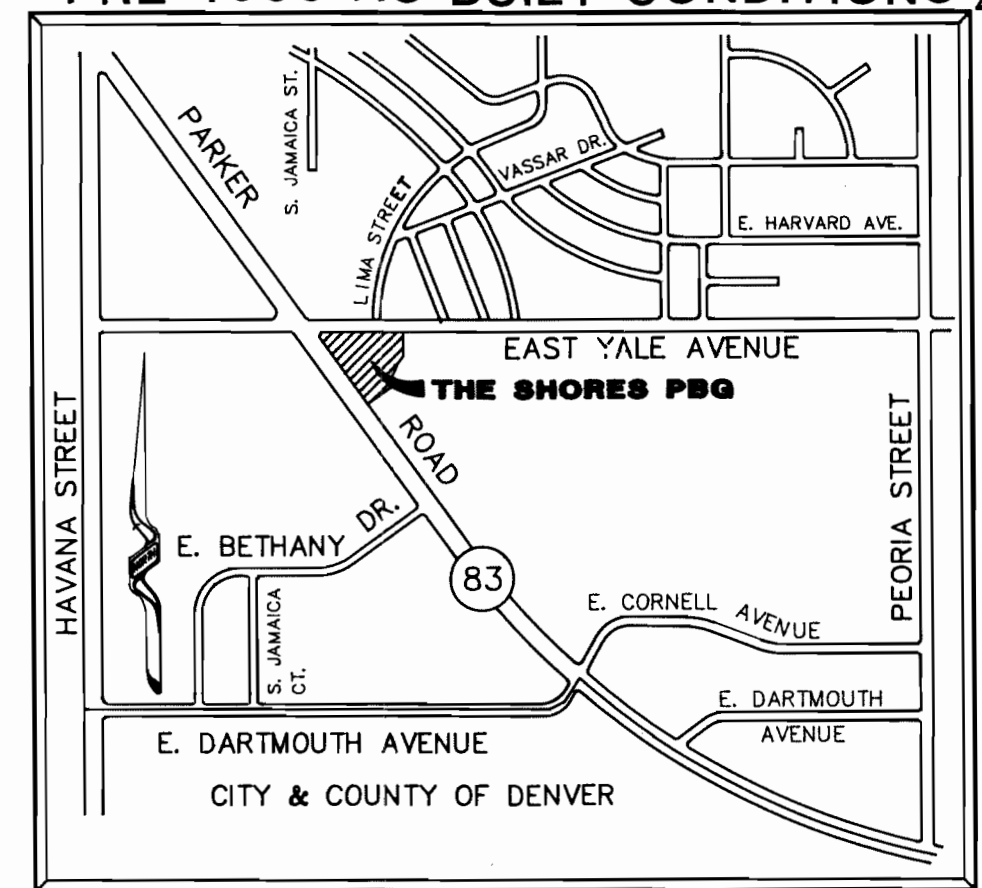


SITE PLAN AMENDMENT

SHEET 2 OF 3
P.L.E. 1995 AS BUILT CONDITIONS

VICINITY MAP

NO SCALE

PROPERTY DESCRIPTIONS

FORMER
LOT 1, BLOCK THE SHORES - FILING NO. 6REPLATTED
LOTS 1 TO 4 INCLUSIVE, BLOCK 1
INTERNATIONAL CENTER SUBDIVISION FILING NO. 1

CITY OF AURORA APPROVALS:

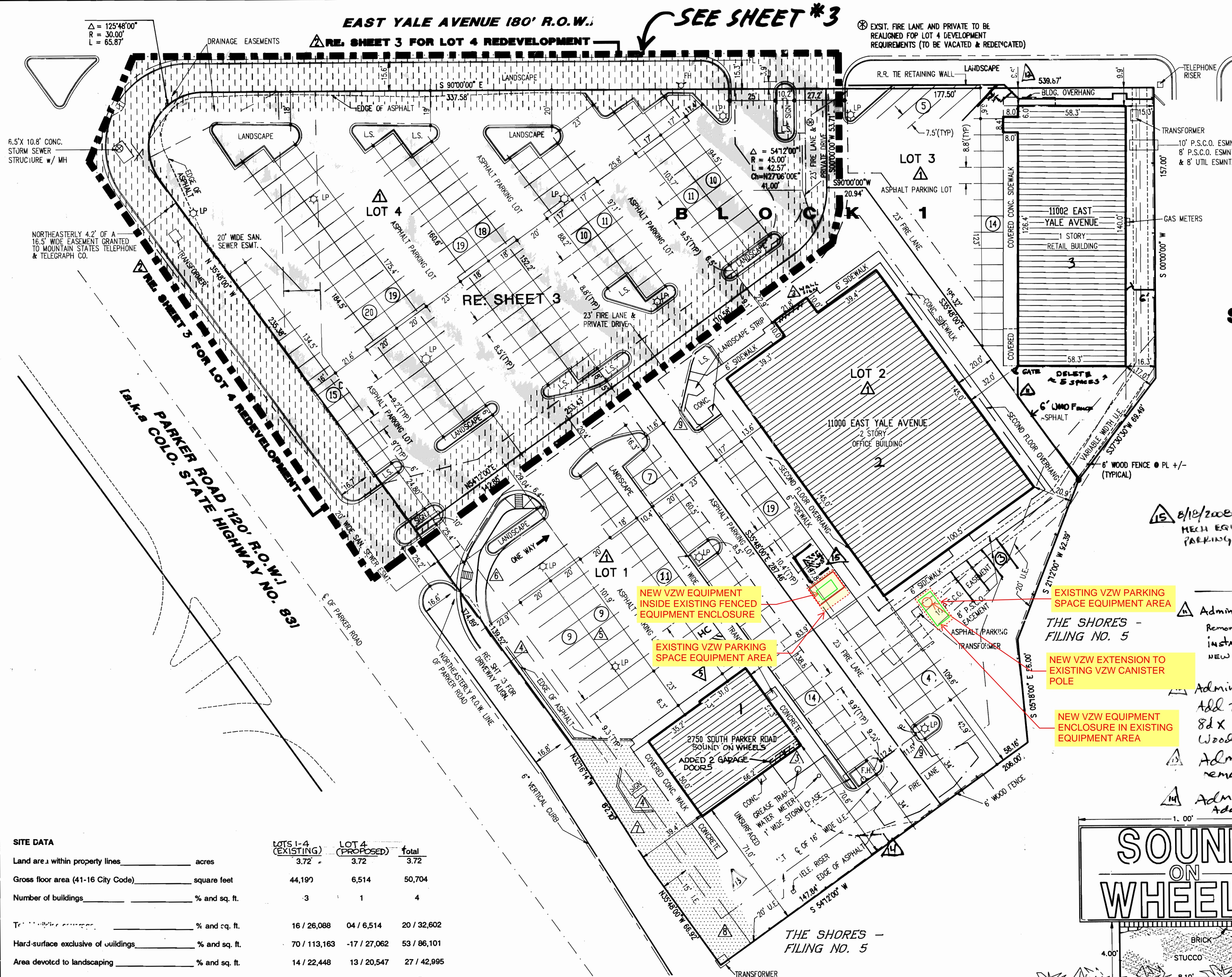
Planning Director: *Donna M. Dallas*Date: *11-2-95*

LOT AREAS

LOT 1: 41,599 S.F. (0.96 ACRES) LOT 2: 41,205 S.F. (0.94 ACRES)
LOT 3: 24,120 S.F. (0.55 ACRES) LOT 4: 54,992 S.F. (1.26 ACRES)

SITE PLAN

SCALE: 1" = 30'



AMENDMENT TO SHORES PBG SITE PLAN

SITE DATA			
	LOTS 1-4 (EXISTING)	LOT 4 (PROPOSED)	TOTAL
Land area within property lines	3.72	3.72	3.72
Gross floor area (41-16 City Code)	44,197	6,514	50,704
Number of buildings	3	1	4
Travelling easements	16 / 26,088	04 / 6,514	20 / 32,602
Hard surface exclusive of buildings	70 / 113,163	17 / 27,062	53 / 86,101
Area devoted to landscaping	14 / 22,448	13 / 20,547	27 / 42,995
Present zoning classification	B-1	B-1	B-1
Proposed uses		Video Store	
Permitted maximum sign area		190	
Type of sign (Freestanding, wall, etc.)		Wall & Ground	
Number of stories	1 and 2	1	2
Maximum height of buildings	40'	20'	40'
Loading spaces provided		1	
Parking spaces provided - Includes 2 handicap Spaces (No compact)	237	41 (-133)	44 (-144)
Parking spaces required	57	33	63 (-142)
Handicap spaces required		2	

ADA ACCESS NOTE

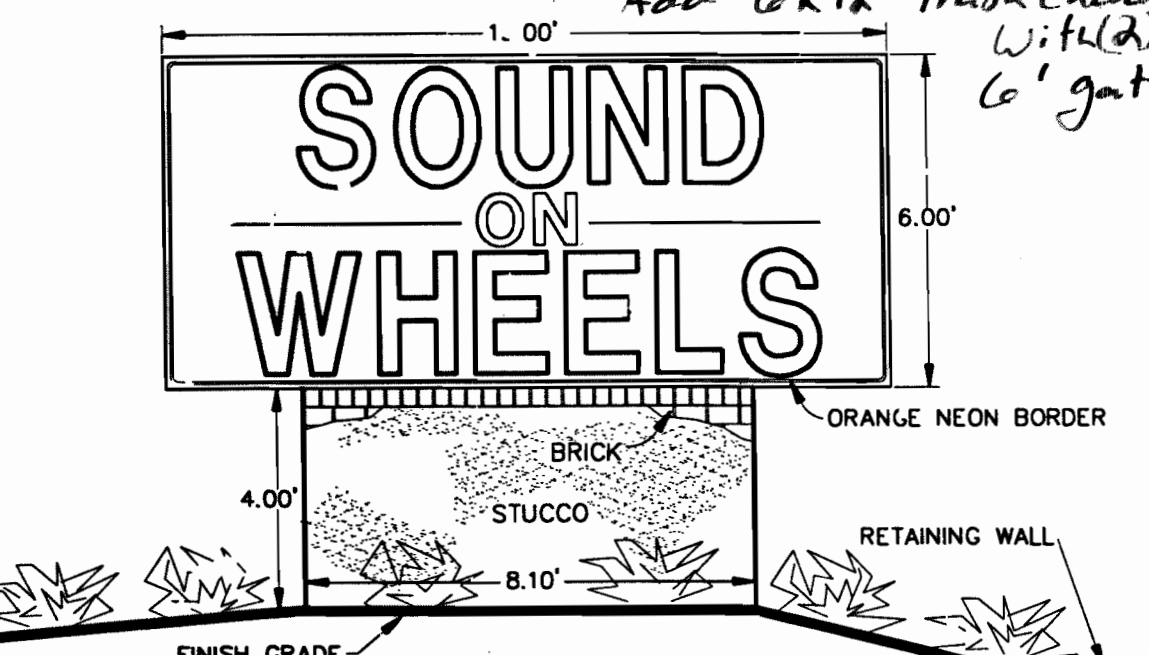
The "accessible route of travel" shall connect the exterior operable doors and exits within 6" of grade with a accessible parking spaces and the public way. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be painted with white stripes. The "accessible route of travel" must comply with U.B.C. Chapter 21, Appendix and A.N.S.I. 117.1.

COLORADO DEPARTMENT OF TRANSPORTATION NOTE

The "Int access agreement" for Lots 1 through 3 within the INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 will necessitate any development in the SHORES PBG to obtain a State Highway Access Permit from the Colorado Department of Transportation.

NOTES

- Cross access on, over and through Lots 1 through 4, Block 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 is provided for by the official plat of said subdivision as recorded in the Clerk and Recorder's Office of Arapahoe County, Colorado.
- Cross parking, on, over and through Lots 1 through 4, Block 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 is provided for by the official plat of said subdivision as recorded in the Clerk and Recorder's Office of Arapahoe County, Colorado.



SOUND ON WHEELS SIGN DETAIL

PURPLE, TEAL & YELLOW LETTERS
ON WHITE BACKGROUND
TOTAL AREA = 78 SQUARE FEET (EACH SIDE)

SUGGESTED PLANTING MATERIALS LEGEND

- DM (2" C/L) DOWNY HAWTHORN
- SC (2" - 1/2" C/L) SPRINGSNOW BRABAPPLE
- RC (8" GAL) ROCK SPRAY COATING

SOUND ON WHEELS CONDITIONAL NOTES

- The building shall be improved with a new shingled roof and shall be painted and color trimmed similar to other buildings on the site.
- The hours of operation shall be from 9:00 A.M. to 6:00 P.M. on Mondays through Saturdays and shall be closed on Sundays.
- The City of Aurora Noise Ordinance shall be complied with; sound emissions generated by operations shall be kept to a reasonable minimum.
- The service bay garage doors shall be located on the South elevation of the building and shall remain closed except for ingress and egress to and from the service bays.
- The grounds and landscape areas shall be maintained and kept clean and free of refuse.
- Area lighting shall be downcast. No area, sign or other lighting shall be directed towards the adjacent Shores residential subdivision.
- Sound On Wheels employees shall be instructed not to drive vehicles through Eastridge or the Shores residential subdivisions when road testing equipment.
- After-hours work, which may be required of owners or employees, shall be kept to a minimum and shall not have a negative impact on the adjacent residential neighborhoods. The owner shall hold meetings, as may become necessary, with the adjacent homeowners' association to resolve problems which may occur as a result of after-hours activities.
- All service and installation work, except for over-sized vehicles, shall be performed inside the building with bay doors closed.

