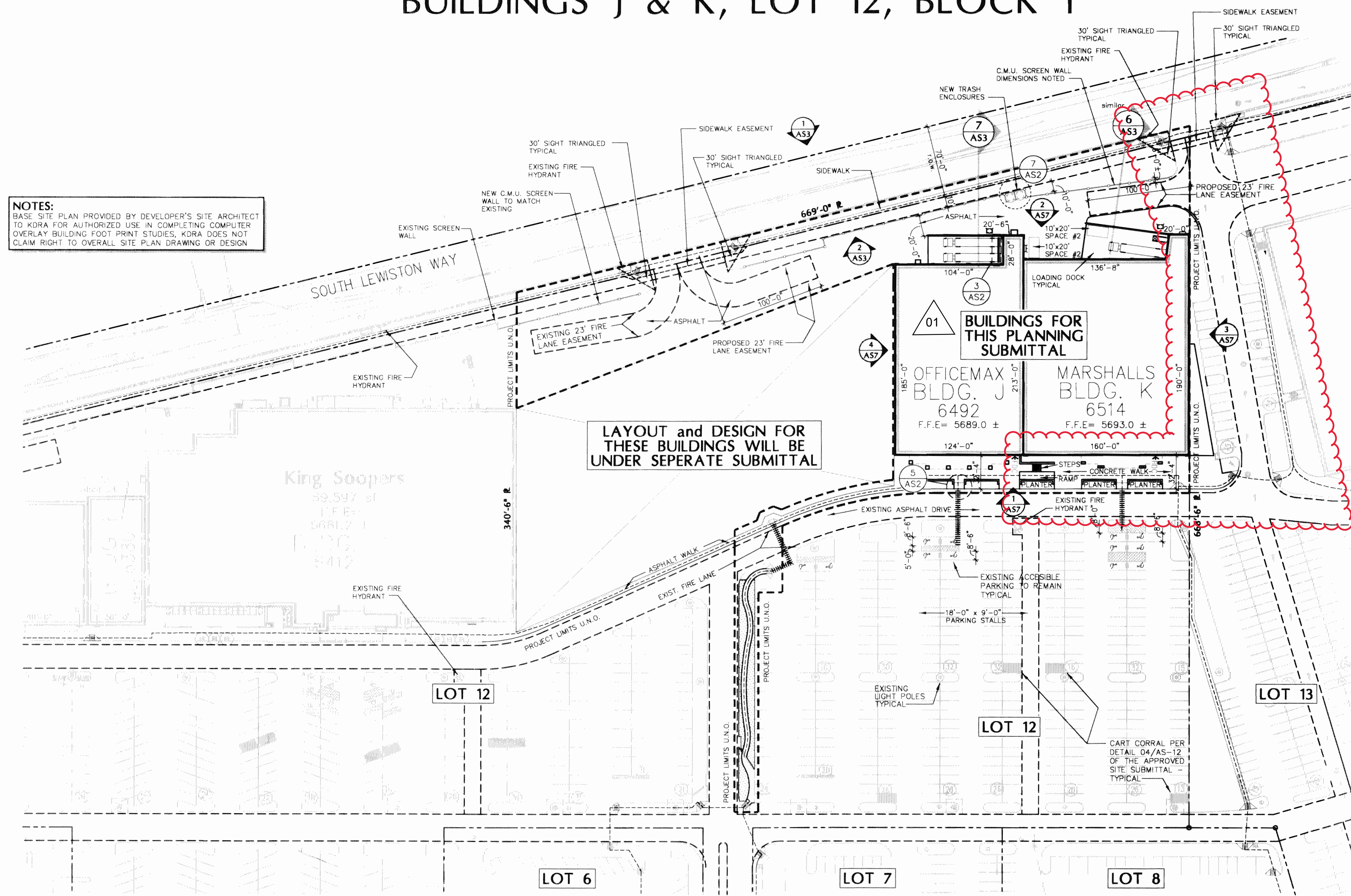


AMENDMENT TO SITE PLAN FOR ARAPAHOE CROSSINGS FILING NO.1 FOR BUILDINGS J & K, LOT 12, BLOCK 1

NOTES:
BASE SITE PLAN PROVIDED BY DEVELOPER'S SITE ARCHITECT
TO KORA FOR AUTHORIZED USE IN COMPLETING COMPUTER
OVERLAY BUILDING FOOT PRINT STUDIES. KORA DOES NOT
CLAIM RIGHT TO OVERALL SITE PLAN DRAWING OR DESIGN



LAYOUT and DESIGN FOR
THESE BUILDINGS WILL BE
UNDER SEPERATE SUBMITTAL

PROJECT DESCRIPTION :

REVISING EXISTING BUILDING LAYOUT OF BUILDINGS J,K,L TO THE NEW
LAYOUT SHOWN TO INCLUDE BUILDINGS M-L, H, I, J, K. THE EXISTING
PARKING LOT LAYOUT WILL REMAIN UN-CHANGED. WE WILL BE ADDING
A SCREEN WALL TO SCREEN LOADING DOCKS AT REAR OF BUILDINGS.

PROJECT TEAM

OWNER/DEVELOPER:

ELLMAN DEVELOPMENT CORPORATION
4040 EAST CAMELBACK RD.
SUITE #250
PHOENIX, AZ. 85018
PHONE: (602) 840-3000
FAX: (602) 840-8101
CONTACT: TOM ALFORD

TENANT:

OFFICEMAX, INC.
3605 WARRENSVILLE CENTER ROAD
SHAKER HEIGHTS, OH. 44122-5203
PHONE: (216) 921-6900
FAX: (216) 921-8392
CONTACT: ROBIN PURRANI
- ROGERS

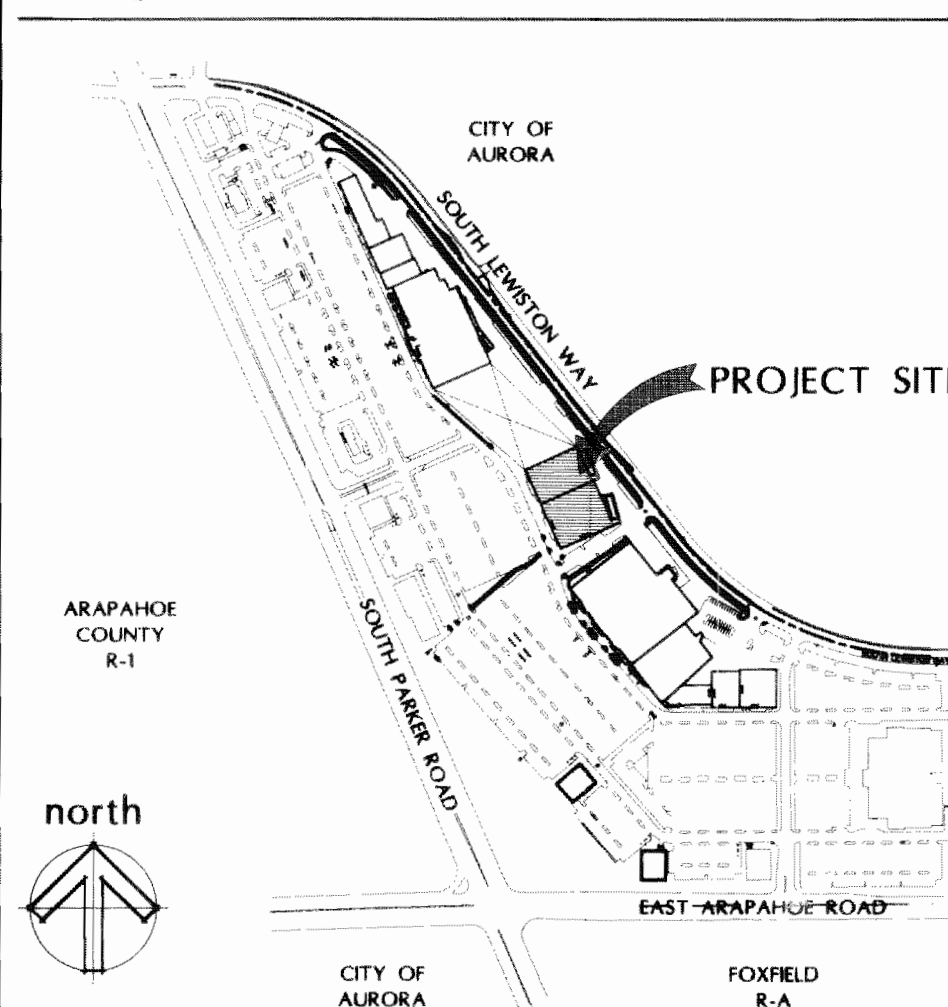
TENANT:

THE MARMAXX GROUP
770 COCHITUATE ROAD
FRAMMINGHAM, MA. 01701
PHONE: (508) 390-5359
FAX: (508) 390-2458
CONTACT: JULIANNA JOREL

SHEET INDEX :

AS1	CONCEPTUAL SITE PLAN
AS2	SITE DETAILS
AS2.1	SITE SECTION / ELEVATIONS
AS4	SITE GRADING PLAN
AS5	SITE UTILITY PLAN
AS6	REAL PROPERTY PLAN
AS7	EXTERIOR ELEVATIONS
AS8	ACCESSIBLE ROUTE OF TRAVEL
AS9	CONCEPTUAL LANDSCAPE PLAN
AS10	LINE OF SITE ELEVATIONS

VICINITY MAP:



AMENDMENTS

**MYLAR CHANGE (SHEET AS-7)
07-30-99**

Revise heights of parapet walls
From 1 ft. to 2 ft. and from 3 ft. to 4 ft.

**MYLAR CHANGE
03-22-00**

- Cornice painted "sandlewood beige"
- Entry structure painted "indigo blue"
- Fill in reveals
- New EIFS

**MYLAR CHANGE 8-20-2015 (add
sheets A4-1 and D-1)**

- Change signage
- Fill in reveals
- New EIFS

**3/13/2024: Minor Amendment to create a garden center area and
accessible rear ramp for building K.**

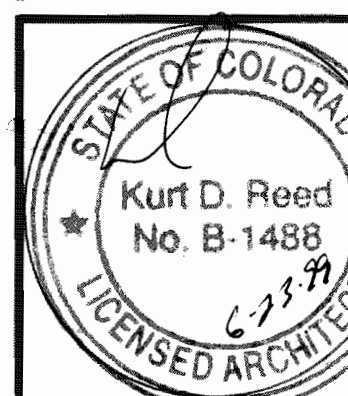
GENERAL NOTES:

- 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.
- 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 SHALL, AT LEAST, SOME 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 HANDRAIL CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPS. 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 A, AND C.A.S.B. / 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.
- 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 UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS OR DAMAGE TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS.
- 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 THROUGH 126-278 OF THE AURORA CITY CODE.
- ALL ROOF TOP MECHANICAL EQUIPMENT TO BE SCREENED BY THE PARAPET. THE MINIMUM HEIGHT OF THE NEAREST PARAPET WILL BE EQUAL OR GREATER THAN THE MAXIMUM HEIGHT OF THE ROOF TOP MECHANICAL EQUIPMENT, LEVEL, PLUMB AND TRUE. THIS SHALL INCLUDE ALL REAR ELEVATIONS THAT ARE VISIBLE FROM ADJOINING RESIDENTIAL AREAS OR PUBLIC STREETS. IN THE EVENT ADDITIONAL MECHANICAL SCREENING IS REQUIRED, A SCREEN OF MATERIAL AND COLOR MATCHING THE PRINCIPAL BUILDING SHALL BE PROVIDED.
- NOT WITHSTANDING 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 INTERFERENCE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL. THE LAND OWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT. IF NOT, THEY MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- 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. WHEN FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- THIS SITE PLAN SHALL BE IN CONFORMITY WITH THE GENERAL DEVELOPMENT PLAN, PRELIMINARY DEVELOPMENT PLAN, AND MASTER SITE PLAN FOR ARAPAHOE CROSSINGS. IN THE EVENT OF ANY CONFLICT, THE GENERAL DEVELOPMENT PLAN, PRELIMINARY DEVELOPMENT PLAN, AND MASTER SITE PLAN FOR ARAPAHOE CROSSINGS SHALL GOVERN.
- A. PAYING THE WEST ONE-HALF OF LEWISON STREET, INCLUDING SIDEWALK CURB AND GUTTER, AND 24 FEET OF PAVEMENT FROM ARAPAHOE ROAD TO PARKER ROAD.
- B. COMPLETION OF CURB, GUTTER AND PAVEMENT ALONG ARAPAHOE ROAD, AND REMOVAL OF TRANSMISSION TOWER ON THE NORTH LANE OF ROADWAY PER PLANS APPROVED FOR PHASE I.
- C. ALL NECESSARY DRAINAGE IMPROVEMENTS INCLUDING UNDERGROUND DETENTION AND OUTLET PIPE NORTH TO PARKER ROAD.

KORA
KURT D. REED ASSOCIATES, INC.
7400 EAST MICHIGAN DRIVE, SUITE 101, SCOTTSDALE, AZ 85260
Phone: (602) 941-1440 Fax: (602) 948-0055 www.kora.com

REVISE:	DATE:	CITY COMMENTS / O.A. REVIEW
1	28 APR 99	CITY COMMENTS
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4		
5		
6		
7		
8		

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1



CONCEPTUAL SITE
PLAN

Job No: 981135
Date: 22 FEB 99 Sheet No: AS1
Scale: SEE PLAN
Drawn: CRN
Checked: KR

PROJECT INFORMATION / DEVELOPMENT DATA	
PROJECT ADDRESS:	ARAPAHOE ROAD AND PARKER ROAD AURORA, CO.
LAND AREA WITHIN PROPERTY LINES (LOT 12)	792,276 S.F. or 18.28 ACRES
GROSS FLOOR AREA - OFFICEMAX	23,472 S.F.
GROSS FLOOR AREA - MARSHALLS	30,935 S.F.
TOTAL BUILDING COVERAGE (OFFICEMAX and MARSHALLS)	54,407 S.F. (6.87%)
HARD SURFACE AREA WITHIN PROJECT LIMITS (EXCLUSIVE OF BUILDING AND SIDEWALKS)	42,141 S.F.
LANDSCAPE AREA WITHIN PROJECT LIMITS (INCLUDING SIDEWALKS)	26,089 S.F.
LOT NUMBER	#12
PRESENT ZONING CLASSIFICATION	PD
PROPOSED USE	RETAIL CENTER
BUILDING MOUNTED SIGNS	SIGNAGE UNDER SEPERATE PERMIT AND INSTALLED BY TENANT
OFFICEMAX 2 (SHOWN)	
MARSHALLS 3 (SHOWN)	
ALLOWABLE SIGN AREA 2x BUILDING FRONTAGE (FIRST 100' L.F.) PLUS 0.5 S.F. x BUILDING FRONTAGE (OVER 100' L.F.)	OFFICEMAX - 124± L.F. = 212 S.F. MARSHALLS - 160± L.F. = 230 S.F.
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDING	NOT TO EXCEED 60'-0"
PARKING REQUIREMENTS	
OFFICEMAX GFA =	100 STALLS REQUIRED (100 PROVIDED)
TOTAL BUILDING = 23,472 DEDUCTIBLE AREAS = 3,315 (STORAGE) 20,157 S.F.	4 HANDICAP REQUIRED (4 PROVIDED)
20,157 S.F. / 200 = 100 REQUIRED	
MARSHALLS GFA =	131 STALLS REQUIRED (131 PROVIDED)
TOTAL BUILDING = 30,935 DEDUCTIBLE AREAS = 4,625 (STORAGE) 26,310 S.F.	5 HANDICAP REQUIRED (6 PROVIDED)
26,310 S.F. / 200 = 131 REQUIRED	
LOADING SPACE	
OFFICEMAX - (2) 200 S.F. SPACES REQUIRED	(2 PROVIDED)
MARSHALLS - (3) 200 S.F. SPACES REQUIRED	(3 PROVIDED)
DESIGN CODES	94 UBC, 91 UPC, 91 UMC, 94 UFC, AND 96 NEC

LEGAL DISCRIPTION

BUILDING J and K, LOT 12, BLOCK 1

ARAPAHOE CROSSINGS SUBDIVISION, FILING NO. 1 A REPLAT OF KENSINGTON STATION SUBDIVISION, FILING NO. 2 AND A PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.

SIGNATURE BLOCKS

AFFIDAVIT:

OFFICEMAX / MARSHALLS AT ARAPAHOE CROSSINGS

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 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 ARAPAHOE CROSSINGS DEVELOPMENT HAS CAUSED THESE PRESENTS TO BE

EXECUTED THIS 15th DAY OF July A.D. 1999

BY: PATRICK J. PEPPELAAR (PRINCIPAL OWNERS)

NOTARIAL:

STATE OF COLORADO

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF

July A.D. 1999 BY: Patrick J. Peppelaar (PRINCIPALS OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL:

Notary Public

MY COMMISSION EXPIRES 06/30/01 NOTARY / BUSINESS ADDRESS:

CITY OF AURORA APPROVAL:

CITY ATTORNEY: Date: 7-15-99

PLANNING DIRECTOR: Date: 7-15-99

ATTEST: (CITY CLERK) Date: NA

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. 199

CLERK AND RECORDER: DEPUTY:

BUDG. J+K @ ARAPAHOE CROSSINGS

99-6011-1



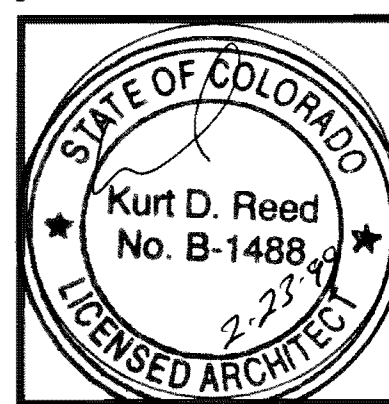
RETAINING WALL SCHEDULE @ UTILITY EASEMENT DETAILS 2					
WALL HEIGHT (H)	FOOTING WIDTH (B)	CLEAR COVER (C)	WALL BARS	FOOTING DOWNELS	HEEL BARS
7'-0"	6'-0"	2 1/2"	#6 x 8'-8" @ 18" O.C.	#6 x 4'-10" 5'-6" @ 9" O.C.	#5 x 5'-6" @ 18" O.C.
5'-0"	4'-8"	3 1/2"	#6 x 6'-8" @ 24" O.C.	#6 x 3'-5" 5'-6" @ 12" O.C.	#5 x 3'-10" @ 24" O.C.
3'-0"	3'-8"	3 1/2"	NONE	#5 x 2'-5" 5'-6" @ 18" O.C.	#5 x 2'-10" @ 18" O.C.

NOTES:

1. USE CLASS B TENSION SPLICE LENGTHS TYPICALLY. CLASS A TENSION SPLICES MAY BE USED IF LESS THAN ONE HALF OF THE TENSION REINFORCEMENT IS SPLICED IN THE SAME LOCATION.
2. PROVIDE MINIMUM CLEAR SPACING OF TWO BAR DIAMETERS BETWEEN BARS + ONE BAR DIAMETER CLEAR COVER TO EDGE OF CONCRETE
3. LAP LENGTHS SHOWN ABOVE BASED ON MINIMUM CONCRETE STRENGTH OF 3,000 P.S.I. & MAXIMUM 60 GRADE REINFORCING BARS.
4. INCREASE LAP LENGTHS AS FOLLOWS FOR:
TOP BARS.....INCREASE LAP 30%
EPOXY COATED BARS.....INCREASE LAP 50%
LIGHTWEIGHT CONCRETE.....INCREASE LAP 30%
TOP BARS ARE ANY BAR W/ WITH MORE THAN 12" OF CONCRETE BELOW THE BAR.
5. FOR BEAMS WHICH ARE CONTINUOUS OVER TWO OR MORE SPANS, LOCATE LAP SPLICES AT BOTTOM BARS OVER SUPPORTS AND LAP SPLICES FOR TOP BARS IN THE MIDDLE THIRD OF THE SPAN.



AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1



SITE DETAILS

Job No: 981135

Date: 22 FEB 99 Sheet No:

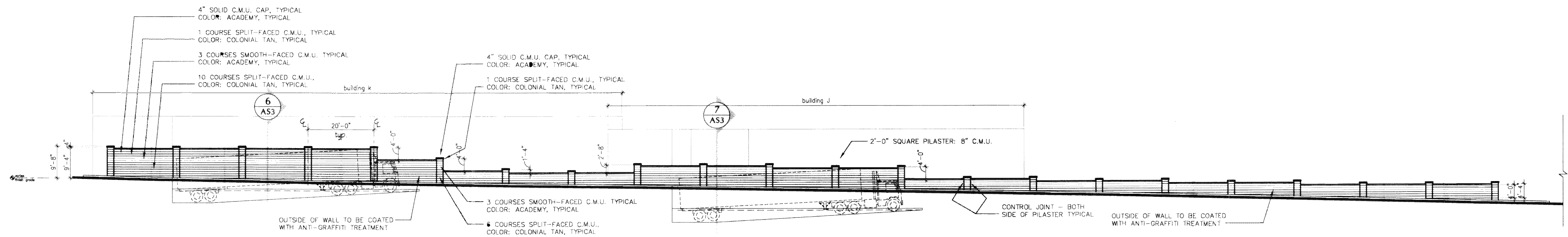
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Drawn: CRN

Checked: KR

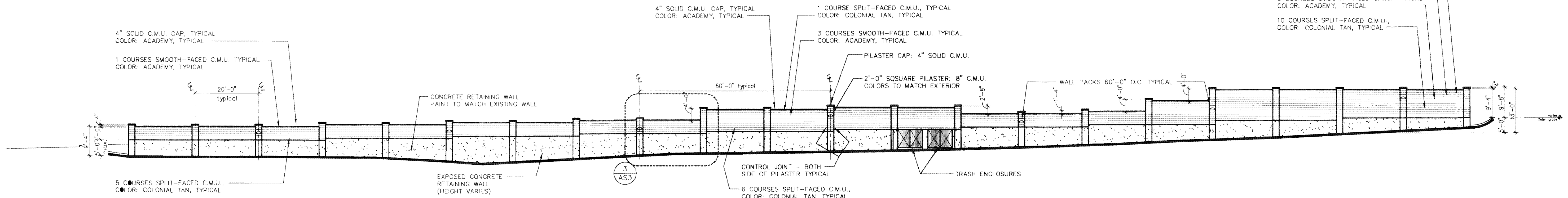
KURT D. REED ASSOCIATES, INC.
7400 EAST McDONALD DRIVE. • SUITE 101 • SCOTTSDALE, AZ. 85250
Phone:(602) 941-1440 Fax:(602) 948-1055 www.kdra.com

Bdy. J+K @ HIZAPAHOE CROSSING 99-6011-1



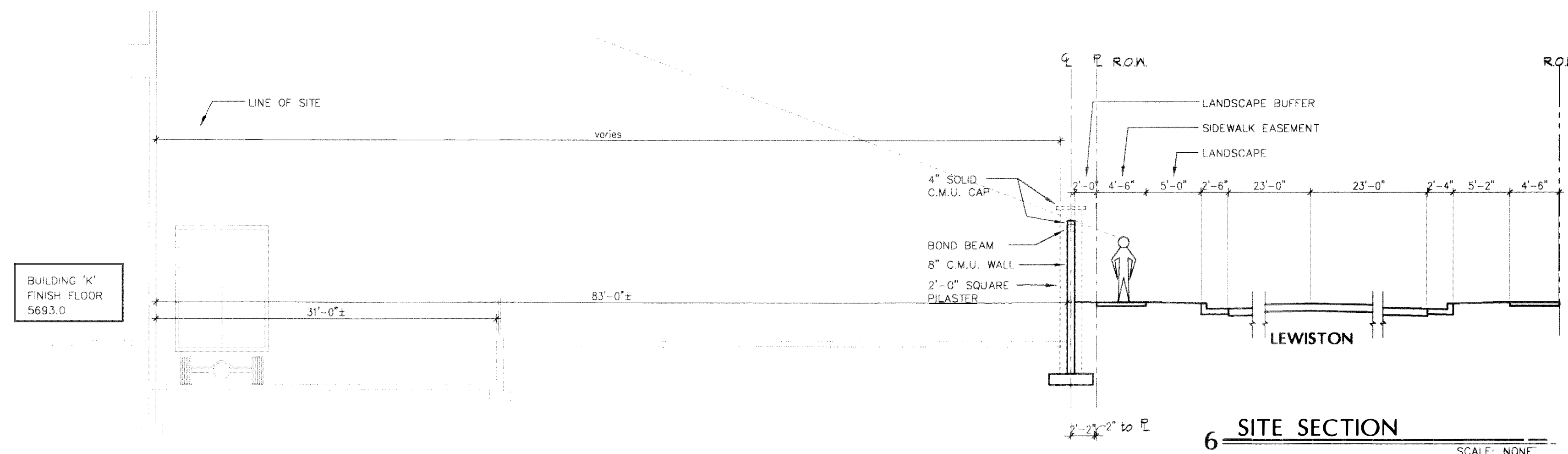
1 EXTERIOR SCREENWALL ELEVATION

SCALE: NONE



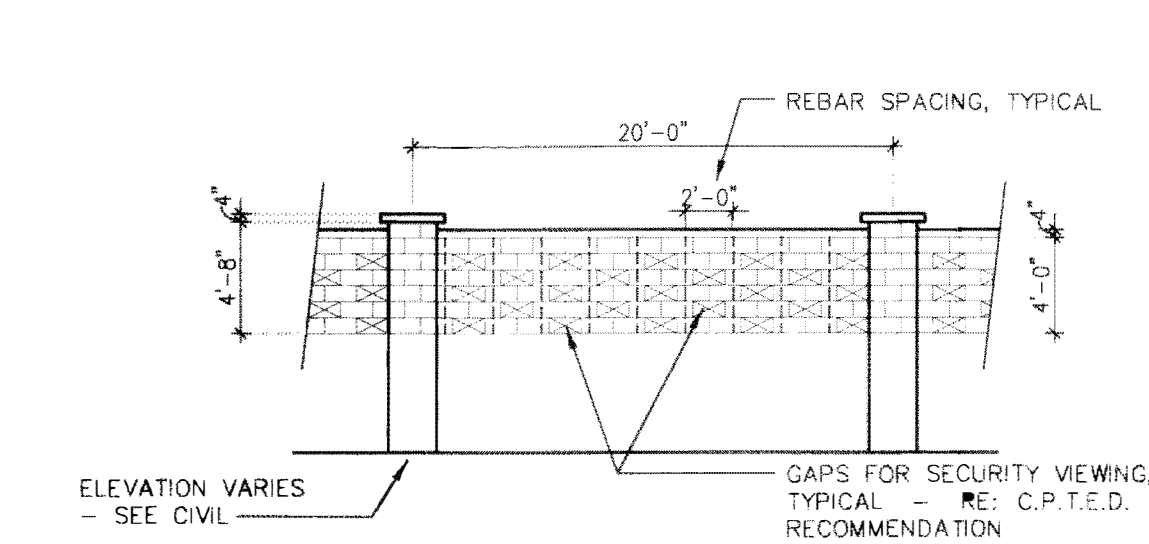
2 INTERIOR RETAINING and SCREENWALL ELEVATION

SCALE: NONE



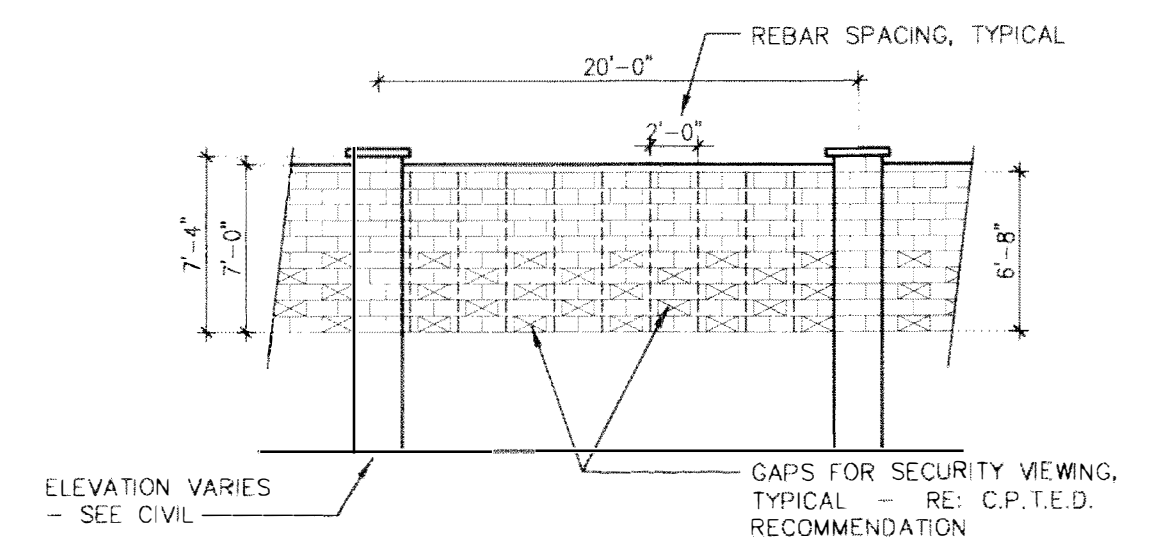
6 SITE SECTION

SCALE: NONE



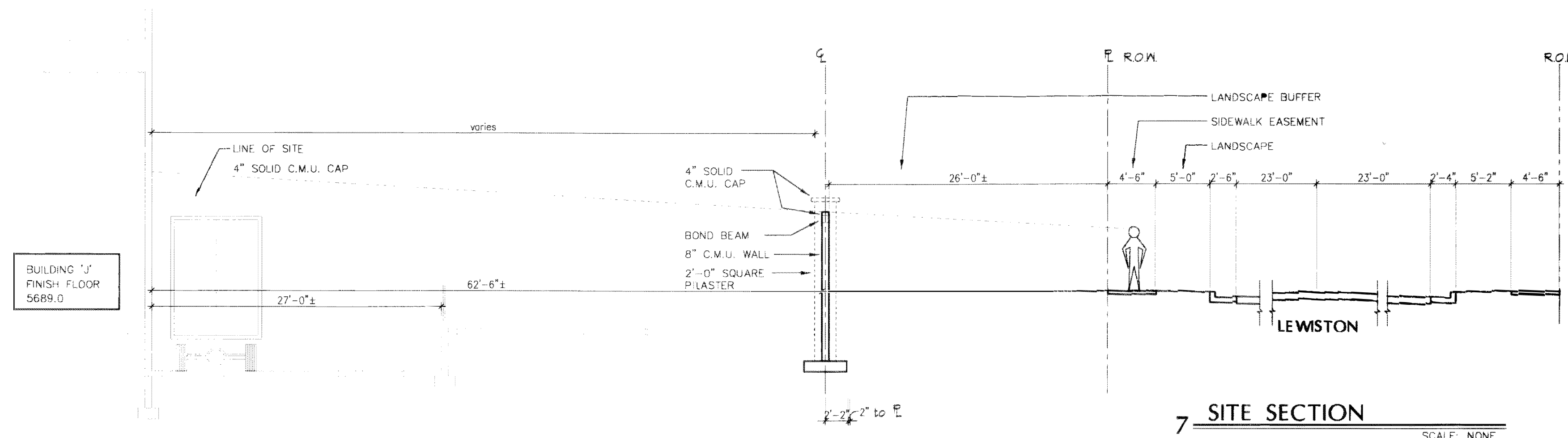
3A SCREENWALL DETAIL

SCALE: NONE



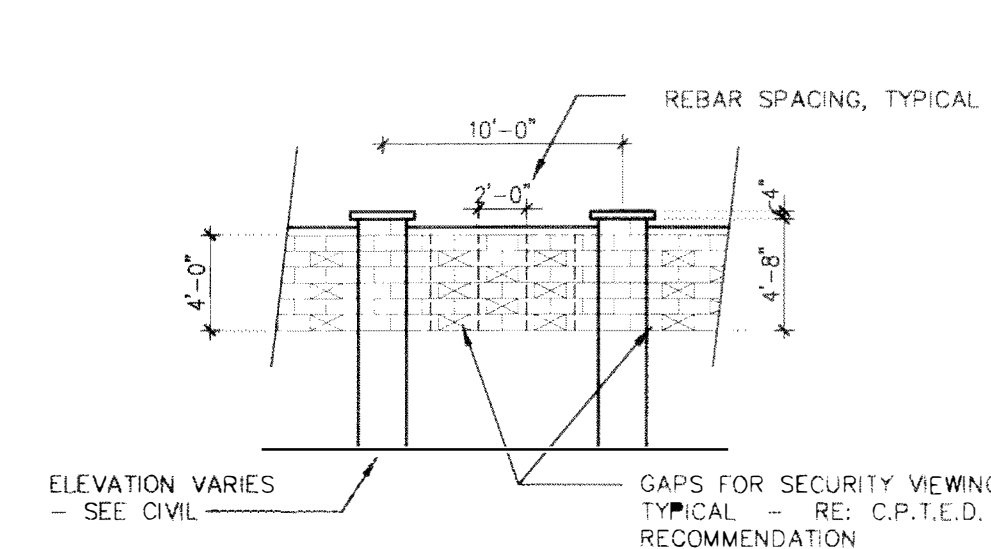
3 SCREENWALL DETAIL

SCALE: NONE



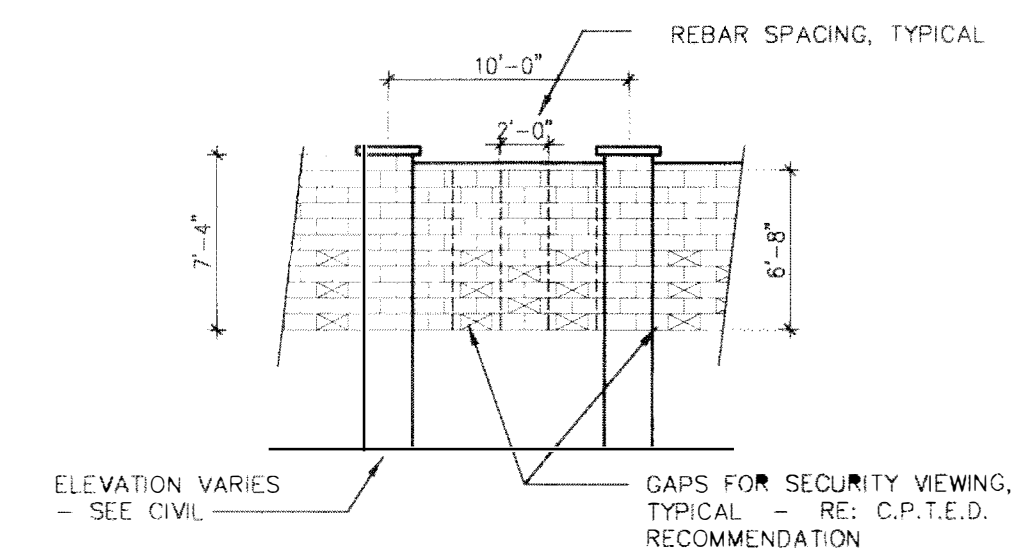
7 SITE SECTION

SCALE: NONE



4A SCREENWALL CORNER DETAIL

SCALE: NONE



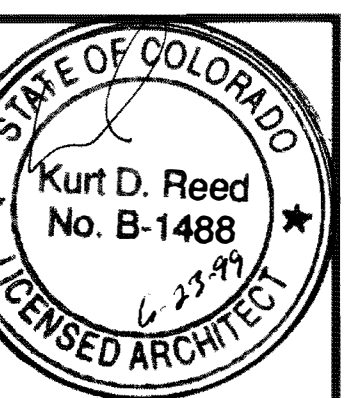
4 SCREENWALL CORNER DETAIL

SCALE: NONE

KDR
KURT D. REED ASSOCIATES, INC.
7400 EAST McDOWD DRIVE, SUITE 101, SCOTTSDALE, AZ 85250
PHONE (602) 941-1440 FAX (602) 948-1035 WWW.KDR.COM

NO.	DATE	REVISIONS
1	16 APR 99	O.A. REVIEW
2	09 JUN 99	CITY COMMENTS
3	23 JUN 99	CITY COMMENTS
4		
5		
6		
7		
8		

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1

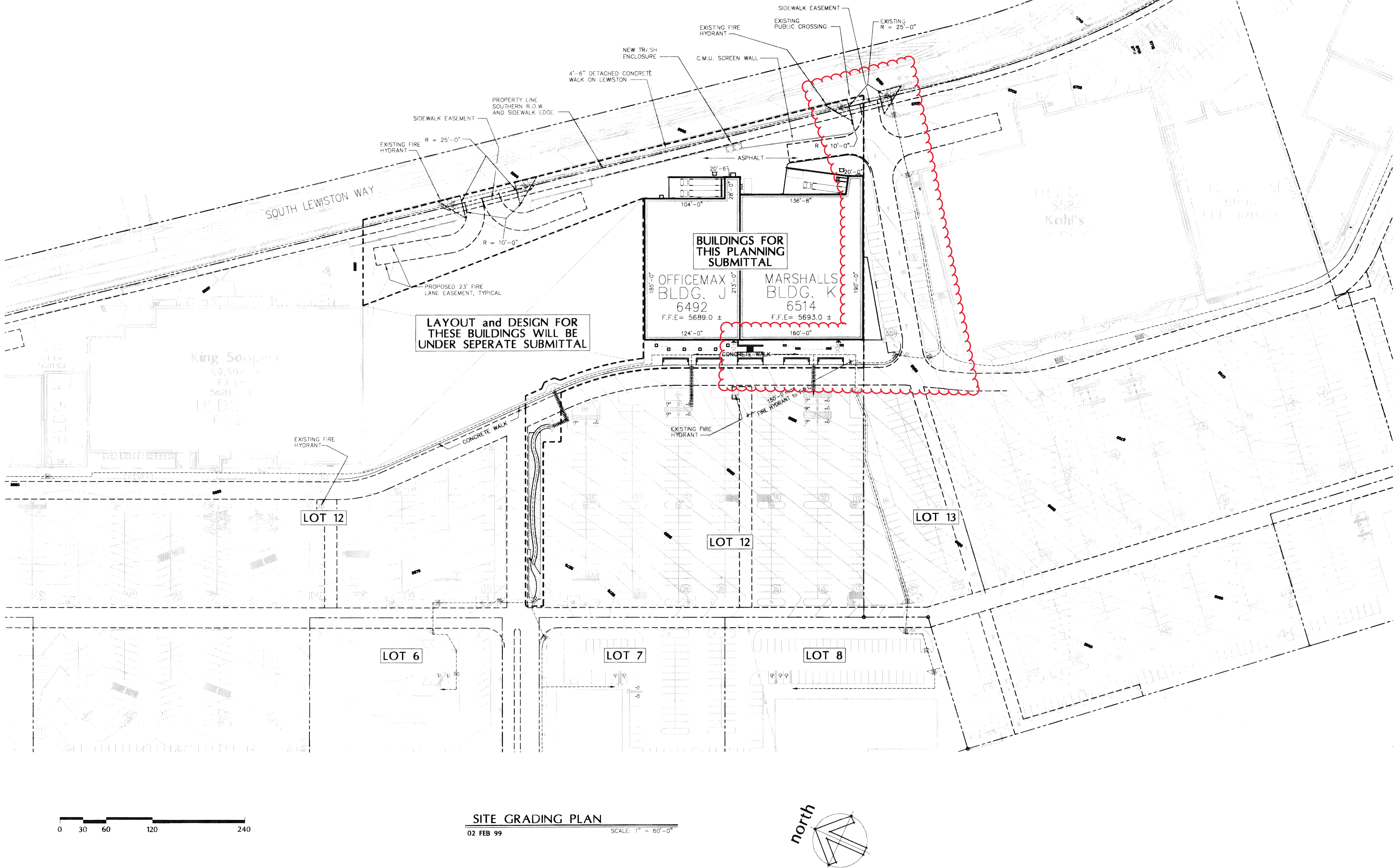


SITE ELEVATIONS
/ SITE SECTIONS

Job No: 981135
Date: 22 FEB 99 Sheet No:
Scale: SEE PLAN
Drawn: CRN
Checked: KR

AS3

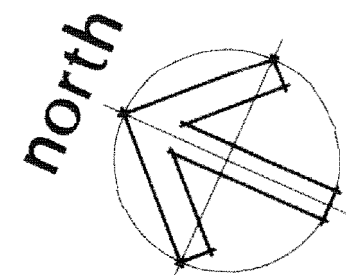
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SITE GRADING PLAN

02 FEB 99

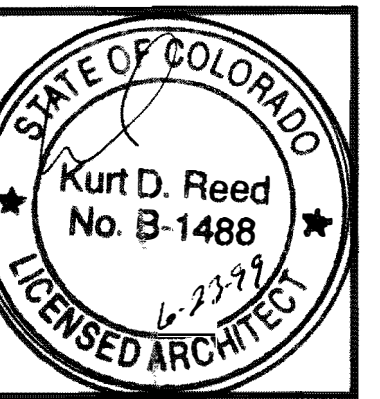
SCALE: 1" = 60'-0"



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No.	DATE	REVISIONS		
		CITY COMMENTS	C.A. REVIEW	
1	28 APR 99			
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3	23 JUN 99			
4				
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8				

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1

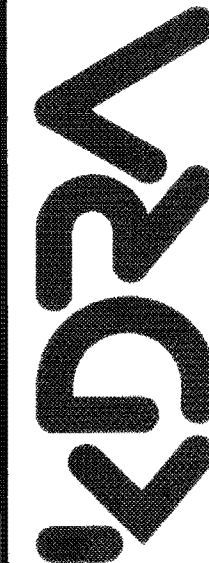
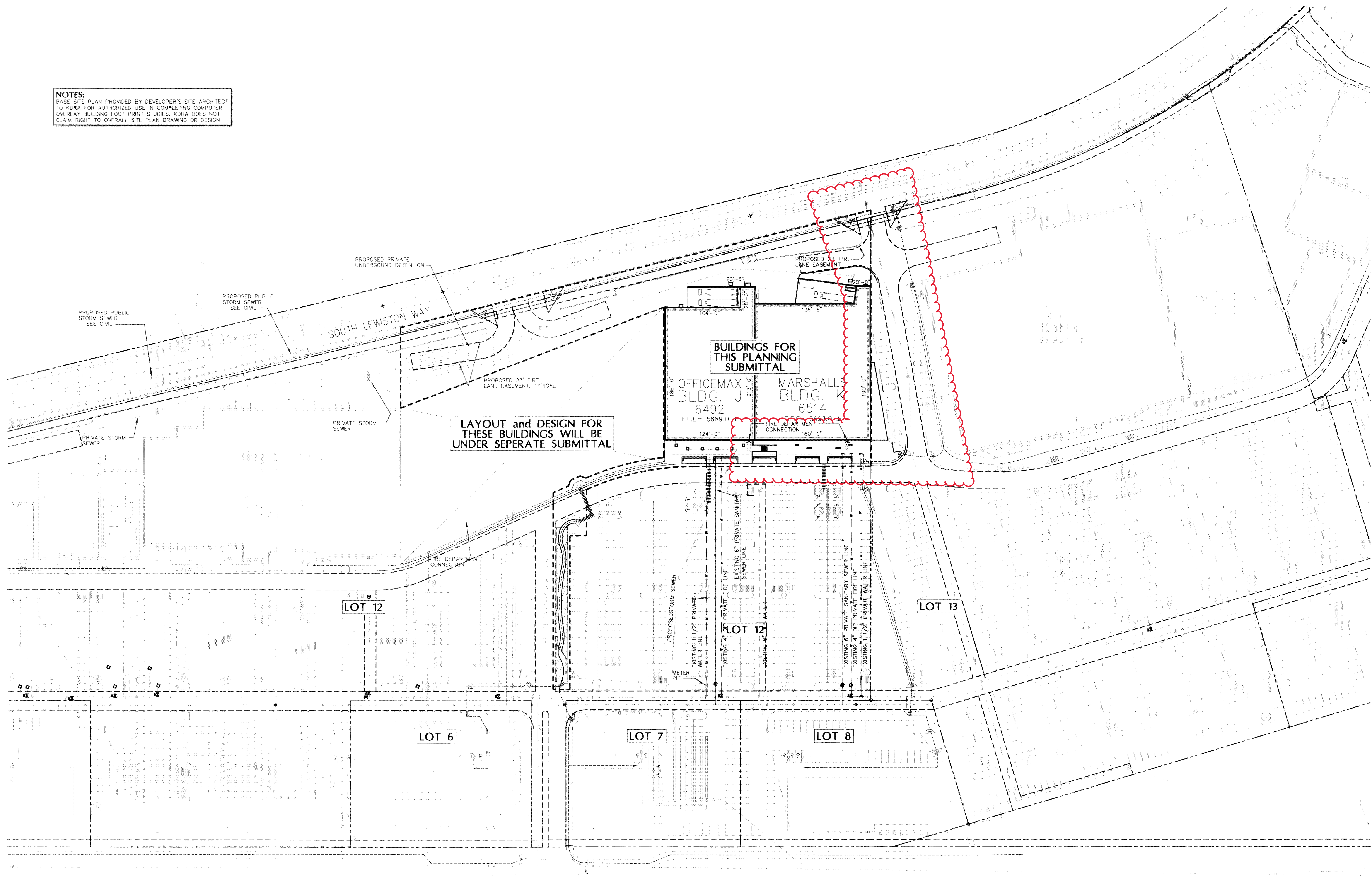


SITE GRADING
PLAN

This drawing is an instrument of service and the property of K.D.R.A. and shall remain the property of K.D.R.A. The use of this drawing shall be restricted to the project and site shown on the drawing and no other use without the written consent of K.D.R.A.

Job No:	981135
Date:	22 FEB 99
Scale:	SEE PLAN
Drawn:	CRN
Checked:	KR
Sheet No:	AS4

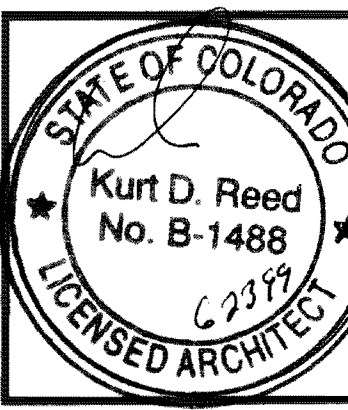
NOTES:
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OVERLAY BUILDING FOOT PRINT STUDIES. K.D.R.A. DOES NOT
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NO.	DATE	REVISIONS:		
		CITY COMMENTS	O.A. REVIEW	
1	28 APR 99			
2	09 JUN 99	CITY COMMENTS		
3	23 JUN 99	CITY COMMENTS		
4				
5				
6				
7				
8				

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
J & K, LOT 12, BLOCK 1



SITE UTILITY
PLAN

This drawing is an instrument of service and the property of K.D.R.A. and shall remain the property of K.D.R.A. until it is paid in full. It is to be used only for the project and location shown and is not to be used for any other purpose without the written consent of K.D.R.A.

Job No: 981135
Date: 22 FEB 99
Scale: SEE PLAN
Drawn: CRN
Checked: KR
Sheet No: AS5

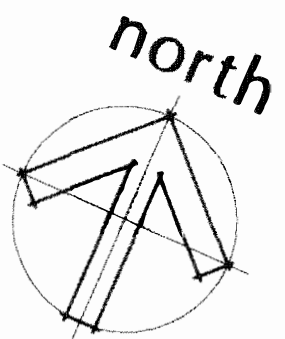
Bldg. J+K @ Arapahoe Crossings 99-6041



REAL PROPERTY PLAN

SCALE: 1" = 60'-0"

02 FEB 99



NOTE:
NO ARCHITECTURAL FEATURE (I.E. ROOF OVERHANG,
FOUNDATION, FOOTERS, CANTILEVERED WALLS, ETC.)
IS ALLOWED TO ENCROUGH INTO ANY EASEMENT.

LAYOUT and DESIGN FOR THESE BUILDINGS WILL BE UNDER SEPERATE SUBMITTAL.

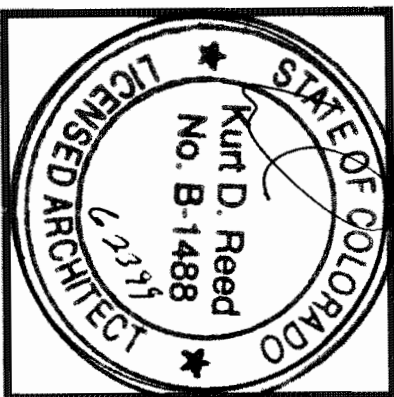
**BUILDINGS FOR
THIS PLANNING
SUBMITTAL**

OFFICEMAX
BLDG. J
213'-0"

MARSHALLS
BLDG. K
213'-0"

REAL PROPERTY PLAN

This drawing is an instrument of service and the property of K.G.R.A. and shall remain their property. The use of this drawing shall be restricted to the original site for which it is prepared and publication thereof is expressly limited to such use.



AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1

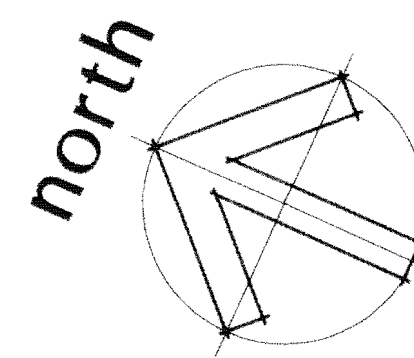
No:	DATE:		REVISIONS:	
1	28 APR 99	CITY COMMENTS	/ Q.A. REVIEW	
2	09 JUN 99	CITY COMMENTS		
3	23 JUN 99	CITY COMMENTS		
4		---		
5		---		
6		---		
7		---		
8				



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Phone:(602) 941-1440 Fax:(602) 948-1055 www.kdra.com

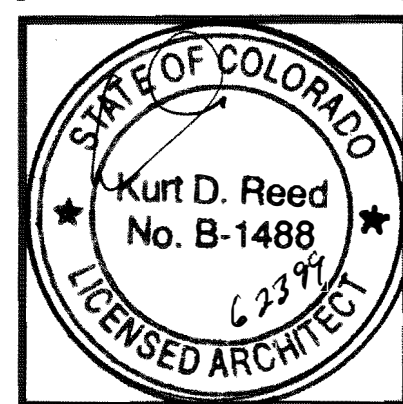
Budg. JYL @ Arizona Crossing

99-6011-1



ACCESSIBLE ROUTE OF TRAVEL

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1



ACCESSIBLE ROUTE OF TRAVEL

Job No: 981135

Date: 22 FEB 99 Sheet No:

Scale: SEE PLAN

Drawn: CRN

Checked: KR

AS8

SYM.	QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
			DECIDUOUS CANOPY TREES	Unless Otherwise Noted	
AS		GREEN SPRUCE LINDEN	ILICA CORDATA "GREEN SPRUCE"	2 1/2"	CAL. BA
OP		AUTUMN PURPLE ASH	FRAXINUS PENNSYLVANICA "MARSHALL'S"	2 1/2"	CAL. BA
SA		PAI-MORE ASH	FRAXINUS PENNSYLVANICA "PAI-MORE"	2 1/2"	CAL. BA
LC		SLU-MIT ASH	FRAXINUS PENNSYLVANICA "SLUMMIT"	2 1/2"	CAL. BA
SH		LANCE-LEAF COTTONWOOD	POPULUS ALGIDA	2 1/2"	CAL. BA
SKM		SHADE MASTER HORTICULTURAL	GLEDITSIA "TRACANTHOS 'SHADEMASTER'"	2 1/2"	CAL. BA
SP		SKY-LINE HONEYLOCUST	GLEDITSIA "TRACANTHOS 'SKYLINE'"	2 1/2"	CAL. BA
RSM		RED SUNSET MAPLE	ACER RUBRUM "RED SUNSET"	2 1/2"	CAL. BA
BD		BLUR OAK	QUERCUS MACROCARPA	2 1/2"	CAL. BA
HB		HACKBERRY	GELTIS OCCIDENTALIS	2 1/2"	CAL. BA
			EVERGREEN TREES		
AP		AUSTRIAN PINE	PINUS NORA	BAB	Site on Plant
BS		COLORADO BLUE SPRUCE	PICEA PUNGENS	1865	Site on Plant
PO		PONDEROSA PINE	PINUS PONDEROSA	BAB	Site on Plant
SRJ		SKYROCKET JUMPER	JUNIPERUS VIRGINIANA "SKYROCKET"	6" HT	BAB
			DECIDUOUS ORNAMENTAL TREES		
CRH		CANADA RED CHERRY	P. VIRGINIANA MELANOCARA "SHUBERT"	2"	CAL. BAB
TCH		THORNLESS COCKSPUR	CRATAEGUS CRUS-GALLI INERMIS	2"	CAL. BAB
WH		WASHINGTON HAWTHORN	CRATAEGUS PHAENOPHYLL	2"	CAL. BAB
BN		CHALKY MAPLE	ACEF OVALLA	2"	CAL. BAB
SSC		SPRING SNOW CRAB	MALUS "SPRING SNOW"	2"	CAL. BAB
RC		RADIANT CRAB	MALUS "RABIAN"	2"	CAL. BAB
CBT		COLUMBIAN BUCKTHORN	RIANINUS FRANGULA "COLUMNARIS"	5	GAL. CONT.
			EVERGREEN SHRUBS		
BGJ		BLUE CHIP JUMPER	JUNIPERUS HORIZONTALIS "BLUE CHIP"	5	GAL. CONT.
BV		BUFFALO JUMP "R"	JUNIPERUS SABINA "BUFFALO"	5	GAL. CONT.
HJ		HUGHES TAMARISK	JUNIPERUS SABINA "HUGHES"	5	GAL. CONT.
TJ		TAM JUMPER	JUNIPERUS SABINA "TAMARISCIFOLIA"	5	GAL. CONT.
			DECIDUOUS SHRUBS		
AW		ANTHONY WATERER SPIREA	SPIRAEA BOMALJA "ANTHONY WATERER"	5	GAL. CONT.
AC		ALPINE CURRENT	RIBES ALPINUM	5	GAL. CONT.
BWS		BLUE MIST SPIREA	SPIREA CARPOPHORIS ANONA	5	GAL. CONT.
BRD		BAILY REEDING DODGEWOOD	CORNUS SERGEEA "BAILEY"	5	GAL. CONT.
BB		BURKE BURNING BUSH	BURNING BUSH "COMPACTA"	5	GAL. CONT.
OP		OCTENA PLUM	PRUNUS CISTENA	5	GAL. CONT.
DN		DWARF NINEBARK	PHYSCOCARPUS OULIFOLIOUS "NANUS"	5	GAL. CONT.
DLC		DWARF LILAC	SYRINDA MOYER	5	GAL. CONT.
EC		SARDONCE ELYONUMIS	BURNING FORTUNE "SARDONCE"	5	GAL. CONT.
JP		JACKMAN'S POTENTILLA	POTENTILLA FRUTICOSA "JACKMAN"	5	GAL. CONT.
ID		ISANT RIVER DODGEWOOD	CORNUS SERGEEA "ISANT"	5	GAL. CONT.
RO		ROCK COTONEASTER	COTONEASTER HORTICOLA	5	GAL. CONT.
WLS		THREE LEAF SUMAC	RHUS TRELOATA	5	GAL. CONT.
DS		DWARF LILAC	SPIRAEA VANMOTTE	5	GAL. CONT.
TSC		WESTERN SAND CHERRY	PRUNUS VESSEY	5	GAL. CONT.
CH		NATIVE CHOCHEERRY	PRUNUS VIRGINIANA MELANOCARA	5	GAL. CONT.
			VINES		
VCR		VIRGINIA GREEPER	PARTHENOCISSUS CINQUEFOILIA	1	GAL. CONT.

LEFT METHOD:

- DO NOT CUT LEADER PRIOR TO PLANTING.
- USE 3/4" ASSEMBLES PER TREE.
- USE NYLON TREE STRAPS AT END OF WIRE.
- USE ASPERMOM TABS AT MFG. STANDARD RATE.
- 72 GAUGE GALV. ZINCD WIRE.
- 4" TREE TAP (DECIDUOUS TREES 24" & 2 1/2" BARK MULCH 24" x 3/4" P.V.C. MARKERS (TYPICAL).
- 1/2 SPECIFIED BACKFILL MIX & 1/2 PIT SOL. DRIVE 3" INTO UNDISTURBED SOIL FLUSH WITH ADJACENT GRADE.
- REMOVE WIRE BASKET AFTER TREE IS IN THE HOLE. REMOVE TAP & PULL BURLAP. AND PULL TRUNK.

NOTE: TREES 2"-3" ABOVE GRADE.

RIGHT METHOD:

- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
- SET SHRUB 1" HIGHER THAN THE FINISHED BED GRADE.
- DIG PLANT PIT TWICE AS WIDE & HALF AS DEEP AS THE CONTAINER.
- APPLY SPECIFIED MULCH. TAPER MULCH TO IT AT EDGE OF PAVEMENT.
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOTS WHEN REMOVING IT FROM ITS CONTAINER.
- LORSEN SIDES OF PLANT PIT & WATER IN WELL TO ELIMINATE LARGE AIR POCKETS.
- ALL JUNKER PLANTS SHOULD BE PLANTED SO TOP OF ROOT MASS OCCURS AT FINISH GRADE OF MULCH LAYER.
- COMPACTED BACKFILL MIX.
- FILL PLANT PIT WITH SPECIFIED SOL. MIX & PIT SOL.

NOTE: BROKEN OR CRUMBLING FOOT-BALLS WILL BE REJECTED.

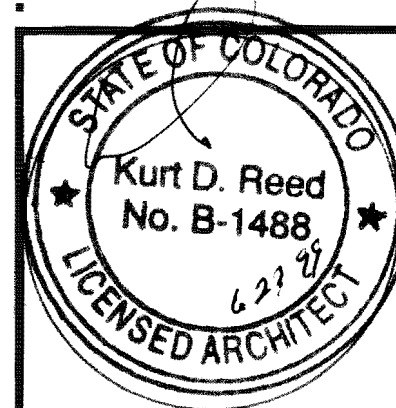
1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. NOTIFY THE LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL WARRANTY THE PLANT MTL., WORKMANSHIP, AND THE IRRIGATION SYSTEM FOR A PERIOD OF ONE YEAR.
4. SHRUB BEDS ARE TO BE CONTAINED BY 1/8" X 4" INTERLOCKING TYPE STEEL EDGER. IT IS NOT REQUIRED WHEN BEDS ARE ADJACENT TO CURBS, WALLS, OR WALKS.
5. ALL SHRUB BEDS ARE TO BE MULCHED WITH 3" DEPTH, CRUSHED GRANITE. WEED CONTROL FABRIC IS REQUIRED IN ALL SHRUB BEDS.
6. ALL GROUNDCOVER BEDS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER BEDS.
7. ALL AREAS TO BE LANDSCAPED ARE TO HAVE SOIL PREPARATION. (MINIMUM RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1,000 S.F.)
8. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF ONE YEAR.
9. THE CONTRACTOR SHALL INSPECTORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN AND LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING MATERIALS SHALL BE ALLEI AS DELINEATED ON THE PLAN, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
10. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.
11. REFER TO PLANS AND SPECIFICATIONS FOR FURTHER INFORMATION REGARDING LANDSCAPE AND IRRIGATION INSTALLATION.
12. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE SAME SPECIES AT CONTRACTOR'S EXPENSE.
13. CALL FOR UTILITY LOCATIONS PRIOR TO EXCAVATION.
14. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND UNPLANTED ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
15. LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM.
16. 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 CONTRACTOR AS BEING IN VIOLATION OF THE CITY OF AURORA LANDSCAPE AND GAD EASEMENTS OR RIGHTS-OF-WAY. THE OWNER, 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.

[illegible]

KDRA

No.	DATE	CITY COMMENTS / Q.A. REVIEW	REVISIONS:
1	28 APR 98		
2	—	—	
3	23 JUN 98	CITY COMMENTS	
4	—	—	
5	—	—	
6	—	—	
7	—	—	
8	—	—	

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1



CONCEPTUAL LANDSCAPE PLAN

Job No: 981135

Date: 22 FEB 99 Sheet No:

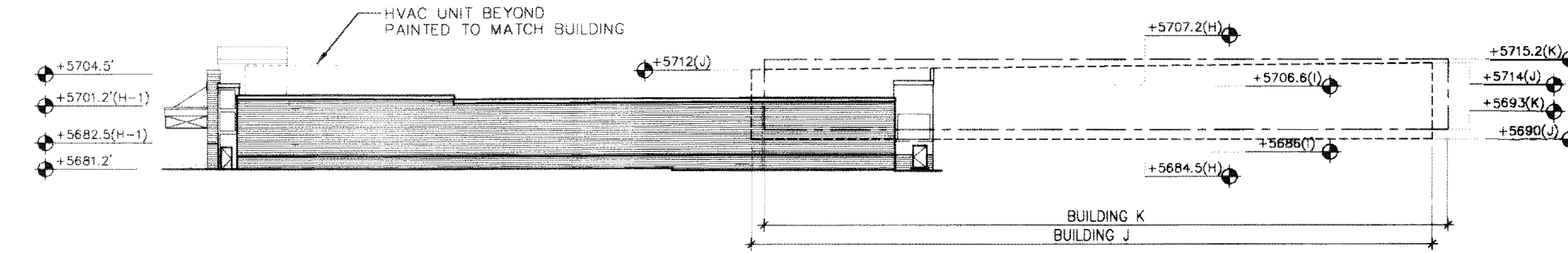
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Checked: KR

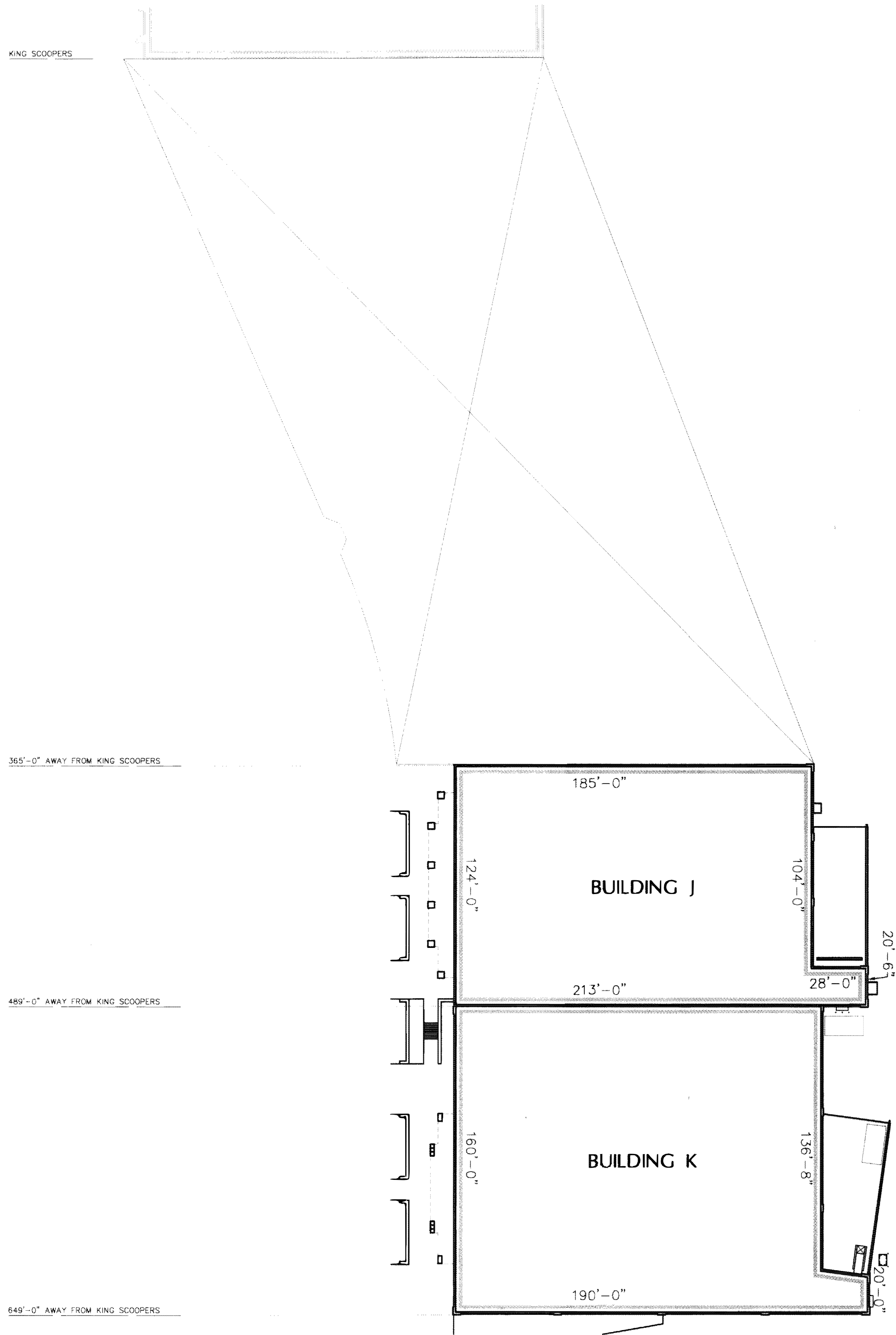
AS9

BUDG. J & K @ ARAPAHO CROSSING 99-60141



LINE OF SIGHT ELEVATION

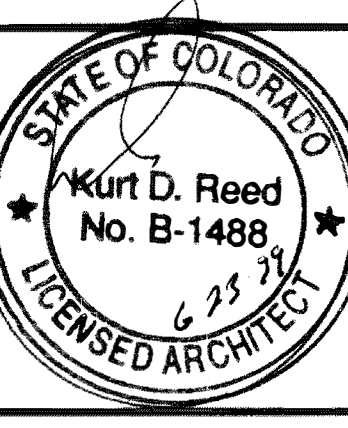
SCALE: 1" = 40'-0"



KDR
KURT D. REED ASSOCIATES, INC.
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No.	DATE	REVISIONS
1	28 APR 99	CITY COMMENTS / Q.A. REVIEW
2	23 JUN 99	CITY COMMENTS
3		
4		
5		
6		
7		
8		

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1



LINE OF SIGHT
ELEVATION

This drawing is an enlargement of a portion of the property of K.D.R.A. and shall remain the property of K.D.R.A. The use of this drawing shall be restricted to the project and shall not be used for any other purpose without the written consent of K.D.R.A.

Job No: 981135
Date: 22 FEB 99 Sheet No: AS10
Scale: SEE PLAN
Drawn: CRN
Checked: KR

MYLAR CHANGE 07-30-99

- Revise heights of parapet walls
From 1 ft. to 2 ft. and from 3 ft. to 4 ft.

MYLAR CHANGE 12-16-99

- Add additional "band" course of masonry

MYLAR CHANGE 2-15-2000

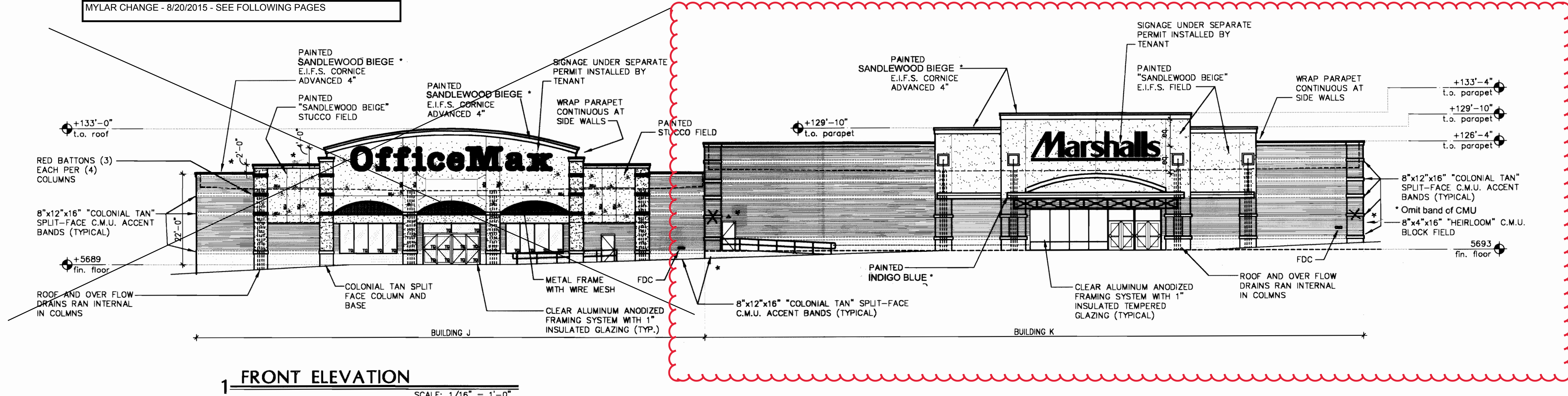
- Add 6 goose neck light fixtures
- Delete tenant sign on rear elevation
- Change material on left elevation

MYLAR CHANGE 03-22-00

- Cornice painted "sandlewood beige"
- Entry structure painted "indigo blue"
- Omit lowest row of split face CMU from two front columns.

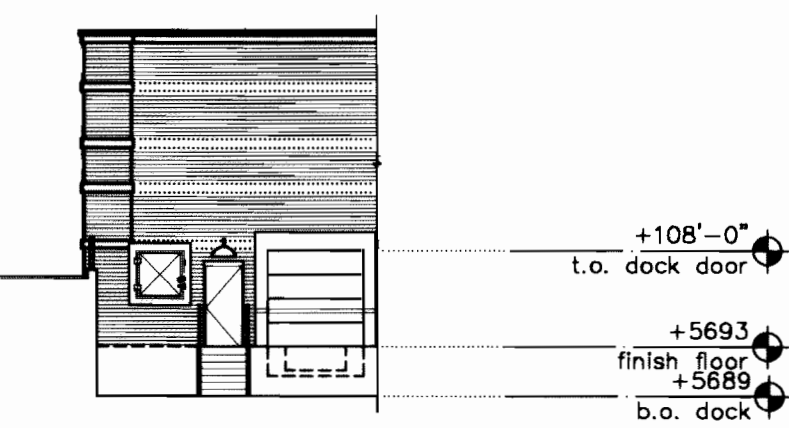
MYLAR CHANGE 8-20-2015 (add sheets A4-1 and D-1)
- Change signage
- Fill in reveals
- New EIFS

MYLAR CHANGE - 8/20/2015 - SEE FOLLOWING PAGES



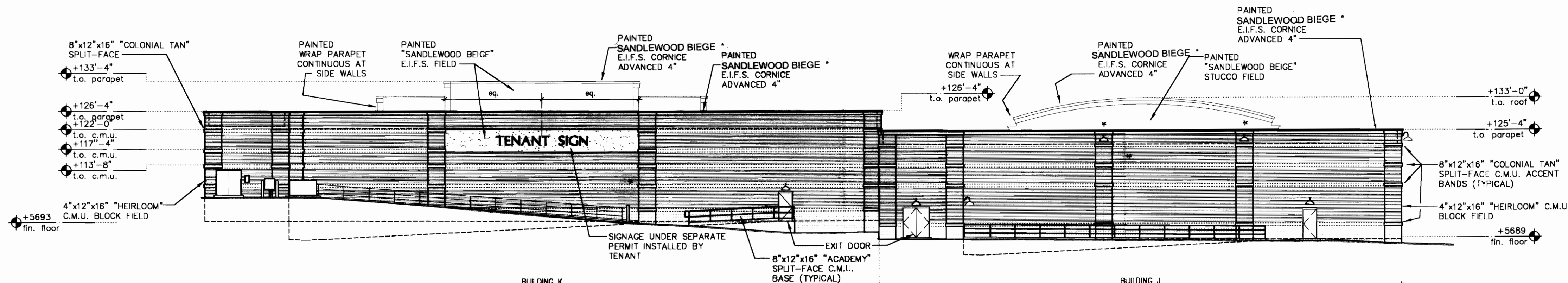
2A REAR DOCK ELEVATION

SCALE: 1/16" = 1'-0"



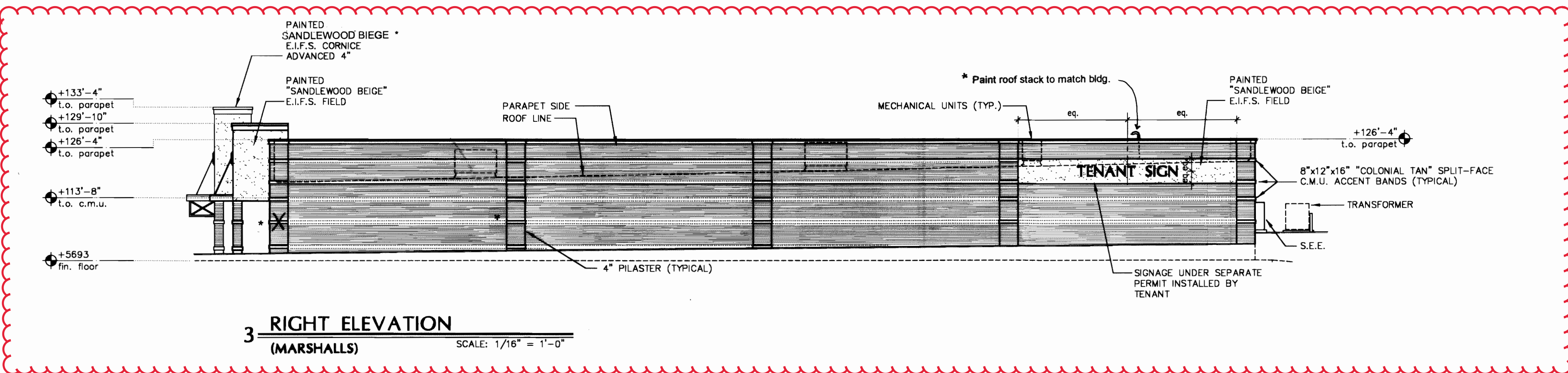
2 REAR ELEVATION

SCALE: 1/16" = 1'-0"



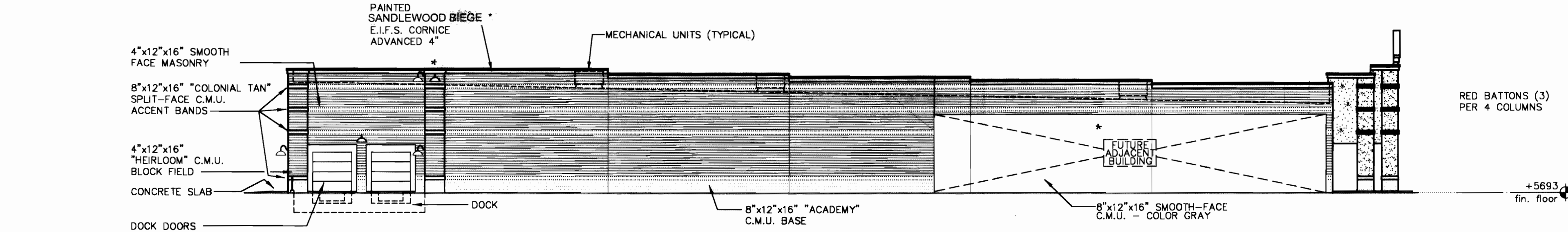
3 RIGHT ELEVATION (MARSHALLS)

SCALE: 1/16" = 1'-0"



4 LEFT ELEVATION (OFFICEMAX)

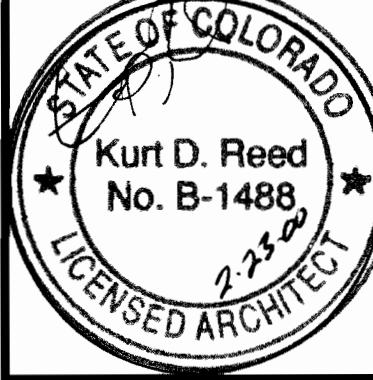
SCALE: 1/16" = 1'-0"



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PHONE(602) 941-1440 FAX(480) 946-0535 WWW.KDRA.COM

No.	DATE	REVISIONS:			
		Q.A. REVIEW	CITY COMMENTS	CITY COMMENTS	CITY COMMENTS
1	16 APR 99				
2	09 JUN 99				
3	23 JUN 99				
4	22 FEB 00				
5					
6					
7					
8					

AMENDMENT TO SITE
PLAN FILING NO. 1 FOR
ARAPAHOE CROSSINGS
FOR BUILDINGS
J & K, LOT 12, BLOCK 1



EXTERIOR
ELEVATIONS

Job No: 981135
Date: 22 FEB 99
Scale: SEE PLAN
Drawn: RBJ
Checked: KR

1999-6011-1

MYLAR CHANGE 07-30-99 MYLAR CHANGE 12-16-99 MYLAR CHANGE 2-15-2000 MYLAR CHANGE 03-22-00 MYLAR CHANGE 8-20-2015

3/13/2024: Minor Amendment to create a garden center area and accessible rear ramp for building K.

BUILDINGS J & K @ ARAPAHOE CROSSINGS

TURN EYEBOLTS VERT., TYP.

S. ST. SHOULDER EYEBOLT (05500) EPOXY ANCHORED TO BRICK VENEER

REFER TO 4.1 FOR SPACING

EXISTING BRICK VENEER

EXISTING CMU WALL

20

1 2 3 4 5

16
A5.1

EXISTING HOSE BIB

FIN. FLOOR
100'-0" V.I.F.

EXISTING GAS METER

EXISTING MTL. GUARDRAIL

EXISTING BOLLARD TO REMAIN

EXISTING EXTERIOR LIGHT FIXTURES (TYP)

EXISTING MASONRY TO REMAIN, TYP.

16

Architectural elevation drawing of a dock door area. The drawing shows a brick wall with a dock door and a trash compactor door. Callouts include:

- INFILL EXISTING DOCK DOOR WITH CMU FOR INSTALLATION OF NEW COMPACTOR DOOR. SEE STRUCTURAL, PAINT CMU TO MATCH ADJACENT COLOR.
- EXISTING EXTERIOR LIGHT FIXTURES TO REMAIN (TYP).
- MET. DOCK HOOD AS SPEC'D. (10300) PAINT TO MATCH ADJACENT WALL.
- R.O. DOCK HOOD 112'-0" V.I.F.
- EXISTING LOADING DOCK DOOR TO REMAIN
- EXISTING MASONRY TO REMAIN, TYP.
- EXISTING MTL. GUARDRAIL
- FIN. FLOOR 100'-0" V.I.F.
- NEW TRASH COMPACTOR DOOR
- INFILL DOCK LEVEL ETC.
- 02 15.7
- F

11

EFS-71	STO-COLOR #NA09.0028
EFS-72	STO-COLOR #NA09.0027
EFS-73	STO-COLOR #NA09.0029

10

Architectural elevation drawing of a building facade. The drawing includes five numbered callouts (1-5) indicating specific areas for restoration or repair. The facade features a central entrance with a pediment and three arched windows. Annotations include:

- 1: Points to the rightmost section of the facade, labeled "ADJACENT TENANT".
- 2: Points to the upper right section of the facade.
- 3: Points to the central pediment area, with the annotation "IN-FILL EXISTING REVEALS TO MATCH ADJACENT WALL SURFACE (TYP.)".
- 4: Points to the upper left section of the facade.
- 5: Points to the leftmost section of the facade, labeled "ADJACENT TENANT".

Additional annotations include:

- "REMOVE DECORATIVE MULLIONS AND EIFS UNDER ARCHED SOFFITS" pointing to the area under the three arched windows.

The drawing uses various hatching patterns to represent different materials: diagonal lines for brick, cross-hatching for stone, and solid black for wood or other materials.

03

[illegible]

01

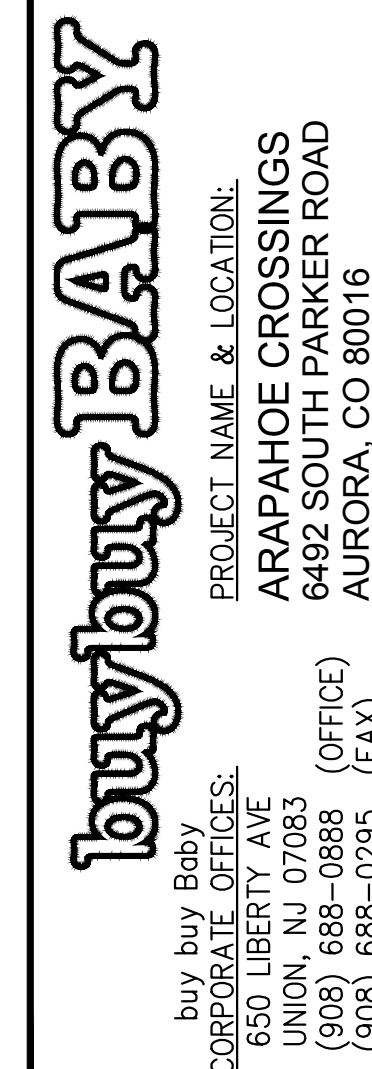
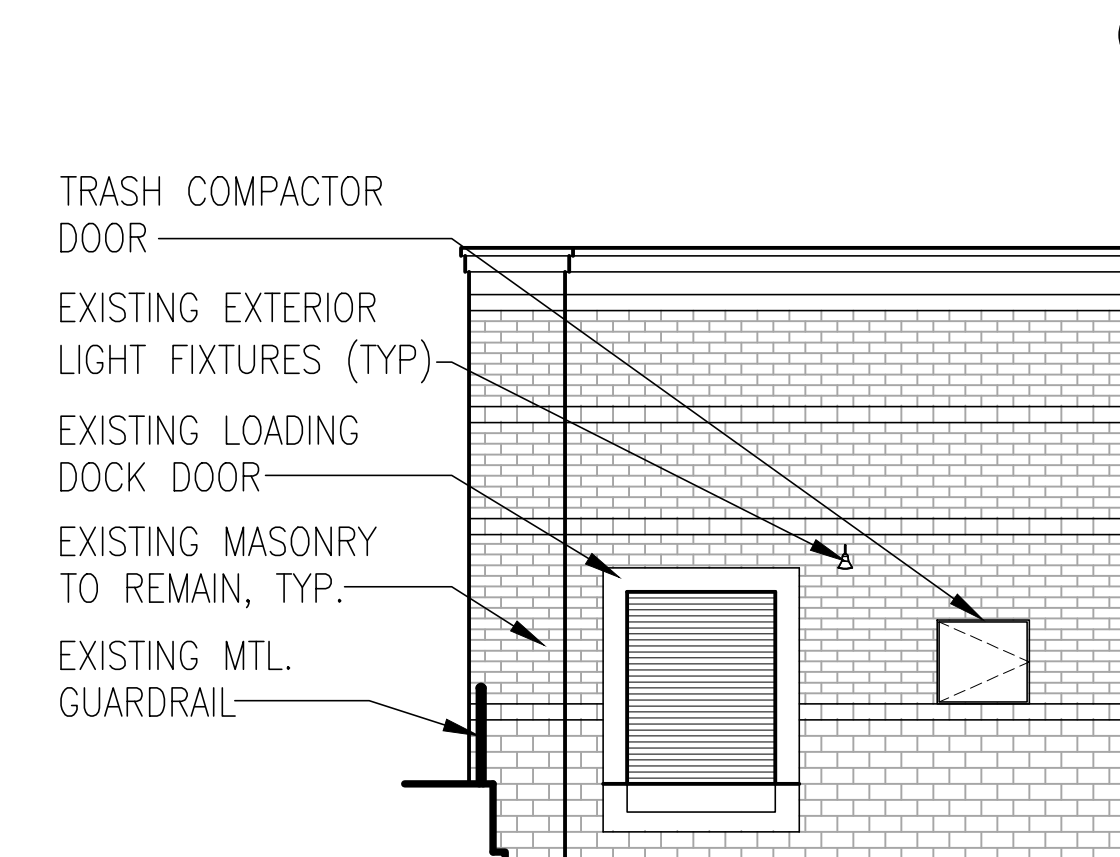
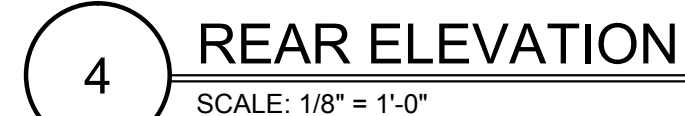
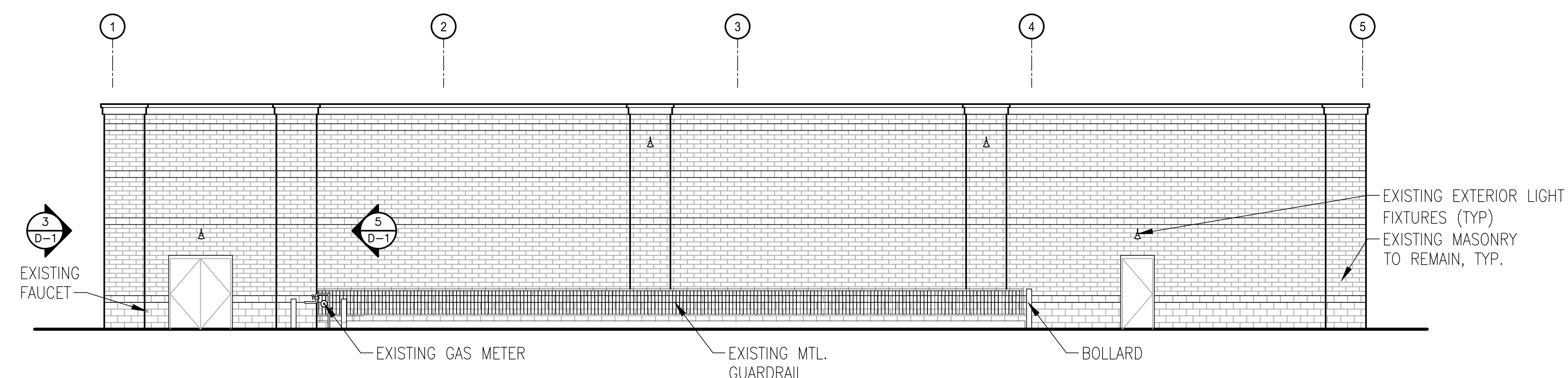
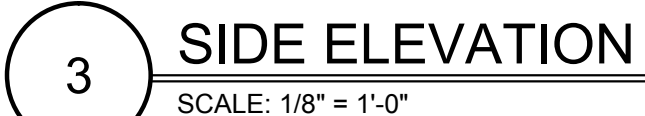
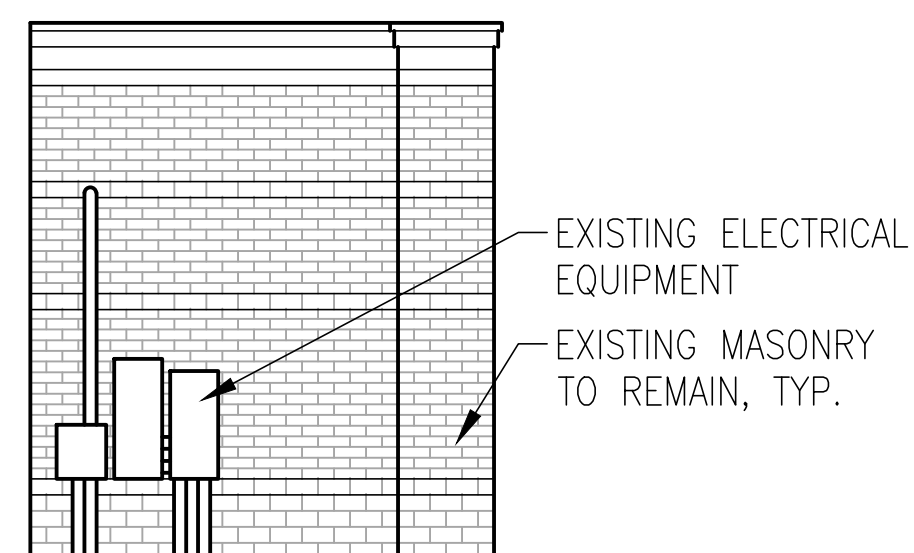
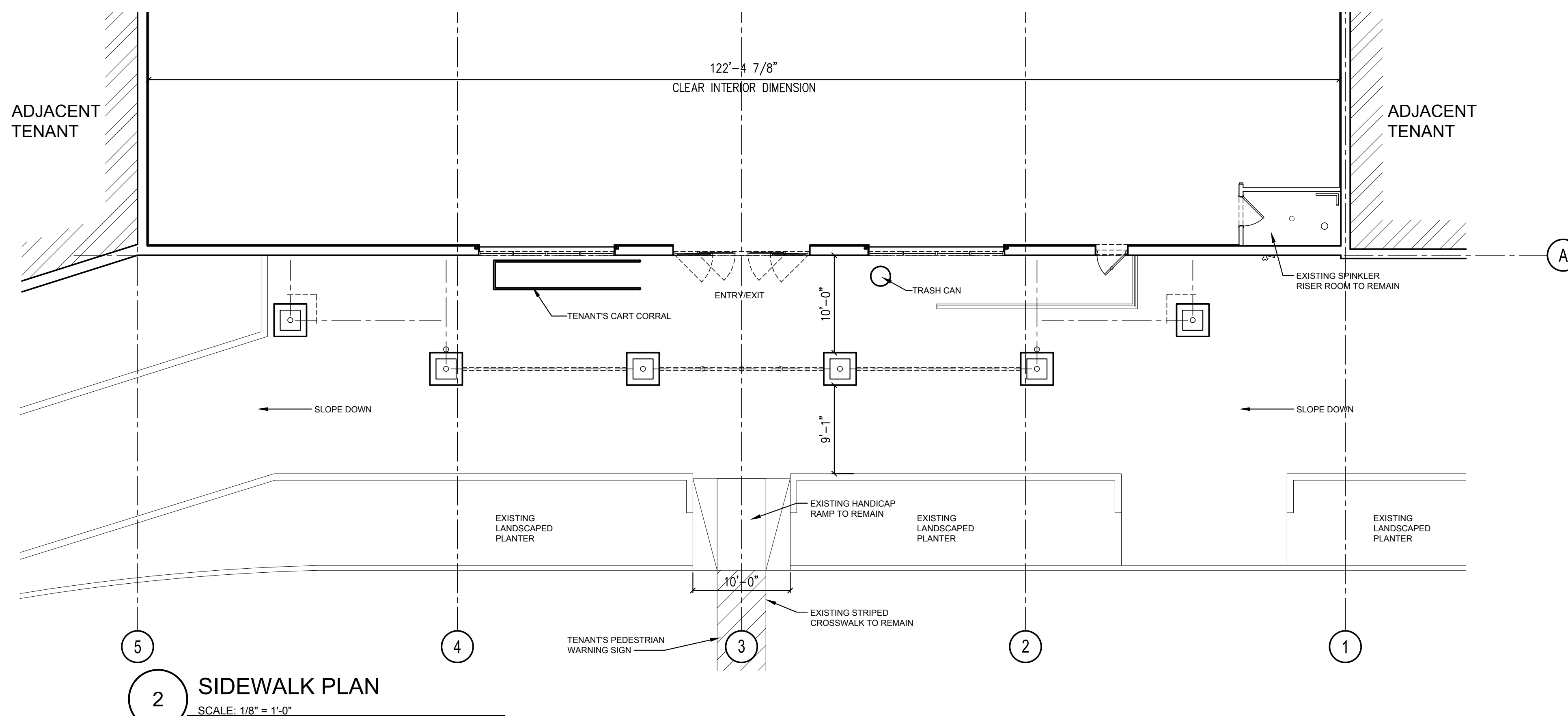
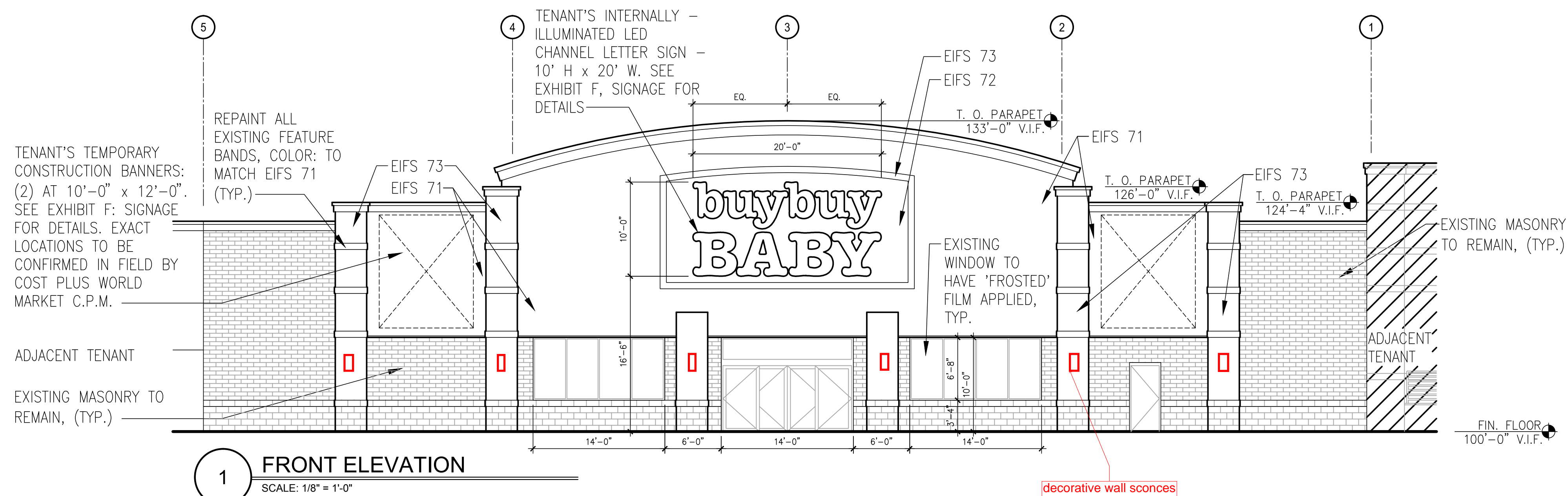
A4.1

1. FENESTRATION AS SHOWN IS EXISTING TO REMAIN.
2. ALL EXIT DOOR LOCATIONS TO BE COORDINATED WITH TENANT'S PLANS (TYP.)

EIFS 71: STO COLOR
#NA09.0028, STO
#310 FINE SAND
TEXTURE

EIFS 72: STO COLOR
#NA09.0027, STO
#310 FINE SAND
TEXTURE

EIFS 73: STO COLOR
#NA09.0029, STO
#310 FINE SAND
TEXTURE



DISTRIBUTION:		DATE:
ARCH. PROJECT #	BBB PROJECT #	
715640		
DRAWN:	CHECKED:	

BUYBUY BABY

AURORA, CO

SCALE: 1/8"=1'-0"

DATE: 6/19/15

DRAWING TITLE:
EXTERIOR ELEVATION
OF THE PREMISES, AND
SIDEWALK PLAN

Exhibit D-1

ACE HARDWARE - ARAPAHOE CROSSINGS

SITE PLAN FOR LOT 12, BLOCK 1, ARAPAHOE CROSSINGS SUBDIVISION FILING NO. 1
SW ¼ OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

PROJECT DESCRIPTION:

ADD 1,879 SF OF NEW IMPERVIOUS AREA, LANDSCAPE MODIFICATIONS, AND REVISIONS TO EXISTING BUILDING ELEVATIONS. THE EXISTING PARKING LOT LAYOUT WILL REMAIN UNCHANGED.

PROJECT INFORMATION / DEVELOPMENT DATA	
PROJECT ADDRESS	6514 S PARKER ROAD, AURORA, CO
LAND AREA WITHIN PROPERTY LINES (LOT 12)	792,276 SF OR 18.28 ACRES
GFA - ACE HARDWARE (UNIT 101)	17,093 SF
GFA - UNDETERMINED TENANT (UNIT 102)	13,010 SF
TOTAL BUILDING COVERAGE (ACE HARDWARE & UNDETERMINED TENANT)	30,103 SF
NEW HARD SURFACE AREA	1,876 SF
LOT NUMBER	12
PRESENT ZONING CLASSIFICATION	PD
PROPOSED USE	RETAIL CENTER
BUILDING MOUNTED SIGNS	SIGNAGE UNDER SEPARATE PERMIT AND INSTALLED BY TENANT
ACE HARDWARE UNDETERMINED TENANT	
ALLOWABLE SIGN ARE 2X BUILDING FRONTAGE (FIRST 100 LF) PLUS	ACE HARDWARE - 124 +/- LF = 212 SF UNDETERMINED TENANT - 160 +/- LF = 230 SF
0.5 SF X BUILDING FRONTAGE (FIRST 100 LF)	
NUMBER OF STORIES	1
MAXIMUM HEIGHT OF BUILDING	NOT TO EXCEED 60'-0"
PARKING REQUIREMENTS	
ACE HARDWARE GFA = 17,093 SF 17,093 SF @ 1/200 = 86 REQUIRED	86 STALLS REQUIRED
UNDETERMINED TENANT GFA = 13,010 SF 13,010 SF @ 1/200 = 65 REQUIRED	65 STALLS REQUIRED

SHEET INDEX	
AS101	SITE PLAN
C-2.0	GRADING PLAN
A101	EXTERIOR ELEVATION
LS1.0	LANDSCAPE PLAN
LS1.1	LANDSCAPE DETAILS

CITY OF AURORA

PLANNING & DEVELOPMENT SERVICES
15151 E. ALAMEDA PKWY
AURORA, COLORADO 80012
PHONE: (303) 739-7000
CONTACT: JAMES SCHIREMAN

DEVELOPER

ARAPAHOE CROSSINGS, L.P.
1545 FARADAY AVE, STE 350
CARLSBAD, CA 92008
PHONE: (858) 202-1131
CONTACT: THOMAS RUBIO

ARCHITECT

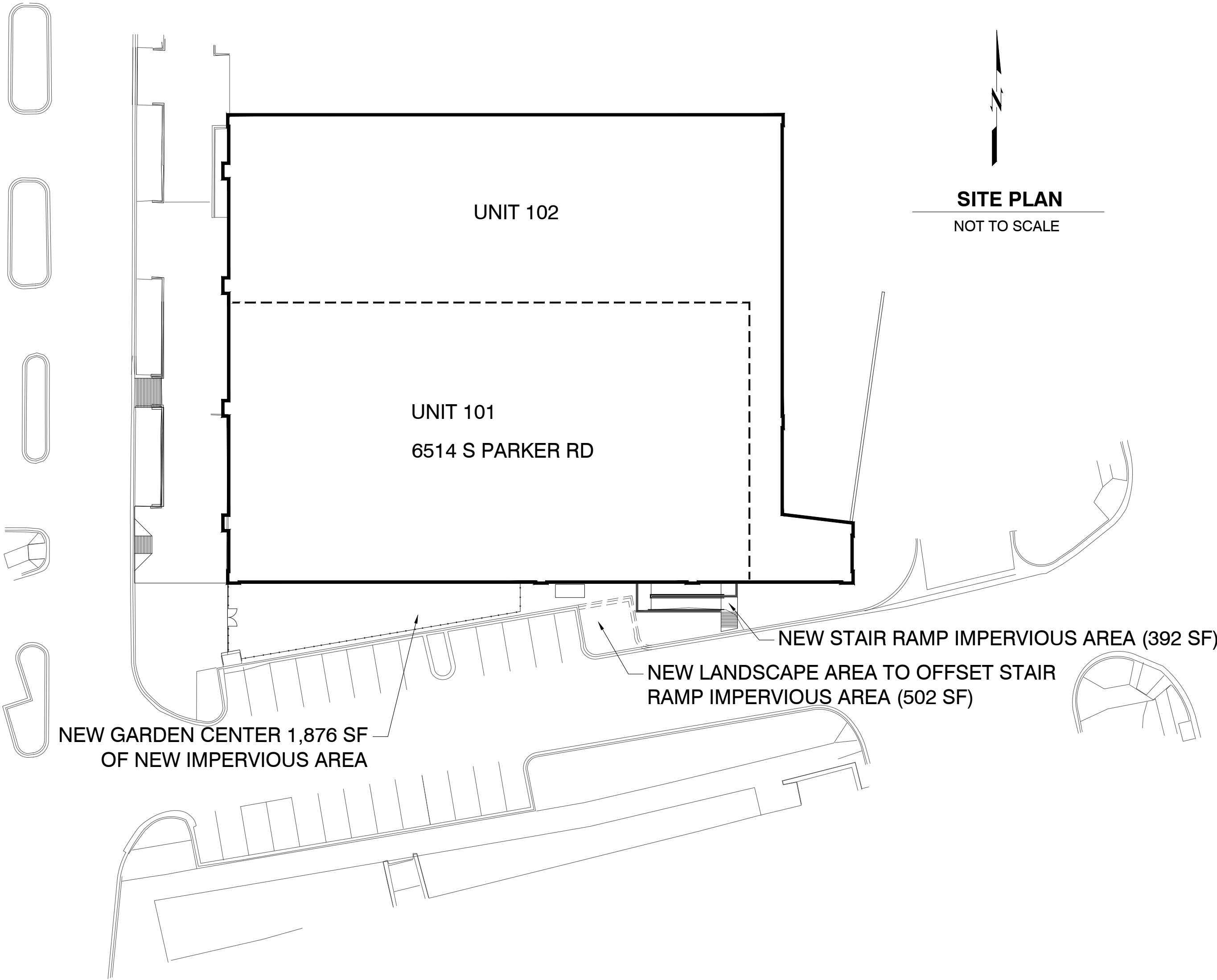
G3 ARCHITECTURE, INC.
7730 E BELLEVIEW AVE, STE A100
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (720) 542-9416
CONTACT: SCOTT R. HIGA

CIVIL ENGINEER & SURVEYOR

RIDGETOP ENGINEERING & SURVEYING
541 E GARDEN DR, UNIT N
WINDSOR, COLORADO 80550
PHONE: (970) 663-4552
CONTACT: MIKE BEACH

LANDSCAPE ARCHITECT

PLANSCAPES
145 S WASHINGTON AVE
LOVELAND, COLORADO 80537
PHONE: (970) 310-1192
CONTACT: ROBERT MOLLOY



CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____
(Chairperson)

City Council: _____ Date: _____
(Mayor)

Attest: _____ Date: _____
(City Clerk)

Database Approval 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, _____

Clerk and Recorder: _____ Deputy: _____

SIGNATURE BLOCK

ACE HARDWARE - ARAPAHOE CROSSINGS Site Plan Amendment
(Official Project Name)

Legal Description: LOT 12, BLOCK 1, ARAPAHOE CROSSINGS SUBDIVISION FILING NO. 1
SW ¼ OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof _____ has caused these presents to be executed this _____ day of _____ AD, _____

By: _____

State of Colorado _____)ss

County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____ AD, _____, by _____.

Witness my hand and official seal

(Notary Public)

My commission expires _____ Notary Business Address: _____.

LOGO
 <p>541 E. Garden Drive, Unit N Windsor, CO 80550</p> <p>T. (970) 663-4552 W. ridgetopeng.com</p>
SEAL
PROJECT TITLE
ACE HARDWARE - ARAPAHOE CROSSINGS
6514 S PARKER RD, UNIT #11, AURORA, CO 80016
PREPARED FOR
BRIXMOR PROPERTY GROUP
1525 FARADAY AVE, STE. 350, CARLSBAD, CA 92008
SUBMITTAL
SITE PLAN
DRAWN BY:
CHECKED BY: MRB
PROJECT NO.: 23-210-004
REVISIONS
MINOR AMENDMENT 3/13/24
DATE
03/13/2024
SHEET TITLE
SITE PLAN
SHEET INFORMATION
02 AS101
1 Of 5



ACE HARDWARE - ARAPAHOE CROSSINGS

SITE PLAN FOR LOT 12, BLOCK 1, ARAPAHOE CROSSINGS SUBDIVISION FILING NO. 1
SW ¼ OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

LEGEND

EX. CONTOUR	-24-
PROPOSED CONTOUR	322
SAW CUT	---
SPOT ELEVATION	4653
TOP OF CURB	TC
FINISHED GRADE	FG
FINISHED FLOOR	FF
SIDEWALK	SW
MATCH EXISTING	ME

GRADING NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE IBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
- ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
- FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
- REUSE OF NATIVE MATERIAL PERMITTED IF PLACED IN 8" LIFTS AND COMPACTED TO 95% MODIFIED PROCTOR.
- SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PAVEMENT, GUTTER FLOWLINE, OR FINISHED GRADE, UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PERFORM A CUT AND FILL QUANTITY CALCULATION AND INCLUDE IN THE BASE BID. ANY CUT OR FILL REQUIRED IN ADDITION TO THE BASE BID SHALL BE AT THE CONTRACTOR'S EXPENSE.



PROJECT TITLE

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PREPARED FOR

BRIXMOR PROPERTY
GROUP

1525 FARADAY AVE, STE.
350, CARLSBAD, CA 92008

SUBMITTAL

SITE PLAN

DRAWN BY: NGA
CHECKED BY: MRB
PROJECT NO.: 23-210-004

REVISIONS

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03/13/2024

SHEET TITLE

GRADING
PLAN

SHEET INFORMATION

C-2.0

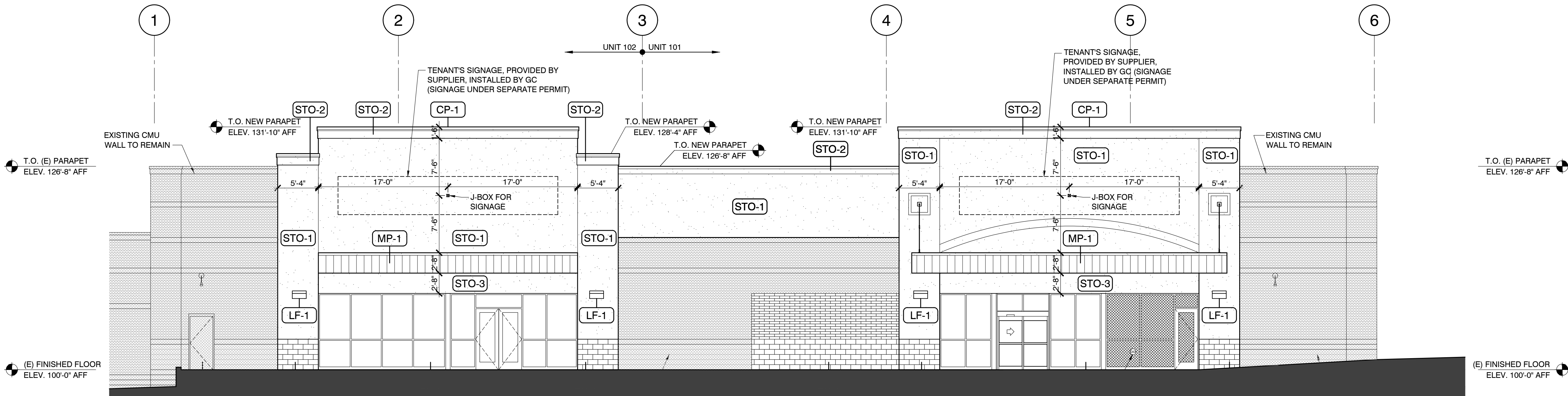
2 of 5

ACE HARDWARE - ARAPAHOE CROSSINGS

SITE PLAN FOR LOT 12, BLOCK 1, ARAPAHOE CROSSINGS SUBDIVISION FILING NO. 1
SW ¼ OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

EXTERIOR NEW FINISH LEGEND					
SYMBOL	MATERIAL	DESCRIPTION	SYMBOL	MATERIAL	DESCRIPTION
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER ALUMINUM STOREFRONT, TRIFAB 451UT FRAMING SYSTEM W/ 2"X4-1/2" CENTER PLANE GLASS APPLICATION. FINISH: PERMAFLUOR ARCHITECTURAL COATING W/ "DARK BRONZE" ANODIZED FINISH. GLASS: 1" INSULATED CLEAR GLAZING SPANDREL PANEL: 1" INSULATED ALUMINUM COMPOSITE INFILL SPANDREL PANEL W/ DARK BRONZE" ANODIZED FINISH.	PT-1	PAINT AT STEEL SURFACE	SHERWIN WILLIAMS, SW 7050: "USEFUL GREY"
STO-1	SYNTHETIC EIFS WALL SYSTEM	DRYVIT COMMERCIAL CEMENT PLASTER 4 FINISH: MATCH TO SHERWIN WILLIAMS, SW7050 "USEFUL GREY"	PT-2	PAINT AT STEEL SURFACE	SHERWIN WILLIAMS, SW 7645: "THUNDER GRAY"
STO-2	SYNTHETIC EIFS CORNICE	DRYVIT COMMERCIAL CEMENT PLASTER 4 FINISH: MATCH TO SHERWIN WILLIAMS, SW6385 "DOVER WHITE"	BR-1	12" THK. CONCRETE MASONRY UNIT	MATCH TO EXISTING CONCRETE MASONRY UNIT
STO-3	SYNTHETIC EIFS WALL SYSTEM	DRYVIT COMMERCIAL CEMENT PLASTER 4 FINISH: MATCH TO SHERWIN WILLIAMS, SW7645 "THUNDER GRAY"	LF-1	WALL MOUNTED LIGHTING FIXTURE	MATCH TO EXISTING OR COOPER LIGHTING, "ENV" FINISH: DARK PLATINUM
MP-1	METAL WALL PANEL	BERRIDGE FW-12 WALL & SOFFIT PANEL SYSTEM, WALL PANEL: WITHOUT GROOVES, SOFFIT PANEL: VENTS FINISH: CHARCOAL GREY			
CP-1	PARAPET COPING	BERRIDGE METAL COPING FINISH: PARCHMENT			

- NOTES:
- NEW LIGHT FIXTURES SHALL BE DIRECTED DOWNWARD AND NO OFFSITE GLARE SHALL BE ALLOWED.
 - ALL PROPOSED COLORS, MATERIALS, FINISHES, AND DESIGN ELEMENTS SHALL MATCH EXISTING BUILDING DESIGN, MATERIALS, AND DETAILS.
 - NEW CONTROL JOINTS SHALL MATCH THE CONTROL JOINTS ON THE EXISTING BUILDING C.J.
 - PROVIDE JOINT SEALANTS, BACKINGS, AND OTHER RELATED MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER.
 - PROVIDED CAULKING/ SEALANTS AT THE FOLLOWING EXTERIOR CONDITIONS: SIDEWALKS TO BUILDING, SLAB/FOUNDATION, EIFS TO BRICK MASONRY, STOREFRONT TO BRICK MASONRY OR EIFS, & INTERSECTIONS OF DIS-SIMILAR MATERIALS.



LOGO



541 E. Garden Drive,
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SEAL

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SUBMITTAL

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DRAWN BY:

CHECKED BY: MRB

PROJECT NO.: 23-210-004

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SHEET TITLE

EXTERIOR
ELEVATION

SHEET INFORMATION

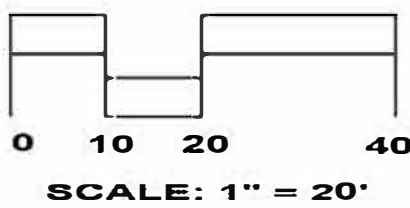
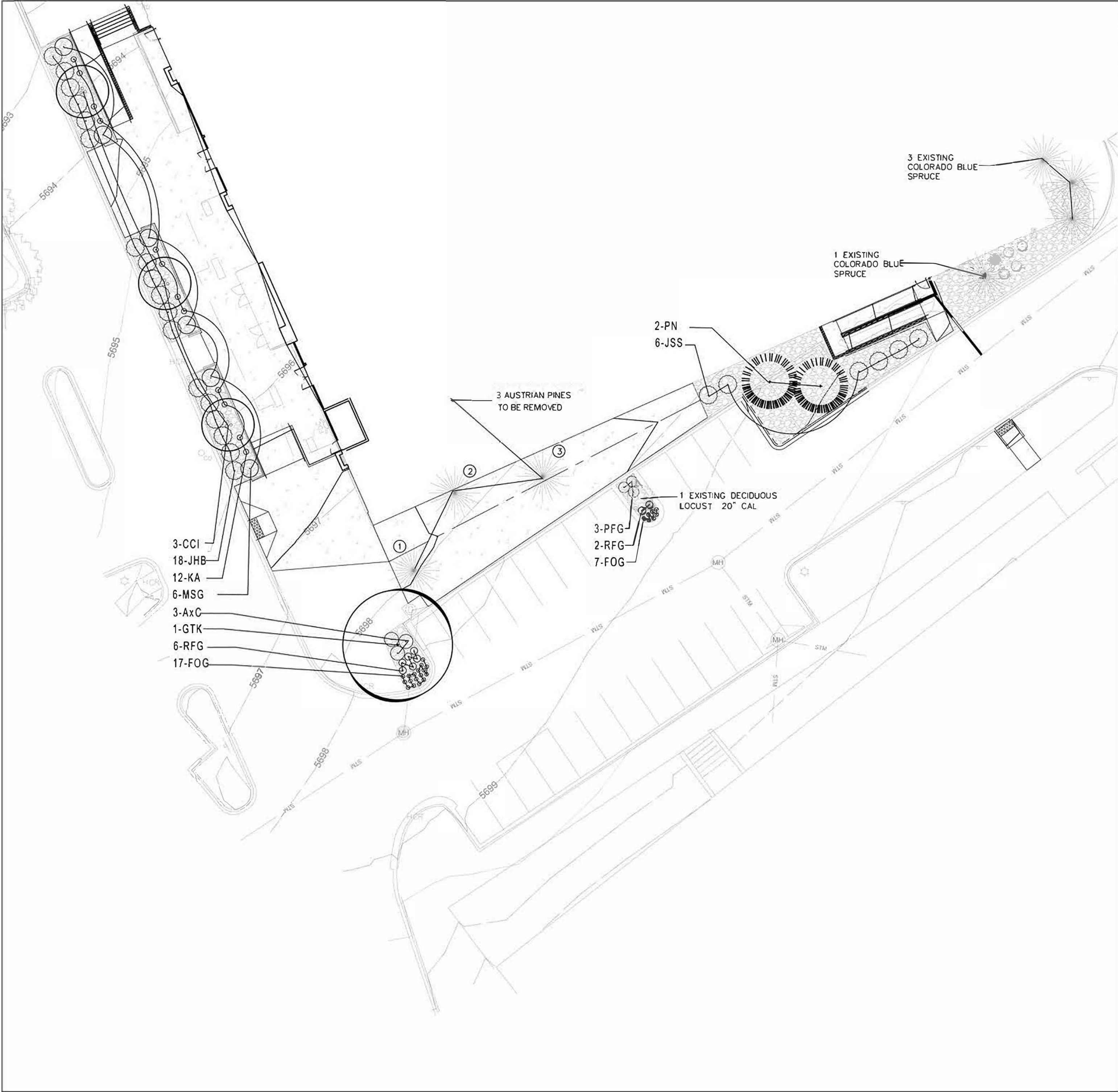


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3 Of 5

ACE HARDWARE - ARAPAHOE CROSSINGS

SITE PLAN FOR LOT 12, BLOCK 1, ARAPAHOE CROSSINGS SUBDIVISION FILING NO. 1
SW ¼ OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 66 WEST, 6TH P.M.
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO



PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	WATER USE
DECIDUOUS TREES						
1	GTK	Gleditsia triacanthos inermis Skyline'	Skyline Locust	2.5" cal	B&B	L
ORNAMENTAL TREES						
3	CCI	Crataegus crus-galli inermis	Thornless Cockspur Hawthorne	2" cal.	B&B	L
EVERGREEN TREES						
2	PN	Pinus nigra	Austrian Pine	6' ht.	B&B	L
EVERGREEN SHRUBS						
18	JHB	Juniperus horizontalus 'Bar Harbor'	Bar Harbor Juniper	5 gal.	5' o.c.	L
6	JSC	Juniperus sabina 'Scandia'	Scandia Juniper	5 gal.	5' o.c.	L
DECIDUOUS SHRUBS						
6	AxC	Arctostaphylos x coloradoensis	Panchito Manzanita	5 gal.	5' o.c.	L
3	PFG	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla	5 gal.	3' o.c.	L
PERENNIALS						
8	RFG	Rudbeckia fulgida 'Goldstrum'	Black Eyed Susan	1 gal.	24" o.c.	L
6	MSG	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	4' o.c.	L
6	KA	Calamagrostis x acutiflora 'Karl Forester'	Karl Forester Grass	1 gal.	18" o.c.	L
24	FOG	Festuca ovina glauca	Blue Fescue	1 gal.	4' o.c.	L

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREE
- EVERGREEN TREES
- DECIDUOUS AND/OR EVERGREEN SHRUBS
- PERENNIAL GRASSES
- EVERGREEN SHRUB
- EXISTING PINE TREE
- EXISTING SHADE TREE
- 3/4" RIVER ROCK
- CONCRETE FLAT WORK

TREE MITIGATION TABLE

TREE INVENTORY					
TREE #	SPECIES	DIAMETER	CONDITION	VALUE	MITIGATION
1	AUSTRIAN PINE	12 INCHES	70%	\$1,440	8.5 inches
2	AUSTRIAN PINE	10 INCHES	70%	\$1,200	7 inches
3	AUSTRIAN PINE	12 INCHES	70%	\$1,440	8.5 inches
TOTAL				\$4,080	

LOGO

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LANDSCAPE
PLAN

SHEET INFORMATION

811

Know what's below.
Call before you dig.

LS 1.0

4 of 5

File: AUAH1005.dwg Path: P:\Colorado\Aurora\Briemor Property Group\23-210-004 Ace Hardware - Arapahoe Crossings\2 Drawings\ Plotted by: Nicholas Date: 26-Feb-24 2:45:26pm

ACE HARDWARE - ARAPAHOE CROSSINGS

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CITY OF AURORA, FIRE LIFE SAFETY NOTES

1. LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FOR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
2. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
3. LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).

CITY OF AURORA, SITE TRIANGLE COMPLIANCE NOTE

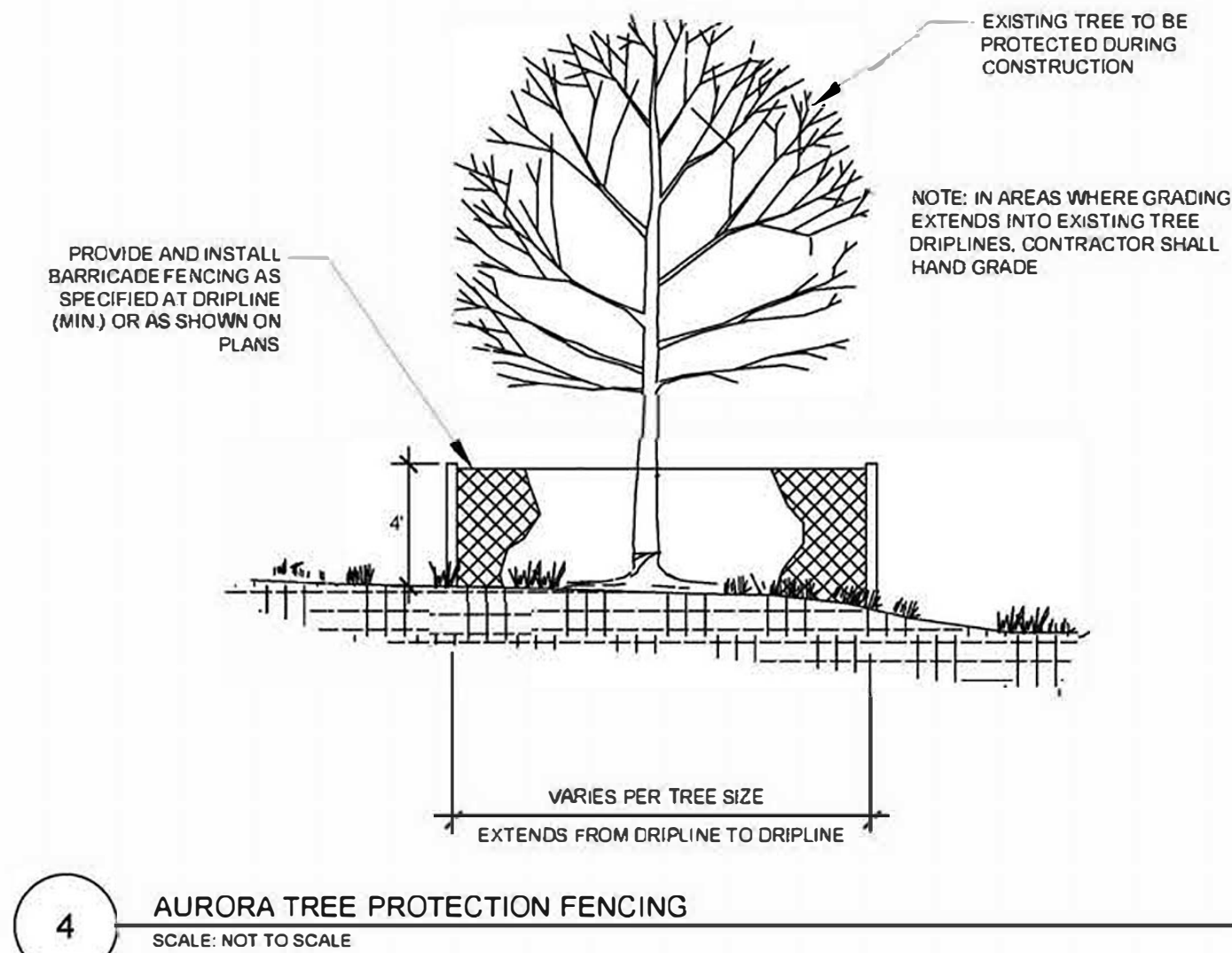
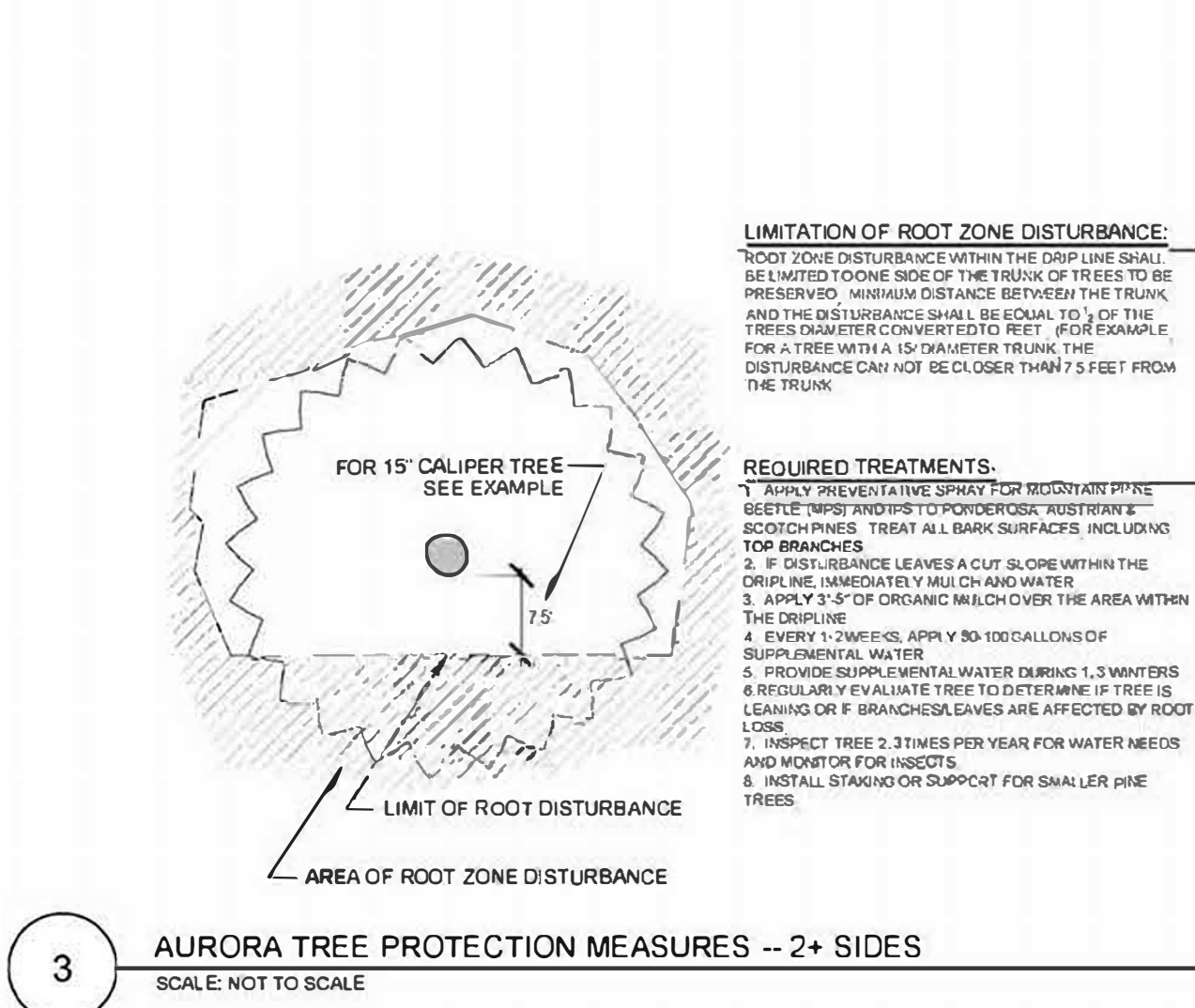
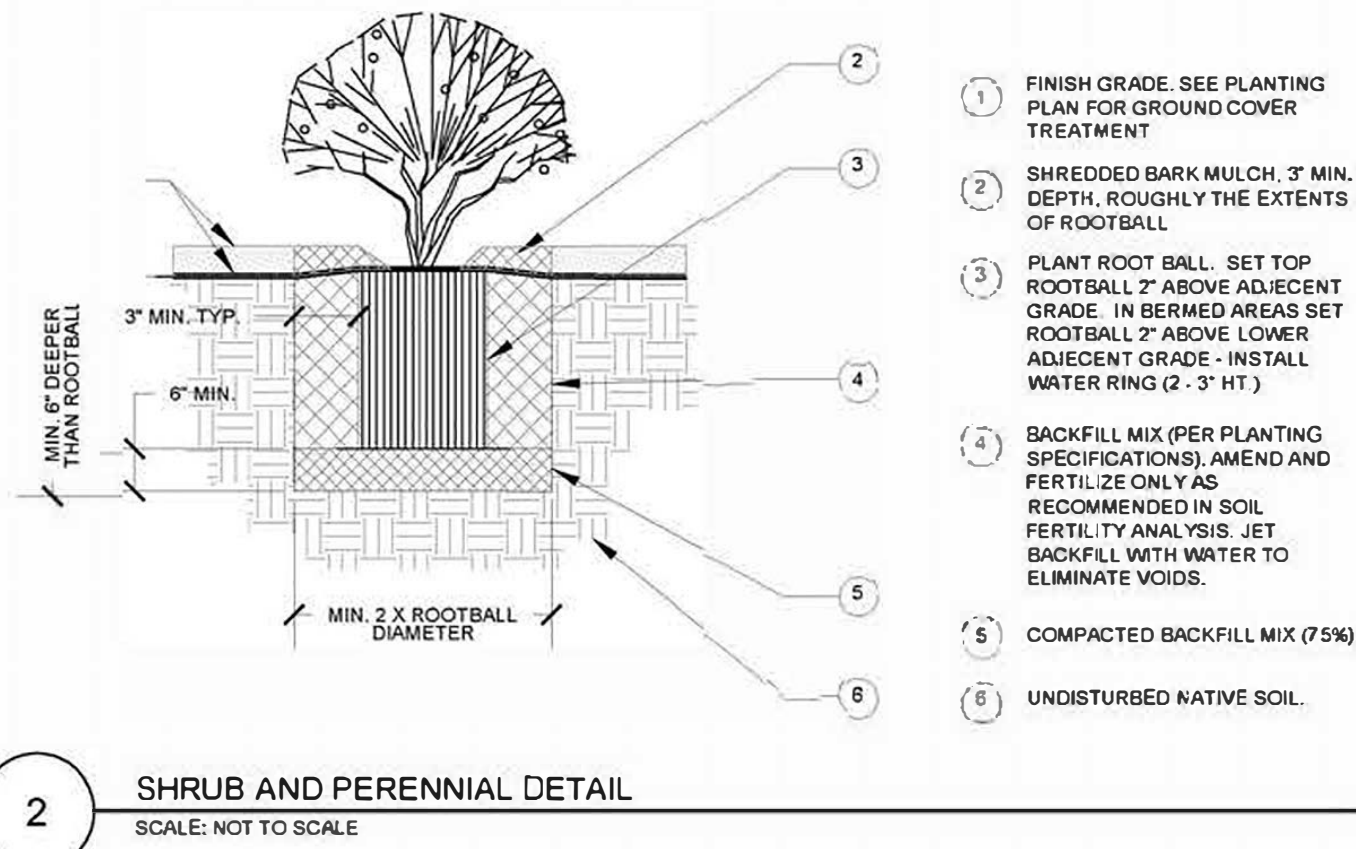
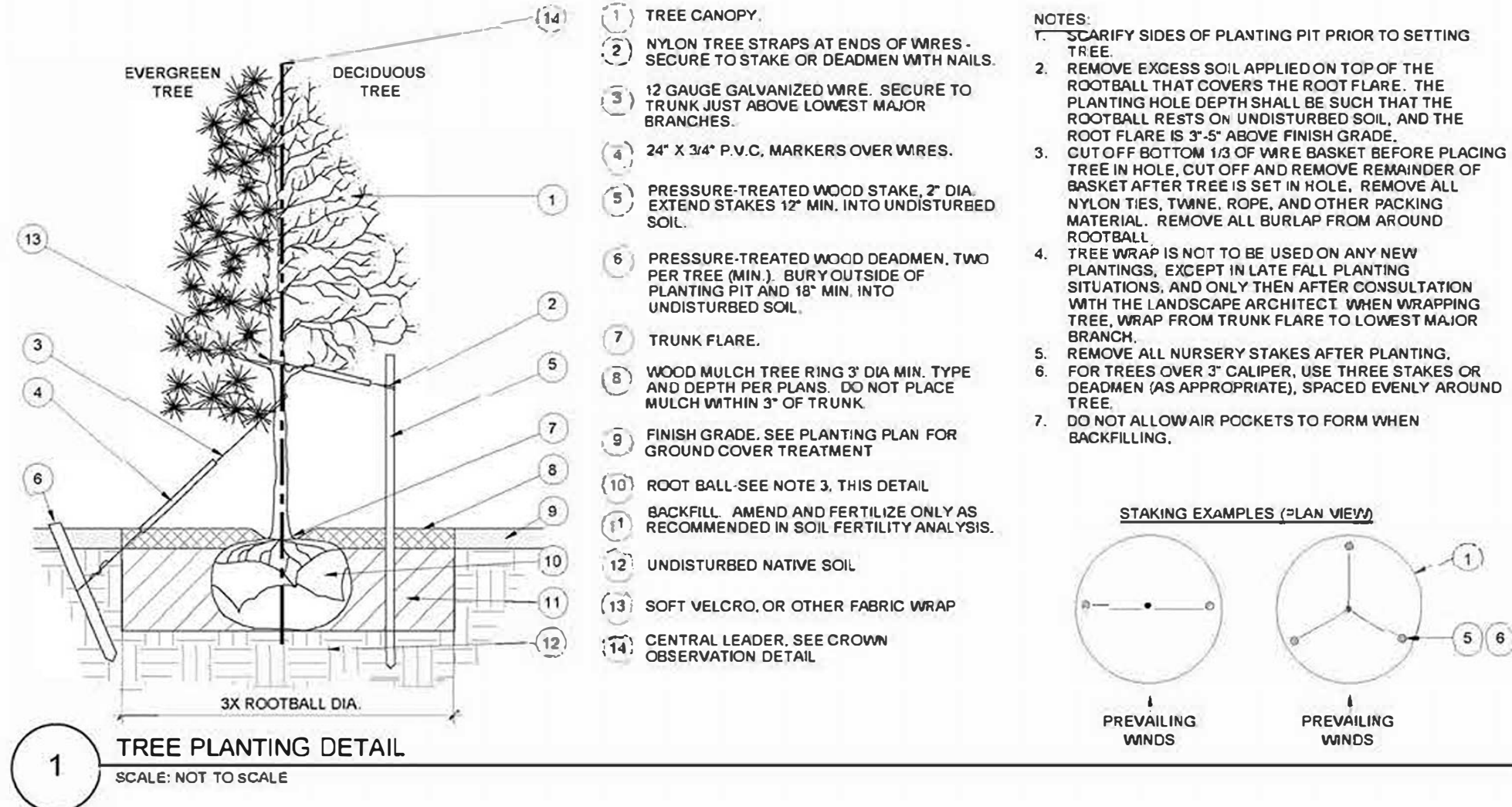
NO PERSON SHALL PLACE OR MAINTAIN ANY STRUCTURES, FENCES, LANDSCAPING, OR ANY OTHER OBJECTS WITHIN ANY SIGHT TRIANGLE AREA DESCRIBED IN SECTION 4.04.2.10.2 THAT OBSTRUCT OR OBSCURE SIGHT VISIBILITY THROUGH SUCH STRUCTURES, FENCING, LANDSCAPING, OR OTHER OBJECTS IN THE VERTICAL PLANE ABOVE THE SIGHT TRIANGLE AREA BETWEEN A HEIGHT OF 36 INCHES AND 84 INCHES ABOVE THE ROADWAY SURFACE, TYPICAL OF ALL SIGHT TRIANGLES. ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

CITY OF AURORA LANDSCAPE NOTES

1. ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
2. 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 INCLUDING PROPOSED ROCK OR BARK MULCH AND EDGING. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
3. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

CITY OF AURORA TREE PROTECTION NOTES

1. PRIOR TO THE BEGINNING OF CONSTRUCTION, INSTALL BARRICADE FENCING AROUND ALL EXISTING TREES TO LOCATE FENCING AT OR OUTSIDE OF THE DRIP LINE OF THE TREES. BARRICADE FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO T POSTS.
2. FENCING SHALL BE MAINTAINED DAILY. TRESPASS BEYOND ESTABLISHED CONSTRUCTION LIMITS SHALL RESULT IN A FINE OF \$100. IF NOT PAID WITHIN 30 DAYS, THE FINE SHALL BE DEDUCTED FROM MONIES DUE TO CONTRACTOR. NO VEHICLE PARKING IS ALLOWED BEYOND CONSTRUCTION LIMITS.
3. CONSTRUCTION WITHIN THE ROOT ZONE OF TREES TO REMAIN SHALL BE RESTRICTED TO AGREED-UPON LIMITS WITH REGARD TO EXCAVATION, ACCESS, DIRT STOCKPILING, AND BACKFILL. VIOLATION OF SET LIMITS SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF ROOT ZONE AFFECTED TIMES THE VALUE OF THE TREE ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE ROOT ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE TREE.
4. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY APPROVED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL APPRAISED VALUE OF THE TREE.
5. LIMB DAMAGE IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. PRUNING OF AFFECTED BRANCHES SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING INTERNATIONAL SOCIETY OF ARBOR/CULTURE STANDARDS. UNAUTHORIZED BRANCH DAMAGE OR LOSS CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT.
6. CONCRETE TRUCK WASHOUT AREAS SHALL BE IN DESIGNATED AREAS ONLY. WASHOUT RUNOFF SHALL NOT FLOW INTO OR ACROSS ROOT ZONES OF TREES.
7. TREE PROTECTION MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND INSPECTED BY THE CITY OF AURORA FORESTRY DIVISION.



NOT FOR CONSTRUCTION

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

LOGO

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LANDSCAPE
DETAILS

SHEET INFORMATION

LS 1.1

5 of 5