

BY	DATE
CITY COUNCIL (CE SIGN & ENTRANCES)	1/7/74
ADMINISTRATIVE (CE. THIS ALLOCATION)	3/19/74
ADMINISTRATIVE (RE: DECREASED OF P. DRO. P.)	12/23/75

16 MA #1973-6005-20. VERIZON TOWER AREA AND FENCED EQUIPMENT ENCLOSURE - REMOVE 4 PARKING SPACES

NOTE:

#### AMENDMENT CHANGES:

SIGN CRITERIA - TWO FREE STANDING SIGNS CONSTRUCTED 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' 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 RELOCATED TO 60'-0" AS SHOWN TO CONTAIN FREE STANDING SIGNS.

PARKING - HAS BEEN RELOCATED FROM 287 SPACES TO 248 SPACES. NUMBER PARKED = 248 SPACES.

CLEANERS RELOCATED TO SOUTH END OF BUILDING (S). LIQUOR STORE CHANGED TO DRUG STORE (B). ADMIN APPROVAL 3-19-74 AND FOTOMAT - APPROVED BY CITY COUNCIL, 10-13-75.

#### LEGEND:

- PROPERTY LINE
- SEWER LINE
- WATER LINE
- OUTDOOR LIGHT
- FIRE HYDRANT
- DRAINAGE ARROW
- EXISTING GRADE

- A PRQ. 5,200 SF
- B 11,100 SF
- C 11,100 SF
- D SPECIALTY SHOP 35,700 SF
- E RESTAURANT 1,120 SF

GROSS FLOOR AREA TOTAL 4,2920 SF

TOTAL PARKING SPACES 248 SPACES

REQUIRED PARKING:  
A, B, D, C 50 SPACES  
D 105 SPACES  
E 113 SPACES  
TOTAL 248 SPACES

## SITE PLAN

1" = 30'-0"

REVISED 1/7/74

#### 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 Annapolis, 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 on and through any ways now or hereafter designated as fire service vehicle and Parking - Fire Lane

Access for service ed over, across, ate roads and are hereby agency and be posted "No

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 AUG 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

SALE E. Johnston

THIS PLAN WAS FILED FOR THE RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF \_\_\_\_\_ COUNTY, COLORADO ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 197\_\_\_\_.

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 LANDS AND STRUCTURES INCLUDED WITHIN SUCH PLANS TO ALL CONDITIONS AND LIMITATIONS SET FORTH IN SUCH PLANS.

IN WITNESS WHEREOF, The Parker-Yale Development Company, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 11 DAY OF JULY AD 1973.

BY: *Edward 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 *Edward L. Johnson Jr.*

WITNESS MY HAND AND OFFICIAL SEAL

*Kathleen M. Holyman*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES August 24, 1975.

#### TREE SCHEDULE:

- 1 PANDORCA
- 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)

Minor Amndmt 5/14/07 1973-6005-14 (on page 6)



THE PARKER-YALE DEVELOPMENT CO.  
5475 LEBETHALE DR. DENVER, CO.

ANOTHER INNOVATION OF THE BUILDER'S GROUP LTD.

PLANNED BUILDING GROUP

SHEET 1 OF 1

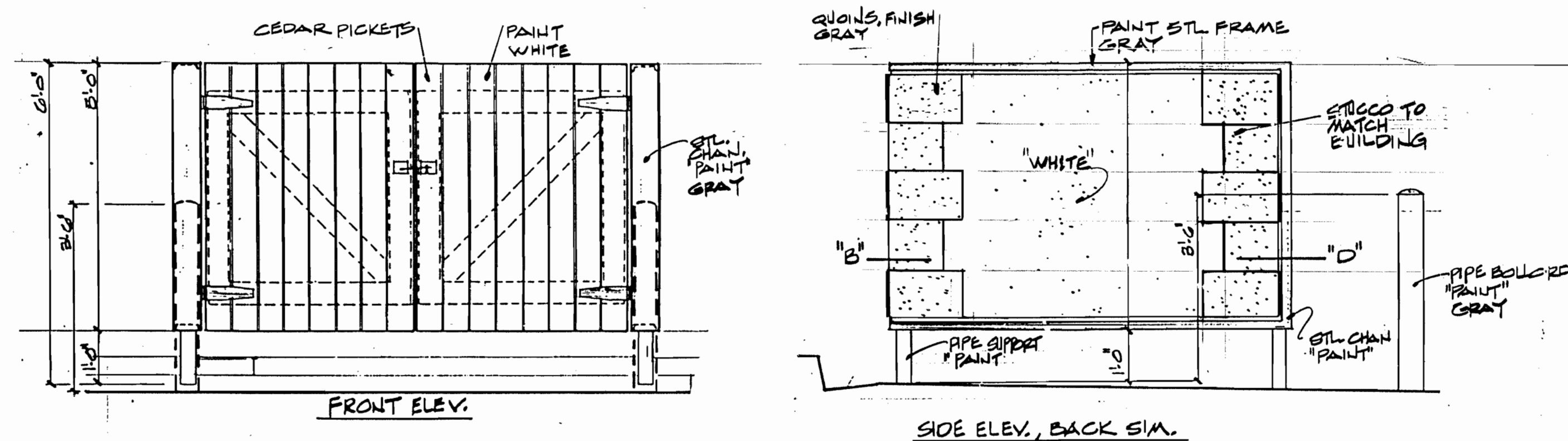
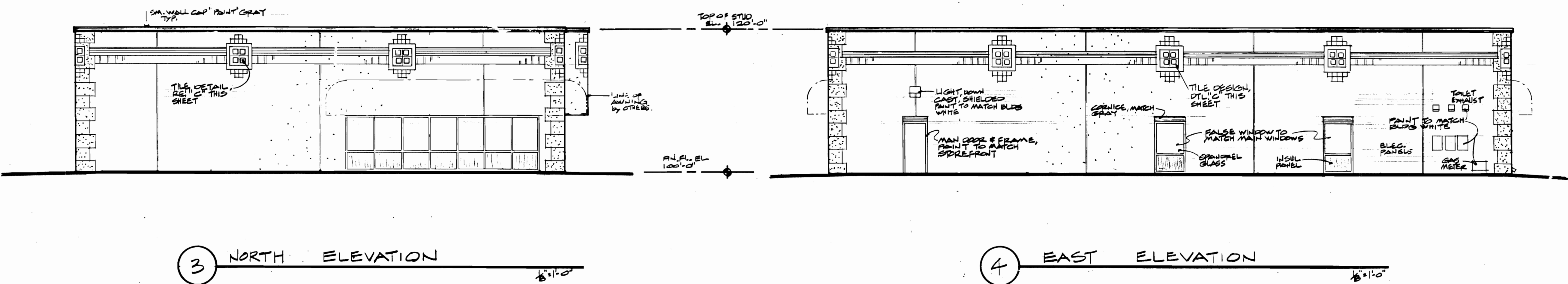
SHORES 73-6005-1

ADM. AMDT'S: 10-2-85, MA 5/14/07

566 73-6005-8

73-6005-1





DATE CONTRACTED: \_\_\_\_\_  
DATE PRINTED: 3-29-95  
PRINTED FOR: DEV. SUB.  
REV. 5-5-95 SUB # \_\_\_\_\_  
5-15-95 SUB # \_\_\_\_\_  
DRAWN BY: COLACITO  
CHECKED BY: COLACITO  
COMM. # 94117  
SHEET # E-1

## 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 INERMIS '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	
BARK CHIP MULCH	2"-3" DEEP - SQFT
COBBEL MULCH	4"-6" SQFT
METAL EDGING	1" LINFT

## 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.

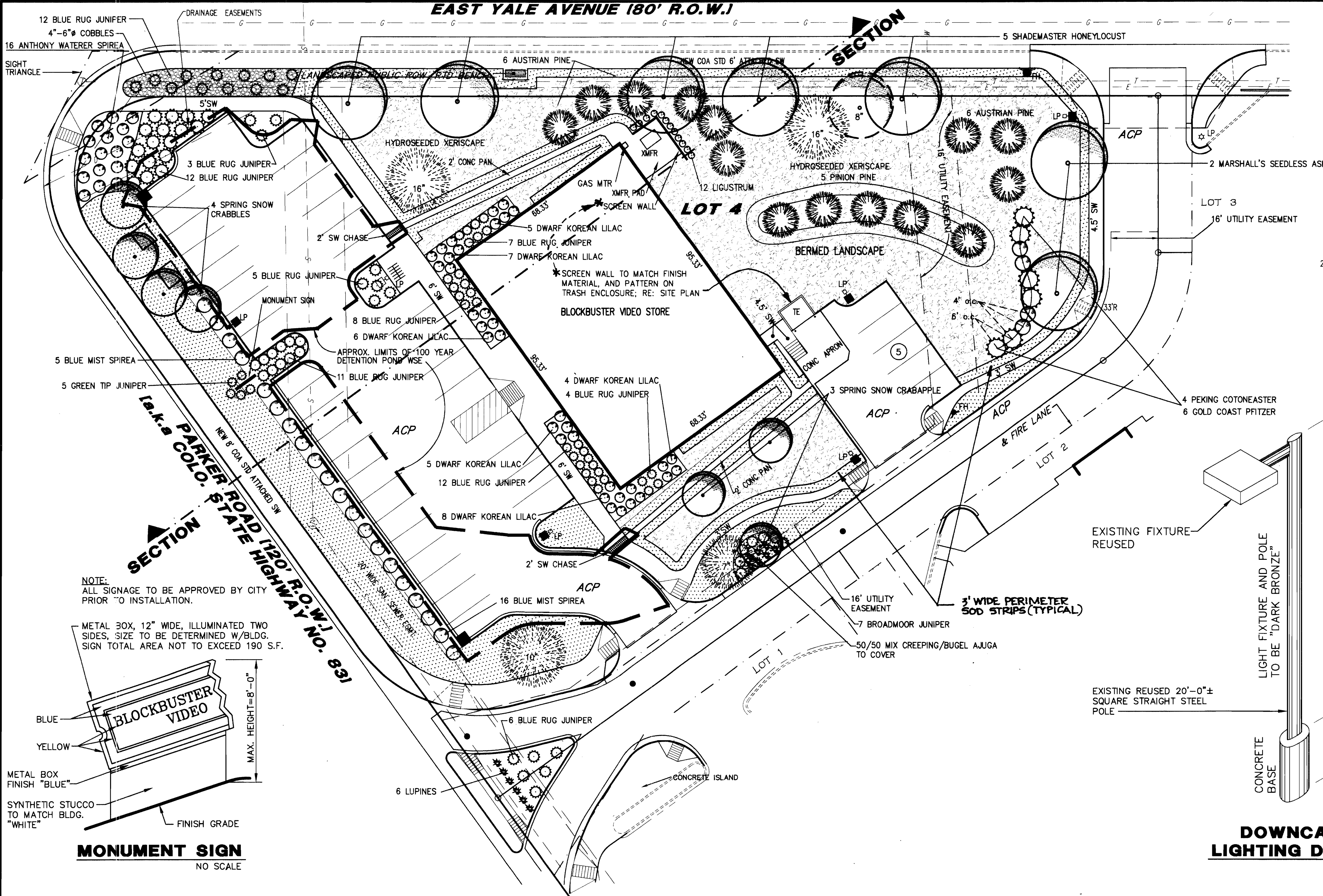
## LANDSCAPE NOTES

- 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, ANY 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 EXISTING SOIL AT A RATIO OF 1:1.
- SOD IS TO BE XERISCAPE BLEND (IF POSSIBLE) OF TALL FESCUE, 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 EDGING 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 OWNER(S) 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

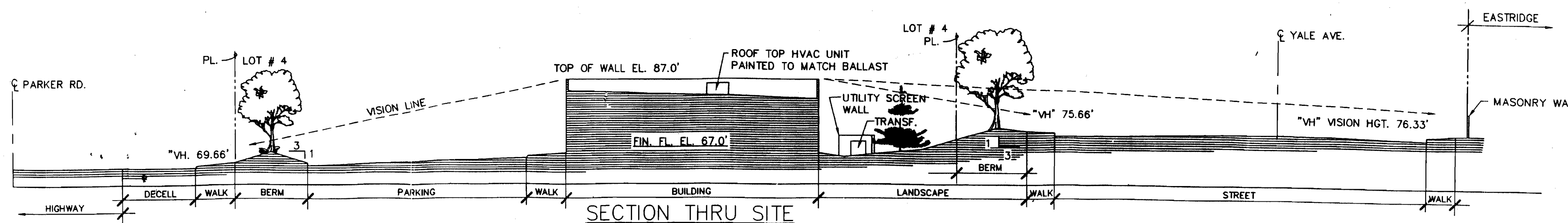
ITEM	QUANTITY	NAME	CAL. SIZE	REPLACEMENT
S	1	PONDEROSA PINE (PINUS PONDEROSA)	8"	1-8" HIGH TYPE FOR EACH 3" OF LOST CAL.
S	1	PONDEROSA PINE (PINUS PONDEROSA)	10"	1-10" HIGH TYPE FOR EACH 3" OF LOST CAL.
S	1	PONDEROSA	12"	1-12" HIGH TYPE FOR EACH 3" OF LOST CAL.
TOTAL			36"	4" TYPE "E" 8" TYPE "F"

- PARKING LOT LANDSCAPE CALCULATIONS  
WEST PARKING LOT @ PARKER ROAD 11,004 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