LOT 1: PARKING CALCULATIONS

	Previous - Restaurant	New - Retail
Parking Required	40 (Per The Shores PGG)	21*
Parking Provided	113 Seats	52
H.C. Parking Provided:		2
* (3350 SF (GFA) @ 1 SP/200 SF) + (2 SP/Service Bay x 2) = 21		
Parking Required	141 spaces	
Parking Provided	133 spaces	131
	+ 8 spaces	
	+ 9 space waiver	
	+ 1 space	

* Parking Waiver for "Sound on Wheels" reduced PC waiver of 43 spaces to 9 spaces

AMENDMENTS

- REVISED SHORES PBG SITE PLAN TO REFLECT AS BUILT CONDITIONS AS OF MAY 15, 1995.
- REVISED SITE PLAN FOR LOT 4 REDEVELOPMENT; RE: SHEET 2 OF 2
- 1/21/95 INSTALL 2 OVERHEAD GARAGE DOORS ON SOUTH ELEVATION PER CONDITIONS PRIOR TO C.O., SEE FILE 7-6005-8
- ADDED NEW RETAINING/CURB WALLS
- REVISED PARKING LAYOUT (REMOVED 4 SPACES)
- REVISED ACCESS DRIVE TO C.O.D.T. REQUIREMENTS
- RETAINING WALL
- LANDSCAPE TO C.O.D.T. STANDARDS
- MODIFIED CURBS TO CLEAR FIRE LANES
- ADDED CONDITIONAL NOTES

AMENDED LANDSCAPE PLAN

PROPERTY DESCRIPTION

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1

PLANT MATERIALS

ITEM	SIZE
PINION PINE (PINUS EDULIS)	6-8'
AUSTRIAN PINE (PINUS NIGRA)	6-8'
HONEYLOCUST (GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER')	2.5" CAL
MARSHALL'S SEEDLESS ASH (FRAXINUS PENNSYLVANICA 'MARSHALL'S')	3" CAL
SPRING SNOW CRAB. (MALUS 'SPRING SNOW')	2" CAL
GOLDCOAST PFITZER (JUNIPEROUS PFITZERANA 'GOLD COAST')	5 GAL.
GOLD TIP JUNIPER (JUNIPEROUS CHINESIS PFITZER 'GOLD TIP')	5 GAL.
BLUE RUG JUNIPER (JUNIPEROUS HORIZONTALIS 'WILTONI')	5 GAL.
BROADMOOR JUNIPER (JUNIPEROUS SABINA 'BROADMOOR')	5 GAL.
ANTHONY WATERER SPIREA (SPIREA BUMALDA 'ANTHONY WATERER')	5 GAL.
PEKING COTONEASTER (COTONEASTER ACUTIFOLIA)	5 GAL.
BLUEMIST SPIREA (CARYOPTERIS INCANA 'BLUEMIST')	5 GAL.
LUPINES-MIXED (POLYPHYLLUS 'RUSSELL'S HYBRID')	5 GAL.
50/50 MIX-CREEPING PHLOX - BUGEL AJUGA	QUANTITY NECESSARY TO COVER AREA INDICATED
SOD	
BARK CHIP MULCH	2"-3" DEEP - SQFT
COBBEL MULCH	4"-6" SQFT
METAL EDGING	1" LINFT

GENERAL NOTES

- LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- LANDSCAPE MAINTENANCE FOR BLOCK ONE (1), LOT FOUR (4) SHALL BE PERFORMED AT A LEVEL OR IN EXCESS OF THAT DESCRIBED WITHIN THE DECLARATION OF COVENANTS FOR PARKING AND MAINTENANCE OF THE INTERNATIONAL/SHORES CENTER SUBDIVISION AGREEMENT TO INCLUDE ANY AMENDMENTS, INCLUSIONS OR EXCLUSIONS THAT MAY BE ADMINISTERED TO THE DOCUMENT.

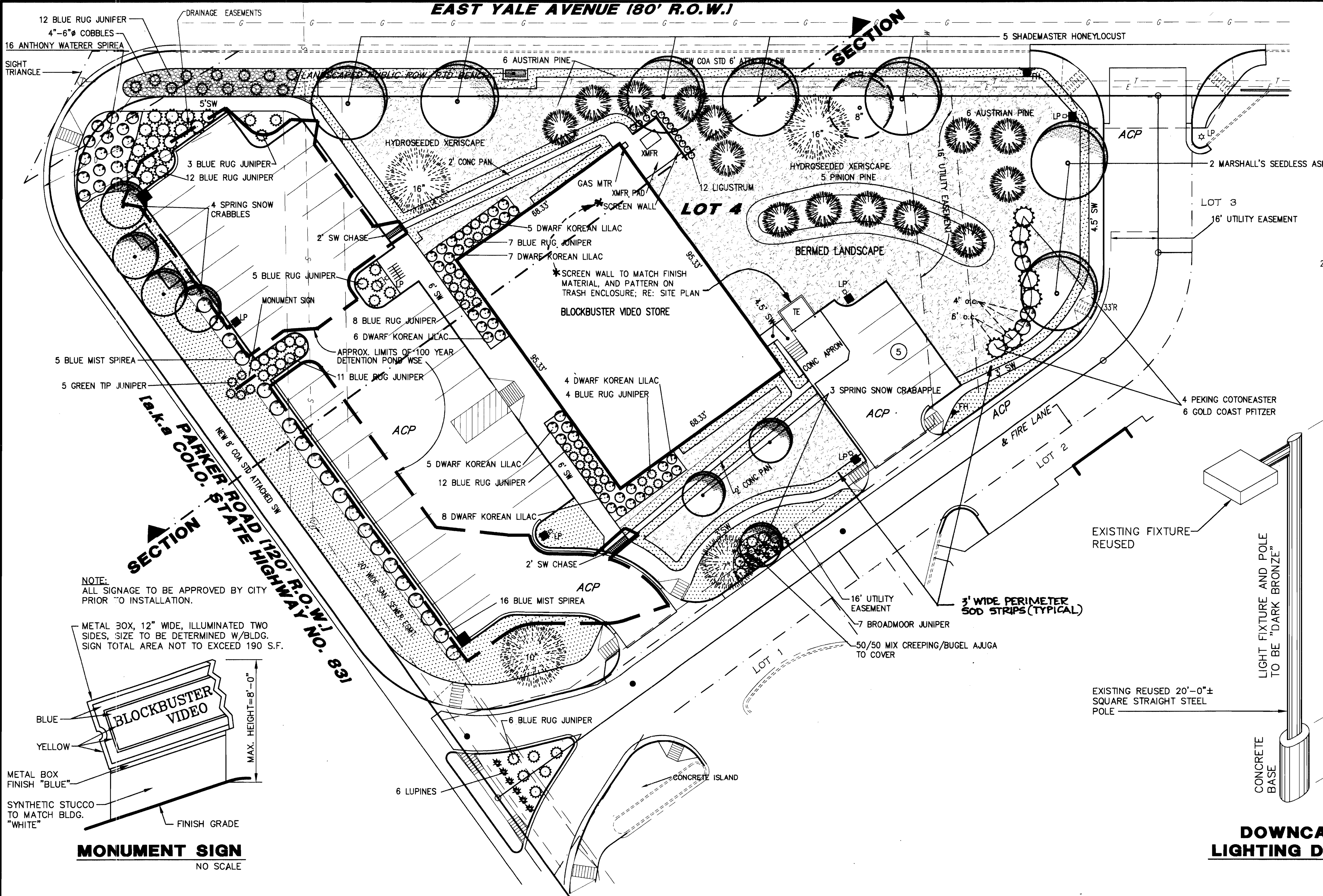
LANDSCAPE NOTES

- SEE ENGINEERING DRAWINGS FOR SITE LAYOUT, DIMENSIONS AND GRADING. BEAMS ARE TO BE OF UNIFORM GRADE THROUGHOUT AND TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. SLOPES NOT TO EXCEED ONE FOOT RISE TO THREE FOOT RUN.
- ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE USDA STANDARDS, ANY STANDARDIZED SPECIFICATIONS, 1973. MATERIAL TO BE INSPECTED BY LA ON-SITE AT TIME OF PLANTING.
- ALL AREAS TO BE SODDED OR USED FOR FLOWER BEDS SHALL RECEIVE SOIL PREPARATION WITH AN APPLICATION OF 3 CUBIC YARDS OF NATIVE PEAT PER 1,000 SQUARE FEET OF EXISTING SOIL AT A RATIO OF 1:1.
- SOD IS TO BE XERISCAPE BLEND (IF POSSIBLE) OF TALL FESCUE, SMOOTH BROME AND BLUEGRASS MIX. HYDRO SEEDING, MIX PER ITEM 4.A. AMOUNTS AS NECESSARY FOR STABLE GROWTH @ 3 TO 5 WEEKS AFTER INSTALLATION. IRRIGATION SCHEDULE SHALL BE STRICTLY MAINTAINED, ADDITIONAL SEEDING @ 5TH WEEK @ LOW GROWTH AREAS.
- BARK CHIP MULCH IS TO BE CLEAN 3/4" WOOD CHIP MULCH SPREAD TO DEPTH OF 3" OVER WEED BARRIER FABRIC IN ALL PLANTING BEDS. SOLID PLASTIC WEED BARRIER WILL NOT BE ACCEPTED.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- METAL EDGING IS TO BE UTILIZED AS NECESSARY TO SEPARATE LAWN AND PLANTER BEDS.
- IRRIGATION SYSTEM IS TO BE AUTOMATIC. IRRIGATION SYSTEM IS TO BE OR TORO, RAINBIRD, BUCKNER OR EQUAL. IRRIGATION SYSTEM DESIGN IS TO BE APPROVED BY LANDSCAPE ARCHITECT. SEE ENGINEERING DRAWINGS FOR TAP AND BACK FLOW PREVENTER LOCATION.
- THE DEVELOPER AND SUBSEQUENT OWNER(S) SHALL MAINTAIN ALL PRIVATE PROPERTY AND ANY ADJACENT CITY ROW, UP TO STREET EDGE AS SHOWN ON THIS PLAN AND DESCRIBED IN MAINTENANCE AGREEMENT FOR THE SHORES/INTERNATIONAL CENTER AGREEMENT.

