

BY	DATE
CITY COUNCIL (CE SIGNS & ENTRANCES)	7/7/74
ADMINISTRATIVE (CC. THIS ALLOCATION OF SPACES)	3/19/74
ADMINISTRATIVE (RE. DEPARTS OF P. THIS)	12/25/75

NOTE: REV DATE 12-25-75 (ADMINISTRATIVE AMENDMENT)  
 SINGLE STORY BLDG APPROX 3120 SF IN PLACE...  
 1800 SF DUG...  
 1800 SF DUG...  
 SHORES...  
 SHORES...  
 SHORES...

Legal Description for SHORES COMMERCIAL AREA  
 Beginning at the Northeast corner of the NW 1/4 of Section 35, Township 4 South, Range 67 West of the 6th Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado, thence S 09°12'30" W along the easterly line of the said NW 1/4 a distance of 40.00 feet to the southerly line of East Yale Avenue; thence N 90°00'00" W along the southerly line of East Yale Avenue a distance of 855.00 feet to the true point of beginning; thence continuing along the last described course a distance of 579.87 feet to the northeasterly line of Parker Road; thence S 35°48'11" E along the northeasterly line of Parker Road a distance of 585.07 feet; thence N 54°12'00" E along the westerly boundary of THE SHORES-FILING NO. 5 a distance of 205.00 feet; thence N 59°18'00" W along the westerly boundary of THE SHORES-FILING NO. 5 a distance of 56.00 feet; thence N 21°12'00" E along the westerly boundary of THE SHORES-FILING NO. 5 a distance of 92.39 feet; thence N 37°30'30" E along the westerly boundary of THE SHORES-FILING NO. 5 a distance of 69.49 feet; thence N 0°00'00" E along the westerly boundary of THE SHORES-FILING NO. 5 a distance of 157.00 feet to the true point of beginning, containing 3.79 acres, more or less.

Right of Way for...  
 and emergency veh...  
 on and through an...  
 ways now or herea...  
 described propert...  
 designated as fir...  
 service vehicle n...  
 Parking - Fire La...

APPROVED BY THE AURORA CITY ENGINEER THIS 11 DAY OF JULY AD 1973  
 APPROVED BY THE AURORA CITY ATTORNEY FOR LEGAL DETAILS THIS 31 DAY OF AUGUST AD 1973  
 APPROVED BY THE AURORA PLANNING COMMISSION THIS 27 DAY OF JUNE AD 1973  
 ACCEPTED ON BEHALF OF THE AURORA CITY COUNCIL THIS 14 DAY OF JUNE AD 1973  
 ATTEST: *Dail E. Johnston*

NOTE:  
 AMENDMENT CHANGES:  
 SIGN CRITERIA - TWO FREE STANDING SIGNS CONSISTED OF ARCHITECTURALLY COMPATIBLE MATERIALS - UTILIZING INDIRECT ILLUMINATION. SET BACKS ARE 10'-0" FROM PROPERTY LINES. BOTH SIGNS DO NOT EXCEED 100 SQ. FT. PER FACE NOR 35'-0" IN HEIGHT.  
 INDIVIDUAL TENANT SIGNAGE REQUIREMENTS TO BE DETERMINED AS LEASES ARE SIGNED BUT SHALL BE IN KEEPING WITH THE AURORA SIGN CODE IN ALL RESPECTS WITH AN 80 SQ. FT. MINIMUM VARIATION.  
 ENTRANCE & ACCESS - LOCATIONS ON BOTH YALE AND PARKER ROAD HAVE BEEN VISIBLE TO 60'-0" AS SHOWN TO CONTAIN FREE STANDING SIGNS.  
 PARKING - HAS BEEN RELIED FROM 287 SPACES TO 248 SPACES  
 NUMBER PERD = 248 SPACES  
 CLEANERS RELOCATED TO SOUTH END OF BUILDING (5) - LIQUOR STORE CHANGED TO DRUG STORE (13) ADMIN APPROVAL 3-19-74 AND FOTOMAT - APPROVED BY CITY COUNCIL, 10-13-75

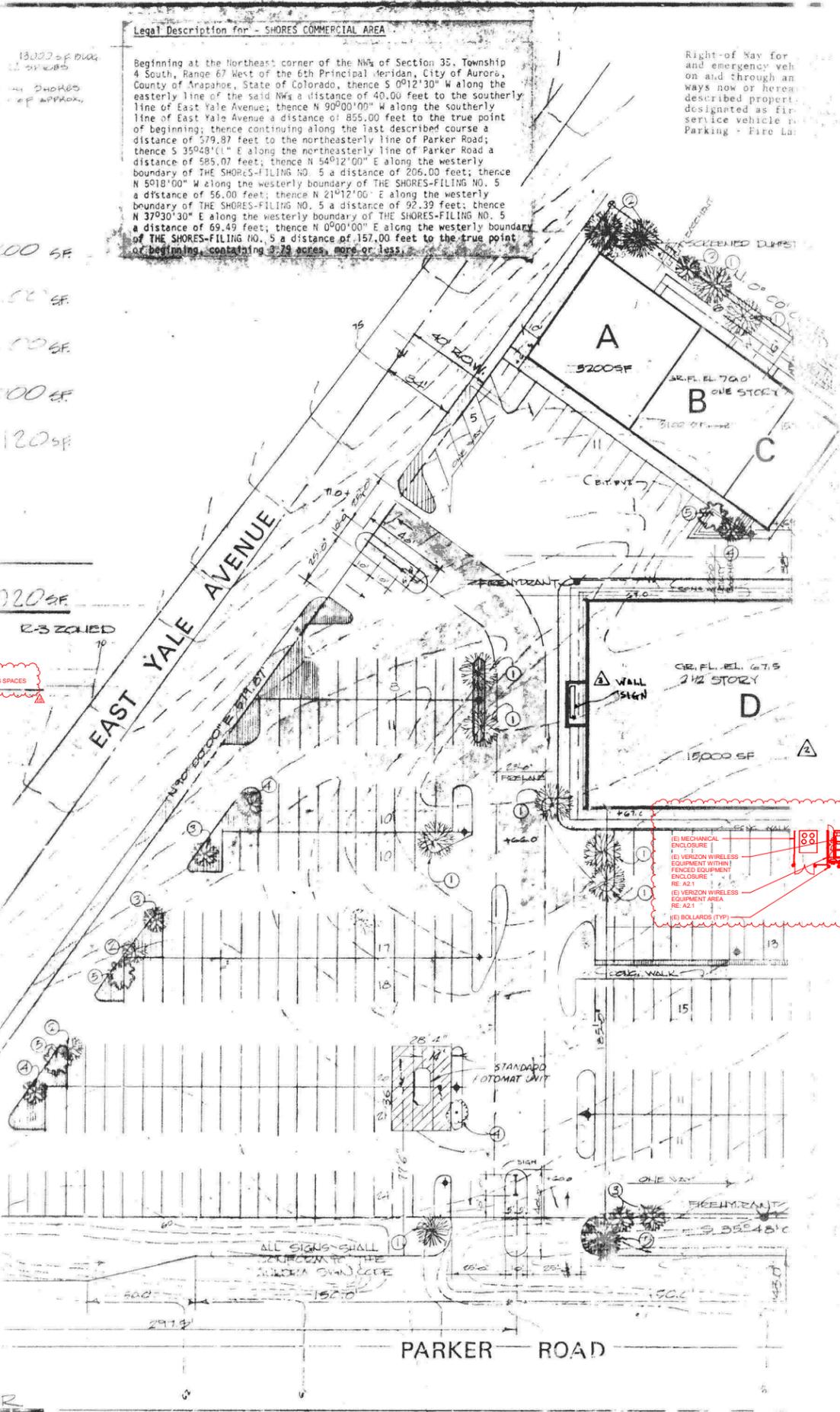
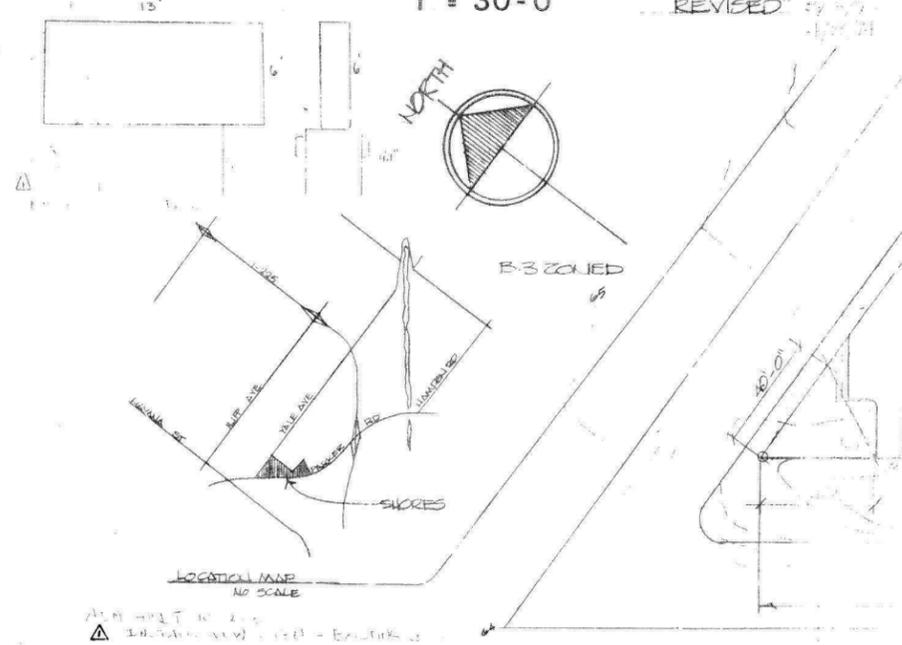
A	FRQ.	5200 SF
B	FRQ.	5200 SF
C	FRQ.	5200 SF
D	SPECIALTY SHOP	3200 SF
E	RESTAURANT	1120 SF

GROSS FLOOR AREA TOTAL 42920 SF  
 TOTAL PARKING SPACES 248 SPACES  
 ALL PARKING 90° SPACES  
 REQUIRED PARKING:  
 A, B, C 50 SPACES  
 D 105 SPACES  
 E 113 SPACES  
 TOTAL 248 SPACES

- LEGEND:  
 - - - PROPERTY LINE  
 - - - SEWER LINE  
 - - - WATER LINE  
 \* \* \* OUTDOOR LIGHT  
 \* \* \* FIRE HYDRANT  
 >>> DRAINAGE ARROW  
 - - - EXISTING GRADE

# SITE PLAN

1" = 30'-0" REVISED 11/73



THIS PLAN WAS FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF COUNTY, COLORADO ON THE DAY OF AD 1973  
 BOOK NO. PAGE FILE MAP  
 RECEPTION NO.  
 CLERK AND RECORDER BY:  
 ALL SPECIAL PLANS REGISTERED AND RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANTS THEREOF, THEIR SUCCESSORS AND ASSIGNS, SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE AND OPERATION OF ALL LANCES AND STRUCTURES INCLUDED WITHIN SUCH PLANS TO ALL CONDITIONS AND LIMITATIONS SET FORTH IN SUCH PLANS.  
 IN WITNESS WHEREOF THE Parker Vale Development Company HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 11 DAY OF JULY AD 1973  
 BY: *Ernest L. Johnson Jr.* President  
*Richard A. Hall* Secretary  
 STATE OF COLORADO, COUNTY OF DENVER  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July AD 1973 BY *Ernest L. Johnson Jr.*  
 WITNESS MY HAND AND OFFICIAL SEAL  
*Kathleen M. Holyman*  
 MY COMMISSION EXPIRES August 24, 1975

- TREE SCHEDULE:  
 1 PENDERGRA  
 2 SPRUCE  
 3 BIRCH  
 4 LOCUST  
 5 PRITZER  
 NOTE: THIS IS A MINIMUM LANDSCAPING REPRESENTATION ONLY  
 NOTE: A PERMANENT WATER FACILITY SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS & ALL LANDSCAPED AREAS SHALL BE MAINTAINED

THE SHORES FILING #5 - THE PARKER-YALE DEVELOPMENT CO - R2 ZONED  
 Minor Amndmt - 7/31/2006 - 1973-6005-13  
 Change exterior building material from wood siding to stucco (see paper files)  
 MNOR AMDT 5/14/07 1973-6005-14 (on page 6)  
 ADD WALL SIGN

the Shores  
 THE PARKER-YALE DEVELOPMENT CO.  
 5475 LEBLANCHE DR. DENVER, CO.  
 ANOTHER INNOVATION OF THE BUILDER'S GROUP LTD.  
 PLANNED BUILDING GROUP

STEVEN A. LUCAS, ARCHITECT - PLANNER  
 ROBINSON SURVEYING & ENGINEERING CO. CIVIL ENG. & SURVEYOR

**SITE PLAN AMENDMENT**

SHEET 2 OF 3  
P.L.E. 1995 AS BUILT CONDITIONS



VICINITY MAP NO SCALE

**SITE PLAN**

SCALE: 1" = 30'

**PROPERTY DESCRIPTIONS**

FORMER LOT 1, BLOCK THE SHORES - FILING NO. 6  
REPLATTED LOTS 1 TO 4 INCLUSIVE, BLOCK 1 INTERNATIONAL CENTER SUBDIVISION FILING NO. 1

**LOT AREAS**  
LOT 1: 41,599 S.F. (0.96 ACRES) LOT 2: 41,205 S.F. (0.94 ACRES)  
LOT 3: 24,120 S.F. (0.55 ACRES) LOT 4: 54,992 S.F. (1.26 ACRES)

**SOUND ON WHEELS CONDITIONAL NOTES**

- The building shall be improved with a new shingled roof and shall be painted in color trimmings similar to other buildings on the site.
- The hours of operation shall be from 9:00 A.M. to 6:00 P.M. on Mondays through Saturdays and shall be closed on Sundays.
- The City of Aurora Noise Ordinance shall be complied with; sound emissions generated by operations shall be kept to a reasonable minimum.
- The service bay garage doors shall be located on the South elevation of the building and shall remain closed except for ingress and egress to and from the service bays.
- The grounds and landscape areas shall be maintained and kept clean and free of refuse.
- Area lighting shall be downcast. No area, sign or other lighting shall be directed towards the adjacent Shores residential subdivision.
- Sound On Wheels employees shall be instructed not to drive vehicles through Ecostride or other Shores residential subdivisions when road testing equipment.
- After-hours work, which may be required of owners or employees, shall be kept to a minimum and shall not have a negative impact on the adjacent residential neighborhoods. The owner shall hold meetings, as may become necessary, with the adjacent homeowner's association to resolve problems which may occur as a result of after-hours activities.
- All service and installation work, except for over-sized vehicles, shall be performed inside the building with bay doors closed.

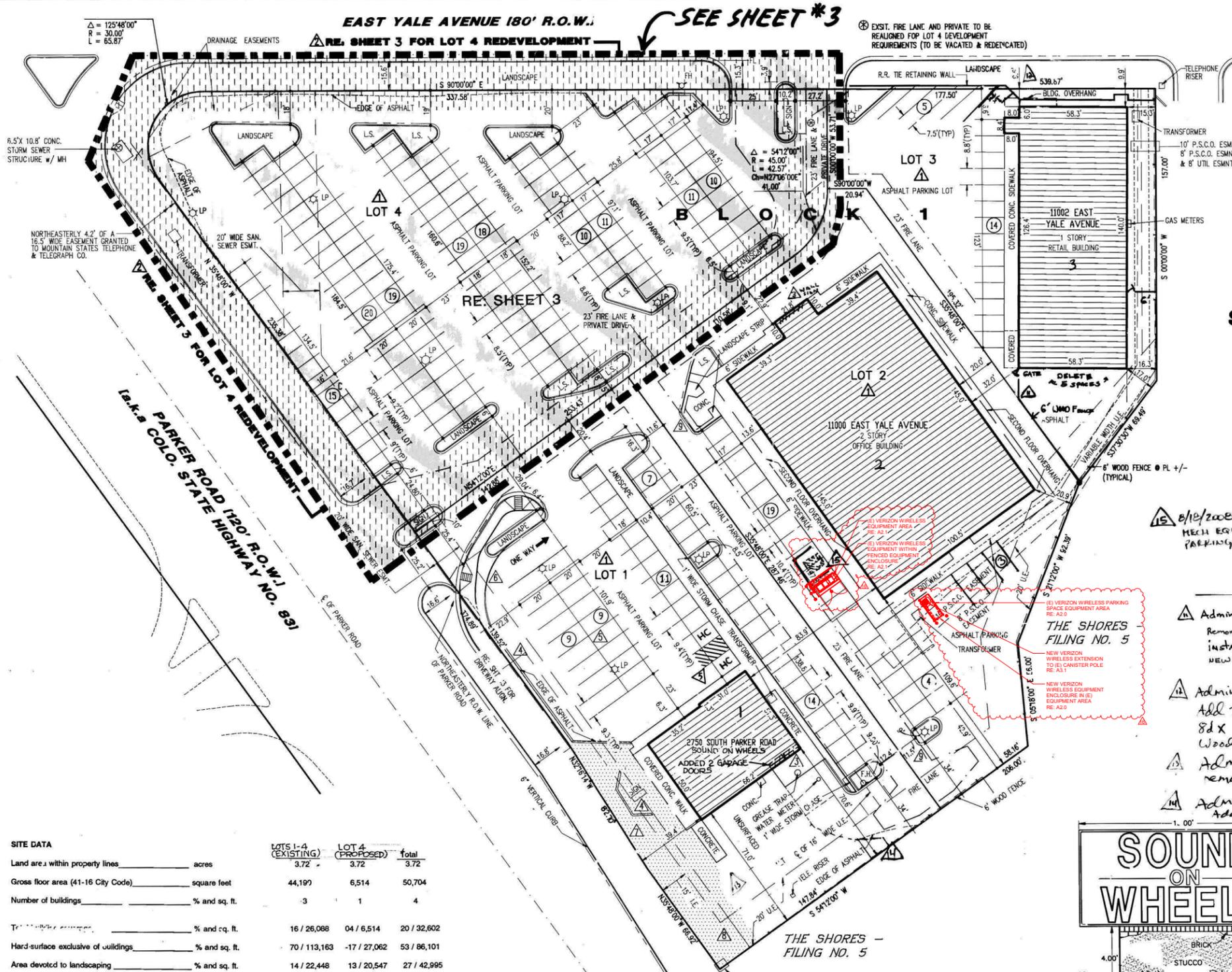
**LOT 1: PARKING CALCULATIONS**

	Present - Restaurant	New - Retail
Parking Required	40 (Per The Shores PGG)	21*
Parking Provided	113 spaces	52
H.C. Parking Provided:		2
* (3350 SF (GFA) @ 1 SP/200 SF) + (2 SP/Service Bay x 2) = 21		
L.T.S. 1-4		
PARKING REQUIRED	(41) spaces	
PARKING PROVIDED	113 spaces	+31
	8 spaces	
	+9 space waiver	
	+1 space	

\* Parking Waiver for Sound on Wheels redwood PC waiver of 45 spaces to 9 spaces

**AMENDMENTS**

- REVISED SHORES PBG SITE PLAN TO REFLECT AS BUILT CONDITIONS AS OF MAY 15, 1995.
- REVISED SITE PLAN FOR LOT 4 REDEVELOPMENT; RE: SHEET 2 OF 2
- 1/21/95 INSTALL 2 OVERHEAD GARAGE DOORS ON SOUTH ELEVATION PER CONDITIONS PRIOR TO C.O., SEE FILE 7-1578.
- ADDED NEW RETAINING/CURB WALLS
- REVISED PARKING LAYOUT (REMOVED 4 SPACES)
- REVISED ACCESS DRIVE TO C.D.O.T. REQUIREMENTS
- RETAINING WALL
- LANDSCAPE TO C.O.A. STANDARDS
- MODIFIED CURBS TO CLEAR FIRE LANES
- ADDED CONDITIONAL NOTES



**SITE DATA**

	LOTS 1-4 (EXISTING)	LOT 4 (PROPOSED)	Total
Land area within property lines	3.72	3.72	3.72
Gross floor area (41-16 City Code)	44,199	6,514	50,704
Number of buildings	3	1	4
Total floor area	16 / 26,088	04 / 6,514	20 / 32,602
Hard-surface exclusive of buildings	70 / 113,163	17 / 27,062	53 / 86,101
Area devoted to landscaping	14 / 22,448	13 / 20,547	27 / 42,995
Proposed zoning classification	B-1	B-1	B-1
Proposed uses		Video Store	
Permitted maximum sign area		190	
Type of sign (Freestanding, wall, etc.)		Wall and Monument	
Number of stories	1 and 2	1	2
Maximum height of buildings		40'	40'
Loading spaces provided		1	
Parking spaces provided - includes 2 handicap spaces (No compact)	237	41 (133)	44 (144)
Parking spaces required	57	33	53 (142)
Handicap spaces required		2	

**ADA ACCESS NOTE**

The "accessible route of travel" shall connect the exterior operable doors and exits with an accessible parking spaces and the public way. No slope along this route may exceed 1:20, except providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be painted with white stripes. The "accessible route of travel" must comply with U.B.C. Chapter 21, Appendix and A.N.S.I. 117.1.

