

ACE HARDWARE - ARAPAHOE CROSSINGS

SITE PLAN FOR LOT 12, BLOCK 1, ARAPAHOE CROSSINGS SUBDIVISION FILING NO.
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	
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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

ARCHITECT

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

CIVIL ENGINEER & SURVEYOR

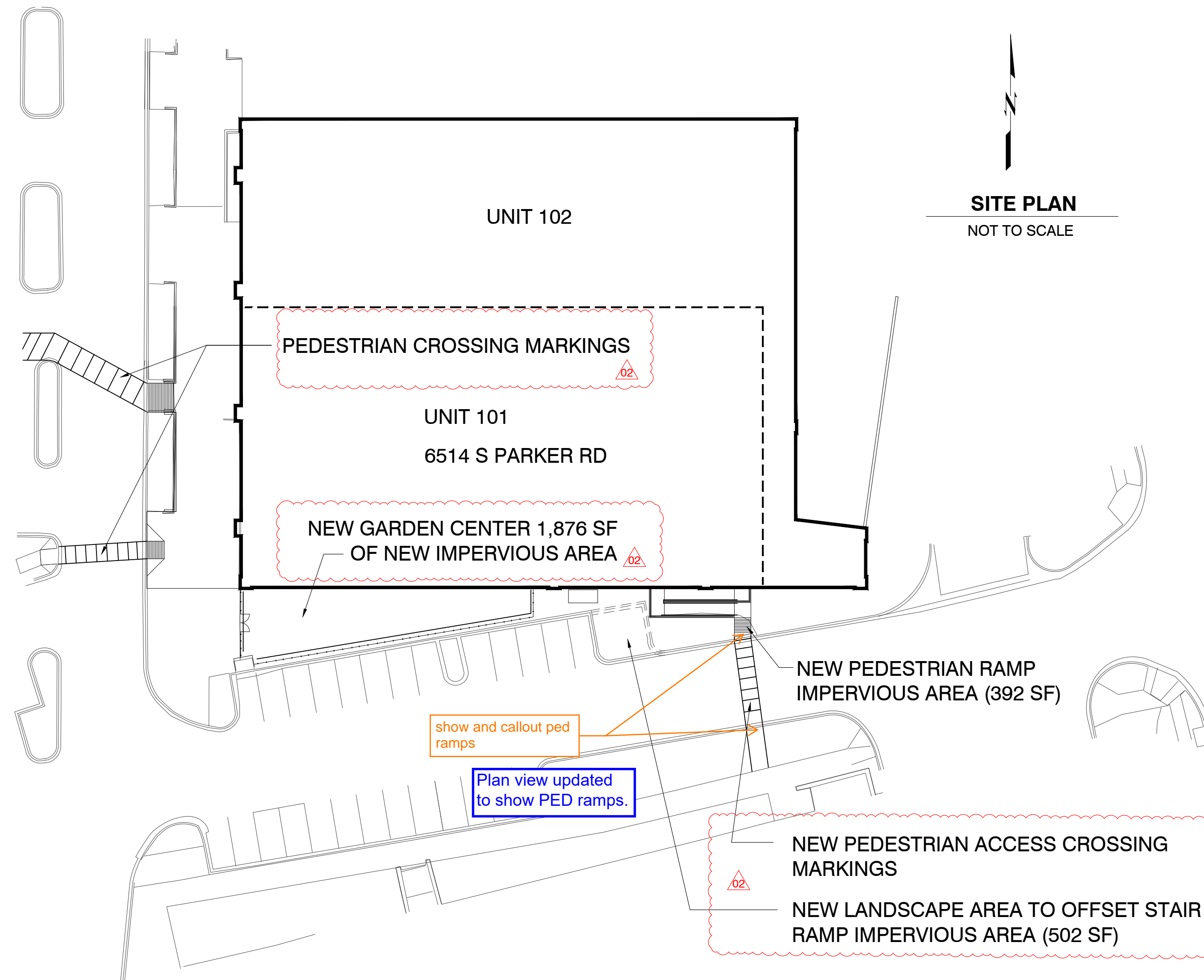
RIDGETOP ENGINEERING & SURVEYING
541 E GARDEN DR, UNIT N
WINDSOR, COLORADO 80550
PHONE: (970) 663-4552
CONTACT: MIKE BEACH

DEVELOPER

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

LANDSCAPE ARCHITECT

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



Acknowledged.

Site plan amendment won't be approved until the civil plan revision is in process

Include the required site plan notes.
Please only apply what is relevant
to this on this sheet.


Notes added to C-2.0

Acknowledged.

Aurora Water will not approve this site plan amendment until the required Drainage documents have been submitted for review. This is an ongoing discussion internally and we will communicate with The Applicant regarding this requirement outside of review



Know what's **below**.
Call before you dig.

<div><div>LOGO</div><div><div>RIDGETOP ENGINEERING & SURVEYING 541 E. Garden Drive, Unit N Windsor, CO 80550 T: (970) 663-4552 W: ridgetopeng.com</div></div></div>	
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	
<div><div>02</div><div>AS101</div></div>	
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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.
- 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.



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ACE
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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: 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

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