

Project Data:

Lead area within property lines .289 Acres
 Gross floor area (41-16 City Code) 9955 Sq. Ft.
 Number of buildings ONE
 Total building coverage 7955 % and Sq. Ft.
 Hard-surface area (exclusive of buildings) 2760 % and Sq. Ft.
 Area devoted to landscaping within site (41-16 City Code) 21 % and Sq. Ft.
 Present zoning classification B-2
 Proposed uses OFFICE/SHOWROOM W/ SUPPORT WAREHOUSING
 Permitted maximum sign area = U.S.F. PROPOSED = 20 Sq. Ft.
 Type of sign (Freestanding, wall, etc.) WALL
 Number of stories ONE
 Maximum height of buildings 14'-3"
 Loading spaces provided ONE TRUCK SPACE Δ
 Parking spaces provided 14+7 Δ % compact NA
 Parking spaces required 14
 Handicap spaces required 1 provided 1

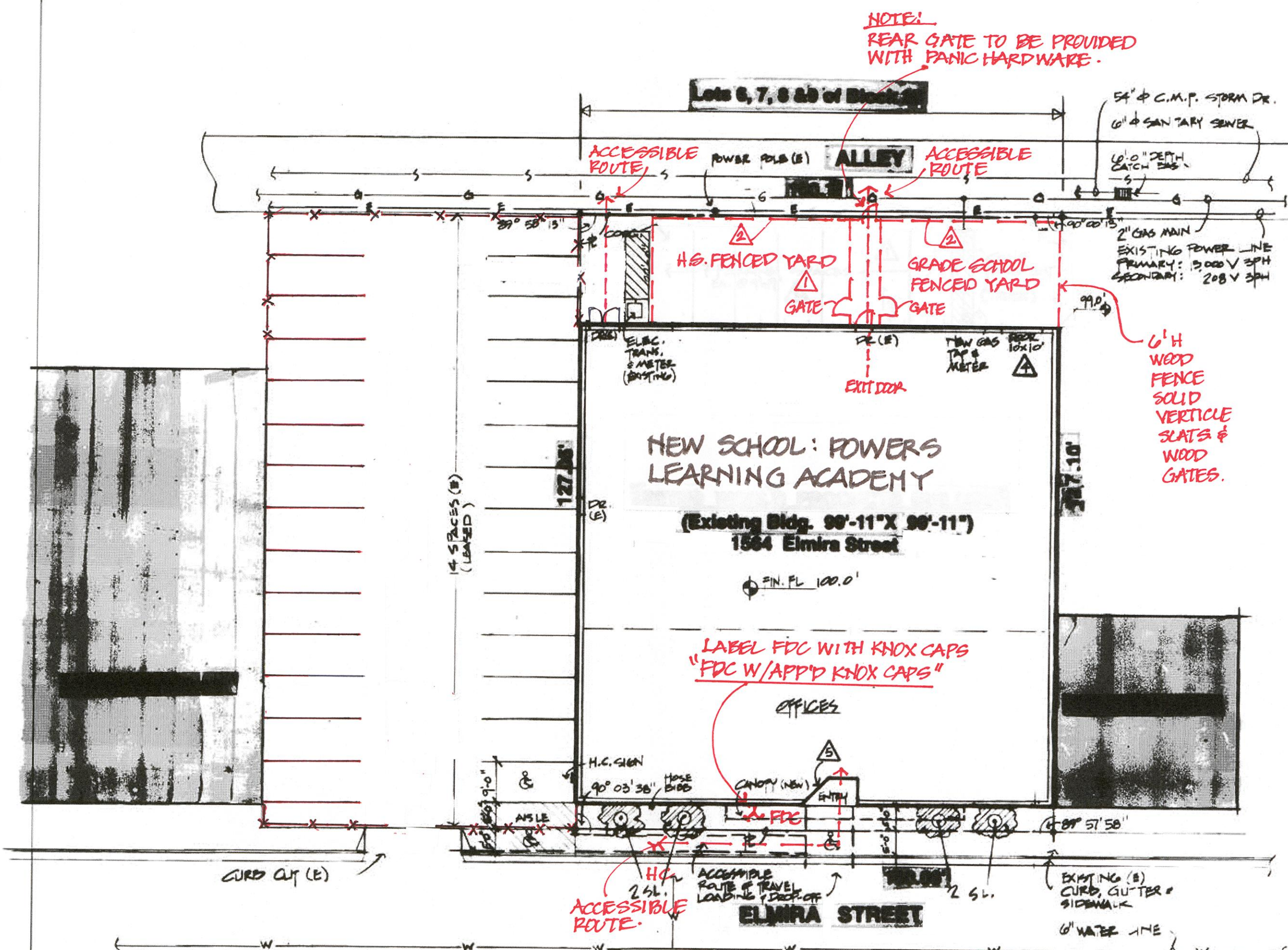
General Notes:

