

# GARTRELL CROSSING AT SADDLE ROCK EAST

## SITE PLAN WITH WAIVERS

LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SAID PARCEL CONTAINS 44,181 SF OR 1.01 ACRES MORE OR LESS

### LEGAL DESCRIPTION

LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE  
6TH P.M. CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
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### STATISTICAL SUMMARY

CONVENIENCE STORE NWC, GARTRELL ROAD & E DRYCREEK ROAD, AURORA, CO  
SITE DATA:

LAND AREA	44,181.12 SF =	
GOSS FLOOR AREA	3,110.64 SF =	7%
HARD SURFACE AREA	25,099.76 SF =	57%
LANDSCAPE AREA	15,970.72 SF =	36%
TOTAL =	44,181.12 SF =	100%

F.A.R CALCULATIONS ARE SHOWN ON SHEET A0.1  
MAXIMUM HEIGHT OF BUILDINGS FIFTY FEET (50') (PER GDP)  
PRESENT ZONING CLASSIFICATION PD-mu-comm/mf

PERMITTED MAXIMUM SIGN AREA:  
RETAIL BUILDING

GARTRELL CROSSING AT SADDLE ROCK EAST  
Signage Calculations  
Aurora Municipal Code Section 146-1613 Table 16.2, Item 1 (Footnote 4)

Allowable SF = 1 x Canopy LF = 90.0 x 1 =	90 SF
Wall signs Front Elev =	35.21 SF
Canopy signs East and South =	54.79 SF
	=====
Total provided	90 SF

PARKING SPACES REQUIRED RETAIL;  
RETAIL 250 SF PER SPACE 3070/250 = 13 + 3 EMPLOYEE = 16 SPACES  
PARKING SPACES PROVIDED RETAIL; 16 SPACES

VAN ACCESSIBLE HANDICAP SPACES  
REQUIRED AND PROVIDED; 1 SPACE

LOADING SPACES REQUIRED AND PROVIDED; 1 SPACE

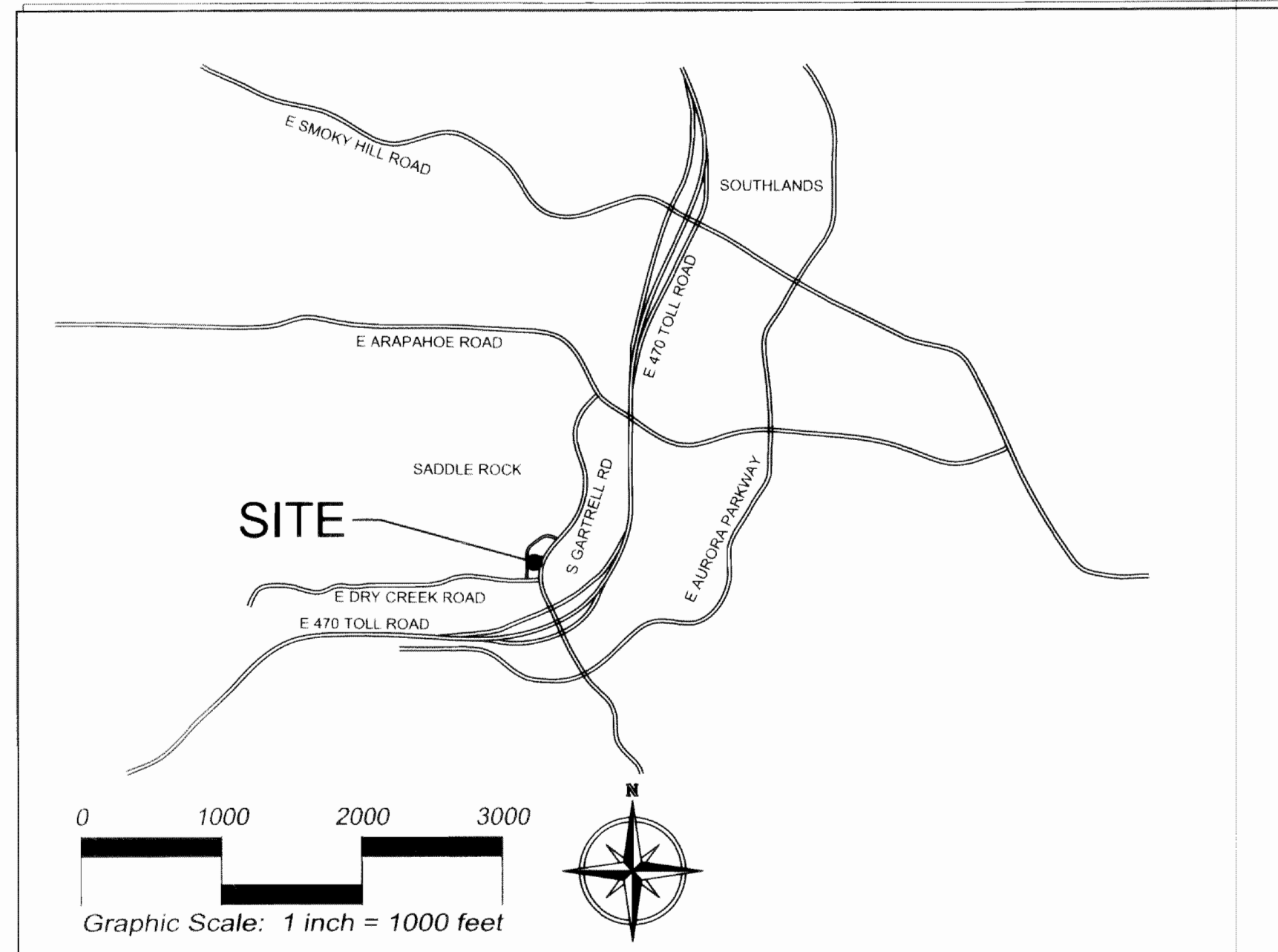
BICYCLE PARKING REQUIRED: ( $\frac{1}{20}$  REQ. PARKS) = 2 SPACES  
BICYCLE PARKING PROVIDED: 4 SPACES

### SHEET INDEX

- A0.0 COVER SHEET
- A0.1 COVER NOTES
- A1.1 SITE PLAN
- A1.2 SITE DETAILS
- A1.3 SCREENING STUDY
- A1.4 TRUCK ROUTE PLAN
- C1.1 GRADING AND UTILITY PLAN
- C1.2 SITE MASTER PLAN, PIP PLANS AND  
SITE CIRCULATION PLAN
- L1.1 LANDSCAPE PLAN & SCHEDULE
- A2.0 PHOTOMETRIC PLAN
- A3.0 SIGN PLAN
- A4.1 ARCHITECTURAL ELEVATIONS
- A4.2 ARCHITECTURAL COLORED ELEVATIONS

### VICINITY MAP

SCALE 1" = 1000'



### SITE PLAN WAIVERS

NOTE: THE FOLLOWING WAIVERS ARE REQUESTED FOR THIS SITE;

ON JUNE 6, 2011, CITY COUNCIL APPROVED HOURS OF OPERATION BETWEEN 5:00 A.M. AND MIDNIGHT AND TO ALLOW 24-HOUR OPERATIONS IF SUPER TARGET, OR ITS PAD USERS, OR SAFEWAY OR ITS PAD USERS BEGIN TO OPERATE 24 HOURS OR ANY USER ON PARCEL 15 DEVELOPS WITHIN THE 3.88 ACRES NORTH OF THE SUBJECT SITE. DELIVERY HOURS ARE TO BE BETWEEN 6:00 A.M. AND 11:00 P.M. DAILY.

### AMENDMENTS

### PROJECT TEAM

DEVELOPER	ARCHITECT
PRUDENT DEVELOPMENT	THE DIMENSION GROUP
GARY FULLINGTON, VICE PRESIDENT	WAYNE D ANDERSON, AIA
10755 SANDHILL ROAD	5600 SOUTH QUEBEC STREET
DALLAS, TX 75238	SUITE 210C
PHONE: (214) 271-4630	GREENWOOD VILLAGE, CO 80111
FAX: (214) 271-4631	PHONE: (720) 536-3180
E-MAIL: gfullington@prudentdevelopment.com	FAX: (720) 536-3187
	E-MAIL: wanderson@dimensiongrp.com

LANDSCAPE ARCHITECT	ENGINEER
JUMP DESIGN COMPANY	THE DIMENSION GROUP
TOM JUMP	CHAD A. WHEELER, PE
1733 S CLARKSON ST	5600 SOUTH QUEBEC STREET
DENVER, CO 80210-3227	SUITE 210C
PHONE: (303) 282-0463	GREENWOOD VILLAGE, CO 80111
FAX: (303) 282-0473	PHONE: (720) 536-3181
	FAX: (720) 536-3187
	E-MAIL: cwheeler@dimensiongrp.com

### SIGNATURE BLOCK

LOT 1, BLOCK 1 GARTRELL CROSSING SUBDIVISION FILING NO. 1

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 there of;

By: Saddle Rock East, LLC, has caused these presents to be executed this 11<sup>th</sup> day

of July, 2011, AD.

By: Harvey Apert Corporate  
Mr. Harvey Apert, Manager Seal

State of Colorado )ss

County of Arapahoe

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July

2011, AD, by Harvey B. Apert, Manager of Saddle Rock East, LLC  
(Principals or Owners)

Witness my hand and official seal

[Signature]  
(Notary Public)

My commission expires 8-10-13

Notary Business Address: 3330 E. Bellvue Ave #204  
Greenwood Village, CO 80111

### CITY OF AURORA APPROVALS

City Attorney: <u>[Signature]</u>	Date: <u>7/27/2011</u>
Planning Director: <u>[Signature]</u>	Date: <u>7/20/2011</u>
Planning Commission: <u>[Signature]</u> (Chairperson)	Date: <u>2/23/2011</u>
City Council: <u>[Signature]</u> (Mayor)	Date: <u>7/25/2011</u>
Attest: <u>[Signature]</u> (City Clerk)	Date: <u>7/26/11</u>

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: \_\_\_\_\_



GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS

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SAID PARCEL CONTAINS 44,181 SF OR 1.01 ACRES MORE OR LESS

COMMERCIAL CODE DATA:

CONVENIENCE STORE NWC, GARTRELL ROAD & E DRYCREEK ROAD, AURORA, CO	
PRESENT ZONING CLASSIFICATION	PD-mu-comm/mf
USE:	FUEL FACILITY AND CONVENIENCE STORE
CONSTRUCTION TYPE: V-B, UNPROTECTED, NON-SPRINKLERED SPACE	
MAX. ALLOWABLE HEIGHT (FT.)	40 FT. (IBC CODE)
MAX. ALLOWABLE HEIGHT (STORIES)	1
MAX. ALLOWABLE AREA:	9,000 GSF
PROJECT SITE AREA:	44,181 S.F, 1.01 AC
TOTAL BUILDING AREA / HEIGHT:	
GROSS AREA:	3,070 GSF
TOP OF BUILDING PARAPET:	21'-10"
TOTAL CANOPY AREA/HEIGHT:	
GROSS AREA:	1,800 GSF
CANOPY HEIGHT	24'-2"
BUILDING OCCUPANCY:	GROUP M-MERCANTILE
FLOOR AREA:	
CONVENIENCE STORE	( 63%) 3,070 SQ. FT.
CANOPY	( 37%) 1,800 SQ. FT.
TOTAL	(100%) 5,110 SQ. FT.

GDP F.A.R CALCULATIONS

3.1 Neighborhood CommercialProfessional Office, Commercial, and Mixed-Use Standards Matrix					
Category	Sub-category	Neighborhood Commercial / Professional Office Distric	Commercial Distric	Mixed Use District	Recreational Center
GDP Map Area		4 and 4	14,15 and 16	14	8
Description	Acerage	11.4	21.2 (15 & 16 only)	19.1	1.9
This project		1.01 Acres			
	Floor area Ratios (F.A.R.)	0.28	0.23		N/A
This project		0.07			
	Groos Floor area (G.F.A.)	130,043 sf	212,398 sf (15 and 16 only)	191,359 sf	N/A
This project		3110.64 sf			
	Administration	All permitted uses are subject to administrative site plan approva. Site plans may be approved ration by the Planning Director if the development meets al standards outlined In the General Development Plan. If the development does not meet the standards, requests waivers, or has other issues which have not been solved to the satisfaction of City Staff, the project may be referred by the Planning Director to the Planning Commission for review at a public hearino.			

GENERAL SITE PLAN NOTES:

1. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
  2. ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE AND THE SADDLE ROCK EAST GENERAL DEVELOPMENT PLAN.
  3. RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
  4. "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK, NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2006 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.
  5. THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN 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 AND/OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION LINES OR SYSTEMS AND/OR PRIVATE UTILITIES.
  8. THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
  9. ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
  10. ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
  11. NOT WITH STANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
  12. ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
  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. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
  14. ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
  15. ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCROACH INTO ANY EASEMENT OR FIRE LANE.
  16. NOT USED
  17. DETENTION AND WATER QUALITY POND SHALL BE IN THE EXISTING DETENTION POND SOUTH OF RESERVOIR ROAD, WHICH IS OWNED AND MAINTAINED BY EAST CHERRY CREEK VALLEY WATER & SANITATION DISTRICT. ALL ON-SITE STORM SEWER INLETS & PIPING SHALL BE PRIVATE.
  18. CITY COUNCIL APPROVED HOURS OF OPERATION FOR GARTRELL CROSSING AT SADDLE ROCK EAST BETWEEN 5:00 A.M. AND MIDNIGHT AND TO ALLOW 24-HOUR OPERATIONS IF; SUPER TARGET OR ITS PAD USERS, OR SAFEWAY OR ITS PAD USERS BEGIN TO OPERATE 24 HOURS OR ANY USER ON PARCEL 15 DEVELOPS WITHIN THE 3.88 ACRES NORTH OF THE SUBJECT SITE.
  19. PARKING FOR MULTI-TENANT BUILDINGS SHALL BE CLASSIFIED UNDER AND COMPLY WITH PARKING REQUIREMENTS FOR SHOPPING CENTERS, LESS THAN 150,000 GFA PER CITY OF AURORA PARKING CODE, SECTION 146-1504 TABLE 15.1.
  20. TRASH PICK UP TIMES SHALL BE BETWEEN THE HOURS OF 7:00 A.M. AND 8:00 P.M.
  21. TENANT DELIVERY HOURS TO BE LIMITED TO BETWEEN 6:00 A.M. AND 11:00 P.M.
  22. STREETLIGHT INSTALLATION COST IS FUNDED BY THE DEVELOPER/OWNER, THE DEVELOPER SHALL COORDINATE INSTALLATION OF THE STREET LIGHTS WITH XCEL ENERGY. STREET LIGHTS REQUIRED BY THE PIP FOR THIS PLANNING AREA SHALL BE INSTALLED AND OPERATING PRIOR TO CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
  23. IN ACCORDANCE WITH THE CITY OF AURORA MUNICIPAL CODE SEC. 66-33 - MOTOR FUEL - DISPENSING FACILITIES. "NO DISPENSING OR DELIVERY OF FLAMMABLE OR COMBUSTIBLE LIQUIDS WILL BE PERMITTED WITHIN 500 FEE OF ANY E, I, OR R-4 OCCUPANCY. THIS DISTANCE SHALL BE MEASURED FROM THE NEAREST TRANSFER OR DELIVERY POINT OF THE FUEL TO THE NEAREST PORTION OF THE BUILDING OR TO THE NEAREST ACTIVITY AREA OF THE USE, SUCH AS A PLAYGROUND OR RECREATIONAL AREA. THIS RESTRICTION SHALL NOT APPLY TO THE NORMAL SCHEDULED DELIVERY OF COMBUSTIBLE FUEL INTO APPROVED TANKS USED FOR HEATING OR THE OPERATION OF EMERGENCY ELECTRICAL GENERATING EQUIPMENT, PROVIDED SUCH DELIVERY IS MADE IN ACCORDANCE WITH APPROVED DISPENSING PRACTICES WITH REGARD TO PUBLIC SAFETY.
- THE FIRE CHIEF MAY MODIFY THE PROVISIONS OF THE SUBSECTION (6) WHERE THERE ARE PRACTICAL DIFFICULTIES IN CARRYING OUT THE STRICT LETTER OF THIS SUBSECTION, PROVIDED THAT THE SPIRIT OF THIS SECTION SHALL BE COMPLIED WITH, PUBLIC SAFETY SECURED, AND SUBSTANTIAL JUSTICE DONE."



Prudent

OVERALL SITE PLAN NOTES  
GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO

PROJECT No: 09-020  
DATE: 07/08/2011  
DRAWN BY: wda  
CHECKED BY: cw

SHEET NUMBER  
A0.1

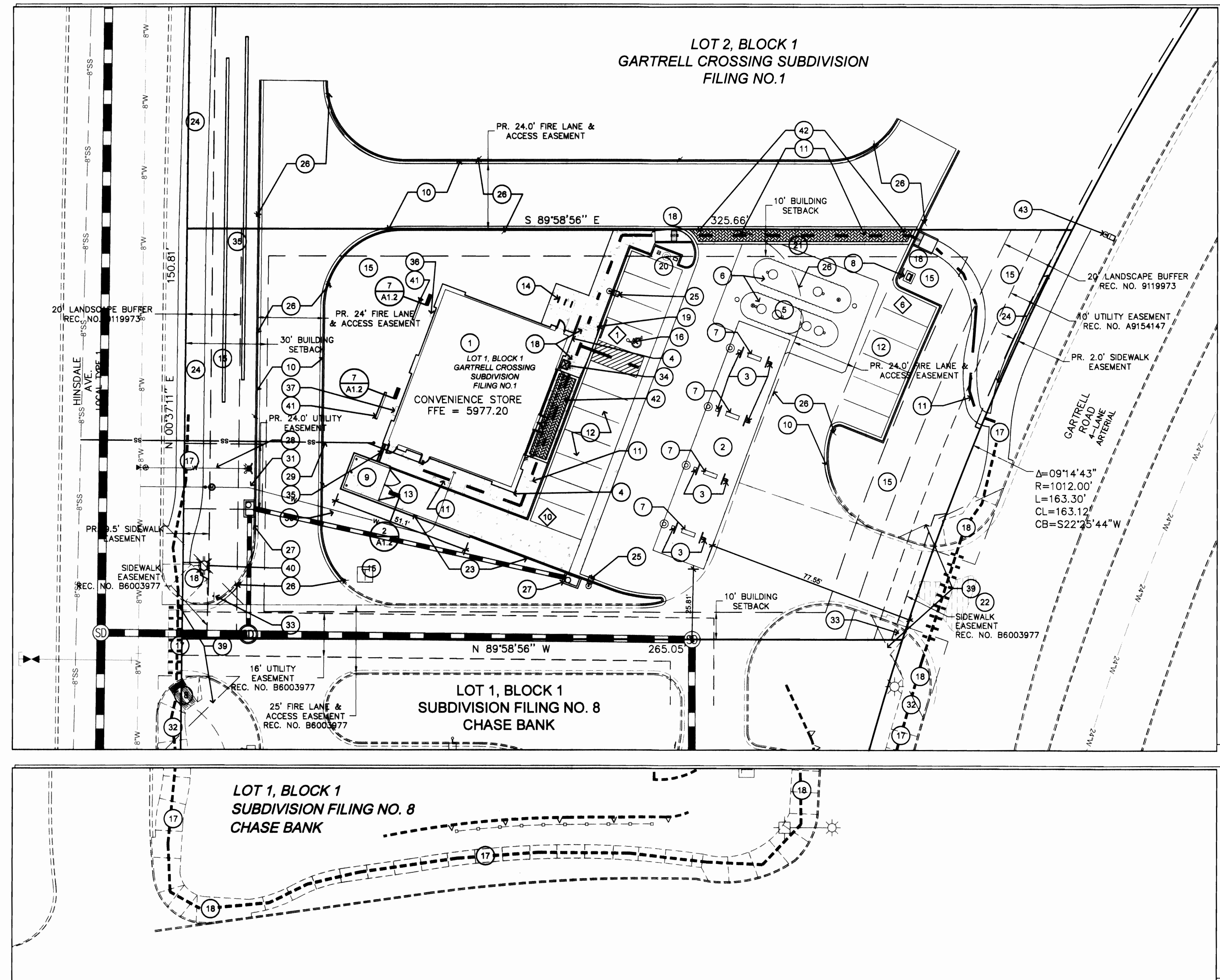


# GARTRELL CROSSING AT SADDLE ROCK EAST SITE PLAN WITH WAIVERS

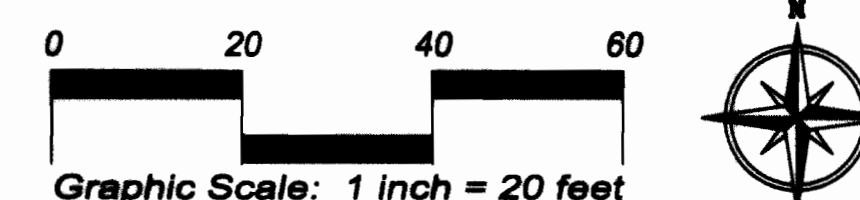
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## SHEET NOTE KEYS: ①