## LEGEND

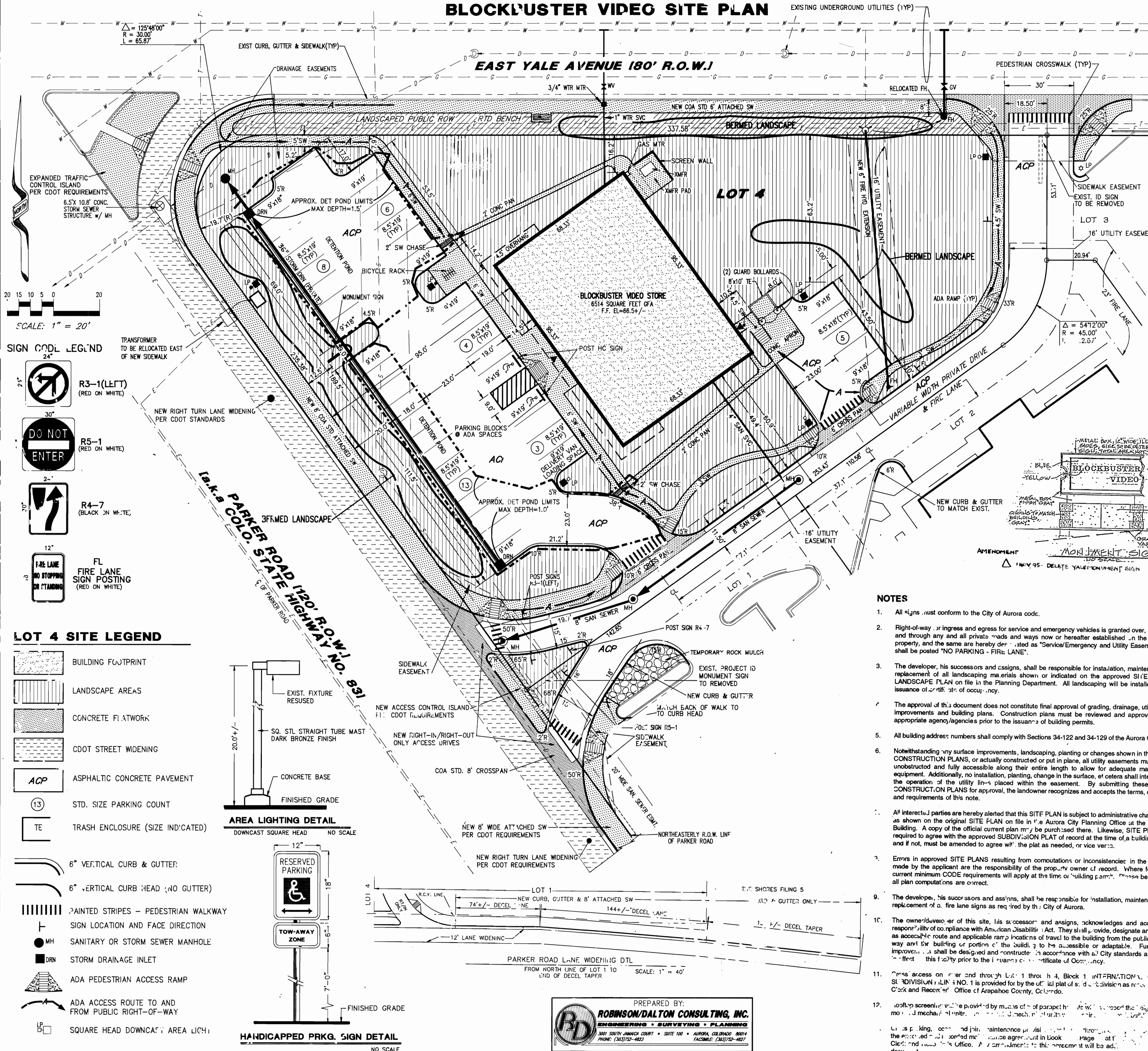
- BLUEGRASS BLEND SOD
- 4"-6" DIAMETER ROCK MULCH OVER GEOTECH FABRIC
- NATIVE GRASS BLEND, SEEDDED  
RE: NOTE 4.b.
- DECIDUOUS TREE AS SPECIFIED
- EVERGREEN TREE AS SPECIFIED
- EXIST. EVERGREEN TREE AS SPECIFIED  
CALIPER AS SHOWN
- EXIST. DECIDUOUS TREE AS SPECIFIED  
CALIPER AS SHOWN
- DECIDUOUS SHRUB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



# BLOCKBUSTER VIDEO SITE PLAN

EXISTING UNDERGROUND UTILITIES (Y/P)

EAST YALE AVENUE 180' R.O.W.

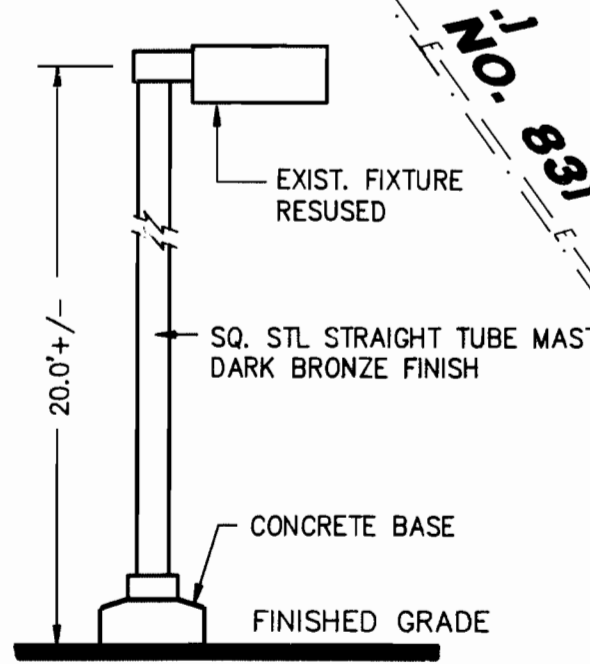


**SIGN CODE LEGEND**

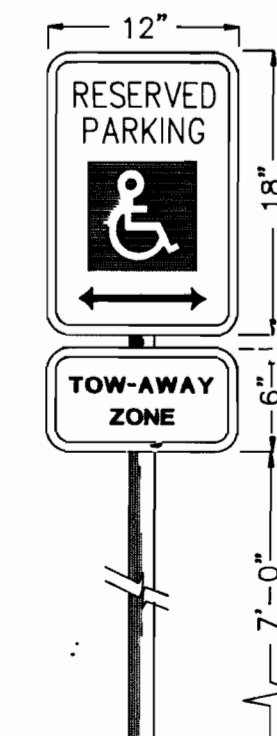
- R3-1 (LEFT) (RED ON WHITE)
- R5-1 (RED ON WHITE)
- R4-7 (BLACK ON WHITE)
- FL FIRE LANE SIGN POSTING (RED ON WHITE)

## LOT 4 SITE LEGEND

- BUILDING FOOTPRINT
- LANDSCAPE AREAS
- CONCRETE FLOWWORK
- CDOT STREET WIDENING
- ACP ASPHALTIC CONCRETE PAVEMENT
- STD. SIZE PARKING COUNT
- TE TRASH ENCLOSURE (SIZE INDICATED)
- 6" VERTICAL CURB & GUTTER
- 6" VERTICAL CURB HEAD (NO GUTTER)
- PAINTED STRIPES - PEDESTRIAN WALKWAY
- SIGN LOCATION AND FACE DIRECTION
- MH SANITARY OR STORM SEWER MANHOLE
- DRN STORM DRAINAGE INLET
- ADA PEDESTRIAN ACCESS RAMP
- ADA ACCESS ROUTE TO AND FROM PUBLIC RIGHT-OF-WAY
- SQUARE HEAD DOWNCAST AREA LIGHT



AREA LIGHTING DETAIL  
DOWNCAST SQUARE HEAD NO SCALE



HANDICAPPED PRKG. SIGN DETAIL  
NO SCALE

PREPARED BY:  
**ROBINSON/DALTON CONSULTING, INC.**  
ENGINEERING • SURVEYING • PLANNING  
3001 SOUTH JAMACH COURT • SUITE 100 • AURORA, COLORADO 80014  
PHONE: (303) 732-4823 FACSIMILE: (303) 732-4827

# THE SHORES - PLANNED BUILDING GROUP

## LOT 4 - SITE PLAN AMENDMENT

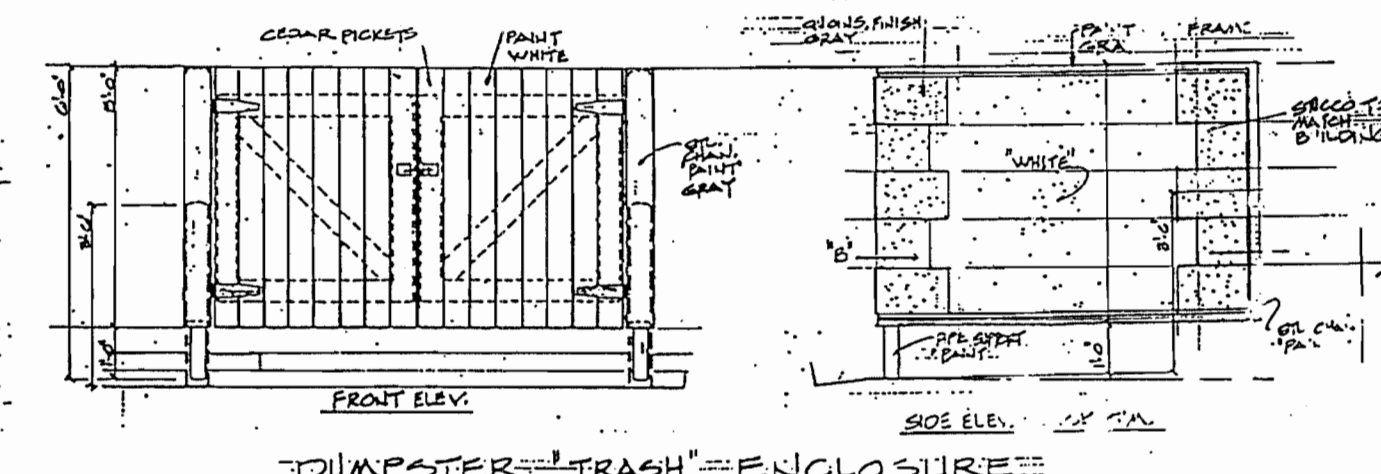
PROPERTY DESCRIPTION  
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1

LOT 4 SITE DATA

	Existing	Proposed	Total
Land area within property lines	1.26 acres	1.26	1.26
Gross floor area (41-16 City Code)	0 square feet	6,514	6,514
Number of buildings	1	1	1
Total building coverage	0 % and sq. ft.	12 / 6,514	12 / 6,514
Hard-surface exclusive of buildings	0 % and sq. ft.	42 / 23,183	42 / 23,183
Area devoted to landscaping	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	190 square feet	190	190
Type of sign (Freestanding, wall, etc.)	ONE Wall and monument	ONE Wall & Ground	116.18
Number of stories	1	1	1
Maximum height of buildings	0	20'	20'
Loading spaces provided	0	1	1
Parking spaces provided - Includes 2 handicap Spaces (No compact)	0	41	41
Parking spaces required	33	33	33
Handicap spaces required	2	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.



**CITY OF AURORA APPROVALS**

City Attorney	Date
Bob Ryan	7-27-95
Planning Director	7-26-95
Planning Commission	6-14-95
City Council	7-27-95
Attest:	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, 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 thereof \_\_\_\_\_  
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.

NOTARY PUBLIC \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
My Commission Expires May 5, 1999

- 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 the 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 as recorded in the Clerk and Recorder's Office of Arapahoe County, Colorado.
  - Workshop screening will be provided by means of a parapet wall to protect the privacy of the building and its occupants from the public view.
  - As F. King, owner and joint maintenance provider, I hereby agree to maintain the building and its contents in accordance with the City of Aurora Code and all applicable laws and regulations. I agree to maintain the building and its contents in accordance with the City of Aurora Code and all applicable laws and regulations. I agree to maintain the building and its contents in accordance with the City of Aurora Code and all applicable laws and regulations.

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

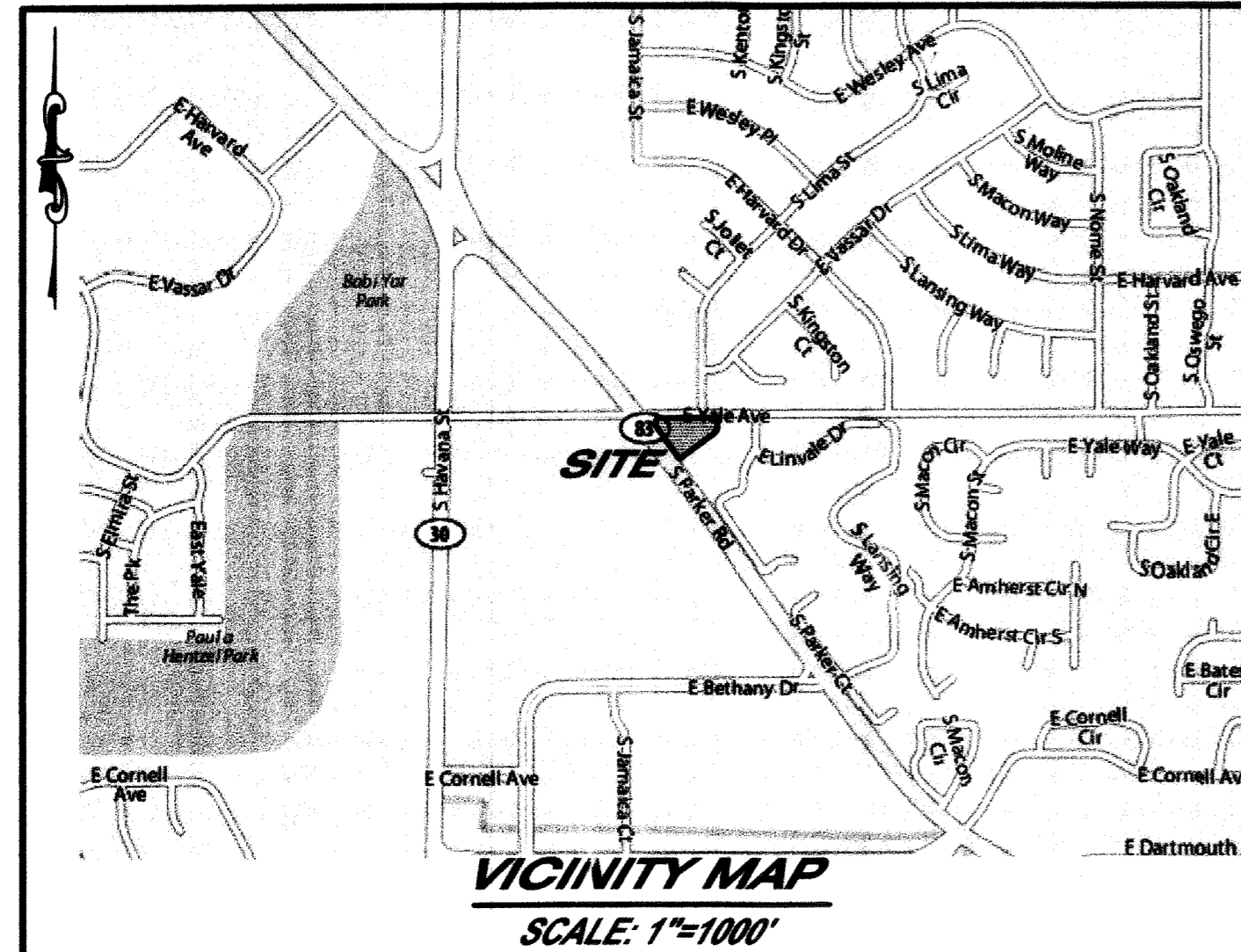
LOT 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1  
SITUATED IN THE NW 1/4 OF SECTION 35, T.4S., R.67W., OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