MITIGATION SCHEDULE

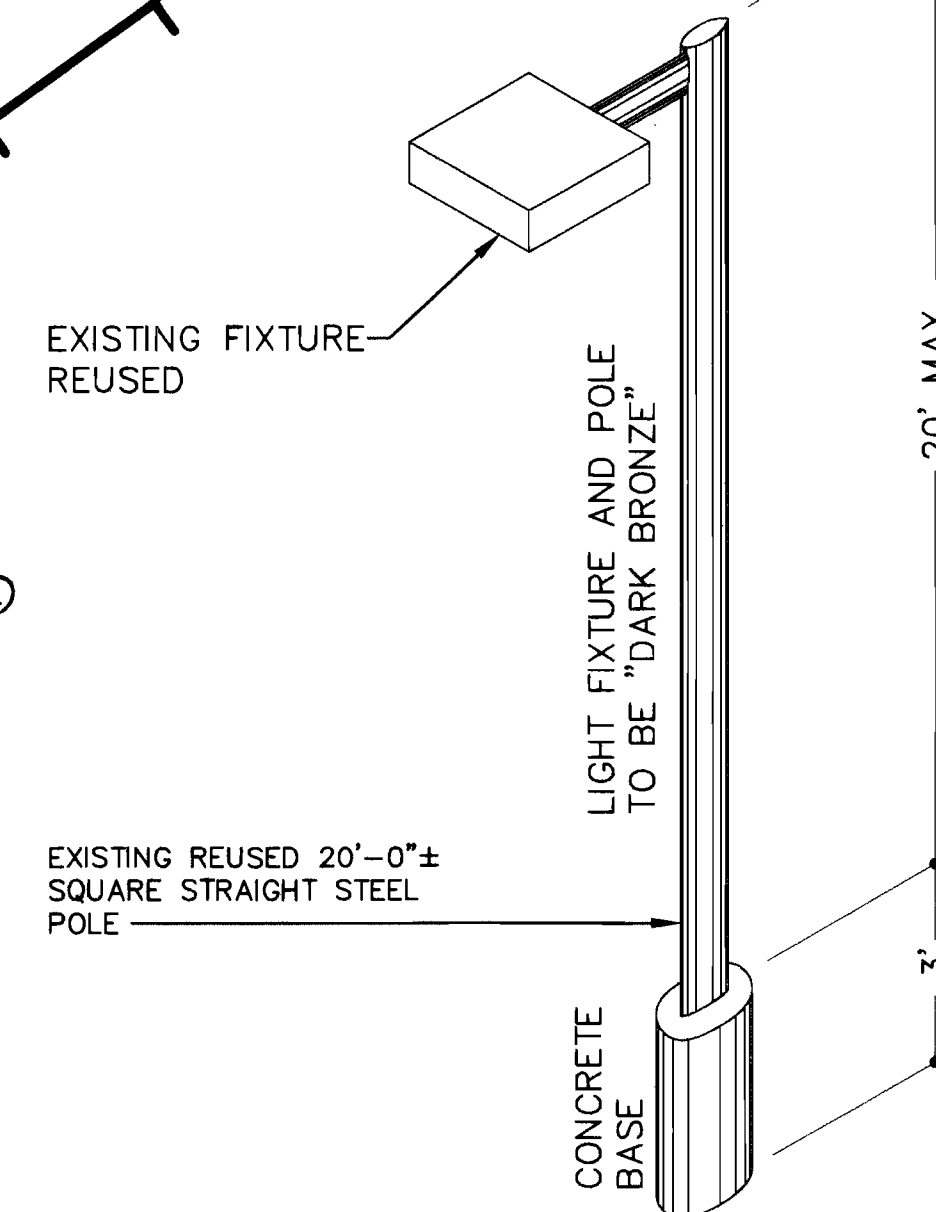
ITEM	QUANTITY	NAME	CAL. SIZE	REPLACEMENT
S	1	PONDEROSA PINE (PINUS PONDEROSA)	8"	1-8" HIGH TYPE FOR EACH 3" OF LOST CAL.
S	1	PONDEROSA PINE (PINUS PONDEROSA)	10"	1-10" HIGH TYPE FOR EACH 3" OF LOST CAL.
S	1	PONDEROSA	12"	1-12" HIGH TYPE FOR EACH 3" OF LOST CAL.
TOTAL			36"	4" TYPE "E" 8" TYPE "F"

- PARKING LOT LANDSCAPE CALCULATIONS
WEST PARKING LOT @ PARKER ROAD 11,004 GROSS SF
X 5% = 554 SF PARKING LANDSCAPING REQUIRED.
727 SF PARKING LANDSCAPING PROVIDED.
- LANDSCAPE COVERAGE, SUMMARY OF AREA MATERIALS
FOR ENTIRE LOT & SITE
SOD 7,038
SEED 10,863 SF
BARK MULCH 9,643 SF



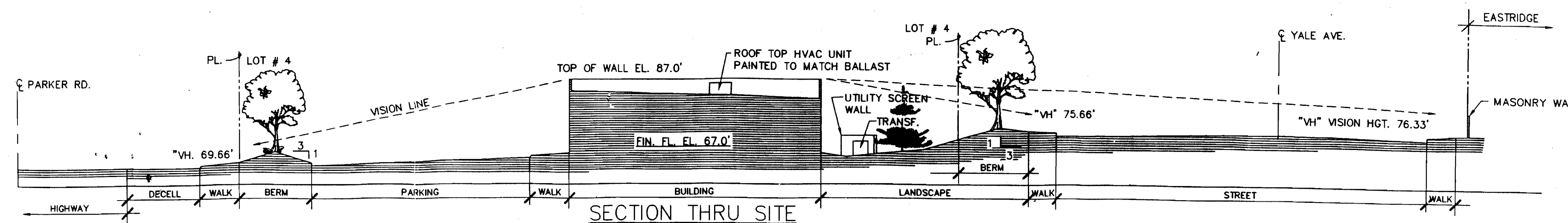
SCALE: 1" = 20'

DOWNCAST LIGHTING DETAIL



LEGEND

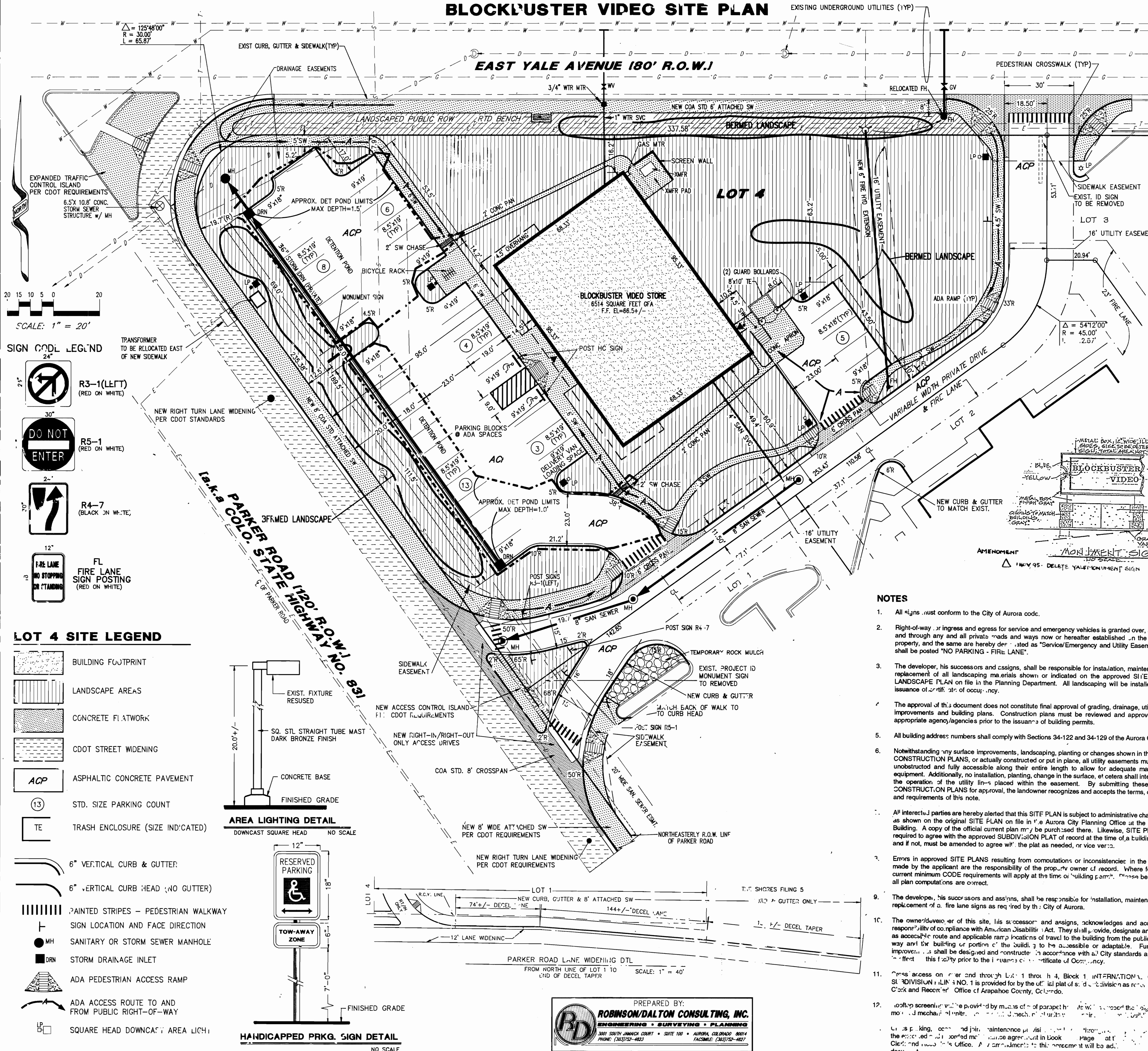
- BLUEGRASS BLEND SOD
- 4"-6" DIAMETER ROCK MULCH OVER GEOTEX FABRIC
- NATIVE GRASS BLEND, SEEDED
RE: NOTE 4.B.
- DECIDUOUS TREE AS SPECIFIED
- EVERGREEN TREE AS SPECIFIED
- EXIST. EVERGREEN TREE AS SPECIFIED
CALIPER AS SHOWN
- EXIST. DECIDUOUS TREE AS SPECIFIED
CALIPER AS SHOWN
- DECIDUOUS SHRUB AS SPECIFIED
- EVERGREEN SHRUB AS SPECIFIED



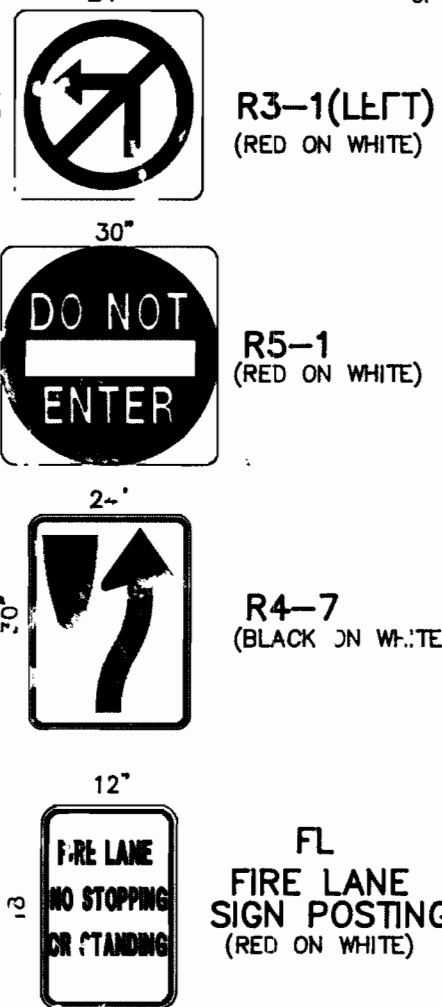
BLOCKBUSTER VIDEO SITE PLAN

EXISTING UNDERGROUND UTILITIES (Y/P)

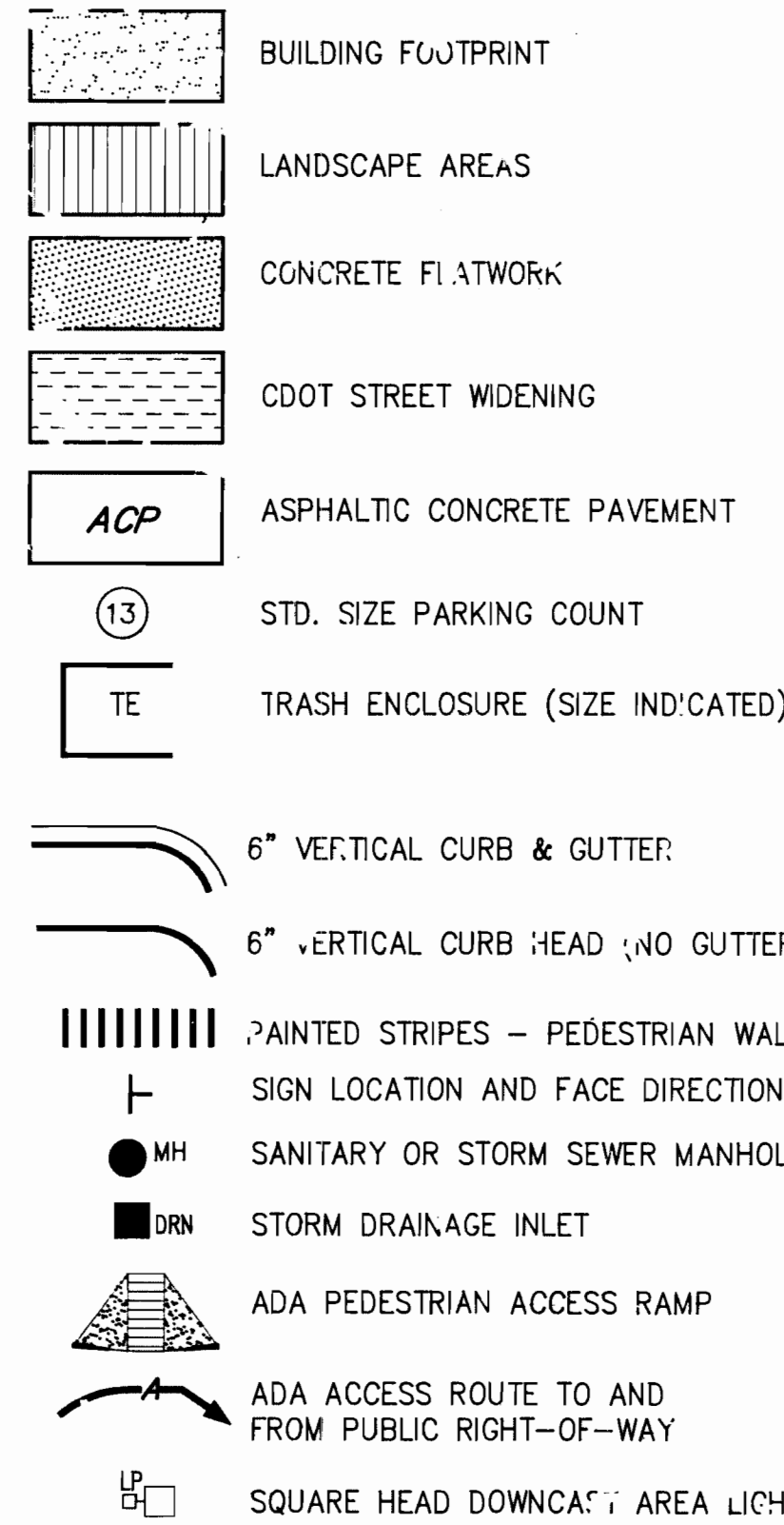
EAST YALE AVENUE 180' R.O.W.



SIGN CODE LEGEND

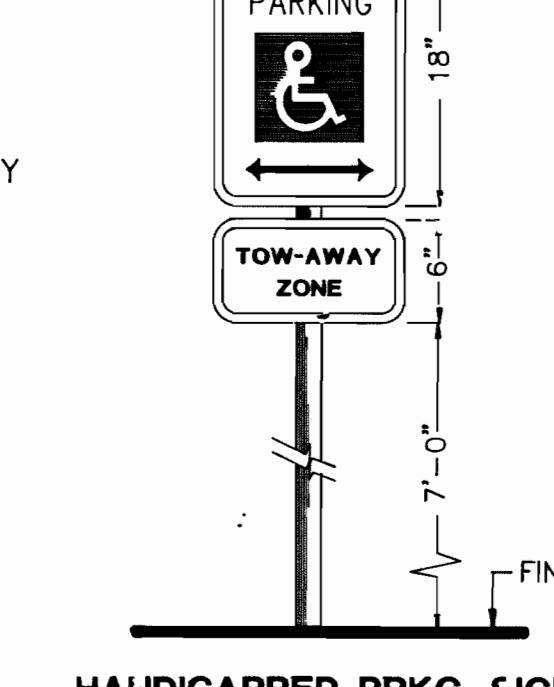


LOT 4 SITE LEGEND



AREA LIGHTING DETAIL

DOWNCAST SQUARE HEAD NO SCALE



HANDICAPPED PRKG. SIGN DETAIL

NO SCALE

PREPARED BY:
ROBINSON/DALTON CONSULTING, INC.
 ENGINEERING • SURVEYING • PLANNING
 3001 SOUTH JAMACH COURT • SUITE 100 • AURORA, COLORADO 80014
 PHONE: (303) 732-4823 FACSIMILE: (303) 732-4827

THE SHORES - PLANNED BUILDING GROUP

LOT 4 - SITE PLAN AMENDMENT

PROPERTY DESCRIPTION

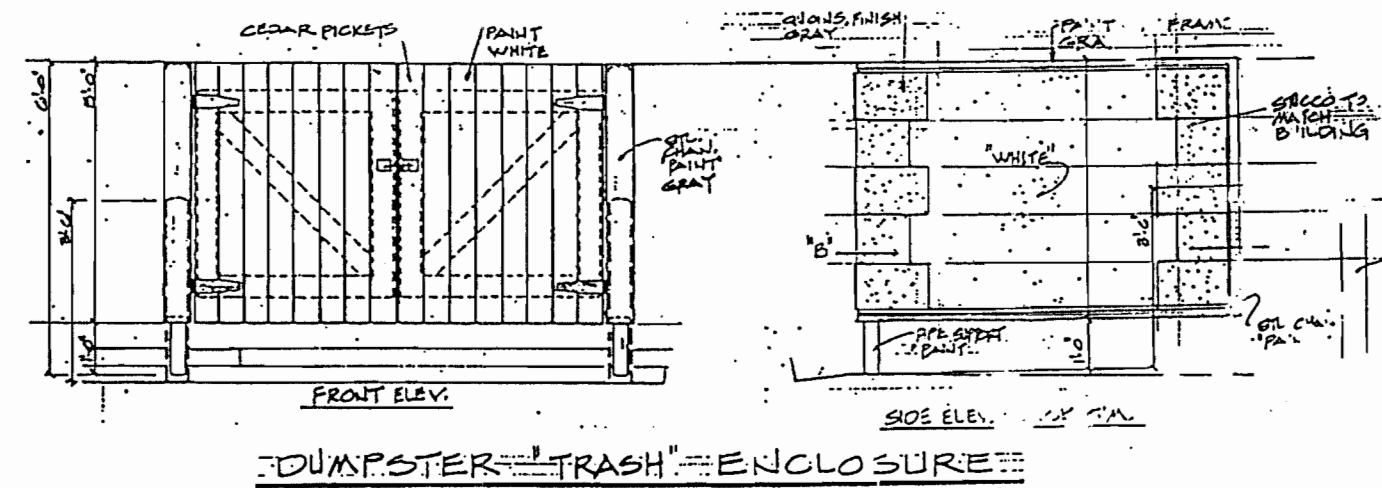
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1

LOT 4 SITE DATA

Land area within property lines	acres	Existing 1.26	Proposed 1.26	Total 1.26
Gross floor area (41-16 City Code)	square feet	0	6,514	6,514
Number of buildings	% and sq. ft.	1	1	1
Total building coverage	% and sq. ft.	0	12 / 6,514	12 / 6,514
Hard-surface exclusive of buildings	% and sq. ft.	0	42 / 23,183	42 / 23,183
Area devoted to landscaping	% and sq. ft.	11 / 4,784	46 / 25,295	46 / 25,295
Present zoning classification		B-1	B-1	No Change
Proposed uses		Parking	Video Store	
Permitted maximum sign area	square feet	190	190	
Type of sign (Freestanding, wall, etc.)	Wall and monument	ONE Wall & Ground	ONE Wall & Ground	
Number of stories		1	1	
Maximum height of buildings		0	20'	20'
Loading spaces provided		0	1	
Parking spaces provided - Includes 2 handicap Spaces (No compact)		0	41	41
Parking spaces required			33	33
Handicap spaces required			2	2

ADA ACCESS NOTE

The "accessible route of travel" shall connect the exterior operable doors and exits within 6" of grade with the accessible parking spaces and the public way. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be painted with white stripes. The "accessible route of travel" must comply with U.B.C. Chapter 31, Appendix and A.N.S.I. 117.1.



NOTES

- All signs must conform to the City of Aurora code.
- Right-of-way or 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 in 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. All landscaping will be installed prior to issuance of certificate of occupancy.
- 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/agencies 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 the 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 cetera shall interfere with the operation of the utility lines placed within the easement. By submitting this SITE or 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.
- 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.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of a fire lane sign as required by the City of Aurora.
- The owner/developer of this site, his successors and assigns, acknowledges and accepts the responsibility of compliance with American Disabilities Act. They shall provide, designate and identify as accessible route and applicable ramp locations of travel to the building from the public right-of-way and the building or portion of the building to be accessible or adaptable. Further, the improvements shall be designed and constructed in accordance with all City standards and codes in effect at the time of the building permit and certificate of occupancy.
- Cross access over and through Lot 1 through Lot 4, Block 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 is provided for by the official plat of subdivision as recorded in the Clerk and Recorder's Office of Arapahoe County, Colorado.
- Workshop screening will be provided by means of a parapet wall to protect the privacy of the building and its occupants from the public right-of-way.
- As F. King, Clerk and Recorder, I hereby certify that the foregoing is a true and correct copy of the original as recorded in the Clerk and Recorder's Office. All amendments to this document will be acknowledged by the Clerk and Recorder's Office.

CITY OF AURORA APPROVALS

City Attorney: Bob Ryan Date: 7-27-95
 Planning Director: James M. Bullen Date: 7-26-95
 Planning Commission: Chairman Date: 6-14-95
 City Council: Chairman Date: 7-27-95
 Attest: Donna Brines Date: 7-28-95

RECORDER'S CERTIFICATE

This plat was filed for record in the Office of the County Clerk and Recorder of Arapahoe County at _____ day of _____, A.D. 19____, in Book _____ at Page _____, Map _____, Reception No. _____

County Clerk and Recorder _____ Deputy _____
 SITE PLAN and any amendments hereto upon approval by the City of Aurora and recording, shall be binding upon the applicant, their successors and assigns. This PLAN shall limit and control the 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 _____
 has caused these presents to be executed this
12th day of July, A.D. 1995.

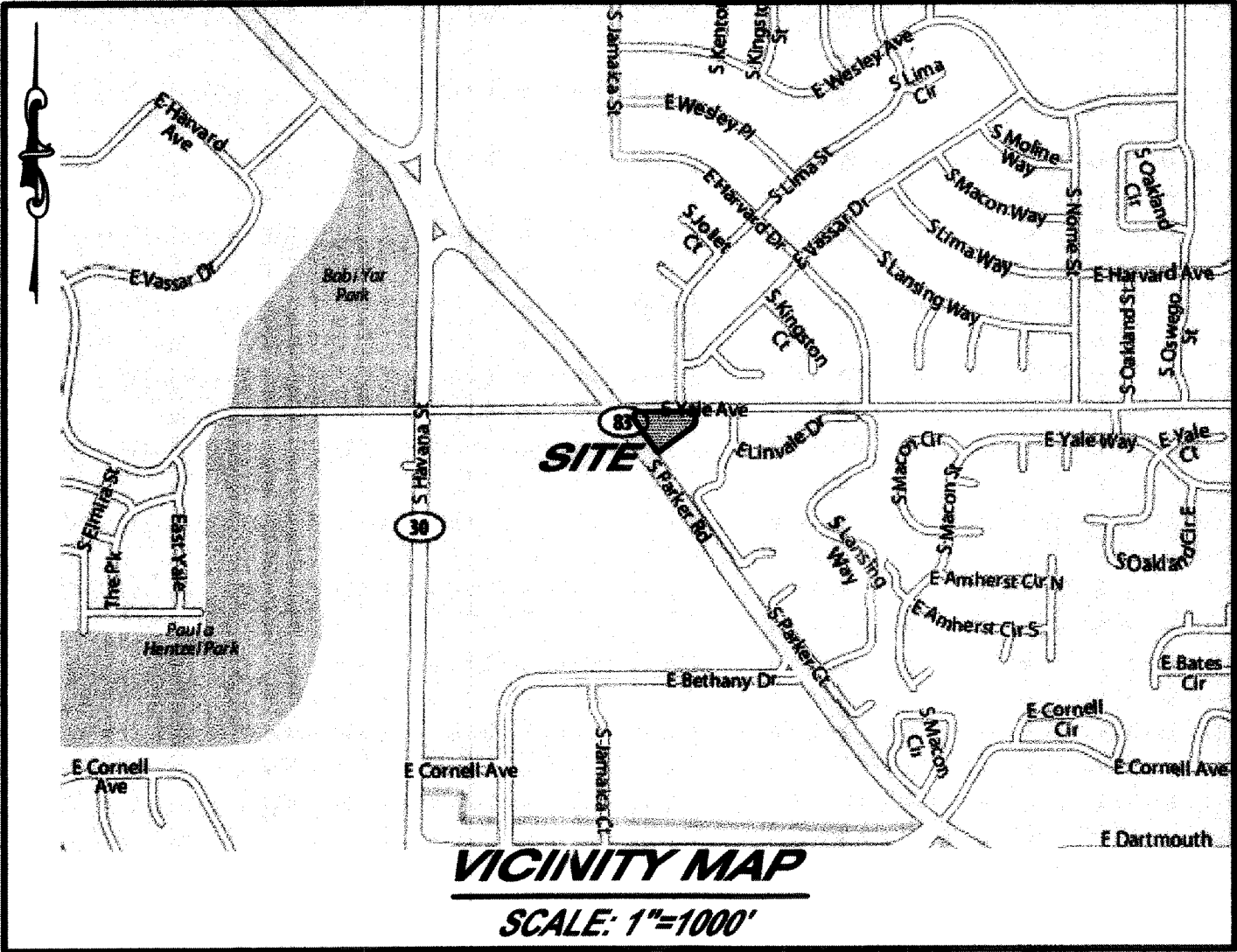
NOTARIAL

STATE OF COLORADO)
 COUNTY OF ARAPAHOE)
 The foregoing instrument was acknowledged before me this 12th day of July, 1995, by STUART FRED an officer of BOMASADA INVESTMENT GROUP II, a Texas Limited Liability Corporation.
 I, STUART FRED, a Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the Clerk and Recorder's Office.
 My Commission Expires May 5, 1999

THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT
ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DEVELOPER: DIBA, LLC
ATTN: MEHRAN DIBA
2159 S. PARKER ROAD
DENVER, COLORADO 80231
PHONE: (303) 995-7096
ARCHITECT: HANS KAHN ASSOCIATES
ATTN: HANS KAHN
2140 S. IVANHOE STREET, SUITE 206
DENVER, COLORADO 80222
PHONE: (303) 759-9311
ENGINEER: ENGINEERING SERVICE COMPANY
ATTN: DAVID R. ADDOR, PE
1300 S. POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
PHONE: (303) 337-1393
SURVEYOR: ENGINEERING SERVICE COMPANY
ATTN: CHARLES N. BECKSTROM, PLS
1300 S. POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012
PHONE: (303) 337-1393



AMENDMENTS:

- 1. Modify Change 12-12-08
2. Revise sign area calculation, Note signs per Article 16.
3. MA 1973-6005-17 6-19-13 WIDEN ENTRANCE TO PARKING LOT AND REVISE THE LANDSCAPE PLAN TO ADD 1 PARKING SPACES

SHEET INDEX

Table with 2 columns: Description and Sheet Number. Includes COVER SHEET (S1), SITE PLAN NOTES (S2), SITE PLAN (S3), SHRUB/LANDSCAPE PLAN (L1), TREE PRESERVATION (L2), and ELEVATIONS (A1).

SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 54,922 SQUARE FEET OR 1.2624 ACRES
GROSS FLOOR AREA EXISTING: 6,514 SQUARE FEET
GROSS FLOOR AREA PROPOSED: 8,964 SQUARE FEET
NUMBER OF BUILDINGS: 1
NUMBER OF STORIES: 1
MAXIMUM HEIGHT OF BUILDING: 50 FEET
PROVIDED HEIGHT OF BUILDING: 20 FEET
2006 IBC OCCUPANCY CLASSIFICATION (M), TYPE (V-B)
TOTAL BUILDING COVERAGE: 8,964 SQUARE FEET OR 16.3%
HARD SURFACE AREA: 25,808 SQUARE FEET OR 47.0%
LANDSCAPE AREA: 20,150 SQUARE FEET OR 36.7%
EXISTING ZONING CLASSIFICATION: B-1
PARKING SPACES REQUIRED: 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA (GFA) (8,964/250) = 36 STANDARD PARKING SPACES REQUIRED
HANDICAP: 2 STANDARD & 1 VAN ACCESSIBLE SPACE REQUIRED
1 LOADING SPACE REQUIRED
PARKING SPACES PROVIDED: 45 EXISTING STALLS
2 HANDICAP STALLS (1 VAN ACCESSIBLE)
1 LOADING
3 BICYCLE PARKING
SIGNAGE:
TYPE: WALL MOUNTED
ALLOWABLE AREA: 2 SQUARE FOOT PER FOOT OF BUILDING FRONTAGE
PROVIDED: 95x2= 190 SQ. FT.
Comply with Article 16

BENCHMARK:

CITY OF AURORA #4S6735NW002
3" DIAM. BRASS CAP ATOP THE NELY EDGE OF A LARGE CONC. STORM
INLET STRU. BEING ADJ. TO THE NELY SIDE OF S. PARKER RD., SD.
STRUCTURE OPPOSITE THE NORTH MOST PAVILION TOWER BLDG.- MON.
ALSO BEING NELY & ADJACENT TO METAL INLET 17.9 FT. FM. PARKER F.L.
ELEVATION: 5557.083 FEET (NAVD 1988 DATUM)

LEGAL DESCRIPTION:

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

SIGNATURE BLOCK:

SITE ADDRESS: 2720 SOUTH PARKER ROAD

THIS 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 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 Mehrran Diba
HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS 3rd DAY OF September, 2008 A.D.

BY: Mehrran Diba AS OWNER
print name print title

NOTARIAL:

STATE OF Colorado
COUNTY OF Arapahoe
SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 3rd DAY OF September, 2008 A.D.
BY Mehrran Diba, AS owner
OF Diba, LLC

WITNESS MY HAND AND OFFICIAL SEAL: Bob A. Mjers

MY COMMISSION EXPIRES: 11-09-2011

ADDRESS: 1300 S. Potomac St. #126
Aurora, Co 80012

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Bob Rogers DATE: September 9, 2008
PLANNING DIRECTOR: Phil Watter DATE: 9/8/2008
PLANNING COMMISSION: DATE: 4/9/2008
CHAIRPERSON
CITY COUNCIL: Mayor DATE: 9/9/08
MAYOR
ATTEST: Deborah Johnson DATE: 9/9/08
CITY CLERK
DATABASE APPROVAL DATE: 6/2/08

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
ADAMS COUNTY, COLORADO AT O'CLOCK .M.
THIS DAY OF , 20 A.D. IN
BOOK AT PAGE RECEPTION NO.

CLERK AND RECORDER:

DEPUTY:

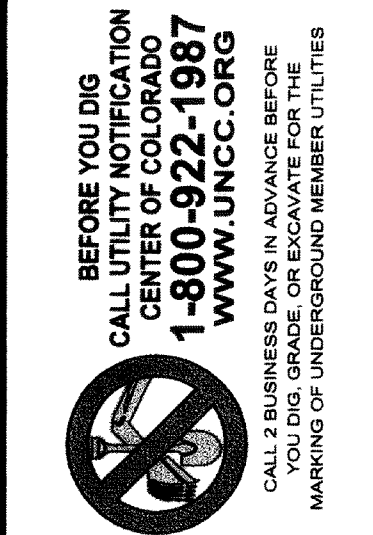


Table with 2 columns: No. and Description. Lists revisions to the site plan, including city comments and client changes.

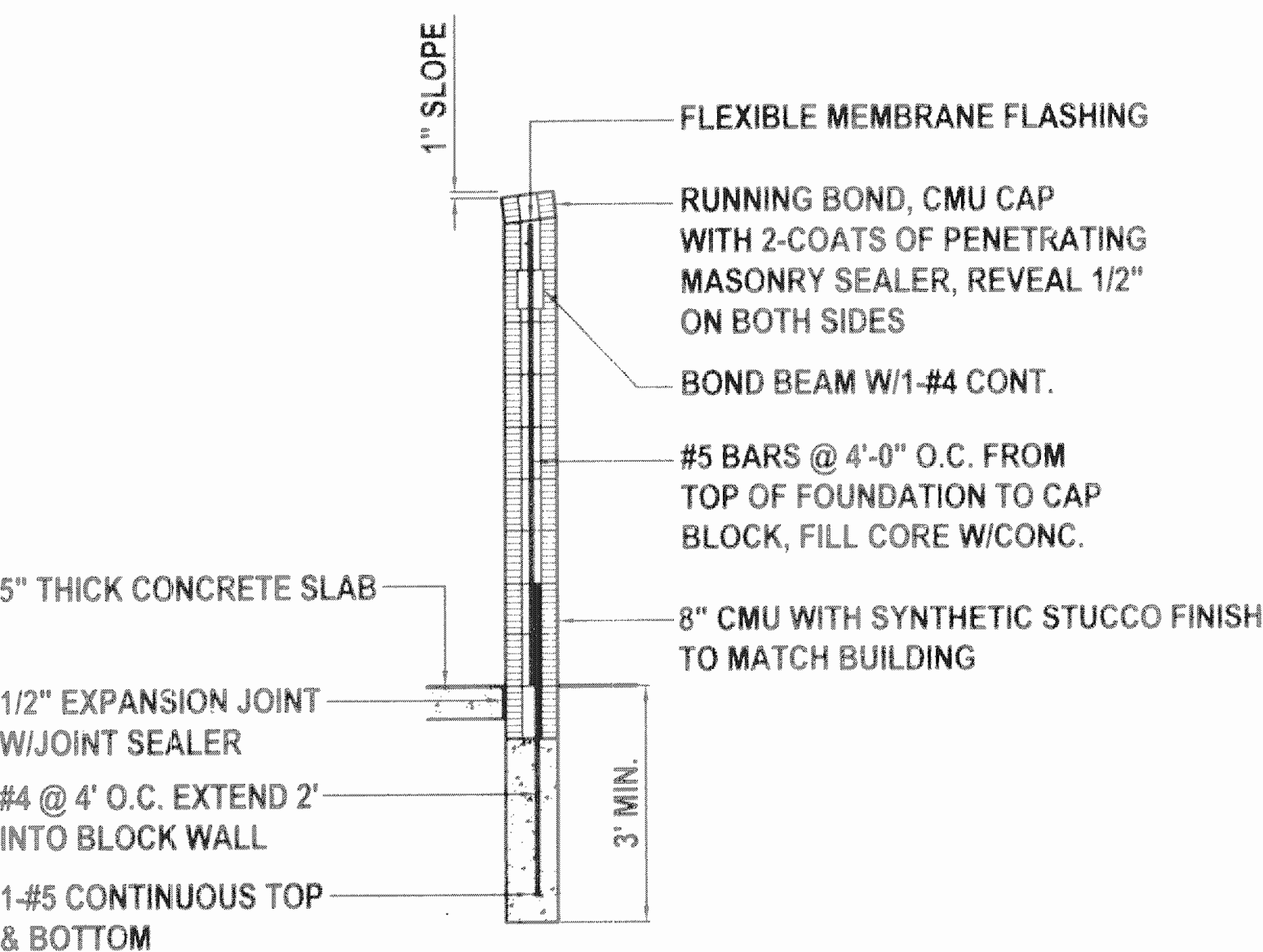
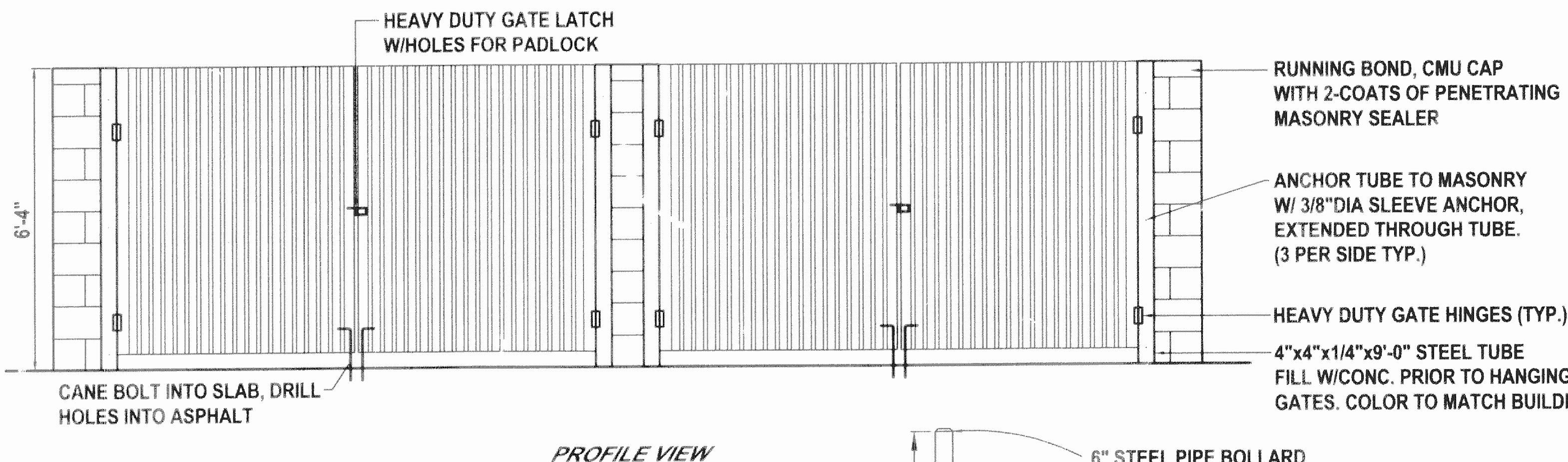
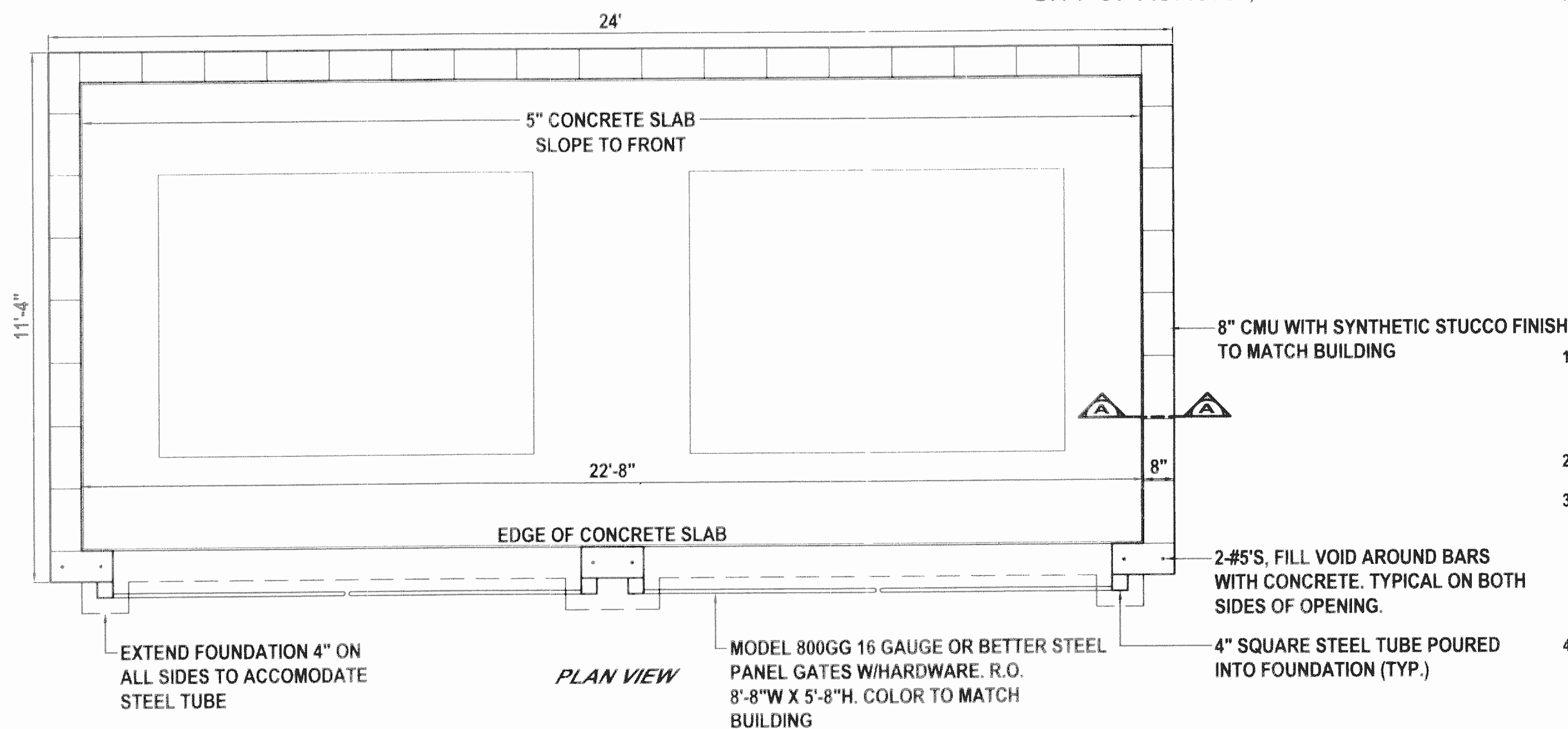
ENGINEERING SERVICE COMPANY
1300 South Potomac Street, Suite 126, Aurora, Colorado 80012
Phone: (303) 337-1393
www.esccolorado.com