**COLORADO DEPARTMENT OF TRANSPORTATION NOTE**

The "int access agreement" for Lots 1 through 3 within the INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 will necessitate any development in the SHORES PBG to obtain a State Highway Access Permit from the Colorado Department of Transportation.

**NOTES**

- Cross access on, over and through Lots 1 through 4, Block 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 is provided to by the official plat of said subdivision as recorded in the Clerk and Recorder's Office of the State of Colorado, Denver.
- Cross parking, on, over and through Lots 1 through 4, Block 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 is provided to by the official plat of said subdivision as recorded in the Clerk and Recorder's Office of the State of Colorado, Denver.



**SOUND ON WHEELS SIGN DETAIL**

PURPLE, TEAL & YELLOW LETTERS ON WHITE BACKGROUND  
TOTAL AREA = 78 SQUARE FEET (EACH SIDE)

**SUGGESTED PLANNING MATERIALS LEGEND**

- DH (2" C/L) DOWNY HAWTHORN native shrub
- SC (2" -1" CAL) SPRINGSNOW CRABAPPLE
- FR (5" 5" 2") BURNING BUSH
- RC (8" GAL) ROCK SPRAY COATED

**ROBINSON/DALTON CONSULTING, INC.**  
ENGINEERING • SURVEYING • PLANNING  
3001 SOUTH JAMAICA COURT • SUITE 100 • AURORA, COLORADO 80014  
PHONE: (303) 52-4823 FAX: (303) 52-4227

ADM. AMEND: 10-4-95, 1-23-97, 2-17-00, 5-11-00, 5-31-00

SOUND ON WHEELS AT THE SHORES 73-6005-8



AMENDED LANDSCAPE PLAN

PROPERTY DESCRIPTION  
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1

PLANT MATERIALS

ITEM	SIZE
PINION PINE (PINUS EDULIS)	6-8'
AUSTRIAN PINE (PINUS NIGRA)	6-8'
HONEYLOCUST (GLEDTISIA TRIACANTHOS 'SHADEMASTER')	2.5" CAL
MARSHALL'S SEEDLESS ASH (FRAXINUS PENNSYLVANICA 'MARSHALL'S')	3" CAL
SPRING SNOW CRAB. (MALUS 'SPRING SNOW')	2" CAL.
GOLDCOAST PFITZER (JUNIPEROUS PFITZERANA 'GOLD COAST')	5 GAL.
GOLD TIP JUNIPER (JUNIPEROUS CHINESIS PFITZER 'GOLD TIP')	5 GAL.
BLUE RUG JUNIPER (JUNIPERUS HORIZONTALIS 'WILTONI')	5 GAL.
BROADMOOR JUNIPER (JUNIPEROUS SABINA 'BROADMOOR')	5 GAL.
ANTHONY WATERER SPIREA (SPIREA BUMALDA 'ANTHONY WATERER')	5 GAL.
PEKING COTONEASTER (COTONEASTER ACUTIFOLIA)	5 GAL.
BLUEMIST SPIREA (CARYOPTERIS INCANA 'BLUEMIST')	5 GAL.
LUPINES-MIXED (POLYPHYLLUS 'RUSSELL'S HYBRID')	5 GAL.

50/50 MIX - CREEPING PHLOX - BUGEL AJUGA QUANTITY NECESSARY TO COVER AREA INDICATED

SOD 2"-3" DEEP - SQFT

BARK CHIP MULCH 4" - 6" SQFT

COBBEL MULCH 4" - 6" SQFT

METAL EDGING 4" - 6" SQFT

GENERAL NOTES

- LANDSCAPE INSTALLATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- LANDSCAPE MAINTENANCE FOR BLOCK ONE (1), LOT FOUR (4) SHALL BE PERFORMED AT A LEVEL OR IN EXCESS OF THAT DESCRIBED WITHIN THE DECLARATION OF COVENANTS FOR PARKING AND MAINTENANCE OF THE INTERNATIONAL/SHORES CENTER SUBDIVISION AGREEMENT TO INCLUDE ANY AMENDMENTS, INCLUSIONS OR EXCLUSIONS THAT MAY BE ADMINISTERED TO THE DOCUMENT.

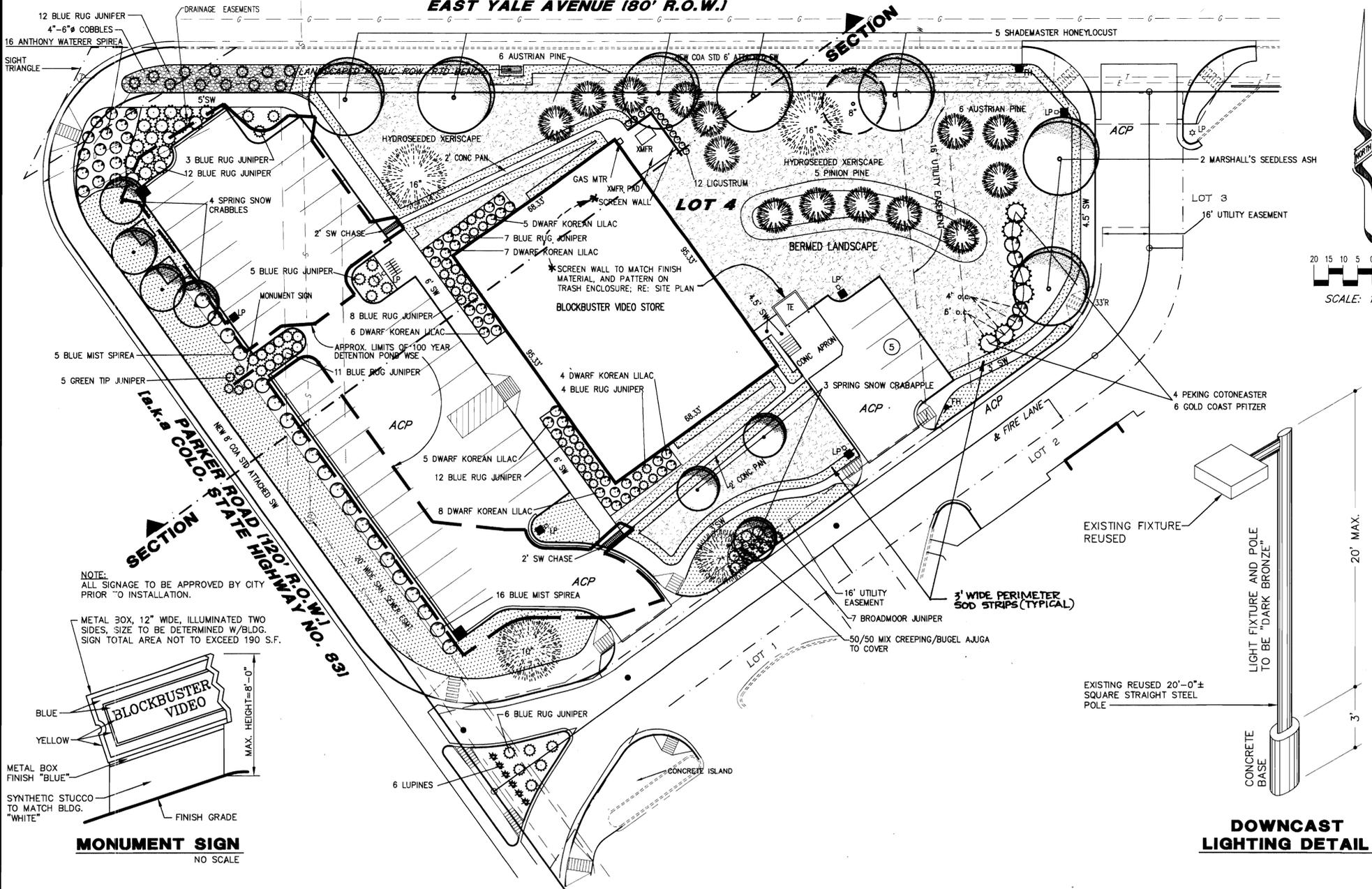
LANDSCAPE NOTES

- SEE ENGINEERING DRAWINGS FOR SITE LAYOUT, DIMENSIONS AND GRADING. BEAMS ARE TO BE OF UNIFORM GRADE THROUGHOUT AND TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. SLOPES NOT TO EXCEED ONE FOOT RISE TO THREE FOOT RUN.
- ALL PLANTS SHALL CONFORM TO THE REQUIREMENTS OF THE USDA STANDARDS, AN STANDARDIZED SPECIFICATIONS, 1973. MATERIAL TO BE INSPECTED BY LA ON-SITE AT TIME OF PLANTING.
- ALL AREAS TO BE SODDED OR USED FOR FLOWER BEDS SHALL RECEIVE SOIL PREPARATION WITH AN APPLICATION OF 3 CUBIC YARDS OF NATIVE PEAT PER 1,000 SQUARE FEET OF PEAT AND EXISTING SOIL AT A RATIO OF 1:1.
- SOD IS TO BE XERISCAPE BLEND (IF POSSIBLE) OF TALL PESCUE, SMOOTH BROME AND BLUEGRASS MIX. HYDRO SEEDING MIX PER ITEM 4.a. AMOUNTS AS NECESSARY FOR STABLE GROWTH @ 3 TO 5 WEEKS AFTER INSTALLATION. IRRIGATION SCHEDULE SHALL BE STRICTLY MAINTAINED. ADDITIONAL SEEDING @ 5TH WEEK @ LOW GROWTH AREAS.
- BARK CHIP MULCH IS TO BE CLEAN 3/4" WOOD CHIP MULCH SPREAD TO DEPTH OF 3" OVER WEED BARRIER FABRIC IN ALL PLANTING BEDS. SOLID PLASTIC WEED BARRIER WILL NOT BE ACCEPTED.
- ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- METAL EDGER IS TO BE UTILIZED AS NECESSARY TO SEPARATE LAWN AND PLANTER BEDS.
- IRRIGATION SYSTEM IS TO BE AUTOMATIC. IRRIGATION SYSTEM IS TO BE OR TORO, RAINBIRD, BUCKNER OR EQUAL. IRRIGATION SYSTEM DESIGN IS TO BE APPROVED BY LANDSCAPE ARCHITECT. SEE ENGINEERING DRAWINGS FOR TAP AND BACK FLOW PREVENTER LOCATION.
- THE DEVELOPER AND SUBSEQUENT OWNERS SHALL MAINTAIN ALL PRIVATE PROPERTY AND ANY ADJACENT CITY ROW, UP TO STREET EDGE AS SHOWN ON THIS PLAN AND DESCRIBED IN MAINTENANCE AGREEMENT FOR THE SHORES/INTERNATIONAL CENTER AGREEMENT.

MITIGATION SCHEDULE

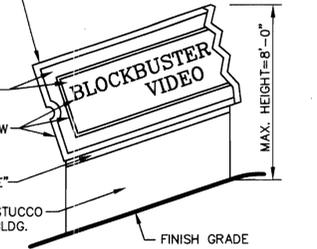
ITEM	QUANTITY	NAME	CAL. SIZE	REPLACEMENT:
S	1	PONDEROSA PINE (PINUS PONDEROSA)	8"	1-6" HIGH TYPE FOR EACH 3" OF LOST CAL.
S	1	PONDEROSA PINE (PINUS PONDEROSA)	10"	1-6" HIGH TYPE 7" FOR EACH 3" OF LOST CAL.
S	1	PONDEROSA	12"	1-6" HIGH TYPE 7" FOR EACH 3" OF LOST CAL.
TOTAL			36"	4 - TYPE 8" 8 - TYPE 7"

- PARKING LOT LANDSCAPE CALCULATIONS  
WEST PARKING LOT @ PARKER ROAD 11,084 GROSS SF  
X 5% = 554 SF PARKING LANDSCAPING REQUIRED.  
727 SF PARKING LANDSCAPING PROVIDED.
  - LANDSCAPE COVERAGE SUMMARY OF AREA MATERIALS  
FOR ENTIRE LOT & SITE
- |            |           |
|------------|-----------|
| SOD        | 7,038     |
| SEED       | 10,863 SF |
| BARK MULCH | 9,643 SF  |



NOTE:  
ALL SIGNAGE TO BE APPROVED BY CITY PRIOR TO INSTALLATION.

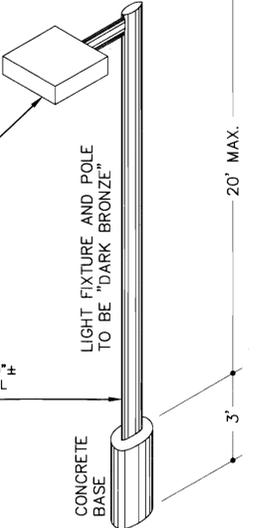
METAL 30X, 12" WIDE, ILLUMINATED TWO SIDES, SIZE TO BE DETERMINED W/BLDG. SIGN TOTAL AREA NOT TO EXCEED 190 S.F.



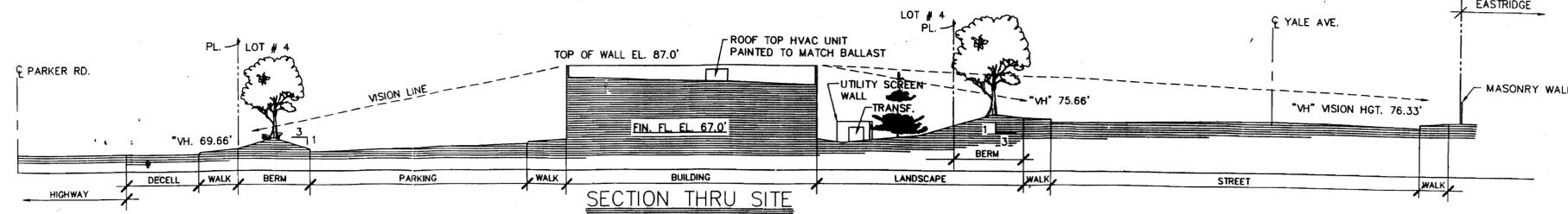
MONUMENT SIGN  
NO SCALE

LEGEND

- BLUEGRASS BLEND SOD
- 4"-6" DIAMETER ROCK MULCH OVER GEOTECH FABRIC
- NATIVE GRASS BLEND, SEEDED RE: NOTE 4.b.
- DECIDUOUS TREE AS SPECIFIED
- EVERGREEN TREE AS SPECIFIED
- EXIST. EVERGREEN TREE AS SPECIFIED CALIPER AS SHOWN
- EXIST. DECIDUOUS TREE AS SPECIFIED CALIPER AS SHOWN
- DECIDUOUS SHRUB AS SPECIFIED
- EVERGREEN SHRUB AS SPECIFIED



DOWNCAST LIGHTING DETAIL



PREPARED BY:  
**ROBINSON-DALTON CONSULTING, INC.**  
ENGINEERING • SURVEYING • PLANNING  
300 SOUTH JAMICA COURT • SUITE 100 • AURORA, COLORADO 80014  
PHONE: (303) 582-4621 FAX: (303) 582-4621  
1 OF 1A

# BLOCKBUSTER VIDEO SITE PLAN

# THE SHORES - PLANNED BUILDING GROUP

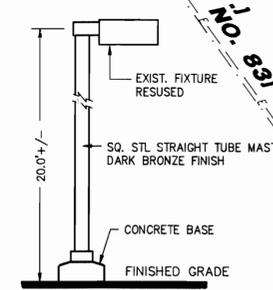
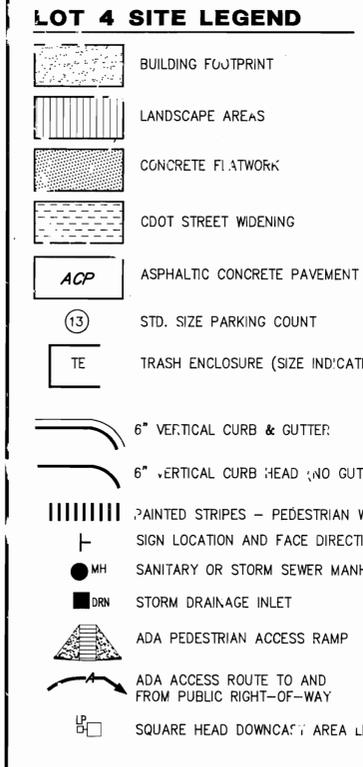
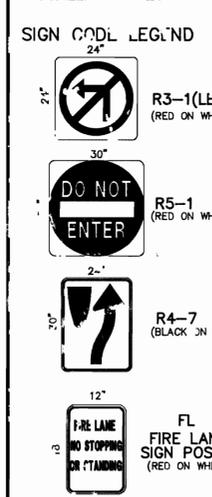
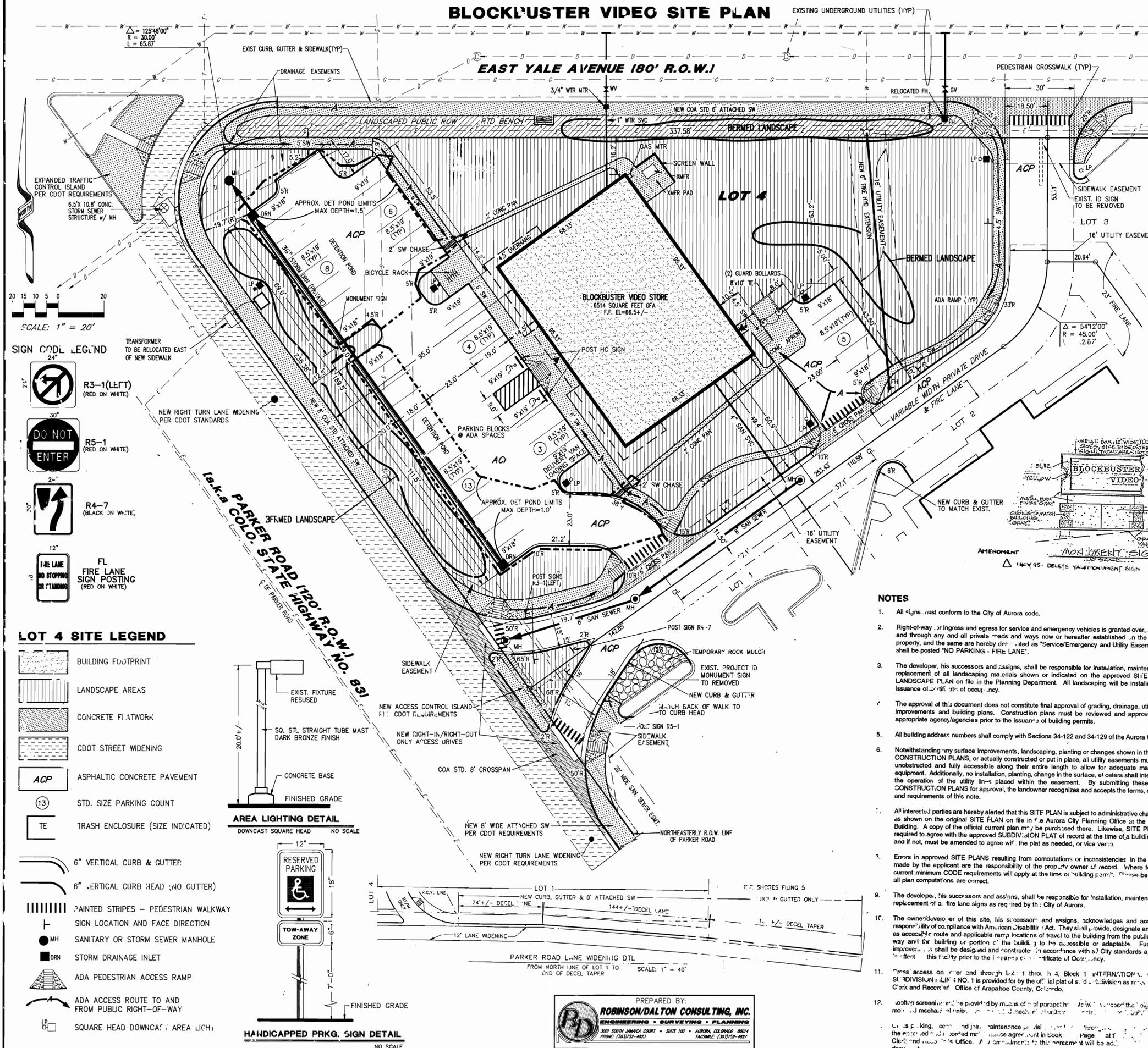
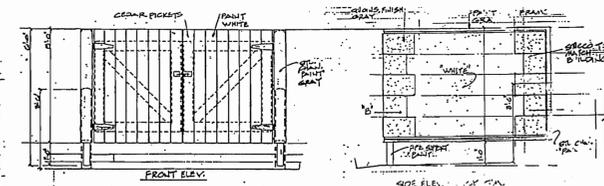
## LOT 4 - SITE PLAN AMENDMENT

PROPERTY DESCRIPTION  
 LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1

**LOT 4 SITE DATA**

	Existing	Proposed	Total
Land area within property lines _____ acres	1.26	1.26	1.26
Gross floor area (41-16 City Code) _____ square feet	0	6,514	6,514
Number of buildings _____ % and sq. ft.	1	1	1
Total building coverage _____ % and sq. ft.	0	12 / 6,514	12 / 6,514
Hard-surface exclusive of buildings _____ % and sq. ft.	0	42 / 23,183	42 / 23,183
Area devoted to landscaping _____ % and sq. ft.	11 / 4,784	46 / 25,295	46 / 25,295
Present zoning classification _____	B-1	B-1	No Change
Proposed uses _____	Parking	Video Store	
Permitted maximum sign area _____ square feet	190	190	
Type of sign (Freestanding, wall, etc.) _____ Wall and monument	ONE Wall & Ground	ONE Wall & Ground	
Number of stories _____	1	1	
Maximum height of buildings _____	0	20'	20'
Loading spaces provided _____	0	1	
Parking spaces provided - Includes 2 handicap Spaces (No compact) _____	0	41	41
Parking spaces required _____	33	33	
Handicap spaces required _____	2	2	

**ADA ACCESS NOTE**  
 The "accessible route of travel" shall connect the exterior operable doors and exits within 6" of grade with the accessible parking spaces and the public way. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be painted with white stripes. The "accessible route of travel" must comply with U.B.C. Chapter 31, Appendix and A.N.S.I. 117.1.



