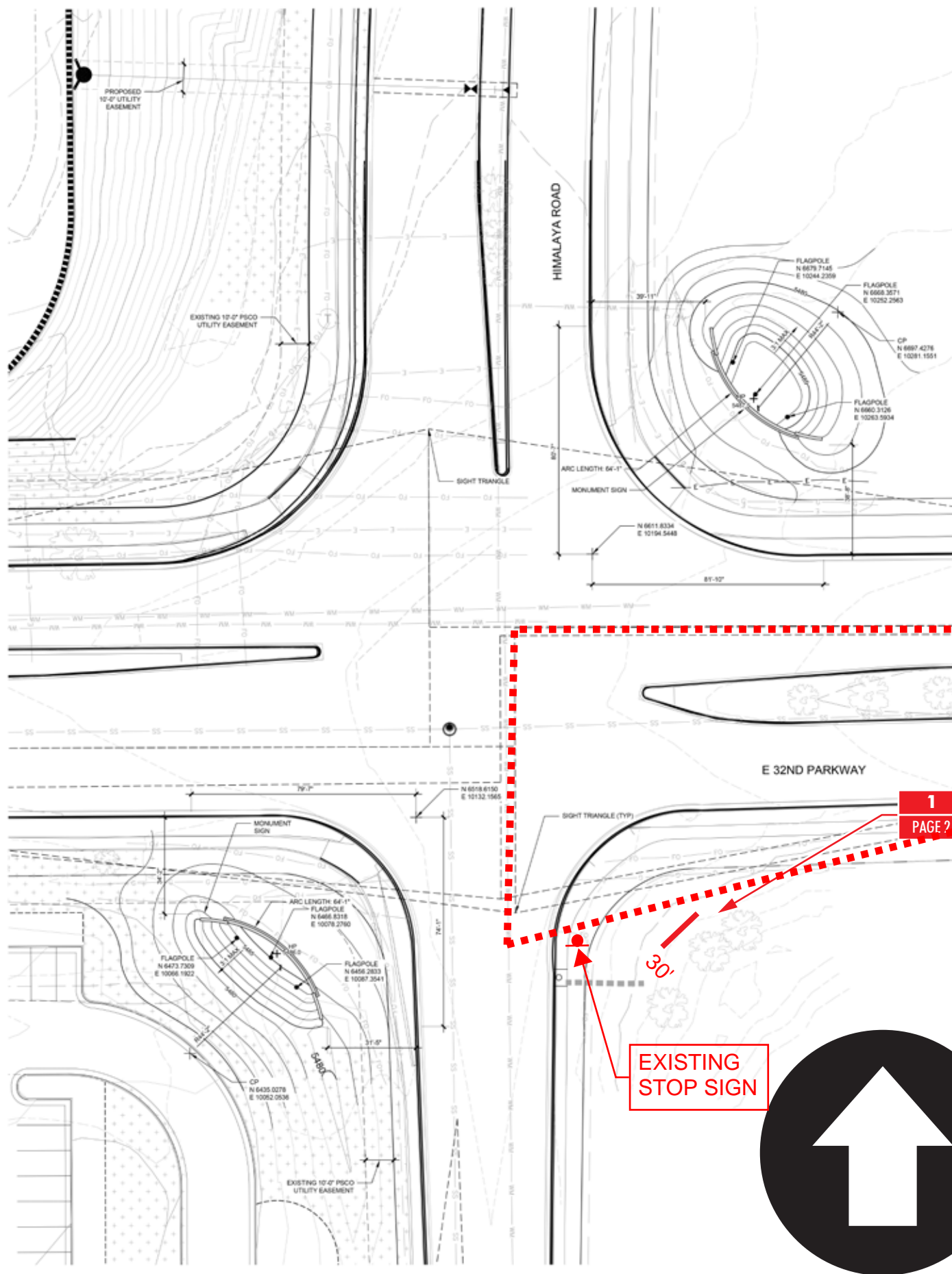
check by

sheet

A-1

of 5

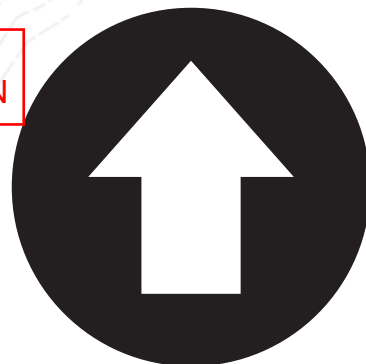
SITE PLAN - NTS



SIGHT TRIANGLE
(500' LEG LENGTH)

1
PAGE 2

EXISTING
STOP SIGN



Denver
1220 E. 53rd Avenue, Suite 300
Denver, CO 80239
303-375-9933

Colorado Springs
5011 List Drive
Colorado Springs, CO 80919
719-385-0103

This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO. Permission to copy or revise this drawing can only be obtained thru a written agreement with YESCO.