1. CONVENIENCE STORE, 3,070 SF
2. NEW 90' x 20' GAS CANOPY, MINIMUM 14'-6" CLEAR
3. 2' SQUARE CANOPY COLUMN (TYPICAL OF 8)
4. SECURITY CAMERA
5. NEW UNDERGROUND GASOLINE STORAGE TANKS
6. FILL VALVE ON UNDERGROUND STORAGE TANK
7. NEW GASOLINE PUMPS (TYPICAL OF 4)
8. TANK VENT RISER
9. TRASH ENCLOSURE AND SCREEN WALL RE: 1/A1.2
10. NEW CURB AND GUTTER (TYPICAL)
11. ACCESSIBLE ROUTE AS REQUIRED PER ICC/ANSI A117.1
12. 9'x19' PARKING SPACE
13. SCREENED 12' x 50' LOADING ZONE
14. BIKE RACK AS DETAILED RE: 5/A2.1
15. LANDSCAPED AREA
16. NEW HANDICAP PAVEMENT LOGO
17. EXISTING 10' CONCRETE SIDE WALK PER COA STANDARDS
18. NEW AND EXISTING CONCRETE ADA RAMP PER COA STANDARDS
19. NEW HANDICAP VAN ACCESSIBLE POLE MOUNTED SIGN
20. NEW ACCESSIBLE WATER, TRASH & AIR COMPRESSOR
21. PAINTED ASPHALT CROSSWALK
22. EXISTING RIGHT TURN ACCESS
23. 8'0" HIGH MASONRY, LOADING AREA SCREEN WALL
24. 9.5' SIDEWALK EASEMENT AND NEW SIDEWALK PER PIP
25. POLE LAMP (TYPICAL) AS DETAILED
26. 24' FIRE LANE AND ACCESS EASEMENT WITH SIGNS at 75' OC, RE: DETAIL 6/A1.2 PER COA STANDARDS
27. STORM WATER CATCH BASIN, RE: CIVIL
28. WATER METER, RE: CIVIL
29. SANITARY SEWER SERVICE, RE: CIVIL
30. ELECTRICAL TRANSFORMER, RE: CIVIL
31. NEW FIRE HYDRANT, RE: CIVIL
32. EXISTING PUBLIC SIDEWALK
33. EXISTING STOP SIGN
34. KNOX BOX AS REQUIRED BY CITY AND FIRE DEPARTMENT.
35. KEYSTONE RETAINING WALL, RE: CIVIL
36. GAS METER ON WEST SIDE OF BUILDING
37. ELECTRICAL SWITCH GEAR ON WEST SIDE OF BUILDING
38. EMERGENCY FUEL SHUT OFF SWITCH
39. SIGHT TRIANGLES PER CITY STANDARDS
40. EXISTING STREET LIGHT
41. UTILITY SCREEN WALL RE: PER DETAIL 7/A1.2
42. HIGH QUALITY STAMPED COLORED CONCRETE AT PEDESTRIAN CROSSWALK, AND STORE ENTRY, 12" BORDER TO BE SIMILAR TO VENEER STONE BUCKS COUNTRY CSV-368183, AND FIELD COLOR TO BE A HERRINGBONE PATTERN SIMILAR TO VENEER STONE CARAMEL CSV-20007.
43. NEW STREET LIGHT (TO INCLUDE NEW STREET LIGHT ON HINSDALE, SEE SHEET C1.2)



**SITE PLAN**  
SCALE: 1" = 20'-0"



**THE DIMENSION GROUP**  
CIVIL ENGINEERS • LAND DEVELOPMENT • PLANNERS • ARCHITECTURE  
9609 S. QUEBEC ST. SUITE 210C, GREENWOOD VILLAGE, CO 80111 TEL: 720.536.3180 FAX: 720.536.3187

**Prudent**  
Development

**SITE PLAN**  
GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
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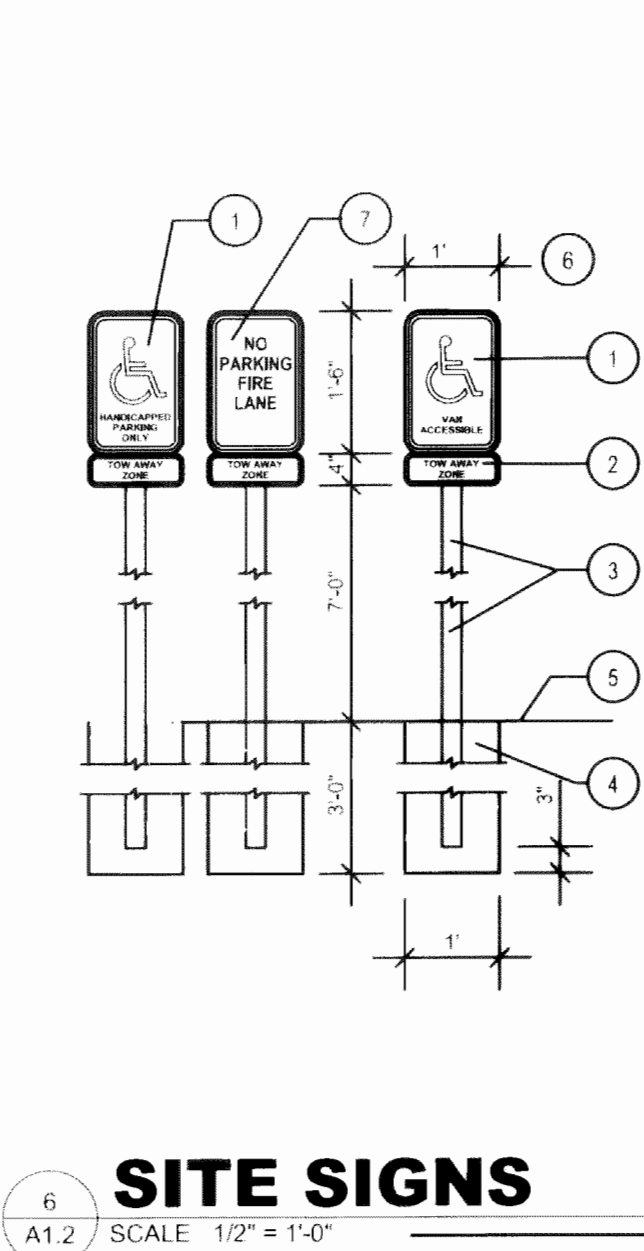
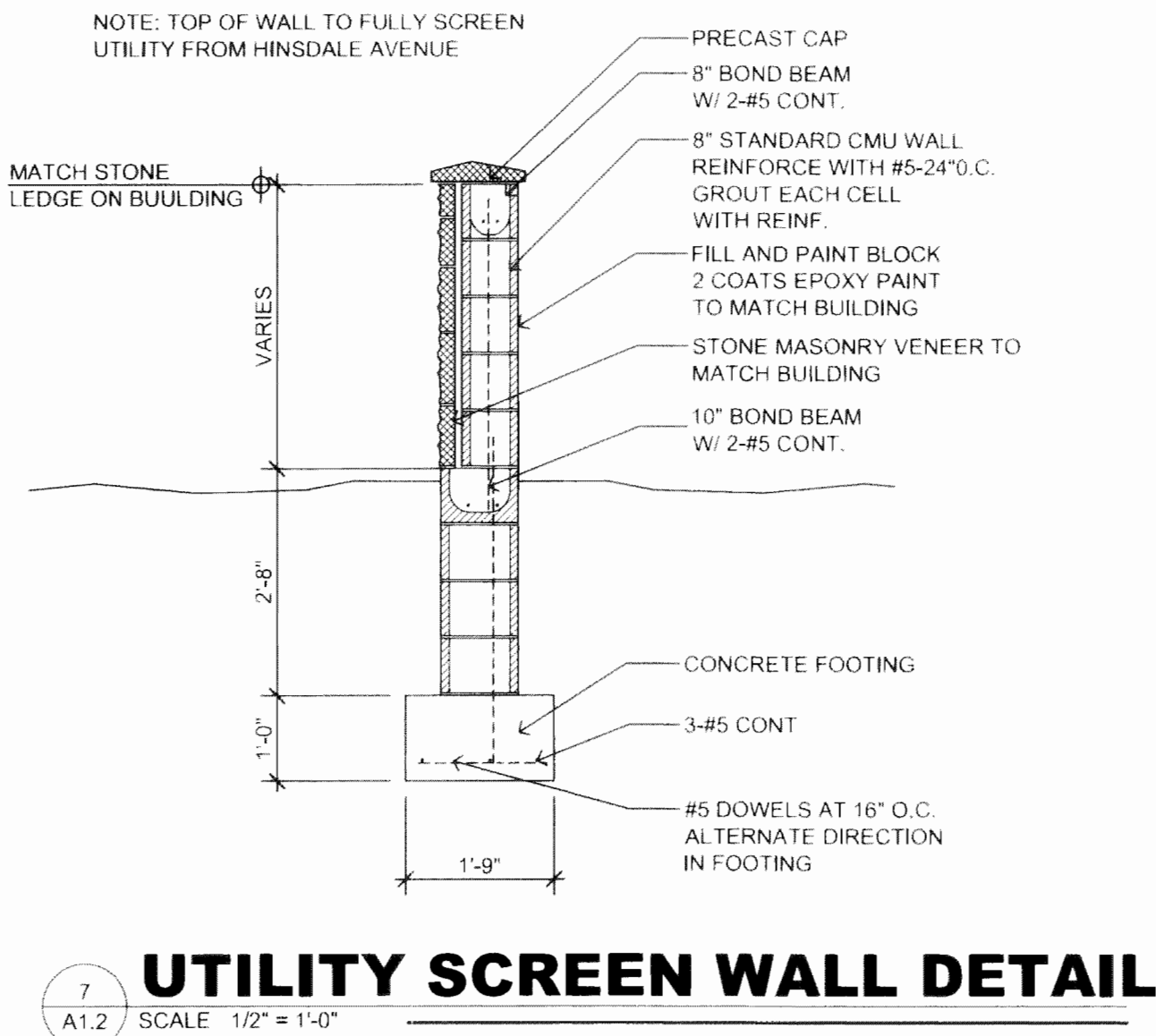
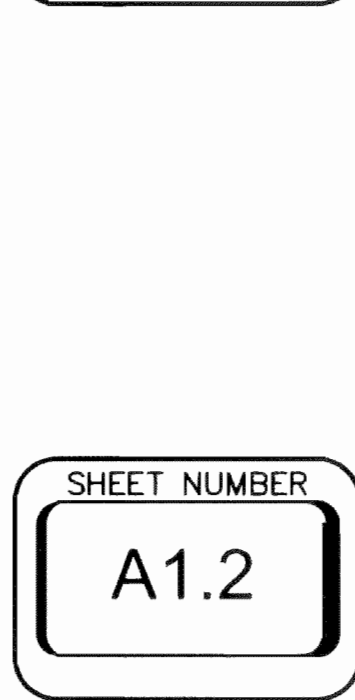
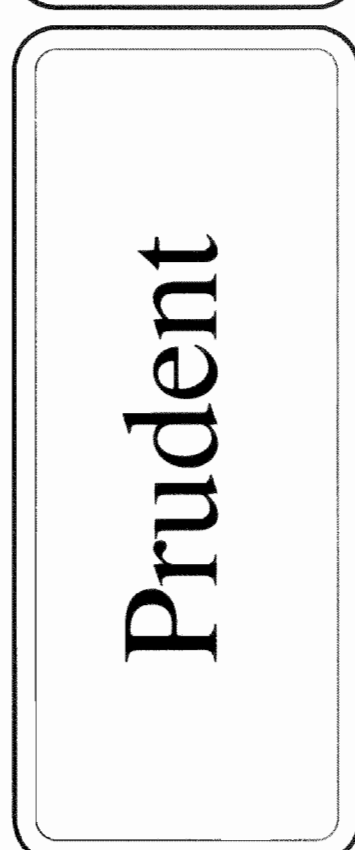
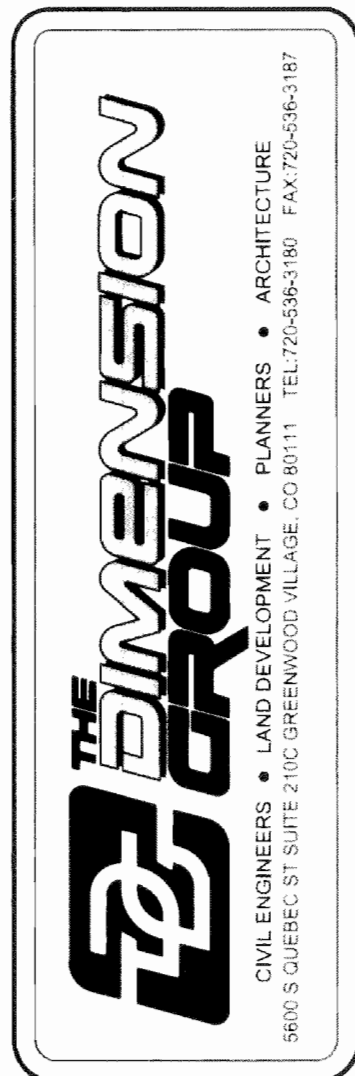
SHEET NUMBER  
**A1.1**

GARTRELL CROSSING AT SADDLE ROCK EAST 2010 - 6006 - 00

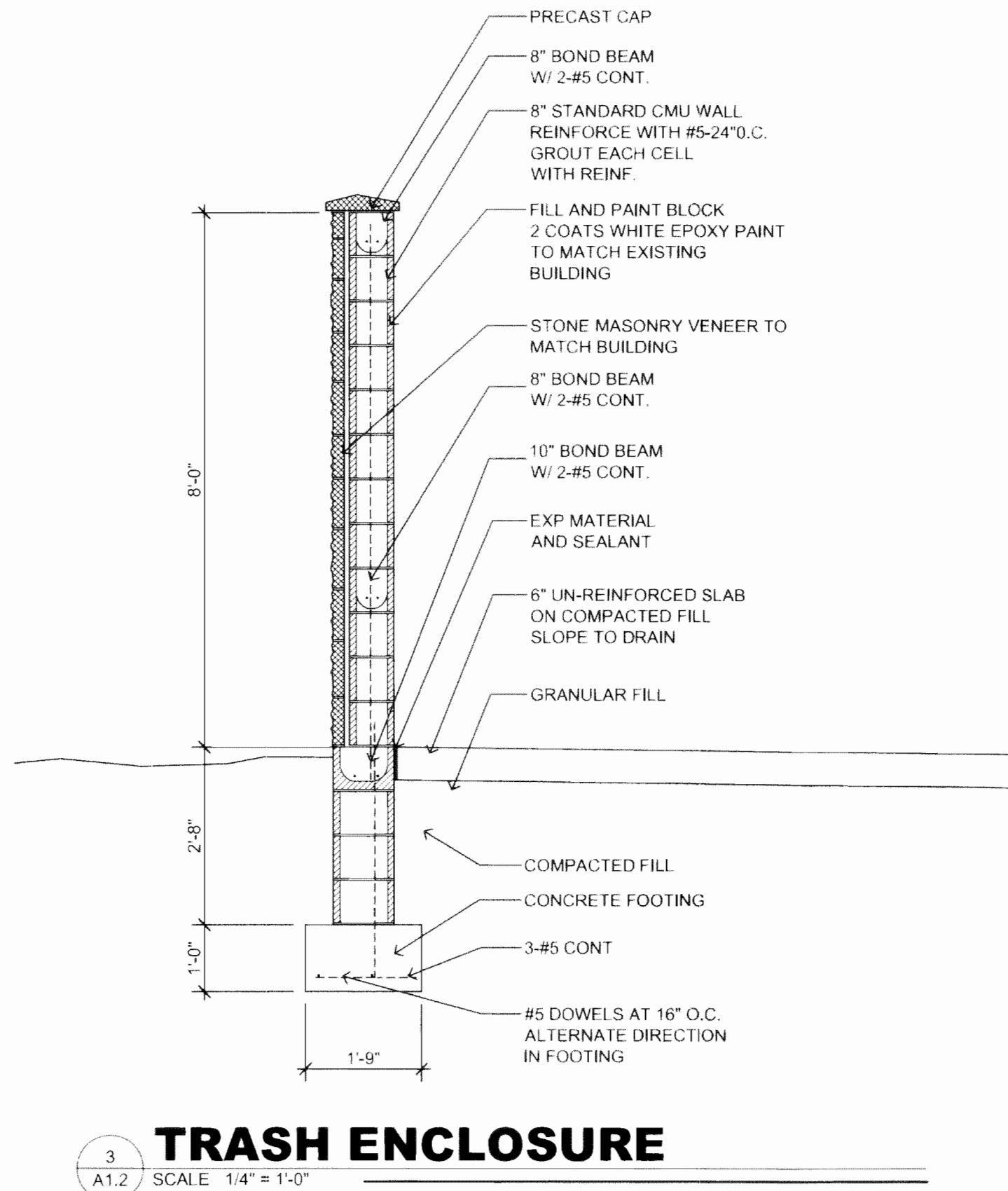
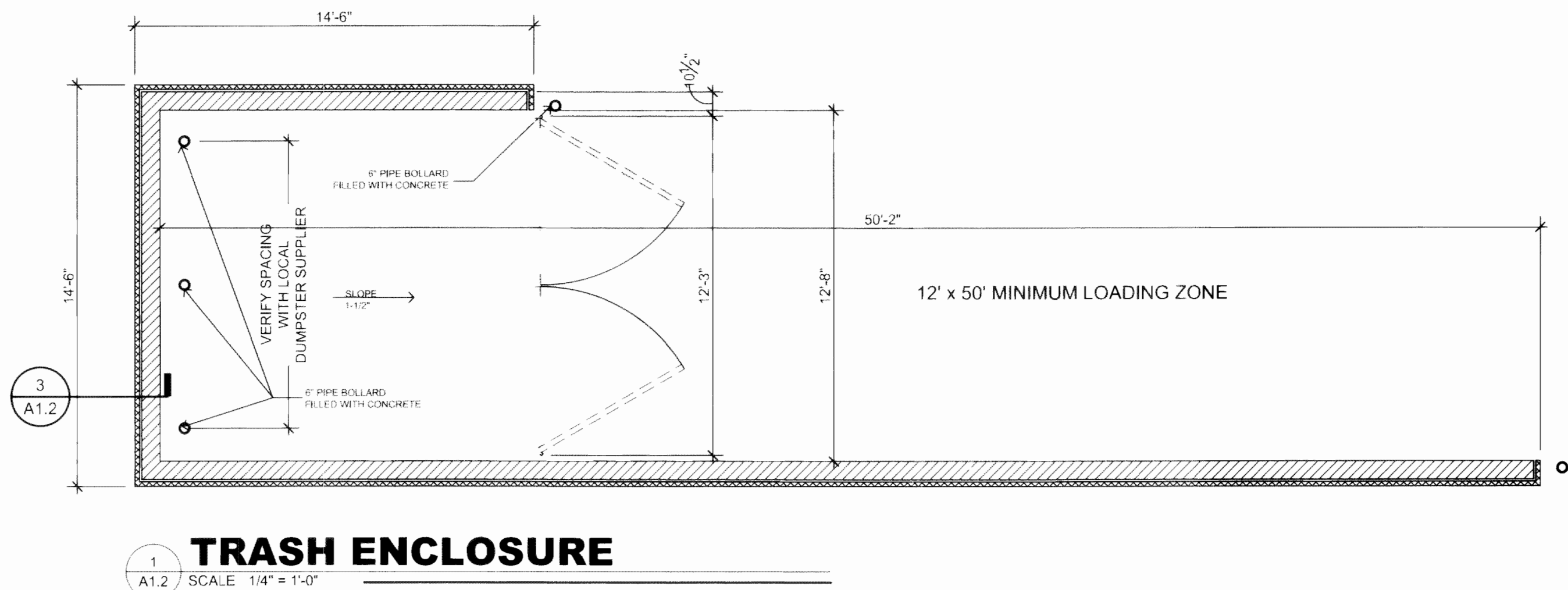
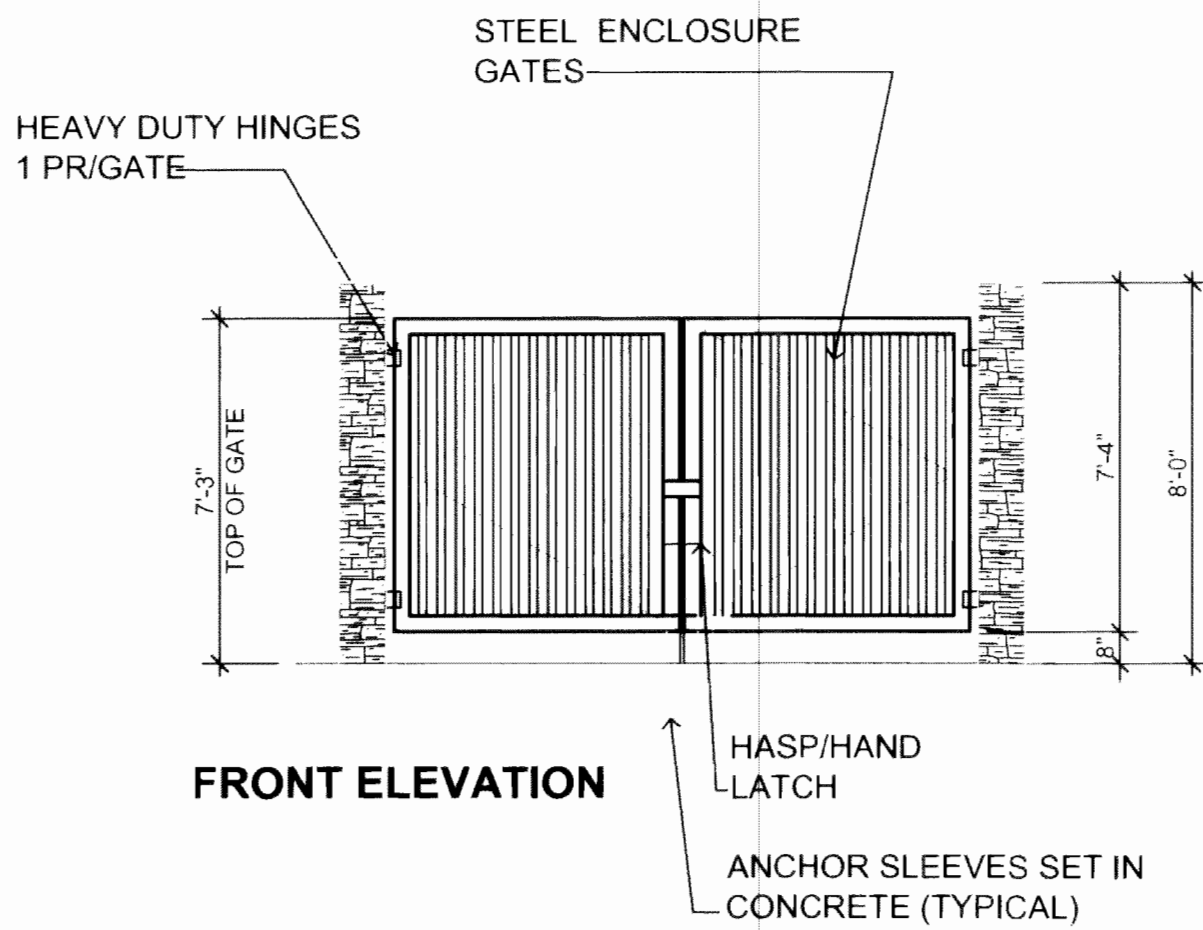
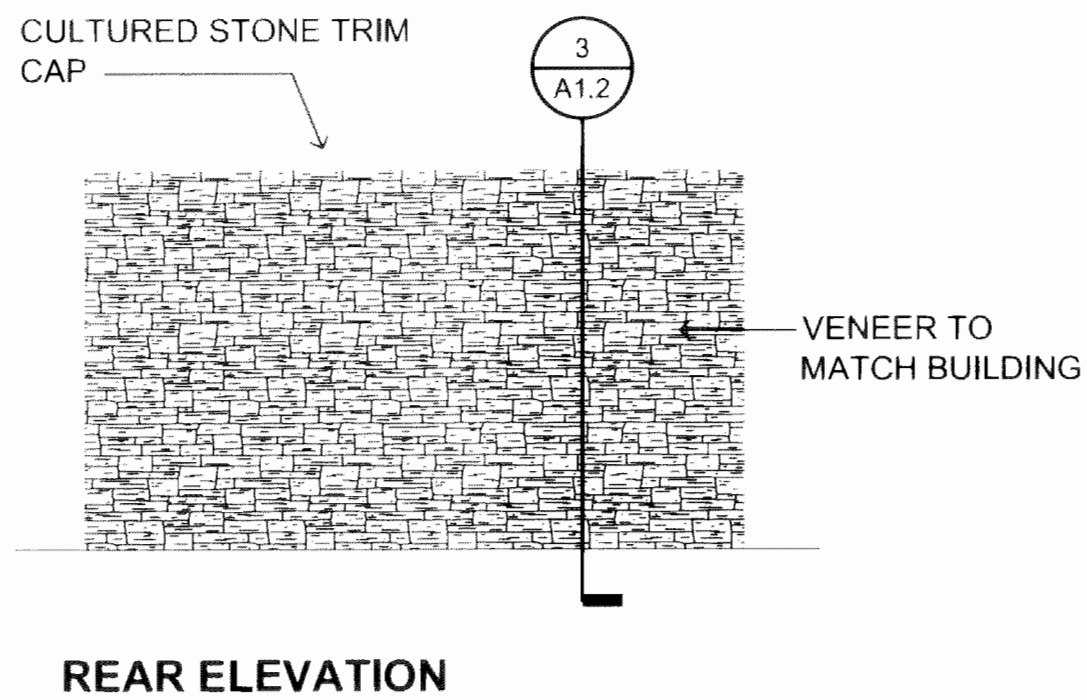
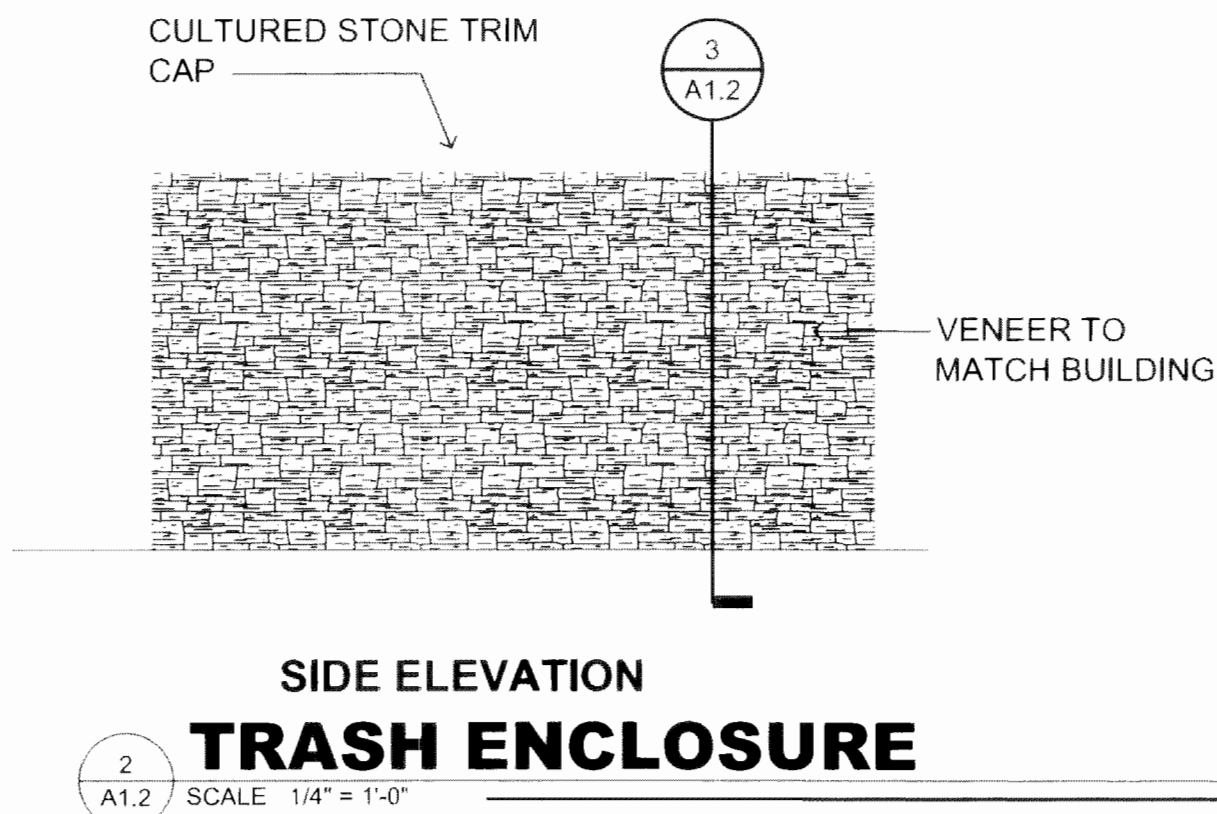
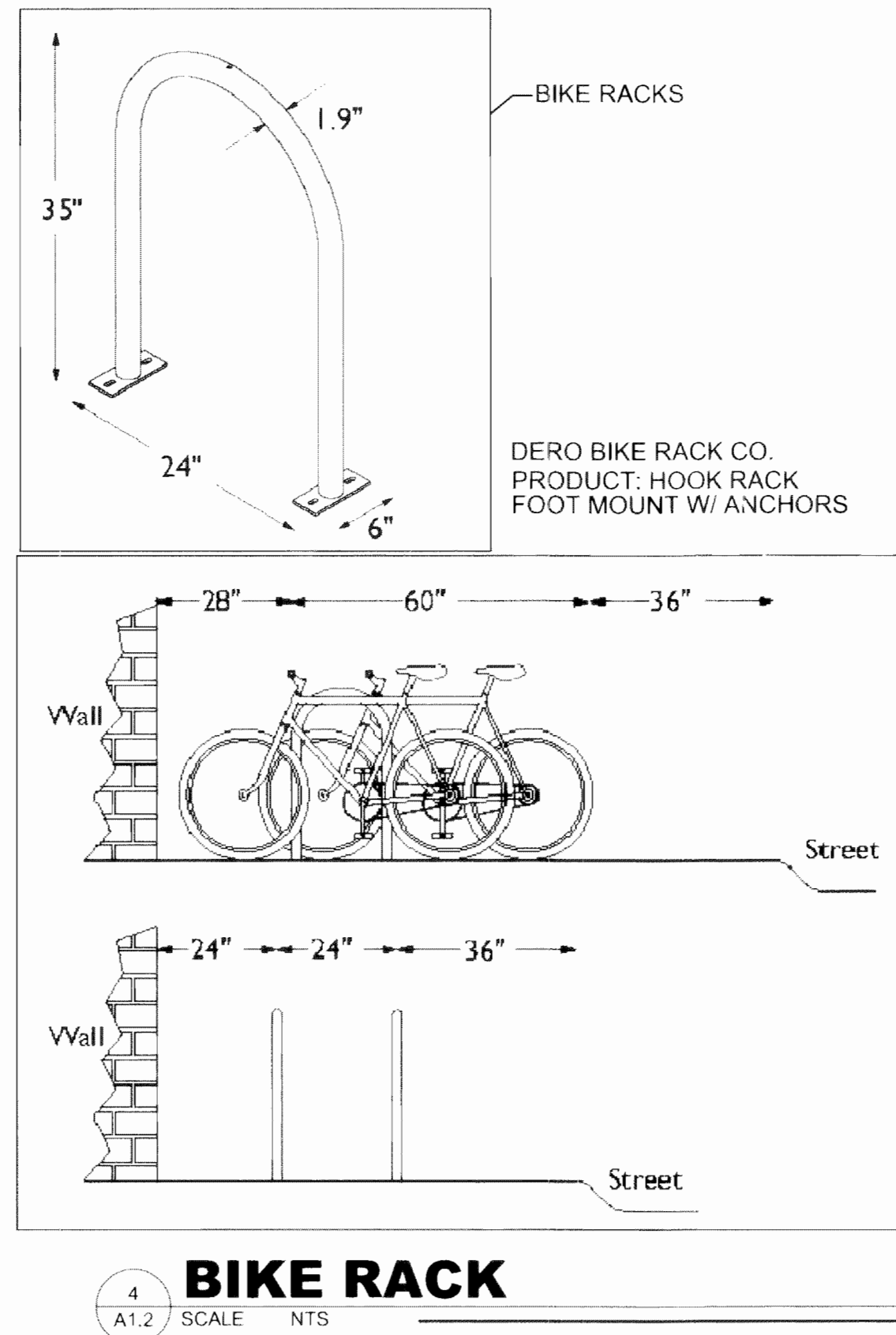
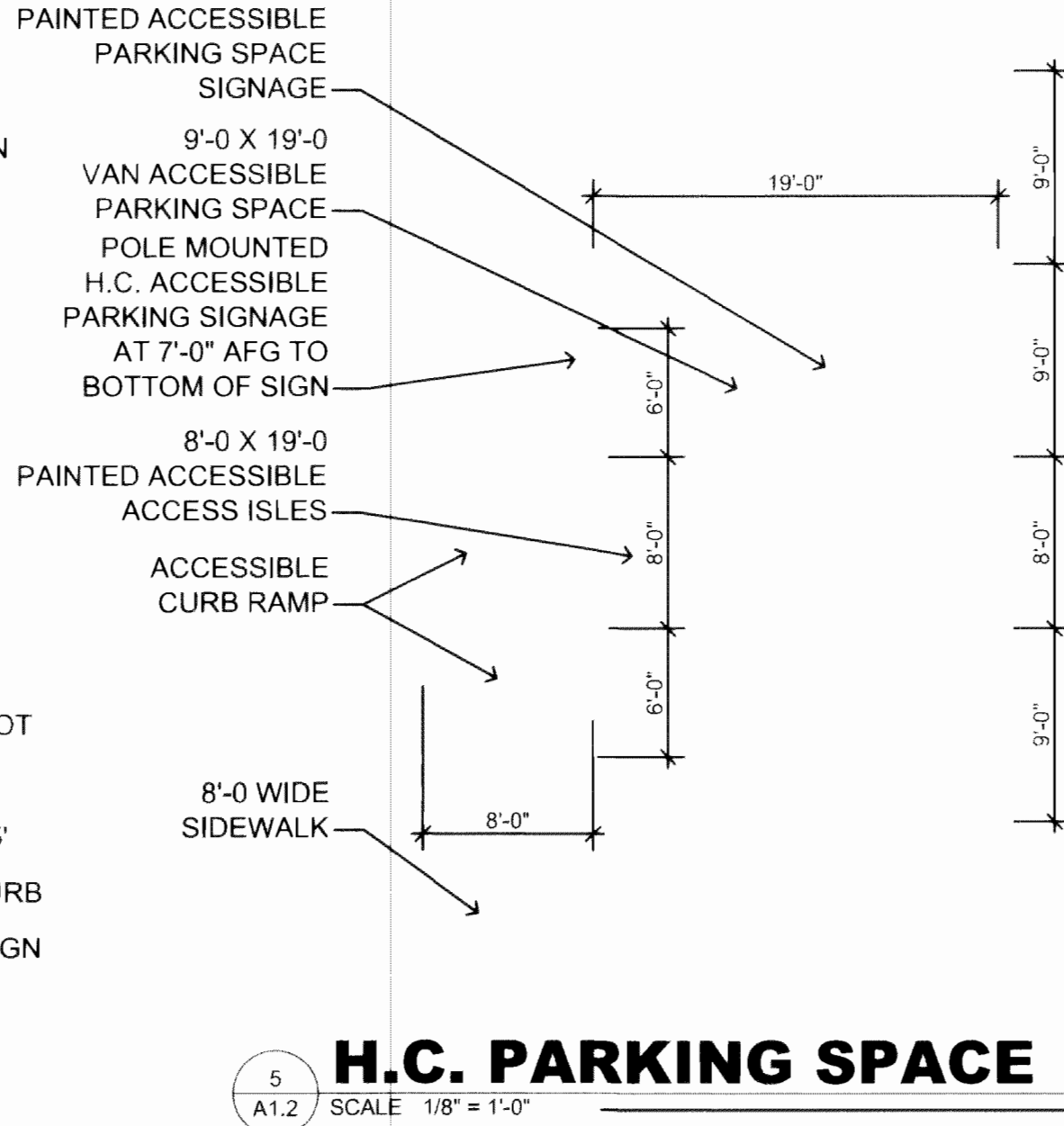


GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS

LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SAID PARCEL CONTAINS 44,181 SF OR 1.01 ACRES MORE OR LESS

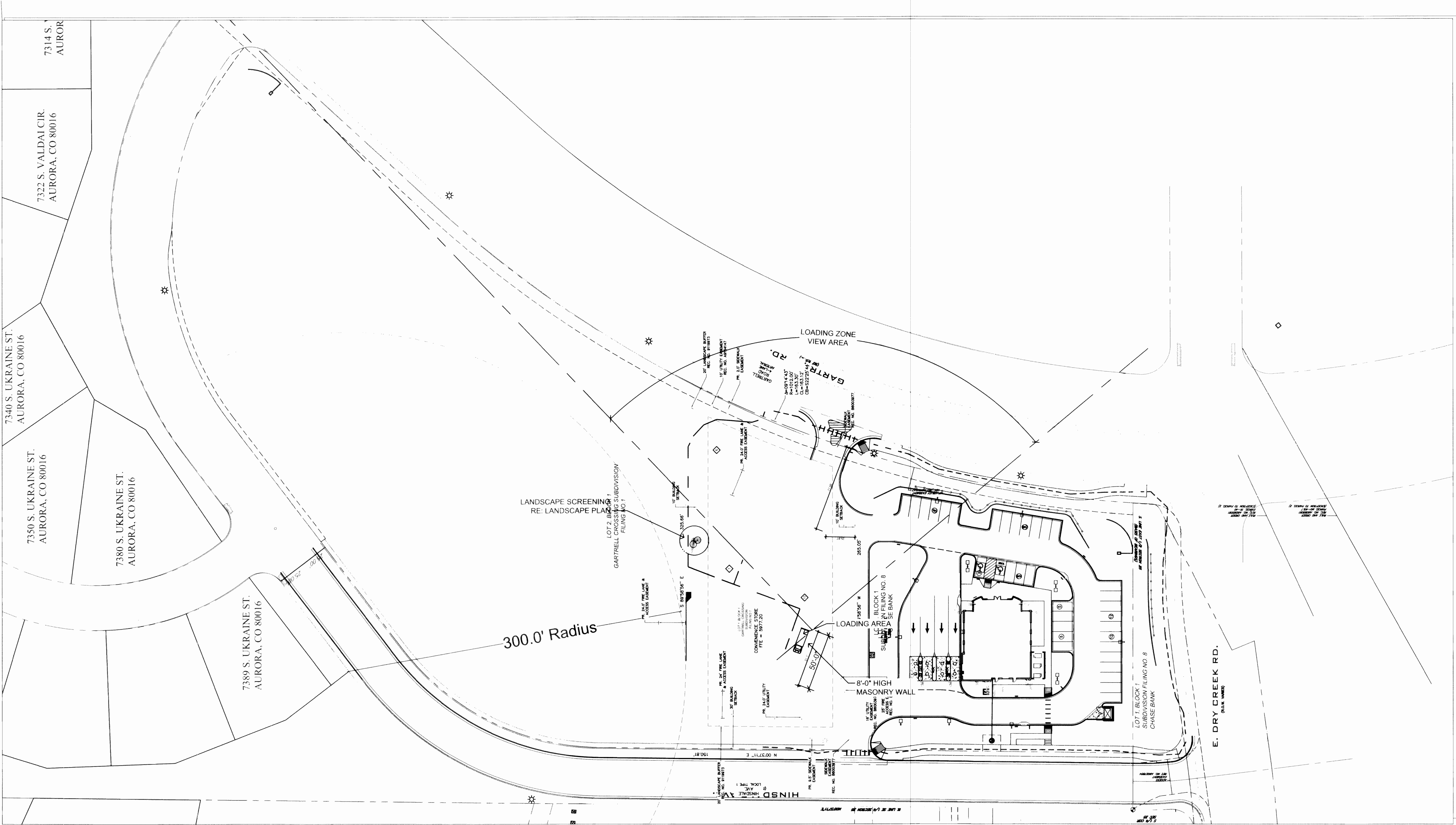


- 1 REFLECTORIZED PORCELAIN 18 GA. STEEL SIGN (OR EQUAL) WHITE FIGURE & OUTLINE AS SHOWN, BLUE BACKGROUND
- 2 LOCATE TOW AWAY SIGN BELOW STANDARD SIGN
- 3 2" GALV. STEEL PIPE OR MOUNTED TO WALL RE: SITE PLAN
- 4 CONCRETE FOOTING
- 5 ADJACENT GRADE
- 6 NOTE: PROVIDE VANDAL RESISTANT SCREWS OR SPOT WELD END OF BOLT AFTER INSTALLING NUT
- 7 FIRE EASEMENT SIGN AT 75° O.C. MAX. MOUNT AT 45° DEGREES TO ADJOINING CURB REFLECTORIZED 12"X18" PORCELAIN 18 GA. STEEL SIGN (OR EQUAL) AS SHOWN ON SITE PLAN, RED LETTERS & OUTLINE AS SHOWN, WHITE BACKGROUND

