

# WAL★MART - AURORA (DIA), CO. SITE PLAN

## CITY OF AURORA SITE PLAN 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, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED ON OR PUT IN PLACES, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT.
- 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 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 PLAN 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.
- 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.
- THE SEASONAL SALES DISPLAY WILL BE LIMITED TO THE AREAS DESIGNATED ON THE SITE PLAN. OUTDOOR STORAGE IN THE SEASONAL GARDEN CENTER WILL NOT EXCEED THE HEIGHT OF THE SCREEN WALL AND THE BALE AND PALLET STORAGE WILL NOT EXCEED THE HEIGHT OF THE SCREEN WALL.
- THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE, OTHER THAN IN THE INVENTORY MANAGEMENT CENTER LOCATION SHOWN SPECIFICALLY ON THIS SITE PLAN.
- ALL LIGHTS ON THE SITE AND ON THE EXTERIOR OF THE BUILDING MUST BE METAL HALIDE OR FLUORESCENT LIGHTING.

## CONTACTS:

**CIVIL ENGINEER:**  
KIMLEY-HORN & ASSOCIATES, INC.  
950 SEVENTEENTH STREET  
SUITE 1050  
DENVER, CO 80202  
tel: (303) 228-2300  
fax: (303) 446-8678  
CONTACT: KEVIN ROBERSON, PE

**OWNER:**  
WAL-MART STORES, INC.  
2001 SE 10TH STREET  
BENTONVILLE, AR 72716  
tel: (479) 273-4000

**ARCHITECT:**  
LPA, INC.  
5161 CALIFORNIA STREET  
SUITE 100  
IRVINE, CALIFORNIA 92612  
tel: (949) 701-4028  
fax: (949) 701-4228  
CONTACT: DAMON DUSTERHOFT

**SURVEYOR:**  
WESTERN STATES SURVEYING, INC.  
12753 SOUTH PARKER ROAD  
SUITE 205  
PARKER, COLORADO 80134-3486  
tel: (303) 841-7436  
CONTACT: BOB BUCKLEY, PLS

## LEGAL DESCRIPTION:

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING No. 5  
LOT 4, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING No. 5

## REAL PROPERTY NOTES:

- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION 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 OF RIGHTS. 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 SYSTEMS AND/OR PRIVATE UTILITIES.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

## ROOF-MOUNTED EQUIPMENT SCREENING:

- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING THE BUILDING. 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 CERTIFICATE OF OCCUPANCY.

## SITE SPECIFIC NOTES:

- SHOPPING CART WHEEL-LOCKING DEVICES AND PERIMETER CONTROLS SHALL BE INSTALLED IN CONFORMANCE WITH CITY OF AURORA CODE SECTION 146-1509 (B) 10.
- WAL-MART SHALL SUBMIT A WRITTEN REPORT TO THE PLANNING COMMISSION ON OR BEFORE JULY 31, 2008 SUMMARIZING THE RESULTS OF MONITORING AND EVALUATING THE EXPERIMENTAL FEATURES OF THIS SITE PLAN.

## WAIVERS:

- THIS SITE REQUESTS A WAIVER FROM THE BUILDING PERIMETER LANDSCAPE REQUIREMENTS IN LIEU OF ADDITIONAL PLANT MATERIAL IN PERIMETER LANDSCAPE BUFFER TO SCREEN FROM ADJACENT ROADWAYS.
- THIS SITE REQUESTS A WAIVER FROM THE PARKING SPACE AND AISLE DESIGN STANDARDS. A WIDER PARKING STALL AND WIDER DRIVE AISLE IS PROPOSED IN LIEU OF SHORTER PERPENDICULAR LENGTH.
- THIS SITE REQUESTS A WAIVER FROM THE LIGHTING REQUIREMENTS. AN 875 WATT 40' HIGH METAL HALIDE LIGHTING SYSTEM IS PROPOSED INCORPORATING THE STANDARD LIGHT HOUSING USED THROUGHOUT GATEWAY DEVELOPMENT. THIS RESULTS IN A 50% REDUCTION OF CONFLICTS IN THE PARKING AREA AND OPTIMUM LUMINESCENCE.

## VARIANCE:

- THIS SITE REQUESTS A VARIANCE FROM THE NUMBER OF SIGNS. NUMBER OF SIGNS AND SQUARE FOOTAGE IS SHOWN ON THE SITE DATA TABLE. THIS STORE CONTAINS MULTIPLE USES AND TENANTS, WHICH REQUIRE ADDITIONAL SIGNAGE.

## SHEET INDEX

SHEET NO.	SITE PLANS	REVISIONS				
		#	1	2	3	4
1	COVER SHEET		X	X	X	
2	OVERALL SITE PLAN		X	X	X	
3	SITE PLAN (SW)		X	X	X	
4	SITE PLAN (NW)		X	X	X	
5	SITE PLAN (SE)		X	X	X	
6	SITE PLAN (NE)		X	X	X	
7	SITE DETAILS		X	X	X	
8	SITE PLAN (GAS)		X	X	X	
9	PHOTOMETRIC PLAN		X	X	X	
NR1-7	NATURAL RESOURCE/LANDSCAPE PLANS		X	X	X	
NR8-12	NATURAL RESOURCE/LANDSCAPE DETAILS		X	X	X	

BUILDING PLANS					
SP1	SITE PLAN		X	X	X
SP2-2.2	SITE PLAN DETAILS/BALE & PALLET STORAGE		X	X	X
A1-2.3	FLOOR/EXTERIOR ELEVATIONS/SIGNAGE PLANS		X	X	X
A3-4	BUILDING SECTIONS/ROOF PLAN		X	X	X
AG1	TLE KIOSK		X	X	X
BS2-2.1	BUS STOP / INFORMATION KIOSK ELEVATIONS		X	X	X
FS1-2	FUELING STATION PLAN AND ELEVATIONS		X	X	X
GC1,2,1.5	GARDEN CENTER PLANS		X	X	X

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.

**OWNER:**  
Wal-Mart Stores, Inc., a Delaware Corporation

Signature: [Signature]  
BARRY T. SHANAHAN ASST. VP OF REAL ESTATE  
Print Names Print Titles

NOTARY STATE OF Arkansas  
COUNTY OF Santa Fe  
The foregoing was acknowledged before me this 26 day of July, 2004 A.D. by Barry Shanahan as Asst. VP of Wal-Mart Stores, Inc.

WITNESS MY HAND AND OFFICIAL SEAL  
[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/4/2013

CITY ATTORNEY: [Signature] DATE: 10/7/04  
PLANNING DIRECTOR: [Signature] DATE: 9/28/04  
PLANNING COMMISSION: [Signature] DATE: 5/12/04  
(CHAIRPERSON)  
CITY COUNCIL: NA DATE: NA  
(MAYOR)  
ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

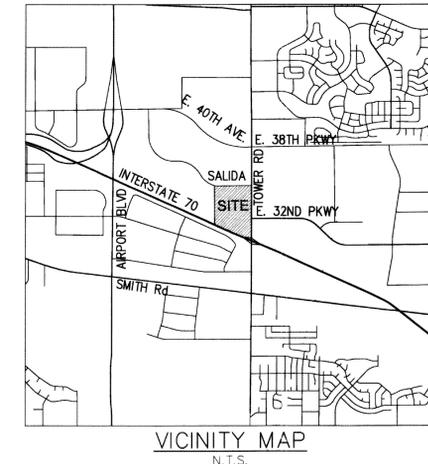
## SIGNAGE TABLE

BUILDING SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
4' WAL*MART	1	RED	123.42 SF	123.42 SF
3' WAL*MART	1	RED	67.83 SF	67.83 SF
SUPERCENTER	1	YELLOW	67.83 SF	67.83 SF
Food Center	1	RED	32.33 SF	32.33 SF
Retail Center	1	RED	34.00 SF	34.00 SF
Garden Center	1	RED	36.67 SF	36.67 SF
Produce	1	RED	5.25 SF	5.25 SF
Meat	1	RED	3.00 SF	3.00 SF
Deli	1	RED	2.33 SF	2.33 SF
Bakery	1	RED	4.54 SF	4.54 SF
Optical	1	RED	4.58 SF	4.58 SF
Pharmacy	1	RED	6.50 SF	6.50 SF
1-Hour Photo	1	RED	7.33 SF	7.33 SF
Tire & Lube	1	RED	17.13 SF	17.13 SF
Express ==>	1	RED	16.42 SF	16.42 SF
TOTAL BUILDING SIGN COPY AREA				428.76 SF

PROJECT IDENTIFICATION SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
18" WAL*MART	4	RED	17.13 SF	68.52 SF
SUPERCENTER	4	YELLOW	3.65 SF	14.60 SF
TOTAL MONUMENT SIGN COPY AREA				83.12 SF

DRIVE-THRU PHARMACY SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
Drive-Thru Pharmacy	2	RED	31.00 SF	62.00 SF
TOTAL DRIVE-THRU PHARMACY SIGN COPY AREA				62.00 SF

AUTO CENTER SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
WAL*MART	1	BLUE	11.12 SF	11.12 SF
TIRE & LUBE	1	RED	26.20 SF	26.20 SF
EXPRESS	1	RED	39.69 SF	39.69 SF
TOTAL AUTO CENTER SIGN COPY AREA				77.01 SF



SITE DATA	
TOTAL AREA WITHIN PROPERTY LINES:	±32.31 ACRES
LOT 1 (WAL-MART) LAND AREA:	±27.86 ACRES
LOT 2 LAND AREA:	±0.95 ACRES
LOT 3 LAND AREA:	±0.97 ACRES
LOT 4 (FUTURE LEASE LOT) LAND AREA:	±0.84 ACRES
LOT 5 LAND AREA:	±0.85 ACRES
LOT 6 LAND AREA:	±0.84 ACRES
GROSS FLOOR AREA (GFA, per 146-201 CITY CODE):	203,091 SQ. FT.
NUMBER OF BUILDINGS:	1
NUMBER OF STORIES:	1
MAXIMUM HEIGHT OF BUILDING:	±35'
TOTAL BUILDING COVERAGE: (INCLUDING ALL APPURTENANCES)	206,250 SQ. FT., 17.5%
HARD SURFACE AREA (WAL-MART LOT 1):	686,643 SQ. FT., 56.6%
LANDSCAPE AREA (LOT 1 per 146-2 CITY CODE):	100,303 SQ. FT., 8.3%
PHASED NATIVE GRASS AREA:	214,030 SQ. FT., 17.6%
PRESENT ZONING CLASSIFICATION:	B-3/M-1/M-2
PROPOSED ZONING:	B-3
PROPOSED USES:	RETAIL
PARKING SPACES REQUIRED:	815 SPACES
PARKING SPACES PROVIDED, % COMPACT:	1021 SPACES, 0% COMPACT
HANDICAP SPACES REQUIRED:	20 SPACES
HANDICAP SPACES PROVIDED:	23 SPACES
LOADING SPACES REQUIRED:	9 SPACES
LOADING SPACES PROVIDED:	9 SPACES
BICYCLE SPACES REQUIRED:	35 SPACES
BICYCLE SPACES PROVIDED:	35 SPACES
PERMITTED MAXIMUM SIGN AREA:	464.335 SQ. FT.

## AMENDMENTS

Keep this sheet for original signatures  
Replaced by 2003-6014-05 (Sheet # 1A)

No. Date Revisions App.

**Kimley-Horn and Associates, Inc.**  
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.  
950 Seventeenth Street, Suite 1050  
Denver, Colorado 80202 (303) 228-2300  
Engineering, Planning, and Environmental Consultants

**WAL-MART SUPERCENTER**  
STORE No. 5334-00, NewSC  
C-195N-SGL-01  
TOWER ROAD SITE

COVER SHEET



PROJECT NO. 067811038  
DRAWING NAME 20Cov.dwg  
SCALE (H): N/A  
SCALE (V): N/A  
DRAWN BY: SRH  
DESIGNED BY: HHT  
CHECKED BY: KMR  
DATE: 06/24/04

1

# WAL★MART - AURORA (DIA), CO. SITE PLAN

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2001 SE 10TH STREET  
BENTONVILLE, AR 72716  
tel: (479) 273-4000

**ARCHITECT:**  
LPA, INC.  
5161 CALIFORNIA STREET  
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IRVINE, CALIFORNIA 92612  
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## SHEET INDEX

SHEET NO.	SITE PLANS	REVISIONS					
		#	1	2	3	4	5
1 & 1A	COVER SHEET		X	X	X	X	X
2	OVERALL SITE PLAN		X	X	X	X	X
3	SITE PLAN (SW)		X	X	X	X	X
4	SITE PLAN (NW)		X	X	X	X	X
5	SITE PLAN (SE)		X	X	X	X	X
6	SITE PLAN (NE)		X	X	X	X	X
7	SITE DETAILS		X	X	X	X	X
8	SITE PLAN (GAS)		X	X	X	X	X
9	PHOTOMETRIC PLAN		X	X	X	X	X
NR1-7	NATURAL RESOURCE/LANDSCAPE PLANS		X	X	X	X	X
NR8-12	NATURAL RESOURCE/LANDSCAPE DETAILS		X	X	X	X	X

BUILDING PLANS		REVISIONS					
#	DESCRIPTION	DATE	1	2	3	4	5
SP1	SITE PLAN		X	X	X	X	X
SP2-2.2	SITE PLAN DETAILS/BALE & PALLET STORAGE		X	X	X	X	X
A1-2.2	FLOOR/EXTERIOR ELEVATIONS/SIGNAGE PLANS		X	X	X	X	X
A3-4	BUILDING SECTIONS/ROOF PLAN		X	X	X	X	X
AC1.2	TILE KIOSK		X	X	X	X	X
BS2-2.1	BUS STOP / INFORMATION KIOSK ELEVATIONS		X	X	X	X	X
FS1-2	FUELING STATION PLAN AND ELEVATIONS		X	X	X	X	X
GC1.2.1	GARDEN CENTER PLANS		X	X	X	X	X

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.

**OWNER:**  
Wal-Mart Stores, Inc., a Delaware Corporation

Signature: \_\_\_\_\_  
BARRY T. SHANAHAN ASST. VP OF REAL ESTATE  
Print Names Print Titles

NOTARY PUBLIC  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ A.D. by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_ COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD \_\_\_\_\_  
CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

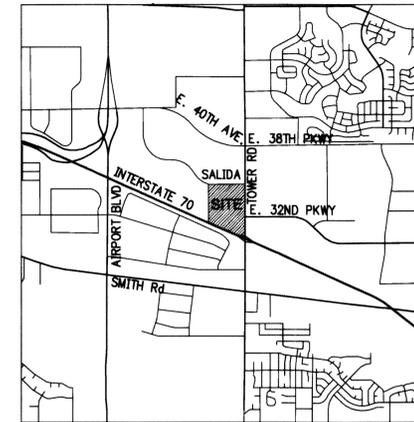
## SIGNAGE TABLE

BUILDING SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
4' WAL-MART	1	RED	123.42 SF	123.42 SF
3' WAL-MART	1	RED	67.63 SF	67.63 SF
SUPERCENTER	1	YELLOW	67.63 SF	67.63 SF
Food Center	1	RED	32.33 SF	32.33 SF
Retail Center	1	RED	34.00 SF	34.00 SF
Garden Center	1	RED	36.67 SF	36.67 SF
Produce	1	RED	5.25 SF	5.25 SF
Meat	1	RED	3.00 SF	3.00 SF
Deli	1	RED	2.33 SF	2.33 SF
Bakery	1	RED	4.54 SF	4.54 SF
Optical	1	RED	4.58 SF	4.58 SF
Pharmacy	1	RED	6.50 SF	6.50 SF
1-Hour Photo	1	RED	7.33 SF	7.33 SF
Tire & Lube	1	RED	17.13 SF	17.13 SF
Express ==>	1	RED	16.42 SF	16.42 SF
TOTAL BUILDING SIGN COPY AREA				428.76 SF

PROJECT IDENTIFICATION SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
18" WAL-MART	4	RED	17.13 SF	68.52 SF
SUPERCENTER	4	YELLOW	3.65 SF	14.60 SF
TOTAL MONUMENT SIGN COPY AREA				83.12 SF

DRIVE-THRU PHARMACY SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
Drive-Thru Pharmacy	2	RED	31.00 SF	62.00 SF
TOTAL DRIVE-THRU PHARMACY SIGN COPY AREA				62.00 SF

AUTO CENTER SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
WAL-MART	1	BLUE	11.12 SF	11.12 SF
TIRE & LUBE	1	RED	26.20 SF	26.20 SF
EXPRESS	1	RED	39.69 SF	39.69 SF
TOTAL AUTO CENTER SIGN COPY AREA				77.01 SF



VICINITY MAP  
N.T.S.

## SITE DATA

TOTAL AREA WITHIN PROPERTY LINES:	±32.31 ACRES
LOT 1 (WAL-MART) LAND AREA:	±27.86 ACRES
LOT 2 LAND AREA:	±0.95 ACRES
LOT 3 LAND AREA:	±0.97 ACRES
LOT 4 (FUTURE LEASE LOT) LAND AREA:	±0.84 ACRES
LOT 5 LAND AREA:	±0.85 ACRES
LOT 6 LAND AREA:	±0.84 ACRES
GROSS FLOOR AREA (GFA, per 146-201 CITY CODE):	203,091 SQ. FT.
NUMBER OF BUILDINGS:	1
NUMBER OF STORIES:	1
MAXIMUM HEIGHT OF BUILDING:	±35'
TOTAL BUILDING COVERAGE: (INCLUDING ALL APPURTENANCES)	206,250 SQ. FT., 17.1%
HARD SURFACE AREA (WAL-MART LOT 1):	688,019 SQ. FT., 57.0%
LANDSCAPE AREA (LOT 1 per 146-2 CITY CODE):	98,927 SQ. FT., 8.2%
PHASED NATIVE GRASS AREA:	214,030 SQ. FT., 17.7%
PRESENT ZONING CLASSIFICATION:	B-3/M-1/M-2
PROPOSED ZONING:	B-3
PROPOSED USES:	RETAIL
PARKING SPACES REQUIRED:	815 SPACES
PARKING SPACES PROVIDED, % COMPACT:	1021 SPACES, 0% COMPACT
HANDICAP SPACES REQUIRED:	20 SPACES
HANDICAP SPACES PROVIDED:	23 SPACES
LOADING SPACES REQUIRED:	9 SPACES
LOADING SPACES PROVIDED:	9 SPACES
BICYCLE SPACES REQUIRED:	35 SPACES
BICYCLE SPACES PROVIDED:	35 SPACES
PERMITTED MAXIMUM SIGN AREA:	464.335 SQ. FT.

## AMENDMENTS

Keep this sheet for revision notes Replaced by 2003-6014-05 (Sheet 1B), MA 2/2/12			
5	7/13/05	MINOR AMENDMENT NO. 2	KMR
4	4/01/05	MINOR AMENDMENT NO. 1	KMR
No.	Date	Revisions	App.

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ABADAN  
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WALMART AT GATEWAY PARK IV EAST 2003-6014-05

Kimley-Horn and Associates, Inc.  
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.  
950 Seventeenth Street, Suite 1050  
Denver, Colorado 80202 (303) 228-2300  
Engineering, Planning, and Environmental Consultants

WAL-MART SUPERCENTER  
STORE No. 5334-00 NewSC  
C-195N-SCL-01  
TOWER ROAD SITE

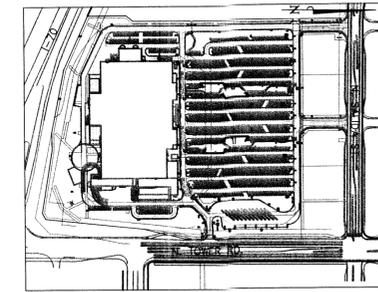
COVER SHEET



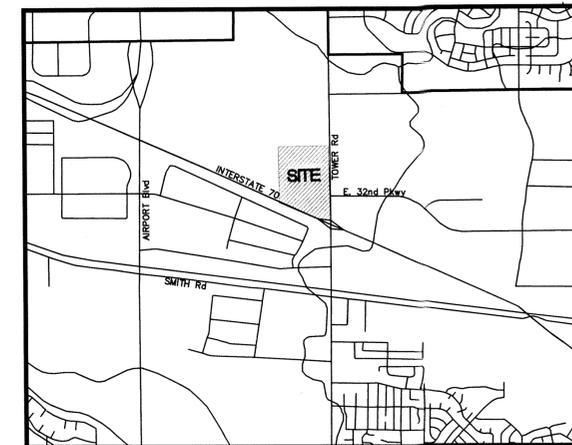
PROJECT NO. 067811038  
DRAWING NAME 40Cov.dwg  
SCALE (H): N/A  
SCALE (V): N/A  
DRAWN BY: SRH  
DESIGNED BY: HHT  
CHECKED BY: KMR  
DATE: 06/24/04

1A

# WALMART - AURORA (DIA), CO. SITE PLAN



KEY MAP  
1"=400'



VICINITY MAP  
1"=2000'

## CITY OF AURORA SITE PLAN 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, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. 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. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH U.B.C. CHAPTER 11, APPENDIX 11, AND C.A.B.O./A.N.S.I. 117.1
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED ON OR PUT IN PLACES, ALL UTILITY EASEMENTS MUST REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT.
- 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 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 PLAN 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.
- 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.
- THE SEASONAL SALES DISPLAY WILL BE LIMITED TO THE AREAS DESIGNATED ON THE SITE PLAN, OUTDOOR STORAGE IN THE SEASONAL GARDEN CENTER WILL NOT EXCEED THE HEIGHT OF THE SCREEN WALL AND THE BALE AND PALLET STORAGE WILL NOT EXCEED THE HEIGHT OF THE SCREEN WALL.
- THERE WILL BE NO OUTSIDE, OVERNIGHT STORAGE OF VEHICLES ON THE SITE, OTHER THAN IN THE INVENTORY MANAGEMENT CENTER LOCATION SHOWN SPECIFICALLY ON THIS SITE PLAN.
- ALL LIGHTS ON THE SITE AND ON THE EXTERIOR OF THE BUILDING MUST BE METAL HALIDE OR FLUORESCENT LIGHTING.

## LEGAL DESCRIPTION:

LOT 1, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING No. 5  
LOT 4, BLOCK 1, GATEWAY PARK IV EAST SUBDIVISION FILING No. 5

## REAL PROPERTY NOTES:

1. ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION 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 OF RIGHTS. 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 SYSTEMS AND/OR PRIVATE UTILITIES.

2. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRACH INTO ANY EASEMENT OR FIRE LANE.

## ROOF-MOUNTED EQUIPMENT SCREENING:

1. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL OF A MATERIAL, COLOR, AND DESIGN MATCHING THE BUILDING. 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 CERTIFICATE OF OCCUPANCY.

## SITE SPECIFIC NOTES:

1. SHOPPING CART WHEEL-LOCKING DEVICES AND PERIMETER CONTROLS SHALL BE INSTALLED IN CONFORMANCE WITH CITY OF AURORA CODE SECTION 146-1509 (B) 1D.

2. WAL-MART SHALL SUBMIT A WRITTEN REPORT TO THE PLANNING COMMISSION ON OR BEFORE JULY 31, 2008 SUMMARIZING THE RESULTS OF MONITORING AND EVALUATING THE EXPERIMENTAL FEATURES OF THIS SITE PLAN.

## WAIVERS:

1. THIS SITE REQUESTS A WAIVER FROM THE BUILDING PERIMETER LANDSCAPE REQUIREMENTS IN LIEU OF ADDITIONAL PLANT MATERIAL IN PERIMETER LANDSCAPE BUFFER TO SCREEN FROM ADJACENT ROADWAYS.

2. THIS SITE REQUESTS A WAIVER FROM THE PARKING SPACE AND AISLE DESIGN STANDARDS. A WIDER PARKING STALL AND WIDER DRIVE AISLE IS PROPOSED IN LIEU OF SHORTER PERPENDICULAR LENGTH.

3. THIS SITE REQUESTS A WAIVER FROM THE LIGHTING REQUIREMENTS. AN 875 WATT 40" HIGH METAL HALIDE LIGHTING SYSTEM IS PROPOSED INCORPORATING THE STANDARD LIGHT HOUSING USED THROUGHOUT GATEWAY DEVELOPMENT. THIS RESULTS IN A 50% REDUCTION OF CONFLICTS IN THE PARKING AREA AND OPTIMUM LUMINESCENCE.

## VARIANCE:

1. THIS SITE REQUESTS A VARIANCE FROM THE NUMBER OF SIGNS. THE NUMBER OF SIGNS AND SQUARE FOOTAGE IS SHOWN ON THE SITE DATA TABLE. THIS STORE CONTAINS MULTIPLE USES AND TENANTS, WHICH REQUIRE ADDITIONAL SIGNAGE.

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.

## OWNER:

Wal-Mart Stores, Inc., a Delaware Corporation

## Signatory:

BARRY T. SHANAHAN ASST. VP OF REAL ESTATE  
Print Names Print Titles

## NOTARY:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ A.D. by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL

## NOTARY PUBLIC:

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

## RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_, COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

## SIGNAGE TABLE

BUILDING SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
4' WAL*MART	1	RED	123.42 SF	123.42 SF
3' WAL*MART	1	RED	67.63 SF	67.63 SF
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PROJECT IDENTIFICATION SIGNAGE SCHEDULE				
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DRIVE-THRU PHARMACY SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
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TOTAL DRIVE-THRU PHARMACY SIGN COPY AREA			62.00 SF	

AUTO CENTER SIGNAGE SCHEDULE				
SIGN COPY	QTY	COLOR	INDIVIDUAL AREA	TOTAL AREA
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TOTAL AUTO CENTER SIGN COPY AREA			77.01 SF	

SHEET NO.	SITE PLANS	REVISIONS							
		#	1	2	3	4	5	6	7
1	COVER SHEET		X	X	X	X	X	X	X
2	OVERALL SITE PLAN		X	X	X	X	X	X	X
3	SITE PLAN (SW)		X	X	X	X	X	X	X
4	SITE PLAN (NW)		X	X	X		X	X	X
5	SITE PLAN (SE)		X	X	X		X	X	X
6	SITE PLAN (NE)		X	X	X		X	X	X
7	SITE DETAILS		X	X	X				X
8	SITE PLAN (GAS)		X	X	X				X
9	PHOTOMETRIC PLAN		X	X	X				X
NR1-7	NATURAL RESOURCE/LANDSCAPE PLANS		X	X	X	X	X	X	X
NR8-12	NATURAL RESOURCE/LANDSCAPE DETAILS		X	X	X	X	X	X	X

BUILDING PLANS									
SP1	SITE PLAN	X	X	X					
SP2-2.2	SITE PLAN DETAILS/BALE & PALLET STORAGE	X	X	X					
A1-2.2	FLOOR/EXTERIOR ELEVATIONS/SIGNAGE PLANS	X	X	X		X			
A3-4	BUILDING SECTIONS/ROOF PLAN	X	X	X					
AC1.2	TLE KIOSK	X	X	X					
BS2-2.1	BUS STOP / INFORMATION KIOSK ELEVATIONS	X	X	X					
FS1-2	FUELING STATION PLAN AND ELEVATIONS	X	X	X					
GC1,2,1,5	GARDEN CENTER PLANS	X	X	X					

Kimley-Horn  
and Associates, Inc.



Walmart  
STORE NO. 5334-500  
C-195N-SGL-OL  
TOWER ROAD SITE

DESIGNED BY: ELG  
DRAWN BY: ELG  
CHECKED BY: MCS  
DATE: 01/19/12

COVER SHEET

PROJECT NO.  
06781101

DRAWING NAME  
81101CV.dwg

1B

## AMENDMENTS

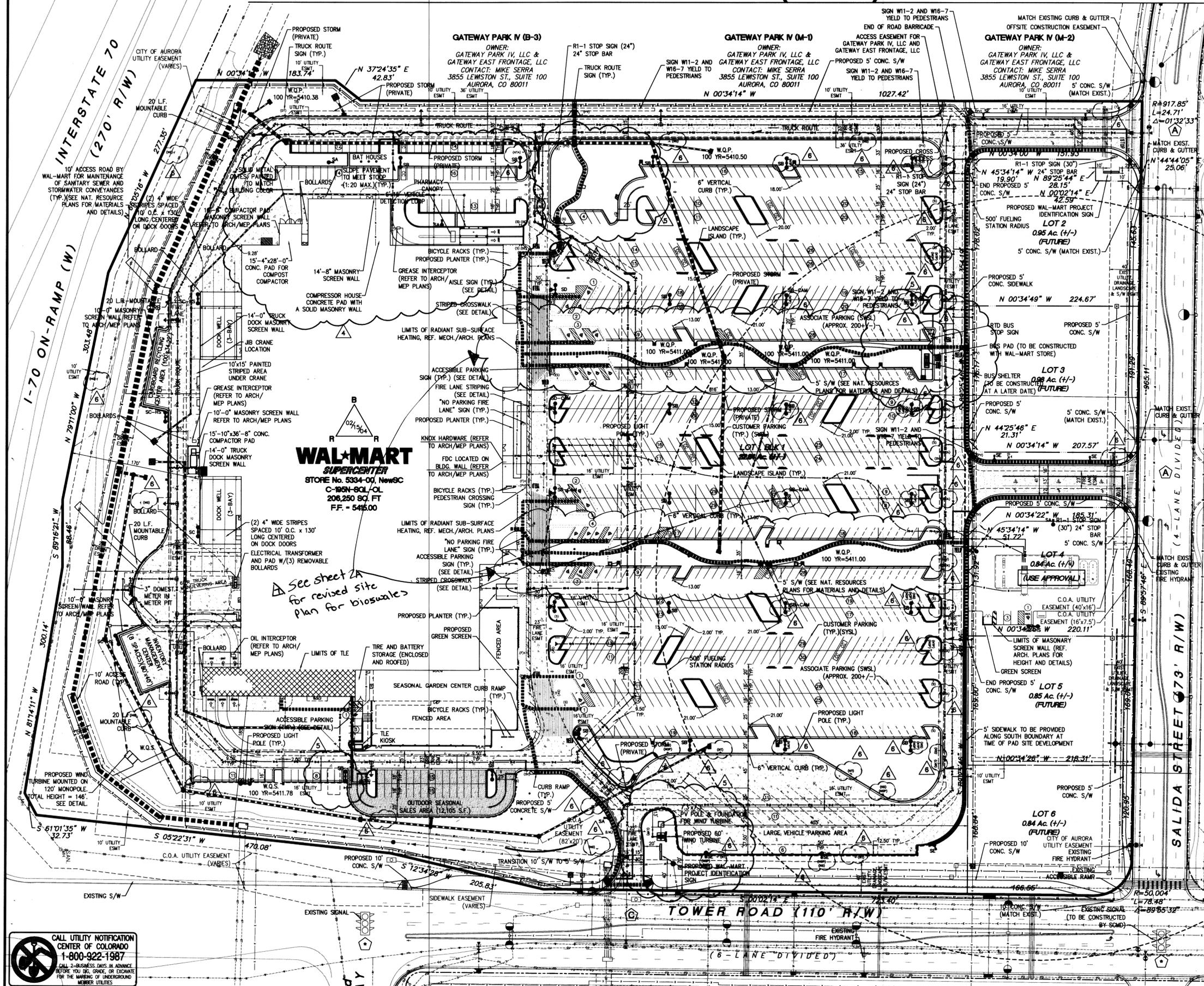
No.	Date	Revisions	App.
7	2/21/2012	MINOR AMENDMENT NO. 3	ELG

MA 2-21-2012 Minor Amdt.  
- Revise Bioswales

WALMART GATEWAY PARK IV EAST 2003-6014-05



# WAL★MART - AURORA (DIA), CO. SITE PLAN



- ### LEGEND
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
  - HEAVY DUTY ASPHALT
  - HEAVY DUTY CONCRETE
  - PERVIOUS PAVEMENT
  - LIMITS OF RADIANT HEATING
  - OUTDOOR SEASONAL SALES AREA
  - ACCESSIBLE ROUTE OF TRAVEL
  - # OF PROPOSED PARKING SPACES
  - PROPOSED CART CORRAL LOCATION
  - PROPOSED LIGHT POLE
  - SYSL DOUBLE YELLOW SOLID LINE
  - SWSL SINGLE WHITE SOLID LINE
  - W.Q.P. WATER QUALITY POND
  - W.Q.S. WATER QUALITY SWALE
- ### KEY MAP
- N.T.S.
- ### UTILITY LEGEND:
- SS - EXISTING SANITARY SEWER LINE WITH MANHOLE
  - W - EXISTING WATER LINE
  - ST - EXISTING STORMWATER LINE WITH MANHOLE
  - E - EXISTING ELECTRICAL LINE
  - T - EXISTING TELEPHONE LINE
  - G - EXISTING GAS LINE
  - FO - EXISTING FIBER OPTIC LINE
  - SS-B - PROPOSED SANITARY SEWER LINE (AND SIZE) WITH MANHOLE
  - W-B - PROPOSED WATER LINE (AND SIZE)
  - ST-B - PROPOSED STORMWATER (12" AND LARGER)
  - ST-10 - PROPOSED STORMWATER (AND SIZE, UNDER 12")
  - CON-1 - PROPOSED CONDUIT
  - FO - PROPOSED FIBER OPTIC LINE
  - E - PROPOSED ELECTRICAL LINE
  - T - PROPOSED TELEPHONE LINE
  - G - PROPOSED GAS LINE
  - UTILITY EASEMENT
  - LIMITS OF RADIANT HEATING
- ### SIGN LEGEND
- (P) PEDESTRIAN CROSSING SIGN
  - (PV) PEDESTRIAN CROSSING SIGN WITH PHOTO-VOLTAIC CELLS
  - (TR) TRUCK ROUTE SIGN
  - (NF) NO PARKING FIRE LANE SIGN
  - (S) STOP SIGN
  - (AS) AISLE SIGN
  - (R) RTD BUS STOP SIGN
  - (SP) NO TRUCK PARKING
  - (NTP) NO OVERNIGHT PARKING
  - (NS) NO SERVICE OF TRUCKS
  - (NTA) NO TRUCKS ALLOWED
  - (SV) STOP VOLTAIC CELL
  - (DT) DELIVERY TRAFFIC ONLY
  - (LVR) LARGE VEHICLE ROUTE (RIGHT ARROW)
  - (LVL) LARGE VEHICLE ROUTE (LEFT ARROW)
  - (LVL) LARGE VEHICLE ROUTE (UP ARROW)
  - (DE) DO NOT ENTER
  - (NT) NO STORAGE OF TRAILERS
  - (NG) NO MOWING OF NATIVE GRASSES
- ### INTERSECTION/DRIVEWAY LEGEND
- (A) FULL ACCESS, FULL MOVEMENTS
  - (B) FULL ACCESS/RESTRICTED EGRESS
  - (C) RIGHT IN/RIGHT OUT ONLY
  - (D) RIGHT OUT ONLY
  - (E) EXISTING SIGNALIZED INTERSECTION
  - (F) PROPOSED OR POSSIBLE SIGNAL
- ### NOTE
- ALL SITE BOLLARDS NEED TO BE PAINTED TO MATCH RAL 6012 AND MAY HAVE YELLOW BANDING.
  - GRAVEL MAINTENANCE ROADS FOR UTILITY ACCESS TO BE CONSTRUCTED BY OWNER.
- 1" = 60' ON 24"x36" SHEET  
 NOTE: ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES

## AMENDMENTS

No.	Date	Revisions	App.
1	9/21/12	Minor Amendment 3	ELG
2	4/25/07	MYLAR CHANGE	KMR
3	7/13/05	MINOR AMENDMENT NO. 2	KMR
4	4/01/05	MINOR AMENDMENT NO. 1	KMR

**Kimley-Horn and Associates, Inc.**  
 950 Seventeenth Street, Suite 1050  
 Denver, Colorado 80202 (303) 228-2300

**WAL★MART SUPERCENTER**  
 STORE No. 5334-00, NewSC  
 C-195N-SGI-01  
 TOWER ROAD SITE

**SITE PLAN (OVERALL)**

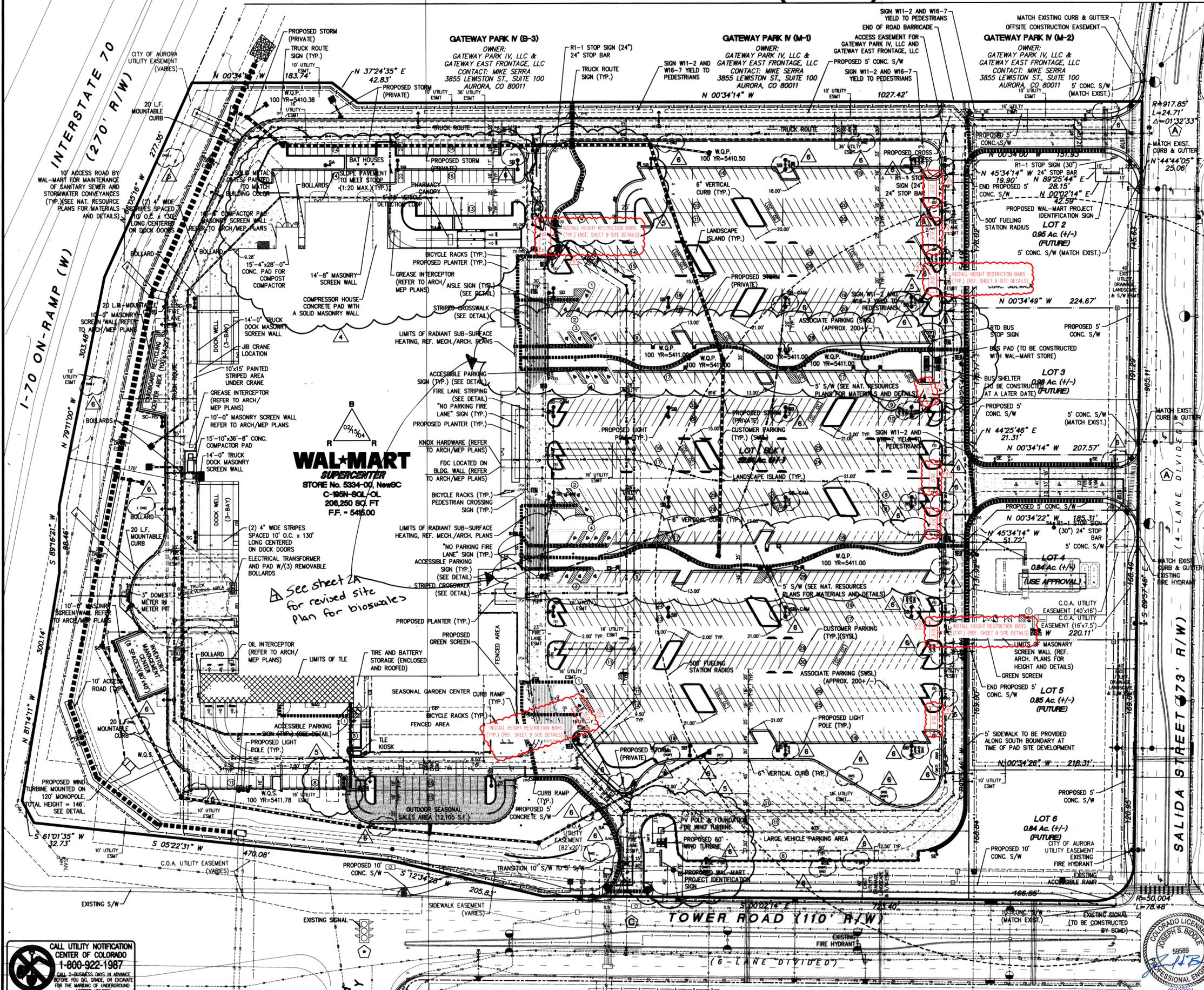
PROJECT NO. 067811038  
 DRAWING NAME 40Site.dwg  
 SCALE (H): 1"=60'  
 SCALE (V): N/A  
 DRAWN BY: ELG  
 DESIGNED BY: ELG  
 CHECKED BY: KMR  
 DATE: 06/06/05

2

CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987  
 BEFORE YOU DIG, DRINK, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

M.A. 7-20-05, 9-28-05 M.C. 4-25-07, MA 2/2/12

# WAL★MART - AURORA (DIA), CO. SITE PLAN



- ### KEY MAP
- N.T.S.
- ### LEGEND
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
  - HEAVY DUTY ASPHALT
  - HEAVY DUTY CONCRETE
  - PERVIOUS PAVEMENT
  - LIMITS OF RADIANT HEATING
  - OUTDOOR SEASONAL SALES AREA
  - ACCESSIBLE ROUTE OF TRAVEL
  - # OF PROPOSED PARKING SPACES
  - PROPOSED CART CORRAL LOCATION
  - PROPOSED LIGHT POLE
  - SINGLE YELLOW SOLID LINE
  - DOUBLE YELLOW SOLID LINE
  - SINGLE WHITE SOLID LINE
  - W.Q.P.
  - W.Q.S.
- ### UTILITY LEGEND:
- SS - EXISTING SANITARY SEWER LINE WITH MANHOLE
  - W - EXISTING WATER LINE
  - ST - EXISTING STORMWATER LINE WITH MANHOLE
  - E - EXISTING ELECTRICAL LINE
  - T - EXISTING TELEPHONE LINE
  - G - EXISTING GAS LINE
  - FO - EXISTING FIBER OPTIC LINE
  - SS-8 - PROPOSED SANITARY SEWER LINE (AND SIZE) WITH MANHOLE
  - W-8 - PROPOSED WATER LINE (AND SIZE)
  - ST-10 - PROPOSED STORMWATER (12" AND LARGER)
  - CON-1 - PROPOSED CONDUIT
  - FO - PROPOSED FIBER OPTIC LINE
  - E - PROPOSED ELECTRICAL LINE
  - T - PROPOSED TELEPHONE LINE
  - G - PROPOSED GAS LINE
  - UTILITY EASEMENT
  - LIMITS OF RADIANT HEATING

- ### SIGN LEGEND
- (P) PEDESTRIAN CROSSING SIGN
  - (PV) PEDESTRIAN CROSSING SIGN WITH PHOTO-VOLTAIC CELLS
  - (T) TRUCK ROUTE SIGN
  - (N) NO PARKING FIRE LANE SIGN
  - (S) STOP SIGN
  - (A) AISLE SIGN
  - (R) RTD BUS STOP SIGN
  - (NTP) NO TRUCK PARKING
  - (NOP) NO OVERNIGHT PARKING
  - (NS) NO SERVICE OF TRUCKS
  - (NTA) NO TRUCKS ALLOWED
  - (SV) STOP VOLTAIC CELL
  - (DT) DELIVERY TRAFFIC ONLY
  - (LVR) LARGE VEHICLE ROUTE (RIGHT ARROW)
  - (LVJ) LARGE VEHICLE ROUTE (LEFT ARROW)
  - (LWU) LARGE VEHICLE ROUTE (UP ARROW)
  - (DE) DO NOT ENTER
  - (NT) NO STORAGE OF TRAILERS
  - (NG) NO MOWING OF NATIVE GRASSES
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## AMENDMENTS

No.	Date	Revisions	App.
6/10/2024	MINOR AMENDMENT NO. 4	JSB	
7/21/12	Minor Amendment 3	ELG	
4/25/07	MYLAR CHANGE	KMR	
7/13/05	MINOR AMENDMENT NO. 2	KMR	
4/01/05	MINOR AMENDMENT NO. 1	KMR	

**Galloway**  
5000 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111

**WAL★MART SUPERCENTER**  
STORE No. 5334-00, NewSC  
C-195N-SQL-OL  
TOWER ROAD SITE

**SITE PLAN (OVERALL)**

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1-800-922-1987  
ONLY 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

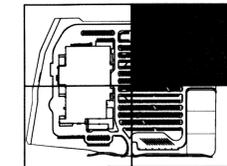


M.A. 7-20-05, 9-28-05 M.C. 4-25-07, MA 2/2/12

WAL★MART AT GATEWAY EAST 2003-6014-05



# WAL★MART - AURORA (DIA), CO. SITE PLAN



KEY MAP  
N.T.S.

**LEGEND**

- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
  - HEAVY DUTY ASPHALT
  - HEAVY DUTY CONCRETE
  - PERVIOUS PAVEMENT
  - LIMITS OF RADIANT HEATING
  - OUTDOOR SEASONAL SALES AREA
  - ACCESSIBLE ROUTE OF TRAVEL
  - # OF PROPOSED PARKING SPACES
  - PROPOSED CART CORRAL LOCATION
  - PROPOSED LIGHT POLE
  - SINGLE YELLOW SOLID LINE
  - DOUBLE YELLOW SOLID LINE
  - SINGLE WHITE SOLID LINE
  - W.Q.P. WATER QUALITY POND
  - W.Q.S. WATER QUALITY SWALE
- UTILITY LEGEND:**
- SS - EXISTING SANITARY SEWER LINE WITH MANHOLE
  - W - EXISTING WATER LINE
  - ST - EXISTING STORMWATER LINE WITH MANHOLE
  - E - EXISTING ELECTRICAL LINE
  - T - EXISTING TELEPHONE LINE
  - G - EXISTING GAS LINE
  - FO - EXISTING FIBER OPTIC LINE
  - SS-B - PROPOSED SANITARY SEWER LINE (AND SIZE) WITH MANHOLE
  - W-B - PROPOSED WATER LINE (AND SIZE)
  - ST-10 - PROPOSED STORMWATER (AND SIZE, UNDER 12")
  - CON-1 - PROPOSED CONDUIT
  - FO - PROPOSED FIBER OPTIC LINE
  - E - PROPOSED ELECTRICAL LINE
  - T - PROPOSED TELEPHONE LINE
  - G - PROPOSED GAS LINE
  - UTILITY EASEMENT
  - LIMITS OF RADIANT HEATING

**SIGN LEGEND**

- (P) PEDESTRIAN CROSSING SIGN
- (PV) PEDESTRIAN CROSSING SIGN WITH PHOTO-VOLTAIC CELLS
- (TR) TRUCK ROUTE SIGN
- (NF) NO PARKING FIRE LANE SIGN
- (S) STOP SIGN
- (AS) AISLE SIGN
- (RTD) RTD BUS STOP SIGN
- (NTP) NO TRUCK PARKING
- (NOP) NO OVERNIGHT PARKING
- (NST) NO SERVICE OF TRUCKS
- (NTA) NO TRUCKS ALLOWED
- (SVS) STOP VOLTAIC CELL
- (DT) DELIVERY TRAFFIC ONLY
- (LVR) LARGE VEHICLE ROUTE (RIGHT ARROW)
- (LVL) LARGE VEHICLE ROUTE (LEFT ARROW)
- (LUV) LARGE VEHICLE ROUTE (UP ARROW)
- (DN) DO NOT ENTER
- (NS) NO STORAGE OF TRAILERS
- (NM) NO MOWING OF NATIVE GRASSES

**INTERSECTION/DRIVEWAY LEGEND**

- (A) FULL ACCESS, FULL MOVEMENTS
- (B) FULL ACCESS/RESTRICTED EGRESS
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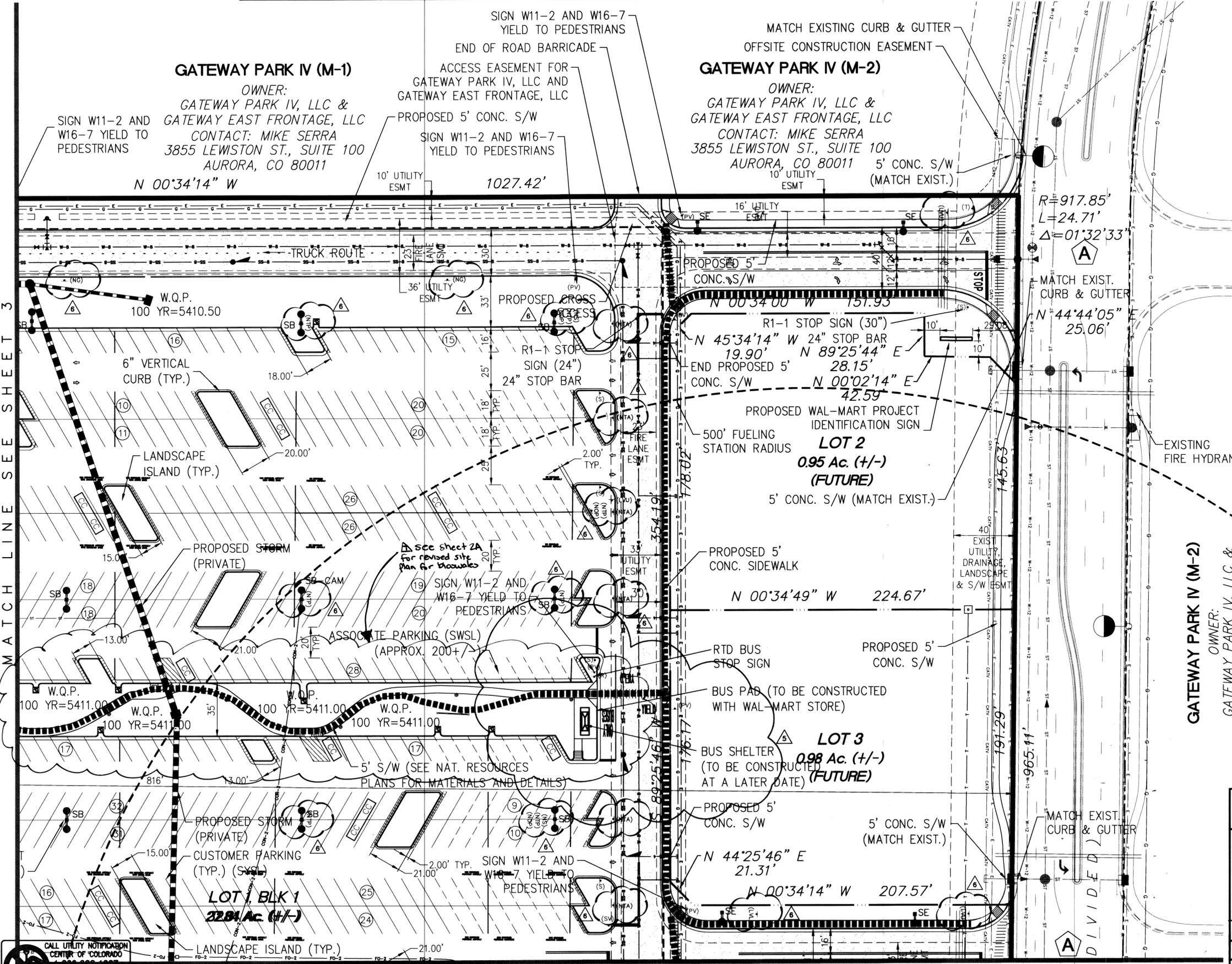


**GATEWAY PARK IV (M-1)**

OWNER:  
GATEWAY PARK IV, LLC &  
GATEWAY EAST FRONTAGE, LLC  
CONTACT: MIKE SERRA  
3855 LEWISTON ST., SUITE 100  
AURORA, CO 80011

**GATEWAY PARK IV (M-2)**

OWNER:  
GATEWAY PARK IV, LLC &  
GATEWAY EAST FRONTAGE, LLC  
CONTACT: MIKE SERRA  
3855 LEWISTON ST., SUITE 100  
AURORA, CO 80011



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 6

GATEWAY PARK IV (M-2)

OWNER:  
GATEWAY PARK IV, LLC &  
GATEWAY EAST FRONTAGE, LLC  
CONTACT: MIKE SERRA  
3855 LEWISTON ST., SUITE 100  
AURORA, CO 80011

**WAL★MART SUPERCENTER**

STORE NO. 5334-00, NewSC  
C-195-SGL-OL  
TOWER ROAD SITE

**SITE PLAN (NW)**



PROJECT NO.  
067811038

DRAWING NAME  
40Site.dwg

SCALE (H): 1"=30'

SCALE (V): N/A

DRAWN BY: SRH

DESIGNED BY: HHT

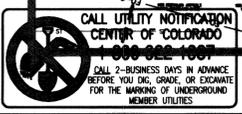
CHECKED BY: FRB

DATE: 06/06/05

**AMENDMENTS**

No.	Date	Revisions	App.
1	1/21/02	Minor Amendment 3	ELG
2	4/25/07	MYLAR CHANGE	KMR
3	7/13/05	MINOR AMENDMENT NO. 2	KMR

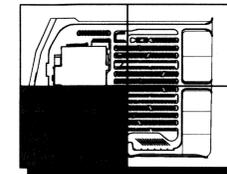
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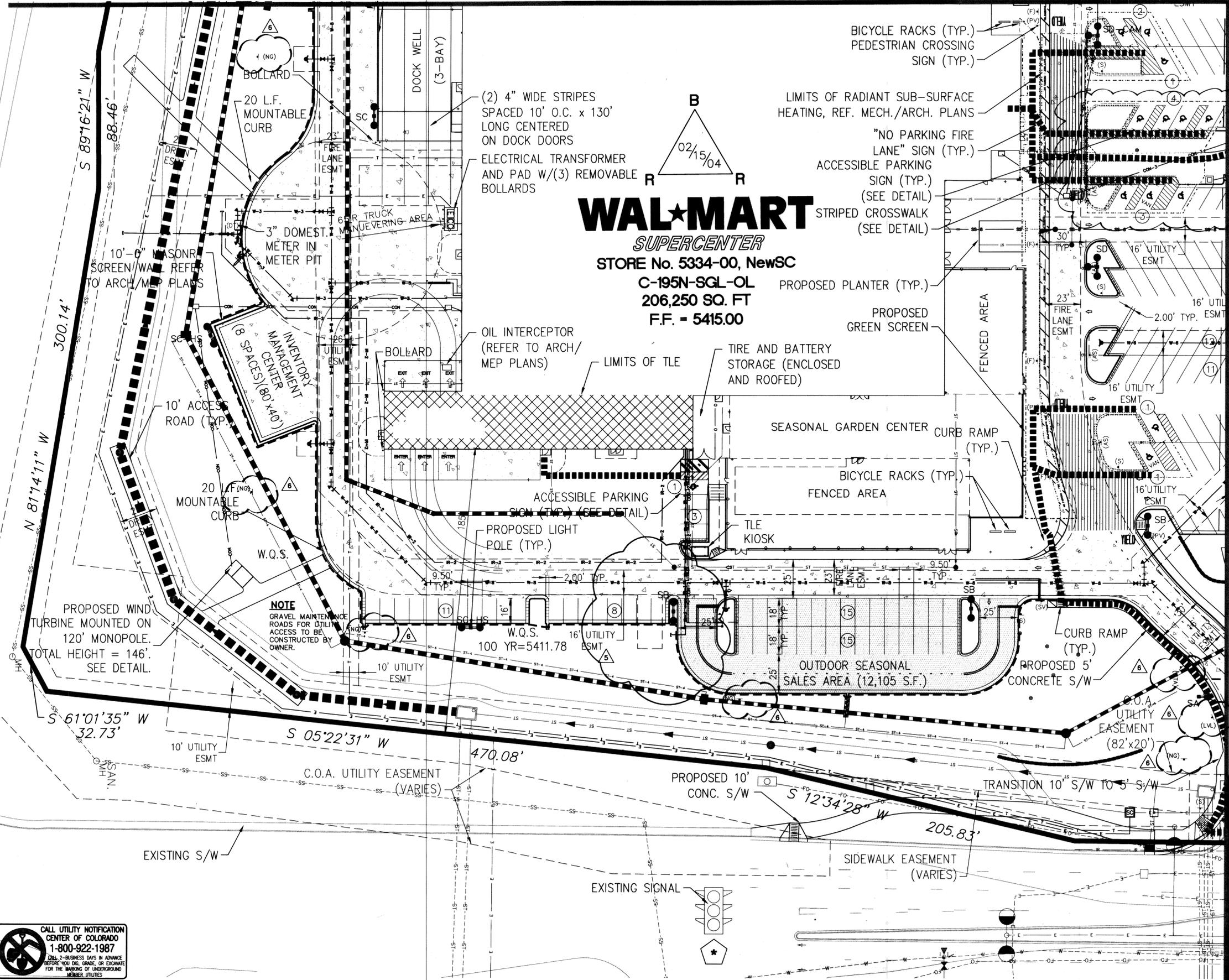
M.A. 7-20-05, 9-28-05 M.C. 4-25-07, MA 2/2/12

# WAL\*MART - AURORA (DIA), CO. SITE PLAN

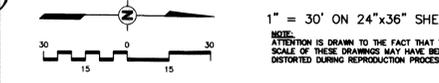
MATCH LINE SEE SHEET 3



See sheet 2A for KEY MAP  
revised site plan  
for bioswales



- LEGEND**
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
  - HEAVY DUTY ASPHALT
  - HEAVY DUTY CONCRETE
  - PERVIOUS PAVEMENT
  - LIMITS OF RADIANT HEATING
  - OUTDOOR SEASONAL SALES AREA
  - ACCESSIBLE ROUTE OF TRAVEL
  - # OF PROPOSED PARKING SPACES
  - PROPOSED CART CORRAL LOCATION
  - PROPOSED LIGHT POLE
  - SYSL SINGLE YELLOW SOLID LINE
  - DYSL DOUBLE YELLOW SOLID LINE
  - SWSL SINGLE WHITE SOLID LINE
  - W.Q.P. WATER QUALITY POND
  - W.Q.S. WATER QUALITY SWALE
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  - W EXISTING WATER LINE
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  - T EXISTING TELEPHONE LINE
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- SIGN LEGEND**
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  - (PV) PEDESTRIAN CROSSING SIGN WITH PHOTO-VOLTAIC CELLS
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  - (NF) NO PARKING FIRE LANE SIGN
  - (S) STOP SIGN
  - (AS) ASLS SIGN
  - (R) RTD BUS STOP SIGN
  - (NTP) NO TRUCK PARKING
  - (NHP) NO OVERNIGHT PARKING
  - (NS) NO SERVICE OF TRUCKS
  - (NTA) NO TRUCKS ALLOWED
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## AMENDMENTS

No.	Date	Revisions	App.
2	2/21/12	Minor Amendment 3	ELG
3	4/25/07	MYLAR CHANGE	KMR
4	7/13/05	MINOR AMENDMENT NO. 2	KMR

**Kimley-Horn and Associates, Inc.**  
950 Seventeenth Street, Suite 1050  
Denver, Colorado 80202 (303) 228-2300

**WAL\*MART SUPERCENTER**  
STORE No. 5334-00, NewSC  
C-195N-SGL-OL  
TOWER ROAD SITE

**SITE PLAN (SE)**



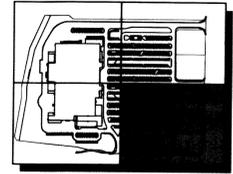
PROJECT NO. 067811038  
DRAWING NAME 40Site.dwg  
SCALE (H): 1"=30'  
SCALE (V): N/A  
DRAWN BY: SRH  
DESIGNED BY: HHT  
CHECKED BY: FRB  
DATE: 06/06/05



M.M. 7-20-05, 9-20-05 M.C. 4-25-07, MA 2/21/12

# WAL★MART - AURORA (DIA), CO. SITE PLAN

MATCH LINE SEE SHEET 4



KEY MAP  
N.T.S.

**LEGEND**

- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
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- SINGLE YELLOW SOLID LINE
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- - UTILITY EASEMENT
- - LIMITS OF RADIANT HEATING

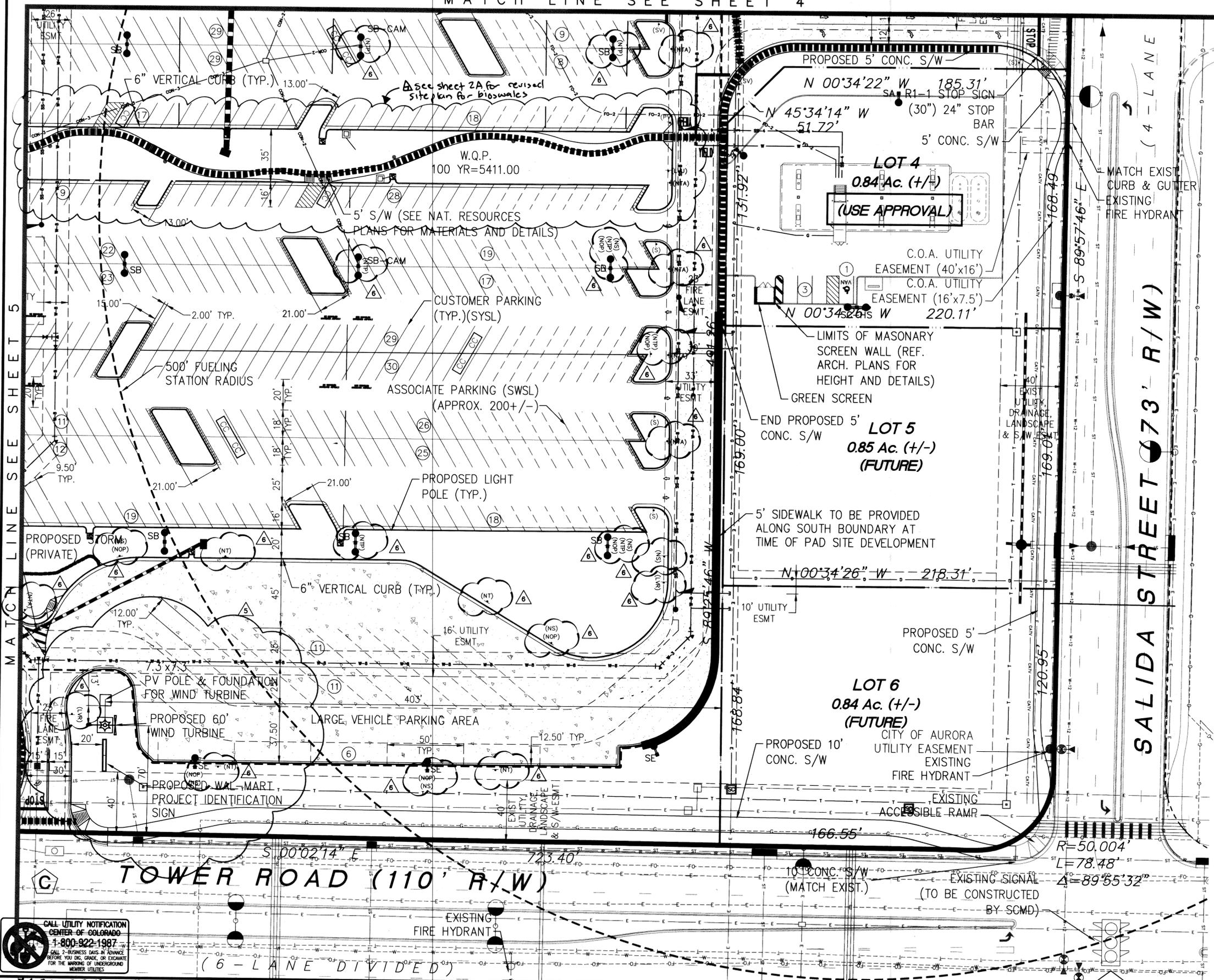
**SIGN LEGEND**

- (P) PEDESTRIAN CROSSING SIGN
- (PV) PEDESTRIAN CROSSING SIGN WITH PHOTO-VOLTAIC CELLS
- (T) TRUCK ROUTE SIGN
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A	2/2/12	Minor Amendment 3	ELG
6	4/25/07	MYLAR CHANGE	KMR
5	7/13/05	MINOR AMENDMENT NO. 2	KMR

PROJECT NO. 067811038  
 DRAWING NAME 40Site.dwg  
 SCALE (H): 1"=30'  
 SCALE (V): N/A  
 DRAWN BY: SRH  
 DESIGNED BY: HHT  
 CHECKED BY: FRB  
 DATE: 06/06/05  
**6**

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W.A. 7-20-05, 9-28-05 M.C. 4-25-07, N/A 2/2/12

# WAL★MART - AURORA (DIA), CO. SITE PLAN

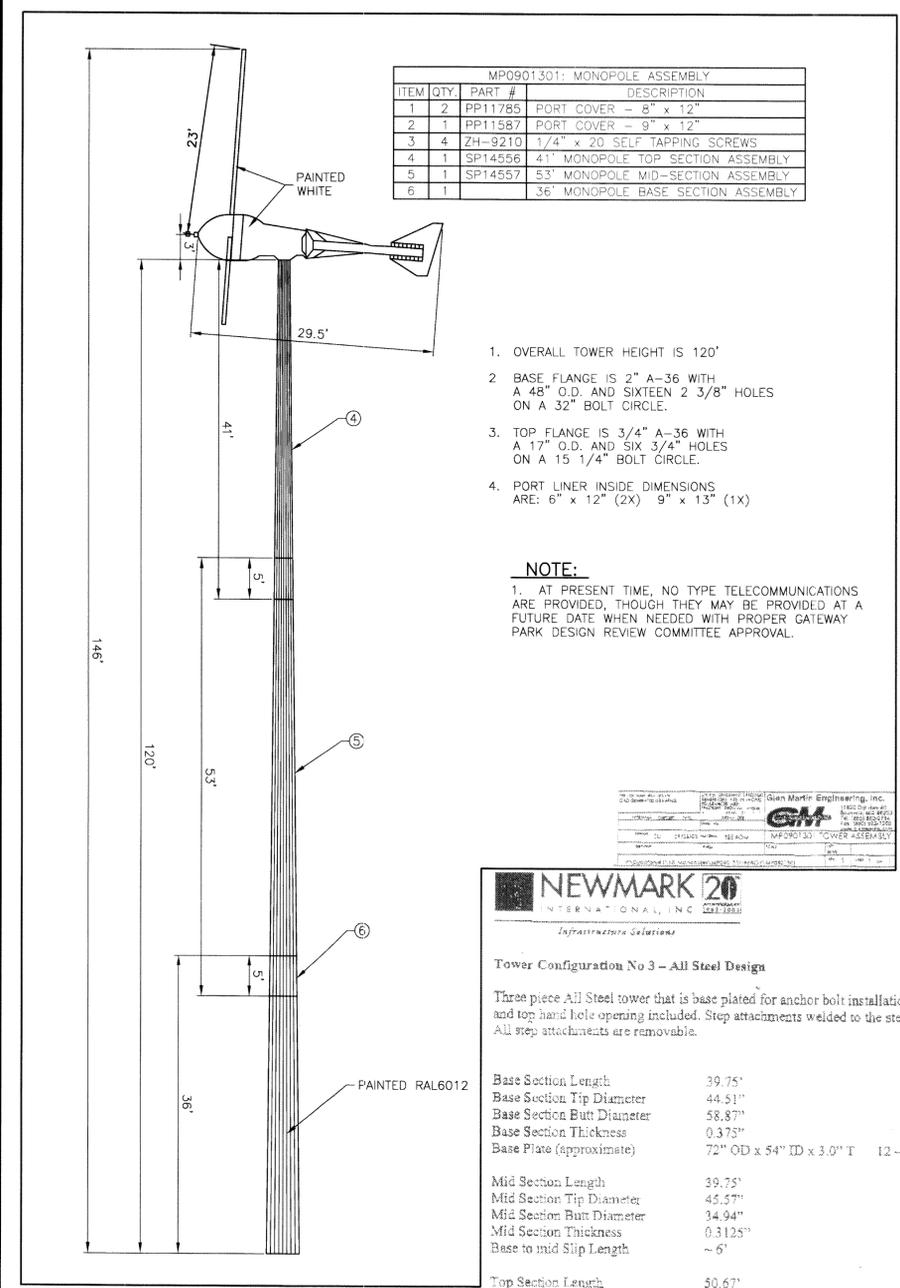
**Kimley-Horn and Associates, Inc.**  
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 Denver, Colorado 80202 (303) 228-2300

**WAL★MART SUPERCENTER**  
 STORE No. 5334-00, NewSC  
 C-195N-SGL-OL  
 TOWER ROAD SITE

**SITE DETAILS**



PROJECT NO. 067811038  
 DRAWING NAME 20SiteDtl.dwg  
 SCALE (H): N.T.S.  
 SCALE (V): N/A  
 DRAWN BY: SRH  
 DESIGNED BY: HHT  
 CHECKED BY: FRB  
 DATE: 06/24/04



ITEM	QTY.	PART #	DESCRIPTION
1	2	PP11785	PORT COVER - 8" x 12"
2	1	PP11587	PORT COVER - 9" x 12"
3	4	ZH-9210	1/4" x 20" SELF TAPPING SCREWS
4	1	SP14556	41" MONOPOLE TOP SECTION ASSEMBLY
5	1	SP14557	53" MONOPOLE MID-SECTION ASSEMBLY
6	1		36" MONOPOLE BASE SECTION ASSEMBLY

- OVERALL TOWER HEIGHT IS 120'
- BASE FLANGE IS 2" A-36 WITH A 48" O.D. AND SIXTEEN 2 3/8" HOLES ON A 32" BOLT CIRCLE.
- TOP FLANGE IS 3/4" A-36 WITH A 17" O.D. AND SIX 3/4" HOLES ON A 15 1/4" BOLT CIRCLE.
- PORT LINER INSIDE DIMENSIONS ARE: 6" x 12" (2X) 9" x 13" (1X)

**NOTE:**  
 1. AT PRESENT TIME, NO TYPE TELECOMMUNICATIONS ARE PROVIDED, THOUGH THEY MAY BE PROVIDED AT A FUTURE DATE WHEN NEEDED WITH PROPER GATEWAY PARK DESIGN REVIEW COMMITTEE APPROVAL.



**Tower Configuration No. 3 - All Steel Design**

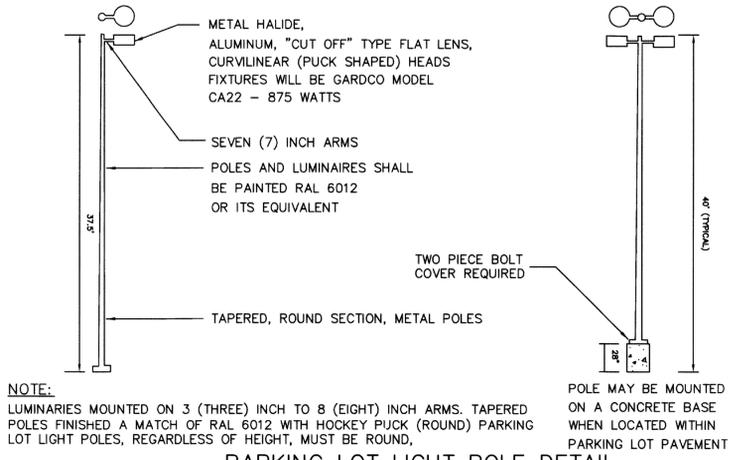
Three piece All Steel tower that is base plated for anchor bolt installation. Bottom conduit opening and top hand hole opening included. Step attachments welded to the steel shaft all along its length. All step attachments are removable.

Base Section Length	39.75'
Base Section Tip Diameter	44.51"
Base Section Butt Diameter	58.87"
Base Section Thickness	0.375"
Base Plate (approximate)	72" O.D x 54" I.D x 3.0" T 12 - 2 1/4" Bolts on a 66" BC
Mid Section Length	39.75'
Mid Section Tip Diameter	45.57"
Mid Section Butt Diameter	34.94"
Mid Section Thickness	0.3125"
Base to mid Slip Length	~ 6'
Top Section Length	50.67'
Top Section Tip Diameter	24.50"
Top Section Butt Diameter	35.76"
Top Section Thickness	0.25"
Mid to Top Slip Length	~ 4'
Above ground length	120'
Ground line Diameter	58.87"
Outside Flange	0.400"/ft
Total Tower Weight	23,000 lbs

**Tower Configuration No. 1 Results**

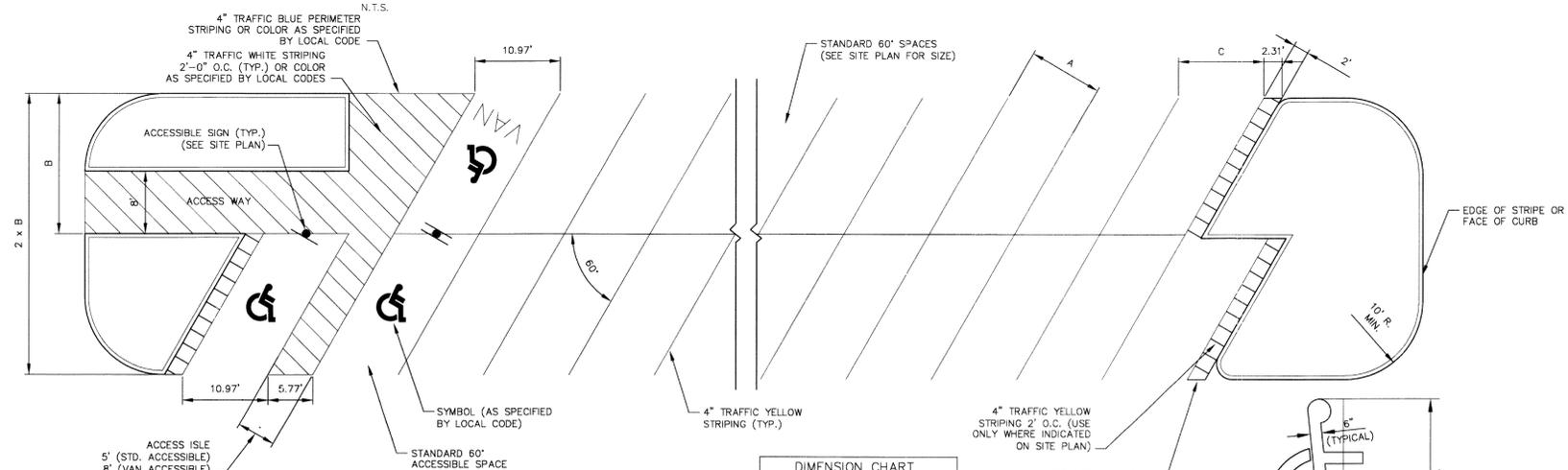
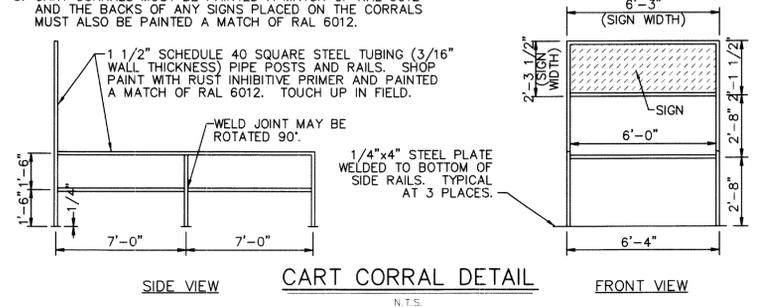
Deflection	Load Case No. 1 - Survival	31.94"
	Load Case No. 2 - Operating	13.5"
	Load Case No. 3 - Upset	28.94"
<b>Estimated Natural Frequency</b>		
Mode 1	0.8 Hertz	
Mode 2	3.5 Hertz	

Specifications for 120 foot monopole for BWC XL-50 Wind Turbine



**NOTE:**  
 LUMINAIRES MOUNTED ON 3 (THREE) INCH TO 8 (EIGHT) INCH ARMS. TAPERED POLES FINISHED A MATCH OF RAL 6012 WITH HOCKEY PUCK (ROUND) PARKING LOT LIGHT POLES, REGARDLESS OF HEIGHT, MUST BE ROUND.

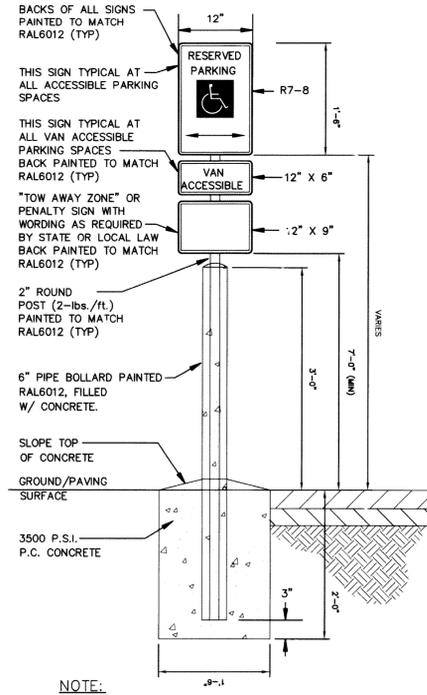
- NOTES:**
- ALL PIPE MATERIAL SHALL BE ASA SCHEDULE 40 STANDARD STEEL TUBING.
  - ALL STEEL PLATE MATERIAL SHALL BE ASTM A-36.
  - ALL WELDED CONNECTIONS SHALL BE FULL PENETRATION WELDS.
  - WAL-MART SHALL PROVIDE ALL MATERIALS AND CONTRACTOR SHALL ASSEMBLE AND INSTALL.
  - CART CORRALS MUST BE PAINTED A MATCH OF RAL 6012 AND THE BACKS OF ANY SIGNS PLACED ON THE CORRALS MUST ALSO BE PAINTED A MATCH OF RAL 6012.



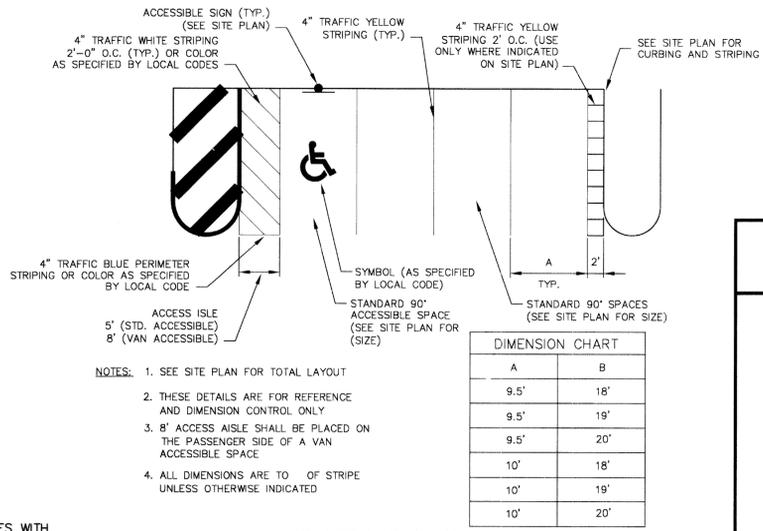
A	B	C	D*	E*
9.5'	18'	10.97'	10.39'	30.05'
10'	18'	11.55'	10.39'	30.05'
9.5'	19'	10.97'	10.97'	31.20'
10'	19'	11.55'	10.97'	31.20'
9.5'	20'	10.97'	11.55'	32.36'
10'	20'	11.55'	11.55'	32.36'

\* = MINIMUM DIMENSION

- NOTES:**
- SEE SITE PLAN FOR TOTAL LAYOUT
  - THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
  - 8' ACCESS AISLE SHALL BE PLACED ON THE PASSENGER SIDE OF A VAN ACCESSIBLE SPACE
  - ALL DIMENSIONS ARE TO C OF STRIPE UNLESS OTHERWISE INDICATED

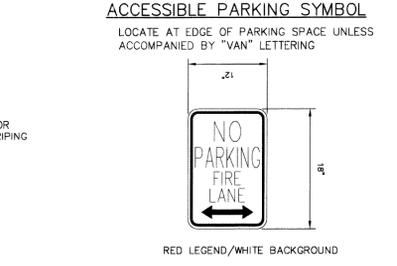


**NOTE:**  
 ALL SITE SIGNAGE ARE TO BE MOUNTED ON ROUND 2" POLES WITH THE POLES AND SIGN BACKS PAINTED A MATCH OF RAL 6012.



A	B
9.5'	18'
9.5'	19'
9.5'	20'
10'	18'
10'	19'
10'	20'

- NOTES:**
- SEE SITE PLAN FOR TOTAL LAYOUT
  - THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
  - 8' ACCESS AISLE SHALL BE PLACED ON THE PASSENGER SIDE OF A VAN ACCESSIBLE SPACE
  - ALL DIMENSIONS ARE TO C OF STRIPE UNLESS OTHERWISE INDICATED



**AMENDMENTS**

No.	Date	Revisions	App.

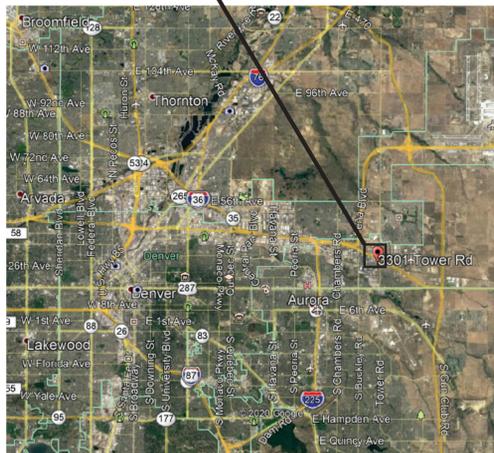


# CONSTRUCTION PLANS FOR FLITE BANKING CENTERS, LLC.

## ADDITION OF ATM DRIVE-UP IN EXISTING WALMART #5334 PARKING LOT

3301 TOWER RD  
AURORA, CO 80011

PROJECT  
SITE



VICINITY MAP  
GOOGLE MAPS ©



**DATA BLOCK**

LAND AREA WITHIN PROPERTY LINES	1383 S.F.
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	17'
TOTAL BUILDING COVERAGE AND GFA	96 S.F.
HARD SURFACE AREA	1,383 S.F.
LANDSCAPE AREA	N/A
SIDEWALKS AND PATIOS	N/A
PRESENT ZONING CLASSIFICATION	MU-C
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	80 S.F.
PROPOSED TOTAL SIGN AREA	26.08 S.F.
PROPOSED NUMBER OF SIGNS	1
PROPOSED MONUMENT SIGN	0
PROPOSED MONUMENT SIGN AREA	0
PARKING SPACES REQUIRED	N/A
PARKING SPACES PROVIDED	N/A
ACCESSIBLE SPACES REQUIRED	N/A
ACCESSIBLE PACES PROVIDED	N/A
LOADING SPACES REQUIRED	N/A
LOADING SPACES PROVIDED	N/A



**INDEX OF DRAWINGS:**

**SITE PLAN DRAWING:**

- TITLE SHEET
- SITE LOCATION
- SITE SURVEY
- EXISTING / DEMO SITE PLAN
- SITE / PIER PLAN
- ATM / BOLLARD LAYOUT PLAN
- PHOTOMETRIC PLAN

**PROJECT INFORMATION**

**SCOPE OF WORK:** ADDITION OF A SINGLE ATM LANE DRIVE-UP IN AN EXISTING PARKING LOT

**LEGAL DESCRIPTION:** SUB:GATEWAY PARK IV EAST FILING NO 5 BLK:1 LOT:4

PROJECT  
LOCATION

3301 TOWER RD  
AURORA, CO 80011



FLITE BANKING CENTERS, LLC.  
8955 KATY FREEWAY  
SUITE 107  
HOUSTON, TX 77024  
PH: (281) 886-3734

**REVISIONS**

NO.	DATE	DESCRIPTION
1	01/07/2021	INITIAL DESIGN
2	03/29/2021	LIGHT POLE DETAILS
3	04/07/2021	GENERAL REVISION

FLITE BANKING CENTERS, LLC.  
3301 TOWER RD  
AURORA, CO 80011

TITLE SHEET

PROJECT NO:  
DATE: DECEMBER 07, 2020  
DRAWN BY: T.T  
CHECKED BY: J.D.G

SHEET  
**A0.0**  
SHEET 1 OF 7

2003-6014-08

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FLITE BANKING CENTERS, LLC.  
 8955 KATY FREEWAY  
 SUITE 107  
 HOUSTON, TX 77024  
 PH: (281) 886-3734

REVISIONS

NO.	DATE	DESCRIPTION
1	01/07/2021	INITIAL DESIGN
2	03/29/2021	LIGHT POLE DETAILS
3	04/07/2021	GENERAL REVISION

FLITE BANKING CENTERS, LLC.  
 3301 TOWER RD  
 AURORA, CO 80011

SITE LOCATION

PROJECT NO:  
 DATE: DECEMBER 08, 2020  
 DRAWN BY: T.T  
 CHECKED BY: J.D.G

SHEET  
**A1.0**  
 SHEET 2 OF 7

2003-6014-08



1 SITE LOCATION  
 A1.0 SCALE: N.T.S



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FLITE BANKING CENTERS, LLC.  
8955 KATY FREEWAY  
SUITE 107  
HOUSTON, TX 77024  
PH: (281) 886-3734

REVISIONS

NO.	DATE	DESCRIPTION
1	01/07/2021	INITIAL DESIGN
2	03/29/2021	LIGHT POLE DETAILS
3	04/07/2021	GENERAL REVISION

FLITE BANKING CENTERS, LLC.  
3301 TOWER RD  
AURORA, CO 80011

SITE SURVEY

**STANDARD CANOPY V2**

GRAPHICS SCHEDULE

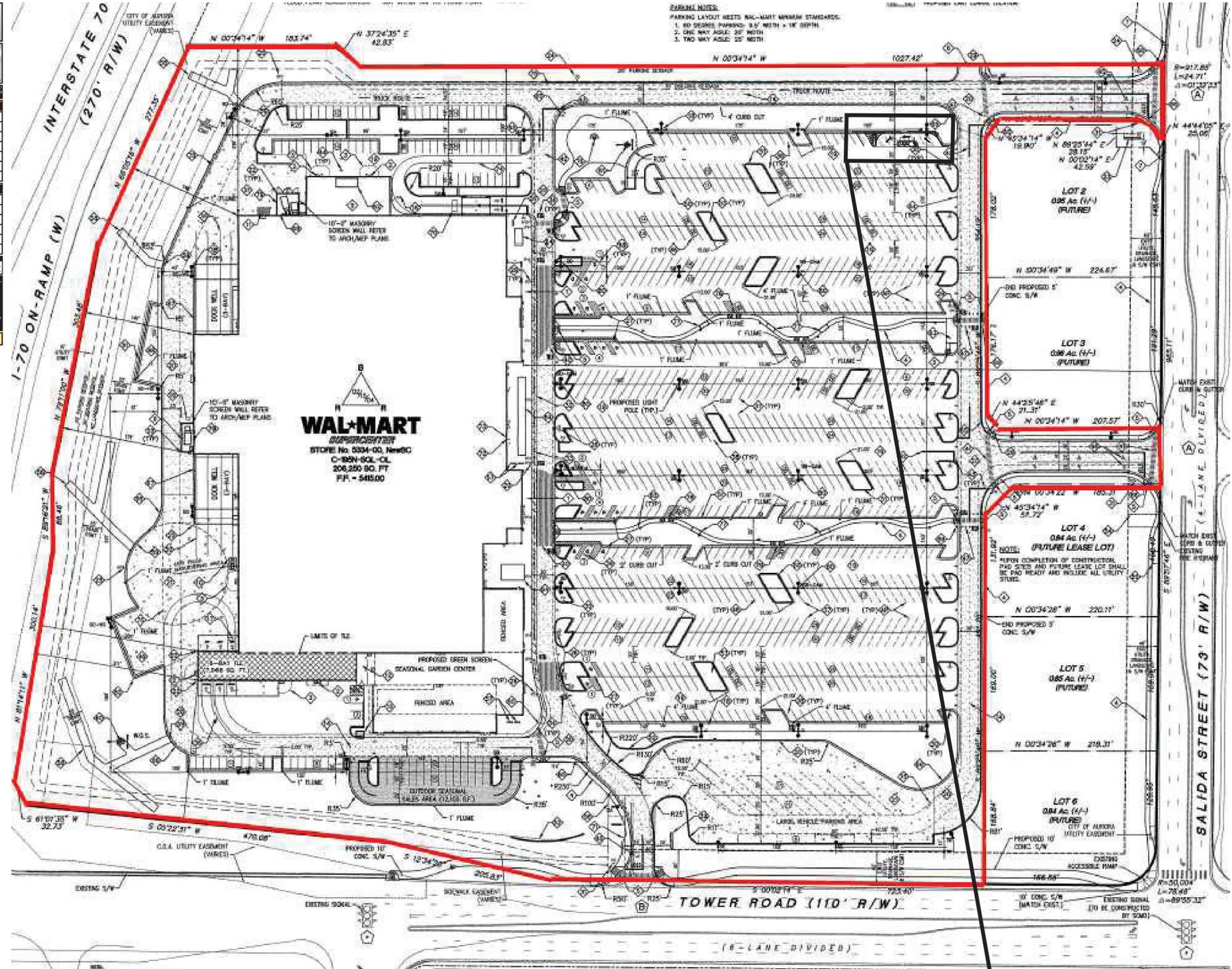
ITEM	DESCRIPTION	QTY	SIZE	AREA
1	PUSH-THRU ACRYLIC	2	14'2" X 24'4"	7,188 SQFT
2	REFLECTIVE VINYL	4	40' X 4'	1,111 SQFT
3	REFLECTIVE VINYL	2	37' X 9'	1,284 SQFT
4	7" CH LENS	1	20' X 96.5'	7,847 SQFT
5	PUSH-THRU ACRYLIC	2	50' X 17'	5,902 SQFT
6	ACRYLIC PIN TO VINYL	2	33.5' X 12'	2,791 SQFT

COLOR SCHEDULE

- PANTONE 1907 C / 3M 3630-03 CARDINAL RED
- PANTONE BLACK C / 3M 1725-12 BLACK

NOTE: DIMENSIONS ARE ONLY ACCURATE WHEN PRINTED ON 11" X 17" PAPER AT FULL SCALE. CLIENT APPROVAL DATE: LANDLORD APPROVAL DATE: SCALE: 1/4"

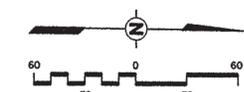
FLITE  
Accent  
SHEET 1.0



**PARKING INFORMATION AND RATIO**

	EXISTING	UPDATED
PARKING SPACES	1,057	1,049
HANDICAP	23	23
TOTAL	1,080	1,072
WALMART SQ/FT	206,250	206,250
PARKING RATIO	5.24	5.20

2 SITE SURVEY - EXISTING  
A1.1 SCALE: N.T.S



**PARKING DATA**

WAL-MART  
STANDARD SPACES  
ACCESSIBLE SPACES  
VAN ACCESSIBLE SPACES  
LARGE VEHICLE SPACES  
CART CORRALS  
TOTAL PARKING  
TOTAL SITE RATIO  
CODE REQUIRED PARKING  
(4.00 SP/1000 SF TOTAL SALES AREA)

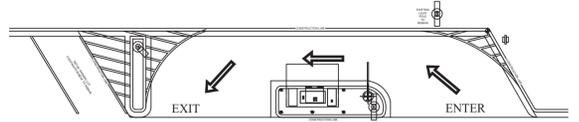
206,250 S.F.  
1,002 SPACES  
19 SPACES  
4 SPACES  
28 SPACES  
(27) SPACES  
1,080 SPACES  
5.23/1,000 S.F.  
825 SPACES

**PARKING NOTES:**  
PARKING LAYOUT MEETS WAL-MART MINIMUM STANDARDS.  
1. 80 DEGREE PARKING: 9.5' WIDTH X 18' DEPTH.  
2. ONE WAY AISLE: 20' WIDTH  
3. TWO WAY AISLE: 25' WIDTH

**LEGEND**

- 206,250 S.F.
- 1,002 SPACES
- 19 SPACES
- 4 SPACES
- 28 SPACES
- (27) SPACES
- 1,080 SPACES
- 5.23/1,000 S.F.
- 825 SPACES
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT
- HEAVY DUTY CONCRETE
- PERVIOUS PAVEMENT
- OUTDOOR SEASONAL SALES AREA
- # OF PROPOSED PARKING SPACES
- PROPOSED CART CORRAL LOCATION

**PROJECT SITE**



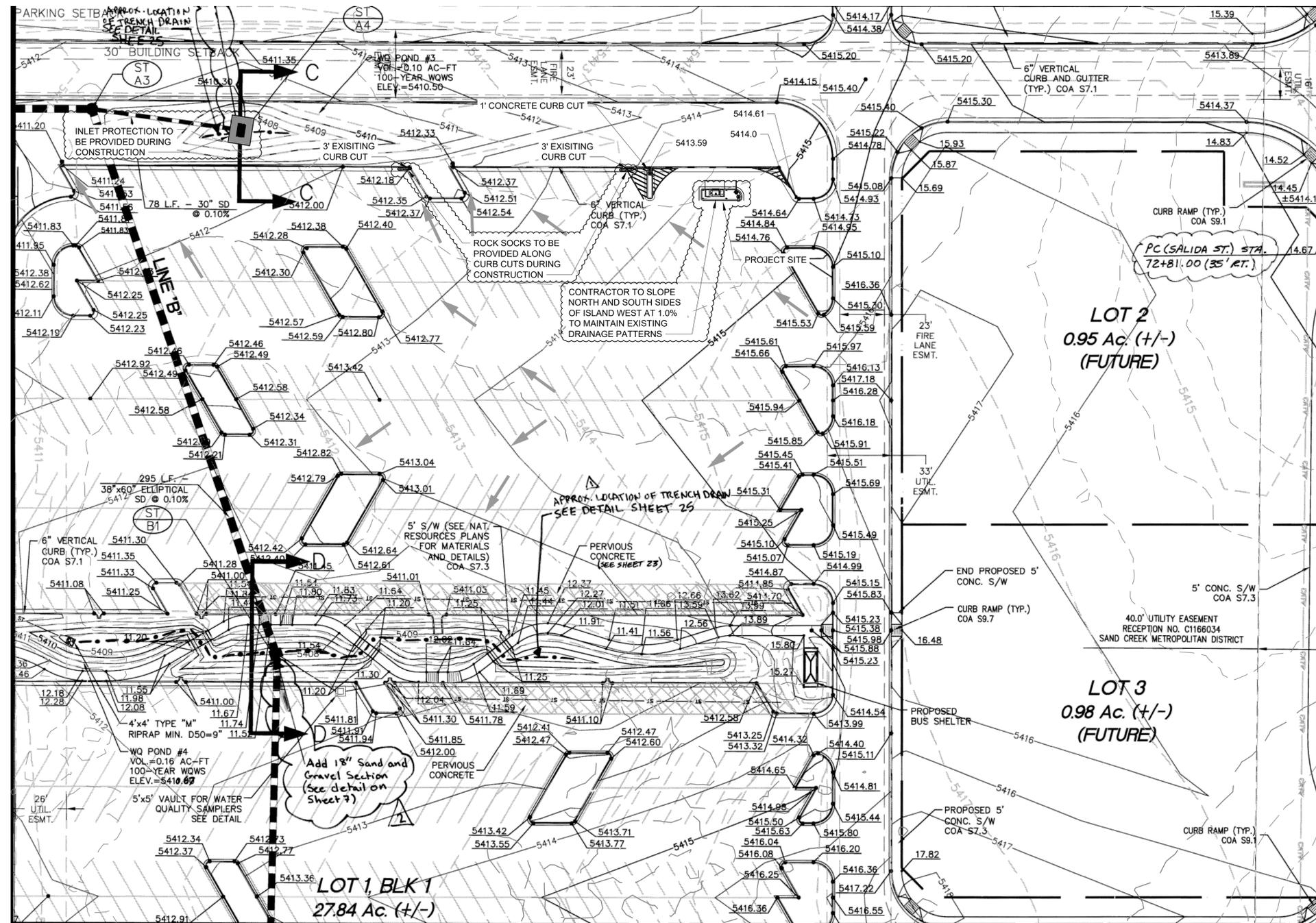
1 PROPOSED SITE PLAN  
A1.1 SCALE: N.T.S

2003-6014-08

SHEET  
**A1.1**  
SHEET 3 OF 7

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**LEGEND**

FLOW ARROW →

EXISTING WALMART CONTOURS — 5410 —

**Kimley»Horn**

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 Main: 303.228.2300 | www.kimley-horn.com  
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**FLITE BANKING CENTERS, LLC**  
**3301 TOWER RD**  
 AURORA, CO 80011

**DRAFT**  
**PRELIMINARY**  
**PLANS**  
 FOR REVIEW ONLY

NO.	DATE	BY	REVISIONS
1	11/04/2021	MMR	INITIAL PLAN CREATION
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: DNP  
 DRAWN BY: MMR  
 CHECKED BY: DNP  
 DATE: 11/04/2021  
 KIMLEY-HORN PROJECT NO. 196235011

**DISCLAIMER**

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND FLITE BANKING CENTERS DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND FLITE BANKING CENTERS OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH FLITE BANKING CENTERS PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

GRAPHIC SCALE IN FEET  
 0 15 30 60

2003-6014-08

NORTH

SHEET NUMBER  
 GP

- NOTES**
- STRIPING ON ALL CURBS, PAVEMENT, AND TRAFFIC ARROWS SHALL BE PAINTED WHITE.
  - LETTERING "ENTER" AND "EXIT" SHALL BE PAINTED WHITE.
  - CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
  - CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION TO EXISTING GRADES.
- GRADING NOTES**
- DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
  - WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDING AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
  - THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
  - SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT.
  - THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN. THE CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
  - STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCKPILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
  - CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
  - MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
  - PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
  - DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSE.