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www.yesco.com

CLIENT:
MAJESTIC COMMERCENTER

ADDRESS:
20100 E 32ND PKWY STE 150

CITY / STATE / ZIP:
AURORA CO 80011

ACCOUNT EXECUTIVE:
CONNIE CHACON

DESIGNER:
CHRIS FALLETTA

ORIGINAL DATE:
06.01.2018

CUSTOMER APPROVAL

Client Signature / Date

Landlord Signature / Date

ELECTRICAL NOTE

NOTE: UNLESS OTHERWISE NOTED, ELECTRICAL RUNS OR FINAL ELECTRICAL CONNECTION CHARGES ARE NOT INCLUDED. ILLUMINATED DISPLAYS WILL BE WIRED FOR 120 VOLT POWER UNLESS OTHERWISE INDICATED.

IF VOLTAGE IS NOT 120 PLEASE INDICATE YOUR VOLTAGE HERE

-	-	-
VOLTS		

-	-	-
AMPS		

UL NOTE

 YESCO IS A UL LISTED
SIGN MANUFACTURER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

REVISIONS

[illegible]

DESIGN NUMBER:

ART15253 R8

GE

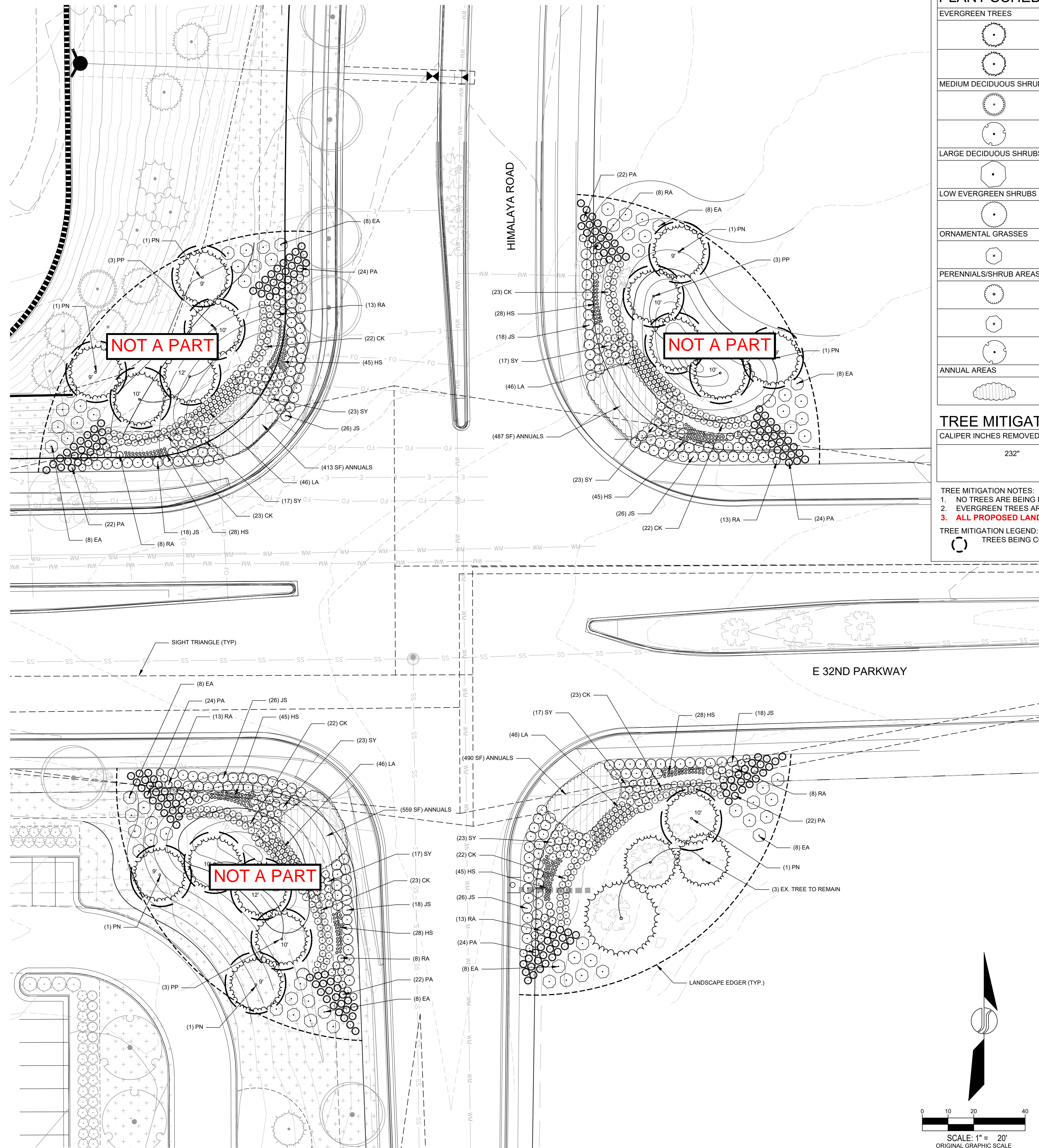
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1