- NOTES**
- All signs must conform to the City of Aurora code.
  - Right-of-way or 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 in the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "NO PARKING - FIRE LANE".
  - The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved SITE PLAN or LANDSCAPE PLAN on file in the Planning Department. All landscaping will be installed prior to issuance of certificate of occupancy.
  - The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency/agencies prior to the issuance of building permits.
  - All building address numbers shall comply with Sections 34-122 and 34-129 of the Aurora City Code.
  - Notwithstanding any surface improvements, landscaping, planting or changes shown in the SITE or CONSTRUCTION PLANS, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, or cetera shall interfere with the operation of the utility lines placed within the easement. By submitting this SITE or CONSTRUCTION PLANS for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
  - All interested parties are hereby alerted that this SITE PLAN is subject to administrative changes and as shown on the original SITE PLAN on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, SITE PLANS are required to agree with the approved SUBDIVISION PLAT of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
  - Errors in approved SITE PLANS resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum CODE requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
  - The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of a fire lane sign as required by the City of Aurora.
  - The owner/developer of this site, his successors and assigns, acknowledges and accepts the responsibility of compliance with American Disabilities Act. They shall provide, designate and identify as accessible route and applicable ramp locations of travel to the building from the public right-of-way and for building or portion of the building to be accessible or adaptable. Further, the improvements shall be designed and constructed in accordance with all City standards and codes in effect at this facility prior to the issuance of certificate of occupancy.
  - Cross access over and through Lot 1 through Lot 4, Block 1 INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 is provided for by the official plat of subdivision on record in the Clerk and Recorder's Office of Arapahoe County, Colorado.
  - Workshop screening will be provided by means of a parapet height with a maximum height of 6 feet and mechanical equipment shall be screened by a parapet height with a maximum height of 6 feet.

**CITY OF AURORA APPROVALS**

City Attorney: Bob Ryan Date: 7-27-95  
 Planning Director: Jane M. Bullen Date: 7-26-95  
 Planning Commission: [Signature] Date: 6-14-95  
 City Council: [Signature] Date: 7-27-95  
 Attest: [Signature] Date: 7-28-95

**RECORDER'S CERTIFICATE**  
 This plat was filed for record in the Office of the County Clerk and Recorder of Arapahoe County at \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, in Book \_\_\_\_\_ at Page \_\_\_\_\_, Map \_\_\_\_\_, Reception No. \_\_\_\_\_

County Clerk and Recorder \_\_\_\_\_ Deputy \_\_\_\_\_  
 SITE PLAN and any amendments hereto upon approval by the City of Aurora and recording, shall be binding upon the applicant and their successors and assigns. This PLAN shall limit and control the validity of all building permits; and shall restrict and limit the construction location, use, occupancy and operation of all land and structures within this PLAN to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this PLAN may be permitted only upon approval of the City of Aurora.  
 In witness whereof \_\_\_\_\_  
 has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1995.

**NOTARIAL**  
 STATE OF COLORADO )  
 COUNTY OF ARAPAHOE )  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 1995, by \_\_\_\_\_ an officer of BOMASADA INVESTMENT GROUP II, a Texas Limited Liability Corporation.  
 I, \_\_\_\_\_ NOTARY PUBLIC  
 My Commission Expires May 5, 1999

PREPARED BY:  
**ROBINSON/DALTON CONSULTING, INC.**  
 ENGINEERING • SURVEYING • PLANNING  
 3001 SOUTH JAMACH COURT • SUITE 100 • AURORA, COLORADO 80014  
 PHONE: (303)752-4823 FACSIMILE: (303)752-4827

# THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

**DEVELOPER:** DIBA, LLC  
ATTN: MEHRAN DIBA  
2159 S. PARKER ROAD  
DENVER, COLORADO 80231  
PHONE: (303) 995-7096

**ARCHITECT:** HANS KAHN ASSOCIATES  
ATTN: HANS KAHN  
2140 S. IVANHOE STREET, SUITE 206  
DENVER, COLORADO 80222  
PHONE: (303) 759-9311

**ENGINEER:** ENGINEERING SERVICE COMPANY  
ATTN: DAVID R. ADDOR, PE  
1300 S. POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012  
PHONE: (303) 337-1393

**SURVEYOR:** ENGINEERING SERVICE COMPANY  
ATTN: CHARLES N. BECKSTROM, PLS  
1300 S. POTOMAC STREET, SUITE 126  
AURORA, COLORADO 80012  
PHONE: (303) 337-1393

## SHEET INDEX

COVER SHEET	S1
SITE PLAN NOTES	S2
SITE PLAN	S3
SHRUB/LANDSCAPE PLAN	L1
TREE PRESERVATION	L2
ELEVATIONS	A1

## SITE DATA:

LAND AREA WITHIN PROPERTY LINES: 54,922 SQUARE FEET OR 1.2624 ACRES

GROSS FLOOR AREA EXISTING: 6,514 SQUARE FEET

GROSS FLOOR AREA PROPOSED: 8,964 SQUARE FEET

NUMBER OF BUILDINGS: 1

NUMBER OF STORIES: 1

MAXIMUM HEIGHT OF BUILDING: 50 FEET

PROVIDED HEIGHT OF BUILDING: 20 FEET

2006 IBC OCCUPANCY CLASSIFICATION (M), TYPE (V-B)

TOTAL BUILDING COVERAGE: 8,964 SQUARE FEET OR 16.3%

HARD SURFACE AREA: 25,808 SQUARE FEET OR 47.0%

LANDSCAPE AREA: 20,150 SQUARE FEET OR 36.7%

EXISTING ZONING CLASSIFICATION: B-1

**PARKING SPACES REQUIRED:** 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA (GFA)  
(8,964/250) = 36 STANDARD PARKING SPACES REQUIRED  
HANDICAP: 2 STANDARD & 1 VAN ACCESSIBLE SPACE REQUIRED  
1 LOADING SPACE REQUIRED

**PARKING SPACES PROVIDED:** 45 EXISTING STALLS  
2 HANDICAP STALLS (1 VAN ACCESSIBLE)  
1 LOADING  
3 BICYCLE PARKING

**SIGNAGE:**  
TYPE: WALL MOUNTED

ALLOWABLE AREA: 2 SQUARE FOOT PER FOOT OF BUILDING FRONTAGE

PROVIDED: 95x2= 190 SQ. FT.  
Comply with Article 16

## BENCHMARK:

CITY OF AURORA #4S6735NW002  
3" DIAM. BRASS CAP ATOP THE NELY EDGE OF A LARGE CONC. STORM  
INLET STRU. BEING ADJ. TO THE NELY SIDE OF S. PARKER RD., SD.  
STRUCTURE OPPOSITE THE NORTH MOST PAVILION TOWER BLDG.- MON.  
ALSO BEING NELY & ADJACENT TO METAL INLET 17.9 FT. FM. PARKER F.L.  
ELEVATION: 5557.083 FEET (NAVD 1988 DATUM)

## LEGAL DESCRIPTION:

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

## SIGNATURE BLOCK:

SITE ADDRESS: 2720 SOUTH PARKER ROAD

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

IN WITNESS THEREOF Mehran Diba  
HAS CAUSED THESE PRESENTS TO BE EXECUTED  
THIS 3<sup>rd</sup> DAY OF September, 2008 A.D.

BY: Mehran Diba

MEHRAN DIBA AS OWNER  
print name print title

## NOTARIAL:

STATE OF Colorado  
COUNTY OF Arapahoe } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
THIS 3<sup>rd</sup> DAY OF September, 2008 A.D.  
BY Mehran Diba, AS owner  
OF Diba, LLC

WITNESS MY HAND AND OFFICIAL SEAL: Bob A. Mjive

MY COMMISSION EXPIRES: 11-09-2011

ADDRESS: 1300 S. Potomac St. #126  
Aurora, Co 80012

## CITY OF AURORA APPROVALS:

CITY ATTORNEY: Bob Rogers DATE: September 9, 2008

PLANNING DIRECTOR: Phil Watter DATE: 9/8/2008

PLANNING COMMISSION: [Signature] DATE: 4/9/2008  
CHAIRPERSON

CITY COUNCIL: Charles J. Bauer DATE: 9/9/08  
MAYOR

ATTEST: Debra Johnson DATE: 9/9/08  
CITY CLERK

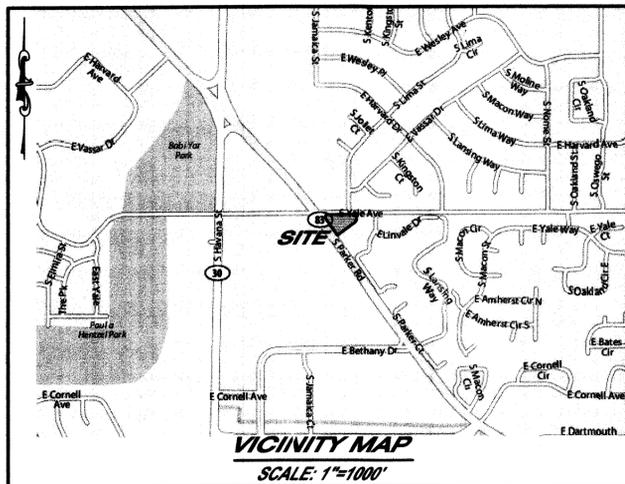
DATABASE APPROVAL DATE: 6/2/08

## RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF  
ADAMS COUNTY, COLORADO AT     O'CLOCK     M.  
THIS     DAY OF    , 20     A.D. IN  
BOOK     AT PAGE     RECEPTION NO.    

CLERK AND RECORDER:    

DEPUTY:    



## AMENDMENTS:

- △ Modify Change 12-12-08  
Revise sign area calculation. Note signs per Article 16.
- △ MA 1973-6005-17 6-19-13 WIDEN ENTRANCE TO PARKING LOT  
AND REVISE THE LANDSCAPE PLAN TO ADD 1 PARKING SPACES



No.	Date	By	Description
1	02/01/2008	JDP	CITY COMMENTS
2	03/14/2008	JDP	CITY COMMENTS
3	06/27/2008	JDP	CITY COMMENTS & CLIENT CHANGES
4	07/17/2008	JDP	CITY COMMENTS & CLIENT CHANGES
5	07/28/2008	DRA	CITY COMMENTS & CLIENT CHANGES
6	09/03/2008	DRA	CITY COMMENTS / SUBMIT MYLARS

**ENGINEERING SERVICE COMPANY**  
ENGINEERING SERVICE COMPANY  
1300 South Potomac Street, Suite 126, Aurora, Colorado 80012  
Phone: (303) 337-1393  
www.esign.com

**COVER SHEET**  
ARASH GROCERY SITE PLAN  
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

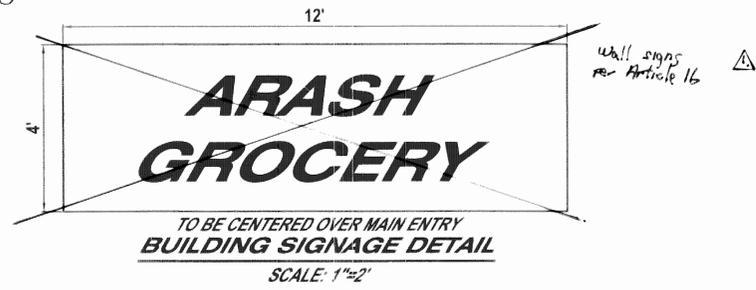
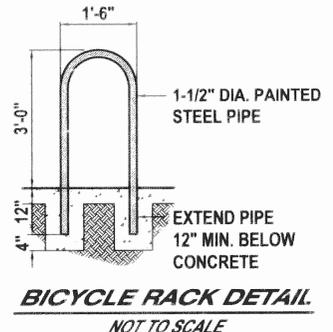
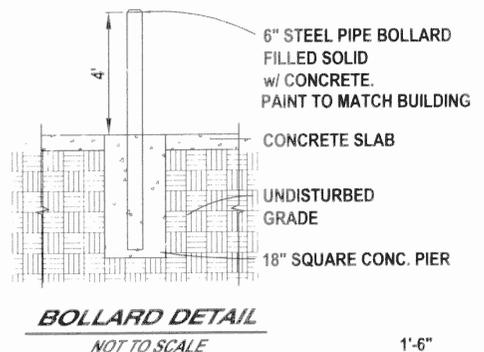
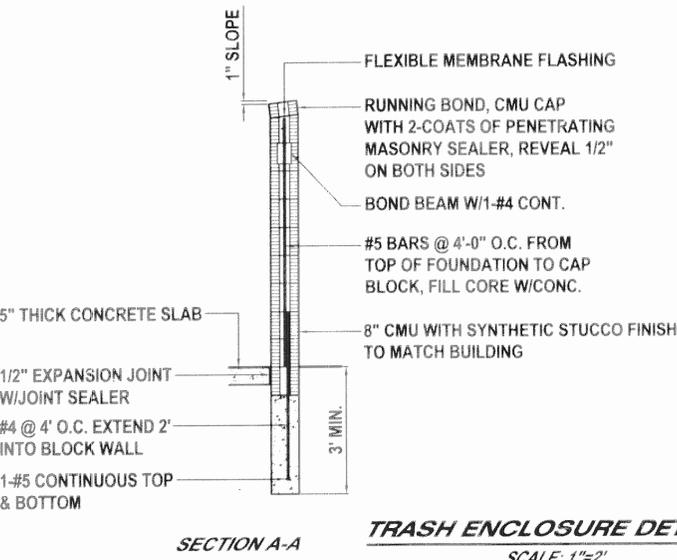
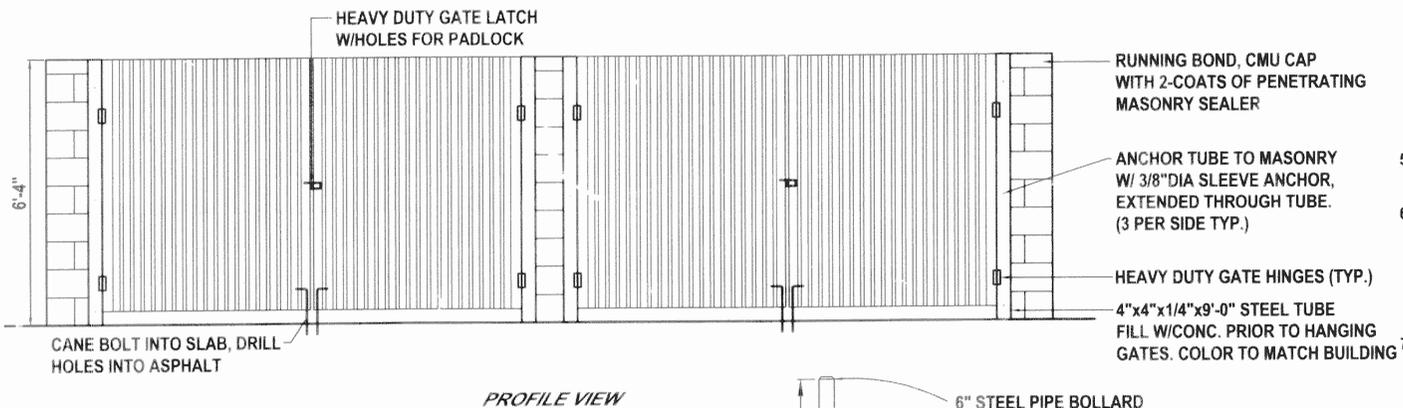
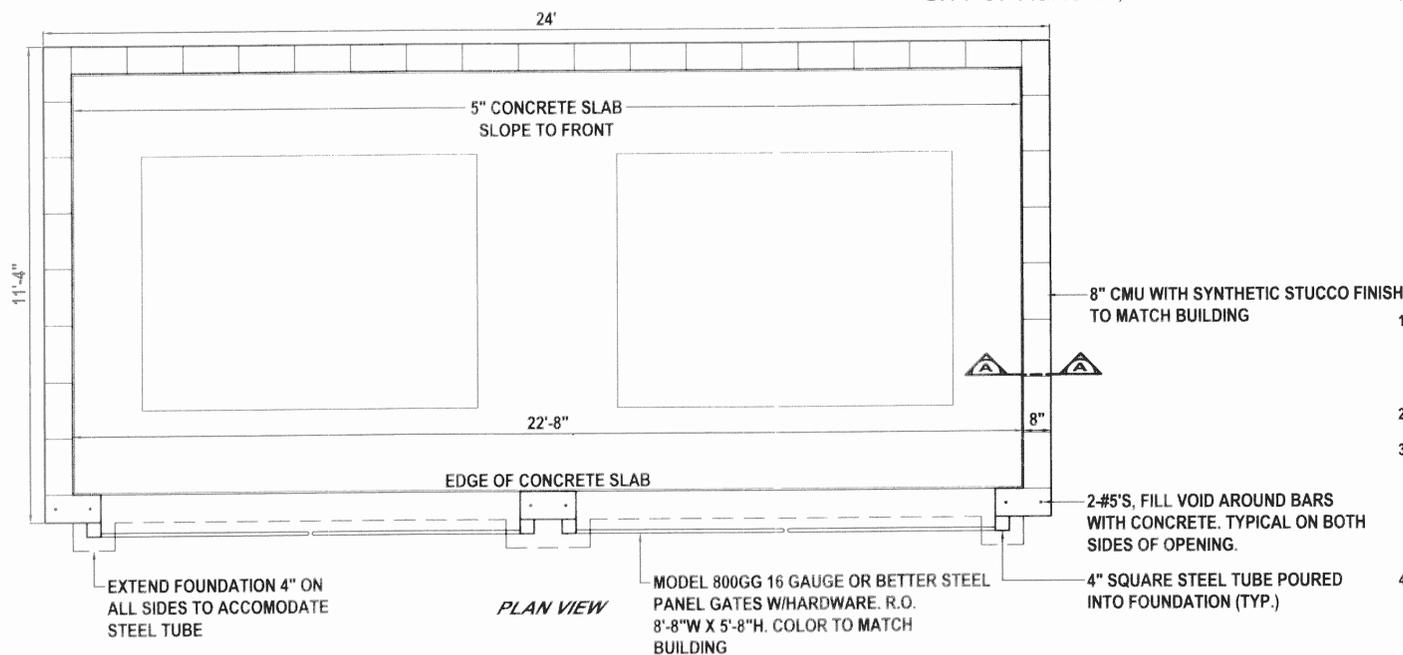
Designed by: DRA E-667  
Drawn by: DRA  
Checked by: JDP 11/23/2007  
Scale:      
Sheet No.    

