

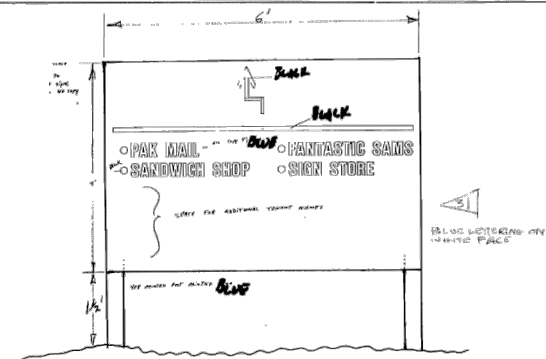
CUB AURORA PLAZA SITE PLAN

USE APPROVAL

1/3/2024

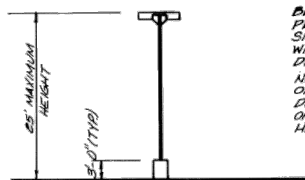
THIS SITE PLAN HAS BEEN AMENDED TO SHOW THE PROPOSED TESLA ELECTRIC VEHICLE CHARGING STATION LOCATION. COMPONENTS OF THIS INSTALLATION INCLUDE:

- (1) UTILITY TRANSFORMER
- (1) 2000A, 277/480V MCB SWITCHBOARD
- (4) TESLA SUPERCHARGER CABINETS
- (16) TESLA CHARGE POSTS



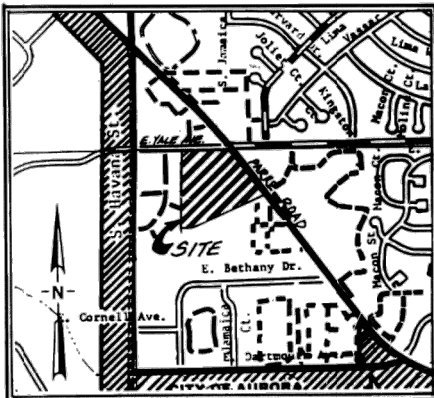
FREESTANDING MONUMENT SIGNS

N.T.S.



PARKING LOT LIGHTING

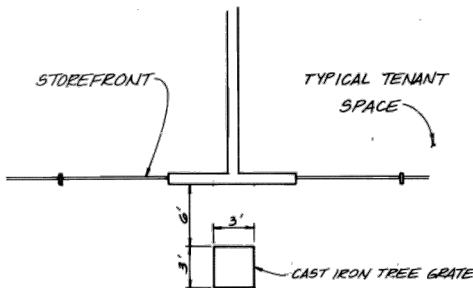
N.T.S.



VICINITY MAP

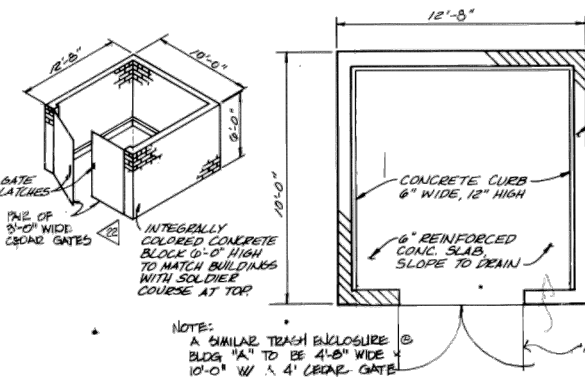
SCALE: 1"=1000

PLAT PAGE 15C



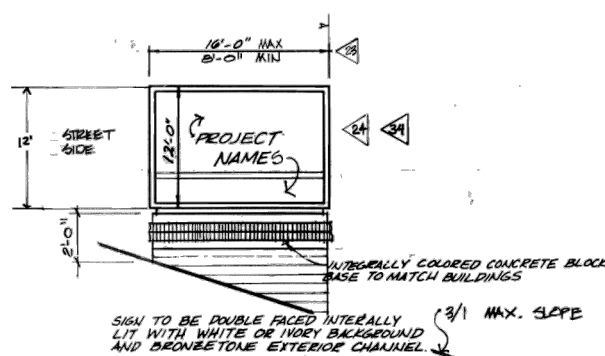
TREE GRATE

N.T.S.



