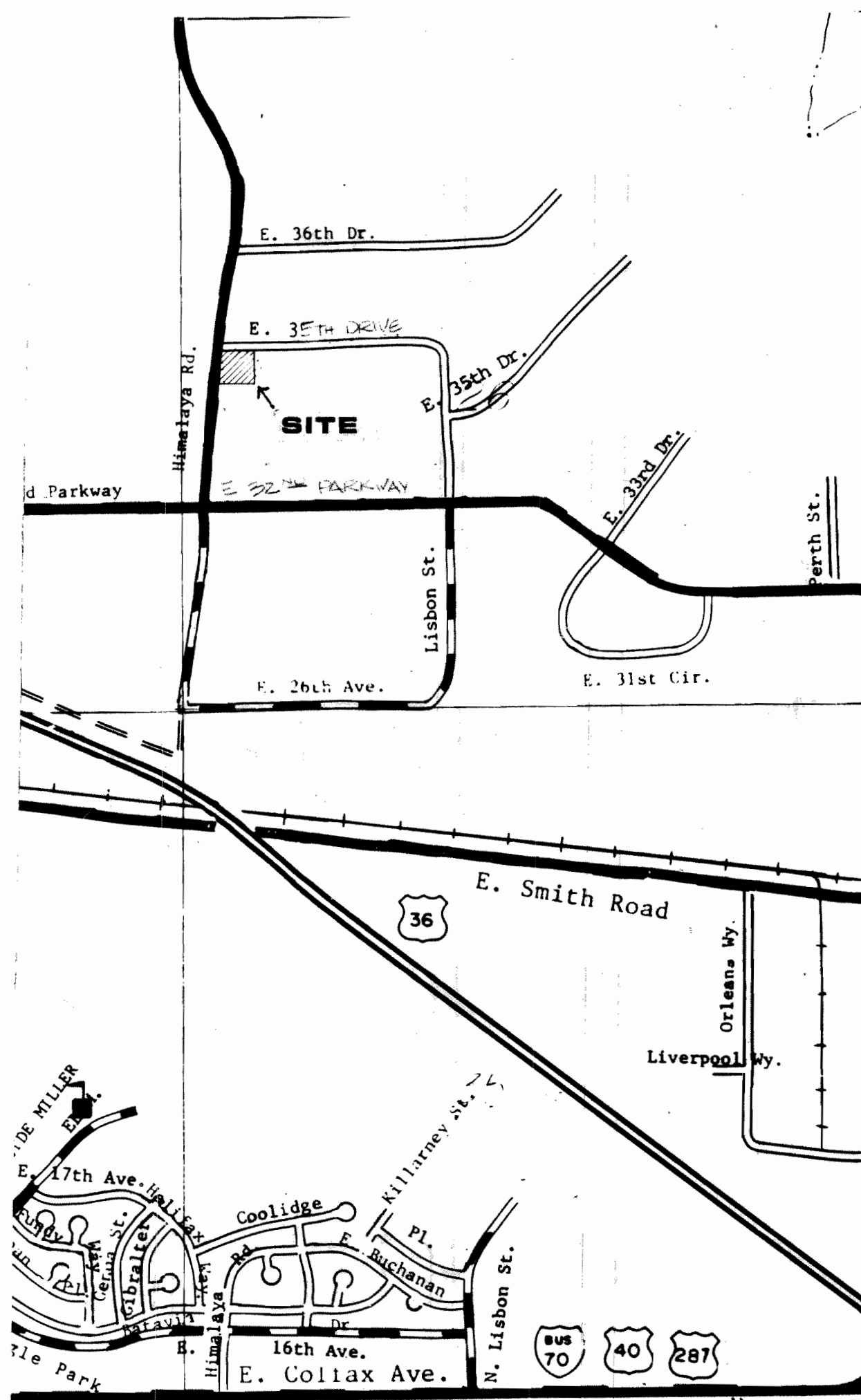
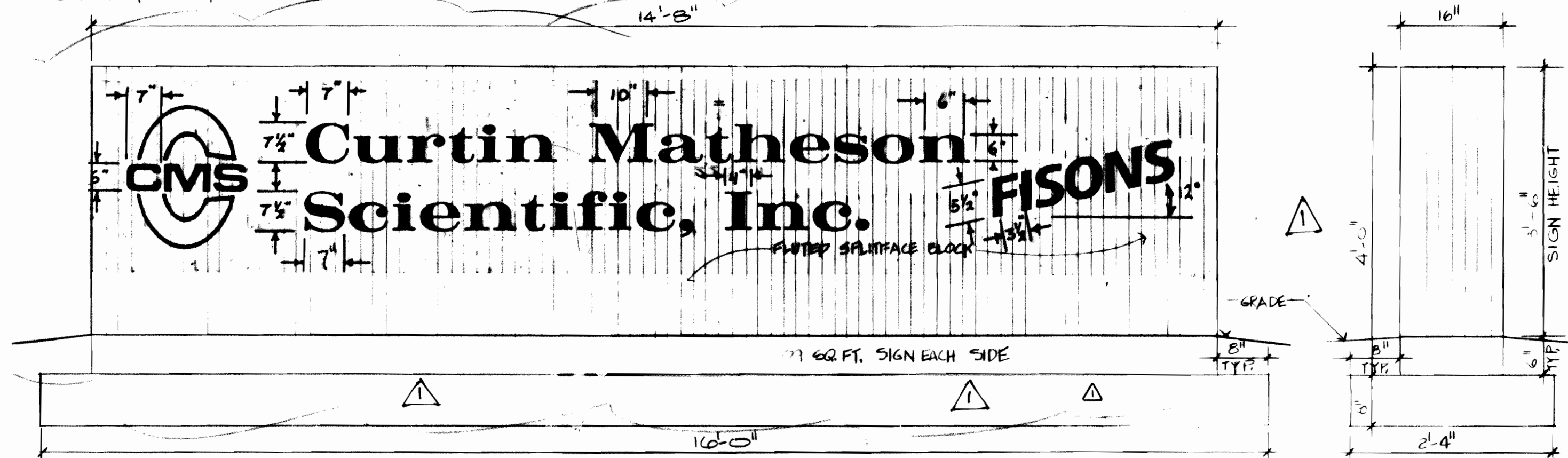