Project For:      
Engineer's Seal:    

**S1**

# THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



**NOTES:**

- THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2006 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A 117-2003.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS, AND ASSIGNS HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION, OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ROOF MOUNTED EQUIPMENT SCREENING: ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MUST BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING, OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETCETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS, AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE CITY OF AURORA 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 THE BUILDING PERMIT, AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC., ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
- ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD.
- STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER.
- THERE WILL BE NO OUTDOOR STORAGE.
- NO OUTDOOR STORAGE OF HAND TRUCKS, PALETTES, PALETTE JACKS, CARTS, CARDBOARD, CRATES, OR FORKLIFTS. THIS MEANS THAT ALL OF THESE ITEMS MUST BE STORED INSIDE THE STORE BY 8:30 P.M. ON A DAILY BASIS AND MAY ONLY BE OUTSIDE THE BUILDING WHEN IN ACTUAL USE.
- HOURS OF OPERATION: 8:30 A.M. - 8:30 P.M., MONDAY - SATURDAY  
8:30 A.M. - 5:00 P.M., SUNDAY
- TRASH AND CARDBOARD PICK-UP WILL OCCUR DAILY MONDAY THROUGH FRIDAY AND ONLY DURING THE HOURS OF 7:00 A.M. TO 7:00 P.M.
- LARGE DELIVERY TRUCKS ARE LIMITED TO TWO TRUCKS TWICE A WEEK.
- DELIVERY TIMES WILL START NO EARLIER THAN 8:30 A.M. AND END NO LATER THAN 8:30 P.M. ALL ITEMS DELIVERED MUST BE INSIDE THE STORE BY 8:30 P.M. ON THE DAY OF THE DELIVERY.
- THE STORE'S DELIVERY TRUCK WILL REMAIN PARKED IN AN APPROVED AREA TO REDUCE ITS VISIBILITY AND SHALL NOT BE POSITIONED TO BE USED IN SUCH A WAY TO BE CONSTRUED AS A MEANS OF ADVERTISING.
- THE PROPERTY OWNER WILL DETACH THE SIDEWALKS AT THE TIME SIDEWALKS ARE INSTALLED ON THE ADJACENT PROPERTIES TO THE SOUTH AND EAST OR IF THE CITY FORESTER DETERMINES THE TREES ON EAST YALE AVENUE TO BE DEAD OR DYING, WHICHEVER COMES FIRST.
- THE APPLICANT COMMITS TO MAINTAINING THE LANDSCAPING.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL LANDSCAPING IS COMPLETED.
- SNOW REMOVAL - SIDEWALKS AND PARKING LOTS WILL BE KEPT CLEAR OF SNOW AND ICE IN ACCORDANCE WITH AURORA'S CITY CODE.
- REQUESTS FOR MINOR AMENDMENTS WILL BE SUBJECT TO REVIEW BY INTERESTED PARTIES WITHIN THE CITY'S NORMAL REFERRAL PROCESS.

**BEFORE YOU DIG**  
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
WWW.UCCO.ORG

**ENGINEERING SERVICE COMPANY**  
2159 SOUTH PARKER ROAD  
DENVER, CO 80202  
PHONE: (303) 995-7096  
ATTN: MENHAN DIBA

No.	Description	By	Date
1	CITY COMMENTS	JDP	02/01/2008
2	CITY COMMENTS	JDP	03/14/2008
3	CITY COMMENTS	JDP	05/27/2008
4	CITY COMMENTS & CLIENT CHANGES	DRA	07/17/2008
5	CITY COMMENTS & CLIENT CHANGES	DRA	07/29/2008
6	CITY COMMENTS / SUBMIT MYLARS	DRA	09/02/2008

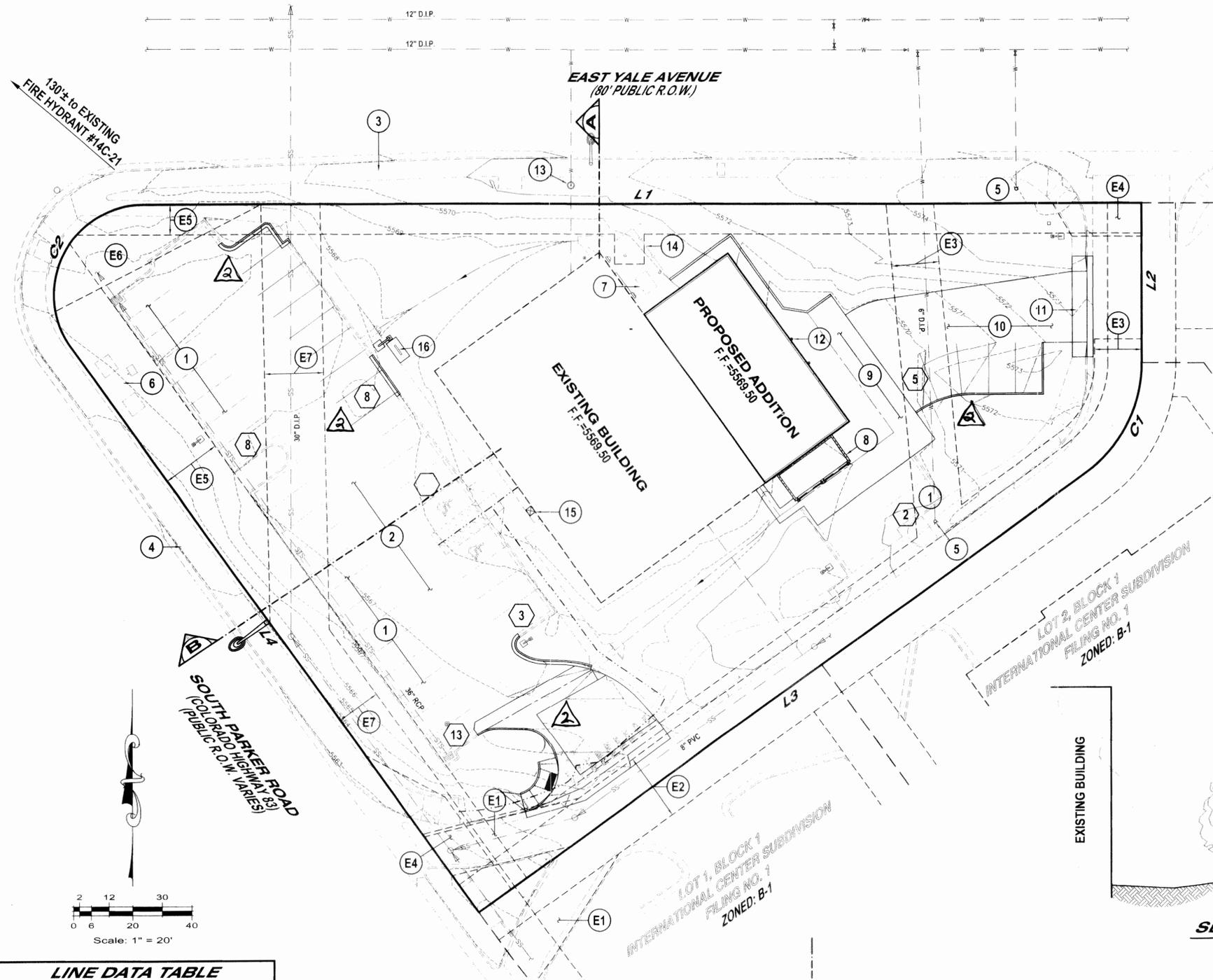
**Revisions**

**DESIGNED BY:** DRA  
**DRAWN BY:** E-667  
**CHECKED BY:** JDP  
**DATE:** 11/23/2007  
**SCALE:** Horiz: N/A  
Vert: N/A

**Sheet No. 52**

# THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



- SCHEDULE:**
- ① EXISTING PARKING TO REMAIN
  - ② EXISTING ASPHALT PAVEMENT TO REMAIN
  - ③ EXISTING 5' ATTACHED WALK TO REMAIN
  - ④ EXISTING 8' ATTACHED WALK TO REMAIN
  - ⑤ EXISTING FIRE HYDRANT
  - ⑥ EXISTING ELECTRICAL TRANSFORMERS AND VAULTS TO REMAIN
  - ⑦ EXISTING TRANSFORMER TO REMAIN
  - ⑧ PROPOSED TRASH ENCLOSURE (RE: DETAIL)
  - ⑨ PROPOSED CONCRETE STAGING AREA
  - ⑩ PROPOSED CONCRETE DRIVE ④
  - ⑪ PROPOSED CURB CUT
  - ⑫ PROPOSED BOLLARD, TYP. (RE: DETAIL)
  - ⑬ EXISTING 3/4" WATER METER
  - ⑭ EXISTING WOOD SCREEN FENCE
  - ⑮ PROPOSED KNOX BOX
  - ⑯ PROPOSED BIKE RACK (RE: DETAIL)

- EASEMENT SCHEDULE:**
- E1 EXISTING FIRE LANE EASEMENT (PLAT)
  - E2 EXISTING 23' FIRE LANE & PRIVATE ACCESS EASEMENT (BK.24-PG.85)
  - E3 EXISTING 16' UTILITY EASEMENT (BK.8059-PG.295)
  - E4 EXISTING SIDEWALK EASEMENT (BK.8059-PG.290)
  - E5 EXISTING UTILITY EASEMENT (BK.8117-PG.791) (PRIVATE)
  - E6 EXISTING DRAINAGE EASEMENT (BK.24-PG.85)
  - E7 EXISTING 20' SEWER EASEMENT (BK.4117-PG.653)

**LINE DATA TABLE**

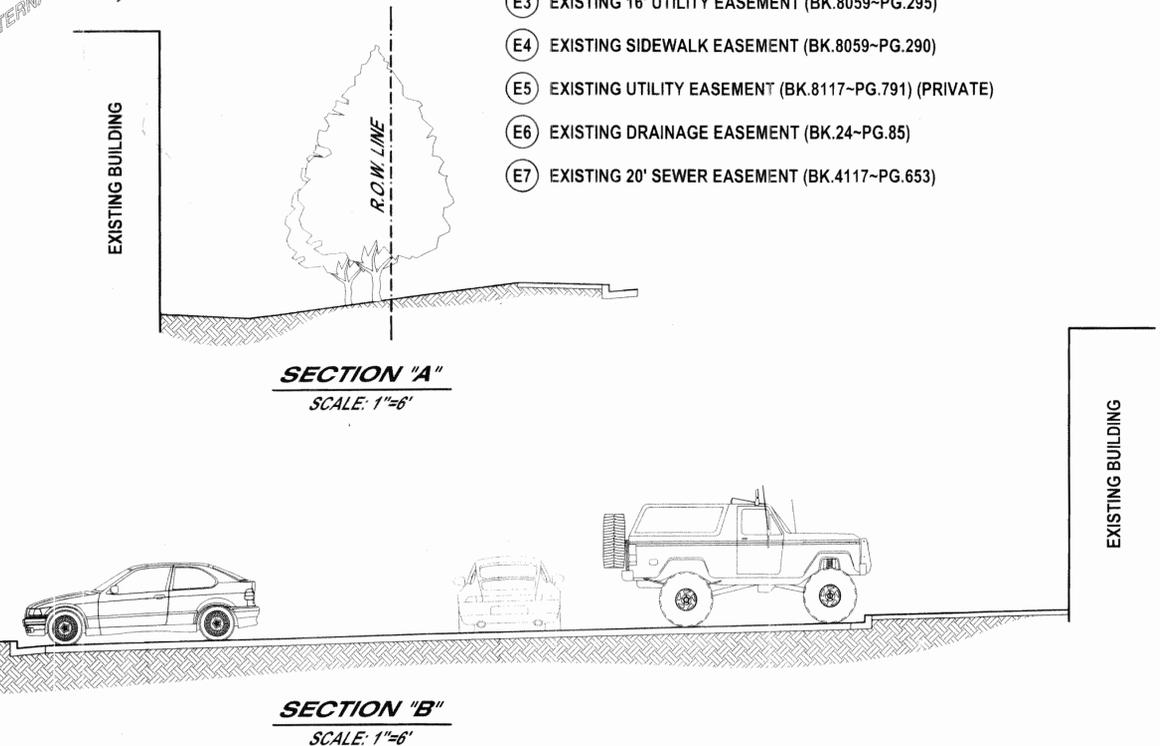
COURSE	BEARING	LENGTH
L1	N90°00'00"E	337.58'
L2	S00°00'00"W	53.71'
L3	S54°12'00"W	253.43'
L4	N35°48'00"W	235.38'

**CURVE DATA TABLE**

COURSE	DELTA	RADIUS	LENGTH
C1	54°12'00"	45.00'	42.57'
C2	125°48'00"	30.00'	65.87'

**LEGEND**

- SS— EXIST. SANITARY SEWER LINE
- STS— EXIST. STORM SEWER LINE
- W— EXIST. WATER LINE
- EXIST. NUMBER OF PARKING STALLS
- ◻ EXIST. FIRE HYDRANT
- EXIST. MANHOLE
- ⊗ EXIST. WATER VALVE



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WWW.UCCO.ORG

**ENGINEERING SERVICE COMPANY**  
Creative Solutions Since 1984  
1300 South Park Avenue, Suite 300  
Aurora, Colorado 80012  
www.engineerserviceco.com

**Revisions**

No.	Description	By	Date
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6	CITY COMMENTS - SUBMIT MYLAKE	DRA	08/03/2008

**SITE PLAN**  
ARASH GROCERY SITE PLAN  
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1  
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**DIBA, LLC**  
2165 SOUTH PARK AVENUE, SUITE 300  
AURORA, COLORADO 80012  
PHONE: (303) 995-7096  
ATTN: MEHRAN DIBA

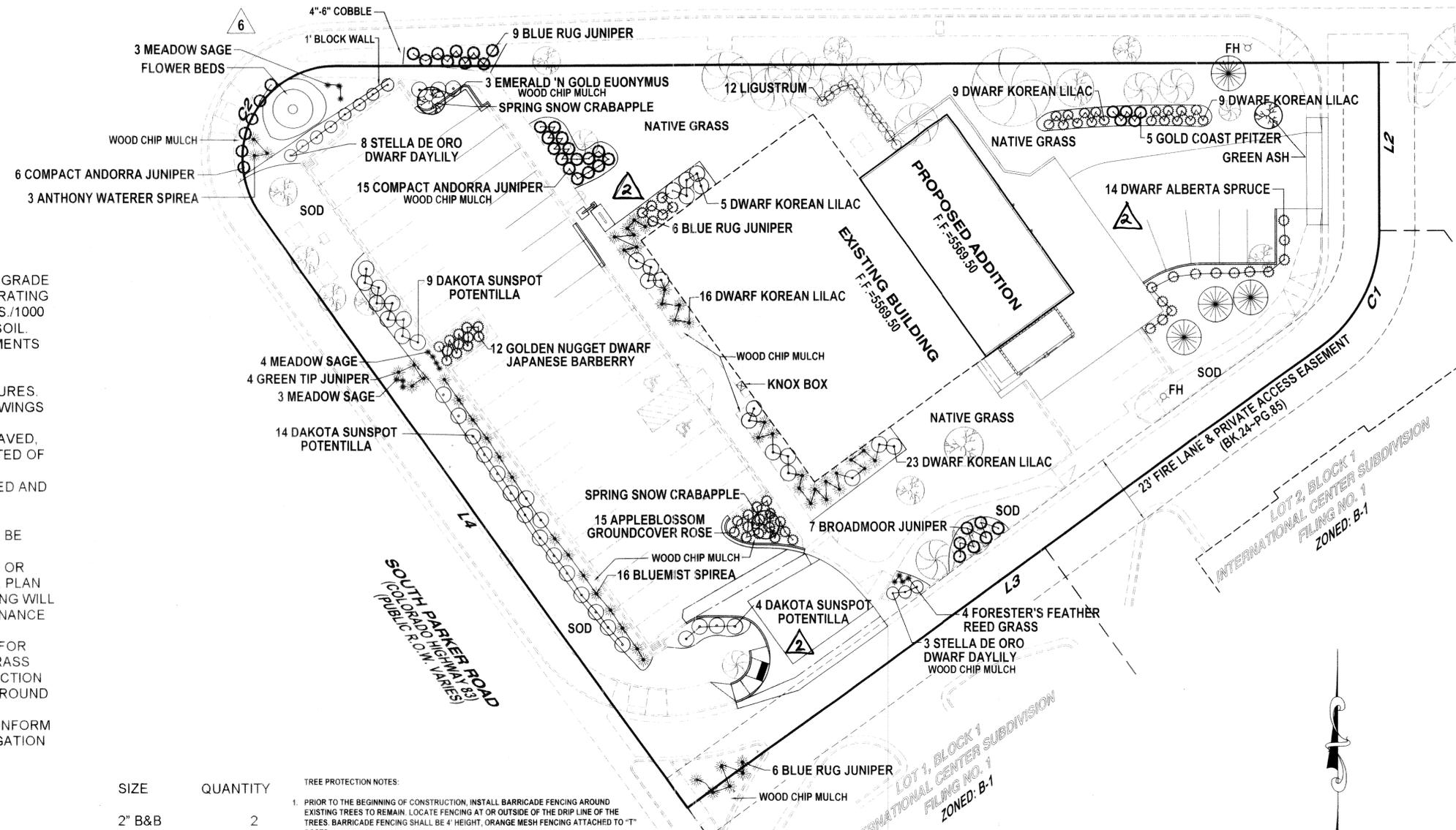
Designed by: DRA  
Drawn by: DRA  
Checked by: JDP  
Scale: 11/23/2007  
Horz: 1"=20'  
Vert: N/A

**S3**

# THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

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SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EAST YALE AVENUE  
(80' PUBLIC R.O.W.)



## CITY OF AURORA REQUIRED NOTES:

- AREAS TO BE SODDED SHALL BE GRADED TO A SUITABLE GRADE (+/- .10'). AREAS SHALL BE TILED TO A 6" DEPTH INCORPORATING 4 CU. YDS./1000 SF OF PURE ORGANIC MATTER AND 10 LBS./1000 SF OF TRIPLE SUPER PHOSPHATE UNIFORMLY INTO THE SOIL. SEE THE FINAL LANDSCAPE PLAN CONSTRUCTION DOCUMENTS AND SPECIFICATIONS FOR ADDITIONAL PREPARATION INFORMATION.
- PROPOSED LIGHTING SHALL BE BUILDING MOUNTED FIXTURES. SEE THE ENGINEERING AND ARCHITECTURAL PLANS DRAWINGS FOR ADDITIONAL INFORMATION AND DETAILS.
- PARKING AREAS AND DRIVE AISLES SHALL BE ASPHALT PAVED, CURBS, GUTTERS AND SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE PAVING.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSGTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS. SHALL BE RESPONSIBLE FOR INSTALLATION, MIANTENANCE 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 AS DELINEATED ON THE LAN RPIOR TO ISSNANCE OF THE CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, TESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SECTION 146-1429, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

ITEM	SIZE	QUANTITY
SPRING SNOW CRABAPPLE (Malus 'spring snow')	2" B&B	2
DWARF ALBERTA SPRUCE (Picea glauca 'Conica')	5 gal.	14
GOLDCOAST PFITZER (Juniperus pfitzerana 'Gold Coast')	5 gal.	5
BLUE RUG JUNIPER (Juniperus horizontalis 'Wiltoni')	5 gal.	21
BROADMOOR JUNIPER (Juniperus Sabina 'Broadmoor')	5 gal.	7
GREEN TIP JUNIPER (Juniperus chinensis pfitzer 'Green Tip')	5 gal.	4
COMPACT ANDORRA JUNIPER (Juniperus horizontalis 'Plumosa Compacta')	5 gal.	22
DWARF KOREAN LILAC (Syringa meyeri 'Palibin')	5 gal.	62
EMERALD 'N' GOLD EUONYMUS (Euonymus fortunei 'Emerald 'n Gold')	5 gal.	3
BLUEMIST SPIREA (Caryopteris incana 'Bluemist')	5 gal.	16
ANTHONY WATERER SPIREA (Spirea bumalda 'Anthony Waterer')	5 gal.	4
GOLDEN NUGGET DWARF JAPANESE BARBERRY	2 gal.	20
DAKOTA SUNSPOT POTENTILLA (Potentilla frucosa 'fargo')	5 gal.	23
STELLA DE ORO DWARF DAYLILY (Hemerocallis x 'Stella de Oro')	2 gal.	12
LIGUSTRUM	5 gal.	12
APPLEBLOSSOM GROUNDCOVER ROSE (Rosa x 'Noamel')	2 gal.	25
MEADOW SAGE (Salvia nemorosa)	1 gal.	20
FOERSTER'S FEATHER REED GRASS (Calamagrostis x acutiflora)	2 gal.	4

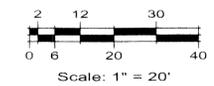
## TREE PROTECTION NOTES:

- PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND EXISTING TREES TO REMAIN. 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.
- 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. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
- 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.
- 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 OF AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
- 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. DAMAGES BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF OCCURENCE UTILIZING INTERNATIONAL SOCIETY OF ARBORICULTURE 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.
- CONCRETE TRUCK WASHOUT AREA SHALL BE DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONE OF TREES.
- TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.



## LIFE SAFETY NOTES:

- 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 OR 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.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).



COURSE	BEARING	LENGTH
L1	N90°00'00"E	337.58'
L2	S00°00'00"W	53.71'
L3	S54°12'00"W	253.43'
L4	N35°48'00"W	235.38'

COURSE	DELTA	RADIUS	LENGTH
C1	54°12'00"	45.00'	42.57'
C2	125°48'00"	30.00'	65.87'

BEFORE YOU DIG  
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
WWW.UCC.ORG

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

No.	Description	Date	By
1	CITY COMMENTS	02/01/2008	JDP
2	CITY COMMENTS	03/14/2008	JDP
3	CITY COMMENTS	05/27/2008	JDP
4	CITY COMMENTS & CLIENT CHANGES	07/17/2008	DRA
5	CITY COMMENTS & CLIENT CHANGES	07/29/2008	DRA
6	CITY COMMENTS / SUBMIT MYLARS	09/03/2008	DRA

ENGINEERING SERVICE COMPANY  
ENGINEERING SERVICE COMPANY  
1300 South International Street, Suite 126, Aurora, Colorado 80012  
Office: (303) 741-7481  
www.eservicecompany.com

SHRUB/LANDSCAPE PLAN  
ARASH GROCERY SITE PLAN  
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DESIGNED BY: DRA  
DRAWN BY: E-667  
CHECKED BY: JDP  
SCALE: 11/23/2007  
Scale: Horiz. 1"=20'  
Vert. N/A

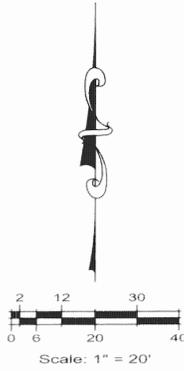
DIBA, LLC  
2156 SOUTH PARKER ROAD  
DENVER, COLORADO 80231  
ATTN: MEHRAN DIBA

Engineer's Seal

Sheet No.: L1

# THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

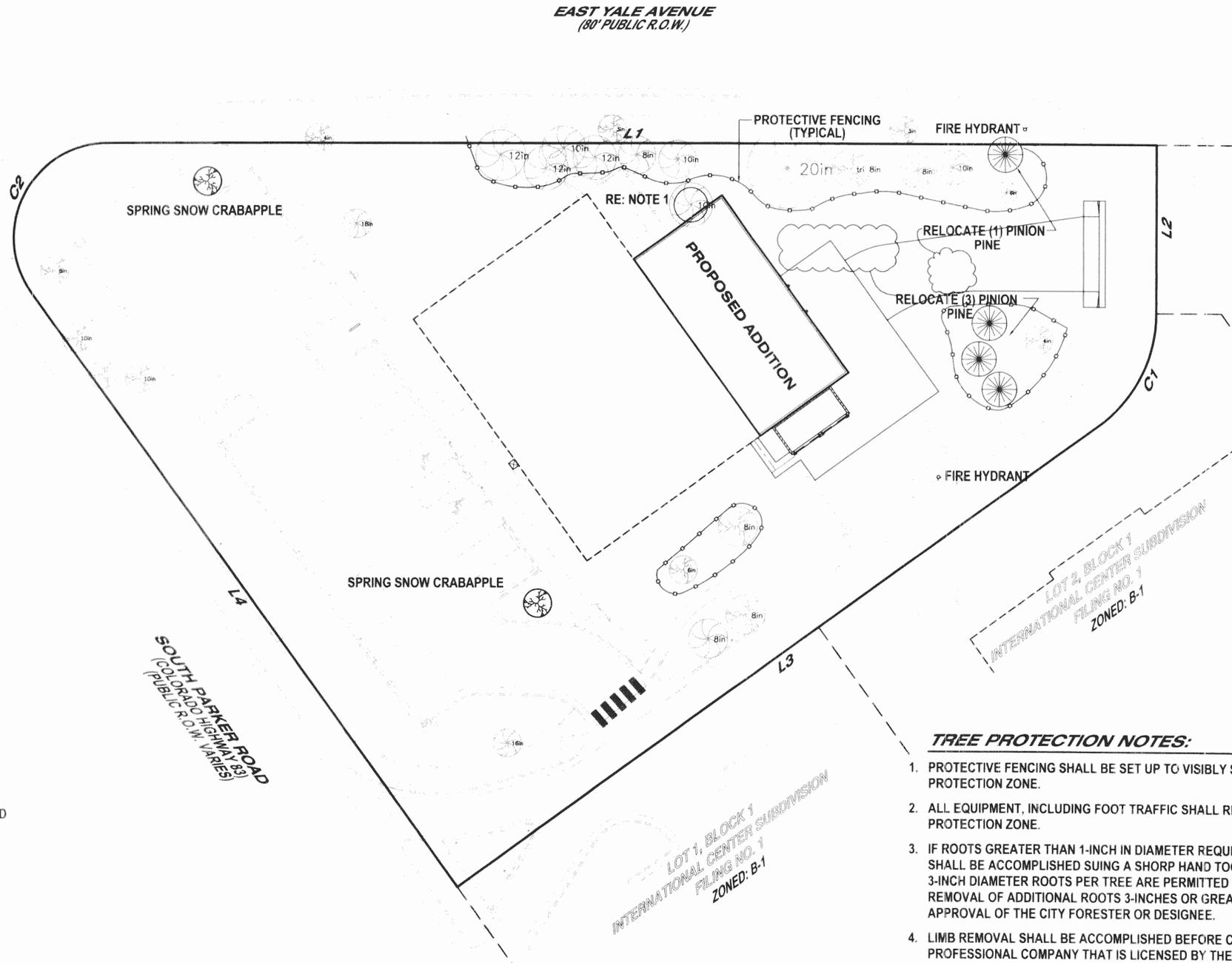
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COURSE	DELTA	RADIUS	LENGTH
C1	54°12'00"	45.00'	42.57'
C2	125°48'00"	30.00'	65.87'

	EXIST. DECIDUOUS TREE DIAMETER OF TRUNK
	EXIST. EVERGREEN TREE DIAMETER OF TRUNK



### FIRE DEPARTMENT NOTES:

- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR 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.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.

### TREE PERSERVATION PLAN NOTES:

- THE PONDEROSA PINE WILL REQUIRE SPECIAL PROTECTION DURING CONSTRUCTION. IF THIS TREE IS DAMAGED OR DOES NOT SURVIVE, THE FULL MITIGATION VALUE WILL BE ASSESSED. THE TREE WILL BE EVALUATED FOR ONE FULL YEAR TO DETERMINE IF IT SURVIVES THE IMPACT OF CONSTRUCTION.
- ALL FOUR OF THE EXISTING PINION PINES WILL BE RELOCATED ON SITE.
- THE NEW SPRING SNOW CRAB TREE ALONG S. PARKER ROAD IS SHOWN TO RESTORE THE TOTAL NUMBER SHOWN ON THE ORIGINAL PLAN.
- TWO NEW SPRING SNOW CRAB TREES ARE ADDED TO THE PARKING LOT TO REFLECT CURRENT COA STANDARDS.
- THE ONE ASH TREE TO BE REMOVED FOR THE NEW DRIVE IS TOO SMALL FOR MITIGATION.

CALIPER INCHES REMOVED PER FORESTRY MEMO	CALIPER INCHES REQUIRED PER C.O.A. LANDSCAPE STANDARDS	CALIPER INCHES PROVIDED AS MITIGATION
19	7	0

### TREE PROTECTION NOTES:

- PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE.
- ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
- IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHORP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
- LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
- DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW NOT OR ACROSS THE TREE PROTECTION ZONE.
- NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- THE SOIL SHALL NOT BE COMPACTED WITH THE TREE PROTECTION ZONE.
- EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN THE TREE PRESERVATION POLICY. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

BEFORE YOU DIG  
CALL THE CENTER OF COLORADO  
1-800-922-1987  
WWW.UCC.ORG

No.	Description	Date	By
1	CITY COMMENTS	02/01/2008	JDP
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**ENGINEERING SERVICE COMPANY**  
ENGINEERING SERVICE COMPANY  
1300 South Inverness Street, Suite 126, Aurora, Colorado 80012  
PH: (303) 995-7098  
WWW.ENGINEERSERVICECOMPANY.COM

**TREE PRESERVATION PLAN**  
THE SHORES PBG - LOT 4 SITE PLAN  
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Prepared For:  
DIBA, LLC  
2189 SOUTH PARKER ROAD  
DENVER, CO 80201  
PHONE: (303) 995-7098  
ALTN. MEHRAN DIBA

Designed by: DRA  
E-667  
Drawn by: DRA  
11/23/2007  
Checked by: JDP  
Scale: 1"=20'  
Date: 11/23/2007  
Sheet No: L2

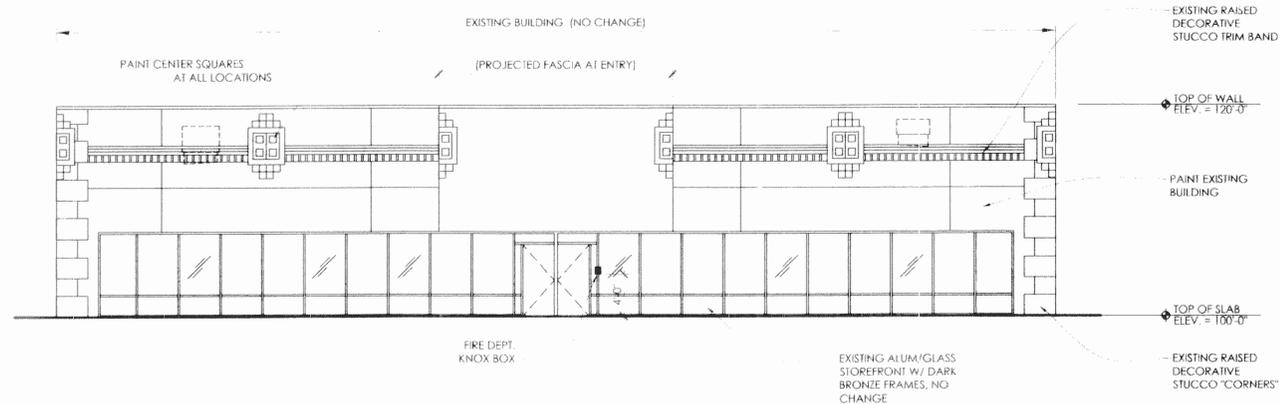
# THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

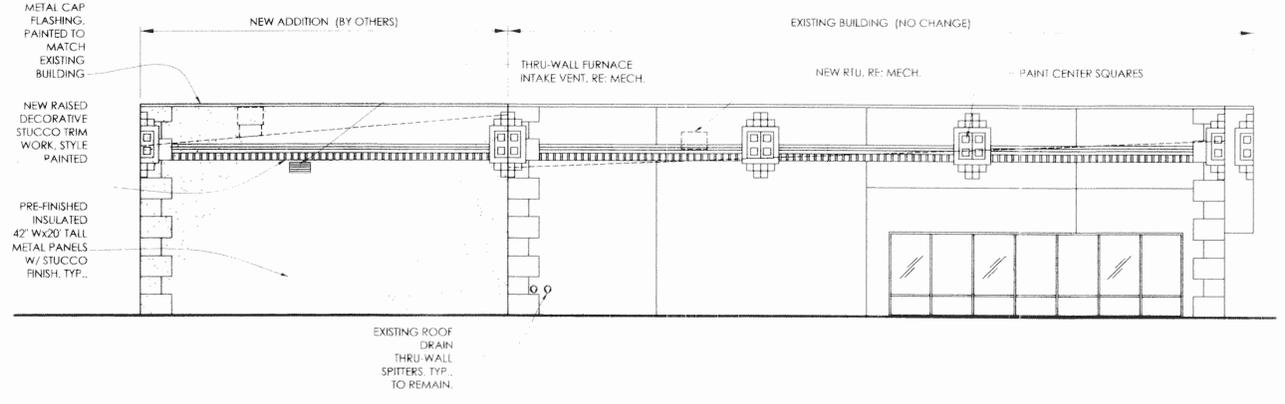
BEFORE YOU DIG  
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
WWW.UCCO.ORG

CALL BUSINESS DAYS IN ADVANCE BEFORE  
YOU DIG. GRADE OR EXCAVATE FOR THE  
MARKING OF UNDERGROUND MEMBER UTILITIES

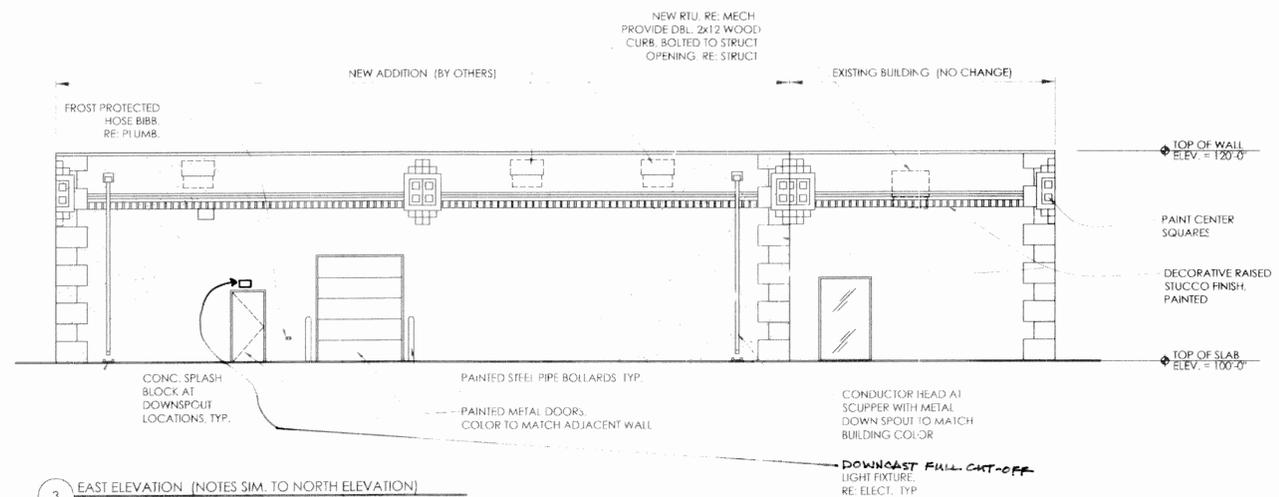
REVISION	Description
01/04/08	DATE
03/03/08	DATE
03/17/08	DATE
	BY
	DATE
	DATE
	DATE



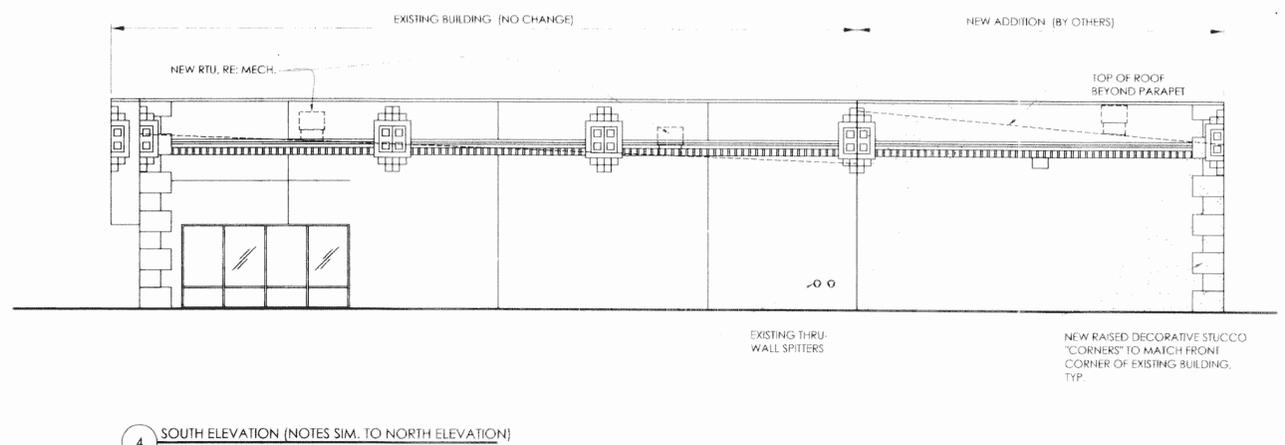
1 WEST ELEVATION (FRONT AT SOUTH PARKER ROAD)  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



3 EAST ELEVATION (NOTES SIM. TO NORTH ELEVATION)  
1/8" = 1'-0"



4 SOUTH ELEVATION (NOTES SIM. TO NORTH ELEVATION)  
1/8" = 1'-0"

HANS KAHN ASSOCIATES,  
INC., ARCHITECTS

240 SOUTH VAUGHN STREET, SUITE 402E  
DENVER, COLORADO 80222  
PHONE: 303-759-9277  
FAX: 303-759-9886

ELEVATIONS  
ARASH GROCERY SITE PLAN  
INTERNATIONAL CENTER SUBDIVISION FILING NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

DIBA, LLC  
2159 S. CO. ROAD  
DENVER, COLORADO 80231  
PHONE: (303) 995-7096  
ATTN: MEHRAN DIBA

Designed by	GS	Drawn No	E-667
Drawn by	RS	Date	03/13/2008
Checked by	GS	Scale	As Shown
Sheet No.	A-1		