TRASH ENCLOSURE

N.T.S.



PROJECT I.D. SIGN

N.T.S.

NOTES

- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora. Such signs shall conform to Section 37-56 of the Aurora City Code.
- 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."
- 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 Parks Department.
- 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 departments prior to the issuance of building permits.
- All landscaping for Phase I will be installed prior to issuance of certificate of occupancy.
- All building address numbers shall comply with Section 34-122 and 34-129 of the Aurora City Code.
- Rooftop mechanical units to be screened with parapet walls extending four feet above roof. THE PARAPET WALL SHALL BE FINISHED AND PAINTED TO MATCH THE BUILDING EXTERIOR FINISH.
- All Compact car parking areas will be clearly designated for Compact Car Parking Only.
- 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, or cetera 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.
- Description of Architecture:
A low profile community shopping center of a contemporary design with rich earth tone colors. Exterior materials include walls of integrally colored split-faced concrete block in a decorative pattern with standing seam metal roof elements of baked enamel finish in harmonious colors.
- Pad Building Architecture:
Architecture of building pad will be reasonably compatible to the main buildings of the shopping center with respect to proportion, scale, texture and color. Layout and elevations to be submitted to City of Aurora for approval prior to application for building permit.
- Reciprocal parking and access easements are required on all parcels.
- Shops will be single story. Buildings as designated will be one and one-half stories.
- All improvements except those designated future phases, shall be developed during the initial phase of development.
- Minimum 4'0" detached sidewalk. Minimum 7'0" attached sidewalk.
- Meter location and sizing to be established at time of tenant finish.
- All crossings of Public Easements noted "Private Utility Crossing" are acknowledged by the undersigned as subject to the City of Aurora's use and occupancy of the Public Easement. The undersigned, successors and assigns hereby indemnify the City of Aurora for any loss, damage or repair as may result from the installation, operation or maintenance of said Private Utility Crossing.
- All parking spaces to be striped.

SITE DATA (CONT.)

Land area within property lines: 59,109 sq. ft. - 1.37 acres - 100%
Number of Buildings: 2
Total Building Coverage: 119,650 sq. ft. - 2.72%
Total Building Coverage with expansion: 127,950 sq. ft. - 2.85%
Hard-Surface area exclusive of buildings: 2,750,000 sq. ft. - 67%
Area devoted to open space within site (41-14 City Code): 700 sq. ft. - 15%
Present zoning classification: B-3
Lot 1:
Standard Stall = 9.25' x 17' or 19'
Handicap Stall = 12' x 19'
Aisle = 23'
Lot 2 and 3:
Standard Stall = 9.00' x 17' or 19'
Handicap Stall = 7.5' x 19'
Aisle = 23'
All stalls are same dimensions

LEGAL DESCRIPTION

Legal Description: Lots 1, 2, and 3 Block 1, CUB AURORA PLAZA SUBDIVISION FILING NO. 1, City of Aurora, County of Arapahoe, State of Colorado.

APPROVALS

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, I, IRVING HOOK, have caused these presents executed this 25th day of NOVEMBER, AD 19 86.

By: IRVING HOOK (Principal or Owners) Corporate Seal

NOTARIAL:

State of Colorado)
County of DENVER) ss

The foregoing instrument was acknowledged before me this 25th day of NOVEMBER, AD 19 86, by IRVING HOOK.

Witness my hand and official seal

IRVING HOOK Notary Public Notary Seal

My commission expires 10/19/88 Notary/Business Address: # 920
10065 E. HARVARD AVE.
DENVER, CO. 80231

CITY OF AURORA APPROVALS:

City Attorney: IRVING HOOK Date: 12-22-86
Planning Director: IRVING HOOK Date: 12-17-86
Planning Commission: IRVING HOOK Date: 11-25-86
City Council: IRVING HOOK Date: 10-22-86
Mayor: IRVING HOOK
Attest: IRVING HOOK City Clerk Date: 12-22-86

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of _____ County, Colorado at _____ o'clock _____ M, this _____ day of _____ AD, 19 _____ Clerk and Recorder:
Dputy: _____

