

# AMENDED SITE PLAN SUBMITTAL FOR: A PART OF ABILENE MARKET - PHASE I COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
 LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
 SITUATED IN THE NW 1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
 CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO  
 SHEET 1 OF 6  
 COVER SHEET

ADVANCED DEVELOPERS L.L.C.  
 100 PARK AVENUE BUILDING #1200  
 OKLAHOMA CITY, OK 73102

% SHARON KAMEN  
 106 S. UNIVERSITY BLVD. #20  
 DENVER, CO 80209  
 303-689-0345

*Sharon Kamen* 3/1/06  
 OWNER & DEVELOPER DATE

GEORGE E SMITH, ARCHITECT  
 1721 MONACO PARKWAY  
 DENVER, CO 80220  
 303-321-7475

*George E. Smith Jr.* 2/9/06  
 PROJECT ARCHITECT DATE

JOHNSON ENGINEERING - LAND SURVEYOR  
 7550 W YALE AVENUE #B-200  
 DENVER, CO 80229  
 CONTACT: GARY HARVEY  
 303-969-9001

*Gary Harvey* 2/9/2006  
 SURVEYOR DATE

**SIGNATURE BLOCK:**

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, 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, *Nicholas V. Duncan* HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 8th DAY OF Feb. AD, 2006  
 PARCEL E, LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING, FIRST FILING, AMENDED  
 BY: ADVANCED DEVELOPERS, LLC  
 BY: *Nicholas V. Duncan*, Manager

NOTARIAL: OKLAHOMA  
 STATE OF COLORADO  
 COUNTY OF OKLAHOMA  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF Feb. 2006 AD  
 BY *Nicholas V. Duncan*, Manager ADVANCED DEVELOPERS, LLC  
 WITNESS MY HAND AND OFFICIAL SEAL  
*Michelle R. Martini* (NOTARY PUBLIC)  
 NOTARY SEAL MY COMMISSION EXPIRES 6-2-06

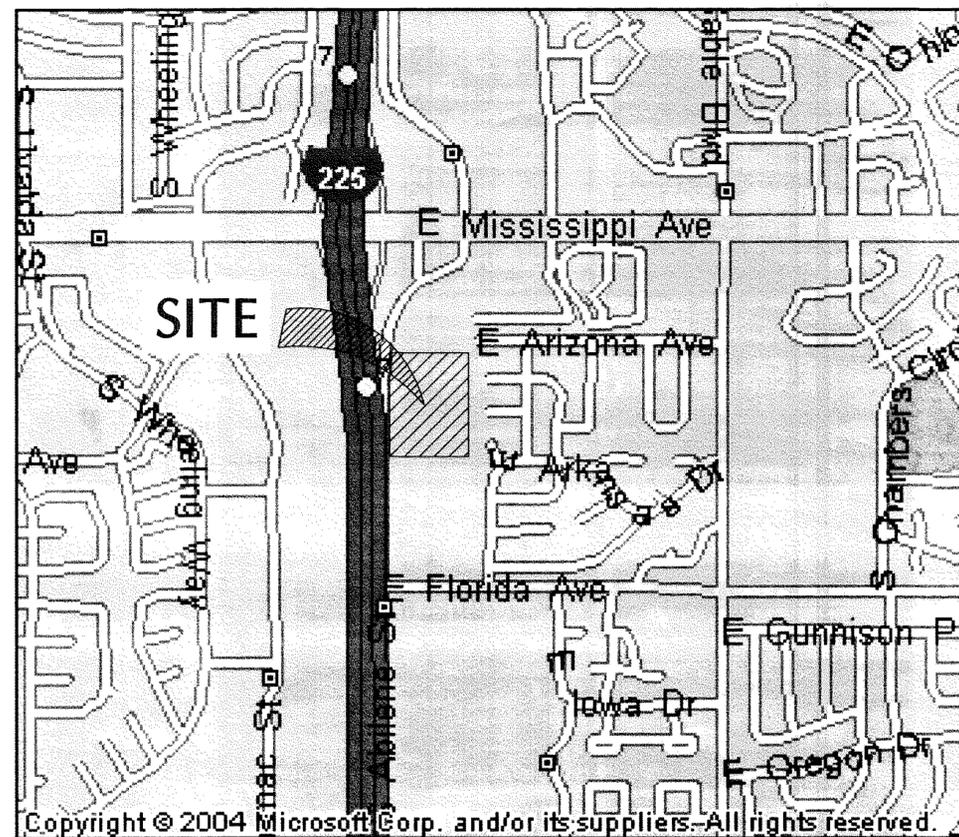
CITY OF AURORA APPROVALS  
 CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

RECORDERS CERTIFICATE:  
 ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_  
 COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2005  
 CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

LEGAL DESCRIPTION: A PART OF  
 LOT 1, BLOCK 1, "COMMUNITY SHOPPING SUBDIVISION" FILING NO. 5

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VICINITY MAP  
 SCALE: N.T.S.



DO NOT SCALE THE DRAWINGS.  
 Request verification of dimensions from the Architect as required.  
 The Designer/Consultant shall defend against all claims for damages arising out of or from any errors and omissions in the Architect's drawings.  
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George E. Smith Jr.  
 architect  
 1721 Monaco Parkway  
 Denver, Colorado 80220  
 (303) 321-7475

ABILENE MARKET  
 COMMERCIAL  
 1250 -1284 S. Abilene Street  
 AURORA, COLORADO 80012

SHEET DESCRIPTION	COVER SHEET
PROJ. #	
REVISIONS	
DATE	July 6, 2005
DRAWN BY	KAW
SHEET NUMBER	1

AMENDED SITE PLAN SUBMITTAL FOR:  
A PART OF ABILENE MARKET – PHASE I  
**COMMUNITY SHOPPING CENTER**

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW 1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 2 OF 6  
GENERAL NOTES & SITE DATA

**GENERAL NOTES:**

1. 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.
2. ALL SIGNS MUST CONFORM TO THE APPROVED GDP / PFP.
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, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 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 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
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 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 SHALL BE INSTALLED PRIOR TO ISSUANCE OR CERTIFICATE OF OCCUPANCY.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHT-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGN AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THESE EASEMENTS OR RIGHT-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.
8. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
9. NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRICTED 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 OR CHANGE IN THE SURFACE 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.
10. 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 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.

11. ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY.
12. THE VENDOR OF A FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 41-833(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY.
13. SITE PLAN ADMINISTRATIVE REVIEW AND APPROVAL PROCEDURES ARE AS STIPULATED IN THE APPROVED GDP / PDP AND IDENTIFIED ON THE COVER SHEET NOTE TITLED "SITE PLAN APPROVAL PROCEDURES".
14. ROOF-MOUNTED EQUIPMENT SCREENING: ONLY ALL NEW 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 ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, ROOF OVERHANGS, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.

16. All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient. 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.

DESCRIPTION / CATAGORY:	NUMBER:
LOT AREA – ACRES:	8.63 ACRES
LOT AREA – SQ. FT.	375,924 S.F.
GFA	110,849 S.F.
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
MAXIMUM BUILDING HEIGHT	25
TOTAL BUILDING COVERAGE	110,849 S.F.
HARD SURFACE AREA	238,183 S.F.
LANDSCAPE AREA (PER 41-16 CITY CODE)	26,888 S.F.
PRESENT ZONING CLASSIFICATION	B-1
PROPOSED USES	RETAIL
PERMITTED MAXIMUM SIGN AREA **	
TYPE OF SIGN **	SITE MONUMENT SIGN & BUILDING TENANT WALL SIGNS
LOADING SPACES PROVIDED	5
PARKING SPACES PROVIDED (TOTAL)	446
PARKING SPADED REQUIRED * (TOTAL)	444
HANDICAP SPACES REQUIRED	9
HANDICAP SPACES PROVIDED	11

\* PARKING SPACES REQUIRED CALCULATED AT 4 SPACES / 1,000 S.F.  
\*\* PART OF THE PROPOSED UNIFIED SIGN PLAN – ABILENE MARKET

DO NOT SCALE THE DRAWINGS  
 Require the location of easements from the  
 The Owner/Contractor shall check and verify all  
 levels, setbacks and dimensions and shall report  
 any and all errors immediately.  
 This drawing is to be used in conjunction with  
 the approved site plan and shall not be used for  
 construction drawings that may be approved  
 by the City of Aurora.  
 Architect and shall not be reproduced without the  
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**ABILENE MARKET  
COMMERCIAL**  
 1250 -1284 S. Abilene Street  
 AURORA, COLORADO 80012

SHEET DESCRIPTION	GENERAL NOTES & SITE PLAN
PROJ. #	
REVISIONS	
DATE	July 6, 2005
DRAWN BY	KAW
SHEET NUMBER	2

AMENDED SITE PLAN SUBMITTAL FOR:  
A PART OF ABILENE MARKET - PHASE I

# COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW 1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 3 OF 6  
SITE & LANDSCAPE PLAN

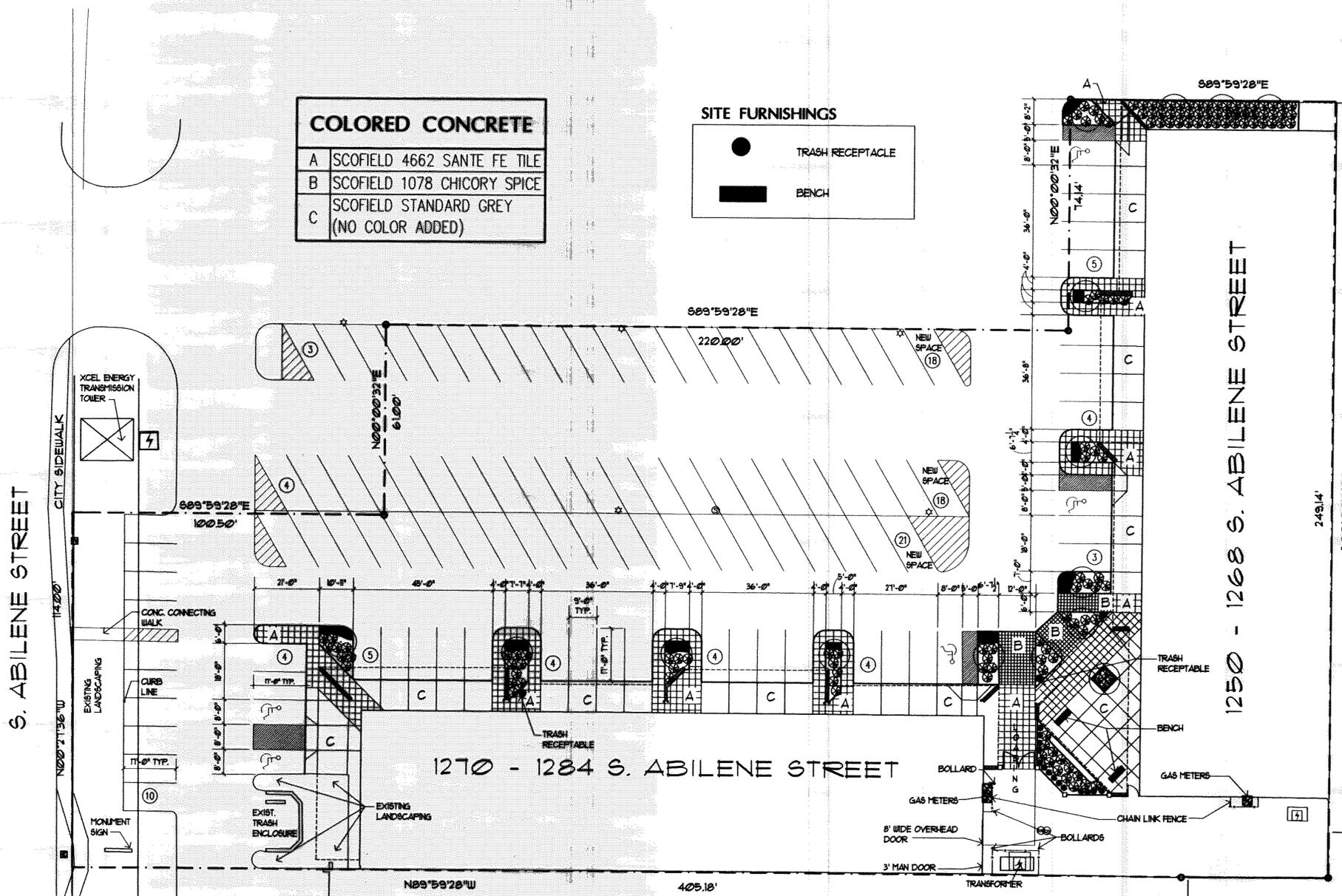
**MATERIALS:** Color to be Dark Gray  
Seat Straps  
1/4" x 1-1/2" Steel Flat Bar  
Pipe Supports  
1.315" I.D. x 0.133" Wall Schedule 40  
Steel Pipe  
Seat Support  
1/4" x 1/2" Steel Flat Bar  
End Units  
1" x 1" Square Steel Bar  
Surface Mount Plates  
1-1/2" x 3-1/2" x 1/4" Steel Plate With  
#9/16" Holes  
Mounted With Four (4), Customer Supplied,  
#1/2" x 4-5" Stainless Steel Anchor Bolts

DR. LFK DATE 03/23/01 TITLE MCI03-12 (P)  
MATERIALS SEE MATERIALS LIST MANCHESTER ARCH BACKED BENCH

**MATERIALS:** Color to be Dark Gray  
Vertical Straps  
5/16" x 1-1/2" Steel Flat Bar  
Top Ring  
#5/8" Steel Round Bar  
Strap Rings  
1/4" x 1-1/2" Steel Flat Bar  
40 Gallon Rigid Plastic Liner (Included)  
Lid  
#22-3/8" x .083" Wall Steel Lid

**BASE SUPPORT MATERIALS:**  
Cross Supports  
1/2" x 1" Steel Flat Bar  
Surface Mount Plates  
1-1/2" x 3" x 1/4" Steel Flat Mounting Plates  
With #9/16" Holes  
Mounted With Three (3), Customer Supplied,  
#1/2" x 4-5" Stainless Steel Anchor Bolts

DR. LFK DATE 03/23/01 TITLE MC402-FT (P)  
MATERIALS SEE MATERIALS LIST MANCHESTER TRASH RECEPTACLE FLAT TOP



DO NOT SCALE THE DRAWING. Project verification of dimensions from the drawing is required. The architect is not responsible for any errors or omissions in the drawing. The drawing is to be used in consultation with the engineer and other professionals. The architect is not responsible for any errors or omissions in the drawing. The architect is not responsible for any errors or omissions in the drawing.

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(303) 321-7178

**ABILENE MARKET COMMERCIAL**  
1250 - 1284 S. Abilene Street  
AURORA, COLORADO 80012

SHEET DESCRIPTION  
SITE & LANDSCAPE PLAN  
PROJ. #  
REVISIONS

DATE July 6, 2005  
DRAWN BY KAW  
SHEET NUMBER 3

**GENERAL LANDSCAPE PLAN NOTES:**

- SEED OR SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
- PLANT MATERIAL SHALL CONFORM TO THE PLAN LIST AND KEYS ON THE DRAWINGS, AND TO THE QUALITY STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1-1986. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED ON THE SCHEDULE.
- CONTRACTOR SHALL SLIGHTLY FIELD ADJUST PLANT LOCATIONS AND/OR SPACING AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS.
- ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACK FILLED WITH PREPARED BACK FILL MIX ON SITE; AND SHALL CONSIST OF: ONE PART TOPSOIL, ONE PART SOIL AMENDMENTS, AND ONE PART SOIL FROM EXCAVATED PLANTING PIT. TOPSOIL SHALL CONFORM TO ASTM D5268, PH RANGE OF 5.5 TO 7.0, MINIMUM OF 4 PERCENT ORGANIC MATERIAL, AND FREE OF STONES OR OTHER DELETERIOUS MATERIAL GREATER THAN 1" DIAMETER.
- PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION WITH A SLOW RELEASE GRANULAR COMMERCIAL TREE/SHRUB FERTILIZER AT THE RATE RECOMMENDED BY THE MANUFACTURER. FERTILIZER TO BE MIXED WITH THE BACK FILL MIXTURE SPECIFIED HEREIN DESCRIBED. FERTILIZER TABLETS ARE NOT ACCEPTABLE. PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT THE RECOMMENDATIONS PER THE MANUFACTURER'S INSTRUCTIONS. ALL PLANTING BEDS SHALL BE COVERED WITH WEED BARRIER TYPE FILTER FABRIC (IMPERVIOUS TYPE PLASTIC OR OTHER MEMBRANES IS NOT ACCEPTABLE), AND COVERED WITH 3" DEPTH OF SHREDDED OR COARSELY CHIPPED WOOD CHIPS.
- MULCH ALL PLANTING BEDS WITH DISEASE AND PEST FREE SHREDDED OR COARSELY CHIPPED WOOD CHIPS OF UNIFORM COLOR AND APPEARANCE TO 3" DEPTH AFTER THOROUGHLY WETTED AND MATTED DOWN. MULCH SHALL NOT CONTAIN PLANT WEED SEEDS UNDESIRABLE FOR PLANTER BED ESTABLISHMENT. BED EDGE SHALL BE COMMERCIAL TYPE POLY EDGING, SUCH AS MANUFACTURED BY OLY-OLA, "SUPER EDGE", 6" INCH DEPTH. INSTALL ALONG THE PERIMETER OF ALL PLANTER BEDS TO SEPARATE LAWNS AND/OR FLOWER AND/OR SHRUB BEDS FROM WOOD CHIP MULCH. EDGER SHALL HAVE SMOOTH, EVEN FLOWING CURVES OR ARCS AND LINES.
- PARKING LOT TREES SHALL HAVE A CLEAR CANOPY UNDERSTORY HEIGHT OF 6 FEET.
- TREES SHALL BE PLACED A MINIMUM OF 3 FEET FROM SIDEWALKS, CURBS OR FIRE HYDRANTS. ANY PLANTS OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
- LANDSCAPING SHALL COMPLY WITH ALL APPLICABLE ZONING AND DEVELOPMENT REGULATIONS AS SHOWN ON THE APPROVED PLANNING DOCUMENTS.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH OR AREA SHOWN FOR MAINTENANCE OR REPAIR EQUIPMENT ENTRY.

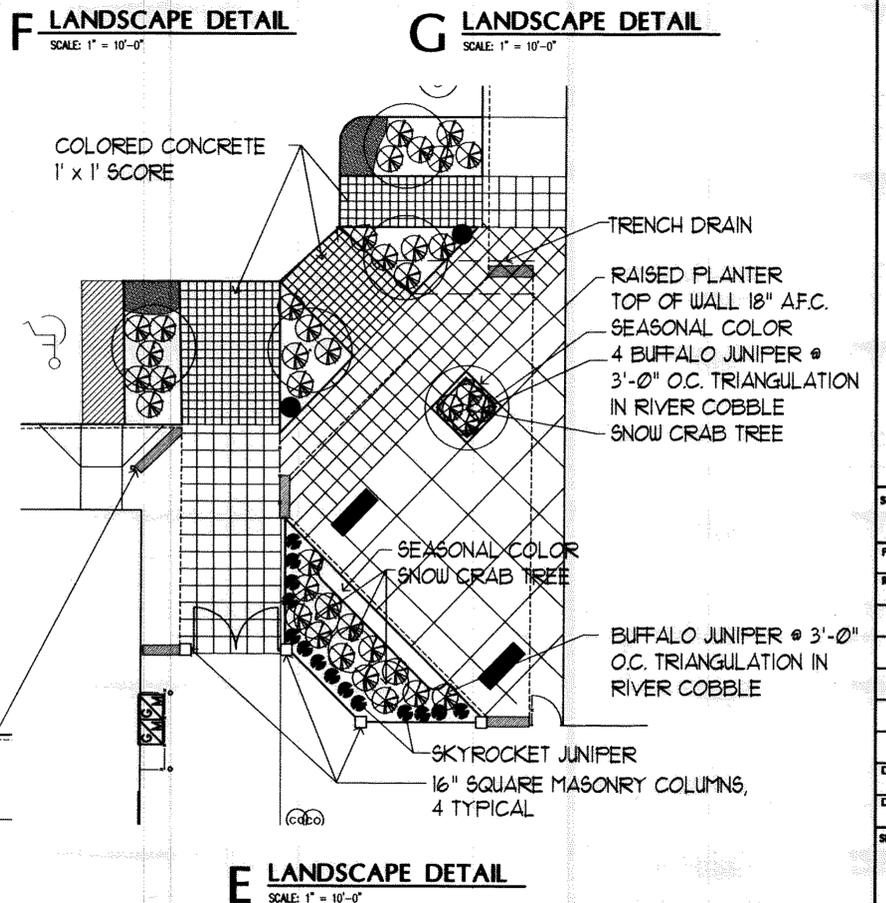
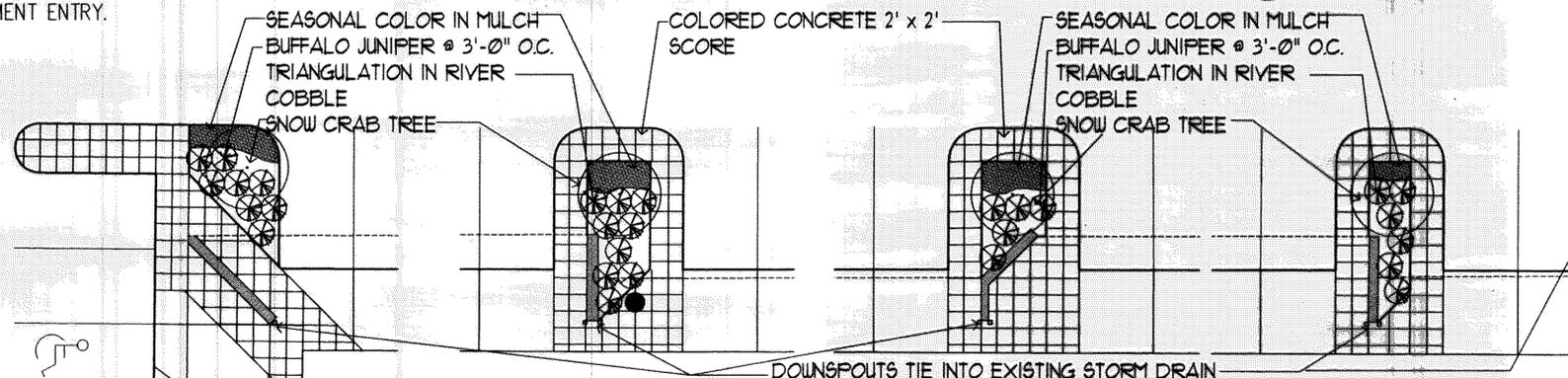
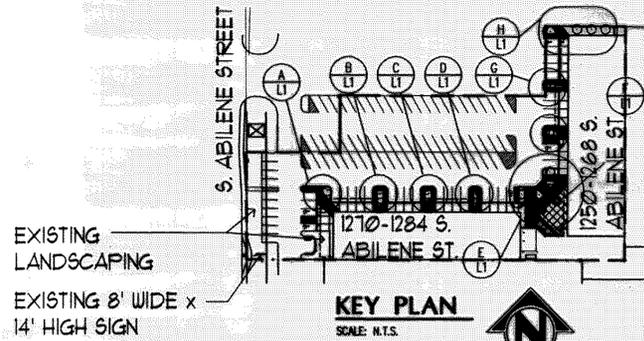
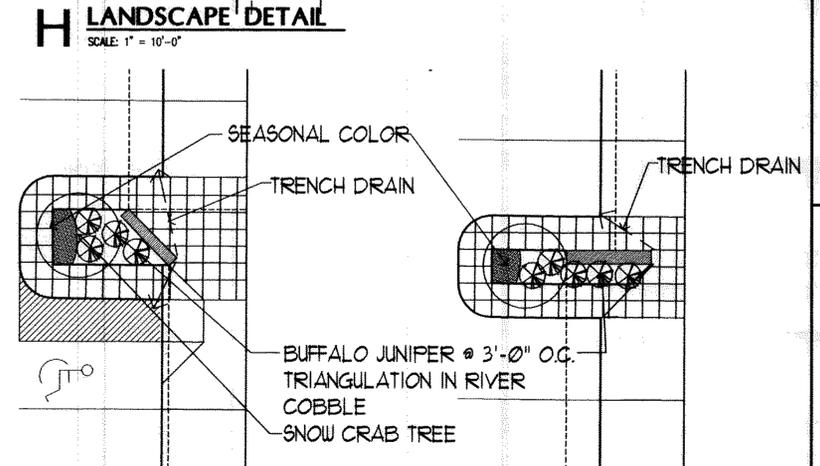
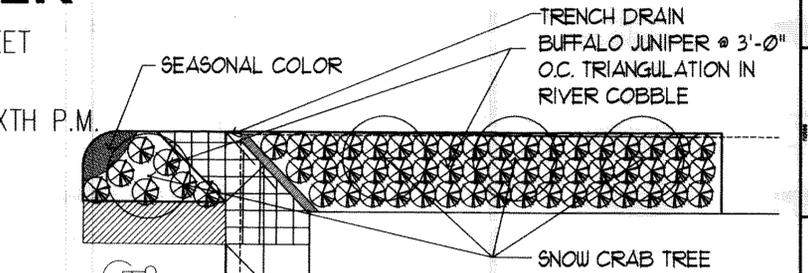
AMENDED SITE PLAN SUBMITTAL FOR:  
A PART OF ABILENE MARKET - PHASE I

# COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW 1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO  
SHEET 4 OF 6  
LANDSCAPE PLAN

- 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 WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN PRIOR TO ISSUANCE OF THE "CERTIFICATE OF OCCUPANCY".
- ALL LANDSCAPE AREAS AND PLANT MATERIALS SHALL BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THIS SYSTEM SHALL BE CONNECTED TO AUTOMATIC SHUT-OFF RAIN SENSORS.

LANDSCAPE LIST				
KEY SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	SIZE	REMARKS
	MALUS SPRING SNOW SPRING SNOW FLOWERING CRABAPPLE	18	2.5"Ø	
	JUNIPERUS VIRGINIANA SKYROCKET SKYROCKET UPRIGHT JUNIPER	14	6'	
	JUNIPERUS SABINO BUFFALO BUFFALO SPREADING JUNIPER	134	5 GAL.	



DO NOT SCALE THE DRAWINGS.  
Refer to the project specifications for the details of materials and construction.  
The Designer, Contractor and other parties shall be responsible for the accuracy of the information shown on this drawing.  
This drawing is to be used in conjunction with the approved site plan and other drawings.  
The drawings are the property of the Architect and shall not be reproduced without the written consent of the Architect.

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Denver, Colorado 80220  
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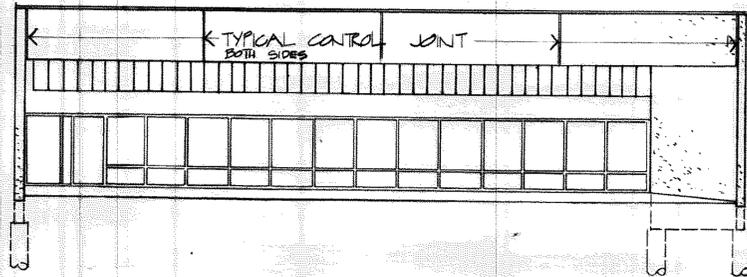
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SHEET DESCRIPTION  
LANDSCAPE PLAN  
PROJ. #  
REVISIONS  
DATE July 6, 2005  
DRAWN BY KAW  
SHEET NUMBER 4

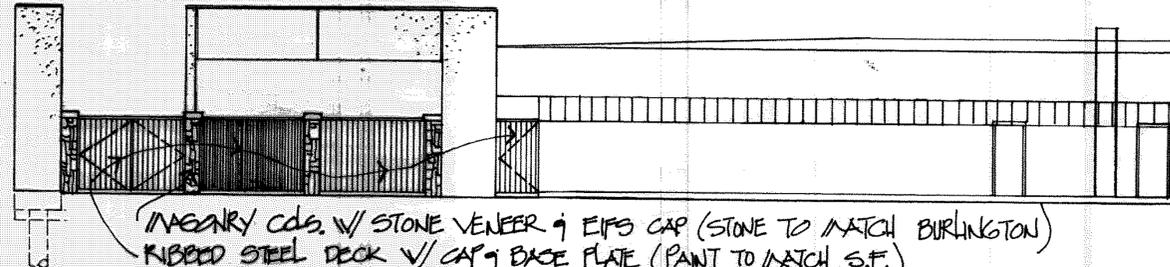
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A PART OF ABILENE MARKET - PHASE I

# COMMUNITY SHOPPING CENTER

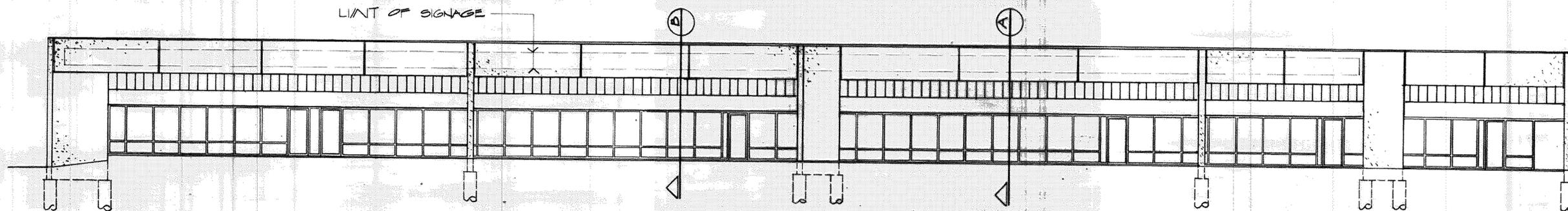
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CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO  
SHEET 5 OF 6  
COVER SHEET



NORTH ELEV. 'BLDG A'  
1/8" = 1'-0"



SOUTH ELEV. 'BLDG A'  
1/8" = 1'-0"



WEST ELEV. 'BLDG A'  
1/8" = 1'-0"

George E. Smith Jr.  
architect

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Denver, Colorado 80202  
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1250 - 1284 S. Abilene Street  
AURORA, COLORADO 80012

SHEET DESCRIPTION

COVER SHEET

PROJ. #

REVISIONS

DATE

July 6, 2005

DRAWN BY

KAW

SHEET NUMBER

5

COMMUNITY SHOPPING CENTER

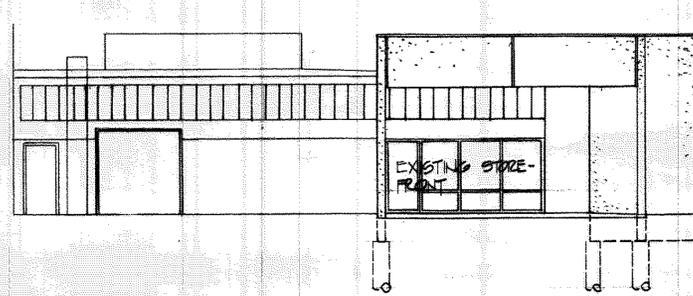
1993-6013-09

AMENDED SITE PLAN SUBMITTAL FOR:  
A PART OF ABILENE MARKET - PHASE I

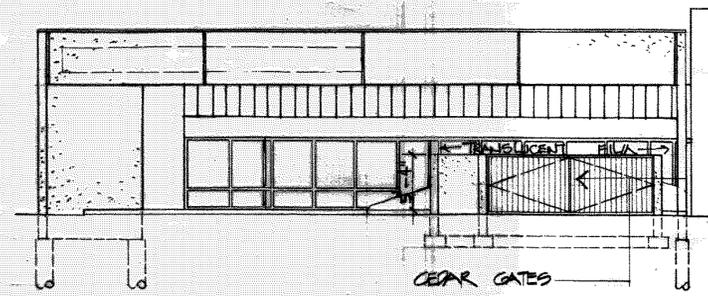
# COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW 1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

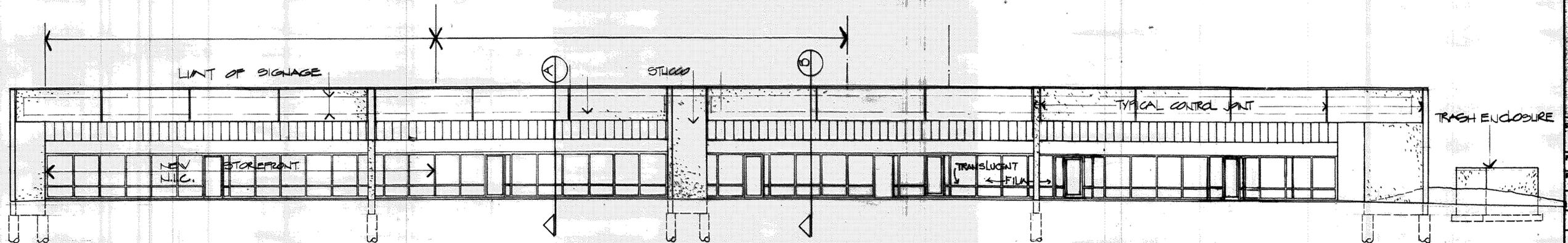
SHEET 6 OF 6  
COVER SHEET



EAST ELEV. 'BLDG B'  
1/8" = 1'-0"



WEST ELEV. 'BLDG B'  
1/8" = 1'-0"



NORTH ELEV. 'B BLDG'  
1/8" = 1'-0"

George E. Smith Jr.  
architect

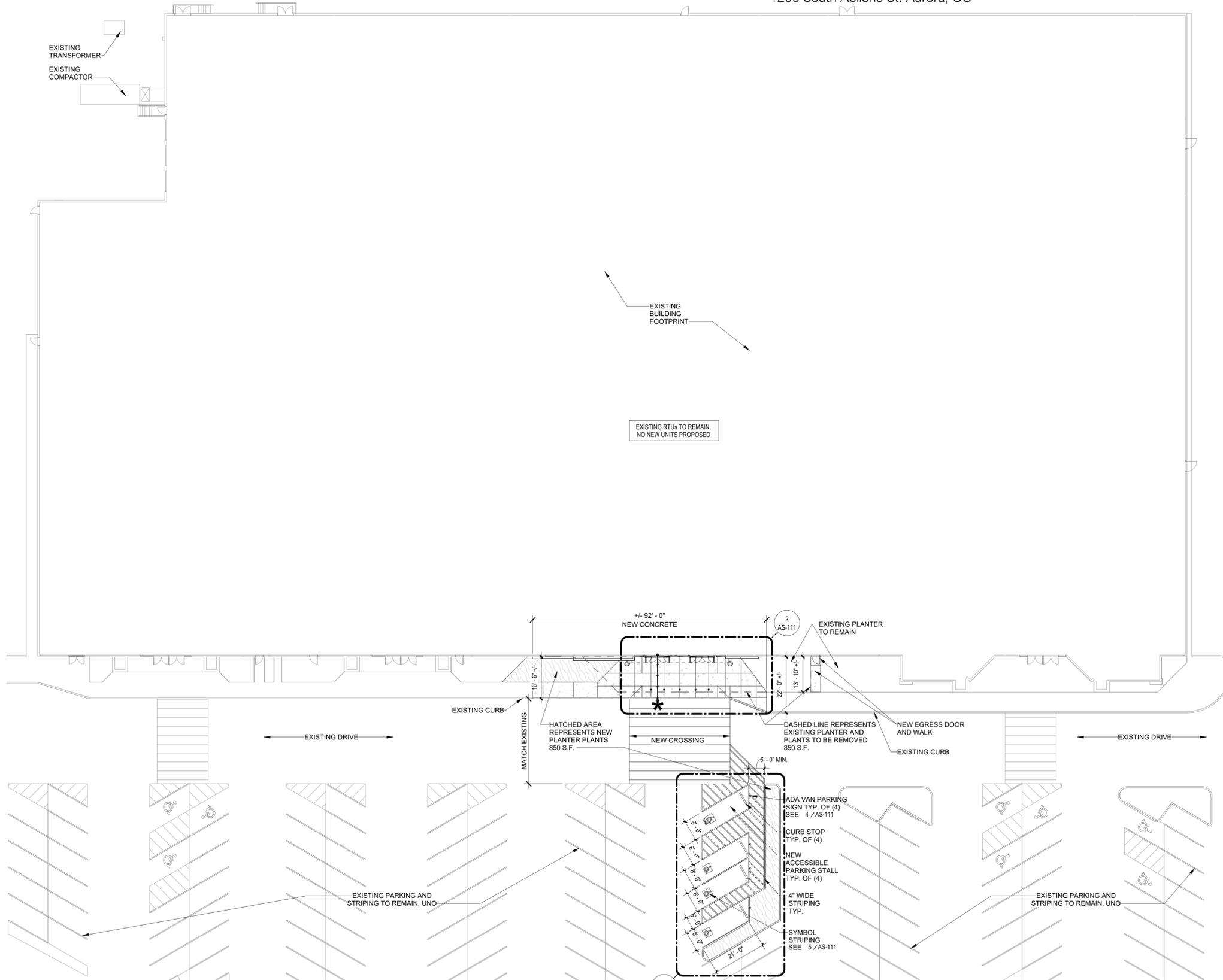
1721 Monaco Pkwy.  
Denver, Colorado 80220  
(303) 351-7478

ABILENE MARKET  
COMMERCIAL  
1250 -1284 S. Abilene Street  
AURORA, COLORADO 80012

PROJECT DESCRIPTION	COVER SHEET
PROJ. #	
REVISIONS	
DATE	July 6, 2005
DRAWN BY	KAW
SHEET NUMBER	6

# BURLINGTON AURORA

1200 South Abilene St. Aurora, CO



1 EXISTING PARKING COUNT MAP  
1" = 160'-0"

PARKING DATA	
TOTAL PARKING SPACES REQUIRED (110,849 SF/250):	444
REQUIRED ACCESSIBLE SPACES	9
STANDARD SPACES <b>EXISTING</b> :	445
ACCESSIBLE SPACES <b>EXISTING</b> :	9
TOTAL <b>EXISTING</b> PARKING SPACES:	454
STANDARD SPACES <b>PROPOSED</b> :	434
ACCESSIBLE SPACES <b>PROPOSED</b> :	11
TOTAL <b>PROPOSED</b> PARKING SPACES:	446

GRAPHIC LEGEND	
	PATH OF TRAVEL
	NEW PLANTING AREA
	REMOVED PLANTING AREA
	NEW SIDEWALK

1 AS-111  
DEMO PLAN

2 ACCESSIBLE PARKING PLAN  
1" = 20'-0"

K:\Rent\23042\_Burlington\_Aurora\_V24\_pwicket.vt 6/20/2024 1:33:14 PM

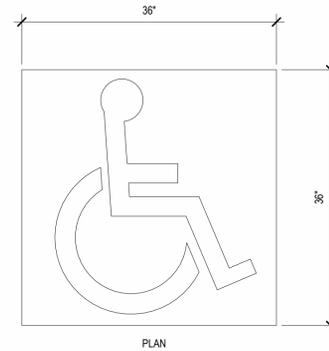
# BURLINGTON AURORA

1200 South Abilene St. Aurora, CO



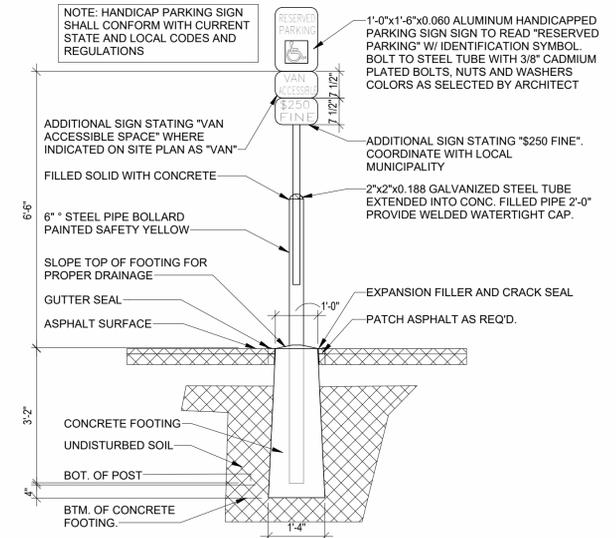
SIGN AREA INDICATED BY CROSSHATCH = 110.88 SF

6 SIGN AREA CALCULATION  
1/4" = 1'-0"

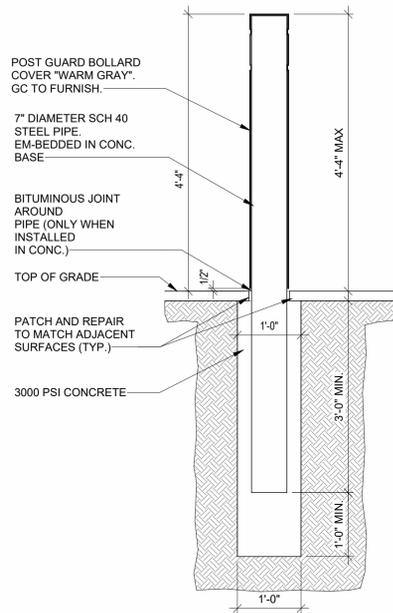


EMBLEM MUST BE LOCATED IN STALL SO THAT IS VISIBLE BY TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE (CENTERED AT ENTRANCE TO STALL RECOMMENDED.)

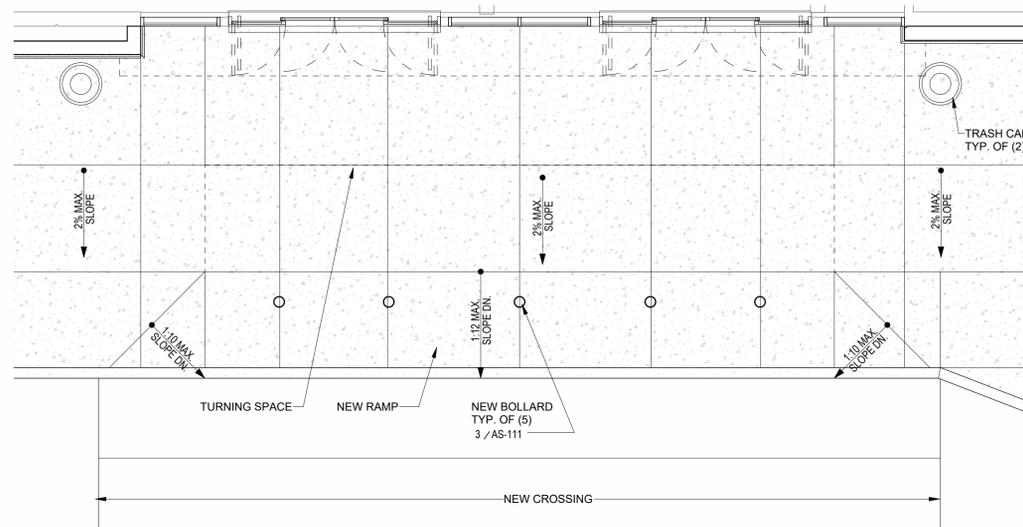
5 HC STRIPING  
NTS



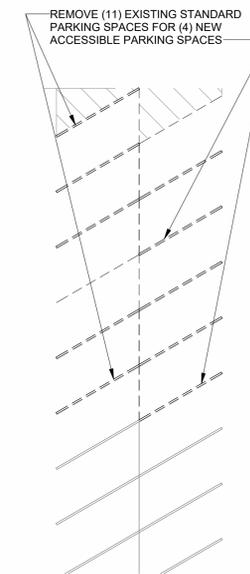
4 H.C. SIGN DETAIL  
NTS



3 BOLLARD DETAIL  
3/4" = 1'-0"



2 ACCESSIBLE RAMP  
1/4" = 1'-0"

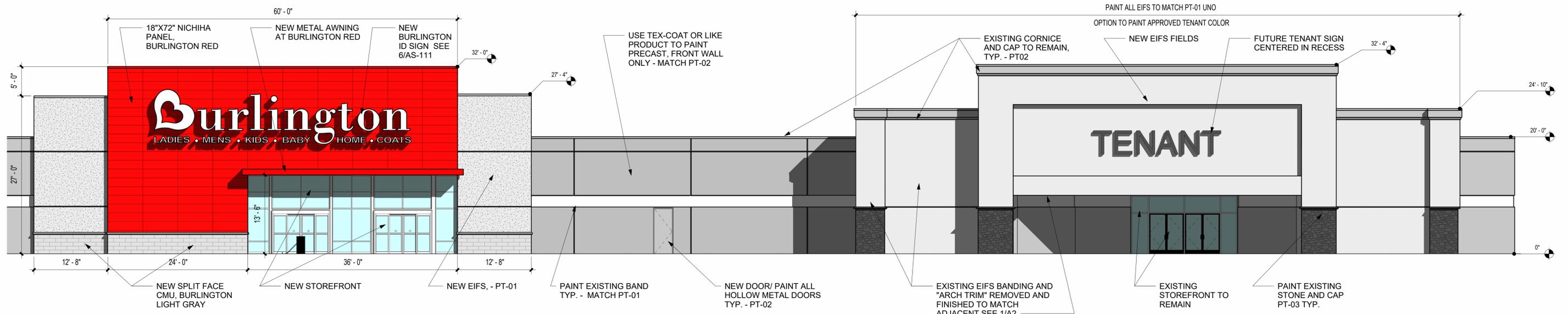


1 ACCESSIBLE PARKING DEMO PLAN  
1/16" = 1'-0"

# BURLINGTON AURORA

1200 South Abilene St. Aurora, CO

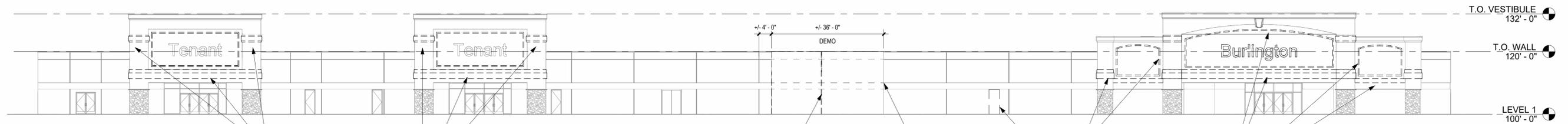
FINISH SCHEDULE			
	MATERIAL	HATCH	COLOR
NICH-1	NICHIHA		BURLINGTON RED
CMU	SPLIT-FACE CMU		NATURAL COLOR
PT-01	PAINT		PEARLY WHITE
PT-02	PAINT		MEDIUM GRAY
PT-03	PAINT		DARK GRAY



3 ENLARGED ELEVATION  
1/8" = 1'-0"



2 FRONT ELEVATION - PROPOSED  
1/16" = 1'-0"



1 FRONT ELEVATION - EXISTING  
1/16" = 1'-0"

REMOVE ALL EIFS BANDING SHOWN DASHED. PATCH REPAIR SURFACE TO MATCH ADJACENT FINISH

REMOVE PORTION OF EXISTING WALL TO RECEIVE NEW BURLINGTON ENTRANCE. OPTION TO CREATE TWO OPENINGS FOR DOOR PACKAGES OR ONE OPENING FOR NEW STOREFRONT

START DEMO AT EXISTING CONTROL JOINT

REMOVE EXISTING WALL FOR NEW DOOR

REMOVE ALL EIFS BANDING AND TRIM SHOWN DASHED. PATCH REPAIR SURFACE TO MATCH ADJACENT FINISH

REMOVE ALL EXISTING TENANT SIGNAGE. COORDINATE WITH OWNER, STORE AND REINSTALL SIGNS AS NECESSARY.

**BLACK HORN STUDIO, INC.**

Landscape Architecture & Planning  
2838 Umatilla Street  
Denver, Colorado 80211  
Tel. 303-689-0707 Fax. 303-771-0502  
E-Mail: Ralph@BlackHornRanch.com

**AMENDED SITE PLAN SUBMITTAL FOR:  
COMMUNITY SHOPPING CENTER**

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
SITUATED IN THE NW1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 1 OF 11  
COVER SHEET

**LEGAL DESCRIPTION:**

LOT 1, BLOCK 1, COMMUNITY SHOPPING CENTER SUBDIVISION FILING NO. 5

Mylar Change - 1-25-05  
Add "Baby Depot" and "Luxury Linens" signs. These are separate businesses within Burlington Coat Factory. See letter of explanation and sign details in file.  
Revise Sign Analysis Table  
Revise design of project ID sign to match Sign Type A, Abilene Market Unified Sign Plan  
File 2004-7004-00

1200 ABILENE GROUP, LLC  
C/O: ELKCO REAL ESTATE DEVELOPMENT  
1165 SOUTH PENNSYLVANIA STREET, SUITE 102  
DENVER, COLORADO, 80210  
CONTACT: STEPHEN F. ELKEN  
PHONE: (303) 778-0380

*Stephen F. Elken* 5/11/04  
OWNER & DEVELOPER DATE

BUCHANAN YONUSHENSKI GROUP, LLC  
825 LOGAN STREET  
DENVER, COLORADO, 80203  
CONTACT: THOMAS CATTANY, PROJECT ARCHITECT  
PHONE: (303) 861-4600  
FAX: (303) 861-4646

*Thomas Cattany* 5/12/04  
PROJECT ARCHITECT DATE

BLACK HORN STUDIO, INC.  
2838 UMATILLA STREET  
DENVER, COLORADO, 80211  
CONTACT: RALPH A. SNYDER, PRESIDENT  
PHONE: (303) 689-0707  
FAX: (303) 771-0502

*Ralph Snyder* 5/11/04  
PLANNER / LANDSCAPE ARCHITECT DATE

MEURER & ASSOCIATES, INC.  
143 UNION AVENUE, SUITE 600  
LAKEWOOD, COLORADO, 80228  
CONTACT: BRYAN SMITH  
TEL: 303-985-8738

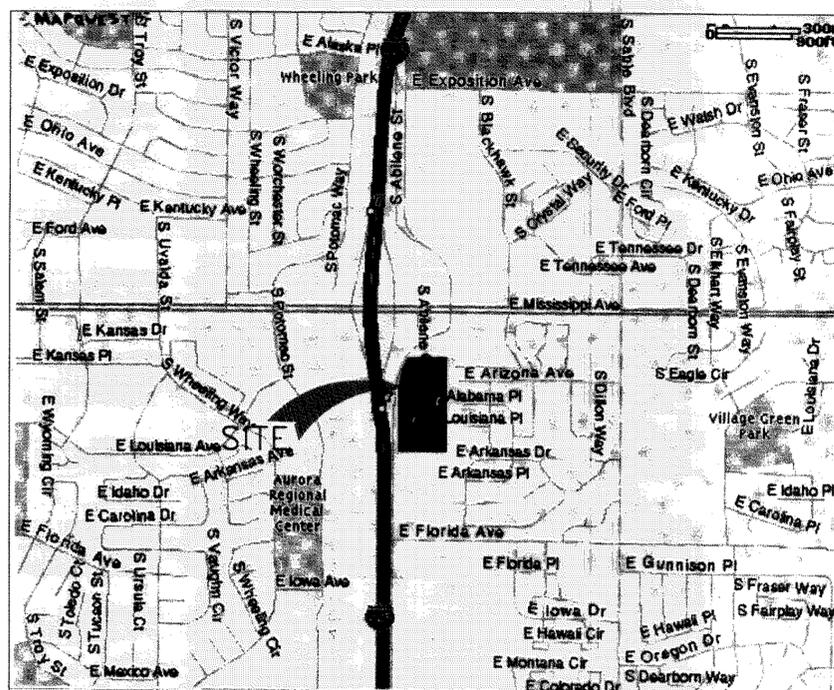
CIVIL ENGINEER DATE

TRAPP ASSOCIATES, LID.  
1980 EIGHTH STREET, SUITE B  
BOULDER, COLORADO, 80302  
CONTACT: PHILLIP REED, SENIOR ASSOCIATE  
TEL: 303-415-0036  
FAX: (303) 415-0039

DESIGN CONSULTANT DATE

FRONTIER SURVEYING, INC.  
352 NORFOLK STREET  
AURORA, COLORADO, 80011  
CONTACT: DONALD L. LAMBERT  
TEL: 303-340-0113

SURVEYOR DATE



VICINITY MAP  
1"=1000'  
NORTH

**SIGNATURE BLOCK:**

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS, 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 *Stephen F. Elken* 1200 ABILENE GROUP, LLC HAS CAUSED THESE PRESENTS

TO BE EXECUTED THIS May 12th 2004 DAY OF May OF AD, 2004.

PARCELS A & B, LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING, FIRST FILING, AMENDED  
BY: 1200 ABILENE GROUP, LLC, STEPHEN F. ELKEN, MANAGER

BY: *Stephen F. Elken*

NOTARIAL STATE OF Colorado

COUNTY OF Arapahoe

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May AD, 2004.

BY: STEPHEN F. ELKEN, MANAGER  
1200 ABILENE GROUP, LLC

WITNESS MY HAND AND OFFICIAL SEAL

Deborah Rond

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-5-05

CITY OF AURORA APPROVALS:

CITY ATTORNEY: Russell Winters DATE: 6/2/04

PLANNING DIRECTOR: Ally Watters DATE: 6/2/04

PLANNING COMMISSION: NA DATE: NA

CITY COUNCIL: NA DATE: NA

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_

RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, 2004.

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

SHEET INDEX:

SHEET NO.	TITLE
1	COVER SHEET
2	GENERAL NOTES & SITE DATA
3	SITE PLAN - NORTH
4	SITE PLAN - SOUTH
5	LANDSCAPE PLAN - NORTH
6	LANDSCAPE PLAN - SOUTH
7	PLANT MATERIALS LIST & DETAILS
8	ARCHITECTURAL ELEVATIONS
9	ARCHITECTURAL ELEVATIONS
10	DETAILS
11	SITE LIGHTING PLAN & PHOTOMETRICS

DATE: MAY 6, 2004  
COVER SHEET - SHEET 1 OF 11  
COMMUNITY SHOPPING CENTER- AMENDED PLAN- FILING NO. 1

**BLACK HORN STUDIO, INC.**

Landscape Architecture & Planning  
2838 Umatilla Street  
Denver, Colorado 80211  
Tel. 303-689-0707 Fax. 303-771-0502  
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**AMENDED SITE PLAN SUBMITTAL FOR:  
COMMUNITY SHOPPING CENTER**

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
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CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 2 OF 11  
GENERAL NOTES & SITE DATA

**GENERAL NOTES:**

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS ASSOCIATION / 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 APPROVED GDP / PDP.
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, 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.
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 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.
7. ALL CROSSINGS OR ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION LINES OR SYSTEMS INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGN AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THESE 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.
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. 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 OR CHANGE IN THE SURFACE 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.
11. 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 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.
12. FINAL GRADES SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13. 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.
14. THE VENDOR OF AN FUTURE SALE OF THE REAL PROPERTY SHALL PROVIDE THE REQUIRED NOTICE PER CITY CODE SECTION 41-833(C) TO BE RECORDED WITH THE COUNTY CLERK AND RECORDER AND SHALL PROVIDE SUCH NOTICE TO EACH PROSPECTIVE PURCHASER OF ANY AND ALL SAID PROPERTY.
15. SITE PLAN ADMINISTRATIVE REVIEW AND APPROVAL PROCEDURES ARE AS STIPULATED IN THE APPROVED GDP / PDP AND IDENTIFIED ON THE COVER SHEET NOTE TITLED "SITE PLAN APPROVAL PROCEDURES".

16. ROOF-MOUNTED EQUIPMENT SCREENING: ONLY ALL NEW 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 ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, ROOF OVERHANGS, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
18. REQUIRED ABILENE STREET LIGHTING CONSISTING OF 3 LIGHT POLES AND SINGLE-ARM MASTS WILL BE INSTALLED IN LOCATIONS AND IN ACCORDANCE WITH THE CITY OF AURORA'S TRAFFIC ENGINEER'S CRITERIA FOR STREET LIGHTING STANDARDS
19. THE CITY OF AURORA UTILITIES DEPARTMENT SHALL HAVE THE RIGHT TO RE-REVIEW THE EXISTING 2-INCH DOMESTIC METER AT THE TIME OF TENANT FINISH. IF THE METER PIT REQUIRES RESIZING, APPLICABLE FEES WILL APPLY AND POSSIBLE RELOCATION TO MEET CURRENT CITY STANDARDS, IF NECESSARY. OTHERWISE, THE CITY OF AURORA UTILITIES DEPARTMENT WILL ALLOW THE EXISTING LOCATION TO REMAIN IF RESIZING IS NOT NECESSARY.

**LOT DATA:**

DESCRIPTION / CATEGORY:	NUMBER:
LOT AREA - ACRES:	8.630+A
LOT AREA - SQ. FT.	375,924+ S.F.
GFA	110,849 S.F.
NUMBER OF BUILDINGS	ONE
NUMBER OF STORIES	ONE
MAXIMUM BUILDING HEIGHT	35'
TOTAL BUILDING COVERAGE	110,849 S.F.
HARD SURFACE AREA	238,183 S.F.
LANDSCAPE AREA (PER 41-16 CITY CODE)	26,888 S.F.
PRESENT ZONING CLASSIFICATION	B-1
PROPOSED USES	RETAIL
PERMITTED MAXIMUM SIGN AREA**	795 S.F.
TYPE OF SIGN**	SITE MONUMENT SIGN & BUILDING TENANT WALL SIGNS
LOADING SPACES PROVIDED	5
PARKING SPACES PROVIDED (TOTAL)	453
PARKING SPACES REQUIRED* (TOTAL)	446
HANDICAP SPACES REQUIRED	9
HANDICAP SPACES PROVIDED	9

\*PARKING SPACES REQUIRED CALCULATED AT 4 SPACES / 1,000 S.F.

\*\* SEE SIGNAGE ANALYSIS ON SHEET #10.

DATE: MAY 6, 2004  
GENERAL NOTES & SITE DATA - SHEET 2 OF 11  
COMMUNITY SHOPPING CENTER - AMENDED PLAN



**BUCHANAN YONUSHEWSKI GROUP, LLC**  
 Integrated Building Solutions  
 825 Logan Street  
 Denver, Colorado 80203  
 303.861.4600  
 303.861.4646 Fax  
 www.BYGroup.com

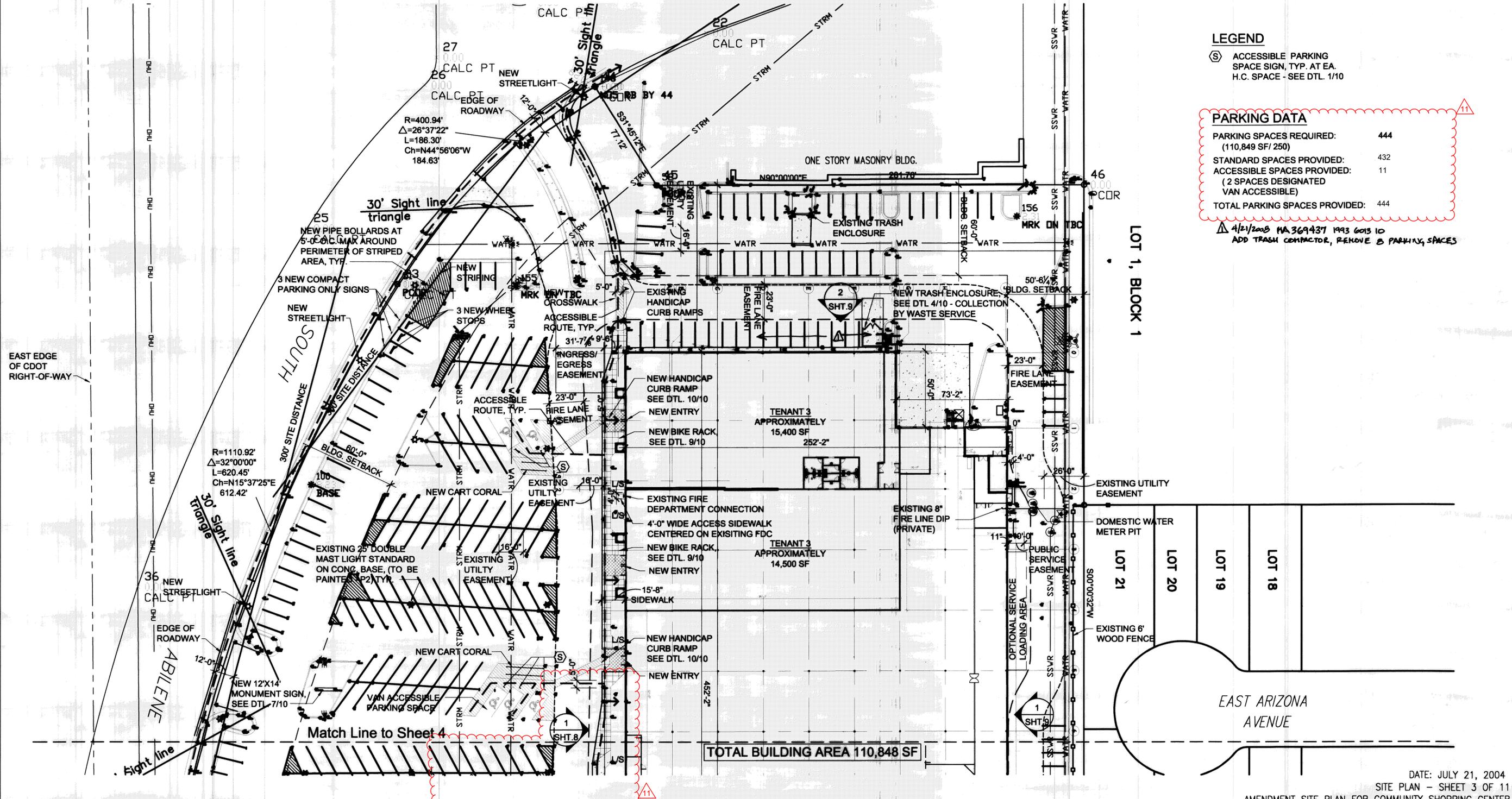
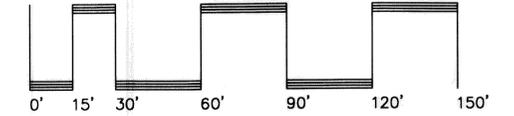
# AMENDED SITE PLAN SUBMITTAL FOR: COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
 LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
 SITUATED IN THE NW1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
 CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 3 OF 11  
 SITE PLAN NORTH



SCALE: 1" = 30' - 0"



**LEGEND**

- (S) ACCESSIBLE PARKING SPACE SIGN, TYP. AT EA.  
H.C. SPACE - SEE DTL. 1/10

**PARKING DATA**

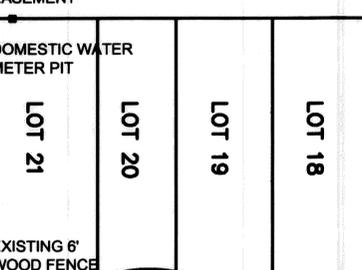
PARKING SPACES REQUIRED:	444
(110,849 SF / 250)	
STANDARD SPACES PROVIDED:	432
ACCESSIBLE SPACES PROVIDED:	11
(2 SPACES DESIGNATED VAN ACCESSIBLE)	
TOTAL PARKING SPACES PROVIDED:	444

4/21/2008 MA 369437 1993 6013 10  
 ADD TRASH CONTRACTOR, REMOVE 2 PARKING SPACES

EAST EDGE OF CDOT RIGHT-OF-WAY

TOTAL BUILDING AREA 110,848 SF

EAST ARIZONA AVENUE



DATE: JULY 21, 2004  
 SITE PLAN - SHEET 3 OF 11  
 AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER

**COMMUNITY SHOPPING CENTER 1993-6013-08**



**BUCHANAN YONUSHEWSKI GROUP, LLC**  
 Integrated Building Solutions  
 825 Logan Street  
 Denver, Colorado 80203  
 303.861.4600  
 303.861.4646 Fax  
 www.BYGroup.com

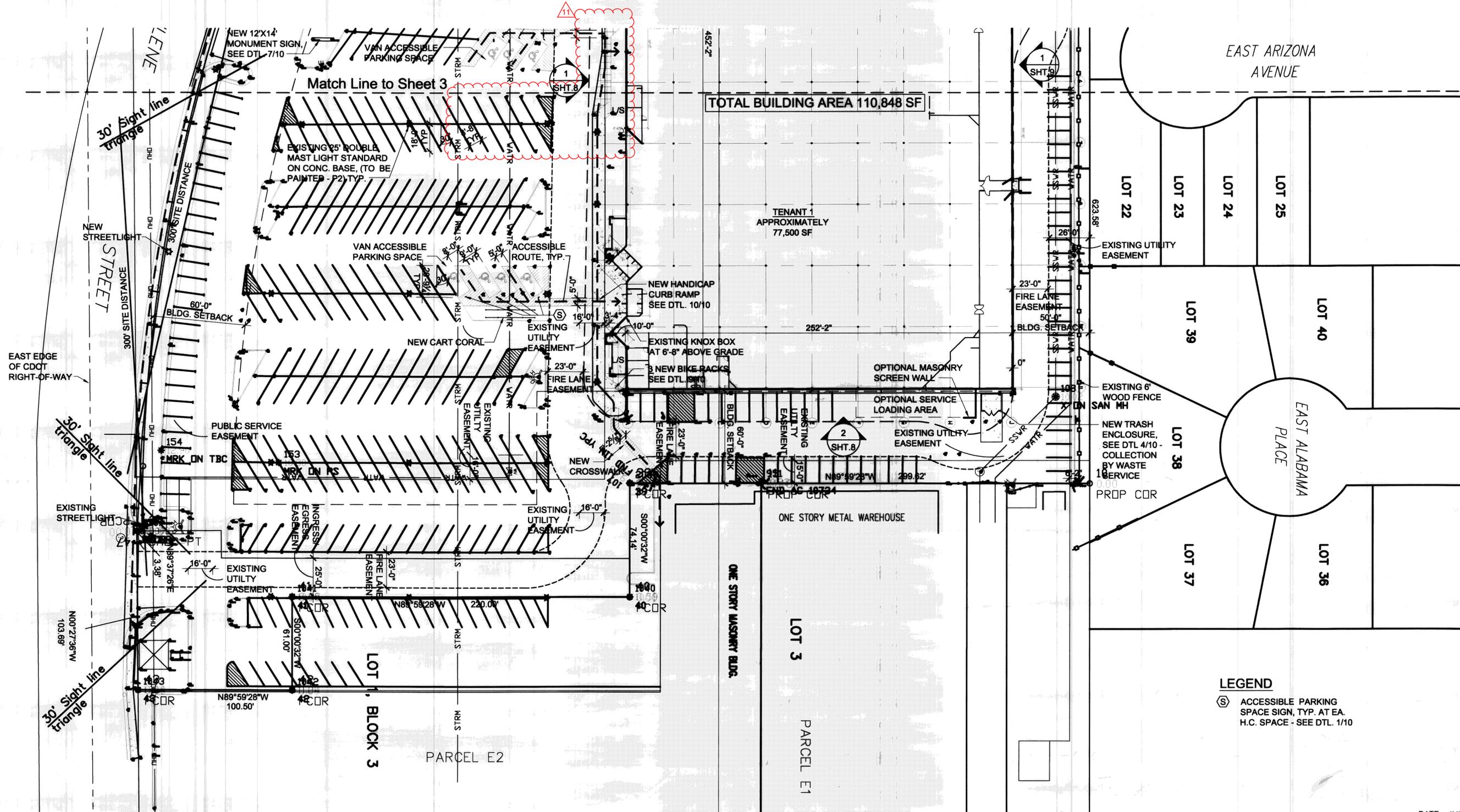
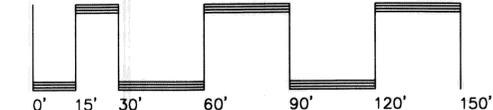
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 CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 4 OF 11  
 SITE PLAN SOUTH



SCALE: 1" = 30' - 0"



**LEGEND**

- (S) ACCESSIBLE PARKING SPACE SIGN, TYP. AT EA.  
H.C. SPACE - SEE DTL. 1/10

DATE: JULY 21, 2004  
 SITE PLAN - SHEET 4 OF 11  
 AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER

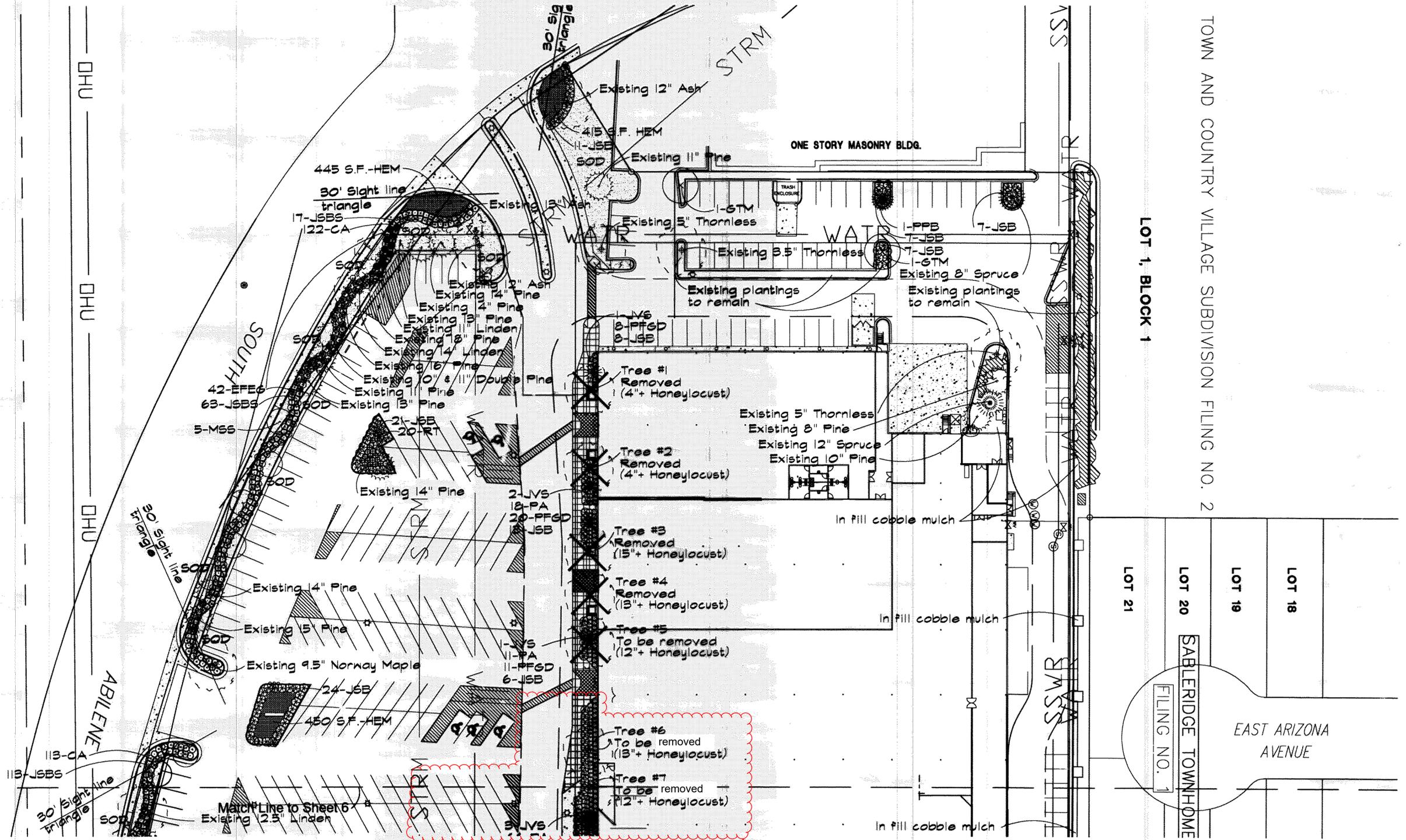
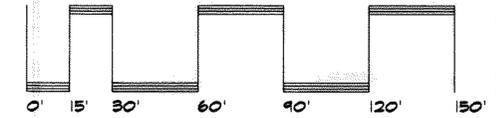
**AMENDED SITE PLAN SUBMITTAL FOR:  
 COMMUNITY SHOPPING CENTER**

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
 LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
 SITUATED IN THE NW1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
 CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

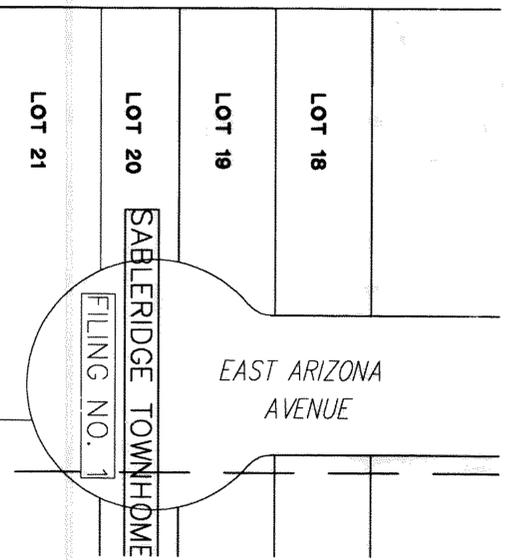
SHEET 5 OF 11  
 LANDSCAPE PLAN - NORTH



SCALE: 1" = 30' - 0"



TOWN AND COUNTRY VILLAGE SUBDIVISION FILING NO. 2  
 LOT 1, BLOCK 1



REVISED DATE: JULY 21, 2004  
 LANDSCAPE PLAN - NORTH - SHEET 5 OF 11  
 AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER

**BLACK HORN STUDIO, INC.**

Landscape Architecture & Planning  
2838 Umatilla Street  
Denver, Colorado 80211  
Tel. 303-689-0707 Fax. 303-771-0502  
E-Mail: Ralph@BlackHornRanch.com

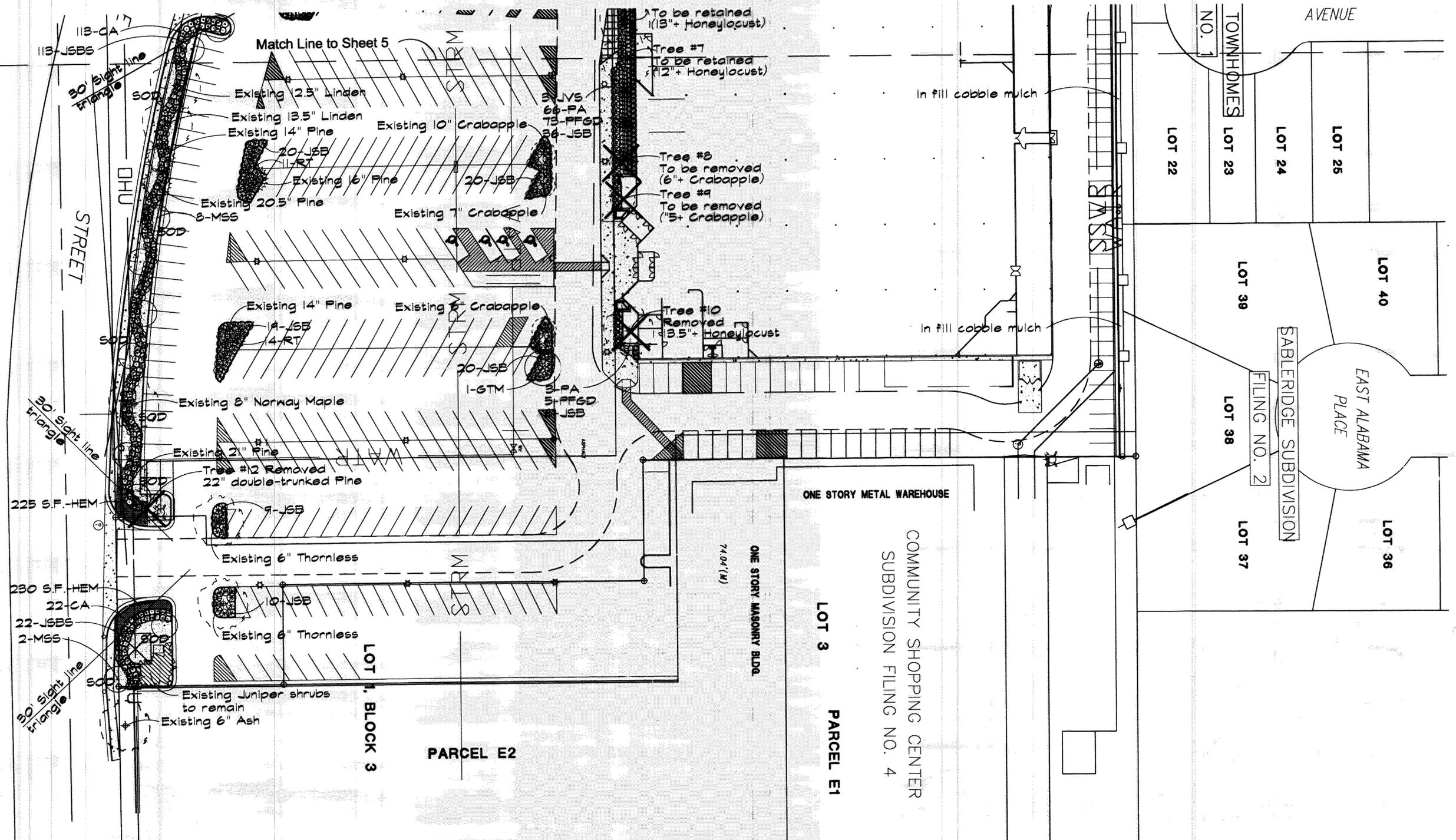
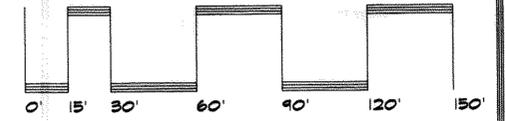
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CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 6 OF 11  
LANDSCAPE PLAN - SOUTH



SCALE: 1" = 30' - 0"



REVISED DATE: JULY 21, 2004  
LANDSCAPE PLAN - SOUTH - SHEET 6 OF 11  
AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER

**COMMUNITY SHOPPING CENTER 1993-6013-08**

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SHEET 7 OF 11  
PLANT MATERIALS LIST & DETAILS

**LANDSCAPE LIST:**

KEY SYMBOL	BOTANICAL NAME / COMMON NAME	QUANTITY	ROOT SIZE	REMARKS	XERISCAPE
<b>SHADE TREES:</b>					
GTM	GLEDITSIA TRIA. INERMIS 'MORAINÉ'	3	B&B 25" CAL.	FREE FROM SUNSCALDS & FREEZE BLISTERS	LOW
MSS	MALUS 'SPRING SNOW'	15	B&B 2" CAL.	FREE FROM SUNSCALDS & FREEZE BLISTERS	MODERATE
<b>EVERGREENS:</b>					
FPB	PICEA FUNGENS 'BACHERI'	1	B&B 8' ht.	"BLUE" COLOR TYPE ONLY	HIGH
JVS	JUNIPERUS VIRGINIANA 'SKYROCKET'	11	B&B 8' ht.	"BLUE" COLOR TYPE ONLY	LOW
<b>SOD, GROUNDCOVERS &amp; FLOWERS:</b>					
SOD	SOD BLEND OF BLUEGRASS & FESCUE GRASSES	7,306 S.F.	SOD	COLORADO GROWN SOD ONLY	LOW
	HEMEROCALLIS 'STELLA DE ORO'	1,765 S.F.	CONT. 1 qt.	PLANT AT 8" TRIANGULAR SPACINGS W/ 2" DEPTH WOODCHIP MULCH	LOW
	DWARF GOLD DAYLILLY (24" HEIGHT)				

SHRUBS (NOTE ALL ARE 5 GALLON CONTAINERS):

JSB	221 - JUNIPERUS SABINA 'BUFFALO'	CA	257 - COTONEASTER APICULATUS
PA	94 - PEREVSKIA ATRIPLIFOLIA	JSBS	215 - JUNIPERUS SQUAMATA 'BLUE STAR'
FFSD	95 - POTENTILLA FRUT. 'GOLD DROP'	EFEG	42 - EUONYMUS FORTUNEI 'EMERALD N' GOLD'
RT	45 - RHUS TRILOBATA		

NOTE: ALL SHRUBS ARE "LOW" XERISCAPE TYPE PLANTINGS  
SHRUB EQUIVALENCY IS 977 SHRUBS @ 10 SHRUBS / INCH CALIPER = 97.7" TOTAL CALIPER.

ALL SHRUB BEDS TO HAVE 3/4" ROUND WASHED RIVER GRAVEL OVER WEED BARRIER FABRIC (13,800 S.F. TOTAL)

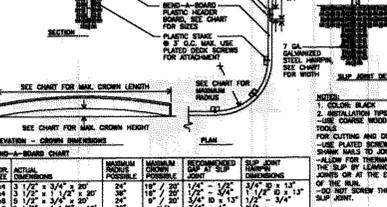
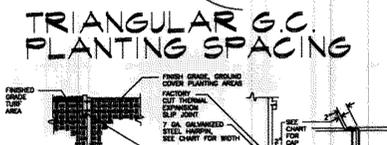
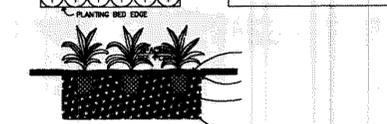
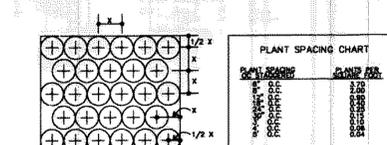
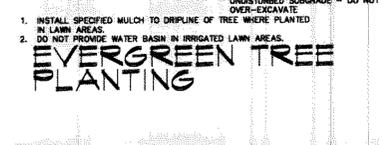
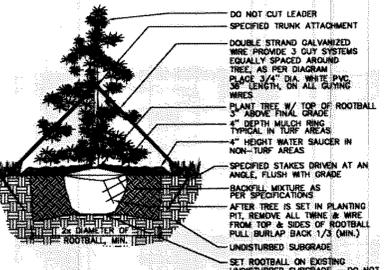
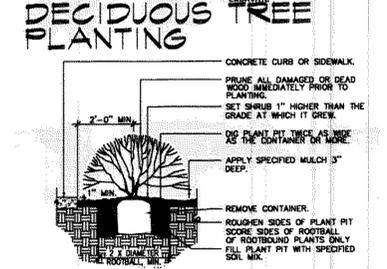
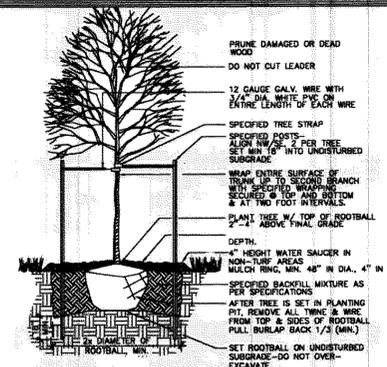
NON-RESIDENTIAL BUILDING ELEVATION LANDSCAPING INFORMATION:

ELEVATION (DIRECTION FACING)	ELEVATION LENGTH	# TREES REQUIRED @ ONE TREE / 30 L.F. & # TREES PROVIDED	TOTAL LENGTH OF PLANTERS OR PLANT BEDS REQUIRED. (MUST EQUAL OR EXCEED 1/3 ELEVATION LENGTH)	TOTAL LENGTH OF PLANTERS OR PLANT BEDS PROVIDED
WEST	452 feet	15 trees required 8 trees provided (8 existing trees removed)	151 feet	267 feet measured at center
SOUTH	253 feet	Not applicable, existing parking area paving & landscape		
EAST	452 feet	Not applicable, existing access / service drive & paving		
NORTH	253+ feet	Not applicable, existing parking area paving & landscape		

TABLE OF STREET FRONTAGE & NON-STREET FRONTAGE BUFFER LANDSCAPE REQUIREMENTS:

BUFFER DESCRIPTION / LENGTH/ADJACENT LAND USE	STANDARD BUFFER WIDTH / BUFF PROVIDED	BUFFER REDUCTION FEATURES	# TREES REQUIRED / # TREES PROVIDED	# SHRUBS REQUIRED / # SHRUBS PROVIDED
ABILENE FRONTAGE 910'	EXISTING 9.5+ FEET	CONTINUOUS SHRUB / HEDGE TO 24" HEIGHT	30 TREES REQ'D. 32 TREES PROVIDED	300 SHRUBS REQ'D. 514 SHRUBS PROVIDED
NORTH - EXISTING RETAIL USES - 357'	EXIST. PARKING AREA	NOT APPLICABLE	12 TREES REQ'D. 11 TREES PROVIDED	60 SHRUBS REQ'D. 60+ SHRUBS PROVIDED
EAST - EXISTING RETAIL - 210'	EXISTING 9.5+ FEET	EXIST. 6+ EVERGREEN SHRUB / SCREEN	7 TREES REQ'D. *N/A TREES PROVIDED	35 SHRUBS REQ'D. *N/A SHRUBS PROVIDED
EAST - EXISTING RESIDENTIAL - 412'	EXISTING 9.5+ FEET + 6' HT. WOOD FENCE	LANDSCAPE FACES TOWARD RESIDENTS WITH FENCE ON RETAIL	16 TREES REQ'D. *N/A TREES PROVIDED	160 SHRUBS REQ'D. *N/A SHRUBS PROVIDED
SOUTH - EXISTING RETAIL USES - 619'	EXIST. PARKING AREA	NOT APPLICABLE	21 TREES REQ'D. *N/A TREES PROVIDED	105 SHRUBS REQ'D. *N/A SHRUBS PROVIDED

\*N/A = EXISTING, MATURE LANDSCAPE PROVIDES BUFFER



- EXISTING TREES TO REMAIN:**
- Deciduous trees**
    - Thornless Honeylocusts
    - Ash
    - Maples
  - Ornamental trees**
    - Crabapples
  - Pines**
    - Ponderosa or Austrian
    - or Scotch
  - Spruces**
    - Colorado Blue Spruce

- EXISTING TREES REMOVED:**
- Trees #1 through #5, plus #10 removed.
  - All Thornless Honeylocusts
  - Trees #8 and #9 removed
  - All Crabapples
  - Tree #12 removed
  - Pine

NOTE: Existing trees are shown hereon by the symbols shown above are to remain. Existing trees that are removed (symbol with "X") will be replaced with City of Aurora equivalent plantings as per the landscape plan shown hereon.

The City of Aurora's Forester has determined that the equivalent plantings are 58" total caliper, based upon measured field diameter with % values assigned for species, condition and location resulting in mitigation values of \$10,547.11 and / or 50" caliper replacement tree plantings. Replacements proposed equal 157.7 caliper inches (60.0" tree caliper + 97.7" shrub caliper)

- GENERAL LANDSCAPE PLAN NOTES:**
- SEED OR SOD ALL AREAS WITHIN CONTRACT LIMITS, NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
  - PLANT MATERIAL SHALL CONFORM TO THE PLAN LIST AND KEYS ON THE DRAWINGS, AND TO THE QUALITY STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1-1986. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED ON THE SCHEDULE.
  - CONTRACTOR SHALL SLIGHTLY FIELD ADJUST PLANT LOCATIONS AND / OR SPACING AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS.
  - ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACK FILLED WITH PREPARED BACKFILL MIX ON SITE, AND SHALL CONSIST OF: ONE PART TOPSOIL, ONE PART SOIL AMENDMENTS, AND ONE PART SOIL FROM EXCAVATED PLANTING PIT. TOPSOIL SHALL CONFORM TO ASTM D5268, PH RANGE OF 5.5 TO 7.0, MINIMUM OF 4 PERCENT ORGANIC MATERIAL, AND FREE OF STONES OR OTHER DELETERIOUS MATERIAL GREATER THAN 1" DIAMETER.
  - PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION WITH A SLOW RELEASE GRANULAR COMMERCIAL TREE / SHRUB FERTILIZER AT THE RATE RECOMMENDED BY THE MANUFACTURER. FERTILIZER TO BE MIXED WITH THE BACK FILL MIXTURE SPECIFIED HEREIN DESCRIBED. FERTILIZER TABLETS ARE NOT ACCEPTABLE. PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT THE RECOMMENDATIONS PER THE MANUFACTURER'S INSTRUCTIONS. ALL PLANTING BEDS SHALL BE COVERED WITH WEED BARRIER TYPE FILTER FABRIC (IMPERVIOUS TYPE PLASTIC OR OTHER MEMBRANES IS NOT ACCEPTABLE), AND COVERED WITH 3" DEPTH OF SHREDDED OR COARSELY CHIPPED WOOD CHIPS.
  - MULCH ALL PLANTING BEDS WITH DISEASE AND PEST FREE SHREDDED OR COARSELY CHIPPED WOOD CHIPS OF UNIFORM COLOR AND APPEARANCE TO 3" DEPTH AFTER THOROUGHLY WETTED AND MATTED DOWN. MULCH SHALL NOT CONTAIN PLANT NEED SEEDS UNDESIRABLE FOR PLANTER BED ESTABLISHMENT.
  - BED EDGE SHALL BE COMMERCIAL TYPE POLY EDGING, SUCH AS MANUFACTURED BY OLY-OLA, "SUPER EDGE", 6 INCH DEPTH. INSTALL ALONG THE PERIMETER OF ALL PLANTER BEDS TO SEPARATE LAWNS AND / OR FLOWER AND / OR SHRUB BEDS FROM WOOD CHIP MULCH. EDGER SHALL HAVE SMOOTH, EVEN FLOWING CURVES OR ARCS AND LINES.
  - PARKING LOT TREES SHALL HAVE A CLEAR CANOPY UNDERSTORY HEIGHT OF 6 FEET.
  - TREES SHALL BE PLACED A MINIMUM OF 3 FEET FROM SIDEWALKS, CURBS OR FIRE HYDRANTS. ANY PLANTS OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
  - LANDSCAPING SHALL COMPLY WITH ALL APPLICABLE ZONING AND DEVELOPMENT REGULATIONS A SHOWN ON THE APPROVED PLANNING DOCUMENTS.
  - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH OR AREA SHOWN FOR MAINTENANCE OR REPAIR EQUIPMENT ENTRY.
  - 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 WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN PRIOR TO ISSUANCE OF THE "CERTIFICATE OF OCCUPANCY".
  - ALL LANDSCAPE AREAS AND PLANT MATERIALS SHALL BE WATERED BY AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL CONTROLLERS FOR THIS SYSTEM SHALL BE CONNECTED TO AUTOMATIC SHUT-OFF RAIN SENSORS.

REVISED DATE: JULY 21, 2004  
PLANT MATERIALS LIST & DETAILS - SHEET 7 OF 11  
AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER



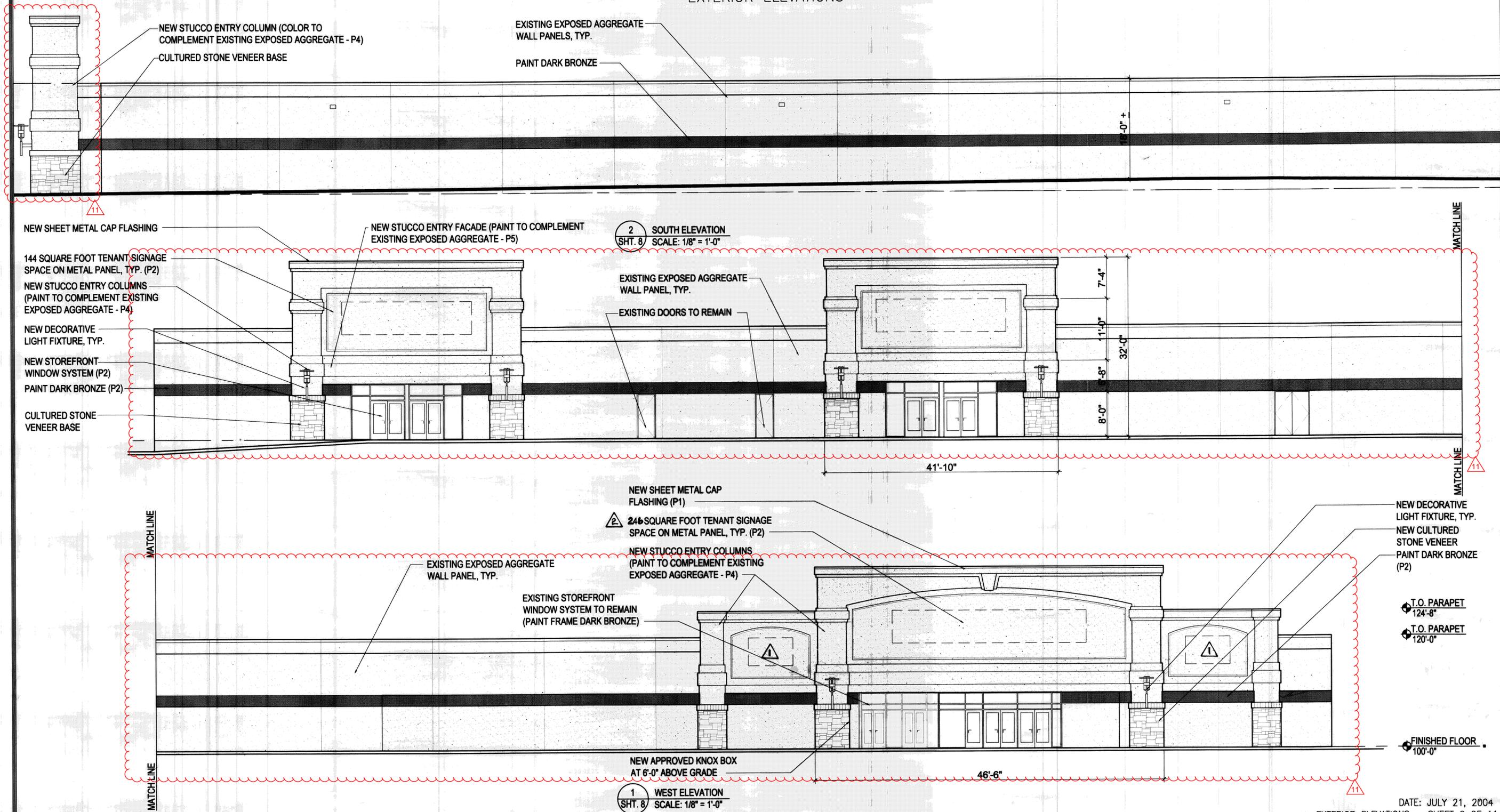
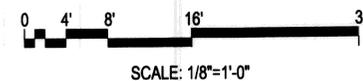
**BUCHANAN YONUSHEWSKI GROUP, LLC**  
*Integrated Building Solutions*  
 825 Logan Street  
 Denver, Colorado 80203  
 303.861.4600  
 303.861.4646 Fax  
 www.BYGroup.com

# AMENDED SITE PLAN SUBMITTAL FOR: COMMUNITY SHOPPING CENTER

LOCATED SOUTH OF EAST MISSISSIPPI AVENUE AND EAST OF SOUTH ABILENE STREET  
 LOT 1, BLOCK 1, "COMMUNITY SHOPPING CENTER" SUBDIVISION FILING NO. 5  
 SITUATED IN THE NW1/4 SECTION 19, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH P.M.  
 CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO

SHEET 8 OF 11  
 EXTERIOR ELEVATIONS

Mylar Change - 1-25-05  
 Add "Baby Depot" and "Luxury Linens" signs. These are separate businesses within Burlington Coat Factory. See letter of explanation and sign details in file.  
 Revise Sign Analysis Table  
 Revise design of project ID sign to match Sign Type A, Abilene Market Unified Sign Plan  
 File 2004-7004-00



NEW STUCCO ENTRY COLUMN (COLOR TO COMPLEMENT EXISTING EXPOSED AGGREGATE - P4)  
 CULTURED STONE VENEER BASE

EXISTING EXPOSED AGGREGATE WALL PANELS, TYP.  
 PAINT DARK BRONZE

NEW SHEET METAL CAP FLASHING  
 144 SQUARE FOOT TENANT SIGNAGE SPACE ON METAL PANEL, TYP. (P2)  
 NEW STUCCO ENTRY COLUMNS (PAINT TO COMPLEMENT EXISTING EXPOSED AGGREGATE - P4)  
 NEW DECORATIVE LIGHT FIXTURE, TYP.  
 NEW STOREFRONT WINDOW SYSTEM (P2)  
 PAINT DARK BRONZE (P2)  
 CULTURED STONE VENEER BASE

NEW STUCCO ENTRY FACADE (PAINT TO COMPLEMENT EXISTING EXPOSED AGGREGATE - P5)

2 SOUTH ELEVATION  
 SHT. 8 SCALE: 1/8" = 1'-0"

EXISTING EXPOSED AGGREGATE WALL PANEL, TYP.  
 EXISTING DOORS TO REMAIN

7'-4"  
 11'-0"  
 8'-0"  
 32'-0"

41'-10"

NEW SHEET METAL CAP FLASHING (P1)  
 246 SQUARE FOOT TENANT SIGNAGE SPACE ON METAL PANEL, TYP. (P2)  
 NEW STUCCO ENTRY COLUMNS (PAINT TO COMPLEMENT EXISTING EXPOSED AGGREGATE - P4)

EXISTING EXPOSED AGGREGATE WALL PANEL, TYP.

EXISTING STOREFRONT WINDOW SYSTEM TO REMAIN (PAINT FRAME DARK BRONZE)

NEW DECORATIVE LIGHT FIXTURE, TYP.  
 NEW CULTURED STONE VENEER  
 PAINT DARK BRONZE (P2)

T.O. PARAPET 124'-8"  
 T.O. PARAPET 120'-0"

FINISHED FLOOR 100'-0"

NEW APPROVED KNOX BOX AT 6'-0" ABOVE GRADE

1 WEST ELEVATION  
 SHT. 8 SCALE: 1/8" = 1'-0"

46'-6"

DATE: JULY 21, 2004  
 EXTERIOR ELEVATIONS - SHEET 8 OF 11  
 AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER

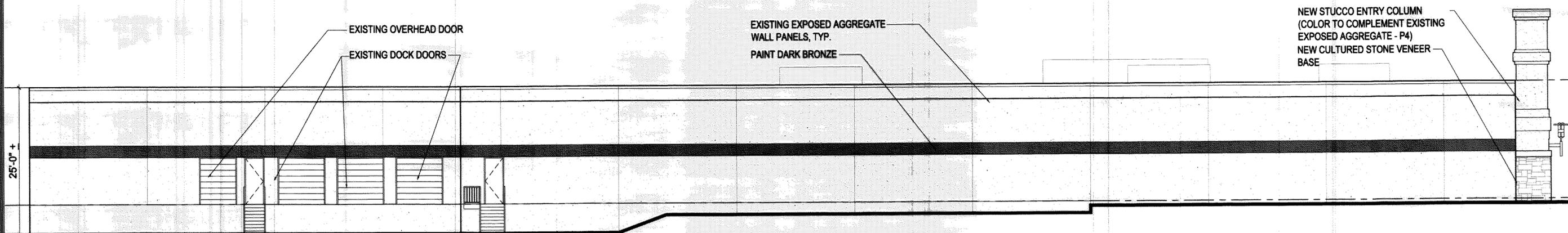
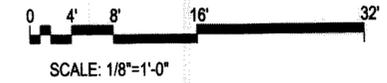


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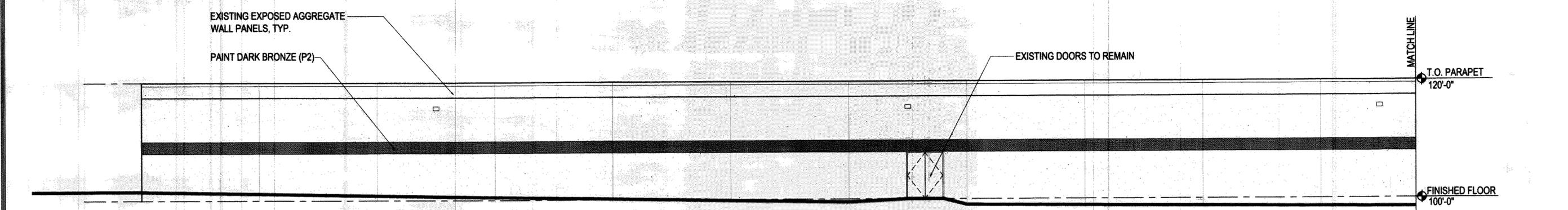
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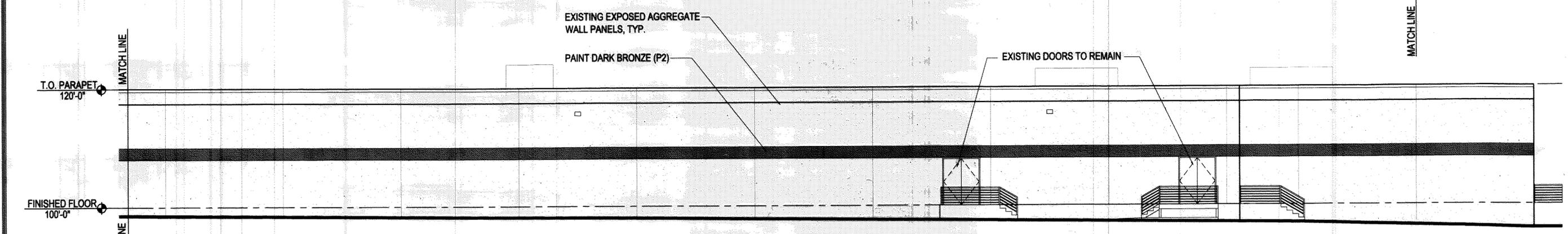
SHEET 9 OF 11  
 EXTERIOR ELEVATIONS



2 NORTH ELEVATION  
 SHT. 9 SCALE: 1/8"=1'-0"



1 EAST ELEVATION  
 SHT. 9 SCALE: 1/8"=1'-0"



DATE: JULY 21, 2004  
 EXTERIOR ELEVATIONS - SHEET 9 OF 11  
 AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER

**COMMUNITY SHOPPING CENTER 1993-6013-08**



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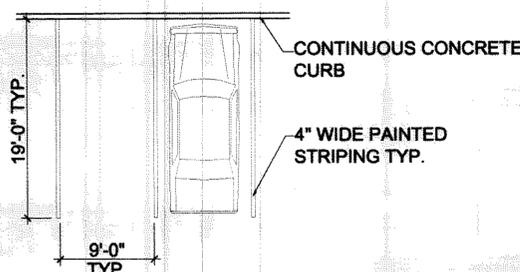
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SHEET 10 OF 11  
 DETAILS

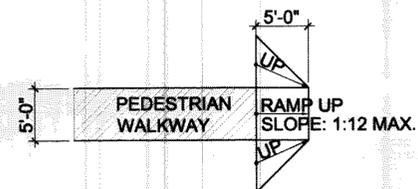


1 ACCESSIBLE PARKING SIGNAGE  
 SHT 10 SCALE: 3" = 1'-0"

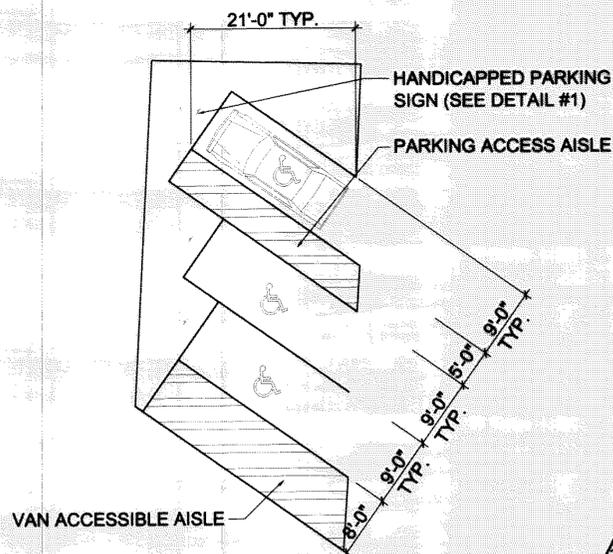


NOTE: SOME EXISTING PARKING SPACES MAY VARY

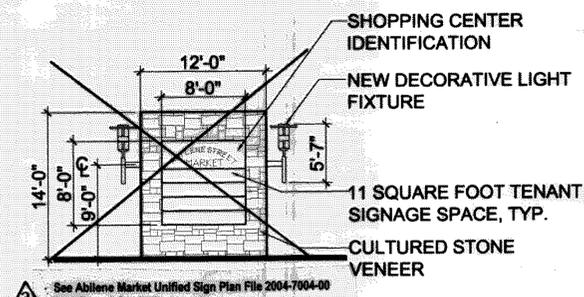
5 TYPICAL PARKING STALL 90°  
 SHT 10 SCALE: 1/8" = 1'-0"



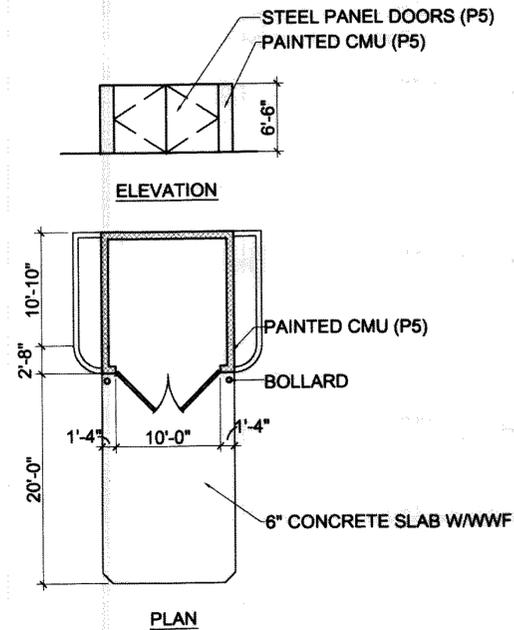
10 CURB RAMP DETAIL  
 SHT 10 SCALE: 1/8" = 1'-0"



6 ANGLED HANDICAP PARKING SPACES  
 SHT 10 SCALE: 3/32" = 1'-0"



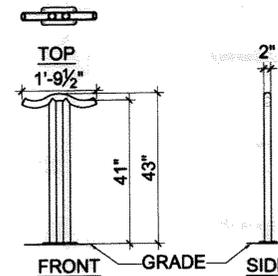
7 ENTRY MONUMENT SIGN  
 SHT 10 SCALE: 1/8" = 1'-0"



4 TRASH ENCLOSURE  
 SHT 10 SCALE: 1/8" = 1'-0"



8 FIRE LANE SIGNAGE  
 SHT 10 SCALE: 3" = 1'-0"



9 BICYCLE RACK  
 SHT 10 SCALE: 1/2" = 1'-0"

- Mylar Change - 1-25-05
- ▲ Add "Baby Depot" and "Luxury Linens" signs. These are separate businesses within Burlington Coat Factory. See letter of explanation and sign details in file.
- ▲ Revise Sign Analysis Table
- ▲ Revise design of project ID sign to match Sign Type A, Abilene Market Unified Sign Plan File 2004-7004-00

SIGNAGE ANALYSIS:		APPROXIMATE	APPROXIMATE
TENANT BLDG. FRONTAGE	*ALLOWABLE SIGN AREA	MONUMENT SIGN AREA	ENTRY SIGN & STOREFRONT
1	264 L.F.	200 + 82 = 282 S.F.	40 S.F.
2	90 L.F.	180 S.F.	48 S.F.
3	100 L.F.	200 S.F.	40 S.F.
TOTAL	454 L.F.	662 S.F.	120 S.F.

\*TENANT ALLOWABLE SIGN AREAS ARE APPROXIMATE AND WILL BE ADJUSTED PER LEASE AGREEMENT  
 \*\*EACH TENANT IS ALLOWED A MAXIMUM OF 5 SIGNS

DATE: JULY 21, 2004  
 DETAILS - SHEET 10 OF 11

AMENDMENT SITE PLAN FOR COMMUNITY SHOPPING CENTER

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CITY OF AURORA, COUNTY OF ARAPAHOE, COLORADO  
SHEET 11 OF 11  
SITE LIGHTING PLAN & PHOTOMETRICS

**SQUARE WALL MOUNT**  
**12" (305 mm) PERIMETER CUTOFF** TYPE "W"

**GENERAL DESCRIPTION**  
Aluminum die-cast housing supplied. Knobs are provided on the back of the housing for 12" conduit entry or for mounting over a single gang box, 4" square or 4" octagon boxes. Two #8 x 1" threaded studs and nuts are provided for mounting over a junction box. Housing also includes 1/2" - 14 NPT threaded hubs on four sides for conduit entry. Clear self-cleaning sponge gasketing on the back of the housing provides a watertight mounting seal. Silicone sponge gasket between housing and lens ensures a water and insect tight seal. Injection molded clear polycarbonate lens and shroud assembly is held in place using a hidden spring clip assembly. Semi-specular reflector directs light downward to wash the wall below and to the sides of fixture. Extra wide output distribution provides glare control and permits maximum spacing between fixtures.

**FEATURES**  
Fluorescent fixture includes a 29W ball (noted) base, SE 42 or 57W single base, compact fluorescent lamp, HED fixture, clear, medium-base lamp and possible enclosed, aluminum screw-down-type lamp holder with spring loaded center contact. Lamp ignitor included where required. HED and FL electronic ballast assemblies are high power factor. FL magnetic ballast correct power factor and use the following circuit types:  
Rasstar (277V PSMH)  
150W PSMH  
Rasstar (120V HPS)  
100 - 150W HPS  
HX - High Reactance  
100W MH; 100 - 150W HPS  
CWA - Constant Voltage Autotransformer  
125 & 150W PSMH; 175W MH  
Prestar - Magnetic  
minimum starting temperature 32° (0°C)  
29W FL  
Electronic (125 - 277V Universal Voltage & 347V)  
minimum starting temperature 0° (32°C)  
28 - 27W FL

**OPTIONS (Factory Installed)**  
1. Fitting  
2. Compartment Lamp Fixtures  
3. Photocell  
4. Quartz Standby  
Includes 100W quartz stand (MH on 277V fixture)  
Specify 60 Single Voltage - See Voltage Safety Key

**ACCESSORIES**  
TPS-1 Temporary Scaffolding

8201 Washington Avenue, Racine, Wisconsin 53408-3772 USA PHONE (262) 884-1800 FAX (262) 884-3309  
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**SQUARE WALL MOUNT**  
**12" (305 mm) PERIMETER CUTOFF** TYPE "W"

**EFFICIENCY = 71.1%**

**Lighting System Inc.**  
Certified Test Report No. LB 11787  
Candela/meter distribution curve of 175W MH Square Perimeter Cutoff Fixture.

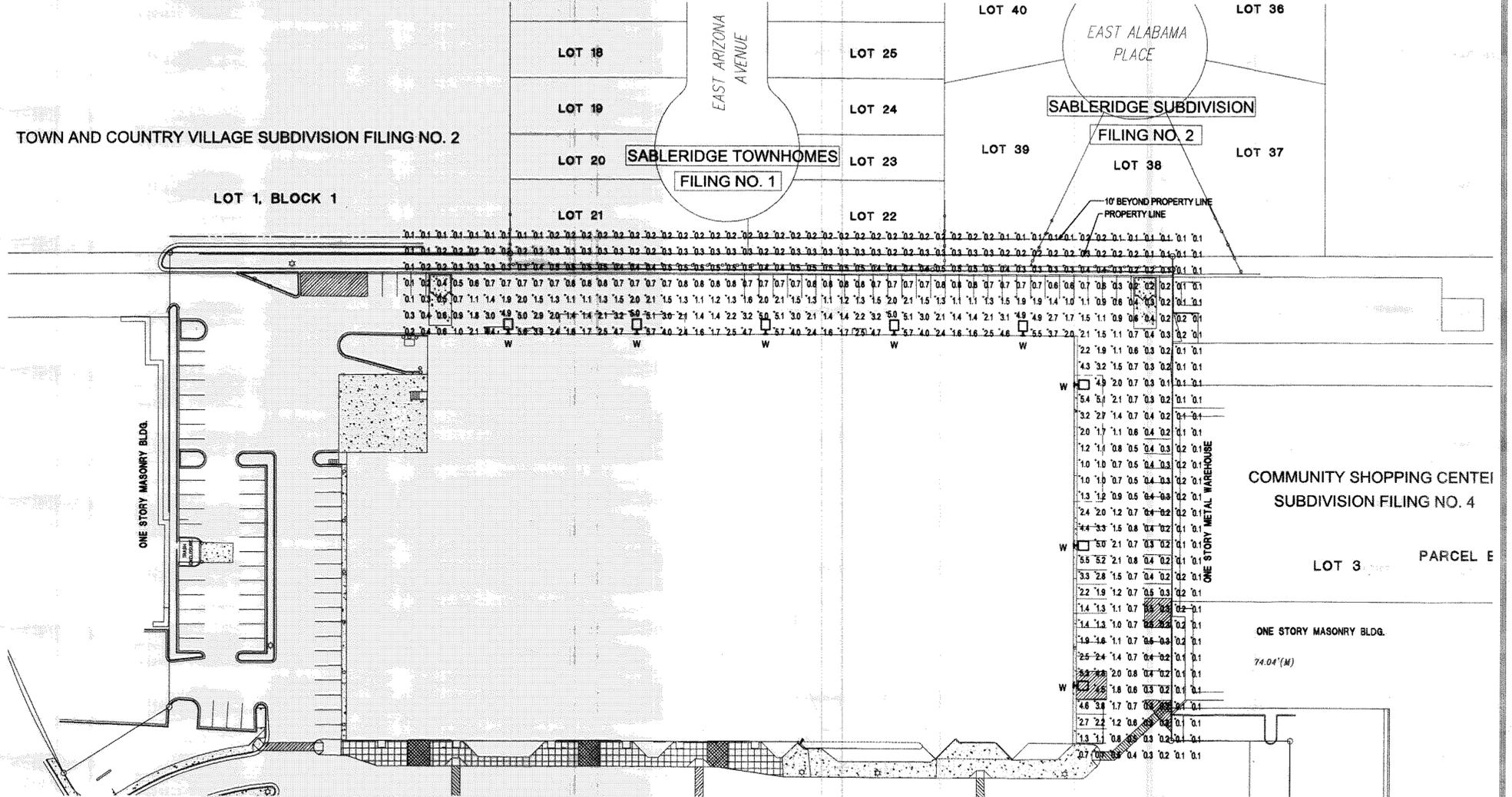
**Mounting Height Conversion Table**  
Footcandle readings for mounting heights other than 10' (3.0 m) may be obtained by multiplying by values by the following:

HEIGHT	FACTOR
6.0' (2.4 m)	2.52
10.0' (3.0 m)	2.25
12.0' (3.7 m)	1.94
20.0' (5.1 m)	0.58
25.0' (7.9 m)	0.36

**Lamp Wattage Conversion Table**  
Footcandle readings for wattages and lamp types other than 175W MH may be obtained by multiplying by values by the following:

LAMP WATTAGE	MULTIPLIER
29W FL	0.12
32W FL	0.16
42W FL	0.23
57W FL	0.21
100W MH	0.84
100W HPS	0.68
120W HPS	1.14

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## LIGHTING PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

### NOTES:

- NUMBERS INDICATE INITIAL LIGHT LEVELS IN FOOT-CANDLES CALCULATED AT GRADE, AS A RESULT OF NEW ON-SITE FIXTURES.
- SITE LIGHTING HAS BEEN DESIGNED TO CONFORM TO THE FOLLOWING REQUIREMENTS:  
CITY OF AURORA LIGHTING COMMENTS:  
A. AVERAGE ILLUMINANCE VALUE WILL NOT EXCEED 0.5 FOOT-CANDLE AT TEN FEET BEYOND THE PROPERTY LINE.

### LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	Mounting	File	Lumens	LLF	Watts
☐	W	8	Ruud - SE3417	12" SQUARE SECURITY / PERIMETER CUTOFF	175W MH	WALL - 18"	SE3417.lse	14000	1.00	210



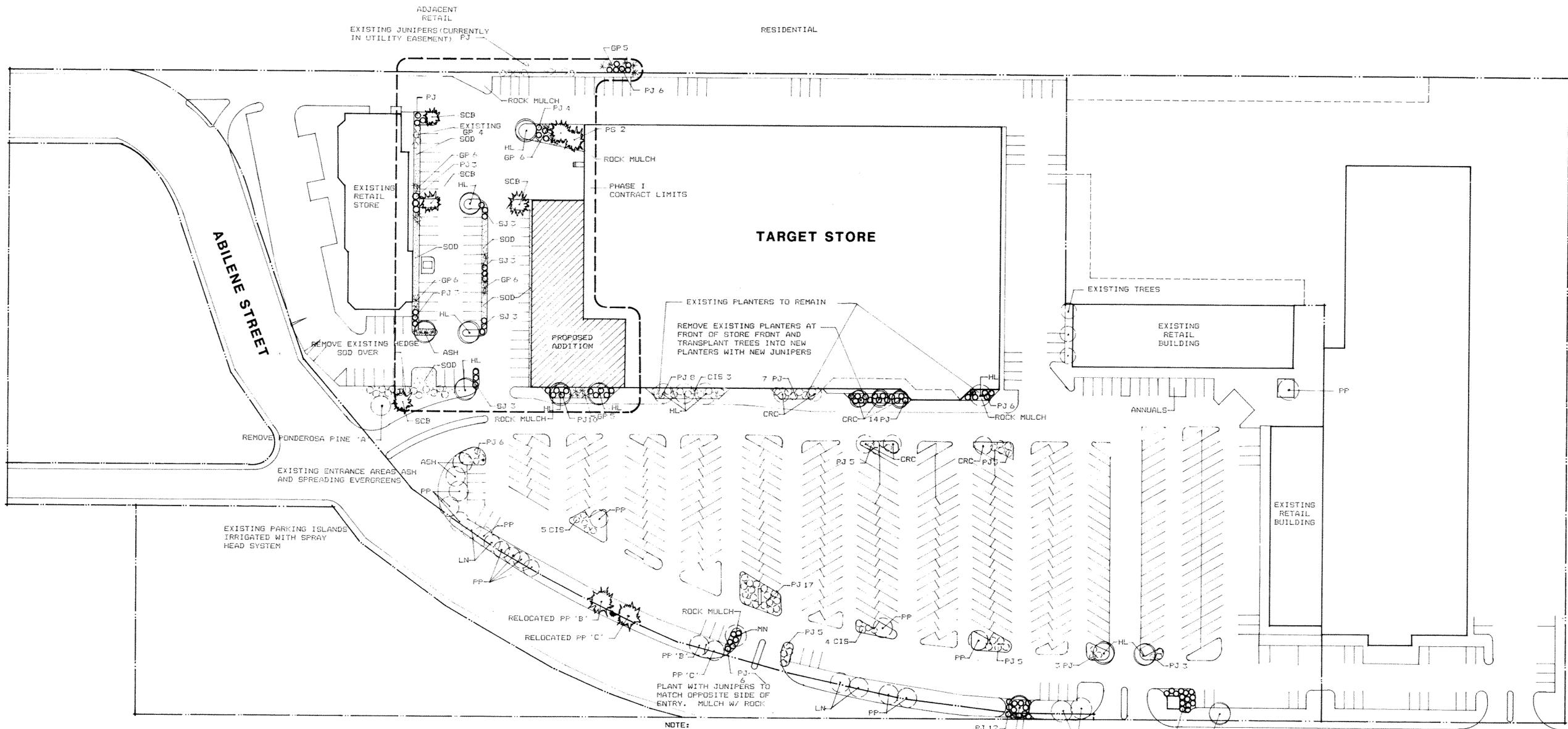
DATE: MARCH 8, 2004  
SITE LIGHTING PLAN & PHOTOMETRICS - SHEET 11 OF 11  
COMMUNITY SHOPPING CENTER- AMENDED PLAN- FILING NO. 1











**LANDSCAPE NOTES**

- EXISTING SPRAY-HEAD IRRIGATION SHALL BE EXTENDED TO SERVE NEW PLANTING AREAS
- PROVIDE SOD & AGGREGATE GROUND COVER AT NEW PLANTING AREAS AS REQUIRED BY CITY OF AURORA
- EXISTING TREES TO BE REMOVED DUE TO CONSTRUCTION ARE IN FAIRLY GOOD CONDITION AND AT LEAST TWO OF THEM ARE TRANSPLANTABLE. A THIRD TREE IS POSSIBLY OF TRANSPLANTABLE SIZE, BUT SHOULD BE DISCUSSED W/ THE OPERATOR HIRED TO RELOCATE. THE TREES THAT CAN BE TRANSPLANTED ELSEWHERE ON THE SITE ARE AS FOLLOWS:
  - A. PONDEROSA PINE 13.5" CALIPER -THIS TREE IS SOMEWHAT QUESTIONABLE
  - B. PONDEROSA PINE 10.5" CALIPER
  - C. PONDEROSA PINE 9.5" CALIPER

THESE TREES SHOULD BE RELOCATED USING A MINIMUM OF A 90° SPADE. ALL OTHER TREES SHOULD BE REPLACED WITHIN THE LANDSCAPE PLAN OR SHOULD BE MITIGATED THRU PAYMENT TO THE TREE PLANTING FUND.

NOTES & RECOMMENDATIONS ABV TAKEN FROM FORESTRY DEPT MEMORANDUM DATED OCT. 2, 1992

**EXISTING PLANT TOTALS**

NOTE: ALL EXISTING PLANTING SHOWN DASHED IN PLAN

SHADE TREES	13
FLOWERING TREES	0
SMALL TREES	5
EVERGREEN TREES	17
SPREADING EVERGREENS	62
DECIDUOUS SHRUBS:	
LARGE	16
SMALL	13

TOTAL TREE CALIPER INCHES LOST DUE TO CONSTRUCTION	16"
TRANSPLANTED TREE CALIPER INCHES	20"
NEW TREE CALIPER INCHES	39"
TOTAL REPLACEMENT	59"

MN	MAPLE, NORWAY
PP	PINE, PONDEROSA
LN	LINDEN
CRC	CANADA RED CHERRY
HL	HONEYLOCUST
CIS	CISTENA
ASH	ASH

**PLANT SCHEDULE**

QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	TYPE
2	PS	PINE, SCOTCH	PINUS SYLVESTRIS	2 1/2"	BB
2	ASH	ASH, MARSHALL	FRAX, MARSHALL	2 1/2"	BB
8	HL	LOCUST, SUNBURST	GLEDITSIA INERMIS	2 1/2"	BB
4	SCB	SPRUCE, CO BLUE	PICEA PUNGENS	8"	BB
34	GP	POTENTILLA, GOLD	POTENTILLA	24"	POT
12	SJ	JUNIPER, SCANDIA	JUNIPER	24"	POT
49	PJ	JUNIPER, PFITZER	JUNIPER PFITZERI	24"	POT

**NOTES:**

- STEEL EDGER REQUIRED BETWEEN SHRUB PLANTINGS AND SOD AREAS.
- PROVIDE ROCK TYP AT ISLANDS
- ROCK MULCH SHALL BE 3" DEEP W/1 1/2" GRAVEL OVER PERMEABLE WEED BARRIER FABRIC.
- REMOVE LAWN & PLANT IRRIGATION SYSTEM WHERE REQUIRED AND ALSO SYSTEM WHERE NEW PLANTERS AND PLANTINGS ARE LOCATED.
- PROVIDE ROCK MULCH AROUND ALL PLANTINGS.
- PROVIDE SOD IN OPEN AREAS SHOW ONLY.

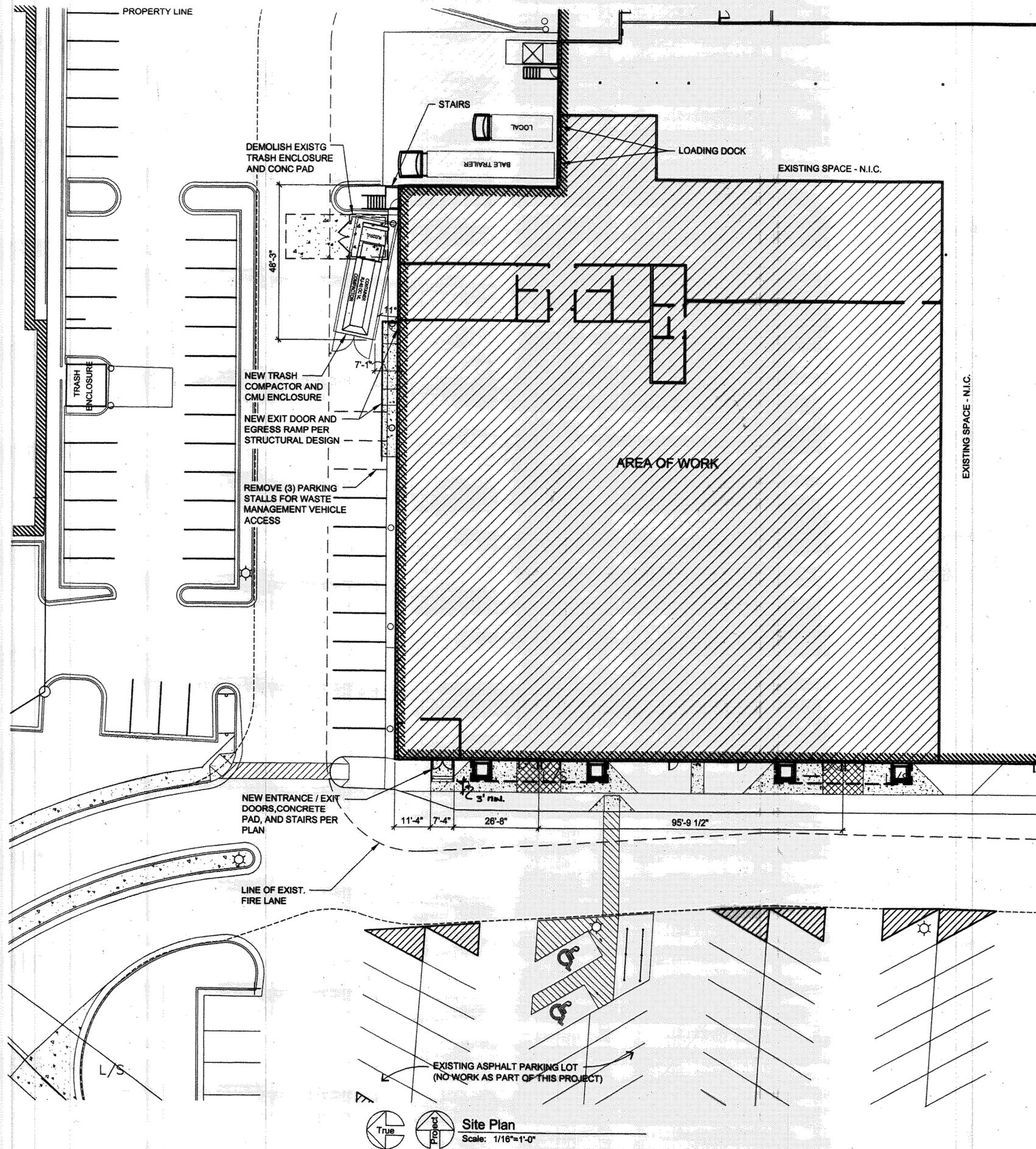
REVISIONS  
7/9/93  
8/3/93

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SCALE 1" = 50'-0"  
LANDSCAPE PLAN

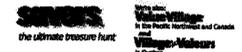
TARGET STORE  
AURORA, COLORADO

SHEET NO. 1 OF 1

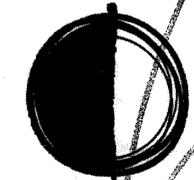


**GENERAL NOTES**

1. SITE BASE PLAN BY OTHERS, FOR REFERENCE ONLY
2. RE-LAMP ALL EXISTING BUILDING MOUNT AND FREESTANDING LIGHT FIXTURES AROUND THE BUILDING TO MAXIMIZE LIGHT OUTPUT.



**SAVERS / VALUE VILLAGE**  
 SOUTH ABILENE ST.  
 AURORA, CO



**ehs**  
 ARCHITECTURE

OPEN COLLABORATION  
 CREATIVE APPROACH  
 SAVVY SOLUTIONS  
 INNOVATIVE DESIGN  
 SERIOUS FUN

ONE UNION SQUARE  
 600 UNIVERSITY STREET  
 SUITE 315  
 SEATTLE, WA 98101  
 T 206.223.4990  
 TF 800.897.4990  
 F 206.223.4990  
 www.ehs-design.com



DRAWING ISSUANCE

APRIL 2, 2008 PERMIT SET

DRAWING HISTORY

NO.	DATE	DESCRIPTION

INFORMATION

PROJECT NUMBER: 5028.104  
 TEAM: MW, JH, DF

DRAWING TITLE

**SITE PLAN**

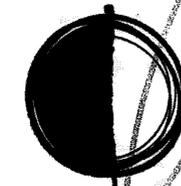
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**A1.0**

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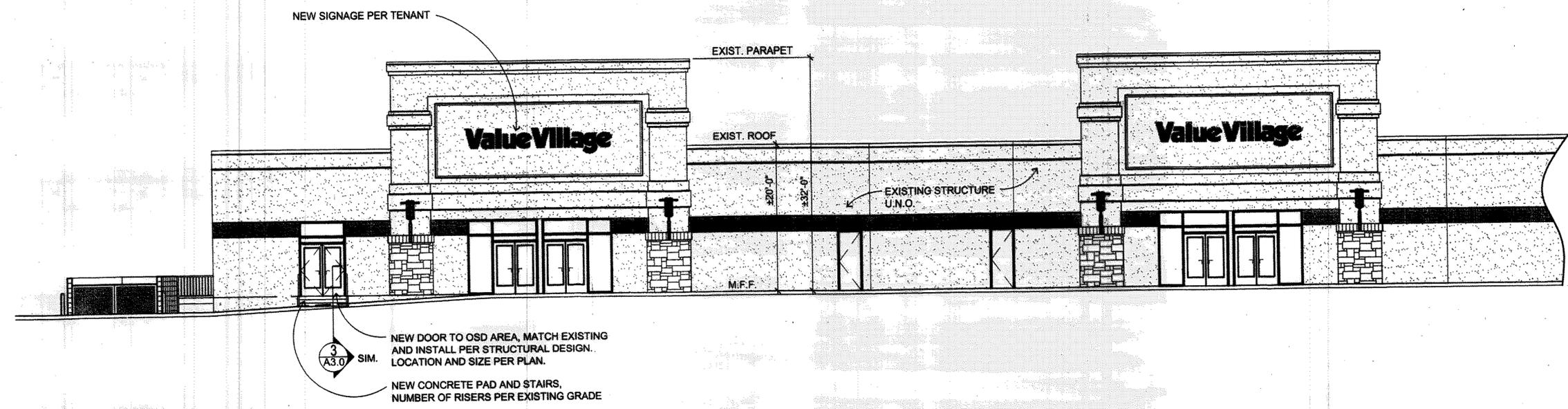
4/21/2008

COMMUNITY SHOPPING CENTER



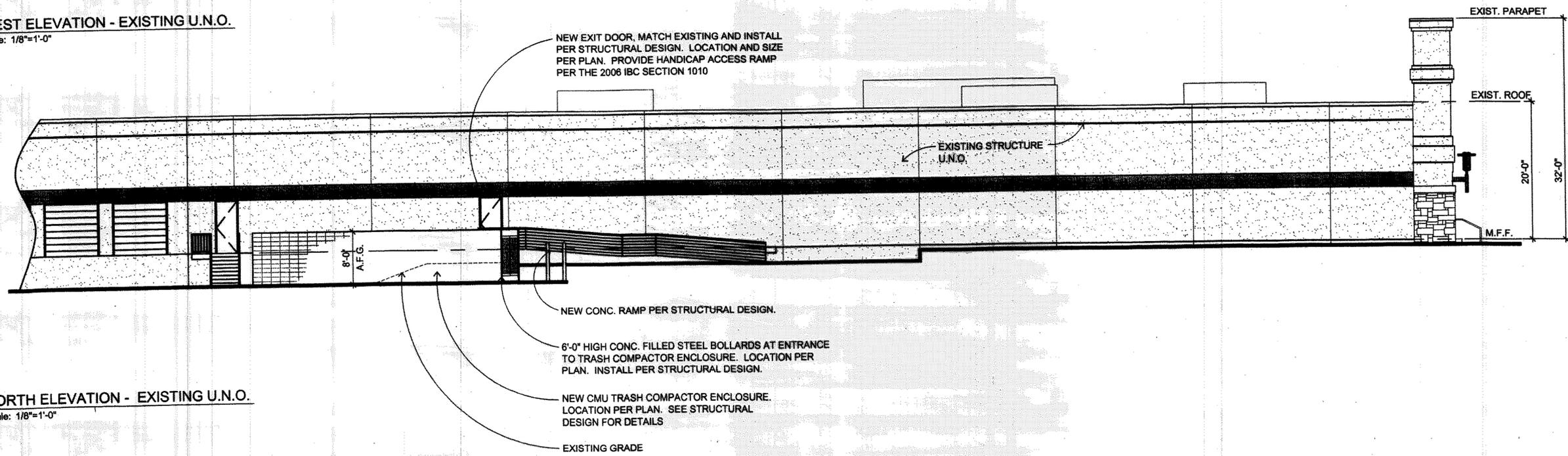
**ehs**  
 ARCHITECTURE

OPEN COLLABORATION  
 CREATIVE APPROACH  
 ONE UNION SQUARE SUITE 1050 SEATTLE, WA 98101  
 206.223.4899  
 206.223.4899  
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**1 WEST ELEVATION - EXISTING U.N.O.**  
 Scale: 1/8"=1'-0"

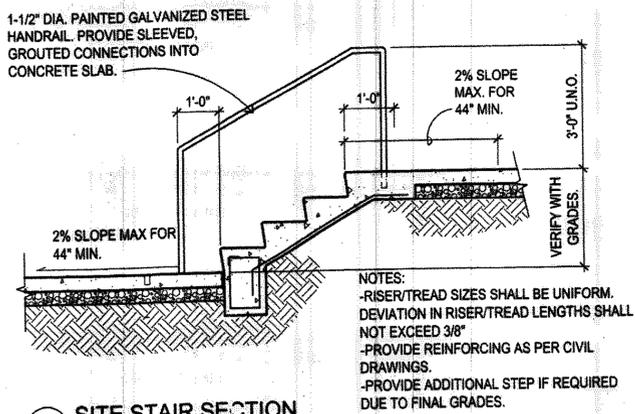
NEW DOOR TO OSD AREA, MATCH EXISTING AND INSTALL PER STRUCTURAL DESIGN. LOCATION AND SIZE PER PLAN.  
 NEW CONCRETE PAD AND STAIRS. NUMBER OF RISERS PER EXISTING GRADE



**2 NORTH ELEVATION - EXISTING U.N.O.**  
 Scale: 1/8"=1'-0"

NEW EXIT DOOR, MATCH EXISTING AND INSTALL PER STRUCTURAL DESIGN. LOCATION AND SIZE PER PLAN. PROVIDE HANDICAP ACCESS RAMP PER THE 2006 IBC SECTION 1010

NEW CONC. RAMP PER STRUCTURAL DESIGN.  
 6'-0" HIGH CONC. FILLED STEEL BOLLARDS AT ENTRANCE TO TRASH COMPACTOR ENCLOSURE. LOCATION PER PLAN. INSTALL PER STRUCTURAL DESIGN.  
 NEW CMU TRASH COMPACTOR ENCLOSURE. LOCATION PER PLAN. SEE STRUCTURAL DESIGN FOR DETAILS.  
 EXISTING GRADE



**3 SITE STAIR SECTION**  
 Scale: 1/2"=1'-0"

DRAWING ISSUANCE  
 APRIL 2, 2008 PERMIT SET

DRAWING HISTORY

NO.	DATE	DESCRIPTION

INFORMATION  
 PROJECT NUMBER: 5028.104  
 TEAM: MW, JH, DF

DRAWING TITLE  
**BUILDING ELEVATIONS**

DRAWING NUMBER

**A3.0**

4/21/2008