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



## 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

## 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. Mjers

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: H DATE: 4/9/2008

CITY COUNCIL: Chairperson DATE: 9/9/08

ATTEST: Debra Johnson DATE: 9/9/08

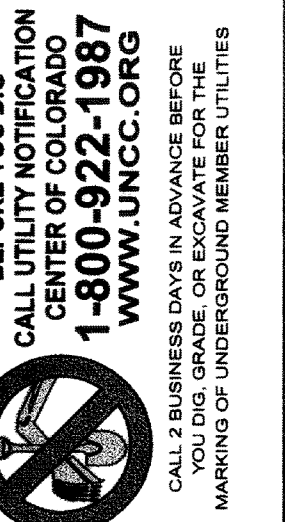
DATABASE APPROVAL DATE: 6/2/08

## 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:    



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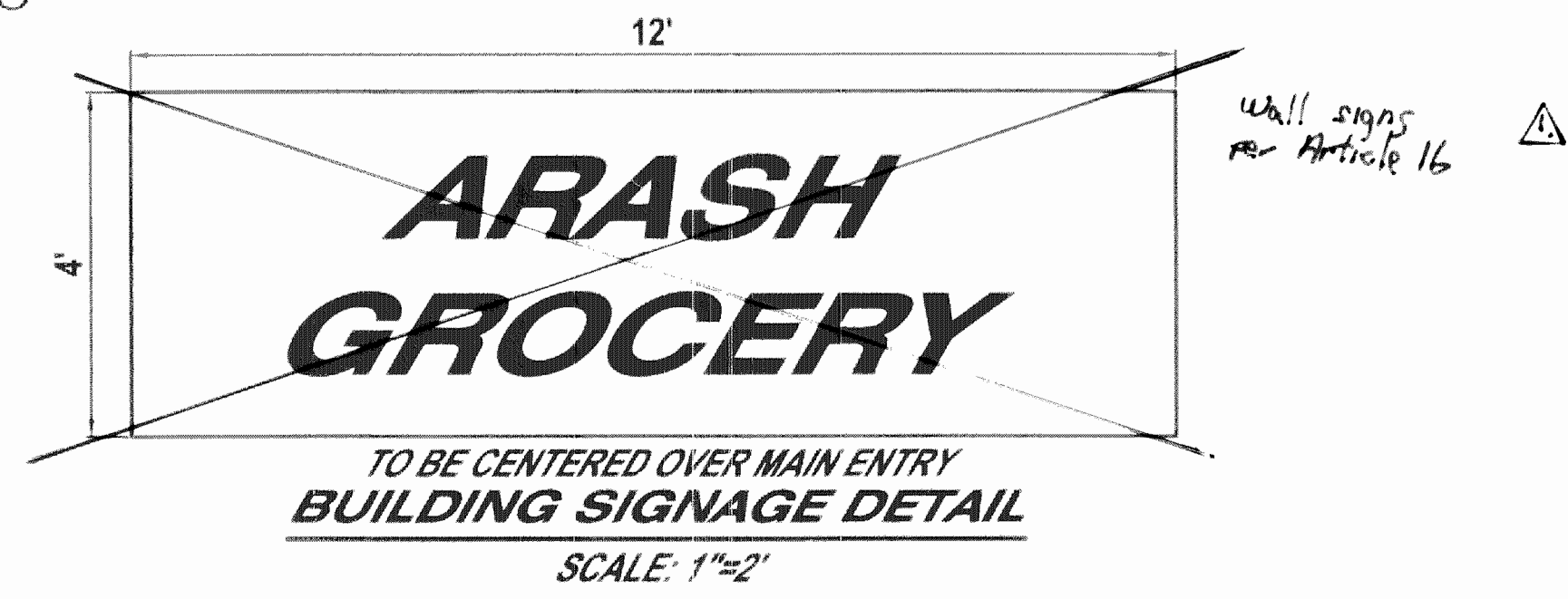
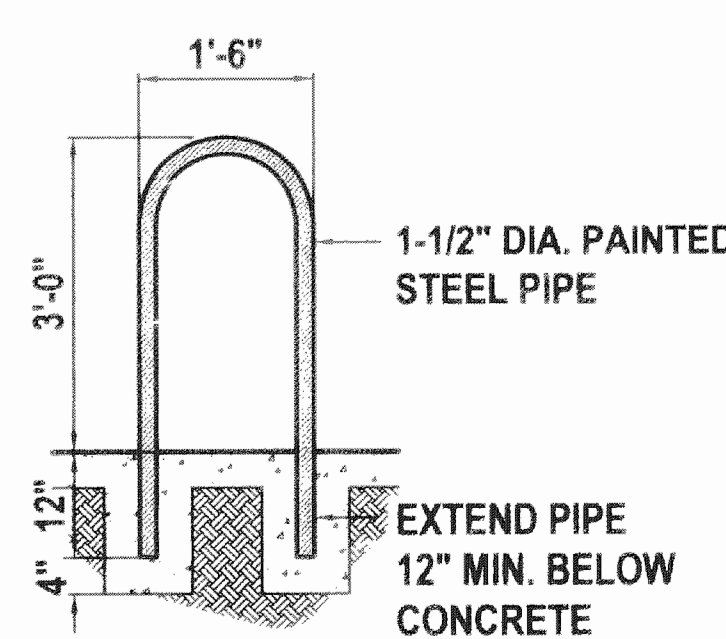
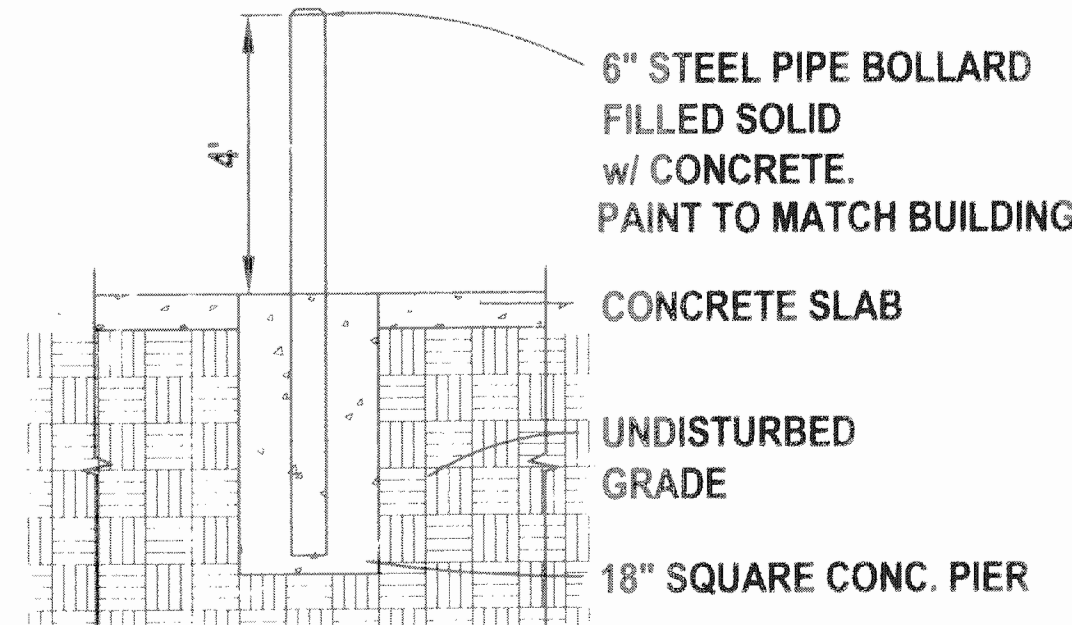
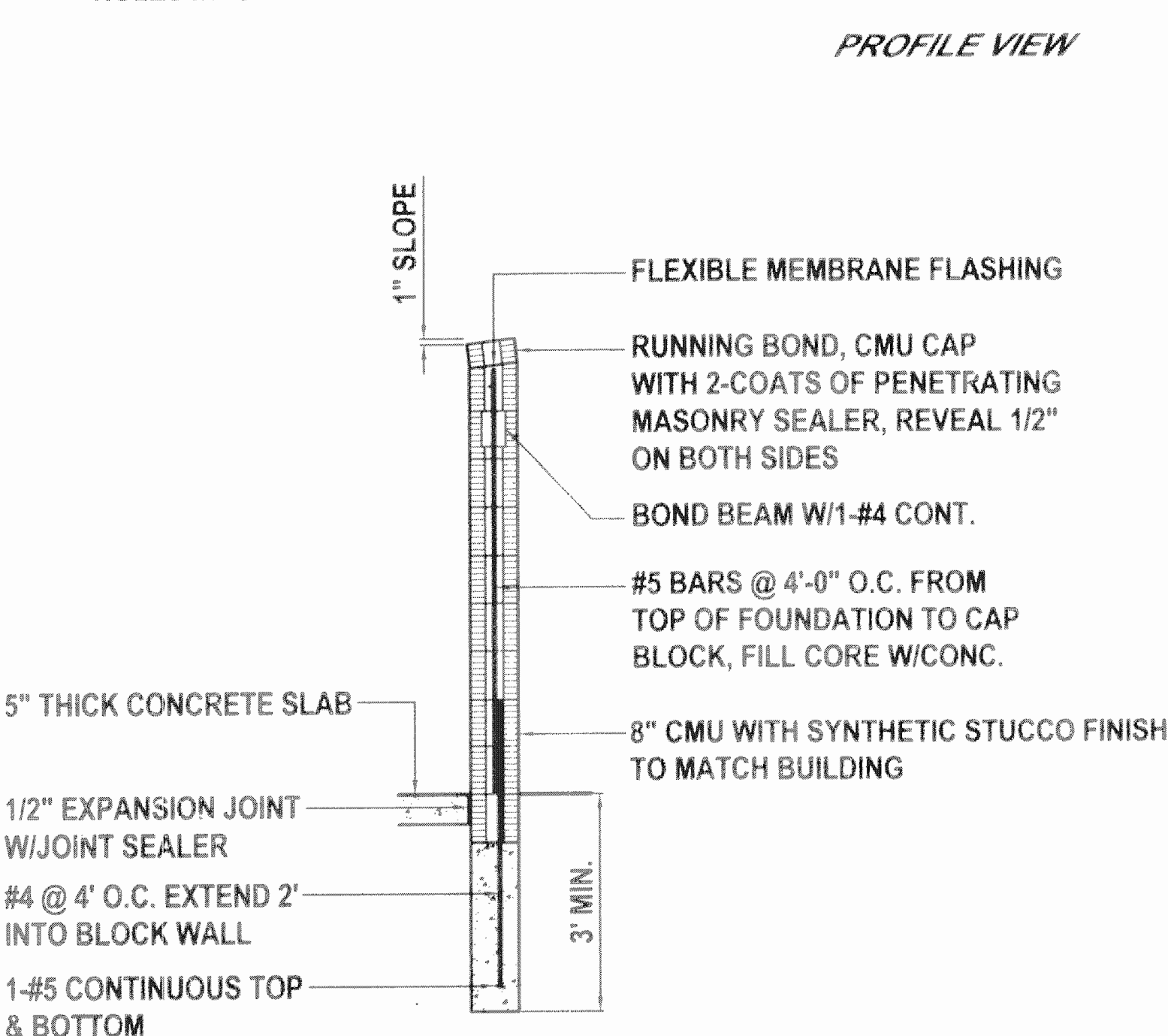
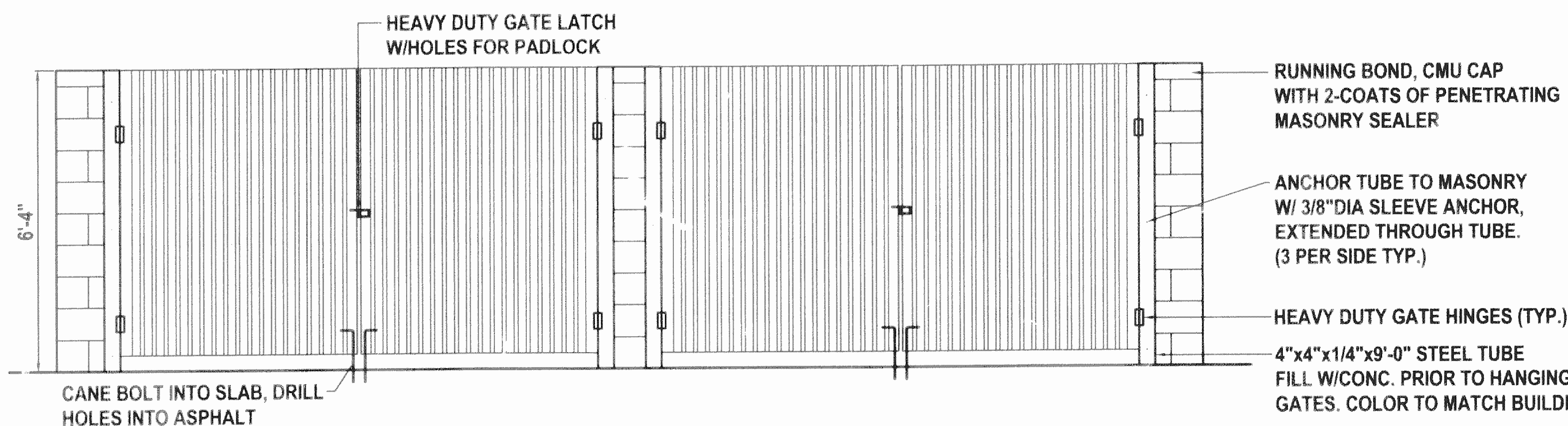
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1-800-922-1987  
WWW.UCC.ORG

M.C. 12-12-08


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

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:**
1. 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.
  2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
  3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE".
  4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING 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.
  5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
  6. THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR 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.
  7. 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.
  8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
  9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
  10. 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.
  11. 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.
  12. FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
  13. 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.
  14. 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.
  15. 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.
  16. 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.
  17. ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE MUTCD.
  18. STREET LIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER.
  19. THERE WILL BE NO OUTDOOR STORAGE.
  20. 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.
  21. HOURS OF OPERATION: 8:30 A.M. - 8:30 P.M., MONDAY - SATURDAY  
8:30 A.M. - 5:00 P.M., SUNDAY
  22. 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.
  23. LARGE DELIVERY TRUCKS ARE LIMITED TO TWO TRUCKS TWICE A WEEK.
  24. 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.
  25. 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.
  26. 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.
  27. THE APPLICANT COMMITTS TO MAINTAINING THE LANDSCAPING.
  28. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL LANDSCAPING IS COMPLETED.
  29. SNOW REMOVAL - SIDEWALKS AND PARKING LOTS WILL BE KEPT CLEAR OF SNOW AND ICE IN ACCORDANCE WITH AURORA'S CITY CODE.
  30. REQUESTS FOR MINOR AMENDMENTS WILL BE SUBJECT TO REVIEW BY INTERESTED PARTIES WITHIN THE CITY'S NORMAL REFERRAL PROCESS.

<p><b>SITE PLAN NOTES</b></p> <p><b>ARASH GROCERY SITE PLAN</b></p> <p>LOT 4, "BLOCK 1," INTERNATIONAL CENTER SUBDIVISION FILING NO. 1          DATED 01-27-2009, CITY AND COUNTY OF ARAPAHOE, STATE OF COLORADO          CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO</p> <p>Prepared For:</p>		<p><b>DIBA LLC</b></p> <p>2158 SOUTH PARKER ROAD          DENVER, CO 80231          PHONE (303) 985-7096          ATTN: MEHRAN DIBI</p>	
<p>Engineer's Seal</p>		<p>Designed by: _____ Drawer No: _____</p> <p>Drawn by: _____ Date: _____</p> <p>Checked by: _____ Scale: _____ Horiz: _____ Vert: _____</p> <p>Date: 11/23/2007</p>	



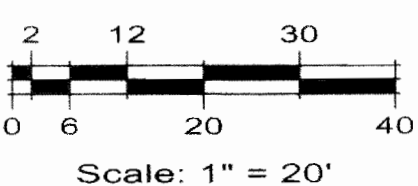
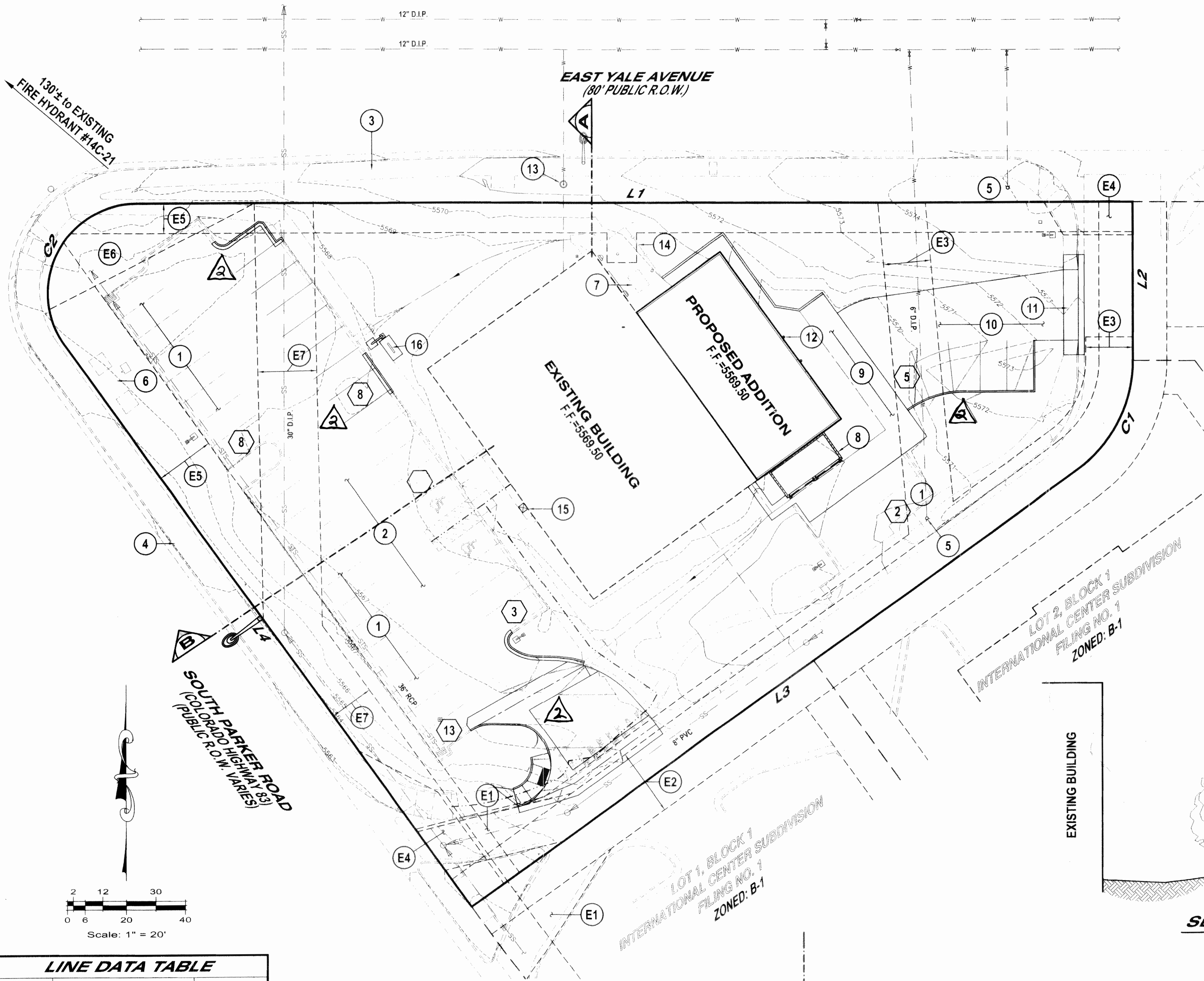
BEFORE YOU DIG  
 CALL UTILITY NOTIFICATION  
 1-800-922-1987  
[WWW.UNCC.ORG](http://www.uncc.org)

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

No.	Description:	Date:	By:
1	CITY COMMENTS	02/01/2008	JDP
2	CITY COMMENTS	03/14/2008	JDP
3	CITY COMMENTS	08/27/2009	JDP
4	CITY COMMENTS & CLIENT CHANGES	07/17/2009	DRA
5	CITY COMMENTS & CLIENT CHANGES	07/28/2009	DRA
6	CITY COMMENTS / SUBMIT MYLARS	01/22/2010	DRA

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



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

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
- 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)

SECTION "A"  
SCALE: 1"=6'

SECTION "B"  
SCALE: 1"=6'

BEFORE YOU DIG  
CALL UTILITY NOTIFICATION  
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE  
YOU DIG. SHADER OR EXCAVATE FOR  
UNDERGROUND UTILITIES

No.	Date	By	Description
1	02/01/2008	JDP	CITY COMMENTS
2	03/14/2008	JDP	CITY COMMENTS
3	05/27/2008	JDP	CITY COMMENTS
4	07/17/2008	DRA	CITY COMMENTS & CLIENT CHANGES
5	07/29/2008	DRA	CITY COMMENTS & CLIENT CHANGES
6	08/03/2008	DRA	CITY COMMENTS / SUBMIT MYLARS

ENGINEERING SERVICE COMPANY

1300 South Potomac Street, Suite 120, Aurora, CO 80012  
Creative Solutions Since 1984  
Tel: (303) 680-7948  
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SITE 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

DIBA, LLC  
2155 62ND AVE. ROAD  
DENVER, COLORADO 80231  
PHONE: (303) 995-7096  
ATTN: MEHRAN DIBA

Designed by: DRA  
Drawn by: JDP  
Checked by: DRA  
Sheet No:

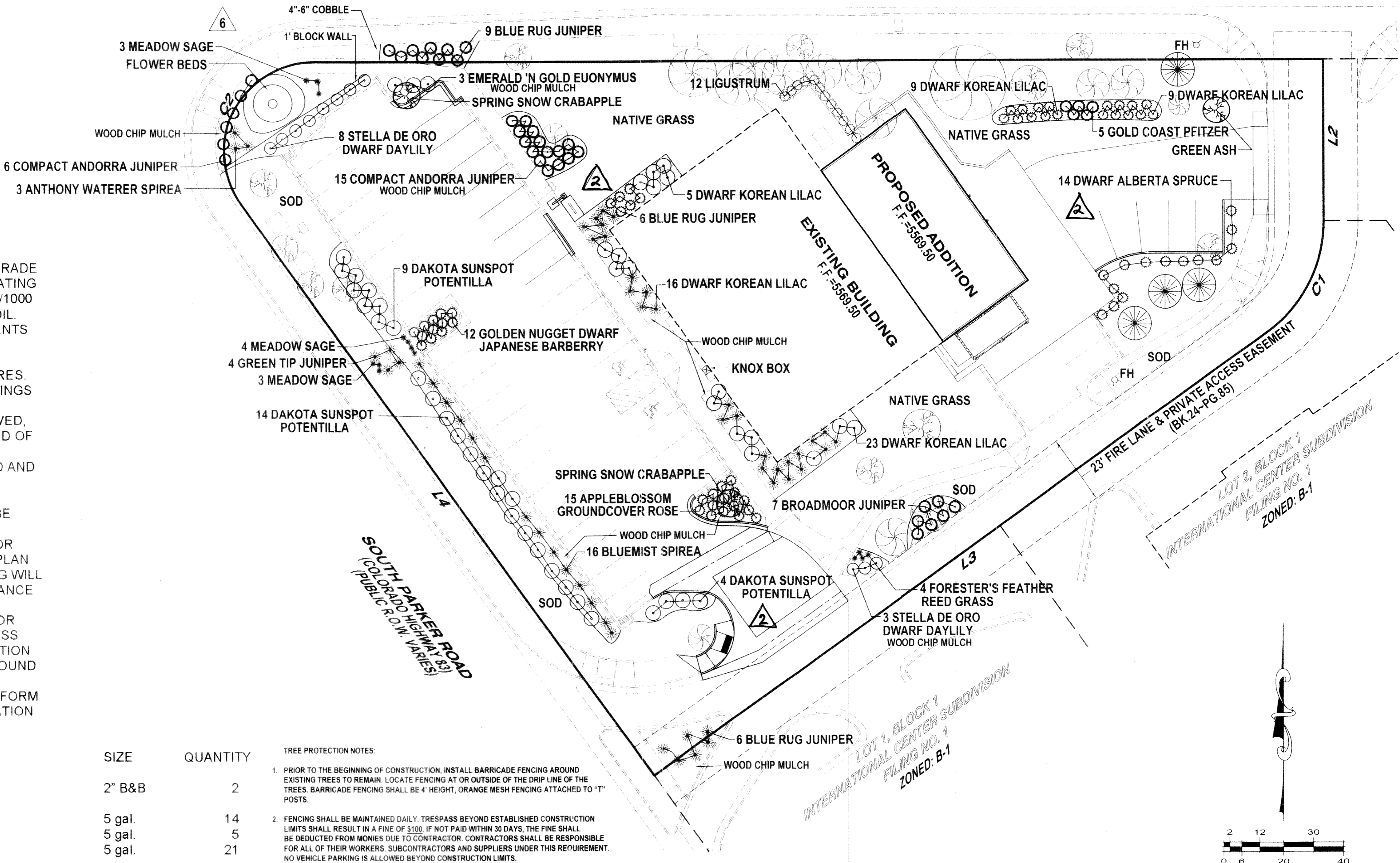
Drawn by: E-667  
Date: 11/23/2007  
Scale: Horiz: 1"=20'  
Vert: N/A

S3

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

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.

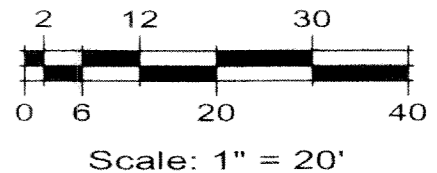
ITEM	SIZE	QUANTITY
SPRING SNOW CRABAPPLE (Malus 'spring snow')	2" B&B	2
DWARF ALBERTA SPRUCE (Picea glauca 'Conica')	5 gal.	14
GOLDCOAST PFITZER (Juniperus pfitzerana 'Gold Coast')	5 gal.	5
BLUE RUG JUNIPER (Juniperus horizontalis 'Wiltoni')	5 gal.	21
BROADMOOR JUNIPER (Juniperus Sabina 'Broadmoor')	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 fruticosa '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.

5

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.

- 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 ENCR OACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).



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'

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	02/17/2008	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  
ENGINEERS, ARCHITECTS, PLANNERS  
1300 South Inland Street, Suite 126, Aurora, Colorado 80012  
Office: 303.747.7481  
www.eserviceco.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  
DATE: 11/23/2007  
SCALE: Horiz: 1"=20'  
VERT: N/A

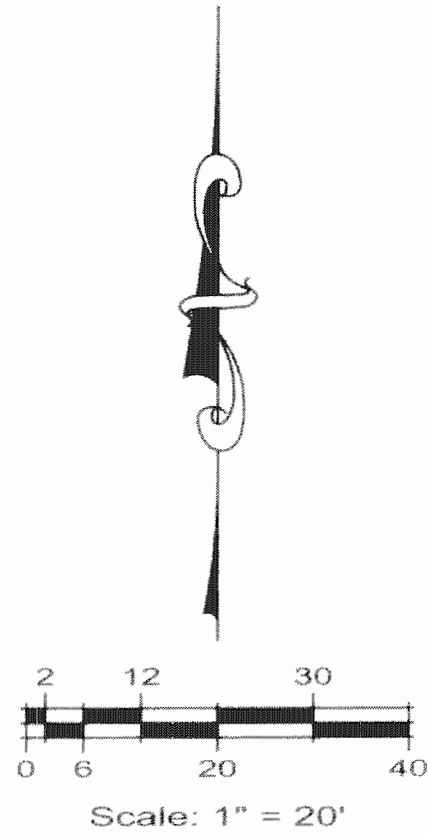
Engineer's Seal

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

Sheet No.: L1

# 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



LINE DATA TABLE

COURSE	BEARING	LENGTH
L1	N90°00'00"E	337.58'
L2	S00°00'00"W	53.71'
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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

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

## FIRE DEPARTMENT NOTES:

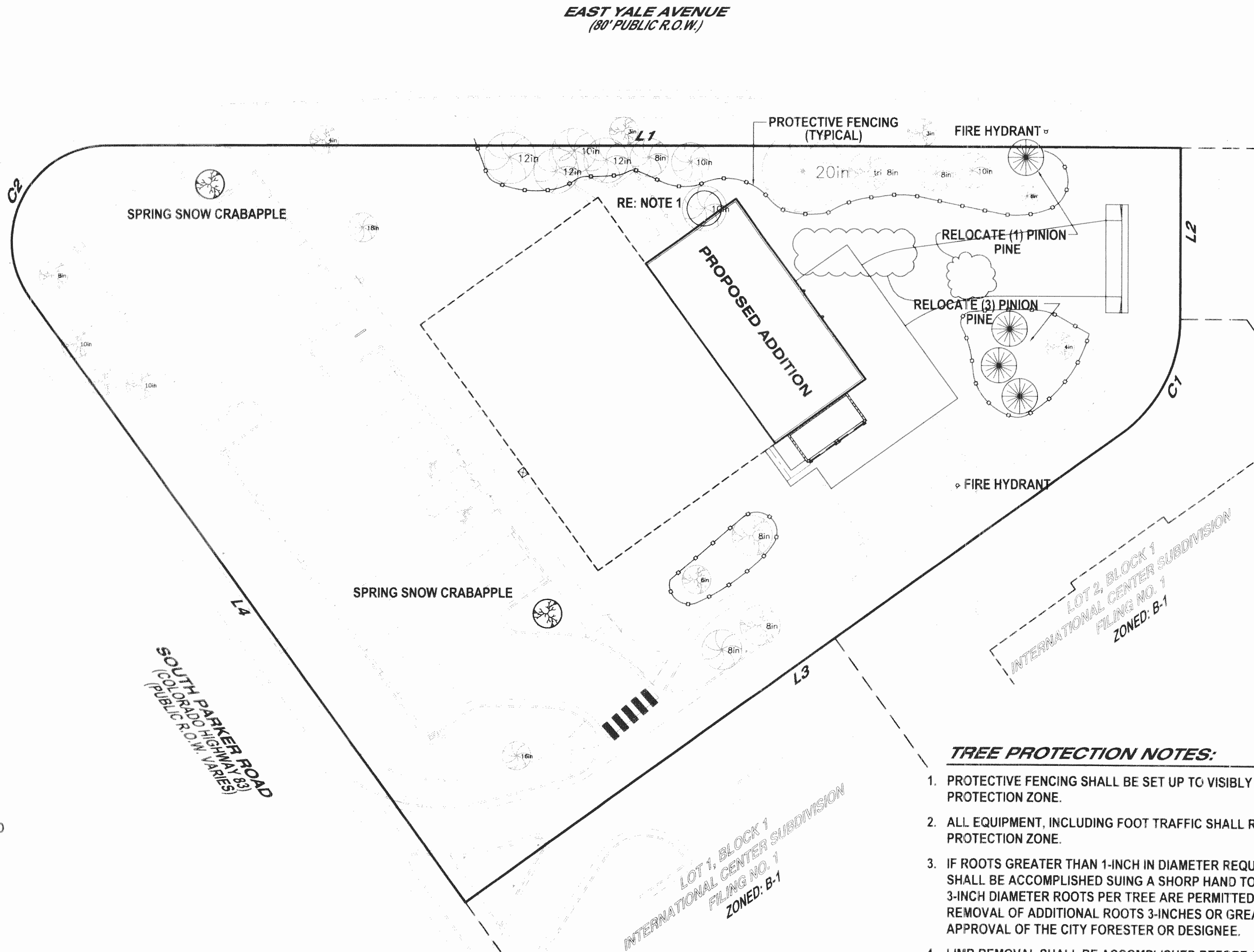
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS, OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING 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.

TREE PRESERVATION TABLE

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 SUING 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 CITY OF AURORA  
1-800-922-1987  
WWW.AURORA.CO.GOV

YOU DIG, GRADE OR EXCAVATE FOR THE  
MARKING OF UNDERGROUND MEMBER UTILITIES

Revisions

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	JDP	07/17/2008
5	CITY COMMENTS & CLIENT CHANGES	JDP	07/29/2008
6	CITY COMMENTS / SUBMIT MYLAARS	JDP	09/03/2008

ENGINEERING SERVICE COMPANY

ENGINEERING SERVICE COMPANY  
1300 South Parkway Street, Suite 120, Aurora, Colorado 80012  
PHONE (303) 995-7094  
WWW.ESCOMPANY.COM

TREE PRESERVATION 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

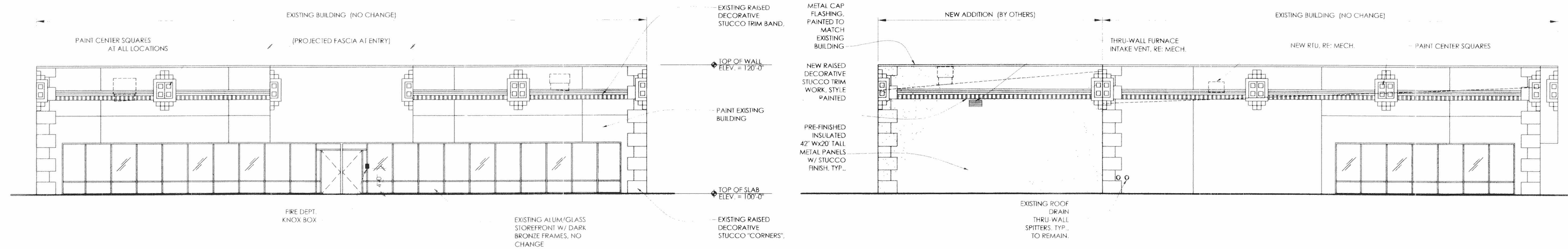
Prepared For:  
DIBA, LLC  
2189 SOUTH PARKER ROAD  
AURORA, CO 80012  
PHONE (303) 995-7094  
ALTN. MEHRAN DIBA

Engineer's Seal

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

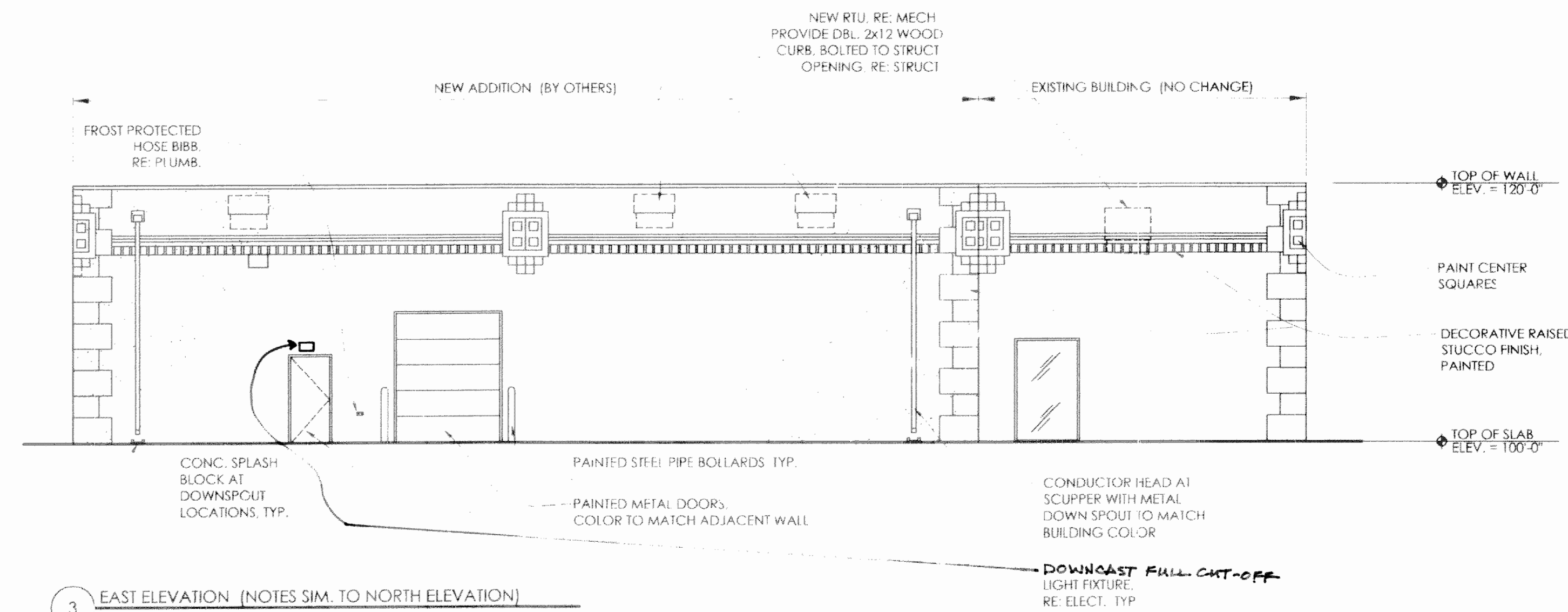
# THE SHORES PBG - LOT 4 SITE PLAN AMENDMENT ARASH GROCERY SITE PLAN

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

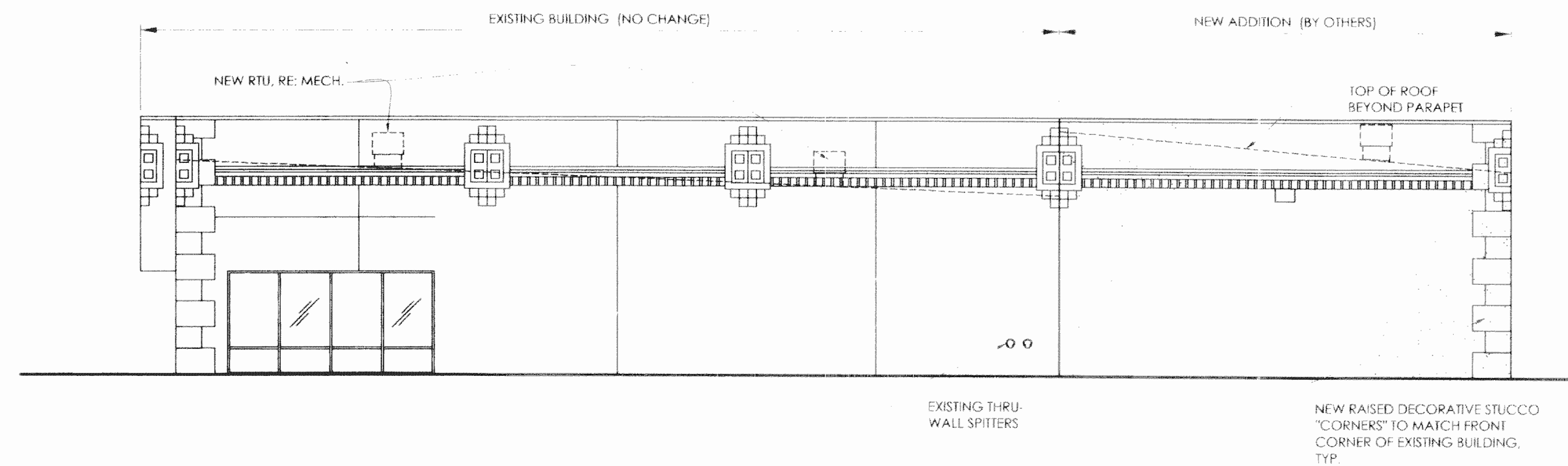


1 WEST ELEVATION (FRONT AT SOUTH PARKER ROAD)  
1/8" = 1'-0"

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"

BEFORE YOU DIG  
CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-800-922-1987  
WWW.UCC.ORG  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE  
YOU DIG, GRADE, OR EXCAVATE FOR THE  
MARKING OF UNDERGROUND MEMBER UTILITIES

REVISIONS	Description
02/04/08	QTY COMMENTS
03/03/08	QTY COMMENTS
03/17/08	QTY COMMENTS

HANS KAHN ASSOCIATES  
INC., ARCHITECTS  
2140 SOUTH VAHOE STREET, SUITE 402E  
DENVER, COLORADO 80222  
PHONE 303-759-9297  
FAX 303-759-8866

ELEVATIONS  
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  
Prepared by:  
DIBA, LLC  
2149 SOUTH PARKER ROAD  
DENVER, COLORADO 80231  
PHONE (303) 995-7096  
ATTN: MEHRAN DIBA

Designed by	GS	Drawn by	GS	Date	03/13/2008
Checked by	RS	Scale	1/8" = 1'-0"	Hour	
Sheet No.	A-1	Void			



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**<sup>✓</sup>

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

PROJECT INFORMATION

SITE NAME

**DEN KENTON - B**

SITE I.D.

**616125875**  
11000 E. YALE AVE.  
AURORA, CO 80014

CONSULTANT

EXISTING CONDITIONS



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

**OWNER**  
11000 DONG SIK KIM LLC  
DAVID  
11000 E. YALE  
AURORA, CO 80014  
PHONE: 303.520.7867

**CLIENT**  
VERIZON WIRELESS  
CONSTRUCTION ENGINEER  
ANDREW COLE  
10000 PARK MEADOWS DR.  
SUITE 300  
LONE TREE, CO 80124  
PHONE: 303.827.6279

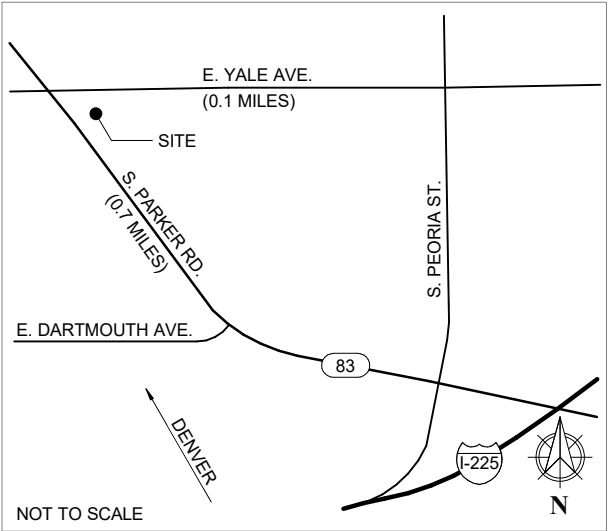
**RF ENGINEER**  
VERIZON WIRELESS  
HAMAD MUNEEB  
10000 PARK MEADOWS DR.  
SUITE 300  
LONE TREE, CO, 80124  
PHONE: 720.202.9025

**SITE ACQUISITIONIST**  
KAPPA CONSULTING, LLC  
KELLY HARRISON  
CELL: 303.748.0599

**ARCHITECT**  
CSAI  
SEAN PENDLETON, NCARB  
5935 S. ZANG STREET  
SUITE 280  
LITTLETON, CO 80127  
CELL: 303.519.4707  
OFFICE: 303.932.9974

**STRUCTURAL**  
AHOLA ENGINEERING  
MIKKO AHOLA, P.E.  
720.640.2408  
MIKKO\_AHOLA@EMAIL.COM

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

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 PROVIDES BY  
VERIZON WIRELESS 01/16/25

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.

1. ELEVATIONS SHOWN HEREIN ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS, CONSIDERING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWN HEREIN 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.

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.

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



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



REUSE OF DOCUMENT  
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN  
INSTRUMENT OF PROFESSIONAL SERVICE, IS THE  
PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE  
USED FOR ANY OTHER PROJECT WITHOUT WRITTEN  
AUTHORIZATION OF RLF CONSULTING, LLC.

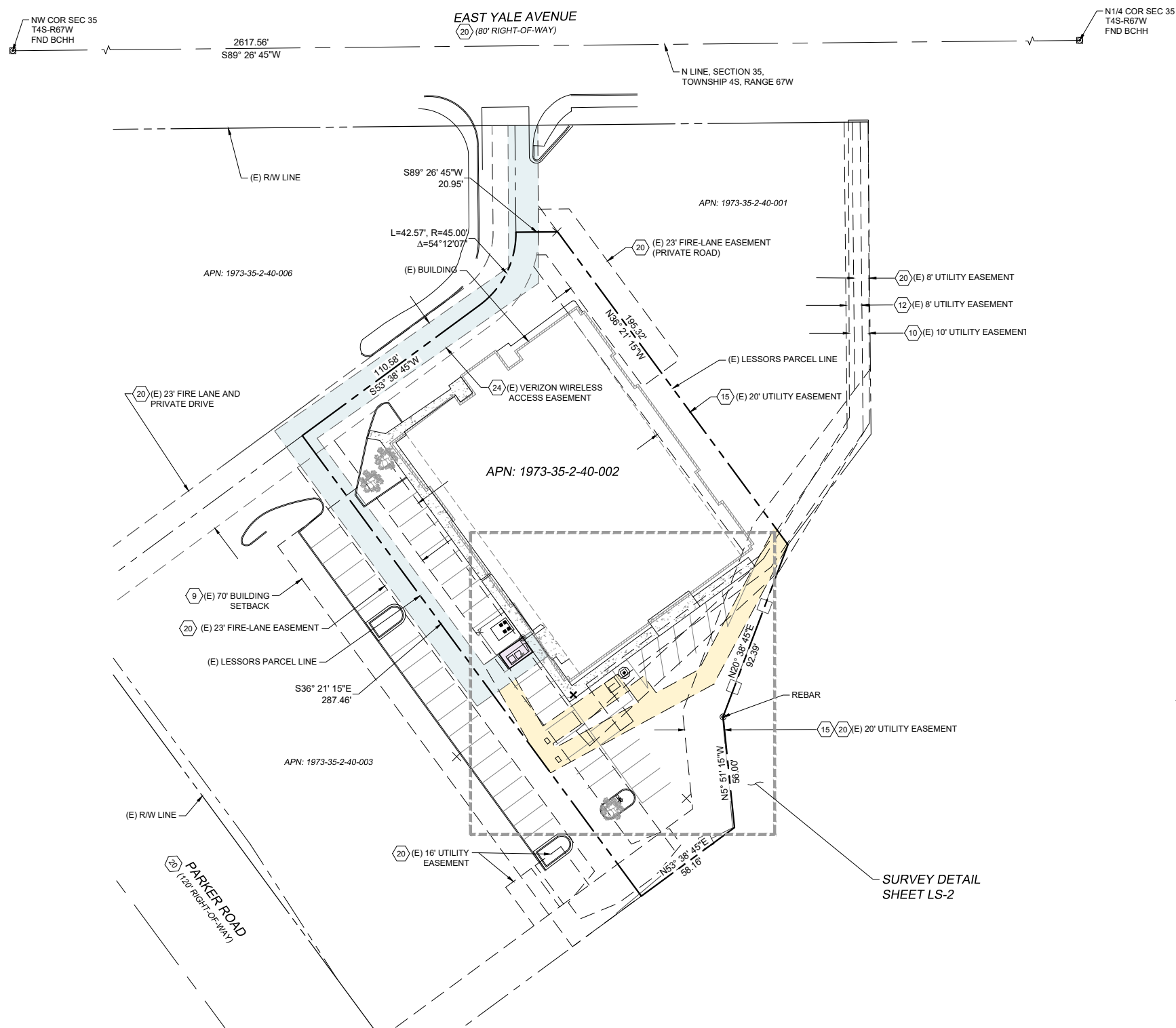
2400431

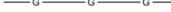
SITE NAME:  
DEN KENTON

SITE ADDRESS:  
11000 E YALE AVE  
AURORA, CO 80014

SHEET TITLE:  
BOUNDARY DETAIL

SHEET NO. <b>LS-1</b>	REVISION:
--------------------------	-----------



	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



**GRAPHIC SCALE**

( IN FEET )  
1 inch = 30 ft.

A PORTION OF LOTS 1 THRU 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION  
FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°26'45" EAST ALONG THE NORTH LINE OF LOT 3, 11.51 FEET; THENCE SOUTH 00°16'31" EAST, 79.45 FEET; THENCE SOUTH 55°00'00" WEST, 135.91 FEET; THENCE SOUTH 30°21'11" WEST, 100.00 FEET; THENCE NORTH 54°41'14" EAST, 14.50 FEET; THENCE SOUTH 35°54'53" EAST, 9.00 FEET; THENCE NORTH 54°41'14" EAST, 14.50 FEET; THENCE NORTH 35°55'41" WEST, 9.00 FEET; THENCE NORTH 54°41'33" EAST, 4.92 FEET; THENCE SOUTH 36°03'04" EAST, 15.00 FEET; THENCE SOUTH 54°41'53" WEST, 43.73 FEET; THENCE NORTH 36°03'04" WEST, 17.75 FEET; THENCE NORTH 55°55'41" EAST, 16.50 FEET; THENCE NORTH 00°00'00" WEST, 11.22 FEET; THENCE NORTH 89°26'45" EAST, 3.49 FEET TO THE POINT OF BEGINNING.

A PORTION OF LOT 2, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO DESCRIBED AS FOLLOWS:  
A PORTION OF LOTS 1 THRU 4, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89°26'45" EAST ALONG THE NORTH LINE OF LOT 3, 11.51 FEET; THENCE SOUTH 00°16'31" EAST, 79.45 FEET; THENCE SOUTH 55°00'00" WEST, 135.91 FEET; THENCE SOUTH 36°21'11" EAST, 141.43 FEET; THENCE NORTH 54°41'53" EAST, 9.39 FEET TO THE POINT OF BEGINNING;

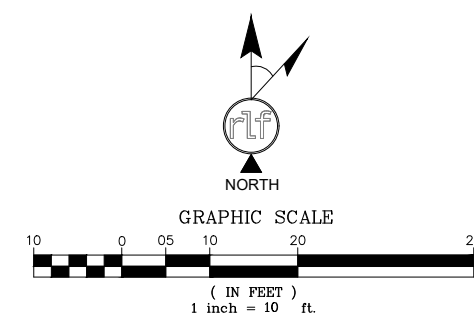
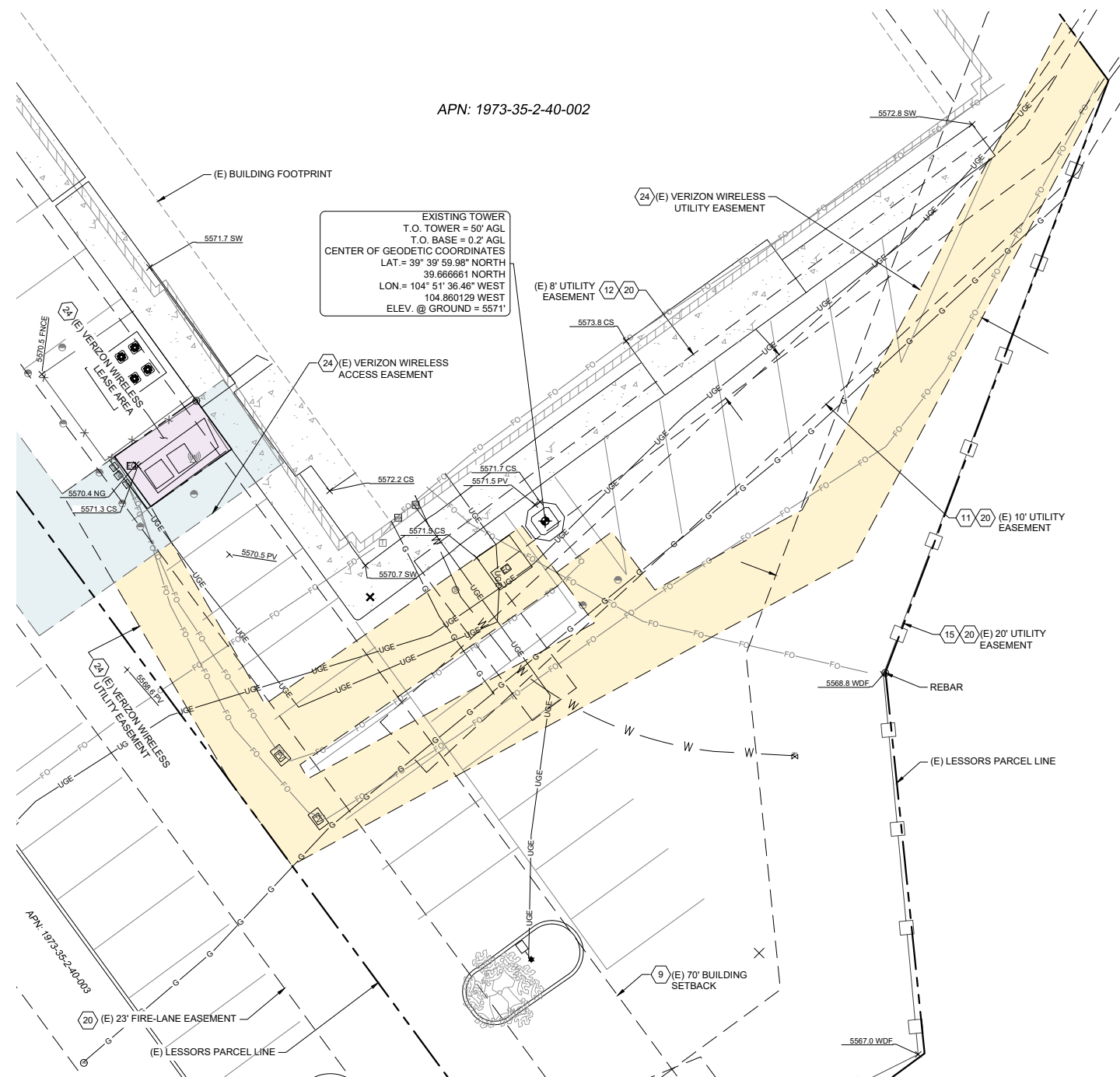
THENCE SOUTH 35°54'53" EAST, 9.00 FEET; THENCE NORTH 54°41'44" EAST, 14.50 FEET; THENCE NORTH 35°55'41" WEST, 9.00 FEET; THENCE SOUTH 54°41'53" WEST, 14.50 FEET TO THE POINT OF BEGINNING.

A PORTION OF LOT 2, BLOCK 1, INTERNATIONAL CENTER SUBDIVISION FILING NO. 1,  
COUNTY OF ARAPAHOE, STATE OF COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2 FROM WHICH AN ANGLE POINT IN THE EASTERLY LINE OF SAID LOT 2 BEARS SOUTH 20°34'45" WEST, 92.39 FEET; THENCE SOUTH 28°02'42" WEST, 79.42 FEET; THENCE SOUTH 61°27'19" WEST 93.31 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHWESTERLY LINE, NORTH 38°21'15" WEST, 15.27 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE, NORTH 44°14'15" WEST, 14.30 FEET; THENCE NORTH 54°41'53" EAST, 9.39 FEET; THENCE SOUTH 35°54'53" EAST, 9.00 FEET; THENCE SOUTH 30°00'11" EAST, 33.37 FEET; THENCE NORTH 55°13'07" EAST, 45.74 FEET; THENCE SOUTH 36°33'15" EAST, 10.17 FEET; THENCE SOUTH 55°13'07" WEST, 46.91 FEET; THENCE SOUTH 30°00'11" EAST, 2.36 FEET; THENCE NORTH 61°27'19" EAST, 68.76 FEET; THENCE NORTH 38°21'15" WEST, 9.22 FEET; THENCE SOUTH 53°38'05" EAST, 10.00 FEET; THENCE SOUTH 36°33'15" EAST, 10.58 FEET; THENCE 61°27'19" EAST, 24.47 FEET; THENCE NORTH 28°02'42" EAST, 81.21 FEET; THENCE SOUTH 38°21'15" EAST, 11.09 FEET TO THE POINT OF BEGINNING.



	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



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

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



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2400431

SITE NAME:  
DEN KENTON

SITE ADDRESS:  
11000 E YALE AVE  
AURORA, CO 80014

SHEET TITLE:  
**AS-BUILT SURVEY**

LS-2

REVISION:



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

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

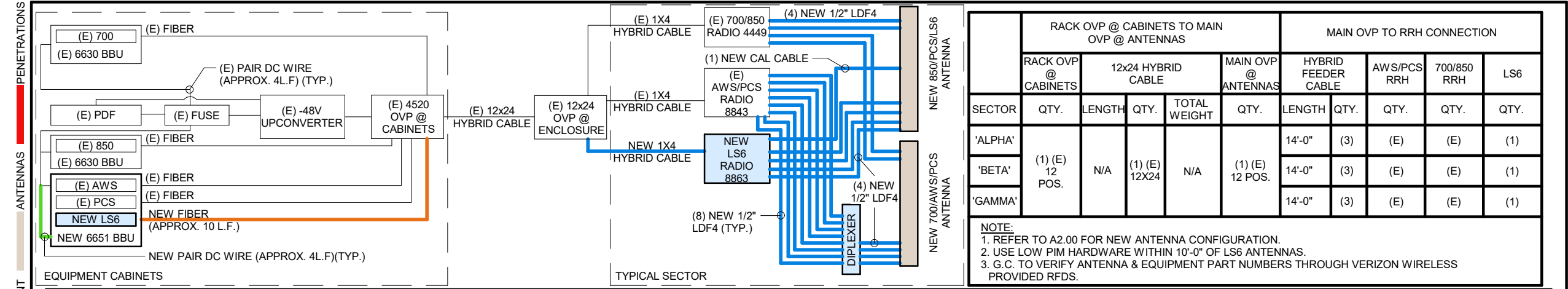
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

SITE PLAN & HYBRID  
CABLE DIAGRAM

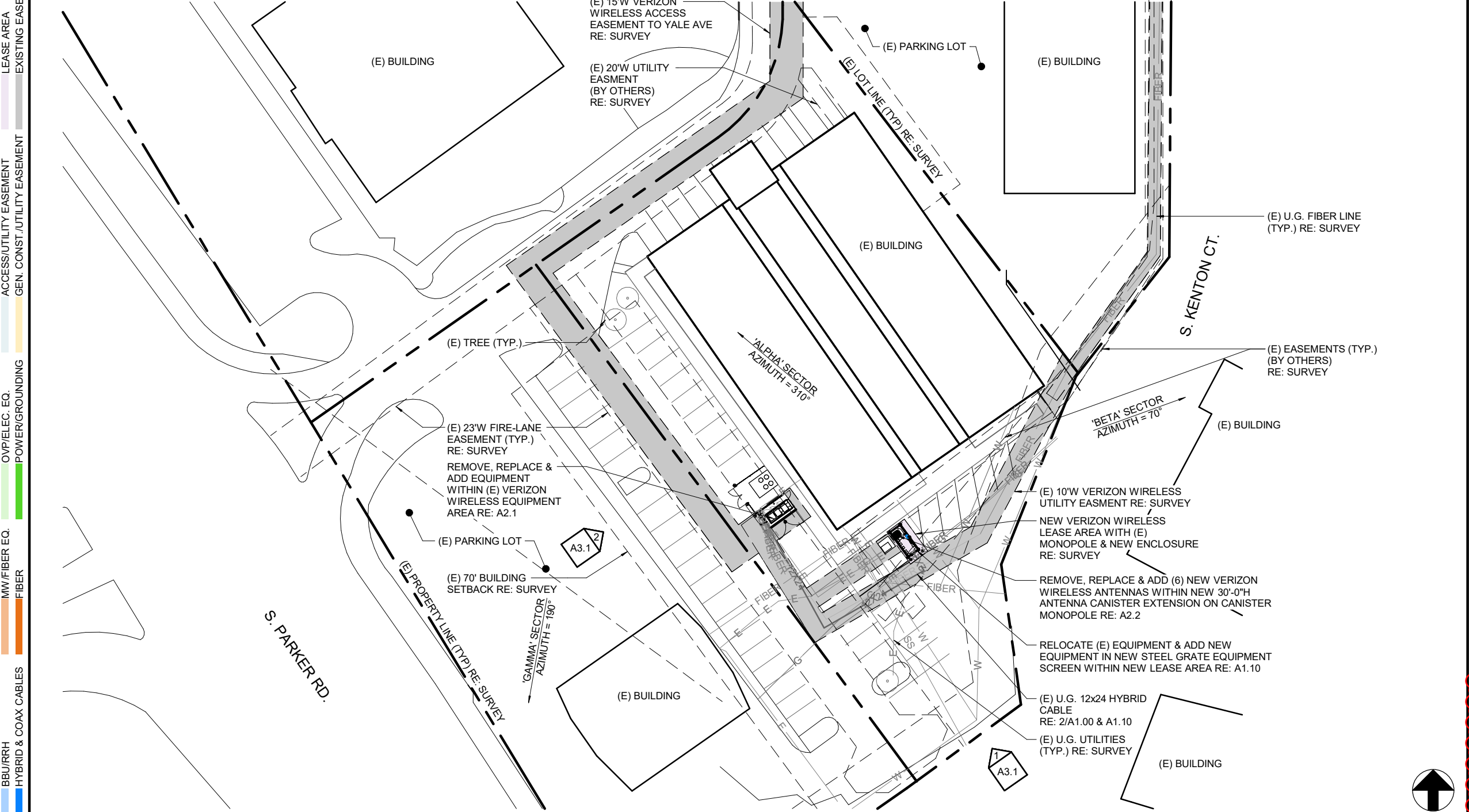
A1.0



1" = 50'-0"

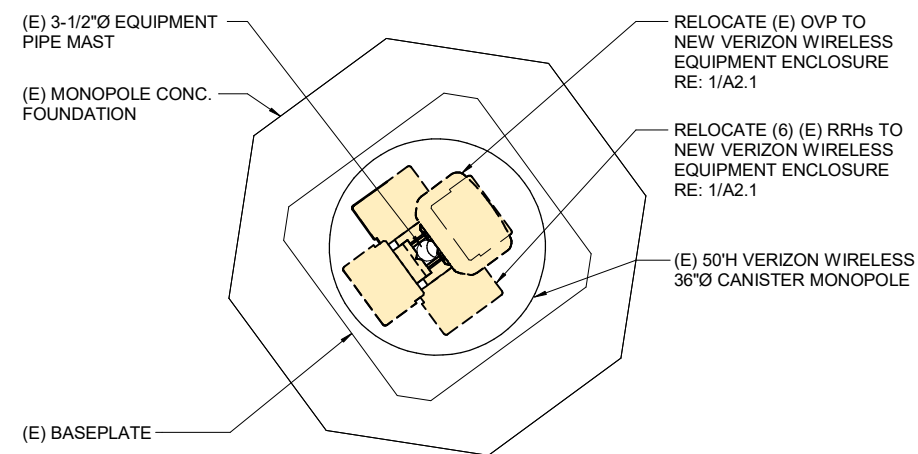


2 - HYBRID CABLE DIAGRAM



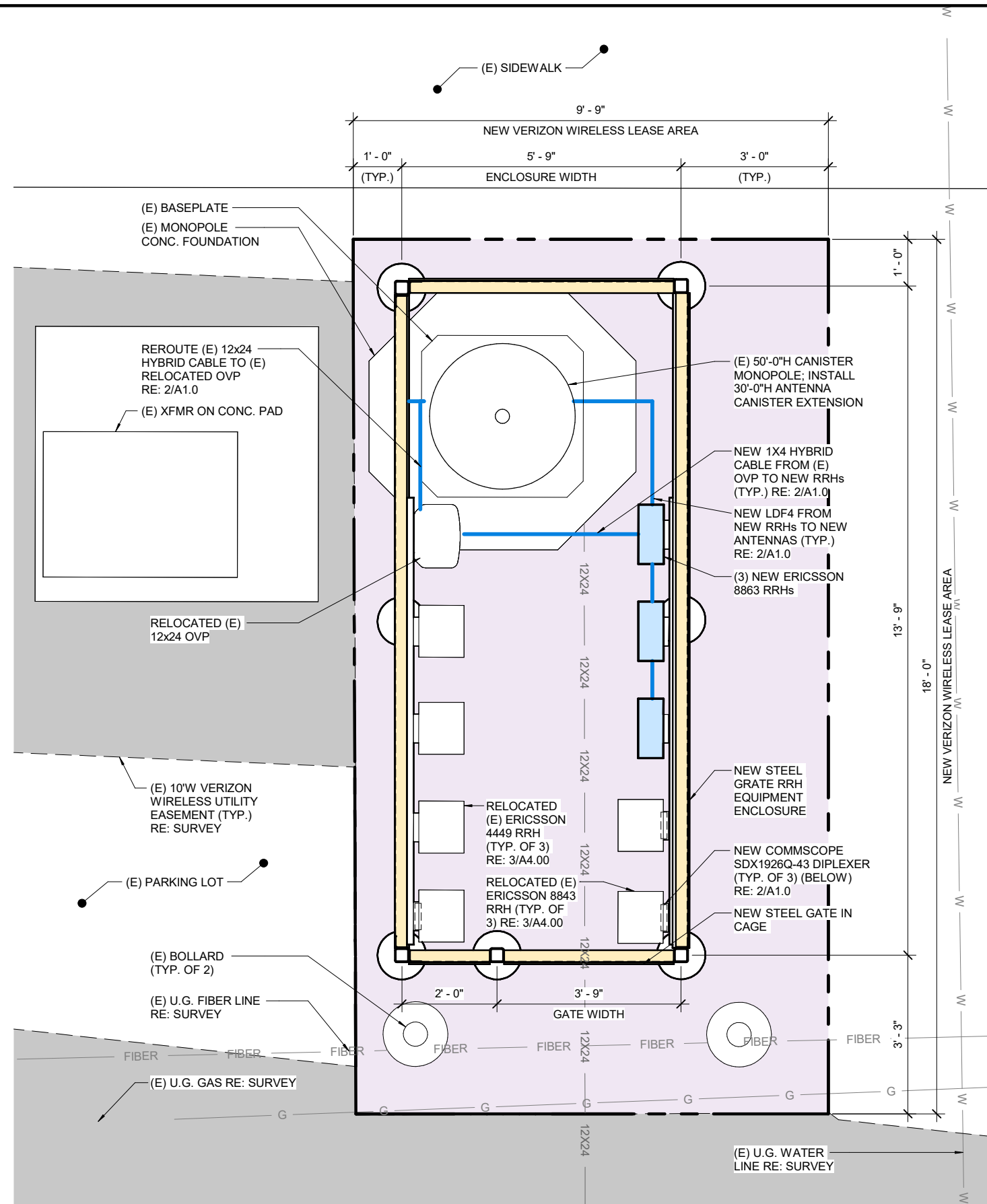
1 - SITE PLAN

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 RRRhs RELOCATED: (6)  
NUMBER OF RRRhs ADDED: (3)  
NUMBER OF DIPLEXERS ADDED: (3)  
TOTAL APPROX. WEIGHT ADDED/RELOCATED: 641.52 LBS

1 - ENLARGED SITE PLAN AT POLE


$$3/8'' = 1'-0''$$


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## ENLARGED SITE PLAN

## A2.0



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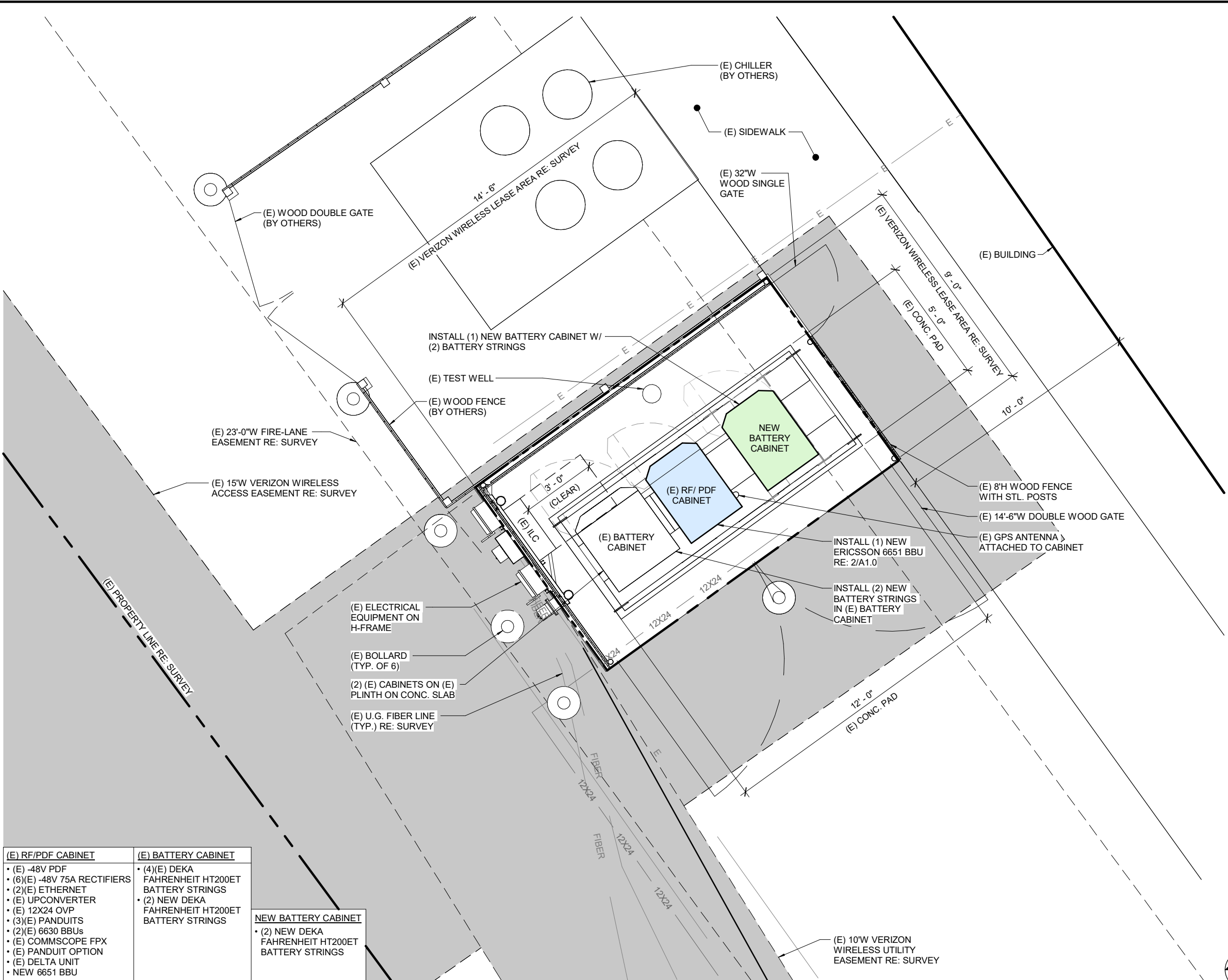
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CONSTRUCTION**