SITE DATA - TOTAL PARKING PROVIDED PHASE ONE 724

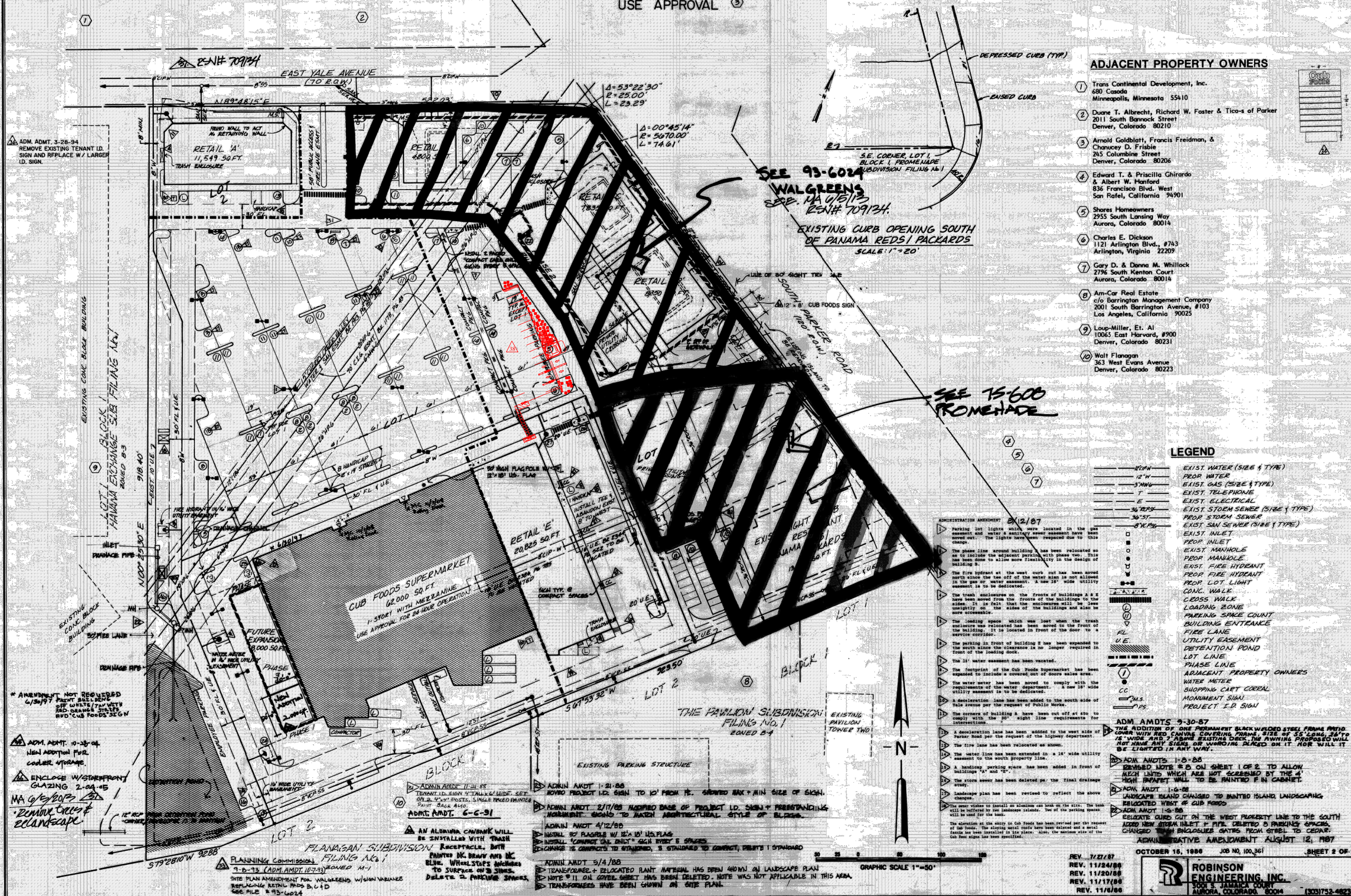
BUILDING	GROSS FLOOR AREA (41-14) CODE	PROPOSED USE	PROPOSED SIGN	TYPE OF SIGN	NUMBER OF SPACES	NUMBER OF SPACES	NUMBER OF SPACES	NUMBER OF SPACES	NUMBER OF SPACES	NUMBER OF SPACES	NUMBER OF SPACES	NUMBER OF SPACES
Cub Foods	62,000 Sq. Ft.	Supermarket	Project I.D. & Wall	96 Sq. Ft. per side	Single with Mesoline	35 Ft.	5	279	279			
Retail "A"	11,675 Sq. Ft.	Retail	Monument & Wall	54 Sq. Ft. per side	Single	24 Ft.	1	53	53			
Retail "B"	20,825 Sq. Ft.	Retail	Wall		Single	24 Ft.	2	94	94			
Existing Perimeter & Pad	13,285 Sq. Ft.	Restaurant & Night Club	Approved	Approved	Approved	Approved	Approved	Approved	Approved	135 (3)	135	
VALERIE'S	11,645 Sq. Ft.	Retail, with Drive-thru	Monument (1) & Wall (5)	23 Sq. Ft. per side	Single	30 Ft.	1	60	60			
Phase I												
Phase II												
Phase III												
Sub-Totals:	119,650 Sq. Ft.							624	624			
Cub Foods Expansion	8,000 Sq. Ft.	Supermarket	None	None	Single with Mesoline	35 Ft.	0	36	36			
Phase III												
Grand Totals:	127,650 Sq. Ft.							660	660			

