

POTOMAC SQUARE PLANNED BUILDING GROUP



A PART OF THE NORTHEAST 1/4 OF SECTION 24,
T.4S., R.67W. OF THE 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTES:

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

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

All fire lanes shall be posted with 12" X 18", gauge metal signs, white background with 3" red lettering reading NO PARKING FIRE LANE. Such signs to be mounted on metal posts permanently imbedded in the ground. The bottom of the sign to be 7' above grade. The universal symbol for NO PARKING may be substituted for the lettering.

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 16-29 of the Aurora City Code.

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 departments prior to the issuance of building permits.

All trash enclosures and compactors shall be screened on three sides with six foot high concrete block with same finish as buildings. All rooftop mechanical units shall be screened with material compatible with the building finish. AUTOZONE ROOFTOP MECHANICAL UNITS SHALL BE PAINTED TO MATCH BUILDING FINISH. Water tap sizes are not known at this time.

Lot lighting shall consist of down cast lighting not to exceed 25 feet in height. Lighting along Woodridge Apartments will be shaded to prevent overflow of light onto adjacent property.

BENCHMARK: City of Aurora Benchmark number M-30, chiseled square at the end of the walk in the center of the southeast corner of the Mississippi Avenue bridge and Interstate 225. Elevation 5588.48 U.S.G.S.

ADM. AMDT. 1-24-91 Add monument sign 10' from R., 20' from R.

THE "ACCESSIBLE ROUTE OF TRAVEL" SHALL CONNECT THE EXTERIOR OPENABLE DOORS AND EXITS WITHIN 6' OF GRADE WITH THE ACCESSIBLE PARKING SPACES AND THE PUBLIC WAY. NO SLOPE ALLOWED. THE ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. THE ACCESSIBLE ROUTE OF TRAVEL MUST COMPLY WITH UBC CH.31, APPENDIX 31.5 ANS I 117.1

- ADMINISTRATIVE AMENDMENTS: 8/7/85**
- ADD 5 EMERGENCY EXITS
 - EXTEND LANDING LANE 60 FEET
 - ADD TRELLIS OVER OUTDOOR SALES AREA
 - ADD 198 SQ. FT. BLDG. COVERAGE & RELOCATE LANDING DECK.
 - CHANGE OUTDOOR SALES FENCE DETAIL.
 - ADM. AMDT. 9/3/85
 - ADD 300 LF PRIVATE STORM SEWER & 3 INLET WEST SIDE SMC BLDG - CHI'S
 - ADM. AMENDMENTS 11/2/85
 - ADD 4 EMERGENCY EXITS
 - ADD 3 PARKING LOT LIGHTS
 - ADD CANOPIES AT SMC, HOW & SHOPS ENTRANCES AND RESHAPED RAMP PLANTERS.
 - ADM. AMDT. 1/12/85
 - REVISED PARKING COUNT
 - ADD HANDRAIL & SPLIT RAIL FENCE EXISTING 6" VERTICAL CURB & GUTTER

- ADM. AMDT. 2/25/86**
- ADD 8" WIDE CONCRETE WALK W/ 3 STEPS & HANDRAIL
 - STRIP 2 PARKING SPACES FOR "NO PARKING"
 - REDUCE PARKING PROVIDED BY TWO SPACES

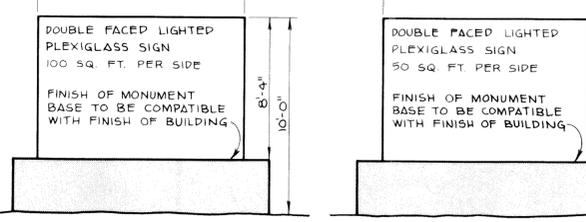
- LANDSCAPE AREA
- DETENTION AREA
- HR HANDICAP RAMP
- ENTRANCE/EXIT
- LIGHTING
- WATER METER
- FIRE HYDRANT ASSY
- TYPE 13 INLET
- EXISTING STREET LIGHTING
- STOP SIGN
- TRANSFORMER
- BIKE RACK

MA TO ADD ROOFTOP CMRS SEE 1339064 OR 1984-6025-09

ADJACENT PROPERTY OWNERS ACROSS EAST MISSISSIPPI AVENUE, AURORA HILLS 6TH FILING ZONED R-1.

- Dianna L. Hever
1092 South Victory Way
Aurora, Colorado 80012
- Della Attakai
13370 East Tennessee Avenue
Aurora, Colorado 80012
- James D. & Julie Jacobsen JT. Ten.
13390 East Tennessee Avenue
Aurora, Colorado 80012
- Ray K. & Marilyn H. Jacobson JT. Ten.
9974 West Canyon Avenue
Littleton, Colorado 80123
- Martin & Carrie Beth Nelsen JT. Ten.
13442 East Tennessee Avenue
Aurora, Colorado 80012
- Timothy Kenneth & Gately Mariane Gareau
13482 East Tennessee Avenue
Aurora, Colorado 80012

- ADMIN. AMENDMENT 5/16/84
WATER LINE & SEWER ADDED, PLANTER RELOCATED, BLDG ENTRY CHANGED
- ADMIN. AMENDMENT 9/14/84
CHANGES TO MEDIA PLAY LOGO SIGN, ENTRY, PLANTERS & DATA BLOCK



IDENTIFICATION SIGN to be used for project identification and advertisement of any and or all of the businesses within the project.

PAD SIGN to be used for the identification and advertisement of any and or all of the businesses within the project.

APPROVED FOR CONSTRUCTION USE FOR 1/24/88

NO GREATER THAN 50% OPEN SPACE.

3/6/24 MA: Add fence & gates for security around parking lot on east side of Building MP. Vacate existing Fire Lane easement in this area.

DATA:		
Land area within property lines	12.82 acres	
Gross floor area including future building pad	144,100 sq. ft.	
Number of building	four (4)	
Total building cover	26.8%, 144,100 sq. ft.	
Hard surface area	58.2%, 313,272 sq. ft.	
Area devoted to parking	15.0%, 80,628 sq. ft.	
Present zoning classification	B-1	
Proposed uses:	Commercial, retail space	
Sign area:	1 @ 100 sq. ft. & 2 @ 200 square feet	
Type of sign:	Wall sign on front elevations only and three free standing ground signs	
Number of stories:	one	
Maximum height of buildings:	30 feet	
Parking spaces to be provided for future building pad	40 spaces	
Parking spaces provided	0% compact, 558 spaces	
Parking spaces required	558 spaces	
Loading spaces provided	19	
Loading spaces required	@ 200 ft ² ea 11	
Legal Description:	Lots 1 - 5, Block 1, Potomac Square Subdivision Filing No. 1.	

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

In witness whereof DMA Company, a Colorado Partnership, has caused these presents to be executed this 11th day of May, 1984.

By: Gary A. Pashel, Co. Trustee of Robert Hayutin 1971 Trusts, a partner.

NOTARIAL:
State of Colorado
County of Arapahoe SS

The foregoing instrument was acknowledged before me this 11th day of May, A.D. 1984 by Gary A. Pashel, Principals or Owners

Witness my hand and official seal
Jacqueline E. Rodine, Notary Public
My commission expires 4/25/88
1450 So. Havana #800, Aurora, Colo. 80012

CITY OF AURORA APPROVALS:

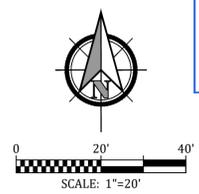
City Attorney: *John R. ...* Date: 5-31-84
 Planning Director: *Barbara ...* Date: May 18, 1984
 Planning Commission: *Richard ...* Date: 5-6-84
 City Council: *Mayor* Date: 6-8-84
 Attest: *Donna L. Young* Date: 6-11-84
 City Clerk

RECORDER CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M, this _____ day of _____ A.D., 19____.

Clerk and Recorder: _____ Deputy: _____

- NOTES:**
- PROPOSED FENCE TO BE AMERISTAR WROUGHT IRON FENCE OR APPROVED EQUAL. FENCE AND GATE DESIGN TO BE COMPLETED AS A DESIGN BUILD PROCESS BY CONTRACTOR.
 - SOUTH ACCESS DRIVE ONTO POTOMAC; GATE SHALL BE DESIGNED TO NOT BLOCK THE SIDEWALK ON THE SOUTH SIDE OF THE DRIVE WHEN IT IS OPENED. A SEPARATE PEDESTRIAN GATE CAN BE INSTALLED AS AN ALTERNATE.
 - KNOX BOX HARDWARE REQUIRED ON THE GATES. COORDINATE WITH AURORA FIRE/LIFE SAFETY.

Please add a delta and red cloud for all new notes.



Show and label location of mounted Knox box on gates using notes provided.

Identify van accessible parking space sign(s).

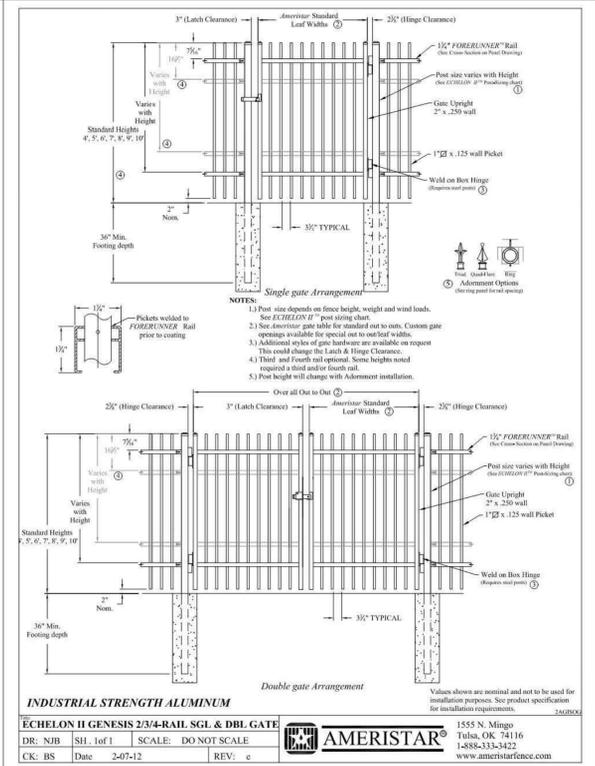
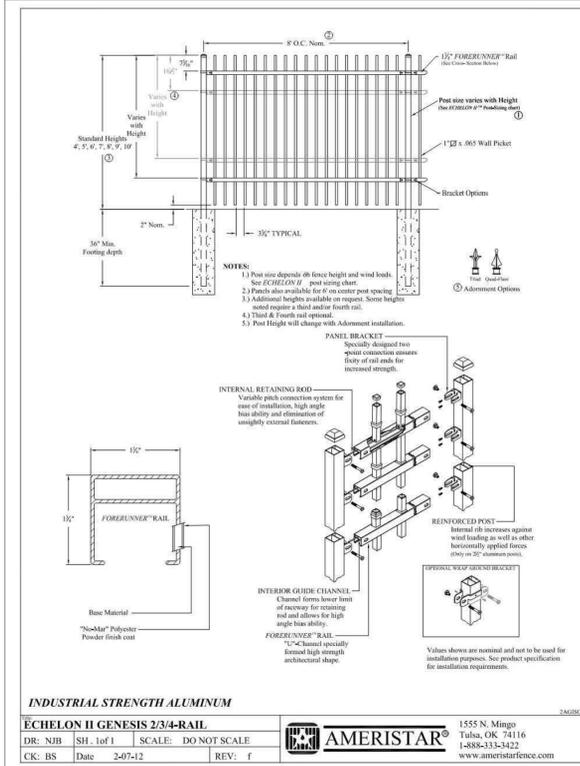
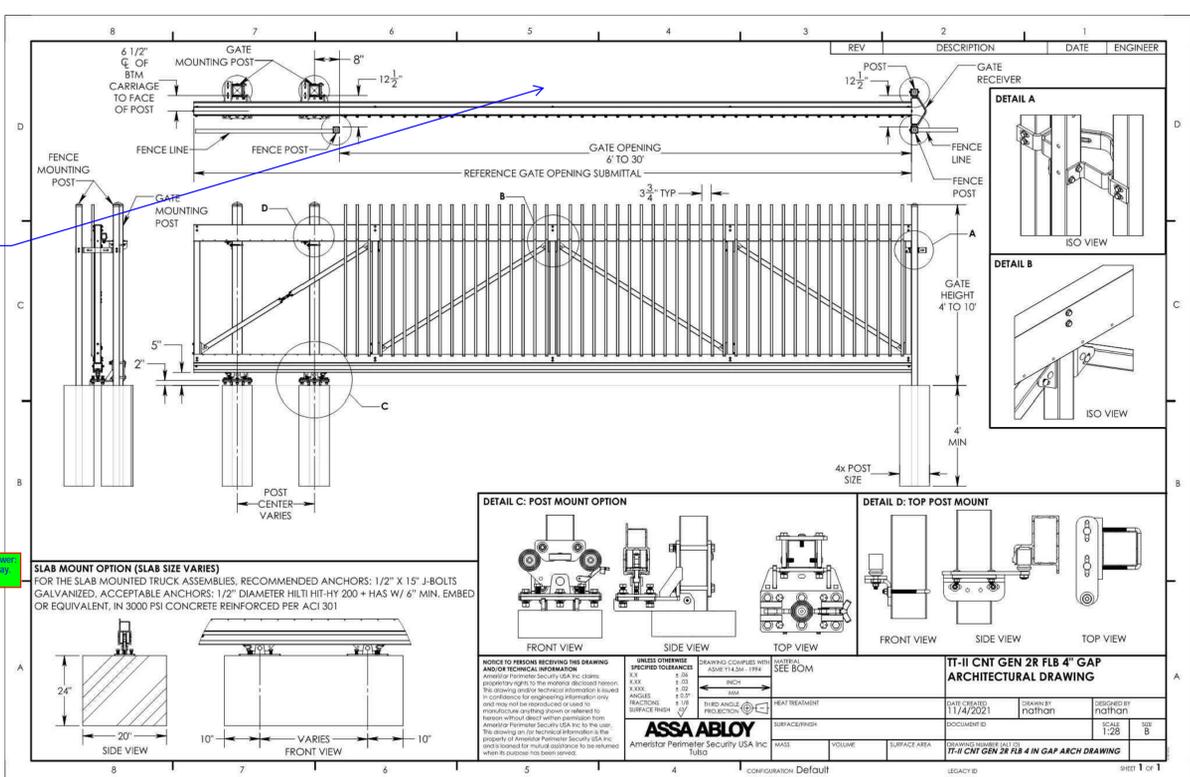
The fence height limit for the side lot in this district and for this use is 6'. The applicant may apply for a variance in order to adjust this height, otherwise please update all references and provide an updated height.

Gate needs to be set back from the flow line of Potomac Street a minimum 35' or the longest vehicle, whichever is greater.

Show accessible route from building to accessible spaces and public way.

The City of Aurora requires parking spaces to be 19' in length.

JUST HANDICAP PARKING SPACE STRIPING TO PROVIDE THE DIMENSIONS SHOWN FOR STALL AND AISLE HANDICAP PARKING SIGN



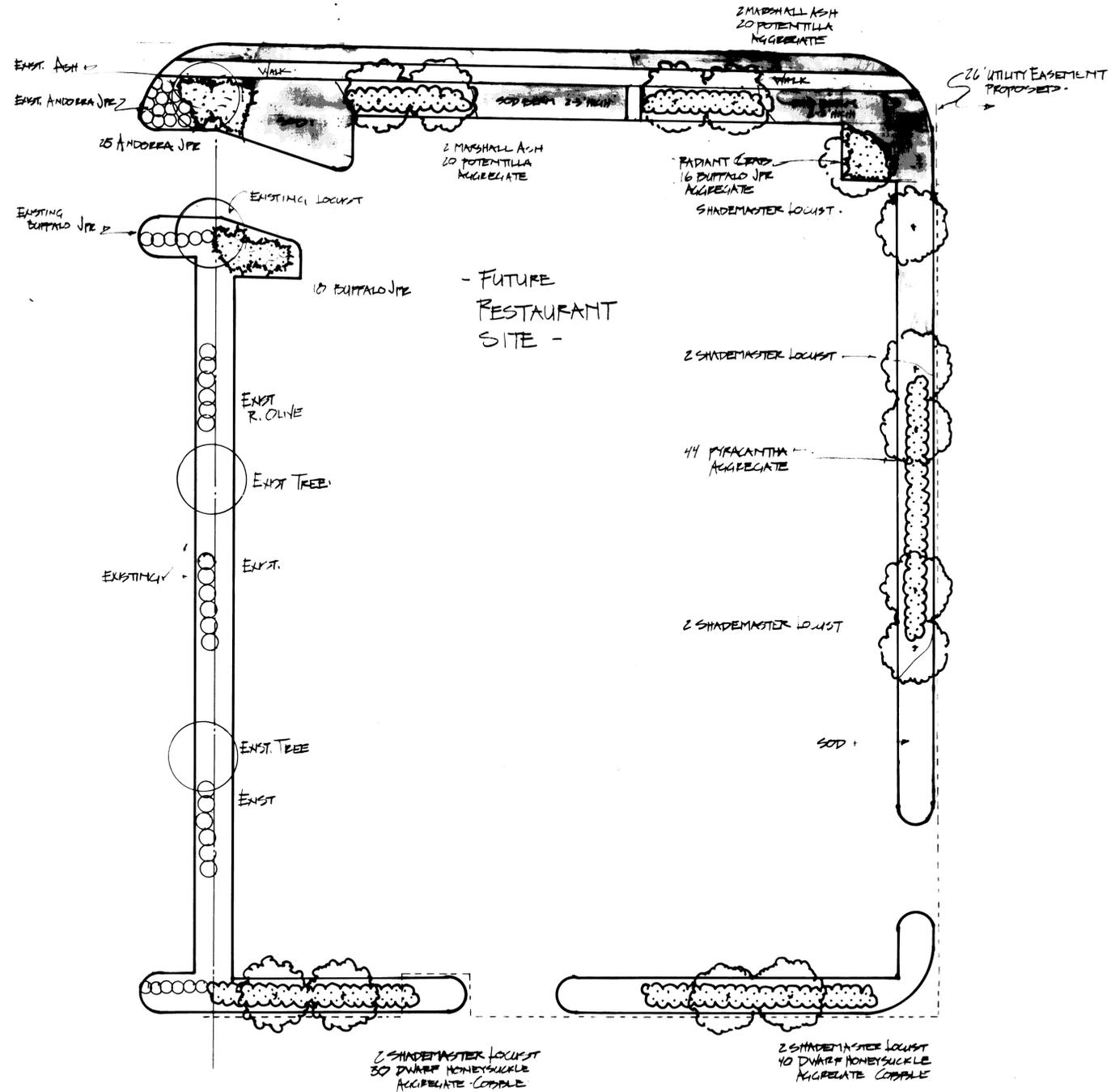
Kiowa Engineering Corporation
5951 Middlefield Road, Suite 200
Littleton, Colorado 80123
(303) 692-0369

30

POTOMAC SQUARE
Site Plan
East Parking Lot Fencing Layout

Project No.: 23016
Date: March 7, 2024
SHEET
SP2

MISSISSIPPI AVE.

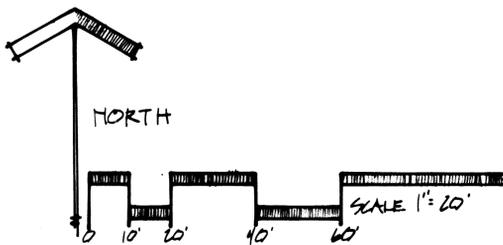
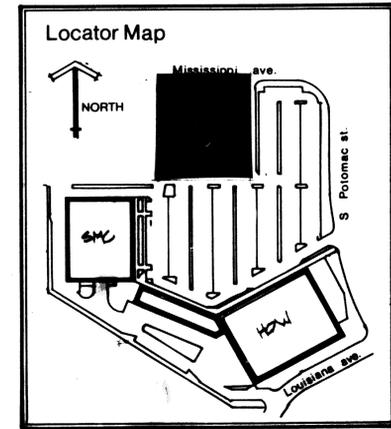


PLAN QUANTITIES

Total Quant.	Common Name	Botanical Name	Size	Sheet Quantities				Remarks
				1	2	3	4	
68	Austrian Pine	Pinus nigra	6'	20	34	11		B&B
8	Marshalls Ash	Fraxinus pennsylvanica lanceolata	2.5" cal	4	4			B&B
42	Shademaster Locust	Gleditsia tricanthos inermis	2.5" cal	9	7	24		B&B
25	Redmond Linden	Tilia americana	2.5" cal	6	6	13		B&B
16	Cottonless Cottonwood	Populus deltoides	2.5" cal	14	2			B&B
33	Radiant Crabapple	Malus Radiant	1.5" cal	1	10	14		B&B or Cont.
10	Flame Crabapple	Malus Flame	1.5" cal	10				
38	Amur Maple	Acer ginnela	5 gal	9	29			3' o.c.
83	Barberry, Korean	Berberis koreana	"	12	71			
30	Barberry, Dwarf	Berberis thunbergii atropurpurea nana	"	30				
20	Cotoneaster, Cranberry	Cotoneaster apiculata	"		20			
98	Cotoneaster, Spreading	Cotoneaster divaricata	"		98			
71	Dogwood, Redtwig	Cornus stolonifera	"		54	17		
5	Russian Olive	Elaeagnus angustifolia	"	5				
70	Honeysuckle, Dwarf	Lonicera clareyi nana	"	70				
26	Honeysuckle, Zables	Lonicera korolkowii	"	26				
58	Honeysuckle, Halls	L. japonica 'Halliana'	"	58				
287	Potentilla	Potentilla fruticosa	"	40	61	22	164	
88	Ninebark, Golden	Physocarpus opulifolius	"		88			
10	Plum, Purple Leaf	Prunus cistana	"	10				
88	Spirea, A. W.	S. bumalda 'Anthony Wtr'	"		88			
85	Spirea, Blue Mist	Caryopteris incana azure	"	85				
43	Lilac, Common	Syringa vulgaris alba	"	43				
64	Manhattan Euonymus	Euonymus manhattan	"		64			
20	Purpleleaf Wintercpr.	E. fortunei 'Coloratus'	"	20				
55	Holly, Dwarf	Mahonia aquifolium comp.	"	55				
272	Pyracantha	P. angustifolia 'Gnome'	"	44	59	169		
4	Yucca	Yucca filamentosa	"	4				
65	Andorra Juniper	Juniperus horizontalis plumosa compacta	"	30		20		
167	Buffalo Juniper	J. sabinia 'Buffalo'	"	34	86	7	40	
66	Welton Juniper	J. horizontalis 'Weltoni'	"	66				
25500	Sod, Bluegrass mix		sqft	2900	12700			
34400	Aggregate	See note #4	"	5400	7200	9900		
7000	Cobble	See note #5	"	7500	14800			
14500	Native Seeding	See note #6	"	5200				
1010	Metal Edging, 3" steel		Linft	7400	700	200		

NOTES

- All Landscape Construction to meet City of Aurora Standards and industry standards of practice.
- See final plans for slopes, grades and elevations. No slopes greater than 3:1 (h:v).
- All trees to be guyed and staked. All trees and shrubs to receive fertilizer tablets per manufacturer recommendation.
- Aggregate to be 3/4" washed river rock in beds at 3" min. depth over weed barrier.
- Cobble to be 6" size rounded stone placed in beds to min 6" depth over weed barrier. No weed barrier material shall be showing. Pea gravel or washed river rock can be used to fill voids around Cobble.
- Native seeding to be of 13 lbs Pure Live Seed Fairway wheatgrass (Agropyron cristatum) raked into soil and covered with hydromulch at a rate of 1500 lbs/acre.
- Soil preparation is required on all sod and native seeding areas. Soil preparation of 3 cu yds organic matter/1000 sqft tilled into top 6" of soil. Soil preparation to include a super phosphate commercial fertilizer at a rate of 10 lbs/100sqft tilled into soil at a depth of 6".
- Irrigation to be automatic with spray on sod areas and drip or trickle system in all planting beds.
- Landscape and irrigation contractor to be recognized by American Landscape Contractors Association.
- Landscape and sprinkler work to be completed prior to issuance of C.O.
- All public utility easements must remain un-obstructed and fully accessible along their entire length for maintenance equipment.

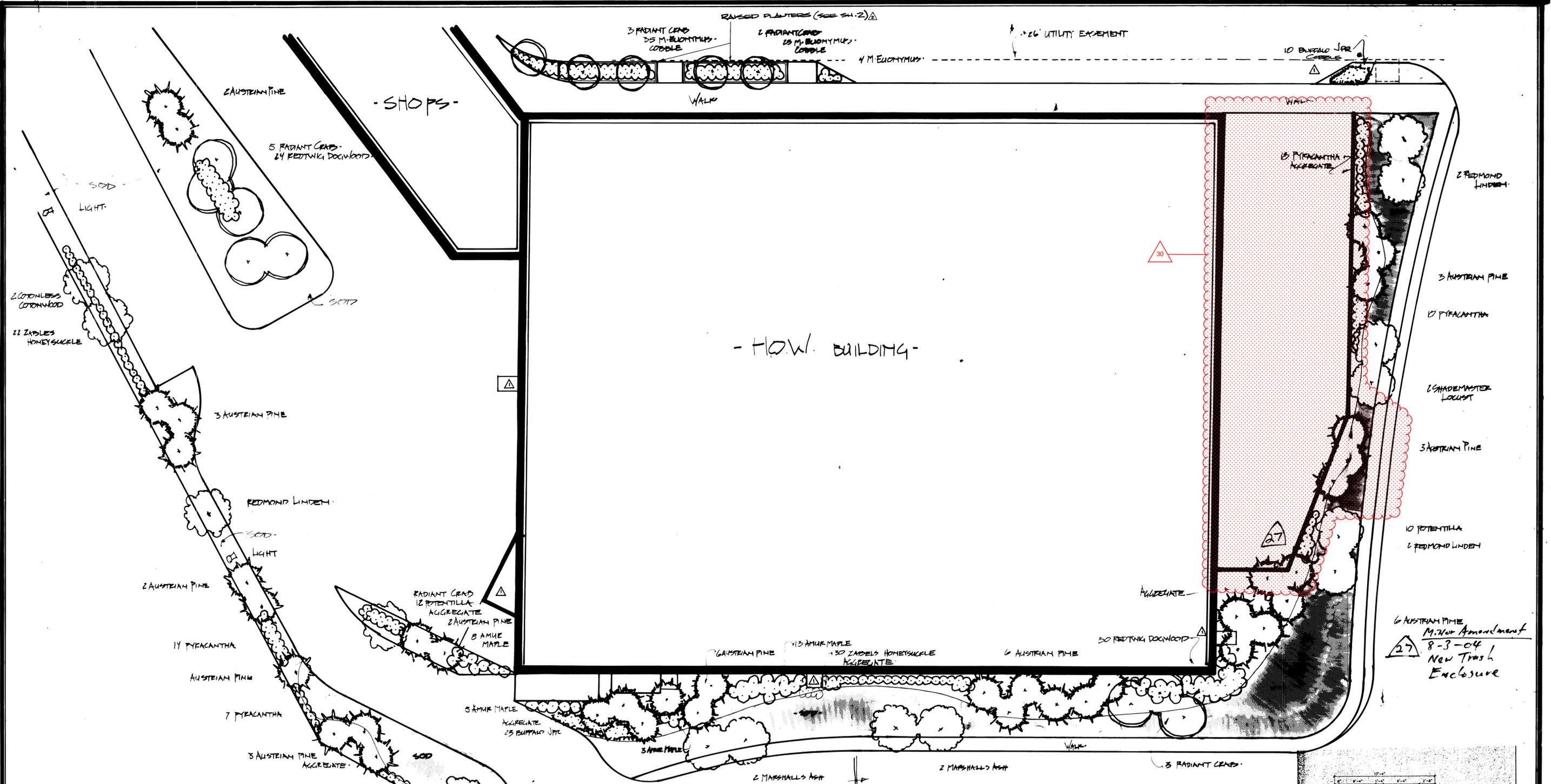


POTOMAC SQUARE

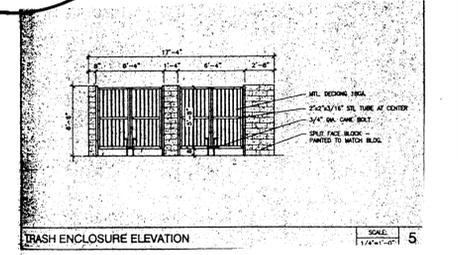
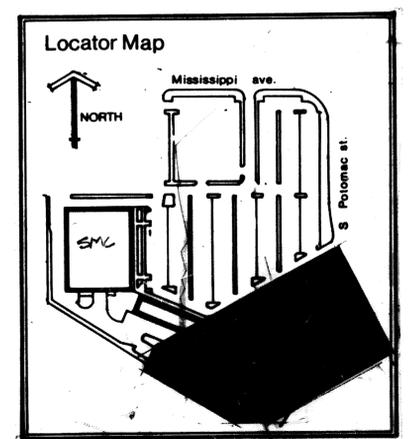
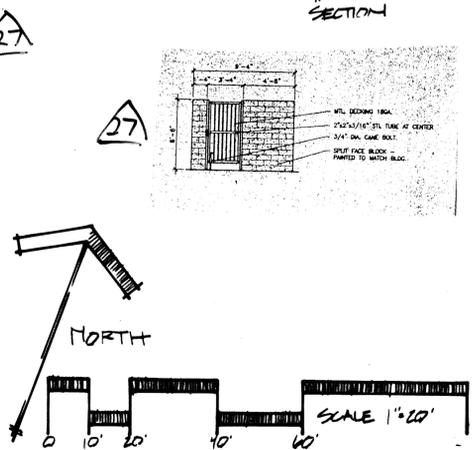
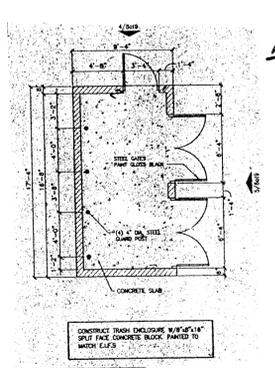
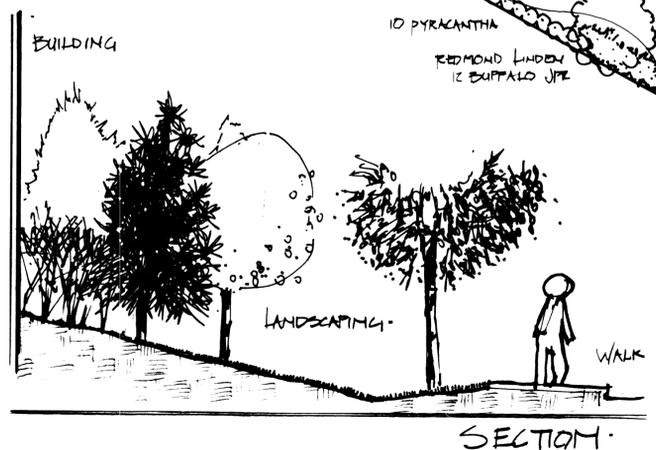
LANDSCAPE PLAN

MJ Tupa Associates, inc.
12487 E. Amherst Cir. Aurora, CO 80014

303 756-8318



27
 M. New Amendment
 8-3-04
 New Trash Enclosure



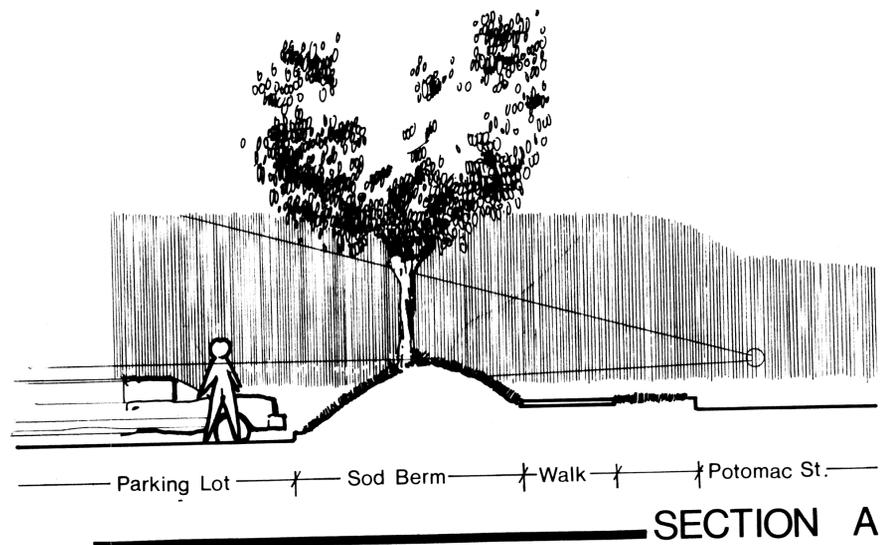
POTOMAC SQUARE

LANDSCAPE PLAN

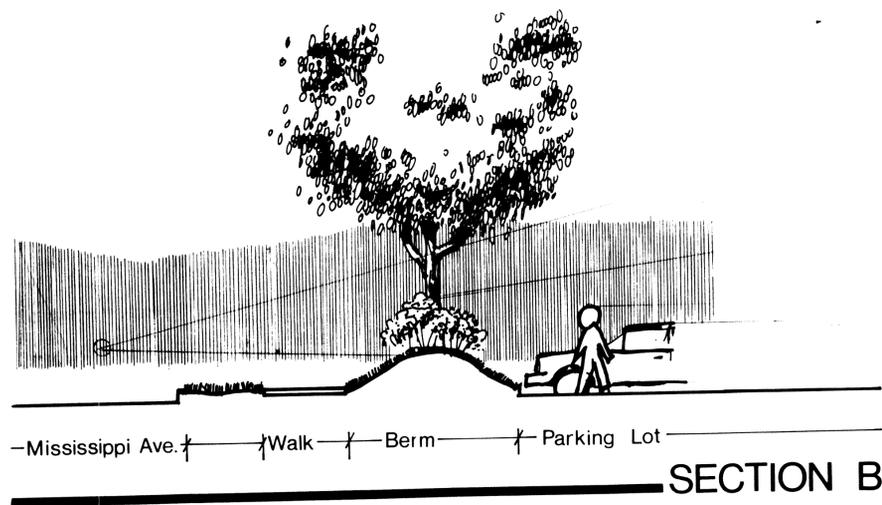
MJ Tupa Associates, inc.
 12487 E. Amherst Cir. Aurora, CO 80014

Sheet LS3

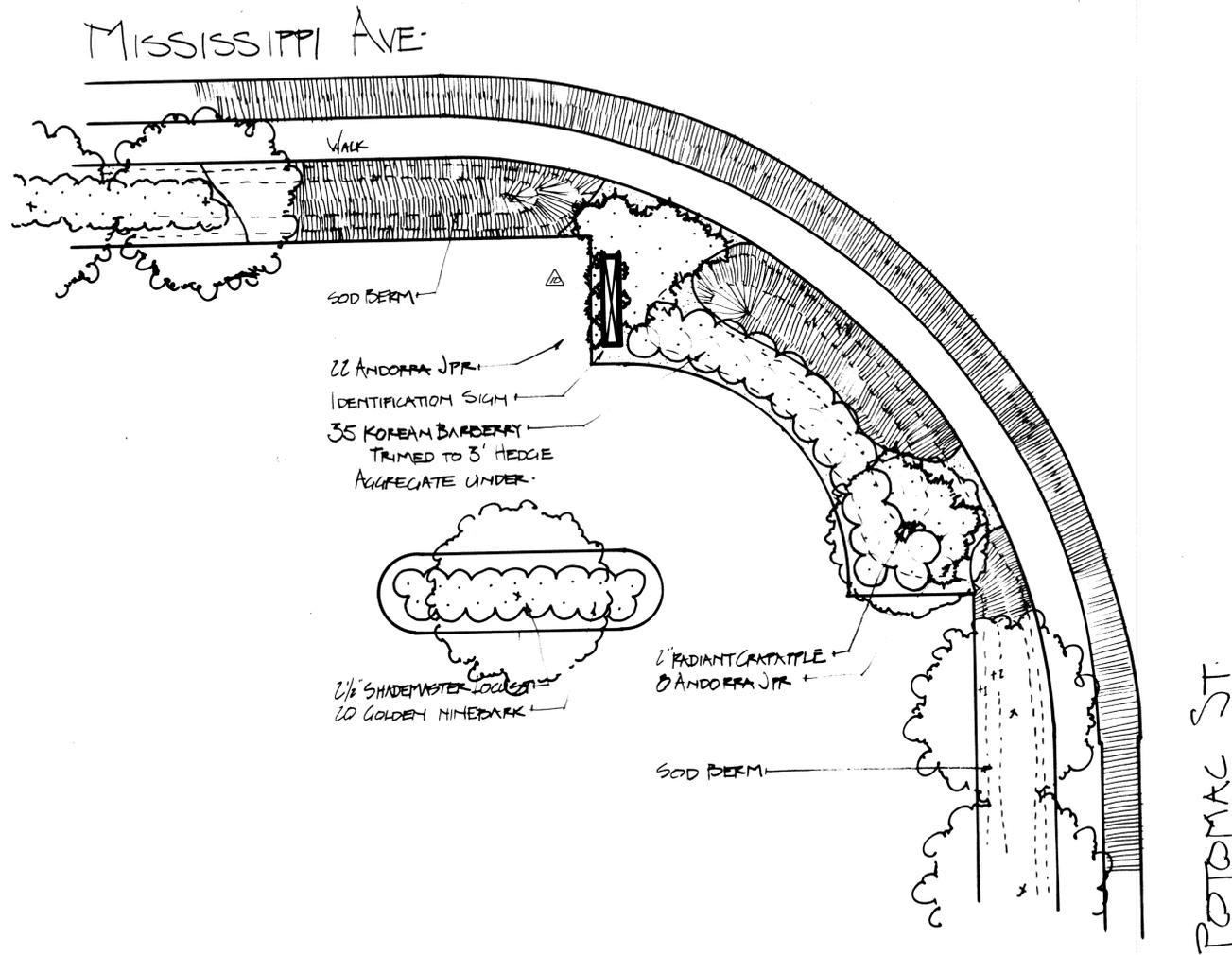
8/1/85 GBR
 11/12/85 ADD
 3/1/01 MST



SECTION A



SECTION B



PLAN DETAIL

ARM. AMDT. 11/26/85
 REVISD PARKING COUNT

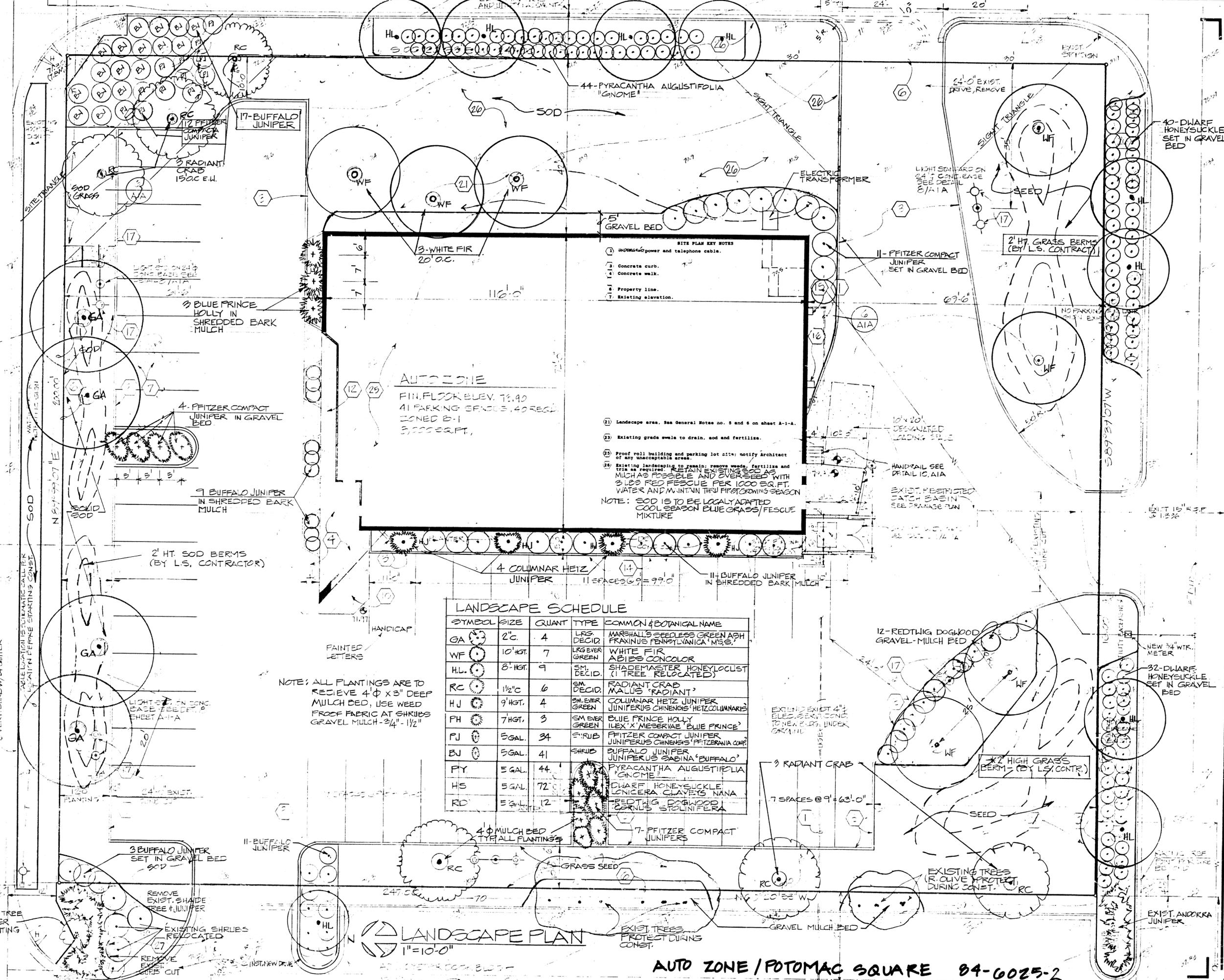
POTOMAC SQUARE
 LANDSCAPE PLAN

MJ Tupa Associates, inc.
 12487 E. Amherst Cir. Aurora, CO 80014

Sheet LS5

329-6660
 303-765-8315
 5/5/84 - MST
 1/30/84 - MST

EAST MISSISSIPPI AVE.
(122' R.O.W.)



AUTOZONE
FIN. FLOOR ELEV. 78.90
41 PARKING SPACES, 40 REG.
ZONED B-1
3,500 SQ. FT.

- SITE PLAN KEY NOTES**
1. JUMPERS AND power and telephone cable.
 2. Concrete curb.
 3. Concrete walk.
 4. Property line.
 5. Existing elevation.
21. Landscape area. See General Notes no. 5 and 6 on sheet A-1-A.
22. Existing grade swale to drain, sod and fertilize.
23. Proof roll building and parking lot site; notify Architect as required.
24. Retain existing sod as much as possible and overseed with 3 lbs. red fescue per 1000 sq. ft. water and maintain thru first growing season.
- NOTE: SOD IS TO BE LOGALY ADAPTED COOL SEASON BLUE GRASS/FESCUE MIXTURE

LANDSCAPE SCHEDULE

SYMBOL	SIZE	QUANT	TYPE	COMMON & BOTANICAL NAME
GA	2' C.	4	LRS. DECID.	MARSHALL'S SEEDLESS GREEN ASH FRAXINUS PENNSYLVANICA 'M.S.S.'
WF	10' HGT.	7	LRS. EVER GREEN	WHITE FIR ABIES CONCOLOR
HL	8' HGT.	9	SM. DECID.	SHADEMASTER HONEYLOCUST (1 TREE RELOCATED)
RC	1 1/2' C.	6	SM. DECID.	RADIANT CRAB MALUS 'RADIANT'
HJ	9' HGT.	4	SM. EVER GREEN	COLUMNAR HEITZ JUNIPER JUNIPERUS CHINENSIS 'HEITZ COLUMNARIS'
PH	7' HGT.	3	SM. EVER GREEN	BLUE PRINCE HOLLY ILEX X MESSIAE 'BLUE PRINCE'
PJ	5 GAL.	34	SHRUB	PFITZER COMPACT JUNIPER JUNIPERUS CHINENSIS 'PFITZERIANA COMP'
BJ	5 GAL.	41	SHRUB	BUFFALO JUNIPER JUNIPERUS SABINA 'BUFFALO'
PY	5 GAL.	44	SHRUB	PYRACANTHA AUGUSTIFOLIA 'GNOME'
HS	5 GAL.	72	SHRUB	DWARF HONEYSUCKLE LONICERA CLAYTONI NANA
RD	5 GAL.	12	SHRUB	REDTWIG DOGWOOD CORNUS STOLONIFERA

NOTE: ALL PLANTINGS ARE TO RECEIVE 4" x 3" DEEP MULCH BED, USE WEED PROOF FABRIC AT SHRUBS GRASS MULCH - 3/4" - 1/2"

LANDSCAPE PLAN
1" = 10'-0"

AutoZone
Design & Construction

3030 Poplar Ave.
Memphis, TN 38117
901-325-4780

Revisions		
1	4-5-90	CF
2	5-23-90	CF
3	2-16-91	TBT
4	3-4-91	TBT

Sheet LS6

Job No. 2544
POTOMAC SQ. 510
E. MISSISSIPPI AVE.
AURORA CO.
Bldg Info 2,200 SQ. FT.
R.R.
120/108/30 GAS
HEAT, CLEAR GL.
Date 1-12-95
Drawn JFE
Checked BFB

AUTO ZONE / POTOMAC SQUARE 84-0025-2