ENLARGED EQUIPMENT  
AREA PLAN

**A2.1**



1/4" = 1'-0"



(E) RF/PDF CABINET	(E) BATTERY CABINET
<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) UPCONVERTER</li><li>• (E) 12X24 OVP</li><li>• (3)(E) PANDUIT</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>	<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>

NEW BATTERY CABINET
<ul style="list-style-type: none"><li>• (2) NEW DEKA FAHRENHEIT HT200ET BATTERY STRINGS</li></ul>

1 - ENLARGED EQUIPMENT PLAN



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ANTENNA PLANS &  
NOTES

A2.2

PENETRATIONS  
ANTENNAS  
LEASE AREA  
ACCESS/UTILITY EASEMENT  
GEN. CONST./UTILITY EASEMENT  
OV/PELEC. EQ.  
POWER/GROUNDING  
MW/FIBER EQ.  
FIBER  
BBU/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"

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

1 - NEW ANTENNA PLAN (HIGH)



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



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CONSULTANT

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1st REVIEW ETO 2nd REVIEW SGP



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EXISTING ELEVATIONS

**A3.0**

PENETRATIONS

ANTENNAS

LEASE AREA

EXISTING EASEMENT

ACCESS/UTILITY EASEMENT

GEN. CONST./UTILITY EASEMENT

OV/PELEC. EQ.

POWER/GROUNDING

MW/FIBER EQ.

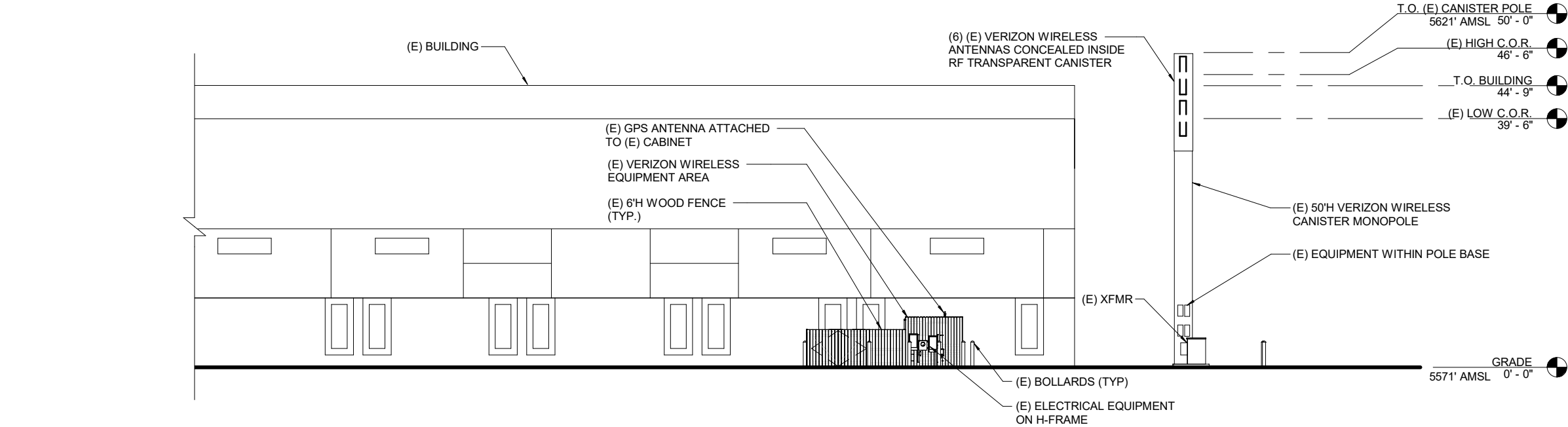
FIBER

BBU/RRH

HYBRID & COAX CABLES

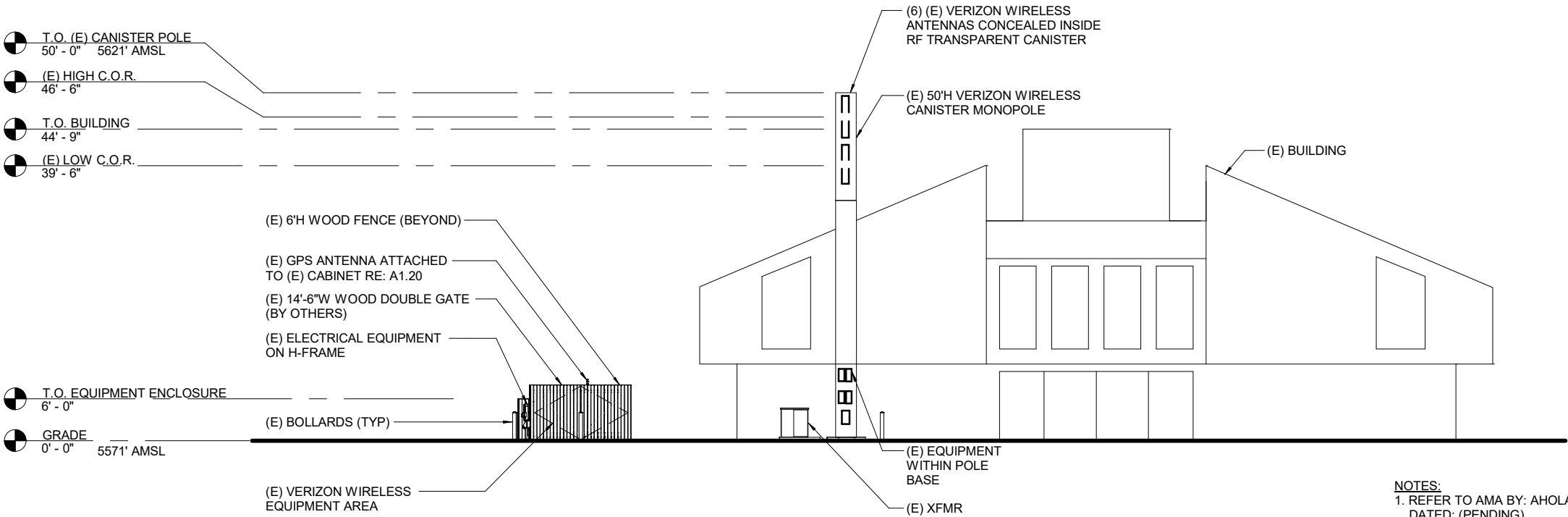
2 - EXISTING SOUTHWEST ELEVATION

1" = 20'-0"



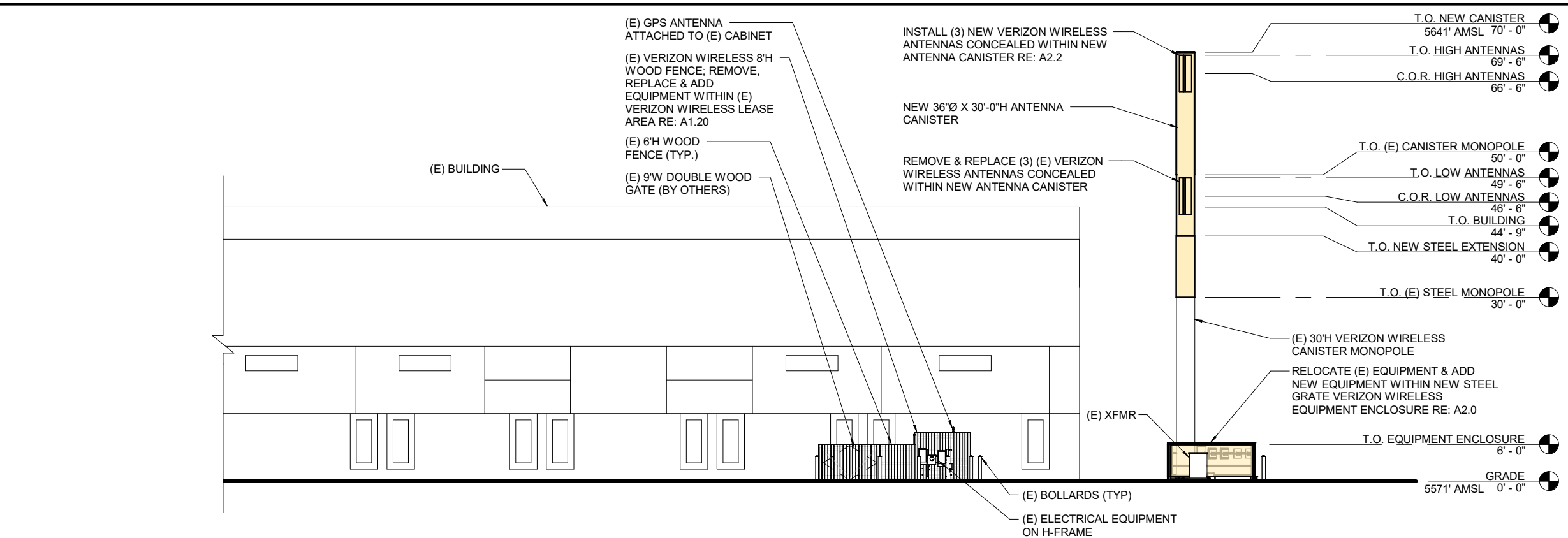
1 - EXISTING SOUTHEAST ELEVATION

1" = 20'-0"



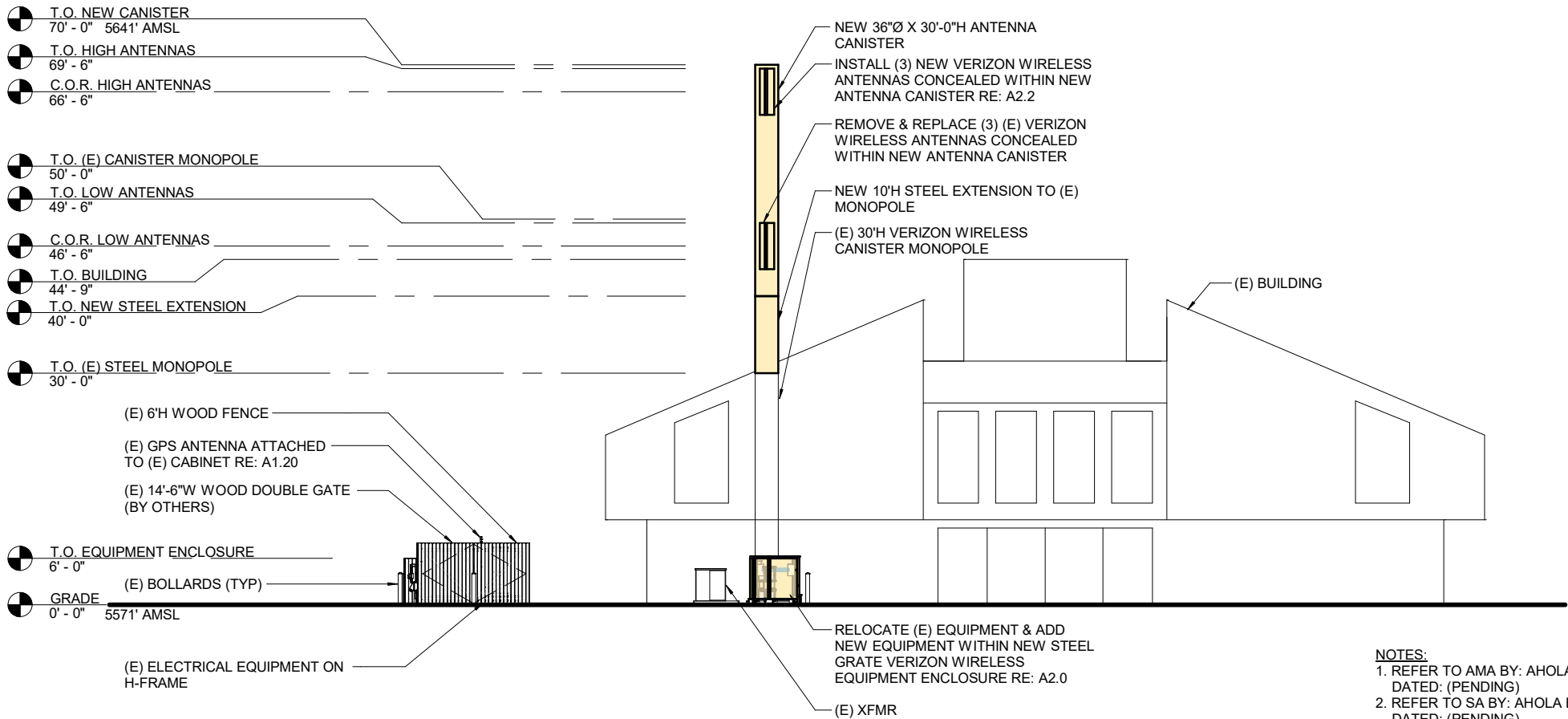
- NOTES:
- 1. REFER TO AMA BY: AHOLA ENGINEERING LLC. DATED: (PENDING)
  - 2. REFER TO SA BY: AHOLA ENGINEERING LLC. DATED: (PENDING)
  - 3. REFER TO PE LETTER BY: AHOLA ENGINEERING LLC. DATED: 10/14/2024

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



2 - NEW SOUTHWEST ELEVATION

1" = 20'-0"



1 - NEW SOUTHEAST ELEVATION

1" = 20'-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

**verizon**

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**CSA**

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NEW ELEVATIONS

**A3.1**