COVER SHEET
ARASH GROCERY SITE PLAN
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Prepared For: DIBA, LLC
2159 SOUTH PARKER ROAD
DENVER, COLORADO 80231
PHONE: (303) 995-7096
ATTN: MEHRAN DIBA

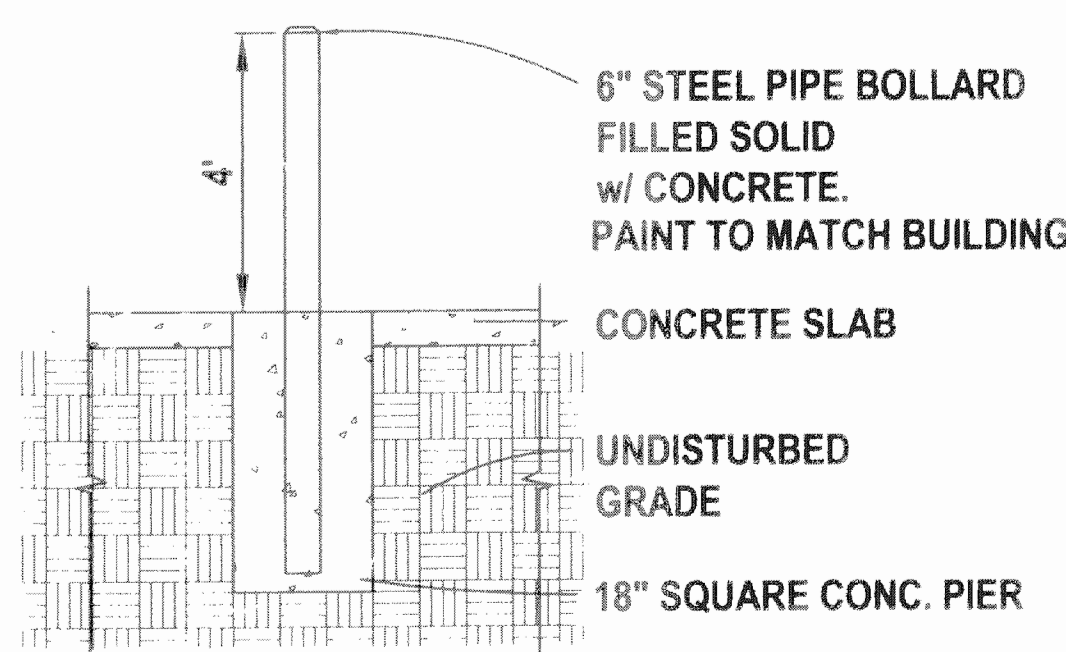
Table with 2 columns: Designed by, Drawn by, Checked by, and Sheet No. Includes details for the drawing's preparation and revision history.

THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

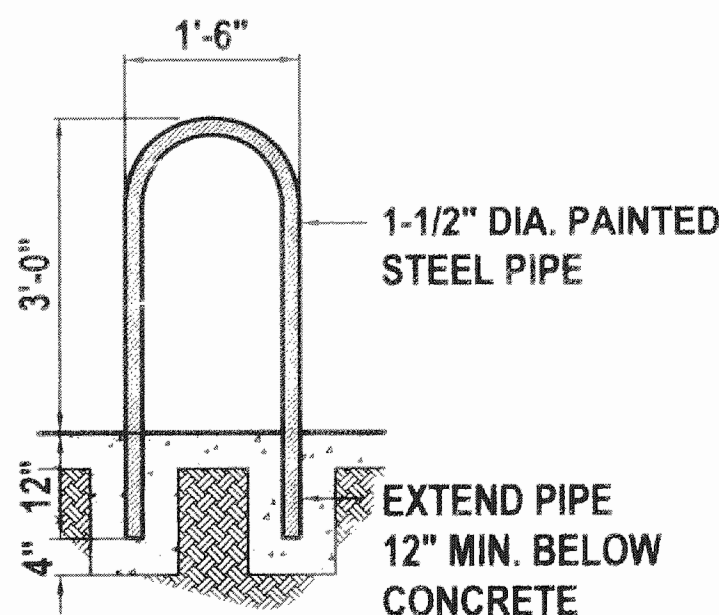
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



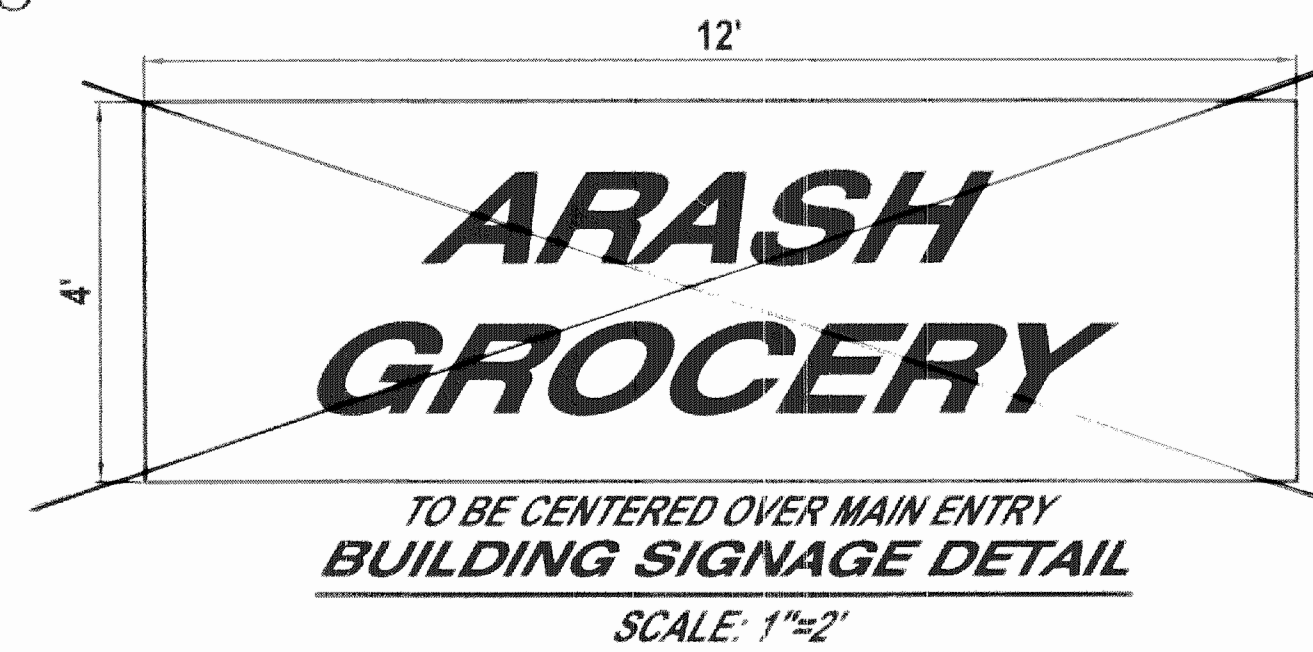
TRASH ENCLOSURE DETAILS
SCALE: 1"=2"



BOLLARD DETAIL
NOT TO SCALE

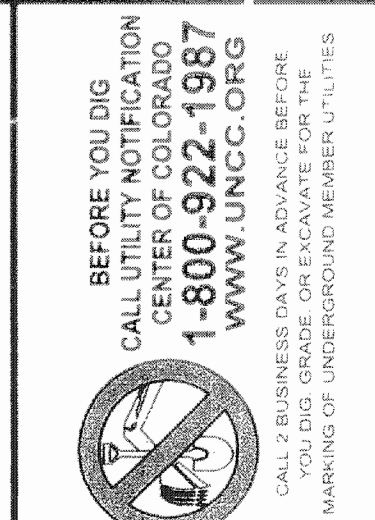


BICYCLE RACK DETAIL
NOT TO SCALE



NOTES:

- THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS 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".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2006 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A 117 -2003.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE 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. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS, AND ASSIGNS HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- 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 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ROOF MOUNTED EQUIPMENT SCREENING:
ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MUST BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- 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 UNOBSCTURED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETCETERA 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.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE CITY OF AURORA 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 THE BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- 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.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD.
- STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER.
- THERE WILL BE NO OUTDOOR STORAGE.
- NO OUTDOOR STORAGE OF HAND TRUCKS, PALETTES, PALETTE JACKS, CARTS, CARDBOARD, CRATES, OR FORKLIFTS. THIS MEANS THAT ALL OF THESE ITEMS MUST BE STORED INSIDE THE STORE BY 8:30 P.M. ON A DAILY BASIS AND MAY ONLY BE OUTSIDE THE BUILDING WHEN IN ACTUAL USE.
- HOURS OF OPERATION:
8:30 A.M. - 8:30 P.M., MONDAY - SATURDAY
8:30 A.M. - 5:00 P.M., SUNDAY
- TRASH AND CARDBOARD PICK-UP WILL OCCUR DAILY MONDAY THROUGH FRIDAY AND ONLY DURING THE HOURS OF 7:00 A.M. TO 7:00 P.M.
- LARGE DELIVERY TRUCKS ARE LIMITED TO TWO TRUCKS TWICE A WEEK.
- DELIVERY TIMES WILL START NO EARLIER THAN 8:30 A.M. AND END NO LATER THAN 8:30 P.M. ALL ITEMS DELIVERED MUST BE INSIDE THE STORE BY 8:30 P.M. ON THE DAY OF THE DELIVERY.
- THE STORE'S DELIVERY TRUCK WILL REMAIN PARKED IN AN APPROVED AREA TO REDUCE ITS VISIBILITY AND SHALL NOT BE POSITIONED TO BE USED IN SUCH A WAY TO BE CONSTRUED AS A MEANS OF ADVERTISING.
- THE PROPERTY OWNER WILL DETACH THE SIDEWALKS AT THE TIME SIDEWALKS ARE INSTALLED ON THE ADJACENT PROPERTIES TO THE SOUTH AND EAST OR IF THE CITY FORESTER DETERMINES THE TREES ON EAST YALE AVENUE TO BE DEAD OR DYING, WHICHEVER COMES FIRST.
- THE APPLICANT COMMITS TO MAINTAINING THE LANDSCAPING.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL LANDSCAPING IS COMPLETED.
- SNOW REMOVAL - SIDEWALKS AND PARKING LOTS WILL BE KEPT CLEAR OF SNOW AND ICE IN ACCORDANCE WITH AURORA'S CITY CODE.
- REQUESTS FOR MINOR AMENDMENTS WILL BE SUBJECT TO REVIEW BY INTERESTED PARTIES WITHIN THE CITY'S NORMAL REFERRAL PROCESS.



