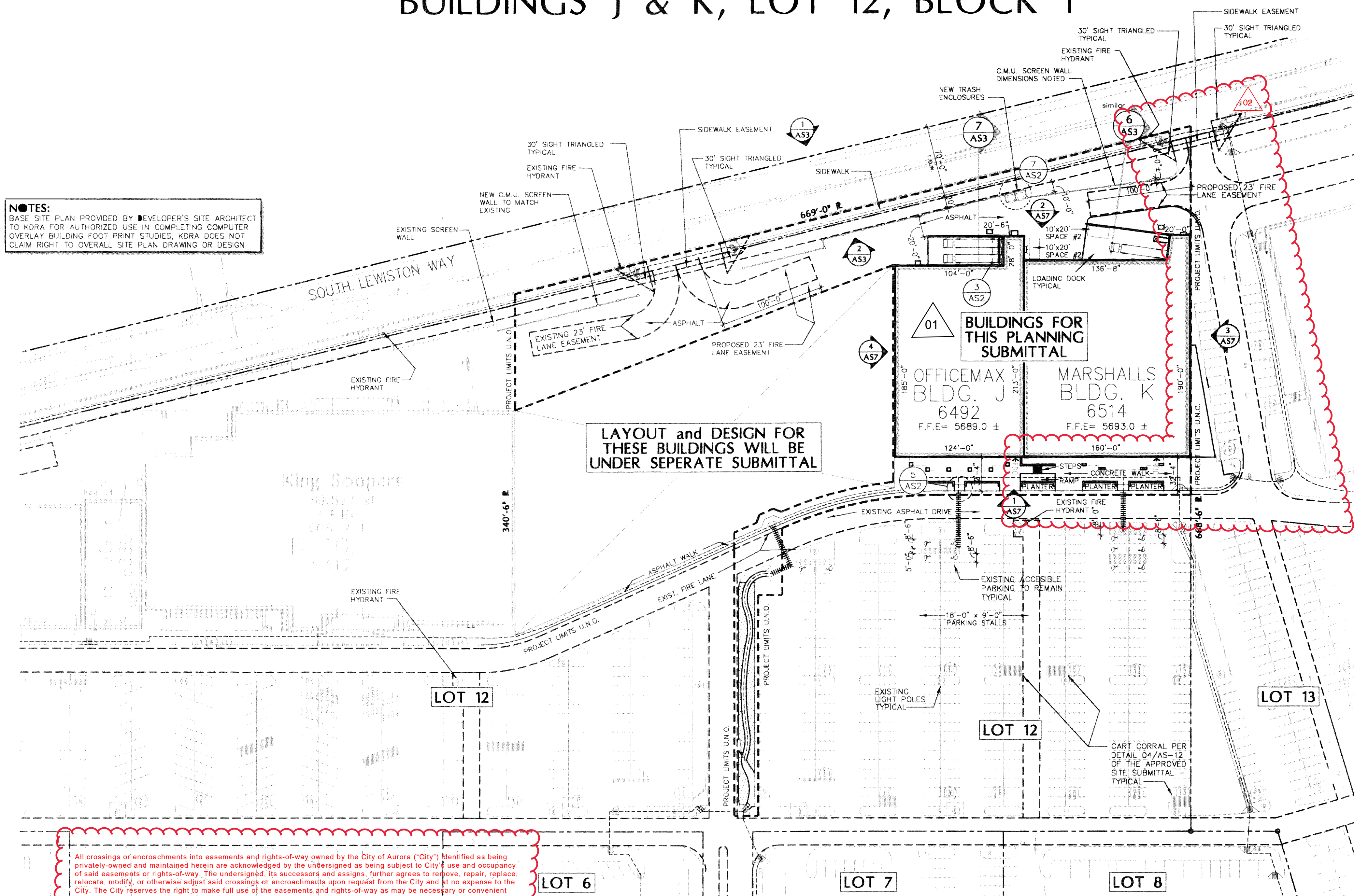


AMENDMENT TO SITE PLAN FOR ARAPAHOE CROSSINGS FILING NO.1 FOR BUILDINGS J & K, LOT 12, BLOCK 1

NOTES:
BASIC SITE PLAN PROVIDED BY DEVELOPER'S SITE ARCHITECT TO KORA FOR AUTHORIZED USE IN COMPLETING COMPUTER OVERLAY BUILDING FOOT PRINT STUDIES. KORA DOES NOT CLAIM RIGHT TO OVERALL SITE PLAN DRAWING OR DESIGN.



FENCES GREATER THAN 7' IN HEIGHT
Per the 2021 IBC, Section 105.1 & 105.2, any owner or owner's authorized agent who intends to construct a fence(s) 7 feet high or greater regulated by the adopted International Building Code, or to cause any such work to be performed, shall first make application to the Aurora Building Division, and obtain the required permit.

- Also see the Aurora Unified Development Ordinance (UDO), Section 4.7.9 - FENCE AND WALL REGULATIONS for additional city requirements.
- Installation of fencing cannot physically or visually impede responding fire crew's access to fire hydrants, fire department connections, Knox hardware, etc. Fences cannot be located within 2' of any fire hydrant. No portion of the fencing can encroach into a fire lane easement or other roadway used for emergency apparatus access.

PROJECT DESCRIPTION :

REVISING EXISTING BUILDING LAYOUT OF BUILDINGS J & K TO THE NEW LAYOUT SHOWN TO INCLUDE BUILDINGS J & K. THE EXISTING PARKING LOT LAYOUT WILL REMAIN UN-CHANGED. WE WILL BE ADDING A SCREEN WALL TO SCREEN LOADING DOCKS AT REAR OF BUILDINGS.

PROJECT TEAM

OWNER/DEVELOPER:

ELLMAN DEVELOPMENT CORPORATION
4040 EAST CAMELBACK RD.
SUITE #250
PHOENIX, AZ. 850
PHONE : (602) 840-3000
FAX : (602) 840-8101
CONTACT : TOM ALFORD

TENANT:

OFFICEMAX, INC.
3605 WARRENSVILLE CENTER ROAD
SUITE C
SHAKER HEIGHTS, OH. 44122-5203
PHONE : (216) 921-6900
FAX : (216) 921-8392
CONTACT : ROBIN PURIRANI - ROGERS

TENANT:

THE MARMAXX CROUP
770 COCHITUATE ROAD
FRAMINGHAM, MA. 01701
PHONE : (508) 390-5359
FAX : (508) 390-2458
CONTACT : JULIANNA JOREL

SHEET INDEX :

AS1	CONCEPTUAL SITE PLAN
AS2	SITE DETAILS
AS2.1	SITE DETAILS
AS3	SITE SECTION / ELEVATIONS
AS4	SITE GRADING PLAN
AS5	SITE UTILITY PLAN
AS6	REAL PROPERTY PLAN
AS7	EXTERIOR ELEVATIONS
AS8	ACCESSIBLE ROUTE OF TRAVEL
AS9	CONCEPTUAL LANDSCAPE PLAN
AS10	LINE OF SITE ELEVATIONS

AMENDMENTS

**MYLAR CHANGE (SHEET AS-7)
07-30-99**

Revise heights of parapet walls
From 1 ft. to 2 ft. and from 3 ft. to 4 ft.

**MYLAR CHANGE
03-22-00**

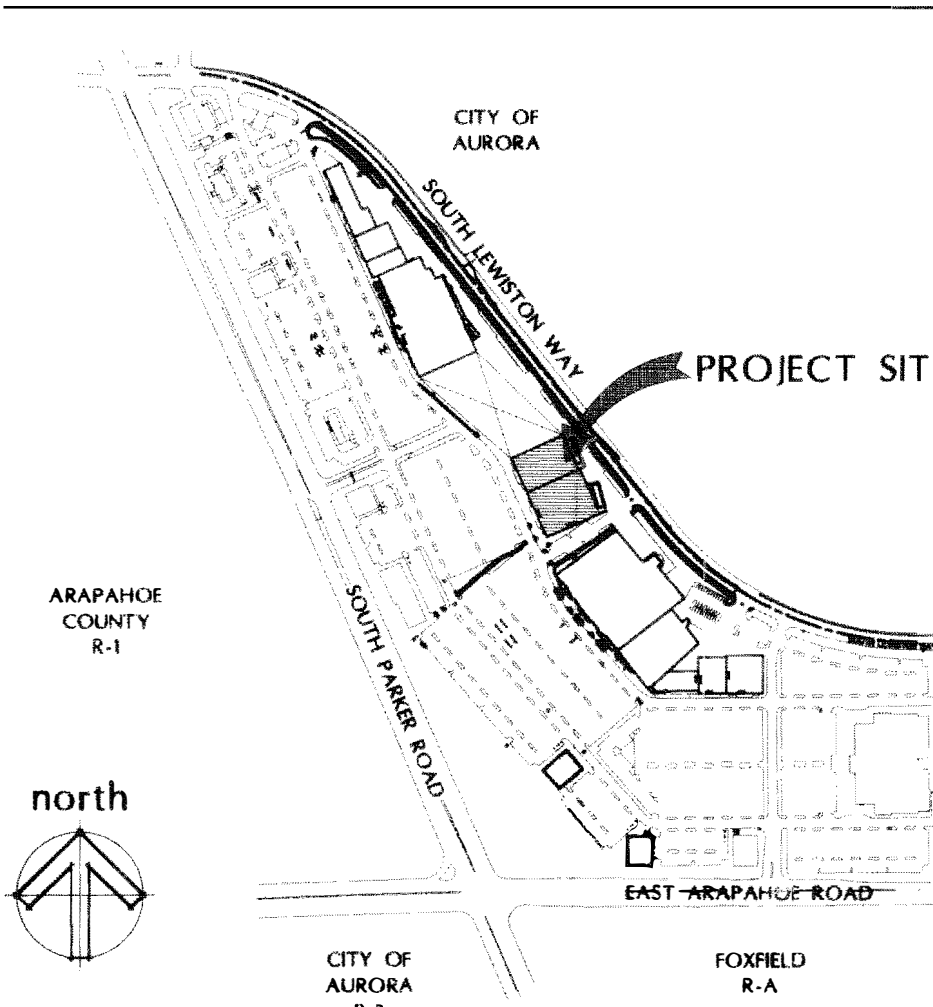
- Cornice painted "sandlewood beige"
- Entry structure painted "indigo blue"
- Fill in reveals
- New EIFS

**MYLAR CHANGE 8-20-2015 (add
sheets A4-1 and D-1)**

- Change signage
- Fill in reveals
- New EIFS

3/13/2024: Minor Amendment to create a garden center area and accessible rear ramp for building K.

VICINITY MAP:

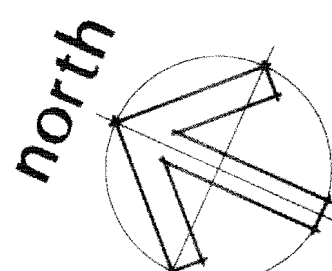


GENERAL NOTES:

- 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.
- 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 SIX (6) OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SIDE ALONG THIS ROUTE MAY EXCEED 1.20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAIL. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPS. 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 A, AND C.A.B.O. / A.N.S.I. 117.1 WITH U.B.C. CHAPTER 11, APPENDIX A, AND C.A.B.O. / A.N.S.I. 117.1 126-271 THROUGH 126-278 OF THE AURORA CITY CODE.
- 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.
- CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS INTO EASEMENTS AND STREET RIGHT-OF-WAY ARE NOT ALLOWED BY THE CITY OF AURORA AND ARE HEREBY PROHIBITED. ANY SUCH SYSTEMS OR ENCROACHMENTS SHALL BE REMOVED BY THE CITY OF AURORA AT THE CITY'S EXPENSE. THE CITY OF AURORA HEREBY AGREES TO INDEMNIFY THE CITY OF AURORA FOR ANY INJURY OR DAMAGE TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION OR SYSTEMS.
- THIS APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF THE PROJECT. THE PROJECT IS SUBJECT TO THE CITY OF AURORA'S REVIEW AND APPROVAL OF THE PROJECT. THE CITY OF AURORA HEREBY AGREES TO INDEMNIFY THE CITY OF AURORA FOR ANY INJURY OR DAMAGE TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION OR SYSTEMS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 THROUGH 126-278 OF THE AURORA CITY CODE.
- ALL ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED BY THE PARAPET. THE MINIMUM HEIGHT OF THE NEAREST PARAPET WILL BE EQUAL OR GREATER THAN THE MAXIMUM HEIGHT OF THE ROOF TOP MECHANICAL EQUIPMENT. LEVEL, PLUMB AND TRUE. THIS SHALL INCLUDE ALL REAR ELEVATIONS THAT ARE VISIBLE FROM ADJOINING RESIDENTIAL AREAS OR PUBLIC STREETS. IN THE EVENT ADDITIONAL MECHANICAL SCREENING IS REQUIRED, A SCREEN OF MATERIAL AND COLOR MATCHING THE PRINCIPAL BUILDING SHALL BE PROVIDED.
- NOT WITHSTANDING 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 UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INTERFERENCE WITH THE OPERATION OF UTILITY LINES PLACED WITHIN THE EASEMENT, BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LAND OWNER 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. IF NOT, THEY MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHEN FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- THIS SITE PLAN SHALL BE IN CONFORMITY WITH THE GENERAL DEVELOPMENT PLAN, PRELIMINARY DEVELOPMENT PLAN AND MASTER SITE PLAN FOR ARAPAHOE CROSSINGS. IN THE EVENT OF ANY CONFLICT, THE GENERAL DEVELOPMENT PLAN, PRELIMINARY DEVELOPMENT PLAN, AND MASTER SITE PLAN FOR ARAPAHOE CROSSINGS SHALL GOVERN.
- PAVING THE WEST ONE-HALF OF LEWISTON STREET, INCLUDING SIDEWALK CURB AND GUTTER, AND 24 FEET OF PAVEMENT FROM ARAPAHOE ROAD TO PARKER ROAD.
- COMPLETION OF CURB, GUTTER AND PAVEMENT ALONG ARAPAHOE ROAD, AND REMOVAL OF TRANSMISSION TOWER ON THE NORTH LANE OF ROADWAY PER PLANS APPROVED FOR PHASE I.
- ALL NECESSARY DRAINAGE IMPROVEMENTS INCLUDING UNDERGROUND DETENTION AND OUTLET PIPE NORTH TO PARKER ROAD.

ARCHITECTURAL SITE PLAN

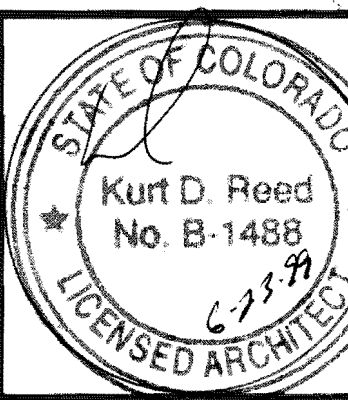
SCALE: 1" = 60'-0"



KORA
KURT D. REED ASSOCIATES, INC.
7400 EAST WASHINGTON DRIVE, SUITE 200, SCOTTSDALE, AZ 85260
Phone: (602) 944-1440 Fax: (602) 944-8355 www.kora.com

REVISIONS:	CITY COMMENTS / O.A. REVIEW
1	28 APR 99
2	09 JUN 99
3	23 JUN 99
4	
5	
6	
7	
8	

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1



CONCEPTUAL SITE
PLAN

Job No: 981135
Date: 22 FEB 99 Sheet No:
Scale: SEE PLAN
Drawn: CRN
Checked: KR

PROJECT INFORMATION / DEVELOPMENT DATA	
PROJECT ADDRESS:	ARAPAHOE ROAD AND PARKER ROAD, AURORA, CO.
LAND AREA WITHIN PROP LINES (LOT 12):	792,276 S.F. or 18.28 ACRES
GROSS FLOOR AREA - OFFICEMAX	23,472 S.F.
GROSS FLOOR AREA - MARSHALLS	30,935 S.F.
TOTAL BUILDING COVERAGE (OFFICEMAX + MARSHALLS)	54,407 S.F. (6.87%)
HARD SURFACE AREA WITHIN PROJECT LIMITS (EXCLUSIVE OF BUILDING AND SIDE WALK)	42,141 S.F.
LANDSCAPE AREA WITHIN PROJECT LIMITS (INCLUDING SIDEWALKS)	26,089 S.F.
LOT NUMBER	#12
PRESENT ZONING CLASSIFICATION	PD
PROPOSED USE	RETAIL CENTER
BUILDING MOUNTED SIGNS	SIGNAGE UNDER SEPARATE PERMIT AND INSTALLED BY TENANT
OFFICEMAX 2 (SHOWN)	
MARSHALLS 3 (SHOWN)	
ALLOWABLE SIGN AREA 2x BUILDING FRONTAGE (FIRST 100 L.F.) PLUS 0.5 S.F. x BUILDING FRONTAGE (OVER 100 L.F.)	OFFICEMAX - 124± LF = 212 S.F. MARSHALLS - 160± LF = 230 S.F.
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDING	NOT TO EXCEED 60'-0"
PARKING REQUIREMENTS	
OFFICEMAX GFA =	100 STALLS REQUIRED (100 PROVIDED)
TOTAL BUILDING = 23,472 DEDUCTIBLE AREAS = 3,315 (STORAGE) 20,157 S.F.	4 HANDICAP REQUIRED (4 PROVIDED)
20,157 S.F. 1/200 = 100 REQUIRED	
MARSHALLS GFA =	131 STALLS REQUIRED (131 PROVIDED)
TOTAL BUILDING = 30,935 DEDUCTIBLE AREAS = 4,625 (STORAGE) 26,310 S.F.	5 HANDICAP REQUIRED (6 PROVIDED)
26,310 S.F. 1/200 = 131 REQUIRED	
LOADING SPACE	
OFFICEMAX - (2) 200 S.F. SPACES REQUIRED	(2 PROVIDED)
MARSHALLS - (3) 200 S.F. SPACES REQUIRED	(3 PROVIDED)
DESIGN CODES	94 UBC, 91 UPC, 91 UMC, 94 UFC, AND 96 NEC

LEGAL DISCRIPTION

BUILDING J and K, LOT 12, BLOCK 1

ARAPAHOE CROSSINGS SUBDIVISION, FILING NO. 1 A REPLAT OF KENNINGTON STATION SUBDIVISION, FILING NO. 2 AND A PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SIGNATURE BLOCKS

AFFIDAVIT:

OFFICEMAX / MARSHALLS AT ARAPAHOE CROSSINGS

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 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 ARAPAHOE CROSSINGS DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS 15th DAY OF July A.D. 1999

BY: PATRICK J. PEPPELAAR (PRINCIPAL OWNERS)

NOTARIAL:

STATE OF COLORADO

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July A.D. 1999 BY: Patrick J. Peppelaar (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public

MY COMMISSION EXPIRES: 01/30/01 NOTARY / BUSINESS ADDRESS:

CITY OF AURORA APPROVAL:

CITY ATTORNEY: Date: 7-15-99

PLANNING DIRECTOR: Date: 7-15-99

ATTEST: (CITY CLERK) DATE:

RECORDER'S CERTIFICATE:

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

COLORADO AT O'CLOCK M. THIS DAY OF A.D. 1999

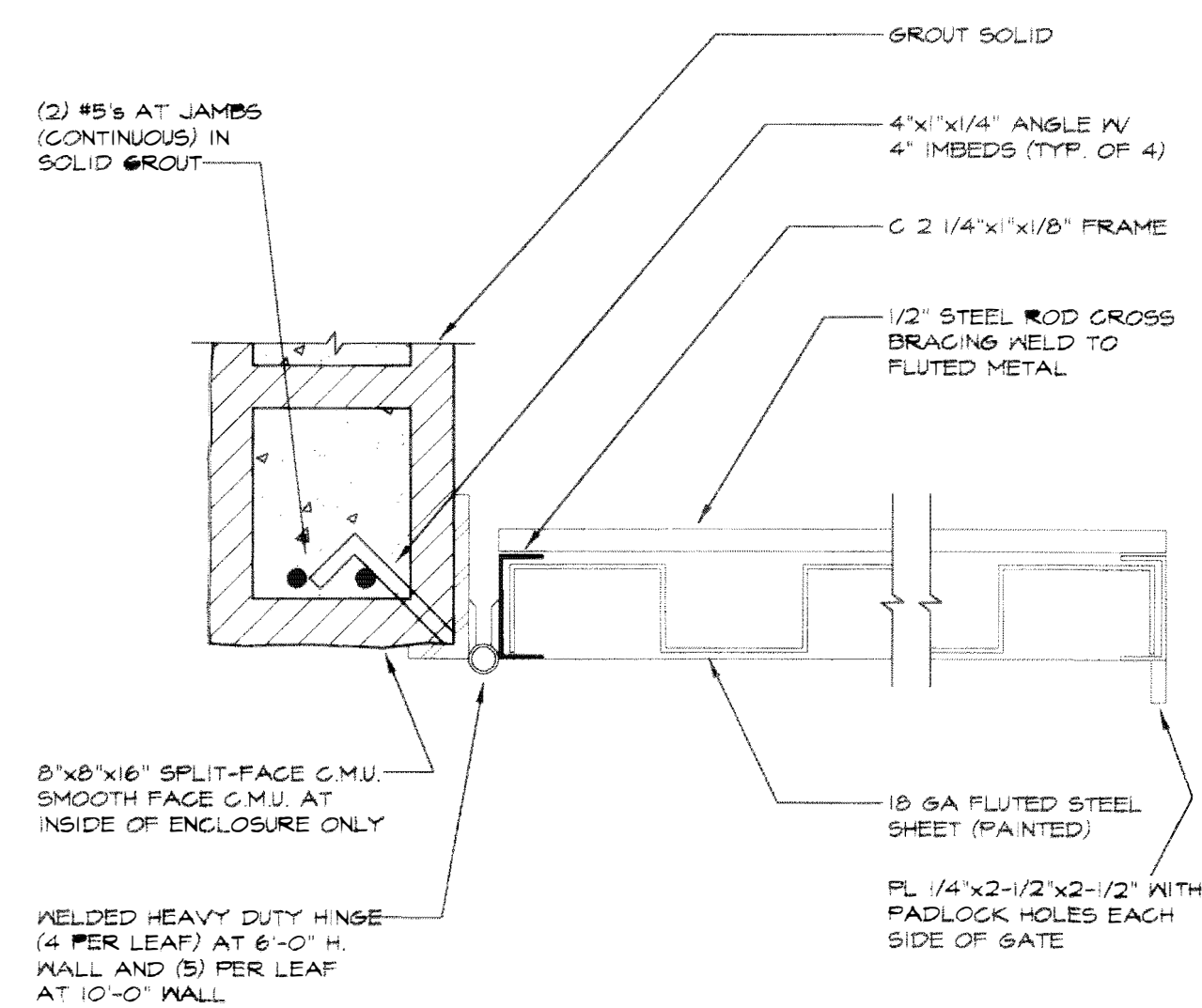
CLERK AND RECORDER: DEPUTY:

Bldg. J & K @ ARAPAHOE CROSSINGS

99-6011-1

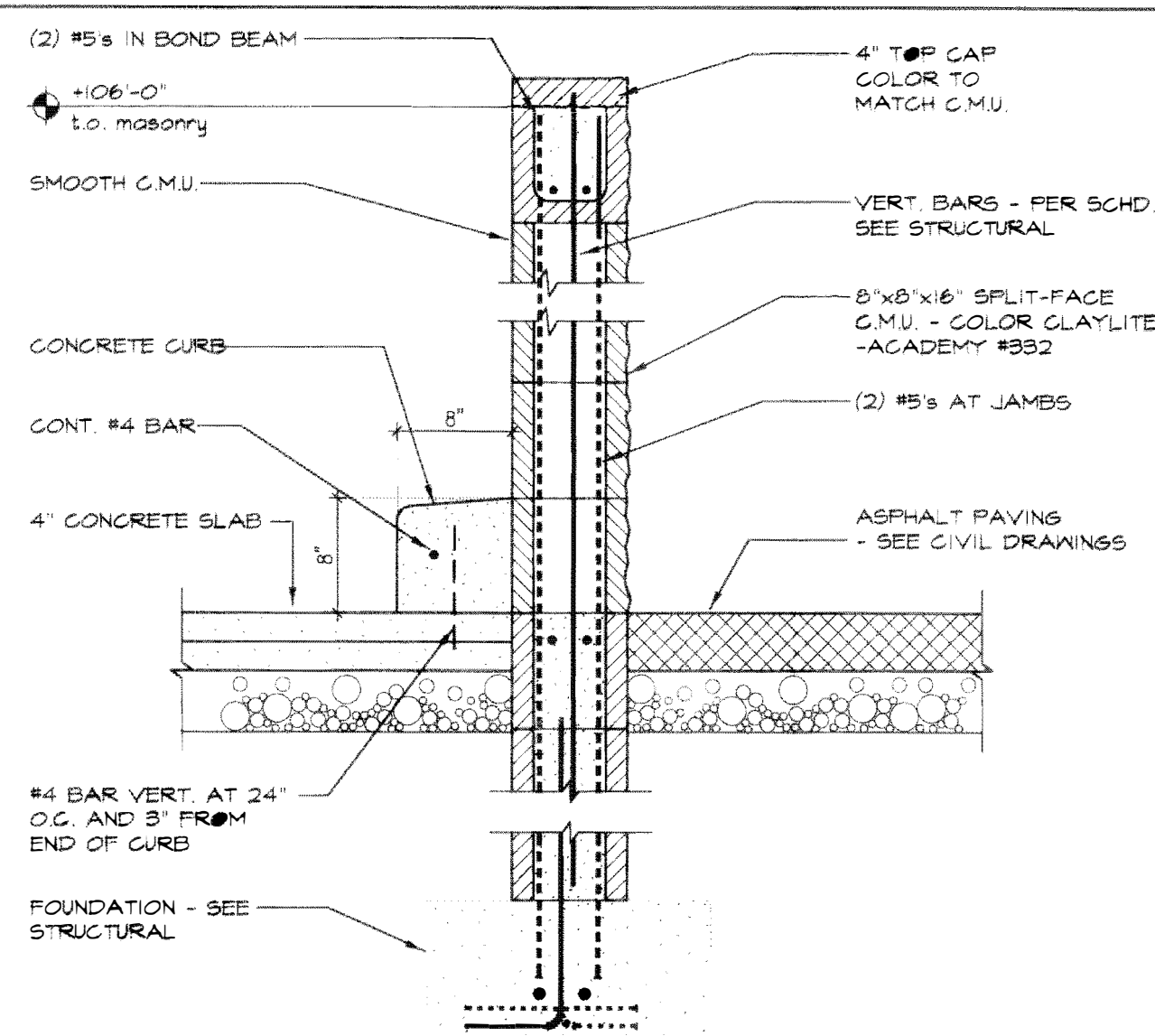


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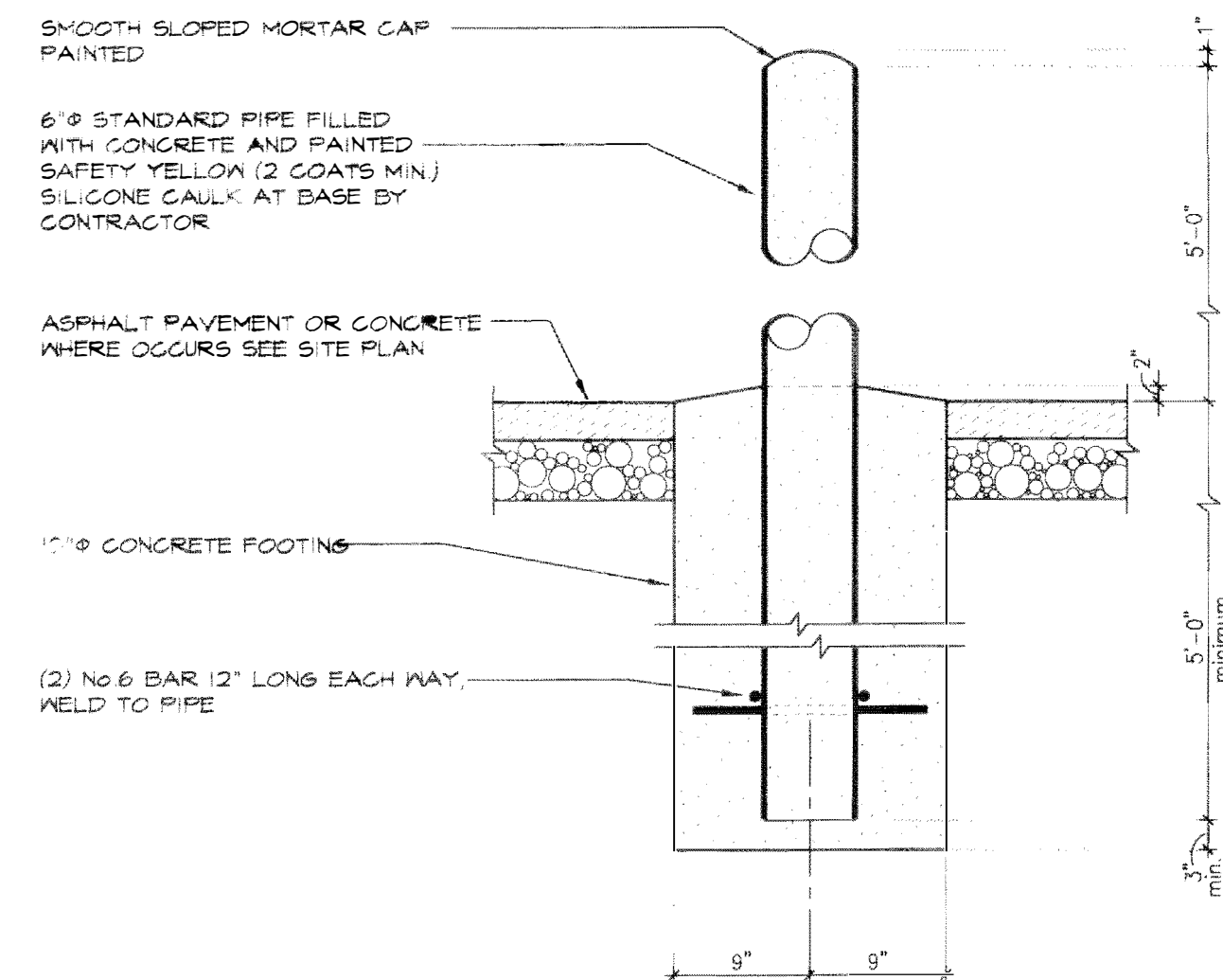
11 GATE HINGE DETAIL

SCALE: NONE



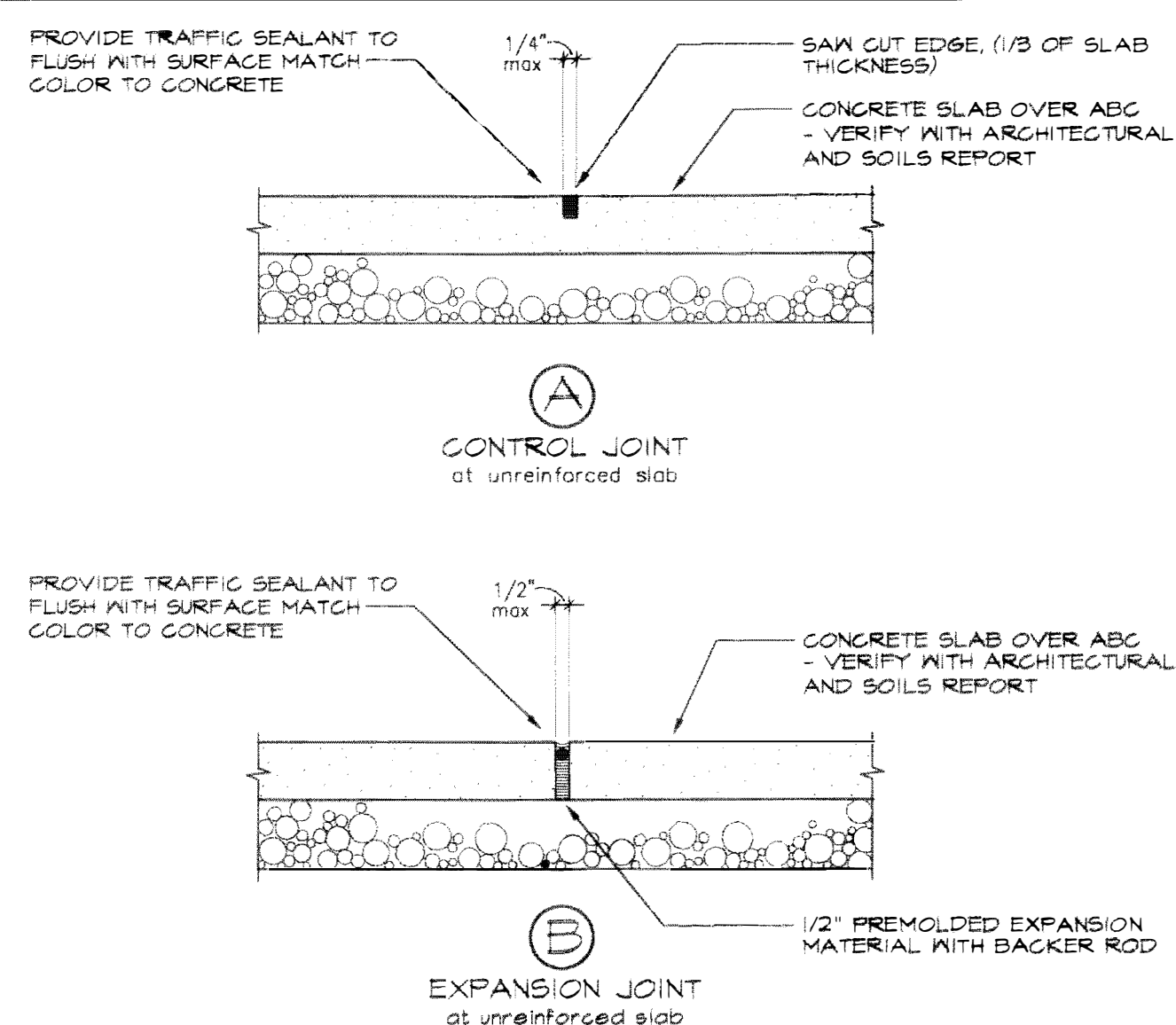
10 TRASH SCREEN WALL

SCALE: NONE

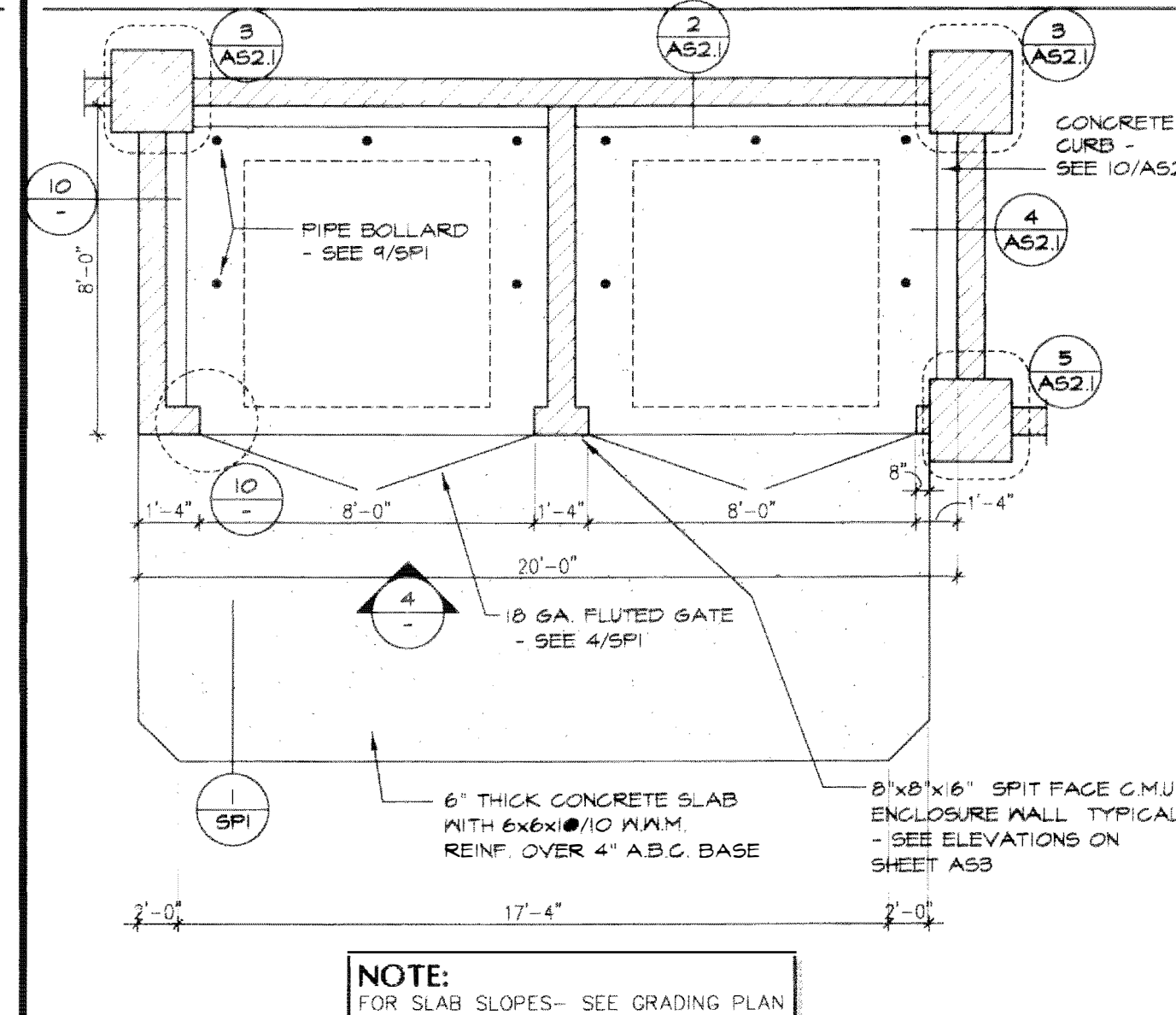


09 FOOTING at STEEL PIPE BOLLARD

SCALE: NONE

08 TYPICAL CONCRETE SLAB JOINTS

SCALE: NONE

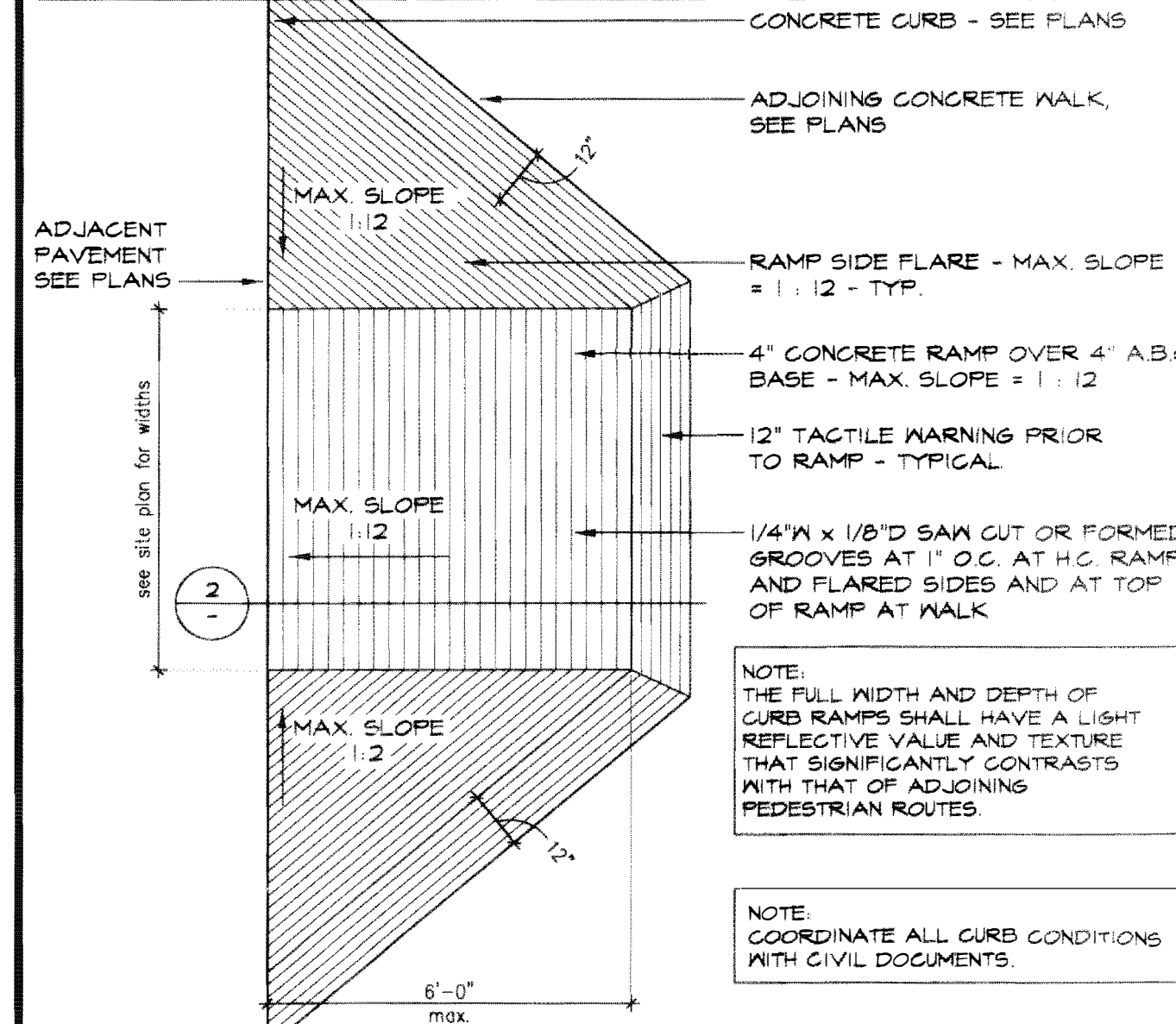


07 TRASH ENCLOSURE

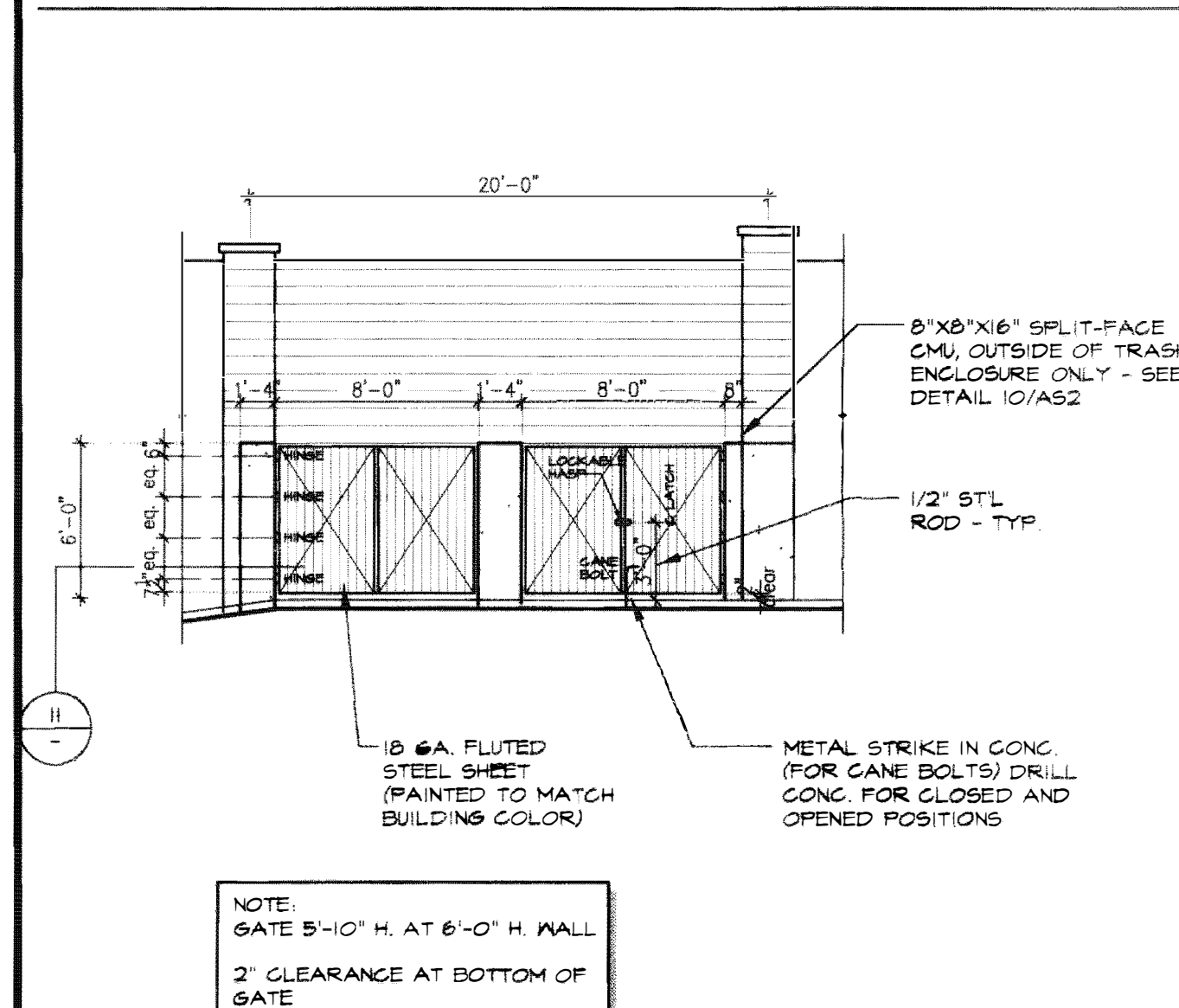
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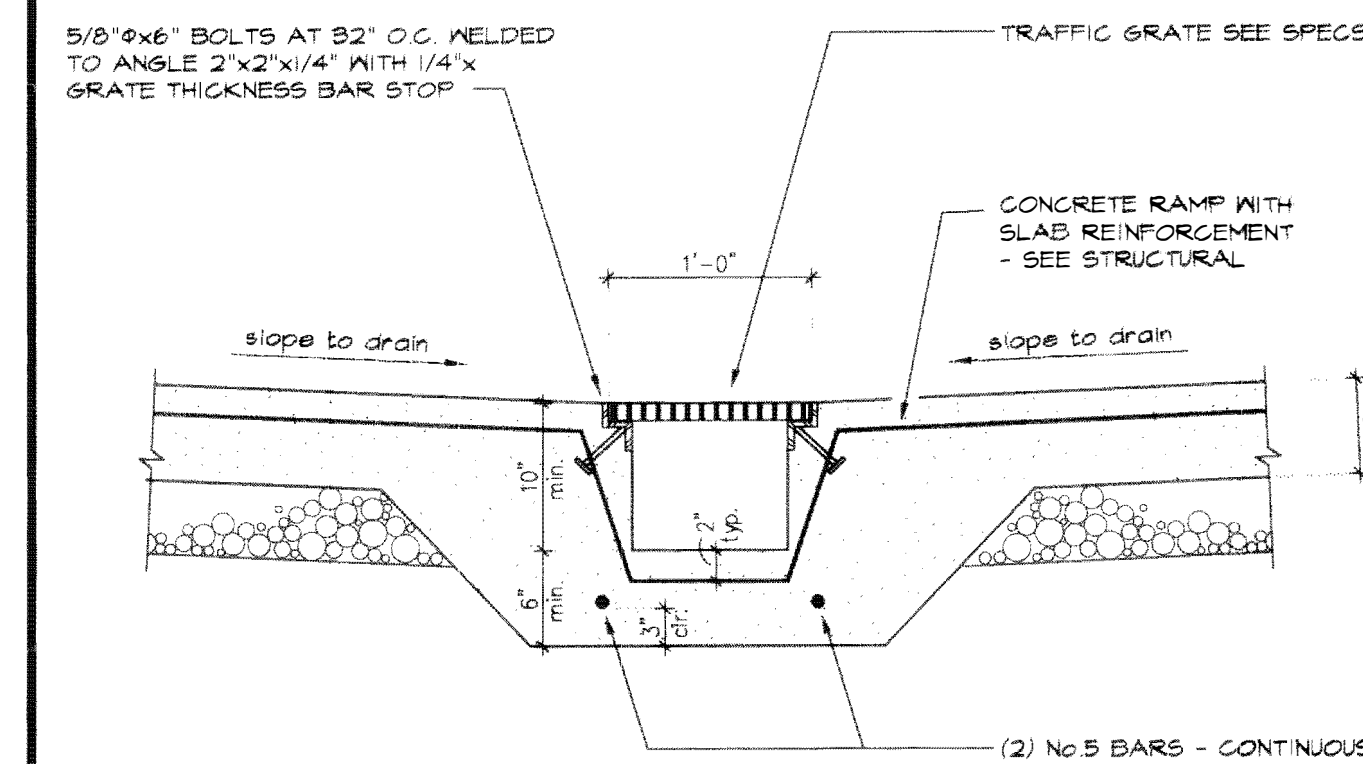
SCALE: NON

05 H.C. CURB RAMP SLOPES

SCALE: NON

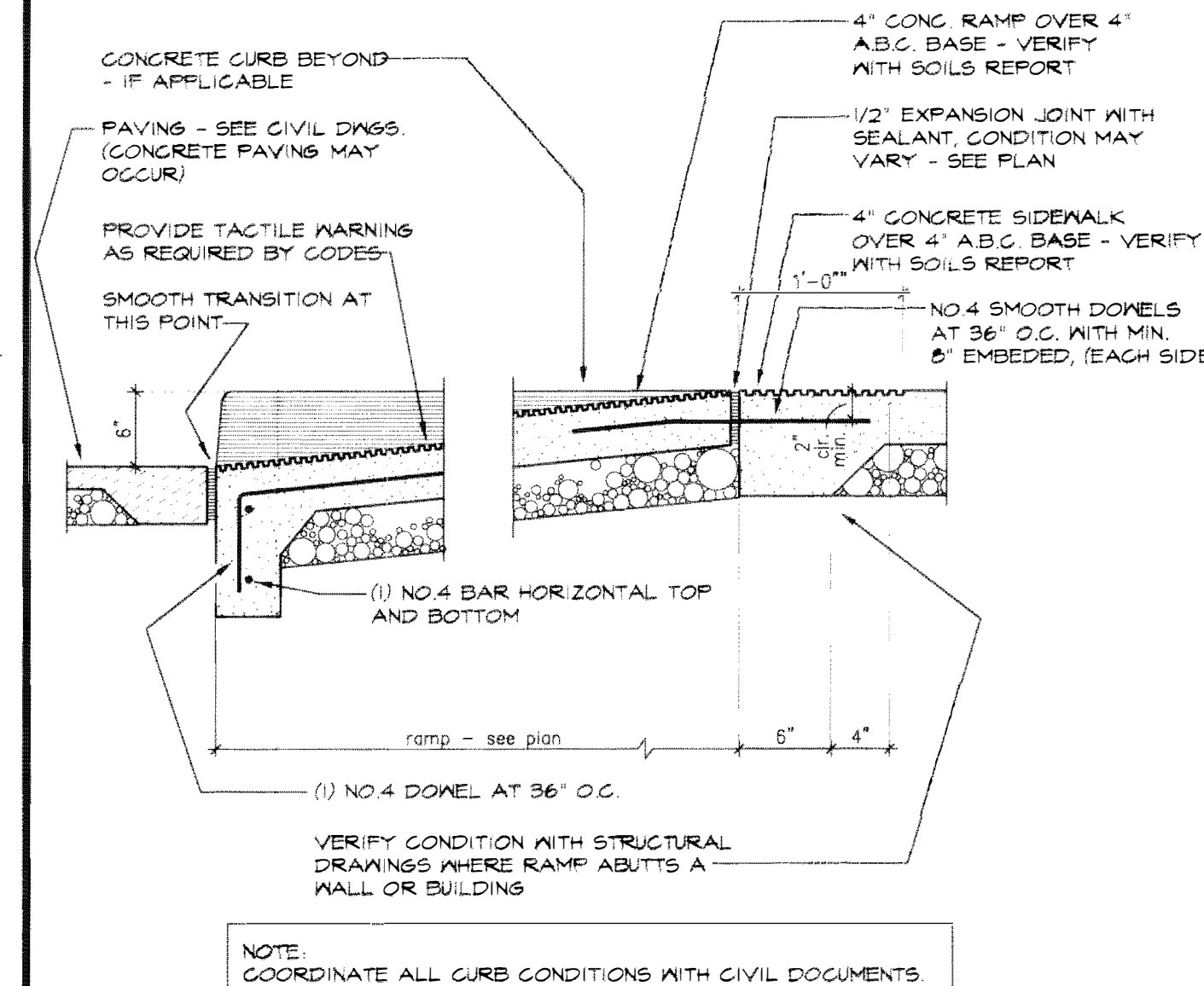
04 GATE ELEVATION

SCALE: NONE



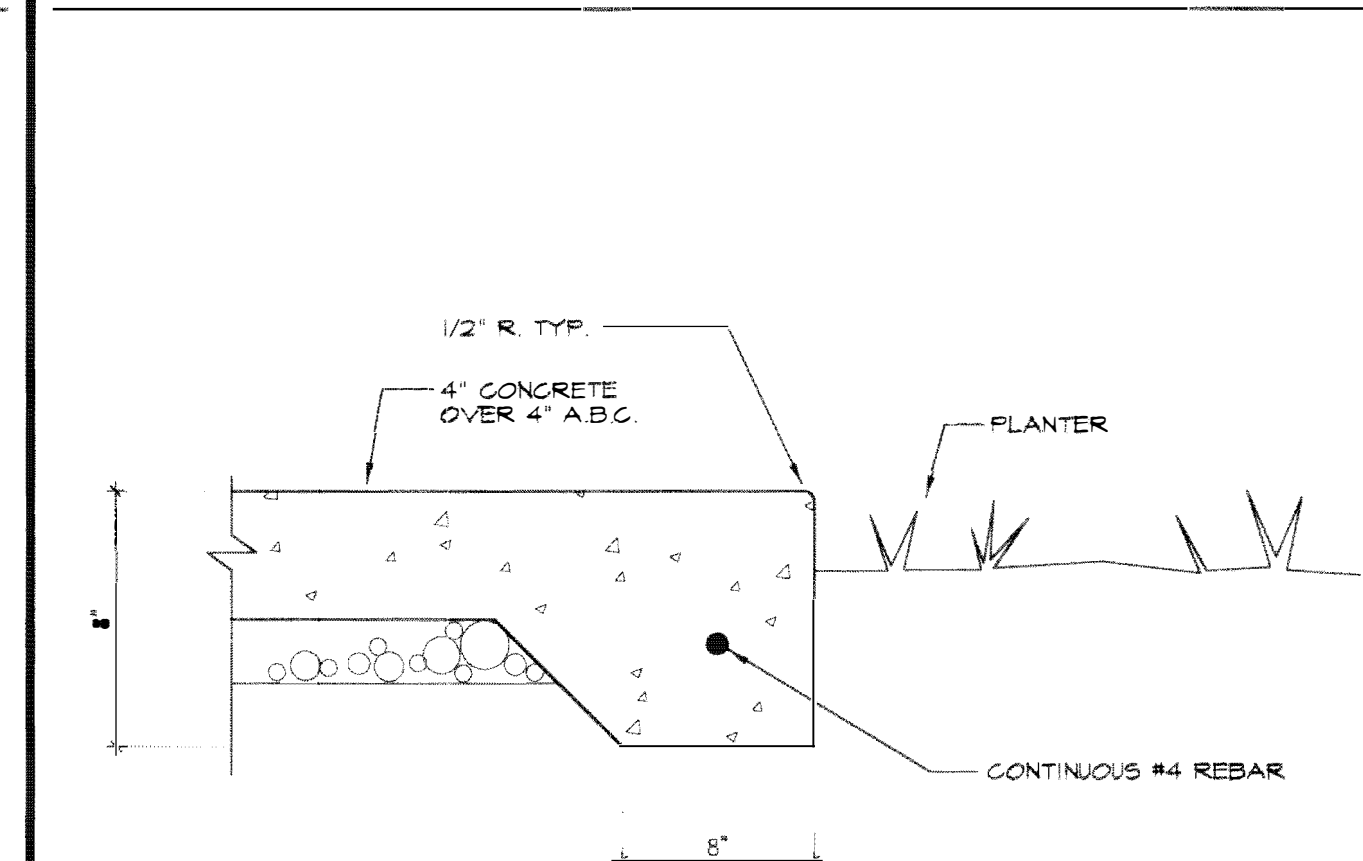
03 GRATE at DEPRESSED TRUCK DOCK SLAB

SCALE: NOT



02 TYPICAL RAMP SECTION

SCALE: NOM



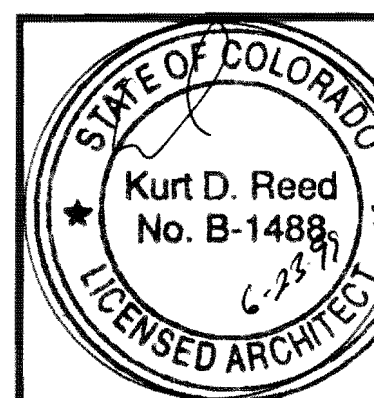
01 TYP. CAST-IN-PLACE CONC. WALK at PLANTER

SCALE: NON

REVISIONS:

No:	DATE:		
1	—	—	—
2	09 JUN 99	CITY COMMENTS	
3	23 JUN 99	CITY COMMENTS	
4	—	—	
5	—	—	
6	—	—	
7	—	—	

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1



SITE DETAILS

This drawing is an instrument of service and the property of K.D.R.A. and shall remain their property. The use of this drawing shall be restricted to the

Job No.

981135

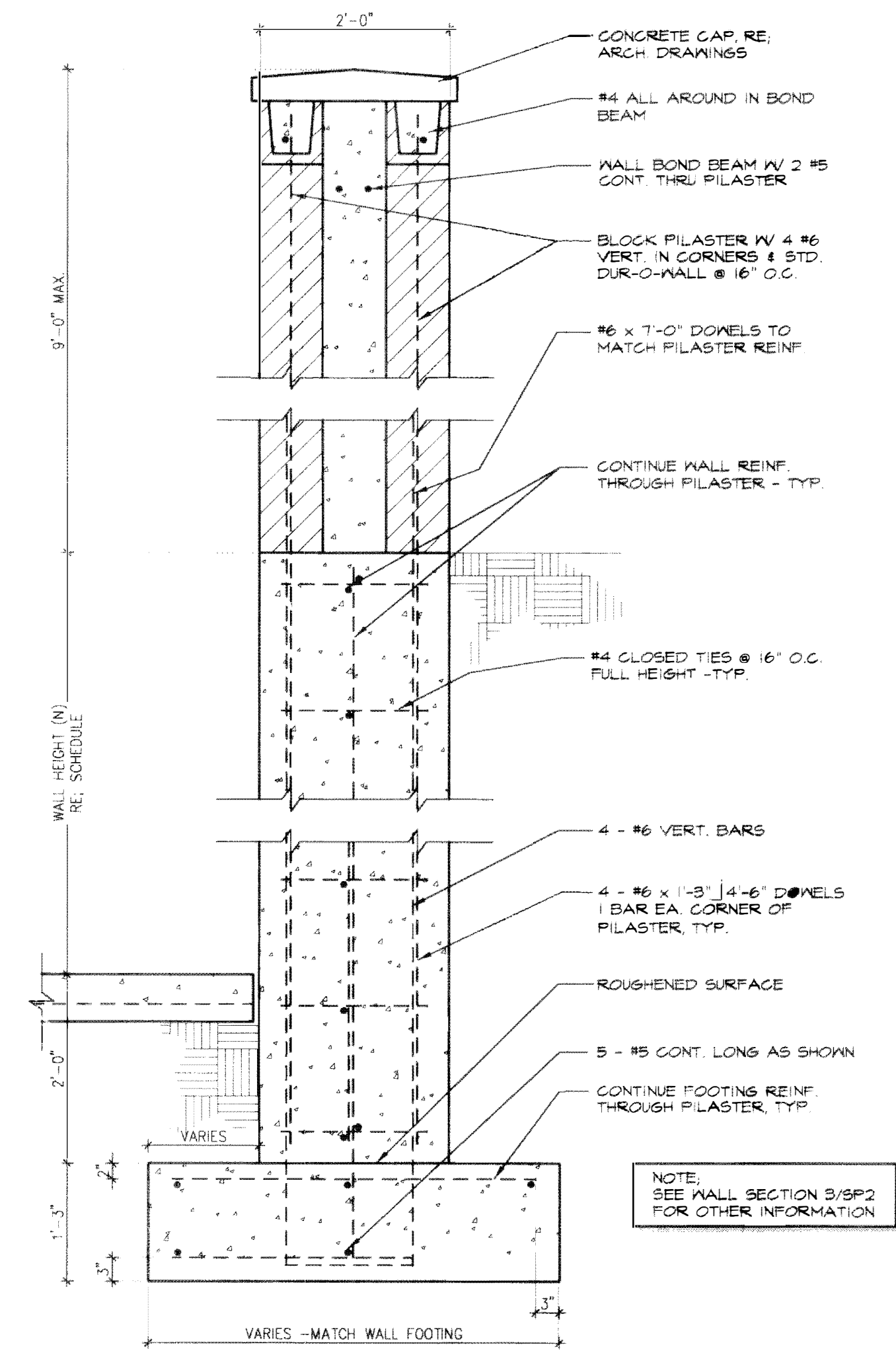
Sheet No.

Date: 22 FEB 99

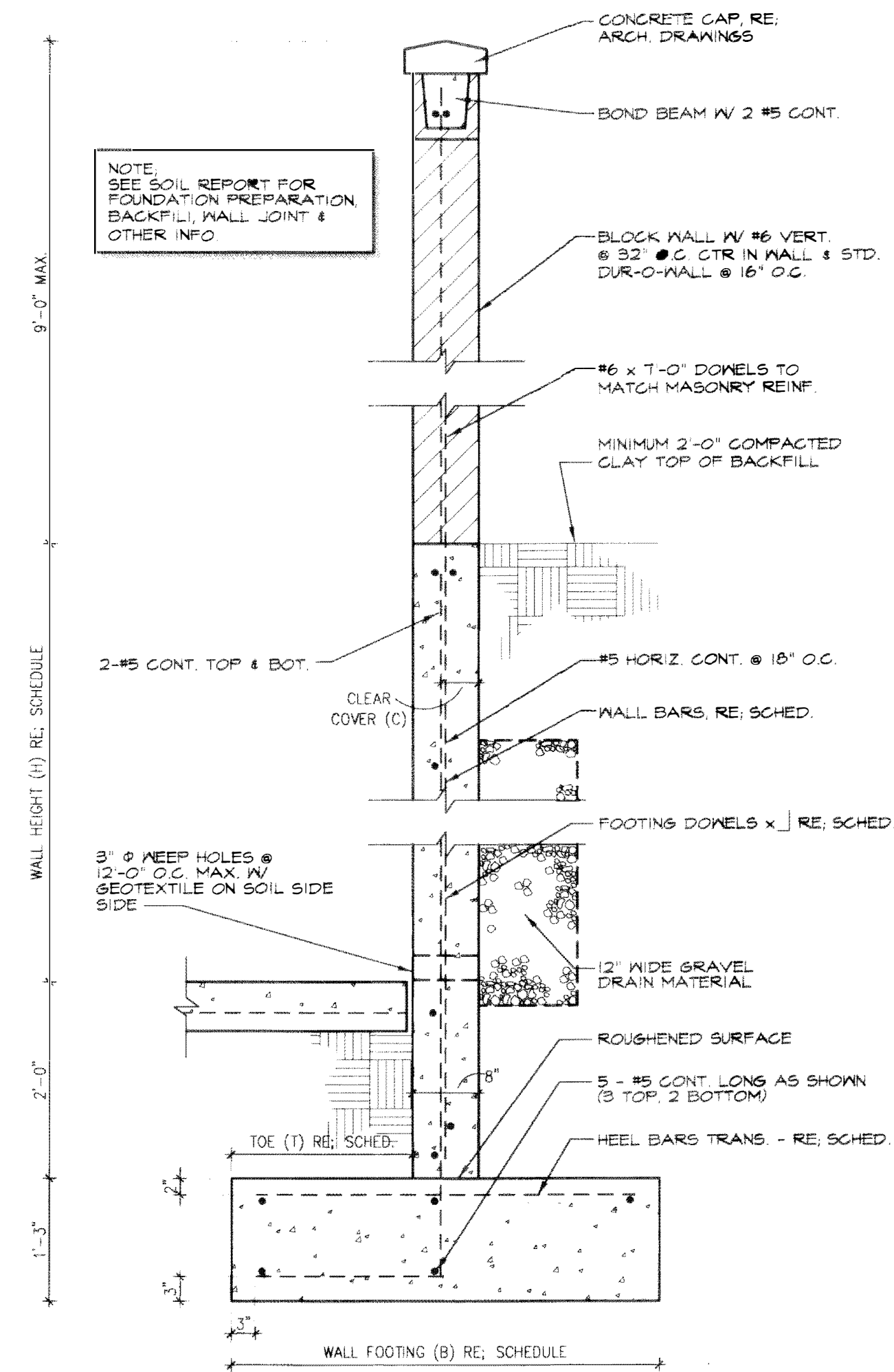
Score: SEE PLAN
CRM

Checked: KR

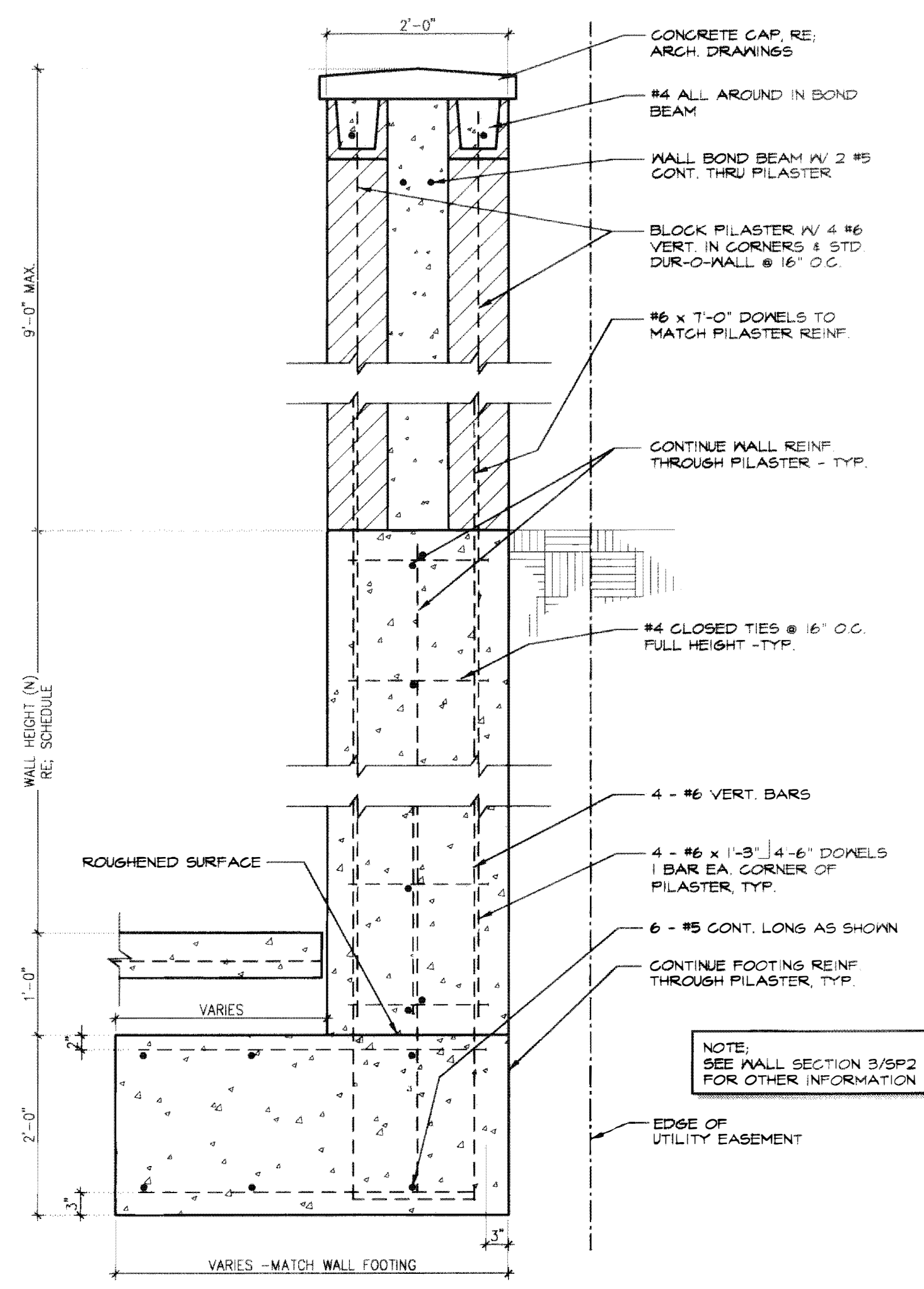
Bldg. J & K @ ANAPAKOV CROSSING 99-6011-1



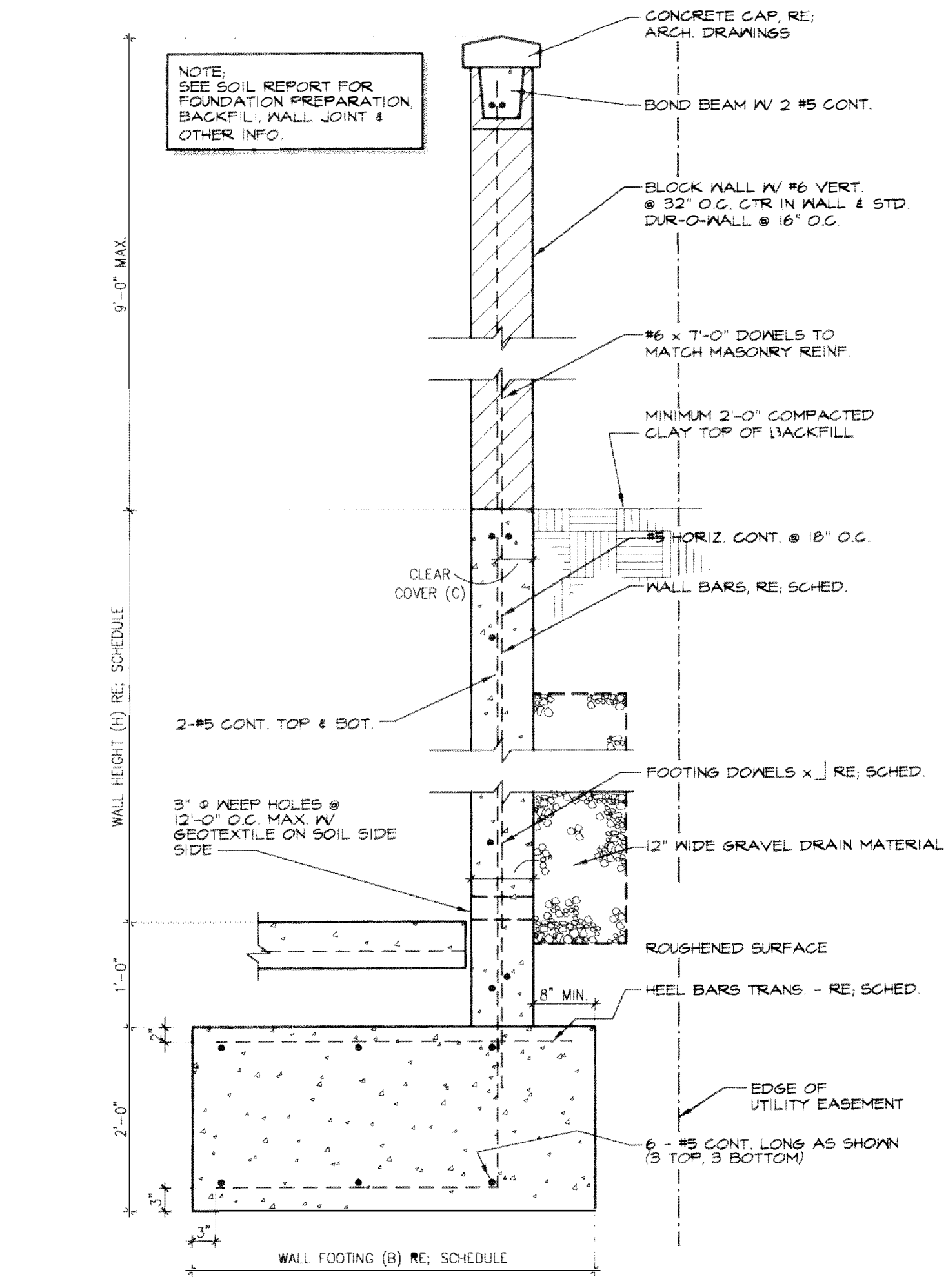
5 TYPICAL PILASTER SECTION
SCALE: NONE



4 TYPICAL WALL SECTION
SCALE: NONE



3 TYP. PILASTER SECTION @ UTILITY EASEMENT
SCALE: NONE



2 TYP. WALL SECTION @ UTILITY EASEMENT
SCALE: NONE

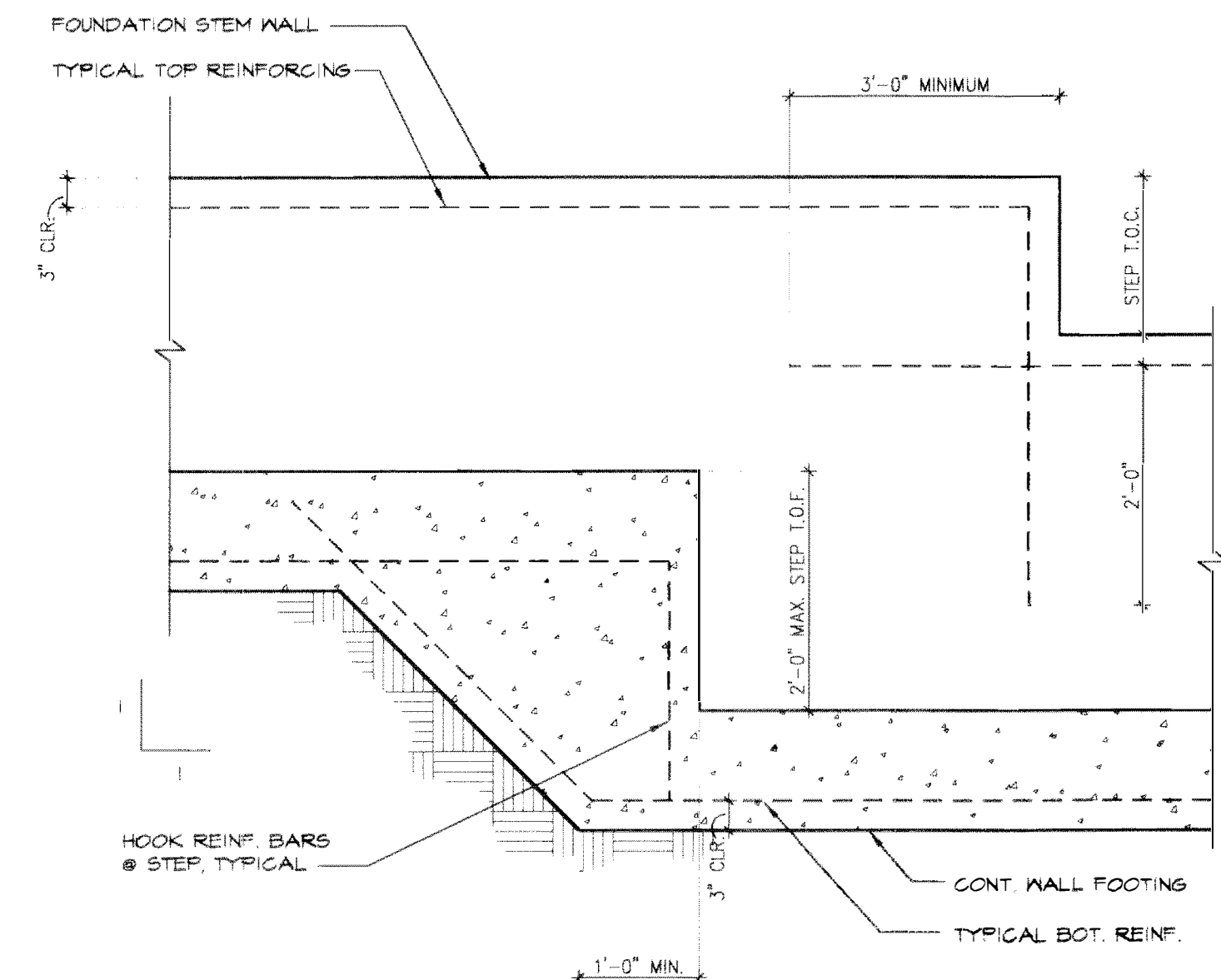
RETAINING WALL SCHEDULE DETAILS 4						
WALL HEIGHT (H)	FOOTING WIDTH (B)	TOE (T)	CLEAR COVER (C)	WALL BARS	FOOTING DOWELS	HEEL BARS
7'-0"	6'-0"	2'-0"	2 1/2"	#6 x 8'-8" @ 18" O.C.	#6 x 2'-2" 4-6" @ 9" O.C.	#6 x 5'-6" @ 18" O.C.
5'-0"	4'-8"	1'-6"	3 1/2"	#6 x 6'-8" @ 24" O.C.	#6 x 1'-7" 4-6" @ 12" O.C.	#5 x 3'-10" @ 24" O.C.
3'-0"	3'-8"	1'-0"	3 1/2"	NONE	#5 x 1'-1" 5-6" @ 18" O.C.	#4 x 2'-10" @ 18" O.C.

RETAINING WALL SCHEDULE @ UTILITY EASEMENT DETAILS 2					
WALL HEIGHT (H)	FOOTING WIDTH (B)	CLEAR COVER (C)	WALL BARS	FOOTING DOWELS	HEEL BARS
7'-0"	6'-0"	2 1/2"	#6 x 8'-8" @ 18" O.C.	#6 x 4'-10" 5-6" @ 9" O.C.	#5 x 5'-6" @ 18" O.C.
5'-0"	4'-8"	3 1/2"	#6 x 6'-8" @ 24" O.C.	#6 x 3'-5" 5-6" @ 12" O.C.	#5 x 3'-10" @ 24" O.C.
3'-0"	3'-8"	3 1/2"	NONE	#5 x 2'-5" 5-6" @ 18" O.C.	#5 x 2'-10" @ 18" O.C.

4 REBAR SPLICE SCHEDULE			
REINFORCEMENT BAR SIZE	TENSION LAP SIZE		COMPRESSION LAP SIZE
	CLASS A	CLASS B	
#3	17"	22"	12"
#4	22"	24"	15"
#5	28"	36"	19"
#6	33"	43"	23"
#7	40"	63"	27"
#8	55"	72"	30"
#9	62"	81"	34"
#10	70"	91"	39"
#11	78"	100"	43"

NOTES:

- USE CLASS B TENSION SPLICE LENGTHS TYPICALLY. CLASS A TENSION SPLICES MAY BE USED IF LESS THAN ONE HALF OF THE TENSION REINFORCEMENT IS SPLICED IN THE SAME LOCATION.
- PROVIDE MINIMUM CLEAR SPACING OF TWO BAR DIAMETERS BETWEEN BARS & ONE BAR DIAMETER CLEAR COVER TO EDGE OF CONCRETE.
- LAP LENGTHS SHOWN ABOVE BASED ON MINIMUM CONCRETE STRENGTH OF 3,000 P.S.I. & MAXIMUM 60 GRADE REINFORCING BARS.
- INCREASE LAP LENGTHS AS FOLLOWS FOR:
TOP BARS.....INCREASE LAP 30%
EPOXY COATED BARS.....INCREASE LAP 50%
LIGHTWEIGHT CONCRETE.....INCREASE LAP 30%
TOP BARS ARE ANY BAR W/ MORE THAN 12" OF CONCRETE BELOW THE BAR.
- FOR BEAMS WHICH ARE CONTINUOUS OVER TWO OR MORE SPANS, LOCATE LAP SPLICES FOR BOTTOM BARS OVER SUPPORTS AND LAP SPLICES FOR TOP BARS IN THE MIDDLE THIRD OF THE SPAN.

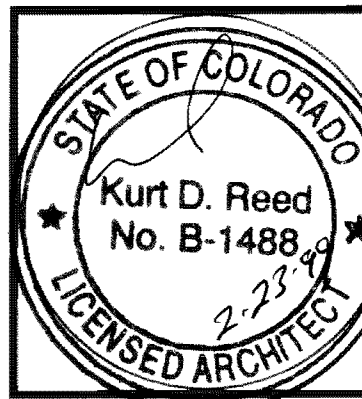


1 TYPICAL FOUNDATION STEP
SCALE: NONE

KDRA
KURT D. REED ASSOCIATES, INC.
7400 EAST McDONALD DRIVE - SUITE 101 - SCOTTSDALE, AZ 85260
Phone: (602) 948-1035 Fax: (602) 948-1035 www.kdra.com

REVISIONS		
NO.	DATE	COMMENTS
1		
2	23 JUN 99	QTY COMMENTS
3		
4		
5		
6		
7		
8		

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1

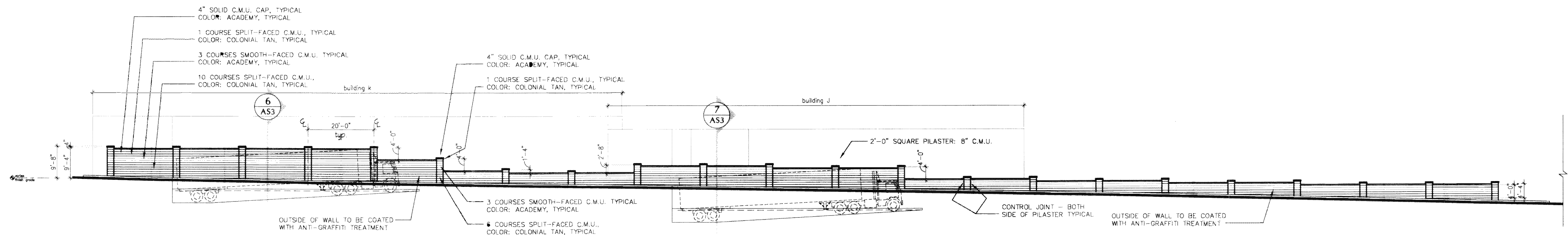


SITE DETAILS

Job No: 981135
Date: 22 FEB 99 Sheet No:
Scale: SEE PLAN
Drawn: CRN
Checked: KR

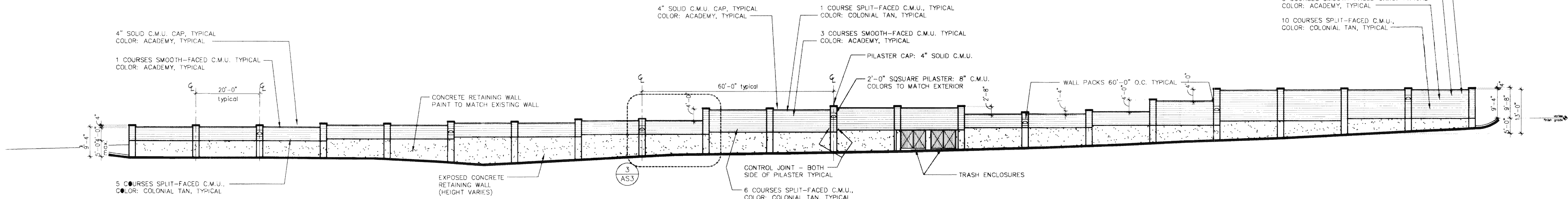
AS2.1

BUDY, J+L @ ARAPAHOE CROSSING 99-6011-1



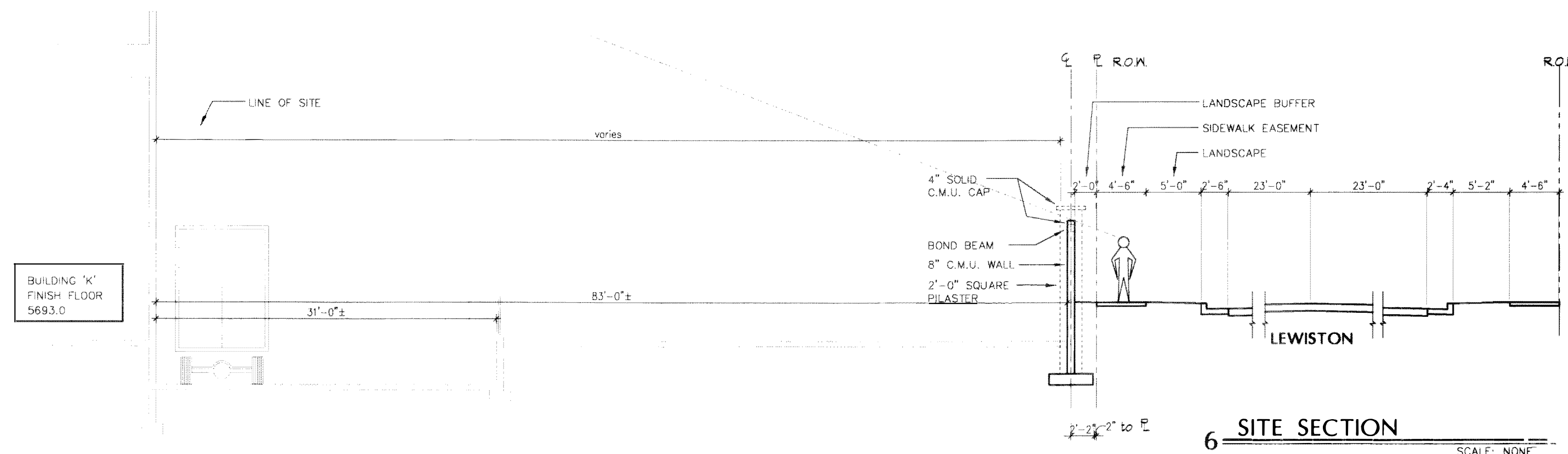
1 EXTERIOR SCREENWALL ELEVATION

SCALE: NONE



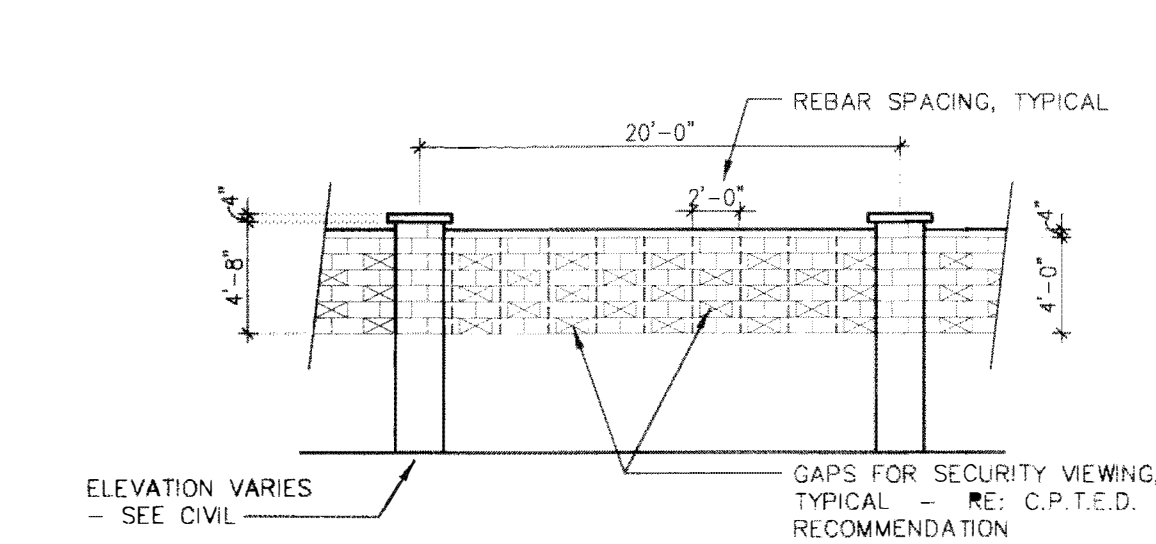
2 INTERIOR RETAINING and SCREENWALL ELEVATION

SCALE: NONE



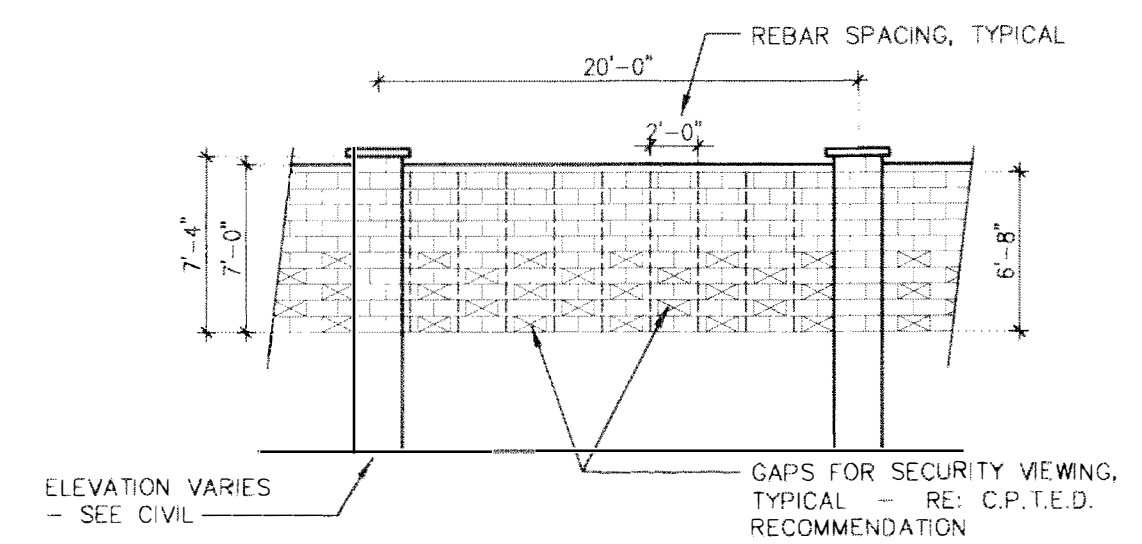
6 SITE SECTION

SCALE: NONE



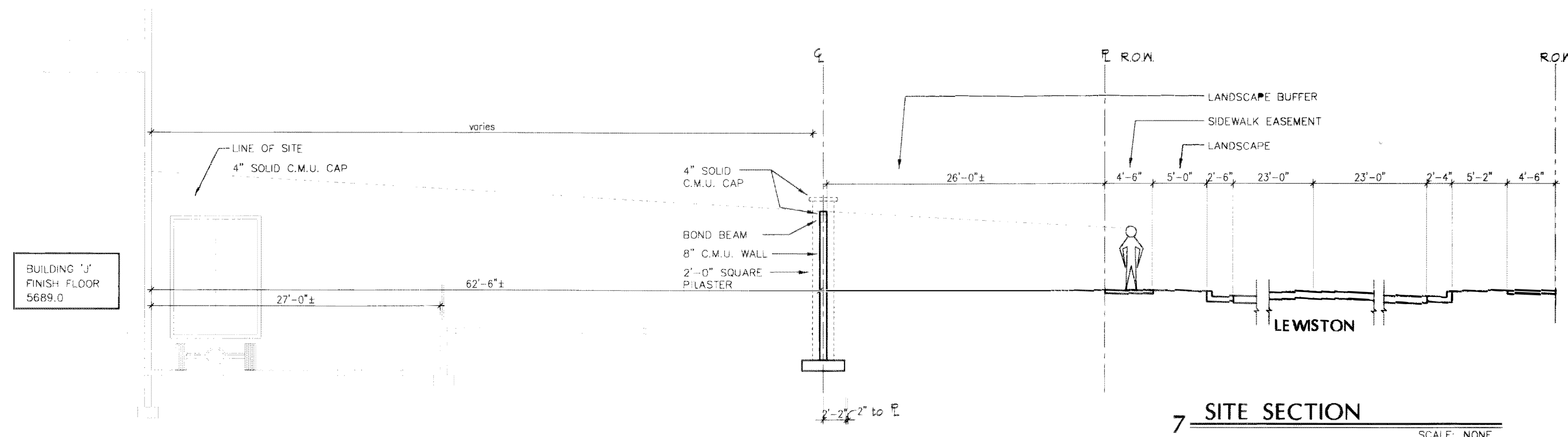
3A SCREENWALL DETAIL

SCALE: NONE



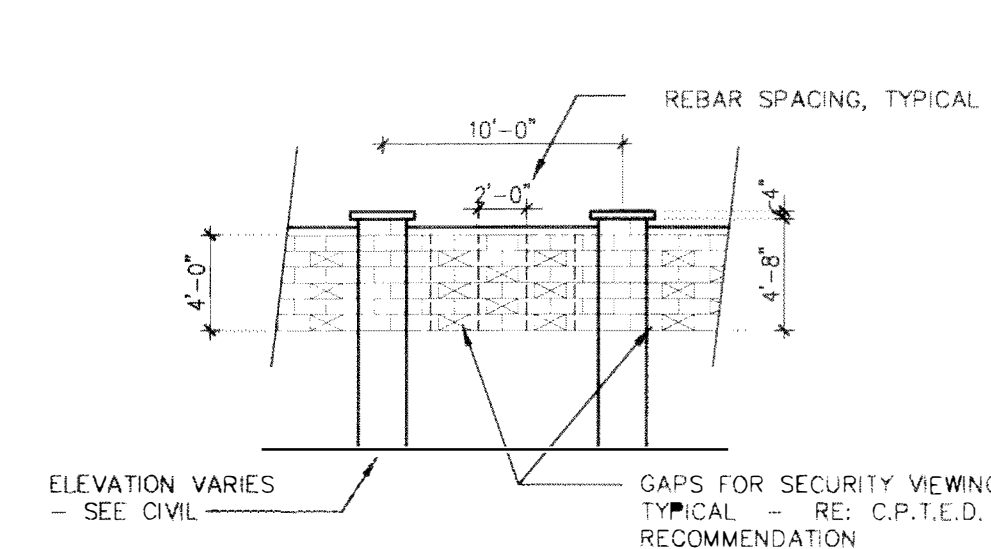
3 SCREENWALL DETAIL

SCALE: NONE



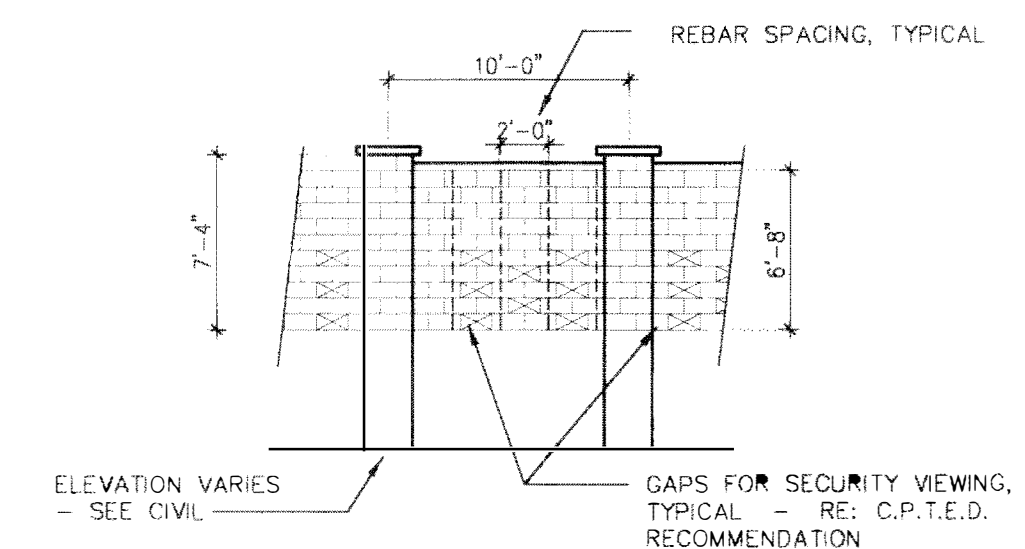
7 SITE SECTION

SCALE: NONE



4A SCREENWALL CORNER DETAIL

SCALE: NONE



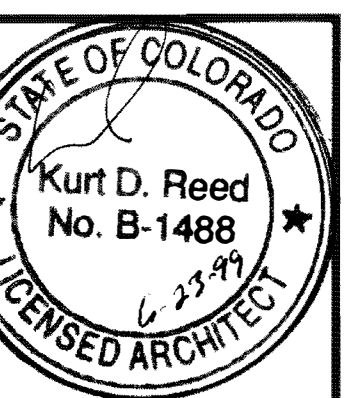
4 SCREENWALL CORNER DETAIL

SCALE: NONE

KDR
KURT D. REED ASSOCIATES, INC.
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PHONE (602) 941-1440 FAX (602) 948-1035 WWW.KDR.COM

NO.	DATE	REVISIONS
1	16 APR 99	O.A. REVIEW
2	09 JUN 99	CITY COMMENTS
3	23 JUN 99	CITY COMMENTS
4		
5		
6		
7		
8		

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1

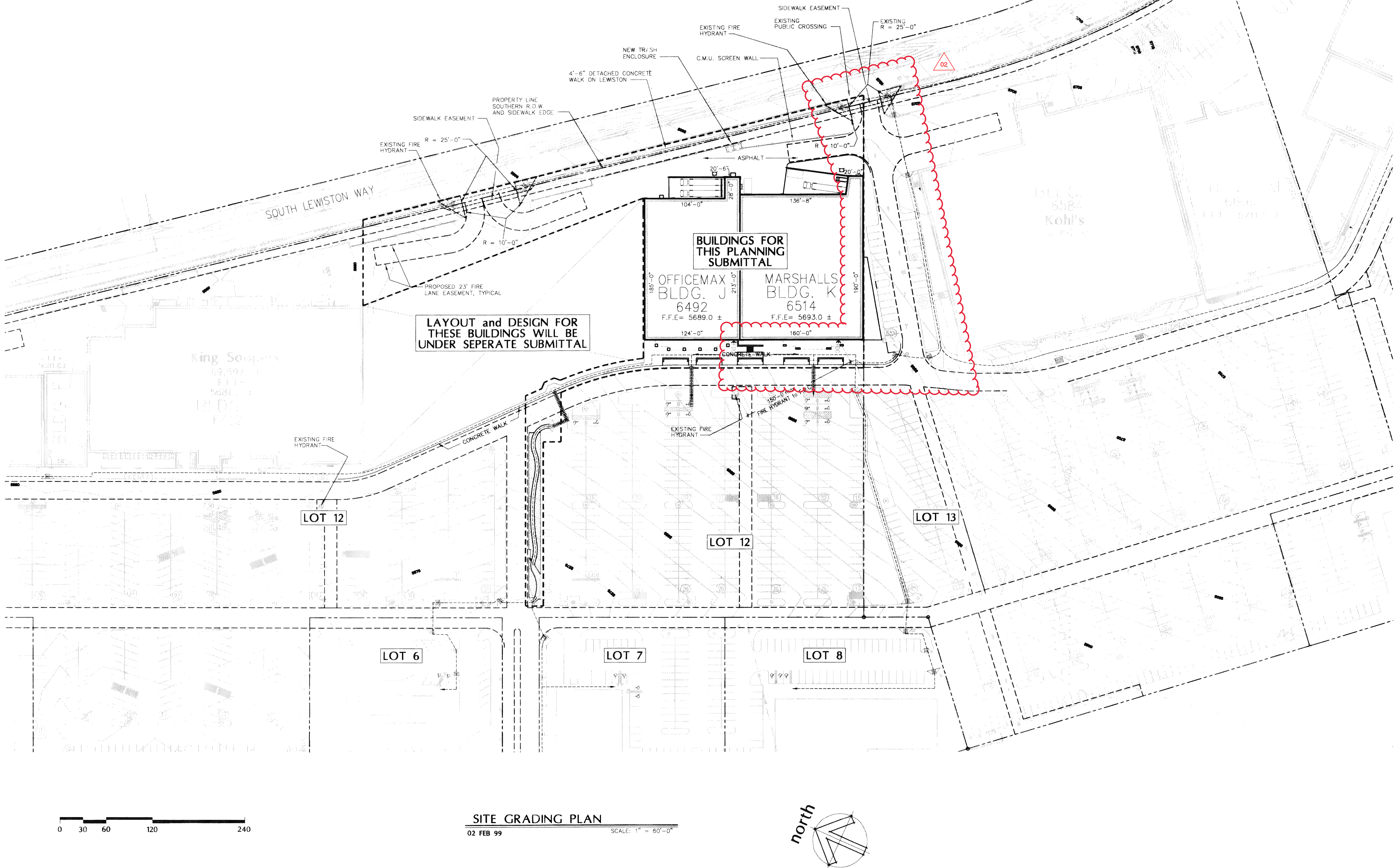


SITE ELEVATIONS
/ SITE SECTIONS

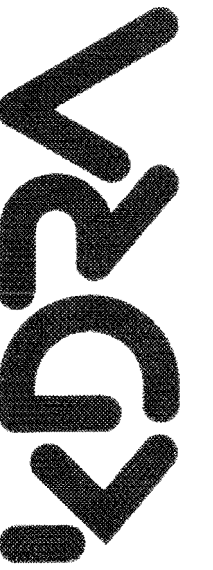
Job No: 981135
Date: 22 FEB 99 Sheet No:
Scale: SEE PLAN
Drawn: CRN
Checked: KR

AS3

NOTES:
BASE SITE PLAN PROVIDED BY DEVELOPER'S SITE ARCHITECT
TO KORA FOR AUTHORIZED USE IN COMPLETING COMPUTER
OVERLAY BUILDING FOOT PRINT STUDIES. KORA DOES NOT
CLAIM RIGHT TO OVERALL SITE PLAN DRAWING OR DESIGN



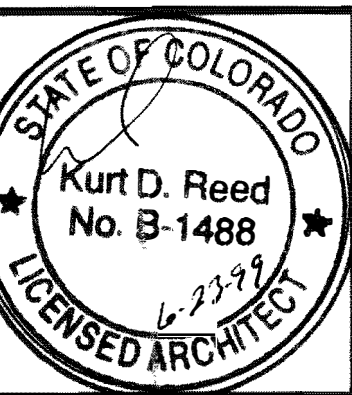
SITE GRADING PLAN
02 FEB 99 SCALE: 1" = 60'-0"



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No.	DATE	REVISIONS		
		CITY COMMENTS	C.A. REVIEW	
1	28 APR 99	CITY COMMENTS		
2	09 JUN 99	CITY COMMENTS		
3	23 JUN 99	CITY COMMENTS		
4				
5				
6				
7				
8				

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1



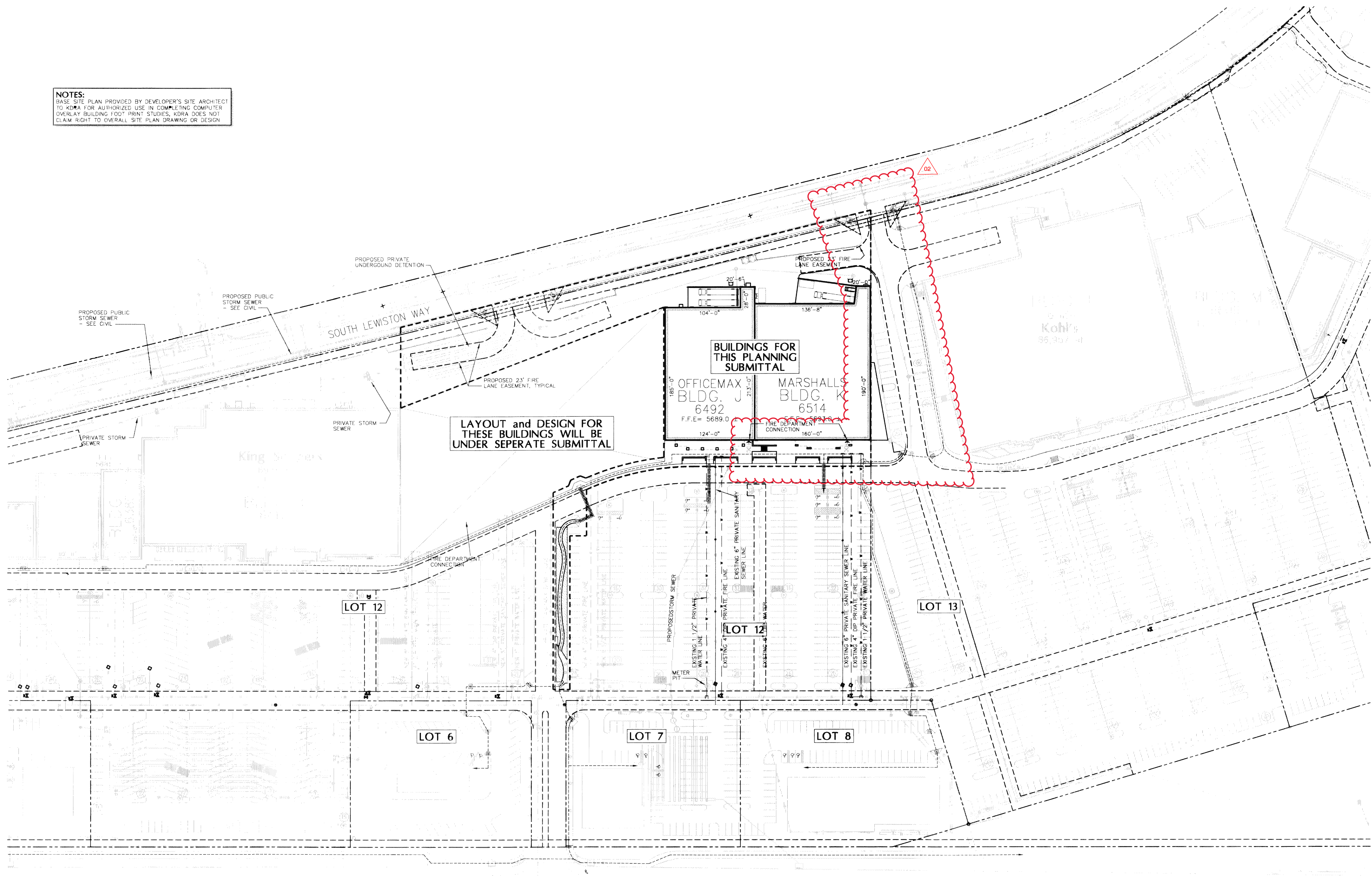
SITE GRADING
PLAN

This drawing is an instrument of service and the property of K.D.R.A. and
shall remain the property of K.D.R.A. The use of this drawing shall be restricted to the
project and site shown on the drawing and shall not be used for any other project
without the written consent of K.D.R.A.

Job No: 981135
Date: 22 FEB 99 Sheet No:
Scale: SEE PLAN
Drawn: CRN
Checked: KR

AS4

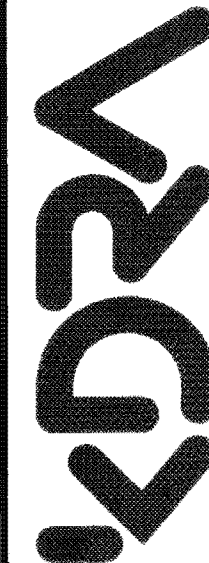
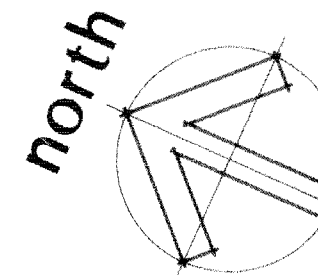
NOTES:
BASE SITE PLAN PROVIDED BY DEVELOPER'S SITE ARCHITECT
TO K.D.R.A. FOR AUTHORIZED USE IN COMPLETING COMPUTER
OVERLAY BUILDING FOOT PRINT STUDIES. K.D.R.A. DOES NOT
CLAIM RIGHT TO OVERALL SITE PLAN DRAWING OR DESIGN



SITE UTILITY PLAN

02 FEB 99

SCALE: 1" = 60'-0"

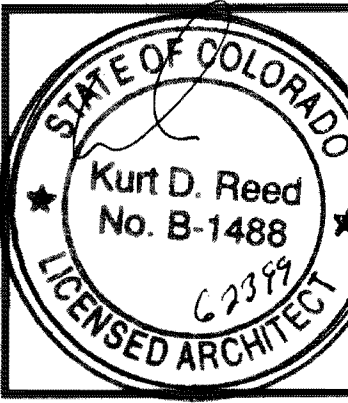


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REVISIONS:

NO.	DATE	CITY COMMENTS / O.A. REVIEW
1	28 APR 99	CITY COMMENTS
2	09 JUN 99	CITY COMMENTS
3	23 JUN 99	CITY COMMENTS
4		
5		
6		
7		
8		

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
J & K, LOT 12, BLOCK 1



SITE UTILITY
PLAN

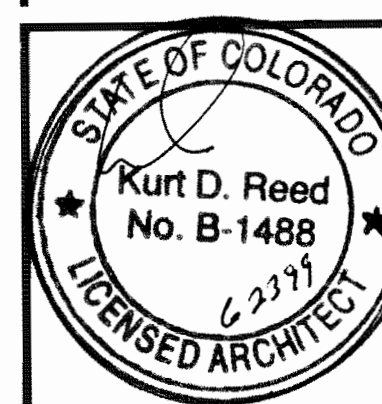
Job No: 981135

Date: 22 FEB 99
Scale: SEE PLAN
Drawn: CRN
Checked: KR

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No.	DATE	REVISIONS	
		CITY COMMENTS	CITY REVIEW
1	28 APR 99		
2	09 JUN 99		
3	23 JUN 99		
4			
5			
6			
7			
8			

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1

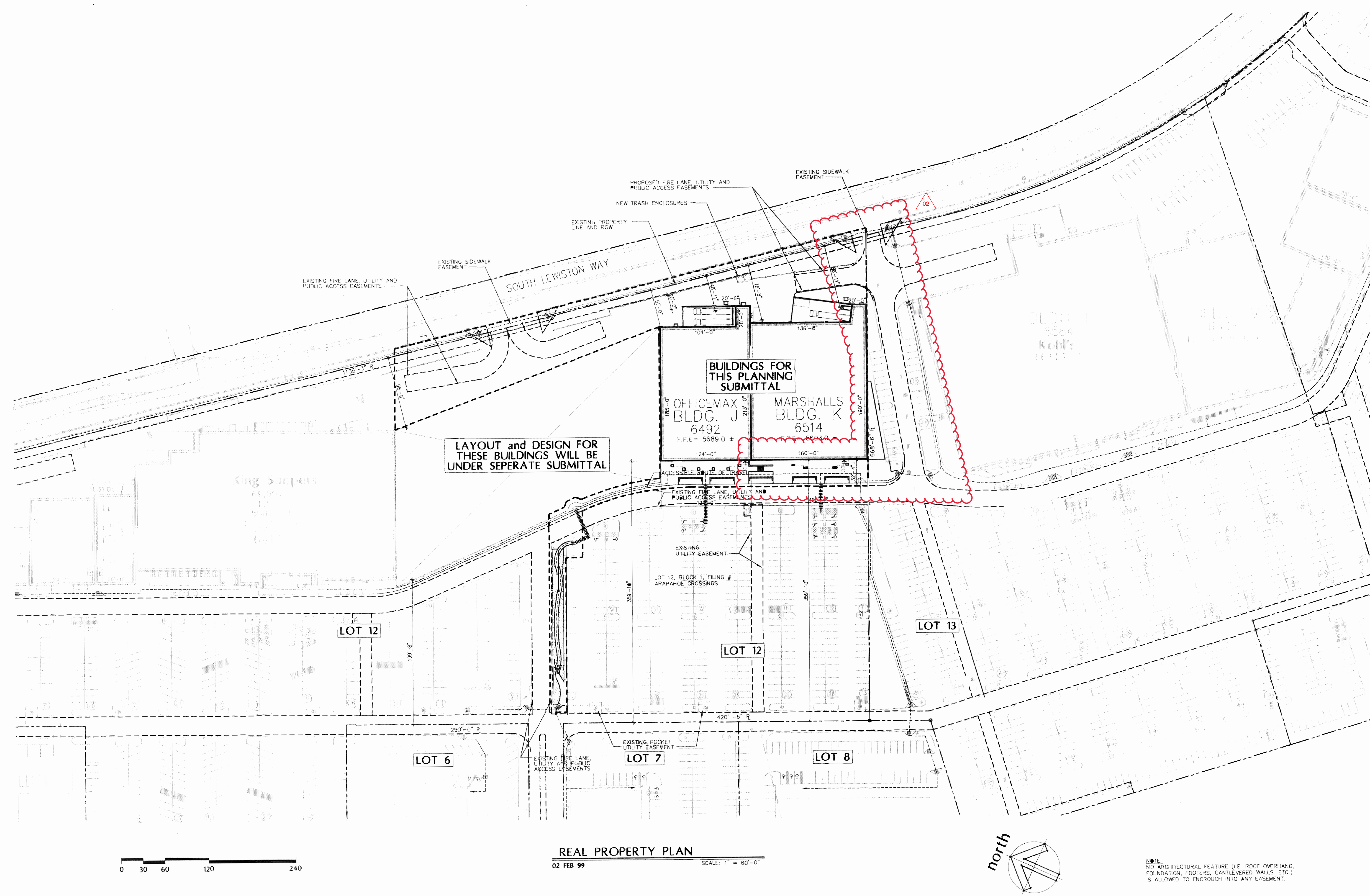


REAL PROPERTY
PLAN

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Job No: 981135
Date: 22 FEB 99
Scale: SEE PLAN
Drawn: CKN
Checked: KR

AS6



LAYOUT and DESIGN FOR
THESE BUILDINGS WILL BE
UNDER SEPERATE SUBMITTAL

BUILDINGS FOR
THIS PLANNING
SUBMITTAL

OFFICEMAX
BLDG. J
6492
F.F.E. = 5689.0 ±

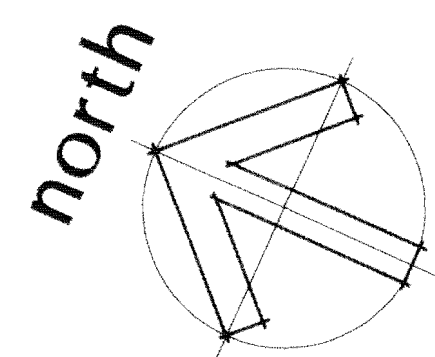
MARSHALLS
BLDG. K
6514
F.F.E. = 5683.0 ±

REAL PROPERTY PLAN

02 FEB 99

SCALE: 1" = 60'-0"

NOTE:
NO ARCHITECTURAL FEATURE (I.E. ROOF OVERHANG,
FOUNDATION, FOOTERS, CANTILEVERED WALLS, ETC.)
IS ALLOWED TO ENDOUGH INTO ANY EASEMENT.



Job No: 981135

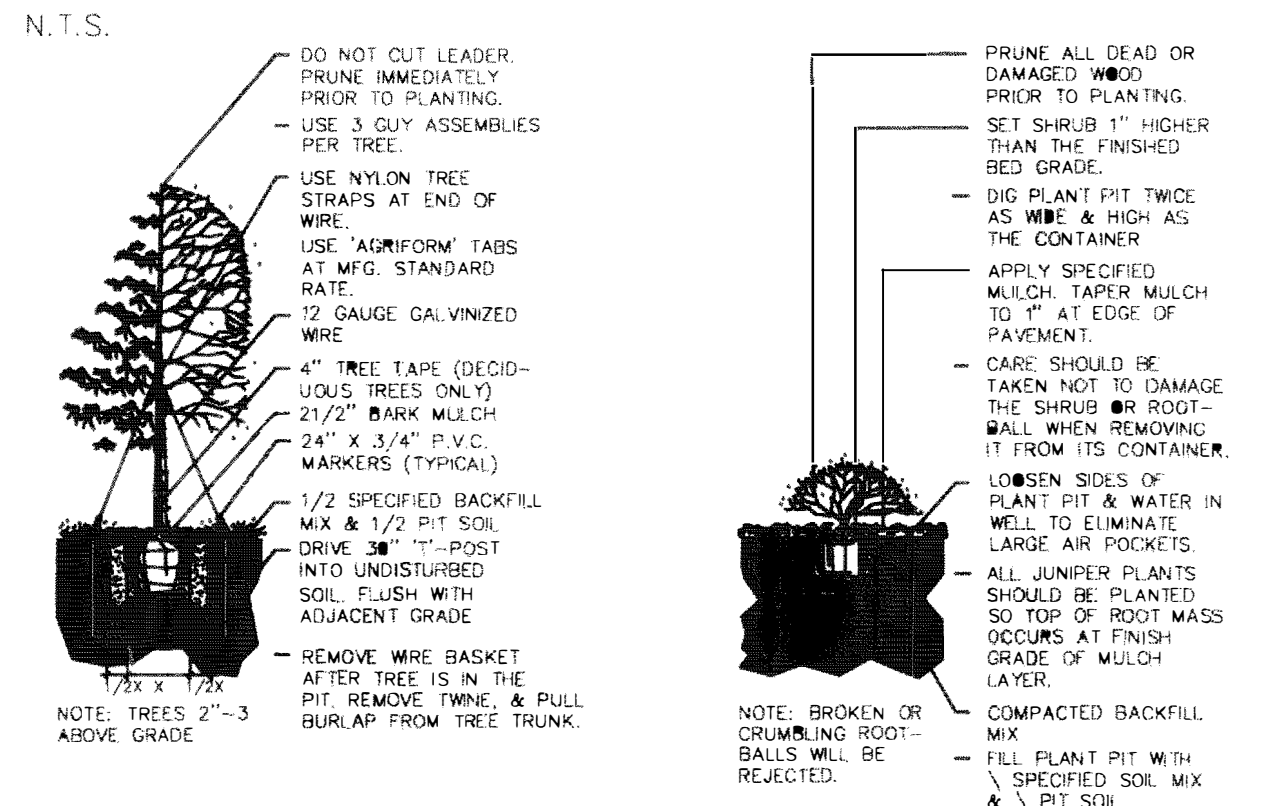
Date:	22 FEB 99	Sheet No:	
Scale:	SEE PLAN	AS8	
Drawn :	CRN		
Checked:	KR		

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Phone:(602) 941-1440 Fax:(602) 948-1055 www.kdra.com

LANDSCAPE LEGEND

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES				
GS		GREEN SPICE UNDEN	TILLIA CORDATA 'GREEN SPICE'	2 1/2" CAL. B&B
AP		AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA 'MARSHALLS'	2 1/2" CAL. B&B
PA		PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2 1/2" CAL. B&B
SA		SUMMIT ASH	FRAXINUS PENNSYLVANICA 'SUMMIT'	2 1/2" CAL. B&B
LC		LANELEAF COTTONWOOD	POPULUS ALMONATA	2 1/2" CAL. B&B
SHM		SHADE MASTER	GLADSTONIA 'SHADEMASTER'	2 1/2" CAL. B&B
SKL		SKYLINE HONEYLOCUST	GLEDITSIA 'TRACANTHOS' 'SKYLINE'	2 1/2" CAL. B&B
RSM		RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	2 1/2" CAL. B&B
BO		BUR OAK	QUERCUS MACROCARPA	2 1/2" CAL. B&B
HB		HACKBERRY	CELTIS OCCIDENTALIS	2 1/2" CAL. B&B
EVERGREEN TREES				
AP		AUSTRIAN PINE	PICEA PUNGENS	B&B Size on Plan
BS		COLORADO BLUE SPRUCE	PICEA PUNGENS	B&B Size on Plan
PU		PONDEROSA PINE	PICEA PONDOSA	B&B Size on Plan
SRJ		SKYROCKET JUNIPER	JUNIPERUS VIRGINIANA 'SKYROCKET'	6' HT. B&B
DECIDUOUS ORNAMENTAL TREES				
CRG		CANADA RED CHERRY	P. VIRGINIANA MELANOCARPA 'SHUBERT'	2" CAL. B&B
TH		THORNLESS COCKSPUR	CRATAEGUS CRUG-GALLI 'NORMUS'	2" CAL. B&B
WH		WASHINGTON HAWTHORN	CRATAEGUS PHAEOGYRUM	2" CAL. B&B
GN		GRINALLA MAPLE	ACER GRINALLA	2" CAL. B&B
SSC		SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CAL. B&B
RC		RADIANT CRAB	MALUS 'RADIANT'	2" CAL. B&B
CBT		COLUMBIAN BUCKTHORN	RHAMNUS FRANGULA 'COLUMBIANIS'	5 GAL. CONT.
EVERGREEN SHRUBS				
BCJ		BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL. CONT.
BU		BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 GAL. CONT.
HJ		HUGHES JUNIPER	JUNIPERUS SABINA 'HUGHES'	5 GAL. CONT.
TJ		TAM JUNIPER	JUNIPERUS SABINA 'TAMARISCIFOLIA'	5 GAL. CONT.
DECIDUOUS SHRUBS				
AWS		ANTHONY WATERER SPIREA	SPIREA BOMALDA 'ANTHONY WATERER'	5 GAL. CONT.
AC		ALPINE CURRENT	RIBES ALPINUM	5 GAL. CONT.
BMS		BLUE MIST SPIREA	SPIREA CARVOTERIS 'NCANA'	5 GAL. CONT.
BRD		BRALEY REDTID DODGEWOOD	CORNUS SERICEA 'BAILEY'	5 GAL. CONT.
BB		DWARF BURNING BUSH	EBURNUM ALATIS 'COMPACTA'	5 GAL. CONT.
OS		OSTENIA PLUM	PRUNUS OSTENIA	5 GAL. CONT.
DN		DWARF NINEBARK	PHYSCALOPUS 'NANUS'	5 GAL. CONT.
CKL		DWARF KOREAN LILAC	SYRINGA 'KOREAN LILAC'	5 GAL. CONT.
EC		SARCOXIPUS 'SARCOXIPUS'	ELONOMUS FORTUNED 'SARCOXIPUS'	5 GAL. CONT.
JP		JACKMAN'S POTENTILLA	POTENTILLA FRUTICOSA 'JACKMAN'	5 GAL. CONT.
IS		ISANT REDTID DODGEWOOD	CORNUS SERICEA 'ISANT'	5 GAL. CONT.
RC		ROCK COTONEASTER	COTONEASTER HORIZONTALIS	5 GAL. CONT.
TL		THREE-LEAF SUMAC	RHUS TRILOBATA	5 GAL. CONT.
VS		VANHOUTE'S SPIREA	SPIREA VANHOUTEI	5 GAL. CONT.
WSC		WESTERN SAND CHERRY	PRUNUS BESSER	5 GAL. CONT.
CH		NATIVE CHOKEDERRY	PRUNUS VIRGINIANA MELANOCARPA	5 GAL. CONT.
VINES				
VCR		VIRGINIA CREEPER	PARTHENOCISSUS CINQUEFOLIA	1 GAL. CONT.
IRRIGATED SOD				
		TALL FESCUE AND BLUEGRASS (90/10 BLEND)		FRESH CUT SOD

TREE AND SHRUB PLANTING DETAILS

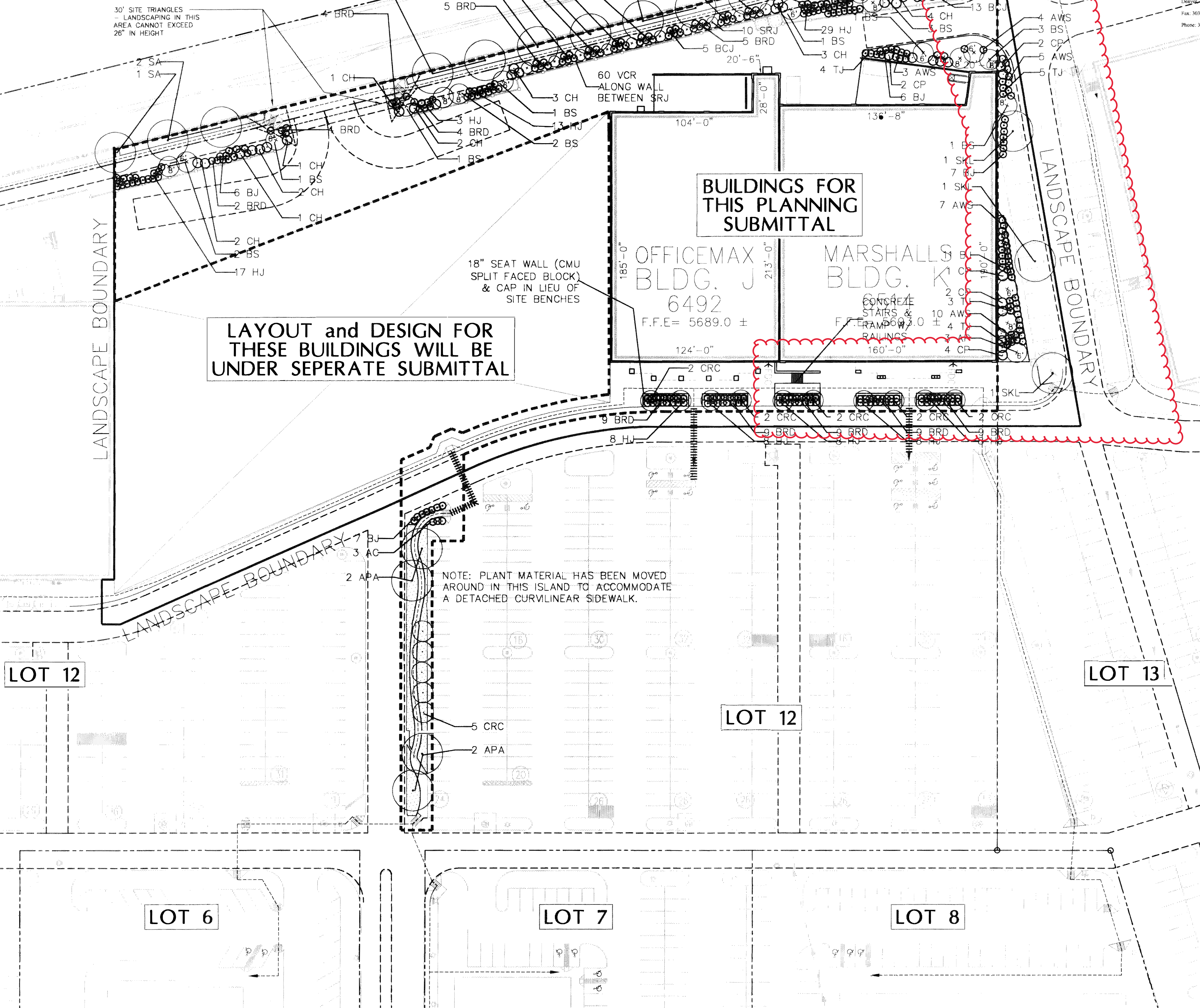


LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- NOTIFY THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL WARRANTY THE PLANT MTL. WORKMANSHIP, AND THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR.
- SHRUB BEDS ARE TO BE CONTAINED BY 1/8" X 4" INTERLOCKING TYPE STEEL EDGER. IT IS NOT REQUIRED WHEN BED IS ADJACENT TO CURBS, WALLS, OR WALKS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH 3" DEPTH, CRUSHED GRANITE. WEED CONTROL FABRIC IS REQUIRED IN ALL SHRUB BEDS.
- ALL GROUNDCOVER BEDS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER BEDS.
- ALL AREAS TO BE LANDSCAPED ARE TO HAVE SOIL PREPARATION. (MINIMUM RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.)
- ALL TREES ARE TO BE STAKED AND GUYPED PER DETAILS FOR A PERIOD OF ONE YEAR.
- 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 AND LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
- REFER TO PLANS AND SPECIFICATIONS FOR FURTHER INFORMATION REGARDING LANDSCAPE AND IRRIGATION INSTALLATION.
- ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE SAME SPECIES AT CONTRACTOR'S EXPENSE.
- CALL FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND UNPLANTED ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.
- 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 OWNER AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, 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.

NOTES:
BASE SITE PLAN PROVIDED BY DEVELOPER'S SITE ARCHITECT TO KDRA FOR AUTHORIZED USE IN COMPLETING COMPUTER OVERLAY BUILDING FOOT PRINT STUDIES, KDRA DOES NOT CLAIM RIGHT TO OVERALL SITE PLAN DRAWING OR DESIGN

30' SITE TRIANGLES
LANDSCAPING IN THIS AREA CANNOT EXCEED 26' IN HEIGHT



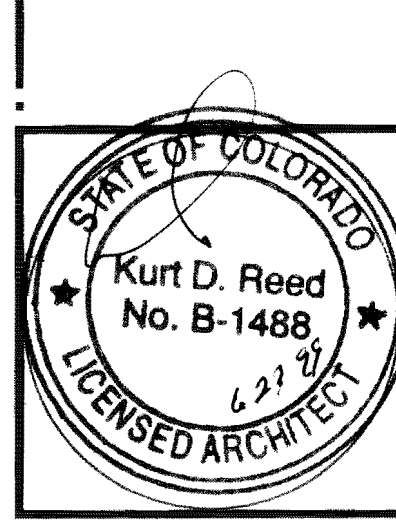
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 40'-0"

KDRA
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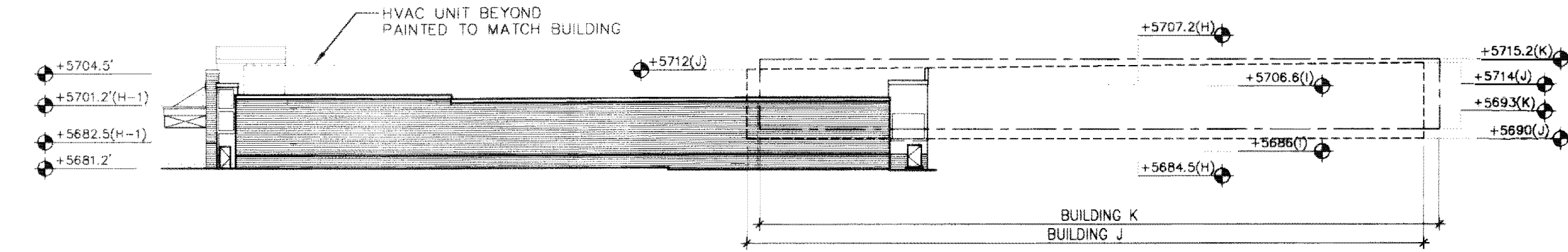
No.	DATE	REVISIONS
1	28 APR 99	CITY COMMENTS / Q.A. REVIEW
2		
3	23 JUN 99	CITY COMMENTS
4		
5		
6		
7		

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1



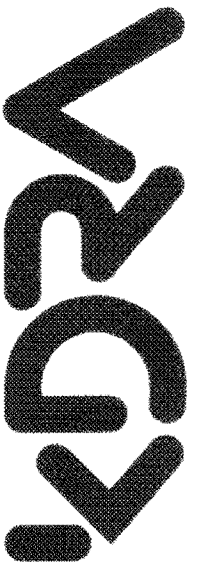
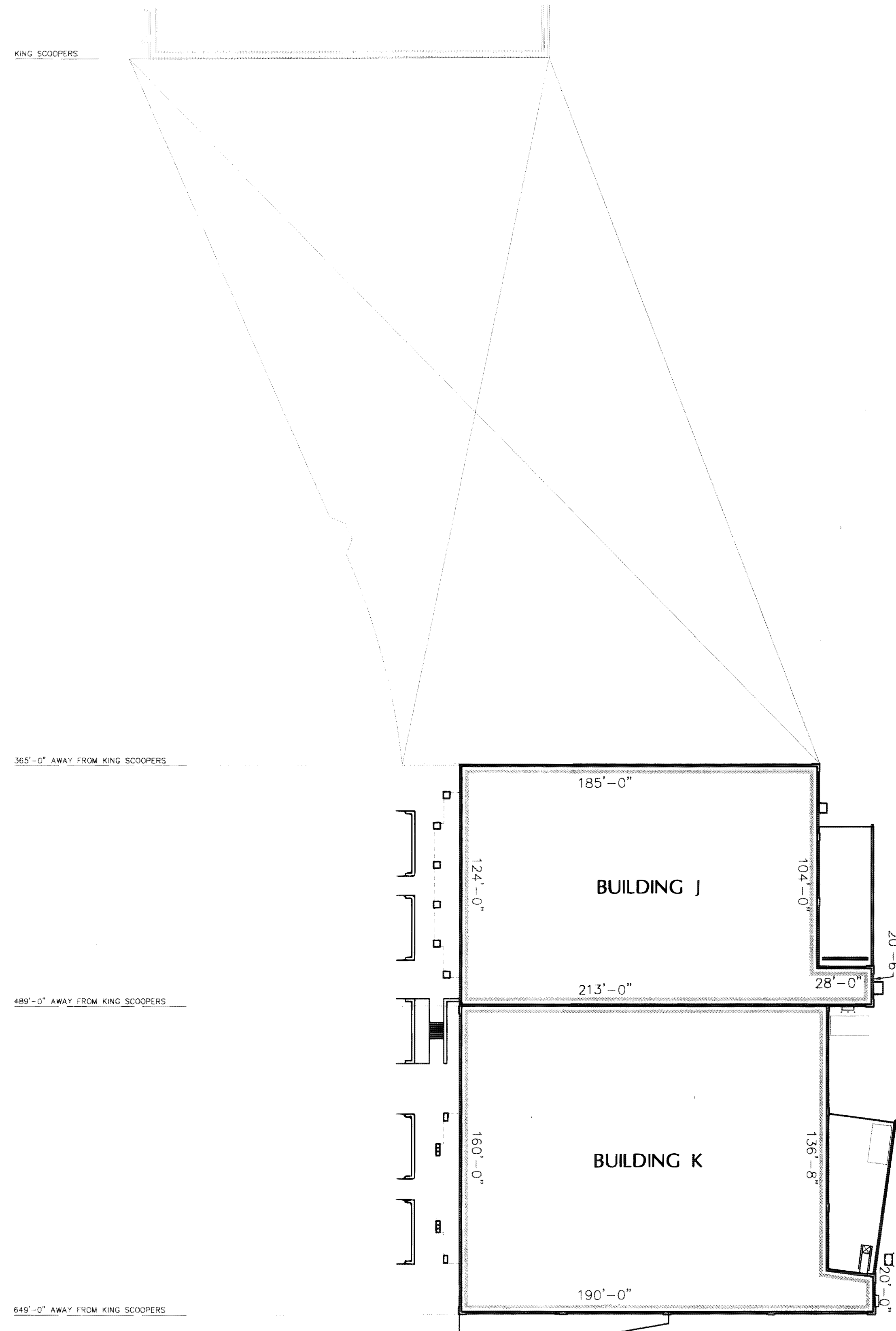
CONCEPTUAL
LANDSCAPE PLAN

Job No: 981135
Date: 22 FEB 99
Scale: SEE PLAN
Drawn: CRN
Checked: KR



LINE OF SIGHT ELEVATION

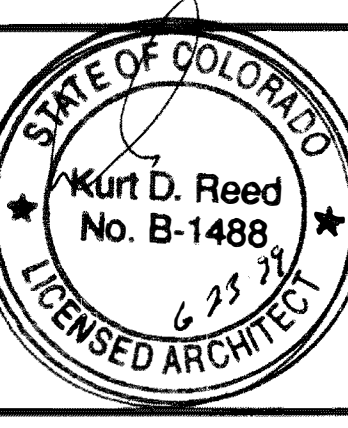
SCALE: 1" = 40'-0"



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No.	DATE	REVISIONS
1	28 APR 99	CITY COMMENTS / Q.A. REVIEW
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AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1



LINE OF SIGHT
ELEVATION

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Job No:	981135
Date:	22 FEB 99
Scale:	SEE PLAN
Drawn:	CRN
Checked:	KR

Sheet No: AS10

3006 J+K @ ARAPAHOE CROSSING 99-6011-1

1999-6011-1

20

1

2

3

4

5

16
AST

EXISTING HOSE BIB

FIN. FLOOR
100'-0" V.I.F.

EXISTING GAS METER

EXISTING MTL. GUARDRAIL

EXISTING BOLLARD TO REMAIN

EXISTING EXTERIOR LIGHT
FIXTURES (TYP)

EXISTING MASONRY TO
REMAIN, TYP.

16

11

EFS-71	STO-COLOR #NA09.0028
EFS-72	STO-COLOR #NA09.0027
EFS-73	STO-COLOR #NA09.0029

10

ADJACENT TENANT

EXISTING ELECTRICAL EQUIPMENT

EXISTING MASONRY TO REMAIN, TYP.

FIN. FLOOR
100'-00" ELEV.

06

5

4

3

2

1

ADJACENT TENANT

IN-FILL EXISTING REVEALS TO MATCH ADJACENT WALL SURFACE (TYP.)


REMOVE DECORATIVE MULLIONS AND SIPS UNDER ARCHED SOFFITS

ADJACENT TENANT

03

[illegible]

01

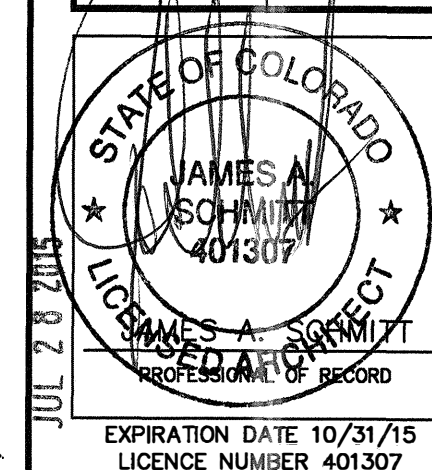


CASCO
10877 WATSON ROAD
ST. LOUIS, MO 63127
PROJECT MANAGERS

DESIGNER NOTE CHECKLIST		
NOTE #	APPLICABLE	NOT APPLICABLE
1		
2	X	
3		
4	X	
5	X	
6		X

buybuy BABY

buy buy Baby
CORPORATE OFFICES:
650 LIBERTY AVE
UNION, NJ 07083
(908) 688-0888 (OFFICE)
(908) 688-0295 (FAX)

[illegible]

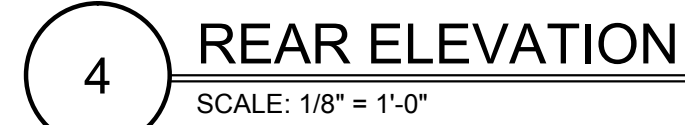
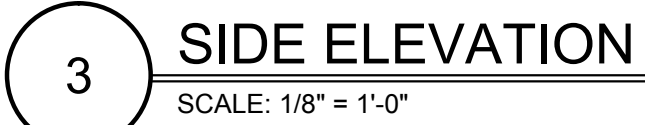
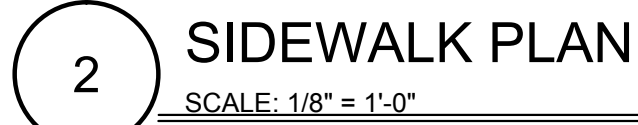
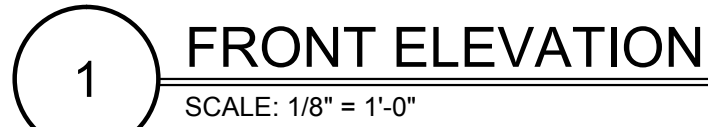
GRAPHIC 2000

A4.1

1. FENESTRATION AS SHOWN IS EXISTING TO REMAIN.
2. ALL EXIT DOOR LOCATIONS TO BE COORDINATED WITH TENANT'S PLANS (TYP.)

```
EIFS 71:  STO COLOR
          #NA09.0028, STO
          #310 FINE SAND
          TEXTURE
```

```
EIFS 73:  STO COLOR
          #NA09.0029, STO
          #310 FINE SAND
          TEXTURE
```



ACE HARDWARE - ARAPAHOE CROSSINGS

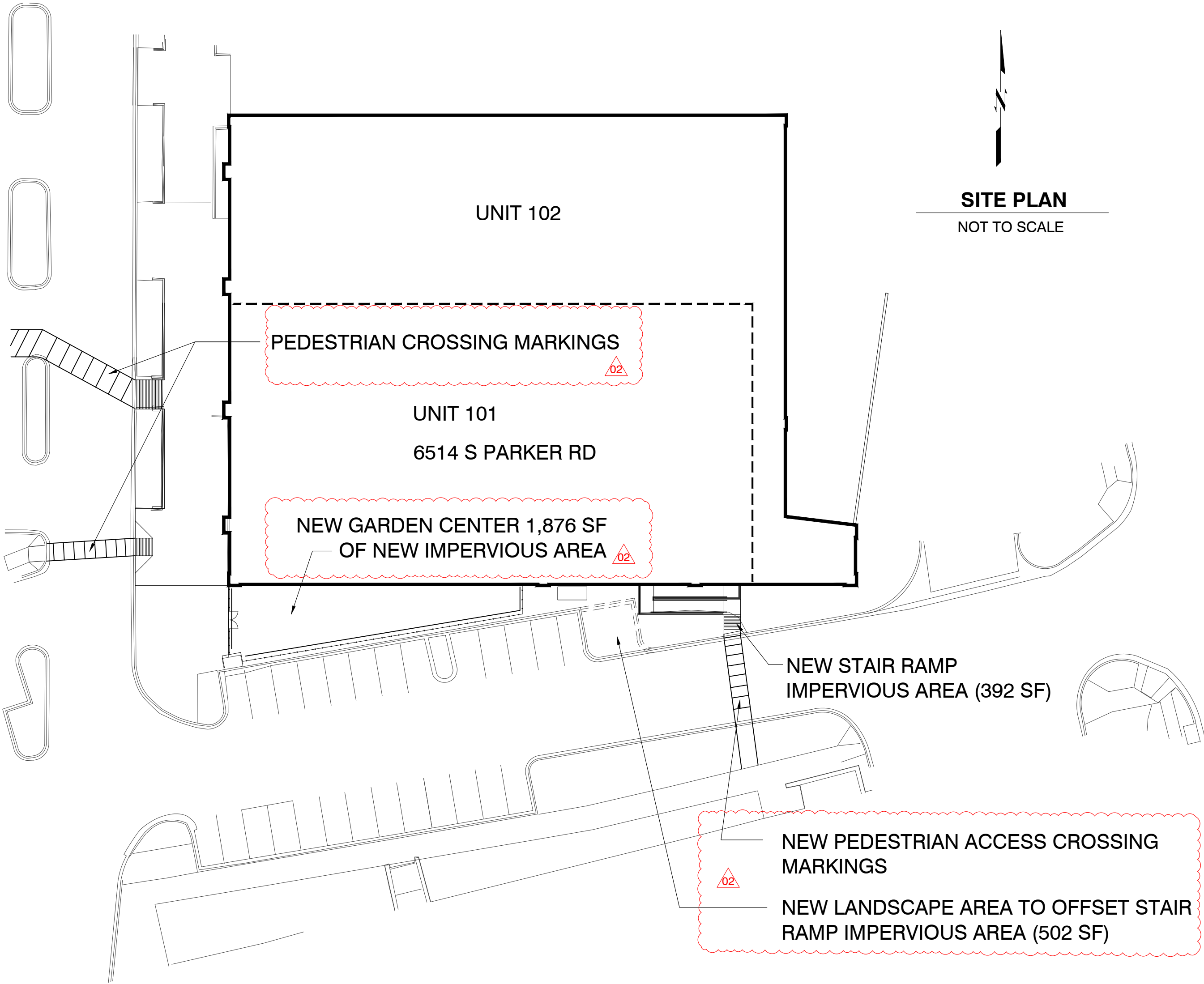
SITE PLAN FOR LOT 12, BLOCK 1, ARAPAHOE CROSSINGS SUBDIVISION FILING NO. 1
SW ¼ OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PROJECT DESCRIPTION:

ADD 1,879 SF OF NEW IMPERVIOUS AREA, LANDSCAPE MODIFICATIONS, AND REVISIONS TO EXISTING BUILDING ELEVATIONS. THE EXISTING PARKING LOT LAYOUT WILL REMAIN UNCHANGED.

PROJECT INFORMATION / DEVELOPMENT DATA	
PROJECT ADDRESS	6514 S PARKER ROAD, AURORA, CO
LAND AREA WITHIN PROPERTY LINES (LOT 12)	792,276 SF OR 18.28 ACRES
GFA - ACE HARDWARE (UNIT 101)	17,093 SF
GFA - UNDETERMINED TENANT (UNIT 102)	13,010 SF
TOTAL BUILDING COVERAGE (ACE HARDWARE & UNDETERMINED TENANT)	30,103 SF
NEW HARD SURFACE AREA	1,876 SF
LOT NUMBER	12
PRESENT ZONING CLASSIFICATION	PD
PROPOSED USE	RETAIL CENTER
BUILDING MOUNTED SIGNS	SIGNAGE UNDER SEPARATE PERMIT AND INSTALLED BY TENANT
ACE HARDWARE UNDETERMINED TENANT	
ALLOWABLE SIGN ARE 2X BUILDING FRONTAGE (FIRST 100 LF) PLUS	ACE HARDWARE - 124 +/- LF = 212 SF UNDETERMINED TENANT - 160 +/- LF = 230 SF
0.5 SF X BUILDING FRONTAGE (FIRST 100 LF)	
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDING	NOT TO EXCEED 60'-0"
PARKING REQUIREMENTS	
ACE HARDWARE GFA = 17,093 SF 17,093 SF @ 1/200 = 86 REQUIRED	86 STALLS REQUIRED
UNDETERMINED TENANT GFA = 13,010 SF 13,010 SF @ 1/200 = 65 REQUIRED	65 STALLS REQUIRED

SHEET INDEX	
AS101	SITE PLAN
C-2.0	GRADING PLAN
A101	EXTERIOR ELEVATION
AS9	LANDSCAPE PLAN
AS10	LANDSCAPE DETAILS
AS11	MITIGATION PLAN



CITY OF AURORA
PLANNING & DEVELOPMENT SERVICES
15151 E. ALAMEDA PKWY
AURORA, COLORADO 80012
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CONTACT: SCOTT R. HIGA

CIVIL ENGINEER & SURVEYOR
RIDGETOP ENGINEERING & SURVEYING
541 E GARDEN DR, UNIT N
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PHONE: (970) 663-4552
CONTACT: MIKE BEACH

DEVELOPER
ARAPAHOE CROSSINGS, L.P.
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CONTACT: THOMAS RUBIO

LANDSCAPE ARCHITECT
PLANSCAPES
145 S WASHINGTON AVE
LOVELAND, COLORADO 80537
PHONE: (970) 310-1192
CONTACT: ROBERT MOLLOY

LOGO

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Unit N W: ridgetopeng.com

SEAL

PROJECT TITLE

ACE
HARDWARE -
ARAPAHOE
CROSSINGS

6514 S PARKER RD, UNIT
#11, AURORA, CO 80016

PREPARED FOR

BRIXMOR PROPERTY
GROUP

1525 FARADAY AVE, STE.
350, CARLSBAD, CA 92008

SUBMITTAL

SITE PLAN

DRAWN BY:

CHECKED BY: MRB

PROJECT NO.: 23-210-004

REVISIONS

MINOR AMENDMENT	3/13/24

DATE

03/13/2024

SHEET TITLE

SITE PLAN

SHEET INFORMATION

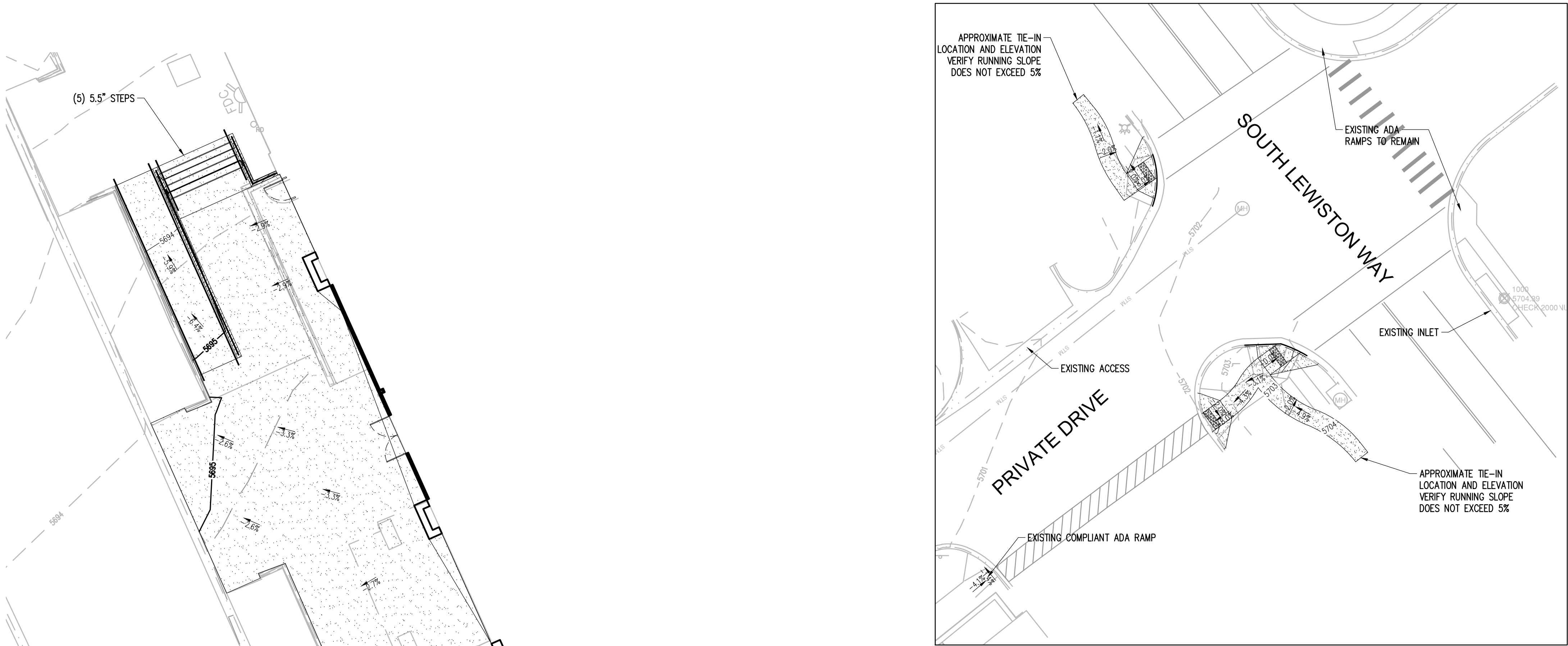
AS101

1 Of 6

Know what's below.
Call before you dig.

ACE HARDWARE - ARAPAHOE CROSSINGS

SITE PLAN FOR LOT 12, BLOCK 1, ARAPAHOE CROSSINGS SUBDIVISION FILING NO. 1
SW ¼ OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



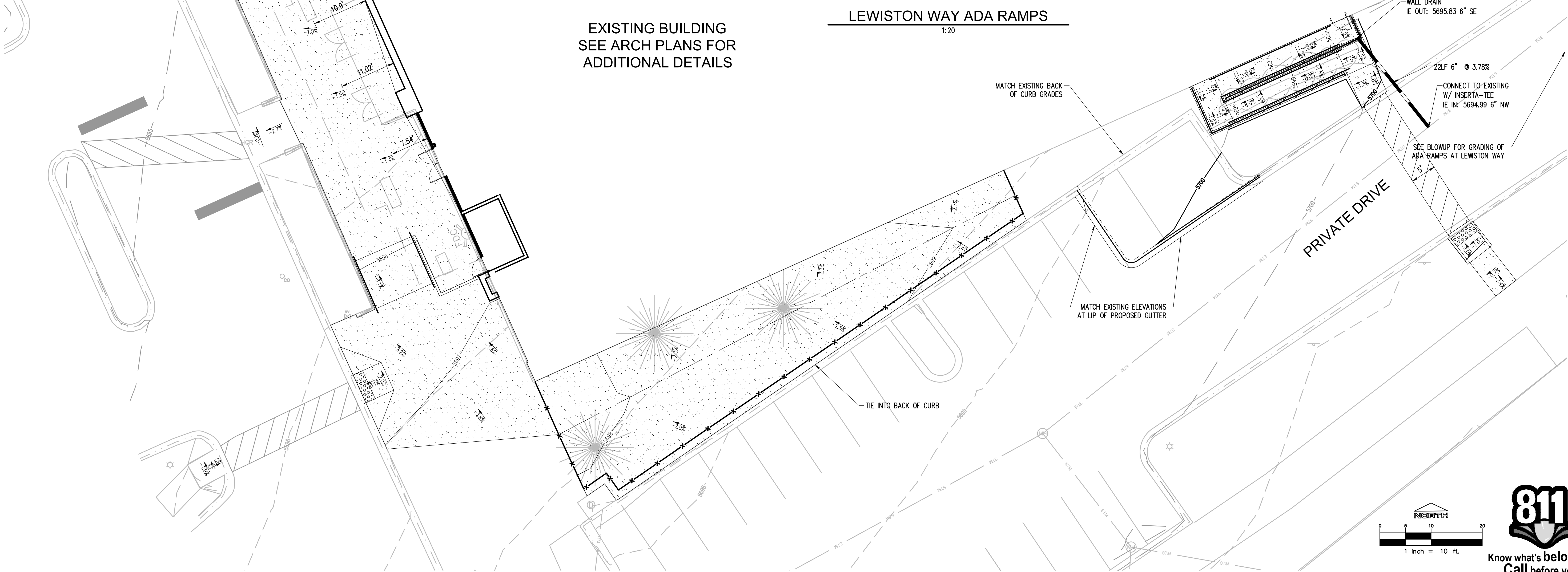
LEGEND

EX. CONTOUR	---
PROPOSED CONTOUR	---
SAW CUT	---
SPOT ELEVATION	4653
TOP OF CURB	TC
FINISHED GRADE	FG
FINISHED FLOOR	FF
SIDEWALK	SW
MATCH EXISTING	ME

GRADING NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE IBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
- ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
- FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
- REUSE OF NATIVE MATERIAL PERMITTED IF PLACED IN 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
- SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PAVEMENT, GUTTER FLOWLINE, OR FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PERFORM A CUT AND FILL QUANTITY CALCULATION AND INCLUDE IN THE BASE BID. ANY CUT OR FILL REQUIRED IN ADDITION TO THE BASE BID SHALL BE AT THE CONTRACTOR'S EXPENSE.

- NOTE:
- THE SLOPE AWAY FROM THE BUILDING SHALL HAVE A MINIMUM GRADE OF FIVE (5) PERCENT FOR THE FIRST TEN FEET OR TO THE PROPERTY LINE, WHICHEVER OCCURS FIRST, THEN A MINIMUM OF TWO (2) PERCENT UNTIL THE SLOPE REACHES THE SWALE AROUND THE BUILDING. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE TEN FEET OF HORIZONTAL DISTANCE, A FIVE (5) PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING STORM RUNOFF AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF TWO (2) PERCENT AWAY FROM THE BUILDING.
 - DETAILED LAYOUT AND DESIGN FOR PROPOSED CURB RAMPS WITHIN RIGHT OF WAY OR ALONG AN ACCESSIBLE ROUTE WILL BE COMPLETED WITH THE CIVIL PLANS.
 - THE MAXIMUM CROSS SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED TWO PERCENT. THE MAXIMUM LONGITUDINAL SLOPE IN AN ACCESSIBLE PATH SHALL NOT EXCEED FIVE PERCENT.



LOGO

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PROJECT TITLE

ACE
HARDWARE -
ARAPAHOE
CROSSINGS

PREPARED FOR

BRIXMOR PROPERTY
GROUP

1525 FARADAY AVE. STE.
350, CARLSBAD, CA 92008

SUBMITTAL

SITE PLAN

DRAWN BY: NGA

CHECKED BY: MRB

PROJECT NO.: 23-210-004

REVISIONS

MINOR AMENDMENT 3/13/24

DATE

03/13/2024

SHEET TITLE

GRADING
PLAN

SHEET INFORMATION

C-2.0

2 of 6

ACE HARDWARE - ARAPAHOE CROSSINGS

SITE PLAN FOR LOT 12, BLOCK 1, ARAPAHOE CROSSINGS SUBDIVISION FILING NO. 1
SW ¼ OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EXTERIOR NEW FINISH LEGEND					
SYMBOL	MATERIAL	DESCRIPTION	SYMBOL	MATERIAL	DESCRIPTION
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER ALUMINUM STOREFRONT, TRIFAB 451 UT FRAMING SYSTEM W/ 2"x4-1/2" CENTER PLANE GLASS APPLICATION. FINISH: PERMAFLUOR ARCHITECTURAL COATING W/ 'DARK BRONZE' ANODIZED FINISH. GLASS: 1" INSULATED CLEAR GLAZING SPANDREL PANEL: 1" INSULATED ALUMINUM COMPOSITE INFILL SPANDREL PANEL W/ 'DARK BRONZE' ANODIZED FINISH.	PT-1	PAINT AT STEEL SURFACE	SHERWIN WILLIAMS, SW 7050: "USEFUL GREY"
STO-1	SYNTHETIC EIFS WALL SYSTEM	DRYVIT COMMERCIAL CEMENT PLASTER 4 FINISH: MATCH TO SHERWIN WILLIAMS, SW7050 "USEFUL GREY"	PT-2	PAINT AT STEEL SURFACE	SHERWIN WILLIAMS, SW 7845: "THUNDER GRAY"
STO-2	SYNTHETIC EIFS CORNICE	DRYVIT COMMERCIAL CEMENT PLASTER 4 FINISH: MATCH TO SHERWIN WILLIAMS, SW8385 "DOVER WHITE"	BR-1	12" THK. CONCRETE MASONRY UNIT	MATCH TO EXISTING CONCRETE MASONRY UNIT
STO-3	SYNTHETIC EIFS WALL SYSTEM	DRYVIT COMMERCIAL CEMENT PLASTER 4 FINISH: MATCH TO SHERWIN WILLIAMS, SW7845 "THUNDER GRAY"	LF-1	WALL MOUNTED LIGHTING FIXTURE	MATCH TO EXISTING OR COOPER LIGHTING, 'ENV' FINISH: DARK PLATINUM
MP-1	METAL WALL PANEL	BERRIDGE FW-12 WALL & SOFFIT PANEL SYSTEM, WALL PANEL: WITHOUT GROOVES, SOFFIT PANEL: VENTS FINISH: CHARCOAL GREY			
CP-1	PARAPET COPING	BERRIDGE METAL COPING FINISH: PARCHMENT			

- NOTES:
- NEW LIGHT FIXTURES SHALL BE DIRECTED DOWNWARD AND NO OFFSITE GLARE SHALL BE ALLOWED.
 - ALL PROPOSED COLORS, MATERIALS, FINISHES, AND DESIGN ELEMENTS SHALL MATCH EXISTING BUILDING DESIGN, MATERIALS, AND DETAILS.
 - NEW CONTROL JOINTS SHALL MATCH THE CONTROL JOINTS ON THE EXISTING BUILDING C.J.
 - PROVIDE JOINT SEALANTS, BACKINGS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER.
 - PROVIDED CAULKING/ SEALANTS AT THE FOLLOWING EXTERIOR CONDITIONS: SIDEWALKS TO BUILDING, SLAB/FOUNDATION, EIFS TO BRICK MASONRY, STOREFRONT TO BRICK MASONRY OR EIFS, & INTERSECTIONS OF DIS-SIMILAR MATERIALS.

LOGO



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SITE PLAN

DRAWN BY:

CHECKED BY: MRB

PROJECT NO.: 23-210-004

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MINOR AMENDMENT	3/13/24
2ND REVISED DWG's	5/16/24

DATE

05/16/2024

SHEET TITLE

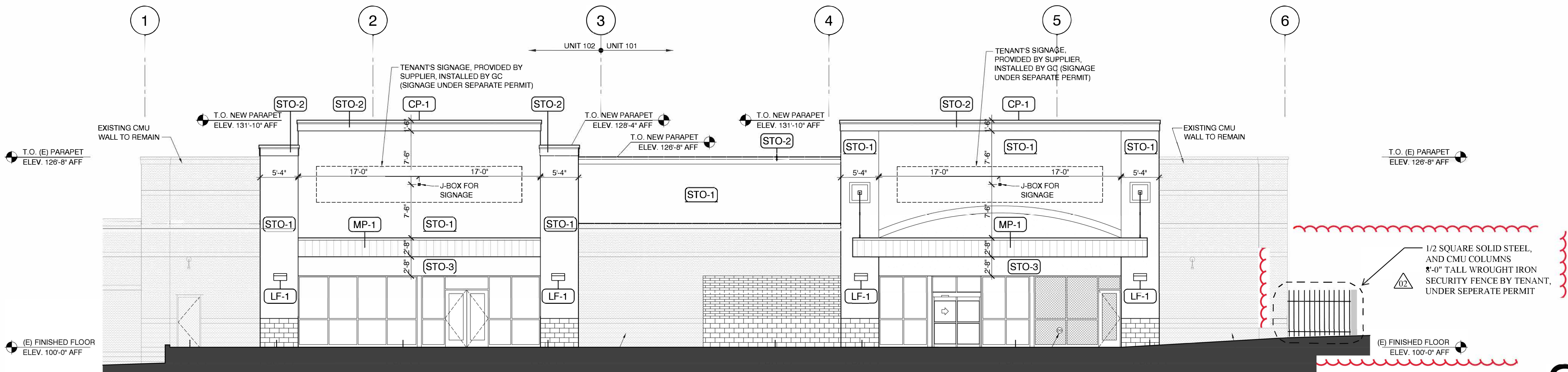
EXTERIOR
ELEVATION

SHEET INFORMATION



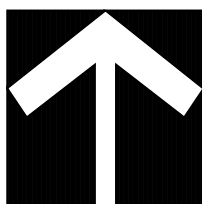
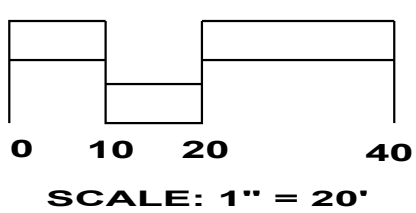
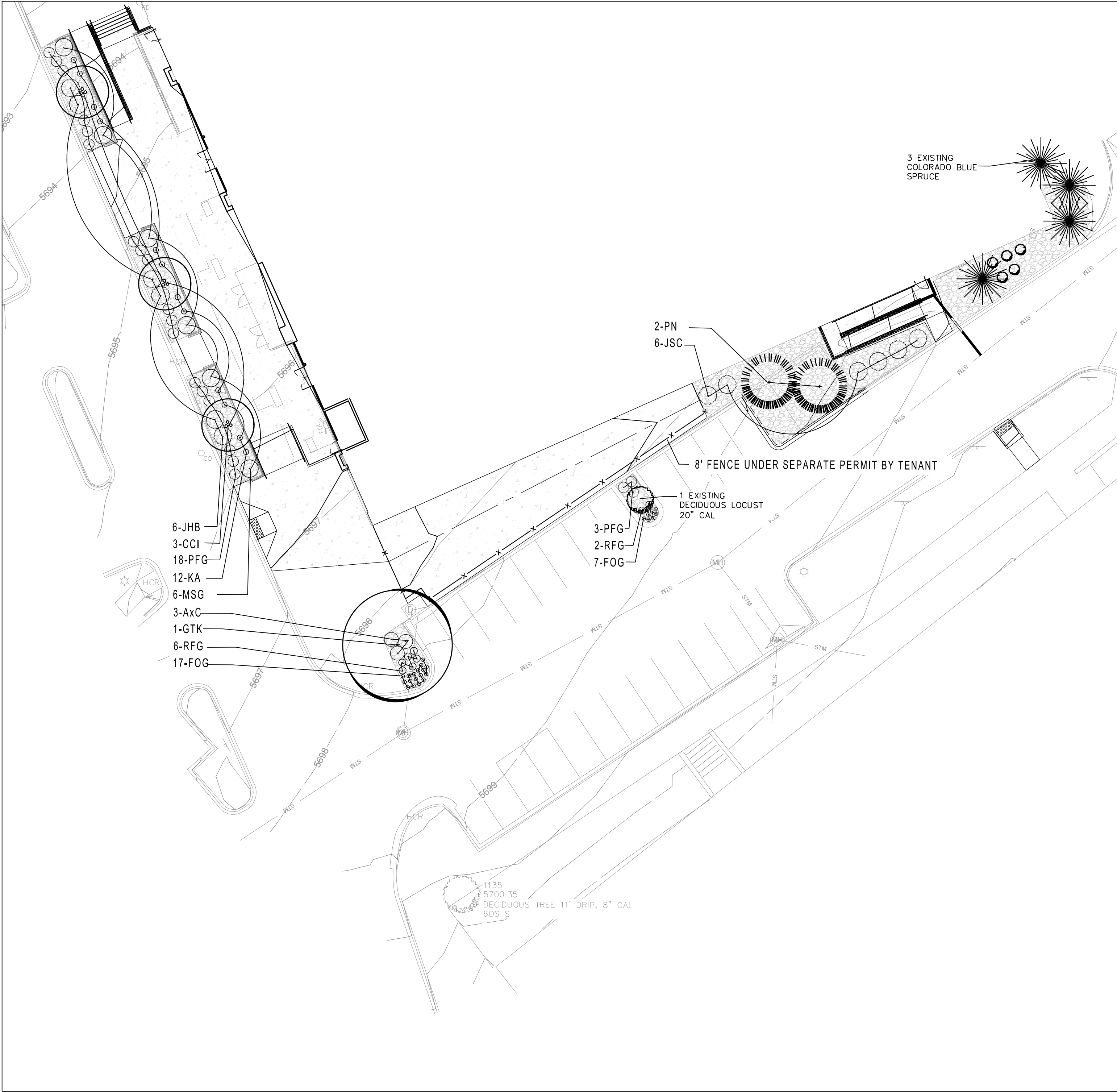
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3 Of 6



ACE HARDWARE - ARAPAHOE CROSSINGS










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CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	WATER USE
DECIDUOUS TREES						
1	GTK	Gleditsia triacanthos inermis Skyline'	Skyline Locust	2.5" cal	B&B	L
ORNAMENTAL TREES						
3	CCI	Crataegus crus-galli inermis	Thornless Cockspur Hawthorne	2" cal.	B&B	L
EVERGREEN TREES						
2	PN	Pinus nigra	Austrian Pine	6' ht.	B&B	L
EVERGREEN SHRUBS						
6	JHB	Juniperus horizontalus 'Bar Harbor'	Bar Harbor Juniper	5 gal.	5' o.c.	L
6	JSC	Juniperus sabina 'Scandia'	Scandia Juniper	5 gal.	5' o.c.	L
DECIDUOUS SHRUBS						
6	AxC	Arctostaphylos x coloradoensis	Panchito Manzanita	5 gal.	5' o.c.	L
21	PFG	Potintilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal.	3' o.c.	L
PERENNIALS						
8	RFG	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.	24" o.c.	L
6	MSG	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	4' o.c.	L
6	KA	Calamagrostis x acutiflora 'Karl Forester'	Karl Forester Grass	1 gal.	18" o.c.	L
24	FOG	Festuca ovina glauca	Blue Fescue	1 gal.	4' o.c.	L

PLANT LEGEND

-  DECIDUOUS CANOPY TREES
-  ORNAMENTAL TREE
-  EVERGREEN TREES
-  DECIDUOUS AND/OR EVERGREEN SHRUBS
-  PERENNIAL GRASSES
-  EVERGREEN SHRUB
-  EXISTING PINE TREE
-  EXISTING SHADE TREE
-
-  CONCRETE FLAT WORK

LOGO



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SEAL

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ACE
HARDWARE -
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6514 S PARKER RD, UNIT
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PREPARED FOR

BRIXMOR PROPERTY
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1525 FARADAY AVE, STE.
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SUBMITTAL

SITE PLAN

DRAWN BY:

CHECKED BY: MRB

PROJECT NO.: 23-210-004

REVISIONS

MINOR AMENDMENT 3/13/24

DATE

03/13/2024

SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

AS 9

4 of 6



Know what's below.
Call before you dig.

File: AUAH1005.dwg Path: P:\Colorado\Aurora\Briemor Property Group\23-210-004 Ace Hardware - Arapahoe Crossings\2 Drawings\ Plotted by: Nicholas Date: 26-Feb-24 2:45:26pm

ACE HARDWARE - ARAPAHOE CROSSINGS

SITE PLAN FOR LOT 12, BLOCK 1, ARAPAHOE CROSSINGS SUBDIVISION FILING NO. 1
SW ¼ OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

CITY OF AURORA, FIRE LIFE SAFETY NOTES

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

CITY OF AURORA, SITE TRIANGLE COMPLIANCE NOTE

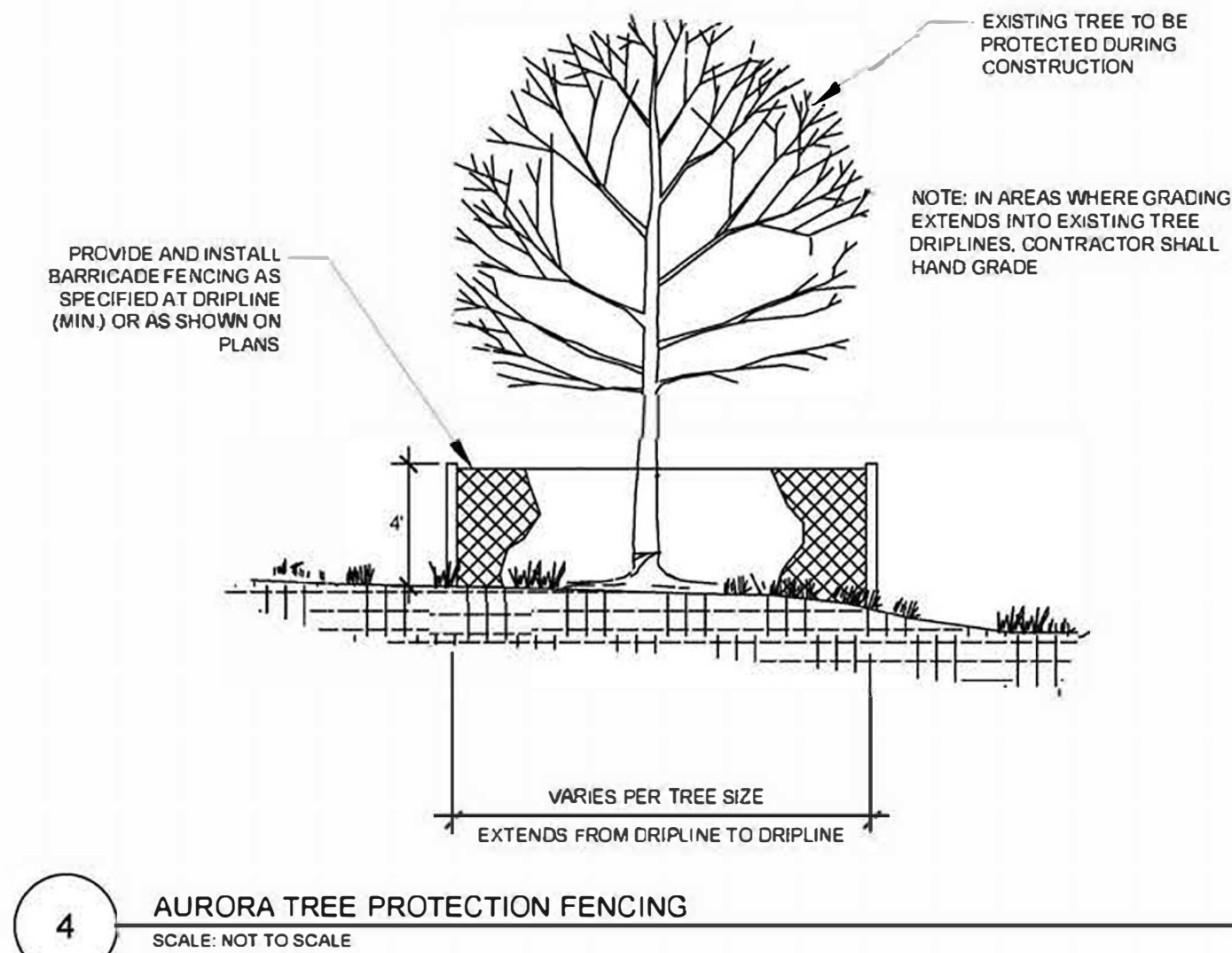
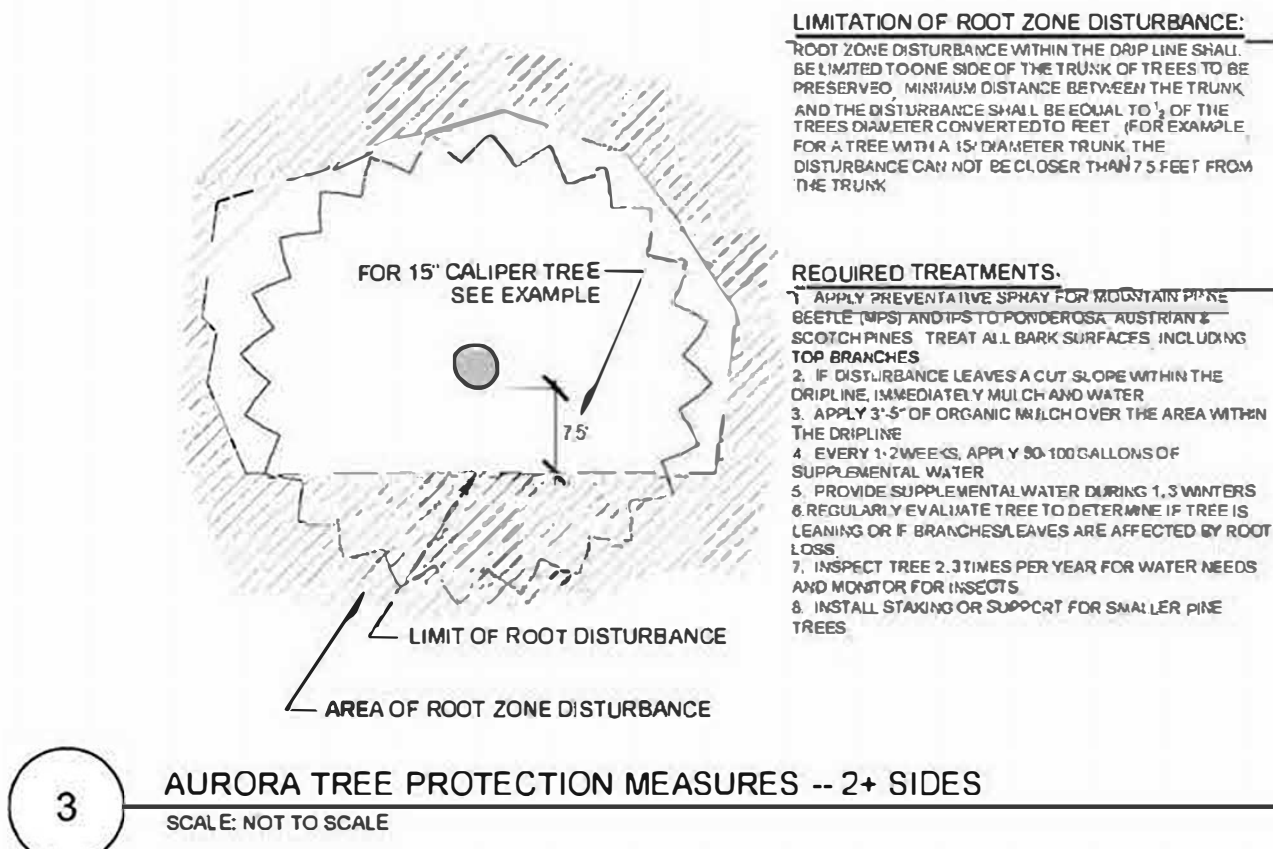
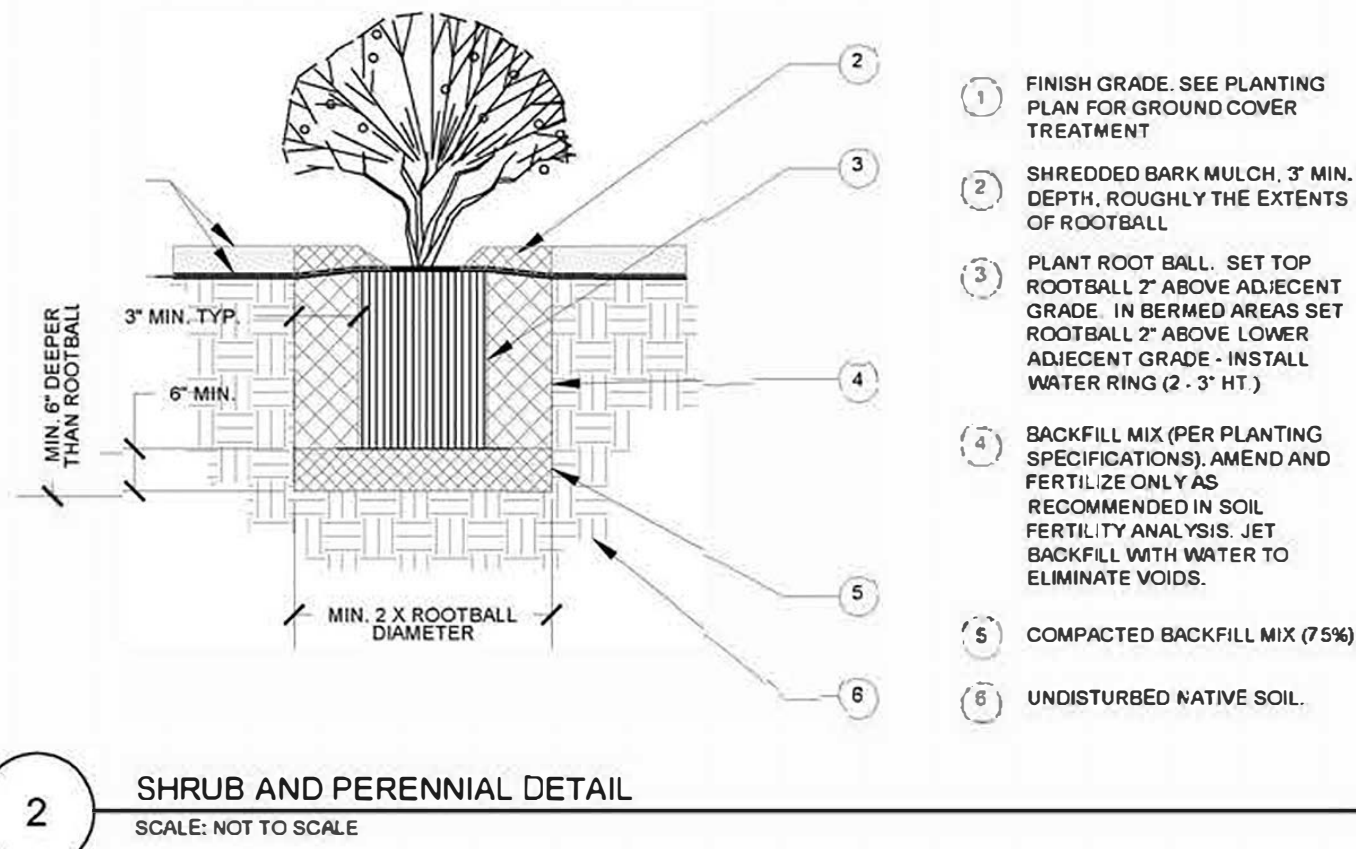
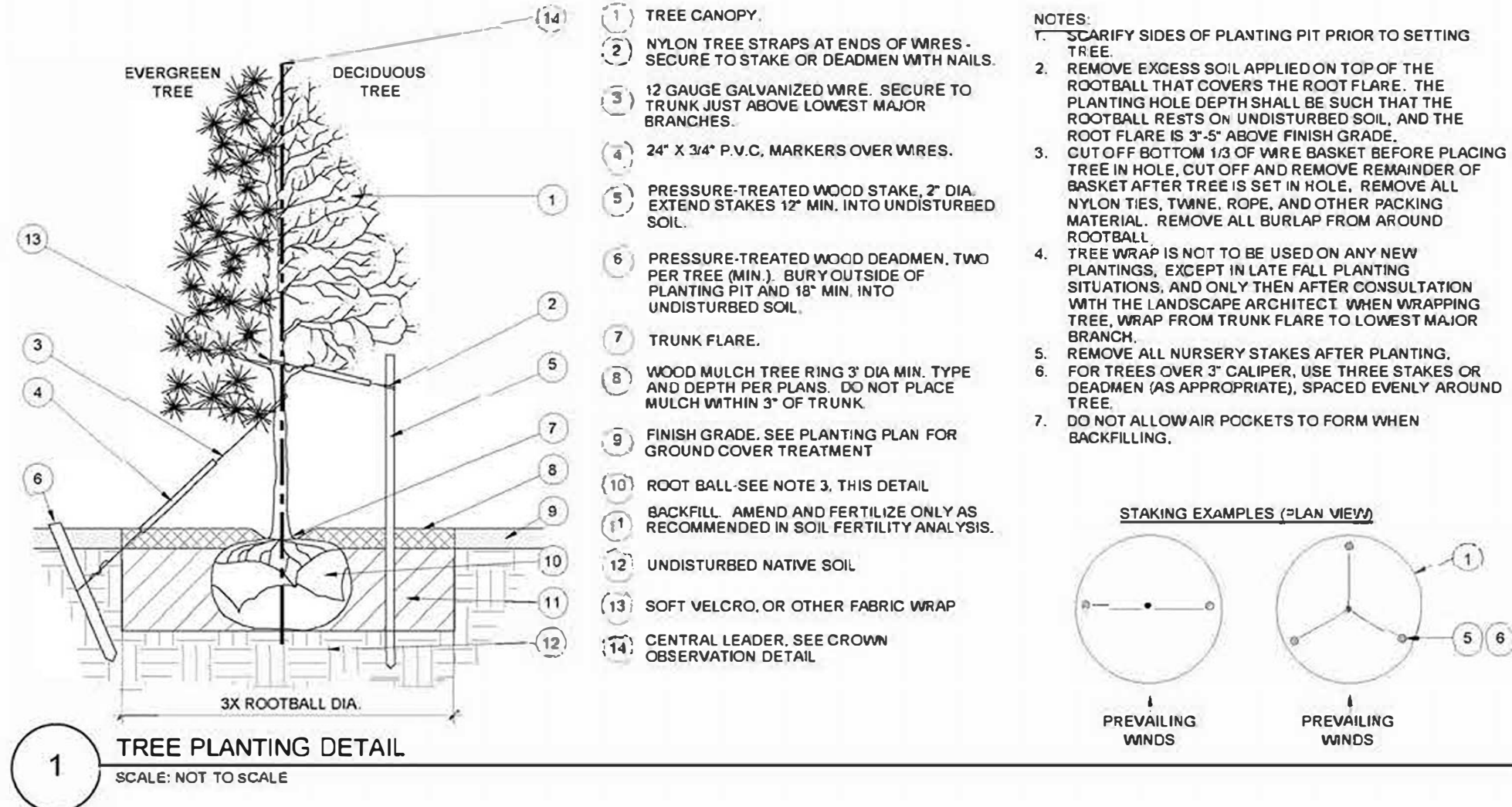
NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 36 INCHES AND 84 INCHES ABOVE THE ROADWAY SURFACE, TYPICAL OF ALL SIGHT TRIANGLES. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

CITY OF AURORA LANDSCAPE NOTES

1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. 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 INCLUDING PROPOSED ROCK OR BARK MULCH AND EDGING. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

CITY OF AURORA TREE PROTECTION NOTES

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



NOT FOR CONSTRUCTION

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

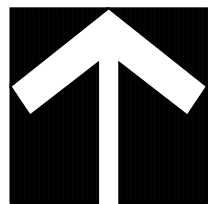
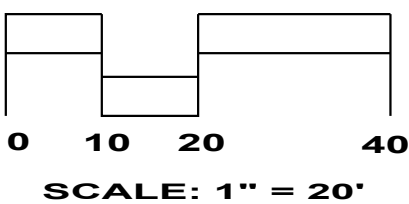
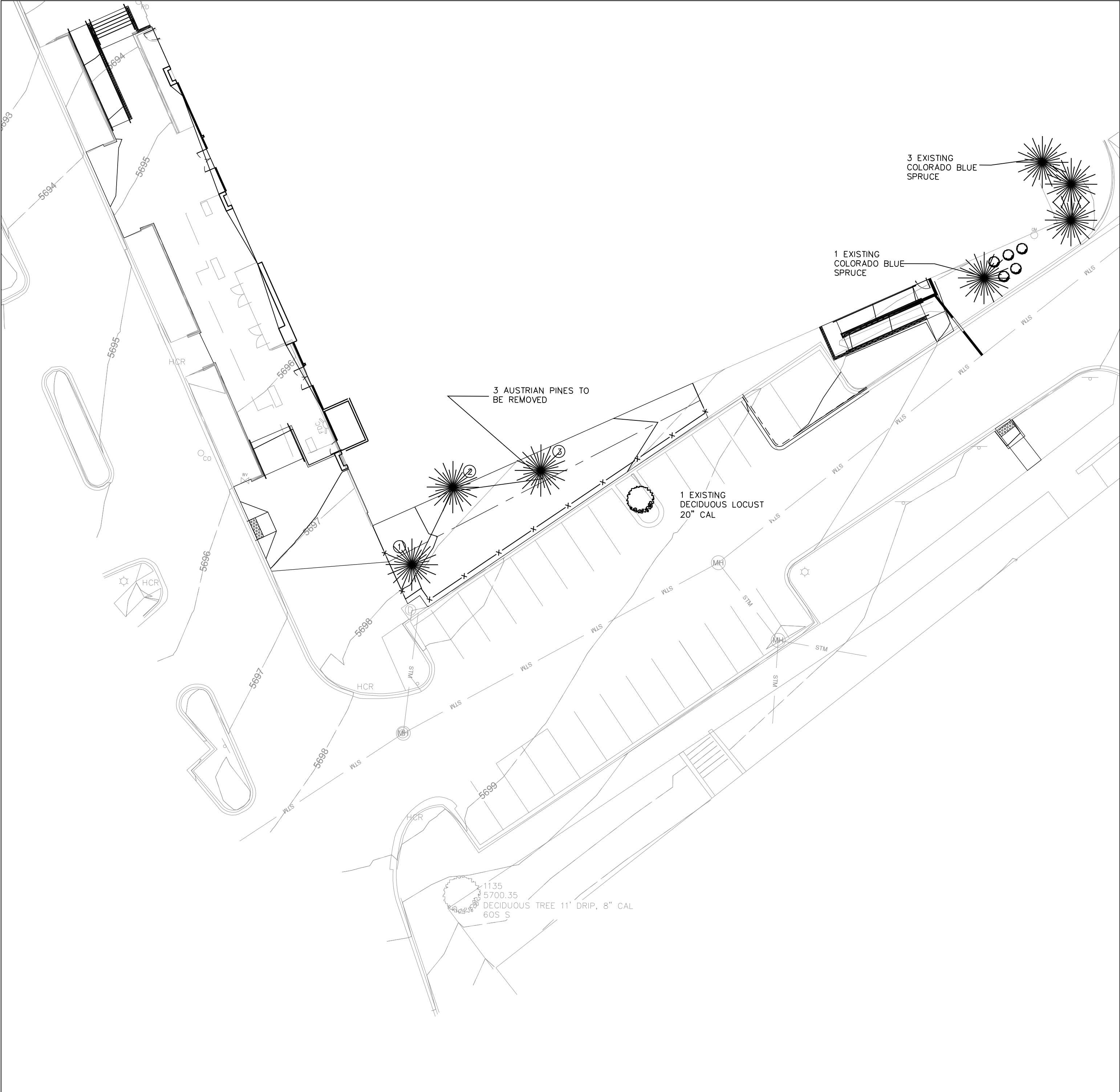


KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

LOGO	
SEAL	
PROJECT TITLE	ACE HARDWARE - ARAPAHOE CROSSINGS
PREPARED FOR	6514 S PARKER RD, UNIT #11, AURORA, CO 80016 BRIXMOR PROPERTY GROUP
	1525 FARADAY AVE, STE. 350, CARLSBAD, CA 92008
SUBMITTAL	
SITE PLAN	
DRAWN BY:	NGA
CHECKED BY:	MRB
PROJECT NO.:	23-210-004
REVISIONS	
DATE	11/10/2023
SHEET TITLE	LANDSCAPE DETAILS
SHEET INFORMATION	AS 10 5 of 6

ACE HARDWARE - ARAPAHOE CROSSINGS

SITE PLAN FOR LOT 12, BLOCK 1, ARAPAHOE CROSSINGS SUBDIVISION FILING NO. 1
SW ¼ OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



TREE MITIGATION TABLE

TREE INVENTORY					
TREE #	SPECIES	DIAMETER	CONDITION	VALUE	MITIGATION
1	AUSTRIAN PINE	12 INCHES	70%	\$1,440	8.5 inches
2	AUSTRIAN PINE	10 INCHES	70%	\$1,200	7 inches
3	AUSTRIAN PINE	12 INCHES	70%	\$1,440	8.5 inches
TOTAL				\$4,080	

PLANT LEGEND

 EXISTING PINE TREE

 EXISTING SHADE TREE

 CONCRETE FLAT WORK

LOGO



541 E. Garden Drive,
Unit N
Windsor, CO 80550

T (970) 663-4552
W ridgepeng.com

SEAL

PROJECT TITLE

ACE
HARDWARE -
ARAPAHOE
CROSSINGS

6514 S PARKER RD, UNIT
#11, AURORA, CO 80016

PREPARED FOR

BRIXMOR PROPERTY
GROUP

1525 FARADAY AVE, STE.
350, CARLSBAD, CA 92008

SUBMITTAL

SITE PLAN

DRAWN BY:
CHECKED BY: MRB
PROJECT NO.: 23-210-004

REVISIONS	
MINOR AMENDMENT	3/13/24

DATE

03/13/2024

SHEET TITLE

MITIGATION PLAN

SHEET INFORMATION

AS 11

6 of 6



Know what's below.
Call before you dig.