AURORA READY MIX CRUSHING FACILITY
GENERAL DEVELOPMENT PLAN

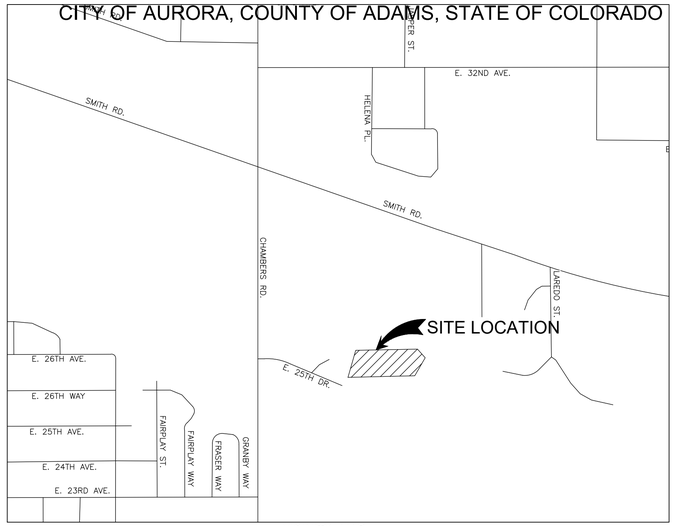
LOTS 3, 4, 5, 6, 8, AND 9, BLOCK 1, PARK CHAMBERS SUBDIVISION FIRST FILING, AND A PORTION OF LOT 1, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTHWEST 1/4 SECTION 29 AND THE NORTHWEST 1/4 SECTION 32,TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

PROPERTY DESCRIPTION

LOTS 1–6, 8–9, AND LOTS 1–4, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO. 1 TOGETHER WITH LOT 1, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARY DESCRIBED AS FOLLOWS:

CONNECTING AT THE NORTHWEST CORNER OF SECTION 32 AS MONUMENTED BY A 3" BRASS CAP IN COA RANGE BOX STAMPED "LS 20146"; THENCE ALONG THE WEST LINE OF SAID SECTION 32, SOUTH 0025'30" EAST, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 8934'30" EAST, A DISTANCE OF 55.00 FEET TO THE EASTERLY RIGHT–OF–WAY LINE OF CHAMBERS ROAD AND TO THE POINT OF BEGINNING,; THENCE ALONG SAID EASTERLY RIGHT–OF–WAY THE FOLLOWING TWO (2) COURSES: (1) NORTH 0025'30" EAST, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, SAID PARK CHAMBERS FIRST FILING; THENCE (2) ALONG THE WESTERLY LINE OF SAID LOT 1, NORTH 0025'38" WEST, A DISTANCE OF 179.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE DEPARTING SAID WESTERLY LINE ALONG THE NORTHERLY LINE OF SAID BLOCK 1 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 7926'38" EAST, A DISTANCE OF 246.17 FEET; (2) SOUTH 6402'38" EAST, A DISTANCE OF 303.50 FEET; (3) NORTH 8949'04 EAST, A DISTANCE OF 917.50 FEET TO THE NORTHEASTERLY CORNER OF LOT 9, SAID BLOCK 1; THENCE ALONG THE EASTERLY LINE OF SAID LOT 9, THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A NON–TANGENT CURVE CONCAVE TO THE LEFT HAVING A CENTRAL ANGLE OF 67'42'00", A RADIUS OF 85.84 FEET, AN ARC LENGTH OF 101.43 FEET, AND A CHORD WHICH BEARS SOUTH 34'01'48 EAST, A DISTANCE OF 95.63 FEET TO APPOINT OF NON–TANGENCY; (2) SOUTH 22'07'12" WEST, A DISTANCE OF 208.46 FEET TO THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO.2; THENCE DEPARTING SAID EASTERLY LINE ALONG THE EASTERLY LINE OF SAID LOT 1, FILING NO. 2, THE FOLLOWING SIX (2) COURSES: (1) SOUTH 08'10'48" EAST, A DISTANCE OF 395.07 FEET TO THE SOUTHERLY CORNER OF SAID FILING NO. 2; (2) SOUTH 72017619'12" WEST, A DISTANCE OF 239.99 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN WARRANTY DEED, RECORDED SEPTEMBER 23, 1987 IN BLOCK 3369, PAGE 998 IN THE OFFICES OF THE ADAMS COUNTY CLERK AND RECORDER; THENCE ALONG SAID NORTHERLY LINE, BEING ALSO THE SOUTHERLY LINE OF SAID FILING NO. 2 THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 78'02'34" WEST, A DISTANCE OF 107.50 FEET TO THE MOST SOUTHERLY CORNER OF SAID FILING NO. 2; (2) NORTH 59'58'32" WEST, A DISTANCE OF 461.22 FEET; (3) NORTH 22'42'17" EAST, A DISTANCE OF 25.15 FEET TO A POINT OF NON–TANGENT CURVE; (4) ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00'06'03", A RADIUS OF 155.00 FEET, AN ARC LENGTH OF 20.3 FEET, AND A CHORD WHICH BEARS NORTH 67'20'39" WEST, A DISTANCE OF 2.03 FEET TO THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 2, SAID PARK CHAMBERS FIRST FILING; THENCE DEPARTING SAID SOUTHERLY LINE OF FILING NO. 2, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID BLOCK 2, THE FOLLOWING TWO (2) COURSES: (1) NORTH 68'11'10" WEST, A DISTANCE OF 776.36 FEET TO SAID EASTERLY RIGHT–OF–WAY; (2) ALONG SAID EASTERLY RIGHT–OF–WAY, NORTH 00'25'30" WEST, A DISTANCE OF 155.03 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, SAID BLOCK 2, SAID POINT BEING ALSO BEING POINT OF BEGINNING, CONTAINING 790,980 SQUARE FEET (18.16 ACRES) MORE OR LESS.