Revisions	No.	Description	By	Date
	1	CITY COMMENTS	JDP	02/01/2008
	2	CITY COMMENTS	JDP	03/14/2008
	3	CITY COMMENTS	JDP	05/27/2008
	4	CITY COMMENTS & CLIENT CHANGES	DRA	07/17/2008
	5	CITY COMMENTS & CLIENT CHANGES	DRA	07/29/2008
	6	CITY COMMENTS / SUBMIT MYLARS	DRA	09/02/2008

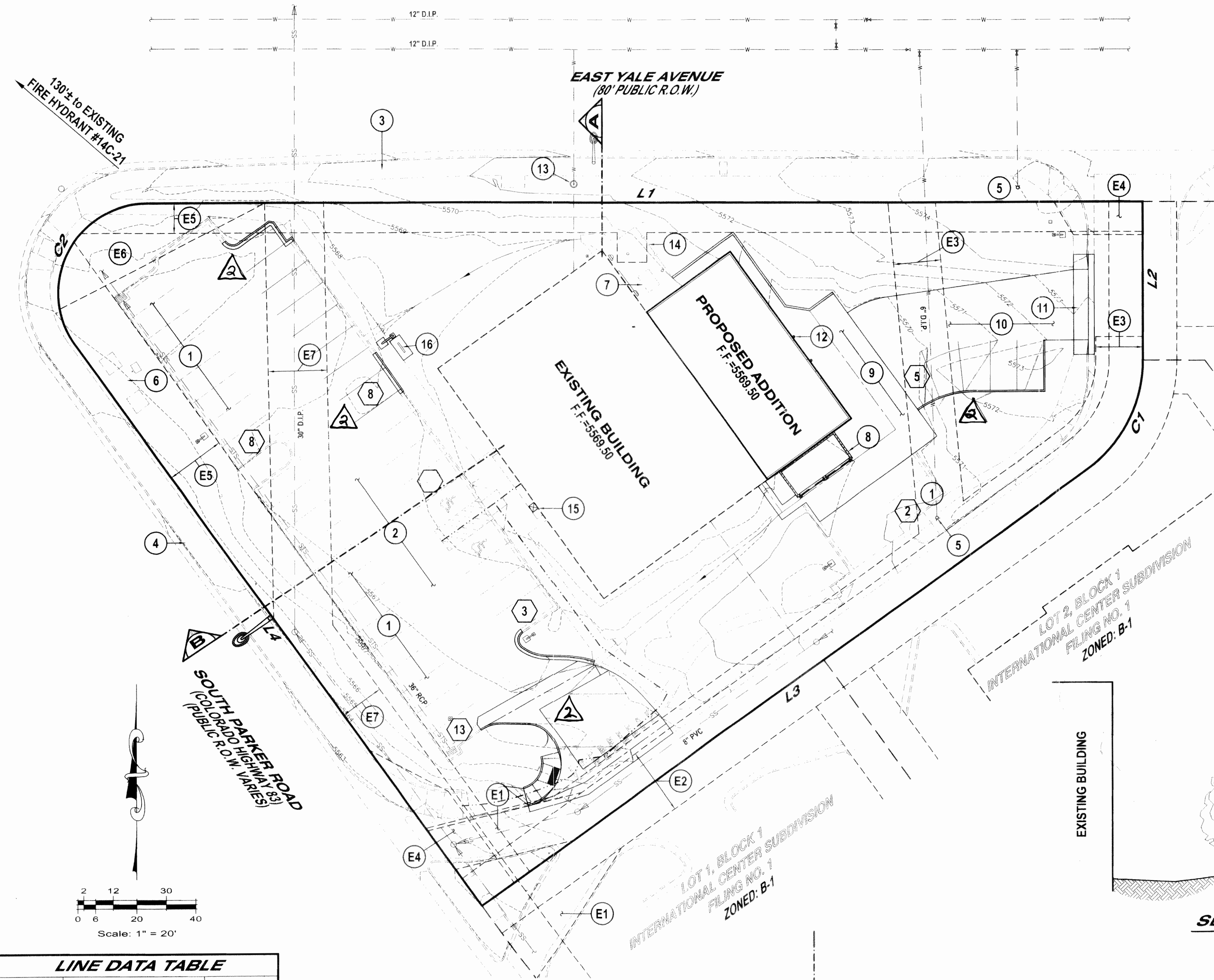
ENGINEERING SERVICE COMPANY
1300 South Yosemite Street, Suite 126, Aurora, Colorado 80012
PHONE: (303) 995-7086
ATTN: MEHRAN DIBA

SITE PLAN NOTES
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Prepared For:
DIBA, LLC
2159 SOUTH PARKER ROAD
DENVER, COLORADO 80231
PHONE: (303) 995-7086
ATTN: MEHRAN DIBA

Designed by	DRA	Drawer No	E-667
Drawn by	JDP	Date	11/23/2007
Checked by	DRA	Scale	Horz: N/A Vert: N/A
Sheet No	S2		

THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT
ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



SCHEDULE:

- 1 EXISTING PARKING TO REMAIN
- 2 EXISTING ASPHALT PAVEMENT TO REMAIN
- 3 EXISTING 5' ATTACHED WALK TO REMAIN
- 4 EXISTING 8' ATTACHED WALK TO REMAIN
- 5 EXISTING FIRE HYDRANT
- 6 EXISTING ELECTRICAL TRANSFORMERS AND VAULTS TO REMAIN
- 7 EXISTING TRANSFORMER TO REMAIN
- 8 PROPOSED TRASH ENCLOSURE (RE: DETAIL)
- 9 PROPOSED CONCRETE STAGING AREA
- 10 PROPOSED CONCRETE DRIVE
- 11 PROPOSED CURB CUT
- 12 PROPOSED BOLLARD, TYP. (RE: DETAIL)
- 13 EXISTING 3/4" WATER METER
- 14 EXISTING WOOD SCREEN FENCE
- 15 PROPOSED KNOX BOX
- 16 PROPOSED BIKE RACK (RE: DETAIL)

EASEMENT SCHEDULE:

- E1 EXISTING FIRE LANE EASEMENT (PLAT)
- E2 EXISTING 23' FIRE LANE & PRIVATE ACCESS EASEMENT (BK.24-PG.85)
- E3 EXISTING 16' UTILITY EASEMENT (BK.8059-PG.295)
- E4 EXISTING SIDEWALK EASEMENT (BK.8059-PG.290)
- E5 EXISTING UTILITY EASEMENT (BK.8117-PG.791) (PRIVATE)
- E6 EXISTING DRAINAGE EASEMENT (BK.24-PG.85)
- E7 EXISTING 20' SEWER EASEMENT (BK.4117-PG.653)

LINE DATA TABLE		
COURSE	BEARING	LENGTH
L1	N90°00'00"E	337.58'
L2	S00°00'00"W	53.71'
L3	S54°12'00"W	253.43'
L4	N35°48'00"W	235.38'

CURVE DATA TABLE			
COURSE	DELTA	RADIUS	LENGTH
C1	54°12'00"	45.00'	42.57'
C2	125°48'00"	30.00'	65.87'

LEGEND

- SS EXIST. SANITARY SEWER LINE
- STS EXIST. STORM SEWER LINE
- W EXIST. WATER LINE
- O EXIST. NUMBER OF PARKING STALLS
- EXIST. FIRE HYDRANT
- EXIST. MANHOLE
- ⊗ EXIST. WATER VALVE

SECTION "A"
SCALE: 1"=6'

SECTION "B"
SCALE: 1"=6'

BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
WWW.UNCC.ORG

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG. SHADER OR EXCAVATE FOR
MANNING OF UNDERGROUND UTILITIES

No.	Date	By	Description
1	02/01/2008	JDP	CITY COMMENTS
2	03/14/2008	JDP	CITY COMMENTS
3	05/27/2008	JDP	CITY COMMENTS
4	07/17/2008	DRA	CITY COMMENTS & CLIENT CHANGES
5	07/29/2008	DRA	CITY COMMENTS & CLIENT CHANGES
6	08/03/2008	DRA	CITY COMMENTS / SUBMIT MYLARS

ENGINEERING SERVICE COMPANY
1300 South Potomac Street, Suite 120, Aurora, CO 80012
Creative Solutions Since 1984
www.engineering-service.com

SITE PLAN
ARASH GROCERY SITE PLAN
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DIBA, LLC
2155 62ND AVENUE, SUITE 100
DENVER, COLORADO 80231
PHONE: (303) 995-7096
ATTN: MEHRAN DIBA

Designed by: DRA
Drawn by: DRA
Checked by: DRA
Sheet No:

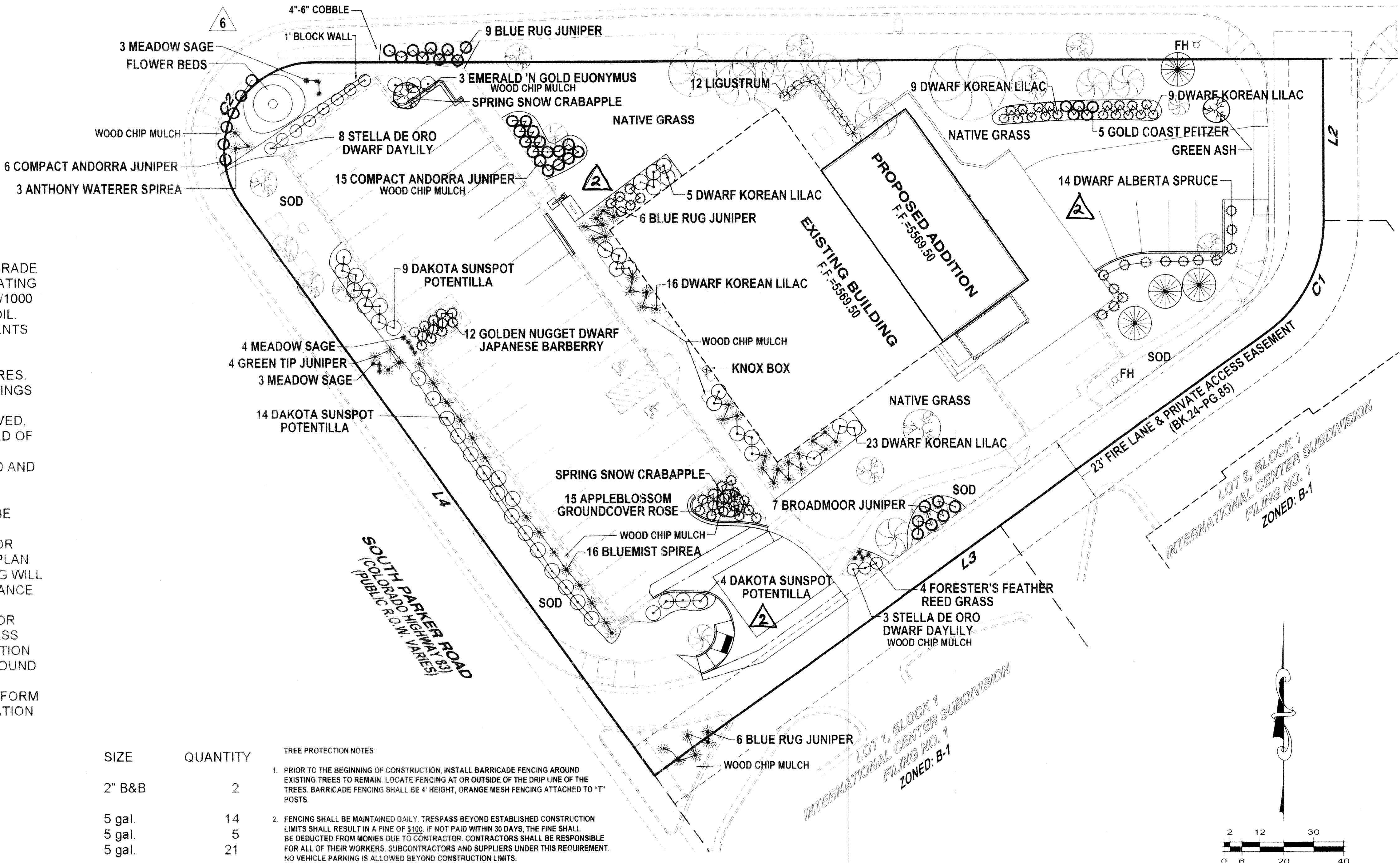
Drawn by: E-667
Date: 11/23/2007
Scale: Horiz: 1"=20'
Vert: N/A

S3

THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT
ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EAST YALE AVENUE
(80' PUBLIC R.O.W.)