ADMINISTRATIVE AMENDMENT AUGUST 12, 1987
OCTOBER 15, 1986 JUN 1988 SHEET 1 OF 2

DENWEST CONSULTANTS, INC.
5667 West 38th Avenue, Lakewood, CO 80214 (303) 233-6699

CUB AURORA PLAZA SITE PLAN

USE APPROVAL ③



ADJACENT PROPERTY OWNERS

- Trans Continental Development, Inc.
680 Casada
Minneapolis, Minnesota 55410
- Duane T. Albrecht, Richard W. Foster & Tico-s of Parker
2011 South Bannock Street
Denver, Colorado 80210
- Arnold Goldblatt, Francis Friedman, &
Chanucey D. Frisbie
245 Columbine Street
Denver, Colorado 80206
- Edward T. & Priscilla Ghirardo
& Albert W. Hanford
836 Francisco Blvd. West
San Rafael, California 94901
- Shores Homeowners
2955 South Lansing Way
Aurora, Colorado 80014
- Charles E. Dickson
1121 Arlington Blvd., #743
Arlington, Virginia 22209
- Gary D. & Donna M. Whillack
2796 South Kenton Court
Aurora, Colorado 80014
- Am-Car Real Estate
c/o Barrington Management Company
2001 South Barrington Avenue, #103
Los Angeles, California 90025
- Loup-Miller, Et. Al
10065 East Harvard, #900
Denver, Colorado 80231
- Walt Flanagan
363 West Evans Avenue
Denver, Colorado 80223

LEGEND

- EXIST. WATER (SIZE & TYPE)
- PROP. WATER
- EXIST. GAS (SIZE & TYPE)
- EXIST. TELEPHONE
- EXIST. ELECTRICAL
- EXIST. STORM SEWER (SIZE & TYPE)
- PROP. STORM SEWER
- EXIST. SAN SEWER (SIZE & TYPE)
- EXIST. INLET
- PROP. INLET
- EXIST. MANHOLE
- PROP. MANHOLE
- EXIST. FIRE HYDRANT
- PROP. FIRE HYDRANT
- PROP. LOT LIGHT
- CONC. WALK
- CROSS WALK
- LOADING ZONE
- PARKING SPACE COUNT
- BUILDING ENTRANCE
- FIRE LANE
- UTILITY EASEMENT
- DETENTION POND
- LOT LINE
- PHASE LINE
- ADJACENT PROPERTY OWNERS
- WATER METER
- SHOPPING CART CORRAL
- MONUMENT SIGN
- PROJECT I.D. SIGN

ADMINISTRATIVE AMENDMENT 8/12/87

- Parking lot lights which were located in the gas easement and water & sanitary sewer easement have been moved out. The lights have been respaced due to this change.
- The phase line around building has been relocated so as to include the adjacent parking with phase two. This has been done to allow more flexibility in the design of building 8.
- The fire hydrant at the west curb cut has been moved north since the toe off of the water main is not allowed in the gas or water easement. A new 18" wide utility easement is to be dedicated.
- The trash enclosures on the fronts of buildings A & B have been moved from the fronts of the buildings to the sides. It is felt that the enclosures will be less unsightly on the sides of the buildings and also be more accessible.
- The loading space which was lost when the trash enclosure was relocated has been moved to the front of the building. It is located in front of the door to a service court.
- The parking in front of building E has been expanded to the south since the clearance is no longer required in front of the loading dock.
- The 18" water easement has been vacated.
- The footprint of the Cub Foods Supermarket has been expanded to include a covered out of doors eating area.
- The water meter has been moved to comply with the requirements of the water department. A new 18" wide utility easement is to be dedicated.
- A declaration lane has been added to the south side of Yale Avenue per the request of Public Works.
- The corners of building A have been cut off at 45° to comply with the 30' sight line requirements for intersections.
- A declaration lane has been added to the west side of Parker Road per the request of the highway department.
- The fire lane has been relocated as shown.
- The meter line has been extended in a 18" wide utility easement to the south property line.
- A handicap parking space has been added in front of buildings "A" and "E".
- The storm sewer has been deleted per the final drainage study.
- The storm plan has been revised to reflect the above changes.
- The sewer viases to install an aluminum can break on the site. The bank will be buffered by two landscape islands. Two of the parking spaces will be used for the bank.
- The elevation at the entry to Cub Foods has been revised per the request of Cub Foods. The sloping metal roofs have been deleted and a metal fascia has been installed in its place. Also, the maximum size of the Cub Foods sign has been specified.

ADM. AMT. 9-30-87
THE ADDITION OF ONE PERMANENT BLACK WELDED STEEL FRAME RATIO COVER WITH RED CANVAS COVERING FRAME, SIZE OF 55' LONG, 24' TO 18" WIDE AND 7' ABOVE EXISTING DECK. THE AWNING PROPOSED WILL NOT HAVE ANY SIGNS OR MARKING PLACED ON IT NOR WILL IT BE LIGHTED IN ANY WAY.

ADM. AMT. 1-8-88
REVISED NOTE #8 ON SHEET 1 OF 2 TO ALLOW MECH UNITS WHICH ARE NOT SCREENED BY THE 4' HIGH BRACKET WALL TO BE PAINTED IN CABINET.

ADM. AMT. 1-6-88
LANDSCAPE ISLAND CHANGED TO PAINTED ISLAND LANDSCAPING RELOCATED WEST OF CUB FOODS

ADM. AMT. 1-6-88
RELOCATE CURB CUT ON THE WEST PROPERTY LINE TO THE SOUTH ADD NEW STORM INLET & PIPE. UNLATCHED & PARKING SPACE CHANGED FROM ENCLOSURE GATES FROM STEEL TO CEDAR.

ADMINISTRATIVE AMENDMENT AUGUST 12, 1987

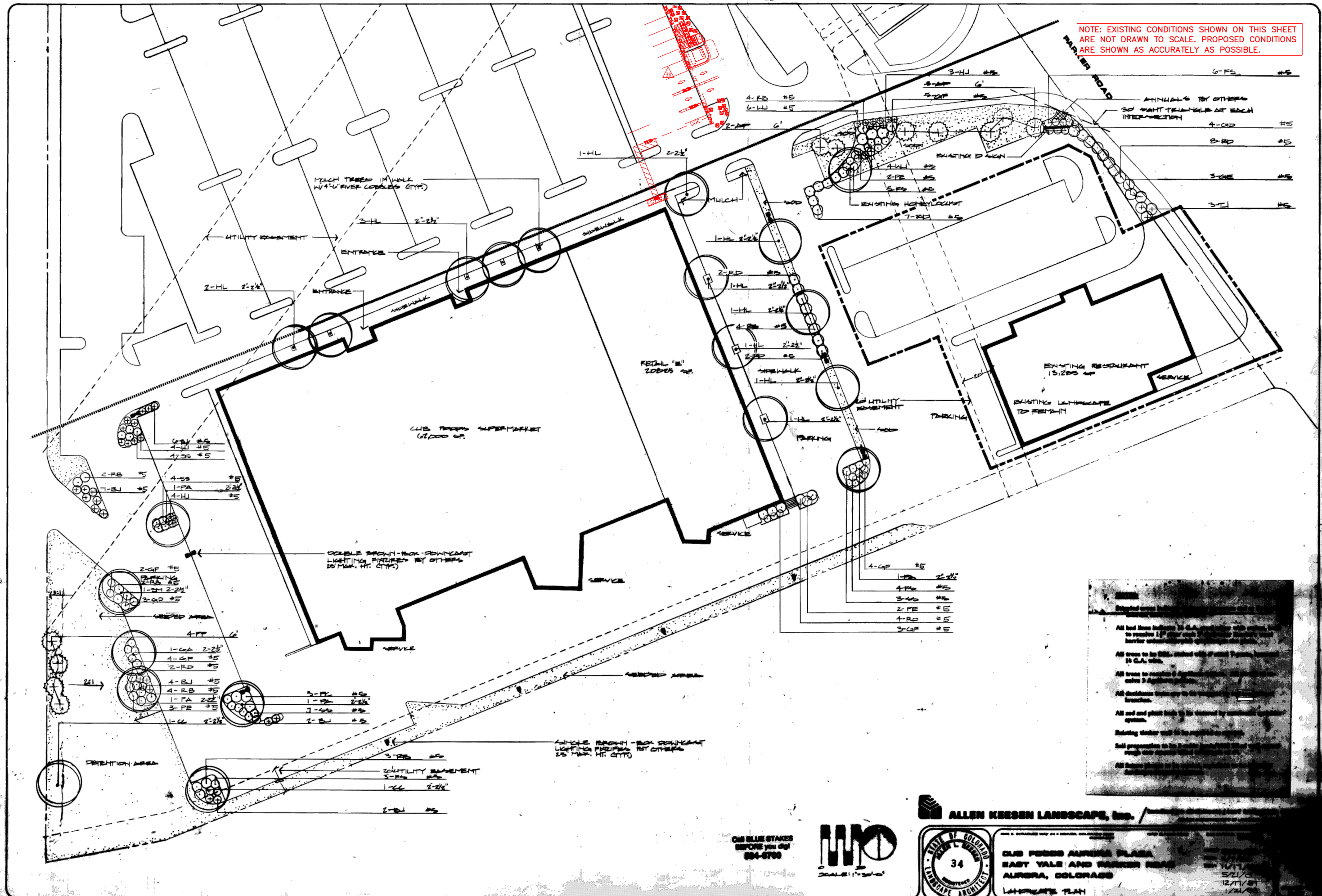
REV. 7/27/87
REV. 11/24/88
REV. 11/20/88
REV. 11/17/88
REV. 11/6/88

ROBINSON ENGINEERING, INC.
3001 S. JAMAICA COURT
AURORA, COLORADO 80014
(303) 752-4823

ADM. AMT. 8/12/87, 3-31-87, 4-12-87, 4-28-87, 5-14-87, 6-6-91, 10-7-93, 3-28-94, *6/30/97, *10/1/98 add rolling doors. MA 6/5/98 RSN# 709134

CUB AURORA PLAZA 86-003-1

NOTE: EXISTING CONDITIONS SHOWN ON THIS SHEET ARE NOT DRAWN TO SCALE. PROPOSED CONDITIONS ARE SHOWN AS ACCURATELY AS POSSIBLE.



NOTES

1. All trees to be planted in G.A. and water with stakes, to be removed 1 ft after each 1/2 inch growth, until barrier is established and plants are established.

2. All trees to be 100% watered with 1/2 inch 1/2 inch, to be removed 1 ft after each 1/2 inch growth, until barrier is established and plants are established.

3. All trees to be 100% watered with 1/2 inch 1/2 inch, to be removed 1 ft after each 1/2 inch growth, until barrier is established and plants are established.

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10. All trees to be 100% watered with 1/2 inch 1/2 inch, to be removed 1 ft after each 1/2 inch growth, until barrier is established and plants are established.

ALLEN KESSEN LANDSCAPE, INC.

34

LANDSCAPE ARCHITECT

CUB FOODS AURORA PLAZA

EAST YALE AND PARKER ROAD

AURORA, COLORADO

LANDSCAPE PLAN

ON BLUE STAKES BEFORE YOU DIG! 804-6700



CUB FOODS AURORA PLAZA 80-000