- The developer, his successors 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.
- 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.
- 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 building permits.
- 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, or other shall interfere with the operation of the utility lines placed within the easement. By submitting these site construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
- 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; and if not, must be amended to agree with the plat as needed, or vice versa.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- 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.
- Roof-top mechanical equipment will be screened on all visible sides at a minimum 4'-0" separation 4'-0" high. Screening shall be constructed of metal framing and hardboard siding materials. Paint color shall match "warm concrete gray" of building facade.
- To meet City Code parking requirements for this project, applicant has secured a contractual agreement with the adjacent property owner to the north to lease the use of 14 of its parking spaces Monday through Friday, along the north face of the building. Applicant is responsible for maintenance of parking. If parking agreement expires or is otherwise nullified, property owner is responsible for obtaining sufficient parking subject to the review and approval of the City.
- All improvements as designated on the Redevelopment Plan as submitted will be constructed or otherwise put into place by October 15, 1996.
- Requirements of the American Disabilities Act as applicable for this project shall be met.

ADMINISTRATIVE AMENDMENT 10-8-97
 Δ ELIMINATE TRUCK DOCK, CRANE, RAMP, CURB, POOL, CANOPY, SHED, RAILS.
 Δ ADD CONC./ASPH. PAVING & 2 NEW PARKING SPACES FOR CARS.
 Δ ENLARGE PROPOSED TRUCK INC. TO 8' X 12' 6" HT.
 Δ ENLARGE PROPOSED C.H. DOCK @ EAST TO 10' X 10'.
 Δ CHANGE FRONT ENTRANCE SIGN DESIGN.

REDEVELOPMENT PLAN UNITED WORLD PRODUCTS INC. 1564 ELMIRA STREET

ADMINISTRATIVE AMENDMENT 2 - 1/08/18
 Δ ELIMINATE REAR OF BUILDING PARKING.
 Δ ADD FENCING TO REAR YARD TO ENCLOSE SCHOOL BREAK AREAS FOR STUDENTS PROTECTION.
 Δ ALLOW FOR REPLACEMENT PKG NEXT DOOR @ REAR PUBLIC PARKING LOT. 40 SPACES 14 USED - 16 NEEDED FOR SCHOOL 10 EXTRA.