CITY OF AURORA REQUIRED NOTES:

- 1. AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (+/- .10'). AREAS SHALL BE TILED TO A 6" DEPTH INCORPORATING 4 CU. YDS./1000 SF OF PURE ORGANIC MATTER AND 10 LBS./1000 SF OF TRIPLE SUPER PHOSPHATE UNIFORMLY INTO THE SOIL. SEE THE FINAL LANDSCAPE PLAN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR ADDITIONAL PREPARATION INFORMATION.
2. PROPOSED LIGHTING SHALL BE BUILDING MOUNTED FIXTURES. SEE THE ENGINEERING AND ARCHITECTURAL PLANS DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.
3. PARKING AREAS AND DRIVE AISLES SHALL BE ASPHALT PAVED, CURBS, GUTTERS AND SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE PAVING.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSGTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
5. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS. SHALL BE RESPONSIBLE FOR INSTALLATION, MIANTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE LAN RPIOR TO ISSNANCE OF THE CERTIFICATE OF OCCUPANCY.
6. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, TESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

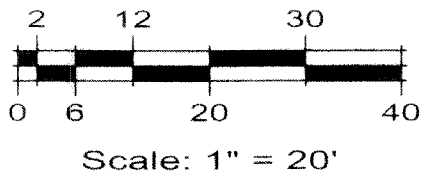
Table with 3 columns: ITEM, SIZE, QUANTITY. Lists various plants and their quantities for the site plan.

- TREE PROTECTION NOTES:
1. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND EXISTING TREES TO REMAIN. LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS.
2. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
3. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
4. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OF AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE
5. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGES BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF OCCURENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
6. CONCRETE TRUCK WASHOUT AREA SHALL BE DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONE OF TREES.
7. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.



LINE SAFETY NOTES:

- 1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).



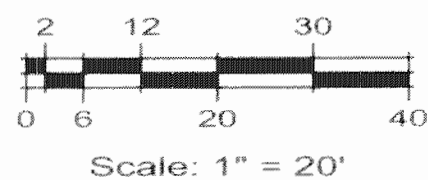
LINE DATA TABLE with columns: COURSE, BEARING, LENGTH. Contains data for courses L1, L2, L3, and L4.

CURVE DATA TABLE with columns: COURSE, DELTA, RADIUS, LENGTH. Contains data for curves C1 and C2.

Revisions table, Engineering Service Company logo, and project information including address, contact details, and dates.

THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



LINE DATA TABLE

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CURVE DATA TABLE

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C2	125°48'00"	30.00'	65.87'

LEGEND

- EXIST. DECIDUOUS TREE
DIAMETER OF TRUNK
- EXIST. EVERGREEN TREE
DIAMETER OF TRUNK

FIRE DEPARTMENT NOTES:

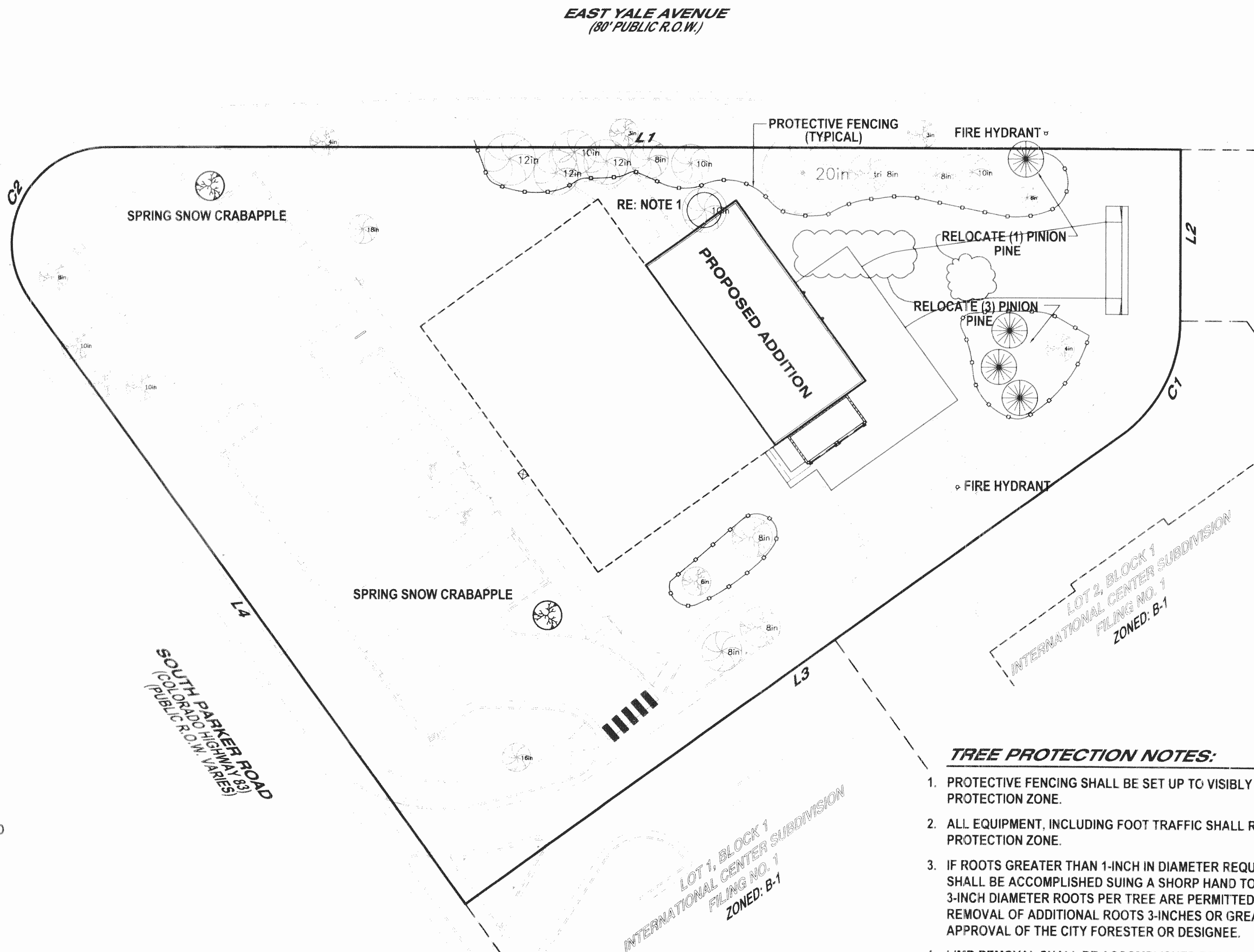
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

TREE PERSERVATION PLAN NOTES:

- THE PONDEROSA PINE WILL REQUIRE SPECIAL PROTECTION DURING CONSTRUCTION. IF THIS TREE IS DAMAGED OR DOES NOT SURVIVE, THE FULL MITIGATION VALUE WILL BE ASSESSED. THE TREE WILL BE EVALUATED FOR ONE FULL YEAR TO DETERMINE IF IT SURVIVES THE IMPACT OF CONSTRUCTION.
- ALL FOUR OF THE EXISTING PINION PINES WILL BE RELOCATED ON SITE.
- THE NEW SPRING SNOW CRAB TREE ALONG S. PARKER ROAD IS SHOWN TO RESTORE THE TOTAL NUMBER SHOWN ON THE ORIGINAL PLAN.
- TWO NEW SPRING SNOW CRAB TREES ARE ADDED TO THE PARKING LOT TO REFLECT CURRENT COA STANDARDS.
- THE ONE ASH TREE TO BE REMOVED FOR THE NEW DRIVE IS TOO SMALL FOR MITIGATION.

TREE PRESERVATION TABLE

CALIPER INCHES REMOVED PER FORESTRY MEMO	CALIPER INCHES REQUIRED PER C.O.A. LANDSCAPE STANDARDS	CALIPER INCHES PROVIDED AS MITIGATION
19	7	0



TREE PROTECTION NOTES:

- PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
- ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
- IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED SUING A SHORP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
- LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
- DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW NOT OR ACROSS THE TREE PROTECTION ZONE.
- NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- THE SOIL SHALL NOT BE COMPACTED WITH THE TREE PROTECTION ZONE.
- EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN THE TREE PRESERVATION POLICY. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



No.	Description	By	Date
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1	CITY COMMENTS	JDP	02/01/2008
2	CITY COMMENTS	JDP	03/14/2008
3	CITY COMMENTS	JDP	05/27/2008
4	CITY COMMENTS & CLIENT CHANGES	JDP	07/17/2008
5	CITY COMMENTS & CLIENT CHANGES	JDP	07/29/2008
6	CITY COMMENTS / SUBMIT MYLAARS	JDP	09/03/2008

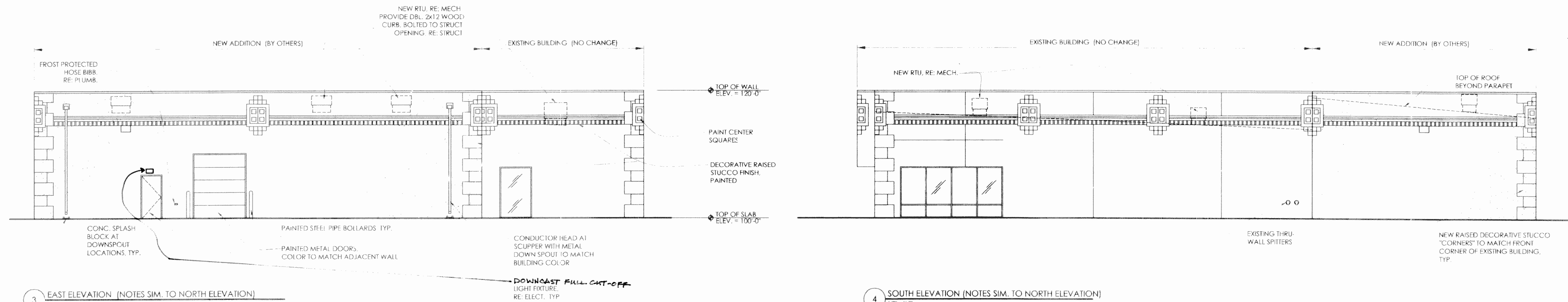
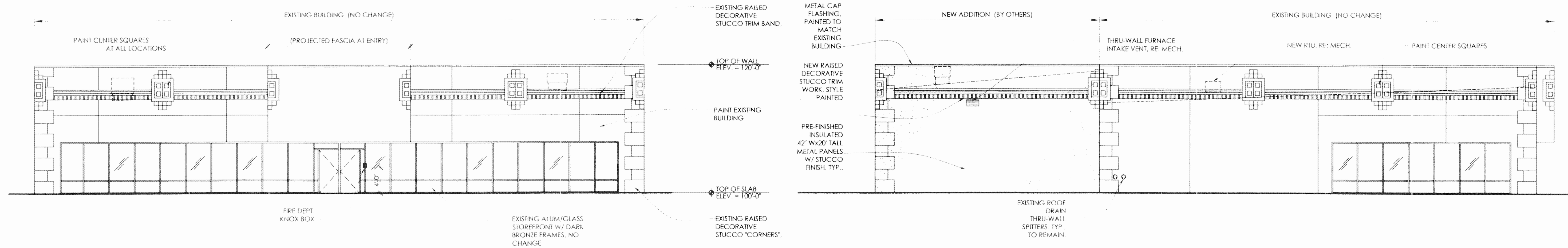
ENGINEERING SERVICE COMPANY
ENGINEERING SERVICE COMPANY
1300 South Parkway Street, Suite 120, Aurora, Colorado 80012
PHONE: (303) 995-7094
WWW.ESCOMPANY.COM

TREE PRESERVATION PLAN
ARASH GROCERY SITE PLAN
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Prepared For:
DIBA, LLC
2189 SOUTH PARKER ROAD
AURORA, CO 80012
PHONE: (303) 995-7094
ALTN. MEHRAN DIBA

Designed by DRA	Drawn by E-667
Checked by JDP	Date 11/23/2007
Scale 1"=20'	Horizontal Vertical N/A
Sheet No.	L2

THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



BEFORE YOU DIG
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
WWW.UCCO.ORG
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS	Description
01/04/08	QTY COMMENTS
03/03/08	QTY COMMENTS
03/13/08	QTY COMMENTS

HANS KAHN ASSOCIATES
INC., ARCHITECTS
2140 SOUTH VAHOE STREET, SUITE 402E
DENVER, COLORADO 80222
PHONE 303-759-9297
FAX 303-759-8866

ELEVATIONS
ARASH GROCERY SITE PLAN
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO
Prepared by:
DIBA, LLC
2149 SOUTH VAHOE STREET, SUITE 402E
DENVER, COLORADO 80231
PHONE (303) 995-7096
ATTN: MEHRAN DIBA

Designed by	GS	Drawn by	GS	Checked by	GS	Sheet No.	A-1
Date	03/13/2008	Scale	1/8" = 1'-0"	Unit	Feet		