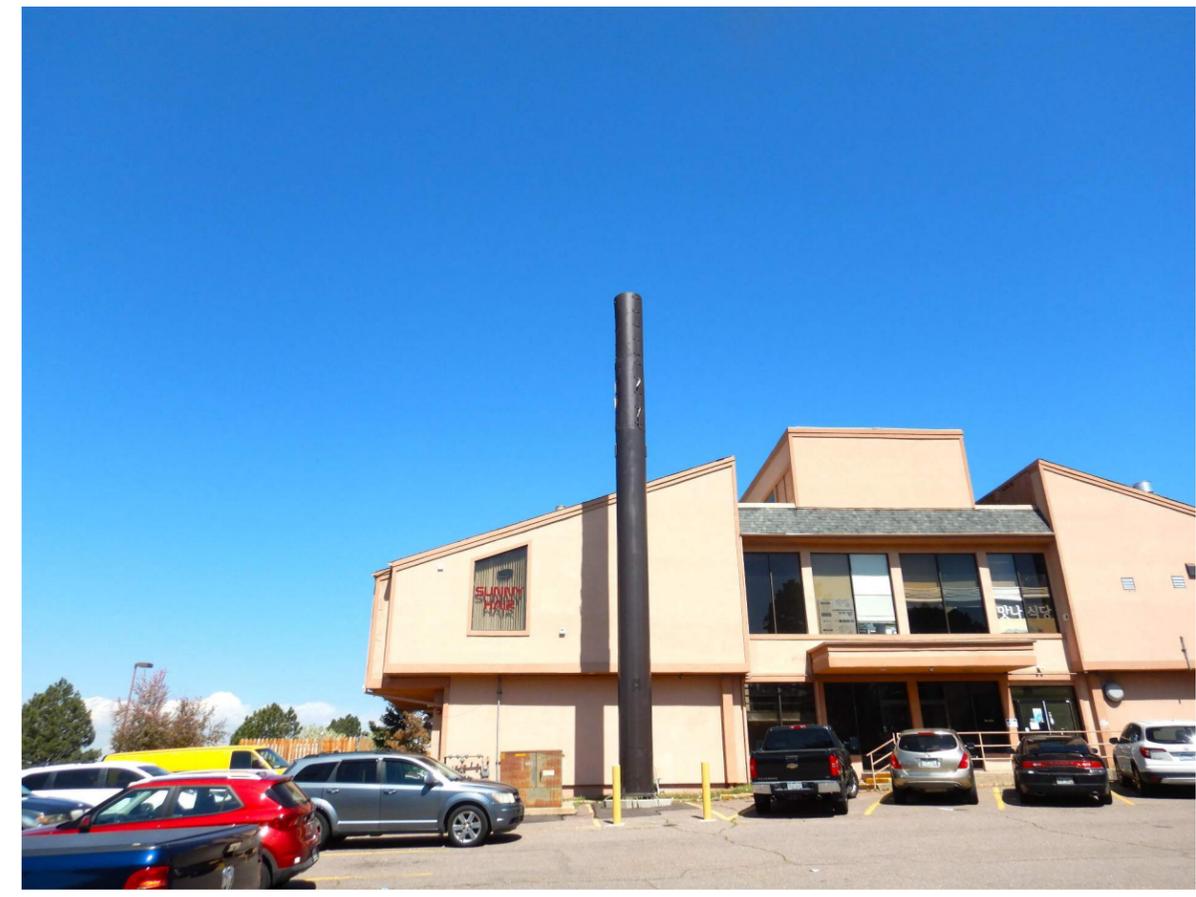
SITE NAME: **DEN KENTON - B**  
 PROJECT SMR - LS6  
 SITE I.D.#: 616125875  
 PROJECT #: 17269998  
 LOCATION #: 5000377687  
 SITE ADDRESS: 11000 E. YALE AVE.  
 AURORA, CO 80014

**verizon**  
 VERIZON WIRELESS SERVICES  
 10000 PARK MEADOWS DR. STE 300  
 LONE TREE, CO 80124

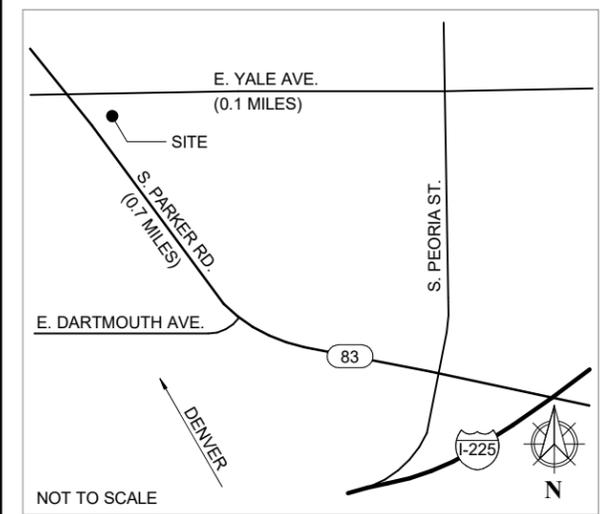
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**DEN KENTON - B**  
 SITE I.D.  
**616125875**  
 11000 E. YALE AVE.  
 AURORA, CO 80014

CONSULTANT

EXISTING CONDITIONS



VICINITY MAP



DIRECTIONS

- FROM DENVER
- HEAD SOUTH ON I-25 TOWARD COLORADO SPRINGS
  - EXIT 203 TO EVANS AVE.
  - TURN LEFT ON E. EVANS AVE.
  - CONTINUE ON E. ILIFF AVE.
  - TURN RIGHT ON S. PARKER RD.
  - TURN LEFT ON E. YALE AVE.
  - TAKE FIRST RIGHT
  - SITE WILL BE ON THE LEFT

PROJECT DATA

JURISDICTION	CITY OF AURORA
APN	1973-35-2-40-002
ZONING DESIGNATION	MU-C
<u>OUTDOOR EQUIPMENT</u>	
OCCUPANCY GROUP	U
CONSTRUCTION TYPE	N/A
FULLY SPRINKLERED	N/A
NO. STORIES	OUTDOOR EQUIPMENT

GOVERNING CODES:

2021 IBC, 2021 IFC, 2021 IMC, 2021 IECC, 2023 NEC

COORDINATES FROM 1A

SITE COORDINATES:	39°39'59.98"N, 104°51'36.46"W
GRADE ELEVATION:	0'-0" AGL, 5571'-0" AMSL
OVERALL STRUCTURE HEIGHT:	70'-0" AGL, 5641' AMSL
FAA APPROVED HEIGHT:	T.B.D.

DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY
LS2	TOPOGRAPHIC SURVEY
A1.0	SITE PLAN & HYBRID CABLE DIAGRAM
A2.0	ENLARGED SITE PLAN
A2.1	ENLARGED EQUIPMENT AREA PLAN
A2.2	ANTENNA PLANS & NOTES
A3.0	EXISTING ELEVATIONS
A3.1	NEW ELEVATIONS

PROJECT DESCRIPTION

- NEW 20'-0"H EXTENSION TO EXISTING 50'-0"H CANISTER MONOPOLE (70' OVERALL HEIGHT)
- NEW 10'-0"H STEEL EXTENSION WITH 30' ANTENNA CANISTER ON TOP OF EXISTING MONOPOLE
- REMOVE AND REPLACE (6) EXISTING ANTENNAS WITH (6) NEW VERIZON WIRELESS ANTENNAS WITHIN MONOPOLE
- RELOCATE EXISTING EQUIPMENT AND ADD NEW EQUIPMENT WITHIN NEW EQUIPMENT CAGE AT BASE OF MONOPOLE
- NEW BATTERY CABINET AND NEW BATTERIES

ATTACHMENTS:

STRUCTURAL ANALYSIS  
 BY: AHOLA ENGINEERING LLC  
 DATED: (PENDING)

STRUCTURAL AMA  
 BY: AHOLA ENGINEERING LLC  
 DATED: (PENDING)

PE LETTER  
 BY: AHOLA ENGINEERING LLC  
 DATED: 10/14/24

PROJECT TEAM

<b>OWNER</b> 11000 DONG SIK KIM LLC DAVID 11000 E. YALE AURORA, CO 80014 PHONE: 303.520.7867	<b>CLIENT</b> VERIZON WIRELESS CONSTRUCTION ENGINEER ANDREW COLE 10000 PARK MEADOWS DR. SUITE 300 LONE TREE, CO 80124 PHONE: 303.827.6279	<b>RF ENGINEER</b> VERIZON WIRELESS HAMAD MUNEER 10000 PARK MEADOWS DR. SUITE 300 LONE TREE, CO, 80124 PHONE: 720.202.9025	<b>SITE ACQUISITIONIST</b> KAPPA CONSULTING, LLC KELLY HARRISON CELL: 303.748.0599	<b>ARCHITECT</b> CSAI SEAN PENDLETON, NCARB 5935 S. ZANG STREET SUITE 280 LITTLETON, CO 80127 CELL: 303.519.4707 OFFICE: 303.932.9974	<b>STRUCTURAL</b> AHOLA ENGINEERING MIKKO AHOLA, P.E. 720.640.2408 MIKKO_AHOLA@EMAIL.COM
---	--	--	---	--	--

A	04/09/25	ZD REVIEW	QTR
B	04/24/25	JX COMMENTS	QTR

1st REVIEW ETO 2nd REVIEW SGP



5935 SOUTH ZANG STREET, SUITE 280  
 LITTLETON, COLORADO 80127  
 OFFICE: 303.932.9974

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

TITLE SHEET

**T1.0**

NOTE:  
 DRAWINGS PREPARED PER RFDS PROVIDED BY  
 VERIZON WIRELESS 01/16/25

PENETRATIONS  
 ANTENNAS  
 LEASE AREA  
 EXISTING EASEMENT  
 ACCESS/UTILITY EASEMENT  
 GEN. CONST. UTILITY EASEMENT  
 OVP/IELEC. EQ.  
 POWER/GROUNDING  
 MW/FIBER EQ.  
 FIBER  
 BB/URR/H  
 HYBRID & COAX CABLES

**SURVEYOR NOTES**

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO.: 5509-3111563 EFFECTIVE DATE: 04/25/2024.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**PROJECT META DATA**

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORRS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON XX/XX/XX.

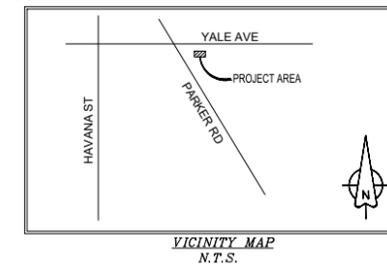
**FLOOD ZONE DESIGNATION**

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 08005C0186K DATED 12/17/2010.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

**LESSOR'S LEGAL DESCRIPTION (APN:1973-35-2-40-002)**

LOT 2, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO.

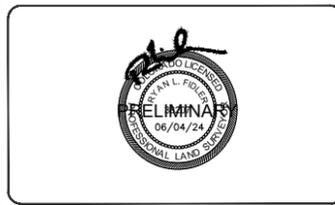


8350 EAST CRECENT PARKWAY ST. 200  
GREENWOOD VILLAGE, CO 80111



FIELD BY:	DLS/PAC
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS		
NO.	DATE	DESCRIPTION
0	06/04/24	TITLE REVIEW



REUSE OF DOCUMENT  
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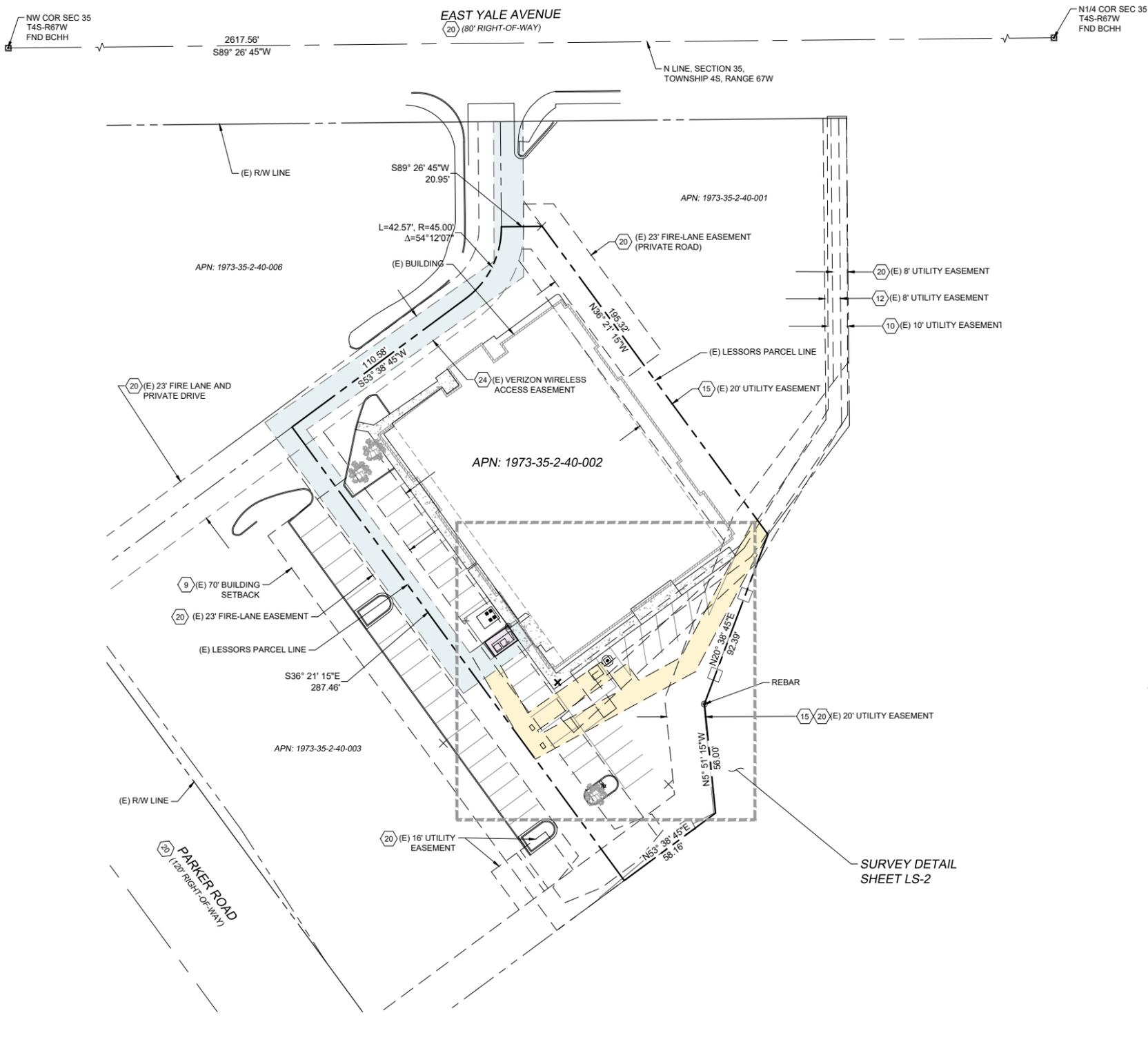
PROJECT No.  
**2400431**  
SITE NAME:  
DEN KENTON

SITE ADDRESS:  
11000 E YALE AVE  
AURORA, CO 80014

SHEET TITLE:  
**BOUNDARY DETAIL**

SHEET NO.  
**LS-1**

REVISION:



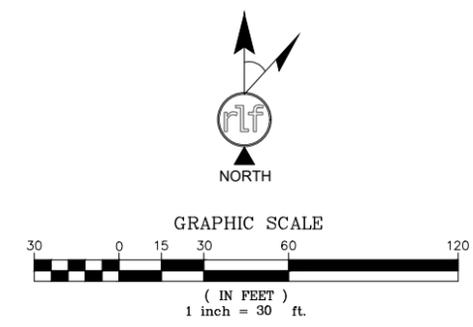
**SCHEDULE B EXCEPTIONS (COMMITMENT NO. 5509-3111563)**

9. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF EASEMENTS RECORDED APRIL 4, 1974 IN BOOK 2225 AT PAGE 328.
11. UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED SEPTEMBER 13, 1974, IN BOOK 2274 AT PAGE 659.
12. UTILITY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED AUGUST 2, 1974, IN BOOK 2263 AT PAGE 36.
15. EASEMENTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS ON THE RECORDED PLAT OF THE SHORES-FILING NO. 6 RECORDED JULY 5, 1973 IN MAP BOOK 24 PAGE 85.
20. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF INTERNATIONAL CENTER SUBDIVISION FILING NO. 1 RECORDED APRIL 5, 1995 UNDER RECEPTION NO. 32335.
24. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, EASEMENTS, AND RESTRICTIONS, IF ANY, AS CONTAINED IN MEMORANDUM OF LAND LEASE AGREEMENT RECORDED MAY 29, 2019 AT RECEPTION NO. D9049955 AND FIRST AMENDMENT TO LAND LEASE AGREEMENT RECORDED MAY 18, 2021 AT RECEPTION NO. E1080614 AND SECOND AMENDMENT TO LAND LEASE AGREEMENT RECORDED MAY 31, 2022 AT RECEPTION NO. E2059494.

ITEMS 1-8, 10-14, 16-19 AND 21-23, AND 25-30 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES, AND/OR BLANKET IN NATURE OR DO NOT AFFECT SUBJECT SITE. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

**LEGEND**

- BRASS CAP IN HANDHOLE (BCHH)
- ELECTRIC METER
- ELECTRIC SWITCH
- ELECTRIC CABINET
- FIBER VAULT
- TELEPHONE PULL BOX
- LIGHT POST
- ANTENNA
- GAS METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- BOLLARD/POST
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- SECTION LINE
- EASEMENT LINE
- IRON FENCE
- WIRE FENCE
- U/G ELECTRIC LINE
- U/G FIBER OPTIC LINE
- U/G GAS LINE
- WATER LINE





A	04/09/25	ZD REVIEW	QTR
B	04/24/25	JX COMMENTS	QTR

1st REVIEW ETO 2nd REVIEW SGP



5935 SOUTH ZANG STREET, SUITE 280  
LITTLETON, COLORADO 80127  
OFFICE: 303.932.9974

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**SITE PLAN & HYBRID  
CABLE DIAGRAM**

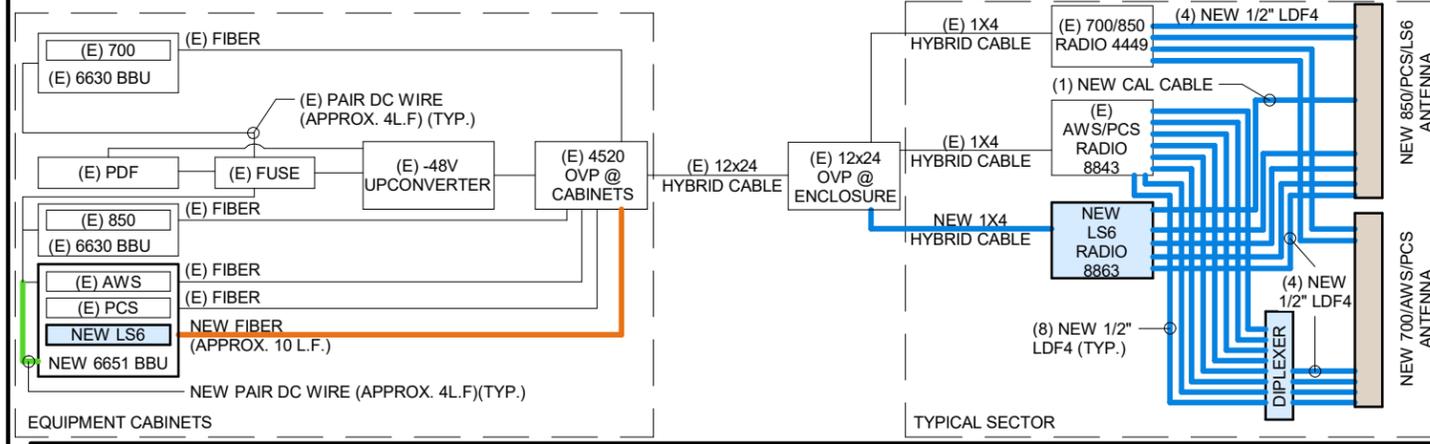
**A1.0**



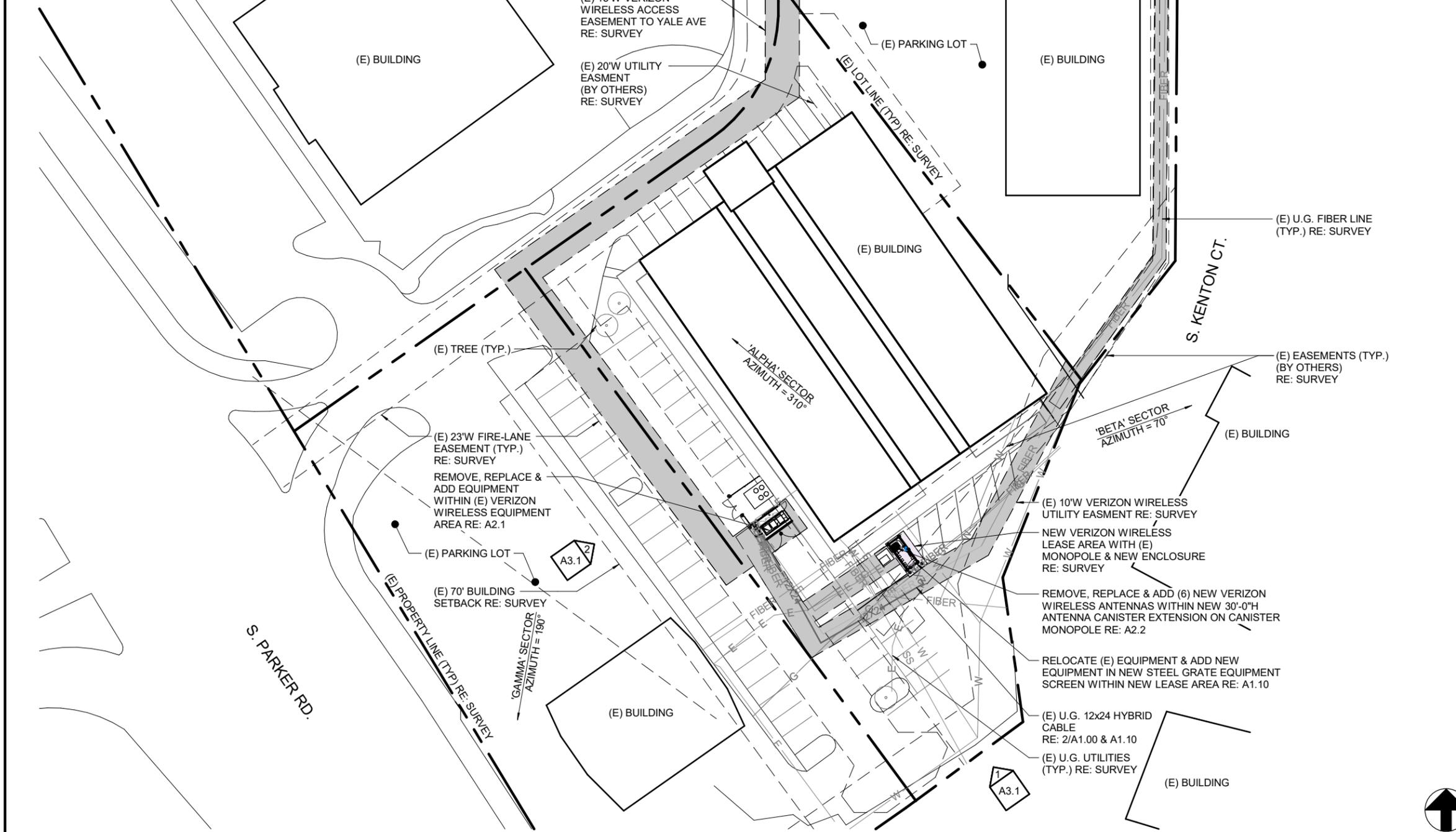
1" = 50'-0"

		RACK OVP @ CABINETS TO MAIN OVP @ ANTENNAS			MAIN OVP TO RRH CONNECTION					
SECTOR	RACK OVP @ CABINETS	12x24 HYBRID CABLE	MAIN OVP @ ANTENNAS	HYBRID FEEDER CABLE	AWS/PCS RRH	700/850 RRH	LS6			
	QTY.	LENGTH	QTY.	TOTAL WEIGHT	QTY.	LENGTH	QTY.	QTY.	QTY.	
'ALPHA'	(1) (E) 12 POS.	N/A	(1) (E) 12X24	N/A	(1) (E) 12 POS.	14'-0"	(3)	(E)	(E)	(1)
'BETA'	(1) (E) 12 POS.	N/A	(1) (E) 12X24	N/A	(1) (E) 12 POS.	14'-0"	(3)	(E)	(E)	(1)
'GAMMA'	(1) (E) 12 POS.	N/A	(1) (E) 12X24	N/A	(1) (E) 12 POS.	14'-0"	(3)	(E)	(E)	(1)

NOTE:  
1. REFER TO A2.00 FOR NEW ANTENNA CONFIGURATION.  
2. USE LOW PIM HARDWARE WITHIN 10'-0" OF LS6 ANTENNAS.  
3. G.C. TO VERIFY ANTENNA & EQUIPMENT PART NUMBERS THROUGH VERIZON WIRELESS PROVIDED RFDS.



**2 - HYBRID CABLE DIAGRAM**



**1 - SITE PLAN**

A	04/09/25	ZD REVIEW	QTR
B	04/24/25	JX COMMENTS	QTR

1st REVIEW ETO 2nd REVIEW SGP



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LITTLETON, COLORADO 80127  
OFFICE: 303.932.9974

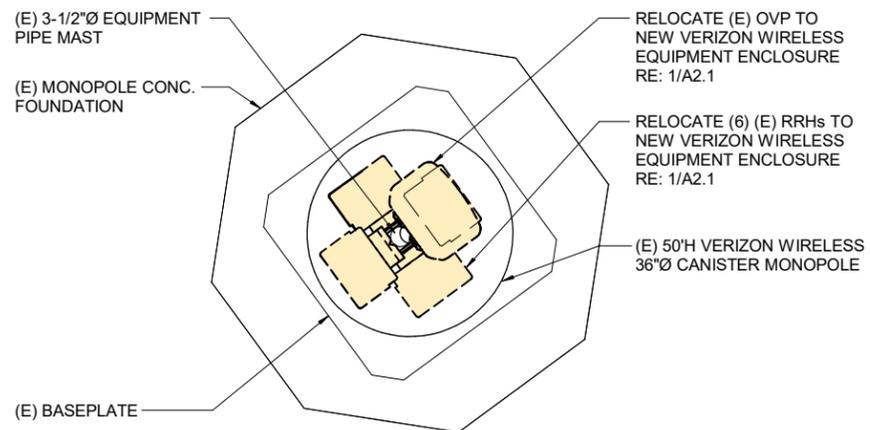
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

ENLARGED SITE PLAN

**A2.0**



3 - NEW RRH CAGE SAMPLE

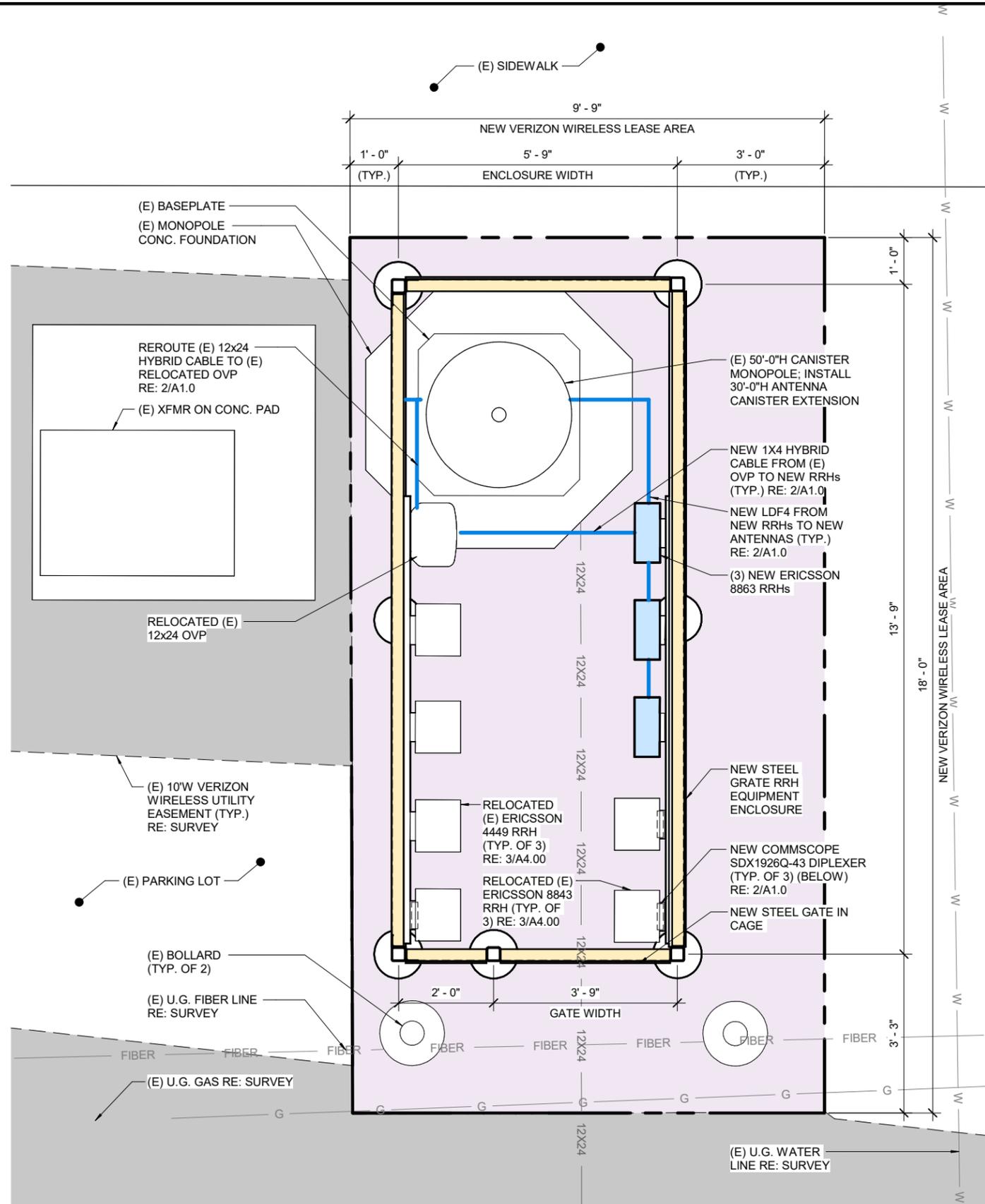


**EQUIPMENT NOTES:**  
NUMBER OF OVPS REMOVED: (1)  
NUMBER OF RRHs REMOVED: (6)  
TOTAL APPROX. WEIGHT REMOVED: 467 LBS

2 - DEMO EQUIPMENT PLAN



3/8" = 1'-0"



**EQUIPMENT NOTES:**  
NUMBER OF OVPS RELOCATED: (1)  
NUMBER OF RRHs RELOCATED: (6)  
NUMBER OF RRHs ADDED: (3)  
NUMBER OF DIPLEXERS ADDED: (3)  
TOTAL APPROX. WEIGHT ADDED/RELOCATED: 641.52 LBS

1 - ENLARGED SITE PLAN AT POLE



3/8" = 1'-0"

- BBU/RRH
- HYBRID & COAX CABLES
- MW/FIBER EQ.
- FIBER
- POWER/GROUNDING
- GEN. CONST. UTILITY EASEMENT
- ACCESS/UTILITY EASEMENT
- GEN. CONST. UTILITY EASEMENT
- EXISTING EASEMENT
- LEASE AREA
- ANTENNAS
- PENETRATIONS

PROJECT INFORMATION

SITE NAME

**DEN KENTON - B**

SITE I.D.

**616125875**

11000 E. YALE AVE.  
AURORA, CO 80014

CONSULTANT

A	04/09/25 ZD REVIEW	QTR
B	04/24/25 JX COMMENTS	QTR

1st REVIEW ETO 2nd REVIEW SGP



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LITTLETON, COLORADO 80127  
OFFICE: 303.932.9974

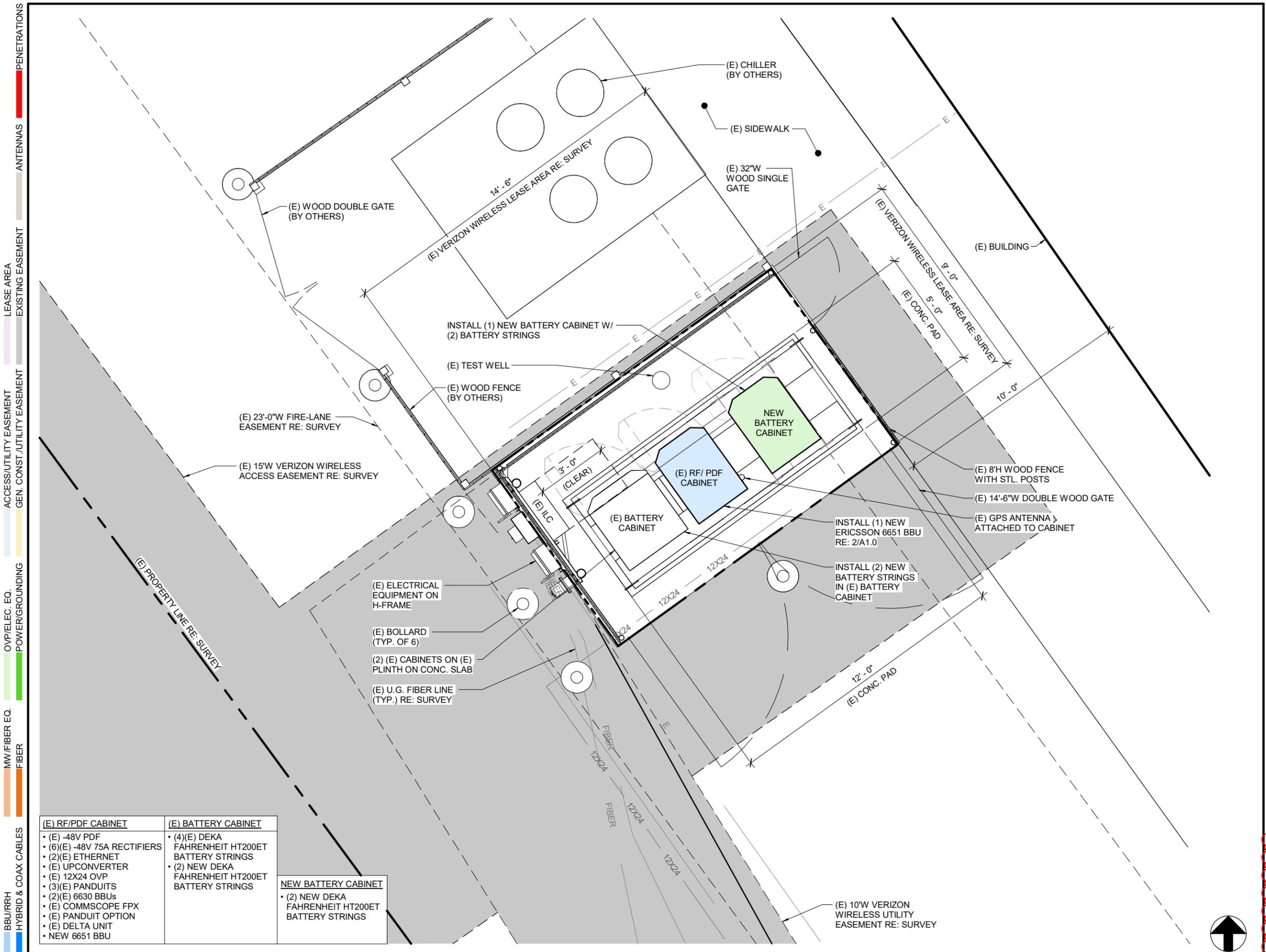
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

ENLARGED EQUIPMENT  
AREA PLAN

**A2.1**



1/4" = 1'-0"



<p><b>(E) RF/PDF CABINET</b></p> <ul style="list-style-type: none"> <li>• (E) -48V PDF</li> <li>• (6)(E) -48V 75A RECTIFIERS</li> <li>• (2)(E) ETHERNET</li> <li>• (E) UP CONVERTER</li> <li>• (E) 12X24 OVP</li> <li>• (3)(E) PANDUITS</li> <li>• (2)(E) 6630 BBUs</li> <li>• (E) COMMSCOPE FPX</li> <li>• (E) PANDUIT OPTION</li> <li>• (E) DELTA UNIT</li> <li>• NEW 6651 BBU</li> </ul>	<p><b>(E) BATTERY CABINET</b></p> <ul style="list-style-type: none"> <li>• (4)(E) DEKA FAHRENHEIT HT200ET BATTERY STRINGS</li> <li>• (2) NEW DEKA FAHRENHEIT HT200ET BATTERY STRINGS</li> </ul>	<p><b>NEW BATTERY CABINET</b></p> <ul style="list-style-type: none"> <li>• (2) NEW DEKA FAHRENHEIT HT200ET BATTERY STRINGS</li> </ul>
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1 - ENLARGED EQUIPMENT PLAN

- BBU/RRH
- HYBRID & COAX CABLES
- MW/FIBER EQ.
- FIBER
- OVP/ELEC. EQ.
- POWER/GROUNDING
- ACCESS/UTILITY EASEMENT
- GEN. CONST. UTILITY EASEMENT
- LEASE AREA
- EXISTING EASEMENT
- ANTENNAS
- PENETRATIONS

A	04/09/25	ZD REVIEW	QTR
B	04/24/25	JX COMMENTS	QTR

1st REVIEW ETO 2nd REVIEW SGP



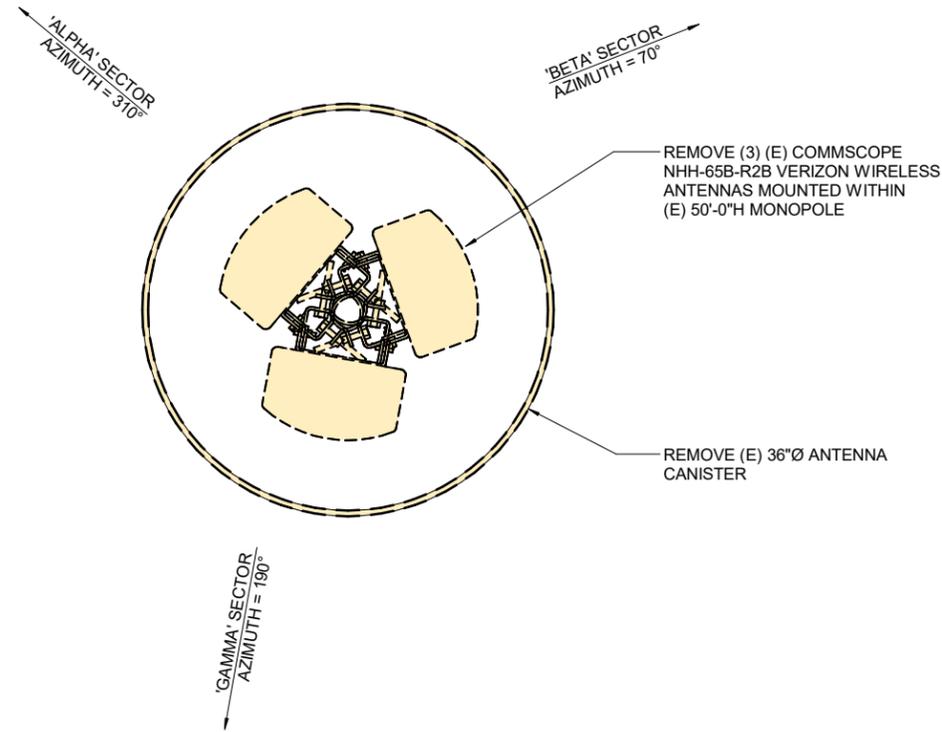
5935 SOUTH ZANG STREET, SUITE 280  
LITTLETON, COLORADO 80127  
OFFICE: 303.932.9974

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

ANTENNA PLANS &  
NOTES

**A2.2**

PENETRATIONS  
 ANTENNAS  
 LEASE AREA  
 EXISTING EASEMENT  
 ACCESS/UTILITY EASEMENT  
 GEN. CONST./UTILITY EASEMENT  
 OVP/ELC. EQ.  
 POWER/GROUNDING  
 MW/FIBER EQ.  
 FIBER  
 BB/RRH  
 HYBRID & COAX CABLES

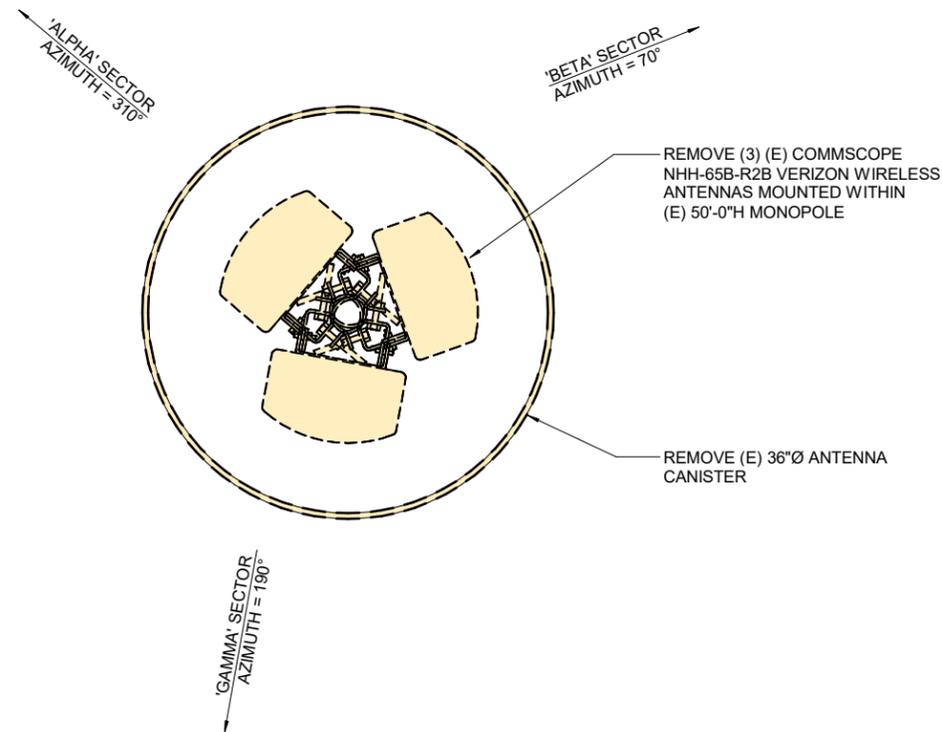


EQUIPMENT NOTES:  
NUMBER OF ANTENNAS REMOVED: (3)  
TOTAL APPROX. WEIGHT REMOVED: 132LBS

4 - DEMO ANTENNA PLAN (LOW)



3/4" = 1'-0"

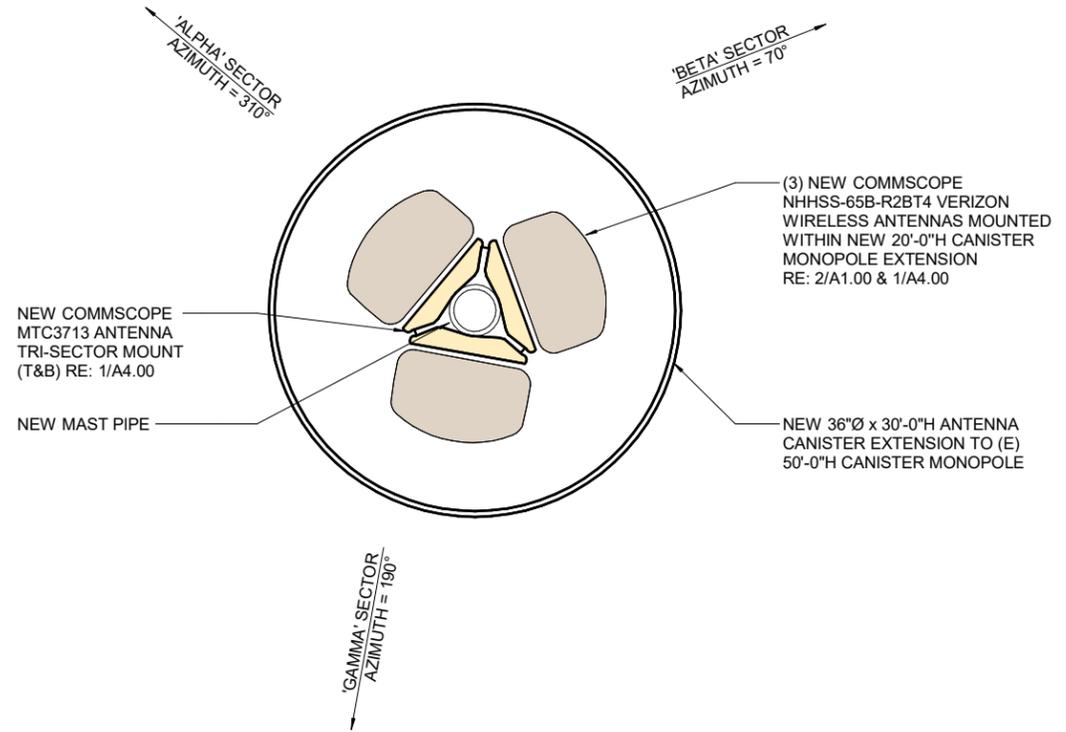


EQUIPMENT NOTES:  
NUMBER OF ANTENNAS REMOVED: (3)  
TOTAL APPROX. WEIGHT REMOVED: 132LBS

3 - DEMO ANTENNA PLAN (HIGH)



3/4" = 1'-0"

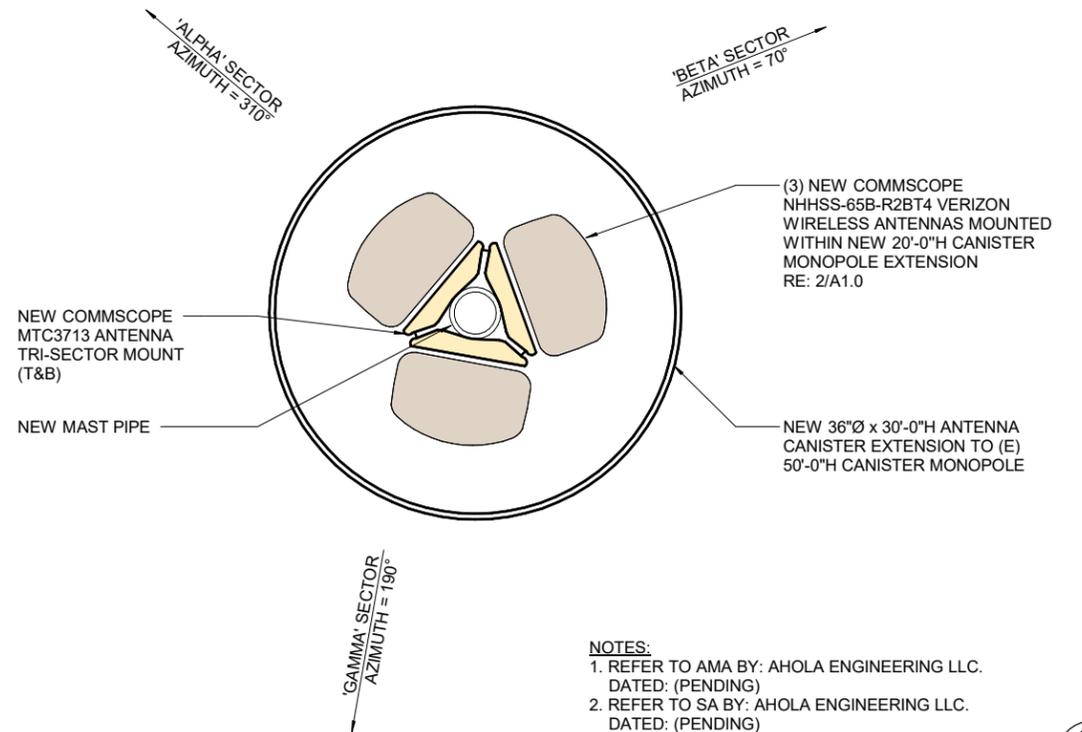


EQUIPMENT NOTES:  
NUMBER OF ANTENNAS ADDED: (3)  
TOTAL APPROX. WEIGHT ADDED: 152.78 LBS.

2 - NEW ANTENNA PLAN (LOW)



3/4" = 1'-0"



NOTES:  
1. REFER TO AMA BY: AHOLA ENGINEERING LLC.  
DATED: (PENDING)  
2. REFER TO SA BY: AHOLA ENGINEERING LLC.  
DATED: (PENDING)  
3. REFER TO PE LETTER BY: AHOLA ENGINEERING LLC.  
DATED: 10/14/2024  
4. REFER TO ANTENNAS NOTES ON 3/G1.00

EQUIPMENT NOTES:  
NUMBER OF ANTENNAS ADDED: (3)  
TOTAL APPROX. WEIGHT ADDED: 152.78 LBS.

1 - NEW ANTENNA PLAN (HIGH)



3/4" = 1'-0"

PROJECT INFORMATION

SITE NAME

**DEN KENTON - B**

SITE I.D.

**616125875**

11000 E. YALE AVE.  
AURORA, CO 80014

CONSULTANT

A	04/09/25	ZD REVIEW	QTR
B	04/24/25	JX COMMENTS	QTR

1st REVIEW ETO 2nd REVIEW SGP



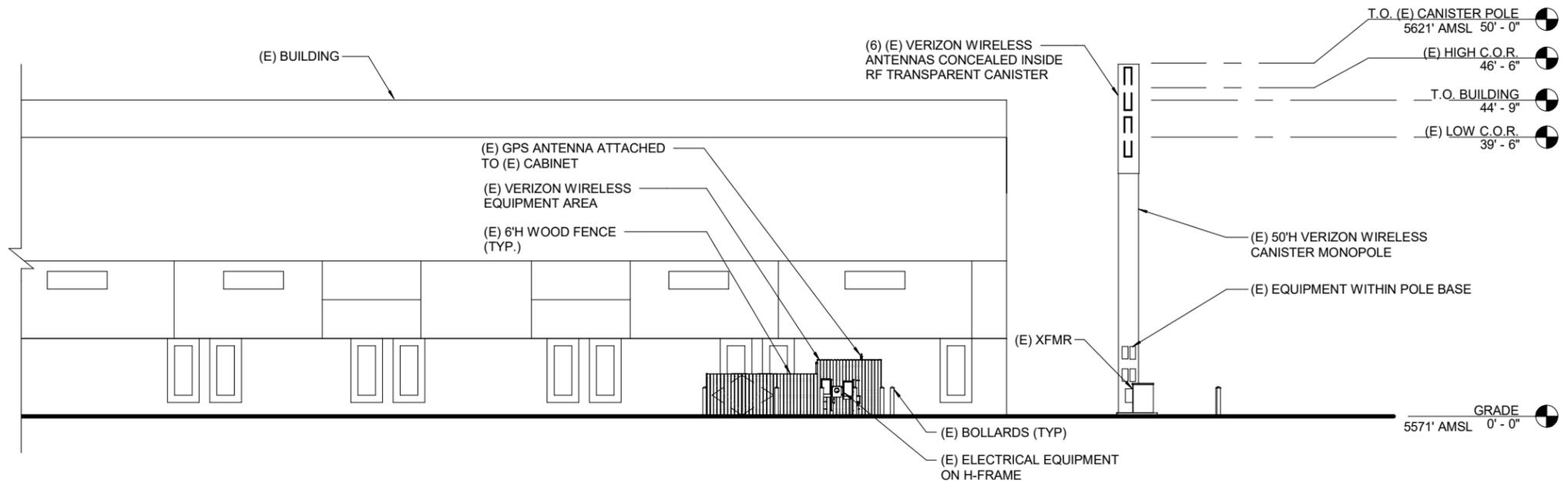
5935 SOUTH ZANG STREET, SUITE 280  
LITTLETON, COLORADO 80127  
OFFICE: 303.932.9974

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

EXISTING ELEVATIONS

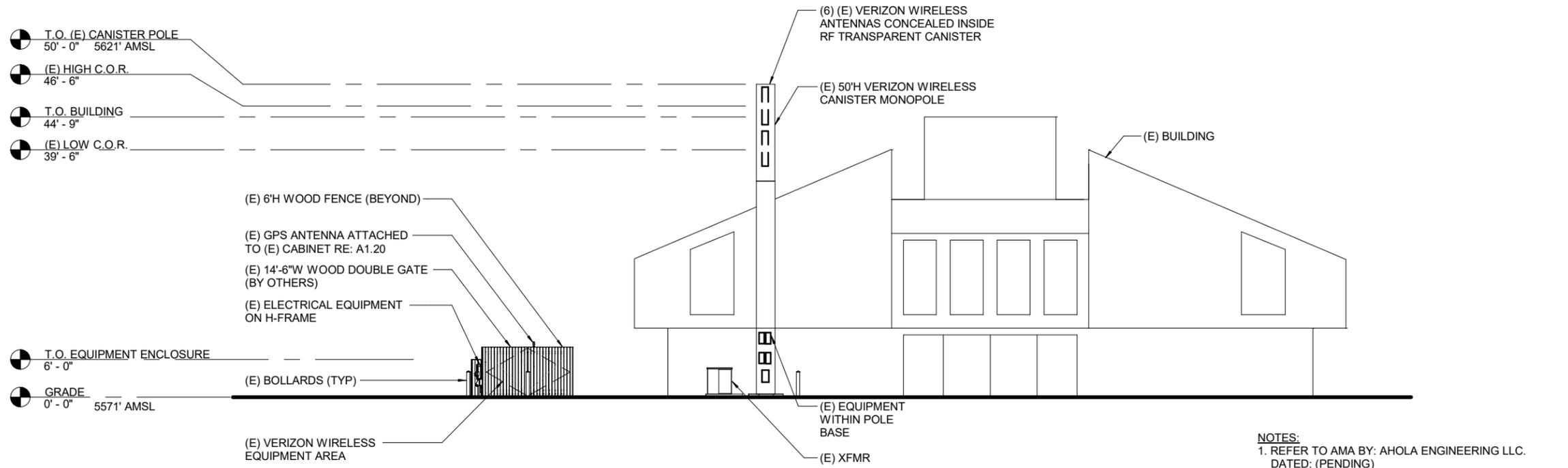
**A3.0**

■ PENETRATIONS  
■ ANTENNAS  
■ LEASE AREA  
■ EXISTING EASEMENT  
■ ACCESS/UTILITY EASEMENT  
■ GEN. CONST. UTILITY EASEMENT  
■ OVP/ELEC. EQ. POWER/GROUNDING  
■ MW/FIBER EQ. FIBER  
■ BB/RRH HYBRID & COAX CABLES



2 - EXISTING SOUTHWEST ELEVATION

1" = 20'-0"



1 - EXISTING SOUTHEAST ELEVATION

1" = 20'-0"

- NOTES:
- REFER TO AMA BY: AHOLA ENGINEERING LLC. DATED: (PENDING)
  - REFER TO SA BY: AHOLA ENGINEERING LLC. DATED: (PENDING)
  - REFER TO PE LETTER BY: AHOLA ENGINEERING LLC. DATED: 10/14/2024

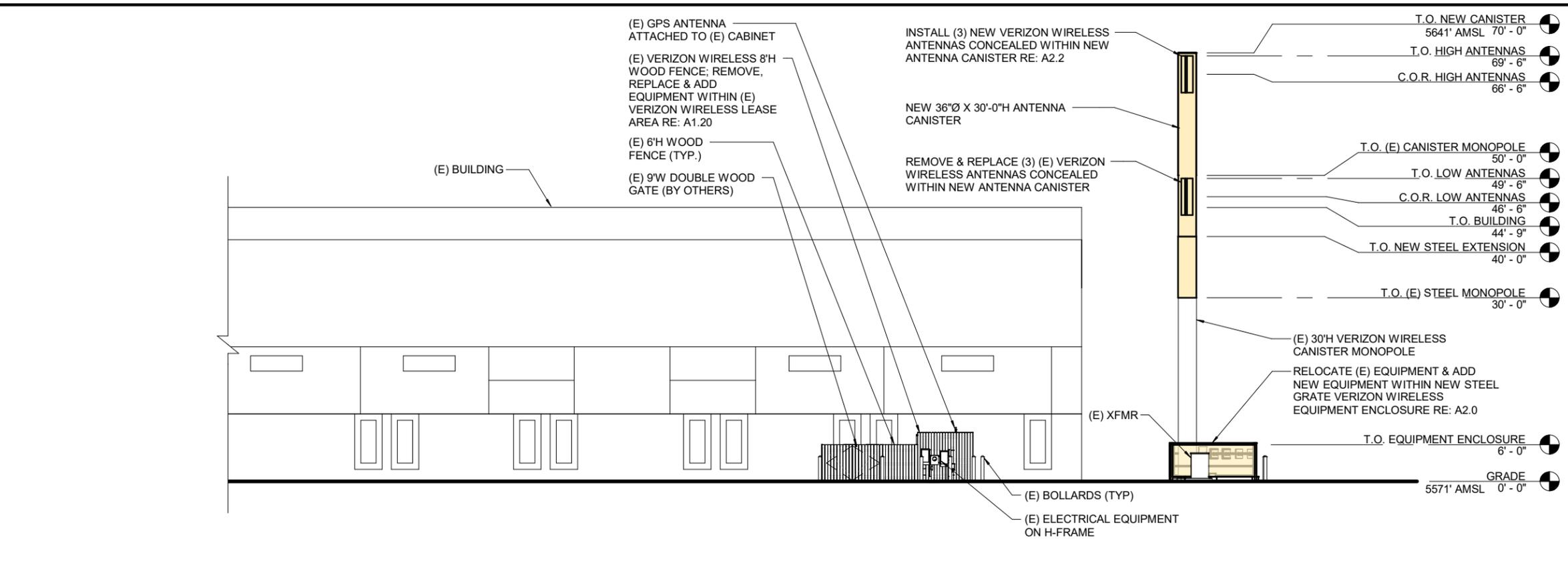


**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

NEW ELEVATIONS

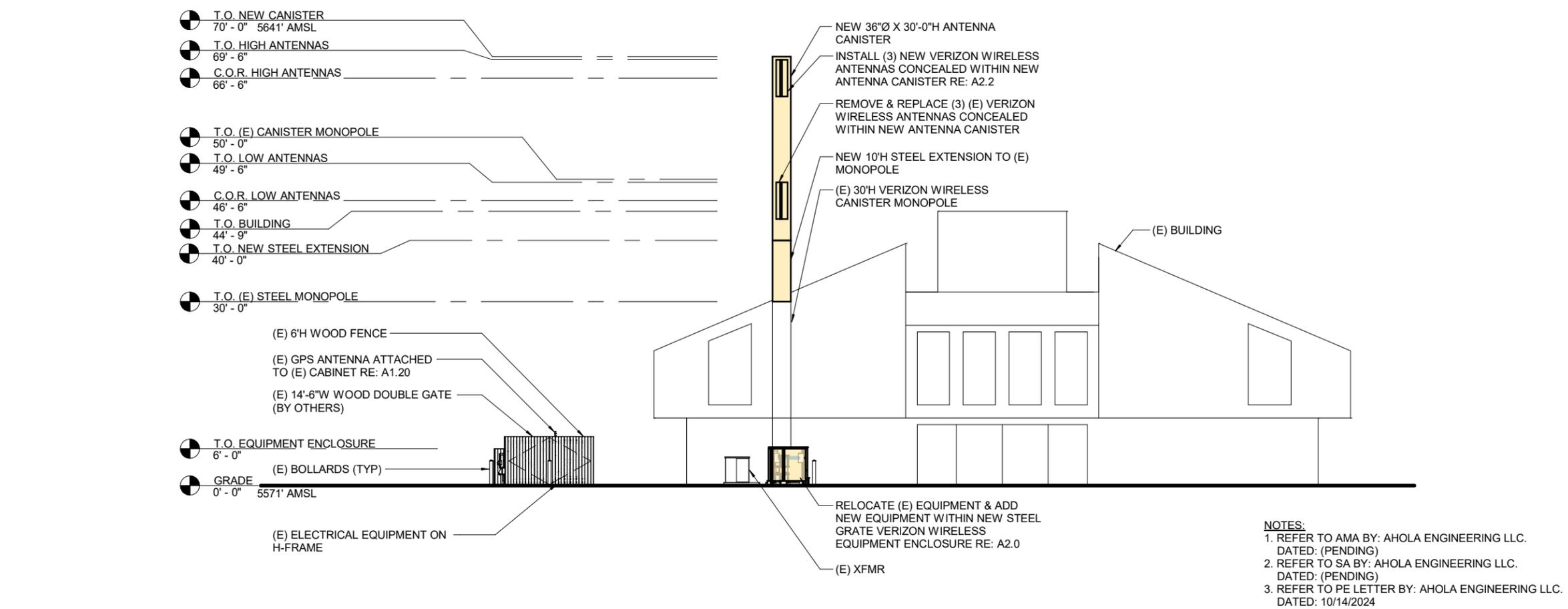
**A3.1**

PENETRATIONS  
 ANTENNAS  
 LEASE AREA  
 EXISTING EASEMENT  
 ACCESS/UTILITY EASEMENT  
 GEN. CONST. UTILITY EASEMENT  
 OVP/IELEC. EQ.  
 POWER/GROUNDING  
 MW/FIBER EQ.  
 FIBER  
 BB/RRH  
 HYBRID & COAX CABLES



2 - NEW SOUTHWEST ELEVATION

1" = 20'-0"



1 - NEW SOUTHEAST ELEVATION

1" = 20'-0"