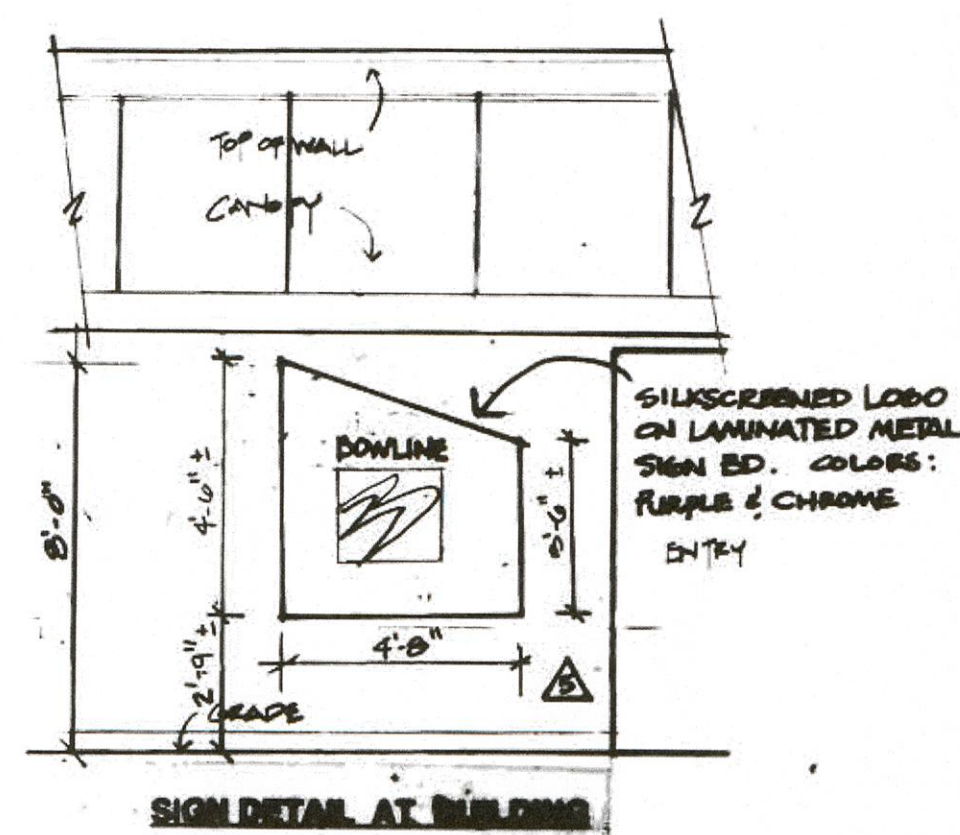


Site Plan

Scale: 1" = 20'
 NORTH
 0 10' 20' 40' 50' 60'

LANDSCAPE NOTES:

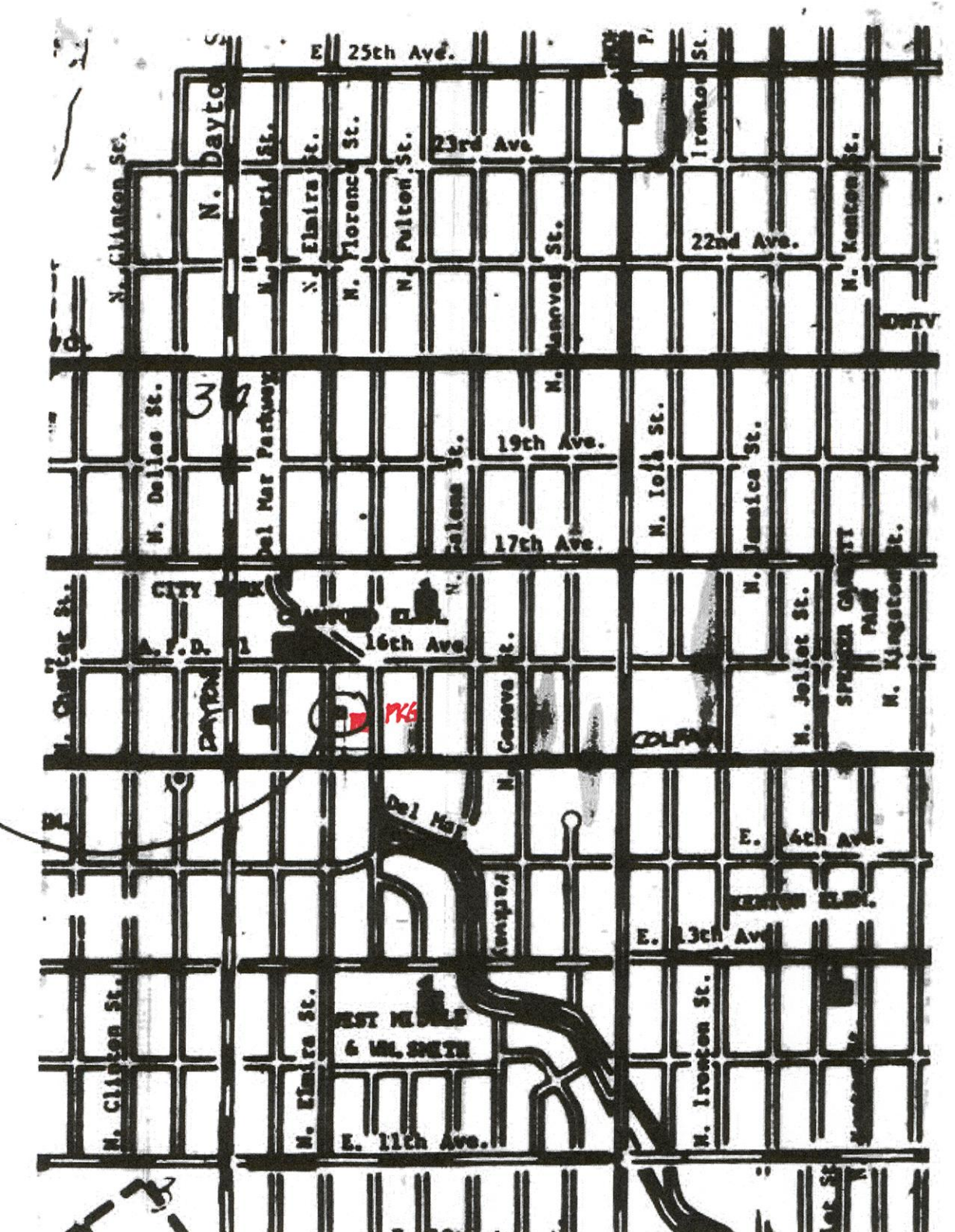
- 4 trees of 2" to 2-1/2" caliper are to be planted east of city sidewalk within property line.
- Tree Type (SL): GUEDITZIA TRICANTHOS INTERMIS "SKYLINE" or Skyline Honey Locust.
- Planting detail at concrete pavement to meet all applicable City Codes.
- All trees will be watered by way of irrigation system.
- Landscape installation shall be completed prior to the issuance of a permanent Certificate of Occupancy.
- Open steel guard rails at Deck shall be 42" high with vertical rails 6" maximum spacing.



WALL-MOUNTED 1" ABOVE GRADE TO BOTTOM SIGN

HANDICAPPED PARKING SIGN

TRASH ENCLOSURE ELEVATION



Vicinity Map

Scale: 1" = 1000'

Legal Description:

Lots 6 to 9 inclusive, Block 22, except the rear or easterly 8 feet thereof, Aurora, County of Adams, State of Colorado

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants, 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. Amendment, withdrawal or amendment of this Plan may be permitted only upon approval of the City of Aurora.

In witness whereof, I, [Signature], Notary Public for the State of Colorado, do hereby certify that the foregoing instrument was acknowledged before me this 30 day of July, AD 1996.

NOTARIAL:
 State of Colorado Adams County of Aurora

The foregoing instrument was acknowledged before me this 30 day of July, AD 1996, by [Signature] (Print Name or Names)

Witness my hand and official seal: [Signature] Notary Public

My commission expires 7-7-98 Notary/Burn. address:
 CITY OF AURORA APPROVALS:
 City Attorney: NA Date: 7-3-96
 Planning Director: Debbie M. Bolken Date: 7-3-96
 Planning Commission: NA Date: 7-3-96
 City Council: NA Date: 7-3-96
 Attest: NA Date: 7-3-96

RECORDERS CERTIFICATE:
 Accepted for filing in the office of the Clerk and Recorder of Colorado at Aurora County, on this 30 day of July, AD 1996.

Amendments: