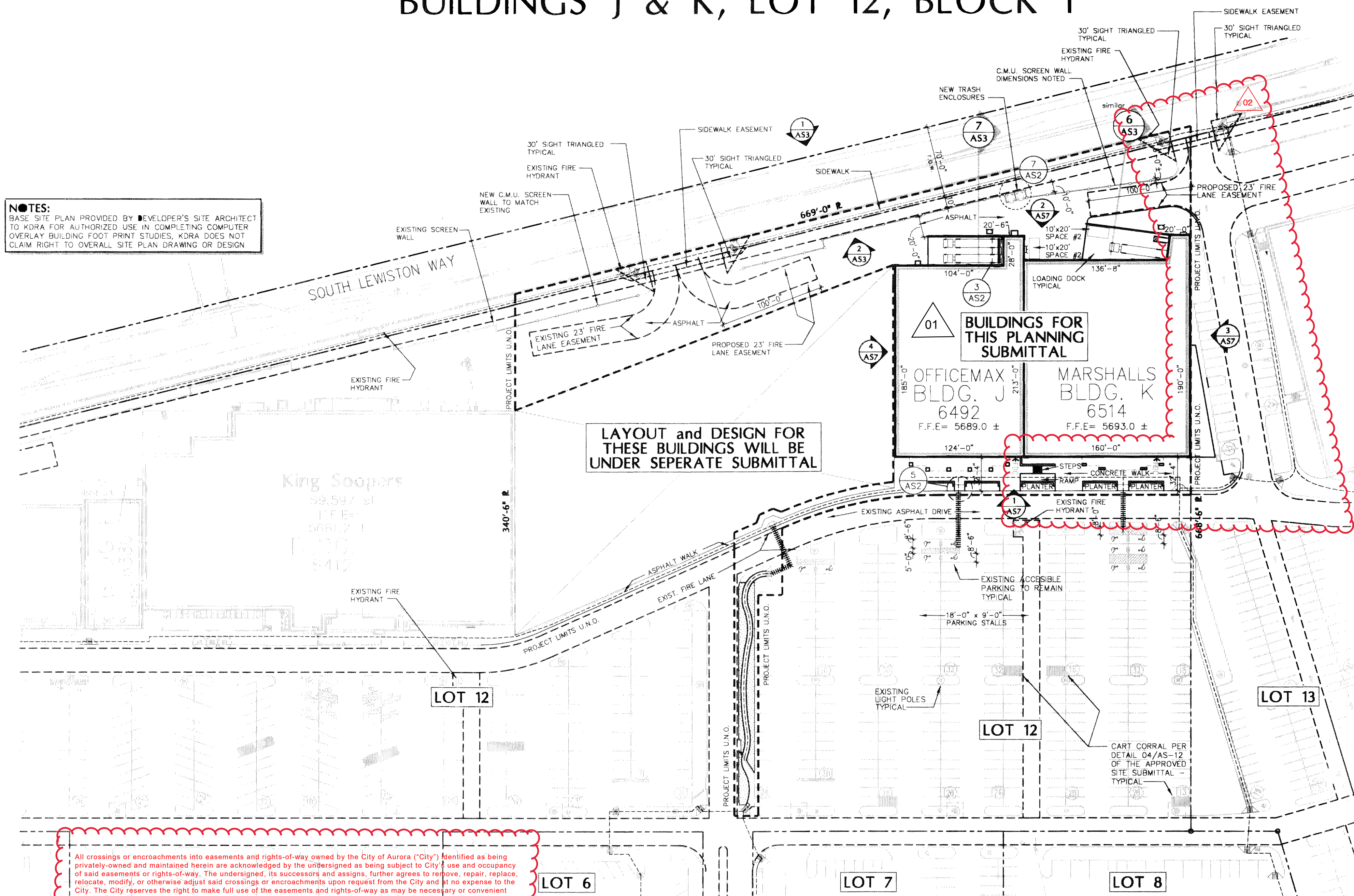


# AMENDMENT TO SITE PLAN FOR ARAPAHOE CROSSINGS FILING NO.1 FOR BUILDINGS J & K, LOT 12, BLOCK 1

**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



LAYOUT and DESIGN FOR  
THESE BUILDINGS WILL BE  
UNDER SEPERATE SUBMITTAL

**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, I.E. 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

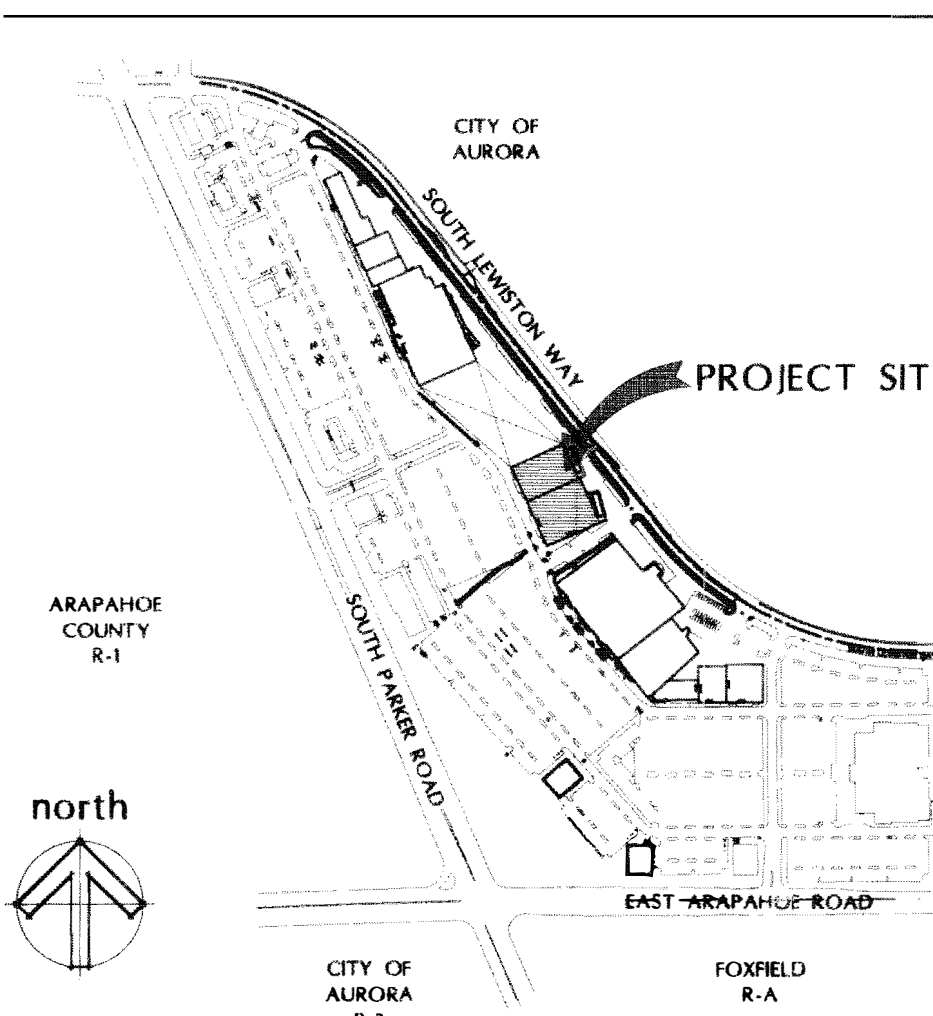
### TENANT:

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

## VICINITY MAP:



## 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.

## ARCHITECTURAL SITE PLAN

SCALE: 1" = 60'-0"

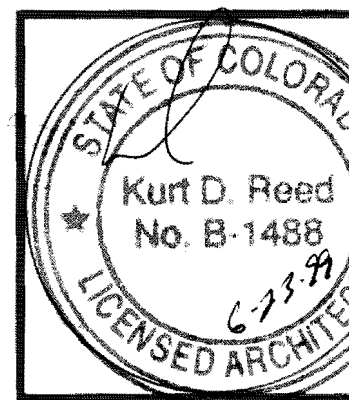
## GENERAL NOTES:

- 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  
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
- 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 ARE ACKNOWLEDGED  
BY THE UNDERSIGNED. ANY SUCH SYSTEMS OR RIGHTS-OF-WAY  
USE AND OCCUPANCY OF THE SAME SHALL BE REVIEWED AND  
APPROVED BY THE CITY OF AURORA FOR ANY VIOLATION OR DAMAGE TO  
CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION  
OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL  
APPROVAL OF THE PROJECT. THE PROJECT 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  
EXISTING 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.

**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

REVISED:	CITY COMMENTS / O.A. REVIEW	
	DATE	BY
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 SIDE WALKS)	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 STORES	1
MAXIMUM HEIGHT OF BUILDING	NOT TO EXCEED 60'-0"
PARKING REQUIREMENTS	
OFFICEMAX GFA =	100 STALLS REQUIRED (100 PROVIDED)
TOTAL BUILDING = 23,472	4 HANDICAP REQUIRED (4 PROVIDED)
DEDUCTIBLE AREAS =	
20,157 S.F.	
20,157 S.F. / 200 = 100 REQUIRED	
MARSHALLS GFA =	131 STALLS REQUIRED (131 PROVIDED)
TOTAL BUILDING = 30,935	5 HANDICAP REQUIRED (6 PROVIDED)
DEDUCTIBLE AREAS =	
26,310 S.F.	
26,310 S.F. / 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 WHEREOF ARAPAHOE CROSSINGS DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE

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

BY: PATRICK J. PEPPELAR  
(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

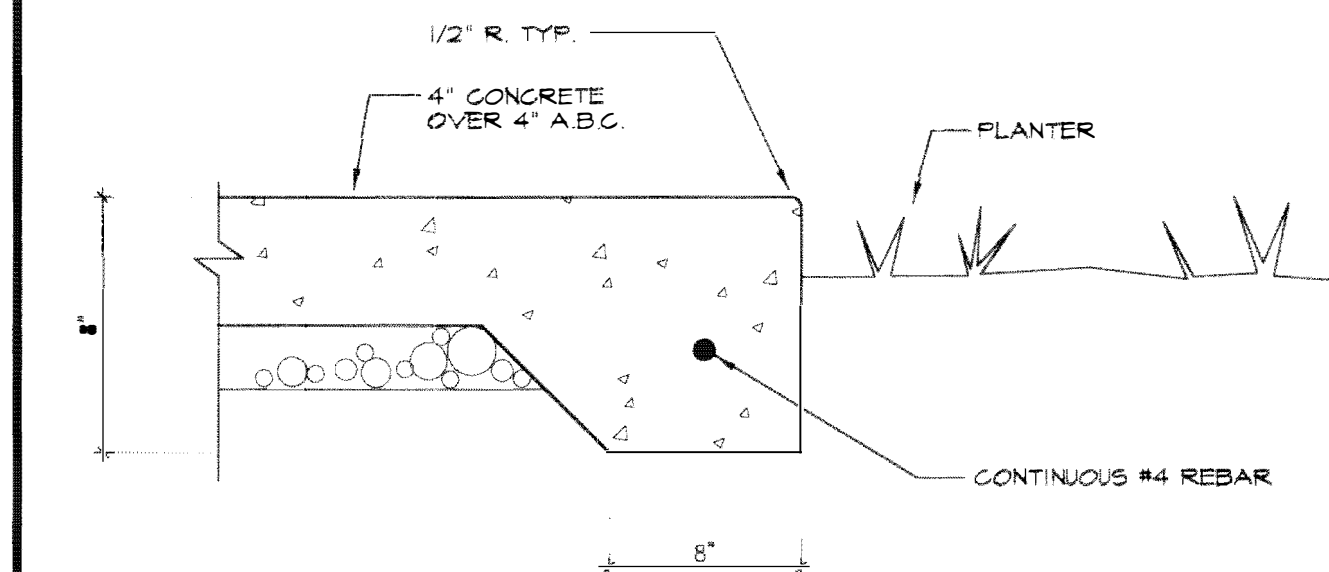
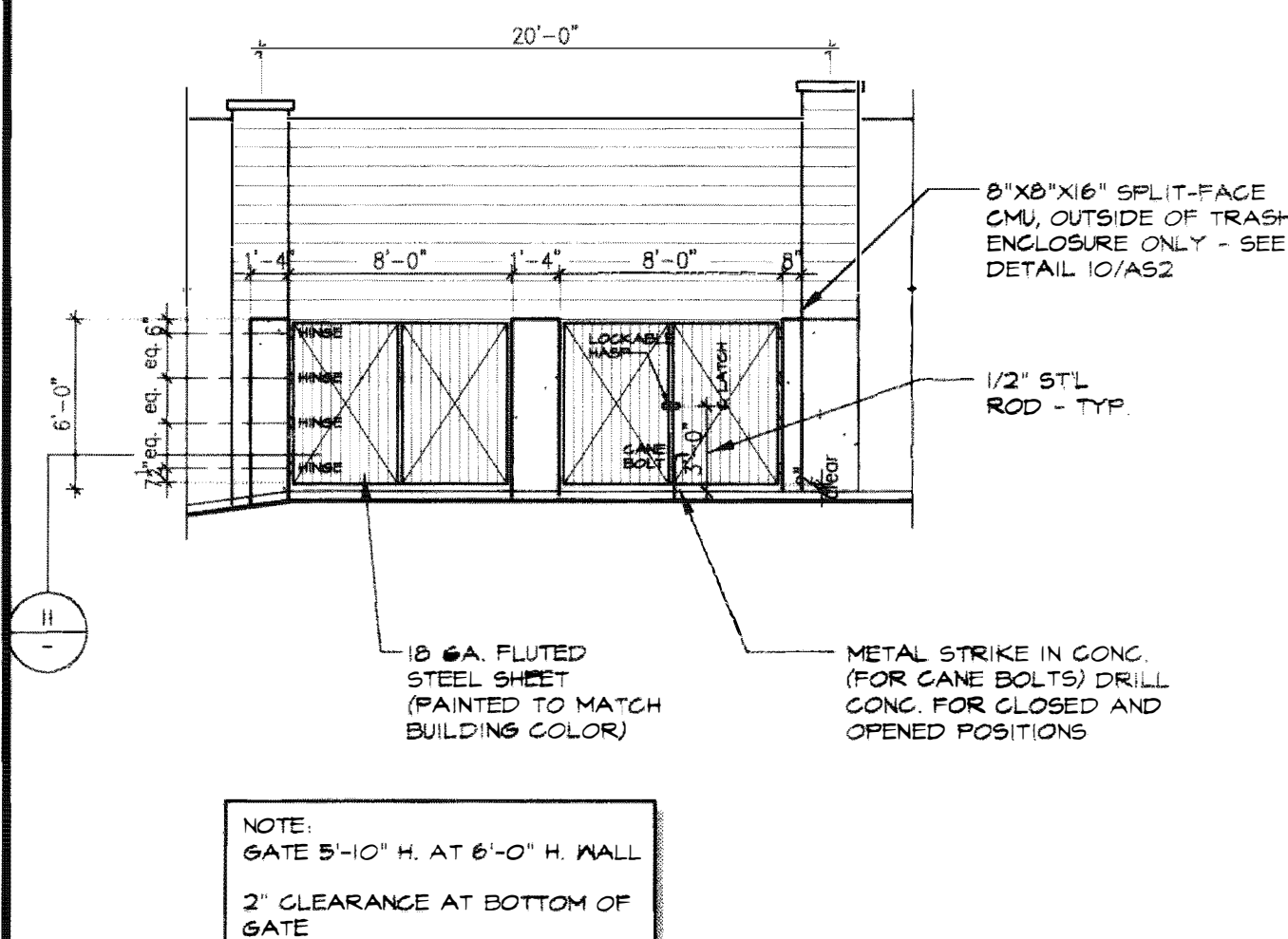
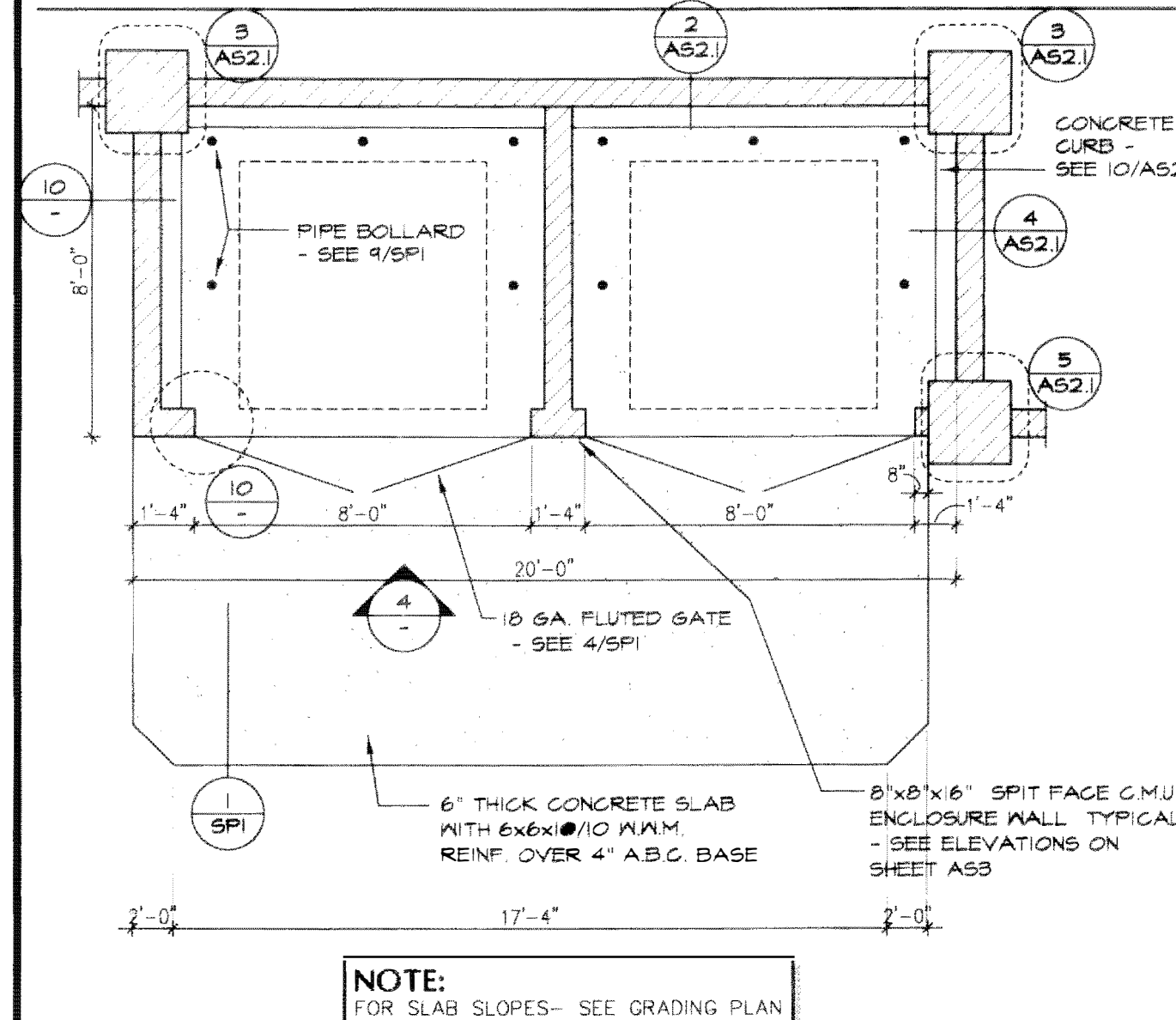
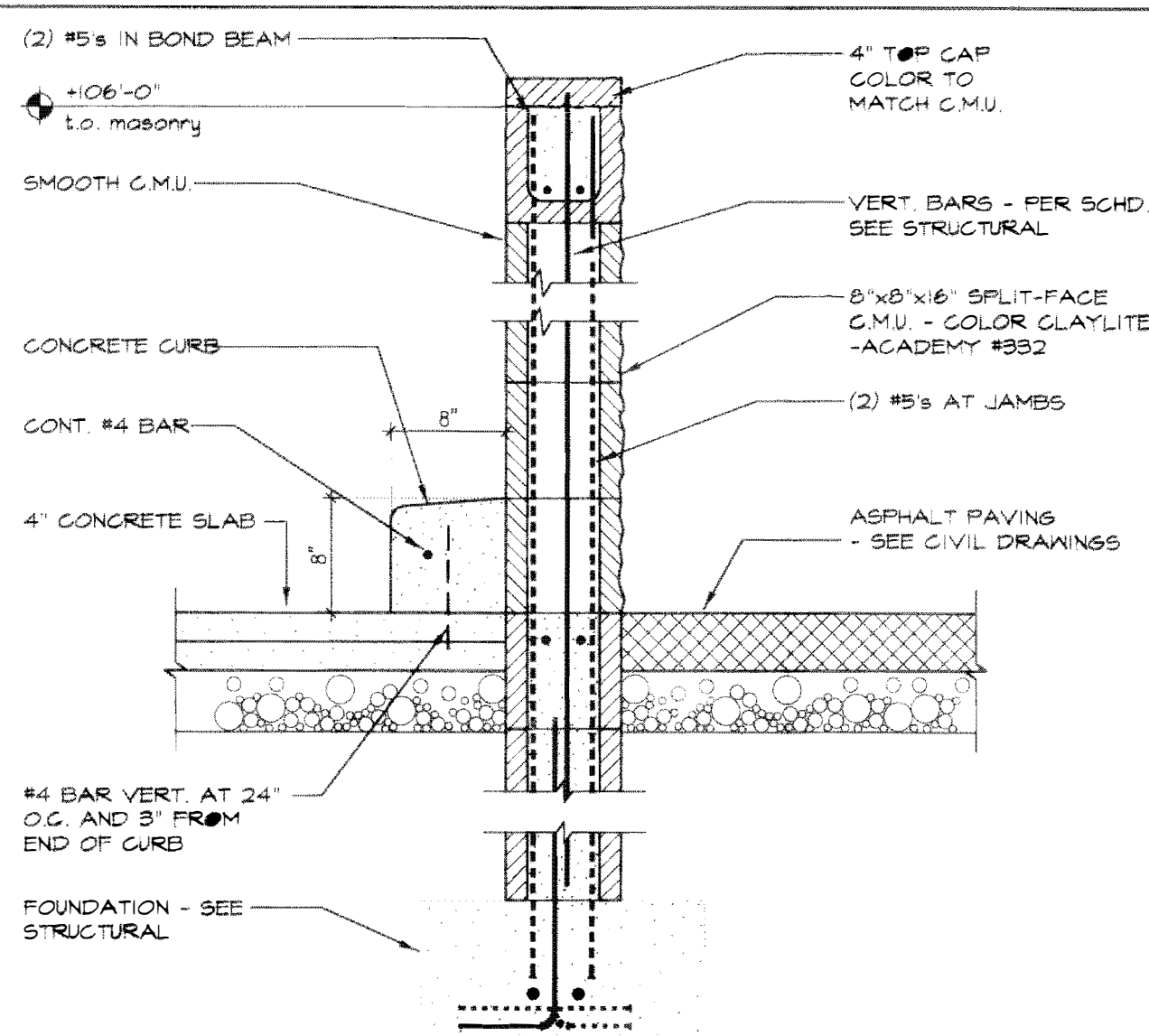
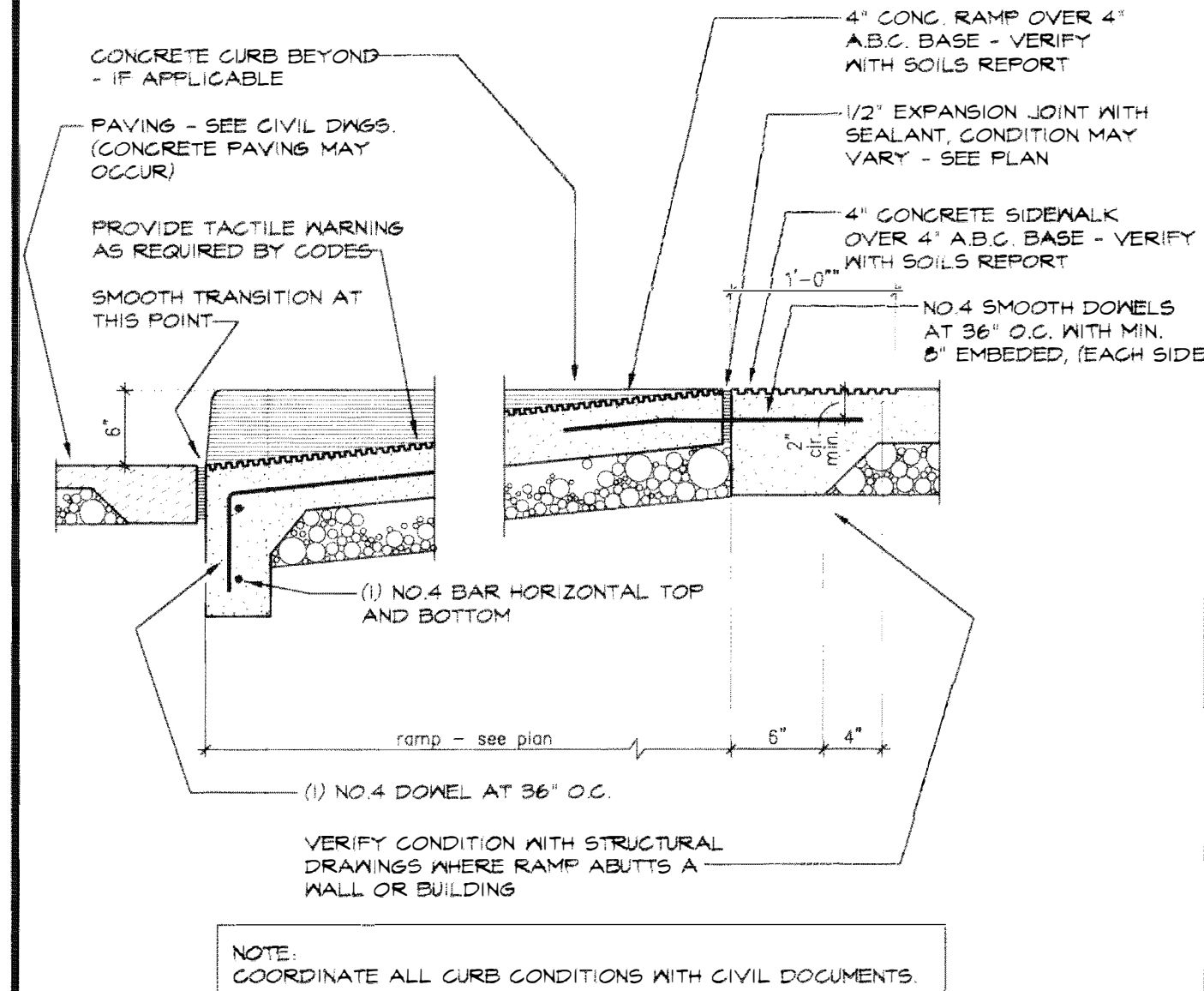
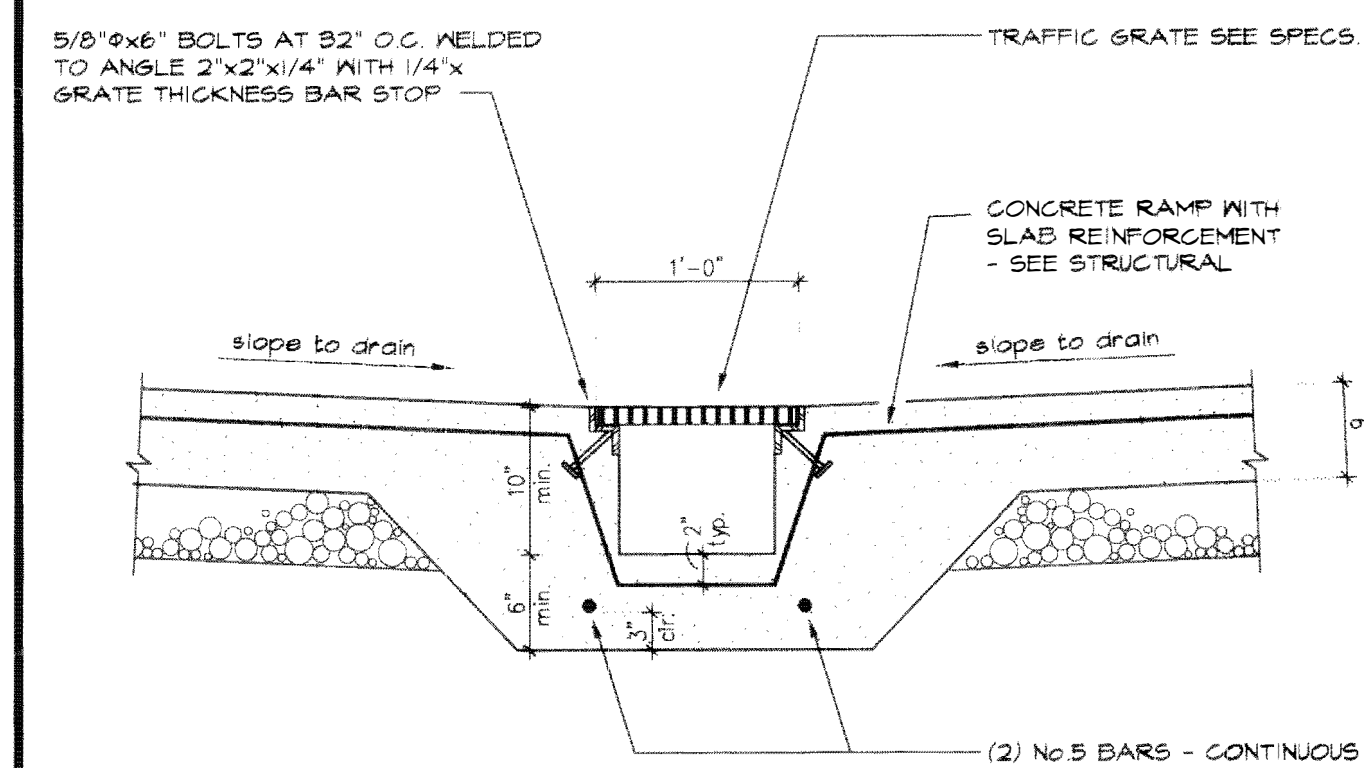
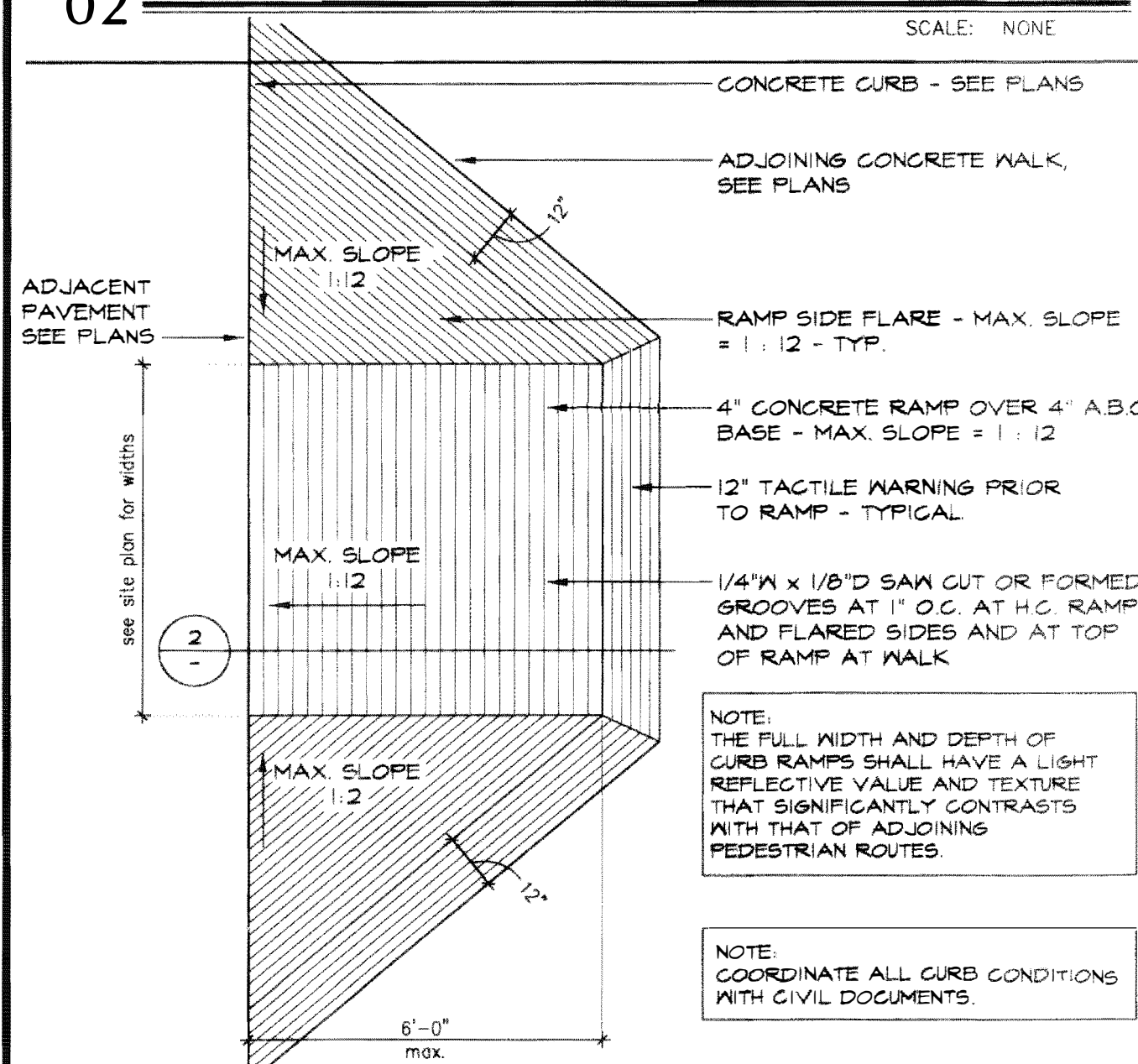
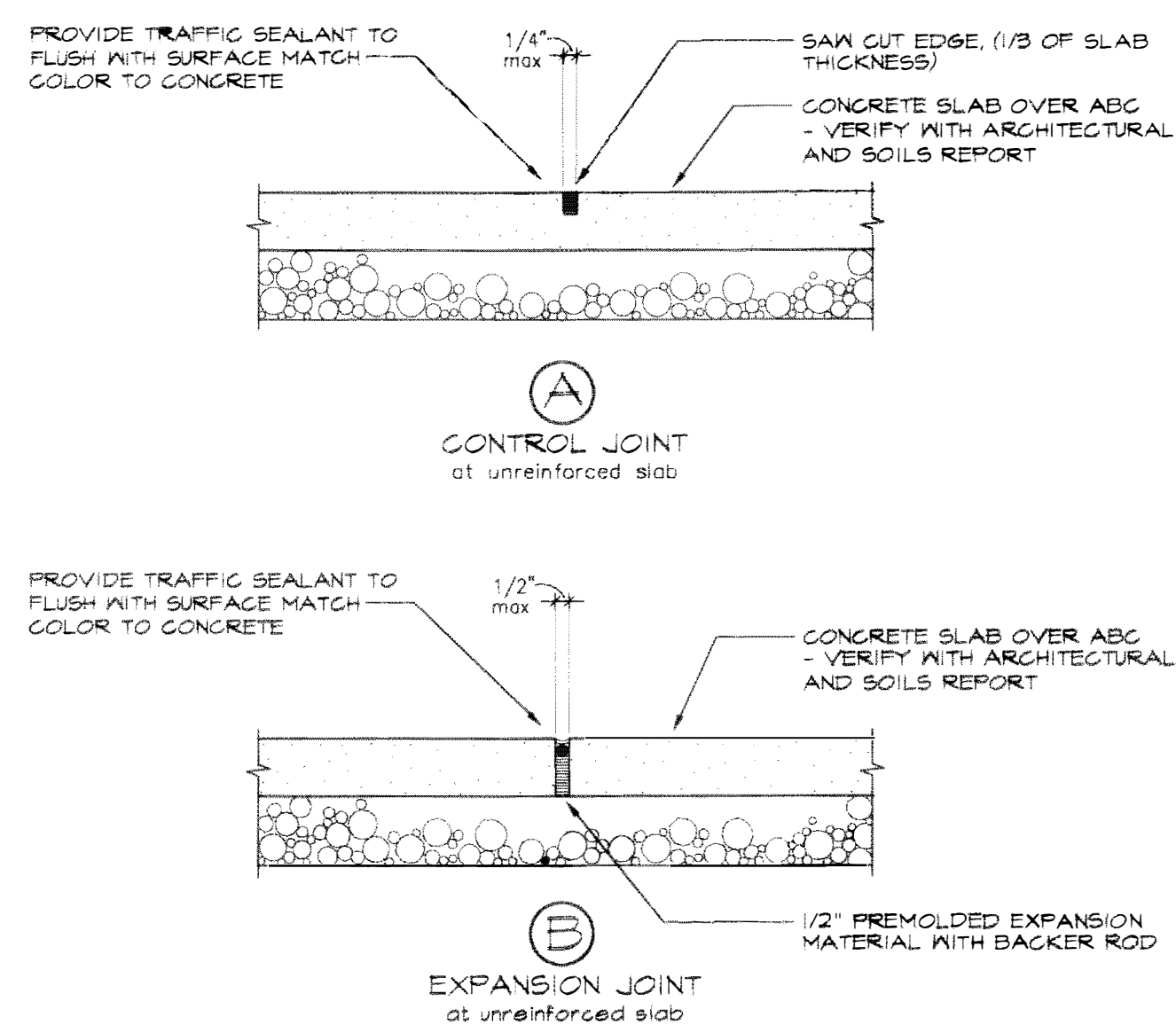
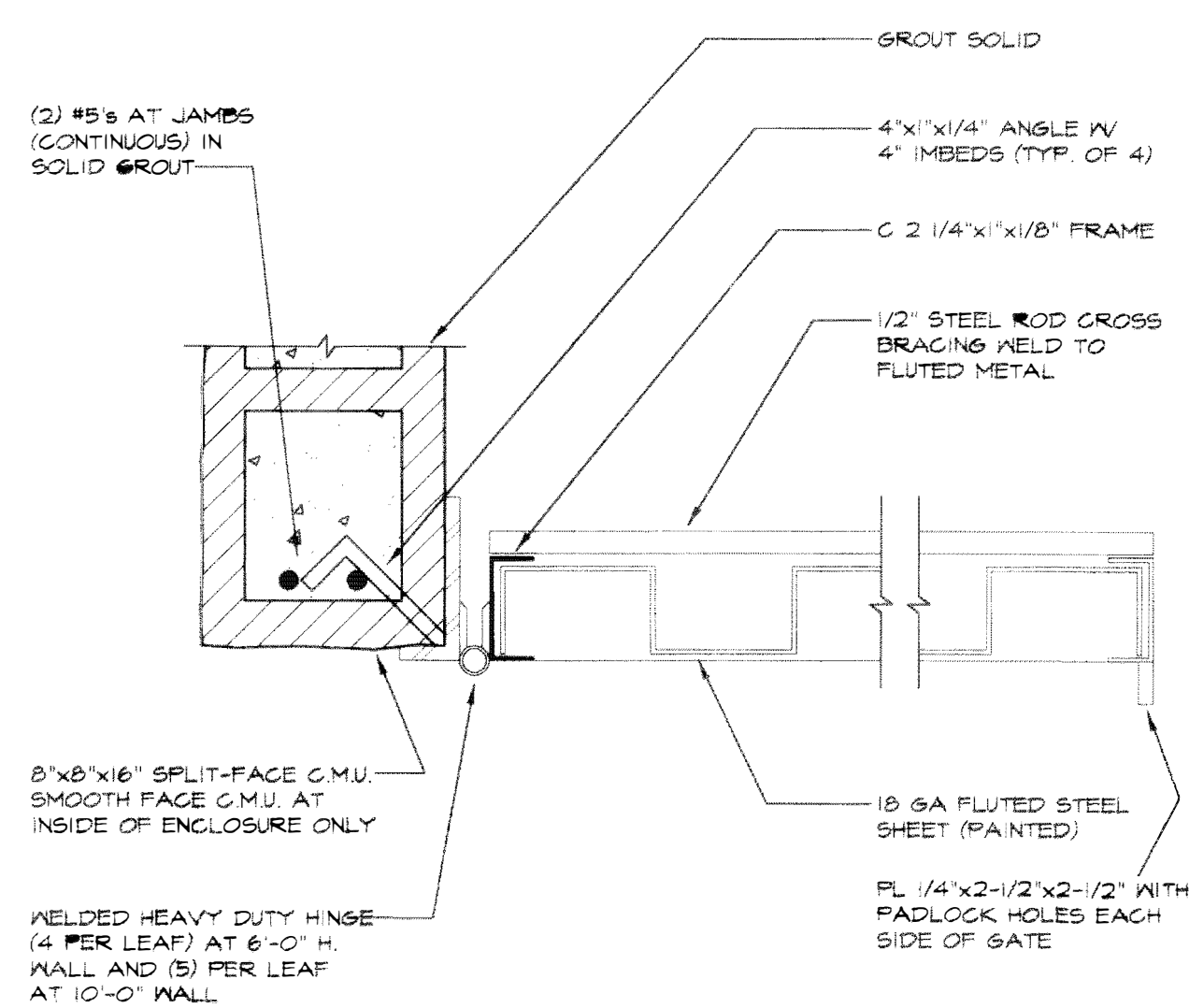
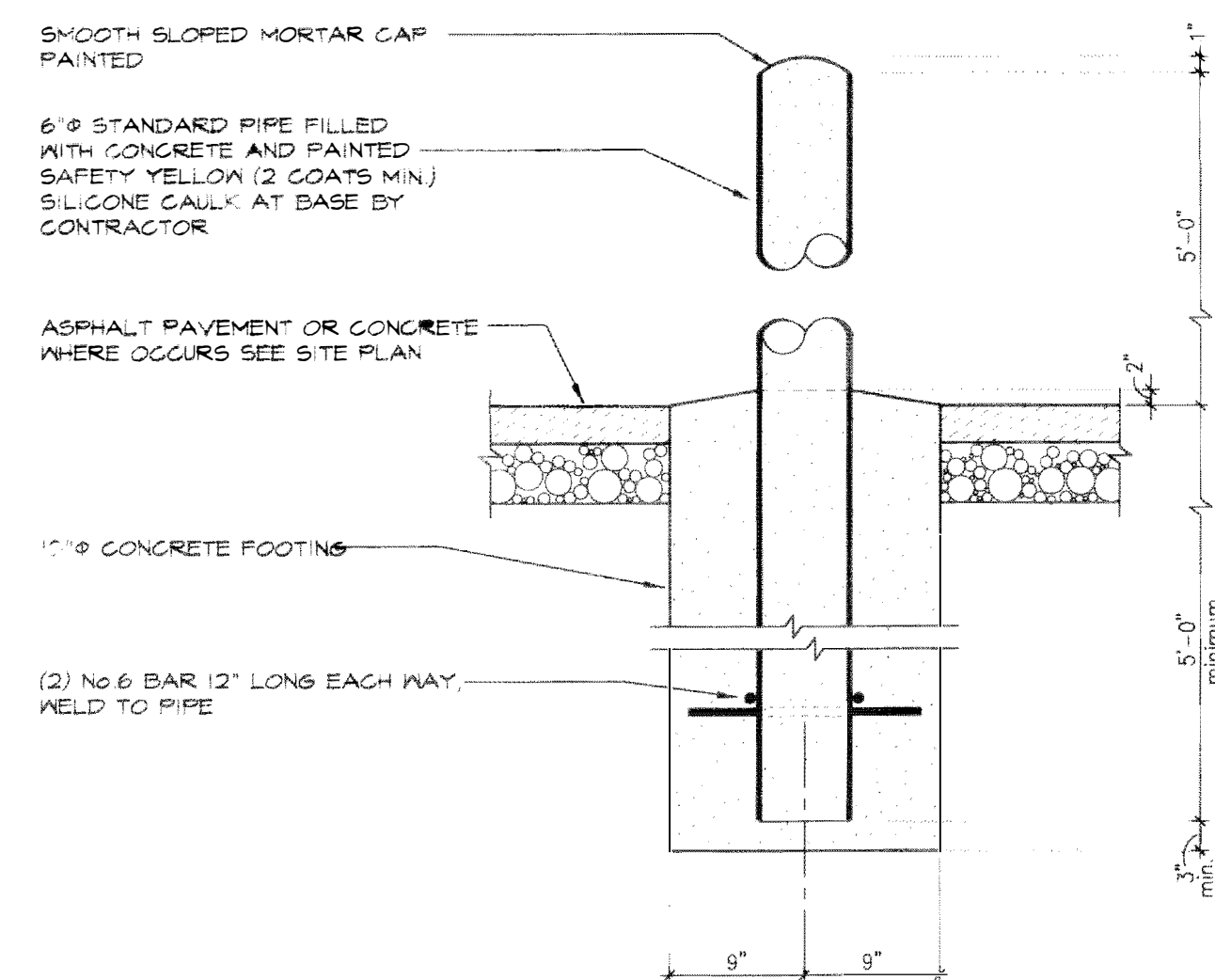
COLORADO AT O'CLOCK M. THIS DAY OF A.D. 1999

CLERK AND RECORDER: DEPUTY:

BUDG. J & K @ ARAPAHOE CROSSINGS

99-6011-1

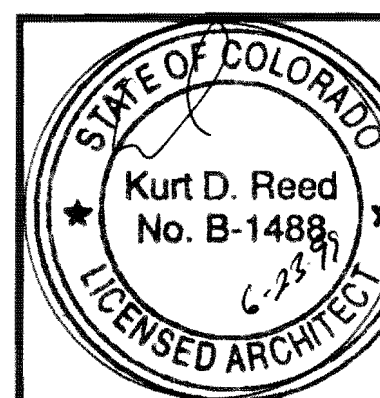




**KURT D. REED ASSOCIATES, INC.**  
7400 EAST MCGONNALL DRIVE • SUITE 101 • SCOTTSDALE, AZ 85250  
Phone: (602) 941-1440 Fax: (602) 948-1035 www.kdra.com

No.	DATE	REVISIONS:
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 original site for which it is prepared and publication thereof is expressly limited.

Job No: 981135

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Date: 22 FEB 99 Sheet No: AS2

Scale: SEE PLAN

Drawn: CRN

Checked: KP

Bldg. JYK @ ARAPAHO CROSSING 99-6011-1





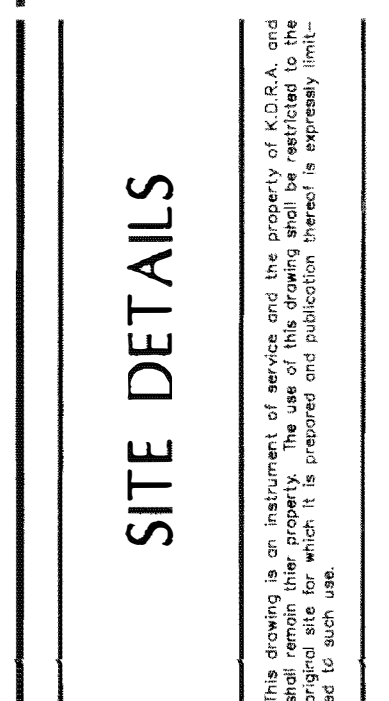
RETAINING WALL SCHEDULE @ UTILITY EASEMENT DETAILS 2					
WALL HEIGHT (H)	FOOTING WIDTH (B)	CLEAR COVER (C)	WALL BARS	FOOTING DONELS	HEEL BARS
7'-0"	6'-0"	2 1/2"	#6 x 8'-8" @ 18" O.C.	#6 x 4'-10"   5'-6" @ 9" O.C.	#5 x 5'-6" @ 18" O.C.
5'-0"	4'-8"	3 1/2"	#6 x 6'-8" @ 24" O.C.	#6 x 3'-5"   5'-6" @ 12" 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.

NOTES:

1. 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.
2. PROVIDE MINIMUM CLEAR SPACING OF TWO BAR DIAMETERS BETWEEN BARS & ONE BAR DIAMETER CLEAR COVER TO EDGE OF CONCRETE.
3. LAP LENGTHS SHOWN ABOVE BASED ON MINIMUM CONCRETE STRENGTH OF 3,000 P.S.I. & MAXIMUM 60 GRADE REINFORCING BARS.
4. INCREASE LAP LENGTHS AS FOLLOWS FOR:  
TOP BARS.....INCREASE LAP 30%  
EPOXY COATED BARS.....INCREASE LAP 30%  
LIGHTWEIGHT CONCRETE.....INCREASE LAP 30%  
TOP BARS ARE ANY BAR W/IN MORE THAN 12" OF CONCRETE BELOW THE BAR.
5. 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.



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



Job No: 981135

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Date: 22 FEB 99 Sheet No:

Scale: SEE PLAN AS2.

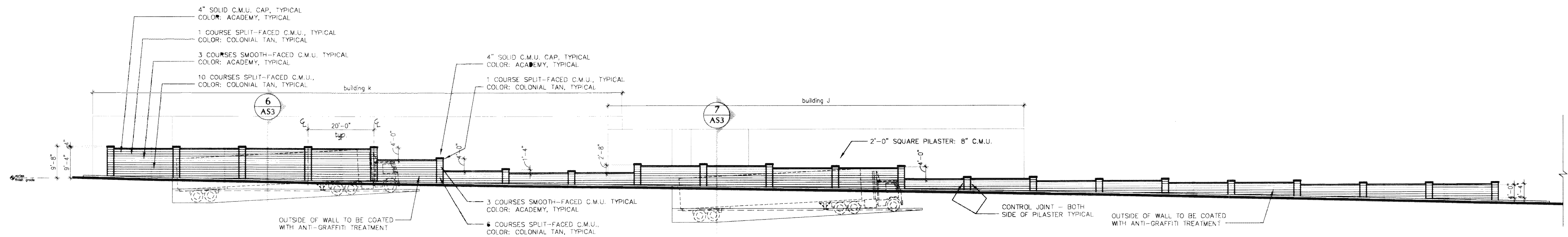
Drawn: CRN

Checked: KR

**KDRA**

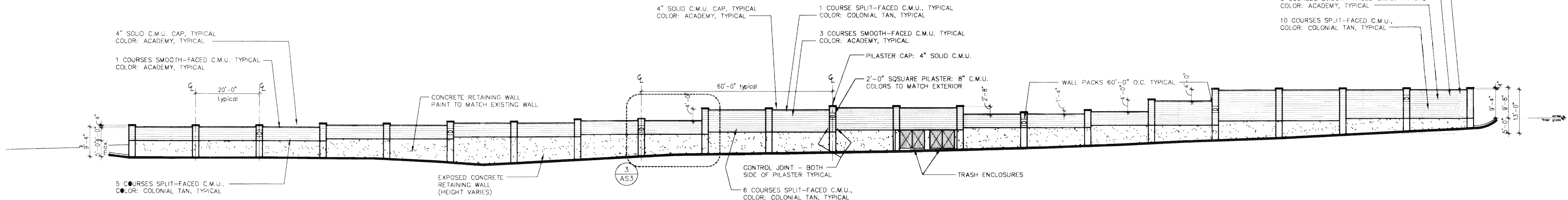
Bdy. J+L @ AIZAPAHOE CROSSING 99-6011-1





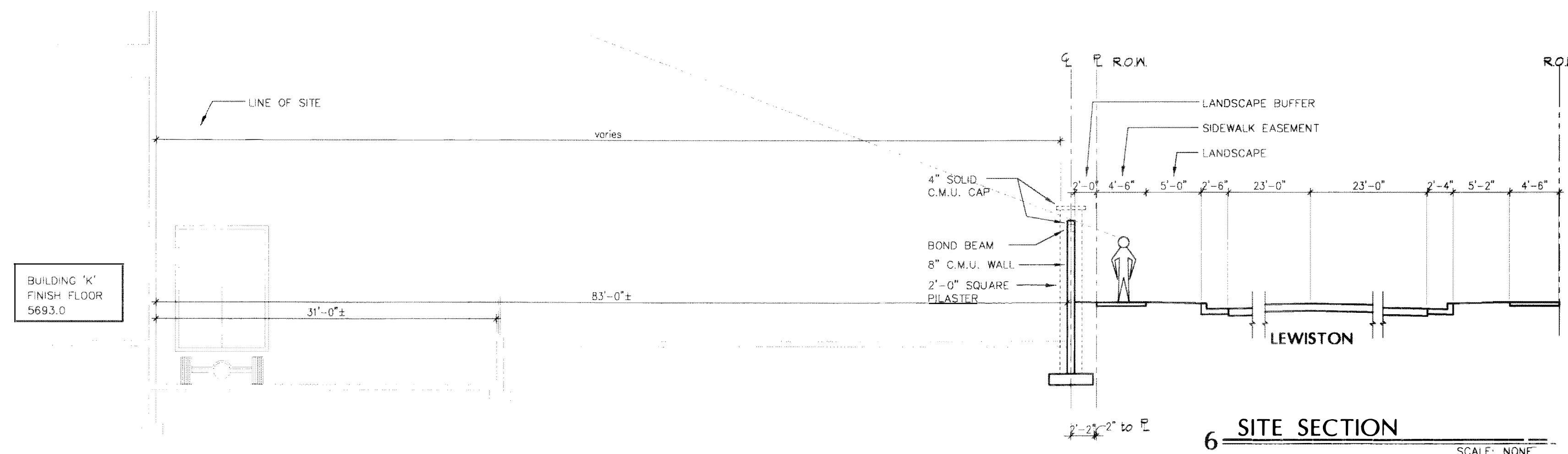
1 EXTERIOR SCREENWALL ELEVATION

SCALE: NONE



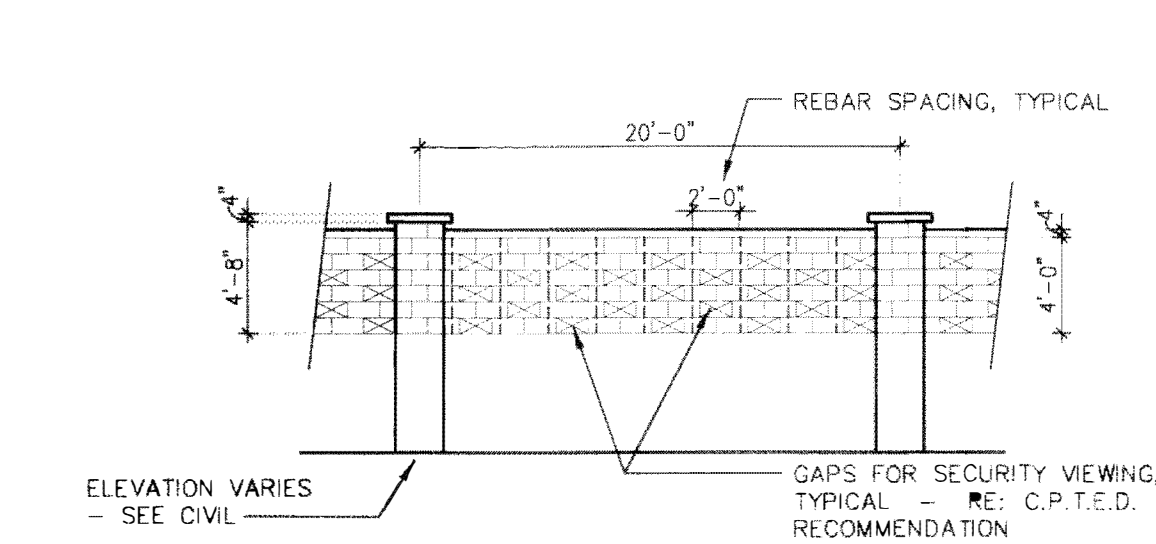
2 INTERIOR RETAINING and SCREENWALL ELEVATION

SCALE: NONE



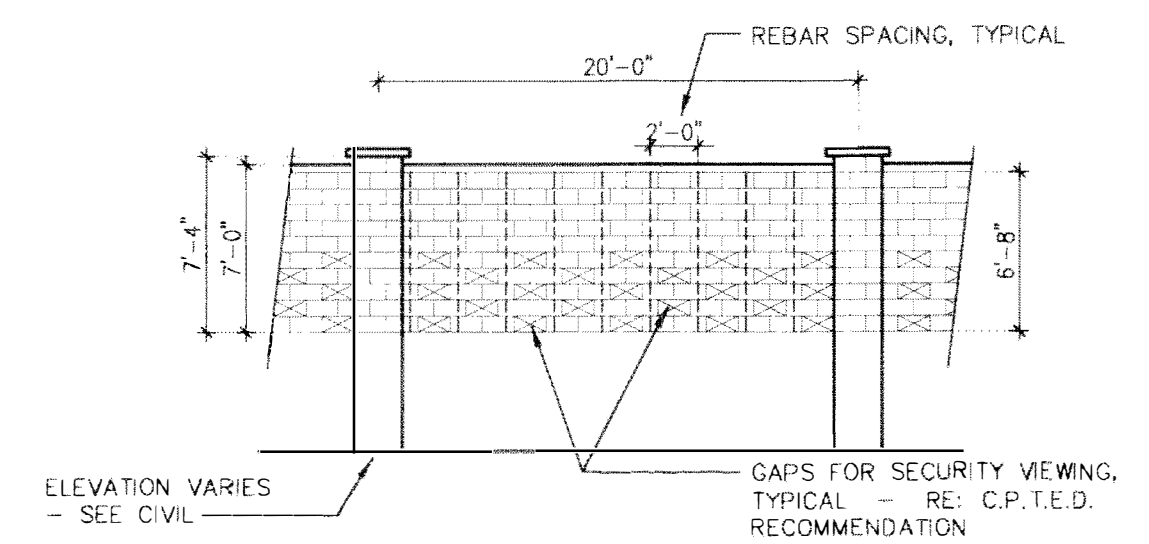
6 SITE SECTION

SCALE: NONE



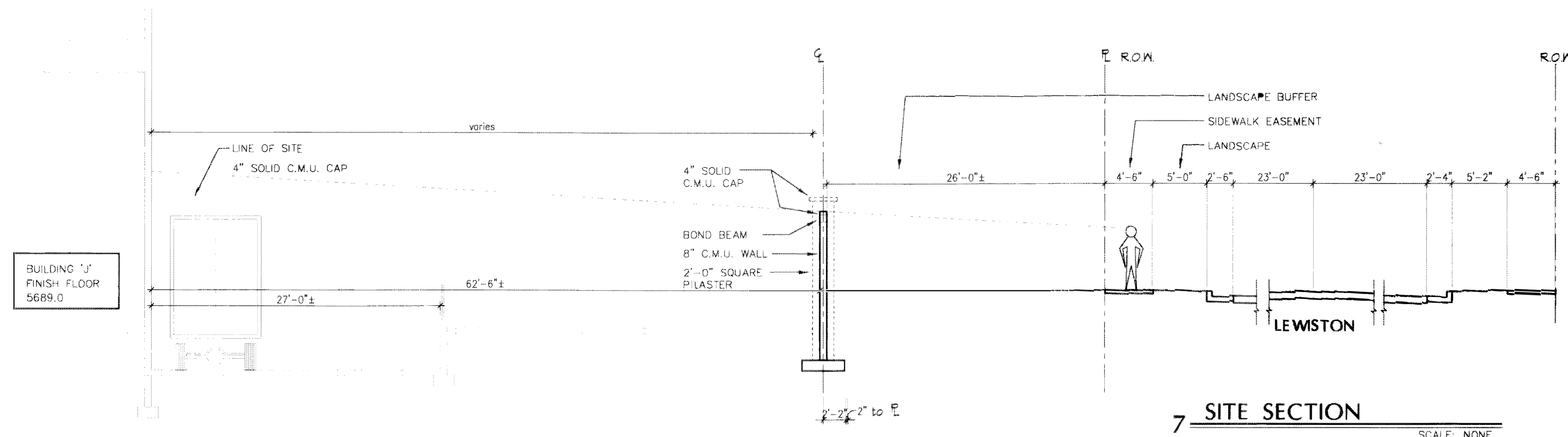
3A SCREENWALL DETAIL

SCALE: NONE



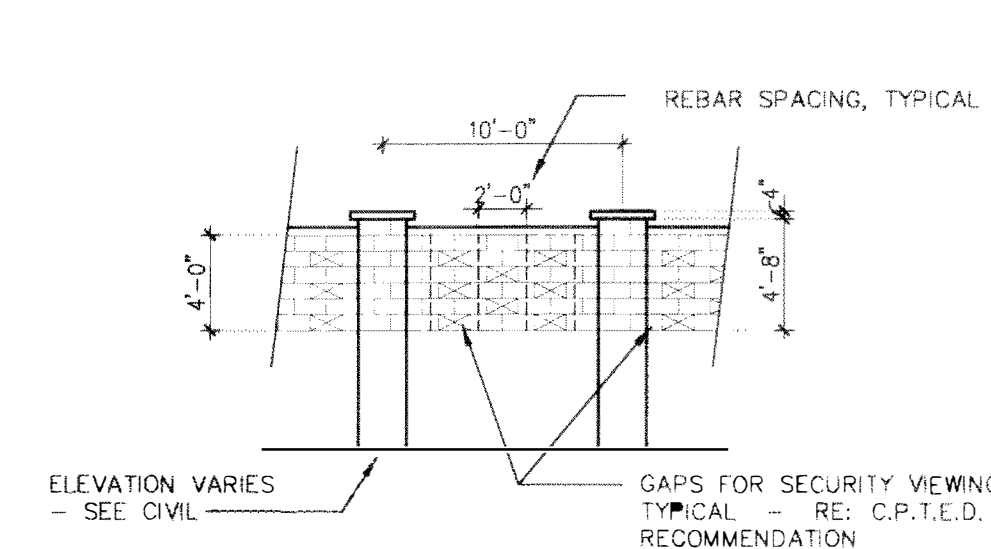
3 SCREENWALL DETAIL

SCALE: NONE



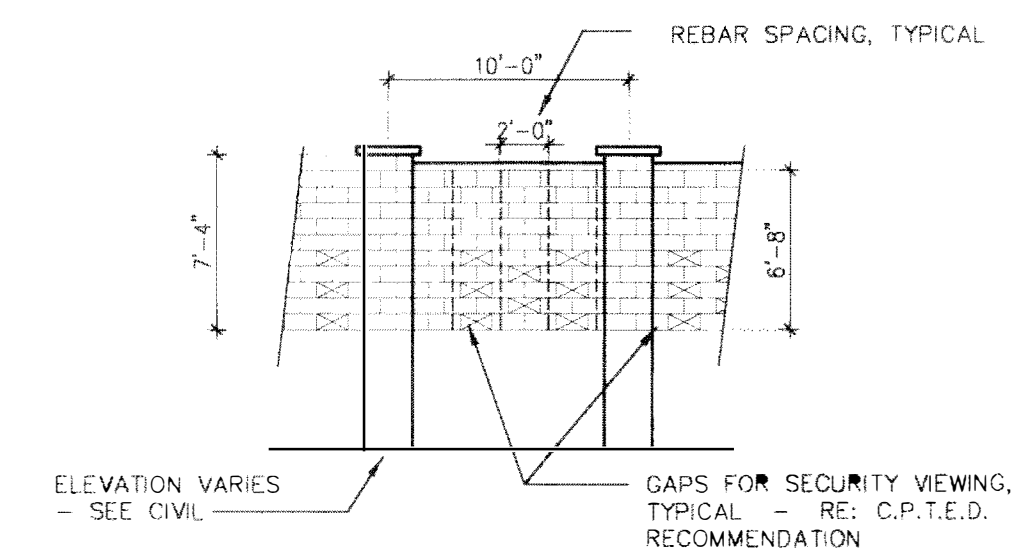
7 SITE SECTION

SCALE: NONE



4A SCREENWALL CORNER DETAIL

SCALE: NONE



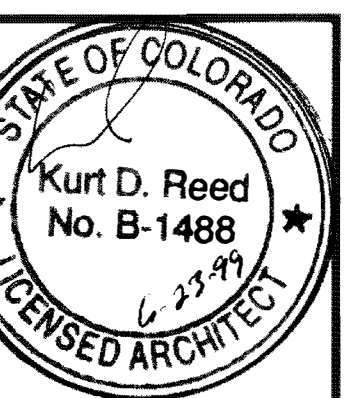
4 SCREENWALL CORNER DETAIL

SCALE: NONE

**KDRA**  
KURT D. REED ASSOCIATES, INC.  
7400 EAST McDOWD DRIVE, SUITE 101, SCOTTSDALE, AZ 85260  
PHONE (602) 941-1440 FAX (602) 948-1035 WWW.KDRA.COM

NO.	DATE	REVISIONS
1	16 APR 99	O.A. REVIEW
2	09 JUN 99	CITY COMMENTS
3	23 JUN 99	CITY COMMENTS
4		
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AMENDMENT TO SITE  
PLAN FILING NO. 1 FOR  
ARAPAHOE CROSSINGS  
FOR BUILDINGS  
J & K, LOT 12, BLOCK 1



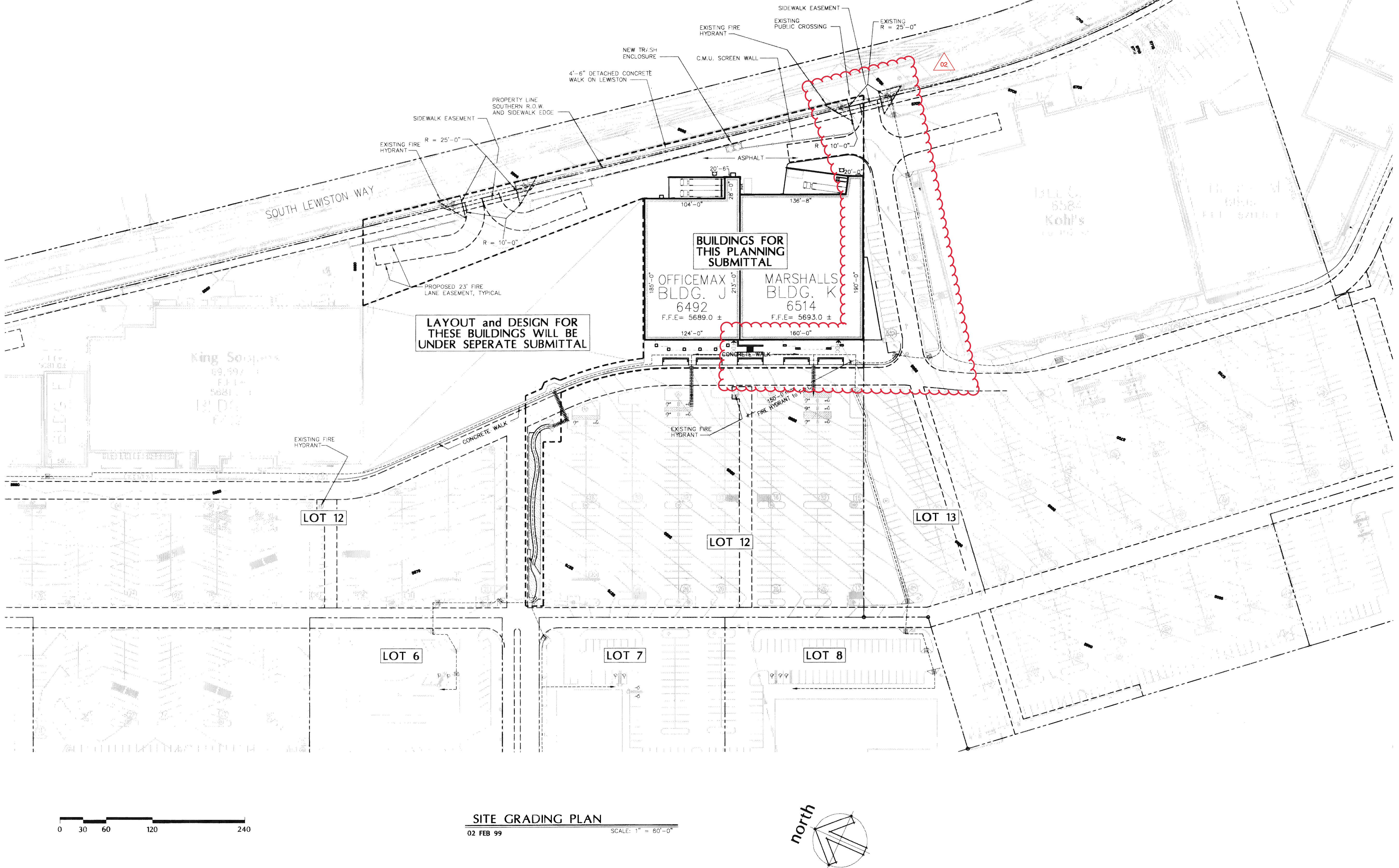
SITE ELEVATIONS  
/ SITE SECTIONS

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

AS3



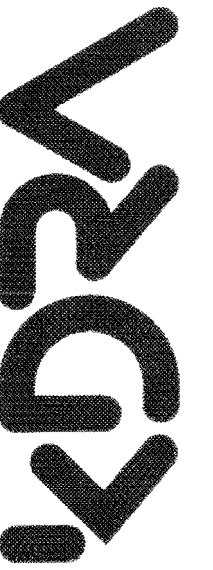
NOTES:  
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TO KORA FOR AUTHORIZED USE IN COMPLETING COMPUTER  
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SITE GRADING PLAN

02 FEB 99

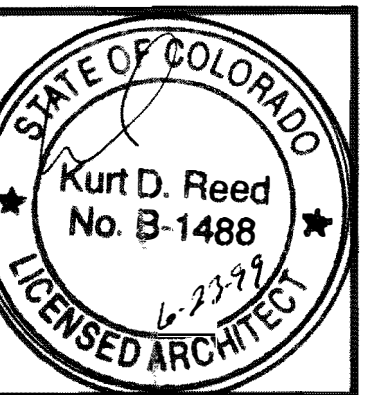
SCALE: 1" = 60'-0"



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No.	DATE	REVISIONS		
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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

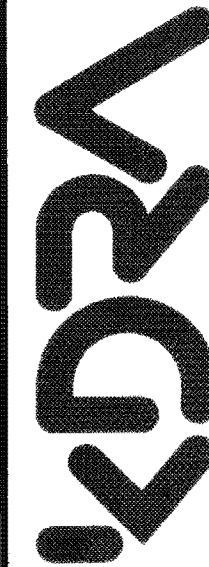
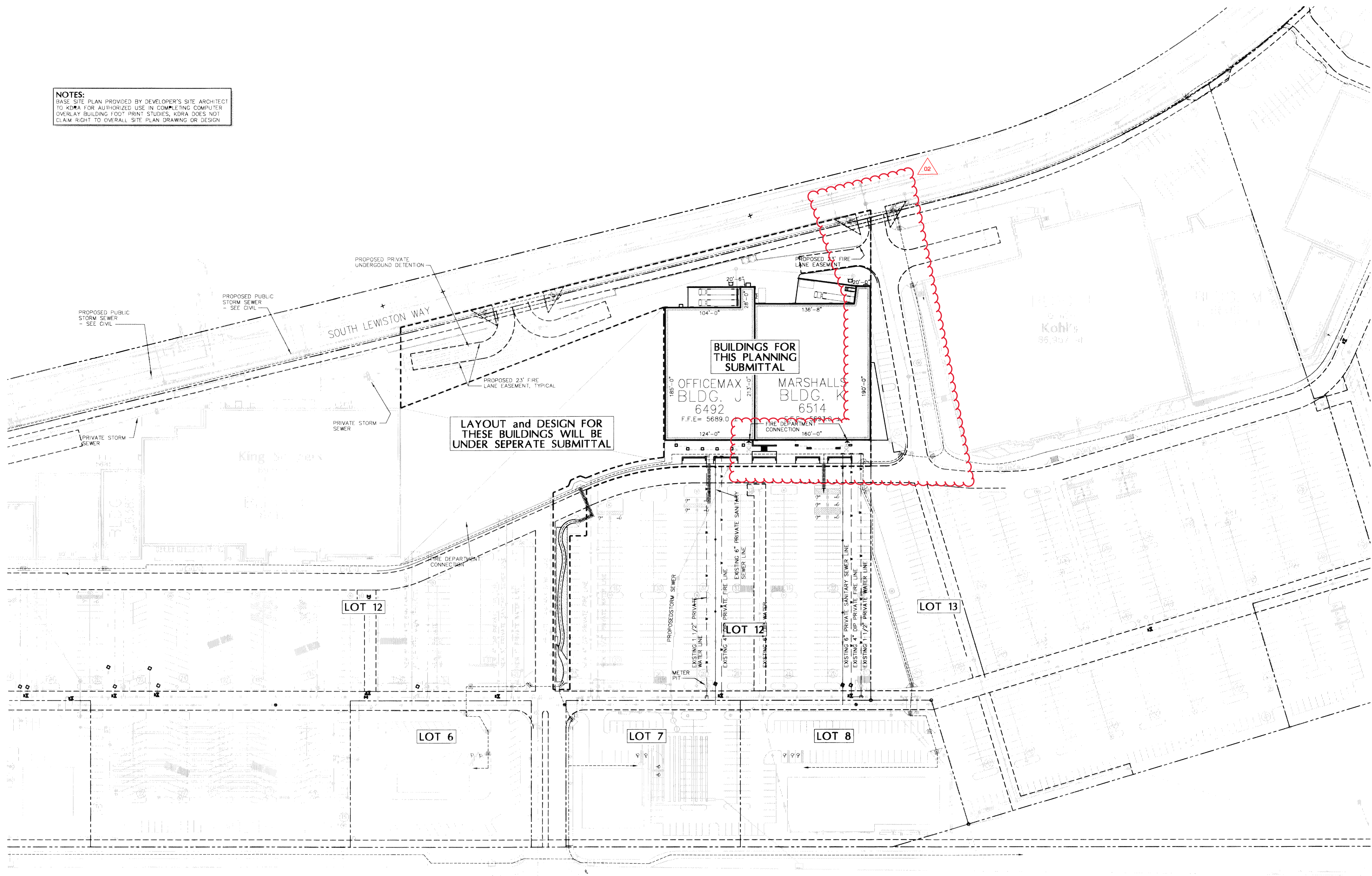
Drawn: CRN

Checked: KR

AS4



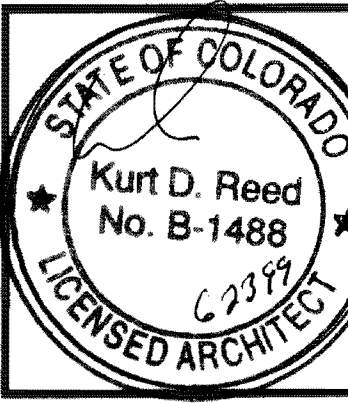
NOTES:  
BASE SITE PLAN PROVIDED BY DEVELOPER'S SITE ARCHITECT  
TO K.D.R.A. FOR AUTHORIZED USE IN COMPLETING COMPUTER  
OVERLAY BUILDING FOOT PRINT STUDIES. K.D.R.A. DOES NOT  
CLAIM RIGHT TO OVERALL SITE PLAN DRAWING OR DESIGN



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NO.	DATE	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  
J & K, LOT 12, BLOCK 1



SITE UTILITY  
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. until it is returned to K.D.R.A. in full payment of the fee for this drawing. It is to be used only for the project and location shown on the drawing and for no other purpose without the written consent of K.D.R.A.

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

Sheet No: AS5

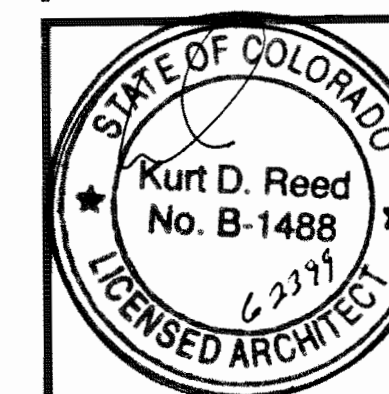




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No.	DATE	REVISIONS	
		CITY COMMENTS	CITY REVIEW
1	28 APR 99		
2	09 JUN 99	CITY COMMENTS	
3	23 JUN 99	CITY COMMENTS	
4			
5			
6			
7			
8			

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



REAL PROPERTY  
PLAN

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Job No: 981135

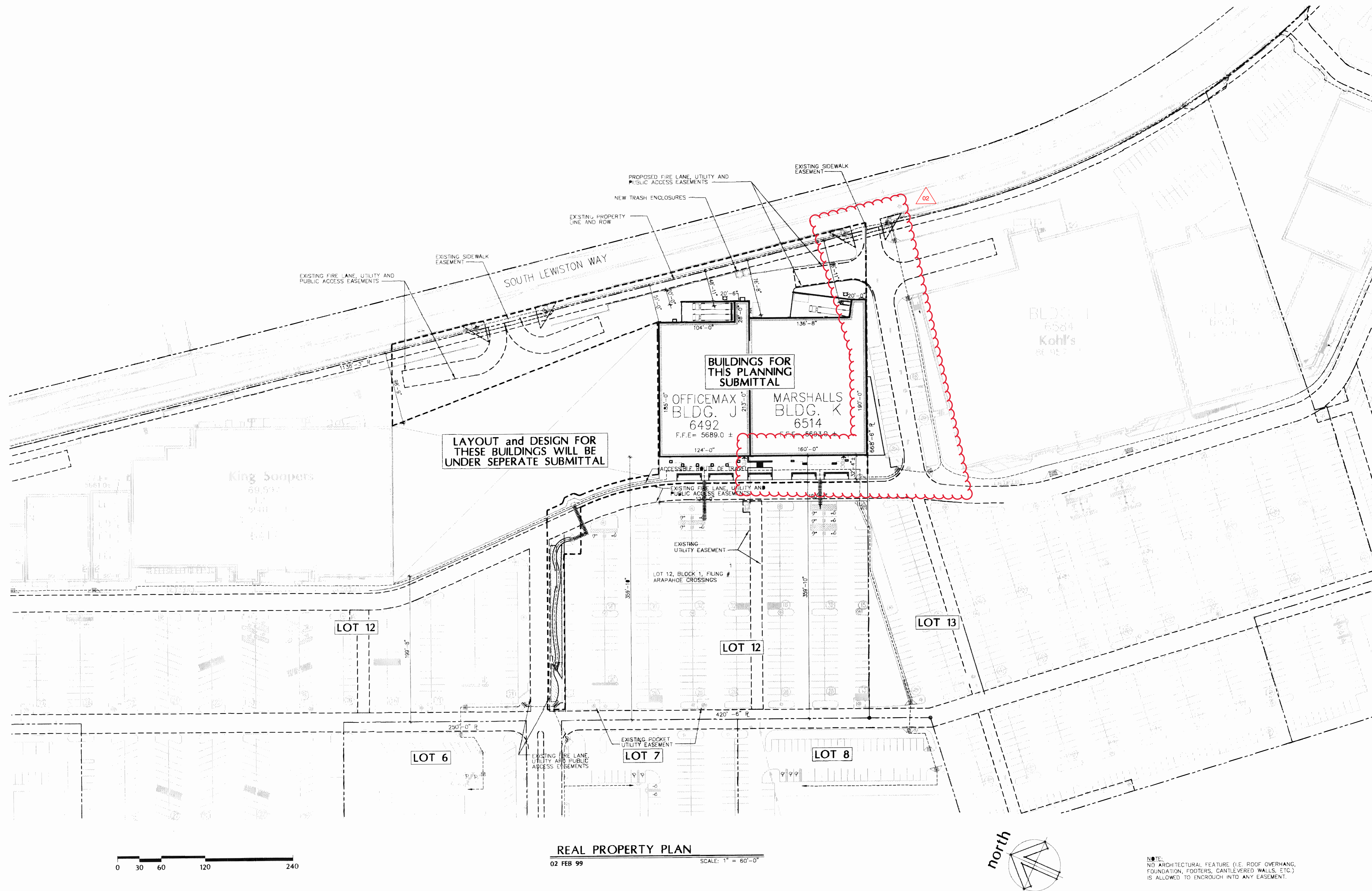
Date: 22 FEB 99

Scale: SEE PLAN

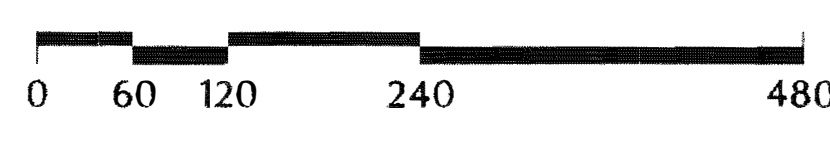
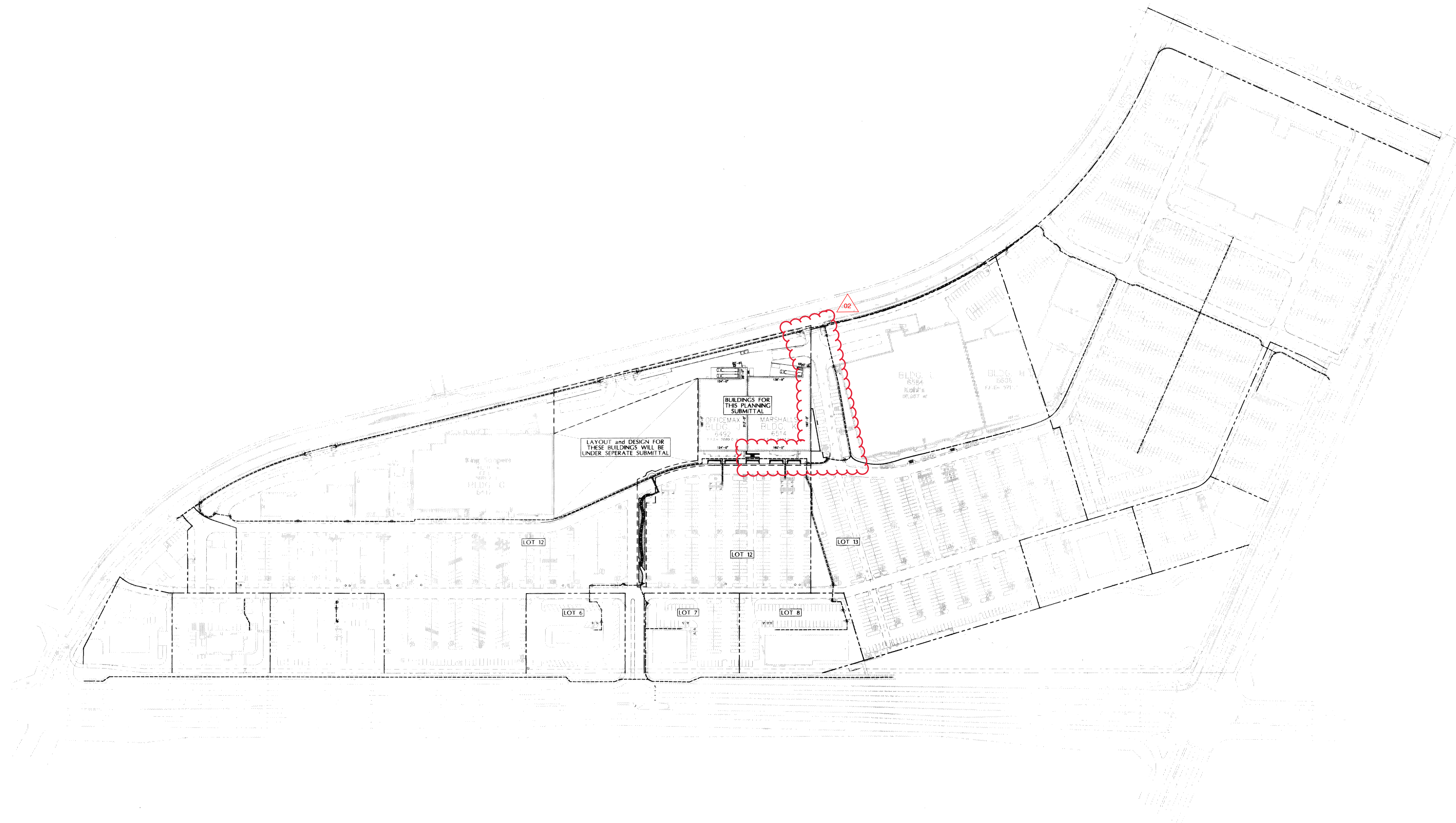
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Checked: KR

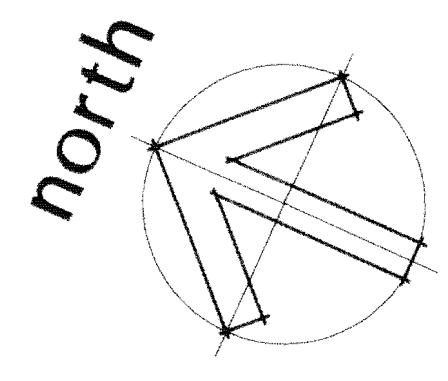
Sheet No: AS6







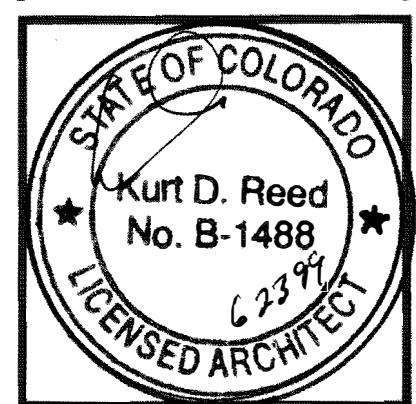
ACCESSIBLE ROUTE OF TRAVEL  
SCALE: 1" = 120'-0"



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No.	DATE	REVISIONS:
1	28 APR 99	CITY COMMENTS / Q.A. REVIEW
2	09 JUN 99	CITY COMMENTS
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4		
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8		

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



ACCESSIBLE ROUTE  
OF TRAVEL

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. whether or not the original site plan is returned. It is prepared and published in accordance with the provisions of the Uniform Land Use Planning Act, A.S.C.A. 10-1-101.

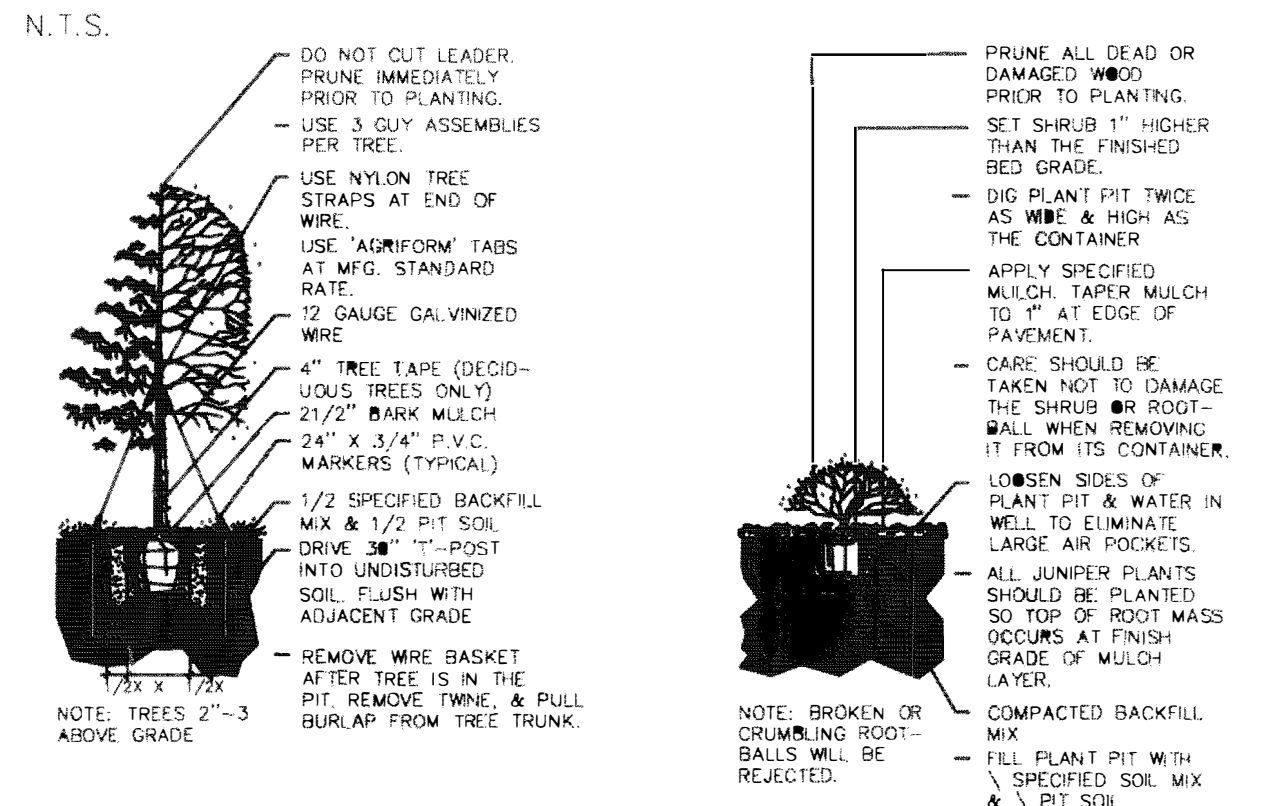
Job No: 981135  
Date: 22 FEB 99  
Scale: SEE PLAN  
Drawn: CRN  
Checked: KR  
Sheet No: **AS8**



# LANDSCAPE LEGEND

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES				
GS		GREEN SPIRE LINEN	TILLIA CORDATA 'GREEN SPIRE'	2 1 1/2" CAL. B&B
AP		AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA 'MARSHALLS'	2 1 1/2" CAL. B&B
PA		PATMORE ASH	FRAXINUS PENNSYLVANICA 'PATMORE'	2 1 1/2" CAL. B&B
SA		SUMMIT ASH	FRAXINUS PENNSYLVANICA 'SUMMIT'	2 1 1/2" CAL. B&B
LC		LANE LEAF COTTONWOOD	POPULUS ALMONATA	2 1 1/2" CAL. B&B
SHM		SHADE MASTER	GLADSTONIA 'SHADEMASTER'	2 1 1/2" CAL. B&B
SKL		SKYLINE HONEYLOCUST	GLEDITSIA 'TRACANTHOS' 'SKYLINE'	2 1 1/2" CAL. B&B
RSM		RED SUNSET MAPLE	ACER RUBRUM 'RED SUNSET'	2 1 1/2" CAL. B&B
BO		BUR OAK	QUERCUS MACROCARPA	2 1 1/2" CAL. B&B
HB		HACKBERRY	CELTIS OCCIDENTALIS	2 1 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 'HERMUS'	2" CAL. B&B
WH		WASHINGTON HAWTHORN	CRATAEGUS PHAEOGYRUM	2" CAL. B&B
GN		GRINILLA MAPLE	ACER GRINILLA	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 'BALEY'	5 GAL. CONT.
BB		DWARF BURNING BUSH	EBURNUM ALATIS 'COMPACTA'	5 GAL. CONT.
OS		OSTENA PLUM	PRUNUS OSTENA	5 GAL. CONT.
DN		DWARF NINEBARK	PHYSCALOPUS 'NANUS'	5 GAL. CONT.
CKL		DWARF KOREAN LILAC	SYRINGA 'KOREAN LILAC'	5 GAL. CONT.
EC		SARCOXIE 'EUCONYMUS'	EUCONYMUS FORTUNII 'SARCOXIE'	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 CHOKERRY	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

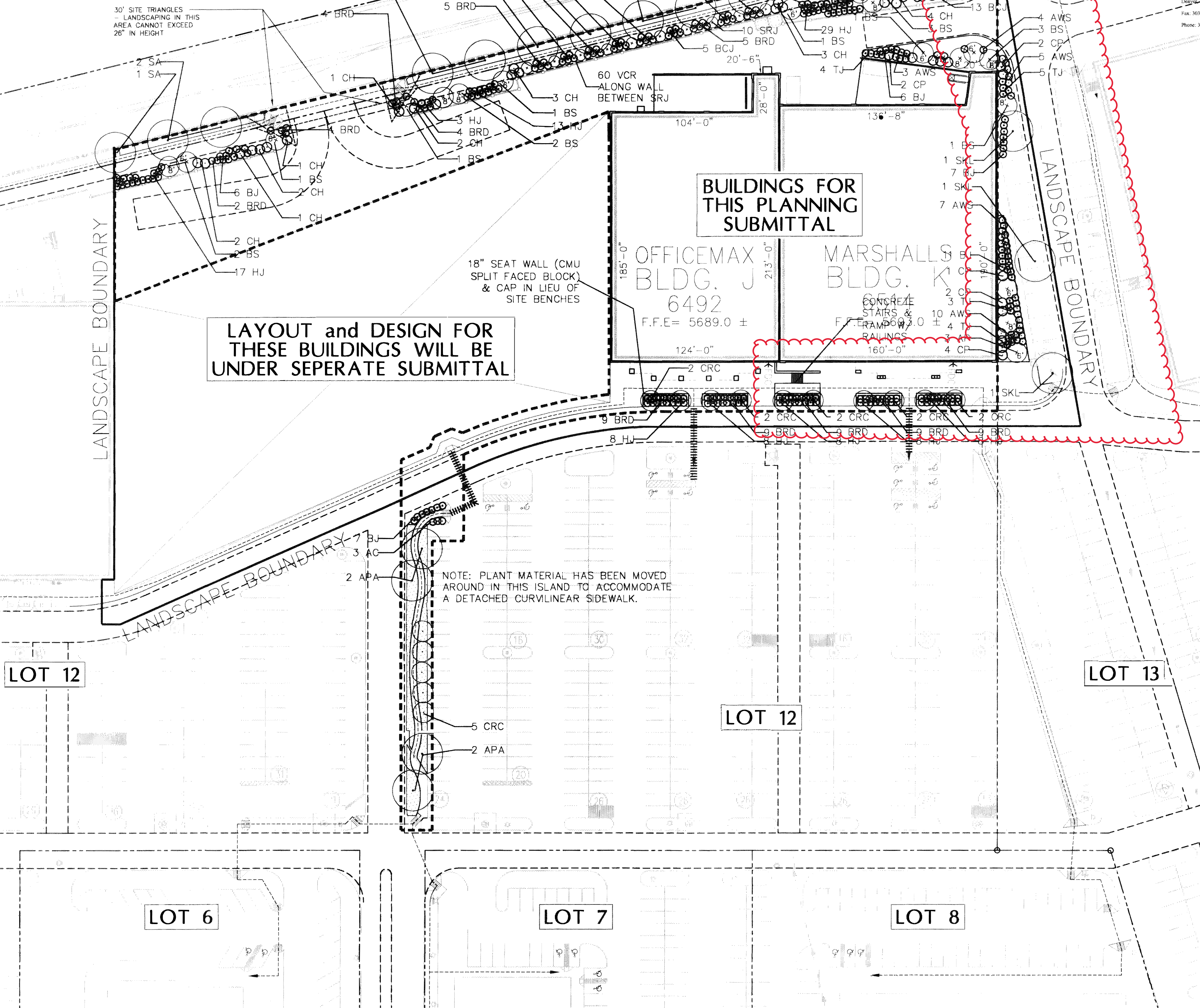


## LANDSCAPE NOTES

- 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 UNOBSTRUCTED 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



LAYOUT and DESIGN FOR THESE BUILDINGS WILL BE UNDER SEPERATE SUBMITTAL

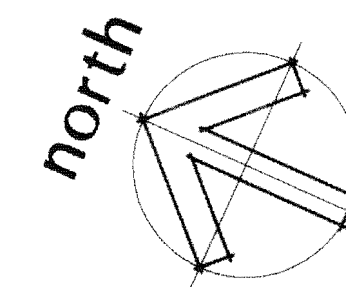
BUILDINGS FOR THIS PLANNING SUBMITTAL

18" SEAT WALL (CMU SPLIT FACED BLOCK) & CAP IN LIEU OF SITE BENCHES

NOTE: PLANT MATERIAL HAS BEEN MOVED AROUND IN THIS ISLAND TO ACCOMMODATE A DETACHED CURVILINEAR SIDEWALK.

CONCEPTUAL LANDSCAPE PLAN

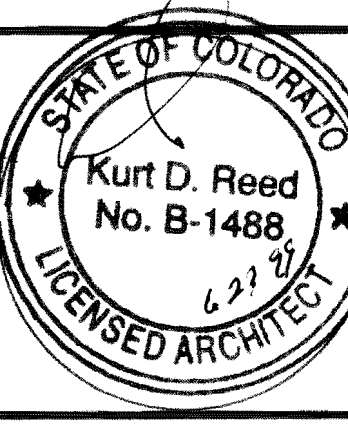
SCALE: 1" = 40'-0"



**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		

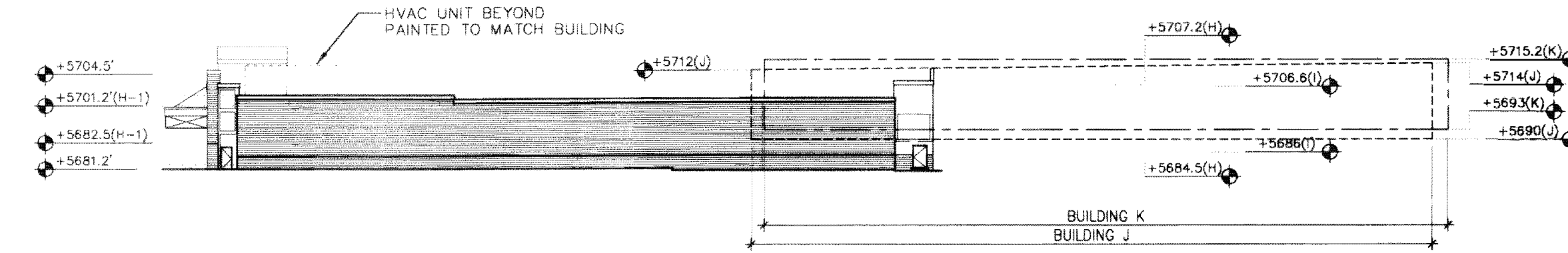
AMENDMENT TO SITE PLAN FILING NO. 1 FOR ARAPAHOE CROSSINGS FOR BUILDINGS J & K, LOT 12, BLOCK 1



CONCEPTUAL LANDSCAPE PLAN

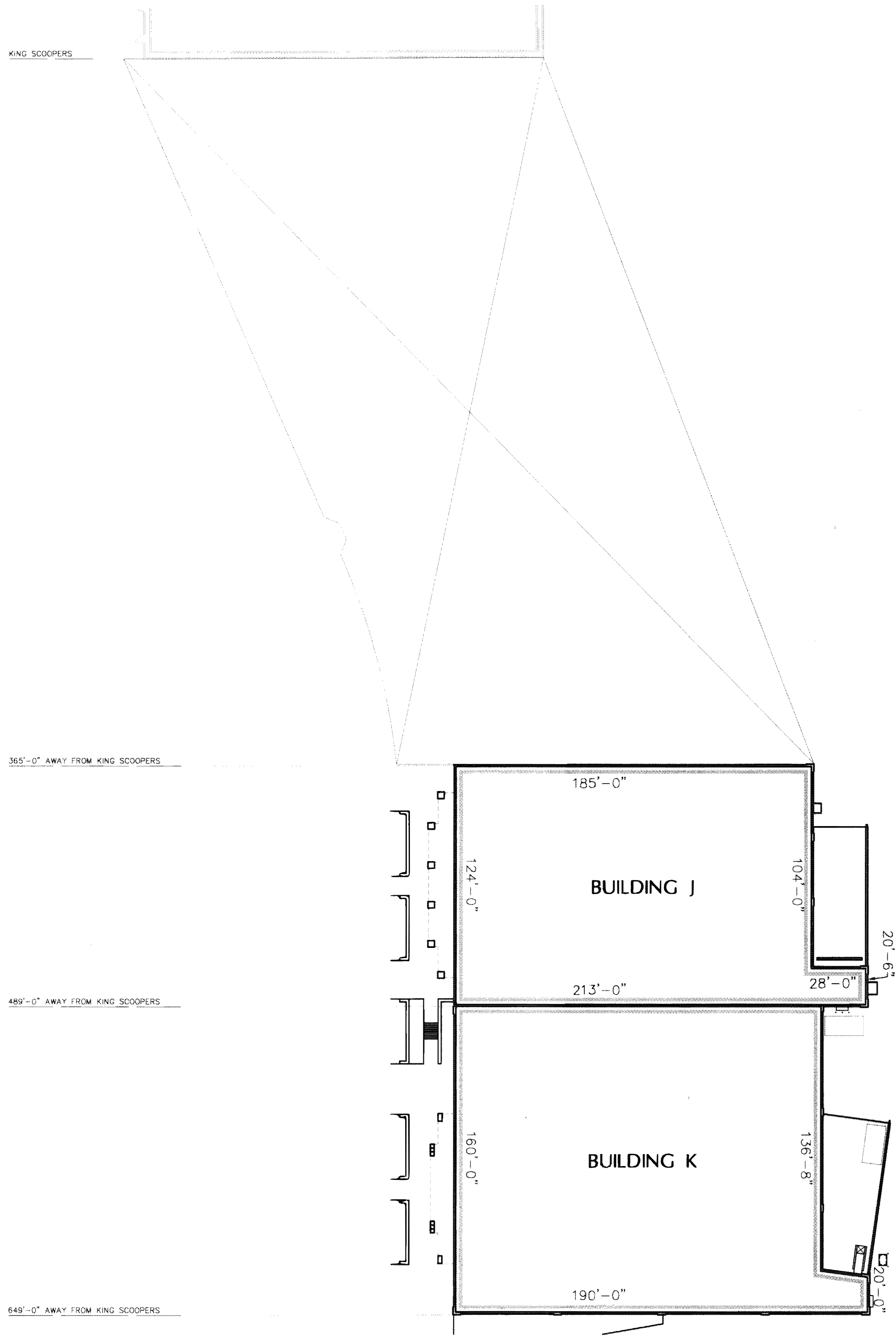
Job No: 981135  
Date: 22 FEB 99  
Scale: SEE PLAN  
Drawn: CRN  
Checked: KR





LINE OF SIGHT ELEVATION

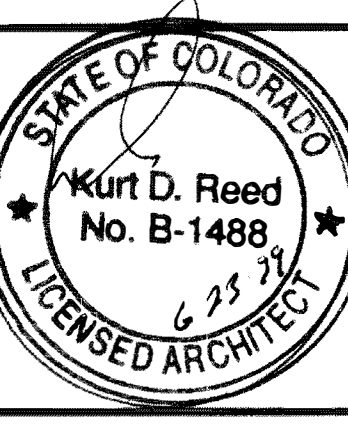
SCALE: 1" = 40'-0"



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



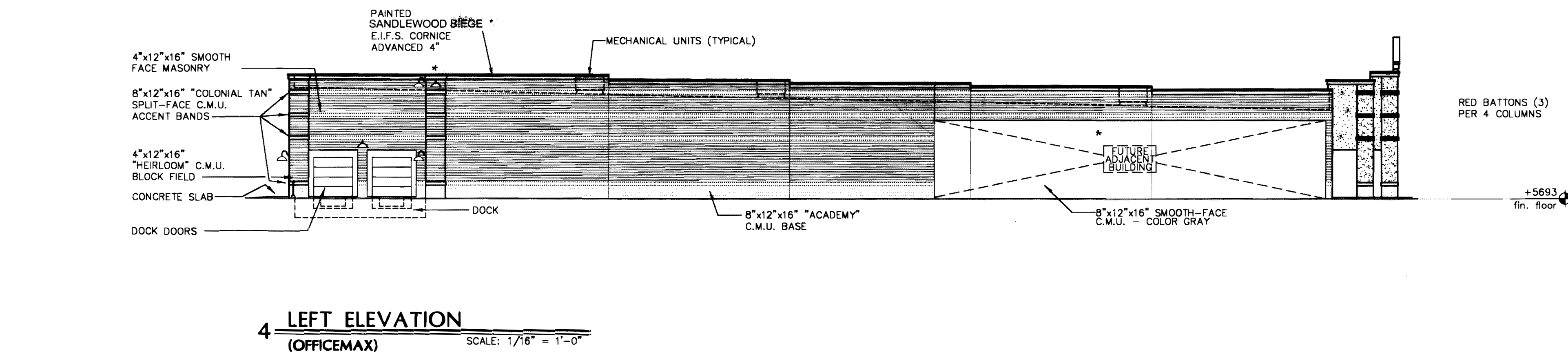
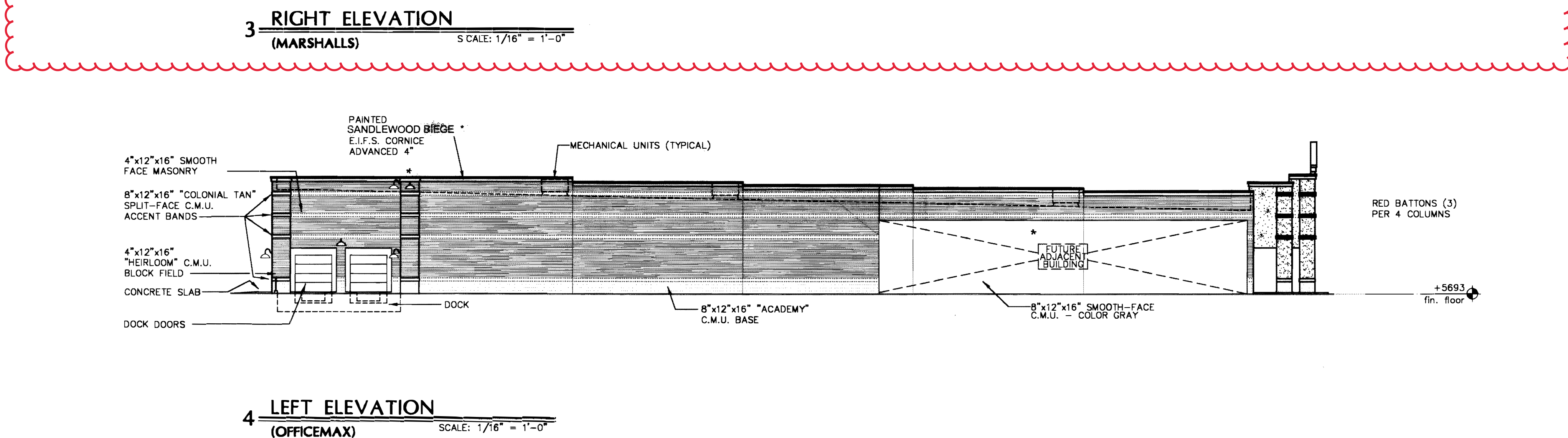
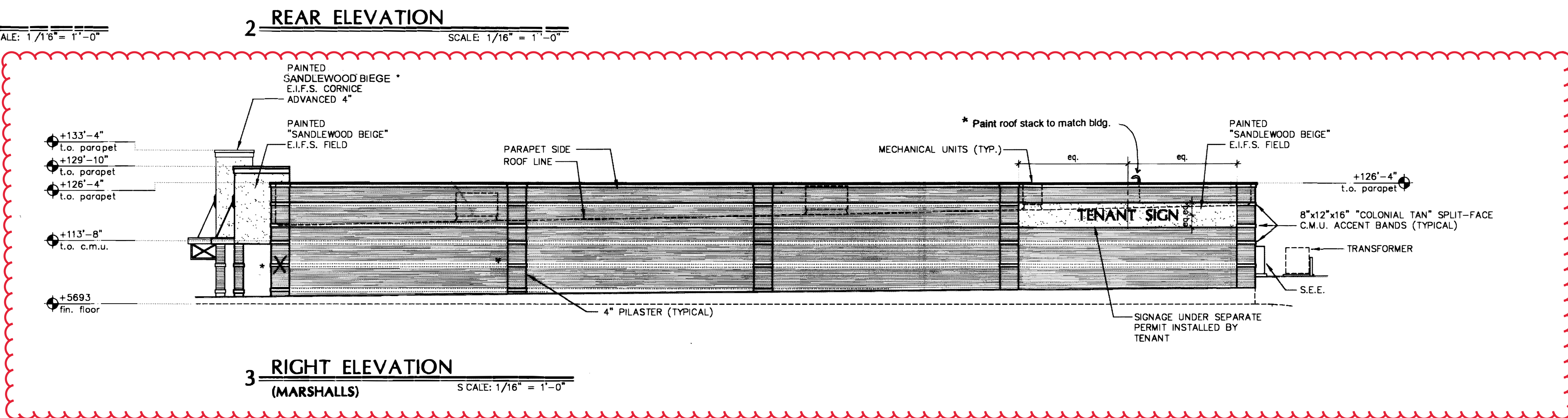
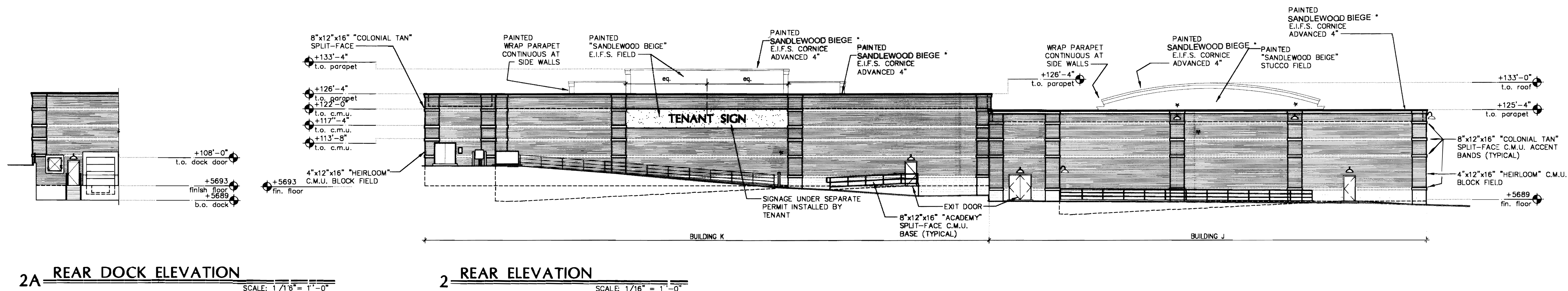
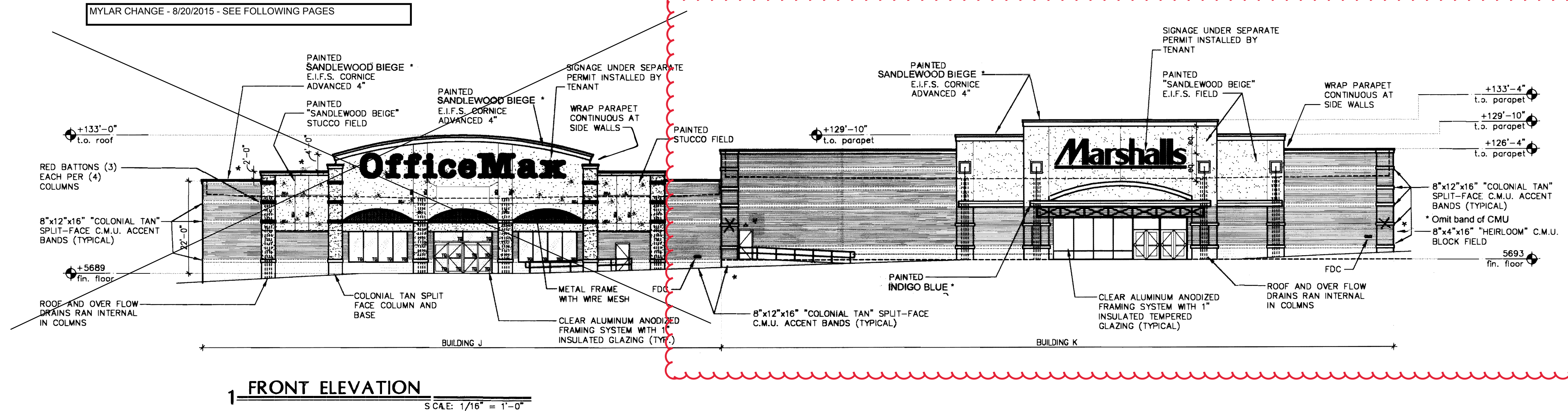
LINE OF SIGHT  
ELEVATION

This drawing is an enlargement of a portion of 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 shall not be used for any other purpose without the written consent of K.D.R.A.

Job No: 981135  
Date: 22 FEB 99 Sheet No: AS10  
Scale: SEE PLAN  
Drawn: CRN  
Checked: KR



- MYLAR CHANGE 07-30-99
- Revise heights of parapet walls  
From 1 ft. to 2 ft. and from 3 ft. to 4 ft.
- MYLAR CHANGE 12-16-99
- Add additional "band" course of masonry
- MYLAR CHANGE 2-15-2000
- Add 6 goose neck light fixtures
  - Delete tenant sign on rear elevation
  - Change material on left elevation
- MYLAR CHANGE 03-22-00
- Cornice painted "sandlewood beige"
  - Entry structure painted "indigo blue"
  - Omit lowest row of split face CMU from two front columns.
- MYLAR CHANGE 8-20-2015 (add sheets A4-1 and D-1)
- Change signage
  - Fill in reveals
  - New EIFS

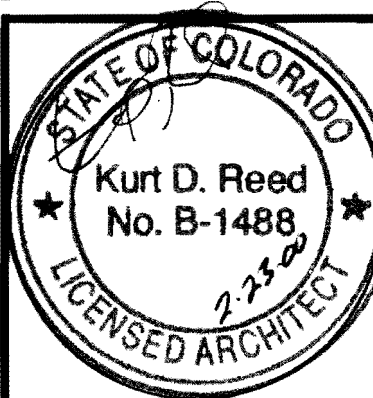


**KDR**

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No.	DATE	REVISIONS			
		Q.A. REVIEW	CITY COMMENTS	CITY COMMENTS	CITY COMMENTS
1	16 APR 99				
2	09 JUN 99				
3	23 JUN 99				
4	22 FEB 00				
5					
6					
7					
8					

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



EXTERIOR  
ELEVATIONS

Job No: 981135

Date: 22 FEB 99 Sheet No: AS7

Scale: SEE PLAN

Drawn: RBJ

Checked: KR

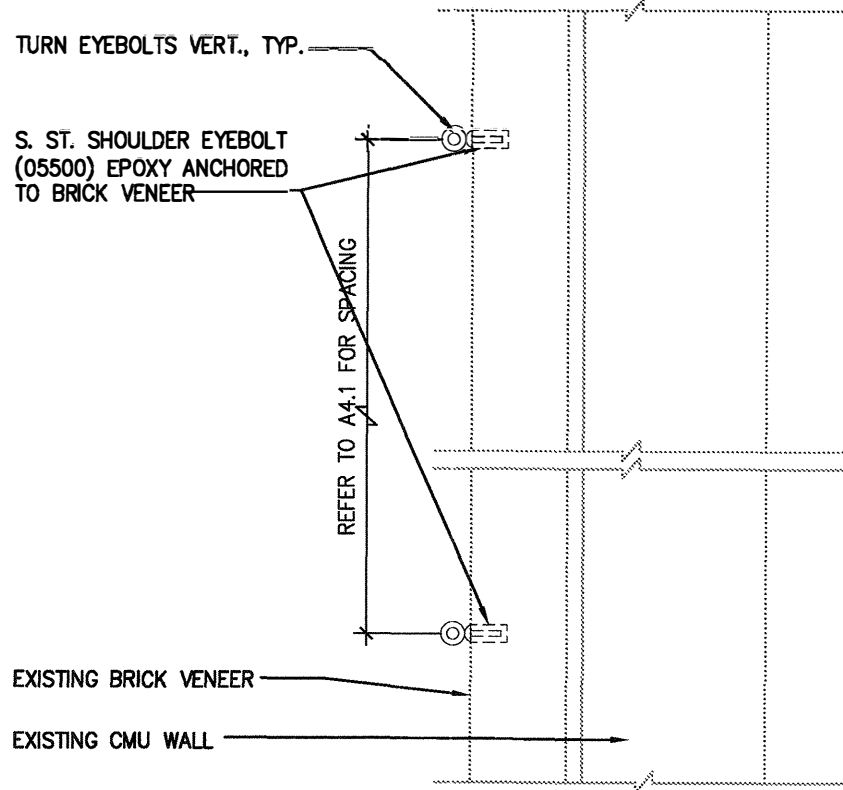
MYLAR CHANGE 07-30-99 MYLAR CHANGE 12-16-99 MYLAR CHANGE 2-15-2000 MYLAR CHANGE 03-22-00 MYLAR CHANGE 8-20-2015

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

BUILDINGS J & K @ ARAPAOE CROSSINGS 1999-6011-1



CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS AND CORRELATE DIMENSIONS PRIOR TO PROVIDING THE WORK DETAILED IN THESE DRAWINGS, AND SHALL PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.



BANNER EYEBOLT PLAN DETAIL

20

SOURCE: VER. 1.2014.A 1 1/2" = 1'-0"

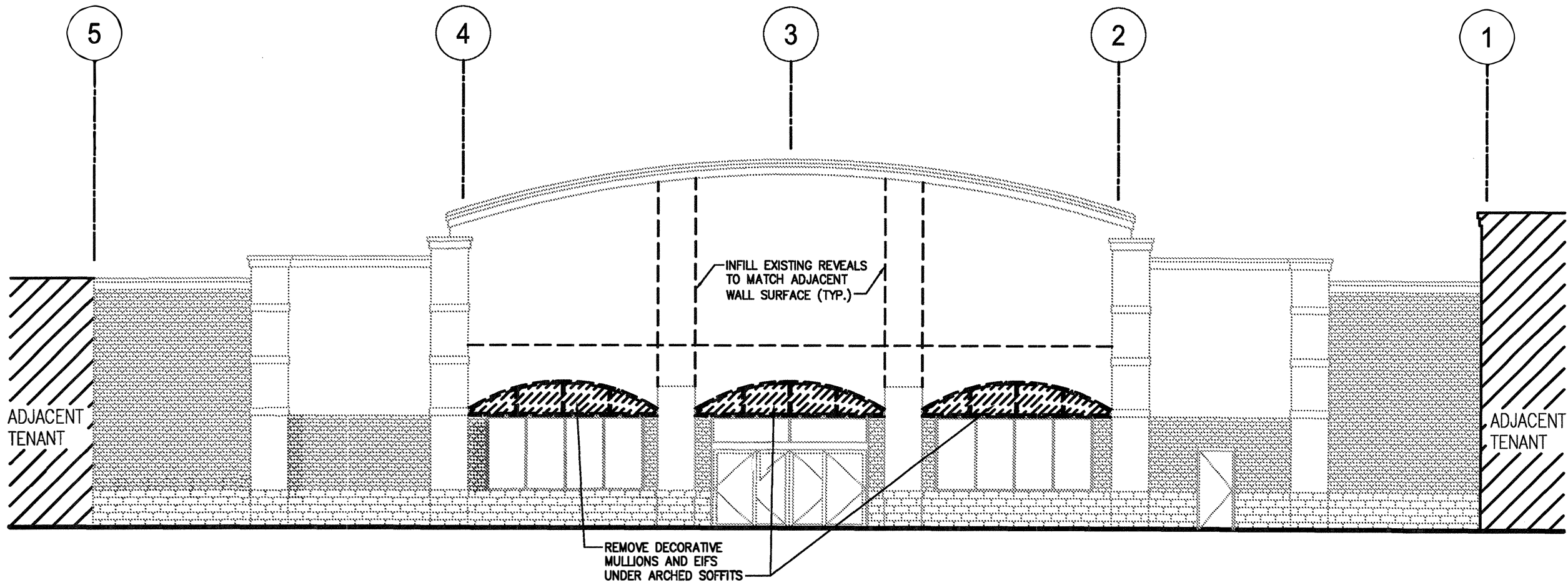
EXTERIOR INSULATION & FINISH SYSTEM (WATER-MANAGED)

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

MATERIAL LIST

10

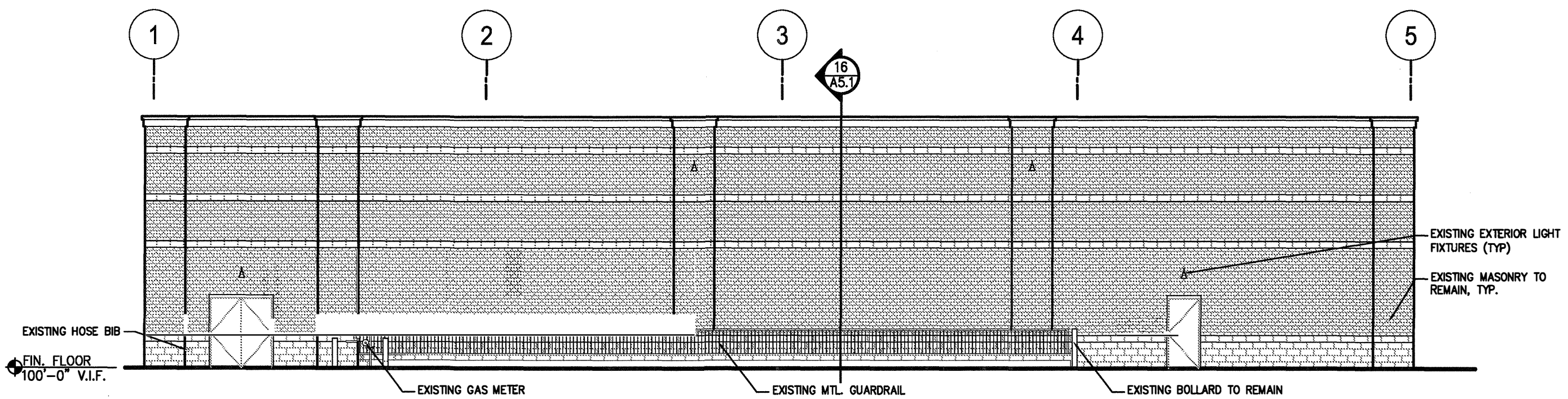
SOURCE: VER. 1.2014.A 1/8" = 1'-0"



DEMOLITION FRONT ELEVATION

03

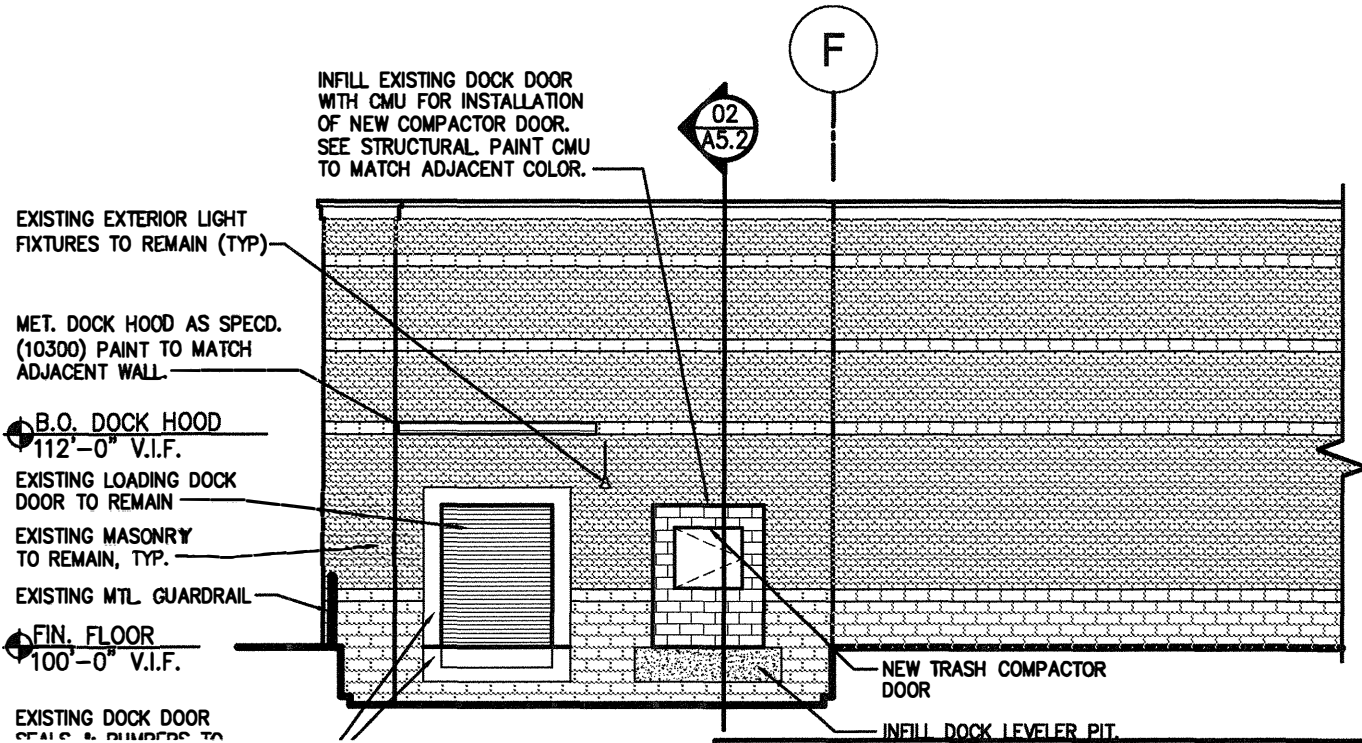
SOURCE: VER. 1.2014.A 3/32" = 1'-0"



REAR ELEVATION

16

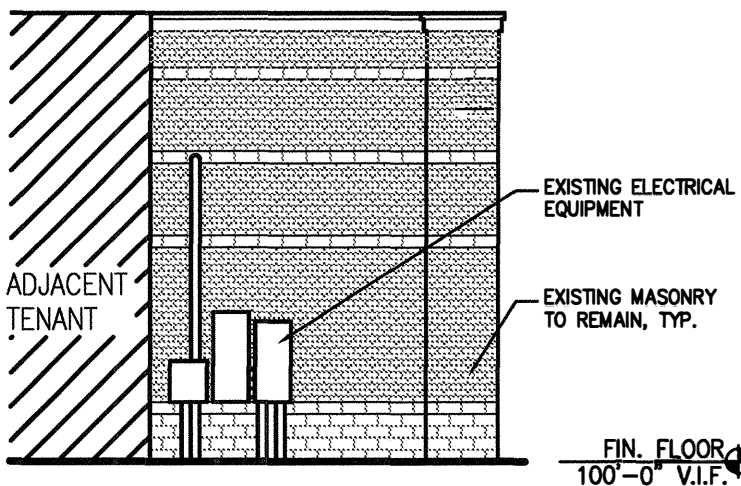
SOURCE: VER. 1.2014.A 3/32" = 1'-0"



SIDE ELEVATION

11

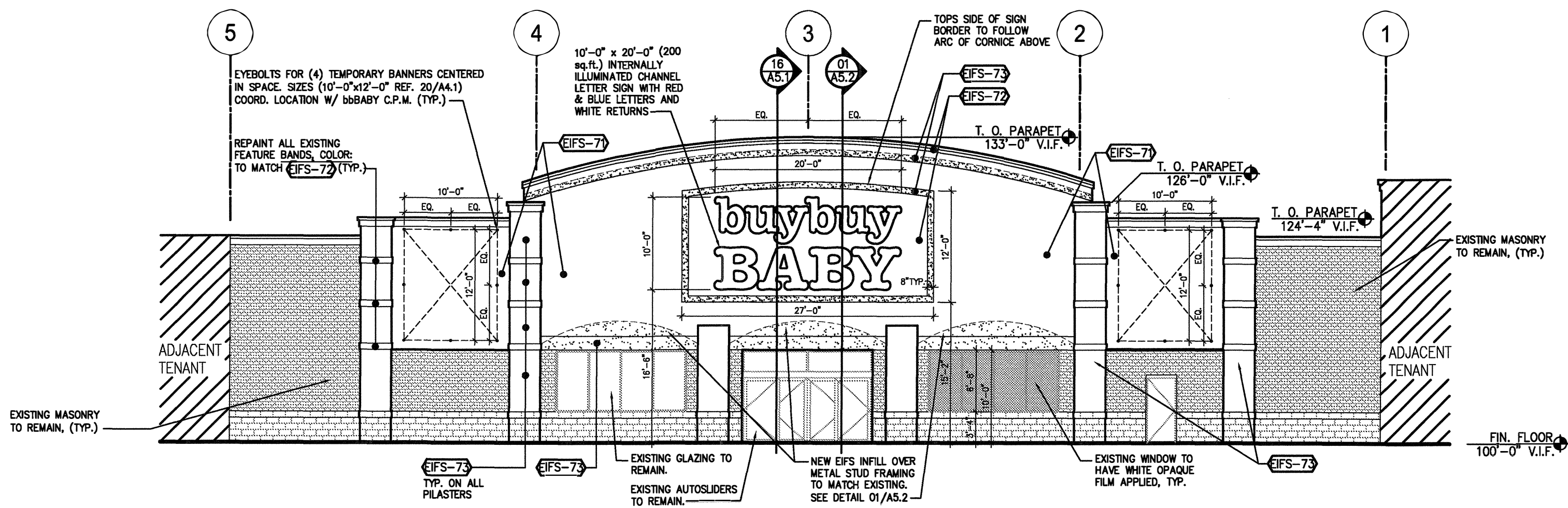
SOURCE: VER. 1.2014.A 3/32" = 1'-0"



SIDE ELEVATION

06

SOURCE: VER. 1.2014.A 3/32" = 1'-0"



FRONT ELEVATION

01

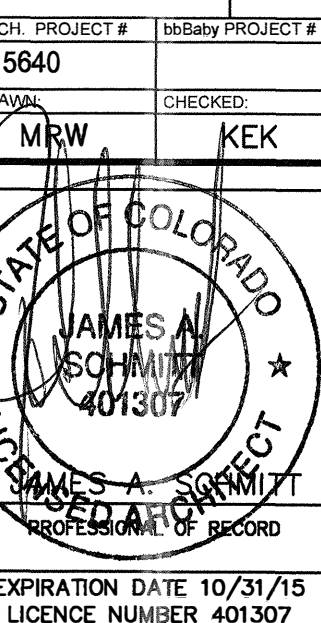
SOURCE: VER. 1.2014.A 3/32" = 1'-0"

DESIGNER NOTE CHECKLIST

NOTE #	APPLICABLE	NOT APPLICABLE	NOTE #	APPLICABLE	NOT APPLICABLE
1			1		
2			2		
3			3		
4			4		
5			5		
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13			13		
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16			16		
17			17		
18			18		
19			19		
20			20		

DISTRIBUTION:	DATE:
Ver. 1.2014.A	12/09/14
PERMIT	07/27/15

ARCH. PROJECT #	bbBaby PROJECT #
715640	
DRAWN:	CHECKED:
MRW	KEK

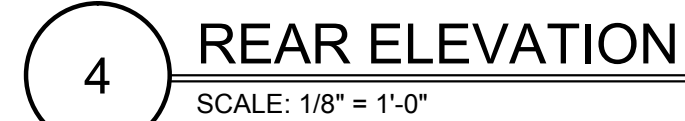
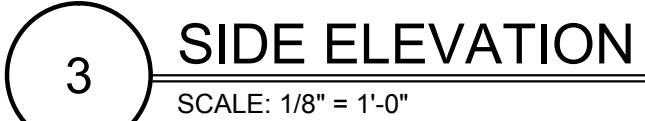
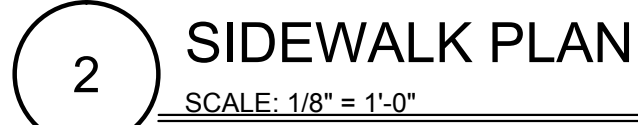
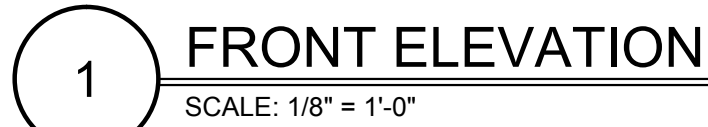




1. FENESTRATION AS SHOWN IS EXISTING TO REMAIN.
2. ALL EXIT DOOR LOCATIONS TO BE COORDINATED WITH TENANT'S PLANS (TYP.)

```
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  
PHONE: (303) 739-7000  
CONTACT: JAMES SCHIREMAN

**DEVELOPER**

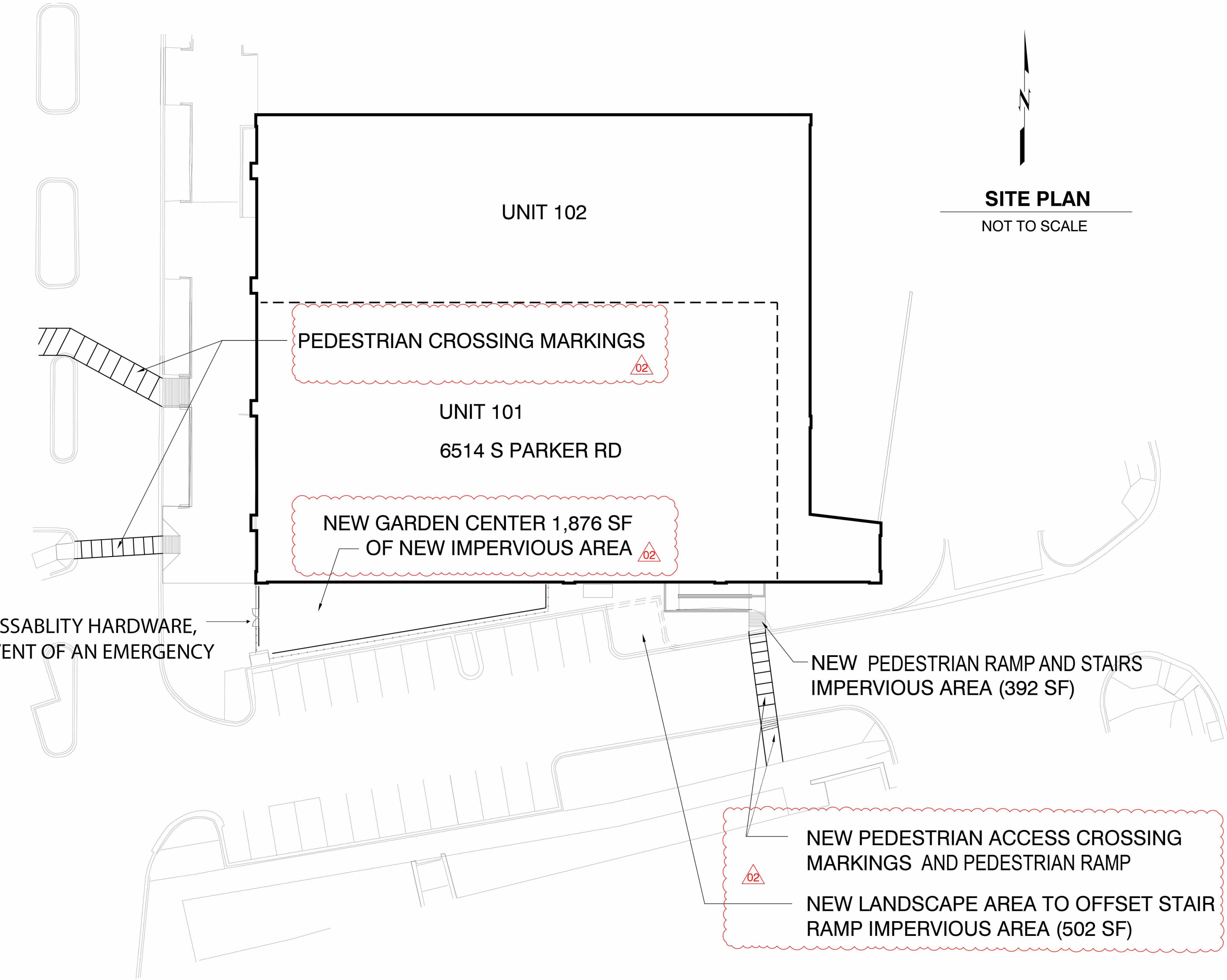
ARAPAHOE CROSSINGS, L.P.  
1545 FARADAY AVE, STE 350  
CARLSBAD, CA 92008  
PHONE: (858) 202-1131  
CONTACT: THOMAS RUBIO

**ARCHITECT**

G3 ARCHITECTURE, INC.  
7730 E BELLEVUE AVE, STE A100  
GREENWOOD VILLAGE, COLORADO 80111  
PHONE: (720) 542-9416  
CONTACT: SCOTT R. HIGA

**LANDSCAPE ARCHITECT**

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



**CIVIL ENGINEER & SURVEYOR**

RIDGETOP ENGINEERING & SURVEYING  
541 E GARDEN DR, UNIT N  
WINDSOR, COLORADO 80550  
PHONE: (970) 663-4552  
CONTACT: MIKE BEACH

LOGO



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

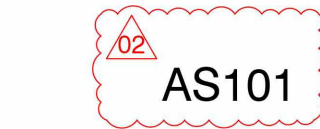
DATE

03/13/2024

SHEET TITLE

SITE PLAN

SHEET INFORMATION



1 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

## REQUIRED NOTES

- CITY OF AURORA PLAN REVIEW IS ONLY FOR GENERAL CONFORMANCE WITH CITY OF AURORA DESIGN CRITERIA AND THE CITY CODE. THE CITY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND ELEVATIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE. THE CITY OF AURORA, THROUGH THE APPROVAL OF THIS DOCUMENT, ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.
- ALL ROADWAY CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "ROADWAY DESIGN & CONSTRUCTION SPECIFICATIONS," LATEST EDITION.
- ALL WATER DISTRIBUTION, SANITARY SEWER, AND STORM DRAINAGE CONSTRUCTION SHALL CONFORM TO CITY OF AURORA "STANDARDS AND SPECIFICATIONS REGARDING WATER, SANITARY SEWER AND STORM DRAINAGE INFRASTRUCTURE," LATEST REVISION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY PUBLIC IMPROVEMENT INSPECTIONS DIVISION, 303-738-7420, 24 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT UTILITY NOTIFICATION CENTER OF COLORADO, 1-800-922-1887 OR 811.
- THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS (APPROVED BY THE CITY OF AURORA), ONE COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES.
- IT IS THE CONSULTANT'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ON-SITE, AND OFF-SITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NEEDED DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS EITHER ON-SITE OR OFF-SITE, WHICH ARISE IN THE FIELD, WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY. THE COST TO RECTIFY ANY ADVERSE SITUATION TO MEET THE CITY STANDARDS AND SPECIFICATIONS AND THE CITY CODE SHALL BE BORNE SOLELY BY THE DEVELOPER.
- THE OWNER/DEVELOPER MUST OBTAIN THE WRITTEN PERMISSION OF THE ADJACENT PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE GRADING OR CONSTRUCTION.
- CONCRETE SHALL NOT BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED BY PUBLIC IMPROVEMENTS INSPECTIONS.SUBMITTAL REQUIREMENTS AND PROCEDURES 2-14 2023.
- STANDARD CITY OF AURORA CURB RAMPS SHALL BE CONSTRUCTED AT ALL CURB RETURNS, AT ALL "T" INTERSECTIONS AND AT ALL CURBSIDE KIOSKS OR CLUSTERS, UNLESS OTHERWISE MODIFIED BY THESE PLANS.
- ALL ELEVATIONS ARE (FLOW LINE) UNLESS OTHERWISE NOTED.
- ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, UNLESS OTHERWISE NOTED BY THE CITY OF AURORA.
- PROJECT SHALL COMPLY WITH UTILITY ENGINEERING INVESTIGATION AND DOCUMENTING REQUIREMENTS PER CRS 9-1.5-101 ET SEQ, AS AMENDED. WHEN THE PROJECT INCLUDES EXCAVATION, BY STAMPING THE PLAN THE ENGINEER OF RECORD IS CERTIFYING THE PLAN MEETS THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS ASCE 38 STANDARD, LATEST PUBLICATION, FOR DEFINING THE ACCURACY OF A FACILITY OR UTILITY. PROJECT SHALL COMPLY WITH AURORA WATER STANDARDS AND SPECIFICATIONS, LATEST EDITION. WHEN THE PROJECT INCLUDES EXCAVATION, INCLUDING BUT NOT LIMITED TO INSTALLATION OF ELECTRONICALLY TRACEABLE MARKERS OR BEING TRACEABLE BY APPROVED ELECTRONIC METHODS FOR ALL SUBSURFACE UTILITIES IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE AURORA WATER ENGINEERING SERVICES MANAGER, OR DESIGNEE.
- CRITICAL TRAFFIC CONTROL AREAS, AS IDENTIFIED BY THE TRAFFIC MANAGER DURING CIVIL PLAN REVIEW, ARE CIRCUMSTANCES THAT DEVELOP RESULTING FROM TEMPORARY MODIFICATIONS TO THE ROADWAY NETWORK. CRITICAL TRAFFIC CONTROL AREAS CAN INCLUDE, BUT ARE NOT LIMITED TO:
  - LANE CLOSURES RESULTING IN REDUCTION IN VEHICLES CAPACITY GREATER THAN 50%.
  - PROXIMITY TO INTERSECTIONS, ACCESS DRIVES, RAIL LINES,
  - LOCATIONS WITH HIGHER MULTIMODAL MOVEMENTS, OR
  - OTHER SPECIAL CIRCUMSTANCESWHEN IDENTIFIED, THE CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLANS (TOPS) TO THE CITY THROUGH THE PUBLIC IMPROVEMENT PERMIT APPLICATION PROCESS FOR THE CITY'S REVIEW AS SOON AS POSSIBLE OR A MINIMUM OF FOUR WEEKS IN ADVANCE OF CONSTRUCTION. IN ADDITION, AS PART OF THE PUBLIC IMPROVEMENT PERMIT AND TOP, THE CONTRACTOR MAY BE REQUIRED TO PROVIDE ADVANCE NOTICE (MINIMUM TWO WEEKS) TO NEARBY IMPACTED USERS. NOTIFICATIONS BY THE CONTRACTOR MAY BE REQUIRED TO NEIGHBORING RESIDENCES, BUSINESSES, OR IMPACTED OPERATIONS OF EMERGENCY RESPONSE ENTITIES (LAW ENFORCEMENT, FIRE, AND MEDICAL), TRANSIT, DELIVERY COMPANIES, ETC., AS DETERMINED BY THE TRAFFIC MANAGER AT TIME OF THE TOP REVIEW.
- THE CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE (ROADWAY AS SHOWN IN THE INFRASTRUCTURE SITE PLANS) MUST BE APPROVED PRIOR TO ISSUANCE OF ADJACENT BUILDING PERMITS. CONSTRUCTION SHOWN ON CIVIL PLANS FOR THE ASSOCIATED INFRASTRUCTURE MUST BE INITIALLY ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY/CERTIFICATE OF OCCUPANCY (TCO/CO) PER THE PUBLIC IMPROVEMENT PLAN (PIP).
- ENSURE THAT THE PROVISIONS OF CRS 37-92-602, AS AMENDED BY SENATE BILL 15-212, REGARDING NOTIFICATION OF DOWNSTREAM WATER RIGHTS HOLDERS ARE UPHOLD.

EXISTING BUILDING  
SEE ARCH PLANS FOR  
ADDITIONAL DETAILS  
FFE: 5696.00

## LEWISTON WAY ADA RAMPS

1:20

RETAINING WALL - MAX 4' TALL

ADA RAMPS WITH RAILING

MATCH EXISTING BACK  
OF CURB GRADES

MATCH EXISTING ELEVATIONS  
AT UP OF PROPOSED GUTTER

PRIVATE DRIVE

6" STORM INLET  
IE OUT: 5695.10 6" SE

23LF 6" @ 0.50%

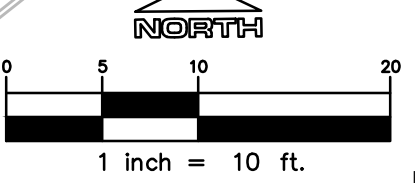
CONNECT TO EXISTING  
W/ INSERTA-TEE  
IE IN: 5694.99 6" NW

SEE BLOWUP FOR GRADING OF  
ADA RAMPS AT LEWISTON WAY

RAMP RAILING

TIE INTO BACK OF CURB

RAMP TO BE EVALUATED  
AT CIVIL PLAN PROCESS  
FOR ADA COMPLIANCE



## LEGEND

EX. CONTOUR	-24-
PROPOSED CONTOUR	322
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 SLAY 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

**RIDGE TOP**  
ENGINEERING & SURVEYING  
541 E. Garden Drive,  
Suite N  
Windsor, CO 80550  
T (877) 863-4662  
W ridgepeng.com

PROJECT TITLE

ACE  
HARDWARE -  
ARAPAHOE  
CROSSINGS

PREPARED FOR

BRIXMOR PROPERTY  
GROUP

5614 S PARKER RD, UNIT  
#11, AURORA, CO 80016

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.

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

2ND REVISED DWG's 5/16/24

DATE

05/16/2024

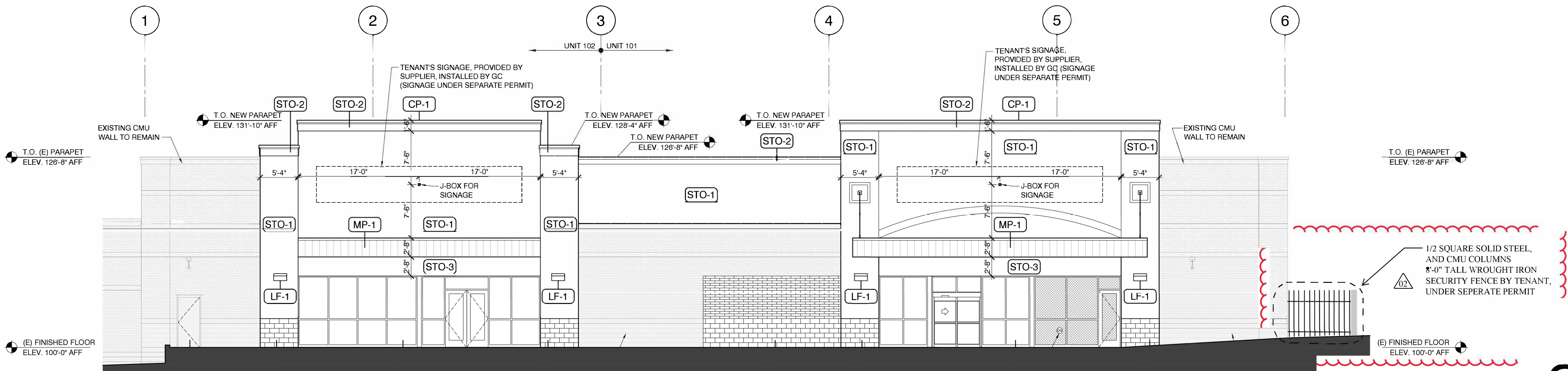
SHEET TITLE

EXTERIOR  
ELEVATION

SHEET INFORMATION

02  
A101

3 Of 6

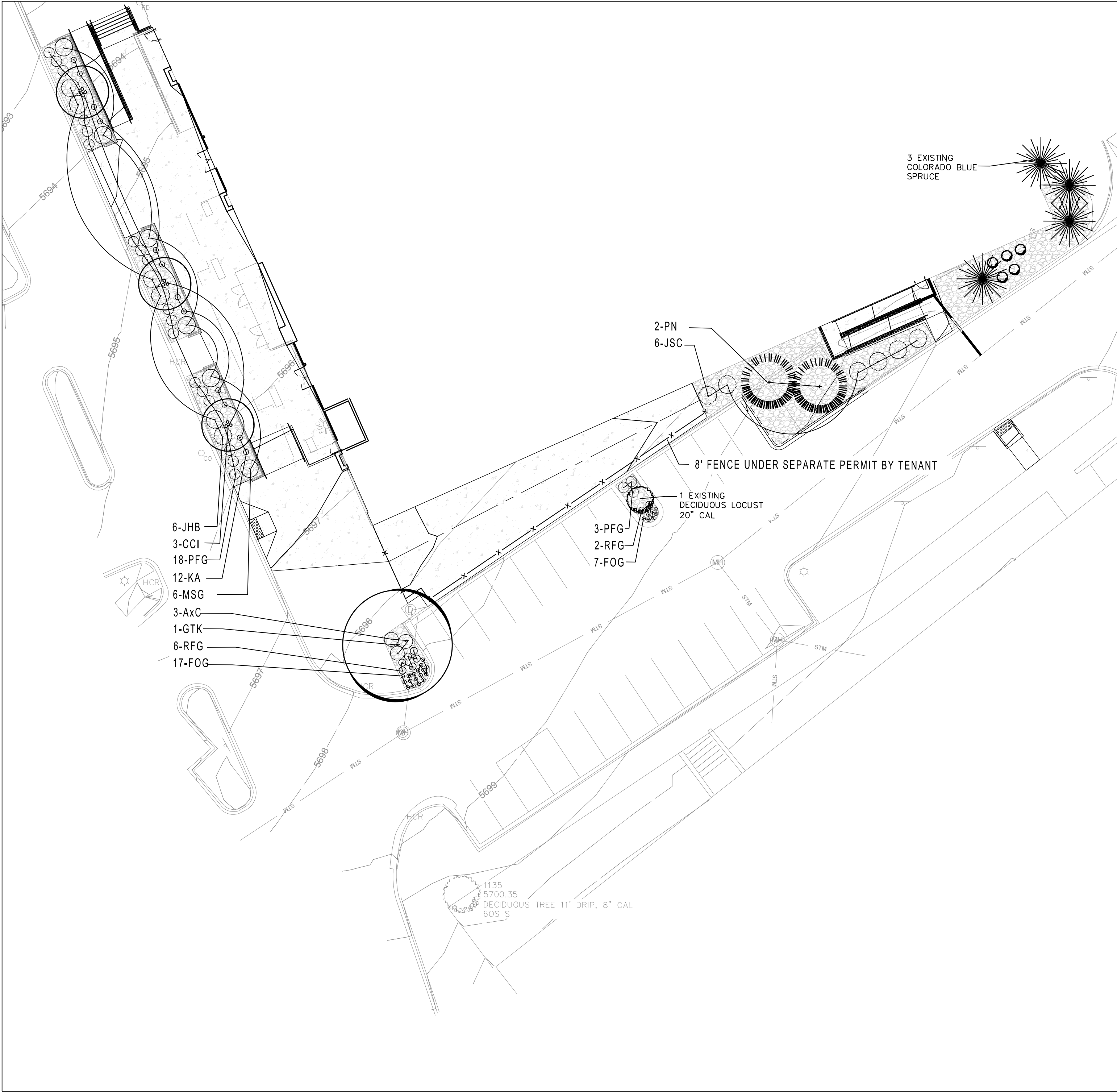


Know what's below.  
Call before you dig.



# 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.  
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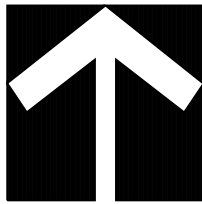
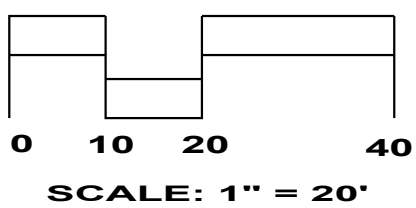


## PLANT LIST

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
- ¾" RIVER ROCK
- 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  
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#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

LANDSCAPE PLAN

SHEET INFORMATION

AS 9

4 of 6



Know what's below.  
Call before you dig.



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

SW ¼ OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M.

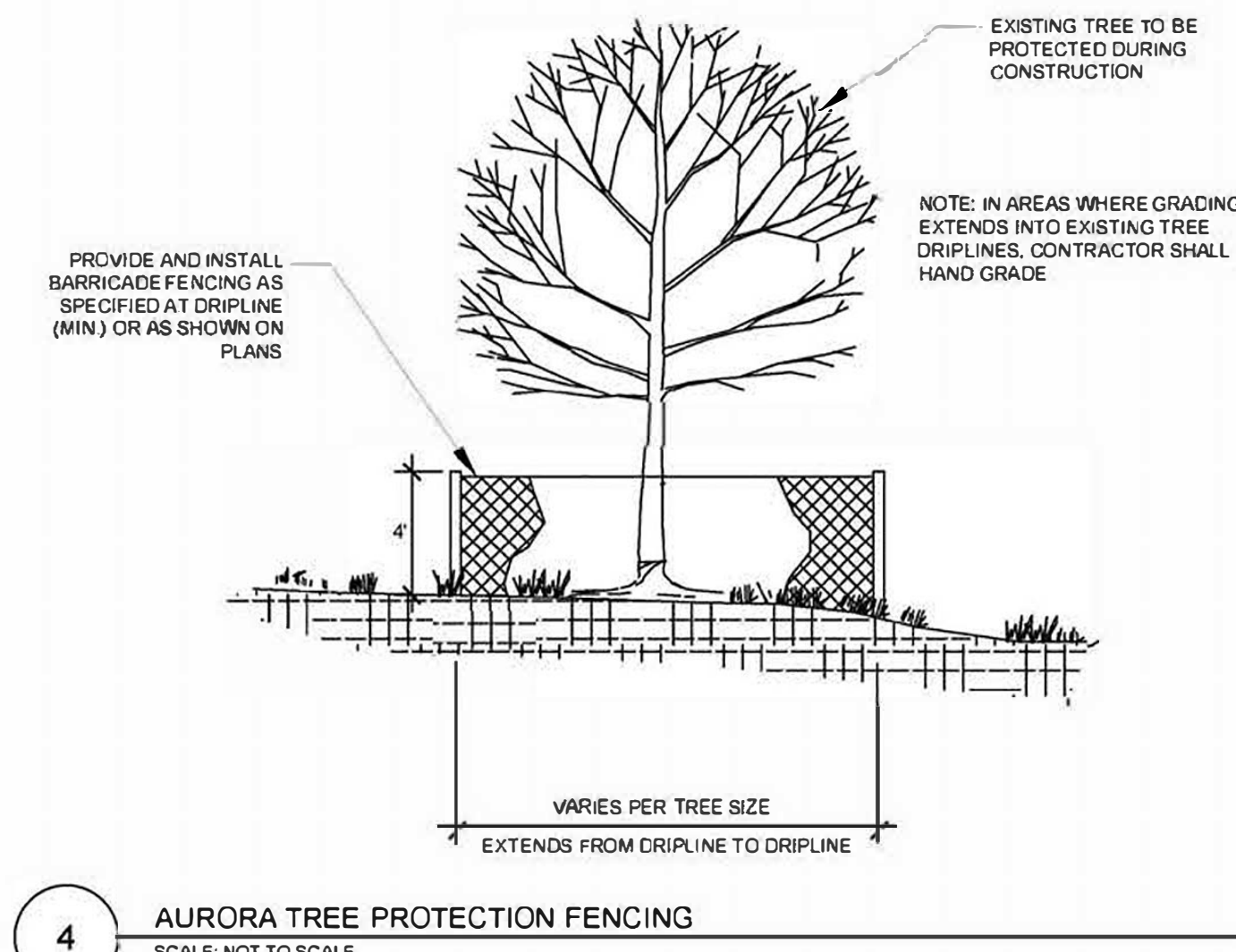
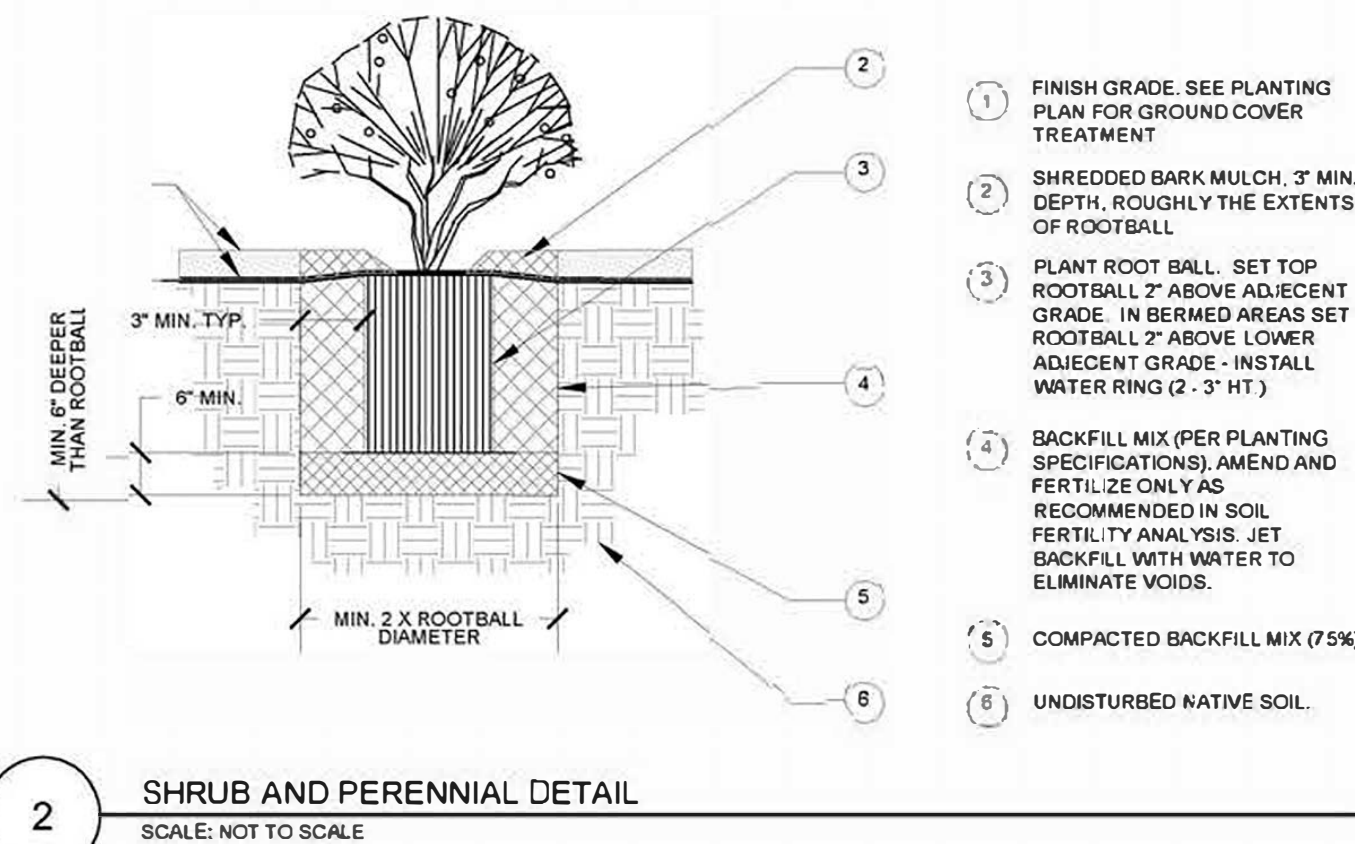
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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).


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'

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.

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.



### 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 POHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
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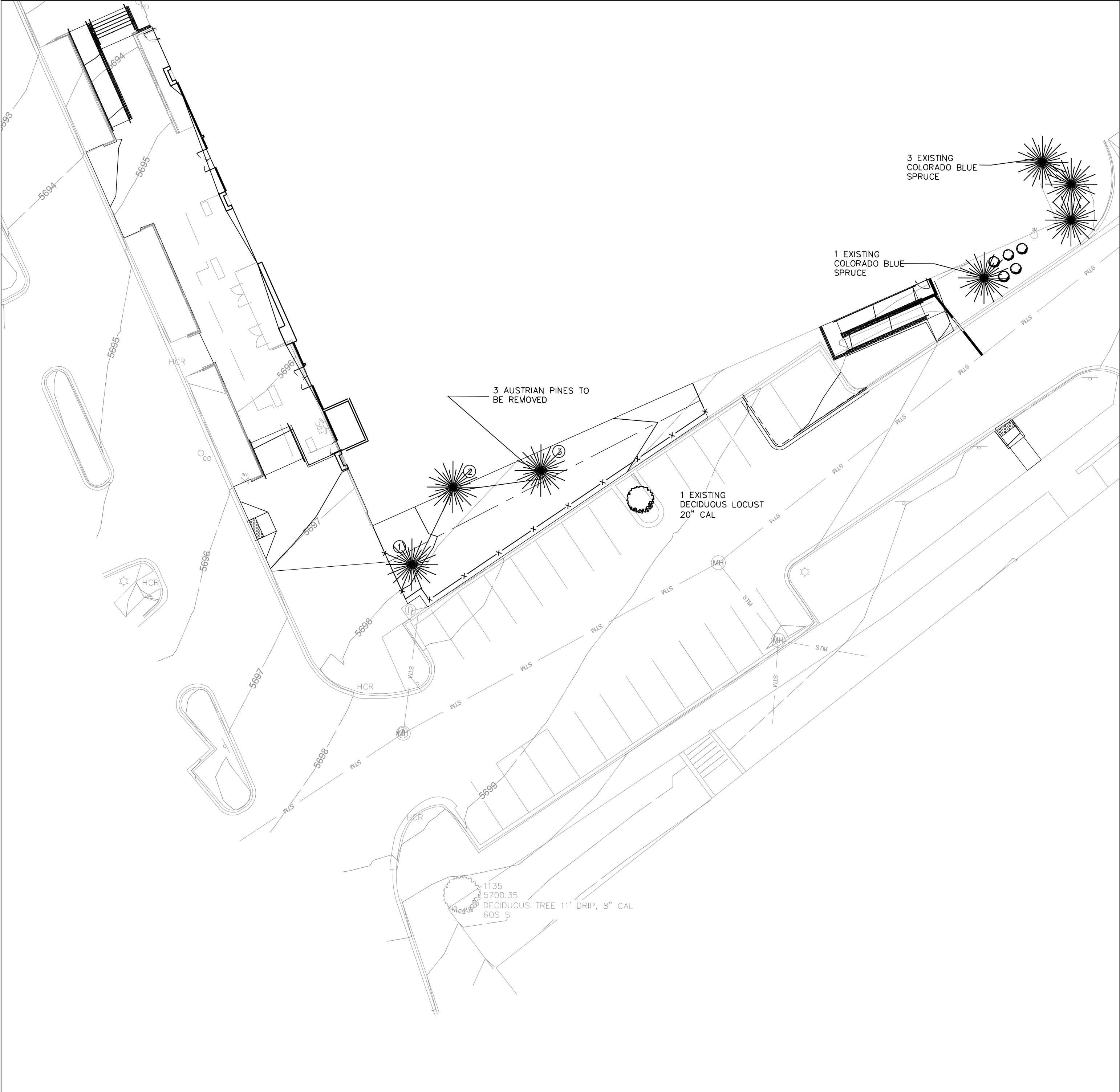
KNOW WHAT'S BELOW  
CALL BEFORE YOU DIG





# 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



## TREE MITIGATION TABLE

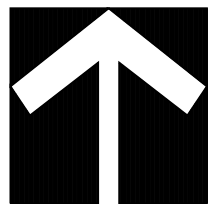
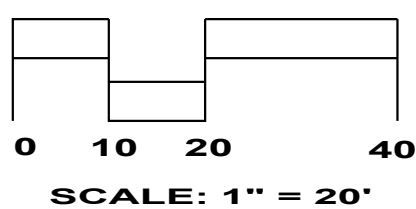
TREE INVENTORY					
TREE #	SPECIES	DIAMETER	CONDITION	VALUE	MITIGATION
1	AUSTRIAN PINE	12 INCHES	70%	\$1,440	8.5 inches
2	AUSTRIAN PINE	10 INCHES	70%	\$1,200	7 inches
3	AUSTRIAN PINE	12 INCHES	70%	\$1,440	8.5 inches
TOTAL				\$4,080	

## 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:

PROJECT NO.:

REVISIONS

MINOR AMENDMENT

DATE

03/13/2024

SHEET TITLE

MITIGATION PLAN

SHEET INFORMATION

AS 11

6 of 6



Know what's below.  
Call before you dig.