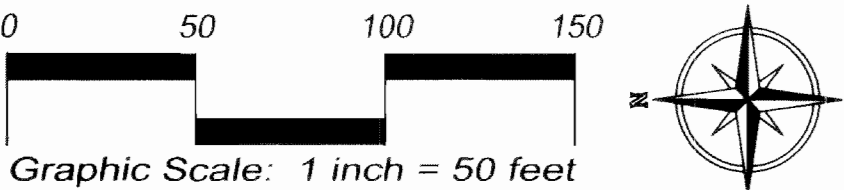


GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS

LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SAID PARCEL CONTAINS 44,181 SF OR 1.01 ACRES MORE OR LESS



**SCREENING PLAN**  
SCALE 1" = 50'-0"



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**SCREENING PLAN**  
GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO

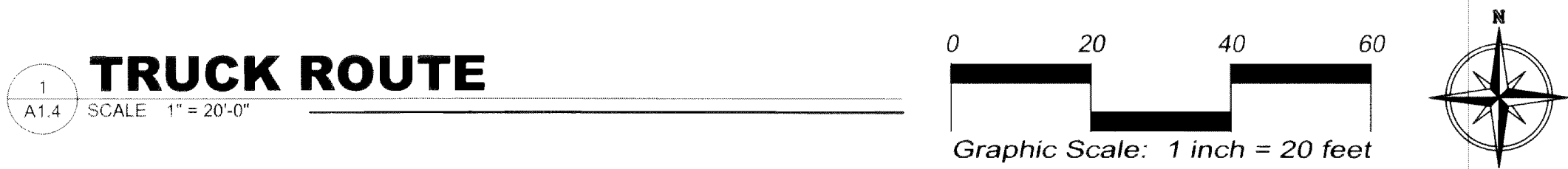
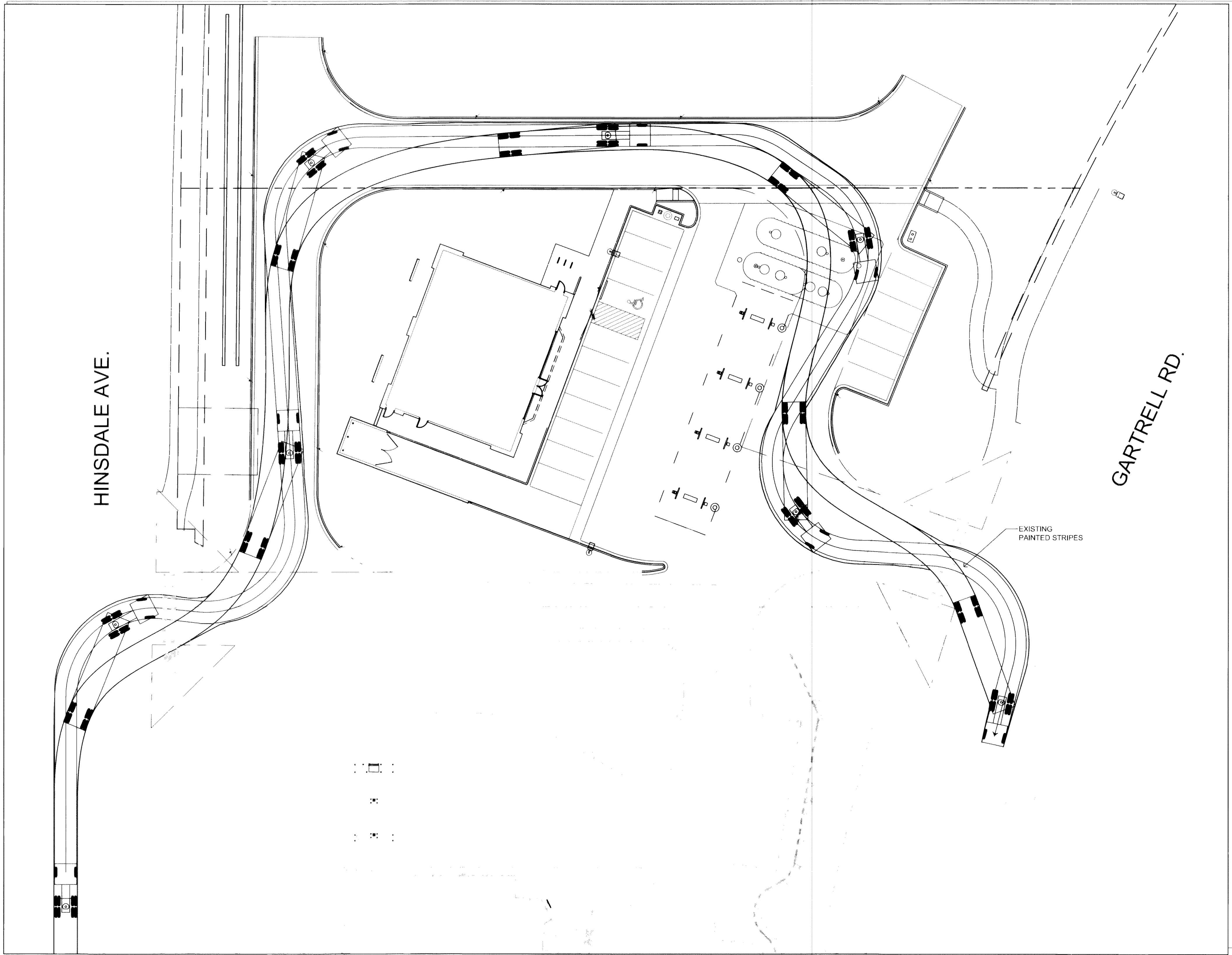
PROJECT No: 09-020  
DATE: 07/08/2011  
DRAWN BY: wdo  
CHECKED BY: cw

SHEET NUMBER  
**A1.3**



GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS

LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SAID PARCEL CONTAINS 44,181 SF OR 1.01 ACRES MORE OR LESS



1  
A1.4  
SCALE 1" = 20'-0"

TRUCK ROUTE



CIVIL ENGINEERS • LAND DEVELOPMENT • PLANNERS • ARCHITECTURE  
9800 S. QUAKER ST. SUITE 200 GREENWOOD VILLAGE, CO 80111 TEL: 720-656-5151 FAX: 720-656-3187

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TRUCK ROUTE  
GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO

PROJECT No: 09-020  
DATE: 07/08/2011  
DRAWN BY: wdc  
CHECKED BY: cw

SHEET NUMBER  
A1.4



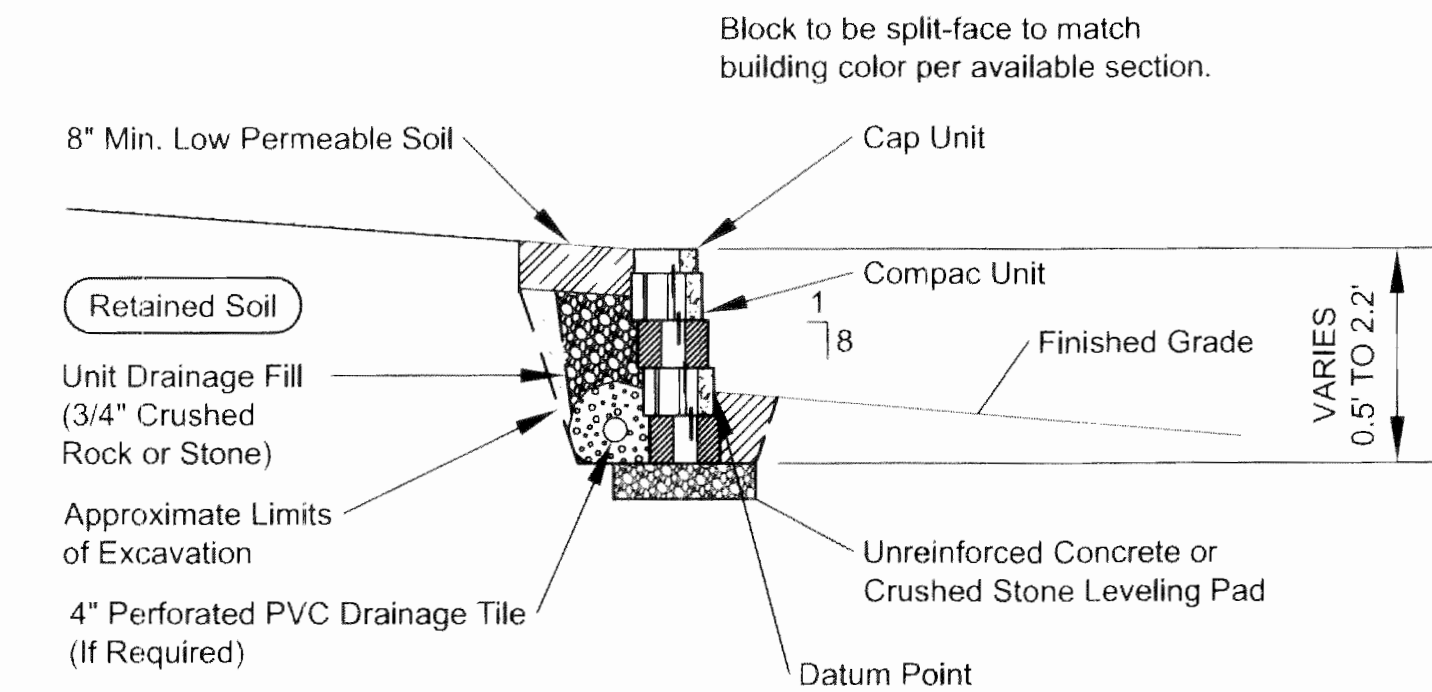
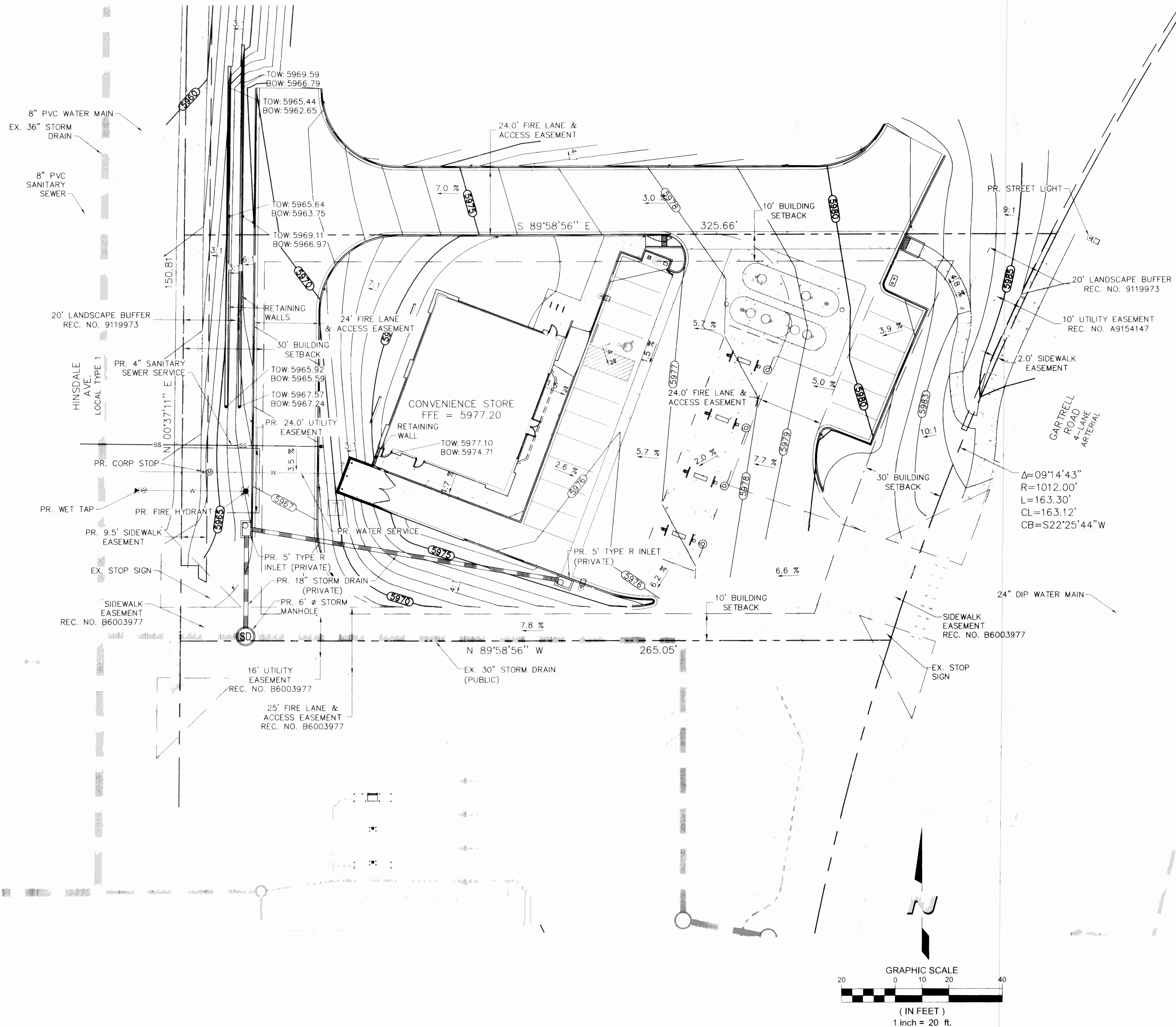
LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
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**GARTRELL CROSSING AT SADDLE ROCK EAST 2010-6006-00**



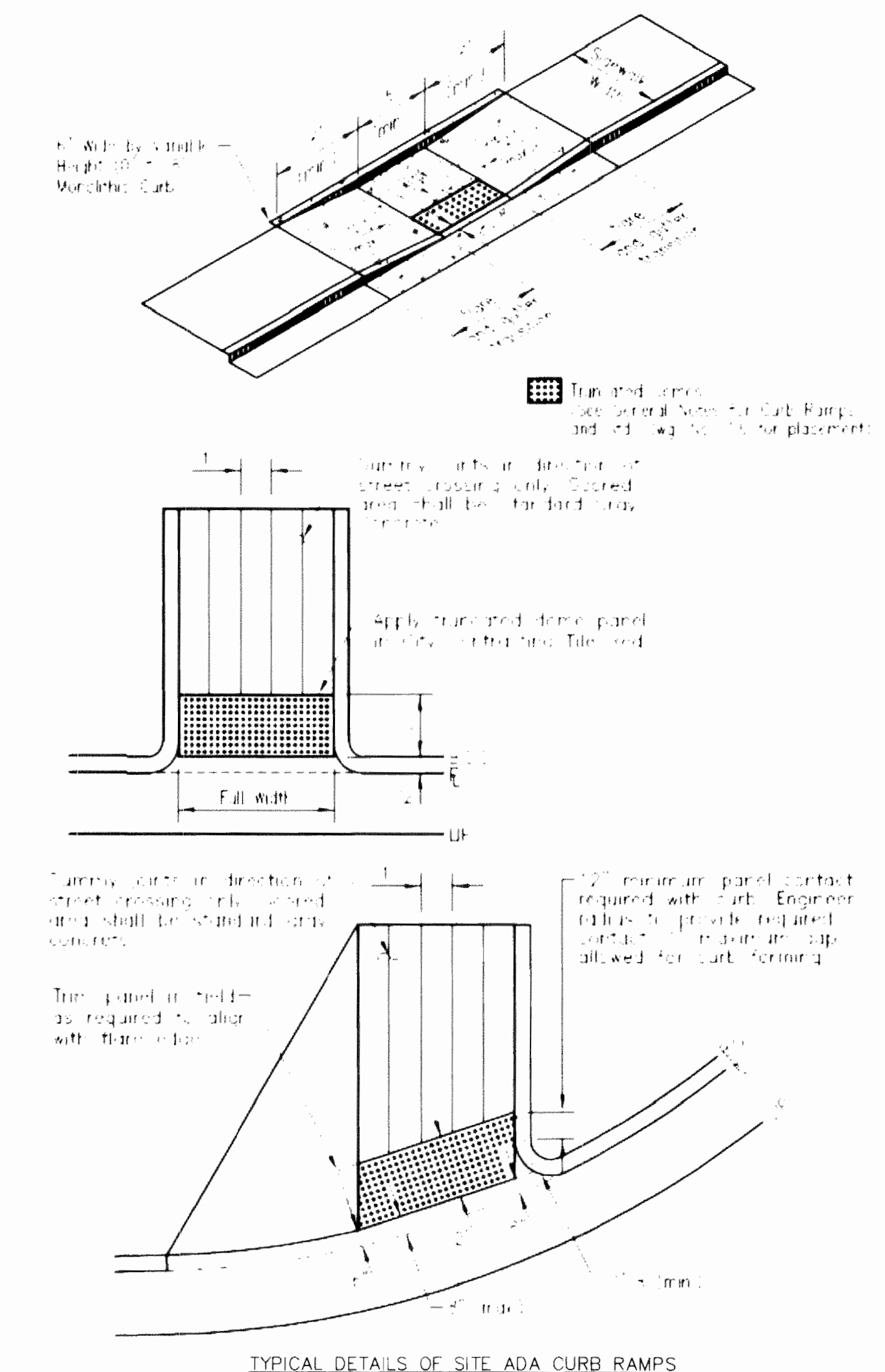
# GARTRELL CROSSING AT SADDLE ROCK EAST SITE PLAN WITH WAIVERS

LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
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**DRY-STACK RETAINING WALL**  
For Information Only - Final Design by Contractor  
Any retaining wall over 36\"/>

PROPOSED	LEGEND	EXISTING
	PROPERTY LINE EASEMENT	
	CHAIN LINK FENCE	
	WROUGHT IRON FENCE	
	WOOD FENCE	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	OVERHEAD ELECTRIC	
	OVERHEAD TELEPHONE	
	GAS LINE	
	IRRIGATION LINE	
	STORM DRAIN	
	SANITARY SEWER MAIN	
	WATER MAIN	
	12\"/>	
	16\"/>	
	ELECTRIC LINE	
	SANITARY SEWER MANHOLE	
	STORM DRAIN MANHOLE	
	WATER METER	
	FIRE HYDRANT	
	GUY WIRE	
	UTILITY POLE	
	TRAFFIC SIGNAL POLE	
	LIGHT STANDARD	
	DECIDUOUS TREES	
	HANDICAP PARKING	



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GRADING AND UTILITY PLAN  
GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO

PROJECT No: 09-020  
DATE: 07/08/2011  
DRAWN BY: CAW  
CHECKED BY: CAW

SHEET NUMBER  
C1.1



# GARTRELL CROSSING AT SADDLE ROCK EAST SITE PLAN WITH WAIVERS

LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
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## PROPOSED PUBLIC IMPROVEMENTS SITE PLAN

PLANING AREA I, EXISTING CHASE BANK  
SITE

PLANING AREA II, GARTRELL CROSSING  
THIS SITE PLAN SUBMITTAL

PLANING AREA III, FUTURE  
DEVELOPMENT, TIMING UNKNOWN TIME  
FRAME

PLANING AREA I, EXISTING ROADS AND  
ACCESS POINTS

PLANING AREA II, PROPOSED ROADS,  
ACCESS POINTS AND TWO LIGHT POLES

PLANING AREA III, PROPOSED ROADS  
AND ACCESS POINTS, TIMING UNKNOWN  
TIME FRAME

### STANDARD NOTES:

1. THE DEVELOPER SHALL PROVIDE TWO DISTINCT POINTS OF EMERGENCY ACCESS TO THE OVERALL SITE AND A LOOPED WATER SUPPLY TO PLANNING AREA II AS APPROVED BY THE FIRE LIFE SAFETY REPRESENTATIVE FOR THE AURORA FIRE DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY OFF SITE ROADWAY OR EMERGENCY CROSSING IMPROVEMENTS PER CITY STANDARDS NECESSARY TO FACILITATE EMERGENCY VEHICULAR ACCESS TO THE PLANNING AREA II.
2. EACH PLANNING AREA OF THE OVERALL SITE IS REQUIRED TO HAVE TWO DISTINCT POINTS OF ACCESS DURING EACH PLANNING AREA OF CONSTRUCTION. EACH PLANNING AREA TO PROVIDE SUFFICIENT ROADWAY ACCESS TO WITHIN 150 FT. OF ALL EXTERIOR PORTIONS OF THE BUILDINGS WITH SUFFICIENT FIRE HYDRANTS ON A LOOPED WATER LINE SYSTEM TO PROVIDE THE REQUIRED FIRE FLOWS FOR EACH SITE.
3. ACCESS TO THE BUILDINGS FOR THE PURPOSE OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION MATERIALS SHALL NOT BLOCK ACCESS TO THE BUILDINGS, HYDRANTS OF FIRE APPLIANCES.
4. ALL NEW STREET LIGHTS ARE TO MATCH THE EXISTING STREET LIGHTS, 30" HIGH COBRA HEAD WITH 250 WATT HPS PER THE EXISTING SADDLE ROCK EAST GDP.



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MASTER / P.I.P. / ACCESS PLAN  
GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO


PROJECT No: 09-020  
DATE: 07/08/2011  
DRAWN BY: CAW/WA  
CHECKED BY: CAW/WA

SHEET NUMBER  
C1.2



# GARTRELL CROSSING AT SADDLE ROCK EAST SITE PLAN WITH WAIVERS

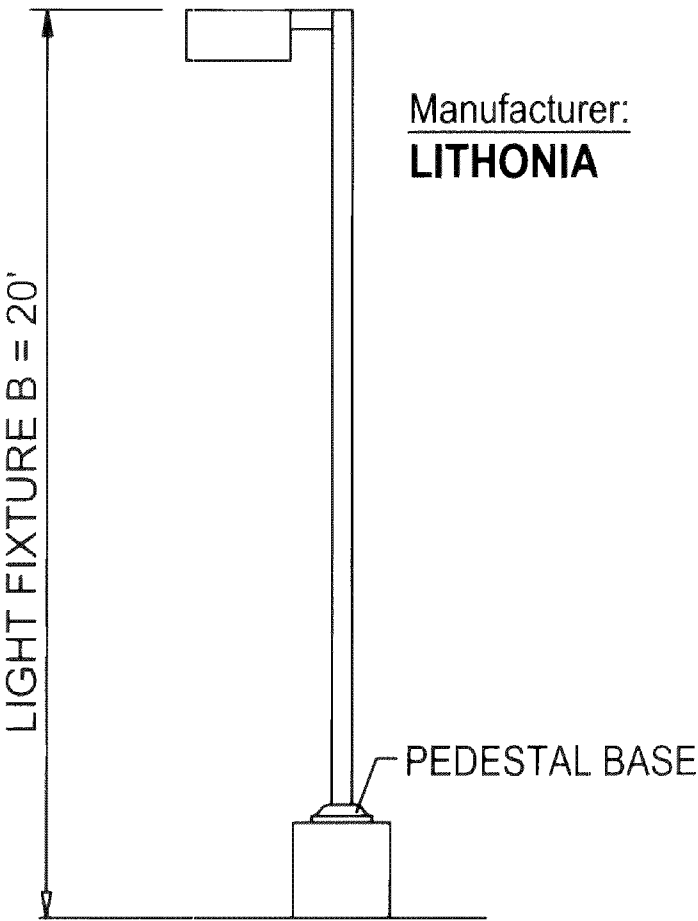
LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SAID PARCEL CONTAINS 44,181 SF OR 1.01 ACRES MORE OR LESS

**INDUSTRIES™**  
1000 ALLIANCE RD. GREENWICH, OH 44130  
3300 100th Ave S. Suite 100, Eden Prairie, MN 55347

**LIGHTING PROPOSAL FOR**  
7-11  
GARTRELL RD & E DRY CREEK RD  
AURORA, CO  
SCALE: 1"=30'  
DATE: 05-05-10  
BY: WVE  
SHEET 1 OF 1

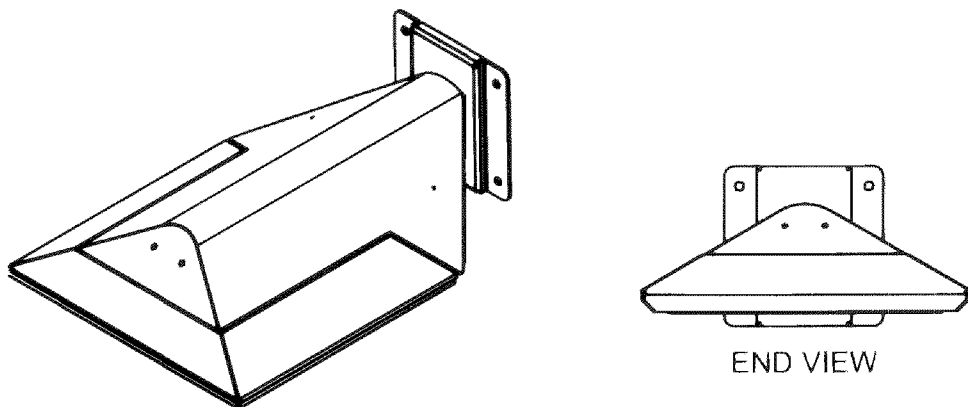
KSP2 250W R3 (PROBE) - OUTDOOR PHOTOMETRIC REPORT	
TEST #	1193021201
ISSUE DATE	9/16/2008
CATALOG #	KSP2 250W R3 (PROBE)
LUMINAIRE	SPECIFICATION AREA LUMINAIRE, 250W METAL HALIDE, R3 REFLECTOR, FULL CUTOFF
LAMP CAT #	A250/U
LAMP	ONE 250-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION
LAMP OUTPUT	1 LAMP(S), RATED LUMENS/LAMP: 20000
PRODUCT WATTAGE	297
LUMINOUS OPENING	RECTANGLE (L: 1.4FT, W: 1.4FT)
EFFICIENCY	72%
TEST CATEGORY	AREA & SITE LIGHT - TYPE II
TEST VALUE	32
MAX CD	12,724.0 AT HORIZONTAL: 65°, VERTICAL: 67.5°
CUTOFF CLASS	FULL CUTOFF
ROADWAY CLASS	SHORT, TYPE II

Product Page  
Specification Sheet



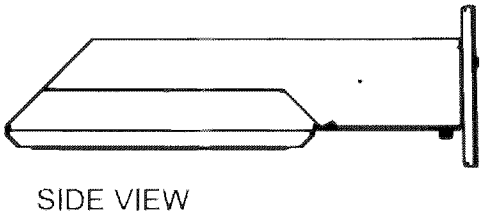
NOTE: TOTAL HEIGHT, INCLUDING PEDESTAL BASE & RAISED CONCRETE FOOTING IF PROVIDED SHALL NOT EXCEED 20' (FIXTURE C).

## XAWS LED Crossover Wall Light



PERSPECTIVE VIEW

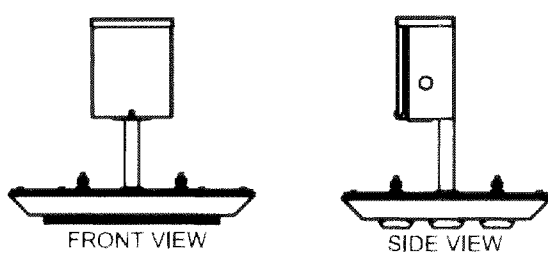
END VIEW



SIDE VIEW

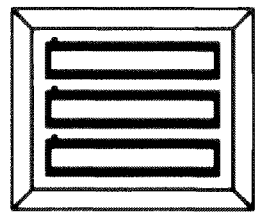
Crossover  
SOLID-STATE LIGHTING

## CRO2 FO LED Crossover Focus (Single Deck)

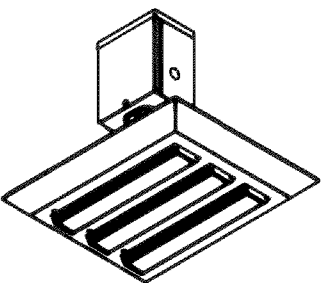


FRONT VIEW

SIDE VIEW



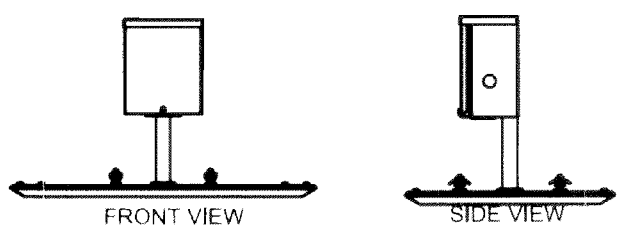
BOTTOM VIEW



PERSPECTIVE VIEW

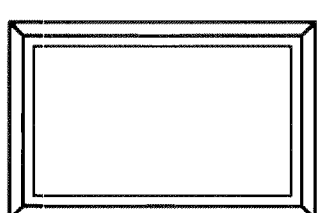
Crossover  
SOLID-STATE LIGHTING

## CRO2-S-100 LED Crossover Ambient (Single Deck)

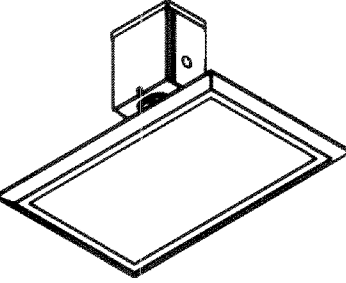


FRONT VIEW

SIDE VIEW



BOTTOM VIEW



PERSPECTIVE VIEW

Crossover  
SOLID-STATE LIGHTING

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lumens	LLF	Description
8	A	SINGLE		3004	0.900	CRO2-FO-LED-30-CW-120-240V
10	B	SINGLE		9242	0.900	CRO2-S-LED-100-CW-UE
3	C	SINGLE		20000	0.800	FIXTURE BY OTHER @ 20' MT HGT
6	D	SINGLE		4856	0.900	SE XAWS-3-63 LED-WM-BRZ
						Total Watts
						40
						115
						297
						75

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS	Illuminance	Fc	0.60	23.9	0.0	N/A	N/A
CANDY	Illuminance	Fc	25.22	35.3	19.7	1.28	1.79
PUMP_VERTICAL	Illuminance	Fc	47.95	91.5	18.6	2.58	4.92
INSIDE CURB	Illuminance	Fc	4.22	23.9	0.1	42.20	239.00

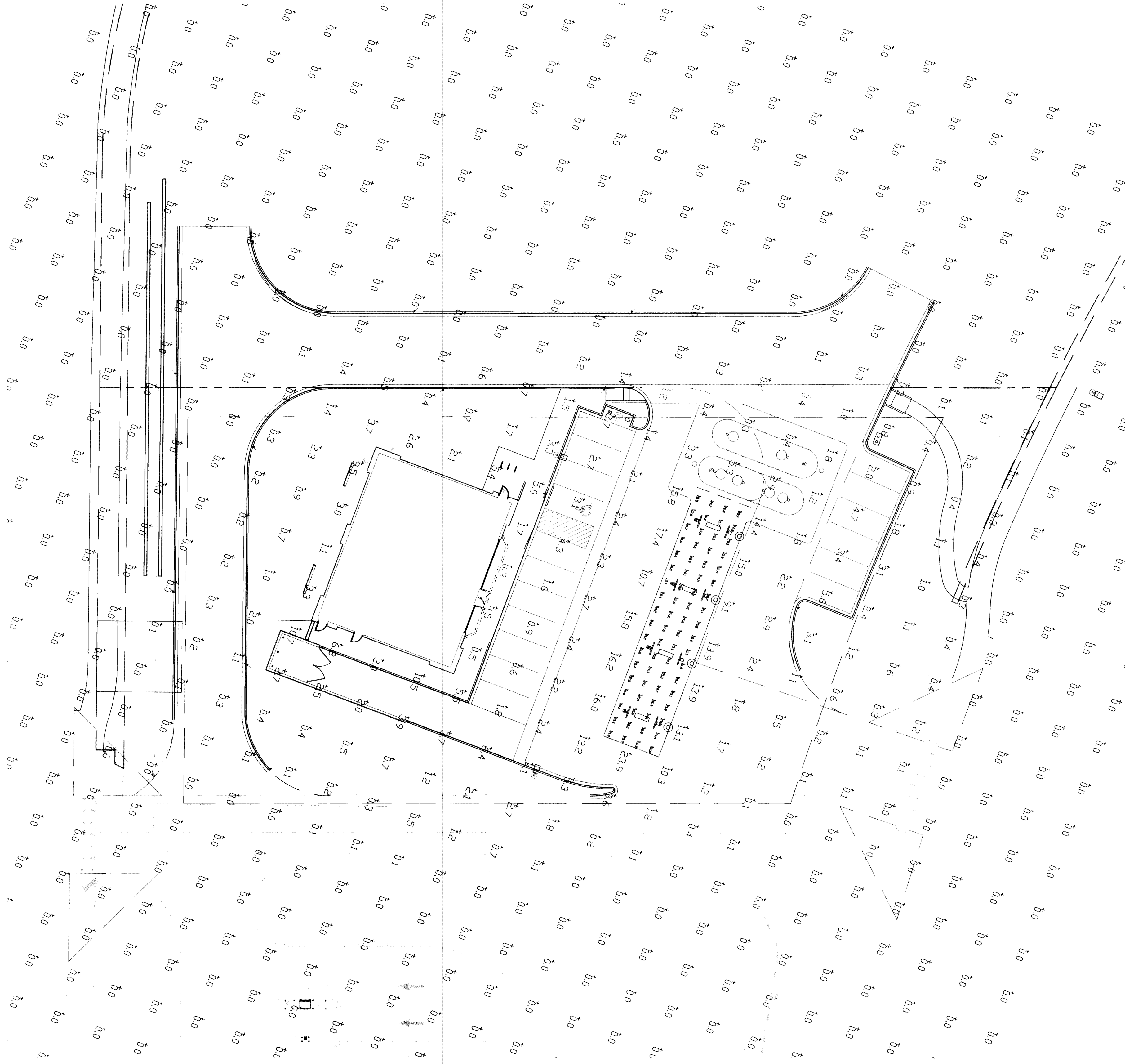
Maintained Footcandle levels  
Total Project Watts  
Total Watts = 2811

NOTE: LSI INDUSTRIES WILL NOT BE RESPONSIBLE FOR THE PHOTOMETRIC ACCURACY OF ANY FIXTURES USED IN A LIGHTING PLAN NOT MANUFACTURED OR TESTED BY LSI.

NOTE: MEANS OF EGRESS ILLUMINATION LEVEL SHALL COMPLY WITH IBC 2006 SECTION 1006.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

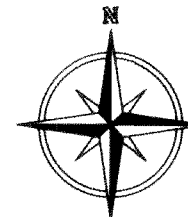
This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.



## PHOTOMETRIC PLAN

SCALE 1"=20'-0"

0 20 40 60  
Graphic Scale: 1 inch = 20 feet



PHOTOMETRIC PLAN  
GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO

PROJECT No: 09-020  
DATE: 07/08/2011  
DRAWN BY: wda  
CHECKED BY: cw

SHEET NUMBER  
A2.0

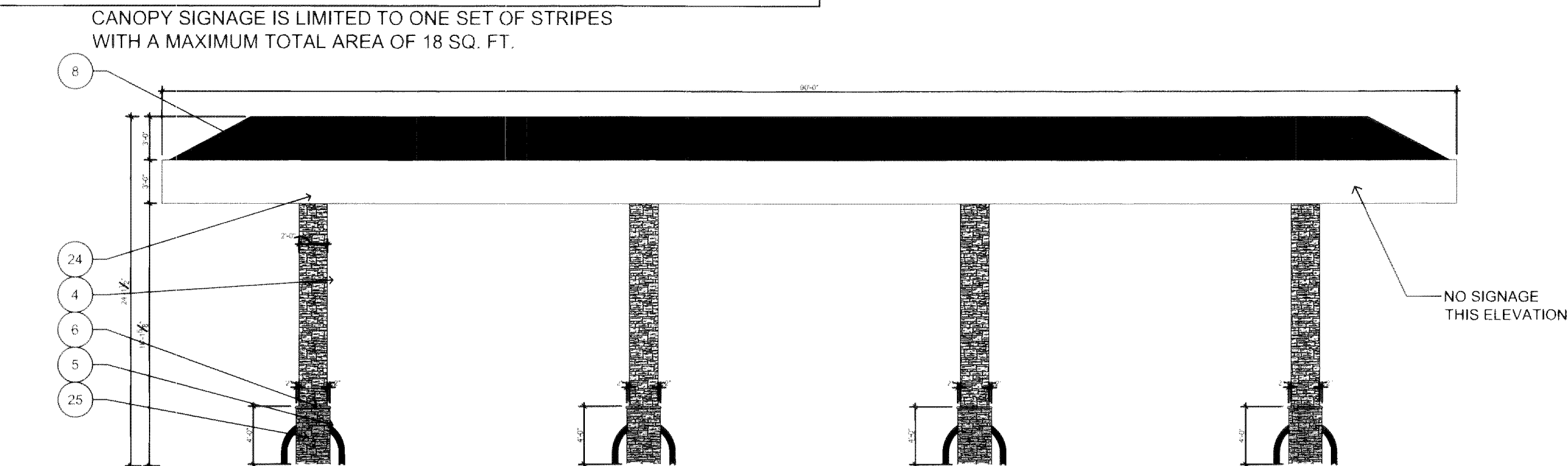
**Prudent**  
DIMENSIONAL GROUP  
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • PLANNERS • ARCHITECTURE  
8040 S. QUAKER ST. SUITE 100 GREENWOOD VILLAGE, CO 80111 TEL: 720.536.1161 FAX: 720.536.1167



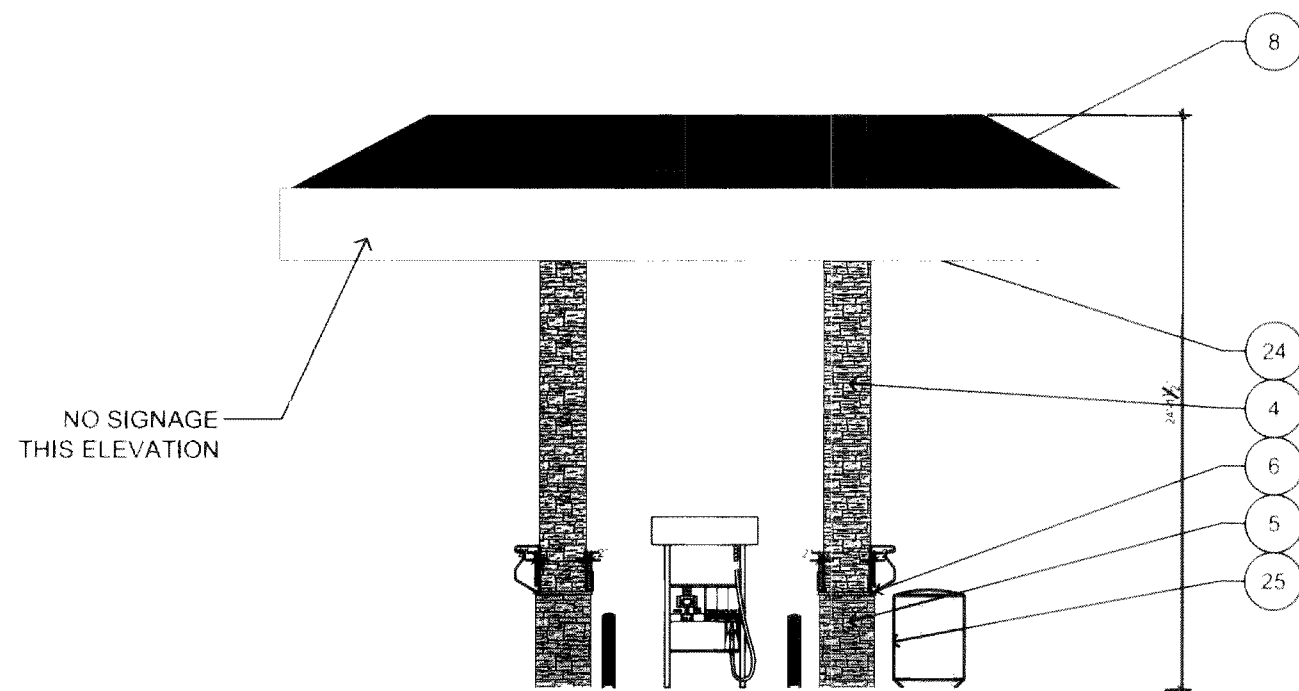
SIGNAGE CALCULATIONS

GARTRELL CROSSING AT SADDLE ROCK EAST  
Signage Calculations  
Aurora Municipal Code Section 146-1613 Table 16.2, Item 1 (Footnote 4)

Allowable SF = 1 x Canopy LF = 90.0 x 1 = 90 SF  
Wall signs Front Elev = 35.21 SF  
Canopy signs East and South = 54.79 SF  
Total provided 90 SF



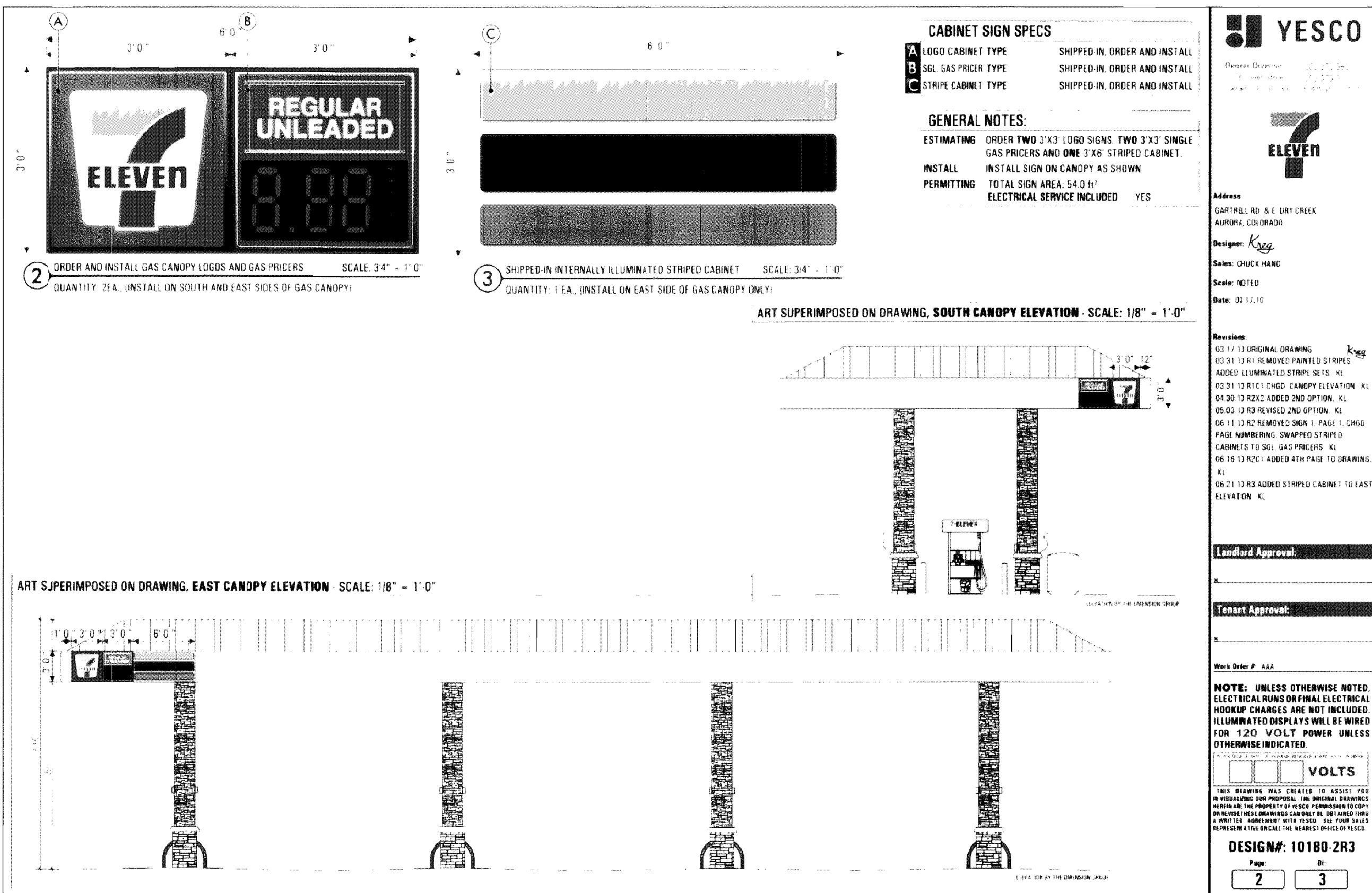
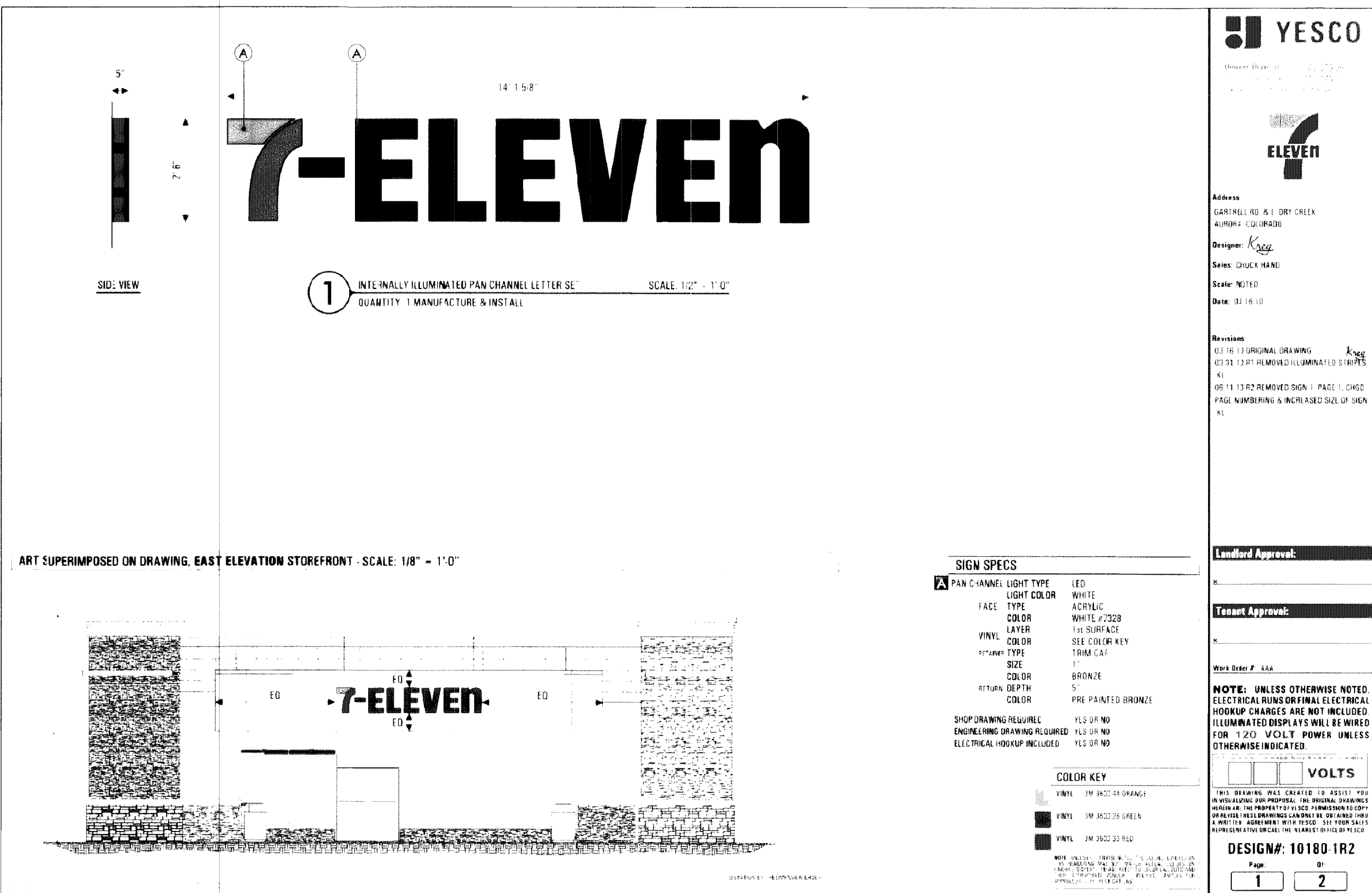
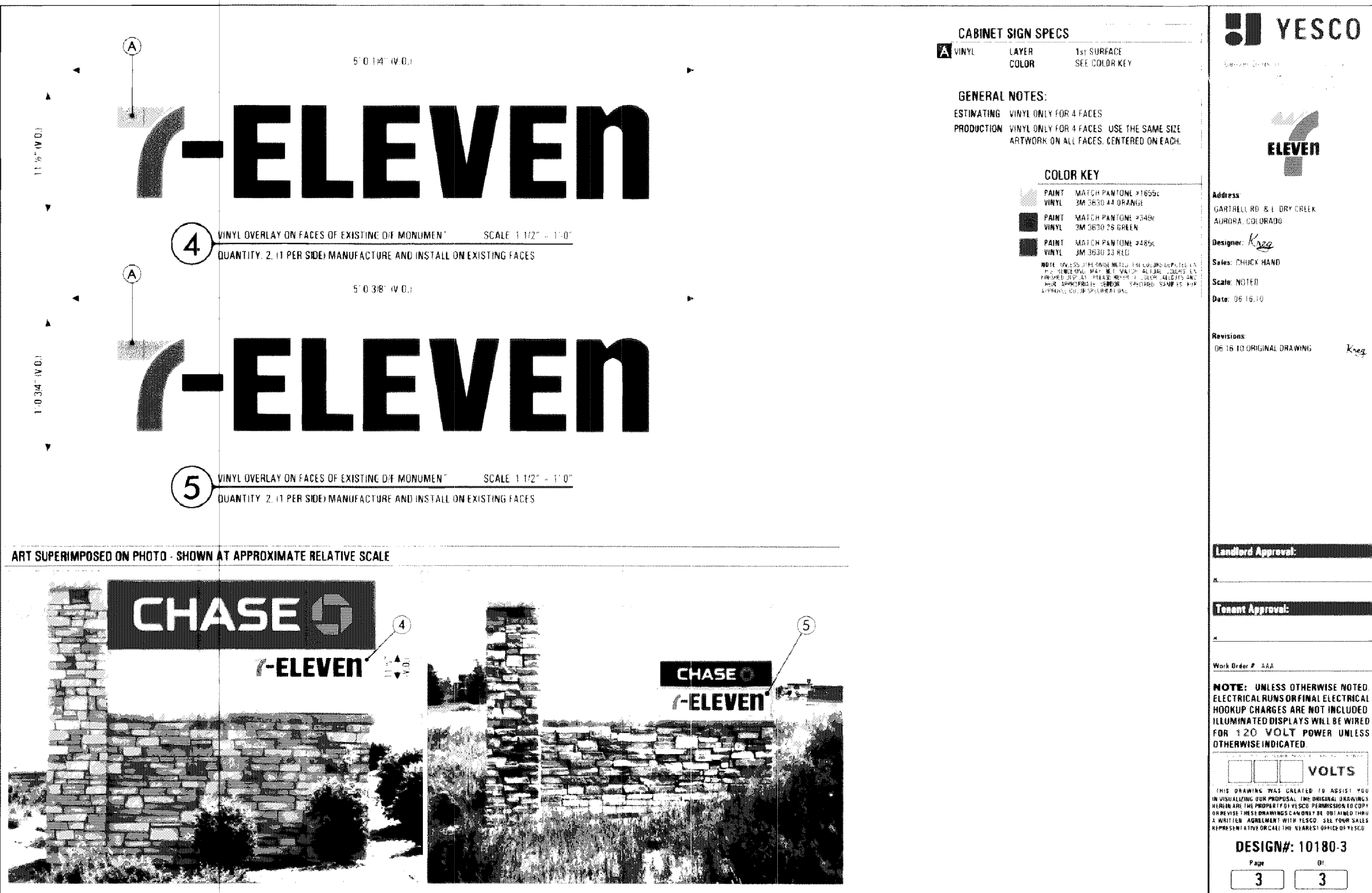
1 WEST CANOPY ELEVATION  
A3.0 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATIONS  
A3.0 SCALE: 3/16" = 1'-0"

GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS

LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
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**THE DIMENSION GROUP**  
CIVIL ENGINEERS • LAND DEVELOPMENT • PLANNERS • ARCHITECTURE  
5905 S. DIERCE ST. SUITE 200 GREENWOOD VILLAGE, CO 80111 TEL: 720-566-1800 FAX: 720-566-1807

**Prudent**

**SIGN PLAN**  
GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO

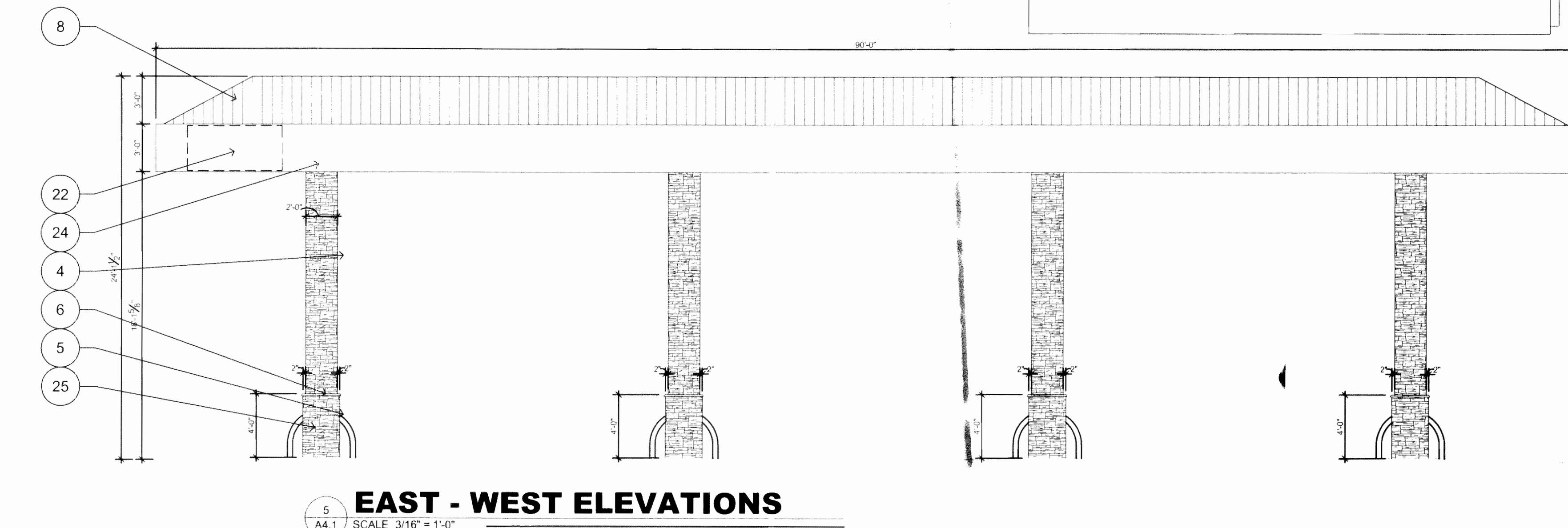
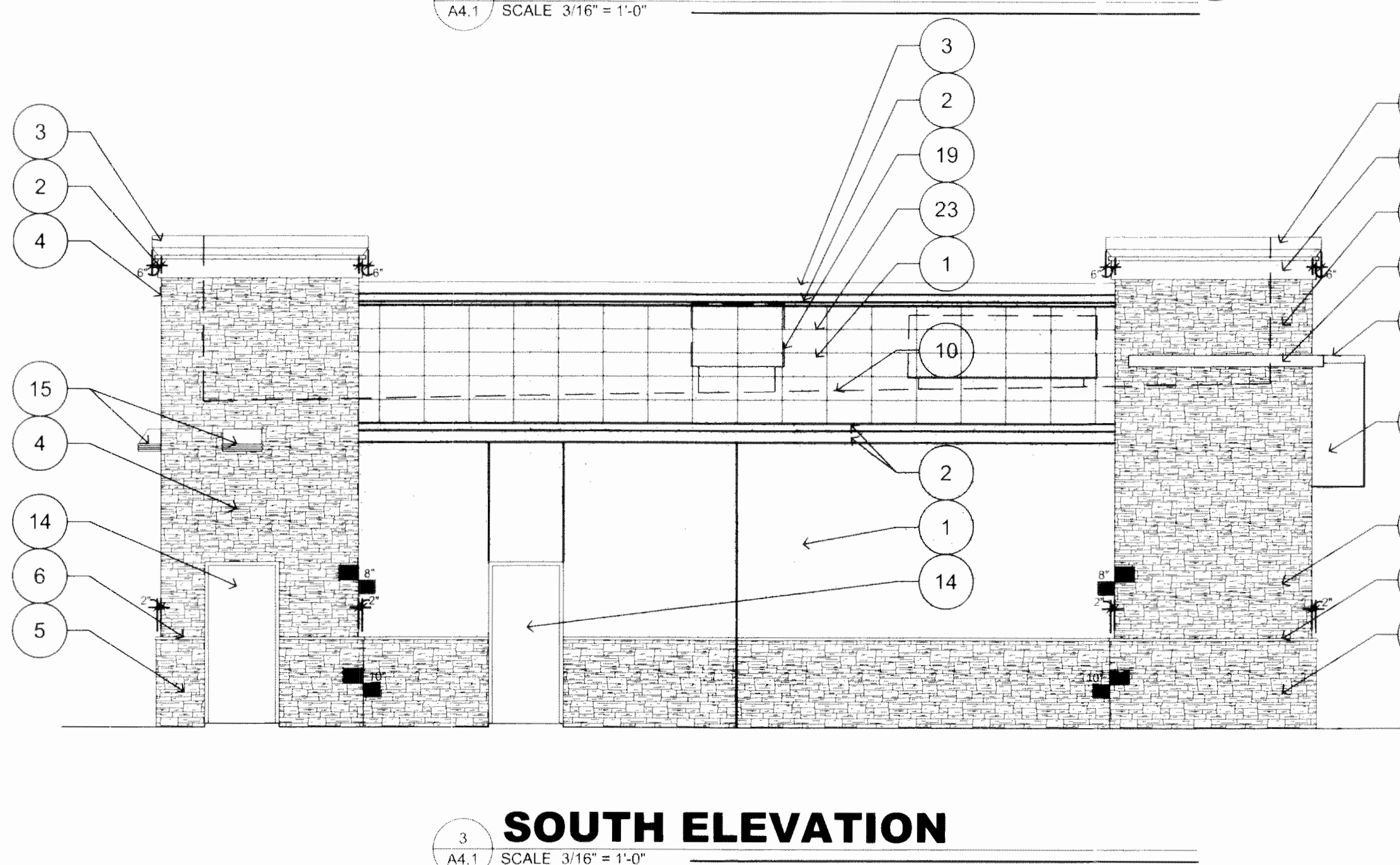
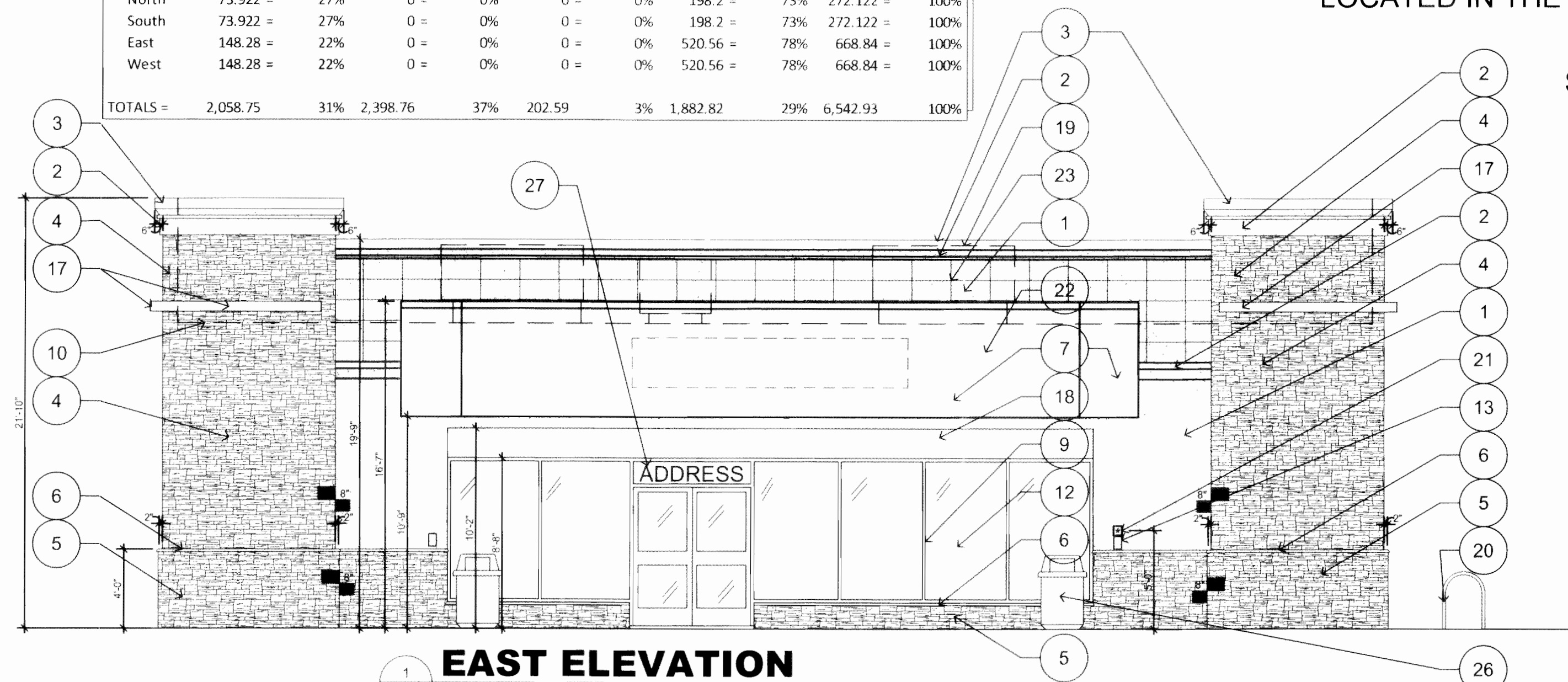
PROJECT No: 09-020  
DATE: 07/08/2011  
DRAWN BY: wdc  
CHECKED BY: cw

SHEET NUMBER  
A3.0



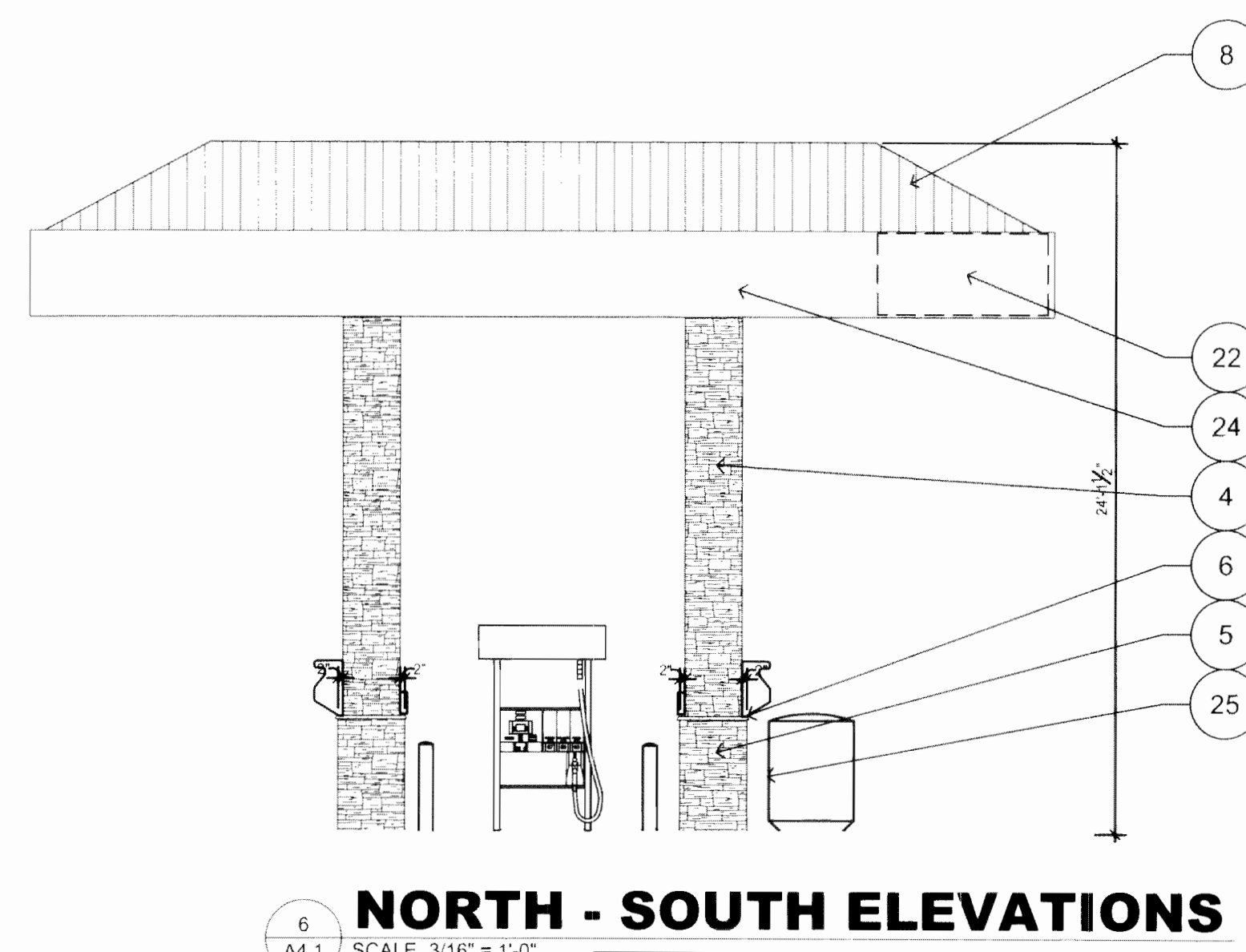
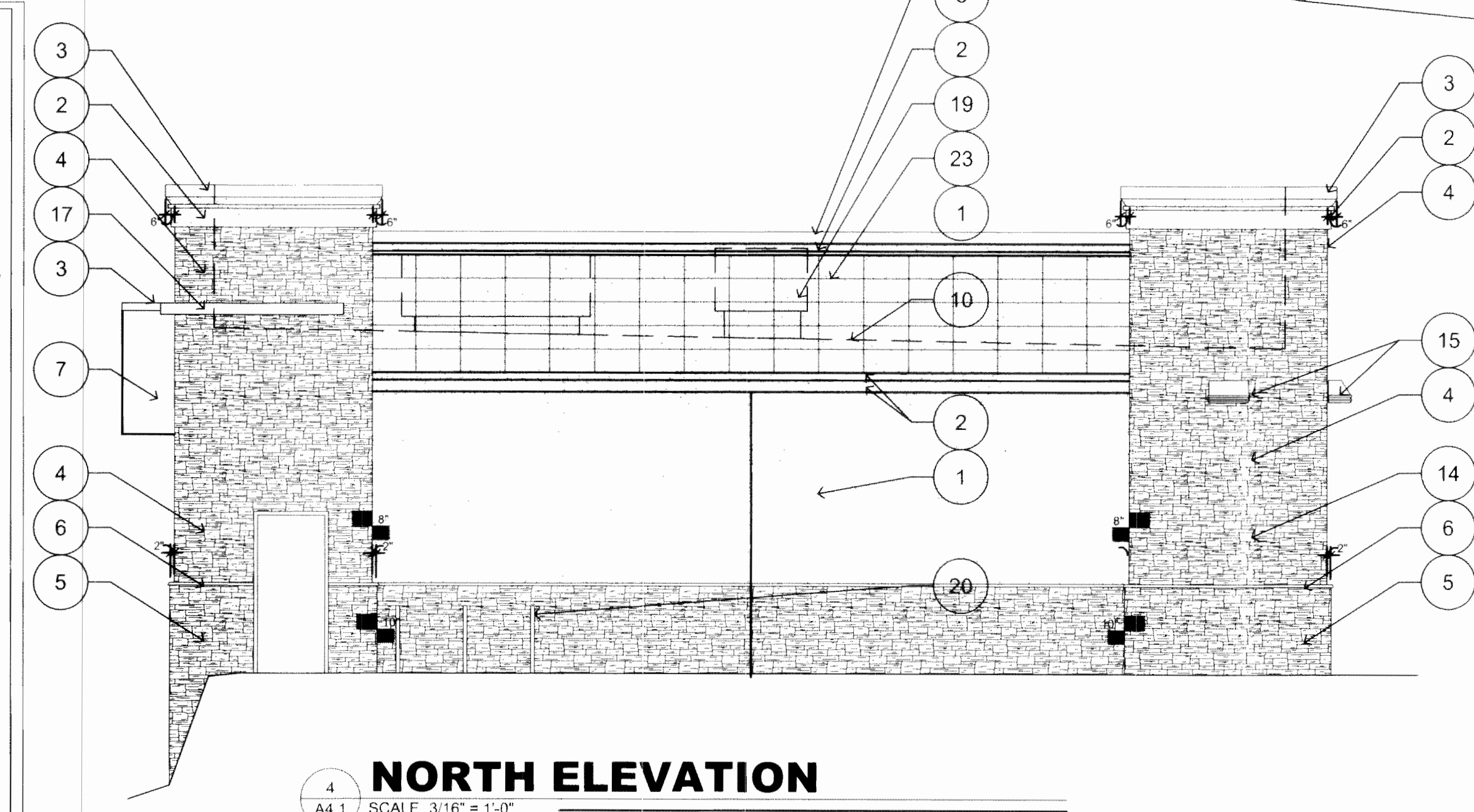
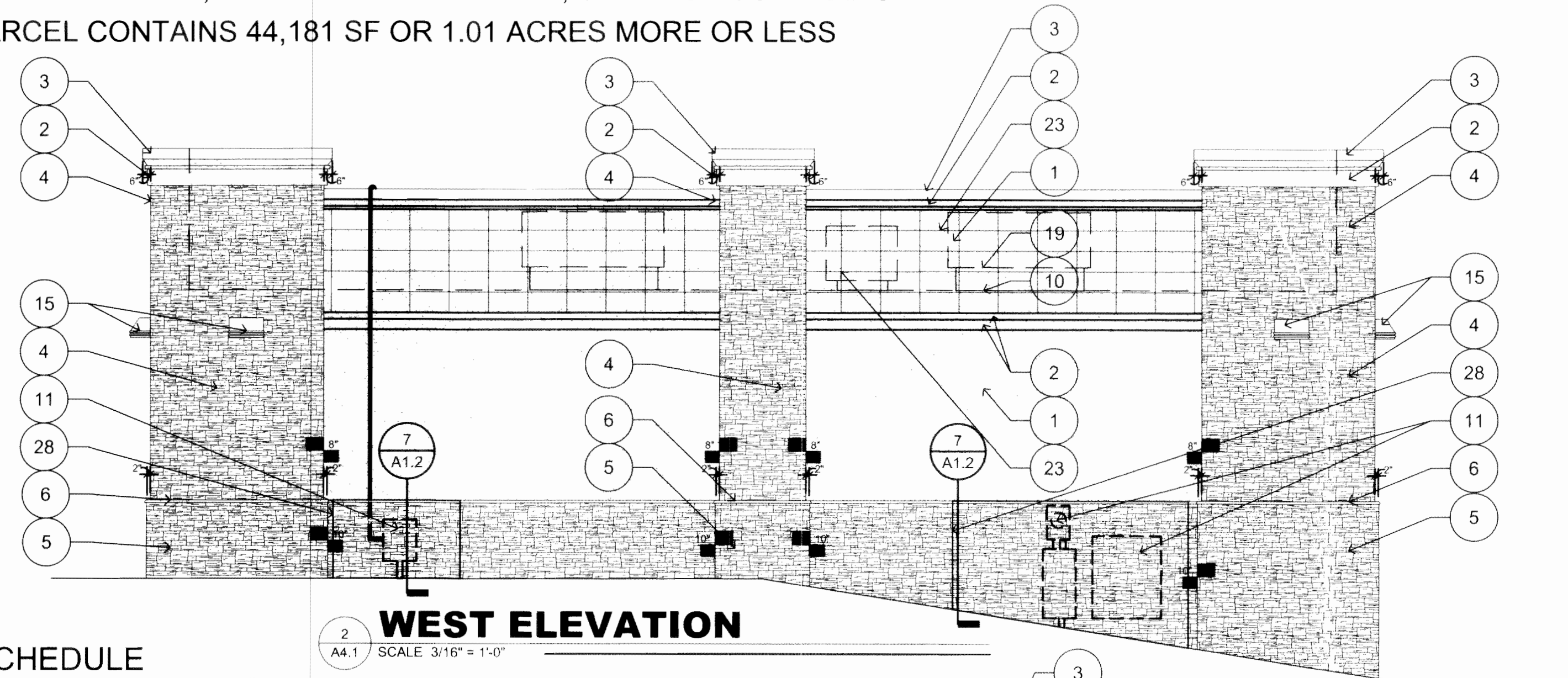
# EXTERIOR MATERIALS DATA TABLE

Building	Stone		Stucco		Glass		Metal		Total	
North	326.043 =	31%	649.13 =	61%	0 =	0%	81.18 =	8%	1,056.35 =	100%
South	326.04 =	31%	667.822 =	63%	0 =	0%	62.48 =	6%	1,056.35 =	100%
East	440.371 =	35%	356.459 =	28%	202.59 =	16%	276.04 =	22%	1,275.46 =	100%
West	521.893 =	41%	725.35 =	57%	0 =	0%	25.61 =	2%	1,272.85 =	100%
Canopy	Stone Columns		Stucco		Glass		Metal Canopy		Total	
North	73.922 =	27%	0 =	0%	0 =	0%	198.2 =	73%	272.122 =	100%
South	73.922 =	27%	0 =	0%	0 =	0%	198.2 =	73%	272.122 =	100%
East	148.28 =	22%	0 =	0%	0 =	0%	520.56 =	78%	668.84 =	100%
West	148.28 =	22%	0 =	0%	0 =	0%	520.56 =	78%	668.84 =	100%
TOTALS =	2,058.75	31%	2,398.76	37%	202.59	3%	1,882.82	29%	6,542.93	100%



# GARTRELL CROSSING AT SADDLE ROCK EAST SITE PLAN WITH WAIVERS

LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SAID PARCEL CONTAINS 44,181 SF OR 1.01 ACRES MORE OR LESS



## EXTERIOR MATERIALS SCHEDULE

- CEMENT STUCCO BASE COLOR: TO MATCH SHERWIN WILLIAMS. "INDIVIDUAL WHITE" #SW 6008
- CEMENT STUCCO ACCENT TRIM: TO MATCH SHERWIN WILLIAMS. "FUNCTIONAL GRAY" #SW 7024
- PRE-FINISHED METAL FLASHING: SHERWIN WILLIAMS. "FUNCTIONAL GRAY" #SW 7024
- CULTURED STONE VENEER: OWENS CORNING COUNTRY LEDGESTONE, CARAMEL CSV-20007
- CULTURED STONE VENEER: OWENS CORNING COUNTRY LEDGESTONE, BUCKS COUNTRY CSV-368183
- CULTURED STONE TRIM: OWENS CORNING GRAY WATERTABLE / SILL CSV-1372
- PRE-FINISHED METAL PANELS: BERRIDGE, DARK BRONZE
- 1-1/2" STANDING SEAM METAL ROOF: BERRIDGE, DARK BRONZE
- ALUMINUM STORE FRONT ANODIZED DARK BRONZE
- LINE OF ROOF BEYOND WALL
- UTILITY PANEL / METER PAINT TO MATCH ADJACENT BUILDING
- 1/2" THICK INSULATED CLEAR TEMPERED GLASS
- EMERGENCY FUEL SHUT-OFF
- PAINT DOORS BERRIDGE, DARK BRONZE
- DARK BRONZE WALL PACK: SEE PHOTOMETRIC PLAN
- GAS DISPENSER
- DARK BRONZE WALL WASH LIGHT FIXTURE
- LAMINATED READER BOARD: TO MATCH SHERWIN WILLIAMS. "INDIVIDUAL WHITE" #SW 6008
- FULLY SCREENED HVAC MECHANICAL UNITS
- BIKE RACKS RE: SITE DETAILS ON SHEET A1.2
- KNOX BOX AS REQUIRED BY CITY AND FIRE DEPARTMENT.
- SIGNAGE ON EAST AND SOUTH ELEVATIONS ONLY.
- STUCCO SCORE JOINTS (TYPICAL).
- COLOR METAL PANEL CANOPY TO MATCH COLOR #1 ABOVE
- PAINT BOLLARDS BERRIDGE, DARK BRONZE
- ROCK FACED TRASH BIN
- BUILDING ADDRESS PER CITY STANDARDS
- UTILITY SCREEN WALLS



**Prudent**

**ELEVATIONS**  
GARTRELL CROSSING AT SADDLE ROCK EAST  
SITE PLAN WITH WAIVERS  
CITY OF AURORA, COUNTY OF ARAPAHOE,  
STATE OF COLORADO

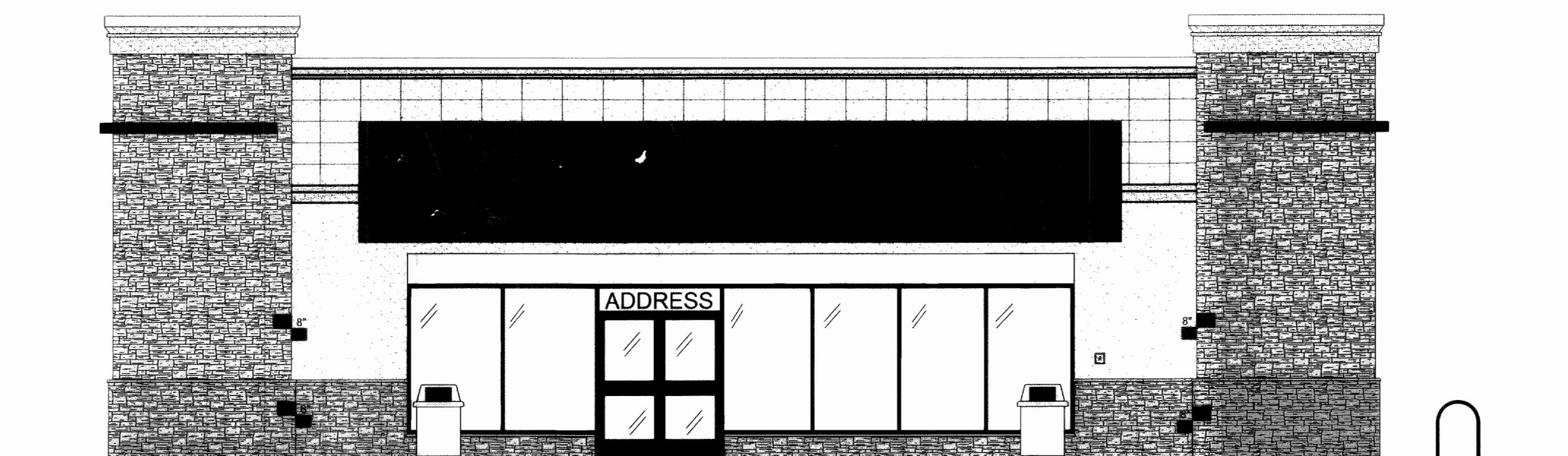
PROJECT No: 09-020  
DATE: 07/08/2011  
DRAWN BY: wdo  
CHECKED BY: cw

**SHEET NUMBER**  
A4.1

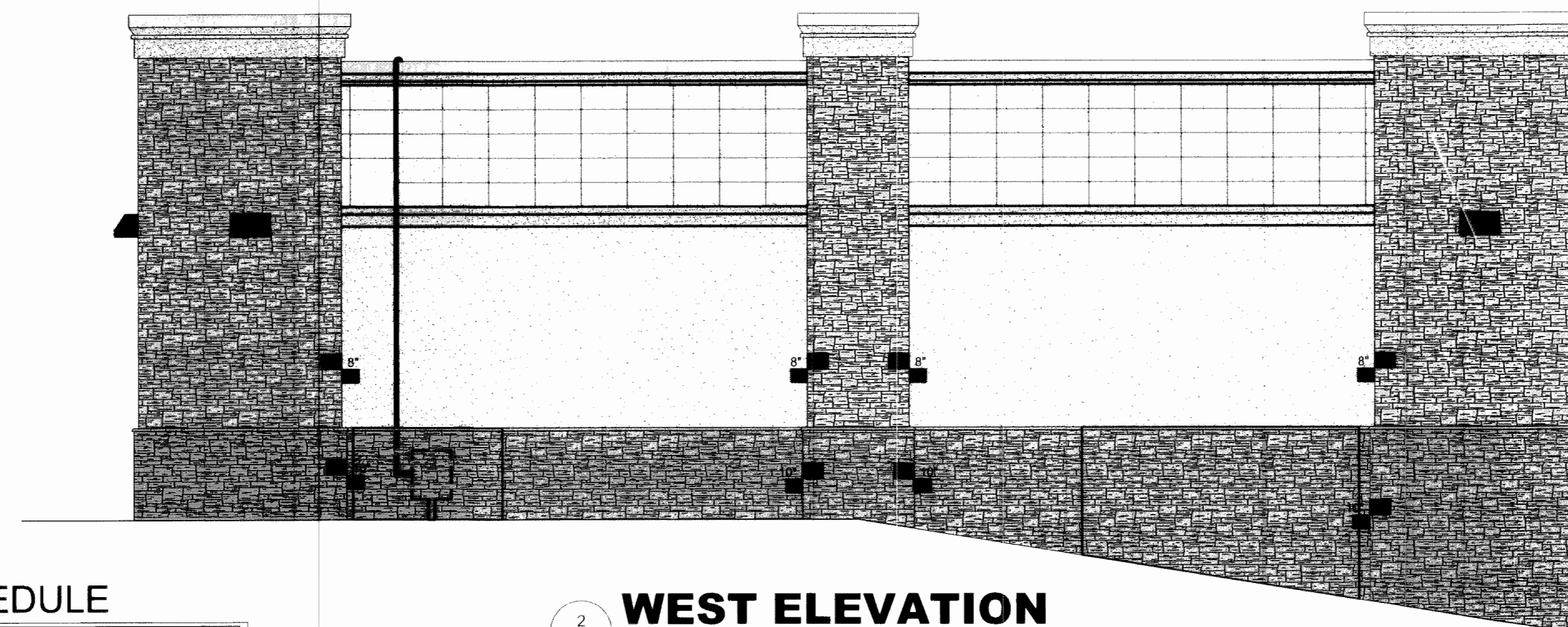


# GARTRELL CROSSING AT SADDLE ROCK EAST SITE PLAN WITH WAIVERS

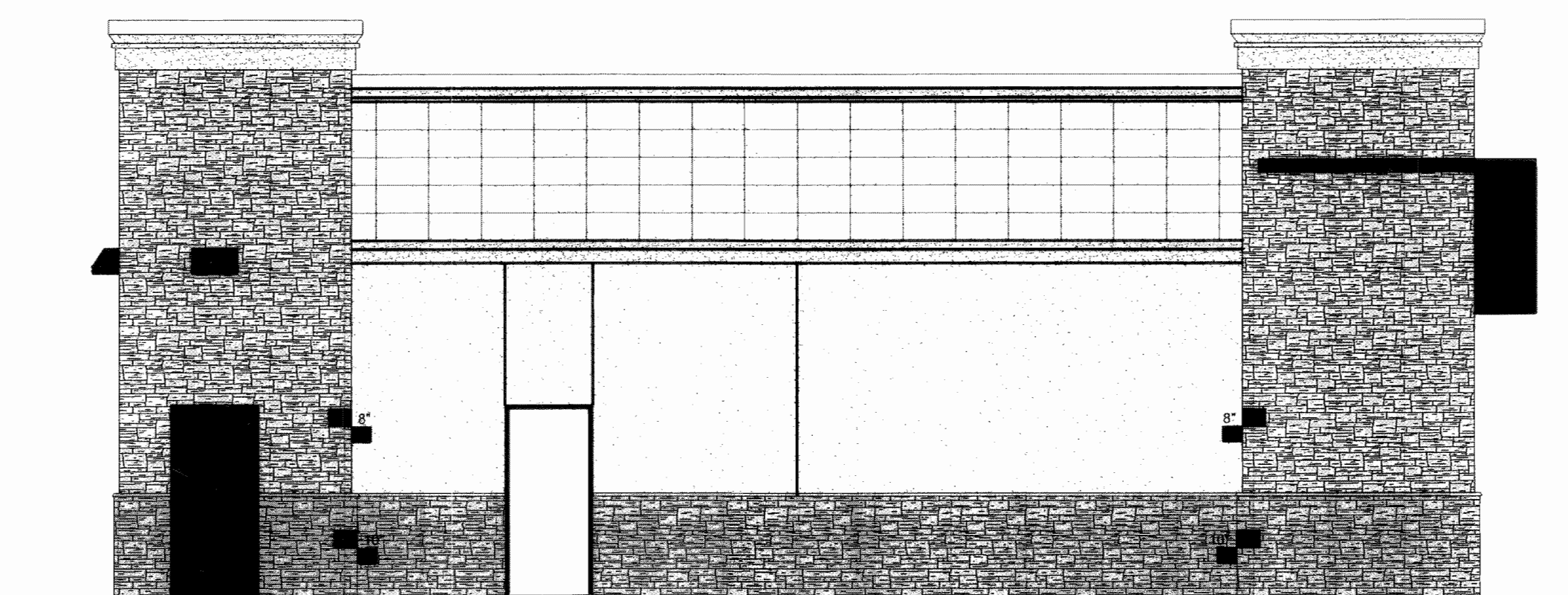
LOT 1, BLOCK 1, GARTRELL CROSSING SUBDIVISION FILING NO. 1  
LOCATED IN THE SOUTHEAST QUARTER SECTION 25, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SAID PARCEL CONTAINS 44,181 SF OR 1.01 ACRES MORE OR LESS



1  
A4.2 SCALE 3/16" = 1'-0"



2  
A4.2 SCALE 3/16" = 1'-0"

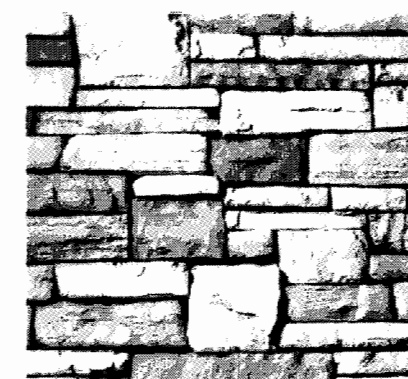


3  
A4.2 SCALE 3/16" = 1'-0"

## EXTERIOR MATERIALS SCHEDULE

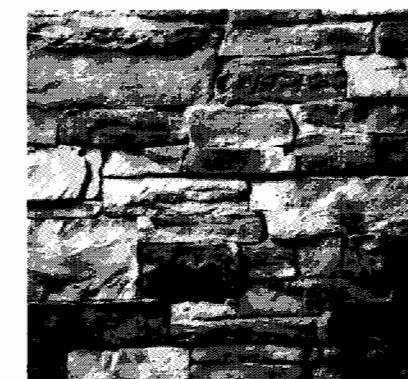
CEMENT STUCCO BASE COLOR:  
TO MATCH SHERWIN WILLIAMS,  
"INDIVIDUAL WHITE" #SW 6008

CULTURED STONE VENEER:  
OWENS CORNING COUNTRY  
LEDGESTONE, CARAMEL  
CSV-20007

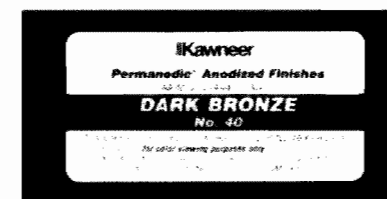


CEMENT STUCCO ACCENT TRIM:  
TO MATCH SHERWIN WILLIAMS,  
"FUNCTIONAL GRAY" #SW 7024

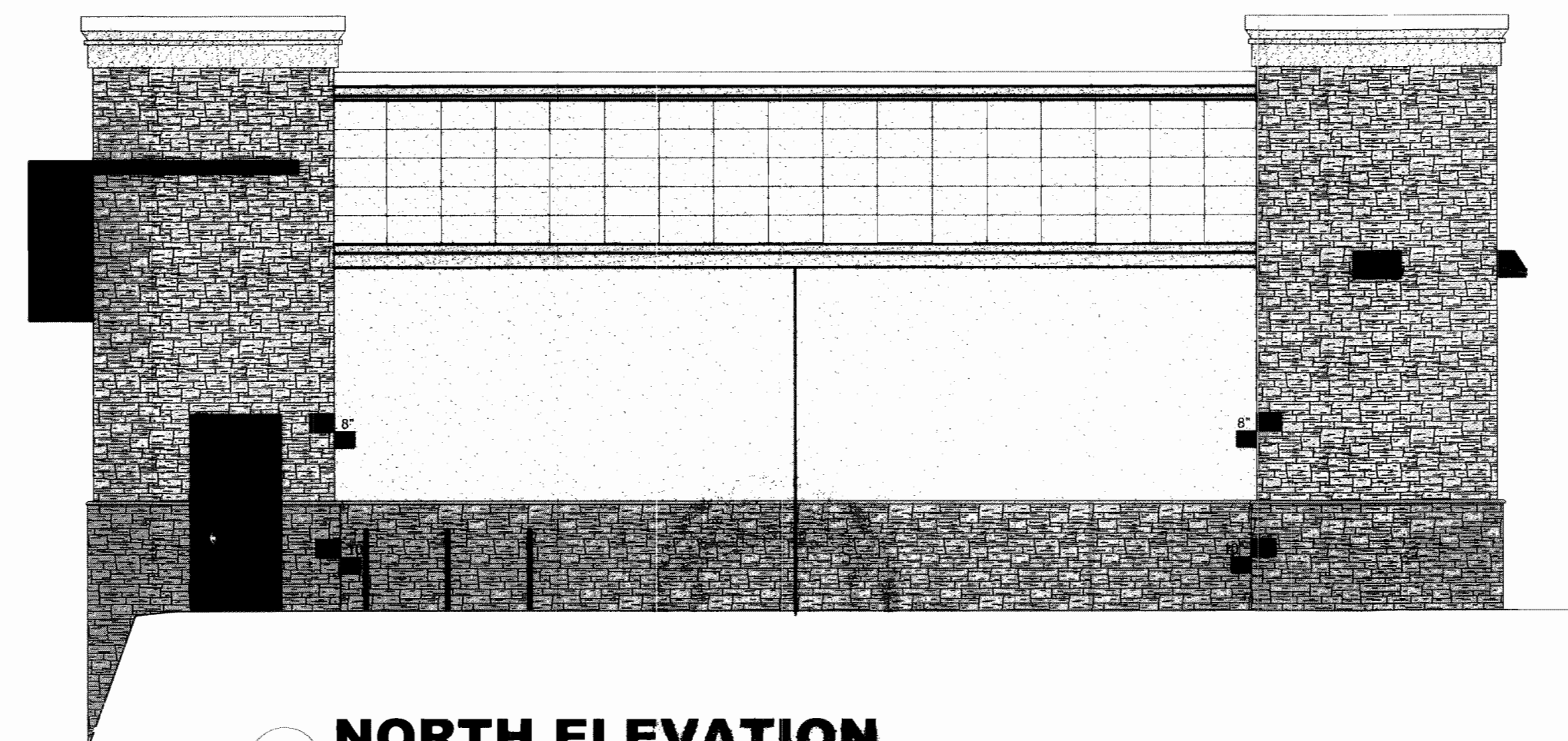
CULTURED STONE VENEER:  
OWENS CORNING COUNTRY  
LEDGESTONE, BUCKS COUNTRY  
CSV-368183



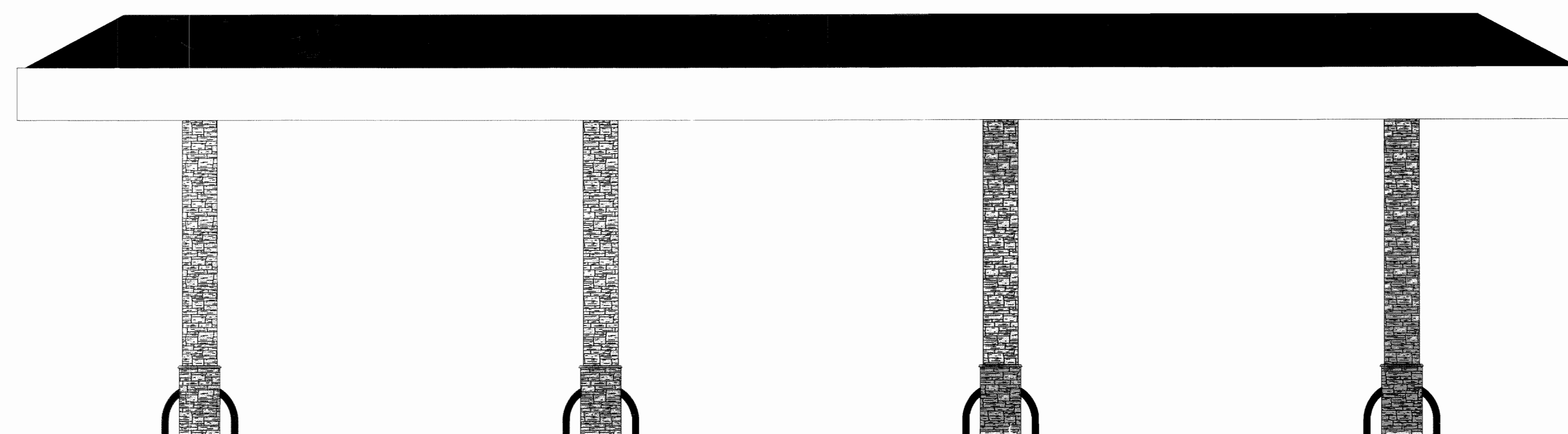
ALUMINUM STOREFRONT: TO  
MATCH KAWNEER DARK BRONZE



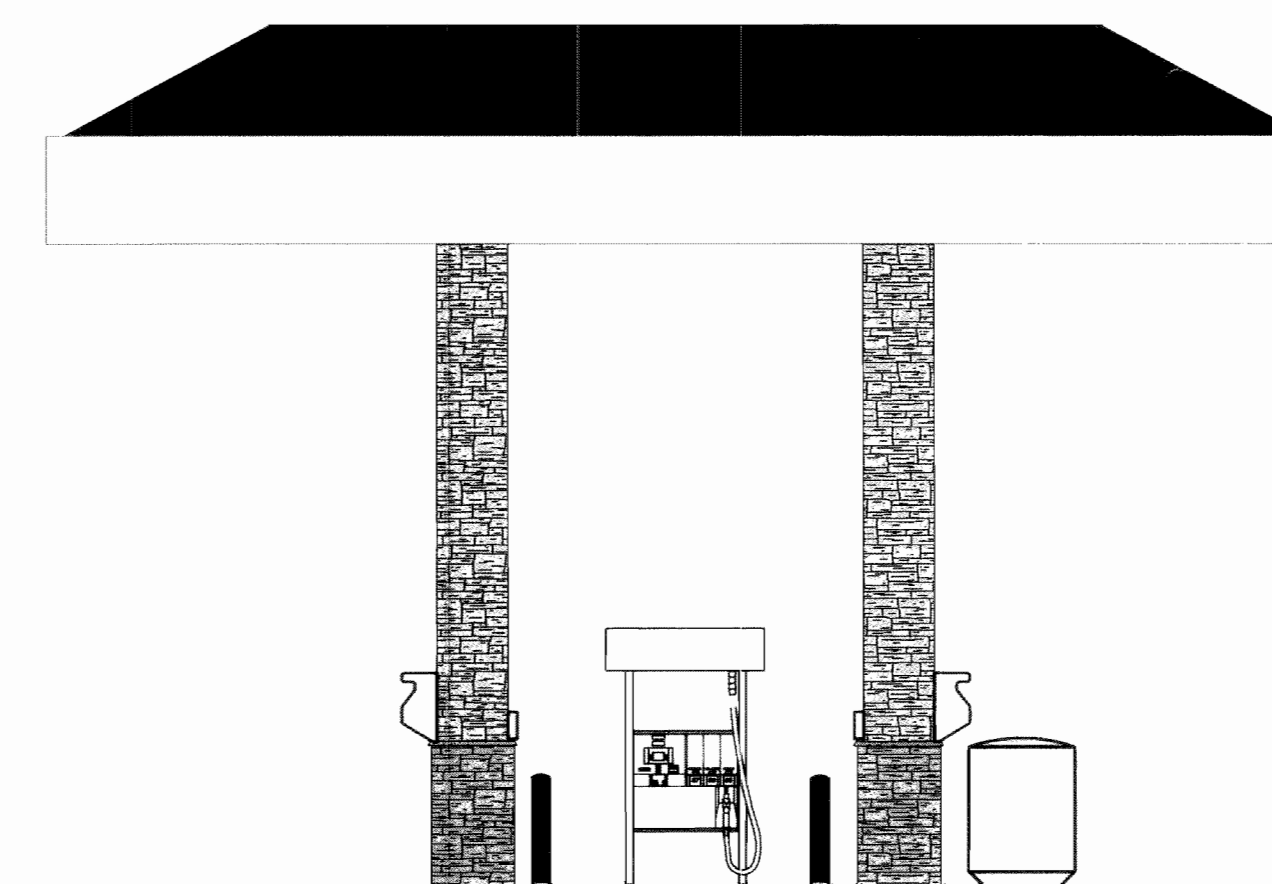
PRE-FINISHED METAL PANELS:  
BERRIDGE, DARK BRONZE



4  
A4.2 SCALE 3/16" = 1'-0"



5  
A4.2 SCALE 3/16" = 1'-0"



6  
A4.2 SCALE 3/16" = 1'-0"