SITE PLAN AND ANY 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 THE CONTROL 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.



VICINITY MAP
N.T.S

PHASES					
DATA:	1/AREA 1	1/AREA 2	1/AREA 3	II	1/AREA 3A, III
LOTS INCLUDED	1, 2, BLK 1, FIRST FILING	8, 9 BLK 1, FIRST FILING	1, BK 1, FILING NO.2	3, 4 BLK 1, FIRST FILING	5, 6, BK 1, FIRST FILING
LAND AREA	2.01 ACRES	2.21 ACRES	6.45 ACRES	1.91 ACRES	5.81 ACRES
MAX. FAR/ GF A PERMITTED	0.4:1/35,022 SF	0.4:1/38,507 SF	0.4:1/112,279 SF	0.4:1/101,233 SF	0.4:1/101,233 SF
MINIMUM% LANDSCAPING	15%	15%	15%	15%	15%
PROPOSED USES SEE SECTIONS 3.1,3.2 (THIS PAGE AND PAGE 2)	CONTAINS EXIST. " CONFORMING USES" PER ORDS. 83–32 & 81–85	LIGHT INDUSTRIAL, STOCKPILING, CRUSHING, M–1 USES	CONCRETE BATCH PLANT W/ APPURTENANCES	OFFICE, FUEL STORAGE, M–1 USES	LIGHT INDUSTRIAL, STOCKPILING, CRUSHING, M–1 USES
MAX HEIGHTS: BUILDINGS BATCH PLANT	40 FEET N/A	40 FEET N/A	40 FEET 90 FEET	40 FEET N/A	40 FEET N/A
MINIMUM SETBACKS					
ALONG CHAMBERS RD.	50'	N/A	N/A	N/A	50'
EXTERIOR LOT LINES	50' OR 1:1 FOR STRUCTURES OVER 50'			50'	50'
INTERIOR LOT LINES	25'	25'	25', EXCEPT WHERE SHOWN ON PLAN	25'	25',EXCEPT WHERE SHOWN ON PLAN
BUILDING SEPERATION	50'	50'	50'	50'	50

MINIMUM BUILDING SETBACKS AND MAXIMUM BUILDING HEIGHTS ARE FOR NEW CONSTRUCTION AND STRUCTURES ONLY.
• EXCEPTIONS TO SETBACKS APPLY TO LOTS 1,3,4,5,6,8 & 9 BLOCK 1 NID LOTS 1,,2,3 & 4, BLOCK 2, PARK CHAMBERS FIRST FILING AND LOT 1, BLOCK 1, PARK CHAMBERS FILING NO. 2. WHERE EXISTING BUILDINGS AND STRUCTURE ARE LOCATED WITHIN MINIMUM SETBACKS (SEE SITE PLAN FILE 183–6013–2 SHEET 2, OR WHERE 2 ADJACENT PARCELS ARE HELD BY THE SAME OWNER.

1.0 SITE DESCRIPTION

PARK CHAMBERS IS AN 18.2 ACRE PARCEL LOCATED ALONG THE NORTH SIDE OF SAND CREEK AND ON THE EAST SIDE OF CHAMBERS ROAD. IT IS AN EXISTING SUBDIVIDED PARCEL ORIGINALLY RECORDED IN THE EARLY 1970'S WITH A REPLAT RECORDED IN 2001. THE SUBDIVISIONS (FILING NO. 1 & 2) CONSIST OF 3 BLOCKS AND 13 LOTS. ACCESS IS PROVIDED BY EAST 25TH DRIVE WHICH IS A PRIVATE ROAD ENTERING ONTO CHAMBERS ROAD. THE SITE NOW HOUSES A LARGE READY–MIX CONCRETE OPERATION CONTAINING FIXED AND PORTABLE BATCH PLANTS WITH ATTENDANT FACILITIES, A TRUCK REPAIR SHOP AND RESIDENTIAL UNITS. IT IS THE OWNER'S INTENT TO CONTINUE THESE USES MINUS THE RESIDENTIAL UNITS AND LEASE ADDITIONAL LOTS FOR ANOTHER BATCH PLANT.

TO THE NORTH OF THIS SITE IS A DEVELOPED M–1 ZONED LAND CONTAINING A LARGE TRUCK TERMINAL AND A CONCRETE BATCH PLANT, WEST OF THE SITE IS DEVELOPED M–1 GROUND HOUSING A MANUFACTURING PLANT. SOUTH OF THE SITE IS M–1 ZONED LAND CONTAINING SAND CREEK AND TO THE EAST IS CITY OWNED LAND ZONED OPEN CONTAINING BOTH SAND CREEK AND FOUR STAR OPEN SPACE PARK.

2.0 PROJECT CONCEPT AND INTENT

2.1 LAND USE

PROPOSED DEVELOPMENT WILL CONSIST OF PHASED INDUSTRIAL USES PLANNED TO MARKET CONDITIONS. PHASE I CONTAINS THOSE USES CURRENTLY EXISTING AND PERMITTED ON THE PROPERTY AS DISCUSSED IN DETAIL IN SECTION 3 WITH THE ADDITION OF CRUSHING OPERATIONS. PHASE II WILL CONSIST OF A PERIMETER ROAD FOR CRUSHING AND STOCKPILING MATERIALS AND AN OFFICE ON LOTS 3 & 4, BLOCK 1, FOR WHICH APPROVAL IS REQUESTED. PHASE III WILL INCLUDE USES COMPATIBLE WITH PHASE I AND II, EXCLUDING ADDITIONAL BATCH PLANTS, AND/OR OTHER M–1 USES PERMITTED UNDER SECTION 146–172 AND 146–1173 OF THE AURORA MUNICIPAL CODE.

LOTS 8 AND 9, BLOCK 1 (FILING 1), LOTS 3 AND 4, BLOCK 2 (FILING 1) AND LOT 1, BLOCK 1 (FILING 2) CONTAIN THE PRESENT CONCRETE BATCH PLANT OPERATIONS AND THE RESIDENTIAL BUILDINGS WHICH EXISTED ON THE SITE PRIOR TO 1981 AND ARE CONSIDERED "CONFORMING USES" PURSUANT TO CITY ORDINANCES 63–32 AND 81–85. IT IS PLANNED TO REMOVE THE RESIDENTIAL BUILDINGS FROM THIS SITE.

2.2 OPEN SPACE

SIGNIFICANT GROWTHS OF LARGE TREES EXIST ALONG THE NORTH BOUNDARY OF THE SITE AND THESE WILL BE PRESERVED TO OFFER A BUFFER TO THE PROPERTIES TO THE NORTH. CONCRETE BATCH PLANTS AND CRUSHING MACHINES REQUIRE LITTLE BUILDING COVERAGE COMPARED TO THE OVERALL SITE AREA. APPROPRIATE SCREENING INCLUDING FENCING, WALLS AND LANDSCAPING ARE CURRENTLY BEING PROVIDED. BUILDING SETBACKS WILL BE MAXIMIZED TO PROVIDE AND OPEN FEELING.

2.3 CIRCULATION, ROAD PATTERNS AND STANDARDS

ALL SITES WILL BE ACCESSED BY EXISTING PRIVATE CONCRETE PAVED ROADS. INGRESS AND EGRESS TO THE SITE WILL BE VIA EAST 25TH DRIVE WHICH TERMINATES WITH THE SITE AND WILL NOT BE EXTENDED. ON–SITE PARKING, CIRCULATION AND DELIVERY AREAS WILL BE PRIVATE ROADWAYS CONSISTENT WITH THE CITY OF AURORA STANDARDS. FIRE LINES WILL BE DEDICATED, AS REQUIRED, AND SURFACED.

2.4 ARCHITECTURE AND DESIGN

THE PROPOSED CRUSHING FACILITY AND STOCKPILE AREAS WITHIN PHASES I & II WILL BE SCREENED SIMILAR TO THE EXISTING BATCH PLAN IN PHASE I, AREA 3. THE MODULAR OFFICE BUILDING LOCATED IN PHASE II SHALL BE CONSISTENT IN DESIGN AND COLOR TO OTHERS IN THE AREA AND AS PERMITTED IN M–1 ZONED AREAS.

2.5 HEIGHT CONTROLS

EXISTING HEIGHT LIMITS FOR THE EXISTING BATCH PLAN IS 90 FEET. PROPOSED HEIGHT LIMITS ARE 25 FEET FOR THE PROPOSED CRUSHING FACILITY. ALL OTHER STRUCTURES, INCLUDING AGGREGATE STORAGE, WILL HAVE A HEIGHT LIMIT OF 25 FEET EXCEPT FOR CONVEYOR EQUIPMENT (BATCH PLANT AND CRUSHING FACILITY).

2.6 DESIGN INTENT

PARK CHAMBERS IS PLANNED TO BE COMPATIBLE WITH ADJACENT INDUSTRIAL USES. USE OF THE DESIGN STANDARDS CONTAINED HEREIN WILL ASSURE TRANSITIONS BETWEEN PHASES WITHIN THE SITE AND BETWEEN THE SITE AND ADJACENT PROPERTIES. BETWEEN PARK CHAMBERS AND ADJACENT PROPERTIES, LANDSCAPE BUFFERING, WALLS, HEIGHT LIMITS AND BUILDING SETBACKS WILL HELP ENHANCE EXISTING USES AND OFF–SITE VISUAL IMPACT. PARCELS ABUTTING CITY OPEN SPACE SHALL MEET NEW CORRIDOR REQUIREMENTS AS STATED IN CITY OF AURORA CODE.

2.7 SCREENING STANDARDS

THE EXISTING ARCHITECTURAL WALL AND LANDSCAPING ALONG CHAMBERS ROAD EFFECTIVELY SCREENS THE ENTRANCE TO THE SIDE AND ENHANCES THE ENTRYWAY. EXISTING TREES, BERMS AND NATURAL FOLIAGE ALONG THE NORTH SIDE OF THE SITE WILL BE PRESERVED AND IMPROVED UPON TO MITIGATE VISUAL IMPACTS THE NORTH. A LARGE NATURAL PRESERVE BELONGING TO THE CITY EXISTS ALONG THE EAST SIDE OF THE SITE EFFECTIVELY SCREENING IT. IN PHASE I, AREA 3, THROUGHOUT THE AREA OF THE EXISTING CONCRETE BATCH PLANT, AN 8' HIGH DECORATIVE SCREEN WALL ALONG THE SOUTH AND EAST SIDES SCREEN MUCH OF THE AREA FROM SAND CREEK. FUTURE PHASE III CONSTRUCTION WILL REQUIRE COMPLETION OF THE SCREEN WALL ALONG THE SOUTH SIDE OF THE SITE TOGETHER WITH LANDSCAPING TO MITIGATE IMPACTS TO THE SAND CREEK TRAIL AND 4–STAR OPEN SPACE.

A MINIMUM OF 15% OF EACH SITE IN PHASES I, II AND III WILL CONTAIN FULLY IRRIGATED PLANTINGS, XERISCAPE OR BOTH WITH THE INTENT OF SCREENING AND IMPROVING THE VISUAL IMPACT. MOST PLANTING WILL OCCUR AROUND THE PERIPHERY OF THE SITE TO ACCOMPLISH THESE CONCERNS.

THE DEVELOPED, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE TO INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN.

3.0 INDUSTRIAL USES

3.1 USES PERMITTED

ALL PROPOSED USES ARE SHOWN ON PAGE 2 OF THIS DOCUMENT.

3.2 USES PERMITTED SUBJECT TO A FACT–FINDING HEARING

ALL USES PERMITTED IN M–1 ZONE AS LISTED IN SECTION 146–1172 OF THE AURORA ZONING CODE.

3.3 BUILDING SETBACKS

A) ALONG CHAMBERS ROAD: 50 FEET MINIMUM

B) EXTERIOR LOT LINES: 50 FEET MINIMUM OR 1:1 FOR ALL STRUCTURES EXCEEDING 50 FEET HEIGHT.

C) INTERIOR LOT LINES: 24 FEET MINIMUM EXCEPT AS OTHERWISE SHOWN HEREIN

D) BUILDING SEPARATION: 50 FEET MINIMUM

3.4 FLOOR AREA RATIO

MAXIMUM OF 4:1 PER PLATTED LOT, BUT NOT TO EXCEED 317,116 SQUARE FEET GROSS FLOOR AREA OVERALL.

3.5 MAXIMUM HEIGHT

EXISTING HEIGHT LIMITS FOR THE EXISTING BATCH PLAN IS 90 FEET. PROPOSED HEIGHT LIMITS ARE 25 FEET FOR THE PROPOSED CRUSHING FACILITY (CONVEYOR AND ASSOCIATED MACHINING) AND STOCKPILE AREAS. ALL OTHER STRUCTURES, INCLUDING AGGREGATE STORAGE, WILL HAVE A HEIGHT LIMIT OF 25 FEET EXCEPT FOR CONVEYOR EQUIPMENT.

3.6 LANDSCAPING REQUIREMENTS

ALL LANDSCAPING SHALL BE CONSISTENT WITH THE REQUIREMENTS FOR INDUSTRIAL DISTRICTS AND NEW CORRIDORS LISTED IN THE AURORA ZONING CODE.

3.7 SINAGE

A) MONUMENT SIGNS SHALL BE 8 FEET HIGH MAXIMUM AND LESS THAN 60 SQUARE FEET IN AREA.

B) MATERIALS AND COLORS WILL BE COMPATIBLE WIT THE BUILDING MATERIALS AND COLORS.

C) SIGNS SHALL BE SET BACK 10 FEET MINIMUM FROM THE PUBLIC RIGHT–OF–WAY.

D) WALL SIGNS SHALL NOT EXTEND HIGHER THAN THE TOP OF THE WALL.

E) NEW DEVELOPMENT SHALL MEET CITY SIGN CODE.

3.8 LIGHTING

A) PARKING LOT LIGHT SHALL BE FOR SAFETY AND WILL NOT IMPOSE GLARE OR HAZARD UPON THE OVERALL DEVELOPMENT.

B) LIGHTING FOR BATCH PLANT OPERATIONS SHALL BE MOUNTED UPON INDUSTRIAL STRUCTURES AND DOWNCAST.

3.9 SCREENING

A) TRASH ENCLOSURES WILL BE OF COMPATIBLE MATERIALS AND COLORS WITH SURROUNDING BUILDINGS.

B) ON–GRADE UTILITIES FACING A PUBLIC RIGHT–OF–WAY OR ADJACENT PROPERTY WILL BE SCREENED WITH FENCE ENCLOSURES OR LANDSCAPING.

C) ROOF TOP AND CONCRETE BATCH PLANT MECHANICAL UNITS ABOVE NORMAL ROOF HEIGHT WILL BE SCREENED BY DEVICES INTEGRATED WITH THE STRUCTURE AND BY USE OF COMPATIBLE MATERIALS AND COLORS.

4.0 PHASING

THE SITE WILL BE DEVELOPED IN THREE OR MORE PHASES AS SHOWN ON PAGE 2 OF THIS DOCUMENT.

5.0 ENVIRONMENTAL

5.1 EMISSIONS

24–HOUR OPERATION IS A PERMITTED USE. EMISSIONS OF HEAT, NOXIOUS ODORS, RADIATION, GLARE OR AIR POLLUTANTS INCLUDING VAPORS, GASES, FUMES AND/OR PARTICULATE MATTER CAUSED BY LAND USE ON THIS SITE WILL COMPLY WITH STATE AIR QUALITY CONTROL REGULATIONS AND AMBIENT AIR QUALITY STANDARDS AND ALL EXISTING CITY OF AURORA CODES AND ORDINANCES.

5.2 HOUR OF OPERATION

THE PRIMARY HOURS OF OPERATION WILL BE 6:00 A.M. TO 5:00 P.M., BUT SECONDARY HOURS MAY INCLUDE 5:00 P.M. TO 6:00 A.M. NORMAL OPEN HOURS WILL BE MONDAY THRU SATURDAY, BUT SUNDAY OPERATION MAY BE REQUIRED IN SPECIAL CIRCUMSTANCES. LIMITATIONS OF USE ARE AS FOLLOWS:

1)USE OF OUTDOOR PUBLIC ADDRESS SYSTEM FOR QUEUING AND ROUTING TRUCKS IS NOT PERMITTED.

2)IMPORTATION AND DUMPING OF AGGREGATE MATERIALS IS NOT PERMITTED BETWEEN THE HOURS OF 8:00 P.M. AND 6:00 A.M.

3)NO STOCKPILES OF RECLAIMED CONCRETE OF RECYCLED CONCRETE SHALL BE PERMITTED ON THE BATCH PLANT SITE. STOCKPILES OR SPECIAL ORDER AGGREGATE MATERIALS MAY BE STORED ON THE BATCH PLANT SITE WHERE INDICATED ON THE SITE PLAN. THE MAXIMUM HEIGHT FOR TEMPORARY STORAGE OF SPECIAL ORDER AGGREGATE IS RESTRICTED TO 25 FEET.

4)FRONT END LOADER OPERATION IS RESTRICTED TO THE HOURS BETWEEN 7:30 A.M. AND 8:30 P.M.

5)NO POLE MOUNTED FLOOD LIGHTS OR DIRECTIONAL BUILDING FLOOD LIGHTS ARE PERMITTED ON THE BATCH PLANT SITE. SITE LIGHTING SHALL BE BUILDING MOUNTED AND MUST BE DOWNCAST. THE USE OF OPERATIONS EQUIPMENT MOUNTED LIGHTS IS PERMITTED.

6)NO ROCK CRUSHING OPERATIONS ARE PERMITTED ON THE SITE.

5.3 RUNOFF CONTROL

CHEMICALS OR WASTES STORED ON SITE SHALL BE CONTAINERIZED AND MANAGED SO AS TO PREVENT ACCIDENTAL SPILLS OR RELEASES. IF CHEMICALS OR WASTES ARE STORED OUTDOORS, THE STORAGE AREA SHALL BE:

1)LOCATED SO AS TO PREVENT THE POTENTIAL FOR CONTAINER DAMAGE FROM HEAVY EQUIPMENT;

2)SITUATED ON A CONCRETE PAD OR OTHER IMPERVIOUS MATERIAL;

3)DESIGNED SO AS TO PROVIDE FOR THE COLLECTION OF LEAKED OR SPILLED AND CONTAMINATED STORMWATER AND TO PREVENT THE RELEASE OF ANY CONTAMINATED MATERIALS INTO SURFACE OR GROUNDWATERS; AND

4)LOCATED AND DESIGNED TO PROTECT CONTAINERS FROM EXTREME WEATHER CONDITIONS INCLUDING HEAT, COLD, AND POTENTIALLY DAMAGING WINDS.

ON SITE WASH–OFF FACILITIES FOR CONCRETE TRUCKS SHALL BE PROVIDED WITH WASH WATER AND WASTES CONTAINED ON SITE. WASH WATER WILL NOT BE DISCHARGED INTO THE STORM OR SANITARY SYSTEMS.

5.4 STANDARDS OF OPERATION

ALL PLANT EQUIPMENT OPERATED ON THE SITE WILL COMPLY WITH APPLICABLE STATE OF COLORADO CODES AND ORDINANCES AS ADMINISTERED BY THE COLORADO DEPARTMENT OF HEALTH. EMISSION PERMITS WILL BE OBTAINED FOR ALL APPLICABLE EQUIPMENT AND WILL BE FILED WITH THE CITY OF AURORA.

PLANT EQUIPMENT OPERATED ON THE SITE WILL MEET OR EXCEED ALL APPLICABLE TRI–COUNTY HEALTH DEPARTMENTS PROCEDURES.

5.5 TRUCK OPERATIONS

ALL TRUCKS OWNED AND OPERATED BY THE APPLICANT SHALL MEET APPLICABLE STATE OF COLORADO AND LOCAL ORDINANCES RELATING TO SAFETY, VEHICLE LOADING AND TRANSPORTATION OF MATERIALS.

IN ENTERING AND LEAVING THE BATCH PLANT SITES ADEQUATE AREAS SHALL BE PROVIDED TO ENSURE THAT VEHICLES ARE NOT IMPEDED FROM SAFETY USING CHAMBERS ROAD OR VACATED EAST 25TH DRIVE.

5.6 NOISE

ALL OPERATIONS WITHIN THE SITE WILL CONFORM TO THE EXISTING AURORA CITY CODE. NOISE ATTENUATION/MODIFICATION EQUIPMENT WILL BE ADDED AS NECESSARY TO MEET THE CITY CODES REGARDING NOISE LEVELS.

5.7 CONCRETE MATERIAL RECLAIMER STANDARDS

EQUIPMENT USED TO RECLAIM SURPLUS AND WASTE CONCRETE MATERIALS WILL BE MAINTAINED TO MEET ALL APPLICABLE CITY OF AURORA CODES WITH RESPECT TO NOISE, DUST, ODOR AND EMISSIONS.

5.8 ROADWAY SURFACING AND MAINTENANCE

ALL ROADWAY SURFACING WILL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS AND APPROVALS BY THE PUBLIC WORKS DEPARTMENT OF THE CITY. FAILURE OF THE PROPERTY OWNER TO MAINTAIN A DUST FREE SURFACE IN HIGH–USE AREAS SHALL OBLIGATE THE OWNER TO INSTALL AN APPROVED SURFACE IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF AURORA.

5.9 INSPECTIONS

APPLICANT AGREES TO PERMIT ACCESS BY THE CITY, STATE OR FEDERAL AGENCY REPRESENTATIVES FOR SAMPLING, MONITORING AND TESTING PURPOSES.

6.0 WAIVERS

WITHIN PHASE I, AREA 1: A WAIVER OF ONE HANDICAP PARKING SPACE TO BE OFFSET BY PROVIDING TWO FULL SIZE PARKING SPACES ABOVE THE MINIMUM PARKING REQUIREMENT.

7.0 CONSTRUCTION PHASING

7.1 PAVED SURFACE

PHASE I, AREA 3, AND PHASE II WILL LOOK TO PAVE A HAULING ROUTE AROUND THE PROPOSED CRUSHING AND STOCKPILING FACILITIES. THE OFFICE BUILDING AND PARKING AREA WITHIN PHASE II WILL ALSO BE PAVED.

8.0 GENERAL CONDITIONS

8.1 THIS IS A PLANNED DEVELOPMENT SUBMITTAL. STANDARD ZONE DISTRICTS AND DEVELOPMENT STANDARDS AS FOUND IN THE AURORA BUILDING CODE WILL APPLY WHEN ALTERNATIVE STANDARDS ARE NOT INCLUDED HEREIN.

8.2 THE DEVELOPMENT STANDARDS CONTAINED HEREIN SHALL GOVERN THE DEVELOPMENT OF THE PROPERTY: AND EXCEPT AS EXPRESSLY PROVIDED HEREIN, THE CITY'S SITE PLANNING PROCEDURES, CITY CODE, CHARTER, ORDINANCE OR REGULATIONS SHALL APPLY TO THE DEVELOPMENT OF THIS PROJECT. THE CITY COUNCIL MAY AMEND ANY PROVISION HEREIN BY ORDINANCE.

8.3 INTENSITY OF USE MAY BE ATTAINED ONLY AFTER SAID PLANS HAVE SATISFIED ALL OTHER ZONING REQUIREMENTS, SUCH AS OPEN AREAS, PARKING, SETBACK, BUILDING HEIGHT AND MINIMUM LOT SIZE SPECIFICATIONS.

8.4 FOR THE PURPOSE OF CITY REVIEW AND APPROVAL F PRELIMINARY DEVELOPMENT PLANS, USE APPROVALS, SITE PLANS AND SUBDIVISION, PERMITTED INTENSITY OF DEVELOPMENT SHALL BE CONTROLLED BY FLOOR AREA RATIO (FAR) FOR INDIVIDUAL LOTS AND FOR THE ENTIRE SUBDIVISION AS SPECIFIED ON THIS GENERAL DEVELOPMENT PLAN–ADMINISTRATIVE AMENDMENT.

8.5 NOTHING HEREIN SHALL CONSTITUTE A WAIVER FROM THE CITY'S POLICE POWERS OR GOVERNMENTAL AUTHORITY TO REGULATE THE CONSTRUCTION, USE OR OCCUPANCY OF LAND OR STRUCTURES.

8.6 THE DEVELOPER HAS THE RIGHT TO BUILD AT A LOWER DENSITY IN ANY PLANNING AREA PROVIDED THAT THE USE IS COMPATIBLE WITH THE SURROUNDING LAND USES AS DETERMINED BY THE CITY AT THE TIME OF SITE PLAN REVIEW. THIS REDUCTION SHALL BE CONSIDERED A MINOR CHANGE, ENABLING THE DEVELOPER TO GAIN APPROVAL OF THE SITE WITHOUT AMENDING THE GENERAL DEVELOPMENT PLAN. THERE WILL BE NO TRANSFER OF DEVELOPMENT RIGHTS WITHOUT CITY APPROVAL.

8.7 THE MINIMUM SETBACKS LISTED HEREIN MAY BE INCREASED BY THE CITY IF AT ANY TIME OF SITE PLAN REVIEW, THE CITY DETERMINES THAT THE SETBACKS HEREIN DO NOT SATISFY MINIMUM BUILDING FIRE CODE OR SAFETY STANDARDS, DO NOT ACCOMPLISH THE GOALS AND OBJECTIVES OF THE DESIGN INTENT STATEMENTS HEREIN, OR THE GUIDELINES ENUMERATED IN THE AURORA MINERAL EXTRACTION PLAN.

8.8 AS THE PROJECT IS DEVELOPING, ALL LOTS WHICH ARE NOT UNDER CONSTRUCTION SHALL BEE SEED AND REGULARLY MOWED. TRASH AND MATERIALS SHALL BE KEPT IN PROPER RECEPTACLE AND THE SITE SHALL BE KEPT IN AN ORDERLY AND NEAT MANNER. SITE PLAN APPROVAL IS REQUIRED FOR ALL LOTS PRIOR TO USE AND DEVELOPMENT.

8.9 THE CITY'S DRAINAGE BASIN MASTER PLAN SHALL APPLY TO THIS PROJECT, IN THE EVENT OF ANY CONFLICTS IN THE GENERAL DEVELOPMENT PLAN WITH DRAINAGE BASIN CONCERNING, BUT NOT LIMITED TO, SIZE AND LOCATION OF REGIONAL DETENTION PONDS AND/OR FLOODPLAIN WIDTHS, THE DRAINAGE BASIN SHALL GOVERN.

8.10 APPROVAL OF THIS COMBINED GENERAL AND PRELIMINARY DEVELOPMENT PLAN RELATES ONLY TO THE LAND DESCRIBED ABOVE AND SHALL NOT BE CONSIDERED TO PERMIT, ALLOW OR APPROVE ENCROACHMENTS UPON OTHER PROPERTIES NOT OWNED BY THE APPLICANT.

9.0 SITE ACCESS AND FUTURE SECONDARY ACCESS

9.1 THERE IS AN EXISTING 23 FOOT FIRE LANE EASEMENT WITHIN VACATED 25TH AVENUE FOR EMERGENCY ACCESS. IN THE CASE WHERE A SINGLE LOT IS SOLD TO A NEW OWNER, AN ACCESS AGREEMENT WILL NEED TO BE IN PLACE. DUE TO CURRENT CITY STANDARDS, IF GROSS SQUARE FOOTAGE OF ALL THE BUILDINGS ON THIS PROPERTY EQUAL OR EXCEED 62,000 SQUARE FEET (UNSPRINKLED) OR 124,000 SQUARE FEET (SPRINKLED), A SECONDARY ACCESS POINT WILL BE REQUIRED (PER 2015 IFC, SECTION D104–3).

CLOUDED AREAS INDICATE LANGUAGE THAT HAS BEEN MODIFIED FROM THE PERVIOUS PARK CHAMBERS COMBINED GENERAL & PRELIMINARY DEVELOPMENT PLAN TO ADD CONCRETE CRUSHING AS AN ALLOWABLE USE.

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AURORA READY MIX
CRUSHING FACILITY
GENERAL DEVELOPMENT PLAN

COVER SHEET

No.	Description of Revisions	Date	Name
1	1ST SUBMITTAL TO COA	05/16/18	M/M
2	2ND SUBMITTAL PER COA COMMENTS	08/29/18	M/M
3	3RD SUBMITTAL PER COA COMMENTS	11/16/18	M/M

Job Number 18.0215
Project Manager D. LE
Design By D. LE
Drawn By D. BEJARANO
Principal In Charge P. HORN

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AURORA READY MIX CRUSHING FACILITY
GENERAL DEVELOPMENT PLAN

LOTS 3, 4, 5, 6, 8, AND 9, BLOCK 1, PARK CHAMBERS SUBDIVISION FIRST FILING, AND A PORTION OF
LOT 1, BLOCK 1, PARK CHAMBERS SUBDIVISION FILING NO. 2, LOCATED IN THE SOUTHWEST 1/4 SECTION 29 AND THE NORTHWEST 1/4
SECTION 32,TOWNSHIP 3 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

GENERAL DESCRIPTION OF PERMITTED USES (ALL, LISTED USES SUBJECT TO SITE PLAN APPROVAL OR SPECIAL USE PERMIT)

EXISTING PHASE I, AREA 1
- MACHINERY, TRUCK & EQUIPMENT REPAIR
- PLANT ADMINISTRATIVE OFFICE
- OVERNIGHT PARKING
- EMPLOYEE & VISITOR PARKING AND LANDSCAPE

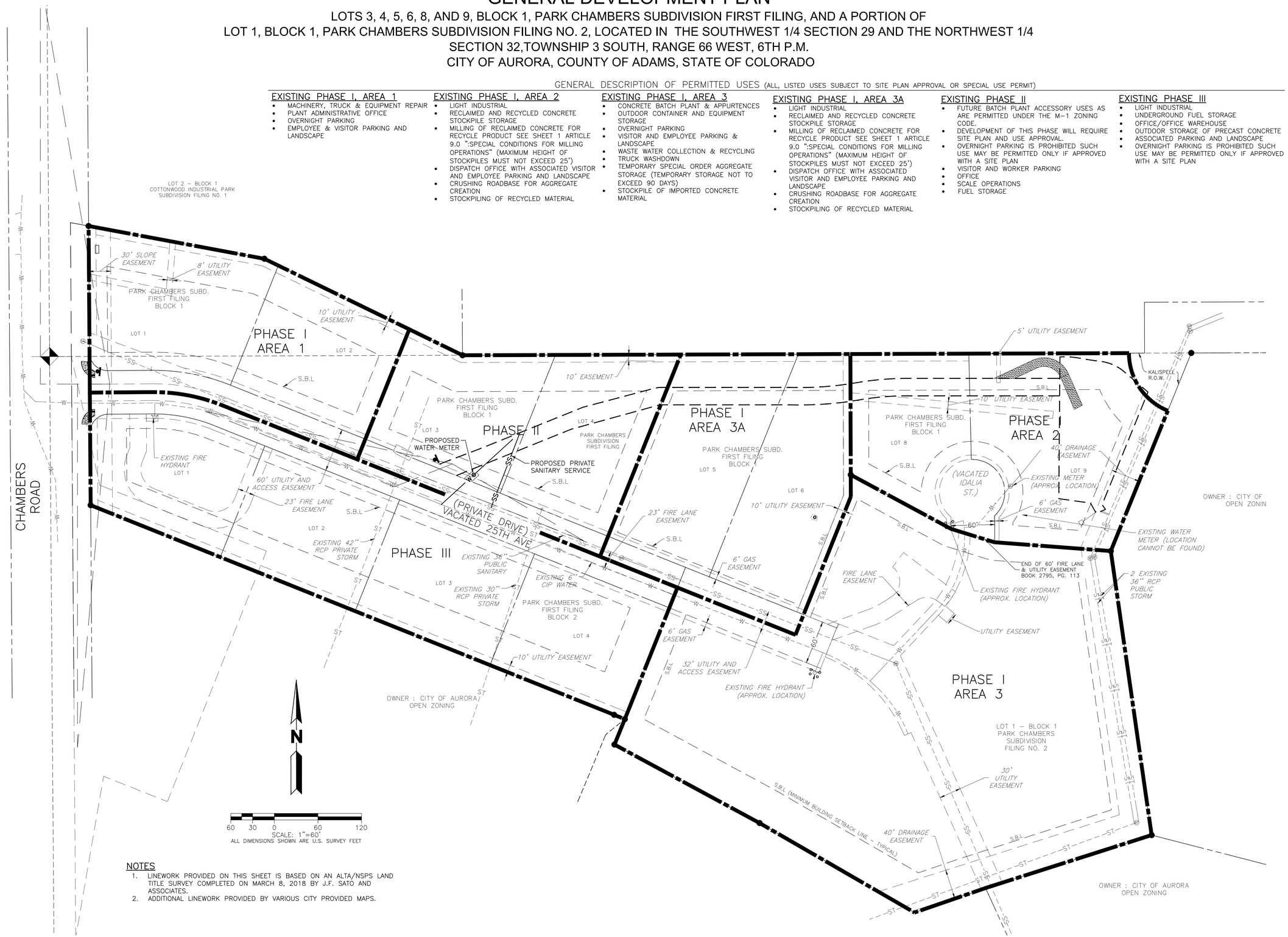
EXISTING PHASE I, AREA 2
- LIGHT INDUSTRIAL
- RECLAIMED AND RECYCLED CONCRETE STOCKPILE STORAGE
- MILLING OF RECLAIMED CONCRETE FOR RECYCLE PRODUCT SEE SHEET 1 ARTICLE 9.0 ":SPECIAL CONDITIONS FOR MILLING OPERATIONS" (MAXIMUM HEIGHT OF STOCKPILES MUST NOT EXCEED 25')
- DISPATCH OFFICE WITH ASSOCIATED VISITOR AND EMPLOYEE PARKING AND LANDSCAPE
- CRUSHING ROADBASE FOR AGGREGATE CREATION
- STOCKPILING OF RECYCLED MATERIAL

EXISTING PHASE I, AREA 3
- CONCRETE BATCH PLANT & APPURTENCES
- OUTDOOR CONTAINER AND EQUIPMENT STORAGE
- OVERNIGHT PARKING
- VISITOR AND EMPLOYEE PARKING & LANDSCAPE
- WASTE WATER COLLECTION & RECYCLING
- TRUCK WASHDOWN
- TEMPORARY SPECIAL ORDER AGGREGATE STORAGE (TEMPORARY STORAGE NOT TO EXCEED 90 DAYS)
- STOCKPILE OF IMPORTED CONCRETE MATERIAL

EXISTING PHASE I, AREA 3A
- LIGHT INDUSTRIAL
- RECLAIMED AND RECYCLED CONCRETE STOCKPILE STORAGE
- MILLING OF RECLAIMED CONCRETE FOR RECYCLE PRODUCT SEE SHEET 1 ARTICLE 9.0 ":SPECIAL CONDITIONS FOR MILLING OPERATIONS" (MAXIMUM HEIGHT OF STOCKPILES MUST NOT EXCEED 25')
- DISPATCH OFFICE WITH ASSOCIATED VISITOR AND EMPLOYEE PARKING AND LANDSCAPE
- CRUSHING ROADBASE FOR AGGREGATE CREATION
- STOCKPILING OF RECYCLED MATERIAL

EXISTING PHASE II
- FUTURE BATCH PLANT ACCESSORY USES AS ARE PERMITTED UNDER THE M-1 ZONING CODE.
- DEVELOPMENT OF THIS PHASE WILL REQUIRE SITE PLAN AND USE APPROVAL.
- OVERNIGHT PARKING IS PROHIBITED SUCH USE MAY BE PERMITTED ONLY IF APPROVED WITH A SITE PLAN
- VISITOR AND WORKER PARKING
- OFFICE
- SCALE OPERATIONS
- FUEL STORAGE

EXISTING PHASE III
- LIGHT INDUSTRIAL
- UNDERGROUND FUEL STORAGE
- OFFICE/OFFICE WAREHOUSE
- OUTDOOR STORAGE OF PRECAST CONCRETE
- ASSOCIATED PARKING AND LANDSCAPE
- OVERNIGHT PARKING IS PROHIBITED SUCH USE MAY BE PERMITTED ONLY IF APPROVED WITH A SITE PLAN



NOTES
1. LINEWORK PROVIDED ON THIS SHEET IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY COMPLETED ON MARCH 8, 2018 BY J.F. SATO AND ASSOCIATES.
2. ADDITIONAL LINEWORK PROVIDED BY VARIOUS CITY PROVIDED MAPS.

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