

AMENDED SITE PLAN SUBMITTAL FOR:  
A PART OF ABILENE MARKET – PHASE I  
**COMMUNITY SHOPPING CENTER**

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW 1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO  
SHEET 1 OF 6  
COVER SHEET

ADVANCEDDEVELOPERS L.L.C.  
100 PARK AVENUE BUILDING #1200  
OKLAHOMA CITY, OK 73102

% SHARON KAMEN  
106 S. UNIVERSITY BLVD. #20  
DENVER, CO 80209  
303-689-0345

*Sharon Kamen* 2/9/06  
OVNER & DEVELOPER DATE

GEORGE E SMITH, ARCHITECT  
1721 MONACO PARKWAY  
DENVER, CO 80220  
303-321-7475

*George E. Smith Jr.* 2/9/06  
PROJECT ARCHITECT DATE

JOHNSON ENGINEERING – LAND SURVEYOR  
7550 W YALE AVENUE #b-200  
DENVER, CO 80229  
CONTACT: GARY HARVEY  
303-969-9001

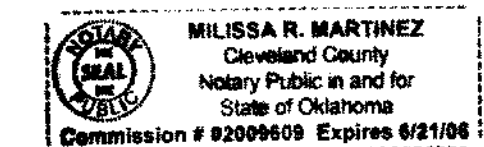
*Gary Harvey* 2/9/2006  
SURVEYOR DATE

SIGNATURE BLOCK:

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, *Nicholas V. Duncan* HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 8th DAY OF Feb. AD, 2006  
PARCEL E, LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING, FIRST FILING, AMENDED  
BY: ADVANCEDDEVELOPERS, LLC  
BY: *Nicholas V. Duncan*, Manager

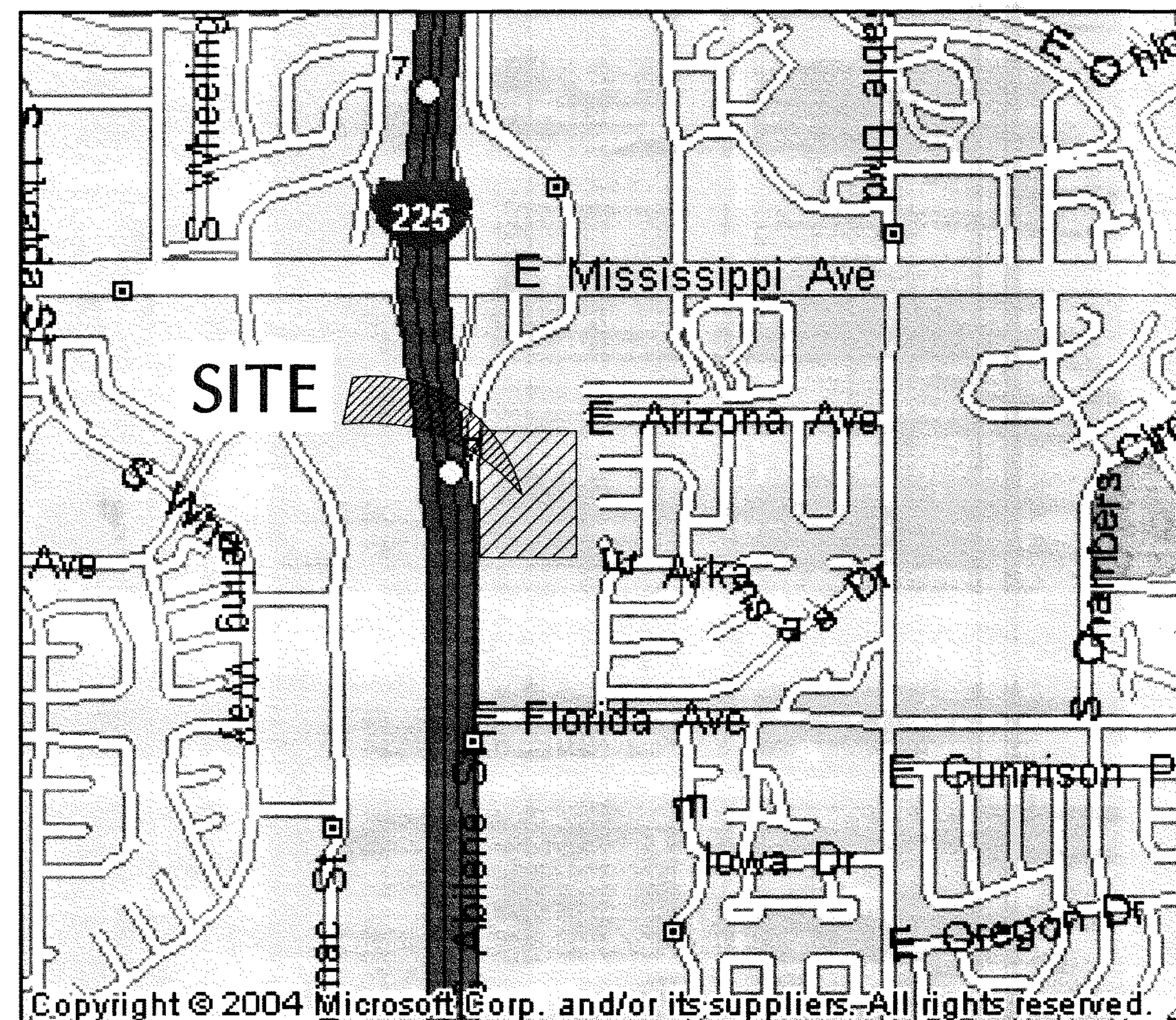
NOTARIAL: OKLAHOMA  
STATE OF COLORADO  
COUNTY OF OKLAHOMA  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF Feb. 2006 AD  
BY *Nicholas V. Duncan*, Manager ADVANCEDDEVELOPERS, LLC



WITNESS MY HAND AND OFFICIAL SEAL  
*Melissa R. Martinez* (NOTARY PUBLIC)  
NOTARY SEAL MY COMMISSION EXPIRES 6-21-06

CITY OF AURORA APPROVALS  
CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

RECORDERS CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_  
COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2005  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_



VICINITY MAP  
SCALE: N.T.S.



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LANDSCAPE PLAN 1 OF 1

SITE PLAN A1.0

George E. Smith Jr.  
architect

ABILENE MARKET  
COMMERCIAL  
1250 - 1284 S. Abilene Street  
AURORA, COLORADO 80012

SHEET DESCRIPTION  
COVER SHEET  
PROJ. #  
REVISIONS  
DATE  
DRAWN BY  
KAW  
SHEET NUMBER

1



AMENDED SITE PLAN SUBMITTAL FOR:  
A PART OF ABILENE MARKET – PHASE I

# COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW 1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 2 OF 6  
GENERAL NOTES & SITE DATA

GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE APPROVED GDP /PFP.
3. 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".
4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 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 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
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. 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 SHALL BE INSTALLED PRIOR TO ISSUANCE OR CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGN AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THESE EASEMENTS OR RIGHT-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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126–271 AND 126–278 OF THE AURORA CITY CODE.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRICTED 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 OR CHANGE IN THE SURFACE SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS CONDITIONS AND REQUIREMENTS OF THIS NOTE.
10. 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 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.

11. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY.
12. THE VENDOR OF A FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 41–833(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY.
13. SITE PLAN ADMINISTRATIVE REVIEW AND APPROVAL PROCEDURES ARE AS STIPULATED IN THE APPROVED GDP / PDP AND IDENTIFIED ON THE COVER SHEET NOTE TITLED "SITE PLAN APPROVAL PROCEDURES".
14. ROOF–MOUNTED EQUIPMENT SCREENING: ONLY ALL NEW 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 ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, ROOF OVERHANGS, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

- 16

All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. 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.

DESCRIPTION / CATAGORY:	NUMBER:
LOT AREA – ACRES:	1.63 ACRES
LOT AREA – SQ. FT.	71,0941 S.F.
GFA	23,254 S.F.
NUMBER OF BUILDINGS	TWO
NUMBER OF STORIES	ONE
MAXIMUM BUILDING HEIGHT	25
TOTAL BUILDING COVERAGE	23,254 S.F.
HARD SURFACE AREA	42,887 S.F.
LANDSCAPE AREA (PER 41–16 CITY CODE)	4,950 S.F.
PRESENT ZONING CLASSIFICATION	B–1
PROPOSED USES	RETAIL
PERMITTED MAXIMUM SIGN AREA **	
TYPE OF SIGN **	SITE MONUMENT SIGN & BUILDING TENANT WALL SIGNS
LOADING SPACES PROVIDED	1
PARKING SPACES PROVIDED (TOTAL)	95
PARKING SPADED REQUIRED * (TOTAL)	93
HANDICAP SPACES REQUIRED	4
HANDICAP SPACES PROVIDED	5

\* PARKING SPACES REQUIRED CALCULATED AT 4 SPACES / 1,000 S.F.  
\*\* PART OF THE PROPOSED UNIFIED SIGN PLAN – ABILENE MARKET

DO NOT SCALE THE DRAWINGS  
Request verification of dimensions from the  
The Owner/Constructor shall check and verify all  
levels, setbacks and dimensions and shall report  
any and all errors immediately.  
This drawing is to be used in conjunction with  
all other drawings and specifications and shall not  
be used as a substitute for a contract.  
Architect and owner shall not be responsible for the  
accuracy of the information provided.

George E. Smith Jr.  
architect  
1771 Monaco Pkwy.  
Denver, Colorado 80220  
(303) 321-1476

ABILENE MARKET  
COMMERCIAL  
1250 -1284 S. Abilene Street  
AURORA, COLORADO 80012

SHEET DESCRIPTION  
GENERAL NOTES &  
SITE PLAN  
PROJ. #  
REVISIONS  
DATE  
July 6, 2005  
DRAWN BY  
KAW  
SHEET NUMBER  
2

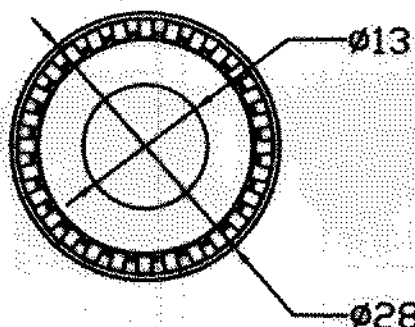
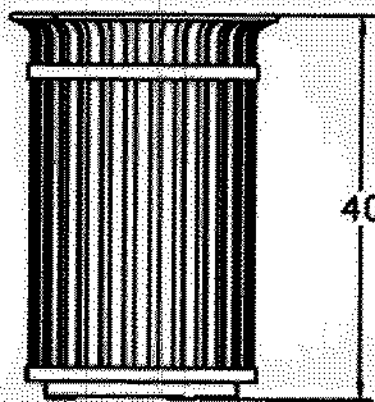


LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW 1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

**MATERIALS:** Color to be Dark Gray  
 Seat Straps  
 1/4" x 1-1/2" Steel Flat Bar  
 Pipe Supports  
 1.315" O.D. x 0.133" Wall Schedule 40  
 Steel Pipe  
 Seat Support  
 1/4" x 1/2" Steel Flat Bar  
 End Units  
 1" x 1" Square Steel Bar  
 Surface Mount Plates  
 1-1/2" x 3-1/2" x 1/4" Steel Plate With  
 #9/16" Holes  
 Mounted With Four (4), Customer Supplied,  
 #1/2" x 4-5" Stainless Steel Ancor Bolts

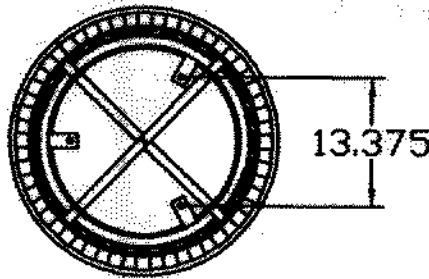
<p>THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SHAW-WALKER, INC. ANY REPRODUCTION IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SHAW-WALKER, INC. IS EXPRESSLY PROHIBITED. BEFORE ATTEMPTING TO SUPPLY ANY PART OF THIS PRODUCT TO ANYONE OTHER THAN SHAW-WALKER, CALL FOR PERMISSION TO THE FOLLOWING EXTENT OF THE LAW.</p>	<p>WEBSITE: <a href="http://www.bxp-online.com">www.bxp-online.com</a>          E-MAIL: <a href="mailto:info@bxp-online.com">info@bxp-online.com</a>          PF: 800/430-5350 (402/430-5350)          FX: 800/430-5350 (402/430-5549)</p>	<p>DWG. NO.  <b>MC103-72 (P)</b></p>
<p>NON TOLERANCED          UNLESS OTHERWISE STATED          FRACTIONS -- 1/16"          ANG. ----- 1"</p>	<p>DR LPK          DATE 03/23/01          MATERIAL          SEE MATERIALS LIST</p>	<p>TITLE  <b>MANCHESTER          ARCH BACKED BENCH</b></p>

SHAW-WALKER, INC.  
 2000 W. STREET  
 LINCOLN, NE 68502 USA

**MATERIALS:** Color to be Dark Gray  
 Vertical Straps  
 5/16" x 1-1/2" Steel Flat Bar  
 Top Ring  
 #5/8" Steel Round Bar  
 Strap Rings  
 1/4" x 1-1/2" Steel Flat Bar  
 40 Gdun Rigid Plastic Liner (Included)  
 Lid  
 #22-3/8" x .083" Wall Steel Lid

**BASE SUPPORT MATERIALS:**  
 Cross Supports  
 1/2" x 1" Steel Flat Bar  
 Surface Mount Plates  
 1-1/2" x 3" x 1/4" Steel Flat Mounting Plates  
 With #9/16" Holes  
 Mounted Within (3), Customer Supplied,  
 #1/2" x 4-5" Stainless Steel Ancor Bolts



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UNLESS OTHERWISE STATED FRACTIONS --- ± 1/16" ANG. --- ± 1°		DR. LPK DATE 03/23/01 MATERIALS SEE MATERIALS LIST		TITLE MANCHESTER TRASH RECEPTACLE FLAT TOP	

**BPP ENTERPRISES, INC.**  
 3200 "D" STREET  
 LINCOLN, NE 68504 USA

**COLORED CONCRETE**

A	SCOFIELD 4662 SANTE FE TILE
B	SCOFIELD 1078 CHICORY SPICE
C	SCOFIELD STANDARD GREY (NO COLOR ADDED)

**SITE FURNISHINGS**

- TRASH RECEPTACLE
- BENCH

**1270 - 1284 S. ABILENE STREET**

Site plan details include:
 

- Property dimensions: 142'00" x 220'00" (approximate).
- Adjacent streets: S. Abilene Street (1250 - 1268 S. Abilene Street).
- Building layout with various rooms and corridors.
- Materials specified for different areas (A, B, C).
- Site furnishings including trash receptacles and benches.
- Other features: XCEL ENERGY TRANSMISSION TOWER, CONC. CONNECTING WALK, CURB LINE, MONUMENT SIGN, EXIST. TRASH ENCLOSURE, EXISTING LANDSCAPING, BOLLARD, GAS METERS, CHAIN LINK FENCE, TRANSFORMER.



0 10' 20' 40'

1' = 20'-0"

**ABILENE MARKET  
COMMERCIAL**  
1250 -1284 S. Abilene Street  
AURORA, COLORADO 80012

SHEET DESCRIPTION
SITE & LANDSCAPE PLAN
PROJ. #
REVISIONS

DATE	July 6, 2005
DRAWN BY	KAW
SHEET NUMBER	

3



GENERAL LANDSCAPE PLAN NOTES:

1. SEED OR SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
2. PLANT MATERIAL SHALL CONFORM TO THE PLAN LIST AND KEYS ON THE DRAWINGS, AND TO THE QUALITY STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1-1986. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED ON THE SCHEDULE.
3. CONTRACTOR SHALL SLIGHTLY FIELD ADJUST PLANT LOCATIONS AND/OR SPACING AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS.
4. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACK FILLED WITH PREPARED BACK FILL MIX ON SITE; AND SHALL CONSIST OF: ONE PART TOPSOIL, ONE PART SOIL AMENDMENTS, AND ONE PART SOIL FROM EXCAVATED PLANTING PIT. TOPSOIL SHALL CONFORM TO ASTM D5268, PH RANGE OF 5.5 TO 7.0, MINIMUM OF 4 PERCENT ORGANIC MATERIAL, AND FREE OF STONES OR OTHER DELETERIOUS MATERIAL GREATER THAN 1" DIAMETER.
5. PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION WITH A SLOW RELEASE GRANULAR COMMERCIAL TREE/SHRUB FERTILIZER AT THE RATE RECOMMENDED BY THE MANUFACTURER. FERTILIZER TO BE MIXED WITH THE BACK FILL MIXTURE SPECIFIED HEREIN DESCRIBED. FERTILIZER TABLETS ARE NOT ACCEPTABLE. PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT THE RECOMMENDATIONS PER THE MANUFACTURER'S INSTRUCTIONS. ALL PLANTING BEDS SHALL BE COVERED WITH WEED BARRIER TYPE FILTER FABRIC (IMPERVIOUS TYPE PLASTIC OR OTHER MEMBRANES IS NOT ACCEPTABLE), AND COVERED WITH 3" DEPTH OF SHREDDED OR COARSELY CHIPPED WOOD CHIPS.
6. MULCH ALL PLANTING BEDS WITH DISEASE AND PEST FREE SHREDDED OR COARSELY CHIPPED WOOD CHIPS OF UNIFORM COLOR AND APPEARANCE TO 3" DEPTH AFTER THOROUGHLY WETTED AND MATTED DOWN. MULCH SHALL NOT CONTAIN PLANT WEED SEEDS UNDESIRABLE FOR PLANTER BED ESTABLISHMENT.
7. BED EDGE SHALL BE COMMERCIAL TYPE POLY EDGING, SUCH AS MANUFACTURED BY OLY-OLA, "SUPER EDGE", 6" INCH DEPTH. INSTALL ALONG THE PERIMETER OF ALL PLANTER BEDS TO SEPARATE LAWNS AND/OR FLOWER AND/OR SHRUB BEDS FROM WOOD CHIP MULCH. EDGER SHALL HAVE SMOOTH, EVEN FLOWING CURVES OR ARCS AND LINES.
8. PARKING LOT TREES SHALL HAVE A CLEAR CANOPY UNDERSTORY HEIGHT OF 6 FEET.
9. TREES SHALL BE PLACED A MINIMUM OF 3 FEET FROM SIDEWALKS, CURBS OR FIRE HYDRANTS. ANY PLANTS OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
10. LANDSCAPING SHALL COMPLY WITH ALL APPLICABLE ZONING AND DEVELOPMENT REGULATIONS AS SHOWN ON THE APPROVED PLANNING DOCUMENTS.
11. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH OR AREA SHOWN FOR MAINTENANCE OR REPAIR EQUIPMENT ENTRY.

AMENDED SITE PLAN SUBMITTAL FOR:  
A PART OF ABILENE MARKET - PHASE I

COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET

LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5

SITUATED IN THE NW 1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.

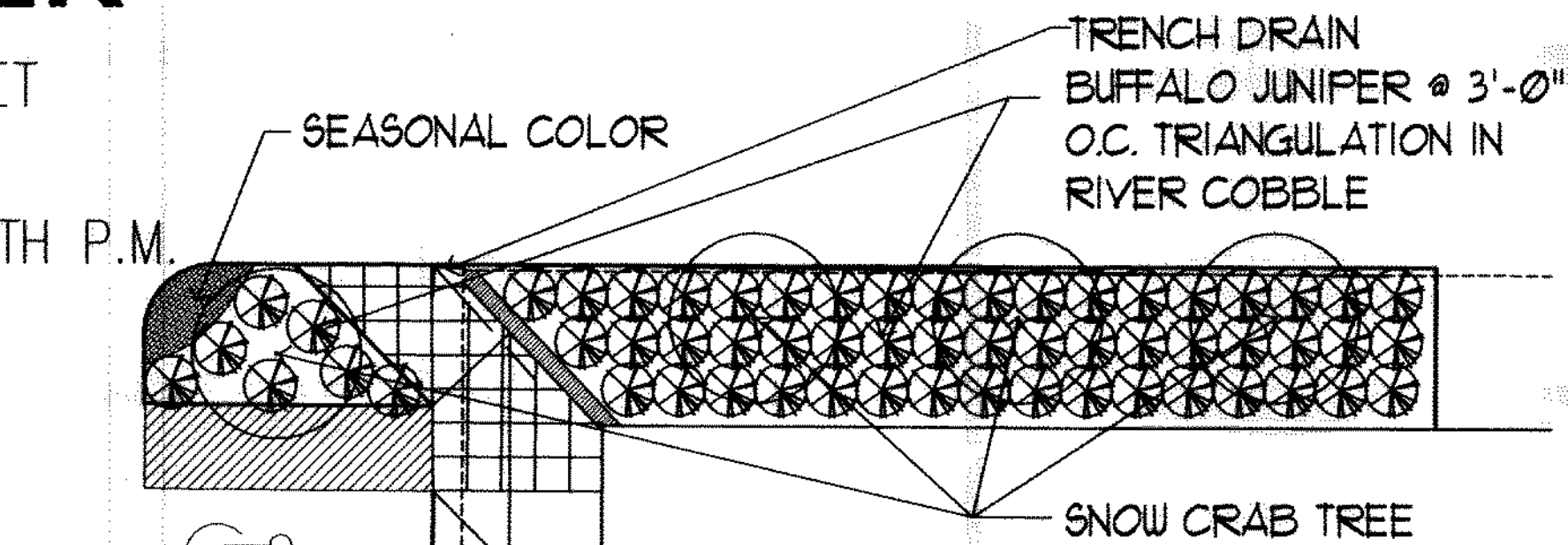
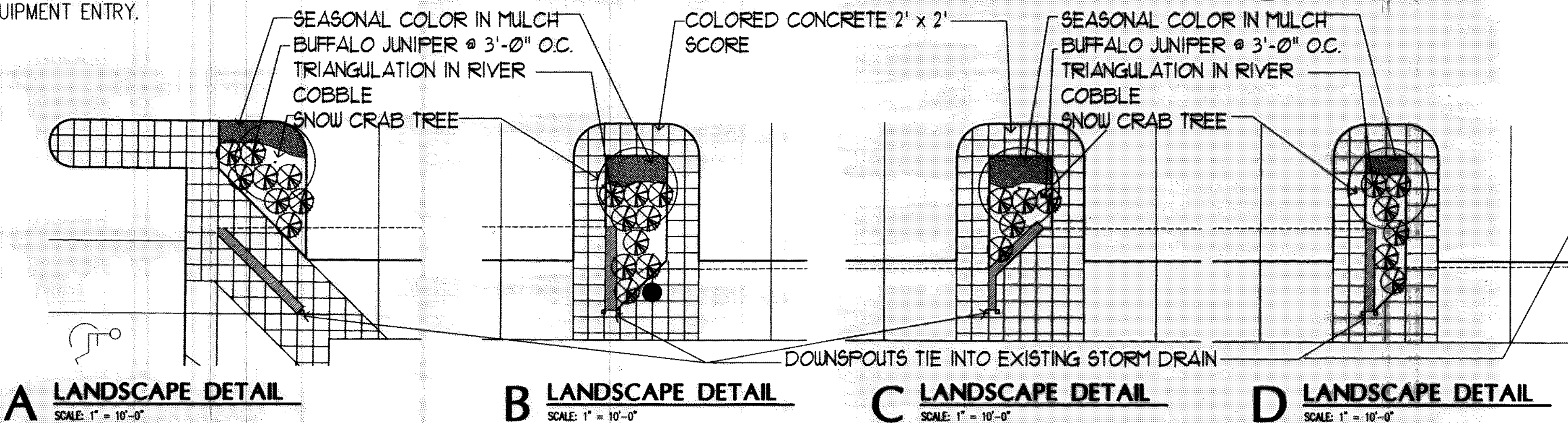
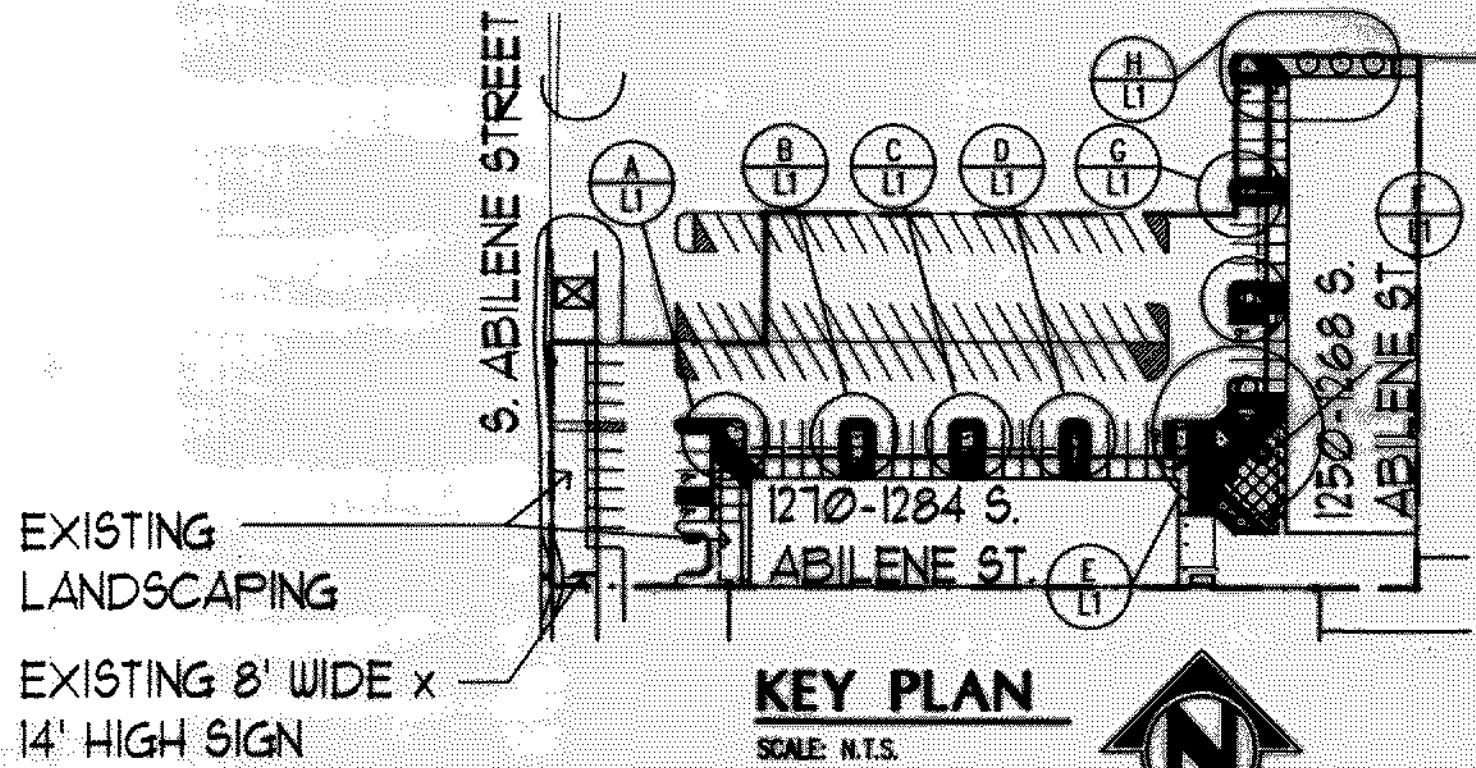
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 4 OF 6

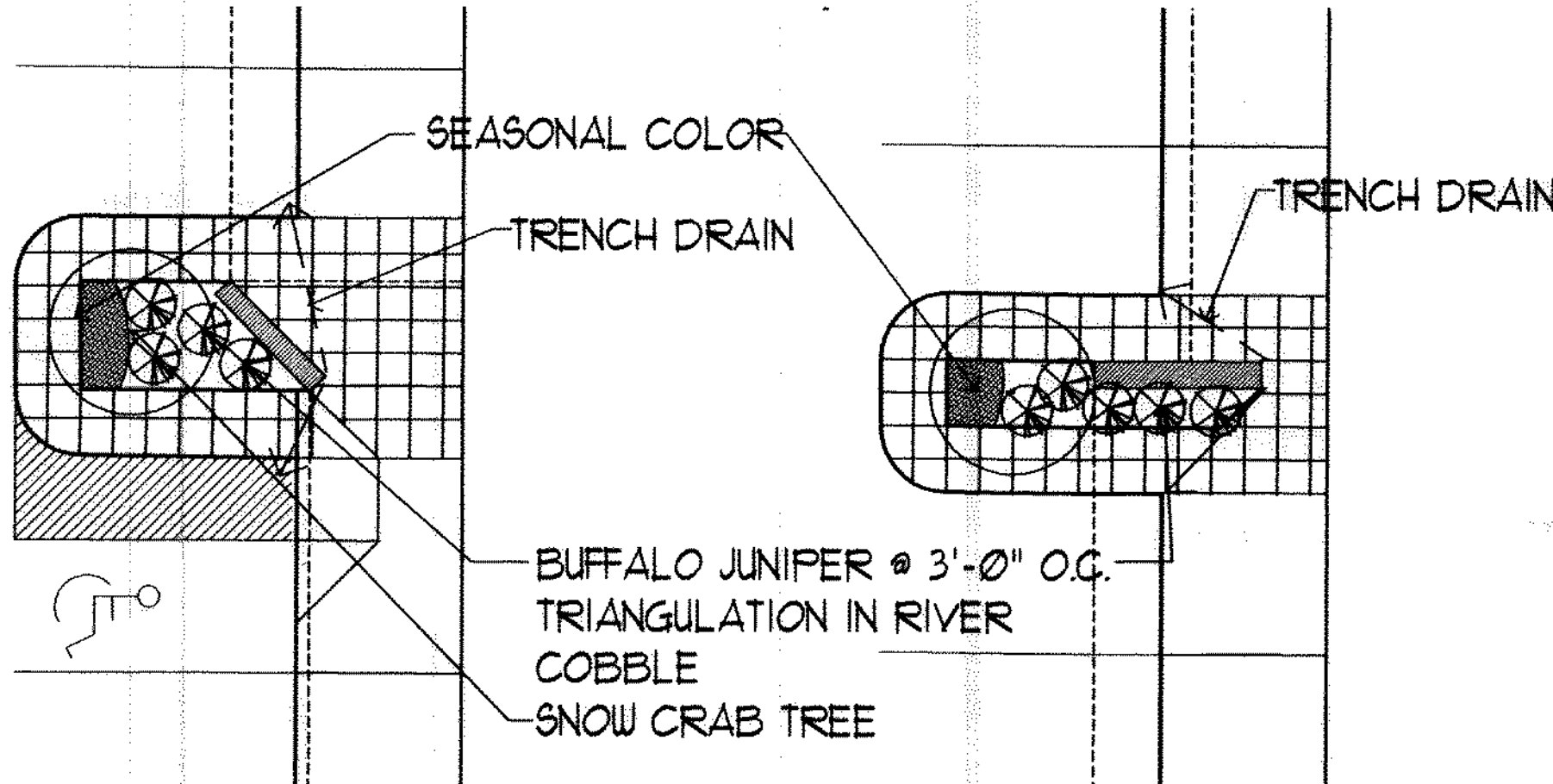
LANDSCAPE PLAN

12. 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 WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN PRIOR TO ISSUANCE OF THE "CERTIFICATE OF OCCUPANCY".
13. ALL LANDSCAPE AREAS AND PLANT MATERIALS SHALL BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THIS SYSTEM SHALL BE CONNECTED TO AUTOMATIC SHUT-OFF RAIN SENSORS.

LANDSCAPE LIST				
KEY SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	SIZE	REMARKS
	MALUS SPRING SNOW SPRING SNOW FLOWERING CRABAPPLE	18	2.5"Ø	
	JUNIPERUS VIRGINIANA SKYROCKET SKYROCKET UPRIGHT JUNIPER	14	6'	
	JUNIPERUS SABINO BUFFALO BUFFALO SPREADING JUNIPER	134	5 GAL.	

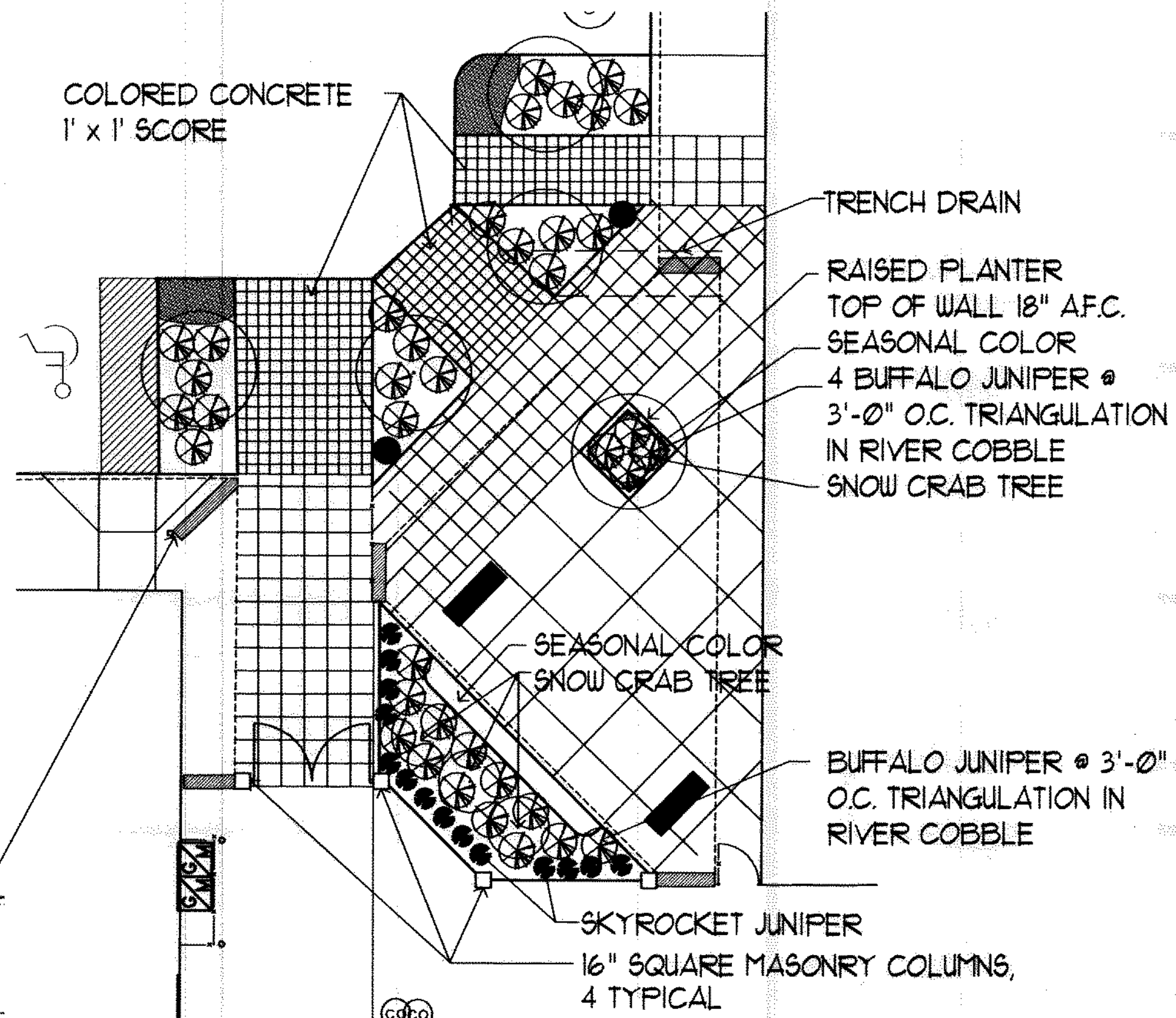


H LANDSCAPE DETAIL  
SCALE: 1" = 10'-0"



F LANDSCAPE DETAIL  
SCALE: 1" = 10'-0"

G LANDSCAPE DETAIL  
SCALE: 1" = 10'-0"



E LANDSCAPE DETAIL  
SCALE: 1" = 10'-0"

DO NOT SCALE THE DRAWINGS.  
Revisions shall be made to the drawings as indicated by the revision notes.  
The Owner, Contractor and other parties shall be responsible for the accuracy of the information provided to the architect.  
This drawing is to be used in connection with the project and shall not be used for any other purpose without the written consent of the architect.  
The architect is not responsible for the accuracy of the information provided by the owner or contractor.  
Architect and Engineer shall not be responsible for the accuracy of the information provided by the owner or contractor.

George E. Smith Jr.  
architect  
1721 Monaco Pkwy.  
Denver, Colorado 80220  
(303) 733-1476

ABILENE MARKET  
COMMERCIAL  
1250 -1284 S. Abilene Street  
AURORA, COLORADO 80012

SHEET DESCRIPTION  
LANDSCAPE PLAN  
PROJ. #  
REVISIONS  
DATE July 6, 2005  
DRAWN BY KAW  
SHEET NUMBER 4

COMMUNITY SHOPPING CENTER

1993-6013-09

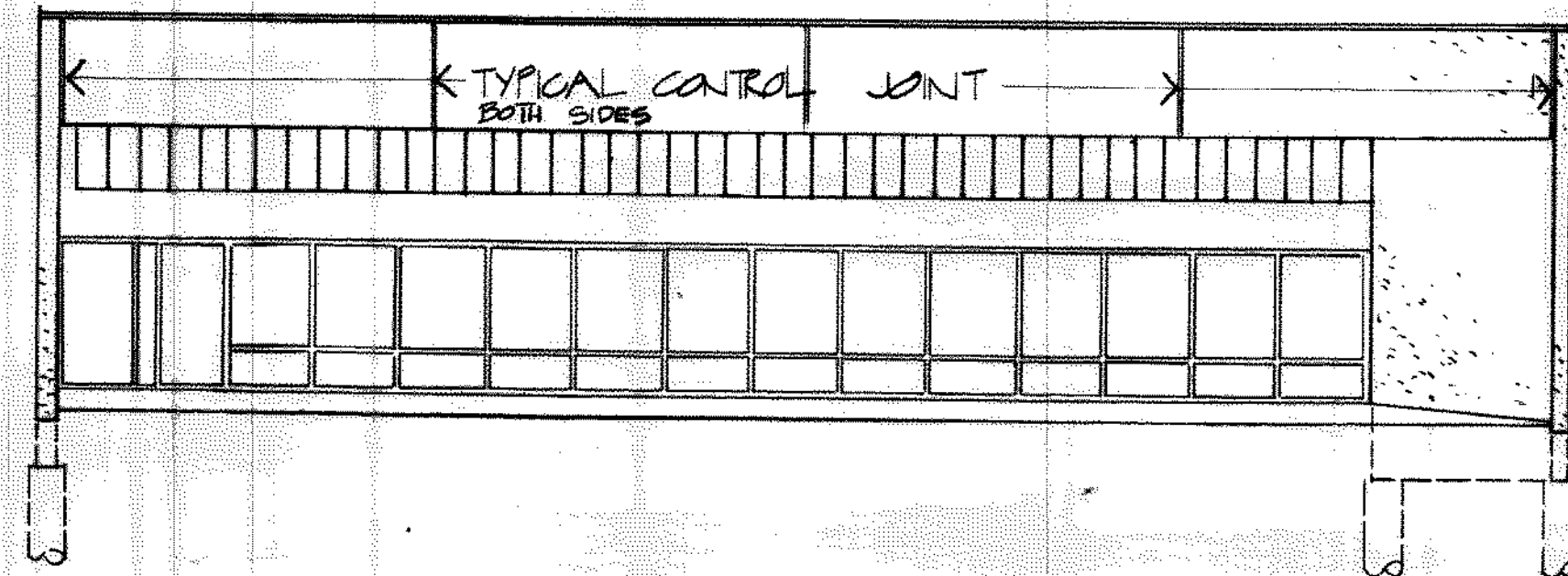


AMENDED SITE PLAN SUBMITTAL FOR:  
A PART OF ABILENE MARKET - PHASE I

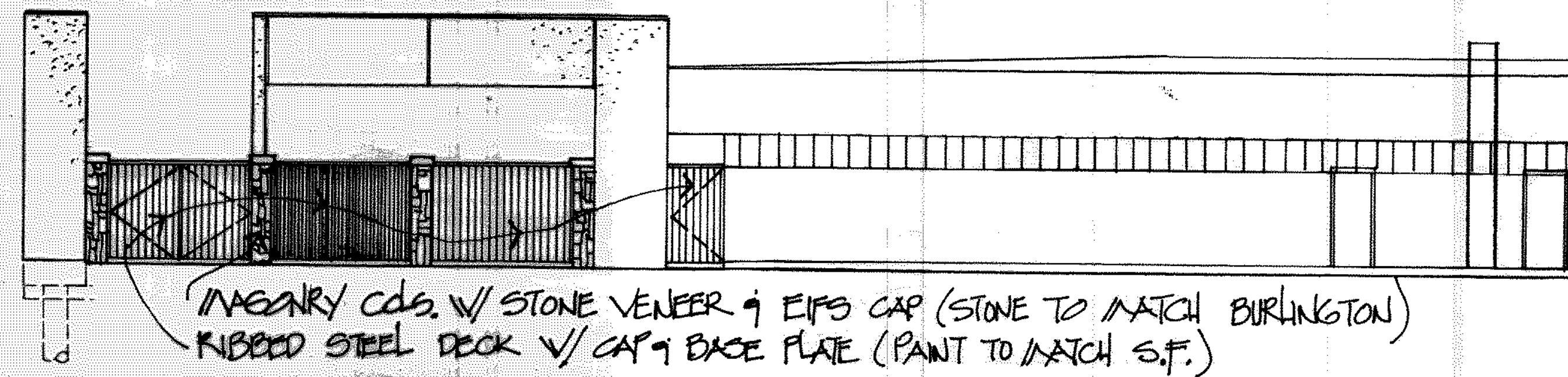
# COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW 1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

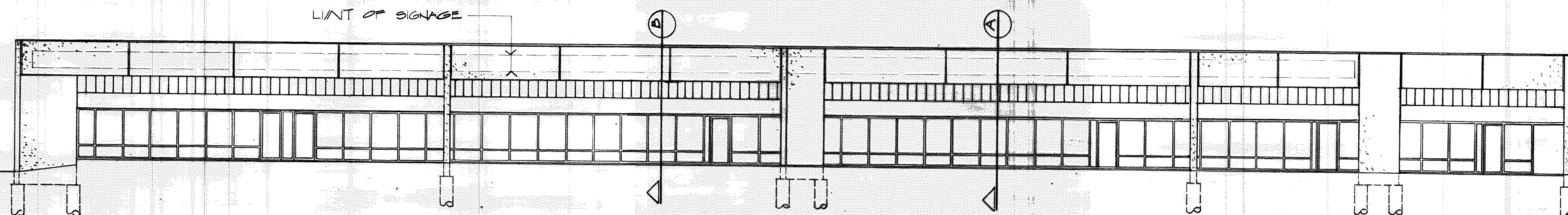
SHEET 5 OF 6  
COVER SHEET



NORTH ELEV. 'BLDG A.'  
1/8" = 1'-0"



SOUTH ELEV. 'BLDG A.'  
1/8" = 1'-0"



WEST ELEV. 'BLDG A.'  
1/8" = 1'-0"

George E. Smith Jr.  
architect

1721 Monaco Pkwy.  
Denver, Colorado 80202  
(303) 321-7478

ABILENE MARKET  
COMMERCIAL  
1250 - 1284 S. Abilene Street  
AURORA, COLORADO 80012

SHEET DESCRIPTION  
COVER SHEET

PROJ. #  
REVISIONS

DATE  
July 6, 2005

DRAWN BY  
KAW

SHEET NUMBER  
5

COMMUNITY SHOPPING CENTER

1993-6013-09

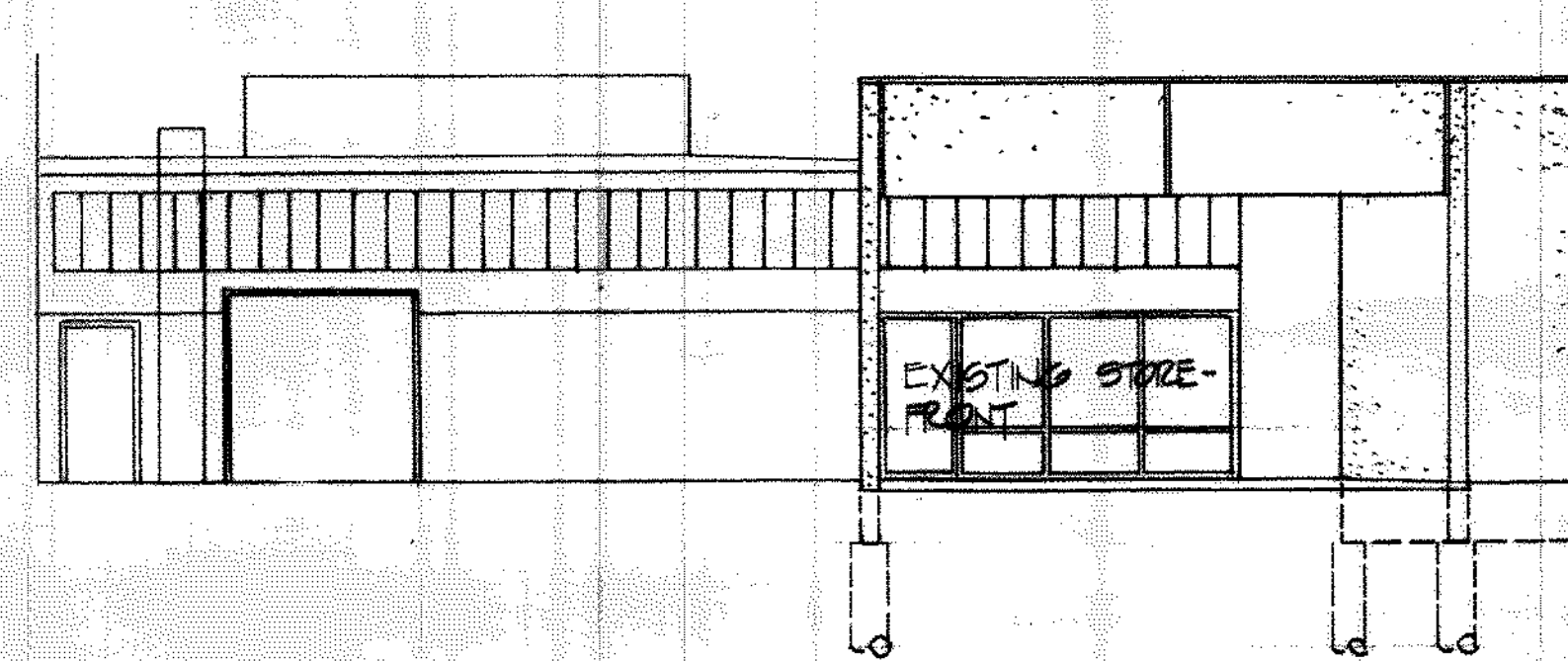


AMENDED SITE PLAN SUBMITTAL FOR:  
A PART OF ABILENE MARKET - PHASE I

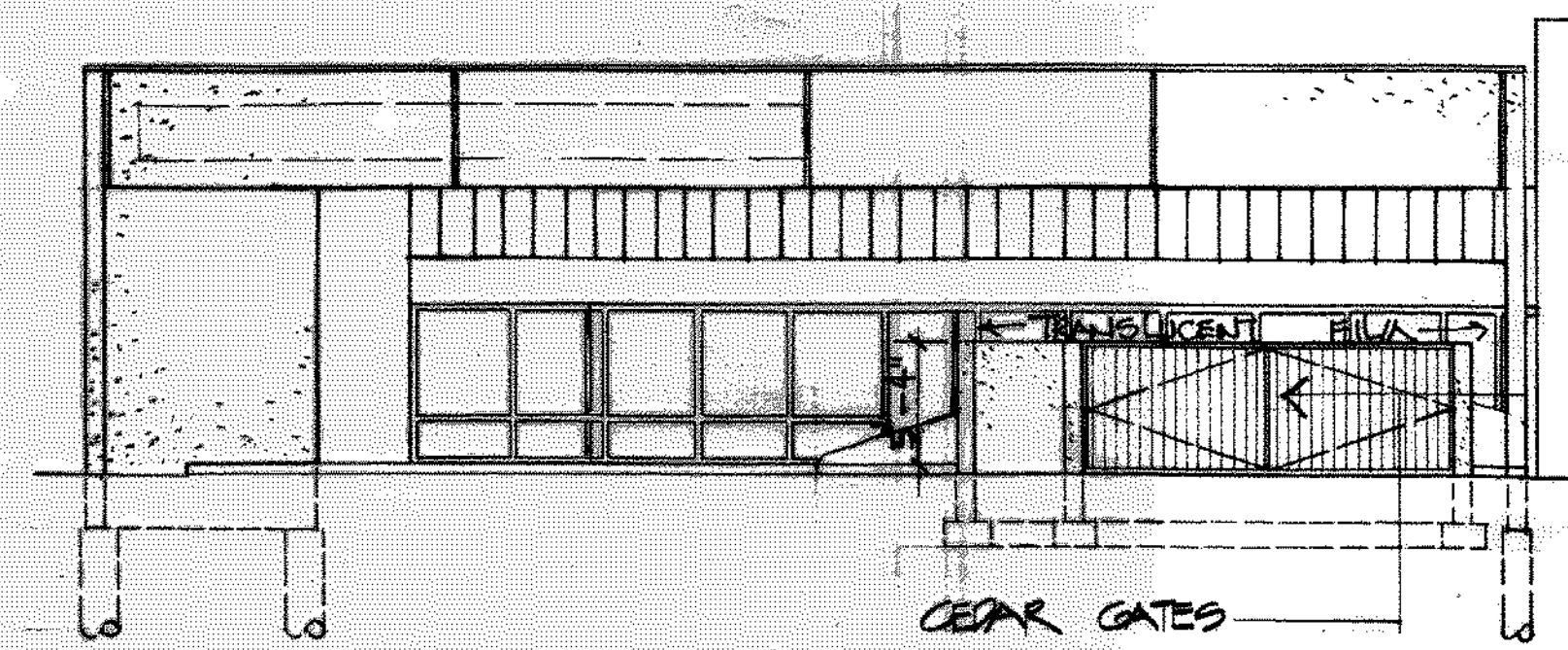
# COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
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CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

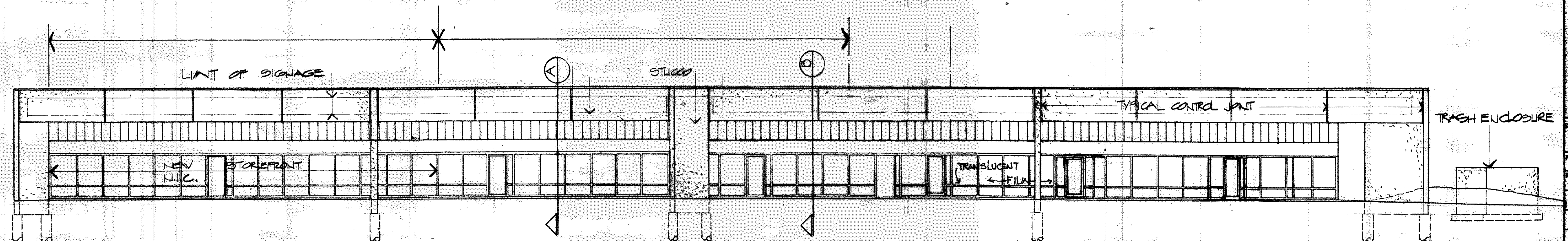
SHEET 6 OF 6  
COVER SHEET



EAST ELEV. "BLDG B"  
1/8" = 1'-0"



WEST ELEV. "BLDG B"  
1/8" = 1'-0"



NORTH ELEV. "B BLDG"  
1/8" = 1'-0"

George E. Smith Jr.  
architect

1721 Monaco Pkwy.  
Denver, Colorado 80230  
(303) 321-7478

ABILENE MARKET  
COMMERCIAL  
1250 -1284 S. Abilene Street  
AURORA, COLORADO 80012

SHEET DESCRIPTION  
COVER SHEET  
PROJ. #  
REVISIONS

DATE  
July 6, 2005  
DRAWN BY  
KAW  
SHEET NUMBER

6

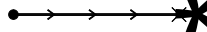
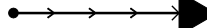



COMMUNITY SHOPPING CENTER

1993-6013-09



1200 South Abilene St. Aurora, CO

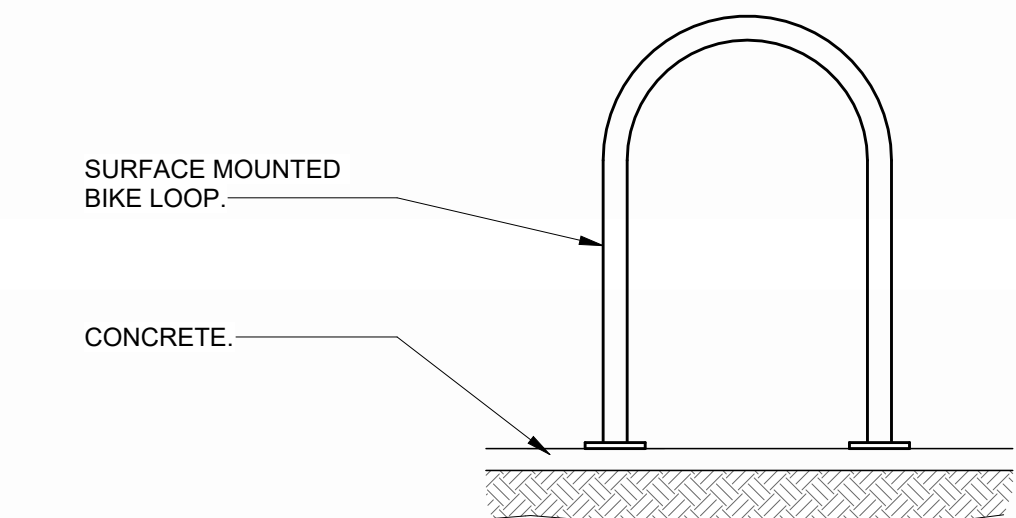


GRAPHIC LEGEND	
	EGRESS PATH OF TRAVEL
	ACCESSIBLE PATH OF TRAVEL
	NEW PLANTING AREA, COVER MATERIAL TO MATCH EXISTING
	REMOVED PLANTING AREA
	NEW SIDEWALK

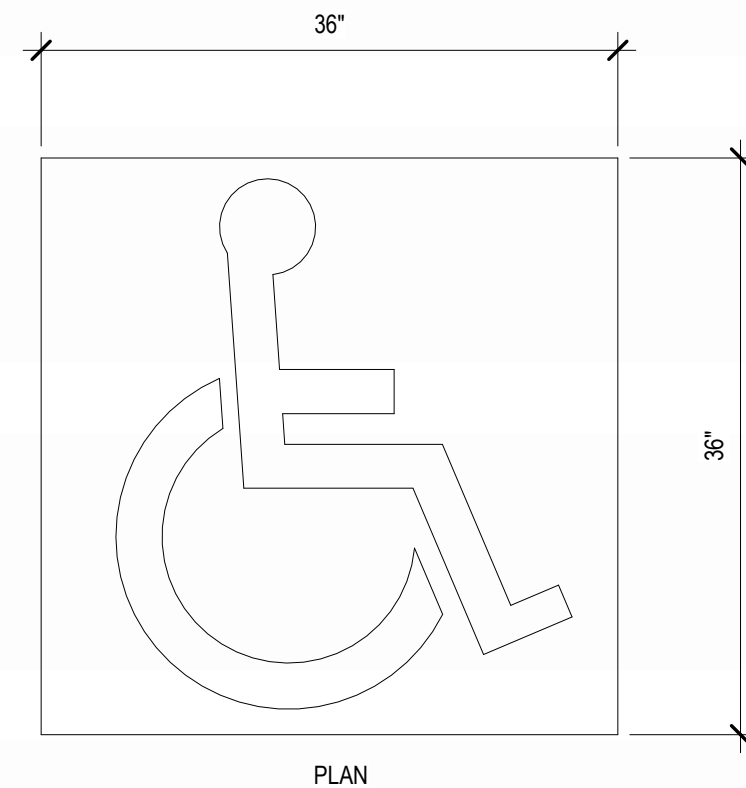


# BURLINGTON AURORA

1200 South Abilene St. Aurora, CO

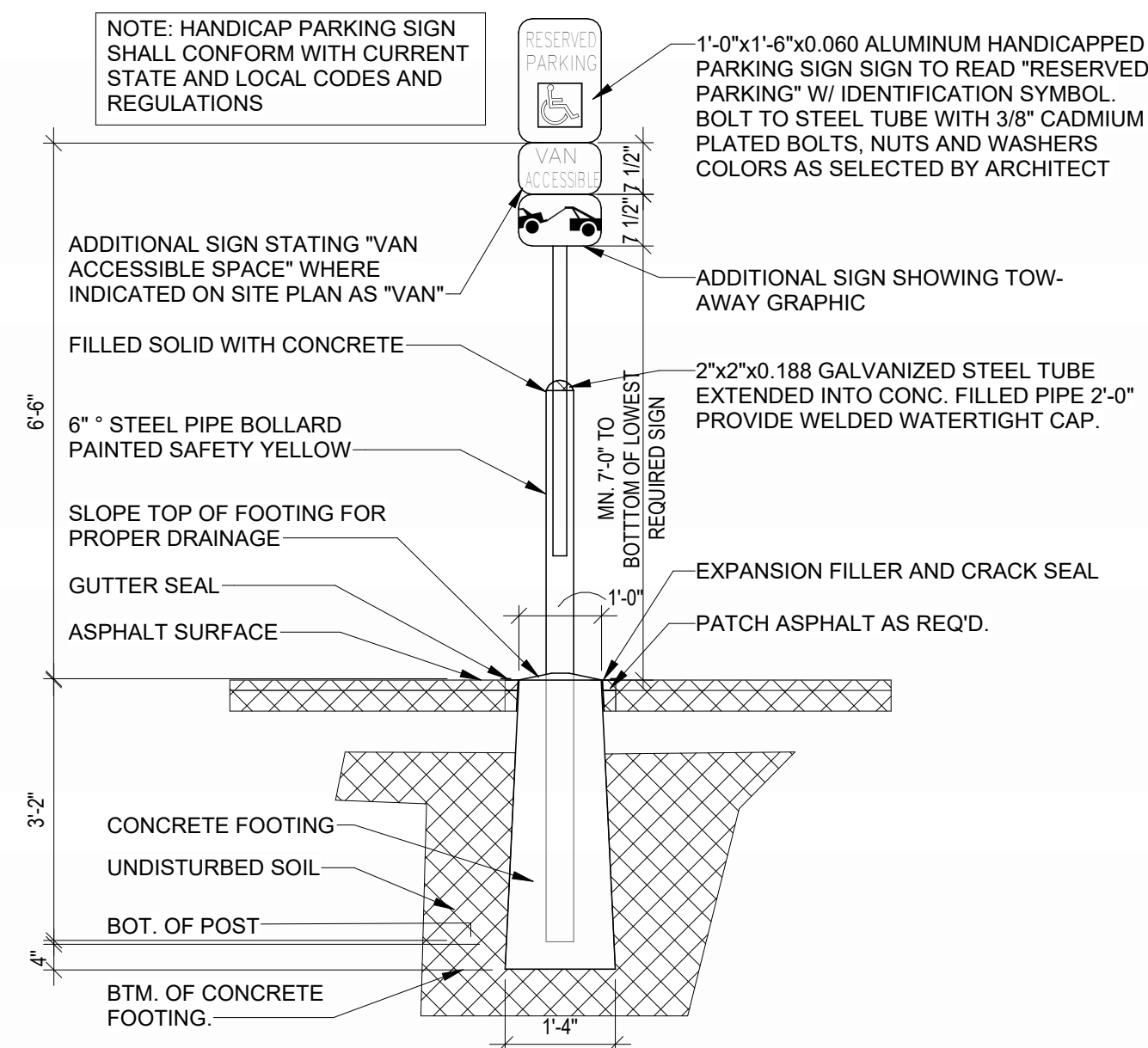


6 BIKE LOOP  
3/4" = 1'-0"

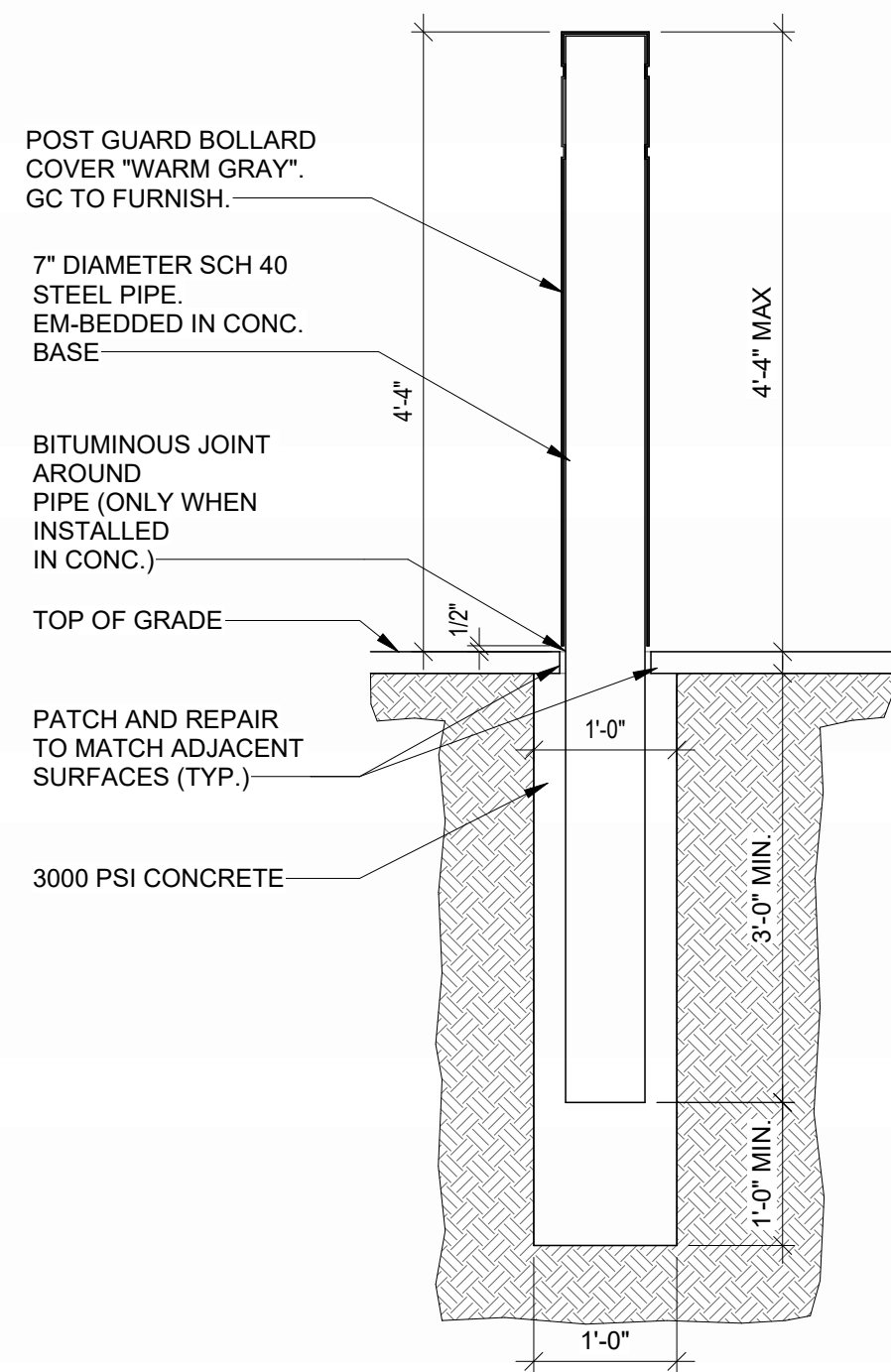


5 HC STRIPING  
NTS

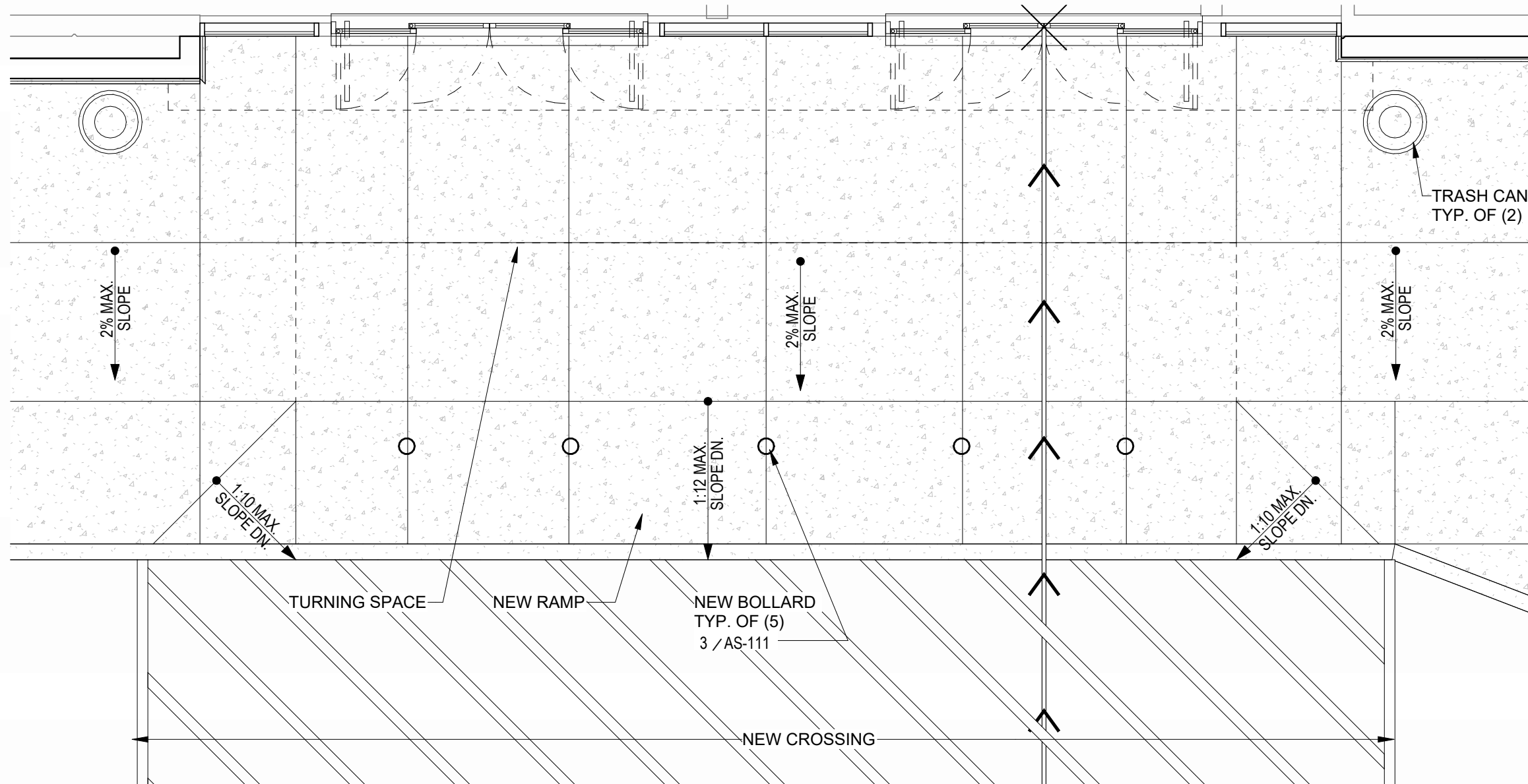
EMBLEM MUST BE LOCATED IN STALL SO THAT IS VISIBLE BY TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE (CENTERED AT ENTRANCE TO STALL RECOMMENDED.)



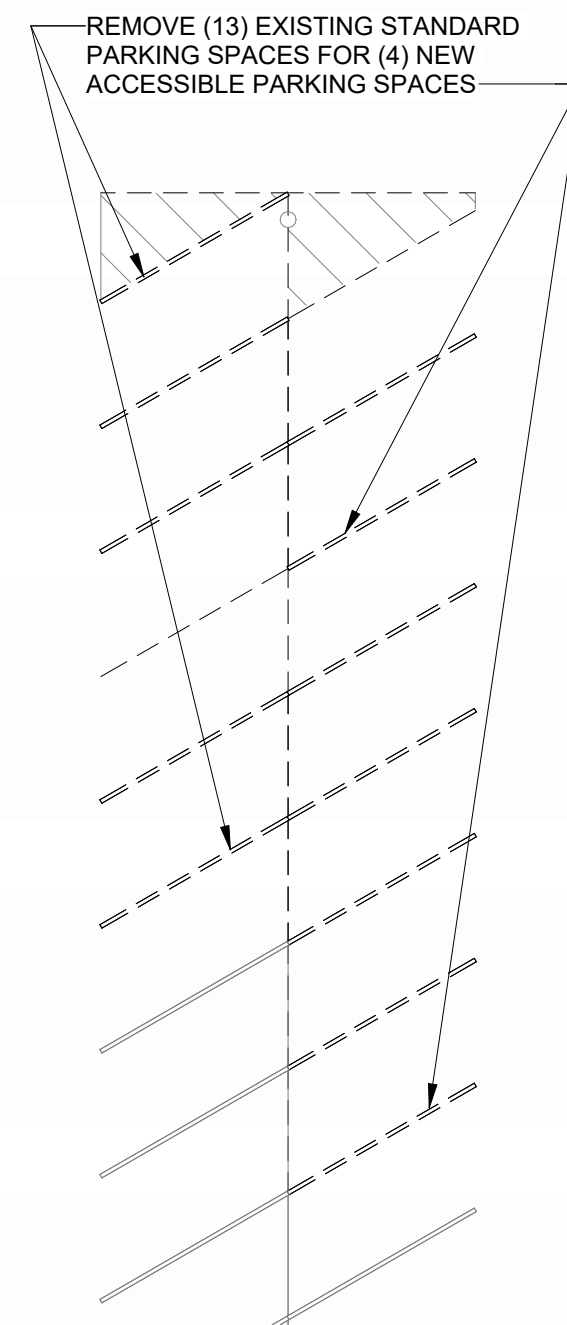
4 H.C. SIGN DETAIL  
NTS



3 BOLLARD DETAIL  
3/4" = 1'-0"



2 ACCESSIBLE RAMP  
1/4" = 1'-0"



1 ACCESSIBLE PARKING DEMO PLAN  
1/16" = 1'-0"



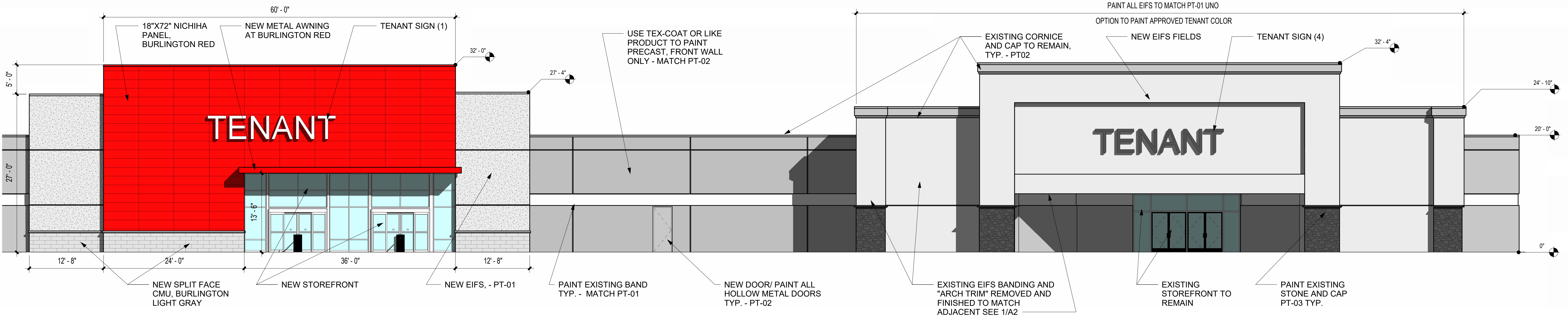


# BURLINGTON AURORA

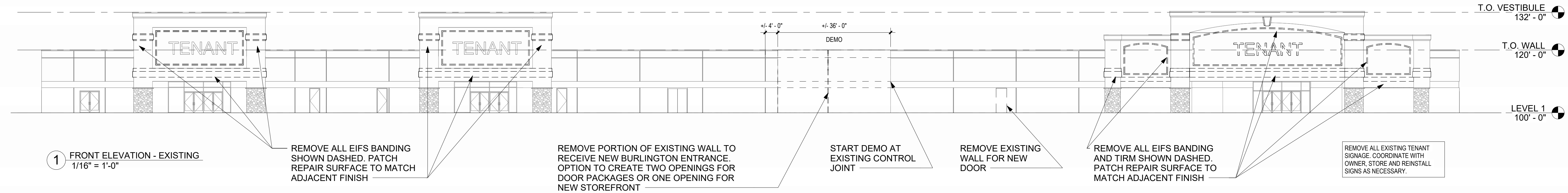
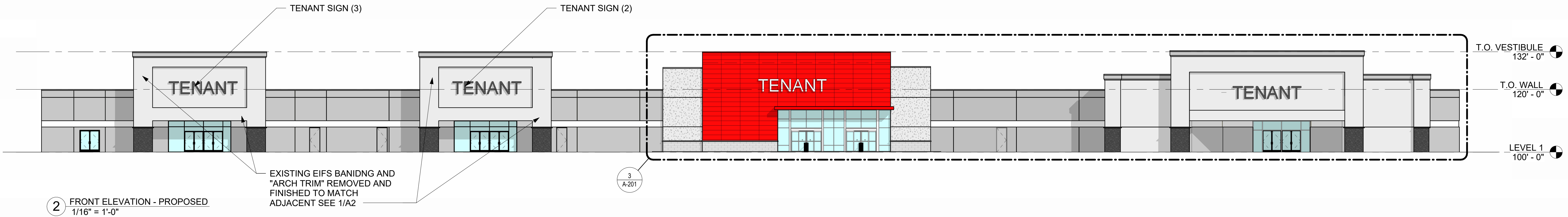
1200 South Abilene St. Aurora, CO

ALLOWABLE BUILDING SIGNAGE TABLE		
TENANT	BLDG. FRONTAGE	*ALLOWABLE SIGN AREA
1	168 L.F.	200 + 26 =238 S.F.
2	90 L.F.	180 S.F.
3	100 L.F.	200 S.F.
4	112 L.F.	200 + 6 =206 S.F.
*TENANT ALLOWABLE SIGN AREAS ARE APPROXIMATE AND WILL BE ADJUSTED PER LEASE AGREEMENT. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE AND GDP / PFP. MAXIMUM INDIVIDUAL SIGN NOT TO EXCEED 200 S.F.		
**ALL SIGNS SHOWN IN THIS DOCUMENT ARE FOR GRAPHIC REPRESENTATION ONLY		

FINISH SCHEDULE			
	MATERIAL	HATCH	COLOR
NICH-1	NICHIHA		BURLINGTON RED
CMU	SPLIT-FACE CMU		NATURAL COLOR
PT-01	PAINT		PEARLY WHITE
PT-02	PAINT		MEDIUM GRAY
PT-03	PAINT		DARK GRAY



3 ENLARGED ELEVATION  
1/8" = 1'-0"





**BLACK HORN STUDIO, INC.**

Landscape Architecture & Planning  
2838 Umatilla Street  
Denver, Colorado 80211  
Tel. 303-689-0707 Fax. 303-771-0502  
E-Mail: Ralph@BlackHornRanch.com

**LEGAL DESCRIPTION:**

LOT 1, BLOCK 1, COMMUNITY SHOPPING CENTER SUBDIVISION FILING NO. 5

Mylar Change - 1-25-05  
Add "Baby Depot" and "Luxury Linens" signs. These are separate businesses within Burlington Coat Factory. See letter of explanation and sign details in file.  
Revise Sign Analysis Table  
Revise design of project ID sign to match Sign Type A, Abilene Market Unified Sign Plan  
File 2004-7004-00

**AMENDED SITE PLAN SUBMITTAL FOR:  
COMMUNITY SHOPPING CENTER**

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
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SITUATED IN THE NW1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 1 OF 11  
COVER SHEET

1200 ABILENE GROUP, LLC  
C/O: ELKCO REAL ESTATE DEVELOPMENT  
1165 SOUTH PENNSYLVANIA STREET, SUITE 102  
DENVER, COLORADO, 80210  
CONTACT: STEPHEN F. ELKEN  
PHONE: (303) 778-0380  
FAX: (303) 778-0380

OWNER & DEVELOPER

DATE

BLACK HORN STUDIO, INC.  
2838 UMATILLA STREET  
DENVER, COLORADO, 80211  
CONTACT: RALPH A. SNYDER, PRESIDENT  
PHONE: (303) 689-0707  
FAX: (303) 771-0502

PLANNER /  
LANDSCAPE ARCHITECT

DATE

TRAPP ASSOCIATES, LTD.  
1980 EIGHTH STREET, SUITE B  
BOULDER, COLORADO, 80302  
CONTACT: PHILLIP REED, SENIOR ASSOCIATE  
TEL: 303-415-0036  
FAX: (303) 415-0039

DESIGN CONSULTANT

DATE

BUCHANAN YONUSHEWSKI GROUP, LLC  
825 LOGAN STREET  
DENVER, COLORADO, 80203  
CONTACT: THOMAS CATTANY, PROJECT ARCHITECT  
PHONE: (303) 861-4600  
FAX: (303) 861-4646

PROJECT ARCHITECT

DATE

MEURER & ASSOCIATES, INC.  
143 UNION AVENUE, SUITE 600  
LAKEWOOD, COLORADO, 80228  
CONTACT: BRYAN SMITH  
TEL: 303-985-8738

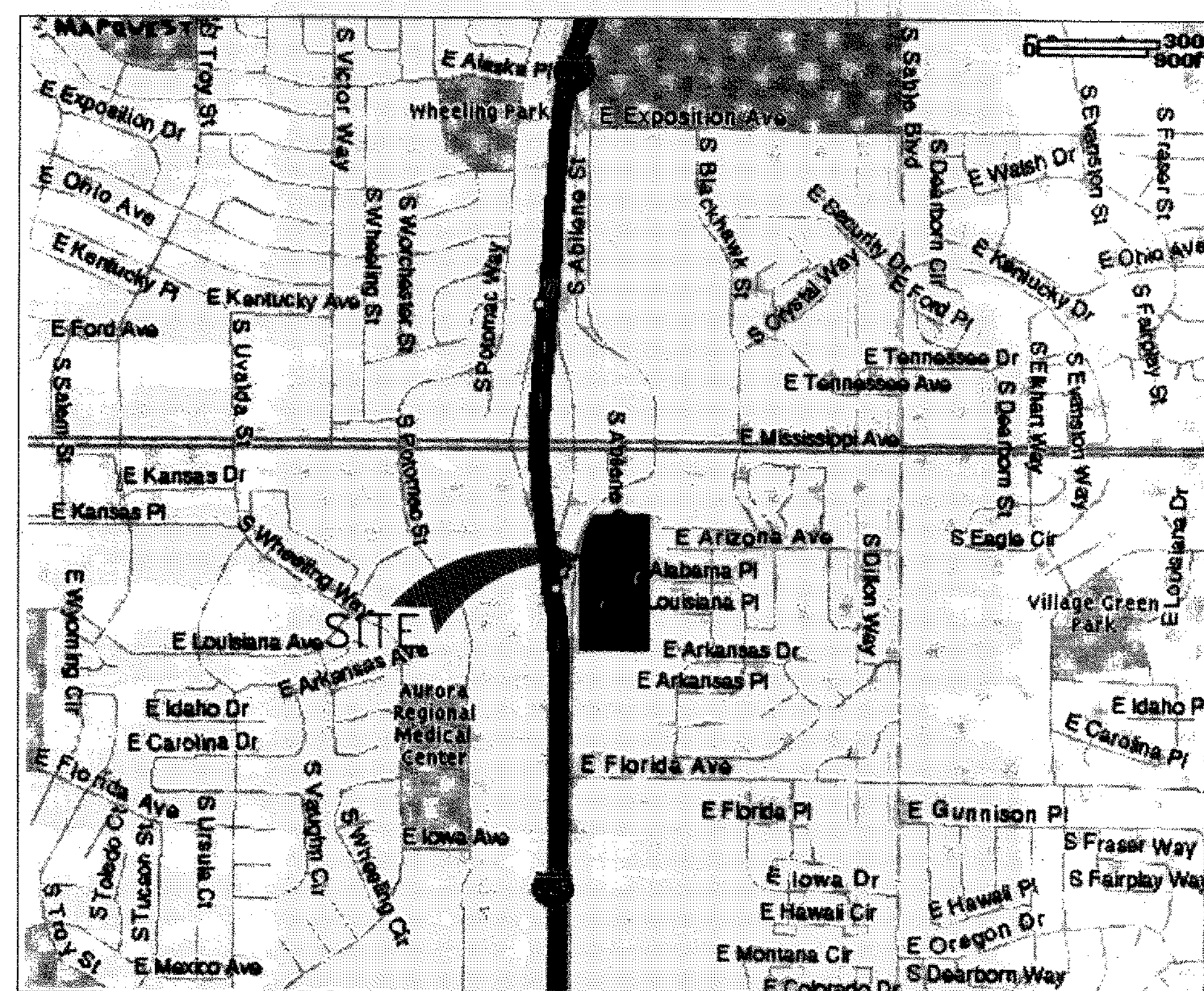
CIVIL ENGINEER

DATE

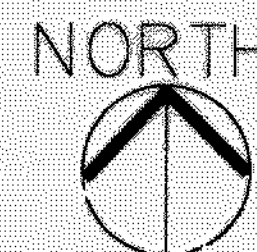
FRONTIER SURVEYING, INC.  
352 NORFOLK STREET  
AURORA, COLORADO, 80011  
CONTACT: DONALD L. LAMBERT  
TEL: 303-340-0113

SURVEYOR

DATE



VICINITY MAP  
1"=1000'

**SIGNATURE BLOCK:**

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF Thomas Cattany 1200 ABILENE GROUP, LLC HAS CAUSED THESE PRESENTS

TO BE EXECUTED THIS May 12th 2004 DAY OF May OF AD, 2004.

PARCELS A & B, LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING, FIRST FILING, AMENDED

BY: 1200 ABILENE GROUP, LLC, STEPHEN F. ELKEN, MANAGER

BY: Stephen F. Elken

**NOTARIAL**

STATE OF Colorado

COUNTY OF Arapahoe

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, AD, 2004.

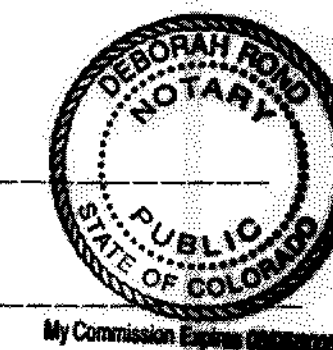
BY: STEPHEN F. ELKEN, MANAGER  
1200 ABILENE GROUP, LLC

WITNESS MY HAND AND OFFICIAL SEAL

Deborah Rond

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-5-05

**CITY OF AURORA APPROVALS:**

CITY ATTORNEY: Randy Whiting DATE: 6/2/04

PLANNING DIRECTOR: Ally Watten DATE: 6/2/04

PLANNING COMMISSION: NA DATE: NA

CITY COUNCIL: NA DATE: NA

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

**RECORDER'S CERTIFICATE:**

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2004.

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

**SHEET INDEX:**

SHEET NO.	TITLE
1	COVER SHEET
2	GENERAL NOTES & SITE DATA
3	SITE PLAN - NORTH
4	SITE PLAN - SOUTH
5	LANDSCAPE PLAN - NORTH
6	LANDSCAPE PLAN - SOUTH
7	PLANT MATERIALS LIST & DETAILS
8	ARCHITECTURAL ELEVATIONS
9	ARCHITECTURAL ELEVATIONS
10	DETAILS
11	SITE LIGHTING PLAN & PHOTOMETRICS

AS-101 SITE PLAN  
AS-111 SITE DETAILS  
A-201 BUILDING ELEVATIONS



DATE: MAY 6, 2004  
COVER SHEET - SHEET 1 OF 11  
COMMUNITY SHOPPING CENTER- AMENDED PLAN- FILING NO. 1



# BLACK HORN STUDIO, INC.

Landscape Architecture & Planning  
2838 Umatilla Street  
Denver, Colorado 80211  
Tel. 303-689-0707 Fax. 303-771-0502  
E-Mail: Ralph@BlackHornRanch.com

## AMENDED SITE PLAN SUBMITTAL FOR: COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 2 OF 11  
GENERAL NOTES & SITE DATA

### GENERAL NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION / MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2. ALL SIGNS MUST CONFORM TO THE APPROVED GDP / PDP.
3. 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 HEREFTER 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".
4. "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.
5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6. 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.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGN AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THESE 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.
8. 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.

9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.

10. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING OR CHANGE IN THE SURFACE 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.

11. 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 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.

12. FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.

13. 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.

14. THE VENDOR OF AN FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 41-833(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY.

15. SITE PLAN ADMINISTRATIVE REVIEW AND APPROVAL PROCEDURES ARE AS STIPULATED IN THE APPROVED GDP / PDP AND IDENTIFIED ON THE COVER SHEET NOTE TITLED "SITE PLAN APPROVAL PROCEDURES".

16. ROOF-MOUNTED EQUIPMENT SCREENING: ONLY ALL NEW 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 ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

17. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, ROOF OVERHANGS, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

18. REQUIRED ABILENE STREET LIGHTING CONSISTING OF 3 LIGHT POLES AND SINGLE-ARM MASTS WILL BE INSTALLED IN LOCATIONS AND IN ACCORDANCE WITH THE CITY OF AURORA'S TRAFFIC ENGINEER'S CRITERIA FOR STREET LIGHTING STANDARDS

19. THE CITY OF AURORA UTILITIES DEPARTMENT SHALL HAVE THE RIGHT TO RE-REVIEW THE EXISTING 2-INCH DOMESTIC METER AT THE TIME OF TENANT FINISH. IF THE METER PIT REQUIRES RESIZING, APPLICABLE FEES WILL APPLY AND POSSIBLE RELOCATION TO MEET CURRENT CITY STANDARDS, IF NECESSARY. OTHERWISE, THE CITY OF AURORA UTILITIES DEPARTMENT WILL ALLOW THE EXISTING LOCATION TO REMAIN IF RESIZING IS NOT NECESSARY.

### LOT DATA:

DESCRIPTION / CATEGORY:	NUMBER:
LOT AREA - ACRES:	8.630+A
LOT AREA - SQ. FT.	375,924+ S.F.
GFA	110,849 S.F.
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
MAXIMUM BUILDING HEIGHT	35'
TOTAL BUILDING COVERAGE	110,849 S.F.
HARD SURFACE AREA	238,183 S.F.
LANDSCAPE AREA (PER 41-16 CITY CODE)	26,888 S.F.
PRESENT ZONING CLASSIFICATION	B-1
PROPOSED USES	RETAIL
PERMITTED MAXIMUM SIGN AREA**	
TYPE OF SIGN**	SITE MONUMENT SIGN & BUILDING TENANT WALL SIGNS
LOADING SPACES PROVIDED	5
PARKING SPACES PROVIDED (TOTAL)	445
PARKING SPACES REQUIRED* (TOTAL)	277
HANDICAP SPACES REQUIRED	9
HANDICAP SPACES PROVIDED	11

\*PARKING SPACES REQUIRED CALCULATED AT 2.5 SPACES PER 1000 SF OF GFA.  
GFA = 110,849

\*\* SEE SIGNAGE ANALYSIS ON SHEET #10

DATE: MAY 6, 2004  
GENERAL NOTES & SITE DATA - SHEET 2 OF 11  
COMMUNITY SHOPPING CENTER- AMENDED PLAN





**BUCHANAN YONUSHEWSKI**  
**GROUP, LLC**  
Integrated Building Solutions  
825 Logan Street  
Denver, Colorado 80203  
303.861.4600  
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www.BYGroup.com

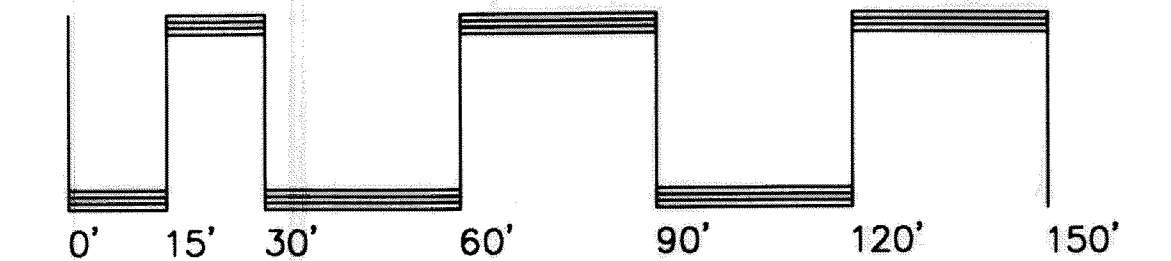
# AMENDED SITE PLAN SUBMITTAL FOR: COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 3 OF 11  
SITE PLAN NORTH



SCALE: 1" = 30' - 0"



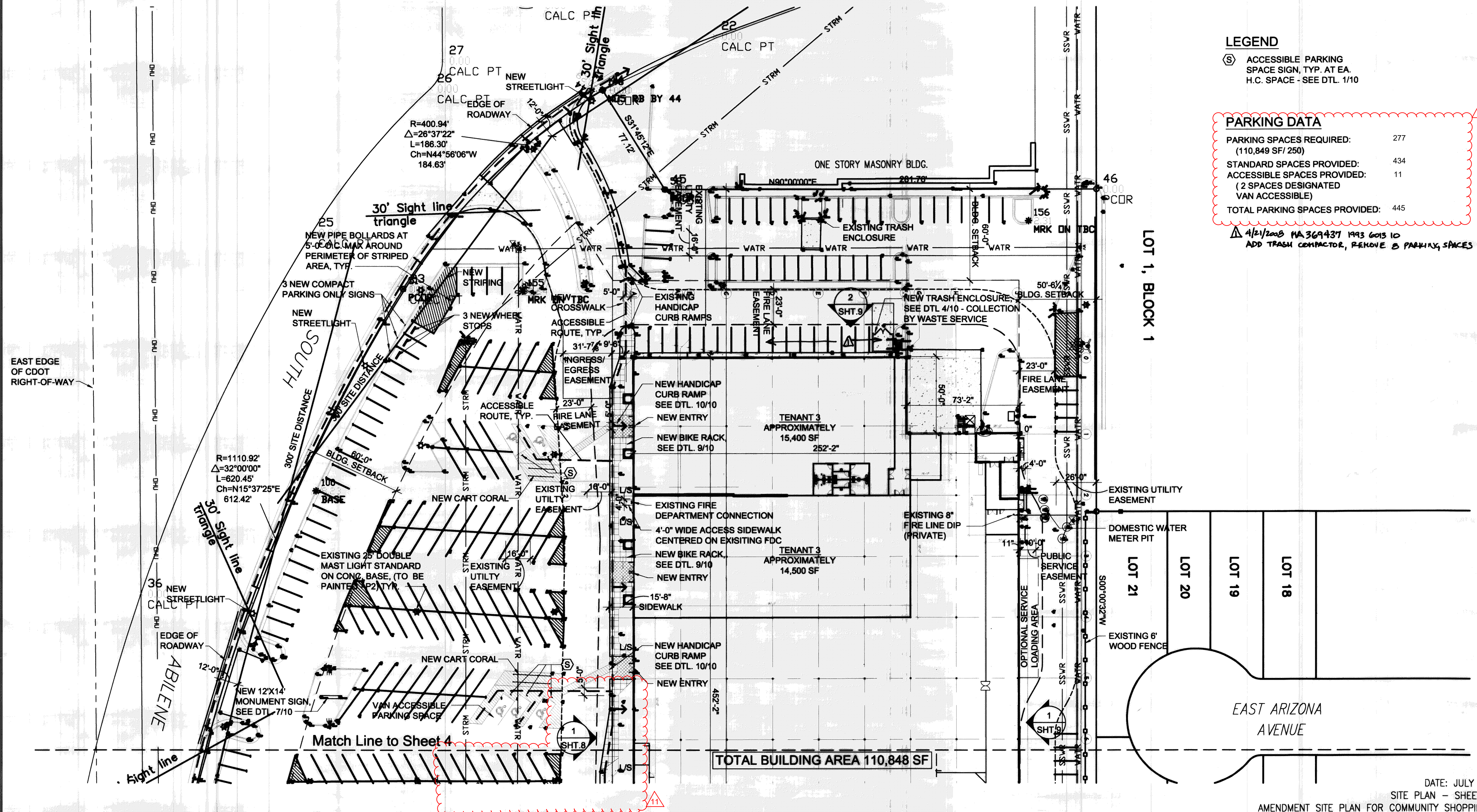
## LEGEND

- (S) ACCESSIBLE PARKING  
SPACE SIGN, TYP. AT EA.  
H.C. SPACE - SEE DTL. 1/10

## PARKING DATA

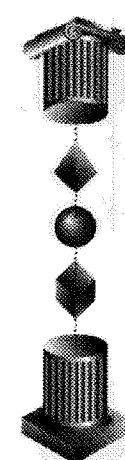
PARKING SPACES REQUIRED:	277
(110,849 SF / 250)	
STANDARD SPACES PROVIDED:	434
ACCESSIBLE SPACES PROVIDED:	11
(2 SPACES DESIGNATED VAN ACCESSIBLE)	
TOTAL PARKING SPACES PROVIDED:	445

4/21/2008 MA 369437 1993 6013 10  
ADD TRASH CONTRACTOR, REMOVE 2 PARKING SPACES



EAST EDGE  
OF CDOT  
RIGHT-OF-WAY





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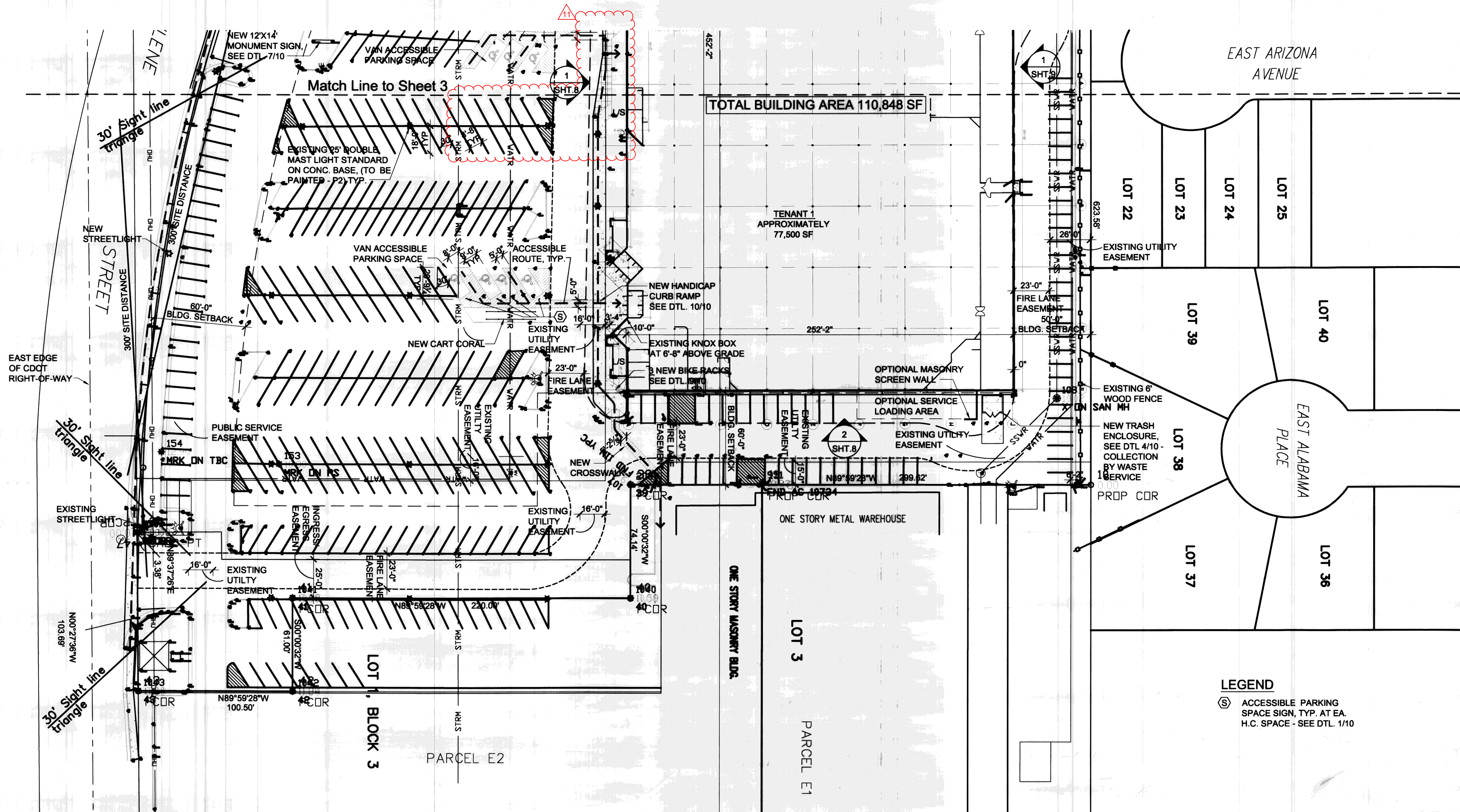
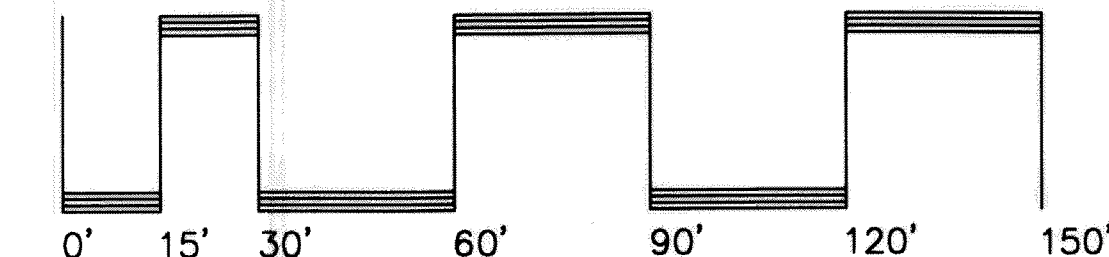
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CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 4 OF 11  
SITE PLAN SOUTH



SCALE: 1" = 30' - 0"



## LEGEND

- (S) ACCESSIBLE PARKING SPACE SIGN, TYP. AT EA.  
H.C. SPACE - SEE DTL. 1/10

DATE: JULY 21, 2004  
SITE PLAN - SHEET 4 OF 11  
AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER

COMMUNITY SHOPPING CENTER 1993-6013-08



# BLACK HORN STUDIO, INC.

Landscape Architecture & Planning  
2838 Umatilla Street  
Denver, Colorado 80211  
Tel. 303-689-0707 Fax. 303-771-0502  
E-Mail: Ralph@BlackHornRanch.com

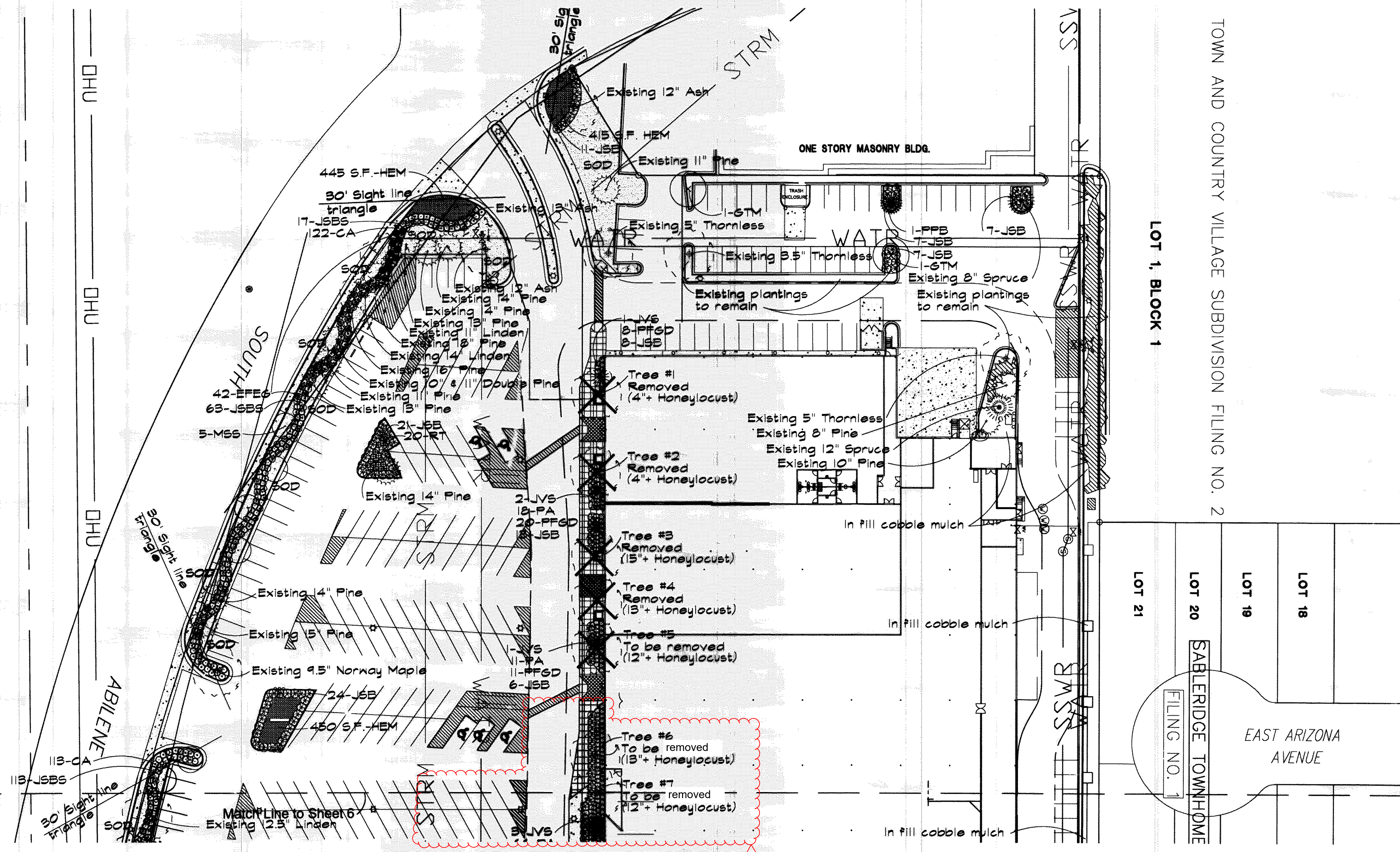
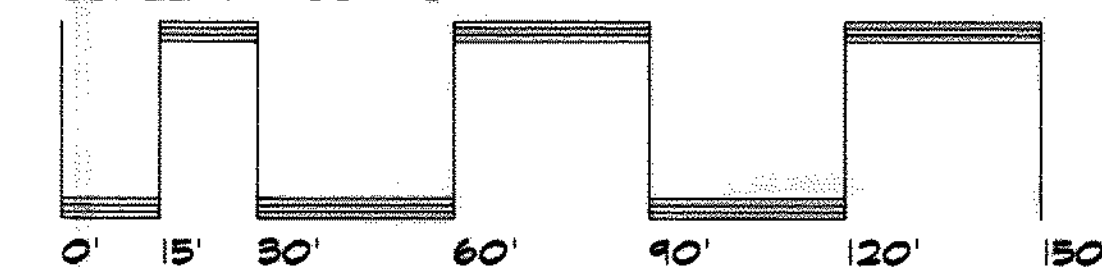
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CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 5 OF 11  
LANDSCAPE PLAN - NORTH



SCALE: 1" = 30' - 0"



TOWN AND COUNTRY VILLAGE SUBDIVISION FILING NO. 2

LOT 18  
LOT 19  
LOT 20  
LOT 21

SABLERIDGE TOWNHOME  
FILING NO. 1

EAST ARIZONA AVENUE

REVISED DATE: JULY 21, 2004  
LANDSCAPE PLAN - NORTH - SHEET 5 OF 11  
AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER

COMMUNITY SHOPPING CENTER 1993-6013-08



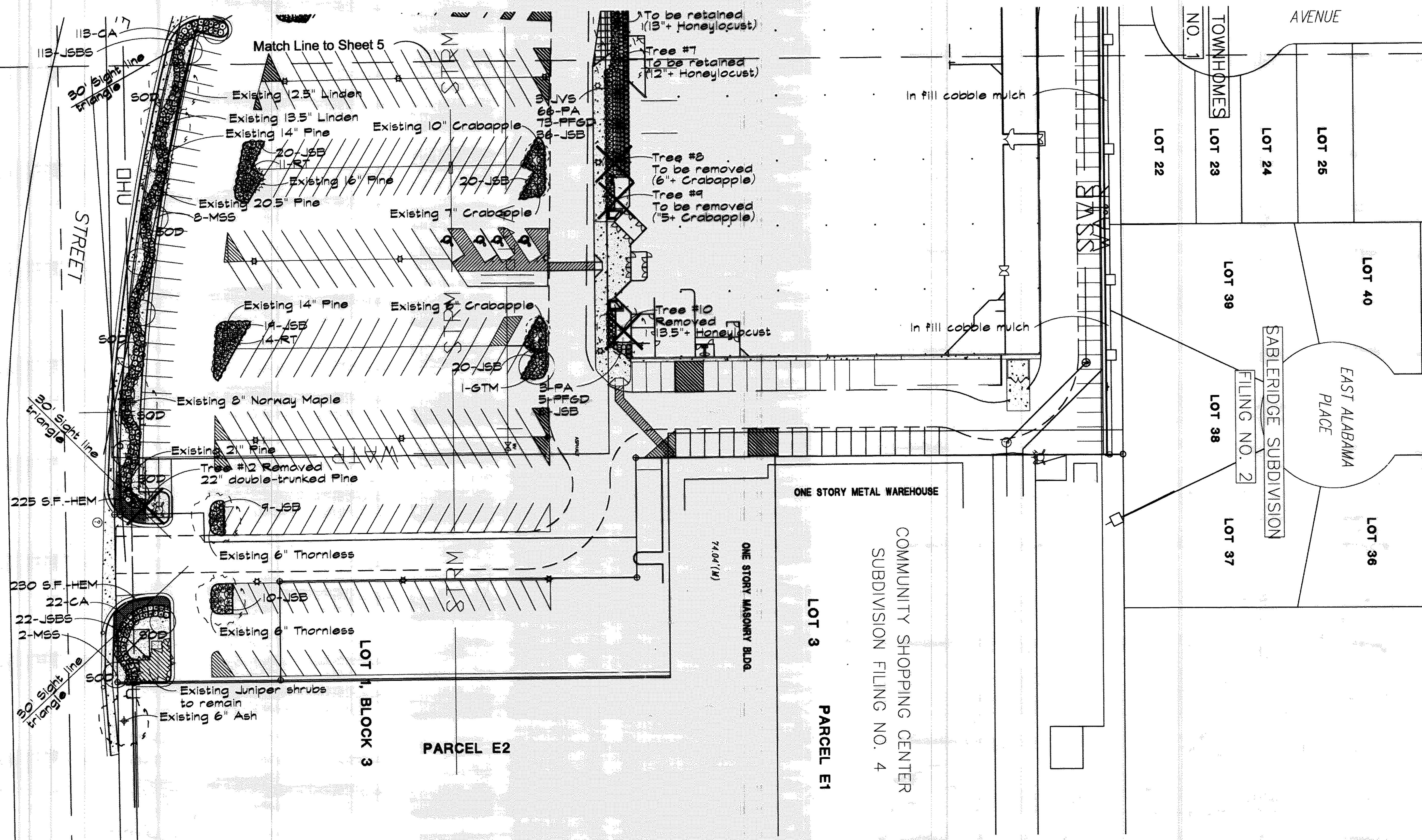
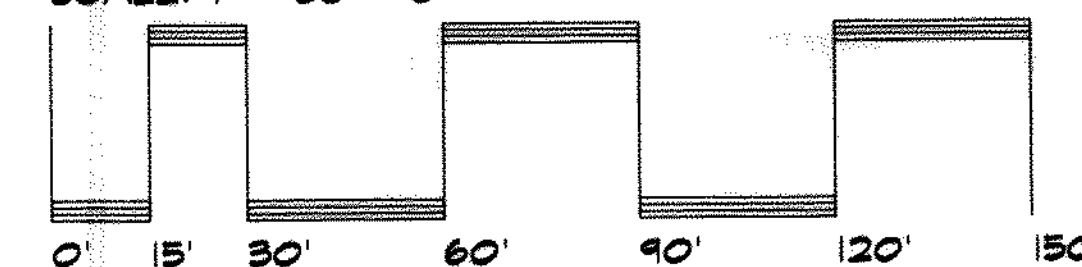
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E-Mail: [Ralph@BlackHornRanch.com](mailto:Ralph@BlackHornRanch.com)

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SHEET 6 OF 11  
LANDSCAPE PLAN - SOUTH



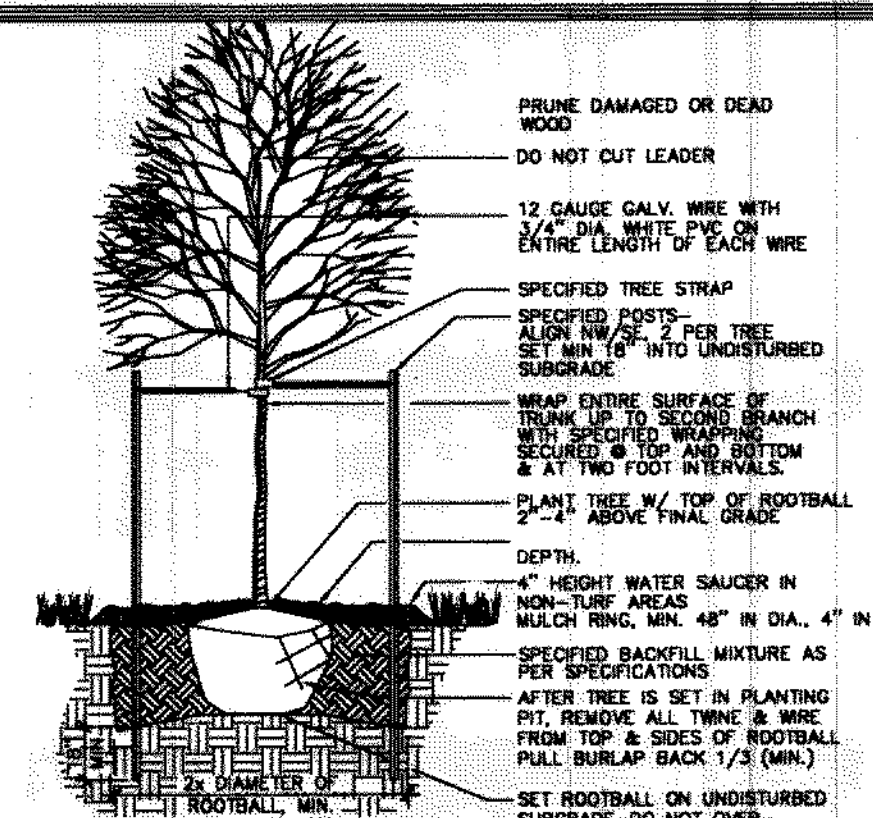
SCALE: 1" = 30' - 0"



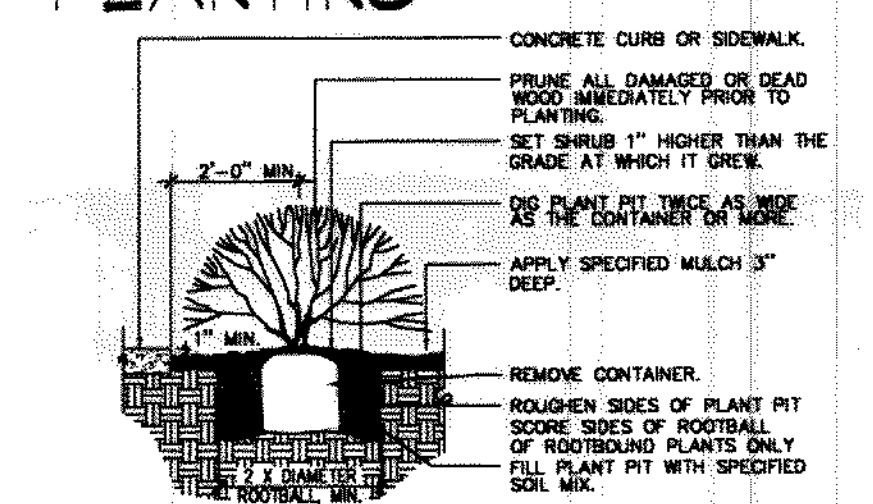
REVISED DATE: JULY 21, 2004  
LANDSCAPE PLAN - SOUTH - SHEET 6 OF 11  
AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER

**COMMUNITY SHOPPING CENTER 1993-6013-08**



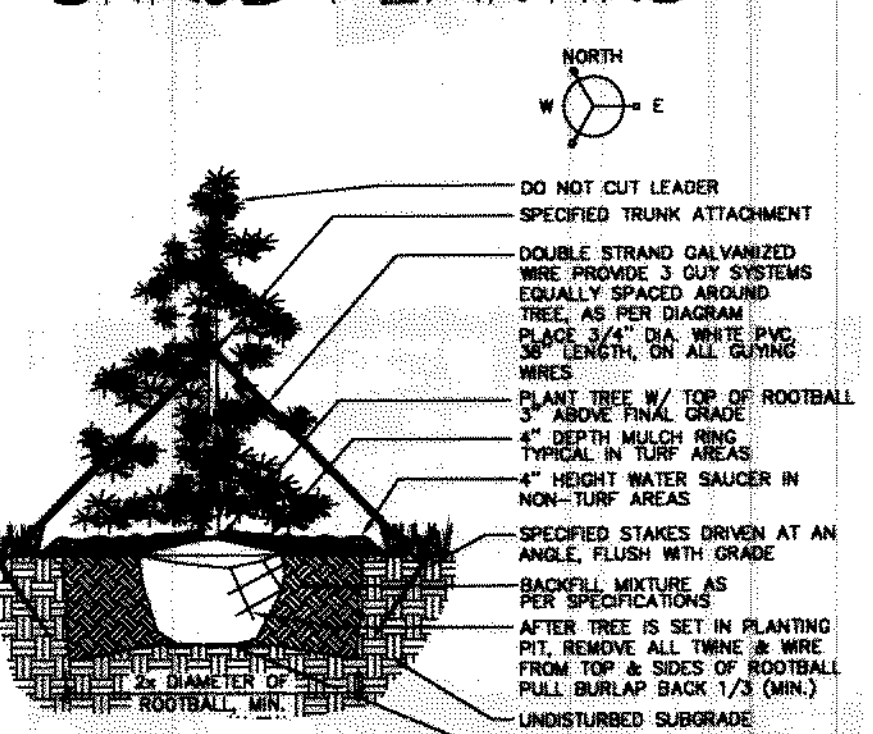


## DECIDUOUS TREE



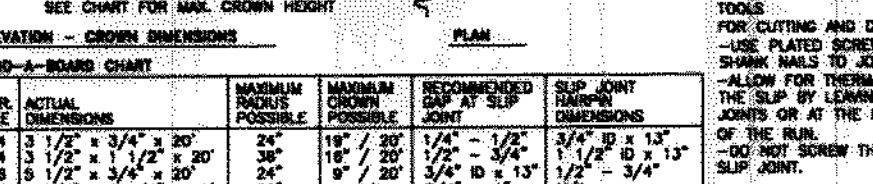
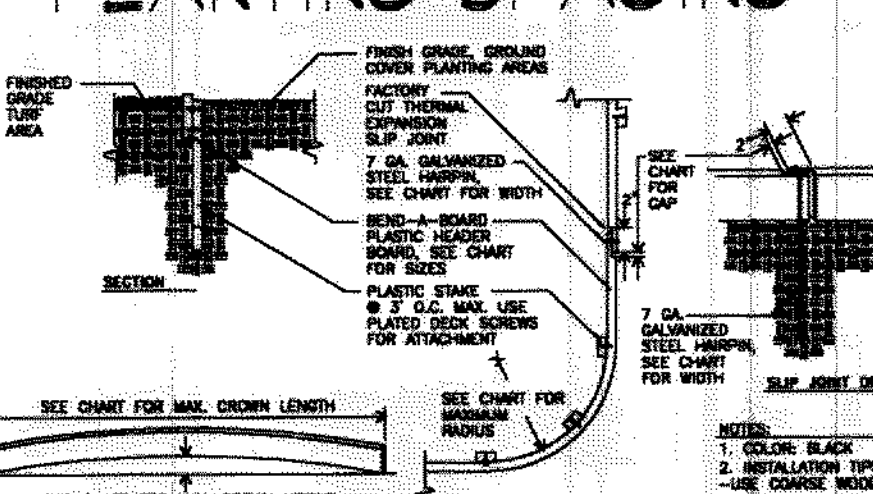
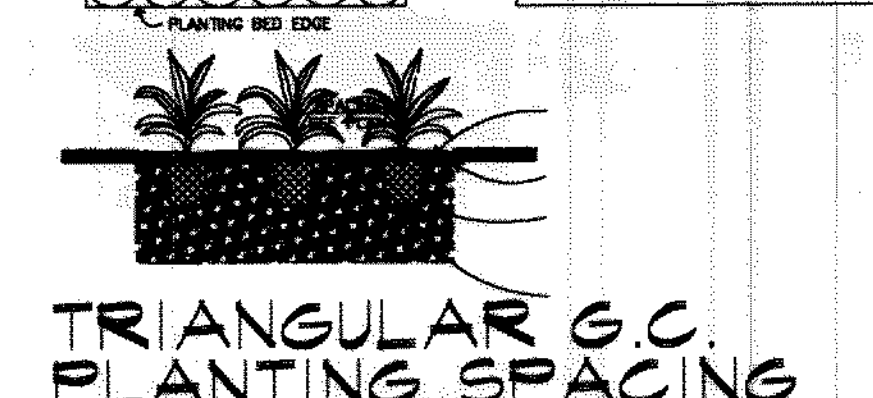
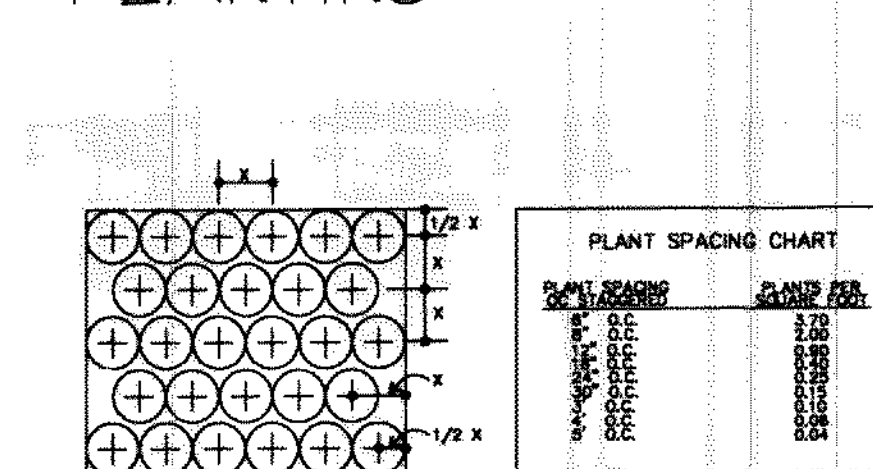
NOTE: HOLD GRADE 1" BELOW EDGE OF WALK OR CURB  
NOTE: ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS  
WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

## SHRUB PLANTING



1. INSTALL SPECIFIED MULCH TO DRIFLINE OF TREE WHERE PLANTED  
IN LAWN AREAS.  
2. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

## EVERGREEN TREE



## POLY EDGER

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CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

## SHEET 7 OF 11 PLANT MATERIALS LIST & DETAILS

## LANDSCAPE LIST:

KEY SYMBOL	BOTANICAL NAME / COMMON NAME	QUANTITY	ROOT SIZE	REMARKS	XERISCAPE
STM	SHADE TREES:				
GTM	GLEDTISIA TRIA. INERMIS 'MORAINES'	3	B&B 25" CAL.	FREE FROM SUNSCALDS & FREEZE BLISTERS	LOW
MSS	MALUS 'SPRING SNOW'	15	B&B 2" CAL.	FREE FROM SUNSCALDS & FREEZE BLISTERS	MODERATE
PPB	EVERGREENS:				
PPB	PICEA FENSIS 'BACHERI'	1	B&B 8' HT.	"BLUE" COLOR TYPE ONLY	HIGH
JVS	JUNIPERUS VIRGINIANA 'SKYROCKET'	11	B&B 8' HT.	"BLUE" COLOR TYPE ONLY	LOW
SOD	SOD, GROUNDCOVERS & FLOWERS:				
SOD	SOD BLEND OF BLUEGRASS & FESCUE GRASSES	7,306 S.F.		SOD COLORADO BROWN SOD ONLY	LOW
HEM	HEMEROCALLIS 'STELLA DE ORO'	1,765 S.F.		CONT. 1 qt. PLANT AT 8" TRIANGULAR SPACINGS W/ 2" DEPTH WOODCHIP MULCH	LOW

SHRUBS (NOTE ALL ARE 5 GALLON CONTAINER):		CA	257 - COTONEASTER APICULATUS
JSB	229 - JUNIPERUS SABINA 'BUFFALO'		CRANBERRY SPREADING COTONEASTER (24" HEIGHT)
	BUFFALO SPREADING JUNIPER	JSBS	215 - JUNIPERUS SPREADER 'BLUE STAR'
PA	94 - PEREVSKIA ATRIPLIFOLIA		BLUE STAR SPREADING JUNIPER (24" HEIGHT)
	RUSSIAN SAGE	EFES	42 - EUONYMUS FORTUNEI 'EMERALD N' GOLD'
FFSD	95 - POTENTILLA FRUT. 'GOLD DROP'		EMERALD N' GOLD EUONYMUS
	GOLD DROP POTENTILLA	NOTE: ALL SHRUBS ARE "LOW" XERISCAPE TYPE PLANTINGS	
RT	45 - RHUS TRILOBATA	SHRUB EQUIVALENCY IS 977 SHRUBS @ 10 SHRUBS	
	THREE-LEAFED SUMAC	/ INCH CALIFER = 97.7' TOTAL CALIFER	
ALL SHRUB BEDS TO HAVE 3/4" ROUND WASHED RIVER GRAVEL OVER WEED BARRIER FABRIC (13380 SF TOTAL)			

NOTE: ALL SHRUBS ARE "LOW" XERISCAPE TYPE PLANTINGS  
SHRUB EQUIVALENCY IS 977 SHRUBS @ 10 SHRUBS / INCH CALIPER = 97.7" TOTAL CALIPER

ALL SHRUB BEDS TO HAVE 3/4" ROUND WASHED RIVER GRAVEL OVER WEED BARRIER FABRIC (13,880 S.F. TOTAL)

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	# TREES REQUIRED @ ONE TREE / 30 L.F. & # TREES PROVIDED	TOTAL LENGTH OF PLANTERS OR PLANT BEDS REQUIRED (MUST EQUAL OR EXCEED 1/3 ELEVATION LENGTH)	TOTAL LENGTH OF PLANTERS OR PLANT BEDS PROVIDED
WEST	452 feet	15 trees required 8 trees provided (8 existing trees removed)	151 feet	267 feet measured at center
SOUTH	253 feet	Not applicable, existing parking area paving & landscape		
EAST	452 feet	Not applicable, existing access / service drive & paving		
NORTH	253+ feet	Not applicable, existing parking area paving & landscape		

BUFFER DESCRIPTION / LENGTH / ADJACENT LAND USE	STANDARD BUFFER WIDTH / BUFF PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED / # TREES PROVIDED	# SHRUBS REQUIRED / # SHRUBS PROVIDED
ABILENE FRONTAGE 910'	EXISTING 9.5- FEET	CONTINUOUS SHRUB / HEDGE TO 24" HEIGHT	30 TREES REQ'D. 32 TREES PROVIDED	300 SHRUBS REQ'D. 314 SHRUBS PROVIDED
NORTH - EXISTING RETAIL USES - 351'	EXIST. PARK- ING AREA	NOT APPLICABLE	12 TREES REQ'D. 11 TREES PROVIDED	60 SHRUBS REQ'D. 60+ SHRUBS PROVIDED
EAST - EXISTING RETAIL - 210'	EXISTING 9.5- FEET	EXIST. 6' EVERGREEN SHRUB / SCREEN	7 TREES REQ'D. N/A TREES PROVIDED	35 SHRUBS REQ'D. N/A SHRUBS PROVIDED
EAST - EXISTING RESIDENTIAL - 412'	EXISTING 9.5- FEET + 6' HT. WOOD FENCE	LANDSCAPE FACES TOWARD RESIDENTS WITH FENCE ON RETAIL	16 TREES REQ'D. N/A TREES PROVIDED	160 SHRUBS REQ'D. N/A SHRUBS PROVIDED
SOUTH - EXISTING RETAIL USES - 619'	EXIST. PARK- ING AREA	NOT APPLICABLE	21 TREES REQ'D. N/A TREES PROVIDED	105 SHRUBS REQ'D. N/A SHRUBS PROVIDED

\*N/A = EXISTING, MATURE LANDSCAPE PROVIDES BUFFER

## EXISTING TREES TO REMAIN:

- Deciduous trees  
Thornless Honeylocusts  
Ash  
Maples
- Ornamental trees  
Crabapples
- Pines  
Ponderosa or Austrian  
or Scotch
- Spruces  
Colorado Blue Spruce

## EXISTING TREES REMOVED:

- Trees #1 through #5, plus #10 removed.  
All Thornless Honeylocusts
- Trees #8 and #9 removed  
All Crabapples
- Tree #12 removed  
Pine

NOTE: Existing trees are shown hereon by the symbols shown above are to remain.  
Existing trees that are removed (symbol with "X") will be replaced with City of Aurora equivalent plantings as per the landscape plan shown hereon.

The City of Aurora's Forester has determined that the equivalent plantings are 58" total caliper, based upon measured field diameter with % values assigned for species, condition and location resulting in mitigation values of \$10,547.11 and / or 50" caliper replacement tree plantings. Replacements proposed equal 157.7 caliper inches (60.0" tree caliper + 97.7" shrub caliper)

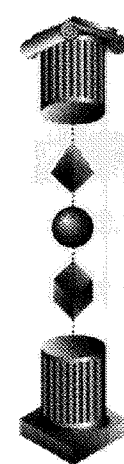
## GENERAL LANDSCAPE PLAN NOTES:

- SEED OR SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
- PLANT MATERIAL SHALL CONFORM TO THE PLAN LIST AND KEYS ON THE DRAWINGS, AND TO THE QUALITY STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1-1986. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED ON THE SCHEDULE.
- CONTRACTOR SHALL SLIGHTLY FIELD ADJUST PLANT LOCATIONS AND / OR SPACING AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS.
- ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACK FILLED WITH PREPARED BACKFILL MIX ON SITE, AND SHALL CONSIST OF: ONE PART TOPSOIL, ONE PART SOIL AMENDMENTS, AND ONE PART SOIL FROM EXCAVATED PLANTING PIT. TOPSOIL SHALL CONFORM TO ASTM D5268, PH RANGE OF 5.5 TO 7.0, MINIMUM OF 4 PERCENT ORGANIC MATERIAL, AND FREE OF STONES OR OTHER DELETERIOUS MATERIAL GREATER THAN 1" DIAMETER.
- PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION WITH A SLOW RELEASE GRANULAR COMMERCIAL TREE / SHRUB FERTILIZER AT THE RATE RECOMMENDED BY THE MANUFACTURER. FERTILIZER TO BE MIXED WITH THE BACK FILL MIXTURE SPECIFIED HEREIN DESCRIBED. FERTILIZER TABLETS ARE NOT ACCEPTABLE. PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT THE RECOMMENDATIONS PER THE MANUFACTURER'S INSTRUCTIONS. ALL PLANTING BEDS SHALL BE COVERED WITH WEED BARRIER TYPE FILTER FABRIC (IMPERVIOUS TYPE PLASTIC OR OTHER MEMBRANES IS NOT ACCEPTABLE), AND COVERED WITH 3" DEPTH OF SHREDDED OR COARSELY CHIPPED WOOD CHIPS.
- MULCH ALL PLANTING BEDS WITH DISEASE AND PEST FREE SHREDDED OR COARSELY CHIPPED WOOD CHIPS OF UNIFORM COLOR AND APPEARANCE TO 3" DEPTH AFTER THOROUGHLY WETTED AND MATTED DOWN. MULCH SHALL NOT CONTAIN PLANT NEED SEEDS UNDESIRABLE FOR PLANTER BED ESTABLISHMENT.
- BED EDGE SHALL BE COMMERCIAL TYPE POLY EDGING, SUCH AS MANUFACTURED BY OLY-OLA, "SUPER EDGE", 6 INCH DEPTH. INSTALL ALONG THE PERIMETER OF ALL PLANTER BEDS TO SEPARATE LAWNS AND / OR FLOWER AND / OR SHRUB BEDS FROM WOOD CHIP MULCH. EDGER SHALL HAVE SMOOTH, EVEN FLOWING CURVES OR ARCS AND LINES.
- PARKING LOT TREES SHALL HAVE A CLEAR CANOPY UNDERSTORY HEIGHT OF 6 FEET.
- TREES SHALL BE PLACED A MINIMUM OF 3 FEET FROM SIDEWALKS, CURBS OR FIRE HYDRANTS. ANY PLANTS OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
- LANDSCAPING SHALL COMPLY WITH ALL APPLICABLE ZONING AND DEVELOPMENT REGULATIONS A SHOWN ON THE APPROVED PLANNING DOCUMENTS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH OR AREA SHOWN FOR MAINTENANCE OR REPAIR EQUIPMENT ENTRY.
- 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 WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN PRIOR TO ISSUANCE OF THE "CERTIFICATE OF OCCUPANCY".
- ALL LANDSCAPE AREAS AND PLANT MATERIALS SHALL BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THIS SYSTEM SHALL BE CONNECTED TO AUTOMATIC SHUT-OFF RAIN SENSORS.

REVISED DATE: JULY 21, 2004  
PLANT MATERIALS LIST & DETAILS - SHEET 7 OF 11  
AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER

COMMUNITY SHOPPING CENTER 1993-6013-08





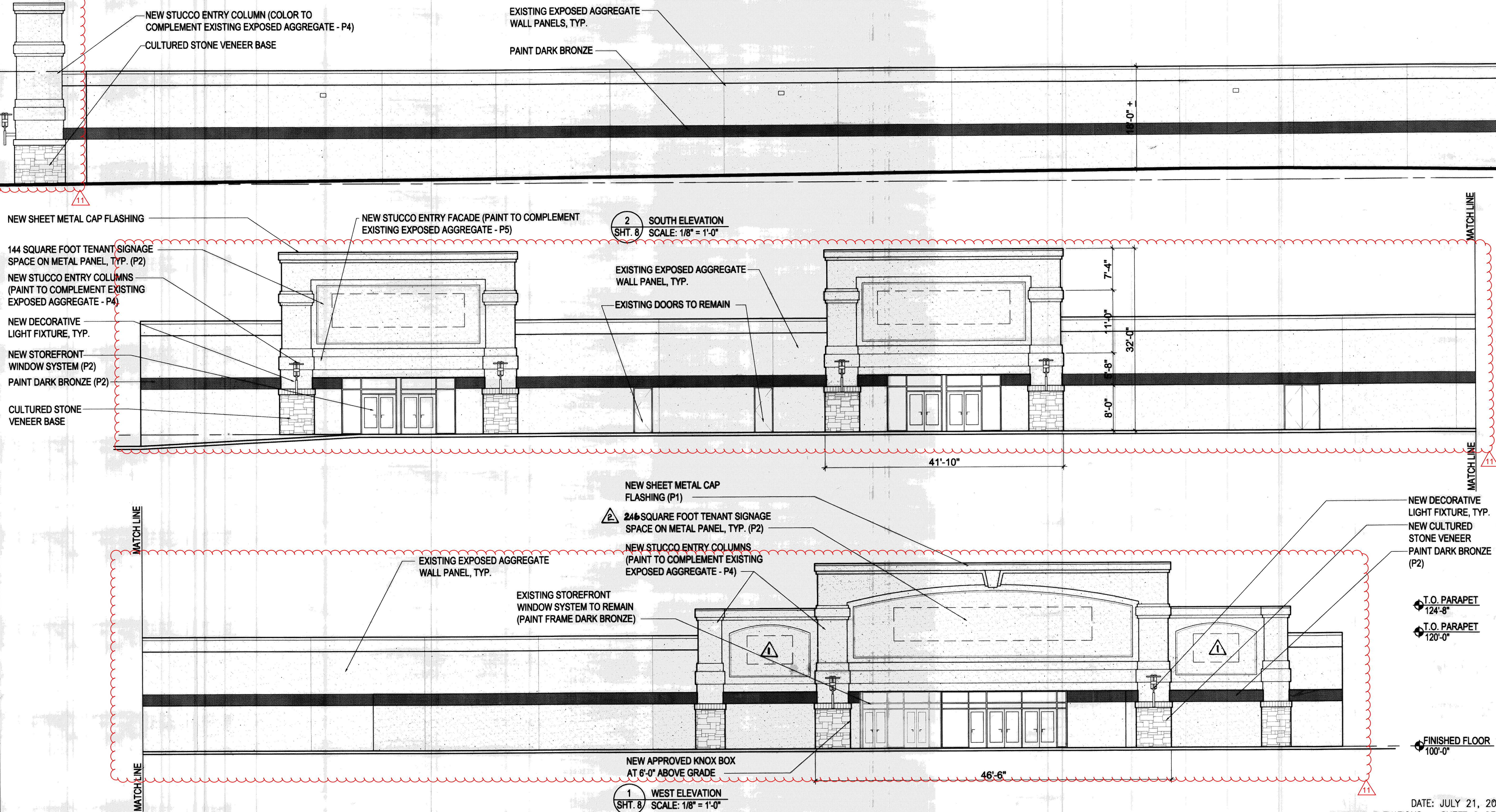
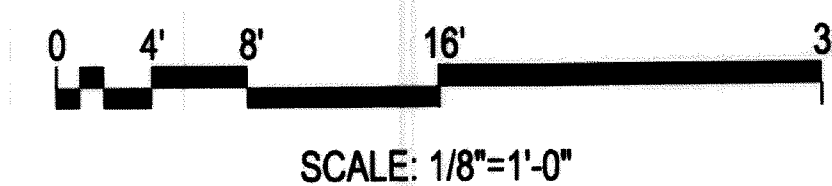
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SHEET 8 OF 11  
EXTERIOR ELEVATIONS

Mylar Change - 1-25-05  
Add "Baby Depot" and "Luxury Linens" signs. These are separate businesses within  
Burlington Coat Factory. See letter of explanation and sign details in file.  
Revise Sign Analysis Table  
Revise design of project ID sign to match Sign Type A, Abilene Market Unified Sign Plan  
File 2004-7004-00







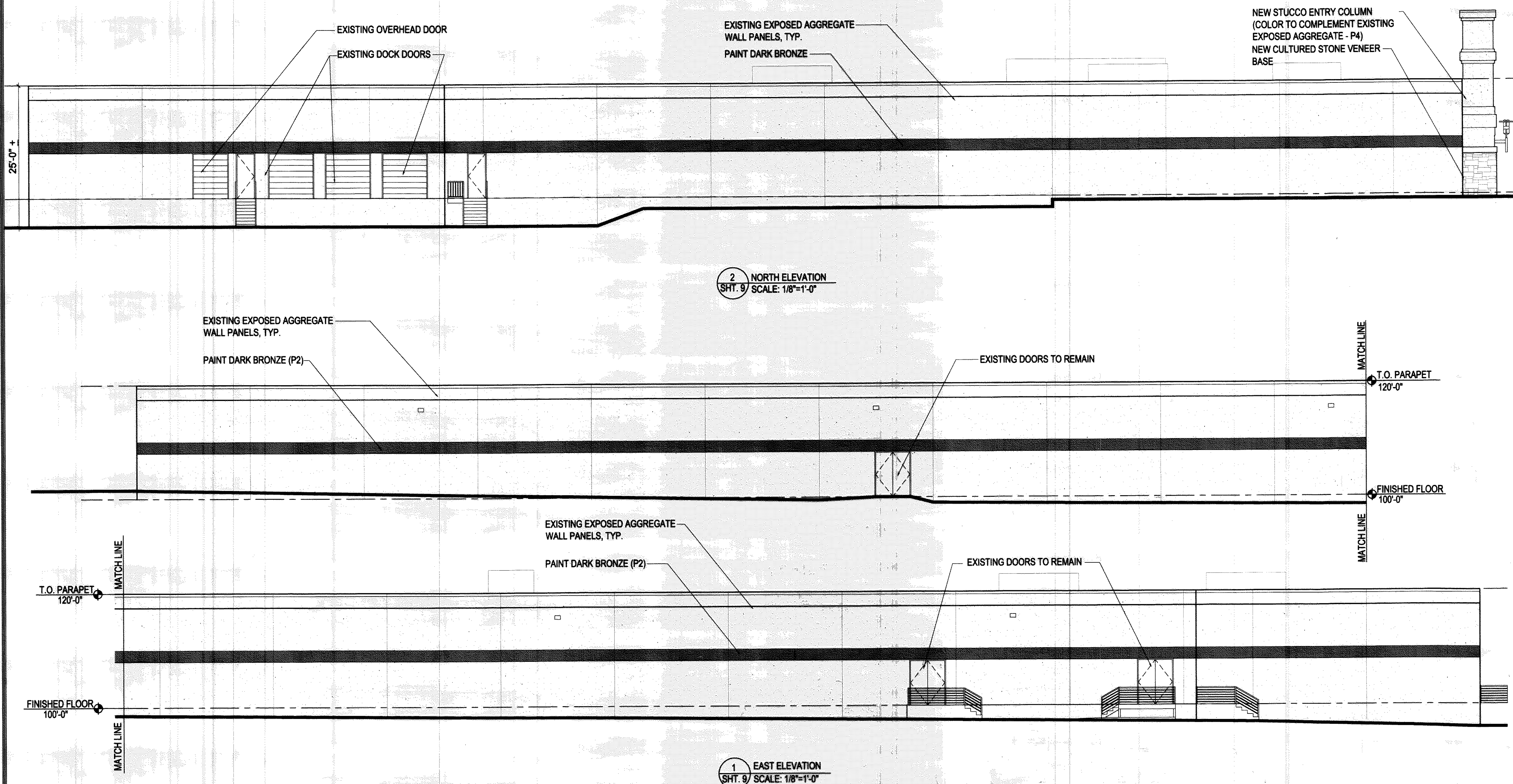
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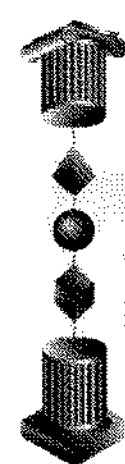
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SHEET 9 OF 11  
EXTERIOR ELEVATIONS

0 4' 8' 16' 32'  
SCALE: 1/8"=1'-0"







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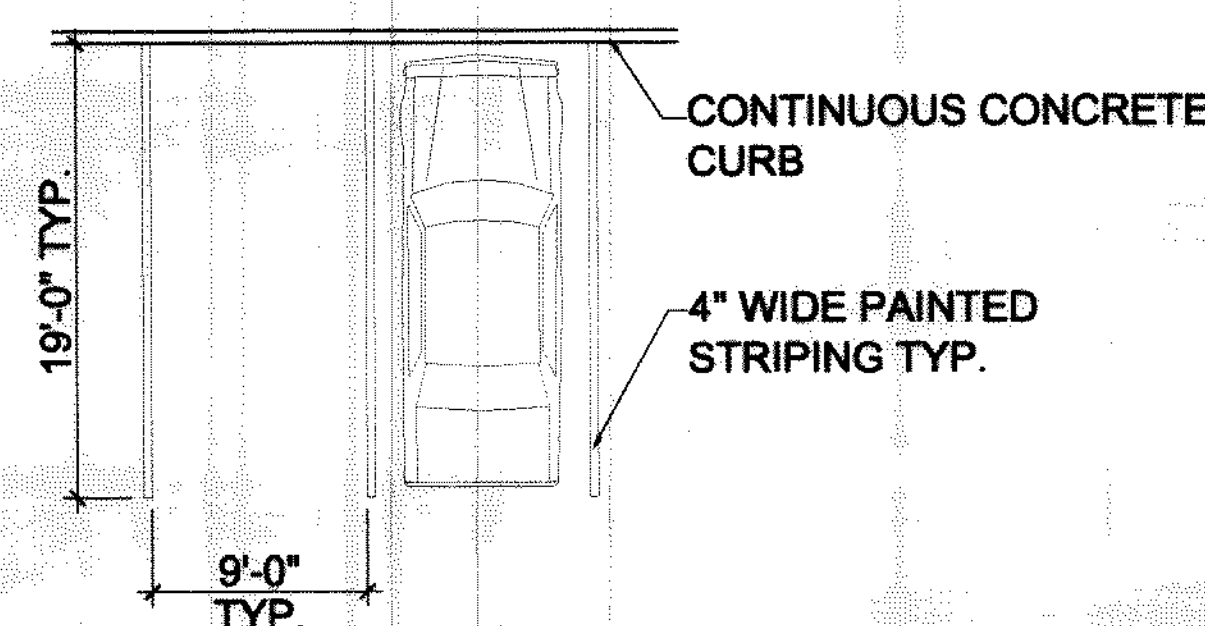
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SHEET 10 OF 11  
DETAILS

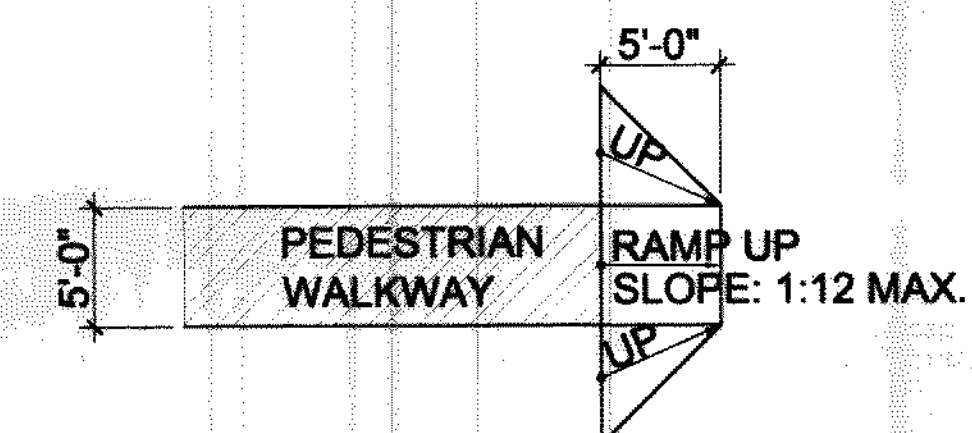


1 ACCESSIBLE PARKING SIGNAGE  
SHT 10 SCALE: 3" = 1'-0"

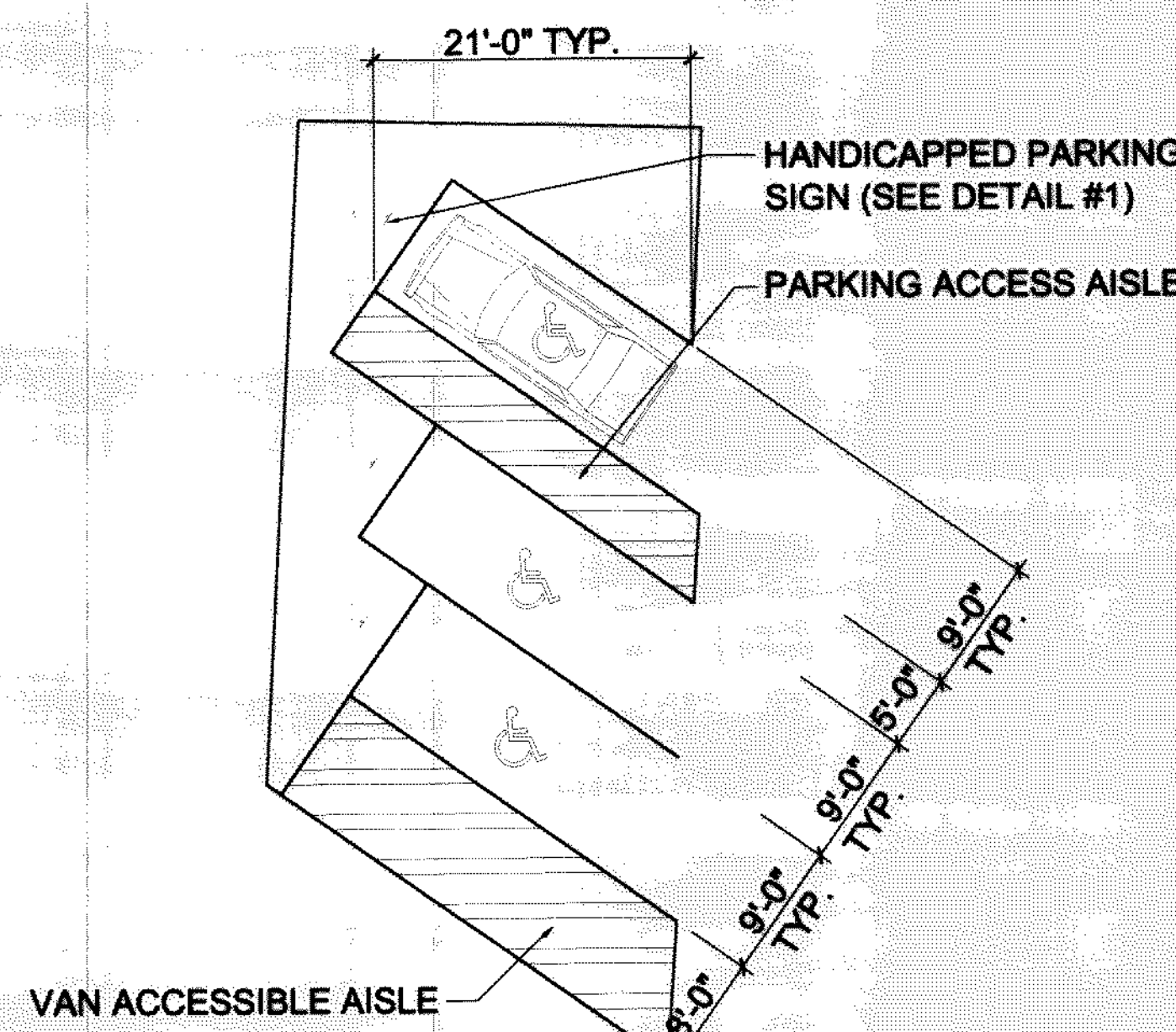


NOTE: SOME EXISTING PARKING SPACES MAY VARY

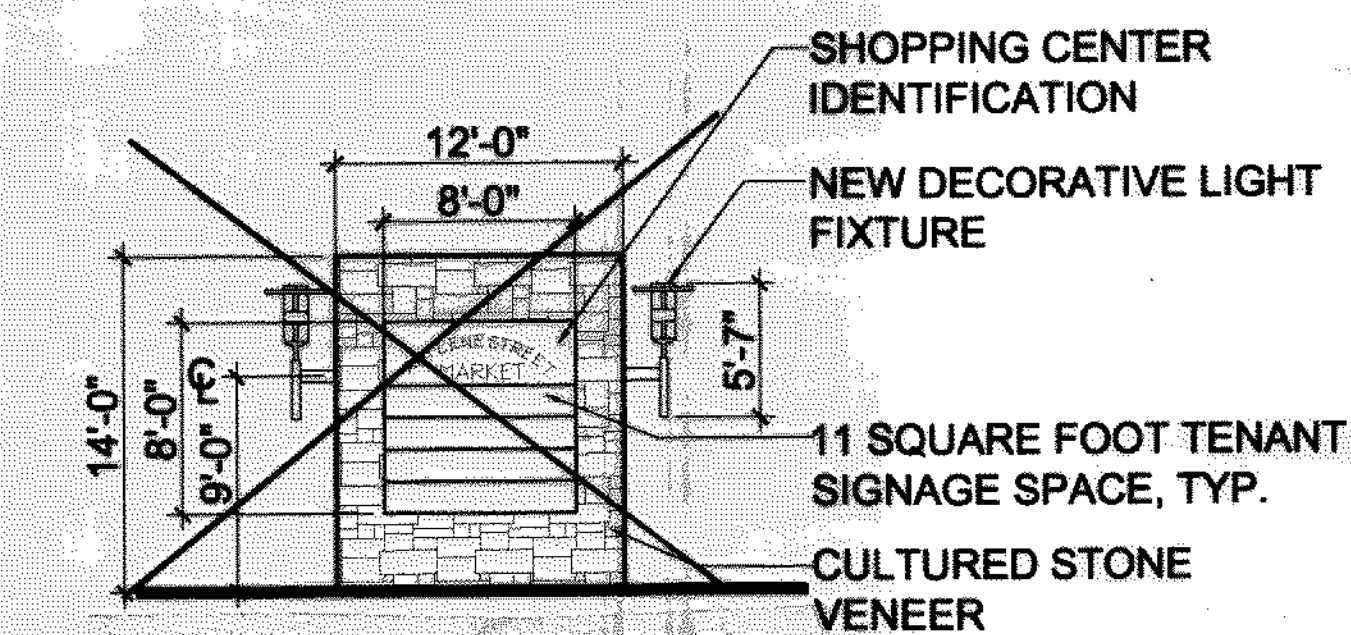
5 TYPICAL PARKING STALL 90°  
SHT 10 SCALE: 1/8" = 1'-0"



10 CURB RAMP DETAIL  
SHT 10 SCALE: 1/8" = 1'-0"



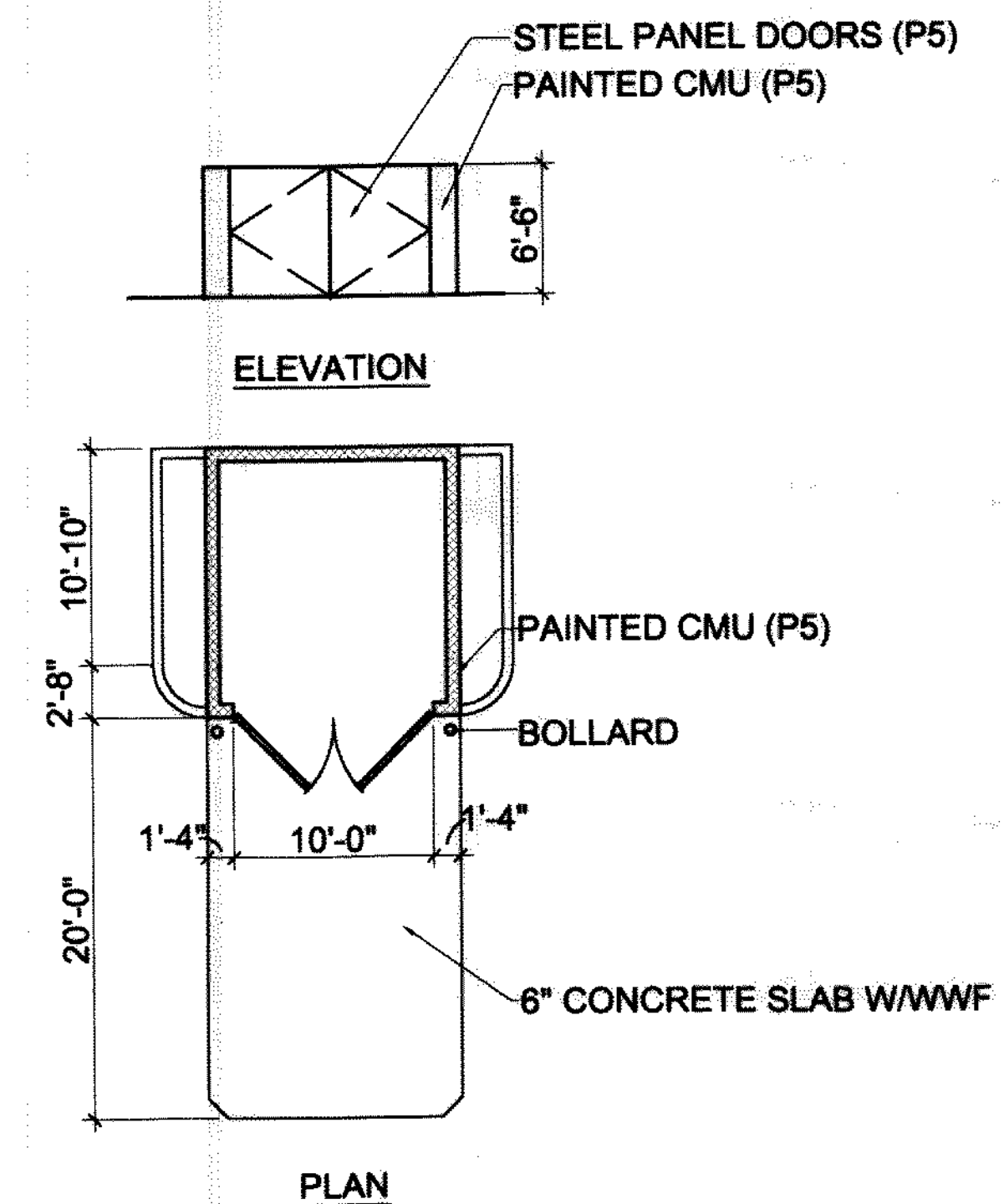
6 ANGLED HANDICAP PARKING SPACES  
SHT 10 SCALE: 3/32" = 1'-0"



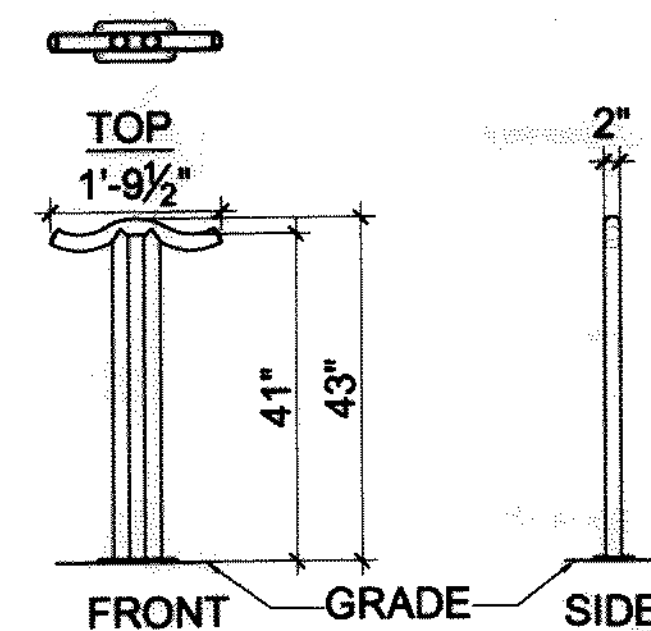
7 ENTRY MONUMENT SIGN  
SHT 10 SCALE: 1/8" = 1'-0"



8 FIRE LANE SIGNAGE  
SHT 10 SCALE: 3" = 1'-0"



4 TRASH ENCLOSURE  
SHT 10 SCALE: 1/8" = 1'-0"



9 BICYCLE RACK  
SHT 10 SCALE: 1/2" = 1'-0"

Mylar Change - 1-25-05  
Add "Baby Depot" and "Luxury Linens" signs. These are separate businesses within Burlington Coat Factory. See letter of explanation and sign details in file.  
Revise Sign Analysis Table  
Revise design of project ID sign to match Sign Type A, Abilene Market Unified Sign Plan File 2004-7004-00

SIGNAGE ANALYSIS:		APPROXIMATE		APPROXIMATE	
TENANT BLDG. FRONTAGE	ALLOWABLE SIGN AREA	MONUMENT SIGN AREA	ENTRY SIGN & STOREFRONT		
1 264 L.F.	200 + 82 = 282 S.F.	40 S.F.	280 S.F.		
2 801 L.F.	180 S.F.	40 S.F.	140 S.F.		
3 100 L.F.	200 S.F.	40 S.F.	140 S.F.		
4 450 L.F.	600 S.F.	120 S.F.	560 S.F.		
TOTAL					

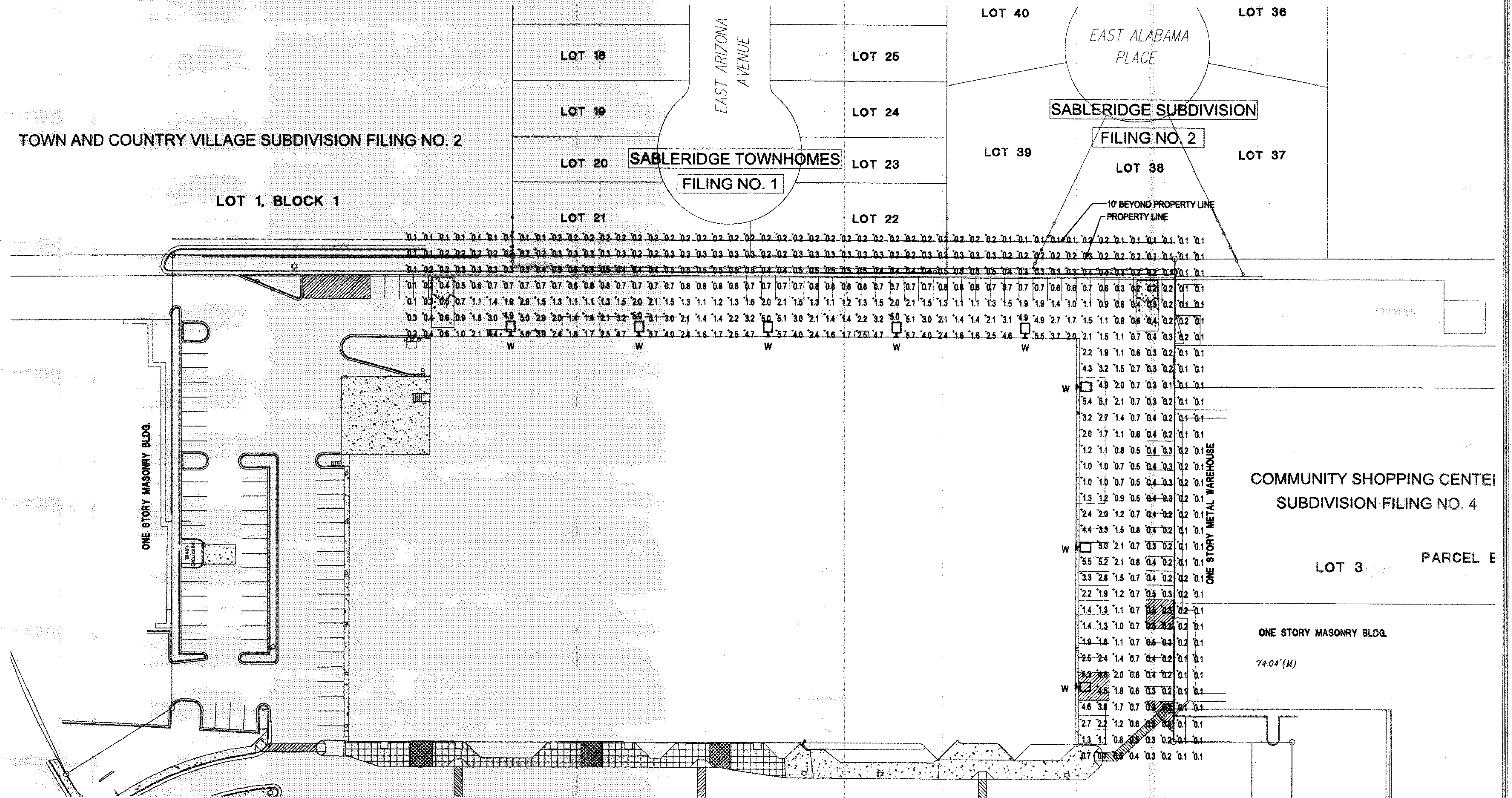
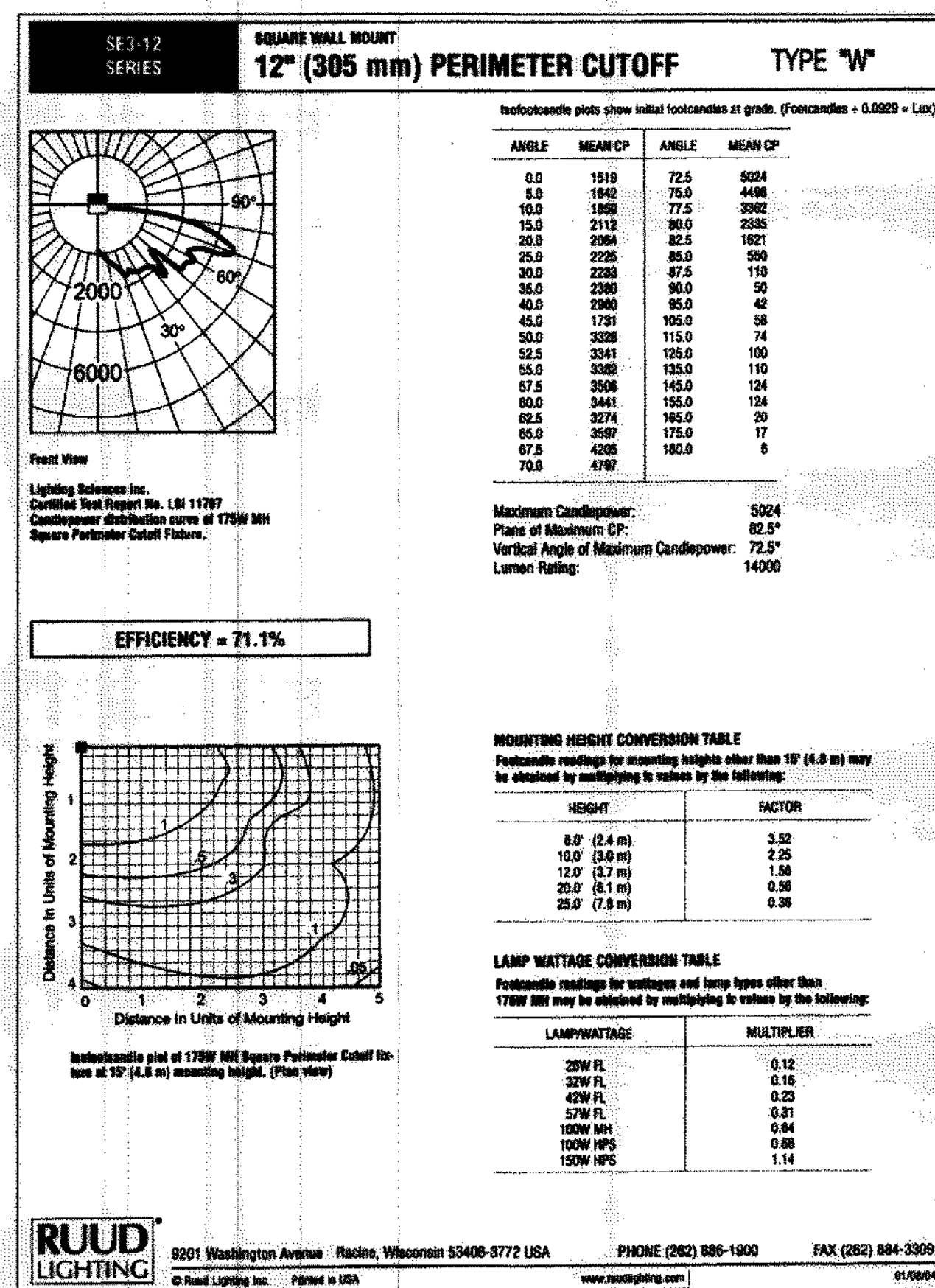
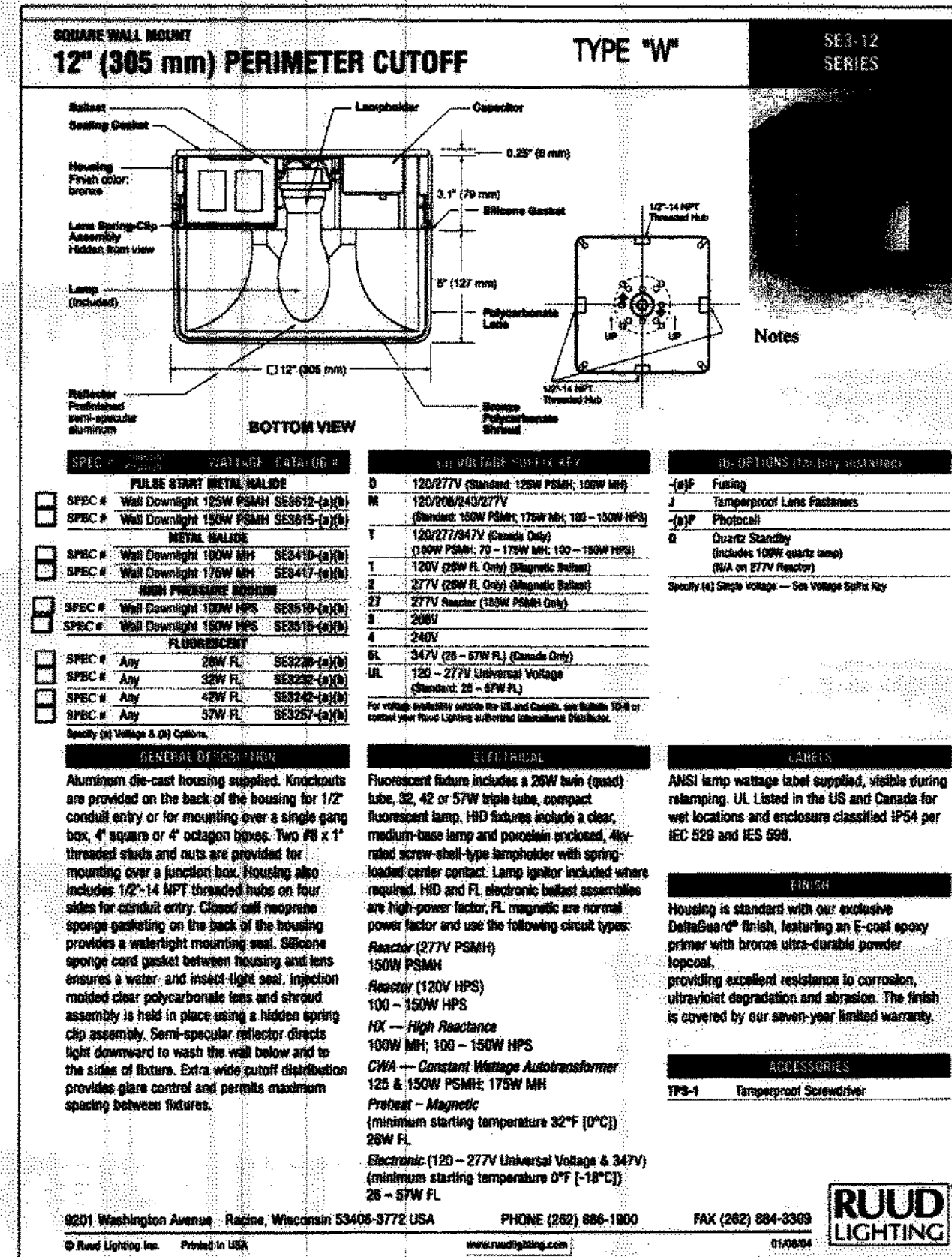
TENANT ALLOWABLE SIGN AREAS ARE APPROXIMATE AND WILL BE ADJUSTED PER LEASE AGREEMENT  
\*\*EACH TENANT IS ALLOWED A MAXIMUM OF 5 SIGNS

DATE: JULY 21, 2004  
DETAILS - SHEET 10 OF 11  
AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER



**AMENDED SITE PLAN SUBMITTAL FOR:  
COMMUNITY SHOPPING CENTER**

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO  
SHEET 11 OF 11  
SITE LIGHTING PLAN & PHOTOMETRICS



## LIGHTING PHOTOMETRIC PLAN


SCALE: 1" = 40'-0"

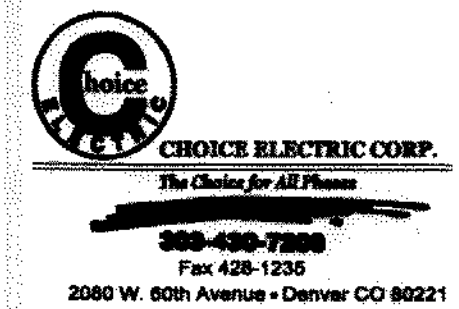
**NOTES:**

1. NUMBERS INDICATE INITIAL LIGHT LEVELS IN FOOTCANDLES CALCULATED AT GRADE, AS A RESULT OF NEW ON-SITE FIXTURES.
2. SITE LIGHTING HAS BEEN DESIGNED TO CONFORM TO THE FOLLOWING REQUIREMENTS:

**CITY OF AURORA LIGHTING COMMENTS:**

- A. AVERAGE ILLUMINANCE VALUE WILL NOT EXCEED 0.5 FOOT-CANDLE AT TEN FEET BEYOND THE PROPERTY LINE.

LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Catalog Number	Description	Lamp	Mounting	File	Lumens	LLF	Watts
	W	8	Road - SE3417	12" SQUARE SECURITY / PERIMETER CUTOFF	175W MH	WALL +18"	SE3417.jee	14000	1.00	210



DATE: MARCH 8, 2004  
SITE LIGHTING PLAN & PHOTOMETRICS - SHEET 11 OF 11  
COMMUNITY SHOPPING CENTER- AMENDED PLAN- FILING NO. 1



# COMMUNITY SHOPPING CENTER

EAST MISSISSIPPI AVENUE AND SOUTH ABILENE STREET AT U.S. INTERSTATE 225  
AURORA, COLORADO 80012

## CERTIFICATIONS

### COMMUNITY SHOPPING CENTER

Site Plan

Legal description of the tract of land being shown on the "BINDING SITE PLAN".

That part of Lot 1 Block 3 "Community Shopping Center Subdivision - First Filing" recorded the 16th of August, 1976 in Book 29 Page 98 in Arapahoe County, Colorado, lying North of the following described line:

Beginning at a point on the East line of said Subdivision, South 0 deg. 00 min. 32 sec. West 1,017.00 feet from the Northeast corner of said Subdivision;  
Thence North 89 deg. 59 min. 28 sec. West 214.00 feet;  
Thence South 0 deg. 00 min. 32 sec. West 249.14 feet;  
Thence North 89 deg. 59 min. 28 sec. West 405.18 feet to the West line of said Lot 1 Block 3 "Community Shopping Center Subdivision - First Filing" and said line there terminating.

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 limitation set forth herein. Abandonment, withdrawal or amendment of this Plan may be permitted only upon approval of the City of Aurora.

**DAVIDSON HUSON CORPORATION**

In witness thereof **DAVIDSON HUSON CORPORATION** has caused  
(Corp. Company or Individual)

these presents to be executed this 14TH day of JUNE AD 1993

By: Edward J. Bierman  
(Principal or Owners)  
**EDWARD J. BIERMAN**  
VICE PRESIDENT, TARGET STORES  
Corporate Seal

NOTARY:  
State of Minnesota ) ss

County of Hennepin )

The foregoing instrument was acknowledged before me this 14TH day

of JUNE AD 19 93 By DAVIDSON HUSON CORPORATION

(Principal or Owners)

Witness my hand and official seal

David E. Johnson Notary Seal

NOTARY PUBLIC

My commission expires 1/1/97 Notary/Business address:



In witness thereof **Advance Developments, Ltd.** has caused  
(Corp. Company or Individual)

these presents to be executed this 26 day of July AD 1993

By: Nicholas V. Duncan, Vice Pres.

(Principal or Owners)

**J.W. Duncan, Inc., General Partner** Corporate Seal

NOTARY: Okla. City ) ss

State of Oklahoma )

County of Okla. City )

The foregoing instrument was acknowledged before me this 26 day

of July AD 19 93 By Nicholas V. Duncan

(Principal or Owners)

Witness my hand and official seal

Nicholas R. Mark Notary Seal

NOTARY PUBLIC

My commission expires 6-21-94 Notary/Business address:

100 Park Ave #1200

OKla. City, OK 73102

CITY OF AURORA APPROVALS:

APPROVED BY ADMINISTRATIVE AMENDMENT

James M. Davis Date: 8/9/93

James M. Davis, PLANNING DIRECTOR

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of

County, Colorado at o'clock M., This

Day of AD, 19

ADNN AADT 10-19-95

AMEND THE SITE DATA INFORMATION TO SHOW THE LOCAL

USE & CITY ROAD PARKING FOR THOSE USES INCLUDING

THE PROPOSED JESSIE'S DOLL RESTAURANT. ALL THIS

INFORMATION PERTAINS TO THE CONVENIENCE CENTER

(1250 - 1288 S. ABILENE ST.)

Minor Amendment 9-19-2005

Upgrade pedestrian plaza, landscaping and site furnishings.

Minor changes to building elevations

See 1993-6013-08

## DATA

LAND AREA WITHIN PROPERTY LINES

- 9.383 ACRES

GROSS FLOOR AREA

- 136,107 SF

NUMBER OF BUILDINGS

- THREE (3)

TOTAL BUILDING COVERAGE

- 133,753 SF (33%)

HARD SURFACE AREA  
(EXCLUSIVE OF BUILDING AND GREENSPACE)

- 227,249 SF (55%)

AREA DEVOTED TO LANDSCAPING WITHIN SITE  
(GREENSPACE AND SIDEWALK)

- 47,721 SF (12%)

CONSTRUCTION CLASSIFICATION

- TYPE 2N, FULLY SPRINKLERED

BUILDING CODE

- 1991 UBC

PRESENT ZONING CLASSIFICATION

- B3, B1

PROPOSED USE(S)

- COMMERCIAL SALES, FOOD

PERMITTED MAXIMUM SIGN AREA

- 600 SF

TYPE OF SIGNS

- EXISTING WALL AND PYLON

NO NEW SIGNAGE PROPOSED

- ONE (1)

- 22'-6"

- THREE (3) - EXISTING

PLUS ONE 'UPS' DOOR

PARKING SPACES REQUIRED

STANDARD STALLS (101,144 SF RETAIL/200)

△ = 506\*

HANDICAP STALLS

- 8

TOTAL

△ = 514\*\*

PARKING SPACES PROVIDED

STANDARD STALLS

- 590

HANDICAP STALLS - TOTAL

- 15

TARGET

- 12

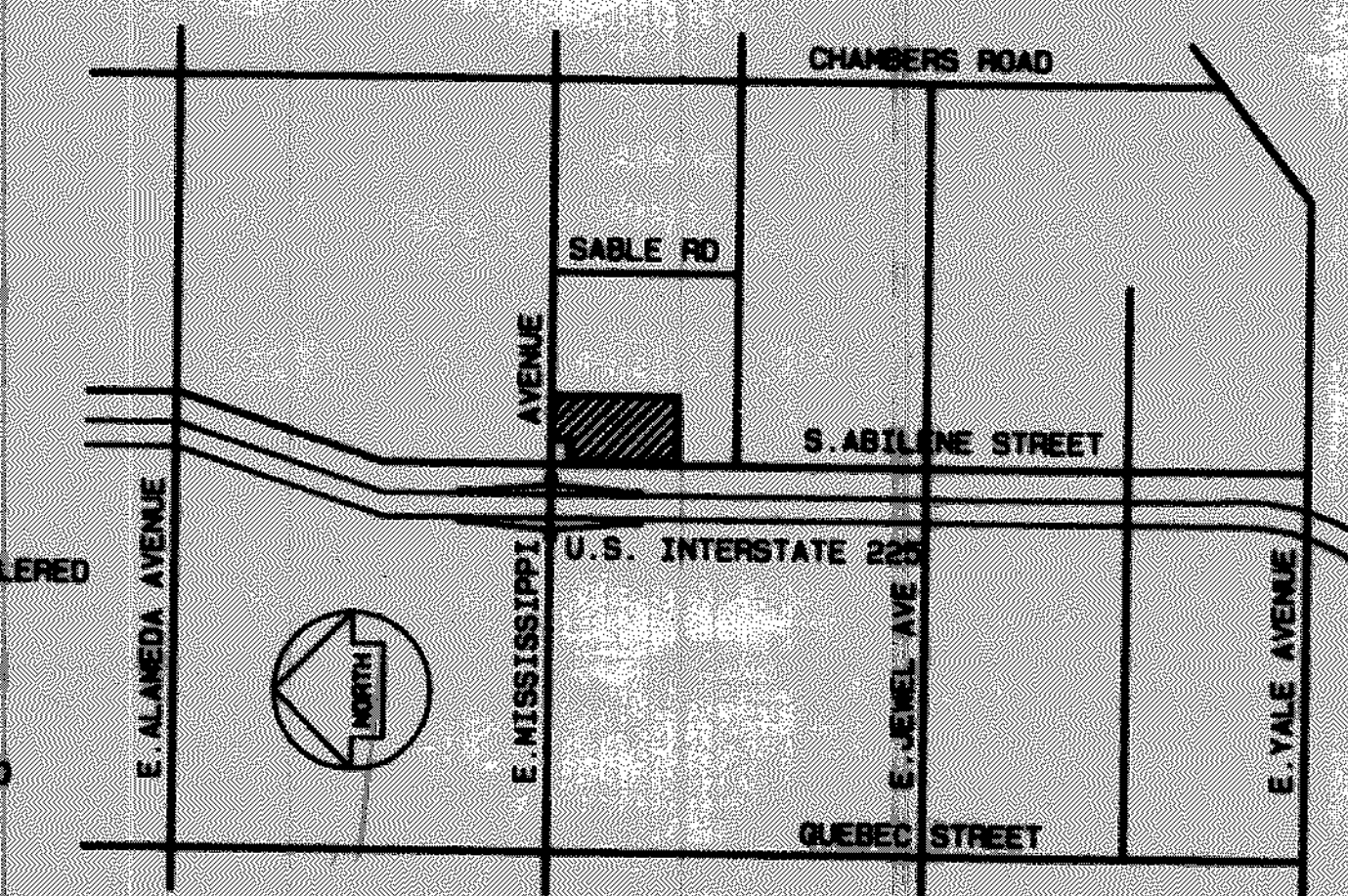
SHOPS

- 3

TOTAL

- 605

## VICINITY MAP



## AMENDMENTS

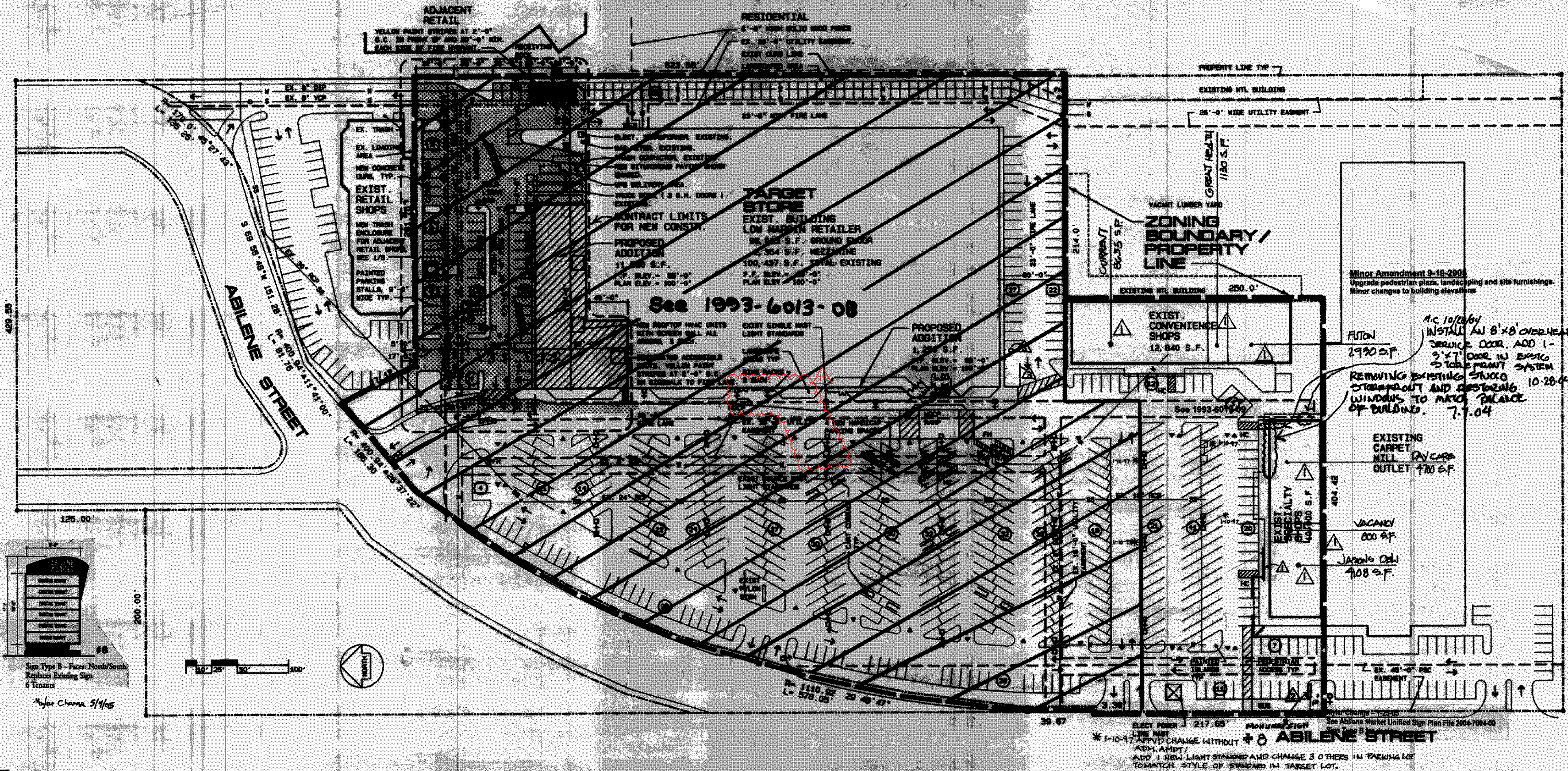
### PARKING SPACES REQUIRED

TARGET:			
Retail	80,166 Sq. Ft. ÷ 200	=	401
CONVENIENCE CENTER			
SHOPS (1250 - 1288 S. Abilene)			
Retail	8,452 Sq. Ft. ÷ 200	=	43
Retail - Furniture	2,344 Sq. Ft. ÷ 500	=	5
Day Care	2 For 3 Teachers		16
	1 For 8 Students		
Restaurant (Proposed)	1 For 3 Seats		52
	1 For 1.5 Employees		
Handicap Stalls			116
			8
** TOTAL REQUIRED			525

### PARKING SPACES PROVIDED

STANDARD STALLS	590
HANDICAP STALLS	15
	605





# 1 SITE PLAN

SCALE: 1" = 50'-0"

## GENERAL NOTES

- The developer, his successors and assigns, including the homeowners association, shall be responsible for installation, maintenance and replacement of all fire line signs as required by the City of Aurora.
- All signs must conform to the City of Aurora sign code.
- Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane".
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. 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 improvement and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- All building address numbers shall comply with Sections 34-122 and 34-123 of the Aurora City Code.

- All new rooftop HVAC units to be screened. Screen wall to be prefabricated metal panels attached to wood blocking and a metal frame. Provide a minimum of 4'-0" clear around all sides. Top to be 3'-0" above roof. Color to be light tan to match the cap flashing.
- Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, or cetera shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
- 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 applicant. 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 utilities, easements etc. are existing. No work/changes to be done.
- All signage is existing (wall and sign) and installed according to city requirements enforced at the time of installation. No new signage is proposed, one existing sign is to be removed.
- All new curbing to be concrete.
- All new paving to be bituminous, except as noted at the new Trash Enclosure, see 1/2.
- All new paved areas to surfaced drained changes to be done.
- The new trash enclosure has been located by and is being constructed for the adjacent retail shops.
- The applicant has the obligation to comply with all applicable requirements of the "Americans With Disabilities Act".

ADMIN. AMDT. 10/23/93 AND CART ENCLOSURE AND PERMIT TABLE.

## EXISTING & NEW FLOOR AREAS:

### TARGET

EXISTING RETAIL	= 78,916 SF
EXISTING STOCK/MECHANICAL	= 19,187 SF
EXISTING MEZZANINE	= 2,354 SF
TOTAL EXISTING	= 100,457 SF
RETAIL ADDITION	= 1,250 SF
STOCK ADDITION	= 11,580 SF
TOTAL PROPOSED TARGET	= 113,287 SF
CONVENIENCE CENTER	
RETAIL	= 20,556 SF
STOCK/MECHANICAL	= 2,284 SF
TOTAL CONVENIENCE CENTER	= 22,840 SF
TOTAL SHOPPING CENTER	= 136,107 SF

ADMIN. AMDT. 10-19-95

ADD THE SITE DATA INFORMATION TO SHOW THE ACTUAL USE & CITY REQUIRED PARKING FOR THOSE USES INCLUDING THE PROPOSED JASON'S DELI RESTAURANT. ALL THIS INFORMATION PERTAINS TO THE CONVENIENCE CENTER (1250-1288 S. ABILENE ST.)

ADMIN. AMDT. 4-17-97 ABILENE STREET MARKET SIGN SHOW MONUMENT SIGN TO REFLECT EXISTING SIGN, ADD 9 SQ. FT. TO 807 TOTAL.

## AMENDMENTS

Admin. Amdt.

Install exposed neon tubing on the bldg. = 110' of red neon total.

SPACE # (NAME)	LEASED FLOOR AREA	STOCK/MECH	G.P.A. (NET)	PARKING CODE
1250 S. Abilene	8635 Sq. Ft.	1727 Sq. Ft.	6908 Sq. Ft.	35
1284 S. Abilene	1130 Sq. Ft.	226 Sq. Ft.	904 Sq. Ft.	5
1266 S. Abilene	2930 Sq. Ft.	586 Sq. Ft.	2344 Sq. Ft.	5
1278 S. Abilene	4700 Sq. Ft.	N/A	4700 Sq. Ft.	16
1278 S. Abilene	800 Sq. Ft.	160 Sq. Ft.	640 Sq. Ft.	3
1288 S. Abilene	4108 Sq. Ft.			
PROPOSED RESTAURANT (JASON'S DELI)	140 SEATS	8 EMPLOYEES		
REAR CORRIDORS (NOT LEASED)	537 Sq. Ft.			

**TARGET COMMUNITY SHOPPING CENTER**  
EAST MISSISSIPPI AVE & SOUTH ABILENE ST  
AURORA, COLORADO 80012

**T-49 AURORA**  
AURORA, COLORADO

MICHAEL JACOBS  
DAVID WIRTANEN  
ARCHITECTS  
1000 LUTHER AVENUE, SUITE 200  
AURORA, CO 80012  
TEL: 771-1111  
FAX: 771-1112

SITE PLAN

2 OF 4

93-6013-1



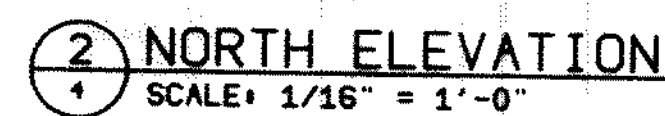


**NOTE:**

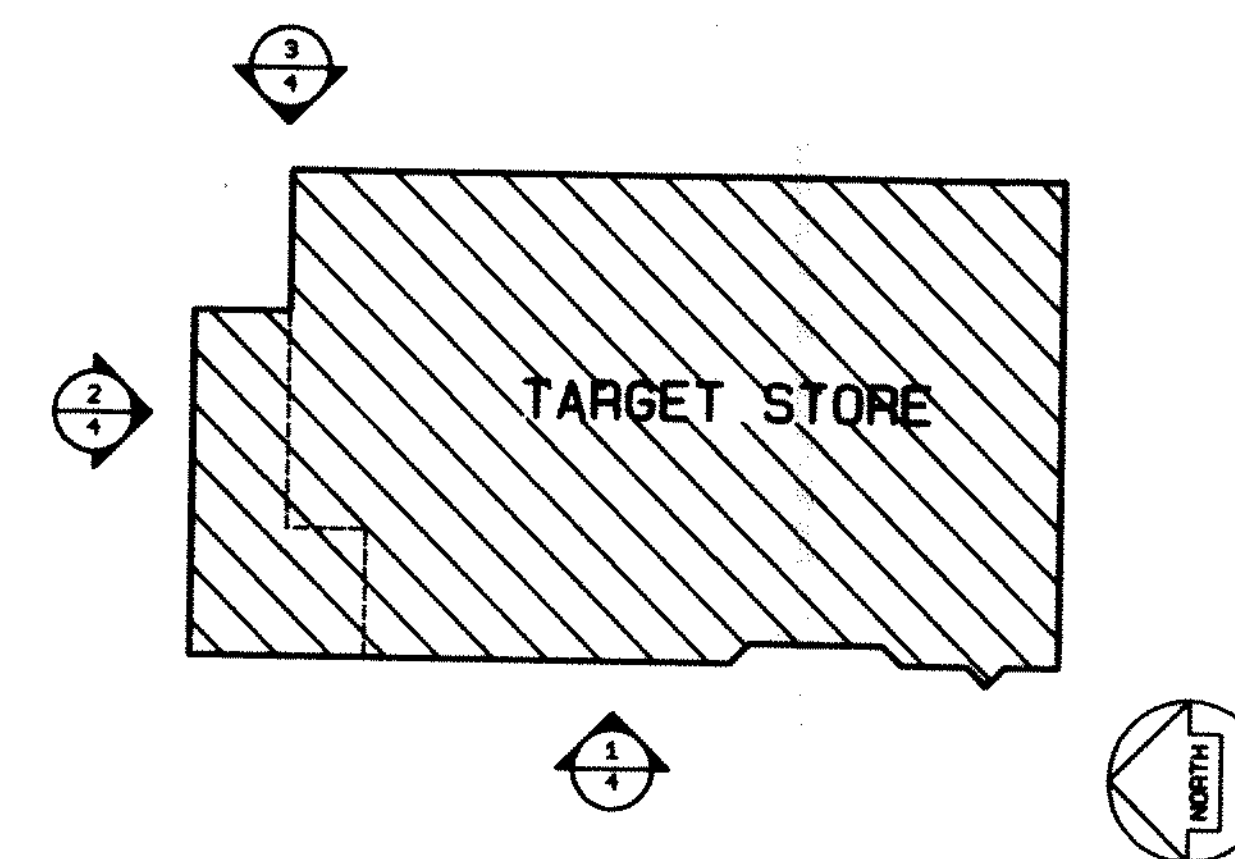
- PAINT ALL EXISTING DARK BROWN HORIZONTAL ACCENT STRIPES RED.
- PAINT ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES, CAP FLASHING, ETC. LIGHT TAN TO MATCH THE CONCRETE WALL PANELS.



## KEY PLAN



## AMENDMENTS



SUBDIRECTORY  
H: \PL\ 920849  
DRM: T49ELEV

T49TLBL
T49ELEV
T49ELDM
T49ELGD
T49ELZIP
T49P4SHT
T49P4AM

[illegible][illegible]

I HEREBY CERTIFY THAT THE PLAN  
SPECIFICATION OR REPORT WAS  
PREPARED BY ME OR UNDER MY  
DIRECT SUPERVISION AND THAT  
I AM A DULY REGISTERED \_\_\_\_\_  
\_\_\_\_\_  
UNDER THE LAWS OF THE STATE  
OF \_\_\_\_\_  
DATE \_\_\_\_\_  
REGISTRATION NO. \_\_\_\_\_

**COMMUNITY SHOPPING CENTER**  
EAST MISSISSIPPI AVE & SOUTH ABILENE ST  
AURORA, COLORADO 80012

**TARGET**  
ADDITION AND REMODEL TO:  
**T-49 AURORA**  
AURORA, COLORADO

MICHAEL  
DAVID  
WIRTANEN  
ARCHITECT  
433 UTICA AVENUE SOUTH  
SUITE #152  
MINNEAPOLIS, MN 55415  
612 541-9898

DOWN NO. 9206.049  
DATE: 6.7.93  
DRAWN: POA  
CHECKED: LOE

### EXTERIOR ELEVATIONS

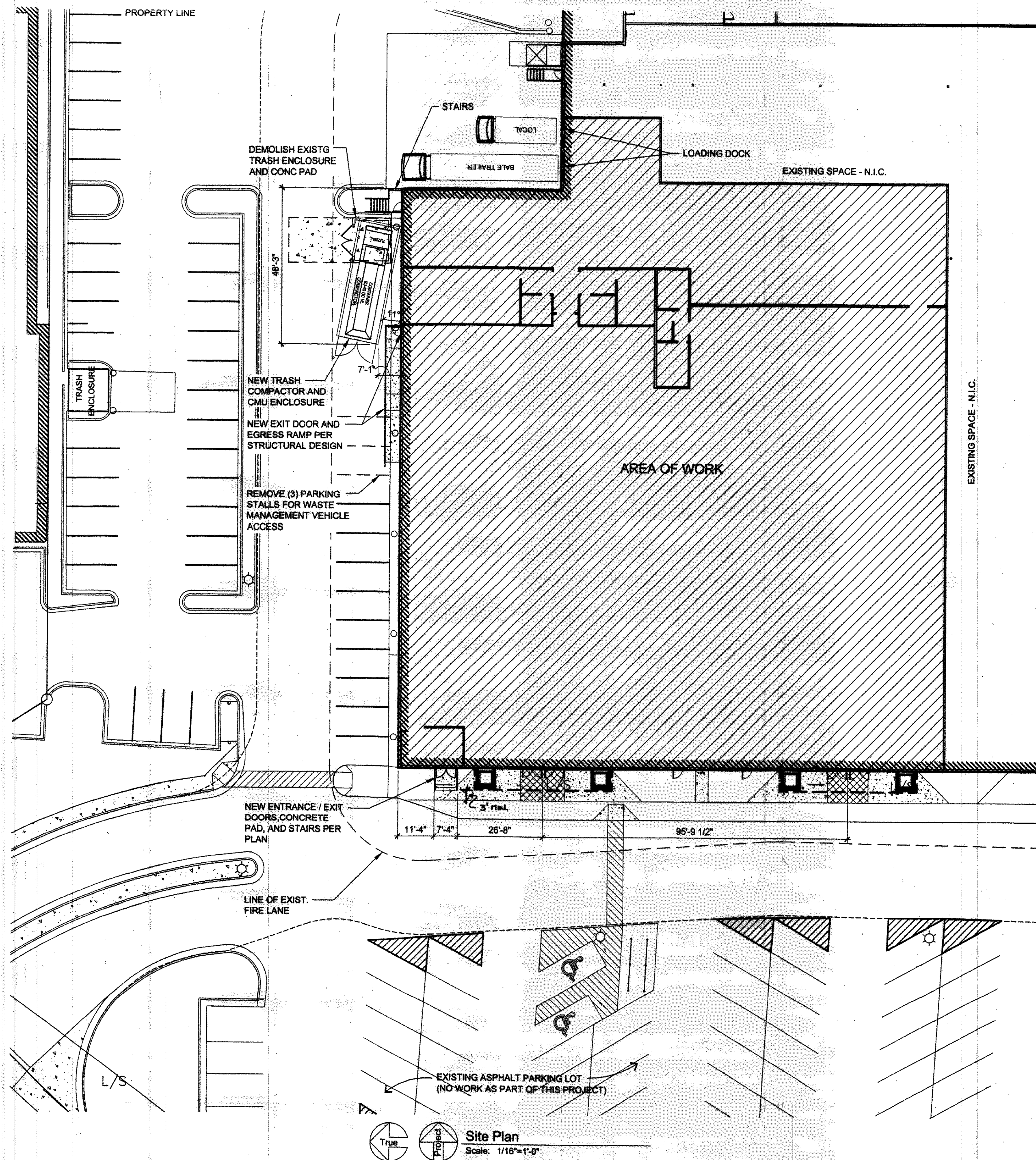












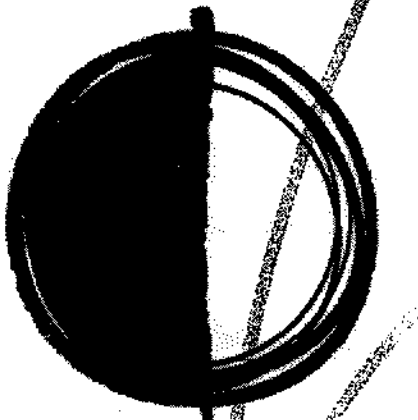
# GENERAL NOTES

1. SITE BASE PLAN BY OTHERS, FOR REFERENCE ONLY
2. RE-LAMP ALL EXISTING BUILDING MOUNT AND FREESTANDING LIGHT FIXTURES AROUND THE BUILDING TO MAXIMIZE LIGHT OUTPUT.

**SAVERS**  
the ultimate pressure point

**SAVERS / VALUE VILLAGE**  
SOUTH ABILENE ST.  
AURORA, CO

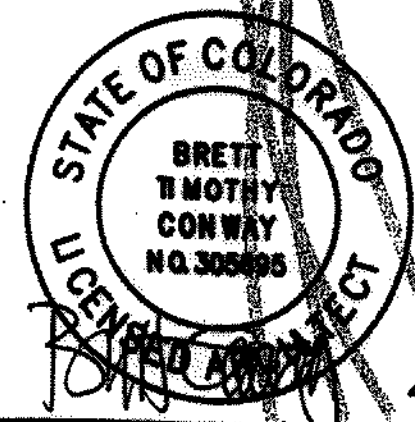
PROJECT NAME



**ehs**  
ARCHITECTURE

OPEN COLLABORATION  
CREATING APPROACH  
ONE UNION SQUARE  
800 UNIVERSITY STREET  
SUITE 1010  
SEATTLE, WA 98101  
T 206.223.4889  
TF 800.897.4889  
F 206.223.4890  
www.ehs-design.com

SEAL



SEAL

DRAWING ISSUANCE

APRIL 2, 2008

PERMIT SET

DRAWING HISTORY

NO.	DATE	DESCRIPTION

INFORMATION

PROJECT NUMBER: 5028.104  
TEAM: MW, JH, DF

DRAWING TITLE

**SITE PLAN**

DRAWING NUMBER

**A1.0**

© EHS Architecture

COMMUNITY SHOPPING CENTER

1993 6013 10

4/21/2008



NEW SIGNAGE PER TENANT

EXIST. PARAPET

EXIST. ROOF

EXISTING STRUCTURE  
U.N.O.

M.F.F.

NEW DOOR TO OSD AREA, MATCH EXISTING  
AND INSTALL PER STRUCTURAL DESIGN.  
LOCATION AND SIZE PER PLAN.

NEW CONCRETE PAD AND STAIRS,  
NUMBER OF RISERS PER EXISTING GRADE

1 WEST ELEVATION - EXISTING U.N.O.  
Scale: 1/8"=1'-0"

NEW EXIT DOOR, MATCH EXISTING AND INSTALL  
PER STRUCTURAL DESIGN. LOCATION AND SIZE  
PER PLAN. PROVIDE HANDICAP ACCESS RAMP  
PER THE 2006 IBC SECTION 1010

EXISTING STRUCTURE  
U.N.O.

EXIST. PARAPET

EXIST. ROOF

20'-0"

M.F.F.

NEW CONC. RAMP PER STRUCTURAL DESIGN.

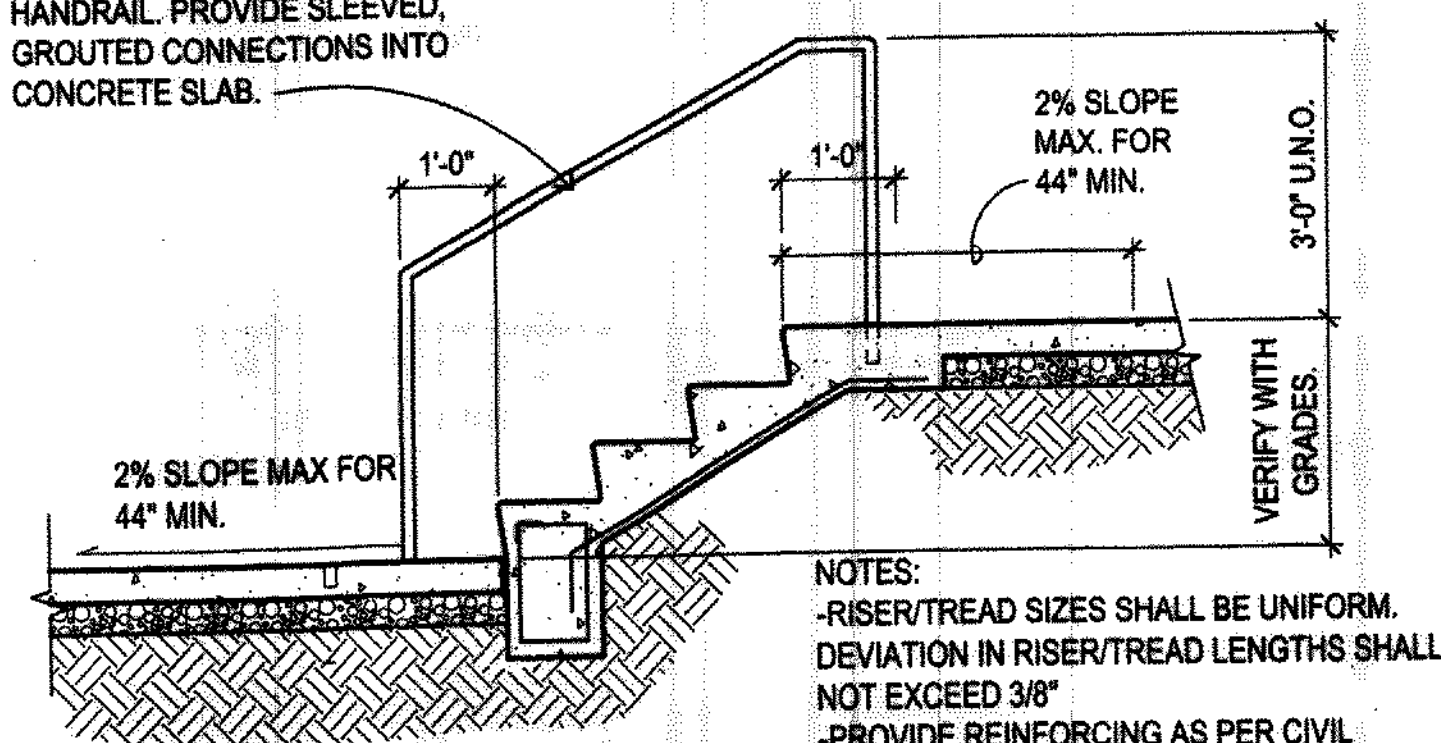
6'-0" HIGH CONC. FILLED STEEL BOLLARDS AT ENTRANCE  
TO TRASH COMPACTOR ENCLOSURE. LOCATION PER  
PLAN. INSTALL PER STRUCTURAL DESIGN.

NEW CMU TRASH COMPACTOR ENCLOSURE.  
LOCATION PER PLAN. SEE STRUCTURAL  
DESIGN FOR DETAILS

EXISTING GRADE

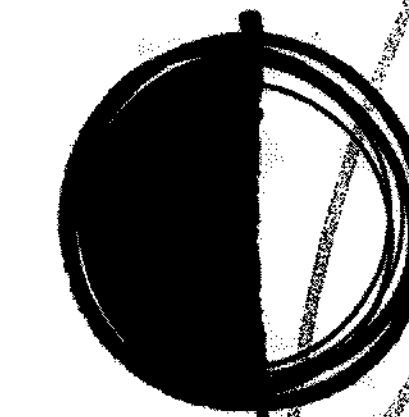
2 NORTH ELEVATION - EXISTING U.N.O.  
Scale: 1/8"=1'-0"

1-1/2" DIA. PAINTED GALVANIZED STEEL  
HANDRAIL. PROVIDE SLEEVED,  
GROUTED CONNECTIONS INTO  
CONCRETE SLAB.



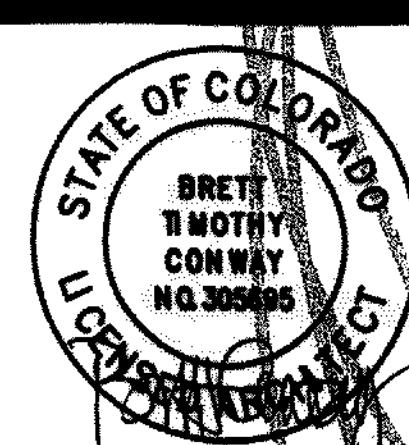
3 SITE STAIR SECTION  
Scale: 1/2"=1'-0"

SAVERS / VALUE VILLAGE  
SOUTH ABILENE ST.  
AURORA, CO



ehs  
ARCHITECTURE

OPEN COLLABORATION  
CREATIVE APPROACH  
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600 UNIVERSITY STREET  
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T 206.223.4899  
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TEAM: MW, JH, DF

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BUILDING ELEVATIONS

DRAWING NUMBER

A3.0

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4/21/2008

COMMUNITY SHOPPING CENTER 1993 6013 10