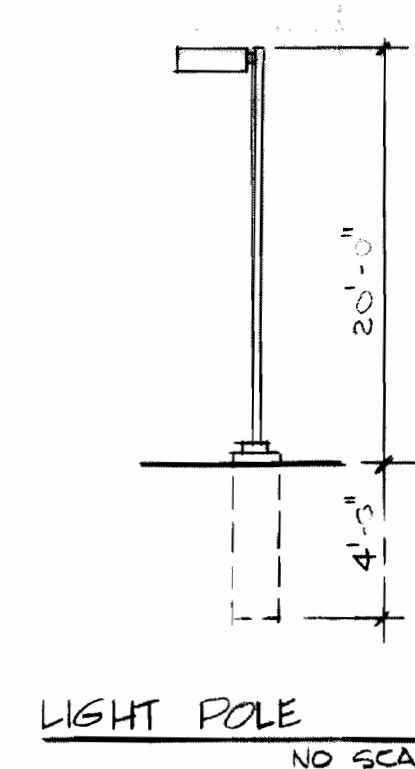
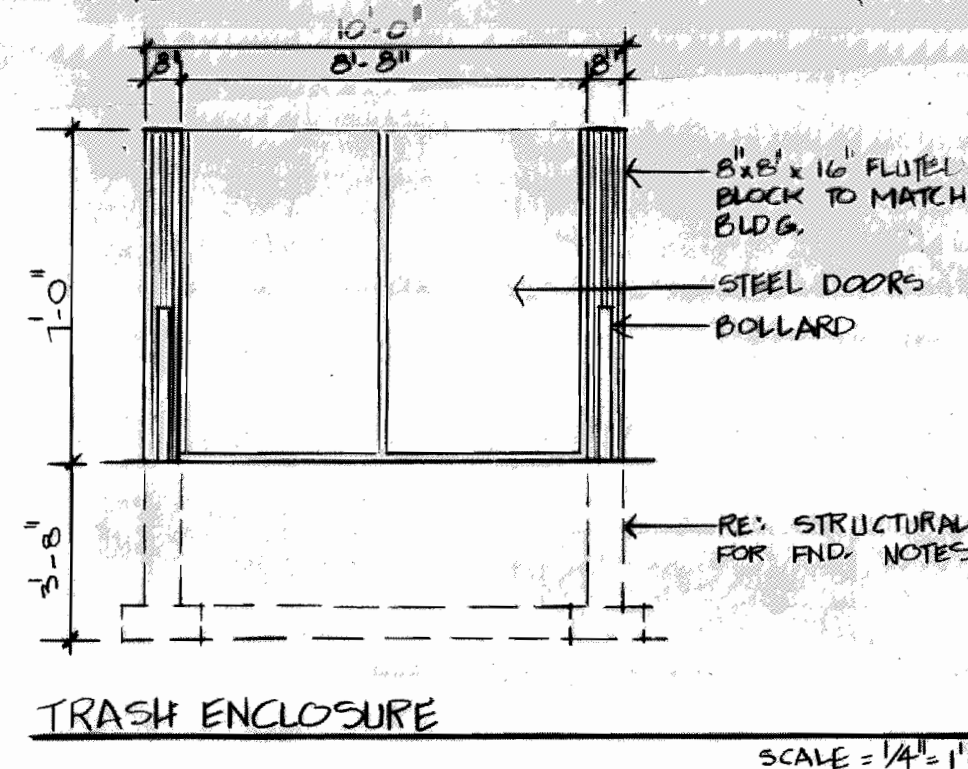
ADMINISTRATIVE PLANNED BUILDING GROUP**VICINITY MAP****NOTES**

- All signs must conform 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 and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" 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.
- BUILDING PARAPET HEIGHT PROVIDES ADEQUATE ROOFTOP MECHANICAL SCREENING
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Building permits will not be issued until construction plans are reviewed by the appropriate City departments and approved for compliance with City codes, regulations, specifications and criteria.
- All landscaping will be installed prior to issuance of certificate of occupancy.
- The developer, his successors and assigns, including the homeowner's association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 31-56 of the Aurora City Code.
- All building address numbers shall comply with Sections 34-122 and 34-129 of the Aurora City Code.
- 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.

10. UPRIGHT OR WALLMOUNT SIGNS REQUIRED FOR HANDICAPPED, COMPACT CAR, OR LOADING SPACES



NOTE: SEC 33.9 OF THE AURORA SIGN CODE REQUIRES EACH SIGN ERECTED OR REMODELED SHALL BEAR IN A PROMINENT POSITION A CLEARLY VISIBLE IDENTIFICATION PLATE STATING THE NAME OF THE PERSON OR COMPANY RESPONSIBLE FOR ITS CONSTRUCTION AND SECTION, AS WELL AS MONTH AND YEAR

**SITE DATA**

LAND AREA WITHIN PROPERTY LINES - 1.98 ACRES (86,248 SF) WITH NEW ADDITION

GROSS FLOOR AREA	PROVIDED	WITH NEW ADDITION
26.5% (22,894 SF)	35.2% (30,393 SF)	
HARD SURFACE AREA	23.8% (20,604 SF)	23.8% (20,604 SF)
LANDSCAPING AREA WITHIN SITE	49.7% (42,750 SF)	41% (35,250 SF)

NUMBER OF BUILDINGS - 1

TOTAL BUILDING COVERAGE - 26.5% (22,894 SF)

PRESENT ZONING CLASSIFICATION - M-1

PROPOSED USES - OFFICE AND WAREHOUSE

SIGN AREA - 64 SF (2 SIDES AT 32 SF)

TYPE OF SIGN - FREE STANDING

NUMBER OF STORIES - 1

MAXIMUM HEIGHT OF BUILDINGS - 27'-0"

LOADING SPACE PROVIDED - 2

PARKING SPACES REQUIRED - 16

PARKING SPACES PROVIDED - 30 COMPACT, 2 X HANDICAPPED

PARKING CALCULATIONS: 4819 SF OF OFFICE AREA : 300 SF = 16 SPACES

MAXIMUM EMPLOYEES - 22

SIGNATURE BLOCK

CURTIN MATHESON SCIENTIFIC, Inc. Planned Building Group*

Legal Description: AURORA BUSINESS CENTER SUBDIVISION

FILING NO. 16 LOT 1 BLOCK 1

This planned Building Group site plan, and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants and 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.

Witness thereof: Deanna J. Wilke as president

Notary Public: Deanna J. Wilke as president

My commission expires: 8-14-99

Business Address: 2107 W. Colfax Ave., Englewood, CO 80220

CITY OF AURORA APPROVALS:

City Attorney: NA Date: 5/8/98

Planning Director: John M. Dugan Date: 5/8/98

Planning Commission: NA Chairman Date: 5/8/98

City Council: NA Mayor Date: 5/8/98

Attest: NA City Clerk Date: 5/8/98

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of Colorado at _____ o'clock _____ M, This _____ Day of _____ AD, 19 _____

Clerk and Recorder: _____ Deputy: _____

LEGAL DESCRIPTION

AURORA BUSINESS CENTER SUBDIVISION

FILING NO. 16 LOT 1 BLOCK 1

ADM AMDT: 10-15-86

1. CHANGE SIGN LENGTH TO 14'-0" FROM 8'-0" PER TENANT'S REQUEST. FLUTED BLOCK IS BLACK. SIGN LETTERS ARE SAFETY RED.

2. ELIMINATE 12'-0" WIDE PARKING. THIS IS TO ALLOW ACCESS TO SHARED CONNECTION LOCATED ON BUILDING ADJACENT PARKING BAY STRIPING.

MINOR AMENDMENT 2018

MODIFIED SITE DATA

SHRUB PLANTING

Prune all damaged or dead wood immediately prior to planting.

Set shrub 2" higher than the height at which it grew.

Dig plant pit twice as wide and deep as the container.

Apply specified mulch. Taper mulch depth to 1" at edge of pavement.

Loosen sides of plant pit and root ball.

Fill plant pit with 1/3 of specified soil mix and 2/3 pit soil.

All juniper plants should be planted so top of root mass occurs at finish grade of mulch layer.

Compacted backfill mix.

Any broken or crumbled root balls will be rejected. Removing the wire will not be an excuse for damaged root balls.

DECIDUOUS TREE PLANTING

Do not cut leader. Prune damaged or dead wood immediately prior to planting. Never leave "V" notches or double leaders unless typical of species.

Wrap entire surface of trunk to second branch with approved tree wrapping. Secure at 2' intervals with grafting cord or staples.

Heavy outdoor contact material.

12 Gauge galvanized wire.

Metal stakes. Use 2 stakes for trees 3" cal. and smaller. Use 3 or 4 stakes for trees larger than 3" caliper.

Paint stakes black.

Plant root ball 3" - 4" higher than which plant grew.

Apply specified mulch 3" - 4" above sod grade, as shown.

Finish grade.

Cut twine at bottom of wire baskets and twine under root ball before placing tree in pit.

Cut upper 2/3 of wire away. (Wire baskets, chicken wire etc. including wire under old burlap.)

Cut twine and burlap from around trunk. Pull back and down 1/8 - 1/2 way down. Cut and remove burlap.

Fill hole with 1/3 specified soil mix and 2/3 pit soil. Hole should have toughened sides.

GENERAL NOTES

- All plants shall be nursery grown (except evergreen trees 10" or larger which may be collected from the field), for a minimum of one year in U.S. Department of Agriculture recognized hardiness zones 2, 3, 4, and 5 only. Conform to the requirements of U.S.D.A. Standards, ANM Standardized Specifications. Imported plants shall comply with state and federal regulations governing interstate shipment of nursery stock.
- Sod shall be Merion-windsor, or an approved equal, cut minimum 1 1/2" thick and laid within 24 hours of cutting. Fertilizer shall be 18-18-6 (NPK) applied at a rate of 18 lbs per 1,000 sq. ft.
- Deciduous trees shall be wrapped with crepe nursery wrap, spirally applied with 1" overlap and double wrapped at top and bottom. Wrap shall be manufactured by 3-Mor Kraft.
- Irrigation heads shall be all brass, manufactured by Buckler, Rainbird or an approved equal.
- All plants shall be guaranteed through one full growing season, replacement plants shall be guaranteed for one full growing season.
- All ground covers to be individual plants set approximately 1'-0" apart. Quantities to be determined by landscape contractor. Spacing to be field adjusted as required.
- All planting areas for ground cover and all tree planting holes to be prepared using planting mix consisting of: soil, humus and sand (ratio 3:2:1), unless specifically noted. Prepared nursery planting mix may be used in lieu of soil preparation.
- All areas to be landscaped shall receive surface preparation as follows: well decayed ground cattle manure shall be applied uniformly at the rate of 3 cubic yards per 1,000 sq. ft. The area then tilled to a depth of 6", leveled and raked to a suitable finish grade. All debris and rocks not passing through a handrake shall be removed from the site.
- All landscaping shall be installed including a complete automatic irrigation system prior to issuance of certificate of occupancy. Final landscaped drawings or as built drawings will be submitted 4 weeks prior to request for certificate of occupancy and shall conform to this concept plan.
- CONCRETE PANS IN LANDSCAPE AREAS TO BE STAINED TO MATCH RIVER ROCK.
- All edger beds shall be 4" steel edger.
- All utility easements must remain unobstructed and full accessible along their length for maintenance equipment.
- A final C.O. (Certificate of Occupancy) will not be issued until all landscape work is completed.
- RE: P&G 2 FOR POLE LIGHT
- RE: PLANT LIST FOR SOIL PREP

PLANT LIST

MARK	QUANTITY	ITEM	BOTANICAL NAME	SIZE	COMMENTS
A	3	MARSHALL'S ASH	RAZINUS TRIACANTHOR	3'-3 1/2'	GUY & STAKE
B	2	SHADEMASTER LOCUST	GLADITSIA TRIACANTHOS	3'-3 1/2'	GUY & STAKE
C	3	STOUXLAND COTTON WOOD	POPULUS "SHADE MASTER" STOUXLAND	3'-3 1/2'	GUY & STAKE
D	2	RADIANT CRAB	HAMS SPECIES	2'	
E	1	NEWPORT PLUM	PRUNUS AMERICANA "NEWPORT"	2'	
F	7	ASPEN	POPULUS TRENULOIDES	2'	
G	4	AUSTRIAN PINE	PINUS NIGRA	10'	GUY & STAKE
H	2	COLORADO SPRUCE	PICCA PUNGENS GLAUCA	8'-10'	GUY & STAKE
I	6	PINYON PINE	PINUS CEMBROIDES EDULIS	8'-10'	GUY & STAKE
J	38	ANDORA JUN.	JUNIPERUS SPECIES	#5 GAL.	
K	15	OREGON GRAPE HOLLY	MAHONIA AQUIFOLIUM	#5 GAL.	
L	25	TAMMY JUNIPER	JUNIPERUS SPECIES	#5 GAL.	
M	17	GOLD DROP POTEN-TILLA	POTENTILLA FRUTICOSA	#5 GAL.	
N	5	SNOWBOUND SPIREA	SPERIA HIRPONICA "SNOWBOUND"	#5 GAL.	
O	10	REDLEAF BARBERRY	BERBERIS THUNBERG ATROPURPUREA	#5 GAL.	
P	10	GOLDEN ELDER	SAMBUS CANADENSIS AURUM	#5 GAL.	
Q	3	PURPLE LILAC	SYRINGA VULGARIS	#5 GAL.	
R	1	BUFFALO JUNIPER	JUNIPERUS SPECIES	#5 GAL.	
S	510'	STEEL EDGER			OVER 6 MIL PLASTIC
T	5850 SF	1-1/2" RIVER ROCK			OVER 6 MIL PLASTIC
	700 SF	1 1/2" RIVER ROCK			TEMPORARY
	26,500 SF	BLUE GRASS SOD			340 L/W/1000 SF
	14,700 SF	BLUE GRASS SEED			
	26,500 SF	SOIL PREP			

EVERGREEN TREE PLANTING

Do not cut or damage leader. Prune damaged or dead wood immediately prior to planting.

Heavy outdoor contact material.

12 Gauge galvanized wire.

Metal stakes. Use 2 stakes for 8 ft. ht. trees and smaller. Use 3 or 4 stakes for trees larger than 8 ft.

Paint stakes black.

Plant root ball 3" - 4" higher than which plant grew.

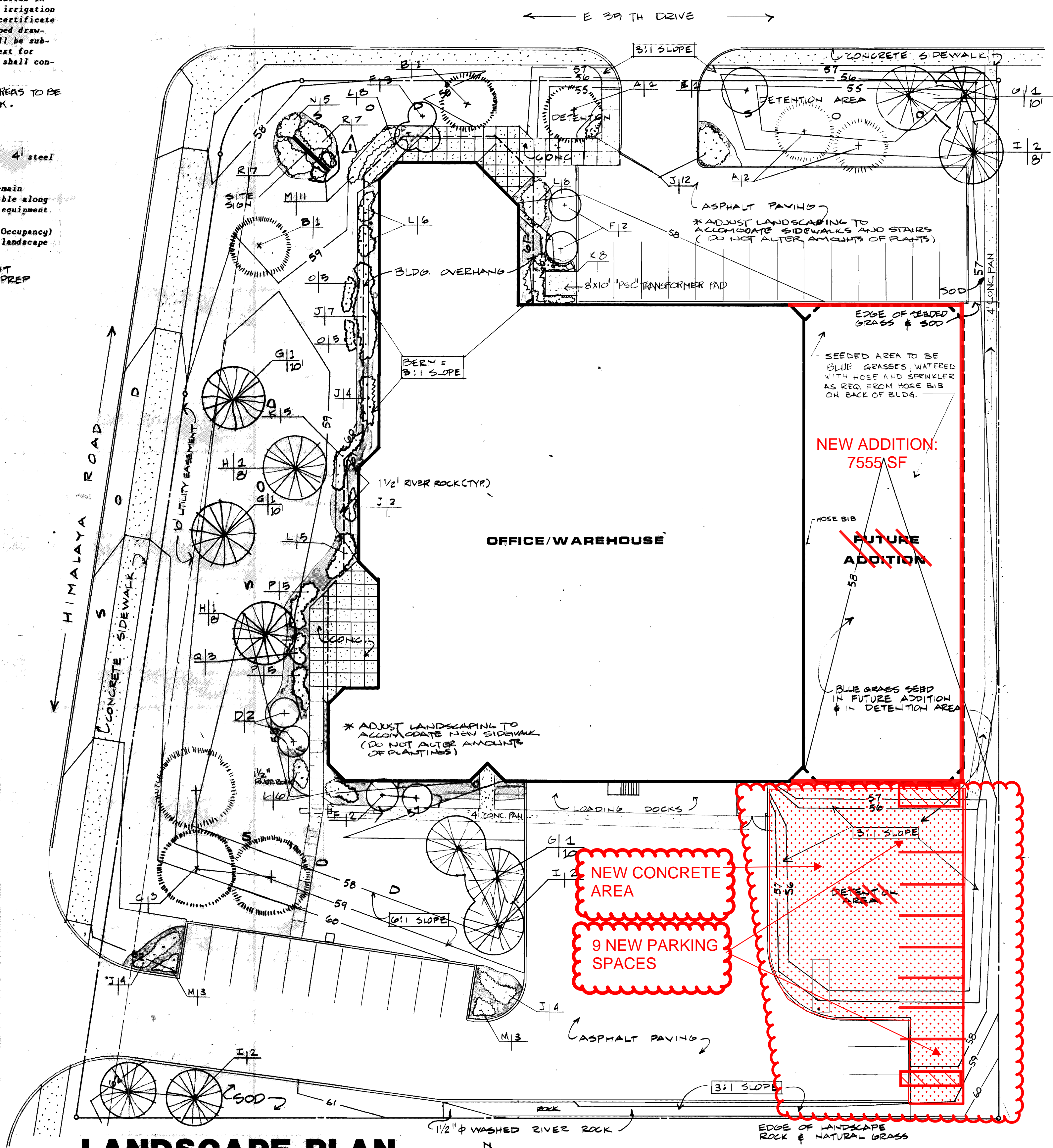
Apply specified mulch 3" - 4" above sod grade, as shown.

Finish grade.

Cut twine at bottom of wire baskets and twine under root ball before placing tree in pit.

Cut upper 2/3 of wire away. (Wire baskets, chicken wire etc. including wire under old burlap.)

Cut twine and burlap from around trunk. Pull back and down 1/8 - 1/2 way down. Cut and remove burlap.



LANDSCAPE PLAN

1" = 20'-0"

- All landscape plans shall be in conformance with the landscaping standards of the department of parks, recreation and public properties, which standards must be reviewed by the planning and zoning commission and approved by the city council.
- Required landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, replacement of plants when necessary, and the regular watering of all plantings. (Code 1963, § 8-13-5)

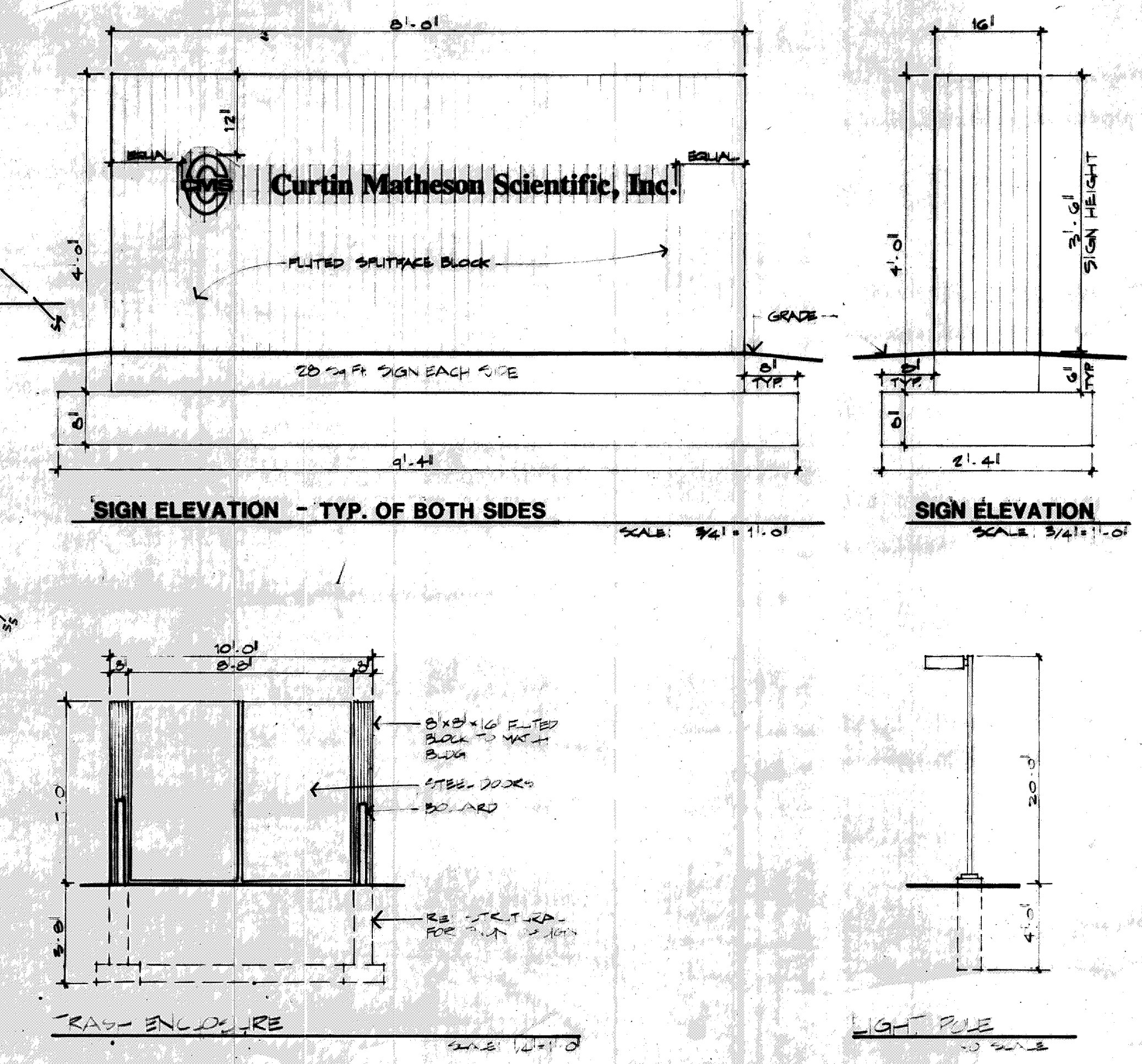
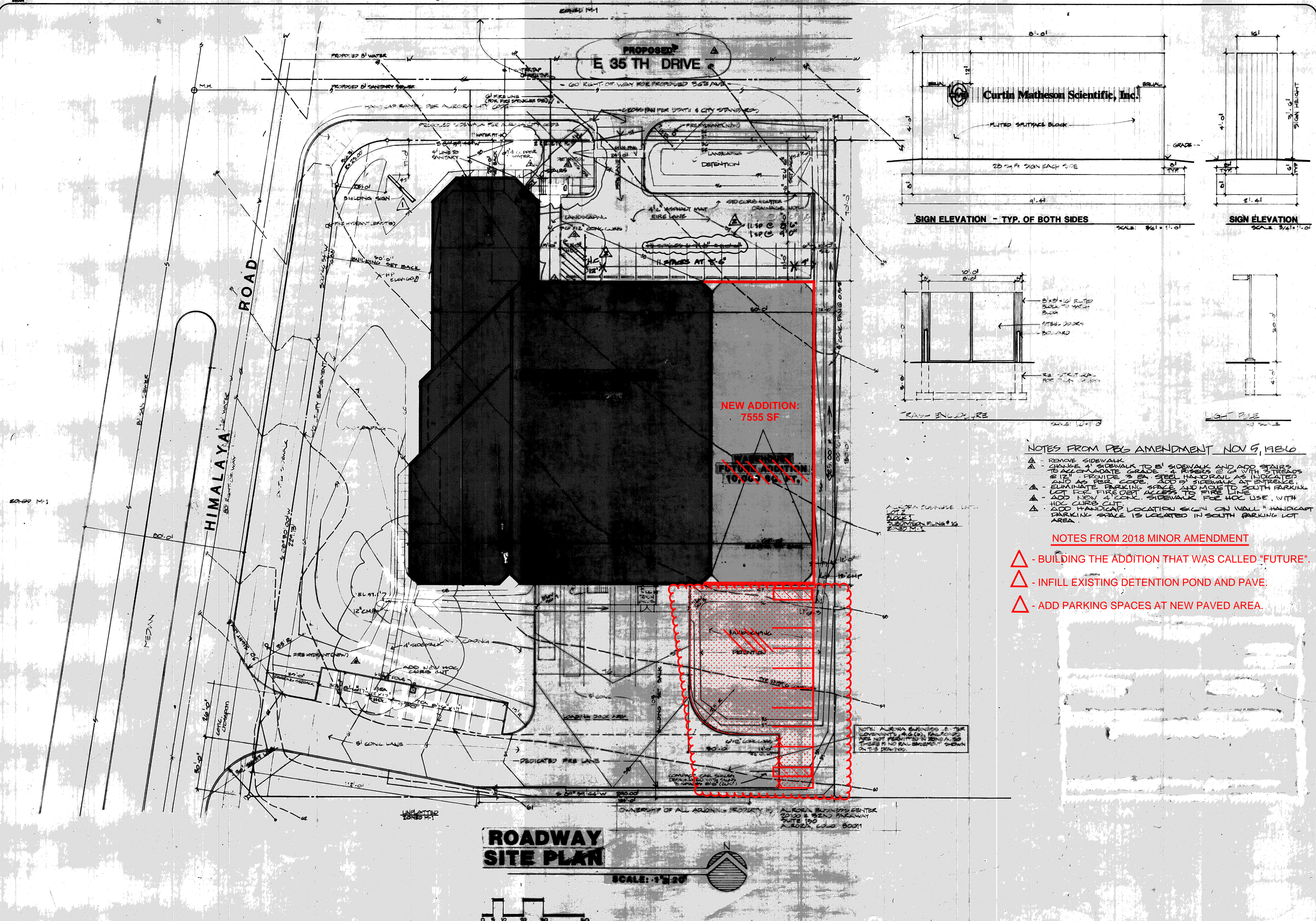
TCM CONSULTANTS INC.
DENVER, COLORADO • (303) 692-7666

Curtin Matheson Scientific, Inc.
HIMALAYA AT 36TH AVE. AURORA, CO

NO.	DATE	REVISIONS	REMARKS
1	1/2/84	REVISED	REVISED
2	1/2/84	REVISED	REVISED

JOB NO:
DATE: 1-15-86
SCALE:
DRAWN:

SHEET NO:
L-1



- NOTES FROM PB6 AMENDMENT NOV 9, 1986**
- △ - REMOVE SIDEWALK
 - △ - CHANGE 4' SIDEWALK TO 5' SIDEWALK AND ADD STAIRS TO ACCOMMODATE GRADE & RISERS @ 1/4" WITH TREADS @ 12" PROVIDE 3 EA. STEEL HANDRAIL AS INDICATED AND AS PER CODE. ADD 5' SIDEWALK AT ENTRANCE
 - △ - ELIMINATE PARKING SPACE AND MOVE TO SOUTH PARKING LOT FOR FIRE DEPT ACCESS TO FIRE LINE
 - △ - ADD NEW 4' CONC. SIDEWALK FOR HOC USE WITH HOC CURB CUT
 - △ - ADD HANDICAP LOCATION SIGN ON WALL "HANDICAP PARKING SPACE IS LOCATED IN SOUTH PARKING LOT AREA"
- NOTES FROM 2018 MINOR AMENDMENT**
- △ - BUILDING THE ADDITION THAT WAS CALLED "FUTURE".
 - △ - INFILL EXISTING DETENTION POND AND PAVE.
 - △ - ADD PARKING SPACES AT NEW PAVED AREA.

TCM CONSULTANTS INC.
4100 E. MISSISSIPPI AVE. SUITE 1100 DENVER, COLORADO 80222 (303) 692-7666

Curtin Matheson Scientific, Inc.
HIMALAYA AT 38TH AVE. AURORA, CO

NO	DATE	REVISIONS	REMARKS
1	2-23-18	1	REVISED LOT LINES
2	2-23-18	2	REVISED PARKING LOT LINES
3	3-13-18	3	CHANGED STREET NAME
4	11-15-18	4	ADDITION TO EXISTING BUILDING

JOB NO: 7105
DATE: JAN 15 '86
SCALE: 1"=20'
DRAWN: MT

SHEET NO:
R-1