3



3



PLANT SCHEDULE

EVERGREEN TREES		CODE	BOTANICAL NAME / COMMON NAME	NW-QTY	NE-QTY	SE-QTY	SW-QTY	SIZE	TYPE	WATER USAGE
		PN	Pinus nigra / Austrian Pine	2	2	1	2	9' Height	B&B	Low
		PP	Picea pungens spp. / Spruce	3	3	0	3	10'-12' Height	B&B	Low
MEDIUM DECIDUOUS SHRUBS		CODE	BOTANICAL NAME / COMMON NAME					SIZE	TYPE	WATER USAGE
		PA	Perovskia atriplicifolia / Russian Sage	46	46	46	46	5 gal		
		RA	Rose 'Flower Carpet Scarlet' / Flower Carpet Scarlet Rose	21	21	21	21	5 gal		
LARGE DECIDUOUS SHRUBS		BOTANICAL NAME / COMMON NAME							TYPE	WATER USAGE
		EA	Euonymus alatus / Burning Bush	16	16	16	16	5 gal	Cont.	Low
LOW EVERGREEN SHRUBS		CODE	BOTANICAL NAME / COMMON NAME					SIZE	TYPE	WATER USAGE
		JS	Juniperus sabina 'Monna' / Calgary Carpet Juniper	44	44	44	44	5 gal		
ORNAMENTAL GRASSES		CODE	BOTANICAL NAME / COMMON NAME					SIZE	TYPE	WATER USAGE
		CK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	45	45	45	45	5 gal	Cont.	Low
PERENNIALS/SHRUB AREAS		CODE	BOTANICAL NAME / COMMON NAME					SIZE	TYPE	WATER USAGE
		HS	Hemerocallis x 'Stella de Oro' / Stella D'Oro Daylily	72	73	73	73	1 gal	Cont.	Low
		LA	Lilium asiatic / Red Carpet Lily	46	46	46	46	1 gal		
		SY	Salvia x sylvestris 'May Night' / May Night Sage	40	40	40	40	1 gal		
ANNUAL AREAS		CODE	BOTANICAL NAME / COMMON NAME					SIZE	TYPE	WATER USAGE
				413 SF	487 SF	490 SF	559 SF			

TREE MITIGATION - TREE RELOCATION AS A PART OF 32ND CULVERT PROJECT

CALIPER INCHES REMOVED:	CALIPER INCHES RELOCATED:	CALIPER INCHES REPLACED FOR MITIGATION:
232"	0"	90" TOTAL 80" AT 32ND AND HIMALAYA AND 15" AT BOX CULVERTS

- TREE MITIGATION NOTES:
- NO TREES ARE BEING PRESERVED ON SITE DURING CONSTRUCTION.
 - EVERGREEN TREES ARE BEING UTILIZED FOR REPLACEMENT CALIPER INCHES AT 32ND AND HIMALAYA.
 - ALL PROPOSED LANDSCAPING WITHIN THE SIGHTS TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.**
- TREE MITIGATION LEGEND:
- TREES BEING COUNTED TOWARDS MITIGATION



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339



associates inc.
2953 South Peoria Street, Ste 101
Aurora, Colorado 80013
303-770-7201 FAX 303-770-7132

FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

BENCHMARK:
CITY OF AURORA
BENCHMARK #
3S6626NW005
AKA 15-011.4) BEING
A 3" BRASS CAP SET IN
TOP OF A CONCRETE
WALL LOCATED SOUTH
OF EAST 36TH AVENUE,
1900 FEET EAST OF
HIMALAYA STREET,
WEST OF THE RAILROAD
TRACKS, ON TOP OF THE
RAILROAD ABUTMENT.
ELEVATION = 5455.10'
(NAVD 88)

CALL UTILITY NOTIFICATION CENTER OF COLORADO			
811			
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.			
No.	Description of Revisions	Date	By
	Designed By: EGARZA		Checked By: JGAMEC

32ND & HIMALAYA
INTERSECTION

TREE MITIGATION PLAN
NOT FOR CONSTRUCTION

Date: 12/19/2018
Job No.: DCS-17-4046
Sheet: