

WAL★MART - AURORA (DIA), CO. SITE PLAN

CITY OF AURORA SITE PLAN 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, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- 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 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.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED ON OR PUT IN PLACES, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT.
- 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 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 PLAN 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.
- 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.
- THE SEASONAL SALES DISPLAY WILL BE LIMITED TO THE AREAS DESIGNATED ON THE SITE PLAN. OUTDOOR STORAGE IN THE SEASONAL GARDEN CENTER WILL NOT EXCEED THE HEIGHT OF THE SCREEN WALL AND THE BALE AND PALLET STORAGE WILL NOT EXCEED THE HEIGHT OF THE SCREEN WALL.
- THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE, OTHER THAN IN THE INVENTORY MANAGEMENT CENTER LOCATION SHOWN SPECIFICALLY ON THIS SITE PLAN.
- ALL LIGHTS ON THE SITE AND ON THE EXTERIOR OF THE BUILDING MUST BE METAL HALIDE OR FLUORESCENT LIGHTING.

CONTACTS:

CIVIL ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
950 SEVENTEENTH STREET
SUITE 1050
DENVER, CO 80202
tel: (303) 228-2300
fax: (303) 446-8678
CONTACT: KEVIN ROBERSON, PE

OWNER:
WAL-MART STORES, INC.
2001 SE 10TH STREET
BENTONVILLE, AR 72716
tel: (479) 273-4000

ARCHITECT:
LPA, INC.
5161 CALIFORNIA STREET
SUITE 100
IRVINE, CALIFORNIA 92612
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CONTACT: DAMON DUSTERHOFF

SURVEYOR:
WESTERN STATES SURVEYING, INC.
12753 SOUTH PARKER ROAD
SUITE 205
PARKER, COLORADO 80134-3486
tel: (303) 841-7436
CONTACT: BOB BUCKLEY, PLS

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING No. 5
LOT 4, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING No. 5

REAL PROPERTY NOTES:

1. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION 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 OF RIGHTS. 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 SYSTEMS AND/OR PRIVATE UTILITIES.

2. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

ROOF-MOUNTED EQUIPMENT SCREENING:

1. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING THE BUILDING. 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 CERTIFICATE OF OCCUPANCY.

SITE SPECIFIC NOTES:

- SHOPPING CART WHEEL-LOCKING DEVICES AND PERIMETER CONTROLS SHALL BE INSTALLED IN CONFORMANCE WITH CITY OF AURORA CODE SECTION 146-1509 (B) 10.
- WAL-MART SHALL SUBMIT A WRITTEN REPORT TO THE PLANNING COMMISSION ON OR BEFORE JULY 31, 2008 SUMMARIZING THE RESULTS OF MONITORING AND EVALUATING THE EXPERIMENTAL FEATURES OF THIS SITE PLAN.

WAIVERS:

- THIS SITE REQUESTS A WAIVER FROM THE BUILDING PERIMETER LANDSCAPE REQUIREMENTS IN LIEU OF ADDITIONAL PLANT MATERIAL IN PERIMETER LANDSCAPE BUFFER TO SCREEN FROM ADJACENT ROADWAYS.
- THIS SITE REQUESTS A WAIVER FROM THE PARKING SPACE AND AISLE DESIGN STANDARDS. A WIDER PARKING STALL AND WIDER DRIVE AISLE IS PROPOSED IN LIEU OF SHORTER PERPENDICULAR LENGTH.
- THIS SITE REQUESTS A WAIVER FROM THE LIGHTING REQUIREMENTS. AN 875 WATT 40' HIGH METAL HALIDE LIGHTING SYSTEM IS PROPOSED INCORPORATING THE STANDARD LIGHT HOUSING USED THROUGHOUT GATEWAY DEVELOPMENT. THIS RESULTS IN A 50% REDUCTION OF CONFLICTS IN THE PARKING AREA AND OPTIMUM LUMINESCENCE.

VARIANCE:

- THIS SITE REQUESTS A VARIANCE FROM THE NUMBER OF SIGNS. NUMBER OF SIGNS AND SQUARE FOOTAGE IS SHOWN ON THE SITE DATA TABLE. THIS STORE CONTAINS MULTIPLE USES AND TENANTS, WHICH REQUIRE ADDITIONAL SIGNAGE.

SHEET INDEX

SHEET NO.	SITE PLANS	REVISIONS				
		#	1	2	3	4
1	COVER SHEET		X	X	X	
2	OVERALL SITE PLAN		X	X	X	
3	SITE PLAN (SW)		X	X	X	
4	SITE PLAN (NW)		X	X	X	
5	SITE PLAN (SE)		X	X	X	
6	SITE PLAN (NE)		X	X	X	
7	SITE DETAILS		X	X	X	
8	SITE PLAN (GAS)		X	X	X	
9	PHOTOMETRIC PLAN		X	X	X	
NR1-7	NATURAL RESOURCE/LANDSCAPE PLANS		X	X	X	
NR8-12	NATURAL RESOURCE/LANDSCAPE DETAILS		X	X	X	

BUILDING PLANS					
SP1	SITE PLAN		X	X	X
SP2-2.2	SITE PLAN DETAILS/BALE & PALLET STORAGE		X	X	X
A1-2.3	FLOOR/EXTERIOR ELEVATIONS/SIGNAGE PLANS		X	X	X
A3-4	BUILDING SECTIONS/ROOF PLAN		X	X	X
AG1	TLE KIOSK		X	X	X
BS2-2.1	BUS STOP / INFORMATION KIOSK ELEVATIONS		X	X	X
FS1-2	FUELING STATION PLAN AND ELEVATIONS		X	X	X
GC1,2,1.5	GARDEN CENTER PLANS		X	X	X

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.

OWNER:
Wal-Mart Stores, Inc., a Delaware Corporation

Signature: [Signature]
BARRY T. SHANAHAN ASST. VP OF REAL ESTATE
Print Names Print Titles

NOTARY STATE OF Arkansas
COUNTY OF Santa Fe
The foregoing was acknowledged before me this 26 day of July, 2004 A.D. by Barry Shanahan as Asst. VP of Wal-Mart Stores, Inc.

WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/4/2013

CITY ATTORNEY: [Signature] DATE: 10/7/04
PLANNING DIRECTOR: [Signature] DATE: 9/28/04
PLANNING COMMISSION: [Signature] DATE: 5/12/04
(CHAIRPERSON)
CITY COUNCIL: NA DATE: NA
(MAYOR)
ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK _____ M, THIS _____ DAY OF _____ AD, _____
CLERK AND RECORDER: _____ DEPUTY: _____

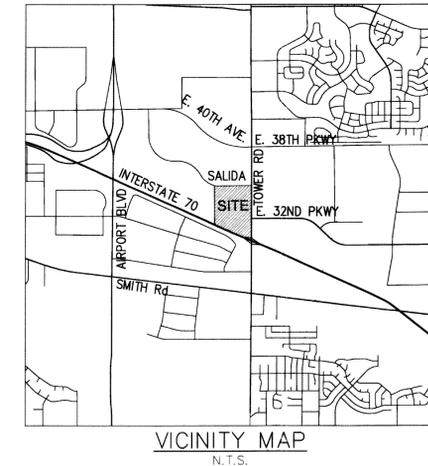
SIGNAGE TABLE

BUILDING SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
4' WAL*MART	1	RED	123.42 SF	123.42 SF
3' WAL*MART	1	RED	67.63 SF	67.63 SF
SUPERCENTER	1	YELLOW	67.63 SF	67.63 SF
Food Center	1	RED	32.33 SF	32.33 SF
Retail Center	1	RED	34.00 SF	34.00 SF
Garden Center	1	RED	36.67 SF	36.67 SF
Produce	1	RED	5.25 SF	5.25 SF
Meat	1	RED	3.00 SF	3.00 SF
Deli	1	RED	2.33 SF	2.33 SF
Bakery	1	RED	4.54 SF	4.54 SF
Optical	1	RED	4.58 SF	4.58 SF
Pharmacy	1	RED	6.50 SF	6.50 SF
1-Hour Photo	1	RED	7.33 SF	7.33 SF
Tire & Lube	1	RED	17.13 SF	17.13 SF
Express ==>	1	RED	16.42 SF	16.42 SF
TOTAL BUILDING SIGN COPY AREA				428.76 SF

PROJECT IDENTIFICATION SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
18" WAL*MART	4	RED	17.13 SF	68.52 SF
SUPERCENTER	4	YELLOW	3.65 SF	14.60 SF
TOTAL MONUMENT SIGN COPY AREA				83.12 SF

DRIVE-THRU PHARMACY SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
Drive-Thru Pharmacy	2	RED	31.00 SF	62.00 SF
TOTAL DRIVE-THRU PHARMACY SIGN COPY AREA				62.00 SF

AUTO CENTER SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
WAL*MART	1	BLUE	11.12 SF	11.12 SF
TIRE & LUBE	1	RED	26.20 SF	26.20 SF
EXPRESS	1	RED	39.69 SF	39.69 SF
TOTAL AUTO CENTER SIGN COPY AREA				77.01 SF



SITE DATA	
TOTAL AREA WITHIN PROPERTY LINES:	±32.31 ACRES
LOT 1 (WAL-MART) LAND AREA:	±27.86 ACRES
LOT 2 LAND AREA:	±0.95 ACRES
LOT 3 LAND AREA:	±0.97 ACRES
LOT 4 (FUTURE LEASE LOT) LAND AREA:	±0.84 ACRES
LOT 5 LAND AREA:	±0.85 ACRES
LOT 6 LAND AREA:	±0.84 ACRES
GROSS FLOOR AREA (GFA, per 146-201 CITY CODE):	203,091 SQ. FT.
NUMBER OF BUILDINGS:	1
NUMBER OF STORIES:	±3.5
MAXIMUM HEIGHT OF BUILDING:	206,250 SQ. FT., 17.5%
TOTAL BUILDING COVERAGE: (INCLUDING ALL APPURTENANCES)	
HARD SURFACE AREA (WAL-MART LOT 1):	686,643 SQ. FT., 56.6%
LANDSCAPE AREA (LOT 1 per 146-2 CITY CODE):	100,303 SQ. FT., 8.3%
PHASED NATIVE GRASS AREA:	214,030 SQ. FT., 17.6%
PRESENT ZONING CLASSIFICATION:	B-3/M-1/M-2
PROPOSED ZONING:	B-3
PROPOSED USES:	RETAIL
PARKING SPACES REQUIRED:	815 SPACES
PARKING SPACES PROVIDED, % COMPACT:	1021 SPACES, 0% COMPACT
HANDICAP SPACES REQUIRED:	20 SPACES
HANDICAP SPACES PROVIDED:	23 SPACES
LOADING SPACES REQUIRED:	9 SPACES
LOADING SPACES PROVIDED:	9 SPACES
BICYCLE SPACES REQUIRED:	35 SPACES
BICYCLE SPACES PROVIDED:	35 SPACES
PERMITTED MAXIMUM SIGN AREA:	464.335 SQ. FT.

AMENDMENTS

Keep this sheet for original signatures
Replaced by 2003-6014-05 (Sheet # 1A)

No. Date Revisions App.

Kimley-Horn and Associates, Inc.
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300
Engineering, Planning, and Environmental Consultants

WAL-MART SUPERCENTER
STORE No. 5334-00, NewSC
C-195N-SGL-0L
TOWER ROAD SITE

COVER SHEET



PROJECT NO. 067811038
DRAWING NAME 20Cov.dwg
SCALE (H): N/A
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: HHT
CHECKED BY: KMR
DATE: 06/24/04

WAL★MART - AURORA (DIA), CO. SITE PLAN

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Minor Amendment 7/20/05, 9/28/05 MA 2/2/12

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LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING No. 5
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1 & 1A	COVER SHEET		X	X	X	X	X
2	OVERALL SITE PLAN		X	X	X	X	X
3	SITE PLAN (SW)		X	X	X	X	X
4	SITE PLAN (NW)		X	X	X	X	X
5	SITE PLAN (SE)		X	X	X	X	X
6	SITE PLAN (NE)		X	X	X	X	X
7	SITE DETAILS		X	X	X	X	X
7A	SITE DETAILS		X	X	X	X	X
8	SITE PLAN (GAS)		X	X	X	X	X
9	PHOTOMETRIC PLAN		X	X	X	X	X
NR1-7	NATURAL RESOURCE/LANDSCAPE PLANS		X	X	X	X	X
NR8-12	NATURAL RESOURCE/LANDSCAPE DETAILS		X	X	X	X	X

BUILDING PLANS					
SP1	SITE PLAN		X	X	X
SP2-2.2	SITE PLAN DETAILS/BALE & PALLET STORAGE		X	X	X
A1-2.2	FLOOR/EXTERIOR ELEVATIONS/SIGNAGE PLANS		X	X	X
A3-4	BUILDING SECTIONS/ROOF PLAN		X	X	X
AC1-2	TLE KIOSK		X	X	X
BS2-2.1	BUS STOP / INFORMATION KIOSK ELEVATIONS		X	X	X
FS1-2	FUELING STATION PLAN AND ELEVATIONS		X	X	X
GC1.2.1.5	GARDEN CENTER PLANS		X	X	X

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.

OWNER: Wal-Mart Stores, Inc., a Delaware Corporation

Signature: _____
BARRY T. SHANAHAN ASST. VP OF REAL ESTATE
Print Names Print Titles

NOTARY PUBLIC
STATE OF _____
COUNTY OF _____
The foregoing was acknowledged before me this _____ day of _____, 200__ A.D. by _____ as _____ of _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CITY ATTORNEY: _____ DATE: _____

PLANNING DIRECTOR: _____ DATE: _____

PLANNING COMMISSION: _____ DATE: _____
(CHAIRPERSON)

CITY COUNCIL: _____ Date: _____
(MAYOR)

ATTEST: _____ DATE: _____
(CITY CLERK)

RECORDER'S CERTIFICATE:
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF _____ COLORADO AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____ AD _____
CLERK AND RECORDER: _____ DEPUTY: _____

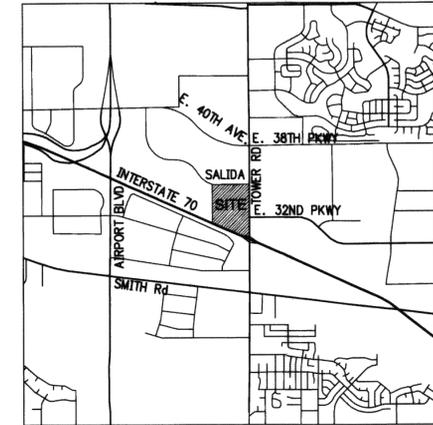
SIGNAGE TABLE

BUILDING SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
4' WAL-MART	1	RED	123.42 SF	123.42 SF
3' WAL-MART	1	RED	67.63 SF	67.63 SF
SUPERCENTER	1	YELLOW	67.63 SF	67.63 SF
Food Center	1	RED	32.33 SF	32.33 SF
Retail Center	1	RED	34.00 SF	34.00 SF
Garden Center	1	RED	36.67 SF	36.67 SF
Produce	1	RED	5.25 SF	5.25 SF
Meat	1	RED	3.00 SF	3.00 SF
Deli	1	RED	2.33 SF	2.33 SF
Bakery	1	RED	4.54 SF	4.54 SF
Optical	1	RED	4.58 SF	4.58 SF
Pharmacy	1	RED	6.50 SF	6.50 SF
1-Hour Photo	1	RED	7.33 SF	7.33 SF
Tire & Lube	1	RED	17.13 SF	17.13 SF
Express ==>	1	RED	16.42 SF	16.42 SF
TOTAL BUILDING SIGN COPY AREA				428.76 SF

PROJECT IDENTIFICATION SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
18' WAL-MART	4	RED	17.13 SF	68.52 SF
SUPERCENTER	4	YELLOW	3.65 SF	14.60 SF
TOTAL MONUMENT SIGN COPY AREA				83.12 SF

DRIVE-THRU PHARMACY SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
Drive-Thru Pharmacy	2	RED	31.00 SF	62.00 SF
TOTAL DRIVE-THRU PHARMACY SIGN COPY AREA				62.00 SF

AUTO CENTER SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
WAL-MART	1	BLUE	11.12 SF	11.12 SF
TIRE & LUBE	1	RED	26.20 SF	26.20 SF
EXPRESS	1	RED	39.69 SF	39.69 SF
TOTAL AUTO CENTER SIGN COPY AREA				77.01 SF



VICINITY MAP
N.T.S.

SITE DATA

TOTAL AREA WITHIN PROPERTY LINES:	±32.31 ACRES
LOT 1 (WAL-MART) LAND AREA:	±27.86 ACRES
LOT 2 LAND AREA:	±0.95 ACRES
LOT 3 LAND AREA:	±0.97 ACRES
LOT 4 (FUTURE LEASE LOT) LAND AREA:	±0.84 ACRES
LOT 5 LAND AREA:	±0.85 ACRES
LOT 6 LAND AREA:	±0.84 ACRES
GROSS FLOOR AREA (GFA, per 146-201 CITY CODE):	203,091 SQ. FT.
NUMBER OF BUILDINGS:	1
NUMBER OF STORIES:	±35
MAXIMUM HEIGHT OF BUILDING:	±35'
TOTAL BUILDING COVERAGE:	206,250 SQ. FT., 17.1%
(INCLUDING ALL APPURTENANCES)	
HARD SURFACE AREA (WAL-MART LOT 1):	688,019 SQ. FT., 57.0%
LANDSCAPE AREA (LOT 1 per 146-2 CITY CODE):	98,927 SQ. FT., 8.2%
PHASED NATIVE GRASS AREA:	214,030 SQ. FT., 17.7%
PRESENT ZONING CLASSIFICATION:	B-3/M-1/M-2
PROPOSED ZONING:	B-3
PROPOSED USES:	RETAIL
PARKING SPACES REQUIRED:	815 SPACES
PARKING SPACES PROVIDED, % COMPACT:	1021 SPACES, 0% COMPACT
HANDICAP SPACES REQUIRED:	20 SPACES
HANDICAP SPACES PROVIDED:	23 SPACES
LOADING SPACES REQUIRED:	9 SPACES
LOADING SPACES PROVIDED:	9 SPACES
BICYCLE SPACES REQUIRED:	35 SPACES
BICYCLE SPACES PROVIDED:	35 SPACES
PERMITTED MAXIMUM SIGN AREA:	464.335 SQ. FT.



AMENDMENTS

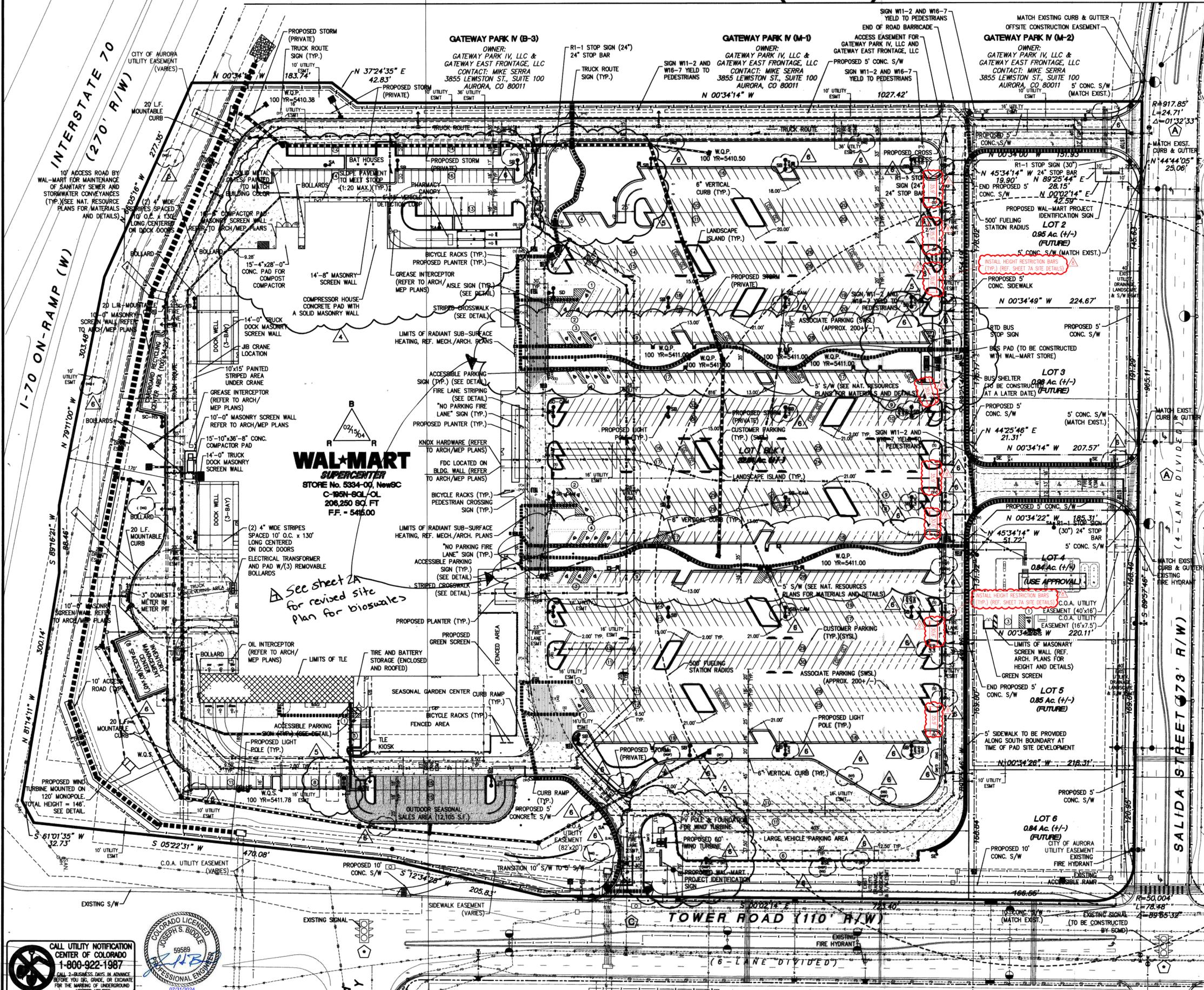
Keep this sheet for revision notes. Replaced by 2003-6014-05 (Sheet 1B), MA 2/2/12

No.	Date	Revisions	App.
5	7/13/05	MINOR AMENDMENT NO. 2	KMR
4	4/01/05	MINOR AMENDMENT NO. 1	KMR

PROJECT NO. 067811038
DRAWING NAME 40Cov.dwg
SCALE (H): N/A
SCALE (V): N/A
DRAWN BY: N/A
DESIGNED BY: HHT
CHECKED BY: KMR
DATE: 06/24/04

1A

WAL*MART - AURORA (DIA), CO. SITE PLAN



KEY MAP

N.T.S.

LEGEND

- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- PERVIOUS PAVEMENT
- LIMITS OF RADIANT HEATING
- OUTDOOR SEASONAL SALES AREA
- ACCESSIBLE ROUTE OF TRAVEL
- # OF PROPOSED PARKING SPACES
- PROPOSED CART CORRAL LOCATION
- PROPOSED LIGHT POLE
- SINGLE YELLOW SOLID LINE
- DOUBLE YELLOW SOLID LINE
- SINGLE WHITE SOLID LINE
- W.Q.P.
- W.Q.S.

UTILITY LEGEND

- SS - EXISTING SANITARY SEWER LINE WITH MANHOLE
- W - EXISTING WATER LINE
- ST - EXISTING STORMWATER LINE WITH MANHOLE
- E - EXISTING ELECTRICAL LINE
- T - EXISTING TELEPHONE LINE
- G - EXISTING GAS LINE
- FO - EXISTING FIBER OPTIC LINE
- SS-8 - EXISTING SANITARY SEWER LINE (AND SIZE) WITH MANHOLE
- W-8 - PROPOSED WATER LINE (AND SIZE)
- ST-10 - PROPOSED STORMWATER (12" AND LARGER)
- CON-1 - PROPOSED CONDUIT
- FO - PROPOSED FIBER OPTIC LINE
- E - PROPOSED ELECTRICAL LINE
- T - PROPOSED TELEPHONE LINE
- G - PROPOSED GAS LINE
- UTILITY EASEMENT
- LIMITS OF RADIANT HEATING

SIGN LEGEND

- (P) PEDESTRIAN CROSSING SIGN
- (PV) PEDESTRIAN CROSSING SIGN WITH PHOTO-VOLTAIC CELLS
- (T) TRUCK ROUTE SIGN
- (NP) NO PARKING FIRE LANE SIGN
- (S) STOP SIGN
- (AS) AISLE SIGN
- (R) RTD BUS STOP SIGN
- (NTP) NO TRUCK PARKING
- (NOP) NO OVERNIGHT PARKING
- (NS) NO SERVICE OF TRUCKS
- (NTA) NO TRUCKS ALLOWED
- (SV) STOP VOLTAIC CELL
- (DT) DELIVERY TRAFFIC ONLY
- (LVR) LARGE VEHICLE ROUTE (RIGHT ARROW)
- (LVJ) LARGE VEHICLE ROUTE (LEFT ARROW)
- (LVL) LARGE VEHICLE ROUTE (UP ARROW)
- (DE) DO NOT ENTER
- (NT) NO STORAGE OF TRAILERS
- (NG) NO MOWING OF NATIVE GRASSES

INTERSECTION/DRIVEWAY LEGEND

- (A) FULL ACCESS, FULL MOVEMENTS
- (B) FULL ACCESS/RESTRICTED EGRESS
- (C) RIGHT IN/RIGHT OUT ONLY
- (D) RIGHT OUT ONLY
- (E) EXISTING SIGNALIZED INTERSECTION
- (F) PROPOSED OR POSSIBLE SIGNAL

NOTE

- ALL SITE BOLLARDS NEED TO BE PAINTED TO MATCH RAL 6012 AND MAY HAVE YELLOW BANDING.
- GRAVEL MAINTENANCE ROADS FOR UTILITY ACCESS TO BE CONSTRUCTED BY OWNER.

1" = 60' ON 24"x36" SHEET

NOTE: ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.

AMENDMENTS

No.	Date	Revisions	App.
6/10/2024	MA #2003-6014-10	JSB	
7/21/12	Minor Amendment 3	ELG	
4/25/07	MYLAR CHANGE	KMR	
7/13/05	MINOR AMENDMENT NO. 2	KMR	
4/01/05	MINOR AMENDMENT NO. 1	KMR	

Galloway
5000 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111

WAL*MART SUPERCENTER
STORE No. 5334-00, NewSC
C-195N-SCL-OL
TOWER ROAD SITE

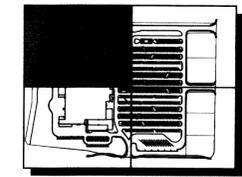
SITE PLAN (OVERALL)

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



MA #2003-6014-10; AMENDMENT TO ADD HEIGHT RESTRICTION BARS TO PARKING LOT TO LIMIT VEHICLE ACCESS.

WAL★MART - AURORA (DIA), CO. SITE PLAN



KEY MAP
N.T.S.

GATEWAY PARK IV (B-3)

OWNER:
GATEWAY PARK IV, LLC &
GATEWAY EAST FRONTAGE, LLC
CONTACT: MIKE SERRA
3855 LEWISTON ST., SUITE 100
AURORA, CO 80011

R1-1 STOP SIGN (24")
24" STOP BAR

TRUCK ROUTE
SIGN (TYP.)

LEGEND

- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- PERVIOUS PAVEMENT
- LIMITS OF RADIANT HEATING
- OUTDOOR SEASONAL SALES AREA
- ACCESSIBLE ROUTE OF TRAVEL
- # OF PROPOSED PARKING SPACES
- PROPOSED CART CORRAL LOCATION
- PROPOSED LIGHT POLE
- SYSL SINGLE YELLOW SOLID LINE
- DYSL DOUBLE YELLOW SOLID LINE
- SWSL SINGLE WHITE SOLID LINE
- W.Q.P. WATER QUALITY POND
- W.Q.S. WATER QUALITY SWALE

UTILITY LEGEND

- SS-0 EXISTING SANITARY SEWER LINE WITH MANHOLE
- W EXISTING WATER LINE
- ST-0 EXISTING STORMWATER LINE WITH MANHOLE
- E EXISTING ELECTRICAL LINE
- T EXISTING TELEPHONE LINE
- G EXISTING GAS LINE
- FO EXISTING FIBER OPTIC LINE
- SS-B PROPOSED SANITARY SEWER LINE (AND SIZE) WITH MANHOLE
- W-B PROPOSED WATER LINE (AND SIZE)
- ST-10 PROPOSED STORMWATER (12" AND LARGER)
- ST-12 PROPOSED STORMWATER (AND SIZE UNDER 12")
- CON-1 PROPOSED CONDUIT
- FO PROPOSED FIBER OPTIC LINE
- E PROPOSED ELECTRICAL LINE
- T PROPOSED TELEPHONE LINE
- G PROPOSED GAS LINE
- UTILITY EASEMENT
- LIMITS OF RADIANT HEATING

SIGN LEGEND

- (P) PEDESTRIAN CROSSING SIGN
- (PV) PEDESTRIAN CROSSING SIGN WITH PHOTO-VOLTAIC CELLS
- (T) TRUCK ROUTE SIGN
- (NP) NO PARKING FIRE LANE SIGN
- (S) STOP SIGN
- (AS) AISLE SIGN
- (R) RTD BUS STOP SIGN
- (NTP) NO TRUCK PARKING
- (NOP) NO OVERNIGHT PARKING
- (NS) NO SERVICE OF TRUCKS
- (NTA) NO TRUCKS ALLOWED
- (SV) STOP VOLTAIC CELL
- (DT) DELIVERY TRAFFIC ONLY
- (LVR) LARGE VEHICLE ROUTE (RIGHT ARROW)
- (LVL) LARGE VEHICLE ROUTE (LEFT ARROW)
- (LWU) LARGE VEHICLE ROUTE (UP ARROW)
- (DN) DO NOT ENTER
- (NT) NO STORAGE OF TRAILERS
- (NG) NO MOWING OF NATIVE GRASSES

INTERSECTION/DRIVEWAY LEGEND

- (A) FULL ACCESS, FULL MOVEMENTS
- (B) FULL ACCESS/RESTRICTED EGRESS
- (C) RIGHT IN/RIGHT OUT ONLY
- (D) RIGHT OUT ONLY
- (E) EXISTING SIGNALIZED INTERSECTION
- (O) PROPOSED OR POSSIBLE SIGNAL

1" = 30' ON 24"x36" SHEET
ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES

WAL★MART
SUPERCENTER
STORE No. 5334-00, NewSC
C-195N-SGL-OL
206,250 SQ. FT
F.F. = 5415.00

KNOX HARDWARE (REFER TO ARCH/MEP PLANS)
FDC LOCATED ON BLDG. WALL (REFER TO ARCH/MEP PLANS)

MATCH LINE SEE SHEET 5

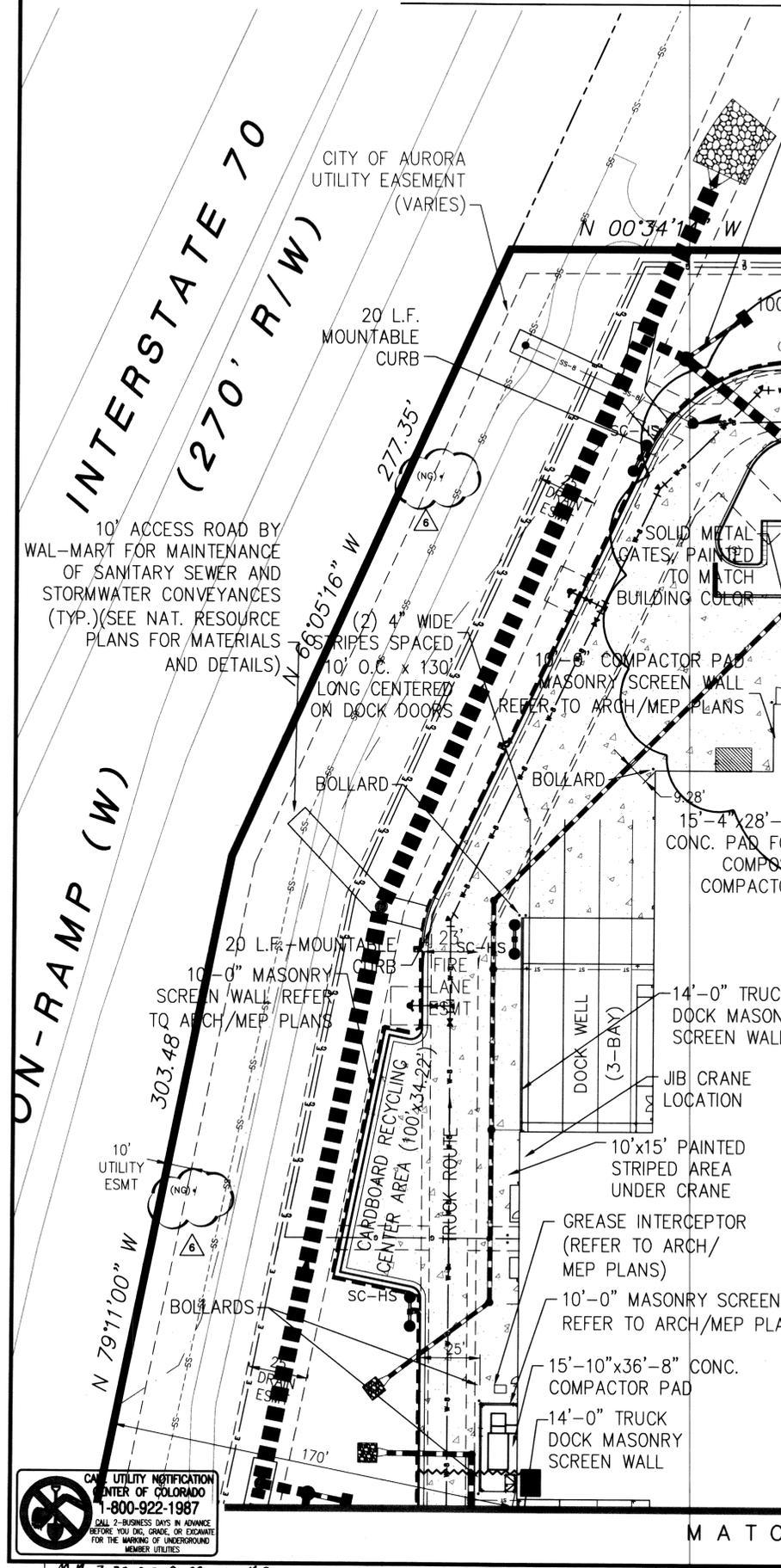
AMENDMENTS

No.	Date	Revisions	App.
A	2/2/12	Minor Amendment 3	ELG
B	4/25/07	MYLAR CHANGE	KMR
5	7/13/05	MINOR AMENDMENT NO. 2	KMR
4	4/01/05	MINOR AMENDMENT NO. 1	KMR



PROJECT NO. 067811038
DRAWING NAME 40Site.dwg
SCALE (H): 1"=30'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: HHT
CHECKED BY: FRB
DATE: 06/06/05

3



M.H. 7-20-05, 9-28-05 M.C. 4-25-07, MA 2/2/12

Kimley-Horn and Associates, Inc.
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

WAL★MART
SUPERCENTER
STORE No. 5334-00, NewSC
C-195N-SGL-OL
TOWER ROAD SITE

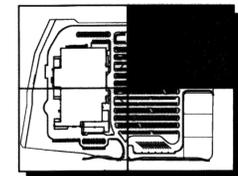
SITE PLAN (SW)

MATCH LINE SEE SHEET 4



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

WAL★MART - AURORA (DIA), CO. SITE PLAN



KEY MAP
N.T.S.

GATEWAY PARK IV (M-1)

OWNER:

GATEWAY PARK IV, LLC &
GATEWAY EAST FRONTAGE, LLC
CONTACT: MIKE SERRA
3855 LEWISTON ST., SUITE 100
AURORA, CO 80011

SIGN W11-2 AND
W16-7 YIELD TO
PEDESTRIANS

N 00°34'14" W

SIGN W11-2 AND W16-7
YIELD TO PEDESTRIANS
END OF ROAD BARRICADE

ACCESS EASEMENT FOR
GATEWAY PARK IV, LLC AND
GATEWAY EAST FRONTAGE, LLC

PROPOSED 5' CONC. S/W

SIGN W11-2 AND W16-7
YIELD TO PEDESTRIANS

10' UTILITY
ESMT

1027.42'

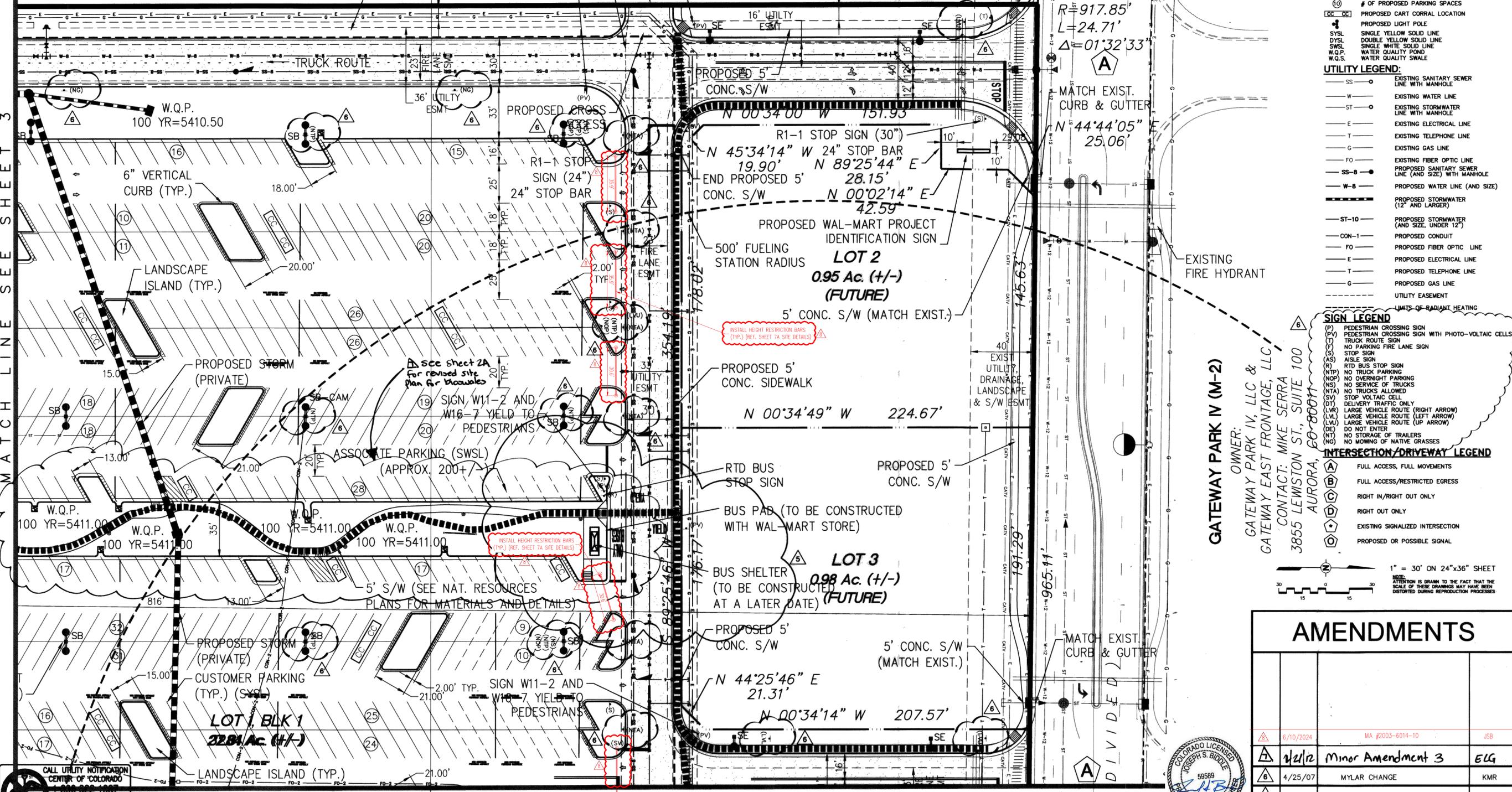
GATEWAY PARK IV (M-2)

OWNER:

GATEWAY PARK IV, LLC &
GATEWAY EAST FRONTAGE, LLC
CONTACT: MIKE SERRA
3855 LEWISTON ST., SUITE 100
AURORA, CO 80011

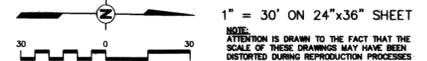
5' CONC. S/W
(MATCH EXIST.)

MATCH EXISTING CURB & GUTTER
OFFSITE CONSTRUCTION EASEMENT



- ### LEGEND
- [Symbol] STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
 - [Symbol] HEAVY DUTY ASPHALT
 - [Symbol] HEAVY DUTY CONCRETE
 - [Symbol] PERVIOUS PAVEMENT
 - [Symbol] LIMITS OF RADIANT HEATING
 - [Symbol] OUTDOOR SEASONAL SALES AREA
 - [Symbol] ACCESSIBLE ROUTE OF TRAVEL
 - [Symbol] # OF PROPOSED PARKING SPACES
 - [Symbol] PROPOSED CART CORRAL LOCATION
 - [Symbol] PROPOSED LIGHT POLE
 - [Symbol] SINGLE YELLOW SOLID LINE
 - [Symbol] DOUBLE YELLOW SOLID LINE
 - [Symbol] SINGLE WHITE SOLID LINE
 - [Symbol] W.Q.P.
 - [Symbol] W.Q.S.
- ### UTILITY LEGEND:
- [Symbol] SS - EXISTING SANITARY SEWER LINE WITH MANHOLE
 - [Symbol] W - EXISTING WATER LINE
 - [Symbol] ST - EXISTING STORMWATER LINE WITH MANHOLE
 - [Symbol] E - EXISTING ELECTRICAL LINE
 - [Symbol] T - EXISTING TELEPHONE LINE
 - [Symbol] G - EXISTING GAS LINE
 - [Symbol] FO - EXISTING FIBER OPTIC LINE
 - [Symbol] SS-B - EXISTING SANITARY SEWER LINE (AND SIZE) WITH MANHOLE
 - [Symbol] W-B - PROPOSED WATER LINE (AND SIZE)
 - [Symbol] ST-10 - PROPOSED STORMWATER (AND SIZE, UNDER 12")
 - [Symbol] CON-1 - PROPOSED CONDUIT
 - [Symbol] FO - PROPOSED FIBER OPTIC LINE
 - [Symbol] E - PROPOSED ELECTRICAL LINE
 - [Symbol] T - PROPOSED TELEPHONE LINE
 - [Symbol] G - PROPOSED GAS LINE
 - [Symbol] --- - UTILITY EASEMENT
 - [Symbol] --- - LIMITS OF RADIANT HEATING

- ### SIGN LEGEND
- (P) PEDESTRIAN CROSSING SIGN
 - (PV) PEDESTRIAN CROSSING SIGN WITH PHOTO-VOLTAIC CELLS
 - (TR) TRUCK ROUTE SIGN
 - (N) NO PARKING FIRE LANE SIGN
 - (S) STOP SIGN
 - (AS) AISLE SIGN
 - (R) RTD BUS STOP SIGN
 - (NTP) NO TRUCK PARKING
 - (NOP) NO OVERNIGHT PARKING
 - (NS) NO SERVICE OF TRUCKS
 - (NAT) NO TRUCKS ALLOWED
 - (SV) STOP VOLTAIC CELL
 - (DT) DELIVERY TRAFFIC ONLY
 - (LV) LARGE VEHICLE ROUTE (RIGHT ARROW)
 - (LV) LARGE VEHICLE ROUTE (LEFT ARROW)
 - (LV) LARGE VEHICLE ROUTE (UP ARROW)
 - (DE) DO NOT ENTER
 - (NT) NO STORAGE OF TRAILERS
 - (NO) NO MOWING OF NATIVE GRASSES
- ### INTERSECTION/DRIVEWAY LEGEND
- [Symbol] FULL ACCESS, FULL MOVEMENTS
 - [Symbol] FULL ACCESS/RESTRICTED EGRESS
 - [Symbol] RIGHT IN/RIGHT OUT ONLY
 - [Symbol] RIGHT OUT ONLY
 - [Symbol] EXISTING SIGNALIZED INTERSECTION
 - [Symbol] PROPOSED OR POSSIBLE SIGNAL



GATEWAY PARK IV (M-2)
OWNER:
GATEWAY PARK IV, LLC &
GATEWAY EAST FRONTAGE, LLC
CONTACT: MIKE SERRA
3855 LEWISTON ST., SUITE 100
AURORA, CO 80011

AMENDMENTS

No.	Date	Revisions	App.
1	6/10/2024	MA #2003-6014-10	JSB
2	4/25/07	MYLAR CHANGE	KMR
3	7/13/05	MINOR AMENDMENT NO. 2	KMR
No.	Date	Revisions	App.

PROJECT NO. 067811038
DRAWING NAME 40Site.dwg
SCALE (H): 1"=30'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: HHT
CHECKED BY: FRB
DATE: 06/06/05

4



MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 3

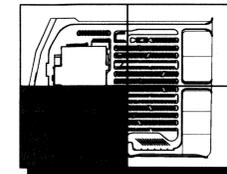
SITE PLAN (NW)

WAL★MART SUPERCENTER
STORE No. 5334-00, NewSC
C-195-1-SGL-OL
TOWER ROAD SITE

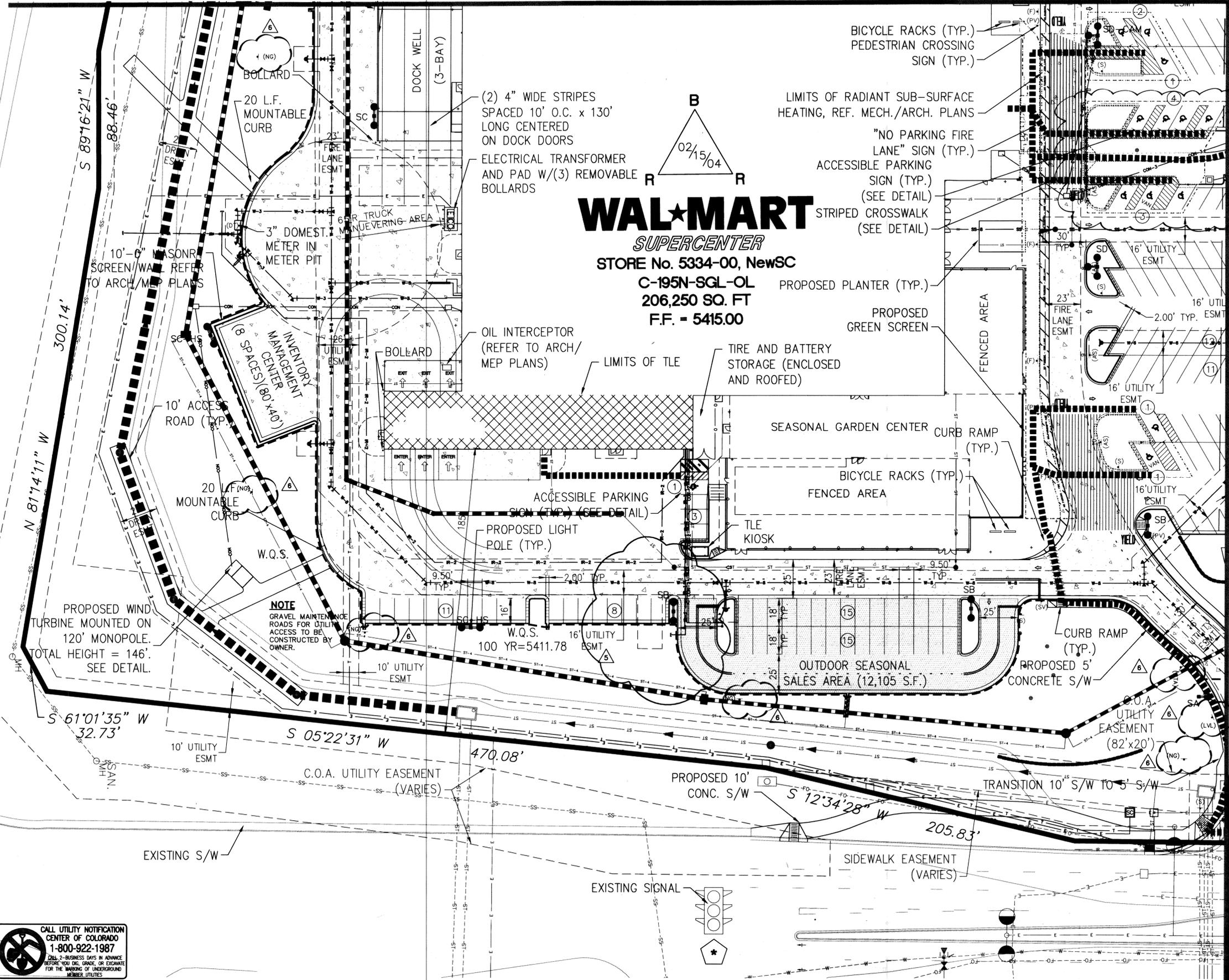
MA #2003-6014-10; AMENDMENT TO ADD HEIGHT RESTRICTION BARS TO PARKING LOT TO LIMIT VEHICLE ACCESS
c. 4-25-07, MA 2/2/12

WAL*MART - AURORA (DIA), CO. SITE PLAN

MATCH LINE SEE SHEET 3



See sheet 2A for KEY MAP
revised site plan
for bioswales



- LEGEND**
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
 - HEAVY DUTY ASPHALT
 - HEAVY DUTY CONCRETE
 - PERVIOUS PAVEMENT
 - LIMITS OF RADIANT HEATING
 - OUTDOOR SEASONAL SALES AREA
 - ACCESSIBLE ROUTE OF TRAVEL
 - # OF PROPOSED PARKING SPACES
 - PROPOSED CART CORRAL LOCATION
 - PROPOSED LIGHT POLE
 - SYSL SINGLE YELLOW SOLID LINE
 - DYSL DOUBLE YELLOW SOLID LINE
 - SWSL SINGLE WHITE SOLID LINE
 - W.Q.P. WATER QUALITY POND
 - W.Q.S. WATER QUALITY SWALE
- UTILITY LEGEND:**
- SS-0 EXISTING SANITARY SEWER LINE WITH MANHOLE
 - W EXISTING WATER LINE
 - ST-0 EXISTING STORMWATER LINE WITH MANHOLE
 - E EXISTING ELECTRICAL LINE
 - T EXISTING TELEPHONE LINE
 - G EXISTING GAS LINE
 - FO EXISTING FIBER OPTIC LINE
 - SS-8 PROPOSED SANITARY SEWER LINE (AND SIZE) WITH MANHOLE
 - W-8 PROPOSED WATER LINE (AND SIZE)
 - ST-10 PROPOSED STORMWATER (AND SIZE, UNDER 12")
 - CON-1 PROPOSED CONDUIT
 - FO PROPOSED FIBER OPTIC LINE
 - E PROPOSED ELECTRICAL LINE
 - T PROPOSED TELEPHONE LINE
 - G PROPOSED GAS LINE
 - UTILITY EASEMENT
 - LIMITS OF RADIANT HEATING
- SIGN LEGEND**
- (P) PEDESTRIAN CROSSING SIGN
 - (PV) PEDESTRIAN CROSSING SIGN WITH PHOTO-VOLTAIC CELLS
 - (T) TRUCK ROUTE SIGN
 - (NF) NO PARKING FIRE LANE SIGN
 - (S) STOP SIGN
 - (AS) ASLS SIGN
 - (R) RTD BUS STOP SIGN
 - (NTP) NO TRUCK PARKING
 - (NHP) NO OVERNIGHT PARKING
 - (NS) NO SERVICE OF TRUCKS
 - (NTA) NO TRUCKS ALLOWED
 - (SV) STOP VOLTAIC CELL
 - (DT) DELIVERY TRAFFIC ONLY
 - (LVR) LARGE VEHICLE ROUTE (RIGHT ARROW)
 - (LVL) LARGE VEHICLE ROUTE (LEFT ARROW)
 - (LVU) LARGE VEHICLE ROUTE (UP ARROW)
 - (DE) DO NOT ENTER
 - (NT) NO STORAGE OF TRAILERS
 - (NG) NO MOWING OF NATIVE GRASSES
- INTERSECTION/DRIVEWAY LEGEND**
- (A) FULL ACCESS, FULL MOVEMENTS
 - (B) FULL ACCESS/RESTRICTED EGRESS
 - (C) RIGHT IN/RIGHT OUT ONLY
 - (D) RIGHT OUT ONLY
 - (E) EXISTING SIGNALIZED INTERSECTION
 - (O) PROPOSED OR POSSIBLE SIGNAL
- 1" = 30' ON 24"x36" SHEET
NOTE: ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES

AMENDMENTS

No.	Date	Revisions	App.
2	2/21/12	Minor Amendment 3	ELG
3	4/25/07	MYLAR CHANGE	KMR
4	7/13/05	MINOR AMENDMENT NO. 2	KMR



PROJECT NO. 067811038
DRAWING NAME 40Site.dwg
SCALE (H): 1"=30'
SCALE (V): N/A
DRAWN BY: SRH
DESIGNED BY: HHT
CHECKED BY: FRB
DATE: 06/06/05



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

Kimley-Horn and Associates, Inc.
950 Seventeenth Street, Suite 1050
Denver, Colorado 80202 (303) 228-2300

WAL*MART SUPERCENTER
STORE No. 5334-00, NewSC
C-195N-SGL-OL
TOWER ROAD SITE

SITE PLAN (SE)

WAL★MART - AURORA (DIA), CO. SITE PLAN

Kimley-Horn and Associates, Inc.
 950 Seventeenth Street, Suite 1050
 Denver, Colorado 80202 (303) 228-2300

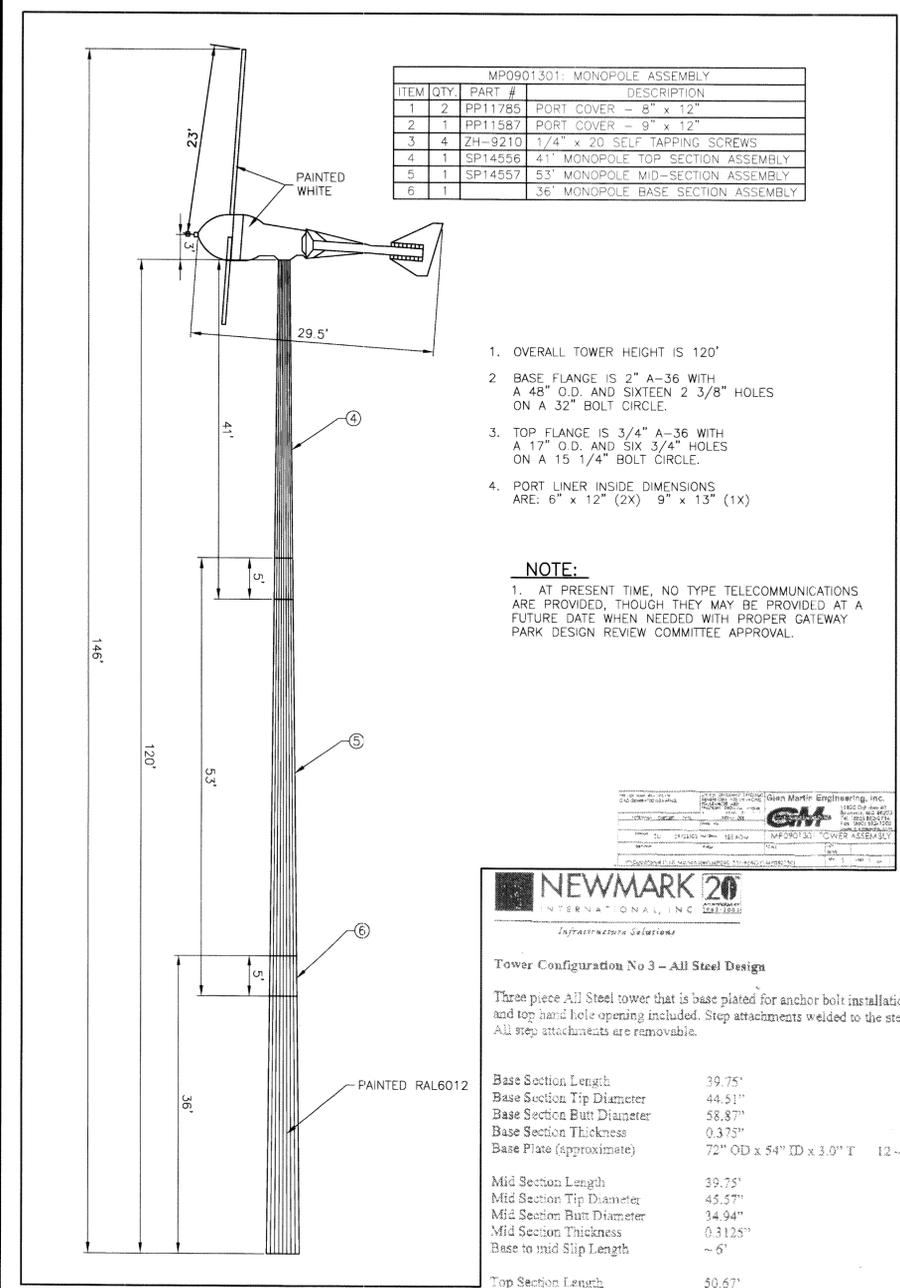
WAL★MART SUPERCENTER
 STORE No. 5334-00, NewSC
 C-195N-SGL-OL
 TOWER ROAD SITE

SITE DETAILS



PROJECT NO. 067811038
 DRAWING NAME 20SiteDtl.dwg
 SCALE (H): N.T.S.
 SCALE (V): N/A
 DRAWN BY: SRH
 DESIGNED BY: HHT
 CHECKED BY: FRB
 DATE: 06/24/04

7



- OVERALL TOWER HEIGHT IS 120'
- BASE FLANGE IS 2" A-36 WITH A 48" O.D. AND SIXTEEN 2 3/8" HOLES ON A 32" BOLT CIRCLE.
- TOP FLANGE IS 3/4" A-36 WITH A 17" O.D. AND SIX 3/4" HOLES ON A 15 1/4" BOLT CIRCLE.
- PORT LINER INSIDE DIMENSIONS ARE: 6" x 12" (2X) 9" x 13" (1X)

NOTE:
 1. AT PRESENT TIME, NO TYPE TELECOMMUNICATIONS ARE PROVIDED, THOUGH THEY MAY BE PROVIDED AT A FUTURE DATE WHEN NEEDED WITH PROPER GATEWAY PARK DESIGN REVIEW COMMITTEE APPROVAL.



Tower Configuration No. 3 - All Steel Design

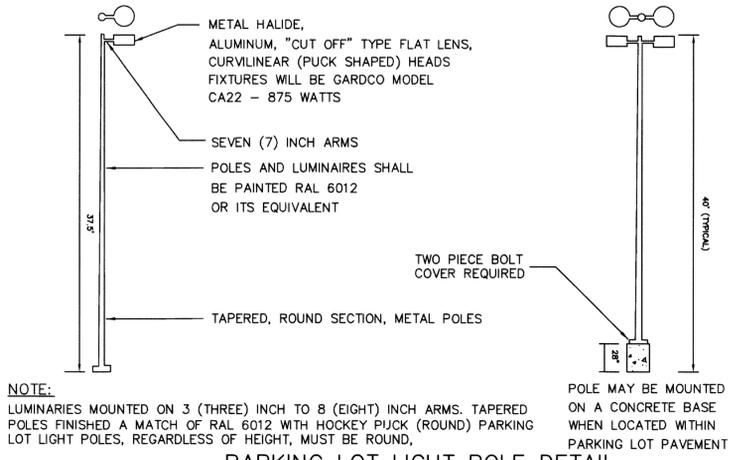
Three piece All Steel tower that is base plated for anchor bolt installation. Bottom conduit opening and top hand hole opening included. Step attachments welded to the steel shaft all along its length. All step attachments are removable.

Base Section Length	39.75'
Base Section Tip Diameter	44.51"
Base Section Butt Diameter	58.87"
Base Section Thickness	0.375"
Base Plate (approximate)	72" O.D x 54" I.D x 3.0" T 12 - 2 1/4" Belts on a 66" BC
Mid Section Length	39.75'
Mid Section Tip Diameter	43.57"
Mid Section Butt Diameter	34.94"
Mid Section Thickness	0.3125"
Base to mid Slip Length	~ 6'
Top Section Length	50.67'
Top Section Tip Diameter	24.50"
Top Section Butt Diameter	35.76"
Top Section Thickness	0.25"
Mid to Top Slip Length	~ 4'
Above ground length	120'
Ground line Diameter	58.87"
Outside Flange	0.400"/ft
Total Tower Weight	23,000 lbs

Tower Configuration No. 1 Results

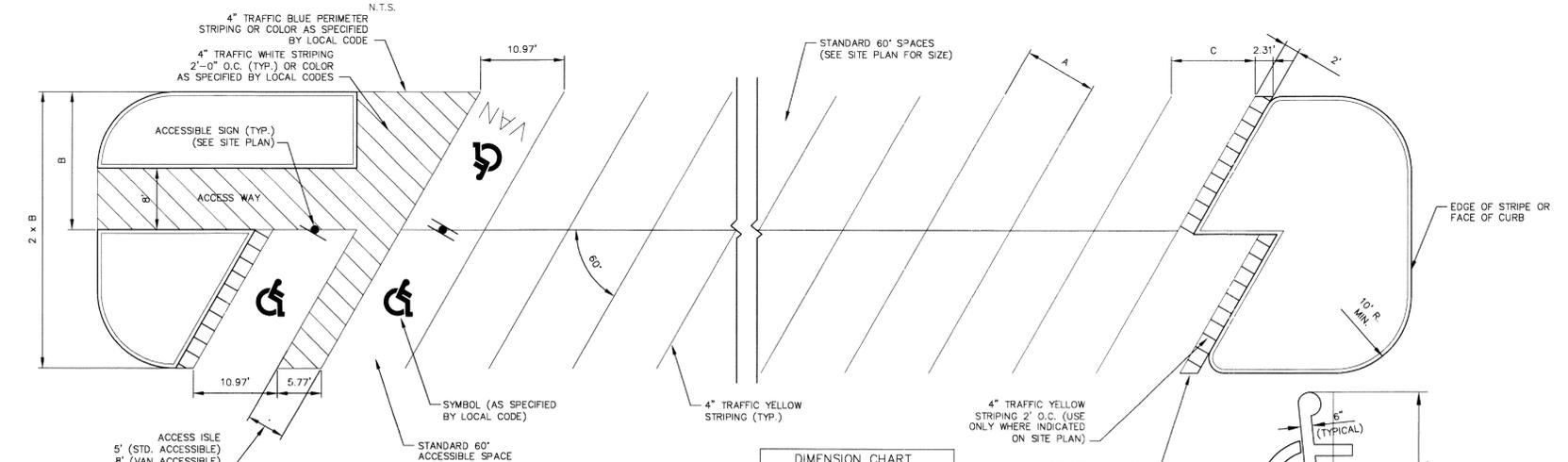
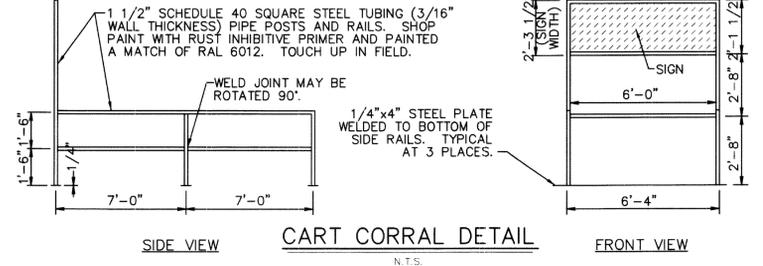
Deflection	Load Case No. 1 - Survival	31.94"
	Load Case No. 2 - Operating	13.5"
	Load Case No. 5 - Upset	28.94"
Estimated Natural Frequency		
Mode 1	0.8 Hertz	
Mode 2	3.5 Hertz	

Specifications for 120 foot monopole for BWC XL-50 Wind Turbine



NOTE:
 LUMINAIRES MOUNTED ON 3 (THREE) INCH TO 8 (EIGHT) INCH ARMS. TAPERED POLES FINISHED A MATCH OF RAL 6012 WITH HOCKEY PUCK (ROUND) PARKING LOT LIGHT POLES, REGARDLESS OF HEIGHT, MUST BE ROUND.

- NOTES:**
- ALL PIPE MATERIAL SHALL BE ASA SCHEDULE 40 STANDARD STEEL TUBING.
 - ALL STEEL PLATE MATERIAL SHALL BE ASTM A-36.
 - ALL WELDED CONNECTIONS SHALL BE FULL PENETRATION WELDS.
 - WAL-MART SHALL PROVIDE ALL MATERIALS AND CONTRACTOR SHALL ASSEMBLE AND INSTALL.
 - CART CORRALS MUST BE PAINTED A MATCH OF RAL 6012 AND THE BACKS OF ANY SIGNS PLACED ON THE CORRALS MUST ALSO BE PAINTED A MATCH OF RAL 6012.

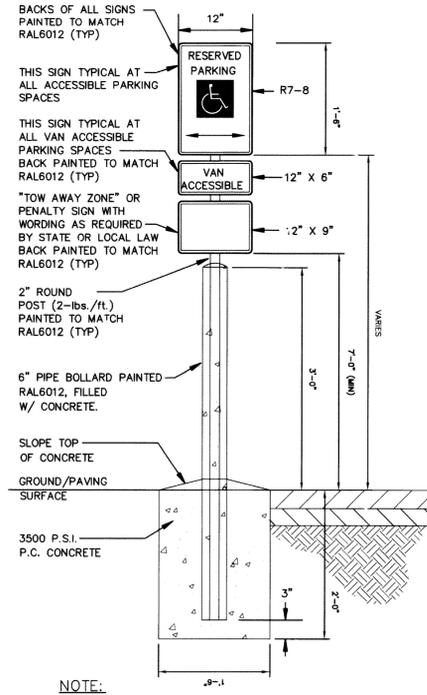


DIMENSION CHART

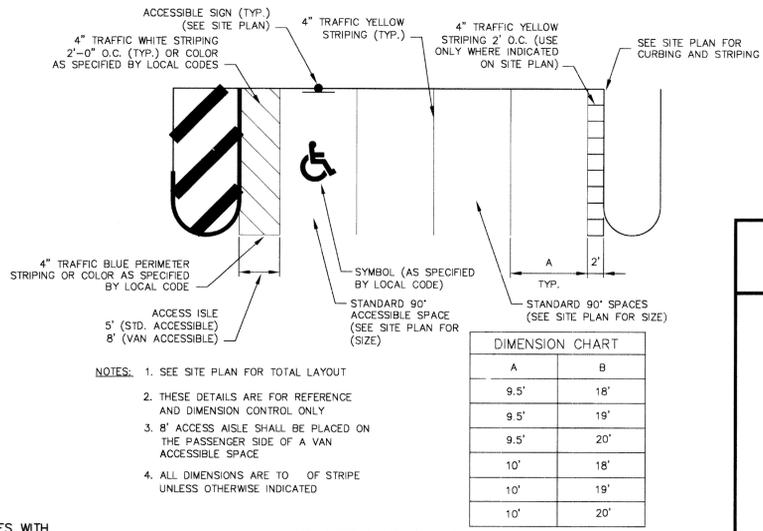
A	B	C	D*	E*
9.5'	18'	10.97'	10.39'	30.05'
10'	18'	11.55'	10.39'	30.05'
9.5'	19'	10.97'	10.97'	31.20'
10'	19'	11.55'	10.97'	31.20'
9.5'	20'	10.97'	11.55'	32.36'
10'	20'	11.55'	11.55'	32.36'

* = MINIMUM DIMENSION

- NOTES:**
- SEE SITE PLAN FOR TOTAL LAYOUT
 - THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
 - 8' ACCESS AISLE SHALL BE PLACED ON THE PASSENGER SIDE OF A VAN ACCESSIBLE SPACE
 - ALL DIMENSIONS ARE TO C OF STRIPE UNLESS OTHERWISE INDICATED



NOTE:
 ALL SITE SIGNAGE ARE TO BE MOUNTED ON ROUND 2" POLES WITH THE POLES AND SIGN BACKS PAINTED A MATCH OF RAL 6012.



- NOTES:**
- SEE SITE PLAN FOR TOTAL LAYOUT
 - THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
 - 8' ACCESS AISLE SHALL BE PLACED ON THE PASSENGER SIDE OF A VAN ACCESSIBLE SPACE
 - ALL DIMENSIONS ARE TO C OF STRIPE UNLESS OTHERWISE INDICATED

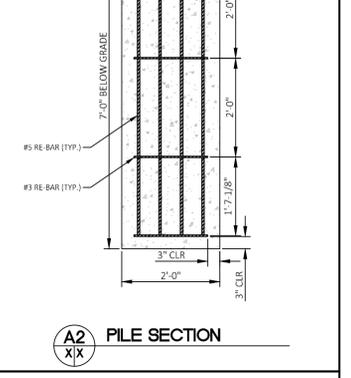
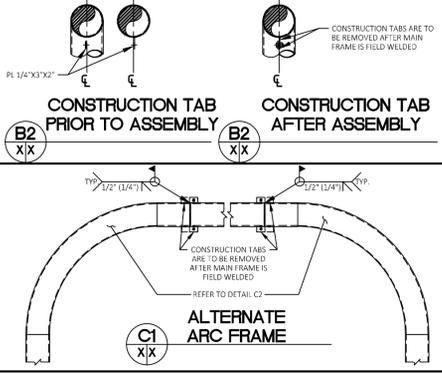
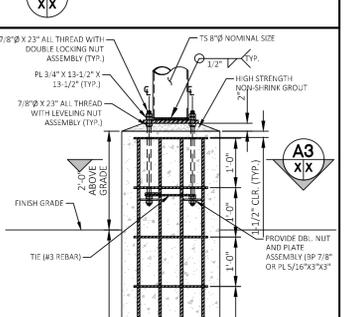
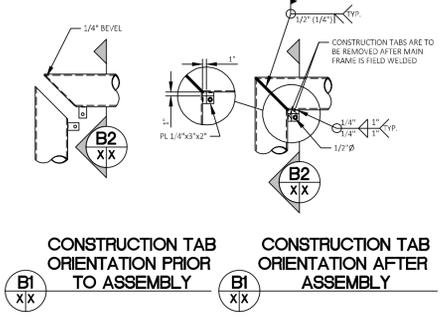
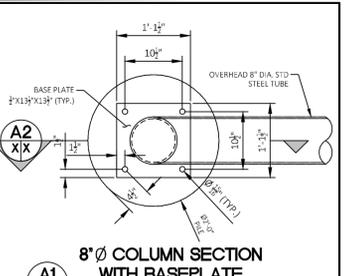
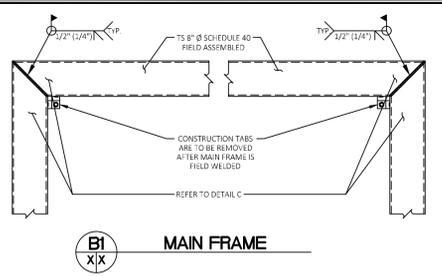
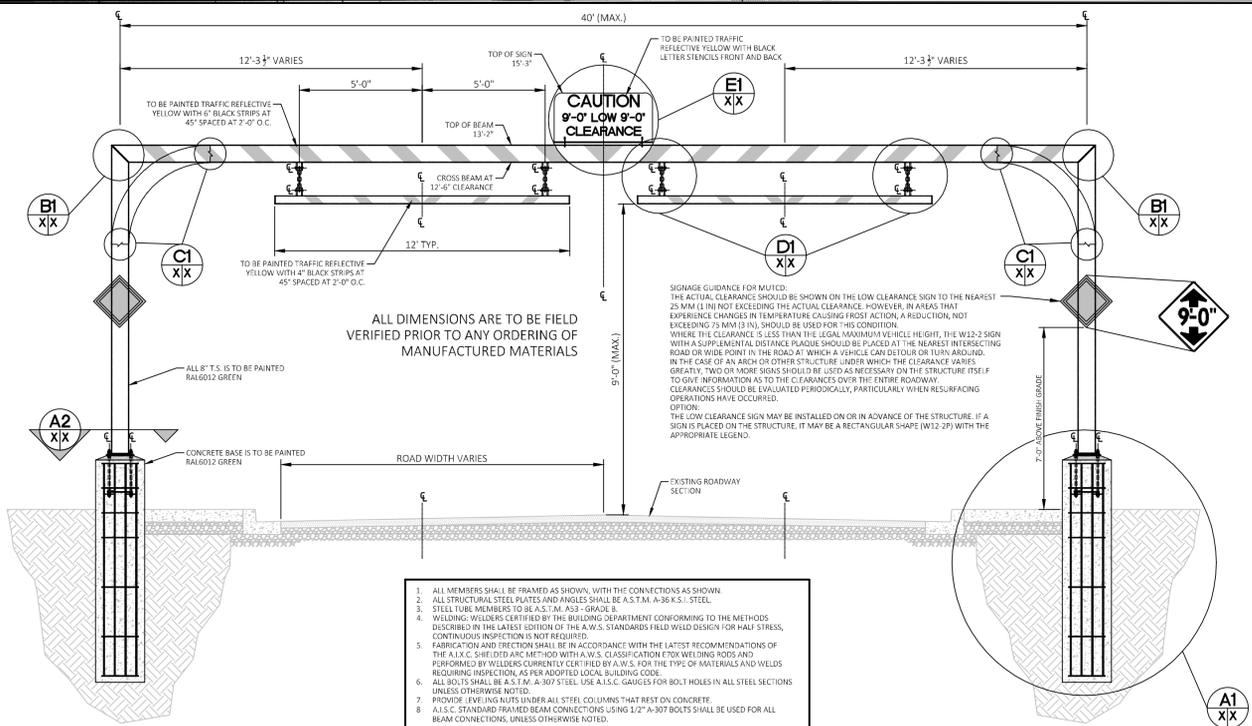
DIMENSION CHART

A	B
9.5'	18'
9.5'	19'
9.5'	20'
10'	18'
10'	19'
10'	20'



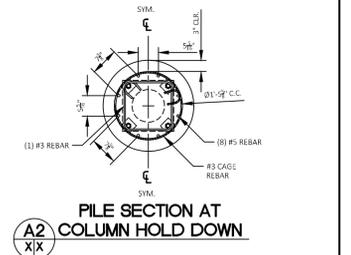
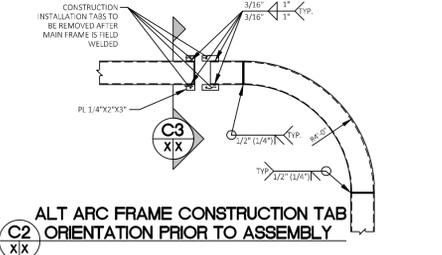
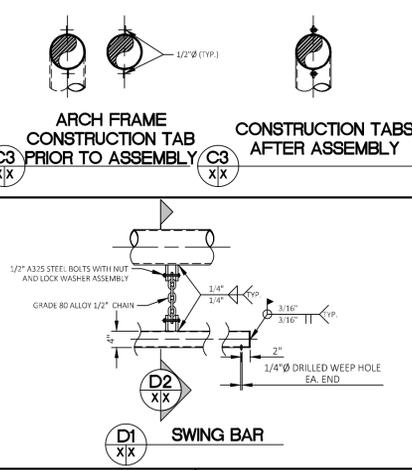
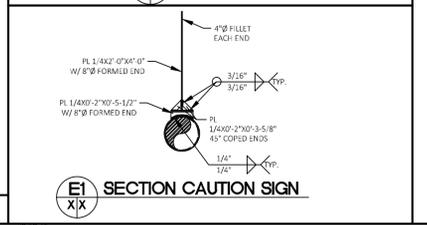
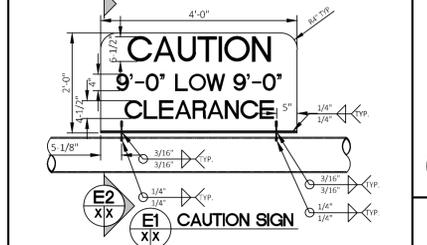
AMENDMENTS

No.	Date	Revisions	App.



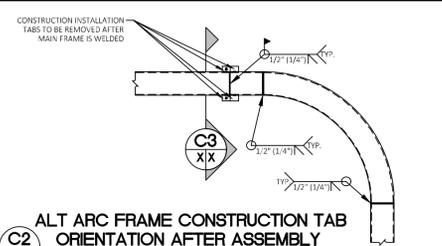
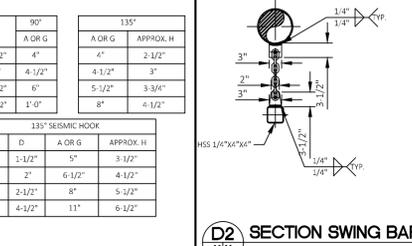
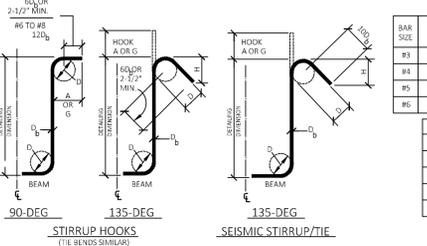
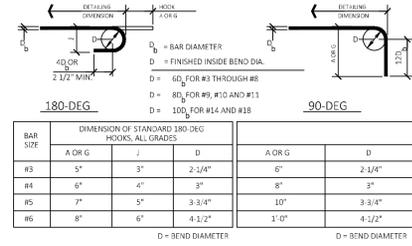
1 STRUCTURAL STEEL NOTES

1. ALL MEMBERS SHALL BE FRAMED AS SHOWN, WITH THE CONNECTIONS AS SHOWN.
2. ALL STRUCTURAL STEEL PLATES AND ANGLES SHALL BE A.S.T.M. A36 U.S. STEEL.
3. STEEL TUBE MEMBERS TO BE A.S.T.M. A53 - GRADE B.
4. WELDING: WELDING SHALL BE PERFORMED BY THE BUILDING DEPARTMENT CONFORMING TO THE METHODS DESCRIBED IN THE LATEST EDITION OF THE A.W.S. STANDARDS FIELD WELD DESIGN FOR HALL STRESS, CONTINUOUS INSPECTION IS NOT REQUIRED.
5. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST RECOMMENDATIONS OF THE A.I.C.C. SITE DETAIL ARC METHOD WITH A.W.S. CLASSIFICATION F70X WELDING POS AND PERFORMED BY WELDERS CURRENTLY CERTIFIED BY A.W.S. FOR THE TYPE OF MATERIALS AND WELDS REQUIRING INSPECTION, AS PER ADOPTED LOCAL BUILDING CODE.
6. ALL BOLTS SHALL BE A.S.T.M. A307 STEEL, USE A.I.C.C. GRADINGS FOR BOLT HOLES IN ALL STEEL SECTIONS UNLESS OTHERWISE NOTED.
7. PROVIDE FINISH NUTS UNDER ALL STEEL CONNECTIONS THAT REST ON CONCRETE.
8. A.I.C.C. STANDARD FRAMED BEAM CONNECTIONS USING 1/2\"/>

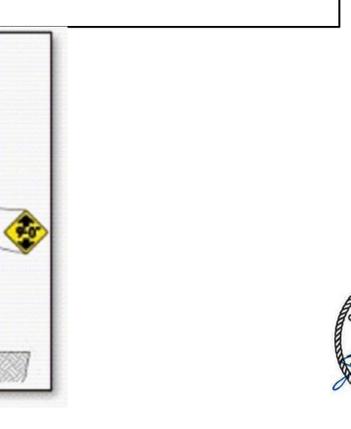
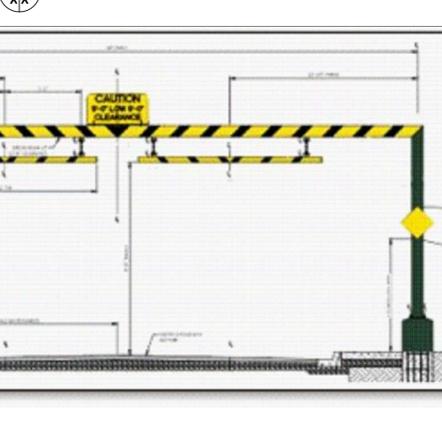
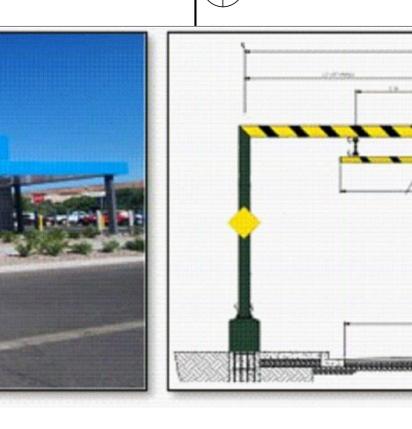


2 CONCRETE NOTES

1. MAXIMUM ALLOWABLE SOIL BEARING PRESSURE IS AS FOLLOWS: 2,000 PSF
- *SOIL SHOULD BE FINE GRADED AWAY FROM ALL FOUNDATIONS AT A MIN. GRADIENT OF 2% TO A DISTANCE OF 5 FEET. ALL UTILITY TRENCHES SHOULD BE PROPERLY BACKFILLED AND TESTED TO A MINIMUM OF 90% RELATIVE COMPACTION.
3. MAXIMUM SIZE AGGREGATE SHALL BE AS FOLLOWS: 1"
4. MINIMUM COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS SHALL BE AS FOLLOWS: 3,500 PSI
5. ALL DIMENSIONS SHOWN FOR LOCATION OF REINFORCING STEEL ARE TO FACE OF BAR AND DENOTE CLEAR COVERAGE UNLESS SPECIFICALLY NOTED. CONCRETE COVER SHALL BE AS FOLLOWS:
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
CONCRETE EXPOSED TO EARTH OR WEATHER: (NO. 6 THROUGH NO. 18) 2"
(NO. 5 AND SMALLER) 1-1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: (NO. 14 AND NO. 18) 3/4"
(NO. 11 AND SMALLER) 3/4"
SLABS, WALLS AND JOISTS: 1-1/2"
BEAMS AND COLUMNS: 1-1/2"
SHELLS AND FOLDED PLATE MEMBERS: (NO. 6 AND LARGER) 3/4"
PLACE REIN. AT MIN. THICKNESS FOR SLABS ON GROUND (NO. 5 AND SMALLER) 1/2"
6. ALL SPLICES IN CONTINUOUS REINFORCEMENT OR REINFORCEMENT AS USED IN WALLS, FOOTINGS, ETC. SHALL HAVE A MINIMUM LAP OF 40 DIAMETERS. SPLICES IN ADJACENT BARS SHALL NOT BE LESS THAN 4" APART. VERTICAL WALL BARS SHALL BE SPLICES AT OR NEAR FLOOR LINES. BARS MAY BE WIRED TOGETHER AT SPLICES OR LAPS EXCEPT FOR TOP REINFORCEMENT OF BEAM OR SLABS, OR WHERE SPECIFICALLY DETAILED TO BE SEPARATED.
7. CONCRETE SHALL NOT BE PLACED THROUGH REINFORCED STEEL (AS IN WALLS) SO AS TO CAUSE SEGREGATION OF AGGREGATE. IN SUCH CASES, HORIZONTAL AND VERTICAL CHUTES OR TRUNKS SHALL BE USED. CHUTES OR TRUNKS SHALL BE OF VARIABLE LENGTHS SO THAT FREE UNCOMPRESSED FLOW OF CONCRETE SHALL NOT EXCEED 5 FEET AND SUFFICIENT NUMBER SHALL BE USED TO INSURE THE CONCRETE BEING LEVEL AT ALL TIMES.
8. HORIZONTAL CONSTRUCTION JOINTS SHALL HAVE ENTIRE SURFACE REMOVED FOR EXPOSED CLEAN AGGREGATE SHOULD EXPOSED.
9. ALL STEEL COLUMN BASE PLATES AND STEEL BEAMS BEARING ON CONCRETE SHALL BEAR UPON 1-1/2" DRY-PACK AND LEVELING NUTS EXCEPT AS NOTED OTHERWISE.
10. WHERE STEEL MEMBERS BEAR IN CONCRETE ON MASONRY WALLS, OPENINGS SHALL BE DRY-PACKED AFTER STEEL IS IN PLACE.
11. CONTRACTOR SHALL SUBMIT PROPOSED PLACEMENT SCHEDULE FOR ENGINEERS APPROVAL PRIOR TO THE FORMING OR PLACING OF ANY CONCRETE WORK.
12. ALL REINFORCING SHALL BE GRADE 40 FOR #3, AND GRADE 60 FOR #4 AND LARGER.



Call USA DIG at: 811
AT LEAST 48 HOURS BEFORE YOU DIG!



NOTES

1. POSTS ARE TO BE PAINTED RAL6012 GREEN
2. CONTRACTOR IS TO VERIFY HEIGHT FROM PAVEMENT TO CLEAR POINT.
3. ALL LANDSCAPING WITHIN THE LIMITS OF DISTURBANCE SHALL BE RELOCATED AND OR REPLACED TO THE GREATEST EXTENT FEASIBLE.

Galloway
5000 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
www.galloway.com

WAL-MART SUPERCENTER
STORE No. 5334-00, NewSC
C-195N-SGL-OL
TOWER ROAD SITE

SITE DETAILS

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

COLORADO LICENSED
JOSEPH S. BUDDE
59589
PROFESSIONAL ENGINEER
07/31/2024

AMENDMENTS			
No.	Date	Revisions	App.
6	6/10/2024	MA #2003-6014-10	JSB
3	7/21/12	Minor Amendment 3	ELG
6	4/25/07	MYLAR CHANGE	KMR
5	7/13/05	MINOR AMENDMENT NO. 2	KMR
4	4/01/05	MINOR AMENDMENT NO. 1	KMR
No. Date Revisions			App.

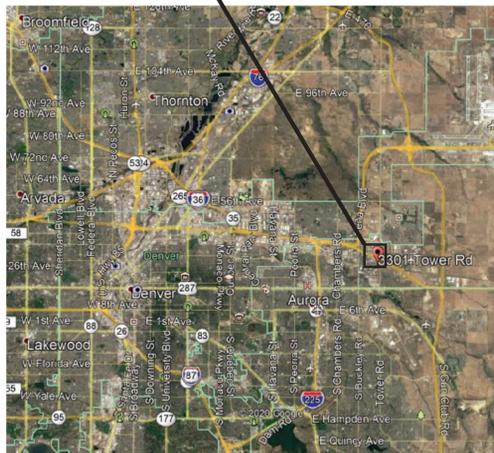
PROJECT NO. 067811038
DRAWING NAME 40Site.dwg
SCALE (H): 1"=60'
SCALE (V): N/A
DRAWN BY: ELG
DESIGNED BY: ELG
CHECKED BY: KMR
DATE: 06/06/05
7A

CONSTRUCTION PLANS FOR FLITE BANKING CENTERS, LLC.

ADDITION OF ATM DRIVE-UP IN EXISTING WALMART #5334 PARKING LOT

3301 TOWER RD
AURORA, CO 80011

PROJECT
SITE

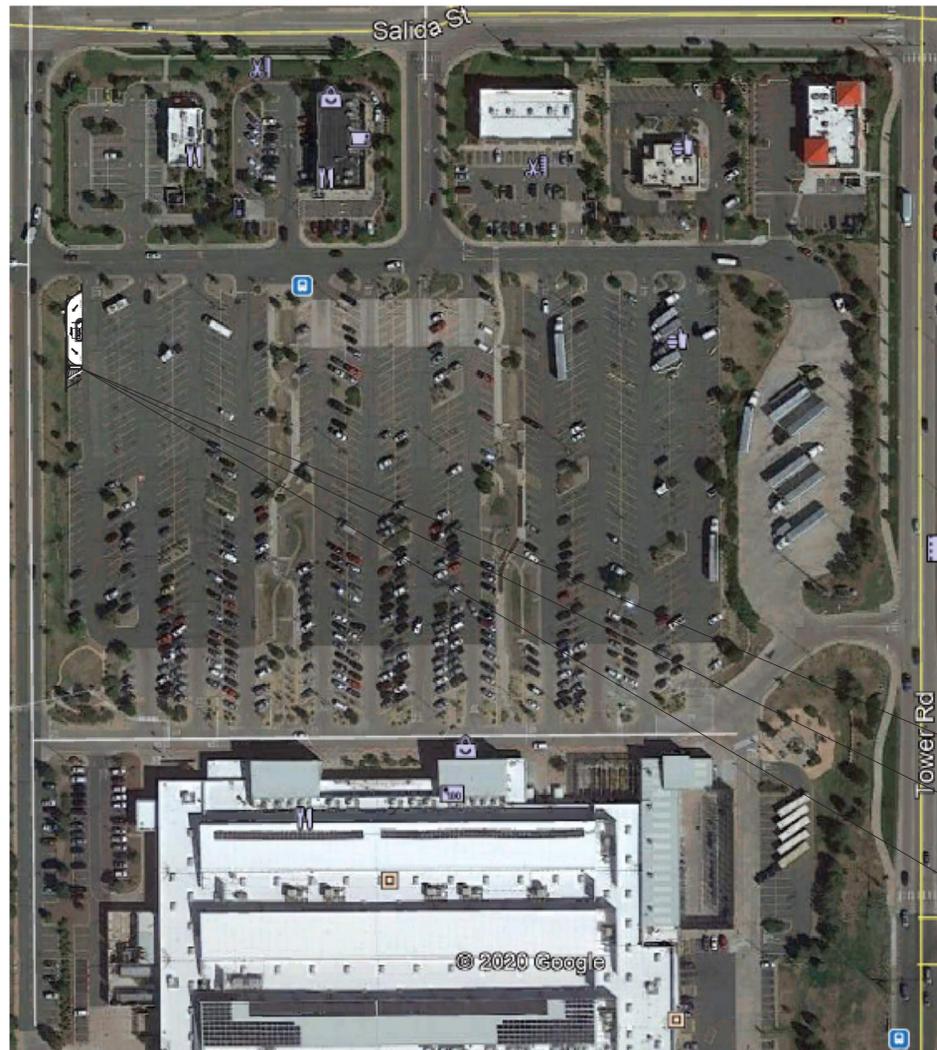


VICINITY MAP
GOOGLE MAPS ©



DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	1383 S.F.
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	17'
TOTAL BUILDING COVERAGE AND GFA	96 S.F.
HARD SURFACE AREA	1,383 S.F.
LANDSCAPE AREA	N/A
SIDEWALKS AND PATIOS	N/A
PRESENT ZONING CLASSIFICATION	MU-C
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	80 S.F.
PROPOSED TOTAL SIGN AREA	26.08 S.F.
PROPOSED NUMBER OF SIGNS	1
PROPOSED MONUMENT SIGN	0
PROPOSED MONUMENT SIGN AREA	0
PARKING SPACES REQUIRED	N/A
PARKING SPACES PROVIDED	N/A
ACCESSIBLE SPACES REQUIRED	N/A
ACCESSIBLE PACES PROVIDED	N/A
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A



INDEX OF DRAWINGS:

SITE PLAN DRAWING:

- TITLE SHEET
- SITE LOCATION
- SITE SURVEY
- EXISTING / DEMO SITE PLAN
- SITE / PIER PLAN
- ATM / BOLLARD LAYOUT PLAN
- PHOTOMETRIC PLAN

PROJECT INFORMATION

SCOPE OF WORK: ADDITION OF A SINGLE ATM LANE DRIVE-UP IN AN EXISTING PARKING LOT

LEGAL DESCRIPTION: SUB:GATEWAY PARK IV EAST FILING NO 5 BLK:1 LOT:4

PROJECT
LOCATION

3301 TOWER RD
AURORA, CO 80011



FLITE BANKING CENTERS, LLC.
8955 KATY FREEWAY
SUITE 107
HOUSTON, TX 77024
PH: (281) 886-3734

REVISIONS

NO.	DATE	DESCRIPTION
1	01/07/2021	INITIAL DESIGN
2	03/29/2021	LIGHT POLE DETAILS
3	04/07/2021	GENERAL REVISION

FLITE BANKING CENTERS, LLC.
3301 TOWER RD
AURORA, CO 80011

TITLE SHEET

PROJECT NO:
DATE: DECEMBER 07, 2020
DRAWN BY: T.T
CHECKED BY: J.D.G

SHEET
A0.0
SHEET 1 OF 7

2003-6014-08

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FLITE BANKING CENTERS, LLC.
 8955 KATY FREEWAY
 SUITE 107
 HOUSTON, TX 77024
 PH: (281) 886-3734

REVISIONS

NO.	DATE	DESCRIPTION
1	01/07/2021	INITIAL DESIGN
2	03/29/2021	LIGHT POLE DETAILS
3	04/07/2021	GENERAL REVISION

FLITE BANKING CENTERS, LLC.
 3301 TOWER RD
 AURORA, CO 80011

SITE LOCATION

PROJECT NO:
 DATE: DECEMBER 08, 2020
 DRAWN BY: T.T
 CHECKED BY: J.D.G

SHEET
A1.0
 SHEET 2 OF 7

2003-6014-08



1 SITE LOCATION
 A1.0 SCALE: N.T.S



NORTH

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FLITE BANKING CENTERS, LLC.
8955 KATY FREEWAY
SUITE 107
HOUSTON, TX 77024
PH: (281) 886-3734

REVISIONS

NO.	DATE	DESCRIPTION
1	01/07/2021	INITIAL DESIGN
2	03/29/2021	LIGHT POLE DETAILS
3	04/07/2021	GENERAL REVISION

FLITE BANKING CENTERS, LLC.
3301 TOWER RD
AURORA, CO 80011

SITE SURVEY

STANDARD CANOPY V2

GRAPHICS SCHEDULE

ITEM	DESCRIPTION	QTY	SIZE	AREA
1	PUSH-THRU ACRYLIC	2	142" X 24.42"	7,188 SQFT
2	REFLECTIVE VINYL	4	40" X 4"	1,111 SQFT
3	REFLECTIVE VINYL	2	37" X 9"	1,284 SQFT
4	7" CH LENS	1	20" X 96.5"	7,847 SQFT
5	PUSH-THRU ACRYLIC	2	50" X 17"	5,902 SQFT
6	ACRYLIC PIN TO VINYL	2	33.5" X 12"	2,791 SQFT

COLOR SCHEDULE

- PANTONE 1907 C / 3M 3030-53 CARDINAL RED
- PANTONE BLACK C / 3M 7725-12 BLACK

PROJECT INFORMATION

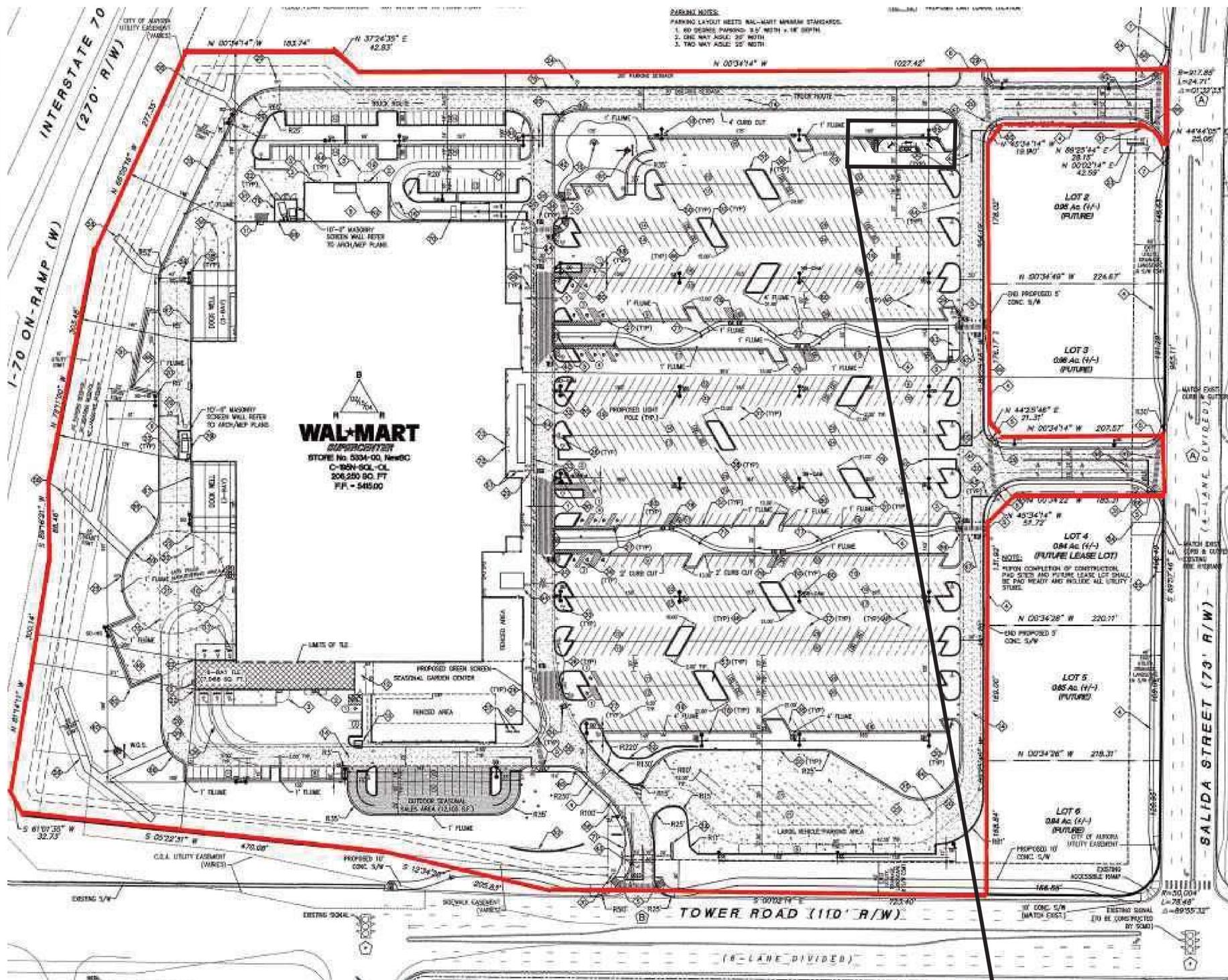
Job Name: EXT BANK
Location: 3301 TOWER RD, AURORA, CO 80011
Date: 04/30/21
Sales Rep: NATHAN N.
Drawn By: JAY S.
Dwg # : ASD19-1431
Dwg Path: \\SAPPHIRE\ADMIN\DWG\2021\04\ASD19-1431.dwg

REVISIONS

NO.	DATE	DESCRIPTION
1	01/07/2021	INITIAL DESIGN
2	03/29/2021	LIGHT POLE DETAILS
3	04/07/2021	GENERAL REVISION

SCALE: 1/4" = 1'-0"

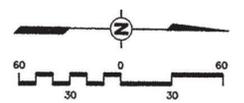
SHEET 1.0



PARKING INFORMATION AND RATIO

	EXISTING	UPDATED
PARKING SPACES	1,057	1,049
HANDICAP	23	23
TOTAL	1,080	1,072
WALMART SQ/FT	206,250	206,250
PARKING RATIO	5.24	5.20

2 SITE SURVEY - EXISTING
A1.1 SCALE: N.T.S



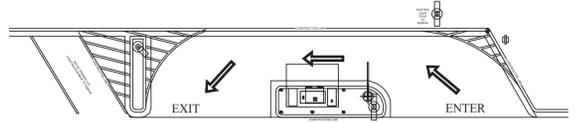
PARKING DATA

WAL-MART
STANDARD SPACES
ACCESSIBLE SPACES
VAN ACCESSIBLE SPACES
LARGE VEHICLE SPACES
CART CORRALS
TOTAL PARKING
TOTAL SITE RATIO
CODE REQUIRED PARKING
(4.00 SP/1000 SF TOTAL SALES AREA)

PARKING NOTES:
PARKING LAYOUT MEETS WAL-MART MINIMUM STANDARDS.
1. 60 DEGREE PARKING: 9.5' WIDTH x 18' DEPTH.
2. ONE WAY AISLE: 20' WIDTH
3. TWO WAY AISLE: 25' WIDTH

LEGEND

[Symbol]	206,250 S.F.	STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
[Symbol]	1,002 SPACES	HEAVY DUTY ASPHALT
[Symbol]	19 SPACES	HEAVY DUTY CONCRETE
[Symbol]	4 SPACES	PERVIOUS PAVEMENT
[Symbol]	28 SPACES	OUTDOOR SEASONAL SALES AREA
[Symbol]	(27) SPACES	# OF PROPOSED PARKING SPACES
[Symbol]	1,080 SPACES	PROPOSED CART CORRAL LOCATION
[Symbol]	5.23/1,000 S.F.	
[Symbol]	825 SPACES	



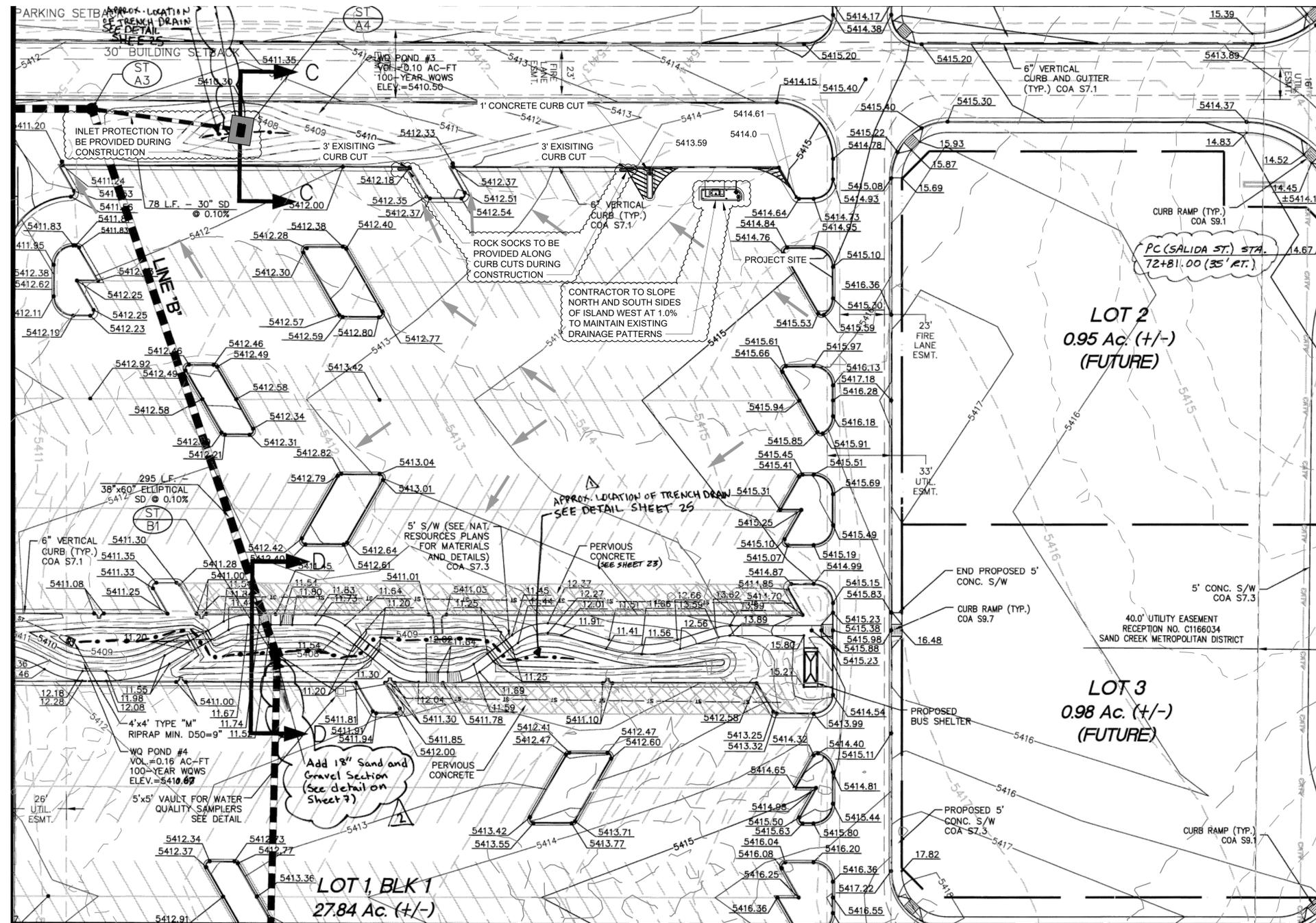
1 PROPOSED SITE PLAN
A1.1 SCALE: N.T.S

2003-6014-08

SHEET
A1.1
SHEET 3 OF 7

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LEGEND

FLOW ARROW →

EXISTING WALMART CONTOURS — 5410 —

Kimley»Horn

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DRAFT
PRELIMINARY
PLANS
 FOR REVIEW ONLY

NO.	DATE	BY	REVISIONS
1	11/04/2021	MMR	INITIAL PLAN CREATION
2			
3			
4			
5			
6			
7			
8			
9			
10			

DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND FLITE BANKING CENTERS DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND FLITE BANKING CENTERS OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH FLITE BANKING CENTERS PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

GRAPHIC SCALE IN FEET
 0 15 30 60

2003-6014-08

NORTH

- NOTES**
- STRIPING ON ALL CURBS, PAVEMENT, AND TRAFFIC ARROWS SHALL BE PAINTED WHITE.
 - LETTERING "ENTER" AND "EXIT" SHALL BE PAINTED WHITE.
 - CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
 - CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION TO EXISTING GRADES.
- GRADING NOTES**
- DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 - WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
 - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 - SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT.
 - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN. THE CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
 - STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCKPILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
 - CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
 - MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
 - PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
 - DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSE.